CITY OF DOVER

PLANNING BOARD - AGENDA

Meeting Type:	Executive Session
Meeting Location:	Council Conference Room, City Hall, 288 Central Avenue, Dover NH 03820
Meeting Date:	**Tuesday, October 28, 2025**
Meeting Time:	**6:30 pm**

The Planning Board will meet in Executive Session to consult with its legal counsel.

NOTE: This meeting is not open to the public per RSA 91-A:2(I)(b), Consultation with legal counsel.

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Avenue, Dover, NH 03820
Meeting Date:	**Tuesday, October 28, 2025**
Meeting Time:	**7:00 pm**

1. **CITIZENS' FORUM**
2. **APPROVAL OF THE PRIOR MINUTES**
   - October 14, 2025 Regular Meeting Minutes
3. **OLD BUSINESS**
4. **NEW BUSINESS**
   A. Public hearing and possible recommendation on the City's proposed Capital Improvements Program (CIP) FY 2027-2032. The CIP can be found on the City website at www.dover.nh.gov and in the Library, City Clerk's office, and the Planning Department. *
   B. Consideration and acceptance of a Conditional Use Permit for Krystian Kozlowski, Assessor's Map 24, Lot 74, zoned Gateway, located at 94 Portland Avenue. (Proposal is to allow relief from the front build-to-line requirement, in order to construct a new detached single-family dwelling on a parcel with an existing two-family dwelling.) *(COND-2025-0025)
   C. Consideration and acceptance of a Conditional Use Permit for Rossignol Family Revocable Trust of 2016, Assessor's Map 7, Lot 6, zoned R-20, located at 13 ½ Boston Harbor Road. (Proposal is to raise and modify the existing home which would result in approximately 869 square feet of temporary impacts and 75 square feet of permanent impacts within the Conservation District.) *(COND-2025-0022)
   D. Consideration and acceptance of a Lot Line Adjustment for Drew Family Revocable Trust and Wendy E & Scott D. Drew, Assessor's Map F, Lots 8 & 8-C, zoned R-40, located at Tolend Road & 276 Tolend Road. (Proposal is to adjust the lot lines between the two (2) parcels.) *(LOTA-2025-0010)
   E. Consideration and acceptance of a Minor Subdivision for Wendy E. & Scott D. Drew, Assessor's Map E, Lot 39, zoned R-40, located at 19 Watson Road. (Proposal is to subdivide the existing lot to make one (1) new lot.) *(SUBM-2025-0006)
   F. Consideration and acceptance of a Site Plan for 200 Sixth Street, LLC, Assessor's Map E, Lot 70-C, zoned IT, located at 200 Sixth Street. (Proposal is to construct an approximately 2,500 square foot Comcast Switching Facility with a paved accessway.) *(SITE-2025-0015)
   G. Public hearing and possible adoption of the proposed Amendments regarding Chapter 153 (Site Plan Regulations) in relation to the requirements of NH House Bill 413 regarding vesting period for approved plans. The full text of the amendments is available in the Planning Department and at www.dover.nh.gov located under meeting materials and on the Planning Department page. *
   H. Public hearing and possible adoption of the proposed Amendments regarding Chapter 157 (Land Subdivision Regulations) in relation to the requirements of NH House Bill 413 regarding vesting period for approved plans. The full text of the amendments is available in the Planning Department and at www.dover.nh.gov located under meeting materials and on the Planning Department page. *
5. **STAFF COMMENT**
6. **MEMBER COMMENTS**
7. **ADJOURNMENT**

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

CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Ave, Dover, NH.
Meeting Date:	**Tuesday, October 14, 2025**
Meeting Time:	**7:00 pm**

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

G. Cruikshank (Chair) called the meeting to order at 7:00p.m. and went through the rules for Citizen's Forum and Public hearings and noted that Devon Dunn would be sitting for Kyle Pimental and Tyler Allen would be sitting for Melina Gambino.

1. CITIZENS' FORUM

Citizens Forum Open

No one spoke

Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- September 23, 2025 Regular Meeting Minutes

Motion: D. Glennon moved to approve the regular meeting minutes of October 14, 2025. Seconded by: K. Mavrogeorge. Vote: U/A

3. OLD BUSINESS

4. NEW BUSINESS

A. Consideration and acceptance of a Conditional Use Permit for Tina M. Sawtelle Assessor's Map B, Lot 1-C, zoned R-40, located at 476 Sixth Street. (Proposal seeks to allow overlapping impacts to wetland buffers and the Conservation District for an expansion of an existing single-family home with approx. 181 s.f. of permanent wetland buffer impacts and approx. 554 s.f. of temporary buffer disturbance.) *(COND-2025-0014)

D. Benton explained that the applicant is proposing renovations and an expansion of a single-family home at 476 Sixth Street.

In 2023, the Planning Board approved a proposal to construct a larger addition to the existing single-family home that would have created 773 square feet of overlapping impacts to the wetland buffer and Conservation District. That approved project did not take place and the applicant is now proposing a smaller addition and enclosure of an existing deck area that would create approximately 181 square feet of permanent overlapping impacts to the wetland buffer and Conservation District.

The Technical Review Committee was not required to review the plan but the Conservation Commission reviewed and endorsed the application at their August 11, 2025 meeting.

Ali Deshardon, Red Fox Architects represented the application and explained the proposed addition is smaller than the addition that was previously submitted.

Motion: T. Allen moved to accept the application and declared no regional impact. Seconded by: K. Mavrogeorge. Vote: U/A

Public hearing opened.
No one spoke
Public hearing closed.

Consistency with Land Use Regulations – Conditional Use Permit, Wetland Protection District
The Wetlands Protection District ordinance §170-28.F provides for Conditional Use Permits to allow impacts to the Wetlands Protection District if standards related to demonstration that no practicable alternative is available, impact avoidance was considered, impacts were minimized, mitigation has been sought, and approval of the wetlands impact from NHDES Wetlands Bureau has been granted.

Staff finds the applicant has met all the criteria in §170-28.F. The project is limited to existing features, with no relocation possible, and impacts are minimized by not using full foundations. Sediment and erosion controls are included. There are no direct wetland impacts meaning no mitigation or NHDES permitting is needed. The Conservation Commission reviewed and endorsed the application.

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

Subsequent Conditions to Be Met Prior to the Issuance of Conditional Use Permit:

1. Submit a final site plan to the Planning Department that includes:
   1.1. LLS and CWS stamp and signature.
   1.2. Owner's signature.

Motion: D. Glennon moved to approve the Conditional Use Permit with the subsequent conditions. Seconded by T. Allen. Vote: U/A

B. Consideration and acceptance of an Amendment to a previously approved TDR Subdivision/Site Plan for 5 Sherman Street, LLC (Owners: 5 Sherman Street, LLC, Cory J. Wright and Shelby K. Cheever, & Jameson and Caitlin Lassor), Assessor's Map H, Lots 50-3, 50-8, and 46-1. Zoned R-40, located at 10 and 11 Banner Drive and 9 Sophie Drive. (Proposal seeks to amend the 1,400-square-foot size restriction for the subject properties as set in the previously approved plans [P21-87].) *(WAIV-2025-0011)

D. Benton explained that the application is an amendment to the previously approved TDR Subdivision/Site Plan (P21-87). Homeowners of three of the twelve single-family homes on Sophie and Banner Drives are proposing to amend the 1,400-square-foot size restriction to allow the basements at the subject properties to be finished.

As the units were originally approved with size restrictions through the TDR and subdivision approvals, any change requires a Planning Board amendment. The engineer has submitted revised plans, and if approved, the restriction would also need to be removed from the homeowners' deeds.

Robert Baldwin, 5 Sherman St represented the application and explained the request of three new homeowners to finish the basement levels. There is an egress door already constructed and there are no proposed changes to the footprint of the properties. All work will be interior.

Motion: D. Dunn moved to accept the applications and declared no regional impact. Seconded by: T. Allen. Vote: U/A

Public hearing opened.
Jameson Lassor, 9 Sophie Dr reiterated he is not requesting any additional square footage or structural expansion- only to finish the basement within the existing footprint. He explained details of the proposal.
Public hearing closed.

D. Benton explained for the board the restrictions put in place when the TDR was approved and what changes need to occur if the size restriction is released by the board including deed and condo doc updates and payment of the additional TDR fees. Those conditions are outlined in the staff conditions, should the board decide to grant the relief.

Discussion occurred about the request. T. Clark is not in favor of the request given all the applicant had to comply with to receive the initial TDR, it doesn't seem right that after the fact they can get a waiver from what was required.

Chair Cruikshank agrees with T. Clark noting the point of the TDR was small units/ affordable housing. This project was approved based on the restricted footprint that was proposed by the owner/ developer.

Following a question by the board, Mr. Lassor explained there is no boiler in the basement. There are mini-splits as heat sources in the home, and none in the basement. His home over the first two winters has reached as low as 39 degrees. He is concerned about the piping potentially reaching freezing temperatures in the future.

K. Mavrogeorge does not have a problem with the request. A single-family home should be allowed to finish their basement.
Discussion continued regarding the 1400 square foot restriction and the explanation that that is a financial benefit to the developer. If they restrict the size, they pay less TDR fee. The application here is to expand the square footage and pay the additional fee required for going over the restricted square footage which allowed for a lesser fee originally.

Additionally, the Chair noted the TDR projects are described as affordable at the smaller size and once the lower level is finished, it will increase the property value and potentially not fit into the affordable housing category.

The applicant noted allowing the expansion will allow families to stay in the community and for the house to grow with their needs.

Daniel Mariotti, 10 Banner Dr, applicant, noted the purchase price really doesn't fall in the 'affordable housing' category anyway being over $600,000 for a 1400 sq ft home. Additionally, adding below grade finish does not change the square feet of living area, unless Dover follows a different procedure than most other Cities and Towns.

Consistency with Land Use Regulations – TDR Subdivision Amendment
The plan is consistent with §157-15 of the City of Dover's Land Subdivision Regulations, which provides for subdivision of existing lots and §170-29 of the City of Dover's Zoning Ordinance which provides for additional density to be purchased through Transfer of Development Rights, provided all criteria are met.

Further, the applicant states that the request is driven by a practical need for additional living space but the proposed changes will not affect the exterior appearance, building footprint, impervious surface, or visible height of the homes.

The Planning Department recommends the Planning Board make findings, and vote to approve the amendment with the following subsequent conditions:

Subsequent Conditions to be Met Prior to Signing of Plans:

1. Revise and update Development Agreement, to be reviewed by the Planning Department, and re-recorded at the Strafford County Registry of Deeds (SCRD);
2. Revise and update the condominium owners' association (COA) documents in accordance with the amendment process outlined in the COA documents, and re-recorded at the SCRD. Proof of compliance, including meeting minutes and recording information, shall be submitted to the Planning Department;
3. The applicant shall pay the City of Dover the difference in TDR fees to reflect the unrestricted rate per unit;
4. Provide physical and digital copies (including CAD) of revised plan sheets for final Planning Board signature which additionally shall include:
   4.1. Planning File #WAIV-2025-0011;
   4.2. Owner or designee signature(s);
   4.3. Professional stamps and signatures; and
   4.4. Revised note to specify all units affected by the removal of the size-restriction and to clarify the intent is to finish the basements and not expand upon the footprint.

Motion: K. Mavrogeorge moved to approve the Amendment with the subsequent conditions. Seconded by T. Allen. Vote: 5-2 with Clark and Cruikshank opposed

The Vice-Chair announced Items C & D would be heard together.

C. Consideration and possible posting on the proposed Amendments regarding Chapter 153 (Site Plan Regulations) in relation to the requirements of NH House Bill 413 regarding vesting period for approved plans. The full text of the amendments is available in the Planning Department and at www.dover.nh.gov located under meeting materials and on the Planning Department page*.

D. Consideration and possible posting on the proposed Amendments regarding Chapter 157 (Land Subdivision Regulations) in relation to the requirements of NH House Bill 413 regarding vesting period for approved plans. The full text of the amendments is available in the Planning Department and at www.dover.nh.gov located under meeting materials and on the Planning Department page*.

D. Benton provided an overview of the updated proposed amendments, purpose for updates, and timeline and steps in the process.

K. Mavrogeorge inquired if this is retroactive and D. Benton noted she will check.
Feedback was given by D. Glennon regarding only having to notify abutters on the first request for extension.
Feedback was given by K. Mavrogeorge relating to section 157-23 A to align the lookback years to the NH DES standards.

DRAFT

Public hearing opened.
No one spoke
Public hearing closed.

Motion: T. Clark moved to post the proposed amendments. Seconded by: D. Dunn. Vote: U/A

5. STAFF COMMENT

- CIP Meeting tomorrow night. Then regular meeting on October 28th.
- Zoning amendments were adopted by City Council last week.
- TRC items since last meeting:
    - October 2nd: Site Plan proposal for a 2,500 square foot Comcast Switching Facility at 200 Sixth Street.
    - October 9th: Site Plan proposal for a childcare facility at 914 Central Avenue.
- Upcoming TRC items:
    - October 16th: Site Plan proposal for the redevelopment of 376 and 378 Central Ave. Proposal is to renovate the commercial spaces on the first floor and to construct 14 residential units on the upper three floors.

6. MEMBER COMMENTS

- Member comments
    - D. Glennon
        - Will be away for the October 28th meeting
- The Chair signed the following:
    - TDR Site Plan for 1 Cold Springs Road.

7. ADJOURNMENT

Motion: K. Mavrogeorge moved to adjourn at 7:46 p.m. Seconded by T. Allen. Vote: U/A

DRAFT

For the full CIP please visit the City's webpage and search for Capital Improvements Program or visit:

Capital Improvements Program

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2025-0025

Application Type:	Conditional Use Permit
Applicant(s):	Krystian Kozlowski
Owner(s):	Krystian Kozlowski
Location:	94 Portland Ave. (Assessor's Map24, Lot 74)
Meeting Date:	October 28, 2025

INTENT: Proposal is for a Conditional Use Permit (CUP) to allow relief from the front build-to-line requirement, in order to construct a new detached single-family dwelling on a parcel with an existing two-family dwelling.

AGENDA ITEM #: 4-B

FILE: COND-2025-0025

LOTS/UNITS PROPOSED: One (1) unit proposed, two (2) units existing

OWNER/APPLICANT: Krystian Kozlowski

LOCATION: 94 Portland Ave. (Tax Map 24, Lot 74)

ACREAGE: 0.28± ac. (12,328± s.f.)

ZONING DISTRICT: Gateway (G)

EXISTING USE: Residential

PROPOSED USE: Residential (no change)

SURROUNDING USE: Residential, Mixed-use

WAIVERS REQUESTED: None

ZBA ACTION: N/A

PERMITS REQUIRED: One City of Dover CUP for dimensional relief from the front build-to-line requirement

CONSERVATION COMMISSION: N/A

ATTACHMENTS: CUP Application, Site Plan

Summary of Request and Background

Proposal is for a Conditional Use Permit to construct a second primary structure, a single-family home, on the subject property where a ±1,620 square foot two-family structure and a ±585 square foot detached garage currently exist. The subject property, 94 Portland Ave. (Assessor's Map 24, Lot 74), is within the Gateway Zoning District which permits density at 4,000 square feet of lot area per dwelling unit and also permits multiple primary structures. Though the applicant complies with the density calculations for the underlying zoning district, they propose constructing the single-family home approximately 100 feet from the front build-to-line where 20 feet is the maximum.

Within the Gateway Zoning District, conditional use approval for dimensional relief may be granted by the Planning Board, provided that the proposed project complies with the following standards:

> *(a) The requested use shall be compatible with abutting uses and the surrounding neighborhood.*
> *(b) The requested use will not create undue traffic congestion or unduly impair pedestrian safety.*
> *(c) The requested use will not result in objectionable noise or odor which would constitute a nuisance.*

A second primary structure is permitted on the property by-right and, as the lot is in excess of 12,000 square feet, this property can hold three dwelling units per the density calculation of the underlying zoning district. The applicant in this matter is requesting a CUP to allow dimensional relief to allow for full utilization of the property which is necessitated by the lot's dimensions and currently-occupied frontage build-out.

Consistency with Land Use Regulations – Non-Environmental CUP Criteria

Chapter 170-19.B.2 outlines the criteria for granting a Conditional Use Permit for relief. Staff feels this proposal meets those criteria which include:

> *(a) That both public and private buildings and landscaping shall contribute to the physical definition of rights-of-way as civic spaces.*
> *(b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.*
> *(c) That the design of streets and buildings shall reinforce safe environments, but not at the expense of accessibility.*
> *(d) That architecture and landscape design shall grow from local climate, topography, history, and building practice.*
> *(e) That buildings shall provide their inhabitants with a clear sense of geography and climate through energy-efficient methods via a mixture of elements including windows, floor plan, and public and private space.*
> *(f) That encourage civic buildings and other public gathering places be provided as locations that reinforce community identity and activity.*
> *(g) That civic buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the City.*

(h) That the preservation and renewal of historic buildings shall be facilitated.
(i) That the harmonious and orderly evolution of urban areas shall be advanced by the proposed building and/or use.
(j) That if the relief is granted, the surrounding neighborhood is not negatively impacted.

Staff feels the applicant has met said criteria as the proposal complies with underlying zoning for density, side and rear setbacks, and the allowance of a multiple primary structures while not adversely affecting public spaces, pedestrian safety, or the existing street design.

Consistency with Land Use Regulations – Gateway CUP Criteria
Chapter 170-20.B.2 outlines the criteria for granting a Conditional Use Permit for relief within the Gateway Zoning District. Staff feels this proposal meets those criteria which include:

(a) The requested use shall be compatible with abutting uses and the surrounding neighborhood.
(b) The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.
(c) The requested use will not result in objectionable noise or odor which would constitute a nuisance.

Planning Staff feels that the applicant has adequately shown compliance with the criteria as specified in §170-20.B.2 due to the above and similar and excess densities in the immediately surrounding area.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board vote to accept the application and determine it not to have regional impact, open a public hearing, close the public hearing, make the necessary and supporting findings of fact, and vote to approve the Conditional Use Permit with the following subsequent conditions of approval:

Subsequent Conditions to Be Met Prior to Issuance of a Conditional Use Permit:

1. Provide a foundation certification to ensure setback compliance;
2. Work with the Planning Department to endorse a development agreement per Chapter 170-20B(3) and then record at SCRD.

COND-2025-0025 94 PORTLAND AVENUE



Property Information

Location	94 PORTLAND AV
Owner	KOZLOWSKI KRYSTIAN E
Land Use	104R
Zoning Code	G
Property Id	24074-000000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/30/2023
Data updated Daily

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

PERMIT SNAPSHOT REPORT COND-2025-0025
FOR CITY OF DOVER, N.H.

Permit Type	Conditional Use	**Project:**		**App Date:**	10/06/2025
Work Class:	Non-Environmental	**District:**	None	**Exp Date:**	NOT AVAILABLE
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	

Description: The applicant is requesting a Conditional Use Permit to allow relief from the front primary/secondary build-to line requirement in order to construct a new detached single-family dwelling on a parcel currently improved with an existing duplex.

The proposed single-family home is permitted by right under the applicable zoning regulations, which allow multiple dwelling units on the subject parcel. The new unit will be fully detached and is designed to comply with all other applicable zoning standards, including setbacks, lot coverage, building height, and dimensional requirements.

This Conditional Use Permit request is limited solely to the deviation from the required front build-to line. Due to site layout constraints and the goal of maintaining compatibility with the existing structures and surrounding neighborhood character, strict compliance with the build-to line requirement is not feasible.

The proposed development supports infill housing goals and will enhance the overall utility of the property while maintaining consistency with the intent of the zoning code. The request seeks only a minor adjustment and does not involve an increase in density beyond what is already permitted by right.

Parcel:	24074-000000 Main	**Address:**	94 Portland Av Main Dover, NH	**Zone:**	G(Gateway District) RM-U(Residential - Urban Density)

Owner	Plan Preparer	Applicant
Krystian Kozlowski	Krystian Kozlowski	Krystian Kozlowski
747 Central Avenue	747 Central Avenue	747 Central Avenue
Dover, NH 03820	Dover, NH 03820	Dover, NH 03820
Business: (603) 781-1124	Business: (603) 781-1124	Business: (603) 781-1124
Mobile: (603) 781-1124	Mobile: (603) 781-1124	Mobile: (603) 781-1124

Permit Custom Fields

Select Permit Type	Gateway District	General Purpose	New Construction	Project Zone	Residential
What is the parcel zoned?	G	New Change in Impervious/Paved Area (sq ft)	0	Work	The applicant is requesting a Conditional Use Permit to allow relief from the front primary/secondary build-to line requirement in order to construct a new detached single-family dwelling on a parcel currently improved with an existing duplex. The proposed single-family home is permitted by right under the applicable zoning regulations, which allow multiple dwelling units on the subject parcel. The new unit will be fully detached and is designed to comply with all other applicable zoning standards, including

setbacks, lot coverage, building height, and dimensional requirements. This Conditional Use Permit request is limited solely to the deviation from the required front build-to line. Due to site layout constraints and the goal of maintaining compatibility with the existing structures and surrounding neighborhood character, strict compliance with the build-to line requirement is not feasible. The proposed development supports infill housing goals and will enhance the overall utility of the property while maintaining consistency with the intent of the zoning code. The request seeks only a minor adjustment and does not involve an increase in density beyond what is already permitted by right.	permitstatefed	Not Applicable

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Krystian_Kozlowski_10/6/2025.jpg	10/06/2025 8:52	Kozlowski, Krystian		Uploaded via CSS
Permit Snapshot Report.pdf	10/06/2025 8:53	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2025014143	Planning General Application Fee	$200.00	$0.00
	Total for Invoice INV-2025014143	**$200.00**	**$0.00**
	Grand Total for Permit	**$200.00**	**$0.00**

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			
Confirm application complete v.1	Generic Action		
Conditional Use Review v.1	Receive Submittal		
Planning Board v.1			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Permit Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Permit Activity		
NOD Sent to Applicant v.1	Create Report		
Issue Permit v.1			
Verify Fees Prior to Permit v.1	Generic Action		

Issue and Review Permit v.1	Generic Action
Print and Email Permit v.1	Generic Action
Plans uploaded to Treeno v.1	Generic Action
Internal Notification of Plan Completion v.1	Generic Action
Recording v.1	Task

COND-2025-0025 **94 PORTLAND AVENUE**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
24081-000000	43 FOREST ST	SHERBAHN JAMES	MITCHELL TYLER	43 1/2 FOREST ST	DOVER	NH	03820
24084-000000	33 FOREST ST	KLOSOWSKI JOHN A		142 BRAVE BOAT HARBOR RD	KITTERY POINT	ME	03905-5234
24071-000000	84 PORTLAND AV	BATSON KEVIN A		84 86 PORTLAND AVE	DOVER	NH	03820
24073-000000	92 PORTLAND AV	NORTHAM PROPERTIES LLC		239 LONG HILL RD	DOVER	NH	03820
24076-000000	98 PORTLAND AV	MCMANUS SAMUEL		114 COACHMANS LN	NORTH ANDOVER	MA	01845
24083-000000	37 FOREST ST	RILEY CHRISTOPHER		11 GOVERNOR SAWYER LN	DOVER	NH	03820-4267
24115-A00000	97 PORTLAND AV	CHOUINARD ANDRE M &	MALLETT MIKAYLA J	97 PORTLAND AV	DOVER	NH	03820
24072-000000	90 PORTLAND AV	SPELLMEYER JAY C		90 PORTLAND AV	DOVER	NH	03820
24088-000000	23 FOREST ST	DUREAU MICHAEL F TRUSTEE	THE DUREAU FAMILY REVOCABLE TRUST OF 202	6 BERNIER STREET	SOMERSWORTH	NH	03878
24129-002000	115 PORTLAND AV	MCBEAU LLC		51 SIXTH STREET	DOVER	NH	03820
24077-A00000	2 HANCOCK ST	ZELLEM THEODORE	ZELLEM TERESA M	56 ROLLINS RD	ROLIINSFORD	NH	03869
24129-001003	109 PORTLAND AV	MONTEMURO BRANDON		1 WINOOSKI PARK #327	COLCHESTER	VT	98103
24129-001004	109 PORTLAND AV	HOFFING MAX COHEN	AARON LANCE G	10 SHAPLEIGH RD #748	KITTERY	ME	03904
24129-001001	109 PORTLAND AV	JIN ALEXANDRA M &	JIN KYO	594 BAY RD	DURHAM	NH	03824-3434
24128-000000	101 PORTLAND AV	ATKINSON GREEN LLC		8 RUTLAND ST	DOVER	NH	03820
24128-B00000	103 PORTLAND AV	ATKINSON GREEN LLC		8 RUTLAND ST	DOVER	NH	03820
24086-000000	29 FOREST ST	TIRABASSI ANTHONY V		29 FOREST ST	DOVER	NH	03820
24075-000000	96 PORTLAND AV	GROVELAND HOLDINGS LLC		1744 EAST LAHAR DRIVE	SALT LAKE CITY	UT	84106
24082-000000	41 FOREST ST	LINSCOTT JESSICA RENEE		41 FOREST ST	DOVER	NH	03820
24129-001002	109 PORTLAND AV	GOFF DAVID M		109 PORTLAND AVE UNIT B	DOVER	NH	03820
24078-000000	HANCOCK ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
24116-000000	40 ROGERS ST	40 ROGERS LLC		19 COLEBROOK ST	BOSTON	MA	02127
24089-000000	21 FOREST ST	MORIN MARK S &	MORIN KERRY E	21 FOREST ST	DOVER	NH	03820
24129-001000	109 PORTLAND AV	MCBEAU LLC		51 SIXTH STREET	DOVER	NH	03820
24077-000000	100 PORTLAND AV	MAZ WOODS PROPERTIES LLC		303 OLD GARRISON RD	DOVER	NH	03820
24085-000000	31 FOREST ST	LANE VERONICA KELLY TRUSTEE	THE VERONICA K LANE REVOCABLE TRUST	31 FOREST ST	DOVER	NH	03820
24087-000000	25 FOREST ST	MORSE MICHAEL	MORSE NANCY	25 FOREST ST	DOVER	NH	03820
24116-A00000	99 PORTLAND AV	CHOUINARD ANDRE	MALLETT MIKAYLA JEAN	97 PORTLAND AV	DOVER	NH	03820
24129-000000	111 113 PORTLAND AV	PATEL SHAHIL B	C/O MAYA PATEL	17 NICHOLAS DR	AMESBURY	MA	01913
24074-000000	94 PORTLAND AV	KOZLOWSKI KRYSTIAN E		PO BOX 212	DOVER	NH	03821

COND-2025-0025
PB 10-28-2025
94 Portland Avenue

Conditional Use Application – Response to Criteria Narrative

(1) Conditional Use Approval for Relief from Standards (RSA 674:21, II)

a. That both public and private buildings and landscaping shall contribute to the physical definition of rights-of-way as civic spaces.

Response:

The proposed project is located entirely on private property and will not alter or affect the definition or use of adjacent rights-of-way.

b. That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.

Response:

The project will utilize the existing driveway for vehicle access and will not alter public streets or pedestrian areas. No new traffic circulation patterns are proposed.

c. That the design of streets and buildings shall reinforce safe environments, but not at the expense of accessibility.

Response:

The project does not involve any redesign of public streets. The proposed structure will be constructed in compliance with all applicable building and safety codes, ensuring both accessibility and a safe environment.

d. That architecture and landscape design shall grow from local climate, topography, history, and building practice.

Response:

Landscaping will remain consistent with the existing setting, and the architectural design will complement the surrounding residential character and local building practices.

e. That buildings shall provide their inhabitants with a clear sense of geography and climate through energy-efficient methods via a mixture of elements including windows, floor plan, and public and private space.

Response:

The planned building will incorporate advanced energy-efficient construction methods and materials appropriate for the local climate. The design will emphasize natural light, efficient window placement, and an optimized floor plan to enhance comfort and reduce energy use throughout the year.

f. That civic buildings and other public gathering places be provided as locations that reinforce community identity and activity.

Response:

Not applicable — the proposal involves a single-family residential structure and does not include or impact any civic or public gathering facilities.

g. That civic buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the City.

Response:

Not applicable — the proposal involves a single-family residential structure and does not include or impact any civic buildings.

h. That the preservation and renewal of historic buildings shall be facilitated.

Response:

The proposed construction will not alter or impact any existing or historic structures on the site or adjacent properties.

i. That the harmonious and orderly evolution of urban areas shall be advanced by the proposed building and/or use.

Response:

The proposal will be harmonious with the surrounding area, as it aligns with existing residential development patterns and supports the orderly evolution of the neighborhood.

j. That if relief is granted, the surrounding neighborhood is not negatively impacted.

Response:

The surrounding neighborhood will not be negatively impacted. Driveway access will remain unchanged, and the proposed structure is consistent with the character, scale, and use of existing residential development in the area.

(2) Conditional Use Approval for Relief from Use Standards (RSA 674:21, II)

a. The requested use shall be compatible with abutting uses and the surrounding neighborhood.

Response:

The requested residential use is compatible with abutting properties and consistent with the established neighborhood character of surrounding residential development.

b. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

Response:

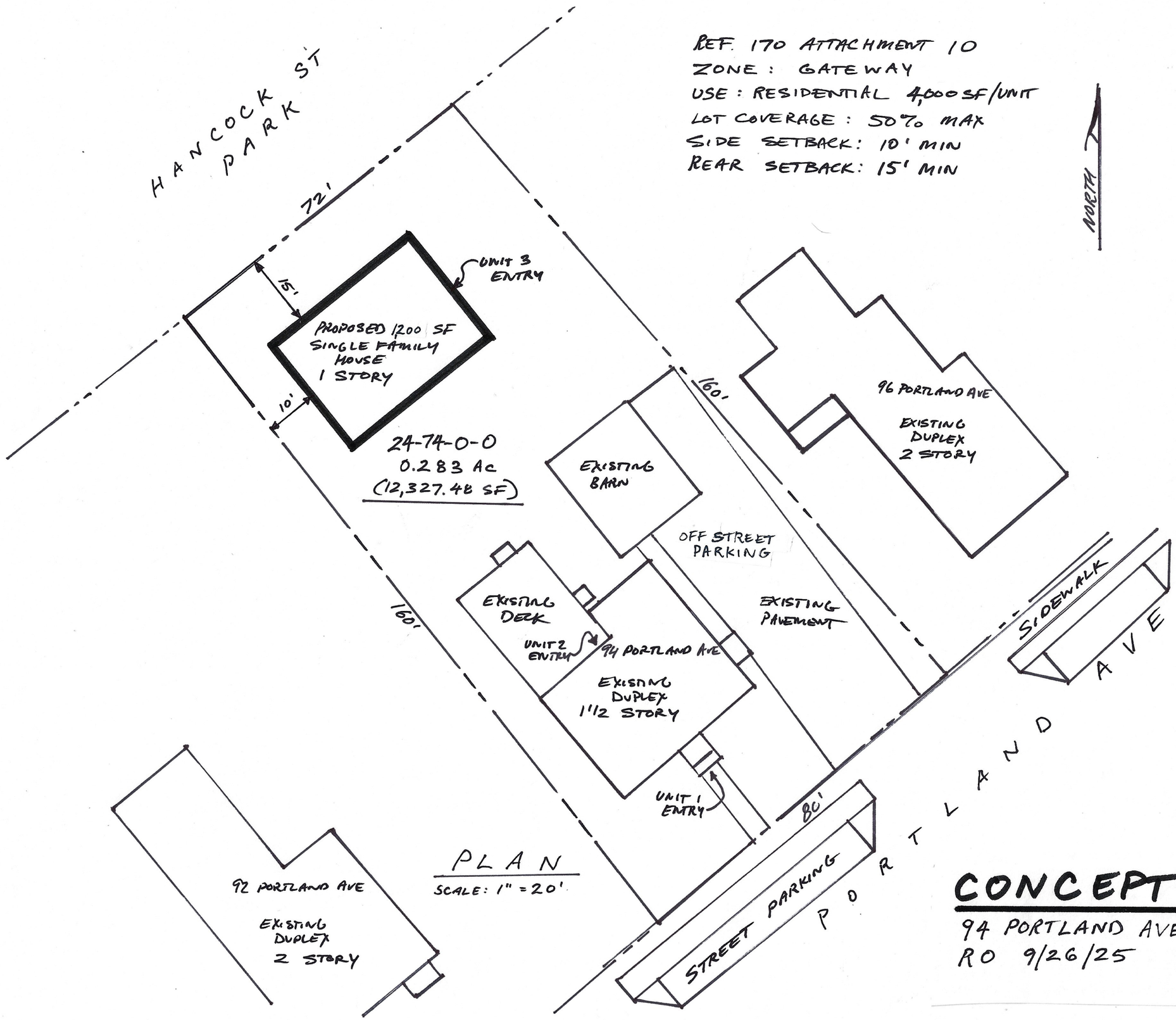
The proposed single-family dwelling will not generate significant additional traffic or affect pedestrian safety. Access will continue via the existing driveway, and only minimal additional vehicle trips are anticipated.

c. The requested use will not result in objectionable noise or odor which would constitute a nuisance.

Response:

The requested use will not result in objectionable noise or odor that would constitute a nuisance. The residential use is consistent with normal neighborhood activity levels.

REF. 170 ATTACHMENT 10
ZONE: GATEWAY
USE: RESIDENTIAL 4,000 SF/UNIT
LOT COVERAGE: 50% MAX
SIDE SETBACK: 10' MIN
REAR SETBACK: 15' MIN



PLAN
SCALE: 1" = 20'

CONCEPT SITE PLAN

94 PORTLAND AVE DOVER, NH
RO 9/26/25 11x17

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2025-0022

Application Type:	Conditional Use Permit
Applicant(s):	Rossignol Family Revocable Trust of 2016
Owner(s):	Rossignol Family Revocable Trust of 2016
Location:	13 ½ Boston Harbor Rd. (Assessor's Map 7, Lot 6)
Meeting Date:	October 28, 2025

INTENT: Proposal is for a Conditional Use Permit (CUP) to raise and modify the existing home which would result in approximately 869 square feet of temporary impacts and 75 square feet of permanent impacts within the Conservation District.

AGENDA ITEM #: 4-C

FILE: COND-2025-0022

LOTS/UNITS PROPOSED: N/A

ACREAGE: 0.11± ac. (4,635± s.f.)

ZONING DISTRICT: R-20, Conservation District

EXISTING/PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, Piscataqua River

WAIVERS REQUESTED: None.

ZBA ACTION: N/A for proposal.

PERMITS REQUIRED: One City of Dover CUP for proposed impacts to the Conservation District.

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

TECHNICAL REVIEW COMMITTEE: N/A

CONSERVATION COMMISSION: Reviewed September 8, 2025 and October 14, 2025 and endorsed.

ATTACHMENTS: CUP Site Plan, Application Materials.

Summary of Request and Background:
The applicant is proposing to raise an existing home that is located within a FEMA Flood Hazard Area along the Piscataqua River. The existing ground floor of the structure would be elevated by two feet, with a new stairway proposed for access.

The proposal would result in approximately 869 square feet of temporary impacts within the Conservation District and 75 square feet of permanent impacts for the construction of the stairs and expanded deck to allow access to the elevated structure.

The Conservation Commission reviewed and endorsed the NH Department of Environmental Services (DES) Expedited Minimum Impact Wetlands Permit Application on September 8, 2025 and the City of Dover CUP application at their October 14, 2025 meeting. *(minutes attached)*

Consistency with Land Use Regulations – CUP 170.27.C
The Conservation District ordinance §170.27.C provides for Conditional Use Permits to allow impacts to the Conservation District if standards related to demonstration that the use is essential to the productive use of land, a soil erosion and sedimentation control plan is submitted, state and federal approvals have been applied for, and a written review by the Conservation Commission has been sought.

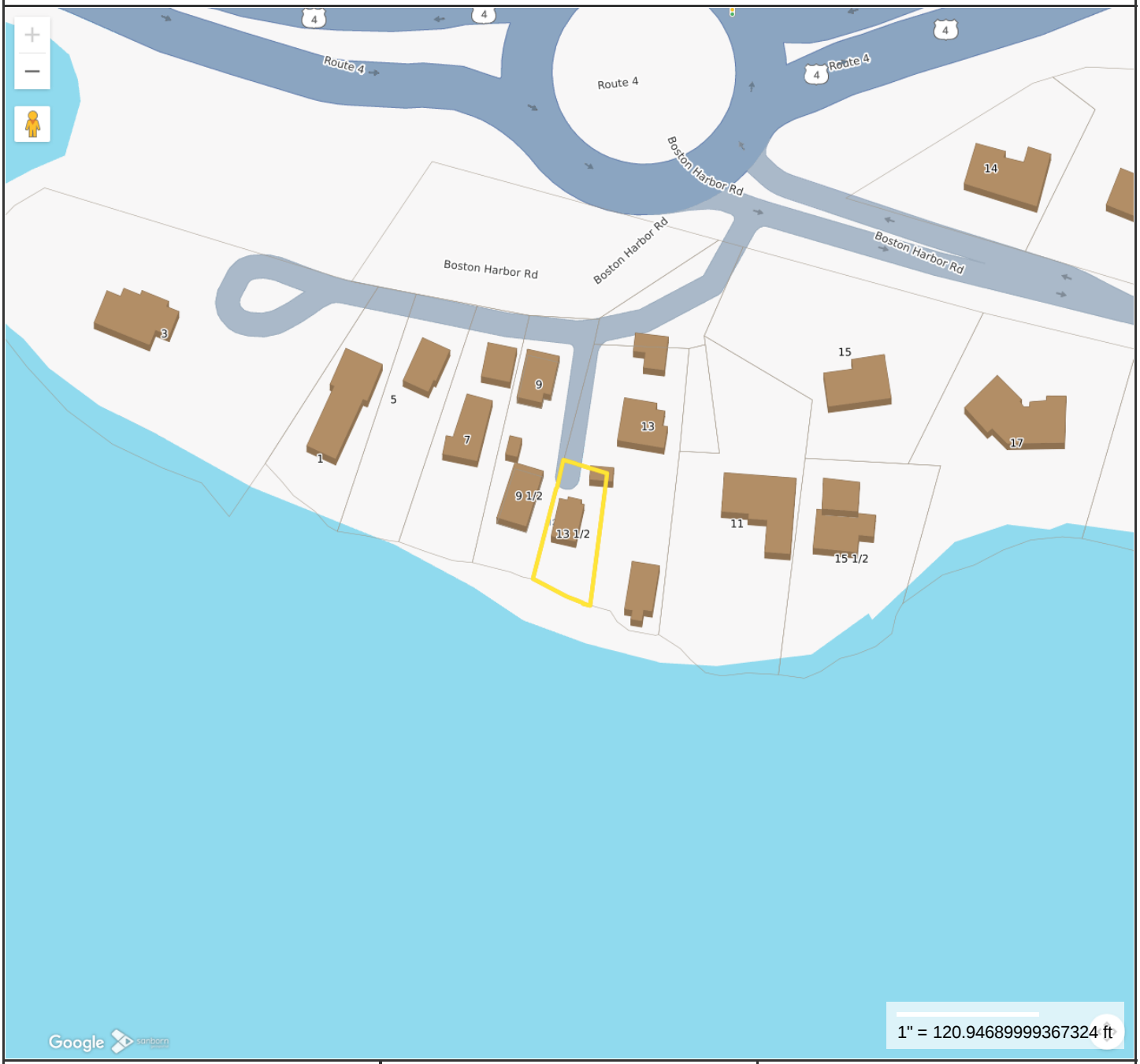
Planning Staff feels that the applicant considered and met all of the criteria as specified in §170.27.C per their narrative. The project involves raising the existing structure, as rebuilding outside the Flood Hazard Area would have greater impacts. The only permanent impacts within the Conservation District are the extended deck and stairs needed to access the elevated structure. The applicant has supplied a soil erosion and sedimentation control plan and the applicant has applied for the appropriate NH DES permitting and received endorsement by the Conservation Commission.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board vote to accept the application and determine it not to have regional impact, open a public hearing, close the public hearing, make the necessary and supporting findings of fact, and vote to approve the Conditional Use Permit with the following subsequent conditions of approval:

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

1. Submit a final site plan to the Planning Department that includes:
   1.1. Permit File #COND-2025-0022;
   1.2. Owner's signature;
2. Submit a copy of approved NHDES permitting when received.

COND-2025-0022 13 1/2 BOSTON HARBOR ROAD



Property Information

Location	13 BOSTON HARBOR RD
Owner	ROSSIGNOL SHERYL J & MARK B TRUSTEES
Land Use	101R
Zoning Code	R-20
Property Id	07006-000000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/30/2023
Data updated Daily

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

PERMIT SNAPSHOT REPORT COND-2025-0022
FOR CITY OF DOVER, N.H.

Permit Type	Conditional Use	**Project:**		**App Date:**	08/29/2025
Work Class:	Environmental	**District:**	None	**Exp Date:**	NOT AVAILABLE
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Edgecomb, Makayla	**Approval Expire Date:**	

Description: The Project proposes to raise an existing home within the Flood Hazard Area and reconfigure the existing decks/stairs to allow for access.

Parcel: 07006-000000 Main	**Address:** 13 1/2 Boston Harbor Road Main Dover, NH 03820 13 1/2 Boston Harbor Rd Dover, 03820	**Zone:** R-20(Residential - Low Density)

Plan Preparer	Applicant	Owner
Sam Hayden	Sam Hayden	Sheryl Rossignol
571 West Road Unit #3 Unit #3	571 West Road Unit #3 Unit #3	Home: (306) 531-7812
Portsmouth, NH 03801	Portsmouth, NH 03801	
Business: (207) 770-6438	Business: (207) 770-6438	

Permit Custom Fields

Select Permit Type	Conservation District	General Purpose	Alteration / Addition	Project Zone	Residential
What is the parcel zoned?	R-20	New Change in Impervious/Paved Area (sq ft)	0	Work	Conditional Use Approval is sought for activities within the 100 foot Conservation District and the 50 foot wetland buffer. Project proposes temporary impacts during construction - cribbing, jacks, and appurtenances of the house raising activity - and permanent reconfiguration of the existing deck to provide additional stairs up to the home.
permitstatefed	NHDES Minimum Expedite Wetlands Permit - Processing, waiting for confirmation from Conservation Commission that they will not intervene.				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Sam_Hayden_8/29/2025.jpg	08/29/2025 16:52	Hayden, Sam		Uploaded via CSS
Permit Snapshot Report.pdf	08/29/2025 16:53	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot
2025.09.08_ConservationCommission.Agenda.pdf	09/23/2025 12:00	Blonigen, Rachel		ConCom Agenda
2025.09.08 ConservationCommission.Minutes.draft.pdf	09/23/2025 12:03	Blonigen, Rachel		Draft ConCom Minutes
2025.10.14_ConservationCommission.Agenda.pdf	10/06/2025 14:39	Blonigen, Rachel		ConCom Agenda

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2025013759	Planning General Application Fee	$200.00	$200.00

PERMIT SNAPSHOT REPORT (COND-2025-0022)

Total for Invoice INV-2025013759	$200.00	$200.00
Grand Total for Permit	**$200.00**	**$200.00**

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Conditional Use Review v.1	Approved	09/02/2025	09/05/2025		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Edgecomb, Makayla	Approved	09/02/2025	09/30/2025	10/15/2025

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		09/02/2025 10:24	10/15/2025 16:45
Confirm application complete v.1	Generic Action		09/02/2025 10:24
Conditional Use Review v.1	Receive Submittal	09/02/2025 0:00	10/15/2025 16:45
Planning Board v.1		10/15/2025 16:45	
Planning Board Agenda v.1	Task	10/15/2025 16:45	10/15/2025 16:46
Invoice for Notices v.1	Task	10/15/2025 16:46	
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Permit Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Permit Activity		
NOD Sent to Applicant v.1	Create Report		
Issue Permit v.1			
Verify Fees Prior to Permit v.1	Generic Action		
Issue and Review Permit v.1	Generic Action		
Print and Email Permit v.1	Generic Action		
Plans uploaded to Treeno v.1	Generic Action		
Internal Notification of Plan Completion v.1	Generic Action		
Recording v.1	Task		

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Rossignol Family Revocable Trust of 2016 Telephone # 603 531 7812

Address of Applicant: 13 1/2 Boston Harbor Road, Dover, NH

E-Mail Address: _____

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # 7 Lot(s) # 6-0

Address of Property: 13 1/2 Boston Harbor Road, Dover, NH

Zoning District(s) R-20 Overlay District(s) Wetland Protection District

Existing Use of Property: Residential

CONDITIONAL USE PERMIT INFORMATION

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

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

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

Conditional Use Approval is sought for activities within the 100 foot Conservation District and the 50 foot wetland buffer. Project proposes temporary impacts during construction - cribbing, jacks, and appurtenances of the house raising activity - and permanent reconfiguration of the existing deck to provide additional stairs up to the home.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES Minimum Expedited Wetlands Permit - Processing, waiting for confirmation from Conservation Commission that they will not intervene.

Name of Professional That Prepared Plans: John Chagnon LLS , Sam Hayden CWS

Address 200 Griffin Road, Unit 3, Portsmouth, NH Telephone #: 207 283 9151

Professional License #: LLS 738, CWS 321 E-mail address: shayden@haleyward.com

SIGNATURES

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

Signature of Property Owner: _____ Date: _____

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

Signature of Agent:  Samuel Hayden Date: 8/24/2025

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: Sheryl Rossignol Date: 8/20/25

CITY OF DOVER CONDITIONAL USE
LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
7	6-0	Rossignol Family Revocable Trust of 2016	13 1/2 Boston Harbor Road, Dover NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

Map	Lot	Deed	Owner(s) First/Trust	Owner(s) Last /Trustee	Mailing Address	City	State	Zip
R13	9		Ashley Phelps		9 Boston Harbor Road	Dover	NH	03820
R13	9 1/2		CTFC Properties LLC		23 Boston Harbor Road	Dover	NH	03820
R12	9 1/2		Boston Harbor Condominium Association		9 1/2 Boston Harbor Road	Dover	NH	03820
	13		Ozkurt Family Revocable Trust of 2024	Ozkurt Halil & Melissa Trustees	13 Boston Harbor Road,	Dover	NH	03820

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 1, 2021)

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

A. Plan Review Fees

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

- ☐ SUBDIVISION Application fee $200.00 + $150.00 x # _____ new lots created = $_____
- ☐ LOT LINE ADJUSTMENT Application fee $200.00 + $100.00 X # ___ of lots involved = $_____
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee $200.00 = $_____
- ☐ SITE REVIEW – RESIDENTIAL Application fee $200.00+ $100.00 x # __ per dwelling unit =$_____
- ☐ SITE REVIEW – NON-RESIDENTIAL Application fee $200.00 + (not to exceed $10,000)
  - New construction $.15 sq. ft. x # _____ sq. ft.= $_____
  - Additions (new floor space) $.10 per sq. ft. x # _____sq. ft.= $_____
- ☐ MOTEL/HOTEL $35.00 x # ___ per lodging unit= $_____
- ☐ CHANGE OF USE Application fee $200.00 + (not to exceed $5,000)
  - Existing floor spaces $.10 per sq. ft. x # _____ sq. ft. = $_____
- ☐ CONDITIONAL USE PERMIT Application fee $200.00 x # 1 per Application = $ 200
- ☐ GRAVEL PIT/ EXCAVATIONS
  - Application fee $50.00= $_____
  - Permit fee $75.00= $_____
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee $200.00 = $_____
- ☐ REQUEST FOR REZONING Application fee $200.00 = $_____
- ☐ DRIVEWAY WAIVER Application fee $200.00 = $_____

2. TOTAL IMPERVIOUS PAVED AREA (for new development, roadways or additions to existing parking lots, (not to exceed $10,000)) Application fee of $200.00 is N/A if it is part of a Site Review or Subdivision Plan. $200.00 + $.07 per sq. ft. x # _____ sq. ft. = $_____

SUBTOTAL PLAN REVIEW FEE (A) = $ 200

AND

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

- ☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
  - Certified letters fee # _____ of x $8.00= $_____
- ☐ Certified letters fee: # of abutters 2 X $8.00= $ 16
- ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters 2 X $1.00= $ 2
- ☐ Creating/Printing Abutter Labels in triplicate per sheet 1 x $10.00= $ 10

C. Foster's newspaper public notice fee $100.00 x # 1 applications = $ 100

SUBTOTAL NOTICE FEE (B & C) = $ 128

TOTAL INVOICE AMOUNT (A, B & C) = $ 328

PLAN REVIEW FEE COLLECTED/PAID = $ _____

BALANCE DUE = $ _____

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

COND-2025-0022 **13 1/2 BOSTON HARBOR ROAD**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
07002-000000	1 BOSTON HARBOR RD	FISHER WILLIAM CRAGG &	FISHER CHANEY N	1 BOSTON HARBOR RD	DOVER	NH	03820
07008-000000	11 BOSTON HARBOR RD	AHMED AHMED RAMADAN	KARIM VIDA	14 ARBOR DR	DOVER	NH	03820
07003-000000	5 BOSTON HARBOR RD	LEONARD MICHAEL K	WORTHINGTON LORAINE J	5 BOSTON HARBOR ROAD	DOVER	NH	03820
07027-000000	BOSTON HARBOR RD	BENSON DENISE		3 MERRYMEETING LN	RYE	NH	03870
07007-000000	13 BOSTON HARBOR RD	OZKURT HALIL & MELISSA TRUSTEES	OZKURT FAMILY REVOCABLE TRUST 2024	13 BOSTON HARBOR RD	DOVER	NH	03820-4645
07009-000000	15 BOSTON HARBOR RD	ELMER WESLEY C TRUSTEE	ELMER WESLEY C 1996 REVOCABLE TRUST	79 CHRISTIAN HILL RD	AMHERST	NH	03031
07005-000001	9 BOSTON HARBOR RD	CTFC PROPERTIES LLC		23 BOSTON HARBOR RD	DOVER	NH	03820
07005-000002	9 BOSTON HARBOR RD	PHELPS ASHLEY		9 BOSTON HARBOR RD	DOVER	NH	03820
07004-000000	7 BOSTON HARBOR RD	BENSON DENISE		3 MERRYMEETING LN	RYE	NH	03870
07005-000000	9 BOSTON HARBOR RD	BOSTON HARBOR CONDOMINIUM ASSOCIATION		9 1/2 BOSTON HARBOR RD	DOVER	NH	03820
07028-000000	15 BOSTON HARBOR RD	RICHARDSON JOHN T & DONNA J TRUSTEES	RICHARDSON FAMILY REVOCABLE TRUST	15 BOSTON HARBOR ROAD	DOVER	NH	03820
		JOHN CHAGNON, LLS	SAM HAYDEN, CWS	200 GRIFFIN ROAD, UNIT 3	PORTSMO	NH	03801
07006-000000	13 BOSTON HARBOR RD	ROSSIGNOL SHERYL J & MARK B TRUSTEES	ROSSIGNOL FAMILY REVOCABLE TRUST 201	13 1/2 BOSTON HARBOR RD	DOVER	NH	03820

9/23/2025

Gina Cruikshank
Planning Board Chairperson
288 Central Ave
Dover, NH

Re: Conditional Use Permit Application, Tax Map 7, Lot 6, 13 ½ Boston Harbor Road, New Hampshire

Dear Ms. Cruikshank:

This letter transmits a City of Dover Conditional Use Permit Application request to permit a reconfiguration of two porches attached to a primary structure which will result in 869 sq. ft. of temporary impacts to the conservation district.

Attached to this application is a full plan set that includes an Existing Conditions Plan - V101 and a City of Dover Site Plan - C201 which depicts the existing lot, jurisdictional areas, abutting parcels, existing structures, proposed work, and temporary impact areas.

The project is necessary to increase the height of the ground floor of a structure within the Flood Hazard Zone as determined by the Federal Emergency Management Agency (Zone X, elevation 6 feet). By raising the height of the ground floor, additional stairs are required to reach this floor elevation from grade. The project has been designed to avoid increasing total impervious lot coverage and to maintain the existing distance from the primary structure to the HOTL (26.0').

In accordance with the Dover Zoning Ordinance, § 170-28.F(1), Conditional use approval may be granted by the Planning Board for construction within the Wetland Protection District or buffer if the following conditions are met:

a) ***Practicable alternative. There is no practicable alternative that would have a less adverse impact on the area.***
The proposed project is the least practicable alternative which achieves the project goal of raising the residence out of the Flood Hazard Zone. The lot does not have sufficient area outside of Flood Hazard Zone to construct a new

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

residence. Other alternatives such as a teardown and rebuild at an increased height are cost prohibitive. The proposed plan to raise the existing structure on the existing foundation is least impacting, practicable alternative.

b) ***Avoidance. The potential impacts have been avoided to the maximum extent practicable. The applicant will demonstrate by plan and example that the proposed construction represents the least impacting alternative.***
The project is limited on alternatives to avoid impacts due to the existing house location. Avoidance has been achieved by utilizing existing foundation and structure. No increase in impervious surface (lot coverage) is proposed

c) ***Minimization. Any unavoidable impacts have been minimized. No reasonable alternative to the proposed construction exists which does not impact a wetland or which has less detrimental impact on a wetland. Design, construction and maintenance methods will be prepared by a registered engineer to minimize detrimental impacts to the wetlands and will include restoration of the site as nearly as possible to its original grade.***
The location of the existing structure on the lot and the very small lot area provide no alternatives that minimize impacts to a greater extent than proposed. Temporary impacts have been reduced to the minimum area which still provide sufficient space for the house lifting crews to work. The design has been prepared by John Chagnon, PE, and state environmental permitting is being performed by Sam Hayden, CWS, with a minimum impact expedited wetland application. The site will be restored to pre construction grade and conditions, with the exception of the reconfiguration of the decks to provide additional steps.

d) ***Mitigation. If the applicant is required by state rules to prepare a compensatory mitigation plan, the applicant shall provide the Conservation Commission and Planning Board with one copy each of said plan for their review.***
No mitigation is proposed for this project. There is no permanent increase in impervious surface (lot coverage), and no loss of resources.

e) ***Approval for the wetlands impact has been received from the New Hampshire Department of Environmental Services Wetlands Bureau pursuant to Section G(3) below.***
A minimum impact expedited wetlands permit is processing with the DES. DES Issued an RFMI which has been responded to by the applicant. We anticipate no further RFMIs and that the DES will issue the wetlands permit promptly. We request the Conditional Use Permit be issued, conditional on the DES wetlands permit, to minimize delays in the project start time.

f) ***To assess and summarize the wetlands' functions and values as denoted in the NH Method and § 170-28B(2)***

A wetland functional assessment has been prepared by Sam Hayden, CWS. The adjacent saltmarsh is suitable for ecological integrity, fish and shellfish habitat, endangered species habitat, nutrient retention/transformation, visual quality, shoreline stabilization, and wildlife habitat, with the principal function being shoreline stabilization. No direct impacts below the Highest Observable Tide Line are proposed. Standard erosion and sediment best management practices will be utilized. We do not anticipate any negative effect on the

We believe that this project meets the requirements and intent of the Dover conditional use application and respectfully request a Conditional Use Permit for activities in the conservation district (within 100 feet of Boston Harbor), conditional on a DES Wetlands Authorization.

Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,



Sam Hayden, CWS
Project Scientist
shayden@haleyward.com

DOVER CONSERVATION COMMISSION – MINUTES

CITY OF DOVER

Meeting Type:	Regular Meeting
Meeting Location:	First Floor Conference Room, City Hall, 288 Central Ave.
Meeting Date:	**Monday October 14, 2025**
Meeting Time:	**5:30 pm**

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

1. CALL TO ORDER AND ROLL CALL
The meeting was convened at 5:38 PM.

2. CITIZEN'S FORUM

3. APPROVAL OF THE PRIOR MEETING MINUTES – September 8, 2025
R. Atwood moved to approve the minutes of September 8, 2025. B. Group seconded. Vote: 3 in favor with 1 abstaining.

4. OLD BUSINESS

5. NEW BUSINESS

A. City of Dover Conditional Use Permit Application for Rossignol Family Revocable Trust of 2016. Assessor's Map 7, Lot 6, zoned R-20, located at 13 ½ Boston Harbor Road. Proposal is to raise the existing home which would result in 869 square feet of temporary impacts within the Conservation District and 75 square feet of permanent impacts for the construction of stairs and a covered porch to access the proposed raised structure. (COND-2025-0022)

Sam Hayden, Hayden Ward represented the item. He noted the applicant was before them last month requesting an expediated NH DES wetlands application. They are here now to request the CUP. He explained the existing conditions on site and the proposal to raise the structure, add the foundation and lower the house onto it. There is a slight change to the footprint mostly due to the reconfiguration of the entrance stairs due to the added height and the decks.
The intent of the project is to get the first floor out of the flood zone.
Mr. Hayden addressed questions from the Commission members.

R. Warnock made a motion to endorse the proposal as presented. R. Atwood seconded. Vote: 4-0

6. REPORT FROM THE CHAIR

A. Review of Correspondence Received from NH Department of Environmental Services
M. Edgecomb noted receipt of a request for more information for 141 Sixth St for an Alteration of Terrain permit. The applicant will have to address the issue.

7. OTHER BUSINESS

A. Technical Review Committee Designee and Alternate
M. Edgecomb offered that a member of the Commission can take on this role and review plans prior to the TRC meetings and provide comments that staff can present at the meetings to the applicants.

The members noted their appreciation for receiving the minutes from these meetings. As several members were not present, this can be addressed again at another meeting and in the future. If someone wants this role, let staff know.

B. Conservation Commission Memos

M. Edgecomb noted Planning Board receives staff memos regarding each application being heard by the board at the meeting. She showed an example and asked if the Commission would like to receive similar staff memos prior to Conservation Commission meetings. Staff memos for Conservation Commission meetings would not include staff recommendations.
There was some trepidation about causing more work for staff, but agreement to give it a try.

C. Update from Forest Management Subcommittee
None

M. Edgecomb noted there was an ash tree scavenger hunt at Apple Harvest Day She put the additional forms downstairs so people can participate.

Discussion about how many people have used the QR codes downtown. Staff can find out.

R. Warnock gave a presentation on trees that he has mapped and the reason a plan is needed for tree planting. The committee members discussed how to best use the data he provided.

8. ADJOURNMENT
R. Atwood moved to adjourn at 6:37pm. B. Group seconded. Vote: All in favor

DRAFT

CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	City Council Conference Room - 288 Central Avenue, Dover, NH
Meeting Date:	Monday September 8, 2025
Meeting Time:	**5:30 pm**

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

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

2. **CITIZENS' FORUM**
   Cynthia Walter, 22 West Concord st, expressed concerns about water quality and spoke in opposition to granting the CUP for secondary groundwater relief for the school athletic complex. She gave details and statistics to support her concerns.

   Kristine Baber, 5 Gerrys Ln spoke about downpours and rain collection overwhelming the City's drainage. Protection of our water resources is the priority. She spoke about coordinating efforts to protect our water supply and other City resources. She spoke against the CUP for secondary groundwater relief for the school athletic complex.

   Susan Smith, 2 Susannah's Crossing spoke against the CUP for secondary groundwater relief for the school athletic complex.

   Bill Baber, 5 Gerrys Ln gave information he learned on the storm water committee and spoke against the CUP for secondary groundwater relief for the school athletic complex.

   Alex, 835 Central Ave spoke about more excessive rain over recent years and concern over making a decision now that we will regret in the future. She spoke against the CUP for secondary groundwater relief for the school athletic complex.

   Peter Schmidt, 53 Fourth St noted scientific information has been presented tonight that needs to be weighed thoroughly by the board before a decision is made. The process so far has pushed the plans through, but more attention and consideration needs to be given to the matter.

3. **APPROVAL OF THE PRIOR MEETING MINUTES** – August 11, 2025
   S. Fellows moved to approve the minutes of August 11, 2025. A. Lyon seconded. Vote: 3 in favor with 3 abstaining.

4. **OLD BUSINESS**

5. **NEW BUSINESS**
   A. City of Dover Conditional Use Permit for City of Dover, c/o Tighe & Bond and Dover School District. Assessor's Map H, Lot 12, zoned R-20, located at 25 Alumni Drive. Proposal seeks to allow relief from the Secondary Groundwater Protection District for development that creates more than 20% impervious surface for the renovation of the Dover High School Athletic Complex.

A. Lyon moved to remove the item from the table. S. Fellows seconded. Vote: U/A

Neil Hansen from Tighe & Bond presented the item and described the area as about 50 acres with about 36 acres in the secondary groundwater zone. The existing impervious surface area within that zone is about 36% and the proposed impervious surface area within that zone is about 43%.

He explained the criteria for relief from the secondary groundwater protection zone and how the proposal addresses the criteria.

He addressed questions from the board relative to the reasons for the increased impervious surface areas in the proposal; additional parking spaces, and a larger facility building. The synthetic turf proposed is pervious – the water will go straight through; explanations about the baseball field and in-fill materials are still in the bidding process for cost comparisons, but those variances will not change the impervious surface percentages; detailed explanations of the treatment plans proposed; rubber fields and how infiltration is affected; maintenance per materials chosen; drainage and treatment per materials chosen; break-down and lifespan of possible material options; description of the layers of the materials and stone and drainage; storm water control measures around the field to retain dislodged rubber (or other) materials; criteria for ponding on a synthetic field.

The members discussed their role tonight being asked to endorse the CUP which will go before the Planning Board for approval.

The project will also need NHDES approvals, which is in progress, but will come later.

Members discussed their opinions on the matter. B. Hunt is coming from an environmental aspect for the site and the zone with the goal to minimize future contamination from the materials used.
S. Fellows as a member of the Commission, has opinions about the materials used and suggests that information be included in their recommendation. (organic infill or grass surface)

R. Atwood asked about the reason for the additional parking spaces and if that is negotiable for size or location. The applicant addressed the question.

A. Lyon noted that maximizing the use of the space is in direct conflict with the goals of the Conservation Commission. Just because the area is or was developed does not automatically mean it should stay that way moving forward.

S. Fellows moved to endorse the CUP with the preference for the use of organic infill or grass surfaces to the extent possible to minimize groundwater contamination from micro-plastics/crumb rubber. R. Atwood seconded.

Much discussion occurred speculating what would happen if the vote results in a tie.
Additional questions and discussion occurred regarding whether other municipalities which have these style fields were contacted during the TRC process.

S. Fellows withdrew the motion.
Additional discussion occurred with the members, Councilor Cullen, and staff relating to PFAS and materials and drinking water.

S. Fellows moved to endorse the CUP with the conditions that:

1. Natural grass or organic infill is used where required
2. The City staff in charge of drinking water submit their input to Planning Board as part of the packet
3. JBC uses the recommendations and information from staff when choosing which bid to accept.

A. Lyon seconded.
Vote: U/A

B. City of Dover Expedited Wetlands Permit for Regional Family Revocable Trust of 2016. Assessor's Map 7, Lot 6, zoned R-20, located at 13 ½ Boston Harbor Road. Proposal is to raise the existing home that would result in 869 SF of temporary impacts within the Conservation District.

Sam Hayden, from Haley Ward, represented the item and explained the proposal to raise the existing home-foundation and first floor to get it out of the flood hazard zone. The proposal requires the existing decks to be adjusted due to the added steps required to reach the new height.
A permit has been submitted to DES and the applicant is requesting the Commission sign off on the expediated permit so that can be issued. The applicant will be back before the Commission for the CUP.

He described the existing conditions and proposal regarding the decks and stairs. There will be no additional impervious surfaces, and all impacts will be temporary for the proposed expedited permit.

The applicant addressed items from the members relating to mitigation measures for disturbance and runoff during the project.

S. Fellows moved to endorse the expediated permit as presented. B. Group seconded. Vote U/A

6. REPORT FROM THE CHAIR

A. Review of Correspondence Received from NH Department of Environmental Services
None

7. OTHER BUSINESS

A. Update from Forest Management Subcommittee

- Discussion about grants for Ash trees
- QR codes are up on the trees
- Another ash tree walk occurred
- Have presence at Apple fest
  - Scavenger hunt to find the sick trees
  - Vote- trees with dots

B. Handbook

- Final draft almost ready

C. Other

- B. Hunt noted M. Edgecomb was featured in the newest issue of UNH magazine for won a scholarship she previously won.

8. ADJOURNMENT

S. Fellows moved and R. Atwood seconded to adjourn. Vote: U/A
The meeting was adjourned at 7:30 PM.

PHOTOGRAPHIC LOG
Rosignol Residence

Photo No. 1 **Photo Date:** 12/20/2024 **Site Location:** 13 ½ Boston Harbor Road, Dover, NH **Description:** View facing southwest of structure and northern porch. **Photo By:** MM	

Photo No. 2 **Photo Date:** 12/20/2024 **Site Location:** 13 ½ Boston Harbor Road, Dover, NH **Description:** View facing west of existing structure. Both porches visible. **Photo By:** MM	

PHOTOGRAPHIC LOG
Rosignol Residence

Photo No. 3 **Photo Date:** 12/20/2024 **Site Location:** 13 ½ Boston Harbor Road, Dover, NH **Description:** View northwest of existing structure and existing southern porch. **Photo By:** MM	

Photo No. 4 **Photo Date:** 12/20/2024 **Site Location:** 13 ½ Boston Harbor Road, Dover, NH **Description:** View facing northeast of existing structure. **Photo By:** MM	

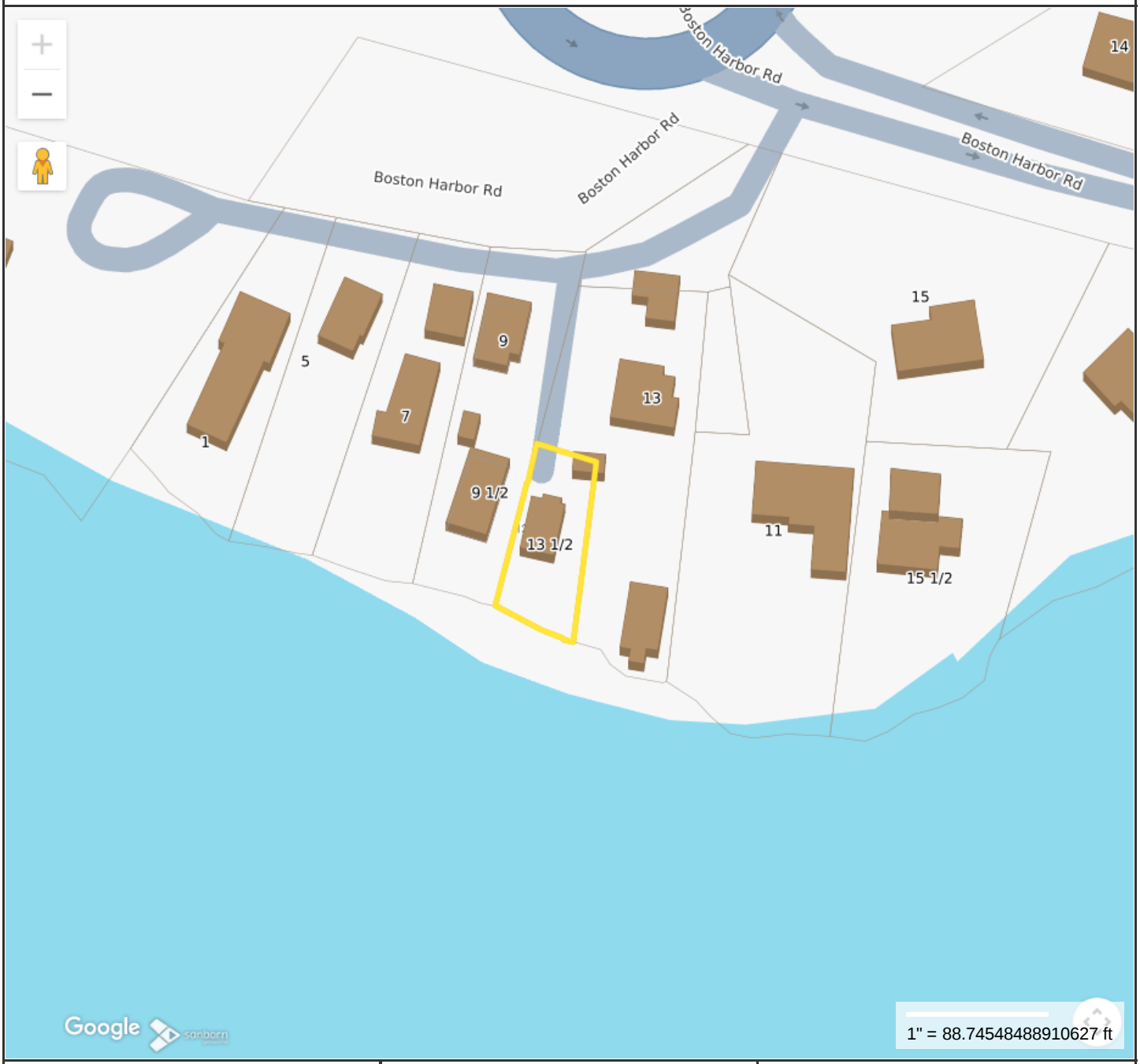
PHOTOGRAPHIC LOG
Rosignol Residence

Photo No. 5	5
Photo Date: 12/20/2024	
Site Location: 13 ½ Boston Harbor Road, Dover, NH	
Description: View facing east of existing southern porch and maintained lawn adjacent to the resource.	
Photo By: MM	



Photo No. 5	5
Photo Date: 12/20/2024	
Site Location: 13 ½ Boston Harbor Road, Dover, NH	
Description: North of existing structure, salt marsh, and sparsely vegetated intertidal zone. No work proposed in this area.	
Photo By: MM	





Property Information

Location	13 BOSTON HARBOR RD
Owner	ROSSIGNOL SHERYL J & MARK B TRUSTEES
Land Use	101R
Zoning Code	R-20
Property Id	07006-000000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/30/2023
Data updated Daily

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

PLAN REFERENCES:

1) PLAN OF LAND PREPARED FOR ANDREW AND HELEN MIKSENAS, 7 BOSTON HARBOR ROAD, DOVER, NEW HAMPSHIRE. PREPARED BY McENEANEY SURVEY ASSOCIATES, INC. DATED OCTOBER 25, 1995. S.C.R.D. PLAN 47–6.

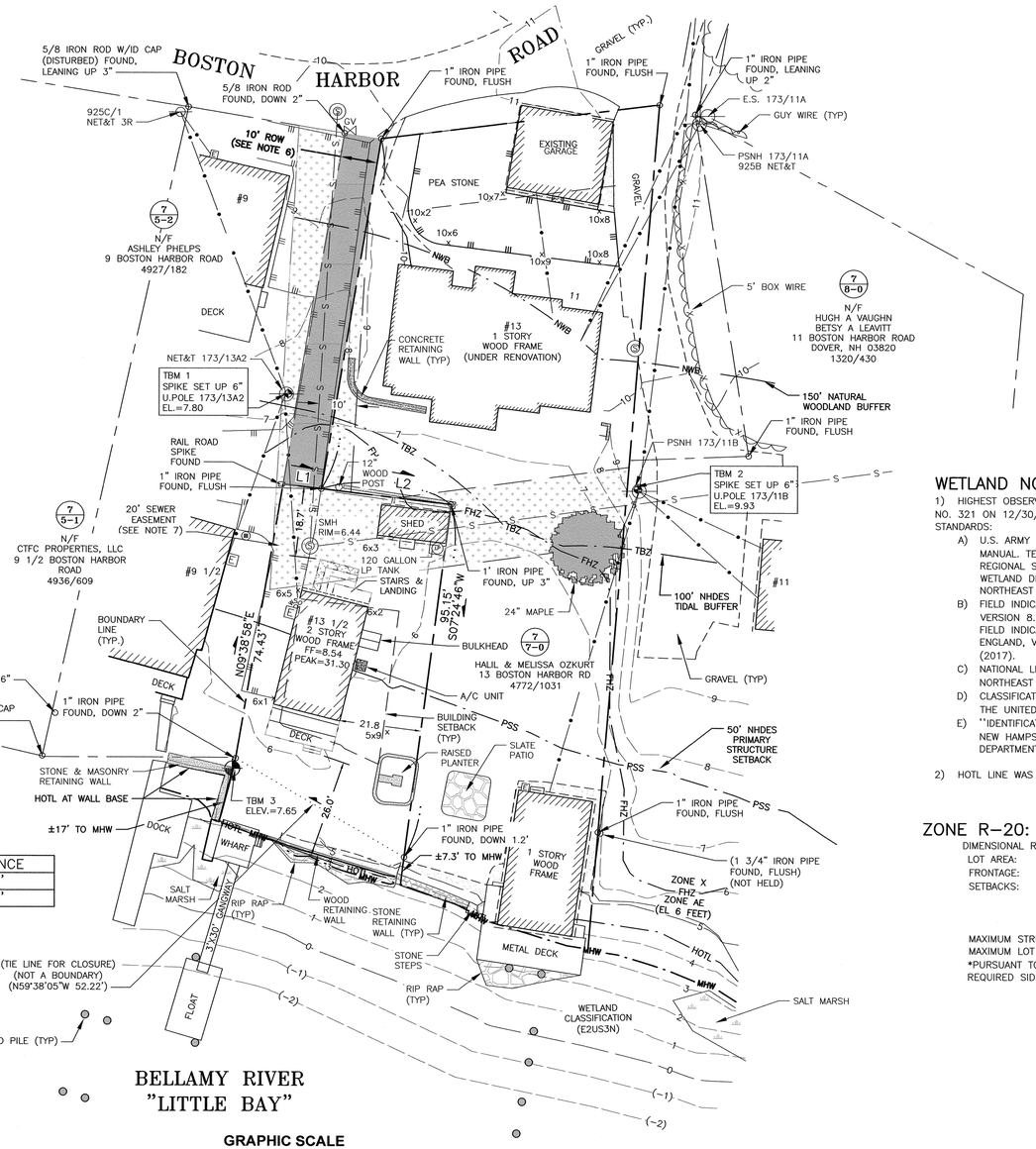
2) BOSTON HARBOR CONDOMINIUM SITE & PROFILE PLANS FOR PROPERTY AT 9 1/2 BOSTON HARBOR ROAD, DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE, OWNED BY ROBERT W. STICKNEY & JOANNE STICKNEY 9 1/2 BOSTON HARBOR ROAD, DOVER, NH 03820. PREPARED BY EASTERLY SURVEYING, INC. DATED FEBRUARY 15, 2019. S.C.R.D. PLAN 118–30.

3) PLAN OF LAND PREPARED FOR ANDRE J. MESSIER, III & JENNIFER S. MESSIER, (LOT 7/6), 13 1/2 BOSTON HARBOR ROAD, DOVER, NH. PREPARED BY BOUDREAU LAND SURVEYING. DATED JULY 23, 2014. S.C.R.D. PLAN 107–96.

4) BOUNDARY ADJUSTMENT PLAN PREPARED FOR HUGH A VAUGHN & BETSY LEAVITT–VAUGHN DOVER, NH. PREPARED BY THOMAS F MORAN, INC, DATED: NOVEMBER 22, 1988, S.C.R.D PLAN 37–64.

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
	RAILROAD SPIKE FOUND
	IRON ROD/IRON PIPE FOUND
	IRON PIPE FOUND
	STONE/CONCRETE BOUND FOUND
	RAILROAD SPIKE SET
	IRON ROD SET
	DRILL HOLE SET
	GRANITE BOUND SET
	BOUNDARY
	BUILDING SETBACK
MHW	MEAN HIGH WATER LINE
MLW	MEAN LOW WATER LINE
HOTL	NH DES HIGHEST OBSERVABLE TIDE LINE
	FRESHWATER WETLAND LINE
WB	WETLAND BUFFER LINE
	OVERHEAD ELECTRIC/WIRES
100	CONTOUR
97x3	SPOT ELEVATION
	EDGE OF PAVEMENT (EP)
	WOODS / TREE LINE
	UTILITY POLE (w/ GUY)
	GAS SHUT OFF
	WATER SHUT OFF/CURB STOP
GV	GATE VALVE
HYD	HYDRANT
GWE	METER (GAS, WATER, ELECTRIC)
A–1	EDGE OF WETLAND FLAGGING
	SWAMP / MARSH
EL.	ELEVATION
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
LSA	LANDSCAPED AREA
SMH	SEWER MANHOLE
	10' ROW



LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S83°15'09"E	10.32'
L2	S83°03'23"E	34.86'



"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

LLS 4/27/2025

PHILIP A. YETMAN, LLS 1122 DATE

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

NORTH NAD83(2011)

N

GRID NHSPC

WETLAND NOTES:

1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY SAM HAYDEN, CWS NO. 321 ON 12/30/2024 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
   - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y–87–1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
   - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA–NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2017).
   - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
   - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS–79/31 (1997).
   - E) ''IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE'' (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

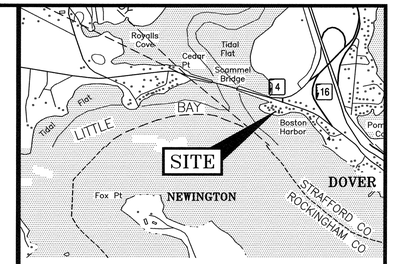
2) HOTL LINE WAS FIELD LOCATED BY HALEY WARD, INC.

ZONE R–20:

DIMENSIONAL REQUIREMENTS:

LOT AREA:		20,000 S.F. (MIN.)
FRONTAGE:		125 FEET (MIN.)
SETBACKS:	FRONT	20 FEET (MIN.)
		35 FEET (MAX.)
	SIDE	20 FEET* (MIN.)
	REAR	30 FEET (MIN.)
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM LOT COVERAGE:		30%

*PURSUANT TO ARTICLE V SECTION 170–14. D(1), THE REQUIRED SIDE YARD SETBACK IS REDUCED TO 10 FEET.



LOCATION MAP 1" = 2000'

NOTES:

1. PARCEL IS SHOWN ON THE CITY OF DOVER'S ASSESSOR'S TAX MAP 7 AS LOT 6–0.
2. OWNERS OF RECORD:
   SHERYL & MARK ROSSIGNOL, TRUSTEES
   ROSSIGNOL FAMILY REVOCABLE TRUST OF 2016
   13 1/2 BOSTON HARBOR ROAD
   DOVER, NH 03820
   DEED BOOK 5198, PAGE 698
3. A MAJORITY PORTION OF THE PARCEL IS GRAPHICALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL 6 FEET) AS SHOWN ON FIRM PANEL 33017C0340E. EFFECTIVE DATE SEPTEMBER 30, 2015.
4. EXISTING LOT AREA (TO MEAN HIGH WATER):
   4,635± S.F.
   0.106± ACRES
5. PARCEL IS LOCATED IN THE LOW DENSITY RESIDENTIAL (R–20) ZONING DISRICT.
6. PARCEL IS BENEFITED BY A 10' ROW AS DESCRIBED IN DEED BOOK 1079, PAGE 791 AND A PERMANENT DRIVEWAY ACCESS EASEMENT AS DESCRIBED IN DEED BOOK 4579, PAGE 34.
7. THIS PARCEL IS SUBJECT TO OR BENEFITS FROM A 20 FOOT WIDE SEWER EASEMENT AS DESCRIBED IN DEED BOOK 1006 PAGE 453 (BOOK 1010 PAGE 450–PLAN).
8. THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY OF ASSESSOR'S TAX MAP 7, LOT 6–0 IN THE CITY OF DOVER, NH.
9. VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
10. THE ENTIRE PARCEL IS WITHIN THE 250' NHDES PROTECTED SHORELAND.
11. ABUTTER INFORMATION TAKEN FROM THE CITY OF DOVER'S ASSESSORS GIS WEBSITE.
12. BUILDING MEASUREMENTS ARE TO SIDING.

REV.	DATE	DESCRIPTION	BY	CHK
1	05/27/2025	UPDATE/ADD INSTALLED DOCK	SJR	JRC
0	12/20/2024	ISSUED FOR COMMENT	—	—

DRAWING ISSUE STATUS

SITE SURVEY

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282

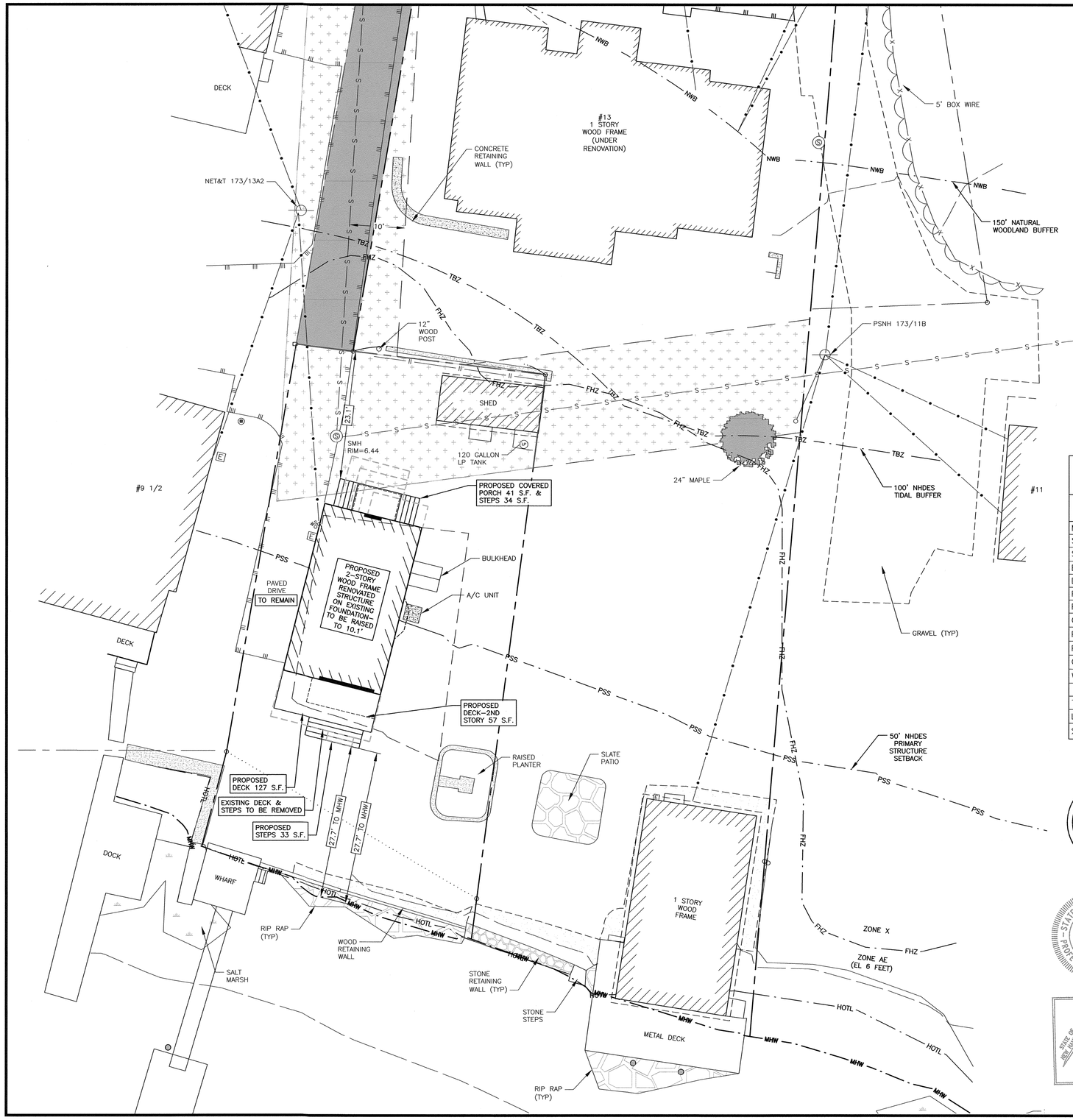
PROJECT

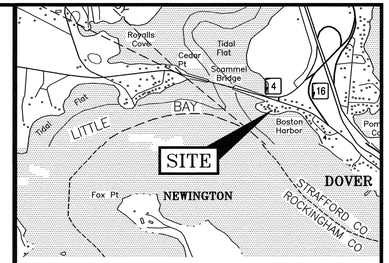
ROSSIGNOL RESIDENCE
13 1/2 BOSTON HARBOR ROAD, DOVER NH

TITLE

EXISTING CONDITIONS PLAN

DATE: DECEMBER 2024	SCALE: AS NOTED
DRAWN BY: PAY	DESIGNED BY: —
CHECKED BY: —	
PROJECT No.: 5010534.001	FIELD BOOK & PAGE: FB 419 PG 24
DRAWING No.: V-101	REV.: 1





LOCATION MAP 1" = 2000'

IMPERVIOUS SURFACE AREAS
(TO PROPERTY LINES)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	558	558
SHED	151	151
STEPS/LANDINGS	88	77
BULKHEAD	24	24
DECKS	194	127
PORCHES	0	41
RETAINING WALLS	55	52
GRAVEL	72	72
PAVED DRIVEWAY	538	538
PATIO	14	14
CONCRETE/PADS	8	8
WHARF	14	14
TOTAL	1,716	1,676
LOT SIZE	4,635	4,635
% LOT COVERAGE	37.0%	36.2%

NOTES:

1. PARCEL IS SHOWN ON THE CITY OF DOVER'S ASSESSOR'S TAX MAP 7 AS LOT 6-0.
2. OWNERS OF RECORD:
   SHERYL & MARK ROSSIGNOL, TRUSTEES
   ROSSIGNOL FAMILY REVOCABLE TRUST OF 2016
   13 1/2 BOSTON HARBOR ROAD
   DOVER, NH 03820
   DEED BOOK 5198, PAGE 698
3. A MAJORITY PORTION OF THE PARCEL IS GRAPHICALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL 6 FEET) AS SHOWN ON FIRM PANEL 33017C0340E. EFFECTIVE DATE SEPTEMBER 30, 2015.
4. EXISTING LOT AREA (TO MEAN HIGH WATER):
   4,635± S.F.
   0.106± ACRES
5. PARCEL IS LOCATED IN THE LOW DENSITY RESIDENTIAL (R-20) ZONING DISTRICT.
6. PROPOSAL IS TO RAISE THE RENOVATED STRUCTURE TO A PROPOSED 10.1 FINISHED FLOOR (FF) ELEVATION AND RE-WORK THE FRONT AND BACK ACCESS TO ACCOMMODATE THE NEW FF.

ZONE R-20:

DIMENSIONAL REQUIREMENTS:

LOT AREA:		20,000 S.F. (MIN.)
FRONTAGE:		125 FEET (MIN.)
SETBACKS:	FRONT	20 FEET (MIN.)
		35 FEET (MAX.)
	SIDE	20 FEET* (MIN.)
	REAR	30 FEET (MIN.)
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM LOT COVERAGE:		30%

*PURSUANT TO ARTICLE V SECTION 170-14. D(1), THE REQUIRED SIDE YARD SETBACK IS REDUCED TO 10 FEET.

STATE OF NEW HAMPSHIRE
SAMUEL N HAYDEN
No. 321
7/1/25
CERTIFIED WETLAND SCIENTIST

STATE OF NEW HAMPSHIRE
JOHN R. CHAGNON
No. 7651
LICENSED PROFESSIONAL ENGINEER

STATE OF NEW HAMPSHIRE
No. 238
JOHN R. CHAGNON
SIGNATURE
LICENSED LAND SURVEYOR

WETLAND NOTES:

1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY SAM HAYDEN, CWS NO. 321 ON 12/30/2024 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
   A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
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   E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
2) HOTL LINE WAS FIELD LOCATED BY HALEY WARD, INC.

GRAPHIC SCALE
10 0 5 10 20 30
(IN FEET)
1 inch = 10 ft.

REV.	DATE	DESCRIPTION	BY	CHK
2	07/03/2025	DECK	SJR	JRC
1	06/23/2025	REVISE MAIN STRUCTURES	SJR	JRC
0	05/27/2025	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

SITE PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282
WWW.HALEYWARD.COM

PROJECT

ROSSIGNOL RESIDENCE
13 1/2 BOSTON HARBOR ROAD, DOVER NH

TITLE

CITY OF DOVER SITE PLAN

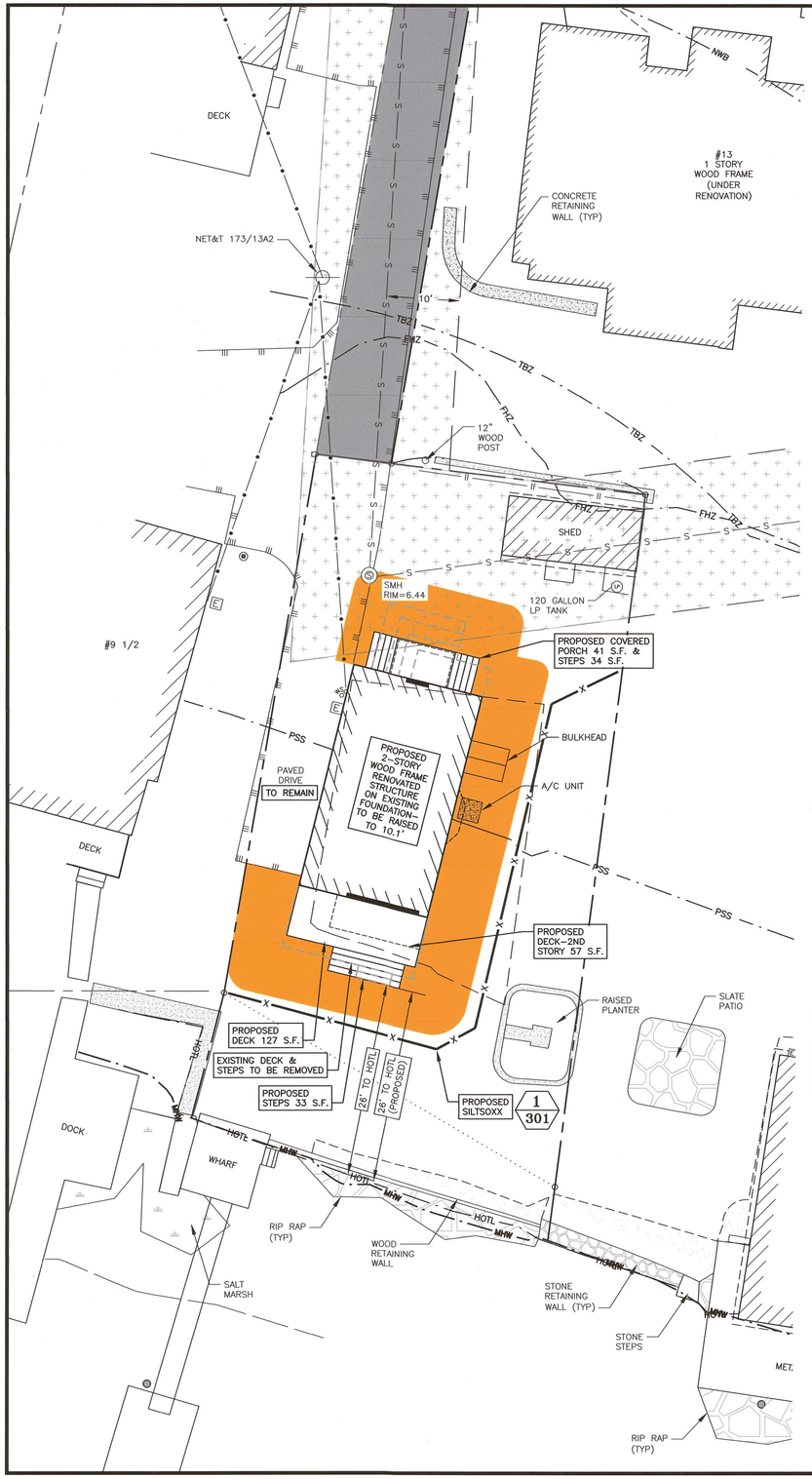
DATE	SCALE
MAY 2025	1"=10'

DRAWN BY	DESIGNED BY	CHECKED BY
SJR	JRC	JRC

PROJECT No. 5010534.001
FIELD BOOK & PAGE FB 419 PG 24

DRAWING No. **C-201**
REV. **2**

P:\5010534-Dover_Assigned\201-153 Boston Harbor Rd, Dover - FAY\02-CAD_Files\2025 Site\5010534.001 - C-STE.dwg, 7/2/2025 7:44:13 AM



IMPERVIOUS SURFACE AREAS
(WITHIN 250' SHORELAND PROTECTION ZONE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	558	558
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TOTAL	1,716	1,676
LOT SIZE	4,635	4,635
% LOT COVERAGE	37.0%	36.2%

NHDES IMPACT AREAS
IN S.F.

	PERMANENT IMPACT AREAS	TEMPORARY IMPACT AREAS
100' TIDAL BUFFER ZONE/100' PRIME WETLAND BUFFER	0	869
250' PROTECTED SHORELAND ZONE	0	0

SITE REDEVELOPMENT:

BUILDING SF: NO CHANGE
FRONT ENTRY: EXISTING STEPS & LANDINGS: 120 S.F.
PROPOSED COVERED PORCH & STEPS: 75 S.F.
WATERSIDE DECK: EXISTING DECK & STEPS: 162 S.F.
PROPOSED DECK & STEPS: 160 S.F.

DEMOLITION NOTES

A) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.

B) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN.

CONSTRUCTION SEQUENCE

1) DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
2) DEMOLISH EXISTING STRUCTURE AND PERFORM NEW CONSTRUCTION.
3) AFTER CONSTRUCTION, REPAIR ANY DISTURBED AREAS UTILIZED FOR CONSTRUCTION ACCESS.

DISCHARGES, AVOIDANCE, MINIMIZATION AND MITIGATION

DISCHARGES OF DREDGED OR FILL MATERIAL INTO WATERS OF THE U.S. AND ANY SECONDARY IMPACTS SHALL BE AVOIDED AND MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE. PERMITTEES MAY ONLY FILL THOSE JURISDICTIONAL WETLANDS AND WATERWAYS THAT THE CORP AND NHDES AUTHORIZES TO BE FILLED AND IMPACT THOSE AREAS THAT THE CORPS AND AND NHDES AUTHORIZES AS SECONDARY IMPACTS. IF NOT SPECIFICALLY AUTHORIZED BY USACOE AND AND NHDES, ANY UNAUTHORIZED FILL OR SECONDARY IMPACT TO WETLANDS MAY BE CONSIDERED AS A VIOLATION OF THE CWA.

- UNLESS SPECIFICALLY AUTHORIZED USACOE AND AND NHDES, NO WORK SHALL DRAIN A WATER OF THE U.S. BY PROVIDING A CONDUIT FOR WATER ON OR BELOW THE SURFACE.

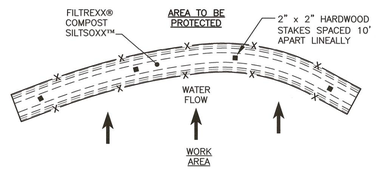
WORK SITE RESTORATION

- UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED AREAS SHALL BE PROPERLY STABILIZED. ANY SEED MIX SHALL CONTAIN ONLY PLANT SPECIES NATIVE TO NEW ENGLAND.
- THE INTRODUCTION OR SPREAD OF INVASIVE PLANT SPECIES IN DISTURBED AREAS IS PROHIBITED.
- IN AREAS OF AUTHORIZED TEMPORARY DISTURBANCE, IF TREES ARE CUT THEY SHALL BE CUT AT GROUND LEVEL AND NOT UPROOTED IN ORDER TO PREVENT DISRUPTION TO THE WETLAND SOIL STRUCTURE AND TO ALLOW STUMP SPROUTS TO REVEGETATE THE WORK AREA, UNLESS OTHERWISE AUTHORIZED.

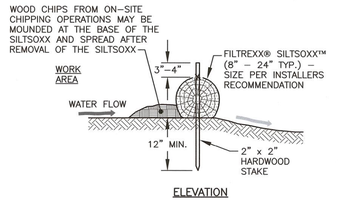
SEDIMENTATION AND EROSION CONTROL

ADEQUATE SEDIMENTATION AND EROSION CONTROL MANAGEMENT MEASURES, PRACTICES AND DEVICES, SUCH AS PHASED CONSTRUCTION, VEGETATED FILTER STRIPS, GEOTEXTILE SILT FENCES, STORMWATER DETENTION AND INFILTRATION SYSTEMS, SEDIMENT DETENTION BASINS, OR OTHER DEVICES SHALL BE INSTALLED AND PROPERLY MAINTAINED TO REDUCE EROSION AND RETAIN SEDIMENT ON-SITE DURING AND AFTER CONSTRUCTION. THEY SHALL BE CAPABLE OF PREVENTING EROSION, OF COLLECTING SEDIMENT, SUSPENDED AND FLOATING MATERIALS, AND OF FILTERING FINE SEDIMENT. THE DISTURBED AREAS SHALL BE STABILIZED AND THESE DEVICES SHALL BE REMOVED UPON COMPLETION OF WORK. THE SEDIMENT COLLECTED BY THESE DEVICES SHALL BE REMOVED AND PLACED AT AN UPLAND LOCATION, IN A MANNER THAT WILL PREVENT ITS LATER EROSION INTO A WATERWAY OR WETLAND. ALL EXPOSED SOIL AND OTHER FILLS SHALL BE PERMANENTLY STABILIZED AT THE EARLIEST PRACTICABLE DATE.

GRAPHIC SCALE
10 0 5 10 20 30
(IN FEET)
1 inch = 10 ft.



PLAN



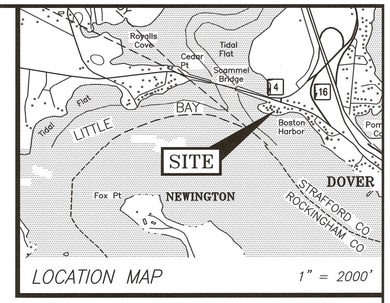
ELEVATION

NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILLTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
4. SILTSOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

1 / 301 FILTREXX® SILTSOXX™ FILTRATION SYSTEM
NTS

WETLAND NOTES:

1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY SAM HAYDEN, CWS NO. 321 ON 12/30/2024 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
   - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
   - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2017).
   - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
   - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
   - E) ''IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE'' (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
2) HOTL LINE WAS FIELD LOCATED BY HALEY WARD, INC.



LOCATION MAP 1" = 2000'

NOTES:

1. PARCEL IS SHOWN ON THE CITY OF DOVER'S ASSESSOR'S TAX MAP 7 AS LOT 6-0.
2. OWNERS OF RECORD:
   SHERYL & MARK ROSSIGNOL, TRUSTEES
   ROSSIGNOL FAMILY REVOCABLE TRUST OF 2016
   13 1/2 BOSTON HARBOR ROAD
   DOVER, NH 03820
   DEED BOOK 5198, PAGE 698
3. A MAJORITY PORTION OF THE PARCEL IS GRAPHICALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL 6 FEET) AS SHOWN ON FIRM PANEL 33017C0340E. EFFECTIVE DATE SEPTEMBER 30, 2015.
4. EXISTING LOT AREA (TO MEAN HIGH WATER):
   4,635± S.F.
   0.106± ACRES
5. PARCEL IS LOCATED IN THE LOW DENSITY RESIDENTIAL (R-20) ZONING DISTRICT.
6. PROPOSAL IS TO RAISE THE RENOVATED STRUCTURE TO A PROPOSED 10.1 FINISHED FLOOR (FF) ELEVATION AND RE-WORK THE FRONT AND BACK ACCESS TO ACCOMMODATE THE NEW FF.

ZONE R-20:

DIMENSIONAL REQUIREMENTS:

LOT AREA:		20,000 S.F. (MIN.)
FRONTAGE:		125 FEET (MIN.)
SETBACKS:	FRONT	20 FEET (MIN.)
		35 FEET (MAX.)
	SIDE	20 FEET* (MIN.)
	REAR	30 FEET (MIN.)
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM LOT COVERAGE:		30%

*PURSUANT TO ARTICLE V SECTION 170-14. D(1), THE REQUIRED SIDE YARD SETBACK IS REDUCED TO 10 FEET.

REV.	DATE	DESCRIPTION	BY	CHK.
2	07/03/2025	DECK	SJR	JRC
1	06/23/2025	REVISE MAIN STRUCTURES	SJR	JRC
0	05/27/2025	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS
SITE PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282

PROJECT
ROSSIGNOL RESIDENCE
13 1/2 BOSTON HARBOR ROAD, DOVER NH

TITLE
NHDES PERMIT PLAN

STATE OF NEW HAMPSHIRE - JOHN R. CHAGNON - 10581 - LICENSED PROFESSIONAL ENGINEER

DATE	SCALE
MAY 2025	1"=10'

DRAWN BY	DESIGNED BY	CHECKED BY
SJR	JRC	JRC

PROJECT No.	FIELD BOOK & PAGE
5010534.001	FB 419 PG 24

DRAWING No. **C-301** REV. **2**

P:\dwr\5010534-Jhwy_Boxing\cad\501-13 Boston Harbor Rd, Dover - FWV02-CAD_Fhwy2023 Shts\5010534.001 - C-3TE.dwg, 7/3/2025 7:41:40 AM

NHB25-1592 NEW HAMPSHIRE FISH AND GAME CONSERVATION MEASURES:

1. SHORTNOSE STURGEON (STATE AND FEDERALLY ENDANGERED), ATLANTIC STURGEON (STATE AND FEDERALLY THREATENED), NEW ENGLAND COTTONTAIL (STATE ENDANGERED), COMMON TERN (STATE THREATENED), CLIFF SWALLOW (STATE THREATENED), AND EASTERN MEADOWLARK (STATE THREATENED) OCCUR WITHIN THE VICINITY OF THE PROJECT AREA. ALL OPERATORS AND PERSONNEL WORKING ON OR ENTERING THE SITE SHOULD BE MADE AWARE OF THEIR POTENTIAL PRESENCE. SEE PLAN SHEET C-401.

2. NO IN-WATER WORK IS PROPOSED AND ALL WORK WILL BE CONDUCTED "IN THE DRY". IF WORK MUST BE CONDUCTED IN THE WATER NHFG MAY REQUIRE RECONSULTATION.

3. NO VEGETATION REMOVAL IS PROPOSED.

   a. SCRUB-SHRUB VEGETATION SHALL BE MAINTAINED ON SITE TO PROVIDE CONNECTIVITY IN THE LANDSCAPE FOR NEW ENGLAND COTTONTAIL.

4. IF NESTING CLIFF SWALLOWS ARE OBSERVED IN OR DIRECTLY ADJACENT TO THE PROJECT AREA, NHFG SHALL BE NOTIFIED FOR FURTHER COORDINATION AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV, WITH THE EMAIL SUBJECT LINE CONTAINING THE NHB DATA CHECK TOOL RESULTS LETTER ASSIGNED NUMBER, THE PROJECT NAME, AND THE TERM WILDLIFE SPECIES OBSERVATION. CLIFF SWALLOWS MAY NEST IN STRUCTURAL FIGURES ON NEARBY BUILDINGS SUCH AS EAVES, GUTTERS, DORMER, RAFTER, ROOF, OR SIMILAR FEATURES ON A STRUCTURE. SEE PLAN SHEETS C-201 & C-301.

5. EQUIPMENT AND MATERIALS SHALL NOT BE STAGED OR STORED IN THE MARSH UNTIL BEING INSTALLED. SEE PLAN SHEET C-301.

6. PROPER EROSION CONTROL SHALL BE INSTALLED TO PREVENT SEDIMENTATION FROM REACHING INTO THE WATERBODY. SEE PLAN SHEET C-301.

7. AVOID OR MINIMIZE THE USE OF FERTILIZERS IN UPLAND AREAS OR TRANSITION ZONES. IF FERTILIZERS ARE NECESSARY, USE ORGANIC VERSUS SYNTHETIC FERTILIZERS OPTIONS. SYNTHETIC OPTIONS SHOULD BE AVOIDED; HOWEVER, IF CHOSEN, THEY SHOULD BE CONTROLLED-RELEASED/SLOW-RELEASED AND AT LOW STRENGTHS. SEE PLAN SHEET C-301.

8. NATIVE SPECIES SHOULD BE USED FOR RESEEDING OR LANDSCAPING DISTURBED AREAS, IF APPLICABLE. SEE PLAN SHEETS C-301.

9. IF HYDROSEEDING IS DEEMED NECESSARY, THE MIX SHOULD NOT CONTAIN MICROPLASTICS AND DYES SHALL BE WATER-SOLUBLE AND ECO-FRIENDLY. HYDROSEEDING SHALL NOT OCCUR WITHIN 50 FEET OF THE RIVERS OR STREAMS TO MAINTAIN WATER QUALITY. SEE PLAN SHEET C-3001.

10. ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, WITH THE EXCEPTION OF TURF REINFORCEMENT MATS, UTILIZED FOR, BUT NOT LIMITED TO, SLOPE PROTECTION, RUNOFF DIVERSION, SLOPE INTERRUPTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS SHOULD NOT CONTAIN PLASTIC, OR MULTIFILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES. SEE PLAN SHEET C-301.

11. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES ON THE PROJECT SITE SHOULD BE REPORTED IMMEDIATELY TO THE NHFG NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV, WITH THE EMAIL SUBJECT LINE CONTAINING THE NHB DATACHECK TOOL RESULTS LETTER ASSIGNED NUMBER, THE PROJECT NAME, AND THE TERM WILDLIFE SPECIES OBSERVATION.
    a. PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHOULD BE PROVIDED TO NHFG IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION, AS FEASIBLE.

12. IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHOULD NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHFG AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHFG.

13. NHFG, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHOULD HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

REPORT OBSERVATIONS OF EASTERN MEADOWLARK

The NH Fish & Game Department is requesting observations of Eastern Meadowlark that could be encountered onsite.

Report sightings immediately to NHFG Wildlife Division at 603-271-2461 (M-F 8-4) or to NHFG Wildlife Biologist Melissa Winters 603-479-1129 (cell) anytime.

Please report promptly, noting specific location and date – Photographs strongly encouraged



Photo credit: Cornell lab of ornithology

- **State Threatened**
  - Possession and take prohibited.
  - Nests protected.
- Medium-sized bird (slightly larger but more compact than an American Robin, smaller than a Blue Jay) – 7.5-10.2 inches from tip to end of tail.
- Wingspan is 13.8-15.8 inches.
- Mottled brown back.
- Bright yellow throat and breast.
- Distinctive black "V" on chest.



Photo credit: Mike Allen

- Nesting occurs typically between mid-late May and early August
- Nests consist of 2-7 eggs.
- Eggs are white with brown speckles.
- May have more than 1 nest in a season.
- Nest is built on the ground with a roof of woven grasses, often not obvious when viewed directly from above.
- Incubation is for 13-16 days, nestling period lasts for 10-12 days



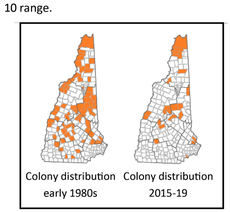
Photo credit: Mike Allen

- Adults may act agitated if disturbed within the vicinity of the nest. This may include:
  - Sharp alarm calls.
  - Flying from perch to perch, centered on a certain location.
  - Presence of two adults.

Cliff Swallows in New Hampshire: Fast Facts

Distribution and trends (see maps):
- Early 1980s: over 80 colonies
- Early 2000s: fewer than 40 colonies
- 2015-2019: 20-25 colonies

Existing colonies are primarily located in northern Coos County, with a second cluster in the Lakes Region. Most are on houses or barns, with two known sites on bridges. They range in size from single pairs to over 30, with most in the 5-10 range.



Colony distribution early 1980s | Colony distribution 2015-19

Migration:
- Arrive in early May and depart in August
- Rarely linger into September

Breeding:
- Lay eggs by end of May (sometimes later in the north)
- Incubation for two weeks
- Young leave nest in three weeks
- Most breeding completed by end of July

Cliff Swallows belong to a group of birds collectively known as "aerial insectivores," meaning that they feed primarily on insects caught while in flight. This group includes all swifts, swallows, flycatchers, and nightjars (nighthawks and whip-poor-wills), and shows some of the strongest declines among North American birds.

Most aerial insectivores in the Northeast are declining, and several additional species are considered "species of greatest conservation need" in New Hampshire including:

Common Nighthawk (endangered)
Purple Martin (threatened)
Bank Swallow
Chimney Swift
Eastern Whip-poor-will
Olive-sided Flycatcher

For more information on these species, please see the NH Wildlife Action Plan

https://www.wildlife.state.nh.us/wildlife/wap.html

For more detail on NH Cliff Swallows or to report sightings, contact Pam Hunt at NH Audubon (phunt@nhaudubon.org, 603-224-9909 x328). Additional information available at: https://www.cliffswallow.org/

Acknowledgments

Brochure developed by NH Audubon and the NH Fish and Game Department's Nongame Program with funding from a USFWS State Wildlife Grant and private donations.

NH AUDUBON

NH's Threatened

Cliff Swallows



Photo by Alan Schmierer

The Cliff Swallow (*Petrochelidon pyrrhonota*) is a colonial swallow that builds mud nests on vertical surfaces across most of North America. The number of colonies in New Hampshire has declined from over 80 in the 1980s to less than 25 today, and as a result it was added to the state's list of threatened species in 2017.



Cliff Swallow in a nest in Pittsburg (Pam Hunt)

The nest is gourd-shaped, made of mud, and attached to a vertical surface under an overhang (e.g., building eave). Nests are often very close together, even overlapping.

REV.	DATE	DESCRIPTION	BY	CHK.
0	08/18/2025	ISSUED FOR COMMENT	CBA	SNH

DRAWING ISSUE STATUS

DETAILS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

ROSSIGNOL RESIDENCE
13 1/2 BOSTON HARBOR ROAD, DOVER NH

TITLE

NH FISH & GAME CONSERVATION MEASURES

DATE	SCALE
MAY 2025	AS NOTED

DRAWN BY	DESIGNED BY	CHECKED BY
CBA	**	SNH

PROJECT No. 5010534.001

DRAWING No. **C-401** REV. **0**

FILE LOCATION: P:\MS5\10534-SHERYL_ROSSIGNOL\001-13 5 BOSTON HARBOR RD, DOVER - PAYGO\CAD_FILES\2025 SITE\5010534.001-C-SITE.DWG, 2025.08.18, 12:51 PM

EXPEDITED MINIMUM IMPACT (EXP) WETLANDS PERMIT APPLICATION

Water Division / Land Resources Management

Check the Status of your Application

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

APPLICANT'S NAME: Rossignol Family Revocable Trust Trust **TOWN NAME:** Dover

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

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

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

Does the property contain a PRA? If yes, provide the following information:	◉ Yes ○ No
• Does the project qualify for an Impact Classification Adjustment (such as an NH Fish and Game Department (NHFG) and NHB agreement for a classification downgrade) or a Project-Type Exception (such as a Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04).	○ Yes ◉ No
• Protected species or habitat? ○ If yes, species or habitat name(s): See NHB Consult Letter ○ NHB Project ID #: NHB25-1819	◉ Yes ○ No
• Bog?	○ Yes ◉ No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	◉ Yes ○ No
• Designated prime wetland or duly-established 100-foot buffer?	○ Yes ◉ No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	○ Yes ◉ No
Is the property within a Designated River corridor? If yes, provide the following information: • Name of Local River Management Advisory Committee (LAC): • A copy of the application was sent to the LAC on Month: ☐ Day ☐ Year:	○ Yes ◉ No
For dredging projects, is the subject property contaminated? • If yes, list contaminant(s):	○ Yes ◉ No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	○ Yes ◉ No
For stream crossing projects, provide watershed size (see Wetland Permit Planning Tool or Stream Stats): N/a	

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

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

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

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

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

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

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

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

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

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

Material Required:
Expedited Minimum Impact Wetlands Permit Application
Plan Set which meets requirements of 603.07
USGS Quad map
Tax Map
Appendix B Check list
Abutter List
Photographs
NHB & NHFG Consultation
Project Narrative

Water depth supporting information 603.08, and Data Screening 603.03 where not included because no in-water work or direct impacts to tidal resources are proposed.

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

(■ Not applicable)

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

The intent of the project is to increase the elevation of the first floor of an existing structure within the Flood Hazard Zone. Temporary impacts of 869 sq.ft. are anticipated for construction around the existing house. Once the first floor is raised, the front and back porches must be reconfigured to allow for additional steps to reach the ground floor. This reconfiguration will not increase the impervious area of the lot, nor will it move the primary structure closer to the resource.

Identify the type of jurisdictional resources to be impacted and the area of impact in square feet and/or linear feet:
Project proposes 869 sq. ft. of temporary impact to 100 ft Tidal Buffer Zone.

(☐ Not applicable)

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

ADDRESS:13 1/2 Boston Harbor Road

TOWN/CITY:Dover

TAX MAP/LOT NUMBER:Map 7 Lot 6

US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME:Boston Harbor
☐ N/A

LATITUDE/LONGITUDE in decimal degrees (to five decimal places): 43.12732° North
70.84399° West

SECTION 5 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 310.01(a))

If the applicant is a trust or a company, then the name of the trust or company should be written as the applicant's name.

NAME:Rossignol Family Revocable Trust

MAILING ADDRESS:35 Oakwood Drive

TOWN/CITY:Portsmouth | STATE:NH | ZIP CODE:03801

PHONE:603.531.7812 | EMAIL ADDRESS (OPTIONAL):sherylrossignlo712@gmail.com

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

SECTION 6 - AUTHORIZED AGENT INFORMATION (Env-Wt 310.01(a))

If the agent is a company, then the name of the company should be written as the agent's name.

NAME:Samuel Hayden

MAILING ADDRESS:200 Griffin Road, Unit 3

TOWN/CITY:Portsmouth | STATE:NH | ZIP CODE:03801

PHONE:207 770 6438 | EMAIL ADDRESS (OPTIONAL):shayden@haleyward.com

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

SECTION 7 - PROPERTY OWNER INFORMATION, IF DIFFERENT FROM APPLICANT (Env-Wt 310.01(a)) If the owner is a trust or a company, then the name of the trust or company should be written as the owner's name.			
NAME:			
MAILING ADDRESS:			
TOWN/CITY:		STATE:	ZIP CODE:
PHONE:	EMAIL ADDRESS (OPTIONAL):		
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.			

SECTION 8 - APPLICATION FEE (RSA 482-A:3, I)

Fee Set At $600 by RSA 483. and Budget Effective July 1, 2025

☐ $400 for minimum impact projects. Please make your check or money order payable to: "Treasurer - State of NH".

SECTION 9 - REQUIRED CERTIFICATIONS (Env-Wt 310.01(d))

Initial each box below to certify:

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

Initials:	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials:	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.
Initials:	The signer understands that: • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1.
Initials:	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.

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

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

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

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

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

AUTHORIZED COMMISSION SIGNATURE:	PRINT NAME LEGIBLY:	DATE:

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

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

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

DIRECTIONS FOR TOWN/CITY CLERK:

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

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

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

EXPEDITED MINIMUM IMPACT (EXP) WETLANDS PERMIT APPLICATION APPLICATION CHECKLIST

Keep this checklist for your reference. Do not submit it with your application.

APPLICATION CHECKLIST

Required for all applications:

- ☐ The completed, dated, signed and certified application (Env-Wt 310.01).
- ☐ Application fee of $400, as determined in RSA 482-A:3, I (Env-Wt 310.01(e)). Make check or money order payable to "Treasurer – State of NH".
- ☐ US Army Corps of Engineers (ACE) "Appendix B, New Hampshire General Permits (GPs), Required Information and Corps Secondary Impacts Checklist" and its required attachments (Env-Wt 307.02). This includes the US Fish and Wildlife Service IPAC review and New Hampshire Section 106 Historic/Archaeological Resource review.
- ☐ A copy of the town tax map(s) showing the location of the proposed project in relation to abutters (Env-Wt 310.01(b)(2)).
- ☐ A list of abutters' names and mailing addresses to cross-reference with the tax map (Env-Wt 310.01(b)(3)).
- ☐ A copy of the appropriate US Geological Survey map with the property and project clearly marked (Env-Wt 310.01(b)(4)).
- ☐ Photos that meet all of the following criteria:
  - ☐ Clearly show the area to be impacted,
  - ☐ Are mounted or printed no more than two per sheet on 8.5-inch x 11-inch paper, and
  - ☐ Are annotated to explain impact (Env-Wt 310.01(b)(6)).
- ☐ The results and identification number of the NHB DataCheck (Env-Wt 310.01(b)(8)), as well as documentation of any consultation request made to NHF&G with the consultation results and recommendations. See Wetlands Permitting: Protected Species and Habitat fact sheet.
- ☐ An accurate drawing showing the precise location, with detailed dimensions clearly annotated to document existing site conditions and to show the proposed impacts to the jurisdictional areas (Env-Wt 310.01(c)(4)).
- ☐ An accurate drawing to show the impact of the proposed activity on jurisdictional areas, including the following (Env-Wt 310.01(c)(5)):
  - ☐ An overview of the property and proposed impact areas in relation to property lines,
  - ☐ The scale, if any, used on the drawing,
  - ☐ If the drawing is not to scale, the dimensions of all existing and proposed structures, existing and proposed topography, and all other relevant features necessary to clearly define the project,
  - ☐ A labeled north-pointing arrow to indicate orientation,
  - ☐ A legend that clearly indicates all symbols, line types, and shading used on the plan,
  - ☐ The location of the jurisdictional areas delineated and associated wetland delineation notes, in accordance with Env-Wt 400,
  - ☐ The proposed construction sequence including pre-construction through post-construction activities and the relative timing and progression of all work,
  - ☐ The location and type of siltation and turbidity controls indicated graphically and labeled or annotated as necessary,

lrm@des.nh.gov or (603) 271-2147
29 Hazen Drive, PO Box 95, Concord, NH 03302-0095
des.nh.gov

- ☐ For any project using a temporary coffer dam and for any repair of a tier 3 stream crossing, the date, signature, and seal of the licensed professional engineer who prepared or had responsibility for the plan(s),
- ☐ For restoration/enhancement projects, the information required to be shown on a map by Env-Wt 525,
- ☐ For tidal minimum impact projects, the information required to be shown on a map by Env-Wt 600, and
- ☐ For minimum impact stream crossing projects, the information required to be shown on a map by Env-Wt 900.
- ☐ Plans or documentation showing that impacts have been avoided and minimized to the maximum extent practicable per Env-Wt 313.03(a).

☐ The linear distance of the project from abutting property boundaries (Env-Wt 310.01(c)(7)).

Required for certain project type, as applicable:

☐ The type of dock construction (Env-Wt 310.01(c)(8)).

☐ The diameter of culvert(s) to be used for road or driveway crossings (Env-Wt 310.01(c)(8)).

☐ The additional information specified in Env-Wt 522 for minimum impact agricultural applications (Env-Wt 310.01(c)(8)).

☐ Plans for maintenance of retaining walls, as specified in Env-Wt 514 (if applicable; Env-Wt 310.01(c)(8)).

☐ Specifications and plans for maintenance of rip-rap, as required by Env-Wt 514 (Env-Wt 310.01(c)(8)).

☐ Any other project-specific plan, cross section, or information required under Env-Wt 500 and as described in the project-specific worksheet (Env-Wt 310.01(c)(8)).

☐ Information required on the Coastal Resource Worksheet for coastal projects under Env-Wt 600.

☐ Prime Wetlands information required under Env-Wt 700.

☐ Information requested on the Stream Crossing Worksheet required by Env-Wt 900.

EXPEDITED (EXP) MINIMUM IMPACT WETLANDS PERMIT APPLICATION REVIEW PROCESS

(Keep this sheet for your reference; do not submit it with your application.)

In accordance with Env-Wt 310.02, the department must review an application for an expedited permit (EXP) for administrative completeness and compliance with applicable department rules within 30 calendar days of receipt if the application has been signed by:

- The municipal conservation commission or, if there is no conservation commission, the local governing body, certifying that the municipality waives its right to intervene on the project, which may be submtted electronically; and
- The LAC, if the project is within LAC jurisdiction, certifying that the LAC waives its right to intervene on the project. "LAC jurisdiction" means the authority conferred by RSA 483:8-a, III upon a local river management advisory committee relative to activities within a designated river or river corridor, provided that for the purpose of routine roadway maintenance activities conducted under an EXP, LAC jurisdiction is limited to activities in or within 250 feet of a tier 2 or tier 3 designated river that have a direct surface water connection to the designated river (Env-Wt 103.27).

Administrative Completeness Review:

If the application is administratively complete, complies with applicable requirements, and has the signature(s) mentioned above, the department will issue an EXP and post the information on OneStop within one business day of determining that the application was complete and in compliance with all applicable requirements.

If the application is lacking anything other than the signatures mentioned above and the project qualifies for an EXP, the department will send a written notice to the applicant that:

- Identifies each item that is missing; and
- Informs the applicant that in order to proceed under the EXP, the applicant must submit all necessary information within 20 days of the date of the notice or the application will be denied.

If the application was administratively complete except for one or both of the signatures required above, the department will send a written notice to the applicant that the application will be processed under the application processing times established in RSA 482-A:3, XIV.

If the applicant receives the above-mentioned notice and wishes to proceed under an EXP, the applicant must submit a revised application for an EXP that provides all of the required information within 20 days of the date of the notice. If the applicant does not submit all necessary information to the department within 20 days, the department will deny the EXP.

Technical Review:

If the information submitted as part of the application is not sufficient for the department to determine that the project meets the criteria for an EXP, the department shall send a request for more information, together with any written technical comments the department deems necessary, within 30 calendar days of receipt of the application. Such request and technical comments shall be sent by electronic means if the applicant or applicant's agent has indicted that doing so is acceptable.

If the project proposed in the EXP application does not comply with applicable requirements, the department will deny the application and notify the applicant in writing of the reason(s) for the denial.

lrm@des.nh.gov or (603) 271-2147
29 Hazen Drive, PO Box 95, Concord, NH 03302-0095
des.nh.gov

PLAN REFERENCES:

1) PLAN OF LAND PREPARED FOR ANDREW AND HELEN MIKSENAS, 7 BOSTON HARBOR ROAD, DOVER, NEW HAMPSHIRE. PREPARED BY McENEANEY SURVEY ASSOCIATES, INC. DATED OCTOBER 25, 1995. S.C.R.D. PLAN 47–6.

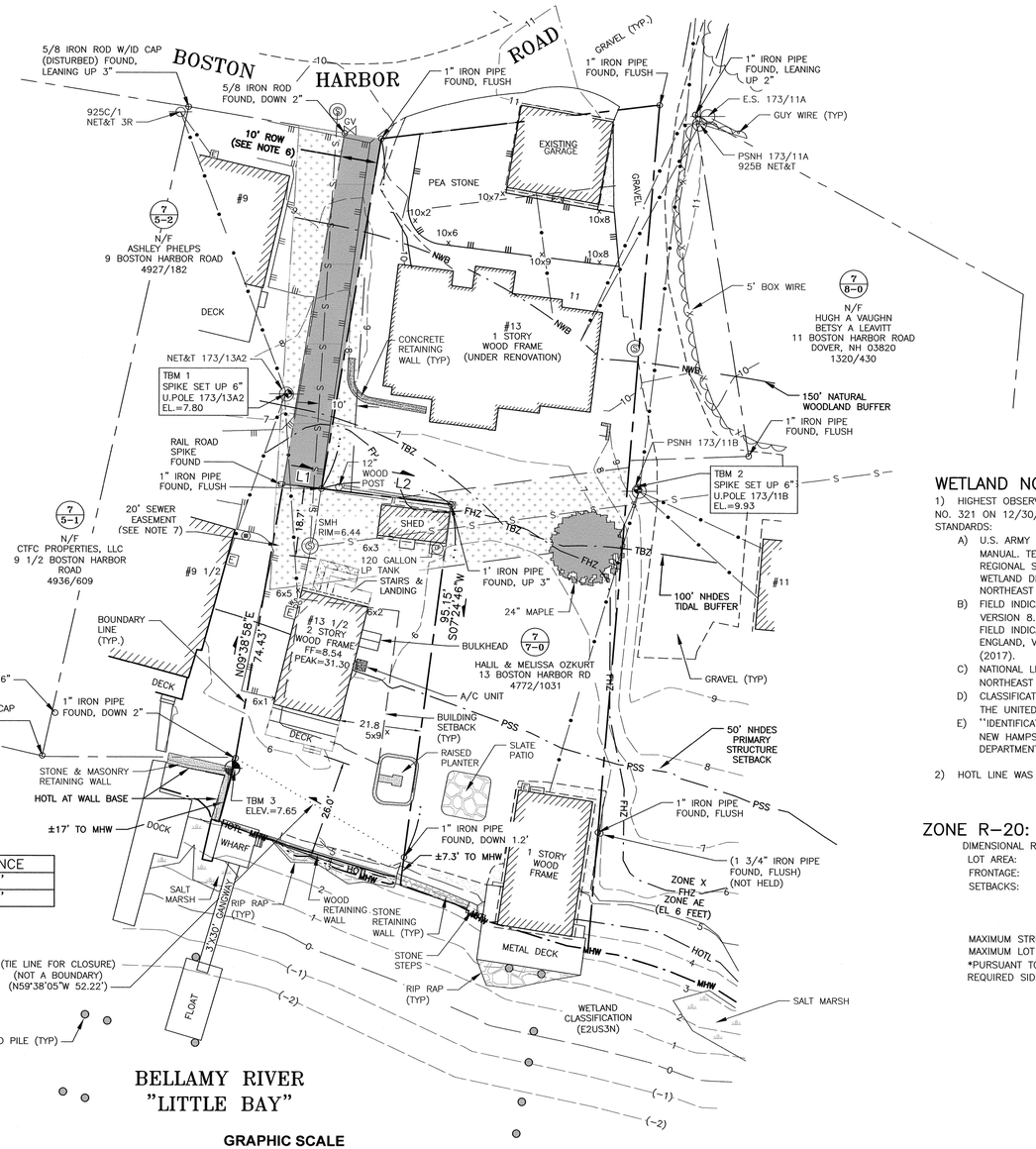
2) BOSTON HARBOR CONDOMINIUM SITE & PROFILE PLANS FOR PROPERTY AT 9 1/2 BOSTON HARBOR ROAD, DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE, OWNED BY ROBERT W. STICKNEY & JOANNE STICKNEY 9 1/2 BOSTON HARBOR ROAD, DOVER, NH 03820. PREPARED BY EASTERLY SURVEYING, INC. DATED FEBRUARY 15, 2019. S.C.R.D. PLAN 118–30.

3) PLAN OF LAND PREPARED FOR ANDRE J. MESSIER, III & JENNIFER S. MESSIER, (LOT 7/6), 13 1/2 BOSTON HARBOR ROAD, DOVER, NH. PREPARED BY BOUDREAU LAND SURVEYING. DATED JULY 23, 2014. S.C.R.D. PLAN 107–96.

4) BOUNDARY ADJUSTMENT PLAN PREPARED FOR HUGH A VAUGHN & BETSY LEAVITT–VAUGHN DOVER, NH. PREPARED BY THOMAS F MORAN, INC, DATED: NOVEMBER 22, 1988, S.C.R.D PLAN 37–64.

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
	RAILROAD SPIKE FOUND
	IRON ROD/IRON PIPE FOUND
	IRON PIPE FOUND
	STONE/CONCRETE BOUND FOUND
	RAILROAD SPIKE SET
	IRON ROD SET
	DRILL HOLE SET
	GRANITE BOUND SET
	BOUNDARY
	BUILDING SETBACK
MHW	MEAN HIGH WATER LINE
MLW	MEAN LOW WATER LINE
HOTL	NH DES HIGHEST OBSERVABLE TIDE LINE
	FRESHWATER WETLAND LINE
WB	WETLAND BUFFER LINE
	OVERHEAD ELECTRIC/WIRES
100	CONTOUR
97x3	SPOT ELEVATION
	EDGE OF PAVEMENT (EP)
	WOODS / TREE LINE
	UTILITY POLE (w/ GUY)
	GAS SHUT OFF
	WATER SHUT OFF/CURB STOP
GV	GATE VALVE
HYD	HYDRANT
GWE	METER (GAS, WATER, ELECTRIC)
A–1	EDGE OF WETLAND FLAGGING
	SWAMP / MARSH
EL.	ELEVATION
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
LSA	LANDSCAPED AREA
SMH	SEWER MANHOLE
	10' ROW



LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S83°15'09"E	10.32'
L2	S83°03'23"E	34.86'



"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

LLS 4/27/2025

PHILIP A. YETMAN, LLS 1122 DATE

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

NORTH NAD83(2011)

N

GRID NHSPC

WETLAND NOTES:

1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY SAM HAYDEN, CWS NO. 321 ON 12/30/2024 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
   - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y–87–1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
   - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA–NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2017).
   - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
   - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS–79/31 (1997).
   - E) ''IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE'' (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

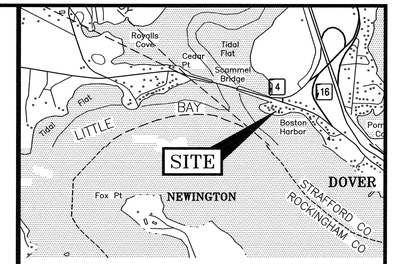
2) HOTL LINE WAS FIELD LOCATED BY HALEY WARD, INC.

ZONE R–20:

DIMENSIONAL REQUIREMENTS:

LOT AREA:		20,000 S.F. (MIN.)
FRONTAGE:		125 FEET (MIN.)
SETBACKS:	FRONT	20 FEET (MIN.)
		35 FEET (MAX.)
	SIDE	20 FEET* (MIN.)
	REAR	30 FEET (MIN.)
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM LOT COVERAGE:		30%

*PURSUANT TO ARTICLE V SECTION 170–14. D(1), THE REQUIRED SIDE YARD SETBACK IS REDUCED TO 10 FEET.



LOCATION MAP 1" = 2000'

NOTES:

1. PARCEL IS SHOWN ON THE CITY OF DOVER'S ASSESSOR'S TAX MAP 7 AS LOT 6–0.
2. OWNERS OF RECORD:
   SHERYL & MARK ROSSIGNOL, TRUSTEES
   ROSSIGNOL FAMILY REVOCABLE TRUST OF 2016
   13 1/2 BOSTON HARBOR ROAD
   DOVER, NH 03820
   DEED BOOK 5198, PAGE 698
3. A MAJORITY PORTION OF THE PARCEL IS GRAPHICALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL 6 FEET) AS SHOWN ON FIRM PANEL 33017C0340E. EFFECTIVE DATE SEPTEMBER 30, 2015.
4. EXISTING LOT AREA (TO MEAN HIGH WATER):
   4,635± S.F.
   0.106± ACRES
5. PARCEL IS LOCATED IN THE LOW DENSITY RESIDENTIAL (R–20) ZONING DISRICT.
6. PARCEL IS BENEFITED BY A 10' ROW AS DESCRIBED IN DEED BOOK 1079, PAGE 791 AND A PERMANENT DRIVEWAY ACCESS EASEMENT AS DESCRIBED IN DEED BOOK 4579, PAGE 34.
7. THIS PARCEL IS SUBJECT TO OR BENEFITS FROM A 20 FOOT WIDE SEWER EASEMENT AS DESCRIBED IN DEED BOOK 1006 PAGE 453 (BOOK 1010 PAGE 450–PLAN).
8. THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY OF ASSESSOR'S TAX MAP 7, LOT 6–0 IN THE CITY OF DOVER, NH.
9. VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
10. THE ENTIRE PARCEL IS WITHIN THE 250' NHDES PROTECTED SHORELAND.
11. ABUTTER INFORMATION TAKEN FROM THE CITY OF DOVER'S ASSESSORS GIS WEBSITE.
12. BUILDING MEASUREMENTS ARE TO SIDING.

REV.	DATE	DESCRIPTION	BY	CHK
1	05/27/2025	UPDATE/ADD INSTALLED DOCK	SJR	JRC
0	12/20/2024	ISSUED FOR COMMENT	—	—

DRAWING ISSUE STATUS

SITE SURVEY

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282

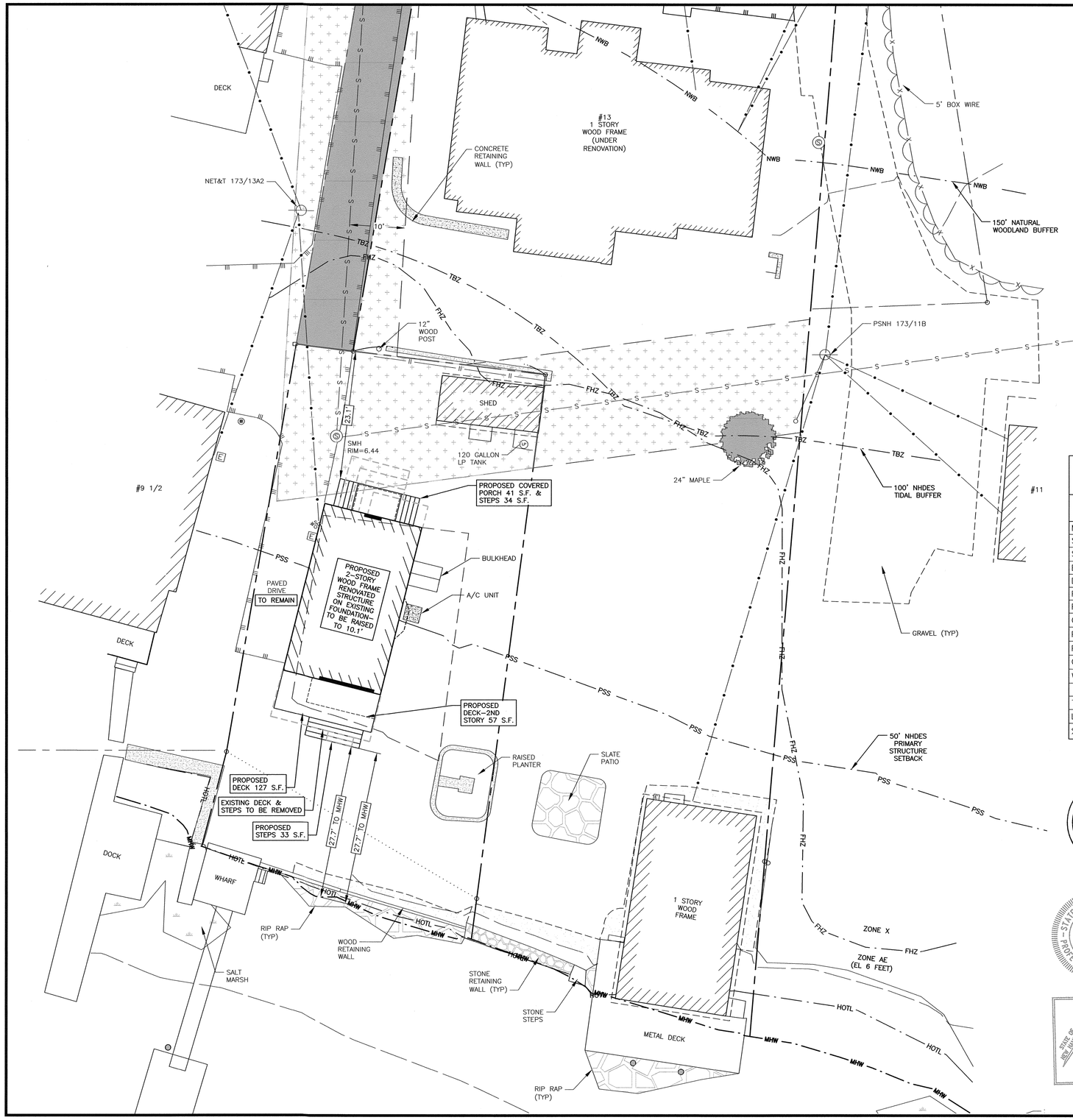
PROJECT

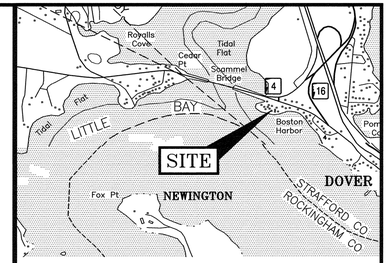
ROSSIGNOL RESIDENCE
13 1/2 BOSTON HARBOR ROAD, DOVER NH

TITLE

EXISTING CONDITIONS PLAN

DATE: DECEMBER 2024	SCALE: AS NOTED
DRAWN BY: PAY	DESIGNED BY: —
CHECKED BY: —	
PROJECT No.: 5010534.001	FIELD BOOK & PAGE: FB 419 PG 24
DRAWING No.: V-101	REV.: 1





LOCATION MAP 1" = 2000'

IMPERVIOUS SURFACE AREAS
(TO PROPERTY LINES)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	558	558
SHED	151	151
STEPS/LANDINGS	88	77
BULKHEAD	24	24
DECKS	194	127
PORCHES	0	41
RETAINING WALLS	55	52
GRAVEL	72	72
PAVED DRIVEWAY	538	538
PATIO	14	14
CONCRETE/PADS	8	8
WHARF	14	14
TOTAL	1,716	1,676
LOT SIZE	4,635	4,635
% LOT COVERAGE	37.0%	36.2%

NOTES:

1. PARCEL IS SHOWN ON THE CITY OF DOVER'S ASSESSOR'S TAX MAP 7 AS LOT 6-0.
2. OWNERS OF RECORD:
   SHERYL & MARK ROSSIGNOL, TRUSTEES
   ROSSIGNOL FAMILY REVOCABLE TRUST OF 2016
   13 1/2 BOSTON HARBOR ROAD
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4. EXISTING LOT AREA (TO MEAN HIGH WATER):
   4,635± S.F.
   0.106± ACRES
5. PARCEL IS LOCATED IN THE LOW DENSITY RESIDENTIAL (R-20) ZONING DISTRICT.
6. PROPOSAL IS TO RAISE THE RENOVATED STRUCTURE TO A PROPOSED 10.1 FINISHED FLOOR (FF) ELEVATION AND RE-WORK THE FRONT AND BACK ACCESS TO ACCOMMODATE THE NEW FF.

ZONE R-20:

DIMENSIONAL REQUIREMENTS:

LOT AREA:		20,000 S.F. (MIN.)
FRONTAGE:		125 FEET (MIN.)
SETBACKS:	FRONT	20 FEET (MIN.)
		35 FEET (MAX.)
	SIDE	20 FEET* (MIN.)
	REAR	30 FEET (MIN.)
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM LOT COVERAGE:		30%

*PURSUANT TO ARTICLE V SECTION 170-14. D(1), THE REQUIRED SIDE YARD SETBACK IS REDUCED TO 10 FEET.

STATE OF NEW HAMPSHIRE
SAMUEL N HAYDEN
No. 321
7/1/25
CERTIFIED WETLAND SCIENTIST

STATE OF NEW HAMPSHIRE
JOHN R. CHAGNON
No. 7651
LICENSED PROFESSIONAL ENGINEER

STATE OF NEW HAMPSHIRE
No. 238
JOHN R. CHAGNON
SIGNATURE
LICENSED LAND SURVEYOR

WETLAND NOTES:

1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY SAM HAYDEN, CWS NO. 321 ON 12/30/2024 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
   A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
   B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2017).
   C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
   D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
   E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
2) HOTL LINE WAS FIELD LOCATED BY HALEY WARD, INC.

GRAPHIC SCALE
10 0 5 10 20 30
(IN FEET)
1 inch = 10 ft.

REV.	DATE	DESCRIPTION	BY	CHK
2	07/03/2025	DECK	SJR	JRC
1	06/23/2025	REVISE MAIN STRUCTURES	SJR	JRC
0	05/27/2025	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

SITE PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282
WWW.HALEYWARD.COM

PROJECT

ROSSIGNOL RESIDENCE
13 1/2 BOSTON HARBOR ROAD, DOVER NH

TITLE

CITY OF DOVER SITE PLAN

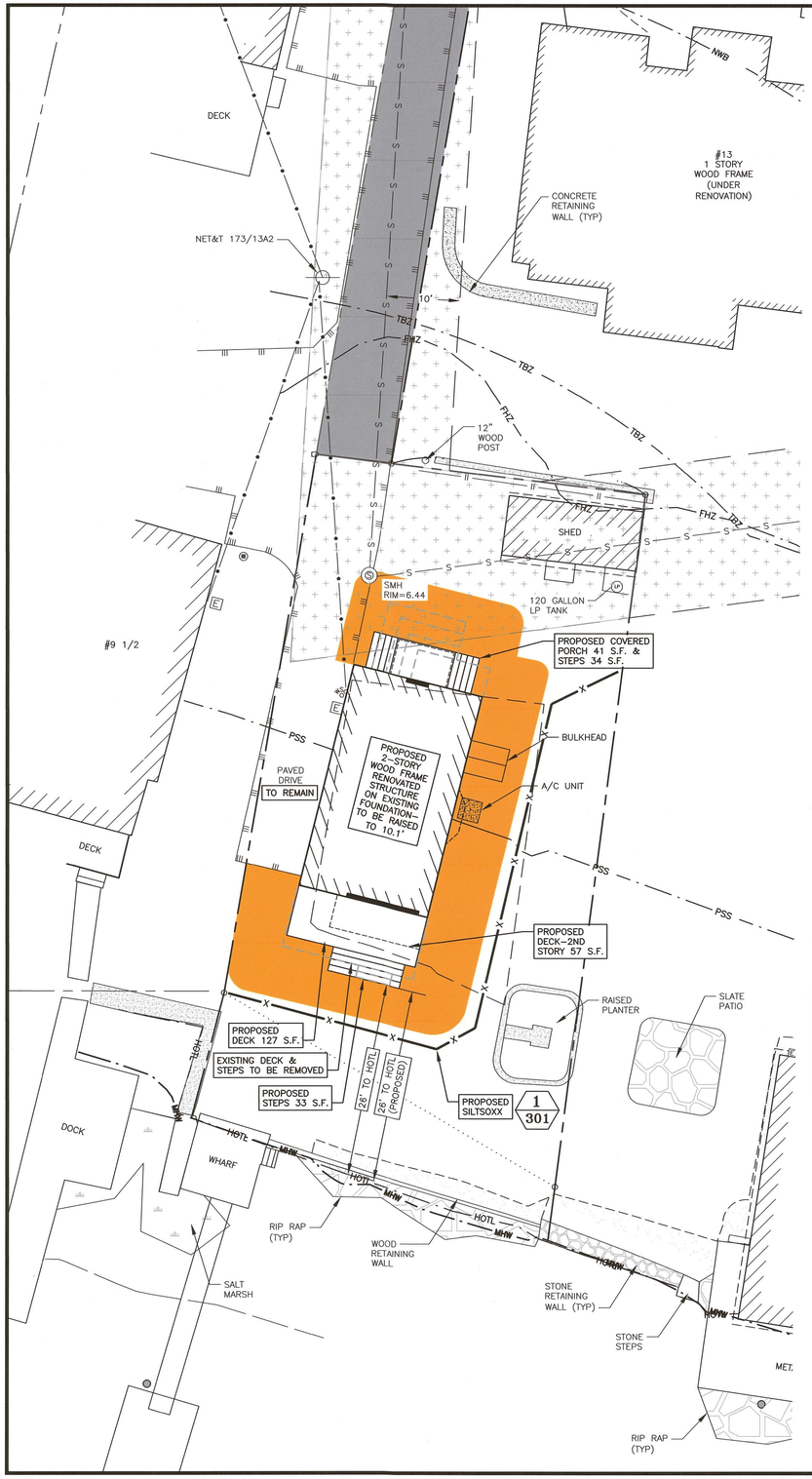
DATE	SCALE
MAY 2025	1"=10'

DRAWN BY	DESIGNED BY	CHECKED BY
SJR	JRC	JRC

PROJECT No. 5010534.001
FIELD BOOK & PAGE FB 419 PG 24

DRAWING No. **C-201**
REV. **2**

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IMPERVIOUS SURFACE AREAS
(WITHIN 250' SHORELAND PROTECTION ZONE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	558	558
SHED	151	151
STEPS/LANDINGS	88	77
BULKHEAD	24	24
DECKS	194	127
PORCHES	0	41
RETAINING WALLS	55	52
GRAVEL	72	72
PAVED DRIVEWAY	538	538
PATIO	14	14
CONCRETE/PADS	8	8
WHARF	14	14
TOTAL	1,716	1,676
LOT SIZE	4,635	4,635
% LOT COVERAGE	37.0%	36.2%

NHDES IMPACT AREAS
IN S.F.

	PERMANENT IMPACT AREAS	TEMPORARY IMPACT AREAS
100' TIDAL BUFFER ZONE/100' PRIME WETLAND BUFFER	0	869
250' PROTECTED SHORELAND ZONE	0	0

SITE REDEVELOPMENT:

BUILDING SF: NO CHANGE
FRONT ENTRY: EXISTING STEPS & LANDINGS: 120 S.F.
PROPOSED COVERED PORCH & STEPS: 75 S.F.
WATERSIDE DECK: EXISTING DECK & STEPS: 162 S.F.
PROPOSED DECK & STEPS: 160 S.F.

DEMOLITION NOTES

A) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.

B) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN.

CONSTRUCTION SEQUENCE

1) DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
2) DEMOLISH EXISTING STRUCTURE AND PERFORM NEW CONSTRUCTION.
3) AFTER CONSTRUCTION, REPAIR ANY DISTURBED AREAS UTILIZED FOR CONSTRUCTION ACCESS.

DISCHARGES, AVOIDANCE, MINIMIZATION AND MITIGATION

DISCHARGES OF DREDGED OR FILL MATERIAL INTO WATERS OF THE U.S. AND ANY SECONDARY IMPACTS SHALL BE AVOIDED AND MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE. PERMITTEES MAY ONLY FILL THOSE JURISDICTIONAL WETLANDS AND WATERWAYS THAT THE CORP AND NHDES AUTHORIZES TO BE FILLED AND IMPACT THOSE AREAS THAT THE CORPS AND AND NHDES AUTHORIZES AS SECONDARY IMPACTS. IF NOT SPECIFICALLY AUTHORIZED BY USACOE AND AND NHDES, ANY UNAUTHORIZED FILL OR SECONDARY IMPACT TO WETLANDS MAY BE CONSIDERED AS A VIOLATION OF THE CWA.

- UNLESS SPECIFICALLY AUTHORIZED USACOE AND AND NHDES, NO WORK SHALL DRAIN A WATER OF THE U.S. BY PROVIDING A CONDUIT FOR WATER ON OR BELOW THE SURFACE.

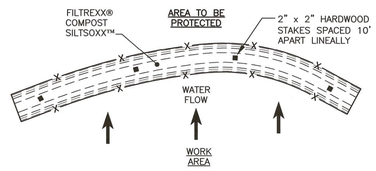
WORK SITE RESTORATION

- UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED AREAS SHALL BE PROPERLY STABILIZED. ANY SEED MIX SHALL CONTAIN ONLY PLANT SPECIES NATIVE TO NEW ENGLAND.
- THE INTRODUCTION OR SPREAD OF INVASIVE PLANT SPECIES IN DISTURBED AREAS IS PROHIBITED.
- IN AREAS OF AUTHORIZED TEMPORARY DISTURBANCE, IF TREES ARE CUT THEY SHALL BE CUT AT GROUND LEVEL AND NOT UPROOTED IN ORDER TO PREVENT DISRUPTION TO THE WETLAND SOIL STRUCTURE AND TO ALLOW STUMP SPROUTS TO REVEGETATE THE WORK AREA, UNLESS OTHERWISE AUTHORIZED.

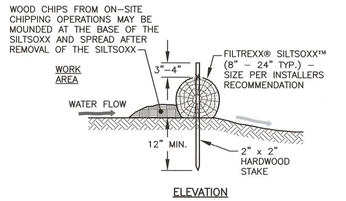
SEDIMENTATION AND EROSION CONTROL

ADEQUATE SEDIMENTATION AND EROSION CONTROL MANAGEMENT MEASURES, PRACTICES AND DEVICES, SUCH AS PHASED CONSTRUCTION, VEGETATED FILTER STRIPS, GEOTEXTILE SILT FENCES, STORMWATER DETENTION AND INFILTRATION SYSTEMS, SEDIMENT DETENTION BASINS, OR OTHER DEVICES SHALL BE INSTALLED AND PROPERLY MAINTAINED TO REDUCE EROSION AND RETAIN SEDIMENT ON-SITE DURING AND AFTER CONSTRUCTION. THEY SHALL BE CAPABLE OF PREVENTING EROSION, OF COLLECTING SEDIMENT, SUSPENDED AND FLOATING MATERIALS, AND OF FILTERING FINE SEDIMENT. THE DISTURBED AREAS SHALL BE STABILIZED AND THESE DEVICES SHALL BE REMOVED UPON COMPLETION OF WORK. THE SEDIMENT COLLECTED BY THESE DEVICES SHALL BE REMOVED AND PLACED AT AN UPLAND LOCATION, IN A MANNER THAT WILL PREVENT ITS LATER EROSION INTO A WATERWAY OR WETLAND. ALL EXPOSED SOIL AND OTHER FILLS SHALL BE PERMANENTLY STABILIZED AT THE EARLIEST PRACTICABLE DATE.

GRAPHIC SCALE
10 0 5 10 20 30
(IN FEET)
1 inch = 10 ft.



PLAN



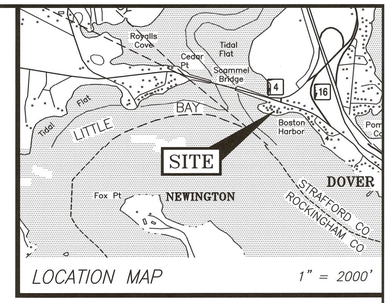
ELEVATION

NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILLTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
4. SILTSOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

1 / 301 FILTREXX® SILTSOXX™ FILTRATION SYSTEM
NTS

WETLAND NOTES:

1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY SAM HAYDEN, CWS NO. 321 ON 12/30/2024 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
   - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
   - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2017).
   - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
   - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
   - E) ''IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE'' (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
2) HOTL LINE WAS FIELD LOCATED BY HALEY WARD, INC.



LOCATION MAP 1" = 2000'

NOTES:

1. PARCEL IS SHOWN ON THE CITY OF DOVER'S ASSESSOR'S TAX MAP 7 AS LOT 6-0.
2. OWNERS OF RECORD:
   SHERYL & MARK ROSSIGNOL, TRUSTEES
   ROSSIGNOL FAMILY REVOCABLE TRUST OF 2016
   13 1/2 BOSTON HARBOR ROAD
   DOVER, NH 03820
   DEED BOOK 5198, PAGE 698
3. A MAJORITY PORTION OF THE PARCEL IS GRAPHICALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL 6 FEET) AS SHOWN ON FIRM PANEL 33017C0340E. EFFECTIVE DATE SEPTEMBER 30, 2015.
4. EXISTING LOT AREA (TO MEAN HIGH WATER):
   4,635± S.F.
   0.106± ACRES
5. PARCEL IS LOCATED IN THE LOW DENSITY RESIDENTIAL (R-20) ZONING DISTRICT.
6. PROPOSAL IS TO RAISE THE RENOVATED STRUCTURE TO A PROPOSED 10.1 FINISHED FLOOR (FF) ELEVATION AND RE-WORK THE FRONT AND BACK ACCESS TO ACCOMMODATE THE NEW FF.

ZONE R-20:

DIMENSIONAL REQUIREMENTS:

LOT AREA:		20,000 S.F. (MIN.)
FRONTAGE:		125 FEET (MIN.)
SETBACKS:	FRONT	20 FEET (MIN.)
		35 FEET (MAX.)
	SIDE	20 FEET* (MIN.)
	REAR	30 FEET (MIN.)
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM LOT COVERAGE:		30%

*PURSUANT TO ARTICLE V SECTION 170-14. D(1), THE REQUIRED SIDE YARD SETBACK IS REDUCED TO 10 FEET.

REV.	DATE	DESCRIPTION	BY	CHK.
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DRAWING ISSUE STATUS
SITE PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282

PROJECT
ROSSIGNOL RESIDENCE
13 1/2 BOSTON HARBOR ROAD, DOVER NH

TITLE
NHDES PERMIT PLAN

STATE OF NEW HAMPSHIRE - JOHN R. CHAGNON - 10581 - LICENSED PROFESSIONAL ENGINEER

DATE	SCALE
MAY 2025	1"=10'

DRAWN BY	DESIGNED BY	CHECKED BY
SJR	JRC	JRC

PROJECT No.	FIELD BOOK & PAGE
5010534.001	FB 419 PG 24

DRAWING No. **C-301** REV. **2**

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NHB25-1592 NEW HAMPSHIRE FISH AND GAME CONSERVATION MEASURES:

1. SHORTNOSE STURGEON (STATE AND FEDERALLY ENDANGERED), ATLANTIC STURGEON (STATE AND FEDERALLY THREATENED), NEW ENGLAND COTTONTAIL (STATE ENDANGERED), COMMON TERN (STATE THREATENED), CLIFF SWALLOW (STATE THREATENED), AND EASTERN MEADOWLARK (STATE THREATENED) OCCUR WITHIN THE VICINITY OF THE PROJECT AREA. ALL OPERATORS AND PERSONNEL WORKING ON OR ENTERING THE SITE SHOULD BE MADE AWARE OF THEIR POTENTIAL PRESENCE. SEE PLAN SHEET C-401.

2. NO IN-WATER WORK IS PROPOSED AND ALL WORK WILL BE CONDUCTED "IN THE DRY". IF WORK MUST BE CONDUCTED IN THE WATER NHFG MAY REQUIRE RECONSULTATION.

3. NO VEGETATION REMOVAL IS PROPOSED.

   a. SCRUB-SHRUB VEGETATION SHALL BE MAINTAINED ON SITE TO PROVIDE CONNECTIVITY IN THE LANDSCAPE FOR NEW ENGLAND COTTONTAIL.

4. IF NESTING CLIFF SWALLOWS ARE OBSERVED IN OR DIRECTLY ADJACENT TO THE PROJECT AREA, NHFG SHALL BE NOTIFIED FOR FURTHER COORDINATION AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV, WITH THE EMAIL SUBJECT LINE CONTAINING THE NHB DATA CHECK TOOL RESULTS LETTER ASSIGNED NUMBER, THE PROJECT NAME, AND THE TERM WILDLIFE SPECIES OBSERVATION. CLIFF SWALLOWS MAY NEST IN STRUCTURAL FIGURES ON NEARBY BUILDINGS SUCH AS EAVES, GUTTERS, DORMER, RAFTER, ROOF, OR SIMILAR FEATURES ON A STRUCTURE. SEE PLAN SHEETS C-201 & C-301.

5. EQUIPMENT AND MATERIALS SHALL NOT BE STAGED OR STORED IN THE MARSH UNTIL BEING INSTALLED. SEE PLAN SHEET C-301.

6. PROPER EROSION CONTROL SHALL BE INSTALLED TO PREVENT SEDIMENTATION FROM REACHING INTO THE WATERBODY. SEE PLAN SHEET C-301.

7. AVOID OR MINIMIZE THE USE OF FERTILIZERS IN UPLAND AREAS OR TRANSITION ZONES. IF FERTILIZERS ARE NECESSARY, USE ORGANIC VERSUS SYNTHETIC FERTILIZERS OPTIONS. SYNTHETIC OPTIONS SHOULD BE AVOIDED; HOWEVER, IF CHOSEN, THEY SHOULD BE CONTROLLED-RELEASED/SLOW-RELEASED AND AT LOW STRENGTHS. SEE PLAN SHEET C-301.

8. NATIVE SPECIES SHOULD BE USED FOR RESEEDING OR LANDSCAPING DISTURBED AREAS, IF APPLICABLE. SEE PLAN SHEETS C-301.

9. IF HYDROSEEDING IS DEEMED NECESSARY, THE MIX SHOULD NOT CONTAIN MICROPLASTICS AND DYES SHALL BE WATER-SOLUBLE AND ECO-FRIENDLY. HYDROSEEDING SHALL NOT OCCUR WITHIN 50 FEET OF THE RIVERS OR STREAMS TO MAINTAIN WATER QUALITY. SEE PLAN SHEET C-3001.

10. ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, WITH THE EXCEPTION OF TURF REINFORCEMENT MATS, UTILIZED FOR, BUT NOT LIMITED TO, SLOPE PROTECTION, RUNOFF DIVERSION, SLOPE INTERRUPTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS SHOULD NOT CONTAIN PLASTIC, OR MULTIFILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES. SEE PLAN SHEET C-301.

11. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES ON THE PROJECT SITE SHOULD BE REPORTED IMMEDIATELY TO THE NHFG NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV, WITH THE EMAIL SUBJECT LINE CONTAINING THE NHB DATACHECK TOOL RESULTS LETTER ASSIGNED NUMBER, THE PROJECT NAME, AND THE TERM WILDLIFE SPECIES OBSERVATION.
    a. PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHOULD BE PROVIDED TO NHFG IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION, AS FEASIBLE.

12. IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHOULD NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHFG AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHFG.

13. NHFG, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHOULD HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

REPORT OBSERVATIONS OF EASTERN MEADOWLARK

The NH Fish & Game Department is requesting observations of Eastern Meadowlark that could be encountered onsite.

Report sightings immediately to NHFG Wildlife Division at 603-271-2461 (M-F 8-4) or to NHFG Wildlife Biologist Melissa Winters 603-479-1129 (cell) anytime.

Please report promptly, noting specific location and date – Photographs strongly encouraged



Photo credit: Cornell lab of ornithology

- **State Threatened**
  - Possession and take prohibited.
  - Nests protected.
- Medium-sized bird (slightly larger but more compact than an American Robin, smaller than a Blue Jay) – 7.5-10.2 inches from tip to end of tail.
- Wingspan is 13.8-15.8 inches.
- Mottled brown back.
- Bright yellow throat and breast.
- Distinctive black "V" on chest.



Photo credit: Mike Allen

- Nesting occurs typically between mid-late May and early August
- Nests consist of 2-7 eggs.
- Eggs are white with brown speckles.
- May have more than 1 nest in a season.
- Nest is built on the ground with a roof of woven grasses, often not obvious when viewed directly from above.
- Incubation is for 13-16 days, nestling period lasts for 10-12 days



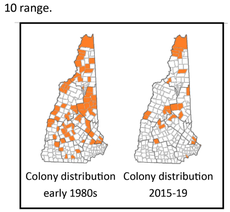
Photo credit: Mike Allen

- Adults may act agitated if disturbed within the vicinity of the nest. This may include:
  - Sharp alarm calls.
  - Flying from perch to perch, centered on a certain location.
  - Presence of two adults.

Cliff Swallows in New Hampshire: Fast Facts

Distribution and trends (see maps):
- Early 1980s: over 80 colonies
- Early 2000s: fewer than 40 colonies
- 2015-2019: 20-25 colonies

Existing colonies are primarily located in northern Coos County, with a second cluster in the Lakes Region. Most are on houses or barns, with two known sites on bridges. They range in size from single pairs to over 30, with most in the 5-10 range.



Colony distribution early 1980s | Colony distribution 2015-19

Migration:
- Arrive in early May and depart in August
- Rarely linger into September

Breeding:
- Lay eggs by end of May (sometimes later in the north)
- Incubation for two weeks
- Young leave nest in three weeks
- Most breeding completed by end of July

Cliff Swallows belong to a group of birds collectively known as "aerial insectivores," meaning that they feed primarily on insects caught while in flight. This group includes all swifts, swallows, flycatchers, and nightjars (nighthawks and whip-poor-wills), and shows some of the strongest declines among North American birds.

Most aerial insectivores in the Northeast are declining, and several additional species are considered "species of greatest conservation need" in New Hampshire including:

Common Nighthawk (endangered)
Purple Martin (threatened)
Bank Swallow
Chimney Swift
Eastern Whip-poor-will
Olive-sided Flycatcher

For more information on these species, please see the NH Wildlife Action Plan

https://www.wildlife.state.nh.us/wildlife/wap.html

For more detail on NH Cliff Swallows or to report sightings, contact Pam Hunt at NH Audubon (phunt@nhaudubon.org, 603-224-9909 x328). Additional information available at: https://www.cliffswallow.org/

Acknowledgments

Brochure developed by NH Audubon and the NH Fish and Game Department's Nongame Program with funding from a USFWS State Wildlife Grant and private donations.

NH AUDUBON

NH's Threatened

Cliff Swallows



Photo by Alan Schmierer

The Cliff Swallow (*Petrochelidon pyrrhonota*) is a colonial swallow that builds mud nests on vertical surfaces across most of North America. The number of colonies in New Hampshire has declined from over 80 in the 1980s to less than 25 today, and as a result it was added to the state's list of threatened species in 2017.



Cliff Swallow in a nest in Pittsburg (Pam Hunt)

The nest is gourd-shaped, made of mud, and attached to a vertical surface under an overhang (e.g., building eave). Nests are often very close together, even overlapping.

REV.	DATE	DESCRIPTION	BY	CHK.
0	08/18/2025	ISSUED FOR COMMENT	CBA	SNH

DRAWING ISSUE STATUS

DETAILS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

ROSSIGNOL RESIDENCE
13 1/2 BOSTON HARBOR ROAD, DOVER NH

TITLE

NH FISH & GAME CONSERVATION MEASURES

DATE	SCALE
MAY 2025	AS NOTED

DRAWN BY	DESIGNED BY	CHECKED BY
CBA	**	SNH

PROJECT No. 5010534.001

DRAWING No. **C-401** REV. **0**

FILE LOCATION: P:\MS5\10534-SHERYL_ROSSIGNOL\001-13 5 BOSTON HARBOR RD, DOVER - PAYGO\CAD_FILES\2025 SITE\5010534.001-C-SITE.DWG, 2025.08.18, 12:51 PM

US Army Corps of Engineers ®
New England District

Appendix B

New Hampshire General Permits (GPs)
Required Information and Corps Secondary Impacts Checklist

In order for the Corps of Engineers to properly evaluate your application, applicants must submit the following information along with the New Hampshire DES Wetlands Bureau application or permit notification forms. Some projects may require more information. For a more comprehensive checklist, go to https://www.nae.usace.army.mil/Missions/Regulatory/ "Useful Documents, Forms and Publications" and then "Corps Application Form and Guidance." Check with the Corps at (978) 318-8832 for project-specific requirements. For your convenience, this Appendix B is also attached to the State of New Hampshire DES Wetlands Bureau application and Permit by Notification forms.

All Projects:

- New Hampshire Department of Environmental Services (DES) Wetlands Permit Application.
- Request for Project Review Form by the New Hampshire Division of Historical Resources (DHR) https://www.nh.gov/nhdhr/review/rpr.htm.
- Photographs of wetland/waterway to be impacted.
- Purpose of the project.
- Legible, reproducible plans no larger than 11"x17" with bar scale. Provide locus map and plan views of the entire property.
- Typical cross-section views of all wetland and waterway fill areas and wetland replication areas.
- In navigable waters, show mean low water (MLW) and mean high water (MHW) elevations. Show the high tide line (HTL) elevations when fill is involved. In other waters, show ordinary high water (OHW) elevation.
- On each plan, show the following for the project:
    - Vertical datum and the NAVD 1988 equivalent with the vertical units as U.S. feet. In coastal waters this may be mean higher high water (MHHW), mean high water (MHW), mean low water (MLW), mean lower low water (MLLW) or other tidal datum with the vertical units as U.S. feet. MLLW and MHHW are preferred. Provide the correction factor detailing how the vertical datum (e.g., MLLW) was derived using the latest National Tidal Datum Epoch for that area, typically 1983-2001.
    - Horizontal state plane coordinates in U.S. survey feet based on the Traverse Mercator Grid system for the State of New Hampshire (Zone 2800) NAD 83.
    - Project limits with existing and proposed conditions.
    - Limits of any Federal Navigation Project in the vicinity of the project area and horizontal State Plane Coordinates in U.S. survey feet for the limits of the proposed work closest to the Federal Navigation Project;
    - Volume, type, and source of fill material to be discharged into waters and wetlands, including the area(s) (in square feet or acres) of fill in wetlands, below the OHW in inland waters and below the HTL in coastal waters.
    - Delineation of all waterways and wetlands on the project site,:
- Use Federal delineation methods and include Corps wetland delineation data sheets (GC 2).
- For activities involving discharges of dredged or fill material into waters of the U.S., include a statement describing how impacts to waters of the U.S. are to be avoided and minimized, and either a statement describing how impacts to waters of the U.S. are to be compensated for (or a conceptual or detailed mitigation plan) or a statement explaining why compensatory mitigation should not be required for the proposed impacts. Please contact the Corps for guidance.

US Army Corps of Engineers ®
New England District

New Hampshire General Permits (GPs)
Appendix B - Corps Secondary Impacts Checklist
(for inland wetland/waterway fill projects in New Hampshire)

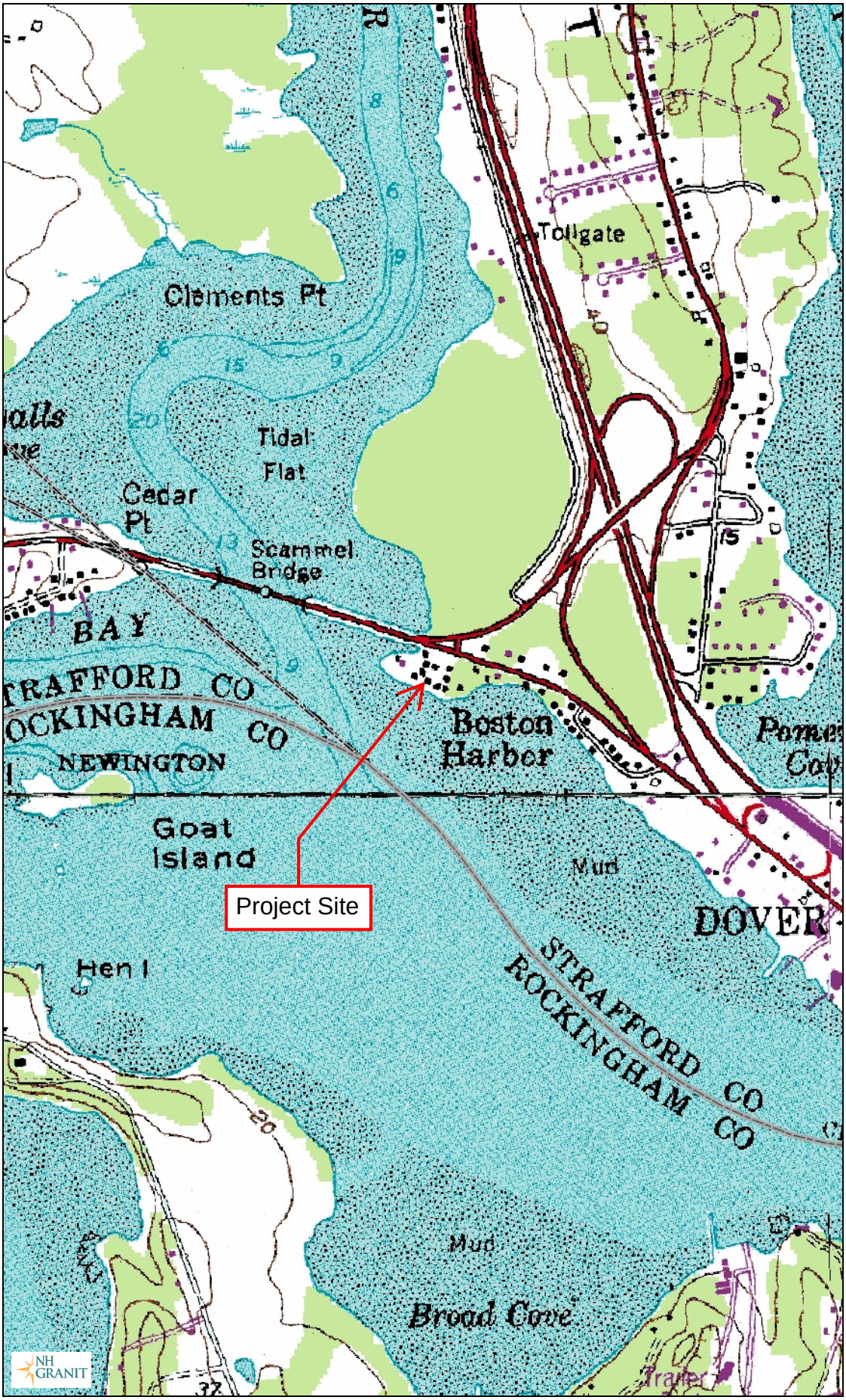
1. Attach any explanations to this checklist. Lack of information could delay a Corps permit determination.
2. All references to "work" include all work associated with the project construction and operation. Work includes filling, clearing, flooding, draining, excavation, dozing, stumping, etc.
3. See GC 5, regarding single and complete projects.
4. Contact the Corps at (978) 318-8832 with any questions.

1. Impaired Waters	Yes	No
1.1 Will any work occur within 1 mile upstream in the watershed of an impaired water? See http://des.nh.gov/organization/divisions/water/wmb/section401/impaired_waters.htm to determine if there is an impaired water in the vicinity of your work area.*		X
2. Wetlands	Yes	No
2.1 Are there are streams, brooks, rivers, ponds, or lakes within 200 feet of any proposed work?	X	
2.2 Are there proposed impacts to SAS, special wetlands. Applicants may obtain information from the NH Department of Resources and Economic Development Natural Heritage Bureau (NHB) DataCheck Tool for information about resources located on the property at https://www2.des.state.nh.us/nhb_datacheck/. The book Natural Community Systems of New Hampshire also contains specific information about the natural communities found in NH.		X
2.3 If wetland crossings are proposed, are they adequately designed to maintain hydrology, sediment transport & wildlife passage?		X
2.4 Would the project remove part or all of a riparian buffer? (Riparian buffers are lands adjacent to streams where vegetation is strongly influenced by the presence of water. They are often thin lines of vegetation containing native grasses, flowers, shrubs and/or trees that line the stream banks. They are also called vegetated buffer zones.)		X
2.5 The overall project site is more than 40 acres?		X
2.6 What is the area of the previously filled wetlands?	N/A	
2.7 What is the area of the proposed fill in wetlands?	N/A	
2.8 What is the % of previously and proposed fill in wetlands to the overall project site?	N/A	
3. Wildlife	Yes	No
3.1 Has the NHB & USFWS determined that there are known occurrences of rare species, exemplary natural communities, Federal and State threatened and endangered species and habitat, in the vicinity of the proposed project? (All projects require an NHB ID number & a USFWS IPAC determination.) NHB DataCheck Tool: https://www2.des.state.nh.us/nhb_datacheck/ USFWS IPAC website: https://ecos.fws.gov/ipac/location/index	X	

3.2 Would work occur in any area identified as either "Highest Ranked Habitat in N.H." or "Highest Ranked Habitat in Ecological Region"? (These areas are colored magenta and green, respectively, on NH Fish and Game's map, "2010 Highest Ranked Wildlife Habitat by Ecological Condition.") Map information can be found at: • PDF: https://wildlife.state.nh.us/wildlife/wap-high-rank.html. • Data Mapper: www.granit.unh.edu. • GIS: www.granit.unh.edu/data/downloadfreedata/category/databycategory.html.		X
3.3 Would the project impact more than 20 acres of an undeveloped land block (upland, wetland/waterway) on the entire project site and/or on an adjoining property(s)?		X
3.4 Does the project propose more than a 10-lot residential subdivision, or a commercial or industrial development?		X
3.5 Are stream crossings designed in accordance with the GC 21?		X
4. Flooding/Floodplain Values	Yes	No
4.1 Is the proposed project within the 100-year floodplain of an adjacent river or stream?	X	
4.2 If 4.1 is yes, will compensatory flood storage be provided if the project results in a loss of flood storage?		X
5. Historic/Archaeological Resources		
For a minimum, minor or major impact project - a copy of the Request for Project Review (RPR) Form (www.nh.gov/nhdhr/review) with your DES file number shall be sent to the NH Division of Historical Resources as required on Page 11 GC 8(d) of the GP document**		N/A

*Although this checklist utilizes state information, its submittal to the Corps is a Federal requirement.
** If your project is not within Federal jurisdiction, coordination with NH DHR is not required under Federal law.

Map by NH GRANIT



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- State
- County
- City/Town
- World Imagery
- Low Resolution 15m Imager
- High Resolution 60cm Image
- High Resolution 30cm Image
- Citations
- 4.8m Resolution Metadata

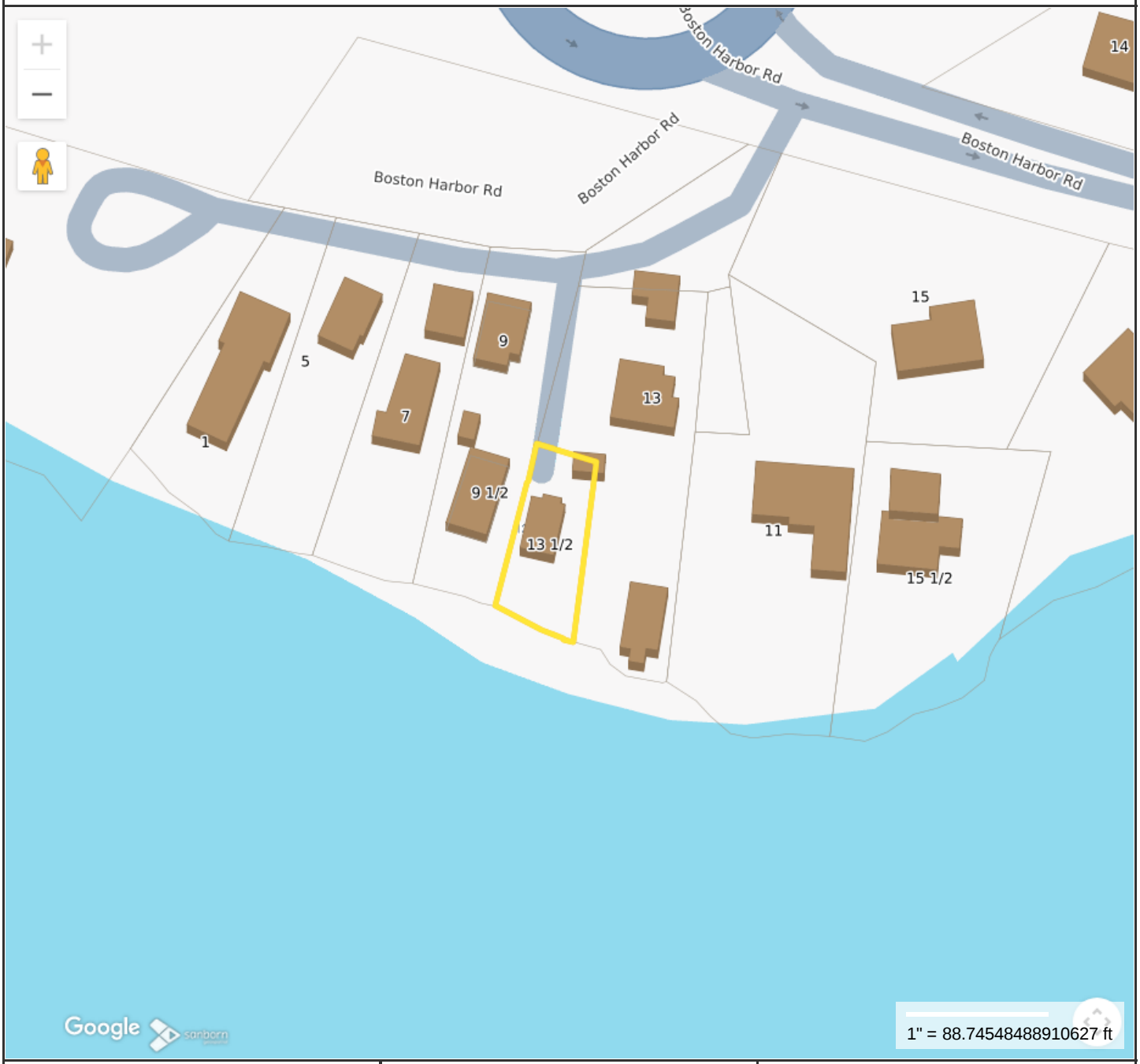
Map Scale

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Map Generated: 7/24/2025

Notes



Property Information

Location	13 BOSTON HARBOR RD
Owner	ROSSIGNOL SHERYL J & MARK B TRUSTEES
Land Use	101R
Zoning Code	R-20
Property Id	07006-000000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/30/2023
Data updated Daily

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

Ambit Engineering Abutter List

Rossingnol Residence
13 1/2 Boston Harbor Road
Dover NH

Job # 5010534.001

Applicant/Owner(s)

Map	Lot	Deed	Owner (s) First/Trust	Owner(s) Last, Trustee	Mailing Address	City	State	Zip
R13	9		Gerrish Kimberly K Revocable Trust	Todd and Kimberly Gerrish	12 Liam's Court	Greenland	NH	03840

Engineer	**#REF!**		**#REF!**		

Other Consultants					
Other Consultants					
Other Consultants					

Job # 010534.001 **Abutters**

Map	Lot	Deed	Owner(s) First/Trust	Owner(s) Last /Trustee	Mailing Address	City	State	Zip
R13	9		Ashley Phelps		9 Boston Harbor Road	Dover	NH	03820
R13	9 1/2		CTFC Properties LLC		23 Boston Harbor Road	Dover	NH	03820
R12	9 1/2		Boston Harbor Condominium Association		9 1/2 Boston Harbor Road	Dover	NH	03820
	13		Ozkurt Family Revocable Trust of 2024	Ozkurt Halil & Melissa Trustees	13 Boston Harbor Road,	Dover	NH	03820

Ambit Engineering Abutter List

Job #	010534.001		Abutters					
Map	Lot	Deed	Owner(s) First/Trust	Owner(s) Last /Trustee	Mailing Address	City	State	Zip

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Dover, NH, 03820

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Ashley Phelps
9 Boston Harbor Road
Dover, NH, 03820

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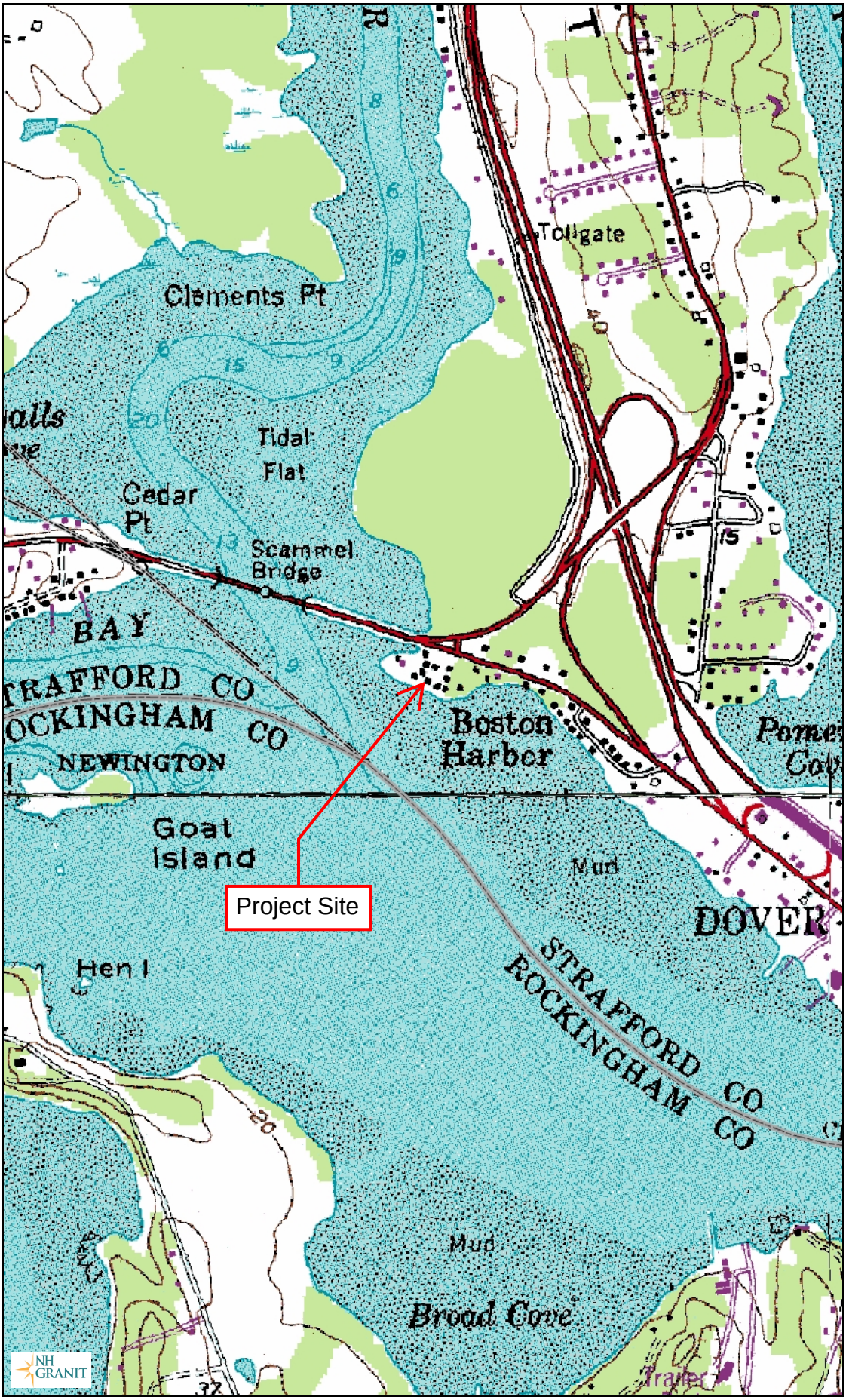
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Ozkurt Family Revocable Trust
13 Boston Harbor Road
Dover, NH, 03820-4645

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- Citations
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Map Scale

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Notes

PHOTOGRAPHIC LOG
Rosignol Residence

Photo No. 1 **Photo Date:** 12/20/2024 **Site Location:** 13 ½ Boston Harbor Road, Dover, NH **Description:** View facing southwest of structure and northern porch. **Photo By:** MM	

Photo No. 2 **Photo Date:** 12/20/2024 **Site Location:** 13 ½ Boston Harbor Road, Dover, NH **Description:** View facing west of existing structure. Both porches visible. **Photo By:** MM	

PHOTOGRAPHIC LOG
Rosignol Residence

Photo No. 3 **Photo Date:** 12/20/2024 **Site Location:** 13 ½ Boston Harbor Road, Dover, NH **Description:** View northwest of existing structure and existing southern porch. **Photo By:** MM	

Photo No. 4 **Photo Date:** 12/20/2024 **Site Location:** 13 ½ Boston Harbor Road, Dover, NH **Description:** View facing northeast of existing structure. **Photo By:** MM	

PHOTOGRAPHIC LOG
Rosignol Residence

Photo No. 5	5
Photo Date: 12/20/2024	
Site Location: 13 ½ Boston Harbor Road, Dover, NH	
Description: View facing east of existing southern porch and maintained lawn adjacent to the resource.	
Photo By: MM	



Photo No. 5	5
Photo Date: 12/20/2024	
Site Location: 13 ½ Boston Harbor Road, Dover, NH	
Description: North of existing structure, salt marsh, and sparsely vegetated intertidal zone. No work proposed in this area.	
Photo By: MM	



DataCheck Results Letter
For NHDES Ecological Review

To: Sam Hayden, HaleyWard
200 Griffin Road Unit #3
Portsmouth, NH 03801
shayden@haleyward.com

From: Ecological Review Section
NH Department of Environmental Services
Main Contact: Maddie Severance - nhbreview@dncr.nh.gov

cc: NHFG Review, David Simmons

Date: 07/03/2025 (valid until 07/03/2026)
Re: DataCheck Review by NHDES Ecological Review Section and NH Fish & Game
Permits: NHDES - Standard Dredge & Fill - Minimum; or Expedited

DCT ID: NHB25-1819

Town: Dover
Location: 13 1/2 Boston Harbor Road

Project Description: Raising an existing building within its current footprint. Expansion is for additional stairs to reach ground floor after building raised.

Next Steps for Applicant:

NHDES's Ecological Review Section has searched the Natural Heritage Bureau's (NHB) database of rare species and exemplary natural communities. Please carefully read the comments below and the consultation requirements on the following page.

Plant and Natural Community Comments: No comments at this time.

Wildlife Comments: Please refer to NHFG consultation requirements below.

Plant and Natural Community Consultation

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

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

Wildlife Consultation

If this DataCheck letter DOES NOT include ANY wildlife species records, then, based on the information submitted, no further consultation with the NH Fish and Game Department (NHFG) pursuant to Fis 1004 is required.

If this DataCheck letter includes a record for a threatened (T) or endangered (E) wildlife species, consultation with the New Hampshire Fish and Game Department under Fis 1004 may be required. To review the Fis 1000 rules (effective February 3, 2022), please go to https://www.wildlife.nh.gov/wildlife-and-habitat/nongame-and-endangered-species/environmental-review. All requests for consultation and submittals should be sent via email to NHFGreview@wildlife.nh.gov or can be sent by mail, and must include the DataCheck results letter number and "Fis 1004 consultation request" in the subject line.

If the DataCheck response letter does not include a threatened or endangered wildlife species but includes other wildlife species (e.g., Species of Special Concern), consultation under Fis 1004 is not required; however, some species are protected under other state laws or rules, so coordination with NH Fish & Game is highly recommended or may be required for certain permits. While some permitting processes are exempt from required consultation under Fis 1004 (e.g., *statutory permit by notification, permit by rule, permit by notification, routine roadway registration, docking structure registration, or conditional authorization by rule*), coordination with NH Fish & Game may still be required under the rules governing those specific permitting processes, and it is recommended you contact the applicable permitting agency. For projects not requiring consultation under Fis 1004, but where additional coordination with NH Fish and Game is requested, please email NHFGreview@wildlife.nh.gov, and include the DataCheck results letter number and "review request" in the email subject line.
Contact NH Fish & Game at (603) 271-0467 with questions.

NHB Database Records:
The following record(s) have been documented in the vicinity of the proposed project. Please refer to this list when coordinating.

Vertebrate species	State[1]	Federal	Notes
Atlantic Sturgeon (*Acipenser oxyrinchus oxyrinchus*)	T	T	Contact the NH Fish & Game Dept (see above) and the US Fish & Wildlife Service (see below).
Cliff Swallow (*Petrochelidon pyrrhonota*)	T	--	Contact the NH Fish & Game Dept (see above).
Common Tern (*Sterna hirundo*)	T	--	Contact the NH Fish & Game Dept (see above).
Eastern Meadowlark (*Sturnella magna*)	T	--	Contact the NH Fish & Game Dept (see above).
New England Cottontail (*Sylvilagus transitionalis*)	E	--	Contact the NH Fish & Game Dept (see above).
Shortnose Sturgeon (*Acipenser brevirostrum*)	E	E	Contact the NH Fish & Game Dept (see above) and the US Fish & Wildlife Service (see below).

[1]Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list.
An asterisk (*) indicates that the most recent report for that occurrence was 20 or more years ago.

For all animal reviews, refer to 'IMPORTANT: NHFG Consultation' section above. Contact for federally-listed animals: David Simmons, USFWS, at (603) 223-2541. Contact for federally-listed species: David Simmons, USFWS, at (603) 223-2541.

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

DataCheck Results Letter
For NHDES Ecological Review

Please note: Effective June 10th, 2025, DataCheck letters will no longer include specific locations of rare species and exemplary natural communities. Changes to the map have been made to reflect this update.

Important: The list of rare species and exemplary natural communities that may be impacted by the project is included. Please refer to that list when coordinating.

NHB25-1819



COASTAL RESOURCE WORKSHEET

Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Application

RSA/Rule: RSA 482-A/ Env-Wt 600

APPLICANT LAST NAME, FIRST NAME, M.I.:

This worksheet may be used to present the information required for projects in coastal areas, in addition to the information required for Lower-Scrutiny Approvals, Expedited Permits, and Standard Permits under Env-Wt 603.01.

Please refer to Env-Wt 605.03 for impacts requiring compensatory mitigation.

SECTION 1 - REQUIRED INFORMATION (Env-Wt 603.02; Env-Wt 603.06; Env-Wt 603.09)

The following information is required for projects in coastal areas.

Describe the purpose of the proposed project, including the overall goal of the project, the core project purpose consisting of a concise description of the facilities and work that could impact jurisdictional areas, and the intended project outcome. Specifically identify all natural resource assets in the area proposed to be impacted and include maps created through a data screening in accordance with Env-Wt 603.03 (refer to Section 2) and Env-Wt 603.04 (refer to Section 3) as attachments.

The intent of the project is to increase the elevation of the first floor of an existing structure within the Flood Hazard Zone. Temporary impacts of 869 sq.ft. are anticipated for construction around the existing house. Once the first floor is raised, the front and back porches must be reconfigured to allow for additional steps to reach the ground floor. This reconfiguration will not increase the impervious area of the lot, nor will it move the primary structure closer to the resource.

The proposed layout of the new stairs overlaid on the old stairs can be seen in Sheet C-201 of the attached plan set.

For standard permit projects, provide:

☒ A Coastal Functional Assessment (CFA) report in accordance with Env-Wt 603.04 (refer to Section 3).

☐ A vulnerability assessment in accordance with Env-Wt 603.05 (refer to Section 4).

Explain all recommended methods and other considerations to protect the natural resource assets during and as a result of project construction in accordance with Env-Wt 311.07, Env-Wt 313, and Env-Wt 603.04.

The project does not propose direct impacts to the resource or increase impervious surface area on the lot. All impacts will be temporary during construction. Industry standard temporary erosion and sedimentation controls will be utilized to prevent sediment leaving the site and entering the resource. These will remain in place until the workspace is returned to pre-construciton conditions and permanently stabilized with vegetation.

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

307.03, .04, .12 - The project will utilize erosion and sedimentation controls to prevent sediment leaving the site. These controls will be maintained through construction and removed following permanent site stabilization.

307.04 - Substantial earthwork or importation of materials which may contain seeds / propagules is not proposed.

307.06 - The project has consulted with NHB and NHFG and will implement their comments.

307.07 - Project will comply with RSA 483-B and has been designed to comply with env-Wq 1400.

307.08, .09, .10 - The project does not impact designated prime wetland buffers or propose shoreline structures or dredging.

307.16 - The contractor will be monitored to ensure compliance with the plans.

Provide a project design narrative that includes the following:

☒ A discussion of how the proposed project:

- Uses best management practices and standard conditions in Env-Wt 307;
- Meets all avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;
- Meets approval criteria in Env-Wt 313.01;
- Meets evaluation criteria in Env-Wt 313.01(c);
- Meets CFA requirements in Env-Wt 603.04; and
- Considers sea-level rise and potential flooding evaluated pursuant to Env-Wt 603.05;

☒ A construction sequence, erosion/siltation control methods to be used, and a dewatering plan; and

☒ A discussion of how the completed project will be maintained and managed.

The project has avoided and minimized to the greatest extent practicable by avaoiding any increase in impervious coverage on the lot. The changes to the decks are minimal, necessary to add additional stairs, and will not extend the primary structure closer to the reference line.

A construction sequence is included on Sheet C-301 of the attached plan set.

The completed project will be maintained in a similar manner to the current maintenance. Periodic mowing to maintain vegetative cover on the lanw and typical residential upkeep.

☒ Provide design plans that meet the requirements of Env-Wt 603.07 (refer to Section 5);

☐ Provide water depth supporting information required by Env-Wt 603.08 (refer to Section 6); and

☐ For any major project that proposes to construct a structure in tidal waters/wetlands or to extend an existing structure seaward, provide a statement from the Pease Development Authority Division of Ports and Harbors (DP&H) chief harbormaster, or designee, for the subject location relative to the proposed structure's impact on navigation. If the proposed structure might impede existing public passage along the subject shoreline on foot or by non-motorized watercraft, the applicant shall explain how the impediments have been minimized to the greatest extent practicable.

SECTION 2 - DATA SCREENING (Env-Wt 603.03, in addition to Env-Wt 306.05)

Please use the Wetland Permit Planning Tool, or any other database or source, to indicate the presence of:

☒ Existing salt marsh and salt marsh migration pathways;

☐ Eelgrass beds;

☐ Documented shellfish sites;

☐ Projected sea-level rise; and

☐ 100-year floodplain.

Conduct data screening as described to identify documented essential fish habitat, and tides and currents that may be impacted by the proposed project, by using the following links:

☐ National Oceanic and Atmospheric Administration (NOAA) Tides & Currents; and

☐ NOAA Essential Fish Habitat Mapper.

☐ Verify or correct the information collected from the data screenings by conducting an on-site assessment of the subject property in accordance with Env-Wt 406 and Env-Wt 603.04.

SECTION 3 - COASTAL FUNCTIONAL ASSESSMENT/ AVOIDANCE AND MINIMIZATION (Env-Wt 603.04; Env-Wt 605.01; Env-Wt 605.02; Env-Wt 605.03)

Projects in coastal areas shall:

☒ Not impair the navigation, recreation, or commerce of the general public; and

☒ Minimize alterations in prevailing currents.

An applicant for a permit for work in or adjacent to tidal waters/wetlands or the tidal buffer zone shall demonstrate that the following have been avoided or minimized as required by Env-Wt 313.04:

☒ Adverse impacts to beach or tidal flat sediment replenishment;

☒ Adverse impacts to the movement of sediments along a shore;

☒ Adverse impacts on a tidal wetland's ability to dissipate wave energy and storm surge; and

☒ Adverse impacts of project runoff on salinity levels in tidal environments.

For standard permit applications submitted for minor or major projects:

☐ Attach a CFA based on the data screening information and on-site evaluation required by Env-Wt 603.03. The CFA for tidal wetlands or tidal waters shall be:

- Performed by a qualified coastal professional; and
- Completed using one of the following methods:

  a. The US Army Corps of Engineers (USACE) Highway Methodology Workbook, dated 1993, together with the USACE New England District *Highway Methodology Workbook Supplement*, dated 1999; or

  b. An alternative scientifically-supported method with cited reference and the reasons for the alternative method substantiated.

For any project that would impact tidal wetlands, tidal waters, or associated sand dunes, the applicant shall:

- ☐ Use the results of the CFA to select the location of the proposed project having the least impact to tidal wetlands, tidal waters, or associated sand dunes;
- ☐ Design the proposed project to have the least impact to tidal wetlands, tidal waters, or associated sand dunes;
- ☐ Where impact to wetland and other coastal resource functions is unavoidable, limit the project impacts to the least valuable functions, avoiding and minimizing impact to the highest and most valuable functions; and
- ☐ Include on-site minimization measures and construction management practices to protect coastal resource areas.

Projects in coastal areas shall use results of this CFA to:

- ☐ Minimize adverse impacts to finfish, shellfish, crustacean, and wildlife;
- ☐ Minimize disturbances to groundwater and surface water flow;
- ☐ Avoid impacts that could adversely affect fish habitat, wildlife habitat, or both; and
- ☐ Avoid impacts that might cause erosion to shoreline properties.

SECTION 4 - VULNERABILITY ASSESSMENT (Env-Wt 603.05)

Refer to the New Hampshire Coastal Flood Risk Summary Part 1: Science and New Hampshire Coastal Flood Risk Summary Part II: Guidance for Using Scientific Projections or other best available science to:

Determine the time period over which the project is designed to serve.

Identify the project's relative risk tolerance to flooding and potential damage or loss likely to result from flooding to buildings, infrastructure, salt marshes, sand dunes and other valuable coastal resource areas.

Reference the projected sea-level rise (SLR) scenario that most closely matches the end of the project design life and the project's tolerance to risk or loss.

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

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

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

Where there are conflicts between the project's purpose and the vulnerability assessment results, schedule a pre-application meeting with the department to evaluate design alternatives, engineering approaches, and use of the best available science.

☐ Pre-application meeting date held:

SECTION 5 - DESIGN PLANS (Env-Wt 603.07, in addition to Env-Wt 311)

Submit design plans for the project in both plan and elevation views that clearly depict and identify all required elements.

The plan view shall depict the following:

☐ The engineering scale used, which shall be no larger than one inch equals 50 feet;

☐ The location of tidal datum lines depicted as lines with the associated elevation noted, based on North American Vertical Datum of 1988 (NAVD 88), derived from https://tidesandcurrents.noaa.gov/datum_options.html, as described in Section 6.

☐ An imaginary extension of property boundary lines into the waterbody and a 20-foot setback from those property line extensions;

☐ The location of all special aquatic sites at or within 100 feet of the subject property;

☐ Existing bank contours;

☐ The name and license number, if applicable, of each individual responsible for the plan, including:

a. The agent for tidal docking structures who determined elevations represented on plans; and

b. The qualified coastal professional who completed the CFA report and located the identified resources on the plan;

☐ The location and dimensions of all existing and proposed structures and landscape features on the property;

☐ Tidal datum(s) with associated elevations noted, based on NAVD 88; and

☐ Location of all special aquatic sites within 100-feet of the property.

The elevation view shall depict the following:

☐ The nature and slope of the shoreline;

☐ The location and dimensions of all proposed structures, including permanent piers, pilings, float stop structures, ramps, floats, and dolphins; and

☐ Water depths depicted as a line with associated elevation at highest observable tide, mean high tide, and mean low tide, and the date and tide height when the depths were measured. Refer to Section 6 for more instructions regarding water depth supporting information.

See specific design and plan requirements for certain types of coastal projects:

- Overwater structures (Env-Wt 606).
- Dredging activities (Env-Wt 607).
- Tidal beach maintenance (Env-Wt 608).
- Tidal shoreline stabilization (Env-Wt 609).
- Protected tidal zone (Env-Wt 610).
- Sand Dunes (Env-Wt 611).

SECTION 6 - WATER DEPTH SUPPORTING INFORMATION REQUIRED (Env-Wt 603.08)

Using current predicted NOAA tidal datum for the location, and tying field measurements to NAVD 88, field observations of at least three tide events, including at least one minus tide event, shall be located to document the range of the tide in the proposed location showing the following levels:

- ☐ Mean lower low water;
- ☐ Mean low water;
- ☐ Mean high water;
- ☐ Mean tide level;
- ☐ Mean higher high water;
- ☐ Highest observable tide line; and
- ☐ Predicted sea-level rise as identified in the vulnerability assessment in Env-Wt 603.05.

The following data shall be presented in the application project narrative to support how water depths were determined:

- ☐ The date, time of day, and weather conditions when water depths were recorded; and
- ☐ The name and license number of the licensed land surveyor who conducted the field measurements.

For tidal stream crossing projects, provide:

- ☐ Water depth information to show how the tier 4 stream crossing is designed to meet Env-Wt 904.07(c) and (d).

For repair, rehabilitation or replacement of tier 4 stream crossings:

- ☐ Demonstrate how the requirements of Env-Wt 904.09 are met.

SECTION 7 - GENERAL CRITERIA FOR TIDAL BEACHES, TIDAL SHORELINE, AND SAND DUNES (Env-Wt 604.01)

Any person proposing a project in or on a tidal beach, tidal shoreline, or sand dune, or any combination thereof, shall evaluate the proposed project based on:

- ☐ The standard conditions in Env-Wt 307;
- ☐ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;
- ☐ The approval criteria in Env-Wt 313.01;
- ☐ The evaluation criteria in Env-Wt 313.05;
- ☐ The project specific criteria in Env-Wt 600;
- ☐ The CFA required by Env-Wt 603.04; and
- ☐ The vulnerability assessment required by Env-Wt 603.05.

New permanent impacts to sand dunes that provide coastal storm surge protection for protected species or habitat shall not be allowed except:

- ☐ To protect public safety; and
- ☐ Only if constructed by a state agency, coastal resiliency project, or for a federal homeland security project.

Projects in or on a tidal beach, tidal shoreline, or sand dune shall support integrated shoreline management that:

- ☐ Optimizes the natural function of the shoreline, including protection or restoration of habitat, water quality, and self-sustaining stability to flooding and storm surge; and
- ☐ Protects upland infrastructure from coastal hazards with a preference for living shorelines over hardened shoreline practices.

SECTION 8 - GENERAL CRITERIA FOR TIDAL BUFFER ZONES (Env-Wt 604.02)

The 100-foot statutory limit on the extent of the tidal buffer zone shall be measured horizontally. Any person proposing a project in or on an undeveloped tidal buffer zone shall evaluate the proposed project based on:

- ☐ The standard conditions in Env-Wt 307;
- ☐ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;
- ☐ The approval criteria in Env-Wt 313.01;
- ☐ The evaluation criteria in Env-Wt 313.05;
- ☐ The project specific criteria in Env-Wt 600;
- ☐ The CFA required by Env-Wt 603.04; and
- ☐ The vulnerability assessment required by Env-Wt 603.05.

Projects in or on a tidal buffer zone shall preserve the self-sustaining ability of the buffer area to:

- ☐ Provide habitat values;
- ☐ Protect tidal environments from potential sources of pollution;
- ☐ Provide stability of the coastal shoreline; and
- ☐ Maintain existing buffers intact where the lot has disturbed area defined under RSA 483-B:4, IV.

SECTION 9 - GENERAL CRITERIA FOR TIDAL WATERS/WETLANDS (Env-Wt 604.03)

Except as allowed under Env-Wt 606, permanent new impacts to tidal wetlands shall be allowed only to protect public safety or homeland security. Evaluation of impacts to tidal wetlands and tidal waters shall be based on:

- ☐ The standard conditions in Env-Wt 307;
- ☐ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;
- ☐ The approval criteria in Env-Wt 313.01;
- ☐ The evaluation criteria in Env-Wt 313.05;
- ☐ The project specific criteria in Env-Wt 600;
- ☐ The CFA required by Env-Wt 603.04; and
- ☐ The vulnerability assessment required by Env-Wt 603.05.

Projects in tidal surface waters or tidal wetlands shall:

- ☐ Optimize the natural function of the tidal wetland, including protection or restoration of habitat, water quality, and self-sustaining stability to storm surge;
- ☐ Be designed with a preference for living shorelines over hardened stabilization practices; and
- ☐ Be limited to public infrastructure or restoration projects that are in the interest of the general public, including a road, a bridge, energy infrastructure, or a project that addresses predicted sea-level rise and coastal flood risk.

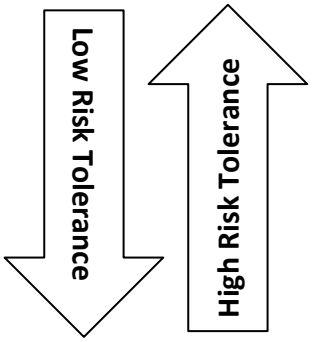
SECTION 10 – GUIDANCE

Your application must follow the New Hampshire Coastal Risk and Hazards Commission's Guiding Principles or other best available science. Below are some of these guidance principles:

- Incorporate science-based coastal flood risk projections into planning;
- Apply risk tolerance* to assessment, planning, design, and construction;
- Protect natural resources and public access;
- Create a bold vision, start immediately, and respond incrementally and opportunistically as projected coastal flood risks increase over time; and
- Consider the full suite of actions including effectiveness and consequences of actions.

*Risk tolerance is a project's willingness to accept a higher or lower probability of flooding impacts. The diagram below gives examples of project with lower and higher risk tolerance:

Critical infrastructures, historic sites, essential ecosystems, and high value assets typically have lower risk tolerance, and thus should be planned, designed, and constructed using higher coastal flood risk projections.



Sheds, pathways, and small docks typically have higher risk tolerance and thus may be planned, designed, and constructed using less protective coastal flood risk projections.

8/21/2025

Wetland Inspector
New Hampshire Department of Environmental Services
Wetlands Bureau
29 Hazen Drive / P.O. Box 95
Concord, New Hampshire 03302

Re: NHDES Minimum Impact Wetland Permit Application, Tax Map 7, Lot 6, 13 ½ Boston Harbor Road, New Hampshire

Dear Wetland Inspector:

This letter transmits a New Hampshire Department of Environmental Services (NHDES) Minimum Impact Wetland Permit Application request to permit a reconfiguration of two porches attached to a primary structure which will result in temporary impacts to the previously developed 100' TBZ of 869 sq. ft.

Attached to this application you will find a NHDES Permit Plan (Sheet V-101) which depicts the existing lot, jurisdictional areas, abutting parcels, existing structures, proposed work, and temporary impact areas. Also attached to this application is a full plan set that includes an Existing Conditions Plan - V101 and a City of Dover Site Plan - C201.

Per Env-Wt 306.05, Certified Wetland Scientist Sam Hayden from Haley Ward. classified all jurisdictional areas and identified the predominant functions of all relevant resources. The Highest Observable Tide Line marks the reference line for the 100' TBZ on the attached plan set. Because this is a minimum impact project, a Coastal Vulnerability Assessment and Coastal Functional Assessment have not been completed, as Env-Wt 603.02(c) only require these for standard minor or major applications.

The project is necessary to increase the height of the ground floor of a structure within the Flood Hazard Zone as determined by the Federal Emergency Management Agency (Zone X, elevation 6 feet). By raising the height of the ground floor, additional stairs are required to reach this floor elevation from grade. The project has been designed to avoid increasing total impervious lot coverage and to maintain the existing distance from the primary structure to the HOTL (26.0').

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

All efforts to avoid and minimize have been taken during the design phase. The project represents the alternative with the least adverse impacts to areas and environments while allowing reasonable use of the property.

Per Env-Wt 603.02(b), attached to this application you will find a plan set which depicts the existing lot, jurisdictional areas, all natural resources in the area, abutting parcels, existing structures, proposed structures, and temporary impact areas. Also included in this application are maps created in accordance with Env-Wt 603.03 and Env-Wt 603.05.

In order to complete the application package for this project, the DES Wetlands Bureau rules in Chapter Env-Wt 310 and Env-Wt 603 have been evaluated and addressed below.

603.06 – Narrative
The project will protect water quality by utilizing standard erosion and sedimentation controls to prevent exposed soils or temporary stockpiles from being mobilized into adjacent natural resources. These will remain in place until permanent stabilization by vegetation is achieved. The project does not propose major grading or disturbance of soils, nor significant importation of fill which can carry invasive species seeds or propagules. Additionally, the area is maintained as a lawn which will combat the establishment of expanding populations of invasive species. Rare-Threatened, or endangered species and critical habitat has been protected by consulting with NH NHB and NHF&G and integrating their comments into the plan set.

The project is limited to modification of a non-shoreline structure. The design avoided and minimized to the greatest extent practicable by avoiding any increase in impervious surfaces on the lot while still adding additional stairs to allow access to the house.

All criteria in Env-Wt 313.01 have been met by the design and application.

Although a Coastal Vulnerability Assessment is not required for Expedited application, the project is intended to increase the elevation of the ground floor to address flooding concerns. The footprint of the existing residence is not changing. Minor changes to the attached decks are proposed to reach the new ground floor elevation, but these decks are much more robust and indifferent to flooding. The project will reduce flooding risk due to SLR.

Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,



Sam Hayden, CWS
Project Scientist
shayden@haleyward.com

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #LOTA-2025-0010

Application Type:	Lot Line Adjustment	
Applicant(s):	Drew Family Revocable Trust	(Tolend Road)
Owner(s):	Drew Family Revocable Trust	(Tolend Road)
	Wendy E. & Scott D. Drew	(276 Tolend Road)
Location:	Map F, Lot 8	(Tolend Road)
	Map F, Lot 8-C	(276 Tolend Road)
Meeting Date:	October 28, 2025	

INTENT: Proposal is to revise the lot lines for two abutting properties located at Tolend Road and 276 Tolend Road.

LOTS/UNITS PROPOSED: Two (2) Existing Lots (no change)

AGENDA ITEM #: 4-D

FILE: LOTA-2025-0010

SQUARE FOOTAGE: **Existing/Proposed**
Lot 8= ±521,050 s.f. (11.96 ac.) / ±502,008 s.f. (11.52 ac.)
Lot 8-C= ±56,727 sf. (1.30 ac.) / ±75,769 sf. (1.74 ac.)

ZONING DISTRICT: R-40

EXISTING USE: Residential

PROPOSED USE: Residential

SURROUNDING USE: Residential

ZBA ACTION: N/A

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

PERMITS / WAIVERS REQUIRED:
N/A

ATTACHMENTS: Application, Lot Line Revision Plan

Summary of Request and Background
The applicant is submitting a proposed lot line adjustment to revise the lot lines between two abutting properties located at Tolend Rd. (Vacant Lot, Map F, Lot 8) and 276 Tolend Rd. (Map F, Lot 8-C), with the intent of transferring ±19,042 sf. from the vacant parcel (Map F, Lot 8) to 276 Tolend Rd. (Map F, Lot 8-C).

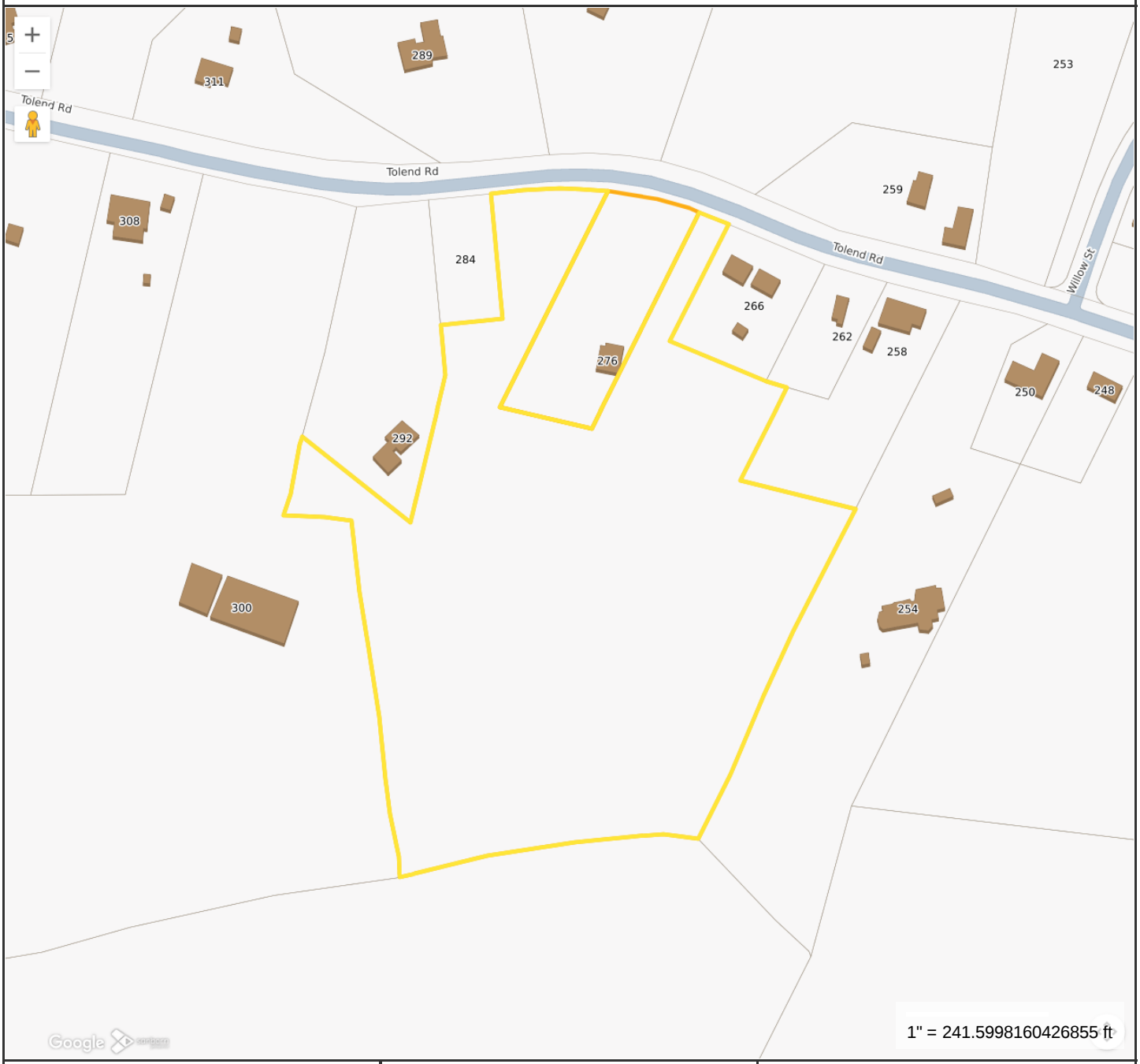
In terms of zoning compliance, both lots currently are, and will remain, compliant with underlying zoning. The single-family home at 276 Tolend Rd., however, is legally nonconforming with regard to a side setback encroachment. Following this lot line adjustment, the single-family home will be compliant with the underlying R-40 side setback of 25'.

Consistency with Land Use Regulations
§157-17 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations with both lots remaining compliant with underlying zoning dimensional requires while curing a current structure setback nonconformity.

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

Subsequent Conditions to Be Met Prior to Signing of Plans:
1. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford County Registry of Deeds which additionally shall include:
   1.1. Planning File Number #LOTA-2025-0010
   1.2. The owners' signatures
   1.3. Add subdivision common note 12 about utilities.
   1.4. Stamp and signature of the LLS.

LOTA-2025-0010 TOLEND ROAD & 276 TOLEND ROAD



Property Information

Location	TOLEND RD
Owner	DREW WILBUR & SHIRLEY A TRUSTEES
Land Use	610V
Zoning Code	R-40
Property Id	F0008-000000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/30/2023
Data updated Daily

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

PLAN SNAPSHOT REPORT LOTA-2025-0010
FOR CITY OF DOVER, N.H.

Plan Type:	Lot Adjustment	**Project:**		**App Date:**	10/07/2025
Work Class:	Lot Line Adjustment	**District:**	None	**Exp Date:**	12/11/2025
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	
Description:	Lot Line Adjustment				

Parcel:	F0008-000000	**Address:**	Tolend Rd Dover, NH	**Zone:**	
	F0008-C00000 Main		276 Tolend Rd Dover, 03820		
			276 Tolend Rd Dover, NH Main		

Applicant
McEneaney Survey Associates
P.O. Box 1166
DOVER, NH 03821
Business: (603) 742-0911

Owner
Scott Drew
Mobile: (603) 953-6276

Applicant
Scott & Wendy Drew
Mobile: (603) 953-6276

Plan Custom Fields

Number of Parcels Involved	2	Parcel Map/Lot	F/8	Proposed Parcel Size (sqft)	502008
Parcel Zoning	R-40	Existing Parcel Size (Ac)	11.96	Address of First Property	Tolend Road
Existing Parcel Size (sqft)	520978	Owner Name	Drew Family Revocable Trust	Deed Book	2430
Deed Page	720	Owner Address	276 Tolend Road Dover, NH 03820	Deed Date	
Owner Phone	603-953-6276	Parcel Feedback		Address of Second Property	276 Tolend Road
Address of Third Property		Parcel 2 Map/Lot	F/8C	Parcel 3 Map/Lot	
Second Property Owner Name	Scott & Wendy Drew	Third Property Owner Name		Second Property Owner Address	276 Tolend Road Dover, NH 03820
Third Property Owner Address		Second Property Owner Phone	603-953-6276	Third Property Owner Phone	
First Easement Holder Name		Second Easement Holder Name		First Easement Holder Address	
Second Easement Holder Address		First Easement Holder Phone		Second Easement Holder Phone	

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Kevin_McEneaney_10/7/2025.jpg	10/07/2025 12:26	McEneaney, Kevin		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2025014167	Planning Lot Line Adjustment Fee	$200.00	$0.00
	Planning Lot Line Adjustment Application Fee	$200.00	$0.00
	Total for Invoice INV-2025014167	**$400.00**	**$0.00**
	Grand Total for Plan	**$400.00**	**$0.00**

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		10/07/2025 15:09	10/07/2025 15:09
Confirm application complete v.1	Generic Action		10/07/2025 15:09

PLAN SNAPSHOT REPORT (LOTA-2025-0010)

Planning Board v.1		10/07/2025 15:09
Planning Board Agenda v.1	Task	10/07/2025 15:09
Invoice for Notices v.1	Task	
Send Notices v.1	Task	
Planner Creates Staff Recommendations v.1	Plan Activity	
Distribute Planning Board Materials v.1	Task	
Planning Board Hearing v.1	Hold Hearing	
Planning Board Decision v.1	Plan Activity	
NOD Sent to Applicant v.1	Create Report	
Final Plan v.1		
Land Use Plan Final Review v.1	Receive Submittal	
Land Use Plan Stamped and Signed v.1	Generic Action	
Recording v.1	Task	
Document Archival v.1	Generic Action	
Internal Notification of Plan Completion v.1	Generic Action	
Create/Link to Records v.1		
Create / Link to Permit - Building Major v.1	Create Sub Permit	

City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: June 4, 2019]

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

RECEIVED
Planning Office
OCT 07 2025
Dover, New Hampshire

APPLICANT INFORMATION

Name of Applicant: Drew Family Revocable Trust Telephone # 603-953-6276

Address of Applicant: 276 Tolend Road Dover, NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (*if different from applicant*): Same Telephone #

Address of 1st Property Owner: Same

Address of Property: Tolend Road

Assessor's Map # F Lot(s) # 8

Property Deed: Book 2430 Page: 420

Zoning District(s) R-40 Overlay District(s) N/A

Size of Existing Parcel (sq. ft.): 521,050 (11.96 ac) Size of Proposed Parcel (sq. ft.): 502,008 (11.52 ac)

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (*if different from applicant*): Wendy E. & Scott D. Drew Telephone # 603-953-6276

Address of 2nd Property Owner: 276 Tolend Road Dover, NH 03820

Address of Property: 276 Tolend Road

Assessor's Map # F Lot(s) # 8C

Property Deed: Book 3243 Page: 208

Zoning District(s) R-40 Overlay District(s) N/A

Size of Existing Parcel (sq. ft.): 86,727 (1.30 ac) Size of Proposed Parcel (sq. ft.): 75,769 (1.74 ac)

THIRD PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 3rd Property Owner:

Address of Property:

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

Property Deed: Book _____ Page: _____

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

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

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

SURVEYOR INFORMATION

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

Address PO Box 1166 Dover, NH 03821 Telephone #: 603-742-0911

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

CONSERVATION EASEMENT HOLDER (s)

Name of Easement Holder: N/A Telephone #_____

Address Easement Holder: _____

Name of 2nd Easement Holder: _____ Telephone #_____

Address 2nd Easement Holder: _____

SIGNATURES

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

Signature of First Property Owner: _____ Date: 10/7/2025
Scott D. Drew & Kevin B. Drew, Trustees

Signature of Second Property Owner: _____ Date: 10/7/2025
Scott D. & Wendy E. Drew

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 10/7/2025
Scott D. Drew & Kevin B. Drew, Trustees

CITY OF DOVER MINOR LOT LINE ADJUSTMENT
LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
F	8C	Scott D. & Wendy E. Drew	276 Tolend Road Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Scott Drew & Kevin Drew, Trustees	Drew Family Revocable Trust	266 Tolend Road Dover, NH 03820

Surveyor and/or Engineer/Professional Agent:

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

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

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 # 2 of lots involved = $ 400.00
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee $200.00 = $_____
- ☐ SITE REVIEW – RESIDENTIAL Application fee $200.00+ $100.00 x # __ per dwelling unit =$_____
- ☐ SITE REVIEW – NON-RESIDENTIAL Application fee $200.00 + (not to exceed $10,000)
  - New construction $.15 sq. ft. x # _____ sq. ft.= $_____
  - Additions (new floor space) $.10 per sq. ft. x # _____sq. ft.= $_____
- ☐ MOTEL/HOTEL $35.00 x # ___ per lodging unit= $_____
- ☐ CHANGE OF USE Application fee $200.00 + (not to exceed $5,000)
  - Existing floor spaces $.10 per sq. ft. x # _____ sq. ft. = $_____
- ☐ CONDITIONAL USE PERMIT Application fee $200.00 x # _____ per Application = $_____
- ☐ GRAVEL PIT/ EXCAVATIONS
  - Application fee $50.00= $_____
  - Permit fee $75.00= $_____
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee $200.00 = $_____
- ☐ REQUEST FOR REZONING Application fee $200.00 = $_____
- ☐ DRIVEWAY WAIVER Application fee $200.00 = $_____
- ☐ **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 = $ 400.00

AND

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

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

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

SUBTOTAL = $_____

TOTAL INVOICE AMOUNT = $_____

PLAN REVIEW FEE COLLECTED/PAID = $ _____

BALANCE DUE = $ _____

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

City of Dover, New Hampshire
LOT LINE ADJUSTMENT SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

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

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

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

APPLICANT: Drew Family Revocable Trust File Number: _____

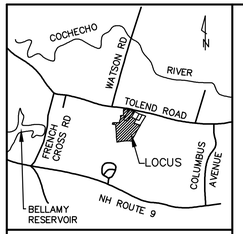
PROPERTY LOCATION: Tolend Road Tax Map: F Lot: 8 and Lot: 8C

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

REVIEWED BY: _____ DATE_____

LOTA-2025-0010 **TOLEND ROAD & 276 TOLEND ROAD**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
F0008-D00000	292 TOLEND RD	COUTURIER DENIS	COUTURIER DENISE	292 TOLEND ROAD	DOVER	NH	03820
F0003-D00000	232 TOLEND RD	HAYES MARLA TRUSTEE	BARNES DAVID E TRUST 2009	25 GREENLEAVES DR UNIT 511	AMHERST	MA	01002
F0007-000000	262 TOLEND RD	COOK CYNTHIA	COOK KEITH	262 TOLEND ROAD	DOVER	NH	03820
F0015-000000	LITTLEWORTH RD	INDIAN RIDGE HOMEOWNERS' ASSOCIATION		PO BOX 1981	DOVER	NH	03820
E0041-000000	259 TOLEND RD	LEBRUN MARK J &	LEBRUN CHRISTINE F	259 TOLEND ROAD	DOVER	NH	03820
E0038-008000	265 TOLEND RD	KHAWAM TANYA		265 TOLEND RD	DOVER	NH	03820
E0038-006000	289 TOLEND RD	CROWELL DONALD	HODGINS SAMANTHA	6 ROSE ST	DOVER	NH	03820
E0038-007000	271 TOLEND RD	TROJAN MICHAEL N &	TROJAN CYNTHIA H	271 TOLEND ROAD	DOVER	NH	03820
F0003-000000	210 TOLEND RD	210 TOLEND ROAD LLC		42J DOVER POINT RD	DOVER	NH	03820
E0040-003000	311 TOLEND RD	O NEIL GINGER S &	O NEIL TIMOTHY P	311 TOLEND RD	DOVER	NH	03820
F0006-000000	258 TOLEND RD	ARKWELL SHAWN L		258 TOLEND RD	DOVER	NH	03820
F0008-B00000	266 TOLEND RD	DREW LAURIE		266 TOLEND RD	DOVER	NH	03820
F0008-A00000	284 TOLEND RD	BANE MICHAEL		25 BENNETT BRIDGE RD	NORTHWOOD	NH	03261
F0005-000000	254 TOLEND RD	CARROLL CHARLES		254 TOLEND RD	DOVER	NH	03820
F0009-000000	300 TOLEND RD	PORTER DONALD W JR & JULIE TRUSTEES	PORTER DONALD JULIE REV LIV TRUST	300 TOLEND RD	DOVER	NH	03820
F0008-000000	TOLEND RD	DREW WILBUR & SHIRLEY A TRUSTEES	DREW FAMILY REVOCABLE TRUST	266 TOLEND ROAD	DOVER	NH	03820
F0008-C00000	276 TOLEND RD	DREW SCOTT &	DREW WENDY E	276 TOLEND ROAD	DOVER	NH	03820
		MCENEANEY SURVEY ASSOCIATES	KEVIN MCENEANEY	PO BOX 1166	DOVER	NH	03821



LOCATION PLAN
(NO SCALE)

LEGEND

I.R.(tbs) o – IRON ROD W/ I.D. CAP (TO BE SET)
I.R.(fnd) – IRON ROD FOUND
I.P.(fnd) – IRON PIPE FOUND
S.F. – SQUARE FEET
Ac. – ACRE
(TYP.) – TYPICAL
± – MORE OR LESS
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
-o- – UTILITY POLE
–x–x–x–x– – WIRE FENCE LINE
–oooooooo– – STONE WALL
— — — — — – EDGE OF PAVEMENT
HDPE – HIGH DENSITY POLYETHYLENE PIPE
RCP – REINFORCED CONCRETE PIPE
TBM – TEMPORARY BENCHMARK
ELEV. – ELEVATION
– · · – – WETLAND BOUNDARY & SYMBOL

NH STATE PLANE NAD 83 - GPS OBS.

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	15°59'31"	675.00'	188.40'	187.79'	N88°22'01"E
C2	4°15'31"	675.00'	50.17'	50.16'	S68°44'57"E
C3	12°45'31"	675.00'	150.31'	150.00'	S77°15'28"E

F / 9
DONALD W. JR & JULIE PORTER, TRUSTEES
DONALD & JULIE PORTER REV LIV TRUST
300 TOLEND ROAD
DOVER, NH 03820
3606 / 551

F / 8D
DENIS COUTURIER
DENISE COUTURIER
292 TOLEND ROAD
DOVER, NH 03820
1316 / 43

F / 8A
MICHAEL BANE
284 TOLEND ROAD
DOVER, NH 03820
5232 / 447

E/ 38-6
DONALD CROWELL
SAMANTHA HODGINS
6 ROSE STREET
DOVER, NH 03820
5261 / 1037

E / 38-7
MICHAEL N. TROJAN
CYNTHIA H. TROJAN
271 TOLEND ROAD
DOVER, NH 03820
2445 / 146

E / 38-8
TANYA KHAWAM
265 TOLEND ROAD
DOVER, NH 03820
5100 / 104

E / 41
MARK J. LEBRUN
CHRISTINE F. LEBRUN
259 TOLEND ROAD
DOVER, NH 03820
1885 / 105

F / 8B
LAURIE J. DREW
266 TOLEND ROAD
DOVER, NH 03820
5067 / 450

F / 7
CYNTHIA COOK
KEITH COOK
262 TOLEND ROAD
DOVER, NH 03820
1058 / 316

F / 6
SHAWN L. ARKWELL
258 TOLEND ROAD
DOVER, NH 03820
2430 / 420
5214 / 862

F / 5
CHARLES E. CARROLL
254 TOLEND ROAD
DOVER, NH 03820
4975 / 234

F / 15
INDIAN RIDGE
HOMEOWNERS' ASSOCIATION
P.O. BOX 1981
DOVER, NH 03821
4832 / 300

TOLEND ROAD (PUBLIC; VARIABLE WIDTH R.O.W.)

N10°41'15"E 80.03' (L10)
L9
L8
L7
220.52' S51°56'27"E
N05°53'55"W 81.00'
N84°06'05"E 100.00'
N05°53'55"W 200.00'
N13°06'25"E 241.50'
N06°58'00"W 115.40'
N09°02'55"W 200.00'
N06°06'15"W 100.10'
L6
L5
L4
S75°53'45"W 144.40'
S80°33'45"W 141.00'
S84°16'45"W 142.66'
L3
S26°27'15"W 115.30'
S22°42'45"W 136.36'
S23°43'45"W 112.90'
S27°02'45"W 162.70'
L2
166.25' S26°13'18"W
L1
S76°18'18"E 189.64'
164.95' S67°38'29"E
C1
C2
C3

F / 8
NEW
PARCEL AREA
502,008 S.F.
11.52 Ac.

F / 8C
NEW
PARCEL AREA
75,769 S.F.
1.74 Ac.

I.P.(fnd) 385.81' S25°59'14"W
S77°19'49"E 150.00'
BUILDING SETBACK LINE (TYP)
50' WETLAND SETBACK
15" HDPE
12"RCP
15"RCP
GRAVEL DRIVE
WALK
HOUSE #276
DECK
PATIO
(170.57')
I.P.(fnd)
I.P. (fnd)
N25°59'37"E 385.62'
(215.05')
TREELINE (TYP)
A
SHED
TBM NAIL IN UP ELEV. = 71.36'
43.4'
168.79' N26°02'23"E
209.21' S26°02'23"W
I.R.(tbs)
I.R.(tbs)
GRAVEL DRIVE
TREELINE (TYP)

DETAIL 1" = 5'
N32°23'41"E 1.46'
I.P.(fnd)

DETAIL 1" = 5'
N58°7'49"E 0.92'
I.P.(fnd)

NOTES:

1.) OWNER OF RECORD:

F / 8
KEVIN B. DREW, TRUSTEE
SCOTT D. DREW, TRUSTEE
DREW FAMILY REVOCABLE TRUST
266 TOLEND ROAD
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 2430 PAGE 420
OWNER SIGNATURE

F / 8C
SCOTT D. DREW
WENDY E. DREW
276 TOLEND ROAD
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 3243, PAGE 208
OWNER SIGNATURES

2.) F / 8 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) ZONING DISTRICT IS R-40 (RURAL RESIDENTIAL DISTRICT).

4.) ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:

MINIMUM LOT SIZE	= 40,000 S.F.
MINIMUM FRONTAGE	= 150 FEET
MAXIMUM LOT COVERAGE	= 10 PERCENT
MINIMUM BUILDING SETBACKS, PRINCIPAL:	
FRONT / ABUT A STREET	= 40 FEET
SIDE	= 25 FEET
REAR	= 30 FEET
MAXIMUM BUILDING HEIGHT	= 35 FEET

5.) PLAN INTENT: TO ADJUST THE LOT LINES AS SHOWN, PARCEL (A) (19,042 S.F. / 0.44 Ac.) IS TO BE ADDED TO PARCEL F/8C

PARCEL AREAS:

PARCEL	ORIGINAL PARCEL	NEW PARCEL
F / 8C	56,727 S.F. / 1.30 Ac.	75,769 S.F. / 1.74 Ac.
F / 8	521,050 S.F. / 11.96 Ac.	502,008 S.F. / 11.52 Ac.

6.) PER FLOOD INSURANCE RATE MAP 33017C0310E, EFFECTIVE DATE: 9/30/2015: ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE FEDERALLY DESIGNATED 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.

7.) BASIS OF BEARINGS IS NH STATE PLANE NAD83 BASED ON GPS OBSERVATION ON JUNE 20. 2024.

8.) A DIGITAL DXF COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.

No.	Bearing	Distance
L1	S74°24'23"E	35.54'
L2	S26°29'19"W	54.78'
L3	N82°23'15"W	55.96'
L4	N03°54'35"W	33.00'
L5	N11°41'15"W	69.90'
L6	N08°37'15"W	56.50'
L7	N82°33'15"W	44.00'
L8	N87°40'15"W	66.10'
L9	N18°31'25"E	35.80'
L10	N14°42'45"E	13.22'
L11	S77°19'49"E	51.06'

REFERENCE PLANS:

1.) LIMITED SUBDIVISION FOR WILBER A. JR. & SHIRLEY DREW, TOLEND ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: AUG. 1986; BY:K.E. MOORE & B.G. STAPLES; RECORDED S.C.R.D. PLAN 31-42.

2.) LOT LINE ADJUSTMENT PLAN PREPARED FOR DREW FAMILY REVOCABLE TRUST AND DENIS & DENISE COUTURIER, TAX MAP F, LOT Nos. 8 & 8D, 292 TOLEND ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 50'; DATED: AUGUST 26, 2014, REVISED THROUGH 9-24-14; BY: McENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 108-21.

3.) LOT LINE ADJUSTMENT PLAN PREPARED FOR SHAWN L. ARKWELL AND DREW FAMILY REVOCABLE TRUST, TAX MAP F, LOT Nos. 6 & 8, TOLEND ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 50'; DATED: JULY 30, 2024, REVISED THROUGH 9-23-24; BY: McENEANEY SURVEY ASSOCIATES OF NEW ENGLAND.; RECORDED S.C.R.D. PLAN 13335.

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

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

25130	LLADJ	25-07 53-56
PROJECT NO	TYPE	FIELDBOOK & PAGES

LOT LINE ADJUSTMENT PLAN
PREPARED FOR
SCOTT D. DREW &
WENDY E. DREW
AND
DREW FAMILY REVOCABLE TRUST
TAX MAP F, LOT Nos. 8 & 8C
TOLEND ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. LOTA-2025-_____

DRAWN BY: KJF	FILE: P\25130\S\D\25130
SCALE: 1" = 50'	DATE: OCTOBER 6, 2025

50 25 0 25 50 100 150 200

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

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

SURVEYING – PLANNING – CONSULTING

10/7/2025 11:50:36 File: P:\25130 - 276 Tolend Road Dover NH Drew\SURVEY\Drawings\25130.dwg Layout: LOT LINE ADJUSTMENT

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #SUBM-2025-0006

Application Type:	Minor Subdivision
Applicant(s):	Wendy E. & Scott D. Drew
Owner(s):	Wendy E. & Scott D. Drew
Location:	19 Watson Rd. (Tax Map E, Lot 39)
Meeting Date:	October 28, 2025

INTENT: Proposal is to subdivide the parcel to make one (1) new lot for a total of two (2) lots.

AGENDA ITEM #: 4-E

OWNER/APPLICANT: Wendy E. & Scott D. Drew

LOCATION: 19 Watson Rd. (Tax Map E, Lot 39)

LOTS/UNITS PROPOSED: One (1) new lot, two (2) lots total

ACREAGE:
Existing Acreage:
3.21± ac./140,033± s.f.)
Proposed adjustment to Map E, Lot 39:
2.17± ac./94,587 s.f.
Proposed new lot, Map E, Lot 39-1:
1.04± ac./45,446 s.f

ZONING DISTRICT: R-40

EXISTING/PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential

WAIVERS REQUESTED: None.

ZBA ACTION: N/A for proposal.

PERMITS REQUIRED: NHDES Subdivision

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

ATTACHMENTS: Subdivision Plan

Summary of Request and Background:
The applicant proposes subdividing the parent parcel located at 19 Watson Rd. (Assessor's Map E, Lot 39), creating one (1) new lot directly next to the parent parcel, with the proposed lot totaling approximately 45,446 square feet or 1.04± acres.

Within the R-40 District, all new lots are required to have a minimum of 40,000 square feet in area and 150 feet of frontage. Additionally, regarding lot area in the R-40 District, wetlands cannot be counted to achieve the required 40,000 square feet, the minimum non-wetland portion of the newly created lot must be contiguous, and wetland buffers can only count for 40% or the required 40,000 square feet.

Accounting for contiguous upland area, excluding delineated wetlands, and restricting wetland buffers to their 40% contribution cap, the proposed new lot (Map E, Lot 39-1) contains a qualifying area of 44,386 square feet and the proposed adjusted lot (Map E, Lot 39) contains a qualifying area of 43,281 square feet.

As this proposal only involves a Minor Subdivision, no review was required by the Technical Review Committee.

Consistency with Land Use Regulations:
The plan is consistent with §157-15 of the City of Dover's Land Subdivision Regulations, which provides for subdivision of existing lots.

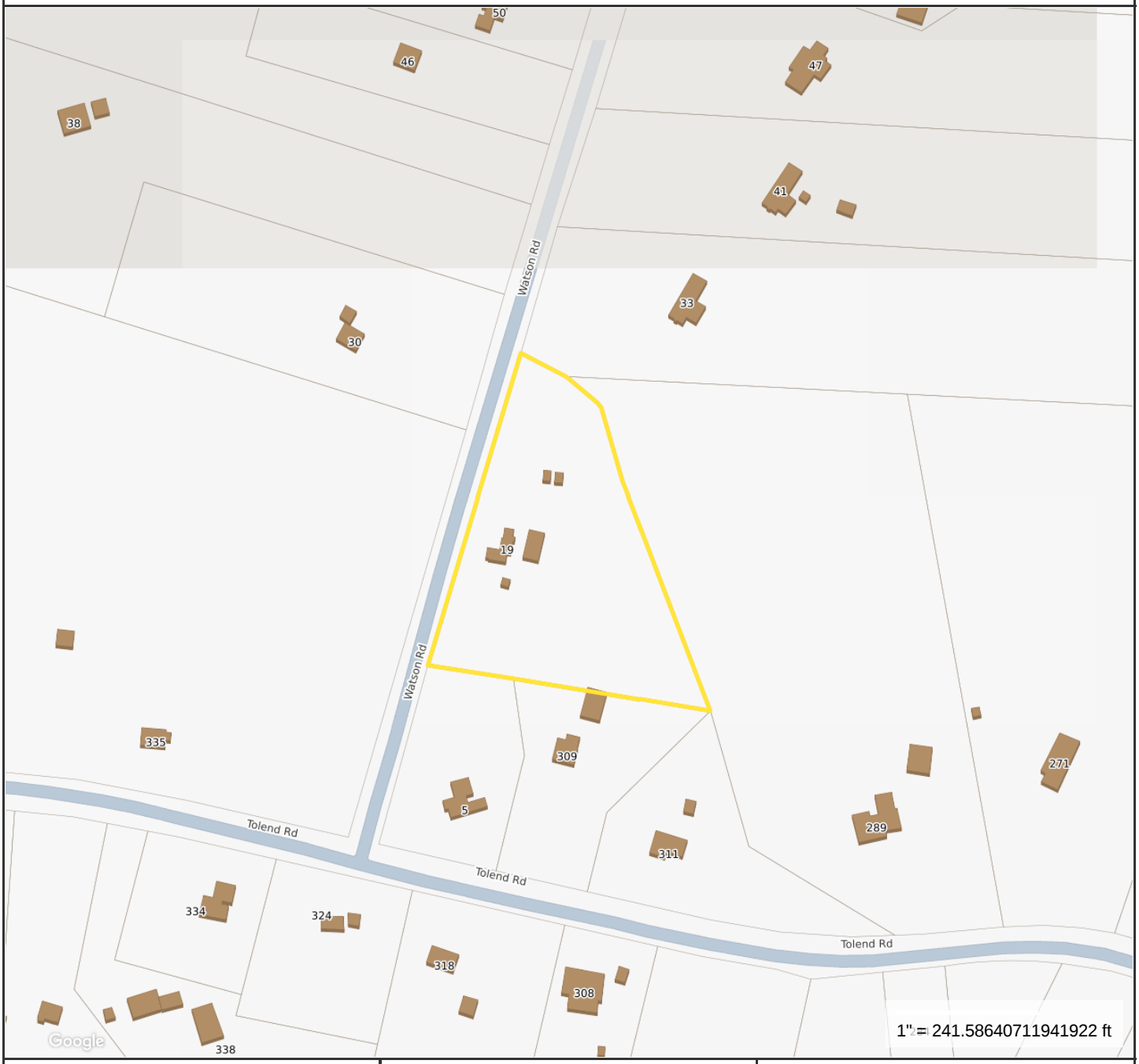
Staff would note that future development may require a Conditional Use Permit, dependent on proposed location of a driveway and/or structures and potential impacts to the wetland buffers on site.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board vote to accept the application and determine it not to have regional impact, open a public hearing, close the public hearing, make the necessary and supporting findings of fact, and vote to approve the minor subdivision with the following subsequent conditions:

Subsequent Conditions to be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford Country Registry of Deeds, which additionally shall include:
   1.1. The owner's signatures;
   1.2. The Planning File #SUBM-2025-0006;
   1.3. The stamp and signature of the LLS on the final plans;
   1.4. Mark shed to be removed on lot 39-1
2. Confirm lot numbering with City Assessor and confirm on plan set;
3. Provide NHDES State Subdivision permit.

SUBM-2025-0006 19 Watson Road



Property Information

Location	19 WATSON RD
Owner	DREW SCOTT D
Land Use	101R
Zoning Code	R-40
Property Id	E0039-000000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/30/2023
Data updated Daily

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

PLAN SNAPSHOT REPORT SUBM-2025-0006
FOR CITY OF DOVER, N.H.

Plan Type:	Subdivision Plan - Minor	**Project:**		**App Date:**	10/07/2025
Work Class:	New Construction	**District:**	None	**Exp Date:**	12/11/2025
Status:	In Review	**Square Feet:**	140,033.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	
Description:	Minor Subdivision for Frontage Lot				

Parcel: E0039-000000 Main	**Address:** 19 Watson Rd Dover, NH Main	**Zone:** R-40(Residential - Rural)

Applicant
Scott & Wendy Drew
Mobile: (603) 953-6276

Applicant
McEneaney Survey Associates
P.O. Box 1166
DOVER, NH 03821
Business: (603) 742-0911

Owner
Scott & Wendy Drew
Mobile: (603) 953-6276

Plan Custom Fields

Proposed Number of New Lots	1	Existing Number of Lots	1	Parcel Map/Lot	E/39
Parcel Zoning Overlay		Select Subdivision Type	Conventional	Parcel Zoning	R-40
Property Address	19 Watson Road	Existing Parcel Size (Ac)	140033	Existing Parcel Size (sqft)	6.09984e+009
Proposed Use Detail	Single Family Residential	Owner Name	Scott & Wendy Drew	Deed Page	723
Deed Book	5180	Owner Address	276 Tolend Road Dover, NH 03820	Deed Date	
Refuse Removal	Private	Owner Phone	6039536276	Parcel Feedback	
Owner EMail	mngr0830@comcast.net	Existing Use Detail	Single Family Residential	TDR Detail	
subdroadtype	Municipal	Water Source?	Municipal	Distance to City Water (ft)	25
Distance to City Sewer (ft)	0	Sewer Service?	Private	Subdivision Regulations section(s) to be waived	
Justification for waiver request(s)					

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Kevin_McEneaney_10/7/2025.jpg	10/07/2025 12:34	McEneaney, Kevin		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2025014169	Planning Subdivision Application Fee	$150.00	$0.00
	Total for Invoice INV-2025014169	**$150.00**	**$0.00**
	Grand Total for Plan	**$150.00**	**$0.00**

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		10/07/2025 15:19	10/07/2025 15:19
Confirm application complete v.1	Generic Action		10/07/2025 15:19
Planning Board v.1		10/07/2025 15:19	
Planning Board Agenda v.1	Task	10/07/2025 15:19	
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Plan Activity		
Distribute Planning Board Materials v.1	Task		

Planning Board Hearing v.1	Hold Hearing
Planning Board Decision v.1	Plan Activity
NOD Sent to Applicant v.1	Create Report
Final Plan v.1	
Land Use Plan Final Review v.1	Receive Submittal
Land Use Plan Stamped and Signed v.1	Generic Action
Recording v.1	Task
Document Archival v.1	Generic Action
Internal Notification of Plan Completion v.1	Generic Action
Create/Link to Records v.1	
Create / Link to Permit - Building Major v.1	Create Sub Permit

City of Dover, New Hampshire
MINOR SUBDIVISION APPLICATION

[Revision Date: July 1, 2021]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Wendy E. & Scott D. Drew Telephone # 603-953-6276

Address of Applicant: 276 Tolend Road Dover, NH 03820

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

Address of Property Owner: same

E-Mail Address: mngr0830@comcast.net

PROPERTY INFORMATION

Address of Property: 19 Watson Road

Assessor's Map # E Lot(s) # 39

Zoning District(s) R-40 Overlay District(s) N/A

Size of Parcel: 140,033 sf (3.21 ac) Property Deed: Book 5180 Page: 723

Existing Use of Property: Single Family Residential

SUBDIVISION INFORMATION

Existing Number of Lots: 1 Proposed Number of Lots: 2

TDR Relief sought (Check All That Apply): □ Lot Size □ Frontage □ Setback □ 30' Buffer □ Purchase ____ units

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

N/A

Circle one for each category:

Water: City / Well (circle one) How far is city water from the property? at Tolend Road

Sewer: City / Septic (circle one) How far is city sewer from the property? N/A

Highway Access City Street / State Highway (circle one) | Roadway Public or Private Road (circle one)

Refuse removal: Public / Private (circle one) | Estimated Length of Proposed Road: N/A feet

Estimated value of construction: N/A New impervious area (in s.f.): N/A

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: N/A

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

_____

SURVEYOR INFORMATION

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

Address PO Box 1166 Dover, NH 03821 Telephone #: 603-742-0911

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

ENGINEER INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: N/A Telephone #_____

Address Easement Holder: _____

SIGNATURES

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

Signature of Property Owner: _____ Date: 10/7/2025
Wendy E. & Scott D. Drew

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 10/7/2025
Wendy E. & Scott D. Drew

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

I, and my successors, hereby authorize the City of Dover and its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: _____ Date: 10/7/2025
Wendy E. & Scott D. Drew

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

CERTIFICATION OF FEES

I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule is agreed to by the applicant and the City prior to approvals being issued by the Dover Planning Board. Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.

Signature of Property Owner: _____ Date: 10/7/2025
Wendy E. & Scott D. Drew

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

CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE

I, and my successors, hereby certify that I understand that the acceptance of a roadway as a public road is an action of the City Council in its sole and complete discretion. In order for the City Council to consider accepting a road as public, it must be free of encumbrances. No roadway with private utility easements shall be accepted as a public road by the City unless the easements are expunged prior to the transfer of land to the City. License agreements for any and all private utilities within the right of way may be granted by the City upon acceptance of the unencumbered roadway consistent with applicable state law.

Signature of Property Owner: _____ Date: 10/7/2025
Wendy E. & Scott D. Drew

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

CITY OF DOVER SUBDIVISION
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	39	Wendy E. & Scott D. Drew	276 Tolend Road Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

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

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

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):

- [X] SUBDIVISION Application fee $200.00 + $150.00 x # 1 new lots created = $ 350.00
- [ ] LOT LINE ADJUSTMENT Application fee $200.00 + $100.00 X # ___ of lots involved = $_____
- [ ] TRANSFER OF DEVELOPMENT RIGHTS Application fee $200.00 = $_____
- [ ] SITE REVIEW – RESIDENTIAL Application fee $200.00+ $100.00 x # __ per dwelling unit =$_____
- [ ] SITE REVIEW – NON-RESIDENTIAL Application fee $200.00 + (not to exceed $10,000)
  - New construction $.15 sq. ft. x # _____ sq. ft.= $_____
  - Additions (new floor space) $.10 per sq. ft. x # _____sq. ft.= $_____
- [ ] MOTEL/HOTEL $35.00 x # ___ per lodging unit= $_____
- [ ] CHANGE OF USE Application fee $200.00 + (not to exceed $5,000)
  - Existing floor spaces $.10 per sq. ft. x # _____ sq. ft. = $_____
- [ ] CONDITIONAL USE PERMIT Application fee $200.00 x # _____ per Application = $_____
- [ ] GRAVEL PIT/ EXCAVATIONS
  - Application fee $50.00= $_____
  - Permit fee $75.00= $_____
- [ ] EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee $200.00 = $_____
- [ ] REQUEST FOR REZONING Application fee $200.00 = $_____
- [ ] DRIVEWAY WAIVER Application fee $200.00 = $_____
- [ ] **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 = $ 350.00

AND

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

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

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

SUBTOTAL = $_____

TOTAL INVOICE AMOUNT = $_____

PLAN REVIEW FEE COLLECTED/PAID = $ _____

BALANCE DUE = $ _____

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

City of Dover, New Hampshire
MINOR SUBDIVISION SUBMISSION CHECKLIST

[Revision Date: May 18, 2019]

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

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

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

APPLICANT: Wendy E. & Scott D. Drew File Number: _____

PROJECT TITLE: Wendy E. & Scott D. Drew Subdivision

PROPERTY LOCATION: 19 Watson Road Tax Map: E Lot: 39

	Where/How Provided	Reviewed
1. Completed and signed Application form	X	
2. Plan Review Fees are provided	X	
3. Electronic copy of the surveyed plat layout	X	
4. Electronic copy of supplementary materials and application	X	
5. Waiver requests to the Subdivision Regulations, with written justification	N/A	
6. Conditional Use Permit applications	N/A	
7. Fifteen folded copies of subdivision plan w/scale of not less than 1"=50' or 1"=100' for larger subdivisions. Plans shall contain the following items as appropriate:	X	
Location map at appropriate scale	X	
Proposed subdivision name and title and Planning File #	X	
Date, north arrow and scale	X	
Names of all abutting property owners	X	
Name and address of owners and/or applicants	X	
Signature & stamp of NH licensed land surveyor and/or engineer	X	
Zoning District boundaries, including any special or overlay districts	N/A	
Location of Conservation District areas	N/A	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	X	
Location and widths of existing & proposed easements & right of ways	N/A	
Location and widths of existing and proposed sidewalks	N/A	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	X	
Existing and proposed lot areas in square feet	X	
Existing and proposed topographic information at two foot intervals	X	
Existing and proposed buildings and structure locations	X	
Minimum building setbacks or build to lines on all lots	X	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	X	

	Explain How Provided	Reviewed
Existing and proposed water lines and fire hydrants, including materials and capacity needed	X	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	X	
Existing and proposed septic system, including test pit locations and results and NHDES subdivision permit number	X	
Existing and proposed stormwater lines and facilities	N/A	
Location of Flood Hazard Zone	N/A	
Location of all bodies of water and watercourses	N/A	
Location of wetlands and buffers	X	
Existing natural features and/or significant vegetation on property	X	
Soil types	X	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	X	
Location of all land offered for dedication for public use or land to be held in common by property owners of the subdivision	N/A	
Location, material and size of existing and proposed permanent monuments	X	
Existing railroad lines	N/A	
Note regarding solid waste disposal	N/A	
All applicable Dover Common Subdivision notes	X	
8. Construction Detail Sheets shall contain the following information (if appropriate): N/A		
Profiles showing existing & proposed elevations along the center lines of proposed streets & within 100' of intersections with existing streets		
Profiles showing the locations & a typical cross-section detail of streets		
Location of street trees, street lighting poles and street signs		
Location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants		
Location and size of all water, gas and other underground utilities		
9. Additional Information if appropriate		
Stormwater Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis		
Stormwater Management System Operation and Maintenance Plan		
Letter to Serve from Public and Private Utilities		
Erosion and Sedimentation Control Plan		
Proposed restrictive covenants or homeowners association documents		
Dates and permit numbers of all required state and federal permits		
If wetland buffer, indicate placards locations, as applicable		
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required		

REVIEWED BY: _____ DATE_____

SUBM-2025-0006 **19 WATSON ROAD**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
C0049-000000	335 TOLEND RD	MORIN JENNIFER L		188 BERRY RD	NEW DURHAM	NH	03855
C0049-A00000	30 WATSON RD	DIESSNER MARC & MARGARET TRUSTEES	THE DIESSNER M&M REVOCABLE TRUST	30 WATSON RD	DOVER	NH	03820
E0040-000000	309 TOLEND RD	SHUTE MARIA N		309 TOLEND ROAD	DOVER	NH	03820
E0038-006000	289 TOLEND RD	CROWELL DONALD	HODGINS SAMANTHA	6 ROSE ST	DOVER	NH	03820
E0040-001000	5 WATSON RD	SCHULTZ JOSEPH P & GIOIA B TRUSTEES	SCHULTZ LIVING TRUST	WATSON RD	DOVER	NH	03820
E0038-005000	33 WATSON RD	CORRIVEAU JACQUES & MARITZA TRUSTEES	CORRIVEAU JACQUES & MARITZA REV TRUSTS	33 WATSON RD	DOVER	NH	03820
E0040-003000	311 TOLEND RD	O NEIL GINGER S &	O NEIL TIMOTHY P	311 TOLEND RD	DOVER	NH	03820
C0049-B00000	38 WATSON RD	AKRIDGE WILLIAM DAVID TRUSTEE	AKRIDGE WILLIAM DAVID REVOCABLE TRUST	38 WATSON RD	DOVER	NH	03820
E0039-000000	19 WATSON RD	DREW SCOTT D	DREW WENDY	19 WATSON RD	DOVER	NH	03820
		MCENEANEY SURVEY ASSOCIATES	KEVIN MCENEANEY	PO BOX 1166	DOVER	NH	03821

CNE# 25101

19 Watson Road
Dover, NH 03820

Scott D. and Wendy E. Drew
19 Watson Road
Dover, NH 03820

Test Pit: 1 **Date:** 9/9/2025

Depth (in)	Color	Texture	Structure	Consistence	Redox Features	Notes
0-9	10 YR 3/3	Fine Sandy Loam	Massive	Friable		
9-30	10 YR 5/4	Fine Sandy Loam	Massive	Friable		
30-60	10 YR 6/4	Loamy Sand	Massive	Friable	Redox 40"	Roots to 44" Many, Fine

Seasonal High Water (in): 48"
Observed Water (in): None
Restrictive Layer (in): None
Bedrock/Refusal (in): None

Soil Series: Paxton
NHDES Soil Group: 1
Hydrologic Soil Group: A

Perc Test Depth 23" Rate 6 min/inch

Notes: None

Test Pit: 2 **Date:** 9/9/2025

Depth (in)	Color	Texture	Structure	Consistence	Redox Features	Notes
0-10	10 YR 3/3	Fine Sandy Loam	Massive	Friable		
10-48	10 YR 5/4	Fine Sandy Loam	Massive	Friable		Roots to 36" Many Common
48-49						Shale

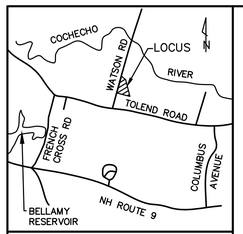
Seasonal High Water (in): None
Observed Water (in): None
Restrictive Layer (in): None
Bedrock/Refusal (in): 49"

Soil Series: Paxton
NHDES Soil Group: 1
Hydrologic Soil Group: A

Perc Test Depth 22" Rate 6 min/inch

Notes: None

NEW HAMPSHIRE
Designer
of
Subsurface Disposal
Systems
* * *
Douglas J. LaRosa
No. 849
Department of Environmental Services



LOCATION PLAN
(NO SCALE)

NH STATE PLANE NAD 83 - GPS OBS.

C 49A
THE MARC & MARGARET DIESSNER REVOCABLE TRUST
30 WATSON ROAD
DOVER, NH 03820
5029 / 606

E / 38-5
JACQUES E. CORRIVEAU REVOCABLE TRUST
MARITZA L. CORRIVEAU REVOCABLE TRUST
33 WATSON ROAD
DOVER, NH 03820
4201 / 583

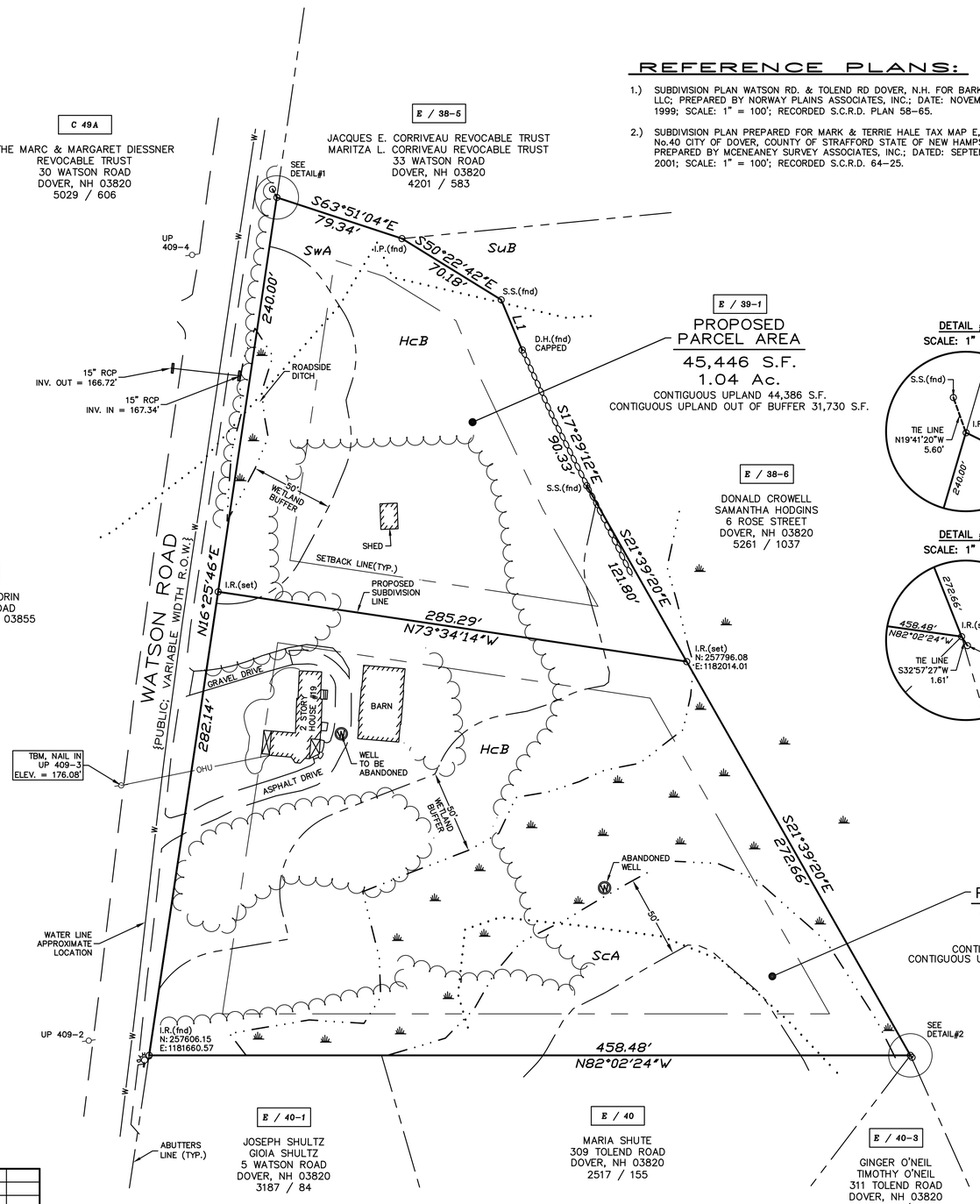
C / 49
JENNIFER L. MORIN
188 BERRY ROAD
NEW DURHAM, NH 03855
4052 / 1

E / 38-6
DONALD CROWELL
SAMANTHA HODGINS
6 ROSE STREET
DOVER, NH 03820
5261 / 1037

E / 40-1
JOSEPH SHULTZ
GIOIA SHULTZ
5 WATSON ROAD
DOVER, NH 03820
3187 / 84

E / 40
MARIA SHUTE
309 TOLEND ROAD
DOVER, NH 03820
2517 / 155

E / 40-3
GINGER O'NEIL
TIMOTHY O'NEIL
311 TOLEND ROAD
DOVER, NH 03820
2607 / 1



REFERENCE PLANS:

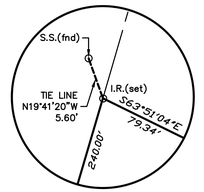
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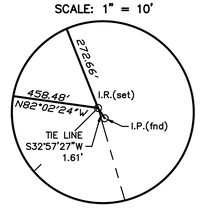
E / 39-1
PROPOSED PARCEL AREA
45,446 S.F.
1.04 Ac.
CONTIGUOUS UPLAND 44,386 S.F.
CONTIGUOUS UPLAND OUT OF BUFFER 31,730 S.F.

E / 39
REMAINING PARCEL AREA
94,587 S.F.
2.17 Ac.
CONTIGUOUS UPLAND 43,281 S.F.
CONTIGUOUS UPLAND OUT OF BUFFER 27,281 S.F.

DETAIL #1
SCALE: 1" = 10'



DETAIL #2
SCALE: 1" = 10'



NOTES:

1.) OWNER OF RECORD:
SCOTT D. DREW & WENDY E. DREW
19 WATSON ROAD
DOVER, NEW HAMPSHIRE
S.C.R.D. VOLUME 5180, PAGE 723

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E / 39-1 PROPOSED PARCEL AREA = 45,446 S.F. / 1.04 AC.

4.) THE INTENT OF THIS PLAN IS TO DEPICT A SUBDIVISION CONSISTING OF TWO (2) LOTS.

5.) ZONING DISTRICT: RURAL RESIDENTIAL DISTRICT (R-40)

DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE	= 40,000 S.F.
MAXIMUM LOT COVERAGE	= 10 PERCENT
MINIMUM FRONTAGE	= 150 FEET
BUILDING SETBACK REQUIREMENTS:	
FRONT SETBACK	= 40 FEET
SIDE SETBACK	= 25 FEET
REAR SETBACK	= 30 FEET
MAXIMUM BUILDING HEIGHT	= 35 FEET MAXIMUM

LOT SIZING CALCULATIONS - R-40 ZONE

ZONING CHART NOTE [3]; WETLANDS SHALL NOT BE COUNTED FOR LOT AREA & WETLAND BUFFERS SHALL ONLY BE ALLOWED TO COUNT FOR 40 PERCENT OF LOT AREA.

- THEREFORE, 40 PERCENT OF 40,000 S.F. = 16,000 S.F. ; AND 40,000 S.F. - 16,000 S.F. = 24,000 S.F.
- HENCE MINIMUM UPLAND OUT OF BUFFER ZONE MUST BE A MINIMUM OF 24,000 S.F.

6.) THE SUBJECT PARCEL IS OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP #33017C0310E WITH AN EFFECTIVE DATE SEPTEMBER 30, 2015.

7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION, DATED JULY 2, 2025. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION, DATED JULY 2, 2025.

8.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND ON JULY 2, 2025 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

9.) WETLANDS SHOWN WERE DELINEATED BY DAMON E. BURT, N.H.C.W.S. #163 OF FRAGGLE ROCK ENVIRONMENTAL SERVICES ON AUGUST 12, 2025 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.

10.) THE SOIL TYPES ON THE SUBJECT PARCEL ARE:
HcB HOLLIS-CHARLTON FINE SANDY LOAMS, 3-8 PERCENT SLOPES
ScA SCANTIC SILT LOAM, 0-3 PERCENT SLOPES
SuB SUTTON FINE SANDY LOAM, VERY STONY, 0-8 PERCENT SLOPES
SwA SWANTON FINE SANDY LOAM, 0-3 PERCENT SLOPES.
THE SOURCE FOR THE SOIL TYPE DATA IS USDA NRCS WEB SOIL SURVEY
HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/APP/WEBSOILSURVEY.ASPX.

11.) STREET ADDRESSES WILL BE ASSIGNED AT THE ISSUANCE OF A BUILDING PERMIT.

12.) "NO-CUT" BUFFER PLACARDS TO BE INSTALLED ALONG THE 30' NO CUT BUFFER AT 50' ON CENTER.

13.) SUBJECT PARCELS WILL BE SERVICED BY MUNICIPAL WATER AND ON-SITE SEPTIC SYSTEMS.

14.) NHDES STATE SUBDIVISION APPROVAL No. eSA 2025 _____, DATE: PENDING

_____
OWNER SIGNATURES

LEGEND

I.R.(set) O	- IRON ROD SET W/ I.D. CAP (SET)
I.R.(fnd) O	- IRON ROD FOUND
I.P.(fnd) O	- IRON PIPE FOUND
D.H.(fnd) O	- DRILL HOLE FOUND
S.S.(fnd) O	- STEEL STAKE FOUND
RCP	- REINFORCED CONCRETE PIPE
	- TREELINE
	- SOILS LINE
	- EDGE OF WETLAND
	- WETLAND SYMBOL
TBM	- TEMPORARY BENCHMARK
	- FIRE HYDRANT
W	- WELL
S.F.	- SQUARE FEET
Ac.	- ACRE
(TYP.)	- TYPICAL
±	- MORE OR LESS
Ø	- DIAMETER
S.C.R.D.	- STRAFFORD COUNTY REGISTRY OF DEEDS
UP 409-3	- UTILITY POLE W/ I.D. Nos.

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

25101	SUBDIVISION	25-05	43-47
PROJECT NO	TYPE	FIELDBOOK & PAGES	

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

SUBDIVISION PLAN
PREPARED FOR
SCOTT D. & WENDY E. DREW
TAX MAP E, LOT No. 39
19 WATSON ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No.

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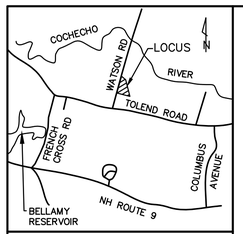
40 20 0 20 40 80 120 160

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

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

SURVEYING - PLANNING - CONSULTING

10/7/2025 11:26:48 File: P:\25101 - 19 Watson Road Dover NH Drew\Survey\Drawings\25101 SUBDIVISION.dwg Layout: 2 LOT SUBDIVISION



LOCATION PLAN
(NO SCALE)



C 49A
THE MARC & MARGARET DIESSNER
REVOCABLE TRUST
30 WATSON ROAD
DOVER, NH 03820
5029 / 606

E / 38-5
JACQUES E. CORRIVEAU REVOCABLE TRUST
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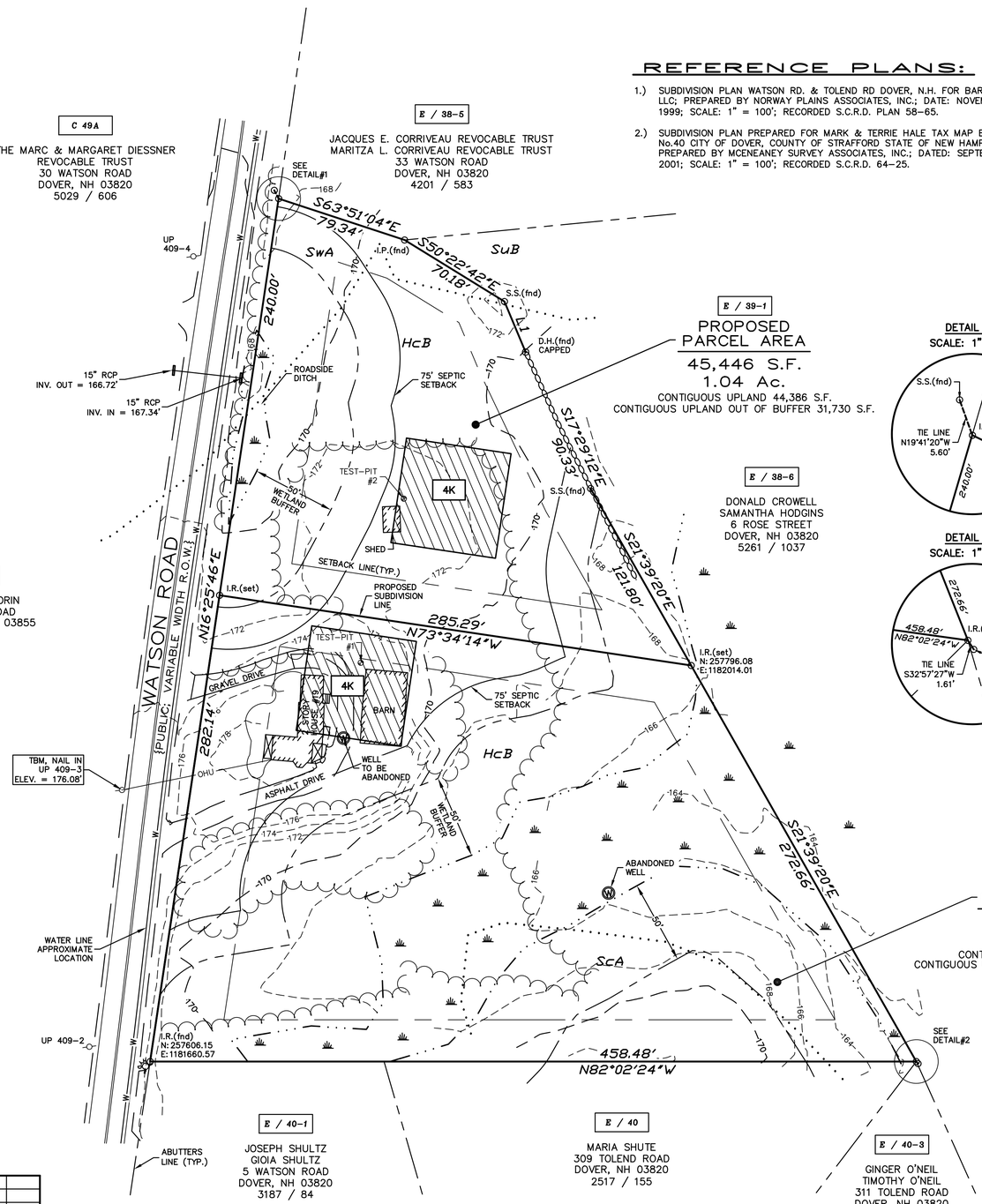
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6 ROSE STREET
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5261 / 1037

E / 40-1
JOSEPH SHULTZ
GIOIA SHULTZ
5 WATSON ROAD
DOVER, NH 03820
3187 / 84

E / 40
MARIA SHUTE
309 TOLEND ROAD
DOVER, NH 03820
2517 / 155

E / 40-3
GINGER O'NEIL
TIMOTHY O'NEIL
311 TOLEND ROAD
DOVER, NH 03820
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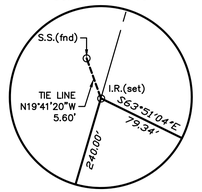
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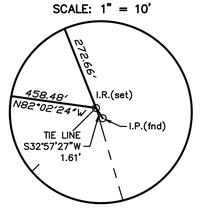
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SCOTT D. DREW & WENDY E. DREW
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DOVER, NEW HAMPSHIRE
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SIDE SETBACK	= 25 FEET
REAR SETBACK	= 30 FEET
MAXIMUM BUILDING HEIGHT	= 35 FEET MAXIMUM

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HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/APP/WEBSOILSURVEY.ASPX.

11.) STREET ADDRESSES WILL BE ASSIGNED AT THE ISSUANCE OF A BUILDING PERMIT.

12.) "NO-CUT" BUFFER PLACARDS TO BE INSTALLED ALONG THE 30' NO CUT BUFFER AT 50' ON CENTER.

13.) SUBJECT PARCELS WILL BE SERVICED BY MUNICIPAL WATER AND ON-SITE SEPTIC SYSTEMS.

14.) NHDES STATE SUBDIVISION APPROVAL No. eSA 2025 _____,
DATE: PENDING

LEGEND

- I.R.(set) O - IRON ROD SET W/ I.D. CAP (SET)
- I.R.(fnd) O - IRON ROD FOUND
- I.P.(fnd) O - IRON PIPE FOUND
- D.H.(fnd) O - DRILL HOLE FOUND
- S.S.(fnd) O - STEEL STAKE FOUND
- RCP - REINFORCED CONCRETE PIPE
- TREELINE
- SOILS LINE
- 48 - CONTOUR LINE (2 FOOT INTERVAL)
- EDGE OF WETLAND
- WETLAND SYMBOL
- TBM - TEMPORARY BENCHMARK
- FIRE HYDRANT
- (W) - WELL
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- ø - DIAMETER
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- UP 409-3 - UTILITY POLE W/ I.D. Nos.
- 4K - PROPOSED 4,000 S.F. AREA FOR SEPTIC

NO.	DATE	DESCRIPTION	BY	CHK

REVISIONS

25101	SUBDIVISION	25-05	43-47
PROJECT NO	TYPE	FIELDBOOK & PAGES	

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

NHDES SUBDIVISION PLAN
PREPARED FOR
SCOTT D. & WENDY E. DREW
TAX MAP E, LOT No.39
19 WATSON ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No.

DRAWN BY: JJH	FILE: P:\25101\DWG\25101
SCALE: 1" = 40'	DATE: SEPTEMBER 17, 2025

40 20 0 20 40 80 120 160



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

SURVEYING - PLANNING - CONSULTING

10/7/2025, 11:29:27 File: P:\25101 - 19 Watson Road Dover NH\ DrawSurvey\Drawing\25101 SUBDIVISION.dwg Layout: NHDES SUBDIVISION

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #SITE-2025-0015

Application Type:	Site Plan
Applicant(s):	Comcast Cable Communications Management, LLC
Owner(s):	Two Hundred Sixth Street, LLC
Location:	200 Sixth St. (Assessor's Map E, Lot 70-C)
Meeting Date:	October 28, 2025

INTENT: Proposal is to construct an approximately 2,500 square foot Comcast Switching Facility with a paved accessway.

AGENDA ITEM #: 4-F

FILE: SITE-2025-0015

OWNER: Two Hundred Sixth Street, LLC

APPLICANT: Comcast Cable Communications Management, LLC

LOTS/UNITS PROPOSED: N/A

ACREAGE: 1.33± ac.

ZONING DISTRICT: Innovative Technology (IT)

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Public Utility Switching Facility

SURROUNDING LAND USE: Residential, North End Fire Station, Spaulding Turnpike

ZBA ACTION: ZONE-2025-0012, received a variance to allow a minor subdivision, creating one new parcel below the required minumum lot size.

WAIVERS REQUESTED: §153-13A(12), landscape plan prepared by a licensed landscape architect and §153-14J, interconnectivity between parcels.

PERMITS REQUIRED: NHDES SWPPP (Received NHDES Subdivision Permit)

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

TECHNICAL REVIEW COMMITTEE: Reviewed on October 2, 2025.

CONSERVATION COMMISSION: N/A

ATTACHMENTS: Site Plan, Application Materials.

Summary of Request and Background:
The applicant is proposing to construct an approximately 2,500 square foot Comcast Switching Facility with a paved accessway and two parking spaces.

The applicant has stated that the facility will be secured with fencing and a security system but will otherwise operate independently, with only occasional maintenance visits by employees. The site will be served by a private well and on-site septic system, and any waste generated will be removed from the site.

Per the variance approval granted on May 15, 2025, for the creation of a lot below the minimum required size, the approval was based on the proposed use as a Public Utility, which will have no regular employees, customers, or other traffic aside from routine or as-needed maintenance of the facility.

Two waivers are being proposed as part of this project related to the requirements for a landscape plan prepared by a licensed landscape architect and interconnectivity between parcels.

The Technical Review Committee reviewed the application at their October 2, 2025 meeting. Part of the TRC discussion focused on first responder access, appropriate screening, and the confirmation and review of items such as the security and fire suppression systems. *(minutes attached)*

Summary of Waiver Requests:
The applicant is seeking two waivers as part of this proposal. The waivers are from the following:

1. §153-13A(12), relief requested from a required landscape plan prepared by a licensed landscape architect.
2. §153-14J, relief requested from interconnectivity between parcels, a requirement in the IT Zoning District.

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

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

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

See reverse →

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE # SITE-2025-0015

Application Type:	Site Plan
Applicant(s):	Comcast Cable Communications Management, LLC
Owner(s):	Two Hundred Sixth Street, LLC
Location:	200 Sixth St. (Assessor's Map E, Lot 70-C)
Meeting Date:	October 28, 2025

STAFF RECOMMENDATION - Waivers/Relief:
The Planning Department recommends that the Planning Board accept the applications as complete, note they are not of regional impact, hold a public hearing, make the necessary and supporting findings of fact, and vote to grant the waivers with the following subsequent condition:

Subsequent Condition to be Met Prior to the Signing of the Plans:

1. Add a note that the Planning Board found the criteria of Chapter 153-21 have been met and the Board approved the following waivers:
   §153-13A(12), landscape plan prepared by a licensed landscape architect.
   §153-14J, interconnectivity between parcels, a requirement in the IT Zoning District.

Consistency with Land Use Regulations – Site Plan
§153-13 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. This plan is consistent with those regulations.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board makes the necessary and supporting findings of fact, and vote to approve the site plan with the following subsequent conditions:

Subsequent Conditions to be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set for final Planning Board signature which additionally shall include:
   1.1. Permit File #SITE-2025-0015
   1.2. Owner's signatures;
   1.3. Professional stamps and signatures;
   1.4. Revise plan references to faux brick;
2. Provide letters to serve.

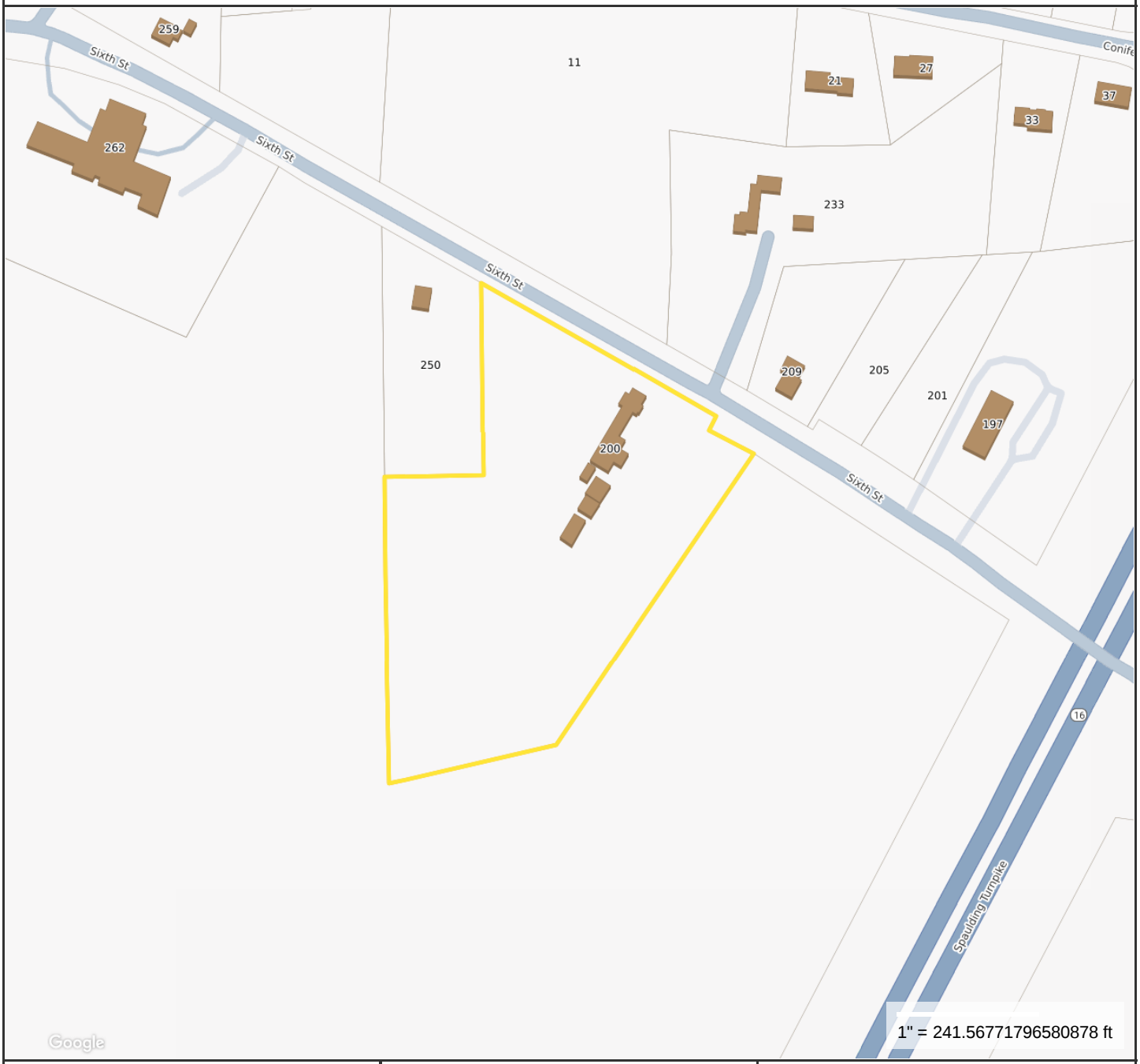
Subsequent Condition to Be Met Prior to Construction:

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

Subsequent Conditions to Be Met Prior to Occupancy:

4. Issuance of Certificate of Occupancy;
5. Surety or other form of security acceptable to the City is provided for any unfinished work;
6. Design engineer to submit a construction certification letter to the City ensuring construction was completed in accordance with the plans and specifications approved by the City of Dover.

SITE-2025-0015 200 SIXTH STREET



Property Information

Location	200 SIXTH ST
Owner	TWO HUNDRED SIXTH STREET LLC
Land Use	101R
Zoning Code	IT
Property Id	E0070-A00000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/30/2023
Data updated Daily

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

PLAN SNAPSHOT REPORT SITE-2025-0015
FOR CITY OF DOVER, N.H.

Plan Type:	Site Plan - Major	**Project:**		**App Date:**	09/18/2025
Work Class:	New Construction	**District:**	None	**Exp Date:**	11/22/2025
Status:	Fees Due	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**		**Approval Expire Date:**	

Description: Site Plan for unmanned Public Utility Switching Facility

Parcel:	E0070-A00000 Main	**Address:**	200 Sixth St Dover, NH Main	**Zone:**	IT(Non-Residential - Innovative Technolo

Applicant
Roland Leduc
Business: (603) 749-0443

Owner
Dan Gabriel
Mobile: (603) 767-9163

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

Plan Custom Fields

Total	0	Total2	2500	Total3	5305
Total4	0	Total5	0	Total6	0
Total7	0	Total8	0	Total9	2500
Street Classification Type	Municipal	Net Change in # Parking Spaces (+/-)	2	Water Service	Private
Recording Number		Sewer Service	Private	Total Acres (GIS)	1.33
Deed Book		Total SQFT	57934.8	Deed Page	5157
Deed Date	679	Proposed Property Use	Private Utility Switching Facility	Area of Parcel to be Developed (SQFT)	28500
Number of Parking Spaces Existing	0	Number of Parking Spaces Proposed	2	Number of Employees Total	0
Number of Employees in Max Shift	0	Type of Building to be Built	Insulated Concrete Form with Faux Brick Facade	Estimated Construction Value	200000.00
Refuse Removal	Private	Is there an existing Conservation Easement?	No	Existing Conservation Easement Details	
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
TotalImpactFeeAFAOTOD	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_Steve_Haight_9/18/2025.jpg	09/18/2025 11:36	Haight, Steve		Uploaded via CSS
2025.10.02_PlanningTechnicalReviewCommittee.Agenda.pdf	09/19/2025 14:21	Blonigen, Rachel		TRC Agenda
2025.10.02_PlanningTechnicalReviewCommittee.200SixthSt_SITE-2025-0015.pdf	10/03/2025 9:26	Blonigen, Rachel		TRC Draft Minutes

PLAN SNAPSHOT REPORT (SITE-2025-0015)

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2025013935	Planning General Application Fee	$200.00	$0.00
	Total for Invoice INV-2025013935	$200.00	$0.00
INV-2025013941	Planning Non-Res/Mixed Use – New Construction	$375.00	$0.00
	Planning Impervious Paved Area Fee	$371.35	$0.00
	Total for Invoice INV-2025013941	$746.35	$0.00
	Grand Total for Plan	**$946.35**	**$0.00**

Meeting Type	Location	Scheduled Date	Subject
Technical Review Committee Meeting v.1	City Hall, Second Floor Conference Room	10/02/2025	Technical Review Committee Meeting

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Requires Re-submit	10/01/2025	10/29/2025	10/03/2025	Yes	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Requires Re-submit	10/01/2025	10/29/2025	10/01/2025

Comments:
- Commitment to maintain existing vegetation provides significant screening from the street and abutters to the east.
- The landscape plan is referenced in the index sheet, but not included in the plan set. Please provide.
- OBD's main concern will be aesthetics from the south/west to ensure that the facility and lay-down area do not negatively impact the marketability of the parent lot and/or portions of the Liberty Mutual lot to the rear. This area is currently meadow, and may need supplemental vegetative screening and/or a more aesthetically pleasing fence than chain link.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Semprini, Jillian	Requires Re-submit	10/01/2025	10/29/2025	10/03/2025

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	Requires Re-submit	10/01/2025	10/29/2025	10/03/2025

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Requires Re-submit	10/01/2025	10/29/2025	10/03/2025

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	Requires Re-submit	10/01/2025	10/29/2025	10/02/2025

Comments: Provide turning template for Fire dept apparatus in accordance with NFPA 1 Fire Code 2021 edition.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic Coordinator	Police	Mitrushi, Alex	Requires Re-submit	10/01/2025	10/29/2025	10/03/2025

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		09/19/2025 9:58	
Confirm application complete v.1	Generic Action		09/19/2025 9:58
Technical Review Committee Meeting Agenda v.1	Task	09/19/2025 9:58	10/01/2025 10:05
Land Use Plan Technical Review v.1	Receive Submittal	10/01/2025 0:00	10/03/2025 9:40
Land Use Plan Technical Review v.2	Receive Submittal	10/03/2025 0:00	
Technical Review Committee Meeting v.1	Hold Meeting	10/01/2025 10:05	10/03/2025 9:41
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		

PLAN SNAPSHOT REPORT (SITE-2025-0015)

Distribute Planning Board Materials v.1	Task
Planning Board Hearing v.1	Hold Hearing
Planning Board Decision v.1	Plan Activity
NOD Sent to Applicant v.1	Create Report
Final Plan v.1	
Land Use Plan Stamped and Signed v.1	Generic Action
Recording v.1	Task
Document Archival v.1	Generic Action
Internal Notification of Plan Completion v.1	Generic Action
Building Official Notifies Address v.1	Generic Action
Pre-Con Meeting v.1	Hold Meeting
Create/Link to Records v.1	
Create / Link to Permit - Building Major v.1	Create Sub Permit
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit

City of Dover, New Hampshire
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: Comcast Cable Communications Management, LLC Telephone #

Address of Applicant: 751 East Industrial Park Drive Manchester, NH 03109

E-Mail Address: Roland_Leduc@comcast.com

Name of Property Owner (*if different from applicant*): Two Hundred Sixth Street, LLC Telephone # (603) 749-4529

Address of Property Owner: 601 Central Avenue Dover, NH 03820

PROPERTY INFORMATION

Address of Property: 200 Sixth Street

Assessor's Map # E Lot(s) # 70-A

Zoning District(s) Innovative Technology (IT) Overlay District(s) N/A

Size of Parcel: 57,957 sq. ft. 1.33 ac. Property Deed: Book 5157 Page: 679

Existing Use of Property: VACANT

SITE PLAN INFORMATION

Describe Proposed Use: Broadband Digital Equipment Center - Public Utility Switching Facility

Area of Parcel to be Developed: 28,500 sq. ft.

If Multi-family Residential: Number of Units N/A & Buildings Proposed N/A

If lodging: Number of Units N/A & number of Buildings N/A

Number of Parking Spaces: Existing 0 Proposed 2

Highway Access (check where applicable): ☑ City Street ☐ State Highway

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

Disposition of Parcel:

Building Footprint 2,500 sq. ft.

Total Building Area 2,500 sq. ft.

Paved Area 5,305 sq. ft.

Building Setbacks:

Front Yard 50 ft.

Rear Yard 50 ft.

Side Yard: Right 50 ft. Left 50 ft.

City Water? ☐ Yes ☑ No How far is city water from the property? _____

City Sewer? ☐ Yes ☑ No How far is city sewer from the 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 N/A units

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

N/A

BUILDING INFORMATION

Type of Building to be Built: Insulated concrete form with brick facade.

Height of Building: 16 ft ± Finished Floor Elevation: 162.5 ft

Number of Seats (where applicable) N/A

Estimated value of construction: $ 200,000.00 Refuse removal: Public/Private (circle one) Private

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: Article IV 153-13 A.12 ; Section 153-14. J

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

The proposed building will be located approximately 130 feet off the public road. The site layout has been designed, to the maximum extent, to maintain the existing trees along the front property line as well as along the property line to the east. The proposed landscaping will also strengthen the existing vegetated buffer along the road frontage which will create additional screening while creating an appropriate look for the proposed building and site layout, consistent with similar commercial use sites throughout the City of Dover;

Interconnections Between Parcels- Site will have restricted access for Comcast employees only.

SURVEYOR INFORMATION

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

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

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

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Stephen J. Haight, PE - Civilworks New England

Address P.O. Box 1166 Dover, NH 03821 Telephone #: 603-749-0443

Professional License #: NH PE # 7978 E-mail address: shaight@civilworksne.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 ☐ **WETLAND SCIENTIST INFORMATION** ☑

Name of Soil Scientist and Company (Licensed in N.H.) Damon E. Burt Fraggle Rock Environmental Services

Address 38 Garland Road Strafford, NH 03884 Telephone #: 603-969-5574

Professional License #: NH Certified Wetland Scientist # 163 E-mail address: frenvironmental@gmail.com

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: N/A Telephone #_____

Address Easement Holder: _____

SIGNATURES

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

Signature of Property Owner: Daniel A Deduc member Date: 9/17/25

Signature of Applicant (*if different from owner*): Roland Leduc member Date: 9/17/2025

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: Daniel A Deduc member Date: 9/17/25

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: Daniel A Deduc member Date: 9/17/25

Signature of Applicant (*if different from owner*): Roland Leduc member Date: 9/17/2025

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: Daniel A Deduc member Date: 9/17/25

Signature of Applicant (*if different from owner*): Roland Leduc member Date: 9/17/2025

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	70-A	Two Hundred Sixth Street, LLC	601 Central Avenue Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Roland LeDuc	Comcast Cable Communications Management, LLC	751 East Industrial Park Drive Manchester, NH 03109

Surveyor and/or Engineer/Professional Agent:

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

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 24, 2023)

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

A. Plan Review Fees

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

- ☐ SUBDIVISION Application fee $200.00 + $150.00 x # _____ new lots created = $_____
- ☐ LOT LINE ADJUSTMENT Application fee $200.00 + $100.00 X # ___ of lots involved = $_____
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee $200.00 = $_____
- ☐ SITE REVIEW – RESIDENTIAL Application fee $200.00+ $100.00 x # __ per dwelling unit =$_____
- ☑ SITE REVIEW – NON-RESIDENTIAL Application fee $200.00 + (not to exceed $10,000)
  - New construction $.15 sq. ft. x # 2,500 sq. ft.= $ 575.00
  - Additions (new floor space) $.10 per sq. ft. x # _____sq. ft.= $_____
- ☐ MOTEL/HOTEL $35.00 x # ___ per lodging unit= $_____
- ☐ CHANGE OF USE Application fee $200.00 + (not to exceed $5,000)
  - Existing floor spaces $.10 per sq. ft. x # _____ sq. ft. = $_____
- ☐ CONDITIONAL USE PERMIT Application fee $200.00 x # _____ per Application = $_____
- ☐ GRAVEL PIT/ EXCAVATIONS
  - Application fee $50.00= $_____
  - Permit fee $75.00= $_____
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee $200.00 = $_____
- ☐ REQUEST FOR REZONING Application fee $200.00 = $_____
- ☐ DRIVEWAY WAIVER Application fee $200.00 = $_____
- ☑ **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 # 5,305 sq. ft. = $ 371.35

SUBTOTAL PLAN REVIEW FEE = $ 946.35

AND

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

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

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

SUBTOTAL = $_____

TOTAL INVOICE AMOUNT = $_____

PLAN REVIEW FEE COLLECTED/PAID = $ _____

BALANCE DUE = $ _____

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

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: Comcast Cable Communications Management, LLC File Number: SITE-2025-

PROJECT TITLE: Broadband Digital Equipment Center- Public Utility Switching Facility

PROPERTY LOCATION: 200 Sixth Street Tax Map: E Lot: 70-A

	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	☑	
7. Conditional Use Permit applications	☐	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	☐	
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 #	☑	
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	☐ N/A	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	☑	
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	☑	
Location of Flood Hazard Zone	☐ N/A	
Location of all bodies of water and watercourses	☐ N/A	
Location of wetlands and buffers	☑	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	☑	
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	☑ See attached waiver	
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	☑	
Stormwater Management System Operation and Maintenance Plan	☑	
Letter to Serve from Public and Private Utilities	☑	
Erosion and Sedimentation Control Plan	☑	
Landscape Operation and Maintenance Plan	☑	
Proposed restrictive covenants or homeowners association documents	☐ N/A	
Dates and permit numbers of all required state and federal permits	☐ N/A	
If wetland buffer, indicate placards locations, as applicable	☑	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	☑	
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_____

COMCAST CABLE COMMUNICATIONS, LLC
751 East Industrial Park Drive
Manchester, New Hampshire 03109

September 16, 2025

City of Dover
288 Central Avenue
Dover, NH 03820

Attn: Planning Board

Re: LETTER OF APPLICANT AUTHORIZATION
Site Plan Review Application & Approval
200 Sixth Street – Tax Map E, Lot 70-A

I, Roland Leduc, authorize Civilworks New England and McEneaney Survey Associates to represent all applications made on behalf of me as Member of Comcast Cable Communications, LLC (APPLICANT) to the City of Dover Planning Board and any other Dover Board or Committee, as well as any State of NH departments, as necessary, relative to the pursuit of approvals and permits for the development of the subject parcel.

Sincerely,

Roland Leduc 9/16/2025

Roland Leduc, Project Manager
Comcast Cable Communications, LLC

SITE-2025-0015 **200 SIXTH STREET**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
E0073-001000	205 SIXTH ST	CENA MATTHEW D		205 SIXTH ST	DOVER	NH	03820
E0073-000000	209 SIXTH ST	209 SIXTH STREET SPE LLC		209 SIXTH ST	DOVER	NH	03820
E0019-000000	11 CONIFER COMMO NS	KANE KARALEE I		11 CONIFER COMMONS	DOVER	NH	03820
E0070-B00000	250 SIXTH ST	O CONNOR GAYLE G		250 SIXTH ST	DOVER	NH	03820-2301
E0073-002000	201 SIXTH ST	NOEL ROBERT W	NOEL PHYLLIS A	201 SIXTH ST	DOVER	NH	03820
E0019-B00000	233 SIXTH ST	FORTIN ADAM A &	LORING-FORTIN LYNDSEY M	233 SIXTH ST	DOVER	NH	03820
E0024-000000	100 LIBERTY WY	LIBERTY MUTUAL INSURANCE CO	ATTN: TYLER MUNGER	175 BERKELEY ST	BOSTON	MA	02116
E0070-A00000	200 SIXTH ST	TWO HUNDRED SIXTH STREET LL		601 CENTRAL AVENUE	DOVER	NH	03820
		CIVILWORKS NEW ENGLAND	STEVE HAIGHT	PO BOX 1166	DOVER	NH	03820
		COMCAST CABLE COMPANY	ROLAND LEDUC	751 EAST INDUSTRIAL P	MANCHE	NH	03109

PROJECT NARRATIVE

for

Comcast Cable Communications Management, LLC

Site Plan Review

Broadband Digital Equipment Center
Public Utility Switching Facility
Tax Map E, Lot 70-A
200 Sixth Street

PROJECT OVERVIEW & SITE CHARACTERISTICS

The proposed site design is for a broadband digital equipment center on a 1.33-acre parcel in the Innovative Technology District (IT) with approximately 216' of frontage on Sixth Street in Dover, NH. The lot is currently undeveloped and bounded by Sixth Street to the North, a vacant lot to the South and West, and the Liberty Mutual lot to the East.

In addition, the applicant obtained a variance approval on June 19, 2025 (ZONE-2025-0012) from the Zoning Board to allow for a reduced size lot for public use in the Innovative Technology Zone (IT). The proposed use is a broadband digital equipment center with zero regular employees, customers, or other traffic, outside of routine or as-needed maintenance on the proposed facility itself.

The proposed site design includes the construction of a 2,500 square foot Broadband Digital Equipment Center as a public utility switching facility. The project site consists of the following general improvement plan:

- Clear the site, as necessary, for construction.
- Construction of a 2,500 sf building, with associated parking and fenced storage areas.
- Construction of on-site stormwater detention and treatment system, grading, and other drainage requirements.
- Construction of an individual on-site sewer system.
- Site utility construction & installation.
- Stabilize remaining areas with loam and seed.

DRIVEWAY AND PARKING LOT

The proposed development will provide one (1) 20' wide driveway entrance on the 216± feet of frontage along Sixth Street, a public variable width ROW. Two parking spaces are being provided at the end of the driveway.

WETLAND PROTECTION DISTRICT SETBACK & IMPACT

There is one wetland pocket on the front of the property abutting Sixth Street, and a second wetland pocket on the abutting lot, to the northwest, in which the buffer infringes onto the parcel. However, the proposed project has been designed to avoid all wetland and wetland buffer impacts.

DRAINAGE

The project proposes the construction of a 2,500 square foot Public Utility Switching Facility along with 5,305 square feet of pavement for access and parking. To mitigate development run-off, the proposed drainage system incorporates two vegetated pre-treatment swales, an infiltration basin, drainage pipes and rip rap protection. The proposed stormwater system captures, treats, stores, and infiltrates the stormwater runoff from the site and redirects it to the existing discharge points. The proposed stormwater drainage system will be maintained by the project proponent as outlined within the Stormwater Management document. The stormwater system has been designed to achieve the required pollutant removal set forth in the stormwater regulations; calculations are included in the drainage analysis.

TRAFFIC

A traffic assessment was completed for this project and is attached as a report to this submittal. The traffic assessment indicates that this proposed project will have no measurable increase on current traffic along Sixth Street as a result of the proposed development.

UTILITIES

The proposed project is designed to have a private well and an individual on-site sewer system. Electric and communication utilities will be routed underground to existing services on Sixth Street. Building and utility connections will be made per the City's Community Services Utility Division and Fire Department requirements and standards.

IT DISTRICT NARRATIVE

for

Comcast Cable Communications Management, LLC
Site Plan Review Application
Tax Map E, Lot 70-A
200 Sixth Street

October 2025

SITE DESIGN AND DEVELOPMENT CRITERIA NARRATIVE - §153-15

The project parcel is shown on Tax Map E as Lot 70A, is located within the IT District, consists of 1.33 ± acres, and is currently undeveloped. The project, as proposed by Comcast Cable Communications Management, LLC, will include the construction of a 2500 sf building, a paved driveway, and associated grading and drainage. This site will also be served by a private well and on-site septic system. The parcel is currently owned by Two Hundred Sixth Street, LLC. On behalf of Comcast, the owner has obtained a variance from the Zoning Board to create a reduced sized lot as allowed for public utility use. A copy of this decision is included as part of this application.

The following responses (**Responses in Bold**) provide narrative in support of meeting the requirements identified in §153-15 Design Standards for Innovative Technology (IT) District of the Dover Site Design and Development Criteria.

A. Purpose. These design standards are adopted to regulate development within the Innovative Technology (IT) District, which provides an area for large-scale high technology, research, professional office and clean manufacturing uses needing large sites and high aesthetic standards. The design standards are intended to:

(1) Establish and maintain high aesthetic standards in the IT District. **The project proposes a single building of a typical design, a simple structure with brick façade, used by Comcast for the purpose of an unmanned broadband equipment switching facility. Existing trees and vegetation will be maintained to the maximum extent, with additional vegetation provided to create added screening and to keep with the current aesthetics of the neighborhood.**

(2) Preserve the district's natural resources and visual character by assuring that improvements are properly related to their sites and to neighboring developments. **The surrounding area is at the edge of the IT district, with a mix of office and commercial businesses and residential properties. The proposed site design will incorporate the site's existing trees/vegetation and grass areas, as well as incorporating additional vegetation to achieve adequate visible buffer from the road and nearby properties in this transitional portion of the IT district. The single-story 2,500 sf structure is a typical design for this public utility use with a brick façade, 2 parking spaces for occasional maintenance visits and a laydown area at the rear of the building for supplies and equipment delivery/storage. The site layout and positioning of the parking and laydown area towards the side and rear of the building help shield the limited activity anticipated at this site.**

(3) Encourage good design and innovation in site planning and development, including architecture, landscaping, and graphic design. **The single-story 2,500 sf structure is a simple design typical for this public utility use, with a brick façade, with the existing and proposed natural landscape that aesthetically blends within this neighborhood. The site design does not impact any wetland, and additionally has been designed to avoid impact to all wetland buffers.**

(4) Encourage the compatible and complementary development of each site in the district. **The site design for a traditionally simple building nestled on the edge of the IT District among a mix of commercial and residential properties is both unique and compatible with the surrounding properties.**

(5) Minimize conflicts between residential and nonresidential uses. **The proposed project is compatible and complimentary to this transitional portion of the IT District and the remaining residential parcels within the area by placing the building toward the rear of the parcel and by designing the limited activity at this site to be at the rear of the building and providing adequate natural and vegetative screening.**

B. Building siting and design. The general character of the IT District is intended to be a campus or parklike setting, with emphasis on the natural characteristics of the site. The site design should create a sense of entry into the site and into the businesses within the site through landscaping, facade treatment, and signage. The architectural character of each building shall be of contemporary design and style. The design should integrate the building's form, textures and colors with the landscape and topographical character of each site. Specific requirements are as follows:

(1) All exterior building walls and structures shall be constructed with attractive, durable materials such as textured concrete, masonry, stone, brick, clapboard, finishing wood, stucco, or glass. **The building exterior is to be concrete with a brick façade that will be consistent with other commercial/public use buildings withing this IT District.**

(2) Buildings with exterior walls made of metal or corrugated steel shall not be permitted. **The building exterior is to be concrete with a brick façade that will be consistent with other commercial/public use buildings within this IT District. There is no metal or steel proposed for this building exterior.**

(3) Building roofs shall be uncluttered, and when flat roofs are visible from public roads, pitched roofs or parapets are required. **The building has a simple, traditional commercial design with an uncluttered roof.**

(4) Rooftop and ground-mounted mechanical units and ventilating fans are to be either integrated into the design of the building or screened from view. **The project does not propose rooftop mounted mechanical units. Mechanical units at the rear of the building will be screened by fencing and existing and proposed vegetative screening.**

(5) All exterior service, loading, storage, and utility areas shall be located at the side or rear of the building and screened or sheltered so as not to be visible from the public road or adjacent parcels. **All maintenance and service activities at this site will take place at the rear of the building will be screened by fencing and existing and proposed vegetative screening.**

C. Parking areas and pedestrian circulation.

(1) Parking areas shall be screened from public streets and existing residential uses to minimize the visibility of such areas. **The building is located towards the rear of the parcel, over 100 feet from the road, with a small parking area, two (2) spaces at the entrance located at the rear side corner of the building, which are screened with proposed and existing vegetation to minimize visibility.**

(2) A majority of the parking spaces shall be located to the side or rear of the buildings. **The small parking area, two (2) spaces, is located at the building entrance at the rear side corner of the building.**

(3) All sites shall be designed to promote safe pedestrian access, not only within the development but to adjacent properties and public streets. **The proposed project is for an unmanned public utility switching facility located over 100' from the road. Activity at the site will be for occasional maintenance and service needs within the building and fenced areas on site providing a safe environment for the adjacent properties.**

D. Landscaping.

(1) A landscaping plan shall be submitted as part of the development application. The landscaping plan shall depict a scheme that creates a parklike setting. Maintenance of existing vegetation should be incorporated in the landscaping plan when appropriate. **The landscape plan incorporating much of the existing vegetation is submitted as part of the application process and includes an inspection and maintenance manual.**

(2) Existing trees of significant size or special character should be preserved wherever possible. **Tree removal that is necessary for site development has been minimized to maintain as much existing woodland and vegetation buffer as possible.**

(3) All trees should be planted in a permeable area of no less than a three-foot-wide radius from the base of the tree. **Tree locations are situated to ensure the maximum likelihood of survival and at a minimum 3' from edge of proposed pavement areas.**

(4) Planting islands should be used to define vehicular and pedestrian circulation patterns and to break up large expanses of pavement. A combination of end cap islands and linear islands running parallel to parking rows is preferred. Islands should be planted with either grass or evergreen shrubs and include trees. **The project site is of a reduced lot size as allowed by its public utility use and therefore vehicular and pedestrian patterns are not applicable to this unmanned facility that has a parking area consisting of only two (2) parking spaces. A landscape design is provided that utilizes existing and proposed trees/vegetation along the perimeter of the site to create appropriate screening from other properties.**

(5) Landscaping should be maintained to present a healthy appearance, and dead materials should be replaced. **The landscape plan is submitted as part of the application process and includes an inspection and maintenance manual.**

E. Exterior lighting. Exterior lighting shall be low profile. High-intensity directional lighting shall be prohibited. Lighting shall be designed and oriented to avoid glare onto adjacent property or streets. **The lighting is proposed to be cut-off type fixtures that provide on-site lighting.**

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2025-0015

Application Type:	Site Plan
Applicant(s):	Comcast Cable Communications Management, LLC
Owner(s):	Two Hundred Sixth Street, LLC
Location:	200 Sixth St. (Tax Map E, Lot 70-C)
Date:	October 2, 2025

INTENT: Proposal is to construct a 2,500 square foot Comcast Switching Facility with a paved accessway.

UNITS/LOTS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 1.33± ac.

ZONING DISTRICT: Innovative Technology (IT)

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Public Utility Switching Facility

SURROUNDING LAND USE: Residential, North End Fire Station, Spaulding Turnpike

ZBA ACTION: ZONE-2025-0012, received a variance to allow a minor subdivision, creating one new parcel below the required minumum lot size.

PERMITS REQUIRED: NHDES SWPPP (Received NHDES Subdivision Permit)

WAIVERS REQUESTED: § 153-13A(12), relief requested from required landscape plan prepared by a licensed landscape architect

ATTENDANCE:
Members:
Erin Bassegio, Planning
Paul Crouser, Zoning
Jim Maxfield, Inspection Services
Alex Mitrushi, Police Department
Jill Semprini, Engineering

Others:
Steve Haight, Civilworks NE

Approval of minutes from September 11, 2025:
P. Crouser moved to approve the September 11, 2025 minutes. Seconded by J. Maxfield. Vote: U/A.

PLAN REVIEW:
Planning:

- Reminder as applicable: Water and Sewer Investments Fees
- Provide all letters to serve before PB submission
- As proposed, waivers needed for colored rendering/streetscape and architecturals
  - Preferred that colored rendering is provided
- Waiver needed for use of faux brick (§153-14L(7)(i)[2])
- Provide clearer neighborhood plan
- Any solid waste removal onsite?
- Any rooftop mechanics?
- Turnaround is required.
- Driveway permit needed for proposed accessway on Sixth
- Interconnectivity between parcels requires easement on record for abutting parcel access or waiver required.
- Revise plans to include:
  - Owner's signatures
  - Landscape plan in digital materials
  - Include trees/increased buffer along southern property line
  - Indicate distance between septic and wetlands
  - Chain-link fencing should include slats or equivalent to provide opaque screening or waiver required.
  - Uniformity ratio, maximum, minimum levels table for lighting in parking area

Engineering:

- General Comments
  - Applicant and Contractor shall review the updated Dover Construction Guidelines and associated details from April 2025 prior to scheduling a Preconstruction meeting with City staff. The guidelines can be found on the City of Dover Website on the Engineering page. https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Guidelines.pdf
- Sheet 7

DRAFT

- Please add culvert at driveway with sufficient cover. Submit drawing to engineering for approval prior to construction.

- Sheet 8
  - Defer to IS regarding fire protection requirements. If required, applicant to address water supply.
  - Underground conduits should be run just inside ROW to maximum space for future drainage.
  - Provide details for underground utility conduit trench and infrastructure.
  - Suggest discussion with Planning regarding easement for future sewer from community trail to Sixth St & Glenwood.
  - Change roadway utility crossing to 90 degrees.
  - Add roadway utility crossing trench detail.
  - Defer to IS if a dumpster is required. Chain link detail refers to dumpster enclosure.
  - Defer to IS if fire truck turning radius required to be shown.

Police:

- Is there a plan to include signage indicating "Private Property" or "No Trespassing"?
- Will there be cameras on the property in case there is damage or trespassing?
- Will there be an alarm on the property?

Inspection Services:

- Provide turning template for Fire dept apparatus in accordance with NFPA 1 Fire Code 2021 edition.

Fire Department:

- Driveway appears to be greater than 150' in length – Turn around would be required
- Turning template for CNE delivery van does not meet the dimensions of fire suppression apparatus

Business Development:

- Commitment to maintain existing vegetation provides significant screening from the street and abutters to the east.
- The landscape plan is referenced in the index sheet, but not included in the plan set. Please provide.
- OBD's main concern will be aesthetics from the south/west to ensure that the facility and lay-down area do not negatively impact the marketability of the parent lot and/or portions of the Liberty Mutual lot to the rear. This area is currently meadow, and may need supplemental vegetative screening and/or a more aesthetically pleasing fence than chain link.

Planning Board:

- No comments.

Next Steps: Revise plans per comments above and resubmit for unofficial TRC and Planning Board.

Adjournment: J. Maxfield moved to adjourn the meeting at 10:58 a.m. Seconded by P. Crouser. Vote: U/A.

DRAFT

CIVILWORKS NEW ENGLAND

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

October 8, 2025

City of Dover
288 Central Avenue
Dover, NH 03820

Attn: Planning Board

Re: SITE-2025-0015: 200 Sixth Street, Tax Assessor's Map E, Lot 70-C
Response to Technical Review Committee Comments, dated October 2, 2025

Dear Planning Board:

In response to Technical Review Committee minutes – SITE-2025-0015, by TRC dated October 2, 2025, we submit the following responses in bold beneath the review comments in italic.

Planning:

1. *Reminder as applicable: Water and Sewer Investments Fees*
   Not Applicable.
2. *Provide all letters to serve before PB submission*
   Acknowledged.
3. *As proposed, waivers needed for colored rendering/streetscape and architecturals*
   a. *Preferred that colored rendering is provided*
   Ongoing.
4. *Waiver needed for use of faux brick (§153-14L(7)(i)[2])*
   Brick façade will be used. Waiver not necessary.
5. *Provide clearer neighborhood plan*
   The neighborhood plan has been updated.
6. *Any solid waste removal onsite?*
   Note has been added to plan that solid waste will be stored inside the building and removed regularly by the owner.
7. *Any rooftop mechanics?*
   None.
8. *Turnaround is required.*
   Site plan has been updated.
9. *Driveway permit needed for proposed accessway on Sixth*
   Acknowledged.
10. *Interconnectivity between parcels requires easement on record for abutting parcel access or waiver required.*
    Waiver will be submitted.

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

11. Revise plans to include:

a) *Owner's signatures*
Acknowledged.

b) *Landscape plan in digital materials*
A Landscape Plan has been provided.

c) *Include trees/increased buffer along southern property line*
Landscape Plan has been updated to reflect increased buffer.

d) *Indicate distance between septic and wetlands*
Not Applicable.

e) *Chain-link fencing should include slats or equivalent to provide opaque screening or waiver required.*
Site Plan has been updated to reflect privacy slats.

f) *Uniformity ratio, maximum, minimum levels table for lighting in parking area*
Lighting Plan has been updated.

Engineering:

1. General Comments

a) Applicant and Contractor shall review the updated Dover Construction Guidelines and associated details from April 2025 prior to scheduling a Preconstruction meeting with City staff. The guidelines can be found on the City of Dover Website on the Engineering page. https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Guidelines.pdf
Acknowledged.

2. Sheet 7

a) Please add culvert at driveway with sufficient cover. Submit drawing to engineering for approval prior to construction.
Not applicable, as discussed at TRC meeting, a drainage ditch will be integrated across the driveway.

3. Sheet 8

a) Defer to IS regarding fire protection requirements. If required, applicant to address water supply.
Comcast provides a robust internal fire suppression system.

b) Underground conduits should be run just inside ROW to maximum space for future drainage.
Utility plan has been updated.

c) Provide details for underground utility conduit trench and infrastructure.
Detail plan has been updated.

d) Suggest discussion with Planning regarding easement for future sewer from community trail to Sixth St & Glenwood.
Not Applicable.

e) Change roadway utility crossing to 90 degrees.
Utility plan has been updated.

f) Add roadway utility crossing trench detail.
Utility plan has been updated.

CIVILWORKS NEW ENGLAND

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

g) *Defer to IS if a dumpster is required. Chain link detail refers to dumpster enclosure.*
No dumpster is proposed; waste disposal will be contained internally within building.

h) *Defer to IS if fire truck turning radius required to be shown.*
Site plan has been updated.

Police:

1. *Is there a plan to include signage indicating "Private Property" or "No Trespassing"?*
   Site plan has been updated to reflect recommended signage.
2. *Will there be cameras on the property in case there is damage or trespassing?*
   Yes. Comcast has a robust security system to be put in place.
3. *Will there be an alarm on the property?*
   Yes. Comcast has a robust security system to be put in place.

Inspection Services:

1. *Provide turning template for Fire dept apparatus in accordance with NFPA 1 Fire Code 2021 edition.*
   Fire Truck Movement Plan has been added.

Fire Department:

1. *Driveway appears to be greater than 150' in length – Turn around would be required*
   Turn around has been added.
2. *Turning template for CNE delivery van does not meet the dimensions of fire suppression apparatus*
   Fire Truck Movement Plan has been added.

Business Development:

1. *Commitment to maintain existing vegetation provides significant screening from the street and abutters to the east.*
   Acknowledged.
2. *The landscape plan is referenced in the index sheet, but not included in the plan set. Please provide.*
   A Landscape Plan has been provided.
3. *OBD's main concern will be aesthetics from the south/west to ensure that the facility and lay-down area do not negatively impact the marketability of the parent lot and/or portions of the Liberty Mutual lot to the rear. This area is currently meadow, and may need supplemental vegetative screening and/or a more aesthetically pleasing fence than chain link.*
   Site plan has been updated to reflect a fence with privacy slats, and additional landscaping has been added.

CIVILWORKS NEW ENGLAND

Sincerely,



Stephen J Haight, PE

DONNA P. BENTON, AICP
Director of Planning and
Community Development
d.benton@dover.nh.gov

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

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Zoning Board of Adjustment
NOTICE OF DECISION

June 26, 2025

200 Sixth Street, LLC
601 Central Avenue
Dover, NH 03820

Re: **ZONE-2025-0012 – 200 Sixth Street (Tax Map E, Lot 70-A)**

Dear Attorney Bruton,

Please be advised that after a public hearing on Thursday, June 19, 2025, the Zoning Board of Adjustment ("ZBA") voted 5-*0 to* ***APPROVE*** a Variance from **Section 170-12(B)** of the Zoning Ordinance, to allow for a reduced size lot for a public use. This variance was granted with the following condition.

1. (For future Site Review considerations) This variance approval is based upon the purported use of a Public Utility which will have zero regular employees, customers, or other traffic, outside of routine or as-needed maintenance on the proposed facility itself.

Note: The City Council, any party to the action, or any person directly affected has a right to seek rehearing and thereafter appeal the ZBA's determination by timely following the procedural requirements outlined within New Hampshire statutes. *See generally* New Hampshire Revised Statutes Annotated, Chapter 677, *available at*: https://www.gencourt.state.nh.us/rsa/html/NHTOC/NHTOC-LXIV-677.htm

If you have any questions, please do not hesitate to contact us directly at: (603) 516-6008.

Sincerely,

Paul R. Crouser
Zoning Administrator, Assistant City Planner

Enclo.: Donna Benton, AICP — Director of Planning and Community Development
James Maxfield — Building Official
Michelle Dube — Inspection Services Office Manager
Donna Langley — City Assessor

EVERSOURCE ENERGY

1700 Lafayette Road
Portsmouth, NH 03801

Trevor S Emmons
603-332-7515
Trevor.emmons@eversource.com

September 18, 2025

Comcast Cable Communications Management, LLC
751 East Industrial Park Drive
Manchester, NH 03109

Dear Comcast Cable Communications Management, LLC,

I am responding to your request to confirm the availability of electric service for the proposed 200 Sixth Street, Dover NH 03820 project being constructed for/by Comcast Cable Communications Management, LLC.

The proposed project consists of (1) 2,500 square foot-building, housing a broadband digital equipment center. The proposed development will be constructed along Sixth Street.

The developer will be responsible for the installation of all underground/overhead facilities and infrastructure required to service the new building. The service will be as shown on the attached marked up Utility Plan. The proposed building service will be fed from a source to be determined by Eversource Engineering as depicted on utility plan. The developer will work with Eversource to obtain all necessary easements and licenses for the proposed underground/overhead facilities listed above.

This letter serves as confirmation that Eversource has sufficient capacity in the area to provide service to this proposed development. The cost of extending service to the aforementioned location and any associated infrastructure improvements necessary to provide service will be borne by the developer unless otherwise agreed upon.

The attached drawing titled "BROADBAND DIGITAL EQUIPMENT CENTER, SHEET 8 Utility Plan" dated 9/18/2025, shows transformer locations to service your proposed project.

Eversource approves the locations shown; assuming the final installed locations meet all clearances, physical protection, and access requirements as outlined in Eversource's "Information & Requirements For Electric Supply" (https://www.eversource.com/content/docs/default-source/pdfs/requirements-for-electric-service-connections.pdf?sfvrsn=2).

If you require additional information or I can be of further assistance please do not hesitate to contact me at our Portsmouth Office, 603-332-7515

Respectfully.

Trevor Emmons
NH Eastern Regional Engineer, Eversource

cc: (via e-mail)
Thomas Boulter, Eastern Region Operations Manager, Eversource
Nickolai Kosko, Field Supervisor, Electric Design, Eversource

WAIVER REQUEST

for

SITE REVIEW APPLICATION

Comcast Cable Communications, LLC

Tax Map E, Lot 70-C

200 Sixth Street

Dover Site Review Regulations: Section 153-14. J Interconnections Between Parcels

(1) In order to reduce the number of vehicles entering and exiting arterial and collector roads, the provision of interconnecting driveways is required whenever feasible. These interconnecting driveways or service roads are provided to allow customers and employees to move from site to site without repeatedly using City streets.

(2) In the C, CM and IT Districts, an applicant shall integrate an interconnecting driveway into the overall traffic and pedestrian circulation of the subject site. Interconnecting driveways shall be provided to access abutting parcels. If an adjacent parcel(s) is vacant, the applicant shall grant an easement for future access. The easements shall be written to ensure that the interconnection(s) will remain open and will be adequately maintained. The cross-connections shall be located to encourage internal traffic between abutting properties and shall be adequately marked with directional signs.

(3) In recognition of the unique circumstances of some parcels of land, the Planning Board shall be permitted to vary the standards set forth in Subsection J(2) above. The Planning Board may approve projects that do not conform strictly to the interconnection standards above, provided that a finding is made by the Planning Board that the unique circumstances of the parcel make compliance unreasonable. Any deviation from the standards in Subsection J(2) above can only be considered after first receiving a written recommendation from the City Engineer.

Waiver request: To allow no connectivity between abutting parcels, occupied or vacant.

The subject development is for an unmanned 24-hour emergency switching facility, housing broadband digital equipment which requires restricted access to the site by occupant employees only on an as needed basis.

The lots to the south and west of the parcel are vacant, and Liberty Mutual occupies the lot to the east. The minimal impact of this lot, and the adequate entrance to The Liberty Mutual lot mitigates the need for the parcels to be interconnected to reduce traffic entering and exiting arterial and collector roads.

Granting this waiver will not create unsafe conditions as the proposed use will have minimal traffic entering and exiting the subject parcel due to its restricted access.

CIVILWORKS NEW ENGLAND

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

TRAFFIC ASSESSMENT MEMORANDUM September 17, 2025

INTRODUCTION

Civilworks New England has prepared this traffic-assessment memorandum (TAM) regarding the Broadband Digital Equipment Center project proposed at Tax Map E, Lot No. 70-A, which is otherwise known as 200 Sixth Street in Dover, NH.

This TAM includes:

- existing site description
- proposed project description
- road description
- public transit
- sight distances at the proposed driveway
- trip generation
- trip distribution/assignment
- potential traffic impacts

This TAM concludes that:

- relevant sight distance at the intersection of the proposed development access driveway with Sixth Street will be adequate.
- The proposed project is anticipated to add very limited, de-minimis, new traffic to the area.

EXISTING SITE DESCRIPTION

The project site:

- is along the southern side of Sixth Street about halfway between the Dover Fire Department and the Spaulding Turnpike.
- has a lot size of 1.33 acres.
- Formerly contained one residential home that has since been demolished.
- Contains an existing driveway accessing Sixth Street.

PROPOSED PROJECT DESCRIPTION

The project is comprised of the construction of a 2,500 sq. ft. Broadband Digital Equipment Center where the single-family home used to exist. The driveway serving the new building will be in the same general location as the driveway for the house.



ROAD DESCRIPTION

Sixth Street in the vicinity of the project:

- is under the jurisdiction of the City of Dover
- has a posted speed limit of 30 MPH
- Dover Police report the 85th percentile speed to be 45 MPH
- is oriented southeast – northwest with a straight/linear horizontal alignment.
- has very limited vertical grade change.
- has bituminous concrete pavement in overall good condition.
- has marked pavement consisting of double yellow centerline striping and white lane “fog” side lines

- has two travel lanes each 10 feet in width and pavement approximately 18 inches in width beyond the fog line for a total pavement width of approximately 23 feet.
- has no sidewalks on either side.
- Is located in a no-passing zone and no streetside parking has been observed although not specifically prohibited by signage).
- has a total average daily traffic (ADT) volume of 5,551 vehicles, with 2,843 east-bound vehicles and 2,968 west-bound vehicles, as measured on Sixth Street at the Spaulding Turnpike as reported by the NHDOT for 2024.
- includes existing utility services.

PUBLIC TRANSIT

Collaborative Alliance for Seacoast Transportation (COAST) Route 33 provides bus service in the area. There is currently no bus service along this part of Sixth Street with the nearest route being in the vicinity of the fire station. However, the service technicians visiting the use will not likely be taking public transportation as they will typically be driving vehicles containing their equipment.

SIGHT DISTANCES

The project site is on a relatively straight section of Sixth Street that has limited elevation change, optimizing sight distance in both directions. Several residential driveways and the driveways for Hope Community Church and Lyndsey Loring Design exist along this stretch of roadway.

The American Association of State Highway and Transportation Officials (AASHTO) has established authoritative policy for appropriate sight distances including stopping sight distance (SSD) for vehicles on the main road reacting to traffic or other obstructions. For a roadway with vehicles traveling at the 45 MPH 85th percentile speed, AASHTO has established the SSD to be 360 feet and ISD to be 500 feet. However, for a roadway with vehicles traveling at the 30 MPH speed limit, AASHTO has established the SSD to be 200 feet and ISD to be 335 feet. The available sight distance to the east and west at the proposed project roadway has been determined to conservatively be on the order of 400 feet, which is suitable for SSD of about 48 miles per hour and ISD of about 36 miles per hour.

Therefore, sight distance should be adequate, certainly for speeds closer to the speed limit, and especially considering the very low vehicle trips to be generated. Sight distance can be improved with pruning of roadside vegetation along the property frontage which is recommended. Secondly, sight distance from the access drive should not be impeded by streetside parking. This, in combination with the relatively unobstructed nature of the streetside, will provide the opportunity to maintain sightlines throughout the year.

CALCULATED TRIP GENERATION

The Institute of Transportation Engineers (ITE) compiles and publishes trip-generation information for a variety of land uses in *Trip Generation Manual*.[1] This authoritative guide for calculating site traffic includes vehicle trip information for a single-family residential development of detached dwelling units in a general urban/suburban area; which is known in the ITE *Trip Generation Manual* as Land Use Code 160 (LUC). For this LUC, trip data is based on the size of the building.

[1] ITE, *Trip Generation Manual,* 11th edition (Washington DC, September 2021)

However, as mentioned in the Project Description section above, a single-family detached home previously existed on the property, which is known in the ITE *Trip Generation Manual* as Land Use Code 210), so the net number of trips is appropriate to be considered.

Table 1 and Table 2 show calculated vehicle trip ends associated with the proposed development project. Table 1 data applies to the proposed project where Table 2 data is for the previous use on the property. Then the total net increase (or decrease) in vehicle trips can be determined by deducting the existing trips from the proposed total.

Table 1: Trip Generation - Data Center

	Vehicle Trips*				
Weekday Period	Avg. Trips	Proposed Units (X)	Total	In	Out
Daily	No Equation	2500 SF => 2.5	2.4	1.2	1.2
AM Peak Hour of Generator	See Equation	2.5	Neg. No. - Use 1.0	0.5	0.5
PM Peak Hour of Generator	See Equation	2.5	Neg. No. - Use 1.0	0.4	0.6
AM Peak Hour of Adjacent Street Traffic	See Equation	2.5	Neg. No. - Use 1.0	0.5	0.5
PM Peak Hour of Adjacent Street Traffic	See Equation	2.5	Neg. No.- Use 1.0	0.3	0.7

* ITE, *Trip Generation Manual, Data Center* - Land Use Code 160

Weekday Trips = No Equation Use Average rate = 0.99 Trips per 1,000 Sg. Ft. GFA (50% entering, 50% exiting)
AM Trips - Generator = T = 0.18(X) - 9.67 (50% entering, 50% exiting)
PM Trips - Generator = T = 0.15(X) - 3.79 (42% entering, 58% exiting)
AM Trips - A.S.T. = T = 0.13(X) - 5.63 (55% entering, 45% exiting)
PM Trips - A.S.T. = T = 0.11(X) - 5.65 (30% entering, 70% exiting)

Table 2: Trip Generation - Single-Family Detached Housing (1 Unit - Previously Existing)

	Vehicle Trips*				
Weekday Period	Avg. Trips	Proposed Units	Total	In	Out
Daily	See Equation	1	14.6	7.3	7.3
AM Peak Hour of Adjacent Street Traffic	See Equation	1	1.1	0.3	0.8
PM Peak Hour of Adjacent Street Traffic	See Equation	1	1.3	0.8	0.5

* ITE, *Trip Generation Manual,* Single-Family Detached Housing - Land Use Code 210

Weekday Trips = Ln(T) = 0.92 Ln(Units) + 2.68 (50% entering, 50% exiting)
AM Trips = Ln(T) = 0.91 Ln(Units) + 0.12 (26% entering, 74% exiting)
PM Trips = Ln(T) = 0.94 Ln(Units) + 0.27 (63% entering, 37% exiting)

CIVILWORKS NEW ENGLAND
181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443

TRIP DISTRIBUTION/ASSIGNMENT

All project-related trips will access the site from Sixth Street. The calculated vehicle trip generation for the development project is so low, especially at peak hours, that area traffic operations are not sensitive to trip distribution/assignment of project vehicle trips.

POTENTIAL TRAFFIC IMPACTS

As shown in the tables, the prior residential use actually generated more trips than the proposed digital equipment "Data Center" use which is demonstrated as follows:

- Daily (weekday) = 2.4 trips proposed vs. 14.6 trips with prior use.
  Net decrease = (12.2 trips)

- AM peak hour = 1.0 new trips assumed vs. 1.1 trips with prior use.
  No net Increase (with realistic reduction)

- PM peak hour = 1.0 new trips assumed vs. 1.3 trips with prior use.
  No net Increase (with realistic reduction)

Considering the decrease in trips, which represents only 0.04 percent of the current ADT on Sixth Street, the proposed project will not be adding significant new traffic to the surrounding area, nor will it impact on such.

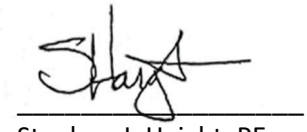
CONCLUSION

In conclusion:

- Stopping sight distances at the Sixth Street/proposed development driveway intersection will be adequate.
- The proposed project is not anticipated to add significant new traffic to the area, and in reality, will show a reduction compared to the prior use on the property.

CIVILWORKS NEW ENGLAND

Sincerely,



Stephen J. Haight, PE

Stormwater Management System Inspection & Maintenance Plan

Prepared for:

BROADBAND DIGITAL EQUPMENT CENTER
Tax Map E, Lot 70A

200 Sixth Street
Dover, New Hampshire
Strafford County

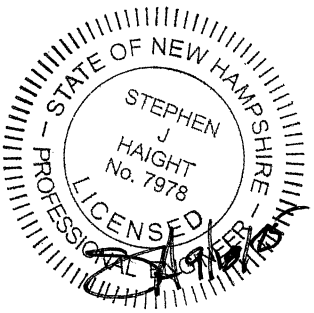
September 2025

Prepared for:

COMCAST CABLE COMMUNICATIONS MANAGEMNT, LLC
751 EAST INDUSTRIAL PARK DRIVE
MANCHESTER, NH 03109

Prepared By:

CIVILWORKS NEW ENGLAND
P.O. Box 1166
181 Watson Road
Dover, New Hampshire 03821



Introduction

Civilworks NE, has prepared the following Stormwater Management System Inspection & Maintenance Plan for **Comcast Cable Communications Management, LLC.** The intent of this plan is to provide a list of procedures that document the inspection and maintenance requirements of the Stormwater Management System for this site.

The inspection and maintenance requirements outlined in this document are required to be performed in perpetuity. In the event the property is sold, future owners will be responsible for implementing the responsibilities outlined in this document.

The following inspection and maintenance program is necessary in order to keep the Stormwater Management System functioning properly. These measures will also help to minimize potential environmental impacts to the areas surrounding the developed site. By following the enclosed procedures, the property owners, and maintenance personnel will be able to maintain the functional design of the Stormwater Management System and maximize its ability to remove sediment and other contaminants from site generated stormwater runoff.

This plan also requires the Owner/Operator to prepare and implement a salt minimization plan to reduce salt usage on-site and ultimately within the watershed. This plan will allow the owner/operator to monitor and modify how much salt is needed, when it should be applied, where it needs to be applied, with the ultimate goal of reducing salt-use without compromising safety. It is expected that salt-use reduction will lead to long-term cost-savings as a result of purchasing less salt and reduced impacts on vegetation (e.g., landscaping) and corrosion of infrastructure.

The salt minimization plan should include the retention of a contractor who has completed the Green SnowPro Training course and obtained NHDES Salt Application Certification.

It is anticipated that this be a living document that will be updated at regular intervals (recommend updating annually in advance of the winter season in order to facilitate adjustments).

Applicant:

Comcast Cable Communications Management LLC
751 East Industrial Park Drive
Manchester, NH 03109

In the event of a change in ownership, this Inspection and Maintenance Plan shall be transferred to the new party.

Contact / Responsible Party:

Comcast Cable Communications Management LLC
751 East Industrial Park Drive
Manchester, NH 03109

Roland Leduc
Email: Roland_leduc@comcast.com

The contact information for the Contact / Responsible Party shall be kept current.

Management Company:

Comcast Cable Communications Management LLC
751 East Industrial Park Drive
Manchester, NH 03109

The contact information for the Management Party shall be kept current.

Inspection Schedule / Record Retention

Inspection frequency should, at a minimum, be in accordance with New Hampshire Stormwater Manual, Volume 2, latest edition, as updated by NHDES. See the Inspection and Maintenance Plan for frequency requirements. A copy of the completed Stormwater Management System's Inspection & Maintenance Log and Deicing Salt Quantity Use Log shall be maintained, kept on-site, and be made available to local, state, or federal regulators as applicable by law. Inspection and maintenance records must be provided to the City of Dover Community Services Department annually before December 15th.

I, the responsible party, understands and will fulfil the requirements of this report.

Applicant: _____

Stormwater Management System Components

The Stormwater Management System associated with the project is designed to mitigate both the quantity and quality of site-generated stormwater runoff. As a result, its design includes the following elements:

- Infiltration Basin
- Outlet Structure
- Energy Dissipation Structures (Rip Rap)
- Grassed Lined Conveyance Swale
- Pipes/Culverts
- Pavement
- Litter / Trash Removal

Design elements are identified in the design plans, a copy of which shall be maintained with this Inspection and Maintenance Plan.

Control of Invasive Species

During maintenance activities, check for the presence of invasive plants and remove in a safe manner. Invasive plants shall be controlled to prevent them from reproducing, spreading, or re-growing. See the University of New Hampshire – Cooperative Extension's "Method for Disposing Non-Native Invasive Plants", included at the end of this manual, for guidance on the removal and disposal of invasive species.

Inspection and Maintenance Plan

By implementing the following procedures, the owners will be able to maintain the functional design of the Stormwater Management System and maximize the system's ability to remove sediment and other contaminants from site generated stormwater runoff.

INFILTRATION BASIN:

- Inspect and remove any debris from inlet and outlet structures.
- Remove any accumulated sediment.
- Inspect and repair outlet structures and appurtenances.
- Inspection of infiltration components at least twice annually and following any rainfall event exceeding 2.5 inches in a 24-hour period, with maintenance or rehabilitation conducted as warranted by such inspection.
- Periodic mowing of basin and embankments.
- Removal of woody vegetation from basin and embankments.
- Inspection and repair of embankments and spillways.
- If an infiltration system does not drain within 72 hours following a rainfall event, then a qualified professional should assess the condition of the facility to determine measures required to restore infiltration function, including not limited to removal of accumulated sediments or reconstruction of the infiltration bottom.

OUTLET STRUCTURE(S):

- Inspect once per year.
- Inspect for clogging and sediment accumulation.
- Remove all debris immediately and sediment accumulations ≥ 2 inches.

ENERGY DISSIPATION STRUCTURES (RIP RAP):

- Inspect at least once a year.
- Inspect for sediment accumulation.
- Remove all debris immediately.
- Inspect the outlet protection annually for damage and deterioration. Repair damages immediately.
- If stones become displaced from the riprap areas, they should be replaced immediately and chinked in to assure stability. Add additional riprap as needed. Vegetation growing through the riprap should be eliminated at least yearly.

GRASS LINED CONVEYANCE SWALE:

- Inspect once per year.
- Inspect for erosion, sediment accumulation, vegetation loss, and presence of invasive species.
- Remove debris and accumulated sediment, based on inspection.
- Repair eroded areas as needed; remove invasive species and dead vegetation.
- Perform periodic mowing of swale (at least twice annually), maintain a 4" stand of vegetative growth.

PIPES/CULVERTS:

- Inspect once per year.
- Inspect for clogging and sediment accumulation.
- Remove all debris immediately and sediment accumulations ≥ 2 inches.

PAVEMENT:

- Minimize sanding.
- Minimize application of salt for ice control.
- Clean periodically (1-2 times per year) using a sweeper or vacuum sweeper. Vacuum sweeping is the preferred method.

LITTER / TRASH REMOVAL:

- Routinely patrol site for litter pick up.

DE-ICING AGENTS:

- To address the concerns associated with the application of chlorides and other deicing materials, NHDES recommends that the Owner/Operator develop a Road Salt and Deicing Minimization Plan for the parking lots and roadways. The plan should develop policies that the development will keep in place to minimize salt and other deicer use after the project has been completed. The plan should include tracking the use of salt and other de-icers for each storm event and compiling salt use data annually. (See Deicing Salt Quantity Use Log).
- Use sand as primary agent for driveway and access way safety during ice and snow conditions.
- Minimize the use of salt during the winter.
- Use de-icing or anti-caking agents, added to enhance performance and application characteristics of sand mixtures, only as necessary and at minimum application rates.
- Recommend using a certified Winter Operator (Green SnowPro Trained) for applying de-icing agents.
- Monitor weather and apply de-icing agents based on weather conditions and temperatures.

ANTI-ICING AND SALT MINIMIZATION:

- Owner to develop a Road Salt and Deicing Minimization Plan.
- Provide a written policy that the “Development” will keep in place to minimize salt and other deicer use after the project has been completed.
- Use the attached form to track the use of salt and other deicers for each storm event and compile salt use data annually.

Inspection & Maintenance Table

System Component / BMP	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance / Cleanout Threshold
Infiltration Basin	Bi-Annually	• Check for sediment accumulation • Check for debris • Inspect for woody vegetation • Maintain healthy stand of veg., 4" minimum • Inspect for invasive species • Check for water draining	Remove any accumulated Sediment Remove from inlet/outlet structures Remove Immediately Mow twice per year Remove/Dispose of accordingly 72 hours after a 2.5 inch storm event in a 24 hour period
Outlet Structure	Annually	• Inspected once per year. • Inspect for clogging and sediment accumulation. • Remove all debris immediately and sediment accumulations ≥ 2 inches.	≥ 2 in. sediment Remove immediately
Energy Dissipation Structures (Rip Rap)	Annually	• Check for erosion • Check for displaced stones • Check for woody vegetation • Check for sediment accumulation	≥ 3 in. sediment Remove annually Replace/ reset Dislodged stones immediately
Grass Lined Conveyance Swale	Annually	• Check for sediment accumulation • Check for erosion • Ensure swale is stabilized • Maintain healthy stand of veg., min 4" • Inspect for invasive species	≥ 1 in. sediment Repair immediately Restore vegetation in-kind Mow twice per year Remove/Dispose of accordingly
Pipes/Culverts	Annually	• Check for clogging • Check for sediment accumulation	Remove when noticed Clean when necessary
Pavement: • Sanding • Salt Applications • Sweep/Vacuum • Trash/Debris	Limit use As required 1 - 2 x's Year Periodically	• Minimize use to prevent tracking issues • RECORD APPLICATION RATES • Sweep or vacuum to prevent tracking issues • Check for trash/debris	Sweep to prevent issues Minimize (as required) Sweep/Vac as needed Remove when noticed
Litter / Trash Removal	Periodically	• Check for litter and trash	Remove when noticed

Inspection & Maintenance Checklist/Log

The following pages contain a blank copy of the Stormwater Management System's Inspection & Maintenance Log and a Deicing Salt Quantity Use Log. These forms are provided to assist the owners with the inspection and maintenance of the aforementioned Stormwater Management System.

Stormwater Management System's Inspection & Maintenance Log

Date of Inspection/Maintenance_____ Inspector:_____

System Component / BMP	Cleaning / Repair Needed (List Items / Comments)	Date of Cleaning/Repair	Performed By

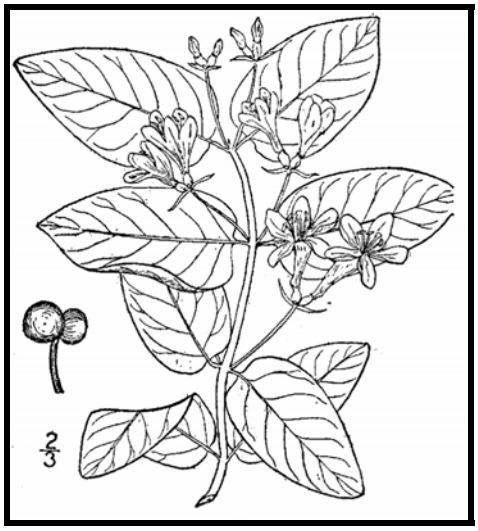
Deicing Salt Quantity Use Log

Date	Amount of Material Applied	Comments

University of New Hampshire Cooperative Extension

Methods for Disposing Non-Native Invasive Plants

Prepared by the Invasives Species Outreach Group, volunteers interested in helping people control invasive plants. Assistance provided by the Piscataquog Land Conservancy and the NH Invasives Species Committee. Edited by Karen Bennett, Extension Forestry Professor and Specialist.



Tatarian honeysuckle
Lonicera tatarica
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 3: 282.

Non-native invasive plants crowd out natives in natural and managed landscapes. They cost taxpayers billions of dollars each year from lost agricultural and forest crops, decreased biodiversity, impacts to natural resources and the environment, and the cost to control and eradicate them.

Invasive plants grow well even in less than desirable conditions such as sandy soils along roadsides, shaded wooded areas, and in wetlands. In ideal conditions, they grow and spread even faster. There are many ways to remove these non-native invasives, but once removed, care is needed to dispose the removed plant material so the plants don't grow where disposed.

Knowing how a particular plant reproduces indicates its method of spread and helps determine the appropriate disposal method. Most are spread by seed and are dispersed by wind, water, animals, or people. Some reproduce by vegetative means from pieces of stems or roots forming new plants. Others spread through both seed and vegetative means.

Because movement and disposal of viable plant parts is restricted (see NH Regulations), viable invasive parts can't be brought to most transfer stations in the state. Check with your transfer station to see if there is an approved, designated area for invasives disposal. This fact sheet gives recommendations for rendering plant parts non-viable.

Control of invasives is beyond the scope of this fact sheet. For information about control visit www.nhinvasives.org or contact your UNH Cooperative Extension office.

New Hampshire Regulations

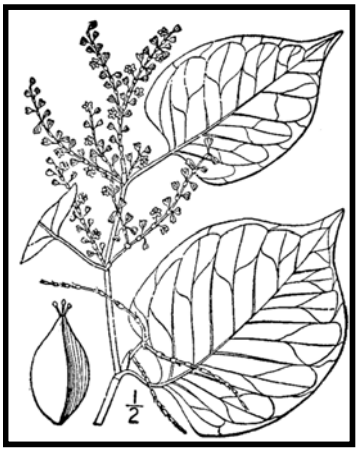
Prohibited invasive species shall only be disposed of in a manner that renders them nonliving and nonviable. (Agr. 3802.04)

No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant species, which includes all of their cultivars and varieties, listed in Table 3800.1 of the New Hampshire prohibited invasive species list. (Agr 3802.01)

How and When to Dispose of Invasives?

To prevent seed from spreading remove invasive plants before seeds are set (produced). Some plants continue to grow, flower and set seed even after pulling or cutting. Seeds can remain viable in the ground for many years. If the plant has flowers or seeds, place the flowers and seeds in a heavy plastic bag "head first" at the weeding site and transport to the disposal site. The following are general descriptions of disposal methods. See the chart for recommendations by species.

Burning: Large woody branches and trunks can be used as firewood or burned in piles. For outside burning, a written fire permit from the local forest fire warden is required unless the ground is covered in snow. Brush larger than 5 inches in diameter can't be burned. Invasive plants with easily airborne seeds like black swallow-wort with mature seed pods (indicated by their brown color) shouldn't be burned as the seeds may disperse by the hot air created by the fire.



Japanese knotweed
Polygonum cuspidatum
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 1: 676.

Bagging (solarization): Use this technique with softer-tissue plants. Use heavy black or clear plastic bags (contractor grade), making sure that no parts of the plants poke through. Allow the bags to sit in the sun for several weeks and on dark pavement for the best effect.

Tarping and Drying: Pile material on a sheet of plastic and cover with a tarp, fastening the tarp to the ground and monitoring it for escapes. Let the material dry for several weeks, or until it is clearly nonviable.

Chipping: Use this method for woody plants that don't reproduce vegetatively.

Burying: This is risky, but can be done with watchful diligence. Lay thick plastic in a deep pit before placing the cut up plant material in the hole. Place the material away from the edge of the plastic before covering it with more heavy plastic. Eliminate as much air as possible and toss in soil to weight down the material in the pit. Note that the top of the buried material should be at least three feet underground. Japanese knotweed should be at least 5 feet underground!

Drowning: Fill a large barrel with water and place soft-tissue plants in the water. Check after a few weeks and look for rotted plant material (roots, stems, leaves, flowers). Well-rotted plant material may be composted. A word of caution- seeds may still be viable after using this method. Do this before seeds are set. This method isn't used often. Be prepared for an awful stink!

Composting: Invasive plants can take root in compost. Don't compost any invasives unless you know there is no viable (living) plant material left. Use one of the above techniques (bagging, tarping, drying, chipping, or drowning) to render the plants nonviable before composting. Closely examine the plant before composting and avoid composting seeds.

Be diligent looking for seedlings for *years* in areas where removal and disposal took place.

Suggested Disposal Methods for Non-Native Invasive Plants

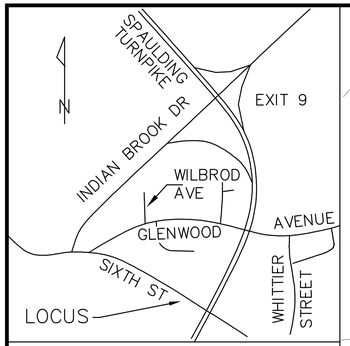
This table provides information concerning the disposal of removed invasive plant material. If the infestation is treated with herbicide and left in place, these guidelines don't apply. Don't bring invasives to a local transfer station, unless there is a designated area for their disposal, or they have been rendered non-viable. This listing includes wetland and upland plants from the New Hampshire Prohibited Invasive Species List. The disposal of aquatic plants isn't addressed.

<table>
<tr><th>Woody Plants</th><th>Method of Reproducing</th><th>Methods of Disposal</th></tr>
<tr><td rowspan="2">Norway maple
(Acer platanoides)
European barberry
(Berberis vulgaris)
Japanese barberry
(Berberis thunbergii)
autumn olive
(Elaeagnus umbellata)
burning bush
(Euonymus alatus)
Morrow's honeysuckle
(Lonicera morrowii)
Tatarian honeysuckle
(Lonicera tatarica)
showy bush honeysuckle
(Lonicera x bella)
common buckthorn
(Rhamnus cathartica)
glossy buckthorn
(Frangula alnus)</td><td rowspan="2">Fruit and Seeds
  </td><td>Prior to fruit/seed ripening
Seedlings and small plants
▪ Pull or cut and leave on site with roots exposed. No special care needed.
Larger plants
▪ Use as firewood.
▪ Make a brush pile.
▪ Chip.
▪ Burn.</td></tr>
<tr><td>After fruit/seed is ripe
Don't remove from site.
▪ Burn.
▪ Make a covered brush pile.
▪ Chip once all fruit has dropped from branches.
▪ Leave resulting chips on site and monitor.</td></tr>
<tr><td rowspan="2">oriental bittersweet
(Celastrus orbiculatus)
multiflora rose
(Rosa multiflora)</td><td rowspan="2">Fruits, Seeds, Plant Fragments
  </td><td>Prior to fruit/seed ripening
Seedlings and small plants
▪ Pull or cut and leave on site with roots exposed. No special care needed.
Larger plants
▪ Make a brush pile.
▪ Burn.</td></tr>
<tr><td>After fruit/seed is ripe
Don't remove from site.
▪ Burn.
▪ Make a covered brush pile.
▪ Chip – only after material has fully dried (1 year) and all fruit has dropped from branches. Leave resulting chips on site and monitor.</td></tr>
</table>

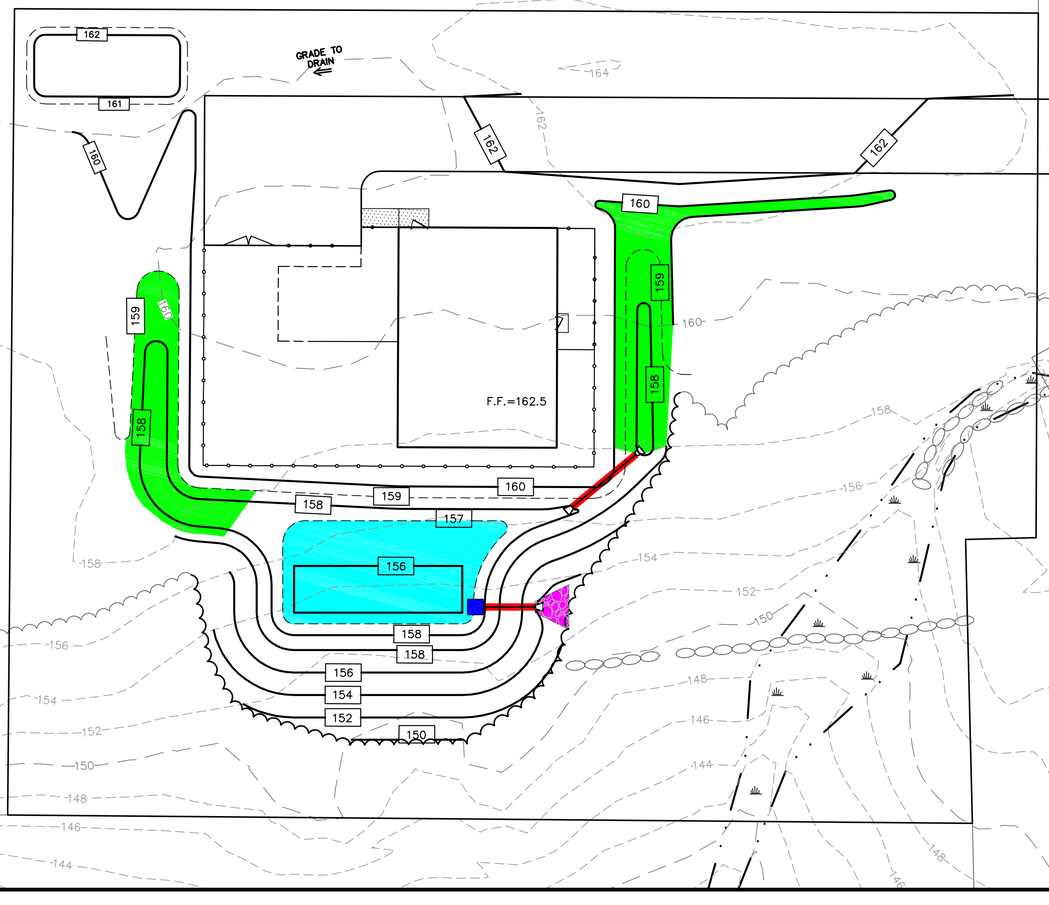
Non-Woody Plants	Method of Reproducing	Methods of Disposal
garlic mustard *(Alliaria petiolata)* spotted knapweed *(Centaurea maculosa)* ▪ Sap of related knapweed can cause skin irritation and tumors. Wear gloves when handling. black swallow-wort *(Cynanchum nigrum)* ▪ May cause skin rash. Wear gloves and long sleeves when handling. pale swallow-wort *(Cynanchum rossicum)* giant hogweed *(Heracleum mantegazzianum)* ▪ Can cause major skin rash. Wear gloves and long sleeves when handling. dame's rocket *(Hesperis matronalis)* perennial pepperweed *(Lepidium latifolium)* purple loosestrife *(Lythrum salicaria)* Japanese stilt grass *(Microstegium vimineum)* mile-a-minute weed *(Polygonum perfoliatum)*	**Fruits and Seeds** 	**Prior to flowering** Depends on scale of infestation Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile. (You can pile onto or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material. **During and following flowering** Do nothing until the following year or remove flowering heads and bag and let rot. Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile remaining material. (You can pile onto plastic or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material.
common reed (*Phragmites australis*) Japanese knotweed *(Polygonum cuspidatum)* Bohemian knotweed *(Polygonum x bohemicum)*	**Fruits, Seeds, Plant Fragments** Primary means of spread in these species is by plant parts. Although all care should be given to preventing the dispersal of seed during control activities, the presence of seed doesn't materially influence disposal activities.	**Small infestation** ▪ Bag all plant material and let rot. ▪ Never pile and use resulting material as compost. ▪ Burn. **Large infestation** ▪ Remove material to unsuitable habitat (dry, hot and sunny or dry and shaded location) and scatter or pile. ▪ Monitor and remove any sprouting material. ▪ Pile, let dry, and burn.

January 2010

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LOCATION PLAN
(NO SCALE)



LEGEND:

= INFILTRATION BASIN

= ENERGY DISSIPATION STRUCTURES (RIP RAP)

= VEGETATED PRE-TREATMENT SWALE

= PIPES/CULVERTS

= OUTLET STRUCTURE

NH STATE PLANE
NAD 83 - GPS OBS.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

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

NO.	REVISION	APP'D	DATE

DATE: 9/18/25
SCALE: 1"=20'
DRAWN BY: ETA
DESIGN BY: JPG
APPROVED BY:SJH
PROJECT NO:23149
FILE: DRAINAGE

BMP LOCATION PLAN

COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC
751 EAST INDUSTRIAL PARK DRIVE
MANCHESTER, NH 03109

BROADBAND DIGITAL EQUIPMENT CENTER
200 SIXTH STREET
DOVER, NEW HAMPSHIRE

BMP

DRAINAGE ANALYSIS

BROADBAND DIGITAL EQUIPMENT CENTER
200 SIXTH STREET
TAX MAP E, LOT 70A
DOVER, NH

September 2025

Prepared For:

Comcast Cable Communications Management, LLC
751 East Industrial Park Drive
Manchester, NH 03109

Prepared By:

Civilworks New England
PO Box 1166
181 Watson Road
Dover, NH 03821



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1.0 INTRODUCTION

This is a hydrologic analysis of the subject parcel located at 200 Sixth Street, Dover, NH. The 1.33± acre lot is identified as Tax Map E, Lot 70A. The site is currently developed as residential with a single-family home, detached shed, kennel, outbuilding, and a paved driveway. The ground cover primarily consists of woods, lawn, and pavement. The property is bounded north by Sixth Street and abutting properties to the east, south, and west.

The single-family home, all detached buildings, and the existing driveway have all been demolished. The project proposes the construction of a broadband digital equipment center which includes a 2,500-sf building, site access, grading, drainage, and utilities. The proposed drainage system incorporates two (2) vegetated pre-treatment swales which directs runoff to an infiltration basin. The proposed stormwater system captures, treats, and stores the stormwater runoff from the site and redirects it to the existing discharge point. The proposed stormwater drainage structures will be maintained by the project proponent as outlined within the Stormwater Management System Inspection & Maintenance Manual (Stormwater I&M Manual) in Appendix C.

To effectively analyze the pre-development subject parcel, the site was analyzed as three separate watersheds. Watershed A drains to the abutter on the west side of the property. Watershed B drains to the back of the property on the south side. Watershed C drains towards an existing wetland and swale on site located to the east. Soil characteristics were obtained utilizing web soil survey and are a mix of HSG B & C soils. Topography information was obtained from an on-site survey.

The post-development is further divided into five (5) subcatchments that are routed to the same discharge points as defined in the pre-development model. This provides a direct comparison between the pre- and post-development models. This analysis indicates that the proposed stormwater measures and stormwater management plan will treat and mitigate stormwater runoff in general accordance with City of Dover's stormwater regulations. The proposed development of the site in conjunction with the implementation of the Stormwater I&M Manual will have minimal impact on the watersheds.

2.0 DRAINAGE ANALYSIS

A comprehensive hydrologic study of this site has been performed utilizing nationally recognized runoff estimating techniques developed by the USDA, Soil Conservation Services (SCS). The technique and runoff models are described in various SCS publications and references as follows:

"Stormwater Management and Erosion Sediment Control Handbook for Urban and Developing Areas in New Hampshire"

"New Hampshire Stormwater Manual Volume 2 - Post-Construction Best Management Practices Selection & Design"

"Civil Engineering Reference Manual, Fifth Edition"

"Open-Channel Hydraulics" Chow.

"Stormwater Modeling System" HydroCAD Ver. 10.10

2.1 DRAINAGE DESIGN PARAMETERS

A brief review of the procedures and parameters used in the drainage study follows:

2.1.1 Watersheds

The watersheds were delineated using on site topographic and existing condition survey data field located by McEneaney Survey Associates of New England.

2.1.2 Soils

Soil types were determined utilizing the NRCS Web Soil Survey (WSS) mapping tool at http://websoilsurvey.nrcs.usda.gov. The soil survey area is Strafford County, NH, the soil survey data is Version 25, dated September 3rd, 2024 and the aerial images are dated June 19th to September 20th, 2020.

Hydrologic Drainage Class B:

Map Unit Symbol	Slopes	Map Unit Name
CfB	3 to 8 %	Charlton Fine Sandy Loam

Hydrologic Drainage Class C:

Map Unit Symbol	Slopes	Map Unit Name
SfC	8 to 15 %	Suffield Silt Loam

2.1.3 Rainfall Data

Extreme precipitation estimate values from the Northeast Regional Climate Center were utilized in this analysis. The analysis has been performed for the 2-year, 10-year, 25-year, and 50-year storm events with 3.14", 4.73", 5.98", and 7.14" rainfall depths respectively.

2.1.4 Runoff Curve Numbers

The SCS runoff curve numbers were used and are summarized within each sub-catchment drainage summary in Appendix A.

2.2 EXISTING CONDITIONS

For the purposes of this analysis, the subject parcel was split into three (3) watersheds that discharge to abutting properties on the west, south, and east sides of the property in the predevelopment condition.

2.2.1 Table A – Existing Conditions (2, 10, 25, and 50-year storm events)

Watershed	**Pre-Development Volume (af)**	**Pre Development Peak Flows (cfs)**			
Discharge Point	**2-yr**	**2-yr**	**10-yr**	**25-yr**	**50-yr**
A	0.010	0.2	0.3	0.4	0.4
B	0.016	0.1	0.3	0.5	0.6
C	0.046	0.3	1.0	1.6	2.1

2.3 DEVELOPED CONDITIONS

The post development model analyzes runoff to the post development discharge points to the east, west and south towards abutting properties and wetlands which are maintained from the predevelopment condition.

2.3.1 Table B – Developed Conditions (2, 10, 25, and 50-year storm events)

Watershed	**Post-Development Volume (af)**	**Post Development Peak Flows (cfs)**			
Discharge Point	**2-yr**	**2-yr**	**10-yr**	**25-yr**	**50-yr**
A	0.002	0.0	0.1	0.1	0.2
B	0.004	0.0	0.1	0.2	0.3
C	0.061	0.3	1.0	1.5	2.1

2.4 HYDROLOGIC COMPARISON

The analysis indicates that the proposed project will have negligible impact on the watersheds.

2.4.1 Table C – Pre/Post Development Comparison (2, 10, 25, and 50-year storm events)

Watershed	Pre/**Post-Development Volume (af)**	Pre/**Post Development Peak Flows (cfs)**			
Discharge Point	**2-yr**	**2-yr**	**10-yr**	**25-yr**	**50-yr**
A	0.010/**0.002**	0.2/**0.0**	0.3/**0.1**	0.4/**0.1**	0.4/**0.2**
B	0.016/**0.004**	0.1/**0.0**	0.3/**0.1**	0.5/**0.2**	0.6/**0.3**
C	0.046/**0.061**	0.3/**0.3**	1.0/**1.0**	1.6/**1.5**	2.1/**2.1**

2.5 STORMWATER DESIGN

The project incorporates best management practices to mitigate runoff as well as treat and convey stormwater.

2.5.1 Stormwater Best Management Practices

This project incorporates a single Infiltration Basin for stormwater treatment, along with two (2) Vegetated Swales for pre-treatment. See Appendix B-1 for Best Management Practice Design forms.

2.5.2 Infiltration Rate

The design infiltration rate was calculated according to Env-Wq 1504.14 from New Hampshire Code of Administrative Rules. Charlton is the natural soil on site at the proposed infiltration basin location based on NRCS Web Soil Survey (WSS) mapping. Following Env-Wq 1504.14(c)(1) *SSSNNE Special Publication No. 5, Ksat Values for New Hampshire Soils, September 2009* was used to determine the Ksat low – B infiltration rate for Charlton as 0.6 in/hr. A factor of safety of 0.5 is applied to the recorded Ksat value according to Env-Wq 1504.14(c)(3) and the design infiltration rate was calculated to be 0.3 in/hr. See Appendix B-2 for Ksat Values for New Hampshire Soils.

2.5.3 Pollutant Removal

The development proposes 0.272 acres of new impervious area including 0.057 acres of commercial roof and 0.215 acres of commercial/residential parking. The project proposes the treatment of 100% of roof runoff and 0.198 acres of parking through swales and an Infiltration Basin. The remaining 6% of new impervious area (located at the entrance of the site along Sixth Street) was unable to be captured and treated however, the proposed stormwater mitigation system is still able to provide the required pollutant removal per City of Dover standards.

The stormwater management system utilized vegetated swales & an Infiltration Basin to achieve 90% TSS, 64% TN, & 69% TP pollutant removal. Below are the NHDES published pollutant removal efficiencies. See Appendix B-3 for additional information.

	TSS	TN	TP
Infiltration Basin:	90%	60%	65%
Vegetated Swale:	65%	20%	25%

2.5.4 Outlet Protection

NHDES BMP outlet protection has been sized to accommodate the 25-year, 24-hour storm event. All proposed rip-rap applications shall consist of a minimum stone d50=6” with a stone layer thickness of 12” (min.) on a fabric layer or a 6” thick (min.) gravel base. See the plan set for rip rap locations and the drainage details for additional information. See Appendix B-4 for outlet protection sizing calculations.

APPENDIX A

HYDROLOGIC CALCULATIONS

Extreme Precipitation in New York & New England

An Interactive Web Tool for Extreme Precipitation Analysis

About this Project | **Data & Products** | **Daily Monitoring** | **Documentation**

Select Product

- Extreme Precipitation Tables - HTML
- Extreme Precipitation Tables - Text/CSV
- Partial Duration Series - by Point
- Partial Duration Series - by Station
- Distribution Curves - Graphical
- Distribution Curves - Text/TBL
- Intensity Frequency Duration Graphs
- Precipitation Frequency Duration Graphs
- GIS Data Files
- Regional/State Maps

Select Location *Double-click map to place a marker, or enter address or latitude/longitude.*

Hybrid | Map | Satellite | Terrain

Locate by Address →

Locate by Lat/Lon 43.21(°N -70.89 °W →

Locate by State/County



Select Options

Smoothing	Delivery
Yes	Popup

Submit

Version 2.0 Copyright 2010-2022

This project is a joint collaboration between:

Northeast Regional Climate Center (NRCC) | Natural Resources Conservation Service (NRCS)

Contact: precip@cornell.edu

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point

Smoothing	Yes
State	New Hampshire
Location	New Hampshire, United States
Latitude	43.210 degrees North
Longitude	70.898 degrees West
Elevation	40 feet
Date/Time	Thu Aug 28 2025 09:25:16 GMT-0400 (Eastern Daylight Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.26	0.40	0.50	0.65	0.81	1.03	**1yr**	0.70	0.98	1.20	1.54	1.99	2.60	2.87	**1yr**	2.30	2.76	3.15	3.88	4.45	**1yr**
2yr	0.32	0.49	0.61	0.81	1.01	1.29	**2yr**	0.87	1.17	1.50	1.91	2.44	3.14	3.50	**2yr**	2.78	3.37	3.86	4.59	5.23	**2yr**
5yr	0.37	0.57	0.72	0.96	1.23	1.58	**5yr**	1.06	1.44	1.85	2.38	3.07	3.97	4.48	**5yr**	3.51	4.31	4.93	5.80	6.55	**5yr**
10yr	0.40	0.63	0.80	1.09	1.42	1.85	**10yr**	1.22	1.69	2.18	2.82	3.65	4.73	5.41	**10yr**	4.19	5.20	5.95	6.92	7.78	**10yr**
25yr	0.46	0.74	0.94	1.30	1.72	2.27	**25yr**	1.49	2.09	2.70	3.52	4.59	5.98	6.93	**25yr**	5.29	6.67	7.61	8.74	9.76	**25yr**
50yr	0.52	0.83	1.06	1.49	2.00	2.67	**50yr**	1.73	2.46	3.18	4.18	5.47	7.14	8.37	**50yr**	6.32	8.05	9.17	10.44	11.59	**50yr**
100yr	0.58	0.94	1.21	1.71	2.32	3.12	**100yr**	2.01	2.89	3.75	4.95	6.51	8.53	10.11	**100yr**	7.55	9.72	11.06	12.47	13.77	**100yr**
200yr	0.64	1.05	1.36	1.96	2.70	3.67	**200yr**	2.33	3.40	4.42	5.88	7.76	10.19	12.22	**200yr**	9.02	11.75	13.34	14.90	16.37	**200yr**
500yr	0.76	1.25	1.63	2.36	3.31	4.54	**500yr**	2.86	4.21	5.50	7.36	9.77	12.91	15.69	**500yr**	11.42	15.09	17.11	18.87	20.59	**500yr**

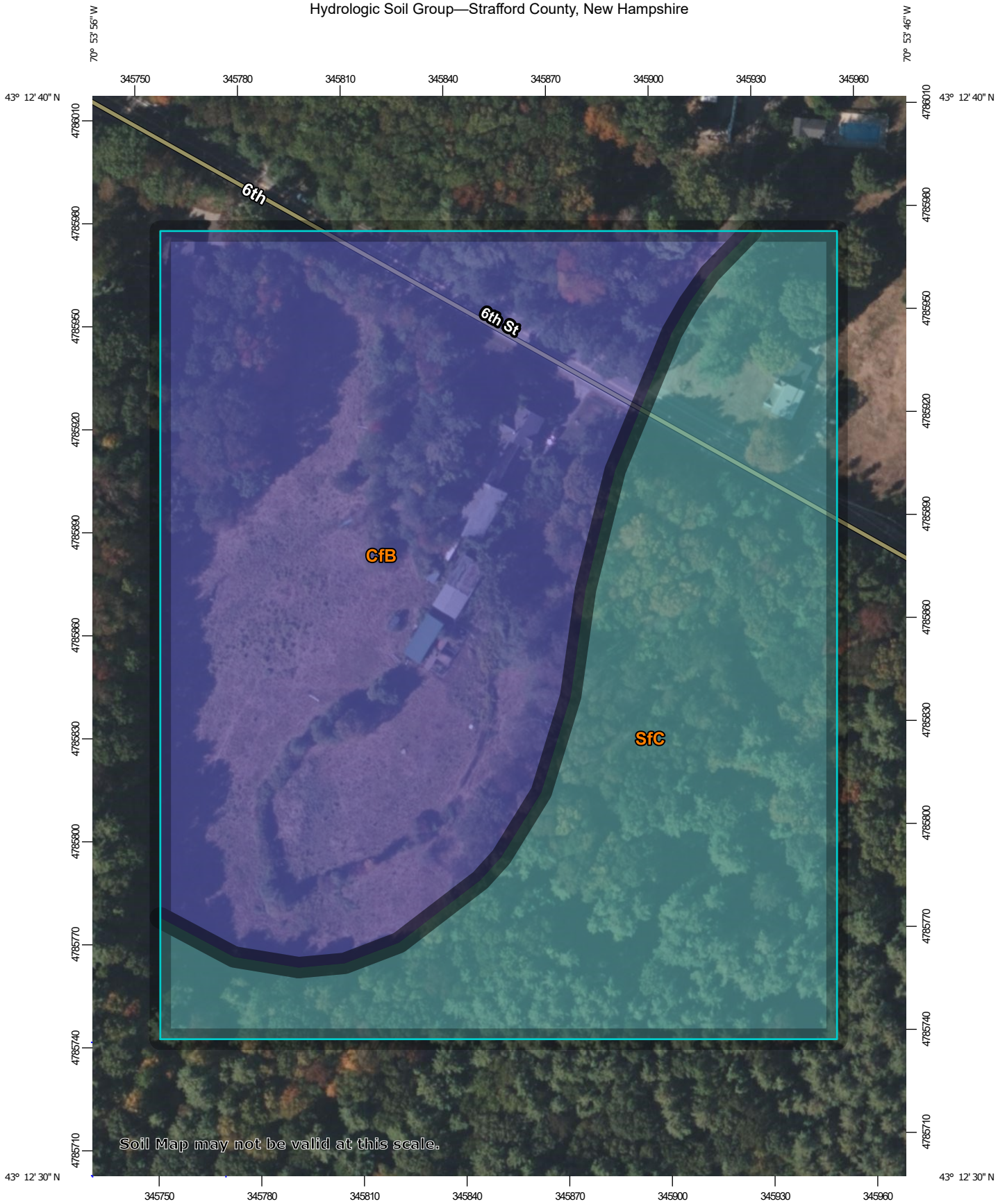
Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.24	0.37	0.45	0.60	0.74	0.90	**1yr**	0.64	0.88	0.92	1.25	1.55	2.09	2.46	**1yr**	1.85	2.36	2.92	3.40	4.07	**1yr**
2yr	0.31	0.49	0.60	0.81	1.00	1.18	**2yr**	0.86	1.15	1.36	1.83	2.35	3.05	3.40	**2yr**	2.70	3.27	3.74	4.47	5.07	**2yr**
5yr	0.35	0.54	0.67	0.91	1.16	1.40	**5yr**	1.00	1.37	1.61	2.15	2.77	3.70	4.12	**5yr**	3.27	3.96	4.60	5.40	6.10	**5yr**
10yr	0.38	0.59	0.73	1.02	1.31	1.60	**10yr**	1.13	1.56	1.81	2.44	3.12	4.25	4.77	**10yr**	3.76	4.59	5.31	6.22	6.99	**10yr**
25yr	0.44	0.66	0.83	1.18	1.55	1.91	**25yr**	1.34	1.87	2.11	2.84	3.64	5.02	5.77	**25yr**	4.45	5.55	6.48	7.51	8.37	**25yr**
50yr	0.48	0.73	0.91	1.31	1.76	2.19	**50yr**	1.52	2.14	2.36	3.19	4.09	5.75	6.65	**50yr**	5.09	6.40	7.52	8.66	9.59	**50yr**
100yr	0.54	0.81	1.02	1.47	2.02	2.51	**100yr**	1.74	2.45	2.64	3.58	4.56	6.57	7.66	**100yr**	5.81	7.36	8.73	9.97	10.95	**100yr**
200yr	0.60	0.90	1.14	1.65	2.29	2.87	**200yr**	1.98	2.81	2.94	4.01	5.09	7.51	8.82	**200yr**	6.64	8.48	10.12	11.49	12.54	**200yr**
500yr	0.70	1.04	1.33	1.93	2.75	3.46	**500yr**	2.37	3.39	3.42	4.65	5.90	8.92	10.61	**500yr**	7.89	10.20	12.31	13.88	14.93	**500yr**

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.43	0.53	0.71	0.87	1.08	**1yr**	0.75	1.05	1.23	1.73	2.20	2.84	3.08	**1yr**	2.52	2.96	3.40	4.20	4.77	**1yr**
2yr	0.33	0.51	0.62	0.84	1.04	1.24	**2yr**	0.90	1.22	1.47	1.95	2.51	3.26	3.62	**2yr**	2.89	3.48	3.99	4.75	5.42	**2yr**
5yr	0.39	0.60	0.75	1.03	1.31	1.58	**5yr**	1.13	1.55	1.85	2.49	3.19	4.23	4.85	**5yr**	3.74	4.66	5.28	6.22	6.99	**5yr**
10yr	0.46	0.70	0.87	1.21	1.57	1.92	**10yr**	1.35	1.87	2.23	3.04	3.85	5.19	6.05	**10yr**	4.60	5.82	6.66	7.63	8.51	**10yr**
25yr	0.55	0.84	1.05	1.50	1.97	2.47	**25yr**	1.70	2.41	2.87	3.95	4.94	6.92	8.13	**25yr**	6.12	7.81	8.91	10.05	11.08	**25yr**
50yr	0.64	0.98	1.22	1.75	2.35	2.98	**50yr**	2.03	2.91	3.48	4.81	6.00	8.52	10.18	**50yr**	7.54	9.79	11.14	12.35	13.54	**50yr**
100yr	0.75	1.13	1.41	2.04	2.80	3.60	**100yr**	2.42	3.52	4.22	5.88	7.29	10.50	12.76	**100yr**	9.29	12.27	13.91	15.22	16.56	**100yr**
200yr	0.87	1.30	1.65	2.39	3.34	4.36	**200yr**	2.88	4.26	5.14	7.19	8.85	12.98	16.01	**200yr**	11.48	15.39	17.40	18.73	20.29	**200yr**
500yr	1.06	1.58	2.03	2.95	4.19	5.59	**500yr**	3.62	5.47	6.63	9.40	11.47	17.19	21.61	**500yr**	15.22	20.78	23.39	24.69	26.54	**500yr**

Powered by ACIS Northeast Regional Climate Center



Map Scale: 1:1,530 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Strafford County, New Hampshire
Survey Area Data: Version 25, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CfB	Charlton fine sandy loam, 3 to 8 percent slopes	B	6.5	56.3%
SfC	Suffield silt loam, 8 to 15 percent slopes	C	5.0	43.7%
Totals for Area of Interest			**11.5**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

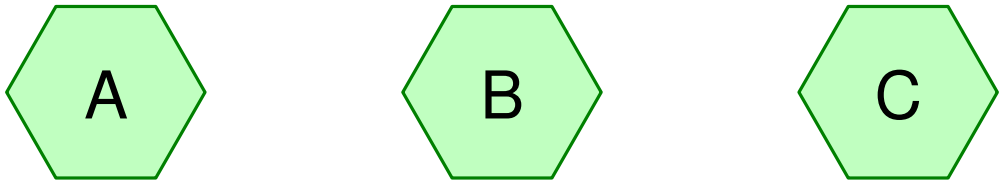
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

A – 1

EXISTING WATERSHEDS



Subcat Reach Pond Link

Routing Diagram for 23149 - Pre
Prepared by CIVILWORKS NEW ENGLAND
HydroCAD® 10.10-5a s/n 03240 © 2020 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.626	61	>75% Grass cover, Good, HSG B (A, B, C)
0.014	98	Paved roads w/curbs & sewers, HSG B (C)
0.133	98	Roofs, HSG B (A, B, C)
0.179	55	Woods, Good, HSG B (C)
0.379	70	Woods, Good, HSG C (C)
1.330	**67**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.952	HSG B	A, B, C
0.379	HSG C	C
0.000	HSG D	
0.000	Other	
1.330		**TOTAL AREA**

A – 1

NODE LISTING – 2-YR

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment A: A Runoff Area=4,184 sf 48.02% Impervious Runoff Depth=1.29"
Flow Length=14' Slope=0.0100 '/' Tc=3.9 min CN=79 Runoff=0.2 cfs 0.010 af

Subcatchment B: B Runoff Area=11,758 sf 19.71% Impervious Runoff Depth=0.70"
Flow Length=118' Slope=0.0280 '/' Tc=14.4 min CN=68 Runoff=0.1 cfs 0.016 af

Subcatchment C: C Runoff Area=42,014 sf 4.91% Impervious Runoff Depth=0.57"
Flow Length=166' Tc=11.4 min CN=65 Runoff=0.3 cfs 0.046 af

Total Runoff Area = 1.330 ac Runoff Volume = 0.072 af Average Runoff Depth = 0.65"
88.98% Pervious = 1.184 ac 11.02% Impervious = 0.147 ac

A – 1

NODE LISTING – 10-YR

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment A: A Runoff Area=4,184 sf 48.02% Impervious Runoff Depth=2.57"
Flow Length=14' Slope=0.0100 '/' Tc=3.9 min CN=79 Runoff=0.3 cfs 0.021 af

Subcatchment B: B Runoff Area=11,758 sf 19.71% Impervious Runoff Depth=1.69"
Flow Length=118' Slope=0.0280 '/' Tc=14.4 min CN=68 Runoff=0.3 cfs 0.038 af

Subcatchment C: C Runoff Area=42,014 sf 4.91% Impervious Runoff Depth=1.48"
Flow Length=166' Tc=11.4 min CN=65 Runoff=1.0 cfs 0.119 af

Total Runoff Area = 1.330 ac Runoff Volume = 0.177 af Average Runoff Depth = 1.60"
88.98% Pervious = 1.184 ac 11.02% Impervious = 0.147 ac

A – 1

10-YR STORM SUMMARY

Summary for Subcatchment A: A

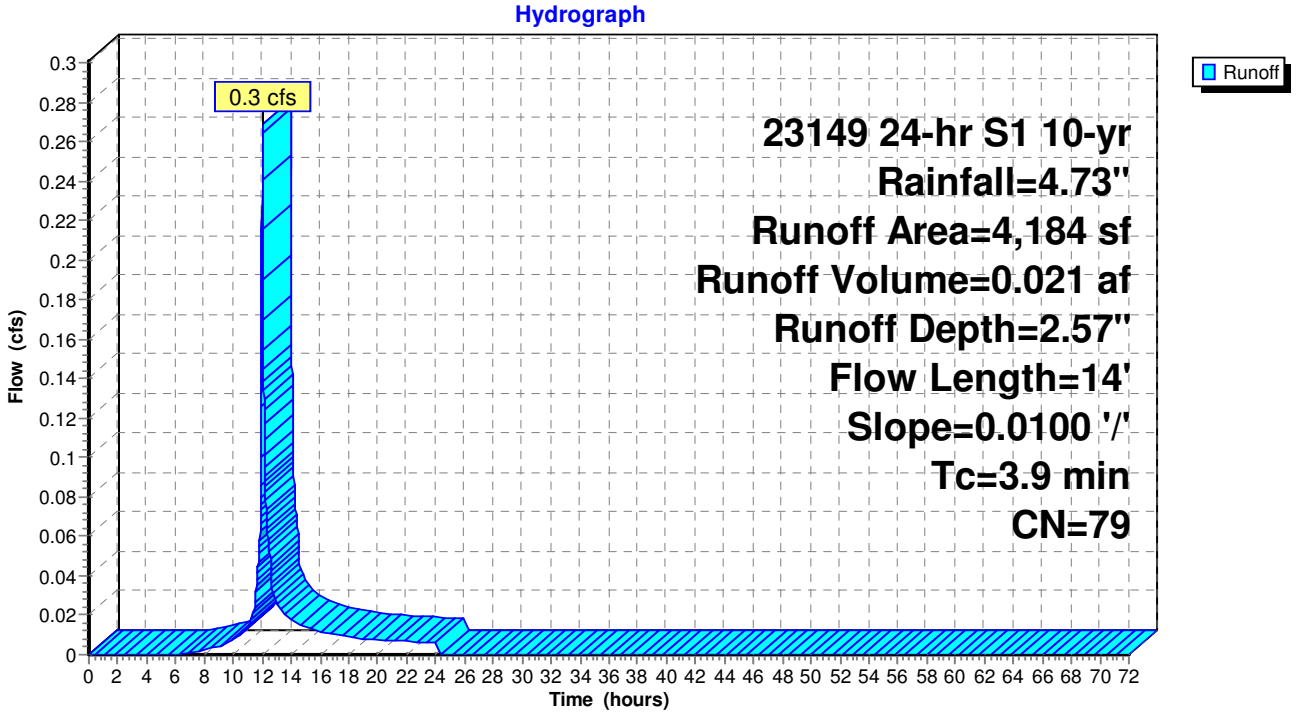
Runoff = 0.3 cfs @ 12.02 hrs, Volume= 0.021 af, Depth= 2.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
23149 24-hr S1 10-yr Rainfall=4.73"

Area (sf)	CN	Description
2,175	61	>75% Grass cover, Good, HSG B
2,009	98	Roofs, HSG B
4,184	79	Weighted Average
2,175		51.98% Pervious Area
2,009		48.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.9	14	0.0100	0.06		**Sheet Flow,** Grass: Dense n= 0.240 P2= 3.14"

Subcatchment A: A



Summary for Subcatchment B: B

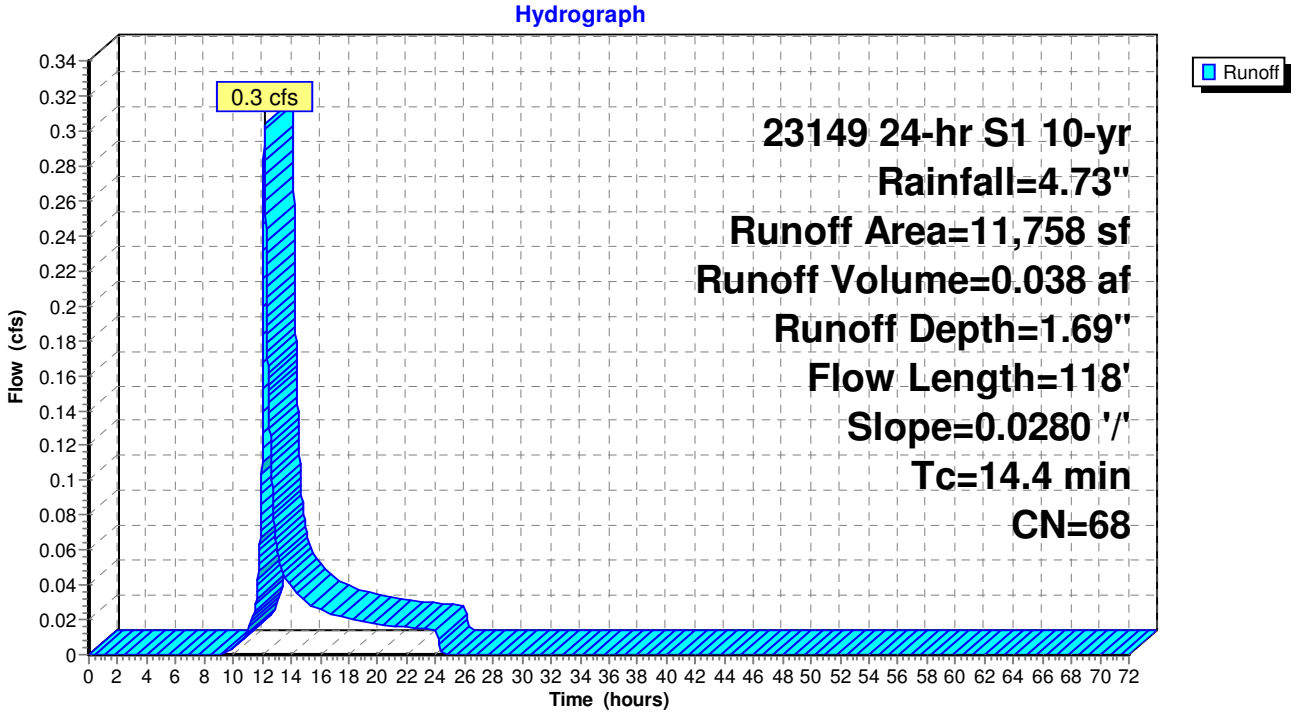
Runoff = 0.3 cfs @ 12.15 hrs, Volume= 0.038 af, Depth= 1.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
23149 24-hr S1 10-yr Rainfall=4.73"

Area (sf)	CN	Description
9,440	61	>75% Grass cover, Good, HSG B
2,318	98	Roofs, HSG B
11,758	68	Weighted Average
9,440		80.29% Pervious Area
2,318		19.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.4	118	0.0280	0.14		**Sheet Flow,** Grass: Dense n= 0.240 P2= 3.14"

Subcatchment B: B



Summary for Subcatchment C: C

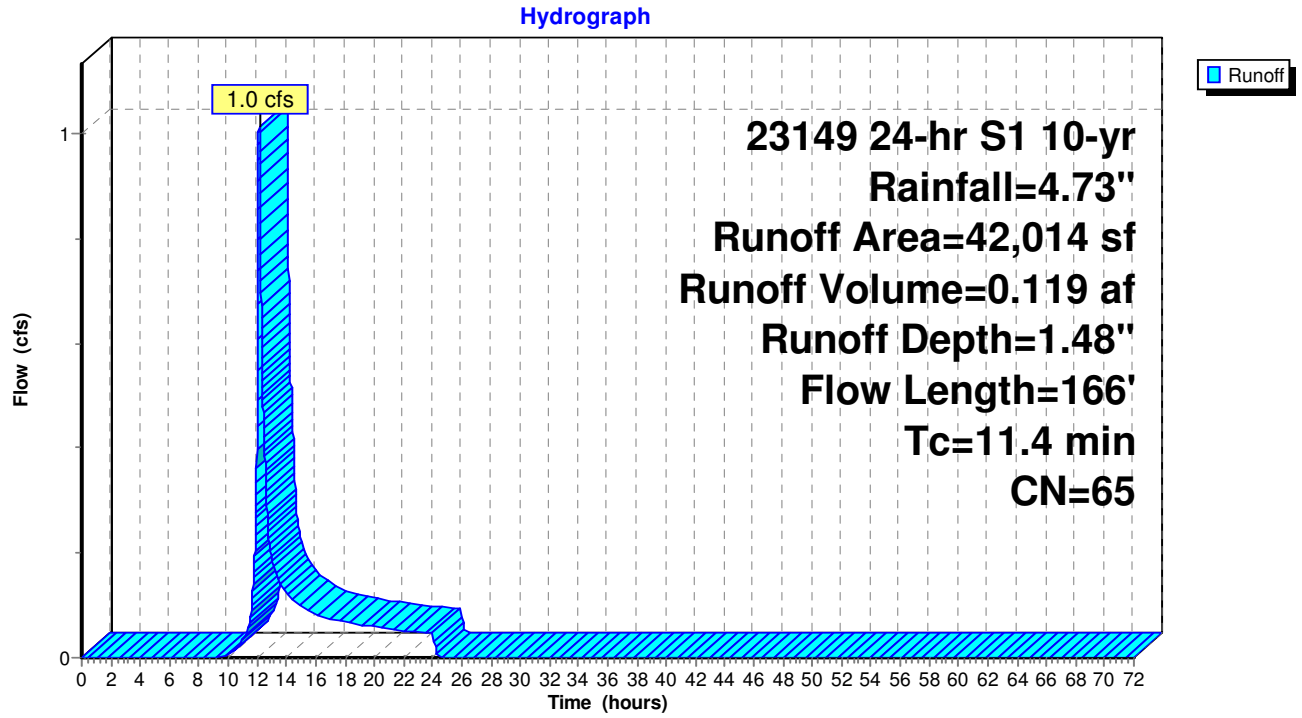
Runoff = 1.0 cfs @ 12.12 hrs, Volume= 0.119 af, Depth= 1.48"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
23149 24-hr S1 10-yr Rainfall=4.73"

Area (sf)	CN	Description
7,818	55	Woods, Good, HSG B
15,646	61	>75% Grass cover, Good, HSG B
590	98	Paved roads w/curbs & sewers, HSG B
1,471	98	Roofs, HSG B
16,489	70	Woods, Good, HSG C
42,014	65	Weighted Average
39,953		95.09% Pervious Area
2,061		4.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.1	71	0.0592	0.17		**Sheet Flow,** Grass: Dense n= 0.240 P2= 3.14"
3.8	29	0.1345	0.13		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 3.14"
0.5	66	0.1670	2.04		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
11.4	166	Total			

Subcatchment C: C



A – 1

NODE LISTING – 25-YR

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment A: A Runoff Area=4,184 sf 48.02% Impervious Runoff Depth=3.66"
Flow Length=14' Slope=0.0100 '/' Tc=3.9 min CN=79 Runoff=0.4 cfs 0.029 af

Subcatchment B: B Runoff Area=11,758 sf 19.71% Impervious Runoff Depth=2.61"
Flow Length=118' Slope=0.0280 '/' Tc=14.4 min CN=68 Runoff=0.5 cfs 0.059 af

Subcatchment C: C Runoff Area=42,014 sf 4.91% Impervious Runoff Depth=2.34"
Flow Length=166' Tc=11.4 min CN=65 Runoff=1.6 cfs 0.188 af

Total Runoff Area = 1.330 ac Runoff Volume = 0.276 af Average Runoff Depth = 2.49"
88.98% Pervious = 1.184 ac 11.02% Impervious = 0.147 ac

A – 1

NODE LISTING – 50-YR

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment A: A Runoff Area=4,184 sf 48.02% Impervious Runoff Depth=4.71"
Flow Length=14' Slope=0.0100 '/' Tc=3.9 min CN=79 Runoff=0.4 cfs 0.038 af

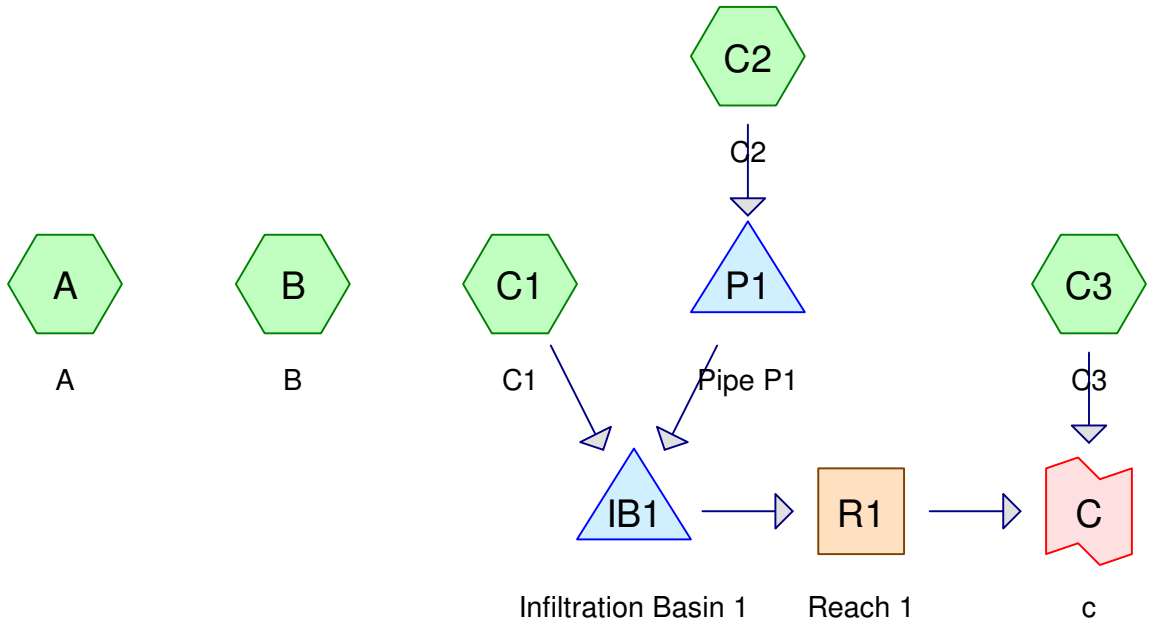
Subcatchment B: B Runoff Area=11,758 sf 19.71% Impervious Runoff Depth=3.52"
Flow Length=118' Slope=0.0280 '/' Tc=14.4 min CN=68 Runoff=0.6 cfs 0.079 af

Subcatchment C: C Runoff Area=42,014 sf 4.91% Impervious Runoff Depth=3.21"
Flow Length=166' Tc=11.4 min CN=65 Runoff=2.1 cfs 0.258 af

Total Runoff Area = 1.330 ac Runoff Volume = 0.375 af Average Runoff Depth = 3.38"
88.98% Pervious = 1.184 ac 11.02% Impervious = 0.147 ac

A – 2

DEVELOPED WATERSHEDS



Subcat Reach Pond Link

Routing Diagram for 23149 - Post
Prepared by CIVILWORKS NEW ENGLAND
HydroCAD® 10.10-5a s/n 03240 © 2020 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.563	61	>75% Grass cover, Good, HSG B (A, B, C1, C2, C3)
0.068	74	>75% Grass cover, Good, HSG C (C1, C3)
0.066	96	Gravel surface, HSG B (C1, C2)
0.132	98	Paved parking, HSG B (C1, C2)
0.017	98	Paved roads w/curbs & sewers, HSG B (C3)
0.057	98	Roofs, HSG B (C1, C2)
0.117	55	Woods, Good, HSG B (C3)
0.311	70	Woods, Good, HSG C (C3)
1.330	**71**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.952	HSG B	A, B, C1, C2, C3
0.379	HSG C	C1, C3
0.000	HSG D	
0.000	Other	
1.330		**TOTAL AREA**

A – 2

NODE LISTING – 2-YR

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment A: A Runoff Area=2,646 sf 0.00% Impervious Runoff Depth=0.42"
Flow Length=23' Slope=0.0430 '/' Tc=3.3 min CN=61 Runoff=0.0 cfs 0.002 af

Subcatchment B: B Runoff Area=5,008 sf 0.00% Impervious Runoff Depth=0.42"
Flow Length=68' Slope=0.0540 '/' Tc=7.1 min CN=61 Runoff=0.0 cfs 0.004 af

Subcatchment C1: C1 Runoff Area=14,541 sf 28.70% Impervious Runoff Depth=1.23"
Flow Length=271' Tc=9.6 min CN=78 Runoff=0.4 cfs 0.034 af

Subcatchment C2: C2 Runoff Area=7,744 sf 52.36% Impervious Runoff Depth=1.49"
Flow Length=137' Tc=3.6 min CN=82 Runoff=0.3 cfs 0.022 af

Subcatchment C3: C3 Runoff Area=28,017 sf 2.63% Impervious Runoff Depth=0.61"
Flow Length=158' Tc=12.2 min CN=66 Runoff=0.3 cfs 0.033 af

Reach R1: Reach 1 Avg. Flow Depth=0.06' Max Vel=0.86 fps Inflow=0.1 cfs 0.028 af
n=0.080 L=72.5' S=0.1586 '/' Capacity=37.0 cfs Outflow=0.1 cfs 0.028 af

Pond IB1: Infiltration Basin 1 Peak Elev=156.98' Storage=957 cf Inflow=0.6 cfs 0.056 af
Discarded=0.0 cfs 0.028 af Primary=0.1 cfs 0.028 af Outflow=0.1 cfs 0.056 af

Pond P1: Pipe P1 Peak Elev=158.01' Storage=39 cf Inflow=0.3 cfs 0.022 af
12.0" Round Culvert n=0.012 L=22.0' S=0.0068 '/' Outflow=0.3 cfs 0.022 af

Link C: c Inflow=0.3 cfs 0.061 af
Primary=0.3 cfs 0.061 af

Total Runoff Area = 1.330 ac Runoff Volume = 0.095 af Average Runoff Depth = 0.86"
84.53% Pervious = 1.125 ac 15.47% Impervious = 0.206 ac

A – 2

NODE LISTING – 10-YR

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment A: A Runoff Area=2,646 sf 0.00% Impervious Runoff Depth=1.21"
Flow Length=23' Slope=0.0430 '/' Tc=3.3 min CN=61 Runoff=0.1 cfs 0.006 af

Subcatchment B: B Runoff Area=5,008 sf 0.00% Impervious Runoff Depth=1.21"
Flow Length=68' Slope=0.0540 '/' Tc=7.1 min CN=61 Runoff=0.1 cfs 0.012 af

Subcatchment C1: C1 Runoff Area=14,541 sf 28.70% Impervious Runoff Depth=2.48"
Flow Length=271' Tc=9.6 min CN=78 Runoff=0.7 cfs 0.069 af

Subcatchment C2: C2 Runoff Area=7,744 sf 52.36% Impervious Runoff Depth=2.84"
Flow Length=137' Tc=3.6 min CN=82 Runoff=0.6 cfs 0.042 af

Subcatchment C3: C3 Runoff Area=28,017 sf 2.63% Impervious Runoff Depth=1.55"
Flow Length=158' Tc=12.2 min CN=66 Runoff=0.7 cfs 0.083 af

Reach R1: Reach 1 Avg. Flow Depth=0.11' Max Vel=1.32 fps Inflow=0.3 cfs 0.081 af
n=0.080 L=72.5' S=0.1586 '/' Capacity=37.0 cfs Outflow=0.3 cfs 0.081 af

Pond IB1: Infiltration Basin 1 Peak Elev=157.36' Storage=1,576 cf Inflow=1.1 cfs 0.111 af
Discarded=0.0 cfs 0.030 af Primary=0.3 cfs 0.081 af Outflow=0.3 cfs 0.111 af

Pond P1: Pipe P1 Peak Elev=158.11' Storage=56 cf Inflow=0.6 cfs 0.042 af
12.0" Round Culvert n=0.012 L=22.0' S=0.0068 '/' Outflow=0.5 cfs 0.042 af

Link C: c Inflow=1.0 cfs 0.164 af
Primary=1.0 cfs 0.164 af

Total Runoff Area = 1.330 ac Runoff Volume = 0.212 af Average Runoff Depth = 1.91"
84.53% Pervious = 1.125 ac 15.47% Impervious = 0.206 ac

A – 2

10-YR STORM SUMMARY

Summary for Subcatchment A: A

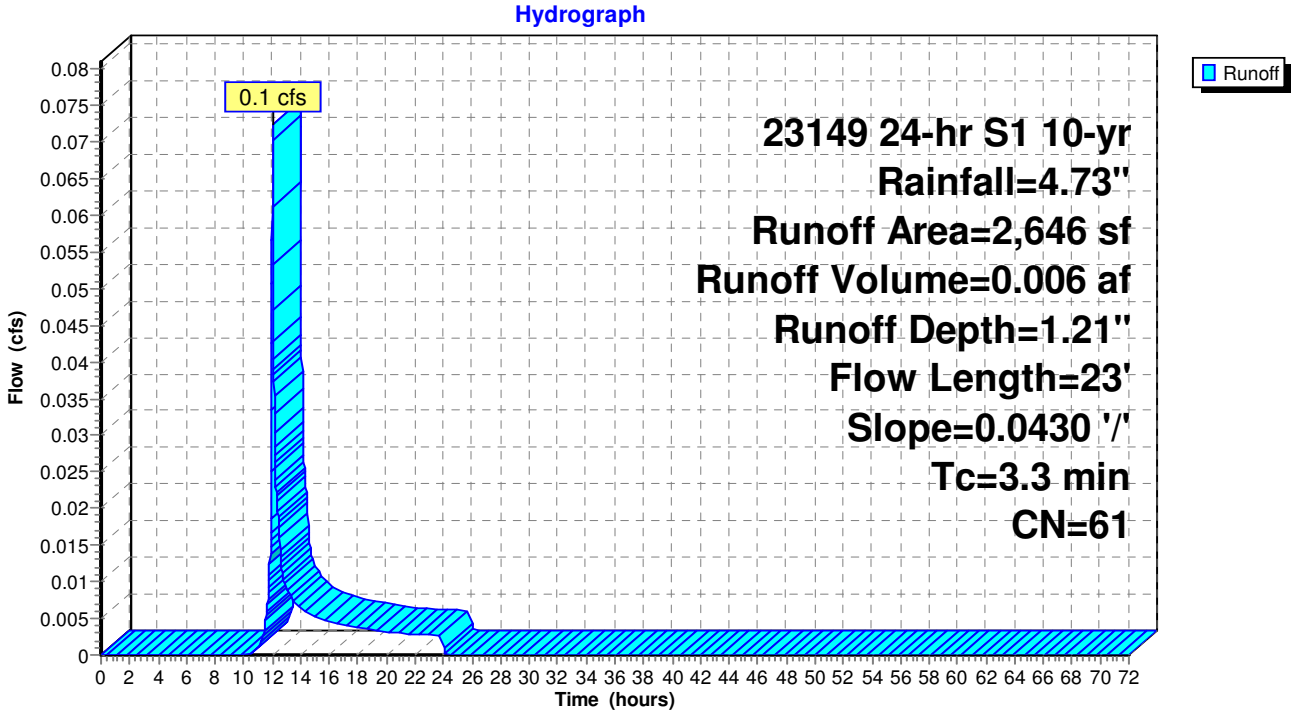
Runoff = 0.1 cfs @ 12.02 hrs, Volume= 0.006 af, Depth= 1.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
23149 24-hr S1 10-yr Rainfall=4.73"

Area (sf)	CN	Description
2,646	61	>75% Grass cover, Good, HSG B
2,646		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.3	23	0.0430	0.12		**Sheet Flow,** Grass: Dense n= 0.240 P2= 3.14"

Subcatchment A: A



Summary for Subcatchment B: B

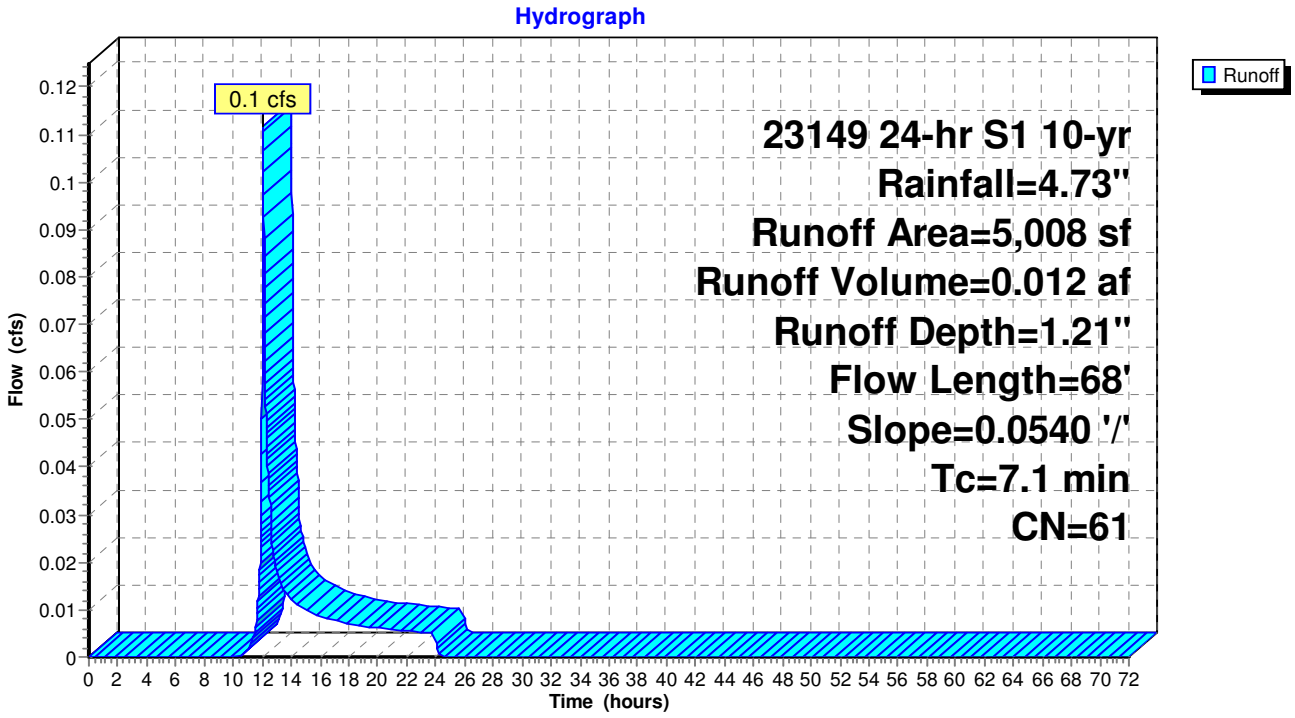
Runoff = 0.1 cfs @ 12.06 hrs, Volume= 0.012 af, Depth= 1.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
23149 24-hr S1 10-yr Rainfall=4.73"

Area (sf)	CN	Description
5,008	61	>75% Grass cover, Good, HSG B
5,008		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.1	68	0.0540	0.16		**Sheet Flow,** Grass: Dense n= 0.240 P2= 3.14"

Subcatchment B: B



Summary for Subcatchment C1: C1

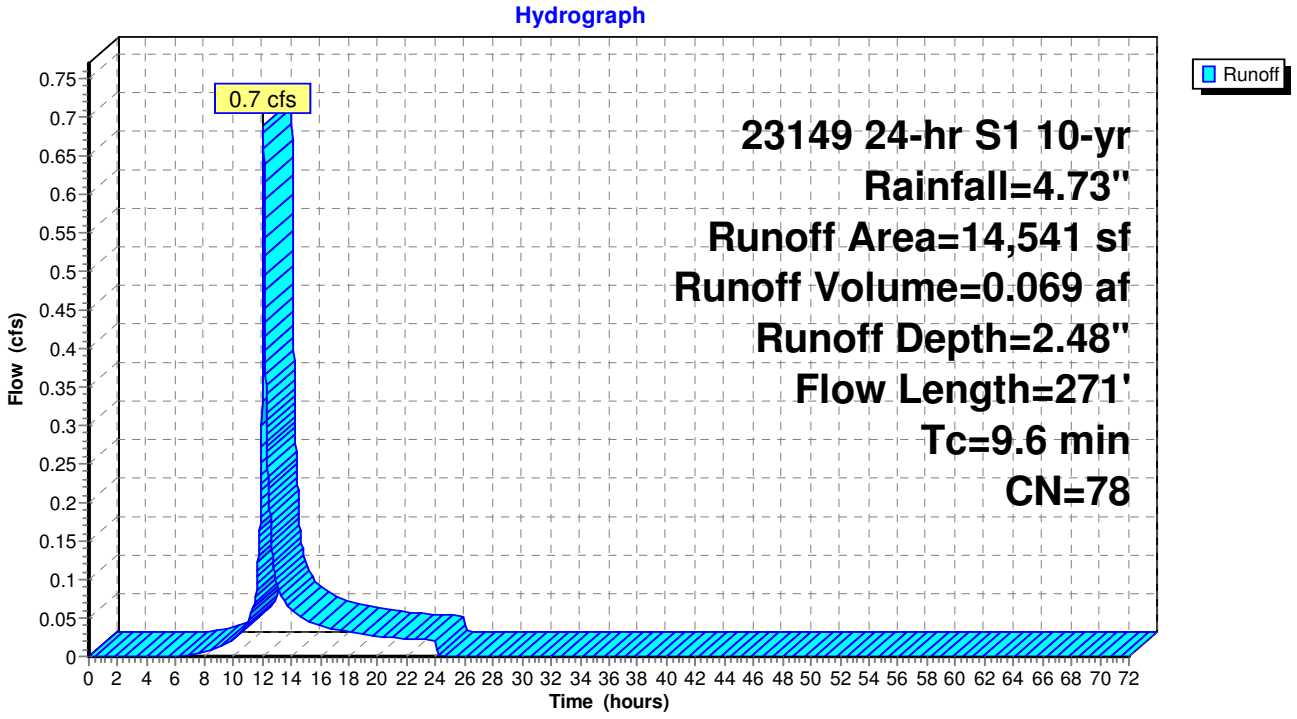
Runoff = 0.7 cfs @ 12.08 hrs, Volume= 0.069 af, Depth= 2.48"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
23149 24-hr S1 10-yr Rainfall=4.73"

Area (sf)	CN	Description
7,302	61	>75% Grass cover, Good, HSG B
2,605	96	Gravel surface, HSG B
2,924	98	Paved parking, HSG B
1,249	98	Roofs, HSG B
461	74	>75% Grass cover, Good, HSG C
14,541	78	Weighted Average
10,368		71.30% Pervious Area
4,173		28.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.1	62	0.0320	0.13		**Sheet Flow,** Grass: Dense n= 0.240 P2= 3.14"
1.5	209	0.0240	2.32		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
9.6	271	Total			

Subcatchment C1: C1



Summary for Subcatchment C2: C2

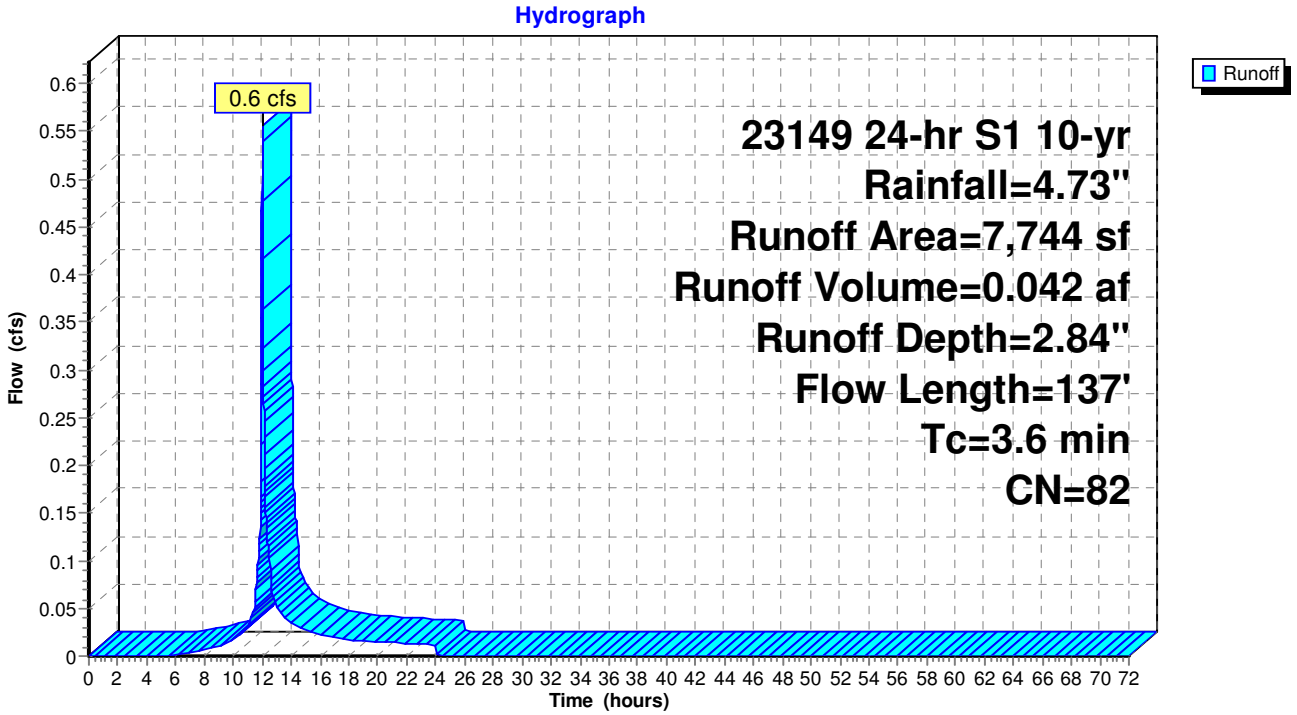
Runoff = 0.6 cfs @ 12.01 hrs, Volume= 0.042 af, Depth= 2.84"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
23149 24-hr S1 10-yr Rainfall=4.73"

Area (sf)	CN	Description
3,401	61	>75% Grass cover, Good, HSG B
288	96	Gravel surface, HSG B
2,806	98	Paved parking, HSG B
1,249	98	Roofs, HSG B
7,744	82	Weighted Average
3,689		47.64% Pervious Area
4,055		52.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.6	12	0.0200	0.08		**Sheet Flow,** Grass: Dense n= 0.240 P2= 3.14"
1.0	125	0.0180	2.01		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
3.6	137	Total			

Subcatchment C2: C2



Summary for Subcatchment C3: C3

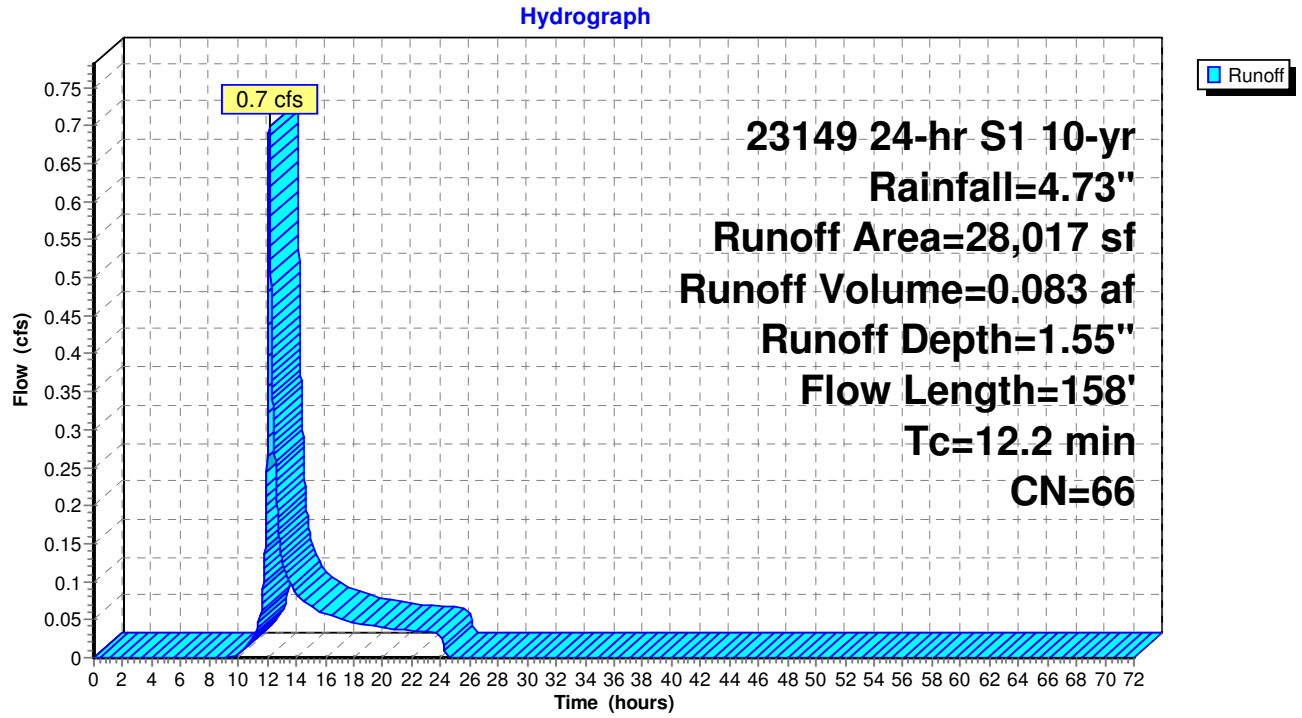
Runoff = 0.7 cfs @ 12.13 hrs, Volume= 0.083 af, Depth= 1.55"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
23149 24-hr S1 10-yr Rainfall=4.73"

Area (sf)	CN	Description
5,089	55	Woods, Good, HSG B
6,163	61	>75% Grass cover, Good, HSG B
736	98	Paved roads w/curbs & sewers, HSG B
13,532	70	Woods, Good, HSG C
2,497	74	>75% Grass cover, Good, HSG C
28,017	66	Weighted Average
27,281		97.37% Pervious Area
736		2.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.8	47	0.0426	0.13		**Sheet Flow,** Grass: Dense n= 0.240 P2= 3.14"
5.9	53	0.1472	0.15		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 3.14"
0.5	58	0.1759	2.10		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
12.2	158	Total			

Subcatchment C3: C3



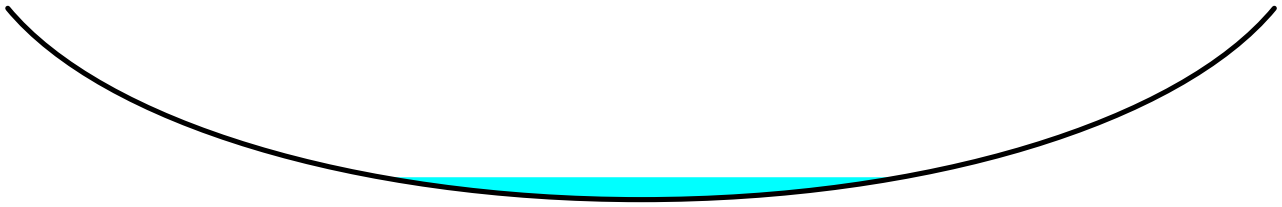
Summary for Reach R1: Reach 1

Inflow Area = 0.512 ac, 36.92% Impervious, Inflow Depth = 1.90" for 10-yr event
Inflow = 0.3 cfs @ 12.42 hrs, Volume= 0.081 af
Outflow = 0.3 cfs @ 12.43 hrs, Volume= 0.081 af, Atten= 0%, Lag= 0.6 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Max. Velocity= 1.32 fps, Min. Travel Time= 0.9 min
Avg. Velocity = 0.73 fps, Avg. Travel Time= 1.7 min

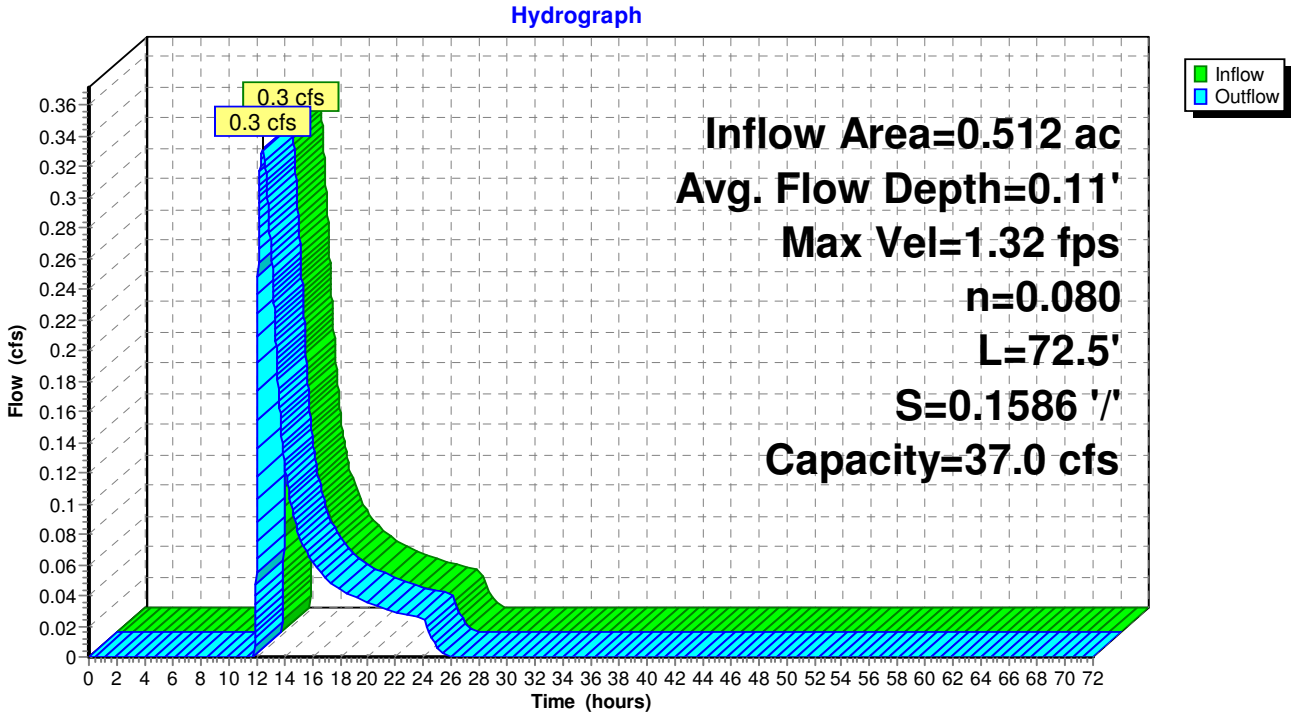
Peak Storage= 18 cf @ 12.43 hrs
Average Depth at Peak Storage= 0.11' , Surface Width= 3.36'
Bank-Full Depth= 1.00' Flow Area= 6.7 sf, Capacity= 37.0 cfs

10.00' x 1.00' deep Parabolic Channel, n= 0.080 Earth, dense brush, high stage
Length= 72.5' Slope= 0.1586 '/'
Inlet Invert= 153.50', Outlet Invert= 142.00'



‡

Reach R1: Reach 1



Summary for Pond IB1: Infiltration Basin 1

Inflow Area = 0.512 ac, 36.92% Impervious, Inflow Depth = 2.61" for 10-yr event
Inflow = 1.1 cfs @ 12.05 hrs, Volume= 0.111 af
Outflow = 0.3 cfs @ 12.42 hrs, Volume= 0.111 af, Atten= 69%, Lag= 22.4 min
Discarded = 0.0 cfs @ 12.42 hrs, Volume= 0.030 af
Primary = 0.3 cfs @ 12.42 hrs, Volume= 0.081 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 157.36' @ 12.42 hrs Surf.Area= 1,856 sf Storage= 1,576 cf
Flood Elev= 158.10' Surf.Area= 3,005 sf Storage= 3,301 cf

Plug-Flow detention time= 293.8 min calculated for 0.111 af (100% of inflow)
Center-of-Mass det. time= 294.0 min (1,153.4 - 859.4)

Volume	Invert	Avail.Storage	Storage Description
#1	156.00'	3,301 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

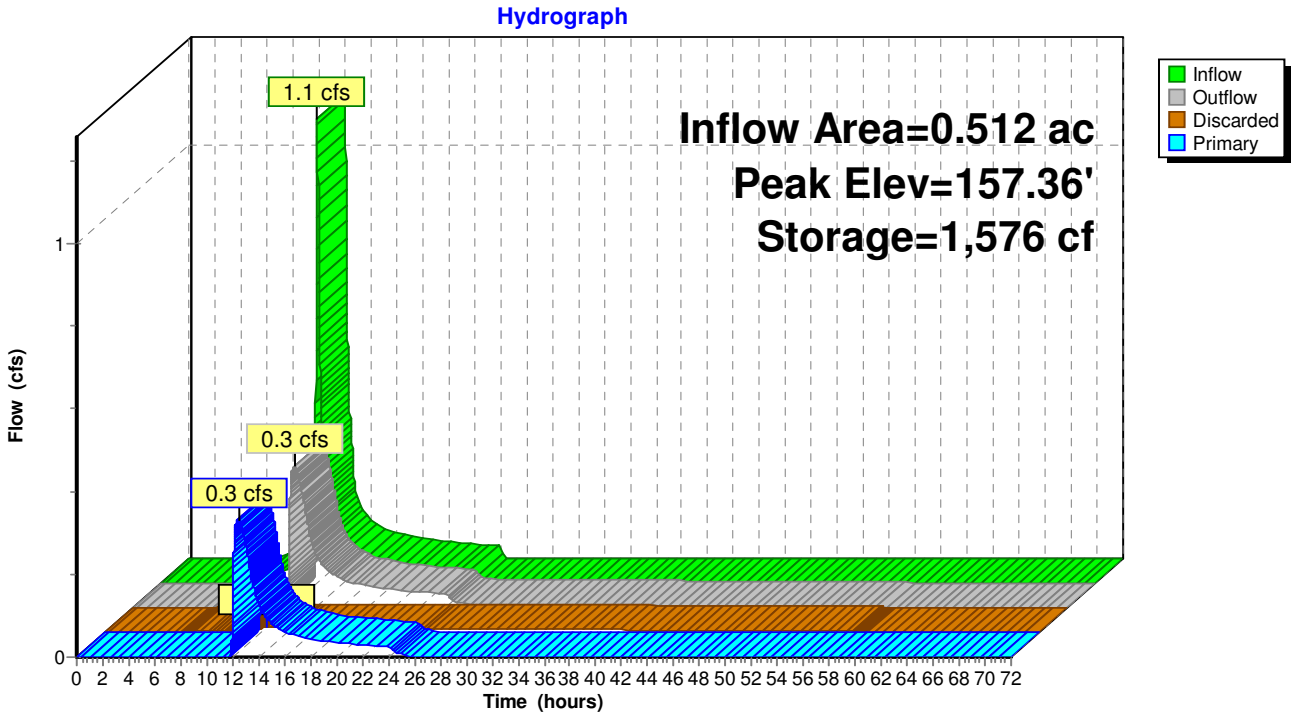
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
156.00	563	115.0	0	0	563
157.00	1,475	162.8	983	983	1,629
158.00	2,652	349.8	2,035	3,018	9,261
158.10	3,005	356.1	283	3,301	9,617

Device	Routing	Invert	Outlet Devices
#1	Discarded	156.00'	**0.300 in/hr Exfiltration over Surface area** Phase-In= 0.01'
#2	Primary	153.65'	**12.0" Round Culvert** L= 15.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 153.65' / 153.50' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#3	Device 2	156.80'	**4.0" W x 4.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 2	157.40'	**7.0" W x 4.2" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Device 2	157.75'	**48.0" x 48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.0 cfs @ 12.42 hrs HW=157.36' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.0 cfs)

Primary OutFlow Max=0.3 cfs @ 12.42 hrs HW=157.36' TW=153.61' (Dynamic Tailwater)
└**2=Culvert** (Passes 0.3 cfs of 6.8 cfs potential flow)
  ├**3=Orifice/Grate** (Orifice Controls 0.3 cfs @ 2.98 fps)
  ├**4=Orifice/Grate** (Controls 0.0 cfs)
  └**5=Orifice/Grate** (Controls 0.0 cfs)

Pond IB1: Infiltration Basin 1



Summary for Pond P1: Pipe P1

Inflow Area = 0.178 ac, 52.36% Impervious, Inflow Depth = 2.84" for 10-yr event
Inflow = 0.6 cfs @ 12.01 hrs, Volume= 0.042 af
Outflow = 0.5 cfs @ 12.03 hrs, Volume= 0.042 af, Atten= 5%, Lag= 0.9 min
Primary = 0.5 cfs @ 12.03 hrs, Volume= 0.042 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 158.11' @ 12.03 hrs Surf.Area= 182 sf Storage= 56 cf
Flood Elev= 158.25' Surf.Area= 213 sf Storage= 84 cf

Plug-Flow detention time= 4.9 min calculated for 0.042 af (100% of inflow)
Center-of-Mass det. time= 5.0 min (849.2 - 844.1)

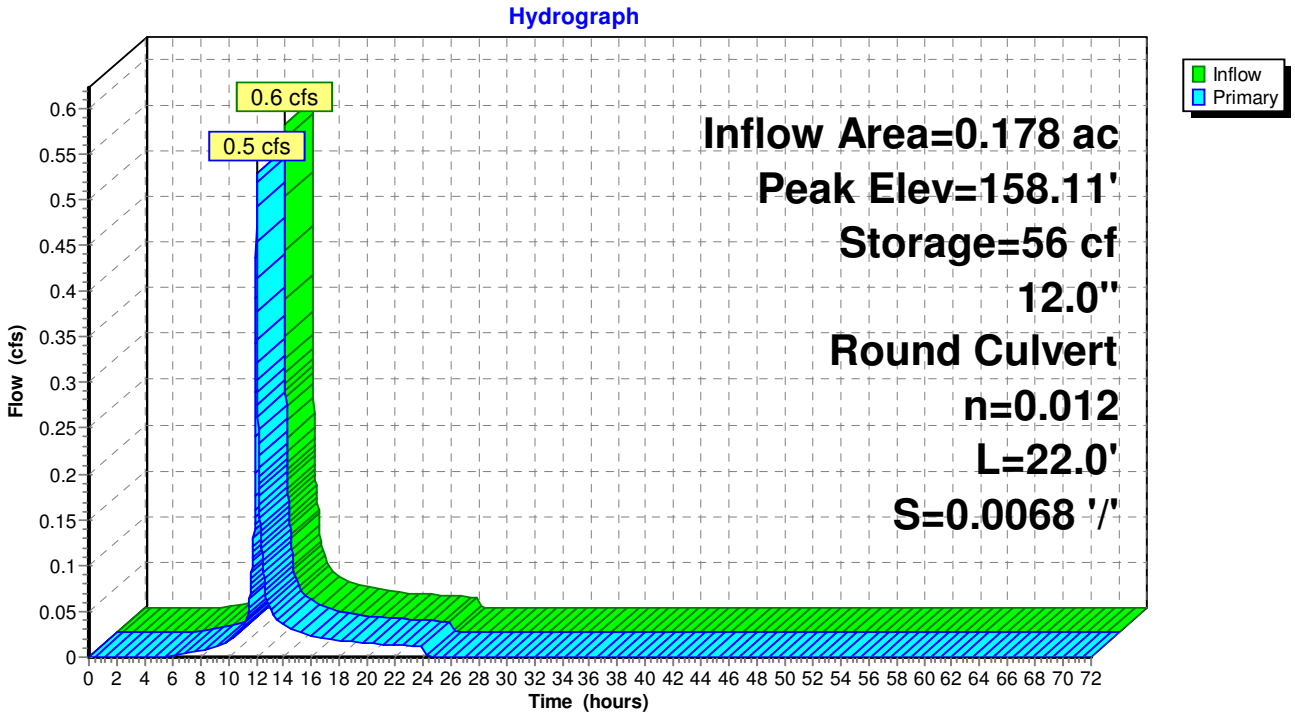
Volume	Invert	Avail.Storage	Storage Description
#1	157.70'	95 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
157.70	92	81.0	0	0	92
158.00	159	86.0	37	37	163
158.30	225	90.7	57	95	234

Device	Routing	Invert	Outlet Devices
#1	Primary	157.70'	**12.0" Round Culvert** L= 22.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 157.70' / 157.55' S= 0.0068 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Primary OutFlow Max=0.5 cfs @ 12.03 hrs HW=158.11' TW=157.06' (Dynamic Tailwater)
↑—**1=Culvert** (Barrel Controls 0.5 cfs @ 2.57 fps)

Pond P1: Pipe P1

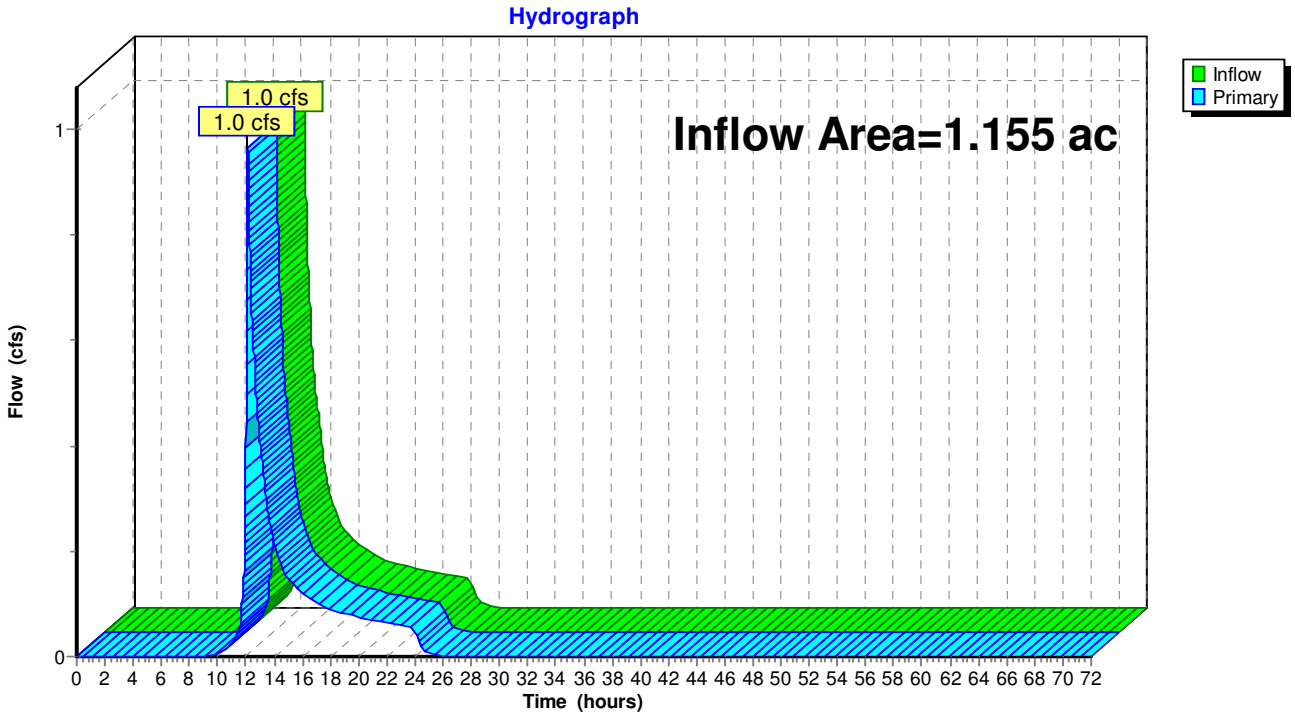


Summary for Link C: c

Inflow Area = 1.155 ac, 17.82% Impervious, Inflow Depth = 1.70" for 10-yr event
Inflow = 1.0 cfs @ 12.14 hrs, Volume= 0.164 af
Primary = 1.0 cfs @ 12.14 hrs, Volume= 0.164 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link C: c



A – 2

NODE LISTING – 25-YR

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment A: A Runoff Area=2,646 sf 0.00% Impervious Runoff Depth=1.99"
Flow Length=23' Slope=0.0430 '/' Tc=3.3 min CN=61 Runoff=0.1 cfs 0.010 af

Subcatchment B: B Runoff Area=5,008 sf 0.00% Impervious Runoff Depth=1.99"
Flow Length=68' Slope=0.0540 '/' Tc=7.1 min CN=61 Runoff=0.2 cfs 0.019 af

Subcatchment C1: C1 Runoff Area=14,541 sf 28.70% Impervious Runoff Depth=3.56"
Flow Length=271' Tc=9.6 min CN=78 Runoff=0.9 cfs 0.099 af

Subcatchment C2: C2 Runoff Area=7,744 sf 52.36% Impervious Runoff Depth=3.97"
Flow Length=137' Tc=3.6 min CN=82 Runoff=0.7 cfs 0.059 af

Subcatchment C3: C3 Runoff Area=28,017 sf 2.63% Impervious Runoff Depth=2.43"
Flow Length=158' Tc=12.2 min CN=66 Runoff=1.1 cfs 0.130 af

Reach R1: Reach 1 Avg. Flow Depth=0.14' Max Vel=1.55 fps Inflow=0.6 cfs 0.126 af
n=0.080 L=72.5' S=0.1586 '/' Capacity=37.0 cfs Outflow=0.6 cfs 0.126 af

Pond IB1: Infiltration Basin 1 Peak Elev=157.58' Storage=2,024 cf Inflow=1.5 cfs 0.158 af
Discarded=0.0 cfs 0.032 af Primary=0.6 cfs 0.126 af Outflow=0.6 cfs 0.158 af

Pond P1: Pipe P1 Peak Elev=158.17' Storage=68 cf Inflow=0.7 cfs 0.059 af
12.0" Round Culvert n=0.012 L=22.0' S=0.0068 '/' Outflow=0.7 cfs 0.059 af

Link C: c Inflow=1.5 cfs 0.256 af
Primary=1.5 cfs 0.256 af

Total Runoff Area = 1.330 ac Runoff Volume = 0.317 af Average Runoff Depth = 2.86"
84.53% Pervious = 1.125 ac 15.47% Impervious = 0.206 ac

A – 2

NODE LISTING – 50-YR

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment A: A Runoff Area=2,646 sf 0.00% Impervious Runoff Depth=2.80"
Flow Length=23' Slope=0.0430 '/' Tc=3.3 min CN=61 Runoff=0.2 cfs 0.014 af

Subcatchment B: B Runoff Area=5,008 sf 0.00% Impervious Runoff Depth=2.80"
Flow Length=68' Slope=0.0540 '/' Tc=7.1 min CN=61 Runoff=0.3 cfs 0.027 af

Subcatchment C1: C1 Runoff Area=14,541 sf 28.70% Impervious Runoff Depth=4.60"
Flow Length=271' Tc=9.6 min CN=78 Runoff=1.2 cfs 0.128 af

Subcatchment C2: C2 Runoff Area=7,744 sf 52.36% Impervious Runoff Depth=5.05"
Flow Length=137' Tc=3.6 min CN=82 Runoff=0.9 cfs 0.075 af

Subcatchment C3: C3 Runoff Area=28,017 sf 2.63% Impervious Runoff Depth=3.31"
Flow Length=158' Tc=12.2 min CN=66 Runoff=1.4 cfs 0.178 af

Reach R1: Reach 1 Avg. Flow Depth=0.17' Max Vel=1.72 fps Inflow=0.8 cfs 0.170 af
n=0.080 L=72.5' S=0.1586 '/' Capacity=37.0 cfs Outflow=0.8 cfs 0.170 af

Pond IB1: Infiltration Basin 1 Peak Elev=157.72' Storage=2,320 cf Inflow=1.8 cfs 0.203 af
Discarded=0.0 cfs 0.033 af Primary=0.8 cfs 0.170 af Outflow=0.8 cfs 0.203 af

Pond P1: Pipe P1 Peak Elev=158.23' Storage=79 cf Inflow=0.9 cfs 0.075 af
12.0" Round Culvert n=0.012 L=22.0' S=0.0068 '/' Outflow=0.8 cfs 0.075 af

Link C: c Inflow=2.1 cfs 0.348 af
Primary=2.1 cfs 0.348 af

Total Runoff Area = 1.330 ac Runoff Volume = 0.422 af Average Runoff Depth = 3.80"
84.53% Pervious = 1.125 ac 15.47% Impervious = 0.206 ac

APPENDIX B

DESIGN

B – 1

STORMWATER BEST MANAGEMENT PRACTICES

INFILTRATION PRACTICE CRITERIA
(Env-Wq 1508.06)

Type/Node Name: **Infiltration Basin (IB1)**

Enter the type of infiltration practice (e.g., basin, trench) and the node name in the drainage analysis, if applicable.

Yes		Have you reviewed Env-Wq 1508.06(a) to ensure that infiltration is allowed?	**← yes**
0.51	ac	A = Area draining to the practice	
0.19	ac	A_I = Impervious area draining to the practice	
0.37	decimal	I = Percent impervious area draining to the practice, in decimal form	
0.38	unitless	Rv = Runoff coefficient = 0.05 + (0.9 x I)	
0.20	ac-in	WQV= 1" x Rv x A	
709	cf	WQV conversion (ac-in x 43,560 sf/ac x 1ft/12")	
177	cf	25% x WQV (check calc for sediment forebay volume)	
GRASS SWALE		Method of pretreatment? (not required for clean or roof runoff)	
N/A	cf	V_{SED} = Sediment forebay volume, if used for pretreatment	**≥ 25%WQV**
710	cf	V = Volume[1] (attach a stage-storage table)	**≥ WQV**
563	sf	A_{SA} = Surface area of the bottom of the pond	
0.30	iph	$Ksat_{DESIGN}$ = Design infiltration rate[2]	
50.4	hours	I_{DRAIN} = Drain time = V / (A_{SA} * I_{DESIGN})	**≤ 72-hrs**
156.00	feet	E_{BTM} = Elevation of the bottom of the basin	
153.00	feet	E_{SHWT} = Elevation of SHWT (if none found, enter the lowest elevation of the test pit)	
153.00	feet	E_{ROCK} = Elevation of bedrock (if none found, enter the lowest elevation of the test pit)	
3.00	feet	D_{SHWT} = Separation from SHWT	**≥ *** [3]
3.0	feet	D_{ROCK} = Separation from bedrock	**≥ *** [3]
N/A	ft	D_{amend} = Depth of amended soil, if applicable due high infiltation rate	**≥ 24"**
N/A	ft	D_T = Depth of trench, if trench proposed	**4 - 10 ft**
N/A	Yes/No	If a trench or underground system is proposed, has observation well been provided?	**←yes**
N/A		If a trench is proposed, does materialmeet Env-Wq 1508.06(k)(2) requirements.[4]	**← yes**
Yes	Yes/No	If a basin is proposed, Is the perimeter curvilinear, and basin floor flat?	**← yes**
3.0	:1	If a basin is proposed, pond side slopes.	**≥3:1**
157.36	ft	Peak elevation of the 10-year storm event (infiltration can be used in analysis)	
157.72	ft	Peak elevation of the 50-year storm event (infiltration can be used in analysis)	
158.10	ft	Elevation of the top of the practice (if a basin, this is the elevation of the berm)	
YES		10 peak elevation ≤ Elevation of the top of the trench?[5]	**← yes**
YES		If a basin is proposed, 50-year peak elevation ≤ Elevation of berm?	**← yes**

1. Volume below the lowest invert of the outlet structure and excludes forebay volume
2. $Ksat_{DESIGN}$ includes a factor of safety. See Env-Wq 1504.14 for requirements for determining the infiltr. rate
3. 1' separation if treatment not required; 4' for treatment in GPAs & WSIPAs; & 3' in all other areas.
4. Clean, washed well graded diameter of 1.5 to 3 inches above the in-situ soil.
5. If 50-year peak elevation exceeds top of trench, the overflow must be routed in HydroCAD as secondary discharge.

Designer's Notes:

Summary for Pond IB1: Infiltration Basin 1

Inflow Area = 0.512 ac, 36.92% Impervious, Inflow Depth = 4.76" for 50-yr event
Inflow = 1.8 cfs @ 12.05 hrs, Volume= 0.203 af
Outflow = 0.8 cfs @ 12.27 hrs, Volume= 0.203 af, Atten= 56%, Lag= 13.4 min
Discarded = 0.0 cfs @ 12.27 hrs, Volume= 0.033 af
Primary = 0.8 cfs @ 12.27 hrs, Volume= 0.170 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 157.72' @ 12.27 hrs Surf.Area= 2,284 sf Storage= 2,320 cf
Flood Elev= 158.10' Surf.Area= 3,005 sf Storage= 3,301 cf

Plug-Flow detention time= 190.4 min calculated for 0.203 af (100% of inflow)
Center-of-Mass det. time= 190.7 min (1,028.2 - 837.5)

Volume	Invert	Avail.Storage	Storage Description
#1	156.00'	3,301 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
156.00	563	115.0	0	0	563
157.00	1,475	162.8	983	983	1,629
158.00	2,652	349.8	2,035	3,018	9,261
158.10	3,005	356.1	283	3,301	9,617

Device	Routing	Invert	Outlet Devices
#1	Discarded	156.00'	**0.300 in/hr Exfiltration over Surface area** Phase-In= 0.01'
#2	Primary	153.65'	**12.0" Round Culvert** L= 15.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 153.65' / 153.50' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#3	Device 2	156.80'	**4.0" W x 4.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 2	157.40'	**7.0" W x 4.2" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Device 2	157.75'	**48.0" x 48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.0 cfs @ 12.27 hrs HW=157.72' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.0 cfs)

Primary OutFlow Max=0.8 cfs @ 12.27 hrs HW=157.72' TW=153.67' (Dynamic Tailwater)
└**2=Culvert** (Passes 0.8 cfs of 7.1 cfs potential flow)
  ├**3=Orifice/Grate** (Orifice Controls 0.5 cfs @ 4.16 fps)
  ├**4=Orifice/Grate** (Orifice Controls 0.3 cfs @ 1.81 fps)
  └**5=Orifice/Grate** (Controls 0.0 cfs)

Stage-Area-Storage for Pond IB1: Infiltration Basin 1

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
156.00	563	0	156.54	1,002	417
156.01	570	6	156.55	1,011	427
156.02	577	11	156.56	1,021	437
156.03	584	17	156.57	1,030	447
156.04	591	23	156.58	1,039	458
156.05	598	29	156.59	1,049	468
156.06	606	35	156.60	1,058	479
156.07	613	41	156.61	1,068	489
156.08	620	47	156.62	1,078	500
156.09	627	54	156.63	1,087	511
156.10	635	60	156.64	1,097	522
156.11	642	66	156.65	1,107	533
156.12	650	73	156.66	1,117	544
156.13	657	79	156.67	1,126	555
156.14	665	86	156.68	1,136	566
156.15	672	93	156.69	1,146	578
156.16	680	99	156.70	1,156	589
156.17	688	106	156.71	1,166	601
156.18	695	113	156.72	1,176	613
156.19	703	120	156.73	1,186	625
156.20	711	127	156.74	1,196	636
156.21	719	134	156.75	1,207	648
156.22	727	141	156.76	1,217	661
156.23	735	149	156.77	1,227	673
156.24	743	156	156.78	1,237	685
156.25	751	164	156.79	1,248	698
156.26	759	171	156.80	1,258	710
156.27	767	179	156.81	1,269	723
156.28	775	187	156.82	1,279	735
156.29	783	194	156.83	1,290	748
156.30	791	202	156.84	1,300	761
156.31	800	210	156.85	1,311	774
156.32	808	218	156.86	1,321	787
156.33	816	226	156.87	1,332	801
156.34	825	235	156.88	1,343	814
156.35	833	243	156.89	1,354	828
156.36	842	251	156.90	1,364	841
156.37	850	260	156.91	1,375	855
156.38	859	268	156.92	1,386	869
156.39	867	277	156.93	1,397	883
156.40	876	286	156.94	1,408	897
156.41	885	294	156.95	1,419	911
156.42	894	303	156.96	1,430	925
156.43	902	312	156.97	1,441	939
156.44	911	321	156.98	1,453	954
156.45	920	330	156.99	1,464	968
156.46	929	340	157.00	1,475	983
156.47	938	349	157.01	1,485	998
156.48	947	358	157.02	1,495	1,013
156.49	956	368	157.03	1,505	1,028
156.50	965	378	157.04	1,515	1,043
156.51	974	387	157.05	1,526	1,058
156.52	983	397	157.06	1,536	1,073
156.53	993	407	157.07	1,546	1,089

B – 2

INFILTRATION RATE

Soil Series	legend number	Ksat low - B in/hr	Ksat high - B in/hr	Ksat low - C in/hr	Ksat high - C in/hr	Hyd. Grp.	Group	Land Form	Temp.	Soil Textures	Spodosol ?	Other
Occum	1	0.6	2.0	6.00	20.0	B	2	Flood Plain (Bottom Land)	mesic	loamy	no	loamy over loamy sand
Suncook	2	6.0	20.0	6.00	20.0	A	1	Flood Plain (Bottomland)	mesic	sandy	no	occasionally flooded
Lim	3	0.6	2.0	6.00	20.0	C	5	Flood Plain (Bottom Land)	mesic	loamy	no	
Pootatuck	4	0.6	6.0	6.00	20.0	B	3	Flood Plain (Bottom Land)	mesic	loamy	no	single grain in C
Rippowam	5	0.6	6.0	6.00	20.0	C	5	Flood Plain (Bottom Land)	mesic	loamy	no	
Saco	6	0.6	2.0	6.00	20.0	D	6	Flood Plain (Bottom Land)	mesic	silty	no	strata
Hadley	8	0.6	2.0	0.60	6.0	B	2	Flood Plain (Bottom Land)	mesic	silty	no	strata of fine sand
Winooski	9	0.6	6.0	0.60	6.0	B		Flood Plain (Bottom Land)	mesic	silty over loamy	no	
Merrimac	10	2.0	20.0	6.00	20.0	A	1	Outwash and Stream Terraces	mesic	gravelly sand	no	loamy cap
Gloucester	11	6.0	20.0	6.00	20.0	A	1	Sandy Till	mesic	sandy-skeletal	no	loamy cap
Hinckley	12	6.0	20.0	20.00	100.0	A	1	Outwash and Stream Terraces	mesic	sandy-skeletal	no	
Sheepscot	14	6.0	20.0	6.00	20.0	B	3	Outwash and Stream Terraces	frigid	sandy-skeletal	yes	gravelly coarse sand
Searsport	15	6.0	20.0	6.00	20.0	D	6	Outwash and Stream Terraces	frigid	sandy	no	organic over sand
Saugatuck	16	0.06	0.2	6.00	20.0	C	5	Outwash and Stream Terraces	mesic	sandy	yes	ortstein
Colton, gravelly	21	6.0	20.0	20.00	100.0	A	1	Outwash and Stream Terraces	frigid	sandy-skeletal	yes	gravelly surface
Colton	22	6.0	20.0	20.00	100.0	A	1	Outwash and Stream Terraces	frigid	sandy-skeletal	yes	
Masardis	23	6.0	20.0	6.00	20.0	A	1	Outwash and Stream Terraces	frigid	sandy-skeletal	yes	slate, loamy cap
Agawam	24	6.0	20.0	20.00	100.0	B	2	Outwash and Stream Terraces	mesic	loamy over sandy	no	loamy over sand/gravel
Windsor	26	6.0	20.0	6.00	20.0	A	1	Outwash and Stream Terraces	mesic	sandy	no	
Groveton	27	0.6	2.0	0.60	6.0	B	2	Outwash and Stream Terraces	frigid	loamy	yes	loamy over sandy
Madawaska	28	0.6	2.0	6.00	20.0	B	3	Outwash and Stream Terraces	frigid	loamy over sandy	yes	sandy or sandy-skeletal
Woodbridge	29	0.6	2.0	0.00	0.6	C	3	Firm, platy, loamy till	mesic	loamy	no	sandy loam in Cd
Unadilla	30	0.6	2.0	2.00	20.0	B	2	Terraces and glacial lake plains	mesic	silty	no	silty over gravelly
Hartland	31	0.6	2.0	0.20	2.0	B	2	Terraces and glacial lake plains	mesic	silty	no	very fine sandy loam
Boxford	32	0.1	0.2	0.00	0.2	C	3	Silt and Clay Deposits	mesic	fine	no	silty clay loam
Scitico	33	0.0	0.2	0.00	0.2	C	5	Silt and Clay Deposits	mesic	fine	no	
Wareham	34	6.0	20.0	6.00	20.0	C	5	Outwash and Stream Terraces	mesic	sandy	no	
Champlain	35	6.0	20.0	20.00	100.0	A	1	Outwash and Stream Terraces	frigid	gravelly sand	no	
Adams	36	6.0	20.0	20.00	99.0	A	1	Outwash and Stream Terraces	frigid	sandy	yes	
Melrose	37	2.0	6.0	0.00	0.2	C	3	Sandy/loamy over silt/clay	frigid	loamy over clayey	no	silty clay loam in C
Eldridge	38	6.0	20.0	0.06	0.6	C	3	Sandy/loamy over silt/clay	mesic	sandy over loamy	no	
Millis	39					C	3	Firm, platy, sandy till	frigid	loamy	yes	loamy sand in Cd
Canton	42	2.0	6.0	6.00	20.0	B	2	Loose till, sandy textures	mesic	loamy over sandy	no	loamy over loamy sand
Montauk	44	0.6	6.0	0.06	0.6	C	3	Firm, platy, sandy till	mesic	loamy	no	loamy sand in Cd
Henniker	46	0.6	2.0	0.06	0.6	C	3	Firm, platy, sandy till	frigid	loamy	no	loamy sand in Cd
Madawaska, aquentic	48	0.6	2.0	6.00	20.0	B	3	Outwash and Stream Terraces	frigid	loamy over sandy	yes	sandy or sandy-skeletal
Whitman	49	0.0	0.2	0.00	0.2	D	6	Firm, platy, loamy till	mesic	loamy	no	mucky loam
Hermon	55	2.0	20.0	6.00	20.0	A	1	Sandy Till	frigid	sandy-skeletal	yes	loamy cap
Becket	56	0.6	2.0	0.06	0.6	C	3	Firm, platy, sandy till	frigid	loamy	yes	gravelly sandy loam in Cd
Waumbeck	58	2.0	20.0	6.00	20.0	B	3	Loose till, sandy textures	frigid	sandy-skeletal	yes	very cobbly loamy sand
Charlton	62	0.6	6.0	0.60	6.0	B	2	Loose till, loamy textures	mesic	loamy	no	fine sandy loam
Paxton	66	0.6	2.0	0.00	0.2	C	3	Firm, platy, loamy till	mesic	loamy	no	
Sutton	68	0.6	6.0	0.60	6.0	B	3	Loose till, loamy textures	mesic	loamy	no	
Berkshire	72	0.6	6.0	0.60	6.0	B	2	Loose till, loamy textures	frigid	loamy	yes	fine sandy loam
Marlow	76	0.6	2.0	0.06	0.6	C	3	Firm, platy, loamy till	frigid	loamy	yes	fine sandy loam in Cd
Peru	78	0.6	2.0	0.06	0.6	C	3	Firm, platy, loamy till	frigid	loamy	yes	
Thorndike	84	0.6	2.0	0.60	2.0	C/D	4	Friable till, silty, schist & phyllite	frigid	loamy-skeletal	yes	less than 20 in. deep
Hollis	86	0.6	6.0	0.60	6.0	C/D	4	Loose till, bedrock	mesic	loamy	no	less than 20 in. deep
Winnecook	88	0.6	2.0	0.60	2.0	C	4	Friable till, silty, schist & phyllite	frigid	loamy-skeletal	yes	20 to 40 in. deep
Chatfield	89	0.6	6.0	0.60	6.0	B	4	Loose till, bedrock	mesic	loamy	no	20 to 40 in. deep
Hogback	91	2.0	6.0	2.00	6.0	C	4	Loose till, bedrock	frigid	loamy	yes	less than 20 in. deep
Lyman	92	2.0	6.0	2.00	6.0	A/D	4	Loose till, bedrock	frigid	loamy	yes	less than 20 in. deep
Woodstock	93	2.0	6.0	2.00	6.0	C/D	4	Loose till, bedrock	frigid	loamy	no	less than 20 in. deep
Rawsonville	98	0.6	6.0	0.60	6.0	C	4	Loose till, bedrock	frigid	loamy	yes	20 to 40 in. deep
Tunbridge	99	0.6	6.0	0.60	6.0	C	4	Loose till, bedrock	frigid	loamy	yes	20 to 40 in. deep

B – 3

POLLUTANT REMOVAL

CIVILWORKS NEW ENGLAND
181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443

Objective: In accordance with Chapter 153-14.A.3.b.1 runoff from impervious surfaces shall be treated to provide 80% removal of total suspended solids (TSS) and 50% removal of both total nitrogen and phosphorus using appropriate treatment measures as specified in the NH Stormwater Manual, Volumes 1 and 2, December 2008, as amended.

Narrative: The subject parcel is 1.33 acres and located at 200 Sixth Street in Dover, NH. The site is currently developed as residential with a single-family home, shed, kennel, outbuilding, and a paved driveway. The ground cover primarily consists of woods, lawn, and pavement. The project proposes the construction of a broadband digital equipment center which includes a 2,500-sf building, site access, grading, drainage, and utilities. The development proposes 0.272 acres of new impervious area including 0.057 acres of commercial roof and 0.215 acres of commercial/residential parking. The project proposes the treatment of 0.057 acres of roof and 0.198 acres of parking. The remaining 6% of new impervious area (located at the entrance of the site along Sixth Street) was unable to be captured and treated however, the proposed stormwater mitigation system is still able to provide the required pollutant removal per City of Dover standards.

Pollutant Loads: Pollutant loads were calculated in accordance with NH Stormwater Manual, Volume 1, December 2008 utilizing the Simple Method.

Polutant Load Equations		
Annual Load - Simple Method Equation:	**L = 0.226 * R * C * A**	
	L	Annual Load (lbs/yr)
	0.226	Unit Conversion Constant
	R	Annual Runoff (in)
	C	Pollutant Concentration (mg/l)
	A	Area (ac)
Annual Runoff (R) Equation:	**R = P * Pj * Rv**	
	R	Annual Runoff (in)
	P	Annual Rainfall (in)
	Pj	Rainfall Runoff Fraction (0.9)
	Rv	Runoff Coefficient
Runoff Coefficient (Rv) Equation:	**Rv = 0.05 + 0.9Ia**	
	Rv	Runoff Coefficient
	Ia	% Impervious Area (decimal form)

Runoff Coefficient (Rv): Dover requires the treatment of all impervious surfaces therefore the % Impervious Area (Ia) in decimal form is 1.

Rv = 0.05 + 0.9(1) = 0.95

Annual Runoff (R): U.S. Climate Data (https://www.usclimatedata.com/climate/madbury/new-hampshire/united-states/usnh0285) provides an average annual precipitation for Madbury, NH of 47.31 inches.

R = 47.31 in * 0.9 * 0.95 = 40.45 in

Annual Load (L): Utilizing the sites impervious areas of 0.057 ac of commercial roof, 0.215 ac of commercial/residential parking and the Event Mean Concentrations identified in Appendix D of the NH Stormwater Manual, Volume 1, December 2008 for Commercial Roof (9 mg/L TSS, 2.1 mg/L TN, and 0.14 mg/L TP) and Commercial/Residential Parking (27 mg/L TSS, 1.9 mg/L TN, and 0.15 mg/L TP) provides the following pollutant loads for the impervious development of the parcel.

Commercial Roof:

L_{TSS} = 0.226 * 40.45 in * 9 mg/L * 0.057 ac = 4.72 lb/yr

L_{TN} = 0.226 * 40.45 in * 2.1 mg/L * 0.057 ac = 1.10 lb/yr

L_{TP} = 0.226 * 40.45 in * 0.14 mg/L * 0.057 ac = 0.073 lb/yr

Commercial/Residential Parking:

L_{TSS} = 0.226 * 40.45 in * 27 mg/L * 0.215 ac = 53.05 lb/yr

L_{TN} = 0.226 * 40.45 in * 1.9 mg/L * 0.215 ac = 3.73 lb/yr

L_{TP} = 0.226 * 40.45 in * 0.15 mg/L * 0.215 ac = 0.29 lb/yr

Pollutant Removal Required: In accordance with City of Dover's Site Plan regulations, at a minimum, the following pollutant removal is required.

Pollutant Removal Required					
Pollutant	**Commercial Roof**	**Commerical/ Residential Parking**	**Annual Load (lbs/yr)**	**% Removal**	**Removal Required (lbs/yr)**
TSS	**4.72**	**53.05**	**57.77**	**80%**	**46.21**
TN	**1.10**	**3.73**	**4.83**	**50%**	**2.42**
TP	**0.07**	**0.29**	**0.37**	**50%**	**0.18**

Pollutant Removal Provided: The project proposes the treatment of 0.057 ac of roof and 0.198 ac of parking through two (2) Vegetated Swales and one (1) Infiltration Basin. BMP Pollutant Removal Efficiency rates are provided in Appendix B of the NH Stormwater Manual, Volume 2, December 2008. Infiltration Basins provide 90% TSS, 60% TN, and 65% TP removal and Vegetated Swales provide 65% TSS, 20% TN, and 25% TP removal.

Pre-treatment Swale 1 (Swale 1):
Swale 1 captures and treats 0.071 acres of parking and 0.029 acres of roof. Captured runoff is directed towards IB1.

Swale 1					
Pollutant	**Commercial Roof**	**Commerical/ Residential Parking**	**Annual Load (lbs/yr)**	**% Removal**	**Removal Provided (lbs/yr)**
TSS	**2.36**	**17.53**	**19.89**	**65%**	**12.93**
TN	**0.55**	**1.23**	**1.78**	**20%**	**0.36**
TP	**0.04**	**0.10**	**0.13**	**25%**	**0.03**

Pre-treatment Swale 2 (Swale 2):
Swale 2 captures and treats 0.127 acres of parking and 0.029 acres of roof. Captured runoff is directed towards IB1.

Swale 2					
Pollutant	**Commercial Roof**	**Commerical/ Residential Parking**	**Annual Load (lbs/yr)**	**% Removal**	**Removal Provided (lbs/yr)**
TSS	**2.36**	**31.33**	**33.69**	**65%**	**21.90**
TN	**0.55**	**2.20**	**2.76**	**20%**	**0.55**
TP	**0.04**	**0.17**	**0.21**	**25%**	**0.05**

Infiltration Basin 1 (IB1):
IB1 captures and treats 0.198 acres of parking and 0.057 acres of roof.

IB1					
Pollutant	**Commercial Roof**	**Commerical/ Residential Parking**	**Annual Load (lbs/yr)**	**% Removal**	**Removal Provided (lbs/yr)**
TSS	**1.65**	**17.12**	**18.77**	**90%**	**16.90**
TN	**0.88**	**2.75**	**3.63**	**60%**	**2.18**
TP	**0.06**	**0.20**	**0.26**	**65%**	**0.17**

Total Pollutant Removal Rate Provided:

Pollutant Removal Provided					
Pollutant	**IB1**	**Swale 1**	**Swale 2**	**Removal Provided (lbs/yr)**	**Effective Removal Rate %**
TSS	**16.90**	**12.93**	**21.90**	**51.72**	**90%**
TN	**2.18**	**0.36**	**0.55**	**3.09**	**64%**
TP	**0.17**	**0.03**	**0.05**	**0.25**	**69%**

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

Typical Pollutant EMCs Found in Stormwater Runoff by Source Area*			
Source Area Unit	**TSS mg/L**	**TP mg/L**	**TN mg/L[3]**
RESIDENTIAL (general) [4]	100	0.40	2.2
Med. Density Residential [5]	85	0.52	5.15
Residential roof	19 [1]	0.11 [2]	1.5
Residential street	172 [1]	0.55 [2]	1.4
Driveway	173 [1]	0.56 [2]	2.1
COMMERCIAL (general) [5]	77	0.33	2.97
Commercial roof	9 [1]	0.14 [2]	2.1
Commercial street	468 [1]		
Commercial/ Residential parking	27 [1]	0.15 [2]	1.9
INDUSTRIAL (general) [5]	149	0.32	3.97
Industrial roof	17 [1]		
Industrial parking	228 [1]		
Heavy industrial	124 [1]		
HIGHWAY (general) [5]	141	0.43	2.65
Urban highway	142 [1]	0.32 [2]	3
Rural highway	51 [1]		22
Lawns	80 [1]	2.1 [2]	9.1
Landscaping	37 [1]		
Urban open [5]	51	0.11	1.74
Rural open/forest [5]	51	0.11	1.78
Ag/pasture [5]	145	0.37	5.98
Water/wetland [5]	6	0.08	1.38

Sources: 1: Claytor and Schueler (1996)
2: Average of Steuer et al. (1997), Bannerman (1993) and Waschbusch (2000)
3: Steuer et al. (1997)
4: Caraco (2001), default values averaged from several individual assessments
5: Camp, Dresser, and McKee, *Merrimack River Watershed Assessment Study, Draft Screening Level Model*, January 2004.

*To address the concerns associated with the application of chlorides and other deicing materials, NHDES requests the development of a Road Salt and Deicing Minimization Plan when a development will create one acre or more of pavement, including parking lots and roadways. The plan should address the policies that the development will keep in place to minimize salt and other deicer use after the project has been completed. The plan should include tracking the use of salt and other deicers for each storm event and compiling salt use data annually.

New Hampshire does not yet have salt reduction guidance, but recommends following the guidelines available in the Minnesota Snow and Ice Control handbook, available at: http://www.mnltap.umn.edu/pdf/snowicecontrolhandbook.pdf. Deicing application rate guidelines and a form for tracking salt and other deicer usage are included in Appendix C.

Pollutant Removal Efficiencies for Best Management Practices for Use in Pollutant Loading Analysis				Values Accepted for Loading Analyses		
BMP Type	**BMP**	**Notes**	**Lit. Ref.**	**TSS**	**TN**	**TP**
Stormwater Ponds	Wet Pond		B, F	70%	35%	45%
	Wet Extended Detention Pond		A, B	80%	55%	68%
	Micropool Extended Detention Pond	TBA				
	Multiple Pond System	TBA				
	Pocket Pond	TBA				
Stormwater Wetlands	Shallow Wetland		A, B, F, I	80%	55%	45%
	Extended Detention Wetland		A, B, F, I	80%	55%	45%
	Pond/Wetland System	TBA				
	Gravel Wetland		H	95%	85%	64%
Infiltration Practices	Infiltration Trench (≥75 ft from surface water)		B, D, I	90%	55%	60%
	Infiltration Trench (<75 ft from surface water)		B, D, I	90%	10%	60%
	Infiltration Basin (≥75 ft from surface water)		A, F, B, D, I	90%	60%	65%
	Infiltration Basin (<75 ft from surface water)		A, F, B, D, I	90%	10%	65%
	Dry Wells			90%	55%	60%
	Drip Edges			90%	55%	60%
Filtering Practices	Aboveground or Underground Sand Filter that infiltrates WQV (≥75 ft from surface water)		A, F, B, D, I	90%	60%	65%
	Aboveground or Underground Sand Filter that infiltrates WQV (<75 ft from surface water)		A, F, B, D, I	90%	10%	65%
	Aboveground or Underground Sand Filter with underdrain		A, I, F, G, H	85%	10%	45%
	Tree Box Filter	TBA				
	Bioretention System		I, G, H	90%	65%	65%
	Permeable Pavement that infiltrates WQV (≥75 ft from surface water)		A, F, B, D, I	90%	60%	65%
	Permeable Pavement that infiltrates WQV (<75 ft from surface water)		A, F, B, D, I	90%	10%	65%
	Permeable Pavement with underdrain		Use TN and TP values for sand filter w/ underdrain and outlet pipe	90%	10%	45%

Pollutant Removal Efficiencies for Best Management Practices for Use in Pollutant Loading Analysis				Values Accepted for Loading Analyses		
BMP Type	**BMP**	**Notes**	**Lit. Ref.**	**TSS**	**TN**	**TP**
Treatment Swales	Flow Through Treatment Swale	TBA				
Vegetated Buffers	Vegetated Buffers		A, B, I	73%	40%	45%
Pre-Treatment Practices	Sediment Forebay	TBA				
	Vegetated Filter Strip		A, B, I	73%	40%	45%
	Vegetated Swale		A, B, C, F, H, I	65%	20%	25%
	Flow-Through Device - Hydrodynamic Separator		A, B, G, H	35%	10%	5%
	Flow-Through Device - ADS Underground Multichamber Water Quality Unit (WQU)		G, H	72%	10%	9%
	Other Flow-Through Devices	TBA				
	Off-line Deep Sump Catch Basin		J, K, L, M	15%	5%	5%

B – 4

OUTLET PROTECTION

OUTLET PROTECTION DESIGN CALCS

NON DEFINED CHANNEL

Job #: 23149
Date: 9/10/2025
Structure: Outlet from IB1

Variables:

Q= Discharge from the pipe (cfs)
$D_{0=}$ Diameter of the pipe (ft)
Tw= Tailwater depth above the invert of the pipe (ft)
La= Apron length
w_1= Apron width at pipe outlet
w_2= Apron width at downstream end of apron

Input:

Outlet elev:	153.5
Tailwater elev:	153.64
Tw:	0.14
Q:	0.6
D_0:	1

Apron Dimensions

w_1=	**3**	(ft)
w_2=	**12**	(ft)
La=	**9**	(ft)

Apron Length:

$Tw > .5D_0$	$Tw < .5D_0$
La: 8.800	La: 8.080

Apron Width:

$Tw > .5D_0$	$Tw < .5D_0$
w_2: 6.52	w_2: 11.08

w_1: 3

w_1=	3.00
w_2=	11.08
La=	8.08

RipRap Sizing

d_{50}=	0.07	(ft)
d_{50}=	0.87	(in)

RipRap Gradation

Stone Size			% of Weight Smaller Then the Given Size
0.11	TO	0.14	100
0.09	TO	0.13	85
0.07	TO	0.11	50
0.02	TO	0.04	15

Minimum Depth of Rock= 0.22 (ft)

Summary for Pond IB1: Infiltration Basin 1

Inflow Area = 0.512 ac, 36.92% Impervious, Inflow Depth = 3.70" for 25-yr event
Inflow = 1.5 cfs @ 12.05 hrs, Volume= 0.158 af
Outflow = 0.6 cfs @ 12.32 hrs, Volume= 0.158 af, Atten= 61%, Lag= 16.0 min
Discarded = 0.0 cfs @ 12.32 hrs, Volume= 0.032 af
Primary = 0.6 cfs @ 12.32 hrs, Volume= 0.126 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 157.58' @ 12.32 hrs Surf.Area= 2,119 sf Storage= 2,024 cf
Flood Elev= 158.10' Surf.Area= 3,005 sf Storage= 3,301 cf

Plug-Flow detention time= 227.5 min calculated for 0.158 af (100% of inflow)
Center-of-Mass det. time= 227.6 min (1,074.6 - 847.0)

Volume	Invert	Avail.Storage	Storage Description
#1	156.00'	3,301 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
156.00	563	115.0	0	0	563
157.00	1,475	162.8	983	983	1,629
158.00	2,652	349.8	2,035	3,018	9,261
158.10	3,005	356.1	283	3,301	9,617

Device	Routing	Invert	Outlet Devices
#1	Discarded	156.00'	**0.300 in/hr Exfiltration over Surface area** Phase-In= 0.01'
#2	Primary	153.65'	**12.0" Round Culvert** L= 15.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 153.65' / 153.50' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#3	Device 2	156.80'	**4.0" W x 4.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 2	157.40'	**7.0" W x 4.2" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Device 2	157.75'	**48.0" x 48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.0 cfs @ 12.32 hrs HW=157.58' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.0 cfs)

Primary OutFlow Max=0.6 cfs @ 12.32 hrs HW=157.58' TW=153.64' (Dynamic Tailwater)
└**2=Culvert** (Passes 0.6 cfs of 7.0 cfs potential flow)
  ├**3=Orifice/Grate** (Orifice Controls 0.4 cfs @ 3.77 fps)
  ├**4=Orifice/Grate** (Orifice Controls 0.1 cfs @ 1.37 fps)
  └**5=Orifice/Grate** (Controls 0.0 cfs)

APPENDIX C

INSPECTION AND MAINTENANCE

C – 1

STORMWATER MANAGEMENT SYSTEM INSPECTION & MAINTENANCE PLAN

Stormwater Management System Inspection & Maintenance Plan

Prepared for:

BROADBAND DIGITAL EQUPMENT CENTER
Tax Map E, Lot 70A

200 Sixth Street
Dover, New Hampshire
Strafford County

September 2025

Prepared for:

COMCAST CABLE COMMUNICATIONS MANAGEMNT, LLC
751 EAST INDUSTRIAL PARK DRIVE
MANCHESTER, NH 03109

Prepared By:

CIVILWORKS NEW ENGLAND
P.O. Box 1166
181 Watson Road
Dover, New Hampshire 03821



Introduction

Civilworks NE, has prepared the following Stormwater Management System Inspection & Maintenance Plan for **Comcast Cable Communications Management, LLC.** The intent of this plan is to provide a list of procedures that document the inspection and maintenance requirements of the Stormwater Management System for this site.

The inspection and maintenance requirements outlined in this document are required to be performed in perpetuity. In the event the property is sold, future owners will be responsible for implementing the responsibilities outlined in this document.

The following inspection and maintenance program is necessary in order to keep the Stormwater Management System functioning properly. These measures will also help to minimize potential environmental impacts to the areas surrounding the developed site. By following the enclosed procedures, the property owners, and maintenance personnel will be able to maintain the functional design of the Stormwater Management System and maximize its ability to remove sediment and other contaminants from site generated stormwater runoff.

This plan also requires the Owner/Operator to prepare and implement a salt minimization plan to reduce salt usage on-site and ultimately within the watershed. This plan will allow the owner/operator to monitor and modify how much salt is needed, when it should be applied, where it needs to be applied, with the ultimate goal of reducing salt-use without compromising safety. It is expected that salt-use reduction will lead to long-term cost-savings as a result of purchasing less salt and reduced impacts on vegetation (e.g., landscaping) and corrosion of infrastructure.

The salt minimization plan should include the retention of a contractor who has completed the Green SnowPro Training course and obtained NHDES Salt Application Certification.

It is anticipated that this be a living document that will be updated at regular intervals (recommend updating annually in advance of the winter season in order to facilitate adjustments).

Applicant:

Comcast Cable Communications Management LLC
751 East Industrial Park Drive
Manchester, NH 03109

In the event of a change in ownership, this Inspection and Maintenance Plan shall be transferred to the new party.

Contact / Responsible Party:

Comcast Cable Communications Management LLC
751 East Industrial Park Drive
Manchester, NH 03109

Roland Leduc
Email: Roland_leduc@comcast.com

The contact information for the Contact / Responsible Party shall be kept current.

Management Company:

Comcast Cable Communications Management LLC
751 East Industrial Park Drive
Manchester, NH 03109

The contact information for the Management Party shall be kept current.

Inspection Schedule / Record Retention

Inspection frequency should, at a minimum, be in accordance with New Hampshire Stormwater Manual, Volume 2, latest edition, as updated by NHDES. See the Inspection and Maintenance Plan for frequency requirements. A copy of the completed Stormwater Management System's Inspection & Maintenance Log and Deicing Salt Quantity Use Log shall be maintained, kept on-site, and be made available to local, state, or federal regulators as applicable by law. Inspection and maintenance records must be provided to the City of Dover Community Services Department annually before December 15th.

I, the responsible party, understands and will fulfil the requirements of this report.

Applicant: _____

Stormwater Management System Components

The Stormwater Management System associated with the project is designed to mitigate both the quantity and quality of site-generated stormwater runoff. As a result, its design includes the following elements:

- Infiltration Basin
- Outlet Structure
- Energy Dissipation Structures (Rip Rap)
- Grassed Lined Conveyance Swale
- Pipes/Culverts
- Pavement
- Litter / Trash Removal

Design elements are identified in the design plans, a copy of which shall be maintained with this Inspection and Maintenance Plan.

Control of Invasive Species

During maintenance activities, check for the presence of invasive plants and remove in a safe manner. Invasive plants shall be controlled to prevent them from reproducing, spreading, or re-growing. See the University of New Hampshire – Cooperative Extension's "Method for Disposing Non-Native Invasive Plants", included at the end of this manual, for guidance on the removal and disposal of invasive species.

Inspection and Maintenance Plan

By implementing the following procedures, the owners will be able to maintain the functional design of the Stormwater Management System and maximize the system's ability to remove sediment and other contaminants from site generated stormwater runoff.

INFILTRATION BASIN:

- Inspect and remove any debris from inlet and outlet structures.
- Remove any accumulated sediment.
- Inspect and repair outlet structures and appurtenances.
- Inspection of infiltration components at least twice annually and following any rainfall event exceeding 2.5 inches in a 24-hour period, with maintenance or rehabilitation conducted as warranted by such inspection.
- Periodic mowing of basin and embankments.
- Removal of woody vegetation from basin and embankments.
- Inspection and repair of embankments and spillways.
- If an infiltration system does not drain within 72 hours following a rainfall event, then a qualified professional should assess the condition of the facility to determine measures required to restore infiltration function, including not limited to removal of accumulated sediments or reconstruction of the infiltration bottom.

OUTLET STRUCTURE(S):

- Inspect once per year.
- Inspect for clogging and sediment accumulation.
- Remove all debris immediately and sediment accumulations ≥ 2 inches.

ENERGY DISSIPATION STRUCTURES (RIP RAP):

- Inspect at least once a year.
- Inspect for sediment accumulation.
- Remove all debris immediately.
- Inspect the outlet protection annually for damage and deterioration. Repair damages immediately.
- If stones become displaced from the riprap areas, they should be replaced immediately and chinked in to assure stability. Add additional riprap as needed. Vegetation growing through the riprap should be eliminated at least yearly.

GRASS LINED CONVEYANCE SWALE:

- Inspect once per year.
- Inspect for erosion, sediment accumulation, vegetation loss, and presence of invasive species.
- Remove debris and accumulated sediment, based on inspection.
- Repair eroded areas as needed; remove invasive species and dead vegetation.
- Perform periodic mowing of swale (at least twice annually), maintain a 4" stand of vegetative growth.

PIPES/CULVERTS:

- Inspect once per year.
- Inspect for clogging and sediment accumulation.
- Remove all debris immediately and sediment accumulations ≥ 2 inches.

PAVEMENT:

- Minimize sanding.
- Minimize application of salt for ice control.
- Clean periodically (1-2 times per year) using a sweeper or vacuum sweeper. Vacuum sweeping is the preferred method.

LITTER / TRASH REMOVAL:

- Routinely patrol site for litter pick up.

DE-ICING AGENTS:

- To address the concerns associated with the application of chlorides and other deicing materials, NHDES recommends that the Owner/Operator develop a Road Salt and Deicing Minimization Plan for the parking lots and roadways. The plan should develop policies that the development will keep in place to minimize salt and other deicer use after the project has been completed. The plan should include tracking the use of salt and other de-icers for each storm event and compiling salt use data annually. (See Deicing Salt Quantity Use Log).
- Use sand as primary agent for driveway and access way safety during ice and snow conditions.
- Minimize the use of salt during the winter.
- Use de-icing or anti-caking agents, added to enhance performance and application characteristics of sand mixtures, only as necessary and at minimum application rates.
- Recommend using a certified Winter Operator (Green SnowPro Trained) for applying de-icing agents.
- Monitor weather and apply de-icing agents based on weather conditions and temperatures.

ANTI-ICING AND SALT MINIMIZATION:

- Owner to develop a Road Salt and Deicing Minimization Plan.
- Provide a written policy that the “Development” will keep in place to minimize salt and other deicer use after the project has been completed.
- Use the attached form to track the use of salt and other deicers for each storm event and compile salt use data annually.

Inspection & Maintenance Table

System Component / BMP	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance / Cleanout Threshold
Infiltration Basin	Bi-Annually	• Check for sediment accumulation • Check for debris • Inspect for woody vegetation • Maintain healthy stand of veg., 4" minimum • Inspect for invasive species • Check for water draining	Remove any accumulated Sediment Remove from inlet/outlet structures Remove Immediately Mow twice per year Remove/Dispose of accordingly 72 hours after a 2.5 inch storm event in a 24 hour period
Outlet Structure	Annually	• Inspected once per year. • Inspect for clogging and sediment accumulation. • Remove all debris immediately and sediment accumulations ≥ 2 inches.	≥ 2 in. sediment Remove immediately
Energy Dissipation Structures (Rip Rap)	Annually	• Check for erosion • Check for displaced stones • Check for woody vegetation • Check for sediment accumulation	≥ 3 in. sediment Remove annually Replace/ reset Dislodged stones immediately
Grass Lined Conveyance Swale	Annually	• Check for sediment accumulation • Check for erosion • Ensure swale is stabilized • Maintain healthy stand of veg., min 4" • Inspect for invasive species	≥ 1 in. sediment Repair immediately Restore vegetation in-kind Mow twice per year Remove/Dispose of accordingly
Pipes/Culverts	Annually	• Check for clogging • Check for sediment accumulation	Remove when noticed Clean when necessary
Pavement: • Sanding • Salt Applications • Sweep/Vacuum • Trash/Debris	Limit use As required 1 - 2 x's Year Periodically	• Minimize use to prevent tracking issues • RECORD APPLICATION RATES • Sweep or vacuum to prevent tracking issues • Check for trash/debris	Sweep to prevent issues Minimize (as required) Sweep/Vac as needed Remove when noticed
Litter / Trash Removal	Periodically	• Check for litter and trash	Remove when noticed

Inspection & Maintenance Checklist/Log

The following pages contain a blank copy of the Stormwater Management System's Inspection & Maintenance Log and a Deicing Salt Quantity Use Log. These forms are provided to assist the owners with the inspection and maintenance of the aforementioned Stormwater Management System.

Stormwater Management System's Inspection & Maintenance Log

Date of Inspection/Maintenance_____ Inspector:_____

System Component / BMP	Cleaning / Repair Needed (List Items / Comments)	Date of Cleaning/Repair	Performed By

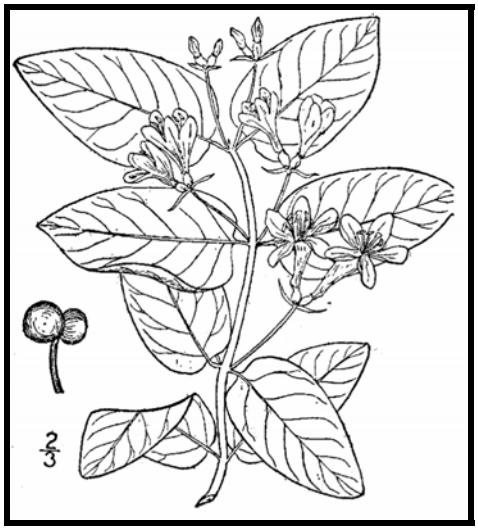
Deicing Salt Quantity Use Log

Date	Amount of Material Applied	Comments

University of New Hampshire Cooperative Extension

Methods for Disposing Non-Native Invasive Plants

Prepared by the Invasives Species Outreach Group, volunteers interested in helping people control invasive plants. Assistance provided by the Piscataquog Land Conservancy and the NH Invasives Species Committee. Edited by Karen Bennett, Extension Forestry Professor and Specialist.



Tatarian honeysuckle
Lonicera tatarica
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 3: 282.

Non-native invasive plants crowd out natives in natural and managed landscapes. They cost taxpayers billions of dollars each year from lost agricultural and forest crops, decreased biodiversity, impacts to natural resources and the environment, and the cost to control and eradicate them.

Invasive plants grow well even in less than desirable conditions such as sandy soils along roadsides, shaded wooded areas, and in wetlands. In ideal conditions, they grow and spread even faster. There are many ways to remove these non-native invasives, but once removed, care is needed to dispose the removed plant material so the plants don't grow where disposed.

Knowing how a particular plant reproduces indicates its method of spread and helps determine the appropriate disposal method. Most are spread by seed and are dispersed by wind, water, animals, or people. Some reproduce by vegetative means from pieces of stems or roots forming new plants. Others spread through both seed and vegetative means.

Because movement and disposal of viable plant parts is restricted (see NH Regulations), viable invasive parts can't be brought to most transfer stations in the state. Check with your transfer station to see if there is an approved, designated area for invasives disposal. This fact sheet gives recommendations for rendering plant parts non-viable.

Control of invasives is beyond the scope of this fact sheet. For information about control visit www.nhinvasives.org or contact your UNH Cooperative Extension office.

New Hampshire Regulations

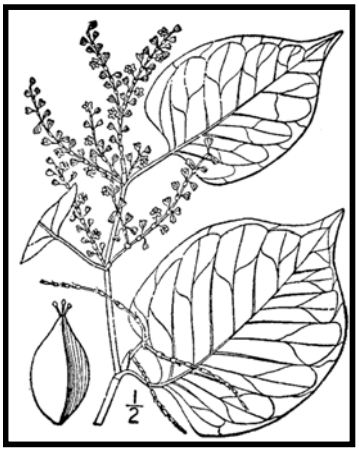
Prohibited invasive species shall only be disposed of in a manner that renders them nonliving and nonviable. (Agr. 3802.04)

No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant species, which includes all of their cultivars and varieties, listed in Table 3800.1 of the New Hampshire prohibited invasive species list. (Agr 3802.01)

How and When to Dispose of Invasives?

To prevent seed from spreading remove invasive plants before seeds are set (produced). Some plants continue to grow, flower and set seed even after pulling or cutting. Seeds can remain viable in the ground for many years. If the plant has flowers or seeds, place the flowers and seeds in a heavy plastic bag "head first" at the weeding site and transport to the disposal site. The following are general descriptions of disposal methods. See the chart for recommendations by species.

Burning: Large woody branches and trunks can be used as firewood or burned in piles. For outside burning, a written fire permit from the local forest fire warden is required unless the ground is covered in snow. Brush larger than 5 inches in diameter can't be burned. Invasive plants with easily airborne seeds like black swallow-wort with mature seed pods (indicated by their brown color) shouldn't be burned as the seeds may disperse by the hot air created by the fire.



Japanese knotweed
Polygonum cuspidatum
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 1: 676.

Bagging (solarization): Use this technique with softer-tissue plants. Use heavy black or clear plastic bags (contractor grade), making sure that no parts of the plants poke through. Allow the bags to sit in the sun for several weeks and on dark pavement for the best effect.

Tarping and Drying: Pile material on a sheet of plastic and cover with a tarp, fastening the tarp to the ground and monitoring it for escapes. Let the material dry for several weeks, or until it is clearly nonviable.

Chipping: Use this method for woody plants that don't reproduce vegetatively.

Burying: This is risky, but can be done with watchful diligence. Lay thick plastic in a deep pit before placing the cut up plant material in the hole. Place the material away from the edge of the plastic before covering it with more heavy plastic. Eliminate as much air as possible and toss in soil to weight down the material in the pit. Note that the top of the buried material should be at least three feet underground. Japanese knotweed should be at least 5 feet underground!

Drowning: Fill a large barrel with water and place soft-tissue plants in the water. Check after a few weeks and look for rotted plant material (roots, stems, leaves, flowers). Well-rotted plant material may be composted. A word of caution- seeds may still be viable after using this method. Do this before seeds are set. This method isn't used often. Be prepared for an awful stink!

Composting: Invasive plants can take root in compost. Don't compost any invasives unless you know there is no viable (living) plant material left. Use one of the above techniques (bagging, tarping, drying, chipping, or drowning) to render the plants nonviable before composting. Closely examine the plant before composting and avoid composting seeds.

Be diligent looking for seedlings for *years* in areas where removal and disposal took place.

Suggested Disposal Methods for Non-Native Invasive Plants

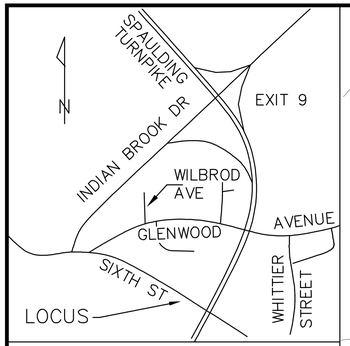
This table provides information concerning the disposal of removed invasive plant material. If the infestation is treated with herbicide and left in place, these guidelines don't apply. Don't bring invasives to a local transfer station, unless there is a designated area for their disposal, or they have been rendered non-viable. This listing includes wetland and upland plants from the New Hampshire Prohibited Invasive Species List. The disposal of aquatic plants isn't addressed.

<table>
<tr><th>Woody Plants</th><th>Method of Reproducing</th><th>Methods of Disposal</th></tr>
<tr><td rowspan="2">Norway maple
(Acer platanoides)
European barberry
(Berberis vulgaris)
Japanese barberry
(Berberis thunbergii)
autumn olive
(Elaeagnus umbellata)
burning bush
(Euonymus alatus)
Morrow's honeysuckle
(Lonicera morrowii)
Tatarian honeysuckle
(Lonicera tatarica)
showy bush honeysuckle
(Lonicera x bella)
common buckthorn
(Rhamnus cathartica)
glossy buckthorn
(Frangula alnus)</td><td rowspan="2">Fruit and Seeds
  </td><td>Prior to fruit/seed ripening
Seedlings and small plants
▪ Pull or cut and leave on site with roots exposed. No special care needed.
Larger plants
▪ Use as firewood.
▪ Make a brush pile.
▪ Chip.
▪ Burn.</td></tr>
<tr><td>After fruit/seed is ripe
Don't remove from site.
▪ Burn.
▪ Make a covered brush pile.
▪ Chip once all fruit has dropped from branches.
▪ Leave resulting chips on site and monitor.</td></tr>
<tr><td rowspan="2">oriental bittersweet
(Celastrus orbiculatus)
multiflora rose
(Rosa multiflora)</td><td rowspan="2">Fruits, Seeds, Plant Fragments
  </td><td>Prior to fruit/seed ripening
Seedlings and small plants
▪ Pull or cut and leave on site with roots exposed. No special care needed.
Larger plants
▪ Make a brush pile.
▪ Burn.</td></tr>
<tr><td>After fruit/seed is ripe
Don't remove from site.
▪ Burn.
▪ Make a covered brush pile.
▪ Chip – only after material has fully dried (1 year) and all fruit has dropped from branches. Leave resulting chips on site and monitor.</td></tr>
</table>

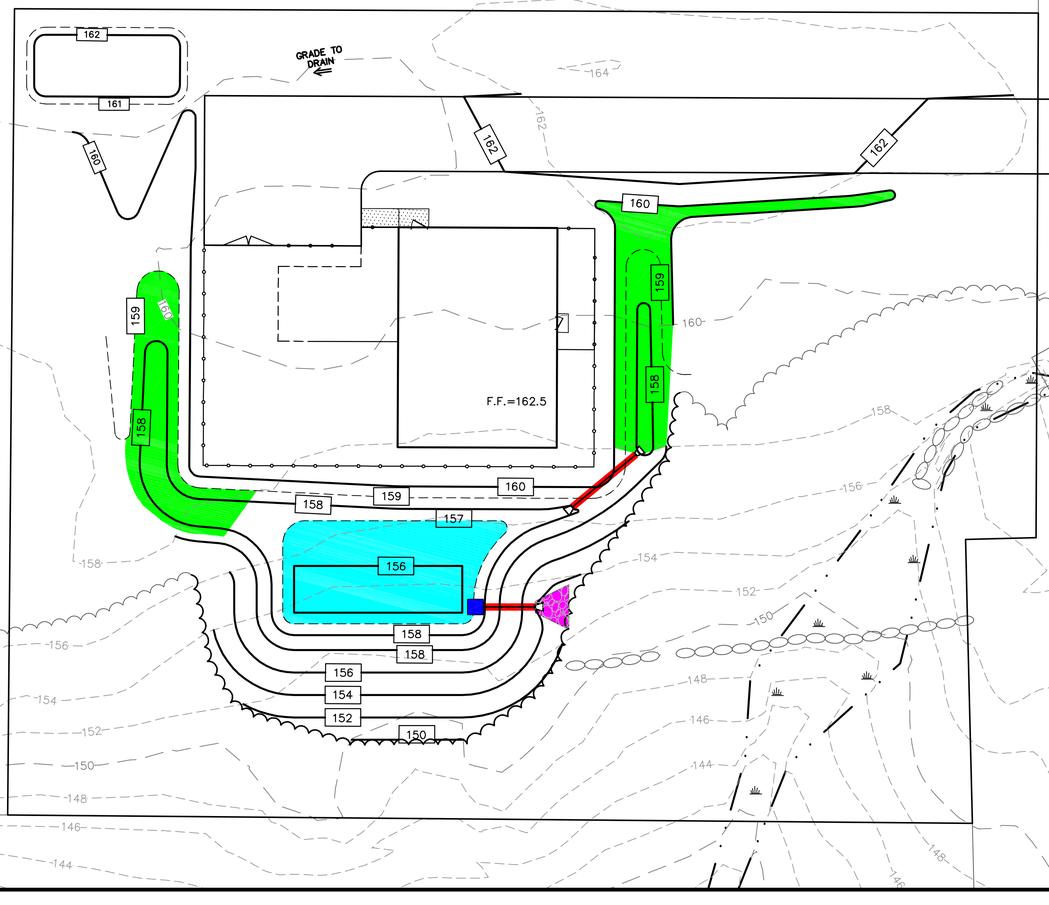
Non-Woody Plants	Method of Reproducing	Methods of Disposal
garlic mustard *(Alliaria petiolata)* spotted knapweed *(Centaurea maculosa)* ▪ Sap of related knapweed can cause skin irritation and tumors. Wear gloves when handling. black swallow-wort *(Cynanchum nigrum)* ▪ May cause skin rash. Wear gloves and long sleeves when handling. pale swallow-wort *(Cynanchum rossicum)* giant hogweed *(Heracleum mantegazzianum)* ▪ Can cause major skin rash. Wear gloves and long sleeves when handling. dame's rocket *(Hesperis matronalis)* perennial pepperweed *(Lepidium latifolium)* purple loosestrife *(Lythrum salicaria)* Japanese stilt grass *(Microstegium vimineum)* mile-a-minute weed *(Polygonum perfoliatum)*	**Fruits and Seeds** 	**Prior to flowering** Depends on scale of infestation Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile. (You can pile onto or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material. **During and following flowering** Do nothing until the following year or remove flowering heads and bag and let rot. Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile remaining material. (You can pile onto plastic or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material.
common reed (*Phragmites australis*) Japanese knotweed *(Polygonum cuspidatum)* Bohemian knotweed *(Polygonum x bohemicum)*	**Fruits, Seeds, Plant Fragments** Primary means of spread in these species is by plant parts. Although all care should be given to preventing the dispersal of seed during control activities, the presence of seed doesn't materially influence disposal activities.	**Small infestation** ▪ Bag all plant material and let rot. ▪ Never pile and use resulting material as compost. ▪ Burn. **Large infestation** ▪ Remove material to unsuitable habitat (dry, hot and sunny or dry and shaded location) and scatter or pile. ▪ Monitor and remove any sprouting material. ▪ Pile, let dry, and burn.

January 2010

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LOCATION PLAN
(NO SCALE)



LEGEND:

= INFILTRATION BASIN

= ENERGY DISSIPATION STRUCTURES (RIP RAP)

= VEGETATED PRE-TREATMENT SWALE

= PIPES/CULVERTS

= OUTLET STRUCTURE

NH STATE PLANE
NAD 83 - GPS OBS.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

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

NO.	REVISION	APP'D	DATE

DATE: 9/18/25
SCALE: 1"=20'
DRAWN BY: ETA
DESIGN BY: JPG
APPROVED BY:SJH
PROJECT NO:23149
FILE: DRAINAGE

BMP LOCATION PLAN

COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC
751 EAST INDUSTRIAL PARK DRIVE
MANCHESTER, NH 03109

BROADBAND DIGITAL EQUIPMENT CENTER
200 SIXTH STREET
DOVER, NEW HAMPSHIRE

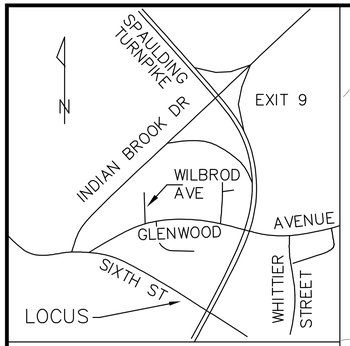
BMP

APPENDIX D

WATERSHED PLANS

D – 1

PRE-DEVELOPMENT CONDITIONS



LOCATION PLAN
(NO SCALE)

PRE-DEVELOPMENT WATERSHED CHARACTERISTICS

SUBCATCHMENT DESIGNATION	AREA (ACRES)	LONGEST FLOW PATH (FEET)	Tc (MIN)
A	0.10	14	3.9
B	0.27	118	14.4
C	0.96	166	11.4

LEGEND:

- EX 1' CONTOUR
- EX 10' CONTOUR
- PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- SUBCATCHMENT BOUNDARY
- LONGEST FLOW PATH WITH DIRECTION OF FLOW
- EXISTING WETLAND BOUNDARY
- EXISTING BUILDING
- EXISTING WETLAND
- EXISTING TREELINE
- (A) SUBCATCHMENT DESIGNATION

NH STATE PLANE
NAD 83 - GPS OBS.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

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

NO.	REVISION	APP'D	DATE

DATE: 9/18/25
SCALE: 1"=20'
DRAWN BY: JPG
DESIGN BY: JPG
APPROVED BY:SJH
PROJECT NO:23149
FILE: DRAINAGE

PRE-DEVELOPMENT WATERSHED PLAN

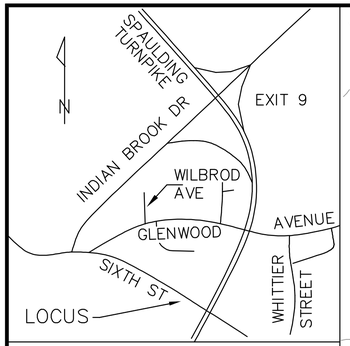
COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC
751 EAST INDUSTRIAL PARK DRIVE
MANCHESTER, NH 03109

BROADBAND DIGITAL EQUIPMENT CENTER
200 SIXTH STREET
DOVER, NEW HAMPSHIRE

WS-1

D – 2

POST-DEVELOPMENT CONDITIONS



LOCATION PLAN
(NO SCALE)

POST-DEVELOPMENT WATERSHED CHARACTERISTICS

SUBCATCHMENT DESIGNATION	AREA (ACRES)	LONGEST FLOW PATH (FEET)	Tc (MIN)
A	0.06	23	3.3
B	0.11	68	7.1
C1	0.33	271	9.6
C2	0.18	137	3.6
C3	0.64	158	12.2

LEGEND:

- EX 1' CONTOUR
- EX 10' CONTOUR
- PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- 160 PROPOSED GRADE
- PROPOSED FENCE
- PROPOSED BUILDING
- SUBCATCHMENT BOUNDARY
- LONGEST FLOW PATH WITH DIRECTION OF FLOW
- REACH FLOW PATH WITH DIRECTION OF FLOW
- EXISTING WETLAND BOUNDARY
- EXISTING WETLAND
- EXISTING TREELINE
- PROPOSED TREELINE
- (A) SUBCATCHMENT DESIGNATION

NH STATE PLANE NAD 83 GPS OBS.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

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

NO.	REVISION	APP'D	DATE

DATE: 9/18/25
SCALE: 1"=20'
DRAWN BY: JPG
DESIGN BY: JPG
APPROVED BY:SJH
PROJECT NO:23149
FILE: DRAINAGE

POST-DEVELOPMENT WATERSHED PLAN

COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC
761 EAST INDUSTRIAL PARK DRIVE
MANCHESTER, NH 03109

BROADBAND DIGITAL EQUIPMENT CENTER
200 SIXTH STREET
DOVER, NEW HAMPSHIRE

WS-2

Landscape Best Management Practices Operations and Maintenance Plan

Prepared for:

COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC
751 East Industrial Park Drive
Manchester, NH 03109

Site Location:

Broadband Digital Equipment Center
200 Sixth Street
Tax Map E, Lot 70A
Dover, NH
Strafford County

September 2025

Landscape Maintenance

The landscape enhancements proposed for the 200 Sixth Street development will require modest maintenance at various times throughout the year. For the site plantings maintenance is most important during the first 1-2 years following installation when the plants/trees are becoming established. All maintenance personnel shall become familiar with the landscape and its features. Identified below are the required minimum maintenance tasks:

Weekly Tasks

- Prune back any shrubs overhanging curbs or sidewalks.
- Remove litter from plant beds.
- Remove broken or fallen branches from trees.
- Prune sucker growth from tree trunks.
- Physically remove weeds that are taller than 2". Weeds 2" and taller must be removed to minimize the opportunity for the dispersal of weed seeds; weeds should not be killed and left in planting beds. The application of herbicides such as roundup is discouraged.
- Any invasive species seedlings observed should be removed and disposed of properly.
- Replace any bark mulch that has been washed out plant beds. Smooth mulch layer if it has been disturbed.
- Check plants for signs of stress, pests or disease.
- Notify owner for authorization to replace dead plants at the appropriate time
- If a significant decline in plant health is attributed to an insect pest, apply an organic product and/or process to control the pest.
- Water plants that are dry and stressed.
- Identify other tasks listed on the annual and monthly checklist tasks.

Annual Tasks

Early Spring:

- Inspect for winter damage
- Prune winter damage
- Trim dead perennial foliage to within six inches of the ground
- Gently prune shrubs for shape and form, do not shear. (time of year based on species)
- As applicable, inspect, repair, and activate irrigation system.
- Inspect all mulch beds and add new mulch to a maximize depth of 2" as needed.

Summer:

- No additional tasks

September:

- Inspect and inventory all plantings, shrubs, and trees
- Replace dead or missing plants

October:

- No additional tasks

November:

- Remove leaf litter
- Remove dead vegetation
- As applicable, deactivate irrigation system
- Apply “WILT-PRUF” to broadleaf evergreens, according to label instructions, to protect shrubs from winter die back.

December:

- Prune tree branches that are broken or interfere with public safety.
- Prune parking lot trees

STORMWATER FACILITIES

The stormwater facilities are used to attenuate and treat stormwater runoff. The stormwater system includes grassed conveyance swales, a small detention area, and a large infiltration basin. The grassed areas will be seeded with a conservation mix that has a variety of native, adaptable, and rugged perennial grasses, that can withstand water inundation for an extended period of time. Refer to the Stormwater Inspection and Maintenance manual for additional information.

SITE DEVELOPMENT DESIGN CRITERIA NARRATIVE
§153-14
STORMWATER MANAGEMENT
for
Broadband Digital Equipment Center
200 Sixth Street
Tax Map E, Lot 70A

A. Stormwater management, erosion control and flood hazards.

(1) Purpose and objective. These regulations establish standards to manage the discharge of runoff to the City of Dover's municipal storm sewer system and water bodies, in a manner compliant with the requirements of state and federal law, including provisions of the federal stormwater management legislation for municipal separate storm sewer systems (MS4), as amended. These provisions and standards are implemented for the purpose of:

(a) Managing stormwater runoff to protect water quality and quantity. **The proposed development has been designed in accordance with NH DES AoT permitting requirements to include the treatment and mitigation of stormwater runoff from the site.**

(b) Minimizing the contribution of a pollutant for which a water body is impaired to the maximum extent practicable (MEP). **The proposed development has been designed in accordance with NH DES AoT permitting requirements to include the treatment of stormwater runoff from impervious areas of the site to minimize pollutant runoff.**

(c) Causing no discharge of runoff to an adjacent property in excess of runoff discharge in the existing developed or undeveloped condition. **The proposed development does not propose an increase in the peak rate of runoff from the project site.**

(d) Encouraging the use of low-impact development (LID) strategies. **The project proposes the use of an infiltration basin practice for stormwater treatment.**

(2) Applicability of the stormwater standards.

(a) All projects requiring site plan or major subdivision approval shall be subject to the following set of stormwater standards according to the amount and type of disturbance. Applicability is as follows: **The project does not qualify for the redevelopment standards and will disturb greater than 20,000 square feet, as such, the stormwater standards apply.**

[1] The minimum protections and management standards shall apply to all projects. **The design incorporates these standards.**

[2] The stormwater management for new development standards shall apply to any project that results in a contiguous land disturbance of more than 20,000 square feet or creates more than 4,000 square feet of new impervious area. **The design incorporates these standards.**

[3] The stormwater management for redevelopment standards shall apply to any project that results in a contiguous land disturbance of more than 20,000 square feet or creates more than 4,000 square feet of new impervious area where the existing land use has been previously developed as commercial, industrial, institutional, governmental, recreational, or multifamily. **The redevelopment standards are not applicable to this project.**

(b) All projects of such magnitude as to require a permit from the National Pollutant Discharge Elimination System (NPDES) Program or the New Hampshire Department of Environmental Services (NHDES) Alteration of Terrain (AoT) Program shall also comply with the standards of the Environmental Protection Agency (EPA) and/or NHDES permits and this section, whereas the stricter standards shall apply. **The project does not require NPDES CGP or NH DES AoT permitting, however, the design of the project has incorporated the associated standards of these agencies.**

(3) Design standards.

(a) Minimum protections and management standards.

[1] Where applicable, all development must comply with the EPA Phase II Stormwater Rules and the City's MS4 permit, as amended. **The project complies with the City's design and stormwater requirements.**

[2] Existing surface waters, including ponds, rivers, perennial and intermittent streams (natural or channelized), and wetlands (including vernal pools), shall be protected by the minimum buffer setback as specified in Chapter 170, Zoning, § 170-27.1. Stormwater and erosion and sediment control best management practices (BMPs) shall be located outside the specified buffer zone unless otherwise approved by the Planning Board. **The project does not propose work in jurisdictional wetlands nor the City's protected wetland buffers.**

[3] Low-impact development (LID) site planning and design strategies shall be used to the MEP in order to reduce the generation of the stormwater runoff Volume for both new and redevelopment projects. An owner/applicant must document why LID strategies are not appropriate if not used to manage stormwater. **LID strategies were implemented to the maximum extent practicable. The site incorporates an infiltration practice for treatment and volume mitigation.**

[4] All proposed stormwater practices and measures shall be installed and maintained in accordance with manufacturers' specifications and performance specifications outlined in the New Hampshire Stormwater Management Manual Volume 2 (December 2008 or current revision) a copy of which can be found on The NHDES website. **The project incorporates stormwater BMP designed in accordance with NH DES AoT permitting requirements. Details provided for construction are aligned with the NH Stormwater Manual and the engineer of design will be required to review material submittals and witness the installation of the practices.**

[5] All storage facilities for fuel, chemicals, chemical or industrial wastes, and biodegradable raw materials shall meet the regulations of the NHDES, including but not limited to those involving underground storage tanks, aboveground storage tanks, hazardous waste, and best management practices for groundwater protection (Part Env Wq 401). **The project does not propose the storage of the referenced materials onsite.**

[6] Salt and other deicing materials shall be stored under cover or located such that no direct discharges to receiving waters are possible. Snow storage areas shall be located such that no direct discharges to receiving waters are possible. See the NHDES guidance fact sheet on road salt and snow disposal. **The project does not propose the storage of deicing materials onsite.**

[7] The use of sodium-chloride-based materials for winter maintenance shall be the minimum necessary for safety. The use of sodium-chloride-based materials is discouraged within the groundwater protection districts. **The project I&M manual directs the owner/operator to produce a salt minimization plan as part of the winter maintenance of the site.**

[8] Impervious surfaces for parking areas and roads shall be minimized to the extent possible. **The project design incorporated the minimization of impervious areas to the maximum extent possible. All aspects of the design, including road width and required number of parking spaces were evaluated.**

[9] Stormwater runoff from new impervious surfaces shall be directed to a best management practice for flow mitigation, treatment and/or infiltration. **The proposed design maximizes the treatment of stormwater runoff from impervious areas of the site.**

(b) Stormwater management for new development.

[1] Runoff of impervious surfaces shall be treated to provide 80% removal of total suspended solids (TSS) and 50% removal of both total nitrogen and phosphorus. Removal rates shall be determined using approved manufacturer's pollutant removal efficiency analysis or the pollutant removal efficiencies outlined in the New Hampshire Stormwater Management Manual Volume 1, Appendix E (December 2008 or current revision), a copy of which is available from the NHDES website. **The project utilizes vegetated swales for pre-treatment and an infiltration basin for treatment of impervious areas. This system provides 90% removal of TSS, 64% removal of total nitrogen and 69% removal of total phosphorus.**

[2] Rainfall amount shall be based on current extreme precipitation estimates obtained from the Northeast Regional Climate Center. **The design incorporates NRCC precipitation amounts and the associated storm distribution data.**

[3] Measures shall be taken to control the post-development peak rate runoff so that it does not exceed predevelopment runoff for the two-, ten-, twenty-five- and fifty-year, twenty-four-hour storm events. **The proposed design mitigates post-development peak rate runoff to the same as, or, less than the pre-developed conditions.**

[4] Measures shall be taken to control the post-development surface water runoff volume so that it does not exceed predevelopment runoff for the two-, ten-, twenty-five- and fifty-year, twenty-four-hour storm events. For sites where infiltration/recharge is limited or not practicable, the owner/applicant must demonstrate that the project will not cause or contribute to flooding or functional impairments to streets, adjacent properties, and downstream properties. **The site incorporates an infiltration practice for volume mitigation. The project proposes a minimal increase in the volume of runoff from the site. Although the site increases runoff, the project design will still meet the Channel Protection requirements of Env-Wq 1507.05 as required by NH DES AoT regulation. The increased volume of runoff will be discharged directly to a defined drainage ditch that discharges through a forested area prior to discharge to the Cocheco River. The minimal increase in volume will not cause flooding to adjacent or downstream properties.**

[5] Infiltration rates for designing groundwater recharge practices shall be determined in accordance with Section Env-Wq 1504.14. **Infiltration rates were calculated in accordance with Env-Wq 1504.14.**

[6] Stormwater conveyance practices shall be sized appropriately to convey the ten-year, twenty-four-hour storm event without overtopping or causing flooding on the property. **Stormwater conveyance practices are designed to ensure they pass the 50-yr, 24-hour storm events without overtopping.**

[7] For large projects adding greater than or equal to 10 acres of impervious cover, or projects located in known areas of flooding concern, or specifically within areas with a 1% chance of being inundated by water in any given year, the owner/applicant shall submit a supplementary report that describes how the project will not increase the future flooding potential and complies with the AoT requirements pertaining to floodplain impacts as described in Section Env-Wq 1503.09, regardless of whether an AoT permit is required. **The project is located outside of the 0.2 percent annual chance floodplain. The project does not propose permanent or temporary disturbance or alteration of terrain within the flood plain.**

[8] The design of the stormwater management systems shall take into account upstream and upgradient runoff that flows onto, over, or through the site to be developed or redeveloped and provide for this contribution of runoff. **The project is located on a knoll and offsite upgradient runoff will not be captured by the proposed stormwater management system.**

[9] Seasonal high-water table elevations must be accounted for in all BMP design criteria. **Test pit information was utilized in determining the SHWT associated with the infiltration basin design.**

[10] Access for maintenance of stormwater facilities must be included as part of the design, where necessary. Access easements may be required. **Stormwater facilities are included on site and the site will be solely owned by the applicant. Stormwater access easements are not required for this project.**

[11] Plantings in treatment areas shall be native grasses, shrubs and/or other native plants in sufficient numbers and density to prevent soil erosion and to achieve water-quality treatment. **A site-specific planting plan and O&M document in support of site revegetation including the stormwater BMP(s) was generated.**

(c) Stormwater management for redevelopment. In order to determine the stormwater requirements for redevelopment projects, the percentage of the site covered by existing impervious areas must be calculated. Stormwater requirements for redevelopment will vary based upon the amount of site surface area that is covered by existing impervious surfaces. **The project does not meet redevelopment requirements and this section is Not Applicable (N/A).**

[1] For sites meeting the definition of a redevelopment project and having less than 40% existing impervious surface coverage, the stormwater management requirements will be the same as new development projects, with the important distinction that the applicant can meet those requirements either on site or at an approved off-site location (i.e., off-site mitigation). The applicant must satisfactorily demonstrate that impervious area reduction, LID strategies and BMPs have been implemented on site to the MEP. **N/A**

[2] For sites meeting the definition of a redevelopment project and having more than 40% existing impervious surface coverage, stormwater shall be managed in accordance with one or more of the following techniques, listed in order of preference: **N/A**

[a] Implement measures on site that result in mitigation and treatment of at least 30% of the existing impervious cover as well as 50% of the additional proposed impervious surfaces and pavement areas through the application of LID; or

[b] Implement other LID techniques on site to the MEP to provide mitigation and treatment for at least 50% of the entire site area.

[3] The owner/applicant may utilize off-site mitigation to meet the redevelopment requirements when the following standards have been met. **N/A**

[a] The owner/applicant shall demonstrate, to the satisfaction of the Planning Board, that on-site treatment has been implemented to the MEP.

[b] The owner/applicant shall find an approved, off-site location within the same watershed as the project site or within the drainage area of the same receiving water body.

[c] Off-site mitigation shall be equivalent to no less than the total area of pervious cover not treated on site.

[d] The owner/applicant shall submit a full design of the proposed off-site measures for review and approval.

[e] The owner/applicant must also demonstrate that there is no downstream drainage or flooding impact as a result of not providing on-site management.

(d) Erosion control standards during construction. The following standards shall be applied in project planning and shall be implemented prior to and during construction activity: **The plan set includes temporary and permanent sediment and erosion control practice notes and details in support of meeting the erosion control standards.**

[1] All proposed measures shall meet, at a minimum, the design standards for best management practices set forth in the New Hampshire Stormwater Management Manual Volume 3 (December 2008 or current revision), a copy of which is available from the NHDES website. **The sediment and erosion control details provided in the plan set are all designed in accordance with the NH Stormwater Manual.**

[2] When a project requires a stormwater permit from the EPA Construction General Permit (CGP) Program, copies of the stormwater pollution prevention plan (SWPPP) inspections shall be provided to the Community Services Department. **If required, the SWPPP will be provided prior to construction.**

[3] Stripping of vegetation shall be done in a manner that minimizes soil erosion. Whenever practical, natural vegetation shall be retained, protected, or supplemented. **The Erosion Control Notes in the provided plan set indicate that the smallest practical area shall be disturbed during construction.**

[4] The area of land disturbance shall be kept to a minimum and be limited to an area only large enough to accommodate construction activities for a particular construction phase. **The Erosion Control Notes in the provided plan set indicate that the smallest practical area shall be disturbed during construction and that in no case shall greater than 5 acres be disturbed at any time.**

[5] Off-site surface water and runoff from undisturbed areas shall be diverted away from disturbed areas where feasible, or measures to convey stormwater through the project area without causing erosion of sediment must be included. The integrity of downstream drainage systems shall be maintained. **Direction to ensure that stormwater conveyance practices shall be stabilized prior to receiving stormwater runoff is included on the Erosion Control Notes sheet provided as part of this submittal.**

[6] Appropriate erosion and sediment control measures shall be installed prior to any soil land disturbance and must be reviewed and approved by the Community Services Department. **Construction scheduling and inspections will be discussed with Community Services at the required pre-construction meeting.**

[7] Perimeter site controls shall not be placed within wetland areas, stream channels or wetland buffers. **This project excludes work within jurisdictional wetlands and City defined wetland buffer areas.**

[8] Disturbed soil areas shall be either temporarily or permanently stabilized. In areas where final grading has not occurred, temporary stabilization measures should be in place within seven calendar days for exposed soil areas that are within 100 feet of a surface water body or a wetland and no more than 14 calendar days for all other areas. Permanent stabilization should be in place within three calendar days following completion of final grading of exposed soil areas. **The definitions of, and direction for, stabilization of the site is provided on the Erosion Control Notes sheet provided as part of this submittal.**

[9] All temporary erosion and sediment control measures shall be maintained in functioning condition until final site stabilization is accomplished. A proposed BMP inspection schedule shall be included in the submittal. **The erosion control inspection scheduling requirements are identified on the Erosion Control Notes sheet provided as part of this submittal.**

[10] Additional temporary stabilization for the winter season consistent with NHDES guidelines shall be in place for disturbed areas that are not permanently stabilized by October 1, or at the discretion of the Community Services Department. **The NH DES AoT winter construction notes are identified on the Erosion Control Notes sheet provided as part of this submittal.**

[11] Special stabilization details shall be provided with the submission for any land disturbance on slopes equal to or steeper than 3:1. **Slopes greater than 3:1 require erosion control matting and a detail is provided in the plan set.**

[12] All temporary erosion and sediment control measures shall be removed after final site stabilization. Trapped sediment and other disturbed soil areas resulting from the removal of temporary measures shall be permanently stabilized within 30 calendar days unless conditions dictate otherwise. **Temporary practice details identify the need to remove sediment and/or stabilize the area once the practices have been removed.**

[13] For projects proposing to disturb and expose soils in areas of 10 acres or more at one time, a temporary (or permanent) sediment basin must be provided with storage for a calculated volume of runoff from a drainage area from a two-year, twenty-four-hour storm, or equivalent control measures, where attainable, until final stabilization of the site. Alternatively, the sediment of storage per acre of drainage area until final stabilization of the site. In determining appropriate locations and number of sediment basins needed, the operators may consider such factors as erodibility of site soils, slope

lengths, available area on site, construction period and other unique site considerations. **The project does not propose the disturbance of greater than 10 acres of area. A temporary sediment trap detail, designed with a maximum contributing area of 5 acres, has been provided in accordance with NH DES AoT requirements.**

[14] Use of temporary sediment basins should avoid any additional vegetation clearing or site land disturbance not otherwise needed for post-construction. Sediment basin locations must be reviewed by the Community Services Department prior to construction and must consider the potential for off-site impacts, including public safety, especially as it relates to sediment movement and/or sediment basin failure, and alternative sediment controls must be used where site limitations preclude a safe design. **Temporary sediment basin locations, if constructed, will be discussed with Community Services prior to the construction of the practices. These discussions will occur upon submission/review of the SWPPP, if required.**

(e) Installation and construction inspections. The owner/applicant shall be responsible for inspection requirements as follow:

[1] The Community Services Department or its designated agent shall have access to the site to complete routine inspections. **Community Services access and inspection requirements will be discussed at the pre-construction meeting.**

[2] The Community Services Department shall be notified 24 hours prior to installation of a stormwater BMP in order to schedule an inspection. These inspections shall be completed during normal working hours. **The project notes provide direction for the contractor to notify the design engineer and the Community Services Department as required.**

[3] The Planning Board or Community Services Department may require the design engineer and/or an independent third party to provide inspection and oversight of the construction of the stormwater management facilities and erosion and sediment control measures at its discretion. Such oversight may be especially important for implementing techniques such as porous pavement or subsurface stormwater infiltration systems. The owner/applicant shall be responsible for all fees associated with third-party inspections. **The design engineer or a third-party inspector will provide a letter at the completion of work as requested.**

[4] All SWPPP inspections must be conducted by a qualified professional such as a professional engineer (PE), a certified professional in erosion and sediment control (CPESC), a certified erosion sediment and stormwater inspector (CESSWI), or a certified professional in stormwater quality (CPSWQ). Inspection reports shall be submitted to the Community Services Department. **If required, the project notes provide direction for the inspector to be qualified and for all reports to be submitted to the Community Services Department.**

[5] The owner is ultimately responsible for the installation, construction, inspection, and disposition of all stormwater management and erosion control measures required by the provisions of these regulations. **The project notes identify the owner as having the responsibility for ensuring the stormwater management and erosion control measures are installed as approved.**

(f) Stormwater management plan (SWMP) submittal requirements. At the discretion of the Planning Board or Community Services Department, a technical review by an independent third party may be required of any SWMP prepared under these regulations. Such a review shall be

performed by a qualified professional consultant and the expense of which shall be the full responsibility of the owner/applicant. **The SWMP is a comprehensive set of documents that include, at a minimum, a drainage report, plan set, and Stormwater I&M Manual. These documents each serve a role in presenting the necessary information to the appropriate audience. The information required in this section is provided within the SWMP documents.**

[1] For projects requiring minimum protection standards, a plan including the following information shall be submitted:

[a] Description of erosion and sediment control measures as well as sequence for final stabilization of the project site. **This information is provided within the Erosion Control Notes within the plan set.**

[b] Proposed changes in impervious cover areas and any changes in pre- and post-development drainage patterns. **This information is provided within the drainage report and the Pre/Post Development Watershed Plans.**

[c] Description of LID proposed measures. **This information is provided in the drainage report and throughout the plan set and details.**

[2] For projects requiring new development or redevelopment standards, a drainage report that contains the following items shall be submitted: **This information is provided in the drainage report and throughout the plan set and details.**

[a] Description of construction period and earth movement schedule, including anticipated project start and completion dates, sequence and duration of grading and construction activities, sequence, and timing of installation and/or application of soil erosion and sediment control measures as well as sequence for final stabilization of the project site. **The SWMP documents include the proposed information when applicable.**

[b] Description of the on-site and adjacent wetlands, streams and other water resources, including methods used to identify these resources, and a description of any buffer setbacks that may apply, steep slopes, critical habitat, existing vegetation, areas with a 1% chance of being inundated by water in any given year, and whether any downstream water bodies are listed as impaired according to NHDES's most recent 303(d) list. **This information is provided in the drainage report and throughout the plan set and details.**

[c] Soils information for proposed disturbed areas shall be delineated by a certified soil scientist. For all other areas that contribute runoff to the project site, soil types may be identified in accordance with Natural Resources Conservation Service (NRCS) countywide soil survey. **This information is provided in the drainage report and throughout the plan set and details.**

[d] Description of existing drainage patterns, receiving water bodies or drainage infrastructure and soil types for recharge potential. **This information is provided in the drainage report and throughout the plan set and details.**

[e] Watershed area limits, including any off-site and upstream areas contributing flow to shared drainage channels and/or infrastructure. **This information is provided in the drainage report and throughout the plan set and details.**

[f] Description of proposed changes in impervious cover areas and any changes in pre- and post-development drainage patterns. **This information is provided in the drainage report and throughout the plan set and details.**

[g] Methods and assumptions used to calculate pre- and post-development runoff volume, peak discharge, and discharge velocity for the specified design storm events. **This information is provided in the drainage report and throughout the plan set and details.**

[h] Methods and assumptions used to calculate the pollutant load removal. **This information is provided in the drainage report and throughout the plan set and details.**

[i] Description of LID measures that are proposed to limit the development footprint, preserve existing vegetation and mimic existing hydrology to the extent feasible. **This information is provided in the drainage report and throughout the plan set and details.**

[j] If not used, provide rationale why LID measures are not practical for the site. **N/A**

[k] Describe measures and calculations for proposed practices used to achieve no net increase in runoff volumes leaving the site. **This information is provided in the drainage report and throughout the plan set and details.**

[l] Provide calculations for the infiltration or exfiltration system. **This information is provided in the drainage report and throughout the plan set and details.**

[m] If an increase in post-development runoff volume is anticipated due to limited applicability for LID measures and site constraints, provide an assessment and supporting calculations to demonstrate no adverse impacts to downstream infrastructure, adjacent properties, or aquatic habitat. **LID measures were utilized to the greatest extent practicable but a minimal increase in volume is proposed. The volume increase meets NH DES AoT Channel Protection criteria, is directed to existing defined drainage channels, and discharges downstream to the Cocheco River. The minimal increase in volume is not anticipated to to cause downstream flooding.**

[n] Descriptions, details, and design criteria and calculations for all structural, nonstructural, permanent, and temporary erosion and sedimentation control measures and BMPs. This information should include seeding mixtures and rates, types of sod, methods of seedbed preparation, expected seeding dates (or limitations on seeding time frames), type and rate of lime and fertilizer application, and type and quantity of mulching for temporary and permanent control facilities. **This information is provided in the drainage report and throughout the plan set and details.**

[o] Where proposed changes are anticipated within mapped limits of the areas with a 1% chance of being inundated by water in any given year, provide hydrologic and hydraulic analysis to show no net increase in flood elevations. **N/A**

[p] Proposed schedule for the inspection and maintenance of all erosion control measures on site prior to achieving final site stabilization. **This information is provided in the drainage report and throughout the plan set and details.**

[q] Describe procedures for removing temporary erosion control measures and removal of accumulated sediment captured by such measures. **This information is provided in the drainage report and throughout the plan set and details.**

[r] Any other specific study, calculation, or investigation as requested by the City. **Additional information is provided as requested and may include traffic studies, structural designs, septic/sewer designs, geotechnical reports, etc. These documents are provided on a case-by-case basis and as requested by the City.**

[s] Describe procedures to limit and/or optimize the use of deicing materials and minimize off-site increases in chloride levels in adjacent surface water and groundwater. **The Stormwater I&M Manual includes the implementation of a salt minimization plan.**

[t] Provide a maintenance and inspection plan for post-construction monitoring of stormwater BMPs to ensure long-term performance and functionality, including details of who will be responsible for inspections and maintenance, proposed schedule, documentation, submittal procedures and contingency plans if future maintenance is required. **A Stormwater I&M Manual is provided as part of the submission.**

[u] Provide copies of pertinent state and federal permits. **Copies of permits will be provided to the City, as applicable.**

(g) Long-term operation and maintenance. The owner shall be responsible for continued inspection and maintenance requirements. **An I&M Manual that identifies the owner's responsibilities has been provided as a part of the submission.**

[1] An operation and maintenance manual shall be created with the following information:

[a] The names of the responsible qualified professionals who will implement the required reporting, inspections, and maintenance activities. **The Owner, Responsible Party, and the Management Company are identified in the I&M Manual.**

[b] An inspection checklist, identifying item or BMP, inspection frequency, and components to be inspected. The list shall clearly outline performance thresholds and triggers for maintenance. **Inspection requirements and maintenance thresholds are identified in the I&M Manual.**

[c] Snow and ice removal shall be performed by a contractor certified by the "Green SnoPro" Program, or approved equivalent, following best management practices for the application of deicing materials. **The I&M Manual requires the use of a Green SnowPro contractor.**

[d] Deicing log to track amount and type of deicing material applied. **The I&M Manual requires the implementation of a salt minimization plan that also**

requires the owner or operator to track salt usage onsite through a quantity usage log.

[e] A site plan clearly identifying the locations of all stormwater practices to be inspected and maintained. **The approved Grading and Drainage Plan accompanies the I&M Manual.**

[f] Inspection and maintenance log to be submitted to the City of Dover Community Services Department on an annual basis. Documents shall be submitted no later than December 15 of each year. **The I&M Manual identifies this requirement.**

[2] The owner of record shall record at the Registry of Deeds documentation sufficient to provide notice to all persons that may acquire any property subject to the requirements and responsibilities described in the approved stormwater management plan. The notice shall comply with the applicable requirements for recording contained in RSA 477 and 478. The notice need not set forth the requirements at length, so long as it is sufficient to provide notice to prospective purchasers of the requirements for maintenance and reporting. **Not Applicable.**

WAIVER REQUEST

FOR

SITE PLAN REVIEW APPLICATION

200 Sixth Street

Tax Map E, Lot 70-A

Broadband Digital Equipment Center

Public Utility Switching Facility

September 2025

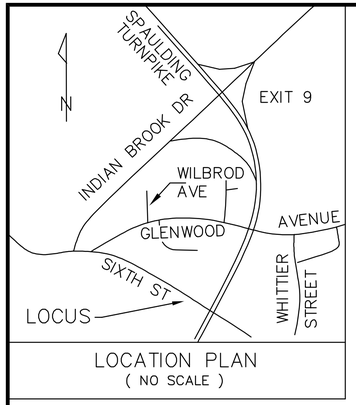
ARTICLE IV

§ 153-13. Site Design and Development Criteria

A. (12) A landscape plan that delineates the arrangement, species and dimensions of all existing and proposed landscaping materials. The landscape plan, in sufficient detail to indicate compliance with these regulations, shall be prepared by a professional landscape architect who is licensed by the State of New Hampshire. The licensed landscape architect shall sign the plan. The landscape plan shall be certified by the licensed landscape architect and include his/her State of New Hampshire license number.

Requesting relief from the requirement to have a landscape plan certified by a New Hampshire Licensed Landscape Architect.

A site-specific landscape plan has been provided for this site located in the Innovative Technology (IT) District on Sixth Street. The site, which has been approved through a variance for a reduced lot size as allowed for public utility use, is for a 2,500 s. f. building to house an unmanned broadband digital equipment switching facility. The site-specific landscape layout will maintain, to the maximum extent possible, the existing tree line along the easterly sideline of the property and along the road frontage. Additional vegetative buffer will aid in creating adequate screening along the road frontage and from nearby residential properties, consistent with similar sites within the IT District throughout the City.



LOCATION PLAN
(NO SCALE)

SITE PLAN
FOR
BROADBAND DIGITAL EQUIPMENT CENTER
PUBLIC UTILITY SWITCHING FACILITY
TAX MAP E, LOT 70A

200 SIXTH STREET

DOVER, NEW HAMPSHIRE

SEPTEMBER 18, 2025

October 8, 2025

APPLICANT
COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC
751 EAST INDUSTRIAL PARK DRIVE
MANCHESTER, NH 03109

_____ DATE

OWNER
TWO HUNDRED SIXTH STREET, LLC
601 CENTRAL AVENUE
DOVER NH, 03820

_____ DATE

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

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

WETLAND SCIENTIST
DAMON E. BURT, CWS
FRAGGLE ROCK ENVIRONMENTAL, LLC
38 GARLAND ROAD
STRAFFORD, NH 03884
(603) 969-5574

SHEET INDEX

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PERMIT SUMMARY/ WAIVER SUMMARY:

1. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:

   NH DES SUBDIVISION: ESA2025072301-A

2. LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT OR CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD FOR THE PROPOSED USE OR STRUCTURE, INCLUDING THE CASE NUMBER AND DATE OF DECISION AND ANY CONDITIONS.

   VARIANCE: GRANTED JUNE 19, 2025, ZONE-2025-0012, A VARIANCE TO ALLOW A REDUCED SIZE LOT FOR PUBLIC UTILITY USE WITHIN THE INNOVATIVE TECHNOLOGY (IT) ZONE.

3. WAIVERS REQUESTED: THE PLANNING BOARD HAS FOUND THE CRITERIA OF CHAPTER 153-21 HAVE BEEN MET AND HAVE BEEN APPROVED THE FOLLOWING WAIVERS:

   A WAIVER REQUESTED FROM THE SITE REVIEW REGULATIONS 153-13.(12), TO ALLOW FOR THE LANDSCAPE PLAN NOT TO BE STAMPED BY A LLA.

PLANNING FILE NO.: SITE-2025-0015

NEIGHBORHOOD LIST

TAX MAP	LOT NO.	NAME & ADDRESS
E 70-A-0	E 70-A-0	TWO HUNDRED SIXTH STREET, LLC 601 CENTRAL AVENUE DOVER, NH 03820
E 24-0-0	E 24-0-0	LIBERTY MUTUAL INSURANCE CO ATTN: TYLER MUNGER 175 BERKELEY ST BOSTON, MA 02116
E 70-B-0	E 70-B-0	O CONNOR GAYLE G 250 SIXTH STREET DOVER, NH 03820-2301
E 73-2-0	E 73-2-0	NOEL ROBERT W NOEL PHYLLIS A 201 SIXTH STREET DOVER, NH 03820
E 73-1-0	E 73-1-0	CENA MATTHEW D 205 SIXTH STREET DOVER, NH 03820
E 73-0-0	E 73-0-0	209 SIXTH STREET SPE, LLC 209 SIXTH STREET DOVER, NH 03820
E 19-B-0	E 19-B-0	FORTIN ADAM A & LORING-FORTIN LYNDSEY M 233 SIXTH STREET DOVER, NH 03820
E 19-0-0	E 19-0-0	KANE KARALEE I 11 CONIFER COMMONS DOVER, NH 03820
E 20-D-0	E 20-D-0	CITY OF DOVER 288 CENTRAL AVE DOVER, NH 03820

PLANNING FILE NO.: SITE-2025-0015

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

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

NO.	REVISION	APP'D	DATE
1	REVISION PER TRC COMMENTS	SJH	10-8-25

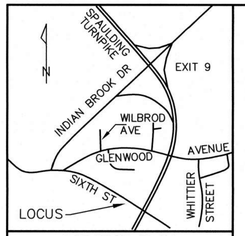
DATE: 9-18-2025
SCALE: 1"=200'
DRAWN BY: WEJ
DESIGN BY: SJH
APPROVED BY:SJH
PROJECT NO:2349
FILE: SITE.dwg

NEIGHBORHOOD PLAN

BROADBAND DIGITAL EQUIPMENT CENTER
200 SIXTH STREET
DOVER, NEW HAMPSHIRE

COMCAST CABLE MANAGEMENT, LLC
751 EAST INDUSTRIAL PARK DRIVE
MANCHESTER, NH 03109

2



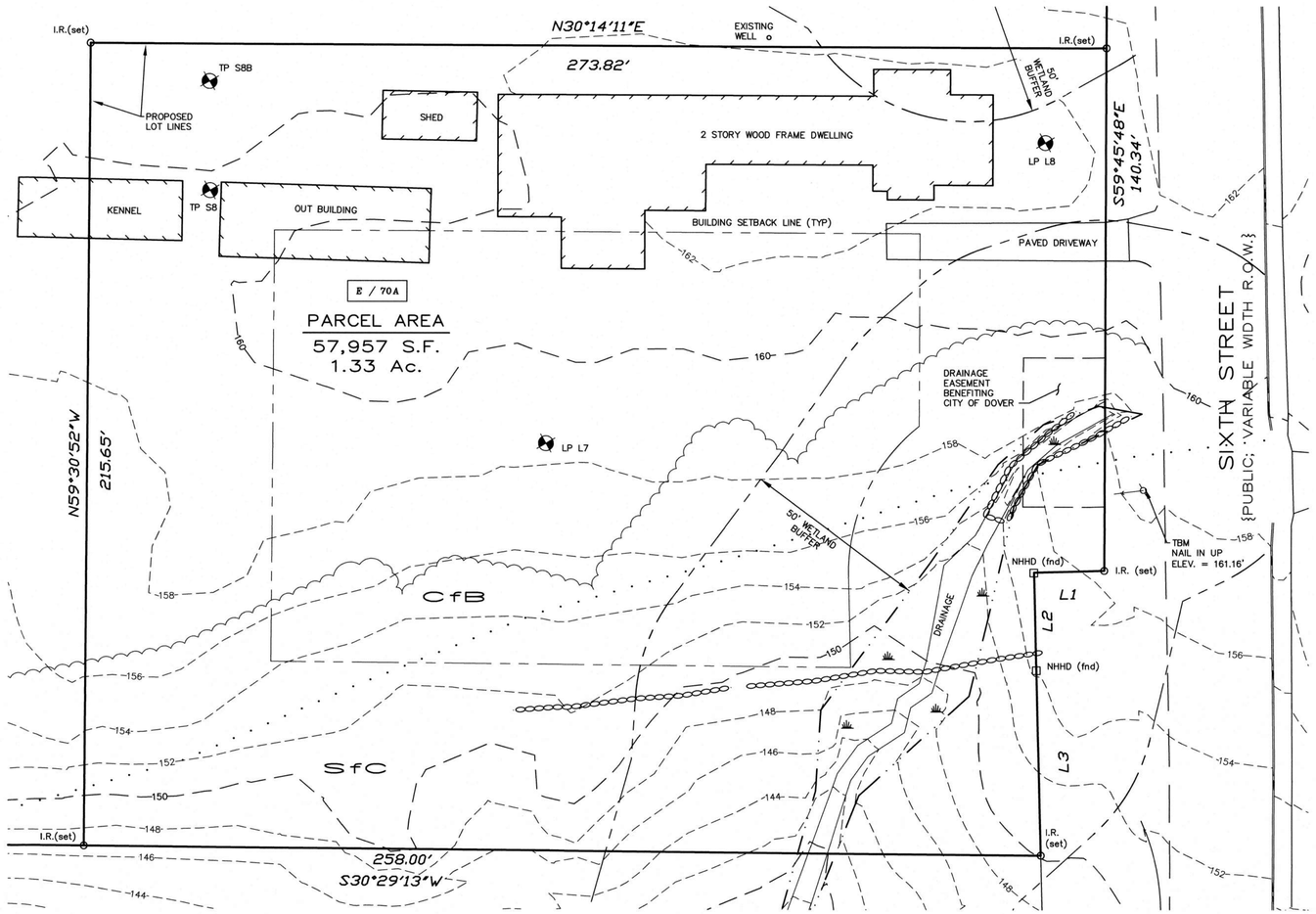
LOCATION PLAN
(NO SCALE)

LEGEND

I.R.(fnd)	– IRON ROD FOUND
I.P.(fnd)	– IRON PIPE FOUND
I.R.(set)	– IRON ROD SET
NHHD(fnd)	– NH HIGHWAY DEPARMENT BOUND FOUND
-o- UP	– UTILITY POLE
EOP	– EDGE OF PAVEMENT
S.F.	– SQUARE FEET
Ac.	– ACRE
(TYP.)	– TYPICAL
±	– MORE OR LESS
S.C.R.D.	– STRAFFORD COUNTY REGISTRY OF DEEDS
	– WETLAND LINE
ELEV.	– ELEVATION
150	– CONTOUR LINE – 2' INTERVAL
TP S1	– TEST PIT & IDENTIFIER
LP L1	– LEDGE PROBE
CfB	– SOIL TYPE
	– SOIL BOUNDARY

NH STATE PLANE NAD 83 – GPS OBS.

E / 70C
TWO HUNDRED SIXTH STREET, LLC
601 CENTRAL AVENUE
DOVER, NH 03820
5157 / 679



No.	Bearing	Distance
L1	S28°40'13"W	18.90'
L2	S61°19'12"E	26.33'
L3	S61°23'52"E	49.62'

NOTES:

1.) OWNER OF RECORD:
TWO HUNDRED SIXTH STREET, LLC
601 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 5157, PAGE 679

2.) E / 70A – DENOTES TAX MAP AND PARCEL NUMBER.

3.) OVERALL PARCEL AREA = 57,957 S.F. / 1.33 Ac.

4.) THE INTENT OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF THE SUBJECT PARCEL AS OF APRIL 15, 2025.

5.) ZONING DISTRICT: INNOVATIVE TECHNOLOGY (IT)

DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE	= 2 ACRES
MAXIMUM LOT COVERAGE	= 33 PERCENT
MINIMUM FRONTAGE	= 200 FEET
BUILDING SETBACK REQUIREMENTS:	
FRONT SETBACK	= 50 FEET
SIDE SETBACK	= 50 FEET
REAR SETBACK	= 50 FEET
MAXIMUM BUILDING HEIGHT	= 55 FEET

A VARIANCE WAS APPROVED BY THE DOVER ZONING BOARD OF ADJUSTMENT ON JUNE 19, 2025 TO ALLOW FOR A REDUCED LOT SIZE FOR A PUBLIC USE (ZONE–2025–0012).

6.) THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0310E, EFFECTIVE DATE 9/30/2015.

7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) AND VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED DECEMBER 12, 2024.

8.) WETLANDS SHOWN WERE DELINEATED BY DAMON E. BURT, N.H.C.W.S. #163 OF FRAGGLE ROCK ENVIRONMENTAL SERVICES ON DECEMBER 1, 2024 AND JANUARY 1, 2025, ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.

9.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND DURING DECEMBER 2024 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

10.) LOT IS SERVICED BY PRIVATE WELL AND INDIVIDUAL ON–SITE SEWER SYSTEM.

12.) CONTOURS ARE FROM A FIELD SURVEY ON AUGUST 26, 2025.

13.) THE SOIL TYPES ON THE SITE ARE:
CfB CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
SfC SUFFIELD SILT LOAM, 8 TO 15 PERCENT SLOPES
THE SOURCE FOR THE SOIL TYPE DATA IS USDA NRCS WEB SOIL SURVEY
http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

E / 19B
ADAM A. FORTIN
LYNDSEY M. LORING–FORTIN
233 SIXTH STREET
DOVER, NH 03820
2393 / 26

REFERENCE PLANS:

1.) SUBDIVISION OF LAND IN DOVER, N.H. PREPARED FOR LIBERTY MUTUAL; SCALE: 1" = 100'; DATED: 12–23–87; BY: KIMBALL CHASE; RECORDED S.C.R.D. PLAN 32–24.

NO.	DATE	DESCRIPTION	BY	CHK
			KJF	KMM
CNE 23148		REVISIONS		
24–2575		SUBDIVISION	24–11	51–57
PROJECT NO		TYPE	FIELDBOOK & PAGES	

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

EXISTING CONDITIONS SURVEY
PREPARED FOR
COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC
TAX MAP E, LOT No. 70A
200 SIXTH STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No.

DRAWN BY: KJF	FILE: M\2575\D\COMCAST EC BLD
SCALE: 1" = 20'	DATE: APRIL 15, 2025

20 10 0 10 20 40 60 80

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

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

SURVEYING – PLANNING – CONSULTING

9/18/2025 09:05:03 File: M:\2575\Drawings\24-2575 23149 COMCAST EC bldgs.dwg Layout: with removed buildings

DOVER NOTES:

1. OWNER OF RECORD:
   TWO HUNDRED SIXTH STREET, LLC
   601 CENTRAL AVENUE
   DOVER NH, 03820
2. E / 70A – DENOTES TAX MAP AND PARCEL NUMBER.
3. PARCEL AREA = 57,957 S.F. / 1.33 Ac.
4. THE INTENT OF THE E/C PLAN IS TO DEPICT THE PARCEL BOUNDARY AND EXISTING SITE CONDITIONS AS OF JUNE 24, 2025.
5. ZONING DISTRICT: INNOVATIVE TECHNOLOGY (IT)

DIMENSIONAL REQUIREMENTS:	REQUIRED	PROPOSED
MINIMUM LOT SIZE	2 AC	1.33 AC.
MAXIMUM LOT COVERAGE	33%	20.5%
MINIMUM FRONTAGE	200 FEET	±216 FEET
BUILDING SETBACK REQUIREMENTS:		
FRONT SETBACK	50 FEET	128 FEET
SIDE SETBACK	50 FEET	58 FEET
REAR SETBACK	50 FEET	103 FEET
MAXIMUM BUILDING HEIGHT	55 FEET	<50 FEET

6. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0310E, EFFECTIVE DATE 9/30/2015.
7. BASIS OF BEARING IS NH STATE PLANE (NAD83) AND VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED DECEMBER 12, 2024.
8. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND DURING DECEMBER, 2024 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
9. THE IMPROVEMENTS AND UTILITIES SHOWN ARE FROM OBSERVATIONS MADE IN THE FIELD OR REFERENCE PLANS. LOCATIONS OF UNDERGROUND UTILITIES NOT MARKED ON THE SURFACE WERE NOT LOCATED. ALL VISIBLE UTILITIES ARE SHOWN.
10. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1–888–344–7233.
11. THE PARCEL IS SUBJECT TO A 20' WIDE EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE DATED MAY 27, 1965 AND DESCRIBED IN S.C.R.D. VOLUME 797, PAGE 93.
12. THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
13. THE SOIL TYPES ON THE SITE ARE:
    BzB BUXTON SILT LOAM, 3 TO 8 PERCENT SLOPES
    ScA SCANTIC SILT LOAM, 0 TO 3 PERCENT SLOPES
    CfB CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES.
    THE SOURCE FOR THE SOIL TYPE DATA IS USDA NRCS WEB SOIL SURVEY
    http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx
14. WETLANDS SHOWN WERE DELINEATED BY DAMON E. BURT N.H.C.W.S. #163, FRAGGLE ROCK ENVIRONMENTAL SERVICES, ON DECEMBER 1, 2024 & JANUARY 1, 2025 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.
15. AS–BUILT PLANS OF THE SITE PLAN SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF 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.
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 PRIVATE WELL AND INDIVIDUAL ON–SITE SEWER SYSTEM.
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. EROSION CONTROL NOTES INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
20. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
21. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
22. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
23. 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.
24. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY–FRIDAY 7 AM–6 PM AND SATURDAY 9 AM 4 PM. 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. WORK PRECLUDED ON SUNDAYS AND FEDERAL HOLIDAYS.
25. BUILDING ADDRESSES (INCLUDING APT/UNIT NUMBERS, IF APPLICABLE) SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
26. THE PROPOSED USE IS FOR A PUBLIC UTILITY SWITCHING FACILITY.
27. THE FOLLOWING FEDERAL AND STATE PERMINTS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: (SEE PROJECT VARIANCE/PERMIT SECTION).

DOVER NOTES CONTINUED:

28. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
29. ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
30. ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
31. APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL.HTTPS://PTAPP.UNH.EDU/
32. IF APPLICABLE, THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.
33. FIRE DEPARTMENT ACCESS ROAD(S) SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.
34. THE MAXIMUM PARKING SPACE CALCULATION FOR THIS USE IS 3 SPACES. THE PROPOSED PROJECT PROVIDES 2 SPACES.
35. EXTERIOR LIGHTING SHALL BE CUT–OFF TYPE FIXTURES PER CHAPTER 153–14–E AND SHALL PROVIDE LIGHTING DIRECTED ON–SITE ONLY.
36. TOPOGRAPHIC SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES, AUGUST 2025.
37. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE I, SECTION 45–2 OF THE CODE OF THE CITY OF DOVER. (AS APPLICABLE).
38. APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
39. THE PROPOSED STRUCTURES SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED BY CHAPTER 81– 30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NH BUILDING AND FIRE CODES.
40. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED AND APPROVED BY INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE.
41. 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.
42. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. (I.E. IBC, ANSI–117.1) AND NH RSA 155–A:5.
43. DESIGN ENGINEER SHALL PROVIDE SIGNED LETTER TO CITY ENGINEER CERTIFYING THAT THE STORMWATER MANAGEMENT SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS.
44. ALL MANHOLE COVERS SHALL BE LIFTMATE R–1743–LM OR APPROVED EQUAL WITH 90 DEGREE HINGE.
45. REQUIRED BLASTING AND EXCAVATION – DOVER FIRE DEPARTMENT SHALL BE NOTIFIED PRIOR TO ANY BLASTING ACTIVITIES AND A BLASTING PERMIT FROM THE DOVER FIRE DEPARTMENT MUST BE OBTAINED.
46. THE WATER MAIN SHALL BE POLY WRAPPED IN ACCORDANCE WITH THE CITY OF DOVER STANDARDS.
47. ALL SEWER MAINS AND MANHOLES SHALL BE TESTED IN ACCORDANCE WITH NHDES ENV–WQ 700 REQUIREMENTS. COPIES OF TEST RESULTS SHALL BE PROVIDED TO THE CITY OF DOVER ENGINEERING DEPARTMENT.
48. WETLAND PLACARDS SHOULD IDENTIFY THE NO CUT WETLAND BUFFER AND SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION AND AFTER.
49. ALL FITTINGS MUST BE CLASS 140 WATER FITTINGS.
50. ALL GATE VALVES MUST BE MANUFACTURED BY MUELLER OR CLOW.

DEMOLITION NOTES:

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

SITE NOTES

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

GRADING NOTES:

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

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

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

UTILITY CONTACTS:

ELECTRICITY– CONTACT: EVERSOURCE
TRVOR EMMONS
4 OLD DOVER ROAD
ROCHESTER NH, 03867
TEL: (603)–516–6450
EMAIL: TREVOR.EMMONS@EVERSOURCE.COM

UTILITY NOTES

1. REVIEW DOVER NOTES FOR ALL APPLICABLE NOTES.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
3. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
4. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
5. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
6. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, DOUBLE CEMENT LINED DUCTILE IRON PIPE OR TYPE "K" COPPER, OR CITY APPROVED MATERIAL.
7. ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE CHLORINATION AND TESTING WITH THE CITY OF DOVER WATER DEPARTMENT.
8. ALL GRAVITY SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE NOTED AND CONFORM TO THE REQUIREMENTS OF THE CITY OF DOVER SEWER DEPARTMENT STANDARDS.
9. EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
10. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
11. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE UTILITY COMPANIES.
12. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
13. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THIS PROJECT.
14. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
15. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES. COORDINATE WITH GAS COMPANY.
16. A 10–FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18–INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS.
17. THE CONTRACTOR SHALL CONTACT "DIG–SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DIG–SAFE" NUMBER ON SITE AT ALL TIMES.
18. SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
19. GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF DOVER.
20. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF DOVER.
21. CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
22. CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
23. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PREPARED BY THE PROJECT ELECTRICAL ENGINEER.
24. THE PROPOSED STRUCTURE SHALL COMPLY WITH CHAPTER 81, ARTICLE IV, SECTION 81–27 AND THE STATE BUILDING CODES OF THE CODE OF THE CITY OF DOVER.
25. FIRE SUPPRESSION PLANS SHALL BE PROVIDED TO THE FIRE/INSPECTION DEPARTMENT PRIOR TO INSTALLATION.
26. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
27. SEWAGE LOADING (PER NHDES ENV–WQ 1008.03)
    PER ADVANCED ENVIROSEPTIC GUIDELINES, THE MINIMUM DESIGN FLOW FOR A COMMERCIAL FACILITY IS 300 GALLONS PER DAY
28. PUMP CHAMBERS AS APPLICABLE ARE PROPOSED..

LEGEND

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

PLANNING FILE NO.: SITE–2025–0015

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Dover, New Hampshire 03821
603.749.0443

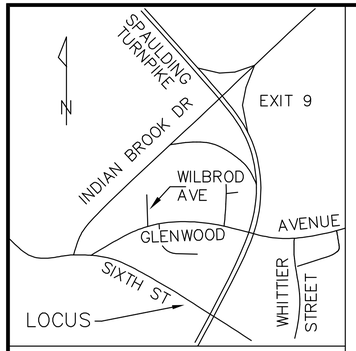
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1	REVISION PER TRC COMMENTS	10–8–25	SJH

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DESIGN BY: SJH
APPROVED BY:SJH
PROJECT NO:23149
FILE: SITE.dwg

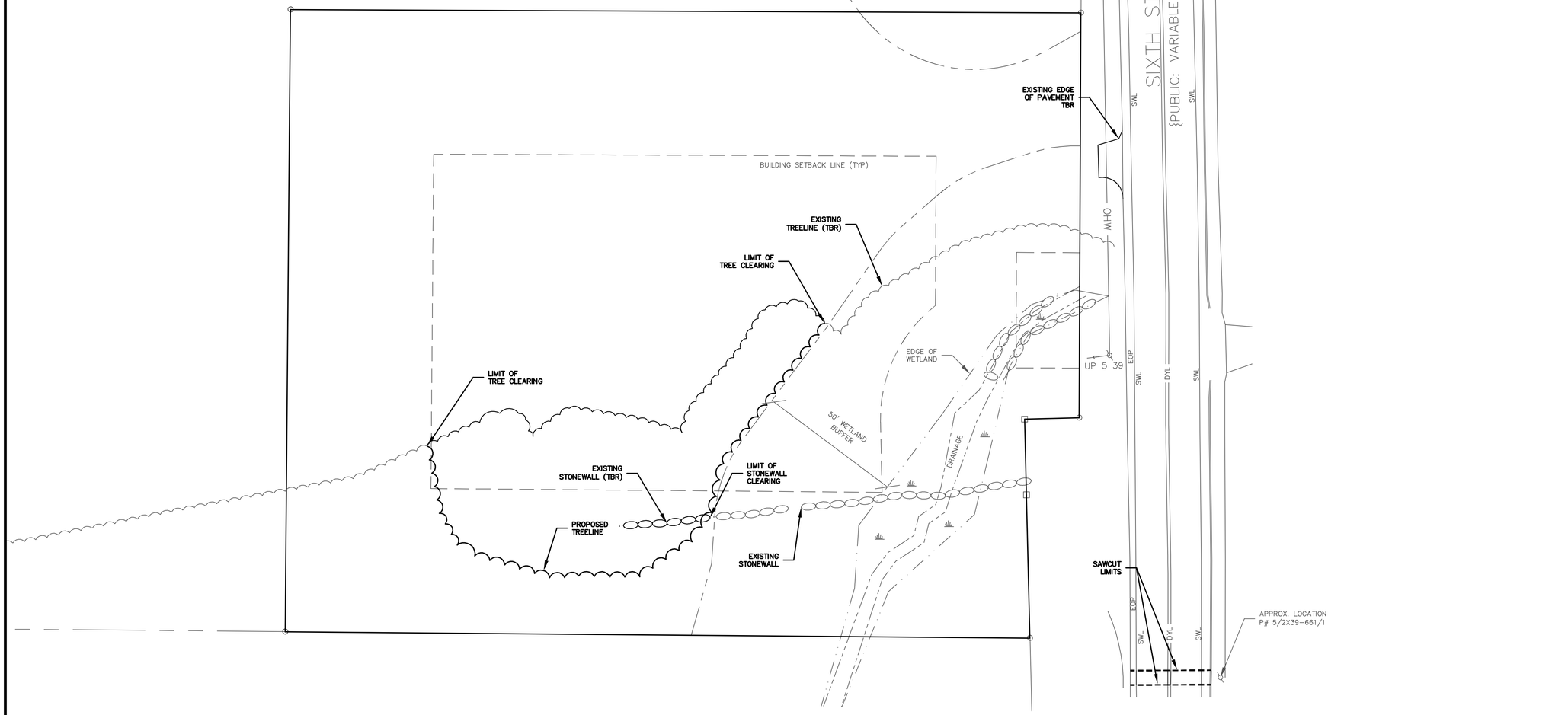
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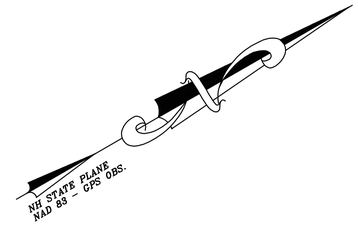
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751 EAST INDUSTRIAL PARK DRIVE
MANCHESTER, NH 03109

BROADBAND DIGITAL EQUIPMENT CENTER
200 SIXTH STREET
DOVER, NEW HAMPSHIRE



LOCATION PLAN
(NO SCALE)





GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

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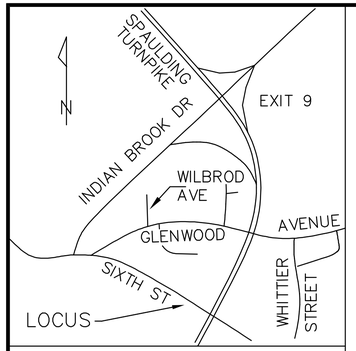
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SCALE: 1"=20'
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DESIGN BY: SJH
APPROVED BY:SJH
PROJECT NO:23149
FILE: SITE.dwg

DEMOLITION PLAN

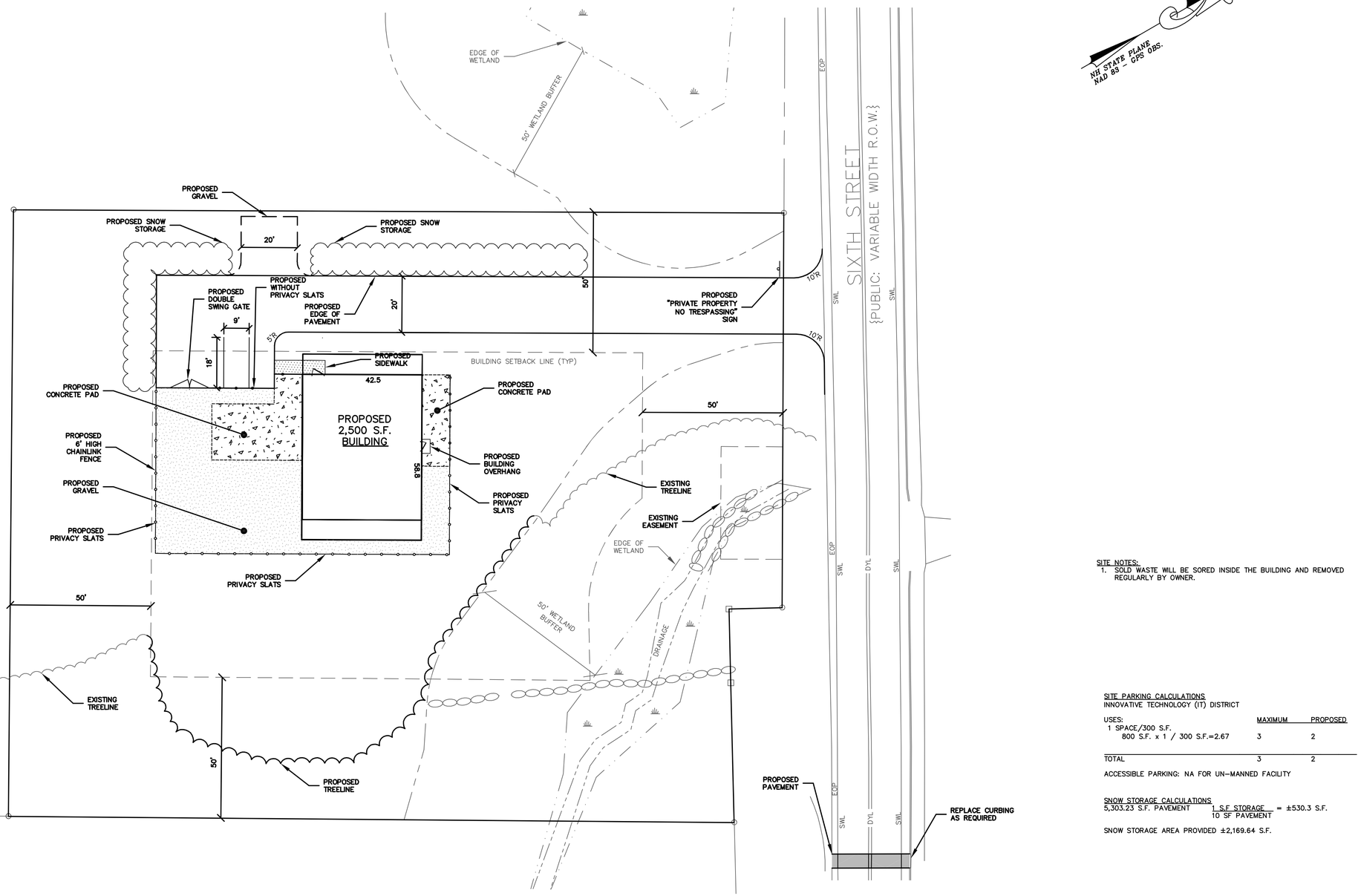
COMCAST CABLE
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PARK DRIVE
MANCHESTER, NH 03109

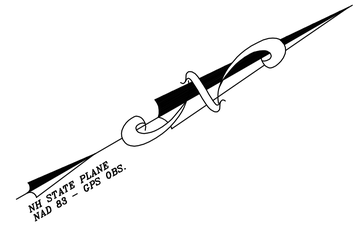
BROADBAND DIGITAL
EQUIPMENT CENTER
200 SIXTH STREET
DOVER, NEW HAMPSHIRE

5



LOCATION PLAN
(NO SCALE)





SITE NOTES:
1. SOLD WASTE WILL BE SORED INSIDE THE BUILDING AND REMOVED REGULARLY BY OWNER.

SITE PARKING CALCULATIONS
INNOVATIVE TECHNOLOGY (IT) DISTRICT

USES:	MAXIMUM	PROPOSED
1 SPACE/300 S.F.		
800 S.F. x 1 / 300 S.F.=2.67	3	2
TOTAL	3	2

ACCESSIBLE PARKING: NA FOR UN-MANNED FACILITY

SNOW STORAGE CALCULATIONS
5,303.23 S.F. PAVEMENT $\frac{1 \text{ S.F STORAGE}}{10 \text{ SF PAVEMENT}}$ = ±530.3 S.F.

SNOW STORAGE AREA PROVIDED ±2,169.64 S.F.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)

PLANNING FILE NO.: SITE-2025-0015

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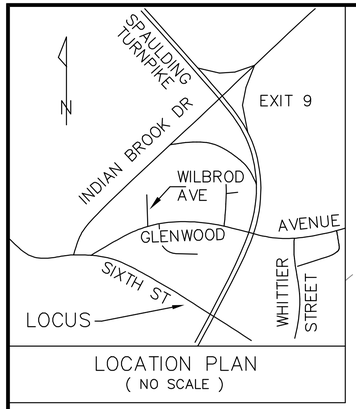
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DESIGN BY: SJH
APPROVED BY: SJH
SCALE: 1"=20'
DATE: 9-18-2025

SITE PLAN

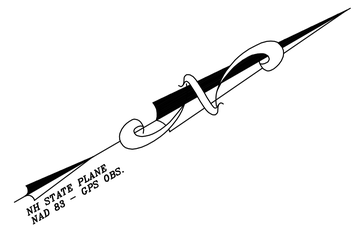
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200 SIXTH STRBET
DOVER, NEW HAMPSHIRE

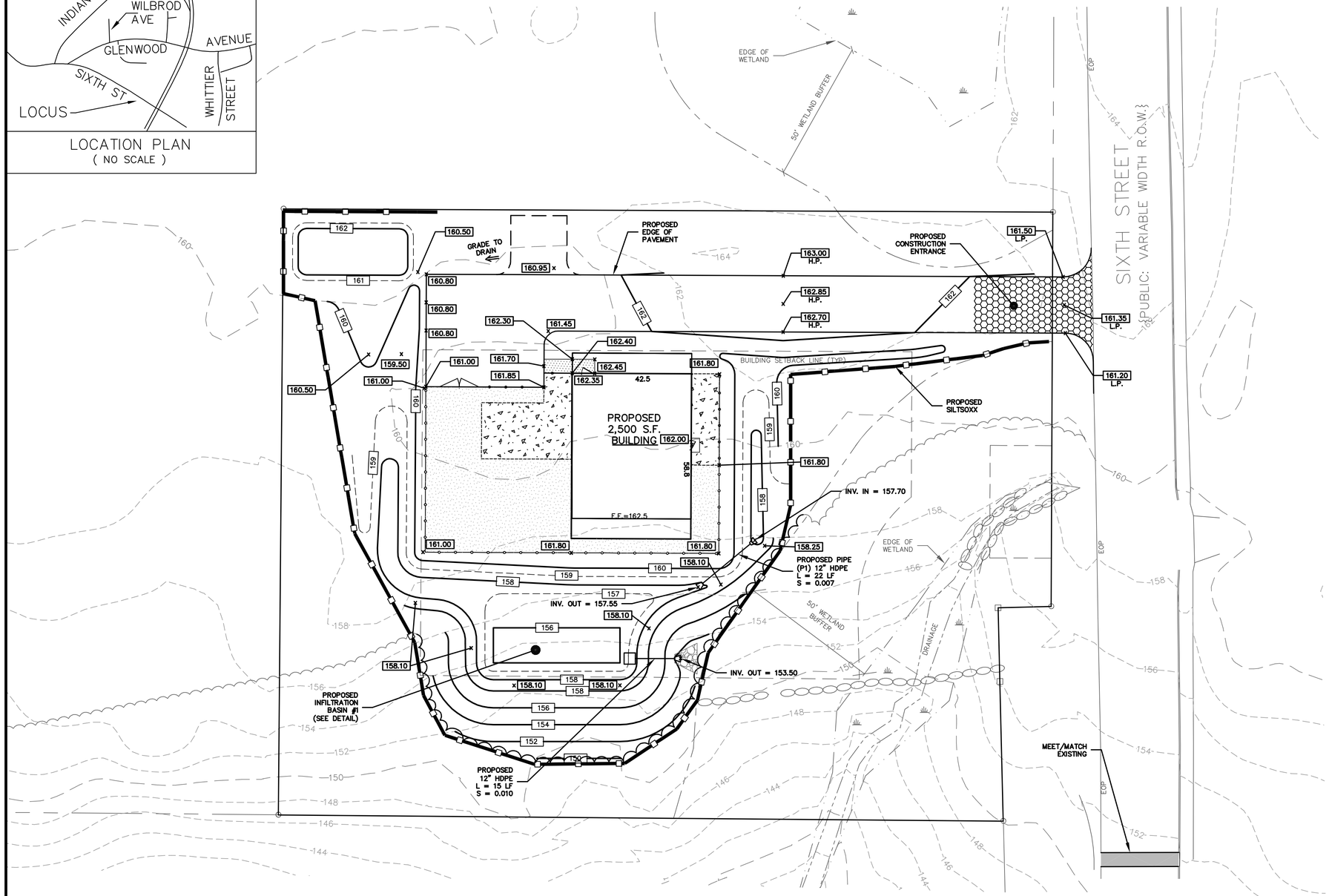
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751 EAST INDUSTRIAL PARK DRIVE
MANCHBSTER, NH 03109

6



LOCATION PLAN
(NO SCALE)





GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

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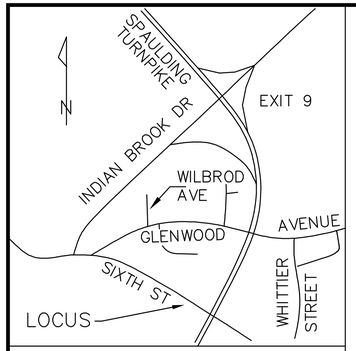
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GRADING, DRAINAGE, & EROSION CONTROL PLAN

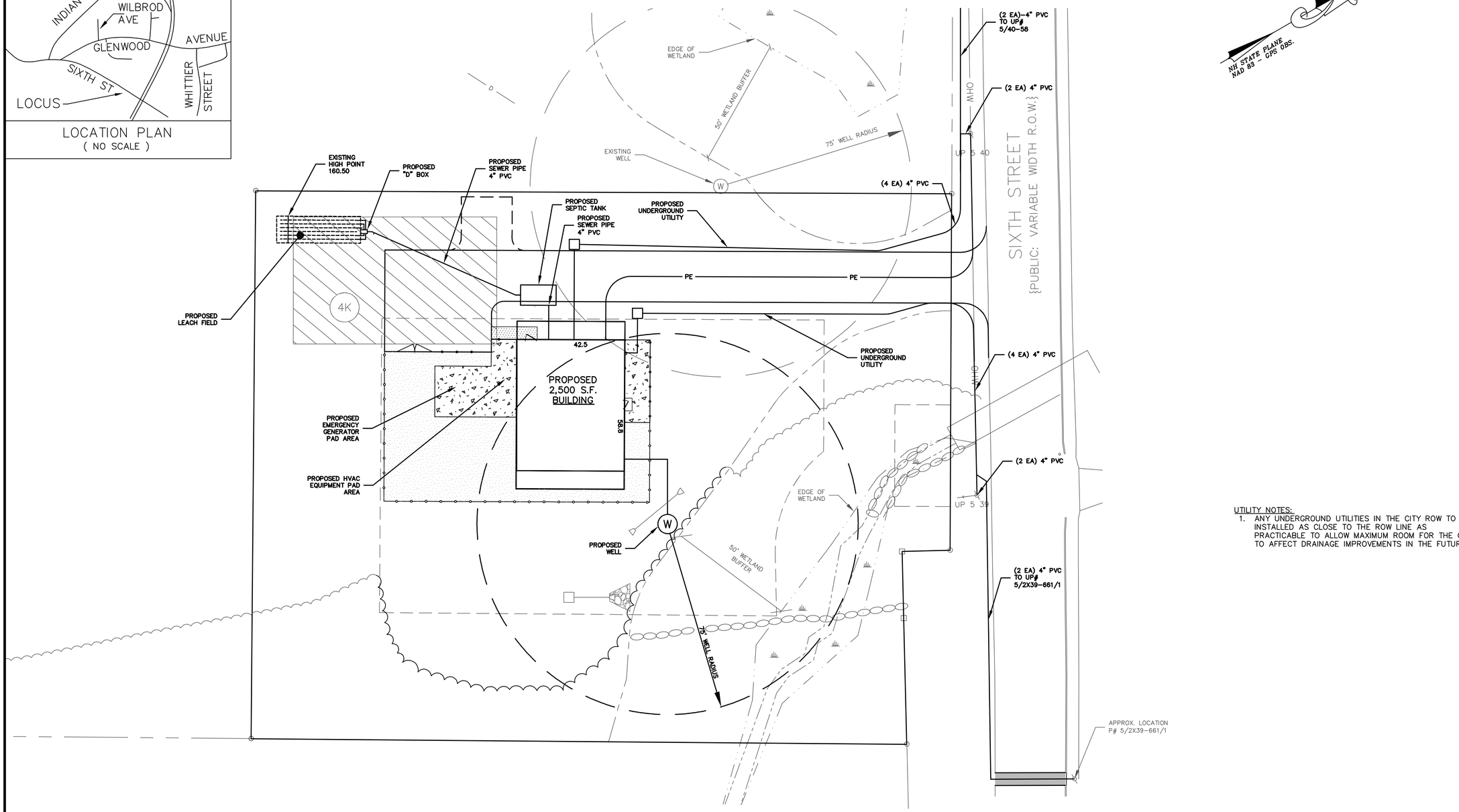
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MANCHESTER, NH 03109

BROADBAND DIGITAL EQUIPMENT CENTER
200 SIXTH STREET
DOVER, NEW HAMPSHIRE

7



LOCATION PLAN
(NO SCALE)



UTILITY NOTES:
1. ANY UNDERGROUND UTILITIES IN THE CITY ROW TO BE INSTALLED AS CLOSE TO THE ROW LINE AS PRACTICABLE TO ALLOW MAXIMUM ROOM FOR THE CITY TO AFFECT DRAINAGE IMPROVEMENTS IN THE FUTURE.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)

PLANNING FILE NO.: SITE-2025-0015

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CIVIL & WATERFRONT ENGINEERING
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APPROVED BY:SJH
PROJECT NO: 2349
FILE: SITE.dwg

UTILITY PLAN

COMCAST CABLE
MANAGEMENT, LLC
751 EAST INDUSTRIAL
PARK DRIVE
MANCHESTER, NH 03109

BROADBAND DIGITAL
EQUIPMENT CENTER
200 SIXTH STRBET
DOVER, NEW HAMPSHIRE

8

DESCRIPTION
1. THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF A 2,500 S.F. BUILDING AS WELL AS DRAINAGE AND UTILITY IMPROVEMENTS, AND SITE ACCESS.

PROJECT NAME AND LOCATION
COMCAST CABLE MANAGEMENT, LLC
TAX MAP E, LOT 70-A
200 SIXTH STREET
DOVER, NH
LATITUDE N43° 12' 35"
LONGITUDE W70° 53' 51"

DISTURBED AREA
±28,500 S.F..

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

SEQUENCE OF MAJOR ACTIVITIES
1. CONTRACTOR SHALL PREPARE THE SWPPP. FILE FOR AND OBTAIN THE NOI A MINIMUM OF 2 WEEKS PRIOR TO COMMENCEMENT OF SITE WORK.
2. PLACE TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S PRIOR TO EARTH MOVING ACTIVITIES.
3. ALL EROSION CONTROL AND PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO COMMENCING EARTH MOVING OPERATIONS.
4. SELECTIVE DEMOLITION.
5. REGRADE SITE TO SUBGRADE.
6. TEMPORARY WATER DIVERSION (SWALES, BASINS) MUST BE USED AS NECCESSARY UNTIL AREAS ARE STABILIZED.
7. SWALES AND PONDS (AS APPLICABLE) SHALL BE CONSTRUCTED EARLY ON IN THE CONSTRUCTION SEQUENCE AND BEFORE ROUGH GRADING OF THE SITE AND ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
8. INSTALL DRAINAGE STRUCTURES AND CONTROLS.
9. INSTALL FOUNDATION FOOTINGS AND WALLS.
10. INSTALL UTILITIES.
11. PLACE GRAVELS AND FINE GRADE.
12. STABILIZE ROADWAYS AND PARKING AREAS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
13. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED (AS APPLICABLE) WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
14. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY 1/2" OF RAINFALL.
15. IN ALL CASES THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION AND IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
16. WHEN ALL SITE WORK IS COMPLETE AND ALL DISTURBED AREAS ARE STABILIZED REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND FILE THE EPA – N.O.T.

DEFINITIONS
AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED.
1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED

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

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

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

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

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

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

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

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

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

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

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

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

SPIL PREVENTION

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

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

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

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

AGR 3800 PROHIBITED INVASIVE PLANT SPECIES RULES

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

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

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

PER 153-10 F.
ALL SITE IMPROVEMENTS WHICH REQUIRE BLASTING OF LAND SHALL MEET THE FOLLOWING REQUIRMENTS PRIOR TO ANY BLASTING OCCURING.

1. THE APPLICANT SHALL PREPARE A PRE-BLAST SURVEY OF ALL STRUCTURES WITHIN FIVE HUNDRED (500) FEET OF THE EXTERNAL BOUNDARIES OF THE PROPOSED LOT TO BE DEVELOPED. THIS SURVEY, ALONG WITH A MONITORING PLAN, SHALL BE ON FILE WITH THE DOVER FIRE AND RESCUE. UPON RECOMMENDATIONS OF THE CHIEF, THE PLANNING BOARD MAY REQUIRE A PRE-BLAST SURVEY OF ALL STRUCTURES WITHIN ONE THOUSAND (1000) FEET.
2. THE APPLICANT SHALL HOLD A NEIGHBORHOOD MEETING TO REVIEW THE BLASTING PLAN AND PRE-BLAST SURVEY, WITH REPRESENTATIVES OF THE FIRE AND RESCUE AND THE BLASTING COMPANY IN ATTENDANCE, PRIOR TO ANY ON-SITE BLASTING. ABUTTERS WITHIN ONE THOUSAND (1000) FEET OF THE EXTERNAL BOUNDARY OF THE PROJECT PARCEL SHALL BE NOTIFIED BY THE CERTIFIED MAIL (PAID FOR BY THE APPLICANT) OF THE MEETING NO LESS THAN TEN (10) DAYS PRIOR TO THE MEETING AND NO MORE THAN FIFTEEN (15) DAYS PRIOR TO THE MEETING. THE NOTICE SHALL STATE THE TIME AND DATE OF THE BLASTING AND CONTAIN A MAP SHOWING THE BLASTING AREA, THE 1,000-FOOT-RADIUS AREA, AND THE 500-FOOT-RADIUS AREA.
3. PERMIT HOLDERS SHALL BE IN COMPLIANCE WITH NFPA 495, EXPLOSIVE MATERIALS CODE, IN ADDITION TO ALL OTHER ORDINANCES AND CODES SET FORTH IN THE CITY OF DOVER CODE, § 153-14A, STORMWATER MANAGEMENT, EROSION CONTROL AND FLOOD HAZARDS, OF THIS CHAPTER AND THE CITY OF DOVER FIRE PREVENTION CODE, WHICH SPECIFICALLY PROHIBITS THE OVERNIGHT STORAGE OF EXPLOSIVES OR BLASTING AGENTS. FURTHER, ALL STORAGE MAGAZINES SHALL BE LOOKED IN THE OPEN POSITION AT THE END OF THE DAYS OPERATION FOR EASY INSPECTION BY CITY OFFICIALS.
4. BLASTING PERMITS MAY BE OBTAINED BY CALLING THE DOVER FIRE AND RESCUE DURING NORMAL BUSINESS HOURS. THE PERMITS ARE ONLY ACTIVE FOR THE DATES AND TIME SPECIFIED ON THE PERMIT.
5. PERMIT HOLDERS SHALL HOLD INSURANCE AGAINST CLAIMS FOR DAMAGES FOR PERSONAL INJURY AND PROPERTY WHICH MAY ARISE FROM THE PERFORMANCE OF THE WORK.
6. HOURS OF OPERATION FOR THE BLASTING SHALL BE NO EARLIER THAN 8:00AM AND NO LATER THAN 6:00PM, MONDAY THROUGH FRIDAY, EXCLUDING FEDERAL HOLIDAYS.

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

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

NO.	REVISION	DATE	APP'D
1	REVISION PER TRC COMMENTS	10-8-25	SJH

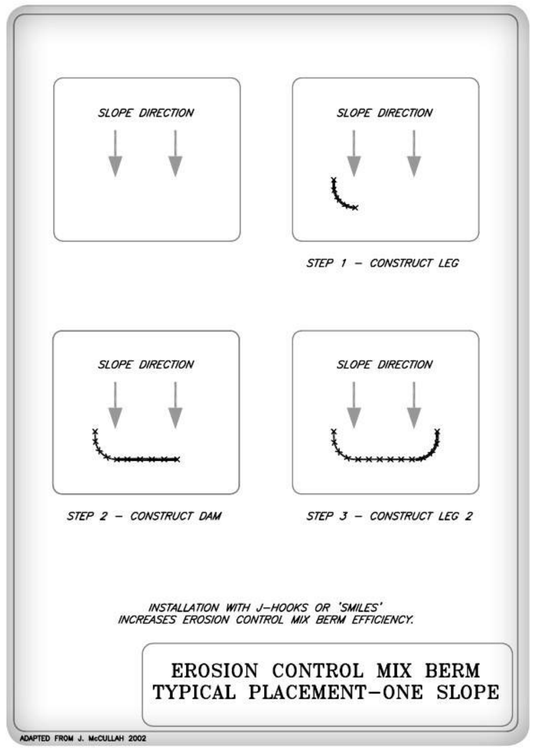
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APPROVED BY:SJH
PROJECT NO:23149
FILE: SITE.dwg

EROSION CONTROL NOTES

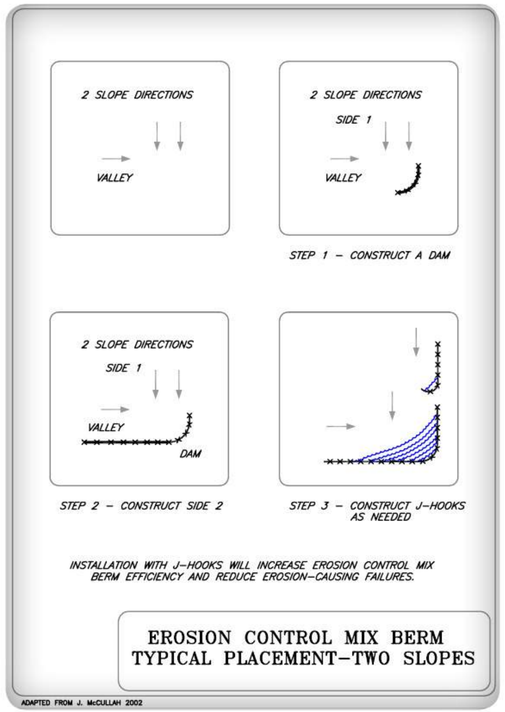
BROADBAND DIGITAL EQUIPMENT CENTER
200 SIXTH STREET
DOVER, NEW HAMPSHIRE

COMCAST CABLE MANAGEMENT, LLC
751 EAST INDUSTRIAL PARK DRIVE
MANCHESTER, NH 03109

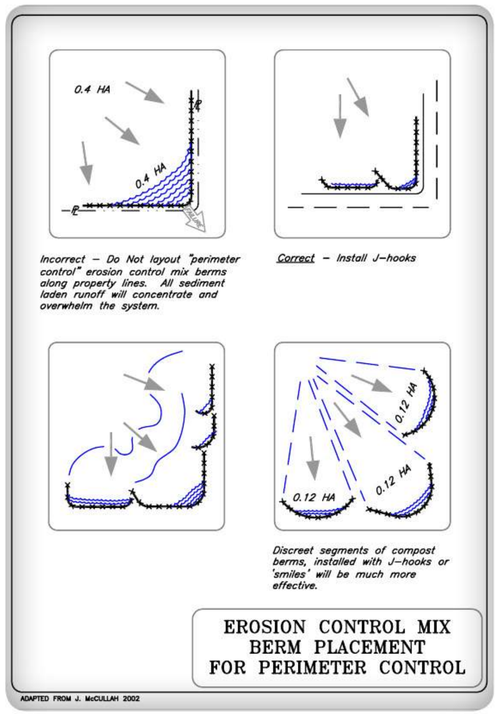
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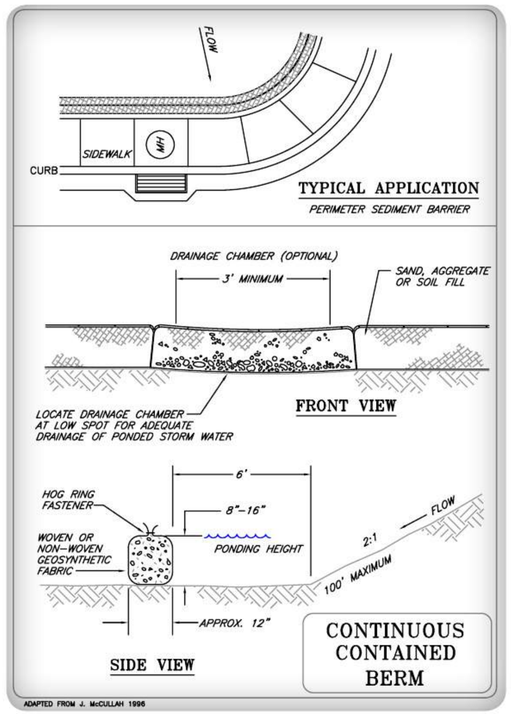
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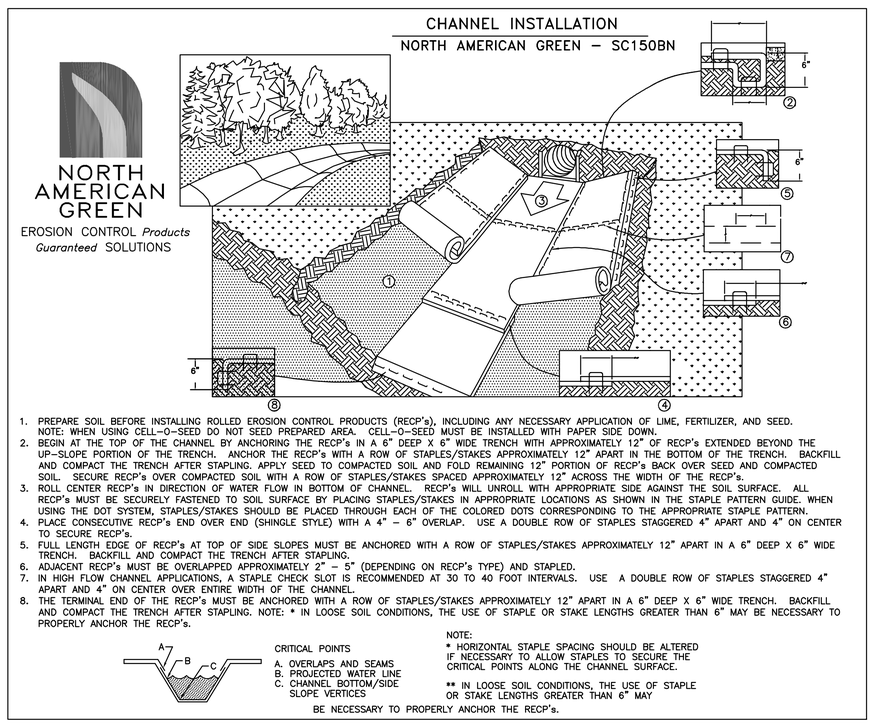
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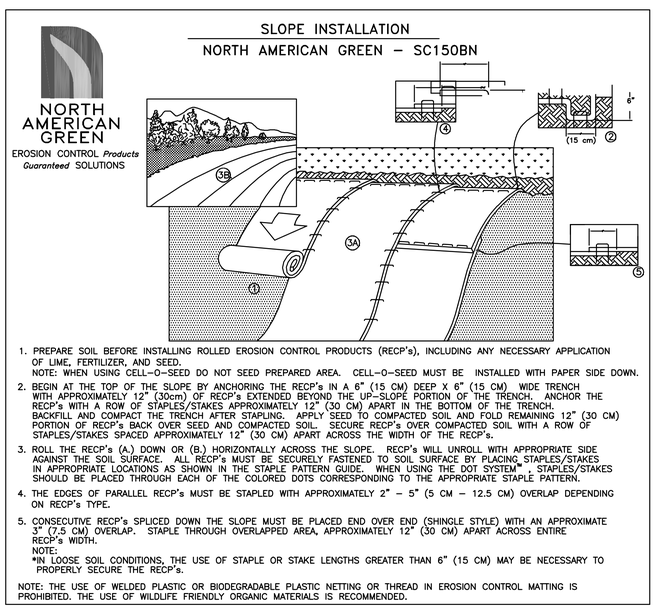


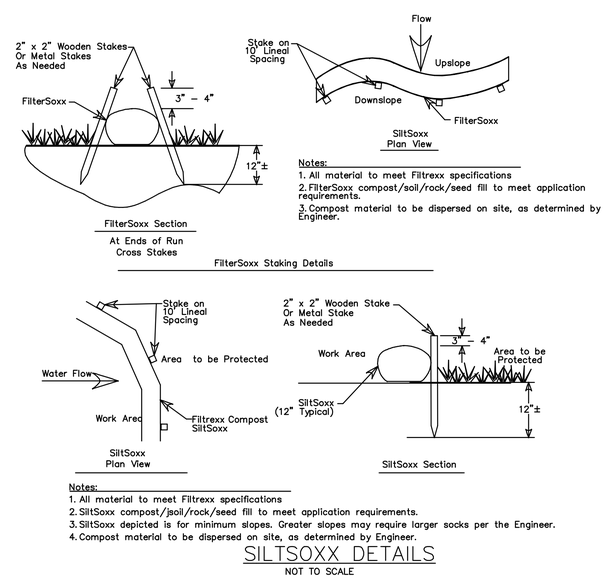
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DETAIL FROM NHDES STORMWATER MANUAL VOLUME 3







SILTSOXX DETAILS

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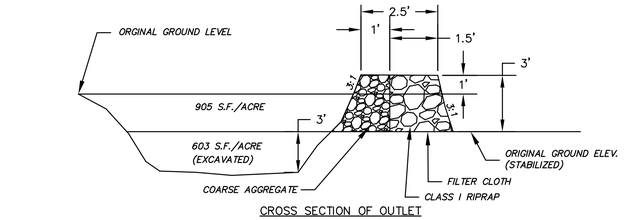
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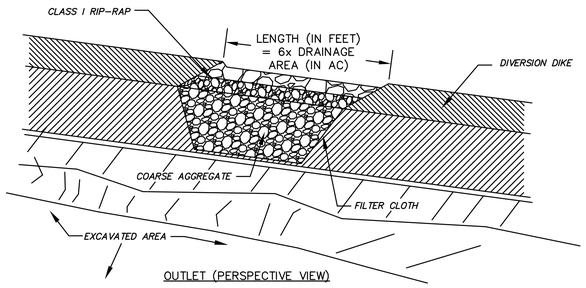
EROSION CONTROL DETAILS

COMCAST CABLE
MANAGEMENT, LLC
751 EAST INDUSTRIAL
PARK DRIVE
MANCHESTER, NH 03109

BROADBAND DIGITAL
EQUIPMENT CENTER
200 SIXTH STRBET
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CROSS SECTION OF OUTLET



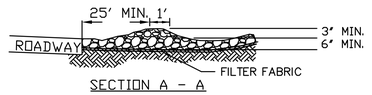
OUTLET (PERSPECTIVE VIEW)

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

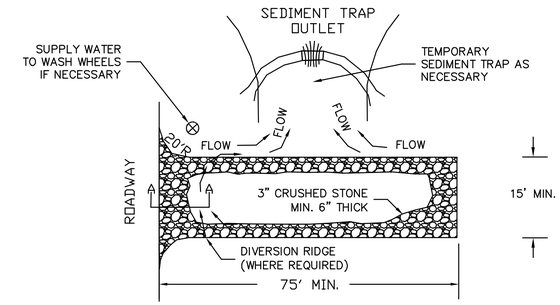
TEMPORARY SEDIMENT TRAP

NOT TO SCALE

DIVERSION RIDGE REQUIRED
WHERE GRADE EXCEEDS 2%



SECTION A - A



PLAN

A. GENERAL NOTES:

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

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

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

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

1. WHEN THE CONTROL PAD BECOMES INEFFECTIVE, THE STONE SHOULD BE REMOVED ALONG WITH THE COLLECTED SOIL MATERIAL, REGRADED ON SITE, AND STABILIZED. THE ENTRANCE SHOULD THEN BE RECONSTRUCTED.
2. THE CONTRACTOR SHOULD SWEEP THE PAVEMENT AT EXITS WHENEVER SOIL MATERIALS ARE TRACKED ONTO THE ADJACENT PAVEMENT OR TRAVELED WAY.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WHEEL WASHING IS REQUIRED, IT SHOULD BE CONDUCTED ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT-TRAPPING DEVICE. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES OR WATERWAYS.

TEMPORARY CONSTRUCTION ENTRANCE/EXIT

NOT TO SCALE

PLANNING FILE NO.: SITE-2025-0015

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

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

NO.	REVISION	DATE	APP'D
1	REVISION PER TRC COMMENTS	10-8-25	SJH

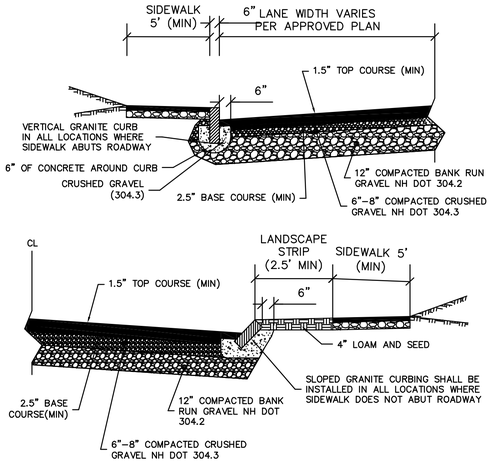
DATE: 9-18-2025
SCALE: N.T.S
DRAWN BY: WEJ
DESIGN BY: SJH
APPROVED BY:SJH
PROJECT NO: 2349
FILE: SITE.dwg

EROSION CONTROL DETAILS

COMCAST CABLE
MANAGEMENT, LLC
751 EAST INDUSTRIAL
PARK DRIVE
MANCHESTER, NH 03109

BROADBAND DIGITAL
EQUIPMENT CENTER
200 SIXTH STREET
DOVER, NEW HAMPSHIRE

11

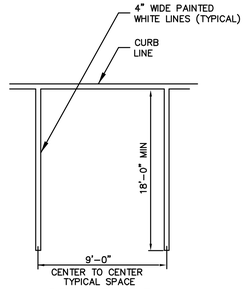


NOTES:
1. THIS DETAIL IS FOR GENERAL REVIEW PURPOSES ONLY, FINAL DESIGN SHALL BE BASED ON SPECIFIC SITE CONDITIONS AND APPROVED PLANS.
2. SIDEWALK LOCATION AND MATERIAL SHALL BE AS APPROVED BY THE CITY OF DOVER.

(FOR WORK IN R.O.W.)

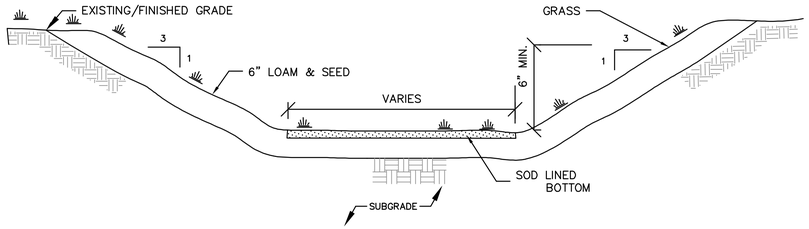
CITY OF DOVER D-5 ROADWAY CROSS SECTION DETAIL

NOT TO SCALE



STANDARD PARKING STALL

NOT TO SCALE

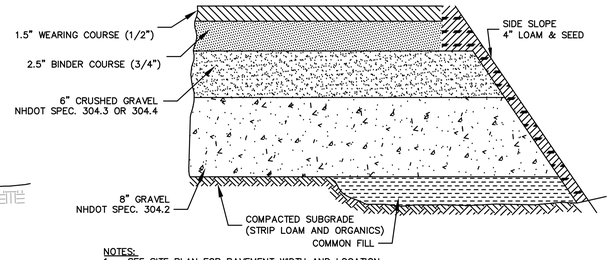


MAINTENANCE
TIMELY MAINTENANCE IS IMPORTANT TO KEEP THE VEGETATION IN THE SWALE IN GOOD CONDITION. MOWING SHOULD BE DONE FREQUENTLY ENOUGH TO KEEP THE VEGETATION IN VIGOROUS CONDITION AND TO CONTROL ENCROACHMENT OF WEEDS AND WOODY VEGETATION. HOWEVER IT SHOULD NOT BE MOWED TOO CLOSELY, MAINTAIN A MINIMUM 4" STAND OF VEGETATION. FERTILIZE ON AN "AS NEEDED" BASIS TO KEEP THE GRASS HEALTHY. OVER FERTILIZATION CAN RESULT IN THE SWALE BECOMING A SOURCE OF POLLUTION.

THE SWALE SHOULD BE INSPECTED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE THE CONDITION OF THE SWALE. RILLS AND DAMAGED AREAS SHOULD BE PROMPTLY REPAIRED AND REVEGETATED AS NECESSARY TO PREVENT FURTHER DETERIORATION.

GRASS LINED PRETREATMENT SWALE DETAIL

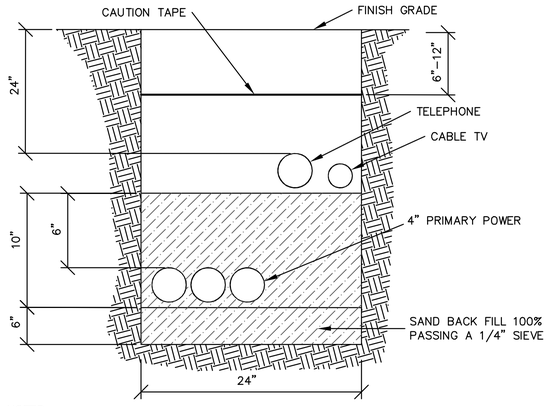
NOT TO SCALE



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

TYPICAL STANDARD PAVEMENT SECTION

NOT TO SCALE



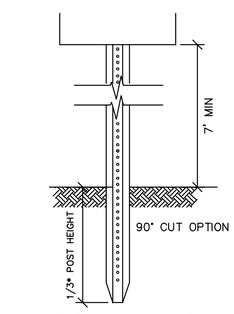
NOTES:
1. TELEPHONE CONDUIT SHALL BE 3" SCHEDULE 40 PVC, WITH STEEL SWEEPS AT RISER POLE, 90° BENDS AND AT BUILDING.
2. LEAVE PULL ROPE IN ALL CONDUITS FOR CABLE INSTALLATION.
3. FOR COMPLETE SPECIFICATIONS SEE "REQUIREMENTS FOR ELECTRIC SERVICE CONNECTIONS – INFORMATIONS AND REQUIREMENTS FOR ELECTRIC SUPPLY BY EVERSOURCE ENERGY".
4. CONTRACTOR SHOULD VERIFY THE NUMBER & SIZE OF CONDUIT WITH THE APPROPRIATE UTILITIES PROVIDERS.

UTILITY TRENCH

NOT TO SCALE

PRIVATE
PROPERTY

NO
TRESPASSING



LENGTH: AS REQUIRED

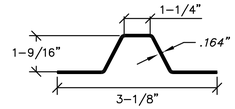
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)

HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH

STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 – 1080)

FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

* IN LEDGE DRILL & GROUT TO A MIN OF 2'



SIGN LEGEND & SIGN POST DETAIL

NOT TO SCALE

PLANNING FILE NO.: SITE-2025-0015

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

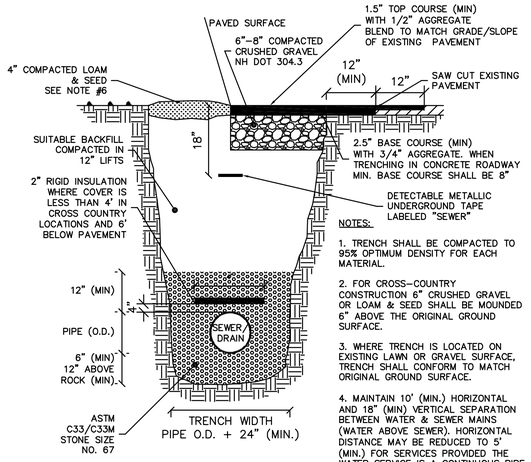
CNE
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CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	DATE	APP'D
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DATE: 9-18-2025
SCALE: N.T.S
DRAWN BY: WEJ
DESIGN BY: SJH
APPROVED BY:SJH
PROJECT NO:23149
FILE: XXX

COMCAST CABLE
MANAGEMENT, LLC
751 EAST INDUSTRIAL
PARK DRIVE
MANCHESTER, NH 03109

BROADBAND DIGITAL
EQUIPMENT CENTER
200 SIXTH STREET
DOVER, NEW HAMPSHIRE

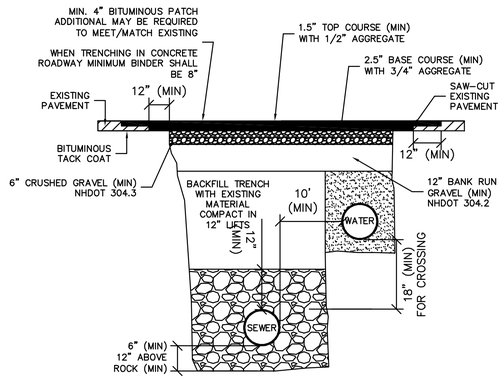


NOTES:

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

CITY OF DOVER D-3
SEWER TRENCH DETAIL

NOT TO SCALE

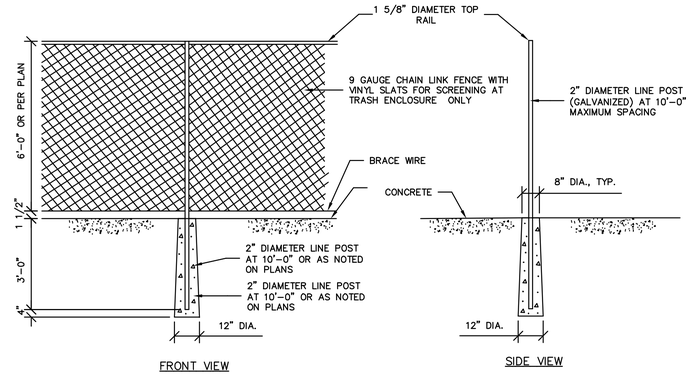


NOTES:

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

CITY OF DOVER
TYPICAL TRENCH DETAIL

NOT TO SCALE



FRONT VIEW SIDE VIEW

NOTES:
1. PROVIDE PRIVACY SLATS. SEE SITE PLAN FOR LOCATIONS.

CHAIN LINK FENCE DETAIL

NOT TO SCALE

TRELLEBORG PIPE SEALS

TRELLEBORG

Kor-N-Seal® I Stainless Steel Wedge Connector (WS Series)

Installation Instructions

CONNECTOR INSTALLATION

1. Check to be sure the Stainless Steel Waveband® is properly located in Connector groove.
2. Inspect the inside surface of the cored/formed hole. If there is porosity or wire-to-concrete separation, use patching or hydraulic cement to smooth the surface.
3. Insert Connector Assembly into hole with Wedge Expander at top of hole.
4. Position Connector so it is square to manhole both vertically and horizontally.
5. Tighten Wedge Expander using 1/2" socket wrench to 12 foot pounds.
6. Retorquing prior to shipment is recommended but not required.

Note if Vacuum Testing

Testing should be done prior to backfilling so that leaks can be easily located and repaired.

All lift holes need to be plugged with a nonshrinking mortar.

Plug all pipes entering the manhole, taking care to securely brace the pipes and plugs.

Patented Waveband technology "captures" the rubber between itself and the concrete, creating a more effective seal.



*Covered under US Patent No.: 5,738,359

PIPE INSTALLATION

1. Be sure sealing area of pipe is smooth and free of defects. Repair if needed.
2. Center pipe in Connector opening. (Pipe must not rest on Connector Korband)
3. Position the Pipe Clamp in the Connector's Pipe Clamp groove with the screw at the top.
4. Tighten the Pipe Clamp screw to 60 inch pounds with a T-handle Torque Wrench, P/N 80090

Note:

On minimum pipe O.D. installations, tension the rubber under the pipe clamp by lifting the rubber toward pipe clamp screw housing by hand. This will help prevent the rubber from wrinkling or folding over during tightening of hose clamp. Application of a very small amount pipe lube on the pipe clamp track will allow the pipe clamp to slide on the rubber and improve the performance of the hose clamp. Make sure to torque all screw locations on the pipe clamps.

Caution:

Do not use an impact wrench for installation.

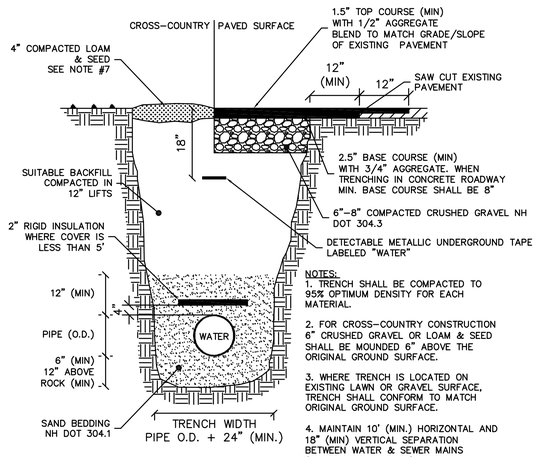
All pipe stubs must be restrained.

Adapters are required when using Corrugated Pipe. Refer to the Corrugated Pipe Adapter Data Sheet for more information.

Check calibration of torque limiters monthly

Torque limiters are available for connectors that can be used with cordless drills and hand or air ratchets.

Call 800-626-2180 for information.

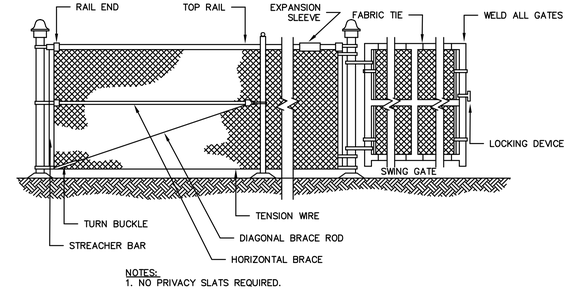


NOTES:

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

CITY OF DOVER D-4
WATER TRENCH DETAIL

NOT TO SCALE



NOTES:
1. NO PRIVACY SLATS REQUIRED.

CHAINLINK FENCE WITH GATE

NOT TO SCALE

PLANNING FILE NO.: SITE-2025-0015

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

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181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

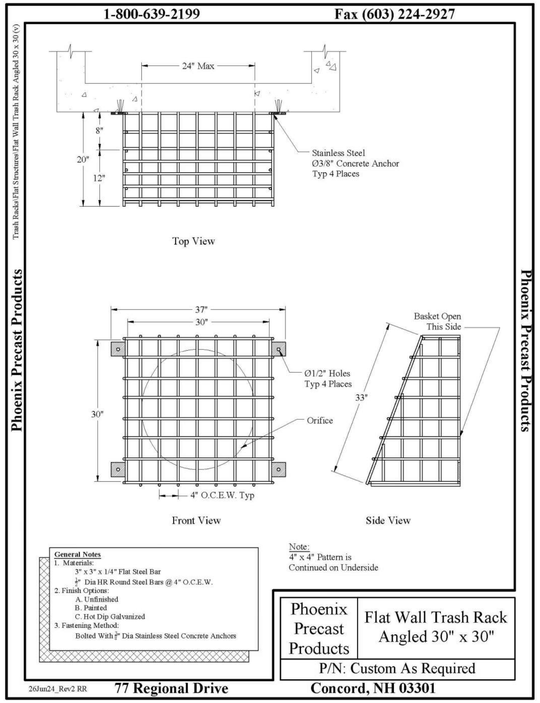
NO.	REVISION	DATE	APP'D
1	REVISION PER TRC COMMENTS	10-8-25	SJH

DATE: 9-18-2025
SCALE: N.T.S
DRAWN BY: WEJ
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APPROVED BY:SJH
PROJECT NO: 2349
FILE: SITE.dwg

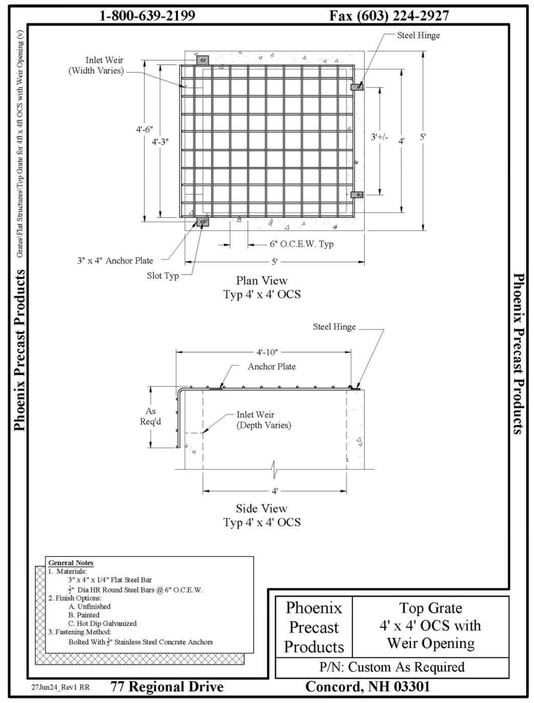
DETAIL SHEET

COMCAST CABLE MANAGEMENT, LLC
751 EAST INDUSTRIAL PARK DRIVE
MANCHESTER, NH 03109

BROADBAND DIGITAL EQUIPMENT CENTER
200 SIXTH STREET
DOVER, NEW HAMPSHIRE

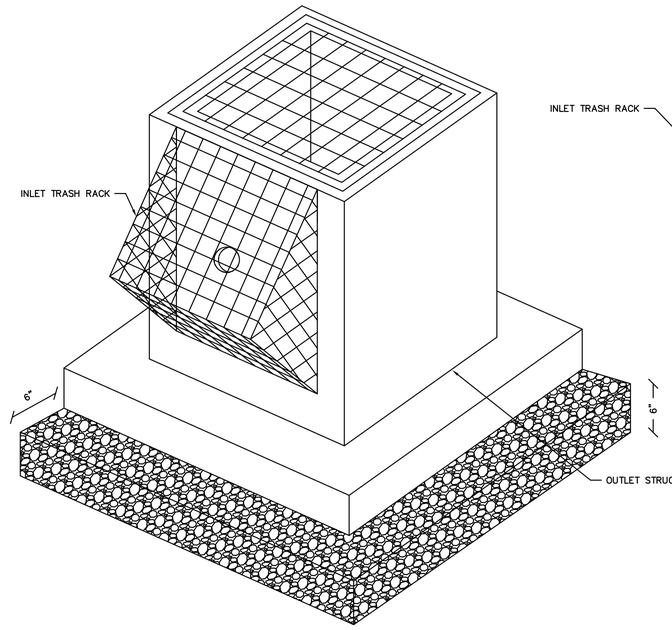


TYPICAL TRASH RACK
OR APPROVED EQUAL

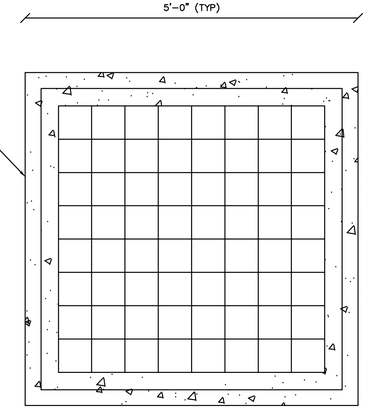


TYPICAL TRASH RACK
OR APPROVED EQUAL

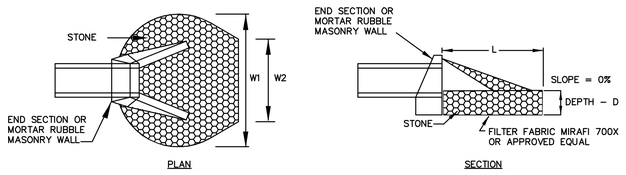
NOTE:
1. THE WRAP AROUND GRATE FOR THE "WEIR" OPENING IS NOT APPLICABLE.



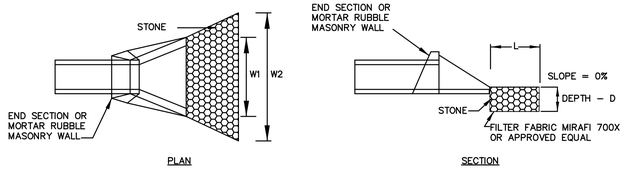
TYPICAL INLET TRASH RACKS
NOT TO SCALE



NOTE:
1. OUTLET STRUCTURES SHALL BE PRE CAST WITH A MINIMUM CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR EACH STRUCTURE FOR REVIEW BY THE TOWN.



STONE APRON OUTLET PROTECTION DETAIL
OUTLET TO DEFINED CHANNEL



STONE APRON OUTLET PROTECTION DETAIL
OUTLET TO FLAT AREA, NON DEFINED CHANNEL

OUTLET FROM	W1(ft)	W2(ft)	L(ft)	D (ft)	D50(IN)	CHANNEL TYPE
IB1	3	12	9	1	6	NON-DEFINED

MAINTENANCE

THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

STONE GRADATION

% OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE
100	1.5 TO 2.0 D50
85	1.3 TO 1.8 D50
50	1.0 TO 1.5 D50
15	0.3 TO 0.5 D50

CONSTRUCTION SPECIFICATIONS

1. THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIPRAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OR GRAVEL USED FOR FILTER OR RIPRAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIPRAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

RIP RAP OUTLET PROTECTION
NOT TO SCALE

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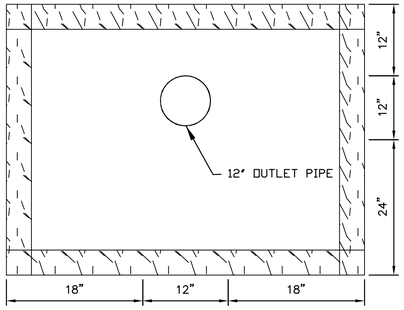
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DETAIL SHEET

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PARK DRIVE
MANCHESTER, NH 03109

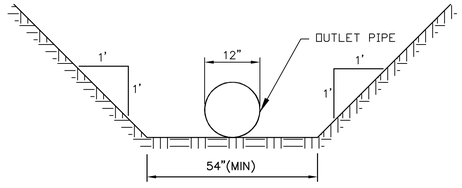
BROADBAND DIGITAL
EQUIPMENT CENTER
200 SIXTH STREET
DOVER, NEW HAMPSHIRE



IB1 OUTLET PIPE
ANTI-SEEP COLLAR DETAIL

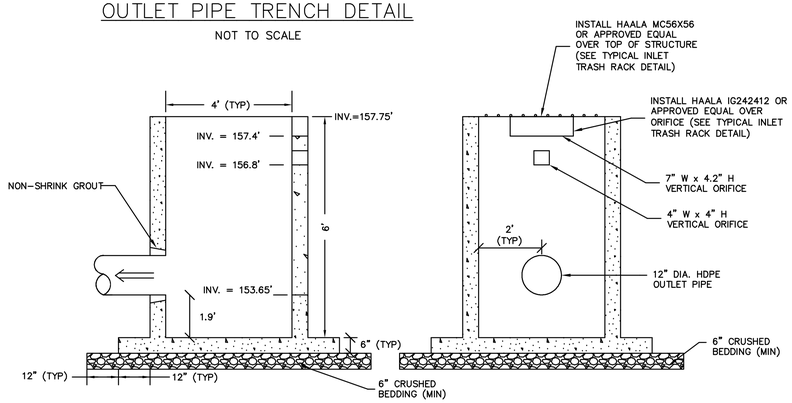
NOT TO SCALE

NOTES:
1. ANTI-SEEP COLLARS SHALL BE WATERPROOF AND HAVE A WATERPROOF CONNECTION TO THE PIPE.
2. ANTI-SEEP COLLARS TO BE AGRI DRAIN OR APPROVED EQUAL.



IB1 POND 1
OUTLET PIPE TRENCH DETAIL

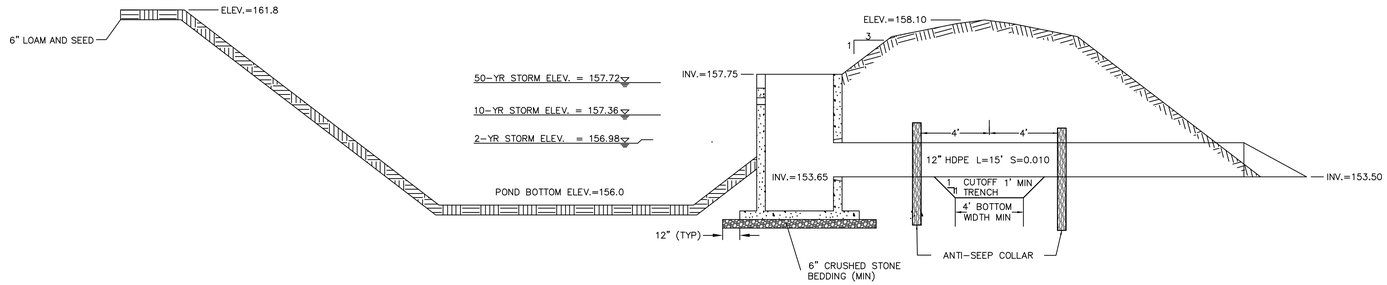
NOT TO SCALE



SECTION VIEW FRONT VIEW

NOTE:
1) ALL OUTLET STRUCTURES SHALL BE PRE CAST WITH A MINIMUM CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2) THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR EACH STRUCTURE FOR REVIEW BY THE TOWN.

IB1 OUTLET STRUCTURE DETAIL



DETENTION AREA EARTH EMBANKMENT:
1 SEE GRADING PLAN FOR BERM WIDTHS.
2 SIDE SLOPES – THREE HORIZONTAL TO ONE VERTICAL (3:1) OR UNLESS OTHERWISE NOTED.
3 FILL MATERIALS SHALL BE FREE OF DETRIMENTAL AMOUNTS OF SOD, ROOTS, FROZEN SOIL, STONES MORE THAN 6 INCHES IN DIAMETER (EXCEPT FOR ROCK FILLS), AND OTHER OBJECTIONABLE MATERIAL.
4 FILL MATERIALS SHALL BE A MIXTURE OF STONES (NOT EXCEEDING 6" IN DIAMETER) AND A FINE SANDY SILT MATERIAL.
5 THE SOIL USED FOR THE SEDIMENT FOREBAY BERM SHALL HAVE A MINIMUM PERCOLATION RATE OF 10 MINUTES AN INCH.
6 SELECTED BACKFILL MATERIAL SHALL BE PLACED AROUND STRUCTURES, PIPE CONDUITS, AND ANTISEEP COLLARS AT ABOUT THE SAME RATE ON ALL SIDES TO PREVENT DAMAGE FROM UNEQUAL LOADING.

DETENTION AREA BERM BASE PREPARATION:
1 THE BASE AREA SHALL BE CLEARED OF TREES, LOGS, STUMPS, ROOTS, BRUSH, BOULDERS, SOD, AND RUBBISH. IF NEEDED TO ESTABLISH VEGETATION, THE TOPSOIL AND SOD SHALL BE STOCKPILED AND SPREAD ON THE COMPLETED BERM. THE BASE AREA SHALL BE THOROUGHLY SCARIFIED BEFORE PLACEMENT OF MATERIAL.
2 REMOVE ALL SOFT ORGANIC MATTER, PEAT, DEBRIS AND FOREIGN MATERIAL TO A DEPTH AS NEEDED (1' MIN) TO REACH AN UNYIELDING BASE OF VIRGIN SOIL.

EXECUTION:
1 FILL MATERIALS SHALL BE PLACED IN HORIZONTAL 12" (MAX.) LIFTS TO FULL WIDTHS AS SHOWN ON THE DESIGN PLAN.
2 FILL MATERIALS SHALL BE FRESHLY PLACED PRIOR TO COMPACTION.
3 ALL FILLS SHALL BE COMPACTED BY MECHANICAL VIBRATORY COMPACTION TO 95% PROCTOR DENSITY.
4 FILL SHALL BE CONSTRUCTED IN CONTINUOUS HORIZONTAL LAYERS EXCEPT WHERE OPENINGS OR SECTIONALIZED FILLS ARE REQUIRED. IN THOSE CASES, THE SLOPE OF THE BONDING SURFACES BETWEEN THE EMBANKMENT IN PLACE AND THE EMBANKMENT TO BE PLACED SHALL NOT BE STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL. PLACE THE MORE IMPERVIOUS SOIL (HIGHER PERCENTAGE PASSING THE #200 SIEVE) IN THE UPSTREAM TWO-THIRDS (2/3) OF THE BERM. THE MORE GRANULAR SOIL MATERIAL SHOULD BE PLACED IN THE REMAINING DOWNSTREAM ONE-THIRD PORTION OF THE BERM.
5 INSTALL ANTI-SEEP COLLARS CONCURRENTLY WITH FILL MATERIAL PLACEMENT.
6 INSTALL CUT-OFF TRENCH CONCURRENTLY WITH FILL MATERIAL PLACEMENT. THE CUT OFF TRENCH SHALL BE LOCATED AT OR SLIGHTLY UPSTREAM OF THE CENTER LINE OF THE BERM. IT SHALL EXTEND UP THE ABUTMENTS AS REQUIRED AND BE DEEP ENOUGH TO EXTEND INTO A RELATIVELY IMPERVIOUS LAYER.
7 THE CUTOFF TRENCH SHALL HAVE A BOTTOM WIDTH ADEQUATE TO ACCOMMODATE THE EQUIPMENT USED FOR EXCAVATION, BACKFILL AND COMPACTION OPERATIONS. CUTOFF TRENCH TO BE EXCAVATED AND BACKFILLED PRIOR TO PLACING PIPE.
8 CUTOFF TRENCH SIDE SLOPES SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO ONE VERTICAL.

INFILTRATION BASIN 1 (IB1)

NOT TO SCALE

MOISTURE CONTROL
THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE ADEQUATE FOR OBTAINING THE REQUIRED COMPACTION. MATERIAL THAT IS TOO WET SHALL BE DRIED TO MEET THIS REQUIREMENT, AND MATERIAL THAT IS TOO DRY SHALL HAVE WATER ADDED AND MIXED UNTIL THE REQUIREMENT IS MET.

COMPACTION
FILL ADJACENT TO STRUCTURES, PIPE CONDUITS, AND ANTI-SEEP COLLARS SHALL BE COMPACTED TO A DENSITY EQUIVALENT TO THAT OF THE SURROUNDING FILL BY MEANS OF HAND TAMPING OR MANUALLY DIRECTED POWER TAMPER OR PLATE VIBRATORS.

MAINTENANCE:
MAINTENANCE IS NECESSARY TO ENSURE THAT THE WET POND WILL CONTINUE TO FUNCTION AS ORIGINALLY DESIGNED. THE "HOMEOWNERS ASSOCIATION" IS RESPONSIBLE FOR MAINTAINING THE STRUCTURES AND THE BASIN AREA.

1 EMBANKMENT – THE EMBANKMENT SHOULD BE INSPECTED ANNUALLY TO DETERMINE IF RODENT BURROWS, WET AREAS, OR EROSION OF THE FILL IS TAKING PLACE. IF SUCH ISSUES ARE NOTED THEY SHALL BE RECTIFIED AS SOON AS PRACTICAL.
2 VEGETATION – THE VEGETATED AREAS OF THE BERM SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH. LIME AND FERTILIZER SHOULD BE APPLIED AS NECESSARY AS DETERMINED BY SOIL TESTS. TREES SHOULD BE KEPT OFF THE BERM AREA.
3 INLETS AND OUTLETS – SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. ACCUMULATED DEBRIS AND SEDIMENT SHOULD BE REMOVED.
4 SEDIMENT – SEDIMENT SHOULD BE CONTINUALLY CHECKED IN THE BASIN. WHEN SEDIMENT ACCUMULATIONS REACH THE STRUCTURE INLET ELEVATION. THEN THE SEDIMENT SHOULD BE REMOVED AND PROPERLY DISPOSED OF.

PLANNING FILE NO.: SITE-2025-0015

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

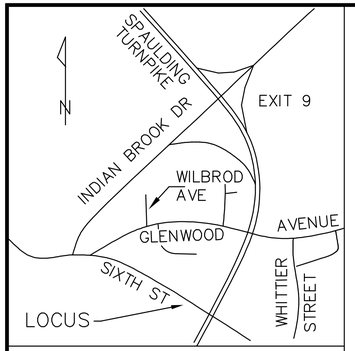
NO.	REVISION	DATE	APP'D
1	REVISION PER TRC COMMENTS	10-8-25	SJH

DATE: 9-18-2025
SCALE: N.T.S
DRAWN BY: MEJ
DESIGN BY: SJH
APPROVED BY:SJH
PROJECT NO:23149
FILE: SITE.dwg

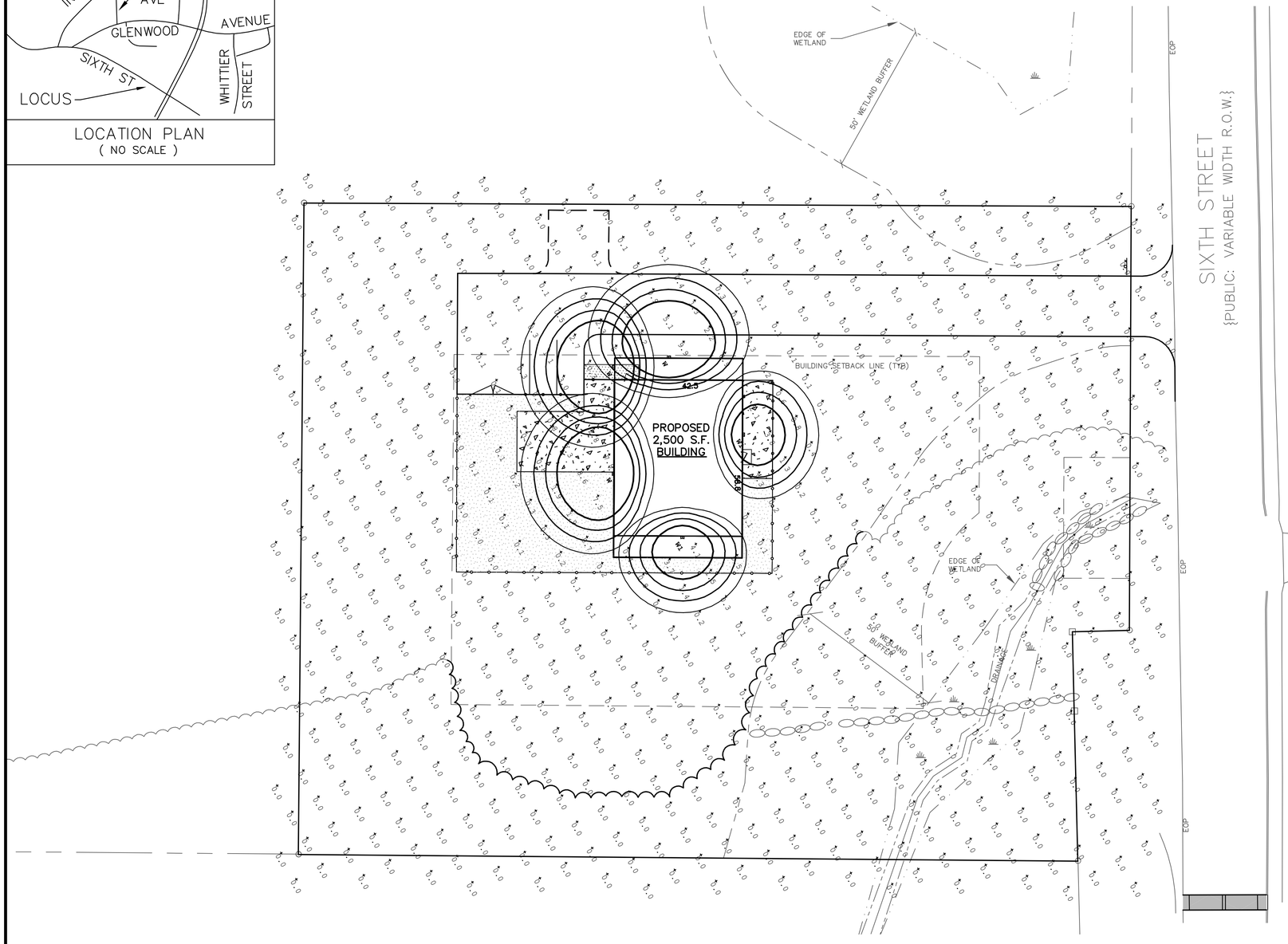
DETAIL SHEET

COMCAST CABLE MANAGEMENT, LLC
761 EAST INDUSTRIAL PARK DRIVE
MANCHESTER, NH 03109

BROADBAND DIGITAL EQUIPMENT CENTER
200 SIXTH STREET
DOVER, NEW HAMPSHIRE



LOCATION PLAN
(NO SCALE)



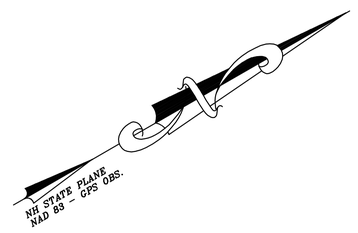
Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	Tag	[MANUFAC]
	3	W	Single	XWS-LED-5L-MTPD-UNV-DIM-30-80CRI-IMSBT1L-CXX	WALL MOUNTED 12' AFG	LSI INDUSTRIES, INC.
	2	W1	Single	XWS-LED-2L-MTPD-UNV-30-80CRI-IMSBT1L-CXX	WALL MOUNTED 12' AFG	LSI INDUSTRIES, INC.

PARKING SPACES

Illuminance (Fc)
Average = 1.37
Maximum = 2.7
Minimum = 0.3
Avg/Min Ratio = 4.57
Max/Min Ratio = 9.00

EXPOSURE
LIGHTING — CONTROLS — ELECTRICAL

PHOTOMETRIC PLAN PREPARED BY
KEN SWEENEY
KSWEENEY@EXPOSURE2LIGHTING. COM
FOR PRICING PLEASE CONTRACT OUR OFFICE IN
NEW HAMPSHIRE
603-601-8080
WWW.EXPOSURE2LIGHTING.COM



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)

PLANNING FILE NO.: SITE-2025-0015

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

NO.	REVISION	DATE	APP'D
1	REVISION PER TRC COMMENTS	10-8-25	SJH

DATE: 9-18-2025
SCALE: 1"=20'
DRAWN BY: WEJ
DESIGN BY: SJH
APPROVED BY:SJH
PROJECT NO:23149
FILE: SITE.dwg

LIGHTING PLAN

COMCAST CABLE
MANAGEMENT, LLC
751 EAST INDUSTRIAL
PARK DRIVE
MANCHESTER, NH 03109

BROADBAND DIGITAL
EQUIPMENT CENTER
200 SIXTH STREET
DOVER, NEW HAMPSHIRE

Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Mirada Small Wall Sconce Visual Comfort (XWS VC)

Outdoor LED Wall Light

IP65



OVERVIEW	
Lumen Package (lm)	1,000 - 6,000
Wattage Range (W)	10 - 52
Efficacy Range (LPW)	119 - 163
Weight lbs (kg)	8 (3.6)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Extended housing available with 1/2" threaded hubs for surface conduit and rated wire.
- Standard luminaire shipping weight: 10 lbs in carton.
- Max luminaire shipping weight (with back housing): 20 lbs in carton.

Optical System

- Choice of acrylic lens or high impact resistant polycarbonate lens
- The lens is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire
- Reflector system with recessed light engine reduces glare and brightness.
- Forward Throw Wide and Medium distributions available.
- Optional diffused lens for reduced LED pixilation over the lens and maximum visual comfort.
- Zero uplight.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377.
- Minimum CRI of 80

Electrical

- High-performance driver features over-voltage under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion (THD): <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance. Driver complies with FCC standards. Accessible driver and electrical components.
- Optional Dual Drivers/Circuit/Power Feeds.
- Optional battery backup provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. Standard battery rated for 0° to 50° with cold weather battery rated for -20°C to 50°. 120-277V Only.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

- Universal wall mounting plate mounts directly to vertical surface or 4" junction box (octagonal or square).
- Luminaire hinges to the top of the mounting plate and is secured via two flush mount screws that help to conceal the hardware and prevent over tightening during installation.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 2700K or 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP65 rated luminaire per IEC 60598-1.
- IK10 rated luminaire per IEC 62262 mechanical impact code with clear polycarbonate lens (MTP).
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product are DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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PLANNING FILE NO.: SITE-2025-0015

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

NO.	REVISION	APP'D	DATE
1	REVISION PER TRC COMMENTS	SJH	10-8-25

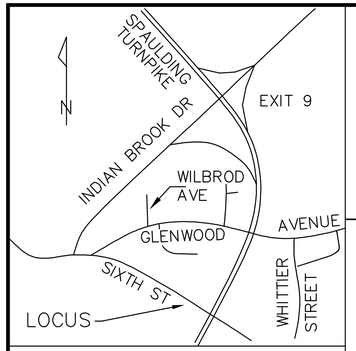
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SCALE: N.T.S
DRAWN BY: WEJ
DESIGN BY: SJH
APPROVED BY:SJH
PROJECT NO: 23149
FILE: SITE.dwg

LIGHTING DETAILS

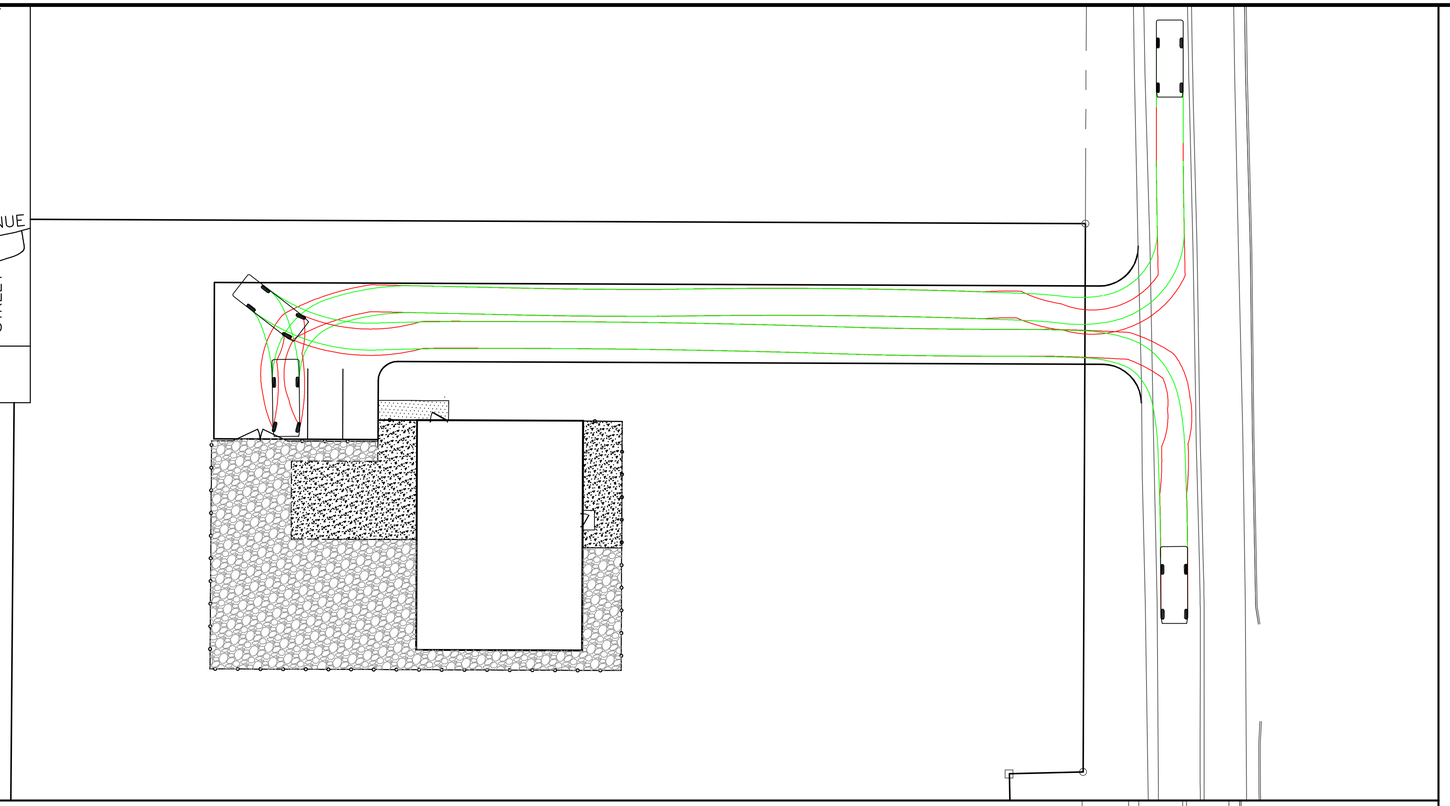
BROADBAND DIGITAL EQUIPMENT CENTER
200 SIXTH STREET
DOVER, NEW HAMPSHIRE

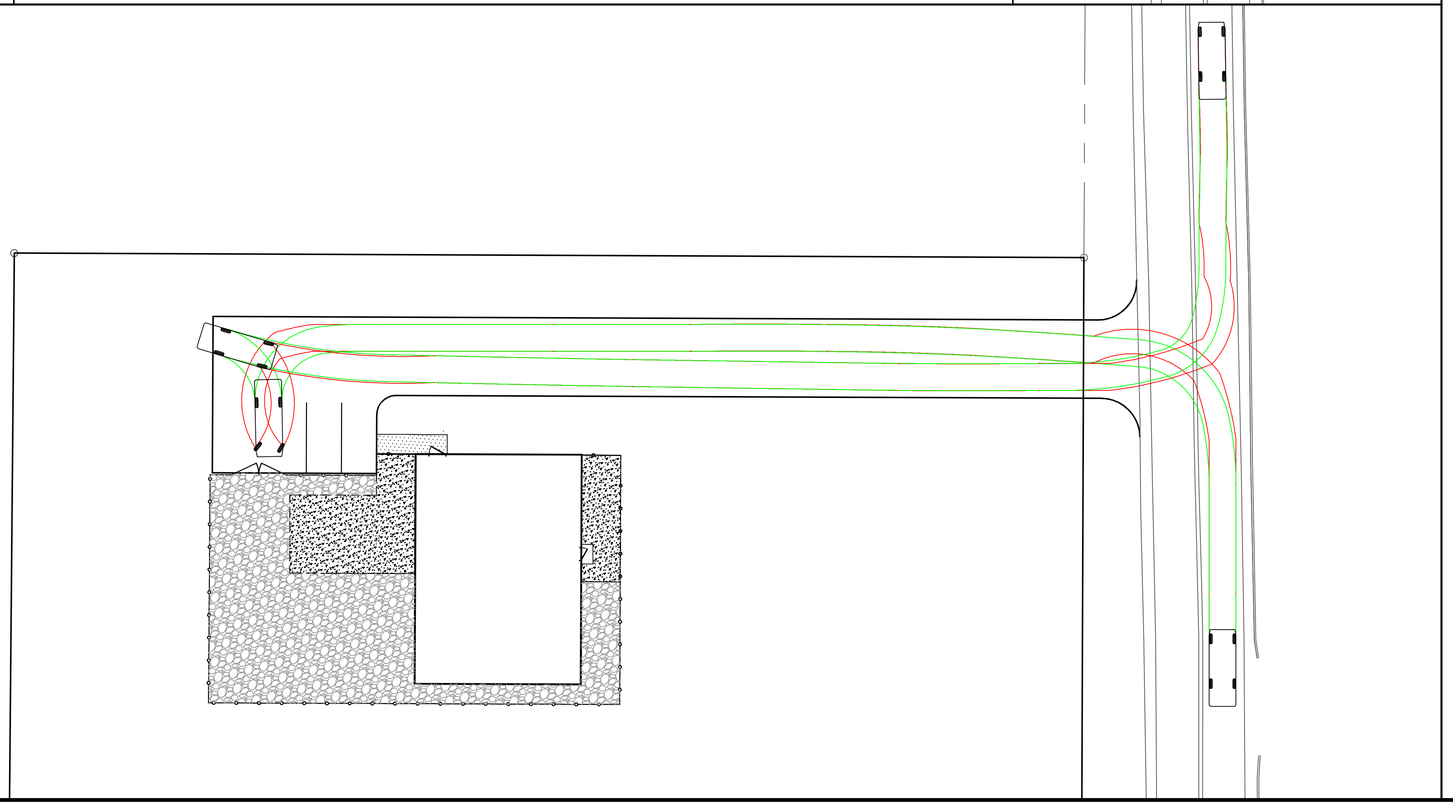
COMCAST CABLE MANAGEMENT, LLC
751 EAST INDUSTRIAL PARK DRIVE
MANCHESTER, NH 03109

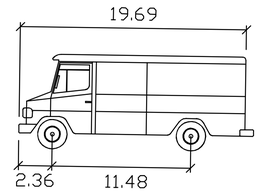
17



LOCATION PLAN
(NO SCALE)

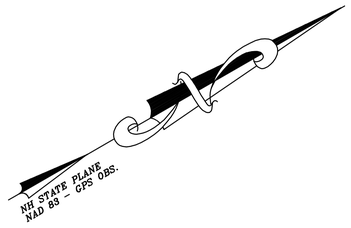






CNE delivery van

	feet
Width	: 6.89
Track	: 6.89
Lock to Lock Time	: 6.0
Steering Angle	: 46.2



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

PLANNING FILE NO.: SITE-2025-0015

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

NO.	REVISION	DATE	APP'D
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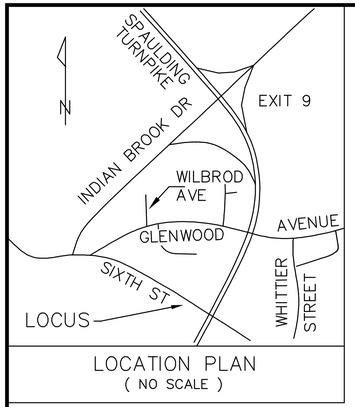
PROJECT NO: 2349
FILE: SITE.dwg
DESIGN BY: SJH
DRAWN BY: WEJ
SCALE: 1"=20'
DATE: 9-18-2025
APPROVED BY: SJH

DELIVERY TRUCK MOVEMENT PLAN

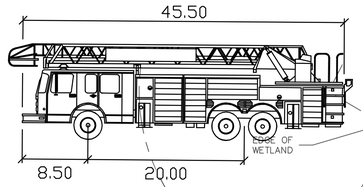
COMCAST CABLE
MANAGEMENT, LLC
751 EAST INDUSTRIAL
PARK DRIVE
MANCHESTER, NH 03109

BROADBAND DIGITAL
EQUIPMENT CENTER
200 SIXTH STREET
DOVER, NEW HAMPSHIRE

18

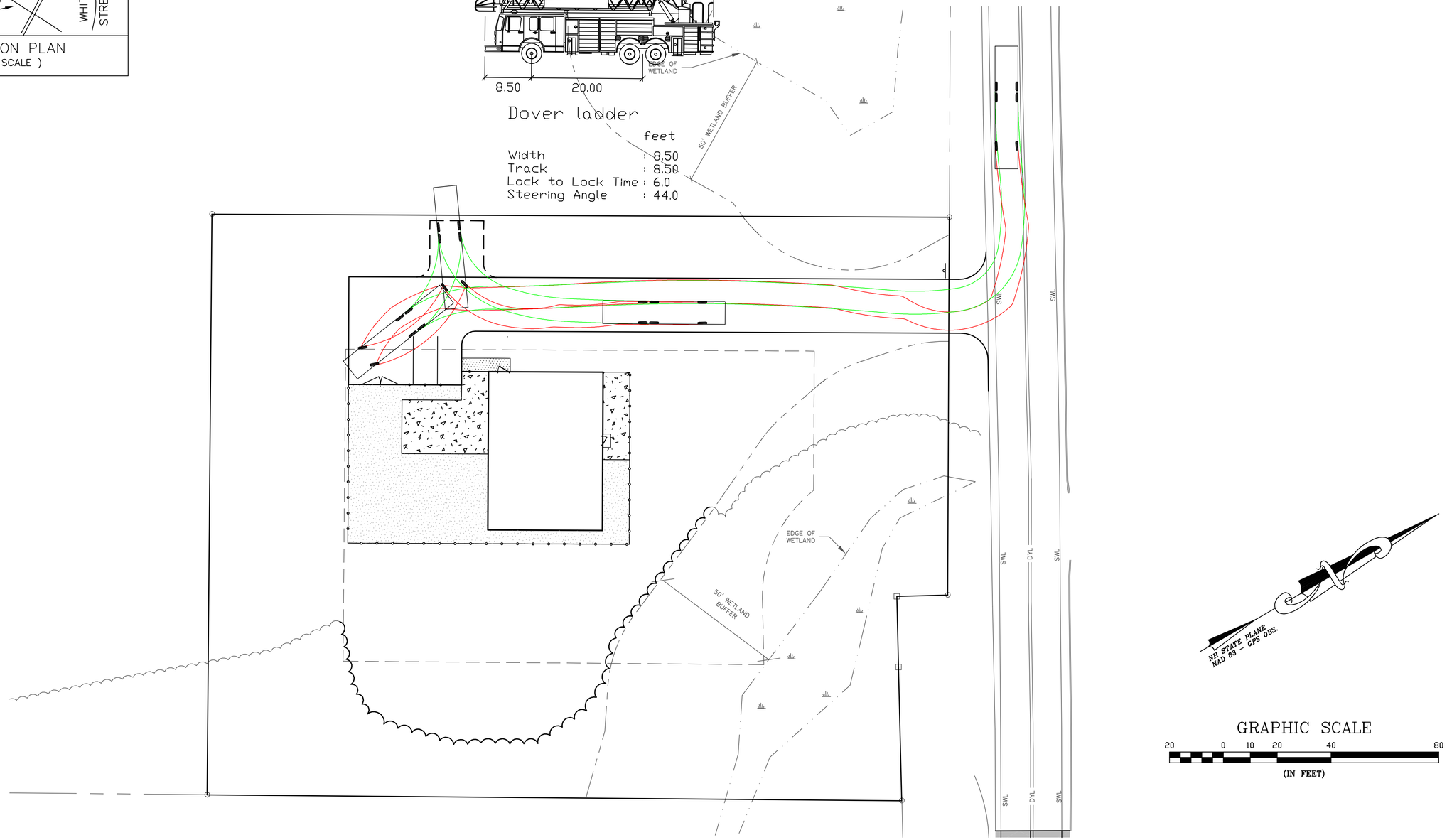


LOCATION PLAN
(NO SCALE)



Dover ladder

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 44.0



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

PLANNING FILE NO.: SITE-2025-0015

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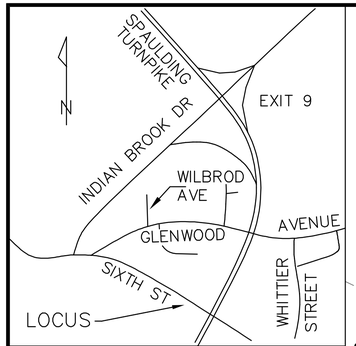
NO.	REVISION	APP'D	DATE
1	REVISION PER TRC COMMENTS	SJH	10-8-25

DATE: 9-18-2025
SCALE: 1"=20'
DRAWN BY: WEJ
DESIGN BY: SJH
APPROVED BY:SJH
PROJECT NO:23149
FILE: SITE.dwg

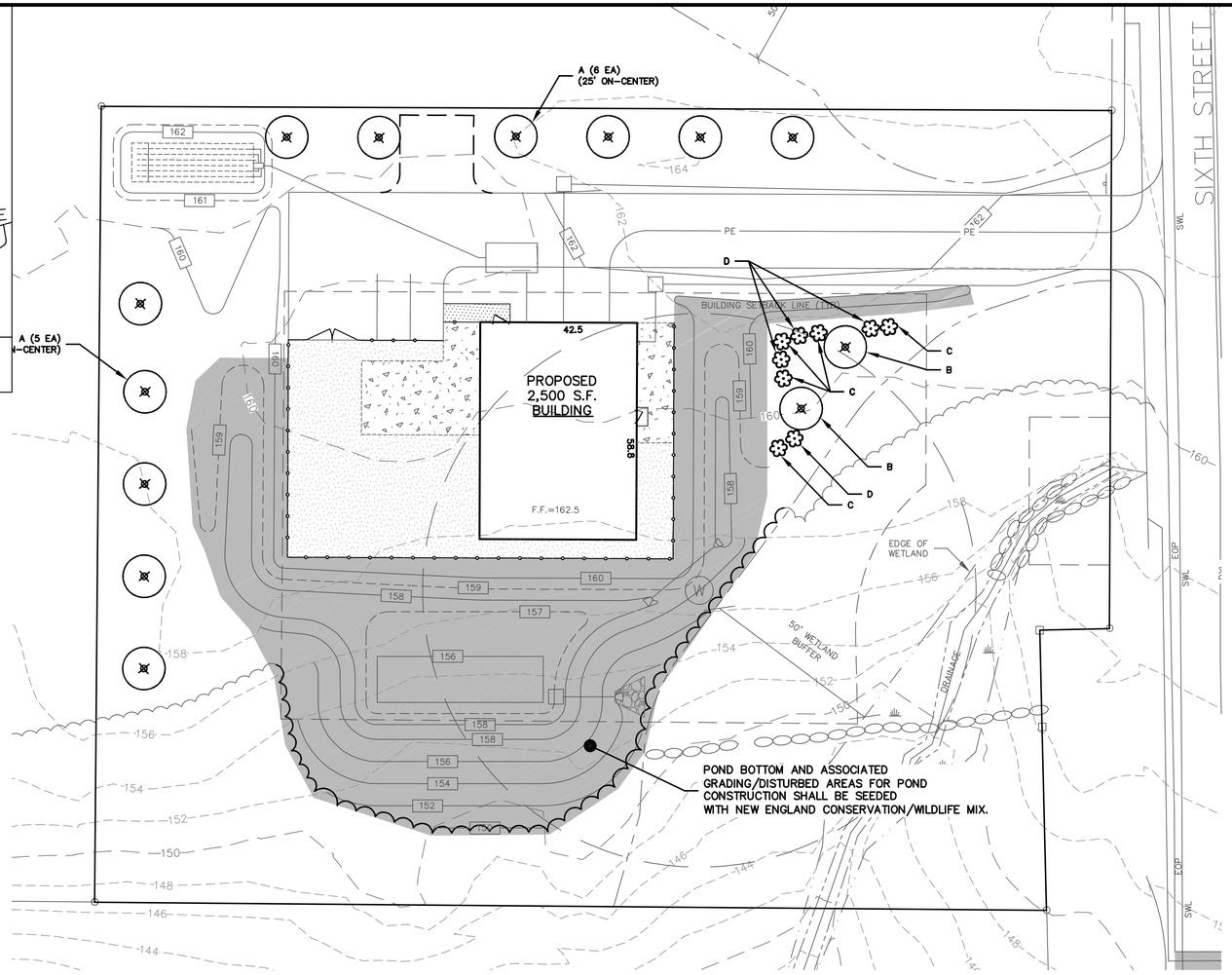
DOVER LADDER TRUCK MOVEMENT PLAN

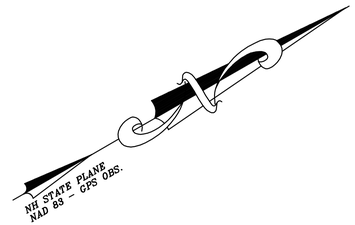
BROADBAND DIGITAL
EQUIPMENT CENTER
200 SIXTH STREET
DOVER, NEW HAMPSHIRE

COMCAST CABLE
MANAGEMENT, LLC
751 EAST INDUSTRIAL
PARK DRIVE
MANCHESTER, NH 03109



LOCATION PLAN
(NO SCALE)





NOTES:
1. THE SITE SHALL RECEIVE 6" LOAM & SEED ON ALL DISTURBED AREAS UNLESS NOTED.

PANTING NOTES:
1. ALONG PERIMETER OF PARKING LOT TREES SHALL BE PLANTED AT 35 FEET ON CENTER WITHIN THE BUFFER AREA REQUIRED BY §153–17C.
   - A. TREES MUST BE TOLERANT TO CLIMATIC WEATHER CONDITIONS OF DOVER AND SHALL BE A MINIMUM CALIPER OF 2.5–3 INCHES (MEASURED AT FOUR FEET ABOVE GRADE LEVEL)
   - B. TREES SHALL CONSIST OF DECIDUOUS AND/OR EVERGREEN SHADE TREES.
   - C. TREES SHALL BE SALT– AND DROUGHT–TOLERANT, NATIVE OR NONINVASIVE SPECIES, AND HAVE A STRUCTURE AND GROWTH FROM WHICH PREVENTS THEM FROM OBSTRUCTING SIDEWALKS AND WALKWAYS. FLOOD–TOLERANT PLANTS SHALL BE USED IN DRAINAGE SWALES.
2. SHRUBS SHALL BE PLANTED BETWEEN THE TREES AT FIVE FEET ON CENTER.
   - A. SHRUBS SHALL BE A MIX OF DECIDUOUS AND EVERGREEN SPECIES TOLERANT TO CLIMATIC CONDITIONS OF DOVER.
   - B. SHRUBS SHALL HAVE A MINIMUM HEIGHT OF TWO FEET AT TIME OF PLANTING.
3. TREES PLANTED ALONG STREET SHALL USE THE 10–20–30 RULE (NO MORE THAN 10% OF TREES SHALL BE OF SAME SPECIES, NO MORE THAN 20% OF TREES IN THE SAME GENUS, AND NO MORE THAN 30% IN THE SAME FAMILY).

PLANT LIST

QTY	LETTER	NAME
11	A	ULMUS AMERICANA 'PRINCETON'; AMERICAN ELM
2	B	MALUS 'DONALD WYMAN'; CRABAPPLE
5	C	VIBURNUM DENTATUM 'BLUE MUFFIC'; BLUE MUFFIN VIBURNUM
4	D	SAM – SALVIA 'MARCUS'; MARCUS SALVIA

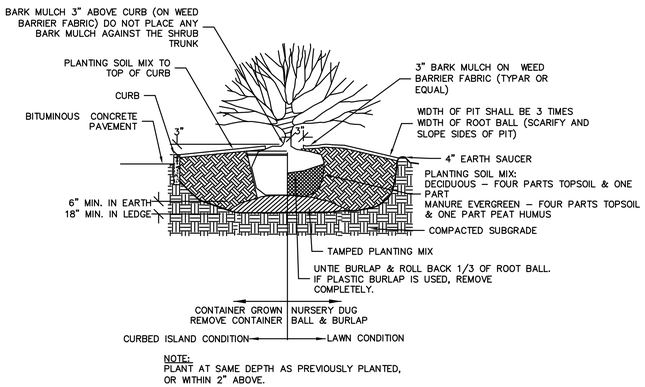
NEW ENGLAND WETLAND PLANTS, INC
14 Pearl Lane South Hadley, MA 01075
PHONE: 413-548-8000 FAX 413-549-4000
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Conservation/Wildlife Mix

Botanical Name	Common Name	Indicator
Elymus virginicus	Virginia Wild Rye	FACW-
Schizachyrium scoparium	Little Bluestem	FACU
Andropogon gerardii	Big Bluestem	FAC
Festuca rubra	Red Fescue	FACU
Sorghastrum nutans	Indian Grass	UPL
Panicum virgatum	Switch Grass	FAC
Chamaecrista fasciculata	Partridge Pea	FACU
Desmodium canadense	Showy Tick Trefoil	FAC
Asclepias tuberosa	Butterfly Milkweed	NI
Bidens frondosa	Beggar Ticks	FACW
Eupatorium purpureum (Eutrochium maculatum)	Purple Joe Pye Weed	FAC
Rudbeckia hirta	Black Eyed Susan	FACU-
Aster pilosus (Symphyotrichum pilosum)	Heath (or Hairy) Aster	UPL
Solidago juncea	Early Goldenrod	

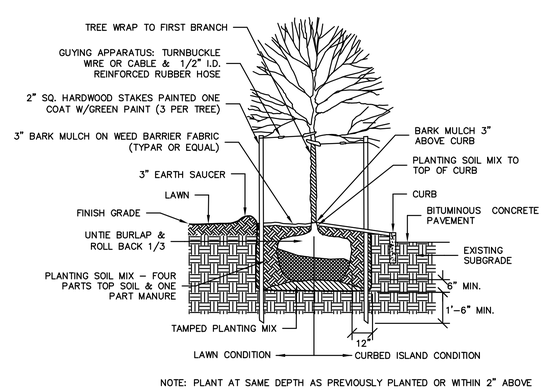
APPLY: 25 LBS/ACRE :1750 sq ft/lb

The New England Conservation/Wildlife Mix provides a permanent cover of grasses, wildflowers, and legumes
For both good erosion control and wildlife habitat value. The mix is designed to be a no maintenance seeding, and is appropriate for cut and fill slopes, detention basin side slopes, and disturbed areas adjacent to commercial and residential projects.
New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is $/bulk pound, FOB warehouse, Plus SH and applicable taxes.



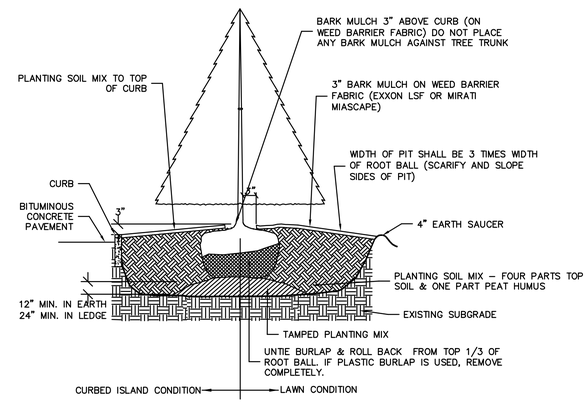
NOTE:
PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED, OR WITHIN 2" ABOVE.

SHRUB PLANTING
NOT TO SCALE



NOTE: PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED OR WITHIN 2" ABOVE

DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



NOTE:
PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED, OR WITHIN 2" ABOVE.

EVERGREEN TREE PLANTING
NOT TO SCALE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: SITE–2025–0015

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

NO.	REVISION	DATE	APP'D
1	REVISION PER TRC COMMENTS	10–8–25	SJH

DATE: 9–18–2025
SCALE: 1"=20'
DRAWN BY: WEJ
DESIGN BY: SJH
APPROVED BY:SJH
PROJECT NO: 23149
FILE: SITE.dwg

LANDSCAPE PLAN

COMCAST CABLE
MANAGEMENT, LLC
751 EAST INDUSTRIAL
PARK DRIVE
MANCHESTER, NH 03109

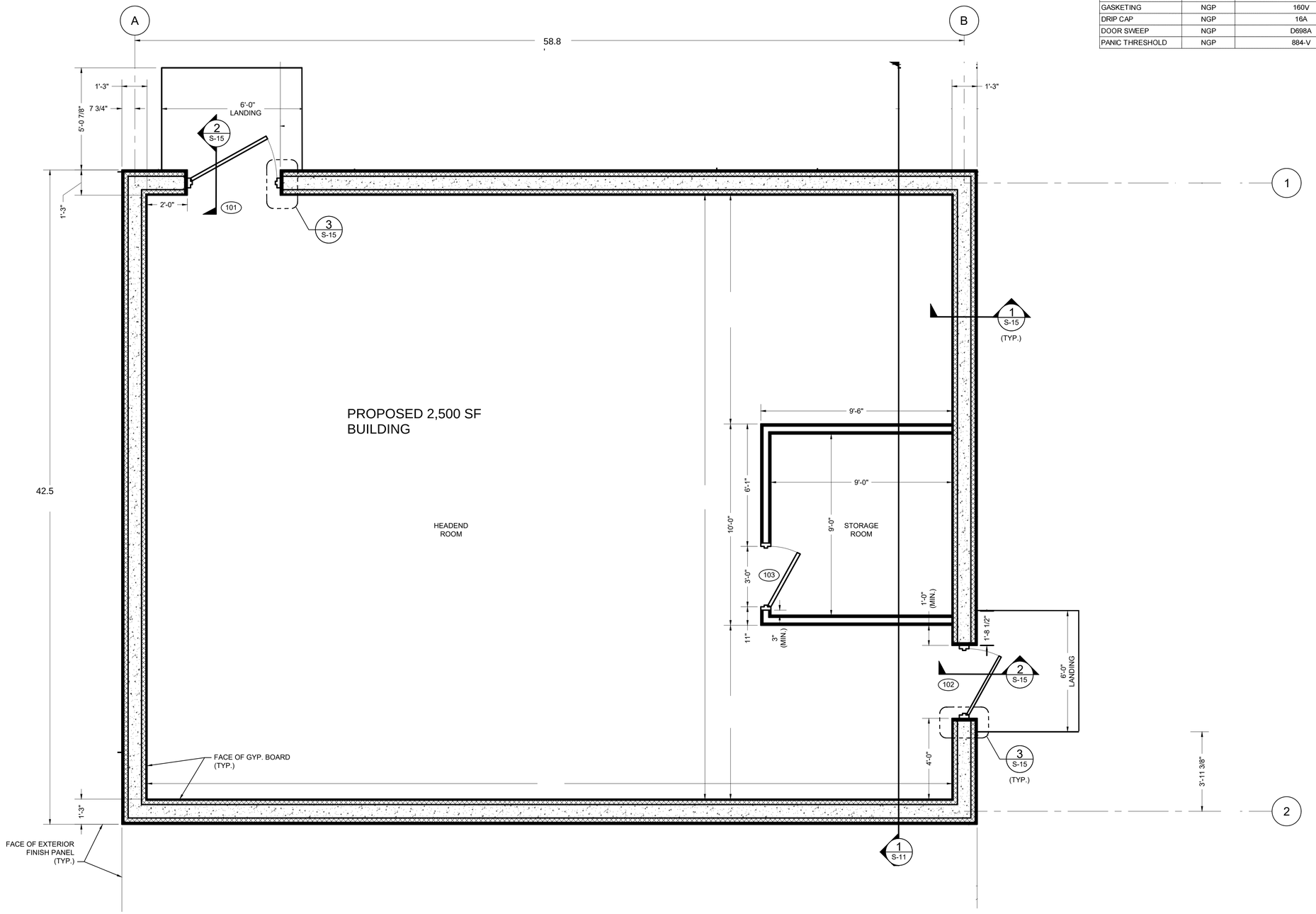
BROADBAND DIGITAL
EQUIPMENT CENTER
200 SIXTH STREET
DOVER, NEW HAMPSHIRE

L–1

ROOM FINISH SCHEDULE								
ROOM NAME	FLOOR	WALLS					CEILING	
		BASE	NORTH	EAST	SOUTH	WEST	FINISH	HEIGHT
HEADEND & STORAGE ROOM	VCT	4" VINYL	5/8" CLASS A FIRE RETARDANT PLYWOOD SHEATHING, PRIME COAT, 1 HOUR PROTECTION OF INTUMESCENT PAINT, & NFR PANEL WHITE				EXPOSED CONCRETE PLANK/PAINTED	13'-0"

DOOR SCHEDULE									
MARK	DOORS					FRAMES		HARDWARE SET	DOOR PURPOSE
	SIZE	MATERIAL	GLASS	TYPE	FIRE RATING	MATERIAL	TYPE		
101	4'-0" X 8'-0" X 1 3/4"	H.M.	N/A	D1	1.5 HOUR	H.M.	F1	A	PRIMARY ENTRANCE
102	3'-0" X 7'-0" X 1 3/4"	H.M.	N/A	D1	1.5 HOUR	H.M.	F1	A	SECONDARY ENTRANCE
103	3'-0" X 7'-0" X 1 3/4"	H.M.	N/A	D1	1.5 HOUR	H.M.	F1	A	STORAGE

DOOR HARDWARE - SET A		
ITEM	MFR.	MODEL / PART NO.
HINGES (4)	IVES	112HD-313AN-95-EPT
EXIT DEVICE	VON DUPRIN	XP-99-NL-F- -628-4'-990NL-RV/628-S
RIM CYLINDER	SCHLAGE	20-022 (626)
CLOSER	LCN	4040XP
GASKETING	NGP	160V
DRIP CAP	NGP	16A
DOOR SWEEP	NGP	D698A
PANIC THRESHOLD	NGP	884-V



PROPOSED FLOOR PLAN

SCALE: 3/8" = 1'-0"

NORTH

NOTE:
1. ALL ITEMS ARE PROPOSED UNLESS NOTED OTHERWISE.
2. PROJECT SPECIFIC BUILDING ELEVATIONS BY CIVILWORKS NEW ENGLAND.

COMCAST

OWNER
COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY CO.

REV	DATE	DESCRIPTION	BY

PROJECT NAME
BDEC-03/23
BROADBAND DIGITAL EQUIPMENT CENTER

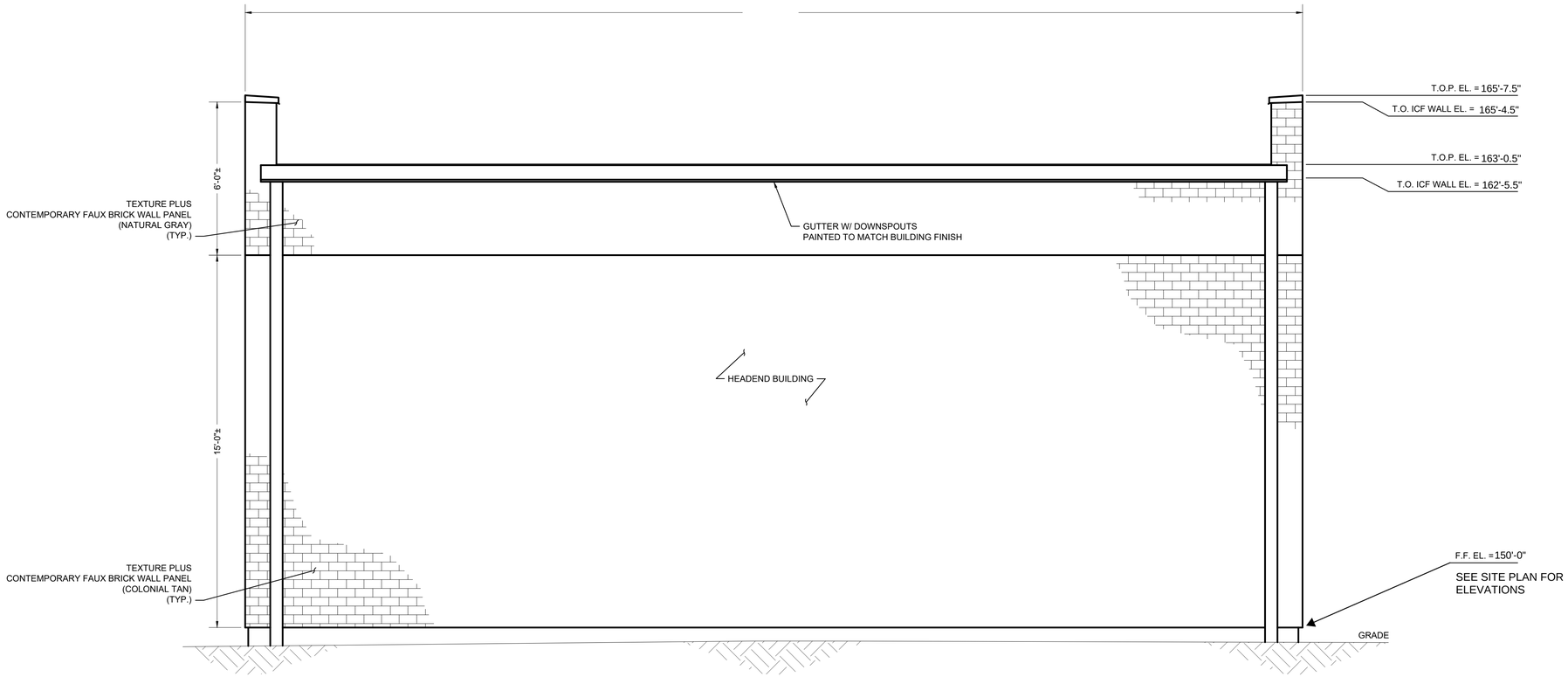
SITE NAME
COMCAST - DOVER

DATE
SEPTEMBER 17, 2025

SITE ADDRESS
200 SIXTH STREET
DOVER NH

SHEET NAME
PROPOSED FLOOR PLAN & SCHEDULE

SHEET NUMBER
S-1



1 SOUTH ELEVATION

(LOOKING NORTH)

1 0 1 2 3 4 5 6 7

SCALE: 3/8" = 1'-0"

NOTE:
1. ALL ITEMS ARE PROPOSED UNLESS NOTED OTHERWISE.
2. PROJ. SPECIFIC BUILDING ELEV'S BY CIVILWORKS NEW ENGLAND.

COMCAST

OWNER
COMCAST CABLE
COMMUNICATIONS
MANAGEMENT, LLC,
A DELAWARE LIMITED LIABILITY CO.

REV	DATE	DESCRIPTION	BY

PROJECT NAME
BDEC-03/23
BROADBAND DIGITAL
EQUIPMENT CENTER

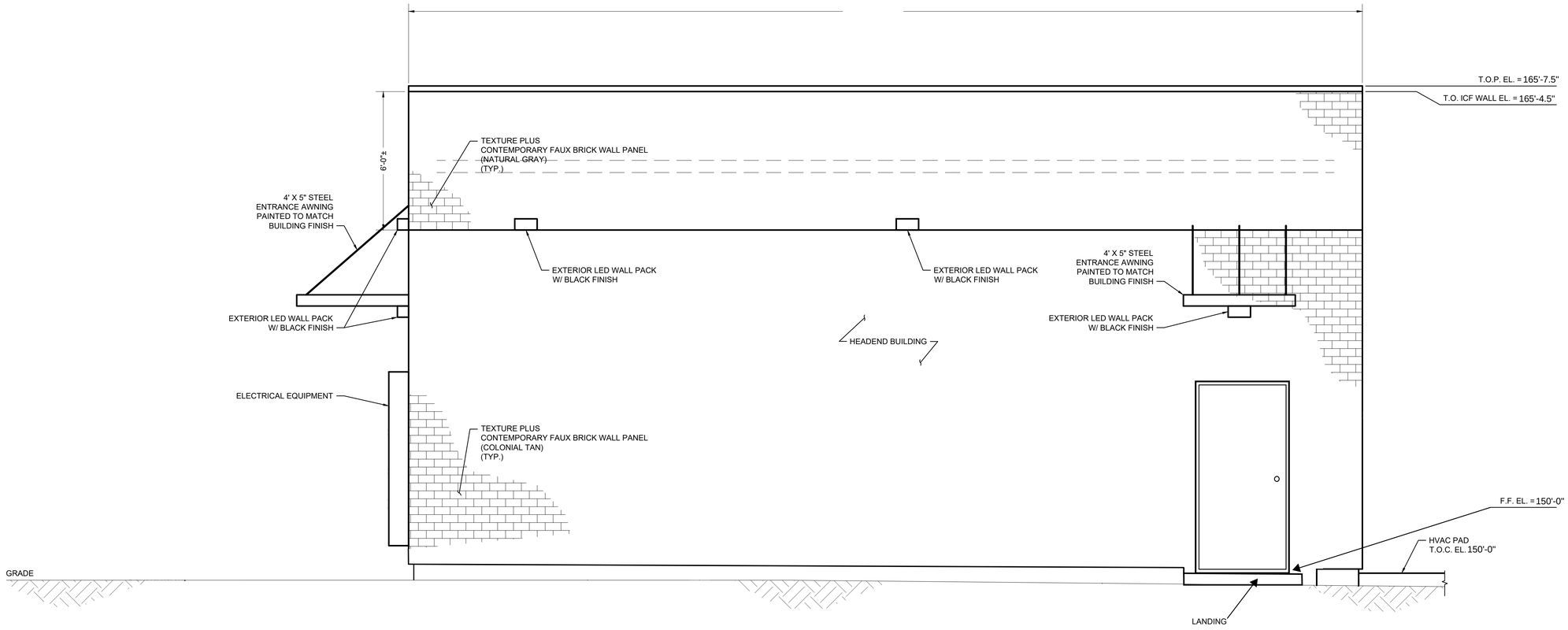
SITE NAME

DATE

SITE ADDRESS

SHEET NAME
SOUTH ELEVATION

SHEET NUMBER
S-2



2 NORTH ELEVATION

(LOOKING SOUTH)

1 0 1 2 3 4 5 6 7

SCALE: 3/8" = 1'-0"

NOTE:
1. ALL ITEMS ARE PROPOSED UNLESS NOTED OTHERWISE.
2. PROJ. SPECIFIC BUILDING ELEV'S BY CIVILWORKS NEW ENGLAND.

COMCAST

OWNER
COMCAST CABLE
COMMUNICATIONS
MANAGEMENT, LLC,
A DELAWARE LIMITED LIABILITY CO.

REV	DATE	DESCRIPTION	BY

PROJECT NAME
BDEC-03/23
BROADBAND DIGITAL
EQUIPMENT CENTER

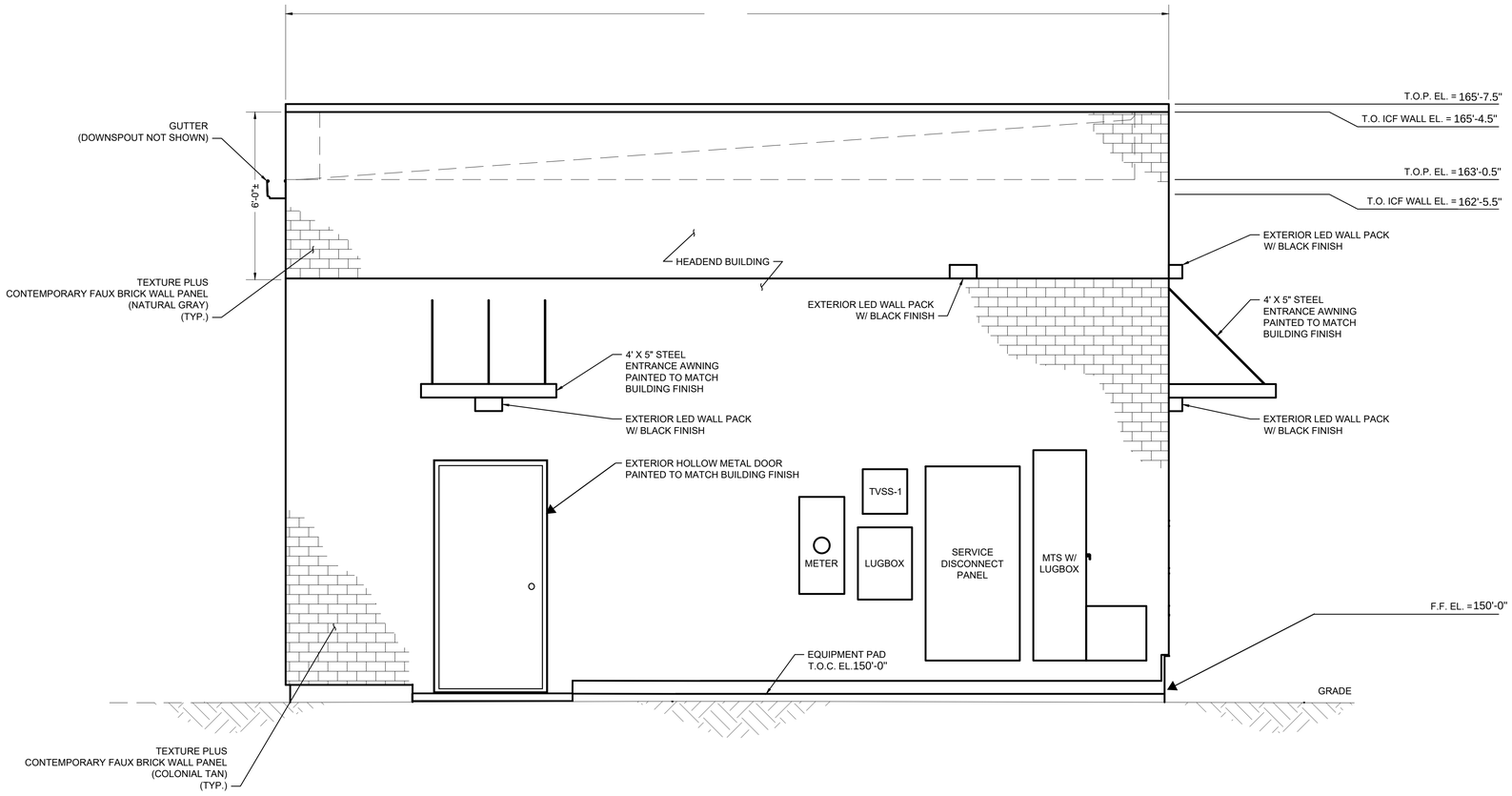
SITE NAME

DATE

SITE ADDRESS

SHEET NAME
NORTH ELEVATION

SHEET NUMBER
S-3



3 EAST ELEVATION

(LOOKING WEST)

1 0 1 2 3 4 5 6 7

SCALE: 3/8" = 1'-0"

NOTE:
1. ALL ITEMS ARE PROPOSED UNLESS NOTED OTHERWISE.
2. PROJ. SPECIFIC BUILDING ELEV'S BY CIVILWORKS NEW ENGLAND.

COMCAST

OWNER

COMCAST CABLE
COMMUNICATIONS
MANAGEMENT, LLC,
A DELAWARE LIMITED LIABILITY CO.

REV	DATE	DESCRIPTION	BY

PROJECT NAME

BDEC-03/23
BROADBAND DIGITAL
EQUIPMENT CENTER

SITE NAME

DATE

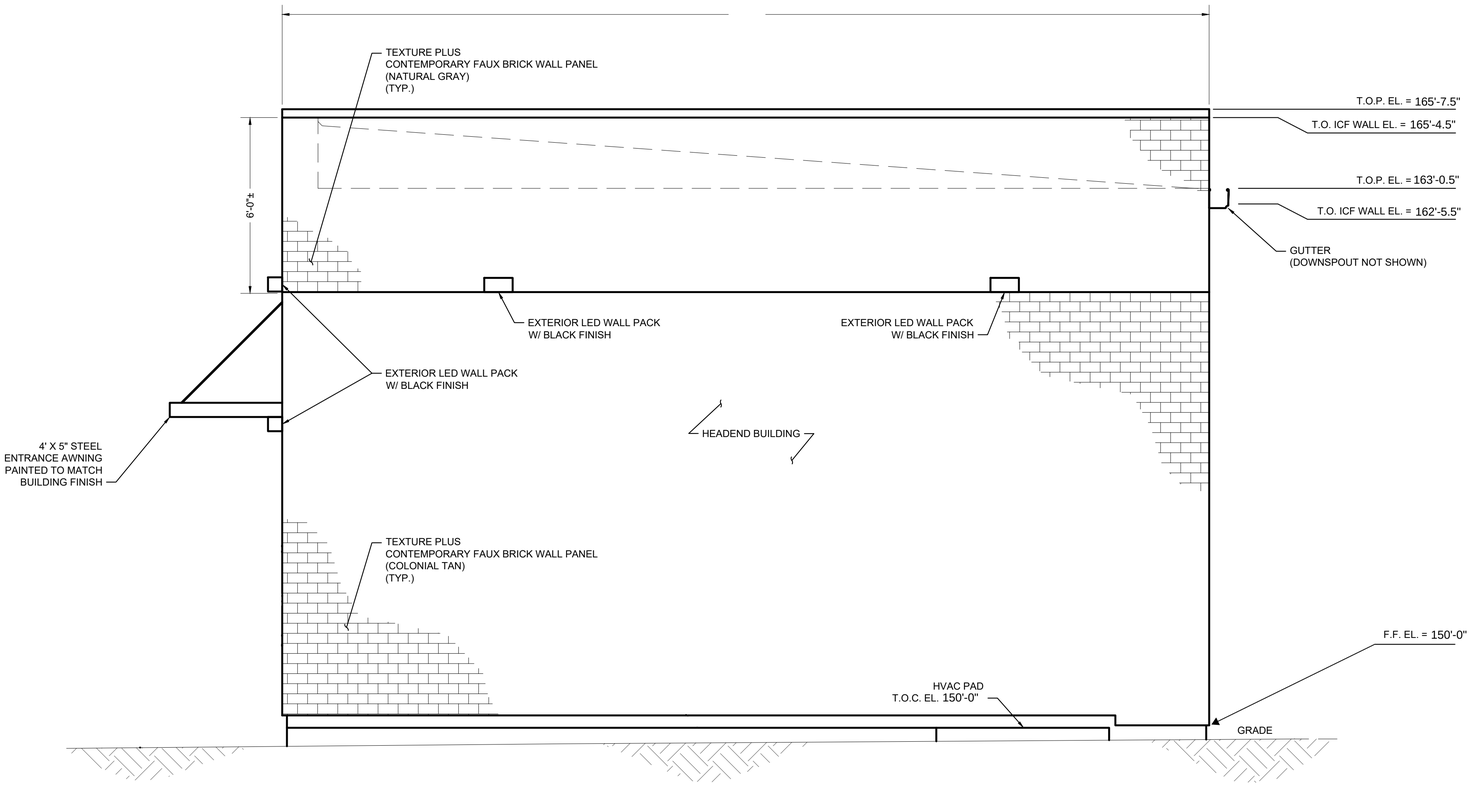
SITE ADDRESS

SHEET NAME

EAST ELEVATION

SHEET NUMBER

S-4



4 WEST ELEVATION

(LOOKING EAST)

1 0 1 2 3 4 5 6 7

SCALE: 3/8" = 1'-0"

NOTE:
1. ALL ITEMS ARE PROPOSED UNLESS NOTED OTHERWISE.
2. PROJ. SPECIFIC BUILDING ELEV'S BY CIVILWORKS NEW ENGLAND.

COMCAST

OWNER

COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY CO.

REV	DATE	DESCRIPTION	BY

PROJECT NAME

BDEC-03/23
BROADBAND DIGITAL EQUIPMENT CENTER

SITE NAME

DATE

SITE ADDRESS

SHEET NAME

WEST ELEVATION

SHEET NUMBER

S-5









CITY OF DOVER - ORDINANCE

CITY OF DOVER

Posted: XXXXXXXXX

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Site Review Regulation Amendments
Chapter: 153

The City of Dover Ordains:

PURPOSE
The purpose of this ordinance is to amend Chapter 153 of the Code of the City of Dover, entitled Site Review Regulations, by updating the Code to reflect changes in New Hampshire state law relative to approval duration.

1. Chapter 153 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising Section 9, "Expiration of Planning Board approval", as follows:

"**§ 153-9. Expiration of Planning Board approval.**

A. Planning Board approval shall be valid for ~~five~~ **seven** years from the date of said approval. If a building permit has not been issued within such time constraints, then said approval shall be considered null and void, except as provided below.

B. The Planning Board may grant time extensions, not to exceed one year each.

(1) The applicant shall appear before the Planning Board and document that the following criteria are met:

(a) The proposed project is consistent with the City Master Plan.

(b) Surrounding conditions (i.e., traffic flow, school capacity, water/sewer demand) have not changed to the point of requiring reanalyzing of the proposed project.

(c) The proposed project complies with current City, state and federal regulations, ordinances and statutes.

(2) Notification of abutters shall be required of all first-time extension requests. Said notification shall be by certified mail and shall be at the expense of the applicant.

C. Approved site plans shall be protected from future amendments in regulations and ordinances in accordance with RSA 674:39. In order to be protected under RSA 674:39, the owner shall have completed active and substantial development, which is defined as the construction of basic infrastructure to support the development, including foundation walls and footings, driveway and parking lot construction to a minimum of gravel base, utilities placed in underground conduits, construction of all drainage improvements, and installation of all erosion and sediment control measures. Substantial completion shall be deemed to have occurred when a certificate of occupancy for all buildings shown on the

approved site plan has been issued by the Building Official, any parking lot improvements have been completed, and off-site improvements specified in the site plan approval have been completed or a surety has been provided to the City to ensure completion of all unfinished off-site improvements."

2. Chapter 153 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising Section 23, "Definitions", as follows:

§ 153-23. Definitions.

"CONTIGUOUS — Any actual or proposed terrain land disturbance within ~~five~~ **seven** years before the terrain alteration activity for which a permit is sought begins or within ~~five~~ **seven** years after the terrain alteration activity ends shall be deemed part of the total project and included in the calculation of the amount of contiguous area disturbed."

CITY OF DOVER

CITY OF DOVER - ORDINANCE

Posted: XXXXXXXXX

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Land Subdivision Regulations Amendments
Chapter: 157

The City of Dover Ordains:

PURPOSE
The purpose of this ordinance is to amend Chapter 157 of the Code of the City of Dover, entitled Land Subdivision Regulations, by updating the Code to reflect changes in New Hampshire state law relative to approval duration.

1. Chapter 157 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising Section 23-A, "Performance requirements", as follows:

   "**§ 157-23. Performance requirements.**

   A. All site improvements in the approved subdivision or part thereof shall be constructed and/or installed within ~~five~~ **seven** years of the date of final plat approval in accordance with the requirements specified herein, unless such time is extended by written mutual consent of the applicant and the Planning Board. Such improvements shall not be considered complete until officially approved by the City Engineer and Community Services Director or accepted by the City Council, as appropriate. Responsibility for uninspected and unimproved utilities will be that of the developer."