

**CITY OF DOVER**

## PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

**REVISED**

Meeting Type: Regular Meeting  
Meeting Location: Council Conference Room, City Hall, 288 Central Ave, Dover NH 03820  
Meeting Date: **Thursday, November 6, 2025**  
Meeting Time: **10:30 AM**

1. Site Plan Amendment for Jones & Beach Engineering (Owners: The Dover Condominium & Essential Properties, LLC), Assessor's Map 38 & 37, Lots 6-A & 24, zoned C, located at 851-888 & 829-833 Central Avenue. (Proposal is to convert former department store to Traene fitness facility consisting of 10 pickleball courts and fitness areas with a 24' wide driveway connection between the two parcels.) (WAIV-2025-0012)
2. Site Plan for Mechanic Street Realty Trust, Assessor's Map 24, Lot 101, zoned CBD-G, located at 9 11 Mechanic Street. (Proposal is to construct an 8,750 s.f., five (5) story mixed-use building, with commercial space on the first floor.) (SITE-2025-0003)  
*[This item was previously heard by the Planning Technical Review Committee on April 2, 2025.]*



## PLAN SNAPSHOT REPORT WAIV-2025-0012 FOR CITY OF DOVER, N.H.

|                                                                                                                                                                                       |                                      |                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------|
| <b>Plan Type:</b> Waiver / Extension / Amendment                                                                                                                                      | <b>Project:</b>                      | <b>App Date:</b> 10/21/2025     |
| <b>Work Class:</b> Plan                                                                                                                                                               | <b>District:</b> None                | <b>Exp Date:</b> 12/25/2025     |
| <b>Status:</b> In Review                                                                                                                                                              | <b>Square Feet:</b> 0.00             | <b>Completed:</b> NOT COMPLETED |
| <b>Valuation:</b> \$0.00                                                                                                                                                              | <b>Assigned To:</b> Blonigen, Rachel | <b>Approval</b>                 |
| <b>Description:</b> To convert the former Ames Department store space to a Traene fitness facility as well as to propose a driveway connection between the Hannaford & Shaw's plazas. |                                      | <b>Expire Date:</b>             |

|                             |                                             |                                              |
|-----------------------------|---------------------------------------------|----------------------------------------------|
| <b>Parcel:</b> 37024-000000 | <b>Address:</b> 833 Central Av<br>Dover, NH | <b>Zone:</b> C(Non-Residential - Commercial) |
| 38006-A00000 Main           | 851 881 Central Av<br>Dover, NH Main        |                                              |

|                                                                                                                         |                                                                                                                                                    |                                                                   |                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <b>Owner</b><br>Hannaford Bros Company c/o<br>Sampson Supermarket Inc<br>Home: (603) 519-0499<br>Mobile: (603) 519-0499 | <b>Owner</b><br>Rob Graham<br>Home: (603) 479-3666<br>Business: (603) 479-3666<br>Mobile: (603) 479-3666                                           | <b>Owner</b><br>Calico Properties LLC<br>Business: (620) 329-4042 | <b>Owner</b><br>Robert Graham<br>304 Maplewood Avenue<br>Portsmouth, NH 03801<br>Business: (603) 294-0421<br>Mobile: (603) 479-3666 |
| <b>Applicant</b><br>Rob Graham<br>Home: (603) 479-3666<br>Business: (603) 479-3666<br>Mobile: (603) 479-3666            | <b>Applicant</b><br>Paige Libbey<br>PO Box 219<br>Stratham, NH 03885<br>Home: (603) 772-4746<br>Business: (603) 772-4746<br>Mobile: (603) 775-3810 |                                                                   |                                                                                                                                     |

### Plan Custom Fields

|                                                                    |                                                                                                                                                                                                   |                                                                                           |
|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| <b>Project Location</b> 829-833 & 851-881<br>Central Avenue        | <b>Waiver Request Type</b> Amendment                                                                                                                                                              | <b>Project Name</b> Traene Fitness                                                        |
| <b>Owner Phone</b> 603-479-3666                                    | <b>Owner Name</b> Calico Properties, LLC                                                                                                                                                          | <b>Original Plan Approval Date</b> Jan 1 2000 12:00AM                                     |
| <b>Owner Address</b> 304 Maplewood Avenue,<br>Portsmouth, NH 03801 | <b>Owner EMail</b> rob@graham-consult.com                                                                                                                                                         | <b>Original Plan End Date</b> Jan 1 2004 12:00AM                                          |
| <b>Plan ID Number</b> 37/24 & 38/6A                                | <b>Plan Type</b> Site Plan                                                                                                                                                                        | <b>Extension Request Detail</b>                                                           |
| <b>Condition / Portion of Plan to be Amended</b> Ames Building     | <b>Amendment Request Detail</b> To convert the former Ames department store space to a Traene fitness facility as well as to propose a driveway connection between the Hannaford & Shaw's plazas. | <b>Site / Subdivision Portion of Plan to be Waived</b> See Attached Waiver Request Letter |
| <b>Waiver Request Detail</b> See Attached Waiver Request Letter    |                                                                                                                                                                                                   |                                                                                           |

| Attachment File Name                  | Added On         | Added By      | Attachment Group | Notes            |
|---------------------------------------|------------------|---------------|------------------|------------------|
| Signature_Paige_Libbey_10/21/2025.jpg | 10/21/2025 11:50 | Libbey, Paige |                  | Uploaded via CSS |

| Invoice No.                      | Fee                                                | Fee Amount | Amount Paid |
|----------------------------------|----------------------------------------------------|------------|-------------|
| INV-2025014313                   | Planning Waiver / Extension /Amend Application Fee | \$200.00   | \$0.00      |
| Total for Invoice INV-2025014313 |                                                    | \$200.00   | \$0.00      |
| Grand Total for Plan             |                                                    | \$200.00   | \$0.00      |



# PLAN SNAPSHOT REPORT (WAIV-2025-0012)

| Workflow Step / Action Name                           | Action Type       | Start Date       | End Date         |
|-------------------------------------------------------|-------------------|------------------|------------------|
| <b>Review v.1</b>                                     |                   | 10/22/2025 11:31 |                  |
| Confirm application complete v.1                      | Generic Action    |                  | 10/22/2025 11:31 |
| Technical Review Committee Meeting Agenda v.1         | Task              | 10/22/2025 11:31 |                  |
| Land Use Plan Technical Review v.1                    | Receive Submittal |                  |                  |
| Technical Review Committee Meeting v.1                | Hold Meeting      |                  |                  |
| <b>Planning Board v.1</b>                             |                   |                  |                  |
| Planning Board Agenda v.1                             | Task              |                  |                  |
| Invoice for Notices v.1                               | Task              |                  |                  |
| Send Notices v.1                                      | Task              |                  |                  |
| Planner Creates Staff Recommendations v.1             | Plan Activity     |                  |                  |
| Distribute Planning Board Materials v.1               | Task              |                  |                  |
| Planning Board Hearing v.1                            | Hold Hearing      |                  |                  |
| Planning Board Decision v.1                           | Plan Activity     |                  |                  |
| NOD Sent to Applicant v.1                             | Create Report     |                  |                  |
| <b>Final Plan v.1</b>                                 |                   |                  |                  |
| 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      |                  |                  |
| <b>Create/Link to Records v.1</b>                     |                   |                  |                  |
| 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**  
**APPLICATION FOR EXTENSION OF/ AMENDMENT TO**  
**OR WAIVER FOR PLAN/ DRIVEWAY**

[Revised August 20, 2020]

Office Use Only      Amount Paid: \_\_\_\_\_      Date/Time Received: \_\_\_\_\_

**APPLICANT INFORMATION**

Name of Applicant: The Dover Condominium, Rob Graham      Telephone # 603-479-3666  
Address of Applicant: 304 Maplewood Avenue, Portsmouth, NH 03801      E-Mail rob@graham-consult.com  
Project Name: Traene Fitness      Project Location: 829-833 & 851-881 Central Avenue  
Planning File Number: \_\_\_\_\_      Date of Original Approval Unknown  
File Type: Conditional Use \_\_\_\_\_ Site Plan Review x Subdivision \_\_\_\_\_

**EXTENSION INFORMATION** (*Note: notification of abutters required for first time extensions under Sec. 153-9.B and Sec. 157-23.B only*)

Extension type requested (*check one*): \_\_\_\_\_ Sec. 153-8.A \_\_\_\_\_ Sec. 153-9.B \_\_\_\_\_ Sec. 157-13.A \_\_\_\_\_ Sec. 157-23.B  
Current deadline date: \_\_\_\_\_      Number of Extensions Previously granted by Board \_\_\_\_\_  
Reason(s) for extension/comments (*attach additional sheets as needed*): \_\_\_\_\_

**AMENDMENT INFORMATION**

Condition(s) or portion of plan to be amended: \_\_\_\_\_  
Reason(s) for amendment/comments (*attach additional sheets as needed*): \_\_\_\_\_  
The intent of this application is to convert the former Ames Department store space to a  
Traene fitness facility as well as to propose a driveway connection between Hannaford & Shaw's  
plazas.

**WAIVER INFORMATION**

Site Review/Subdivision Regulations section(s) to be waived: See attached.  
Justification for waiver request(s) (*attach additional sheets as needed*): \_\_\_\_\_

**SIGNATURES**

I/We hereby submit this application to the 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: [Signature] (as agent)      Date: 10/20/25  
Signature of Applicant (*if different from owner*): [Signature] (as agent)      Date: 10/20/25  
Signature of Agent: [Signature]      Date: 10/20/25

## **APPLICATION FOR EXTENSION OF/ AMENDMENT TO OR WAIVER FOR PLAN/ DRIVEWAY 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:**

| <b>TAX MAP</b> | <b>LOT #</b> | <b>PROPERTY OWNER</b>  | <b>MAILING ADDRESS</b>                     |
|----------------|--------------|------------------------|--------------------------------------------|
| 37             | 24B          | Calico Properties, LLC | 304 Maplewood Avenue, Portsmouth, NH 03801 |

**Applicant (if different from owner):**

| <b>APPLICANT NAME</b> | <b>APPLICANT COMPANY</b> | <b>MAILING ADDRESS</b>                     |
|-----------------------|--------------------------|--------------------------------------------|
| Rob Graham            | The Dover Condominium    | 304 Maplewood Avenue, Portsmouth, NH 03801 |

**Surveyor and/or Engineer/Professional Agent:**

| <b>NAME</b>        | <b>COMPANY</b>                | <b>MAILING ADDRESS</b>         |
|--------------------|-------------------------------|--------------------------------|
| Paige Libbey, P.E. | Jones & Beach Engineers, Inc. | PO Box 219, Stratham, NH 03885 |
|                    |                               |                                |
|                    |                               |                                |

**Conservation Easement Holder:**

| <b>TAX MAP</b> | <b>LOT #</b> | <b>NAME OF EASEMENT HOLDER</b> | <b>MAILING ADDRESS</b> |
|----------------|--------------|--------------------------------|------------------------|
|                |              |                                |                        |

**Additional Owners:**

Tax Map 37, Lot 24H - Hannaford Bros.Co., LLC, c/o Sampson SupermarketInc., PO Box 1000 Ms 6000, Re. Dept., Portland, ME 04104

Tax Map 38, Lot 6A - Essential Properties, LLC, 304 Maplewood Avenue, Portsmouth, NH 03801

Tax Map 37, Lot 24 - The Dover Condominium, 135 Hancock Street, Quincy, MA 02169

### Letter of Authorization

The Dover Condominium, 135 Hancock Street, Quincy, MA 02169, owner of property located in Dover, NH, known as Tax Map 37, Lot 24, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located on 829-833 Central Avenue in Dover, NH.

We hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
The Dover Condominium

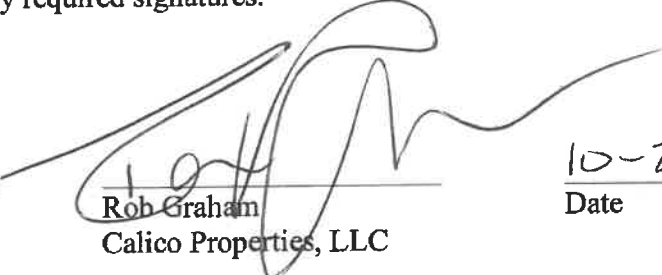
10-20-75  
\_\_\_\_\_  
Date

### Letter of Authorization

I, Rob Graham, Calico Properties, LLC, 304 Maplewood Avenue, Portsmouth, NH 03801, developer of property located in Dover, NH, known as Tax Map 37, Lot 24B, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located at 831 Central Avenue in Dover, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent, to act on my behalf in the review process, to include any required signatures.

\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Rob Graham  
Calico Properties, LLC

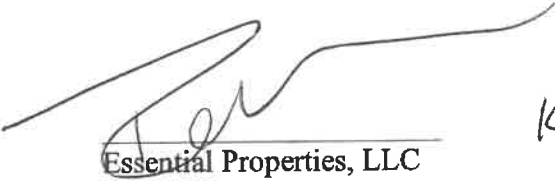
10-20-25  
Date

### Letter of Authorization

Essential Properties, LLC, 304 Maplewood Avenue, Portsmouth, NH 03801, owner of property located in Dover, NH, known as Tax Map 38, Lot 6A, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located on 851-881 Central Avenue in Dover, NH.

We hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Essential Properties, LLC

10-20-25  
Date



## HANNAFORD SUPERMARKETS

October 14, 2025

**Re: Traene Fitness Center Project Plans - 829-833 Central Avenue Dover NH**

To Whom It May Concern:

This letter is to confirm that Hannaford Bros. Co., LLC, as owner of Unit #1 of The Dover Condominium located at 829-833 Central Avenue, Dover, NH, has reviewed and approved the attached plans created by Jones & Beach Engineers Inc. for a proposed Traene Fitness Center to be located at Unit #2 of the Dover Condominium. Hannaford approves and authorizes the owner of Unit #2 through its agent Jones & Beach Engineers, Inc., to seek and obtain all permits, approvals, consents and/or decisions from the City of Dover NH required in connection with the work set forth in the attached plans.

Sincerely,

*Mary Gamage*

Mary E. Gamage  
Director of Real Estate

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

October 20, 2025

Dover Planning Board  
Attn. Gina Cruikshank, Chair  
288 Central Avenue  
Dover, NH 03820

**RE: Waiver Request Letter**  
**829-833 & 851-881 Central Avenue, Dover, NH**  
**Tax Map 37, Lot 24**  
**Tax Map 38, Lot 6A**  
**JBE Project No. 20523**

Dear Ms. Cruikshank,

On behalf of the applicant, The Dover Condominium, Jones & Beach Engineers, Inc. respectfully requests waivers from the following sections of **Article IV – Section 153-13(A)** of the City of Dover Site Plan Regulations:

**(12) – Landscaping Plan** – We request a waiver from this section because the site is already an existing commercial use. The proposal is to renovate the existing structure and there will be minimal other site improvements outside of the building. The site is already established, and no new landscaping is proposed.

**(16) – Neighborhood Plan** – We request a waiver from this section because the site is already an existing commercial use. The proposal is to change the use of the existing Ame's department store building to a gym. Because both uses are commercial, the proposal will have no impact upon the abutting properties or neighborhood.

**(17) – Streetscape Color Rendering** - We request a waiver from this section because the site is already an existing commercial use. The proposal is to renovate the existing structure and there will be minimal other site improvements outside of the building. The proposal will have minimal impact upon the streetscape view of the property, other than the building exterior. The building exterior is depicted in the architectural rendering which has been included.

**(18) – Stormwater Management Plan** - We request a waiver from this section because the site is previously developed. There will be minimal exterior site improvements. The site already has stormwater management which is functioning. The proposed access between the Shaw's and Hannaford results in a minor increase in impervious surface, which the existing drainage will be able to support. A catch basin is proposed at the new access to mitigate stormwater impacts from the Shaw's entrance into the Hannaford plaza and mimic existing drainage patterns to the maximum extent practicable.



**(19) – Traffic Impact Assessment** - We request a waiver from this section because the site is already an existing commercial use. The proposal is to change the use of the existing Ame's department store building to a gym. Because both uses are commercial, they have similar traffic volumes and a traffic impact assessment is not warranted.

**(20) – Landscaping operations and Maintenance Plan** - We request a waiver from this section because no new landscaping is proposed. We have requested waiver from the requirement for a landscaping plan. The site is already developed and landscaping operations and maintenance has been ongoing and functional.

We look forward to discussing these waiver requests at the Planning Board Hearing. Thank you very much for your time.

Very truly yours,

**JONES & BEACH ENGINEERS, INC.**

A handwritten signature in black ink, appearing to read 'Paige', followed by a long, horizontal, slightly wavy line that extends to the right.

Paige Libbey, P.E.  
Associate Principal

## Know all Men by these Presents,

**That** GARRISON HILL GREENHOUSES, INC., a New Hampshire corporation,  
~~xxxxCorporationxxxxorganizedandexistingundertheLawsoftheStateofNewHampshire~~  
and having a place of business at 835 Central Avenue, Dover, New Hampshire  
03820,  
in the County of Strafford and State of New Hampshire  
in consideration of ONE DOLLAR (\$1.00) and other valuable considerations,

paid by HANNAFORD BROS. CO., a Maine corporation, having a place  
of business in Scarborough, in the County of Cumberland and State  
of Maine,

whose mailing address is P.O. Box 1000, Portland, ME 04104,

the receipt whereof it does hereby acknowledge, does hereby **give, grant, bargain, sell and convey**  
unto the said HANNAFORD BROS. CO., its successors and assigns,

~~xxxxxxxxxxx~~

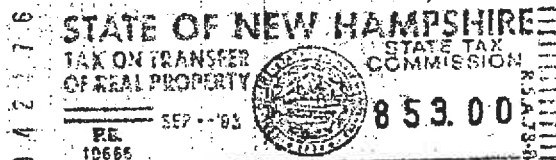
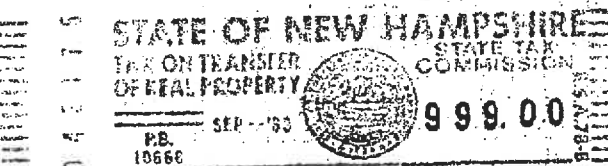
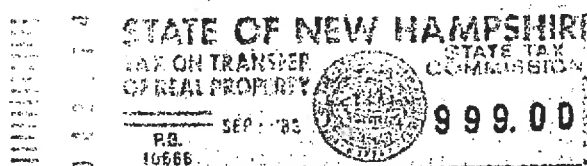
A certain lot or parcel of land situated in the Towns of Dover  
and Rollinsford, in the County of Strafford and State of New Hamp-  
shire, more particularly bounded and described as follows:

Beginning at an iron pin set in the ground on the north-  
easterly sideline of Central Avenue, so-called, in the Town of Dover  
County of Strafford and State of New Hampshire, and at the north-  
westerly corner of land now or formerly of Vernon W. Webb,  
et al.; thence proceeding North 51°6'20" East along said land of  
Webb, a distance of two hundred sixty and sixty-seven hundredths  
(260.67) feet to an iron pin; thence proceeding South 39°53'20"  
East along said land of Webb, a distance of one hundred seventy-  
five (175) feet to the stump of an elm tree and the northwesterly  
corner of land now or formerly of Edward Jones, et al.; thence  
proceeding North 66°16' East along said land of Jones, a distance  
of one hundred twenty-six and thirty-two hundredths (126.32)  
feet to an iron pin; thence proceeding North 59°57'50" East along  
land now or formerly used as a cemetery, a distance of sixty-three  
and sixty-eight hundredths (63.68) feet to a monument; thence pro-  
ceeding South 35°40'40" East along said cemetery land, a distance  
of seven and fifteen hundredths (7.15) feet to an iron pin;  
thence proceeding North 66°16' East along land now or formerly of  
John C. Madden, et al. and land now or formerly of Noel R. Goulet,  
et al., a distance of one hundred seventy-six and thirteen  
hundredths (176.13) feet to a reinforcing rod set in the ground at  
the location of the Dover-Rollinsford town line; thence proceeding  
North 66°16' East along said land of Goulet, a distance of two  
hundred twelve and eight tenths (212.8) feet to an iron pin;  
thence proceeding North 23°40'45" West, a distance of five hundred  
ninety-four and sixty-eight hundredths (594.68) feet to an iron pin;  
thence proceeding South 66°30'10" West along land now or formerly of  
Siegel's Shopping Store, a distance of two hundred fifty-three  
and twenty-four hundredths (253.24) feet to a reinforcing rod set  
in the ground at the location of the Dover-Rollinsford town line;  
thence proceeding South 66°30'10" West along said land of Siegel's  
Shopping Store, a distance of four hundred fifty-seven and eighty-  
seven hundredths (457.87) feet to an iron pin; thence proceeding  
South 31°13'30" West along said land of Siegel's Shopping Store, a  
distance of one hundred and ninety-seven hundredths (100.97)

feet to a point; thence proceeding at right angles South 58° 46'30" East along land retained by the Grantor herein, a distance of one hundred three (103) feet to a point; thence proceeding at right angles South 31°13'30" West along said land of the Grantor, a distance of one hundred ninety-five (195) feet to a point; thence proceeding at right angles North 58°46'30" West along said land of the Grantor, a distance of one hundred three (103) feet to a point; thence proceeding at right angles South 31°13'30" West, a distance of one hundred twenty (120) feet to an iron pin set in the ground on the northeasterly sideline of Central Avenue, so-called; thence proceeding South 61°25'40" East, a distance of ninety-nine and eighty-four hundredths (99.84) feet to a P.K. spike; thence proceeding along a curve to the right with a radius of nine hundred eleven and forty-seven hundredths (911.47) feet, a distance of two hundred eleven and eighteen hundredths (211.18) feet to the point of beginning.

Meaning and intending to convey part of the premises described in deed of Elwill S. Shortridge to the Grantor herein dated May 24, 1921, and recorded in said Registry of Deeds at Book 398, Page 189.

The above-described premises are conveyed SUBJECT to a pole and line easement in favor of the Public Service Company of New Hampshire and New England Telephone & Telegraph Company dated September 11, 1963, and recorded in said Registry of Deeds in Book 771, Page 427, and a fifty (50) foot right-of-way in favor of the City of Dover, New Hampshire, for the purpose of laying and maintaining water pipes dated October 6, 1890, and recorded in said Registry of Deeds in Book 294, Page 138.



**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **HANNAFORD BROS. CO., its successors**

~~and assigns~~ / ~~its~~ ~~and their use and behoof forever.~~

**And** the said Grantor Corporation does hereby **warrant** with the said Grantee, its successors ~~and assigns~~, that it is lawfully seized in fee of the premises, that they are free of all encumbrances, except as aforesaid;

that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will **warrant and defend** the same to the said Grantee, its successors and ~~and assigns~~ forever, against the lawful claims and demands of all persons.

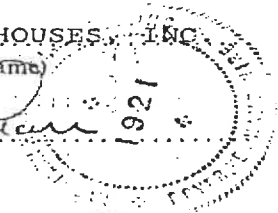
**In Witness Whereof**, the said **GARRISON HILL GREENHOUSES, INC.** has caused this instrument to be sealed with its corporate seal and signed in its corporate name by *Tom Massingham*, its President thereunto duly authorized, this *15<sup>th</sup>* day of the month of *September* A.D. 1983.

**Signed, Sealed and Delivered**  
in presence of

*James H. Skutte*

GARRISON HILL GREENHOUSES, INC.  
(Corporate Name)

By *Tom Massingham*  
Its President  
Tom Massingham



NEW HAMPSHIRE  
State of ~~Stratford~~ County of *Strafford*

ss. *September 15*, 1983.

Then personally appeared the above named *Tom Massingham*  
*President*

of said Grantor Corporation as aforesaid,

and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,

*James H. Skutte*  
Justice of the Peace  
~~Notary Public~~  
Attorney at Law

BK-1110PGE-572

## RECIPROCAL EASEMENT AGREEMENT

THIS AGREEMENT is made this 15<sup>th</sup> day of September, 1983, by and between HANNAFORD BROS. CO. ("Hannaford"), a Maine corporation with a principal place of business in Scarborough, Maine, and GARRISON HILL GREENHOUSES, INC. ("Garrison"), a New Hampshire corporation with a principal place of business in Dover, New Hampshire, who AGREE as follows:

1. RECITALS: This Agreement is made with reference to the following facts and objectives:

(a) By deed of even date herewith, Garrison conveyed to Hannaford a certain lot or parcel of land situated in the Towns of Dover and Rollinsford, in the County of Strafford and State of New Hampshire, as the same is shown on the site plan attached hereto as Exhibit A and designated thereon as "Garrison Hill Greenhouse, Inc." Said premises are more particularly bounded and described in Exhibit B attached hereto and are hereinafter referred to as the "Hannaford parcel".

(b) Hannaford proposes the development of a shopping center on the Hannaford parcel. The structures, roads, walk-ways, parking areas, and grassed and paved areas proposed for construction on the Hannaford parcel, as the same may from time to time be increased by the addition of other lands or reduced by the conveyance of all or part of the Hannaford parcel, or by eminent domain takings or dedications to public authorities, are hereinafter referred to as the "shopping center". The roads, walkways, parking areas, grassed and paved areas within the shopping center are hereinafter referred to as the "parking and common areas within the shopping center".

(c) Subsequent to said conveyance from Garrison to Hannaford, Garrison retains a certain lot or parcel of land situated on the northwesterly boundary of the Hannaford parcel in the Town of Dover, County of Strafford and State of New Hampshire, as the same is shown on the site plan attached hereto as Exhibit A and designated thereon as "Out Parcel". Said premises are more particularly bounded and described in Exhibit C attached hereto and are hereinafter referred to as the "Garrison parcel".

(d) The parties hereto desire to grant each other certain rights and easements upon and over their respective properties and to enter into agreement with each other with respect to the use and operation of their respective properties, all as more fully set forth herein.

2. TERM AND SUCCESSION: This Agreement shall remain in full force and effect in perpetuity. The rights and easements herein granted, the restrictions and obligations herein imposed, and the agreements herein contained shall be rights, easements, restrictions, obligations and agreements running with the land, and shall inure to the benefit of, and be binding upon, the owners of the Hannaford parcel and the Garrison parcel, and their respective heirs, personal representatives, successors and assigns.

3. EASEMENT IN FAVOR OF HANNAFORD: Garrison hereby grants to Hannaford an easement upon and over that portion of the Garrison parcel cross-hatched on the site plan attached hereto as Exhibit A and designated thereon as "Garrison parcel easement" (hereinafter referred to as the "Garrison parcel easement"). The northwesterly and southeasterly boundaries of the Garrison parcel easement measure one hundred ninety-five feet (195'), the northeasterly and southwesterly boundaries of said easement measure twenty-nine feet (29') and the southeasterly boundary of said easement is located on the southeasterly boundary of the Garrison parcel. Hannaford shall have the right, in common with Garrison, to install, maintain, repair and rebuild electrical storm and sanitary sewer, drainage, water, gas and other like public and private utility systems on said easement; to grade, pave and stripe the surface of the land within said easement area; to use the same for pedestrian and vehicular traffic and vehicular parking, and to bring men and equipment onto the Garrison parcel easement for purposes of constructing, maintaining, repairing and rebuilding the adjacent portions of the Hannaford parcel; provided, however, that Hannaford shall construct no buildings or other structures on said easement area. Garrison hereby covenants and agrees that it shall not construct any buildings or other structures on the Garrison parcel easement area, nor shall it conduct any activity on said area which would interfere with Hannaford's use and enjoyment of the Garrison parcel easement, nor shall it construct or erect any fences, barriers or other obstructions along the boundary lines of said easement area which would obstruct the flow of vehicular or pedestrian traffic from the Hannaford parcel over and across the Garrison parcel easement area.

*Intentionally omitted*  
*APP*  
*5.11.11*  
~~4. MAINTENANCE OF GARRISON PARCEL: Garrison hereby covenants and agrees to keep and maintain the Garrison parcel, including the Garrison parcel easement area, and all buildings, structures and facilities situated thereon, in good condition and repair throughout the term of this Agreement. If any building, structure or improvement upon the Garrison parcel, including the Garrison parcel easement area, shall be damaged by fire or other casualty, the same shall, by and at the expense of Garrison, be promptly repaired, or demolished and turned into a grassed or paved area.~~

5. ACCESS EASEMENT IN FAVOR OF GARRISON: Hannaford hereby grants to Garrison, its successors and assigns, an easement for purposes of ingress and egress by pedestrian and vehicular traffic, and for parking, over and upon the walkways, driveways, parking areas, roadways, entrances, exits and related facilities of the

shopping center; provided, however, that Hannaford shall have the right to rearrange, relocate and/or discontinue any such walkways, driveways, parking areas, roadways, entrances, exits or related facilities from time to time at its discretion, so long as any such action by Hannaford does not deprive Garrison of access to the Garrison parcel from the public streets; and, provided further, that Hannaford shall have the right to establish reasonable rules and regulations governing the use of any such walkways, driveways, parking areas, roadways, entrances, exits or related facilities. Hannaford agrees to use diligent efforts to prevent its employees and the employees of any occupant of the Hannaford Parcel from parking in the twenty-five (25) parking spaces which shall be nearest to the Garrison parcel. Garrison agrees to use diligent efforts to prevent its employees from parking in the two hundred fifty (250) parking spaces which shall be nearest to the store entrance of any store situated on the Hannaford parcel.

6. UTILITIES: Until Hannaford commences construction of the shopping center, Garrison shall have the right, at its sole cost and expense, to install, and thereafter to maintain, repair and replace, beneath, upon and above the Hannaford parcel, new electric, water, sewer, drainage and other utility lines, pipes, conduits and appurtenant equipment (hereinafter referred to as "new utility lines"), and after Hannaford commences construction of the shopping center, Garrison shall have the right, at its sole cost and expense, to connect to or tie into the electric, water, sewer, drainage and other utility lines, pipes, conduits and appurtenant equipment now or hereafter located on the Hannaford parcel (hereinafter referred to as "existing utility lines"), and thereafter to maintain, repair and replace that portion of any such utility line which leads from the point of connection to the Garrison parcel (hereinafter referred to as the "Garrison portion of the utility line"), subject to the following provisions.

(a) Garrison may install, and thereafter maintain, repair and replace said new utility lines and connect to, or tie into, said existing utility lines, and thereafter maintain, repair and replace the Garrison portion of the utility lines, only if it has first submitted plans of the said work to Hannaford and obtained the consent thereto of Hannaford in writing, which consent Hannaford agrees not to withhold unreasonably. Garrison's right to connect to, or tie into, said existing utility lines shall be limited to a right to connect to, or tie into, the point of any said existing utility line which shall be nearest to the Garrison parcel. All work done by Garrison in the exercise of said rights shall be carried on diligently and expeditiously in a good and workmanlike manner in compliance with all applicable laws and regulations. Upon completion of any work done, the land shall be restored to the same grade and condition as it was prior to the exercise of such rights. Any of said rights shall be exercised by Garrison in a manner so as to interfere as

little as reasonably possible with any business then being conducted on the Hannaford parcel.

(b) Until Hannaford commences construction of the shopping center Garrison shall, at its sole cost and expense, keep and maintain in good condition, order and repair, any and all new utility lines installed by Garrison on the Hannaford parcel. If, after Hannaford commences construction of the shopping center, Garrison shall tie into, or connect to, any existing utility lines on the Hannaford parcel, Garrison shall, at its sole cost and expense, keep and maintain in good condition, order and repair, the Garrison portion of any such utility line. From and after the date of Hannaford's commencement of construction of the shopping center, and for so long as the shopping center shall be primarily used and occupied as a retail shopping center, Hannaford shall, at its sole cost and expense, keep and maintain in good condition, order and repair, all said new utility lines installed on the Hannaford parcel by Garrison and all said existing utility lines to which Garrison shall have connected or tied in; provided, however, that any repairs to said existing utility lines necessitated by Garrison's actions in connecting to or tying into said utility lines shall be made by and at the expense of Garrison. If at any time the owner of the Hannaford parcel shall cease to use and occupy the same as a retail shopping center, Garrison shall have such easements and rights over and upon the Hannaford parcel as shall be reasonably necessary to maintain, repair and replace any of said new utility lines installed by Garrison on the Hannaford parcel and any of said existing utility lines to which Garrison shall have connected or tied in. Garrison shall, upon demand, pay to Hannaford its proportionate share, as defined below, of any costs or service charges incurred in connection with its use of any of the said new and/or existing utility lines. Garrison's proportionate share of the costs and service charges incurred in connection with the use of said new and/or existing utility lines shall be an amount equal to the total of said costs multiplied by a fraction having as its numerator the total number of square feet of floor area within any building or structure situated on the Garrison parcel that is served by said utility lines, and as its denominator, the total number of square feet of floor area within any buildings or structures situated on the Hannaford parcel and the Garrison parcel that are served by said utility lines.

(c) Hannaford shall have the right to use the surface of the land of the Hannaford parcel upon, beneath or above which Garrison shall have located any of said utility lines for any and all uses and purposes, including, without limitation, grading, paving and

*the amount attributable to the Garrison parcel if separately charged,  
or otherwise determinable, otherwise shall be*

*1/11/11*



striping the surface of said land and using the same for pedestrian and vehicular access and parking.

(d) Hannaford shall have the right to relocate from time to time any of said new utility lines installed by Garrison, any of said existing utility lines to which Garrison shall have connected or tied in, and any of the Garrison portions of the utility lines, provided only that Garrison shall be given reasonable advance notice of any such relocation, and that such relocation shall be accomplished at the expense of Hannaford.

(e) Hannaford shall have the right to connect ancillary electric, water, sewer, drainage or other utility lines, pipes, conduits or other appurtenant equipment to said new utility lines installed by Garrison on the Hannaford parcel and/or to said existing utility lines on the Hannaford parcel to which Garrison shall have connected or tied in, provided only that Garrison shall be given reasonable advance notice of any such connection and that such connection shall be accomplished at the expense of Hannaford.

(f) Garrison agrees to indemnify Hannaford and save it harmless from and against any and all losses, liabilities, expenses, damages, suits or proceedings arising out of, or in connection with, any injury (including death) to any person or persons or damage to any property resulting from (directly or indirectly) Garrison's activities on or about the Hannaford parcel in connection with the installation, maintenance, repair and replacement of said new utility lines, and the connecting or tying into of said existing utility lines and the maintenance, repair and replacement of the Garrison portions of the utility lines.

7. PARKING AND COMMON AREAS: After Hannaford shall have commenced construction of the parking and common areas within the shopping center, Hannaford agrees to provide Garrison with reasonable access from the Garrison parcel, over the Hannaford parcel, to the public streets. Before Hannaford shall commence the construction of the parking and common areas within the shopping center, Garrison shall have the right to construct on the Hannaford parcel, and thereafter to maintain, repair and replace, at its sole cost and expense, such entrances, exits, roadways, walkways, parking areas and related facilities (hereinafter "roadways and parking areas") as shall be reasonably necessary to serve the business operated on the Garrison parcel, subject to the following conditions:

(a) Garrison may construct on the Hannaford parcel, and thereafter maintain, repair and replace said roadways and parking areas only if it has first submitted plans of the said work to Hannaford and obtained the consent thereto of Hannaford in writing, which consent Hannaford

agrees not to withhold unreasonably. All work done by Garrison in the exercise of said rights shall be carried on diligently and expeditiously in a good and workmanlike manner in compliance with all applicable laws and regulations. Upon completion of any work done, the surrounding land shall be restored to the same grade and condition as it was prior to the exercise of such rights. Any of said rights shall be exercised by Garrison in a manner so as to interfere as little as reasonably possible with any business then being conducted on the Hannaford parcel.

(b) Until Hannaford commences construction of the parking and common areas with the shopping center, Garrison shall keep and maintain in good condition, order and repair, any and all roadways and parking areas constructed by Garrison on the Hannaford parcel. From and after the date of Hannaford's commencement of construction of the parking and common areas within the shopping center, and for so long as the shopping center shall be primarily used and occupied as a retail shopping center, Hannaford shall, at its sole cost and expense, keep and maintain in good condition, order and repair, all said roadways and parking areas constructed by Garrison on the Hannaford parcel. If at any time the owner of the Hannaford parcel shall cease to use and occupy the same as a retail shopping center, Garrison shall have such easements and rights over the Hannaford parcel as shall be reasonably necessary to construct, maintain, repair and replace the roadways and parking areas constructed on the Hannaford parcel.

(c) Hannaford shall have the right to relocate, rearrange and/or discontinue, from time to time, at its discretion, any of the roadways and parking areas constructed by Garrison on the Hannaford parcel, provided only that any such action by Hannaford does not deprive Garrison of access to the Garrison parcel from the public streets. Hannaford shall further have the right to establish reasonable rules and regulations governing the use of any such roadways and parking areas.

(d) Garrison agrees to indemnify Hannaford and save it harmless from and against any and all losses, liabilities, expenses, damages, suits or proceedings arising out of, or in connection with, any injury (including death) to any person or persons or damage to any property (i) resulting from (directly or indirectly) Garrison's activities on or about the Hannaford parcel in connection with the construction, maintenance, repair and replacement of the roadways and parking areas constructed by Garrison on the Hannaford parcel, and (ii) occurring on the roadways and parking areas constructed by Garrison on the Hannaford parcel prior to Hannaford's commencement of

construction of the parking and common areas within the shopping center, provided that any such injury or damage shall not have been caused by the negligence or willful misconduct of Hannaford, its agents, contractors, employees, invitees or licensees.

8. ACCESS EASEMENT FOR CONSTRUCTION: Garrison shall have the right, exercisable at its own cost, liability and expense, to make reasonable entry upon the Hannaford parcel, and to cross the Hannaford parcel with men, materials and equipment, for the purpose of constructing buildings and improvements upon the Garrison parcel. During the period of construction of any buildings or improvements upon the Garrison parcel, Garrison may use reasonable portions of the Hannaford parcel in proximity to the Garrison parcel, the locations of which shall first be approved by Hannaford, for the temporary storage of materials and equipment, so long as there is no unreasonable interference with any business or activity then being conducted on the Hannaford parcel.

9. PUBLIC LIABILITY INSURANCE; INDEMNITY: Except as otherwise provided hereinabove, each party hereto shall indemnify the other and occupants of each other's parcels against all losses, claims, suits, proceedings, liabilities, demands and judgments arising out of, or in connection with, any injury or death of any person, or damage to any property occurring upon the parcel of the indemnitor, except only that this indemnity shall not apply with respect to any injury, death or damage caused by the fault or negligence of the indemnitee. Each party shall maintain with respect to its parcel public liability insurance insuring itself, with limits of liability not less than Five Hundred Thousand Dollars (\$500,000.00) in the case of injury or death of any one person, and not less than One Million Dollars (\$1,000,000.00) in the event of injury or death of more than one person in a single accident, and One Hundred Thousand Dollars (\$100,000.00) in the event of property damage.

10. HANNAFORD'S RIGHT TO PURCHASE: Hannaford shall have a right of first refusal (a) to purchase the assets, both realty and personalty, comprising the business operated by Garrison on the Garrison parcel, or (b) to purchase the Garrison parcel, if offered for sale separately from the business. Under the terms of this right of first refusal, Garrison shall not sell, offer to sell, transfer or convey the business or the Garrison parcel to any other party unless Garrison shall first have offered to sell, transfer or convey said business or said Garrison parcel, as the case may be, to Hannaford upon the same terms and conditions available to any other party. The foregoing right of first refusal shall apply to a sale, offer to sell, transfer or conveyance of said business effected by a sale of shares of stock in Garrison, except that in the event of such a stock sale, Hannaford's right of first refusal shall consist of a right to purchase the assets, both realty and personalty, comprising the business operated by Garrison on the Garrison parcel at the same price offered for the sale of said stock. No right of first refusal shall exist in Hannaford, however, with respect to a sale, offer to sell, transfer or conveyance

(and/or spouse) *LAP/* (and/or spouse)

of said business or said Garrison parcel to Tom Massingham, Ruth I. Massingham, Thomas B. Massingham, or Beth Ann Massingham. If Garrison shall decide or desire to sell, transfer or convey said business, or said Garrison parcel, Garrison shall first give written notice to Hannaford of such decision or desire, and of the terms and conditions on which Garrison proposes to sell, transfer or convey said business, or said Garrison parcel, which notice shall constitute an offer by Garrison to sell, transfer or convey said business, or said Garrison parcel, as the case may be, to Hannaford on the terms and conditions set forth in the written notice. Hannaford may then accept such offer by giving written notice of such acceptance to Garrison within thirty (30) days after receipt of the written offer from Garrison. The acceptance by Hannaford of such offer shall be deemed to create a binding agreement between Garrison and Hannaford for the sale, transfer or conveyance of the business, or the Garrison parcel, as the case may be, on the terms and conditions set forth in the offer, without need for any further instrument or agreement, which sale, transfer or conveyance shall take place within thirty (30) days after Hannaford's acceptance of the offer. If Hannaford shall fail to accept any offer from Garrison in accordance herewith, Garrison may then sell, transfer or convey the business, or the Garrison parcel, as the case may be, to any other party; provided, however (i) that any such sale, transfer or conveyance shall take place within six (6) months from the date on which Hannaford shall have failed to accept such offer, and (ii) that Garrison shall not sell, transfer or convey the business, or the Garrison parcel, to another party on terms and conditions which are more favorable than those offered to Hannaford without first re-offering the business, or the Garrison parcel, as the case may be, to Hannaford on the more favorable terms and conditions, which re-offer shall remain open for a period of thirty (30) days and may be accepted by Hannaford in the manner provided herein with respect to the original offer. The rights of Hannaford under this right of first refusal shall expire twenty-one (21) years after the death of the survivor of all persons who are stockholders of Garrison at the date of execution hereof.

11. GARRISON'S RIGHT TO OCCUPY THE HANNAFORD PARCEL: (a) Garrison shall have the right to occupy the Hannaford parcel rent-free, and to operate a greenhouse and/or flower/gift shop thereon, until midnight on June 30, 1984. Garrison shall have the further right, at its sole cost, liability and expense, to remove from the Hannaford parcel, the greenhouses and all other buildings and their contents situated thereon, until midnight on June 30, 1984; and Garrison may remove from the Hannaford parcel said buildings and their contents, or any parts thereof, until midnight on June 30, 1984. Any buildings or their contents which shall remain upon the Hannaford parcel after midnight on June 30, 1984 shall thereupon become the property of Hannaford, and Garrison shall thereupon forfeit all right, title and interest in and to said remaining buildings and their contents, or any part or parts thereof, which forfeiture shall be absolute, without any exception whatsoever. In the event that Garrison shall elect to remove from the Hannaford parcel the greenhouses and other buildings and their

contents, then, in that event Garrison shall remove from the Hannaford parcel any rubble or debris generated by, or associated with, said activities; and shall remove and repair any hazardous condition created by, or associated with, said activities; and shall leave the Hannaford parcel in a good and safe condition at the conclusion of said activities. In the event that Hannaford shall remove the greenhouses and other buildings and their contents, then Hannaford shall remove any rubble or debris generated by or associated with said activities; and shall remove and repair any hazardous condition created by or associated with said activities, and shall leave the Hannaford parcel in a good and safe condition at the conclusion of said activities.

(b) Garrison agrees that it shall indemnify Hannaford and hold it harmless from and against any and all losses, liabilities, expenses, damages, suits or proceedings arising out of, or in connection with, any injury (including death) to any person or persons or damage to any property resulting from (directly or indirectly) Garrison's activities on or about the Hannaford parcel after the date of the closing of the sale of the Hannaford parcel by Garrison to Hannaford.

12. DEFAULT AND FAILURE OF PERFORMANCE: (a) If either party hereto shall default in the performance of the obligations contained in this Agreement, and shall permit such default to continue for a period of fifteen (15) days after receipt of notice of such default from the other party, the party giving such notice may, at its option, without waiving any claim for damages for breach of agreement, cure such default for the account of the defaulting party, with the right of reasonable entry and access for such purpose upon the property of the defaulting party, and with the further right to cure a default in contribution or payment by advancing the amount thereof, and any amount advanced or paid, or any contractual liability incurred, by the curing party in curing such default shall be deemed advanced, paid or incurred for the account of the defaulting party, and the defaulting party shall promptly reimburse the curing party therefor, or save the curing party harmless therefrom; provided, however, that the curing party may cure such default as aforesaid prior to the expiration of said waiting period, but after notice to the defaulting party, if its curing of said default is reasonably necessary to prevent substantial loss or damage to the curing party or any of the occupants of the parcel owned by the curing party.

(b) Failure of either party to complain of any default or violation hereunder, no matter how long such default or violation shall continue, shall not be deemed a waiver by said party of its rights hereunder. No waiver by any party at any time, expressed or implied, of any default or violation of any provision hereof shall be deemed a waiver of, or a consent to, a default or violation of the same or any other provision. In addition to any other rights hereunder, each party shall have the remedies of specific performance and/or injunction to enforce any provision herein contained. Temporary failure of performance of any obligation set

forth in this Agreement due to fire or other casualty, acts of God, labor difficulties or other causes beyond the reasonable control of either party shall not be deemed a default of said obligation if said obligation shall be performed within a reasonable time after the elimination of said cause.

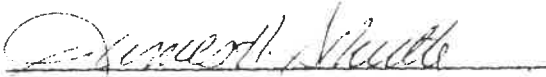
13. MISCELLANEOUS: (a) All notices and other communications authorized or required hereunder shall be in writing, shall be sent by certified or registered mail, return receipt requested, postage prepaid, and any such notice or other communication shall be deemed to have been given when received by the party to whom such notice or other communication shall be addressed. If intended for Hannaford, the same shall be mailed to Hannaford Bros. Co. at P.O. Box 1000, Portland, ME 04104, Attention: Real Estate Department, or at such other address or addresses as Hannaford may hereafter designate by notice to Garrison; and if intended for Garrison, the same shall be mailed to Garrison at 835 Central Avenue, Dover, NH 03820, or at such other address or addresses as Garrison may hereafter designate by notice to Hannaford.

(b) If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

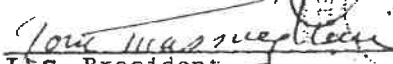
(c) No provision contained herein shall be construed to require Hannaford to construct the shopping center nor to construct or install any building, structure or other improvement on the Hannaford parcel.

IN WITNESS WHEREOF, the parties hereto have duly executed this Reciprocal Easement Agreement on this 15<sup>th</sup> day of September 1983.

WITNESS:

  
\_\_\_\_\_  
  
\_\_\_\_\_

GARRISON HILL GREENHOUSES, INC.

By:   
Its President  
Tom Massingham

HANNAFORD BROS. CO.

By:   
Its Vice President Corporate Development

STATE OF NEW HAMPSHIRE)  
County of *Stratford* ) ss.

*September 15*, 1983

Then personally appeared the above-named *Tom Massingham*,  
*President* of said GARRISON HILL  
GREENHOUSES, INC., and acknowledged the foregoing instrument to be  
his free act and deed in his said capacity, and the free act and  
deed of said Garrison Hill Greenhouses, Inc.

Before me,

*James H. N. Little*  
NOTARY PUBLIC/ATTORNEY-AT-LAW  
*Justice of the Peace*

STATE OF *Maine* )  
County of *Cumberland* ) ss.

*September 14*, 1983

Then personally appeared the above-named *Larry Plotkin*,  
of said HANNAFORD BROS. CO.,  
and acknowledged the foregoing instrument to be his free act and  
deed in his said capacity, and the free act and deed of said  
Hannaford Bros. Co.

Before me,

*William A. Little*  
NOTARY PUBLIC/ATTORNEY-AT-LAW

MY COMMISSION EXPIRES  
MARCH 14, 1987



41 5-13





## "HANNAFORD PARCEL"

A certain lot or parcel of land situated in the Towns of Dover and Rollinsford, in the County of Strafford and State of New Hampshire, more particularly bounded and described as follows:

Beginning at an iron pin set in the ground on the northeasterly sideline of Central Avenue, so-called, in the Town of Dover, County of Strafford and State of New Hampshire, and at the northwesterly corner of land now or formerly of Vernon W. Webb, et al.; thence proceeding North 51°6'20" East along said land of Webb, a distance of two hundred sixty and sixty-seven hundredths (260.67) feet to an iron pin; thence proceeding South 39°53'20" East along said land of Webb, a distance of one hundred seventy-five (175) feet to the stump of an elm tree and the northwesterly corner of land now or formerly of Edward Jones, et al.; thence proceeding North 66°16' East along said land of Jones, a distance of one hundred twenty-six and thirty-two hundredths (126.32) feet to an iron pin; thence proceeding North 59°57'50" East along land now or formerly used as a cemetery, a distance of sixty-three and sixty-eight hundredths (63.68) feet to a monument; thence proceeding South 35°40'40" East along said cemetery land, a distance of seven and fifteen hundredths (7.15) feet to an iron pin; thence proceeding North 66°16' East along land now or formerly of John C. Madden, et al. and land now or formerly of Noel R. Goulet, et al., a distance of one hundred seventy-six and thirteen hundredths (176.13) feet to a reinforcing rod set in the ground at the location of the Dover-Rollinsford town line; thence proceeding North 66°16' East along said land of Goulet, a distance of two hundred twelve and eight tenths (212.8) feet to an iron pin; thence proceeding North 23°40'45" West, a distance of five hundred ninety-four and sixty-eight hundredths (594.68) feet to an iron pin; thence proceeding South 66°30'10" West along land now or formerly of Siegel's Shopping Store, a distance of two hundred fifty-three and twenty-four hundredths (253.24) feet to a reinforcing rod set in the ground at the location of the Dover-Rollinsford town line; thence proceeding South 66°30'10" West along said land of Siegel's Shopping Store, a distance of four hundred fifty-seven and eighty-seven hundredths (457.87) feet to an iron pin; thence proceeding South 31°13'30" West along said land of Siegel's Shopping Store, a distance of one hundred and ninety-seven hundredths (100.97) feet to a point; thence proceeding at right angles South 58°46'30" East along land retained by the Grantor herein, a distance of one hundred three (103) feet to a point; thence proceeding at right angles South 31°13'30" West along said land of the Grantor, a distance of one hundred ninety-five (195) feet to a point; thence proceeding at right angles North 58°46'30" West along said land of the Grantor, a distance of one hundred three (103) feet to a point; thence proceeding at right angles South 31°13'30" West, a distance of one hundred twenty (120) feet to an iron pin set in the ground on the northeasterly sideline of Central Avenue, so-called; thence proceeding South 61°25'40" East, a distance of ninety-nine and eighty-four hundredths (99.84) feet to a P.K. spike; thence proceeding along a curve to the right with a radius of nine hundred eleven and forty-seven hundredths (911.47) feet, a distance of two hundred eleven and eighteen hundredths (211.18) feet to the point of beginning.

Meaning and intending to convey part of the premises described in deed of Elwill S. Shortridge to the Grantor herein dated May 24, 1921, and recorded in said Registry of Deeds at Book 398, Page 189.

The above-described premises are conveyed SUBJECT to a pole and line easement in favor of the Public Service Company of New Hampshire and New England Telephone & Telegraph Company dated September 11, 1963, and recorded in said Registry of Deeds in Book 771, Page 427, and a fifty (50) foot right-of-way in favor of the City of Dover, New Hampshire, for the purpose of laying and maintaining water pipes dated October 6, 1890, and recorded in said Registry of Deeds in Book 294, Page 138.

EXHIBIT C  
"GARRISON PARCEL"

A certain lot or parcel of land situated in the Town of Dover, County of Strafford and State of New Hampshire, more particularly bounded and described as follows: Beginning at a point that is located North 31°13'30" East, a distance of one hundred twenty (120) feet from an iron pin set in the ground on the northeasterly sideline of Central Avenue at the northwesterly corner of premises conveyed by Garrison Hill Greenhouses, Inc. to Hannaford Bros. Co. by deed of even date herewith; thence running North 31°13'30" East, a distance of one hundred ninety-five (195) feet along land now or formerly of Siegel's Shopping Store to a point; thence proceeding, at right angles, South 58°46'30" East along said land of Hannaford Bros. Co., a distance of one hundred three (103) feet to a point; thence proceeding, at right angles, South 31°13'30" West, a distance of one hundred ninety-five (195) feet along said land of Hannaford Bros. Co. to a point; thence proceeding, at right angles, North 58°46'30" West along said land of Hannaford Bros. Co., a distance of one hundred three (103) feet to the point of beginning.

*Louisa D. Carey*

REGISTER OF DEEDS  
STRAFFORD COUNTY

BK-1110PGE-586

AFTER RECORDING RETURN TO:

Bosen & Associates, P.L.L.C.  
266 Middle Street  
Portsmouth, New Hampshire 03801  
Attention: John K. Bosen, Esq.

E-Doc # 200005495  
Book 4751 Page 406

04/15/2020 03:24:33 PM  
Page 1 of 4

Catherine A. Berube  
Register of Deeds, Strafford County  
LCHIP STA156456 25.00  
TRANS TAX ST850740 243,000.00

WARRANTY DEED

STATE OF NEW HAMPSHIRE   §  
                                          §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF STRAFFORD     §

THAT, **851 CENTRAL AVENUE LLC**, a New Hampshire limited liability company with an address of c/o Unison Realty Partners LLC, 1777 Huntington Avenue, Suite 1901, Boston, Massachusetts 02115 ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to Grantor by **ESSENTIAL PROPERTIES, LLC**, a New Hampshire limited liability company, whose mailing address is 461 Main Street, Suite 3, Franconia, New Hampshire 03580 ("Grantee"), the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements, structures and fixtures situated thereon (collectively, the "Property"); subject to and with the benefit of all easements, restrictions, agreements, rights of way and reservations of record insofar as the same are now in force and affect the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property, subject to (i) non-delinquent real estate taxes and general and special assessments, and (ii) all other matters of record affecting the Property, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

[Signature Page Follows]

This is not the Homestead premises of the Grantor.

IN WITNESS WHEREOF, this instrument has been executed as of (but not necessarily on) this 15 day of APRIL, 2020.

**GRANTOR:**

**851 CENTRAL AVENUE LLC,**  
a New Hampshire limited liability company,

By: \_\_\_\_\_  
Name: Karim Fadel  
Title: Manager

Herewith duly authorized

COMMONWEALTH OF MASSACHUSETTS §  
§  
COUNTY OF SUFFOLK §

I, Jeffrey A. Olsen, a Notary Public in and for said County, in the Commonwealth aforesaid, do hereby certify that Karim Fadel, the Manager of 851 Central Avenue LLC (the "Grantor") in the foregoing and annexed Warranty Deed bearing date as of the 9<sup>th</sup> day of April, 2020, who, being by me first duly sworn, acknowledged said instrument to be the act and deed thereof, and that by virtue of the authority conferred upon him or her, executed and delivered the same as such for the purposes therein contained.

WITNESS my hand and official seal this 9<sup>th</sup> day of April, 2020.

My Commission Expires: \_\_\_\_\_

Notary Public

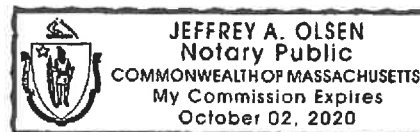


Exhibit A

Legal Description of Property

Property located in Dover and Rollinsford, Strafford County, State of New Hampshire, being more particularly described on a plan entitled "ALTA/ACSM Land Title Survey, for Shaw's Realty Co., Central Avenue, Dover & Rollinsford, New Hampshire", prepared by Doucet Survey, Inc., dated 2/21/00, Drawing No. 1094B, recorded in the Strafford County Registry of Deeds in Plans Book 59-05, 06 and 07, described as follows:

Beginning at a point on the easterly side of Central Avenue in the City of Dover, County of Strafford, and State of New Hampshire, thence:

N 71° 15' 18" E a distance of 455.54' to a point, thence;  
N 53° 52' 45" E a distance of 269.13' to a point, thence;  
N 64° 11' 18" E a distance of 185.00' to a point, thence;  
N 25° 48' 42" W a distance of 287.65' to a point, thence;  
N 60° 43' 29" E a distance of 212.84' to a point, thence;  
N 64° 15' 46" E a distance of 164.19' to a point, thence;  
N 65° 43' 23" E a distance of 135.54' to a point, thence;  
S 53° 30' 24" E a distance of 316.77' to a point, thence;  
S 79° 36' 50" E a distance of 125.96' to a point, thence;  
S 82° 23' 41" E a distance of 363.00' to a point, thence;  
S 80° 10' 56" E a distance of 146.12' to a point, thence;  
S 85° 43' 28" E a distance of 98.11' to a point, thence;  
S 51° 49' 45" E a distance of 47.08' to a point, thence;  
S 48° 18' 46" E a distance of 35.31' to a point, thence;  
S 28° 22' 41" E a distance of 96.07' to a point, thence;  
S 40° 55' 55" E a distance of 56.22' to a point, thence;  
S 58° 01' 55" E a distance of 132.79' to a point, thence;  
S 11° 56' 04" E a distance of 71.44' to a point, thence;  
S 04° 17' 09" E a distance of 167.11' to a point, thence;  
S 03° 08' 49" E a distance of 110.83' to a point, thence;  
S 03° 08' 49" E a distance of 282.22' to a point, thence;  
S 68° 09' 25" W a distance of 1075.57' to a point, thence;  
S 68° 09' 25" W a distance of 711.19' to a point, thence;  
S 32° 54' 36" W a distance of 15.80' to a point, thence;  
S 32° 54' 36" W a distance of 307.31' to a point, thence;  
Along a curve with a length of 52.65', a radius of 90.00', a delta of 33° 30' 59", a tangent of 27.10', a chord of 51.90', and a chord bearing of N 14° 08' 50" W to a point, thence;  
N 41° 12' 20" W a distance of 85.55' to a point, thence;  
Along a curve with a length of 123.35', a radius of 80.00', a delta of 88° 20' 24", a tangent of 77.71', a chord of 111.49', and a chord bearing of N 75° 05' 26" W, to a railroad spike, thence;  
Along a curve to the right with a length of 269.23', a radius of 758.00', a delta of 20° 21' 03", a tangent of 136.05', a chord of 267.82', and a chord bearing of N 20° 44' 43" W to a ½" iron pipe, thence;  
N 10° 34' 12" W a distance of 122.53' to a point, thence;

N 81° 32' 21" E a distance of 161.42' to a point, thence;  
N 06° 42' 04" W a distance of 84.98' to a point, thence;  
S 83° 17' 56" W distance of 167.42' to a point, thence;  
N 10° 34' 12" W a distance of 19.43' to a point, thence;  
Along a curve to the left with a length of 22.44', a radius of 1042.00', a delta of 1° 14' 03", a tangent of 11.22', a chord of 22.44', and a chord bearing of N 11° 11' 13" W to a point, thence;  
N 79° 58' 01" E a distance of 176.53' to a point, thence;  
N 12° 23' 32" W a distance of 78.47' to a 5/8" rebar, thence;  
N 80° 23' 50" E a distance of 32.22' to a 4" octagonal concrete bound, thence;  
Along a curve with a length of 194.59', a radius of 725.00', a delta of 15° 22' 42", a tangent of 97.88', a chord of 194.01', and a chord bearing of N 17° 34' 03" W, thence;  
N 25° 15' 24" W a distance of 85.35' to a point, thence;  
Along a curve to the left with a length of 40.25', a radius of 25.00', a delta of 92° 14' 54", a tangent of 26.00', a chord of 36.04', and a chord bearing of N 71° 22' 51" to a 4" square concrete bound, thence;  
S 62° 23' 49" W a distance of 138.44' to a point, thence;  
N 27° 26' 54" W a distance of 53.00' to a point, thence;  
N 62° 25' 02" E a distance of 145.44' to a point, thence;  
Along a curve to the left with a length of 33.66', a radius of 22.00', a delta of 87° 39' 20", a tangent of 21.12', a chord of 30.47', and a chord bearing of N 18° 35' 22" E to a PK nail, thence;  
N 25° 14' 18" W a distance of 69.54' to a PK nail, thence;  
N 71° 13' 12" E a distance of 87.21' to a point, thence;  
N 19° 35' 09" W a distance of 107.77' to a PK nail, thence;  
S 71° 15' 18" W a distance of 328.53' to a point, thence;  
Along a curve with a length of 50.53', a radius of 3758.00', a delta of 00° 46' 13", a tangent of 25.26', a chord of 50.53, and a chord bearing of N 26° 23' 21" W to the point of beginning.

LESS AND EXCEPT those certain tracts or parcels of land located in the City of Dover, County of Strafford, State of New Hampshire known as Lot 1 and Lot 2 on a plan of land entitled "Subdision (sic) of Lots 1 and 2 for Shaw's Realty Co." located on Central Ave, Dover, NH dated January 21, 1987, signed by the Dover Planning Board in August 1987 and recorded as Plan 36-88 in the Strafford County Registry of Deeds.

Reference to said plan is made for a more particular description.

Lots 1 and 2 have been merged by Notice of Merger dated October 11, 2005 by NP Dover LLC and signed by the Planning Board of the City of Dover and recorded in Book 3410, Page 507.

MEANING AND INTENDING to describe and convey a portion of the premises conveyed to the Grantor by NP Dover LLC dated May 10, 2012 and recorded in the Strafford County Register of Deeds at Book 4017, Page 207.

Doc # 230002882  
Book 5099 Page 95

03/15/2023 05:01:39 PM  
Page 1 of 3

Catherine A. Berube  
Register of Deeds, Strafford County  
LCHIP STA206668 25.00  
TRANS TAX ST860495 55,500.00

Return to:

**CONDOMINIUM WARRANTY DEED**

**HANNAFORD BROS. CO., LLC, f/k/a HANNAFORD BROS. CO.**, a Maine limited liability company, having a mailing address of 1358 Hancock Street, Quincy, Massachusetts, for consideration paid, grants to **CALICO PROPERTIES, LLC**, a New Hampshire limited liability company, having a mailing address of 304 Maplewood Avenue, Portsmouth, NH 03801, with WARRANTY COVENANTS, the following described condominium land units:

Those two (2) certain condominium land units located in The Dover Condominium, a Condominium, situated in Dover and Rollinsford, Strafford County, New Hampshire and being described as follows:

**Condominium Land Unit #2 and Unit #3**, at 829-833 Central Avenue, Dover and Rollinsford, as defined, described and identified in Declaration of The Dover Condominium dated March 15, 2021, and recorded in the Strafford County Registry of Deeds at Book **5099** Page **60**, as may be amended from time to time (the "Declaration"), the related By-Laws recorded therewith at Book **5099**, Page **85** (the "By-Laws"), and as shown on a certain site plan entitled "Condominium Site Plan Dover Map 37 Lot 24-H/Rollinsford Map 1 Lot 5, and Map 21 Lots 7, 31 & 32, The Dover Condominium 829-833 Central Avenue, Dover, NH", prepared by Jones and Beach Engineers, Inc. last dated March 7, 2023, recorded at the Strafford County Registry of Deeds as Plan Number **12861.12862**; and any additional site plans subsequently recorded (the "Site Plan").

TOGETHER WITH an undivided interest in the Common Area and all rights and easements appertaining thereto, as defined, described and identified in the Declaration and as shown on the Site Plan.

The Condominium Land Units and undivided ownership in the Common Area described above are hereby conveyed subject to and together with the following:

- 2 -

1. The terms, conditions, agreements, covenants, restrictions, obligations and easements contained in the Declaration, the related Bylaws, and in any instrument creating the estate, and any amendments thereto.
2. Any and all matters, easements and notations shown on the Site Plan and the easement plan entitled "Proposed Easement Plan Dover Map 37 Lot 24-H/Rollinsford Map 1 Lot 5, and Map 21 Lots 7, 31 & 32, The Dover Condominium 829-833 Central Avenue, Dover, NH", prepared by Jones and Beach Engineers, Inc. last dated March 7, 2023, recorded at the Strafford County Registry of Deeds as Plan Number 12863; and any additional site plans or easement plans subsequently recorded.
4. The provisions of New Hampshire RSA 356-B (The "Condominium Act"), as the same may be amended from time to time.

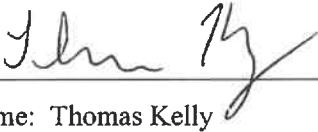
Meaning and intending to describe and convey Condominium Land Unit 2 and 3 of The Dover Condominium being a portion of the premises conveyed to **HANNAFORD BROS. CO., LLC F/K/A HANNAFORD BROS. CO.**, by deeds recorded in the Strafford County Registry of Deeds at Book 1110, Page 570, Book 1120 Page 767, Book 1103 Page 173 and Book 1117 Page 245.

*(Signature page to follow)*



EXECUTED as a sealed instrument this 15<sup>th</sup> day of March 2023.

HANNAFORD BROS. CO., LLC,  
a Maine limited liability company

By: 

Name: Thomas Kelly

Title: Treasurer & Manager

*Hereunto Duly Authorized*

STATE OF MAINE

COUNTY OF CUMBERLAND, ss.

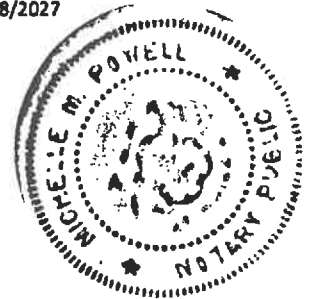
March 13, 2023

On this 13<sup>th</sup> day of March, 2023, before me, the undersigned notary public, personally appeared, Thomas Kelly, proved to me through satisfactory evidence of identification, which was a Maine Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purposes as Treasurer and Manager of Hannaford Bros. Co., LLC.

  
Notary Public:

My Commission expires:

MICHELLE M. POWELL  
Notary Public, Maine  
My Commission Expires  
04/08/2027



*[Signature page to Deed]*

**Doc # 230002880      03/15/2023 04:51:30 PM**  
**Book 5099 Page 60      Page 1 of 25**

**Catherine A. Berube**  
**Register of Deeds, Strafford County**

**DECLARATION**  
**OF**  
**THE DOVER CONDOMINIUM**

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**TO CAPTURE IMAGE**  
**STRAFFORD COUNTY REGISTRY OF DEEDS**  
**259 COUNTY FARM RD, SUITE 202**  
**DOVER, NH 03820**



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Appendix A - Description of Entirety of Submitted Land

Appendix B - Allocation of Ownership Interests, Votes in Unit Owner's Association

Appendix C - Shopping Center Sign Drawing

**DECLARATION**  
**THE DOVER CONDOMINIUM**

**ARTICLE 1**

**PURPOSE**

**THIS DECLARATION** (this “**Declaration**”) is made as of the 15 day of March, 2023, by **HANNAFORD BROS. CO., LLC**, a Maine limited liability company, with a principal place of business at c/o Retail Business Services, 1385 Hancock Street, Quincy, Massachusetts 02169 (with its successors and assigns who come to stand in the same relation to the Condominium as its predecessors, the “**Declarant**”), for the purpose of submitting the lands described in the attached **Appendix A** to the condominium form of ownership and use in the manner provided by New Hampshire Revised Statutes Annotated, Chapter 356-B (the “**Condominium Act**” or the “**Act**”).

**RECITALS**

The Declarant owns a certain tract of land located at 829-833 Central Avenue, Dover, Strafford County, New Hampshire, which is more particularly described in **Appendix A** and more particularly depicted on the Site Plan (such land, together with and subject to any existing or future buildings and all improvements constructed on it, and all easements, rights, and appurtenances to it, whether set forth in this Declaration or subsequently created and placed on record at the Strafford County Registry of Deeds, are together referred to as the “**Premises**”); and

The Declarant intends to create a commercial land condominium on the Premises which shall include Units and a Common Area (all capitalized terms are defined below); and

The Declarant intends that the Unit Owners will develop and operate their respective Units as integral parts of the development of the Premises, all pursuant to certain covenants, agreements, and reciprocal easements in order to effectuate the common use and operation of the Premises, the same being set forth in the DEC (as defined below).

**NOW, THEREFORE**, the Declarant declares that the Premises are submitted to the provisions of the Condominium Act and are held and shall be held, conveyed, encumbered, leased, used, occupied, and improved subject to the following restrictions, covenants, conditions, uses, limitations, obligations and easements which are intended to enhance and protect the value and desirability of the Condominium as a whole and to mutually benefit each of the Units and their respective Unit Owners.

**ARTICLE 2**

**DEFINITIONS AND RULES OF INTERPRETATION**

2.1 **Definitions.** As used in the Condominium Instruments, capitalized terms have the following meanings, unless otherwise provided:

- (a) **Annual Report** has the meaning given to it in Section 14.5 of this Declaration.
- (b) **Budget** has the meaning given to it in Section 14.1 of this Declaration.

- (c) **Building** means any permanently enclosed structure placed, constructed or located on or within the Premises, which with respect to Unit 1 and Unit 2 only, include the Common Building Elements.
- (d) **Bylaws** means the Bylaws of the Unit Owners' Association.
- (e) **Common Area** means the area identified as Common Area on the Site Plan.
- (f) **Common Building Elements** means common elements that Buildings may share including, connector walls and foundational elements.
- (g) **Common Expenses**, if any, means all expenditures made or incurred in connection with the construction, maintenance or replacement of the Common Area, the Common Building Elements, or lawfully made or incurred by or on behalf of the Unit Owners' Association, including expenses incurred pursuant to the provisions of Article 14 hereof.
- (h) **Condominium** means The Dover Condominium or the property and interests that have been submitted to the Condominium Act by the recording of the Condominium Instruments. The term includes the Units and the Common Area.
- (i) **Condominium Act or Act** has the meaning set forth above in the Preamble.
- (j) **Condominium Instruments** means, as applicable, this Declaration, the Bylaws, the Declaration of Easements, Covenants, Conditions and Restrictions and the Site Plan. Any exhibit, schedule, appendix, plan, or certification accompanying a Condominium Instrument and recorded with it, or incorporated by reference in it, shall be deemed to be incorporated into that Condominium Instrument.
- (k) **Days** means calendar days unless modified by the word "business." in which case, the term shall include all days except Saturdays, Sundays, and legal holidays of the State of New Hampshire.
- (l) **DEC** means that certain Declaration of Easements, Covenants, Conditions and Restrictions recorded immediately prior hereto at Book ~~5099~~ Page ~~29~~ in the Strafford County Registry of Deeds.
- (m) **Declarant** has the meaning set forth above in the Preamble.
- (n) **Defaulting Party** has the meaning given to it in Section 18.1 of this Declaration.
- (o) **Governmental Approvals** means all existing or future permits and approvals issued or required by the Town of Dover, the State of New Hampshire, the United States of America, or any of their subdivisions as a precondition of the development of all or any portion of the Premises.
- (p) **Non-Defaulting Party** has the meaning given to it in Section 18.1 of this Declaration.
- (q) **Notice Address** has the meaning given to it in Section 19.3 of this Declaration.

- (r) **Occupant** means any Unit Owner, as well as any Person, from time to time entitled to the use and occupancy of any portion of a Unit under an ownership right, lease, sublease, license, concession, or other similar agreement, and all officers, directors, employees, agents, contractors, customers, vendors, suppliers, concessionaires, visitors, invitees, and licensees of any of the foregoing.
- (s) **Officer** means any duly elected or appointed officer of the Unit Owners' Association.
- (t) **Ownership Interest** means each Unit Owner's undivided interest in the Common Area, which shall be based upon a fraction, the numerator of which shall be the total square footage of the parcel of land comprising a Unit and the denominator of which shall be the aggregate square footage of all parcels of land comprising all of the Units.
- (u) **Person** means any natural person, corporation, limited or general partnership, association, trust, limited liability company, limited liability partnership, or other entity capable of holding title to real property.
- (v) **Premises** has the meaning set forth above in the Recitals.
- (w) **Shopping Center Sign** means the existing pylon/monument sign located in the Common Area, as the same may be modified in accordance with the terms of Section 7.5 hereof.
- (x) **Site Plan** means that certain plan set prepared in accordance with the Condominium Act, entitled "Condominium Site Plan Map 37 Lot 24-H" last revised March 7, 2023, prepared by Jones & Beach Engineers, Inc., as the same may be amended from time to time pursuant to the provisions of this Declaration, which plan has been recorded herewith.
- (y) **Submitted Land** means the land submitted to the Condominium Act by this Declaration, and is legally described in Appendix A.
- (z) **Unit** means those portions of the Condominium that are designed and intended for individual ownership and use.
- (aa) **Unit Owner or Owner** means the Person who owns a Unit. The term "Unit Owner" also includes the Declarant to the extent the Declarant holds an ownership interest in any Unit(s).
- (bb) **Unit Owners' Association or Association** means The Dover Condominium Association, the unit owners' association of the Condominium, an unincorporated association.

2.2 **Construction and Interpretation.** The following rules of construction shall apply to the interpretation of the Condominium Instruments, unless expressly stated otherwise:

- (a) Whenever any Appendix or Section is referred to in this Declaration, it shall be deemed to refer to the Appendix or Section of this Declaration.

(b) Except as otherwise expressly provided in this Declaration, whenever a party's consent or approval is required under this Declaration, or whenever a party shall have the right to give an instruction or request another party to act or to refrain from acting under this Declaration, or whenever a party must act or perform before another party may act or perform under this Declaration, such consent, approval, or instruction, request, act or performance shall be in writing, shall be reasonably made or done, or shall not be unreasonably withheld, delayed, or conditioned, as the case may be.

(c) Whenever any statute, ordinance, regulation, or Condominium Instrument is referred to in this Declaration, it shall be deemed to refer to such statute, ordinance, regulation, or Condominium Instrument as it may be lawfully amended from time to time.

(d) Whenever Governmental Approvals are referred to in this Declaration, it shall be deemed to refer to those Governmental Approvals that have been received by the Declarant or any Owner as of the date of this Declaration, to all future amendments, supplements, or modifications to such existing approvals, and to all future approvals and permits with respect to the development of the Premises. In the event of any inconsistency between this Declaration and the Governmental Approvals, the Governmental Approvals shall govern and control. In no event shall Declarant or any Owner seek any Governmental Approvals that materially impair the rights of, or imposes materially greater obligations on, a particular Unit without the consent of the Owner of such Unit.

(e) Whenever required by the context of this Declaration, (i) the singular shall include the plural, and vice versa, and the masculine shall include the feminine and neuter genders, and vice versa and (ii) use of the words "including", "such as", or words of similar import, when following any general term, statement or matter shall not be construed to limit such statement, term or matter to specific items, whether or not language of non-limitation, such as "without limitation," or "but not limited to," are used, but rather shall be deemed to refer to all other items or matters that could reasonably fall within the broadest scope of such statement, terms or matter.

(f) The captions preceding the text of each article and Section are included only for convenience of reference. Captions shall be disregarded in the construction and interpretation of this Declaration. Capitalized terms are also selected only for convenience of reference and do not necessarily have any connection to the meaning that might otherwise be attached to such term in a context outside of this Declaration.

(g) Invalidity of any of the provisions contained in this Declaration, or of the application of such provision to any Person by judgment or court order shall in no way affect any of the other provisions of this Declaration or the application of this Declaration to any other Person and the same shall remain in full force and effect.

(h) Unless provision is made for a specific time period, each response to a request for an approval or consent required to be considered pursuant to this Declaration shall be given by the Person to whom the request was directed within thirty (30) days of receipt. Each disapproval shall be in writing and, shall clearly state the reasons. Thereafter, if a request for a consent or approval has not been responded to or denied during the original 30-day review time period following receipt of the request and such failure continues following an additional ten (10) business days after receipt of a copy of the original request and an additional notice in bold and capitalized letters containing the following verbatim: "IF YOU FAIL TO RESPOND TO THIS REQUEST WITHIN TEN (10) BUSINESS DAYS OF YOUR RECEIPT OF THIS NOTICE, THIS REQUEST SHALL AUTOMATICALLY BE DEEMED TO HAVE BEEN APPROVED IN ACCORDANCE WITH THE DECLARATION," then the request will automatically be deemed to have been approved.



**ARTICLE 3**

**NAME**

The name of the Condominium is "The Dover Condominium."

**ARTICLE 4**

**LOCATION**

The Condominium is located at 829-833 Central Avenue in Dover, Strafford County, New Hampshire, as more particularly described in **Appendix A**.

**ARTICLE 5**

**DESCRIPTION OF SUBMITTED LAND**

A legal description of the Submitted Land is contained in **Appendix A**.

**ARTICLE 6**

**DESCRIPTION OF UNITS**

6.1 **Units**. The Units are declared to be held in fee simple and may be retained, occupied, conveyed, transferred, leased, mortgaged, encumbered, inherited or devised in the same manner as any other parcel of real property, independent of the other Units. However, each Unit shall, at all times, be subject to the provisions of the Condominium Instruments and all Governmental Approvals.

6.2 **Unit Boundaries**. Units 1, 2 and 3 are the only Units in the Condominium. The Units are deemed created upon the recording of the Condominium Instruments without the need for the construction of any Building. The horizontal boundaries of the Units are as shown on the Site Plan. The vertical boundaries of the Units extend from the upper limits of the earth's atmosphere to the center of the earth. Upon completion of construction of any new Building and/or renovation to existing Buildings, an updated site plan in connection therewith (as contemplated by this Declaration) shall be recorded, but the boundaries of the Unit containing the Building shall not change.

6.3 **Buildings**.

(a) Currently there are Buildings located on Unit 1, Unit 2 and Unit 3 as shown on the Site Plan. The Unit Owners shall have the right to construct, repair, demolish, rebuild, and maintain Buildings within the Units, with the approval of all regulatory authorities, and subject to the provisions of the Governmental Approvals, the Condominium Act, and the Condominium Instruments. Each Unit Owner shall provide the Declarant or Unit Owners' Association with a recordable updated Site Plan, as applicable, complying with Section 20 of the Condominium Act, showing the location and dimensions of any Building constructed or altered within the Premises after the date of this Declaration promptly upon completion of such Building or alteration, and the Declarant or Unit Owners' Association shall immediately record such plans at the expense of the Owner of the applicable Unit.

(b) Each Unit Owner shall have the right, in its sole discretion and without obtaining the consent of any other Unit Owner or Unit Owners' Association, to make alterations to any improvements located within its Unit from time to time or to construct additional improvements within its Unit, provided that such alterations and construction are in compliance with the Governmental Approvals, applicable laws, and the Condominium Instruments.

6.4 **Future Units.** Future Units may be single building units, land units, or multiple units within a Building. Future Units may be created only pursuant to, and in accordance with the provisions of, Section 6.5 below.

6.5 **Subdivision of Units.** The Owner of any Unit may subdivide any Unit to create one or more separate Units provided that:

(a) the Unit Owners Association must pre-approve such subdivision after determining that the proposed subdivision will not negatively impact the use and access to the Common Area, any other Units in the Condominium, or the operation of the Premises as a whole, or otherwise be in violation of any Condominium Instrument, provided that so long as Declarant is the owner of any Unit(s), then, other than as required by Section 32 of the Act, Declarant shall have the right to subdivide its Unit(s) without obtaining any of the consents referred to in this Section 6.5(a);

(b) the Unit Owner shall obtain all necessary permits and approvals to subdivide the Unit in accordance with all applicable zoning, subdivision and other land use laws and ordinances;

(c) the Unit Owner shall file copies of all approved plans for each proposed subdivision with the Unit Owners Association within ten (10) days after final approval from all regulatory authorities;

(d) the Unit Owner shall prepare an amendment of this Declaration, the Bylaws, the Site Plan, reflecting the subdivision (for execution and recording by the Unit Owners Association) in form and content acceptable to the Unit Owners Association, in accordance with the provisions of Section 32 of the Condominium Act, as amended, and Article 16 of this Declaration, and submit the same to the Unit Owners Association within thirty (30) days after obtaining such final approval; and

(e) the Unit Owner shall be solely responsible for all costs associated with the subdivision.

6.6 **Reallocation of Interests after Subdivision.** All Units resulting from subdivision shall be subject to all Condominium Instruments. As provided in Section 32 of the Condominium Act, each of the new Units shall be allocated a portion of the undivided interest in the Common Area, the votes in the Unit Owners Association, and, if any, the liability for Common Expenses formerly appertaining to the subdivided Unit, based on a fraction, the numerator of which shall be the total square footage of the parcel of land comprising the subdivided Unit and the denominator of which shall be the aggregate square footage of land comprising the Unit prior to subdivision.

6.7 **Merger and Relocation of Boundaries.** Units may be merged and boundaries between Units may be relocated by the Owner(s) of such Units with the consent of the Unit Owners Association and the approval of all regulatory authorities, subject to the provisions of the Condominium Act and Condominium Instruments in the same manner as is provided for the subdivision of Units in Section 6.5 hereof.

**ARTICLE 7**

**DESCRIPTION OF COMMON AREA**

- 7.1 **Common Area.** The Common Area shall be as defined in Section 2.1(e).
- 7.2 **Rights in the Common Area.** The rights of the Unit Owners in the Common Area shall be governed by Section 7.3 hereof.
- 7.3 **Use.** The use of the Common Area (other than the Shopping Center Sign, the use of which is governed by Section 7.5 hereof) is limited to the Unit Owners and their Occupants, and any others having rights therein under any recorded documents.
- 7.4 **Costs of Repairs and Maintenance of the Common Area.** The Declarant shall initially be responsible as further described in Section 2.1(d) of the DEC and at the cost and expense of all Unit Owners in accordance with their Ownership Interest, for the costs of the repair, maintenance, landscaping, and replacement of the Shopping Center Sign / Common Area.
- 7.5 **Construction of Improvements to Common Area; Shopping Center Sign.** The parties hereby acknowledge that the improvements within the Common Area, have been constructed by Declarant, and Shopping Center Sign has been constructed by Declarant prior to the date hereof substantially in accordance with the design depicted on **Appendix C** hereto. The rights and obligations of the Owner of the Unit Owners with respect to the Shopping Center Sign are as set forth in Section 2.1(d) of the DEC.

**ARTICLE 8**

**ALLOCATION OF OWNERSHIP INTERESTS**

- 8.1 **Allocation of Interests and Votes.** Ownership Interests in the Condominium shall be assigned in accordance with the definition of "Ownership Interest" contained in Section 2.1(u) of this Declaration and as shown on **Appendix B**. The Unit Owners shall have votes in the Unit Owners Association that are proportionate to the Ownership Interest appertaining to their Unit.
- 8.2 **Adjustment of Interests.** Upon the subdivision, merger, or creation of Units, the Ownership Interests shown on **Appendix B** shall be adjusted to reflect such changes, all as provided in this Declaration and the Condominium Act.

**ARTICLE 9**

**RESTRICTIONS**

- 9.1 **Limitations on Use.** The use of the Units and the Common Area is limited to the Unit Owners and their Occupants and others (including the general public) that may be permitted by the Unit Owner. Permitted uses on the Premises include all uses permitted under the Zoning Ordinance of the Town of Dover, including any use permitted under a special exception or variance granted pursuant to such Zoning Ordinance, but subject in all cases to any and all restrictions or conditions in the Condominium Instruments, the DEC and any other prior instruments of record.
- 9.2 **Premises Subject to Covenants, Easements and Restrictions of Record.** In addition to the restrictions set out in Section 9.1, the Premises are subject to and benefited by, as applicable, all covenants, conditions, easements and restrictions of record to the extent set forth in said documents and

any conditions of approval for the Condominium placed on the Premises by any Governmental Approval, and each Unit Owner agrees to comply with such covenants, conditions, easements and restrictions of record and any conditions of approval for the Condominium placed on the Premises by any Governmental Approval. Without limitation, the Premises are subject to those certain covenants, conditions, easements and restrictions referred to in the DEC.

9.3 **Units Subject to Declaration, Bylaws, and Rules and Regulations.** All current or future Unit Owners and Occupants are subject to the provisions of the Condominium Instruments. The acceptance of any fee, leasehold or similar interest in any Unit shall constitute an agreement that the provisions of the Condominium Instruments, as they may be lawfully amended from time to time, are accepted and ratified by such Unit Owner or Occupant. The Condominium Instruments shall be deemed to be enforceable servitudes and covenants running with the land and shall bind any Person who holds any interest in any Unit, whether or not such provisions are recited and stipulated in full in each and every instrument of conveyance, lease, or other agreement. Each Unit Owner and Occupant shall comply with all Condominium Instruments and failure to so-comply shall be grounds for the other Unit Owner(s) to recover damages or obtain injunctive relief against the Occupant and, if the Occupant is not a Unit Owner, the applicable Unit Owner in a court of competent jurisdiction. In the event of such a proceeding to enforce the Condominium Instruments, the other Unit Owner shall be entitled to recover all reasonable costs and expenses of such actions from the violating Occupant and the applicable Unit Owner, including reasonable attorneys' fees.

9.4 **Quiet Enjoyment.** No Unit Owner or Occupant shall by any act or omission unreasonably interfere with the use, occupancy or enjoyment of either Unit by any other Unit Owner or Occupant.

## **ARTICLE 10**

### **EASEMENTS**

10.1 **Third Party Easements.** The Premises are subject to and have the benefit of certain easements and restrictions of record, including, without limitation, the DEC. The rights and benefits associated with any such easements and restrictions that benefit more than one Unit shall be deemed to be part of the Common Area and shall be administered by the Unit Owners' Association, provided, however that each Unit Owner shall administer its own rights and obligations under the DEC. The rights and benefits associated with any such easements and restrictions that benefit only one of the Units shall be administered by that Unit alone. In the event of any conflict between this Declaration and the DEC, the terms of the DEC shall control.

## **ARTICLE 11**

### **CONSTRUCTION**

#### **11.1 General Requirements.**

- (a) **Compliance.** All construction activities within the Premises shall be performed in compliance with the Condominium Instruments, the Governmental Approvals, and all applicable laws, rules, regulations, orders, and ordinances. All construction shall utilize new materials, shall be performed in a good, safe, and workmanlike manner, and shall require as-built plans to be prepared upon completion of such construction for submission to the Unit Owners' Association. Notwithstanding the foregoing, non-structural construction activities (e.g., re-modeling, upgrading

and/or relocation of fixtures) contained wholly within each Unit Owner's Building shall not be subject to any of the requirements of this Article 11(a).

- (b) **Prohibited Actions.** Construction activities shall not:
- (i) cause any unreasonable increase in the cost of constructing improvements upon another Unit;
  - (ii) unreasonably interfere with construction work being performed on any other part of the Premises;
  - (iii) unreasonably interfere with the use, occupancy or enjoyment of any part of the remainder of the Premises by any other Unit Owner or Occupant; or
  - (iv) cause any Building located on another Unit to be in violation of any Governmental Approval or any applicable law, rule, regulation, order, or ordinance.

## **ARTICLE 12**

### **MAINTENANCE AND REPAIR**

12.1 **Maintenance.** Each Unit Owner covenants and agrees to maintain and keep its Unit, and all improvements thereon (including, without limitation, all Buildings, parking areas, lighting facilities, and landscaped areas) in a sightly, safe and good condition and state of repair, free of refuse and trash, and free of any accumulation of ice or snow that may pose a hazard to the public, in compliance with all governmental laws, rules, regulations, orders, and ordinances, and in compliance with the provisions of the Condominium Instruments and the Governmental Approvals. Each Unit Owner shall store all trash and garbage in adequate containers in the rear of its respective Building and shall arrange for regular disposal of such trash or garbage.

12.2 **Casualty Damage.** In the event any of the Buildings are damaged by fire or other casualty (whether insured or not), the Unit Owner shall, subject to governmental regulations and/or insurance adjustment delays, promptly remove the debris resulting from such event and provide a secure and sightly barrier. Within a reasonable time after the fire or casualty, the Unit Owner shall, in its discretion, either (i) repair or restore the Building so damaged in accordance with all provisions of this Declaration; (ii) erect another Building in the Unit, in accordance with all provisions of the Condominium Instruments and the Governmental Approvals; or (iii) demolish the damaged portion and/or the balance of such Building and restore the cleared area to a landscaped condition until and unless a replacement Building is erected. During any period that a Building is damaged, destroyed or demolished, the Unit Owner shall remain liable for its share of Common Expenses, if any, as fully as if such casualty had not taken place. All such repairs, reconstruction, demolition, or restoration shall be commenced and completed expeditiously.

12.3 **Warranties.** The warranty contained in Section 41.11 of the Condominium Act shall be inapplicable to any Building, Unit, or Common Area that is constructed by a Unit Owner.

## **ARTICLE 13**

**INSURANCE AND TAXES**

**13.1 Insurance.**

- (a) **Unit Owners Association Insurance.** The Unit Owners Association shall maintain in full force and effect the minimum insurance coverages as follows: Condominium Commercial General Liability Insurance for occurrences in the Common Area, with limits of at least Five Million Dollars (\$5,000,000.00) per occurrence and \$5,000,000 aggregate. The costs of such insurance shall be paid by the Association, subject to reimbursement by all Unit Owners in accordance with their Ownership Interest.
- (b) **Unit Owners' Insurance.** Each Unit Owner shall maintain in full force and effect the minimum insurance coverages required by the DEC.

**13.2 Taxes and Assessments and Other Expenses.** Each Unit Owner shall pay (and, with respect to the Common Area, the Association shall pay subject to reimbursement by all Unit Owners in accordance with their Ownership Interest), prior to delinquency, all taxes and assessments with respect to its Unit and the Building or Buildings and improvements located in its Unit (and, with respect to the Association, the Common Area). If the taxes or assessments may be paid in installments, the Unit Owner responsible therefor may, but shall not be required to, pay each such installment as and when the same becomes due and payable. Nothing contained in this Section 13.2 shall prevent any Unit Owner from contesting at its cost and expense any such taxes and assessments with respect to its Unit in any manner such Unit Owner elects, so long as such contest is maintained with reasonable diligence and in good faith. At such time as the contest is concluded (allowing for appeal to the highest appellate court), the contesting Unit Owner shall promptly pay all such taxes and assessments determined to be owing, together with all interest, penalties and costs.

**ARTICLE 14**

**COMMON EXPENSES**

**14.1 The Budget.** The Unit Owners shall, no later than sixty (60) days after the beginning of each calendar year, approve an estimated Budget (the "**Budget**") for the Common Expenses for the calendar year. The Unit Owners Association shall be responsible for annually producing for consideration the Budget. Such approval shall be obtained in accordance with the procedures set forth in Section 14 below. The Budget shall include estimates for all applicable income and expenses, including the following (but subject to any exclusions or limitations set forth herein):

- (a) Common Area administration and maintenance expenses; and
- (b) all other permitted expenses; provided, however, that in no event shall any administrative or management fee be charged which would be in excess of 10% of the Common Expenses.

If an item of maintenance or replacement is to be accomplished in phases over a period of calendar years, then the Budget shall separately identify the cost attributable to such year (including the area of Common Area affected), and shall note the anticipated cost and timing (indicating the Common Area affected) of such phased work during succeeding calendar years. The Budget may, but shall not be required to, include, expenses associated with Units that are directly allocable to or payable by or the responsibility of a Unit

Owner pursuant to the terms of the Condominium Instruments. The failure to include such an expense in the Budget shall not absolve the Unit Owner of the obligation to pay the expense.

14.2 **Allocation of Common Expenses.** The Common Expenses included in each Budget shall be allocated among both of the Unit Owners in accordance with their undivided interest in the Common Area, unless and to the extent that any such Common Expense is caused by or benefits one of the Units more than the other, in which case the expense shall be allocated according to the proportion of such causation or benefit. The per Unit expense allocation shall be provided in writing to each Unit Owner at the time each final Budget is distributed.

14.3 **Additional Assessments.** Notwithstanding any provisions of this Article 14 to the contrary, if, in the course of any calendar year, the Officers determine there are additional expenses not included in the Budget which should be paid in that calendar year in order to maintain the Premises at the standard set by the Officers pursuant to Section 14.1 of this Declaration, the Officers may propose an amendment to the Budget and allocation of such expenses to the Unit Owners. Each Owner shall be delivered notice of the amended Budget and an allocation of each Unit Owner's share of such increase. However, such an amendment shall be effective only upon the approval of such Budget amendment in accordance with the process set forth in Section 16.1 below. In the alternative, the Officers may propose a one-time special assessment against the Unit Owners. Each Owner shall be delivered notice of the purpose of the proposed assessment, the amount of the assessment, and each Owners' allocable share of the assessment has been sent to the affected Unit Owners. However, such an assessment shall be effective only upon the approval thereof in accordance with the process set forth in Section 16.1 below. If so approved, payment of such assessment by each Unit Owner to the Association shall be due and payable thirty (30) days thereafter.

14.4 **Lien for Common Expense Assessments.** The Unit Owners Association shall have and may enforce all rights provided for under Section 15 of the Condominium Act and may obtain a lien on any Unit and enforce all such other rights provided for under Section 46 of the Condominium Act in order to secure payment of and collect any Unit Owner's allocated share of Common Expenses.

14.5 **Annual Report of Operations.** Annually, within one hundred twenty (120) days after the end of each calendar year, the Unit Owners Association shall submit to the Unit Owners a detailed report showing the results of operations for the preceding calendar year (the "**Annual Report**"). The Annual Report shall set out all expenses paid compared to the Budget as the same may have been amended, report the balances of any reserve funds, and reflect the amount of any shortfall or excess of revenues over Common Expenses. The Officers may at their option:

- (a) as to any shortfall of revenues, either make an additional assessment pursuant to Section 14.3 or include the amount of such shortfall in the then current year's Budget; and
- (b) as to any excess of revenues, either refund such excess to the Unit Owners, proportionally to their Ownership Interests or apply the excess to the then current year's Budget and reduce each Unit Owner's allocated share of Common Expenses and the monthly payment thereof proportionally. Excess Revenues that were specially assessed pursuant to Section 14.2 of this Declaration shall be credited to the Unit Owner(s) who paid such amounts.

Any Unit Owner may, on written notice to the Unit Owners Association, examine the books and records for the operation of the Premises for the two (2) calendar years preceding such request. Such examination shall be scheduled so as not to unduly interfere with the day-to-day operations of the Unit Owners

Association. Copies of records may be made by the examining Unit Owner, and the Unit Owners Association may charge such Unit Owner a reasonable fee for such copies.

14.6 **Payment of Common Expenses.** Each Unit Owner shall pay when due its share of any Common Expenses.

## **ARTICLE 15**

### **OTHER RIGHTS**

#### **15.1 Lapse of Governmental Approvals.**

- (a) Each Unit Owner shall be solely responsible to assure that all Governmental Approvals with respect to its proposed construction and development on its Unit remain in force and effect with respect to its Unit until it completes any construction on its Unit.
- (b) Should a Unit Owner fail to take the necessary actions to prevent a Governmental Approval with respect to work on its Unit from lapsing, and such lapse will have a material negative impact on another Unit Owner, any other affected Unit Owner may take all such steps as may be necessary to preserve or renew such approval. The Unit Owner that held the Government Approval shall reimburse the other affected Unit Owner for all costs incurred by it in this regard in the same manner and under the same terms as provided in Section 18.1(c) hereof.

## **ARTICLE 16**

### **AMENDMENT OF DECLARATION**

16.1 **General.** Except as otherwise provided in this Declaration, this Declaration may be amended only by the agreement of at least 60% of the Ownership Interests in the Association. Any such amendment shall be first effective when evidence of the same has been duly recorded in the Strafford County Registry of Deeds pursuant to Sections 11 and 34 of the Condominium Act. Any request for consent, approval or vote shall: (a) be in writing; (b) specify the section hereof which requires that such notice be given or that such consent, approval or vote be obtained; and (c) be accompanied by such background data as is reasonably necessary to make an informed decision thereon. The consent, approval or vote of any Unit Owner under this Declaration, to be effective, must be given, denied or conditioned expressly and in writing.

## **ARTICLE 17**

### **TERMINATION OF CONDOMINIUM**

Upon vote of at least 80% of the Ownership Interests in the Association to terminate this Condominium, and with the consent of mortgagees as may be applicable in accordance with Section 19.5 hereof and upon recordation of an instrument terminating the Condominium, this Condominium shall terminate and shall be of no further force and effect and each Unit shall be withdrawn from the Condominium and held by the respective Unit Owner free of said Condominium, and this Declaration shall be of no further force and effect; provided, however that the termination of this Declaration of Condominium shall not result in the termination of any of the easements granted herein. Upon recordation of an instrument terminating the Condominium, all of the property constituting the same shall be owned by



the Unit Owners as tenants in common in proportion to their respective interests set forth below, provided, however, as long as such tenancy in common lasts, each Unit Owner or its successors or assigns shall have an exclusive right of occupancy of that portion of said property which formerly constituted his Unit, subject to the easements set forth herein. The termination of this Declaration and the Condominium shall not act to discharge any mortgage(s) on the Unit(s) unless and until said mortgage(s) are specifically discharged by a separate discharge of mortgage, full or partial, recorded at the Strafford County Registry of Deeds. Said mortgage(s) shall continue to be a lien on any Condominium Unit(s) upon such termination and when such Unit is converted to a lot. Upon such termination, the Unit Owners shall subdivide the condominium into separate lots, based on the Unit lines, as necessary to comply with this Article and withdraw the Units from the Condominium and in accordance with all applicable laws, codes, rules and regulations.

## ARTICLE 18

### DEFAULT

#### 18.1 Default.

(a) The occurrence of any one or more of the following events shall constitute a default of this Declaration by the non-performing party (the “**Defaulting Party**”):

- (i) the failure to make any payment required to be made under any Condominium Instruments within thirty (30) days after receipt of the written notice from the Association or another Unit Owner; or
- (ii) the failure to observe or perform any other of the covenants, conditions or obligations of the Condominium Instruments, within thirty (30) days after receipt of written notice from the Association or another Unit Owner (the “**Non-Defaulting Party**”) specifying the nature of the default claimed. However, the Defaulting Party receiving notice shall not be deemed to be in default under this Section so long as the Defaulting Party starts to cure the claimed default within thirty (30) days after receipt of such notice and diligently pursues such cure.

(b) Each Non-Defaulting Party shall have the right to file equitable or contractual claims against any Defaulting Party, or any other Person violating or attempting to violate any of the provisions contained in any Condominium Instrument or the Condominium Act, and to recover damages for any such violation or default. Such proceeding shall include the right to restrain by injunction any violation or threatened violation of any of the terms, covenants, or conditions of this Declaration, or to obtain a decree to compel performance of any such terms, covenants, or conditions, it being agreed that the remedy of damages for a breach of any such term, covenant, or condition (except those, if any, requiring the payment of a liquidated sum) is not adequate. The Non-Defaulting Party shall have all of the remedies permitted or available under this Declaration, or under the Condominium Act, except that any enforcement shall be by litigation, and provided that all of such remedies shall be cumulative and not alternative. The invocation of any specific right or remedy shall not constitute a waiver or election of remedies with respect to any other permitted or available right or remedy. The prevailing party in such an enforcement action shall be entitled to recover costs of collection or defense, including reasonable attorneys’ fees.

(c) In addition, with respect to any default under Section 18.1(a)(ii) above, any Non-Defaulting Party shall have the right, but not the obligation, following the expiration of any applicable cure period, to cure such default by the payment of money or the performance of some

other action for the account of and at the expense of the Defaulting Party. However, in the event the default shall constitute an emergency condition, the Non-Defaulting Party, acting in good faith, shall have the right to cure such default upon such advance notice as is reasonably possible under the circumstances or, if necessary, without advance notice, so long as notice is given as soon as possible afterwards. To effectuate any such cure, the Non-Defaulting Party shall have the right to enter upon the Unit of the Defaulting Party to perform any necessary work or furnish any necessary materials or services to cure the default of the Defaulting Party. In the event any Non-Defaulting Party shall cure a default, the Defaulting Party shall reimburse the Non-Defaulting Party for all costs and expenses incurred in connection with such curative action, plus interest as provided below, within thirty (30) days of receipt of demand for reimbursement, which demand shall include reasonable documentation supporting the expenditures made.

(d) Each Unit Owner shall be responsible for any default of or caused by an act or omission of the Occupants of its Unit. However, no Unit Owner shall be deemed to be in default so long as it is diligently pursuing default remedies against its Occupant.

18.2 **Interest.** Any time a party shall fail to pay any sum due under this Declaration to the Association or another Unit Owner within any applicable notice and cure period, such unpaid sum shall accrue interest from the due date to and including the date such payment is received by the Person entitled to payment, at the lesser of the following rates determined as of the due date for such payment: (a) the highest rate permitted by law to be paid on such type of obligation by the Person obligated to make such payment; or (b) three percent (3%) per annum in excess of the prime rate from time to time published by the Wall Street Journal or its successor.

18.3 **Mitigation of Damages.** In all situations arising out of this Declaration, all parties shall attempt to avoid and mitigate the damages resulting from the conduct of any other party. Each Unit Owner shall take all reasonable measures to effectuate the provisions of this Declaration.

18.4 **Declaration Shall Continue Notwithstanding Breach.** It is expressly agreed that no breach of this Declaration shall (a) entitle any Unit Owner to cancel, rescind, or otherwise terminate this Declaration, or (b) defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value as to any part of the Premises. However, such limitation shall not affect in any manner any other rights or remedies which a Unit Owner may have by reason of any such breach.

18.5 **Indemnification.** Each Unit Owner shall indemnify and hold the Unit Owners' Association, the other Unit Owners, and every Occupant of the Condominium harmless (except to the extent that loss or damage results from the tortious acts or omissions of such other parties) from and against any actual damages, liabilities, actions, claims, and expenses (including attorneys' fees in a reasonable amount) in connection with the loss of life, personal injury and/or damage to property arising from or out of any occurrence in or upon such Owner's Unit, or occasioned wholly or in part by any actual or alleged act or omission of said Owner or its tenants, agents, contractors, employees or licensees.

18.6 **Limited Recourse.** Each Owner's liability under the terms of the Condominium Instruments shall be limited to its ownership interest in the Premises, or in any Unit. No general or limited partner, member, or representative of any Owner shall be personally liable for any obligation or liability of the Owner under the Condominium Instruments.

18.7 **No Waiver.** The failure of any Unit Owner to insist upon strict performance of any of the terms, covenants or conditions of this Declaration shall not be deemed a waiver of any rights or remedies which that Unit Owner may have under this Declaration, at law or in equity, and shall not be deemed a waiver of any subsequent breach or default in any of such terms, covenants or conditions. No waiver by a

Unit Owner of any default under this Declaration shall be effective or binding on such party unless made in writing by such party and no such waiver shall be implied from any omission by such party to take action with respect to such default. No express written waiver of any default shall affect any other default or cover any other period of time other than any default and/or period of time specified in such express waiver. One or more written waivers or any default under any provision of this Declaration shall not be deemed to be a waiver of any subsequent default in the performance of the same provision or any other terms or provisions contained in this Declaration.

## ARTICLE 19

### GENERAL PROVISIONS

19.1 **Estoppel Certificate.** Each Unit Owner and/or the Unit Owners' Association shall, upon written request of any other Unit Owner, issue to such Unit Owner, or its prospective mortgagee, tenant or successor, an estoppel certificate stating to the best of the issuer's knowledge as of such date:

- (a) whether there exists any default under this Declaration by the requesting Unit Owner or any other Unit Owner, and specifying the nature of the default; and
- (b) whether this Declaration is in full force and effect.

Such estoppel certificate shall be issued within thirty (30) days of receipt of the request, and shall act to estop the issuer from asserting a claim or defense against a bona fide lien holder or purchaser for value to the extent that such claim or defense is based upon facts known to the issuer as of the date of the estoppel certificate which are contrary to the facts contained in the certificate, and such bona fide purchaser or lien holder has acted in reasonable reliance upon the estoppel certificate without knowledge of facts to the contrary. The issuance of an estoppel certificate shall in no event subject the issuer to any liability for the negligent or inadvertent failure of the issuer to disclose correct and/or relevant information, nor shall such issuance be construed to waive any rights of the issuer against any other parties. Each Unit Owner shall be obligated to provide not more than two (2) such estoppel certificates in any period of twelve (12) consecutive months to the same requesting Owner, unless the requesting Owner pays the costs reasonably incurred by the responding Owner in connection therewith.

19.2 **Reimbursement of Expenses.** Whenever this Declaration provides that another Unit Owner's consent or approval is required before a Unit Owner may act, the requesting Unit Owner shall reimburse the other Unit Owner for all costs and expenses, including reasonable attorneys' fees, incurred by them in connection with the review of and response to such request.

19.3 **Notices.** All notices required or provided for under this Declaration shall be deemed to have been delivered on the earliest of (a) the date of hand delivery to the current Notice Address, (b) the date on any signed receipt, (c) the first business day on or after the date of mailing, by Certified or Registered United States Mail, return receipt requested, or (d) the date of delivery by any receipted or otherwise traceable overnight delivery service, to the current Notice Address.

Upon the purchase of a Unit, the Person purchasing the Unit shall deliver its address (the "Notice Address") for notice to the other Unit Owner(s), and such address shall be the address for notices for such Unit Owner until written notice of a new Notice Address is given to the other Unit Owner(s). The current Notice Address for the Declarant and the Owner of Unit 1, Unit 2 and Unit 3 is:

Hannaford Bros. Co., LLC  
c/o Retail Business Services LLC  
1385 Hancock Street  
Quincy, Massachusetts 02169  
Attention: Vice President, Leasing and Asset Management

With a copy to:

Hannaford Bros. Co., LLC  
c/o Retail Business Services LLC  
1385 Hancock Street  
Quincy, Massachusetts 02169  
Attention: Vice President, Real Estate Law

If a Unit is owned by more than one Person, those Persons shall designate in writing to the Association and the other Unit Owner(s) the name and address of one of them to whom notices shall be sent. A notice to the Person so designated shall be full and effective notice under this Declaration. The Declarant shall advise the other Unit Owner(s) in writing of any change of address of the Unit Owners' Association when operational.

19.4 **Transfer of Unit.** A party transferring all or any portion of its interest in its Unit shall give notice to the other Unit Owner(s) of such transfer with at least the following information:

- (a) the name and address of the new Unit Owner; and
- (b) the description of the Unit and/or interest transferred.

19.5 **Consent of First Mortgagee.** Notwithstanding any other provision of this Declaration or the Bylaws, unless at least one hundred percent (100%) of the mortgagees holding mortgages recorded at the Strafford County Registry of Deeds constituting first liens on the Units subject to such mortgages have given their prior written approval, the Unit Owners Association shall not be entitled to:

- (a) By act or omission seek to abandon or terminate the Condominium regime;
- (b) Change the pro rata interest or obligations of any Unit for the purposes of levying assessments or changes or allocating distributions of condemnation awards;
- (c) By act or omission seek to abandon, partition, subdivide, encumber, sell, or transfer the Common Area, provided, however, that the granting of easements for public utilities or for other public purposes consistent with the intended use of the Condominium Common Area by the Condominium shall not be deemed a transfer within the meaning of this Section; or
- (d) Use hazard insurance proceeds for losses to the Condominium (whether to Units or the Common Area) in any manner other than as set forth herein or as provided by statute in case of substantial loss to the Units.

Consent of a mortgagee to terminate the Condominium may be obtained at the time any mortgage is granted.

19.6 **Condemnation.** In the event any portion of the Premises shall be condemned, or conveyed under threat of condemnation ("Taking"), the award shall be paid to the Unit Owner(s) owning the land or

improvements so taken. In the event of a Taking of the Common Area, the award for the land or improvements so taken shall be paid to the Unit Owners proportionally to their Ownership Interests.

19.7 **Binding Effect.** The terms of this Declaration and all easements granted under it shall constitute covenants running with the land and shall bind the Premises and inure to the benefit of and be binding upon the Unit Owners and their respective successors and assigns. This Declaration is not intended to supersede, modify, amend, or otherwise change the provisions of any prior instrument affecting the Premises.

19.8 **No Third-Party Beneficiary.** No right, privileges or immunities of the Declarant or any Unit Owner under this Declaration shall inure to the benefit of any third-party Person, nor shall any third-party Person be deemed to be a beneficiary of any of the provisions contained in this Declaration.

19.9 **Time.** Time is of the essence in this Declaration.

19.10 **Excusable Delays.** Whenever performance is required of any party hereunder, such party shall use all due diligence to perform and take all necessary measures in good faith to perform; provided, however, that if completion of performance shall be delayed at any time by reason of acts of God, war, civil commotion, riots, strikes, picketing or other labor disputes, unavailability of labor or materials, damage to work in progress by reason of fire or other casualty, inability or delays in receiving approvals or permits (provided such party has used all due diligence and good faith in seeking such approvals or permits in a timely manner) unforeseen site or soil conditions, or any other cause beyond the reasonable control of such party, then the time for performance as herein specified shall be appropriately extended by the amount of the delay actually so caused. The provisions of this Section shall not operate to excuse any party from the prompt payment of any monies required by this Declaration.

19.11 **Choice of Law.** This Declaration shall be governed under the laws of the State of New Hampshire.

19.12 **Condominium Act.** As to any matters with respect to which the Condominium Instruments are silent, the Condominium Act shall control. In the event of a conflict between the terms of the Condominium Act and the Condominium Instruments, the Condominium Instruments shall control to the extent permitted by the Condominium Act.

19.13 **Waiver.** The Unit Owners each acknowledge that this is a commercial condominium that involves no residential Units. To the maximum extent allowed by law, in any instance in which the provisions of the Condominium Instruments may not strictly comply with the provisions of the Condominium Act, the Unit Owners each waive the technical compliance of the Condominium Instruments with the Condominium Act.

[See Next Page for Signatures]

THEREFORE, the Declarant has caused this Declaration to be executed by its duly authorized representative as of the 15 day of March, 2023.

HANNAFORD BROS. CO., LLC,  
a Maine limited liability company

By:

  
Name: Thomas Kelly  
Title: Treasurer and Manager

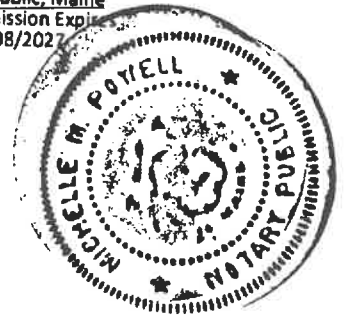
STATE OF MAINE

COUNTY OF CUMBERLAND, ss.

On this 13<sup>th</sup> day of March, 2023, before me, the undersigned Notary Public, personally appeared Thomas Kelly, the Treasurer and Manager of Hannaford Bros. Co., LLC, a Maine limited liability company, personally known to me or proven to me by satisfactory evidence, which was a Maine Driver's License, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose on behalf of the company.

  
Notary Public  
My Commission expires: \_\_\_\_\_

MICHELLE M. POWELL  
Notary Public, Maine  
My Commission Expires  
04/08/2027



APPENDIX A

DESCRIPTION OF ENTIRETY OF SUBMITTED LAND

*Located in Dover and Rollinsford*

Beginning at a point on the easterly side of Central Avenue, so called, at land now or formerly of Essential Properties LLC,

thence running along a curve to the left a distance of 75.03 feet, said curve having a radius of 90.00 feet, a chord bearing of S44°21'55"E, a chord length of 72.88 feet, and making an included angle of 47°45'59";

thence running S68°14'55"E a distance of 35.96 feet;

thence running along a curve to the right a distance of 177.23 feet, said curve having a radius of 1442.00 feet, a chord bearing of S64°43'39"E, a chord length of 177.12 feet, and making an included angle of 07°02'31";

thence running along a curve to the left a distance of 105.59 feet, said curve having a radius of 90.00 feet, a chord bearing of N86°13'04"E, a chord length of 99.64 feet, and making an included angle of 67°13'11";

thence running S56°31'33"E a distance of 77.06 feet;

thence running S40°11'27"W a distance of 29.01 feet;

thence running along a curve to the left a distance of 18.57 feet, said curve having a radius of 25.02 feet, a chord bearing of S18°37'50"W, a chord length of 18.15 feet, and making an included angle of 42°31'36";

thence running N49°46'37"E a distance of 20.84 feet;

thence running N34°35'01"E a distance of 53.81 feet;

thence running N46°14'01"E a distance of 48.00 feet;

thence running N49°49'01"E a distance of 73.00 feet;

thence running S55°24'35"E a distance of 17.63 feet;

thence running N49°46'37"E a distance of 169.21 feet;

thence running N43°34'41"E a distance of 63.67 feet;

thence running S53°24'12"E a distance of 7.06 feet;

thence running N49°46'37"E a distance of 388.85 feet;

thence running N40°06'16"W a distance of 49.51 feet;

thence running N49°53'44"E a distance of 100.00 feet;

thence running N40°06'16"W a distance of 99.02 feet;

thence running S49°53'44"W a distance of 100.00 feet;

thence running N40°06'16"W a distance of 99.02 feet;  
thence running N49°53'44"E a distance of 120.00 feet;  
thence running N40°06'16"W a distance of 99.02 feet;  
thence running N40°06'16"W a distance of 198.03 feet;  
thence running S49°53'44"W a distance of 120.00 feet;  
thence running N40°06'16"W a distance of 48.52 feet;  
thence running S50°09'34"W a distance of 711.09 feet;  
thence running S14°50'29"W a distance of 100.35 feet;  
thence running S75°09'31"E a distance of 103.00 feet;  
thence running S14°50'29"W a distance of 195.00 feet;  
thence running N75°09'31"W a distance of 103.00 feet;  
thence running S14°50'29"W a distance of 27.52 feet to the point of beginning.  
Said lot having an area of 546,426 Square Feet, or 12.54 Acres.



**APPENDIX B**

**ALLOCATION OF OWNERSHIP INTERESTS,**  
**VOTES IN UNIT OWNERS' ASSOCIATION**

| Unit No. | Size (Unit Total Area) | Percentage Ownership Interest<br>in Common Area / Voting Interest |
|----------|------------------------|-------------------------------------------------------------------|
| 1        | 280,506 sf             | 51.46 %                                                           |
| 2        | 236,165 sf             | 43.33 %                                                           |
| 3        | 28,429 sf              | 5.21 %                                                            |
| <hr/>    |                        |                                                                   |
| TOTAL    | 545,097 sf             | 100.00%                                                           |

**APPENDIX C**

**SHOPPING CENTER SIGN DRAWING**

Appendix C consists of a drawing of the shopping center pylon /monument sign at the Condominium as such sign exists as of the date of recording of this instrument. A copy of such drawings is on file with the Declarant.

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

## PHOTO LOG

10/14/2025

Dover, NH



**Photo 1: Location of proposed driveway access to Hannaford from Shaw's access road, facing south**



**Photo 2: Location of proposed driveway access to Hannaford from Shaw's access road, facing northeast**



**Photo 3: Location of proposed driveway access to Hannaford from Shaw's access road, facing southeast**



**Photo 4: Front entrance of existing Ame's building**





**Photo 5: Sidewalk connection from Ame's entrance to Hannaford**



**Photo 6: Pump station**



**Photo 7: Front of existing Ame's building**



**Photo 8: Existing parking island with hydrant to be cut back**





**Photo 9: Front of existing Ame's building**

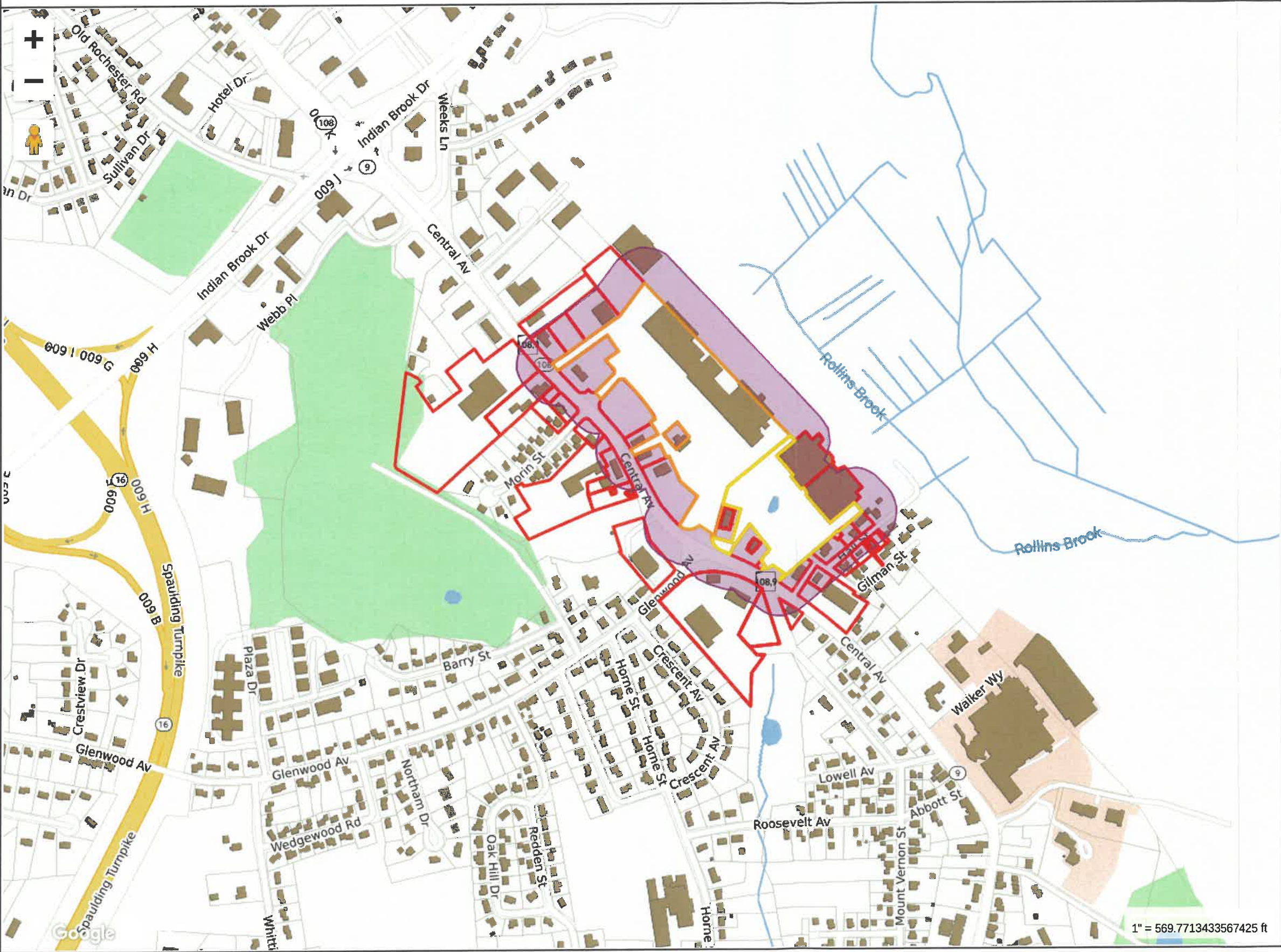


**Photo 10: Location of proposed driveway access to Shaw's from Hannaford access road, facing northwest**



**Photo 11: Location of proposed driveway access to Shaw's from Hannaford access road, facing northwest**





**Property Information**  
**Location** 829 833 CENTRAL AV  
**Owner** THE DOVER CONDOMINIUM  
**Land Use**  
**Zoning Code** C  
**Property Id** 37024-000000



**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

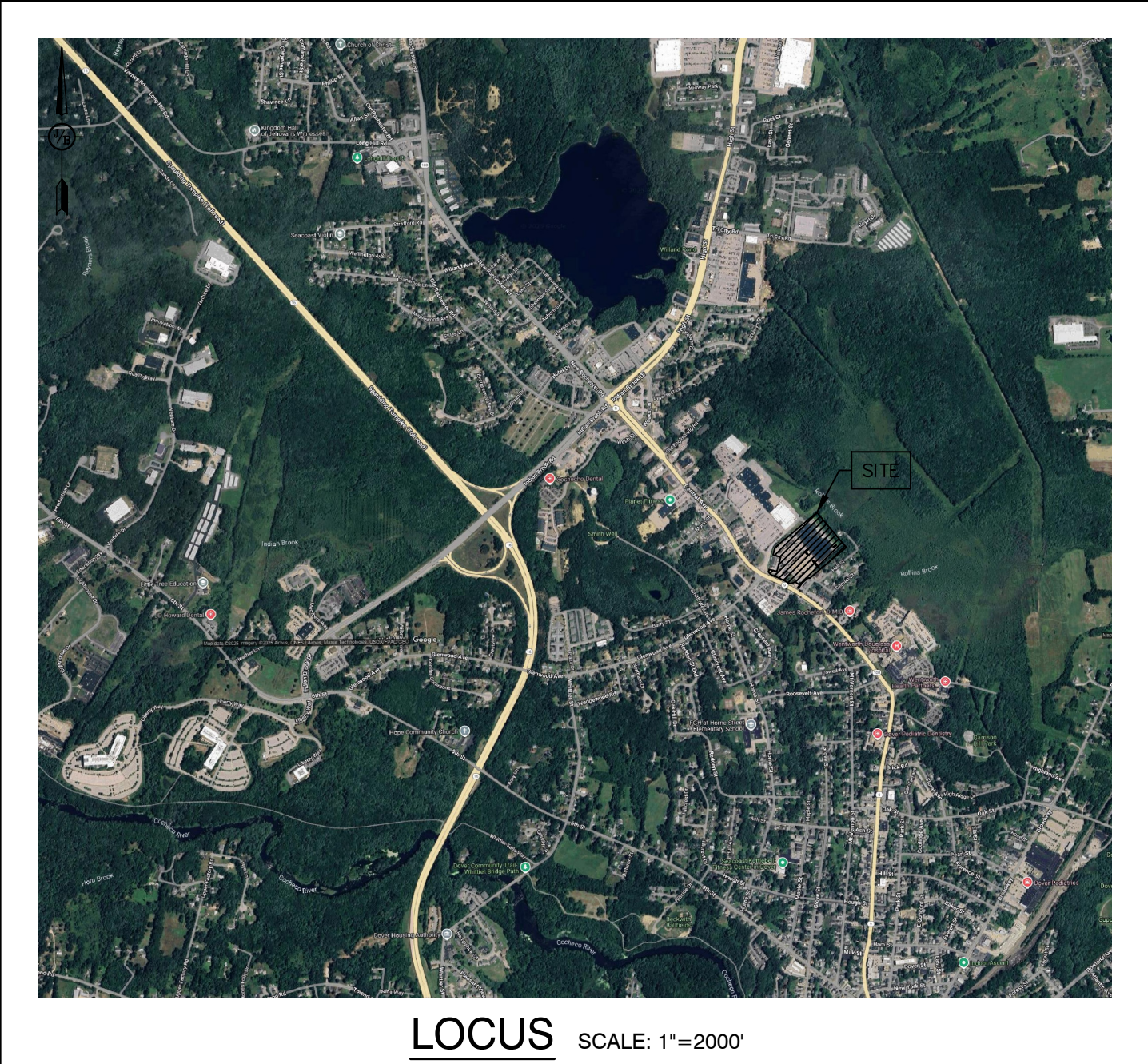
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



# DOVER TRAENE FITNESS

## TAX MAP 37 LOT 24-H-0

### 831 CONETRAL AVE, DOVER, NH



| GENERAL LEGEND |          |                                                |
|----------------|----------|------------------------------------------------|
| EXISTING       | PROPOSED | DESCRIPTION                                    |
| GENERAL        |          |                                                |
|                |          | BUILDING SETBACK<br>TREE LINE                  |
|                |          | EDGE OF PAVEMENT<br>CURBING                    |
|                |          | GUARDRAIL<br>MAJOR CONTOUR                     |
|                |          | MINOR CONTOUR<br>FENCE                         |
|                |          | CENTERLINE<br>SILTFENCE                        |
|                |          | LIGHT POLE<br>SINGLE/DOUBLE POST SIGN          |
|                |          | TREES<br>TEMPORARY BENCHMARK                   |
| UTILITIES      |          |                                                |
|                |          | DRAIN LINE<br>CATCH BASIN                      |
|                |          | DRAIN MANHOLE<br>WATER MAIN LINE               |
|                |          | WATER SERVICE LINE<br>FIRE LINE                |
|                |          | FIRE DEPARTMENT CONNECTION<br>WATER GATE VALVE |
|                |          | WATER SHUTOFF<br>HYDRANT                       |
|                |          | SEWER LINE<br>SEWER FORCEMAIN                  |
|                |          | SEWER MANHOLE<br>OVERHEAD ELECTRIC LINES       |
|                |          | UNDERGROUD ELECTRIC LINES<br>UTILITY POLE      |
|                |          | GUY WIRE ANCHOR<br>UTILITY SUPPORT POLE        |
|                |          | ELECTRIC METER<br>TRANSFORMER                  |
|                |          | GAS LINE<br>GAS METER                          |
|                |          | GAS GATE VALVE                                 |
| BOUNDARY       |          |                                                |
|                |          | PROPERTY LINE<br>ABUTTER PROPERTY LINE         |
|                |          | EASEMENT LINE<br>DRILL HOLE                    |
|                |          | IRON ROD / IRON PIPE AS NOTED<br>GRANITE BOUND |

| SHEET INDEX |                           |
|-------------|---------------------------|
| CS          | COVER SHEET               |
| C1          | EXISTING CONDITIONS PLAN  |
| OV1         | OVERVIEW SITE PLAN        |
| C2          | SITE PLAN                 |
| C3          | GRADING AND DRAINAGE PLAN |
| C4          | UTILITY PLAN              |
| LP          | LOGISTICS PLAN            |
| D1-D2       | DETAIL SHEETS             |

**PROJECT PARCEL**  
TOWNS OF DOVER AND ROLLINSFORD, NH  
DOVER TAX MAP 37, LOT 24-H-0  
ROLLINSFORD TAX MAP #1, 21 LOTS 5, 7,  
31, AND 32

**APPLICANT**  
CALICO PROPERTIES LLC  
304 MAPLEWOOD AVE, PORTSMOUTH, NH  
03801

**TOTAL LOT AREA**  
147,233 SQ. FT.  
3.38 ACRES

**WETLAND CONSULTANT**  
GOVE ENVIRONMENTAL SERVICES, INC  
8 CONTINENTAL DRIVE, BUILDING 2, UNIT H  
EXETER, NH 03833  
(207) 710-7863  
CONTACT: BRENDAN WALDEN

**TELEPHONE**  
CONSOLIDATED COMMUNICATIONS  
100 TRI CITY ROAD  
SOMERWORTH, NH 03878  
ATTN:DAVE KESTNER  
(603) 743-1114

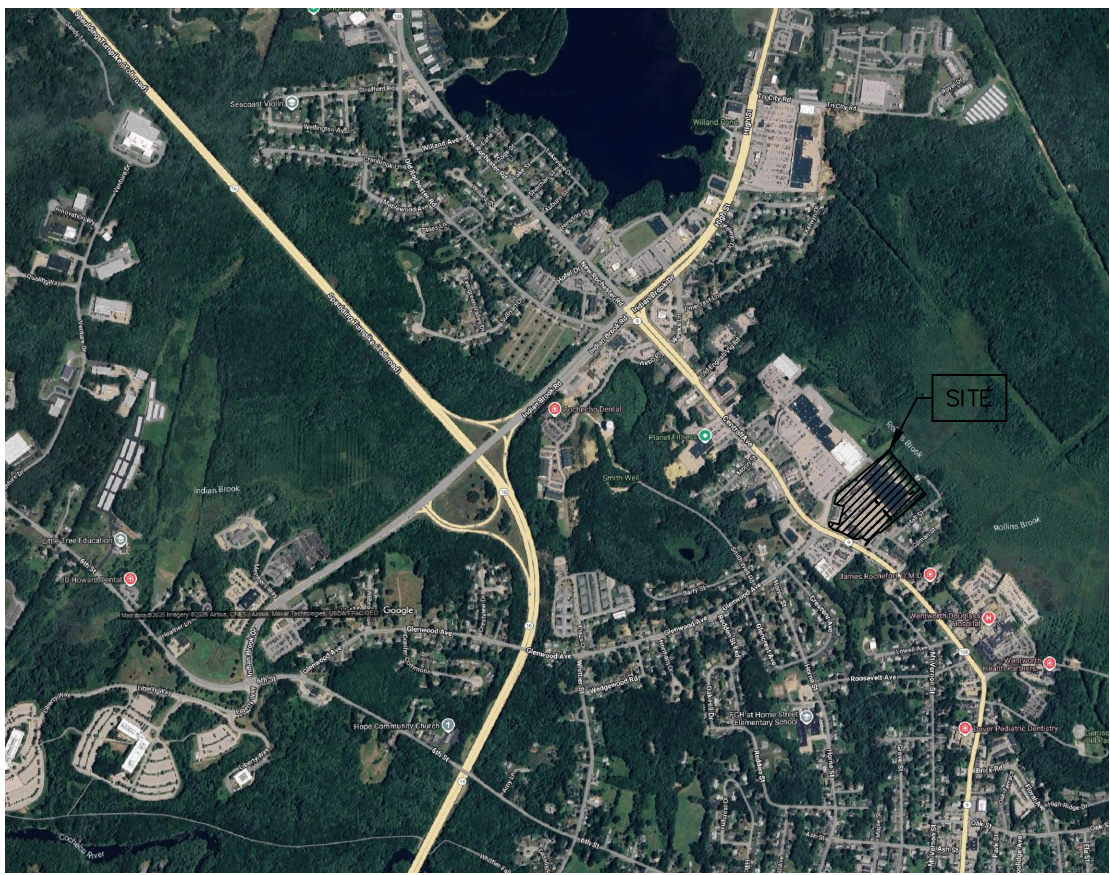
**WATER AND SEWER**  
DOVER WATER AND SEWER COMMISSION  
PUBLIC WORKS BUILDING  
271 MAST ROAD  
DOVER, NH 03820  
(603) 516-6450

**CABLE TV**  
COMCAST COMMUNICATION  
CORPORATION 334-B CALEF HIGHWAY  
EPPING, NH 03042-2325  
(603) 679-5695

**ELECTRIC**  
EVERSOURCE  
740 N COMMERCIAL ST  
PO BOX 330  
MANCHESTER, NH 03105-0330  
(603) 662-7764

Know what's below  
811 before you dig

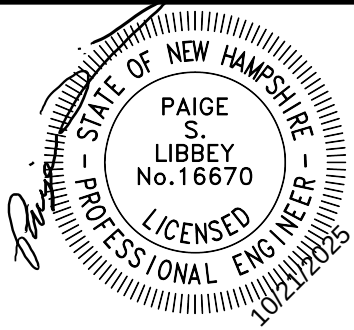




LOCUS SCALE: 1"=2000'



|                                                                                                                                                                                                               |                 |                    |
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| Design: PSL                                                                                                                                                                                                   | Draft: PSL      | Date: 03/06/2025   |
| Checked: N/A                                                                                                                                                                                                  | Scale: AS SHOWN | Project No.: 20523 |
| Drawing Name: 20523-PLAN-AMES-GYM.dwg                                                                                                                                                                         |                 |                    |
| THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE. |                 |                    |



|      |          |                    |     |
|------|----------|--------------------|-----|
| 7    | 10/6/25  | REVISED PER CLIENT | TCR |
| 6    | 09/22/25 | REVISED PER CLIENT | TCR |
| 5    | 08/01/25 | REVISED PER CLIENT | TCR |
| 4    | 03/06/25 | REVISED PER CLIENT | TCR |
| 3    | 01/22/25 | REVISED PER CLIENT | TCR |
| REV. | DATE     | REVISION           | BY  |

J/B

Jones & Beach Engineers, Inc.

Designed and Produced in NH

85 Portsmouth Ave.  
PO Box 219  
Stratham, NH 03885

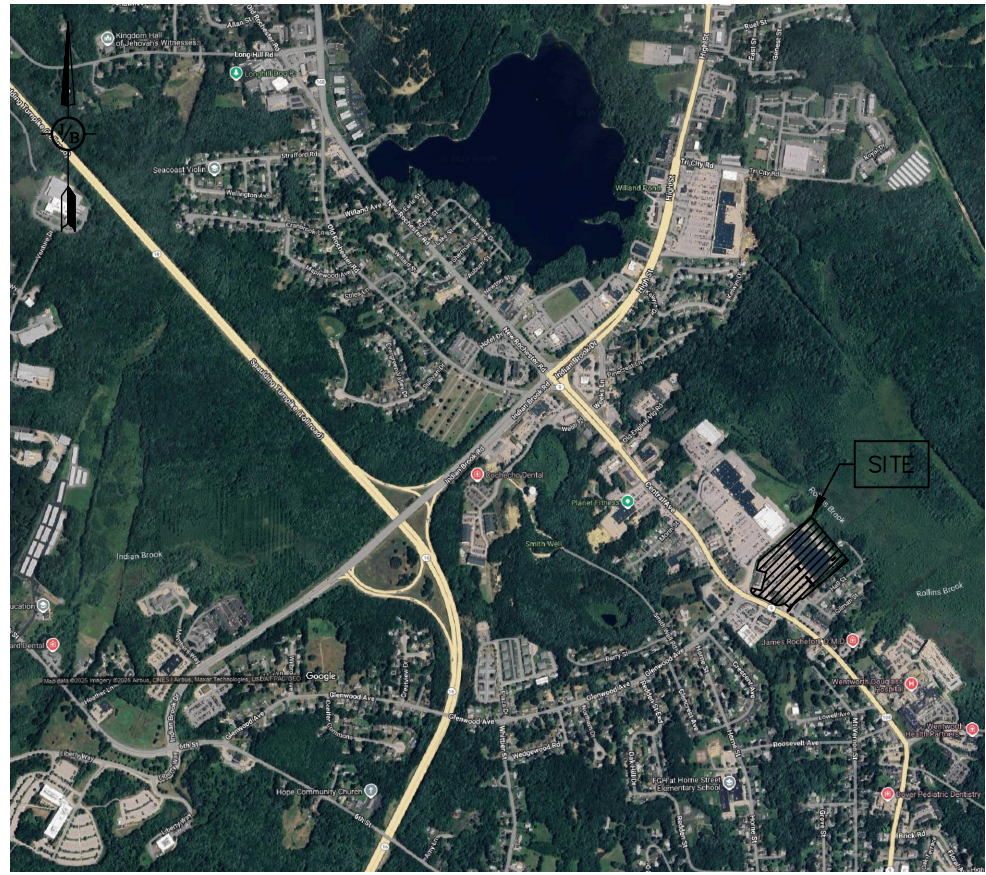
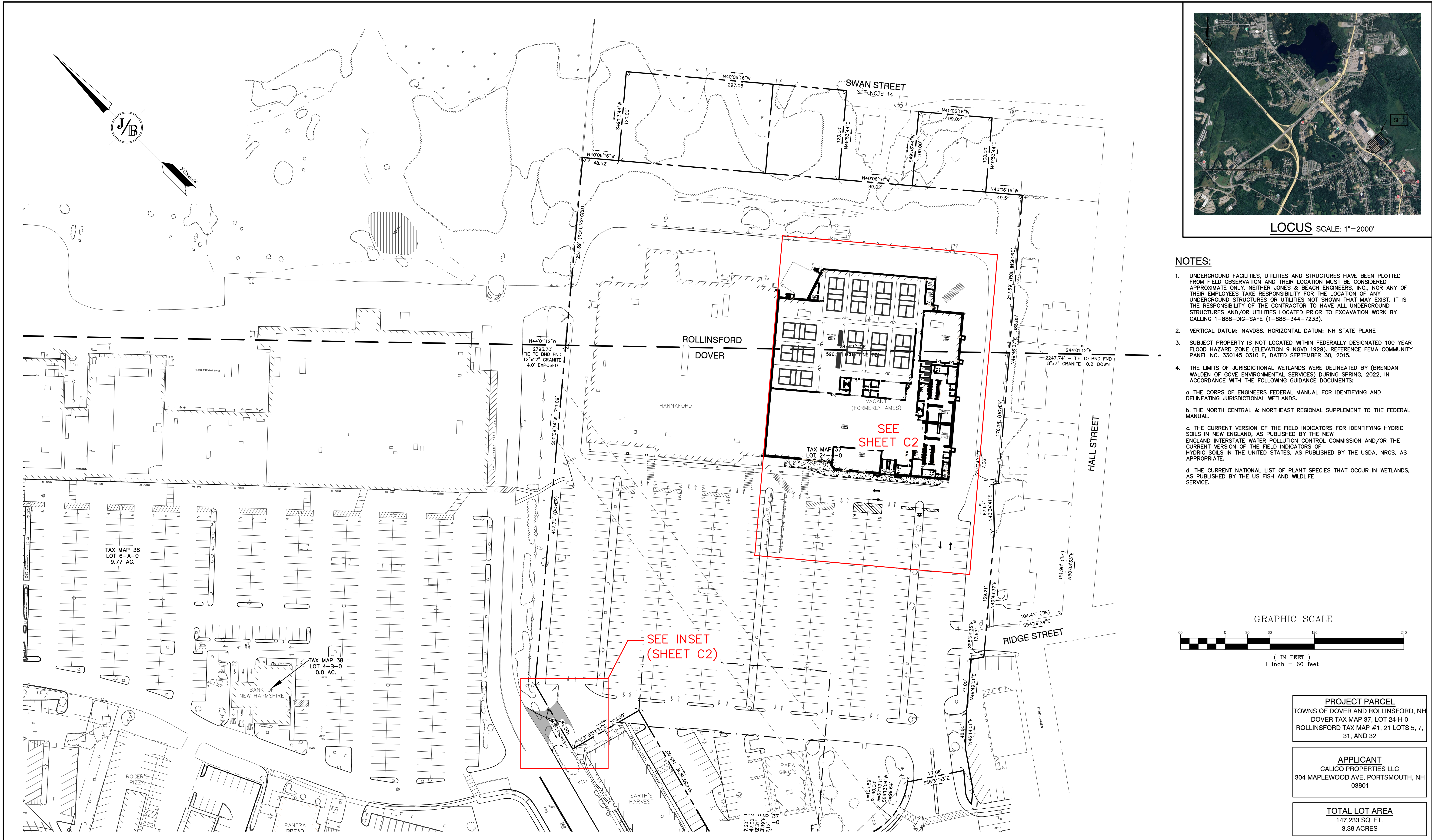
Civil Engineering Services

603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

|                  |                                                                  |
|------------------|------------------------------------------------------------------|
| Plan Name:       | EXISTING CONDITIONS PLAN                                         |
| Project:         | DOVER TRAENE FITNESS<br>831 CENTRAL AVE, DOVER, NH               |
| Owner of Record: | CALICO PROPERTIES LLC<br>304 MAPLEWOOD AVE, PORTSMOUTH, NH 03801 |

|                                       |    |
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| SHEET 2 OF 9<br>JBE PROJECT NO. 20523 |    |

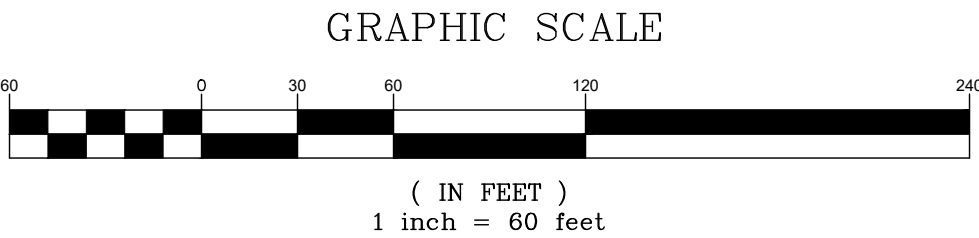




LOCUS SCALE: 1"=2000'

NOTES:

- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233).
- VERTICAL DATUM: NAVD88. HORIZONTAL DATUM: NH STATE PLANE
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE (ELEVATION 9 NGVD 1929). REFERENCE FEMA COMMUNITY PANEL NO. 330145 0310 E, DATED SEPTEMBER 30, 2015.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY (BRENDAN WALDEN OF GOVE ENVIRONMENTAL SERVICES) DURING SPRING, 2022, IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
  - THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
  - THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
  - THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF THE HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
  - THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE U.S. FISH AND WILDLIFE SERVICE.

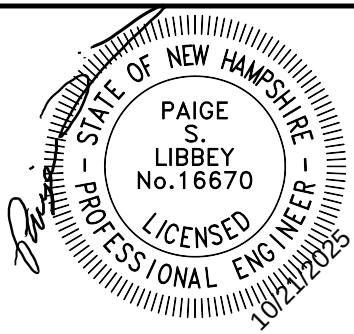


PROJECT PARCEL  
TOWNS OF DOVER AND ROLLINSFORD, NH  
DOVER TAX MAP 37, LOT 24-H-0  
ROLLINSFORD TAX MAP #1, 21 LOTS 5, 7,  
31, AND 32

APPLICANT  
CALICO PROPERTIES LLC  
304 MAPLEWOOD AVE, PORTSMOUTH, NH  
03801

TOTAL LOT AREA  
147,233 SQ. FT.  
3.38 ACRES

|                                                                                                                                                                                                               |                 |                    |
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| Design: PSL                                                                                                                                                                                                   | Draft: PSL      | Date: 03/06/2025   |
| Checked: N/A                                                                                                                                                                                                  | Scale: AS SHOWN | Project No.: 20523 |
| Drawing Name: 20523-PLAN-AMES-GYM.dwg                                                                                                                                                                         |                 |                    |
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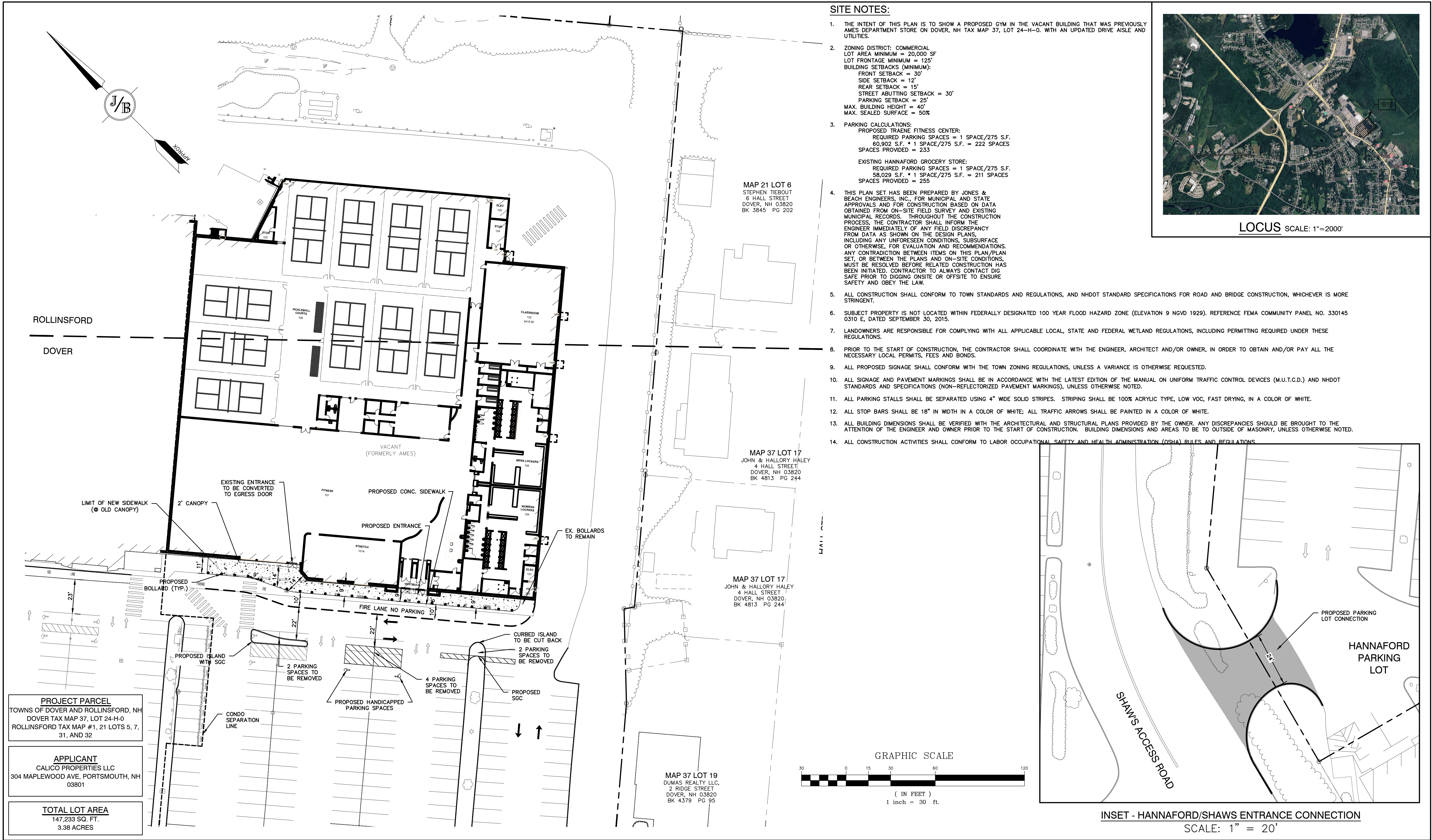
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| 4    | 03/06/25 | REVISED PER CLIENT | TCR |
| 3    | 01/22/25 | REVISED PER CLIENT | TCR |
| REV. | DATE     | REVISION           | BY  |

J/B Jones & Beach Engineers, Inc.  
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885  
Civil Engineering Services  
603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

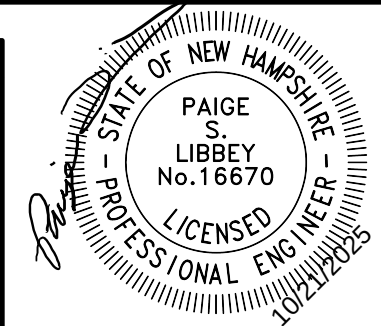
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| Plan Name:       | OVERVIEW SITE PLAN                                               |
| Project:         | DOVER TRAENE FITNESS<br>831 CENTRAL AVE, DOVER, NH               |
| Owner of Record: | CALICO PROPERTIES LLC<br>304 MAPLEWOOD AVE, PORTSMOUTH, NH 03801 |

|              |                       |
|--------------|-----------------------|
| DRAWING No.  | OV1                   |
| SHEET 3 OF 9 | JBE PROJECT NO. 20523 |





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| Checked: N/A                                                                                                                                                                                                  | Scale: AS SHOWN | Project No.: 20523 |
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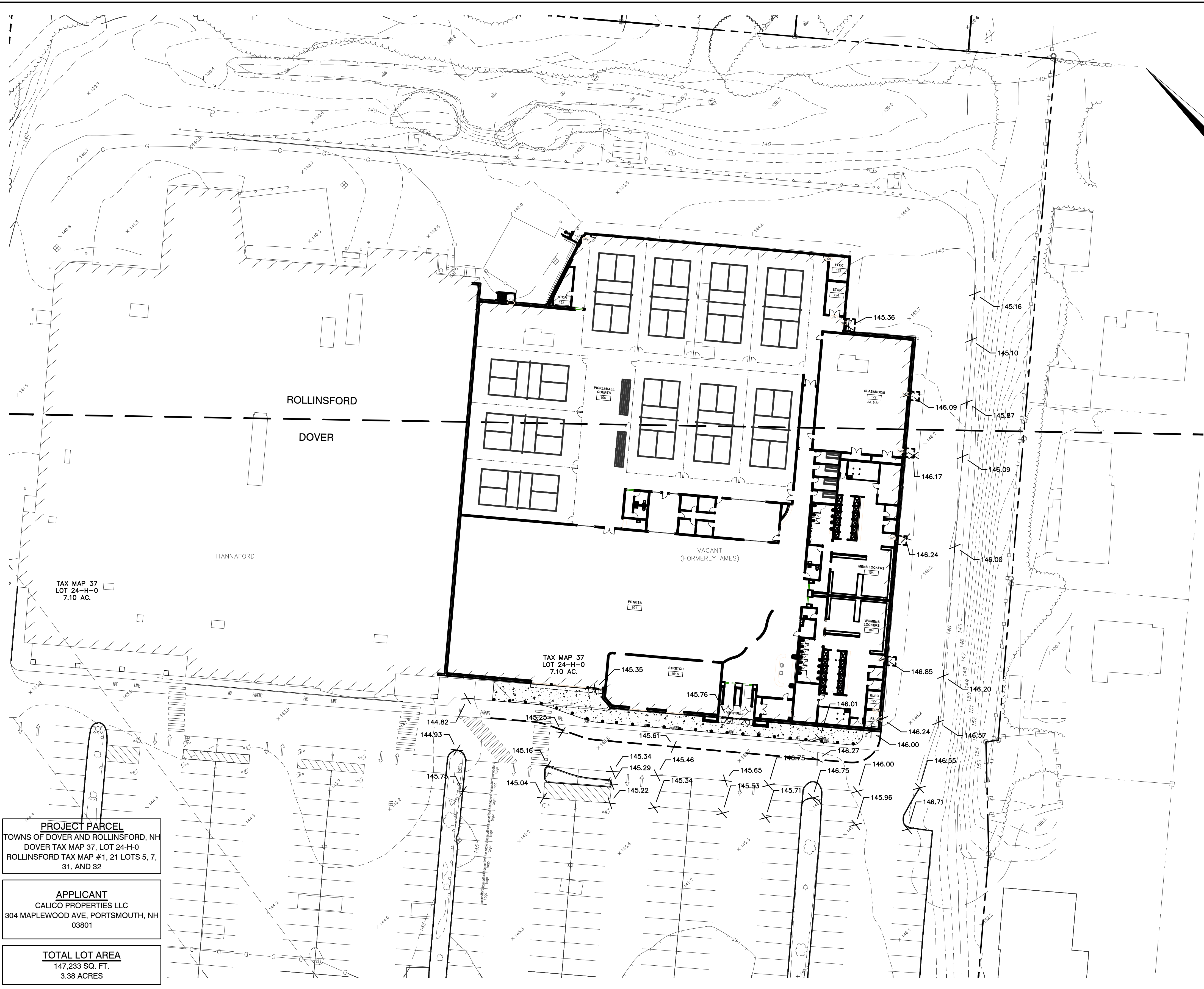
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| REV. | DATE     | REVISION           | BY  |

**J/B Jones & Beach Engineers, Inc.**  
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885  
Designed and Produced in NH  
*Civil Engineering Services*  
603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

|                  |                                                                         |
|------------------|-------------------------------------------------------------------------|
| Plan Name:       | <b>SITE PLAN</b>                                                        |
| Project:         | <b>DOVER TRAENE FITNESS</b><br>831 CENTRAL AVE, DOVER, NH               |
| Owner of Record: | <b>CALICO PROPERTIES LLC</b><br>304 MAPLEWOOD AVE, PORTSMOUTH, NH 03801 |

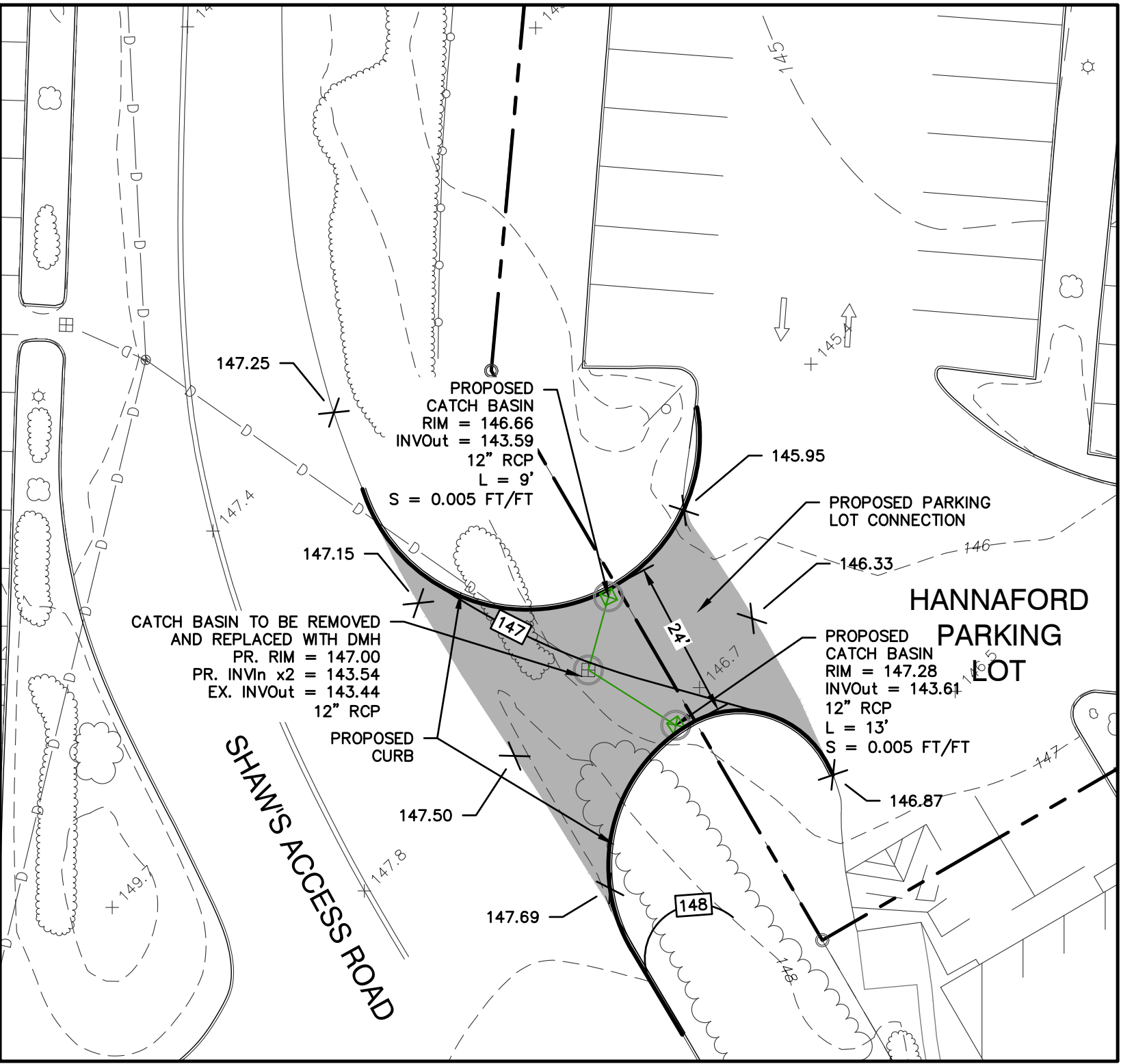
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| SHEET 4 OF 9 | JBE PROJECT NO. 20523 |



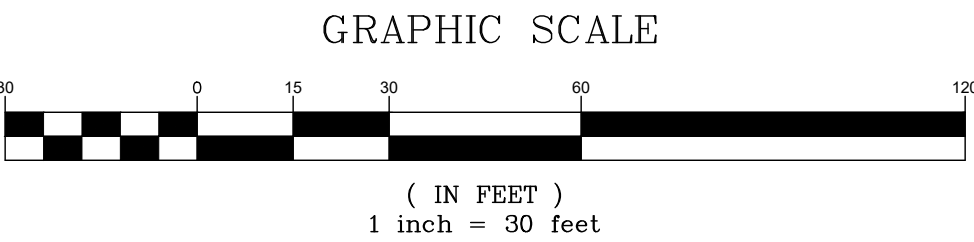


**GRADING AND DRAINAGE NOTES:**

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
2. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
4. ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
5. STONE INLET PROTECTION SHALL BE PLACED AT ALL CATCH BASINS. SEE DETAIL WITHIN THE DETAIL SHEETS.
6. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES.
7. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
8. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
9. SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
10. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.25" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
11. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
13. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.



**INSET - HANNAFORD/SHAW'S ENTRANCE CONNECTION**  
SCALE: 1" = 20'

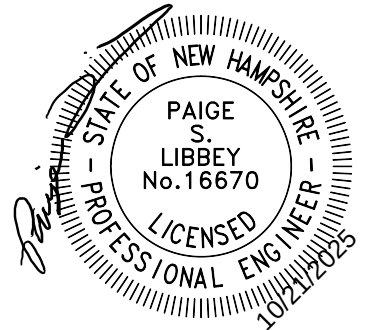


**PROJECT PARCEL**  
TOWNS OF DOVER AND ROLLINSFORD, NH  
DOVER TAX MAP 37, LOT 24-H-0  
ROLLINSFORD TAX MAP #1, 21 LOTS 5, 7,  
31, AND 32

**APPLICANT**  
CALICO PROPERTIES LLC  
304 MAPLEWOOD AVE, PORTSMOUTH, NH  
03801

**TOTAL LOT AREA**  
147,233 SQ. FT.  
3.38 ACRES

|                                                                                                                                                                                                               |                 |                    |
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| Checked: PSL                                                                                                                                                                                                  | Scale: AS SHOWN | Project No.: 20523 |
| Drawing Name: 20523-PLAN-AMES-GYM.DWG                                                                                                                                                                         |                 |                    |
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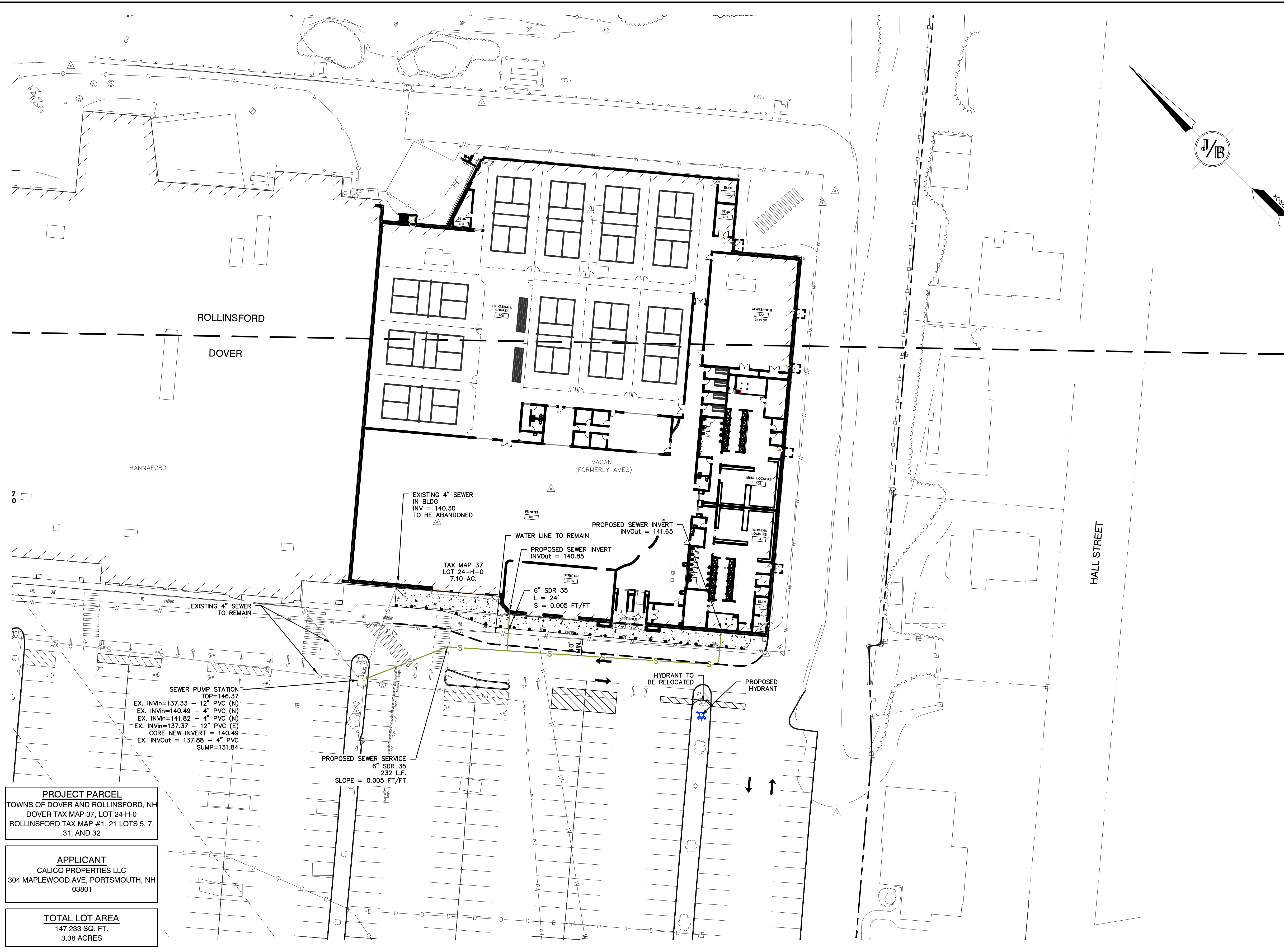
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| 7    | 10/6/2025 | REVISED PER CLIENT | TCR |
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| 3    | 01/22/25  | REVISED PER CLIENT | TCR |
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|                  |                                                                         |
|------------------|-------------------------------------------------------------------------|
| Plan Name:       | <b>GRADING &amp; DRAINAGE PLAN</b>                                      |
| Project:         | <b>DOVER TRAENE FITNESS</b><br>831 CONETRAL AVE, DOVER, NH              |
| Owner of Record: | <b>CALICO PROPERTIES LLC</b><br>304 MAPLEWOOD AVE, PORTSMOUTH, NH 03801 |

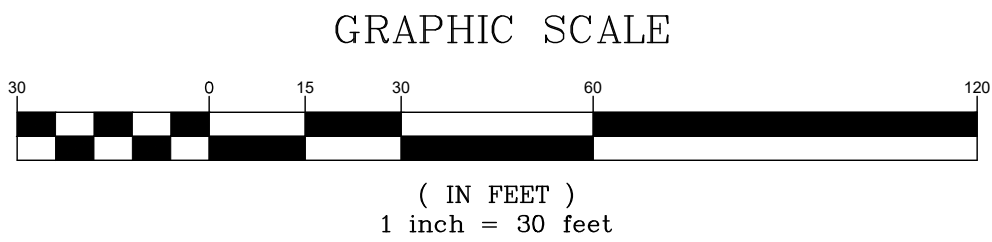
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**C3**  
SHEET NO. 5 OF 9  
JBE PROJECT NO. 20523



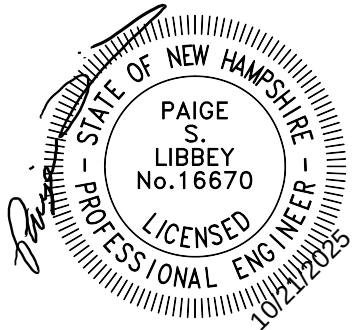


UTILITY NOTES:

- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, CONNECTION FEES AND BONDS.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
- THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, FIRE ALARM, GAS, WATER, AND SEWER).
- PREVIOUSLY AMES DEPARTMENT STORE SEWER FLOW CALCULATION:  
 $(5 \text{ GPD}/100 \text{ S.F.} \times 60,902 \text{ S.F.}) + (10 \text{ GPD}/\text{EMPLOYEE} \times 15 \text{ EMPLOYEES}) = 3,195 \text{ GPD}$   
PROPOSED TRAENE GYM SEWER FLOW CALCULATION:  
 $2,265 \text{ GPD}$  (BASED ON PLANET FITNESS WATER METER DATA AVERAGE +25%)
- ALL CONSTRUCTION SHALL CONFORM TO THE TOWN STANDARDS AND REGULATIONS, AND NHDES STANDARDS AND SPECIFICATIONS, WHICHEVER ARE MORE STRINGENT, UNLESS OTHERWISE SPECIFIED.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- BUILDING TO BE SERVICED BY UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS. ENGINEER TO BE NOTIFIED.
- AS-BUILT PLANS SHALL BE SUBMITTED TO DEPARTMENT OF PUBLIC WORKS.
- FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30 INCH DIA. CLEAR OPENING. THE WORD "SEWER" OR "DRAIN" SHALL BE CAST INTO THE CENTER OF THE UPPER FACE OF EACH COVER WITH RAISED, 3" LETTERS.
- CONTRACTOR SHALL PLACE 2" WIDE METAL WIRE IMPREGNATED RED PLASTIC WARNING TAPE OVER ENTIRE LENGTH OF ALL GRAVITY SEWERS, SERVICES, AND FORCE MAINS.
- PROPOSED RIM ELEVATIONS OF DRAINAGE AND SANITARY MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE AS SHOWN ON THE GRADING AND DRAINAGE PLAN.
- DIMENSIONS ARE SHOWN TO CENTERLINE OF PIPE OR FITTING.
- THE CONTRACTOR SHALL HAVE THE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER FIRE PROTECTION SYSTEM PRIOR TO INSTALLATION.
- CONTRACTOR TO FURNISH SHOP DRAWINGS FOR UTILITY RELATED ITEMS TO ENSURE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SHOULD BE SENT IN TRIPPLICATE TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- EXISTING UTILITIES SHALL BE DIGSAFED BEFORE CONSTRUCTION.
- ALL GRAVITY SEWER PIPE, MANHOLES, AND FORCE MAINS SHALL BE TESTED ACCORDING TO NHDES STANDARDS OF DESIGN AND CONSTRUCTION FOR SEWAGE AND WASTEWATER TREATMENT FACILITIES, CHAPTER ENV-WQ 700. ADOPTED ON 10-15-14.
- ENV-WQ 704.06 GRAVITY SEWER PIPE TESTING: GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY USE OF LOW-PRESSURE AIR TESTS CONFORMING WITH ASTM F1417-92(2005) OR UNI-BELL PVC PIPE ASSOCIATION UNI-B-6. LINES SHALL BE CLEANED AND VISUALLY INSPECTED AND TRUE TO LINE AND GRADE. DEFLECTION TESTS SHALL TAKE PLACE AFTER 30 DAYS FOLLOWING INSTALLATION AND THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5% OF AVERAGE INSIDE DIAMETER. A RIGID BALL OR MANDREL WITH A DIAMETER OF AT LEAST 95% OF THE AVERAGE INSIDE PIPE DIAMETER SHALL BE USED FOR TESTING PIPE DEFLECTION. THE DEFLECTION TEST SHALL BE CONDUCTED WITHOUT MECHANICAL PULLING DEVICES.
- SANITARY SEWER LINES SHALL BE LOCATED AT LEAST TEN (10) FEET HORIZONTALLY FROM AN EXISTING OR PROPOSED WATER LINE. WHEN A SEWER LINE CROSSES UNDER A WATER LINE, THE SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATERMAIN. THE SEWER LINE SHALL ALSO MAINTAIN A VERTICAL SEPARATION OF NOT LESS THAN 18 INCHES.
- SEWERS SHALL BE BURIED TO A MINIMUM DEPTH OF 6 FEET BELOW GRADE IN ALL ROADWAY LOCATIONS, AND TO A MINIMUM DEPTH OF 4 FEET BELOW GRADE IN ALL CROSS-COUNTRY LOCATIONS. PROVIDE TWO-INCHES OF R-10 FOAM BOARD INSULATION 2-FOOT WIDE TO BE INSTALLED 6-INCHES OVER SEWER PIPE IN AREAS WHERE DEPTH IS NOT ACHIEVED. A WAIVER FROM THE DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER ENGINEERING BUREAU IS REQUIRED PRIOR TO INSTALLING SEWER AT LESS THAN MINIMUM COVER.
- ALL WATER AND SANITARY LEADS TO BUILDING(S) SHALL END AT RIGHT OF WAY AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.
- THE CONTRACTOR SHALL MINIMIZE THE DISRUPTIONS TO THE EXISTING SEWER FLOWS AND THOSE INTERRUPTIONS SHALL BE LIMITED TO FOUR (4) HOURS OR LESS AS DESIGNATED BY THE TOWN SEWER DEPARTMENT.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.



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| Design: PSL                                                                                                                                                                                                   | Draft: TCR      | Date: 10/06/2025   |
| Checked: PSL                                                                                                                                                                                                  | Scale: AS SHOWN | Project No.: 20523 |
| Drawing Name: 20523-PLAN-AMES-GYM.DWG                                                                                                                                                                         |                 |                    |
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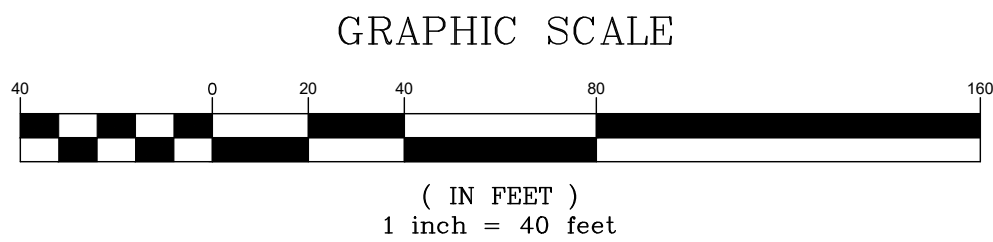
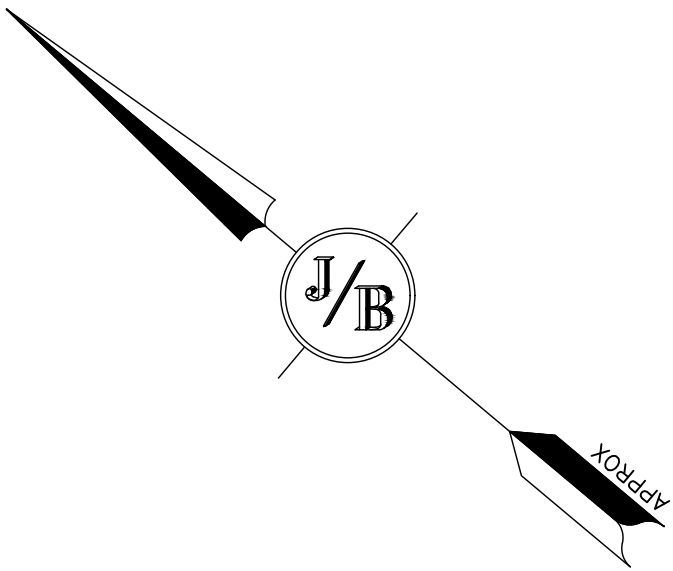
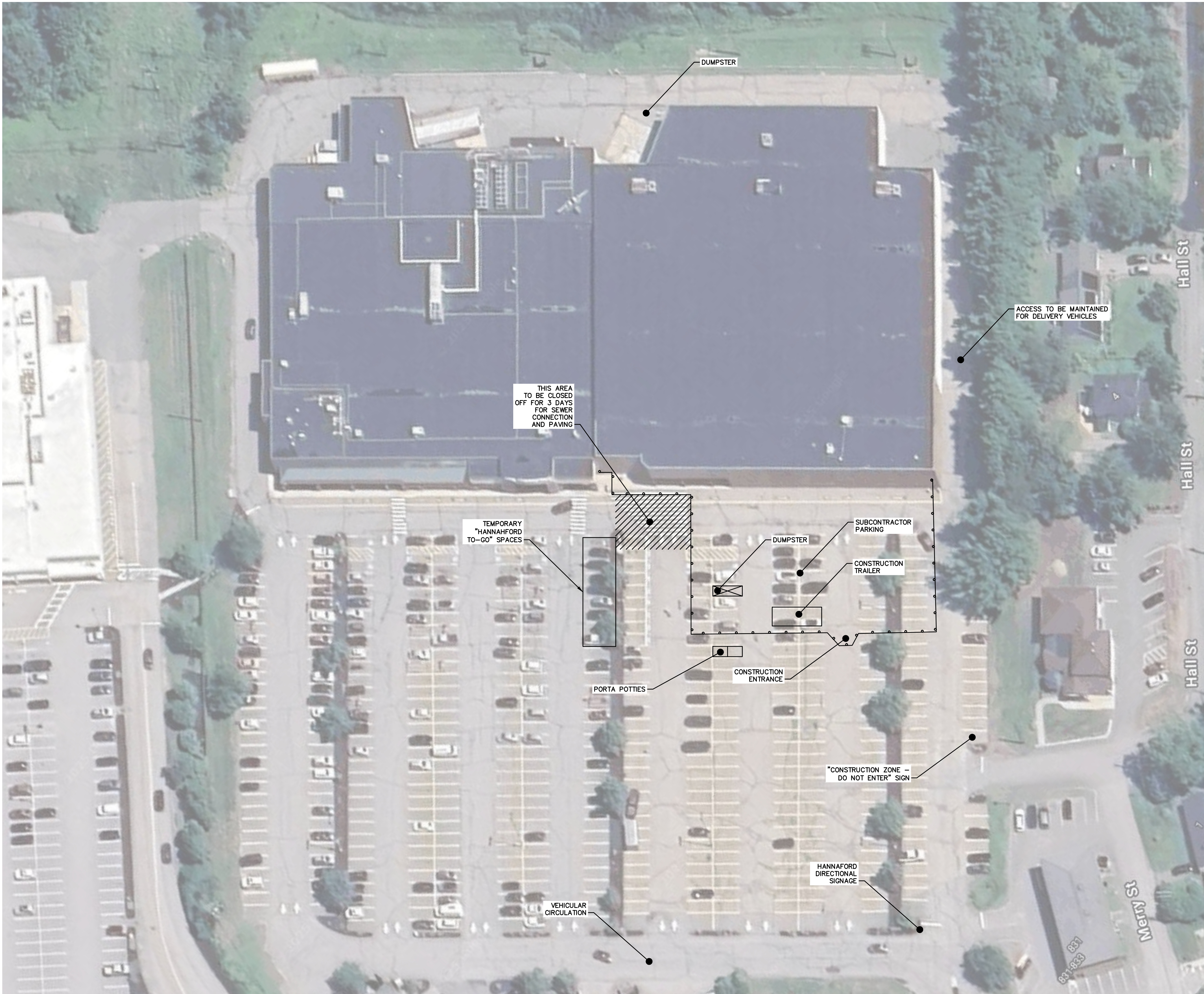
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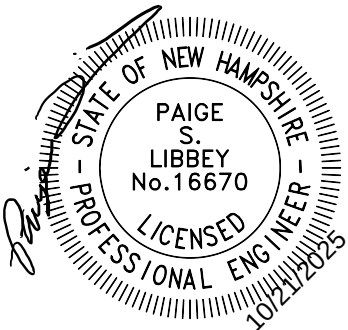
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| Plan Name:       | UTILITY PLAN                                                     |
| Project:         | DOVER TRAENE FITNESS<br>831 CONETRAL AVE, DOVER, NH              |
| Owner of Record: | CALICO PROPERTIES LLC<br>304 MAPLEWOOD AVE, PORTSMOUTH, NH 03801 |

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| DRAWING No.                               |
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| SHEET NO. 6 OF 9<br>JBE PROJECT NO. 20523 |





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| Design: PSL                                                                                                                                                                                                   | Draft: PSL      | Date: 03/06/2025   |
| Checked: N/A                                                                                                                                                                                                  | Scale: AS SHOWN | Project No.: 20523 |
| Drawing Name: 20523-PLAN-AMES-GYM.dwg                                                                                                                                                                         |                 |                    |
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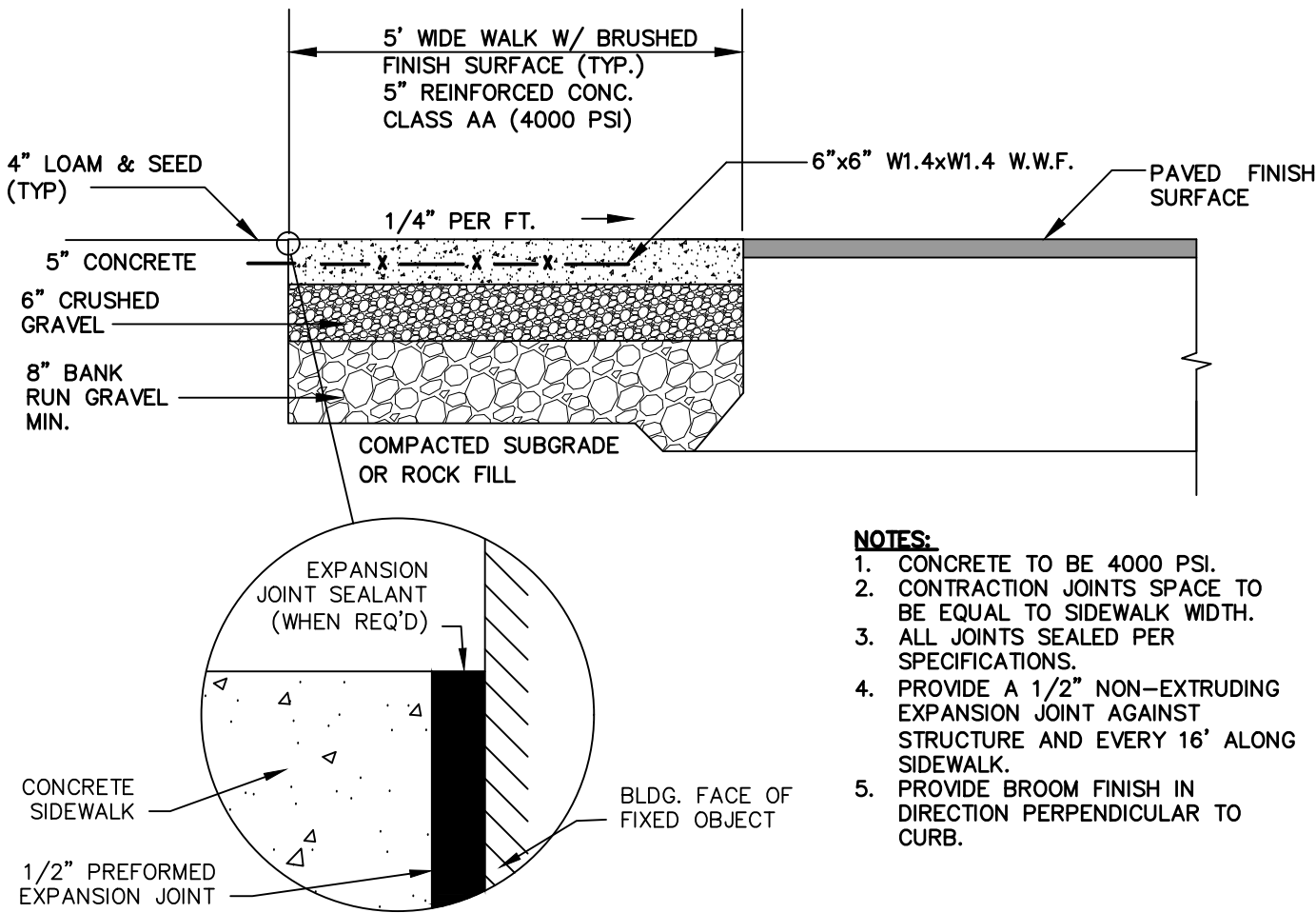
E-MAIL: JBE@JONESANDBEACH.COM

603-772-4746

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|------------------|------------------------------------------------------------------|
| Plan Name:       | LOGISTICS PLAN<br>MAP, BLOCK, LOT                                |
| Project:         | DOVER TRAENE FITNESS<br>831 CENTRAL AVE, DOVER, NH               |
| Owner of Record: | CALICO PROPERTIES LLC<br>304 MAPLEWOOD AVE, PORTSMOUTH, NH 03801 |

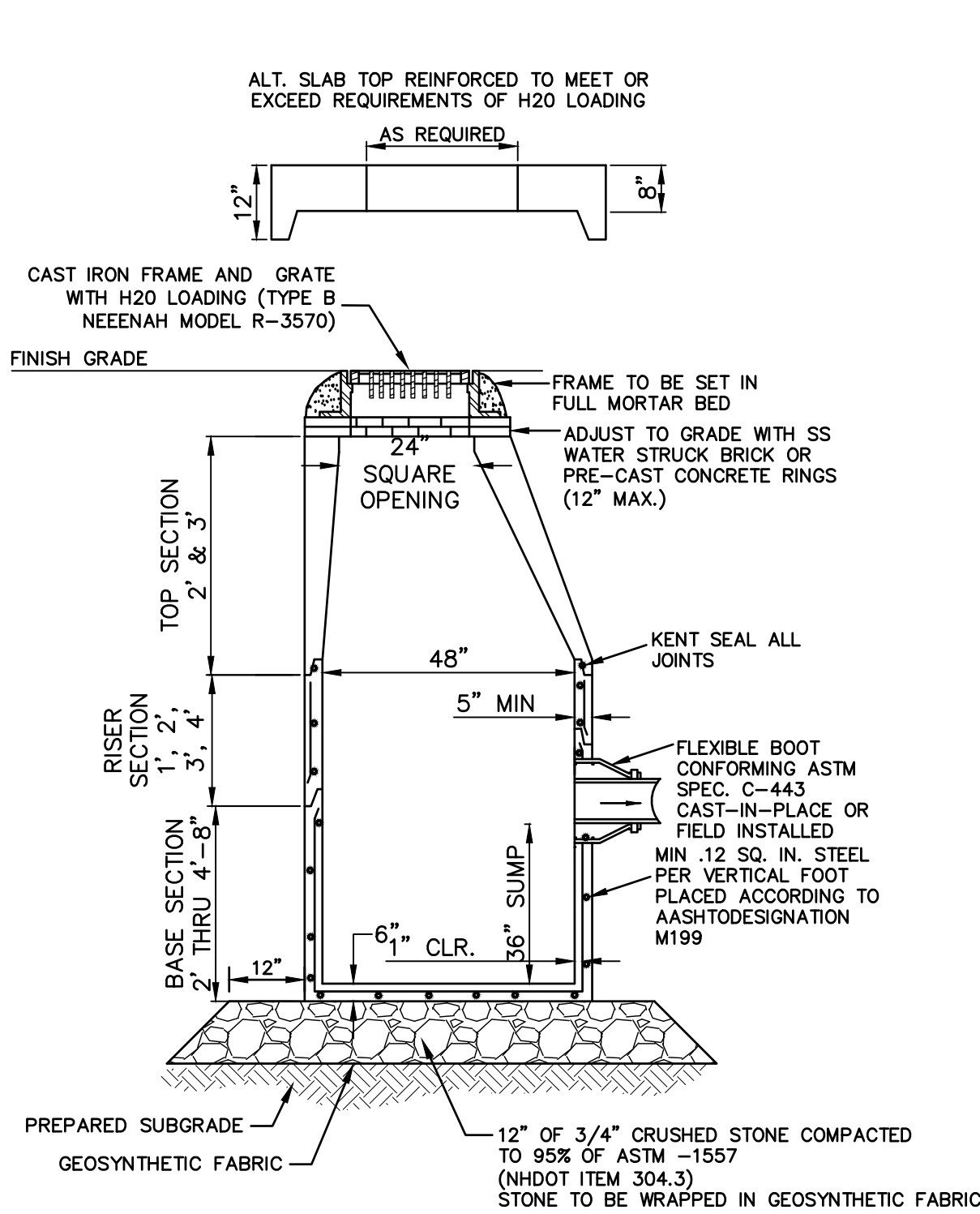
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| SHEET 7 OF 9<br>JBE PROJECT NO. 20523 |





### CONCRETE SIDEWALK

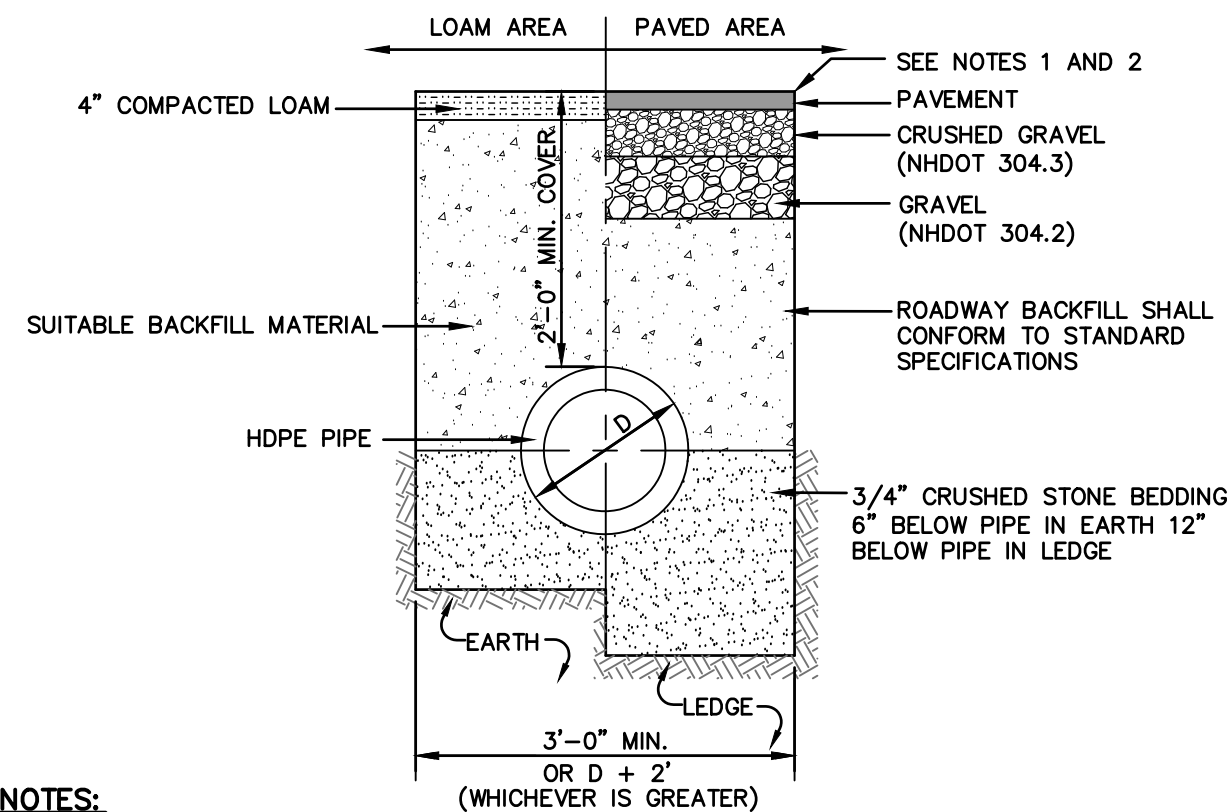
NOT TO SCALE



- NOTES:**
1. BASE SECTION SHALL BE MONOLITHIC WITH 48" INSIDE DIAMETER.
  2. ALL SECTIONS SHALL BE DESIGNED FOR H2O LOADING.
  3. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
  4. FRAMES AND GRATES SHALL BE HEAVY DUTY AND DESIGNED FOR H2O LOADING
  5. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS SO AS TO BE WATERTIGHT.
  6. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
  7. ALL CATCH BASIN FRAMES AND GRATES SHALL BE NHDOT CATCH BASIN TYPE ALTERNATE 1 OR NEENAH R-3570 OR APPROVED EQUAL (24"x24" TYPICAL).
  8. STANDARD CATCH BASIN FRAME AND GRATE(S) SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM, BUT NO MORE THAN 12"), OR PRECAST CONCRETE "DONUTS".

### CATCH BASIN

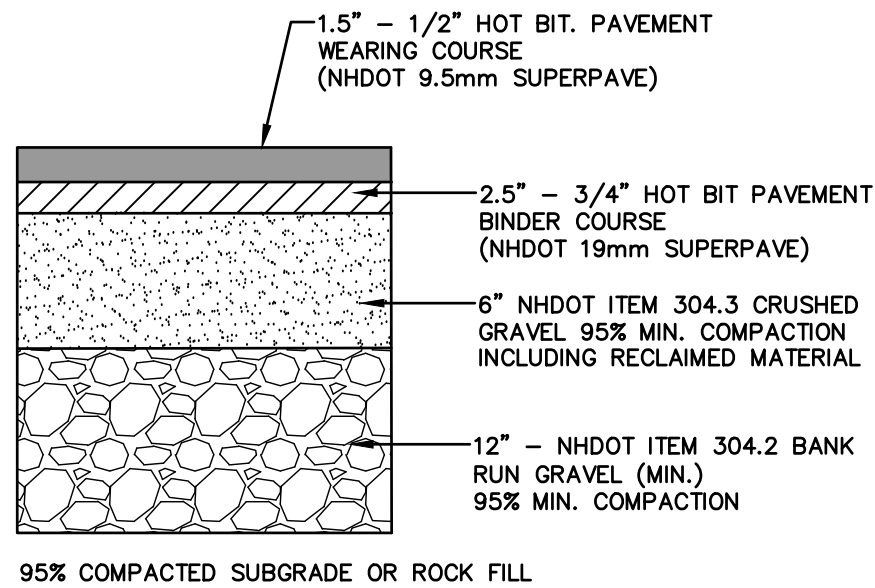
NOT TO SCALE



- NOTES:**
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
  2. NEW ROADWAY CONSTRUCTION SHALL CONFORM WITH PROJECT AND TOWN SPECIFICATIONS.
  3. ALL MATERIALS ARE TO BE COMPACTED TO 95% OF ASTM D-1557.

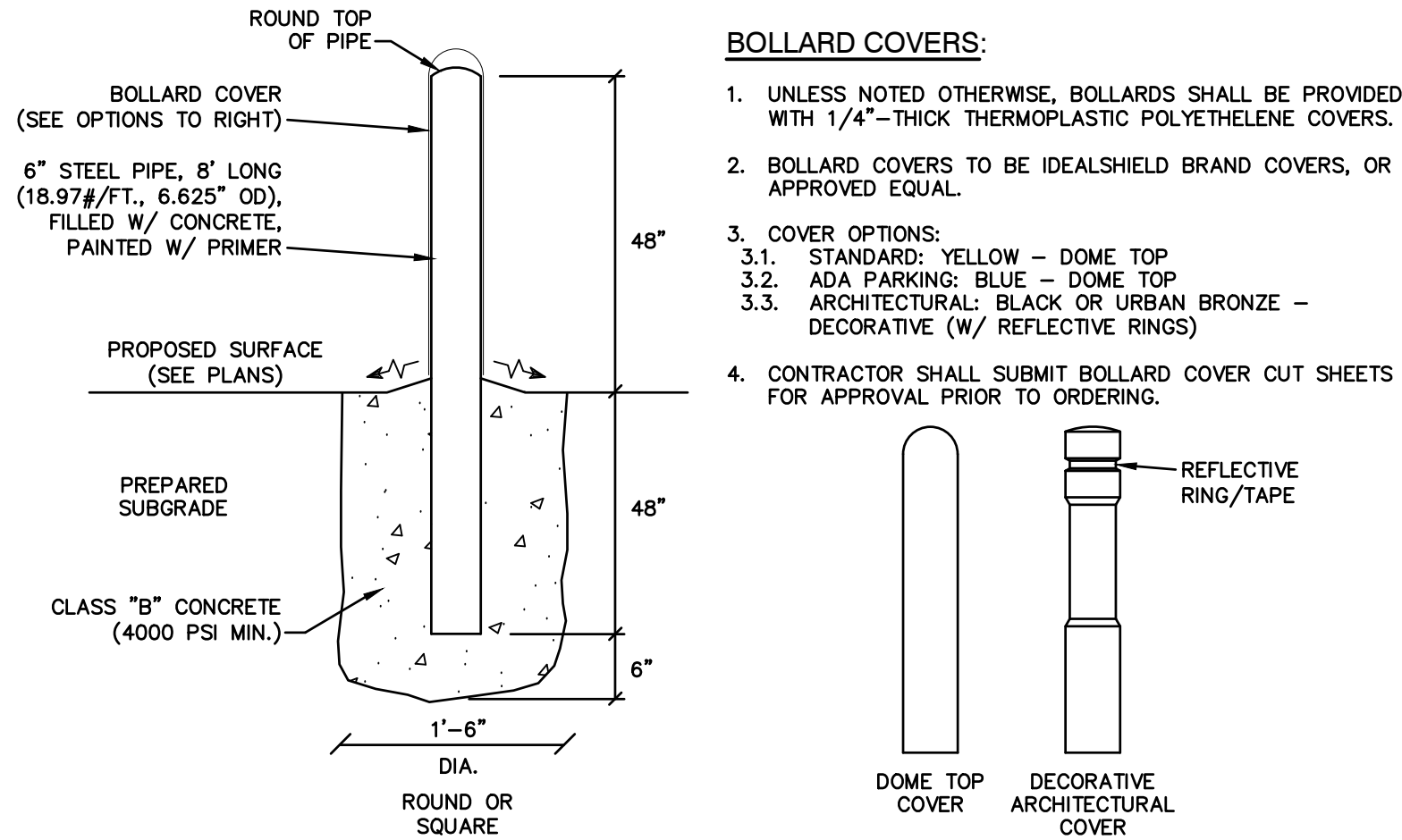
### DRAINAGE TRENCH

NOT TO SCALE



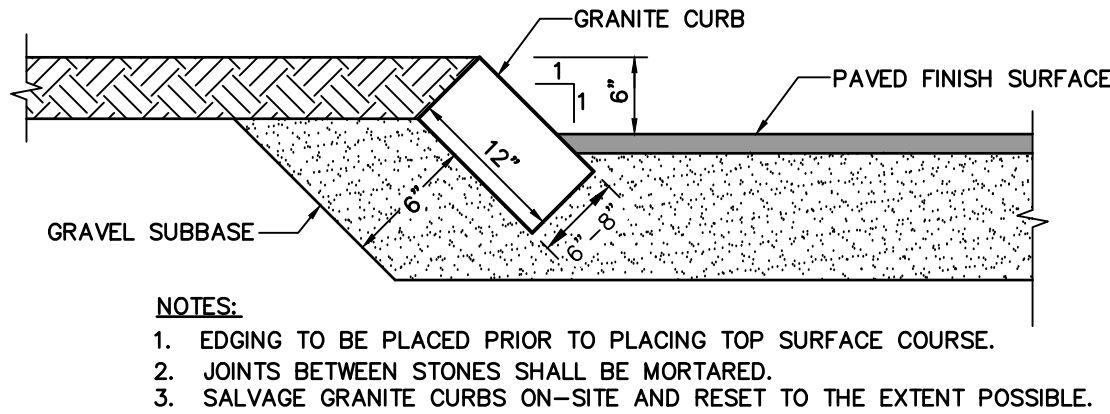
### TYPICAL BITUMINOUS PAVEMENT

NOT TO SCALE



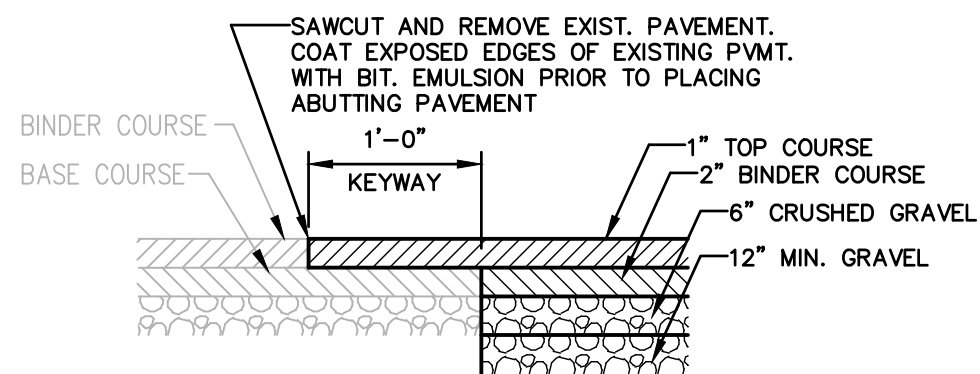
### BOLLARD DETAIL

NOT TO SCALE



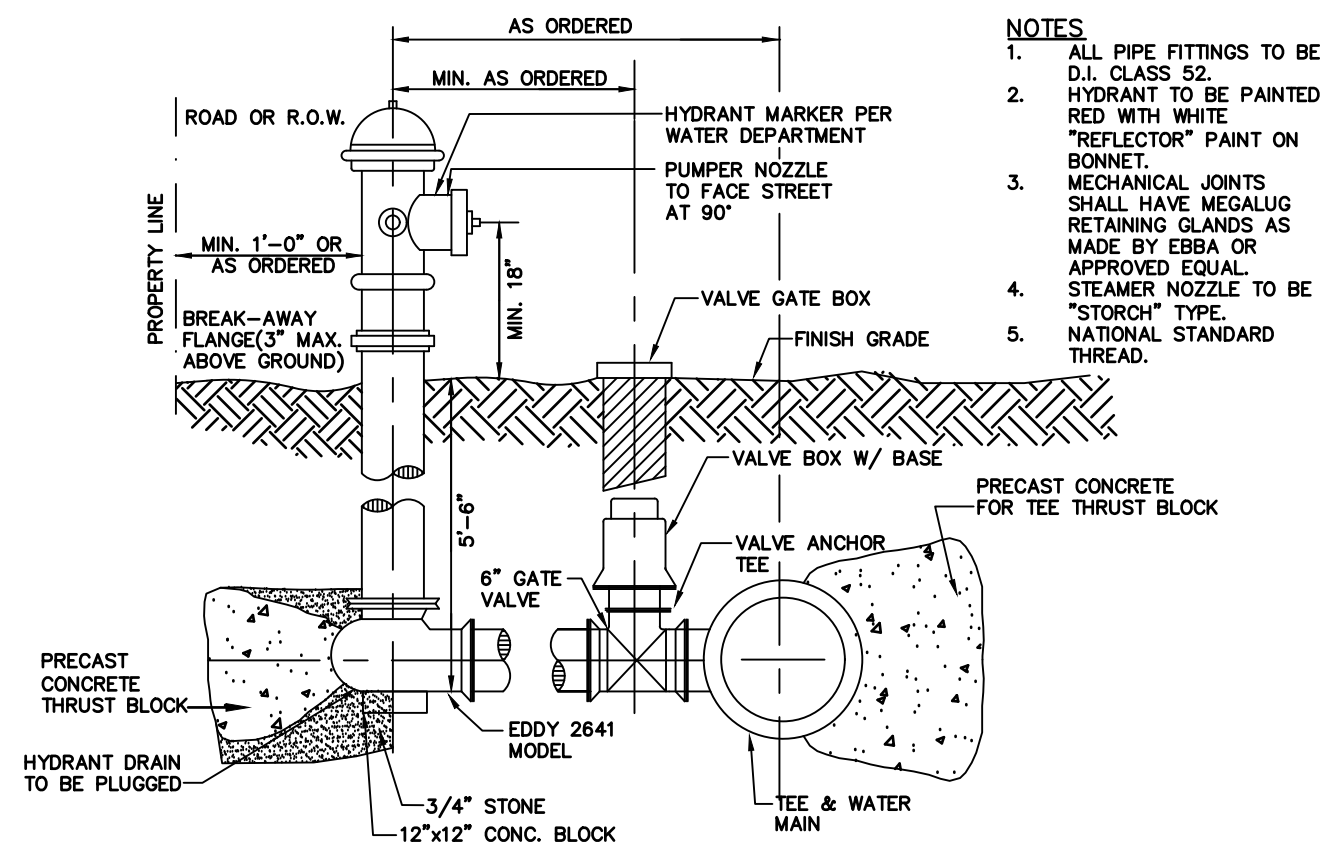
### SLOPED GRANITE CURB

NOT TO SCALE



### KEYWAY DETAIL FOR CONNECTION TO EXISTING PAVEMENT

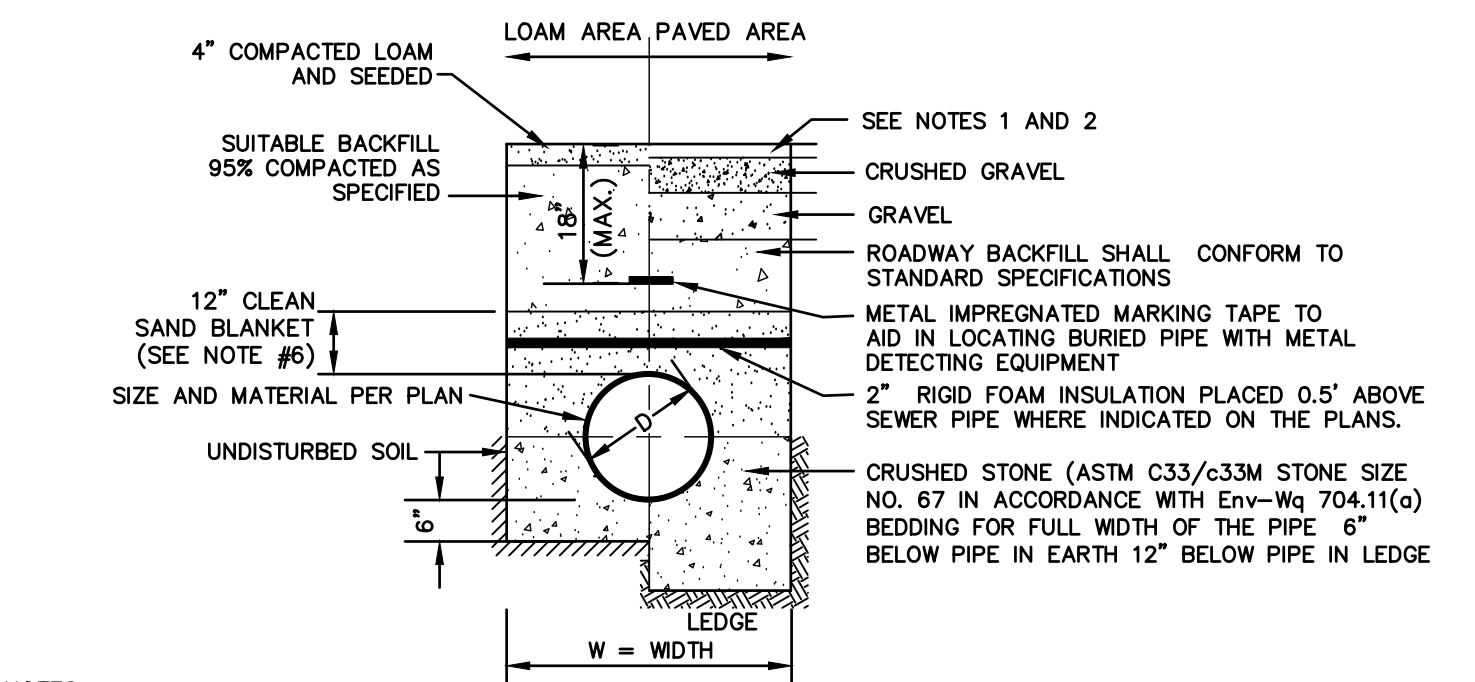
NOT TO SCALE



- NOTES:**
1. ALL PIPE FITTINGS TO BE D.I. CLASS 52.
  2. HYDRANT TO BE PAINTED RED WITH WHITE "REFLECTOR" PAINT ON BONNET.
  3. MECHANICAL JOINTS SHALL HAVE MEGALUG RETAINING GLANDS AS MADE BY EBBA OR APPROVED EQUAL STEAMER NOZZLE TO BE "STORM" TYPE. NATIONAL STANDARD THREAD.
  4. PRECAST CONCRETE THRUST BLOCK.
  5. HYDRANT DRAIN TO BE PLUGGED.
  6. 3/4\"/>

### HYDRANT INSTALLATION

NOT TO SCALE

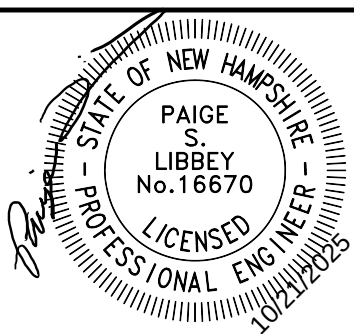


- NOTES:**
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO PAVEMENT DETAILS.
  2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPECIFICATIONS.
  3. TRENCH BACKFILL SHALL CONFORM WITH ENV. Wq 704.11(h) AND BE FREE OF DEBRIS, PAVEMENT, ORGANIC MATTER, TOP SOIL, WET OR SOFT MUCK, PEAT OR CLAY, EXCAVATED LEDGE OR ROCKS OVER SIX INCHES.
  4. W= MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12" INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, WIDTH SHALL BE NO MORE THAN 36"; FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, WIDTH SHALL BE 24 INCHES PLUS PIPE O.D. WIDTH SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
  5. RIGID FOAM INSULATION TO BE PROVIDED WHERE COVER IN THE ROADWAY IS LESS THAN 6' AND CROSS COUNTRY IS LESS THAN 4', PURSUANT TO DES WAIVER BEING ISSUED.
  6. PIPE SAND BLANKET MATERIAL SHALL BE GRADED SAND, FREE FROM ORGANIC MATERIALS, GRADED SUCH THAT 100% PASSES A 1/2" SIEVE AND A MAXIMUM OF 15% PASSES A #200 SIEVE IN ACCORDANCE WITH Env-Wq 704.11(b).
  7. JOINT SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL AND CERTIFIED BY THE MANUFACTURER AS CONFORMING TO THE ASTM D3212 STANDARD IN EFFECT WHEN THE JOINT SEALS WERE MANUFACTURED, AND SHALL BE PUSH-ON, BELL-AND-SPIGOT TYPE PER Env-Wq 704.05 (e).
  8. PVC PIPE SHALL CONFORM WITH ASTM D3034 AND ASTM D2412.

### SEWER TRENCH

NOT TO SCALE

|                                                                                                                                                                                                               |                 |                    |
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| Design: PSL                                                                                                                                                                                                   | Draft: PSL      | Date: 03/06/2025   |
| Checked: N/A                                                                                                                                                                                                  | Scale: AS NOTED | Project No.: 20523 |
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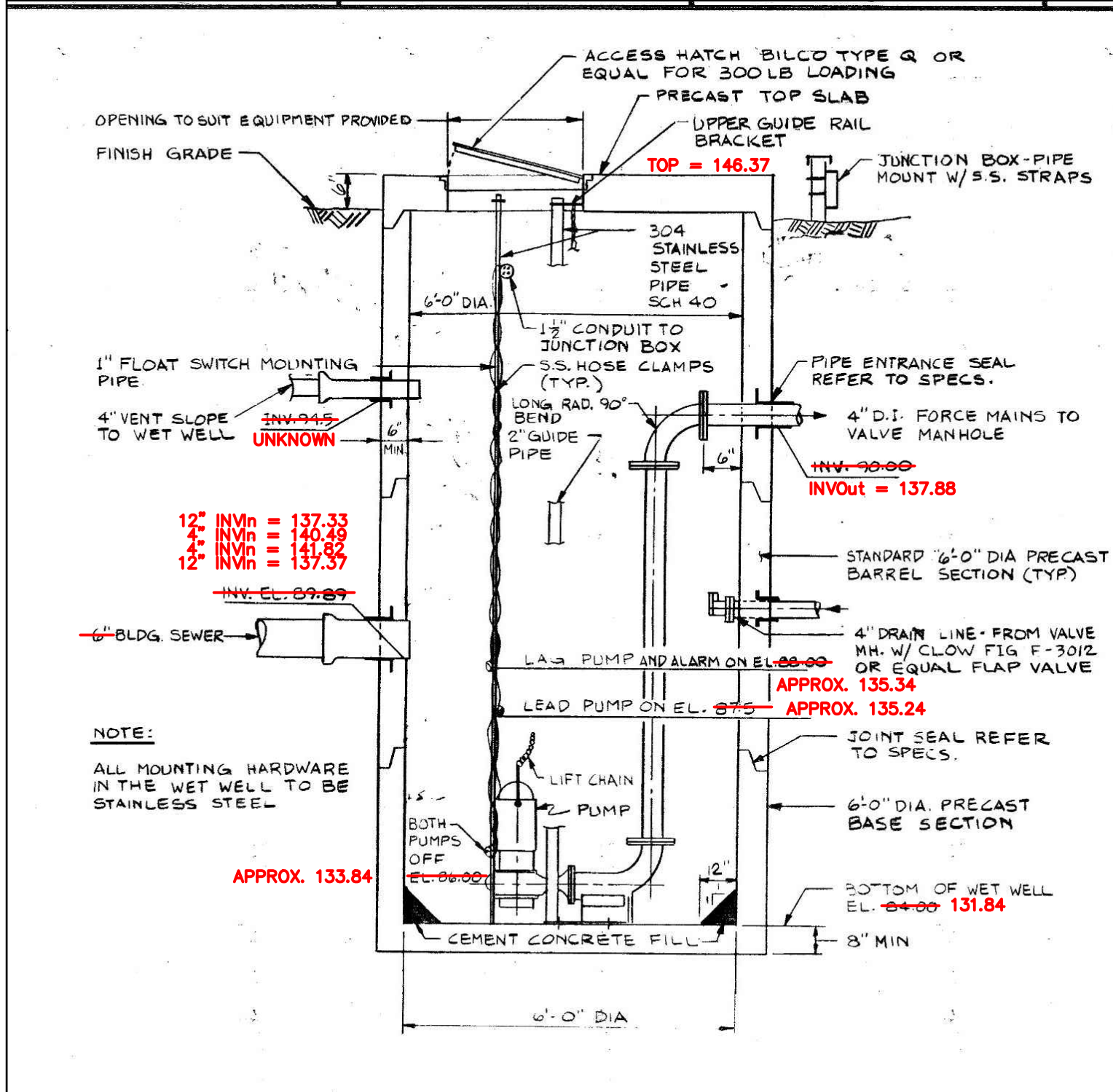
603-772-4746

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| Plan Name:       | DETAIL SHEET                                                     |
| Project:         | DOVER TRAENE FITNESS<br>831 CENTRAL AVE, DOVER, NH               |
| Owner of Record: | CALICO PROPERTIES LLC<br>304 MAPLEWOOD AVE, PORTSMOUTH, NH 03801 |

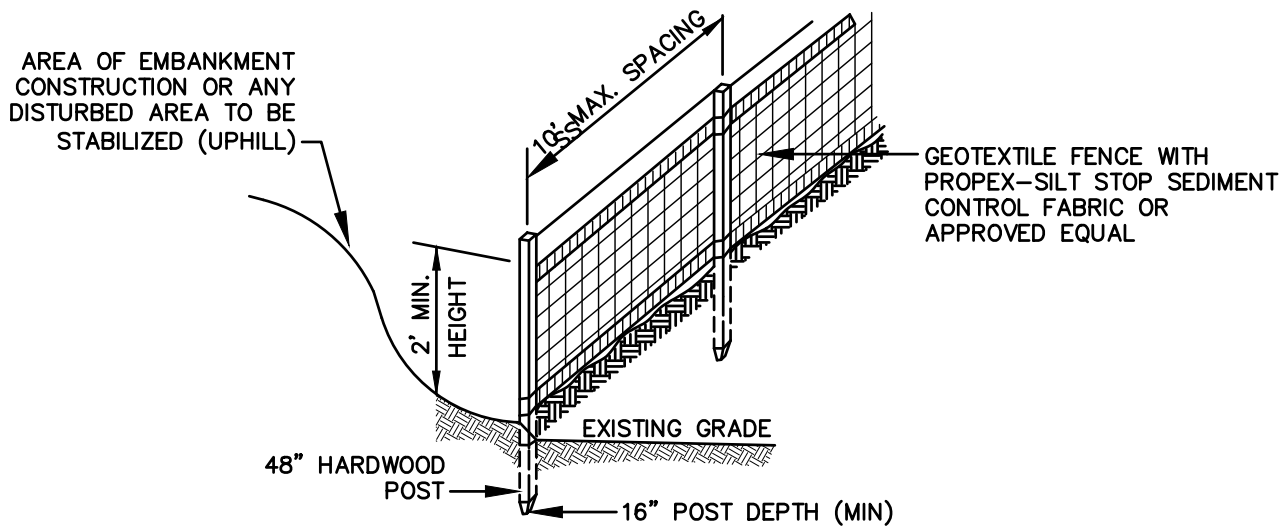
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| SHEET 8 OF 9 | JBE PROJECT NO. 20523 |





PUMP STATION DETAIL

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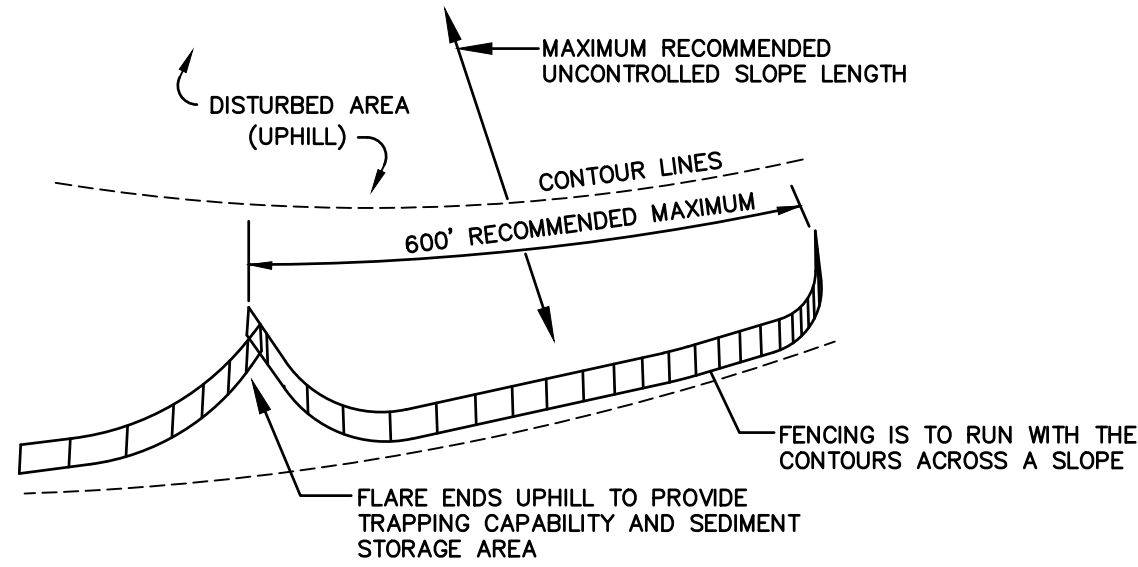


CONSTRUCTION SPECIFICATIONS:

1. WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP, MID AND BOTTOM AND EMBEDDED IN THE GROUND A MINIMUM OF 8" AND THEN COVERED WITH SOIL.
2. THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED 6", FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED AND PROPERLY DISPOSED OF WHEN IT IS 6" DEEP OR VISIBLE 'BULGES' DEVELOP IN THE SILT FENCE.
5. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
6. SILT FENCE SHALL REMAIN IN PLACE FOR 24 MONTHS.

SILT FENCE DETAIL

NOT TO SCALE

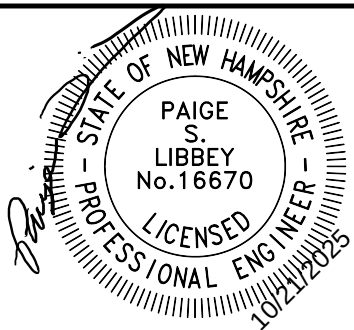


7. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND REVEGETATED.

MAINTENANCE:

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE DONE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED, OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

|                                                                                                                                                                                                               |                 |                    |
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| Design: PSL                                                                                                                                                                                                   | Draft: PSL      | Date: 03/06/2025   |
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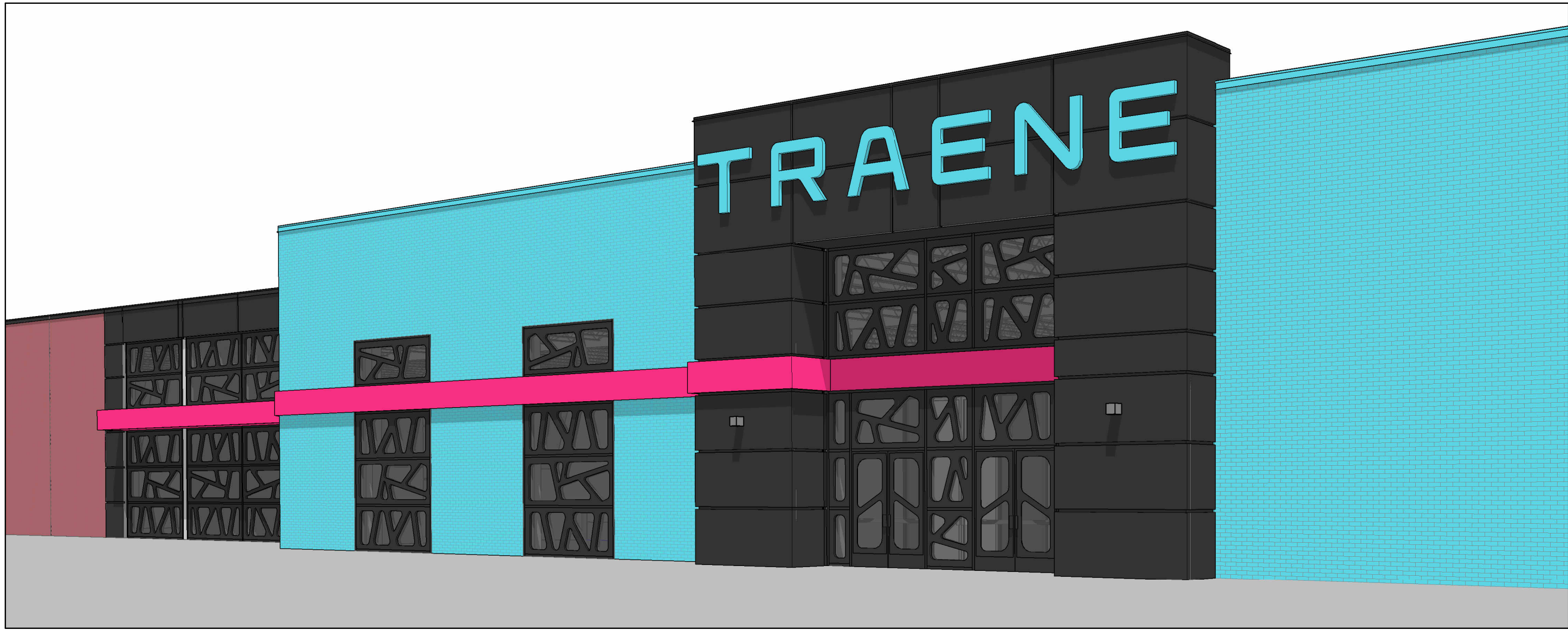
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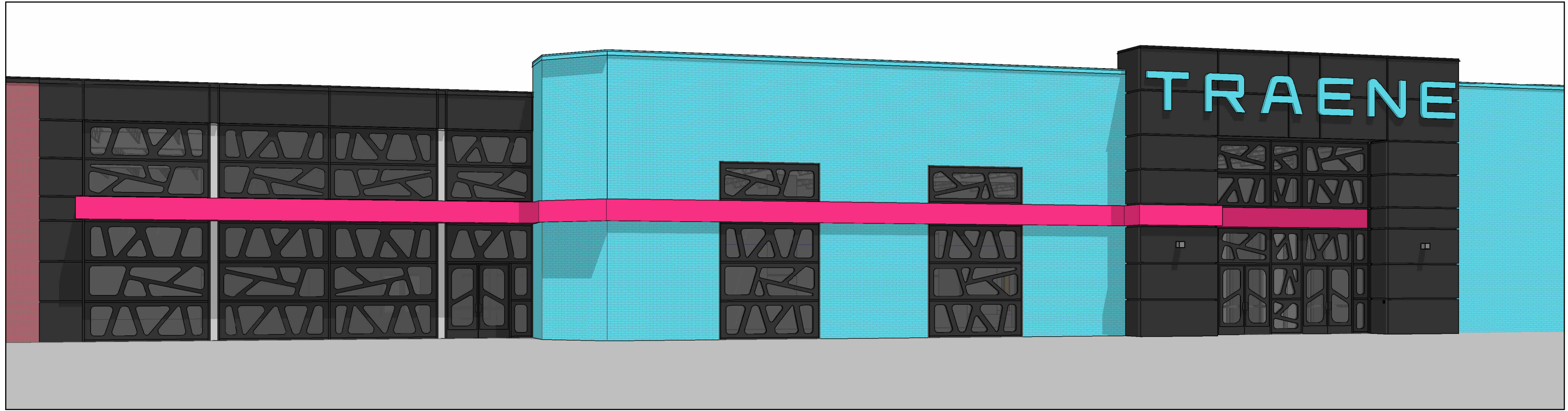
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| Plan Name:       | DETAIL SHEET                                                     |
| Project:         | DOVER TRAENE FITNESS<br>831 CENTRAL AVE, DOVER, NH               |
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| DRAWING No.                           |
| <b>D2</b>                             |
| SHEET 9 OF 9<br>JBE PROJECT NO. 20523 |

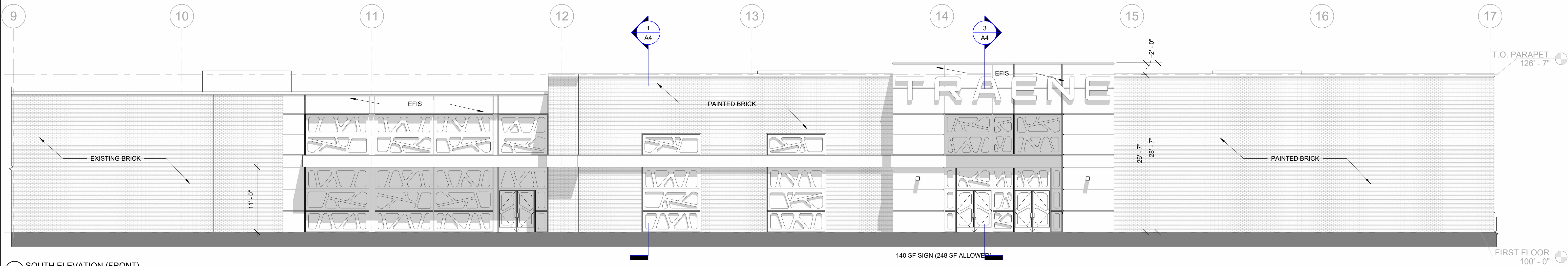




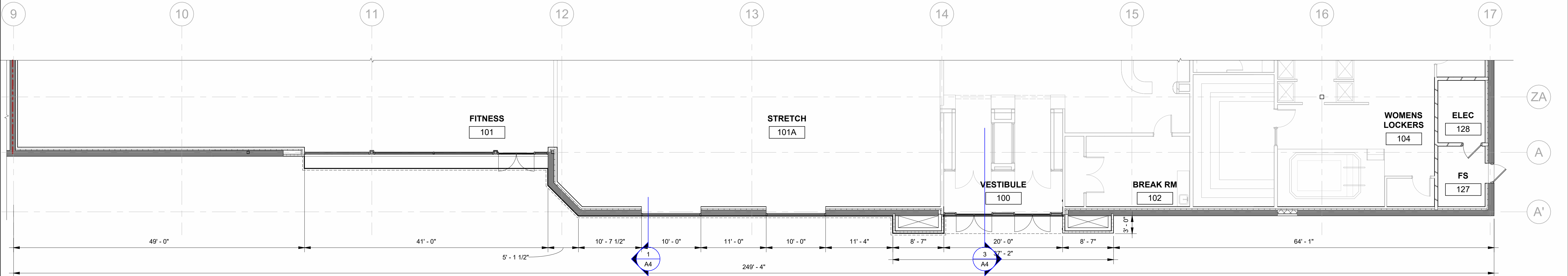
EXTERIOR PERSPECTIVE FROM SOUTH LOOKING NORTH AT ENTRY



EXTERIOR PERSPECTIVE FROM WEST LOOKING EAST



2 SOUTH ELEVATION (FRONT)  
1/8" = 1'-0"



1 OVERALL FIRST FLOOR ENTRY PLAN  
1/8" = 1'-0"

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TRAENE FITNESS CENTER  
831 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03820

ENTRY MODIFICATIONS

4 Market Street  
Portsmouth, New Hampshire  
603.430.0274  
brought to you by  
McHENRY ARCHITECTURE



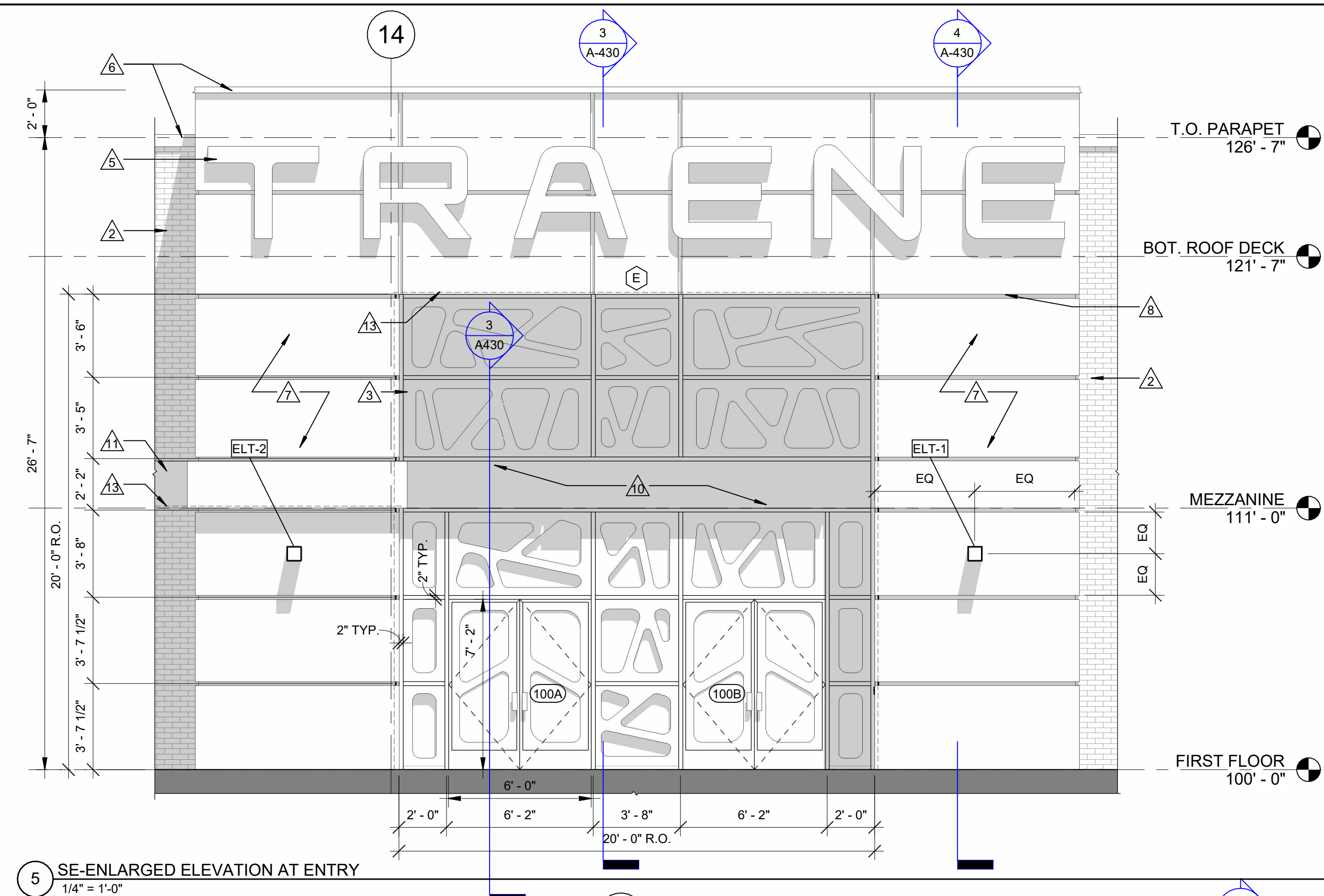
PORTSMOUTH  
ARCHITECTS

A3

08/08/2025  
Scale: 1/8" = 1'-0"  
PA: RD / MG  
Project Number: 24122

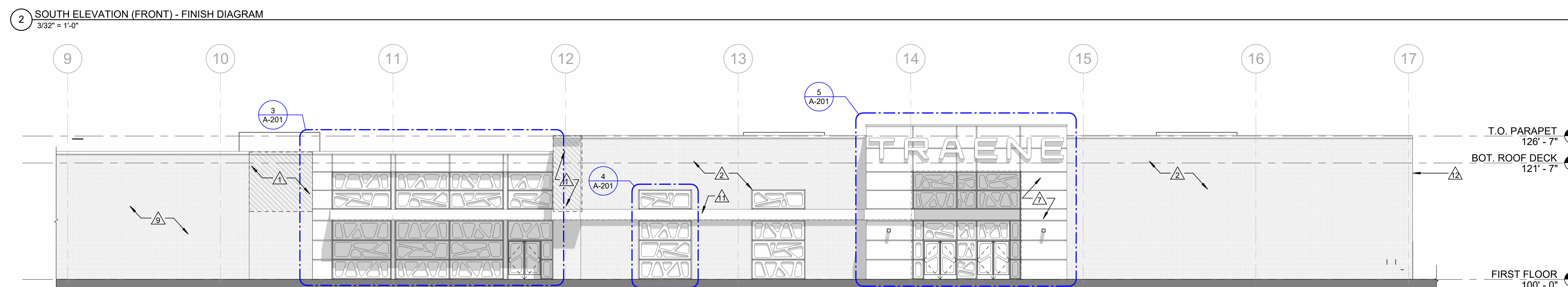
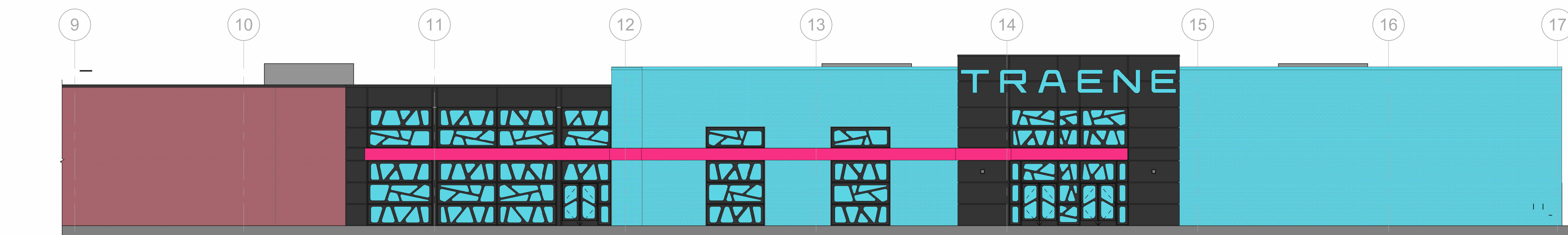
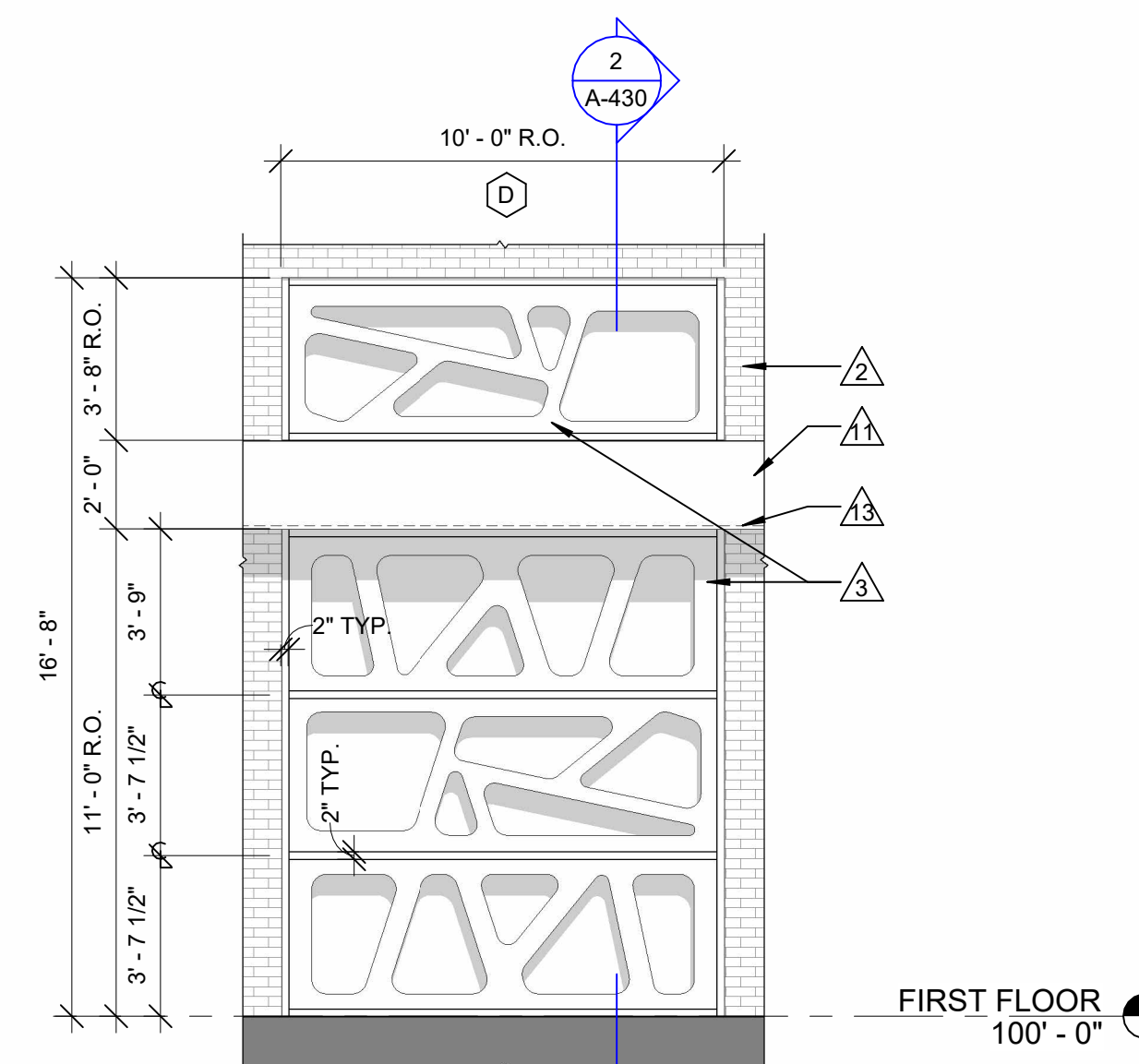
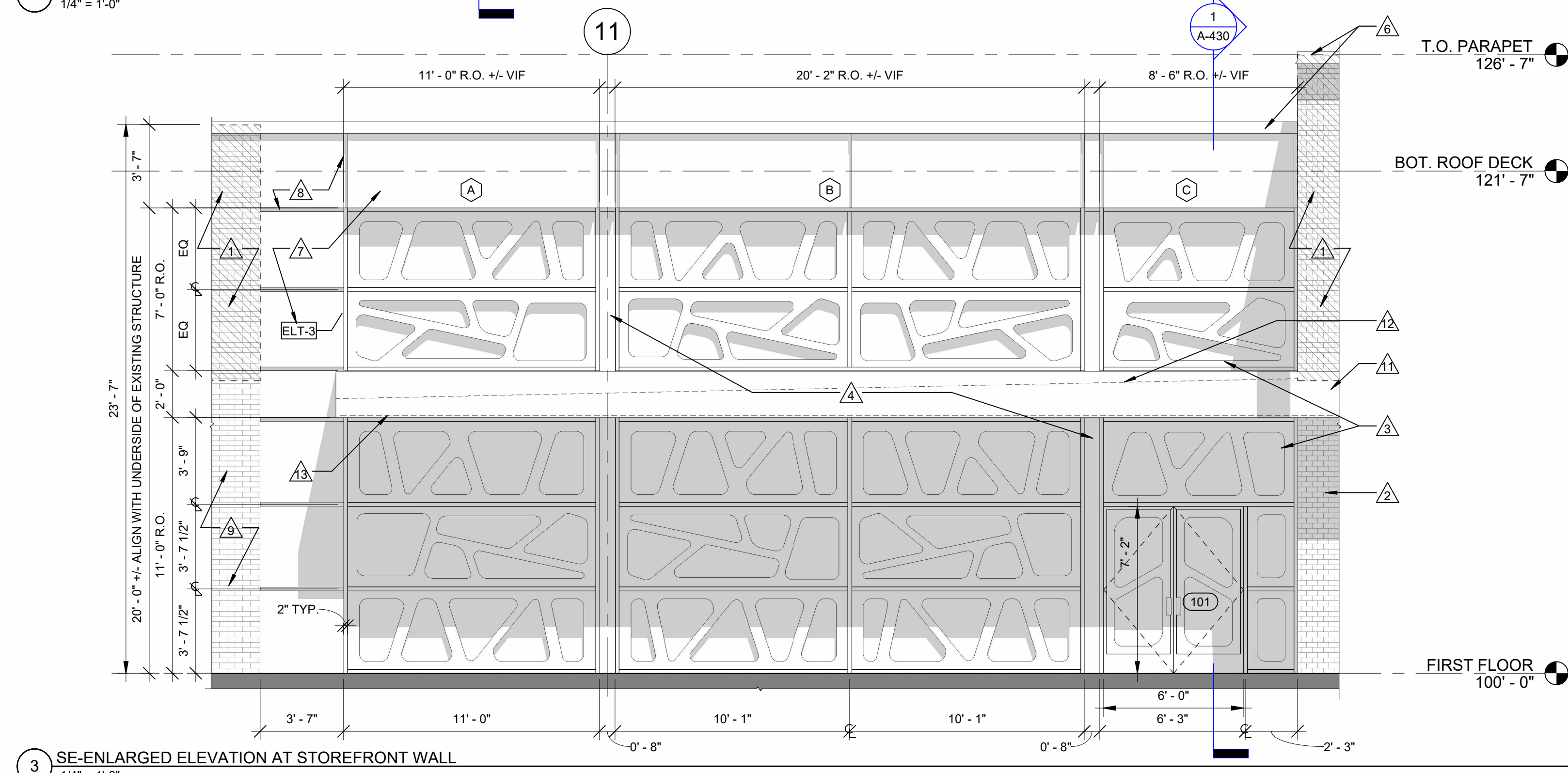
C:\Users\Emma\Documents\24122-DOVER ESSENTIAL FITNESS - DD\_emmaAQJJC.rvt





| EXTERIOR FINISH SCHEDULE                                          |                  |                                       |                                                                                       |                                                                           |
|-------------------------------------------------------------------|------------------|---------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| NAME                                                              | MANUFACTURER     | MATERIAL                              | DESCRIPTION / COLOR                                                                   | COMMENTS                                                                  |
| EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)                      | STO              |                                       | STOTHERM CI                                                                           | ENSURE FINISHED COAT HAS A LIGHT REFLECT VALUE GREATER THAN SPRAY APPLIED |
| EXTERIOR PAINT FOR CMU AND BRICK                                  | SHERWIN WILLIAMS | CONPLEX SHERASTIC ELASTOMERIC COATING | REFER TO FINISH DIAGRAM AND COORDINATE WITH OWNER                                     |                                                                           |
| FLEXIBLE METAL FLASHING<br>METAL PARAPET COPING<br>GLAZING ACCENT |                  | CUSTOM CNC CARVED HIGH DENSITY FOAM   | ALL SIDES TO BE PAINTED WITH AUTOMOTIVE GRADE PAINT, REFER TO EXTERIOR FINISH DIAGRAM |                                                                           |
| EPDM                                                              |                  |                                       | BLACK                                                                                 |                                                                           |

| EXTERIOR LIGHT FIXTURE SCHEDULE |                              |                            |                 |      |                   |                                                                                                                                                                                                      |
|---------------------------------|------------------------------|----------------------------|-----------------|------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Type Mark                       | Light Fixture Type           | Manufacturer               | Model           | Lamp | Finish / Material | Comments                                                                                                                                                                                             |
| ELT-1                           | UP/DOWN EXTERIOR WALL SCONCE | SISTEMALUX                 | S5033           | LED  | BLACK             |                                                                                                                                                                                                      |
| ELT-2                           | DOWN EXTERIOR WALL SCONCE    | SISTEMALUX                 | S5026           | LED  | BLACK             |                                                                                                                                                                                                      |
| ELT-3                           | RGBW LED LIGHT TAPE          | LLJ ARCHITECTURAL LIGHTING | LLJ-LCC07.6W-68 | LED  |                   | CONTINUOUS LIGHT TAPE UNDER SURFACE APPLIED EPIS BAND AND AROUND PERIMETER ENTRY PROVIDE ICON 2 FLANGED RECESSED EXTRUSION (ICF) WITH 2 ROWS OF TAPE LIGHTING TO COORDINATE RGBW CONTROLS WITH OWNER |



- ## GENERAL NOTES

1. THE SCOPE OF WORK TO BE PERFORMED UNDER THIS PERMIT IS CORE AND SHELL RELATED ITEMS ONLY. ALL GREYED OUT BUILDING INFORMATION IS DEPICTED TO REPRESENT FUTURE PROPOSED WORK AND IS SUBJECT TO CHANGE.
2. NOT SHOWN IN ELEVATION: STRIP EXISTING PAINT OFF CMU TO REMAIN AND CLEAN TO PREP FOR PAINT. PAINT, CUSTOM COLOR AND SHEEN, COORDINATE COLOR SELECTION WITH OWNER. REFER TO EXTERIOR FINISH SCHEDULE FOR PAINT BASE.

## KEYNOTES

1. DIAGONAL HATCH REPRESENTS AREA OF EXTERIOR WALL HIDDEN BEHIND EXISTING BRICK CANOPY, GC TO EXPOSE AND REVIEW EXISTING CONDITIONS. INFILL AREAS AS NEEDED TO MATCH AND ALIGN FINISHES.
2. CLEAN EXISTING BRICK TO PREP FOR PAINT. PAINT, CUSTOM COLOR AND SHEEN. REFER TO FINISH DIAGRAM AND EXTERIOR FINISH SCHEDULE.
  - A. BRICK AT EAST ELEVATION TO BE PAINTED TO MATCH BRICK AT SOUTH ELEVATION
3. CUSTOM CNC ROUTED HIGH DENSITY FOAM SURFACE APPLIED GLAZING ACCENT. FULLY ADHERE OR HOLD IN PLACE WITH ALUMINUM CLIPS, TO BOTH INSIDE AND OUTSIDE FACE OF GLAZING. PAINT ALL FACES OF ACCENT WITH AUTOMOTIVE GRADE PAINT, CUSTOM COLOR AND SHEEN. REFER TO FINISH DIAGRAM.
4. PAINT EXPOSED STRUCTURE COVERS, CUSTOM COLOR AND SHEEN. REFER TO FINISH DIAGRAM. REFER TO EXTERIOR FINISH SCHEDULE FOR PAINT BASE.
5. SIGNAGE BY OTHERS, GC TO PROVIDE BLOCKING AND POWER AS NEEDED, COORDINATE WITH OWNER.
6. METAL COPING WITH DRIP EDGE, COLOR TO MATCH ADJACENT EXTERIOR FINISH.
7. EXTERIOR INSULATION AND FINISH SYSTEM (EFIS)
8. EFIS WALL REVEAL TO ALIGN WITH STOREFRONT MULLION, TYP.
9. CLEAN EXISTING BRICK, DO NOT PAINT.
10. SPANDREL PANEL
11. SURFACE APPLIED EFIS BAND WITH RGBW LED STRIP LIGHT (ELT-3).
12. DASHED LINE REPRESENTS PITCH OF CANOPY ROOF BEYOND.
13. DASHED LINE REPRESENTS PATH OF ELT-3, CENTERED WITHIN EFIS REVEAL. REFER TO WALL SECTIONS.



PORTSMOUTH  
ARCHITECTS  
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McHENRY ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire  
603.430.0274



**NOT FOR CONSTRUCTION**

[illegible]

Project Name:  
TRAENE FITNESS  
CENTER

Drawing Name:  
**OVERALL EXTERIOR  
ELEVATIONS**

|                 |      |
|-----------------|------|
| Project Number: | 2412 |
|-----------------|------|

Date: 10/03/2025

|           |    |
|-----------|----|
| Drawn By: | RD |
|-----------|----|

|             |    |
|-------------|----|
| Checked By: | MC |
|-------------|----|

A-201

Scale: AS INDICATED

### GRAPHIC SCALE

1/4" = 1' - 0"

$3/32" = 1' - 0"$

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\\z:\Active Project Files\24122-DOVER ESSENTIAL FITNESS\DWG\4-CD\24122-DOVER ESSENTIAL FITNESS - CD





## PLAN SNAPSHOT REPORT SITE-2025-0003 FOR CITY OF DOVER, N.H.

**Plan Type:** Site Plan - Major  
**Work Class:** New Construction  
**Status:** Review Expired  
**Valuation:** \$0.00

**Project:**  
**District:** None  
**Square Feet:** 0.00  
**Assigned To:**

**App Date:** 04/03/2025  
**Exp Date:** 06/07/2025  
**Completed:** NOT COMPLETED  
**Approval Expire Date:**

**Description:** Construct 5 story mixed use structure, with commercial space on the 1st floor, along with an ADU, and nine (9) residential units above to include a nine (9) space parking lot.

|                             |      |                                               |      |                                                         |
|-----------------------------|------|-----------------------------------------------|------|---------------------------------------------------------|
| <b>Parcel:</b> 24101-000000 | Main | <b>Address:</b> 9-11 Mechanic St<br>Dover, NH | Main | <b>Zone:</b> CBD-G(Central Business District - General) |
|-----------------------------|------|-----------------------------------------------|------|---------------------------------------------------------|

|                                                                                                                                                                               |                                                                                                             |                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| <b>Engineer</b><br>Benjamin Osgood<br>130 Main Street Suite 202<br>Suite 202<br>salem, NH 03079<br>Home: (978) 435-1324<br>Business: (978) 208-1768<br>Mobile: (978) 435-1224 | <b>Applicant</b><br>Benjamin Lagere<br>23A Middle Street<br>Newburyport, MA 01950<br>Mobile: (603) 490-5085 | <b>Owner</b><br>Benjamin Lagere<br>23A Middle Street<br>Newburyport, MA 01950<br>Mobile: (603) 490-5085 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|

### Plan Custom Fields

|                                                   |                                      |                                           |                                     |                                          |           |
|---------------------------------------------------|--------------------------------------|-------------------------------------------|-------------------------------------|------------------------------------------|-----------|
| Total                                             | 0                                    | Total2                                    | 9645                                | Total3                                   | 4939      |
| Total4                                            | 0                                    | Total5                                    | 0                                   | Total6                                   | 9         |
| Total7                                            | 0                                    | Total8                                    | 9645                                | Total9                                   | 1696      |
| Street Classification<br>Type                     | Municipal                            | Net Change in # Parking<br>Spaces (+/-)   |                                     | Water Service                            | Municipal |
| Recording Number                                  |                                      | Sewer Service                             | Municipal                           | Total Acres (GIS)                        | 0.16      |
| Deed Book                                         | 5230                                 | Total SQFT                                | 6969.6                              | Deed Page                                | 281       |
| Deed Date                                         |                                      | Proposed Property Use                     | Mixed use<br>commercial/residential | Area of Parcel to be<br>Developed (SQFT) | 7169      |
| Number of Parking<br>Spaces Existing              | 2                                    | Number of Parking<br>Spaces Proposed      | 9                                   | Number of Employees<br>Total             | 3         |
| Number of Employees<br>in Max Shift               | 3                                    | Distance to City Water                    | 20                                  | Distance to City Sewer                   | 18        |
| Type of Building to be<br>Built                   | mixed use commercial<br>residential. | Estimated Construction<br>Value           | 3000000.00                          | Refuse Removal                           | Private   |
| Is there an existing<br>Conservation<br>Easement? | No                                   | Existing Conservation<br>Easement Details |                                     | TotalImpactFeeSDTOD                      | 0.00      |
| TotalImpactFeeTHTOD                               | 0.00                                 | TotalImpactFee23FTOD                      | 0.00                                | TotalImpactFeeA4TOD                      | 0.00      |
| TotalImpactFeeMHTOD                               | 0.00                                 | TotalImpactFeeADUTO                       | 0.00                                | TotalImpactFeeAONRT                      | 0.00      |
| TotalImpactFeeAR55TC                              | 0.00                                 | TotalImpactFeeAR62TC                      | 0.00                                | Sub Total Residential                    | 0.00      |
| TotalImpactFeeRIRCT                               | 0.00                                 | TotalImpactFeeOCSTO                       | 0.00                                | TotalImpactFeeITWCT                      | 0.00      |
| TotalImpactFeeNHALT                               | 0.00                                 | TotalImpactFeeOIUTOD                      | 0.00                                | TotalImpactFeeAFAOT                      | 0.00      |
| Sub Total                                         | 0.00                                 | Total of Impact Fees to<br>be Assessed    | 0.00                                |                                          |           |
| Non-Residential                                   |                                      |                                           |                                     |                                          |           |

| Attachment File Name                                   | Added On         | Added By         | Attachment Group | Notes             |
|--------------------------------------------------------|------------------|------------------|------------------|-------------------|
| Signature_Benjamin_Osgood_4/3/2025.jpg                 | 04/03/2025 15:27 | Osgood, Benjamin |                  | Uploaded via CSS  |
| 2025.04.24_PlanningTechnicalReviewCommittee.Agenda.pdf | 04/07/2025 13:44 | Blonigen, Rachel |                  | TRC Agenda        |
| 2025.04.24_PlanningTechnicalReviewC                    | 05/12/2025 15:05 | Blonigen, Rachel |                  | Final TRC Minutes |

# PLAN SNAPSHOT REPORT (SITE-2025-0003)

ommittee.9-11

Mechanic\_SITE-2025-0003.pdf

|                                                                |                  |                  |                      |
|----------------------------------------------------------------|------------------|------------------|----------------------|
| 2025.09.25_PlanningTechnicalReviewC<br>ommittee.Agenda.pdf     | 09/04/2025 14:23 | Blonigen, Rachel | TRC Agenda           |
| 2025.09.25_PlanningTechnicalReviewC<br>ommittee.Agenda.Cxl.pdf | 09/24/2025 13:08 | Blonigen, Rachel | Cancelled TRC Agenda |

| Note                                                                                                | Created By      | Date and Time Created |
|-----------------------------------------------------------------------------------------------------|-----------------|-----------------------|
| 1. Resubmit for 2nd TRC                                                                             | Rachel Blonigen | 05/12/2025 15:05      |
| 2. TRC Meeting scheduled for 09/25/2025 was cancelled will be rescheduled for another date TBD- RLB | Rachel Blonigen | 09/24/2025 13:06      |

| Invoice No.                      | Fee                                           | Fee Amount | Amount Paid |
|----------------------------------|-----------------------------------------------|------------|-------------|
| INV-2025011865                   | Planning General Application Fee              | \$200.00   | \$200.00    |
| Total for Invoice INV-2025011865 |                                               | \$200.00   | \$200.00    |
| INV-2025012132                   | Planning Non-Res/Mixed Use – New Construction | \$1,446.75 | \$1,446.75  |
| Total for Invoice INV-2025012132 |                                               | \$1,446.75 | \$1,446.75  |
| INV-2025012133                   | Planning Public Notice in Newspaper           | \$120.00   | \$120.00    |
| Total for Invoice INV-2025012133 |                                               | \$120.00   | \$120.00    |
| INV-2025012134                   | Planning Impervious Paved Area Fee            | \$346.00   | \$346.00    |
| Total for Invoice INV-2025012134 |                                               | \$346.00   | \$346.00    |
| INV-2025012135                   | Planning Residential Fee                      | \$900.00   | \$0.00      |
| Total for Invoice INV-2025012135 |                                               | \$900.00   | \$0.00      |
| Grand Total for Plan             |                                               | \$3,012.75 | \$2,112.75  |

| Meeting Type                                                                                    | Location                                | Scheduled Date | Subject                            |
|-------------------------------------------------------------------------------------------------|-----------------------------------------|----------------|------------------------------------|
| Technical Review Committee Meeting<br>v.1                                                       | City Hall, Second Floor Conference Room | 09/25/2025     | Technical Review Committee Meeting |
| Comments: This TRC was cancelled, to be rescheduled at a later date that is TBD. 09/24/2025 RLB |                                         |                |                                    |

| Submittal Name                     | Status             | Received Date | Due Date   | Complete Date | Resubmit | Completed |
|------------------------------------|--------------------|---------------|------------|---------------|----------|-----------|
| Land Use Plan Technical Review v.1 | Requires Re-submit | 04/23/2025    | 05/21/2025 | 04/25/2025    | Yes      | Yes       |

| Item Review Name     | Department           | Assigned User | Status             | Assigned Date | Due Date   | Completed Date |
|----------------------|----------------------|---------------|--------------------|---------------|------------|----------------|
| Business Development | Business Development | Burdin, James | Requires Re-submit | 04/23/2025    | 05/21/2025 | 04/23/2025     |

Comments: • What is the square footage of the 2 commercial spaces?

- Do you have commercial users identified? Business Development would be happy to assist with filling spaces as needed.
- The ground floor residential may require a CUP please confirm with Planning.
- Business Development does not object to a CUP for a residential unit as described at this location on Mechanic Street. The placement and design of the commercial spaces along the frontage appears to respect the spirit and intent of the zoning, and the unit appears to use less than 25% of the ground floor area, which seems to be a reasonable concession for a site that may not reasonably be able to design upper floors for accessible units. OBD's support for a CUP is contingent on the purpose (affordable, ADA accessible) and design (no further reduction in commercial space or visibility) as currently proposed and may not be supportable on streets with higher demand for commercial space.
- Please provide some type of assessment of any barriers to ADA pedestrian access between this site and Main Street/Central Avenue. E.g. are there any points at which existing infrastructure or placement of garbage receptacles as shown on rendering imagery would render the sidewalk impassable and force a wheelchair user into the street?
- The overall project is attractive and well-designed and the massing seems to be generally appropriate for gentle infill development.

| Item Review Name | Department                       | Assigned User        | Status             | Assigned Date | Due Date   | Completed Date |
|------------------|----------------------------------|----------------------|--------------------|---------------|------------|----------------|
| City Engineer    | Community Services - Engineering | Mavrogeorge, Kenneth | Requires Re-submit | 04/23/2025    | 05/21/2025 | 04/25/2025     |

| Item Review Name | Department | Assigned User     | Status             | Assigned Date | Due Date   | Completed Date |
|------------------|------------|-------------------|--------------------|---------------|------------|----------------|
| Planning         | Planning   | Edgecomb, Makayla | Requires Re-submit | 04/23/2025    | 05/21/2025 | 04/25/2025     |

| Item Review Name     | Department | Assigned User | Status             | Assigned Date | Due Date   | Completed Date |
|----------------------|------------|---------------|--------------------|---------------|------------|----------------|
| Zoning Administrator | Planning   | Crouser, Paul | Requires Re-submit | 04/23/2025    | 05/21/2025 | 04/25/2025     |

## PLAN SNAPSHOT REPORT (SITE-2025-0003)

| Item Review Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Department                       | Assigned User        | Status             | Assigned Date | Due Date   | Completed Date |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------|--------------------|---------------|------------|----------------|
| IS Building Official                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Planning / Inspection Services   | Maxfield, Jim        | Requires Re-submit | 04/23/2025    | 05/21/2025 | 04/23/2025     |
| <b>Comments:</b> 1) Common driveway for site access of 12' appears to be narrow for vehicular ingress/egress.<br>2) Common driveway appears to create a blind corner at the CD corner of the proposed structure.<br>3) Clarify if the rear parking is limited to residents only.<br>4) Edit "handicap" to "accessible" throughout the plan set.<br>Coordinate the site with elevation plan to show front accessible ramp.<br>5) Plan set shall indicate the distance from boundary lines to proposed structure.<br>6) Elevation plans appear to indicate unprotected openings(windows) within 3' from the band D side of the proposed structure. Remove windows for compliance with IBC.<br>7) Structures less than 10' from the property boundary shall have a fire resistive rating. Plan set shall indicate how this is achieved in accordance w/ IBC standards.<br>8) With overhead power lines limiting access along the street side and without access to sides B, C, and D indicate how compliance with IBC is achieved for building height and area. |                                  |                      |                    |               |            |                |
| Item Review Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Department                       | Assigned User        | Status             | Assigned Date | Due Date   | Completed Date |
| Traffic Coordinator                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Police                           | Speidel, Marn        | Requires Re-submit | 04/23/2025    | 05/21/2025 | 04/25/2025     |
| Submittal Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Status                           | Received Date        | Due Date           | Complete Date | Resubmit   | Completed      |
| Land Use Plan Technical Review v.2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Requires Re-submit               | 09/04/2025           | 09/17/2025         | 09/24/2025    | Yes        | Yes            |
| Item Review Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Department                       | Assigned User        | Status             | Assigned Date | Due Date   | Completed Date |
| Business Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Business Development             | Burdin, James        | Requires Re-submit | 09/04/2025    | 10/02/2025 | 09/24/2025     |
| Item Review Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Department                       | Assigned User        | Status             | Assigned Date | Due Date   | Completed Date |
| City Engineer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Community Services - Engineering | Mavrogeorge, Kenneth | Requires Re-submit | 09/04/2025    | 09/17/2025 | 09/24/2025     |
| Item Review Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Department                       | Assigned User        | Status             | Assigned Date | Due Date   | Completed Date |
| Planning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Planning                         | Bassegio, Erin       | Requires Re-submit | 09/04/2025    | 10/02/2025 | 09/24/2025     |
| Item Review Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Department                       | Assigned User        | Status             | Assigned Date | Due Date   | Completed Date |
| Zoning Administrator                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Planning                         | Crouser, Paul        | Requires Re-submit | 09/04/2025    | 09/17/2025 | 09/24/2025     |
| Item Review Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Department                       | Assigned User        | Status             | Assigned Date | Due Date   | Completed Date |
| IS Building Official                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Planning / Inspection Services   | Maxfield, Jim        | Requires Re-submit | 09/04/2025    | 09/17/2025 | 09/04/2025     |
| <b>Comments:</b> 1)There does not appear to be revised plans submitted.<br>2) Access remains a major concern                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |                      |                    |               |            |                |
| Item Review Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Department                       | Assigned User        | Status             | Assigned Date | Due Date   | Completed Date |
| Traffic Coordinator                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Police                           | Speidel, Marn        | Requires Re-submit | 09/04/2025    | 09/17/2025 | 09/24/2025     |
| Submittal Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Status                           | Received Date        | Due Date           | Complete Date | Resubmit   | Completed      |
| Land Use Plan Technical Review v.3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | In Review                        | 10/27/2025           | 11/05/2025         |               | No         | No             |
| Item Review Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Department                       | Assigned User        | Status             | Assigned Date | Due Date   | Completed Date |
| Business Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Business Development             | Burdin, James        | In Review          | 10/27/2025    | 11/24/2025 |                |
| Item Review Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Department                       | Assigned User        | Status             | Assigned Date | Due Date   | Completed Date |
| City Engineer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Community Services - Engineering | Semprini, Jillian    | In Review          | 10/27/2025    | 11/05/2025 |                |



## PLAN SNAPSHOT REPORT (SITE-2025-0003)

| Item Review Name                                      | Department                     | Assigned User  | Status            | Assigned Date    | Due Date         | Completed Date |
|-------------------------------------------------------|--------------------------------|----------------|-------------------|------------------|------------------|----------------|
| Planning                                              | Planning                       | Bassegio, Erin | In Review         | 10/27/2025       | 11/24/2025       |                |
| Item Review Name                                      | Department                     | Assigned User  | Status            | Assigned Date    | Due Date         | Completed Date |
| Zoning Administrator                                  | Planning                       | Crouser, Paul  | In Review         | 10/27/2025       | 11/05/2025       |                |
| Item Review Name                                      | Department                     | Assigned User  | Status            | Assigned Date    | Due Date         | Completed Date |
| IS Building Official                                  | Planning / Inspection Services | Maxfield, Jim  | In Review         | 10/27/2025       | 11/05/2025       |                |
| Item Review Name                                      | Department                     | Assigned User  | Status            | Assigned Date    | Due Date         | Completed Date |
| Traffic Coordinator                                   | Police                         | Mitrushi, Alex | In Review         | 10/27/2025       | 11/05/2025       |                |
| Workflow Step / Action Name                           |                                |                | Action Type       | Start Date       | End Date         |                |
| <b>Review v.1</b>                                     |                                |                |                   | 04/04/2025       | 14:31            |                |
| Confirm application complete v.1                      |                                |                | Generic Action    |                  | 04/04/2025 14:32 |                |
| Technical Review Committee Meeting Agenda v.1         |                                |                | Task              | 04/04/2025 14:31 | 04/23/2025 11:20 |                |
| Land Use Plan Technical Review v.1                    |                                |                | Receive Submittal | 04/23/2025 0:00  | 04/25/2025 11:45 |                |
| Land Use Plan Technical Review v.2                    |                                |                | Receive Submittal | 09/04/2025 0:00  | 09/24/2025 13:05 |                |
| Land Use Plan Technical Review v.3                    |                                |                | Receive Submittal | 10/27/2025 0:00  |                  |                |
| Technical Review Committee Meeting v.1                |                                |                | Hold Meeting      |                  |                  |                |
| Technical Review Committee Meeting v.1                |                                |                | Hold Meeting      | 09/04/2025 11:44 | 09/24/2025 13:06 |                |
| <b>Planning Board v.1</b>                             |                                |                |                   |                  |                  |                |
| Planning Board Agenda v.1                             |                                |                | Task              |                  |                  |                |
| Invoice for Notices v.1                               |                                |                | Task              |                  |                  |                |
| Send Notices v.1                                      |                                |                | Task              |                  |                  |                |
| Planner Creates Staff Recommendations v.1             |                                |                | Plan Activity     |                  |                  |                |
| Distribute Planning Board Materials v.1               |                                |                | Task              |                  |                  |                |
| Planning Board Hearing v.1                            |                                |                | Hold Hearing      |                  |                  |                |
| Planning Board Decision v.1                           |                                |                | Plan Activity     |                  |                  |                |
| NOD Sent to Applicant v.1                             |                                |                | Create Report     |                  |                  |                |
| <b>Final Plan v.1</b>                                 |                                |                |                   |                  |                  |                |
| 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      |                  |                  |                |
| <b>Create/Link to Records v.1</b>                     |                                |                |                   |                  |                  |                |
| 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: BENJAMIN T. LAGARE, TRUSTEE Telephone # 603-490-5085  
MECHANIC STREET REALTY TRUST

Address of Applicant: 23A MIDDLE STREET, NEWBURYPORT MA 01950

E-Mail Address: BENJAMIN.LAGARE@GMAIL.COM

Name of Property Owner (if different from applicant): SAME Telephone # \_\_\_\_\_

Address of Property Owner: SAME

## PROPERTY INFORMATION

Address of Property: 9-11 MECHANIC STREET, DOVER, NH

Assessor's Map # 24 Lot(s) # 101

Zoning District(s) CBD SUBDISTRICT G Overlay District(s) \_\_\_\_\_

Size of Parcel: 7169 sq. ft. 0.16 ac. Property Deed: Book 5230 Page: 281

Existing Use of Property: MULTI FAMILY RESIDENTIAL

## SITE PLAN INFORMATION

Describe Proposed Use: 5 STORY MIXED USE WITH COMMERCIAL ON FIRST FLOOR

Area of Parcel to be Developed: 7169 sq. ft.

If Multi-family Residential: Number of Units 9 & Buildings Proposed 1

If lodging: Number of Units \_\_\_\_\_ & number of Buildings \_\_\_\_\_

Number of Parking Spaces: Existing 2 Proposed 9

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

Number of Employees Total: \_\_\_\_\_ In Maximum Shift: \_\_\_\_\_

Disposition of Parcel:

Building Setbacks:

Building Footprint 1696 sq. ft.

Front Yard 5 ft.

Total Building Area 9,645 sq. ft.

Rear Yard 69.55 ft.

Paved Area 3,277 sq. ft.

Side Yard: Right 1.57 ft. Left 0.82 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 \_\_\_\_\_ units

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

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**BUILDING INFORMATION**Type of Building to be Built: MIXED USE COMMERCIAL ON FLOOR 1  
RESIDENTIAL ABOVEHeight of Building: 5 story    Finished Floor Elevation: 67.25'Number of Seats (where applicable) N/A

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

**WAIVER REQUESTS**

Site Review Regulations section(s) to be waived: \_\_\_\_\_

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

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**SURVEYOR INFORMATION**

Name of Surveyor and Company (Licensed in N.H.) Timothy J Winings RANGER Engineering  
Address 130 MAIN ST. SALEM, NH Telephone #: 978-208-1762  
Professional License #: NH-682 E-mail address: mytjw.survey@gmail.com

**ENGINEER INFORMATION**

Name of Engineer and Company (Licensed in N.H.) Benjamin C Osgood JR  
RANGER ENGINEERING GROUP INC.  
Address 130 MAIN STREET SALEM NH Telephone #: 978-435-1324  
Professional License #: NH-12080 E-mail address: BOSGOOD@RangerEng.com

**ARCHITECT INFORMATION**

Name of Architect 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**

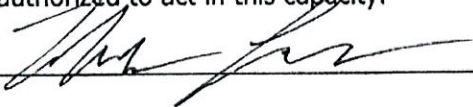
Name of Soil Scientist and Company (Licensed in N.H.) JOHN P HAYES III  
Address 7 LIMESTONE WAY, NORTH HAMPTON, NH 03862 Telephone #: 603-205-4396  
Professional License #: NH 087 E-mail address: \_\_\_\_\_

**CONSERVATION EASEMENT HOLDER** N/A

Name of Easement Holder: \_\_\_\_\_ Telephone #: \_\_\_\_\_  
Address Easement Holder: \_\_\_\_\_

**SIGNATURES**

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

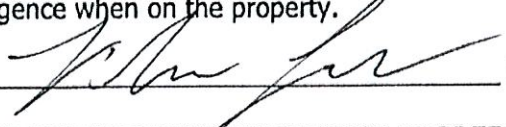
Signature of Property Owner:  Date: 4-3-25

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

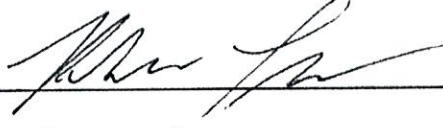
**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner:  Date: 4-3-25

**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:  Date: 4-3-25

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: 4-3-25

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_



# 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 # 9,645 sq. ft. = 1446.75 \$ 1646.75
  - ☐ 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 # 4939 sq. ft. = \$ 346

**SUBTOTAL PLAN REVIEW FEE = \$ 1992.75**

**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 # 1 applications = \$ 120 -**

**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 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 |
|---------|-------|----------------|-----------------|
|         |       |                |                 |

**Applicant (if different from owner):**

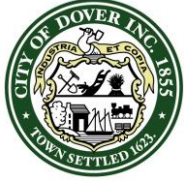
| APPLICANT NAME | APPLICANT COMPANY | MAILING ADDRESS |
|----------------|-------------------|-----------------|
|                |                   |                 |

**Surveyor and/or Engineer/Professional Agent:**

| NAME | COMPANY | MAILING ADDRESS |
|------|---------|-----------------|
|      |         |                 |
|      |         |                 |
|      |         |                 |

**Conservation Easement Holder:**

| TAX MAP | LOT # | NAME OF EASEMENT HOLDER | MAILING ADDRESS |
|---------|-------|-------------------------|-----------------|
|         |       |                         |                 |



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2025-0003

Application Type: Site Plan  
Applicant(s): Mechanic Street Realty Trust  
Owner(s): Mechanic Street Realty Trust  
Location: 9-11 Mechanic Street (Assessor's Map 24, Lot 101)  
Date: April 24, 2025

**INTENT:** Proposal is to construct a five (5) story mixed-use structure, with commercial space on the first floor, an ADA unit on the first floor, and a parking lot with nine (9) spaces.

**LOTS/UNITS PROPOSED:** Two (2) commercial units and nine (9) residential units

**AGENDA ITEM #:** 1

**ACREAGE:** 0.16± ac.

**ZONING DISTRICT:** Central Business District-General (CBD-G)

**EXISTING LAND USE:** Residential

**PROPOSED LAND USE:** Mixed-Use

**SURROUNDING LAND USE:** Residential, Commercial

**ZBA ACTION:** None.

**PERMITS/RELIEF REQUESTED:** Relief being requested from Site Review Regulations including requirement for a signed Landscape Plan, color renderings, and a traffic impact assessment.

### **ATTENDANCE:**

Donna Benton, Planning  
Paul Crouser, Zoning  
Marn Speidel, Police Department  
Jill Semprini, Engineering  
Craig Chabot, Fire Department  
James Burdin, Business Development  
Tom Clark, Planning Board

### **Others:**

Erin Bassegio, City Planner  
Bill Simons, Parking Manager  
Robert Ciampitti  
Ben Osgood, Ranger Engineering

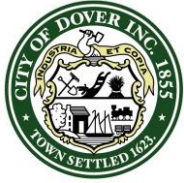
### **Approval of minutes from April 17, 2025:**

T. Clark moved to approve the April 17, 2025 minutes. Seconded by J. Burdin. Vote: U/A.

### **PLAN REVIEW:**

#### **Planning:**

- Reminder: Water and sewer investment fees
- Provide letters to serve from utilities when available during TRC process
- Discuss how demolition and construction will work so close to the property line?
- Reminder: Pest management plan/letter
- Provide application and revise current application materials which indicates no CUPs
  - Residential on ground floor (and <20% commercial) necessitates CUP per [§170-20B](#).
  - Minimum lot coverage is not being met so a CUP is required. Lot coverage is just for building and not pavement.
  - Add setback averages in detail
- Understand these units are market rate but ADA unit may be HUD Fair Market rent restricted.
- Confirm building and life safety codes are being met.
- Discuss where extra 10 parking spaces will be provided. City may be able to accommodate in Portland Ave lot.
- Remove signage from architectural sheets as that is an administrative function. Have architect sign and stamp architectural plans.
- Narrative for Architectural Standards not included
- Note public art is expected.
- As part of streetscape standards, public waste bin, bench, and street trees shall be included.
- Will existing tree survive? CUP may be required for streetscape standards. Off site improvements may be considered.
- Is the abutter aware of the trees being removed and access easement being used?
- How is snow being removed?
- How is trash removal structured?
- Chain-link fence should be stockade
- No lighting plan – would require waiver
  - Two sconce and one parking lot light sufficient?
- Seeking any efficiency certs? (LEED)



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2025-0003

Application Type: Site Plan  
Applicant(s): Mechanic Street Realty Trust  
Owner(s): Mechanic Street Realty Trust  
Location: 9-11 Mechanic Street (Assessor's Map 24, Lot 101)  
Date: April 24, 2025

- 24' driveway is required, along with 30' ROW. Waiver would be needed.
- 1 EV-ready space is required (5% rounded up of all spaces)
- Neighborhood plan needs to have abutter information, and be slightly more zoomed out.
- LLS to sign and stamp existing conditions plan. Property markers not found?
- Edit "handicap" to "accessible" throughout the plan set.
- Revise site construction note to remove Saturday and Sunday hours and no federal holidays due to proximity of residential.
- Show turning template into parking spaces with dimensions.
- Add dimensions and materials to architectural renderings.
  - Why is the ground floor a different size than floors 2-5?
  - Add masonry to front center area.
- Referencing incorrect regs in waiver requests, please clarify relief being requested.
  - Landscape plan: [§153-13A\(12\)](#)
  - Color rendering: [§153-13A\(17\)](#)
  - Traffic impact assessment: [§153-13A\(19\)](#)
- In terms of relief:
  - A standard traffic analysis is expected by TRC and Planning Board.
  - Clarify lighting intent.
  - Waiver requests should be expanded to better indicate how they meet the criteria of the waiver criteria being met.
  - Address zoning and CUP requirements to limit relief being sought.

### Engineering:

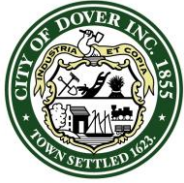
- General Comment:
  - The Applicant and Contractor shall conform to the requirements of the City of Dover Permitting, Licensing, and Construction Guidance and

Standards (latest revision April 2025). The document can be found at the following link:

<https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Guidelines.pdf>

- Recommend providing 1 sf of snow storage per 10 sf of pavement to be cleared. Verify snow storage meets or exceeds this recommendation or provide note to remove excess snow when storage areas are filled.
- Confirm snow storage areas do not conflict with landscaping. Recommend storing snow in areas where landscaping won't get in the way.
- Please coordinate directly with Community Services (Engineering Department) for latest City Standard Details: <https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Standard%20Details.pdf>
- Sheet 4 of 11 Layout & Materials CS1001
  - 22' width between parking spaces is a tight turnaround area. An additional small pavement area at the rear of the parking lot is recommended to facilitate turnarounds.
  - Show fence on trash enclosure
  - What size dumpster(s) are planned?
  - Change ADA terminology to "Accessible"
  - Check minimum width 17'-2"
  - Add radius at driveway turn to parking lot
  - Will driveway with easement be paved?
  - Driveway apron must be HMA.
  - Label granite curb as vertical granite curb.
- Sheet 5 of 11 Grading & Drainage Plan
  - Clarify top elevation of rear retaining wall at changes in direction.
  - Confirm if easement required to construct wall alongside setbacks.
  - Provide drain manholes in lieu of cleanouts along driveway.
  - Provide profile showing all utility crossings in street.
  - Trench shown is too narrow.
  - Verify new drain manhole inverts in the field.
  - If sufficient distance between sewer/water, consider typing into this CB.





**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2025-0003

Application Type: Site Plan  
Applicant(s): Mechanic Street Realty Trust  
Owner(s): Mechanic Street Realty Trust  
Location: 9-11 Mechanic Street (Assessor's Map 24, Lot 101)  
Date: April 24, 2025

- Sheet 6 of 11 Utility Plan CS1601
  - Gate box required to cover curb box in sidewalk
  - Tapping gate to be at tapping sleeve
  - Show existing water service to be removed, if new services is to be installed.
  - No sewer cleanout on the exterior
  - Show existing water shutoff for #5-7. Applicant will need to install roadbox and replace curb box and rod.
  - New riser pole needed or is there on present?
  - Note 20, only hinged cover required.
  - Clarify how trash truck will pick-up waste
  - Clarify snow removal/storage area
- Sheet 8 of 11 Site Details CS6001
  - No flush curb per City of Dover Details
  - Use City of Dover Details for concrete sidewalk minimums
- Sheet 9 of 11 Drainage Details CS6011
  - Outlet structure rim is set 3" above top elevation of berm
- Drainage report 9-11 Mechanic Street
  - Page 1/91, Please provide a detailed narrative on how the design conforms to each specific requirement of City of Dover Code Section 153-14.
  - Page 49/91:
    - Type III rainfall distribution required
    - Cornell numbers should be used for rainfall distribution. Events should be according to Dover Code Section 153-14. Note volume reduction.
  - Page 56/91, provide infiltration feasibility study per Dover Section 153-14

### Police:

- Parking is too tight in the rear, no swing room for backing. Risk of striking toter enclosure
- Lack of snow storage
- Clarify how trash pickup/toters will be managed at pickup time

### Inspection Services:

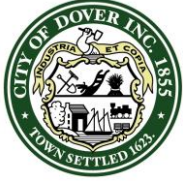
- Common driveway for site access of 12' appears to be narrow for vehicular ingress/egress.
- Common driveway appears to create a blind corner at the CD corner of the proposed structure.
- Clarify if the rear parking is limited to residents only.
- Edit "handicap" to "accessible" throughout the plan set. Coordinate the site with elevation plan to show front accessible ramp.
- Plan set shall indicate the distance from boundary lines to proposed structure.
- Elevation plans appear to indicate unprotected openings (windows) within 3' from the band D side of the proposed structure. Remove windows for compliance with IBC.
- Structures less than 10' from the property boundary shall have a fire resistive rating. Plan set shall indicate how this is achieved in accordance w/ IBC standards.
- With overhead power lines limiting access along the street side and without access to sides B, C, and D indicate how compliance with IBC is achieved for building height and area.

### Fire Department:

- Access concerns:
  - 12' driveway
  - Blind turn into parking area
  - Turning template
  - Overhead utility lines along Mechanic St. prevent aerial access. Place underground.
- Spoke with the Building Official regarding unprotected openings and proximity to boundaries.

### Business Development:

- What is the square footage of the 2 commercial spaces?
- Do you have commercial users identified? Business Development would be happy to assist with filling spaces as needed.



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2025-0003

Application Type: Site Plan  
Applicant(s): Mechanic Street Realty Trust  
Owner(s): Mechanic Street Realty Trust  
Location: 9-11 Mechanic Street (Assessor's Map 24, Lot 101)  
Date: April 24, 2025

- The ground floor residential may require a CUP please confirm with Planning.
- Business Development does not object to a CUP for a residential unit as described at this location on Mechanic Street. The placement and design of the commercial spaces along the frontage appears to respect the spirit and intent of the zoning, and the unit appears to use less than 25% of the ground floor area, which seems to be a reasonable concession for a site that may not reasonably be able to design upper floors for accessible units. OBD's support for a CUP is contingent on the purpose (affordable, ADA accessible) and design (no further reduction in commercial space or visibility) as currently proposed and may not be supportable on streets with higher demand for commercial space.
- Please provide some type of assessment of any barriers to ADA pedestrian access between this site and Main Street/Central Avenue. E.g. are there any points at which existing infrastructure or placement of garbage receptacles as shown on rendering imagery would render the sidewalk impassable and force a wheelchair user into the street?
- The overall project is attractive and well-designed and the massing seems to be generally appropriate for gentle infill development.

### Planning Board:

- Need to show accessible route of travel within or around building.
- More detailed description needed for CUP justifications.
- Traffic analysis is required and not likely to be waived.

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

**Adjournment:** T. Clark moved to adjourn the meeting at 11:23 a.m.  
Seconded by J. Burdin Vote: U/A



**RANGER ENGINEERING GROUP, INC.**

130 Main Street Suite 202  
Salem, NH 03079  
Tel: 978-208-1762  
www.rangereng.com

RECEIVED  
Planning Office

SEP 04 2025

Dover, New Hampshire

September 4, 2025

Erin Bassegio- City Planner  
City of Dover NH Planning and Community Development  
288 Central Ave  
Dover, NH 03820

RE: Site Plan Review  
9-11 Mechanic Street

Dear Ms. Bassegio,

Attached to this letter you will find the following documents being submitted for the property located at 9-11 Mechanic Street, Dover, NH.

- Four(4) copies of plans entitled "Site Plan 9-11 Mechanic Street, Assessor's Map 24 Lot 101 Dover, NH 03820, Date: April 3, 2025 Revised September 2, 2025"
- Four(4) copies of the architectural plans and renderings
- Four(4) copies of the Neighborhood Site Plan
- Responses to comments provided in the last TRC meeting
- Revised Waiver List
- Traffic memo to be sent under separate cover.
- CUP application to be submitted under separate cover.

These documents are being submitted for TRC review prior to being placed on the planning board agenda.

Sincerely,

Benjamin C. Osgood Jr PE  
President



SEP 04 2025

Dover, New Hampshire

9-11 MECHANIC STREET, DOVER, NH  
RESPONSE TO COMMENTS PROVIDED BY TRC DATED APRIL 24, 2025

PLAN REVIEW:

Planning:

- Reminder: Water and sewer investment fees
  - **NOTED**
- Provide letters to serve from utilities when available during TRC process
  - **NOTED**
- Discuss how demolition and construction will work so close to the property line?
  - **See architectural narrative**
- Reminder: Pest management plan/letter
  - **NOTED**
- Provide application and revise current application materials which indicates no CUPs
  - Residential on ground floor (and <20% commercial) necessitates CUP per \$170-20B.
  - Minimum lot coverage is not being met so a CUP is required. Lot coverage is just for building and not pavement.
  - Add setback averages in detail
    - **A Conditional Use Permit Application will be provided.**
- Understand these units are market rate but ADA unit may be HUD Fair Market rent restricted.
  - **NOTED**
- Confirm building and life safety codes are being met.
  - **See architectural narrative**
- Discuss where extra 10 parking spaces will be provided. City may be able to accommodate in Portland Ave lot.
  - **Spaces will be leased in the Portland Ave lot**
- Remove signage from architectural sheets as that is an administrative function. Have architect sign and stamp architectural plans.
  - **Signage has been removed – see rendering**
- Narrative for Architectural Standards not included
  - **Architectural narrative attached**
- Note public art is expected.
  - **A mural wall has been shown on the architectural plans.**
- As part of streetscape standards, public waste bin, bench, and street trees shall be included.
  - **Public waste bin and bench will be provided. A small landscape area is provided at the front.**
- Will existing tree survive? CUP may be required for streetscape standards. Off site improvements may be considered.
  - **Existing trees that show on google street view were previously been removed**
- Is the abutter aware of the trees being removed and access easement being used?
  - **Abutter is aware of the access easement.**
- How is snow being removed?
  - **There is a small snow storage area provided but larger storms will need to be removed.**
- How is trash removal structured?
  - **Trash will be removed from the trash bin storage using a small sanitation vehicle.**
- Chain-link fence should be stockade
  - **A stockade fence has been shown.**
- No lighting plan – would require waiver
  - Two sconce and one parking lot light sufficient?
- Seeking any efficiency certs? (LEED)
  - **NO**
- 24' driveway is required, along with 30' ROW. Waiver would be needed.
  - **Providing an 18' paved access. A waiver will be requested.**
- 1 EV-ready space is required (5% rounded up of all spaces)
  - **An EV ready space has been shown**
- Neighborhood plan needs to have abutter information, and be slightly more zoomed out.

- **The plan has been revised**
- LLS to sign and stamp existing conditions plan. Property markers not found?
  - **The LLS stamp is on the plan, and more monuments are shown.**
- Edit "handicap" to "accessible" throughout the plan set.
  - **Noted**
- Revise site construction note to remove Saturday and Sunday hours and no federal holidays due to proximity of residential.
  - **The note has been revised**
- Show turning template into parking spaces with dimensions.
  - **A vehicle tracking plan has been provided.**
- Add dimensions and materials to architectural renderings.
  - Why is the ground floor a different size than floors 2-5?
  - Add masonry to front center area.
    - **See architectural plans**
- Referencing incorrect regs in waiver requests, please clarify relief being requested.
  - Landscape plan: [§153-13A\(12\)](#)
    - Additional information provided
  - Color rendering: [§153-13A\(17\)](#)
    - Waiver no longer required
  - Traffic impact assessment: [§153-13A\(19\)](#)
    - An impact analysis will be provided. Waiver no longer needed
- In terms of relief:
  - A standard traffic analysis is expected by TRC and Planning Board.
  - Clarify lighting intent.
  - Waiver requests should be expanded to better indicate how they meet the criteria of the waiver criteria being met.
  - Address zoning and CUP requirements to limit relief being sought.

## Engineering:

- General Comment:
  - The Applicant and Contractor shall conform to the requirements of the City of Dover Permitting, Licensing, and Construction Guidance and Standards (latest revision April 2025). The document can be found at the following link:  
<https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Guidelines.pdf>
    - **NOTED**
  - Recommend providing 1 sf of snow storage per 10 sf of pavement to be cleared. Verify snow storage meets or exceeds this recommendation or provide note to remove excess snow when storage areas are filled.
    - **The snow storage square footage has been added as well as a note indicating that snow shall be removed when the snow storage areas are full.**
  - Confirm snow storage areas do not conflict with landscaping. Recommend storing snow in areas where landscaping won't get in the way.
    - **Snow storage is shown on the landscape plan**
- Please coordinate directly with Community Services (Engineering Department) for latest City Standard Details: <https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Standard%20Details.pdf>
  - **City standard details have been added to the plans.**
- Sheet 4 of 11 Layout & Materials CS1001
  - 22' width between parking spaces is a tight turnaround area. An additional small pavement area at the rear of the parking lot is recommended to facilitate turnarounds.
    - **A turning area has been provided.**
  - Show fence on trash enclosure



- **A fence has been shown**
  - What size dumpster(s) are planned?
    - **A small dumpster or trash totes will be used.**
  - Change ADA terminology to "Accessible"
    - **Noted**
  - Check minimum width 17'-2"
    - **Need clarification of this comment**
  - Add radius at driveway turn to parking lot
    - **Radius added.**
  - Will driveway with easement be paved?
    - **Yes**
  - Driveway apron must be HMA.
    - **The apron has been shown as HMA**
  - Label granite curb as vertical granite curb.
    - **The granite curb is labeled as vertical granite curb**
- Sheet 5 of 11 Grading & Drainage Plan
  - Clarify top elevation of rear retaining wall at changes in direction.
    - **More elevations added.**
  - Confirm if easement required to construct wall alongside setbacks.
    - **The walls are not tall and don't need an easement to be constructed.**
  - Provide drain manholes in lieu of cleanouts along driveway.
    - **Drain manholes have been shown**
  - Provide profile showing all utility crossings in street.
    - **Profiles have been added to the plan**
  - Trench shown is too narrow.
    - **A wider trench has been shown**
  - Verify new drain manhole inverts in the field.
    - **A note has been added.**
  - If sufficient distance between sewer/water, consider typing into this CB.
    - **The connection point remains the same**
- Sheet 6 of 11 Utility Plan CS1601
  - Gate box required to cover curb box in sidewalk
    - **A gate box has been added**
  - Tapping gate to be at tapping sleeve
    - **Notation revised**
  - Show existing water service to be removed, if new services is to be installed.
    - **The existing water service is being removed, see note on demo sheet**
  - No sewer cleanout on the exterior
    - **Clean out has been removed.**
  - Show existing water shutoff for #5-7. Applicant will need to install roadbox and replace curb box and rod.
    - **This has been noted on the plan.**
  - New riser pole needed or is there on present?
    - **The pole exists and the note has been revised to indicate a new riser on the existing pole.**
  - Note 20, only hinged cover required.
    - **Note has been revised.**
  - Clarify how trash truck will pick-up waste
    - **A turning plan for a small sanitation vehicle has been added to the plan.**
  - Clarify snow removal/storage area
    - **Snow storage and a note have been added to the plan.**



- Sheet 8 of 11 Site Details CS6001
  - No flush curb per City of Dover Details
    - **The detail has been revised.**
  - Use City of Dover Details for concrete sidewalk minimums
    - **The city detail has been added to the plan.**
- Sheet 9 of 11 Drainage Details CS6011
  - Outlet structure rim is set 3" above top elevation of berm
    - **The outlet rim has been revised.**
- Drainage report 9-11 Mechanic Street
  - Page 1/91, Please provide a detailed narrative on how the design conforms to each specific requirement of City of Dover Code Section 153-14.
    - **Additional information added.**
  - Page 49/91:
    - Type III rainfall distribution required
      - **Calculations revised**
    - Cornell numbers should be used for rainfall distribution. Events should be according to Dover Code Section 153-14. Note volume reduction.
      - **Report has been revised.**
  - Page 56/91, provide infiltration feasibility study per Dover Section 153-14

#### Police:

- Parking is too tight in the rear, no swing room for backing. Risk of striking totter enclosure
  - **Back up area has been added.**
- Lack of snow storage
  - **Snow storage areas and notes regarding snow removal added.**
- Clarify how trash pickup/toters will be managed at pickup time
  - **A turning plan for a small sanitation vehicle has been added.**

#### Inspection Services:

- Common driveway for site access of 12' appears to be narrow for vehicular ingress/egress.
  - **The driveway has been made wider.**
- Common driveway appears to create a blind corner at the CD corner of the proposed structure.
- Clarify if the rear parking is limited to residents only.
  - **Parking is for residents only**
- Edit "handicap" to "accessible" throughout the plan set. Coordinate the site with elevation plan to show front accessible ramp.
  - **Accessible has been used and the elevations adjusted so a "ramp" is not required at the front or rear.**
- Plan set shall indicate the distance from boundary lines to proposed structure.
  - **Distances added.**
- Elevation plans appear to indicate unprotected openings (windows) within 3' from the band D side of the proposed structure. Remove windows for compliance with IBC.
  - **See architectural narrative**
- Structures less than 10' from the property boundary shall have a fire resistive rating. Plan set shall indicate how this is achieved in accordance w/ IBC standards.
  - **See architectural narrative**
- With overhead power lines limiting access along the street side and without access to sides B, C, and D indicate how compliance with IBC is achieved for building height and area.
  - **See architectural narrative**

### Fire Department:

- Access concerns:
  - 12' driveway
    - **The driveway has been widened to 18'.**
  - Blind turn into parking area
    - **The wider drive eliminates the blind turn**
  - Turning template
    - **Turning templates have been added. The ladder truck can enter the driveway to access the upper floors of the building.**
  - Overhead utility lines along Mechanic St. prevent aerial access. Place underground.
    - **See previous response**
- Spoke with the Building Official regarding unprotected openings and proximity to boundaries.
  - **See architectural narrative**

### Business Development:

- What is the square footage of the 2 commercial spaces?
  - **Square footages added to the architectural plans**
- Do you have commercial users identified? Business Development would be happy to assist with filling spaces as needed.
  - **No users identified at this time**
- The ground floor residential may require a CUP please confirm with Planning.
  - **Will coordinate with planning**
- Business Development does not object to a CUP for a residential unit as described at this location on Mechanic Street. The placement and design of the commercial spaces along the frontage appears to respect the spirit and intent of the zoning, and the unit appears to use less than 25% of the ground floor area, which seems to be a reasonable concession for a site that may not reasonably be able to design upper floors for accessible units. OBD's support for a CUP is contingent on the purpose (affordable, ADA accessible) and design (no further reduction in commercial space or visibility) as currently proposed and may not be supportable on streets with higher demand for commercial space.
  - **Noted**
- Please provide some type of assessment of any barriers to ADA pedestrian access between this site and Main Street/Central Avenue. E.g. are there any points at which existing infrastructure or placement of garbage receptacles as shown on rendering imagery would render the sidewalk impassable and force a wheelchair user into the street?
  - **There are no permanent structures along the sidewalk to both Chapel and Main Streets that would require a wheelchair user to divert to the street. As far as trash receptacles or other movable objects, these could prohibit passage if not placed to one side or the other of the sidewalk.**
- The overall project is attractive and well-designed and the massing seems to be generally appropriate for gentle infill development.
  - **Noted**

### Planning Board:

- Need to show accessible route of travel within or around building.
  - **See architectural plans**
- More detailed description needed for CUP justifications.
  - **Noted**
- Traffic analysis is required and not likely to be waived.
  - **Traffic Analysis will be submitted**

SEP 04 2025

9-11 Mechanic Street  
Waiver List

Dover, New Hampshire

149-13A(12): Allow a waiver of this provision requiring a Landscape Architect to sign the Landscape Plan.

Justification: The landscape area is small and dominated by a bioretention facility. Plantings have been taken from plantings recommended in the Stormwater manual with the addition of some screening plants. The cost associated with hiring a Landscape Architect is not justified due to the small areas of landscape provided.



Mechanic Street – Dover Realty Trust  
Dover Realty Trust  
08/07/2025  
11:30 AM Teams

### **Mechanic Street and School Street – Dover NH**

Attendees :

|                  |                                                                                        |
|------------------|----------------------------------------------------------------------------------------|
| Mike Albert      | SV                                                                                     |
| Stefano Basso    | SV                                                                                     |
| Bob Osgood       | Ranger <a href="mailto:bosgood@rangereng.com">bosgood@rangereng.com</a>                |
| Robert Ciampitti | <a href="mailto:rciampitti@touchstoneclosing.com">rciampitti@touchstoneclosing.com</a> |
| Damon Amato      | <a href="mailto:damonamato1@gmail.com">damonamato1@gmail.com</a>                       |
| Ben Legare       | <a href="mailto:benjamin.legare@gmail.com">benjamin.legare@gmail.com</a>               |

### **Technical Review Committee Minute Comment Responses;**

- Confirm building and life safety codes are being met.
  - **Confirmed. Please review the architectural egress plans as required.**
- Remove signage from architectural sheets as that is an administrative function. Have the architect sign and stamp the architectural plans.
  - **Updated architectural plans have been submitted.**
- Note public art is expected.
  - **Public art has been provided. Please review the elevations.**
- 24' driveway is required, along with 30' ROW. Waiver would be needed.
  - **Civil to Respond.**
- Add dimensions and materials to architectural renderings.
  - **Please review the architectural elevations and renderings for all materials noted.**
- Why is the ground floor a different size than floors 2-5?
  - **The ground floor differ to allow for site access and parking requirements.**
- Add masonry to front center area.
  - **Masonry has been added to the front. Please refer to the architectural elevations.**
- Common driveway for site access of 12' appears to be narrow for vehicular ingress/egress.
  - **Civil to respond.**
- Elevation plans appear to indicate unprotected openings (windows) within 3' from the band D side of the proposed structure. Remove windows for compliance with IBC.

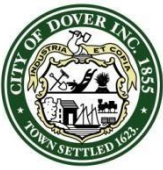
- **Please review updated plans. There is one window that has been provided for the window and has been pulled back to meet the set back requirement as noted.**
- Structures less than 10' from the property boundary shall have a fire-resistant rating. Plan set shall indicate how this is achieved in accordance w/ IBC standards.
  - **Please review updated life safety plans as required. The building will meet IBC standards.**
- With overhead power lines limiting access along the street side and without access to sides B, C, and D indicate how compliance with IBC is achieved for building height and area.

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE<sup>a</sup>



| OCCUPANCY CLASSIFICATION | See Footnotes         | TYPE OF CONSTRUCTION |     |         |    |          |    |         |     |    |        |    |    |
|--------------------------|-----------------------|----------------------|-----|---------|----|----------|----|---------|-----|----|--------|----|----|
|                          |                       | Type I               |     | Type II |    | Type III |    | Type IV |     |    | Type V |    |    |
|                          |                       | A                    | B   | A       | B  | A        | B  | A       | B   | C  | HT     | A  | B  |
| A, B, E, F, M, S, U      | NS <sup>b</sup>       | UL                   | 160 | 65      | 55 | 65       | 55 | 65      | 65  | 65 | 65     | 50 | 40 |
|                          | S                     | UL                   | 180 | 85      | 75 | 85       | 75 | 270     | 180 | 85 | 85     | 70 | 60 |
| H-1, H-2, H-3, H-5       | NS <sup>c, d</sup>    | UL                   | 160 | 65      | 55 | 65       | 55 | 120     | 90  | 65 | 65     | 50 | 40 |
|                          | S                     | UL                   | 160 | 65      | 55 | 65       | 55 | 120     | 90  | 65 | 65     | 50 | 40 |
| H-4                      | NS <sup>c, d</sup>    | UL                   | 160 | 65      | 55 | 65       | 55 | 65      | 65  | 65 | 65     | 50 | 40 |
|                          | S                     | UL                   | 180 | 85      | 75 | 85       | 75 | 140     | 100 | 85 | 85     | 70 | 60 |
| I-1 Condition 1, I-3     | NS <sup>d, e</sup>    | UL                   | 160 | 65      | 55 | 65       | 55 | 65      | 65  | 65 | 65     | 50 | 40 |
|                          | S                     | UL                   | 180 | 85      | 75 | 85       | 75 | 180     | 120 | 85 | 85     | 70 | 60 |
| I-1 Condition 2, I-2     | NS <sup>d, e, f</sup> | UL                   | 160 | 65      | 55 | 65       | 55 | 65      | 65  | 65 | 65     | 50 | 40 |
|                          | S                     | UL                   | 180 | 85      | 75 | 85       | 75 | 180     | 120 | 85 | 85     | 70 | 60 |
| I-4                      | NS <sup>d, g</sup>    | UL                   | 160 | 65      | 55 | 65       | 55 | 65      | 65  | 65 | 65     | 50 | 40 |
|                          | S                     | UL                   | 180 | 85      | 75 | 85       | 75 | 180     | 120 | 85 | 85     | 70 | 60 |
| R <sup>h</sup>           | NS <sup>d</sup>       | UL                   | 160 | 65      | 55 | 65       | 55 | 65      | 65  | 65 | 65     | 50 | 40 |
|                          | S13D                  | 60                   | 60  | 60      | 60 | 60       | 60 | 60      | 60  | 60 | 60     | 50 | 40 |
|                          | S13R                  | 60                   | 60  | 60      | 60 | 60       | 60 | 60      | 60  | 60 | 60     | 60 | 60 |
|                          | S                     | UL                   | 180 | 85      | 75 | 85       | 75 | 270     | 180 | 85 | 85     | 70 | 60 |

- 
- **Our building height is 50'. We are with in the allowable height for our building based on the above code listed below 60'**
- 12' driveway We discussed an alternate building footprint after the meeting
  - **The building footprint has been updated accordingly.**
- Spoke with the Building Official regarding unprotected openings and proximity to boundaries.
  - **Please review the updated plans**
- What is the square footage of the 2 commercial spaces? Square footages should be added to floor plans
  - **The SF is listed on the drawings as requested.**
- Need to show accessible route of travel within or around building. Interior route should be shown on the floor plans
  - **The accessible route of travel has been shown on the site plan for the drawings. The life safety plans have been added to the submission.**



# 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: Benjamin T. Legare, Trustee  
Mechanic Street Realty Trust Telephone # 603-490-5085

Address of Applicant: 23A Middle Street, Newburyport, MA 01950

E-Mail Address: benjamin.lagare@gmail.com

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

Address of Property Owner: same

### PROPERTY INFORMATION

Assessor's Map # 24 Lot(s) # 101

Address of Property: 9-11 Mechanic Street, Dover, NH

Zoning District(s) CBD Subdistrict G Overlay District(s) \_\_\_\_\_

Existing Use of Property: Multi Family Residential

### CONDITIONAL USE PERMIT INFORMATION

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

- |                                                      |                                                               |                                                        |
|------------------------------------------------------|---------------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Conservation District       | <input type="checkbox"/> RCM Use Overlay District             | <input type="checkbox"/> Gateway District              |
| <input type="checkbox"/> Groundwater Protection      | <input type="checkbox"/> Off-Street Parking and Loading       | <input type="checkbox"/> Alternative Treatment Center  |
| <input type="checkbox"/> Wetland Protection District | <input checked="" type="checkbox"/> Central Business District | <input type="checkbox"/> Heritage Residential District |

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

Allow one affordable accessible residential unit on the ground floor

Allow less than 20% commercial space in the building

Allow less than the minimum lot coverage on the property



List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: No State or Federal permits

Site Plan Review in process

Name of Professional That Prepared Plans: Benjamin C. Osgood, Jr., PE Ranger Engineering Group, Inc

Address 130 Main Street, Suite 202, Salem, NH 03079 Telephone #: 978-435-1324

Professional License #: NH 12080 E-mail address: Bosgood@Rangereng.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: \_\_\_\_\_ 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: \_\_\_\_\_

**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:**

| <b>TAX MAP</b> | <b>LOT #</b> | <b>PROPERTY OWNER</b> | <b><u>MAILING ADDRESS</u></b> |
|----------------|--------------|-----------------------|-------------------------------|
|                |              |                       |                               |

**Applicant (if different from owner):**

| <b>APPLICANT NAME</b> | <b>APPLICANT COMPANY</b> | <b><u>MAILING ADDRESS</u></b> |
|-----------------------|--------------------------|-------------------------------|
|                       |                          |                               |

**Surveyor and/or Engineer/Professional Agent:**

| <b>NAME</b> | <b>COMPANY</b> | <b><u>MAILING ADDRESS</u></b> |
|-------------|----------------|-------------------------------|
|             |                |                               |
|             |                |                               |
|             |                |                               |

**Conservation Easement Holder:**

| <b>TAX MAP</b> | <b>LOT #</b> | <b>NAME OF EASEMENT HOLDER</b> | <b><u>MAILING ADDRESS</u></b> |
|----------------|--------------|--------------------------------|-------------------------------|
|                |              |                                |                               |

# 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 # \_\_\_\_\_ per Application = \$ \_\_\_\_\_
- ☐ GRAVEL PIT/ EXCAVATIONS
  - ☐ Application fee \$50.00= \$ \_\_\_\_\_
  - ☐ Permit fee \$75.00= \$ \_\_\_\_\_
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee \$200.00 = \$ \_\_\_\_\_
- ☐ REQUEST FOR REZONING Application fee \$200.00 = \$ \_\_\_\_\_
- ☐ DRIVEWAY WAIVER Application fee \$200.00 = \$ \_\_\_\_\_

### 2. TOTAL IMPERVIOUS PAVED AREA (for new development, roadways or additions to

existing parking lots, (not to exceed \$10,000)) Application fee of \$200.00 is N/A if it is part

of a Site Review or Subdivision Plan. \$200.00 + \$.07 per sq. ft. x # \_\_\_\_\_ sq. ft. = \$ \_\_\_\_\_

**SUBTOTAL PLAN REVIEW FEE (A) = \$ \_\_\_\_\_**

**AND**

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

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

**C. Foster's newspaper public notice fee \$100.00 x # \_\_\_\_\_ applications = \$ \_\_\_\_\_**

**SUBTOTAL NOTICE FEE (B & C) = \$ \_\_\_\_\_**

**TOTAL INVOICE AMOUNT (A, B & C) = \$ \_\_\_\_\_**

**PLAN REVIEW FEE COLLECTED/PAID = \$ \_\_\_\_\_**

**BALANCE DUE = \$ \_\_\_\_\_**

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





**RANGER ENGINEERING GROUP, INC.**

130 Main St Suite 202  
Salem, NH 03079  
Tel: 978-208-1762  
www.rangereng.com

## STORMWATER MANAGEMENT REPORT

9-11 Mechanic Street Dover, NH 03820

ASSESSORS MAP 24 PARCEL 101

April 3, 2025  
Revised October 23, 2025

Submitted to:

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City of Dover, NH  
288 Central Ave.  
Dover, NH 03820

Prepared for:

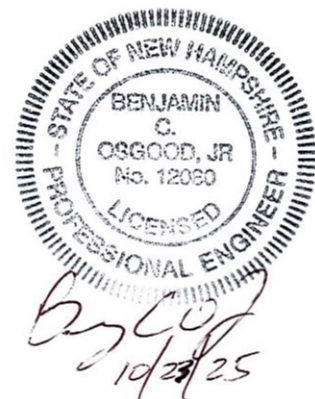
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Mechanic St Realty Trust  
23A Middle St  
Newburyport, MA 01950

Prepared by:

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Ranger Engineering Group, Inc.  
130 Main St. Suite 202  
Salem, NH 03079  
978-208-1762



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Benjamin C. Osgood, Jr PE  
Director of Engineering



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### **III. INTRODUCTION**

In accordance with City of Dover Stormwater Management requirements and the New Hampshire Stormwater Manual, Ranger Engineering Group (Ranger) has prepared a comprehensive Stormwater Management Plan for submittal to the Town of Dover, NH Planning Board on behalf of 9-11 Mechanic Street Realty Trust in support of an *Application for a Site Plan Review* for the proposed development of a 5 story 9,645 square foot mixed use retail/residential building at 9-11 Mechanic Street, Dover, NH.

The proposed site improvements include construction of a 5-story mixed use building with 8 - 2 bedroom apartment units on the upper 4 floors, and commercial space and one studio apartment on the first floor. Proposed site improvements include new sidewalks and front entry walkways, 9 new parking spaces, landscaping, and stormwater controls.

The proposed Stormwater Management System (SMS) incorporates structural and non-structural BMPs to provide stormwater peak flow mitigation, quality treatment, infiltration, and conveyance. The SMS includes roof drains, drain manholes, underground piping, a bioretention area, and a long term Operation and Maintenance Plan.

### **IV. EXISTING CONDITIONS**

The project site consists of an existing lot with a duplex dwelling and one outbuilding also used as a dwelling (Assessors Map 24 Lot 102) fronting on Mechanic Street in Dover, New Hampshire (see Dwg. CS0201). The site abuts a mixed-use commercial/residential property on the north (left side), a multifamily development on the east (rear) and a duplex dwelling on the south (right side). A public sidewalk is located within the roadway right of way along the frontage of the property.

The lot has 0.16 Acres of Land. The existing duplex dwelling sits approximately 12' back from the street line with a driveway on the left side of the dwelling to gain access to the rear of the property. The property also has the right to use the existing driveway located on the adjacent lot to the south (right side) for access to the back. The 2-story outbuilding is in the north corner of the property. The front 30 feet of the property along with some of the existing roof slopes towards the road. The remaining portion of the lot slopes to the rear toward the abutting multifamily development.

The property is serviced by municipal sewer and water. Local utility companies supply electric, telephone, fiber, and cable services.

### **V. PROPOSED CONDITIONS**

The Applicant proposes constructing a 5-story mixed use commercial/residential building with 2 commercial units and one residential unit on the first floor and 2 additional residential units on the upper 4 floors. Access will be through the existing driveway easement on the adjacent lot to the right side of the proposed building to a paved parking lot in the rear with 7 parking spaces.

Stormwater will be collected through roof drain piping and a catch basin to be piped to the municipal drain system located within Mechanic Street. The system will reduce runoff flowing to the abutting property in the rear and infiltration will be used to reduce the runoff volume.

The proposed development will be serviced by municipal water, sewer, underground electric, gas, cable TV, and telephone.

## **VI. STORMWATER DESIGN**

This project has an area of disturbance of approximately 8000 square feet and creates less than 2000 square feet of new impervious area and is therefore subject only to the Minimum Protections and Management Standards outlined in the Dover Site Review Regulations.

The proposed stormwater system is designed to improve the drainage patterns in the developed conditions versus the pre-development conditions. Peak rates of flow will be mitigated onsite to the maximum extent practicable to minimize or eliminate impacts to downstream areas. The majority of stormwater presently flows off site to the east down a steep embankment which ends at a retaining wall for a multifamily development. In the post development condition, the stormwater is directed through a pipe system to the municipal drainage system.

### ***Sheet Flow***

Stormwater flow from the paved parking area is designed to sheet flow to the rear of the property to a small landscape area that will contain a Bioretention area.

### ***Closed Drainage Systems***

The proposed closed drainage system consists of roof drain piping and a catch basin inlet and piping that conveys stormwater runoff from the roof and paved parking area to a new manhole which will be installed over an existing municipal drain pipe that is located within Mechanic Street. The catch basin is located adjacent to the bioretention area and will capture

### ***Buried Detention System***

Runoff from the new paved surfaces will be directed to a buried detention area. The buried detention area has been designed to hold and treat a volume of water to provide the required stormwater treatment and infiltration, and provide volume reduction and detention of stormwater so that post development runoff volume from the entire site will be lower than in the pre developed condition. The peak rate of runoff will be slightly higher in the 50 year storm, but will be reduced in the 2, 10 and 25 year storms. Stormwater will be rerouted from the back of the lot to the front which will result in a much-improved runoff situation at the rear of the property where presently it flows down a steep embankment towards a retaining wall on the property below.

Overflow from the buried detention system will be captured through an outlet structure with a horizontal orifice opening set above the level of the buried system and an 8" outlet pipe that connects to the municipal drainage system in front of the property. The 8" culvert has the capacity to convey the overflow in all storms.

## VII. SITE PARAMETERS

### ***Wetland Resource Areas***

There are no wetland resource areas on the property.

### ***Flood Zone Classification***

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Strafford County, New Hampshire, Community Panel 33017C0330E, effective date September 30, 2015, the site is located within Zone X which is above the 100 year flood plain.

### ***Estimated Habitat for Rare Wildlife and Rare Species***

This property is not in a location that would contain habitat for rare wildlife and rare species

### ***Soil Classification***

According to the Soil Survey of Stratford County, New Hampshire, prepared by the US Department of Agriculture, Soil Conservation Service, underlying soils located within the site consist primarily of Suffield Silt Loam. Soil testing has not been performed as of the date of this report.

**Table 1**  
**Hydrologic Soil Group Ratings**

| <b>Map Unit Symbol</b> | <b>Map Unit Name</b>                | <b>Rating</b> |
|------------------------|-------------------------------------|---------------|
| SfC                    | Suffield Silt Loam, 8 – 15% slopes  | C/D           |
| SfD                    | Suffield Silt Loam, 15 – 35% slopes | C/D           |

The on-site soils consist of series, described by NRCS, as follows:

**Suffield Silt Loam:** The Suffield series consists of very deep, well drained soils formed in lacustrine or marine sediments. They are mainly on gently sloping to very steep dissected plains. They typically have silt loam A and B horizons over a silty clay 2C horizon. Permeability is moderate in the solum and slow or very slow in the substratum.

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.

Per the soil survey, the general characteristics of the four (4) hydrologic soil groups are 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 clay pan 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.

### ***Subsurface Investigation***

A hand excavated test pit investigation was completed on Monday October 6. The test pit log and location is included on the existing condition sheet. Although the soil is fine sand, this design is based upon the soil conservation service mapping and infiltration rates have been based upon the requirements of ENV-WQ 1504.14©

The Infiltration rate referenced in the Society of Soil Scientists of Northern New England Ksat Values for NH Soils is between 0.6 and 2 inches per hour. This is for the upper layer of soil to depths of approximately 40 inches. The lower layers of soil are considered impervious with negligent infiltration rates. A conservative infiltration rate of 1.0 in/hr was used.

The bottom of the infiltration system will be located 3' above ground water which places it 18" below the existing ground surface, however, it will be located within the existing fill layer. A note has been added to the plan indicating that any fill located below the bottom of the system will need to be removed and replaced with coarse sand.

## **VIII. DRAINAGE ANALYSIS**

### ***Methodology***

The comparative hydrologic analysis of pre-development conditions to post-development conditions was performed using the Soil Conservation Service, Technical Release 20 (TR-20). The 2, 10, 25 and 50-year storm events were modeled for a 24-hour, Type III storm using HydroCAD version 10.00. HydroCAD calculations for pre-and post-development conditions are include in the Appendices.

The following rainfall amounts were utilized for each design storm event.

|                          |                          |
|--------------------------|--------------------------|
| 2-year Frequency Storm:  | 3.15 inches per 24-hours |
| 10-year Frequency Storm: | 4.75 inches per 24-hours |
| 25-year Frequency Storm: | 6.01 inches per 24-hours |
| 50-year Frequency Storm: | 7.18 inches per 24-hours |

### ***Existing Watershed***

The existing property is located on the north side of mechanic street and is a 7,169 sf property with a duplex house, detached living unit, and paved driveways. The house sits close to the street and runoff from the roof and front yard areas flow to the street drainage system. Runoff from the rear portion of the property flows towards the back of the property. The existing catchment areas and drainage runoff flow patterns associated with the site are illustrated on the attached Pre-Development Watershed Plan (Dwg. CS9201). The drainage patterns will be maintained under post-development conditions.

For the purposes of the hydrologic analyses, the existing site has been delineated into two (2) existing catchment areas which flow to two (2) design points:

- Design Point #1 (DP1) – Flow to street drainage



- Design Point #2 (DP2) – Flow to rear of property

The drainage is primarily sheet flow and is shown on the Pre-Development Watershed Plan (Dwg. CS9301) and can be described as follows

**Catchment E1**

Catchment EX1 includes roof runoff and the areas at the front of the property. The area is mainly impervious area.

**Catchment E1**

Catchment EX1 includes roof runoff, paved areas, and some grass areas that flow to the rear of the property.

**Proposed Watershed**

The proposed development will include sheet flow and a closed drainage system which will collect and convey stormwater runoff to the municipal drainage system located at the front of the property. Post-Development Watershed Plan (Dwg. CS9301) and can be described as follows

**Catchment P1**

Catchment P1 includes flow from the roof and developed areas at the front of the site Runoff from this catchment flows through sheet flow or the roof drain system to the municipal drain system. DP1

**Catchment P2**

Catchment P2 includes flow from the parking areas and grass areas on the rear portion of the site. This flow travels through the bioretention system which overflows to a pipe which is routed to the municipal drain system. DP1

**Catchment P3**

Catchment P3 includes flow from the area between the retaining wall and the rear property line and an area of driveway pavement located on the adjacent lot that flows to DP2

## IX. SUMMARY OF PEAK DISCHARGE RATES

The estimation of flow rates and volumes were calculated utilizing *HydroCad* stormwater modeling software. The methodology is SCS TR-20, Type III, 24-hour rainfalls (1, 2, 10, and 50-year frequency storm events). Supporting calculations are included in the Appendix.

### FLOW RATE TABLES

| Point of Analysis         | Storm   | Pre-Development Rate (CFS) | Post-Development Rate (CFS) |
|---------------------------|---------|----------------------------|-----------------------------|
| DP #1<br>(Flow To Street) | 2-year  | 0.15                       | 0.26                        |
|                           | 10-year | 0.25                       | 0.82                        |
|                           | 25-year | 0.33                       | 1.19                        |
|                           | 50-year | 0.40                       | 1.46                        |

| Point of Analysis       | Storm   | Pre-Development Rate (CFS) | Post-Development Rate (CFS) |
|-------------------------|---------|----------------------------|-----------------------------|
| DP #2<br>(Flow To Rear) | 2-year  | 0.28                       | 0.05                        |
|                         | 10-year | 0.47                       | 0.09                        |
|                         | 25-year | 0.62                       | 0.12                        |
|                         | 50-year | 0.76                       | 0.15                        |

| Point of Analysis | Storm   | Pre-Development Rate (CFS) | Post-Development Rate (CFS) |
|-------------------|---------|----------------------------|-----------------------------|
| OVERALL           | 2-year  | 0.43                       | 0.32                        |
|                   | 10-year | 0.72                       | 0.60                        |
|                   | 25-year | 1.95                       | 1.12                        |
|                   | 50-year | 1.16                       | 1.50                        |

## FLOW VOLUME TABLES

| Point of Analysis | Storm   | Pre-Development Rate (CF) | Post-Development Rate (CFS) |
|-------------------|---------|---------------------------|-----------------------------|
| OVERALL           | 2-year  | 1,365                     | 783                         |
|                   | 10-year | 2,347                     | 1,641                       |
|                   | 25-year | 3,140                     | 2,356                       |
|                   | 50-year | 3,884                     | 3,041                       |

## X. STORMWATER STANDARDS AND WATER QUALITY PROTECTION

Based upon the size of this project it is subject to the Minimum Protections and Management Standards under the site review regulations. The project size does not require an AOT permit, nor does it require a notice under the EPA General Permit. Compliance with the requirements can be documented as follows:

### Construction Phase Sediment Control

A detailed sedimentation and erosion control plan has been included as part of the plan set. Erosion and sediment control methods will include the use of perimeter controls consisting of silt fence or mulch waddles which will be installed prior to any work being performed. A construction entrance will be installed to prevent vehicle tracking and all slopes will be stabilized with loam and seed or erosion control blankets.

Once the site has been graded to sub grade the drainage system will be protected with inlet protection devices. Erosion control devices will be used as needed to prevent sediment laden runoff from traveling off site. The maximum open area allowed is greater than the work area proposed for this project.

### Post Construction Water Quality Protection

There will be no new untreated outfalls proposed as part of this project; the stormwater management system is designed to provide the required minimal level of water quality treatment for all new discharges.

Stormwater is treated by directing flow from the parking lot runoff to a bioretention area located at the rear of the property. This area provides some runoff control and treatment of stormwater.

The required water quality volume can be calculated with the following equation.

$WQV = (P)(R_v)(A)$  where  $P = 1"$  of rainfall,  $R_v$  is a unitless coefficient calculated as  $0.5 + 0.9(I)$ , where  $I$  is the percent impervious area draining to the site, and  $A$  is the total area

draining to the treatment practice. Since all of the parking lot impervious area drains to one buried treatment structure all of the treatment is accomplished in the one structure.

The water quality volume calculation is as follows.

$$R_v = 0.5 + .9(I) \text{ AND } I = 0.86 \text{ SO } R_v = 0.68$$

$$WQV = 1''/12'' \times (0.68) \times 5,027 \text{ sf} = 286 \text{ cubic feet.}$$

The subsurface bioretention area has a volume of 286 cubic feet below the lowest outlet which exceeds the required infiltration volume to provide treatment of the water quality volume.

### **Peak Rate Attenuation**

There will be a slight increase to the impervious area as a result of this project. The drainage collection and conveyance system has been designed to direct stormwater in a manner that will provide the maximum benefit to abutting properties by eliminating runoff onto abutting properties and directing it to the municipal drainage system. Pre and post-development watershed analyses of the drainage systems were performed for the 2, 10, 25, and 50-year storms. A summary of peak discharge rates for the pre and post development conditions is presented above and the full Hydrocad printouts are included in the Appendix to this report. The results of the analysis indicate that post-development peak discharge rates will not increase from the pre-development peak discharge rates for the overall project with the exception of a .49 CFS increase in the 50 year storm.

Although the peak rate of runoff increases slightly in 1 storm, the volume of runoff decreases in every storm.

### **Groundwater Recharge**

The buried detention system is designed to provide groundwater recharge and the total 454 cubic feet of stormwater will be infiltrated in each storm. The hydrograph table for the bioretention area is included in this report and demonstrates that the bioretention area will drain in 30 hours.

### **Additional requirements**

- There are no surface waters, ponds, rivers, streams or wetlands located within proximity to this project, so the buffer zones have not been violated.
- Low impact development strategies, with the exception of the buried infiltration system, have not been implemented in this development. The project is located on a very small lot in a densely developed area which does not allow reductions in parking areas, etc. The project does reduce the overall volume of runoff from the site by providing infiltration in the buried detention area.
- Stormwater management devices will be installed and maintained per the requirements in the NH Stormwater Management Manual Volume 2.
- There will be no storage of chemicals, industrial waste, and/or storage tanks on this property.

- Salt and other deicing materials will not be stored on site. Snow storage is limited and would be stored where it can drain to the buried detention system area or removed from the site.
- The use of sodium chloride-based materials will be used sparingly if at all. Alternate ice melting materials will be used if available.
- Parking surfaces have been minimized and an existing public parking lot will be utilized for some of the required resident parking.
- Stormwater from all paved surfaces has been directed to the buried detention system. The roof of the new building is not routed to the buried detention system, however, the volume of untreated runoff from impervious surfaces has been greatly reduced.

### **Conformance with 153-14 Site development criteria**

The existing site is a 7,169 square foot property and contains 4,556 square feet of impervious roof and paved area. In the proposed development there the lot area remains the same and the impervious area is raised to 6,109 square feet, an increase of 1,553 square feet. Under section 153-14 (2) the project is required to meet the minimum protection standards of the section.

#### **153-14 (3) (a) Design Standards**

- (1) This project complies with the minimum EPA Phase II Stormwater Rules and the MS4 Permit
- (2) This project does not infringe on the buffers for streams, wetlands, vernal pools.
- (3) LID strategies are difficult to implement on a project of this scale in a downtown area. Infiltrating stormwater, although a requirement, is a form of LID. The project is also reducing it's parking footprint by leasing existing spaces in the Portland Ave Municipal lot.
- (4) The stormwater management facilities have been designed in accordance with the NH stormwater Management Manual Volume 2.
- (5) Fuels and chemicals will not be stored on site.
- (6) Salt and deicing materials will not be stored on site. Small quantities will be stored in the building to use on building walkways as required. Snow storage is located so it will melt into the stormwater system and melting snow will not flow off site.
- (7) Snow removal and deicing will be performed by a certified snow pro salt applicator.
- (8) Parking surfaces have been minimized by reduced access drive width and reduced parking.
- (9) Stormwater from the new paved surfaces are directed to the stormwater management system.

#### **153-14 (3) (b) New development requirements**

- (1) Runoff from the new parking area is directed to a buried infiltration system that will provide 90% TSS removal and 55% Total Nitrogen and Phosphorus.
- (2) Rainfall amounts are based on the estimates provided by the Northeast Regional Climate Center.
- (3) The hydraulic analysis is based upon the 2, 10, 25, and 50 year storm events and as a whole, the rates of runoff from the site are reduced in all storms except the 50 year event.
- (4) The runoff volumes are reduced in all storm events.
- (5) Infiltration rates were determined in accordance with ENV Wq 1503.09
- (6) The capacity of the 8" pipe connecting to the storm drain system is 1.1 CFS. In the 24 hour storm the flow is 0.78 CFS which is less than the pipe capacity. Flows in the smaller storms are less.



(7) Not Applicable

(8) The buried detention system is at least 3' above the Estimated seasonal high ground water.

(9) Access easements are not required.

(10) Not applicable.

153-14 (3)(c) Stormwater for redevelopment projects

Not applicable to this project.

153-14 (3) (d) Erosion Control Standards

(1) The Erosion Control plan meets the minimum standards of the SNH Stormwater Management Manual Volume 3

(2) Not Applicable

(3) There is little vegetation to maintain, the site is 100% disturbed.

(4) The small size of the site requires that the entire site be disturbed to accommodate the demolition and construction.

(5) Not Applicable-off site runoff on to the property is minimal.

(6) Erosion control is shown where sediment laden runoff can leave the site. A construction entrance is shown.

(7) Not Applicable

(8) This requirement is noted on the plans.

(9) This requirement is noted on the plans

(10) This requirement is noted on the plans.

(11) There are no slopes greater than 3:1 on this property that will be disturbed. A retaining wall at the back of the property will protect the steep slope on the adjacent property.

(12) This is noted on the plan.

(13) Not Applicable.

(14) Not Applicable

153-14(3)(e) Installation and Construction Inspections

These requirements would be a condition of approval and will be implemented during construction.

153-14(3)(f) Stormwater management plan

(1) The items listed in this section have been included in this drainage report.

(2) This project is not large enough to be considered a new development that needs to meet all of the listed standards. The majority of the listed items in this section have been provided in this drainage report. There are items that are not applicable.

153-14(3)(g)

A long term Pollution Prevention Plan is included with this report. The plan details inspection requirements and contains an inspection form that can be submitted to the city. The plan also includes procedures for snow removal and deicing.

## **XI. STORMWATER POLLUTION PREVENTION PLANS AND MAINTENANCE**

### **Construction Period Erosion and Sedimentation Control Plan:**

The BMP's associated with the construction phase this project will be owned by the Applicant's Contractor, which will be responsible for inspection, operation, and maintenance. A more detailed SWPPP – per NPDES Phase 2 requirements – is to be kept on site, along with inspection logs. All details and plans required are included in the Site Plan set attached herewith.

1. The contractor is to install and maintain drainage facilities as shown on site plan prepared by Ranger Engineering Group. (Ranger), dated April 3, 2025.
2. Any dewatering requires coverage under the NPDES construction site dewatering general permit.
3. The contractor must install erosion control measures as shown on the plans and in the details prior to starting any other work on the site. Erosion control must be installed at every inlet structure (existing and proposed) and maintained for the duration of the project.
4. Erosion controls as shown on plans shall be inspected, repaired and/or maintained by the contractor daily and within 12 hours of each storm event.
5. Sediment deposits shall be removed when they reach a depth of 1/4 to 1/2 the height of the silt fence or sediment sock.
6. Sediment shall be contained within the construction site, away from drainage structures. Sediment reaching the public way shall be removed by street sweeping and not by flushing.
7. Stabilize slopes steeper than 3:1 (horizontal to vertical) with seed, secured geotextile fabric, or rock rip-rap as required to prevent erosion during construction.
8. Clean out catch basins, drain manholes and storm drain pipes after completion of construction.
9. Loam and seed all disturbed areas. Permanent seeding shall occur in the spring from late march through may and in late summer or early fall between August and October.
10. Dust shall be controlled at the site with mechanical water spraying as necessary and during extended dry periods.
11. Upon establishment of permanent vegetation over disturbed areas, remove and dispose of silt fence or wattles and stakes.
12. It is the responsibility of the contractor to maintain and supplement the specified sedimentation controls as necessary to prevent sedimentation of off-site areas and/or any regulated resource areas. Failure by the contractor to control erosion, pollution and/or siltation shall be cause for the owner to employ outside assistance or to use his

own means to provide the necessary corrective measure. The cost of such assistance plus project engineering costs will be the contractor's responsibility.

13. In addition to those locations shown on this plan and on the grading and drainage plans, erosion controls shall be installed at the following locations: toe of slope of embankment construction, toe of temporary earthwork stockpiles. Stockpile side slopes shall not exceed 2:1.
14. Erosion and sedimentation control shall be in compliance with New Hampshire Stormwater Manual

## **Long Term Pollution Prevention Plan**

The owner/applicant is to be responsible for maintenance of all drainage structures in the project, including drain pipes. The owner shall place a deed restriction on the property outlining the requirements for stormwater system maintenance at the development.

Regular maintenance is to include the following:

1. Stormwater pipes shall be inspected for sediment buildup on a quarterly basis and cleaned as required.
2. The buried detention system shall be inspected to verify proper function and that the system drains. Silt buildup in the pipes shall be removed as required by jetting.
3. All graded slopes and lawn areas shall be inspected every spring for erosion. Upon discovery of any failure (ie. erosion, sloughing, rutting), loam and seed shall be put in place and nurtured.
4. Pavement surfaces shall be swept clean at least once per year, preferably in the spring just after snow melt. Sediment, sand, and debris shall be removed and disposed of in accordance with New Hampshire regulations.

## **WINTER SNOW AND ICE MAINTINANCE**

1. Winter snow and ice maintenance shall be performed by a certified Snow Pro Salt Applicator.
2. A de-icing log shall be maintained for all de-icing activities on the property. A sample de-icing log is attached.
3. De-icing should follow the best management practices for storage and application of de-icing chemicals as outlined in the attached publications.

All inspection and maintenance log shall be kept in a logbook located at the facility and shall be provided to the New Hampshire DES upon request.



**STORMWATER MANAGEMENT SYSTEM**  
**Post-Development Inspection & Maintenance Log**

| <b>BMP/System Component</b> | <b>Maintenance Required &amp; Frequency</b>                                                                                                                                                                                    | <b>Date of Inspection</b> | <b>Inspection Inspector</b> | <b>Cleaning/Repair Needed (list items/comments)</b> | <b>Date of Cleaning/ Repair</b> | <b>Cleaning/ Repair Performed by</b> |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------------------------|-----------------------------------------------------|---------------------------------|--------------------------------------|
| Pavement Sweeping           | <ul style="list-style-type: none"> <li>Swept clean as required (i.e. visual noticeable build-up). A minimum of once per year, preferably just after snow melt.</li> </ul>                                                      |                           |                             |                                                     |                                 |                                      |
| Drain Pipes                 | <ul style="list-style-type: none"> <li>Inspect annually for the evidence of structural damage, silt accumulation and improper function.</li> <li>Clean pipes when sediment occupies more than 20% of pipe diameter.</li> </ul> |                           |                             |                                                     |                                 |                                      |
| Buried detention Area       | <ul style="list-style-type: none"> <li>Inspect annually for buildup of silt and clean as required.</li> </ul>                                                                                                                  |                           |                             |                                                     |                                 |                                      |
|                             |                                                                                                                                                                                                                                |                           |                             |                                                     |                                 |                                      |
|                             |                                                                                                                                                                                                                                |                           |                             |                                                     |                                 |                                      |



## STORMWATER MANAGEMENT REPORT

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### APPENDICES

HYDROCAD CALCULATIONS  
STAGE STORAGE TABLES  
PRECIPITATION FREQUENCY MAPS



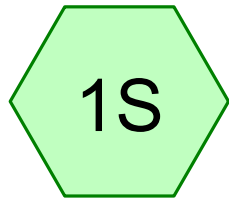


## STORMWATER MANAGEMENT REPORT

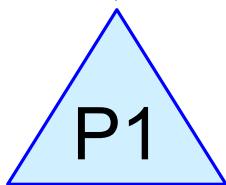
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PRE-DEVELOPMENT DRAINAGE

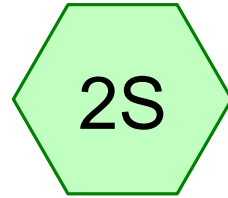
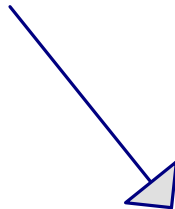




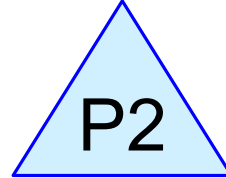
EXISTING FRONT



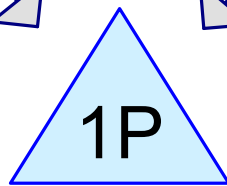
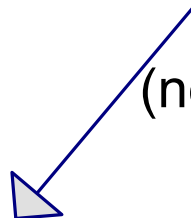
DP1



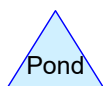
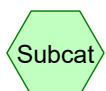
EXISTING REAR



(new Pond)



OVERALL



Routing Diagram for 9-11 MECHANIC - PRE

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### Rainfall Events Listing

| Event# | Event Name | Storm Type     | Curve | Mode    | Duration (hours) | B/B | Depth (inches) | AMC |
|--------|------------|----------------|-------|---------|------------------|-----|----------------|-----|
| 1      | 2 YEAR     | Type III 24-hr |       | Default | 24.00            | 1   | 3.15           | 2   |
| 2      | 10 YEAR    | Type III 24-hr |       | Default | 24.00            | 1   | 4.75           | 2   |
| 3      | 25 YEAR    | Type III 24-hr |       | Default | 24.00            | 1   | 6.01           | 2   |
| 4      | 50 YEAR    | Type III 24-hr |       | Default | 24.00            | 1   | 7.18           | 2   |



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### Area Listing (all nodes)

| Area<br>(sq-ft) | CN        | Description<br>(subcatchment-numbers)  |
|-----------------|-----------|----------------------------------------|
| 2,686           | 74        | >75% Grass cover, Good, HSG C (1S, 2S) |
| 2,561           | 98        | Paved parking, HSG C (1S, 2S)          |
| 2,574           | 98        | Roofs, HSG C (1S, 2S)                  |
| <b>7,821</b>    | <b>90</b> | <b>TOTAL AREA</b>                      |

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### Soil Listing (all nodes)

| Area<br>(sq-ft) | Soil<br>Group | Subcatchment<br>Numbers |
|-----------------|---------------|-------------------------|
| 0               | HSG A         |                         |
| 0               | HSG B         |                         |
| 7,821           | HSG C         | 1S, 2S                  |
| 0               | HSG D         |                         |
| 0               | Other         |                         |
| <b>7,821</b>    |               | <b>TOTAL AREA</b>       |

## 9-11 MECHANIC - PRE

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### Ground Covers (all nodes)

| HSG-A<br>(sq-ft) | HSG-B<br>(sq-ft) | HSG-C<br>(sq-ft) | HSG-D<br>(sq-ft) | Other<br>(sq-ft) | Total<br>(sq-ft) | Ground<br>Cover           |
|------------------|------------------|------------------|------------------|------------------|------------------|---------------------------|
| 0                | 0                | 2,686            | 0                | 0                | 2,686            | >75% Grass<br>cover, Good |
| 0                | 0                | 2,561            | 0                | 0                | 2,561            | Paved parking             |
| 0                | 0                | 2,574            | 0                | 0                | 2,574            | Roofs                     |
| <b>0</b>         | <b>0</b>         | <b>7,821</b>     | <b>0</b>         | <b>0</b>         | <b>7,821</b>     | <b>TOTAL AREA</b>         |

**9-11 MECHANIC - PRE***Type III 24-hr 2 YEAR Rainfall=3.15"*

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 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 1S: EXISTING FRONT**      Runoff Area=2,662 sf   72.92% Impervious   Runoff Depth>2.21"  
Tc=6.0 min   CN=91   Runoff=0.15 cfs   490 cf

**Subcatchment 2S: EXISTING REAR**      Runoff Area=5,159 sf   61.91% Impervious   Runoff Depth>2.03"  
Tc=6.0 min   CN=89   Runoff=0.28 cfs   875 cf

**Pond 1P: OVERALL**      Inflow=0.43 cfs   1,365 cf  
Primary=0.43 cfs   1,365 cf

**Pond P1: DP1**      Inflow=0.15 cfs   490 cf  
Primary=0.15 cfs   490 cf

**Pond P2: (new Pond)**      Inflow=0.28 cfs   875 cf  
Primary=0.28 cfs   875 cf

**Total Runoff Area = 7,821 sf   Runoff Volume = 1,365 cf   Average Runoff Depth = 2.09"**  
**34.34% Pervious = 2,686 sf   65.66% Impervious = 5,135 sf**



**9-11 MECHANIC - PRE**

Type III 24-hr 2 YEAR Rainfall=3.15"

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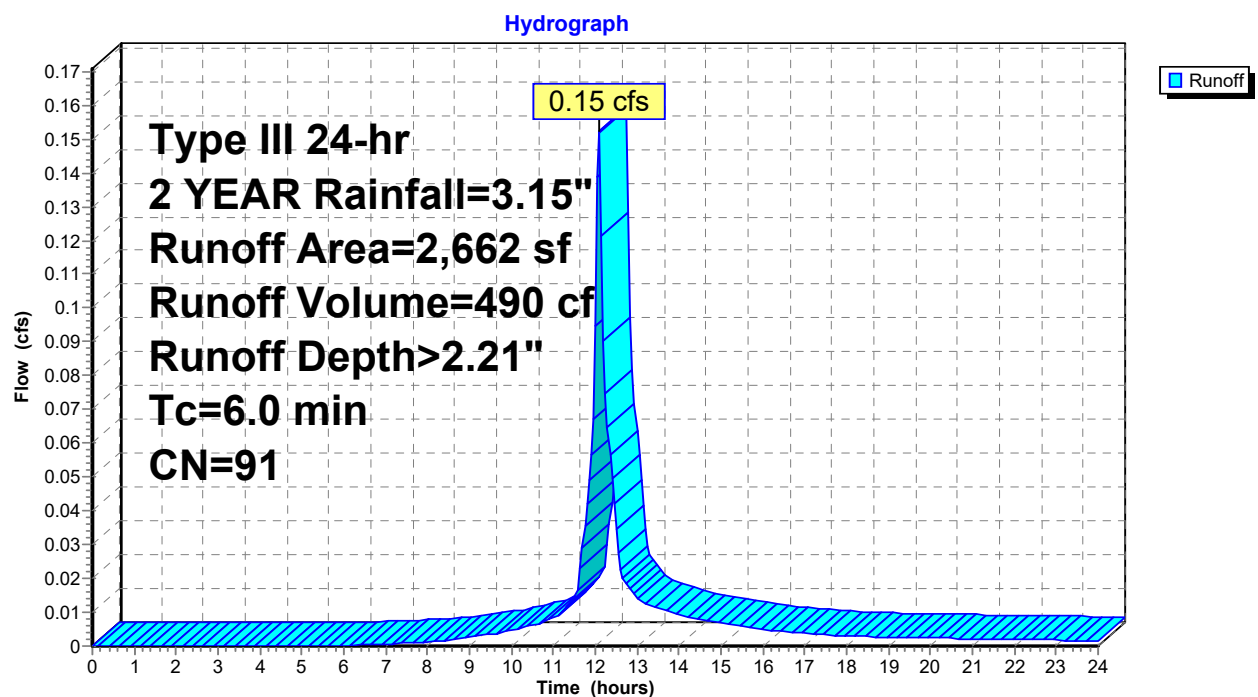
**Summary for Subcatchment 1S: EXISTING FRONT**

Runoff = 0.15 cfs @ 12.09 hrs, Volume= 490 cf, Depth> 2.21"  
Routed to Pond P1 : DP1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr 2 YEAR Rainfall=3.15"

| Area (sf) | CN | Description                   |
|-----------|----|-------------------------------|
| 1,024     | 98 | Roofs, HSG C                  |
| 917       | 98 | Paved parking, HSG C          |
| 721       | 74 | >75% Grass cover, Good, HSG C |
| 2,662     | 91 | Weighted Average              |
| 721       |    | 27.08% Pervious Area          |
| 1,941     |    | 72.92% Impervious Area        |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                  |
|----------|---------------|---------------|-------------------|----------------|------------------------------|
| 6.0      |               |               |                   |                | Direct Entry, flow to street |

**Subcatchment 1S: EXISTING FRONT**

**9-11 MECHANIC - PRE**

Type III 24-hr 2 YEAR Rainfall=3.15"

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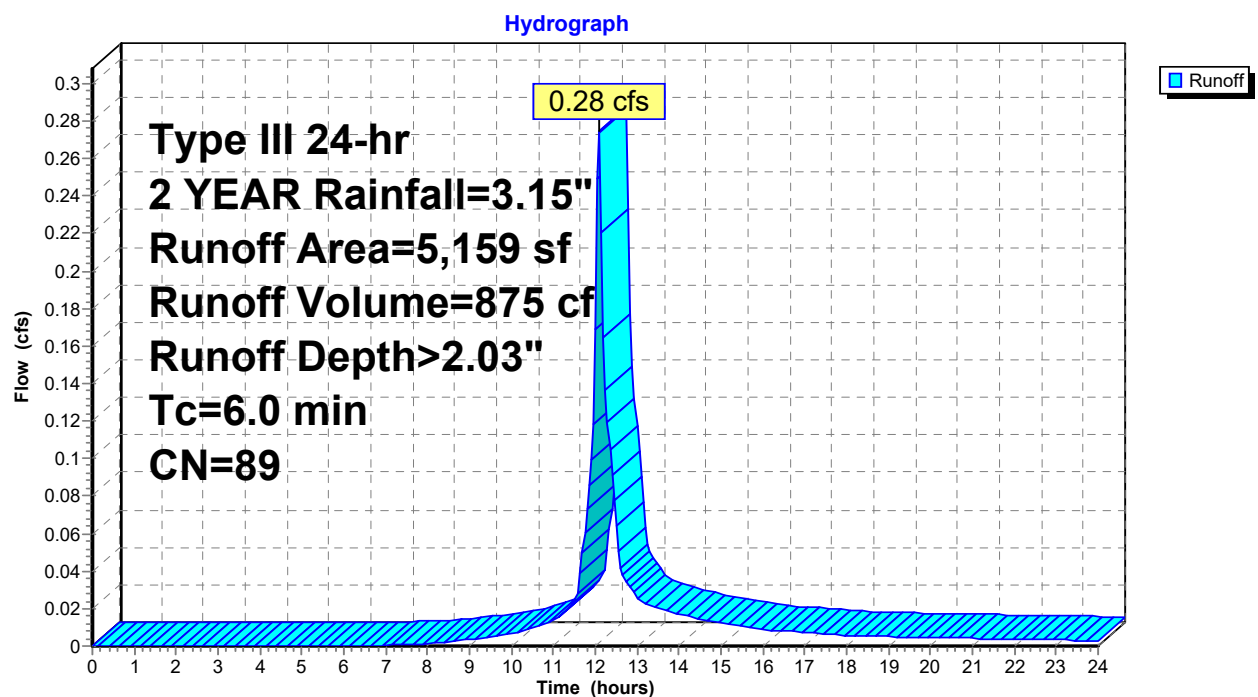
**Summary for Subcatchment 2S: EXISTING REAR**

Runoff = 0.28 cfs @ 12.09 hrs, Volume= 875 cf, Depth> 2.03"  
Routed to Pond P2 : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr 2 YEAR Rainfall=3.15"

| Area (sf) | CN | Description                   |
|-----------|----|-------------------------------|
| 1,550     | 98 | Roofs, HSG C                  |
| 1,644     | 98 | Paved parking, HSG C          |
| 1,965     | 74 | >75% Grass cover, Good, HSG C |
| 5,159     | 89 | Weighted Average              |
| 1,965     |    | 38.09% Pervious Area          |
| 3,194     |    | 61.91% Impervious Area        |

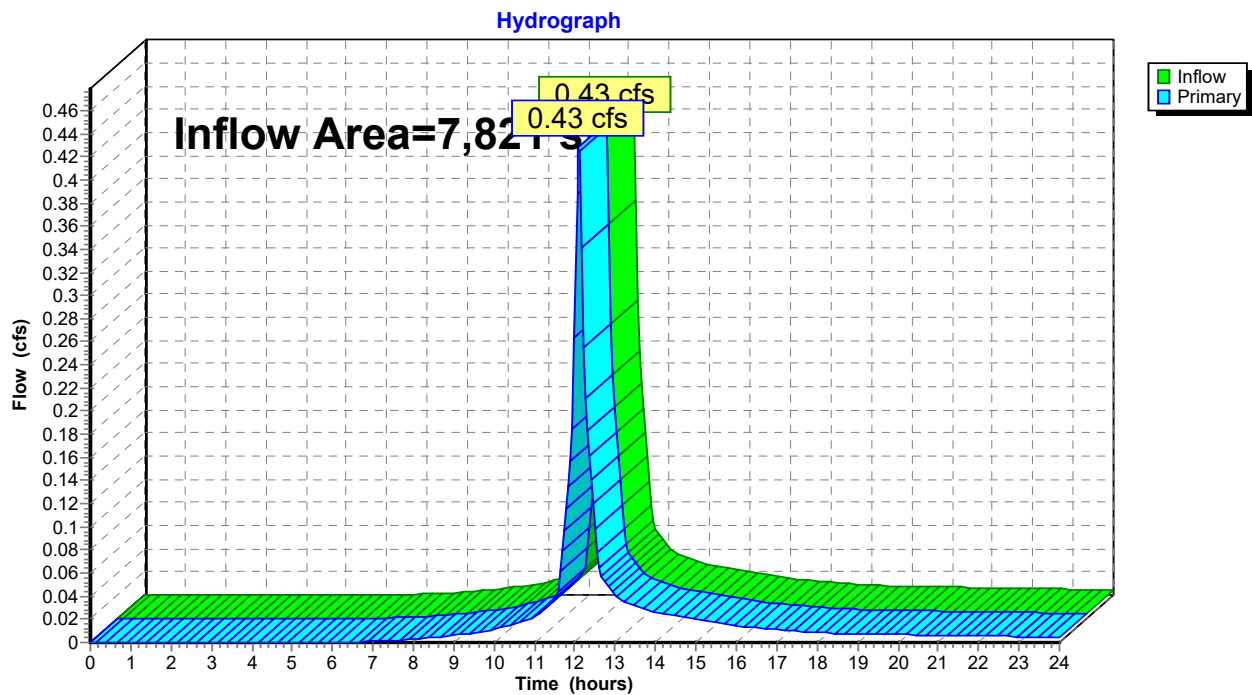
| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                |
|----------|---------------|---------------|-------------------|----------------|----------------------------|
| 6.0      |               |               |                   |                | Direct Entry, FLOW TO REAR |

**Subcatchment 2S: EXISTING REAR**

**Summary for Pond 1P: OVERALL**

Inflow Area = 7,821 sf, 65.66% Impervious, Inflow Depth > 2.09" for 2 YEAR event  
Inflow = 0.43 cfs @ 12.09 hrs, Volume= 1,365 cf  
Primary = 0.43 cfs @ 12.09 hrs, Volume= 1,365 cf, Atten= 0%, Lag= 0.0 min

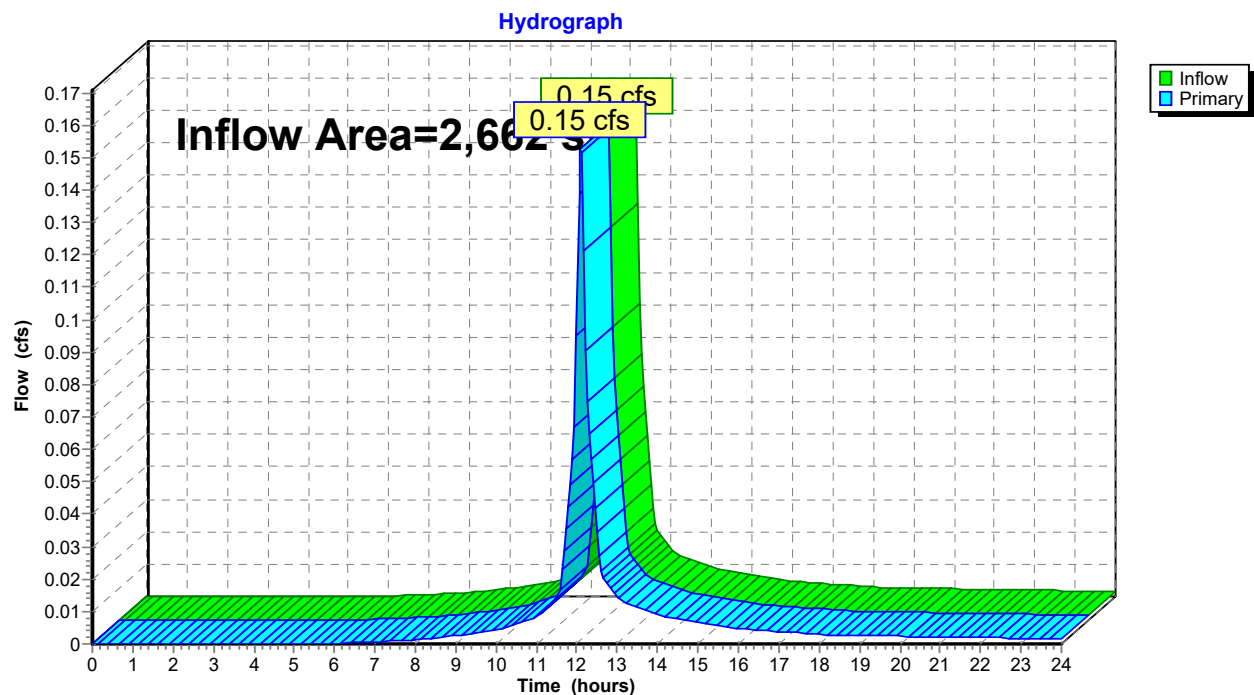
Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

**Pond 1P: OVERALL**

**Summary for Pond P1: DP1**

Inflow Area = 2,662 sf, 72.92% Impervious, Inflow Depth > 2.21" for 2 YEAR event  
Inflow = 0.15 cfs @ 12.09 hrs, Volume= 490 cf  
Primary = 0.15 cfs @ 12.09 hrs, Volume= 490 cf, Atten= 0%, Lag= 0.0 min  
Routed to Pond 1P : OVERALL

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

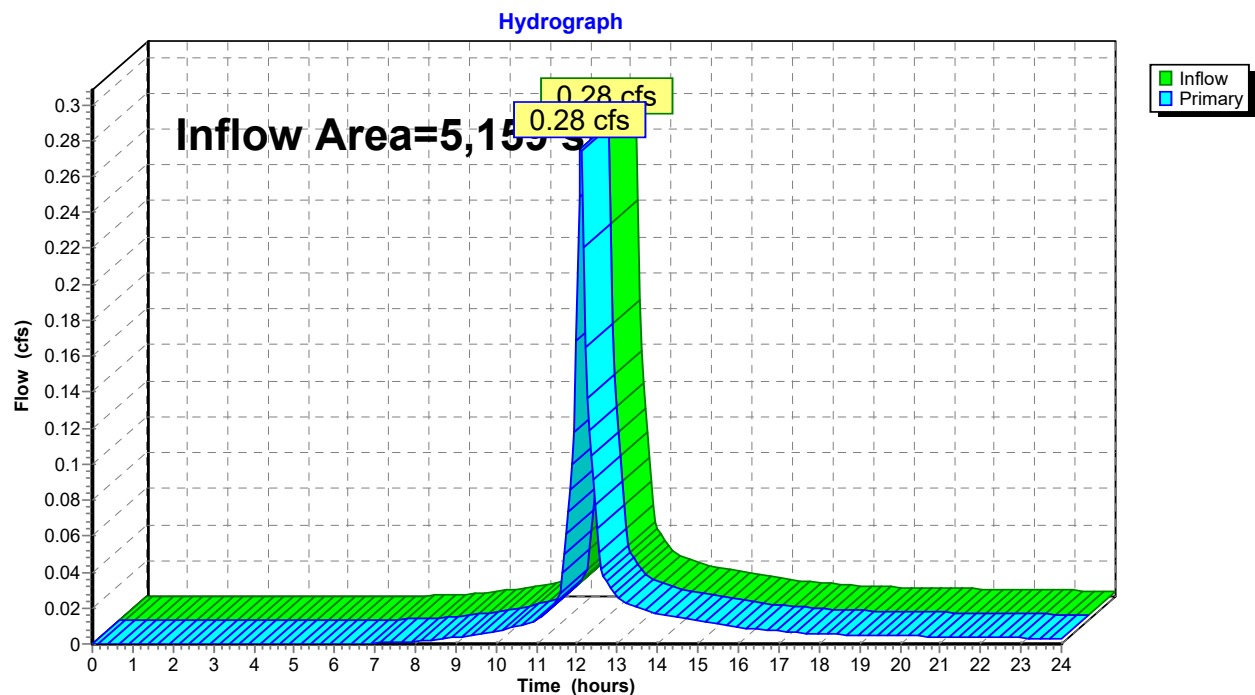
**Pond P1: DP1**



**Summary for Pond P2: (new Pond)**

Inflow Area = 5,159 sf, 61.91% Impervious, Inflow Depth > 2.03" for 2 YEAR event  
Inflow = 0.28 cfs @ 12.09 hrs, Volume= 875 cf  
Primary = 0.28 cfs @ 12.09 hrs, Volume= 875 cf, Atten= 0%, Lag= 0.0 min  
Routed to Pond 1P : OVERALL

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

**Pond P2: (new Pond)**

**9-11 MECHANIC - PRE***Type III 24-hr 10 YEAR Rainfall=4.75"*

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 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 1S: EXISTING FRONT**      Runoff Area=2,662 sf   72.92% Impervious   Runoff Depth>3.74"  
Tc=6.0 min   CN=91   Runoff=0.25 cfs   829 cf

**Subcatchment 2S: EXISTING REAR**      Runoff Area=5,159 sf   61.91% Impervious   Runoff Depth>3.53"  
Tc=6.0 min   CN=89   Runoff=0.47 cfs   1,518 cf

**Pond 1P: OVERALL**      Inflow=0.72 cfs   2,347 cf  
Primary=0.72 cfs   2,347 cf

**Pond P1: DP1**      Inflow=0.25 cfs   829 cf  
Primary=0.25 cfs   829 cf

**Pond P2: (new Pond)**      Inflow=0.47 cfs   1,518 cf  
Primary=0.47 cfs   1,518 cf

**Total Runoff Area = 7,821 sf   Runoff Volume = 2,347 cf   Average Runoff Depth = 3.60"**  
**34.34% Pervious = 2,686 sf   65.66% Impervious = 5,135 sf**

**9-11 MECHANIC - PRE**

Type III 24-hr 10 YEAR Rainfall=4.75"

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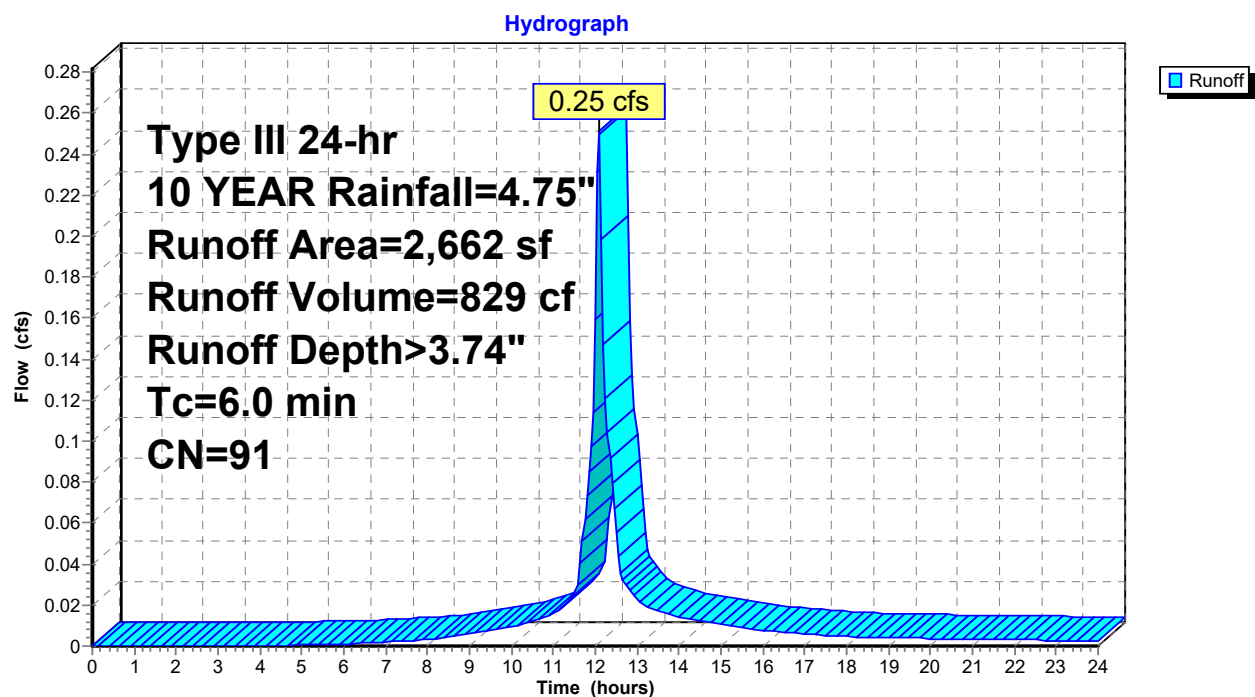
**Summary for Subcatchment 1S: EXISTING FRONT**

Runoff = 0.25 cfs @ 12.09 hrs, Volume= 829 cf, Depth> 3.74"  
Routed to Pond P1 : DP1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr 10 YEAR Rainfall=4.75"

| Area (sf) | CN | Description                   |
|-----------|----|-------------------------------|
| 1,024     | 98 | Roofs, HSG C                  |
| 917       | 98 | Paved parking, HSG C          |
| 721       | 74 | >75% Grass cover, Good, HSG C |
| 2,662     | 91 | Weighted Average              |
| 721       |    | 27.08% Pervious Area          |
| 1,941     |    | 72.92% Impervious Area        |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                  |
|----------|---------------|---------------|-------------------|----------------|------------------------------|
| 6.0      |               |               |                   |                | Direct Entry, flow to street |

**Subcatchment 1S: EXISTING FRONT**

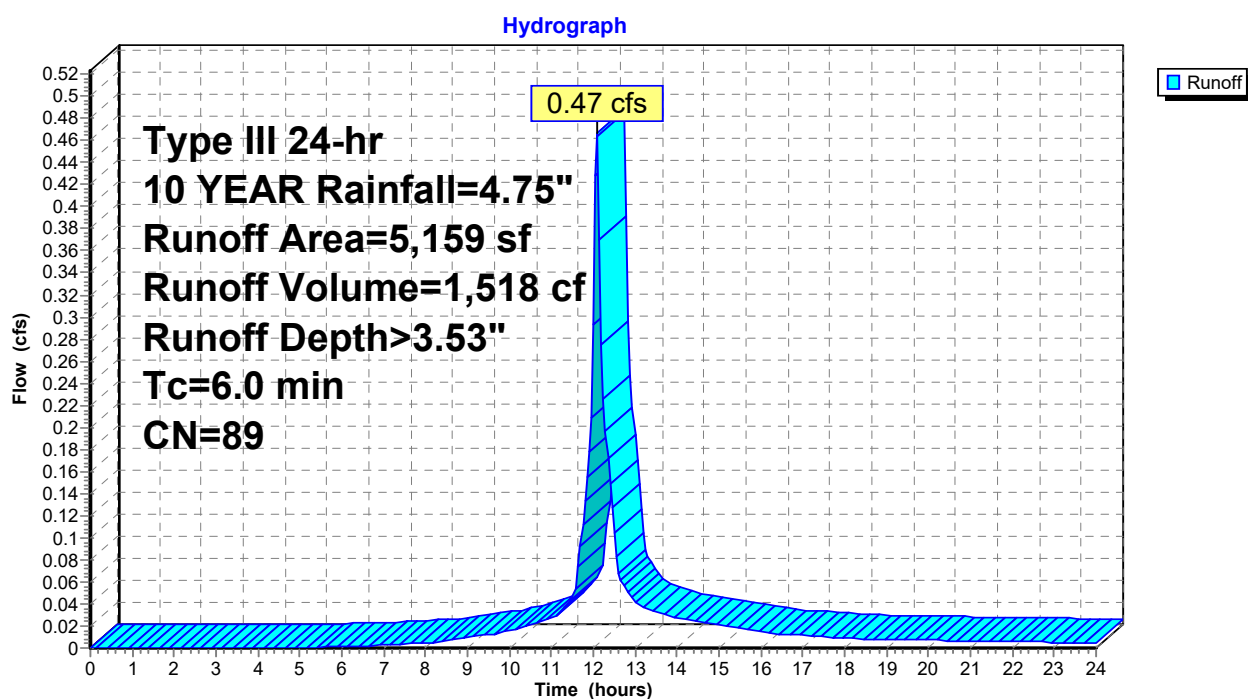
**Summary for Subcatchment 2S: EXISTING REAR**

Runoff = 0.47 cfs @ 12.09 hrs, Volume= 1,518 cf, Depth> 3.53"  
 Routed to Pond P2 : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 10 YEAR Rainfall=4.75"

| Area (sf) | CN | Description                   |
|-----------|----|-------------------------------|
| 1,550     | 98 | Roofs, HSG C                  |
| 1,644     | 98 | Paved parking, HSG C          |
| 1,965     | 74 | >75% Grass cover, Good, HSG C |
| 5,159     | 89 | Weighted Average              |
| 1,965     |    | 38.09% Pervious Area          |
| 3,194     |    | 61.91% Impervious Area        |

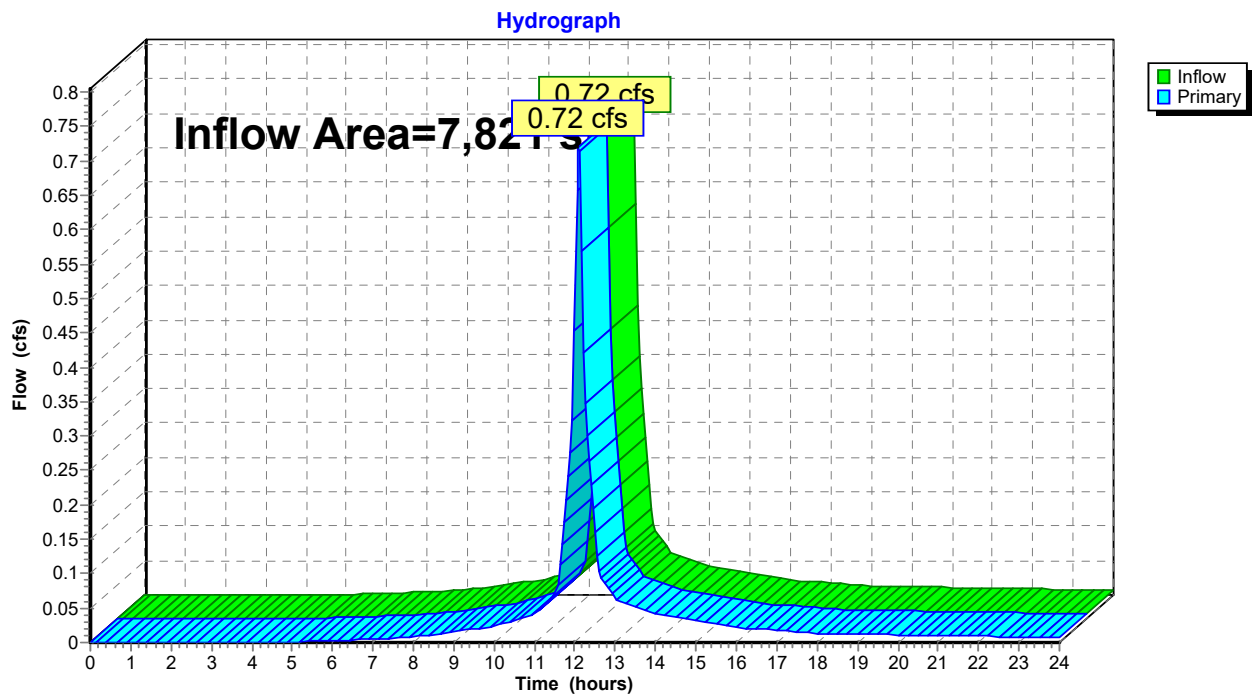
| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                |
|----------|---------------|---------------|-------------------|----------------|----------------------------|
| 6.0      |               |               |                   |                | Direct Entry, FLOW TO REAR |

**Subcatchment 2S: EXISTING REAR**

**Summary for Pond 1P: OVERALL**

Inflow Area = 7,821 sf, 65.66% Impervious, Inflow Depth > 3.60" for 10 YEAR event  
Inflow = 0.72 cfs @ 12.09 hrs, Volume= 2,347 cf  
Primary = 0.72 cfs @ 12.09 hrs, Volume= 2,347 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

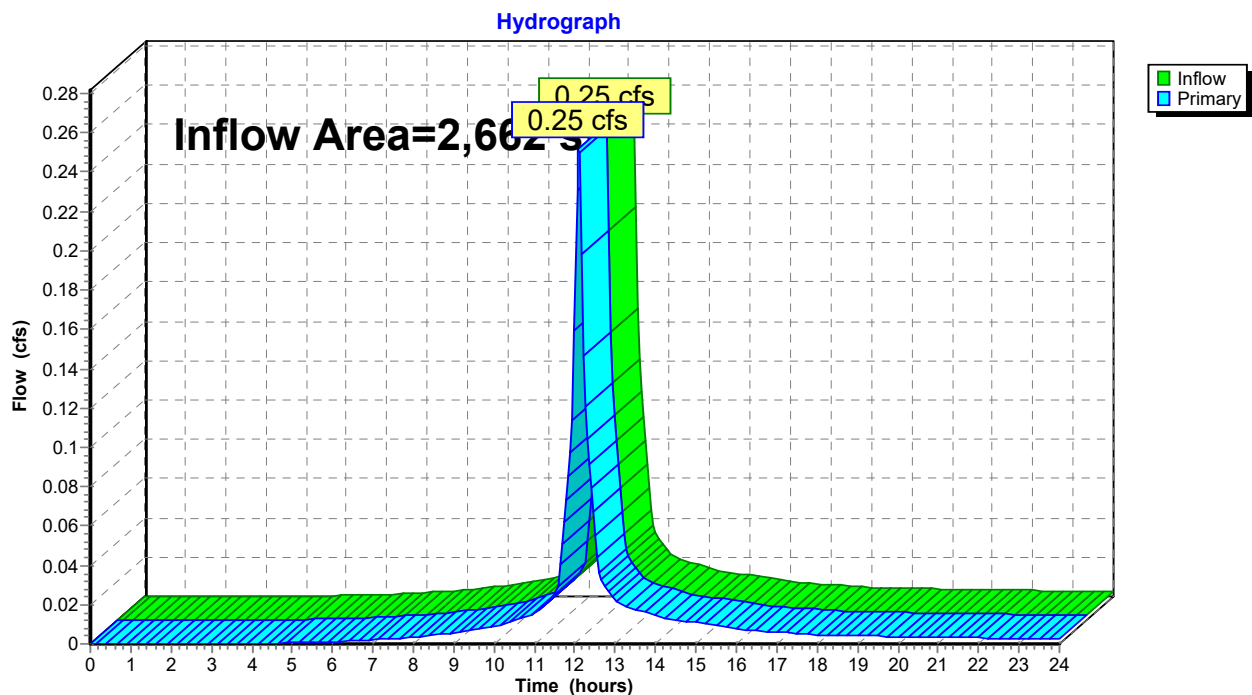
**Pond 1P: OVERALL**



**Summary for Pond P1: DP1**

Inflow Area = 2,662 sf, 72.92% Impervious, Inflow Depth > 3.74" for 10 YEAR event  
Inflow = 0.25 cfs @ 12.09 hrs, Volume= 829 cf  
Primary = 0.25 cfs @ 12.09 hrs, Volume= 829 cf, Atten= 0%, Lag= 0.0 min  
Routed to Pond 1P : OVERALL

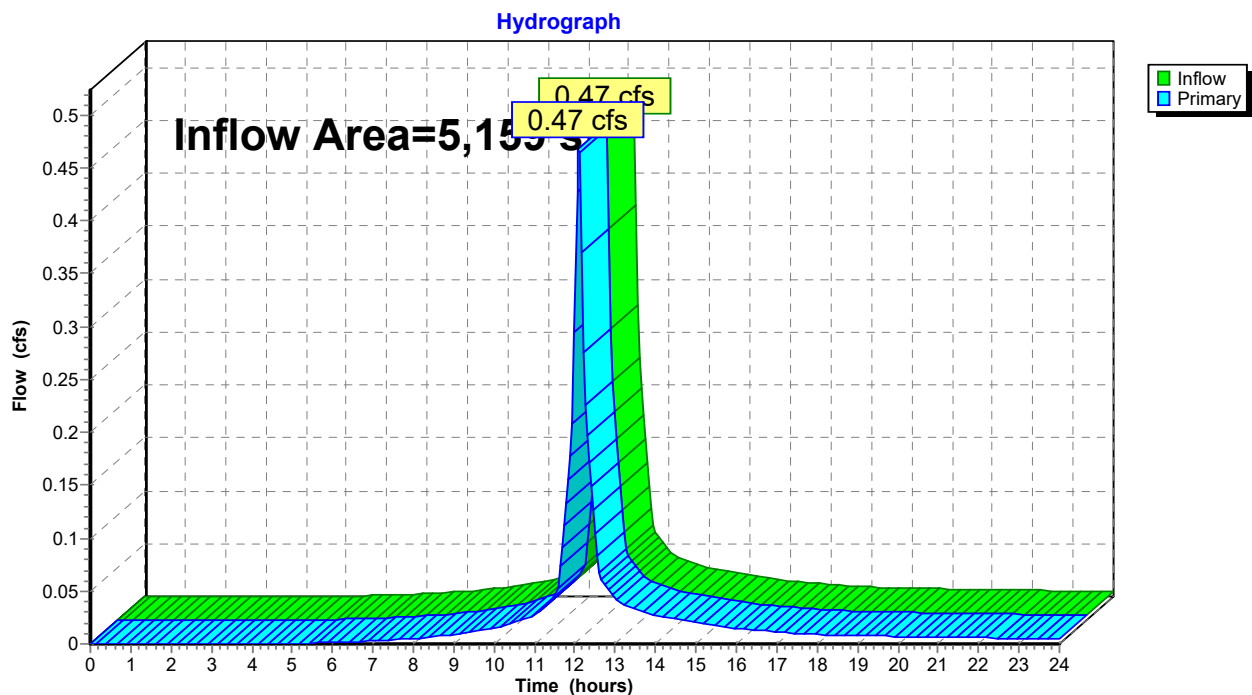
Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

**Pond P1: DP1**

**Summary for Pond P2: (new Pond)**

Inflow Area = 5,159 sf, 61.91% Impervious, Inflow Depth > 3.53" for 10 YEAR event  
Inflow = 0.47 cfs @ 12.09 hrs, Volume= 1,518 cf  
Primary = 0.47 cfs @ 12.09 hrs, Volume= 1,518 cf, Atten= 0%, Lag= 0.0 min  
Routed to Pond 1P : OVERALL

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

**Pond P2: (new Pond)**

**9-11 MECHANIC - PRE***Type III 24-hr 25 YEAR Rainfall=6.01"*

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 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 1S: EXISTING FRONT**      Runoff Area=2,662 sf   72.92% Impervious   Runoff Depth>4.96"  
Tc=6.0 min   CN=91   Runoff=0.33 cfs   1,101 cf

**Subcatchment 2S: EXISTING REAR**      Runoff Area=5,159 sf   61.91% Impervious   Runoff Depth>4.74"  
Tc=6.0 min   CN=89   Runoff=0.62 cfs   2,039 cf

**Pond 1P: OVERALL**      Inflow=0.95 cfs   3,140 cf  
Primary=0.95 cfs   3,140 cf

**Pond P1: DP1**      Inflow=0.33 cfs   1,101 cf  
Primary=0.33 cfs   1,101 cf

**Pond P2: (new Pond)**      Inflow=0.62 cfs   2,039 cf  
Primary=0.62 cfs   2,039 cf

**Total Runoff Area = 7,821 sf   Runoff Volume = 3,140 cf   Average Runoff Depth = 4.82"**  
**34.34% Pervious = 2,686 sf   65.66% Impervious = 5,135 sf**

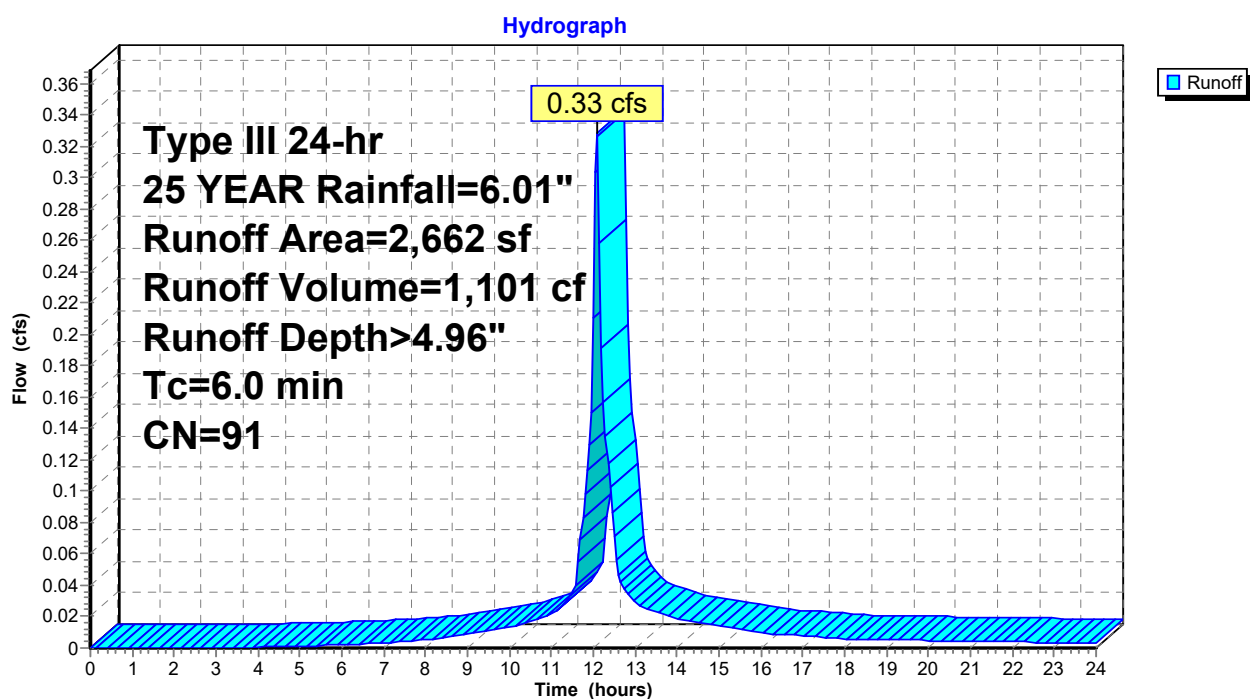
**Summary for Subcatchment 1S: EXISTING FRONT**

Runoff = 0.33 cfs @ 12.09 hrs, Volume= 1,101 cf, Depth> 4.96"  
 Routed to Pond P1 : DP1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 25 YEAR Rainfall=6.01"

| Area (sf) | CN | Description                   |
|-----------|----|-------------------------------|
| 1,024     | 98 | Roofs, HSG C                  |
| 917       | 98 | Paved parking, HSG C          |
| 721       | 74 | >75% Grass cover, Good, HSG C |
| 2,662     | 91 | Weighted Average              |
| 721       |    | 27.08% Pervious Area          |
| 1,941     |    | 72.92% Impervious Area        |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                  |
|----------|---------------|---------------|-------------------|----------------|------------------------------|
| 6.0      |               |               |                   |                | Direct Entry, flow to street |

**Subcatchment 1S: EXISTING FRONT**

**9-11 MECHANIC - PRE**

Type III 24-hr 25 YEAR Rainfall=6.01"

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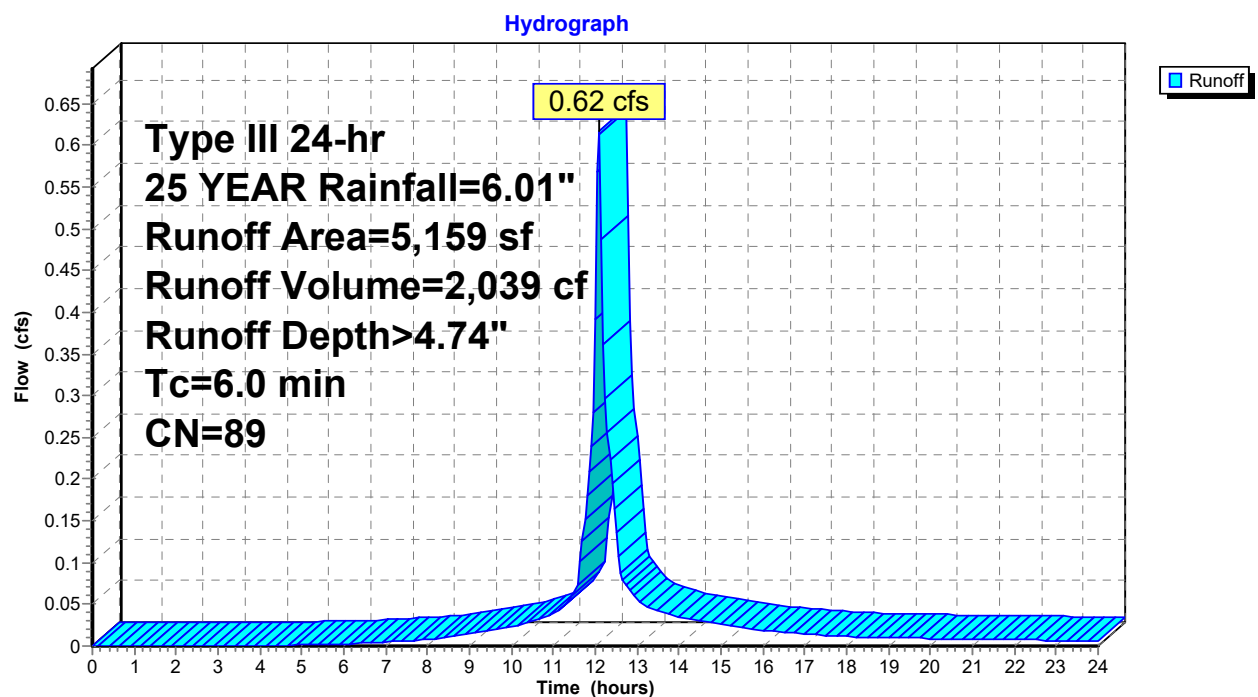
**Summary for Subcatchment 2S: EXISTING REAR**

Runoff = 0.62 cfs @ 12.09 hrs, Volume= 2,039 cf, Depth> 4.74"  
Routed to Pond P2 : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr 25 YEAR Rainfall=6.01"

| Area (sf) | CN | Description                   |
|-----------|----|-------------------------------|
| 1,550     | 98 | Roofs, HSG C                  |
| 1,644     | 98 | Paved parking, HSG C          |
| 1,965     | 74 | >75% Grass cover, Good, HSG C |
| 5,159     | 89 | Weighted Average              |
| 1,965     |    | 38.09% Pervious Area          |
| 3,194     |    | 61.91% Impervious Area        |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                |
|----------|---------------|---------------|-------------------|----------------|----------------------------|
| 6.0      |               |               |                   |                | Direct Entry, FLOW TO REAR |

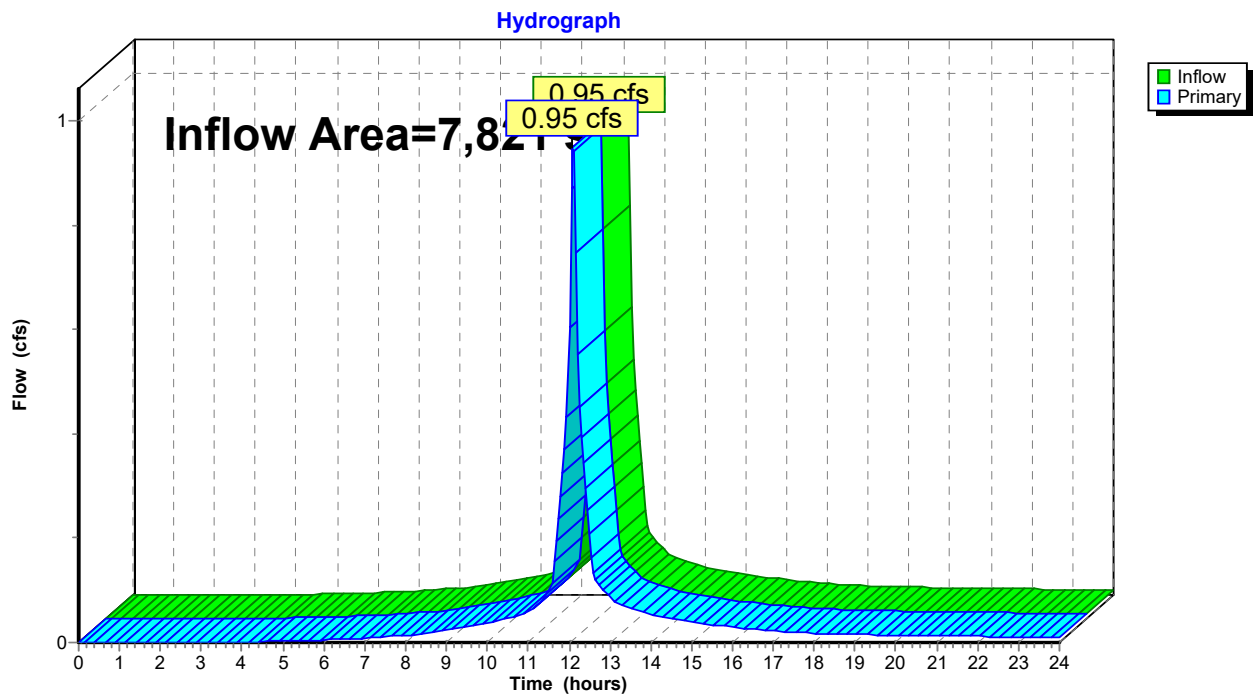
**Subcatchment 2S: EXISTING REAR**



**Summary for Pond 1P: OVERALL**

Inflow Area = 7,821 sf, 65.66% Impervious, Inflow Depth > 4.82" for 25 YEAR event  
Inflow = 0.95 cfs @ 12.09 hrs, Volume= 3,140 cf  
Primary = 0.95 cfs @ 12.09 hrs, Volume= 3,140 cf, Atten= 0%, Lag= 0.0 min

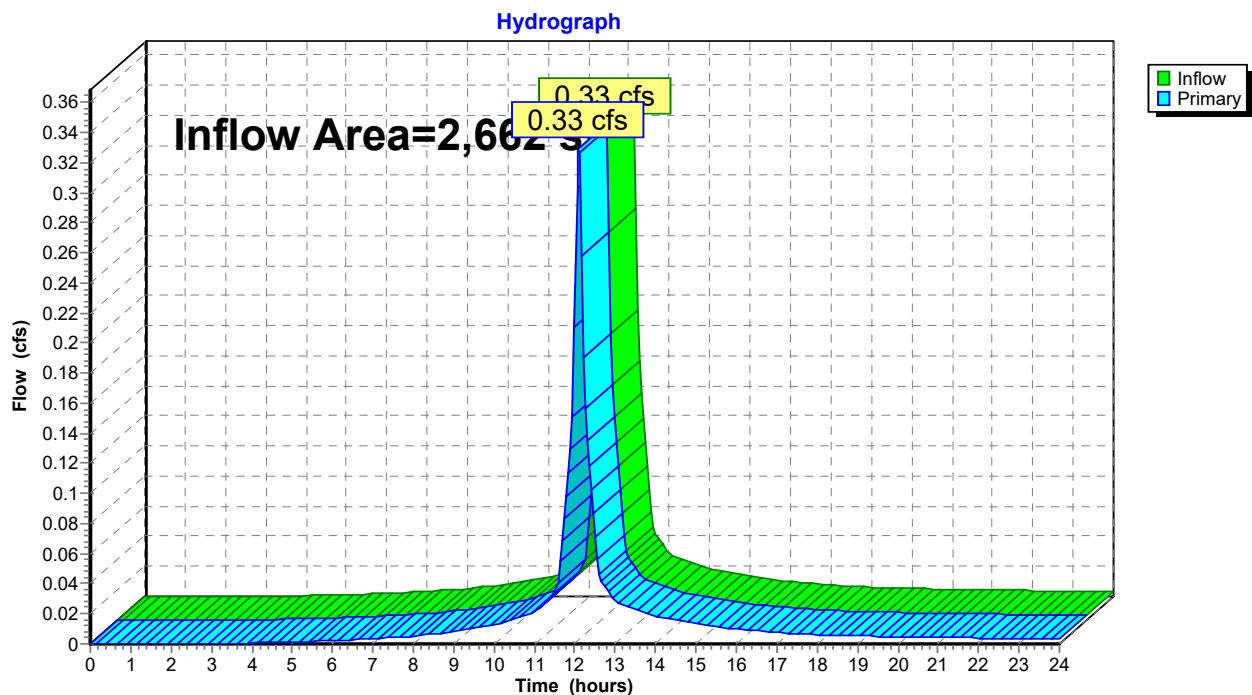
Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

**Pond 1P: OVERALL**

**Summary for Pond P1: DP1**

Inflow Area = 2,662 sf, 72.92% Impervious, Inflow Depth > 4.96" for 25 YEAR event  
Inflow = 0.33 cfs @ 12.09 hrs, Volume= 1,101 cf  
Primary = 0.33 cfs @ 12.09 hrs, Volume= 1,101 cf, Atten= 0%, Lag= 0.0 min  
Routed to Pond 1P : OVERALL

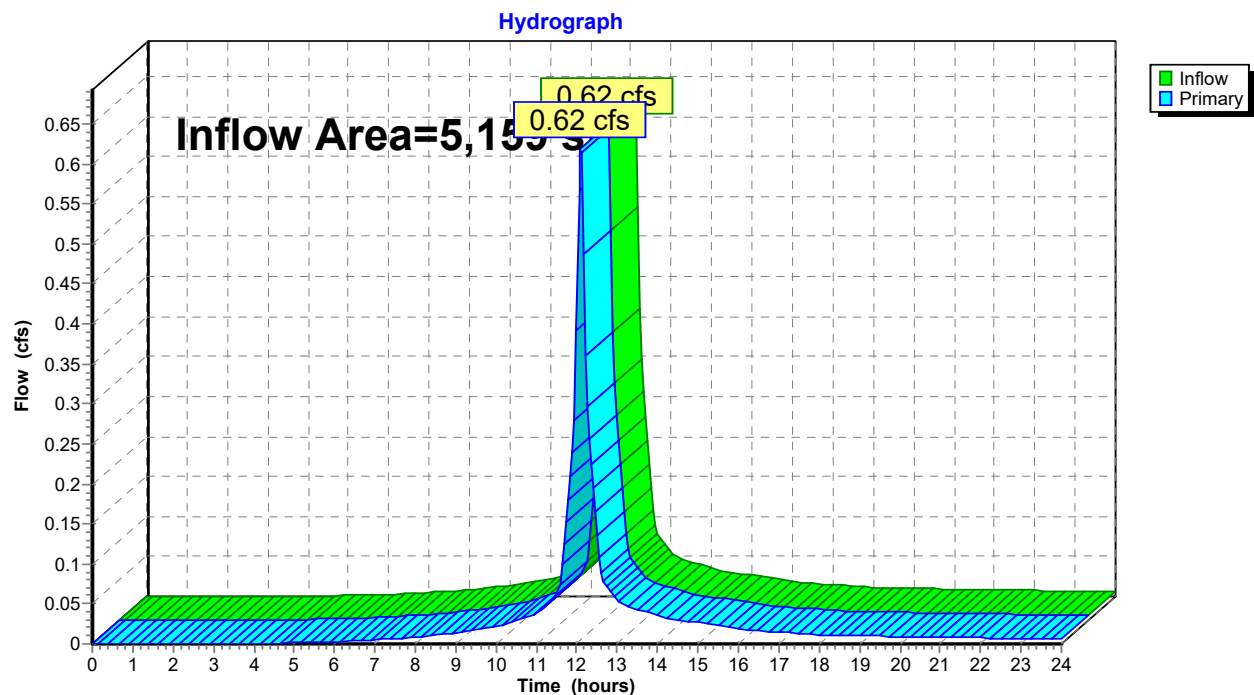
Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

**Pond P1: DP1**

**Summary for Pond P2: (new Pond)**

Inflow Area = 5,159 sf, 61.91% Impervious, Inflow Depth > 4.74" for 25 YEAR event  
Inflow = 0.62 cfs @ 12.09 hrs, Volume= 2,039 cf  
Primary = 0.62 cfs @ 12.09 hrs, Volume= 2,039 cf, Atten= 0%, Lag= 0.0 min  
Routed to Pond 1P : OVERALL

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

**Pond P2: (new Pond)**

**9-11 MECHANIC - PRE***Type III 24-hr 50 YEAR Rainfall=7.18"*

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 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 1S: EXISTING FRONT**      Runoff Area=2,662 sf   72.92% Impervious   Runoff Depth>6.11"  
Tc=6.0 min   CN=91   Runoff=0.40 cfs   1,356 cf

**Subcatchment 2S: EXISTING REAR**      Runoff Area=5,159 sf   61.91% Impervious   Runoff Depth>5.88"  
Tc=6.0 min   CN=89   Runoff=0.76 cfs   2,528 cf

**Pond 1P: OVERALL**      Inflow=1.16 cfs   3,884 cf  
Primary=1.16 cfs   3,884 cf

**Pond P1: DP1**      Inflow=0.40 cfs   1,356 cf  
Primary=0.40 cfs   1,356 cf

**Pond P2: (new Pond)**      Inflow=0.76 cfs   2,528 cf  
Primary=0.76 cfs   2,528 cf

**Total Runoff Area = 7,821 sf   Runoff Volume = 3,884 cf   Average Runoff Depth = 5.96"**  
**34.34% Pervious = 2,686 sf   65.66% Impervious = 5,135 sf**

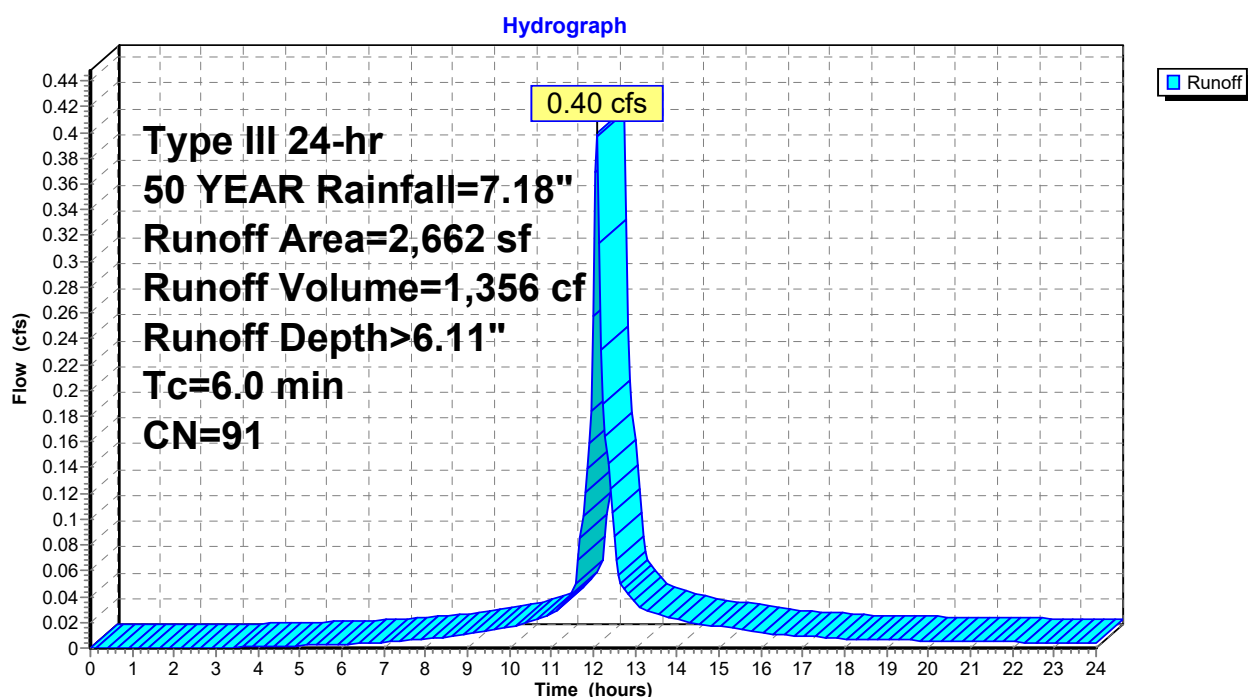
**Summary for Subcatchment 1S: EXISTING FRONT**

Runoff = 0.40 cfs @ 12.09 hrs, Volume= 1,356 cf, Depth> 6.11"  
 Routed to Pond P1 : DP1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 50 YEAR Rainfall=7.18"

| Area (sf) | CN | Description                   |
|-----------|----|-------------------------------|
| 1,024     | 98 | Roofs, HSG C                  |
| 917       | 98 | Paved parking, HSG C          |
| 721       | 74 | >75% Grass cover, Good, HSG C |
| 2,662     | 91 | Weighted Average              |
| 721       |    | 27.08% Pervious Area          |
| 1,941     |    | 72.92% Impervious Area        |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                  |
|----------|---------------|---------------|-------------------|----------------|------------------------------|
| 6.0      |               |               |                   |                | Direct Entry, flow to street |

**Subcatchment 1S: EXISTING FRONT**



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Type III 24-hr 50 YEAR Rainfall=7.18"

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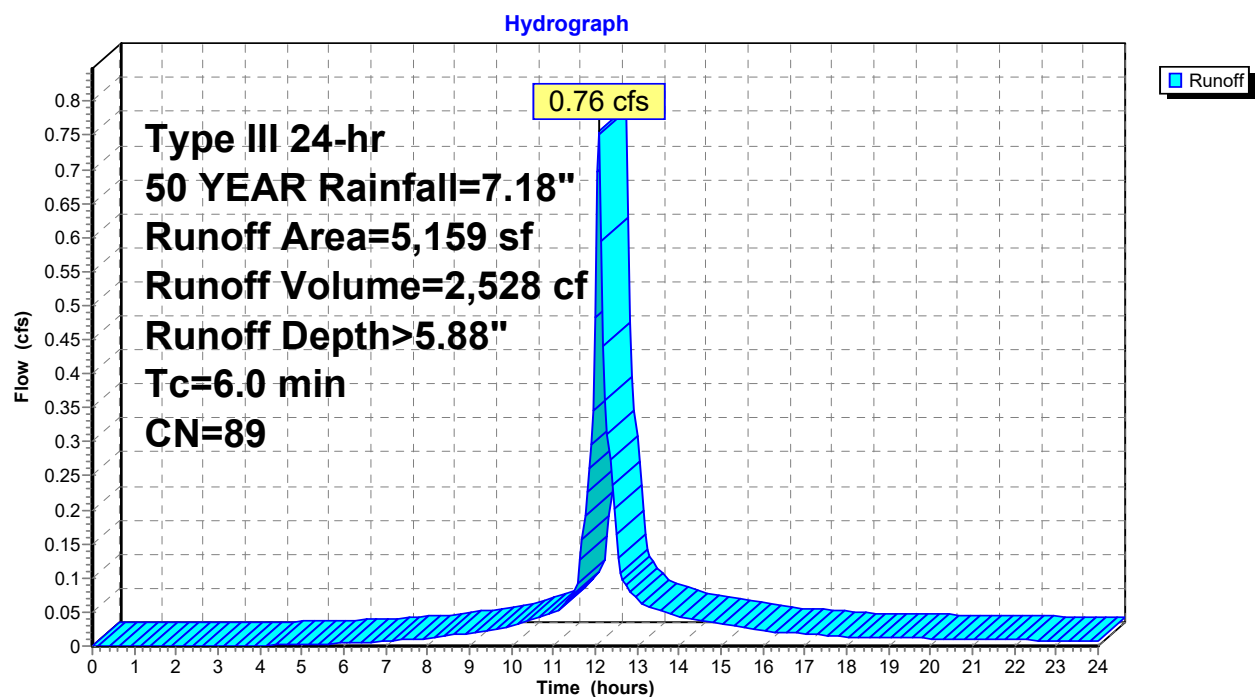
**Summary for Subcatchment 2S: EXISTING REAR**

Runoff = 0.76 cfs @ 12.09 hrs, Volume= 2,528 cf, Depth> 5.88"  
Routed to Pond P2 : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr 50 YEAR Rainfall=7.18"

| Area (sf) | CN | Description                   |
|-----------|----|-------------------------------|
| 1,550     | 98 | Roofs, HSG C                  |
| 1,644     | 98 | Paved parking, HSG C          |
| 1,965     | 74 | >75% Grass cover, Good, HSG C |
| 5,159     | 89 | Weighted Average              |
| 1,965     |    | 38.09% Pervious Area          |
| 3,194     |    | 61.91% Impervious Area        |

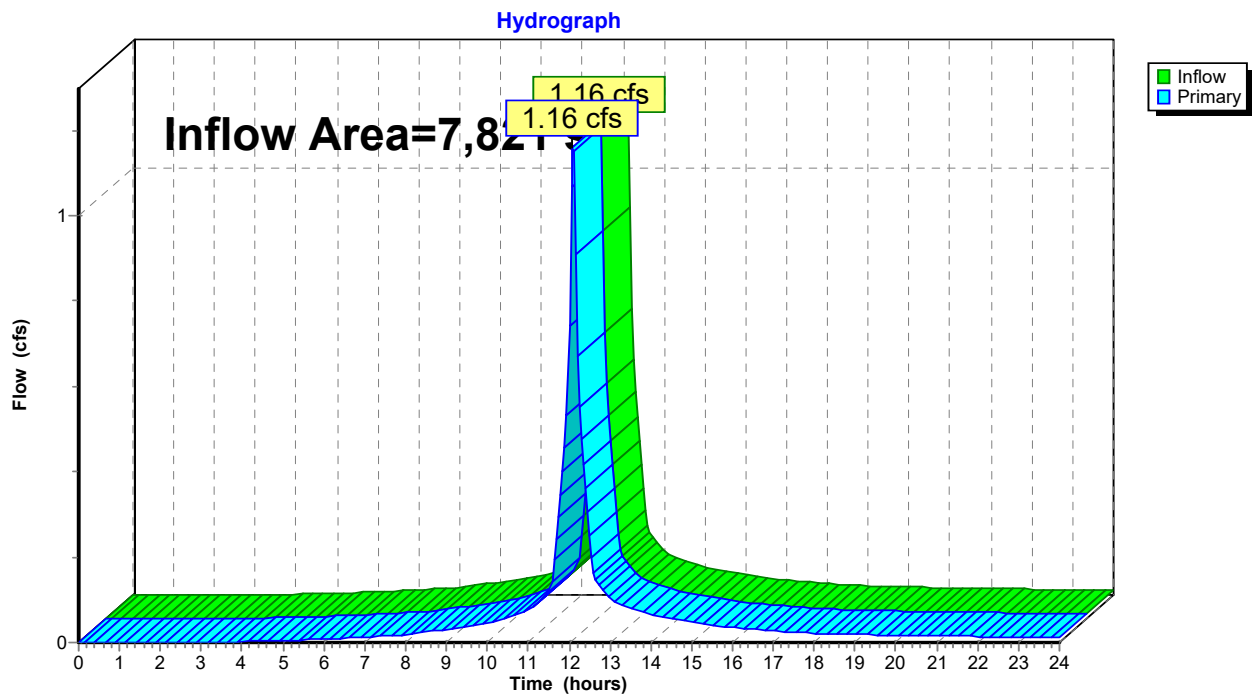
| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                |
|----------|---------------|---------------|-------------------|----------------|----------------------------|
| 6.0      |               |               |                   |                | Direct Entry, FLOW TO REAR |

**Subcatchment 2S: EXISTING REAR**

**Summary for Pond 1P: OVERALL**

Inflow Area = 7,821 sf, 65.66% Impervious, Inflow Depth > 5.96" for 50 YEAR event  
Inflow = 1.16 cfs @ 12.09 hrs, Volume= 3,884 cf  
Primary = 1.16 cfs @ 12.09 hrs, Volume= 3,884 cf, Atten= 0%, Lag= 0.0 min

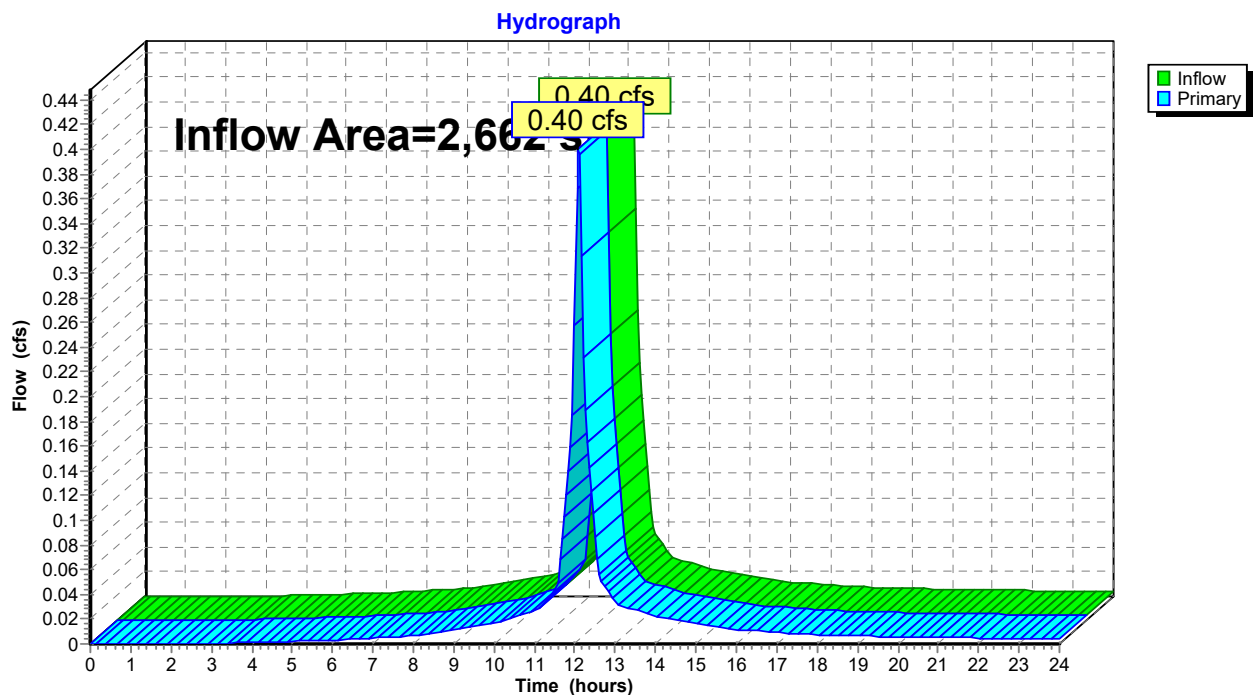
Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

**Pond 1P: OVERALL**

**Summary for Pond P1: DP1**

Inflow Area = 2,662 sf, 72.92% Impervious, Inflow Depth > 6.11" for 50 YEAR event  
Inflow = 0.40 cfs @ 12.09 hrs, Volume= 1,356 cf  
Primary = 0.40 cfs @ 12.09 hrs, Volume= 1,356 cf, Atten= 0%, Lag= 0.0 min  
Routed to Pond 1P : OVERALL

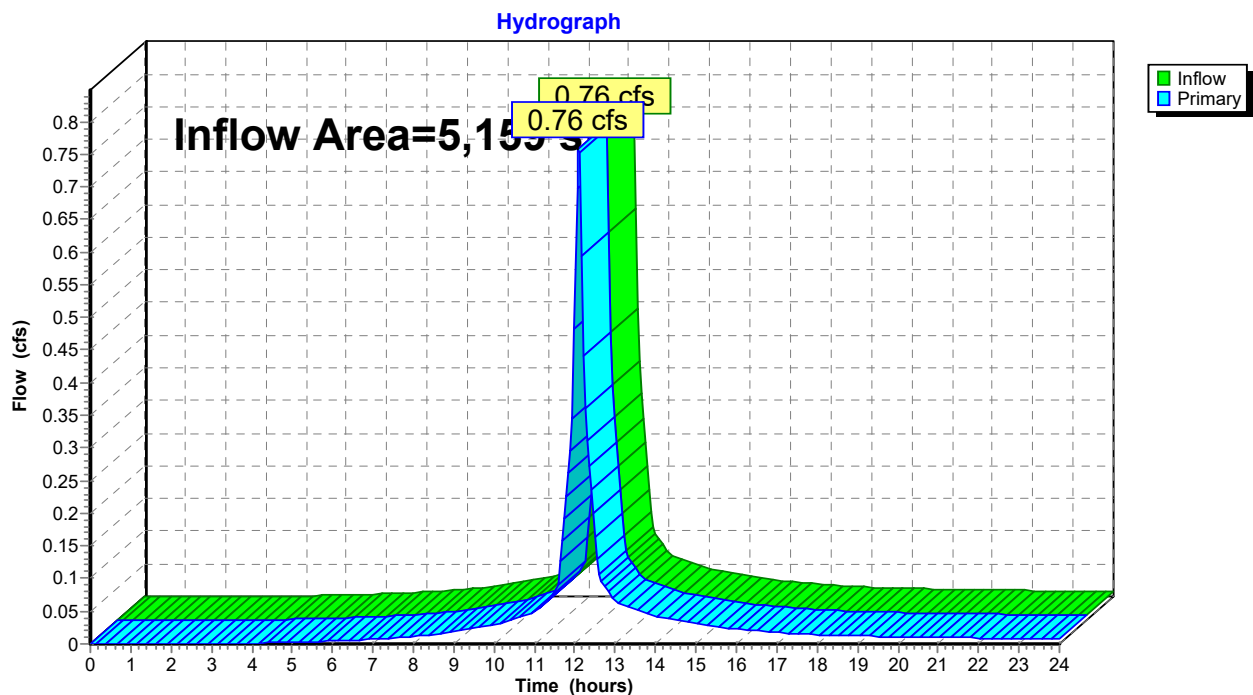
Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

**Pond P1: DP1**

**Summary for Pond P2: (new Pond)**

Inflow Area = 5,159 sf, 61.91% Impervious, Inflow Depth > 5.88" for 50 YEAR event  
Inflow = 0.76 cfs @ 12.09 hrs, Volume= 2,528 cf  
Primary = 0.76 cfs @ 12.09 hrs, Volume= 2,528 cf, Atten= 0%, Lag= 0.0 min  
Routed to Pond 1P : OVERALL

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

**Pond P2: (new Pond)**



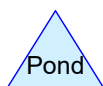
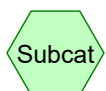
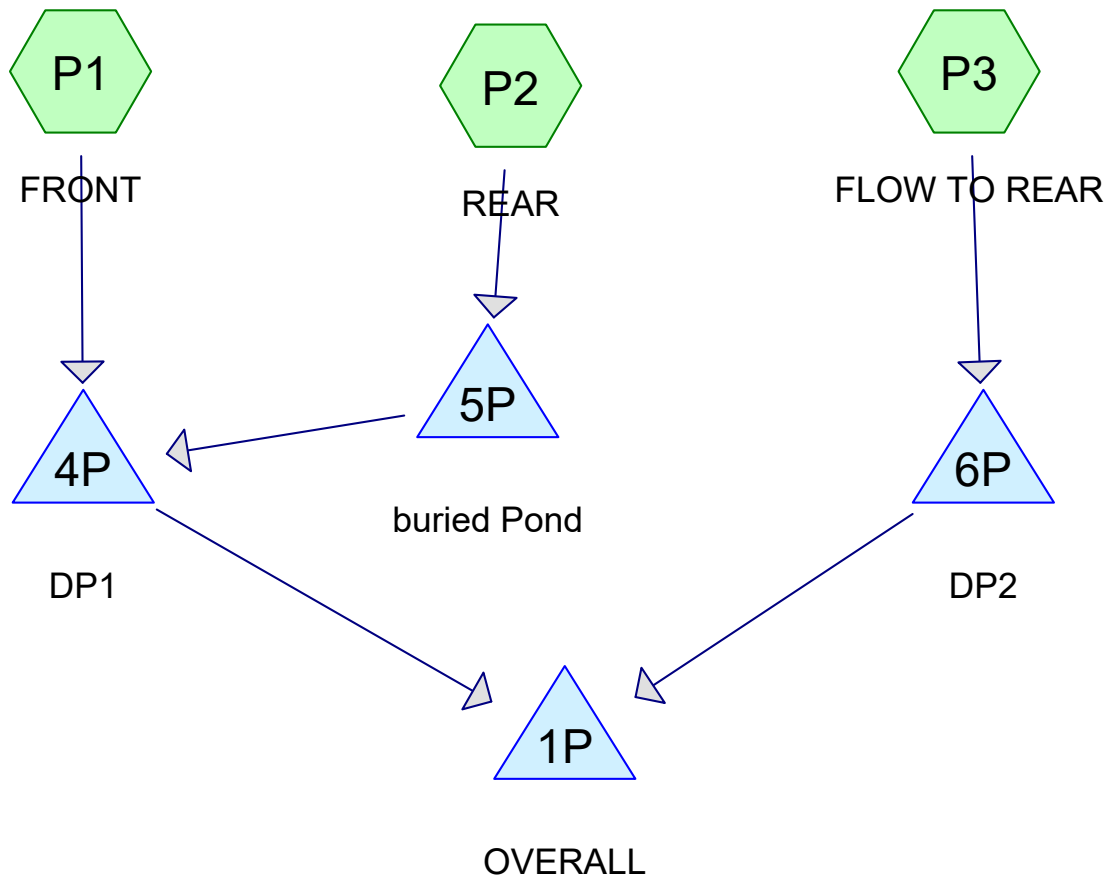


## STORMWATER MANAGEMENT REPORT

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POST-DEVELOPMENT DRAINAGE





## **9-11 MECHANIC - POST**

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### **Project Notes**

Rainfall events imported from "9-11 MECHANIC - PRE.hcp"

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### Rainfall Events Listing

| Event# | Event Name | Storm Type    | Curve | Mode    | Duration (hours) | B/B | Depth (inches) | AMC |
|--------|------------|---------------|-------|---------|------------------|-----|----------------|-----|
| 1      | 2 YEAR     | Type II 24-hr |       | Default | 24.00            | 1   | 3.15           | 2   |
| 2      | 10 YEAR    | Type II 24-hr |       | Default | 24.00            | 1   | 4.75           | 2   |
| 3      | 25 YEAR    | Type II 24-hr |       | Default | 24.00            | 1   | 6.01           | 2   |
| 4      | 50 YEAR    | Type II 24-hr |       | Default | 24.00            | 1   | 7.18           | 2   |



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### Area Listing (all nodes)

| Area<br>(sq-ft) | CN        | Description<br>(subcatchment-numbers)    |
|-----------------|-----------|------------------------------------------|
| 547             | 79        | 50-75% Grass cover, Fair, HSG C (P1, P3) |
| 586             | 74        | >75% Grass cover, Good, HSG C (P2)       |
| 4,667           | 98        | Paved parking, HSG C (P1, P2, P3)        |
| 1,856           | 98        | Roofs, HSG C (P1)                        |
| 165             | 98        | Walk, HSG C (P1)                         |
| <b>7,821</b>    | <b>95</b> | <b>TOTAL AREA</b>                        |

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### Soil Listing (all nodes)

| Area<br>(sq-ft) | Soil<br>Group | Subcatchment<br>Numbers |
|-----------------|---------------|-------------------------|
| 0               | HSG A         |                         |
| 0               | HSG B         |                         |
| 7,821           | HSG C         | P1, P2, P3              |
| 0               | HSG D         |                         |
| 0               | Other         |                         |
| <b>7,821</b>    |               | <b>TOTAL AREA</b>       |

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### Ground Covers (all nodes)

| HSG-A<br>(sq-ft) | HSG-B<br>(sq-ft) | HSG-C<br>(sq-ft) | HSG-D<br>(sq-ft) | Other<br>(sq-ft) | Total<br>(sq-ft) | Ground<br>Cover                |
|------------------|------------------|------------------|------------------|------------------|------------------|--------------------------------|
| 0                | 0                | 547              | 0                | 0                | 547              | 50-75%<br>Grass cover,<br>Fair |
| 0                | 0                | 586              | 0                | 0                | 586              | >75% Grass<br>cover, Good      |
| 0                | 0                | 4,667            | 0                | 0                | 4,667            | Paved parking                  |
| 0                | 0                | 1,856            | 0                | 0                | 1,856            | Roofs                          |
| 0                | 0                | 165              | 0                | 0                | 165              | Walk                           |
| <b>0</b>         | <b>0</b>         | <b>7,821</b>     | <b>0</b>         | <b>0</b>         | <b>7,821</b>     | <b>TOTAL AREA</b>              |

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### Pipe Listing (all nodes)

| Line# | Node<br>Number | In-Invert<br>(feet) | Out-Invert<br>(feet) | Length<br>(feet) | Slope<br>(ft/ft) | n     | Width<br>(inches) | Diam/Height<br>(inches) | Inside-Fill<br>(inches) |
|-------|----------------|---------------------|----------------------|------------------|------------------|-------|-------------------|-------------------------|-------------------------|
| 1     | 5P             | 61.00               | 60.39                | 122.0            | 0.0050           | 0.013 | 0.0               | 8.0                     | 0.0                     |

## 9-11 MECHANIC - POST

Type II 24-hr 2 YEAR Rainfall=3.15"

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 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 P1: FRONT

Runoff Area=2,694 sf 95.29% Impervious Runoff Depth=2.81"  
Tc=6.0 min CN=97 Runoff=0.26 cfs 630 cf

### Subcatchment P2: REAR

Runoff Area=4,409 sf 86.71% Impervious Runoff Depth=2.60"  
Tc=6.0 min CN=95 Runoff=0.41 cfs 954 cf

### Subcatchment P3: FLOW TO REAR

Runoff Area=718 sf 41.50% Impervious Runoff Depth=1.87"  
Tc=6.0 min CN=87 Runoff=0.05 cfs 112 cf

### Pond 1P: OVERALL

Inflow=0.32 cfs 784 cf  
Primary=0.32 cfs 784 cf

### Pond 4P: DP1

Inflow=0.26 cfs 672 cf  
Primary=0.26 cfs 672 cf

### Pond 5P: buried Pond

Peak Elev=63.95' Storage=478 cf Inflow=0.41 cfs 954 cf  
Discarded=0.01 cfs 913 cf Primary=0.01 cfs 42 cf Outflow=0.02 cfs 955 cf

### Pond 6P: DP2

Inflow=0.05 cfs 112 cf  
Primary=0.05 cfs 112 cf

**Total Runoff Area = 7,821 sf Runoff Volume = 1,696 cf Average Runoff Depth = 2.60"**  
**14.49% Pervious = 1,133 sf 85.51% Impervious = 6,688 sf**



**9-11 MECHANIC - POST**

Type II 24-hr 2 YEAR Rainfall=3.15"

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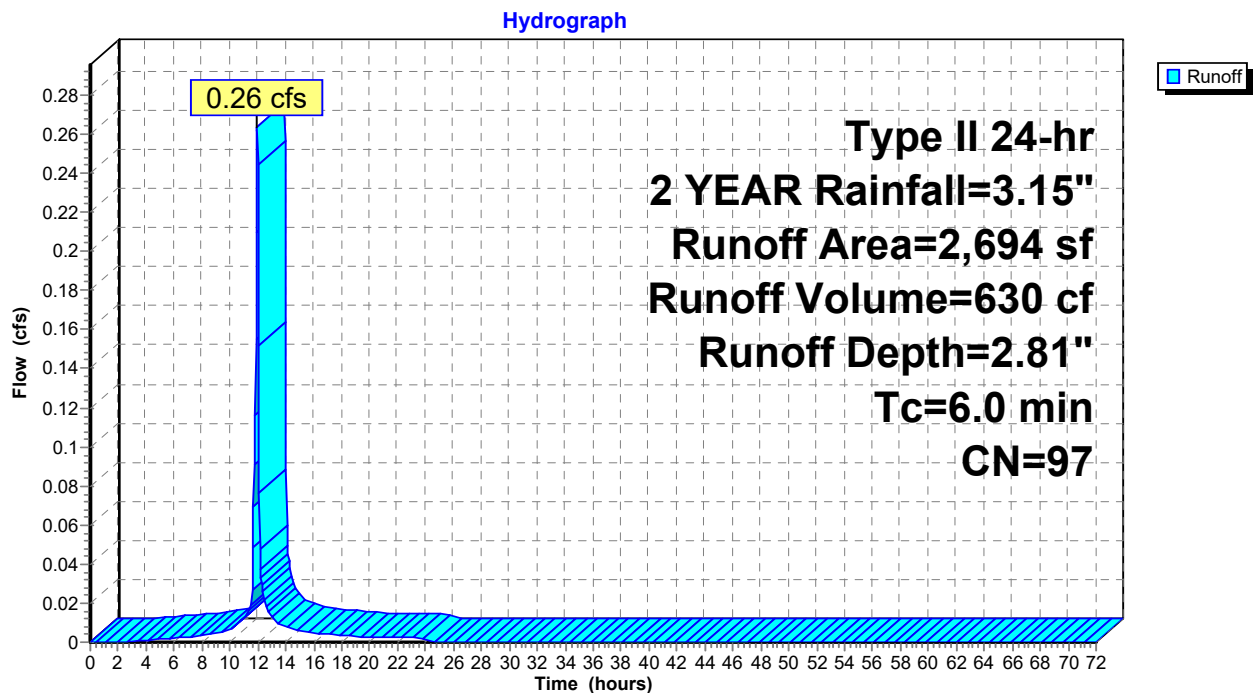
**Summary for Subcatchment P1: FRONT**

Runoff = 0.26 cfs @ 11.96 hrs, Volume= 630 cf, Depth= 2.81"  
Routed to Pond 4P : DP1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 2 YEAR Rainfall=3.15"

|   | Area (sf) | CN | Description                     |
|---|-----------|----|---------------------------------|
| * | 1,856     | 98 | Roofs, HSG C                    |
|   | 165       | 98 | Walk, HSG C                     |
|   | 546       | 98 | Paved parking, HSG C            |
|   | 127       | 79 | 50-75% Grass cover, Fair, HSG C |
|   | 2,694     | 97 | Weighted Average                |
|   | 127       |    | 4.71% Pervious Area             |
|   | 2,567     |    | 95.29% Impervious Area          |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                  |
|-------------|------------------|------------------|----------------------|-------------------|------------------------------|
| 6.0         |                  |                  |                      |                   | Direct Entry, flow to street |

**Subcatchment P1: FRONT**

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Type II 24-hr 2 YEAR Rainfall=3.15"

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### Summary for Subcatchment P2: REAR

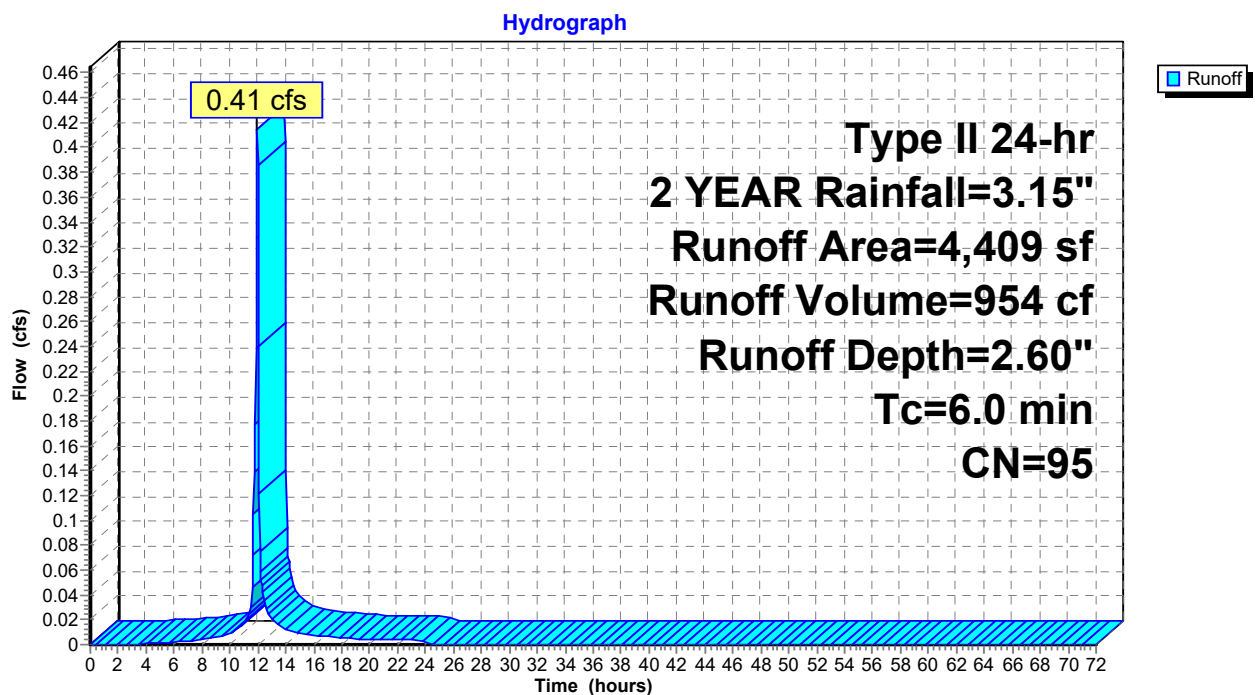
Runoff = 0.41 cfs @ 11.96 hrs, Volume= 954 cf, Depth= 2.60"  
Routed to Pond 5P : buried Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 2 YEAR Rainfall=3.15"

| Area (sf) | CN | Description                   |
|-----------|----|-------------------------------|
| 3,823     | 98 | Paved parking, HSG C          |
| 586       | 74 | >75% Grass cover, Good, HSG C |
| 4,409     | 95 | Weighted Average              |
| 586       |    | 13.29% Pervious Area          |
| 3,823     |    | 86.71% Impervious Area        |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                |
|----------|---------------|---------------|-------------------|----------------|----------------------------|
| 6.0      |               |               |                   |                | Direct Entry, FLOW TO REAR |

### Subcatchment P2: REAR



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Type II 24-hr 2 YEAR Rainfall=3.15"

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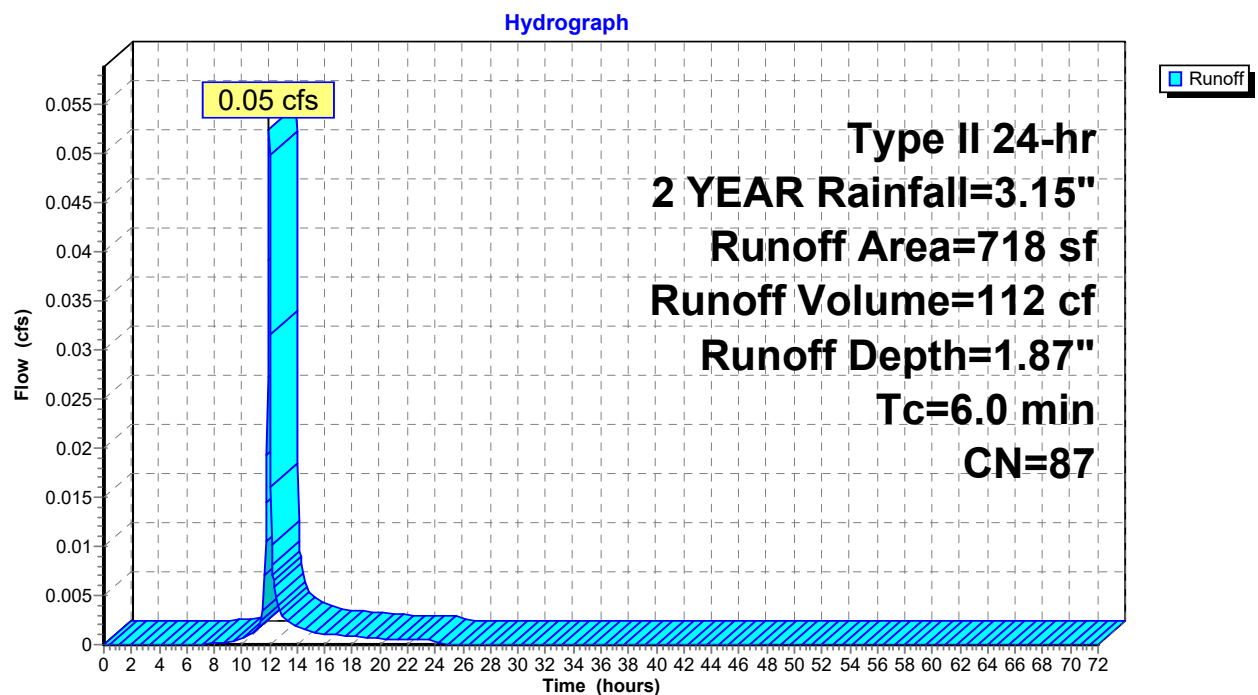
**Summary for Subcatchment P3: FLOW TO REAR**

Runoff = 0.05 cfs @ 11.97 hrs, Volume= 112 cf, Depth= 1.87"  
Routed to Pond 6P : DP2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 2 YEAR Rainfall=3.15"

| Area (sf) | CN | Description                     |
|-----------|----|---------------------------------|
| 420       | 79 | 50-75% Grass cover, Fair, HSG C |
| 298       | 98 | Paved parking, HSG C            |
| 718       | 87 | Weighted Average                |
| 420       |    | 58.50% Pervious Area            |
| 298       |    | 41.50% Impervious Area          |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                |
|----------|---------------|---------------|-------------------|----------------|----------------------------|
| 6.0      |               |               |                   |                | Direct Entry, FLOW TO REAR |

**Subcatchment P3: FLOW TO REAR**

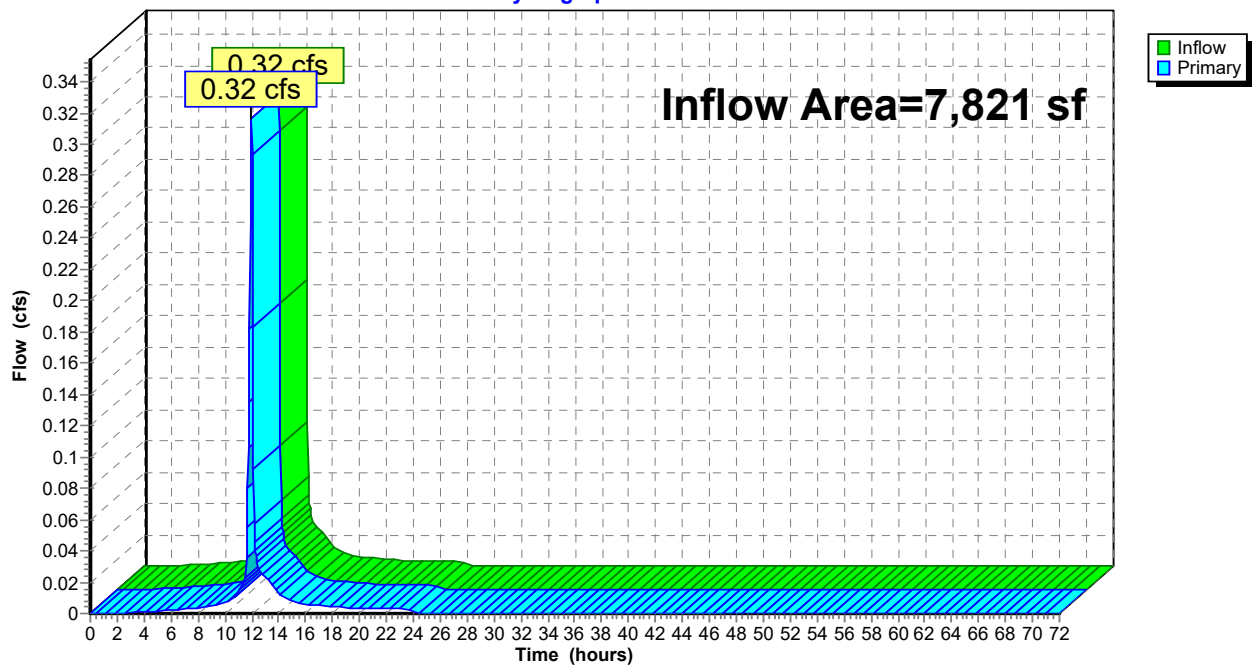
**Summary for Pond 1P: OVERALL**

Inflow Area = 7,821 sf, 85.51% Impervious, Inflow Depth = 1.20" for 2 YEAR event  
Inflow = 0.32 cfs @ 11.96 hrs, Volume= 784 cf  
Primary = 0.32 cfs @ 11.96 hrs, Volume= 784 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Pond 1P: OVERALL**

Hydrograph



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Type II 24-hr 2 YEAR Rainfall=3.15"

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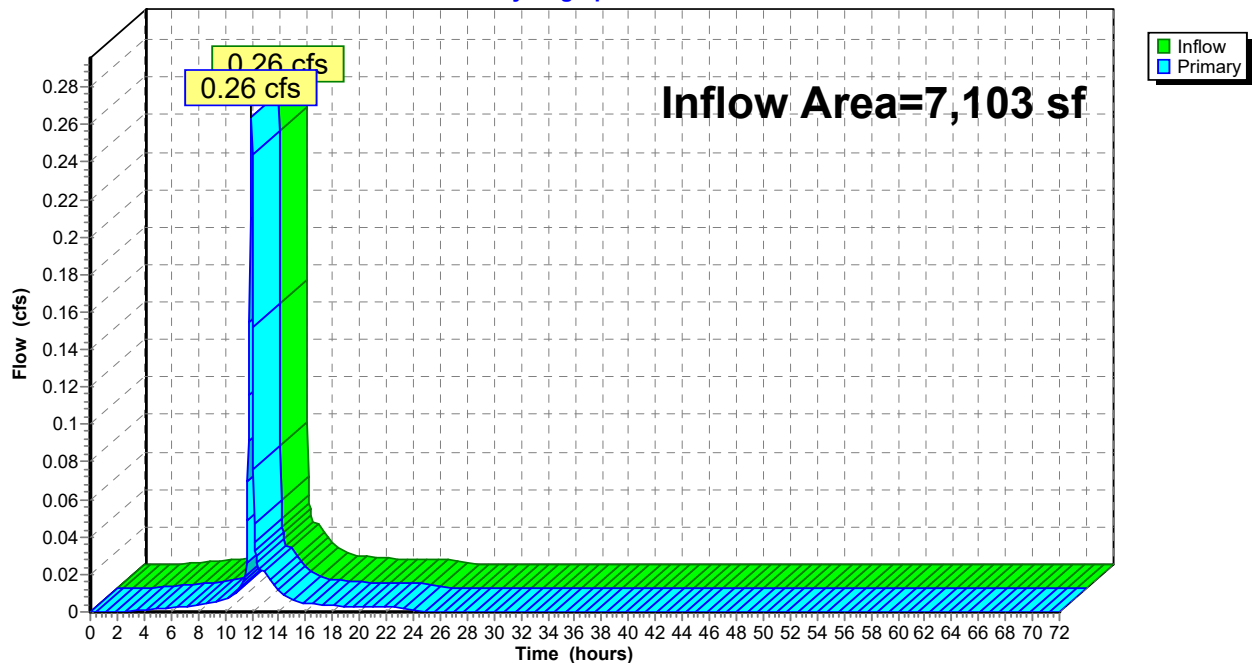
### Summary for Pond 4P: DP1

Inflow Area = 7,103 sf, 89.96% Impervious, Inflow Depth = 1.13" for 2 YEAR event  
Inflow = 0.26 cfs @ 11.96 hrs, Volume= 672 cf  
Primary = 0.26 cfs @ 11.96 hrs, Volume= 672 cf, Atten= 0%, Lag= 0.0 min  
Routed to Pond 1P : OVERALL

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

### Pond 4P: DP1

Hydrograph





**9-11 MECHANIC - POST**

Type II 24-hr 2 YEAR Rainfall=3.15"

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**Summary for Pond 5P: buried Pond**

Inflow Area = 4,409 sf, 86.71% Impervious, Inflow Depth = 2.60" for 2 YEAR event  
 Inflow = 0.41 cfs @ 11.96 hrs, Volume= 954 cf  
 Outflow = 0.02 cfs @ 13.01 hrs, Volume= 955 cf, Atten= 95%, Lag= 63.1 min  
 Discarded = 0.01 cfs @ 11.15 hrs, Volume= 913 cf  
 Primary = 0.01 cfs @ 13.01 hrs, Volume= 42 cf  
 Routed to Pond 4P : DP1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
 Peak Elev= 63.95' @ 13.01 hrs Surf.Area= 504 sf Storage= 478 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)  
 Center-of-Mass det. time= 347.0 min ( 1,125.1 - 778.1 )

| Volume | Invert | Avail.Storage | Storage Description                                                                      |
|--------|--------|---------------|------------------------------------------------------------------------------------------|
| #1     | 63.00' | 616 cf        | <b>12.00'W x 42.00'L x 1.50'H Prismatic</b><br>756 cf Overall - 140 cf Embedded = 616 cf |
| #2     | 63.50' | 140 cf        | <b>8.0" Round Pipe Storage</b> x 10 Inside #1<br>L= 40.0'                                |
|        |        | 756 cf        | Total Available Storage                                                                  |

| Device | Routing   | Invert | Outlet Devices                                                                                                                                                                                                 |
|--------|-----------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1     | Primary   | 61.00' | <b>8.0" Round Culvert</b><br>L= 122.0' CPP, square edge headwall, Ke= 0.500<br>Inlet / Outlet Invert= 61.00' / 60.39' S= 0.0050 ' / ' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf |
| #2     | Device 1  | 63.90' | <b>8.0" Vert. Orifice/Grate</b> C= 0.600<br>Limited to weir flow at low heads                                                                                                                                  |
| #3     | Discarded | 63.00' | <b>1.000 in/hr Exfiltration over Surface area</b>                                                                                                                                                              |

**Discarded OutFlow** Max=0.01 cfs @ 11.15 hrs HW=63.02' (Free Discharge)

↑ **3=Exfiltration** (Exfiltration Controls 0.01 cfs)

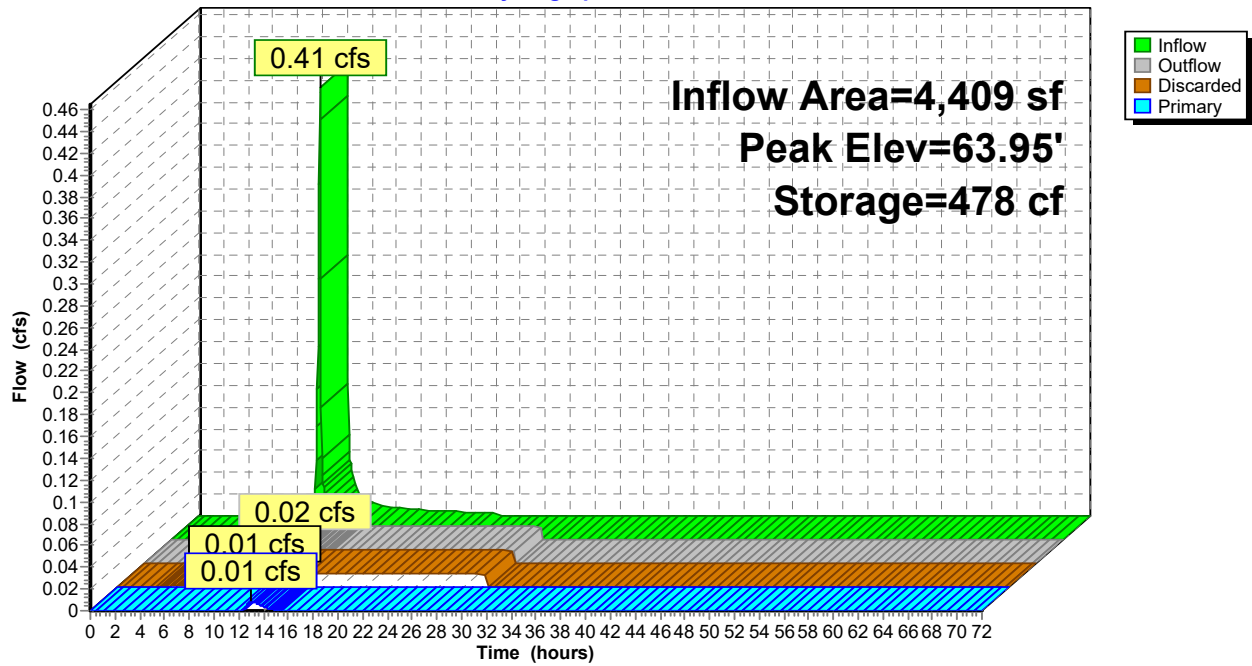
**Primary OutFlow** Max=0.01 cfs @ 13.01 hrs HW=63.95' TW=0.00' (Dynamic Tailwater)

↑ **1=Culvert** (Passes 0.01 cfs of 1.68 cfs potential flow)

↑ **2=Orifice/Grate** (Orifice Controls 0.01 cfs @ 0.75 fps)

# Pond 5P: buried Pond

## Hydrograph



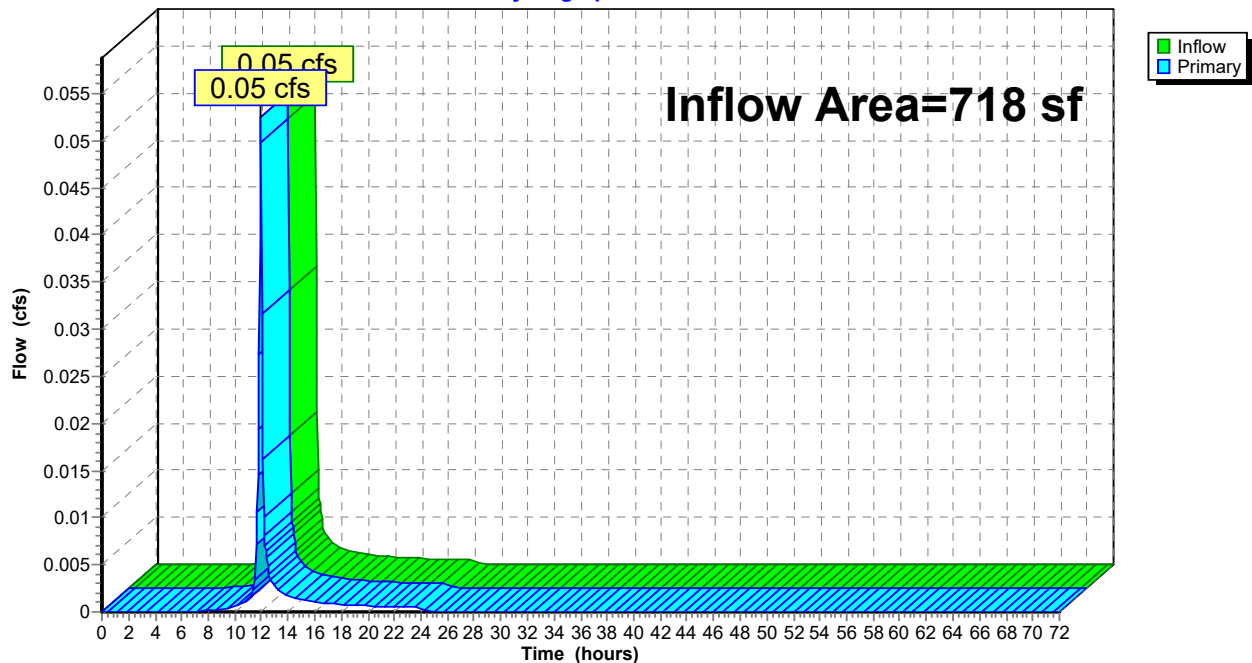
**Summary for Pond 6P: DP2**

Inflow Area = 718 sf, 41.50% Impervious, Inflow Depth = 1.87" for 2 YEAR event  
Inflow = 0.05 cfs @ 11.97 hrs, Volume= 112 cf  
Primary = 0.05 cfs @ 11.97 hrs, Volume= 112 cf, Atten= 0%, Lag= 0.0 min  
Routed to Pond 1P : OVERALL

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Pond 6P: DP2**

Hydrograph



## 9-11 MECHANIC - POST

Type II 24-hr 10 YEAR Rainfall=4.75"

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 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 P1: FRONT

Runoff Area=2,694 sf 95.29% Impervious Runoff Depth=4.40"  
Tc=6.0 min CN=97 Runoff=0.40 cfs 987 cf

### Subcatchment P2: REAR

Runoff Area=4,409 sf 86.71% Impervious Runoff Depth=4.17"  
Tc=6.0 min CN=95 Runoff=0.65 cfs 1,533 cf

### Subcatchment P3: FLOW TO REAR

Runoff Area=718 sf 41.50% Impervious Runoff Depth=3.33"  
Tc=6.0 min CN=87 Runoff=0.09 cfs 199 cf

### Pond 1P: OVERALL

Inflow=0.60 cfs 1,642 cf  
Primary=0.60 cfs 1,642 cf

### Pond 4P: DP1

Inflow=0.52 cfs 1,443 cf  
Primary=0.52 cfs 1,443 cf

### Pond 5P: buried Pond

Peak Elev=64.21' Storage=608 cf Inflow=0.65 cfs 1,533 cf  
Discarded=0.01 cfs 1,078 cf Primary=0.29 cfs 455 cf Outflow=0.30 cfs 1,534 cf

### Pond 6P: DP2

Inflow=0.09 cfs 199 cf  
Primary=0.09 cfs 199 cf

**Total Runoff Area = 7,821 sf Runoff Volume = 2,720 cf Average Runoff Depth = 4.17"**  
**14.49% Pervious = 1,133 sf 85.51% Impervious = 6,688 sf**

**9-11 MECHANIC - POST**

Type II 24-hr 10 YEAR Rainfall=4.75"

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**Summary for Subcatchment P1: FRONT**

Runoff = 0.40 cfs @ 11.96 hrs, Volume= 987 cf, Depth= 4.40"  
Routed to Pond 4P : DP1

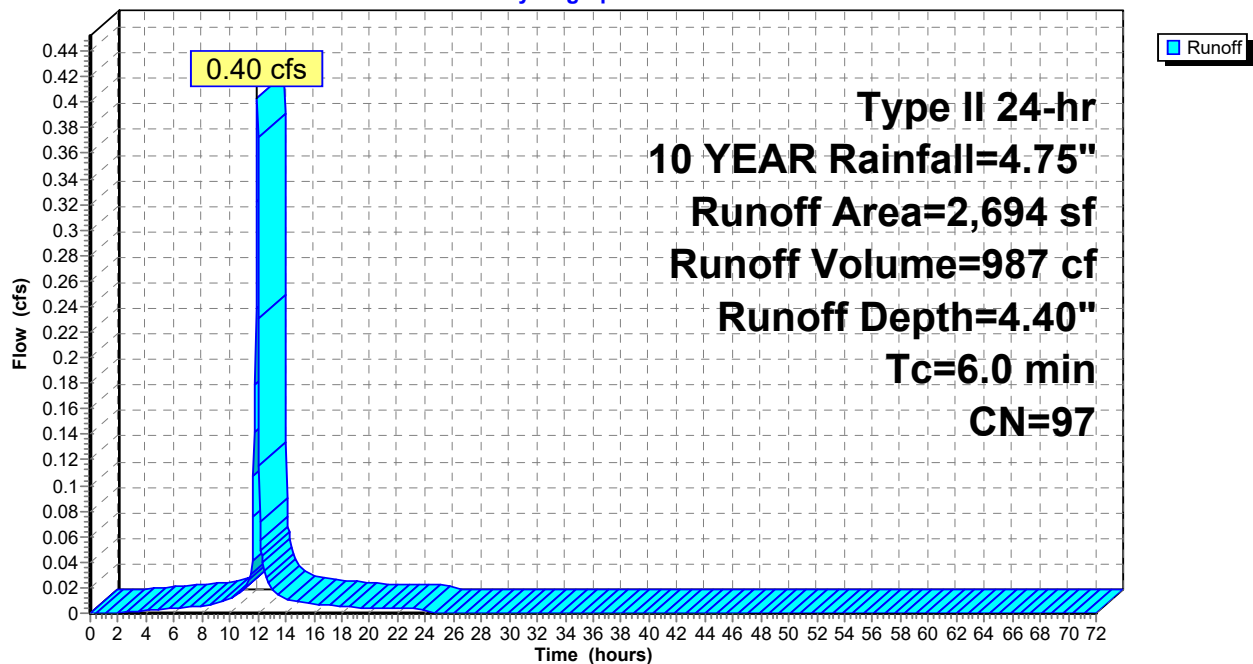
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 10 YEAR Rainfall=4.75"

|   | Area (sf) | CN | Description                     |
|---|-----------|----|---------------------------------|
| * | 1,856     | 98 | Roofs, HSG C                    |
|   | 165       | 98 | Walk, HSG C                     |
|   | 546       | 98 | Paved parking, HSG C            |
|   | 127       | 79 | 50-75% Grass cover, Fair, HSG C |
|   | 2,694     | 97 | Weighted Average                |
|   | 127       |    | 4.71% Pervious Area             |
|   | 2,567     |    | 95.29% Impervious Area          |

| Tc    | Length | Slope   | Velocity | Capacity | Description                  |
|-------|--------|---------|----------|----------|------------------------------|
| (min) | (feet) | (ft/ft) | (ft/sec) | (cfs)    |                              |
| 6.0   |        |         |          |          | Direct Entry, flow to street |

**Subcatchment P1: FRONT**

Hydrograph





## 9-11 MECHANIC - POST

Type II 24-hr 10 YEAR Rainfall=4.75"

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### Summary for Subcatchment P2: REAR

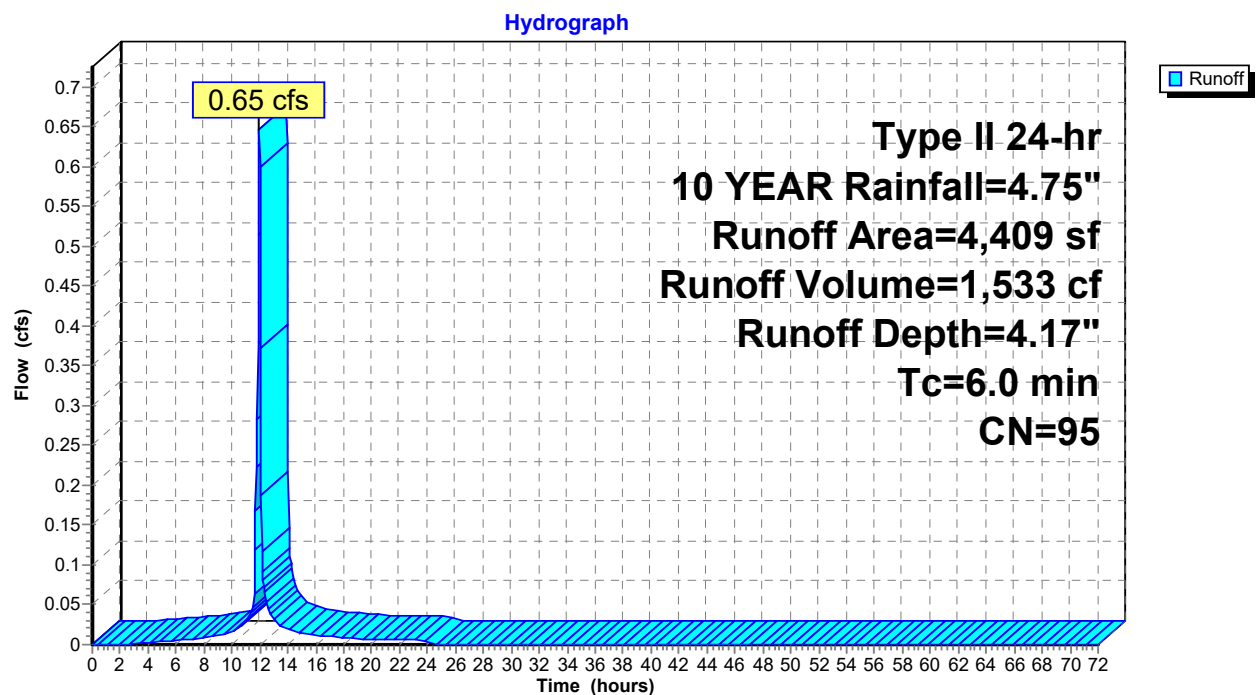
Runoff = 0.65 cfs @ 11.96 hrs, Volume= 1,533 cf, Depth= 4.17"  
Routed to Pond 5P : buried Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 10 YEAR Rainfall=4.75"

| Area (sf) | CN | Description                   |
|-----------|----|-------------------------------|
| 3,823     | 98 | Paved parking, HSG C          |
| 586       | 74 | >75% Grass cover, Good, HSG C |
| 4,409     | 95 | Weighted Average              |
| 586       |    | 13.29% Pervious Area          |
| 3,823     |    | 86.71% Impervious Area        |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                |
|----------|---------------|---------------|-------------------|----------------|----------------------------|
| 6.0      |               |               |                   |                | Direct Entry, FLOW TO REAR |

### Subcatchment P2: REAR



## 9-11 MECHANIC - POST

Type II 24-hr 10 YEAR Rainfall=4.75"

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### Summary for Subcatchment P3: FLOW TO REAR

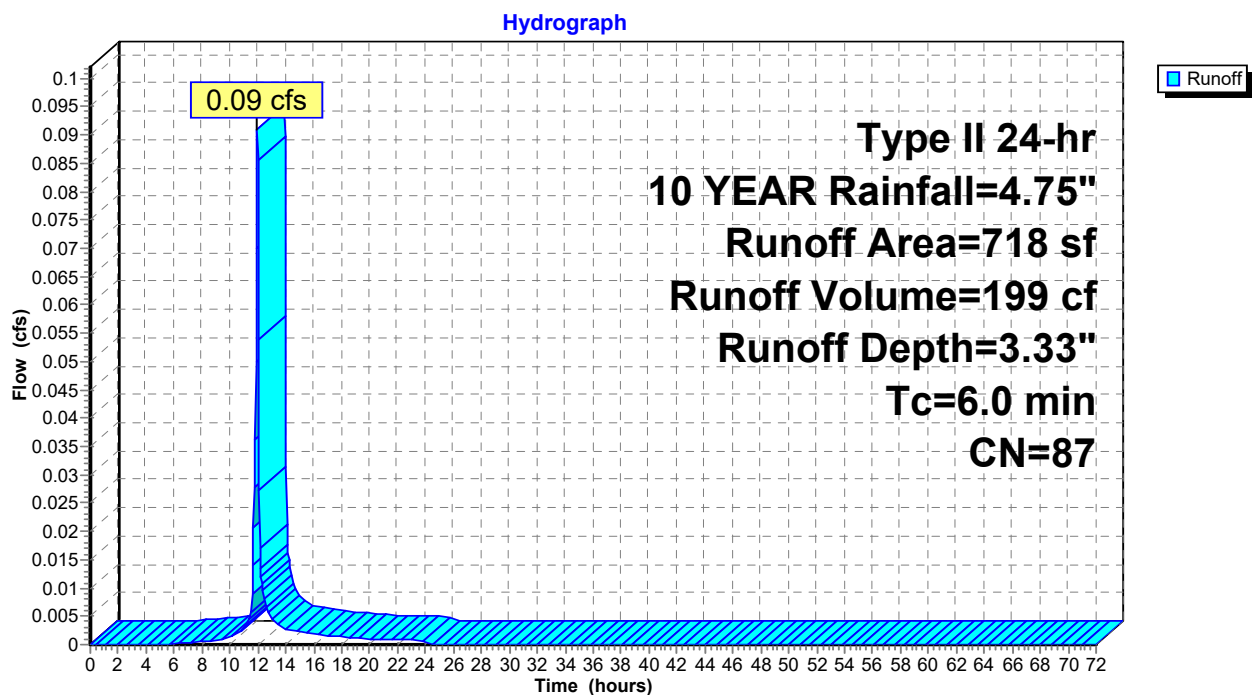
Runoff = 0.09 cfs @ 11.97 hrs, Volume= 199 cf, Depth= 3.33"  
Routed to Pond 6P : DP2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 10 YEAR Rainfall=4.75"

| Area (sf) | CN | Description                     |
|-----------|----|---------------------------------|
| 420       | 79 | 50-75% Grass cover, Fair, HSG C |
| 298       | 98 | Paved parking, HSG C            |
| 718       | 87 | Weighted Average                |
| 420       |    | 58.50% Pervious Area            |
| 298       |    | 41.50% Impervious Area          |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                |
|----------|---------------|---------------|-------------------|----------------|----------------------------|
| 6.0      |               |               |                   |                | Direct Entry, FLOW TO REAR |

### Subcatchment P3: FLOW TO REAR



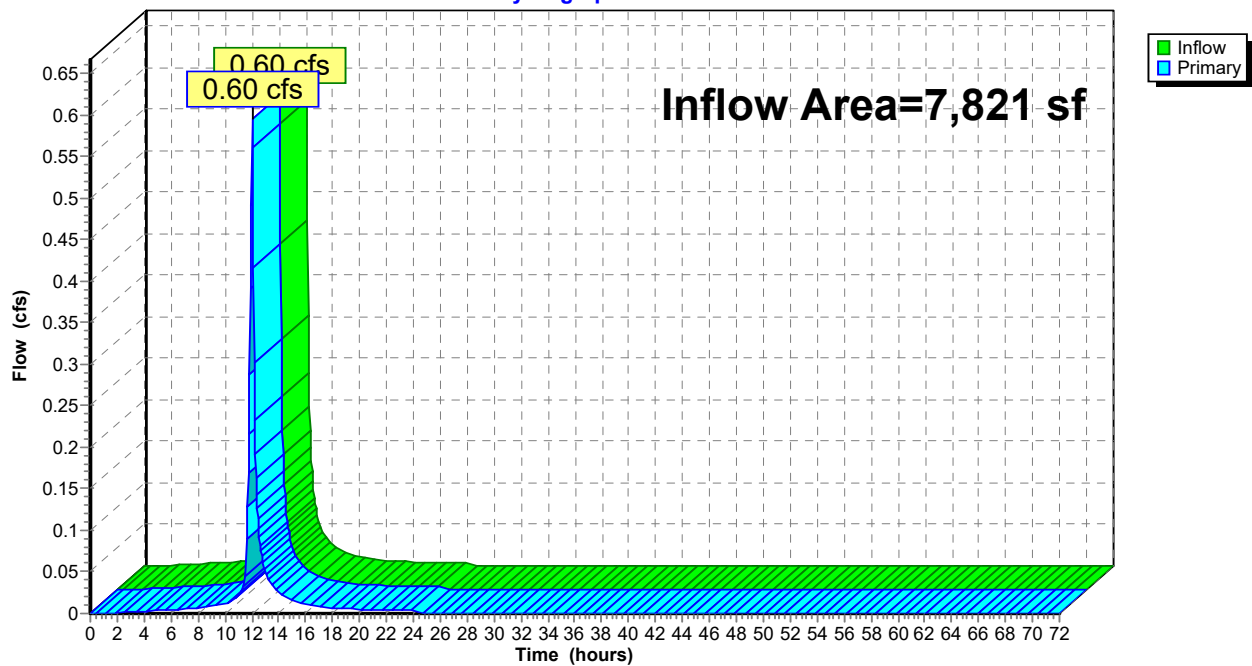
**Summary for Pond 1P: OVERALL**

Inflow Area = 7,821 sf, 85.51% Impervious, Inflow Depth = 2.52" for 10 YEAR event  
Inflow = 0.60 cfs @ 12.01 hrs, Volume= 1,642 cf  
Primary = 0.60 cfs @ 12.01 hrs, Volume= 1,642 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Pond 1P: OVERALL**

Hydrograph



## 9-11 MECHANIC - POST

Type II 24-hr 10 YEAR Rainfall=4.75"

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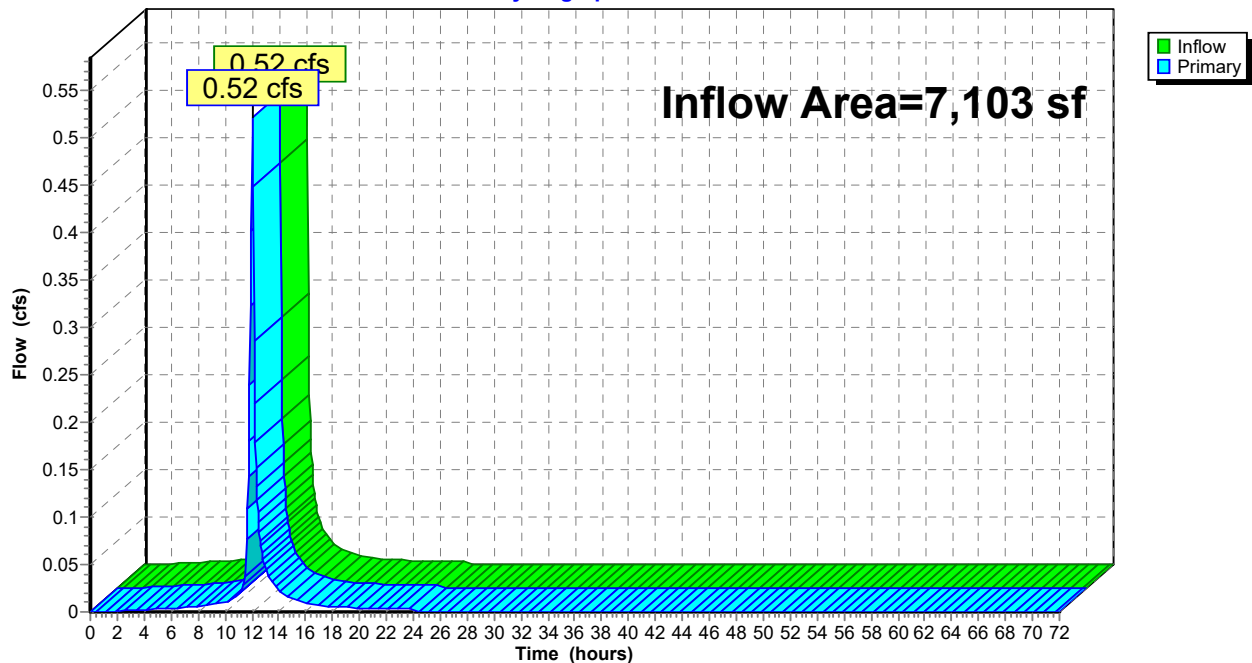
### Summary for Pond 4P: DP1

Inflow Area = 7,103 sf, 89.96% Impervious, Inflow Depth = 2.44" for 10 YEAR event  
Inflow = 0.52 cfs @ 12.03 hrs, Volume= 1,443 cf  
Primary = 0.52 cfs @ 12.03 hrs, Volume= 1,443 cf, Atten= 0%, Lag= 0.0 min  
Routed to Pond 1P : OVERALL

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

### Pond 4P: DP1

Hydrograph



**9-11 MECHANIC - POST**

Type II 24-hr 10 YEAR Rainfall=4.75"

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**Summary for Pond 5P: buried Pond**

Inflow Area = 4,409 sf, 86.71% Impervious, Inflow Depth = 4.17" for 10 YEAR event  
 Inflow = 0.65 cfs @ 11.96 hrs, Volume= 1,533 cf  
 Outflow = 0.30 cfs @ 12.07 hrs, Volume= 1,534 cf, Atten= 53%, Lag= 6.7 min  
 Discarded = 0.01 cfs @ 10.20 hrs, Volume= 1,078 cf  
 Primary = 0.29 cfs @ 12.07 hrs, Volume= 455 cf  
 Routed to Pond 4P : DP1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
 Peak Elev= 64.21' @ 12.07 hrs Surf.Area= 504 sf Storage= 608 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)  
 Center-of-Mass det. time= 265.5 min ( 1,031.5 - 766.0 )

| Volume | Invert | Avail.Storage | Storage Description                                                                      |
|--------|--------|---------------|------------------------------------------------------------------------------------------|
| #1     | 63.00' | 616 cf        | <b>12.00'W x 42.00'L x 1.50'H Prismatic</b><br>756 cf Overall - 140 cf Embedded = 616 cf |
| #2     | 63.50' | 140 cf        | <b>8.0" Round Pipe Storage</b> x 10 Inside #1<br>L= 40.0'                                |
|        |        | 756 cf        | Total Available Storage                                                                  |

| Device | Routing   | Invert | Outlet Devices                                                                                                                                                                                                 |
|--------|-----------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1     | Primary   | 61.00' | <b>8.0" Round Culvert</b><br>L= 122.0' CPP, square edge headwall, Ke= 0.500<br>Inlet / Outlet Invert= 61.00' / 60.39' S= 0.0050 ' / ' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf |
| #2     | Device 1  | 63.90' | <b>8.0" Vert. Orifice/Grate</b> C= 0.600<br>Limited to weir flow at low heads                                                                                                                                  |
| #3     | Discarded | 63.00' | <b>1.000 in/hr Exfiltration over Surface area</b>                                                                                                                                                              |

**Discarded OutFlow** Max=0.01 cfs @ 10.20 hrs HW=63.02' (Free Discharge)

↑ **3=Exfiltration** (Exfiltration Controls 0.01 cfs)

**Primary OutFlow** Max=0.27 cfs @ 12.07 hrs HW=64.19' TW=0.00' (Dynamic Tailwater)

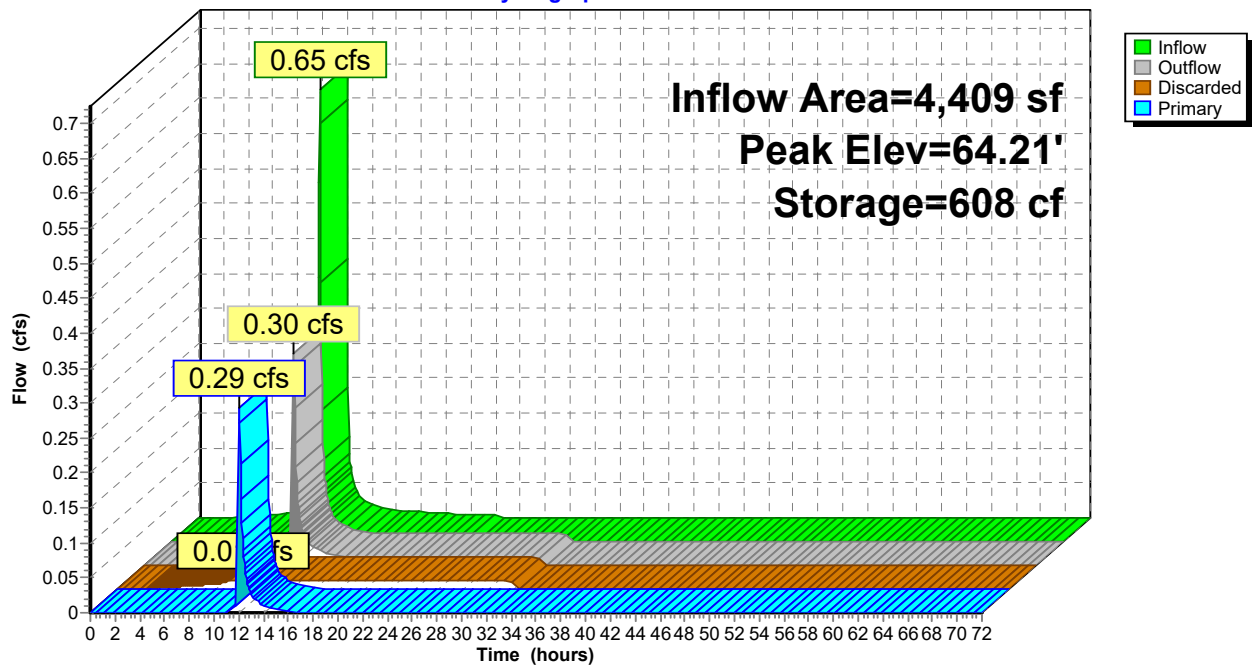
↑ **1=Culvert** (Passes 0.27 cfs of 1.75 cfs potential flow)

↑ **2=Orifice/Grate** (Orifice Controls 0.27 cfs @ 1.85 fps)



## Pond 5P: buried Pond

## Hydrograph



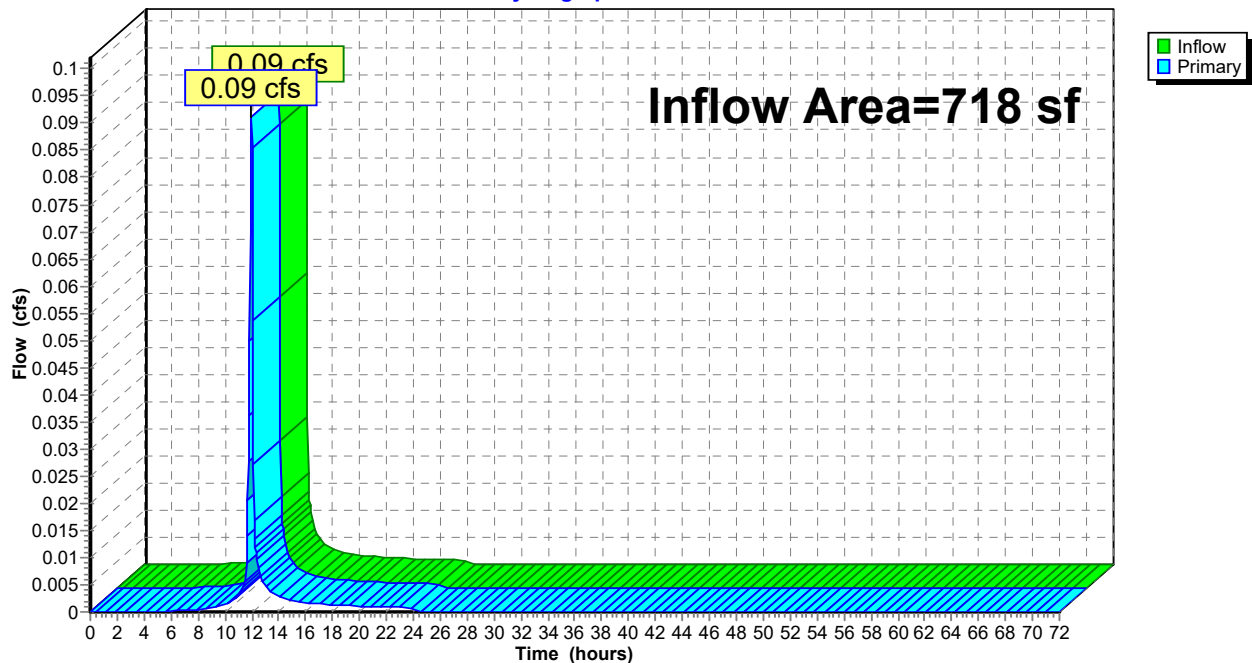
**Summary for Pond 6P: DP2**

Inflow Area = 718 sf, 41.50% Impervious, Inflow Depth = 3.33" for 10 YEAR event  
Inflow = 0.09 cfs @ 11.97 hrs, Volume= 199 cf  
Primary = 0.09 cfs @ 11.97 hrs, Volume= 199 cf, Atten= 0%, Lag= 0.0 min  
Routed to Pond 1P : OVERALL

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Pond 6P: DP2**

Hydrograph



## 9-11 MECHANIC - POST

Type II 24-hr 25 YEAR Rainfall=6.01"

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 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 P1: FRONT

Runoff Area=2,694 sf 95.29% Impervious Runoff Depth=5.65"  
Tc=6.0 min CN=97 Runoff=0.51 cfs 1,269 cf

### Subcatchment P2: REAR

Runoff Area=4,409 sf 86.71% Impervious Runoff Depth=5.42"  
Tc=6.0 min CN=95 Runoff=0.83 cfs 1,992 cf

### Subcatchment P3: FLOW TO REAR

Runoff Area=718 sf 41.50% Impervious Runoff Depth=4.53"  
Tc=6.0 min CN=87 Runoff=0.12 cfs 271 cf

### Pond 1P: OVERALL

Inflow=1.12 cfs 2,358 cf  
Primary=1.12 cfs 2,358 cf

### Pond 4P: DP1

Inflow=1.01 cfs 2,087 cf  
Primary=1.01 cfs 2,087 cf

### Pond 5P: buried Pond

Peak Elev=64.35' Storage=682 cf Inflow=0.83 cfs 1,992 cf  
Discarded=0.01 cfs 1,175 cf Primary=0.58 cfs 817 cf Outflow=0.59 cfs 1,993 cf

### Pond 6P: DP2

Inflow=0.12 cfs 271 cf  
Primary=0.12 cfs 271 cf

**Total Runoff Area = 7,821 sf Runoff Volume = 3,532 cf Average Runoff Depth = 5.42"**  
**14.49% Pervious = 1,133 sf 85.51% Impervious = 6,688 sf**

**9-11 MECHANIC - POST**

Type II 24-hr 25 YEAR Rainfall=6.01"

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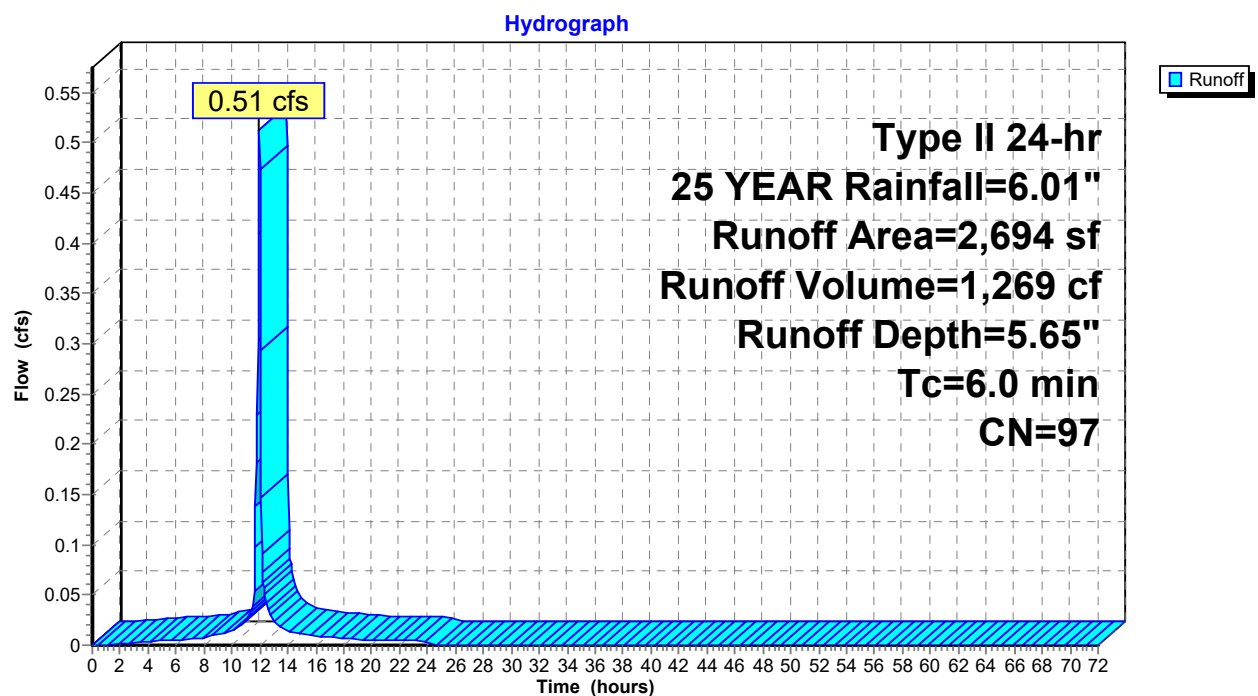
**Summary for Subcatchment P1: FRONT**

Runoff = 0.51 cfs @ 11.96 hrs, Volume= 1,269 cf, Depth= 5.65"  
Routed to Pond 4P : DP1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 25 YEAR Rainfall=6.01"

|   | Area (sf) | CN | Description                     |
|---|-----------|----|---------------------------------|
| * | 1,856     | 98 | Roofs, HSG C                    |
|   | 165       | 98 | Walk, HSG C                     |
|   | 546       | 98 | Paved parking, HSG C            |
|   | 127       | 79 | 50-75% Grass cover, Fair, HSG C |
|   | 2,694     | 97 | Weighted Average                |
|   | 127       |    | 4.71% Pervious Area             |
|   | 2,567     |    | 95.29% Impervious Area          |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                  |
|-------------|------------------|------------------|----------------------|-------------------|------------------------------|
| 6.0         |                  |                  |                      |                   | Direct Entry, flow to street |

**Subcatchment P1: FRONT**

## 9-11 MECHANIC - POST

Type II 24-hr 25 YEAR Rainfall=6.01"

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### Summary for Subcatchment P2: REAR

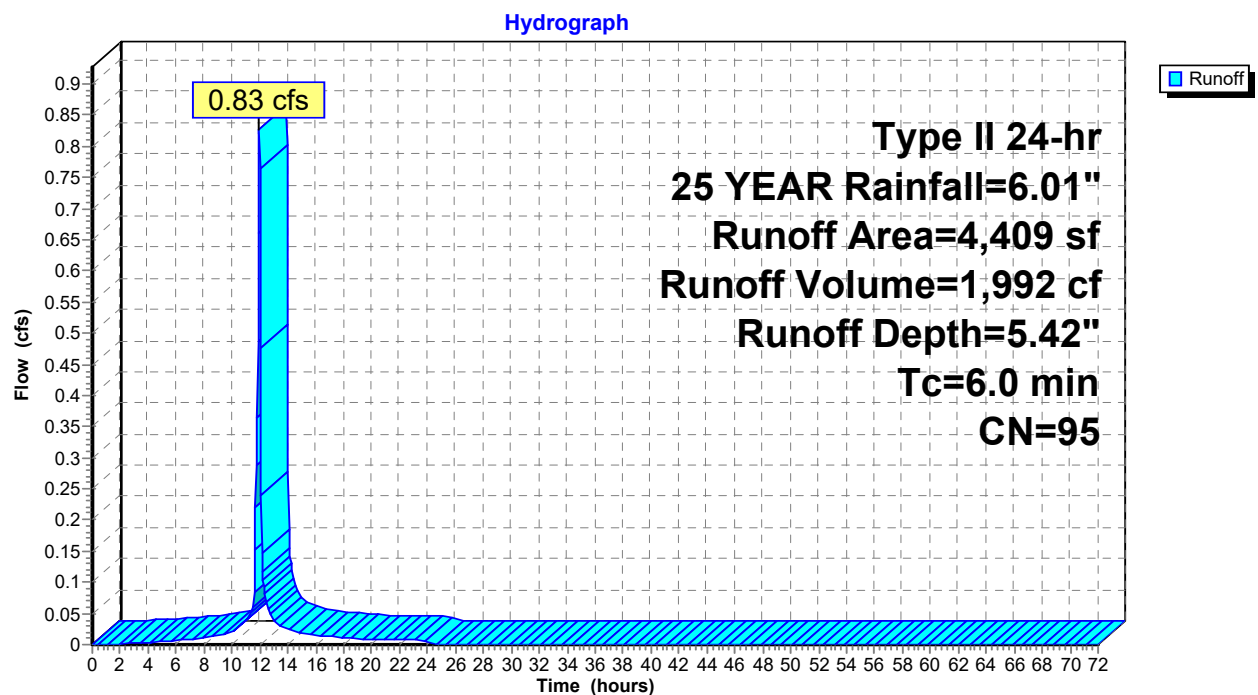
Runoff = 0.83 cfs @ 11.96 hrs, Volume= 1,992 cf, Depth= 5.42"  
Routed to Pond 5P : buried Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 25 YEAR Rainfall=6.01"

| Area (sf) | CN | Description                   |
|-----------|----|-------------------------------|
| 3,823     | 98 | Paved parking, HSG C          |
| 586       | 74 | >75% Grass cover, Good, HSG C |
| 4,409     | 95 | Weighted Average              |
| 586       |    | 13.29% Pervious Area          |
| 3,823     |    | 86.71% Impervious Area        |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                |
|----------|---------------|---------------|-------------------|----------------|----------------------------|
| 6.0      |               |               |                   |                | Direct Entry, FLOW TO REAR |

### Subcatchment P2: REAR



**9-11 MECHANIC - POST**

Type II 24-hr 25 YEAR Rainfall=6.01"

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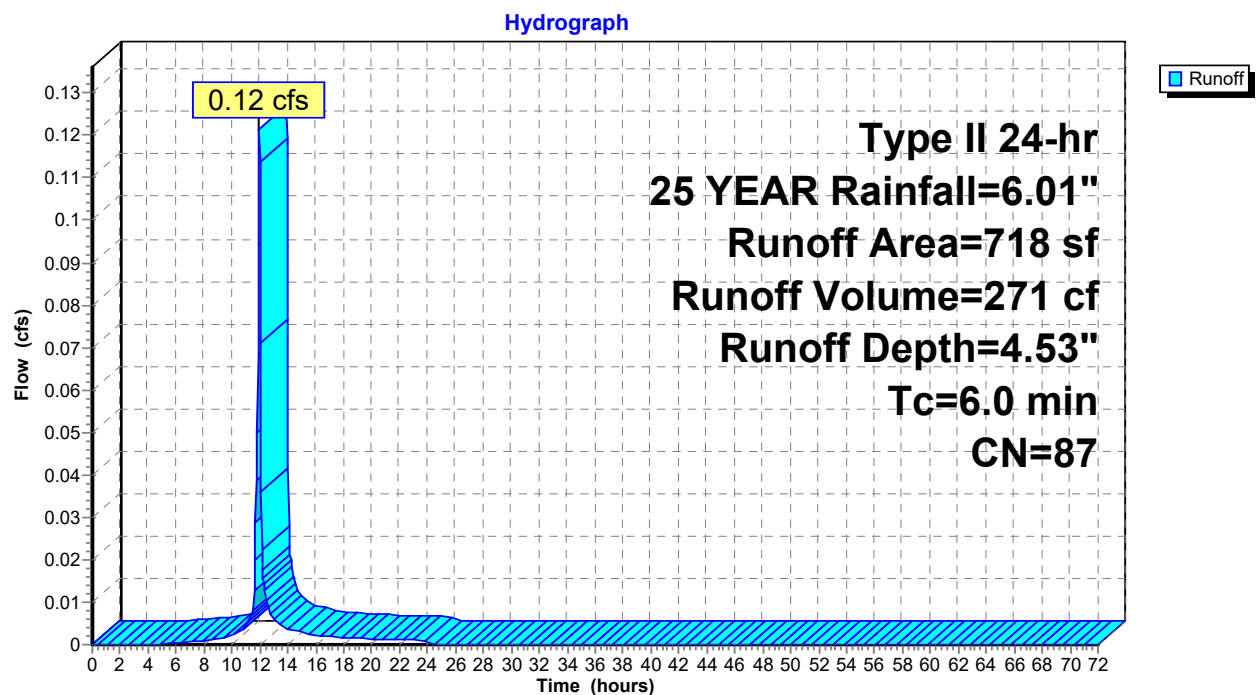
**Summary for Subcatchment P3: FLOW TO REAR**

Runoff = 0.12 cfs @ 11.96 hrs, Volume= 271 cf, Depth= 4.53"  
Routed to Pond 6P : DP2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 25 YEAR Rainfall=6.01"

| Area (sf) | CN | Description                     |
|-----------|----|---------------------------------|
| 420       | 79 | 50-75% Grass cover, Fair, HSG C |
| 298       | 98 | Paved parking, HSG C            |
| 718       | 87 | Weighted Average                |
| 420       |    | 58.50% Pervious Area            |
| 298       |    | 41.50% Impervious Area          |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                |
|----------|---------------|---------------|-------------------|----------------|----------------------------|
| 6.0      |               |               |                   |                | Direct Entry, FLOW TO REAR |

**Subcatchment P3: FLOW TO REAR**



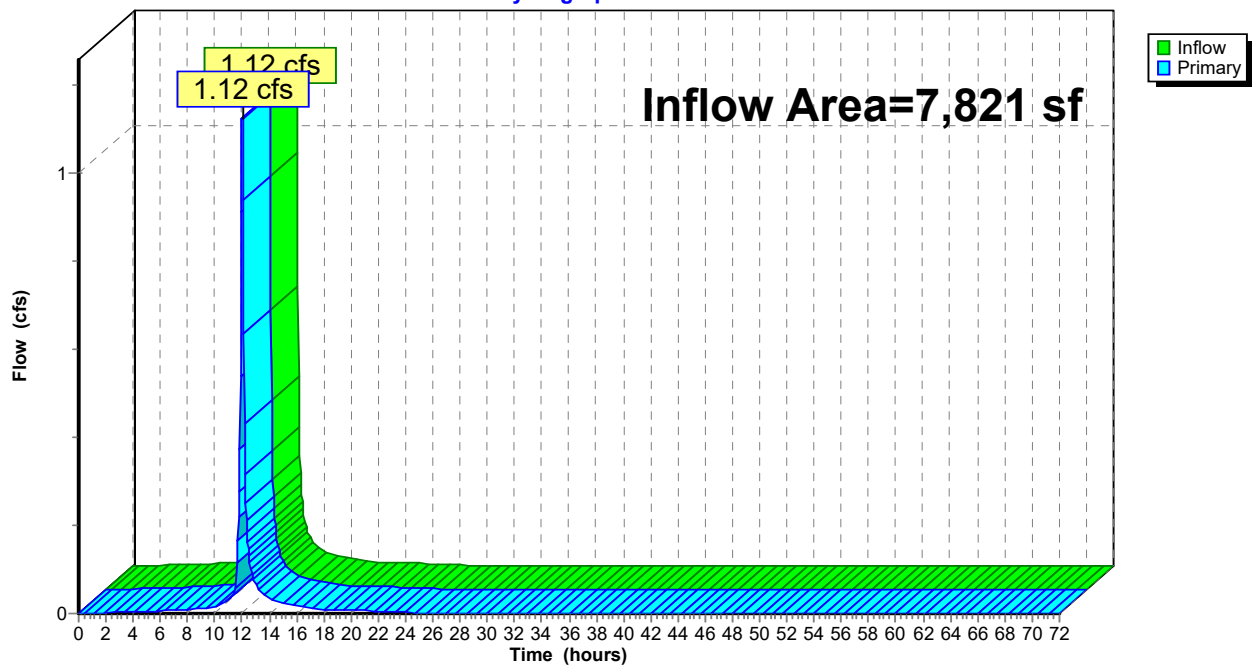
**Summary for Pond 1P: OVERALL**

Inflow Area = 7,821 sf, 85.51% Impervious, Inflow Depth = 3.62" for 25 YEAR event  
Inflow = 1.12 cfs @ 12.00 hrs, Volume= 2,358 cf  
Primary = 1.12 cfs @ 12.00 hrs, Volume= 2,358 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Pond 1P: OVERALL**

Hydrograph



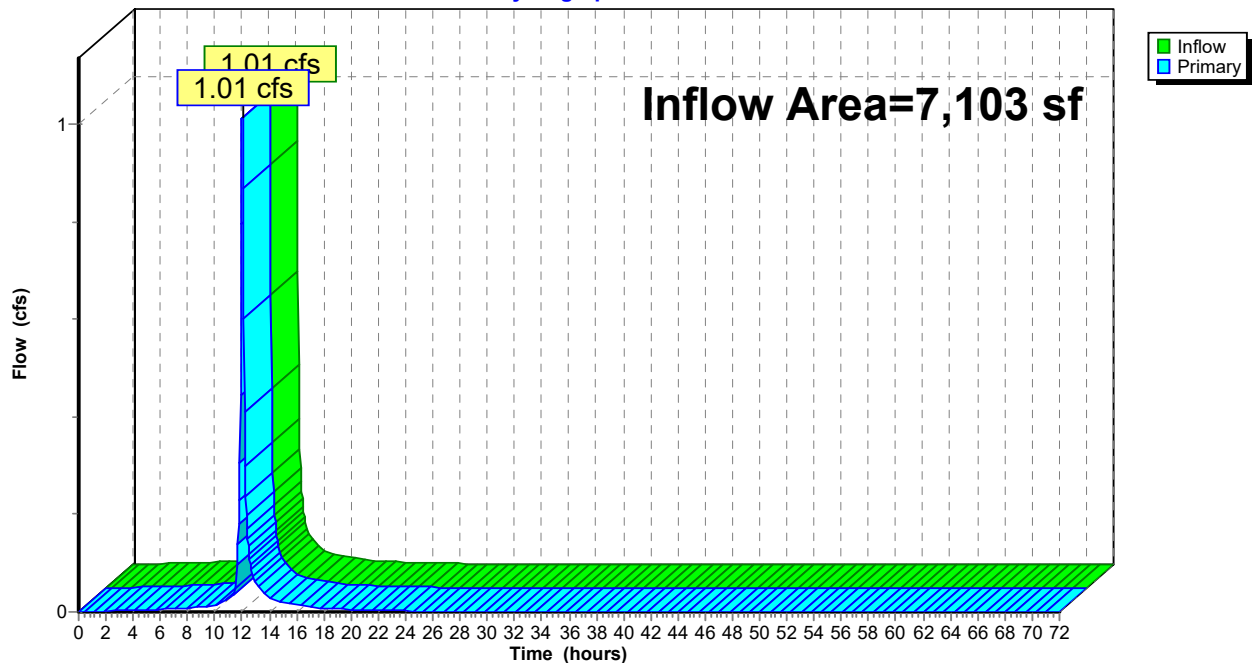
**Summary for Pond 4P: DP1**

Inflow Area = 7,103 sf, 89.96% Impervious, Inflow Depth = 3.53" for 25 YEAR event  
Inflow = 1.01 cfs @ 12.01 hrs, Volume= 2,087 cf  
Primary = 1.01 cfs @ 12.01 hrs, Volume= 2,087 cf, Atten= 0%, Lag= 0.0 min  
Routed to Pond 1P : OVERALL

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Pond 4P: DP1**

Hydrograph



**9-11 MECHANIC - POST**

Type II 24-hr 25 YEAR Rainfall=6.01"

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**Summary for Pond 5P: buried Pond**

Inflow Area = 4,409 sf, 86.71% Impervious, Inflow Depth = 5.42" for 25 YEAR event  
 Inflow = 0.83 cfs @ 11.96 hrs, Volume= 1,992 cf  
 Outflow = 0.59 cfs @ 12.04 hrs, Volume= 1,993 cf, Atten= 28%, Lag= 4.5 min  
 Discarded = 0.01 cfs @ 9.15 hrs, Volume= 1,175 cf  
 Primary = 0.58 cfs @ 12.04 hrs, Volume= 817 cf  
 Routed to Pond 4P : DP1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
 Peak Elev= 64.35' @ 12.04 hrs Surf.Area= 504 sf Storage= 682 cf

Plug-Flow detention time= 227.5 min calculated for 1,991 cf (100% of inflow)  
 Center-of-Mass det. time= 227.9 min ( 987.8 - 759.9 )

| Volume | Invert | Avail.Storage | Storage Description                                                                      |
|--------|--------|---------------|------------------------------------------------------------------------------------------|
| #1     | 63.00' | 616 cf        | <b>12.00'W x 42.00'L x 1.50'H Prismatic</b><br>756 cf Overall - 140 cf Embedded = 616 cf |
| #2     | 63.50' | 140 cf        | <b>8.0" Round Pipe Storage</b> x 10 Inside #1<br>L= 40.0'                                |
|        |        | 756 cf        | Total Available Storage                                                                  |

| Device | Routing   | Invert | Outlet Devices                                                                                                                                                                                                 |
|--------|-----------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1     | Primary   | 61.00' | <b>8.0" Round Culvert</b><br>L= 122.0' CPP, square edge headwall, Ke= 0.500<br>Inlet / Outlet Invert= 61.00' / 60.39' S= 0.0050 ' / ' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf |
| #2     | Device 1  | 63.90' | <b>8.0" Vert. Orifice/Grate</b> C= 0.600<br>Limited to weir flow at low heads                                                                                                                                  |
| #3     | Discarded | 63.00' | <b>1.000 in/hr Exfiltration over Surface area</b>                                                                                                                                                              |

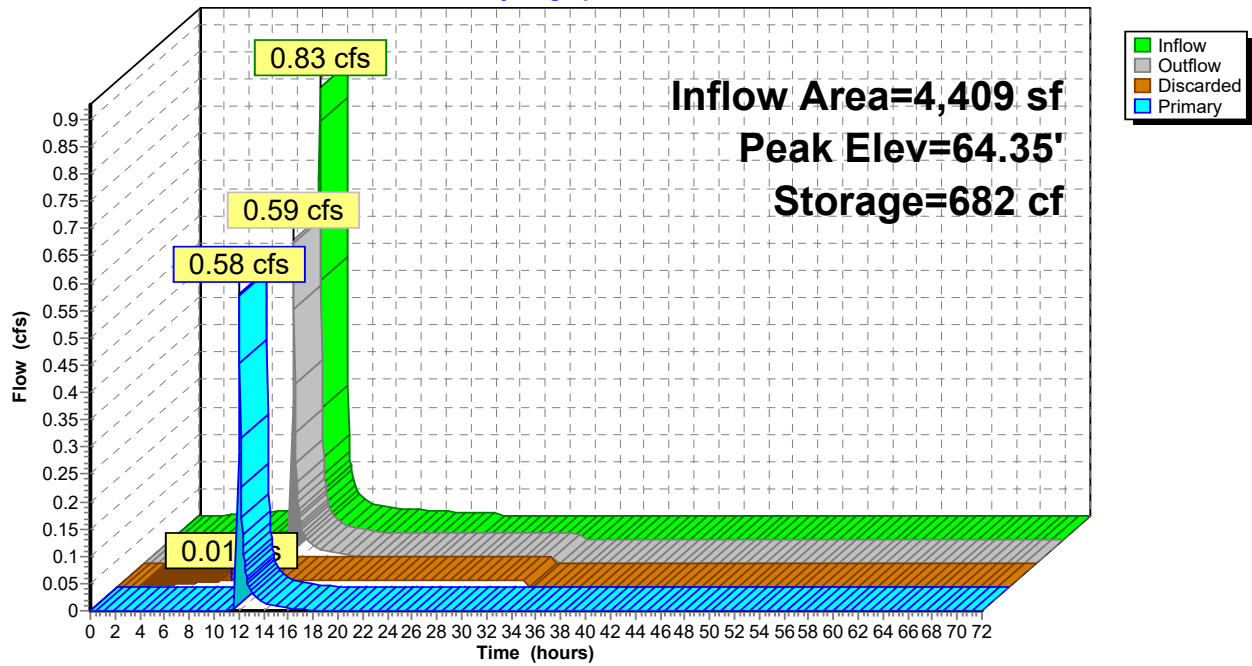
**Discarded OutFlow** Max=0.01 cfs @ 9.15 hrs HW=63.02' (Free Discharge)

↑ **3=Exfiltration** (Exfiltration Controls 0.01 cfs)

**Primary OutFlow** Max=0.57 cfs @ 12.04 hrs HW=64.35' TW=0.00' (Dynamic Tailwater)

↑ **1=Culvert** (Passes 0.57 cfs of 1.79 cfs potential flow)

↑ **2=Orifice/Grate** (Orifice Controls 0.57 cfs @ 2.28 fps)

**Pond 5P: buried Pond****Hydrograph**

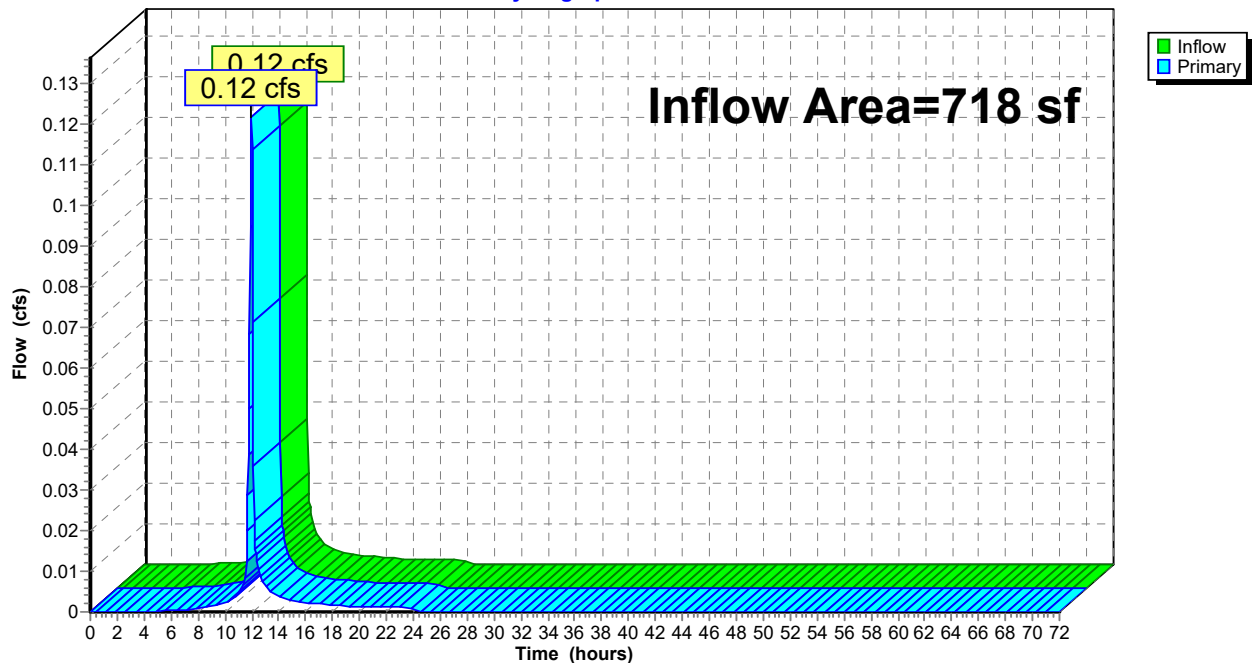
**Summary for Pond 6P: DP2**

Inflow Area = 718 sf, 41.50% Impervious, Inflow Depth = 4.53" for 25 YEAR event  
Inflow = 0.12 cfs @ 11.96 hrs, Volume= 271 cf  
Primary = 0.12 cfs @ 11.96 hrs, Volume= 271 cf, Atten= 0%, Lag= 0.0 min  
Routed to Pond 1P : OVERALL

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Pond 6P: DP2**

Hydrograph



## 9-11 MECHANIC - POST

Type II 24-hr 50 YEAR Rainfall=7.18"

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 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 P1: FRONT

Runoff Area=2,694 sf 95.29% Impervious Runoff Depth=6.82"  
Tc=6.0 min CN=97 Runoff=0.61 cfs 1,531 cf

### Subcatchment P2: REAR

Runoff Area=4,409 sf 86.71% Impervious Runoff Depth=6.58"  
Tc=6.0 min CN=95 Runoff=1.00 cfs 2,419 cf

### Subcatchment P3: FLOW TO REAR

Runoff Area=718 sf 41.50% Impervious Runoff Depth=5.65"  
Tc=6.0 min CN=87 Runoff=0.15 cfs 338 cf

### Pond 1P: OVERALL

Inflow=1.50 cfs 3,042 cf  
Primary=1.50 cfs 3,042 cf

### Pond 4P: DP1

Inflow=1.36 cfs 2,704 cf  
Primary=1.36 cfs 2,704 cf

### Pond 5P: buried Pond

Peak Elev=64.46' Storage=736 cf Inflow=1.00 cfs 2,419 cf  
Discarded=0.01 cfs 1,248 cf Primary=0.80 cfs 1,173 cf Outflow=0.81 cfs 2,420 cf

### Pond 6P: DP2

Inflow=0.15 cfs 338 cf  
Primary=0.15 cfs 338 cf

**Total Runoff Area = 7,821 sf Runoff Volume = 4,289 cf Average Runoff Depth = 6.58"**  
**14.49% Pervious = 1,133 sf 85.51% Impervious = 6,688 sf**



**9-11 MECHANIC - POST**

Type II 24-hr 50 YEAR Rainfall=7.18"

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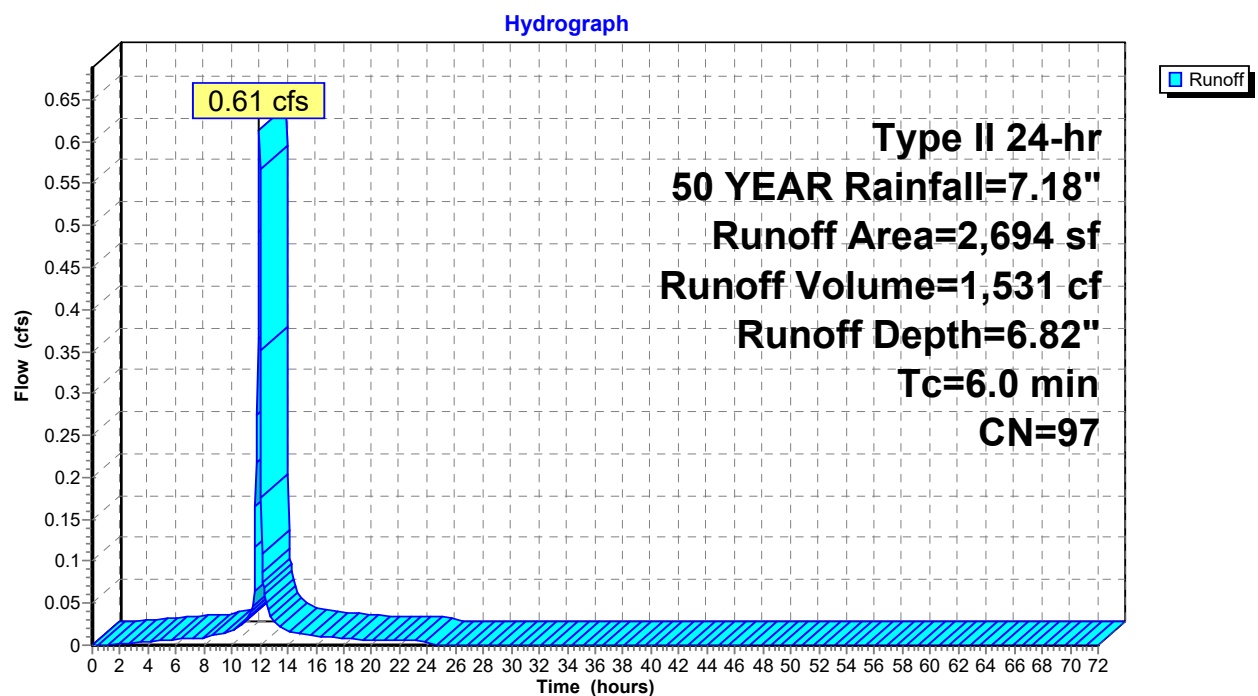
**Summary for Subcatchment P1: FRONT**

Runoff = 0.61 cfs @ 11.96 hrs, Volume= 1,531 cf, Depth= 6.82"  
Routed to Pond 4P : DP1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 50 YEAR Rainfall=7.18"

|   | Area (sf) | CN | Description                     |
|---|-----------|----|---------------------------------|
| * | 1,856     | 98 | Roofs, HSG C                    |
|   | 165       | 98 | Walk, HSG C                     |
|   | 546       | 98 | Paved parking, HSG C            |
|   | 127       | 79 | 50-75% Grass cover, Fair, HSG C |
|   | 2,694     | 97 | Weighted Average                |
|   | 127       |    | 4.71% Pervious Area             |
|   | 2,567     |    | 95.29% Impervious Area          |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                  |
|-------------|------------------|------------------|----------------------|-------------------|------------------------------|
| 6.0         |                  |                  |                      |                   | Direct Entry, flow to street |

**Subcatchment P1: FRONT**

## 9-11 MECHANIC - POST

Type II 24-hr 50 YEAR Rainfall=7.18"

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### Summary for Subcatchment P2: REAR

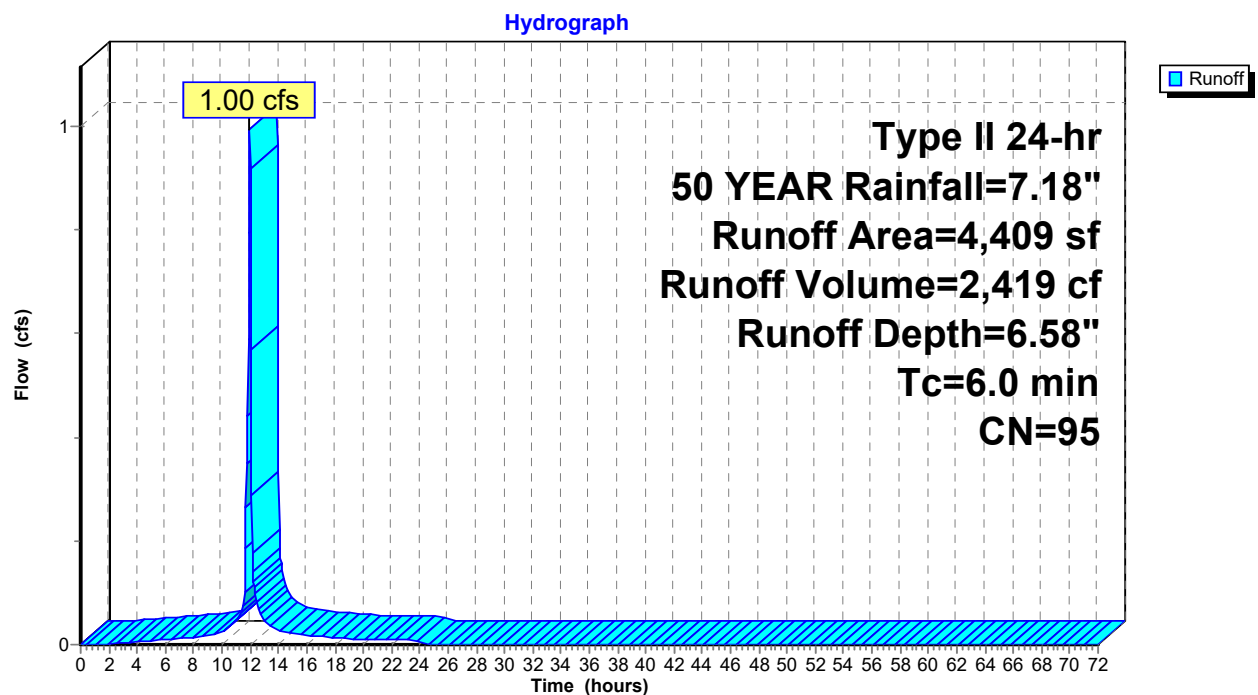
Runoff = 1.00 cfs @ 11.96 hrs, Volume= 2,419 cf, Depth= 6.58"  
Routed to Pond 5P : buried Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 50 YEAR Rainfall=7.18"

| Area (sf) | CN | Description                   |
|-----------|----|-------------------------------|
| 3,823     | 98 | Paved parking, HSG C          |
| 586       | 74 | >75% Grass cover, Good, HSG C |
| 4,409     | 95 | Weighted Average              |
| 586       |    | 13.29% Pervious Area          |
| 3,823     |    | 86.71% Impervious Area        |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                |
|----------|---------------|---------------|-------------------|----------------|----------------------------|
| 6.0      |               |               |                   |                | Direct Entry, FLOW TO REAR |

### Subcatchment P2: REAR



**9-11 MECHANIC - POST**

Type II 24-hr 50 YEAR Rainfall=7.18"

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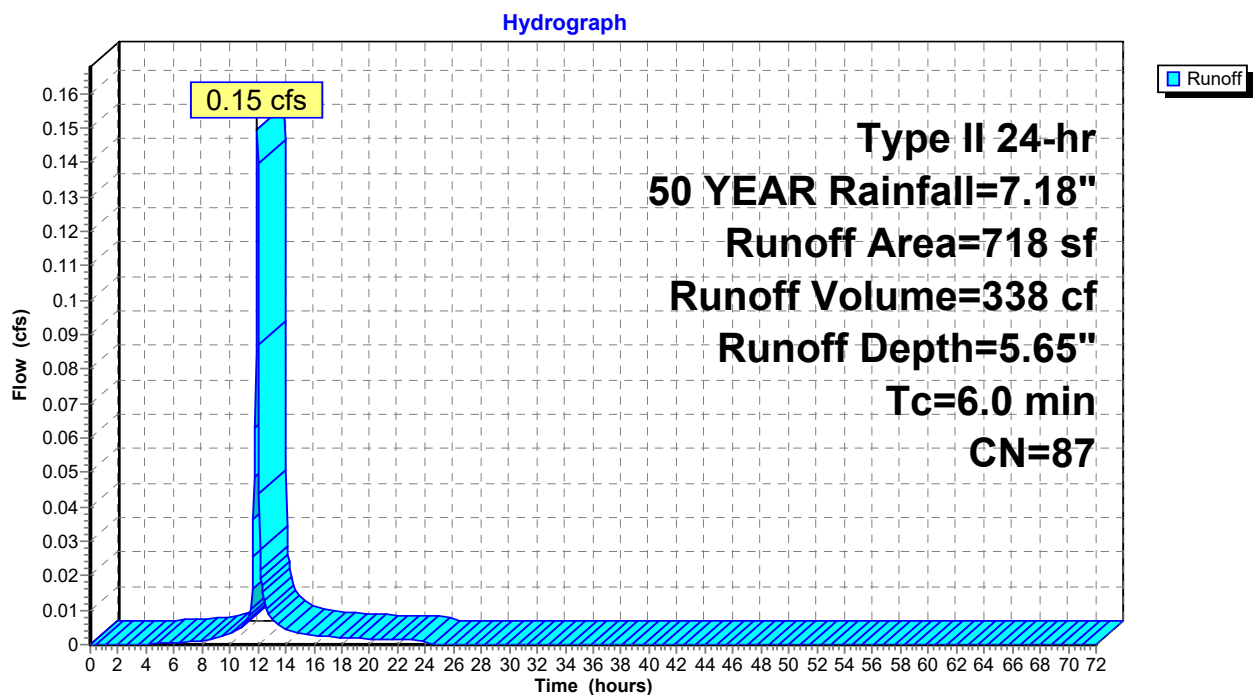
**Summary for Subcatchment P3: FLOW TO REAR**

Runoff = 0.15 cfs @ 11.96 hrs, Volume= 338 cf, Depth= 5.65"  
Routed to Pond 6P : DP2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 50 YEAR Rainfall=7.18"

| Area (sf) | CN | Description                     |
|-----------|----|---------------------------------|
| 420       | 79 | 50-75% Grass cover, Fair, HSG C |
| 298       | 98 | Paved parking, HSG C            |
| 718       | 87 | Weighted Average                |
| 420       |    | 58.50% Pervious Area            |
| 298       |    | 41.50% Impervious Area          |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                |
|----------|---------------|---------------|-------------------|----------------|----------------------------|
| 6.0      |               |               |                   |                | Direct Entry, FLOW TO REAR |

**Subcatchment P3: FLOW TO REAR**

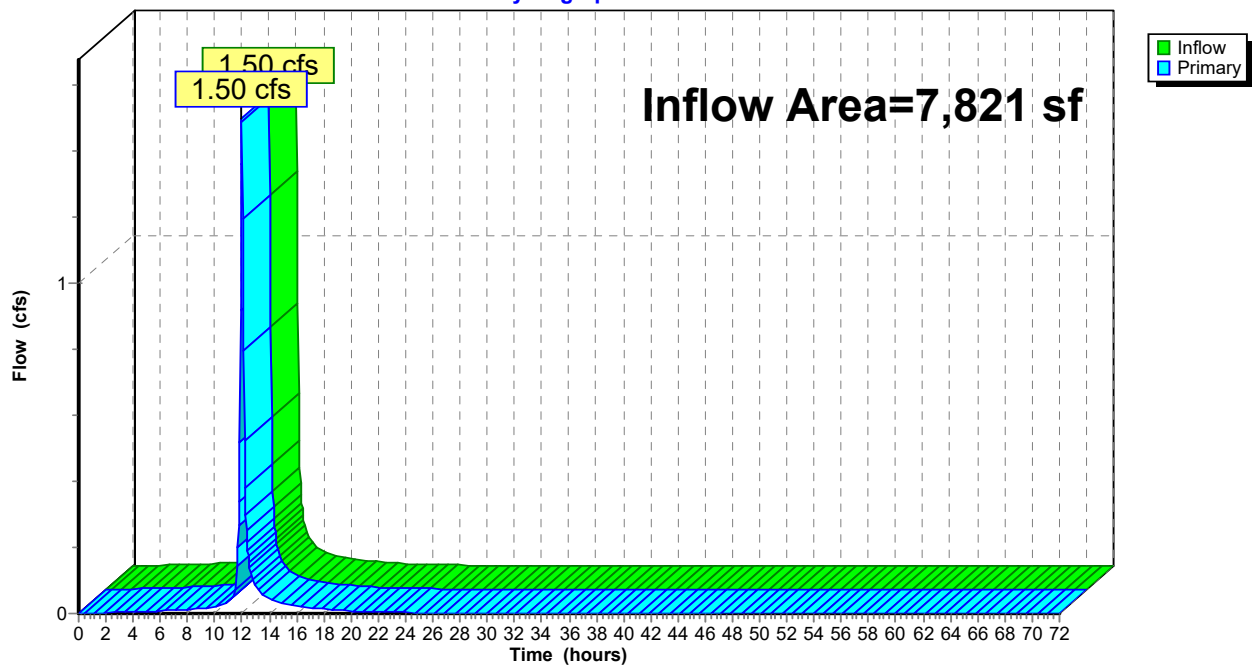
**Summary for Pond 1P: OVERALL**

Inflow Area = 7,821 sf, 85.51% Impervious, Inflow Depth = 4.67" for 50 YEAR event  
Inflow = 1.50 cfs @ 11.99 hrs, Volume= 3,042 cf  
Primary = 1.50 cfs @ 11.99 hrs, Volume= 3,042 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Pond 1P: OVERALL**

Hydrograph



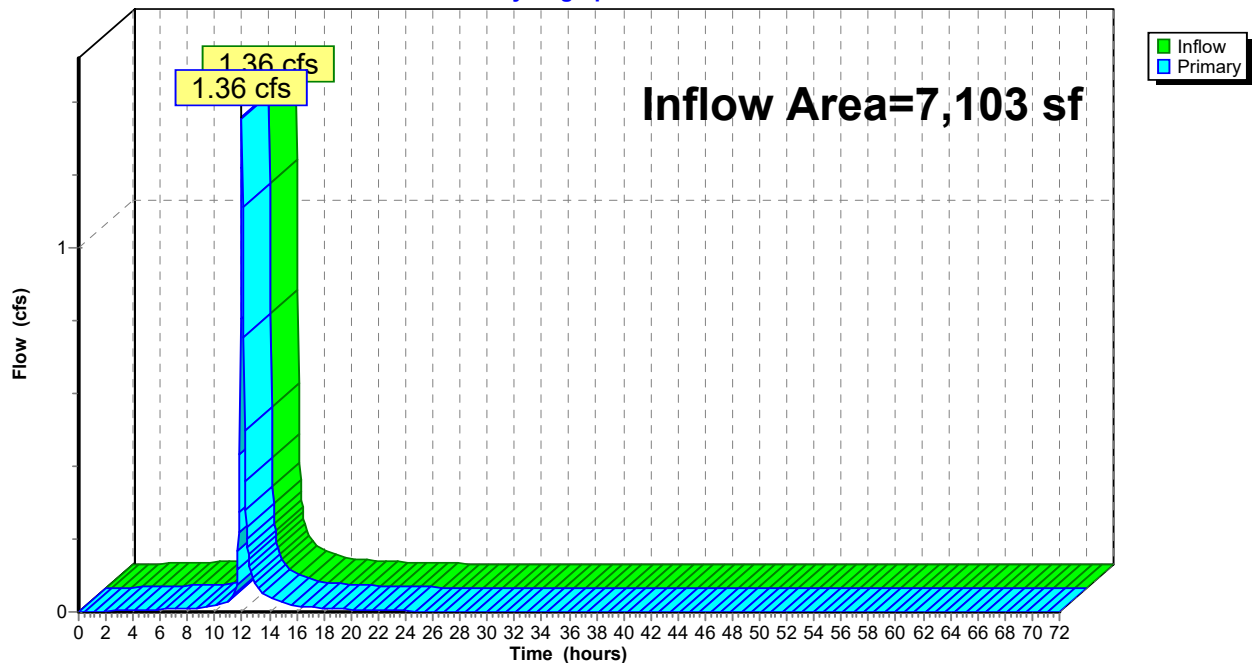
**Summary for Pond 4P: DP1**

Inflow Area = 7,103 sf, 89.96% Impervious, Inflow Depth = 4.57" for 50 YEAR event  
Inflow = 1.36 cfs @ 11.99 hrs, Volume= 2,704 cf  
Primary = 1.36 cfs @ 11.99 hrs, Volume= 2,704 cf, Atten= 0%, Lag= 0.0 min  
Routed to Pond 1P : OVERALL

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Pond 4P: DP1**

Hydrograph



**9-11 MECHANIC - POST**

Type II 24-hr 50 YEAR Rainfall=7.18"

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**Summary for Pond 5P: buried Pond**

Inflow Area = 4,409 sf, 86.71% Impervious, Inflow Depth = 6.58" for 50 YEAR event  
 Inflow = 1.00 cfs @ 11.96 hrs, Volume= 2,419 cf  
 Outflow = 0.81 cfs @ 12.02 hrs, Volume= 2,420 cf, Atten= 18%, Lag= 3.4 min  
 Discarded = 0.01 cfs @ 8.55 hrs, Volume= 1,248 cf  
 Primary = 0.80 cfs @ 12.02 hrs, Volume= 1,173 cf  
 Routed to Pond 4P : DP1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
 Peak Elev= 64.46' @ 12.02 hrs Surf.Area= 504 sf Storage= 736 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)  
 Center-of-Mass det. time= 202.7 min ( 958.3 - 755.6 )

| Volume | Invert | Avail.Storage | Storage Description                                                                      |
|--------|--------|---------------|------------------------------------------------------------------------------------------|
| #1     | 63.00' | 616 cf        | <b>12.00'W x 42.00'L x 1.50'H Prismatic</b><br>756 cf Overall - 140 cf Embedded = 616 cf |
| #2     | 63.50' | 140 cf        | <b>8.0" Round Pipe Storage</b> x 10 Inside #1<br>L= 40.0'                                |
|        |        | 756 cf        | Total Available Storage                                                                  |

| Device | Routing   | Invert | Outlet Devices                                                                                                                                                                                               |
|--------|-----------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1     | Primary   | 61.00' | <b>8.0" Round Culvert</b><br>L= 122.0' CPP, square edge headwall, Ke= 0.500<br>Inlet / Outlet Invert= 61.00' / 60.39' S= 0.0050 ' ' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf |
| #2     | Device 1  | 63.90' | <b>8.0" Vert. Orifice/Grate</b> C= 0.600<br>Limited to weir flow at low heads                                                                                                                                |
| #3     | Discarded | 63.00' | <b>1.000 in/hr Exfiltration over Surface area</b>                                                                                                                                                            |

**Discarded OutFlow** Max=0.01 cfs @ 8.55 hrs HW=63.02' (Free Discharge)

↑ **3=Exfiltration** (Exfiltration Controls 0.01 cfs)

**Primary OutFlow** Max=0.78 cfs @ 12.02 hrs HW=64.45' TW=0.00' (Dynamic Tailwater)

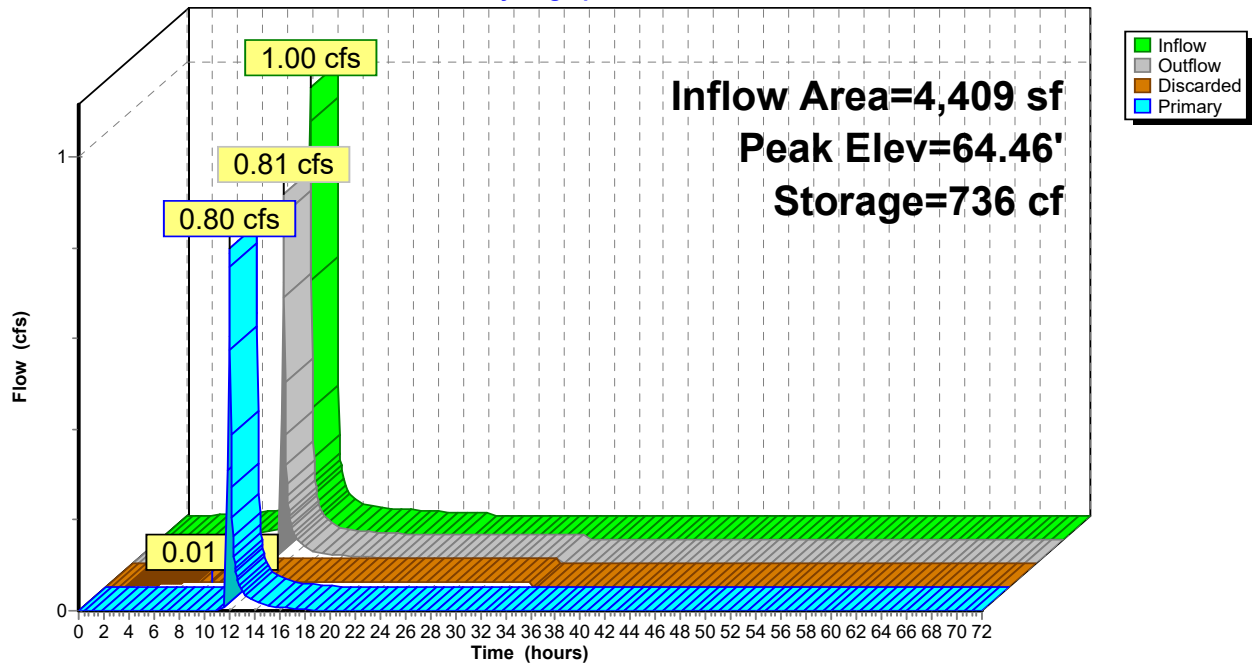
↑ **1=Culvert** (Passes 0.78 cfs of 1.82 cfs potential flow)

↑ **2=Orifice/Grate** (Orifice Controls 0.78 cfs @ 2.52 fps)



## Pond 5P: buried Pond

Hydrograph



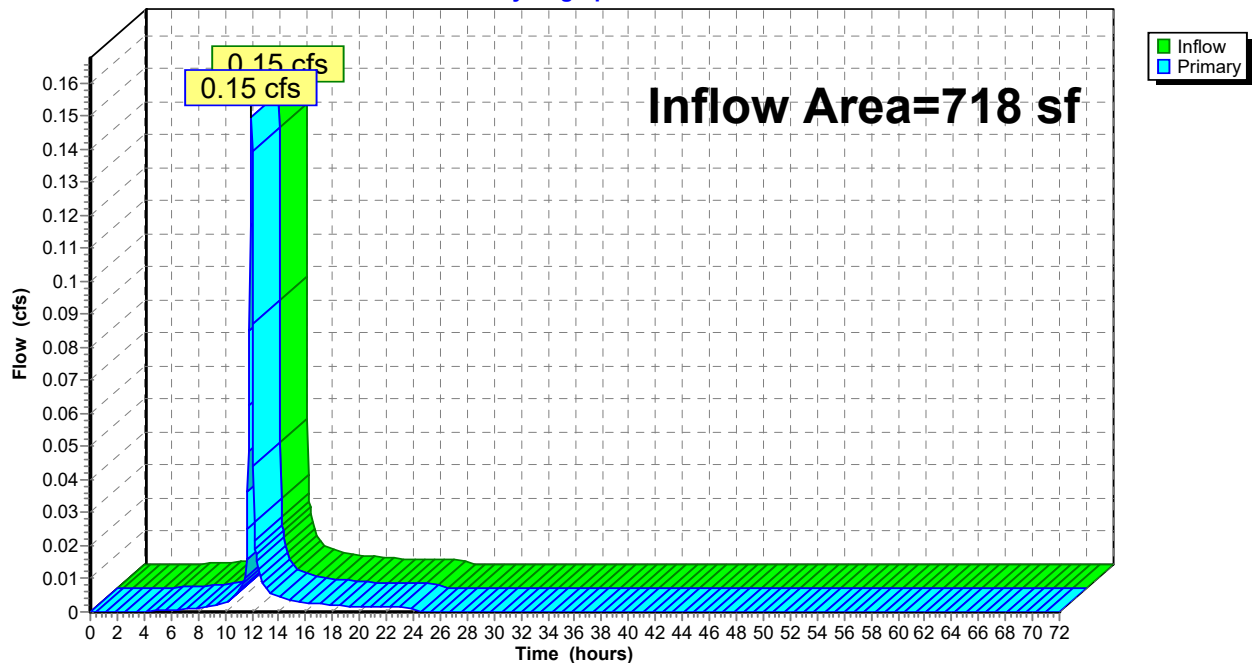
**Summary for Pond 6P: DP2**

Inflow Area = 718 sf, 41.50% Impervious, Inflow Depth = 5.65" for 50 YEAR event  
Inflow = 0.15 cfs @ 11.96 hrs, Volume= 338 cf  
Primary = 0.15 cfs @ 11.96 hrs, Volume= 338 cf, Atten= 0%, Lag= 0.0 min  
Routed to Pond 1P : OVERALL

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

**Pond 6P: DP2**

Hydrograph





**9-11 MECHANIC - POST***Type II 24-hr 10 YEAR Rainfall=4.75"*

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**Stage-Area-Storage for Pond 5P: buried Pond**

| Elevation<br>(feet) | Surface<br>(sq-ft) | Storage<br>(cubic-feet) | Elevation<br>(feet) | Surface<br>(sq-ft) | Storage<br>(cubic-feet) |
|---------------------|--------------------|-------------------------|---------------------|--------------------|-------------------------|
| 63.00               | <b>504</b>         | 0                       | 64.16               | 504                | 585                     |
| 63.02               | 504                | 10                      | 64.18               | 504                | 595                     |
| 63.04               | 504                | 20                      | 64.20               | 504                | 605                     |
| 63.06               | 504                | 30                      | 64.22               | 504                | 615                     |
| 63.08               | 504                | 40                      | 64.24               | 504                | 625                     |
| 63.10               | 504                | 50                      | 64.26               | 504                | 635                     |
| 63.12               | 504                | 60                      | 64.28               | 504                | 645                     |
| 63.14               | 504                | 71                      | 64.30               | 504                | 655                     |
| 63.16               | 504                | 81                      | 64.32               | 504                | 665                     |
| 63.18               | 504                | 91                      | 64.34               | 504                | 675                     |
| 63.20               | 504                | 101                     | 64.36               | 504                | 685                     |
| 63.22               | 504                | 111                     | 64.38               | 504                | 696                     |
| 63.24               | 504                | 121                     | 64.40               | 504                | 706                     |
| 63.26               | 504                | 131                     | 64.42               | 504                | 716                     |
| 63.28               | 504                | 141                     | 64.44               | 504                | 726                     |
| 63.30               | 504                | 151                     | 64.46               | 504                | 736                     |
| 63.32               | 504                | 161                     | 64.48               | 504                | 746                     |
| 63.34               | 504                | 171                     | 64.50               | 504                | <b>756</b>              |
| 63.36               | 504                | 181                     | 64.52               | 504                | 756                     |
| 63.38               | 504                | 192                     | 64.54               | 504                | 756                     |
| 63.40               | 504                | 202                     | 64.56               | 504                | 756                     |
| 63.42               | 504                | 212                     |                     |                    |                         |
| 63.44               | 504                | 222                     |                     |                    |                         |
| 63.46               | 504                | 232                     |                     |                    |                         |
| 63.48               | 504                | 242                     |                     |                    |                         |
| 63.50               | 504                | 252                     |                     |                    |                         |
| 63.52               | 504                | 262                     |                     |                    |                         |
| 63.54               | 504                | 272                     |                     |                    |                         |
| 63.56               | 504                | 282                     |                     |                    |                         |
| 63.58               | 504                | 292                     |                     |                    |                         |
| 63.60               | 504                | 302                     |                     |                    |                         |
| 63.62               | 504                | 312                     |                     |                    |                         |
| 63.64               | 504                | 323                     |                     |                    |                         |
| 63.66               | 504                | 333                     |                     |                    |                         |
| 63.68               | 504                | 343                     |                     |                    |                         |
| 63.70               | 504                | 353                     |                     |                    |                         |
| 63.72               | 504                | 363                     |                     |                    |                         |
| 63.74               | 504                | 373                     |                     |                    |                         |
| 63.76               | 504                | 383                     |                     |                    |                         |
| 63.78               | 504                | 393                     |                     |                    |                         |
| 63.80               | 504                | 403                     |                     |                    |                         |
| 63.82               | 504                | 413                     |                     |                    |                         |
| 63.84               | 504                | 423                     |                     |                    |                         |
| 63.86               | 504                | 433                     |                     |                    |                         |
| 63.88               | 504                | 444                     |                     |                    |                         |
| 63.90               | 504                | 454                     |                     |                    |                         |
| 63.92               | 504                | 464                     |                     |                    |                         |
| 63.94               | 504                | 474                     |                     |                    |                         |
| 63.96               | 504                | 484                     |                     |                    |                         |
| 63.98               | 504                | 494                     |                     |                    |                         |
| 64.00               | 504                | 504                     |                     |                    |                         |
| 64.02               | 504                | 514                     |                     |                    |                         |
| 64.04               | 504                | 524                     |                     |                    |                         |
| 64.06               | 504                | 534                     |                     |                    |                         |
| 64.08               | 504                | 544                     |                     |                    |                         |
| 64.10               | 504                | 554                     |                     |                    |                         |
| 64.12               | 504                | 564                     |                     |                    |                         |
| 64.14               | 504                | 575                     |                     |                    |                         |



**9-11 MECHANIC - POST***Type II 24-hr 10 YEAR Rainfall=4.75"*

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**Hydrograph for Pond 5P: buried Pond**

| Time<br>(hours) | Inflow<br>(cfs) | Storage<br>(cubic-feet) | Elevation<br>(feet) | Outflow<br>(cfs) | Discarded<br>(cfs) | Primary<br>(cfs) |
|-----------------|-----------------|-------------------------|---------------------|------------------|--------------------|------------------|
| 0.00            | 0.00            | 0                       | 63.00               | 0.00             | 0.00               | 0.00             |
| 2.50            | 0.00            | 0                       | 63.00               | 0.00             | 0.00               | 0.00             |
| 5.00            | 0.00            | 0                       | 63.00               | 0.00             | 0.00               | 0.00             |
| 7.50            | 0.01            | 0                       | 63.00               | 0.01             | 0.01               | 0.00             |
| 10.00           | <b>0.02</b>     | <b>5</b>                | <b>63.01</b>        | <b>0.01</b>      | <b>0.01</b>        | <b>0.00</b>      |
| 12.50           | <b>0.05</b>     | <b>521</b>              | <b>64.03</b>        | <b>0.07</b>      | <b>0.01</b>        | <b>0.06</b>      |
| 15.00           | 0.01            | 472                     | 63.94               | 0.02             | 0.01               | 0.00             |
| 17.50           | 0.01            | 454                     | 63.90               | 0.01             | 0.01               | 0.00             |
| 20.00           | 0.01            | 419                     | 63.83               | 0.01             | 0.01               | 0.00             |
| 22.50           | 0.01            | 368                     | 63.73               | 0.01             | 0.01               | 0.00             |
| 25.00           | 0.00            | 294                     | 63.58               | 0.01             | 0.01               | 0.00             |
| 27.50           | 0.00            | 189                     | 63.38               | 0.01             | 0.01               | 0.00             |
| 30.00           | 0.00            | 84                      | 63.17               | 0.01             | 0.01               | 0.00             |
| 32.50           | 0.00            | 0                       | 63.00               | 0.00             | 0.00               | 0.00             |
| 35.00           | 0.00            | 0                       | 63.00               | 0.00             | 0.00               | 0.00             |
| 37.50           | 0.00            | 0                       | 63.00               | 0.00             | 0.00               | 0.00             |
| 40.00           | 0.00            | 0                       | 63.00               | 0.00             | 0.00               | 0.00             |
| 42.50           | 0.00            | 0                       | 63.00               | 0.00             | 0.00               | 0.00             |
| 45.00           | 0.00            | 0                       | 63.00               | 0.00             | 0.00               | 0.00             |
| 47.50           | 0.00            | 0                       | 63.00               | 0.00             | 0.00               | 0.00             |
| 50.00           | 0.00            | 0                       | 63.00               | 0.00             | 0.00               | 0.00             |
| 52.50           | 0.00            | 0                       | 63.00               | 0.00             | 0.00               | 0.00             |
| 55.00           | 0.00            | 0                       | 63.00               | 0.00             | 0.00               | 0.00             |
| 57.50           | 0.00            | 0                       | 63.00               | 0.00             | 0.00               | 0.00             |
| 60.00           | 0.00            | 0                       | 63.00               | 0.00             | 0.00               | 0.00             |
| 62.50           | 0.00            | 0                       | 63.00               | 0.00             | 0.00               | 0.00             |
| 65.00           | 0.00            | 0                       | 63.00               | 0.00             | 0.00               | 0.00             |
| 67.50           | 0.00            | 0                       | 63.00               | 0.00             | 0.00               | 0.00             |
| 70.00           | 0.00            | 0                       | 63.00               | 0.00             | 0.00               | 0.00             |





# 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           | 43.198 degrees North                                      |
| Longitude          | 70.871 degrees West                                       |
| Elevation          | 10 feet                                                   |
| Date/Time          | Wed Feb 05 2025 13:41:52 GMT-0500 (Eastern Standard Time) |

### Extreme Precipitation Estimates

|       | 5min | 10min | 15min | 30min | 60min | 120min |       | 1hr  | 2hr  | 3hr  | 6hr  | 12hr | 24hr  | 48hr  |       | 1day  | 2da  |
|-------|------|-------|-------|-------|-------|--------|-------|------|------|------|------|------|-------|-------|-------|-------|------|
| 1yr   | 0.26 | 0.40  | 0.50  | 0.65  | 0.81  | 1.03   | 1yr   | 0.70 | 0.98 | 1.20 | 1.54 | 2.00 | 2.60  | 2.87  | 1yr   | 2.31  | 2.70 |
| 2yr   | 0.32 | 0.49  | 0.61  | 0.81  | 1.01  | 1.29   | 2yr   | 0.88 | 1.17 | 1.50 | 1.92 | 2.45 | 3.15  | 3.51  | 2yr   | 2.79  | 3.38 |
| 5yr   | 0.37 | 0.57  | 0.72  | 0.96  | 1.23  | 1.58   | 5yr   | 1.06 | 1.44 | 1.85 | 2.39 | 3.08 | 3.98  | 4.50  | 5yr   | 3.53  | 4.30 |
| 10yr  | 0.40 | 0.64  | 0.80  | 1.09  | 1.42  | 1.85   | 10yr  | 1.23 | 1.69 | 2.18 | 2.83 | 3.66 | 4.75  | 5.43  | 10yr  | 4.21  | 5.20 |
| 25yr  | 0.46 | 0.74  | 0.94  | 1.30  | 1.72  | 2.27   | 25yr  | 1.49 | 2.09 | 2.70 | 3.53 | 4.61 | 6.01  | 6.96  | 25yr  | 5.32  | 6.70 |
| 50yr  | 0.52 | 0.83  | 1.06  | 1.49  | 2.00  | 2.67   | 50yr  | 1.73 | 2.46 | 3.18 | 4.19 | 5.49 | 7.18  | 8.41  | 50yr  | 6.35  | 8.00 |
| 100yr | 0.58 | 0.94  | 1.21  | 1.71  | 2.33  | 3.13   | 100yr | 2.01 | 2.89 | 3.75 | 4.96 | 6.53 | 8.58  | 10.16 | 100yr | 7.59  | 9.70 |
| 200yr | 0.64 | 1.05  | 1.36  | 1.96  | 2.71  | 3.68   | 200yr | 2.34 | 3.40 | 4.44 | 5.90 | 7.80 | 10.26 | 12.28 | 200yr | 9.08  | 11.8 |
| 500yr | 0.76 | 1.25  | 1.63  | 2.36  | 3.31  | 4.55   | 500yr | 2.86 | 4.22 | 5.51 | 7.38 | 9.82 | 12.99 | 15.78 | 500yr | 11.50 | 15.1 |

### Lower Confidence Limits

|     | 5min | 10min | 15min | 30min | 60min | 120min |     | 1hr  | 2hr  | 3hr  | 6hr  | 12hr | 24hr | 48hr |     | 1day | 2da  |
|-----|------|-------|-------|-------|-------|--------|-----|------|------|------|------|------|------|------|-----|------|------|
| 1vr | 0.24 | 0.37  | 0.45  | 0.60  | 0.74  | 0.90   | 1vr | 0.64 | 0.88 | 0.92 | 1.26 | 1.58 | 2.14 | 2.45 | 1vr | 1.90 | 2.30 |



| Soil Series | legend<br>number | Ksat low - B<br>in/hr | Ksat high - B<br>in/hr | Ksat low - C<br>in/hr | Ksat high - C<br>in/hr | Hyd.<br>Grp. | Group | Land Form                                  | Temp.  | Soil Textures           | Spodosol<br>? | Other                    |
|-------------|------------------|-----------------------|------------------------|-----------------------|------------------------|--------------|-------|--------------------------------------------|--------|-------------------------|---------------|--------------------------|
| Suffield    | 536              | 0.6                   | 2.0                    | 0.00                  | 0.2                    | C            | 3     | Sandy/loamy over silt/clay                 | mesic  | silty over clayey       | no            | deep to clay C           |
| Sunapee     | 108              | 0.6                   | 2.0                    | 0.60                  | 6.0                    | B            | 3     | Loose till, loamy textures                 | frigid | loamy                   | yes           |                          |
| Sunapee var | 269              | 0.6                   | 2.0                    | 0.60                  | 6.0                    | B            | 3     | Loose till, loamy textures                 | frigid | loamy                   | yes           | frigid dystrupte         |
| Suncook     | 2                | 6.0                   | 20.0                   | 6.00                  | 20.0                   | A            | 1     | Flood Plain (Bottomland)                   | mesic  | sandy                   | no            | occasionally flooded     |
| Suncook     | 402              | 6.0                   | 20.0                   | 6.00                  | 20.0                   | A            | 1     | Flood Plain (Bottomland)                   | mesic  | sandy                   | no            | frequent flooding        |
| Sunday      | 102              | 6.0                   | 20.0                   | 6.00                  | 20.0                   | A            | 1     | Flood Plain (Bottomland)                   | frigid | sandy                   | no            | occasionally flooded     |
| Sunday      | 202              | 6.0                   | 20.0                   | 6.00                  | 20.0                   | A            | 1     | Flood Plain (Bottomland)                   | frigid | sandy                   | no            | frequently flooded       |
| Surplus     | 669              | 0.6                   | 2.0                    | 0.00                  | 0.6                    | C            | 3     | Firm, platy, loamy till                    | crylic | loamy                   | yes           | mwd, sandy loam in Cd    |
| Sutton      | 68               | 0.6                   | 6.0                    | 0.60                  | 6.0                    | B            | 3     | Loose till, loamy textures                 | mesic  | loamy                   | no            |                          |
| Swanton     | 438              | 2.0                   | 6.0                    | 0.00                  | 0.2                    | C            | 5     | Sandy/loamy over silt/clay                 | frigid | co. loamy over clayey   | no            |                          |
| Telos       | 123              | 0.6                   | 2.0                    | 0.02                  | 0.2                    | C            | 3     | Firm, platy, silty till, schist & phyllite | frigid | loamy                   | yes           | channery silt loam in Cd |
| Thorndike   | 84               | 0.6                   | 2.0                    | 0.60                  | 2.0                    | C/D          | 4     | Frable till, silty, schist & phyllite      | frigid | loamy-skeletal          | yes           | less than 20 in. deep    |
| Timakwa     | 393              |                       |                        | 6.00                  | 100.0                  | D            | 6     | Organic Materials - Freshwater             | mesic  | sandy or sandy-skeletal | no            | organic over sand        |
| Tunbridge   | 99               | 0.6                   | 6.0                    | 0.60                  | 6.0                    | C            | 4     | Loose till, bedrock                        | frigid | loamy                   | yes           | 20 to 40 in. deep        |
| Unadilla    | 30               | 0.6                   | 2.0                    | 2.00                  | 20.0                   | B            | 2     | Terraces and glacial lake plains           | mesic  | silty                   | no            | silty over gravelly      |
| Vassalboro  | 150              |                       |                        |                       |                        | D            | 6     | Organic Materials - Freshwater             | frigid | peat                    | no            | deep organic             |
| Walpole     | 546              | 2.0                   | 6.0                    | 6.00                  | 20.0                   | C            | 5     | Outwash and Stream Terraces                | mesic  | sandy                   | no            |                          |
| Wareham     | 34               | 6.0                   | 20.0                   | 6.00                  | 20.0                   | C            | 5     | Outwash and Stream Terraces                | mesic  | sandy                   | no            | loamy over slate gravel  |
| Warwick     | 210              | 2.0                   | 6.0                    | 20.00                 | 100.0                  | A            | 1     | Outwash and Stream Terraces                | mesic  | loamy-skeletal          | no            | loamy over loam          |
| Waskish     | 195              |                       |                        |                       |                        | D            | 6     | Organic Materials - Freshwater             | frigid | peat                    | no            | deep organic             |
| Waumbeck    | 58               | 2.0                   | 20.0                   | 6.00                  | 20.0                   | B            | 3     | Loose till, sandy textures                 | frigid | sandy-skeletal          | yes           | very cobbly loamy sand   |
| Westbrook   | 597              |                       |                        | 0.00                  | 2.0                    | D            | 6     | Tidal Flat                                 | mesic  | loamy                   | no            | organic over loam        |
| Whitman     | 49               | 0.0                   | 0.2                    | 0.00                  | 0.2                    | D            | 6     | Firm, platy, loamy till                    | mesic  | loamy                   | no            | mucky loam               |
| Windsor     | 26               | 6.0                   | 20.0                   | 6.00                  | 20.0                   | A            | 1     | Outwash and Stream Terraces                | mesic  | sandy                   | no            |                          |
| Winnecook   | 88               | 0.6                   | 2.0                    | 0.60                  | 2.0                    | C            | 4     | Frable till, silty, schist & phyllite      | frigid | loamy-skeletal          | yes           | 20 to 40 in. deep        |
| Winooski    | 9                | 0.6                   | 6.0                    | 0.60                  | 6.0                    | B            | 3     | Flood Plain (Bottom Land)                  | mesic  | silty over loamy        | no            |                          |
| Winooski    | 103              | 0.6                   | 6.0                    | 0.60                  | 6.0                    | B            | 3     | Flood Plain (Bottom Land)                  | mesic  | silty                   | no            | very fine sandy loam     |
| Wonsqueak   | 995              |                       |                        | 0.20                  | 2.0                    | D            | 6     | Organic Materials - Freshwater             | frigid | loamy                   | no            | organic over loam        |
| Woodbridge  | 29               | 0.6                   | 2.0                    | 0.00                  | 0.6                    | C            | 3     | Firm, platy, loamy till                    | mesic  | loamy                   | no            | sandy loam in Cd         |
| Woodstock   | 93               | 2.0                   | 6.0                    | 2.00                  | 6.0                    | C/D          | 4     | Loose till, bedrock                        | frigid | loamy                   | no            | less than 20 in. deep    |

no longer recognized  
organic materials



## STORMWATER MANAGEMENT REPORT

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MAPS

USGS LOCUS

SCS SOILS

FEMA

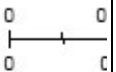
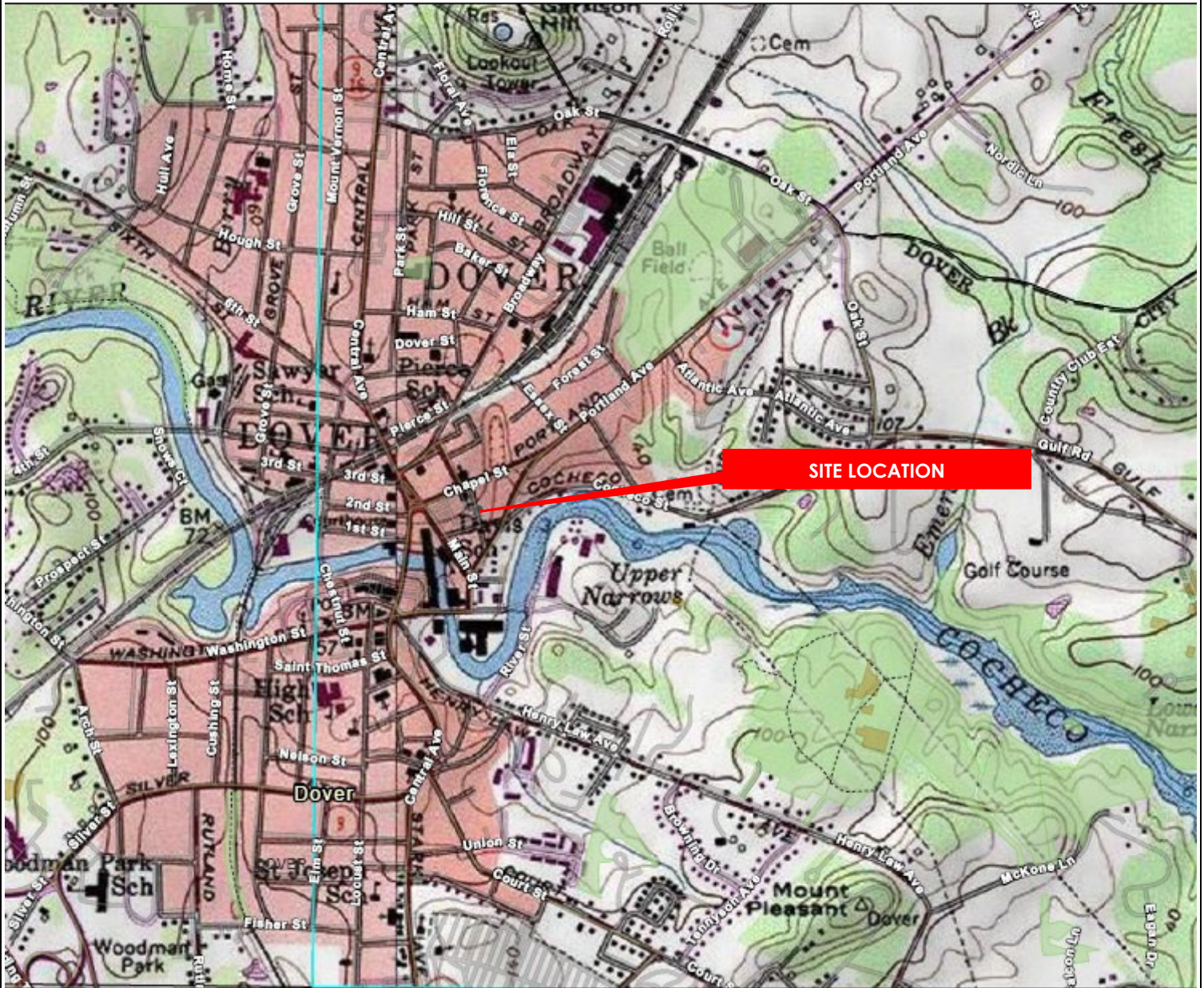
CS 9201 PRE-DEVELOPMENT DRAINAGE

CS 9301 POST DEVELOPMENT DRAINAGE





# NH Topo Maps



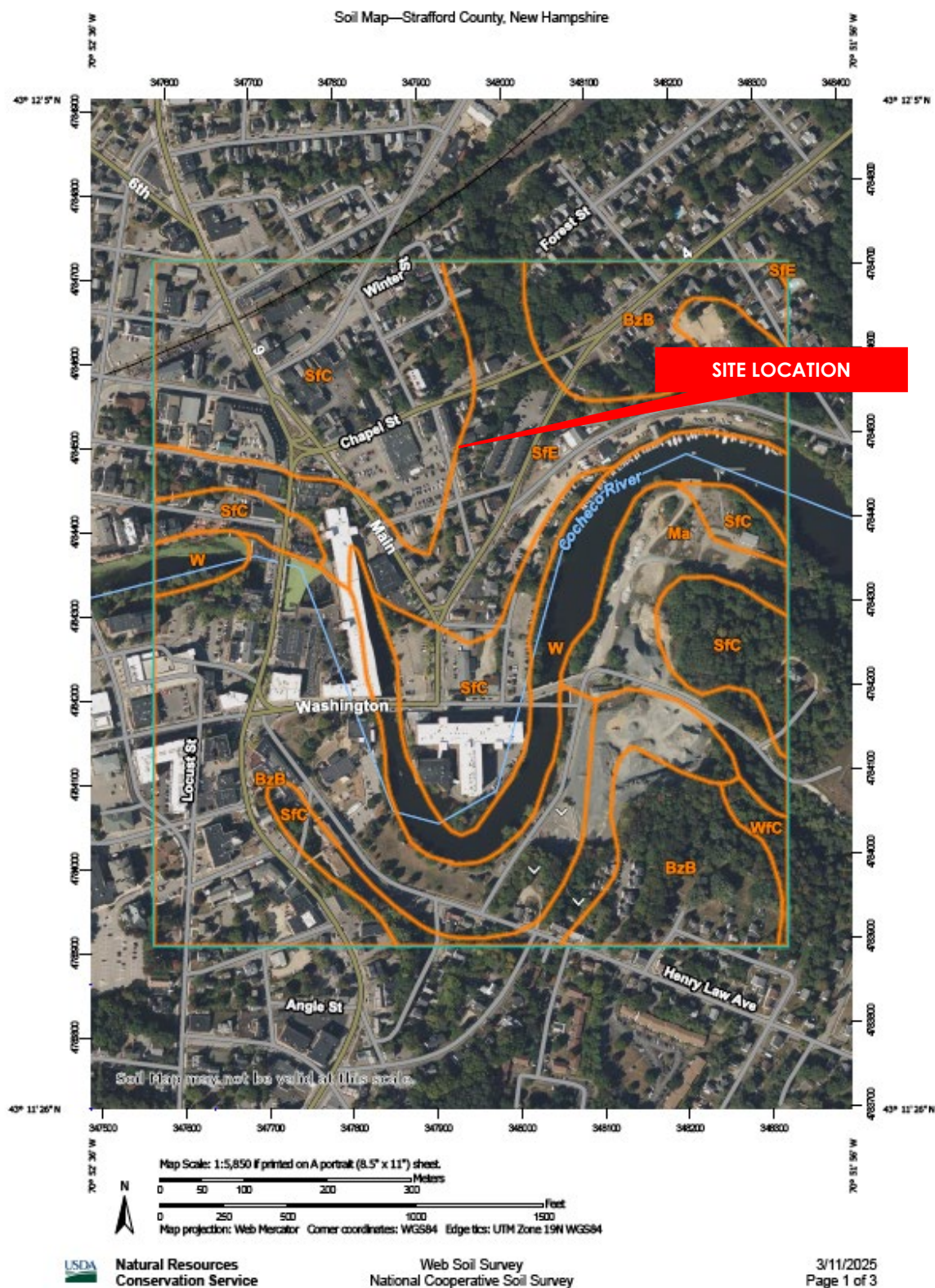
Scale  
in  
feet

Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs; USGS Topographic Quadrangle Images

**USGS MAP**  
**9-11 MECHANIC ST DOVER, NH**  
**MAP 24 LOT 101**







Source: USDA Natural Resources Conservation Service

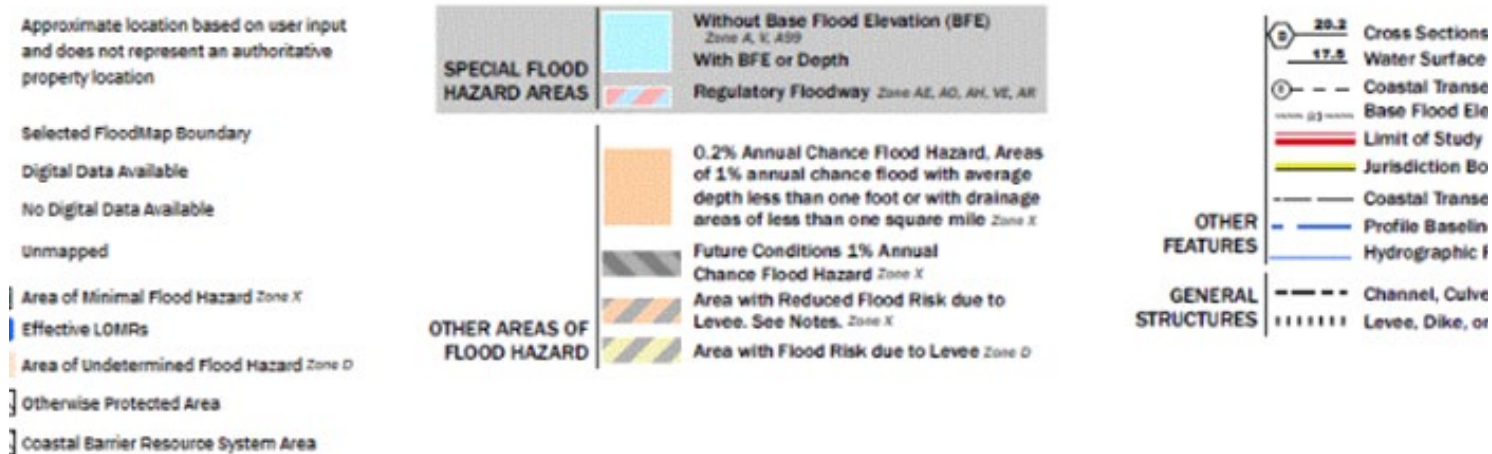
# **SOILS MAP** **9-11 Mechanic Street Dover, NH 03820** **Map 24 Lot 101**







al Map: Orthoimagery. Data refreshed June, 2024.



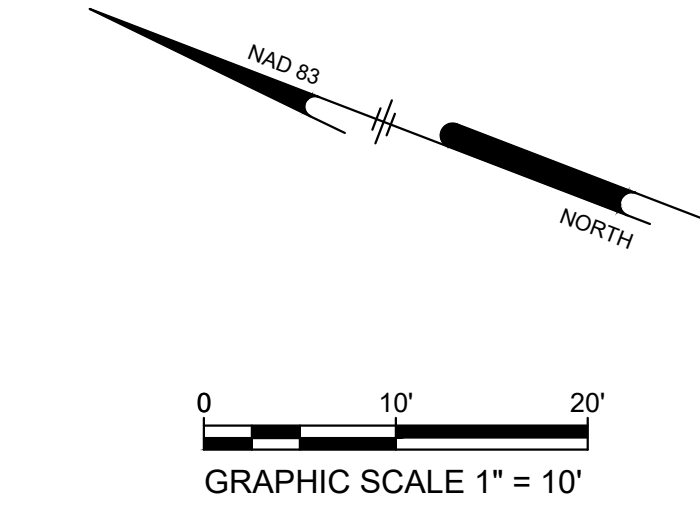
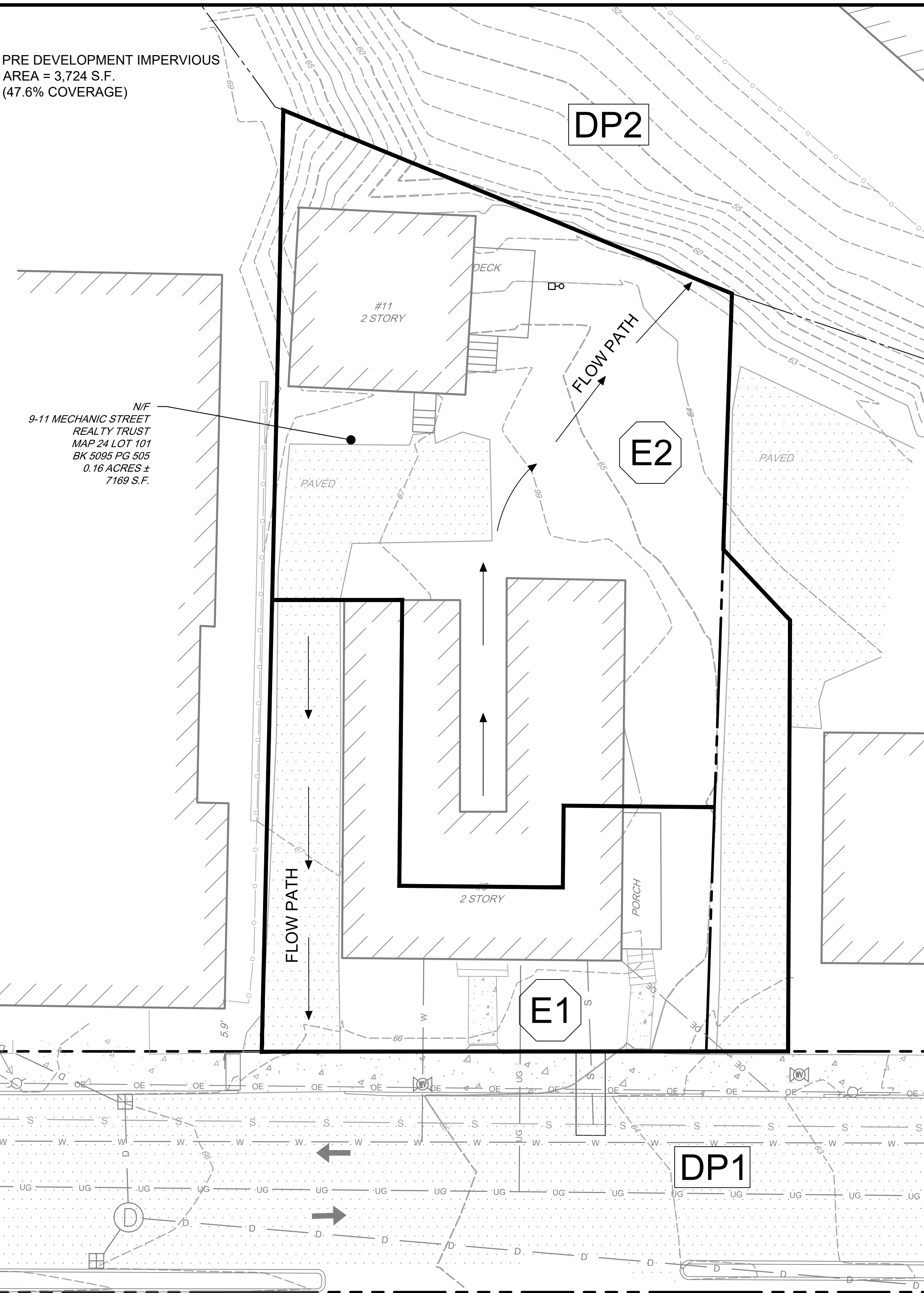
Source: Official Website of the Department of Homeland Security FEMA

**FEMA MAP**  
**9-11 MECHANIC ST DOVER, NH**  
**Map 24 Lot 101**



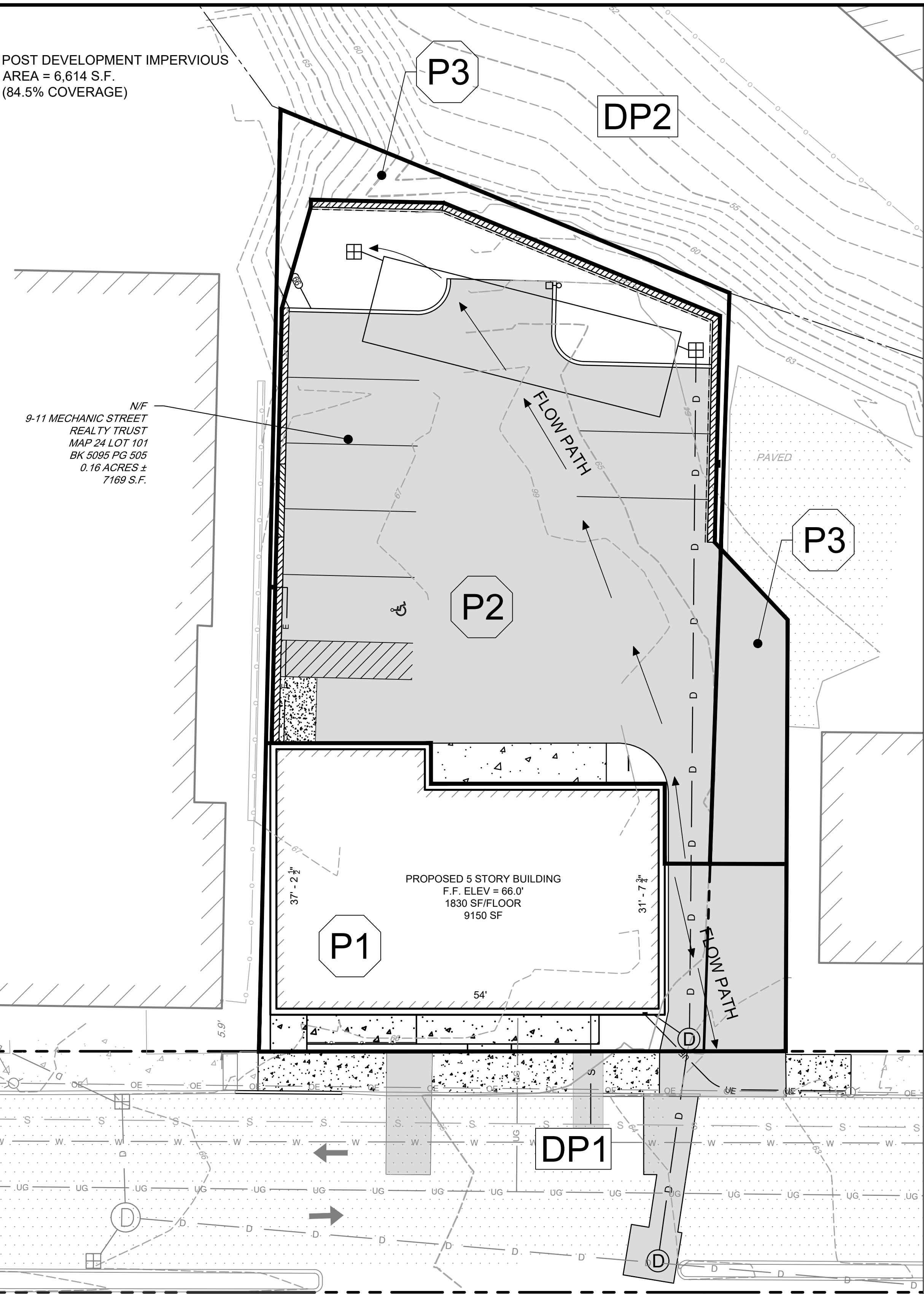


PRE DEVELOPMENT IMPERVIOUS  
AREA = 3,724 S.F.  
(47.6% COVERAGE)



PRE DEVELOPMENT

POST DEVELOPMENT IMPERVIOUS  
AREA = 6,614 S.F.  
(84.5% COVERAGE)



POST DEVELOPMENT

| POND AREAS |       |
|------------|-------|
| ELEVATION  | SQ.FT |
| 64.5       | 398   |
| 64         | 235   |
| 63.75      | 161.4 |

| DATE     | NO. | REVISIONS    | BY  |
|----------|-----|--------------|-----|
| 10/21/25 | 2   | TRC COMMENTS | BCO |
| 09/02/25 | 1   | TRC COMMENTS | BCO |

**SITE PLAN**  
9-11 MECHANIC STREET, DOVER NH,  
ASSESSOR'S MAP 24 LOT 101  
DOVER PLANNING FILE #

APPLICANT/  
OWNER

MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE  
23A MIDDLE ST, NEWBURYPORT MA 01950

**PRE & POST DEVELOPMENT  
DRAINAGE PLAN  
CS9201**

**Ranger Engineering Group, Inc.**  
130 Main Street, Suite 202  
Salem NH, 03079  
Tel: 978-208-1762  
rangereng.com

|                     |                    |                   |
|---------------------|--------------------|-------------------|
| DATE:<br>2025-10-21 | SCALE:<br>1" = 10' | SHEET<br>16 OF 16 |
|---------------------|--------------------|-------------------|



# Mechanic Street Realty Trust



## New Construction

9-11 Mechanic Street Dover, NH 03820

Project Status: TECH REVIEW COMMITTEE FILING  
August 28, 2025

| Sheet List   |            |                                         |
|--------------|------------|-----------------------------------------|
| Sheet Number | Sheet Name | TECH REVIEW COMMITTEE FILING 08.28.2025 |

|               |                              |   |
|---------------|------------------------------|---|
| G100          | COVER                        | ● |
| ARCHITECTURAL |                              |   |
| A010          | EGRESS PLANS                 | ● |
| A100          | SITE PLAN                    | ● |
| A101          | FLOOR PLANS                  | ● |
| A102          | FLOOR PLANS                  | ● |
| A201          | EXTERIOR ELEVATIONS          | ● |
| A202          | EXTERIOR ELEVATIONS          | ● |
| A203          | RENDERED EXTERIOR ELEVATIONS | ● |
| A204          | RENDERED EXTERIOR ELEVATIONS | ● |



### PROJECT TEAM:

MECHANIC STREET  
REALTY TRUST

DEVELOPER  
23A Middle Street  
Newburyport, MA 01950

SV DESIGN LLC

ARCHITECT  
126 Dodge Street  
Beverly, MA 01915  
978.927.3745

RANGER ENGINEERING  
GROUP, INC.

CIVIL ENGINEER  
130 Main St  
Unit 202  
Salem, NH 03079

LIBERTY LAW

ATTORNEY/OWNERS REPRESENTATIVE  
11A Liberty Street  
Newburyport, MA 01950

Revisions

| Issue | Date | Description | Checked By |
|-------|------|-------------|------------|
| △     |      |             |            |
|       |      |             |            |
|       |      |             |            |
|       |      |             |            |
|       |      |             |            |

COVER

Scale: 3/32" = 1'-0"

Drawn By: Author

Date: August 28, 2025

Checked By: Checker

Project #: 11.6122.007

Mechanic Street Realty Trust

9-11 Mechanic Street Dover, NH 03820

SV DESIGN

126 Dodge Street

Beverly, Massachusetts 01915

www.svdesign.com

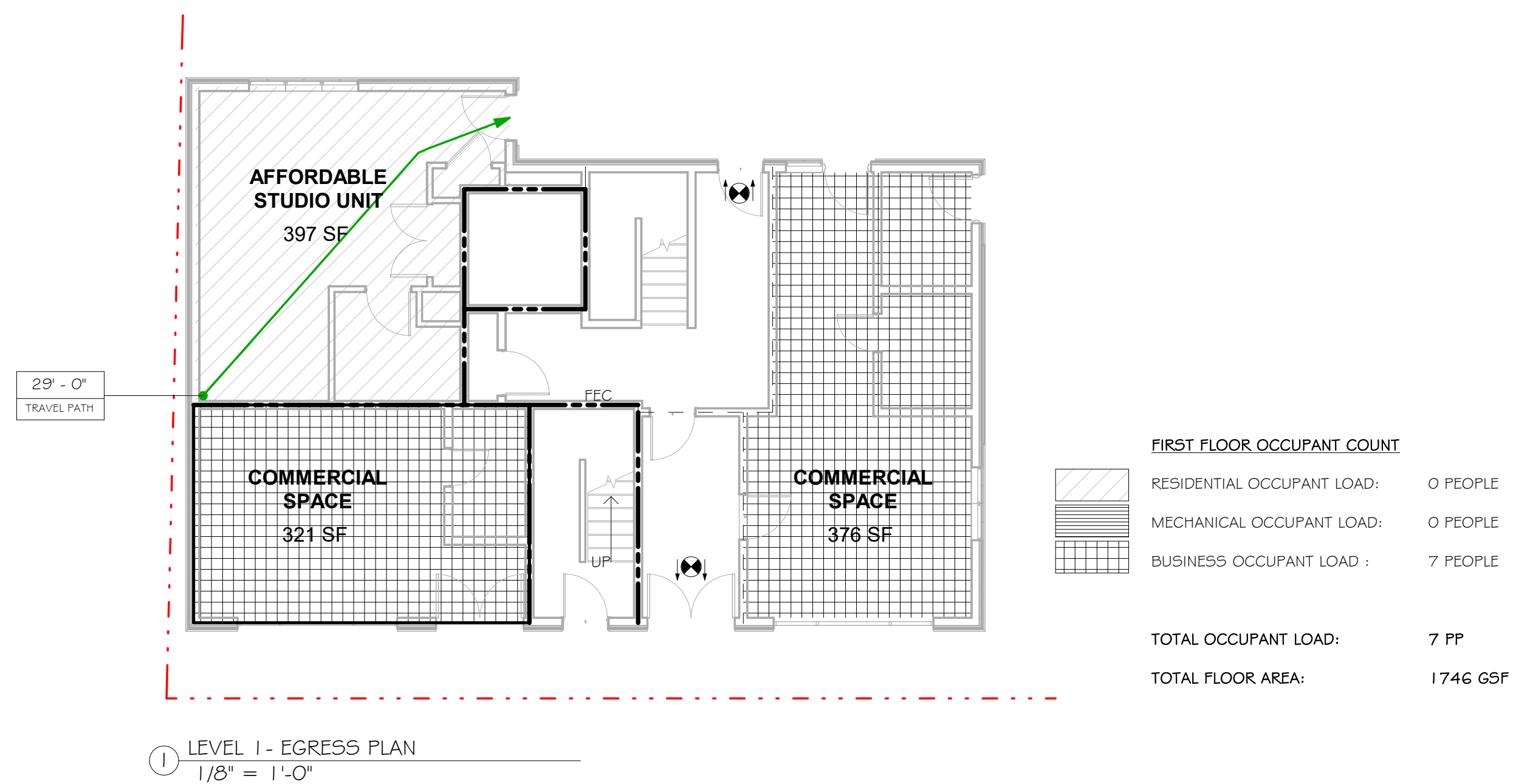
1-978-927-3745

SV DESIGN

COVER

G100







- CIRCULATION
- COMMERCIAL SPACE
- COMMON SPACES
- MAINTENANCE
- STUDIO

[illegible]

# SITE PLAN

Drawn By: Author  
Date: August 28, 2025

t 9/8.927.3745

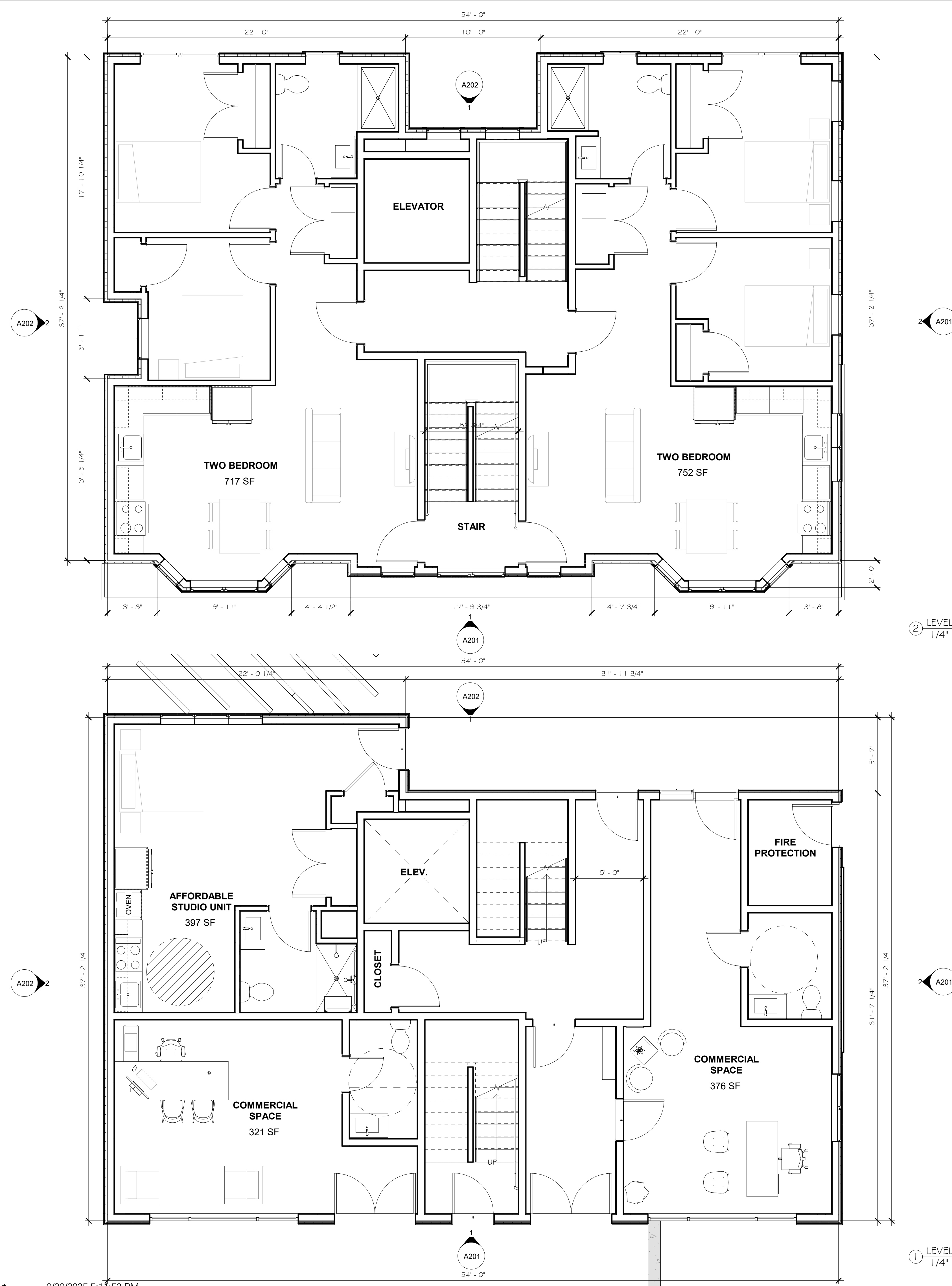
www.svdesign.com

Beverly, Massachusetts 01915

126 Dodge Street

SV DESIGN

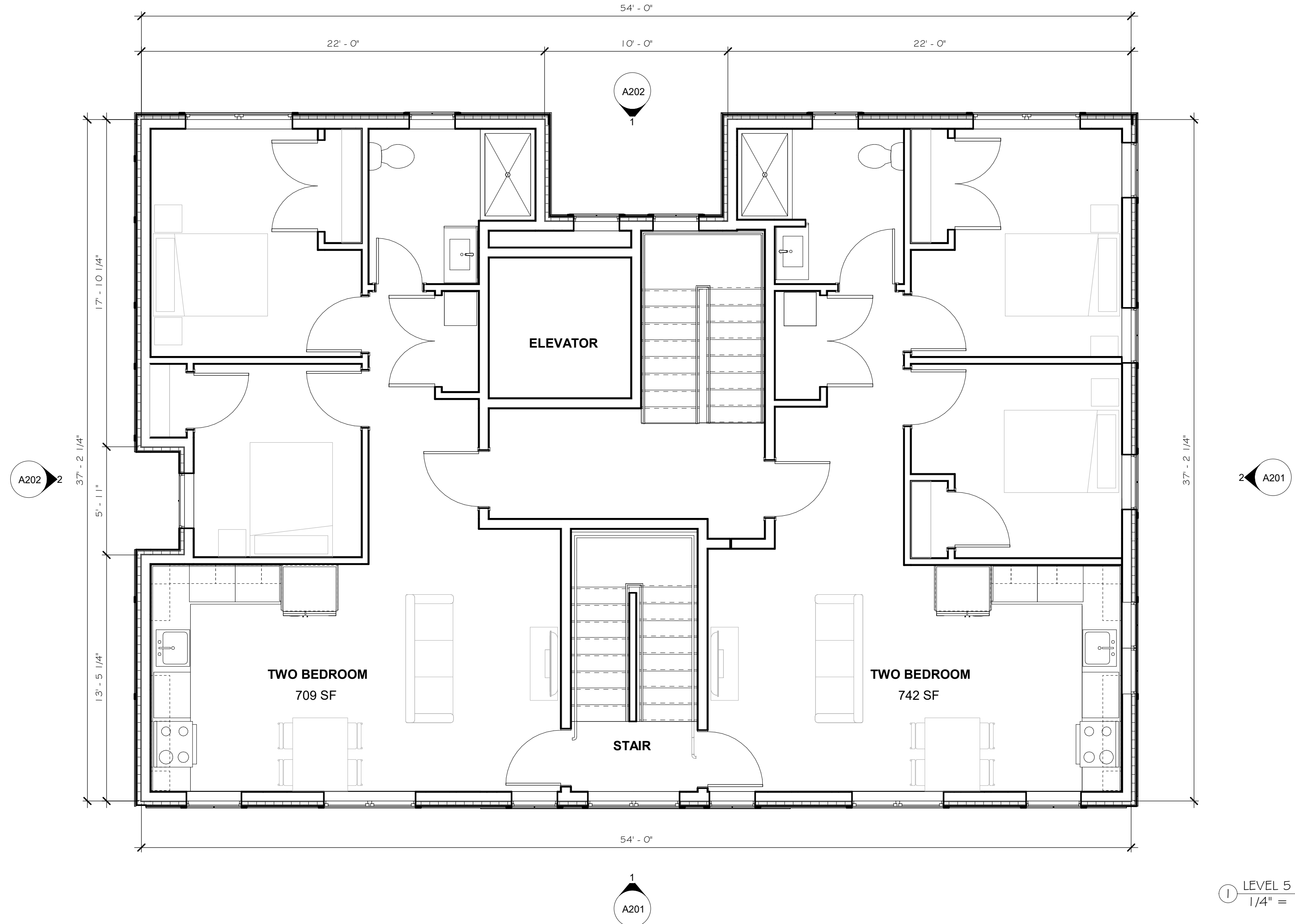




② LEVEL 2-4 FLOOR PLAN  
1/4" = 1'-0"

① LEVEL 1 FLOOR PLAN  
1/4" = 1'-0"

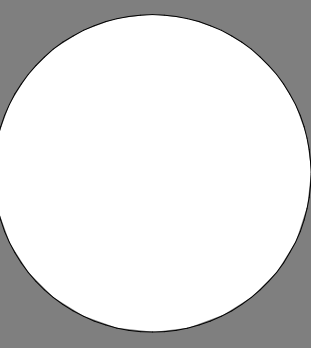




1 LEVEL 5 - FLOOR PLAN  
1/4" = 1'-0"



DESIGN



© SV Design, LLC.

FLOOR PLANS

A102

Mechanic Street Realty Trust

9-11 Mechanic Street Dover, NH 03820

SV DESIGN

126 Dodge Street

Beverly, Massachusetts 01915

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1-978-927-3745

FLOOR PLANS

Scale: 1/4" = 1'-0"

Drawn By: Author

Date: August 28, 2025

Checked By: Checker

Project #: 11.6122.007

Revisions

Issue Date

△

TECH REVIEW COMMITTEE FILING

August 28, 2025

Checked By





EXTERIOR KEYNOTES

| Keynote Number | Description                                           |
|----------------|-------------------------------------------------------|
| 1              | BRICK, COLOR: TBD                                     |
| 2              | BRICK SOLIDER COURSE                                  |
| 3              | STONE VENEER, COLOR: TBD                              |
| 4              | CEMENTITIOUS CLAPBOARD SIDING, COLOR: LIGHT GREY MIST |
| 5              | SMOOTH PANEL WITH TRIM, COLOR: WHITE                  |
| 6              | INSULATED METAL UTILITY DOOR                          |
| 7              | HALF LITE GLASS DOOR, COLOR: TBD                      |
| 8              | WINDOW WITH SIMULATED DIVIDED LITE, SASH COLOR: BLACK |
| 9              | FULL LITE GLASS DOOR                                  |
| 10             | 1X8 CORNERBOARD, COLOR:WHITE                          |
| 11             | SIGN BAND, COLOR: BLACK                               |
| 12             | ALUMINUM STOREFRONT SYSTEM, BLACK ANODIZED            |
| 13             | 1X10 CORNICE, COLOR: WHITE                            |

1 FRONT ELEVATION  
1/4" = 1'-0"

2 RIGHT ELEVATION  
1/4" = 1'-0"

TECH REVIEW  
COMMITTEE FILING  
August 28, 2025  
Checked By

Revisions  
Issue Date  
Description

Scale: 1/4" = 1'-0"  
Drawn By: Author  
Date: August 28, 2025

Checked By: Checker  
Project #: 11.6122.007

MECHANIC STREET REALTY TRUST  
9-11 MECHANIC STREET DOVER, NH 03820

SV DESIGN  
126 DODGE STREET  
BEVERLY, MASSACHUSETTS 01915  
www.svdesign.com  
1-978-927-3745

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DESIGN

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EXTERIOR ELEVATIONS

A201





EXTERIOR KEYNOTES

| Keynote Number | Description                                           |
|----------------|-------------------------------------------------------|
| 1              | BRICK, COLOR: TBD                                     |
| 2              | BRICK SOLIDER COURSE                                  |
| 3              | STONE VENEER, COLOR: TBD                              |
| 4              | CEMENTITIOUS CLAPBOARD SIDING, COLOR: LIGHT GREY MIST |
| 5              | SMOOTH PANEL WITH TRIM, COLOR: WHITE                  |
| 6              | INSULATED METAL UTILITY DOOR                          |
| 7              | HALF LITE GLASS DOOR, COLOR: TBD                      |
| 8              | WINDOW WITH SIMULATED DIVIDED LITE, SASH COLOR: BLACK |
| 9              | FULL LITE GLASS DOOR                                  |
| 10             | 1X8 CORNERBOARD, COLOR:WHITE                          |
| 11             | SIGN BAND, COLOR: BLACK                               |
| 12             | ALUMINUM STOREFRONT SYSTEM, BLACK ANODIZED            |
| 13             | 1X10 CORNICE, COLOR: WHITE                            |

TECH REVIEW  
COMMITTEE FILING  
August 28, 2025  
Checked By

Revisions  
Issue  
Date

EXTERIOR ELEVATIONS

Scale: 1/4" = 1'-0"  
Drawn By: Author  
Date: August 28, 2025

Checked By: Checker  
Project #: 11.6122.007

SV DESIGN  
126 Dodge Street  
Beverly, Massachusetts 01915  
www.svdesign.com  
1-978-927-3745

Mechanic Street Realty Trust  
9-11 Mechanic Street Dover, NH 03820

DESIGN

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EXTERIOR ELEVATIONS

A202





① FRONT ELEVATION  
1/4" = 1'-0"



② RIGHT ELEVATION  
1/4" = 1'-0"

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Beverly, Massachusetts 01915

www.svdesign.com

1-978-927-3745

MECHANIC STREET REALTY TRUST

9-11 MECHANIC STREET DOVER, NH 03820

RENDERED EXTERIOR ELEVATIONS

Scale:  
Drawn By: Author  
Date: August 28, 2025

Checked By: Checker  
Project #: 11.6122.007

TECH REVIEW: August 28, 2025

COMMITTEE FILING

Issue Date: Description

Revisions

Issue Date: Description

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RENDERED EXTERIOR ELEVATIONS

A203





① REAR ELEVATION  
1/4" = 1'-0"



② LEFT ELEVATION  
1/4" = 1'-0"

SV DESIGN

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Beverly, Massachusetts 01915

www.svdesign.com

1-978-927-3745

MECHANIC STREET REALTY TRUST

9-11 MECHANIC STREET DOVER, NH 03820

RENDERED EXTERIOR ELEVATIONS

Scale:  
Drawn By: Author  
Date: August 28, 2025

Checked By: Checker  
Project #: 1116122.007

Revisions

Issue  
Date:

TECH REVIEW  
COMMITTEE FILING  
Description

August 28,  
2025  
Checked By

Autodesk Docs://Mechanic Street Realty Trust\_Dover/Mechanic Street Realty Trust\_Dover.rvt

8/28/2025 1:23:30 PM

A204







# SITE PLAN

## 9-11 MECHANIC STREET

ASSESSOR'S MAP 24 LOT 101

DOVER, NH 03820

DATE: APRIL 3, 2025

REVISED DATE: OCT 21, 2025

PREPARED FOR:

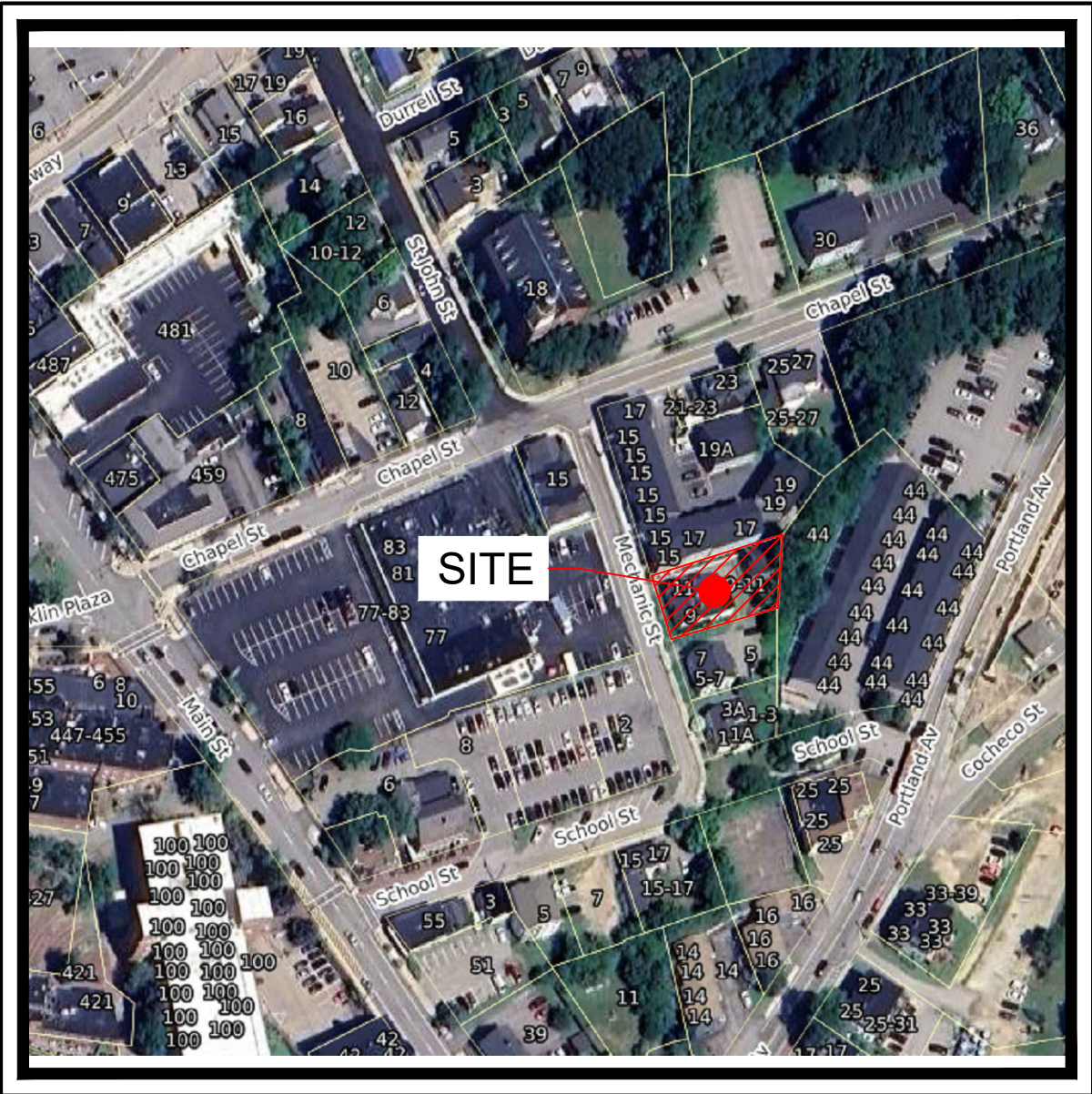
## MECHANIC STREET REALTY TRUST

23A MIDDLE STREET

NEWBURYPORT, MA 01950

### INDEX OF DRAWINGS

| SHEET NO. | DWG NO. | DRAWING TITLE                        |
|-----------|---------|--------------------------------------|
| 1.        | CS0001  | COVER SHEET                          |
| 2.        | CS0201  | EXISTING CONDITIONS PLAN             |
| 3.        | CS0501  | DEMOLITION PLAN                      |
| 4.        | CS1001  | LAYOUT AND MATERIALS                 |
| 5.        | CS1501  | GRADING & DRAINAGE PLAN              |
| 6.        | CS1601  | UTILITY PLAN                         |
| 7.        | CS1701  | LANDSCAPE AND LIGHTING PLAN          |
| 8.        | CS2701  | TURNING PLAN                         |
| 9.        | CS2702  | TURNING PLAN                         |
| 10.       | CS3501  | UTILITY PLAN AND PROFILES            |
| 11.       | CS6001  | SITE DETAILS                         |
| 12.       | CS6002  | CONSTRUCTION STANDARD DETAILS        |
| 13.       | CS6003  | CONSTRUCTION STANDARD DETAILS        |
| 14.       | CS6011  | DRAINAGE DETAILS                     |
| 15.       | CS7001  | EROSION CONTROL PLAN AND DETAILS     |
| 16.       | CS9201  | PRE & POST DEVELOPMENT DRAINAGE PLAN |



LOCATION MAP  
N.T.S.

PREPARED BY:

## RANGER ENGINEERING GROUP, INC



Ranger Engineering Group, Inc.

130 Main Street. Suite 202  
Salem NH, 03079  
Tel: 978-208-1762  
rangereng.com



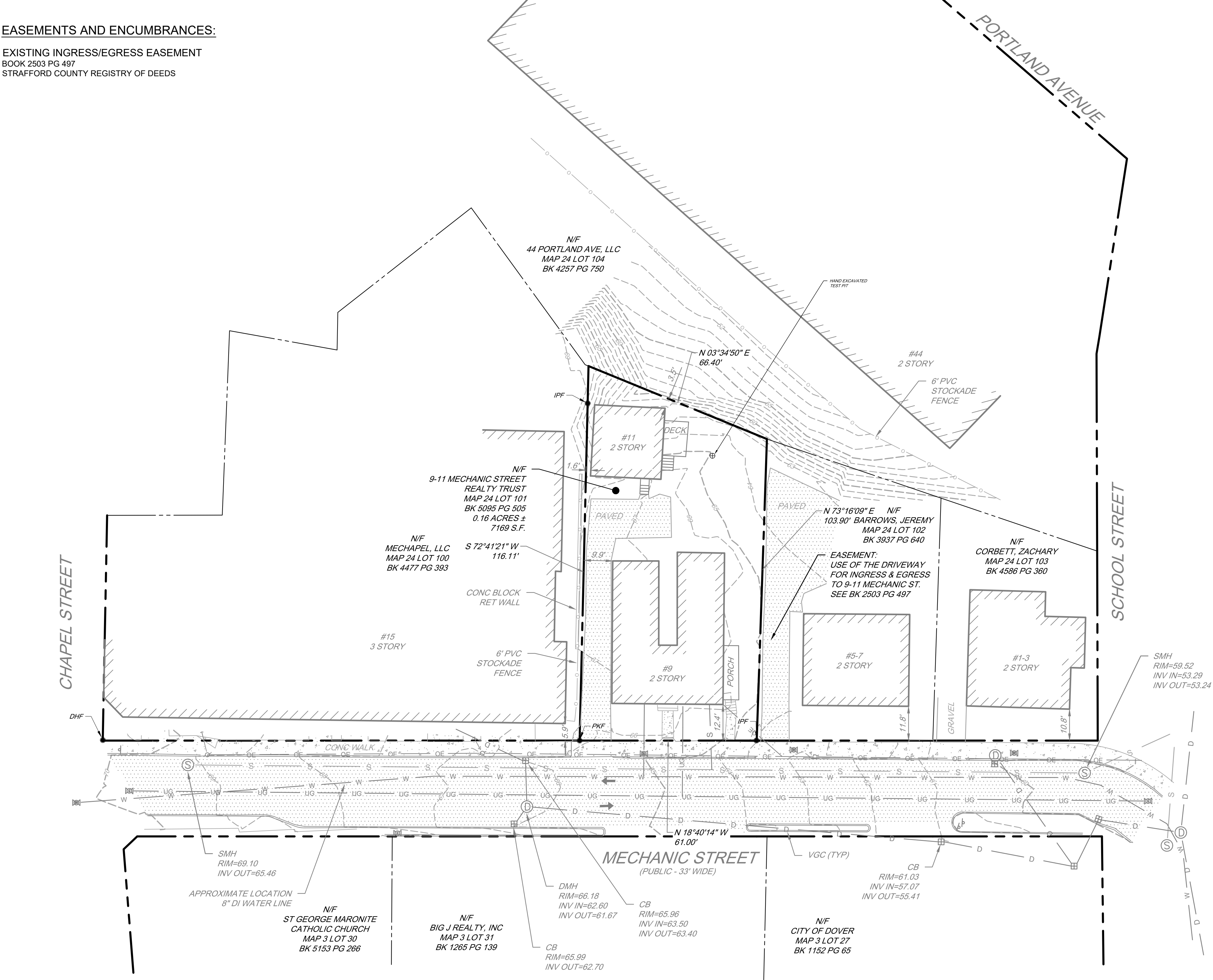
|          |     |              |     |
|----------|-----|--------------|-----|
|          |     |              |     |
| 10/21/25 | 2   | TRC COMMENTS | BCO |
| 09/02/25 | 1   | TRC COMMENTS | BCO |
| DATE     | NO. | REVISIONS    | BY  |

|                                                                                                                                                                                                                                                                         |                                                                                                                     |                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <div>SITE PLAN</div> <div>9-11 MECHANIC STREET, DOVER NH,</div> <div>ASSESSOR'S MAP 24 LOT 101</div> <div>DOVER PLANNING FILE #</div>                                                                                                                                   |                                                                                                                     |                                                           |
| <div>APPLICANT/<br/>OWNER</div>                                                                                                                                                                                                                                         | <div>MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE</div> <div>23A MIDDLE ST, NEWBURYPORT MA 01950</div> |                                                           |
| <div>COVER SHEET</div> <div>CS0001</div>                                                                                                                                                                                                                                |                                                                                                                     |                                                           |
| <div><div><div>Ranger Engineering Group, Inc.</div><div>130 Main Street. Suite 202</div><div>Salem NH, 03079</div><div>Tel: 978-208-1762</div><div>rangereng.com</div></div></div> |                                                                                                                     |                                                           |
| <div>DATE:</div> <div>2025-10-21</div>                                                                                                                                                                                                                                  | <div>SCALE:</div>                                                                                                   | <div>SHEET</div> <div>1</div> <div>OF</div> <div>16</div> |



EASEMENTS AND ENCUMBRANCES:

EXISTING INGRESS/EGRESS EASEMENT  
BOOK 2503 PG 497  
STRAFFORD COUNTY REGISTRY OF DEEDS



LEGEND

|                        |                     |
|------------------------|---------------------|
| EXISTING               | BUILDING            |
| PROPERTY LINE          | RIGHT-OF-WAY LINE   |
| ADJACENT PROPERTY LINE | WOOD FENCE          |
| CONCRETE               | BIT. CONC. PAVEMENT |
| SIGN                   | CONTOUR             |
| WATER LINE DOMESTIC    | SANITARY SEWER      |
| STORM SEWER            | OVERHEAD ELECTRIC   |
| UNDERGROUND GAS        | UTILITY POLE        |
| SANITARY MANHOLE       | STORM DRAIN MANHOLE |
| STORM DRAIN INLET      | FIRE HYDRANT        |
| WATER VALVE            | GAS VALVE           |

NOTES:

- THE INTENT OF THIS PLAN IS TO REDEVELOP THE LOT IN DOVER NH KNOWN AS 9-11 MECHANIC STREET
- OWNERS OF RECORD ARE: 9-11 MECHANIC STREET REALTY TRUST , BEN LEGARE, TRUSTEE NEWBURYPORT, MA 01950
- THE PARCEL IS SHOWN AS LOT NO. 101, MAP 24 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS
- THE SUBJECT PARCEL CONTAINS 0.16 ACRES OR 7169 SQ. FT. AREA OF LAND
- TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 5095 PAGE NO. 505
- REFERENCE PLANS: BOOK NO. 108 PAGE NO. 3 STRAFFORD COUNTY REGISTRY OF DEEDS
- THE USE OF DRIVEWAY EASEMENT IS REFERENCED IN A DEED AT BOOK 2503 PG 497.
- CURRENT ZONING DIMENSIONAL AND DENSITY REQUIREMENTS IN EFFECT ARE AS FOLLOWS:  
REQUIRED:  
a. ZONING DISTRICT CBD SUB-DISTRICT G  
b. MINIMUM LOT SIZE: N/A  
c. MINIMUM LOT FRONTAGE: N/A  
d. MINIMUM YARD SETBACKS/BUILD-TO-LINES:  
FRONT: 10'-4'-3'  
SIDE: 0' MIN - 24' MAX  
REAR: 10' MIN  
ABUT-A-STREET: N/A  
e. MINIMUM LOT COVERAGE: 75%  
f. MAXIMUM BLDG. HEIGHT: 5 STORIES  
PROVIDED:  
ZONING DISTRICT CBD SUB-DISTRICT G  
LOT SIZE: 0.16 ACRES  
LOT FRONTAGE: 61.00'  
FRONT: 5'  
SIDE: 0 3'  
REAR: 86.75'  
ABUT-A-STREET: N/A  
LOT COVERAGE: 70%  
BLDG. HEIGHT: 5 STORIES
- VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT OR CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD, INCLUDING CASE#, DATE, AND ANY CONDITIONS
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY RANGER ENGINEERING GROUP, INC. ON 12/16-17/2024 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
- SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA (COMMUNITY PANEL #33017C0330E, EFFECTIVE DATE: SEPTEMBER 30, 2015).
- THERE ARE NO WETLANDS LOCATED ON THIS PROPERTY.
- TOPOGRAPHIC SURVEY PERFORMED BY RANGER ENGINEERING GROUP, INC. ON 12/16-17/2024.
- ELEVATIONS ARE BASED ON U.S.G.S. NVD 1988 DATUM.
- AS-BUILT PLANS OF THE CONSTRUCTION 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.

|                  |                  |               |            |               |
|------------------|------------------|---------------|------------|---------------|
| TOP ELEV = 64.50 |                  | ESHGW = 60.00 |            |               |
| TP1              |                  |               |            |               |
| DEPTH            | SOIL HORIZON     | SOIL TEXTURE  | SOIL COLOR | SOIL MOTTLING |
| 0"-10"           | GRAVEL FILL      | VARIES        | VARIES     |               |
| 10"-26"          | FILL WITH DEBRIS | VARIES        | VARIES     |               |
| 26"-47"          | B                | F.S.          | 10 YR 4/6  |               |
| 47"-54"          | C                | F.S.          | 2.5 Y 6/6  |               |
| NO REDOX         |                  |               |            |               |

|          |     |              |     |
|----------|-----|--------------|-----|
|          |     |              |     |
| 10/21/25 | 2   | TRC COMMENTS | BCO |
| 09/02/25 | 1   | TRC COMMENTS | BCO |
| DATE     | NO. | REVISIONS    | BY  |

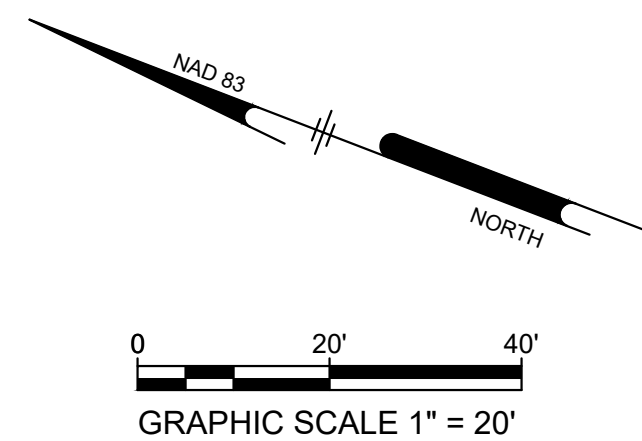
SITE PLAN  
9-11 MECHANIC STREET, DOVER NH,  
ASSESSOR'S MAP 24 LOT 101  
DOVER PLANNING FILE #

APPLICANT/ OWNER MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE  
23A MIDDLE ST, NEWBURYPORT MA 01950

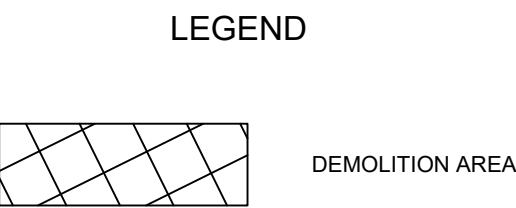
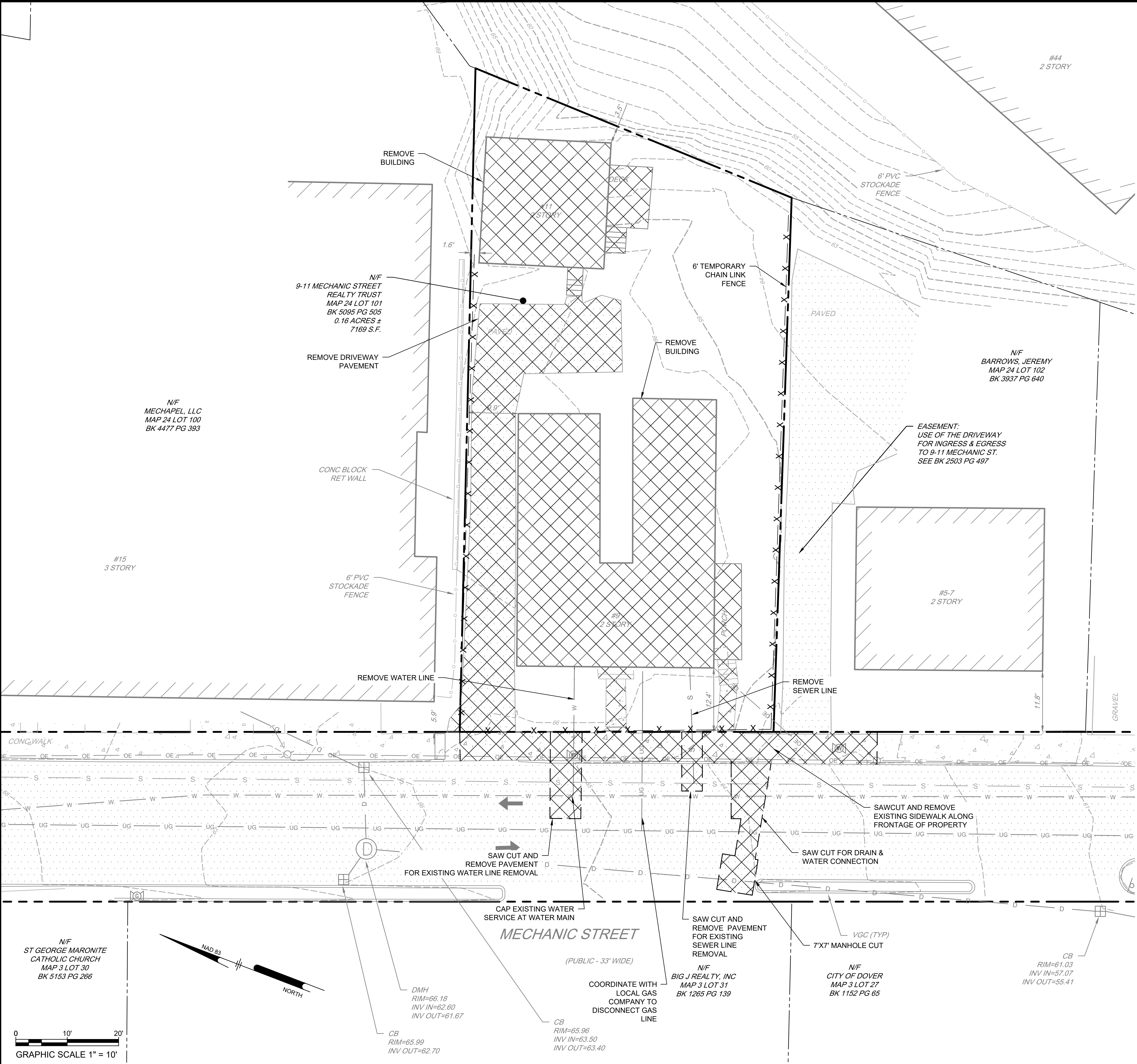
EXISTING CONDITIONS PLAN  
CS0201

Ranger Engineering Group, Inc.

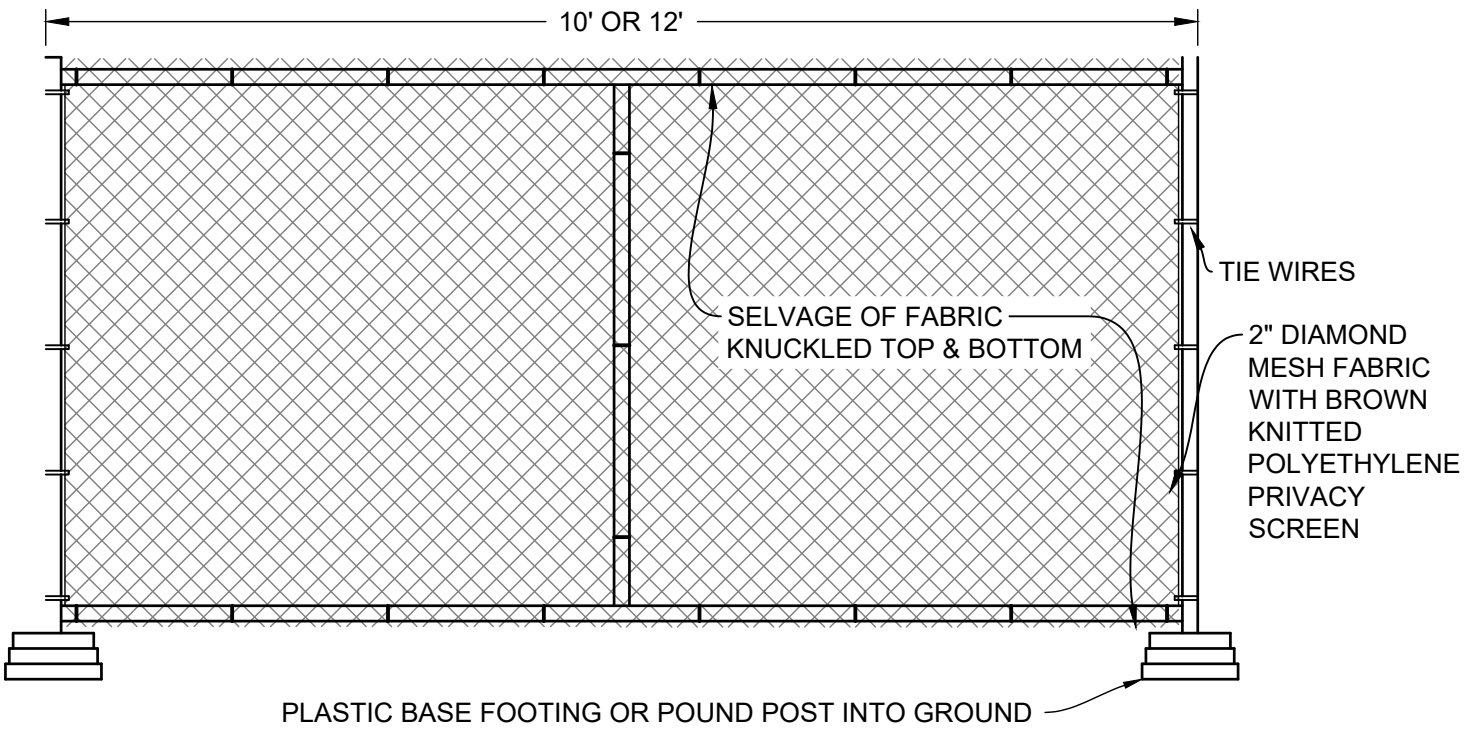
130 Main Street, Suite 202  
Salem NH, 03079  
Tel: 978-208-1762  
rangereng.com







- DEMOLITION NOTES:
1. STRUCTURE SHALL BE INSPECTED TO DETERMINE IF THERE IS ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL PRESENT IN THE STRUCTURES. ANY HAZARDOUS MATERIAL SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR AND DISPOSED OF AT A LICENSED DISPOSAL FACILITY.
  2. STRUCTURES SHALL BE INSPECTED FOR THE PRESENCE OF RODENTS WHICH SHALL BE REMOVED PRIOR TO DEMOLITION ACTIVITIES.
  3. UTILITIES SHALL BE TURNED OFF, DISCONNECTED OR CUT AND CAPPED PRIOR TO DEMOLITION.
  4. TEMPORARY CHAIN LINK FENCE SHALL BE INSTALLED PRIOR TO DEMOLITION.
  5. WASTE MATERIALS SHALL BE DEPOSITED IN COVERED CONTAINERS AND REMOVED TO BE DISPOSED OF AT A LICENSED DISPOSAL FACILITY.



- NOTE:
1. GATES AND HARDWARE TO BE AS PER MANUFACTURER'S SPECIFICATION. SUBMIT MANUFACTURER'S LITERATURE FOR APPROVAL.

1 6' TEMPORARY CHAIN LINK FENCE  
NOT TO SCALE

| DATE     | NO. | REVISIONS    | BY  |
|----------|-----|--------------|-----|
| 10/21/25 | 2   | TRC COMMENTS | BCO |
| 09/02/25 | 1   | TRC COMMENTS | BCO |

SITE PLAN

9-11 MECHANIC STREET, DOVER NH,

ASSESSOR'S MAP 24 LOT 101  
DOVER PLANNING FILE #

APPLICANT/  
OWNER

MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE  
23A MIDDLE ST, NEWBURYPORT MA 01950

DEMOLITION PLAN

CS0501

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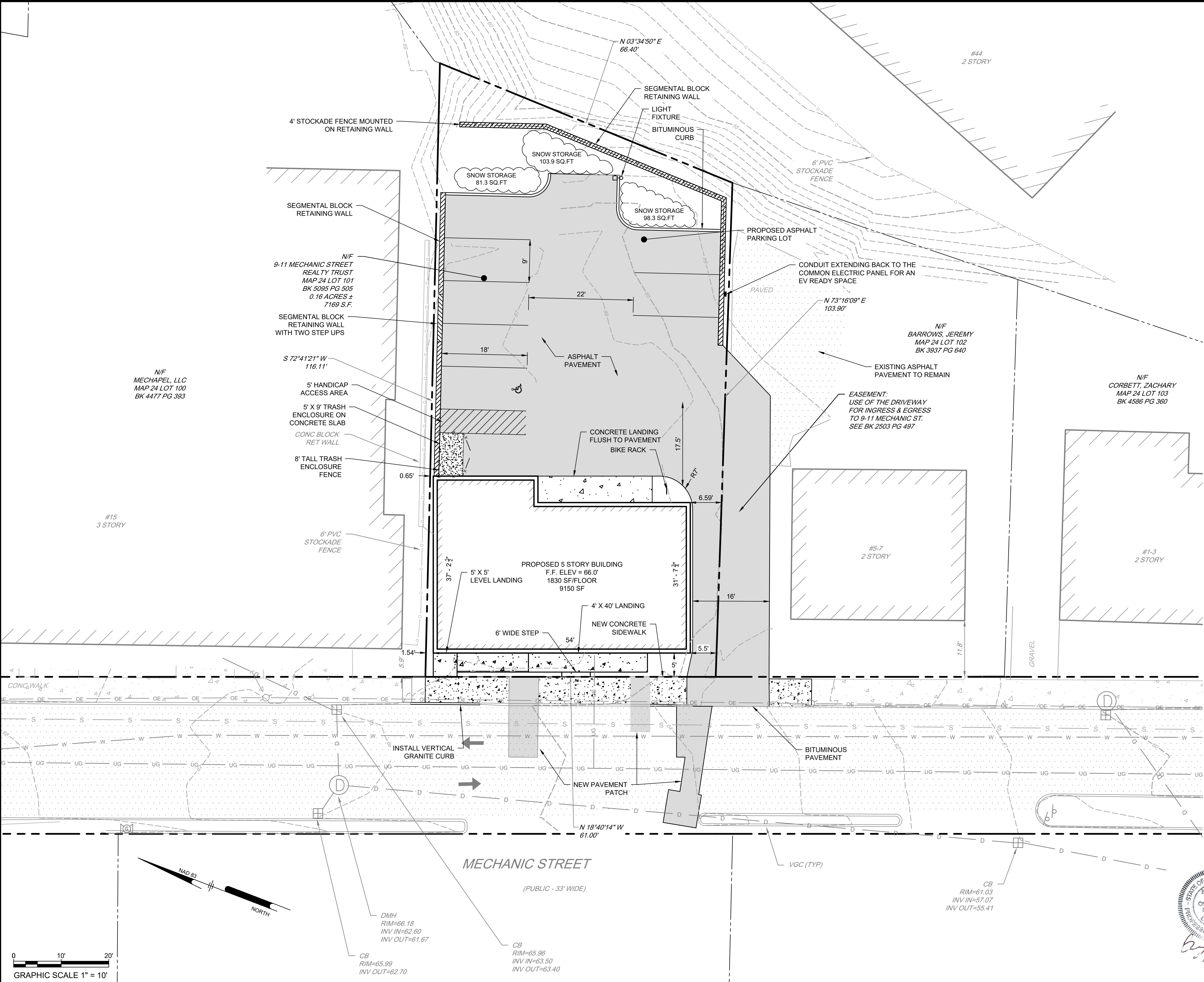
DATE:  
2025-10-21

SCALE:  
1" = 10'

SHEET  
3 OF 16







- NOTES:
- THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
  - THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
  - 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.
  - ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES OF FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
  - THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR ANY EARTH DISTURBING ACTIVITY OCCURS.
  - ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
  - 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 OCCURRING.
  - 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.
  - SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM - 6 PM AND NO WORK ON FEDERAL HOLIDAYS. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR PLANNING DIRECTOR.
  - BUILDING ADDRESSES (INCLUDING APT/UNIT NUMBERS IF APPLICABLE) SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
  - THE PROPOSED USE FOR THE SITE IS 90% RESIDENTIAL, 10% COMMERCIAL.
  - NO FEDERAL/STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY AND NONE ARE REQUIRED.
  - COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
  - ANY RETAINING WALL TALLER THAN FOUR FEET REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
  - ANY FENCE TALLER THAN SEVEN FEET REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
  - APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL.
  - 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 & 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.
  - FIRE DEPARTMENT ACCESS ROADS SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.
  - (9 UNITS X 1.25 PER UNIT) + (9 UNITS \* 0.4 VISITOR SPACES PER UNIT) + 4 SPACES FOR 1200 S.F. OF COMMERCIAL SPACE = 19 SPACES REQUIRED AND 9 SPACES PROVIDED.
  - EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
  - WHEN SNOW STORAGE AREAS ARE FULL EXCESS SNOW SHALL BE REMOVED FROM THE PROPERTY.
  - SEGMENTAL BLOCK RETAINING WALL MAY REQUIRE A STRUCTURAL DESIGN AND BUILDING PERMIT PRIOR TO CONSTRUCTION.

| DATE     | NO. | REVISIONS    | BY  |
|----------|-----|--------------|-----|
| 10/21/25 | 2   | TRC COMMENTS | BCO |
| 09/02/25 | 1   | TRC COMMENTS | BCO |

SITE PLAN

9-11 MECHANIC STREET, DOVER NH,

ASSESSOR'S MAP 24 LOT 101

DOVER PLANNING FILE #

APPLICANT/  
OWNER

MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE  
23A MIDDLE ST, NEWBURYPORT MA 01950

LAYOUT & MATERIALS

CS1001

Ranger Engineering Group, Inc.

130 Main Street, Suite 202

Salem NH, 03079

Tel: 978-208-1762

rangereng.com

DATE:

2025-10-21

SCALE:

1" = 10'

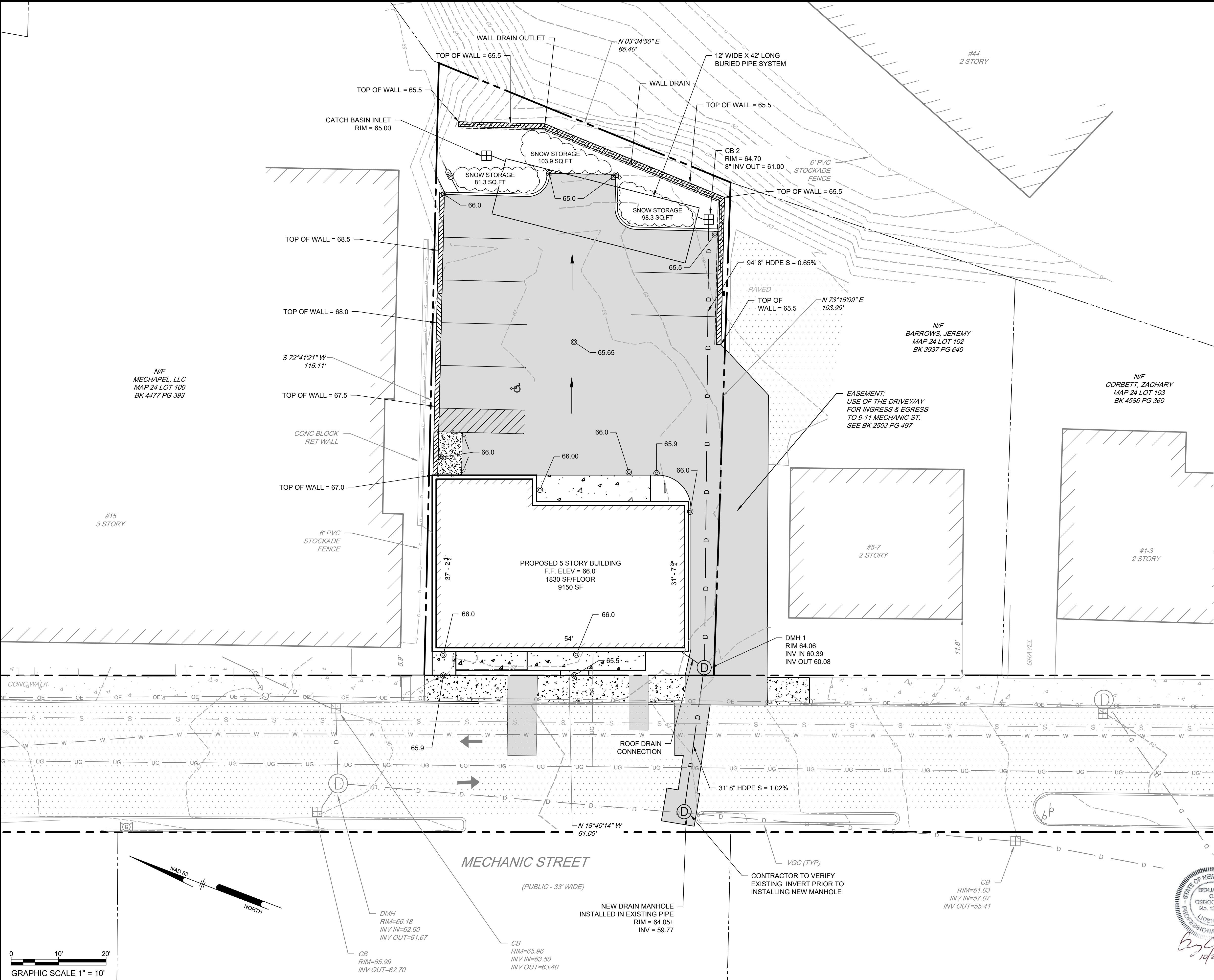
SHEET

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OF

16





| LEGEND   |                        |
|----------|------------------------|
| EXISTING | PROPOSED               |
|          | BUILDING               |
|          | PROPERTY LINE          |
|          | RIGHT-OF-WAY LINE      |
|          | ADJACENT PROPERTY LINE |
|          | WOOD FENCE             |
|          | CONCRETE               |
|          | BIT. CONC. PAVEMENT    |
|          | SIGN                   |
|          | CONTOUR                |
|          | WATER LINE DOMESTIC    |
|          | SANITARY SEWER         |
|          | STORM SEWER            |
|          | ELECTRIC LINE          |
|          | UNDERGROUND GAS        |
|          | UTILITY POLE           |
|          | SANITARY MANHOLE       |
|          | STORM DRAIN MANHOLE    |
|          | STORM DRAIN INLET      |
|          | STORM DRAIN CLEANOUT   |
|          | FIRE HYDRANT           |
|          | WATER VALVE            |
|          | GAS VALVE              |

| DATE     | NO. | REVISIONS    | BY  |
|----------|-----|--------------|-----|
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| 09/02/25 | 1   | TRC COMMENTS | BCO |

**SITE PLAN**

9-11 MECHANIC STREET, DOVER NH,

ASSESSOR'S MAP 24 LOT 101  
DOVER PLANNING FILE #

APPLICANT/ OWNER

MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE  
23A MIDDLE ST, NEWBURYPORT MA 01950

**GRADING & DRAINAGE PLAN**

CS1501

**Ranger Engineering Group, Inc.**

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Salem NH, 03079  
Tel: 978-208-1762  
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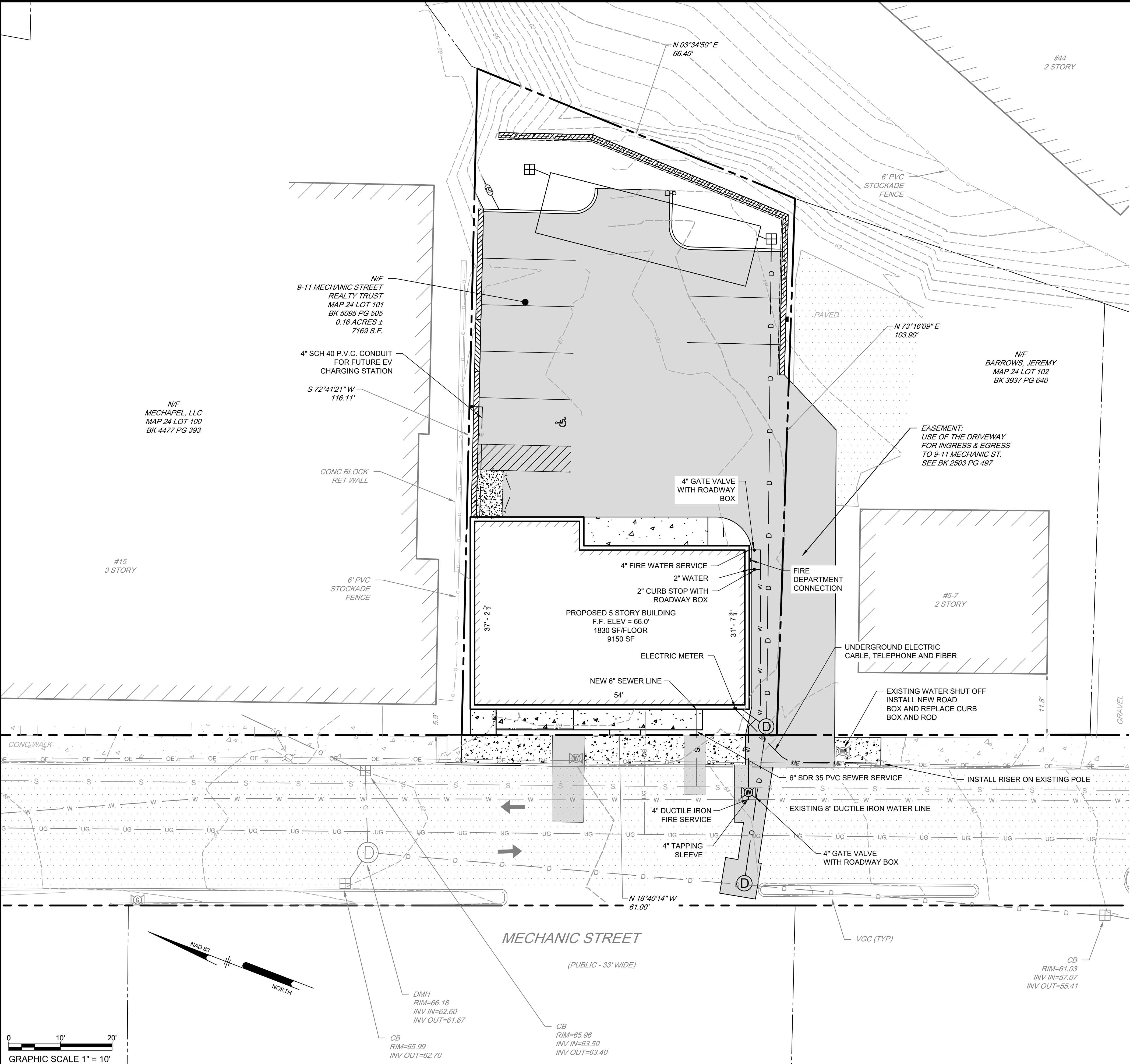
DATE: 2025-10-21

SCALE: 1" = 10'

SHEET 5 OF 16







- NOTES:
1. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE I, SECTION 45-2 OF THE CODE OF THE CITY OF DOVER.
  2. APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
  3. THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED BY CHAPTER 81 - 30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NH BUILDING AND FIRE CODES.
  4. 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.
  5. FIRE DEPARTMENT CONNECTION 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.
  6. 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.
  7. THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE THE OVERVIEW OF PUBLIC UTILITIES WITHIN THE SITE PLAN.
  8. UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
  9. THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
  10. PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES, TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL MEETING THE ENGINEERS SPECIFIC RECOMMENDED CRITERIA.
  11. IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER (NOT ALLOWED IN CITY R.O.W.), EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY OF OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
  12. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.
  13. FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND DOVER DPW.
  14. CONTRACTOR TO CONTACT DOVER DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY CONSTRUCTION TO COORDINATE ALL WORK CONCERNING THE INSTALLATION OF ANY PROPOSED WATER LINE IMPROVEMENTS.
  15. ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF DOVER STANDARDS. ALL HIGHWAY CONSTRUCTION WILL MEET THE CITY OF DOVER STANDARDS AS MODIFIED BY WAIVER REQUEST AT THE PLANNING BOARD.
  16. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (800) 662-7764. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48 HOUR MINIMUM NOTICE IS REQUIRED.
  17. ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & DOVER DPW SEWER DIVISION STANDARDS.
  18. CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427-5525.
  19. CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH COMCAST.
  20. ALL SEWER MANHOLE RIMS & COVERS ARE TO BE HINGED.
  21. ALL WATER SERVICES ARE TO BE WITNESSED WITH A 2"x4" PAINTED BLUE. ALL SEWER SERVICES ARE TO BE WITNESSED WITH A 2"x4" PAINTED YELLOW, IF STUBBED PRIOR TO BUILDING CONSTRUCTION.
  22. ALL WATER SHUT OFF VALVES LOCATED WITHIN PAVED AREAS ARE TO BE PLACED IN GATE BOXES.
  23. GAS LINES AND METER LOCATIONS ARE TO BE COORDINATED WITH THE CITY OF DOVER BUILDING DEPARTMENT.
  24. ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & DOVER DPW SEWER DIVISION STANDARDS, ALL PVC SEWER PIPE IS TO CONFORM WITH ENR-WQ 704.0S(c)(e).

SEWER FLOW CALCULATIONS

RESIDENTIAL FLOW  
8 TWO BEDROOM UNITS @ 150 GPD/BEDROOM = 2400 GALLONS  
1 ONE BEDROOM UNIT @ 150 GPD/BEDROOM = 150 GALLONS

COMMERCIAL FLOW  
4 EMPLOYEES @ 10 GPD/EMPLOYEE = 40 GALLONS

TOTAL DAILY FLOW = 2,590 GALLONS PER DAY

| DATE     | NO. | REVISIONS    | BY  |
|----------|-----|--------------|-----|
| 10/21/25 | 2   | TRC COMMENTS | BCO |
| 09/02/25 | 1   | TRC COMMENTS | BCO |

SITE PLAN

9-11 MECHANIC STREET, DOVER NH,

ASSESSOR'S MAP 24 LOT 101  
DOVER PLANNING FILE #

APPLICANT/  
OWNER

MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE  
23A MIDDLE ST, NEWBURYPORT MA 01950

UTILITY PLAN

CS1601

Ranger Engineering Group, Inc.

130 Main Street, Suite 202

Salem NH, 03079

Tel: 978-208-1762

rangereng.com

DATE:

2025-10-21

SCALE:

1" = 10'

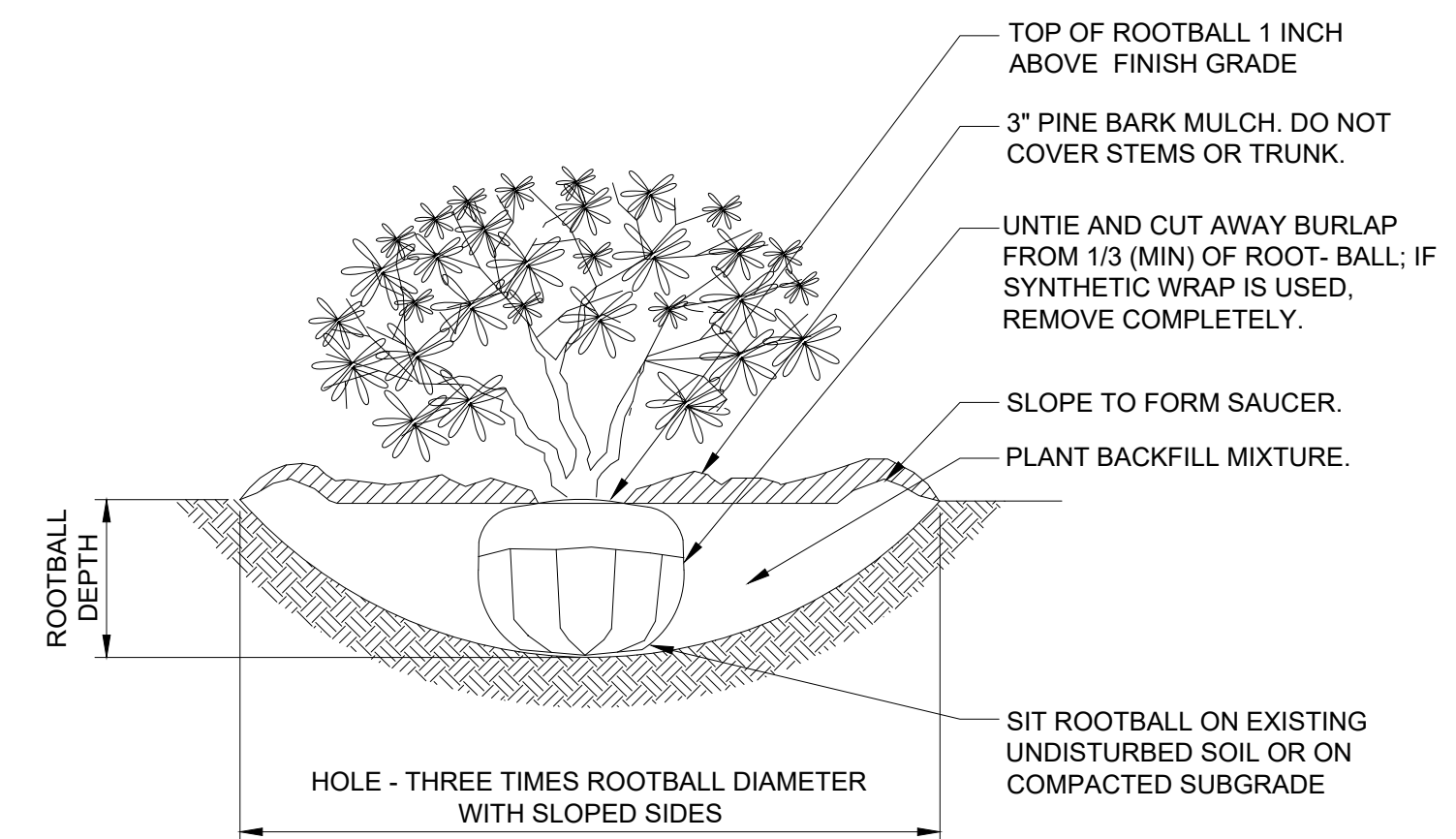
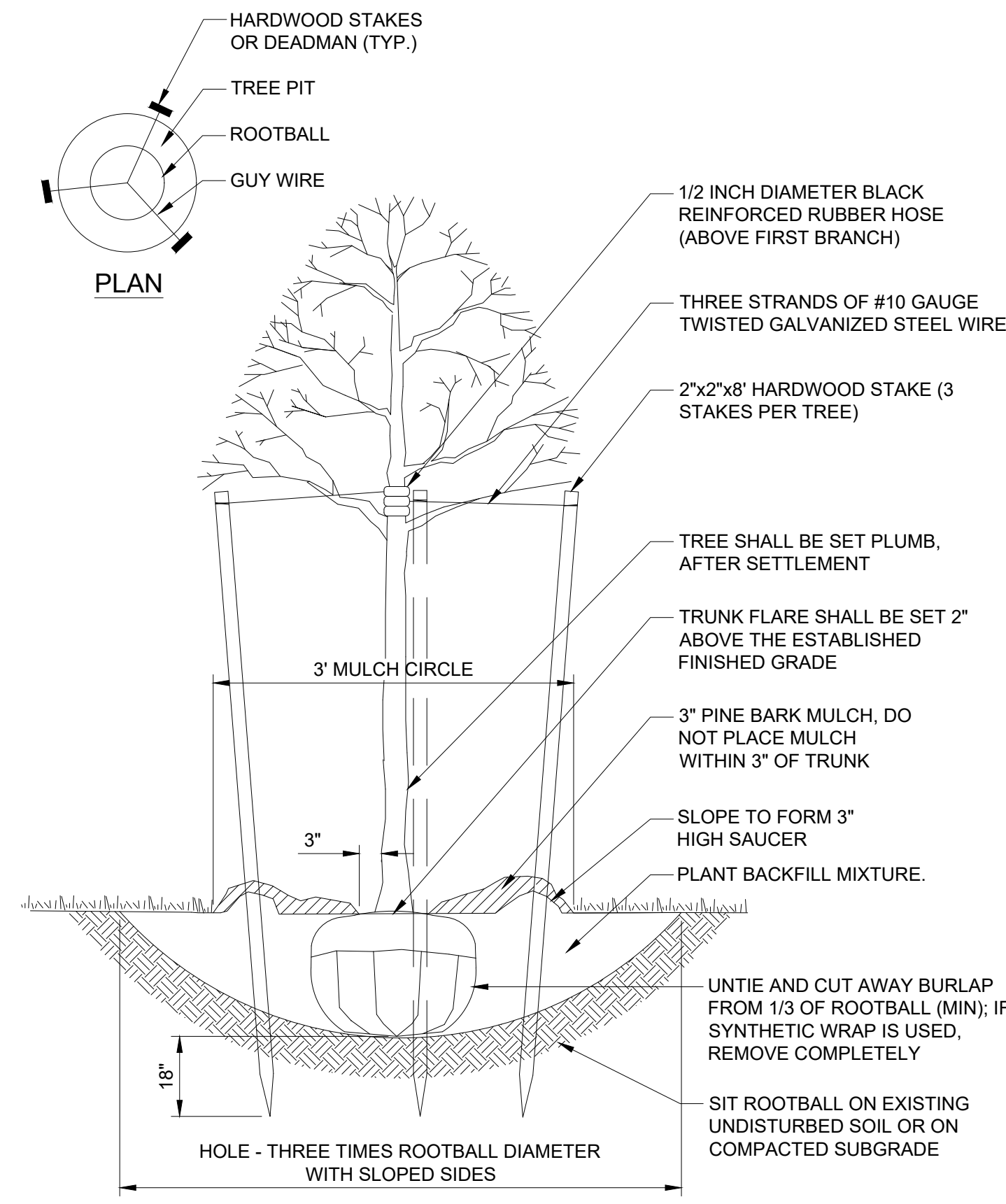
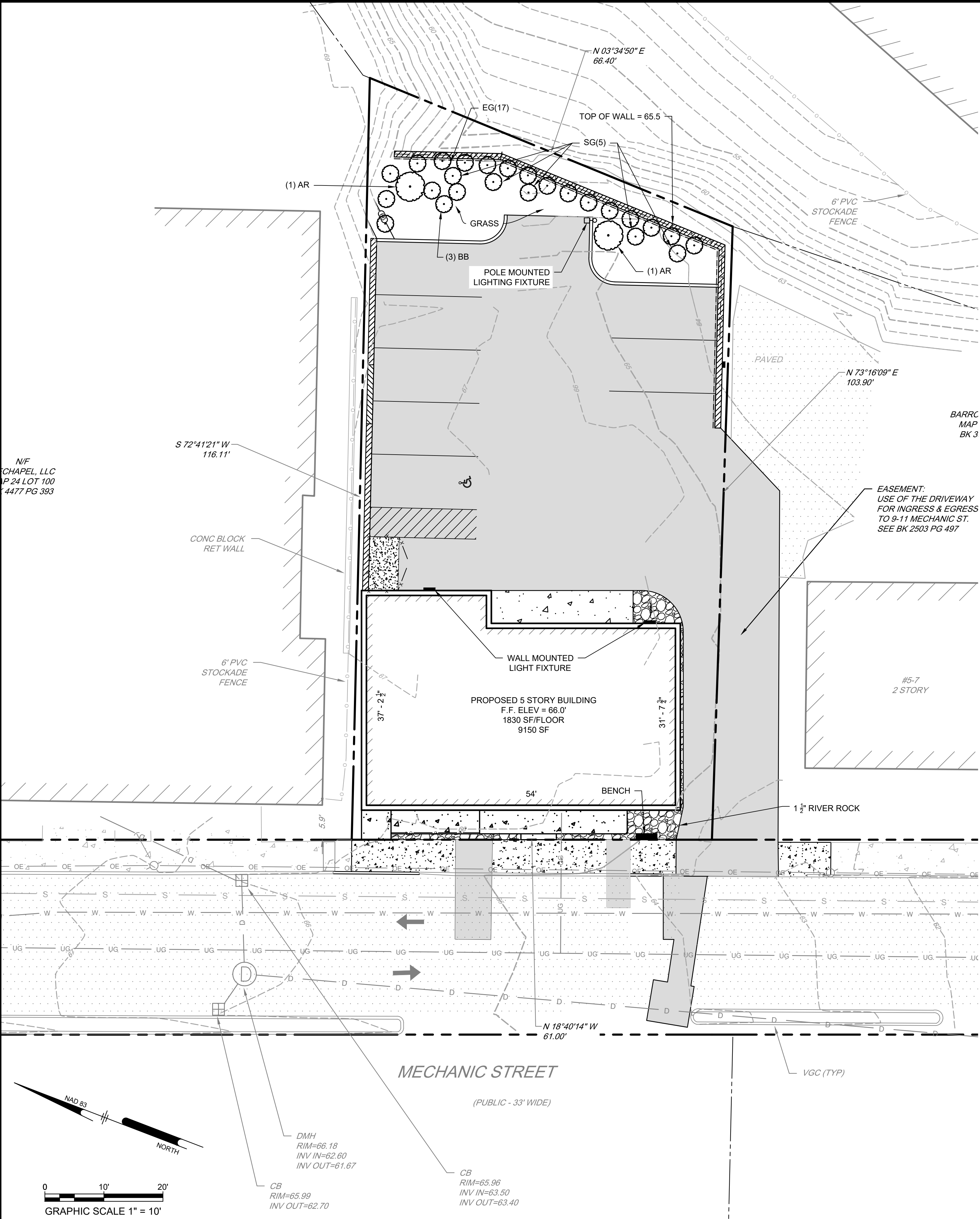
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OF

16





- NOTES:**
1. LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER GROWN SHRUBS.

**PLANT SCHEDULE**

**EVERGREEN TREE:**

| KEY | QTY | BOTANICAL NAME     | COMMON NAME              | SIZE    |
|-----|-----|--------------------|--------------------------|---------|
| EG  | 17  | THUJA OCCIDENTALIS | EMERALD GREEN ARBORVITAE | 5-6' HT |

**DECIDUOUS TREE:**

| KEY | QTY | BOTANICAL NAME            | COMMON NAME        | SIZE    |
|-----|-----|---------------------------|--------------------|---------|
| AR  | 2   | ACER RUBRUM 'AUTUMN BLAZE | AUTUMN BLAZE MAPLE | 3" CAL. |

**GRASS**

| KEY | QTY | BOTANICAL NAME   | COMMON NAME  | SIZE      |
|-----|-----|------------------|--------------|-----------|
| SG  | 5   | PANICUM VERGATUM | SWITCH GRASS | 1 GALLON. |

- PLANTING AND MAINTENANCE NOTES:**
1. CONTRACTOR TO PROVIDE HEALTHY VIGOROUS PLANTING MATERIAL PURCHASED FROM REPUTABLE NURSERY STOCK PROVIDERS.
  2. LOCATION OF PLANTS SHALL BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO PLANT INSTALLATION. WASTE MATERIALS GENERATED SHALL BE REMOVED AND DISPOSED OF PROPERLY.
  3. CONTRACTOR SHALL GUARANTEE PLANTINGS FOR A PERIOD OF ONE YEAR AND REPLACE ANY DEAD OR UNHEALTHY PLANTS AS DETERMINED BY OWNERS REPRESENTATIVE. REPLACEMENTS SHALL BE OF THE SAME VARIETY AND SIZE OF THE ORIGINAL PLANTS AND SHALL BE INSTALLED BY CONTRACTOR.
  4. CONTRACTOR SHALL PROVIDE THE REQUIRED TEMPORARY IRRIGATION TO KEEP PLANTS HEALTHY AND VIGOROUS.

**LONG TERM MAINTENANCE**  
ONGOING LONG TERM MAINTENANCE OF LANDSCAPE MATERIAL IS REQUIRED AND CONSISTS OF THE FOLLOWING.

1. INSPECT AND REMOVE TRASH FROM LANDSCAPE AREAS AND BIORETENTION AREA MONTHLY.
2. MOW LAWN AREA EVERY WEEK TO TWO WEEKS DEPENDING UPON WEATHER CONDITIONS.
3. INSPECT TREES AND SHRUBS AND REPLACE ANY THAT ARE DEAD OR DYING ANNUALLY.
4. REMOVE ANY DEAD OR DAMAGED VEGETATION ANNUALLY.
5. TRIM AND SHAPE SHRUBS AS REQUIRED ANNUALLY.
6. FERTILIZE TREES AND SHRUBS ANNUALLY.
7. CLEAN DEBRIS AND SEDIMENT AND REPLENISH MULCH IN BIORETENTION AREA ANNUALLY

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**SITE PLAN**  
**9-11 MECHANIC STREET, DOVER NH,**  
ASSESSOR'S MAP 24 LOT 101  
DOVER PLANNING FILE #

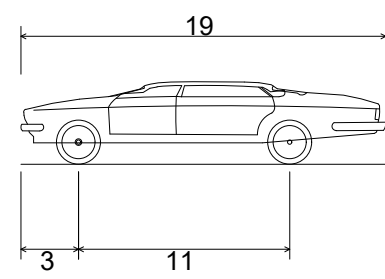
**APPLICANT/ OWNER** MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE  
23A MIDDLE ST, NEWBURYPORT MA 01950

**LANDSCAPE AND LIGHTING PLAN**  
**CS1701**

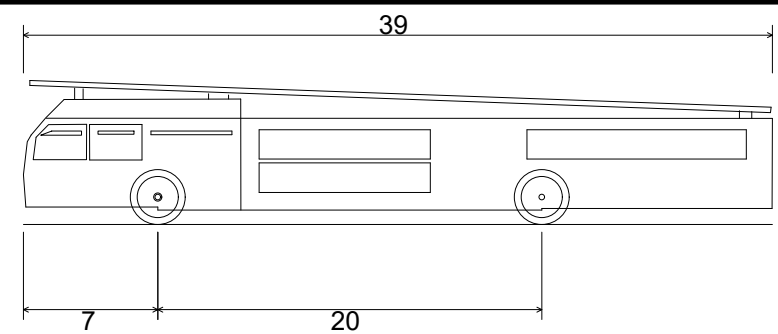
**Ranger Engineering Group, Inc.**  
130 Main Street. Suite 202  
Salem NH, 03079  
Tel: 978-208-1762  
rangereng.com

**DATE:** 2025-10-21  
**SCALE:** 1" = 10'  
**SHEET** 7 **OF** 16

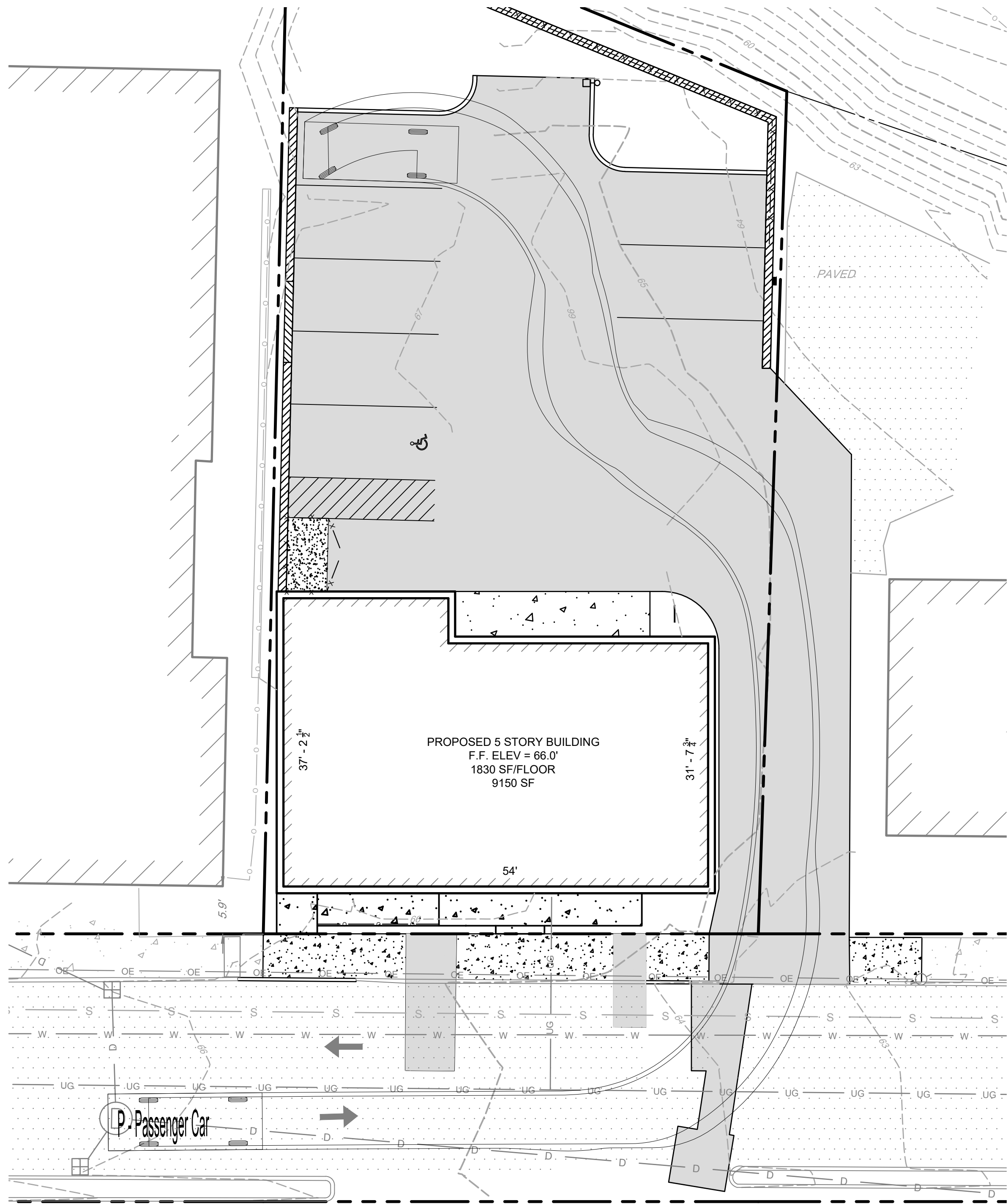




P - Passenger Car  
Overall Length 19.000ft  
Overall Width 7.000ft  
Overall Body Height 4.300ft  
Min Body Ground Clearance 1.115ft  
Track Width 6.000ft  
Lock-to-lock time 4.00s  
Max Steering Angle (Virtual) 31.60°

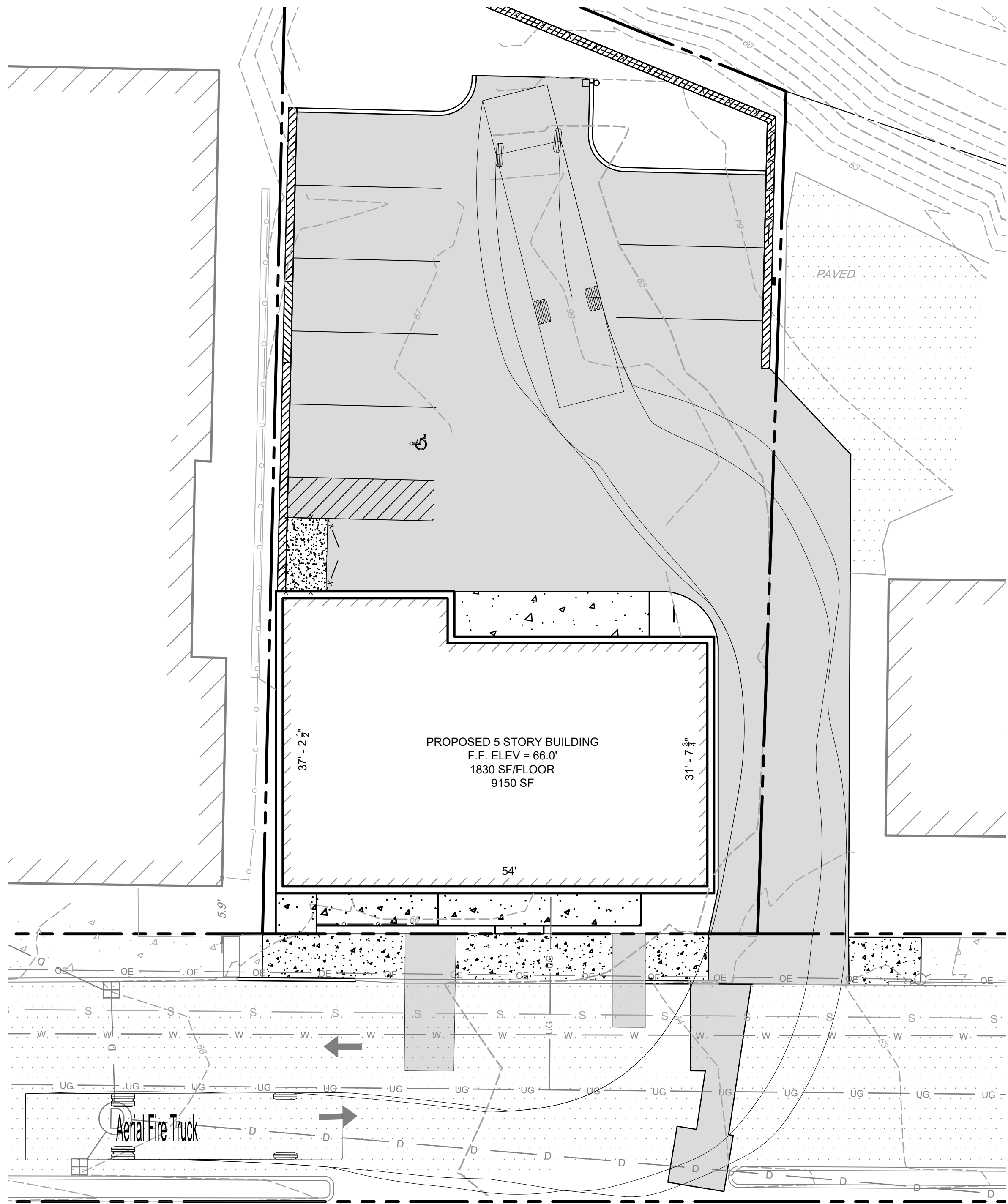


Aerial Fire Truck  
Overall Length 39.000ft  
Overall Width 8.167ft  
Overall Body Height 7.500ft  
Min Body Ground Clearance 0.750ft  
Track Width 8.167ft  
Lock-to-lock time 5.00s  
Max Wheel Angle 45.00°



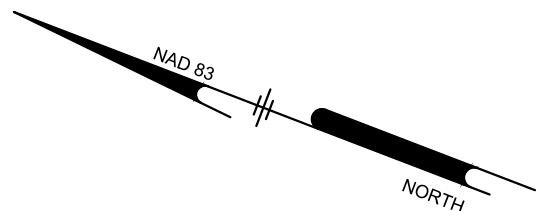
MECHANIC STREET

(PUBLIC - 33' WIDE)



MECHANIC STREET

(PUBLIC - 33' WIDE)



0 10' 20'  
GRAPHIC SCALE 1" = 10'



| DATE     | NO. | REVISIONS    | BY  |
|----------|-----|--------------|-----|
| 10/21/25 | 2   | TRC COMMENTS | BCO |
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**SITE PLAN**  
9-11 MECHANIC STREET, DOVER NH,  
ASSESSOR'S MAP 24 LOT 101  
DOVER PLANNING FILE #

APPLICANT/ OWNER MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE  
23A MIDDLE ST, NEWBURYPORT MA 01950

**TURNING PLAN**  
CS2701

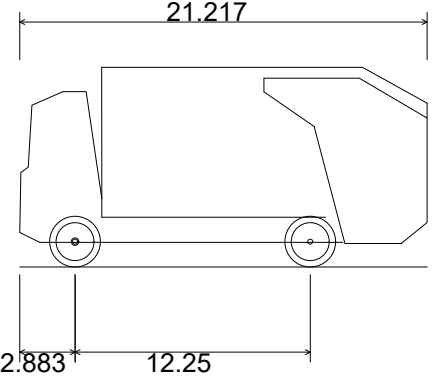


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|                     |                    |                  |
|---------------------|--------------------|------------------|
| DATE:<br>2025-10-21 | SCALE:<br>1" = 10' | SHEET<br>8 OF 16 |
|---------------------|--------------------|------------------|





Hino 165 F + Wayne SPR6 Refuse Truck

Overall Length21.217ft

Overall Width7.533ft

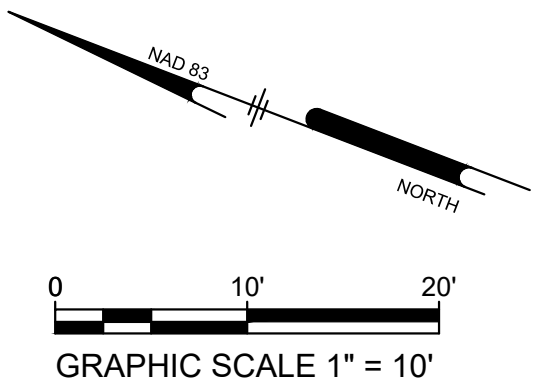
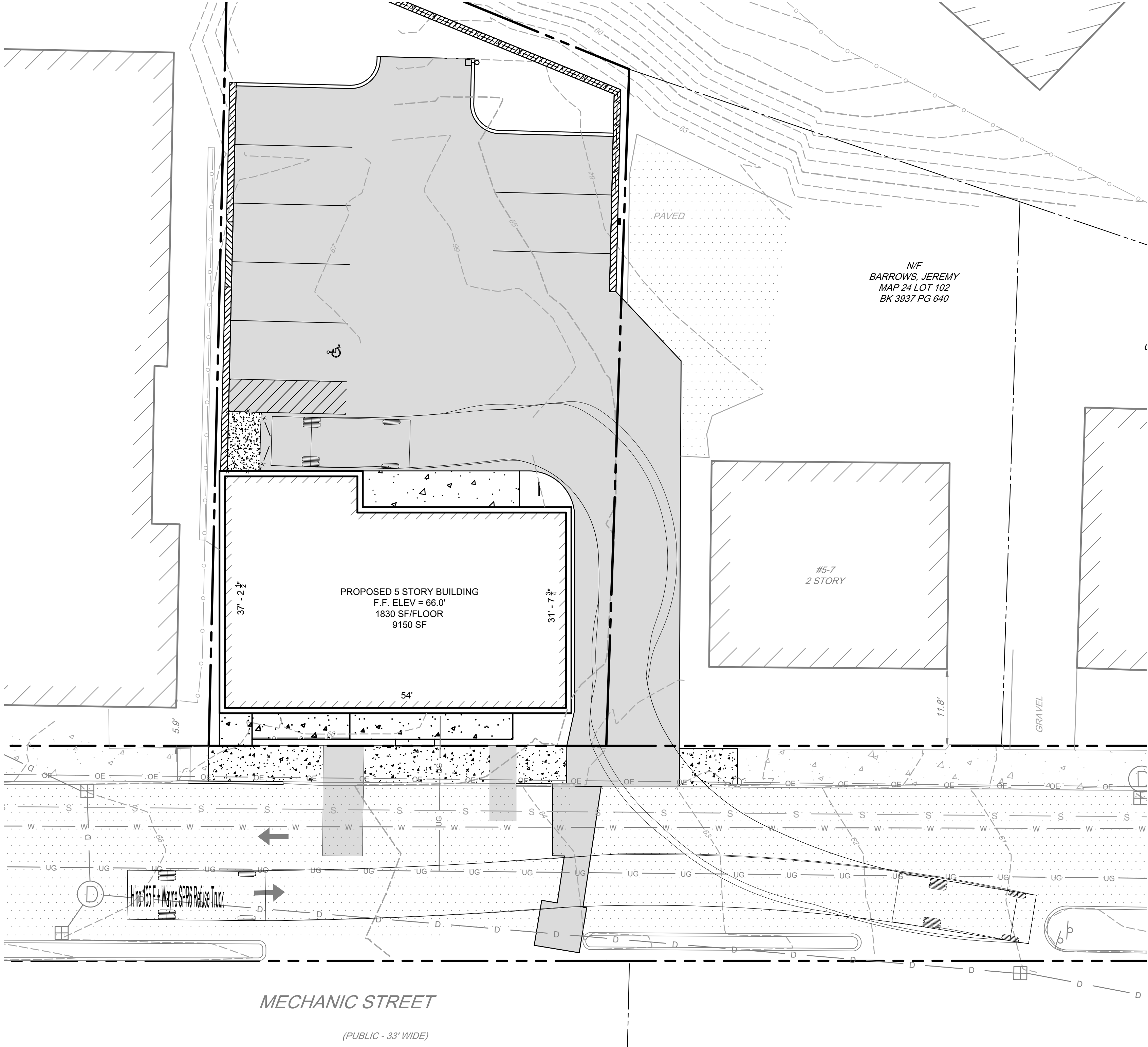
Overall Body Height10.399ft

Min Body Ground Clearance1.229ft

Track Width7.533ft

Lock-to-lock time6.00s

Curb to Curb Turning Radius20.300ft



| DATE     | NO. | REVISIONS    | BY  |
|----------|-----|--------------|-----|
| 10/21/25 | 2   | TRC COMMENTS | BCO |
| 09/02/25 | 1   | TRC COMMENTS | BCO |

SITE PLAN

9-11 MECHANIC STREET, DOVER NH,

ASSESSOR'S MAP 24 LOT 101  
DOVER PLANNING FILE #

APPLICANT/  
OWNER

MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE  
23A MIDDLE ST, NEWBURYPORT MA 01950

TURNING PLAN

CS2702



Ranger Engineering Group, Inc.

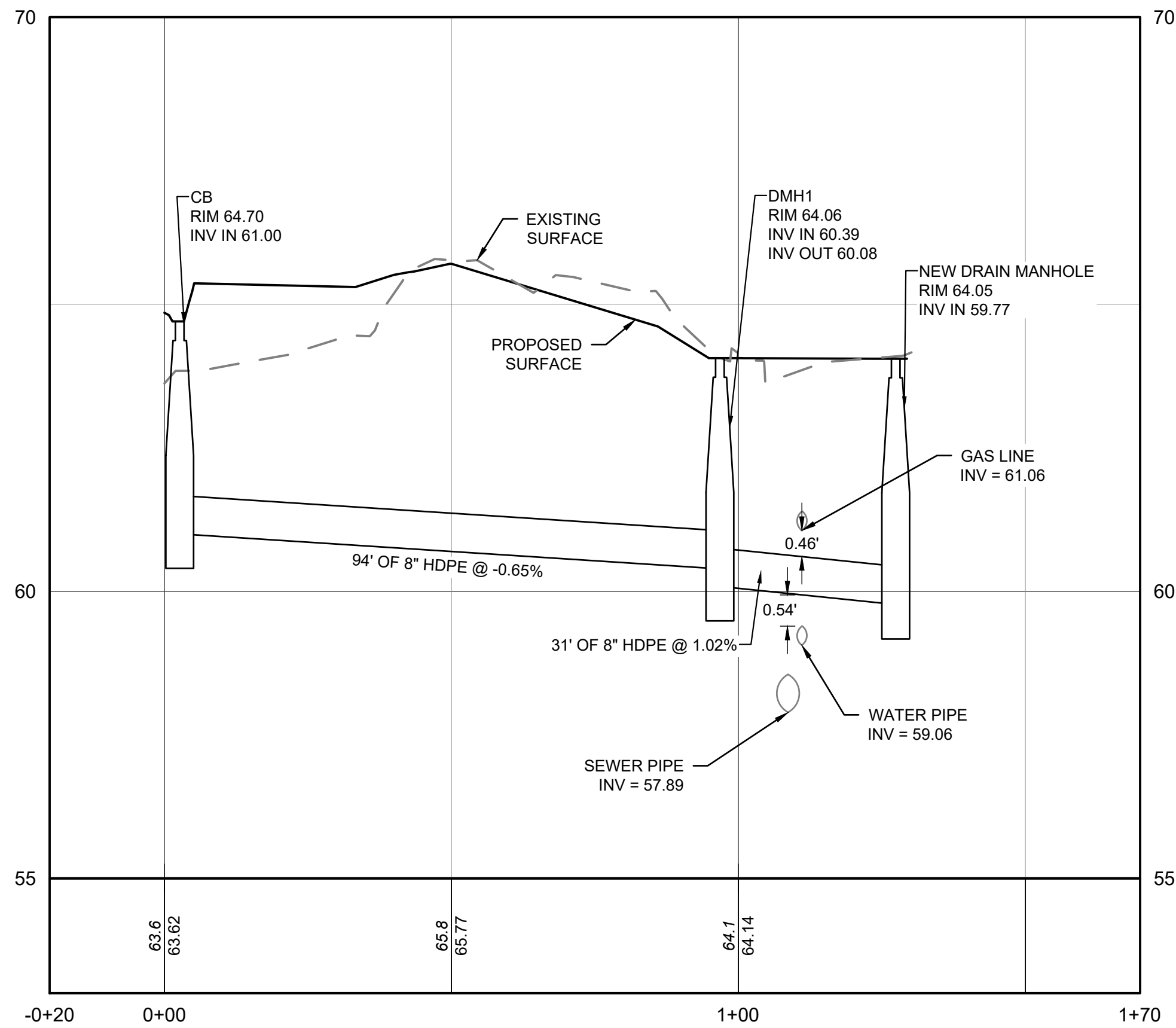
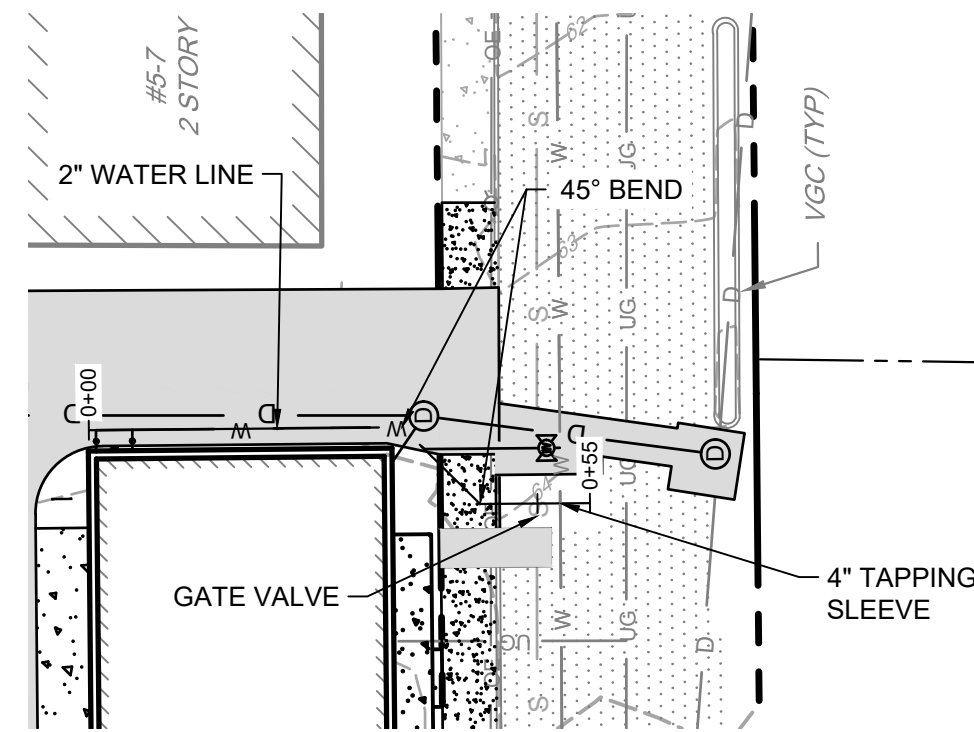
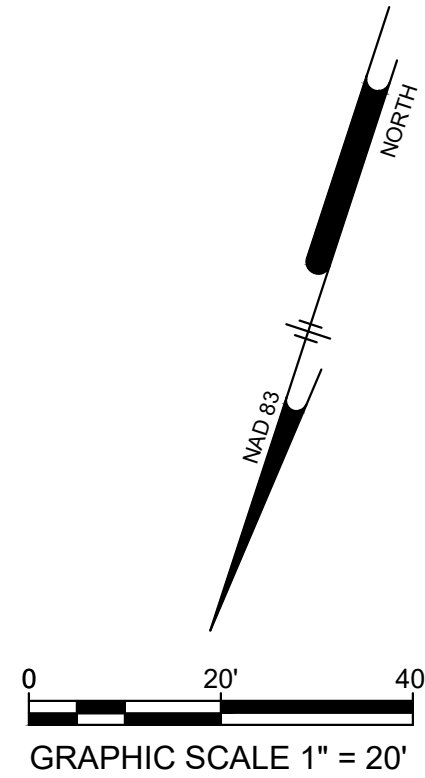
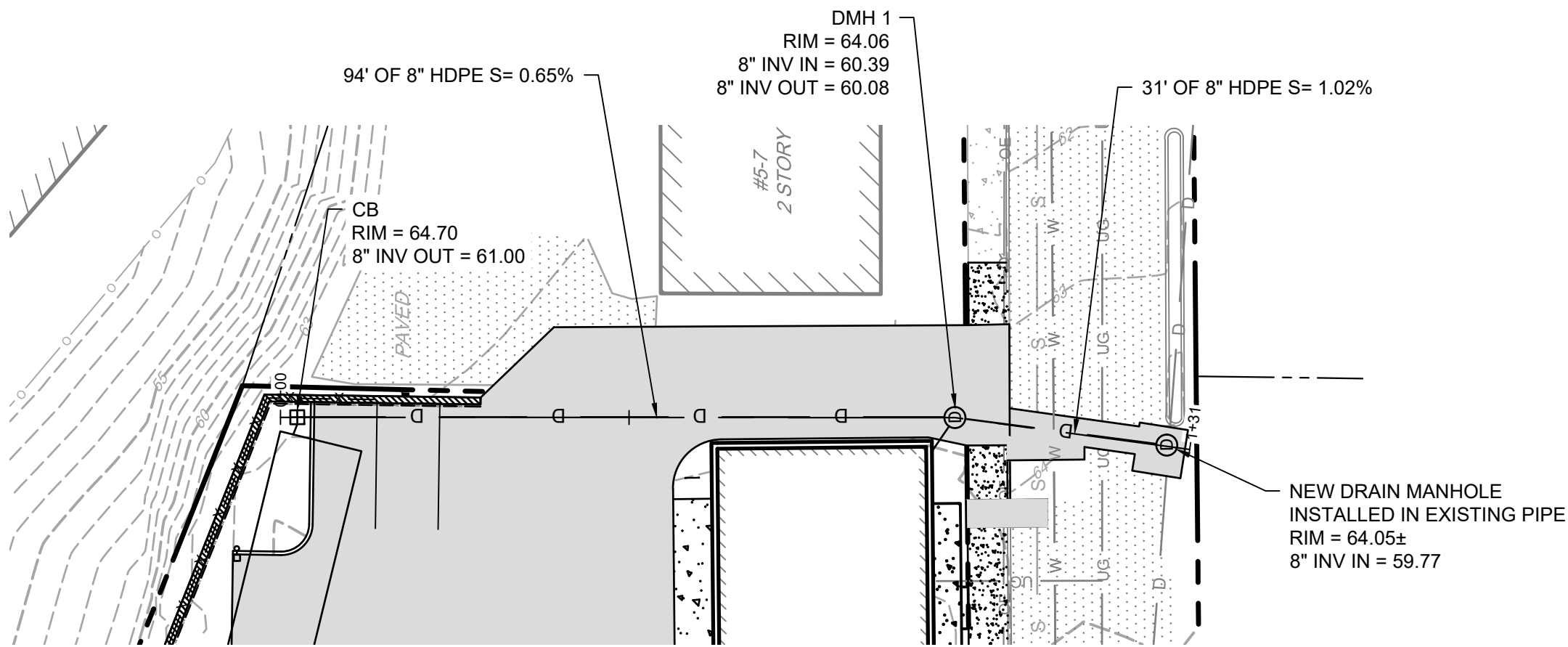
130 Main Street, Suite 202  
Salem NH, 03079  
Tel: 978-208-1762  
rangereng.com

DATE:  
2025-10-21

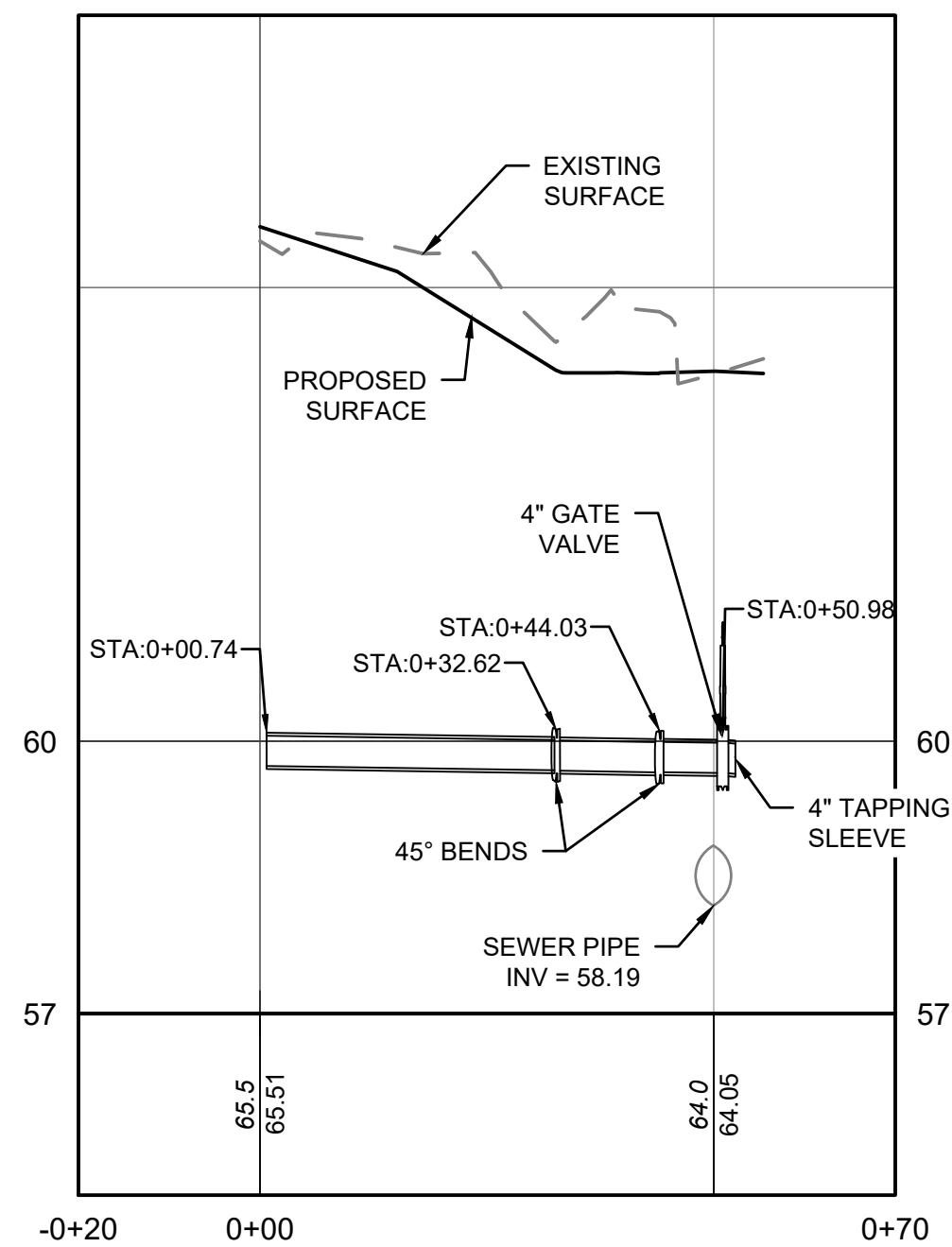
SCALE:  
1" = 10'

SHEET  
9 OF 16





**DRAIN LINE 1**  
HORIZONTAL SCALE: 1" = 10'  
VERTICAL SCALE: 1" = 1'



**WATER LINE**  
HORIZONTAL SCALE: 1" = 10'  
VERTICAL SCALE: 1" = 1'



| DATE     | NO. | REVISIONS    | BY  |
|----------|-----|--------------|-----|
| 10/21/25 | 2   | TRC COMMENTS | BCO |
| 09/02/25 | 1   | TRC COMMENTS | BCO |

**SITE PLAN**  
9-11 MECHANIC STREET, DOVER NH,  
ASSESSOR'S MAP 24 LOT 101  
DOVER PLANNING FILE #

APPLICANT/ OWNER MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE  
23A MIDDLE ST, NEWBURYPORT MA 01950

**UTILITY PLAN AND PROFILES**  
CS3501

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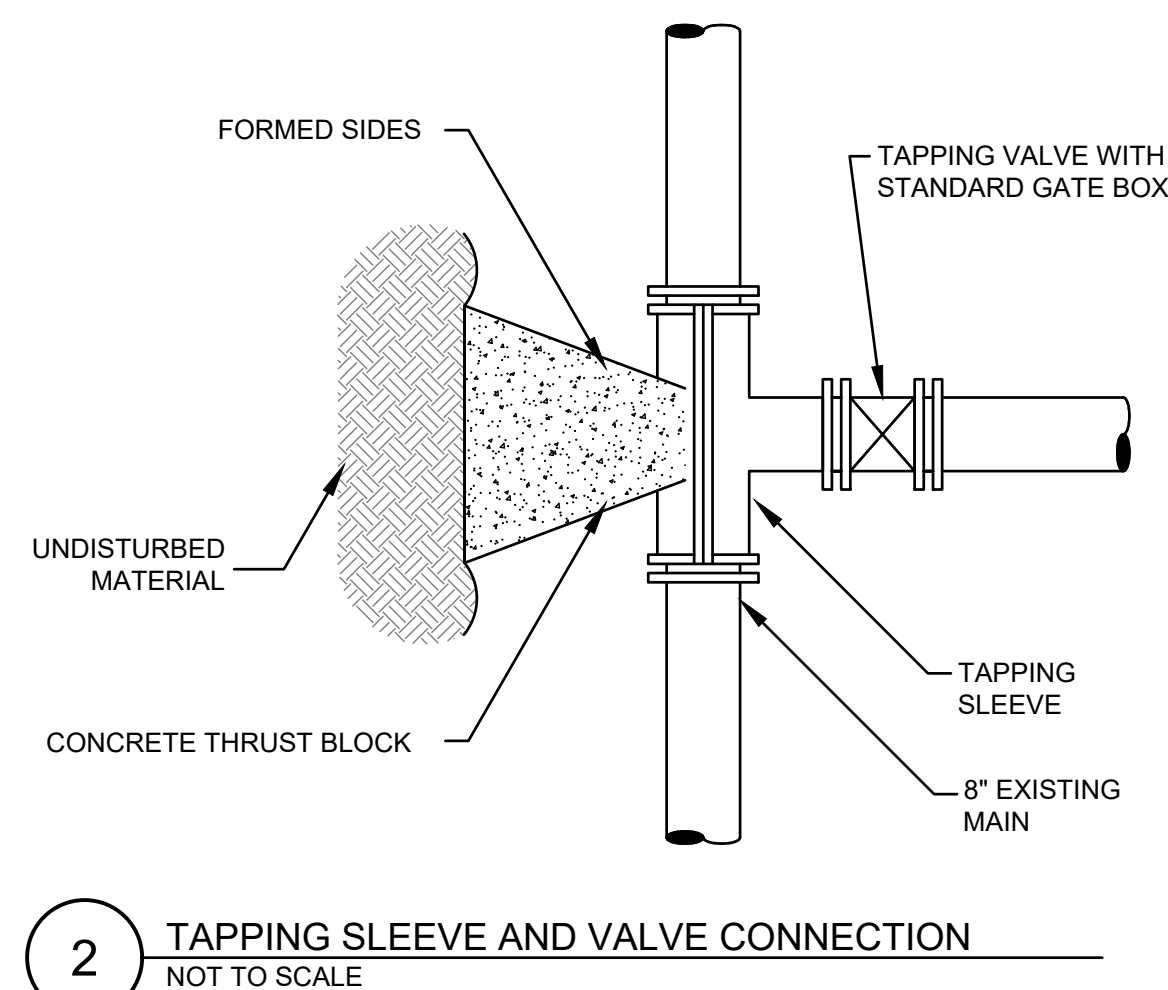
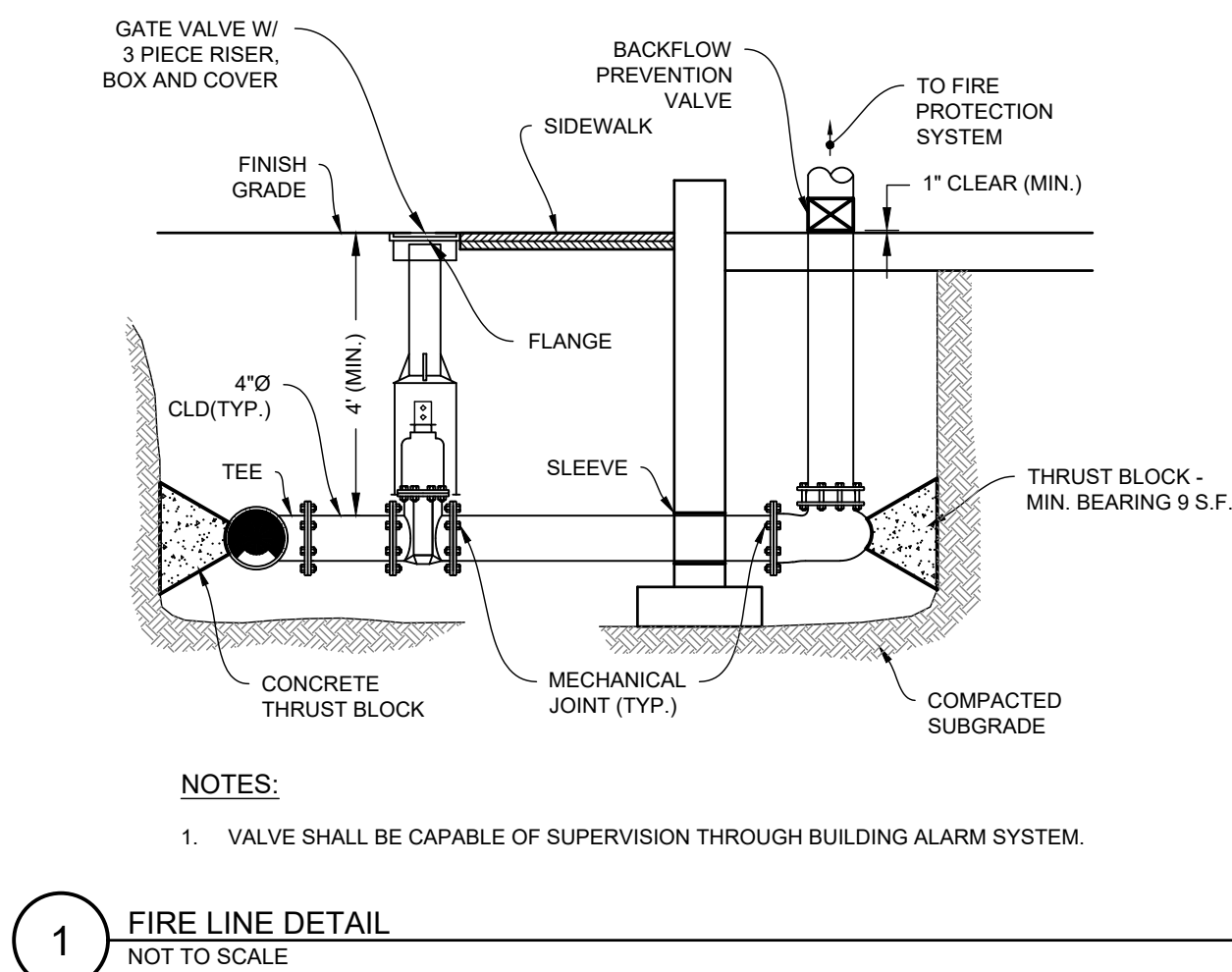
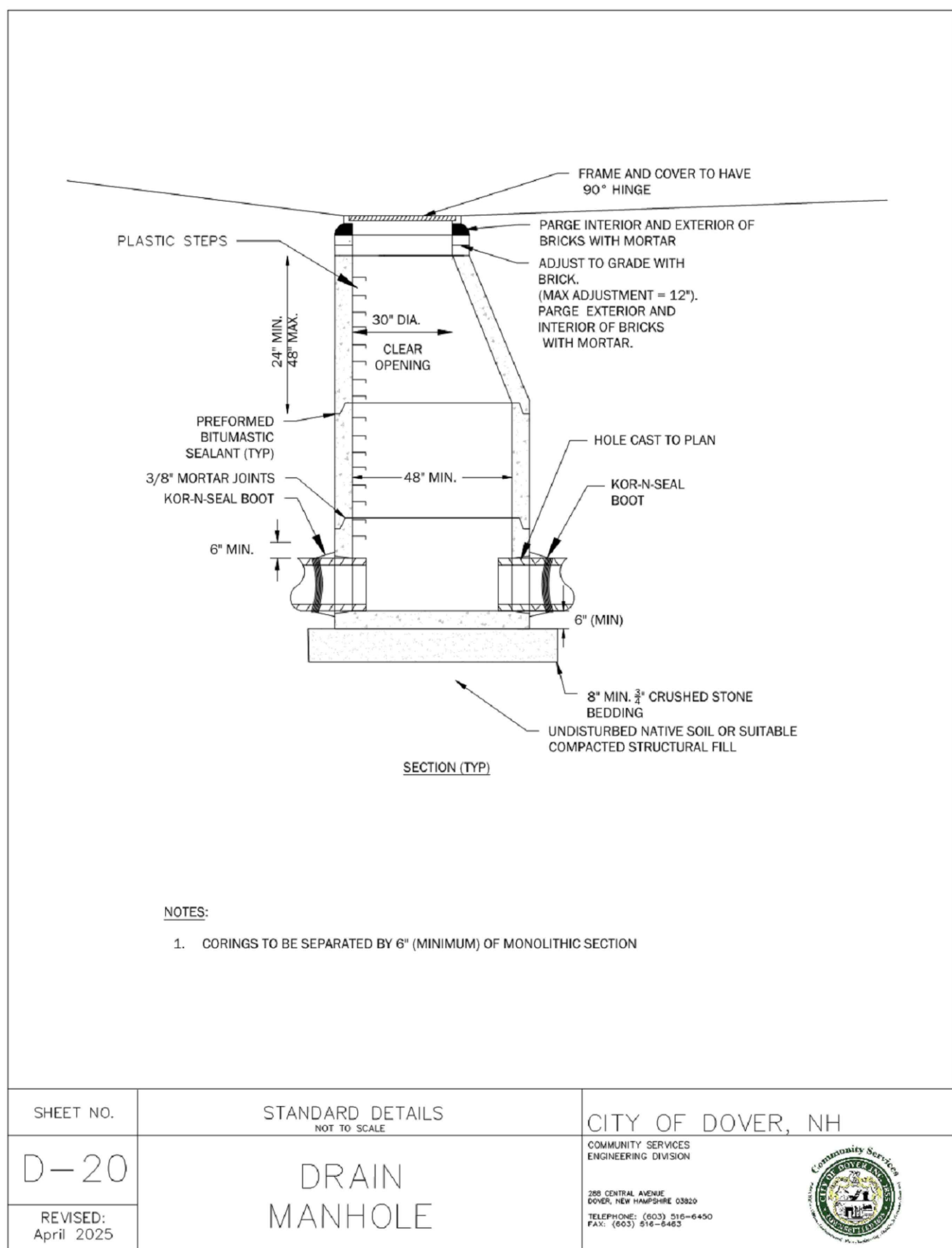
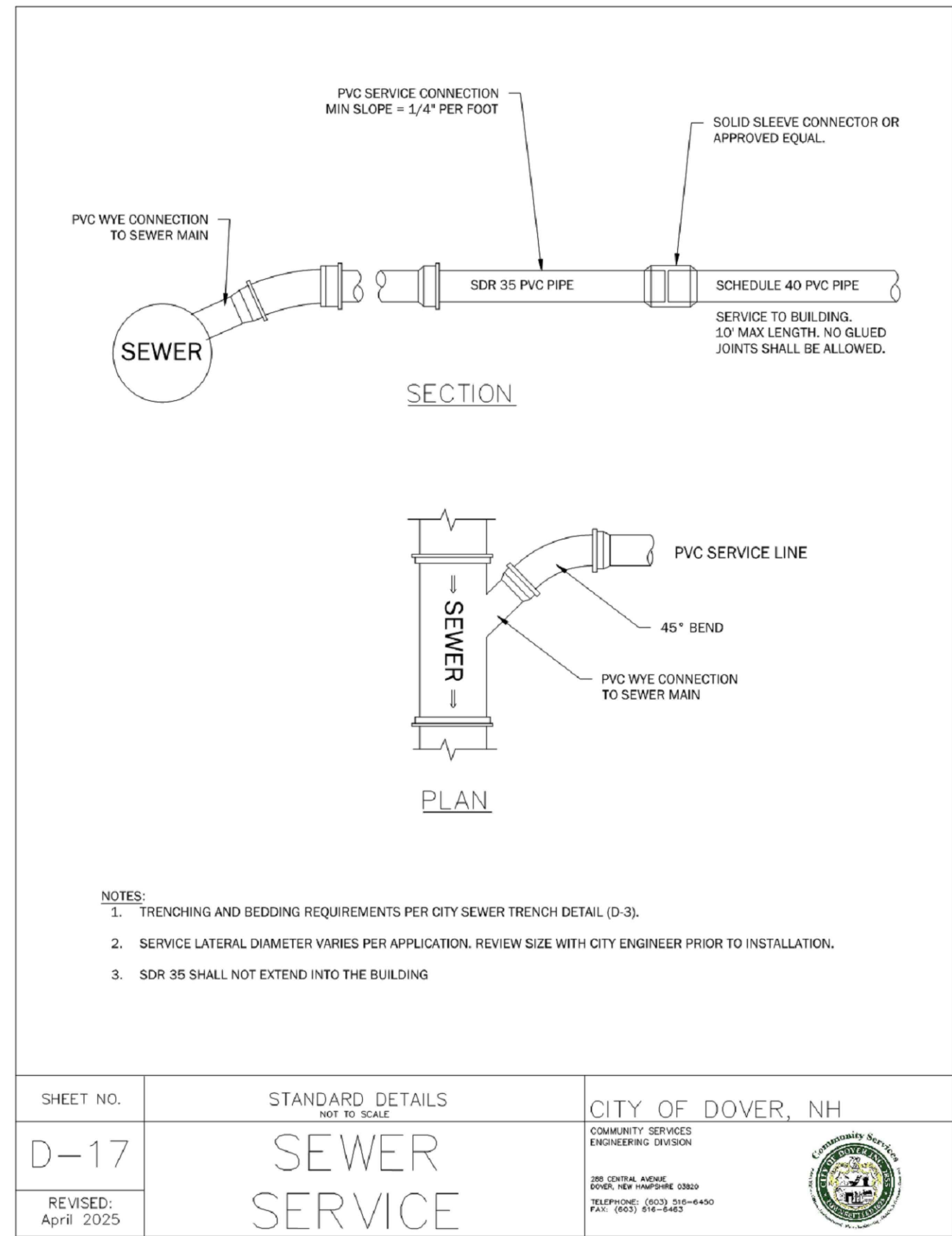
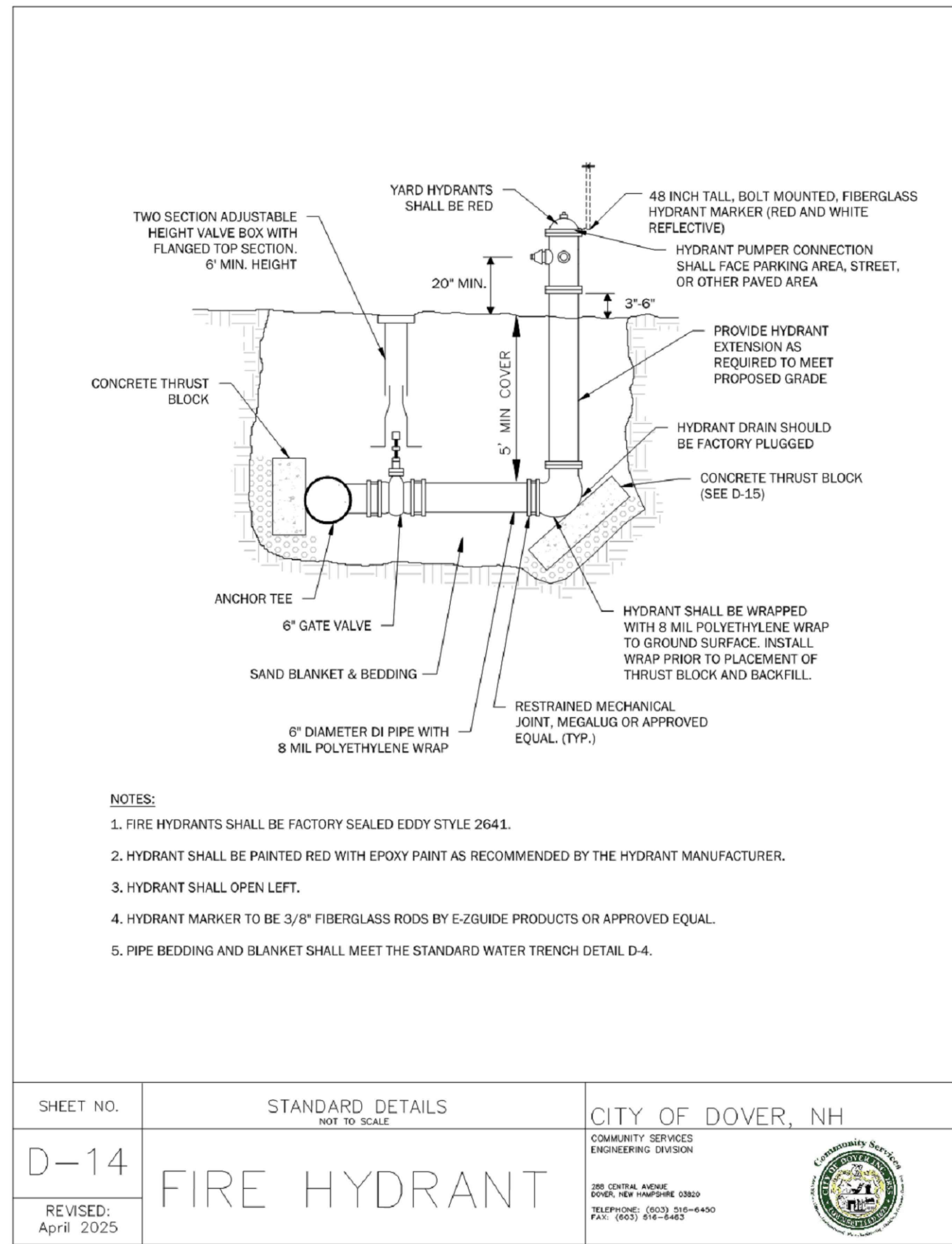
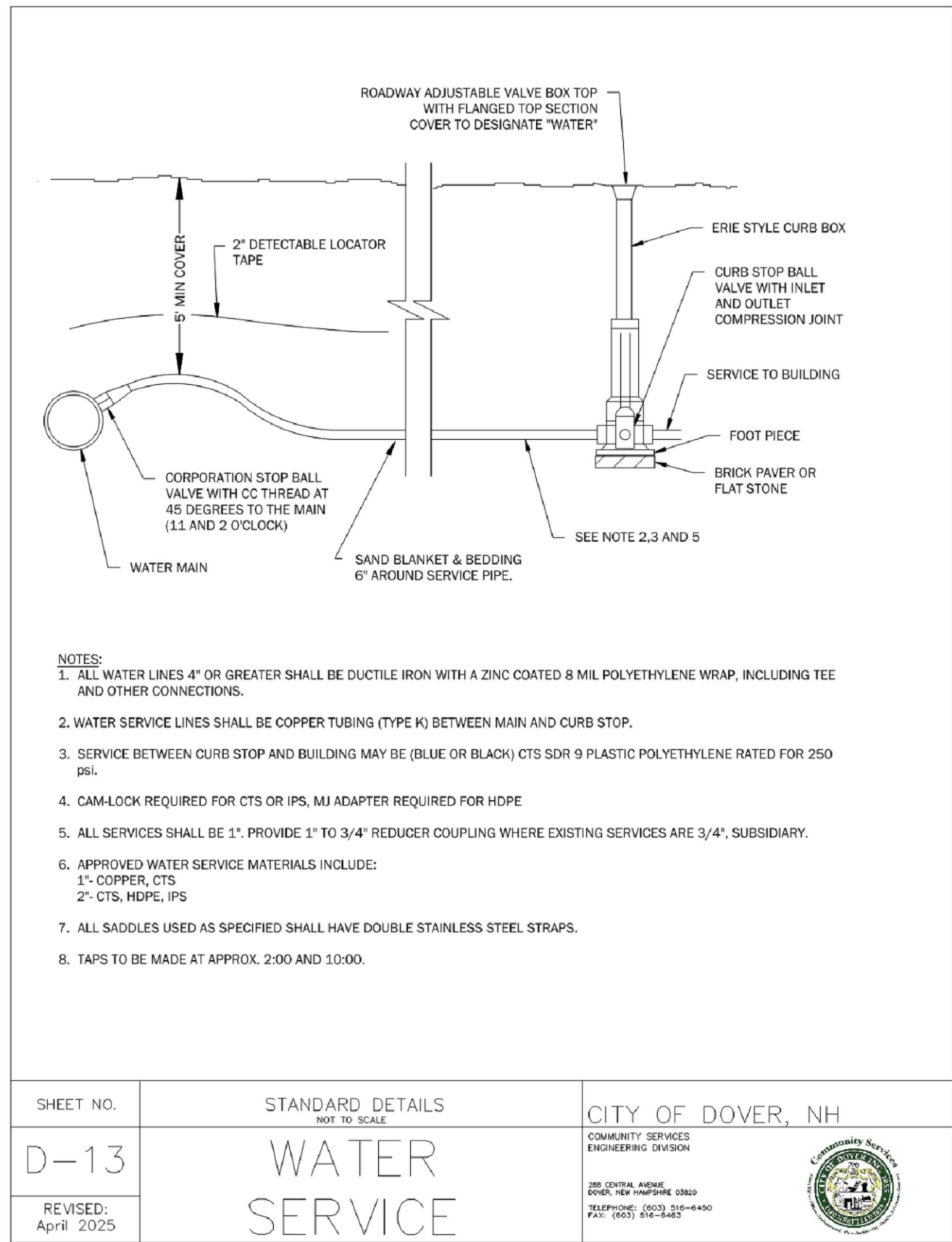
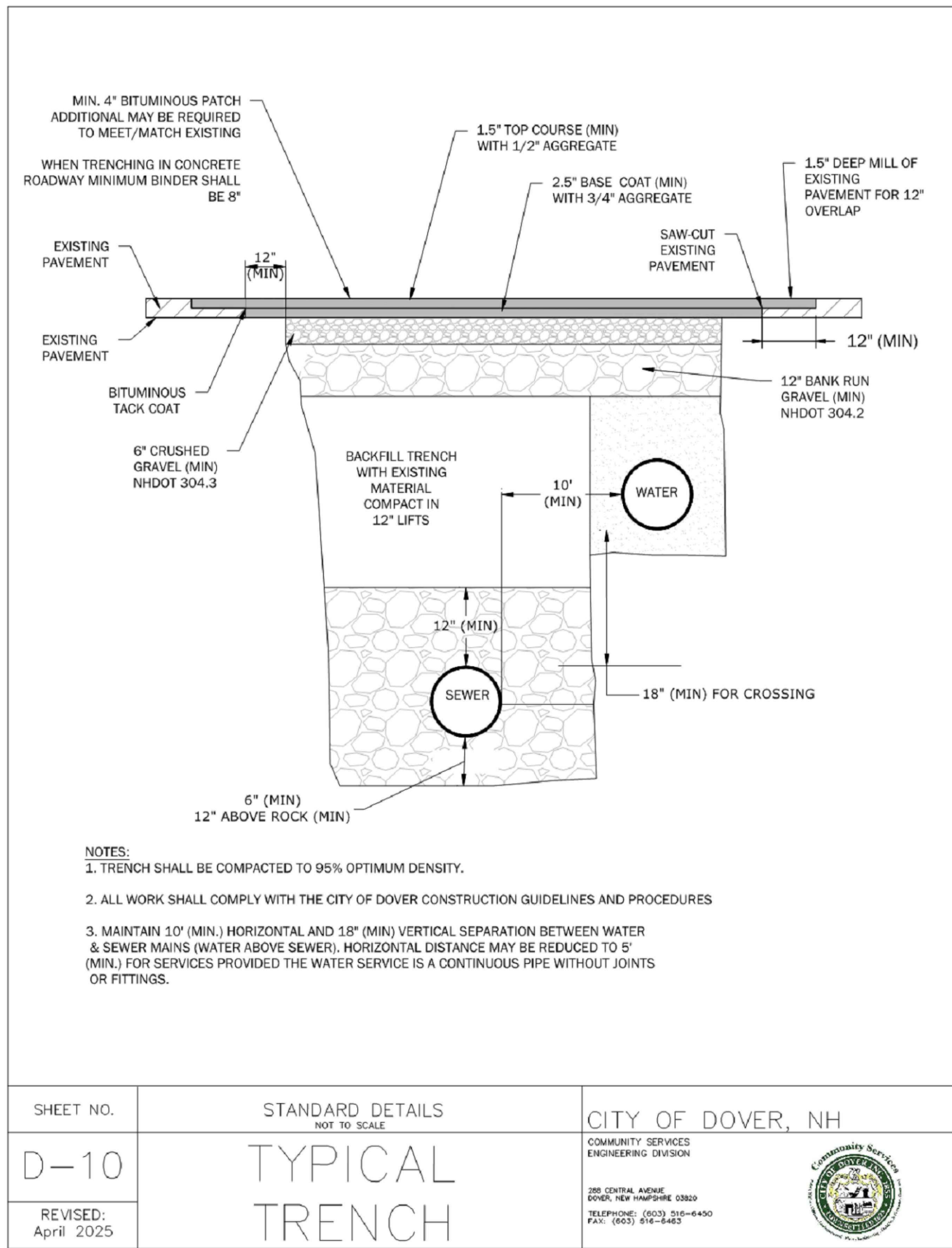












| DATE     | NO. | REVISIONS    | BY  |
|----------|-----|--------------|-----|
| 10/21/25 | 2   | TRC COMMENTS | BCO |
| 09/02/25 | 1   | TRC COMMENTS | BCO |

SITE PLAN

9-11 MECHANIC STREET, DOVER NH,

ASSESSOR'S MAP 24 LOT 101

DOVER PLANNING FILE #

APPLICANT/  
OWNER

MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE  
23A MIDDLE ST, NEWBURYPORT MA 01950

CONSTRUCTION STANDARD DETAILS

CS6003



Ranger Engineering Group, Inc.

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DATE:

2025-10-21

SCALE:

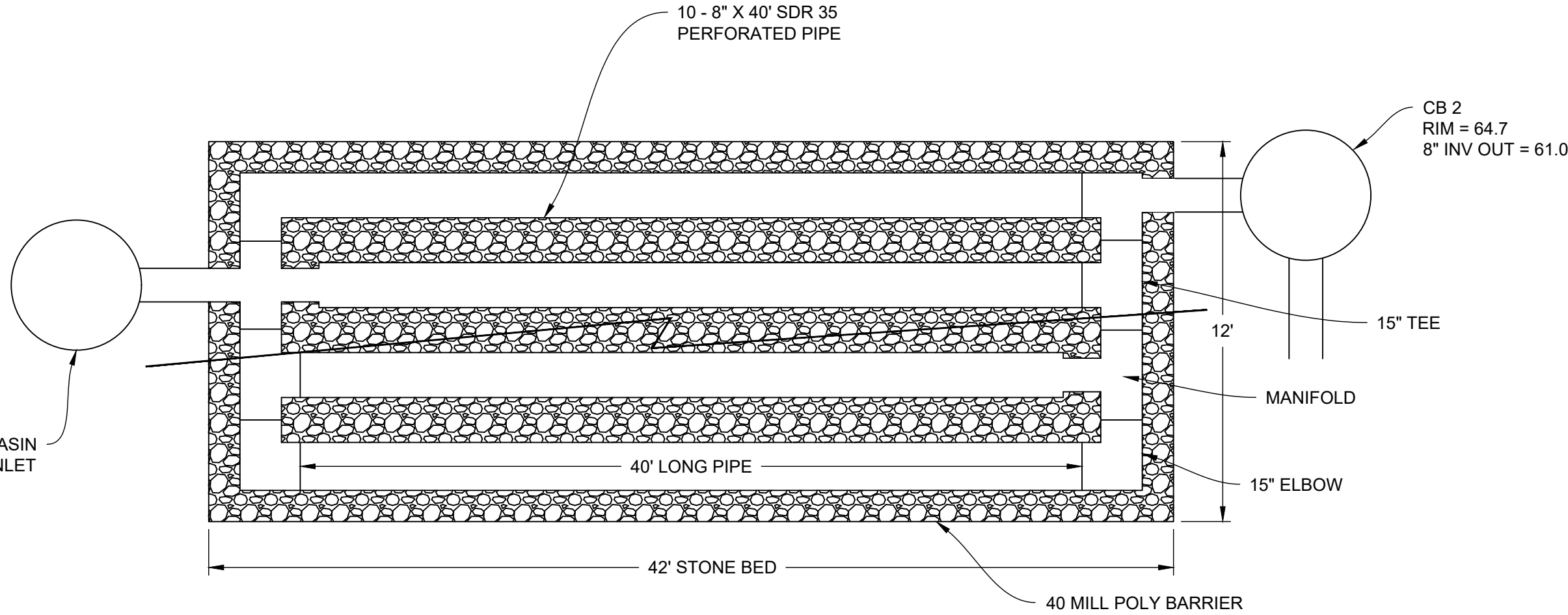
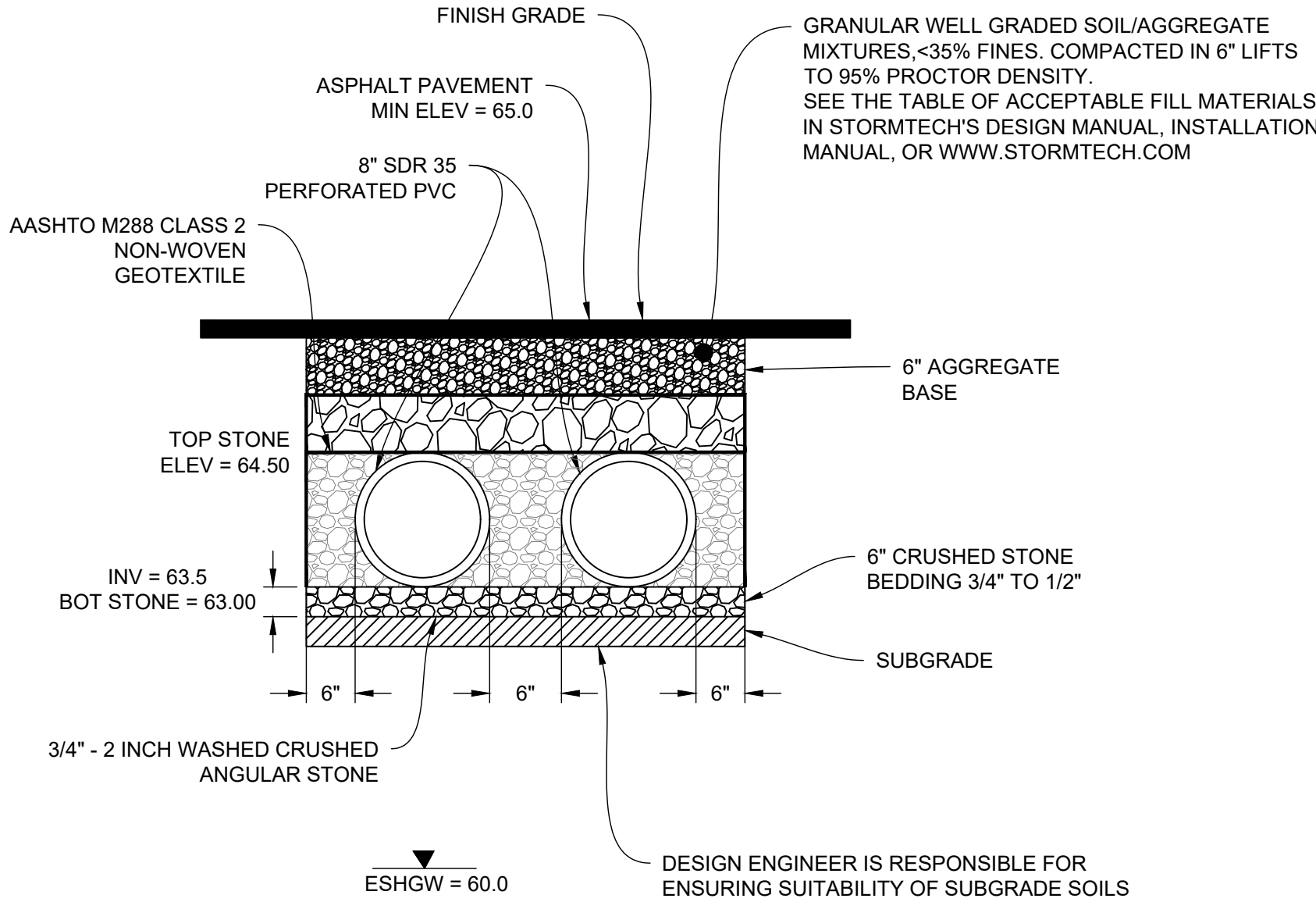
SHEET

13

OF

16





NOTE: REMOVE ANY FILL BENEATH THE SYSTEM AND REPLACE WITH COARSE SAND.

1 STORMTECH SC-310 CHAMBER SYSTEM - BURIED PIPE SYSTEM  
NOT TO SCALE

2 STORMTECH SC-310 CHAMBER DETAIL (PLAN VIEW) - BURIED PIPE SYSTEM  
NOT TO SCALE

#### WINTER SNOW AND ICE MAINTENANCE

1. WINTER SNOW AND ICE MAINTENANCE SHALL BE PERFORMED BY A CERTIFIED SNOW PRO SALT APPLICATOR.
2. A DE-ICING LOG SHALL BE MAINTAINED FOR ALL DE-ICING ACTIVITIES ON THE PROPERTY.
3. DE-ICING SHOULD FOLLOW THE BEST MANAGEMENT PRACTICES FOR STORAGE AND APPLICATION OF DE-ICING CHEMICALS AS OUTLINED IN THE ATTACHED PUBLICATIONS.
4. WHEN SNOW STORAGE AREAS ARE FULL SNOW SHALL BE REMOVED AND TRANSPORTED TO AN APPROVED SNOW DUMP LOCATION.

#### CONSTRUCTION PERIOD EROSION AND SEDIMENTATION CONTROL PLAN:

THE BMP'S ASSOCIATED WITH THE CONSTRUCTION PHASE THIS PROJECT WILL BE OWNED BY THE APPLICANT'S CONTRACTOR, WHICH WILL BE RESPONSIBLE FOR INSPECTION, OPERATION, AND MAINTENANCE.

1. THE CONTRACTOR IS TO INSTALL AND MAINTAIN DRAINAGE FACILITIES AS SHOWN ON SITE PLAN PREPARED BY RANGER ENGINEERING GROUP, (RANGER), DATED APRIL 3, 2025.
2. ANY DEWATERING REQUIRES COVERAGE UNDER THE NPDES CONSTRUCTION SITE DEWATERING GENERAL PERMIT.
3. THE CONTRACTOR MUST INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND IN THE DETAILS PRIOR TO STARTING ANY OTHER WORK ON THE SITE. EROSION CONTROL MUST BE INSTALLED AT EVERY INLET STRUCTURE (EXISTING AND PROPOSED) AND MAINTAINED FOR THE DURATION OF THE PROJECT.
4. EROSION CONTROLS AS SHOWN ON PLANS SHALL BE INSPECTED, REPAIRED AND/OR MAINTAINED BY THE CONTRACTOR DAILY AND WITHIN 12 HOURS OF EACH STORM EVENT.
5. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH A DEPTH OF 1/4 TO 1/2 THE HEIGHT OF THE SILT FENCE OR SEDIMENT SOCK.
6. SEDIMENT SHALL BE CONTAINED WITHIN THE CONSTRUCTION SITE, AWAY FROM DRAINAGE STRUCTURES. SEDIMENT REACHING THE PUBLIC WAY SHALL BE REMOVED BY STREET SWEEPING AND NOT BY FLUSHING.
7. STABILIZE SLOPES STEEPER THAN 3:1 (HORIZONTAL TO VERTICAL) WITH SEED, SECURED GEOTEXTILE FABRIC, OR ROCK RIP-RAP AS REQUIRED TO PREVENT EROSION DURING CONSTRUCTION.
8. CLEAN OUT CATCH BASINS, DRAIN MANHOLES AND STORM DRAIN PIPES AFTER COMPLETION OF CONSTRUCTION.
9. LOAM AND SEED ALL DISTURBED AREAS. PERMANENT SEEDING SHALL OCCUR IN THE SPRING FROM LATE MARCH THROUGH MAY AND IN LATE SUMMER OR EARLY FALL BETWEEN AUGUST AND OCTOBER.
10. DUST SHALL BE CONTROLLED AT THE SITE WITH MECHANICAL WATER SPRAYING AS NECESSARY AND DURING EXTENDED DRY PERIODS.
11. UPON ESTABLISHMENT OF PERMANENT VEGETATION OVER DISTURBED AREAS, REMOVE AND DISPOSE OF SILT FENCE OR WATTLES AND STAKES.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND SUPPLEMENT THE SPECIFIED SEDIMENTATION CONTROLS AS NECESSARY TO PREVENT SEDIMENTATION OF OFF-SITE AREAS AND/OR ANY REGULATED RESOURCE AREAS. FAILURE BY THE CONTRACTOR TO CONTROL EROSION, POLLUTION AND/OR SILTATION SHALL BE CAUSE FOR THE OWNER TO EMPLOY OUTSIDE ASSISTANCE OR TO USE HIS OWN MEANS TO PROVIDE THE NECESSARY CORRECTIVE MEASURE. THE COST OF SUCH ASSISTANCE PLUS PROJECT ENGINEERING COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
13. IN ADDITION TO THOSE LOCATIONS SHOWN ON THIS PLAN AND ON THE GRADING AND DRAINAGE PLANS, EROSION CONTROLS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS: TOE OF SLOPE OF EMBANKMENT CONSTRUCTION, TOE OF TEMPORARY EARTHWORK STOCKPILES. STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1.
14. EROSION AND SEDIMENTATION CONTROL SHALL BE IN COMPLIANCE WITH NEW HAMPSHIRE STORMWATER MANUAL.

#### POST CONSTRUCTION STORMWATER INSPECTIONS

THE OWNER/APPLICANT IS TO BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE STRUCTURES IN THE PROJECT, INCLUDING DRAIN PIPES. THE OWNER SHALL PLACE A DEED RESTRICTION ON THE PROPERTY OUTLINING THE REQUIREMENTS FOR STORMWATER SYSTEM MAINTENANCE AT THE DEVELOPMENT.

1. STORMWATER PIPES SHALL BE INSPECTED FOR SEDIMENT BUILDUP ON A QUARTERLY BASIS AND CLEANED AS REQUIRED.
2. THE BIORETENTION AREA SHALL BE INSPECTED TO VERIFY PROPER FILTRATION AND CONDITION OF FILTER SURFACE. EXISTING TRASH AND DEBRIS SHALL BE REMOVED AND THE SURFACE MEDIA REPLACED AS REQUIRED TO MAINTAIN INFILTRATION.
3. ALL GRADED SLOPES AND LAWN AREAS SHALL BE INSPECTED EVERY SPRING FOR EROSION. UPON DISCOVERY OF ANY FAILURE (IE. EROSION, SLOUGHING, RUTTING), LOAM AND SEED SHALL BE PUT IN PLACE AND NURTURED.
4. PAVEMENT SURFACES SHALL BE SWEEPED CLEAN AT LEAST ONCE PER YEAR, PREFERABLY IN THE SPRING JUST AFTER SNOW MELT. SEDIMENT, SAND, AND DEBRIS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH NEW HAMPSHIRE REGULATIONS.

|          |     |              |     |
|----------|-----|--------------|-----|
|          |     |              |     |
| 10/21/25 | 2   | TRC COMMENTS | BCO |
| 09/02/25 | 1   | TRC COMMENTS | BCO |
| DATE     | NO. | REVISIONS    | BY  |

**SITE PLAN**  
**9-11 MECHANIC STREET, DOVER NH,**  
ASSESSOR'S MAP 24 LOT 101  
DOVER PLANNING FILE #

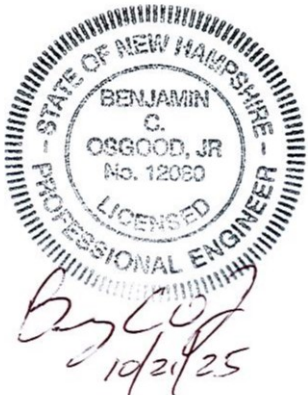
APPLICANT/ OWNER MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE  
23A MIDDLE ST, NEWBURYPORT MA 01950

**DRAINAGE DETAILS**  
**CS6011**

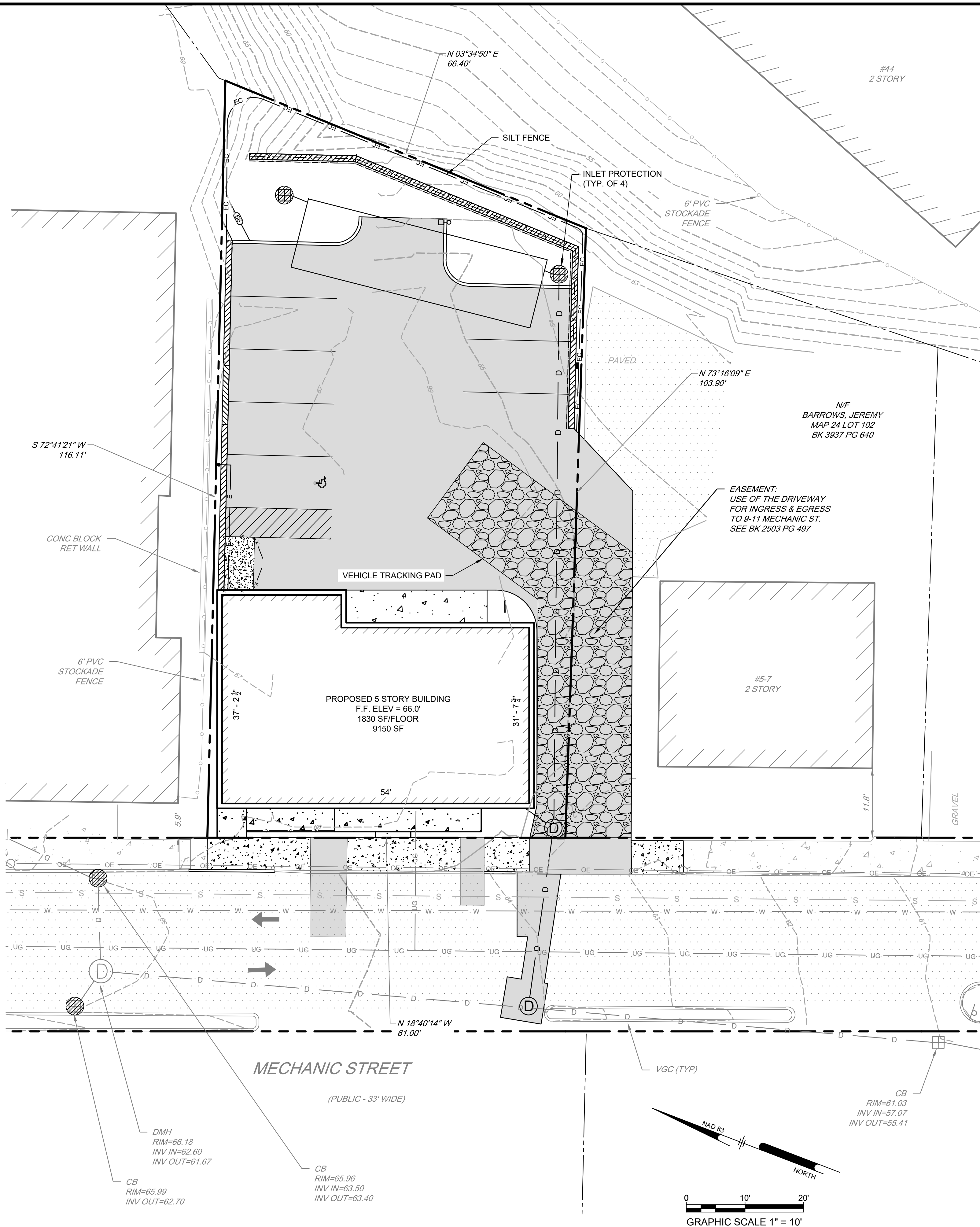


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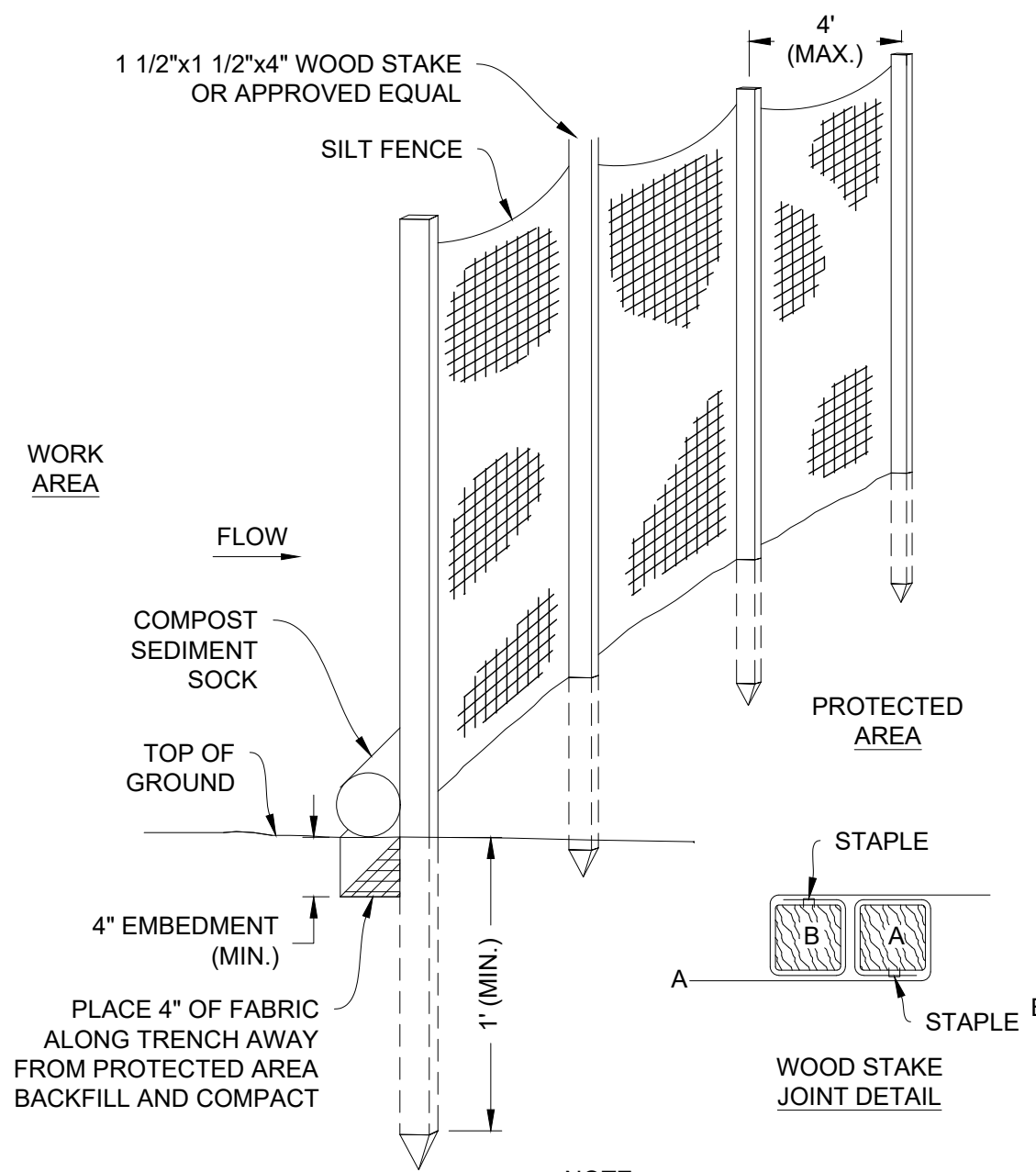




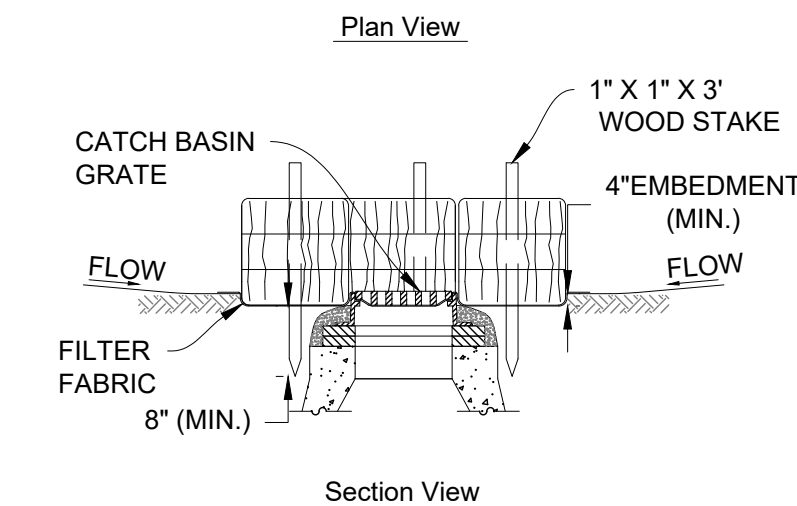
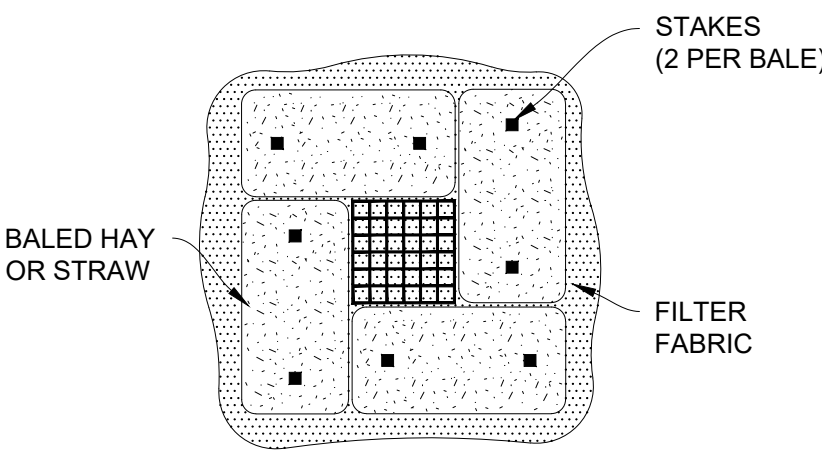


EROSION CONTROL NOTES

1. 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.
2. STRIPPING OF VEGETATION SHALL BE DONE IN A MANNER THAT MINIMIZES SOIL EROSION.
3. 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.
4. 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. INTEGRITY OF DOWNSTREAM DRAINAGE SYSTEMS SHALL BE MAINTAINED.
5. 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 NO MORE THAN 14 CALENDAR DAYS. PERMANENT STABILIZATION SHOULD BE IN PLACE WITHIN THREE CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOIL AREAS.
6. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL SITE STABILIZATION IS ACCOMPLISHED. CONTRACTOR SHOULD INSPECT THE EROSION AND SEDIMENT CONTROL DEVICES ON A WEEKLY BASIS AND WITHIN 2 DAYS OF A RAIN EVENT OF 1/2" OR MORE AND REPAIR ANY SECTIONS THAT ARE DAMAGED. A REPORT OF THE INSPECTION AND A LOG OF REPAIRS SHALL BE MAINTAINED ON SITE.
7. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL DEVICES WHEN IT REACHES A DEPTH OF 1/2 THE HEIGHT OF THE CONTROL OR 6" IN DEPTH.
8. 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.
9. 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.

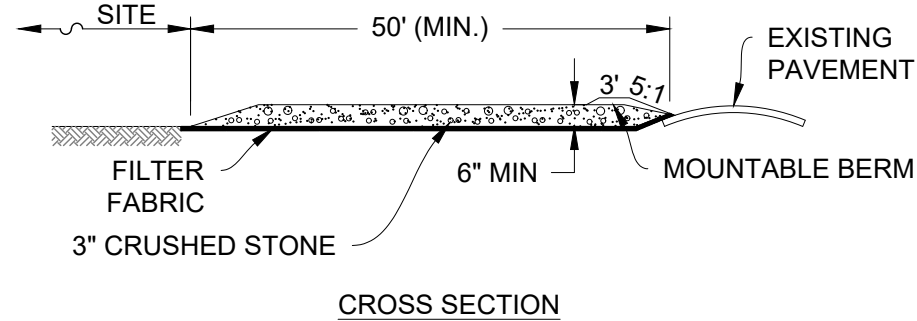
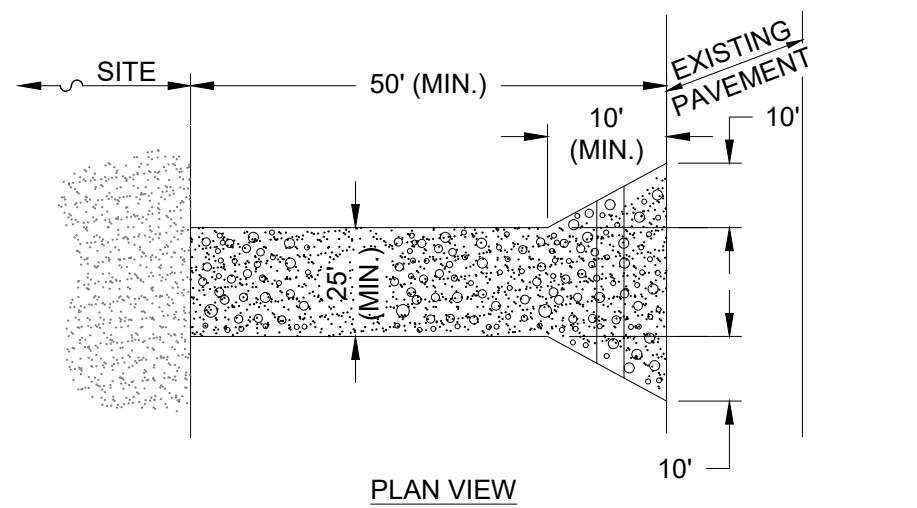
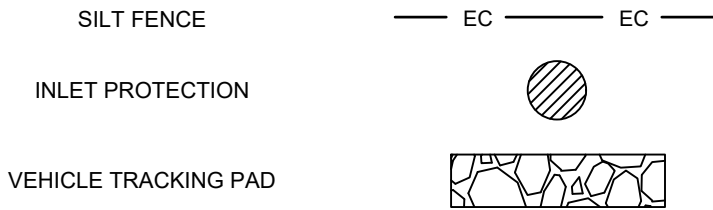


1 SILT FENCE DETAIL  
NOT TO SCALE



2 DRAIN INLET PROTECTION  
NOT TO SCALE

LEGEND



NOTES:

1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL 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 OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.

3 CONSTRUCTION ENTRANCE DETAIL  
NOT TO SCALE



| DATE     | NO. | REVISIONS    | BY  |
|----------|-----|--------------|-----|
| 10/21/25 | 2   | TRC COMMENTS | BCO |
| 09/02/25 | 1   | TRC COMMENTS | BCO |

**SITE PLAN**  
9-11 MECHANIC STREET, DOVER NH,  
ASSESSOR'S MAP 24 LOT 101  
DOVER PLANNING FILE #

APPLICANT/  
OWNER MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE  
23A MIDDLE ST, NEWBURYPORT MA 01950

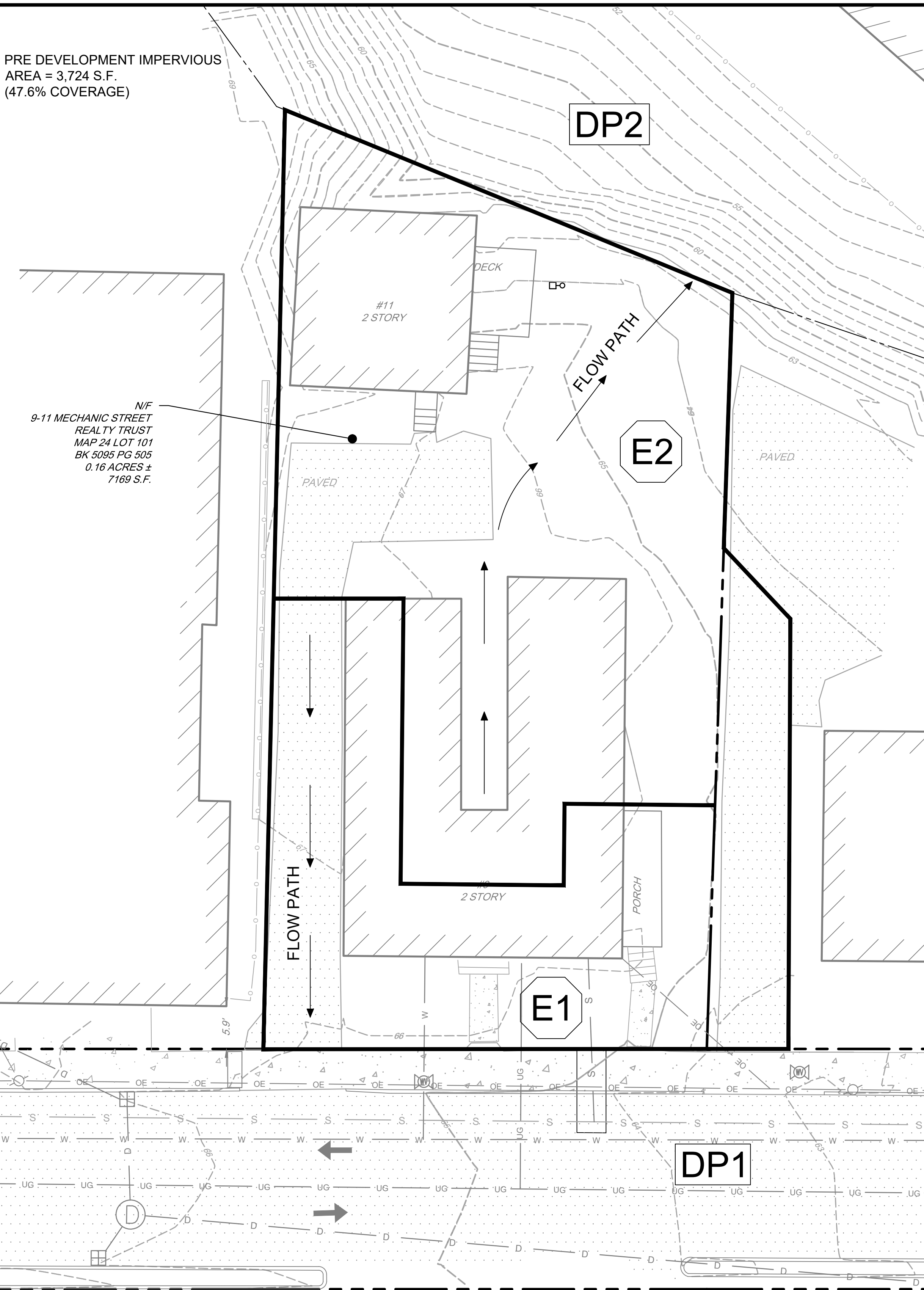
**EROSION AND SEDIMENT CONTROL**  
CS7001

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DATE: 2025-10-21 SCALE: 1" = 10' SHEET 15 OF 16



PRE DEVELOPMENT IMPERVIOUS  
AREA = 3,724 S.F.  
(47.6% COVERAGE)

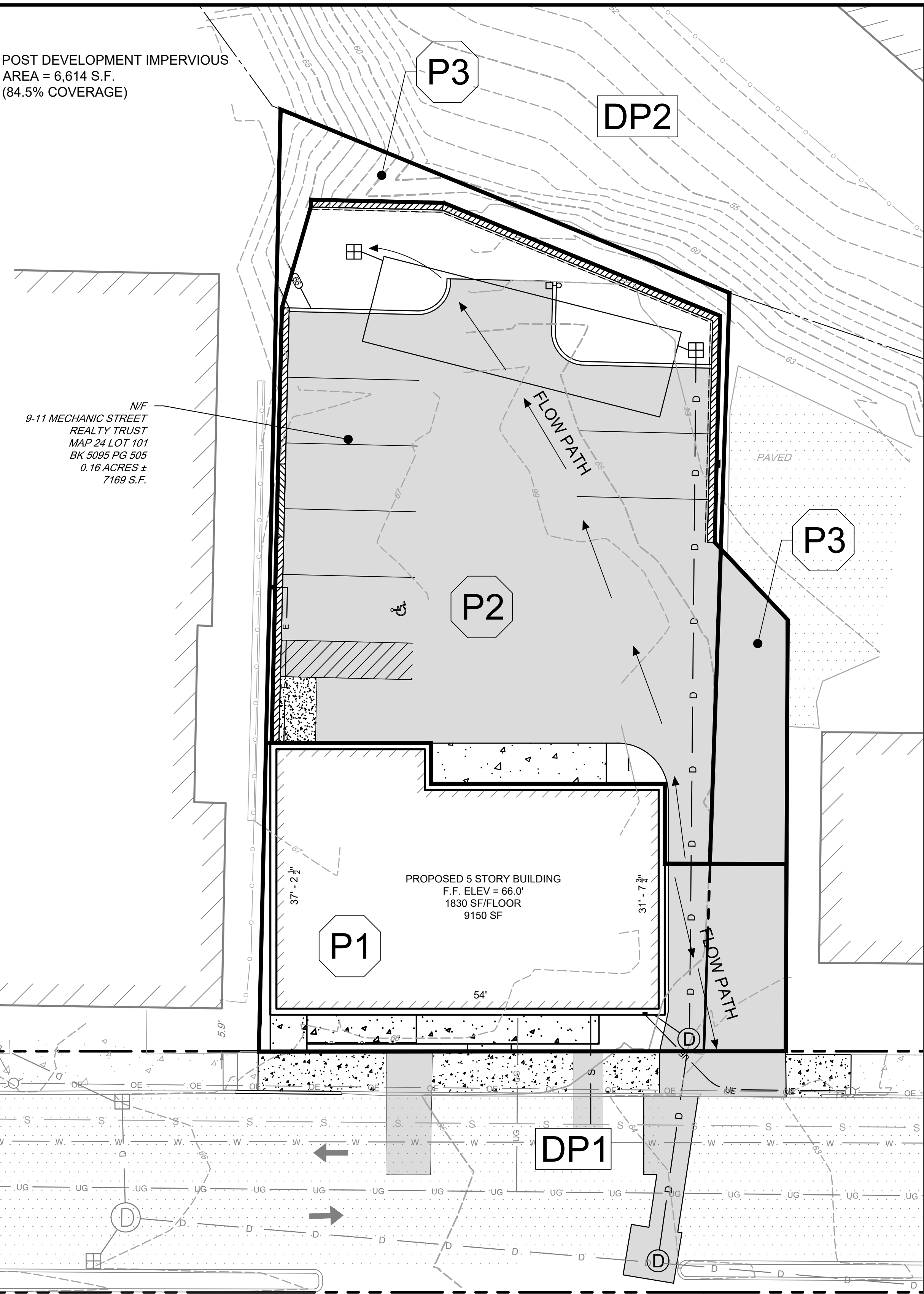


MECHANIC STREET

(PUBLIC - 33' WIDE)

PRE DEVELOPMENT

POST DEVELOPMENT IMPERVIOUS  
AREA = 6,614 S.F.  
(84.5% COVERAGE)



MECHANIC STREET

(PUBLIC - 33' WIDE)

POST DEVELOPMENT

| POND AREAS |       |
|------------|-------|
| ELEVATION  | SQ.FT |
| 64.5       | 398   |
| 64         | 235   |
| 63.75      | 161.4 |

| DATE     | NO. | REVISIONS    | BY  |
|----------|-----|--------------|-----|
| 10/21/25 | 2   | TRC COMMENTS | BCO |
| 09/02/25 | 1   | TRC COMMENTS | BCO |

SITE PLAN  
9-11 MECHANIC STREET, DOVER NH,  
ASSESSOR'S MAP 24 LOT 101  
DOVER PLANNING FILE #

APPLICANT/  
OWNER MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE  
23A MIDDLE ST, NEWBURYPORT MA 01950

PRE & POST DEVELOPMENT  
DRAINAGE PLAN  
CS9201

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|                     |                    |                   |
|---------------------|--------------------|-------------------|
| DATE:<br>2025-10-21 | SCALE:<br>1" = 10' | SHEET<br>16 OF 16 |
|---------------------|--------------------|-------------------|

