

CITY OF DOVER

DOVER CONSERVATION COMMISSION – AGENDA

REVISED

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

1. CALL TO ORDER AND ROLL CALL

2. CITIZEN’S FORUM

3. APPROVAL OF THE PRIOR MEETING MINUTES – November 10, 2025

4. OLD BUSINESS

5. NEW BUSINESS

- A. City of Dover Conditional Use Permit for 914 Central Avenue, LLC, Assessor’s Map 38, Lot 20, zoned Commercial, located at 914 Central Ave. Proposal is to redevelop the site and construct a childcare facility, resulting in an approximate 1% increase in impervious surface area from existing conditions, for a total of about 45% impervious coverage within the Secondary Groundwater Protection District. (COND-2025-0023) *[This item was previously heard by the Conservation Commission on November 10, 2025.]*
- B. City of Dover Conditional Use Permit for 16 Industrial Park, LLC, Assessor’s Map G Lot 4, zoned Commercial Manufacturing (CM), located at 14 Industrial Park Road. Proposal is to construct a new warehouse building, and an addition to the existing building with extended paved areas resulting in a total impact of approximately 6,073 square feet of wetland buffer impacts. (COND-2025-0026)

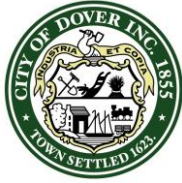
6. REPORT FROM THE CHAIR

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

7. OTHER BUSINESS

- A. Update from Forest Management Subcommittee
- B. Handbook and By Laws
- C. Elections Next Month

8. ADJOURNMENT



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: First Floor Conference Room, City Hall, 288 Central Ave.
Meeting Date: **Monday November 10 2025**
Meeting Time: **5:30 pm**

MEMBERS PRESENT: Bill Hunt (Chair), Steve Fellows (Vice Chair), Abigail Lyon, Russ Warnock, Brendan Mulhall (Alternate)

Absent (Excused): Brianna Group (Alternate), Robert Atwood (Secretary), Kristen Murphy

Absent (Unexcused):

STAFF PRESENT: Makayla Edgecomb (Conservation Planner)

OTHERS PRESENT:

1. CALL TO ORDER AND ROLL CALL

The meeting was convened at 5:30 PM.

2. CITIZEN'S FORUM

Unknown speaker noted she was an original member of the Conservation Commission. She noted some of the top priorities and accomplishments from when she was on the Commission.

She noted particular no trespassing signs at a public park and asked the Commission to find out if a sign can be put up that says it's a public park open to the public. She is willing to raise the funds to pay for the signs if needed.

Commission members noted they discussed this item a while ago and agree there is confusion there with the signs that are posted.

Staff will check into the issue and follow up with the resident and the Commission.

3. APPROVAL OF THE PRIOR MEETING MINUTES – October 14, 2025

R. Warnock moved to approve the minutes of October 14, 2025. S. Fellows seconded. Vote: 4 in favor with 1 abstention

4. OLD BUSINESS

NONE

5. NEW BUSINESS

A. Review of Sixth St NHDES Wetlands Permit Application

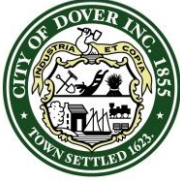
Deputy Director of Community Services, K. Mavrogeorge presented the item and explained the project at the Sixth St bridge. The bridge is being redesigned and replaced as it has failed. In addition, part of the project is to remove old infrastructure. He explained the ownership issues and legal and logistical steps occurring as part of the process.

The Commission has the authority to review the permit and provide comments to the state DES.

Members asked clarifying question of staff which were addressed.

Members discussed having mitigation work done elsewhere when there isn't room on the project site rather than pay into the ARM fund.

K. Mavrogeorge addressed timing noting the earliest the permit would be issued is February and the earliest construction would start is late summer 2026. However, with lack of City Counsel and with the easements and federal aspects, it could take longer.



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: First Floor Conference Room, City Hall, 288 Central Ave.
Meeting Date: **Monday November 10 2025**
Meeting Time: **5:30 pm**

- B.** City of Dover Conditional Use Permit for Raghbir Singh, Assessor's Map H, Lots 14D-1, 14D-2, zoned R-20, located at 4 and 8 Zeland Drive. Proposal seeks to demolish two (2) existing homes and relocate and construct two (2) single-family homes creating approximately 3,559 square feet of permanent impacts and approximately 8,521 square feet of temporary impacts within the Conservation District. (COND-2025-0024)

John Diamond, agent for Mr. Singh presented the item and explained the proposed project to demolish two existing structures and build two new homes. He has applications in with NH DES.

The board discussed with the applicant the overall increase and/or decrease of impacts to impervious surfaces and conservation district.

Additional conversation occurred about trees previously removed on site and the state-issued mitigation required to restore some of that.

Discussion continued about the pervious pavers and how they will be maintained as they are located on individual properties.

S. Fellows moved to approve the application with the condition that the HOA documents include a maintenance schedule for the pervious pavers, provided by the environmental firm consulting on the plan, to guarantee continued function as impervious surface. A. Lyon seconded. Vote: U/A

- C.** City of Dover Conditional Use Permit for William and Lori Goldenthal, Assessor's Map N, Lot 8-1-8, zoned R-40, located off Saddle Trail Drive. Proposal is for the construction of a single-family home within the Conservation District due to the amount of impacts, approximately 10,997 square feet, within an area containing slopes greater than 20%. (COND-2025-0027)

Sam Hayden, Haley Ward represented the item explaining the slopes in the area, wetland setbacks, and proposed location of the home.

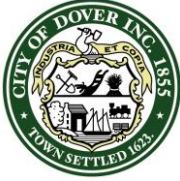
The applicant discussed and answered questions from the members relating to distance from buffers, NH DES permits, driveway access, water access, tree vegetation status upon completion of the project, and natural woodland buffer.

A. Lyon moved to approve the application as presented. S. Fellows seconded. Vote: U/A

- D.** City of Dover Conditional Use Permit for 914 Central Avenue, LLC, Assessor's Map 38, Lot 20, zoned Commercial, located at 914 Central Ave. Proposal is to redevelop the site and construct a childcare facility, resulting in an approximate 1% increase in impervious surface area from existing conditions, for a total of about 45% impervious coverage within the Secondary Groundwater Protection District. (COND-2025-0023)

Mike Menary, CivilWorks presented the item and explained and discussed the project drainage, storm water, landscaping, and impervious surfaces.

Commission members felt there was missing information relating to the impervious surface calculation and discussed tabling the item to the next meeting in order to receive the missing information.



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: First Floor Conference Room, City Hall, 288 Central Ave.
Meeting Date: **Monday November 10 2025**
Meeting Time: **5:30 pm**

A. Lyon moved to continue the application to the December meeting for the applicant to provide additional information regarding the impervious cover calculation and infiltration calculation for the play area. Please also include the landscape plan in the packet. S. Fellows seconded. Vote: All in favor

6. REPORT FROM THE CHAIR

- A.** Review of Correspondence Received from NH Department of Environmental Services
One NH DES request for more information for the high school athletic fields project

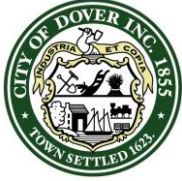
7. OTHER BUSINESS

- D.** Update from Forest Management Subcommittee
Staff reported some trees were taken down – discussion ensued
When will we meet with John Storer regarding plan for replanting
CIP plan regarding street trees
- A.** Technical Review Committee Designee and Alternate
This is available to a Commission member – let staff know if interested
- B.** Conservation Commission Memos
General consensus was in favor of receiving these
Review of what was included in the memos
- C.** Handbook and By Laws
Handbook is ready and By Laws are underway

Discussion occurred about open positions and alternate positions on the Commission.

8. ADJOURNMENT

S. Fellows moved to adjourn at 7:15pm. A. Lyon seconded. Vote: U/A



CITY OF DOVER

CONSERVATION COMMISSION - STAFF MEMO FILE #COND-2025-0023

Application Type: Conditional Use Permit
Applicant(s): InSite Development Services, LLC c/o Civilworks New England
Owner(s): 914 Central Avenue, LLC
Location: 914 Central Ave (Assessor's Map 38, Lot 20)
Meeting Date: December 8, 2025

INTENT: Proposal is for a Conditional Use Permit (CUP) to redevelop the subject property and construct a childcare facility within the Secondary Groundwater Protection District. *[This item was previously heard by the Conservation Commission on November 10, 2025.]*

AGENDA ITEM #: 5-A

FILE: COND-2025-0023

LOTS/UNITS PROPOSED: One commercial unit

ACREAGE: 1.28± ac.

ZONING DISTRICT: Commercial

EXISTING LAND USE: Vacant Restaurant

PROPOSED LAND USE: Daycare Facility

SURROUNDING LAND USE: Commercial, Residential

WAIVER REQUESTED: [§153-14K\(1\)\(a\)](#), relief requested for location of parking in front of the building.

ZBA ACTION: N/A for proposal.

PERMITS REQUIRED: City of Dover CUP for impervious service coverage over 20% within the Secondary Groundwater Protection District.

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

TECHNICAL REVIEW COMMITTEE: Reviewed on November 10, 2025 and continued to December 8, 2025.

ATTACHMENTS: CUP Site Plan, Application Materials.

Summary of Request and Background:

The applicant is proposing to redevelop the subject property at 913 Central Ave. (Tax Map 38, Lot 20). The proposal involves the demolition of the existing vacant restaurant building and redeveloping the site and constructing a childcare facility.

The subject property is completely within the Secondary Groundwater Protection District. The existing impervious surface coverage totals approximately 44% and proposal would result in an approximate 1% increase in impervious surface area from existing conditions.

The proposal has been reviewed by the Technical Review Committee on Oct. 9, 2025 and November 13, 2025. Discussion and requested revisions included the accessway design and amount of parking spaces. Also requested was appropriate signage for identifying porous asphalt and restrictions on deicing materials on the proposed porous surfaces.

This application went before Conservation Commission on November 10, 2025 for review. At that meeting, the Commission requested additional detail on the surface materials within the playground area. The application was continued for reviewed to the December 8, 2025 meeting. Since the initial review, the applicant has submitted additional information indicating that the playground area will utilize permeable synthetic turf with sand infill.

Consistency with Land Use Regulations- CUP 170-33.

The Groundwater Protection ordinance §170-33E(4) provides for Conditional Use Permits to allow relief from the ordinance if supported by expert technical documentation demonstrating consistency with the ordinance's purpose and intent, including submission of an environmental protection plan meeting NHDES Best Management Practices (BMPs) for Groundwater Protection, and provisions for routine monitoring and reporting.

Planning Staff have reviewed the materials submitted by the applicant. The following items are of note. A full drainage analysis and site-specific soils survey were conducted and reviewed by Planning staff and members of the Technical Review Committee. Furthermore, while the site currently does not have a treatment system for runoff from the impervious areas, the proposed stormwater management system has been designed to meet City of Dover requirements to treat and mitigate the infiltrated runoff. The project also proposes an increase in post-developmental groundwater recharge. An Inspection and Maintenance Plan has been submitted by the applicant, consistent with the New Hampshire Stormwater Manual, updated by NHDES. The Technical Review Committee has also since reviewed the supplemental materials confirming the synthetic turf is permeable.



PERMIT SNAPSHOT REPORT COND-2025-0023 FOR CITY OF DOVER, N.H.

Permit Type Conditional Use	Project:	App Date: 09/22/2025
Work Class: Environmental	District: None	Exp Date: NOT AVAILABLE
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Edgecomb, Makayla	Approval
Description: Secondary Groundwater Protection Zone		Expire Date:

Parcel: 38020-000000	Main	Address: 914 Central Av Dover, NH	Main	Zone: R-12(Residential - Medium Density) C(Non-Residential - Commercial)
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Applicant Sean Graham Business: (603) 592-3203	Owner Sean Graham Business: (603) 592-3203	Plan Preparer Stephen Haight Business: (603) 749-0444	Applicant Civilworks New England Steve Haight 181 Watson Road PO Box 1166 Dover, NH 03820 Business: (603) 749-0443 Mobile: (603) 817-6651
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Permit Custom Fields

Select Permit Type	Groundwater Protection	General Purpose	New Construction	Project Zone	Non-Residential
What is the parcel zoned?	C	New Change in Impervious/Paved Area (sq ft)	10330	Work	Entire lot is located within the Secondary Groundwater Protection Zone.

permitstatedef

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Steve_Haight_9/22/2025.jpg	09/22/2025 12:22	Haight, Steve		Uploaded via CSS
Permit Snapshot Report.pdf	09/22/2025 12:23	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2025013966	Planning General Application Fee	\$200.00	\$200.00
Total for Invoice INV-2025013966		\$200.00	\$200.00
Grand Total for Permit		\$200.00	\$200.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Conditional Use Review v.1	Requires Re-submit	10/31/2025	11/28/2025		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Edgecomb, Makayla	Requires Re-submit	10/31/2025	11/28/2025	11/12/2025

Comments: A. Lyon made a motion to continue to the December meeting and provide more info regarding the material for the surface play area and calculations for infiltration for the area and overall within the secondary groundwater protection district. Additional request of including the landscape plan into the materials.
S. Fellows seconded.
Vote: All in favor.

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Conditional Use Review v.2	In Review	11/17/2025	12/04/2025		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Edgecomb, Makayla	In Review	11/17/2025	11/28/2025	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		09/22/2025 13:15	

PERMIT SNAPSHOT REPORT (COND-2025-0023)

Confirm application complete v.1	Generic Action	09/22/2025 13:15
Conditional Use Review v.1	Receive Submittal	10/31/2025 12:33 11/12/2025 11:55
Conditional Use Review v.2	Receive Submittal	11/17/2025 12:03
Planning Board v.1		
Planning Board Agenda v.1	Task	
Invoice for Notices v.1	Task	
Send Notices v.1	Task	
Planner Creates Staff Recommendations v.1	Permit Activity	
Distribute Planning Board Materials v.1	Task	
Planning Board Hearing v.1	Hold Hearing	
Planning Board Decision v.1	Permit Activity	
NOD Sent to Applicant v.1	Create Report	
Issue Permit v.1		
Verify Fees Prior to Permit v.1	Generic Action	
Issue and Review Permit v.1	Generic Action	
Print and Email Permit v.1	Generic Action	
Plans uploaded to Treneo v.1	Generic Action	
Internal Notification of Plan Completion v.1	Generic Action	
Recording v.1	Task	



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: INSITE DEVELOPMENT SERVICES, LLC Telephone # 603-592-3203

Address of Applicant: 1400 16th Street, Suite 300 Oak Brook, IL 60523

E-Mail Address: sgraham@insiterealestate.com

Name of Property Owner (if different from applicant): 914 Central Avenue, LLC Telephone # 603-592-3203

Address of Property Owner: 199 New Zealand Road, Seabrook, NH 03874

PROPERTY INFORMATION

Assessor's Map # 38 Lot(s) # 20

Address of Property: 914 Central Avenue

Zoning District(s) Commercial Overlay District(s) Groundwater Protection

Existing Use of Property: Vacant Building

CONDITIONAL USE PERMIT INFORMATION

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

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

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

The project proposes a 10,075 sf childcare development facility on a site that is fully within the

Secondary Groundwater Protection District, requiring a Conditional Use Permit.

Total proposed lot coverage is 45%.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NA

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

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

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

SIGNATURES

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

Signature of Property Owner: 

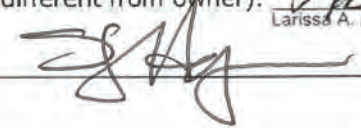
Date: 9.10.25

Signature of Applicant (if different from owner):

INSITE DEVELOPMENT SERVICES, L.L.C.

Larissa A. Addison, Manager

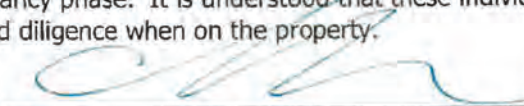
Date: 9/15/25

Signature of Agent: 

Date: 9/17/25

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: 

Date: 9-10-25

CITY OF DOVER CONDITIONAL USE LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
38	20	914 Central Avenue, LLC	199 New Zealand Road, Seabrook, NH 03874

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Sean Graham	Insite Development Services, LLC	1400 16th Street, Suite 300 Oak Brook, IL 60523

Surveyor and/or Engineer/Professional Agent:

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

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 24, 2023)

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

A. Plan Review Fees

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

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

SUBTOTAL PLAN REVIEW FEE = \$ 200.00

AND

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

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

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

SUBTOTAL = \$ _____

TOTAL INVOICE AMOUNT = \$ _____

PLAN REVIEW FEE COLLECTED/PAID = \$ _____

BALANCE DUE = \$ _____

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

CONDITIONAL USE NARRATIVE
§170-33
GROUNDWATER PROTECTION ZONE
CONDITIONAL USE APPROVAL REQUIREMENTS

for
InSite Development Services, LLC
Proposed Childcare Development Facility
Tax Map 38, Lot 20
914 Central Avenue

September 2025
REV: October 2025

F. Performance standards.

- (1) Applicability. Within the primary and secondary groundwater protection zones, the following performance standards shall apply to all new nonresidential and multifamily development, expansion of preexisting nonresidential and multifamily developments that expand the lot coverage of the existing structure(s) by more than 20%, and all subdivisions of four or more new lots:
 - (a) Post-development infiltration volumes shall be no greater than predevelopment volumes as determined by use of the Development Review Model described in Subsection G below. **As indicated in the Development Review Model; Total recharge Pre-Development (MGAL/YR) = 0.75, Total recharge Post-Development (MGAL/YR) = 1.44. This results in an increase in post-development recharge.**
 - (b) Stormwater shall be treated by use of a stormwater treatment system designed to remove no less than 80% of the annual load of total suspended solids. The removal rate shall be accomplished using best management practices installed in advance of the final infiltration system. **Pollutant removal on site consists of; 81% TSS removal, 56% TN removal, and 60% TP removal.**
 - (c) No stormwater infiltration system shall be located within the 200-day travel time of an existing or proposed municipal well as depicted on the map referenced in Subsection B above. In absence of a defined 200-day-travel-time radius, the applicant shall submit a technical evaluation from a professional engineer, hydrologist or geologist that documents that the proposed discharge is consistent with the stated purpose and intent of this requirement. **No infiltration of stormwater will occur within the 200-day travel time of a municipal well.**

(2) Specific requirements. Within the primary and secondary groundwater protection zones, the following performance standards shall apply to specific activities which may impact the groundwater quality:

(a) Sand and gravel extraction operations shall not excavate below an elevation four feet above the seasonal high-water table observed when the associated water supply well has not been operating for at least two weeks prior to the date of measurement. The operator of the sand and gravel extraction operation shall prepare for the City an annual report documenting compliance with the requirements of this section. Pursuant to RSA 155-E:11, II, the requirements of this subsection may be waived if the applicant demonstrates that such excavation will not adversely affect water quality and that written notice of such exception shall be recorded in the Registry of Deeds, and one copy filed with the New Hampshire Department of Environmental Services. **N/A**

(b) Pursuant to Chapter 81, Fire Prevention and Life Safety, § 81-24, on-premises use of heating oil tank facilities shall comply with the provisions of the National Fire Protection Association Standard NFPA 31, Installation of Oil-Burning Equipment. **N/A**

Table 1. City of Dover, NH : Development Review Model

Project Location:	914 Central Ave rev: 10-31-25
<u>INPUT FACTORS</u>	
Project Total Land Area (acres)	1.28
Number of Residential units	0
Number of Bedrooms per Residence	0
On-Site Sewage Flow per Residence (gal/day)	0
N-Conc. in Effluent (mg/l)	35
Lawn Area per Residence (sq ft)	0
Pavement Area per Residence (sq ft)	0
Roof Area per Residence (square feet)	0
Number of Commercial Lots	1
Total On-Site Sewage Flow from Commercial Lots (gal/day)	1330
Lawn Area per Commercial Lot (sq ft)	29755
Pavement Area per Commercial Lot (sq ft)	15299
Roof Area per Commercial Lot (sq ft)	10075
Total Road Area in Development (sq ft)	0
Total Pervious Area (acres)	0.71
Total Impervious Area (acres)	0.57
Recharge Rate for Pervious Area (in/yr)	21.5
Recharge Rate for Impervious Area (in/yr)	38.7
Impervious Area Outside of Development Draining Into Area via Catchbasins (sq ft)	0
Impervious Area Within Development Draining from Area via Catchbasins (sq ft)	1574

Table 1. City of Dover, NH : Development Review Model

INPUT	CALCULATIONS	RESULTS
Sewage (gal/day)		CALCULATED LOADING (LBS/YR)
1,330	x N-conc (mg/l) x 3.785 L/gal x 365 days/yr ÷ 454000 mg/lb	142
Lawn area (sq ft)		
29,755	x 0.0009 lb N/sq ft	27
Pavement area (sq ft)		
13,725	x 0.00031 lb N/sq ft	4
Roof area (sq ft)		
10,075	x 0.00015 lb N/sq ft	2
Natural area (acres)		
0	x 43560 sq ft/acre x 0.000005 lb N/sq ft	0
Storm Drainage input Area (sq ft)		
0	x 0.00031 lb N/sq ft	0
	TOTAL NITROGEN LOADING (LBS/YR)	174
		TOTAL RECHARGE (MG/YR)
Recharge from Sewage (gal/day)		
1,330	x 365 days/yr : 1,000,000 gal/million gal	0.49
Total Pervious Area (sq ft)		
30,928	x 21.5 in/yr /12 in/ft x 7.48 gal/cu ft : 1,000,000 gal/million gal	0.41
Total Impervious Area (sq ft)		
23,800	x 38.7 in/yr /12 in/ft x 7.48 gal/cu ft : 1,000,000 gal/million gal	0.57
Net Recharge from Stormdrains (gal/yr)		
-37,970	1,000,000 gal/million gal	-0.04

TOTAL RECHARGE Pre- Development (MGAL/YR)	0.75
TOTAL RECHARGE Post- Development (MGAL/YR)	1.44
% Pre to Post Development Recharge Discrepancy	92.19

Note : Post- Development must be > = Pre- Development Recharge

TOTAL NITROGEN LOAD/TOTAL RECHARGE X 454,000 MG/LB / 3,785,000 L/MGAL	
Post- Dev NITROGEN Concentration (mg/l or ppm)	14.55
Nitrogen Concentration Guideline (mg/L or ppm)	5.00
Nitrogen Concentration +/- Guideline (mg/L or ppm)	9.55

PREPARED BY HORSLEY & WITTEN, INC.
June 1999



TEST REPORT

CLIENT:

Company:	Shaw Grass / Southwest Greens	Report Number:	66210
Address:	185 South Industrial Blvd.	Lab Test Number:	2783-6442
	Calhoun, GA 30701	Test Date:	1/25/2016
		Report Date:	1/26/2016
		Page:	1 of 1
Requested By:	Tim Hopkins		

TEST MATERIAL:

Material Type:	Infilled Synthetic Turf over pad				Date Received:	1/22/2016
Material Condition:	EXCELLENT:	XXX	GOOD:		POOR:	REJECTED:
Turf Identification:	Play 50					
Infill System:	1.5 lbs/ft ² Hydrochill mixed with 1.5 lbs/ft ² Silica Sand					
Pad System:	1 Layer 3/4" Speckled Brock					

TESTING METHODS REQUESTED:

<i>Testing Services Inc. was instructed by the client to test for the following...</i>			
Standard:	ASTM F1551	Test Method:	Standard Test Methods for Comprehensive Characterization of Synthetic Turf Playing Surfaces and Materials: Suffix-DIN 18-035, Part 6: Water Permeability of Synthetic Turf Systems and Permeable Bases

SAMPLING PLAN:

Sampling Date:	1/22/2016
- Specimen sampling is performed in the sampling department at TSI. - The sampling size of specimens is determined by the test method requirements. - In the event a specific sampling size is not called for, a determination will be made based on previous testing experience, and approved for use by an authorized manager. - All samples are subjected to the outside environmental conditions of temperature and relative humidity. - Sample requiring pre-determined exposure to specified environmental conditions based on a specific test method, take place in the departments in which they are tested	

DEVIATION FROM TEST METHOD:

State reason for any Deviation from, Additions to, or Exclusions From Test Method.
None

TEST SUMMARY:

TEST METHOD	TEST DESCRIPTION	TEST RESULT
ASTM F1551; Suffix-DIN 18-035, Part 6	Average Rainfall Capacity (Water Permeability)	130.5 inches/hour

*Test data values represent drainage rates for the infilled turf over pad as identified, and do not take into account the percolation properties of a sub-base.

Infill System: 1.5 lbs/ft² Hydrochill mixed with 1.5 lbs/ft² Silica Sand

Tube: 10.75" OD 10.00" ID 8" Length (Beveled)

Flange: 9.375" Diameter

Pre-Conditioning: 70°F 65% RH for 24 Hours Minimum

Tube Index Mark: 6"

Tube Flow Head: 2 Gallons

of Specimens (3) 11.5" Diameter

Tube Weight: 39 lbs

We undertake all assignments for our clients on a best effort basis. Our findings and judgments are based on the information to us using the latest test methods available.

TSI can only ensure the test results for the specific items tested.

Unless otherwise noted in the deviations sections of this report, all tests performed are in compliance with stated test method.

Test Report Approval:

Erle Miles, Jr. VP, Testing Services Inc

TSI Accreditation: Our laboratory is accredited by the US Dept of Commerce, National Institute of Standards and Technology: ISO/IEC 17025:2005. Our code # is: NVLAP 100108-0. TSI is a certified independent testing laboratory by the Synthetic Turf Council

Form:	Rev:	Revision Date:	Page 1 of 1
Release Date:	Control Type: Electronic – Expires 24 hours after this date: Jan. 28, 16 Printed copies are uncontrolled		



TEST REPORT

CLIENT:

Company:	Shaw Grass / Southwest Greens	Report Number:	66209
Address:	185 South Industrial Blvd.	Lab Test Number:	2783-6441
	Calhoun, GA 30701	Test Date:	1/25/2016
		Report Date:	1/26/2016
		Page:	1 of 1
Requested By:	Tim Hopkins		

TEST MATERIAL:

Material Type:	Infilled Synthetic Turf over pad				Date Received:	1/22/2016
Material Condition:	EXCELLENT:	XXX	GOOD:		POOR:	REJECTED:
Turf Identification:	Play 50					
Infill System:	1.5 lbs/ft ² Hydrochill mixed with 1.5 lbs/ft ² Silica Sand					
Pad System:	1 Layer 2" Brock PlayBase					

TESTING METHODS REQUESTED:

<i>Testing Services Inc. was instructed by the client to test for the following...</i>			
Standard:	ASTM F1551	Test Method:	Standard Test Methods for Comprehensive Characterization of Synthetic Turf Playing Surfaces and Materials: Suffix-DIN 18-035, Part 6: Water Permeability of Synthetic Turf Systems and Permeable Bases

SAMPLING PLAN:

Sampling Date:	1/22/2016
- Specimen sampling is performed in the sampling department at TSI. - The sampling size of specimens is determined by the test method requirements. - In the event a specific sampling size is not called for, a determination will be made based on previous testing experience, and approved for use by an authorized manager. - All samples are subjected to the outside environmental conditions of temperature and relative humidity. - Sample requiring pre-determined exposure to specified environmental conditions based on a specific test method, take place in the departments in which they are tested	

DEVIATION FROM TEST METHOD:

State reason for any Deviation from, Additions to, or Exclusions From Test Method.
None

TEST SUMMARY:

TEST METHOD	TEST DESCRIPTION	TEST RESULT
ASTM F1551; Suffix-DIN 18-035, Part 6	Average Rainfall Capacity (Water Permeability)	152.4 inches/hour

*Test data values represent drainage rates for the infilled turf over pad as identified, and do not take into account the percolation properties of a sub-base.

Infill System: 1.5 lbs/ft² Hydrochill mixed with 1.5 lbs/ft² Silica Sand

Tube: 10.75" OD 10.00" ID 8" Length (Beveled)

Flange: 9.375" Diameter

Pre-Conditioning: 70°F 65% RH for 24 Hours Minimum

Tube Index Mark: 6"

Tube Flow Head: 2 Gallons

of Specimens (3) 11.5" Diameter

Tube Weight: 39 lbs

We undertake all assignments for our clients on a best effort basis. Our findings and judgments are based on the information to us using the latest test methods available.

TSI can only ensure the test results for the specific items tested.

Unless otherwise noted in the deviations sections of this report, all tests performed are in compliance with stated test method.

Test Report Approval:

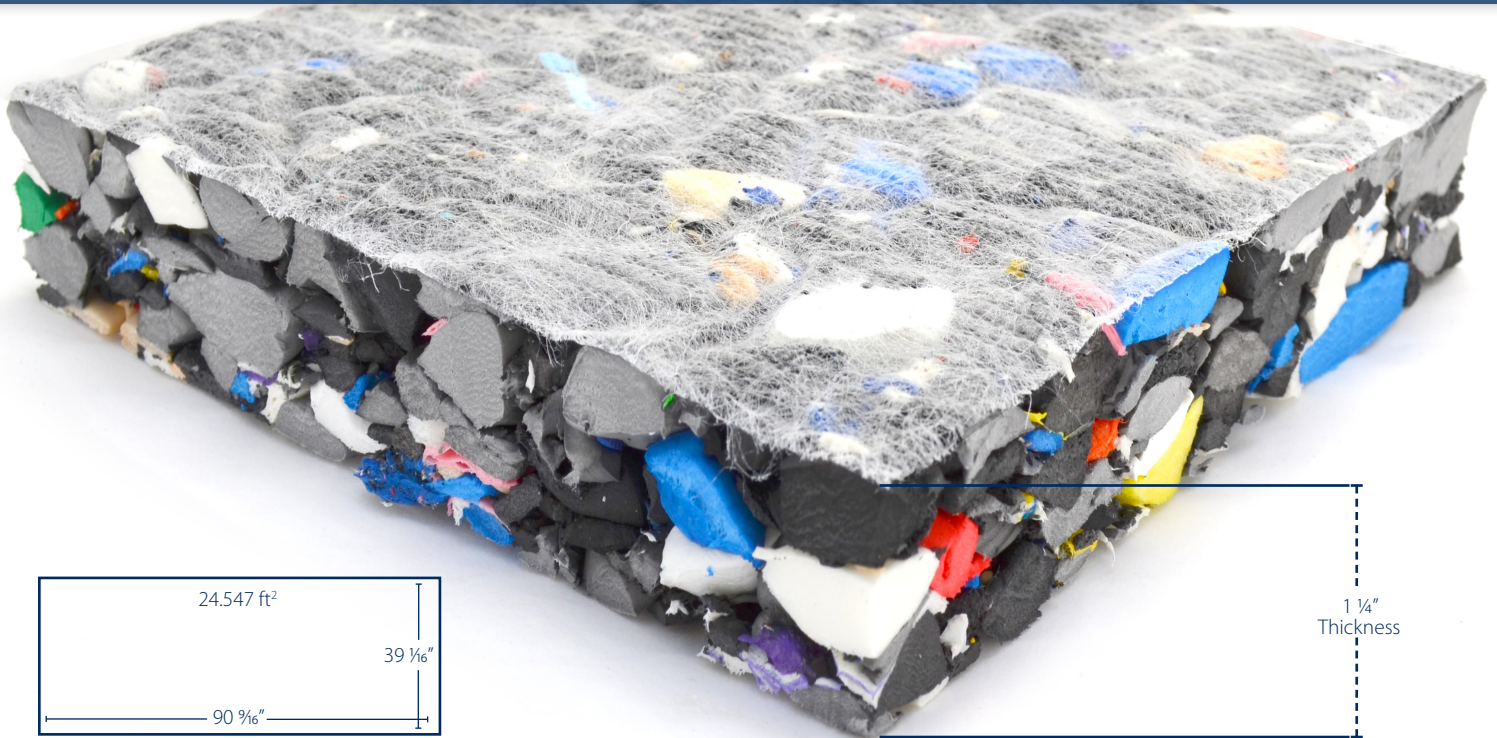
Erle Miles, Jr. VP, Testing Services Inc

TSI Accreditation: Our laboratory is accredited by the US Dept of Commerce, National Institute of Standards and Technology: ISO/IEC 17025:2005. Our code # is: NVLAP 100108-0. TSI is a certified independent testing laboratory by the Synthetic Turf Council

Form:	Rev:	Revision Date:	Page 1 of 1
Release Date:	Control Type: Electronic – Expires 24 hours after this date: Jan. 28, 16 Printed copies are uncontrolled		

817 Showalter Avenue * PO Box 2041
Dalton, GA 30722-2041
(706) 226-1400
tsioffice@optilink.us

OUR LETTERS AND REPORTS APPLY ONLY TO THE SAMPLE TESTED AND ARE NOT NECESSARILY INDICATIVE OF THE QUALITIES OF APPARENTLY IDENTICAL OR SIMILAR PRODUCTS. THESE LETTERS AND REPORTS ARE FOR THE USE ONLY OF THE CLIENT TO WHOM THEY ARE ADDRESSED AND THEIR COMMUNICATION TO ANY OTHERS OR THE USE OF THE NAME TESTING SERVICES, INC. MUST RECEIVE OUR PRIOR WRITTEN APPROVAL. THE REPORTS AND LETTERS, AND OUR NAME, OUR SEALS, OR OUR INSIGNIA ARE NOT UNDER ANY CIRCUMSTANCES TO BE USED IN ADVERTISING TO THE GENERAL PUBLIC.



Physical Properties

Polygreen Play consists of thermal bonded (closed-celled) cross-linked Polyethylene foam (PEX). This foam comes from production residues and contains no contaminants.

Polygreen Play is tested based on microbiological resistance to weathering, oxidation, acids & bases. The estimated lifespan of PEX is 100 years minimum.

Technical Specifications

Physical

Thickness at 2 kPa (0.3 psi) load	1.25 in	Tolerance +/- 1/16"
Mass per unit area	.68 lb/ft²	

Drainage and Isolation

Water Permeability	640/gal/min/yd²	ASTM F1551
Thermal conductivity [λ 10]	.03 BTU/hr.ft.°F	ASTM C 177
Thermal resistance [R-value]	4202 hr.ft².°F/BTU	ASTM C 177

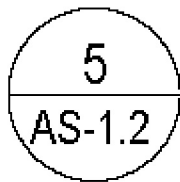
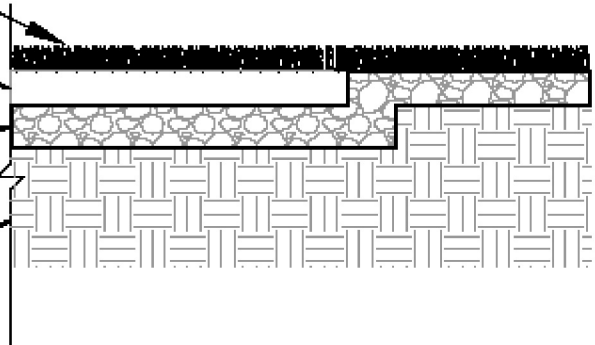
The provided information is, to the best of our knowledge, true and accurate (at the time of revision). This information is based on (independent) measurements and (where possible) based on average values, measured over a long and representative period. Additional information (e.g. additional characteristics, specific (independent) reports or statistical analysis) is available upon request. Polygreen Foam is allowed to change this information and/or the product (without notice) and assumes no legal responsibility for use of and/or reliance on this information.

PERMEABLE SYNTHETIC TURF
SYSTEM WITH SAND INFILL

1" FOAM PAD AS PER ASTM 1292
REQUIREMENTS

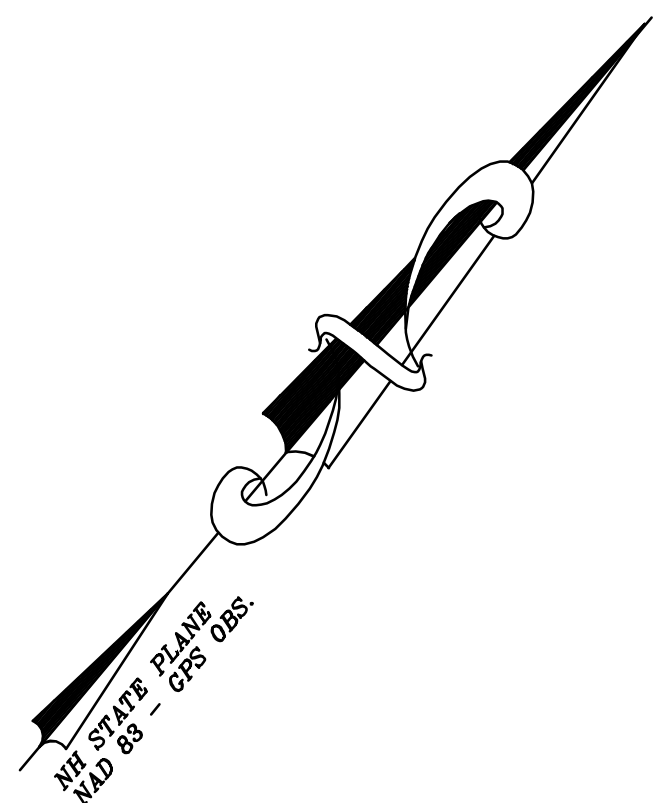
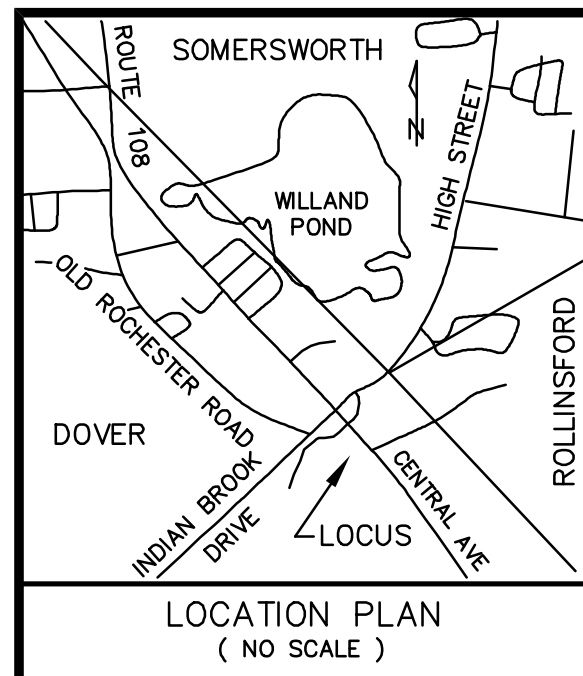
.25" MINUS AGGREGATE SUB-BASE
(MIN. 4") COMPACT TO 95 %

SUBGRADE- UNDISTURBED OR
COMPACTED



FALL ZONE DETAIL

SCALE: 3/4"=1'-0"



D / 1

CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820
599 / 387

38 / 23A

MATTHEW MICHAEL REALTY, LLC
304 MAPLEWOOD AVENUE
PORTSMOUTH, NH 03801
3440 / 787

38 / 16

P P D'ORAZIO, LLC
MERRIMAC STREET
NEWBURYPORT, MA 01950
3064 / 81

LOT LINE IS NORTH
FACE OF CONCRETE
RETAINING WALL —

PROPO

INFILTRATION BASIN
AREA

POROUS
PAVEMENT
SIGN -
(TYP.)

READY —
SPOT

PROPOSED R7-8 &
R7-8A SIGN IN
BOLLARD (TYP.)

PROPOSED
10,075 SF
CHILD DEVELOPMENT
FACILITY

DOOR
(TYP.)

PROPOSED
RAMP W
TR. 20

PROPOSED PAINTED
ACCESSIBLE
PARKING SYMBOL

FENCED PL
AREA

EXTERIOR
WATER
FOUNTAIN —
(TYP.)

PROPOSED
FENCE (TYPE)

INFILTRATION
ARE

PROPOSED
TREELINE

END

MCDONALD'S CORPORATION
P.O. BOX 6300
AMHERST, NH 03031
1116 / 628

38 / 21

TIP DOWN
VGC
END VGC
TRAFFIC
SIGN
START SGC
END SGC
BEGIN BCC
START VGC
TIP DOWN
VGC
START SGC

SNOW
— STORAGE
AREA (TYP.)

— TBM
SPIKE IN UP
ELEV. = 194.28

3. CENTRAL VARIABLE

CONTINUE
VGC

END SGC
BEGIN BCC

START SGC
TIP DOWN
VCC

```

\      END SGC
      BEGIN BCC

```

LEGEND

Ac. ACRE
(TYP.) - TYPICAL
± MORE OR LESS
Ø DIAMETER
S.C.R.D. - STRAFFORD COUNTY
REGISTRY OF DEEDS
UP - UTILITY POLE
X - FIRE HYDRANT
WETLAND
EDGE OF WETLAND
WETLAND BUFFER
312'R - PAVEMENT RADIIUS
SGC - SLOPED GRANITE CURB
VGC - VERTICAL GRANITE CURB
ICC - INTEGRATED CONCRETE CURB
BCC - BITUMINOUS CONCRETE CURB
B - ACCESSIBLE PARKING SYMBOL

 - PROPOSED SIDEWALK
 - PROPOSED GRAVEL
 - PROPOSED POROUS PAVEMENT

PARKING CALCULATIONS
EDUCATIONAL: 0.3 SPACE*SEAT + 1 SPACE*MAX EMPL ON SHIFT
EDUCATIONAL: 0.3*113+1*20 = 54
ALLOWED = 54
PROVIDED = 29 (INCLUDING 2 ADA)

SNOW STORAGE CALCULATIONS
1 SF OF SNOW STORAGE PER 10 SF OF PAVEMENT TO BE CLEARED.
REQUIRED: 12,023 SF OF PAVEMENT/ 10 SF = 1,202 SF
PROVIDED: 2,270 SF

SNOW NOTE
SNOW PLOWING SERVICE TO BE GREEN SNOWPRO CERTIFIED.

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CNE

CIVILWORKS NEW ENGLAND

CIVIL & WATERFRONT ENGINEERING

181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

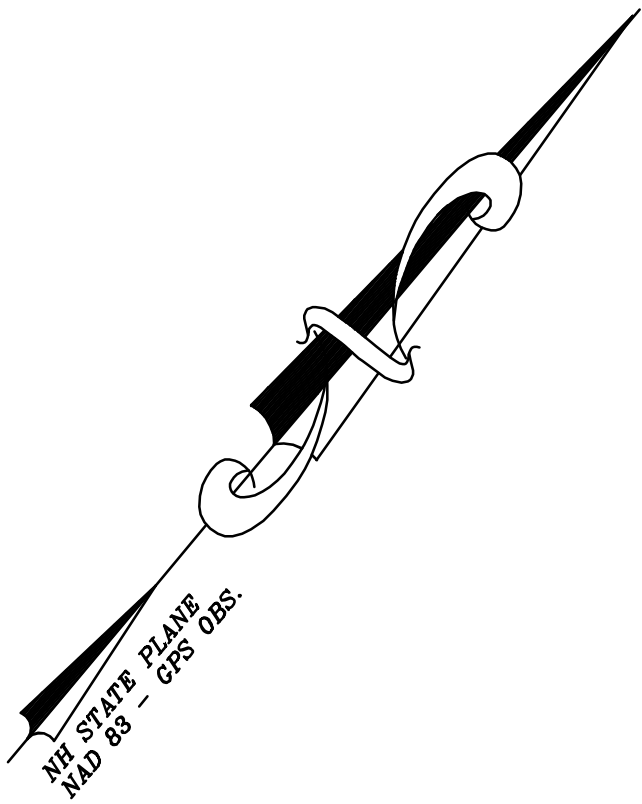
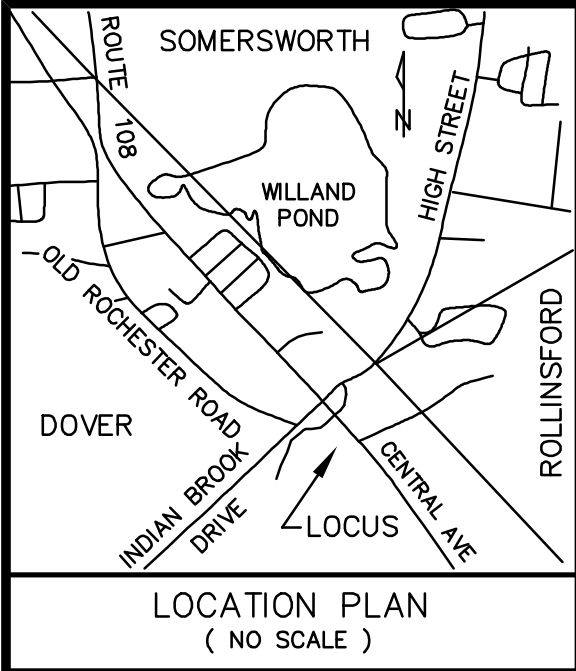
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PLANNING FILE NO.: SITE-2025-0016

SITE PLAN

CHILDCARE DEVELOPMENT FACILITY ON-SITE DEVELOPMENT SERVICES, LLC 914 CENTRAL AVENUE	914 CENTRAL AVENUE, LLC 199 NEW ZEALAND ROAD SEABROOK, NH 03874
---	---

6



D / 1

CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820
599 / 387

38 / 23A

MATTHEW MICHAEL REALTY, LLC
304 MAPLEWOOD AVENUE
PORTSMOUTH, NH 03801
3440 / 787

38 / 16

P P D'ORAZIO, LLC
MERRIMAC STREET
NEWBURYPORT, MA 01950
3064 / 81

LOT LINE IS NORTH
FACE OF CONCRETE
RETAINING WALL

INFILTRATION
BASIN 2

FF:190
PROPOSED
10,075 SF
CHILD DEVELOPMENT
FACILITY

SEDIMENT
FOREBAY

INFILTRATION
BASIN 1

STONE
CHECK
DAM

CLEAN
OUT

6" PERF. UNDERDRAIN
INV.OUT:187.32

STONE DRIP
EDGE

PROPOSED
SILT/SOXX

CONSTRUCTION
ENTRANCE

HP195.42

TBM
SPIKE IN UP
ELEV. = 194.28'

EXISTING CB#2
RIM=192.30
INV.IN=183.20
INV.OUT(ECB3)=183.00

PDMH1
RIM=187.80
INV.IN(IB2)=180.71
INV.IN(PCB1)=180.71
INV.IN(PCB2)=180.71
INV.OUT=180.65

P5
6" ADS
L=26'
S=0.01

EXISTING CB#3
RIM=185.68
INV.IN(ECB4)=180.08
INV.IN(ECB2)=179.88
INV.OUT=179.63

EXISTING CB#5
RIM=185.84
INV.IN(ECB3)=178.74
INV.OUT=177.89

EXISTING CB#4
RIM=186.34
INV.IN(PDMH1)=180.36
INV.IN(IB1)=180.36
INV.IN(PCB3)=180.36
INV.OUT(15" PVC)=180.26

PCB3
RIM=184.60
INV.OUT=180.99

38 / 21

MCDONALD'S CORPORATION
P.O. BOX 6300
AMHERST, NH 03031
1116 / 628

LEGEND

- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- Ø - DIAMETER
- S.C.R.D. - STRAFFORD COUNTY
REGISTRY OF DEEDS
- UP - UTILITY POLE
- SMH - SEWER MANHOLE
- WATER SHUT-OFF
- WATER GATE VALVE
- FIRE HYDRANT
- CONTOUR LINE - 1' INTERVAL
- EDGE OF WETLAND
- WETLAND
- WETLAND BUFFER
- PROPOSED FINISH GRADE
- PROPOSED SPOT ELEVATIONS
- PROPOSED DRAIN LINE

CONDITIONAL USE PERMIT
SECONDARY GROUNDWATER
PROTECTION DISTRICT
IMPACT AREA
PRE-IMP 24,526 S.F.
POST-IMP 25,688 S.F.
DIFFERENCE +1,162 S.F.

GRAPHIC SCALE



(IN FEET)

PLANNING FILE NO.: SITE-2025-0016

GRADING, DRAINAGE & EROSION CONTROL PLAN

CHILDCARE DEVELOPMENT
FACILITY
INSITE DEVELOPMENT SERVICES, LLC
914 CENTRAL AVENUE
DOVER, NH 03820

914 CENTRAL AVENUE, LLC
199 NEW ZEALAND ROAD
SEABROOK, NH 03874

DATE: 9-18-25
SCALE: 1"=20'
DRAWN BY: MJM
DESIGN BY: MJM
APPROVED BY: SJH
PROJECT NO: 25044
FILE: 25044-SITE

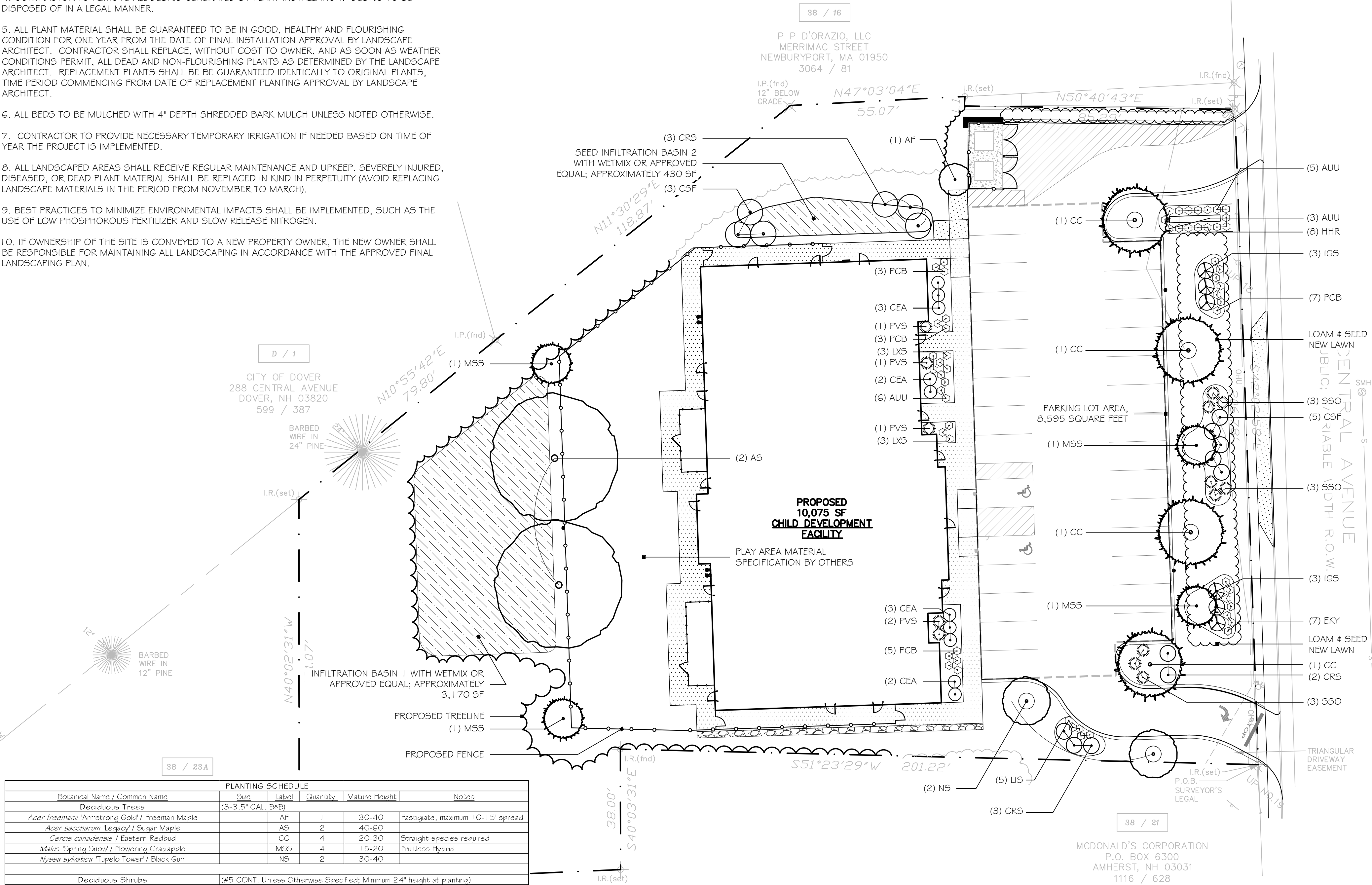
NO.	REVISION	DATE
1	REV PER TRC #2 COMMENTS	11-18-2025
2	REV PER TRC #1 COMMENTS	10-31-2025

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CNE CIVILWORKS NEW ENGLAND
CIVIL & WATERBURY ENGINEERING
181 Watson Road, PO Box 1166
Dover, NH 03820
603.749.0443

PLANTING & MAINTENANCE NOTES

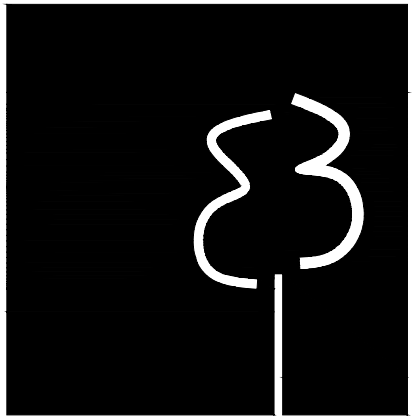
1. CONTRACTOR SHALL OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PURCHASING AND/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.
2. CONSTRUCTION ACCESS WILL BE AS DIRECTED BY LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.
3. LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.
4. CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR ONE YEAR FROM THE DATE OF FINAL INSTALLATION APPROVAL BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE LANDSCAPE ARCHITECT. REPLACEMENT PLANTS SHALL BE BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY LANDSCAPE ARCHITECT.
6. ALL BEDS TO BE MULCHED WITH 4" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
7. CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.
8. ALL LANDSCAPED AREAS SHALL RECEIVE REGULAR MAINTENANCE AND UPKEEP. SEVERELY INJURED, DISEASED, OR DEAD PLANT MATERIAL SHALL BE REPLACED IN KIND IN PERPETUITY (AVOID REPLACING LANDSCAPE MATERIALS IN THE PERIOD FROM NOVEMBER TO MARCH).
9. BEST PRACTICES TO MINIMIZE ENVIRONMENTAL IMPACTS SHALL BE IMPLEMENTED, SUCH AS THE USE OF LOW PHOSPHOROUS FERTILIZER AND SLOW RELEASE NITROGEN.
10. IF OWNERSHIP OF THE SITE IS CONVEYED TO A NEW PROPERTY OWNER, THE NEW OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING IN ACCORDANCE WITH THE APPROVED FINAL LANDSCAPING PLAN.



PLANTING SCHEDULE					
Botanical Name / Common Name	Size	Label	Quantity	Mature Height	Notes
Deciduous Trees					
<i>Acer freemanii</i> 'Armstrong Gold' / Freeman Maple	(3-3.5" CAL. B&B)	AF	1	30-40'	Fastigate, maximum 10-15' spread
<i>Acer saccharum</i> 'Leopold' / Sugar Maple		AS	2	40-60'	
<i>Corylus canadensis</i> / Eastern Redbud		CC	4	20-30'	Straight species required
<i>Malus</i> 'Spring Snow' / Flowering Crabapple		MSS	4	15-20'	Fruitless Hybrid
<i>Nyssa sylvatica</i> 'Tupelo Tower' / Black Gum		NS	2	30-40'	
Deciduous Shrubs					
(#5 CONT. Unless Otherwise Specified; Minimum 24" height at planting)					
<i>Geonanthus americanus</i> / New Jersey Tea		CEA	10	2-3'	
<i>Clethra alnifolia</i> 'Ruby Spice' / Summersweet	#7 CONT.	CRS	8	5-6'	
<i>Cornus sericea</i> 'Firedance' / Red-Osier Dogwood		CSF	8	5-6'	
Evergreen Shrubs					
(#5 CONT. - # Minimum 24" height at planting)					
<i>Ilex glabra</i> 'Shamrock' / Inkberry		IGS	6	4-5'	
Perennials & Ornamental Grasses					
(#1 CONT. - # 36" O.C. Spacing Unless Otherwise Specified)					
<i>Echinacea</i> 'Kismet Yellow' / Coneflower	#1.5 CONT.	EKY	7	1-2'	
<i>Hemerocallis</i> 'Happy Returns' / Reblooming Yellow Daylily		HHR	8	2-3'	
<i>Lavandula x intermedia</i> 'Sensational' / Lavender	#2 CONT.	US	5	1-2'	
<i>Leucanthemum x superbum</i> 'Snowcap' / Dwarf Shasta Daisy		LXS	6	9-12"	
<i>Panicum virgatum</i> 'Shenadoh' / Shenadoh Switch Grass	#3 CONT.	PVS	5	3-4'	
<i>Perovskia atrorubicifolia</i> 'Crazy Blue' / Russian Sage		PCB	18	1-2'	
<i>Schizachyrium scoparium</i> 'Standing Ovation'	#3 CONT.	SSO	9	3-4'	
Groundcovers					
(#1 CONT. - # 36" O.C. Spacing Unless Otherwise Specified)					
<i>Arctostaphylos uva-ursi</i> / Bearberry		AUU	14	4-6"	
Seed Mixes					
New England Wetland Seed Mix by New England Wetland Plants, Inc (or approved equal)	N/A	WETMIX	#3,600 SF	VARIES	See Manufacturer's Specifications

LANDSCAPE CALCULATIONS

- 153-14(G)(2) INTERIOR LANDSCAPING: PROPOSED PARKING LOT PROVIDES (31) SPACES, SO 5% OF THE INTERIOR AREA IS REQUIRED TO BE LANDSCAPED.
PARKING LOT AREA: 8,595 SQUARE FEET (SF)
8,595 x 0.05 = 490 SF REQUIRED
AMOUNT PROVIDED: 426 SF (TOTAL OF FIVE PLANTED ISLANDS WITHIN LOT)
- 153-14(G)(3) PERIMETER LANDSCAPING: DECIDUOUS AND/OR EVERGREEN SHADE TREES SHALL BE PLANTED AT 35 FEET ON CENTER WITHIN THE BUFFER AREA.
EASTERLY SIDE OF PARKING LOT (ALONG CENTRAL AVENUE): 126 LINEAR FEET (LF)
126 / 35 = 3.6 TREES REQUIRED
(4) TREES PROVIDED
- NORTHERLY SIDE OF PARKING LOT (ALONG 38-16-0-0): 50 LF
50 / 35 = 1.43 TREES REQUIRED
(2) TREES PROVIDED
- SOUTHERLY SIDE OF PARKING LOT (ALONG 38-21-0-0): 60 LF
60 / 35 = 1.71 TREES REQUIRED
(2) TREES PROVIDED



terrain
planning & design llc

311 kast hill road
hopkinton nh 03229
603. 746. 3512
terrainplanning.com

CENTRAL AVENUE
DAY CARE

Site Location:
914 Central Avenue
Dover, NH 03820
Map Block No. 38-20-0-0

Prepared For:
Civilworks New England
181 Watson Road
PO Box 1166
Dover, NH 03821

LANDSCAPE PLAN

DATE: 09 - 15 - 2025

SCALE: 1" = 20'

PROJECT #: 25069

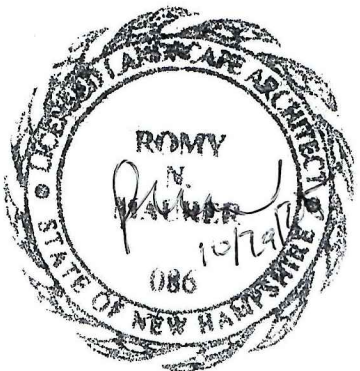
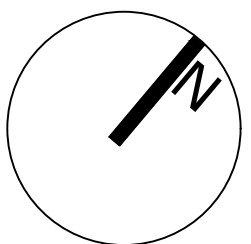
Drawn By: BDW

Checked By: RNM

REVISIONS: DATE:
Revised per TRC Meeting
10/28/25

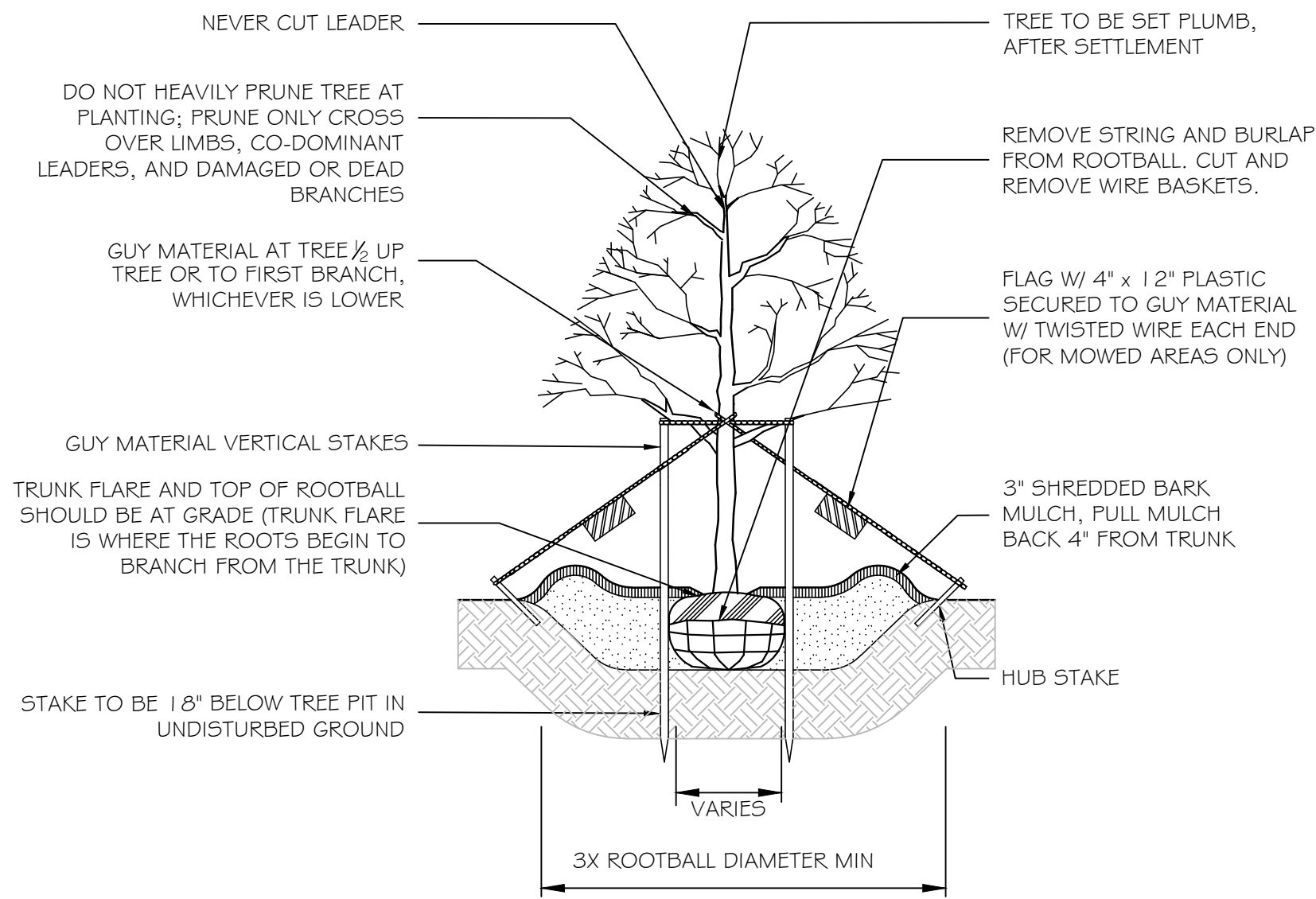
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L - 1



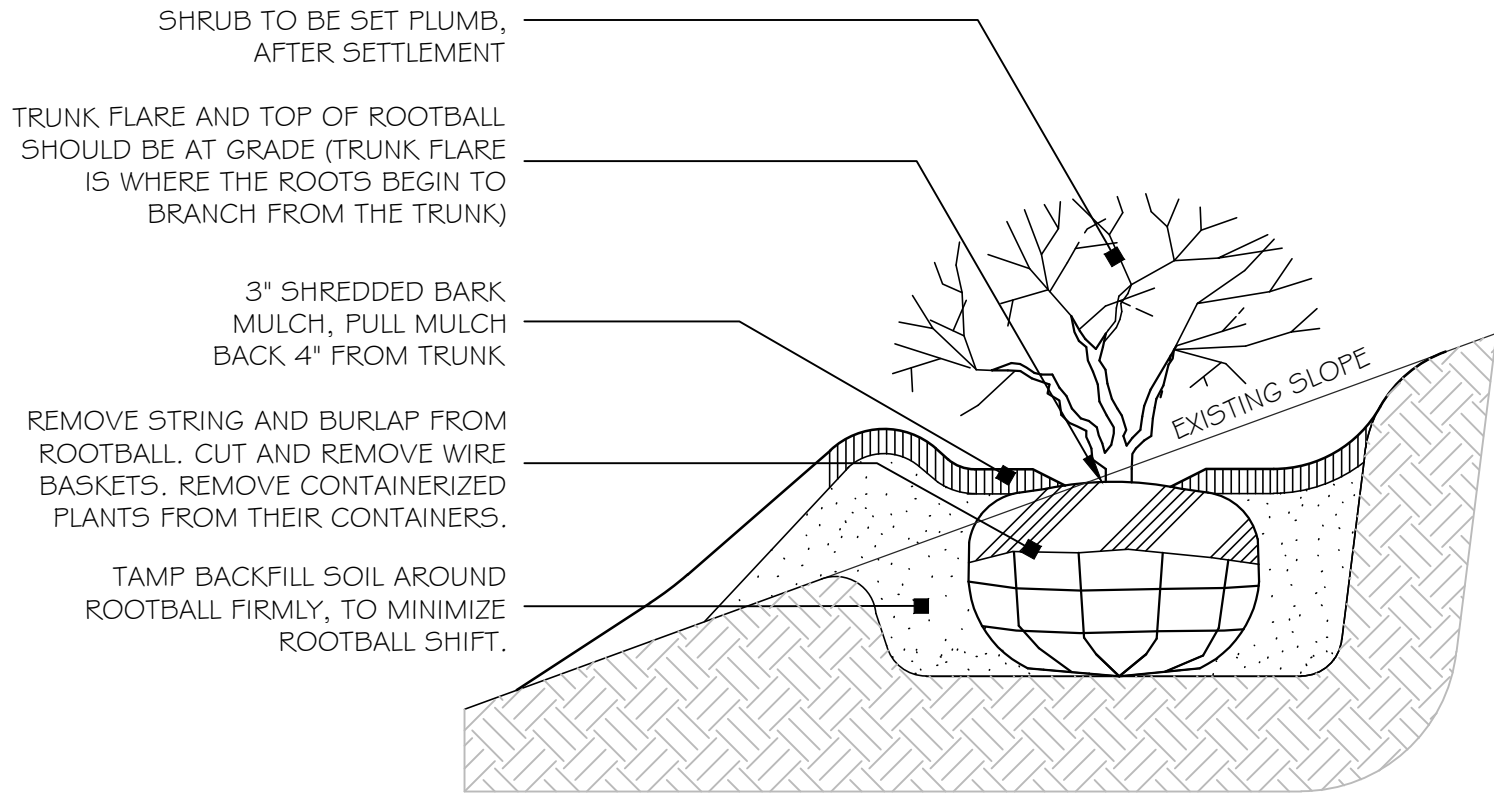
LINETYPE LEGEND	
	PROPERTY LINE
	DECIDUOUS TREES
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	PERENNIALS & ORNAMENTAL GRASSES





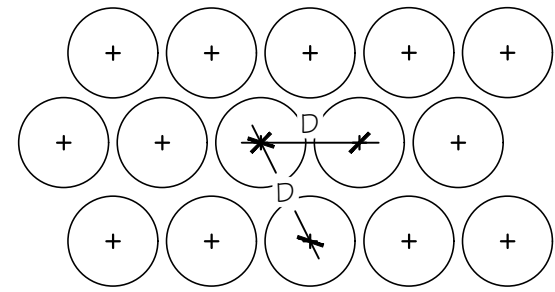
- NOTES:
1. GUYING AND STAKING TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT. LOCAL FIELD CONDITIONS AS WELL AS PLANT CHARACTERISTICS WILL DETERMINE THE NECESSITY OF GUYING AND STAKING.
 2. TYPICALLY ONLY TREES WITH A 3" OR GREATER CALIPER NEED TO BE STAKED. TREES WITH LESS THAN A 3" CALIPER NEED TO BE STAKED ONLY AS REQUIRED BY LANDSCAPE ARCHITECT.
 3. ONLY WRAP TREE TRUNKS AS REQUIRED BY LANDSCAPE ARCHITECT.
 4. TREE SHALL BE SET PLUMB, AFTER SETTLEMENT.
 5. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
 6. CITY TREES PLANTED ON PRIVATE PROPERTY, ADJACENT TO A PUBLIC RIGHT-OF-WAY, NEED TO BE PLANTED A MINIMUM OF 5 FEET FROM THE EDGE OF THE CITY SIDEWALK.

TYPICAL DECIDUOUS TREE PLANTING

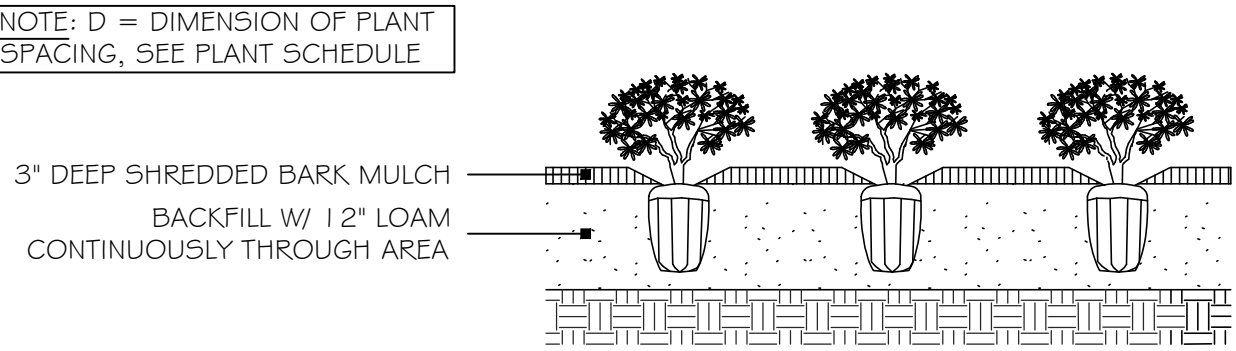


- NOTE:
1. DO NOT HEAVILY PRUNE SHRUB AT PLANTING, PRUNE ONLY CROSSOVER LIMBS AND DAMAGED OR DEAD BRANCHES.
 2. BACKFILL WITH LOAM, AMEND AS REQUIRED BY LANDSCAPE ARCHITECT.
 3. SHRUBS & GROUNDCOVER PLANTED ADJACENT TO CITY SIDEWALKS NEED TO BE PLACED SO THE PLANTS, AT THEIR MATURE HEIGHT & WIDTH, WILL NOT ENCROACH INTO THE CITY'S SIDEWALK.

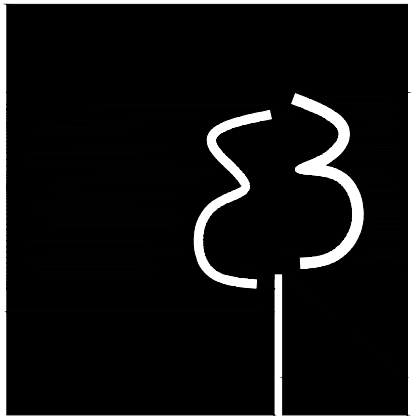
TYPICAL SHRUB PLANTING



TYPICAL PLANT SPACING



TYPICAL PERENNIAL PLANTING



terrain
planning & design llc

311 kast hill road
hopkinton nh 03229
603. 746. 3512
terrainplanning.com

CENTRAL AVENUE
DAY CARE

Site Location:
914 Central Avenue
Dover, NH 03820
Map Block No. 38-20-0-0

Prepared For:
Civilworks New England
181 Watson Road
PO Box 1166
Dover, NH 03821

LANDSCAPE
DETAILS

DATE: 09 - 15 - 2025

SCALE: AS NOTED

PROJECT #: 25069

Drawn By: BDW

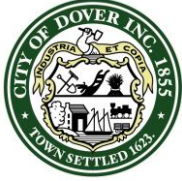
Checked By: RNM

REVISIONS: DATE:
Revised per TRC Meeting 10/28/25

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CITY OF DOVER

CONSERVATION COMMISSION - STAFF MEMO FILE #COND-2025-0026

Application Type: Conditional Use Permit
Applicant(s): Summit Land Development
Owner(s): 16 Industrial Park, LLC
Location: 14 Industrial Park Road (Map G, Lot 4)
Meeting Date: December 8, 2025

INTENT: Proposal is for a Conditional Use Permit (CUP) to construct a warehouse and addition with a total impact of approx. 6,073 s.f. to wetland buffers in the Wetland Protection District.

AGENDA ITEM #: 5-B

FILE: COND-2025-0026

OWNER: Summit Land Development LLC

APPLICANT: 16 Industrial Park, LLC c/o Civilworks New England

LOTS/UNITS PROPOSED: One (1) new warehouse structure, two (2) structures total

ACREAGE: 5.34± ac.

ZONING DISTRICT: Commercial Manufacturing (CM)

EXISTING/PROPOSED LAND USE:
Commercial

SURROUNDING LAND USE: Commercial, Residential

WAIVERS REQUESTED: [§153-13A\(12\)](#): landscape plan signed by a licensed landscape architect, [§153-14J](#): interconnectivity between parcels, [§153-14E\(2\)](#): parking lot lighting, [§153-14G\(2\)](#): interior parking lot landscaping

ZBA ACTION: N/A for proposal.

PERMITS REQUIRED: City of Dover CUP for proposed wetland buffer impacts.

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

TECHNICAL REVIEW COMMITTEE:
Reviewed on October 23, 2025 and November 20, 2025.

ATTACHMENTS: Site Plan, Application Materials.

Summary of Request and Background:

The applicant is proposing to construct an approximately 14,560 square foot warehouse and a 6,200 square foot addition to the existing building on the subject property at 14 Industrial Park Rd.

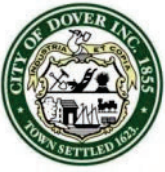
The proposal includes approximately 6,073 square feet of wetland buffer impacts as part of the site layout. The impacts are limited to the construction of the stormwater management system and related site grading.

The Technical Review Committee reviewed the Site Plan application at their October 23, 2025 and November 20, 2025 meetings. Part of the TRC discussion focused on the proposed wetland buffer impacts and requested revisions included the removal of the building footprint from the wetland buffer and increased the separation between site grading and the wetland. By removing the footprint of the building from the wetland buffer, approximately 545 square feet of buffer impacts were eliminated from the proposal.

Consistency with Land Use Regulations – CUP 170-28.F

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

Planning Staff have reviewed the materials submitted by the applicant. The following items are of note. The project proposes impacts limited to the construction of a bioretention basin and required grading and avoids impacts related to the building footprints. Where permitted, steeper slopes were used to reduce grading and minimize impacts within the wetland buffer. Additionally, the applicant states that the disturbed areas within the wetland buffer will be loamed and seeded with a conservation mix. As there are no wetland impacts, the project does not require mitigation or NHDES wetland permitting.



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Summit Land Development Telephone # (603) 749-2800

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

E-Mail Address: Sullivan@summitlanddev.com

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

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

PROPERTY INFORMATION

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

Address of Property: 14 Industrial Park Road

Zoning District(s) Commercial Manufacturing (CM) Overlay District(s) N/A

Existing Use of Property: Commercial/Light Manufacturing/Office

CONDITIONAL USE PERMIT INFORMATION

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

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

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

The site design is for a new stand alone 14,560 sf warehouse building and a 6,200 sf warehouse addition to the
existing building. Site design elements associated with the new building and addition, including expanded paved
areas for additional parking, grading, utility and drainage improvements will result in a total wetland buffer impact
of 6,073 sf.

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

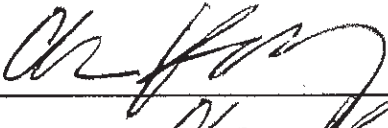
Name of Professional That Prepared Plans: Stephen J. Haight, PE - Civilworks New England

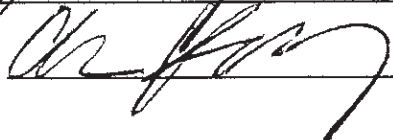
Address P.O. Box 1166 Dover, NH 03821 Telephone #: (603) 749-0443

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

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.

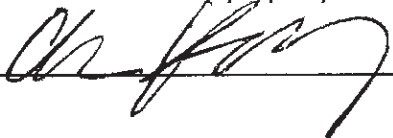
Signature of Property Owner:  Date: 10-2-25

Signature of Applicant (if different from owner):  Date: 10-2-25

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 10-2-25

CITY OF DOVER CONDITIONAL USE LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	<u>MAILING ADDRESS</u>
G	4	16 Industrial Park, LLC	340 Central Ave, Suite 202 Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	<u>MAILING ADDRESS</u>
John Sullivan	Summit Land Development, LLC	340 Central Ave, Suite 202 Dover, NH 03820

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	<u>MAILING ADDRESS</u>
Stephen J. Haight, PE	Civilworks New England	P.O. Box 1166 Dover, NH 03821
Kevin McEneaney, LLS	McEneaney Survey Associates	P.O. Box 1166 Dover, NH 03821

Conservation Easement Holder:

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

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 24, 2023)

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

A. Plan Review Fees

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

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

SUBTOTAL PLAN REVIEW FEE = \$ 200.00

AND

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

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

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

SUBTOTAL = \$ _____

TOTAL INVOICE AMOUNT = \$ _____

PLAN REVIEW FEE COLLECTED/PAID = \$ _____

BALANCE DUE = \$ _____

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

CONDITIONAL USE NARRATIVE
§170-28
WETLAND PROTECTION DISTRICT
CONDITIONAL USE APPROVAL REQUIREMENTS
for
Summit Land Development, LLC
Tax Map G, Lot 4
14 Industrial Park Road

F. Conditional use approval.

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

- (a) Practicable Alternative: There is no practicable alternative that would have a less adverse impact on the area. **The site design will not impact any wetlands. The site design incorporates unique site characteristics including existing slope, depth to estimated seasonal high water, and soil type to minimize wetland buffer impacts and maximize stormwater treatment for pollutant removal. The site layout is designed to limit the wetland buffer impacts to the construction of the stormwater management system and associated grading. Additionally, the area disturbed within the wetland buffer will be loamed and seeded with a conservation mix.**
- (b) Avoidance: The potential impacts have been avoided to the maximum extent practicable. The APPLICANT will demonstrate by plan and example that the proposed construction represents the least impacting alternative. **There is a small wetland finger (122 sf) on-site that extends from a larger wetland complex along the ditch of the railroad. The proposed project includes 6,073± sf of wetland buffer impacts for the construction of the Bioretention Basin w/ISR and the associated grading. The site design incorporates the unique site characteristics including existing slopes, depth to estimated seasonal high water, and soil type to minimize wetland buffer impacts and maximize stormwater treatment for pollutant removal. The site is designed to provide the ability to treat the project site stormwater run-off from both proposed and existing impervious areas, while maintaining existing drainage ways from adjacent sites.**
- (c) Minimization: Any unavoidable impacts have been minimized. No reasonable Alternative to the proposed construction exists which does not impact a wetland, or which has less detrimental impact on a wetland. Design, construction, and maintenance methods will be prepared by a registered engineer to minimize detrimental impacts to the wetlands and include restoration of the site as nearly as possible to its original grade. **The proposed project includes 6,073± sf of wetland buffer impacts. All impacts have been minimized to the greatest extent practicable, including the use of 3:1 & 2:1 slope to help minimize grading within the wetland buffer. Increasing the slopes from 3:1 to 2:1 in the area of the wet extended detention pond and sediment detention basins is not allowed per Env-Wq 1508.03(e) and Env-Wq 1508.12(e).**

- (d) Mitigation: If the APPLICANT is required by State rules to prepare a compensatory mitigation plan the APPLICANT shall provide the Conservation Commission and PLANNING BOARD with one copy each of said plan for their review. **Mitigation is not required. There will be no impact on wetlands.**
- (e) Approval for the wetlands impact has been received from the NHDES Wetlands Bureau pursuant to Section G (3), below. **There will be no impact on wetlands.**

G. Specific provisions.

(1) Wetland Buffers.

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

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

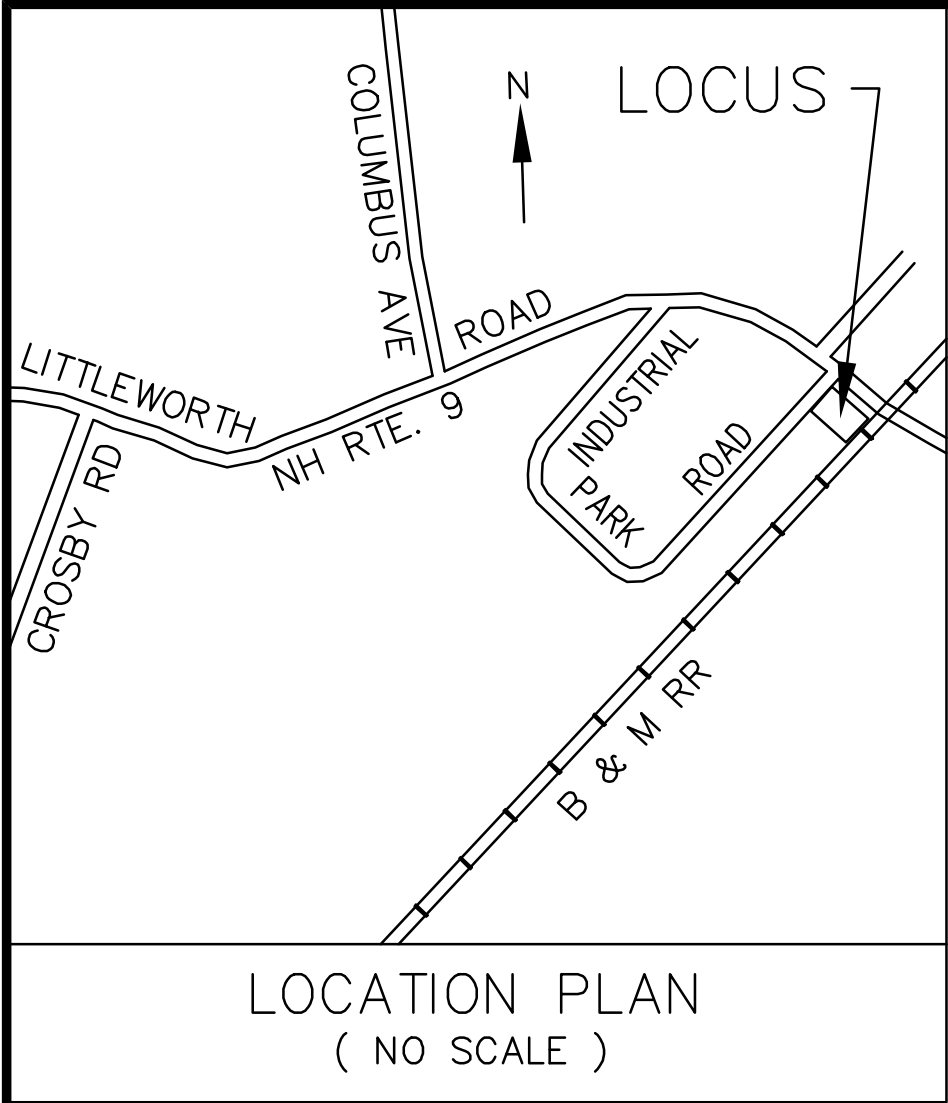
(c) Certain Uses Prohibited in Buffers. The following uses and activities are prohibited within a wetland buffer: DOVER CODE P 170-107 (i) The establishment or expansion of salt storage, JUNKYARDS, resource recovery facilities, transfer stations, landfills, or solid or hazardous waste facilities; (ii)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

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

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

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

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



SITE PLAN FOR A 14,560 S.F. LIGHT INDUSTRIAL/COMMERCIAL & A 6,200 S.F. WAREHOUSE BUILDING ADDITION

TAX MAP G, LOT 4-0
14 INDUSTRIAL PARK ROAD
DOVER, NH
OCTOBER 2, 2025
REVISED: NOVEMBER 13, 2025

OWNER

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

DATE

APPLICANT

SUMMITT LAND DEVELOPMENT, LLC
340 CENTRAL AVENUE
SUITE 202
DOVER, NH 03820

DATE

SITE CIVIL
ENGINEER



LAND SURVEYOR

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

ARCHITECT

T.W. DESIGNS, LLC
JOHN M. TUTTLE AIA, LEED AP
254 DRAKE HILL ROAD
STRAFFORD, NH 03884
(603) 664-2181

PERMIT SUMMARY/ WAIVER SUMMARY:

1. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: N/A
2. LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT OR CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD FOR THE PROPOSED USE OR STRUCTURE, INCLUDING THE CASE NUMBER AND DATE OF DECISION AND ANY CONDITIONS.

SITE PLAN: SITE-2025-0017 PENDING

CONDITIONAL USE PERMIT: COND-2025-XXXX PENDING

3. WAIVERS REQUESTED: THE PLANNING BOARD HAS FOUND THE CRITERIA OF CHAPTER 153-21 HAVE BEEN MET AND HAVE APPROVED THE FOLLOWING WAIVERS:

A WAIVER REQUEST FROM THE SITE REVIEW REGULATIONS 153-13.A.(12), TO ALLOW FOR THE LANDSCAPE PLAN NOT TO BE STAMPED BY A LLA.

A WAIVER REQUEST FROM THE SITE REVIEW REGULATIONS 153-14.G.(2)(a), TO ALLOW FOR LESS THAN 5% OF INTERIOR LANDSCAPING IN THE EXISTING PARKING LOT WHERE 5% OR GREATER IS REQUIRED.

A WAIVER REQUEST FROM THE SITE REVIEW REGULATIONS 153-14.E.(2)(a)(b), TO ALLOW THE EXISTING PARKING LOT TO NOT MEET CURRENT LIGHTING REQUIREMENTS.

A WAIVER REQUEST FROM THE SITE REVIEW REGULATIONS 153-14.J.(1)(2)(3), TO ALLOW THE SITE DESIGN TO NOT INCLUDE INTERCONNECTIVITY BETWEEN PARCELS WHERE IT IS REQUIRED PER SITE PLAN REGULATIONS.

SHEET INDEX

COVER SHEET
NEIGHBORHOOD PLAN
EXISTING CONDITIONS PLAN (BY MCENEANEY SURVEY)
NOTE SHEET
DEMOLITION PLAN
SITE PLAN
GRADING, DRAINAGE, & EROSION CONTROL PLAN
UTILITY PLAN
EROSION CONTROL NOTES
EROSION CONTROL DETAILS
DETAIL SHEETS
LIGHTING PLAN
LIGHTING DETAILS
DOVER LADDER TRUCK MOVEMENT PLAN
WETLAND BUFFER IMPACT EXHIBIT
LANDSCAPE PLAN

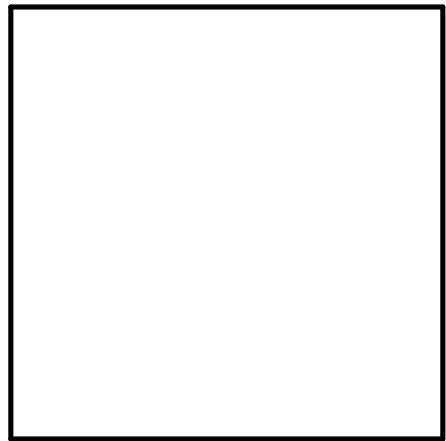
SHEET

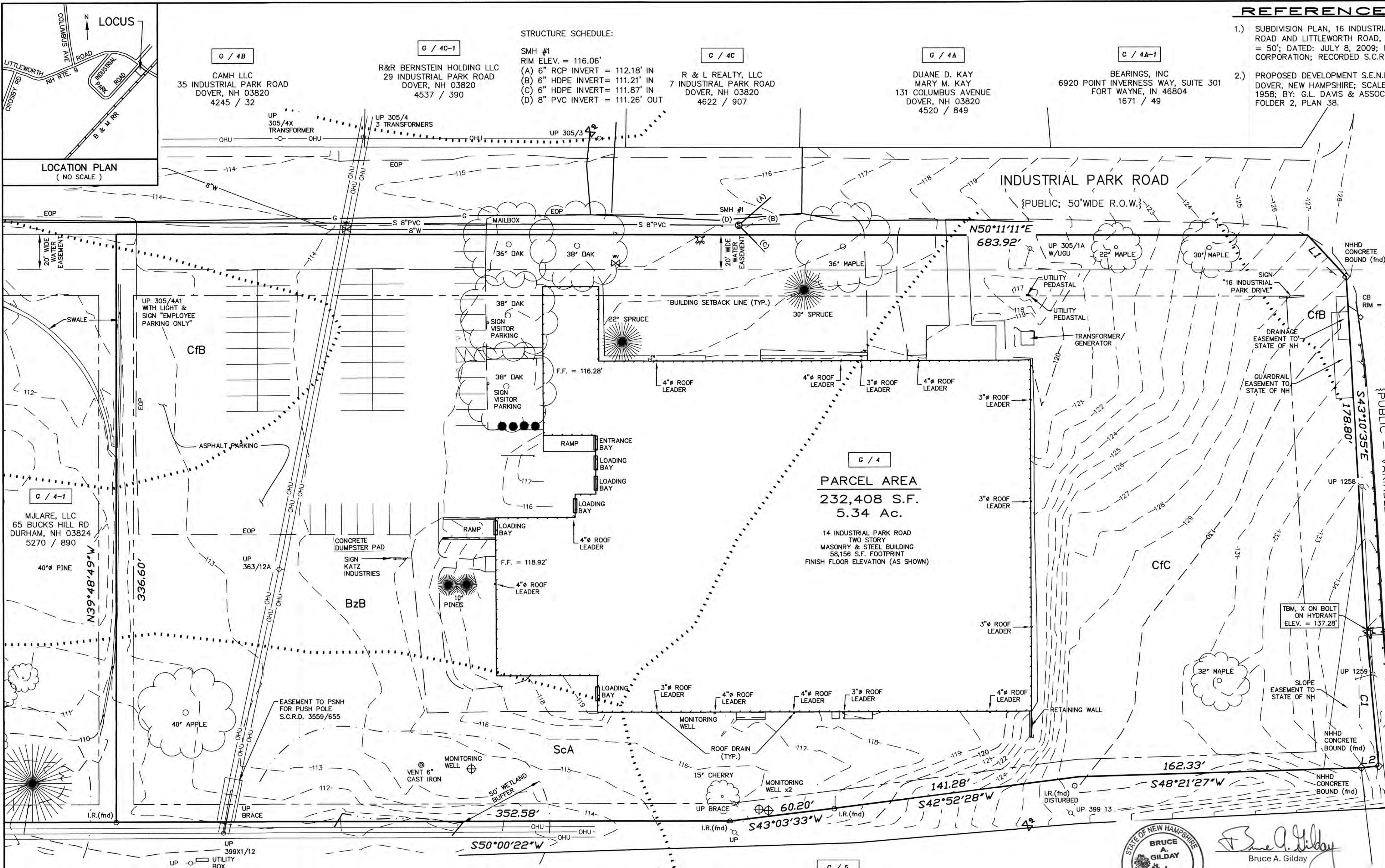
1
2
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10 - 11
12 - 16
17
18
19
EX-1
L-1

ARCHITECTURAL PLANS

PROPOSED BUILDING EXTERIOR ELEVATION VIEWS
PROPOSED BUILDING FLOOR PLAN
PROPOSED ADDITION EXTERIOR EAST ELEVATION

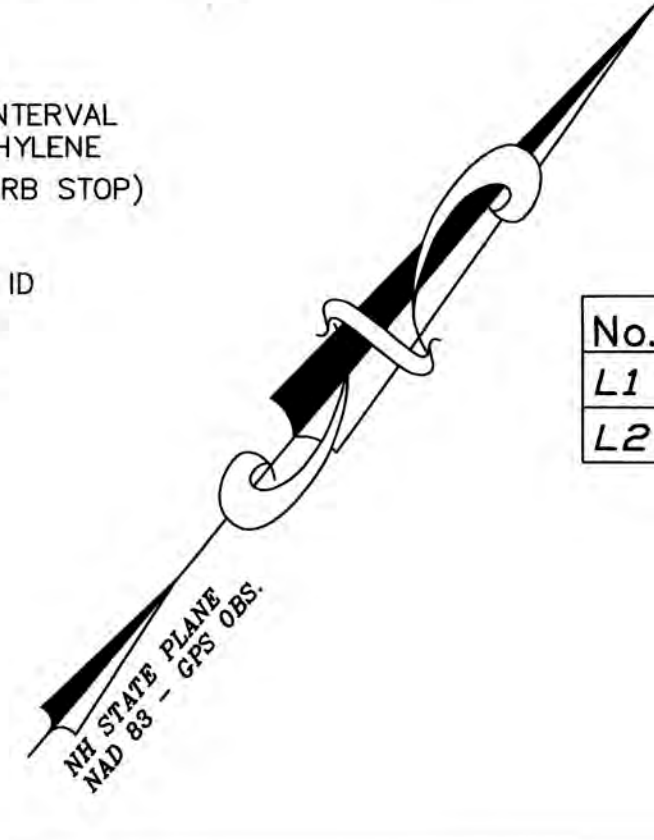
A.01 - A.04
A-1
A-0





LEGEND				
G	GAS	- GAS MAIN AND / OR SERVICE	56	CONTOUR LINE - 2' INTERVAL
UGU	UGU	- UNDERGROUND UTILITIES (POWER, TELECOMMUNICATIONS, CABLE TELEVISION)	HDPE	- HIGH DENSITY POLYETHYLENE
OHU	OHU	- OVERHEAD ELECTRIC LINE	WSO	- WATER SHUT-OFF (CURB STOP)
UP	UP	- UTILITY POLE	HYD	- FIRE HYDRANT
INV.	INV.	- INVERT	WV	- WATER GATE VALVE
RIM	RIM	- STRUCTURE RIM	SMH	- SEWER MANHOLE AND ID
N	N	- NORTHING	CB	- CATCH BASIN AND ID
E	E	- EASTING	S.C.R.D.	- STRAFFORD COUNTY REGISTER OF DEEDS
ELEV.	ELEV.	- ELEVATION	SOIL	- SOIL TYPE
			CfB	- STORCH

NO.	DATE	DESCRIPTION	BY	CHK
MSA 24-2654				
REVISIONS				
25114	EXIST COND	24-12	11-75	
PROJECT NO	TYPE	FIELDBOOK & PAGES		



No.	Bearing	Distance
L1	S82°43'19"E	32.61'
L2	S44°19'10"W	10.17'

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	02°30'15"	2329.06	101.79	101.78	S44°25'42"E

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

REFERENCE PLANS:

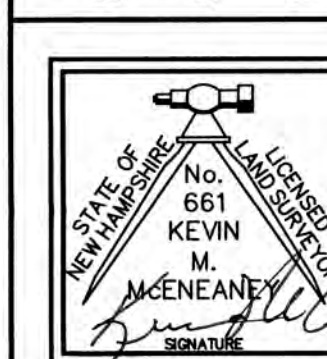
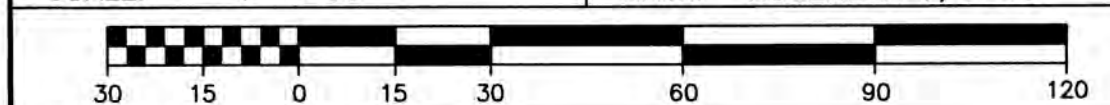
- SUBDIVISION PLAN, 16 INDUSTRIAL PARK, LLC., 16 INDUSTRIAL PARK ROAD AND LITTLEWORTH ROAD, DOVER, NEW HAMPSHIRE; SCALE: 1" = 50'; DATED: JULY 8, 2009; BY: TRITECH ENGINEERING CORPORATION; RECORDED S.C.R.D. PLAN 98-5.
- PROPOSED DEVELOPMENT S.E.N.H. INDUSTRIAL PARK PROPERTY LINES, DOVER, NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: MARCH 31, 1958; BY: G.L. DAVIS & ASSOCIATES; RECORDED S.C.R.D. POCKET 6, FOLDER 2, PLAN 38.

NOTES:

- OWNER OF RECORD:
16 INDUSTRIAL PARK, LLC
340 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 5190, PAGE 36
S.C.R.D. VOLUME 5189, PAGE 1003
- G / 4 - DENOTES TAX MAP AND PARCEL NUMBER.
- PARCEL AREA = 232,408 S.F. / 5.34 Ac.
- THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARY AND EXISTING SITE CONDITIONS AS OF OCTOBER 10, 2025.
- ZONING DISTRICT: COMMERCIAL/MANUFACTURING (CM)
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 20,000 S.F.
MAXIMUM LOT COVERAGE = 50 PERCENT
MINIMUM FRONTAGE = 100 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = 35 FEET
SIDE SETBACK = 10 FEET
REAR SETBACK = 10 FEET
MAXIMUM BUILDING HEIGHT = 50 FEET
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0320E, EFFECTIVE DATE 9/30/2015.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) AND VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED OCTOBER 28, 2024.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCNEANEY SURVEY ASSOCIATES OF NEW ENGLAND ON OCTOBER 28-31, 2024 WITH AN ERROR OF CLOSURE NOT GREATER THAN 1 IN 10,000.
- THE IMPROVEMENTS AND UTILITIES SHOWN ARE FROM OBSERVATIONS MADE IN THE FIELD OR REFERENCE PLANS. LOCATIONS OF UNDERGROUND UTILITIES NOT MARKED ON THE SURFACE WERE NOT LOCATED. ALL VISIBLE UTILITIES ARE SHOWN.
- ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.
- THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
- THE SOIL TYPES ON THE SITE ARE:
BzB BUXTON SILT LOAM, 3 TO 8 PERCENT SLOPES
CfB CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
CfC CHARLTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
ScA SCANTIC SILT LOAM, 0 TO 3 PERCENT SLOPES
THE SOURCE FOR THE SOIL TYPE DATA IS USDA NRCS WEB SOIL SURVEY
<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>
- WETLANDS SHOWN WERE DELINEATED BY BRUCE A. GILDAY, N.H.C.W.S. #088; N.H. C.S.S. #012 OF B A G LAND CONSULTANTS, ON AUGUST 14, 2025 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.

EXISTING CONDITIONS PLAN
PREPARED FOR
16 INDUSTRIAL PARK, LLC
TAX MAP G, LOT No. 4
14 INDUSTRIAL PARK ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: RJM FILE: MSA\2654\024-2654 ECI
SCALE: 1" = 30' DATE: NOVEMBER 7, 2025



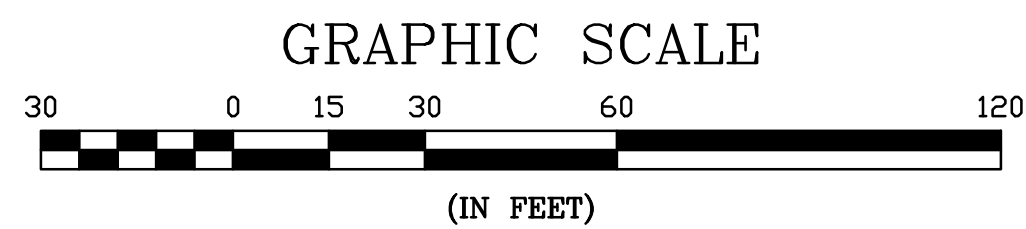
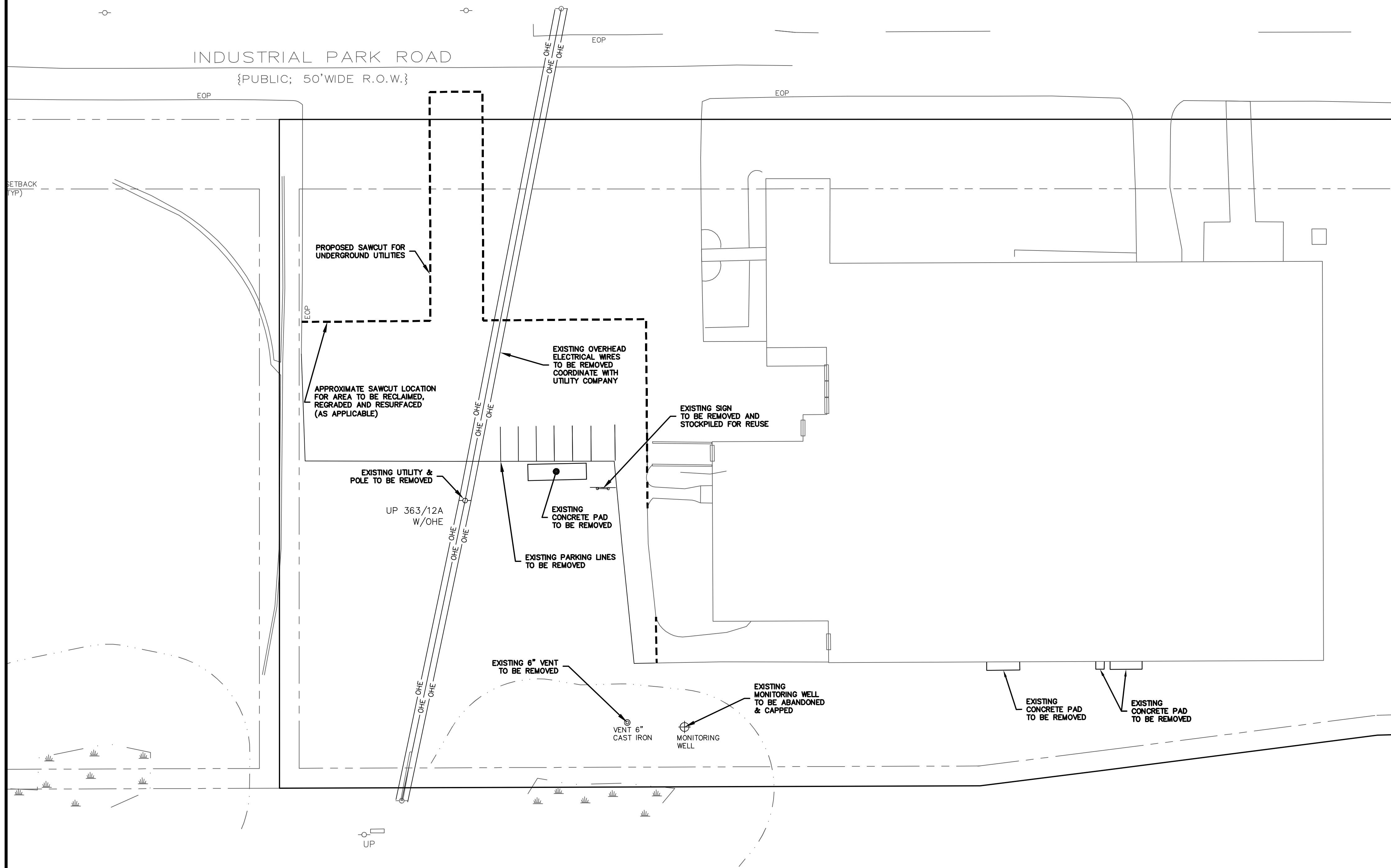
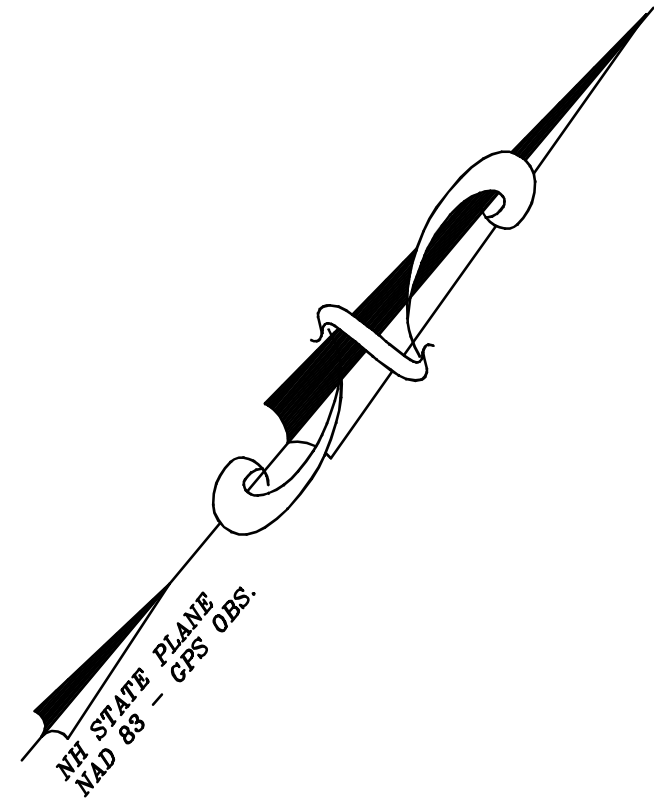
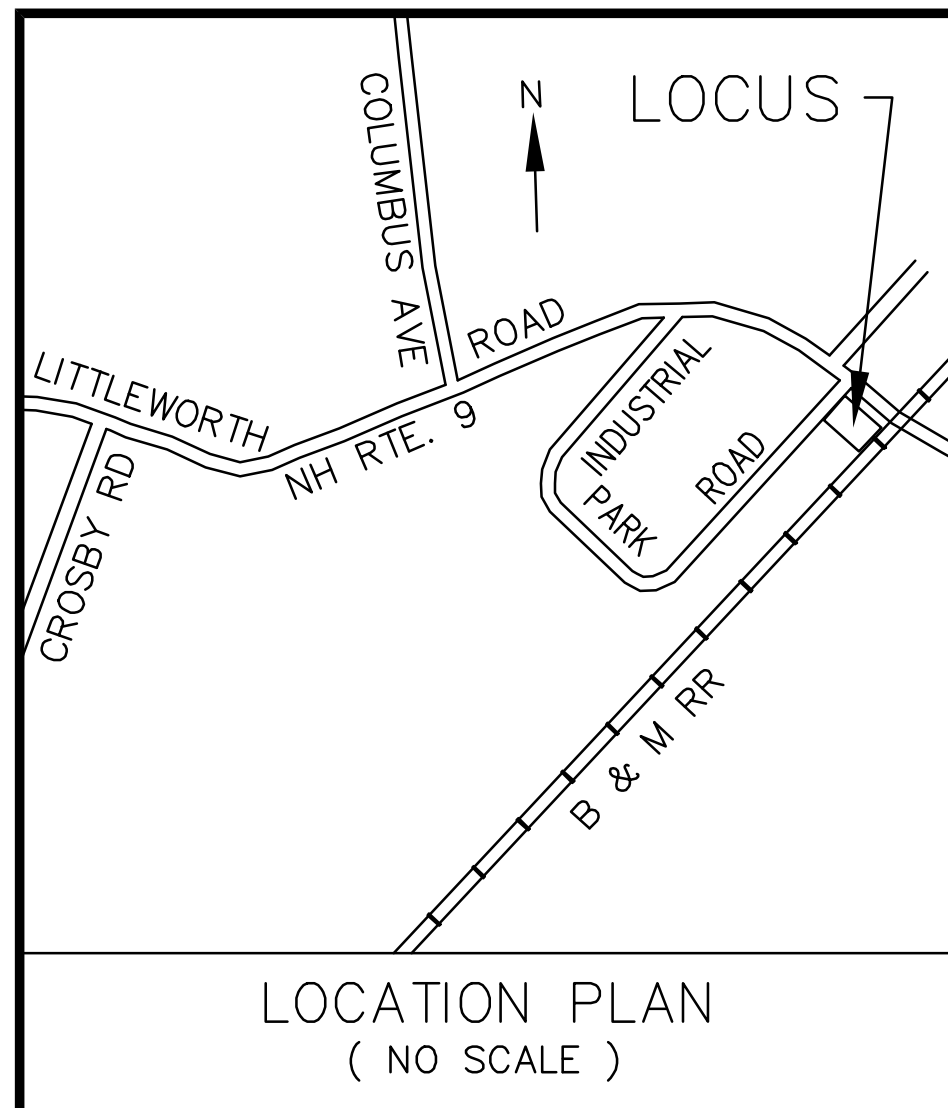
McNeaney
Survey
Associates
of NEW ENGLAND

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

SURVEYING - PLANNING - CONSULTING

DOVER NOTES:

- OWNER OF RECORD: 36 INDUSTRIAL PARK, LLC
1340 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 5190, PAGE 36
S.C.R.D. VOLUME 5189, PAGE 1003
2. G / 4 - DENOTES TAX MAP AND PARCEL NUMBER.
3. PARCEL AREA = 232.408 S.F. / 5.34 Ac.
4. THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF A NEW 14,560 S.F. BUILDING AND A 6,200 S.F. BUILDING ADDITION ON THE EXISTING BUILDING. ALONG WITH GRADING & DRAINAGE IMPROVEMENTS, AND UNDERGROUND UTILITY SERVICE IMPROVEMENTS.
5. ZONING DISTRICT: COMMERCIAL/MANUFACTURING (CM)
DIMENSIONAL REQUIREMENTS:
- | | REQUIRED | EXISTING | PROPOSED |
|----------------------|-------------|--------------|--------------|
| MINIMUM LOT | 20,000 S.F. | 232,408 S.F. | 232,408 S.F. |
| MAXIMUM LOT COVERAGE | 50% | 25% | 34% |
| MINIMUM FRONTAGE | 100 FEET | 683.9 FEET | 683.9 FEET |
- BUILDING SETBACK REQUIREMENTS:
- | | | | |
|-------------------------|---------|------------|------------|
| FRONT SETBACK | 35 FEET | 29.83 FEET | 29.83 FEET |
| SIDE SETBACK | 10 FEET | 18.8 FEET | 11.1 FEET |
| REAR SETBACK | 10 FEET | 4.7 FEET | 12.6 FEET |
| MAXIMUM BUILDING HEIGHT | 50 FEET | <50 FEET | <50 FEET |
6. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0320E, EFFECTIVE DATE 9/30/2015.
7. BASIS OF BEARING IS NH STATE PLANE (NAD83) AND VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED OCTOBER 28, 2024.
8. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCNEANEY SURVEY ASSOCIATES OF NEW ENGLAND ON OCTOBER 28-31, 2024 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
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11. THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
12. THE SOIL TYPES ON THE SITE ARE:
B2B SUTTON SILT LOAM, 3 TO 8 PERCENT SLOPES
C1B CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
C1C CHARLTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
SCa SCANTING SILT LOAM, 0 TO 3 PERCENT SLOPES
THE SOURCE FOR THE SOIL TYPE DATA IS USDA NRCS WEB SOIL SURVEY
<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>
13. WETLANDS SHOWN WERE DELINEATED BY BRUCE A. GILDAY, N.H.C.W.S. #088; N.H. C.S.S. #012. A 24 HOUR DELINEATION WAS MADE WITH THE ASSISTANCE OF THE NEW HAMPSHIRE DEPT. OF REVENUE, DIVISION OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.
14. AS-BUILT PLANS OF THE SITE PLAN SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
15. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
16. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
17. AS-BUILT 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.
18. EROSION CONTROL NOTES INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPRAY RATE, SEEDING RATE, DISTANCE BETWEEN ROWS OF SEED, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
19. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
20. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SO BOTTOMS.
21. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED TO THE CITY OF DOVER PRIOR TO ANY CONSTRUCTION.
22. 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.
23. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM-6 PM, SATURDAY 9 AM-12 PM. CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR PLANNING DIRECTOR. WORK PRECLUDED ON SUNDAYS AND FEDERAL HOLIDAYS.
24. BUILDING ADDRESSES (INCLUDING APT/UNIT NUMBERS, IF APPLICABLE) SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
25. THE PROPOSED USE FOR THE SITE IS A 14,560 S.F. LIGHT INDUSTRIAL/COMMERCIAL BUILDING AND A 6,200 S.F. BUILDING ADDITION FOR WAREHOUSE SPACE.
26. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: (SEE PROJECT VARIANCE/PERMIT SECTION)



PLANNING FILE NO.: SITE-2025-0017

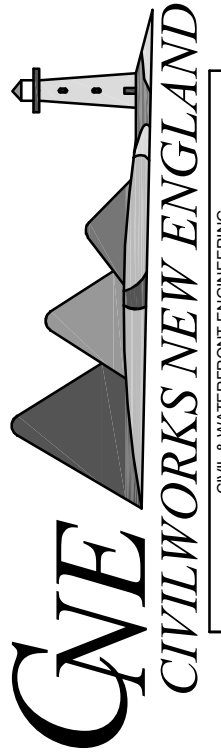
DATE: 10-2-25					
SCALE: 1" = 30'					
DRAWN BY: WEJ					
DESIGN BY: JRG					
APPROVED BY: SJH					
PROJECT NO: 25114	1	PER TRC COMMENTS	SJH	11-13-25	
FILE: SITE.dwg	NO.	REVISION	APP'D	DATE	

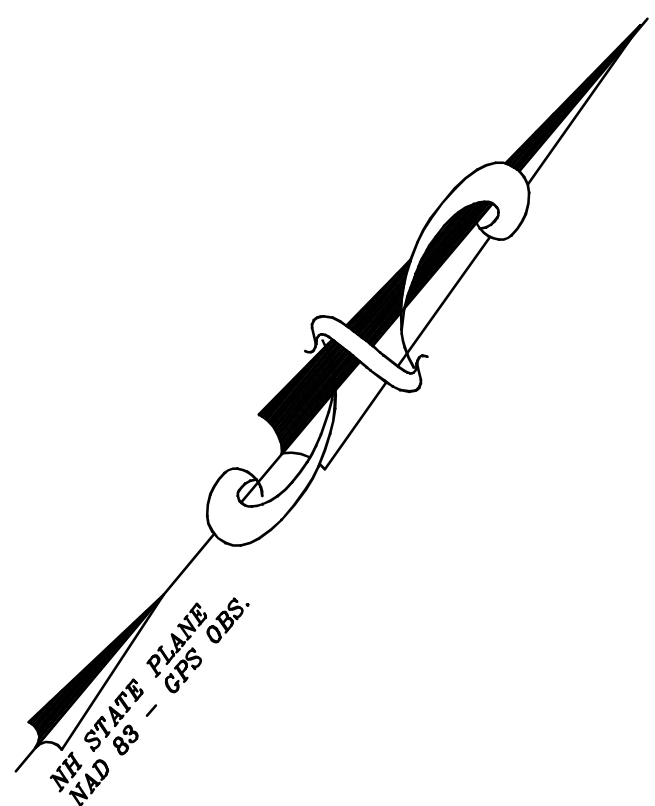
DEMOLITION PLAN

**14,560 SF LIGHT
INDUSTRIAL/COMMERCIAL &
6,200 SF WAREHOUSE ADDITION
14 INDUSTRIAL PARK ROAD
DOVER, NH 03820**

**16 INDUSTRIAL PARK, LLC
340 CENTRAL AVENUE
DOVER, NH 03820**

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY



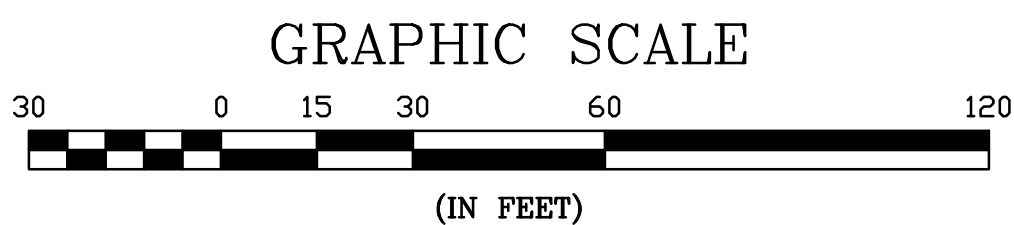


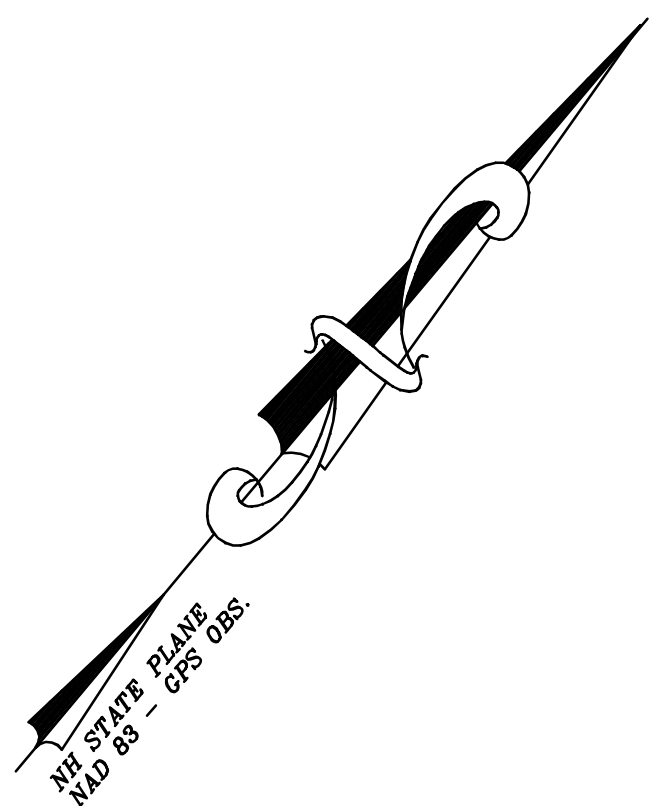
USES:	MAXIMUM	PROPOSED
OFFICE: 1 SPACE/300 S.F. 200 S.F. x 1 / 300 S.F.=0.67	1	1
WAREHOUSE: 1 SPACE/800 S.F. 20,560 S.F. x 1 / 800 S.F.=25.7	26	12
TOTAL	27	13
ACCESSIBLE PARKING	1 (VAN)	1 (VAN)

SNOW STORAGE CALCULATIONS

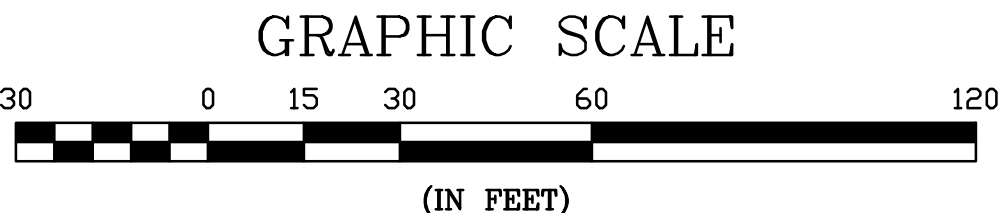
3,710 S.F. PAVEMENT $\frac{1 \text{ S.F. STORAGE}}{10 \text{ S.F. PAVEMENT}} = \pm 371 \text{ S.F.}$

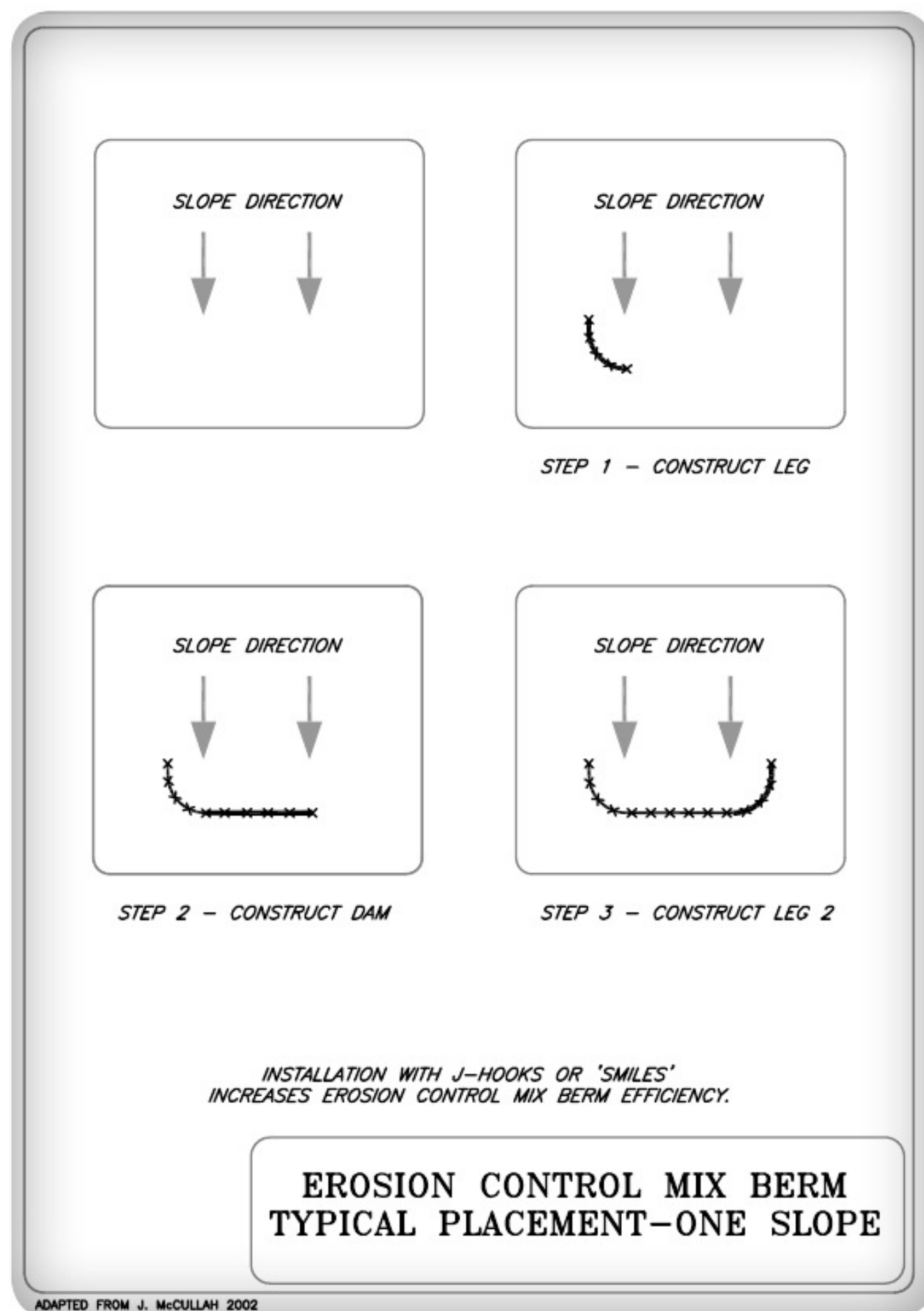
SNOW STORAGE AREA PROVIDED $\pm 2,366.14 \text{ S.F.}$



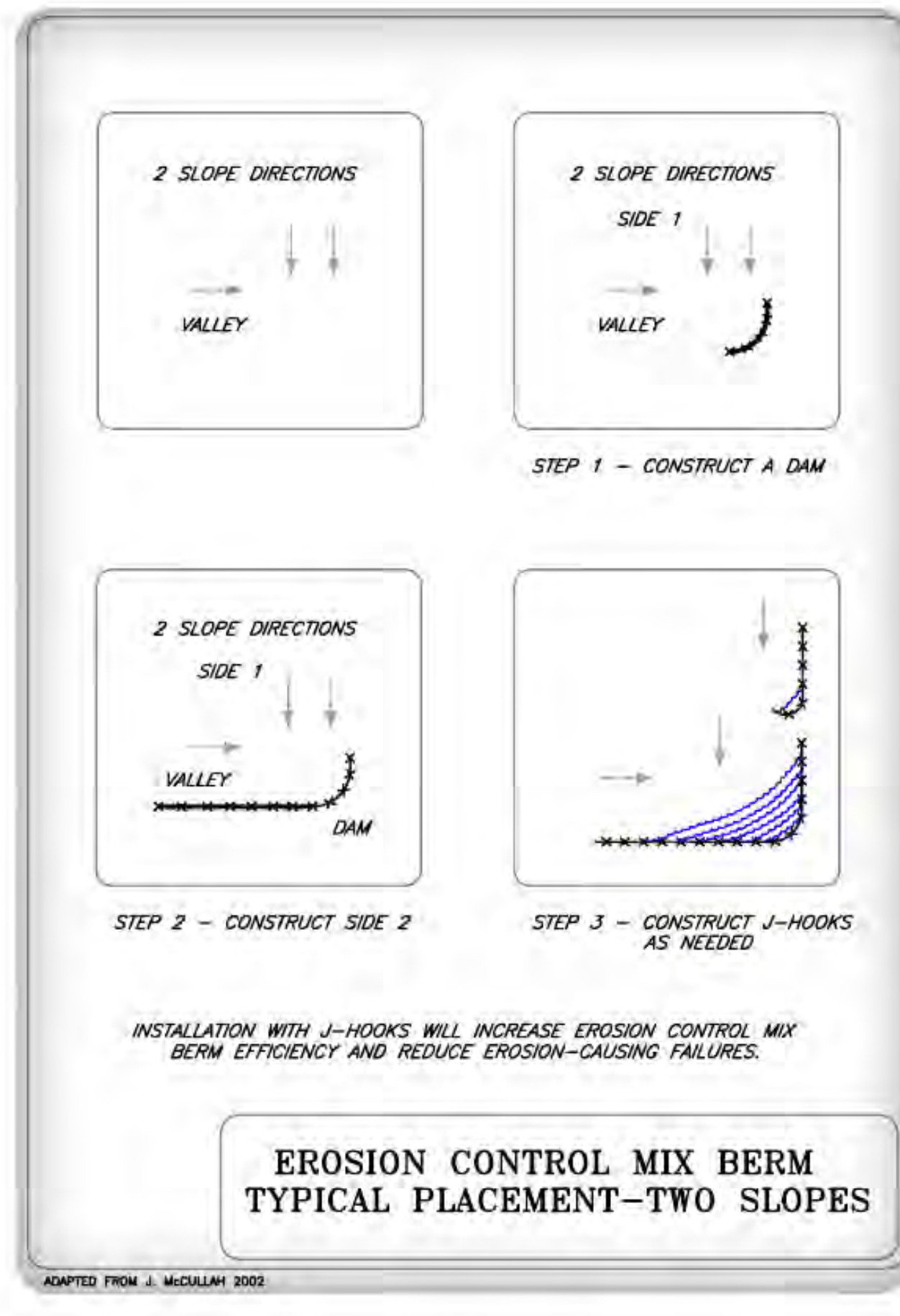


RIM =
112.78 UP305/5
CB

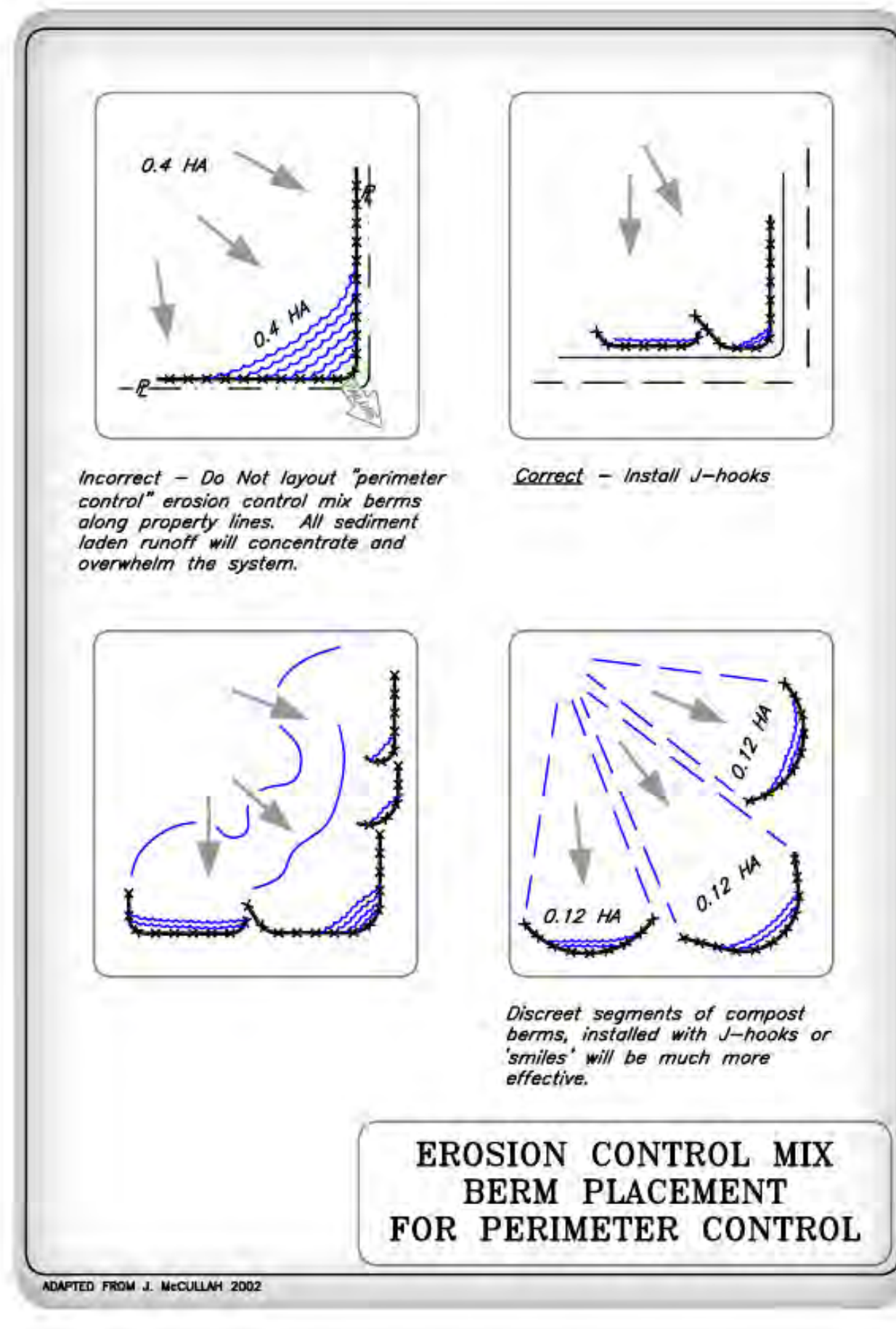
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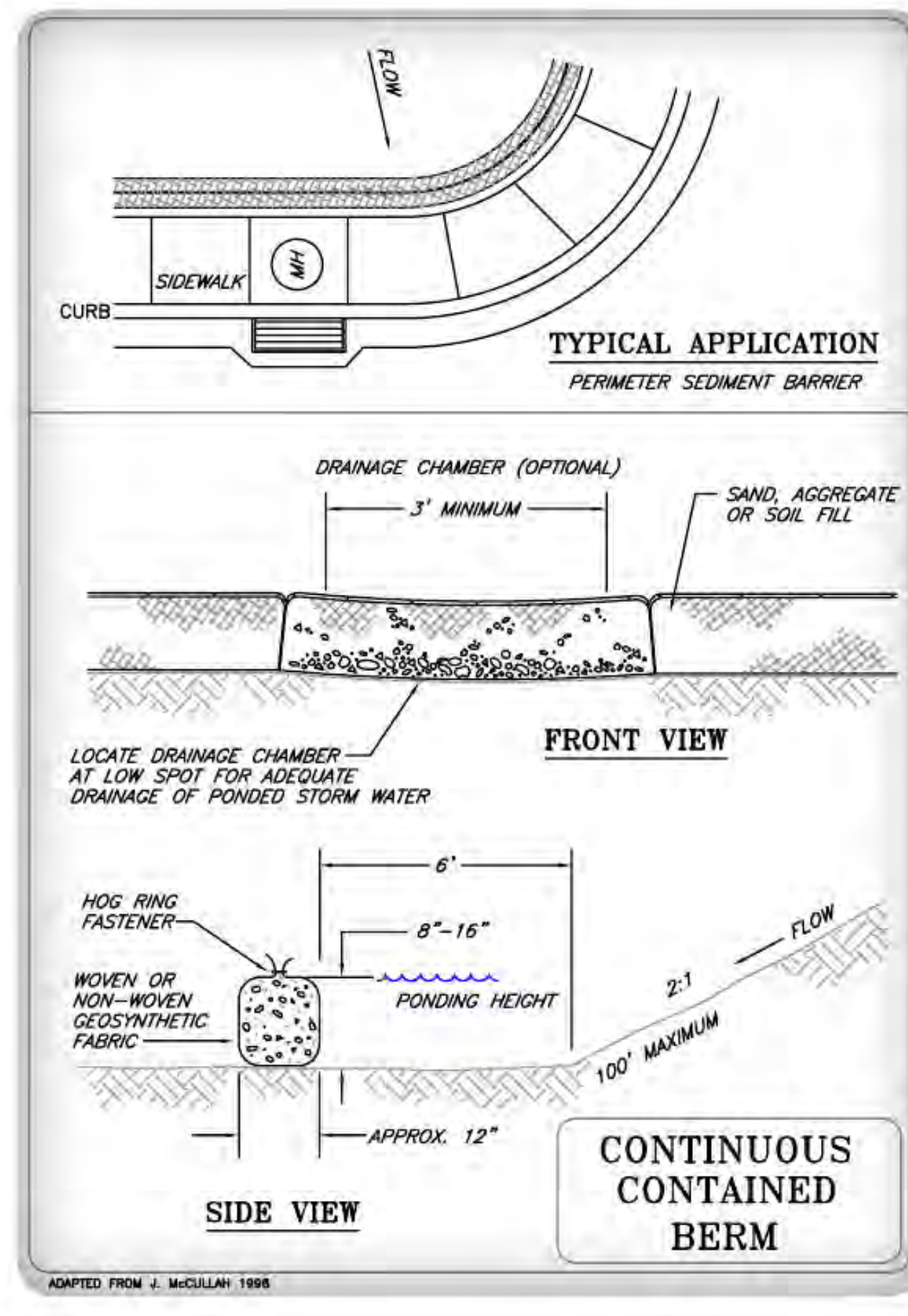
DETAIL FROM NHDES STORMWATER MANUAL VOLUME 3



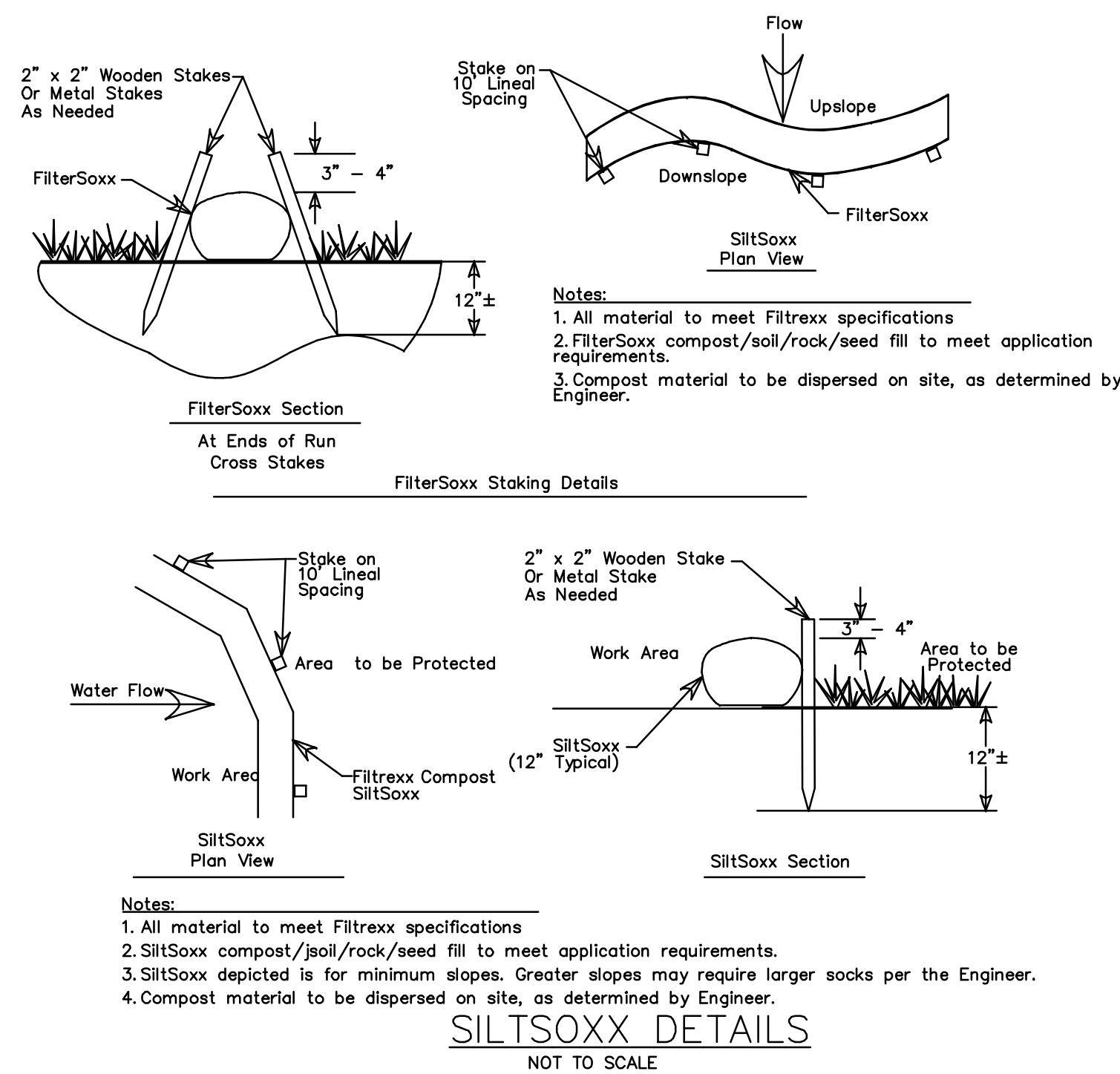
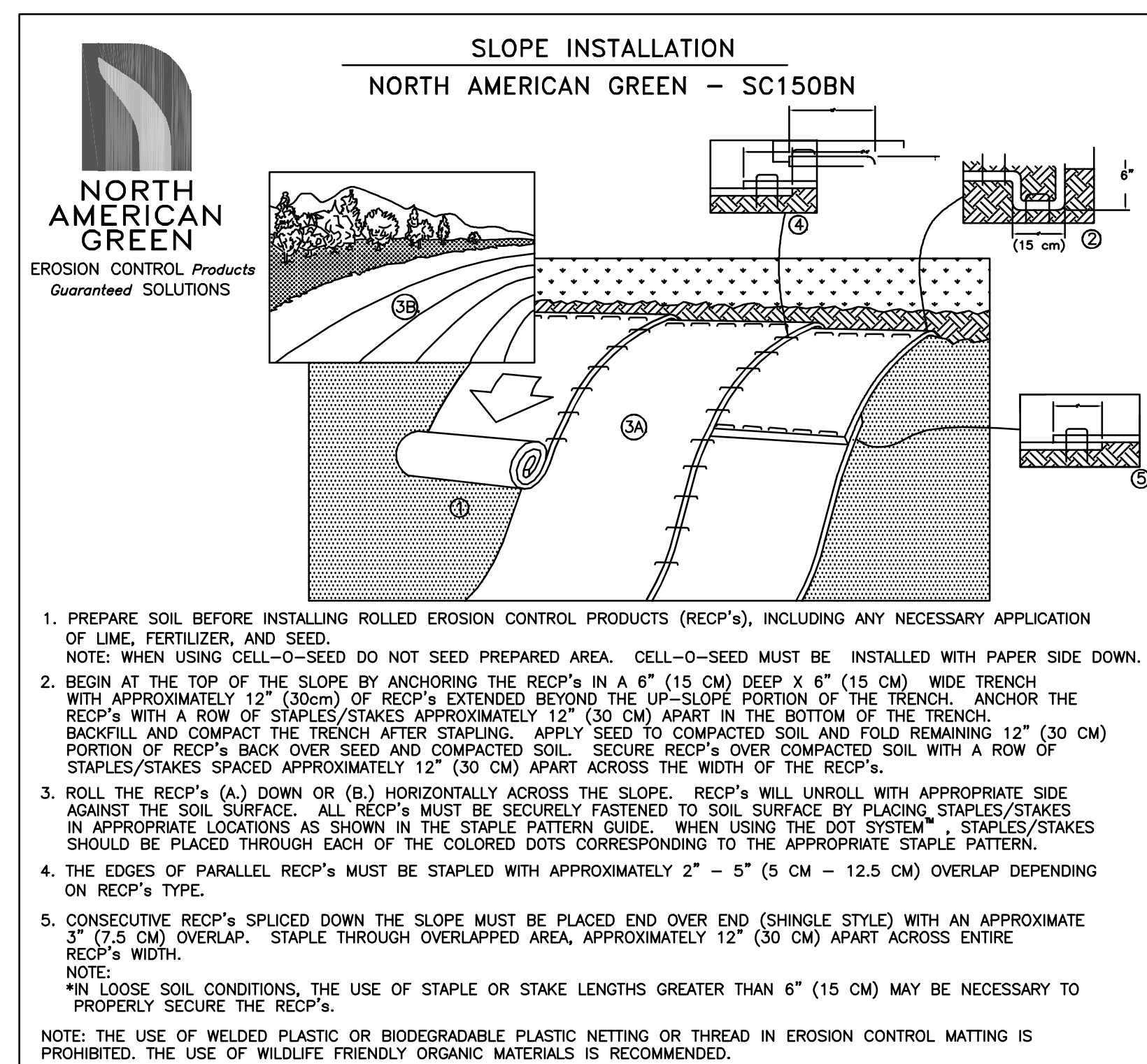
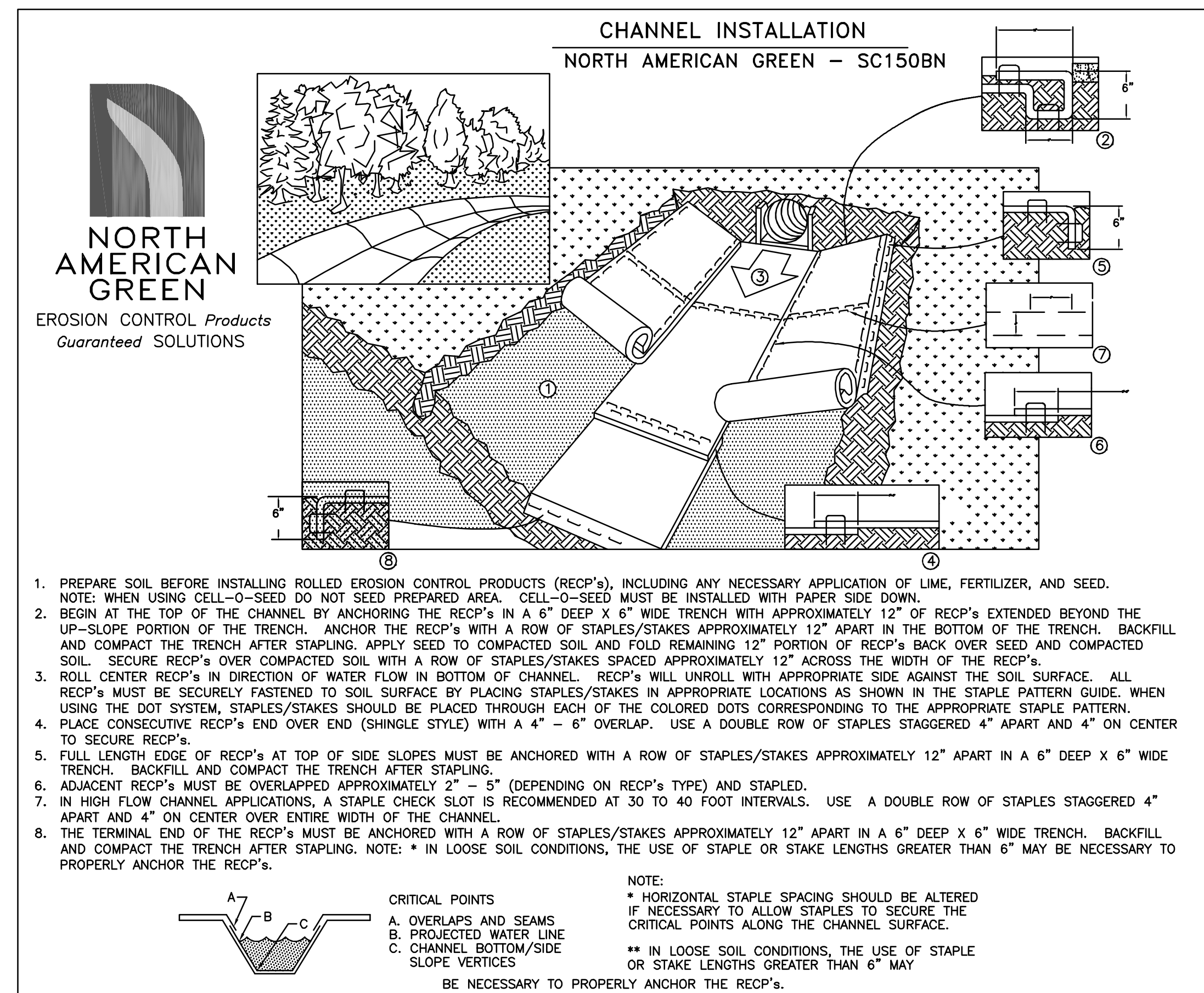
DETAIL FROM NHDES STORMWATER MANUAL VOLUME 3



DETAIL FROM NHDES STORMWATER MANUAL VOLUME 3



DETAIL FROM NHDES STORMWATER MANUAL VOLUME 3



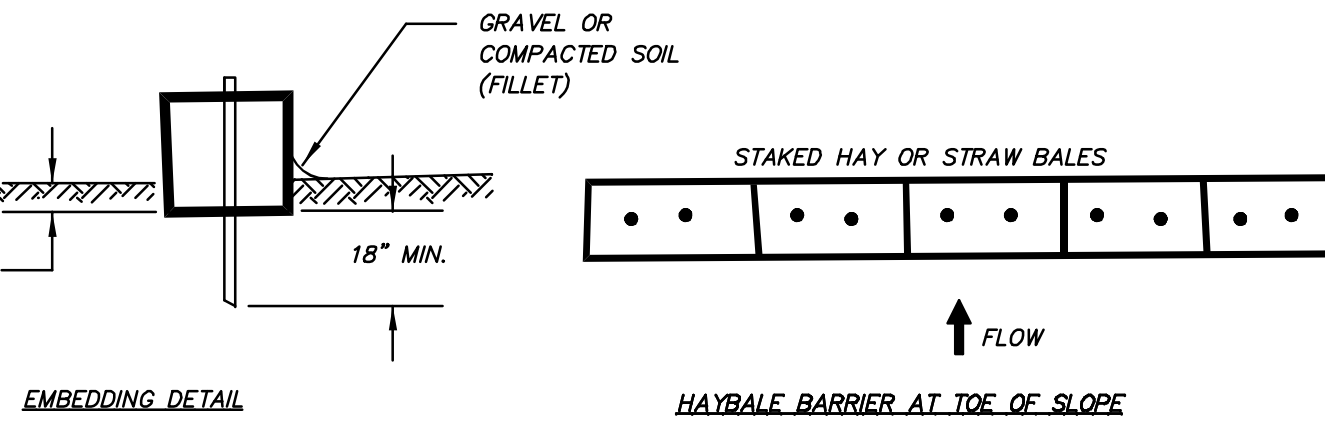
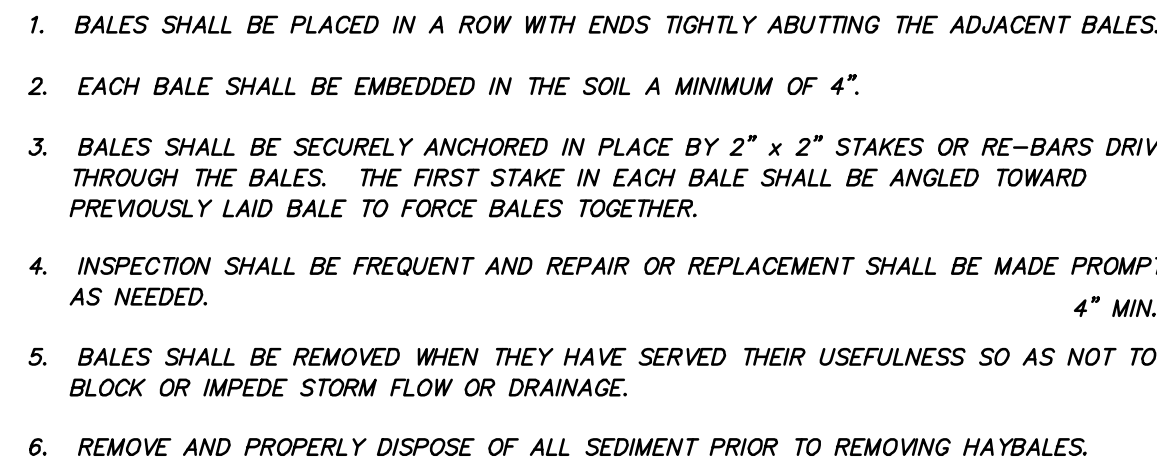


Diagram illustrating the construction of a diversion structure, showing both an isometric view and a cross-section view.

Isometric View Labels:

- LAST 50' OF DIVERSION NOT TO EXCEED 1 1/2% GRADE
- STABILIZED SLOPE
- DIVERSION
- LEVEL SPREADER
- 1% CHANNEL GRADE
- LENGTH
- STABLE OUTLET

Cross Section View Labels:

- EXISTING GROUND
- OVERLAP BOTH STRIPS OF PROTECTIVE MATERIAL OVER EROSION STOP A MIN. OF 6'
- 6' MIN
- SECOND STRIP
- FIRST STRIP OF PROTECTIVE MATERIAL
- 1'
- EROSION STOP
- LEVEL LIP OF SPREADER
- 6' MIN
- FOR STABLE REQUIREMENTS SEE MULCHING BMP

CROSS SECTION

ORIGINAL GROUND LEVEL

2.5'

1'

1.5'

3'

1'

905 S.F./ACRE

603 S.F./ACRE (EXCAVATED)

3'

COARSE AGGREGATE

FILTER CLOTH

CLASS I RIPRAP

ORIGINAL GROUND LEVEL (STABILIZED)

CROSS SECTION OF OUTLET

CLASS I RIP-RAP

LENGTH (IN FEET)
= 6x DRAINAGE
AREA (IN AC)

DIVERSION DIKE

COARSE AGGREGATE

FILTER CLOTH

EXCAVATED AREA

OUTLET (PERSPECTIVE VIEW)

FRONT VIEW

L = THE DISTANCE WHERE THE ELEVATION OF POINT "A" EQUALS THE ELEVATION OF POINT "B"

SIDE VIEW

DIVERSION RIDGE REQUIRED
WHERE GRADE EXCEEDS 2%

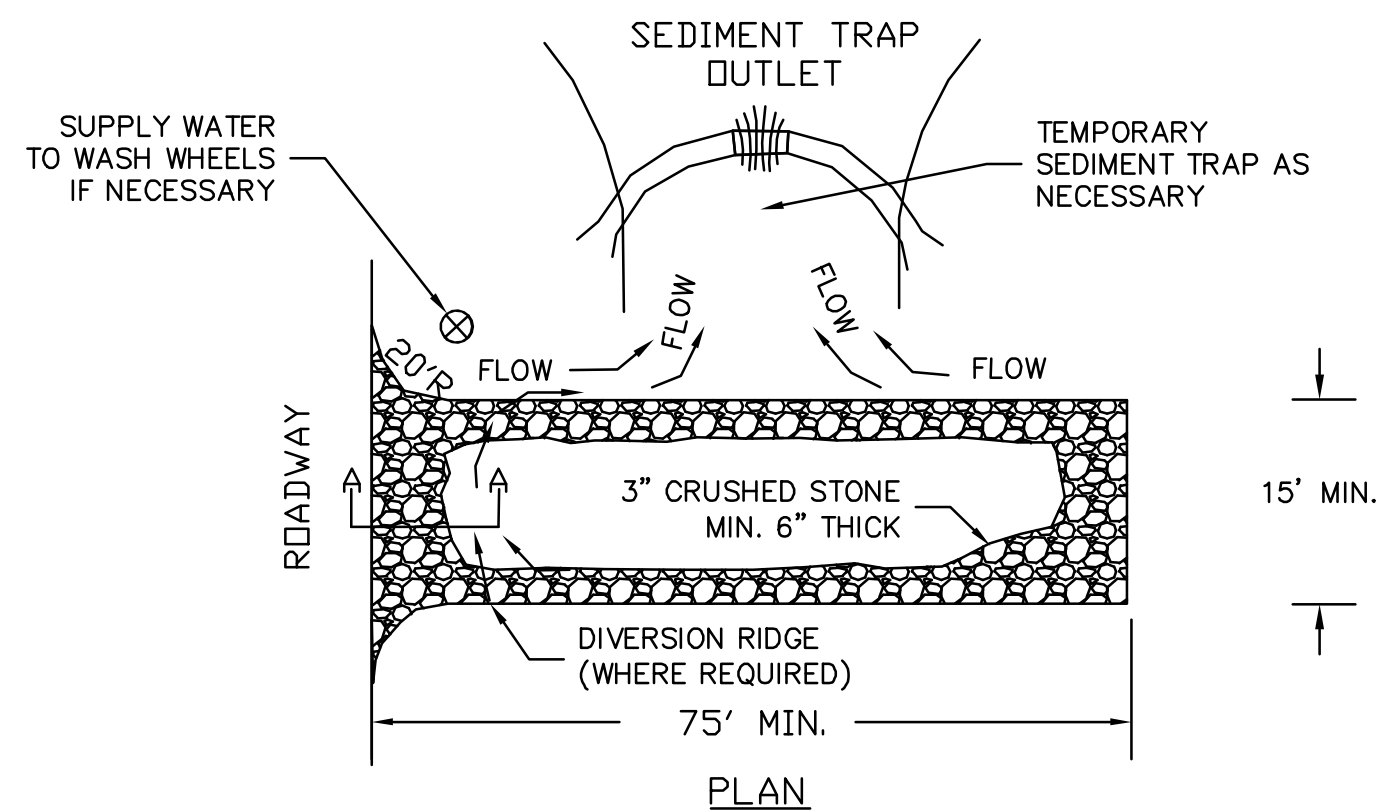
25' MIN. 1'

ROADWAY

3' MIN.
6' MIN.

FILTER FABRIC

SECTION A - A



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

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

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

1. WHEN THE CONTROL PAD BECOMES INEFFECTIVE THE STONE SHOULD BE REMOVED ALONG WITH THE COLLECTED SOIL MATERIAL, REGRADED ON SITE, AND STABILIZED. THE ENTRANCE SHOULD THEN BE RECONSTRUCTED.
2. THE CONTRACTOR SHOULD SWEEP THE PAVEMENT AT EXITS WHENEVER SOIL MATERIALS ARE TRACKED ONTO THE ADJACENT PAVEMENT OR TRAVELED WAY.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
4. WHEN WHEEL WASHING IS REQUIRED, IT SHOULD BE CONDUCTED ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT-TRAPPING DEVICE. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES OR WATERWAYS.

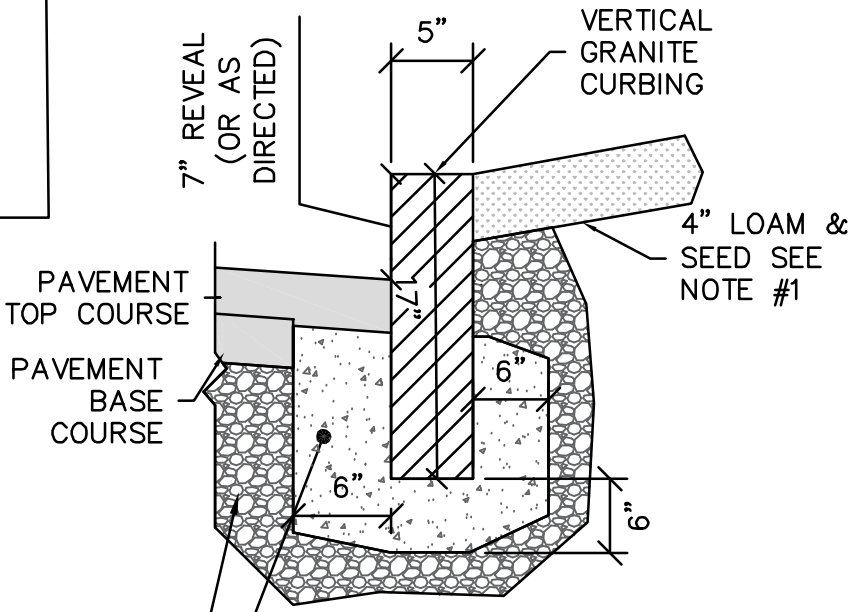
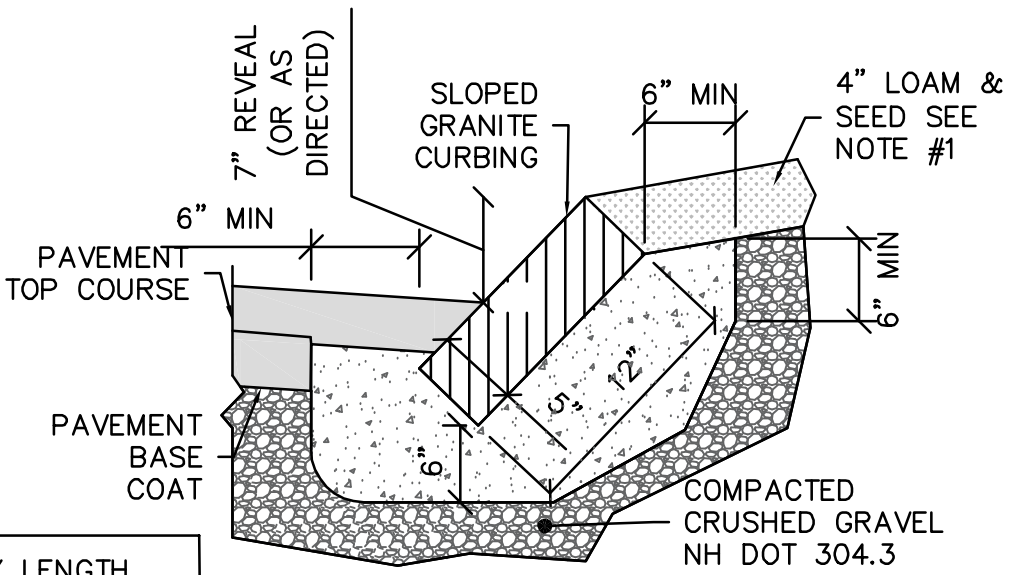
NOT TO SCALE

RADIUS	MAX LENGTH
< 21'	USE CURVED CURB
12' - 28'	3'
29' - 35'	4'
36' - 42'	5'
43' - 49'	6'
50' - 56'	7'
57' - 60'	8'
OVER 60'	9'
	10'

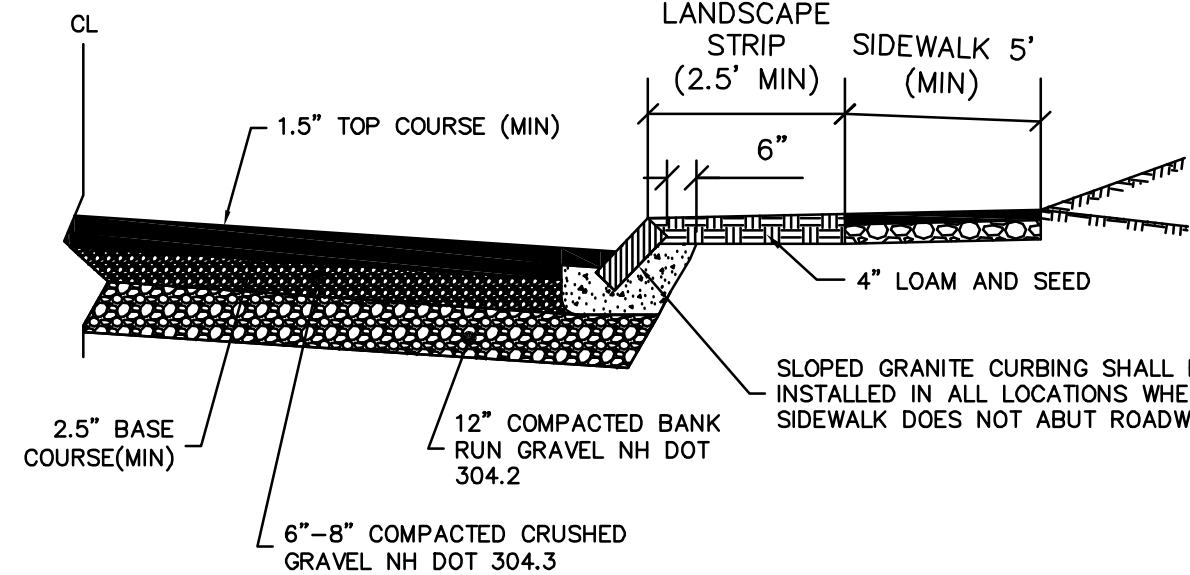
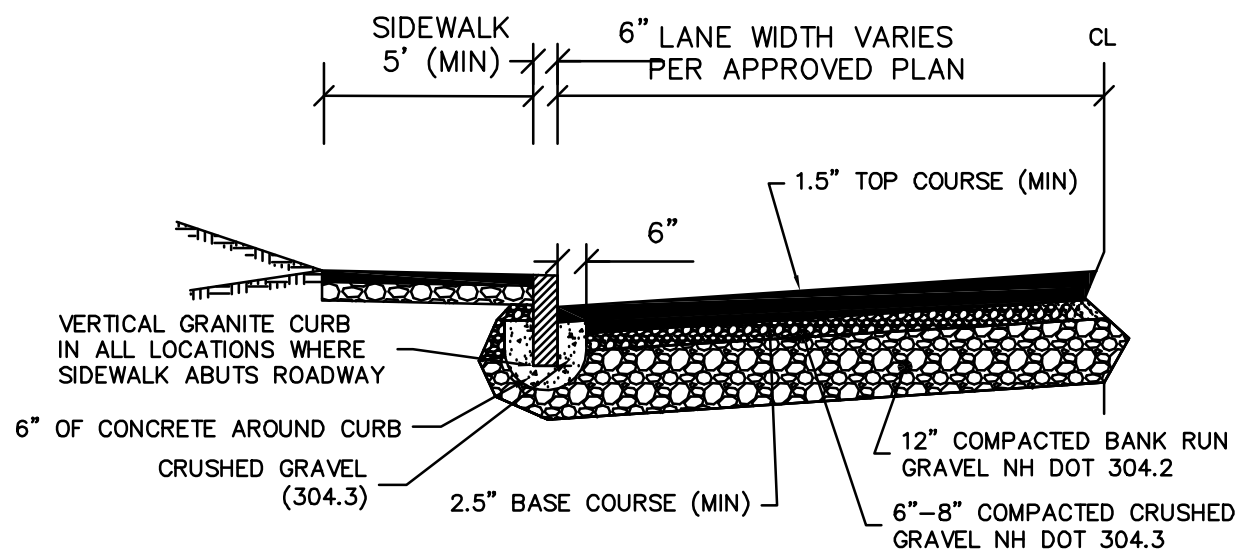
- NOTES:
1. LOAM AND SEED SHOULD BE IN COMPLIANCE WITH NH DOT 641, 642, 643, 644 AND 645.
 2. CONCRETE CURB SUPPORT SHOULD BE SET 1/2" BELOW THE TOP OF THE PAVEMENT BASE COURSE.

CITY OF DOVER D-8
GRANITE CURB DETAIL

NOT TO SCALE



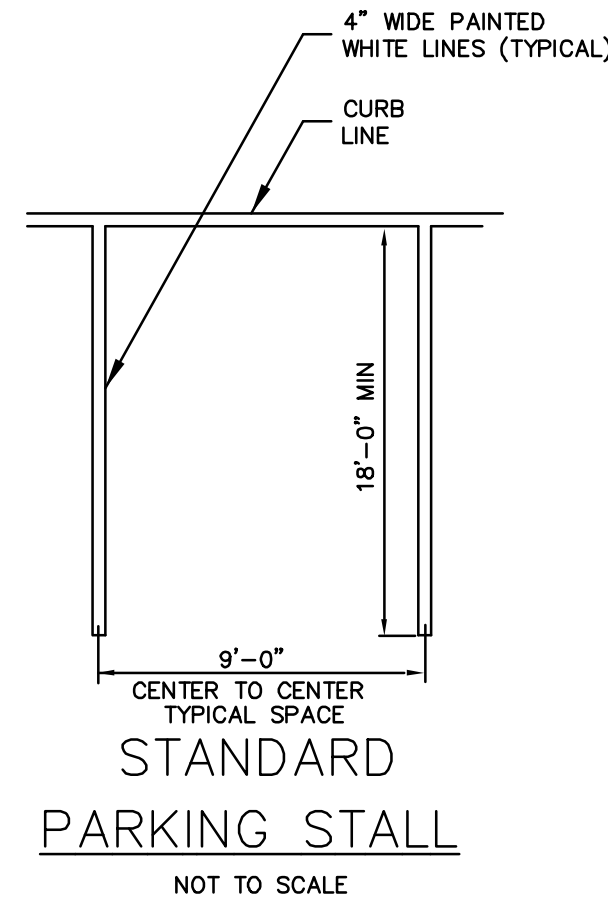
COMPACTED CRUSHED GRAVEL NHDOT 304.3
3000 PSI CONCRETE CURB SUPPORT
VERTICAL GRANITE CURB



- NOTES:
1. THIS DETAIL IS FOR GENERAL REVIEW PURPOSES ONLY. FINAL DESIGN SHALL BE BASED ON SPECIFIC SITE CONDITIONS AND APPROVED PLANS.
 2. SIDEWALK LOCATION AND MATERIAL SHALL BE AS APPROVED BY THE CITY OF DOVER.

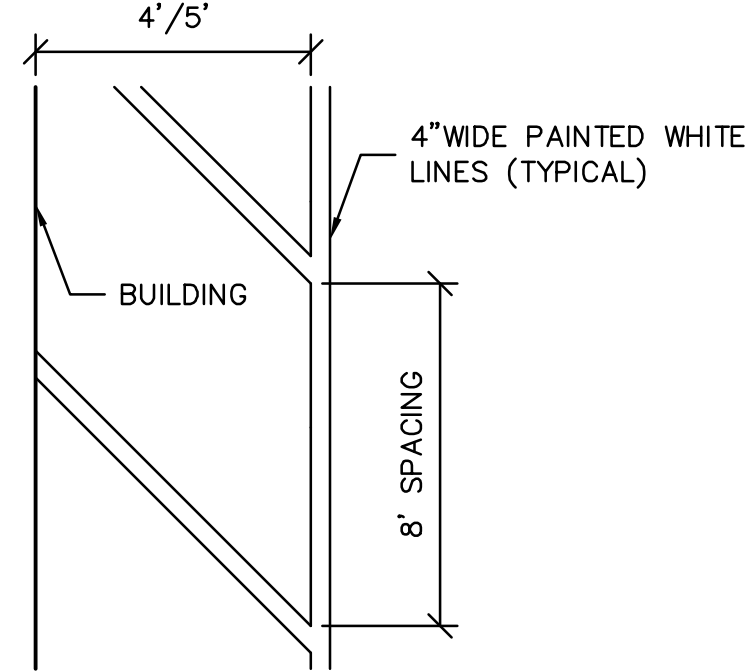
(FOR WORK IN R.O.W.)
CITY OF DOVER D-5 ROADWAY
CROSS SECTION DETAIL

NOT TO SCALE



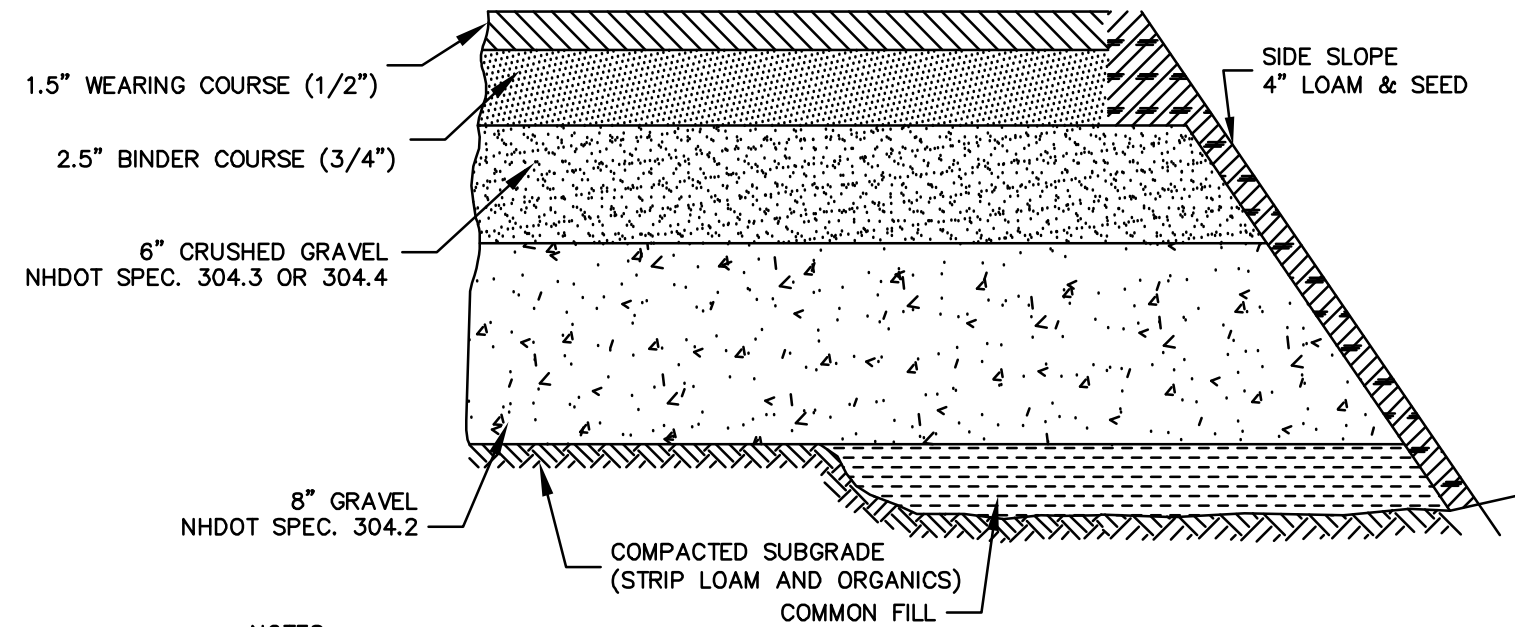
STANDARD
PARKING STALL

NOT TO SCALE



4'/5' WIDE PAINTED PEDESTRIAN LANE

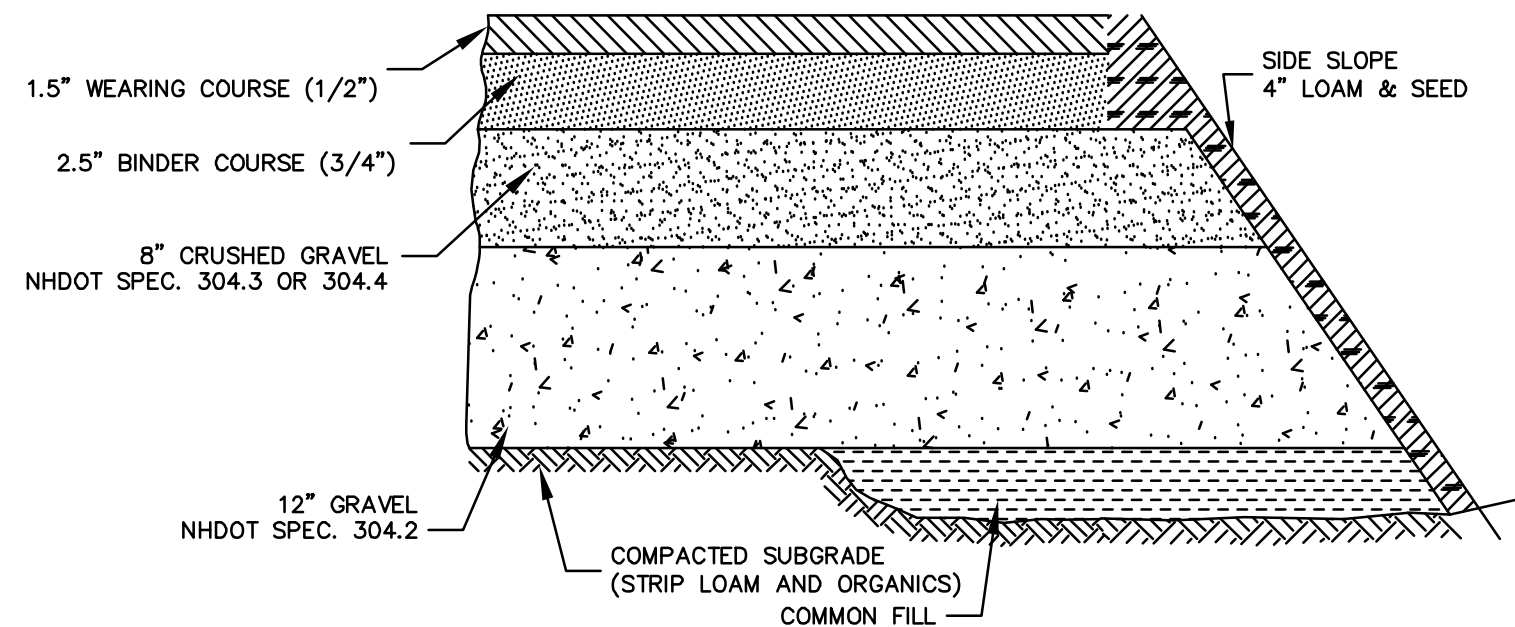
NOT TO SCALE
SEE SITE PLAN FOR LOCATIONS



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

TYPICAL STANDARD PAVEMENT SECTION

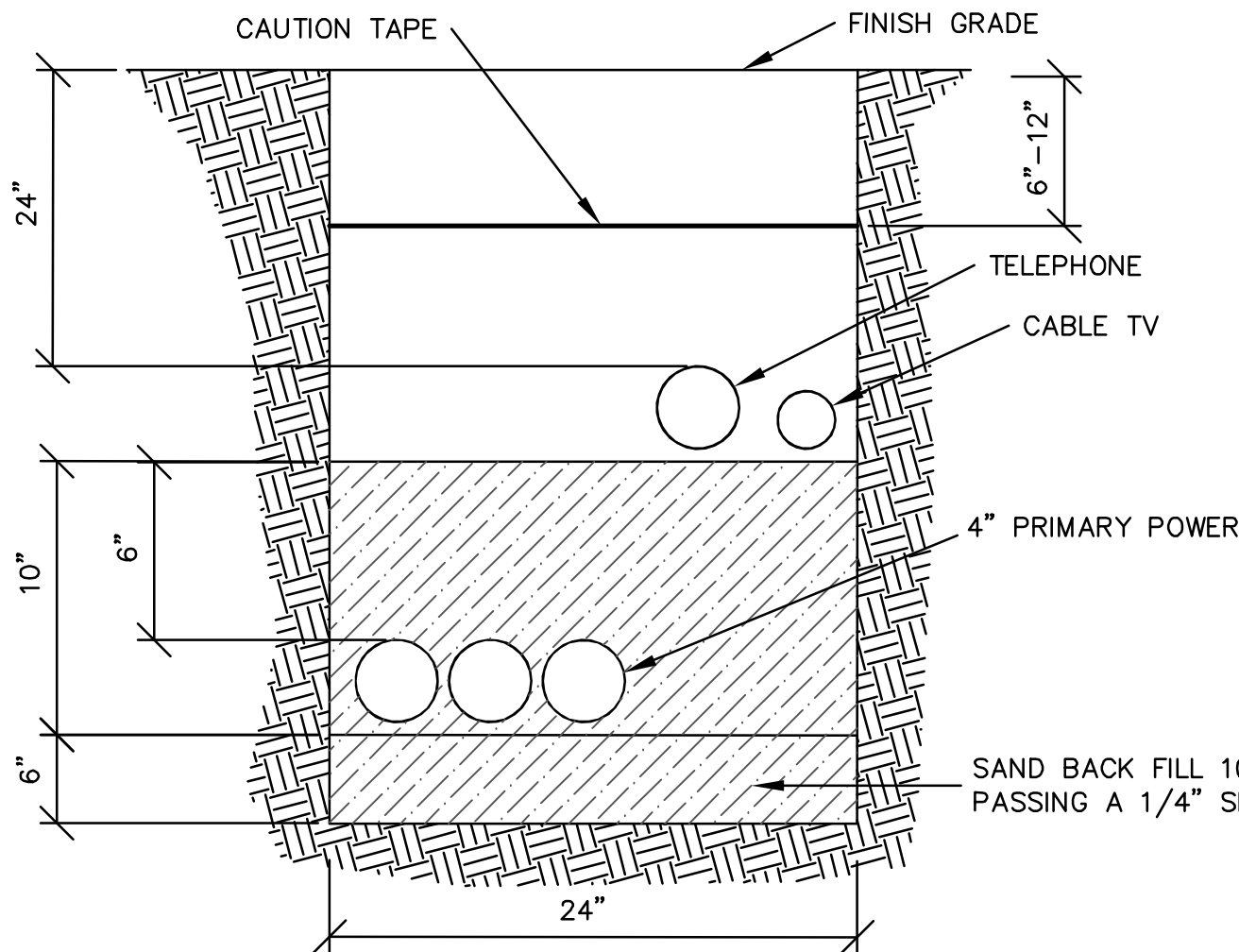
NOT TO SCALE



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

HEAVY DUTY TYPICAL PAVEMENT SECTION

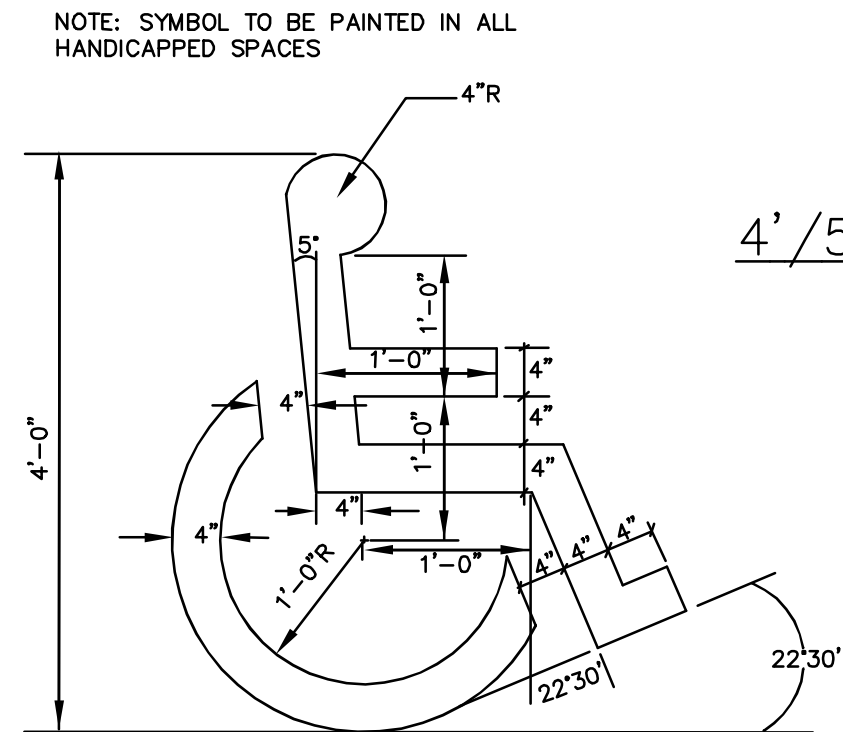
NOT TO SCALE



- NOTES:
1. TELEPHONE CONDUIT SHALL BE 3" SCHEDULE 40 PVC, WITH STEEL SWEEPS AT RISER POLE, 90° BENDS AND AT BUILDING.
 2. LEAVE PULL ROPE IN ALL CONDUITS FOR CABLE INSTALLATION.
 3. FOR COMPLETE SPECIFICATIONS SEE "REQUIREMENTS FOR ELECTRIC SERVICE CONNECTIONS - INFORMATIONS AND REQUIREMENTS FOR ELECTRIC SUPPLY BY EVERSOURCE ENERGY".
 4. CONTRACTOR SHOULD VERIFY THE NUMBER & SIZE OF CONDUIT WITH THE APPROPRIATE UTILITIES PROVIDERS.

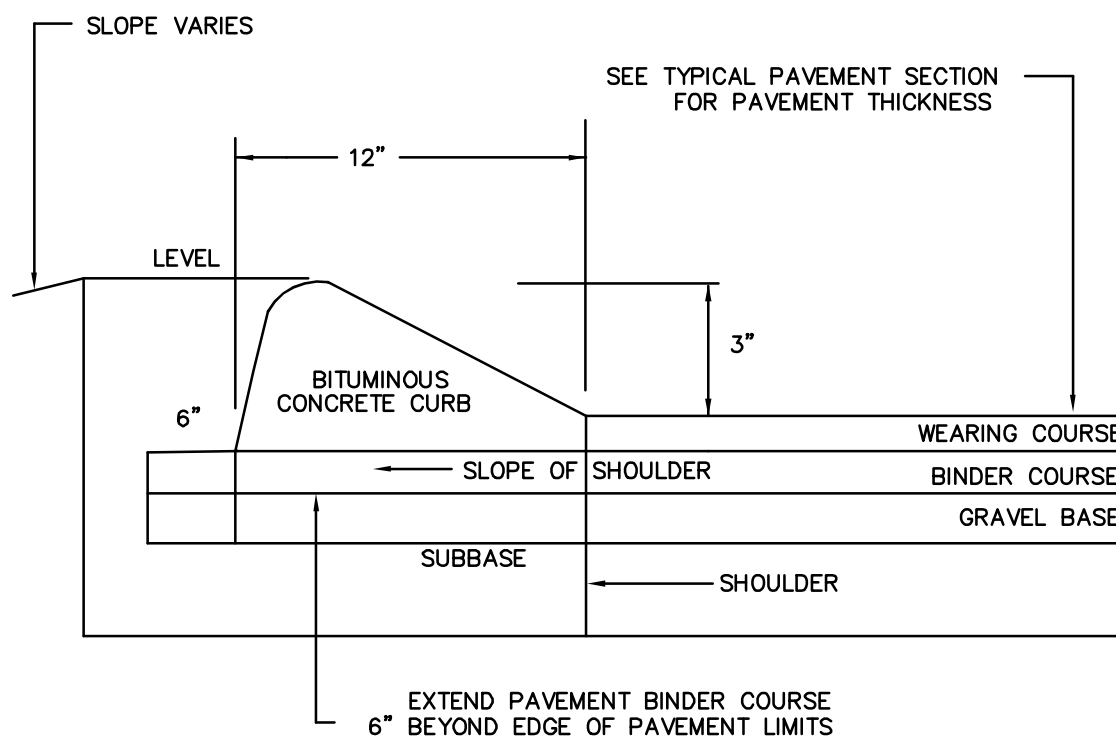
UTILITY TRENCH

NOT TO SCALE



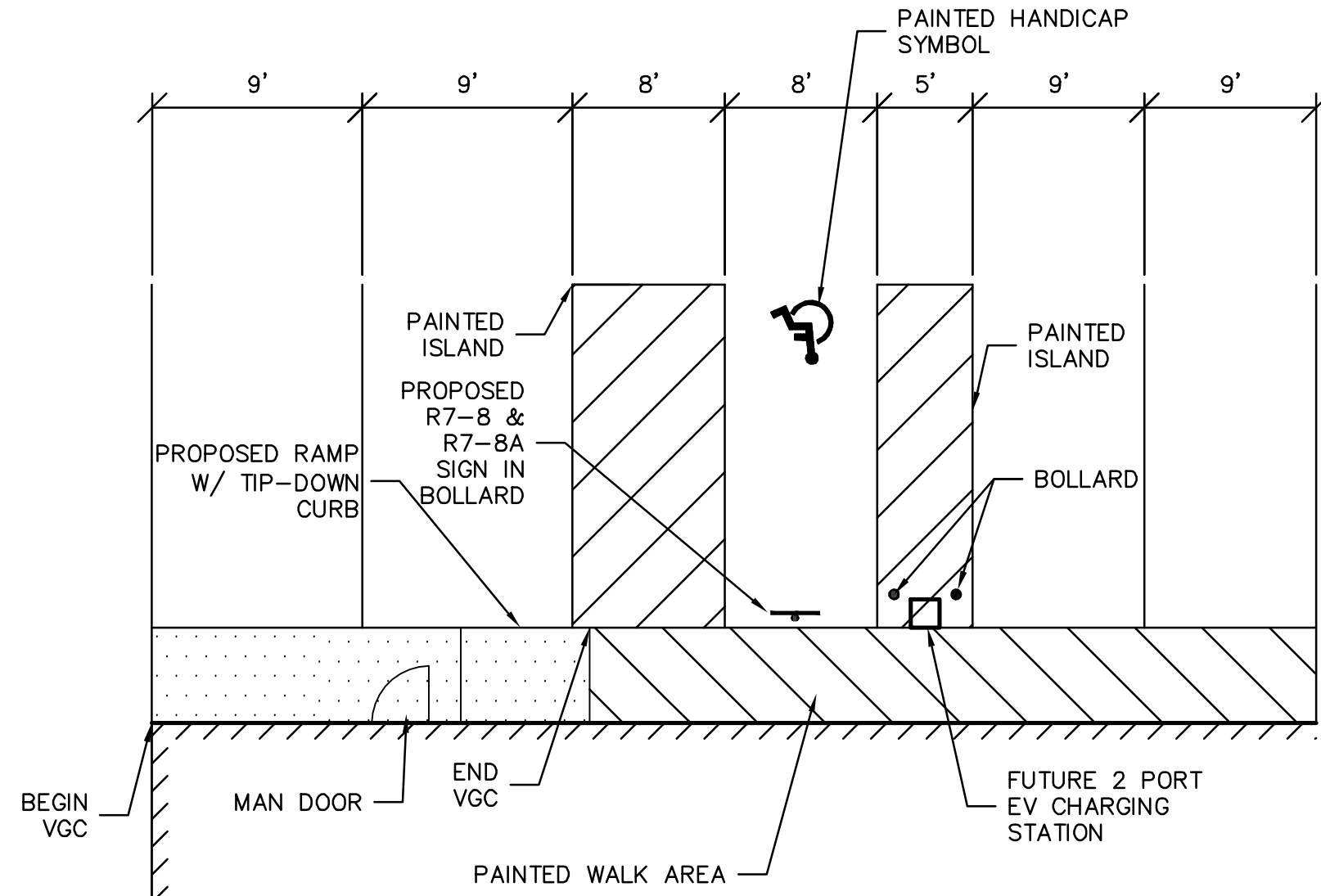
PAINTED
ACCESSIBLE PARKING SYMBOL

NOT TO SCALE



BITUMINOUS CONCRETE CURB (BCC)

NOT TO SCALE



ACCESSIBLE PARKING LAYOUT

NOT TO SCALE

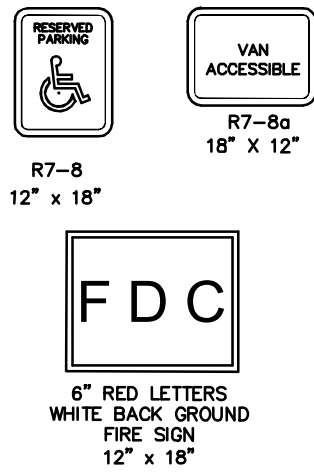
PLANNING FILE NO.: SITE-2025-0017

DETAIL SHEET

14,560 SF LIGHT
INDUSTRIAL/COMMERCIAL &
6,200 SF WAREHOUSE ADDITION
14 INDUSTRIAL PARK ROAD
DOVER, NH 03820

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

DATE	SCALE	DRAWN BY	DESIGN BY	APPROVED BY	PROJECT NO.	FILE	NO.	REVISION	DATE
10-2-25	NO SCALE	WEJ	JRG	BYJH	25114	SITE.dwg	1	PER TRC COMMENTS	11-13-25

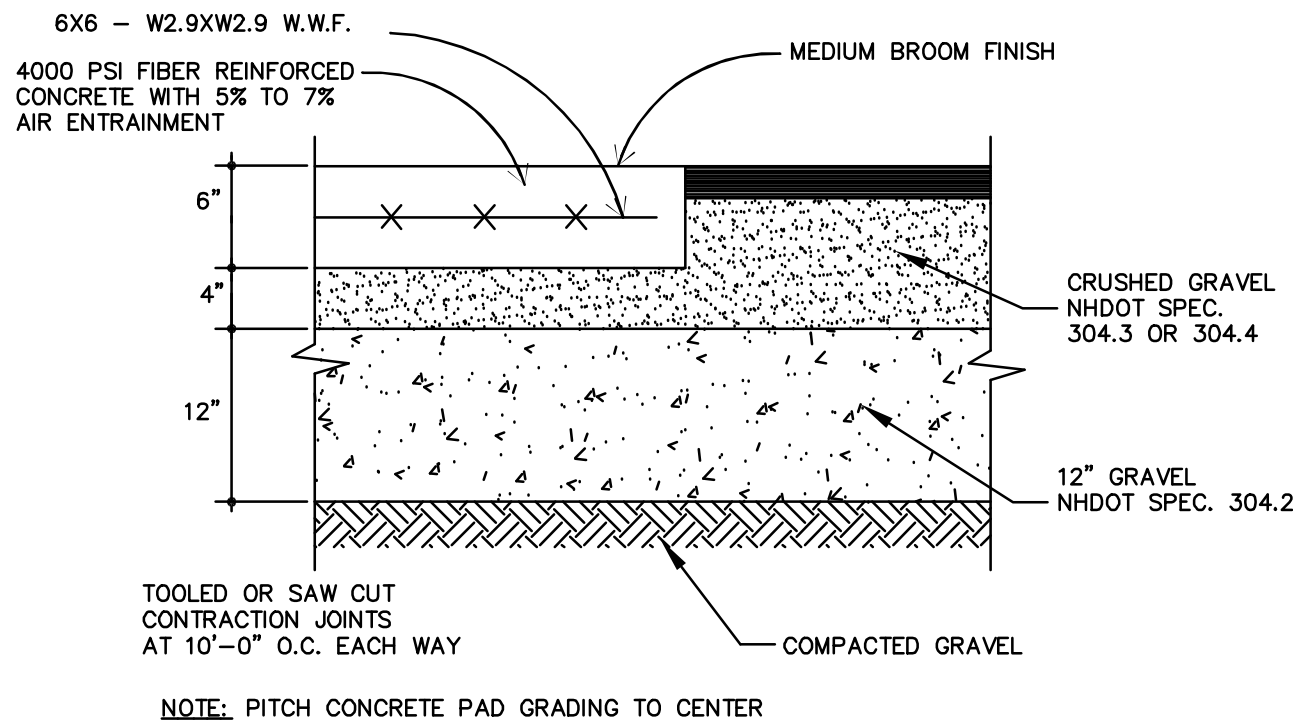
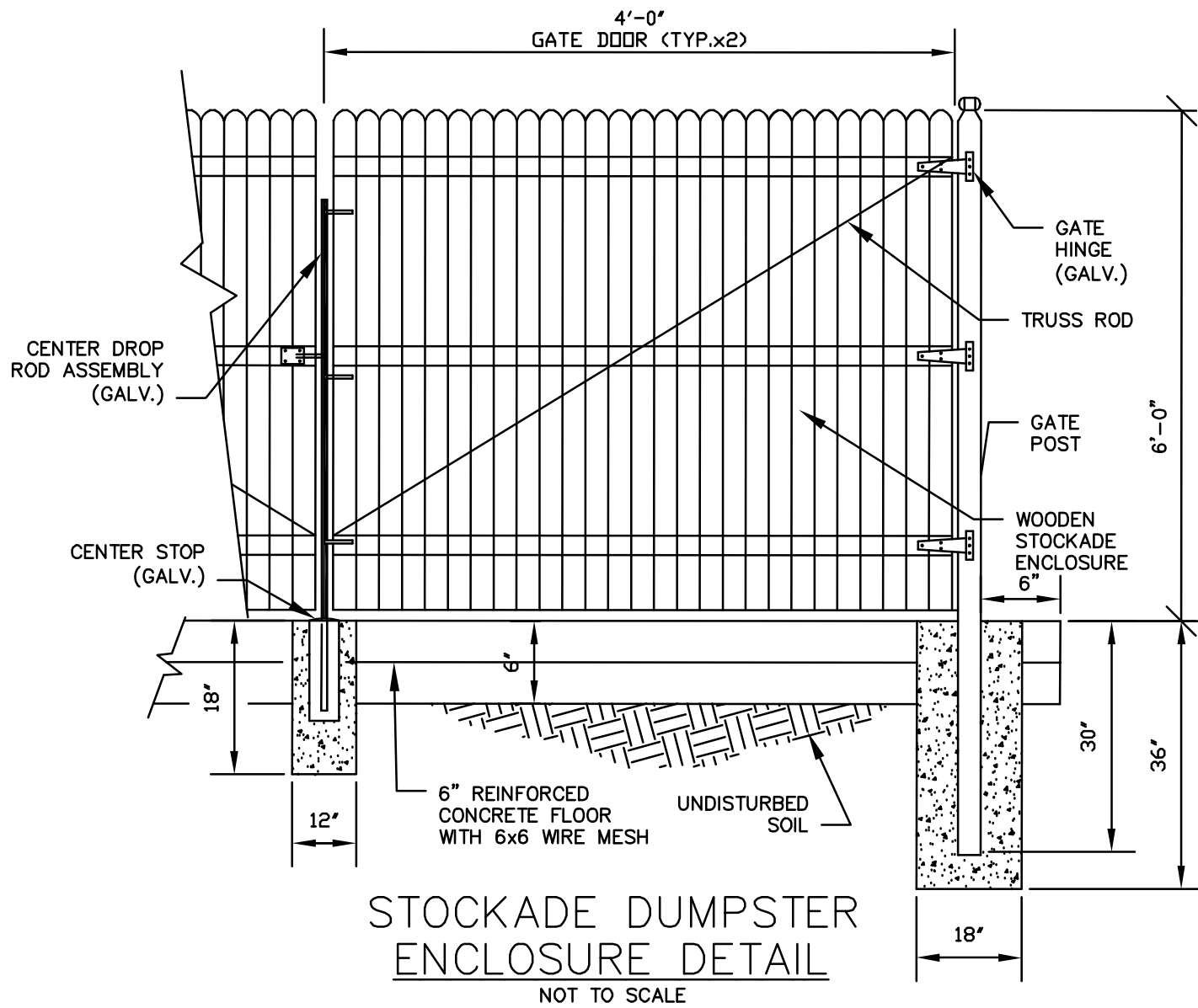
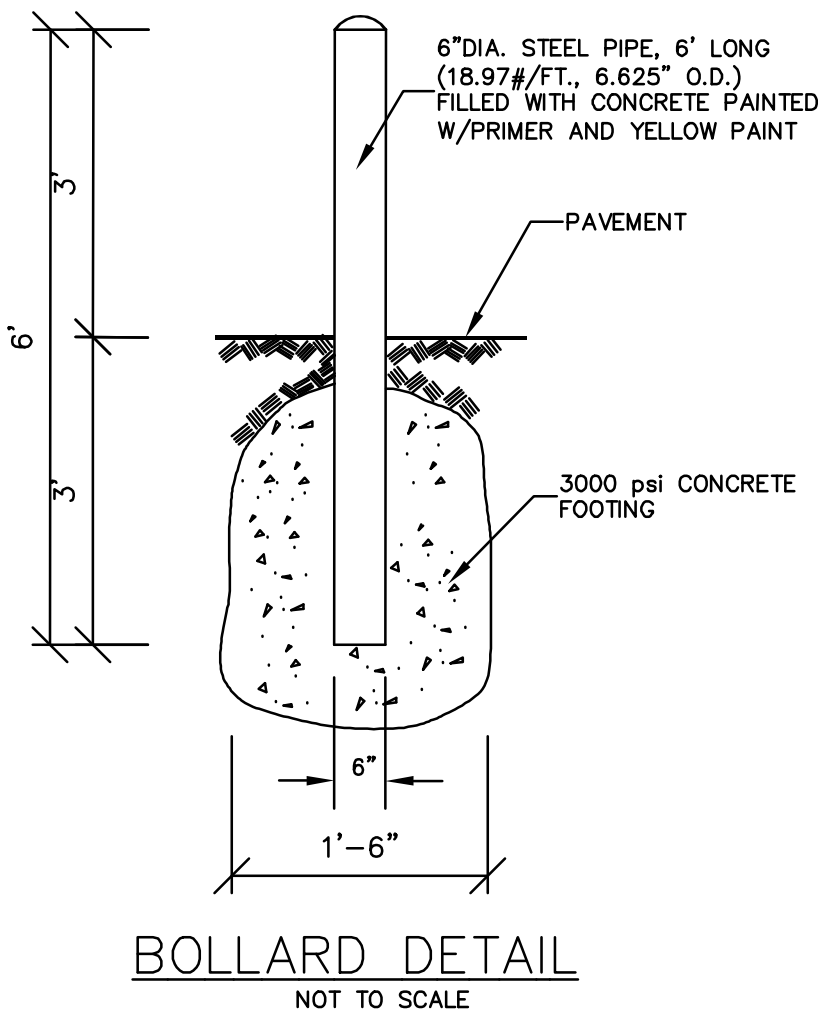
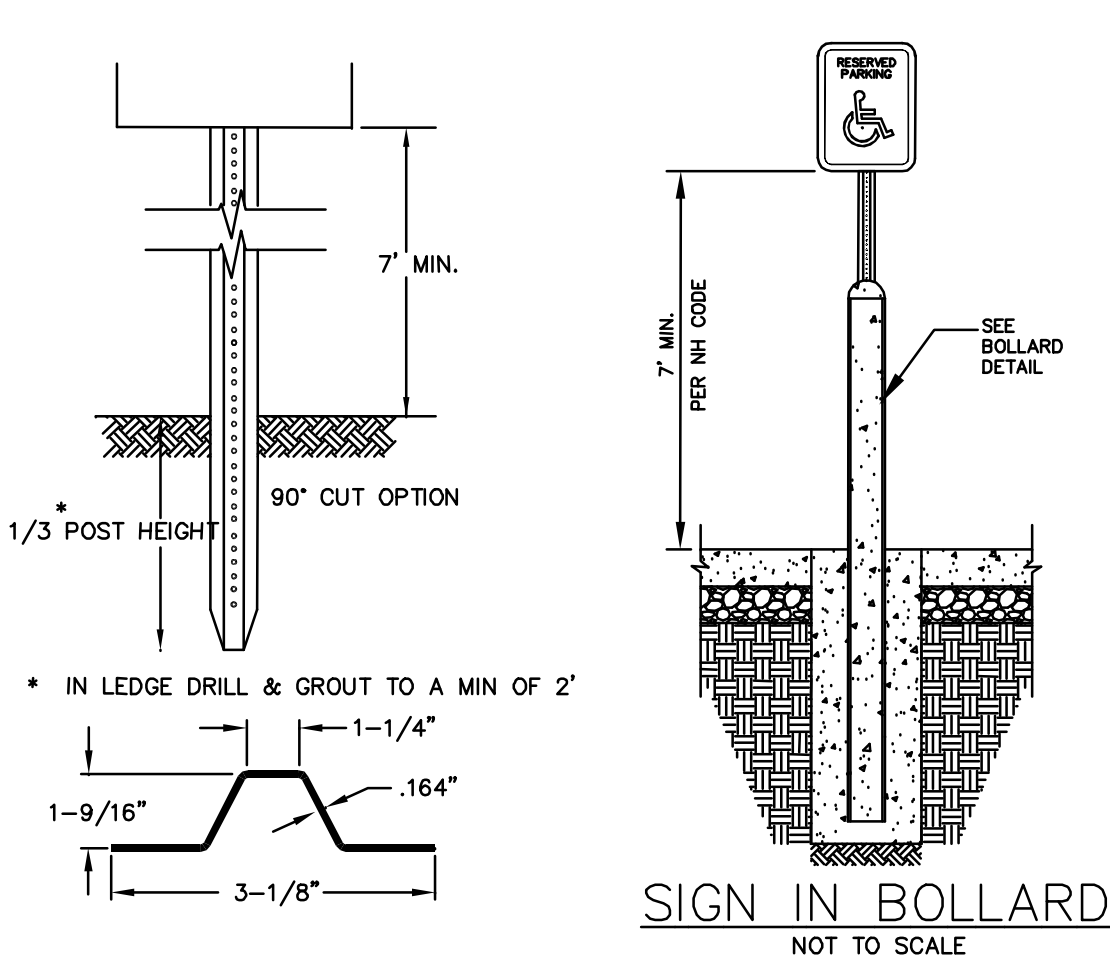


NOTE:
1. ALL SIGNS TO BE INSTALLED AS INDICATED
IN THE MANUAL ON UNIFORM TRAFFIC CONTROL
DEVICES, LATEST EDITION.

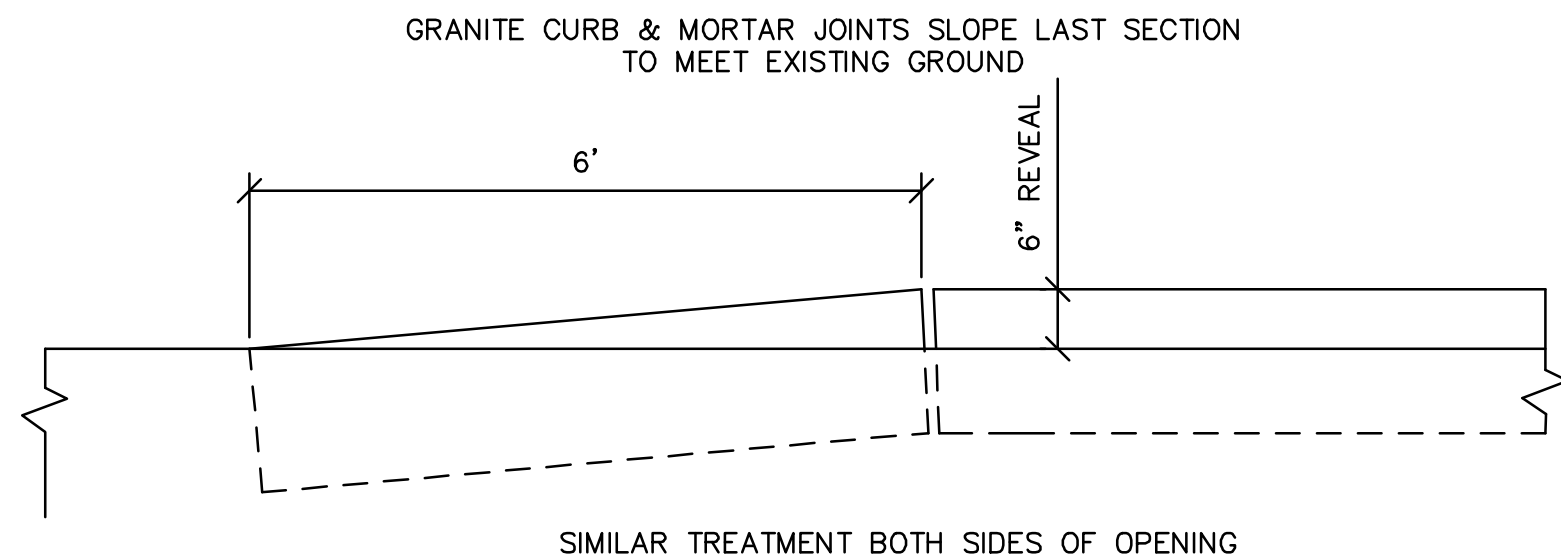
LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR
ASTM A-576 (GRADE 1070 - 1080)
FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED
MEDIUM GREEN

BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY.
ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

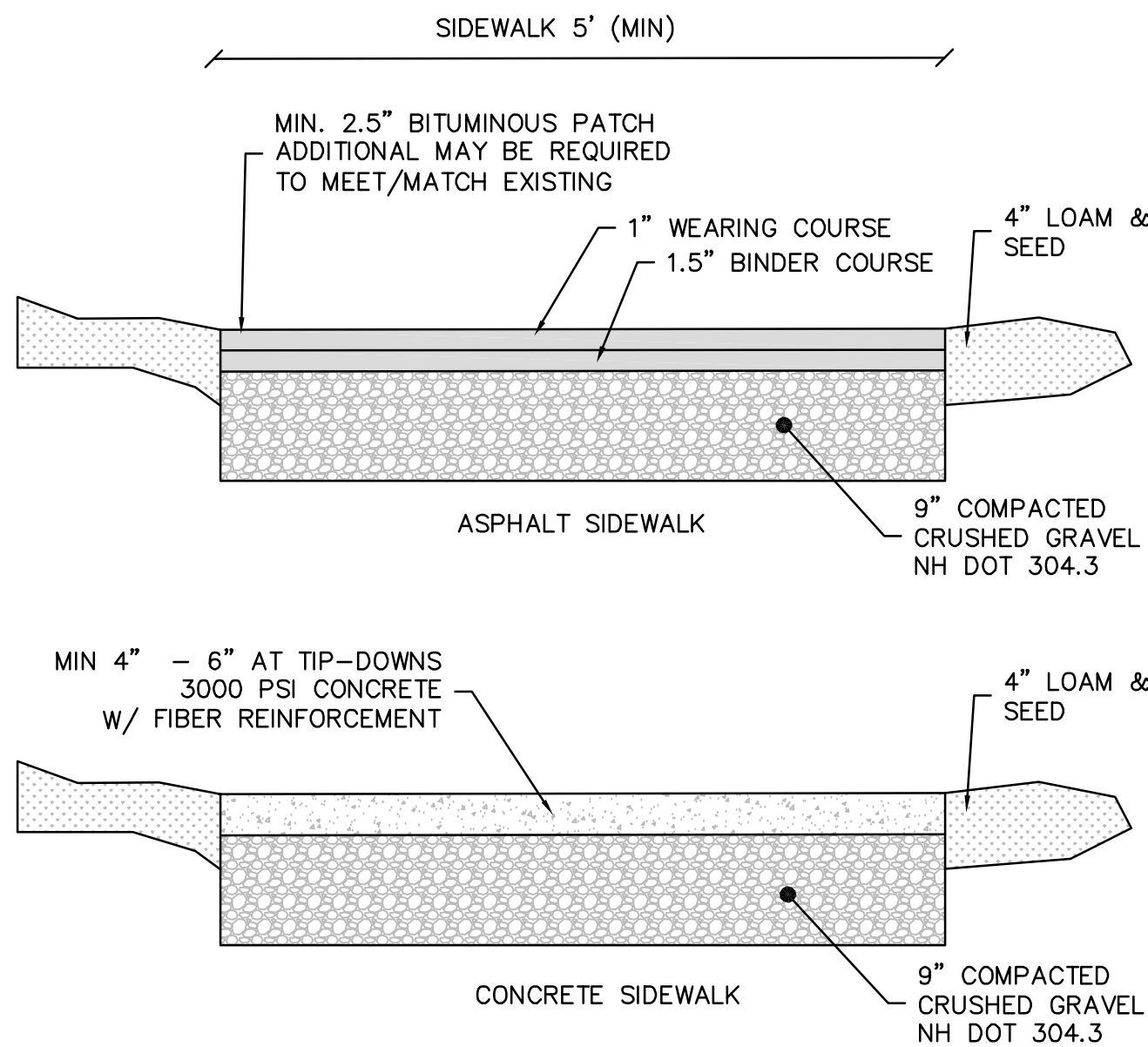
SIGN LEGEND & SIGN POST
NOT TO SCALE



DUMPSTER PAD DETAIL
NOT TO SCALE



"TIP-DOWN" CURB DETAIL
NOT TO SCALE



- NOTES:
1. MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF DOVER STANDARDS SPECIFICATIONS.
 2. SIDEWALK AND DRIVEWAY WIDTHS SHALL BE EQUAL TO EXISTING WIDTHS OR AS APPROVED AND SHALL SLOPE TO MATCH EXISTING ELEVATIONS.
 3. BASE FOR THE SIDEWALKS AND DRIVEWAYS SHALL BE 9-INCHES OF CRUSHED GRAVEL.

CITY OF DOVER D-6
ASPHALT & CONCRETE SIDEWALK
NOT TO SCALE

CT4000 Family

ChargePoint® Level 2 Commercial Charging Stations

The CT4000 family is the latest generation of ChargePoint commercial charging stations. Refined yet rugged, these stations set the industry standard for functionality and aesthetics.

The CT4000 full motion color LCD display instructs drivers and supports dynamic updates of custom branded videos and advertisements.

Intelligent power management options double the number of parking spaces served by allowing two charging ports to share a single circuit. Sites with single port EV stations can upgrade to dual port stations without requiring additional electrical services.

The CT4000 is the first ENERGY STAR® certified EV charger because it charges efficiently and conserves power when not charging. As an ENERGY STAR certified EV charger, the CT4000 uses significantly less energy than a standard EV charger when in standby mode to help you save money on your utility bill.

All CT4000 models offer one or two standard SAE J1772™ Level 2 charging ports with locking holsters, each port supplying up to 7.2kW. With this standard connector, ChargePoint level 2 stations can charge any EV.

Stations are available in bollard and wall mount configurations for easy installation anywhere. All stations are fully software upgradeable remotely over the air.

Stations come in both 6' and 8' tall models with 18' and 23' cords, respectively. With multiple options for size and cord reach, your station can service up to four parking spaces, reach all car models regardless of parking style or car sizes and increase the usability of your EV spots.

Driver Friendly User Interface

- * Instructional video shows how to use the station
- * Multi-language: English, French, Spanish
- * Touch button interface; works in rain, ice and with gloves
- * Backed by ChargePoint's world class 24/7 driver phone support

Easily Communicate with Your Drivers

Whether you're a retail establishment wanting to advertise your latest product, a workplace looking to communicate with employees or a municipality wanting to welcome visitors, ChargePoint's prominent LCD screen makes it easy to reach EV drivers:

- * Daylight readable, with auto brightness control
- * 640 X 480 resolution active matrix
- * Full motion 30fps video support
- * Upload up to 60 seconds of high quality video on a color LCD screen to individual stations as often as desired
- * Brand your charging stations to communicate with drivers
- * Instructional video in English, Spanish or French

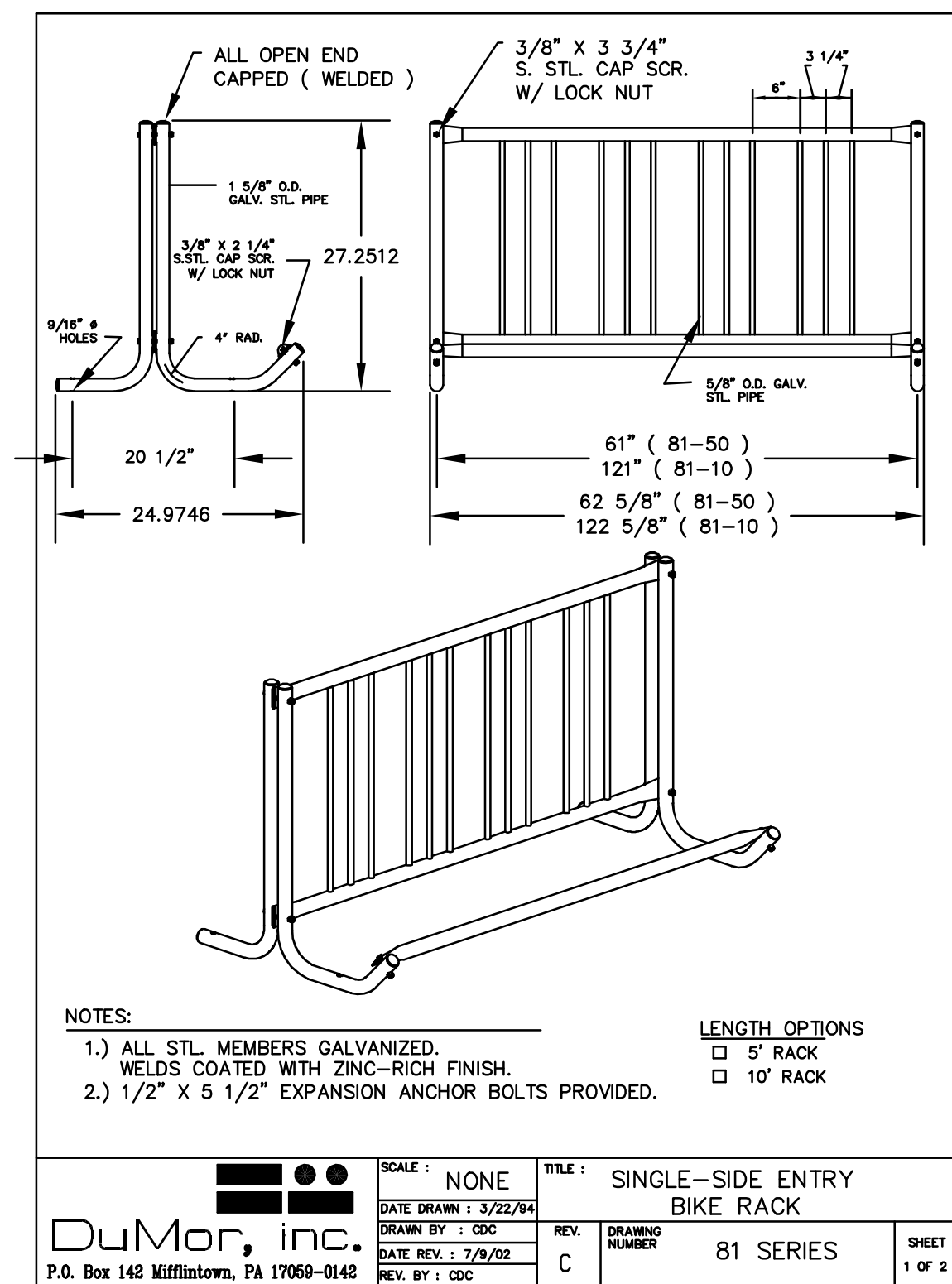


The First
ENERGY STAR®
Certified EV Charger

-chargepoint+



FOR FUTURE
EV CHARGING STATION DETAIL (OR EQUAL)
NOT TO SCALE



BIKE RACK DETAIL
NOT TO SCALE

PLANNING FILE NO.: SITE-2025-0017

DETAIL SHEET

14,560 SF LIGHT
INDUSTRIAL/COMMERCIAL &
6,200 SF WAREHOUSE ADDITION
14 INDUSTRIAL PARK ROAD
DOVER, NH 03820

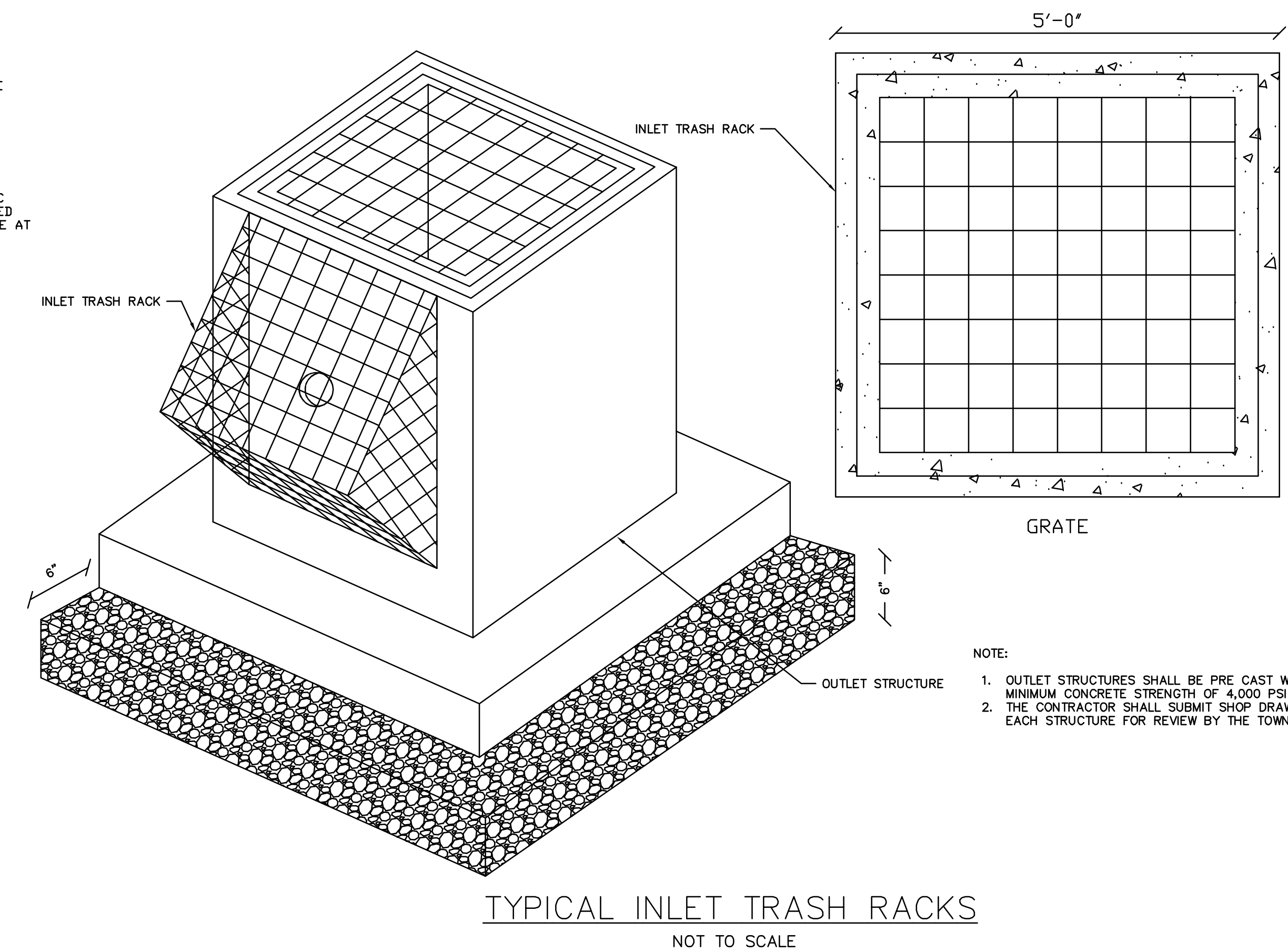
16 INDUSTRIAL PARK, LLC
340 CENTRAL AVENUE
DOVER, NH 03820

DATE	SCALE	DRAWN BY	DESIGN BY	APPROVED BY	PROJECT NO.	FILE	NO.	REVISION	DATE
10-2-25	NO SCALE	WEJ	JRG	BYJH	2514	SITE.dwg	1	PER TRC COMMENTS	11-13-25

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CNE
CIVILWORKS NEW ENGLAND

181 Watson Road, PO Box 1166
Dover, NH 03820
603.749.0443



OUTLET FROM	W(f t)	W2(f t)	L(f t)	D (f t)	DS0(IN)	CHANNEL TYPE
BIO W/ISR	3	18	15	1	6	NON-DEFINED
RD1	3	8	13	1	6	NON-DEFINED
RD2	3	9	15	1	6	NON-DEFINED
RAINGUARDIAN	5	5	10	1	6	NON-DEFINED

STONE GRADATION	
<u>% OF WEIGHT SMALLER THAN THE GIVEN SIZE</u>	<u>SIZE OF STONE</u>
100	1.5 TO 2.0 D50
85	1.3 TO 1.8 D50
50	1.0 TO 1.5 D50
15	0.3 TO 0.5 D50

RAIN GUARDIAN FORTRESS - SECTION VIEW

PROPOSED SPECIFICATIONS

1. STEEL REINFORCED, COLD JOINT SECURED MONOLITHIC CONCRETE STRUCTURE (3 1202 CF CONCRETE, 478 LBS, 1.4205 CF STORAGE VOLUME), CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS, CONCRETE AIR ENTRAINED (4% TO 8% BY VOLUME), MANUFACTURED AND DESIGNED TO ASTM C859
2. TWO-POINT PICK (EMBEDDED LIFTING CABLES)
3. INTERNAL GRATE - STEEL GRATE (25 LBS/PIECE, 1" THICK), 361 LB CONCENTRATED LOAD OR 206 LB/SQ-FT UNIFORM LOAD
4. TOP LID - STEEL GRATE (27 LBS/PIECE, 1" THICK), 361 LB CONCENTRATED LOAD OR 206 LB/SQ-FT UNIFORM LOAD
5. STEEL FACE PLATE (INLET AND OUTLET) - A36 1/4" THICKNESS
6. REMOVABLE FILTER ASSEMBLY (FIBERGLASS GRATE WITH FILTER AND ALUMINUM CHANNEL)

INSTALLATION NOTES

1. INSTALL THE CLASS 5 BASE (COMPACTED TO 95% STANDARD PROCTOR). THE DISTANCE FROM THE BACK OF THE CURB MAY VARY BASED ON SITE CONDITIONS, BUT CONSIDERATIONS SHOULD INCLUDE SLOPE OF THE INLET AN BASIN SIDE SLOPES ADJACENT TO THE RAIN GUARDIAN FORTRESS. POSITION RAIN GUARDIAN FORTRESS SO PRIMARY OUTLET ALIGNS WITH TOE OF BASIN SIDE SLOPE.
2. SET RAIN GUARDIAN FORTRESS ON THE PREPARED CLASS 5 BASE.
3. SIDE CURBS OF THE POURED INLET MUST HAVE AN INSURMOUNTABLE PROFILE TO PREVENT WATER FLOW FROM OVERTOPPING THE DOWNSTREAM SIDE OF THE INLET.
4. REMOVABLE FILTER WALL SHOULD BE INSTALLED WITH FILTER FABRIC ON THE INTERIOR SIDE OF THE RAIN GUARDIAN TURRET.

PLAN VIEW

ELEVATION VIEW - INLET

ELEVATION VIEW - OUTLET

INV. ELEV.=114.50

INV. ELEV.=113.87

RAIN GUARDIAN FORTRESS

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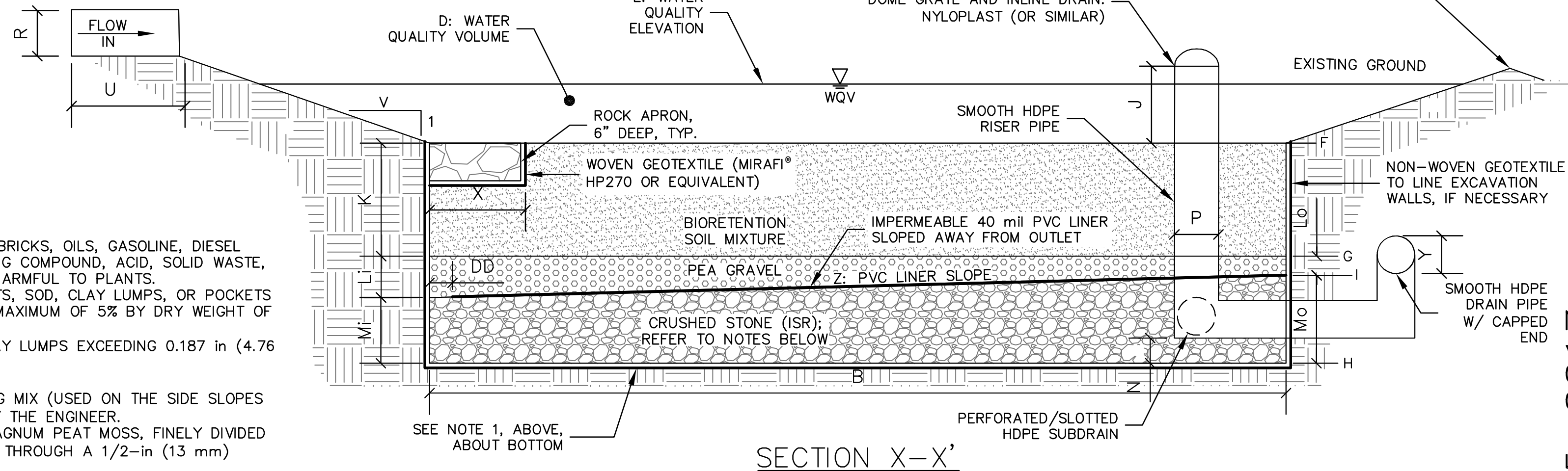
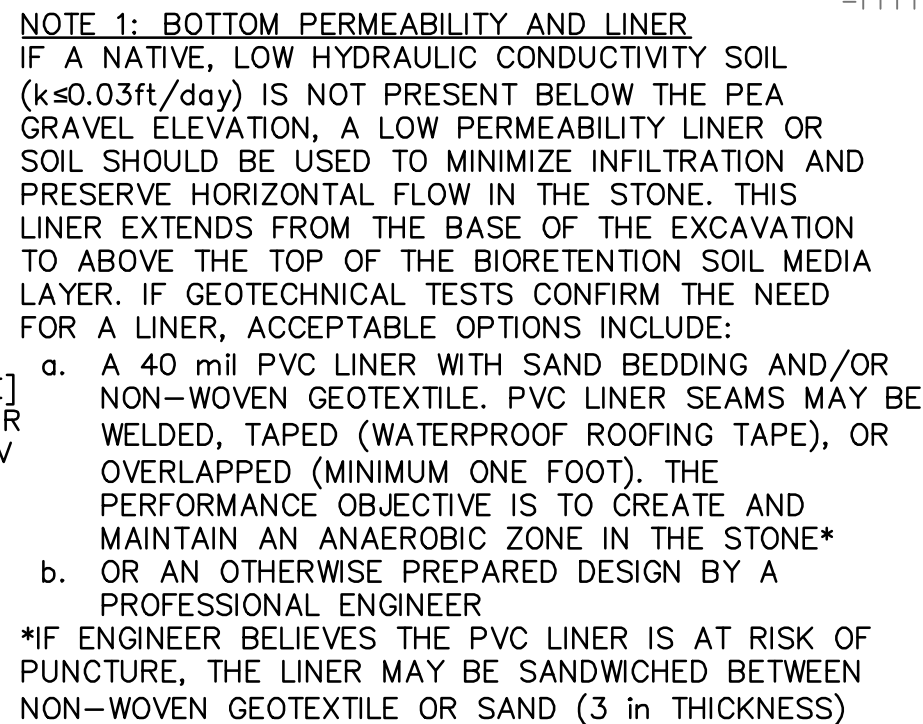
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PARTICLE SIZE
DISTRIBUTION OF
IRON FILINGS

SIEVE #	% PASSING
50	100
100	85
200	15
<200	0-5

ACCEPTABLE PARTICLE SIZE DISTRIBUTION OF FINAL BIORETENTION SOIL MIX				
MEDIA TYPE	SIEVE #	SIZE (in)	SIZE (mm)	% PASSING
COARSE SAND	4	0.187	4.76	100
MEDIUM SAND	10	0.079	2.00	95
FINE SAND	40	0.017	0.42	40-15
SILTS	200	0.003	0.075	10-20
CLAYS	<200	PAN	PAN	0-5

BIORETENTION SOIL MEDIA COMPONENTS:

- AMOUNTS MIXED BY TOTAL VOLUME
- 60-85% - SAND (0.5 TO 2.0 mm) (SEE SPECS ABOVE)
- 15-25% - LOAM OR TOPSOIL
- 3-8% - ORGANIC MATTER
- 0-5% - WATER TREATMENT RESIDUALS OR IRON FILINGS*

*THE FILTER MEDIA MUST BE AMENDED WITH 0.5% IRON FILINGS OR 5% WATER TREATMENT RESIDUALS. AS WELL THE IRON FILINGS SHALL NOT BE MIXED INTO THE TOP 4". THE AMENDED MATERIAL SHALL BE SIZED ACCORDING TO USACE FILTER CRITERIA FOR STABILITY. SEE IRON FILING PARTICLE SIZE DISTRIBUTION

INTERNAL STORAGE RESERVOIR (ISR) NOTES:

- THE HYBRID BIORETENTION SYSTEM HARBORS AN ANAEROBIC INTERNAL STORAGE RESERVOIR FOR NITROGEN REMOVAL.
- THE ISR IS SEPARATED BY AN IMPERMEABLE PVC LINER BETWEEN THE PEA GRAVEL AND CRUSHED STONE LAYERS.
- THE PVC LINER SLOPES FROM THE OUTLET TOWARDS THE INLET TO MAXIMIZE STORAGE RETENTION AND PROVIDE EXTRA TREATMENT/FILTER TIME VIA PLUG FLOW THROUGH CRUSHED STONE.
- DESIGN GUIDELINES FOR THE SUBSURFACE GRAVEL WETLAND SPECIFICATIONS (UNHSC, 2016) IDENTIFIED THAT THE WATER VOLUME IN THE ISR BE AT LEAST 0.26*WQV [WATER QUALITY VOLUME], OR 26% OF THE WQV.
- PVC LINER THICKNESS OF 40 TO 60 MIL, PREFERABLY SEAMLESS. IF SEAMS ARE UNAVOIDABLE, THE SEAMS SHOULD BE SEALED.

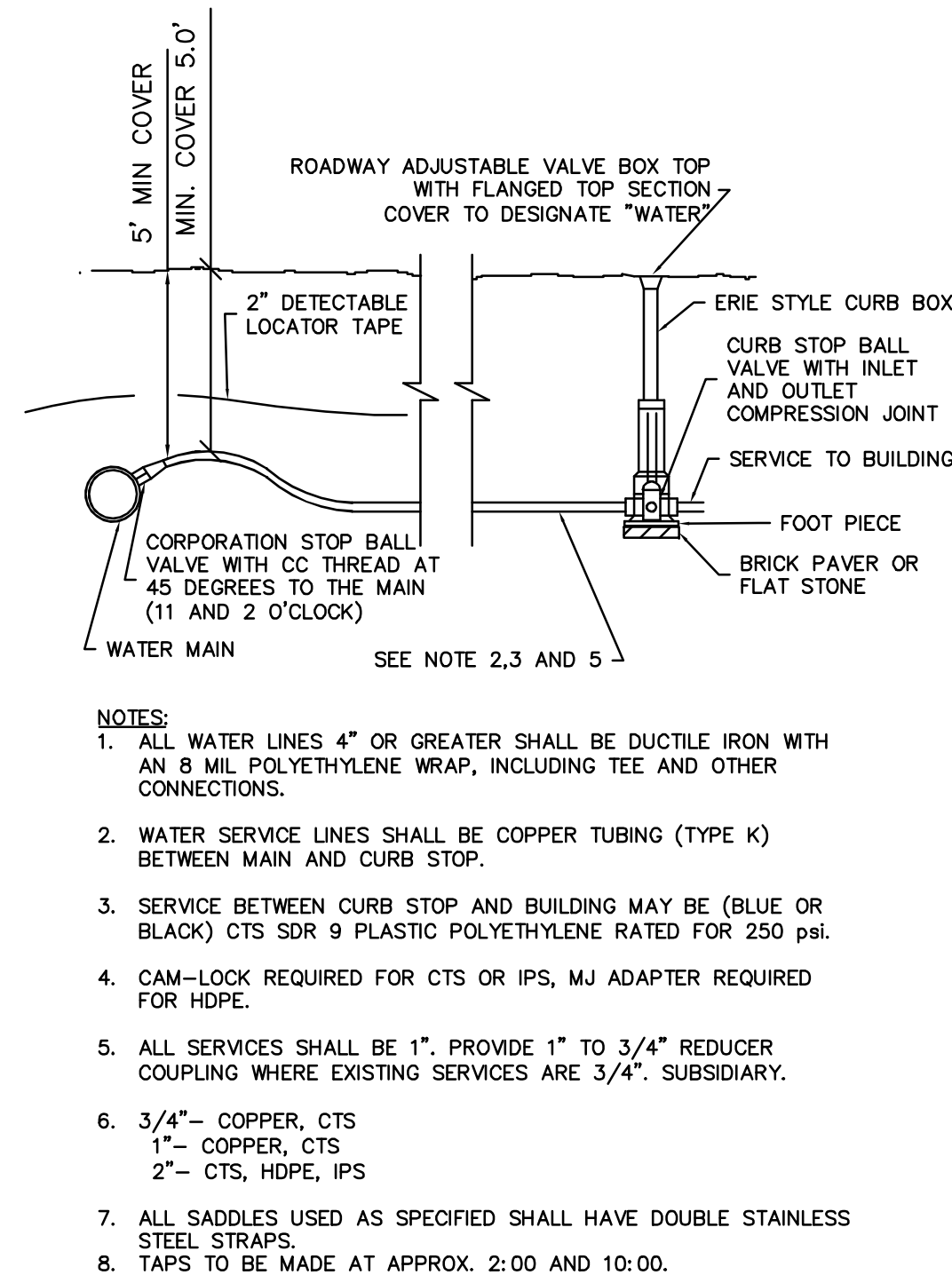
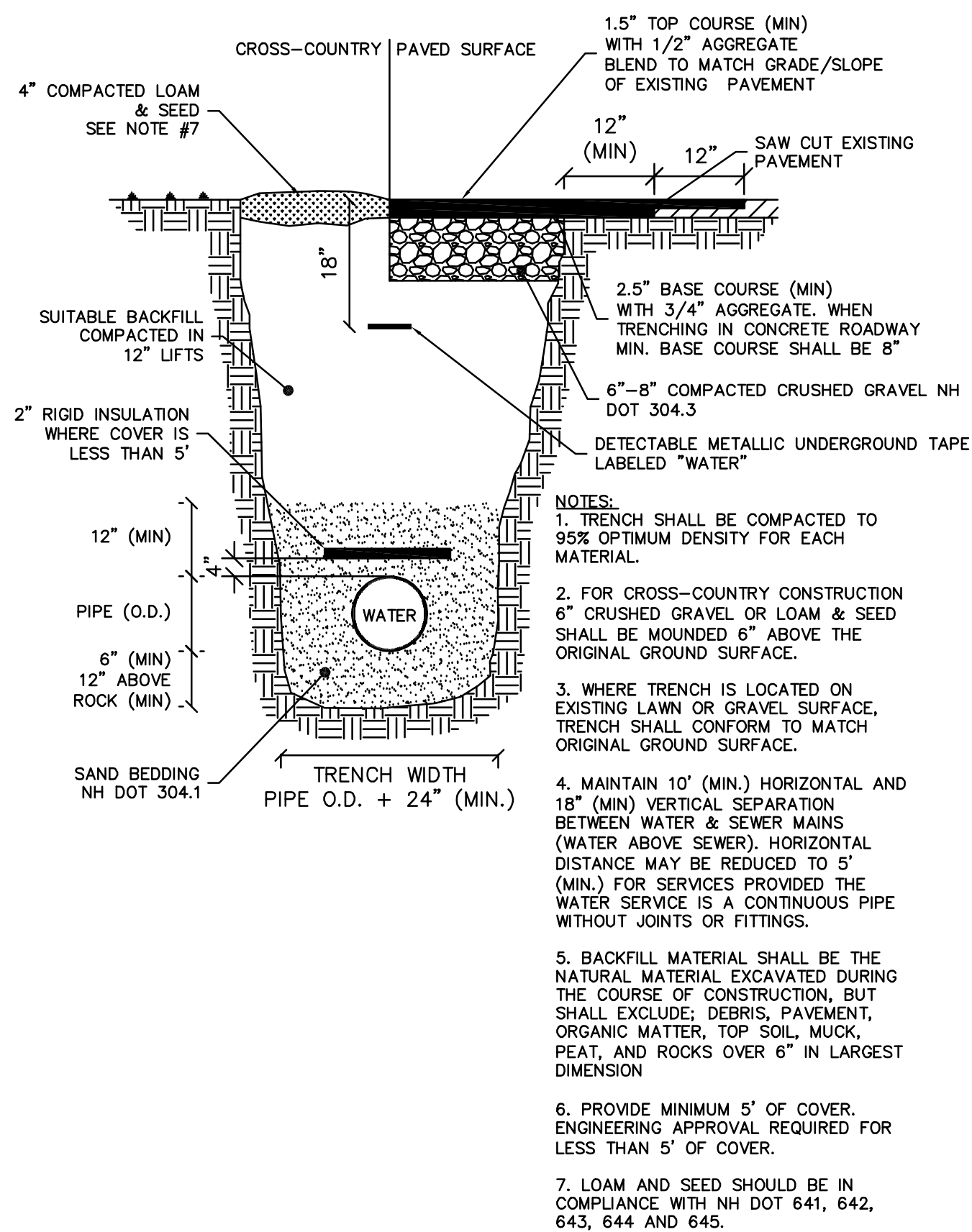
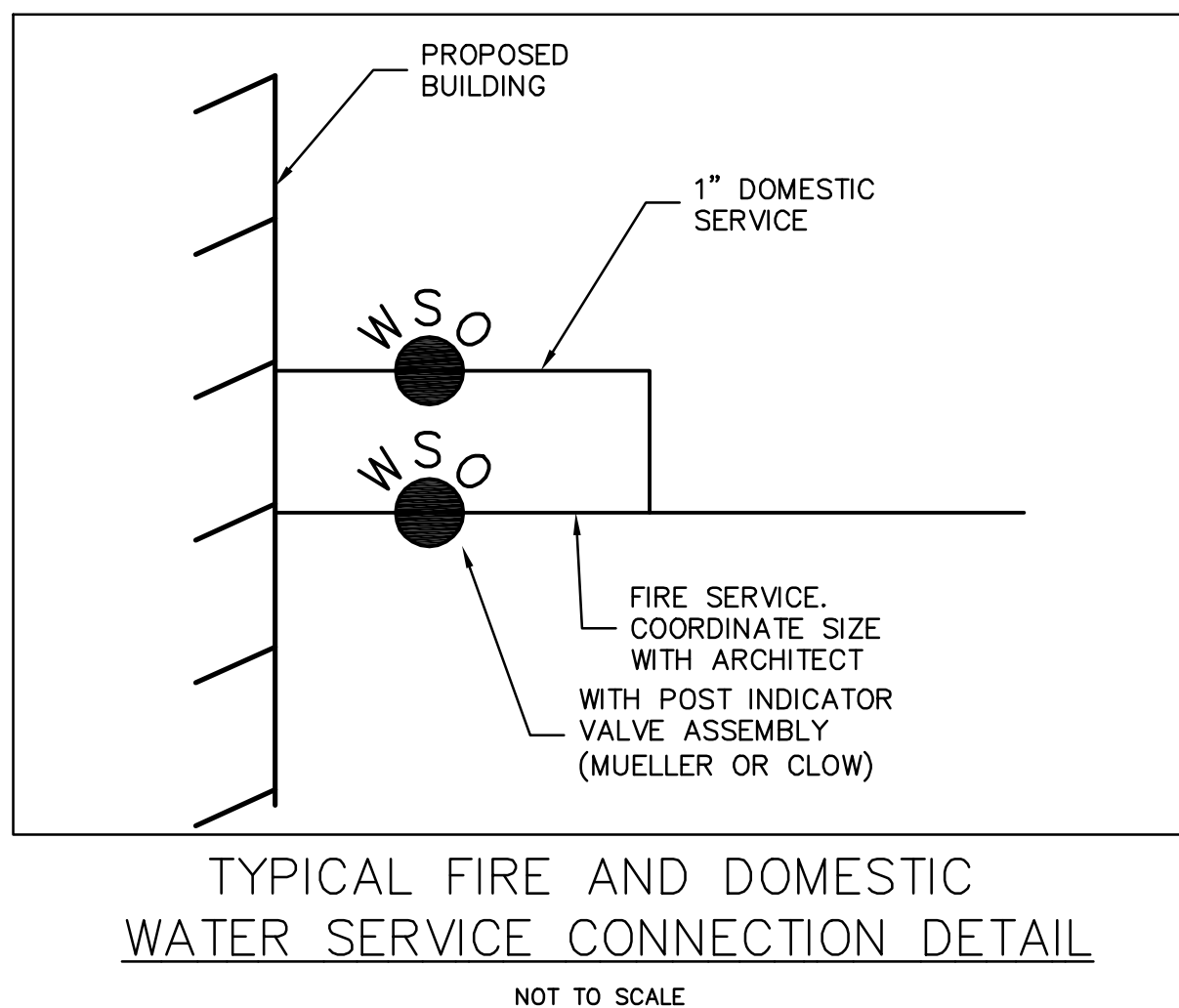
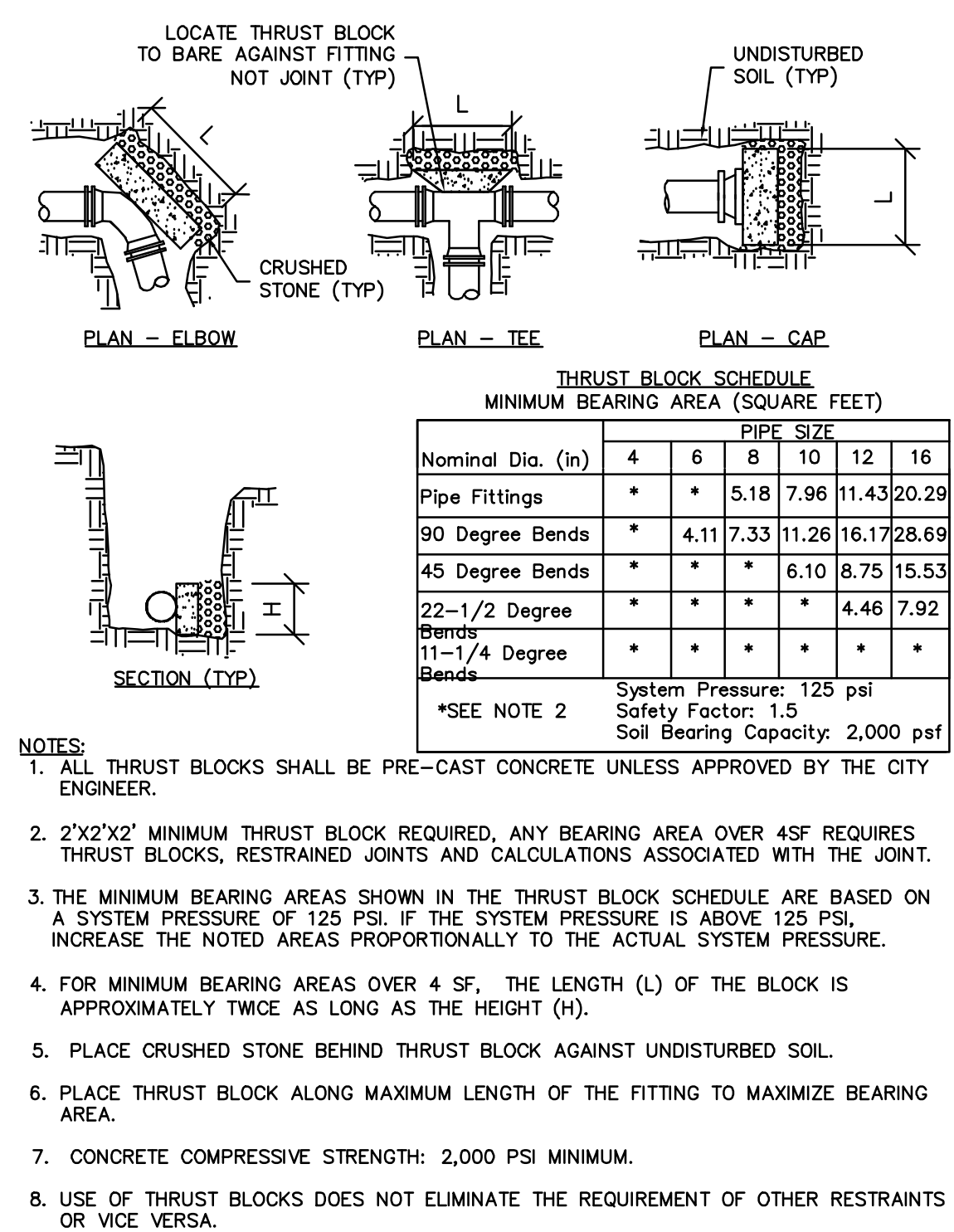
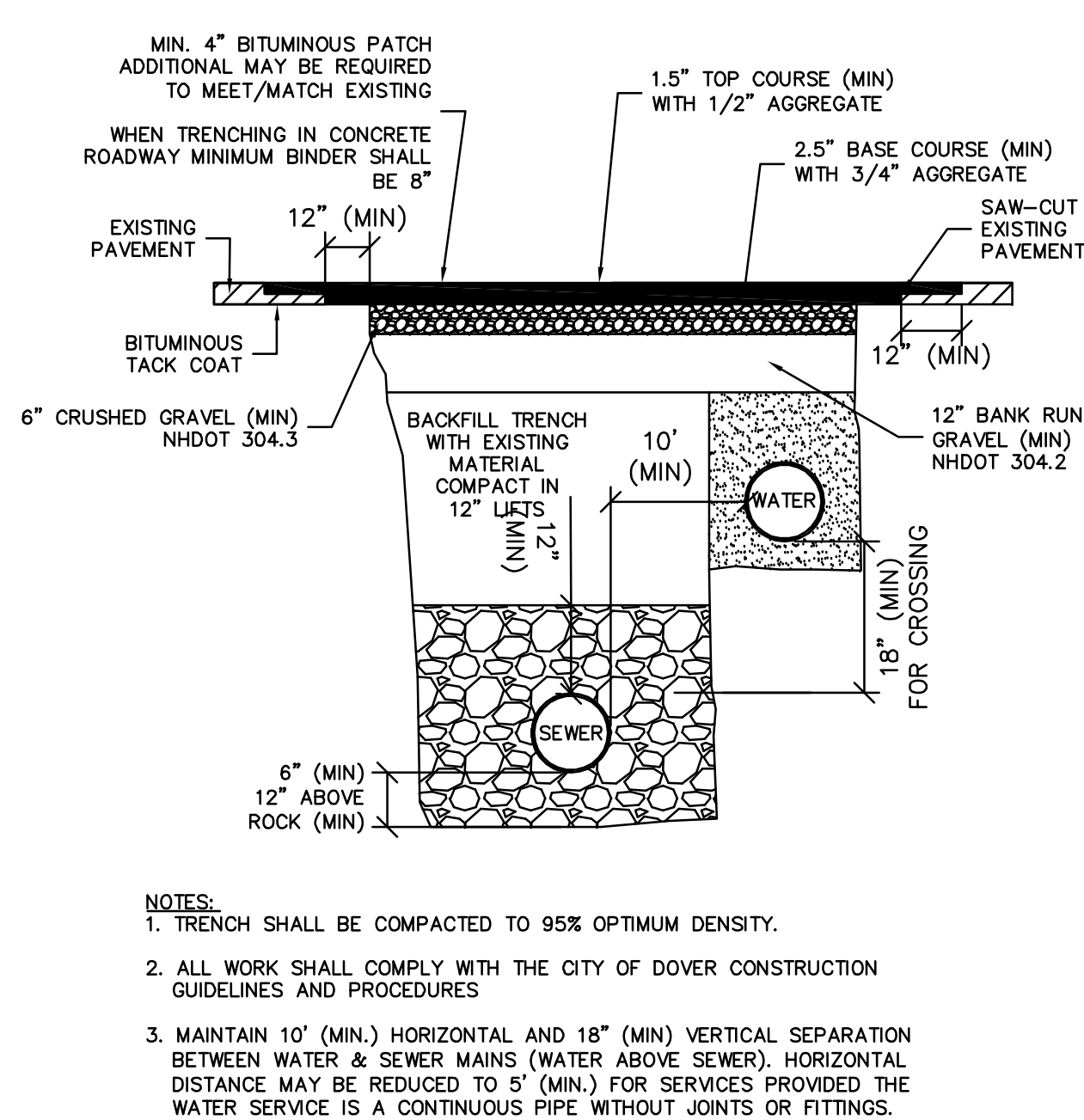
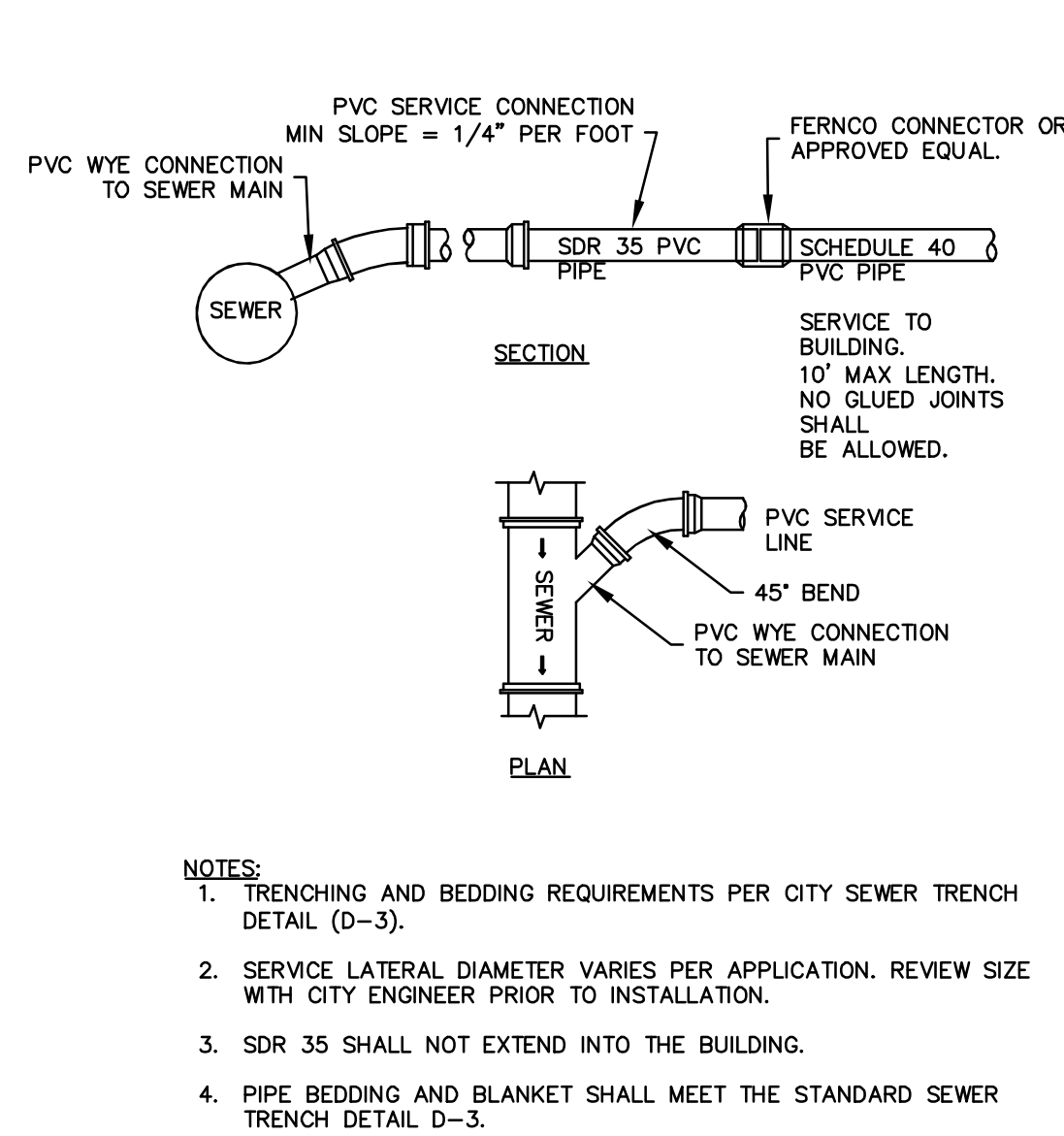
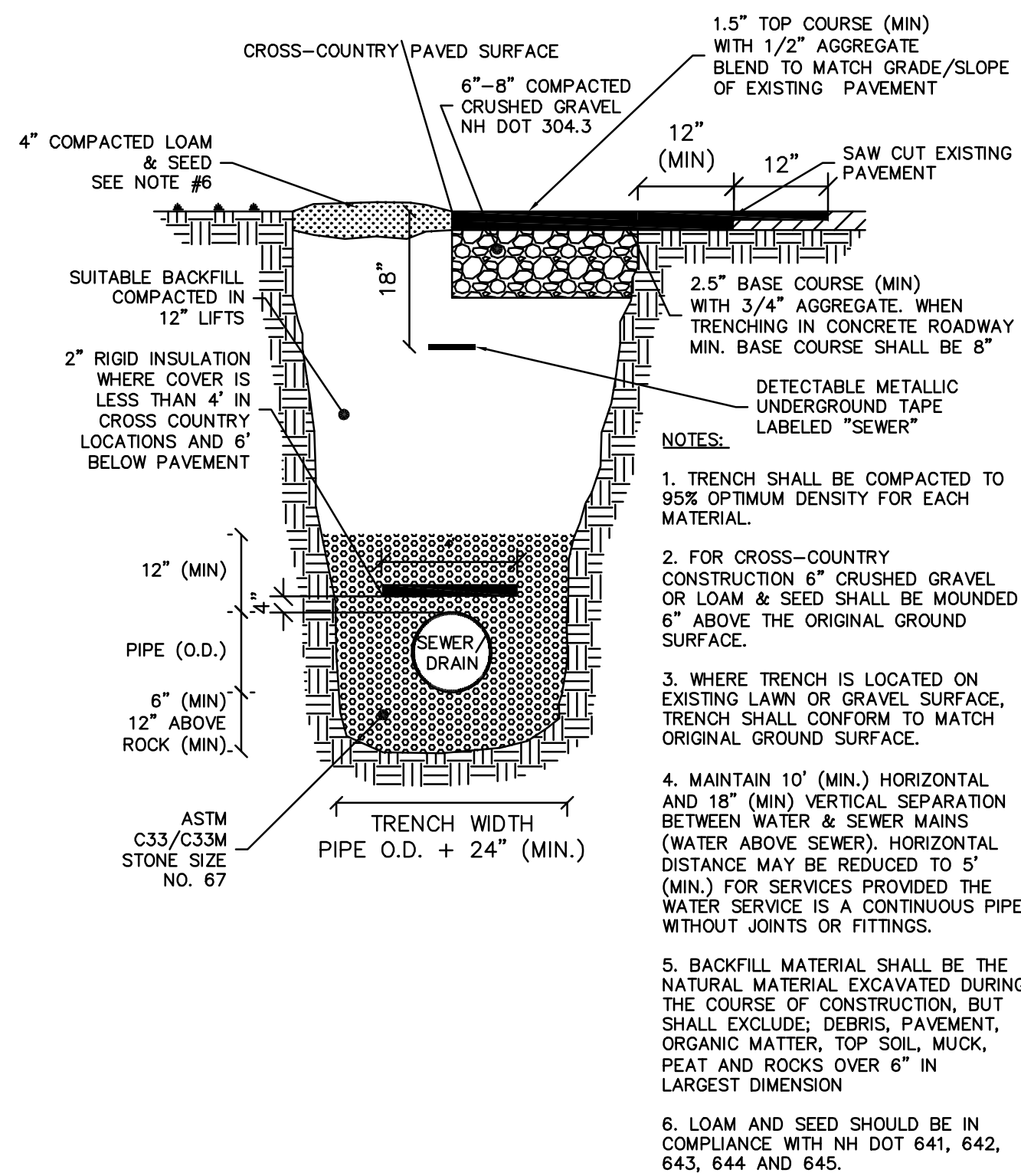
BIORETENTION SYSTEM DESIGN METRICS				
ID	DESIGN PARAMETER	MIN	BIO 1	UNITS
A	SYSTEM FLOOR WIDTH		10	FT
B	SYSTEM FLOOR LENGTH		175	FT
C	BIORETENTION FOOTPRINT AREA		2,110	SF
D	WATER QUALITY VOLUME		3,894	CF
E	WQV ELEVATION		114.17	FT
F	SYSTEM FLOOR ELEVATION		113.00	FT
G	BOTTOM BSM ELEVATION		111.5	FT
H	BOTTOM STONE ELEVATION		110.0	FT
I	TOP STONE/OUTLET INVERT ELEVATION		111.25	FT
J	PONDING DEPTH BELOW LOWEST INV.		1.20	FT
K	BSM MEDIA DEPTH	18	18	IN
Li	INLET END PEA GRAVEL DEPTH		6	IN
Lo	OUTLET END PEA GRAVEL DEPTH	3	3	IN
Mi	INLET END CRUSHED STONE DEPTH		12	IN
Mo	OUTLET END CRUSHED STONE DEPTH	14	15	IN
N	SUBDRAIN DEPTH ABOVE BOTTOM	4	4	IN
O	PERFORATED SUBDRAIN DIAMETER	6	6	IN

BIORETENTION SYSTEM DESIGN METRICS				
ID	DESIGN PARAMETER	MIN	BIO 1	UNITS
P	RISER PIPE DIAMETER	6	12	IN
Q	OUTLET PIPE DIAMETER	6	12	IN
R	INFLOW PIPE DIAMETER		N/A	IN
S	PERFORATED SUBDRAIN LENGTH		8	FT
T	OUTLET PIPE LENGTH		40	FT
U	INFLOW PIPE LENGTH		N/A	FT
V	SLOPE GRADE (RUN PER 1ft RISE)		3	FT
W	ROCK APRON WIDTH		5	FT
X	ROCK APRON LENGTH		10	FT
Y	SMOOTH LINED HDPE PIPE DIAMETER		6	IN
Z	PVC LINER SLOPE		0.32	%
AA	OUTLET PIPE SLOPE		0.63	%
BB	CLEAN-OUT RISER DIAMETER		6	IN
CC	CLEAN-OUT RISER ELEVATION		114.25	FT
DD	PVC LINER GAP	0.1*B	17.5	FT
EE	OUTLET PIPE ORIFICE DIAMETER		1.25	IN
FF	RISER ELEVATION		114.20	FT
GG	TOP OF BERM		115.10	FT

BIORETENTION BASIN W/ISR
NOT TO SCALE

NOTES:

1. FOR FULL BIORETENTION STORMWATER SYSTEM SPECIFICATIONS, PLEASE REFER TO THE UNH STORMWATER CENTER'S BIORETENTION SPECIFICATIONS PUBLICATION, DATED FEBRUARY 2017, FOUND AT:
https://www.unh.edu/unhsc/sites/default/files/media/unhsc_bsm_spec_2-28-17_0.pdf
 2. SYSTEM FOOTPRINT NEED NOT BE RECTANGULAR, ANY SHAPE IS POSSIBLE. THESE DETAILS USE THE RECTANGULAR SHAPE AS AN EXAMPLE.
 3. THESE DETAILS ARE NOT TO SCALE; FOR DIMENSIONS AND SPECIFICATIONS, REFERENCE EACH LETTER TO THE TABLE OF METRICS.
 4. BIORETENTION SOIL MIX SHALL NOT BE PLACED UNTIL AFTER ENGINEERING APPROVAL AND INSPECTION OF SUBGRADE.
 5. BIORETENTION SYSTEM IS RECOMMENDED TO HAVE PRETREATMENT (FOREBAY, SWALE, OR OTHER APPROVED STRUCTURE). PRETREATMENT IS REQUIRED FOR PROJECTS REQUIRING ALTERATION OF TERRAIN (AOT) PERMITTING.
 6. PLANT THE SYSTEM AS SPECIFIED; AT A MINIMUM, SEED THE SYSTEM FLOOR AND SIDE SLOPES WITH RYE GRASS MIXTURE CONTAINING PERENNIAL AND WINTER RYES, AT A RATE SPECIFIED BY THE MANUFACTURER. STABILIZE THE SLOPES WITH STRAW TO A DEPTH OF 1".
 7. GENERAL CONSTRUCTION GUIDELINES:
 - 7.1. VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, ASPHALT/CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, SOLID WASTE, OR ACID HAS BEEN DEPOSITED IN PLANTING SOIL (BIORETENTION MEDIA OR LOAM ON SIDE SLOPES).
 - 7.2. PROCEED WITH PLACEMENT OF ANY SUBSURFACE MATERIALS ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
 - 7.3. COMPACT EACH BLENDED LIFT OF BIORETENTION SOIL MEDIA TO 75% OF MAXIMUM STANDARD PROCTOR DENSITY ACCORDING TO ASTM D698.
 - 7.4. GRADE SOIL MEDIA TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
 - 7.5. LIGHTLY COMPACT FINISHED FLOOR ELEVATION AND FINISHED SLOPES USING THE BUCKET OF AN EXCAVATOR, NON-MOTORIZED ROLLER, HAND TAMP, OR OTHER MEANS, THEN ROUGHEN SURFACE WITH A RAKE TO LOOSEN SOILS BEFORE SEEDING.
 - 7.6. DO NOT COMPACT THE SUBGRADE AT THE BOTTOM OF EXCAVATION UNLESS PERMEABILITY EXCEEDS 1×10^{-5} cm/s
 8. BIORETENTION SOIL MEDIA (BSM) MIXTURE SPECIFICATIONS:
 - 8.1. STICKS AND ROOTS SHOULD BE MINIMIZED IN THE BSM MIXTURE, AND PREFERABLY LIMITED TO NOTHING LARGER THAN 4.76 mm (0.187 in).
 - 8.2. DEBRIS AND OTHER FOREIGN MATERIALS SHOULD BE MINIMIZED.
 - 8.3. ORGANIC MATTER SHOULD MAKE UP A MINIMUM OF 3% BY VOLUME AND A MAXIMUM 8% BY VOLUME OF THE BSM.
 - 8.4. BSM MIXTURE SHOULD HAVE A SOIL REACTION pH OF 6 TO 7.
 - 8.5. CATION EXCHANGE CAPACITY (CEC) OF BSM SHOULD BE A MINIMUM OF 10 meq PFR 100 ml AT A pH OF 7.0.
 9. IF BSM IS PURCHASED FROM A MANUFACTURER, BSM MIXTURE SHALL NOT CONTAIN THE FOLLOWING:
 - 9.1. UNACCEPTABLE MATERIALS: CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS,
 - 9.2. CEMENT, PLASTER, BUILDING DEBRIS, ASPHALT, BRICKS, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, ACID, SOLID WASTE, OR OTHER EXTRANEOUS MATERIALS THAT ARE HARMFUL TO PLANTS.
 - 9.3. UNSUITABLE MATERIALS: STONES, ROOTS, PLANTS, SOD, CLAY LUMPS, OR POCKETS OF COARSE SAND THAT EXCEEDS A COMBINED MAXIMUM OF 5% BY DRY WEIGHT OF THE MANUFACTURED SOIL.
 - 9.4. LARGE MATERIALS: STONES, CLODS, ROOTS, CLAY LUMPS EXCEEDING 0.187 in (4.76 mm) IN ANY DIMENSION.
 - 9.5. ORGANIC SOIL AMENDMENTS:
 - 10.1. NO COMPOST SHOULD BE USED IN THE PLANTING MIX (USED ON THE SIDE SLOPES AND SURROUNDING AREA) UNLESS SPECIFIED BY THE ENGINEER.
 - 10.1. SPHAGNUM PEAT: PARTIALLY DECOMPOSED SPHAGNUM PEAT MOSS, FINELY DIVIDED OR OF GRANULAR TEXTURE WITH 100% PASSING THROUGH A 1/2-in (13 mm) SIEVE, WITH A pH OF 3.4 TO 4.8.
 - 10.2. WOOD DERIVATIVES: SHREDDED WOOD, WOOD CHIPS, GROUND BARK, OR WOOD WASTE; OF UNIFORM TEXTURE AND FREE OF STONES, STICKS, SOIL, OR TOXIC MATERIAL.
 11. THE CRUSHED STONE LAYER SHOULD CONSIST OF AASHTO #5 STONE (3/4-in).
 12. THE VOLUME OF WATER CONTAINED ABOVE THE BSM ELEVATION AND BELOW THE HIGH FLOW SPILLWAY IS STATISTICALLY DESIGNED TO HOLD A SPECIFIC RUNOFF VOLUME.



TRELLEBORG PIPE SEALS



Kor-N-Seal® I Stainless Steel Wedge Connector (WS Series)

Installation Instructions

CONNECTOR INSTALLATION

1. Check to be sure the Stainless Steel Waveband® is properly located in Connector groove.
2. Inspect the inside surface of the cored/formed hole. If there is porosity or wire-to-concrete separation, use patching or hydraulic cement to smooth the surface.
3. Insert Connector Assembly into hole with Wedge Expander at top of hole.
4. Position Connector so it is square to manhole both vertically and horizontally.
5. Tighten Wedge Expander using 1/2" socket wrench to 12 foot pounds.
6. Retorquing prior to shipment is recommended but not required.

Note if Vacuum Testing

Testing should be done prior to backfilling so that leaks can be easily located and repaired.

All lift holes need to be plugged with a nonshrinking mortar.

Plug all pipes entering the manhole, taking care to securely brace the pipes and plugs.

Patented Waveband technology "captures" the rubber between itself and the concrete, creating a more effective seal.



PIPE INSTALLATION

1. Be sure sealing area of pipe is smooth and free of defects. Repair if needed.
2. Center pipe in Connector opening. (Pipe must not rest on Connector Korbard).
3. Position the Pipe Clamp in the Connector's Pipe Clamp groove with the screw at the top.
4. Tighten the Pipe Clamp screw to 60 inch pounds with a Handle Torque Wrench, P/N 80090

Note:

On minimum pipe O.D. installations, tension the rubber under the pipe clamp by lifting the rubber toward pipe clamp screw housing by hand. This will help prevent the rubber from wrinkling or folding over during tightening of hose clamp. Application of a very small amount pipe lube on the pipe clamp track will allow the pipe clamp to slide on the rubber and improve the performance of the hose clamp. Make sure to torque all screw locations on the pipe clamps.

Caution:

Do not use an impact wrench for installation.

All pipe stubs must be restrained

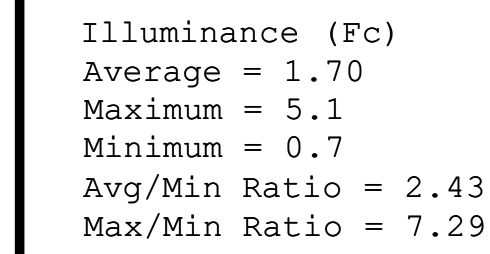
Adapters are required when using Corrugated Pipe. Refer to the Corrugated Pipe Adapter Data Sheet for more information.

Check calibration of torque limiters monthly

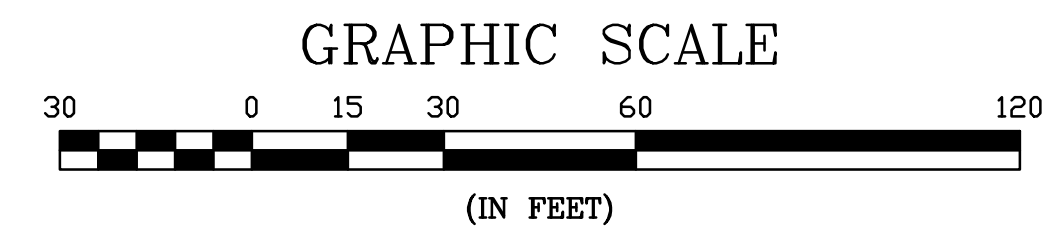
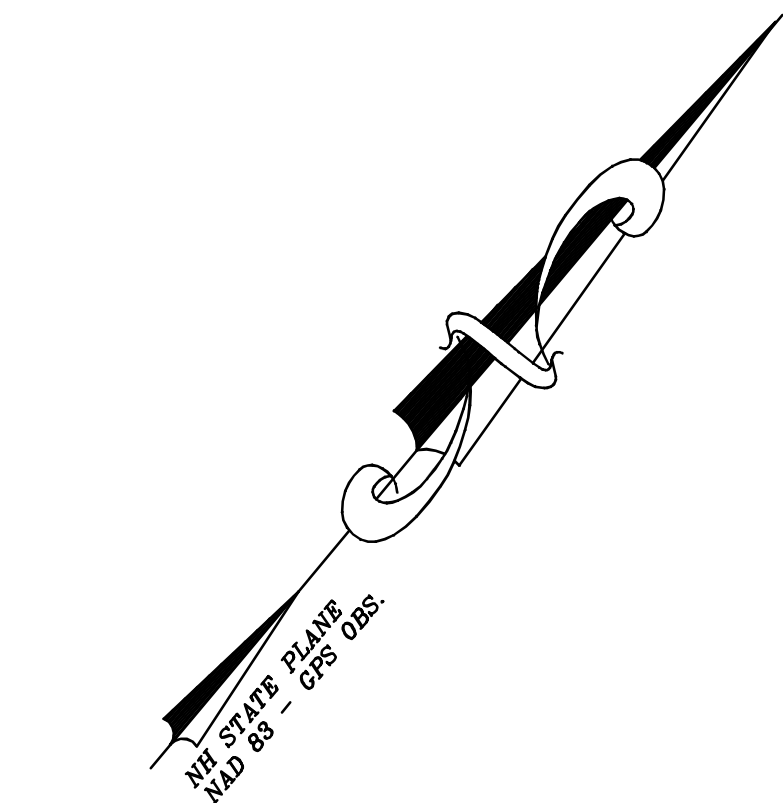
Torque limiters are available for connectors that can be used with cordless drills and hand or air ratchets.

Call 800-626-2180 for information.

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Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Description	Tag
⌚	1	#1	Single	EXISTING HID COMMERCIAL WALL LIGHT	MOUNTED 11FT 10IN AFG
⌚	1	#10	Single	EXISTING LED COMMERCIAL WALL LIGHT	MOUNTED 12FT 10IN AFG
⌚	1	#15	Single	EXISTING LED COMMERCIAL WALL LIGHT	MOUNTED 14FT 9IN AFG
⌚	1	#16	Single	EXISTING LED COMMERCIAL WALL LIGHT	MOUNTED 9FT 6IN AFG
⌚	1	#19	Single	EXISTING LED COMMERCIAL WALL LIGHT	MOUNTED 7FT 4IN AFG
⌚	1	#20	Single	EXISTING LED COMMERCIAL WALL LIGHT	MOUNTED 14FT 4IN AFG
⌚	1	#21	Single	EXISTING HID COMMERCIAL WALL LIGHT	MOUNTED 15FT 3IN AFG
⌚	1	#22	Single	EXISTING LED COMMERCIAL WALL LIGHT	MOUNTED 12FT 2IN AFG
⊕	2	#5	Single	EXISTING RESIDENTIAL SECURITY FLOOD LIGHT	MOUNTED 7.5' AFG
⌚	1	#7	Single	EXISTING LED COMMERCIAL WALL LIGHT	MOUNTED 14FT 10IN AFG
⌚	4	W1	Single	WPSLS-1L-30-CXX	WALL MOUNTED 8.5' AFG
⌚	7	W2	Single	XWS-LED-3L-SIL-FT-UNV-30-70CRI-CXX	WALL MOUNTED 12' AFG
⌚	1	W3	Single	EOF1MV3KBZPAC	ABOVE DOOR



LIGHTING PLAN

**16 INDUSTRIAL PARK, LLC
340 CENTRAL AVENUE
DOVER, NH 03820**

**14,560 SF LIGHT
INDUSTRIAL/COMMERCIAL &
6,200 SF WAREHOUSE ADDITION
14 INDUSTRIAL PARK ROAD
DOVER, NH 03820**

17

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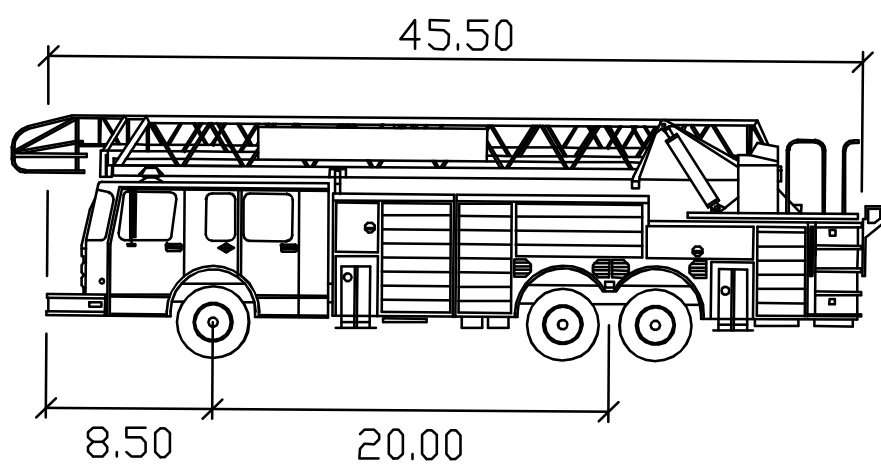
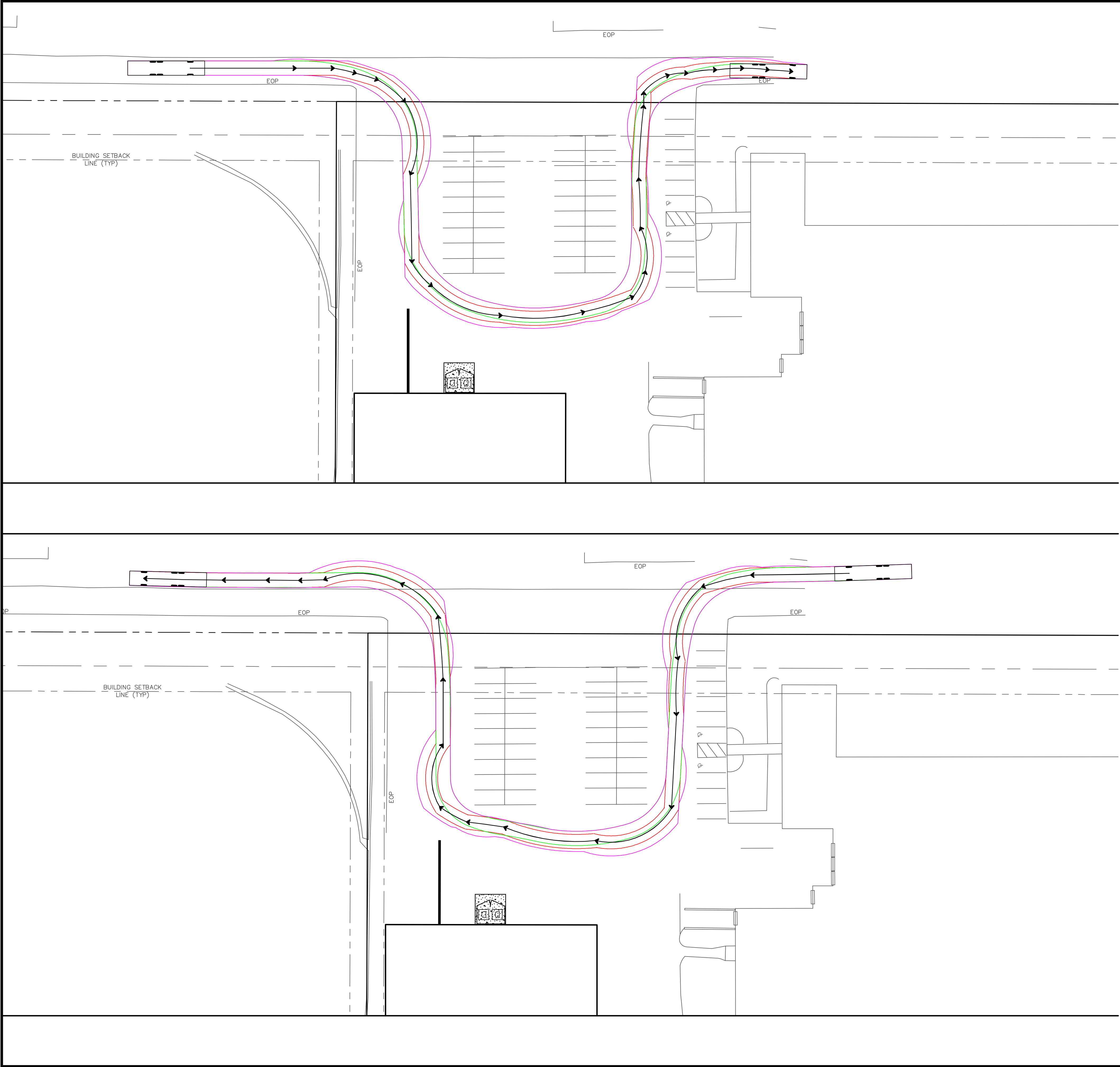
CNE

CIVILWORKS NEW ENGLAND



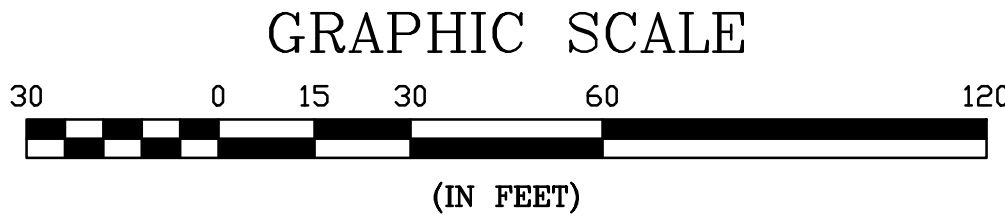
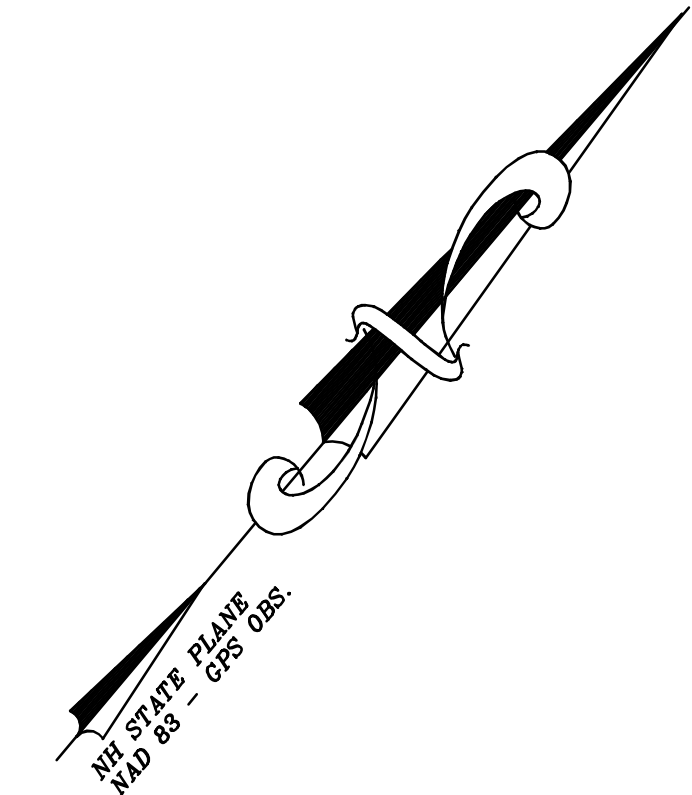
CNE & UNDERGROUND ENGINEERS

181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443



Dover ladder

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 44.0



PLANNING FILE NO.: SITE-2025-0017

DOVER LADDER TRUCK MOVEMENT PLAN

14,560 SF LIGHT INDUSTRIAL/COMMERCIAL & 6,200 SF WAREHOUSE ADDITION
14 INDUSTRIAL PARK ROAD
DOVER, NH 03820

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

DATE: 10-2-25
SCALE: 1" = 30'
DRAWN BY: WEJ
DESIGN BY: JRG
APPROVED BY: SJH
PROJECT NO: 25114
FILE: SITE.dwg

NO.

1

PER TRC COMMENTS

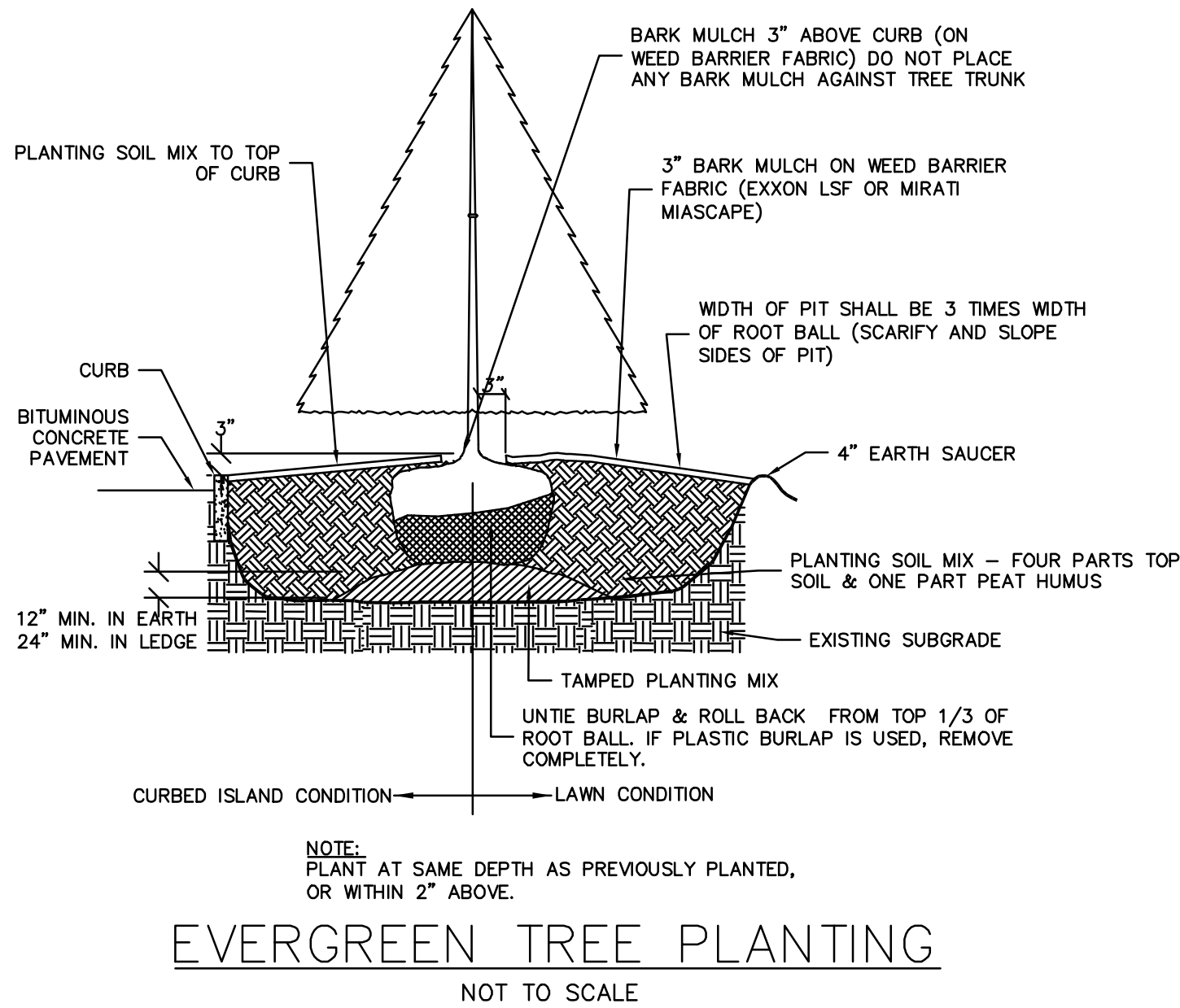
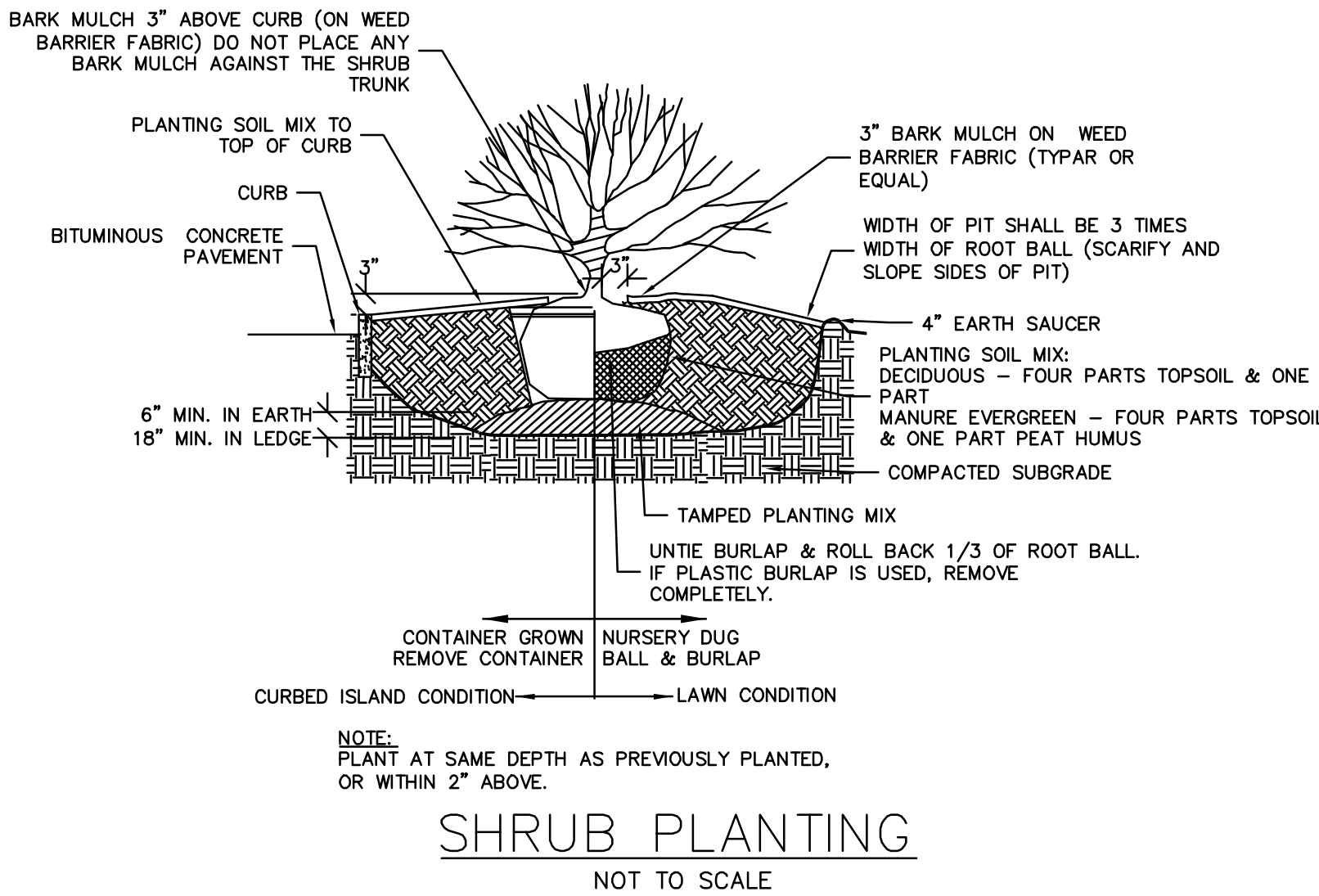
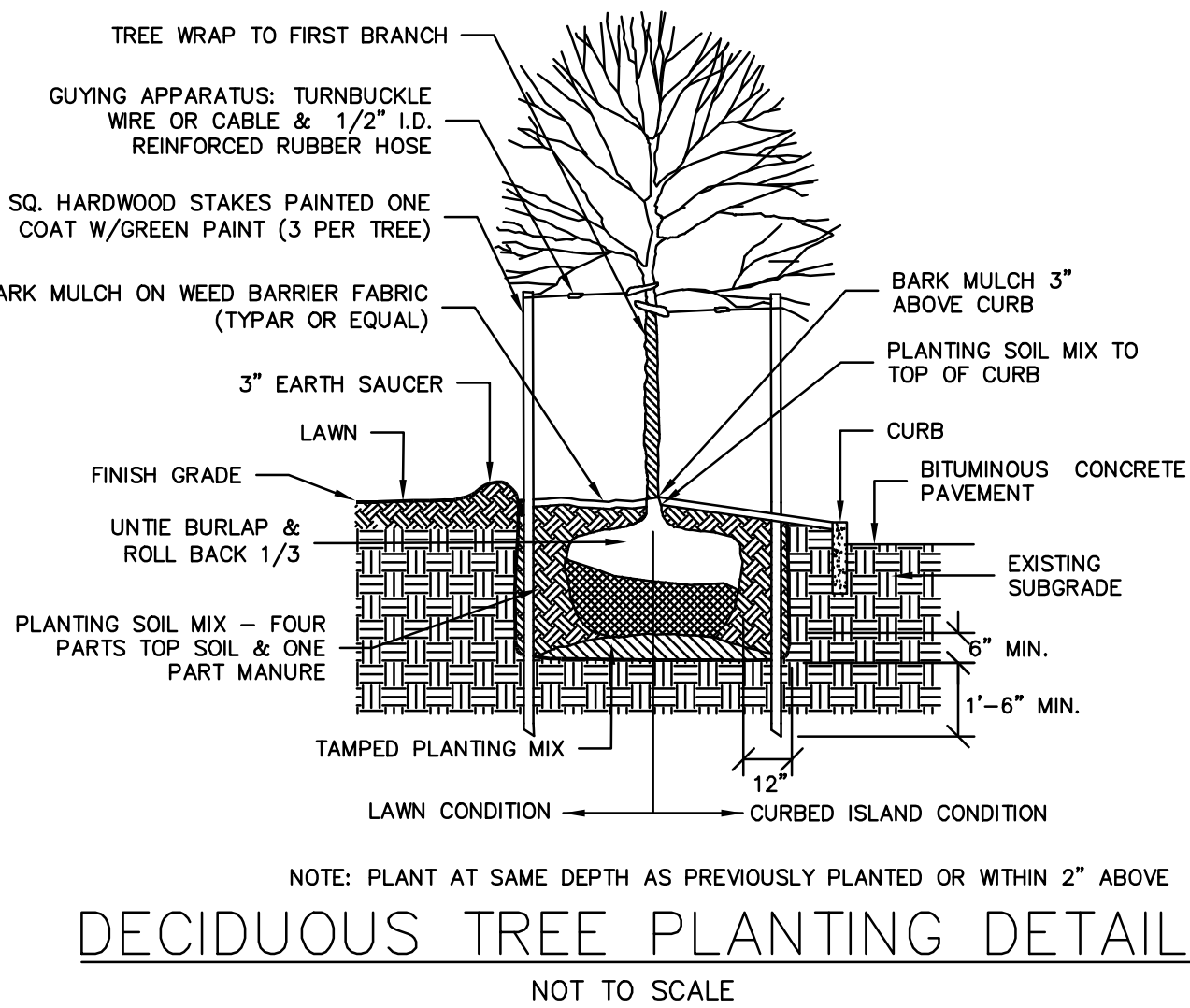
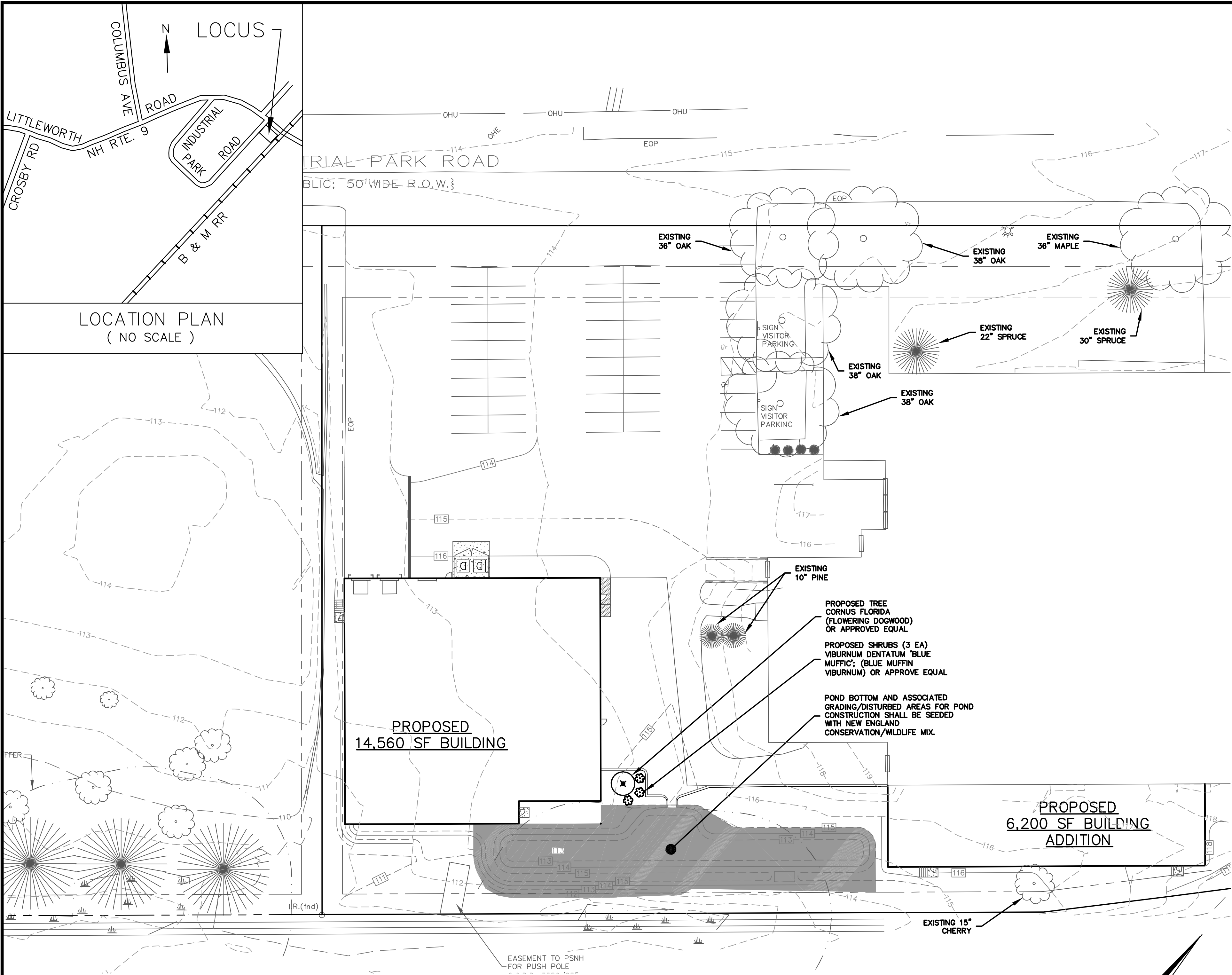
REVISION

APPD

DATE

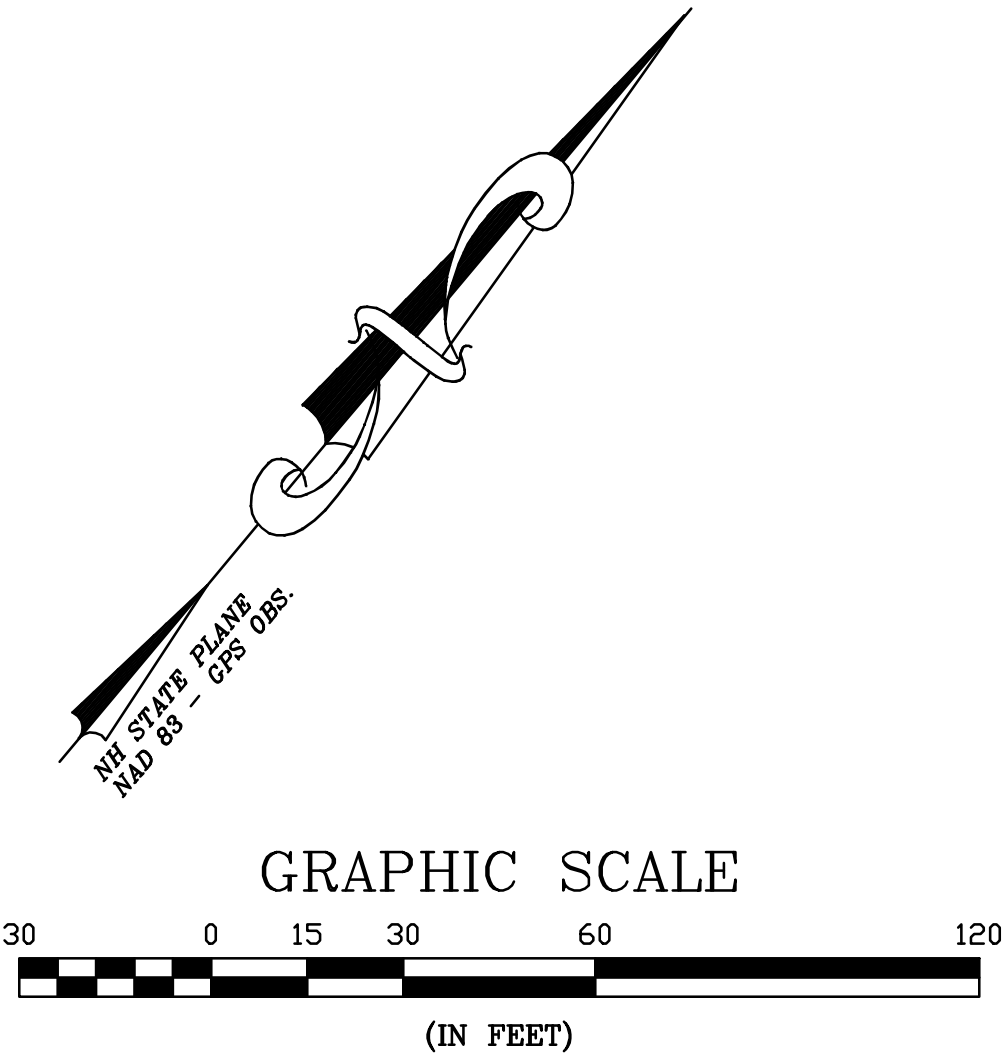
NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND
CHIL WATERTOWN ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443



- PLANTING NOTES:**
1. ALONG PERIMETER OF PARKING LOT TREES SHALL BE PLANTED AT 35 FEET ON CENTER WITHIN THE BUFFER AREA REQUIRED BY §153-17C.
 - A. TREES MUST BE TOLERANT TO CLIMATIC WEATHER CONDITIONS OF DOVER AND SHALL BE A MINIMUM CALIPER OF 2.5-3 INCHES (MEASURED AT FOUR FEET ABOVE GRADE LEVEL).
 - B. TREES SHALL CONSIST OF DECIDUOUS AND/OR EVERGREEN SHADE TREES.
 - C. TREES SHALL BE SALT- AND DROUGHT- TOLERANT, NATIVE OR NONINVASIVE SPECIES, AND HAVE A STRUCTURE AND GROWTH FROM WHICH PREVENTS THEM FROM OBSTRUCTING SIDEWALKS AND WALKWAYS. FLOOD-TOLERANT PLANTS SHALL BE USED IN DRAINAGE SWALES.
 2. SHRUBS SHALL BE PLANTED BETWEEN THE TREES AT FIVE FEET ON CENTER.
 - A. SHRUBS SHALL BE A MIX OF DECIDUOUS AND EVERGREEN SPECIES TOLERANT TO CLIMATIC CONDITIONS OF DOVER.
 - B. SHRUBS SHALL HAVE A MINIMUM HEIGHT OF TWO FEET AT TIME OF PLANTING.
 3. TREES PLANTED ALONG STREET SHALL USE THE 10-20-30 RULE (NO MORE THAN 10% OF TREES SHALL BE OF SAME SPECIES, NO MORE THAN 20% OF TREES IN THE SAME GENUS, AND NO MORE THAN 30% IN THE SAME FAMILY).

- NOTES:**
1. THE SITE SHALL RECEIVE 6" LOAM & SEED ON ALL DISTURBED AREAS UNLESS NOTED.



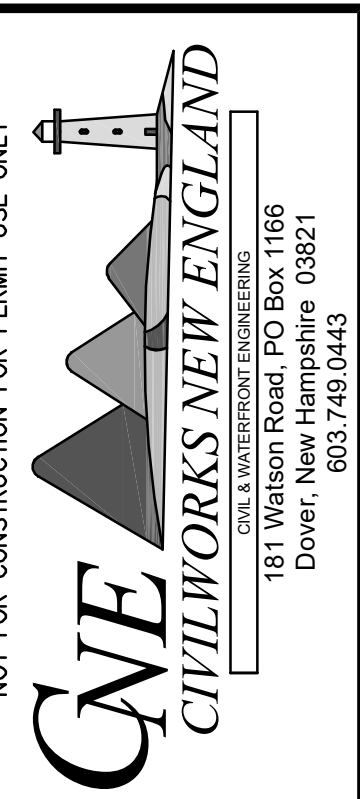
NEW ENGLAND WETLAND PLANTS, INC.
14 Pearl Lane South Hadley, MA 01075
PHONE: 413-548-8000 FAX 413-549-4000
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Conservation/Wildlife Mix

Botanical Name	Common Name	Indicator
<i>Elymus virginicus</i>	Virginia Wild Rye	FACW
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Andropogon gerardi</i>	Big Bluestem	FAC
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Chamaecrista fasciculata</i>	Partridge Pea	FACU
<i>Desmodium canadense</i>	Showy Tick Trefoil	FAC
<i>Asclepias tuberosa</i>	Butterfly Milkweed	NI
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Eupatorium purpureum (Eutrochium maculatum)</i>	Purple Joe Pye Weed	FAC
<i>Rudbeckia hirta</i>	Black Eyed Susan	FACU
<i>Aster pilosus (Symphoricarichum pilosum)</i>	Heath (or Hairy) Aster	UPL
<i>Solidago juncea</i>	Early Goldenrod	

The New England Conservation/Wildlife Mix provides a permanent cover of grasses, wildflowers, and legumes for both good erosion control and wildlife habitat value. The mix is designed to be a no maintenance seeding, and is appropriate for cut and fill slopes, detention basin side slopes, and disturbed areas adjacent to commercial and residential projects. New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.

PLANNING FILE NO.: SITE-2025-0017



DATE	SCALE	DRAWN BY	DESIGN BY	APPROVED BY	PROJECT NO.	FILE	PER TRC COMMENTS	REVISION	APP'D	DATE
10-2-25	1" = 30'	WEJ	JRG	BYSLH	25114	SITE.dwg	1			

LANDSCAPE PLAN

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

14,560 SF LIGHT INDUSTRIAL/COMMERCIAL & 6,200 SF WAREHOUSE ADDITION
14 INDUSTRIAL PARK ROAD
DOVER, NH 03820

L-1