

CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Conference Room, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Thursday, January 22, 2026**
Meeting Time: **10:30 AM**

1. Site Plan for Mechanic Street Realty Trust, Assessor's Map 24, Lot 101, zoned CBD-G,
located at 9 11 Mechanic Street. (Proposal is to construct an 8,750 s.f., five (5) story mixed-use
building, with commercial space on the first floor.) (SITE-2025-0003)
[This item was previously heard by the Planning Technical Review Committee on November 6, 2025.]



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

Plan Type: Site Plan - Major
Work Class: New Construction
Status: Fees Due
Valuation: \$0.00

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

App Date: 04/03/2025
Exp Date: NOT AVAILABLE
Completed: NOT COMPLETED
Approval Expire Date:

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

Parcel: 24101-000000	Main	Address: 9-11 Mechanic St Dover, NH	Main	Zone: CBD-G(Central Business District - General)
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Owner Benjamin Lagere 23A Middle Street Newburyport, MA 01950 Mobile: (603) 490-5085	Engineer Benjamin Osgood 130 Main Street Suite 202 Suite 202 Salem, NH 03079 Home: (978) 435-1324 Business: (978) 208-1768 Mobile: (978) 435-1224	Applicant Benjamin Lagere 23A Middle Street Newburyport, MA 01950 Mobile: (603) 490-5085
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Plan Custom Fields

Total2	9645	Total3	4939	Total	0
Total5	0	Total4	0	Total6	9
Total7	0	Total9	1696	Total8	9645
Street Classification Type	Municipal	Recording Number		Net Change in # Parking Spaces (+/-)	
Water Service	Municipal	Sewer Service	Municipal	Deed Book	5230
Total Acres (GIS)	0.16	Deed Page	281	Total SQFT	6969.6
Deed Date		Proposed Property Use	Mixed use commercial/residential	Area of Parcel to be Developed (SQFT)	7169
Number of Parking Spaces Existing	2	Number of Parking Spaces Proposed	9	Number of Employees Total	3
Number of Employees in Max Shift	3	Distance to City Water	20	Distance to City Sewer	18
Type of Building to be Built	mixed use commercial residential.	Estimated Construction Value	3000000.00	Refuse Removal	Private
Is there an existing Conservation Easement?	No	Existing Conservation Easement Details		Total of Impact Fees to be Assessed	0.00
TotalImpactFeeSDTOD	0.00	Sub Total Residential	0.00	TotalImpactFeeTHTOD	0.00
TotalImpactFee23FTOD	0.00	TotalImpactFeeA4TOD	0.00	TotalImpactFeeMHTOD	0.00
TotalImpactFeeADUTO	0.00	TotalImpactFeeAONRT	0.00	TotalImpactFeeAR55T	0.00
D		OD		D	
TotalImpactFeeAR62T	0.00	TotalImpactFeeRIRCT	0.00	Sub Total	0.00
D		D		Non-Residential	
TotalImpactFeeOCSTO	0.00	TotalImpactFeeITWCT	0.00	TotalImpactFeeNHALT	0.00
D		D		D	
TotalImpactFeeOIUTOD	0.00	TotalImpactFeeAFAOT	0.00		
		OD			

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Benjamin_Osgood_4/3/2025.jpg	04/03/2025 15:27	Osgood, Benjamin		Uploaded via CSS
2025.04.24_PlanningTechnicalReviewCommittee.Agenda.pdf	04/07/2025 13:44	Blonigen, Rachel		TRC Agenda
2025.04.24_PlanningTechnicalReviewCommittee.9-11	05/12/2025 15:05	Blonigen, Rachel		Final TRC Minutes

PLAN SNAPSHOT REPORT (SITE-2025-0003)

Mechanic_SITE-2025-0003.pdf

2025.09.25_PlanningTechnicalReviewCommittee.Agenda.pdf	09/04/2025	14:23	Blonigen, Rachel	TRC Agenda
2025.09.25_PlanningTechnicalReviewCommittee.Agenda.Cxl.pdf	09/24/2025	13:08	Blonigen, Rachel	Cancelled TRC Agenda
2025.11.06_PlanningTechnicalReviewCommittee.Agenda.Rev.pdf	10/27/2025	12:15	Blonigen, Rachel	Revised TRC Agenda
2025.11.06_PlanningTechnicalReviewCommittee.9-11	11/10/2025	12:32	Blonigen, Rachel	Draft TRC Minutes
Mechanic_SITE-2025-0003.pdf				
2026.01.22_PlanningTechnicalReviewCommittee.Agenda.pdf	01/13/2026	9:55	Blonigen, Rachel	TRC Agenda

Note	Created By	Date and Time Created
1. Resubmit for 2nd TRC	Rachel Blonigen	05/12/2025 15:05
2. TRC Meeting scheduled for 09/25/2025 was cancelled will be rescheduled for another date TBD- RLB	Rachel Blonigen	09/24/2025 13:06
3. access concerns unresolved- Erin e mailed	Jim Maxfield	10/30/2025 9:14

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

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

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

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

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

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

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	In Review	01/13/2026	01/21/2026		No	No

PLAN SNAPSHOT REPORT (SITE-2025-0003)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	In Review	01/13/2026	02/10/2026	
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Semprini, Jillian	In Review	01/13/2026	01/21/2026	
Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Requires Re-submit	04/23/2025	05/21/2025	04/25/2025	Yes	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Mavrogeorge, Kenneth	Requires Re-submit	04/23/2025	05/21/2025	04/25/2025
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Edgecomb, Makayla	Requires Re-submit	04/23/2025	05/21/2025	04/25/2025
Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	In Review	01/13/2026	01/21/2026		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	In Review	01/13/2026	02/10/2026	
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	In Review	01/13/2026	01/21/2026	
Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Requires Re-submit	04/23/2025	05/21/2025	04/25/2025	Yes	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Requires Re-submit	04/23/2025	05/21/2025	04/25/2025
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	Requires Re-submit	04/23/2025	05/21/2025	04/23/2025
Comments: 1) Common driveway for site access of 12' appears to be narrow for vehicular ingress/egress. 2) Common driveway appears to create a blind corner at the CD corner of the proposed structure. 3) Clarify if the rear parking is limited to residents only. 4) Edit "handicap" to "accessible" throughout the plan set. Coordinate the site with elevation plan to show front accessible ramp. 5) Plan set shall indicate the distance from boundary lines to proposed structure. 6) Elevation plans appear to indicate unprotected openings (windows) within 3' from the band D side of the proposed structure. Remove windows for compliance with IBC. 7) Structures less than 10' from the property boundary shall have a fire resistive rating. Plan set shall indicate how this is achieved in accordance w/ IBC standards. 8) With overhead power lines limiting access along the street side and without access to sides B, C, and D indicate how compliance with IBC is achieved for building height and area.						
Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	In Review	01/13/2026	01/21/2026		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	In Review	01/13/2026	01/21/2026	
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic	Police	Mitrushi, Alex	In Review	01/13/2026	01/21/2026	
Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Requires Re-submit	04/23/2025	05/21/2025	04/25/2025	Yes	Yes

PLAN SNAPSHOT REPORT (SITE-2025-0003)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic	Police	Speidel, Marn	Requires Re-submit	04/23/2025	05/21/2025	04/25/2025
Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.2	Requires Re-submit	09/04/2025	09/17/2025	09/24/2025	Yes	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Requires Re-submit	09/04/2025	10/02/2025	09/24/2025
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Mavrogeorge, Kenneth	Requires Re-submit	09/04/2025	09/17/2025	09/24/2025
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	Requires Re-submit	09/04/2025	10/02/2025	09/24/2025
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Requires Re-submit	09/04/2025	09/17/2025	09/24/2025
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	Requires Re-submit	09/04/2025	09/17/2025	09/04/2025
Comments: 1)There does not appear to be revised plans submitted. 2) Access remains a major concern						
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic	Police	Speidel, Marn	Requires Re-submit	09/04/2025	09/17/2025	09/24/2025
Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.3	In Review	10/27/2025	11/05/2025		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Approved	10/27/2025	11/24/2025	12/03/2025
Comments: No further comments						
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Semprini, Jillian	In Review	10/27/2025	11/05/2025	
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	In Review	10/27/2025	11/24/2025	
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	In Review	10/27/2025	11/05/2025	
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	Requires Re-submit	10/27/2025	11/05/2025	10/30/2025
Comments: 1) Site access and compliance with NFPA 1 items have not been addressed in revision						
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic	Police	Mitrushi, Alex	In Review	10/27/2025	11/05/2025	

PLAN SNAPSHOT REPORT (SITE-2025-0003)

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		04/04/2025 14:31	
Confirm application complete v.1	Generic Action		04/04/2025 14:32
Technical Review Committee Meeting Agenda v.1	Task	04/04/2025 14:31	04/23/2025 11:20
Land Use Plan Technical Review v.1	Receive Submittal	01/13/2026 0:00	
Land Use Plan Technical Review v.1	Receive Submittal	04/23/2025 0:00	04/25/2025 11:45
Land Use Plan Technical Review v.2	Receive Submittal	09/04/2025 0:00	09/24/2025 13:05
Land Use Plan Technical Review v.3	Receive Submittal	10/27/2025 0:00	
Technical Review Committee Meeting v.1	Hold Meeting	10/27/2025 13:01	01/13/2026 9:57
Technical Review Committee Meeting v.1	Hold Meeting	01/13/2026 9:58	
Technical Review Committee Meeting v.1	Hold Meeting	09/04/2025 11:44	09/24/2025 13:06
Planning Board v.1			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Plan Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Plan Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Land Use Plan Stamped and Signed v.1	Generic Action		
Recording v.1	Task		
Document Archival v.1	Generic Action		
Internal Notification of Plan Completion v.1	Generic Action		
Building Official Notifies Address v.1	Generic Action		
Pre-Con Meeting v.1	Hold Meeting		
Create/Link to Records v.1			
Create / Link to Permit - Building Major v.1	Create Sub Permit		
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit		



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: July 1, 2021]

Office Use Only

Project #: _____

Date Received: _____

Amount Paid: _____

Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: BENJAMIN T. LAGARE, TRUSTEE Telephone # 603-490-5085
MECHANIC STREET REALTY TRUST

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

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

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

Address of Property Owner: SAME

PROPERTY INFORMATION

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

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

Zoning District(s) CBD SUBDISTRICT G Overlay District(s) _____

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

Existing Use of Property: MULTI FAMILY RESIDENTIAL

SITE PLAN INFORMATION

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

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

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

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

Number of Parking Spaces: Existing 2 Proposed 9

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

Number of Employees Total: _____ In Maximum Shift: _____

Disposition of Parcel:

Building Setbacks:

Building Footprint 1696 sq. ft.

Front Yard 5 ft.

Total Building Area 9,645 sq. ft.

Rear Yard 69.55 ft.

Paved Area 3,277 sq. ft.

Side Yard: Right 1.57 ft. Left 0.82 ft.

City Water? ☒ Yes ___ No How far is city water from the property? _____City Sewer? ☒ Yes ___ No How far is city sewer from the property? _____**TRANSFER OF DEVELOPMENT RIGHTS INFORMATION**

Type of TRANSFER OF DEVELOPMENT RIGHT REQUEST (Check All That Apply):

☐ Residential ☐ Residential (reduced size) ☐ Industrial | ☐ Purchase ☐ Land Preservation

Relief sought (Check All That Apply):

☐ Lot Size ☐ Frontage ☐ Setback ☐ 30' Buffer ☐ Increase by _____ units

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

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

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

WAIVER REQUESTS

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

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

SURVEYOR INFORMATION

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

ENGINEER INFORMATION

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

ARCHITECT INFORMATION

Name of Architect and Company (Licensed in N.H.) N/A
Address _____ Telephone #: _____
Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) N/A
Address _____ Telephone #: _____
Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

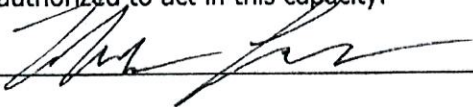
Name of Soil Scientist and Company (Licensed in N.H.) JOHN P HAYES III
Address 7 LIMESTONE WAY, NORTH HAMPTON, NH 03862 Telephone #: 603-205-4396
Professional License #: NH 087 E-mail address: _____

CONSERVATION EASEMENT HOLDER N/A

Name of Easement Holder: _____ Telephone #: _____
Address Easement Holder: _____

SIGNATURES

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

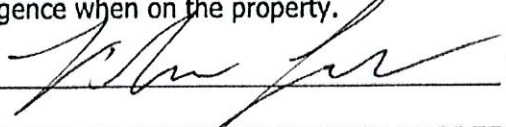
Signature of Property Owner:  Date: 4-3-25

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

Signature of Agent: _____ Date: _____

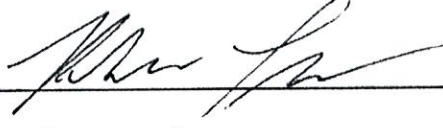
AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

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

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

I, and my successors, hereby the City of Dover or its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

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

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

CERTIFICATION OF FEES

I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule is agreed to by the applicant and the City prior to approvals being issued by the Dover Planning Board. Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.

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

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

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 24, 2023)

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

A. Plan Review Fees

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

- ☐ SUBDIVISION Application fee \$200.00 + \$150.00 x # _____ new lots created = \$ _____
- ☐ LOT LINE ADJUSTMENT Application fee \$200.00 + \$100.00 X # _____ of lots involved = \$ _____
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee \$200.00 = \$ _____
- ☐ SITE REVIEW – RESIDENTIAL Application fee \$200.00+ \$100.00 x # _____ per dwelling unit = \$ _____
- ☒ SITE REVIEW – NON-RESIDENTIAL Application fee \$200.00 + (not to exceed \$10,000)
 - ☒ New construction \$.15 sq. ft. x # 9,645 sq. ft. = 1446.75 \$ 1646.75
 - ☐ Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- ☐ MOTEL/HOTEL \$35.00 x # _____ per lodging unit = \$ _____
- ☐ CHANGE OF USE Application fee \$200.00 + (not to exceed \$5,000)
 - ☐ Existing floor spaces \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- ☐ CONDITIONAL USE PERMIT Application fee \$200.00 x # _____ per Application = \$ _____
- ☐ GRAVEL PIT/ EXCAVATIONS
 - ☐ Application fee \$50.00 = \$ _____
 - ☐ Permit fee \$75.00 = \$ _____
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee \$200.00 = \$ _____
- ☐ REQUEST FOR REZONING Application fee \$200.00 = \$ _____
- ☐ DRIVEWAY WAIVER Application fee \$200.00 = \$ _____
- ☒ **TOTAL IMPERVIOUS PAVED AREA** (for new development, roadways or additions to existing parking lots, (not to exceed \$10,000)) Application fee of \$200.00 is N/A if it is part of a Site Review or Subdivision Plan. \$200.00 + \$.07 per sq. ft. x # 4939 sq. ft. = \$ 346

SUBTOTAL PLAN REVIEW FEE = \$ 1992.75

AND

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

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

C. Foster's newspaper public notice fee \$120.00 x # 1 applications = \$ 120 -

SUBTOTAL = \$ _____

TOTAL INVOICE AMOUNT = \$ _____

PLAN REVIEW FEE COLLECTED/PAID = \$ _____

BALANCE DUE = \$ _____

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

**CITY OF DOVER SITE REVIEW
LIST OF ABUTTERS**

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS

Applicant (if different from owner):

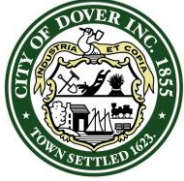
APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES– SITE-2025-0003

Application Type: Site Plan
Applicant(s): Mechanic Street Realty Trust
Owner(s): Mechanic Street Realty Trust
Location: 9-11 Mechanic Street (Assessor's Map 24, Lot 101)
Date Sent: November 6, 2025

INTENT: Proposal is to construct a five (5) story mixed-use structure, with commercial space on the first floor and nine (9) residential units throughout the building. *[This item was previously heard by the Planning Technical Review Committee on April 2, 2025.]*

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

AGENDA ITEM #: 2

ACREAGE: 0.16± ac.

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

EXISTING LAND USE: Residential

PROPOSED LAND USE: Mixed-Use

SURROUNDING LAND USE: Residential, Commercial

ZBA ACTION: None.

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

ATTENDANCE:

Erin Bassegio, Planning
Paul Crouser, Zoning
Jill Semprini, Engineering
Craig Chabot, Fire Department
Alex Mitrushi, Police Department
James Burdin, Business Development
Tom Clark, Planning Board

Others:

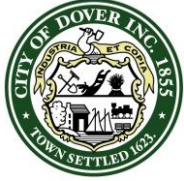
Donna Benton, Planning Director
Robert Ciampitti, Applicant
Ben Osgood, Ranger Engineering
Michael Albert, SV Design

Meeting resumed at: 10:53 a.m.

PLAN REVIEW:

Planning:

- Include Dover common notes, staff can provide upon request.
- *Reminder: Water and sewer investment fees*
- *Provide letters to serve from utilities when available during TRC process*
 - These will be needed prior to Planning Board.
- *Discuss how demolition and construction will work so close to the property line?*
 - Was there a written architectural narrative that was intended to be submitted? Please provide.
- *Reminder: Pest management plan/letter*
 - Can be a condition of approval but should be noted on plan.
- *Provide application and revise current application materials which indicates no CUPs*
 - Thank you for submitting the CUP application form. This will be two CUP requests (allowing residential on first floor and setback relief), and require narratives per [§170-20B](#).
- *Confirm building and life safety codes are being met.*
 - Defer to Inspection Services.
- *Discuss where extra 10 parking spaces will be provided. City may be able to accommodate in Portland Ave lot.*
 - Provide confirmation from Parking Bureau.
- *Narrative for Architectural Standards not included*
 - Please provide written architectural narrative.
- *Note public art is expected.*
 - Noted inclusion on rendering: staff will review final proposal.
- *As part of streetscape standards, public waste bin, bench, and street trees shall be included.*
 - Thank you for updating plan to include streetscape requirements, staff can provide city bench/waste bin specs. A CUP will need to be sought if standards can't be met.
- *No lighting plan – would require waiver*
 - *Two sconce and one parking lot light sufficient?*
 - Photometric lighting plan was not submitted.
- *24' driveway is required, along with 30' ROW. Waiver would be needed.*



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES– SITE-2025-0003

Application Type: Site Plan
Applicant(s): Mechanic Street Realty Trust
Owner(s): Mechanic Street Realty Trust
Location: 9-11 Mechanic Street (Assessor's Map 24, Lot 101)
Date Sent: November 6, 2025

- Response stated the accessway is 18', the plan shows 16'.
- *Add dimensions and materials to architectural renderings.*
 - *Why is the ground floor a different size than floors 2-5?*
 - *Add masonry to front center area.*
- *In terms of relief:*
 - *Clarify lighting intent.*
 - Photometric lighting plan was not submitted.
 - *Waiver requests should be expanded to better indicate how they meet the criteria of the waiver criteria being met.*

Engineering:

- Site Plan - dumpster pad drawn 9' wide, details show 10' wide.
- Site Plan - Note 19 refers to incorrect number of parking spaces.
- Drainage plan – recommend reviewing grading for treatment, ponding, and icing concerns at parking rear. Appears stormwater will flow to CB2 first and bypass BMP. Show pipe elevation between BMP and CB2.
- Utility plan – defer to IS regarding FDC location building side vs street side.
- Utility plan – show existing water service to be disconnected.
- Landscaping plan – landscaping conflicts with snow storage and CB1.
- Turning plan – passenger car turning radius conflicts with curb.
- Utility plan details – water service detail does not match sizes and routing shown on utility plan.
- Minimum cover for drainage pipe shall be 3' per Dover Construction Guidelines.
- Detail calls out Stormtech system. Design does not appear to be Stormtech system.
- What is the design intent of 40 mil barrier in proposed BMP? Not shown in cross section.
- BMP pipe diameters are not clear in drawing and notes.

- Access to curb box will be required – access authorization letter.
- Defer to IS regarding permit and design requirements for wall – greater than 4' high at property rear.

Police:

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

Inspection Services:

- Site access and compliance with NFPA 1 items have not been addressed in revision.

Fire Department:

- Include no parking, fire lane signs.
- Ensure FDC in front of building.
- Revise fire truck turnaround to include Dover ladder truck.

Business Development:

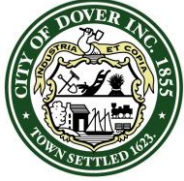
- All requested changes or questions have been addressed. No new comments/questions.

Planning Board:

- *Need to show accessible route of travel within or around building.*
- *More detailed description needed for CUP justifications.*

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

Adjournment: T. Clark moved to adjourn the meeting at 11:33 a.m.
Seconded by C. Chabot. Vote: U/A.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2025-0003

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

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

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

AGENDA ITEM #: 1

ACREAGE: 0.16± ac.

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

EXISTING LAND USE: Residential

PROPOSED LAND USE: Mixed-Use

SURROUNDING LAND USE: Residential, Commercial

ZBA ACTION: None.

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

ATTENDANCE:

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

Others:

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

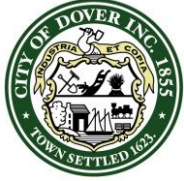
Approval of minutes from April 17, 2025:

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

PLAN REVIEW:

Planning:

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



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2025-0003

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

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

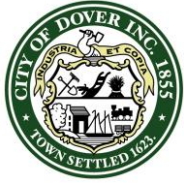
Engineering:

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

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

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

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



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2025-0003

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

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

Police:

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

Inspection Services:

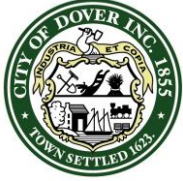
- Common driveway for site access of 12' appears to be narrow for vehicular ingress/egress.
- Common driveway appears to create a blind corner at the CD corner of the proposed structure.
- Clarify if the rear parking is limited to residents only.
- Edit "handicap" to "accessible" throughout the plan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

Fire Department:

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

Business Development:

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



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2025-0003

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

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

Planning Board:

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

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

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

9-11 MECHANIC STREET, DOVER, NH
RESPONSE TO COMMENTS PROVIDED BY TRC DATED November 6, 2025

PLAN REVIEW:

Planning:

- Include Dover common notes, staff can provide upon request.
 - **Notes are on the plan. Some were not included because they did not comply. Others were put on separate sheets; i.e. utility notes are on the utility sheet.**
- *Reminder: Water and sewer investment fees*
 - **Noted**
- *Provide letters to serve from utilities when available during TRC process*
 - These will be needed prior to Planning Board.
 - **Noted**
- *Discuss how demolition and construction will work so close to the property line?*
 - Was there a written architectural narrative that was intended to be submitted? Please provide.
 - **Architectural Narrative attached**
- *Reminder: Pest management plan/letter*
 - Can be a condition of approval but should be noted on plan.
 - **Note on the plan sheet 3.**
- *Provide application and revise current application materials which indicates no CUPs*
 - Thank you for submitting the CUP application form. This will be two CUP requests (allowing residential on first floor and setback relief), and require narratives per [§170-20B](#).
- *Confirm building and life safety codes are being met.*
 - **Defer to Inspection Services.**
 - **Power Lines will be buried in front of site. Fire Access in compliance with code**
- *Discuss where extra 10 parking spaces will be provided. City may be able to accommodate in Portland Ave lot.*
 - Provide confirmation from Parking Bureau.
 - **Parking commission has approved 10 spaces**
- *Narrative for Architectural Standards not included*
 - Please provide written architectural narrative.
 - **Narrative attached**
- *Note public art is expected.*
 - Noted inclusion on rendering: staff will review final proposal.
 - **Noted**
- *As part of streetscape standards, public waste bin, bench, and street trees shall be included.*
 - Thank you for updating plan to include streetscape requirements, staff can provide city bench/waste bin specs. A CUP will need to be sought if standards can't be met.
 - **Specs for Bench and Trash bin have been requested so they can be added to the plan**
- *No lighting plan – would require waiver*
 - *Two sconce and one parking lot light sufficient?*
 - Photometric lighting plan was not submitted.
 - **Photometric plan submitted**
- *24' driveway is required, along with 30' ROW. Waiver would be needed.*
 - Response stated the accessway is 18', the plan shows 16'.
 - **Driveway is 16 feet, now properly noted on the plan**
- *Add dimensions and materials to architectural renderings.*
 - **Additional details added**
 - *Why is the ground floor a different size than floors 2-5?*
 - **Floor 1 is smaller to accommodate access and parking**
 - *Add masonry to front center area.*
 - **Masonry has been added**
- *In terms of relief:*

- *Clarify lighting intent.*
 - Photometric lighting plan was not submitted.
 - **Photometric plan submitted**
- *Waiver requests should be expanded to better indicate how they meet the criteria of the waiver criteria being met.*

Engineering:

- Site Plan - dumpster pad drawn 9' wide, details show 10' wide.
 - **The dumpster pad dimensions have been corrected.**
- Site Plan - Note 19 refers to incorrect number of parking spaces.
 - **The number of spaces has been corrected.**
- Drainage plan – recommend reviewing grading for treatment, ponding, and icing concerns at parking rear. Appears stormwater will flow to CB2 first and bypass BMP. Show pipe elevation between BMP and CB2.
 - **The grading plan has been reviewed.**
- Utility plan – defer to IS regarding FDC location building side vs street side.
 - **The FDC is on the front of the building.**
- Utility plan – show existing water service to be disconnected.
 - **Shown on the DEMO plan.**
- Landscaping plan – landscaping conflicts with snow storage and CB1.
 - **The snow storage has been adjusted.**
- Turning plan – passenger car turning radius conflicts with curb.
 - **The pavement has been widened to avoid a conflict.**
- Utility plan details – water service detail does not match sizes and routing shown on utility plan.
 - **The standard Dover details have been added to the plan.**
- Minimum cover for drainage pipe shall be 3' per Dover Construction Guidelines.
 - **The drain line profiles show they have at least three feet of cover**
- Detail calls out Stormtech system. Design does not appear to be Stormtech system.
 - **The detail label has been corrected.**
- What is the design intent of 40 mil barrier in proposed BMP? Not shown in cross section.
 - **This note has been removed**
- BMP pipe diameters are not clear in drawing and notes.
 - **The detail has been corrected**
- Access to curb box will be required – access authorization letter.
 - **A letter will be provided**
- Defer to IS regarding permit and design requirements for wall – greater than 4' high at property rear.
 - **See note 22 on sheet CS1001**

Police:

- *Parking is too tight in the rear, no swing room for backing. Risk of striking toter enclosure*
 - **Toter enclosure has been moved**
- *Lack of snow storage*
 - **Note 22 on plan CS1001 states that snow will be removed when the snow areas are full**
- *Clarify how trash pickup/toters will be managed at pickup time*
 - **A turning plan showing the trash truck access has been provided**

Inspection Services:

- Site access and compliance with NFPA 1 items have not been addressed in revision.
 - **The power lines in front will be installed underground to address the required access**

Fire Department:

- Include no parking, fire lane signs.
 - **No longer required on side of building. No parking signs already installed on existing poles**
- Ensure FDC in front of building.
 - **The FDC has been moved to the front of the building**
- Revise fire truck turnaround to include Dover ladder truck.
 - **No longer needed on side of building, Fire truck will have access on the front.**

Business Development:

- All requested changes or questions have been addressed. No new comments/questions.

Planning Board:

- *Need to show accessible route of travel within or around building.*
 - **See architectural plans**
- *More detailed description needed for CUP justifications.*



RANGER ENGINEERING GROUP, INC.

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

RECEIVED
Planning Office

SEP 04 2025

Dover, New Hampshire

September 4, 2025

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

RE: Site Plan Review
9-11 Mechanic Street

Dear Ms. Bassegio,

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

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

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

Sincerely,

Benjamin C. Osgood Jr PE
President

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

PLAN REVIEW:

Planning:

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

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

Engineering:

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

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

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

Police:

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

Inspection Services:

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

Fire Department:

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

Business Development:

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

Planning Board:

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

SEP 04 2025

9-11 Mechanic Street
Waiver List

Dover, New Hampshire

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

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



Architectural Narrative
Mechanic Street Realty Trust
9-11 Mechanic Street, Dover NH
12/10/2025

Project Overview

The proposed project is a redevelopment of an existing urban infill lot with a new construction mixed use building. The existing multi-family building on site is in disrepair and it's replacement with a new mixed use building will add commercial activity to the streetscape and add much needed residential housing units to the downtown.

The proposed development features two commercial units and nine residential apartment units in a five story building with parking to the rear of the site. Commercial spaces are characterized by their street facing storefront windows. The residential units are primarily two bedrooms with one studio unit on the ground floor, serviced by an elevator and two fire stairs. The building and site will be fully accessible and feature efficient mechanical systems, continuous insulation and climate resiliency measures.

The rear parking area is accessed by a curb cut and drive aisle, with a rear entry door, utilities access and trash area.

New plantings will be added at small landscaped areas along the sidewalk. Plantings will be native species, chosen for their low maintenance, drought tolerant and salt resistant properties as well as their visual appeal. All exterior lighting is to be LED powered and Dark Sky compliant.

Architectural Design and Approach

The proposed exterior design incorporates a variety of architectural elements found throughout New England as a whole and Dover specifically. The design of the building seeks to reduce the apparent massing of the five-story structure through use of siding types and exterior details. The lower two levels are clad with full brick veneer which grounds the building with a heavier base and relates to other red brick buildings in the downtown. The middle two stories are clad with a traditional light grey clapboard while the top floor is lightest with a white panel and trim detail. Each of these vertical transitions is accentuated by dimensional cornice line trim bands, the bottom of which is a deeper sign band and canopy at a scale you would see along Main Street. This massing strategy brings the scale of the building more in line with neighboring single-family homes.

The front façade is also punctuated by a pair of 3-story bay window bump outs that bring the white panel and trim detail from the top floor down to the sign band canopy. Windows are traditional double hung units with black sash, frame and simulated divided lites. Commercial storefronts are all black and building signage will be in classic gold lettering. The base of the building is further accented with a stone water table band and the wall along the driveway side features space for a mural or other public art work to enliven the pedestrian experience along Mechanic Street.

Exterior building materials are low maintenance and durable, with all siding being factory finished cementitious siding assembled as a rain screen over continuous rigid insulation. Roofing is clad in reflective white TPO roofing (reducing the urban heat island effect) and provides ample space for solar panels, heat pumps and energy recovery units all concealed from view.

Additional Comments / Responses

- *Discuss how demolition and construction will work so close to the property line?*
 - There is ample room for demolition of the existing structure by a licensed professional and this information will be included with a future demolition permit application. The building will need to be abated of any hazardous materials (if any exist) and this process is carefully monitored. Typically we see this scale of building being scraped down by an excavator methodically to ensure safety of pedestrians and adjacent property.
 - There are several options available for zero lot line construction and this will ultimately be a question for the general contractor as part of their means and methods. Prefabricated panelized wall construction is an option that is effective in close quarters and reduces construction durations delivering projects faster. For foundation work, shoring with offset footings are likely to be utilized along the North side property line.
- *Confirm building and life safety codes are being met.*
 - A fully documented code compliant permit set of drawings will be filed for review by Inspectional Services prior to the issue of a building permit. This drawing set will document all required construction type, occupancy, egress, fire protection, and other required life safety information as required by the Building Code.
- *Note public art is expected.*
 - See rendering on sheet A205 for proposed public art size and location. Final proposal to be submitted for staff review prior to completion of the project.
- *As part of streetscape standards, public waste bin, bench, and street trees shall be included.*
 - Design to include these elements as required.
- *Add dimensions and materials to architectural renderings.*
 - *Renderings are 3d perspectives not-to-scale; please reference the 2d elevation drawings on sheets A201 & A202 for dimensions and tags calling out exterior material specifications.*
- *Why is the ground floor a different size than floors 2-5?*
 - *The first floor accommodates an exterior walkway at the rear entrance that is covered by upper floor levels to allow extra space for vehicular circulation.*
- *Add masonry to front center area.*
 - *First two levels feature masonry at the front and center.*



1700 Lafayette Road
Portsmouth, NH 03801

Trevor S Emmons
603-332-7515
Trevor.emmons@eversource.com

Robert Ciampitti, Jr. Esq.
9-11 Mechanic Street Realty Trust
C/O 11A Liberty Street
Newburyport, MA 01950

Dear Attorney, Ciampitti:

I am responding to your request to confirm the availability of electric service for the proposed 9-11 Mechanic Street, Dover, New Hampshire (AKA: Mechanic Street Landing) project being constructed for/by 9-11 Mechanic Street Realty Trust.

The proposed project consists of a 5-story building with 9 residential units plus 2 ground floor commercial units, approximately 8,750 s/f of Gross Floor Area (including 697sf of retail/office space at the ground level) and parking on grade to the rear of the building. The proposed development will be constructed at 9-11 Mechanic Street, Dover, NH.

The developer will be responsible for the installation of all underground/overhead facilities and infrastructure required to service the new building. The service is shown on attached marked up Utility Plan by Ranger Engineering (CS 1601). The proposed building service will be fed from determined by Eversource Engineering as depicted on said Ranger Engineering Utility Plan (CS 1601). The developer will work with Eversource to obtain all necessary easements and licenses for the proposed underground/overhead facilities listed above.

This letter serves as confirmation that Eversource has sufficient capacity in the area to provide service to this proposed development. The cost of extending service to the aforementioned location and any associated infrastructure improvements necessary to provide service will be borne by the developer unless otherwise agreed upon.

The attached drawing titled "UTILITY PLAN CS1601" (9-11 Mechanic Street, Dover, NH)" dated 10-21-2025, shows transformer locations to service your proposed project as well as the Plan Notes "Underground Primary Electric Line," depicting where the Developer plans to relocate this service between poles underground.

Eversource approves the locations shown; assuming the final installed locations meet all clearances, physical protection, and access requirements as outlined in Eversource's "Information & Requirements For Electric Supply" (<https://www.eversource.com/content/docs/default-source/pdfs/requirements-for-electric-service-connections.pdf?sfvrsn=2>).

If you require additional information or I can be of further assistance please do not hesitate to contact me at our Portsmouth Office, 603-332-7515

Respectfully,

A handwritten signature in blue ink, appearing to read "Trevor Emmons", written over a horizontal line.

Trevor Emmons
NH Eastern Regional Engineer, Eversource

cc: (via e-mail)
Thomas Boulter, Eastern Region Operations Manager, Eversource
Nickolai Kosko, Field Supervisor, Electric Design, Eversource



RANGER ENGINEERING GROUP, INC.

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Salem, NH 03079
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STORMWATER MANAGEMENT REPORT

9-11 Mechanic Street Dover, NH 03820

ASSESSORS MAP 24 PARCEL 101

April 3, 2025
Revised October 23, 2025

Submitted to:

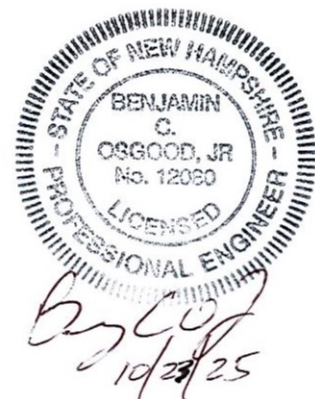
City of Dover, NH
288 Central Ave.
Dover, NH 03820

Prepared for:

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

Prepared by:

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



Benjamin C. Osgood, Jr PE
Director of Engineering

STORMWATER MANAGEMENT REPORT TABLE OF CONTENTS

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III. INTRODUCTION

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

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

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

IV. EXISTING CONDITIONS

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

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

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

V. PROPOSED CONDITIONS

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

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

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

VI. STORMWATER DESIGN

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

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

Sheet Flow

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

Closed Drainage Systems

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

Buried Detention System

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

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

VII. SITE PARAMETERS

Wetland Resource Areas

There are no wetland resource areas on the property.

Flood Zone Classification

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

Estimated Habitat for Rare Wildlife and Rare Species

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

Soil Classification

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

Table 1
Hydrologic Soil Group Ratings

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

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

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

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

Per the soil survey, the general characteristics of the four (4) hydrologic soil groups are as follows:

Group A – Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B – Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C – Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D – Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a clay pan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Subsurface Investigation

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

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

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

VIII. DRAINAGE ANALYSIS

Methodology

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

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

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

Existing Watershed

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

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

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

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

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

Catchment E1

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

Catchment E1

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

Proposed Watershed

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

Catchment P1

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

Catchment P2

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

Catchment P3

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

IX. SUMMARY OF PEAK DISCHARGE RATES

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

FLOW RATE TABLES

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

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

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

FLOW VOLUME TABLES

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

X. STORMWATER STANDARDS AND WATER QUALITY PROTECTION

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

Construction Phase Sediment Control

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

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

Post Construction Water Quality Protection

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

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

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

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

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

The water quality volume calculation is as follows.

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

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

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

Peak Rate Attenuation

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

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

Groundwater Recharge

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

Additional requirements

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

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

Conformance with 153-14 Site development criteria

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

153-14 (3) (a) Design Standards

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

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

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

(7) Not Applicable

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

(9) Access easements are not required.

(10) Not applicable.

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

Not applicable to this project.

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

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

(2) Not Applicable

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

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

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

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

(7) Not Applicable

(8) This requirement is noted on the plans.

(9) This requirement is noted on the plans

(10) This requirement is noted on the plans.

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

(12) This is noted on the plan.

(13) Not Applicable.

(14) Not Applicable

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

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

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

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

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

153-14(3)(g)

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

XI. STORMWATER POLLUTION PREVENTION PLANS AND MAINTENANCE

Construction Period Erosion and Sedimentation Control Plan:

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

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

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

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

Long Term Pollution Prevention Plan

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

Regular maintenance is to include the following:

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

WINTER SNOW AND ICE MAINTINANCE

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

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

STORMWATER MANAGEMENT SYSTEM
Post-Development Inspection & Maintenance Log

BMP/System Component	Maintenance Required & Frequency	Date of Inspection	Inspection Inspector	Cleaning/Repair Needed (list items/comments)	Date of Cleaning/ Repair	Cleaning/ Repair Performed by
Pavement Sweeping	Swept clean as required (i.e. visual noticeable build-up). A minimum of once per year, preferably just after snow melt.					
Drain Pipes	- Inspect annually for the evidence of structural damage, silt accumulation and improper function. - Clean pipes when sediment occupies more than 20% of pipe diameter.					
Buried detention Area	Inspect annually for buildup of silt and clean as required.					

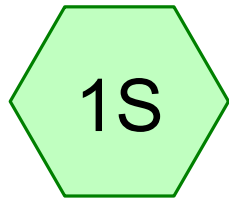
STORMWATER MANAGEMENT REPORT

APPENDICES

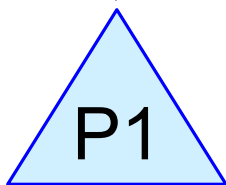
HYDROCAD CALCULATIONS
STAGE STORAGE TABLES
PRECIPITATION FREQUENCY MAPS

STORMWATER MANAGEMENT REPORT

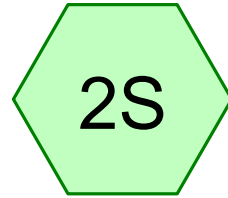
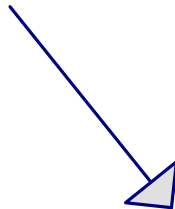
PRE-DEVELOPMENT DRAINAGE



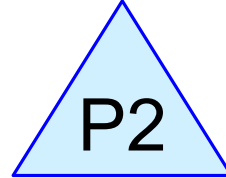
EXISTING FRONT



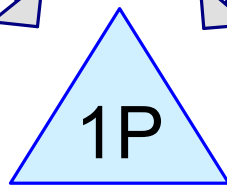
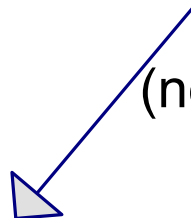
DP1



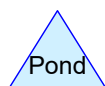
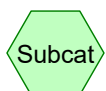
EXISTING REAR



(new Pond)



OVERALL



Routing Diagram for 9-11 MECHANIC - PRE

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9-11 MECHANIC - PRE

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Rainfall Events Listing

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

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Area Listing (all nodes)

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

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Soil Listing (all nodes)

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

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Ground Covers (all nodes)

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

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

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: EXISTING FRONT Runoff Area=2,662 sf 72.92% Impervious Runoff Depth>2.21"
Tc=6.0 min CN=91 Runoff=0.15 cfs 490 cf

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

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

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

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

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

9-11 MECHANIC - PRE

Type III 24-hr 2 YEAR Rainfall=3.15"

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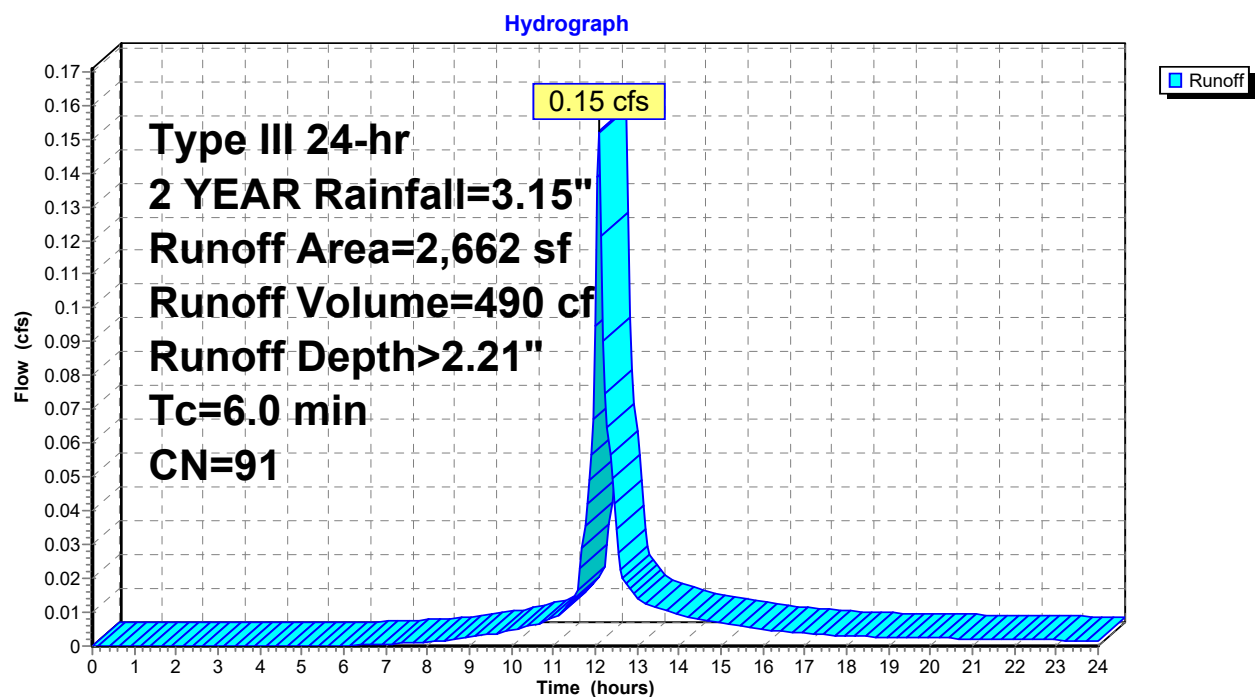
Summary for Subcatchment 1S: EXISTING FRONT

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

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

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

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

Subcatchment 1S: EXISTING FRONT

9-11 MECHANIC - PRE

Type III 24-hr 2 YEAR Rainfall=3.15"

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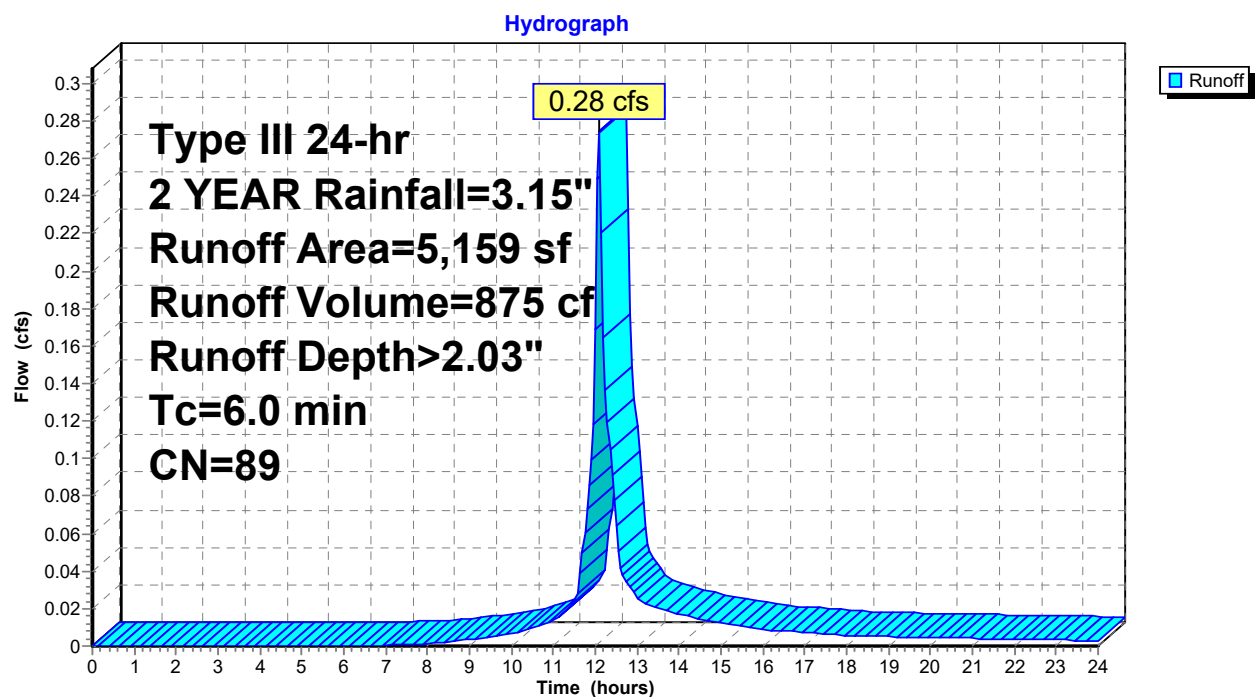
Summary for Subcatchment 2S: EXISTING REAR

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

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

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

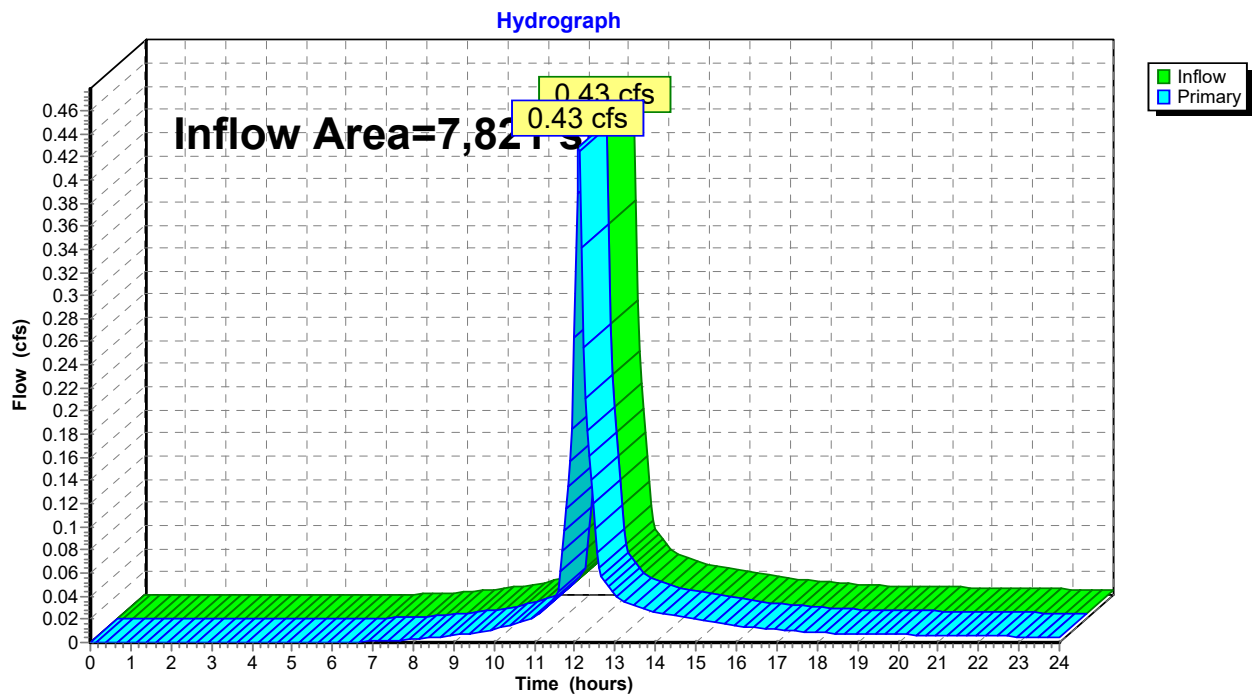
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, FLOW TO REAR

Subcatchment 2S: EXISTING REAR

Summary for Pond 1P: OVERALL

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

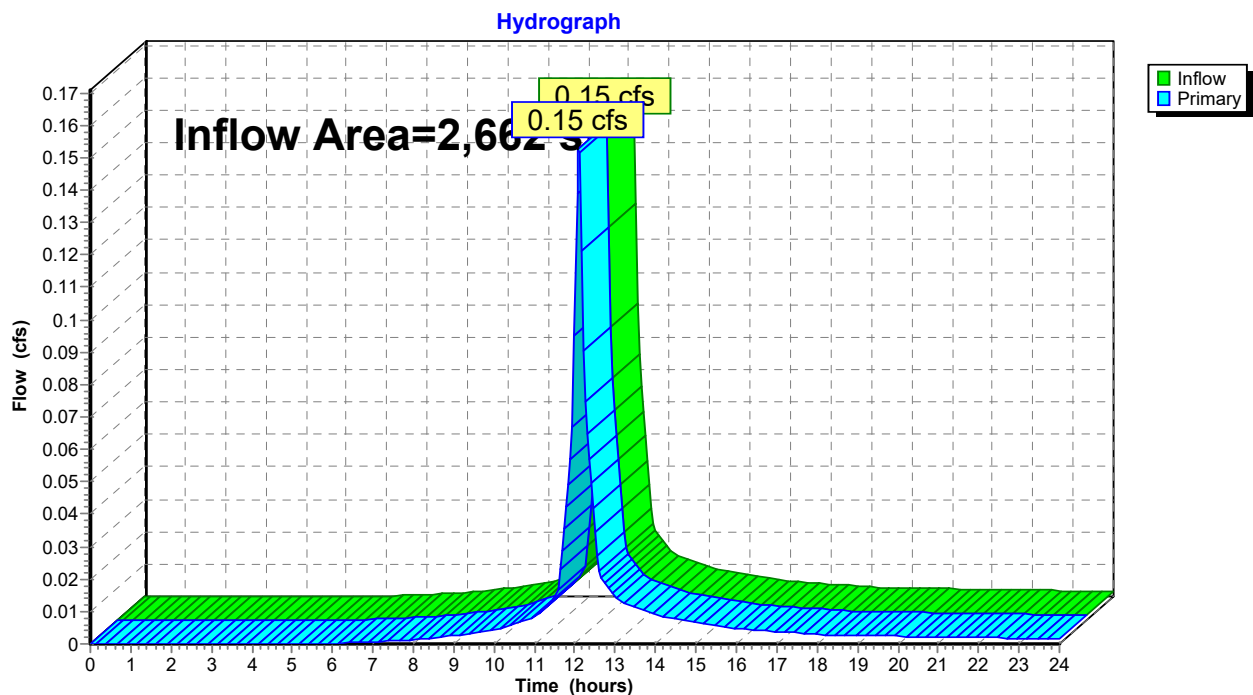
Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Pond 1P: OVERALL

Summary for Pond P1: DP1

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

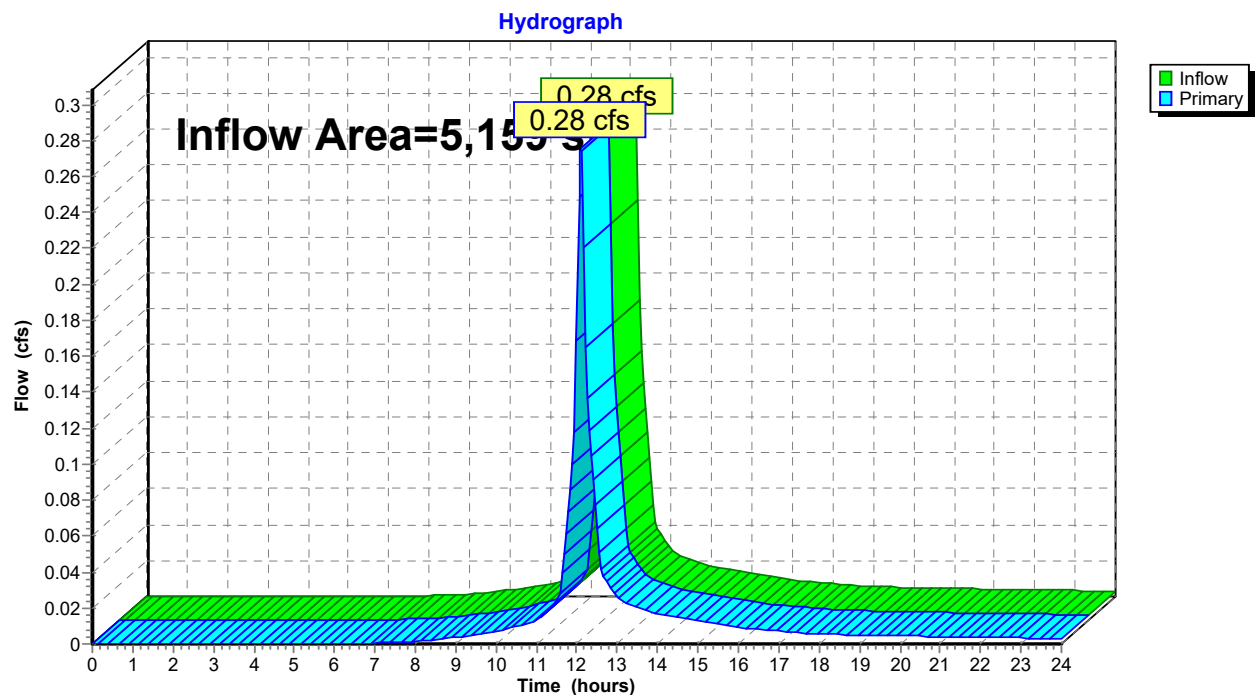
Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Pond P1: DP1

Summary for Pond P2: (new Pond)

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

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

Pond P2: (new Pond)

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

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: EXISTING FRONT Runoff Area=2,662 sf 72.92% Impervious Runoff Depth>3.74"
Tc=6.0 min CN=91 Runoff=0.25 cfs 829 cf

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

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

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

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

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

9-11 MECHANIC - PRE

Type III 24-hr 10 YEAR Rainfall=4.75"

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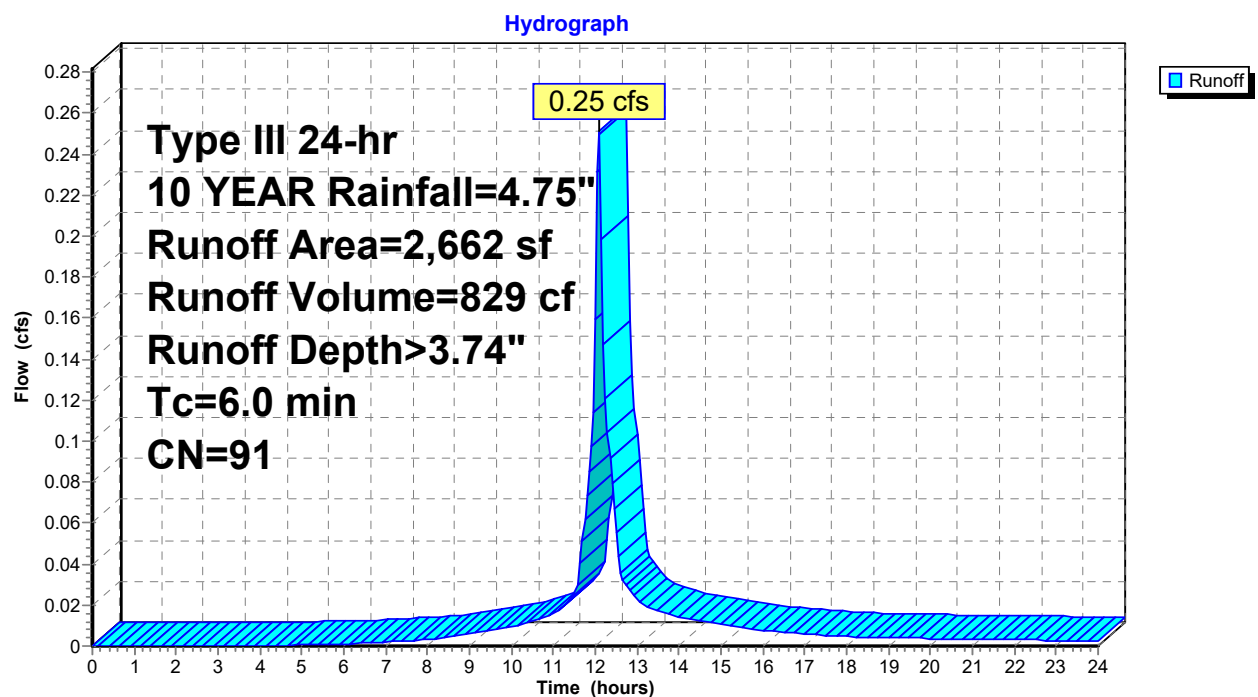
Summary for Subcatchment 1S: EXISTING FRONT

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

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

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

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

Subcatchment 1S: EXISTING FRONT

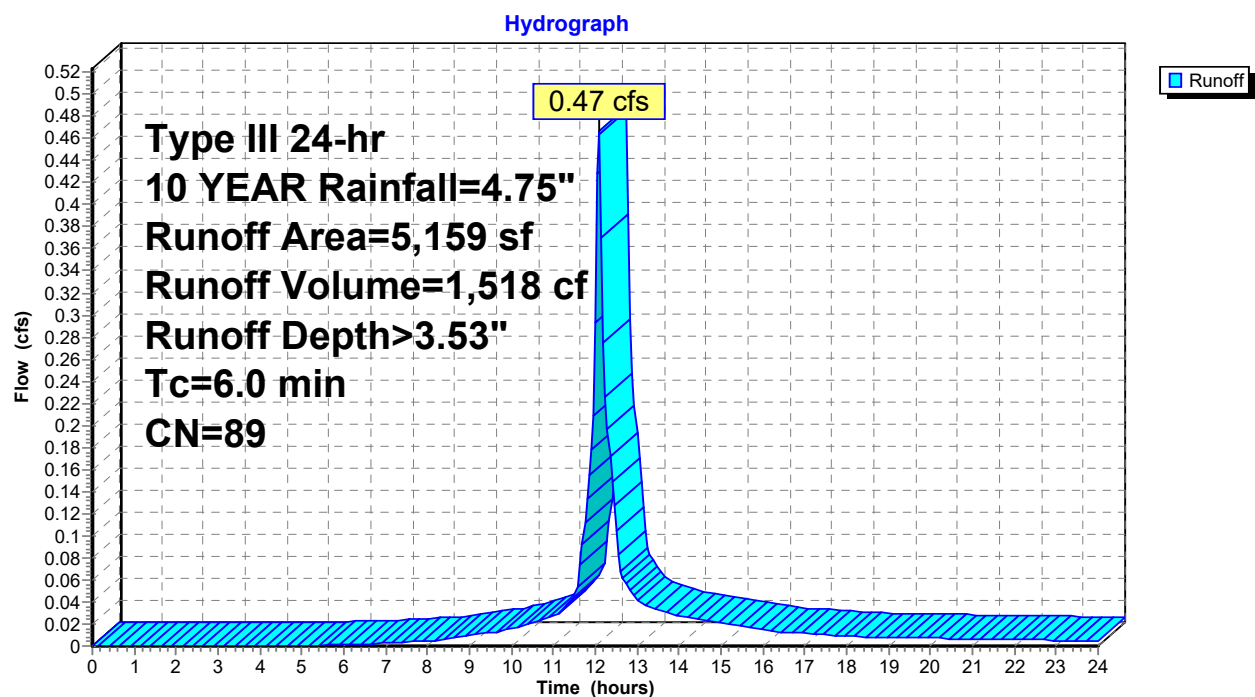
Summary for Subcatchment 2S: EXISTING REAR

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

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

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

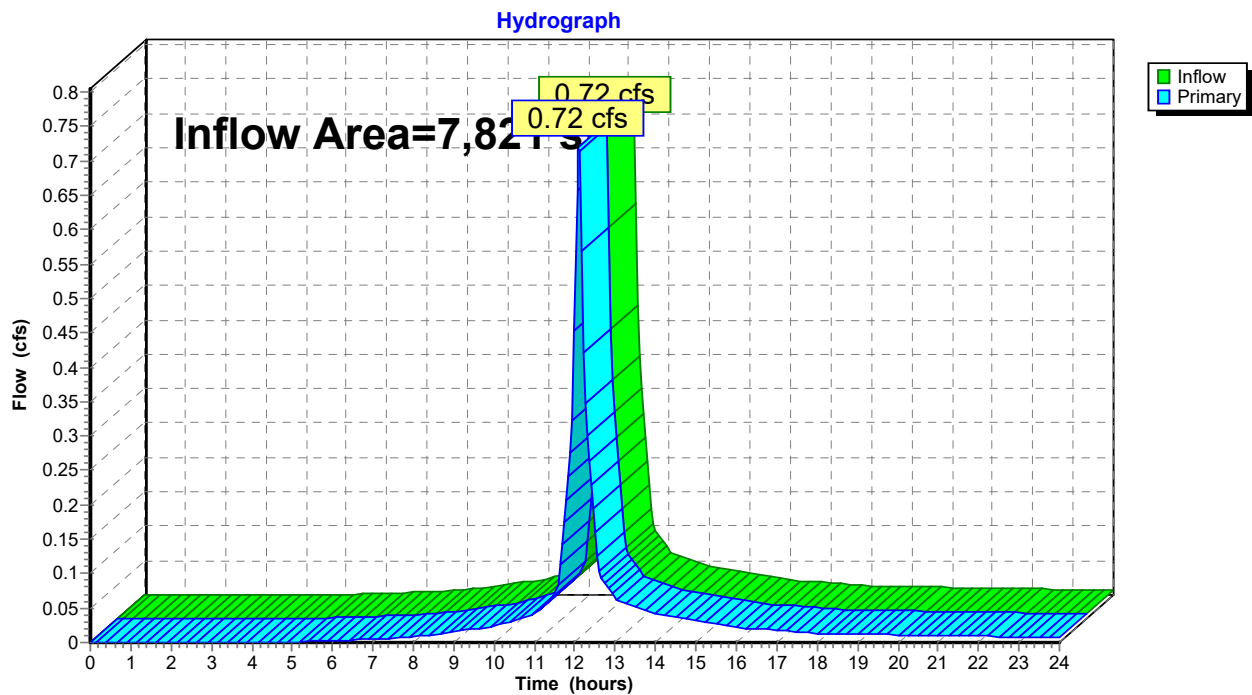
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, FLOW TO REAR

Subcatchment 2S: EXISTING REAR

Summary for Pond 1P: OVERALL

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

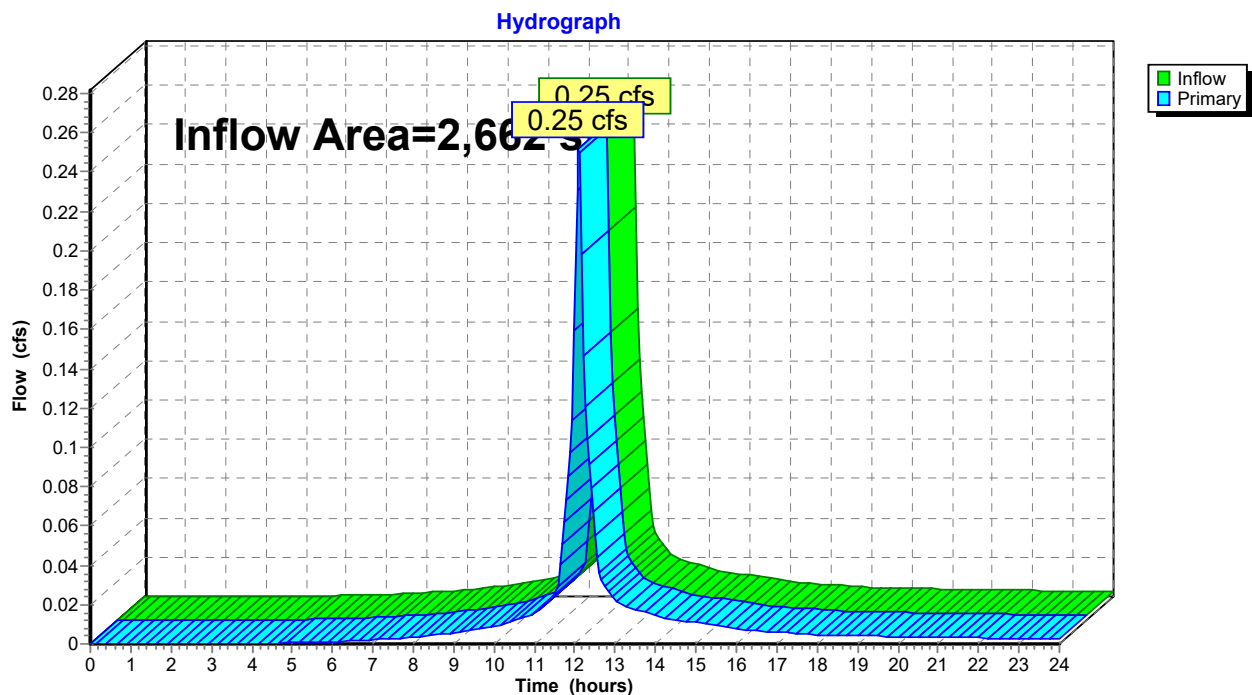
Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Pond 1P: OVERALL

Summary for Pond P1: DP1

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

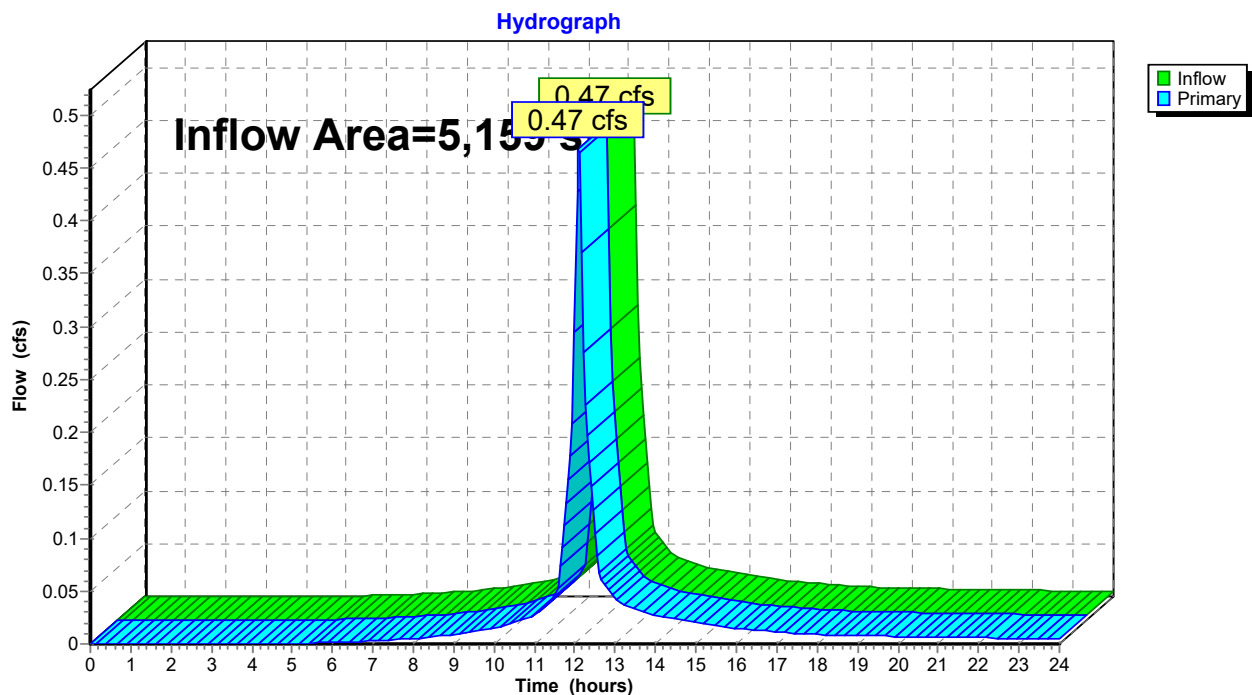
Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Pond P1: DP1

Summary for Pond P2: (new Pond)

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

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

Pond P2: (new Pond)

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

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: EXISTING FRONT Runoff Area=2,662 sf 72.92% Impervious Runoff Depth>4.96"
Tc=6.0 min CN=91 Runoff=0.33 cfs 1,101 cf

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

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

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

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

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

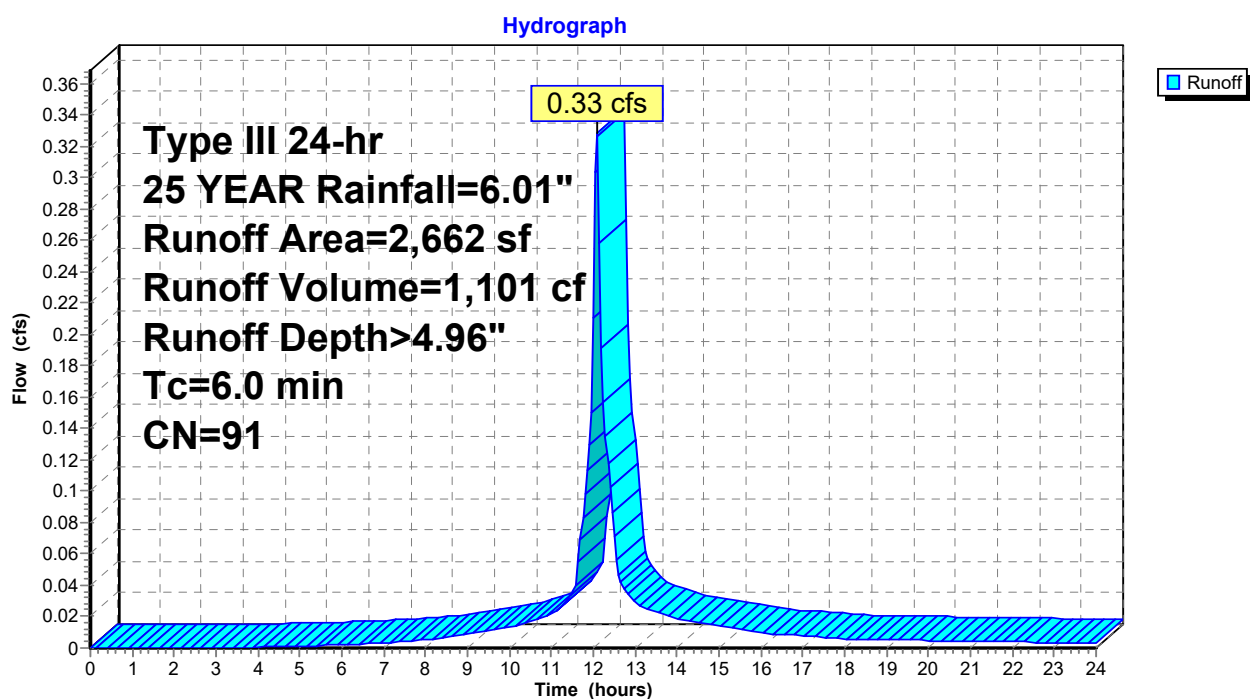
Summary for Subcatchment 1S: EXISTING FRONT

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

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

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

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

Subcatchment 1S: EXISTING FRONT

9-11 MECHANIC - PRE

Type III 24-hr 25 YEAR Rainfall=6.01"

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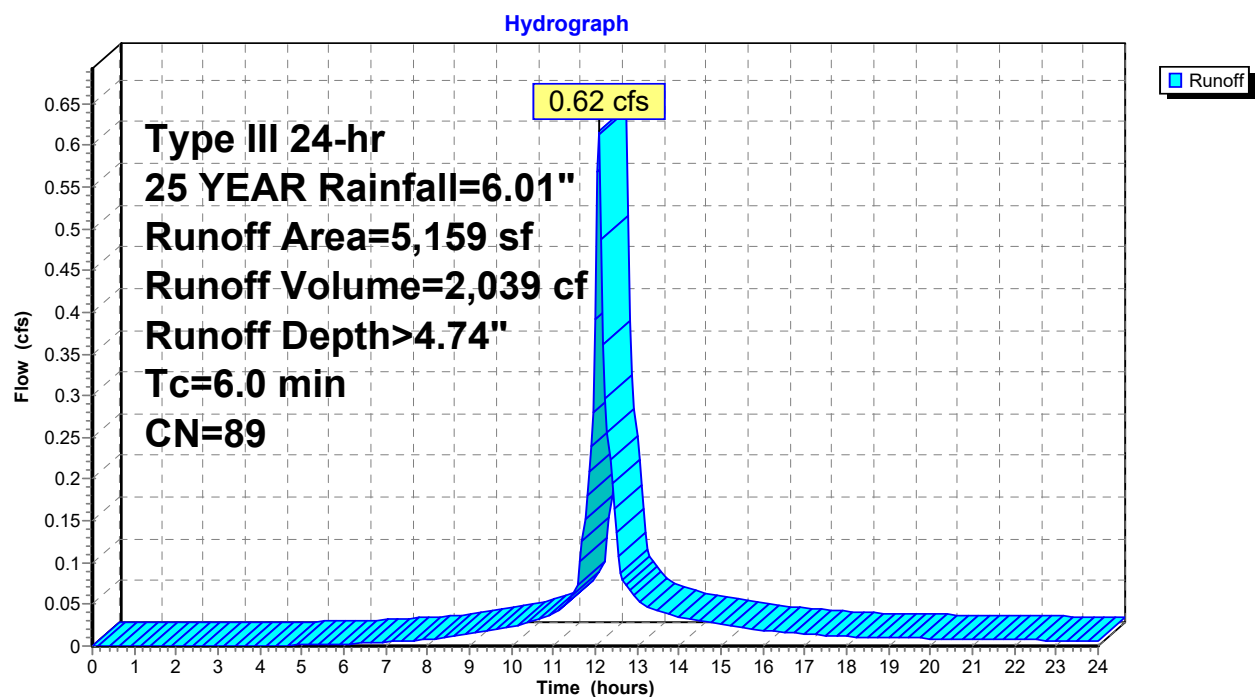
Summary for Subcatchment 2S: EXISTING REAR

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

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

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

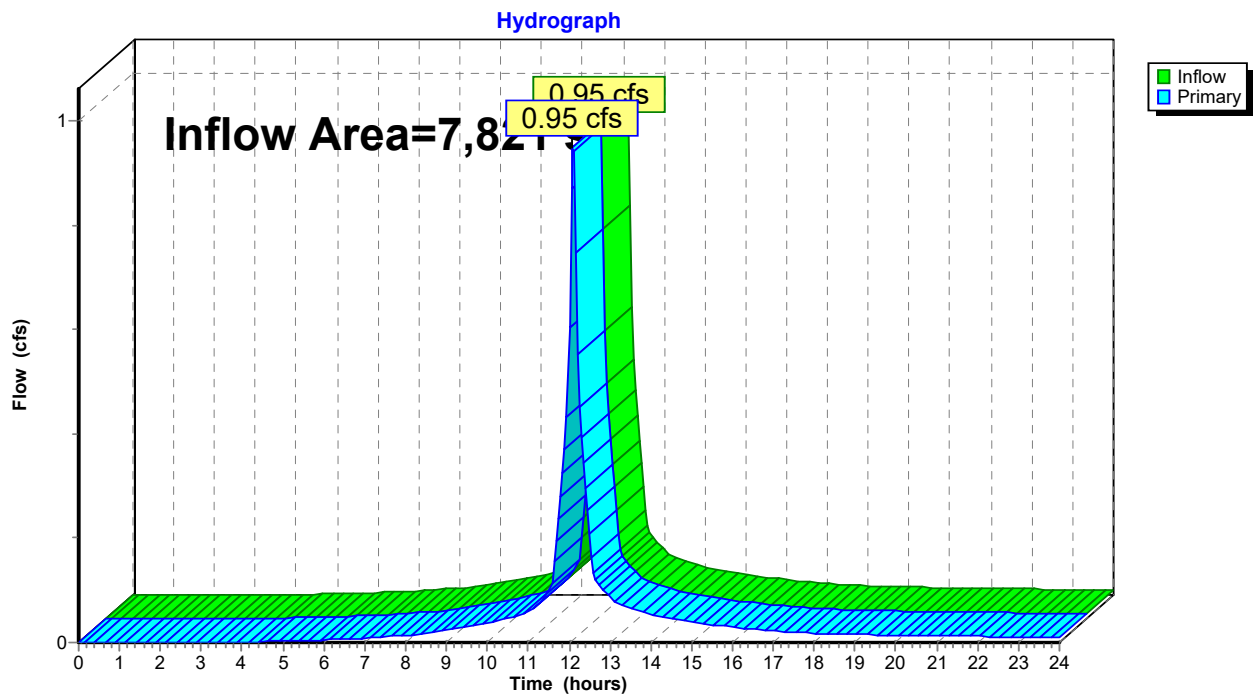
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, FLOW TO REAR

Subcatchment 2S: EXISTING REAR

Summary for Pond 1P: OVERALL

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

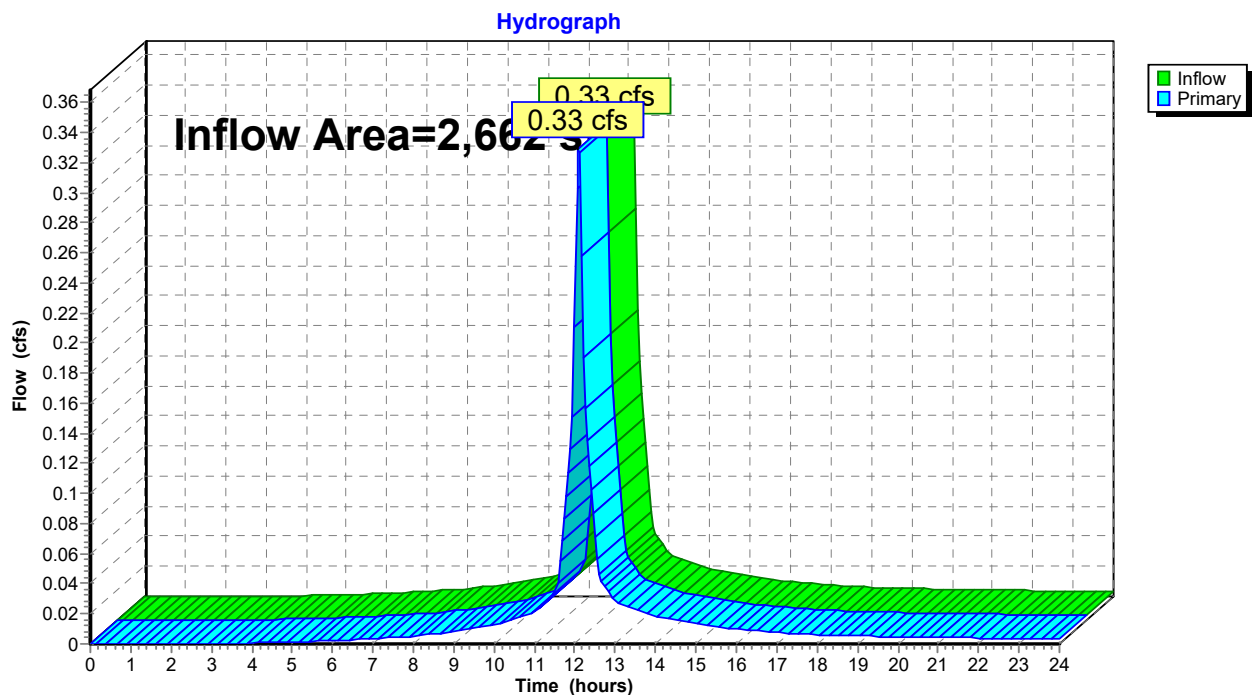
Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Pond 1P: OVERALL

Summary for Pond P1: DP1

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

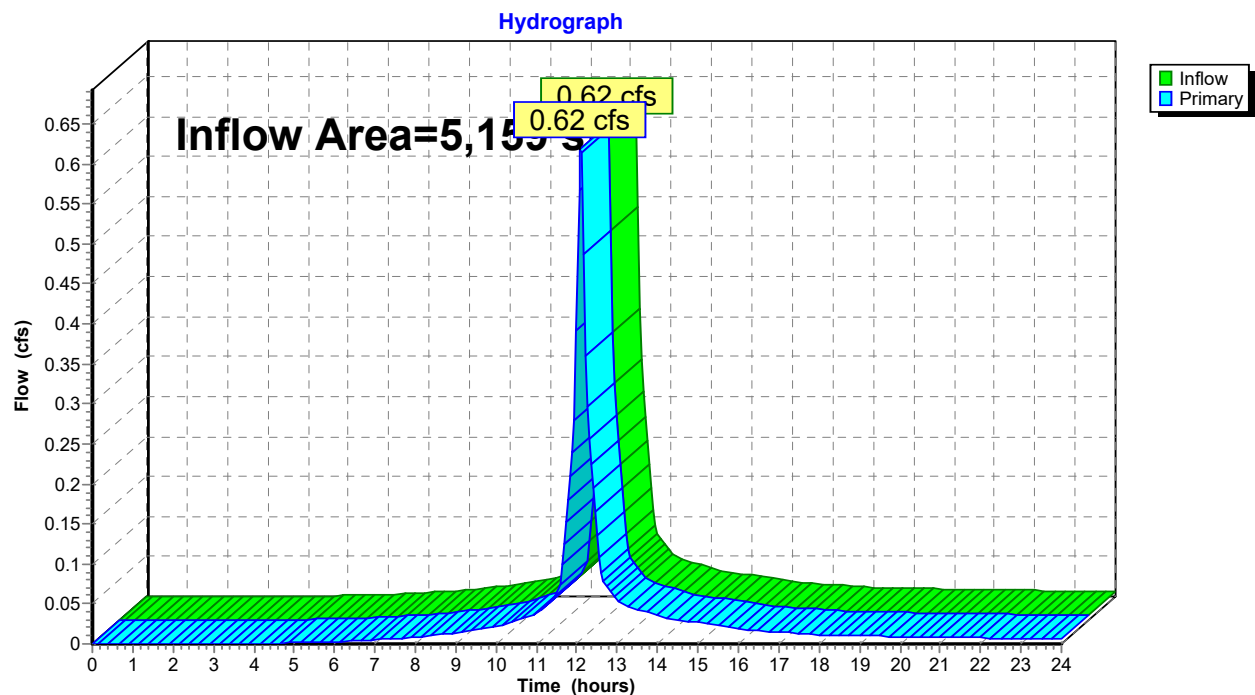
Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Pond P1: DP1

Summary for Pond P2: (new Pond)

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

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

Pond P2: (new Pond)

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

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: EXISTING FRONT Runoff Area=2,662 sf 72.92% Impervious Runoff Depth>6.11"
Tc=6.0 min CN=91 Runoff=0.40 cfs 1,356 cf

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

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

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

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

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

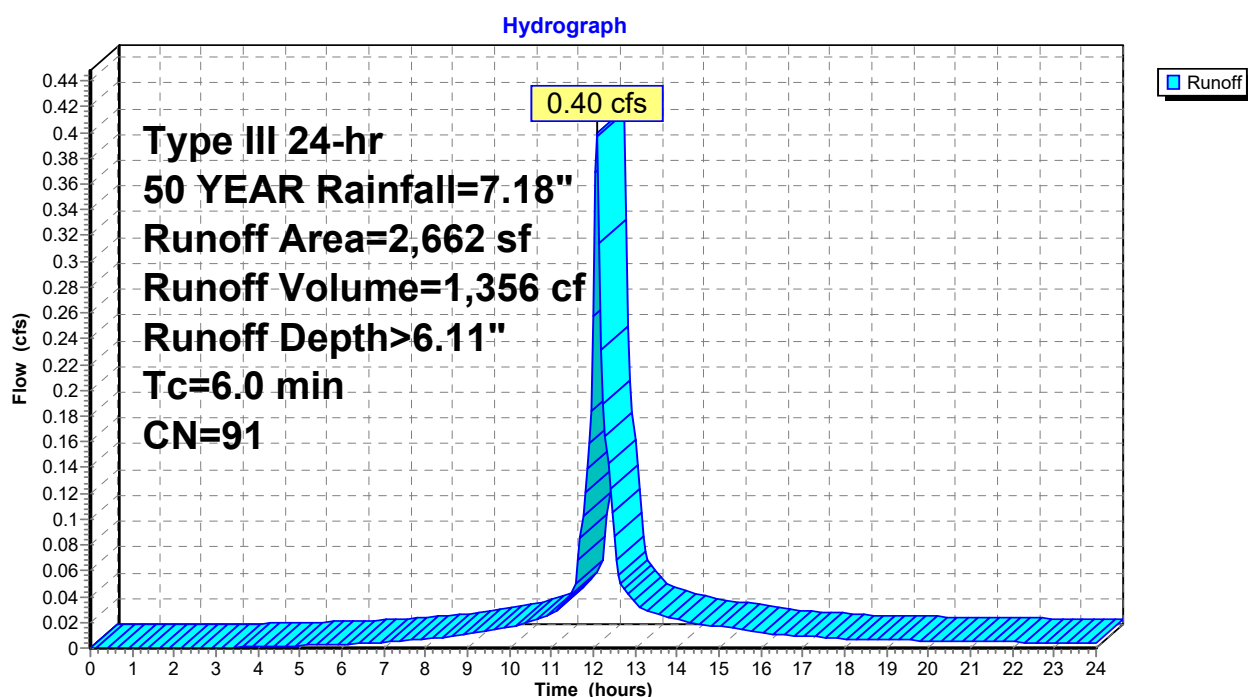
Summary for Subcatchment 1S: EXISTING FRONT

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

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

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

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

Subcatchment 1S: EXISTING FRONT

9-11 MECHANIC - PRE

Type III 24-hr 50 YEAR Rainfall=7.18"

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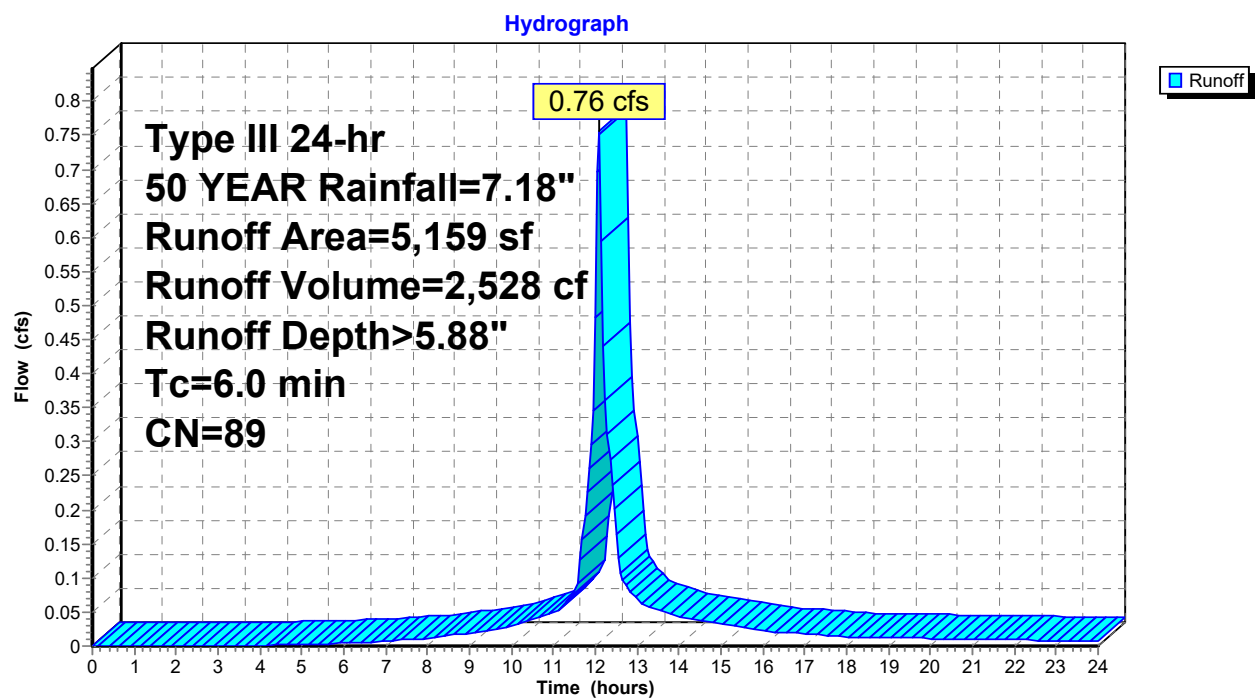
Summary for Subcatchment 2S: EXISTING REAR

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

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

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

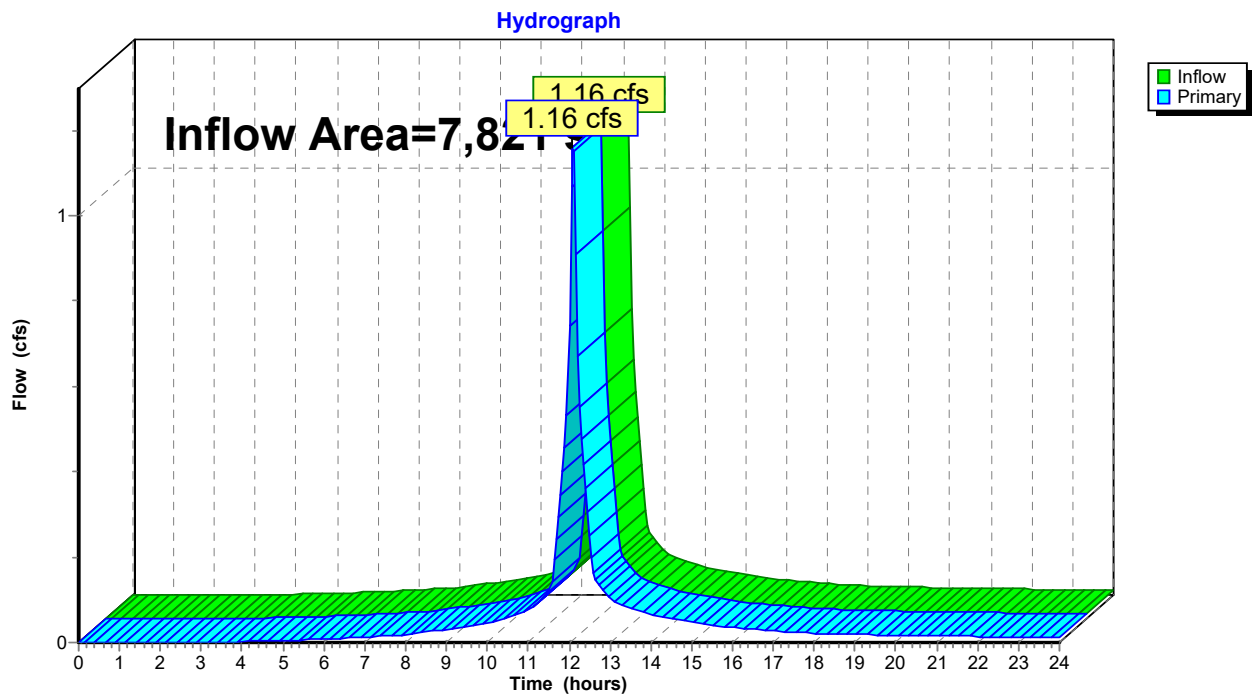
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, FLOW TO REAR

Subcatchment 2S: EXISTING REAR

Summary for Pond 1P: OVERALL

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

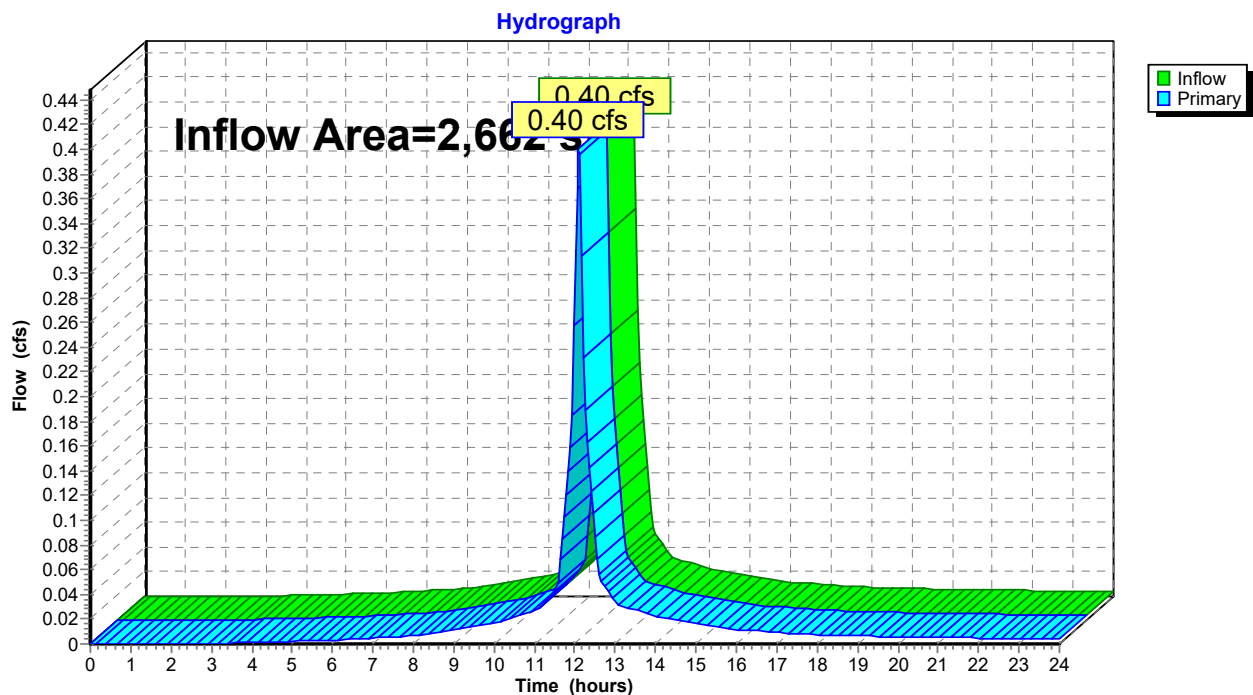
Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Pond 1P: OVERALL

Summary for Pond P1: DP1

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

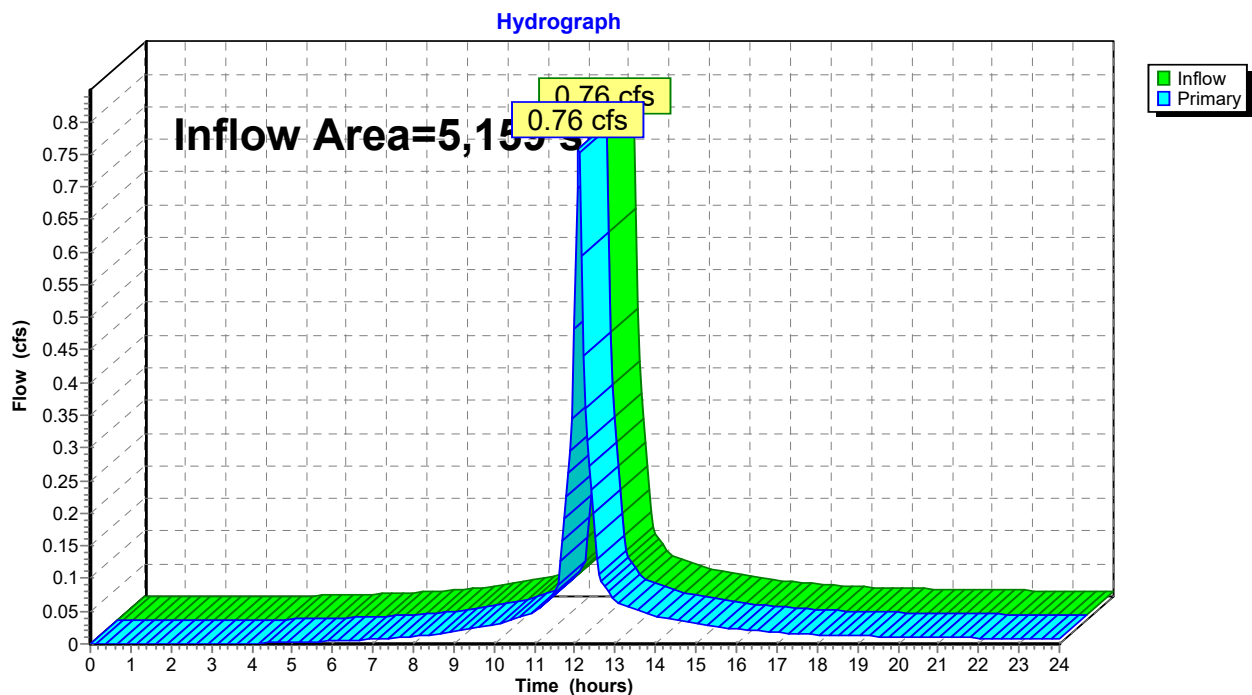
Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Pond P1: DP1

Summary for Pond P2: (new Pond)

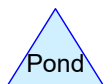
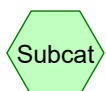
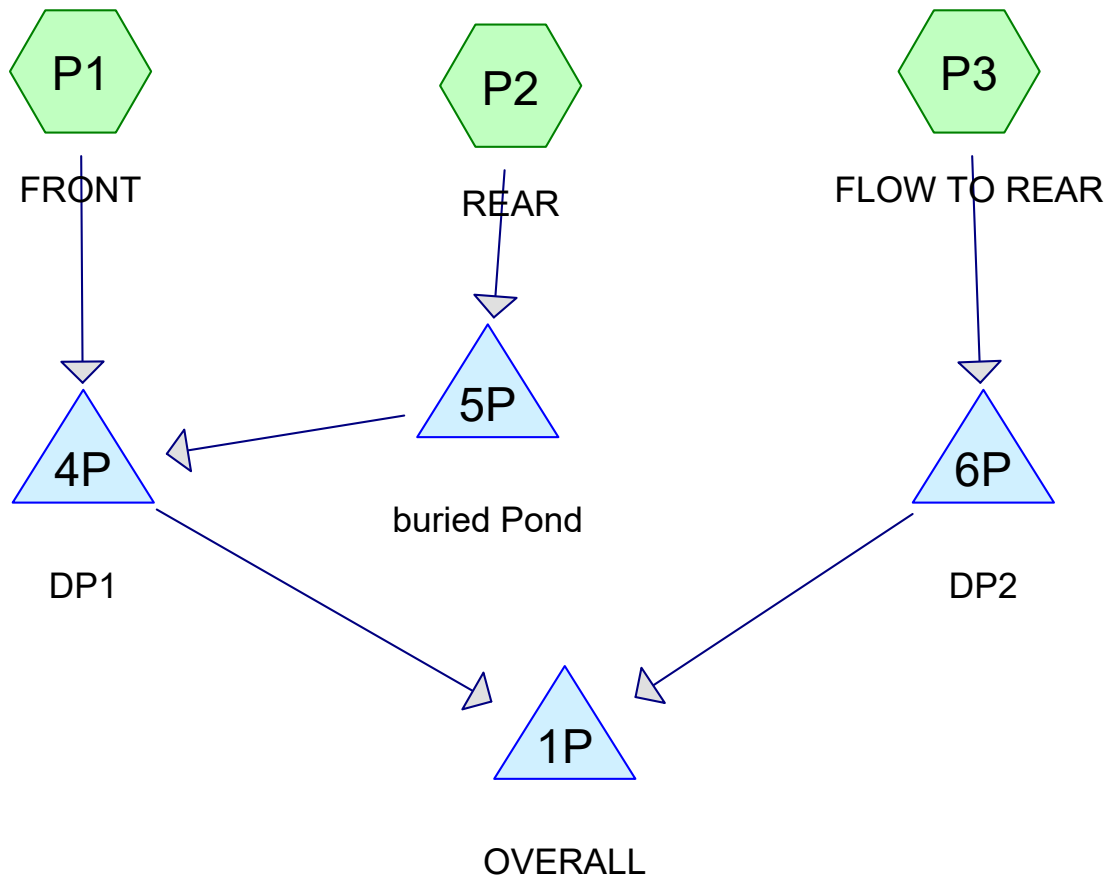
Inflow Area = 5,159 sf, 61.91% Impervious, Inflow Depth > 5.88" for 50 YEAR event
Inflow = 0.76 cfs @ 12.09 hrs, Volume= 2,528 cf
Primary = 0.76 cfs @ 12.09 hrs, Volume= 2,528 cf, Atten= 0%, Lag= 0.0 min
Routed to Pond 1P : OVERALL

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

Pond P2: (new Pond)

STORMWATER MANAGEMENT REPORT

POST-DEVELOPMENT DRAINAGE



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Project Notes

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

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Rainfall Events Listing

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

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Area Listing (all nodes)

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

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Soil Listing (all nodes)

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

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Ground Covers (all nodes)

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

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Pipe Listing (all nodes)

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

9-11 MECHANIC - POST

Type II 24-hr 2 YEAR Rainfall=3.15"

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment P1: FRONT

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

Subcatchment P2: REAR

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

Subcatchment P3: FLOW TO REAR

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

Pond 1P: OVERALL

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

Pond 4P: DP1

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

Pond 5P: buried Pond

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

Pond 6P: DP2

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

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

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Type II 24-hr 2 YEAR Rainfall=3.15"

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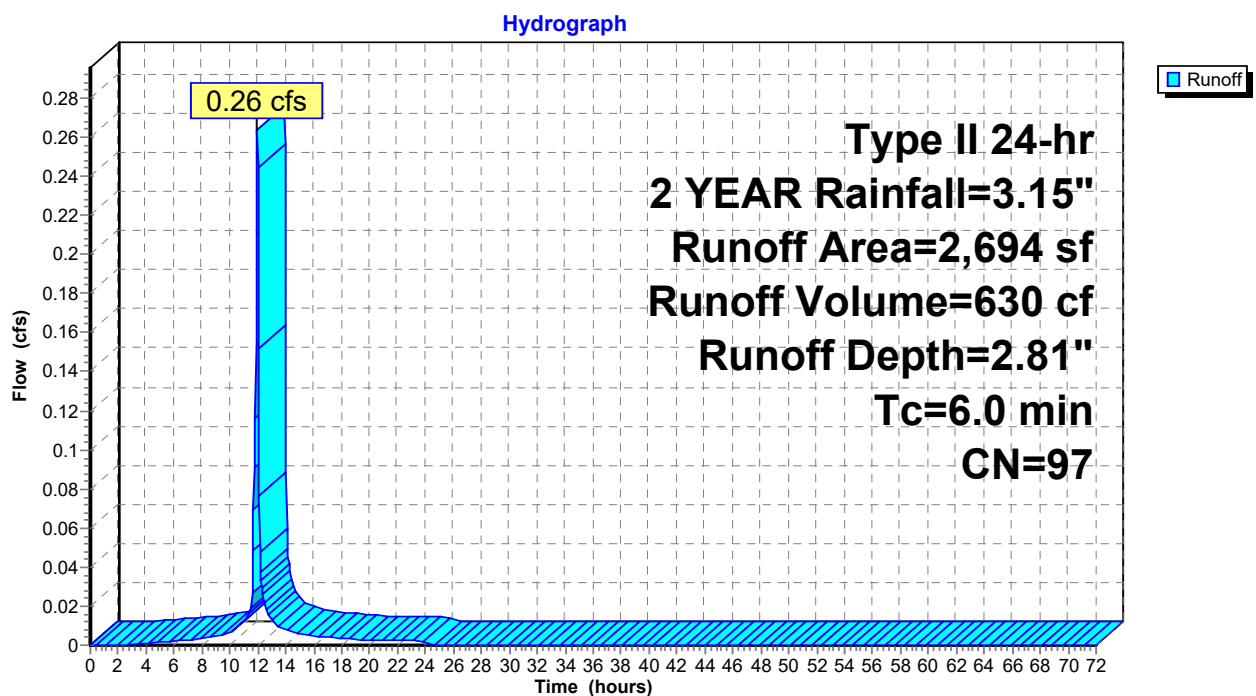
Summary for Subcatchment P1: FRONT

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

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

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

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

Subcatchment P1: FRONT

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Type II 24-hr 2 YEAR Rainfall=3.15"

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Summary for Subcatchment P2: REAR

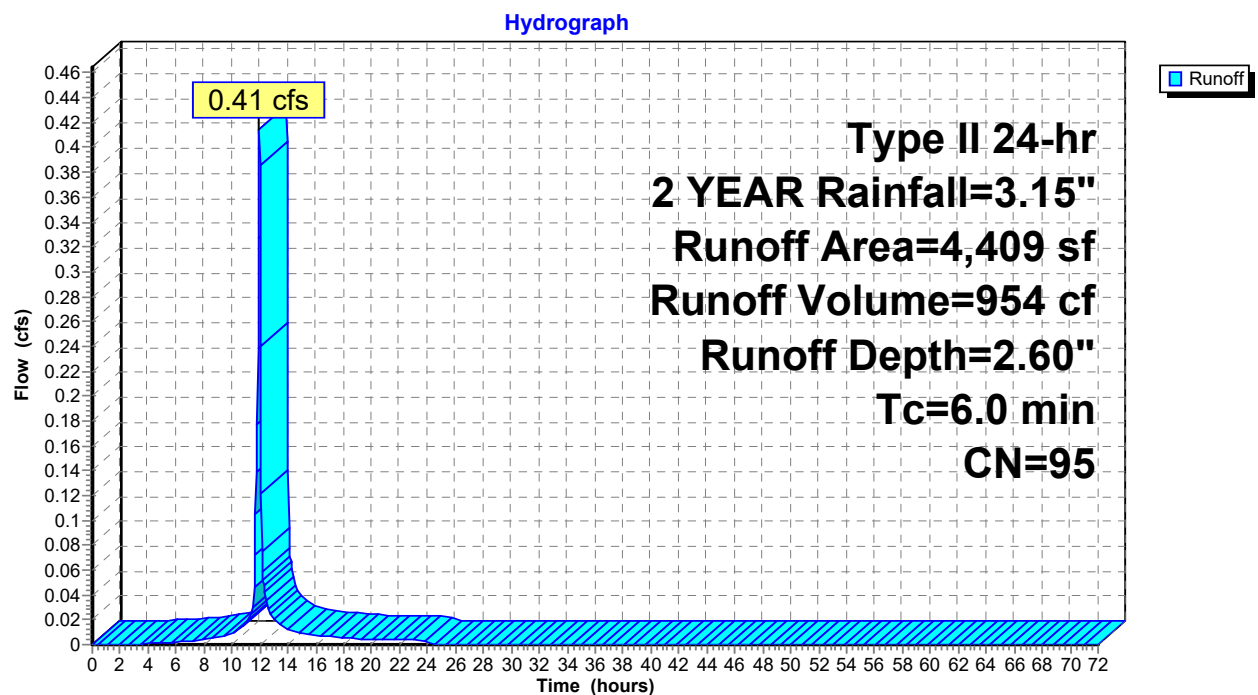
Runoff = 0.41 cfs @ 11.96 hrs, Volume= 954 cf, Depth= 2.60"
Routed to Pond 5P : buried Pond

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

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

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

Subcatchment P2: REAR



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Type II 24-hr 2 YEAR Rainfall=3.15"

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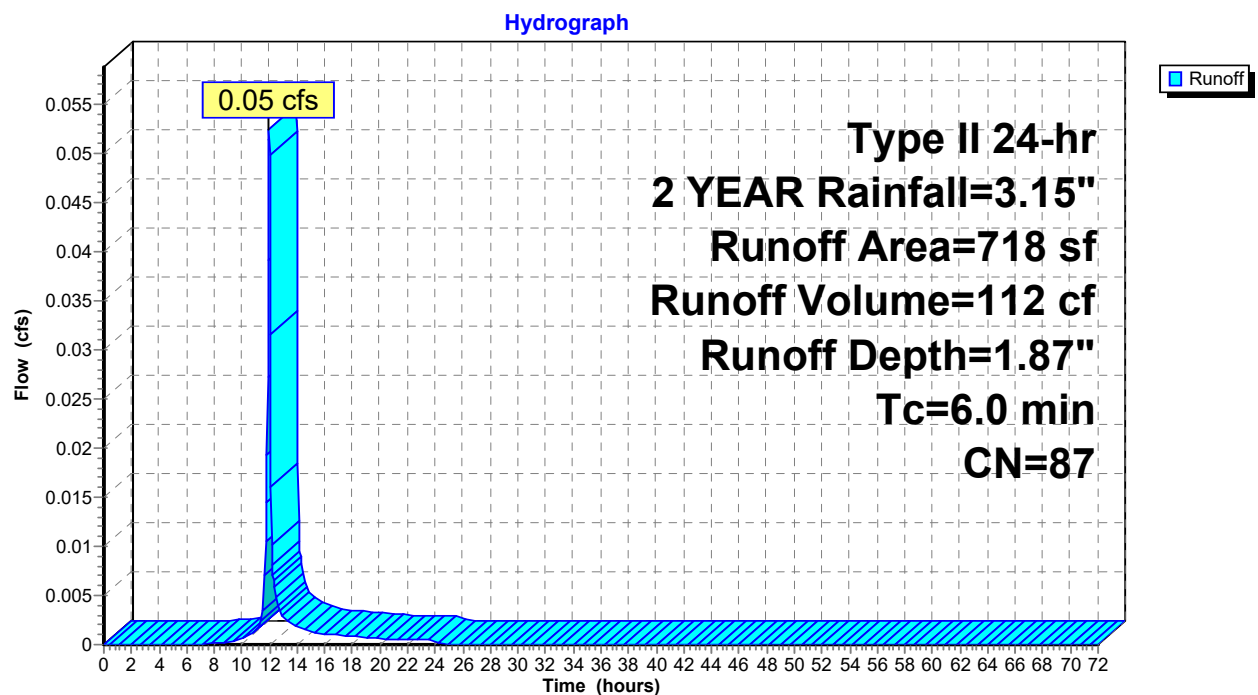
Summary for Subcatchment P3: FLOW TO REAR

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

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

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

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

Subcatchment P3: FLOW TO REAR

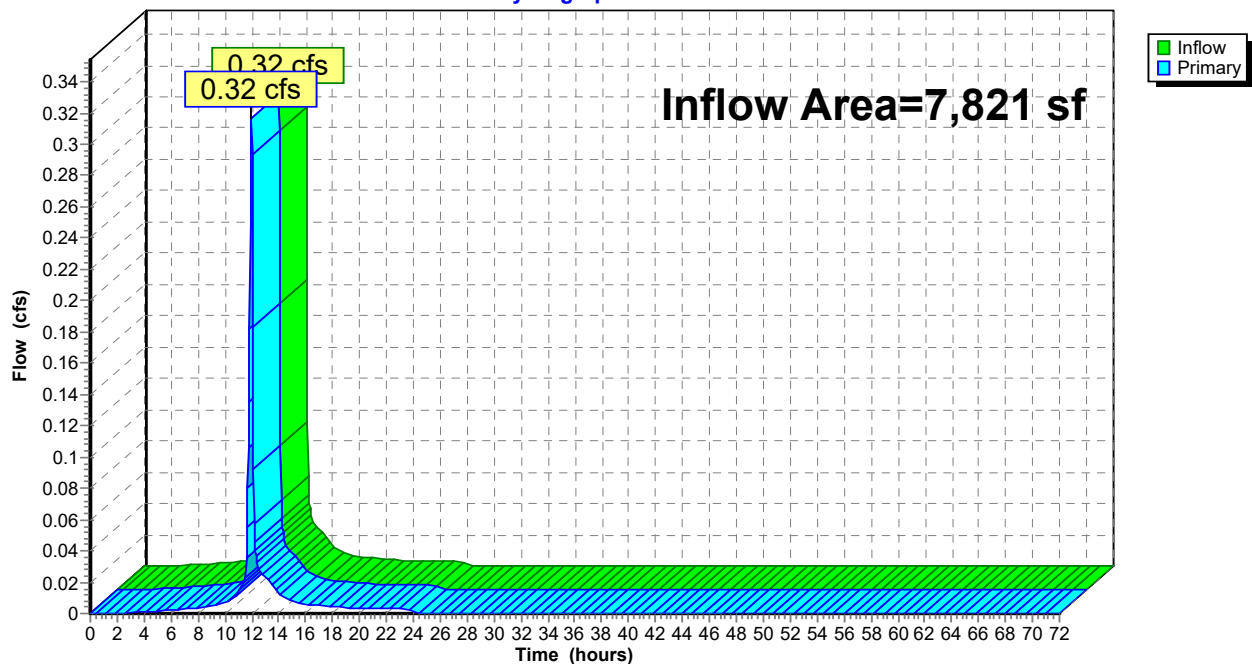
Summary for Pond 1P: OVERALL

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

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

Pond 1P: OVERALL

Hydrograph



9-11 MECHANIC - POST

Type II 24-hr 2 YEAR Rainfall=3.15"

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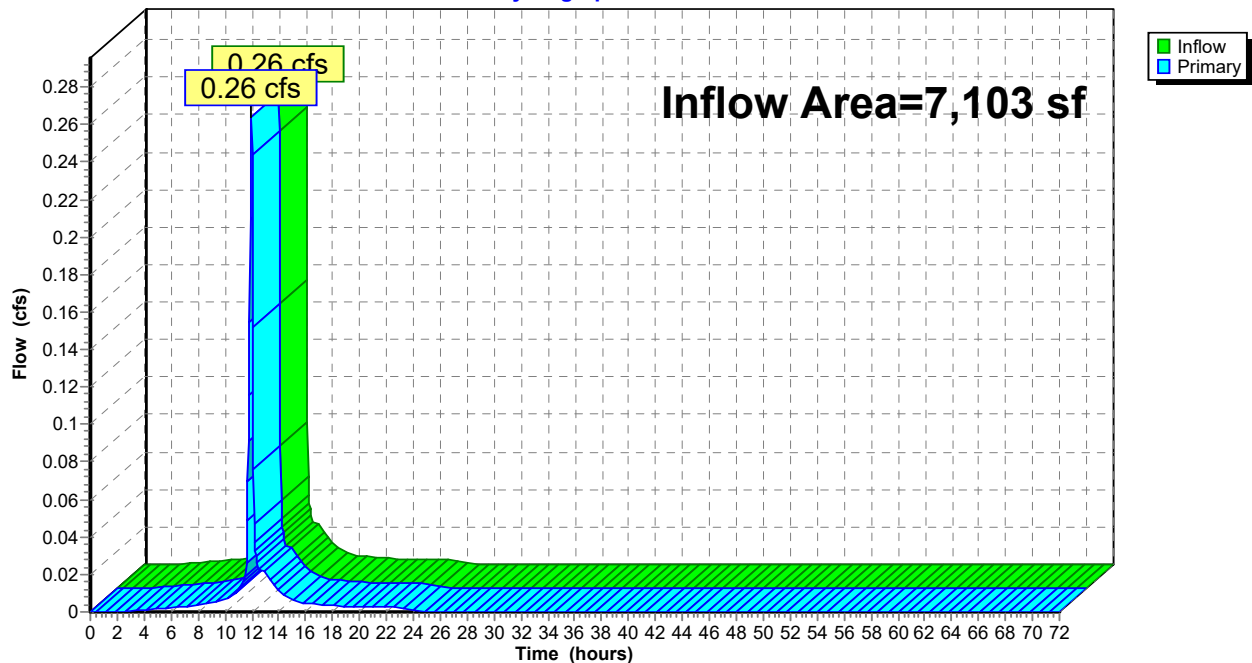
Summary for Pond 4P: DP1

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

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

Pond 4P: DP1

Hydrograph



9-11 MECHANIC - POST

Type II 24-hr 2 YEAR Rainfall=3.15"

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Summary for Pond 5P: buried Pond

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

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

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

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

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

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

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

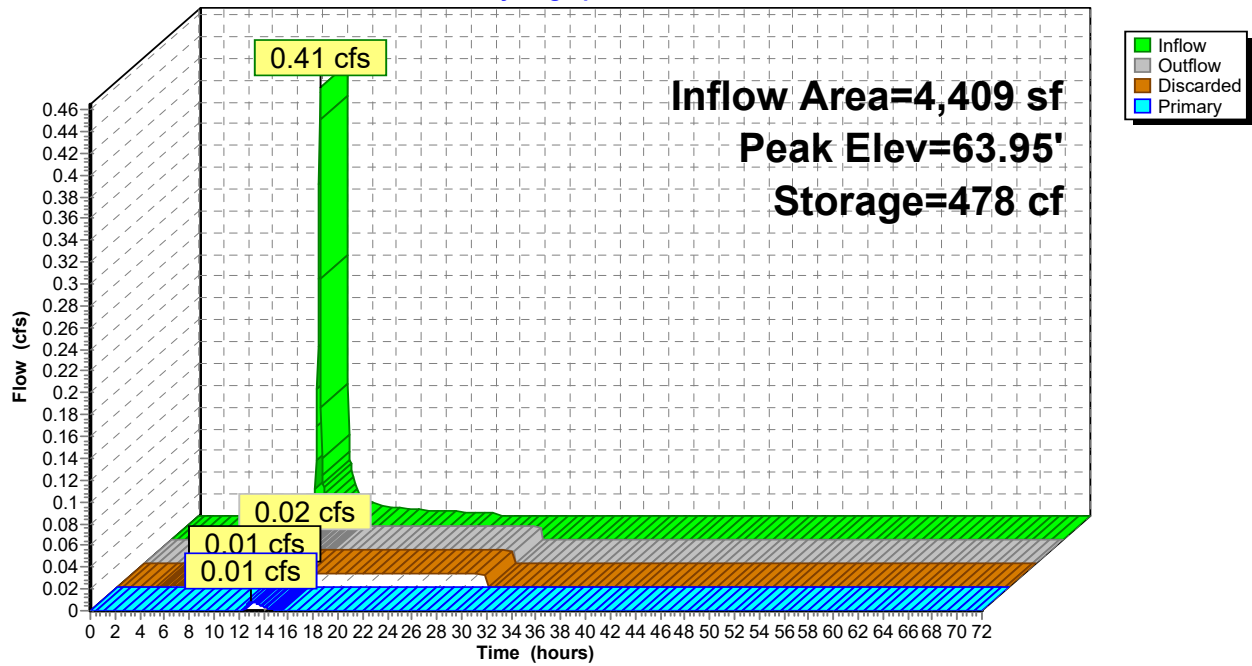
Primary OutFlow Max=0.01 cfs @ 13.01 hrs HW=63.95' TW=0.00' (Dynamic Tailwater)

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

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

Pond 5P: buried Pond

Hydrograph



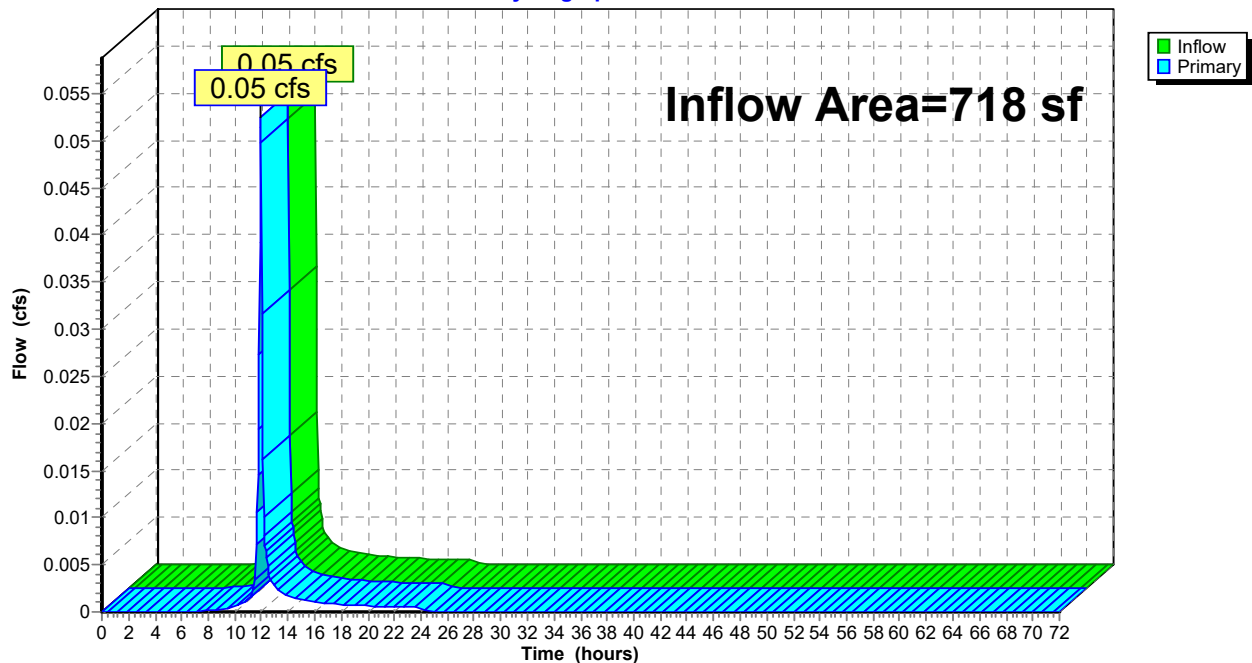
Summary for Pond 6P: DP2

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

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

Pond 6P: DP2

Hydrograph



9-11 MECHANIC - POST

Type II 24-hr 10 YEAR Rainfall=4.75"

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment P1: FRONT

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

Subcatchment P2: REAR

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

Subcatchment P3: FLOW TO REAR

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

Pond 1P: OVERALL

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

Pond 4P: DP1

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

Pond 5P: buried Pond

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

Pond 6P: DP2

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

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

9-11 MECHANIC - POST

Type II 24-hr 10 YEAR Rainfall=4.75"

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Summary for Subcatchment P1: FRONT

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

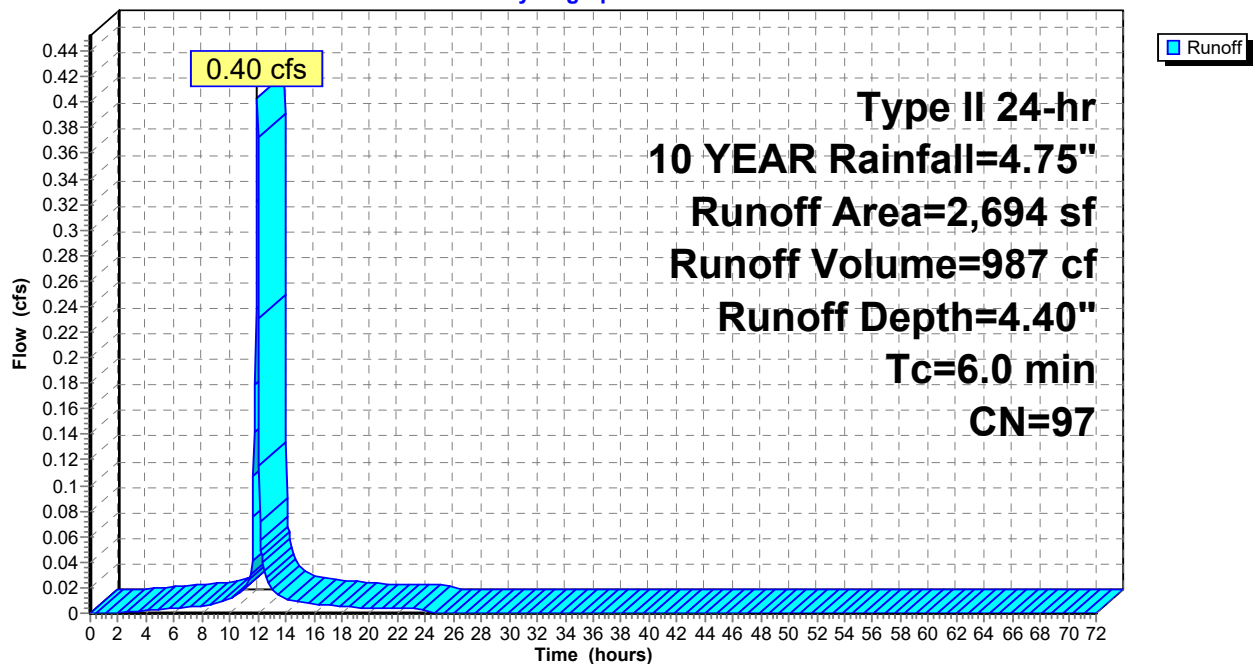
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 YEAR Rainfall=4.75"

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

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

Subcatchment P1: FRONT

Hydrograph



9-11 MECHANIC - POST

Type II 24-hr 10 YEAR Rainfall=4.75"

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Summary for Subcatchment P2: REAR

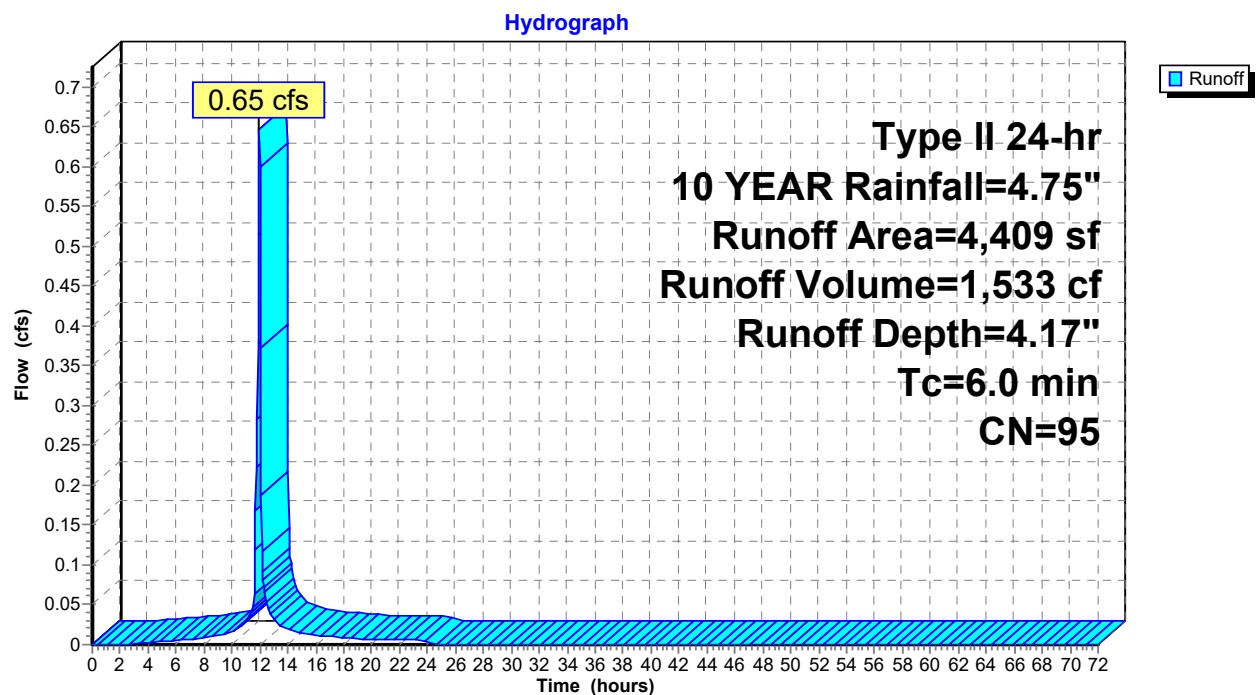
Runoff = 0.65 cfs @ 11.96 hrs, Volume= 1,533 cf, Depth= 4.17"
Routed to Pond 5P : buried Pond

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

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

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

Subcatchment P2: REAR



9-11 MECHANIC - POST

Type II 24-hr 10 YEAR Rainfall=4.75"

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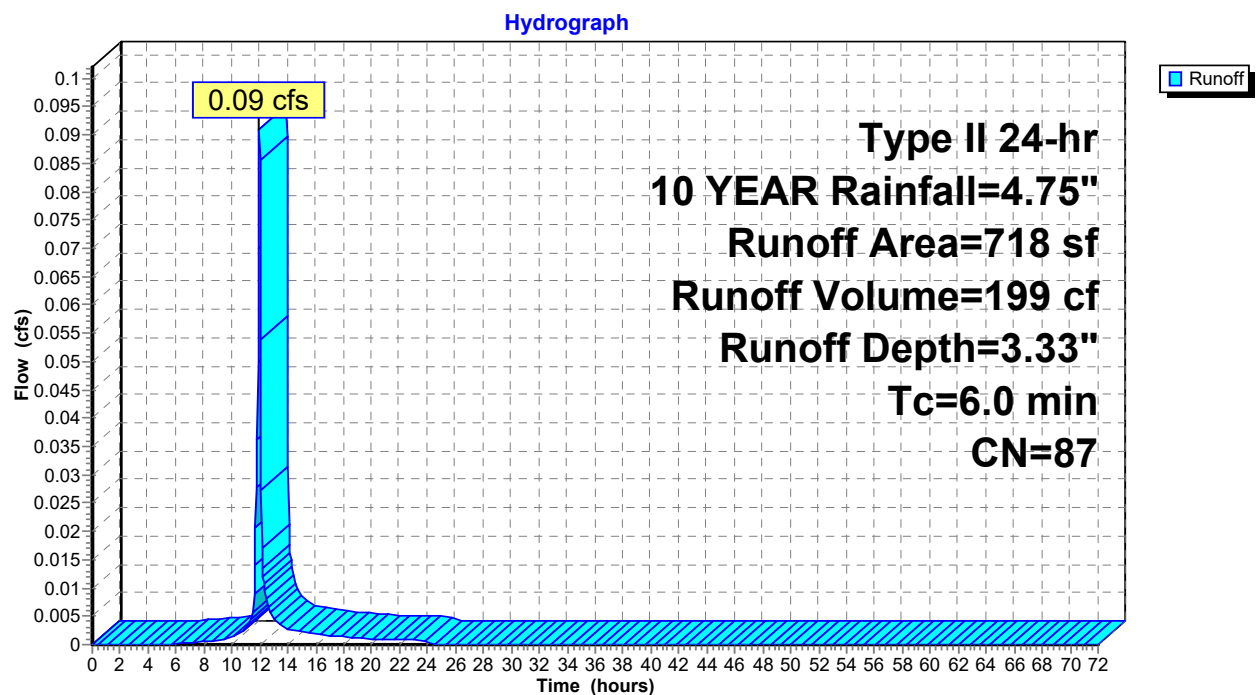
Summary for Subcatchment P3: FLOW TO REAR

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

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

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

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

Subcatchment P3: FLOW TO REAR

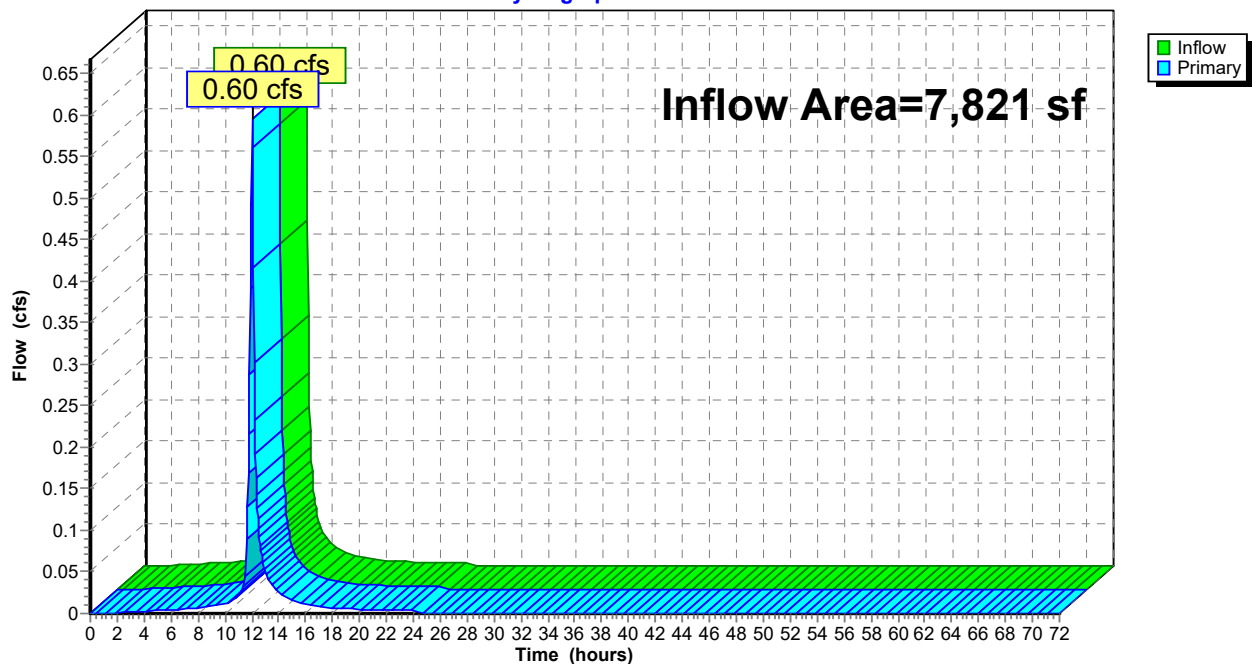
Summary for Pond 1P: OVERALL

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

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

Pond 1P: OVERALL

Hydrograph



9-11 MECHANIC - POST

Type II 24-hr 10 YEAR Rainfall=4.75"

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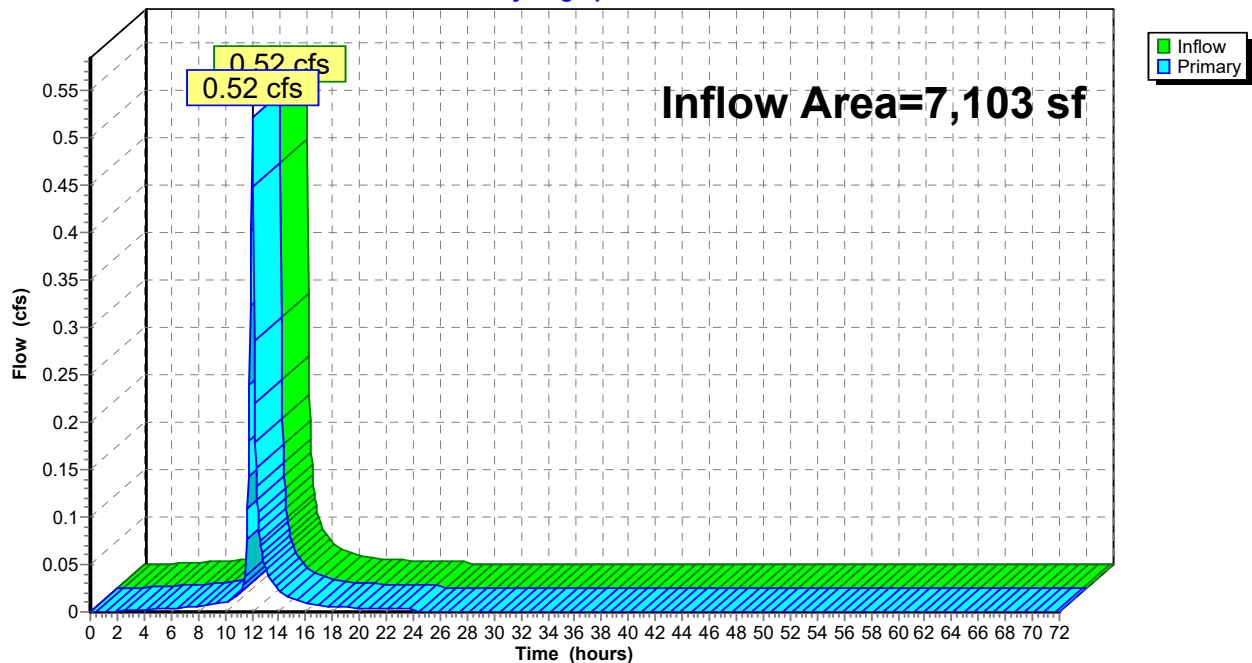
Summary for Pond 4P: DP1

Inflow Area = 7,103 sf, 89.96% Impervious, Inflow Depth = 2.44" for 10 YEAR event
Inflow = 0.52 cfs @ 12.03 hrs, Volume= 1,443 cf
Primary = 0.52 cfs @ 12.03 hrs, Volume= 1,443 cf, Atten= 0%, Lag= 0.0 min
Routed to Pond 1P : OVERALL

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

Pond 4P: DP1

Hydrograph



9-11 MECHANIC - POST

Type II 24-hr 10 YEAR Rainfall=4.75"

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Summary for Pond 5P: buried Pond

Inflow Area = 4,409 sf, 86.71% Impervious, Inflow Depth = 4.17" for 10 YEAR event
 Inflow = 0.65 cfs @ 11.96 hrs, Volume= 1,533 cf
 Outflow = 0.30 cfs @ 12.07 hrs, Volume= 1,534 cf, Atten= 53%, Lag= 6.7 min
 Discarded = 0.01 cfs @ 10.20 hrs, Volume= 1,078 cf
 Primary = 0.29 cfs @ 12.07 hrs, Volume= 455 cf
 Routed to Pond 4P : DP1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 64.21' @ 12.07 hrs Surf.Area= 504 sf Storage= 608 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 265.5 min (1,031.5 - 766.0)

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

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

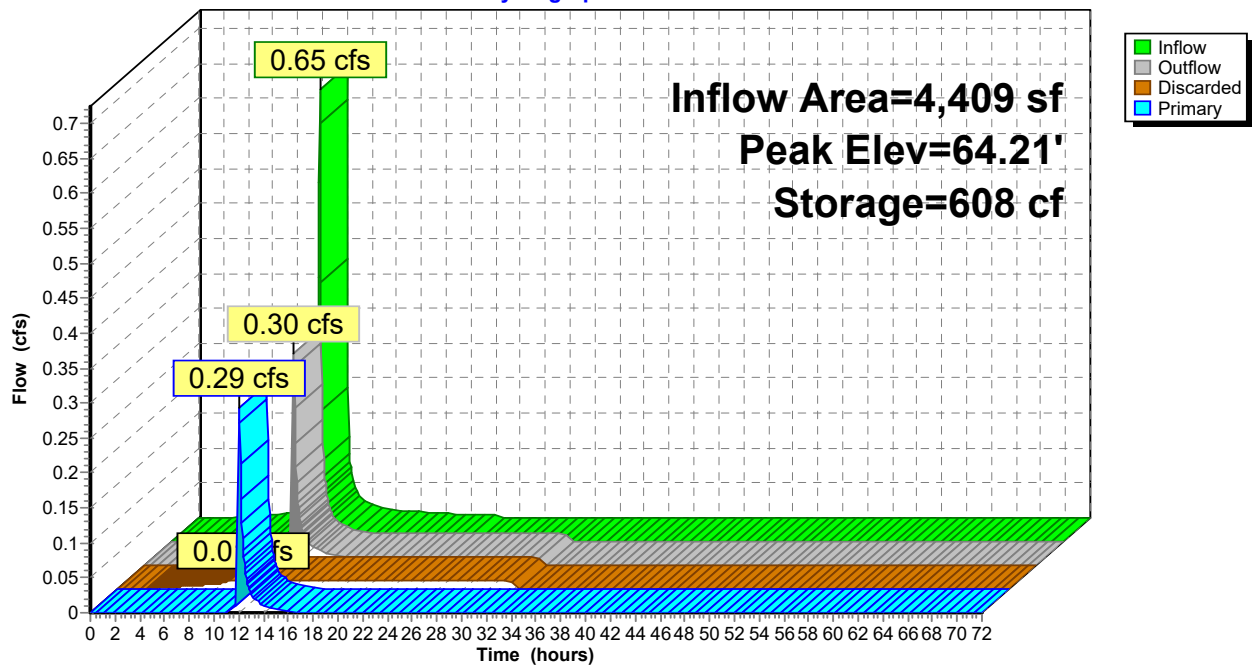
Discarded OutFlow Max=0.01 cfs @ 10.20 hrs HW=63.02' (Free Discharge)

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

Primary OutFlow Max=0.27 cfs @ 12.07 hrs HW=64.19' TW=0.00' (Dynamic Tailwater)

↑ **1=Culvert** (Passes 0.27 cfs of 1.75 cfs potential flow)

↑ **2=Orifice/Grate** (Orifice Controls 0.27 cfs @ 1.85 fps)

Pond 5P: buried Pond**Hydrograph**

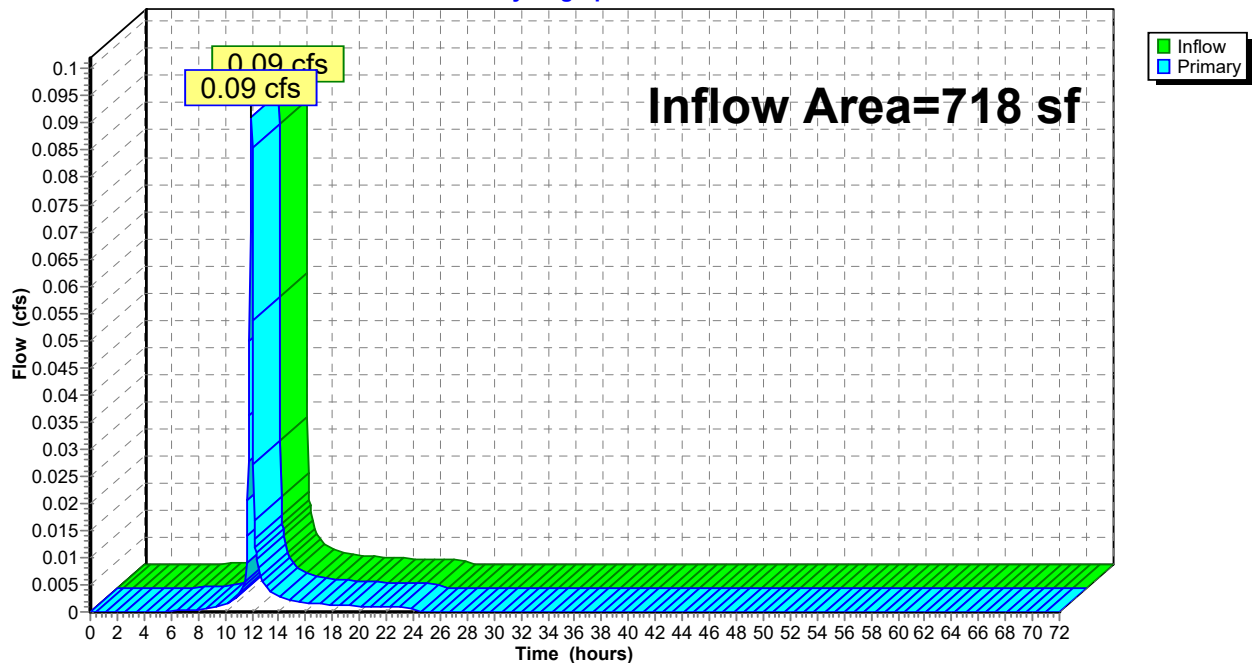
Summary for Pond 6P: DP2

Inflow Area = 718 sf, 41.50% Impervious, Inflow Depth = 3.33" for 10 YEAR event
Inflow = 0.09 cfs @ 11.97 hrs, Volume= 199 cf
Primary = 0.09 cfs @ 11.97 hrs, Volume= 199 cf, Atten= 0%, Lag= 0.0 min
Routed to Pond 1P : OVERALL

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

Pond 6P: DP2

Hydrograph



9-11 MECHANIC - POST

Type II 24-hr 25 YEAR Rainfall=6.01"

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment P1: FRONT

Runoff Area=2,694 sf 95.29% Impervious Runoff Depth=5.65"
Tc=6.0 min CN=97 Runoff=0.51 cfs 1,269 cf

Subcatchment P2: REAR

Runoff Area=4,409 sf 86.71% Impervious Runoff Depth=5.42"
Tc=6.0 min CN=95 Runoff=0.83 cfs 1,992 cf

Subcatchment P3: FLOW TO REAR

Runoff Area=718 sf 41.50% Impervious Runoff Depth=4.53"
Tc=6.0 min CN=87 Runoff=0.12 cfs 271 cf

Pond 1P: OVERALL

Inflow=1.12 cfs 2,358 cf
Primary=1.12 cfs 2,358 cf

Pond 4P: DP1

Inflow=1.01 cfs 2,087 cf
Primary=1.01 cfs 2,087 cf

Pond 5P: buried Pond

Peak Elev=64.35' Storage=682 cf Inflow=0.83 cfs 1,992 cf
Discarded=0.01 cfs 1,175 cf Primary=0.58 cfs 817 cf Outflow=0.59 cfs 1,993 cf

Pond 6P: DP2

Inflow=0.12 cfs 271 cf
Primary=0.12 cfs 271 cf

Total Runoff Area = 7,821 sf Runoff Volume = 3,532 cf Average Runoff Depth = 5.42"
14.49% Pervious = 1,133 sf 85.51% Impervious = 6,688 sf

9-11 MECHANIC - POST

Type II 24-hr 25 YEAR Rainfall=6.01"

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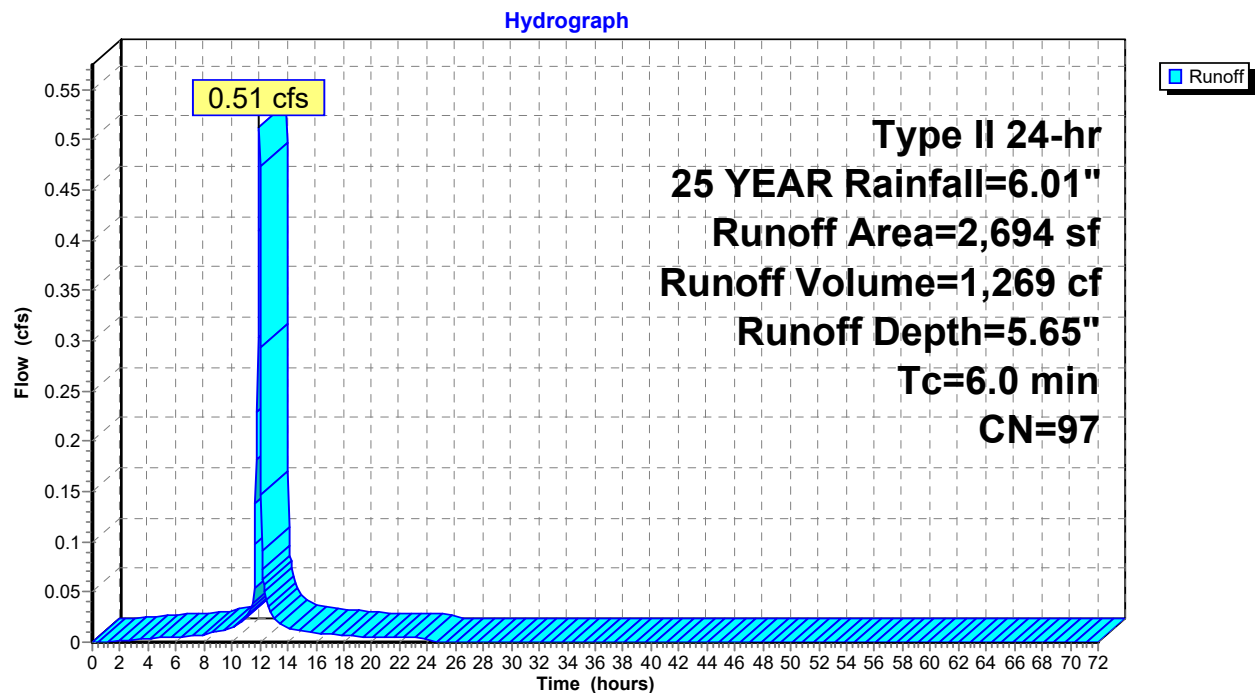
Summary for Subcatchment P1: FRONT

Runoff = 0.51 cfs @ 11.96 hrs, Volume= 1,269 cf, Depth= 5.65"
Routed to Pond 4P : DP1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 YEAR Rainfall=6.01"

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

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

Subcatchment P1: FRONT

9-11 MECHANIC - POST

Type II 24-hr 25 YEAR Rainfall=6.01"

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Summary for Subcatchment P2: REAR

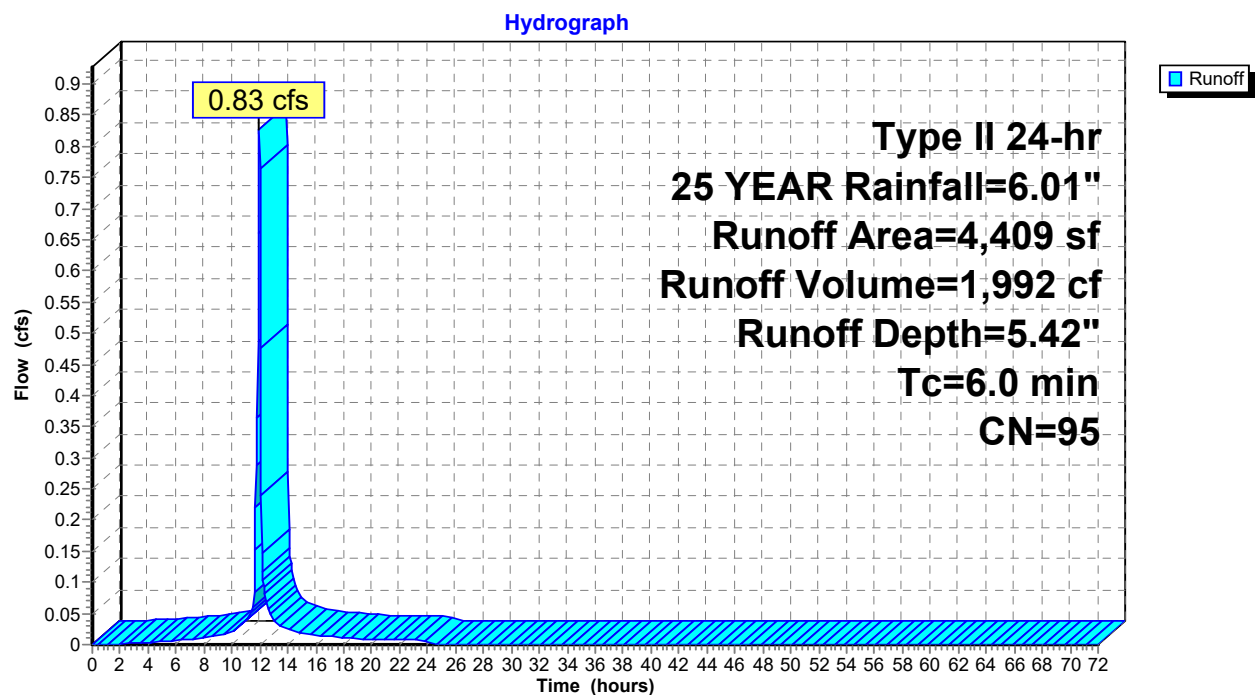
Runoff = 0.83 cfs @ 11.96 hrs, Volume= 1,992 cf, Depth= 5.42"
Routed to Pond 5P : buried Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 YEAR Rainfall=6.01"

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

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

Subcatchment P2: REAR



9-11 MECHANIC - POST

Type II 24-hr 25 YEAR Rainfall=6.01"

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Summary for Subcatchment P3: FLOW TO REAR

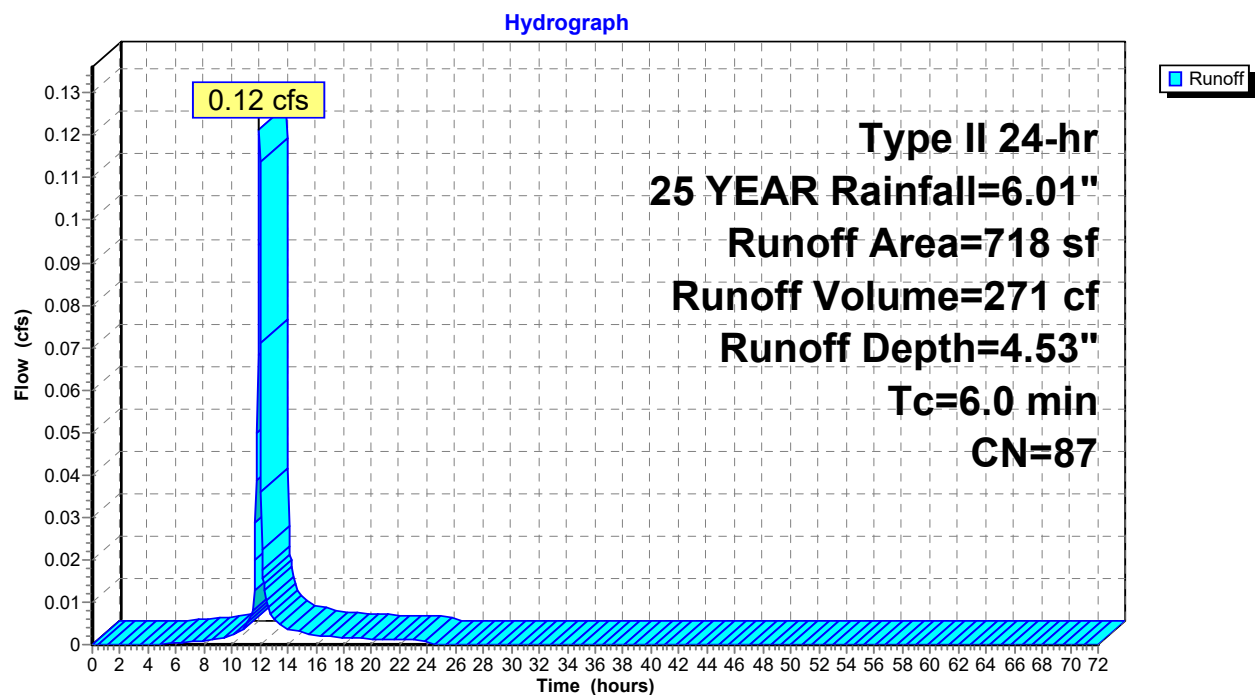
Runoff = 0.12 cfs @ 11.96 hrs, Volume= 271 cf, Depth= 4.53"
Routed to Pond 6P : DP2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 YEAR Rainfall=6.01"

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

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

Subcatchment P3: FLOW TO REAR



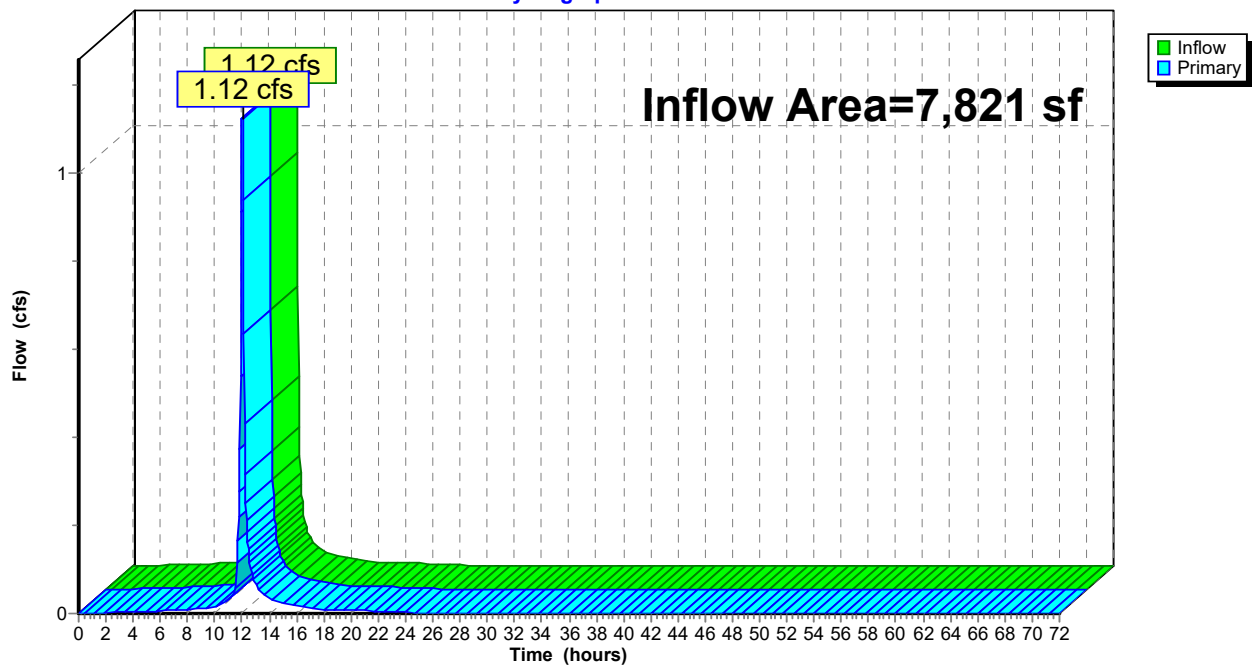
Summary for Pond 1P: OVERALL

Inflow Area = 7,821 sf, 85.51% Impervious, Inflow Depth = 3.62" for 25 YEAR event
Inflow = 1.12 cfs @ 12.00 hrs, Volume= 2,358 cf
Primary = 1.12 cfs @ 12.00 hrs, Volume= 2,358 cf, Atten= 0%, Lag= 0.0 min

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

Pond 1P: OVERALL

Hydrograph



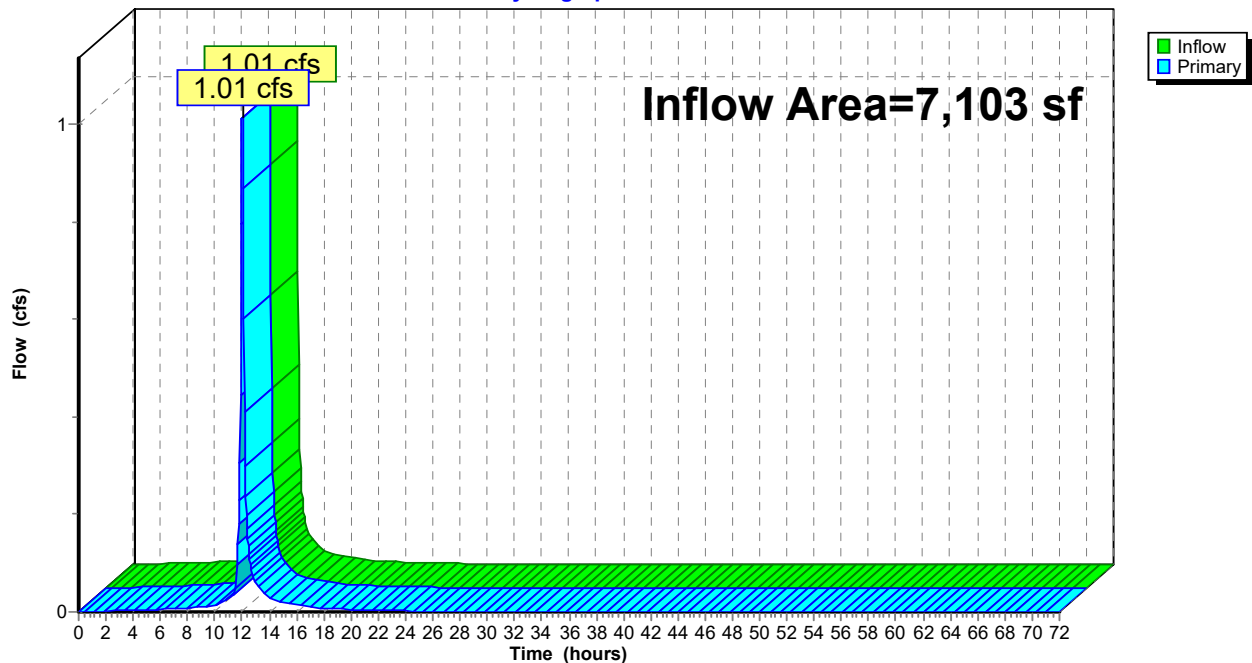
Summary for Pond 4P: DP1

Inflow Area = 7,103 sf, 89.96% Impervious, Inflow Depth = 3.53" for 25 YEAR event
Inflow = 1.01 cfs @ 12.01 hrs, Volume= 2,087 cf
Primary = 1.01 cfs @ 12.01 hrs, Volume= 2,087 cf, Atten= 0%, Lag= 0.0 min
Routed to Pond 1P : OVERALL

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

Pond 4P: DP1

Hydrograph



9-11 MECHANIC - POST

Type II 24-hr 25 YEAR Rainfall=6.01"

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Summary for Pond 5P: buried Pond

Inflow Area = 4,409 sf, 86.71% Impervious, Inflow Depth = 5.42" for 25 YEAR event
 Inflow = 0.83 cfs @ 11.96 hrs, Volume= 1,992 cf
 Outflow = 0.59 cfs @ 12.04 hrs, Volume= 1,993 cf, Atten= 28%, Lag= 4.5 min
 Discarded = 0.01 cfs @ 9.15 hrs, Volume= 1,175 cf
 Primary = 0.58 cfs @ 12.04 hrs, Volume= 817 cf
 Routed to Pond 4P : DP1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 64.35' @ 12.04 hrs Surf.Area= 504 sf Storage= 682 cf

Plug-Flow detention time= 227.5 min calculated for 1,991 cf (100% of inflow)
 Center-of-Mass det. time= 227.9 min (987.8 - 759.9)

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

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

Discarded OutFlow Max=0.01 cfs @ 9.15 hrs HW=63.02' (Free Discharge)

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

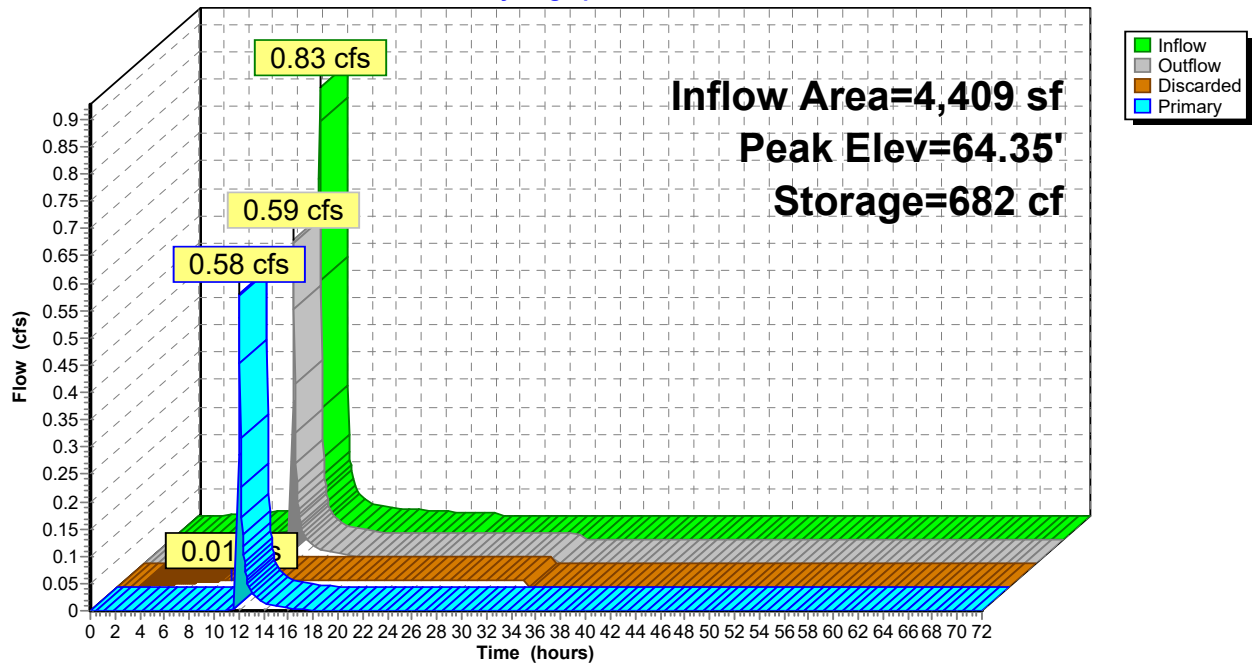
Primary OutFlow Max=0.57 cfs @ 12.04 hrs HW=64.35' TW=0.00' (Dynamic Tailwater)

↑ **1=Culvert** (Passes 0.57 cfs of 1.79 cfs potential flow)

↑ **2=Orifice/Grate** (Orifice Controls 0.57 cfs @ 2.28 fps)

Pond 5P: buried Pond

Hydrograph



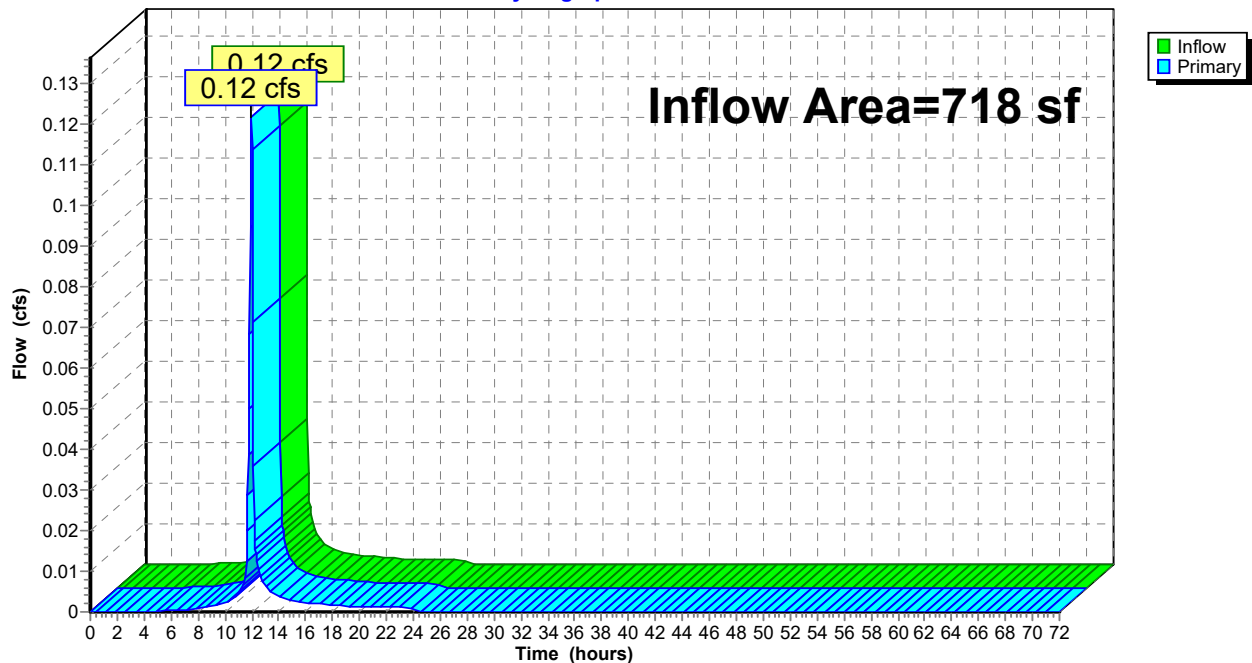
Summary for Pond 6P: DP2

Inflow Area = 718 sf, 41.50% Impervious, Inflow Depth = 4.53" for 25 YEAR event
Inflow = 0.12 cfs @ 11.96 hrs, Volume= 271 cf
Primary = 0.12 cfs @ 11.96 hrs, Volume= 271 cf, Atten= 0%, Lag= 0.0 min
Routed to Pond 1P : OVERALL

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

Pond 6P: DP2

Hydrograph



9-11 MECHANIC - POST

Type II 24-hr 50 YEAR Rainfall=7.18"

Prepared by {enter your company name here}

Printed 10/24/2025

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment P1: FRONT

Runoff Area=2,694 sf 95.29% Impervious Runoff Depth=6.82"
Tc=6.0 min CN=97 Runoff=0.61 cfs 1,531 cf

Subcatchment P2: REAR

Runoff Area=4,409 sf 86.71% Impervious Runoff Depth=6.58"
Tc=6.0 min CN=95 Runoff=1.00 cfs 2,419 cf

Subcatchment P3: FLOW TO REAR

Runoff Area=718 sf 41.50% Impervious Runoff Depth=5.65"
Tc=6.0 min CN=87 Runoff=0.15 cfs 338 cf

Pond 1P: OVERALL

Inflow=1.50 cfs 3,042 cf
Primary=1.50 cfs 3,042 cf

Pond 4P: DP1

Inflow=1.36 cfs 2,704 cf
Primary=1.36 cfs 2,704 cf

Pond 5P: buried Pond

Peak Elev=64.46' Storage=736 cf Inflow=1.00 cfs 2,419 cf
Discarded=0.01 cfs 1,248 cf Primary=0.80 cfs 1,173 cf Outflow=0.81 cfs 2,420 cf

Pond 6P: DP2

Inflow=0.15 cfs 338 cf
Primary=0.15 cfs 338 cf

Total Runoff Area = 7,821 sf Runoff Volume = 4,289 cf Average Runoff Depth = 6.58"
14.49% Pervious = 1,133 sf 85.51% Impervious = 6,688 sf

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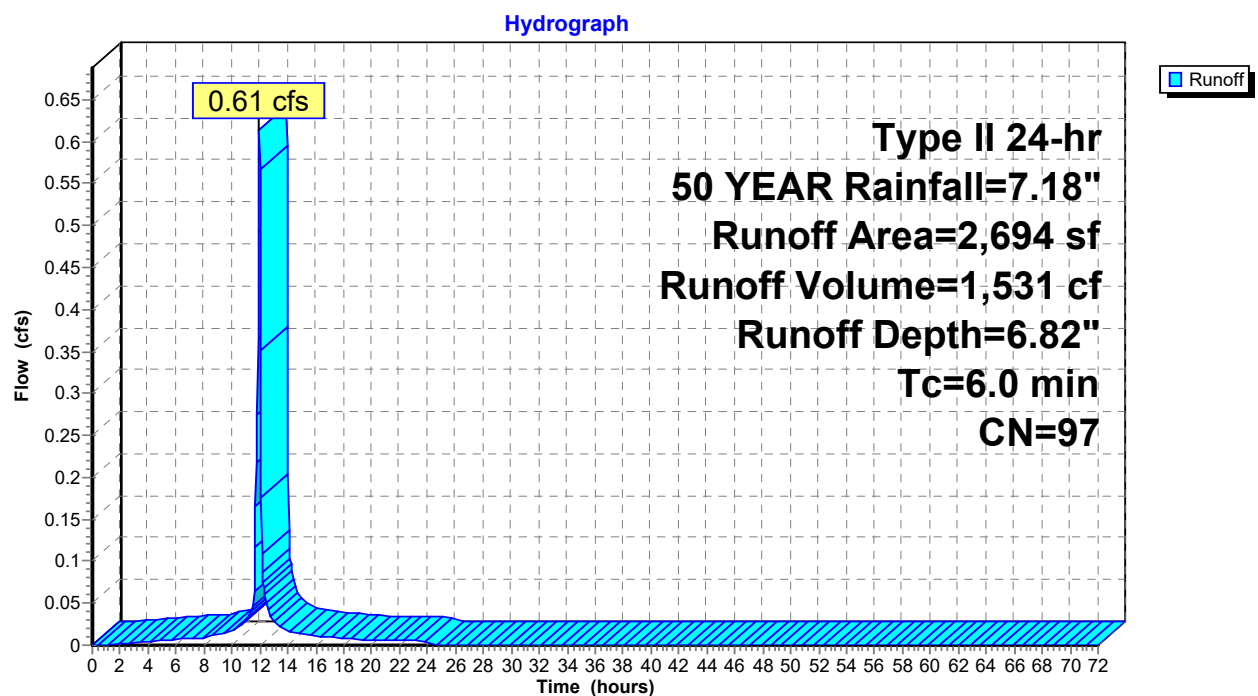
Summary for Subcatchment P1: FRONT

Runoff = 0.61 cfs @ 11.96 hrs, Volume= 1,531 cf, Depth= 6.82"
Routed to Pond 4P : DP1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 50 YEAR Rainfall=7.18"

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

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

Subcatchment P1: FRONT

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Summary for Subcatchment P2: REAR

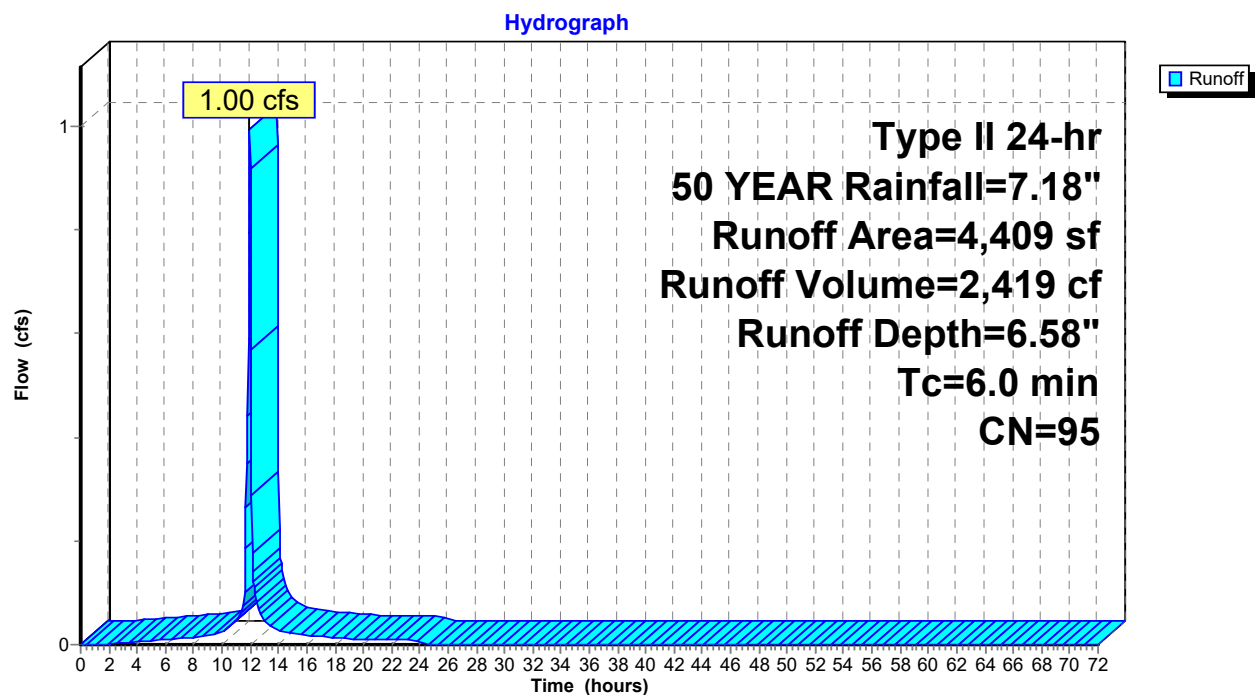
Runoff = 1.00 cfs @ 11.96 hrs, Volume= 2,419 cf, Depth= 6.58"
Routed to Pond 5P : buried Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 50 YEAR Rainfall=7.18"

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

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

Subcatchment P2: REAR



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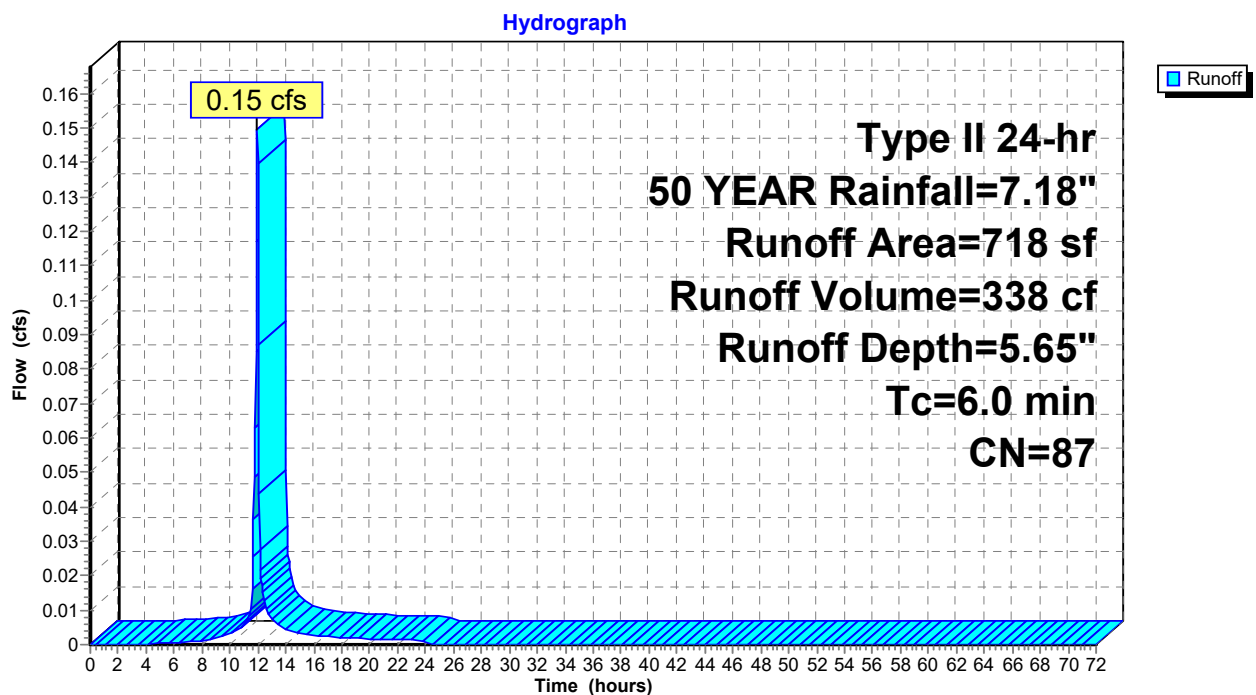
Summary for Subcatchment P3: FLOW TO REAR

Runoff = 0.15 cfs @ 11.96 hrs, Volume= 338 cf, Depth= 5.65"
Routed to Pond 6P : DP2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 50 YEAR Rainfall=7.18"

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

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

Subcatchment P3: FLOW TO REAR

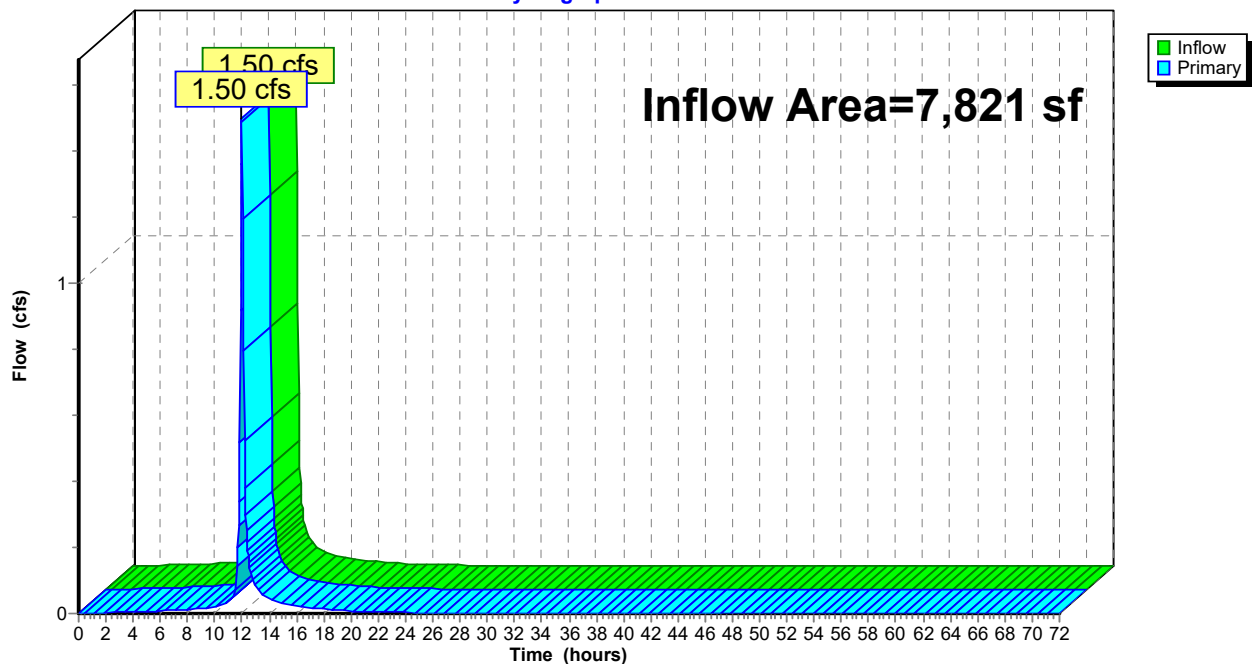
Summary for Pond 1P: OVERALL

Inflow Area = 7,821 sf, 85.51% Impervious, Inflow Depth = 4.67" for 50 YEAR event
Inflow = 1.50 cfs @ 11.99 hrs, Volume= 3,042 cf
Primary = 1.50 cfs @ 11.99 hrs, Volume= 3,042 cf, Atten= 0%, Lag= 0.0 min

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

Pond 1P: OVERALL

Hydrograph



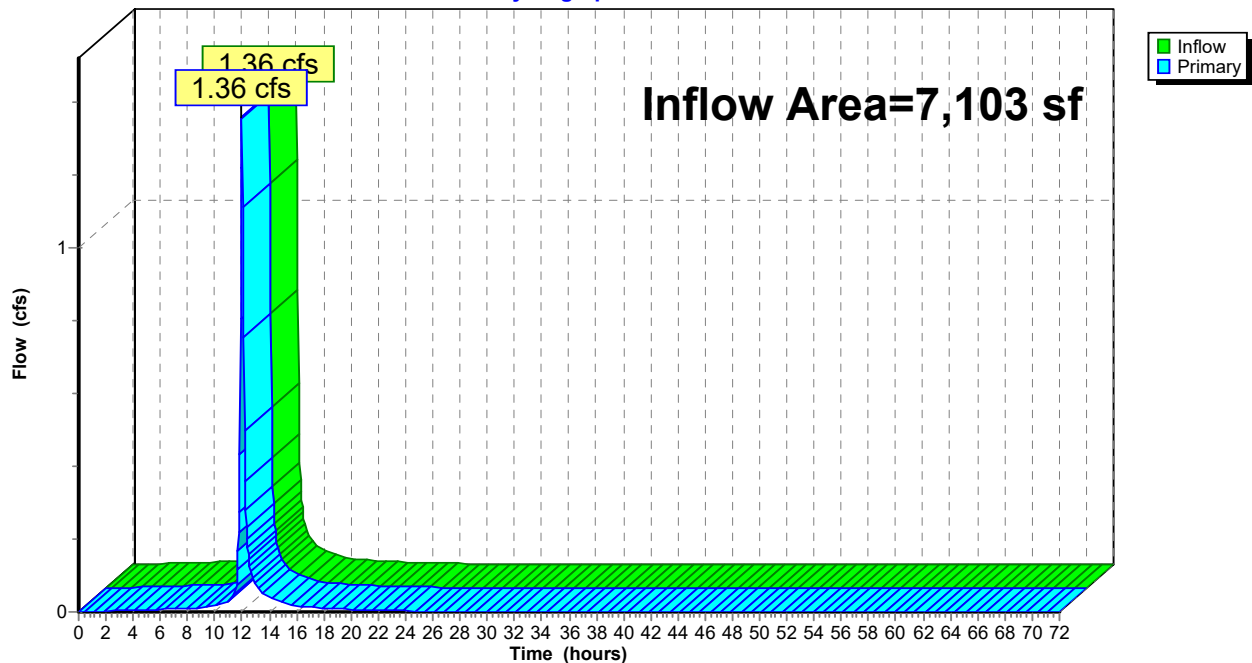
Summary for Pond 4P: DP1

Inflow Area = 7,103 sf, 89.96% Impervious, Inflow Depth = 4.57" for 50 YEAR event
Inflow = 1.36 cfs @ 11.99 hrs, Volume= 2,704 cf
Primary = 1.36 cfs @ 11.99 hrs, Volume= 2,704 cf, Atten= 0%, Lag= 0.0 min
Routed to Pond 1P : OVERALL

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

Pond 4P: DP1

Hydrograph



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Summary for Pond 5P: buried Pond

Inflow Area = 4,409 sf, 86.71% Impervious, Inflow Depth = 6.58" for 50 YEAR event
 Inflow = 1.00 cfs @ 11.96 hrs, Volume= 2,419 cf
 Outflow = 0.81 cfs @ 12.02 hrs, Volume= 2,420 cf, Atten= 18%, Lag= 3.4 min
 Discarded = 0.01 cfs @ 8.55 hrs, Volume= 1,248 cf
 Primary = 0.80 cfs @ 12.02 hrs, Volume= 1,173 cf
 Routed to Pond 4P : DP1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 64.46' @ 12.02 hrs Surf.Area= 504 sf Storage= 736 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 202.7 min (958.3 - 755.6)

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

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

Discarded OutFlow Max=0.01 cfs @ 8.55 hrs HW=63.02' (Free Discharge)

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

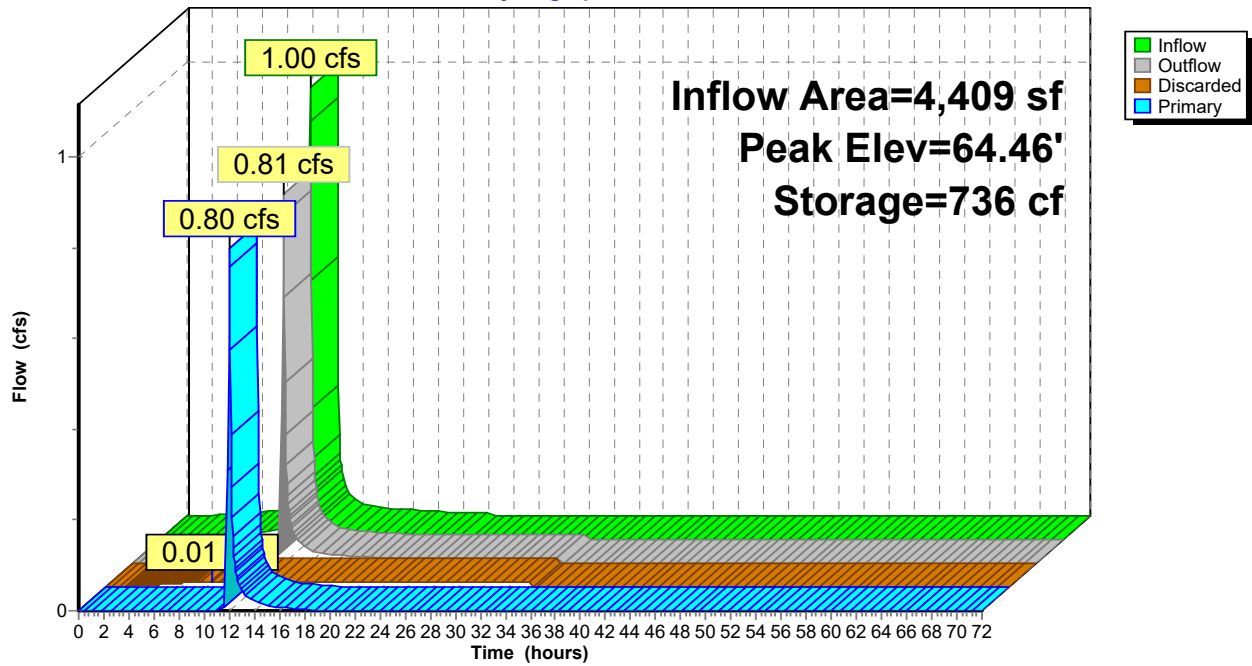
Primary OutFlow Max=0.78 cfs @ 12.02 hrs HW=64.45' TW=0.00' (Dynamic Tailwater)

↑ **1=Culvert** (Passes 0.78 cfs of 1.82 cfs potential flow)

↑ **2=Orifice/Grate** (Orifice Controls 0.78 cfs @ 2.52 fps)

Pond 5P: buried Pond

Hydrograph



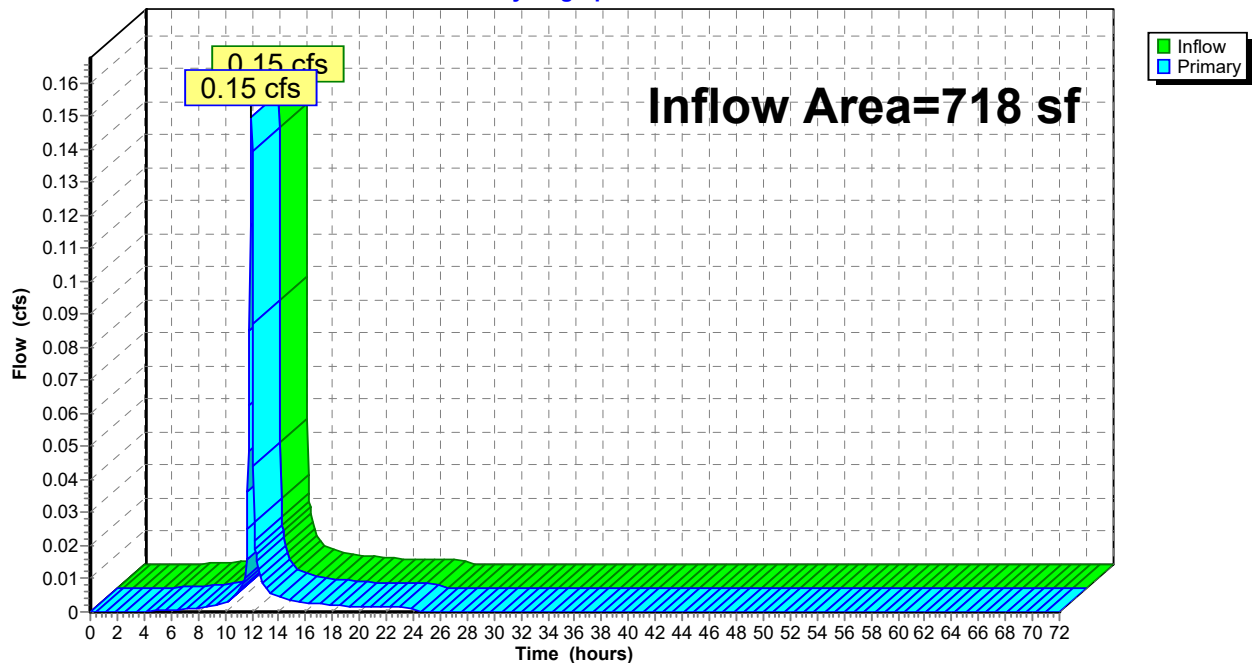
Summary for Pond 6P: DP2

Inflow Area = 718 sf, 41.50% Impervious, Inflow Depth = 5.65" for 50 YEAR event
Inflow = 0.15 cfs @ 11.96 hrs, Volume= 338 cf
Primary = 0.15 cfs @ 11.96 hrs, Volume= 338 cf, Atten= 0%, Lag= 0.0 min
Routed to Pond 1P : OVERALL

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

Pond 6P: DP2

Hydrograph



9-11 MECHANIC - POST*Type II 24-hr 10 YEAR Rainfall=4.75"*

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Stage-Area-Storage for Pond 5P: buried Pond

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
63.00	504	0	64.16	504	585
63.02	504	10	64.18	504	595
63.04	504	20	64.20	504	605
63.06	504	30	64.22	504	615
63.08	504	40	64.24	504	625
63.10	504	50	64.26	504	635
63.12	504	60	64.28	504	645
63.14	504	71	64.30	504	655
63.16	504	81	64.32	504	665
63.18	504	91	64.34	504	675
63.20	504	101	64.36	504	685
63.22	504	111	64.38	504	696
63.24	504	121	64.40	504	706
63.26	504	131	64.42	504	716
63.28	504	141	64.44	504	726
63.30	504	151	64.46	504	736
63.32	504	161	64.48	504	746
63.34	504	171	64.50	504	756
63.36	504	181	64.52	504	756
63.38	504	192	64.54	504	756
63.40	504	202	64.56	504	756
63.42	504	212			
63.44	504	222			
63.46	504	232			
63.48	504	242			
63.50	504	252			
63.52	504	262			
63.54	504	272			
63.56	504	282			
63.58	504	292			
63.60	504	302			
63.62	504	312			
63.64	504	323			
63.66	504	333			
63.68	504	343			
63.70	504	353			
63.72	504	363			
63.74	504	373			
63.76	504	383			
63.78	504	393			
63.80	504	403			
63.82	504	413			
63.84	504	423			
63.86	504	433			
63.88	504	444			
63.90	504	454			
63.92	504	464			
63.94	504	474			
63.96	504	484			
63.98	504	494			
64.00	504	504			
64.02	504	514			
64.04	504	524			
64.06	504	534			
64.08	504	544			
64.10	504	554			
64.12	504	564			
64.14	504	575			

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Hydrograph for Pond 5P: buried Pond

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)
0.00	0.00	0	63.00	0.00	0.00	0.00
2.50	0.00	0	63.00	0.00	0.00	0.00
5.00	0.00	0	63.00	0.00	0.00	0.00
7.50	0.01	0	63.00	0.01	0.01	0.00
10.00	0.02	5	63.01	0.01	0.01	0.00
12.50	0.05	521	64.03	0.07	0.01	0.06
15.00	0.01	472	63.94	0.02	0.01	0.00
17.50	0.01	454	63.90	0.01	0.01	0.00
20.00	0.01	419	63.83	0.01	0.01	0.00
22.50	0.01	368	63.73	0.01	0.01	0.00
25.00	0.00	294	63.58	0.01	0.01	0.00
27.50	0.00	189	63.38	0.01	0.01	0.00
30.00	0.00	84	63.17	0.01	0.01	0.00
32.50	0.00	0	63.00	0.00	0.00	0.00
35.00	0.00	0	63.00	0.00	0.00	0.00
37.50	0.00	0	63.00	0.00	0.00	0.00
40.00	0.00	0	63.00	0.00	0.00	0.00
42.50	0.00	0	63.00	0.00	0.00	0.00
45.00	0.00	0	63.00	0.00	0.00	0.00
47.50	0.00	0	63.00	0.00	0.00	0.00
50.00	0.00	0	63.00	0.00	0.00	0.00
52.50	0.00	0	63.00	0.00	0.00	0.00
55.00	0.00	0	63.00	0.00	0.00	0.00
57.50	0.00	0	63.00	0.00	0.00	0.00
60.00	0.00	0	63.00	0.00	0.00	0.00
62.50	0.00	0	63.00	0.00	0.00	0.00
65.00	0.00	0	63.00	0.00	0.00	0.00
67.50	0.00	0	63.00	0.00	0.00	0.00
70.00	0.00	0	63.00	0.00	0.00	0.00

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point	
Smoothing	Yes
State	New Hampshire
Location	New Hampshire, United States
Latitude	43.198 degrees North
Longitude	70.871 degrees West
Elevation	10 feet
Date/Time	Wed Feb 05 2025 13:41:52 GMT-0500 (Eastern Standard Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2da
1yr	0.26	0.40	0.50	0.65	0.81	1.03	1yr	0.70	0.98	1.20	1.54	2.00	2.60	2.87	1yr	2.31	2.70
2yr	0.32	0.49	0.61	0.81	1.01	1.29	2yr	0.88	1.17	1.50	1.92	2.45	3.15	3.51	2yr	2.79	3.38
5yr	0.37	0.57	0.72	0.96	1.23	1.58	5yr	1.06	1.44	1.85	2.39	3.08	3.98	4.50	5yr	3.53	4.30
10yr	0.40	0.64	0.80	1.09	1.42	1.85	10yr	1.23	1.69	2.18	2.83	3.66	4.75	5.43	10yr	4.21	5.22
25yr	0.46	0.74	0.94	1.30	1.72	2.27	25yr	1.49	2.09	2.70	3.53	4.61	6.01	6.96	25yr	5.32	6.70
50yr	0.52	0.83	1.06	1.49	2.00	2.67	50yr	1.73	2.46	3.18	4.19	5.49	7.18	8.41	50yr	6.35	8.09
100yr	0.58	0.94	1.21	1.71	2.33	3.13	100yr	2.01	2.89	3.75	4.96	6.53	8.58	10.16	100yr	7.59	9.77
200yr	0.64	1.05	1.36	1.96	2.71	3.68	200yr	2.34	3.40	4.44	5.90	7.80	10.26	12.28	200yr	9.08	11.8
500yr	0.76	1.25	1.63	2.36	3.31	4.55	500yr	2.86	4.22	5.51	7.38	9.82	12.99	15.78	500yr	11.50	15.1

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2da
1vr	0.24	0.37	0.45	0.60	0.74	0.90	1vr	0.64	0.88	0.92	1.26	1.58	2.14	2.45	1vr	1.90	2.30

Soil Series	legend number	Ksat low - B in/hr	Ksat high - B in/hr	Ksat low - C in/hr	Ksat high - C in/hr	Hyd. Grp.	Group	Land Form	Temp.	Soil Textures	Spodosol ?	Other
Suffield	536	0.6	2.0	0.00	0.2	C	3	Sandy/loamy over silt/clay	mesic	silty over clayey	no	deep to clay C
Sunapee	108	0.6	2.0	0.60	6.0	B	3	Loose till, loamy textures	frigid	loamy	yes	
Sunapee var	269	0.6	2.0	0.60	6.0	B	3	Loose till, loamy textures	frigid	loamy	yes	frigid dystrupte
Suncook	2	6.0	20.0	6.00	20.0	A	1	Flood Plain (Bottomland)	mesic	sandy	no	occasionally flooded
Suncook	402	6.0	20.0	6.00	20.0	A	1	Flood Plain (Bottomland)	mesic	sandy	no	frequent flooding
Sunday	102	6.0	20.0	6.00	20.0	A	1	Flood Plain (Bottomland)	frigid	sandy	no	occasionally flooded
Sunday	202	6.0	20.0	6.00	20.0	A	1	Flood Plain (Bottomland)	frigid	sandy	no	frequently flooded
Surplus	669	0.6	2.0	0.00	0.6	C	3	Firm, platy, loamy till	crylic	loamy	yes	mwd, sandy loam in Cd
Sutton	68	0.6	6.0	0.60	6.0	B	3	Loose till, loamy textures	mesic	loamy	no	
Swanton	438	2.0	6.0	0.00	0.2	C	5	Sandy/loamy over silt/clay	frigid	co. loamy over clayey	no	
Telos	123	0.6	2.0	0.02	0.2	C	3	Firm, platy, silty till, schist & phyllite	frigid	loamy	yes	channery silt loam in Cd
Thorndike	84	0.6	2.0	0.60	2.0	C/D	4	Frable till, silty, schist & phyllite	frigid	loamy-skeletal	yes	less than 20 in. deep
Timakwa	393			6.00	100.0	D	6	Organic Materials - Freshwater	mesic	sandy or sandy-skeletal	no	organic over sand
Tunbridge	99	0.6	6.0	0.60	6.0	C	4	Loose till, bedrock	frigid	loamy	yes	20 to 40 in. deep
Unadilla	30	0.6	2.0	2.00	20.0	B	2	Terraces and glacial lake plains	mesic	silty	no	silty over gravelly
Vassalboro	150					D	6	Organic Materials - Freshwater	frigid	peat	no	deep organic
Walpole	546	2.0	6.0	6.00	20.0	C	5	Outwash and Stream Terraces	mesic	sandy	no	
Wareham	34	6.0	20.0	6.00	20.0	C	5	Outwash and Stream Terraces	mesic	sandy	no	loamy over slate gravel
Warwick	210	2.0	6.0	20.00	100.0	A	1	Outwash and Stream Terraces	mesic	loamy-skeletal	no	loamy over loam
Waskish	195					D	6	Organic Materials - Freshwater	frigid	peat	no	deep organic
Waumbeck	58	2.0	20.0	6.00	20.0	B	3	Loose till, sandy textures	frigid	sandy-skeletal	yes	very cobbly loamy sand
Westbrook	597			0.00	2.0	D	6	Tidal Flat	mesic	loamy	no	organic over loam
Whitman	49	0.0	0.2	0.00	0.2	D	6	Firm, platy, loamy till	mesic	loamy	no	mucky loam
Windsor	26	6.0	20.0	6.00	20.0	A	1	Outwash and Stream Terraces	mesic	sandy	no	
Winnecook	88	0.6	2.0	0.60	2.0	C	4	Frable till, silty, schist & phyllite	frigid	loamy-skeletal	yes	20 to 40 in. deep
Winooski	9	0.6	6.0	0.60	6.0	B	3	Flood Plain (Bottom Land)	mesic	silty over loamy	no	
Winooski	103	0.6	6.0	0.60	6.0	B	3	Flood Plain (Bottom Land)	mesic	silty	no	very fine sandy loam
Wonsqueak	995			0.20	2.0	D	6	Organic Materials - Freshwater	frigid	loamy	no	organic over loam
Woodbridge	29	0.6	2.0	0.00	0.6	C	3	Firm, platy, loamy till	mesic	loamy	no	sandy loam in Cd
Woodstock	93	2.0	6.0	2.00	6.0	C/D	4	Loose till, bedrock	frigid	loamy	no	less than 20 in. deep

no longer recognized
organic materials

STORMWATER MANAGEMENT REPORT

MAPS

USGS LOCUS

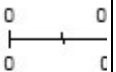
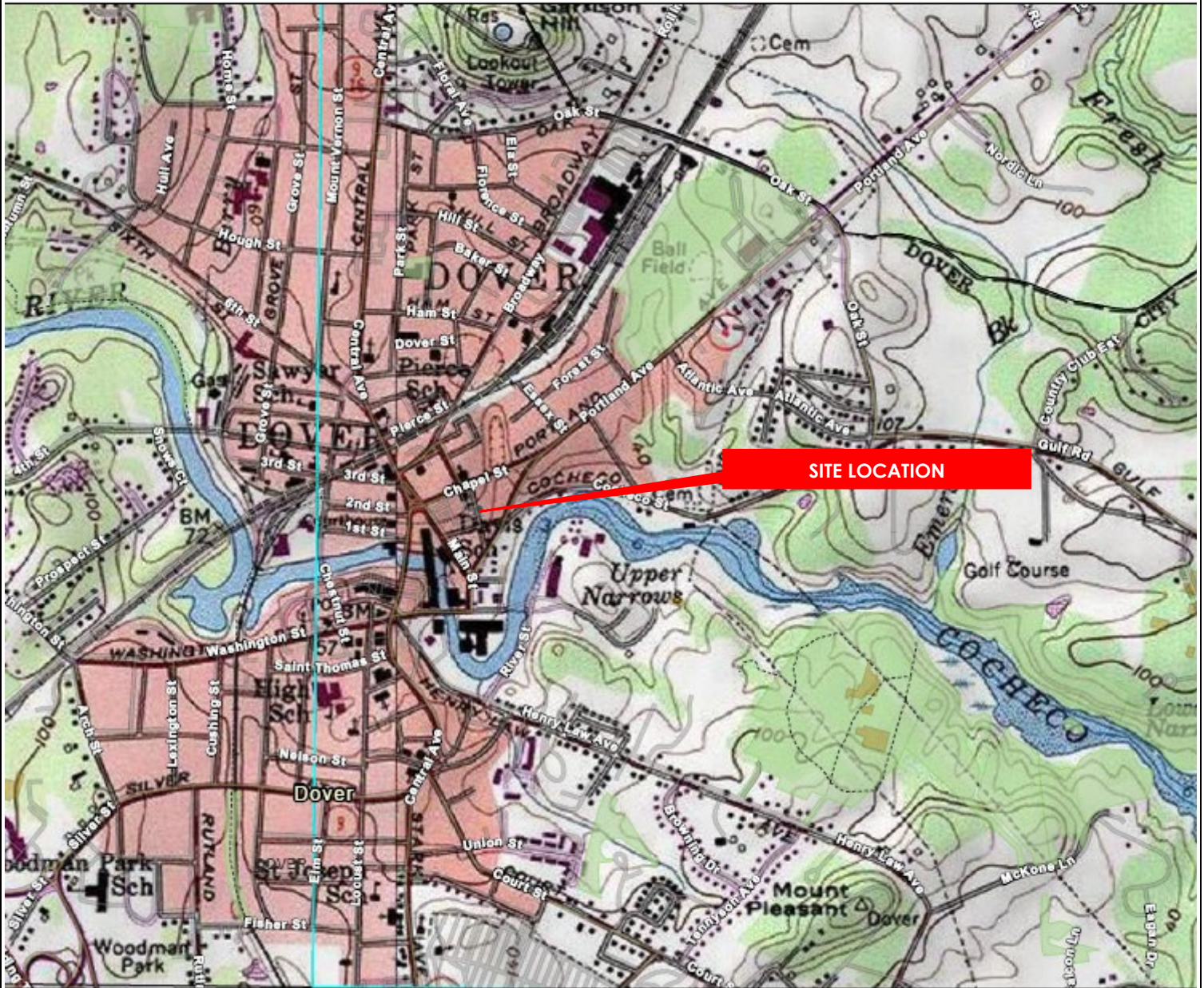
SCS SOILS

FEMA

CS 9201 PRE-DEVELOPMENT DRAINAGE

CS 9301 POST DEVELOPMENT DRAINAGE

NH Topo Maps



Scale
in
feet

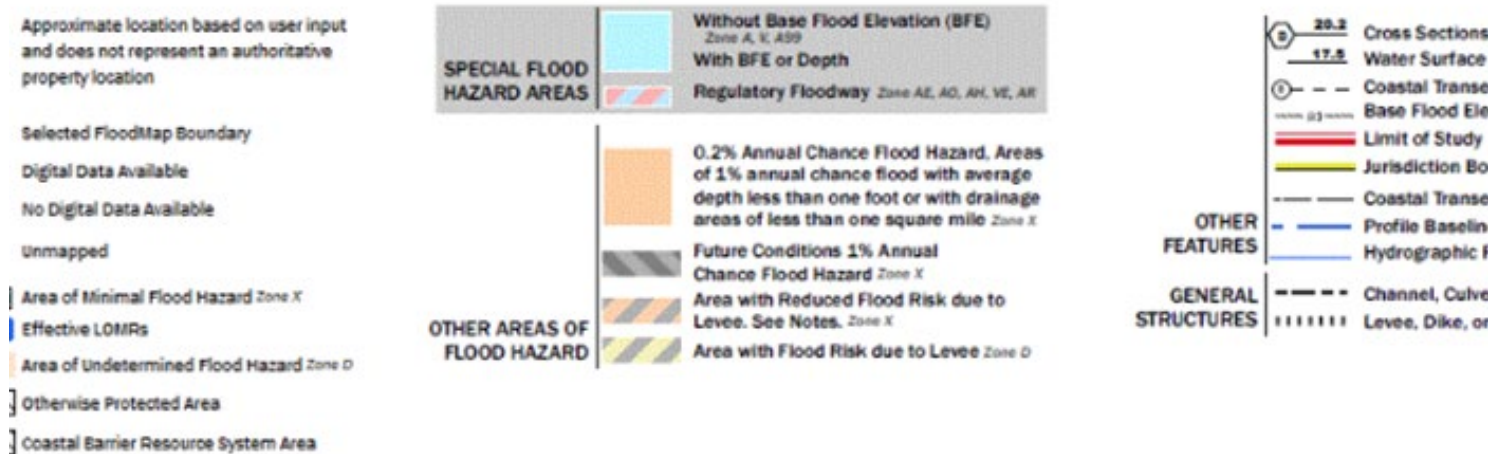
Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs; USGS Topographic Quadrangle Images

USGS MAP
9-11 MECHANIC ST DOVER, NH
MAP 24 LOT 101

SOILS MAP
9-11 Mechanic Street Dover, NH 03820
Map 24 Lot 101



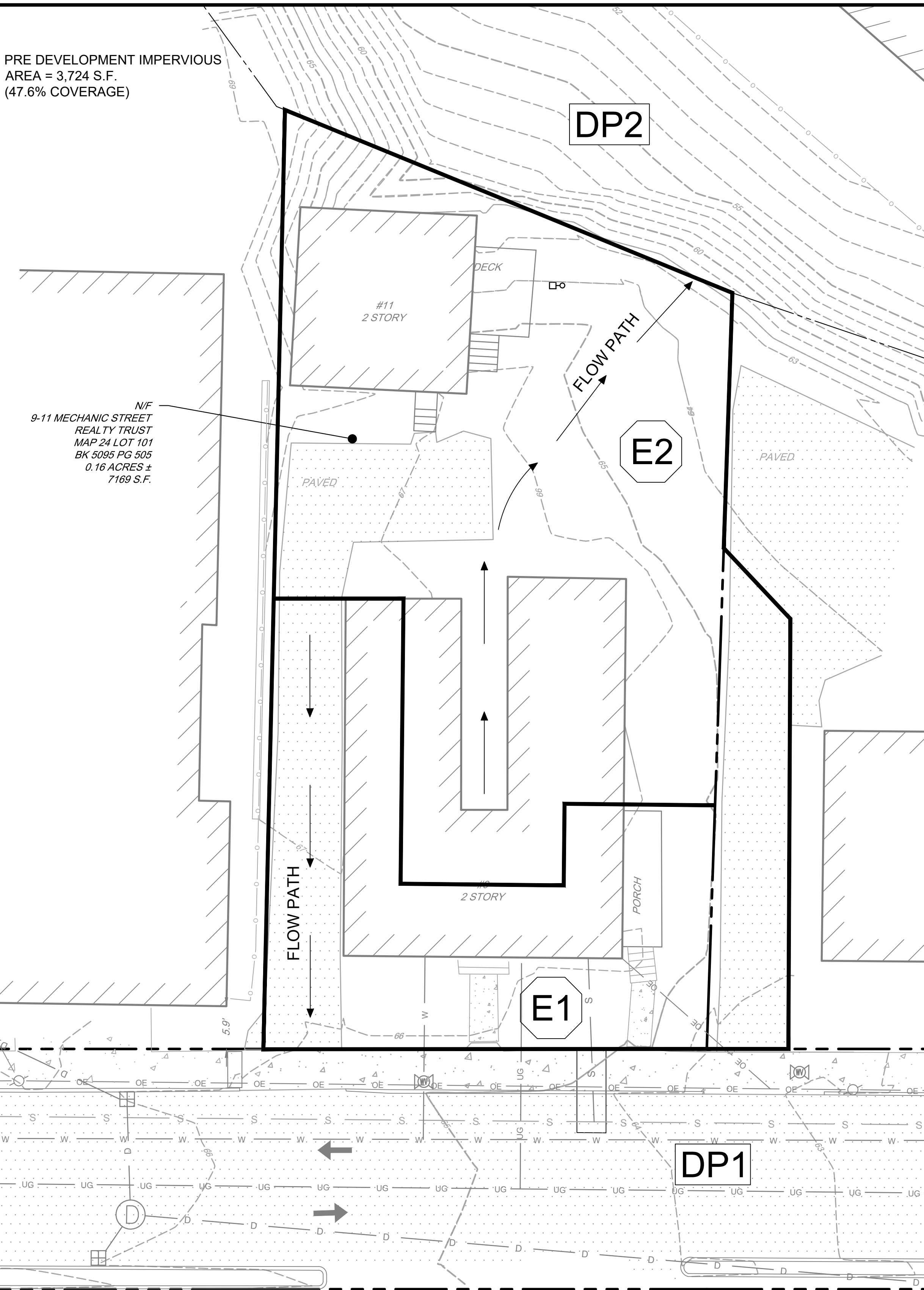
al Map: Orthoimagery. Data refreshed June, 2024.



Source: Official Website of the Department of Homeland Security FEMA

FEMA MAP
9-11 MECHANIC ST DOVER, NH
Map 24 Lot 101

PRE DEVELOPMENT IMPERVIOUS
AREA = 3,724 S.F.
(47.6% COVERAGE)

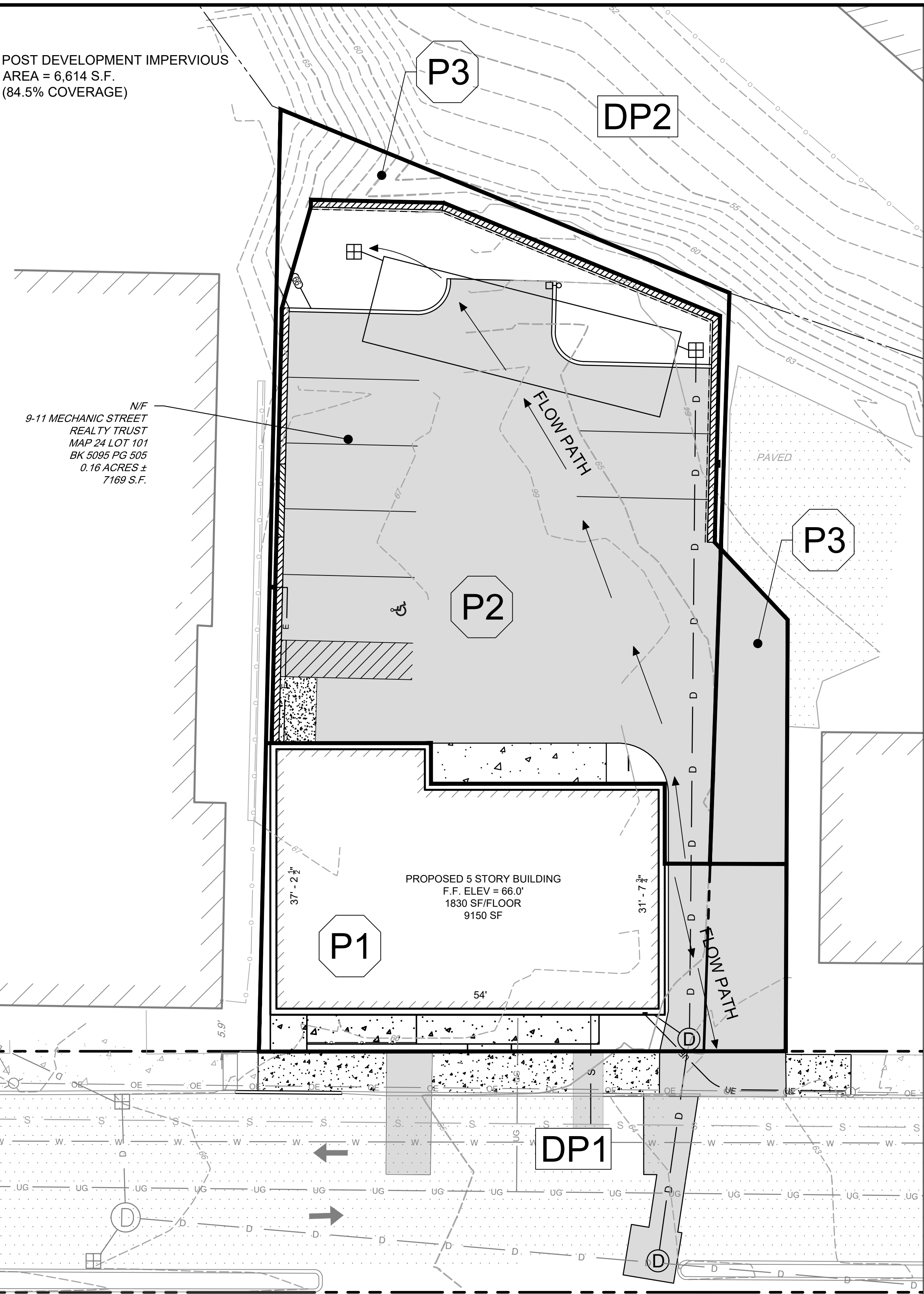


MECHANIC STREET

(PUBLIC - 33' WIDE)

PRE DEVELOPMENT

POST DEVELOPMENT IMPERVIOUS
AREA = 6,614 S.F.
(84.5% COVERAGE)



MECHANIC STREET

(PUBLIC - 33' WIDE)

POST DEVELOPMENT

POND AREAS	
ELEVATION	SQ.FT
64.5	398
64	235
63.75	161.4

DATE	NO.	REVISIONS	BY
10/21/25	2	TRC COMMENTS	BCO
09/02/25	1	TRC COMMENTS	BCO

SITE PLAN
9-11 MECHANIC STREET, DOVER NH,
ASSESSOR'S MAP 24 LOT 101
DOVER PLANNING FILE #

APPLICANT/
OWNER

MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE
23A MIDDLE ST, NEWBURYPORT MA 01950

PRE & POST DEVELOPMENT
DRAINAGE PLAN
CS9201

Ranger Engineering Group, Inc.

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

DATE: 2025-10-21	SCALE: 1" = 10'	SHEET 16 OF 16
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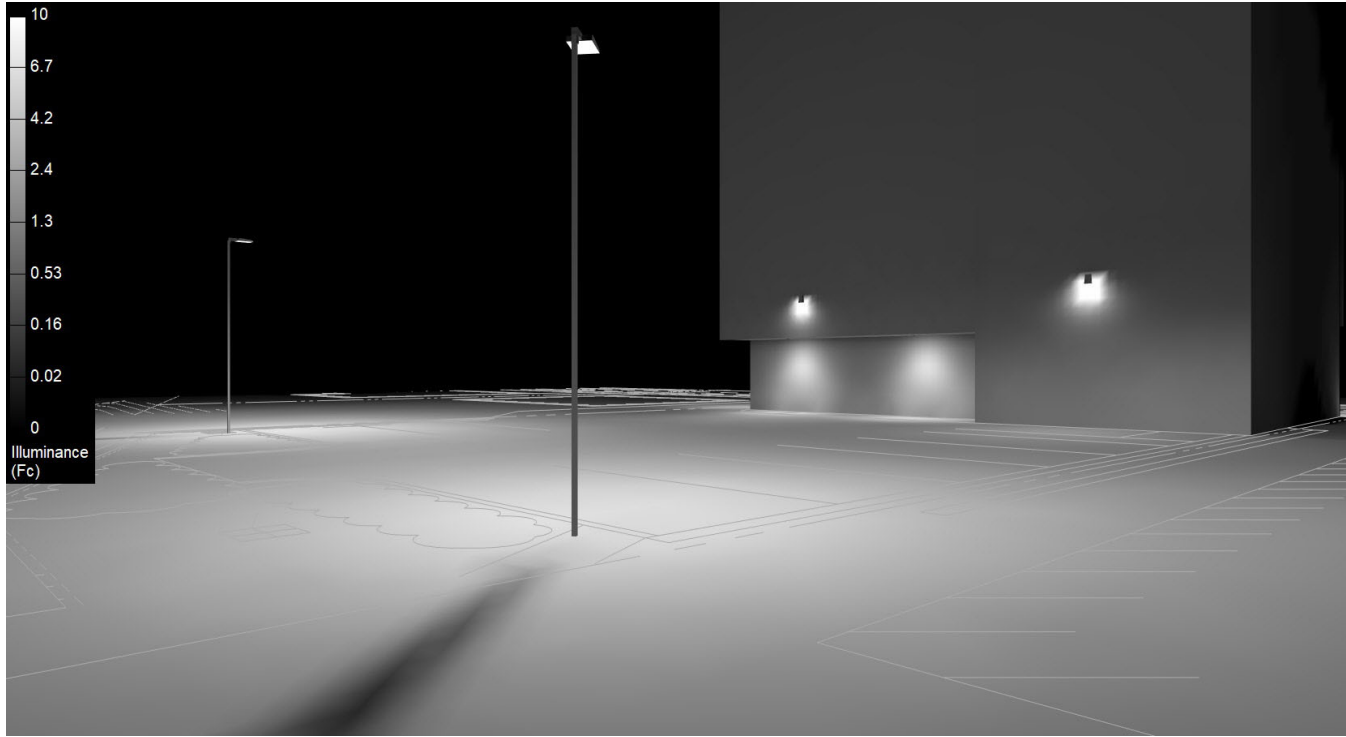
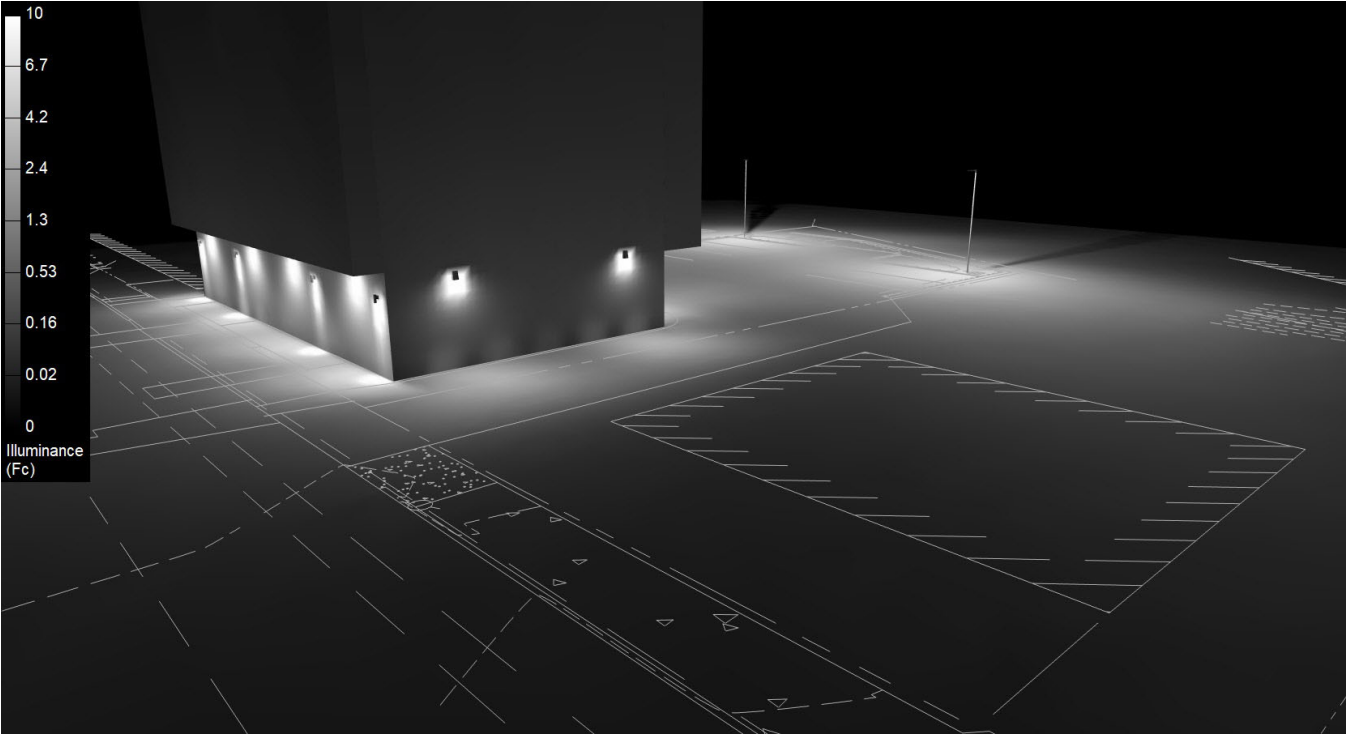


Calculation Summary												
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Calc Ht	Meter Type
Site	Illuminance	Fc	0.52	7.8	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG	5	5	0	Horizontal
Entry Drive	Illuminance	Fc	1.23	3.4	0.3	4.10	11.33	Statistical Area				
Front Entrance	Illuminance	Fc	5.19	6.5	4.0	1.30	1.63	Statistical Area				
Parking Lot	Illuminance	Fc	2.23	7.8	0.5	4.46	15.60	Statistical Area				
Rear Entrance	Illuminance	Fc	3.44	4.8	1.5	2.29	3.20	Statistical Area				

Luminaire Schedule All quotes/orders generated from this layout must be forwarded to the Local Rep Agency														
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	BUG Rating	Mounting Height	
	2	A	A22-4T70 @ 50W-4K	Single	7713	7713	1.000	Universal pole mounted	47.4	47.4	94.8	B2-U0-G2	15	
	4	B	SLIMXXS-7W-4K-20°	Single	767	767	1.000	Wall mounted	6.6	6.6	26.4	B0-U0-G0	9, 13	
	6	C	CR4-6W-4K	Single	682	682	1.000	Recessed ceiling mount	5.73	5.73	34.38	N.A.	8.417, 9.5	
	4	D	CD34-3WZ @ 6W-4K-25°	Single	320	320	1.000	Wall mounted- direct	3.05031	3.05	12.201	B1-U0-G0	7.5	

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	A	93.274	163.19	15	307.982	0
2	A	145.987	155.77	15	268.635	0
3	B	100.755	102.286	13	90	0
4	B	130.885	102.285	13	90	0
5	C	118.965	99.507	8.417	0	0
6	C	134.965	99.507	8.417	0	0
7	B	142.966	91.228	9	0	0
8	B	142.966	71.592	9	0	0
9	D	90.627	65.092	7.5	270	0
10	D	104.544	65.092	7.5	270	0
11	D	127.384	65.092	7.5	270	0
12	D	141.301	65.092	7.5	270	0
13	C	94.962	63.759	9.5	0	0
14	C	109.963	63.759	9.5	0	0
15	C	121.963	63.759	9.5	0	0
16	C	136.964	63.759	9.5	0	0
Total Quantity: 16						

Luminaire Tag Summary	
Tag	Qty
A	2
B	4
C	6
D	4



NOTES:
* The light loss factor (LLF) is a product of many variables. RAB's standard is to use the initial 1.0 LLF in accordance with most municipal lighting ordinance light trespass requirements, unless otherwise noted.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB disclaims all responsibility for the suitability of existing or proposed poles and bases to support proposed fixtures. This is the owner's, installer's and/or end-user's responsibility based on the weight and effective projected area ("EPA") of the proposed fixtures and the owner's site and soil conditions, wind zone, and many other factors. A professional engineer licensed to practice in the state the site is located should be engaged to assist in this determination.

* The landscape material shown hereon is conceptual and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB Lighting Design. The owner/contractor/customer/end-user must provide accurate and complete construction drawings that reflect what will be the final construction RAB is not responsible for any inaccuracies caused by incomplete, inaccurate, or outdated information provided by the owner/contractor/customer/end-user.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending may apply. Please see www.rablighting.com/ip.

* The Lighting Analysis, EZLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

* RAB does not warranty, either implied or stated, actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design.

* RAB does not warranty, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements with the exception of those expressly stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as advisory documents for informational and convenience purposes only, is not intended for construction nor as a part of a project's construction documentation package and should not be relied upon for any purpose.

* Immediately prior to any party ordering RAB products used in the Lighting Design, the ordering party must verify that the lumen output of the fixtures being ordered (as shown on RAB's website) match the lumen output shown in the Lighting Design. Occasionally, Lighting Designs previously provided use fixtures that are then updated prior to an order and such updates could change the lumen output of the fixture. This in turn, could impact the installed lighting performance that differs from the Lighting Design.

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RAB does not warranty, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements with the exception of those expressly stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as advisory documents for informational and convenience purposes only, is not intended for construction nor as a part of a project's construction documentation package and should not be relied upon for any purpose.
Immediately prior to any party ordering RAB products used in the Lighting Design, the ordering party must verify that the lumen output of the fixtures being ordered (as shown on RAB's website) match the lumen output shown in the Lighting Design. Occasionally, Lighting Designs previously provided use fixtures that are then updated prior to an order and such updates could change the lumen output of the fixture. This in turn, could impact the installed lighting performance that differs from the Lighting Design.

Prepared For: Holbrook Associated 35 Reservoir Park Drive Rockland, MA 02370 Tel: 781-871-0011	Job Name: 9-11 Mechanic Street Dover, NH Lighting Layout Version A	Scale: as noted	PROJECT # 321273
		Date: 11/19/2025	CASE # 01805576
		Filename: 9-11 Mechanic Street 01805576A.AGI	
		Drawn By: M. Glover	

Filename: C:\Users\mrederyn\glover\OneDrive - RAB Lighting\Desktop\Jobs\9-11 Mechanic Street\9-11 Mechanic Street 01805576A.AGI



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 105.8 lbs

Project:

Type:

Prepared By:

Date:

Technical Specifications

Compliance

CSA Listed:

Suitable for wet locations

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage

Color:

Bronze powder coating

Height:

15 ft

Weight:

106 lbs

Gauge:

11

Wall Thickness:

1/8"

Shaft Size:

4"

Hand Hole Dimensions:

3" x 5"

Bolt Circle:

8 1/2"

Base Dimension:

8"

Anchor Bolt:

Anchor bolt kits are sold separately. Order [ABK4-11-BCK-S4](#) for anchor bolt kits.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available [online](#).

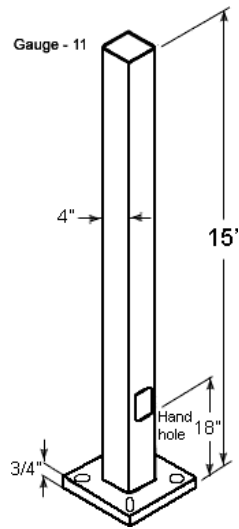
Max EPA's/Max Weights:

70MPH 17.4 ft/450 lb.
80MPH 12.5 ft/440 lb.
90MPH 9.0 ft/440 lb.
100MPH 6.6 ft/440 lb.
110MPH 4.8 ft/435 lb.
120MPH 3.4 ft/435 lb.
130MPH 2.3 ft/435 lb.
140MPH 1.4 ft/430 lb.
150MPH 0.8 ft/420 lb

Other

Terms of Sale:

Pole Terms of Sale is available [online](#).

Dimensions**Features**

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Pole caps, base covers & bolts are sold separately
- Custom manufactured for each application



Color: Bronze

Weight: 11.2 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant
120V	0.58A/0.50A/0.41A
208V	0.33A/0.29A/0.24A
240V	0.29A/0.25A/0.21A
277V	0.25A/0.22A/0.18A
Input Watts	47.4-72.6W

LED Info

Watts	70/60/50W
Color Temp	3000/4000/5000K
Color Accuracy	81-84 CRI
L70 Lifespan	100,000 Hours
Lumens	7,182-10,708 lm
Efficacy	136.1-162.7 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:

Field Adjustable Light Output:
70W/60W/50W (factory default: 70W)
Color Temperature Selectable:
3000K, 4000K and 5000K (factory default:4000K)

Compliance

UL Listed:

Suitable for wet locations. Suitable for mounting within 4 ft (1.2m) of the ground.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:

Ingress protection rating of IP66 for dust and water

Trade Agreements Act Compliant:

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-M7F5C6

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:

70W: Replaces up to 350W Metal Halide (MH) or 200W High Pressure Sodium (HPS)
60W: Replaces up to 250W Metal Halide (MH) or 200W High Pressure Sodium (HPS)
50W: Replaces up to 200W Metal Halide (MH) or 150W High Pressure Sodium (HPS)

Electrical

Driver:

Constant Current, Class 1, 120-277V, 50/60 Hz:
70W: 120V: 0.58A, 208V: 0.33A, 240V: 0.29, 277V: 0.25A
60W: 120V: 0.50A, 208V: 0.29A, 240V: 0.25, 277V: 0.22A
50W: 120V: 0.41A, 208V: 0.24A, 240V: 0.21A, 277V: 0.18A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

4.21% at 120V, 7.76% at 277V

Power Factor:

99.7% at 120V, 94.6% at 277V

7-Pin Receptacle with Shorting Cap:

ANSI C136.41 7-pin receptacle, compatible with wireless control systems

Surge Protection:

6 kV

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Cold Weather Starting:

The minimum starting temperature is -40°F (-40°C)

Maximum Ambient Temperature:

Suitable for use in up to 104°F (40°C)

Lens:

Polycarbonate lens

Technical Specifications (continued)

Housing:

Die-cast aluminum

Effective Projected Area:

1 Fixture: 0.3

2 Fixtures: 0.7

3 Fixtures: 1.2

4 Fixtures: 1.2

Finish:

Formulated for high durability and long-lasting color

Gaskets:

High-temperature silicone gaskets

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Long-life, high-efficacy, surface-mount LEDs

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Optical

BUG Rating:

Type 4

70W: B2 U0 G2

60W: B2 U0 G2

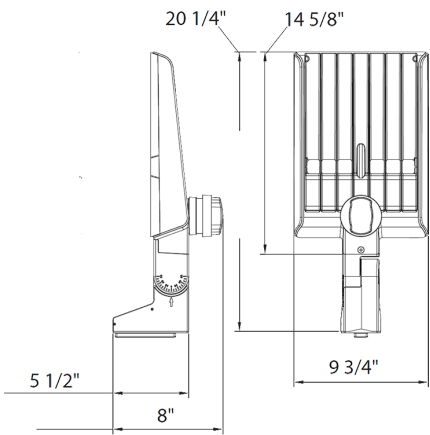
50W: B2 U0 G2

Other

5-Year Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions



Features

- DLC Premium listed
- Adjustable Universal Pole Mount
- 7-Pin Receptacle with Shorting Cap
- IP66 Rated
- 100,000-Hour LED lifespan
- 5-Year, limited warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver	Options
A22	–	4T	70				
	2T = Type II 4T = Type IV 5T = Type V Blank = Type III	70 = 70/60/50W 100 = 100/80/60W 150 = 150/120/100W 200 = 200/180/160W 320 = 320/280/250W	Blank = Universal Adjustable Pole Mount Blank = Universal Non-Adjustable Pole Mount	Blank = 3000/4000/5000K CCT Adjustable Y = 3000K	Blank = Bronze W = White B = Black	Blank = 120-277V, 0-10V Dimming /480 = 480V, 0-10V Dimming	Blank = 7-Pin Receptacle with Shorting Cap /MVS = 7-Pin Receptacle with Shorting Cap and Microwave Motion Sensor /LCBS = Lightcloud Blue w/PIR Sensor /LCBS/MVS = Lightcloud Blue w/MVS Sensor



Color: Bronze

Weight: 2.7 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.09A
208V	0.05A
240V	0.04A
277V	0.04A
Input Watts	10/8/06W

LED Info

Watts	10/8/06W
Color Temp	3000/4000/5000K
Color Accuracy	90 CRI
L70 Lifespan	50,000 Hours
Lumens	1000/800/600 lm
Efficacy	100

Technical Specifications

Performance

Product Type:

Cylinder Wall Mount

Description:

Economical cylinders with field-adjustable color temperature, power, and light distribution, along with field-swappable optics to fit any indoor or outdoor application.

Wattage Equivalency:

75W/60W/45W

Input Wattage:

10/8/6W

Nominal Lumens:

1000/800/600lm

Efficacy (±10%):

100lm/W

L70 Lifespan:

50,000-Hour LED lifespan based on IES LM-70 results

Electrical

Driver:

Constant Current, 50-60 Hz, 120V-277V

THD:

≤20%

Power Factor:

≥0.9

Dimmable:

Yes, dimmable down to 5% on compatible 0-10V dimming systems. See Dimmer Compatibility List. Requires separate 0-10V DC dimming circuit.

Input Voltage:

120-277V

Operating Frequency:

50/60Hz

Input Current @ 120V (mA):

85mA

Input Current @ 208V (mA):

50mA

Input Current @ 240V (mA):

42mA

Input Current @ 277V (mA):

38mA

Operating Temperature:

-40°F to 120°F (-40°C to 45°C)

Flicker:

≤1%

Photocell:

Integrated photocell included with on/off switch

LED Characteristics

Beam Angle:

25° (installed)

Field swappable optics sold separately for 25°/40°/60° beam angle_

Light Distribution:

Selectable dip switch for up, down, or up/down light

Color Temperature:

3000/4000/5000K

Color Accuracy (CRI):

90 CRI

R9 Value:

High color performance with R9 greater than 0

Color Consistency:

<6-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Technical Specifications (continued)

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Installation

Mounting:

Wall mount

Construction

Size:

3"

Shape:

Cylinder

Finish:

Bronze

Enclosure Material:

Die-cast aluminum and polycarbonate

Lens Finish:

Clear (installed)
Frosted lens accessory sold separately

Compliance

Listings:

UL Listed

Environment:

Suitable for use indoors and outdoors in dry, damp, or wet environments.

Fixture Rating:

Suitable for use in open fixtures

IP Rating:

IP65

Certification Model Number:

CD2009(CD34-3WZ)

California Title 20 Compliant:

No

California Title 24 JA8 Compliant:

No

California Energy Commission (CEC) Status:

Lawful for Sales in California

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

RoHS:

Mercury and UV free. RoHS-compliant components.

FCC:

Complies with Part 15 of the FCC Rules

Other

Compatible Accessories:

CD34REF-325D
25° reflector

CD34REF-340D
40° reflector

CD34REF-360D
60° reflector

CD34LENS-3FRW
3" frosted lens white

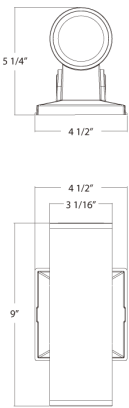
CD34LENS-3FRK
3" frosted lens black

CD34LENS-3FRZ
3" frosted lens bronze

5-Year Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions



Features

Aluminum extrusion housing and die-cast covers available in black, bronze, or white

Field interchangeable optics sold separately for 25°/40°/60° beam angle

Field-adjustable color temperature 3000/4000/5000K (indoor); 2700/3000/3500/4000/5000K (outdoor).

Dimmable on 0-10V systems (indoor); integrated photocell (outdoor)

Ordering Matrix

Family	Size/Wattage	Mounting	Light Direction	CRI/Color Temp	Driver	Finish	RGB Color Tuning
CD34	3	W				Z	
	3 = 3", 10/8/6W 4 = 4", 20/16/12W 6 = 6", 36/28/22W	W = Wall	Blank = Selectable-Down, Up or Both	Blank = 90 CRI, 3000/4000/5000K	Blank = 120-277V, 0-10V Dimming	Z = Bronze K = Black W = White	Blank = None /RGB = Color Tuning 16+ million colors; Tunable White 2200-6500K



Project:

Type:

Prepared By:

Date:

Driver Info

LED Info

Type	Constant Current, Class A	Watts	10/8/06W
120V	0.11A	Color Temp	2700/3000/3500/4000/5000K
208V	N/A	Color Accuracy	90 CRI
240V	N/A	L70 Lifespan	50,000 Hours
277V	0.04A	Lumens	1,000/800/600 lm
Input Watts	10/8/06W	Efficacy	109.83/112.09/112.64 lm/W

Technical Specifications

Performance

Product Type:

Commercial Downlight

Description:

The CR commercial downlight offers best-in-class flexibility by adding universal dimming, which allows for both TRIAC & 0-10V dimming, making it a great choice for residential & commercial installations.

Wattage Equivalency:

23W CFL

Input Wattage:

10/8/6W

Lumens:

6W
637lm @ 2700K; 653lm @ 3000K; 669lm @ 3500K; 680lm @ 4000K; 693lm @ 5000K

8W
835lm @ 2700K; 859lm @ 3000K; 883lm @ 3500K; 899lm @ 4000K; 909lm @ 5000K

10W
1,048lm @ 2700K; 1,082lm @ 3000K; 1,116lm @ 3500K; 1,138lm @ 4000K; 1,143lm @ 5000K

Efficacy:

6W
109lm/W @ 2700K; 113lm/W @ 3000K; 117lm/W @ 3500K; 119lm/W @ 4000K; 119lm/W @ 5000K

8W
108lm/W @ 2700K; 111lm/W @ 3000K; 116lm/W @ 3500K; 118lm/W @ 4000K; 117lm/W @ 5000K

10W
105lm/W @ 2700K; 110lm/W @ 3000K; 115lm/W @ 3500K; 117lm/W @ 4000K; 115lm/W @ 5000K

L70 Lifespan:

50,000-Hour LED lifespan based on IES LM-70 results

Electrical

Driver:

Constant Current, Class A, 50/60 Hz, 120V-277V, 120V: 0.11A, 277V: 0.04A

THD:

≤20%

Power Factor:

≥0.9

Dimmable:

Yes, dimmable down to 10% on compatible TRIAC/ELV and 0-10V dimming systems. See Dimmer Compatibility List.

Input Voltage:

120-277V

Operating Frequency:

50/60Hz

Input Current @ 120V (mA):

110mA

Input Current @ 277V (mA):

37mA

Operating Temperature:

-4°F to 104°F (-20°C to 40°C)

Flicker:

≤30%

LED Characteristics

Beam Angle:

85°±10°

Color Temperature:

Field adjustable via dip switch
2700/3000/3500/4000/5000K

Color Accuracy (CRI):

90 CRI

R9 Value:

High color performance with R9 greater than 50

Technical Specifications (continued)

Color Consistency:

<4-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Installation

Mounting:

Recessed

Construction

Size:

4"

Shape:

Round

Finish:

White

Enclosure Material:

Metal

Trim Style:

Smooth

Lens Finish:

Frosted

Lens:

Polycarbonate light diffuser distributes light evenly and smoothly for general lighting applications

Compliance

Trade Agreements Act Compliant:

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

Listings:

UL Listed, UL Classified

Environment:

Suitable for use indoors and outdoors in dry, damp, or wet environments.

IC Rated:

Suitable for direct contact with insulation. Type IC inherently protected, suitable for direct contact to air permeable insulation and cULus listed for damp locations. Not for use in direct contact with spray foam insulation, consult NEMA LSD57-2013.

Air Tight:

Housing certified Air Tight as per ASTM-E283

Energy Star Approved:

This product is ENERGY STAR® Version 1.0 Certified.

Energy Star ID:

3554272

DLC Listed:

No

Certification Model Number:

DLC1006(CR4)

California Title 20 Compliant:

No

California Title 24 JA8 Compliant:

Can be used to conform with the requirements of California Title 24 Part 6

California Energy Commission (CEC) Status:

Lawful for Sales in California

NEC Compliant:

Suitable for use in closets. Compliant with NEC Sec. 410.16 (A)(1) and 410.16 (C3).

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

RoHS:

Mercury and UV free. RoHS-compliant components.

FCC:

Complies with Part 15 of the FCC Rules

Other

Compatible Products:

DLPLATE/WFR4/NB/CL

4" Mounting plate with nailer bar and drywall collar

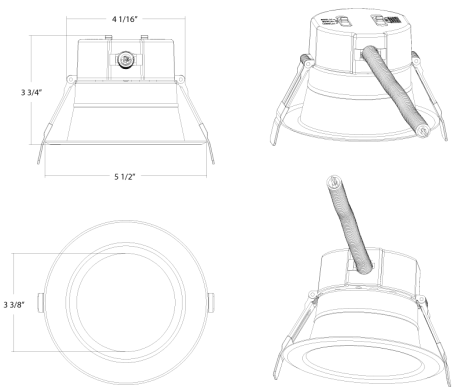
DRI-21-EMGR-DC-D10

Emergency driver T20

5-Year, No-Compromise Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions



Features

- Universal dimming technology allows for both 120V TRIAC/ELV dimming and 0-10V dimming in 1 SKU for incredible design flexibility
- 3 selectable brightness levels & 5 selectable CCTs (2700/3000/3500/4000/5000K)
- Suitable for new construction & remodel installations
- Deep regressed lens for optimal glare control
- Multiple accessories available, including color trims and new construction mounting plates

Ordering Matrix

Family	Size/Wattage	Shape	CRI/Color Temp	Driver	Finish	Trim
CR	4					
	4 = 4", 10/8/6W 6 = 6", 21/17/10W 8 = 8", 30/24/16W 10 = 10", 37/30/24W	Blank = Round	Blank = 90 CRI, 2700/3000/3500/4000/5000K CCT Adjustable	Blank = 120-277V, 0-10V + TRIAC/ELV	Blank = White	Blank = Smooth



Color: Bronze

Weight: 0.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.02A/0.03A/0.05A
208V	0.02A/0.03A/0.04A
240V	0.02A/0.03A
277V	0.02A/0.03A
Input Watts	3.5-6.7W

LED Info

Watts	3.5/5/7W
Color Temp	3000/4000/5000K
Color Accuracy	80-83 CRI
L70 Lifespan	100,000 Hours
Lumens	301-873 lm
Efficacy	83.6-130.3 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:

Field Adjustable Light Output:
7/5/3.5W (factory default 5W)
Color temperature selectable 3000K, 4000K and 5000K (factory default 4000K)
Field-adjustable optics: -20° to +20°
On/Off Photocell (factory default "Off")

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Electrical

Driver:

7W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.05A, 208V: 0.04A, 240V: 0.03A, 277V: 0.03A
5W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.03A, 208V: 0.03A, 240V: 0.03A, 277V: 0.02A
3.5W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.02A, 208V: 0.02A, 240V: 0.02A, 277V: 0.02A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Photocell:

120-277V selectable photocell that can be turned on and off.

Aux Power Supply:

Yes

Dim to Off:

Yes

Construction

Cold Weather Starting:

The minimum starting temperature is -40°F (-40°C)

Maximum Ambient Temperature:

Suitable for use in up to 104°F (40°C)

Housing:

Die-cast aluminum

Lens:

Tempered glass

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

ADA Compliant:

Meets ADA Requirements for wall-mounted luminaires.

IP Rating:

Ingress protection rating of IP65 for dust and water

Dark Sky Approved:

Conforms to the requirements listed by the International Dark-Sky Association for "Dark Sky" approval. The Fixture Seal of Approval provides objective, third-party certification for luminaires that minimize glare, reduce light trespass, and don't pollute the night sky.

Technical Specifications (continued)

Trade Agreements Act Compliant:

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-37D7SM

Installation

Mounting:

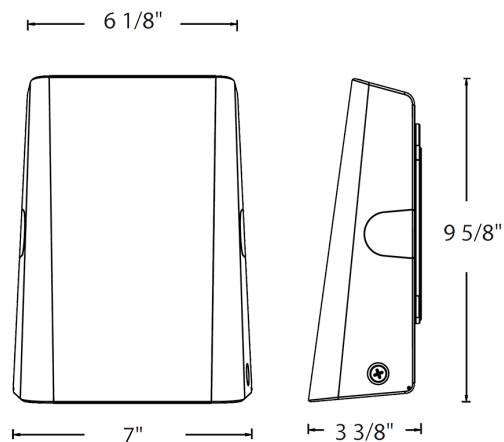
Heavy-duty mounting bracket with spring-hinged housing and "kick stand" allow for easy installations. Conduit entries on back and both sides.

Other

5-Year, No-Compromise Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions



Features

- 100,000-Hour LED lifespan
- 0-10V dimming standard
- 5-Year, no-compromise warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Options
SLIM	XXS				
XXS = 7/5/3.5W XS = 25/18/12W S = 38/28/18W M = 55/41/27W L = 60/45/29W		Blank = 3000/4000/5000K CCT Adjustable Y = 3000K Static	Blank = Bronze W = White	Blank = 120-277V, 0-10V Dimming	Blank = No Option /LC = Lightcloud /LCB = Lightcloud Blue

SITE PLAN

9-11 MECHANIC STREET

ASSESSOR'S MAP 24 LOT 101

DOVER, NH 03820

DATE: APRIL 3, 2025

REVISED DATE: NOVEMBER 26, 2025

PREPARED FOR:

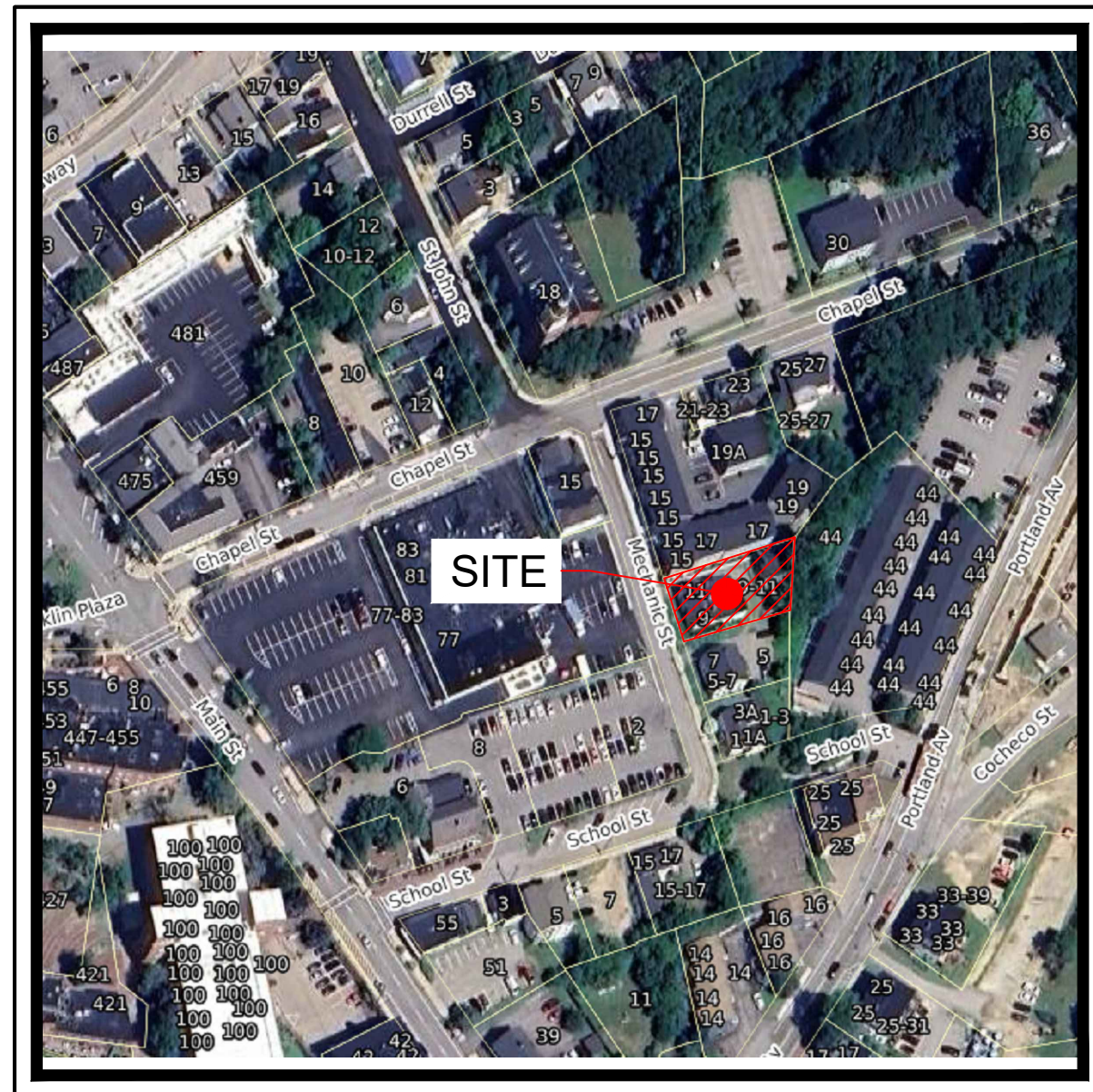
MECHANIC STREET REALTY TRUST

23A MIDDLE STREET

NEWBURYPORT, MA 01950

INDEX OF DRAWINGS

SHEET NO.	DWG NO.	DRAWING TITLE
1.	CS0001	COVER SHEET
2.	CS0201	EXISTING CONDITIONS PLAN
3.	CS0501	DEMOLITION PLAN
4.	CS1001	LAYOUT AND MATERIALS
5.	CS1501	GRADING & DRAINAGE PLAN
6.	CS1601	UTILITY PLAN
7.	CS1701	LANDSCAPE AND LIGHTING PLAN
8.	CS2701	TURNING PLAN
9.	CS2702	TURNING PLAN
10.	CS3501	UTILITY PLAN AND PROFILES
11.	CS6001	SITE DETAILS
12.	CS6002	CONSTRUCTION STANDARD DETAILS
13.	CS6003	CONSTRUCTION STANDARD DETAILS
14.	CS6011	DRAINAGE DETAILS
15.	CS7001	EROSION CONTROL PLAN AND DETAILS
16.	CS9201	PRE & POST DEVELOPMENT DRAINAGE PLAN



LOCATION MAP
N.T.S.

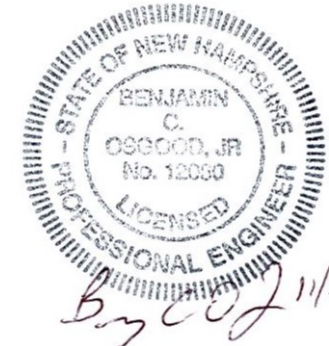
PREPARED BY:

RANGER ENGINEERING GROUP, INC



Ranger Engineering Group, Inc.

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

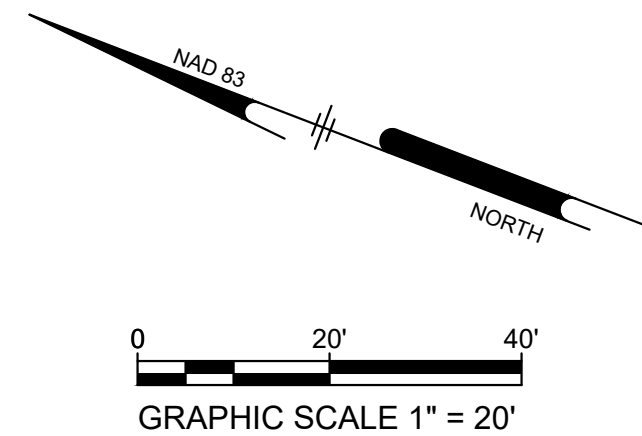
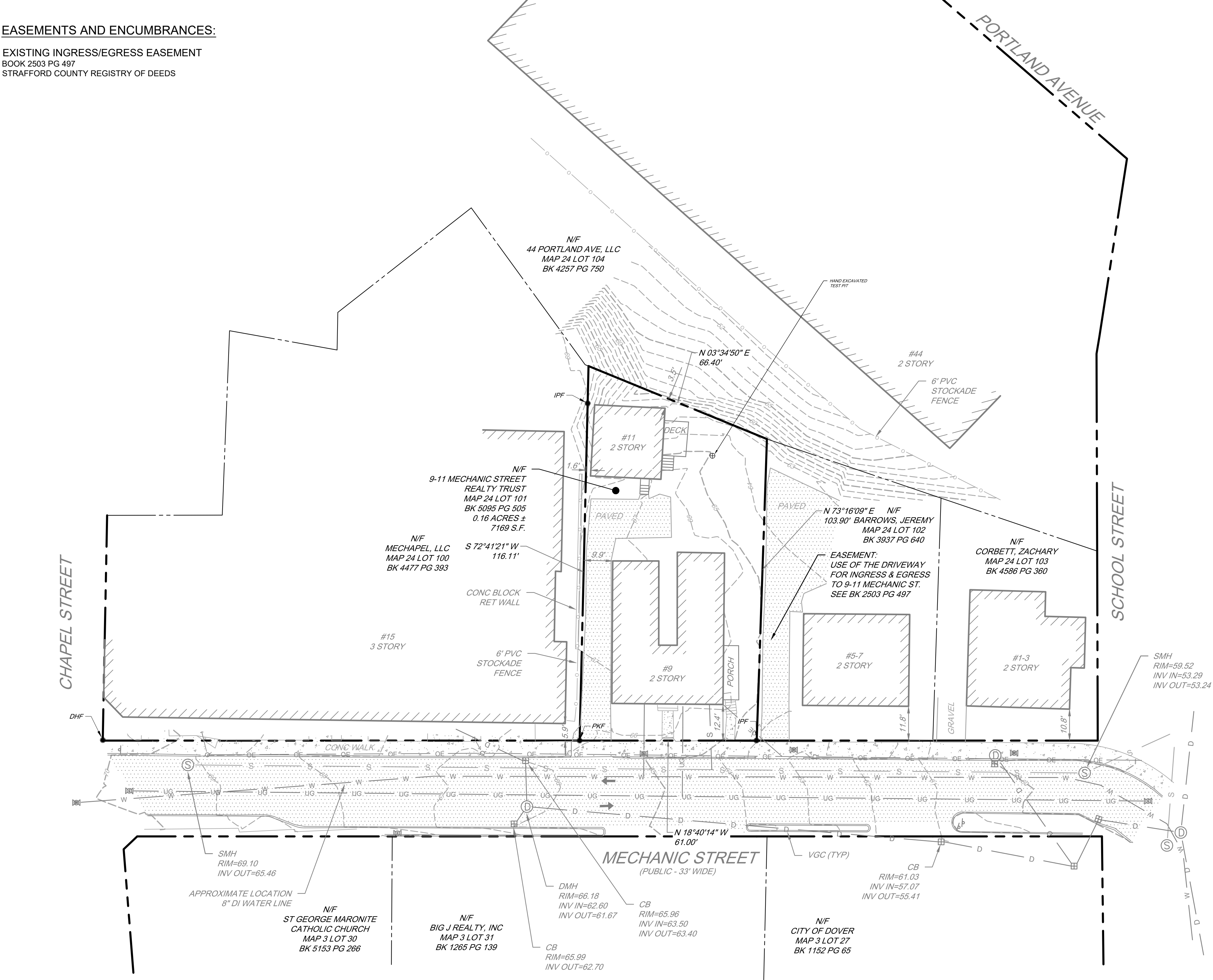


DATE	NO.	REVISIONS	BY
11/26/25	3	REMAINING TRC COMMENTS	BCO
10/21/25	2	TRC COMMENTS	BCO
09/02/25	1	TRC COMMENTS	BCO

SITE PLAN 9-11 MECHANIC STREET, DOVER NH, ASSESSOR'S MAP 24 LOT 101 DOVER PLANNING FILE #		
APPLICANT/ OWNER	MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE 23A MIDDLE ST, NEWBURYPORT MA 01950	
COVER SHEET CS0001		
 Ranger Engineering Group, Inc. 130 Main Street. Suite 202 Salem NH, 03079 Tel: 978-208-1762 rangereng.com		
DATE: 2025-10-21	SCALE:	SHEET 1 OF 16

EASEMENTS AND ENCUMBRANCES:

EXISTING INGRESS/EGRESS EASEMENT
BOOK 2503 PG 497
STRAFFORD COUNTY REGISTRY OF DEEDS



LEGEND

EXISTING	BUILDING
PROPERTY LINE	RIGHT-OF-WAY LINE
ADJACENT PROPERTY LINE	WOOD FENCE
CONCRETE	BIT. CONC. PAVEMENT
SIGN	CONTOUR
WATER LINE DOMESTIC	SANITARY SEWER
SANITARY MANHOLE	STORM SEWER
STORM DRAIN MANHOLE	OVERHEAD ELECTRIC
STORM DRAIN INLET	UNDERGROUND GAS
FIRE HYDRANT	UTILITY POLE
WATER VALVE	GAS VALVE

NOTES:

- THE INTENT OF THIS PLAN IS TO REDEVELOP THE LOT IN DOVER NH KNOWN AS 9-11 MECHANIC STREET
- OWNERS OF RECORD ARE: 9-11 MECHANIC STREET REALTY TRUST , BEN LEGARE, TRUSTEE NEWBURYPORT, MA 01950
- THE PARCEL IS SHOWN AS LOT NO. 101, MAP 24 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS
- THE SUBJECT PARCEL CONTAINS 0.16 ACRES OR 7169 SQ. FT. AREA OF LAND
- TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 5095 PAGE NO. 505
- REFERENCE PLANS: BOOK NO. 108 PAGE NO. 3 STRAFFORD COUNTY REGISTRY OF DEEDS
- THE USE OF DRIVEWAY EASEMENT IS REFERENCED IN A DEED AT BOOK 2503 PG 497.
- CURRENT ZONING DIMENSIONAL AND DENSITY REQUIREMENTS IN EFFECT ARE AS FOLLOWS:
REQUIRED:
a. ZONING DISTRICT CBD SUB-DISTRICT G
b. MINIMUM LOT SIZE: N/A
c. MINIMUM LOT FRONTAGE: N/A
d. MINIMUM YARD SETBACKS/BUILD-TO-LINES:
FRONT: 10'-4'-3'
SIDE: 0' MIN - 24' MAX
REAR: 10' MIN
ABUT-A-STREET: N/A
e. MINIMUM LOT COVERAGE: 75%
f. MAXIMUM BLDG. HEIGHT: 5 STORIES
PROVIDED:
ZONING DISTRICT CBD SUB-DISTRICT G
LOT SIZE: 0.16 ACRES
LOT FRONTAGE: 61.00'
FRONT: 5'
SIDE: 0 3'
REAR: 86.75'
ABUT-A-STREET: N/A
LOT COVERAGE: 70%
BLDG. HEIGHT: 5 STORIES
- VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT OR CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD, INCLUDING CASE#, DATE, AND ANY CONDITIONS
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY RANGER ENGINEERING GROUP, INC. ON 12/16-17/2024 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
- SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA (COMMUNITY PANEL #33017C0330E, EFFECTIVE DATE: SEPTEMBER 30, 2015).
- THERE ARE NO WETLANDS LOCATED ON THIS PROPERTY.
- TOPOGRAPHIC SURVEY PERFORMED BY RANGER ENGINEERING GROUP, INC. ON 12/16-17/2024.
- ELEVATIONS ARE BASED ON U.S.G.S. NVD 1988 DATUM.
- AS-BUILT PLANS OF THE CONSTRUCTION SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT.

TOP ELEV = 64.50		ESHGW = 60.00		
TP1				
DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0"-10"	GRAVEL FILL	VARIES	VARIES	
10"-26"	FILL WITH DEBRIS	VARIES	VARIES	
26"-47"	B	F.S.	10 YR 4/6	
47"-54"	C	F.S.	2.5 Y 6/6	
NO REDOX				

11/26/25	3	REMAINING TRC COMMENTS	BCO
10/21/25	2	TRC COMMENTS	BCO
09/02/25	1	TRC COMMENTS	BCO
DATE	NO.	REVISIONS	BY

SITE PLAN

9-11 MECHANIC STREET, DOVER NH,

ASSESSOR'S MAP 24 LOT 101

DOVER PLANNING FILE #

APPLICANT/ OWNER

MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE

23A MIDDLE ST, NEWBURYPORT MA 01950

EXISTING CONDITIONS PLAN

CS0201

Ranger Engineering Group, Inc.

130 Main Street. Suite 202

Salem NH, 03079

Tel: 978-208-1762

rangereng.com

DATE:

2025-10-21

SCALE:

1" = 20'

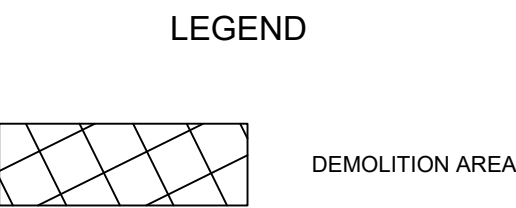
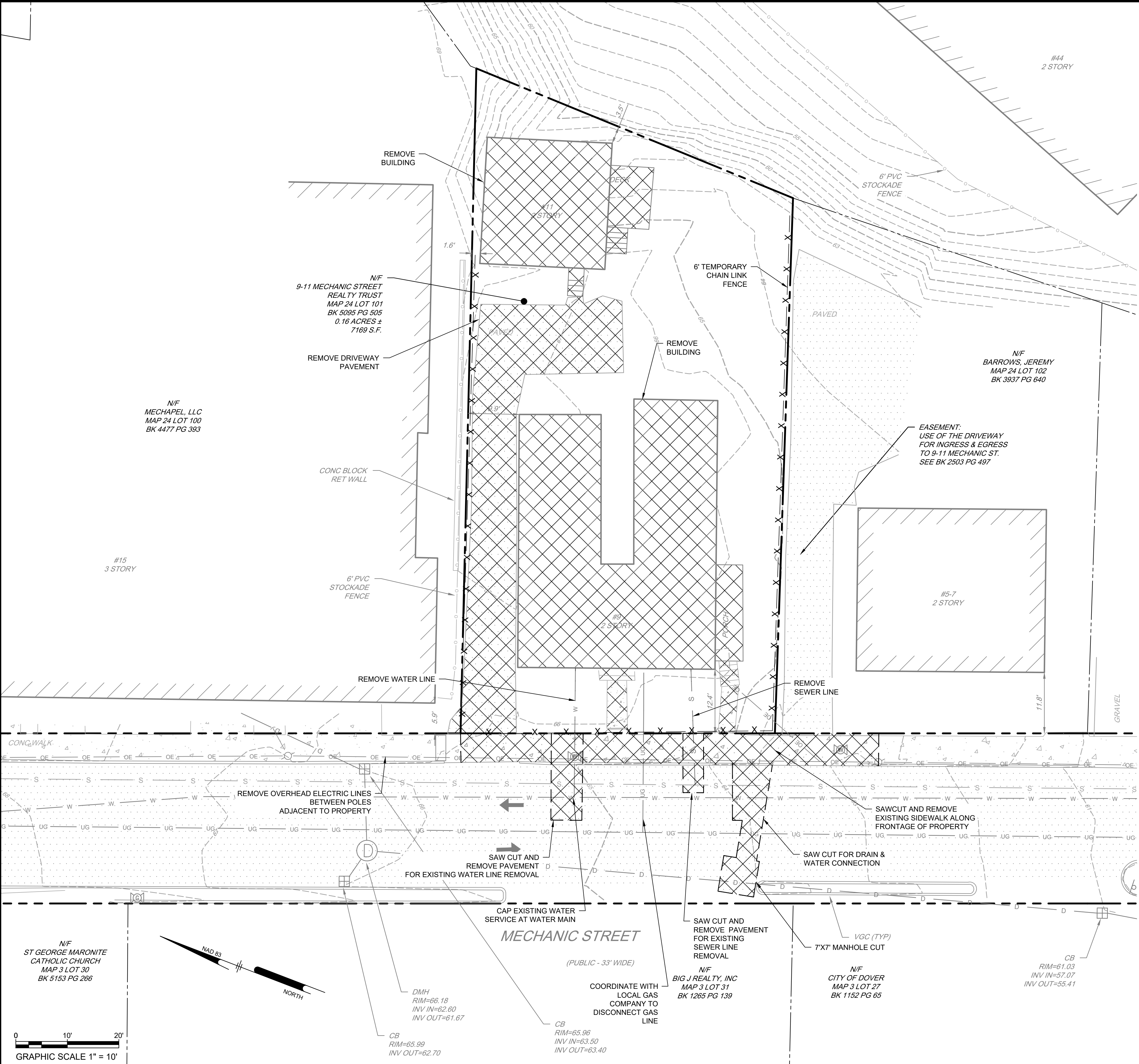
SHEET

2

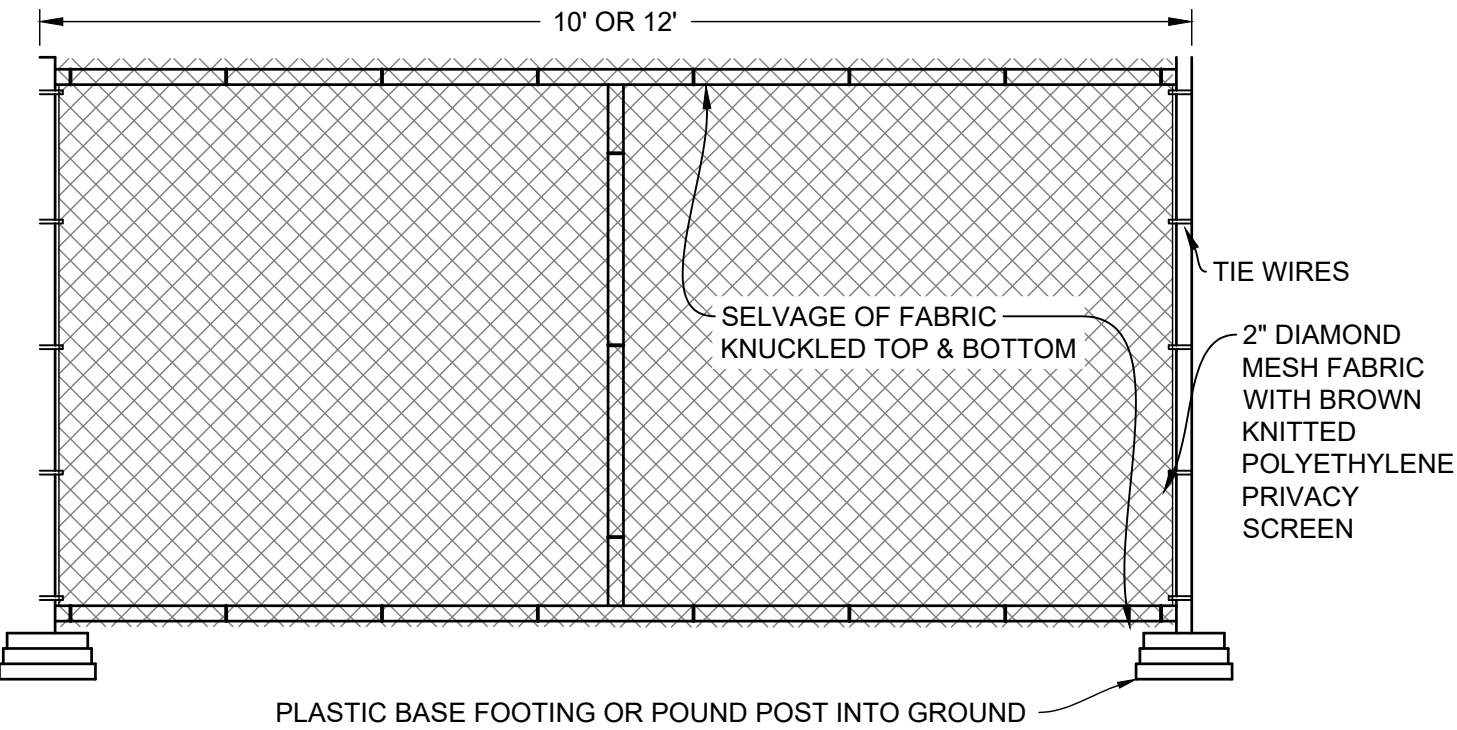
OF

16





- DEMOLITION NOTES:
1. STRUCTURE SHALL BE INSPECTED TO DETERMINE IF THERE IS ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL PRESENT IN THE STRUCTURES. ANY HAZARDOUS MATERIAL SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR AND DISPOSED OF AT A LICENSED DISPOSAL FACILITY.
 2. STRUCTURES SHALL BE INSPECTED FOR THE PRESENCE OF RODENTS WHICH SHALL BE REMOVED PRIOR TO DEMOLITION ACTIVITIES.
 3. UTILITIES SHALL BE TURNED OFF, DISCONNECTED OR CUT AND CAPPED PRIOR TO DEMOLITION.
 4. TEMPORARY CHAIN LINK FENCE SHALL BE INSTALLED PRIOR TO DEMOLITION.
 5. WASTE MATERIALS SHALL BE DEPOSITED IN COVERED CONTAINERS AND REMOVED TO BE DISPOSED OF AT A LICENSED DISPOSAL FACILITY.



- NOTE:
1. GATES AND HARDWARE TO BE AS PER MANUFACTURER'S SPECIFICATION. SUBMIT MANUFACTURER'S LITERATURE FOR APPROVAL.

1 6' TEMPORARY CHAIN LINK FENCE
NOT TO SCALE

DATE	NO.	REVISIONS	BY
11/26/25	3	REMAINING TRC COMMENTS	BCO
10/21/25	2	TRC COMMENTS	BCO
09/02/25	1	TRC COMMENTS	BCO

SITE PLAN

9-11 MECHANIC STREET, DOVER NH,

ASSESSOR'S MAP 24 LOT 101
DOVER PLANNING FILE #

APPLICANT/
OWNER

MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE
23A MIDDLE ST, NEWBURYPORT MA 01950

DEMOLITION PLAN

CS0501

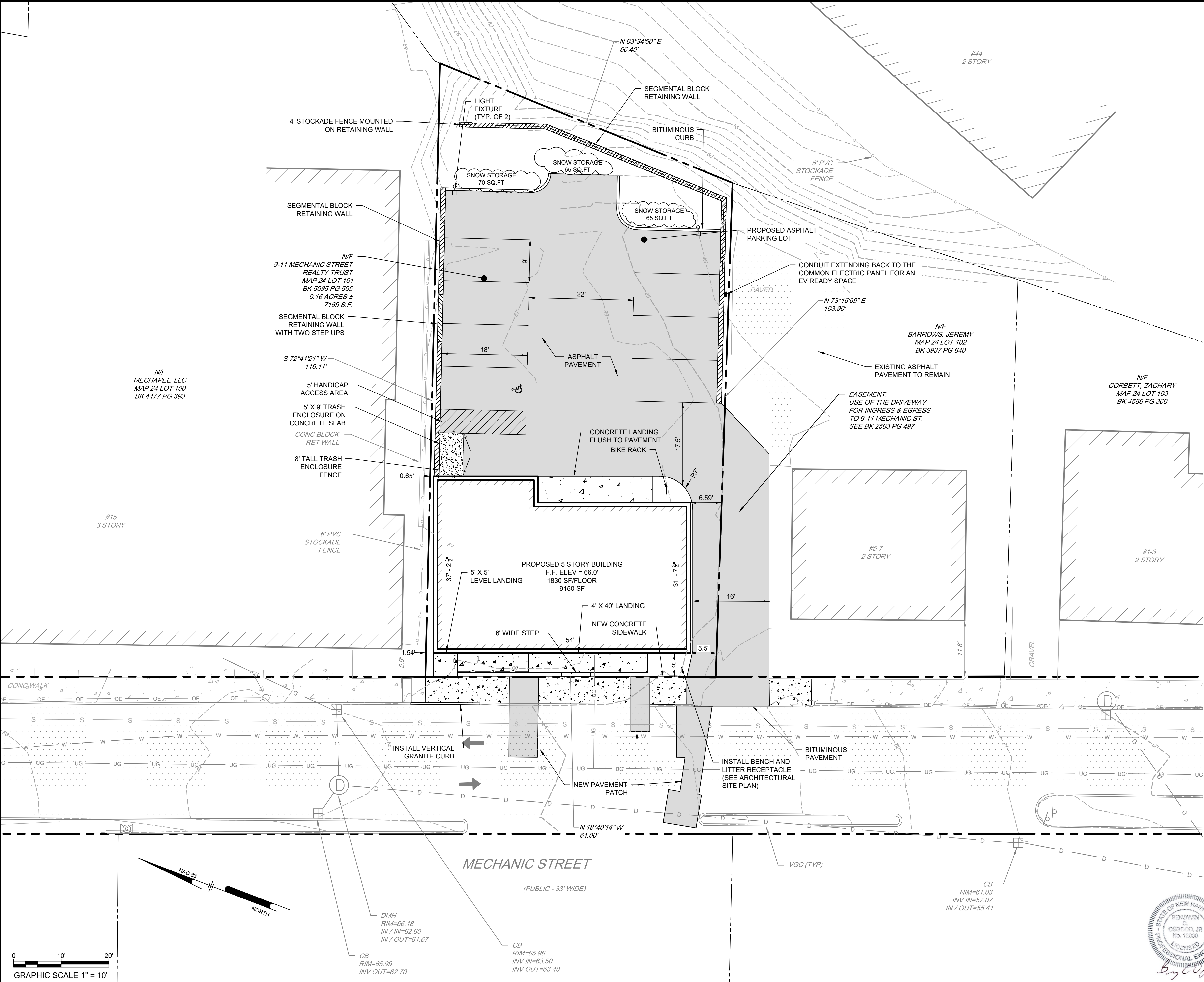
Ranger Engineering Group, Inc.

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

DATE:
2025-10-21

SCALE:
1" = 10'

SHEET
3 OF 16



- NOTES:
1. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
 2. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
 3. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
 4. ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES OF FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
 5. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR ANY EARTH DISTURBING ACTIVITY OCCURS.
 6. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
 7. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURRING.
 8. 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.
 9. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM - 6 PM AND NO WORK ON FEDERAL HOLIDAYS. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR PLANNING DIRECTOR.
 10. BUILDING ADDRESSES (INCLUDING APT/UNIT NUMBERS IF APPLICABLE) SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
 11. THE PROPOSED USE FOR THE SITE IS 90% RESIDENTIAL, 10% COMMERCIAL.
 12. NO FEDERAL/STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY AND NONE ARE REQUIRED.
 13. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
 14. ANY RETAINING WALL TALLER THAN FOUR FEET REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
 15. ANY FENCE TALLER THAN SEVEN FEET REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
 16. APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL.
 17. THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 & 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.
 18. MECHANIC STREET SHALL BE CONSIDERED THE FIRE DEPARTMENT ACCESS ROAD.
 19. (9 UNITS X 1.25 PER UNIT) + (9 UNITS * 0.4 VISITOR SPACES PER UNIT) + 3 SPACES FOR 697 S.F. OF COMMERCIAL SPACE = 18 SPACES REQUIRED AND 9 SPACES PROVIDED.
 20. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY. SEE RAB LIGHTING DESIGN PLAN
 21. WHEN SNOW STORAGE AREAS ARE FULL EXCESS SNOW SHALL BE REMOVED FROM THE PROPERTY.
 22. SEGMENTAL BLOCK RETAINING WALL MAY REQUIRE A STRUCTURAL DESIGN AND BUILDING PERMIT PRIOR TO CONSTRUCTION.

DATE	NO.	REVISIONS	BY
11/26/25	3	REMAINING TRC COMMENTS	BCO
10/21/25	2	TRC COMMENTS	BCO
09/02/25	1	TRC COMMENTS	BCO

SITE PLAN

9-11 MECHANIC STREET, DOVER NH,

ASSESSOR'S MAP 24 LOT 101

DOVER PLANNING FILE #

APPLICANT/
OWNER

MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE
23A MIDDLE ST, NEWBURYPORT MA 01950

LAYOUT & MATERIALS

CS1001



Ranger Engineering Group, Inc.

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

DATE:

2025-10-21

SCALE:

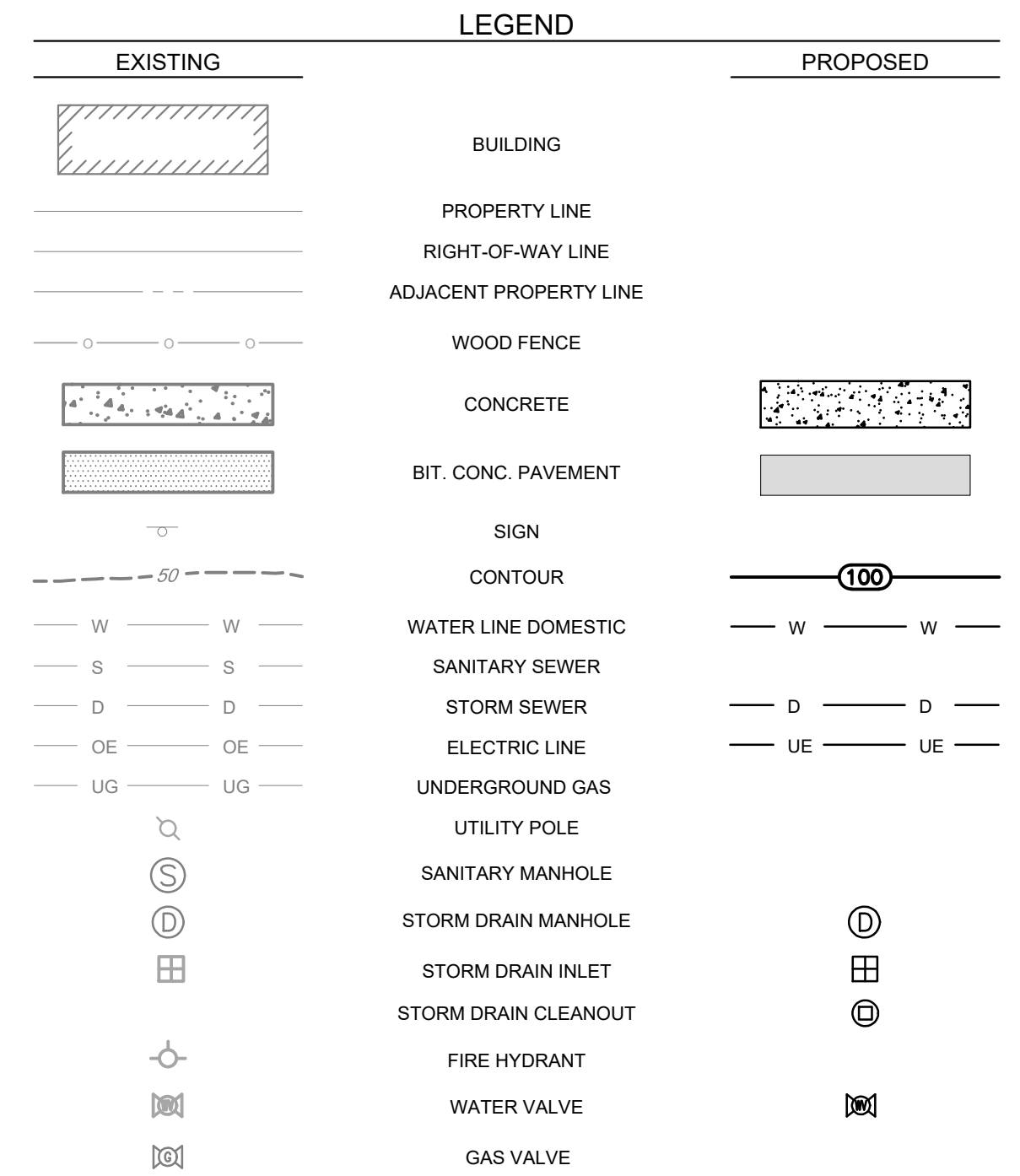
1" = 10'

SHEET

4

OF 16

By *[Signature]* 11/26/25



11/26/25	3	REMAINING TRC COMMENTS	BCO
10/21/25	2	TRC COMMENTS	BCO
09/02/25	1	TRC COMMENTS	BCO
DATE	NO.	REVISIONS	BY

ASSESSOR'S MAP 24 LOT 101
DOVER PLANNING FILE #

APPLICANT/ OWNER MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE
23A MIDDLE ST, NEWBURYPORT MA 01950

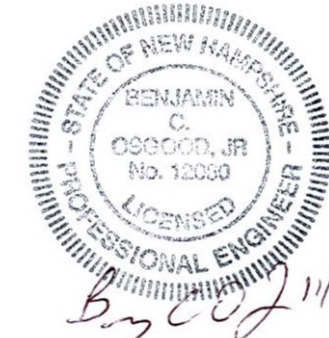
GRADING & DRAINAGE PLAN

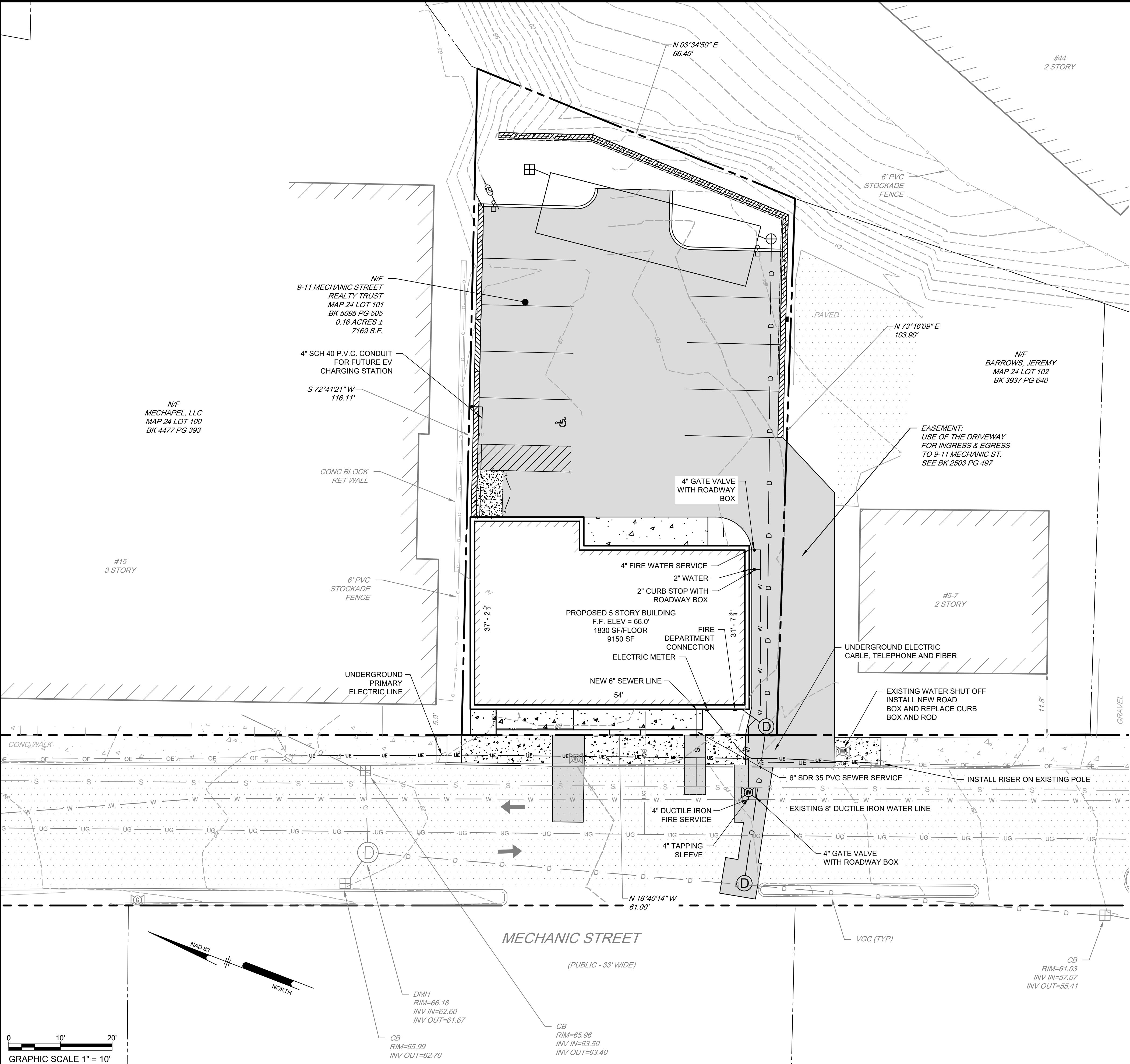
CS1501

Ranger Engineering Group, Inc.

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

DATE: 2025-10-21	SCALE: 1" = 10'	SHEET 5 OF 16
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- NOTES:
1. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE I, SECTION 45-2 OF THE CODE OF THE CITY OF DOVER.
 2. APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
 3. THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED BY CHAPTER 81 - 30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NH BUILDING AND FIRE CODES.
 4. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED AND APPROVED BY INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE.
 5. FIRE DEPARTMENT CONNECTION SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13. ACCESS TO THE FDC SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES.
 6. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS (I.E. IBC, ANSI-117.1) AND NH RSA 155-A:5.
 7. THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE THE OVERVIEW OF PUBLIC UTILITIES WITHIN THE SITE PLAN.
 8. UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
 9. THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
 10. PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES, TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL MEETING THE ENGINEERS SPECIFIC RECOMMENDED CRITERIA.
 11. IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER (NOT ALLOWED IN CITY R.O.W.), EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY OF OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
 12. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.
 13. FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND DOVER DPW.
 14. CONTRACTOR TO CONTACT DOVER DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY CONSTRUCTION TO COORDINATE ALL WORK CONCERNING THE INSTALLATION OF ANY PROPOSED WATER LINE IMPROVEMENTS.
 15. ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF DOVER STANDARDS. ALL HIGHWAY CONSTRUCTION WILL MEET THE CITY OF DOVER STANDARDS AS MODIFIED BY WAIVER REQUEST AT THE PLANNING BOARD.
 16. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (800) 662-7764. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48 HOUR MINIMUM NOTICE IS REQUIRED.
 17. ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & DOVER DPW SEWER DIVISION STANDARDS.
 18. CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427-5525.
 19. CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH COMCAST.
 20. ALL SEWER MANHOLE RIMS & COVERS ARE TO BE HINGED.
 21. ALL WATER SERVICES ARE TO BE WITNESSED WITH A 2"x4" PAINTED BLUE. ALL SEWER SERVICES ARE TO BE WITNESSED WITH A 2"x4" PAINTED YELLOW, IF STUBBED PRIOR TO BUILDING CONSTRUCTION.
 22. ALL WATER SHUT OFF VALVES LOCATED WITHIN PAVED AREAS ARE TO BE PLACED IN GATE BOXES.
 23. GAS LINES AND METER LOCATIONS ARE TO BE COORDINATED WITH MTH UNITIL AND THE CITY OF DOVER BUILDING DEPARTMENT.
 24. ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & DOVER DPW SEWER DIVISION STANDARDS, ALL PVC SEWER PIPE IS TO CONFORM WITH ENR-WQ 704.0S(c)(e).

SEWER FLOW CALCULATIONS

RESIDENTIAL FLOW
8 TWO BEDROOM UNITS @ 150 GPD/BEDROOM = 2400 GALLONS
1 ONE BEDROOM UNIT @ 150 GPD/BEDROOM = 150 GALLONS

COMMERCIAL FLOW
4 EMPLOYEES @ 10 GPD/EMPLOYEE = 40 GALLONS

TOTAL DAILY FLOW = 2,590 GALLONS PER DAY

DATE	NO.	REVISIONS	BY
11/26/25	3	REMAINING TRC COMMENTS	BCO
10/21/25	2	TRC COMMENTS	BCO
09/02/25	1	TRC COMMENTS	BCO

SITE PLAN

9-11 MECHANIC STREET, DOVER NH,

ASSESSOR'S MAP 24 LOT 101
DOVER PLANNING FILE #

APPLICANT/
OWNER

MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE
23A MIDDLE ST, NEWBURYPORT MA 01950

UTILITY PLAN

CS1601

Ranger Engineering Group, Inc.

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

DATE:

2025-10-21

SCALE:

1" = 10'

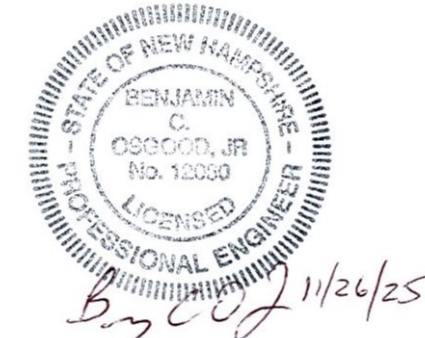
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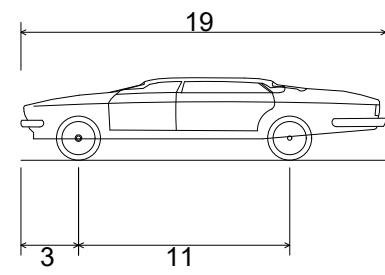
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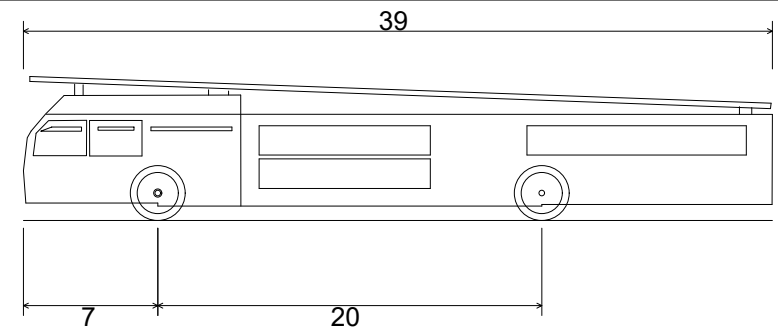
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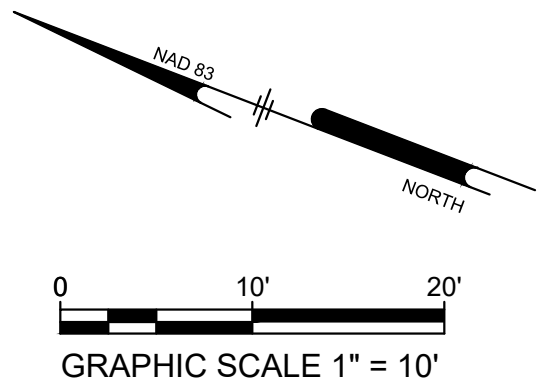
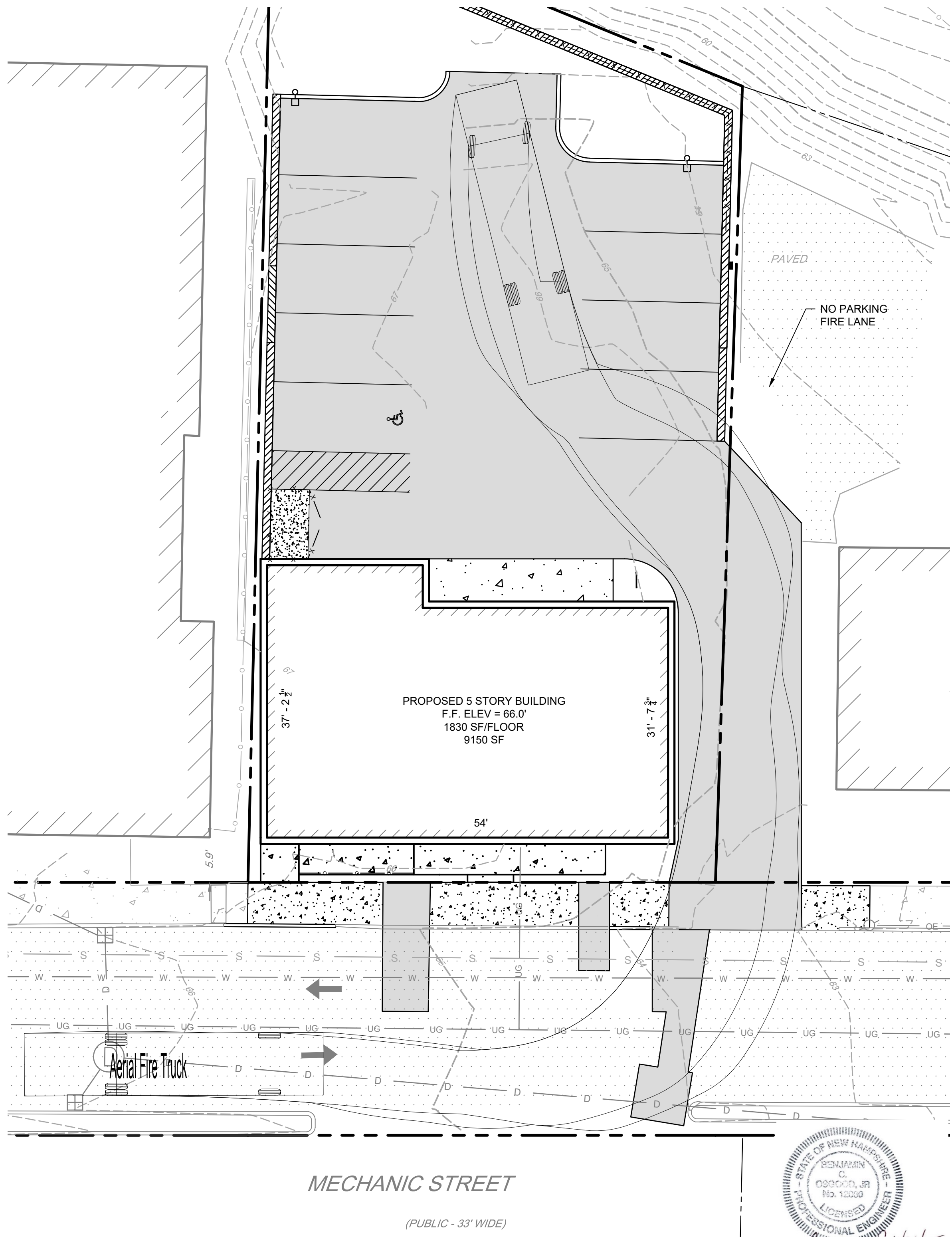
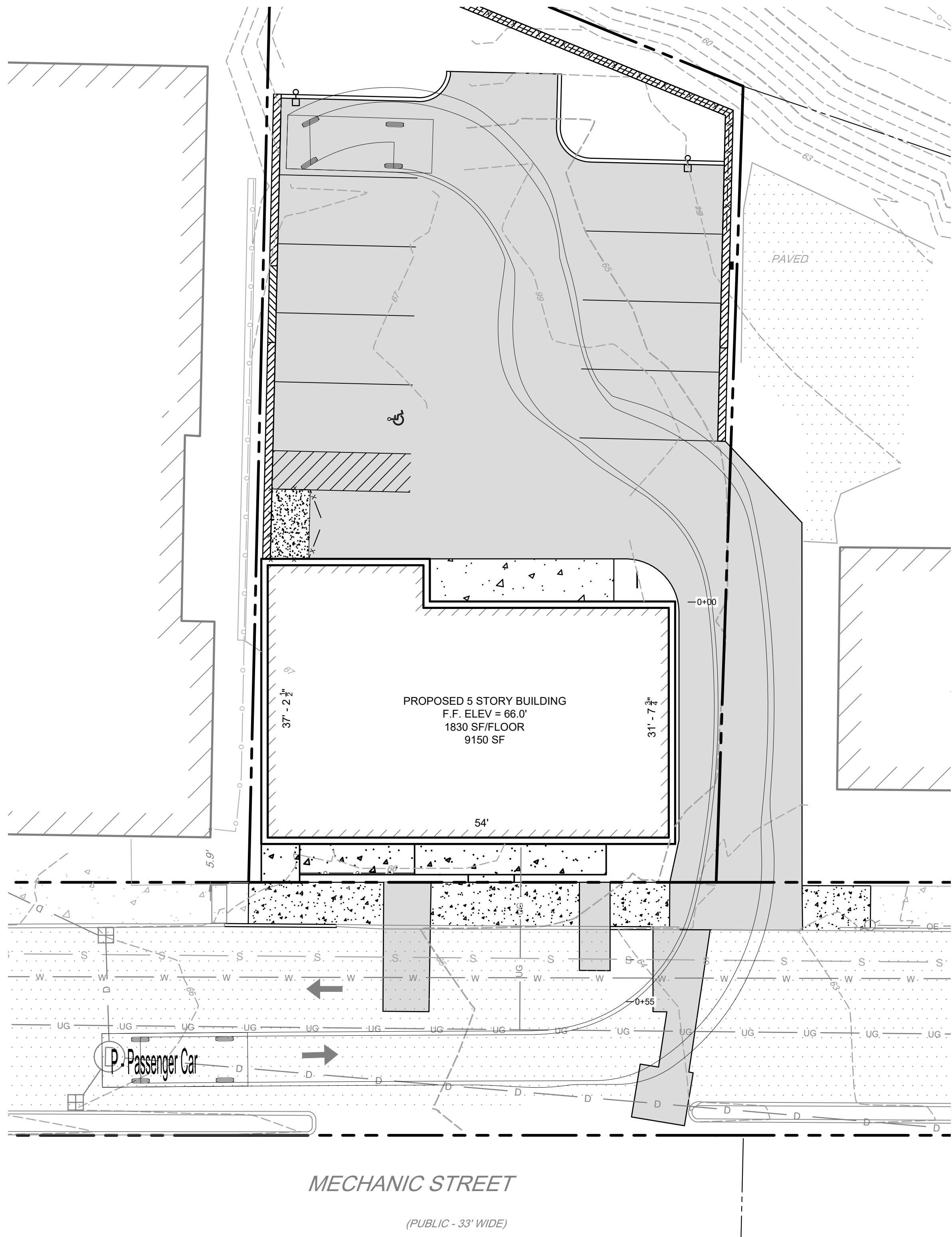




P - Passenger Car
Overall Length 19.000ft
Overall Width 7.000ft
Overall Body Height 4.300ft
Min Body Ground Clearance 1.115ft
Track Width 6.000ft
Lock-to-lock time 4.00s
Max Steering Angle (Virtual) 31.60°



Aerial Fire Truck
Overall Length 39.000ft
Overall Width 8.167ft
Overall Body Height 7.500ft
Min Body Ground Clearance 0.750ft
Track Width 8.167ft
Lock-to-lock time 5.00s
Max Wheel Angle 45.00°



DATE	NO.	REVISIONS	BY
11/26/25	3	REMAINING TRC COMMENTS	BCO
10/21/25	2	TRC COMMENTS	BCO
09/02/25	1	TRC COMMENTS	BCO

SITE PLAN
9-11 MECHANIC STREET, DOVER NH,
ASSESSOR'S MAP 24 LOT 101
DOVER PLANNING FILE #

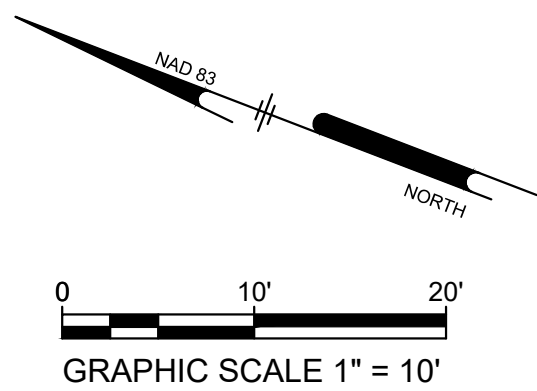
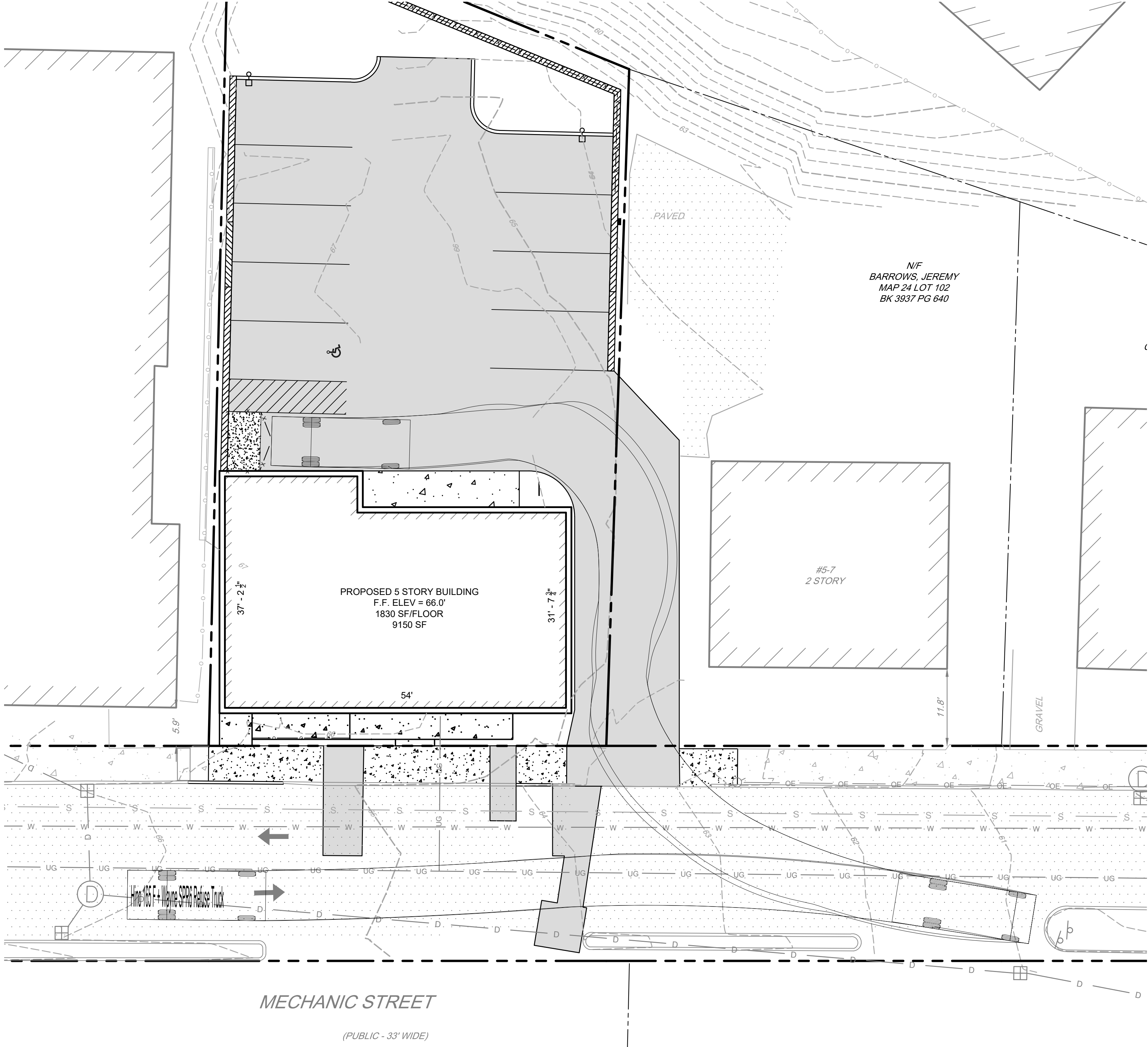
APPLICANT/ OWNER MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE
23A MIDDLE ST, NEWBURYPORT MA 01950

TURNING PLAN
CS2701

Ranger Engineering Group, Inc.
130 Main Street, Suite 202
Salem NH, 03079
Tel: 978-208-1762
rangereng.com

Hino 165 F + Wayne SPR6 Refuse Truck

Overall Length	21.217ft
Overall Width	7.533ft
Overall Body Height	10.399ft
Min Body Ground Clearance	1.229ft
Track Width	7.533ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	20.300ft



DATE	NO.	REVISIONS	BY
11/26/25	3	REMAINING TRC COMMENTS	BCO
10/21/25	2	TRC COMMENTS	BCO
09/02/25	1	TRC COMMENTS	BCO

SITE PLAN

9-11 MECHANIC STREET, DOVER NH,

ASSESSOR'S MAP 24 LOT 101

DOVER PLANNING FILE #

APPLICANT/
OWNER

MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE
23A MIDDLE ST, NEWBURYPORT MA 01950

TURNING PLAN

CS2702

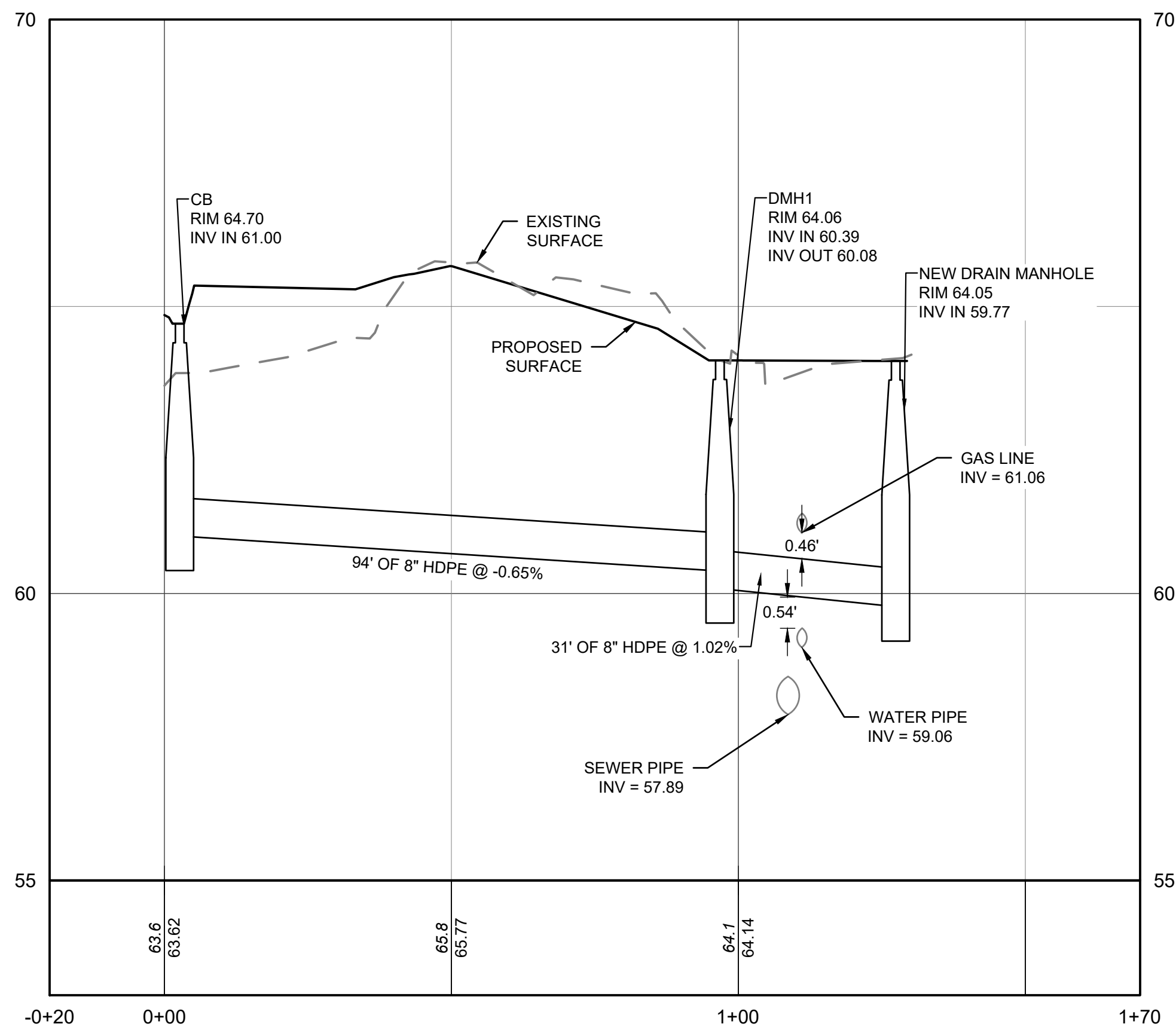
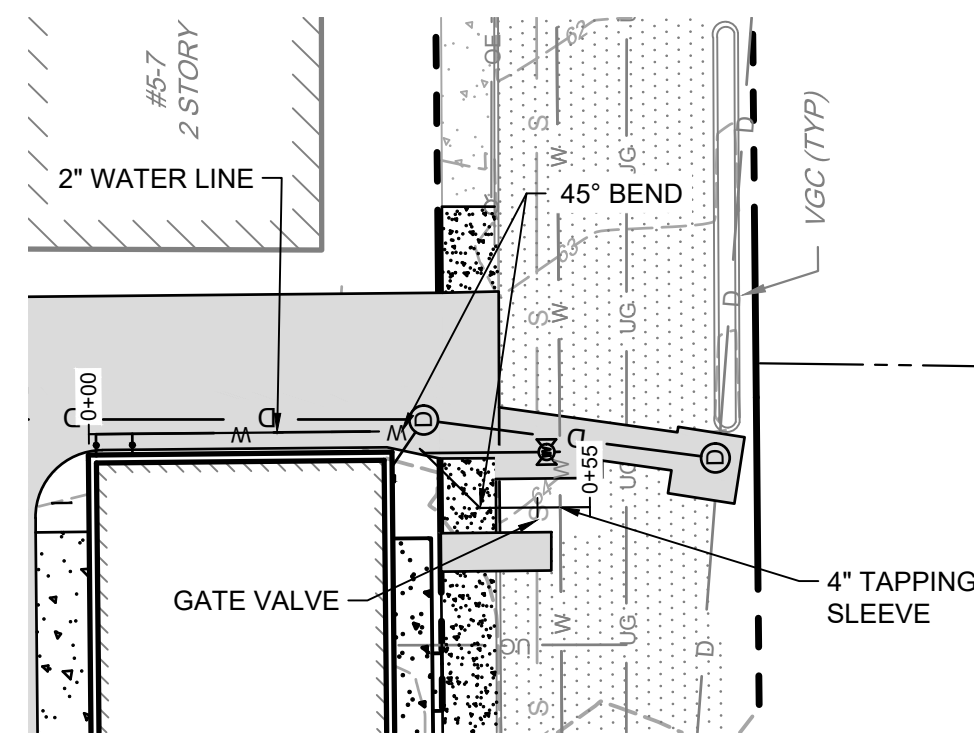
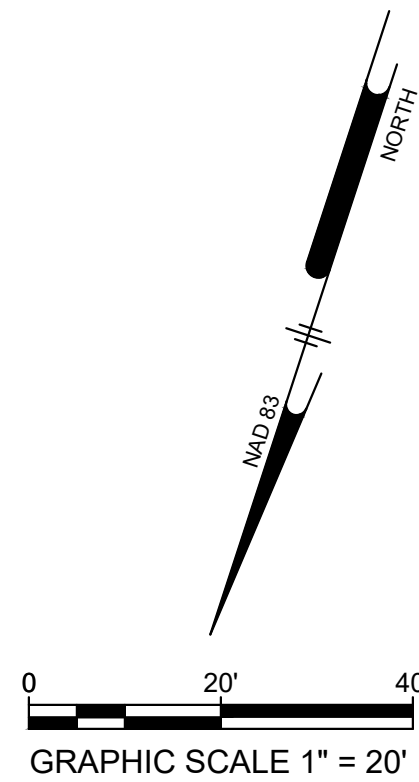
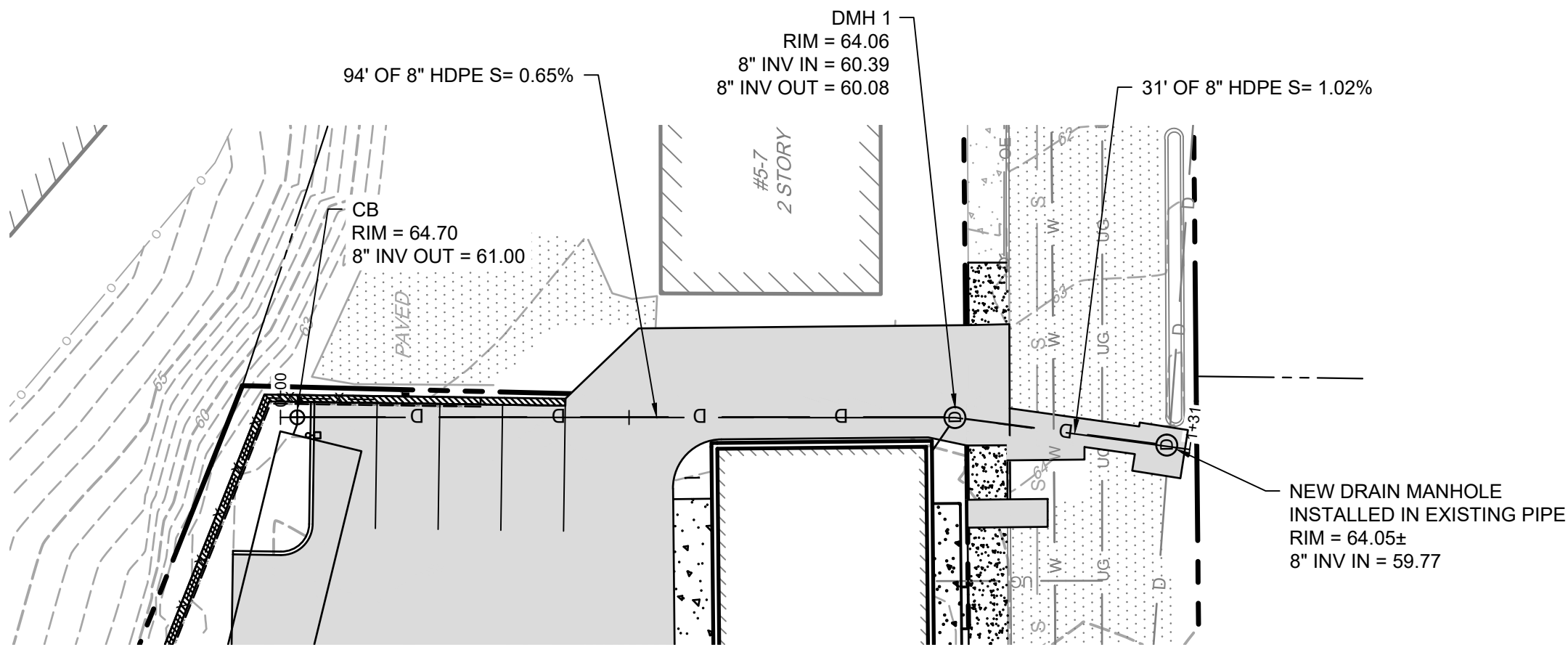
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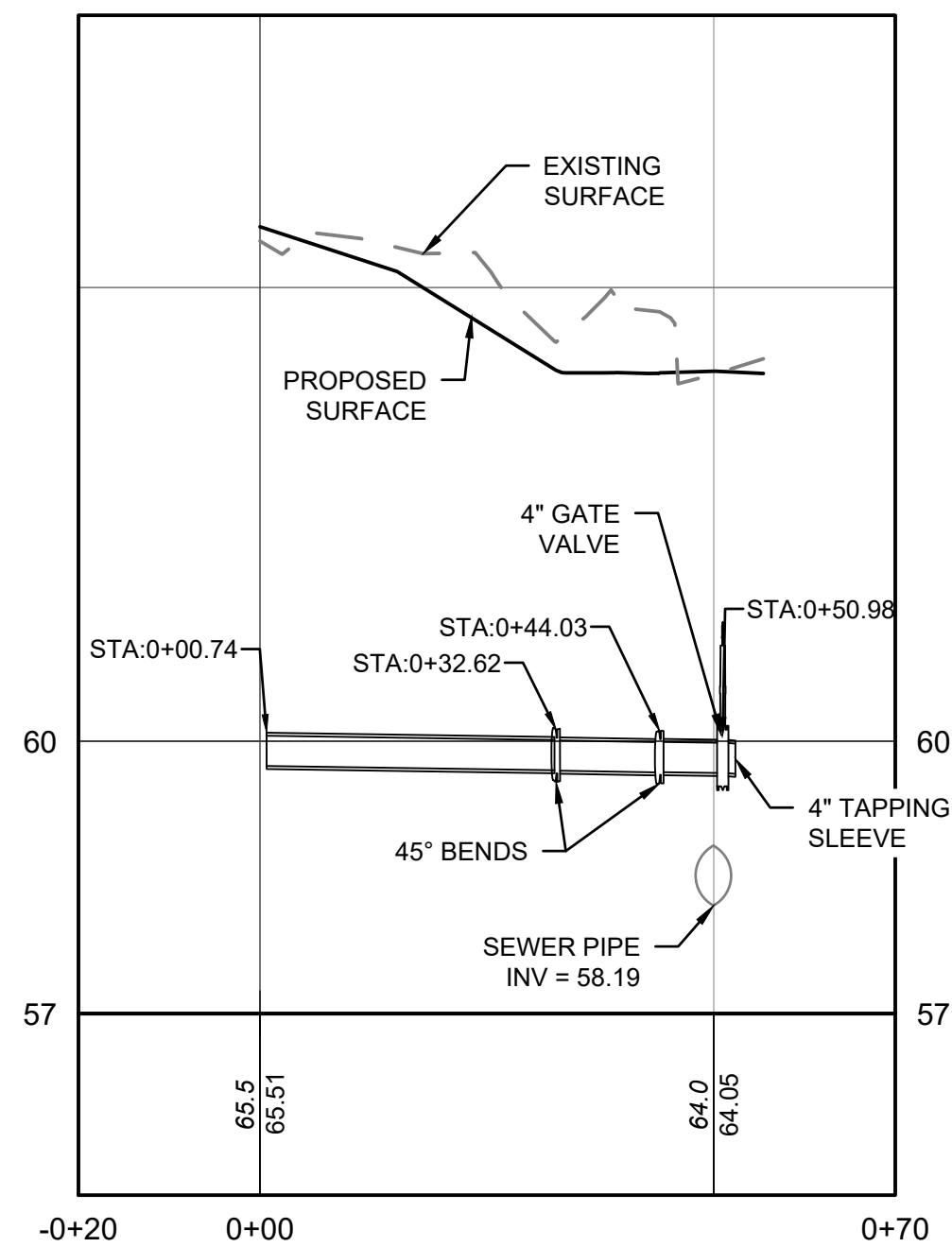
DATE:
2025-10-21

SCALE:
1" = 10'

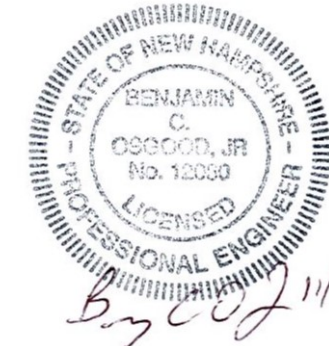
SHEET
9 OF 16



DRAIN LINE 1
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 1'



WATER LINE
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 1'



DATE	NO.	REVISIONS	BY
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09/02/25	1	TRC COMMENTS	BCO

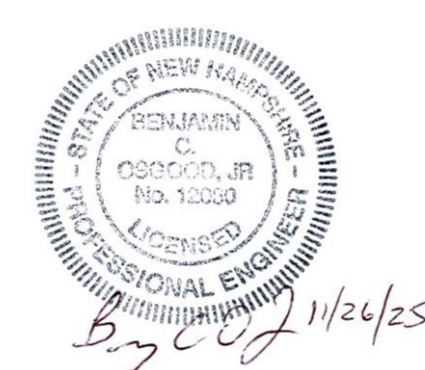
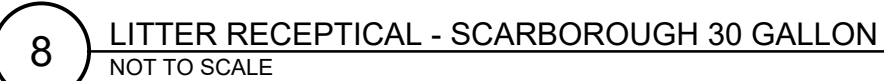
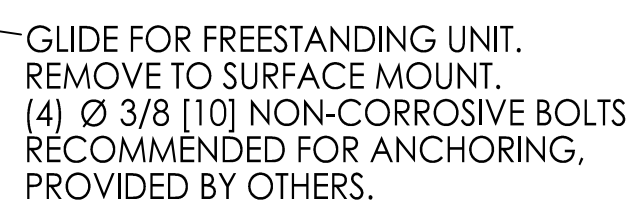
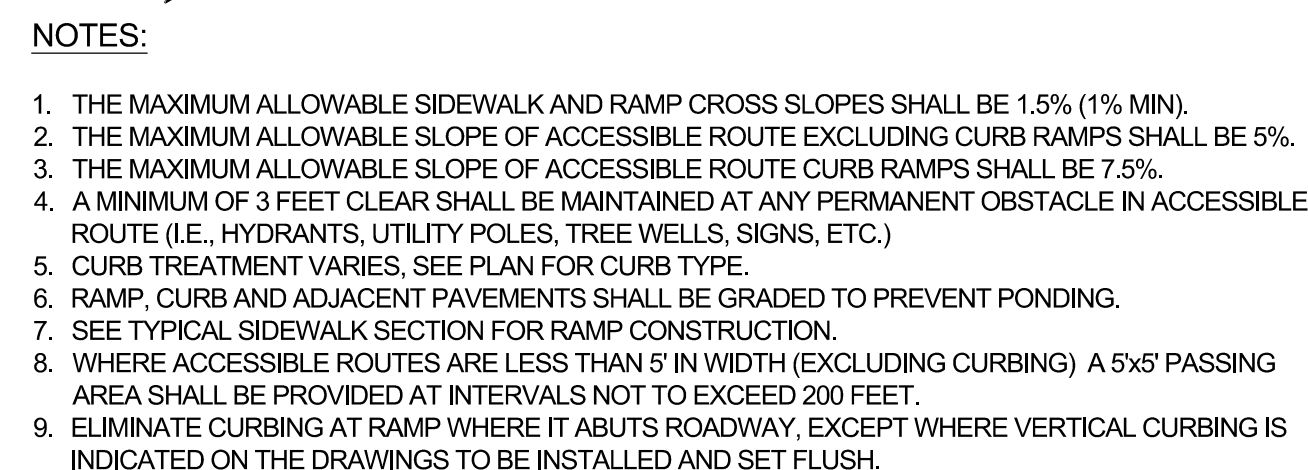
SITE PLAN
9-11 MECHANIC STREET, DOVER NH,
ASSESSOR'S MAP 24 LOT 101
DOVER PLANNING FILE #

APPLICANT/ OWNER MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE
23A MIDDLE ST, NEWBURYPORT MA 01950

UTILITY PLAN AND PROFILES
CS3501

Ranger Engineering Group, Inc.

130 Main Street, Suite 202
Salem NH, 03079
Tel: 978-208-1762
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11/26/25	3	REMAINING TRC COMMENTS	BCO
10/21/25	2	TRC COMMENTS	BCO
09/02/25	1	TRC COMMENTS	BCO
DATE	NO.	REVISIONS	BY

ASSESSOR'S MAP 24 LOT 101
DOVER PLANNING FILE #

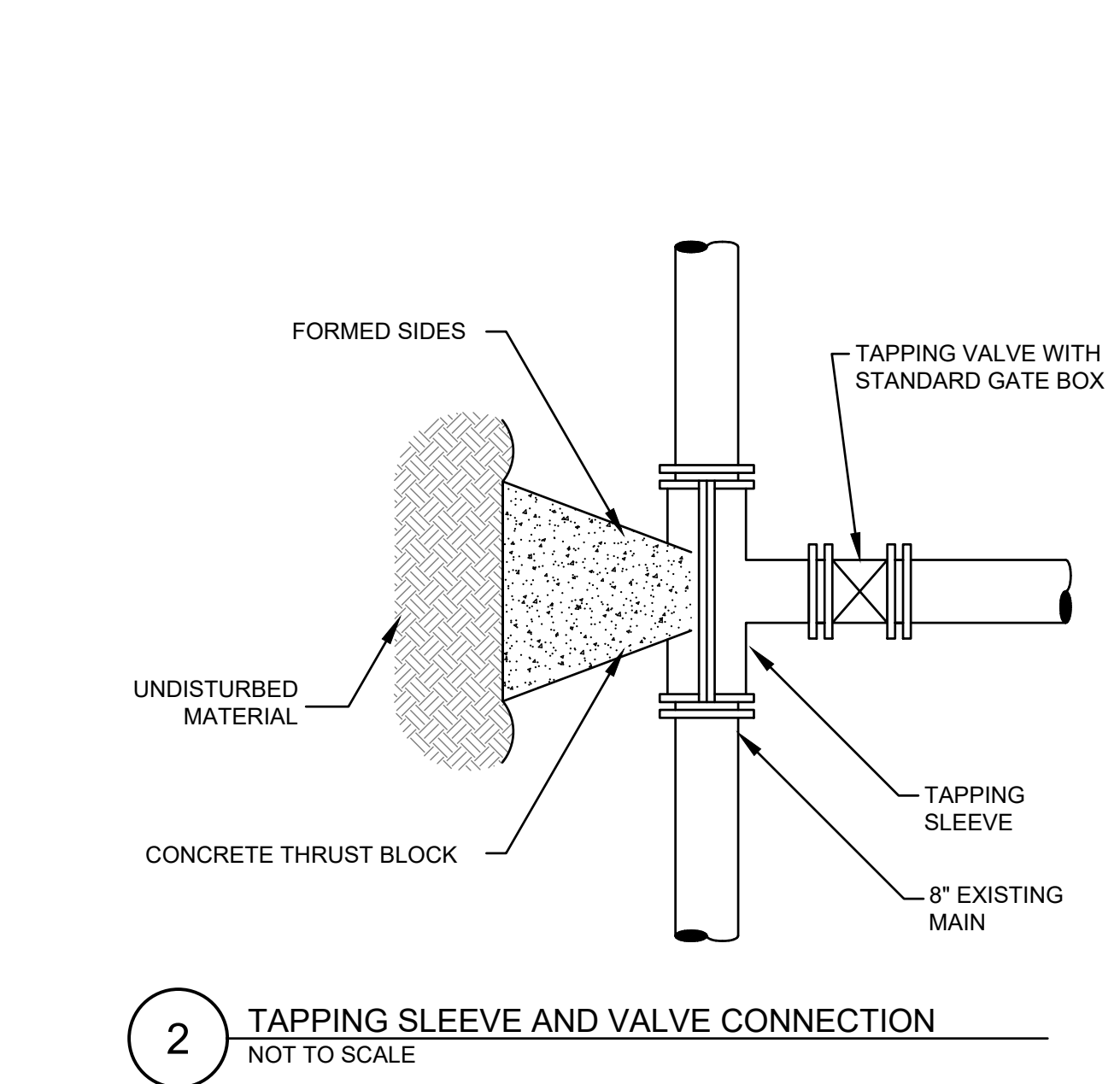
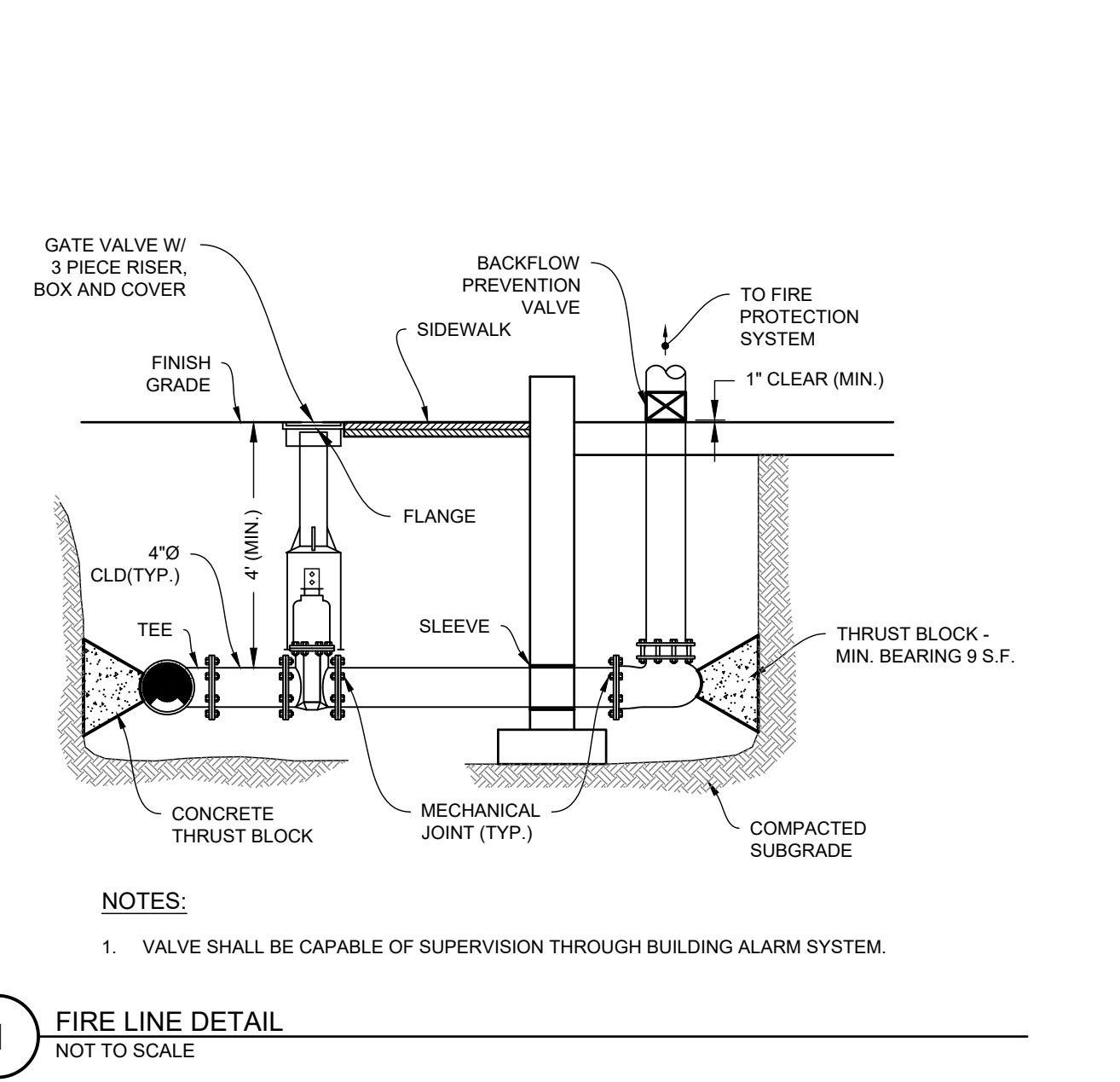
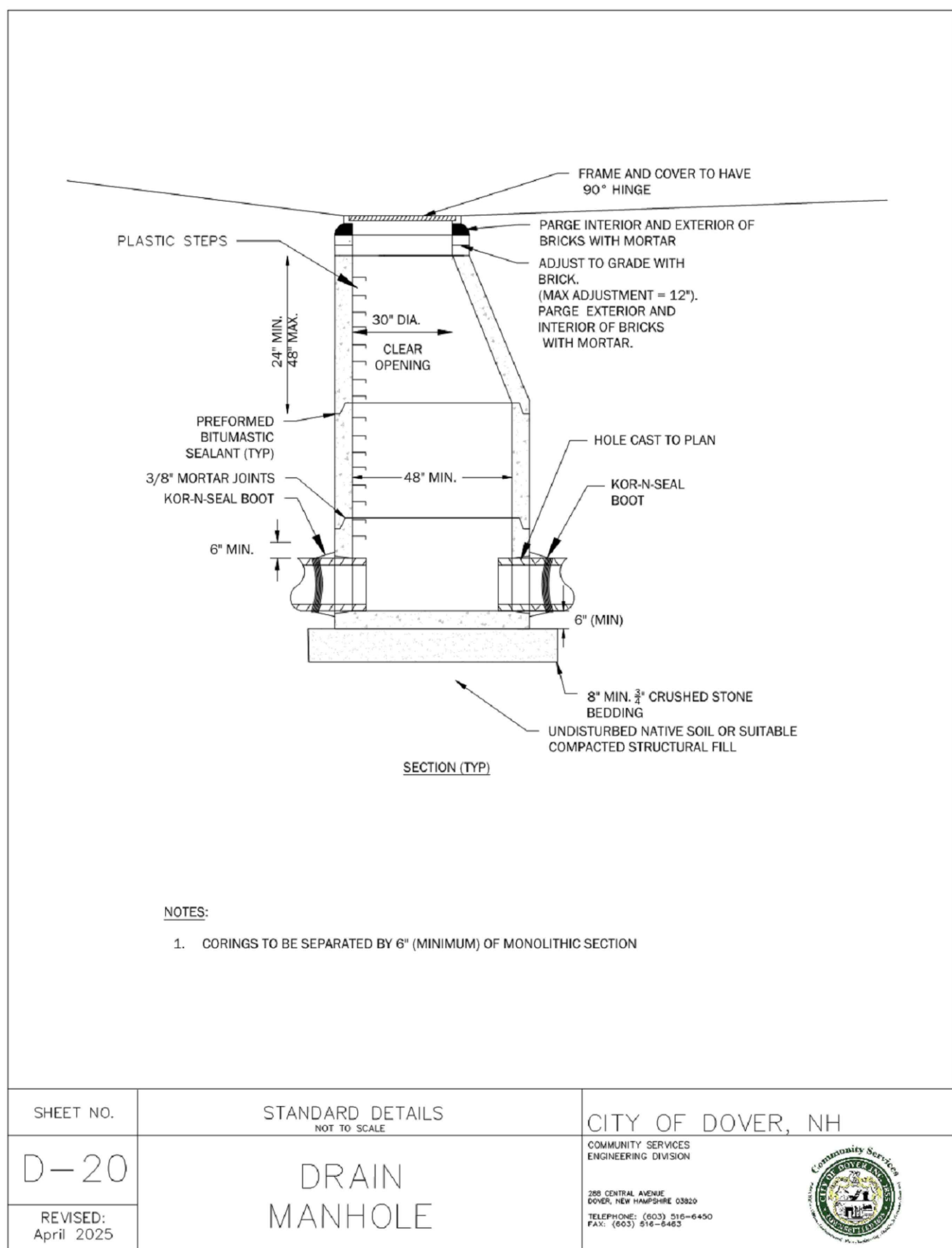
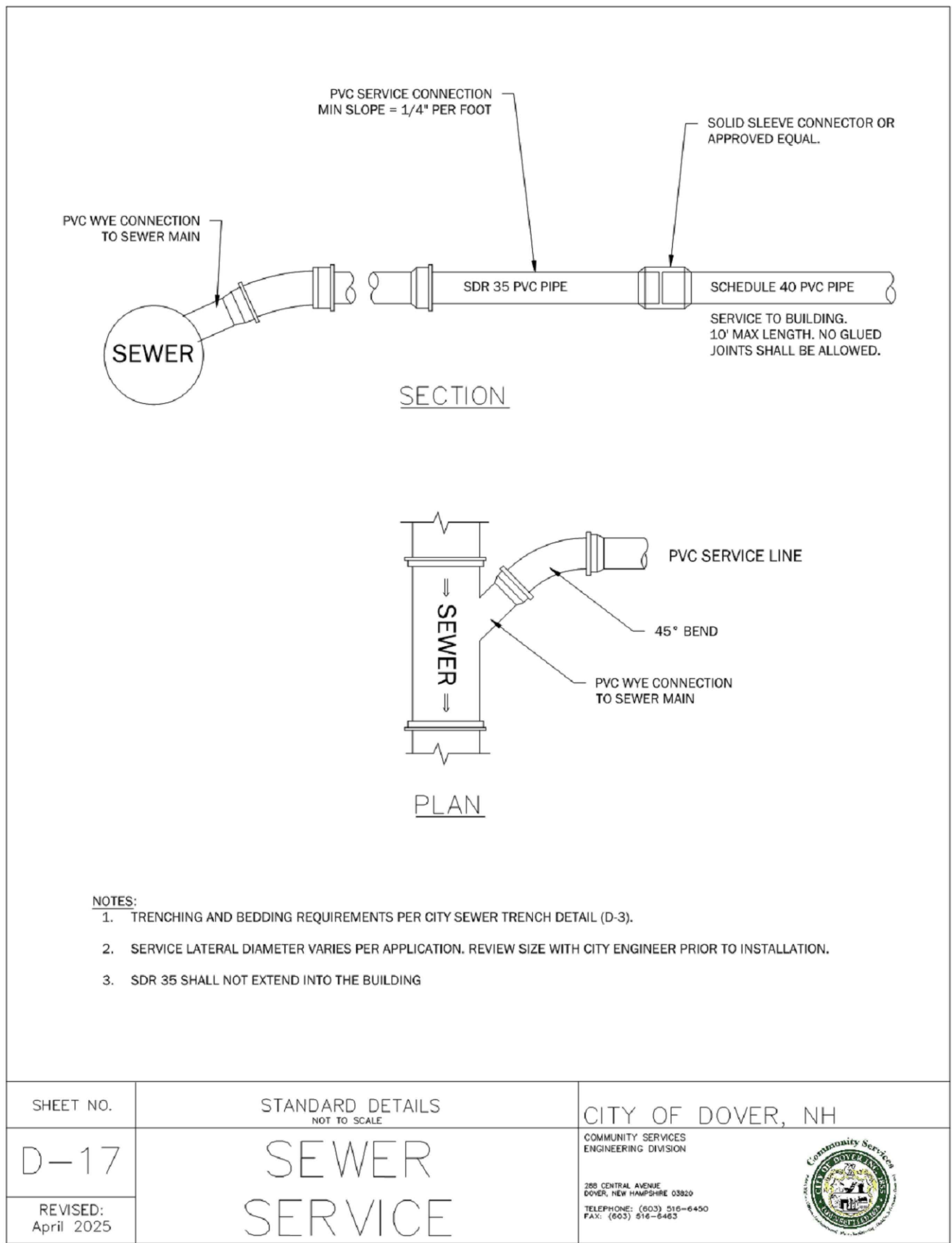
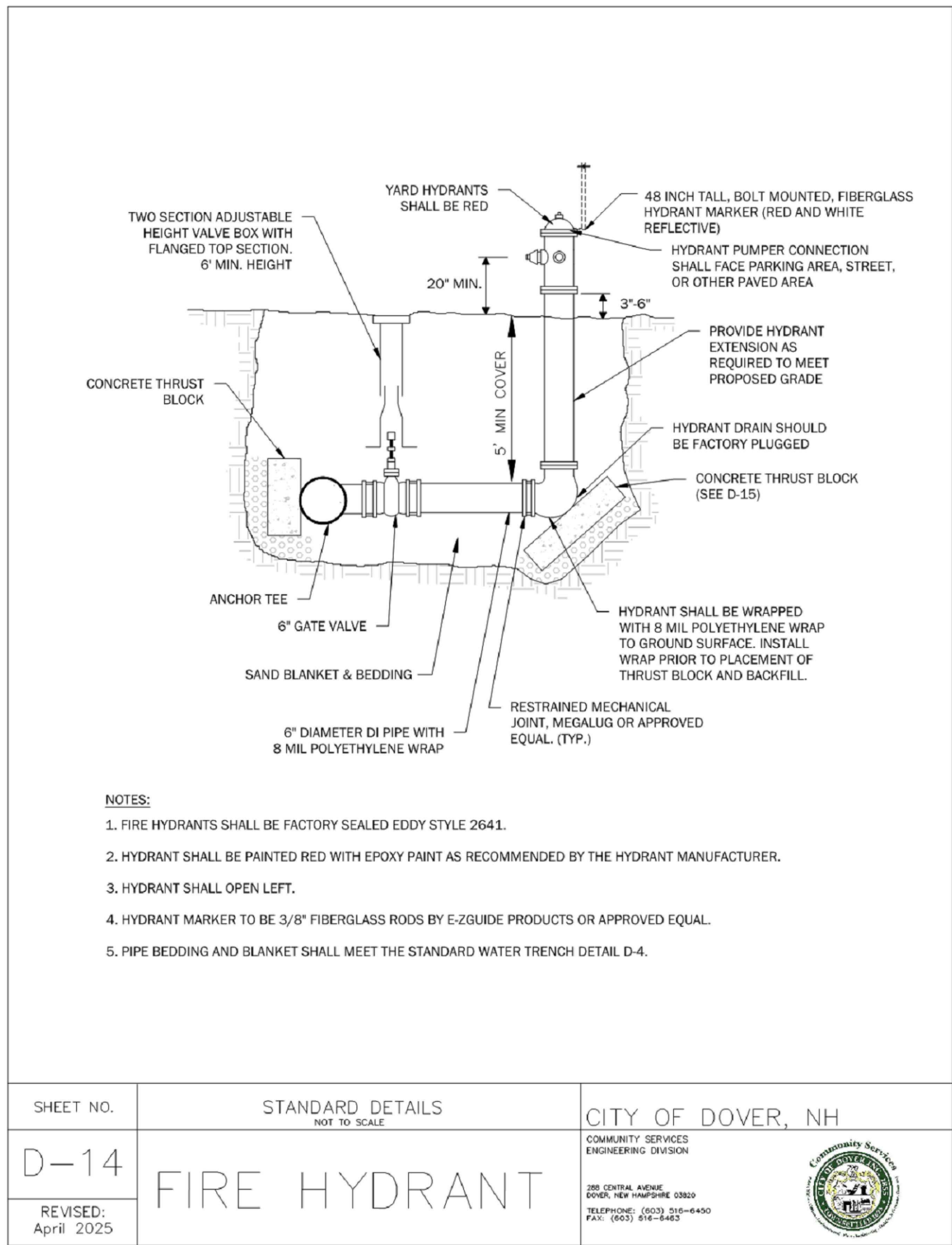
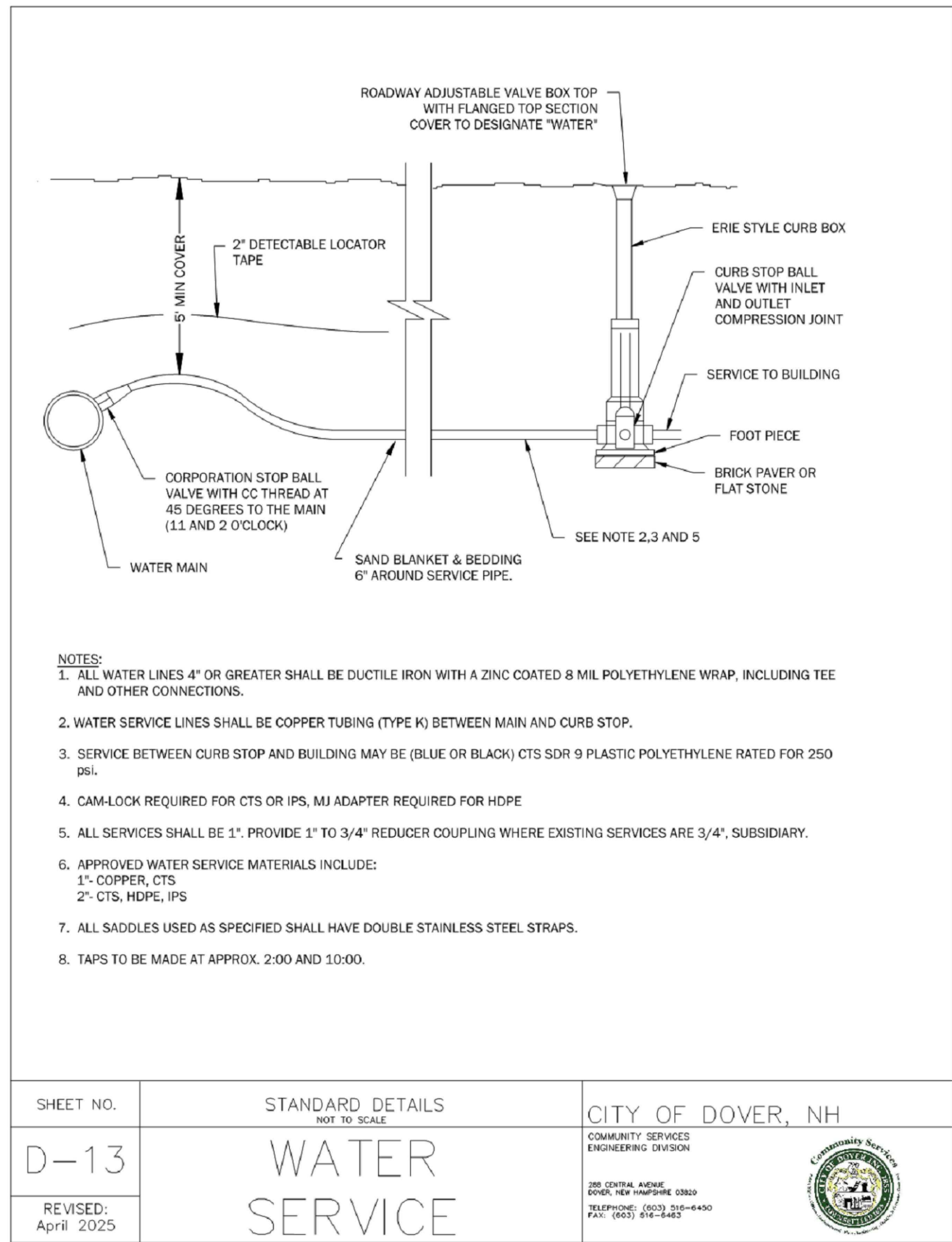
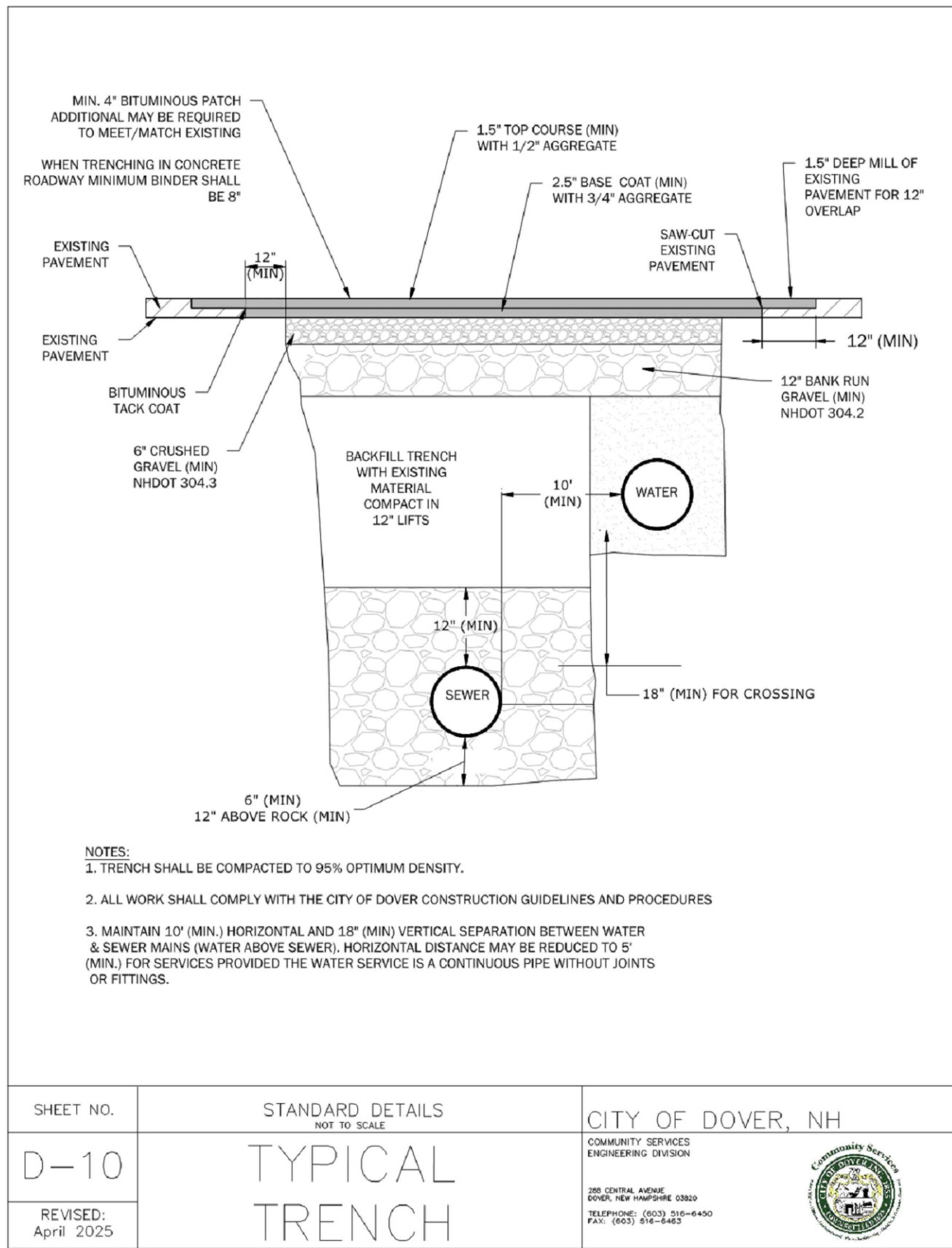
APPLICANT/ OWNER	MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE 23A MIDDLE ST, NEWBURYPORT MA 01950
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SITE DETAILS
CS6001

Ranger Engineering Group, Inc.

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

DATE: 2025-10-21	SCALE:	SHEET 11 OF 16
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DATE	NO.	REVISIONS	BY
11/26/25	3	REMAINING TRC COMMENTS	BCO
10/21/25	2	TRC COMMENTS	BCO
09/02/25	1	TRC COMMENTS	BCO

SITE PLAN

9-11 MECHANIC STREET, DOVER NH,

ASSESSOR'S MAP 24 LOT 101

DOVER PLANNING FILE #

APPLICANT/
OWNER

MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE
23A MIDDLE ST, NEWBURYPORT MA 01950

CONSTRUCTION STANDARD DETAILS

CS6003

Ranger Engineering Group, Inc.

130 Main Street, Suite 202
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Tel: 978-208-1762
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DATE:

2025-10-21

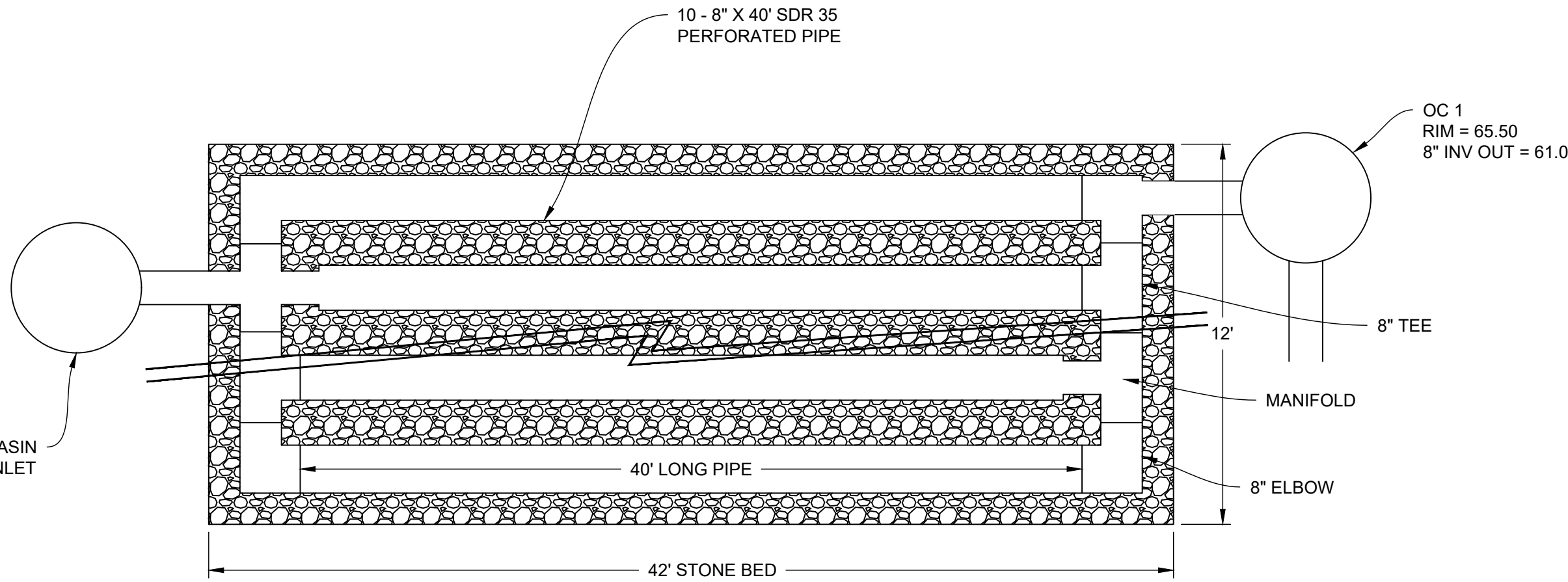
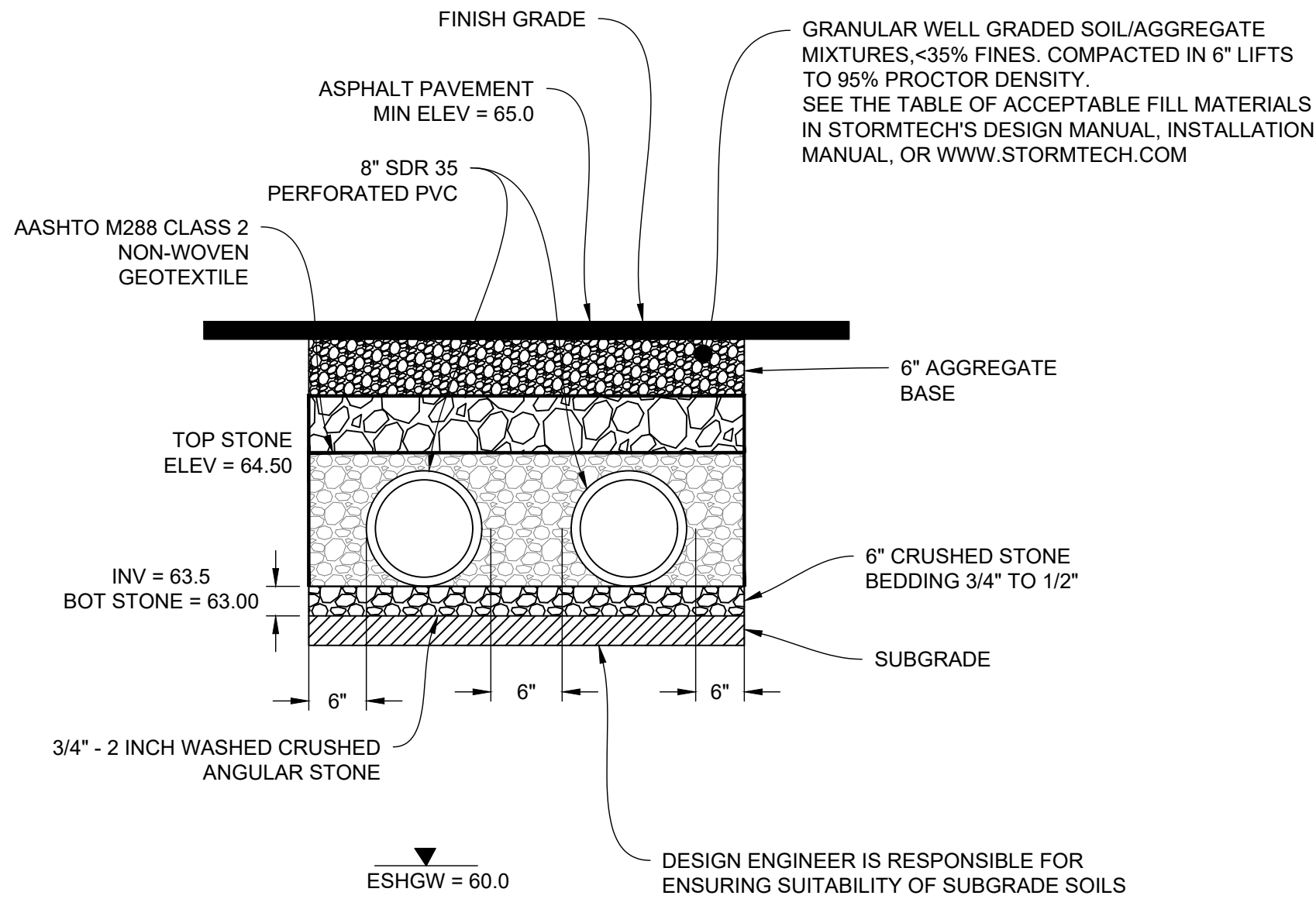
SCALE:

SHEET

13

OF

16



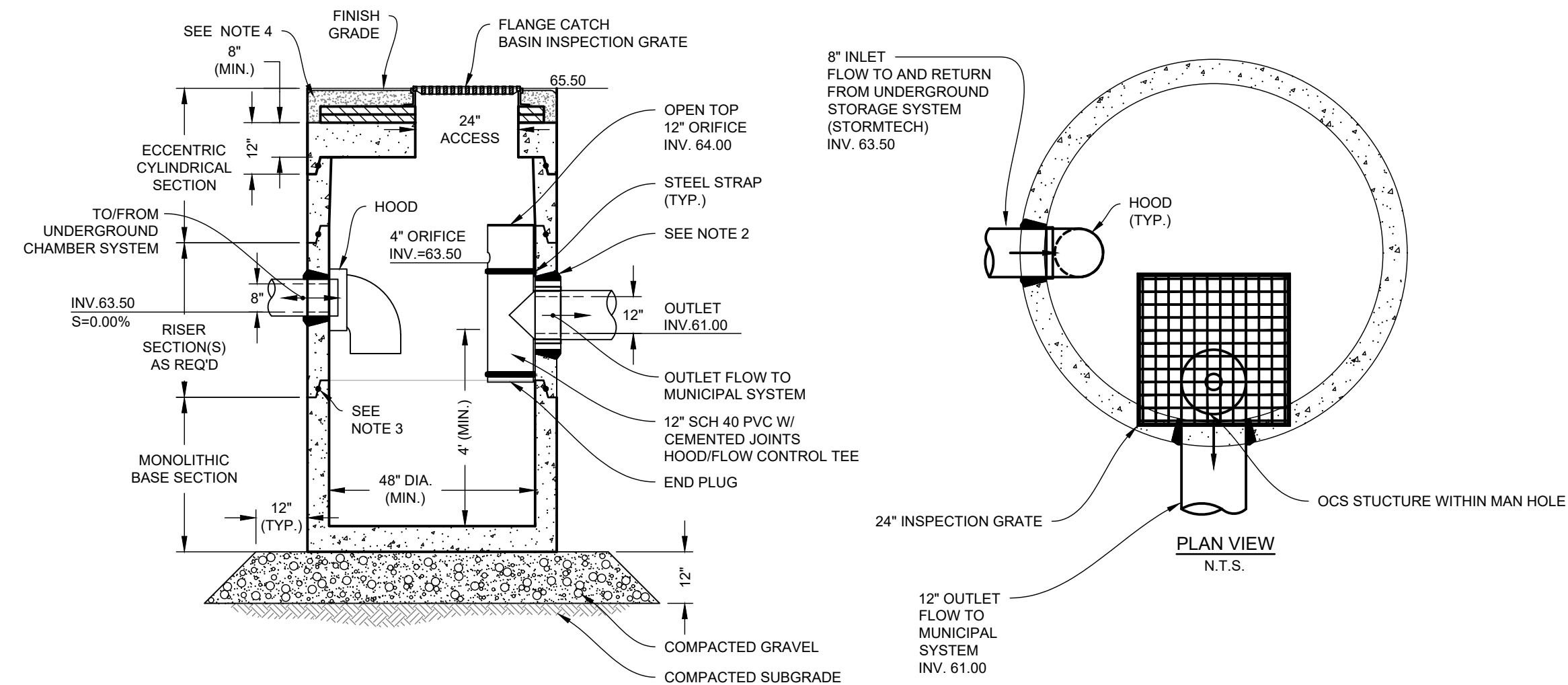
NOTE: REMOVE ANY FILL BENEATH THE SYSTEM AND REPLACE WITH COARSE SAND.

1 BURIED PIPE SYSTEM

NOT TO SCALE

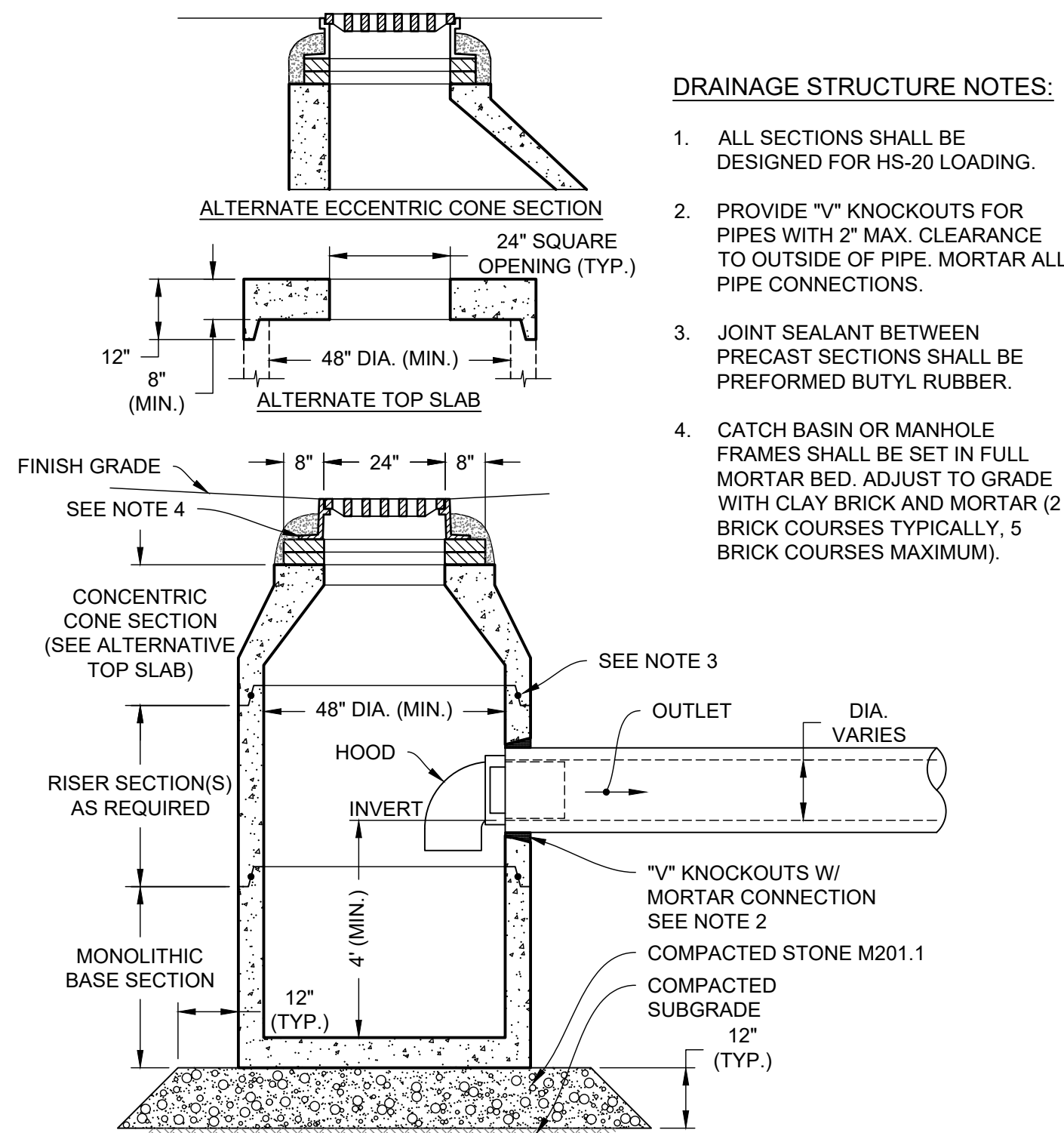
2 BURIED PIPE SYSTEM

NOT TO SCALE



3 OUTLET CONTROL STRUCTURE (OC-1)

NOT TO SCALE



4 CATCH BASIN (CB) WITH HOOD

NOT TO SCALE

DRAINAGE STRUCTURE NOTES:

- ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
- PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
- JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
- CATCH BASIN OR MANHOLE FRAMES SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).



WINTER SNOW AND ICE MAINTENANCE

- WINTER SNOW AND ICE MAINTENANCE SHALL BE PERFORMED BY A CERTIFIED SNOW PRO SALT APPLICATOR.
- A DE-ICING LOG SHALL BE MAINTAINED FOR ALL DE-ICING ACTIVITIES ON THE PROPERTY.
- DE-ICING SHOULD FOLLOW THE BEST MANAGEMENT PRACTICES FOR STORAGE AND APPLICATION OF DE-ICING CHEMICALS AS OUTLINED IN THE ATTACHED PUBLICATIONS.
- WHEN SNOW STORAGE AREAS ARE FULL SNOW SHALL BE REMOVED AND TRANSPORTED TO AN APPROVED SNOW DUMP LOCATION.

CONSTRUCTION PERIOD EROSION AND SEDIMENTATION CONTROL PLAN:

THE BMP'S ASSOCIATED WITH THE CONSTRUCTION PHASE THIS PROJECT WILL BE OWNED BY THE APPLICANT'S CONTRACTOR, WHICH WILL BE RESPONSIBLE FOR INSPECTION, OPERATION, AND MAINTENANCE.

- THE CONTRACTOR IS TO INSTALL AND MAINTAIN DRAINAGE FACILITIES AS SHOWN ON SITE PLAN PREPARED BY RANGER ENGINEERING GROUP. (RANGER), DATED APRIL 3, 2025.
- ANY DEWATERING REQUIRES COVERAGE UNDER THE NPDES CONSTRUCTION SITE DEWATERING GENERAL PERMIT.
- THE CONTRACTOR MUST INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND IN THE DETAILS PRIOR TO STARTING ANY OTHER WORK ON THE SITE. EROSION CONTROL MUST BE INSTALLED AT EVERY INLET STRUCTURE (EXISTING AND PROPOSED) AND MAINTAINED FOR THE DURATION OF THE PROJECT.
- EROSION CONTROLS AS SHOWN ON PLANS SHALL BE INSPECTED, REPAIRED AND/OR MAINTAINED BY THE CONTRACTOR DAILY AND WITHIN 12 HOURS OF EACH STORM EVENT.
- SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH A DEPTH OF 1/4 TO 1/2 THE HEIGHT OF THE SILT FENCE OR SEDIMENT SOCK.
- SEDIMENT SHALL BE CONTAINED WITHIN THE CONSTRUCTION SITE, AWAY FROM DRAINAGE STRUCTURES. SEDIMENT REACHING THE PUBLIC WAY SHALL BE REMOVED BY STREET SWEEPING AND NOT BY FLUSHING.
- STABILIZE SLOPES STEEPER THAN 3:1 (HORIZONTAL TO VERTICAL) WITH SEED, SECURED GEOTEXTILE FABRIC, OR ROCK RIP-RAP AS REQUIRED TO PREVENT EROSION DURING CONSTRUCTION.
- CLEAN OUT CATCH BASINS, DRAIN MANHOLES AND STORM DRAIN PIPES AFTER COMPLETION OF CONSTRUCTION.
- LOAM AND SEED ALL DISTURBED AREAS. PERMANENT SEEDING SHALL OCCUR IN THE SPRING FROM LATE MARCH THROUGH MAY AND IN LATE SUMMER OR EARLY FALL BETWEEN AUGUST AND OCTOBER.
- DUST SHALL BE CONTROLLED AT THE SITE WITH MECHANICAL WATER SPRAYING AS NECESSARY AND DURING EXTENDED DRY PERIODS.
- UPON ESTABLISHMENT OF PERMANENT VEGETATION OVER DISTURBED AREAS, REMOVE AND DISPOSE OF SILT FENCE OR WATTLES AND STAKES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND SUPPLEMENT THE SPECIFIED SEDIMENTATION CONTROLS AS NECESSARY TO PREVENT SEDIMENTATION OF OFF-SITE AREAS AND/OR ANY REGULATED RESOURCE AREAS. FAILURE BY THE CONTRACTOR TO CONTROL EROSION, POLLUTION AND/OR SILTATION SHALL BE CAUSE FOR THE OWNER TO EMPLOY OUTSIDE ASSISTANCE OR TO USE HIS OWN MEANS TO PROVIDE THE NECESSARY CORRECTIVE MEASURE. THE COST OF SUCH ASSISTANCE PLUS PROJECT ENGINEERING COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
- IN ADDITION TO THOSE LOCATIONS SHOWN ON THIS PLAN AND ON THE GRADING AND DRAINAGE PLANS, EROSION CONTROLS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS: TOE OF SLOPE OF EMBANKMENT CONSTRUCTION, TOE OF TEMPORARY EARTHWORK STOCKPILES. STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1.
- EROSION AND SEDIMENTATION CONTROL SHALL BE IN COMPLIANCE WITH NEW HAMPSHIRE STORMWATER MANUAL.

POST CONSTRUCTION STORMWATER INSPECTIONS

THE OWNER/APPLICANT IS TO BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE STRUCTURES IN THE PROJECT, INCLUDING DRAIN PIPES. THE OWNER SHALL PLACE A DEED RESTRICTION ON THE PROPERTY OUTLINING THE REQUIREMENTS FOR STORMWATER SYSTEM MAINTENANCE AT THE DEVELOPMENT.

- STORMWATER PIPES SHALL BE INSPECTED FOR SEDIMENT BUILDUP ON A QUARTERLY BASIS AND CLEANED AS REQUIRED.
- THE BIORETENTION AREA SHALL BE INSPECTED TO VERIFY PROPER FILTRATION AND CONDITION OF FILTER SURFACE. EXISTING TRASH AND DEBRIS SHALL BE REMOVED AND THE SURFACE MEDIA REPLACED AS REQUIRED TO MAINTAIN INFILTRATION.
- ALL GRADED SLOPES AND LAWN AREAS SHALL BE INSPECTED EVERY SPRING FOR EROSION. UPON DISCOVERY OF ANY FAILURE (IE. EROSION, SLOUGHING, RUTTING), LOAM AND SEED SHALL BE PUT IN PLACE AND NURTURED.
- PAVEMENT SURFACES SHALL BE SWEEPED CLEAN AT LEAST ONCE PER YEAR, PREFERABLY IN THE SPRING JUST AFTER SNOW MELT. SEDIMENT, SAND, AND DEBRIS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH NEW HAMPSHIRE REGULATIONS.

DATE	NO.	REVISIONS	BY
11/26/25	3	REMAINING TRC COMMENTS	BCO
10/21/25	2	TRC COMMENTS	BCO
09/02/25	1	TRC COMMENTS	BCO

SITE PLAN

9-11 MECHANIC STREET, DOVER NH,
ASSESSOR'S MAP 24 LOT 101
DOVER PLANNING FILE #

APPLICANT/ OWNER MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE
23A MIDDLE ST, NEWBURYPORT MA 01950

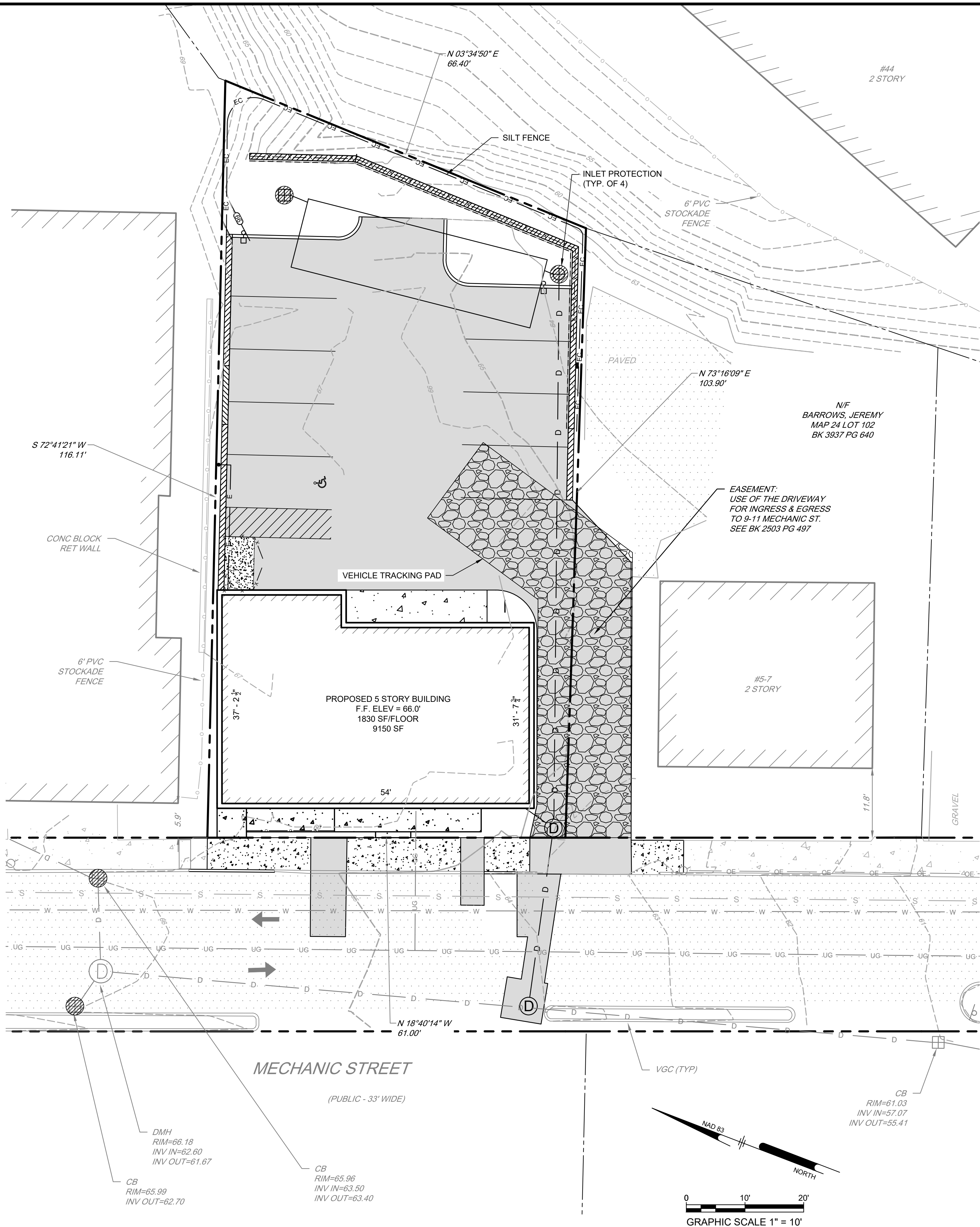
DRAINAGE DETAILS

CS6011

Ranger Engineering Group, Inc.

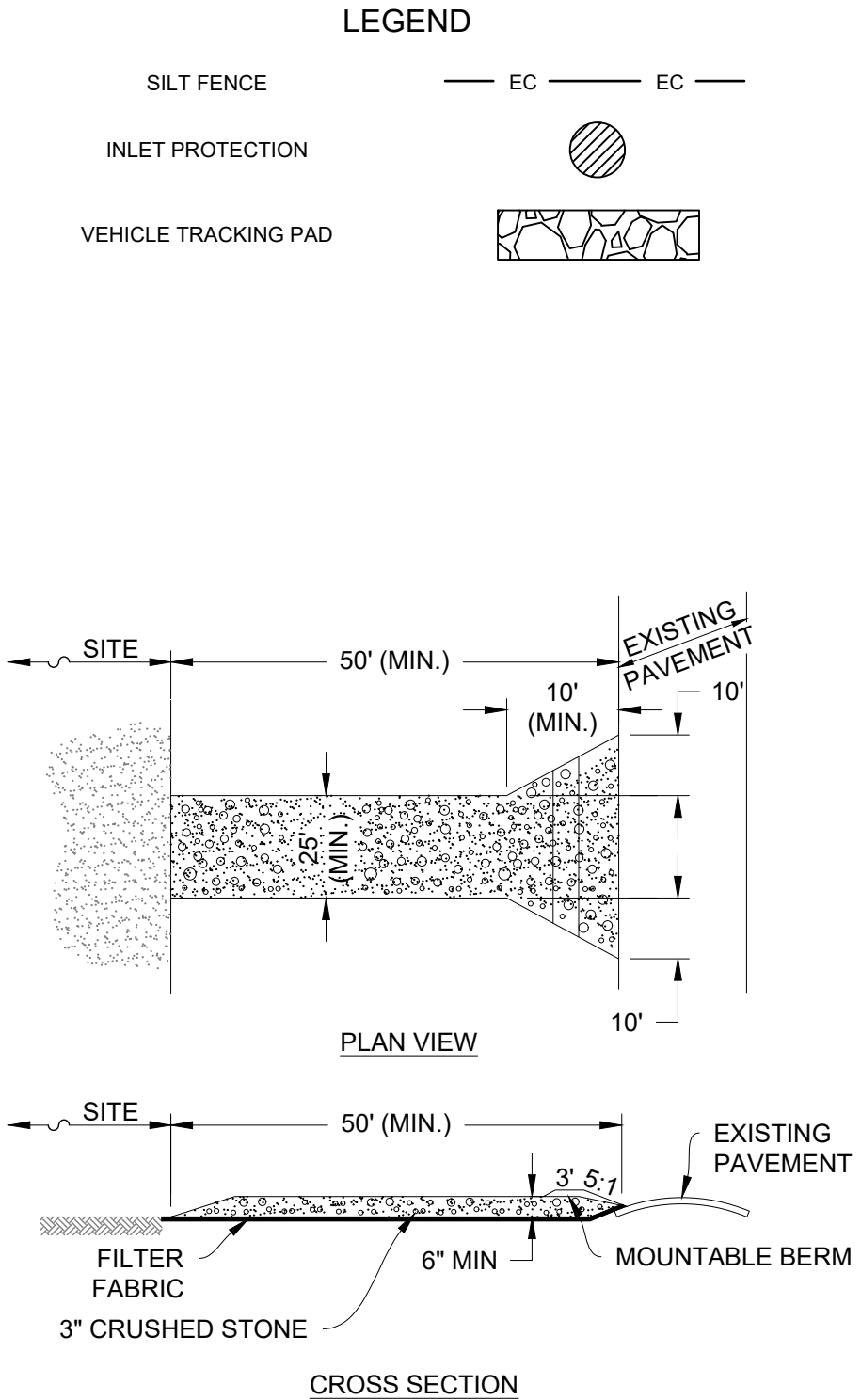
130 Main Street, Suite 202
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Tel: 978-208-1762
rangereng.com

DATE:	SCALE:	SHEET	14	OF	16
2025-10-21					



EROSION CONTROL NOTES

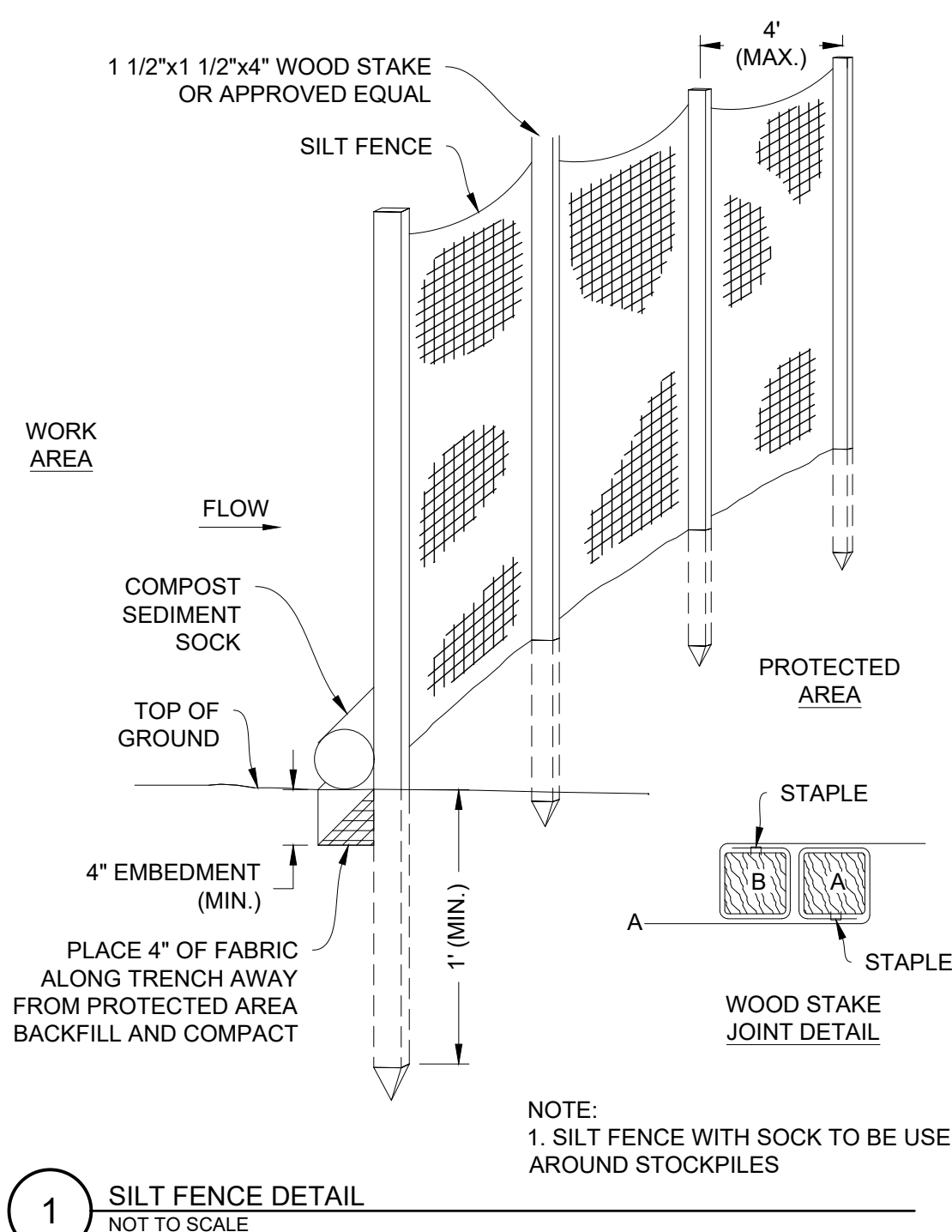
1. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY THE COMMUNITY SERVICES DEPARTMENT.
2. STRIPPING OF VEGETATION SHALL BE DONE IN A MANNER THAT MINIMIZES SOIL EROSION.
3. THE AREA OF LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM AND BE LIMITED TO AN AREA ONLY LARGE ENOUGH TO ACCOMMODATE CONSTRUCTION ACTIVITIES FOR A PARTICULAR CONSTRUCTION PHASE.
4. OFF-SITE SURFACE WATER AND RUNOFF FROM UNDISTURBED AREAS SHALL BE DIVERTED AWAY FROM DISTURBED AREAS WHERE FEASIBLE, OR MEASURES TO CONVEY STORMWATER THROUGH THE PROJECT AREA WITHOUT CAUSING EROSION OF SEDIMENT MUST BE INCLUDED. INTEGRITY OF DOWNSTREAM DRAINAGE SYSTEMS SHALL BE MAINTAINED.
5. DISTURBED SOIL AREAS SHALL BE EITHER TEMPORARILY OR PERMANENTLY STABILIZED. IN AREAS WHERE FINAL GRADING HAS NOT OCCURRED, TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN NO MORE THAN 14 CALENDAR DAYS. PERMANENT STABILIZATION SHOULD BE IN PLACE WITHIN THREE CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOIL AREAS.
6. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL SITE STABILIZATION IS ACCOMPLISHED. CONTRACTOR SHOULD INSPECT THE EROSION AND SEDIMENT CONTROL DEVICES ON A WEEKLY BASIS AND WITHIN 2 DAYS OF A RAIN EVENT OF 1/2" OR MORE AND REPAIR ANY SECTIONS THAT ARE DAMAGED. A REPORT OF THE INSPECTION AND A LOG OF REPAIRS SHALL BE MAINTAINED ON SITE.
7. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL DEVICES WHEN IT REACHES A DEPTH OF 1/2 THE HEIGHT OF THE CONTROL OR 6" IN DEPTH.
8. ADDITIONAL TEMPORARY STABILIZATION FOR THE WINTER SEASON CONSISTENT WITH NHDES GUIDELINES SHALL BE IN PLACE FOR DISTURBED AREAS THAT ARE NOT PERMANENTLY STABILIZED BY OCTOBER 1, OR AT THE DISCRETION OF THE COMMUNITY SERVICES DEPARTMENT.
9. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 CALENDAR DAYS UNLESS CONDITIONS DICTATE OTHERWISE.



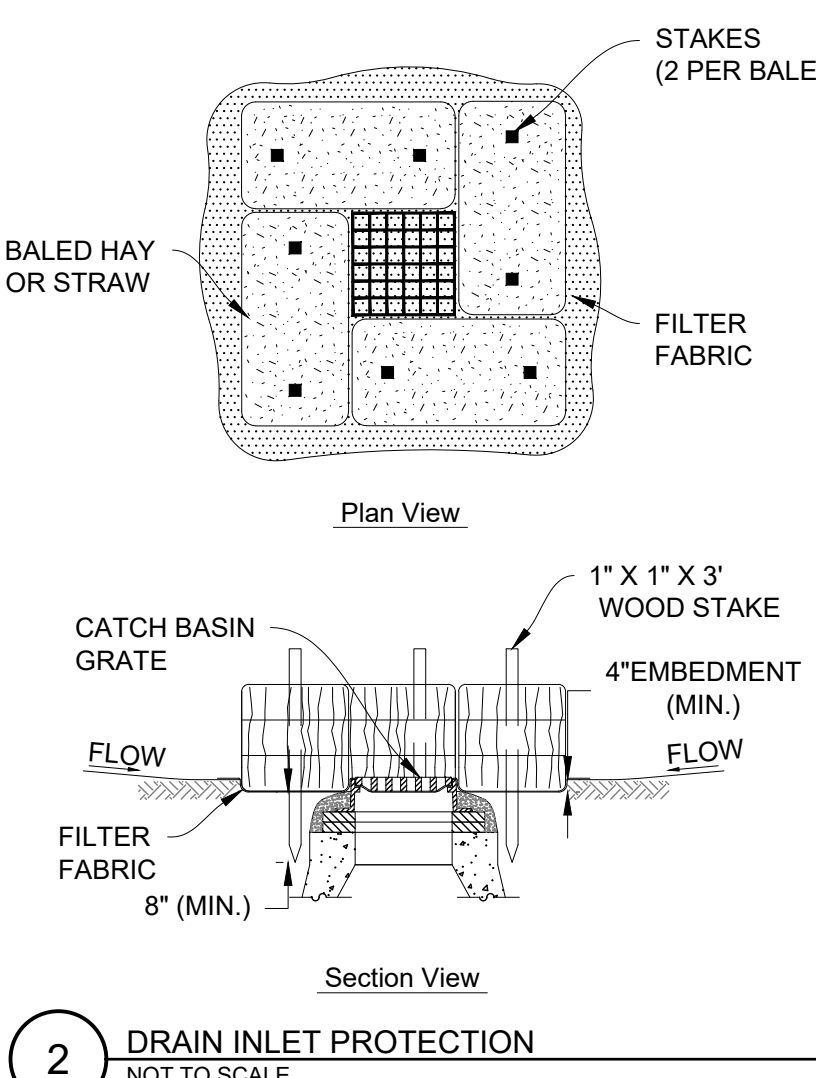
NOTES:

1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.

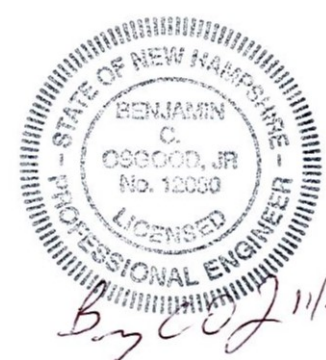
3 CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



1 SILT FENCE DETAIL
NOT TO SCALE



2 DRAIN INLET PROTECTION
NOT TO SCALE



DATE	NO.	REVISIONS	BY
11/26/25	3	REMAINING TRC COMMENTS	BCO
10/21/25	2	TRC COMMENTS	BCO
09/02/25	1	TRC COMMENTS	BCO

NOTES:

1. ENCLOSE STRUCTURE WITH HAYBALES IMMEDIATELY AFTER CATCH BASIN CONSTRUCTION. MAINTAIN UNTIL PAVING BINDER COURSE IS COMPLETE OR A PERMANENT STAND OF GRASS HAS BEEN ESTABLISHED.
2. IF GRATE IS AGAINST EXISTING CURB THEN HAY BALES ARE TO BE PLACED AROUND THREE SIDES OF GRATE ONLY.
3. GRATE TO BE PLACED OVER FILTER FABRIC.
4. BALES SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS. REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.

SITE PLAN
9-11 MECHANIC STREET, DOVER NH,
ASSESSOR'S MAP 24 LOT 101
DOVER PLANNING FILE #

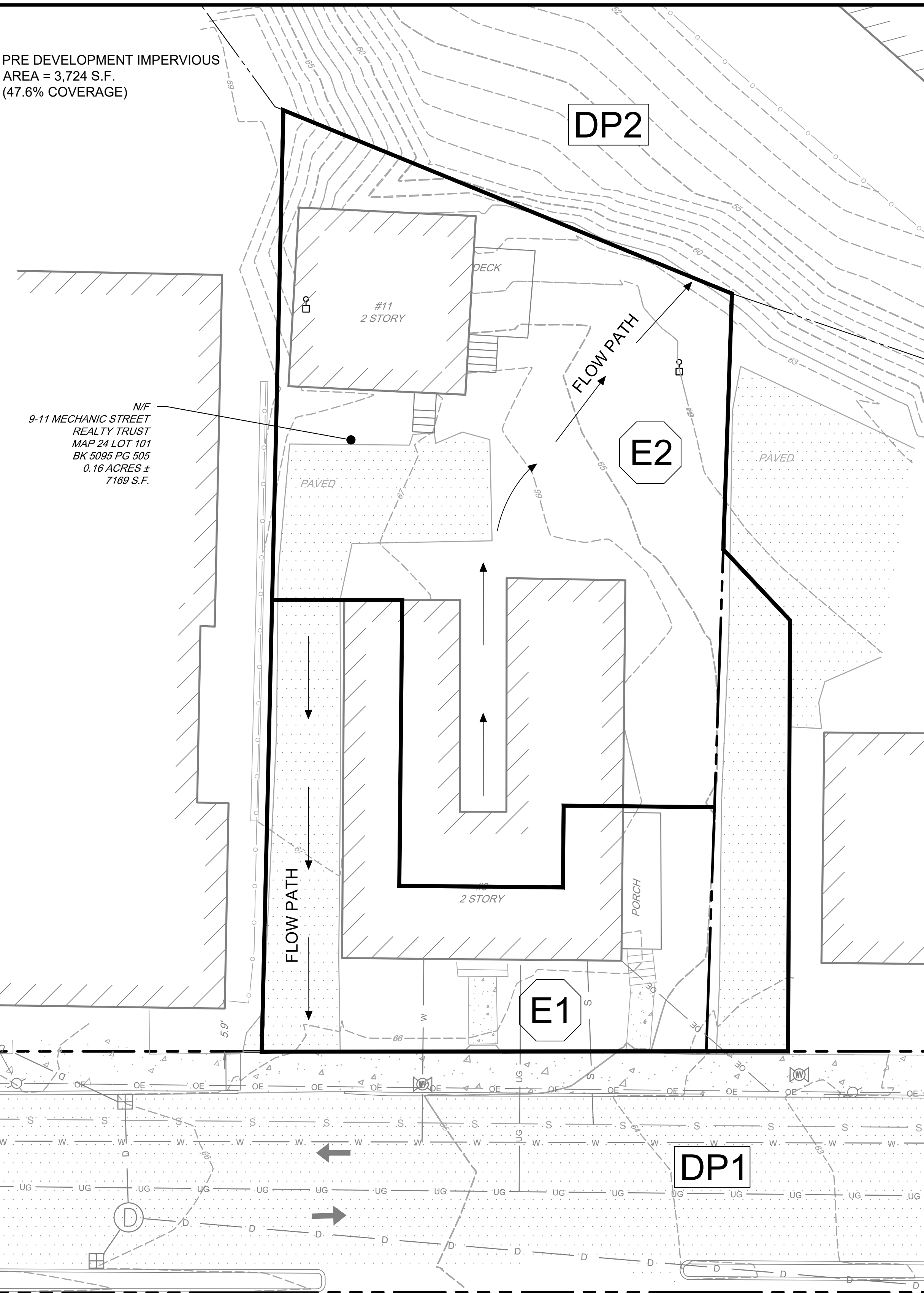
APPLICANT/ OWNER	MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE 23A MIDDLE ST, NEWBURYPORT MA 01950
---------------------	--

**EROSION AND SEDIMENT CONTROL
CS7001**

Ranger Engineering Group, Inc.
130 Main Street, Suite 202
Salem NH, 03079
Tel: 978-208-1762
rangereng.com

DATE: 2025-10-21	SCALE: 1" = 10'	SHEET 15 OF 16
---------------------	--------------------	-------------------

PRE DEVELOPMENT IMPERVIOUS
AREA = 3,724 S.F.
(47.6% COVERAGE)

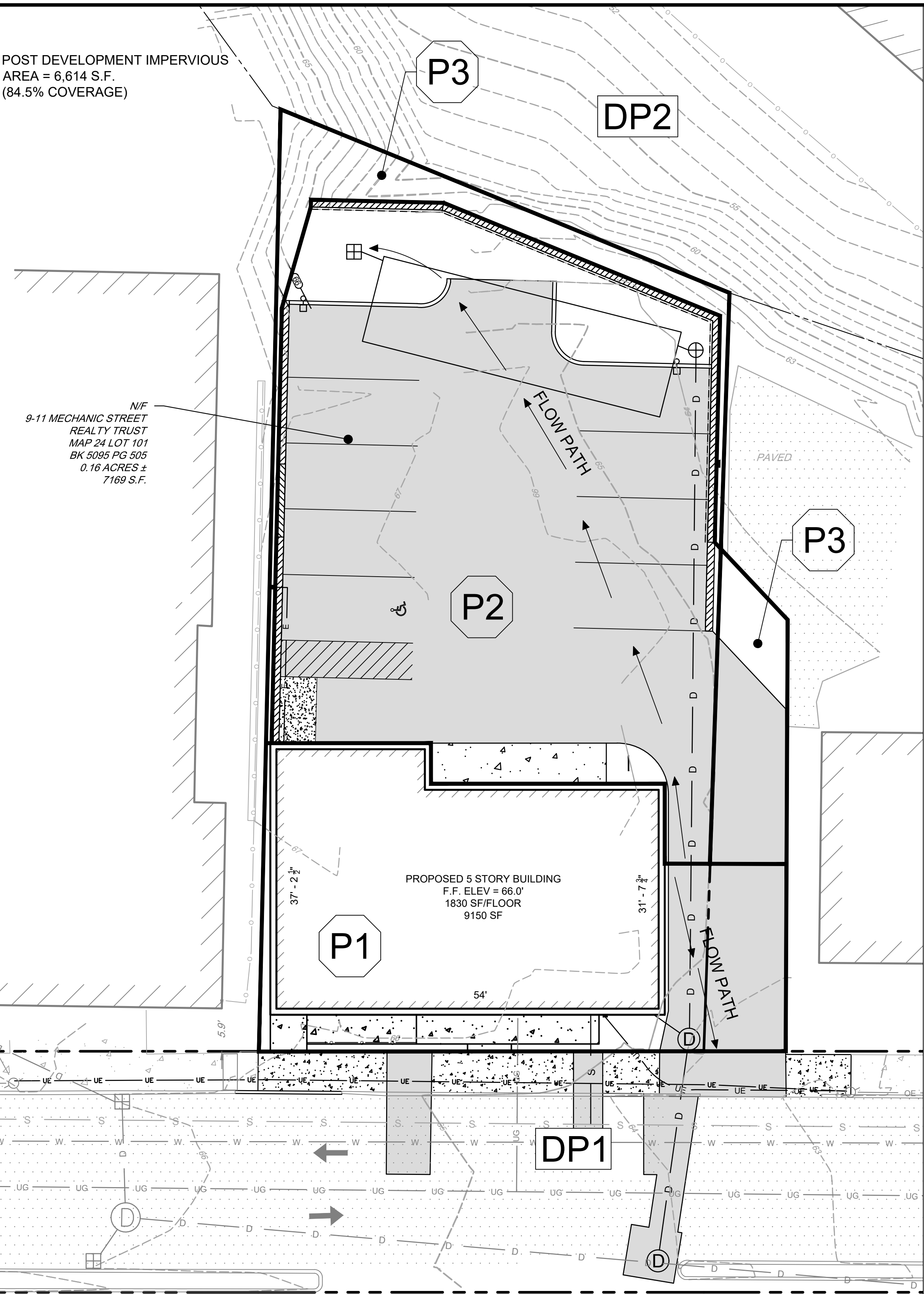


MECHANIC STREET

(PUBLIC - 33' WIDE)

PRE DEVELOPMENT

POST DEVELOPMENT IMPERVIOUS
AREA = 6,614 S.F.
(84.5% COVERAGE)



MECHANIC STREET

(PUBLIC - 33' WIDE)

POST DEVELOPMENT

POND AREAS	
ELEVATION	SQ.FT
64.5	398
64	235
63.75	161.4



DATE	NO.	REVISIONS	BY
11/26/25	3	REMAINING TRC COMMENTS	BCO
10/21/25	2	TRC COMMENTS	BCO
09/02/25	1	TRC COMMENTS	BCO

SITE PLAN
9-11 MECHANIC STREET, DOVER NH,
ASSESSOR'S MAP 24 LOT 101
DOVER PLANNING FILE #

APPLICANT/
OWNER

MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE
23A MIDDLE ST, NEWBURYPORT MA 01950

**PRE & POST DEVELOPMENT
DRAINAGE PLAN
CS9201**

Ranger Engineering Group, Inc.
130 Main Street, Suite 202
Salem NH, 03079
Tel: 978-208-1762
rangereng.com

DATE: 2025-10-21
SCALE: 1" = 10'
SHEET 16 OF 16

Mechanic Street Realty Trust



New Construction

9-11 Mechanic Street Dover, NH 03820

Project Status: TECH REVIEW COMMITTEE FILING
DECEMBER 9, 2025

Sheet List			
Sheet Number	Sheet Name	TECH REVIEW COMMITTEE FILING 08.28.2025	TECH REVIEW COMMITTEE FILING 12/9/2025

G100	COVER	●	●
ARCHITECTURAL			
A010	EGRESS PLANS	●	●
A100	SITE PLAN	●	●
A101	FLOOR PLANS	●	●
A102	FLOOR PLANS	●	●
A201	EXTERIOR ELEVATIONS	●	●
A202	EXTERIOR ELEVATIONS	●	●
A203	RENDERED EXTERIOR ELEVATIONS	●	●
A204	RENDERED EXTERIOR ELEVATIONS	●	●

PROJECT TEAM:

MECHANIC STREET
REALTY TRUST

DEVELOPER
23A Middle Street
Newburyport, MA 01950

SV DESIGN LLC

ARCHITECT
126 Dodge Street
Beverly, MA 01915
978.927.3745

RANGER ENGINEERING
GROUP, INC.

CIVIL ENGINEER
130 Main St
Unit 202
Salem, NH 03079

LIBERTY LAW

ATTORNEY/OWNERS REPRESENTATIVE
11A Liberty Street
Newburyport, MA 01950



SV
DESIGN

MECHANIC STREET REALTY TRUST
9-11 MECHANIC STREET DOVER, NH 03820

SV DESIGN
126 DODGE STREET
BEVERLY, MASSACHUSETTS 01915
1-978-927-3745
WWW.SVDESIGN.COM

COVER

G100

Revisions

Issue Date Description

TECH REVIEW COMMITTEE FILING

DECEMBER 9, 2025

Checked By

Scale: 3/32" = 1'-0"

Drawn By: Author

Checked By: Checker

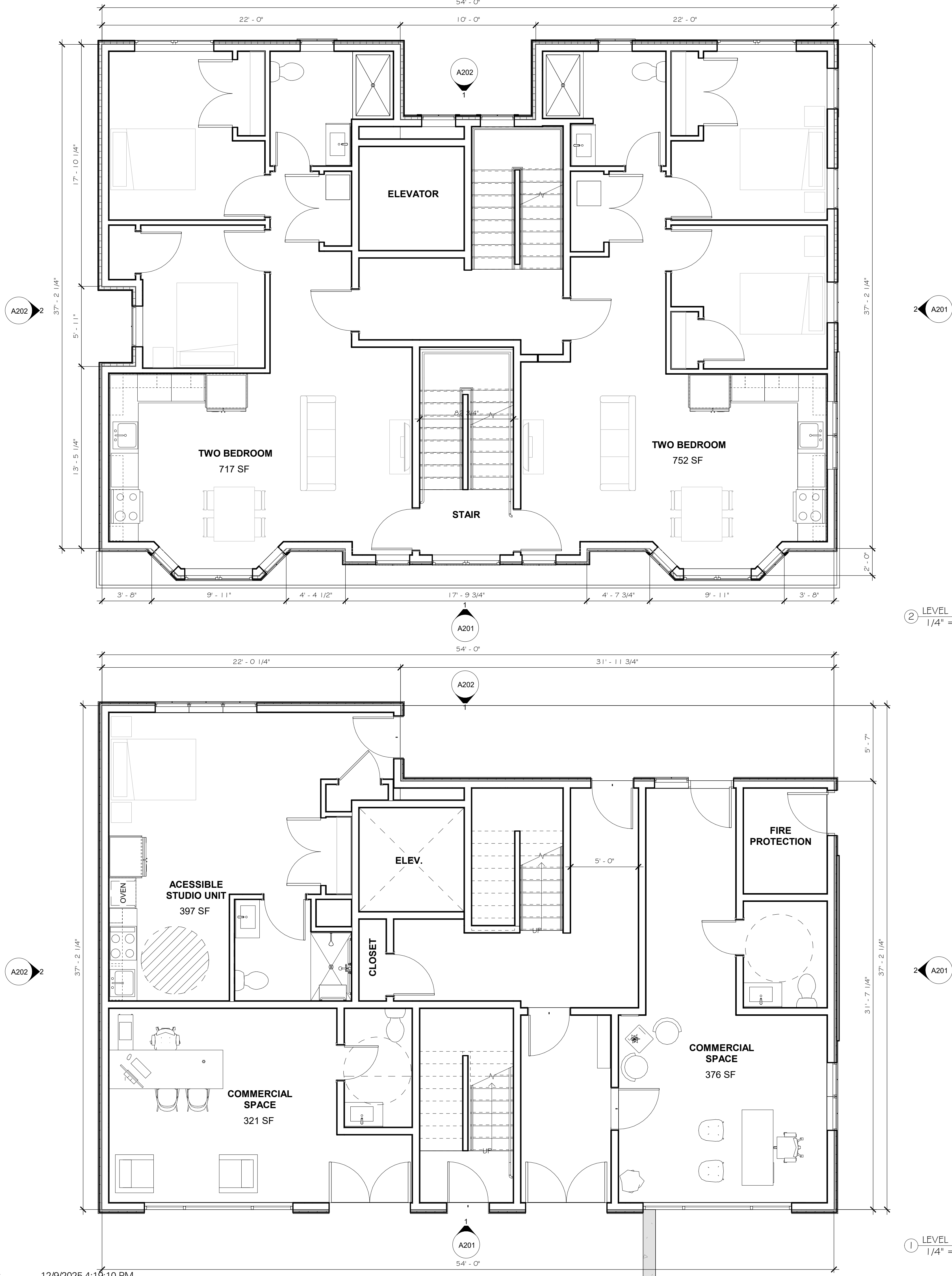
Date: DECEMBER 9, 2025

Project #: 11.6122.007

- CIRCULATION
- COMMERCIAL SPACE
- COMMON SPACES
- MAINTENANCE
- STUDIO



① SITE PLAN
1/4" = 1'-0"



LEVEL 2-4 FLOOR PLAN
1/4" = 1'-0"

LEVEL 1 FLOOR PLAN
1/4" = 1'-0"



SV DESIGN

FLOOR PLANS

A101

Mechanic Street Realty Trust

9-11 Mechanic Street Dover, NH 03820

SV DESIGN

126 Dodge Street

Beverly, Massachusetts 01915

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Scale: 1/4" = 1'-0"

Drawn By: Author

Date: DECEMBER 9, 2025

Checked By: Checker

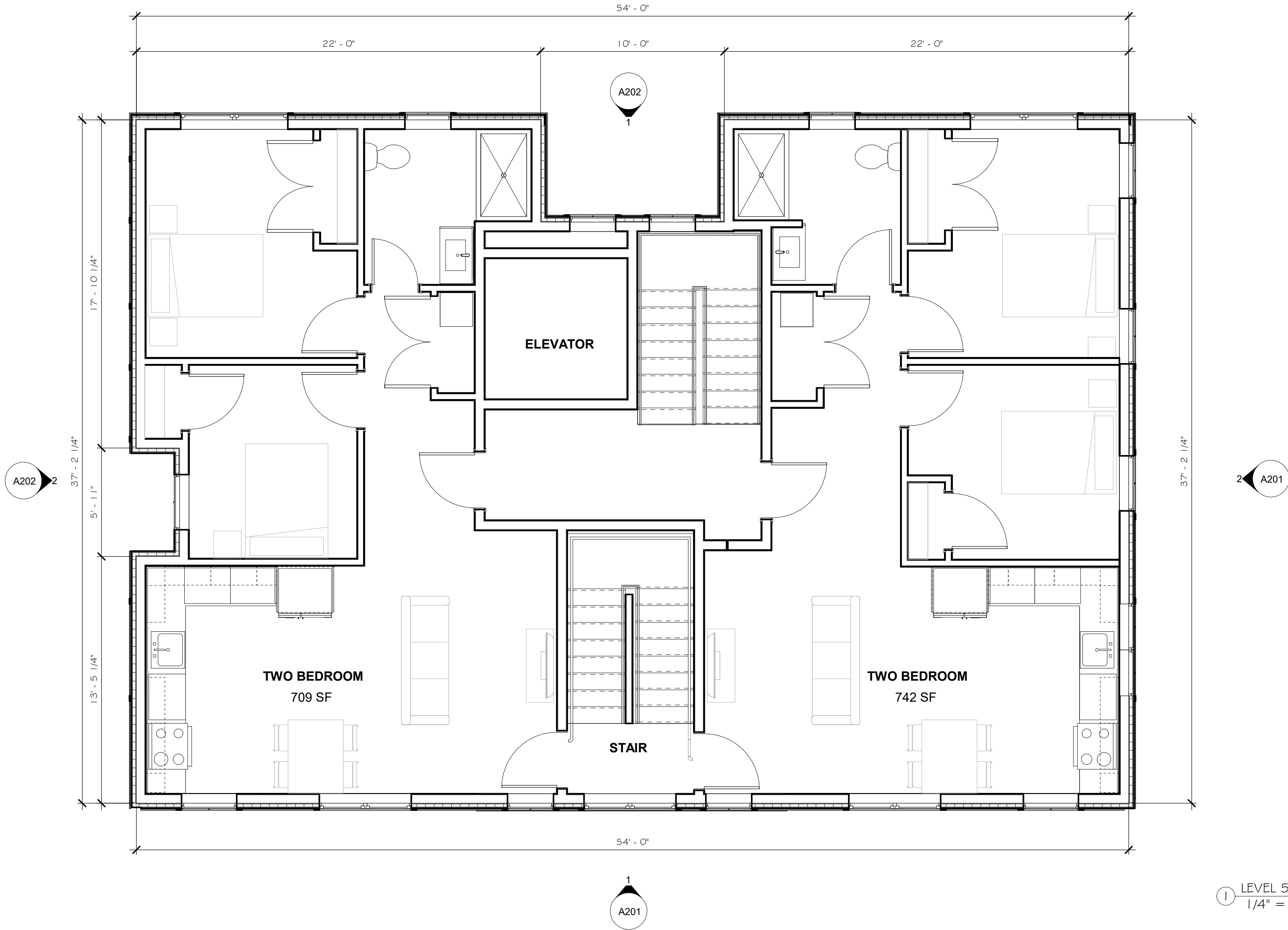
Project #: 11.6122.007

Revisions

Issue	Date	Description
1	12/9/2025	Initial Design

TECH REVIEW: DECEMBER 9, 2025

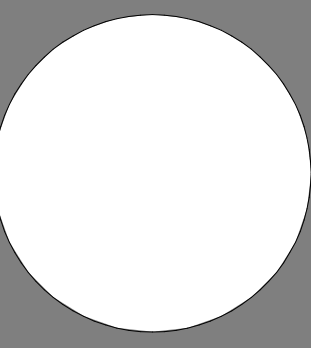
COMMITTEE FILING



1 LEVEL 5 - FLOOR PLAN
1/4" = 1'-0"



DESIGN



FLOOR PLANS

A102

Mechanic Street Realty Trust

9-11 Mechanic Street Dover, NH 03820

SV DESIGN

126 Dodge Street

Beverly, Massachusetts 01915

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FLOOR PLANS

Scale: 1/4" = 1'-0"

Drawn By: Author

Date: DECEMBER 9, 2025

Checked By: Checker

Project #: 11.6122.007

Revisions

Issue	Date	Description
△		

TECH REVIEW
COMMITTEE FILING

DECEMBER 9, 2025

Checked By



EXTERIOR KEYNOTES

Keynote Number	Description
1	BRICK, COLOR: TBD
2	BRICK SOLIDER COURSE
3	STONE VENEER, COLOR: TBD
4	CEMENTITIOUS CLAPBOARD SIDING, COLOR: LIGHT GREY MIST
5	SMOOTH PANEL WITH TRIM, COLOR: WHITE
6	INSULATED METAL UTILITY DOOR
7	HALF LITE GLASS DOOR, COLOR: TBD
8	WINDOW WITH SIMULATED DIVIDED LITE, SASH COLOR: BLACK
9	FULL LITE GLASS DOOR
10	1X8 CORNERBOARD, COLOR:WHITE
11	SIGN BAND, COLOR: BLACK
12	ALUMINUM STOREFRONT SYSTEM, BLACK ANODIZED
13	1X10 CORNICE, COLOR: WHITE

1 FRONT ELEVATION
1/4" = 1'-0"

2 RIGHT ELEVATION
1/4" = 1'-0"

TECH REVIEW
COMMITTEE FILING
DECEMBER 9, 2025
Checked By

Revisions
Issue Date
Description

Scale: 1/4" = 1'-0"
Drawn By: Author
Date: DECEMBER 9, 2025

Checked By: Checker
Project #: 11.6122.007

EXTERIOR ELEVATIONS

Mechanic Street Realty Trust
9-11 Mechanic Street Dover, NH 03820

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DESIGN

EXTERIOR ELEVATIONS

A201

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EXTERIOR KEYNOTES

Keynote Number	Description
1	BRICK, COLOR: TBD
2	BRICK SOLIDER COURSE
3	STONE VENEER, COLOR: TBD
4	CEMENTITIOUS CLAPBOARD SIDING, COLOR: LIGHT GREY MIST
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13	1X10 CORNICE, COLOR: WHITE

TECH REVIEW
COMMITTEE FILING
DECEMBER 9, 2025
Checked By

Revisions
Issue
Date

EXTERIOR ELEVATIONS

Scale: 1/4" = 1'-0"
Drawn By: Author
Date: DECEMBER 9, 2025

Checked By: Checker
Project #: 11.6122.007

SV DESIGN
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Mechanic Street Realty Trust
9-11 Mechanic Street Dover, NH 03820

DESIGN

EXTERIOR ELEVATIONS

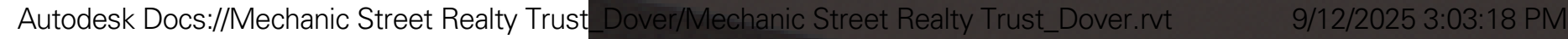
A202

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STREET VIEW

 SV DESIGN	Mechanic Street Realty Trust 9-11 Mechanic Street Dover, NH 03820		STREET VIEW		Revisions Issue Date: 		TECH REVIEW COMMITTEE FILING		August 28, 2025 Checked By:	
	SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com		Scale:							
	Drawn By: Author t 978.927.3745 Checked By: Checker Date: August 28, 2025 Project #: 11-6122.007									



SV
DESIGN



A205

STREET VIEW PERSPECTIVE

Scale: 3/32" = 1'-0"

Drawn By: Author

Checked By: Checker

Issue
Date:

COMMITTEE FILING
Description