

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, April 9, 2026**
Meeting Time: **10:30 AM**

1. Transfer of Development Rights for 6th, LLC, Assessor's Map 35, Lot 1, zoned R-12, located at 77-79 Sixth Street. (Proposal is to purchase two TDR units with intent to construct a new two- family residential structure and maintain an existing two-family structure.) (TRAN-2022-0002) [This item was previously heard by the Planning Technical Review Committee on August 7, 2025.]



PLAN SNAPSHOT REPORT TRAN-2022-0002 FOR CITY OF DOVER, N.H.

Plan Type: Transfer **Project:** **App Date:** 06/28/2022
Work Class: Transfer of Development Rights **District:** None **Exp Date:** NOT AVAILABLE
Status: In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Expire Date:

Description: P22-52 40'x35' proposed structure - 1,400 s.f. - proposed lots do not meet the size or frontage requirements for zone R-12 and will not meet the 15' side yard setbacks.

Parcel: 35001-000000 Main	Address: 77 Sixth St Dover, 03820 Main	Zone: R-12(Residential - Medium Density)
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Owner Scott & Heidi Drapeau 39 Glenwood Avenue Dover, NH 03820 Home: (603) 557-0537	Applicant Scott & Heidi Drapeau 39 Glenwood Avenue Dover, NH 03820 Home: (603) 557-0537
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Plan Custom Fields

Parcel Map/Lot	35-1-0-0	Parcel Zoning	R-12	Deed Book	4994
Deed Page	689	Deed Date	20211229	Existing Parcel Size (Ac)	0.26
Existing Parcel Size (sqft)	11325.6	Request Type	Residential	Project Zone	Residential
Quantity of 1,400 sq ft Units	1	Relief Sought	Frontage, Lot Size, Setback		

Attachment File Name	Added On	Added By	Attachment Group	Notes
2024.12.05_PlanningTechnicalReviewCommittee.Agenda.pdf	11/22/2024 14:07	Blonigen, Rachel		TRC Agenda
2024.12.05_PlanningTechnicalReviewCommittee.77-79Sixth_TRAN-2022-0002.pdf	12/20/2024 13:37	Blonigen, Rachel		TRC Minutes
2025.08.07_PlanningTechnicalReviewCommittee.Agenda.pdf	07/25/2025 15:34	Blonigen, Rachel		TRC Agenda
2025.08.07_PlanningTechnicalReviewCommittee.Agenda.Rev.pdf	07/29/2025 13:20	Blonigen, Rachel		Revised TRC Agenda
2025.8.07_PlanningTechnicalReviewCommittee.77-79Sixth_TRAN-2022-0002.pdf	08/19/2025 16:26	Blonigen, Rachel		Draft TRC minutes
2025.8.07_PlanningTechnicalReviewCommittee.77-79Sixth_TRAN-2022-0002.pdf	08/26/2025 13:25	Blonigen, Rachel		Final TRC Minutes

Note	Created By	Date and Time Created
1. Resubmit for 2nd TRC	Rachel Blonigen	12/09/2024 11:48

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00000161	Planning Public Notice in Newspaper	\$100.00	\$100.00
	Planning Transfer of Development Rights Appl Fee	\$200.00	\$200.00
	Total for Invoice INV-00000161	\$300.00	\$300.00
NOT INVOICED	Transfer of Dev Rights Fee - 1,400 sq ft	\$11,000.00	\$0.00
	Planning Verified Mailing to Abutters	\$192.00	\$0.00
	Planning Creation / Printing of Abutter Labels	\$30.00	\$0.00
	Planning Certified Mailing to Application Contacts	\$16.00	\$0.00
	Total for Invoice NOT INVOICED	\$11,238.00	\$0.00
	Grand Total for Plan	\$11,538.00	\$300.00

PLAN SNAPSHOT REPORT (TRAN-2022-0002)

Meeting Type	Location	Scheduled Date	Subject
Technical Review Committee Meeting v.1	City Hall, Second Floor Conference Room	12/05/2024	Technical Review Committee Meeting

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Requires Re-submit	11/22/2024	12/20/2024	12/09/2024	Yes	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Requires Re-submit	11/22/2024	12/20/2024	12/04/2024
Comments: Recommend reviewing the narrative criteria in 170-29G(8). Current narrative speaks to consistency with surrounding neighborhood, but does not speak to consistency with the Dover Master Plan. If relief is sought from TDR setbacks or other standards, please explain why the need for relief is due to a feature other than the increased density.						

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Mavrogeorge, Kenneth	Requires Re-submit	11/22/2024	12/20/2024	12/09/2024

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	Requires Re-submit	11/22/2024	12/20/2024	12/09/2024

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Requires Re-submit	11/22/2024	12/20/2024	12/09/2024

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	Requires Re-submit	11/22/2024	12/20/2024	12/03/2024
Comments: 1) Elevation plans and structure renderings did not appear to be provided. 2) Clarify vehicular access from Sixth and Horne Street. 3) Clarify edge of pavement for parking areas. 4) Indicate front of proposed structure for addressing.						

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic	Police	Speidel, Marn	Requires Re-submit	11/22/2024	12/20/2024	12/09/2024

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.2	Requires Re-submit	07/25/2025	08/06/2025	03/27/2026	Yes	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Requires Re-submit	07/25/2025	08/22/2025	03/27/2026
Comments: The revised narrative appears to address prior comments, though discussion of some items is very brief. The applicant may wish to expand on key points, especially consistency with the master plan, either in writing or verbally before the Planning Board.						

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Mavrogeorge, Kenneth	Requires Re-submit	07/25/2025	08/06/2025	03/27/2026

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	Requires Re-submit	07/25/2025	08/22/2025	03/27/2026

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Requires Re-submit	07/25/2025	08/06/2025	09/18/2025

PLAN SNAPSHOT REPORT (TRAN-2022-0002)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	Requires Re-submit	07/25/2025	08/06/2025	08/04/2025

Comments: 1) TDR narrative indicates vehicles will not have to back into 6th St. Please clarify.
2) Clarify edge of pavement for parking areas. Sidewalk on Horne should be reconstructed along property line.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic	Police	Mitrushi, Alex	In Review	07/25/2025	08/06/2025	03/27/2026

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.3	In Review	03/27/2026	04/08/2026		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	In Review	03/27/2026	04/24/2026	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Semprini, Jillian	In Review	03/27/2026	04/08/2026	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	In Review	03/27/2026	04/24/2026	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	In Review	03/27/2026	04/08/2026	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	In Review	03/27/2026	04/08/2026	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic	Police	Mitrushi, Alex	In Review	03/27/2026	04/08/2026	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			08/02/2022 7:54
Confirm application complete v.1	Generic Action		08/02/2022 7:43
Confirm application complete v.1	Generic Action		11/06/2024 15:31
Technical Review Committee Meeting Agenda v.1	Task	11/06/2024 15:30	11/22/2024 14:08
Technical Review Committee Meeting Agenda v.1	Task		08/02/2022 7:44
Land Use Plan Technical Review v.1	Receive Submittal		08/02/2022 7:53
Land Use Plan Technical Review v.1	Receive Submittal	11/22/2024 0:00	12/09/2024 11:52
Land Use Plan Technical Review v.2	Receive Submittal	07/25/2025 0:00	03/27/2026 11:03
Land Use Plan Technical Review v.3	Receive Submittal	03/27/2026 0:00	
Technical Review Committee Meeting v.1	Hold Meeting	03/27/2026 11:06	
Technical Review Committee Meeting v.1	Hold Meeting	07/25/2025 15:15	03/27/2026 11:06
Technical Review Committee Meeting v.1	Hold Meeting	12/09/2024 11:51	12/09/2024 11:52
Technical Review Committee Meeting v.1	Hold Meeting		08/02/2022 7:53
Planning Board v.1		01/30/2024 10:40	
Planning Board Agenda v.1	Task	08/02/2022 0:00	01/30/2024 10:41
Invoice for Notices v.1	Task	01/30/2024 10:40	01/30/2024 10:41
Send Notices v.1	Task	01/30/2024 10:40	
Planner Creates Staff Recommendations v.1	Plan Activity		10/21/2024 13:01

PLAN SNAPSHOT REPORT (TRAN-2022-0002)

Distribute Planning Board Materials v.1	Task	10/21/2024	13:01
Planning Board Hearing v.1	Hold Hearing	10/21/2024	13:01
Planning Board Decision v.1	Plan Activity	10/21/2024	13:01
NOD Sent to Applicant v.1	Create Report	10/21/2024	13:01
Planning Board v.2			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task	10/21/2024	13:01
Send Notices v.1	Task	10/21/2024	13:01
Planner Creates Staff Recommendations v.1	Plan Activity	10/21/2024	13:01
Distribute Planning Board Materials v.1	Task	10/21/2024	13:01
Planning Board Hearing v.1	Hold Hearing	10/21/2024	13:01
Planning Board Decision v.1	Plan Activity	10/21/2024	13:01
NOD Sent to Applicant v.1	Create Report	10/21/2024	13:01
Final Plan v.1			
Land Use Plan Final Review v.1	Receive Submittal		
Land Use Plan Stamped and Signed v.1	Generic Action		
Plans uploaded to Treeno v.1	Generic Action		
Recording v.1	Task		
Property Info Group v.1	Generic Action		
Create/Link to Records v.1			
Create/Link to Permit - Building Complex v.1	Create Sub Permit		

July 10, 2025

Technical Review Committee
& Planning Board
City of Dover NH
288 Central Ave
Dover NH 03820-4169
603-516-6008

Re: Narrative for TDR Application

The Subject property is located at 77-79 Sixth Street situated in the R-12 zone.

Our design proposes a second building to accompany the existing duplex located on the lot which resides on the corner of Horne and Sixth Street. Over the past several years we have met with City Personnel to discuss the best way to add a second building. During these meetings we started with a subdivision option, after discussion with members of the Planning Board, we changed our focus to a TDR. The shift in focus was based on the setback requirements which would allow our proposed design. All setbacks to include the rear setback requirement of (30FT) has been met and are shown on our new plans.

Another goal of the project is to eliminate vehicles from backing onto both Sixth Street and Horne Street. We believe this will be a positive improvement in public safety on both streets. The new parking design will create a clean and consistent parking area for all units that will improve the lot's curb appeal.

Currently there is a fence along the property line between our lot and the neighboring lot on Horne Street. Our plan includes a second six-foot-high fence that would be added to the property line of our other neighbor on the Sixth Street side and a new fence of the same height along the property line of our Horne Street neighbor. As part of this project, we will look to improve the landscaping of the lot by adding arborvitae trees/shrubs as needed along the property lines, if the fences are not seen as enough privacy for our neighboring lots. We will remove the two sheds, add green space by removing some of the existing pavement, and create two new walkways from the parking area to two entrances of the new building. We would also like to install new siding on the existing building, add matching asphalt shingles to the new structure for conformity with the Existing structure, and improve walkways for the Existing building which will help to provide a clean look and a revitalized lot.

High quality, low impact growth:

By improving the lot & adding a second building our plan supports responsible development that does not have an impact on the rural areas of the city. This plan concentrates on creating residential growth within walking distance of downtown Dover & the urban core of the city which is consistent with recent projects approved by the City.

TDR Compatibility: G8 1-4 (A-D)

- A. **Consistent with the Master Plan:** Removing the need to back onto 6th and Horne Street and by adding new housing are two main improves that are consistent with the Master Plan.
- B. **Compatible with land use by neighboring lots:** Looking at the immediate abutters there is a mix of single family and multi-unit buildings on the lots surrounding our property. There are two duplexes a couple lots over up Horne Street and on the other side of Horne there is a four and six unit building on two neighboring lots. As you move up 6th Street there are additional properties with duplexes.
- C. **The property is served by Public Water and Sewer:** We do not anticipate that adding a duplex would overload the public water, drainage, or sewer system or any other municipal systems or cause negative health and safety effects. There are several properties within the block and even as close as just across Horne Street that have 4 or more units.
- D. **Any relief sought should not be caused by the additional density-** Setbacks have been met.

Additional Information on Proposal:

- 1. **Would not undue traffic congestion or unduly impair pedestrian safety:** We believe it will improve safety and reduce traffic congestion by eliminating the need to back out onto either Horne or Sixth Street.
- 2. Excluding the garage as livable space, each unit will consist of less than 1,400 square feet, with each unit currently consisting of less than 1,150 square feet.
- 3. We are willing to work with the City on an Easement that would allow the City to remedy the current drainage issue on Hough Street that is affecting Hough Street and the surrounding streets in exchange for dismissal of the TDR Credit Fees.

The new structure will have lighting over the garage to illuminate the driveway and parking areas on both sides of the building. About providing an address to each unit for the proposed new structure; here is the answer we were given when we submitted that question to the Code Enforcement Office: "Generally the address is provided upon building permit submission, it is part of the workflow process. Most often a single address is given and units 1 & 2 to specify" We are happy to follow this process as outlined when the time comes to submit a building permit.

Anthony Sillitta

Anthony Sillitta

DSW 6th LLC

39 Glenwood Ave

Dover NH 03820

CITY OF DOVER PLANNING BOARD FILE:
APPROVED BY THE DOVER PLANNING BOARD ON: _____ DATE _____
SIGNED BY: _____ POSITION: _____ POSITION: _____
NAME: _____

PARCEL ID: 350002-000000
MATTHEW JON CONSIDINE
& ROSE UMERLIK
6 HORNE ST
DOVER, NH 03820
SCRD 5113-577

PARCEL ID: 30042-A00000
ANNE MARIE HALLISEY
7 HORNE ST
DOVER, NH 03820
SCRD 3301-527

PLAN REFERENCES:

- "PLAN OF LAND BELONGING TO DOVER BUILDING ASSOCIATION SHOWING PROPOSED STREETS AND LOTS" FROM SURVEYS MADE BY JOHN M. HAYES, RECORDED AUGUST 31, 1875 AS VOLUME 258 PAGE 600.
- "UNTITLED SURVEY OF DEED 492-56" BY W.S. WHEELER, C.E. DATED MARCH 1939. SCRD POCKET 1 FOLDER 1 PLAN 14.
- "LOT LINE ADJUSTMENT PLAN PREPARED FOR RAYMOND BARDWELL AND PHILIP AND NANCY CHRISTIE SIXTH STREET DOVER, NEW HAMPSHIRE" BY MCENEANEY SURVEY ASSOCIATES, INC. DATED DECEMBER 5, 1995. SCRD PLAN 48-41.

PARCEL ID: 30042-00000
JOSHUA A.
& COURTNEY L. DEMERITT
1 HORNE ST
DOVER, NH 03820
SCRD 3832-498

PARCEL ID: 30043-000000
20-22 HAM STREET LLC
28 WENTWORTH ST
KITTERY, ME 03904
SCRD 4215-6

NOTES:

- SUBJECT PARCEL: TAX MAP 35 LOT 1
77 SIXTH STREET
DOVER, NH 03820
NS PROJECT #248
- OWNER OF RECORD: SCOTT & HEIDI DRAPEAU - 50% ANTHONY SILLITTA - 50%
288 CALEF HIGHWAY
LEE, NH 03861
S.C.R.D. BOOK 4994, PAGE 689
39 GLENWOOD AVE
DOVER, NH 03820
- PARCEL AREA: 10,887 S.F. OR 0.2499 AC
- | DIMENSIONAL REQUIREMENTS: | ZONE: R12 (TDR) | EXISTING | PROPOSED |
|---------------------------|-------------------------|----------|----------|
| MIN LOT AREA: | 12,000 S.F. | | |
| MIN LOT FRONTAGE: | 100' (40') | | |
| MIN FRONT SETBACK: | 15' MIN - 25' MAX (20') | | |
| MIN SIDE/REAR SETBACK: | 15/30' (10/30') | | |
| MAX BUILDING HEIGHT: | 35' | | |
| MAX LOT COVERAGE: | 30% | 23% | 55% |

ZONING INFORMATION SHOWN HEREON IS PER THE CITY OF DOVER ZONING ORDINANCE AMENDED OCTOBER 31, 2021. ADDITIONAL REGULATIONS APPLY, THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE TOWN, STATE, AND FEDERAL REGULATIONS.
- FLOOD HAZARD ZONE: "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP #33017C0310E, DATED 9/30/2015.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE SUBJECT PARCEL.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- FIELD SURVEY COMPLETED BY NORTHAM SURVEY IN JANUARY 2022 USING A TRIMBLE S5 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR, A TRIMBLE R12 GPS RECEIVER AND A SOKKIA B31 AUTO LEVEL.
- HORIZONTAL DATUM IS NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATES PER STATIC GPS OBSERVATIONS.
- THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THERE IS AN UNCERTAINTY INVOLVED WITH ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY DUE TO INCOMPLETE, OBLITERATED, OR LOST DOCUMENTS WHEN RESEARCHING ROAD RECORDS. RESEARCH FOR HORNE STREET WAS CONDUCTED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AND DOVER CITY HALL. HORNE STREET WAS ACCEPTED AS A STREET ON JUNE 5, 1879 PER CITY OF DOVER ROAD BOOK 1 PAGE 291 AND EXTENDED AS A 50' STREET ON AUGUST 22, 1894 PER CITY OF DOVER ROAD BOOK 3 ITEM 0284.
- THERE IS AN UNCERTAINTY INVOLVED WITH ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY DUE TO INCOMPLETE, OBLITERATED, OR LOST DOCUMENTS WHEN RESEARCHING ROAD RECORDS. RESEARCH FOR SIXTH STREET (FORMERLY BRICK STREET) WAS CONDUCTED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AND DOVER CITY HALL. A PETITION WAS GRANTED BY THE CITY OF DOVER TO CHANGE THE NAME OF BRICK STREET TO SIXTH STREET ON JUNE 8, 1866. SEE CITY OF DOVER ROAD BOOK 3 ITEM 0176. BRICK STREET WAS STRAIGHTENED AND WIDENED TO A FOUR ROD (66') WIDTH ON OCTOBER 11, 1869 PER CITY OF DOVER ROAD BOOK 3 PAGE 0157.
- THE BOUNDARY SHOWN HERON IS DETERMINED AND SHOWN AS A RESULT OF THE DEED RESEARCH IN COMPARISON TO EXISTING MONUMENTATION FOUND. THERE IS A DISCREPANCY BETWEEN EXISTING MONUMENTS AND THE ACCEPTED WIDENED RIGHT OF WAY OF SIXTH STREET. THERE IS POTENTIAL THE PUBLIC HAVE RIGHTS TO PASS OVER THE STRIP OF LAND SHOWN HEREON.
- THE LOCATION OF UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NORTHAM SURVEY LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
- THE EXISTING AND PROPOSED UNITS TO BE SERVED BY MUNICIPAL WATER AND SEWER.

EXISTING CONDITIONS PLAN
FOR
SCOTT & HEIDI DRAPEAU AND
ANTHONY SILLITTA OF
PARCEL ID: 35001-000000
77 SIXTH STREET
DOVER, NEW HAMPSHIRE
COUNTY OF STRAFFORD

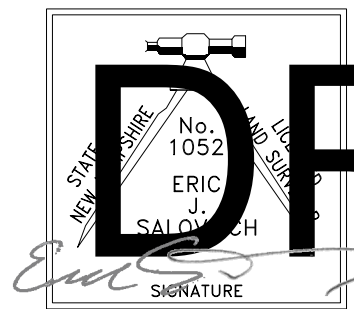
SCALE: 1" = 10' (22x34) 1" = 20' (11x17)

JOB NO:	248	DATE:	2025-04-18
DRAWN BY:	EJS	DRAWING:	248 SURVEY.DWG
CHECKED BY:	PJT	SHEET:	1 OF 1

NO.	DATE	DESCRIPTION	BY

PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18, II, III AND IV AND 672:14:

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.
I FURTHER CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE. RANDOM TRAVERSE SURVEY BY TOTAL STATION WITH A PRECISION GREATER THAN 1:15,000.

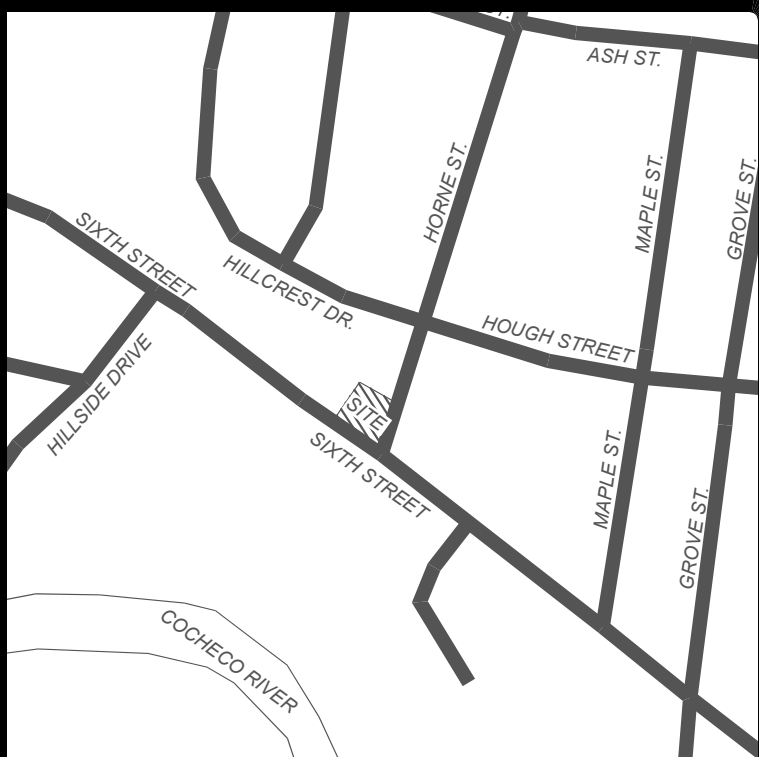


LICENSED LAND SURVEYOR

APRIL 18, 2025
DATE



NORTHAM
SURVEY LLC
750 Central Ave, Suite N, Dover, NH 03820 | (603) 953-3164 | www.northamsurvey.com



LOCUS

LOT COVERAGE (IMPERVIOUS SURFACE RATIO):

PRE-CONSTRUCTION IMPERVIOUS:
STRUCTURES: 1,287 S.F.
WALK/STEPS: 169 S.F.
PAVEMENT: 873 S.F.
TOTAL: 2,329 S.F.

TOTAL LOT AREA: 10,887 S.F.

IMPERVIOUS SURFACE RATIO:
TOTAL IMPERVIOUS COVERAGE/TOTAL LOT AREA
= IMPERVIOUS SURFACE RATIO

PRE-CONSTRUCTION IMPERVIOUS:
2,329 S.F. / 10,887 S.F. = 0.2139 = 21.4%

ABUTTERS ACROSS SIXTH STREET

PARCEL ID: 34003-000000
DANIEL F. LAIZER
84 SIXTH STREET
DOVER, NH 03820
SCRD 4691-390

PARCEL ID: 34002-000000
SHAUNA M. & GREGORY M. JUDD
82 SIXTH STREET
DOVER, NH 03820
SCRD 5082-355

PARCEL ID: 34001-000000
ALEXANDRA E. BARBEHENN
80 SIXTH STREET
DOVER, NH 03820
SCRD 2387-108

PARCEL ID: 35013-000000
JOHN PHILIP DESMOND
& HALEY SOPHIA MARCHEWKA
81 SIXTH ST
DOVER, NH 03820
SCRD 5210-5

- LEGEND:
- MAP 35 LOT 1
- BK. PG. BOOK / PAGE
CONC. CONCRETE
EP. EDGE OF PAVEMENT
SCRD. STRAFFORD COUNTY REGISTRY OF DEEDS
S.F. SQUARE FEET
SMH. SEWER MANHOLE
TBM. TEMPORARY BENCHMARK
VGC. VERTICAL GRANITE CURB
MONUMENT TO BE SET
IRON PIPE/ROD FOUND
GUY WIRE
UTILITY POLE
BUXTON SILT LOAM
DRAIN MANHOLE
CATCH BASIN
DECIDUOUS TREE
SEWER MANHOLE
GAS VALVE
WATER GATE VALVE
OVERHEAD WIRE
PICKET FENCE
BOUNDARY LINE
CONCRETE
RIGHT OF WAY
SHARED DRIVEWAY

SIXTH STREET
FORMERLY BRICK STREET
(PUBLIC RIGHT OF WAY)

HORNE STREET
(PUBLIC RIGHT OF WAY)

TWO STORY WOOD
MULTI-FAMILY
HOUSE
#77

Graphic Scale in Feet

NOTES (CONTINUED):

- THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
- ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
- EXISTING DRIVEWAY CURB CUTS TO REMAIN THE SAME.
- SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM. 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 ASSISTANT CITY MANAGER.

PARCEL ID: 350002-000000
MATTHEW JON CONSIDINE
& ROSE UMERLIK
6 HORNE ST
DOVER, NH 03820
SCRD 5113-577

PARCEL ID: 30042-A00000
ANNE MARIE HALLISEY
7 HORNE ST
DOVER, NH 03820
SCRD 3301-527

PLAN REFERENCES:

- "PLAN OF LAND BELONGING TO DOVER BUILDING ASSOCIATION SHOWING PROPOSED STREETS AND LOTS" FROM SURVEYS MADE BY JOHN H. HAINES. RECORDED AUGUST 31, 1875 AS VOLUME 258 PAGE 600.
- "UNTITLED SURVEY OF DEED 492-56" BY W.S. WHEELER, C.E. DATED MARCH 1939. SCRD POCKET 1 FOLDER 1 PLAN 14.
- "LOT LINE ADJUSTMENT PLAN PREPARED FOR RAYMOND BARDWELL AND PHILIP AND NANCY CHRISTIE SIXTH STREET DOVER, NEW HAMPSHIRE" BY MCENEANEY SURVEY ASSOCIATES, INC. DATED DECEMBER 5, 1995. SCRD PLAN 48-41.

PARCEL ID: 30042-00000
JOSHUA A.
& COURTNEY L. DEMERITT
1 HORNE ST
DOVER, NH 03820
SCRD 3832-498

NOTES:

- SUBJECT PARCEL: TAX MAP 35 LOT 1
77 SIXTH STREET
DOVER, NH 03820
NS PROJECT #248
- OWNER OF RECORD: SCOTT & HEIDI DRAPEAU - 50%
288 CALEF HIGHWAY
LEE, NH 03861
S.C.R.D. BOOK 4994, PAGE 689
ANTHONY SILLITTA - 50%
39 GLENWOOD AVE
DOVER, NH 03820
- PARCEL AREA: 10,887 S.F. OR 0.2499 AC
- DIMENSIONAL REQUIREMENTS:
MIN LOT AREA: 12,000 S.F.
MIN LOT FRONTAGE: 100' (40')
MIN FRONT SETBACK: 15' MIN - 25' MAX (20')
MIN SIDE/REAR SETBACK: 15' / 30' (10' / 30')
MAX BUILDING HEIGHT: 35'
MAX LOT COVERAGE: 30%
ZONE: R12 (TDR)
- ZONING INFORMATION SHOWN HEREON IS PER THE CITY OF DOVER ZONING ORDINANCE AMENDED OCTOBER 31, 2021. ADDITIONAL REGULATIONS APPLY. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE TOWN, STATE, AND FEDERAL REGULATIONS.
- FLOOD HAZARD ZONE: "X" "AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", PER FIRM MAP #33017C0310E, DATED 9/30/2015.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED CONDITIONS OF THE SUBJECT PARCEL.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- FIELD SURVEY COMPLETED BY NORTHAM SURVEY IN JANUARY 2022 USING A TRIMBLE S5 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR, A TRIMBLE R12 GPS RECEIVER AND A SOKKIA B31 AUTO LEVEL.
- HORIZONTAL DATUM IS NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATES PER STATIC GPS OBSERVATIONS.
- THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THERE IS AN UNCERTAINTY INVOLVED WITH ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY DUE TO INCOMPLETE, OBLITERATED, OR LOST DOCUMENTS WHEN RESEARCHING ROAD RECORDS. RESEARCH FOR HORNE STREET WAS CONDUCTED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AND DOVER CITY HALL. A PETITION WAS GRANTED BY THE CITY OF DOVER TO CHANGE THE NAME OF BRICK STREET TO SIXTH STREET ON JUNE 8, 1866. SEE CITY OF DOVER ROAD BOOK 3 ITEM 0176. BRICK STREET WAS STRAIGHTENED AND WIDENED TO A FOUR ROD (66') WIDTH ON OCTOBER 11, 1869 PER CITY OF DOVER ROAD BOOK 3 PAGE 0157.
- THERE IS AN UNCERTAINTY INVOLVED WITH ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY DUE TO INCOMPLETE, OBLITERATED, OR LOST DOCUMENTS WHEN RESEARCHING ROAD RECORDS. RESEARCH FOR SIXTH STREET (FORMERLY BRICK STREET) WAS CONDUCTED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AND DOVER CITY HALL. A PETITION WAS GRANTED BY THE CITY OF DOVER TO CHANGE THE NAME OF BRICK STREET TO SIXTH STREET ON JUNE 8, 1866. SEE CITY OF DOVER ROAD BOOK 3 ITEM 0176. BRICK STREET WAS STRAIGHTENED AND WIDENED TO A FOUR ROD (66') WIDTH ON OCTOBER 11, 1869 PER CITY OF DOVER ROAD BOOK 3 PAGE 0157.
- THE BOUNDARY SHOWN HERON IS DETERMINED AND SHOWN AS A RESULT OF THE DEED RESEARCH IN COMPARISON TO EXISTING MONUMENTATION FOUND. THERE IS A DISCREPANCY BETWEEN EXISTING MONUMENTS AND THE ACCEPTED WIDENED RIGHT OF WAY OF SIXTH STREET. THERE IS POTENTIAL THE PUBLIC HAVE RIGHTS TO PASS OVER THE STRIP OF LAND SHOWN HEREON.
- THE LOCATION OF UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NORTHAM SURVEY LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
- THE EXISTING AND PROPOSED UNITS ARE TO BE SERVED BY MUNICIPAL WATER AND SEWER.

CITY OF DOVER PLANNING BOARD FILE:

APPROVED BY THE DOVER PLANNING BOARD ON: _____ DATE _____

SIGNED BY: _____ POSITION: _____

NAME _____ POSITION _____

PROPOSED CONDITIONS
FOR
SCOTT & HEIDI DRAPEAU AND
ANTHONY SILLITTA OF
PARCEL ID: 350001-000000
77 SIXTH STREET
DOVER, NEW HAMPSHIRE
COUNTY OF STRAFFORD

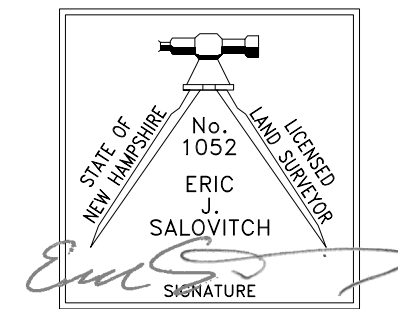
SCALE: 1" = 10' (22x34) 1" = 20' (11x17)

JOB NO.	248	DATE:	2026-01-13
DRAWN BY:	EJS	DRAWING:	248 SURVEY.DWG
CHECKED BY:	JIR	SHEET:	1 OF 1

2	FEB. 03, 2026	REVISIONS + MISC.	EEC
1	JAN. 22, 2026	PROPOSED REVISIONS + MISC.	EEC
NO.	DATE	DESCRIPTION	BY

PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18, II, III AND IV AND 672:14:

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.
I FURTHER CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE. RANDOM TRAVERSE SURVEY BY TOTAL STATION WITH A PRECISION GREATER THAN 1:15,000.

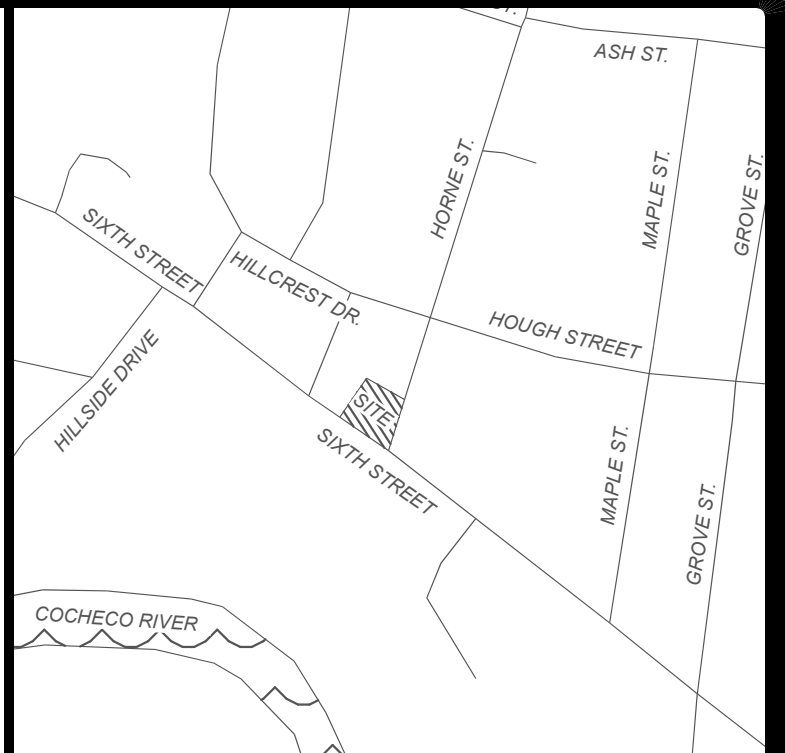


LICENSED LAND SURVEYOR

FEBRUARY 3, 2026
DATE



NORTHAM
SURVEY LLC
750 Central Ave, Ste. N, Dover, NH 03820 | (603) 953-3164 | www.northamsurvey.com



LOCUS

LOT COVERAGE (IMPERVIOUS SURFACE RATIO):

PRE-CONSTRUCTION IMPERVIOUS:
STRUCTURES: 1,435 S.F.
WALK/STEPS: 151 S.F.
PAVEMENT: 917 S.F.
TOTAL: 2,503 S.F.

TOTAL LOT AREA: 10,887 S.F.

IMPERVIOUS SURFACE RATIO:
TOTAL IMPERVIOUS COVERAGE/TOTAL LOT AREA
= IMPERVIOUS SURFACE RATIO

PRE-CONSTRUCTION IMPERVIOUS:
2,503 S.F. / 10,887 S.F. = 0.2299 = 23.0%

POST-CONSTRUCTION IMPERVIOUS:
STRUCTURES: 2,303 S.F.
WALK/STEPS: 120 S.F.
PAVEMENT: 694 S.F.
TOTAL: 3,117 S.F.

TOTAL LOT AREA: 10,887 S.F.

POST-CONSTRUCTION IMPERVIOUS:
3,117 S.F. / 10,887 S.F. = 0.2863 = 28.6%

ABUTTERS ACROSS SIXTH STREET

PARCEL ID: 34003-000000
DANIEL F. LAIZER
84 SIXTH STREET
DOVER, NH 03820
SCRD 4691-390

PARCEL ID: 34002-000000
SHAUNA M. & GREGORY M. JUDD
82 SIXTH STREET
DOVER, NH 03820
SCRD 5082-355

PARCEL ID: 34001-000000
ALEXANDRA E. BARBEHEHN
80 SIXTH STREET
DOVER, NH 03820
SCRD 2387-108

PARCEL ID: 35013-000000
JOHN PHILIP DESMOND
& HALEY SOPHIA MARCHEWKA
81 SIXTH ST
DOVER, NH 03820
SCRD 5210-5

LEGEND:

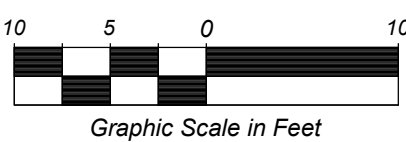
MAP 35 LOT 1	ASSESSORS MAP AND LOT NUMBER
BK. PG.	BOOK / PAGE
CONC.	CONCRETE
EP	EDGE OF PAVEMENT
ETW	EDGE OF TRAVELED WAY
IRTS	IRON ROD TO BE SET
P	PROPOSED PAVEMENT
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
SMH	SEWER MANHOLE
SWL	SINGLE WHITE LINE
TBM	TEMPORARY BENCHMARK
VGC	VERTICAL GRANITE CURB
TBR	TO BE REMOVED
●	MONUMENT TO BE SET
○	IRON PIPE/ROD FOUND
—	GUY WIRE
—	UTILITY POLE
—	DRAIN MANHOLE
—	CATCH BASIN
—	DECIDUOUS TREE
—	DESIGNATED PARKING SPACE
—	SEWER MANHOLE
—	GAS VALVE
—	WATER GATE VALVE
—	OVERHEAD WIRE
—	PICKET FENCE
—	PROPOSED FENCE
—	BOUNDARY LINE
—	CONCRETE
—	RIGHT OF WAY

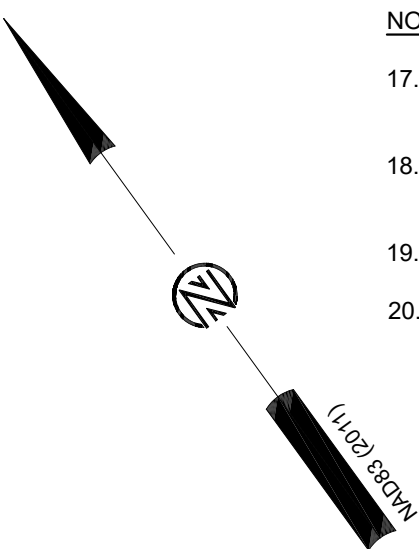
T-BAR FOUND,
DOWN 1" W. CAP
"NORWAY PLAINS"

SIXTH STREET
FORMERLY BRICK STREET
(PUBLIC RIGHT OF WAY)

TBM A
MAG NAIL UP 6"
IN UP/PSNH/5/20
EL.=56.7'

1" IRON PIPE
FOUND, DOWN 3"





NOTES (CONTINUED):

- THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
- ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
- EXISTING DRIVEWAY CURB CUTS TO REMAIN THE SAME.
- SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM. 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 ASSISTANT CITY MANAGER.

PARCEL ID: 350002-000000
MATTHEW JON CONSIDINE
& ROSE UMERLIK
6 HORNE ST
DOVER, NH 03820
SCRD 5113-577

PARCEL ID: 30042-A00000
ANNE MARIE HALLISEY
7 HORNE ST
DOVER, NH 03820
SCRD 3301-527

PLAN REFERENCES:

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PARCEL ID: 30042-00000
JOSHUA A.
& COURTNEY L. DEMERITT
1 HORNE ST
DOVER, NH 03820
SCRD 3832-498

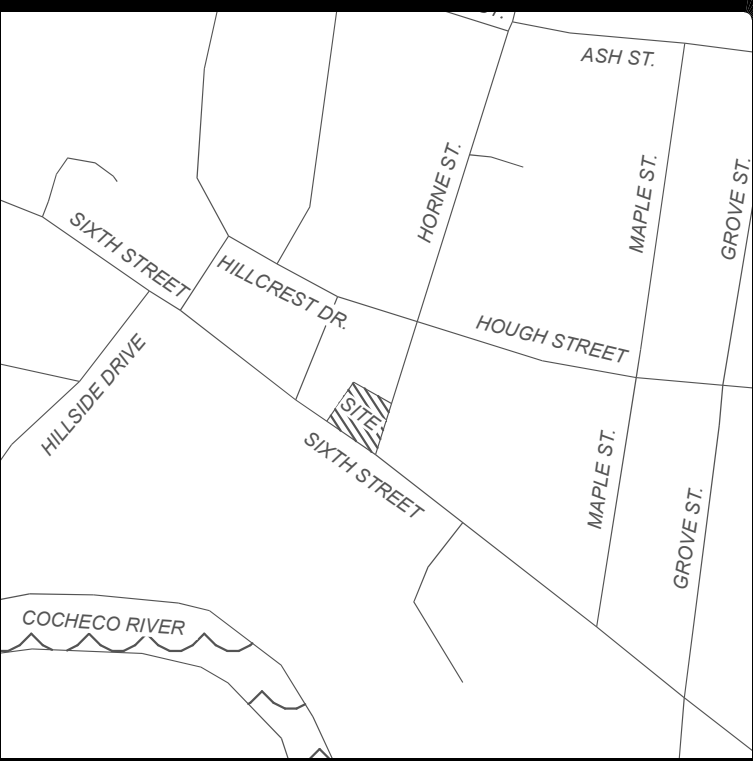
NOTES:

- SUBJECT PARCEL: TAX MAP 35 LOT 1
77 SIXTH STREET
DOVER, NH 03820
NS PROJECT #248
- OWNER OF RECORD: SCOTT & HEIDI DRAPEAU - 50%
288 CALEF HIGHWAY
LEE, NH 03861
S.C.R.D. BOOK 4994, PAGE 689
ANTHONY SILLITTA - 50%
39 GLENWOOD AVE
DOVER, NH 03820
- PARCEL AREA: 10,887 S.F. OR 0.2499 AC
- DIMENSIONAL REQUIREMENTS:
MIN LOT AREA: 12,000 S.F.
MIN LOT FRONTAGE: 100' (40')
MIN FRONT SETBACK: 15' MIN - 25' MAX (20')
MIN SIDE/REAR SETBACK: 15/30' (10/30')
MAX BUILDING HEIGHT: 35'
MAX LOT COVERAGE: 30%
ZONING INFORMATION SHOWN HEREON IS PER THE CITY OF DOVER ZONING ORDINANCE AMENDED OCTOBER 31, 2021. ADDITIONAL REGULATIONS APPLY, THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE TOWN, STATE, AND FEDERAL REGULATIONS.
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- THE EXISTING AND PROPOSED UNITS ARE TO BE SERVED BY MUNICIPAL WATER AND SEWER.

CITY OF DOVER PLANNING BOARD FILE:

APPROVED BY THE DOVER PLANNING BOARD ON:

SIGNED BY:	POSITION:	DATE
NAME	POSITION	



LOCUS

LOT COVERAGE (IMPERVIOUS SURFACE RATIO):

PRE-CONSTRUCTION IMPERVIOUS:

STRUCTURES: 1,435 S.F.
WALK/STEPS: 151 S.F.
PAVEMENT: 917 S.F.
TOTAL: 2,503 S.F.

TOTAL LOT AREA: 10,887 S.F.

IMPERVIOUS SURFACE RATIO:

TOTAL IMPERVIOUS COVERAGE/TOTAL LOT AREA
= IMPERVIOUS SURFACE RATIO

PRE-CONSTRUCTION IMPERVIOUS:

2,503 S.F. / 10,887 S.F. = 0.2299 = 23.0%

POST-CONSTRUCTION IMPERVIOUS:

STRUCTURES: 2,328 S.F.
WALK/STEPS: 151 S.F.
PAVEMENT: 694 S.F.
TOTAL: 3,174 S.F.

TOTAL LOT AREA: 10,887 S.F.

POST-CONSTRUCTION IMPERVIOUS:

3,174 S.F. / 10,887 S.F. = 0.2915 = 29.2%

ABUTTERS ACROSS SIXTH STREET

PARCEL ID: 34003-000000
DANIEL F. LAZER
84 SIXTH STREET
DOVER, NH 03820
SCRD 4691-390

PARCEL ID: 34002-000000
SHAUNNA M. & GREGORY M. JUDD
82 SIXTH STREET
DOVER, NH 03820
SCRD 5082-355

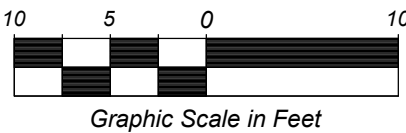
PARCEL ID: 34001-000000
ALEXANDRA E. BARBEHEHN
80 SIXTH STREET
DOVER, NH 03820
SCRD 2387-108

PARCEL ID: 35013-000000
JOHN PHILIP DESMOND
& HALEY SOPHIA MARCHEWKA
81 SIXTH ST
DOVER, NH 03820
SCRD 5210-5

MAP 35 LOT 1	ASSESSORS MAP AND LOT NUMBER
BK. PG.	BOOK / PAGE
CONC.	CONCRETE
EP	EDGE OF PAVEMENT
ETW	EDGE OF TRAVELED WAY
IRTSB	IRON ROD TO BE SET
P	PROPOSED PAVEMENT
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
SMH	SEWER MANHOLE
SWL	SINGLE WHITE LINE
TBM	TEMPORARY BENCHMARK
VGC	VERTICAL GRANITE CURB
TBR	TO BE REMOVED
●	MONUMENT TO BE SET
○	IRON PIPE/ROD FOUND
○	GUY WIRE
○	UTILITY POLE
○	DRAIN MANHOLE
○	CATCH BASIN
○	DECIDUOUS TREE
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○	OVERHEAD WIRE
○	PICKET FENCE
○	PROPOSED FENCE
○	BOUNDARY LINE
○	CONCRETE
○	RIGHT OF WAY

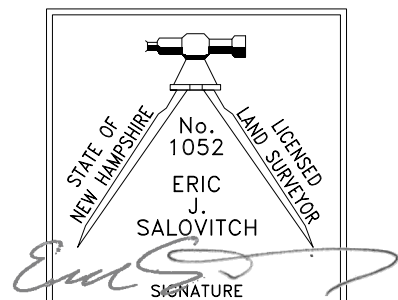
T-BAR FOUND,
DOWN 1" W.CAP
"NORWAY PLAINS"

SIXTH STREET
FORMERLY BRICK STREET
(PUBLIC RIGHT OF WAY)



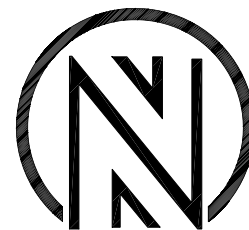
PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18, II, III AND IV AND 672:14:

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.
I FURTHER CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE. RANDOM TRAVERSE SURVEY BY TOTAL STATION WITH A PRECISION GREATER THAN 1:15,000.



LICENSED LAND SURVEYOR

DECEMBER 31, 2025
DATE



NORTHAM
SURVEY LLC
750 Central Ave., Ste. N, Dover, NH 03820 | (603) 953-3164 | www.northamsurvey.com

UTILITY PLAN
FOR
SCOTT & HEIDI DRAPEAU AND
ANTHONY SILLITTA OF
PARCEL ID: 35001-000000
77 SIXTH STREET
DOVER, NEW HAMPSHIRE
COUNTY OF STRAFFORD

SCALE: 1" = 10' (22x34) 1" = 20' (11x17)

JOB NO.	248	DATE:	2025-05-21
DRAWN BY:	EJS	DRAWING:	248 SURVEY.DWG
CHECKED BY:	PJT	SHEET:	1 OF 1

NO.	DATE	DESCRIPTION	BY
1	DEC. 31, 2025	UPDATED WATER UTILITY	EEC

GENERAL ELEVATION NOTES:

PLAN DESIGNED WITH 11 7/8" I-JOISTS

8'-1 1/8" CEILING HGTS

MATCH WINDOW HEIGHT TO EXISTING BLDG OR
CLOSEST ALLOWED BY CODE.

BOTTOM OF PORCH RACK TO ALIGN WITH CEILING

FINAL EXTERIOR LIGHTING TBD BY HOMEOWNER

PLACE VENTS ON SITE AS REQ'D PER CODES AND
MECHANICAL EQUIPMENT REQ'D.

CONTRACTOR TO CONFIRM CONSTRUCTION IS UP TO CODE.

ANY DISCREPANCIES IN THE DRAWINGS
SHALL BE REPORTED TO AXIOS DESIGN & CONSTRUCTION, LLC
FOR JUSTIFICATION AND/OR CORRECTION BEFORE
PROCEEDING WITH WORK. CONTRACTOR SHALL ASSUME
RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.



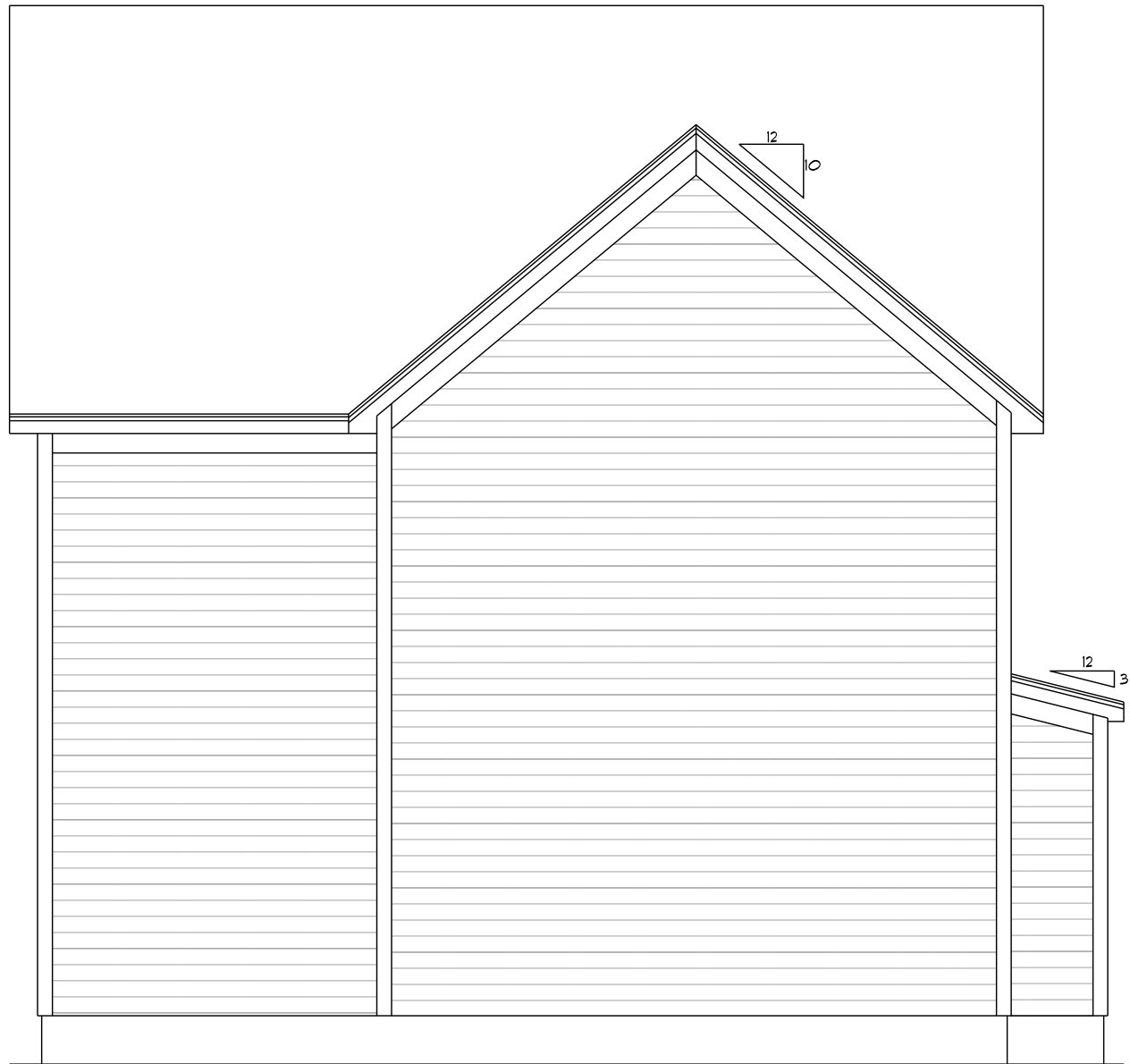
FRONT



LEFT

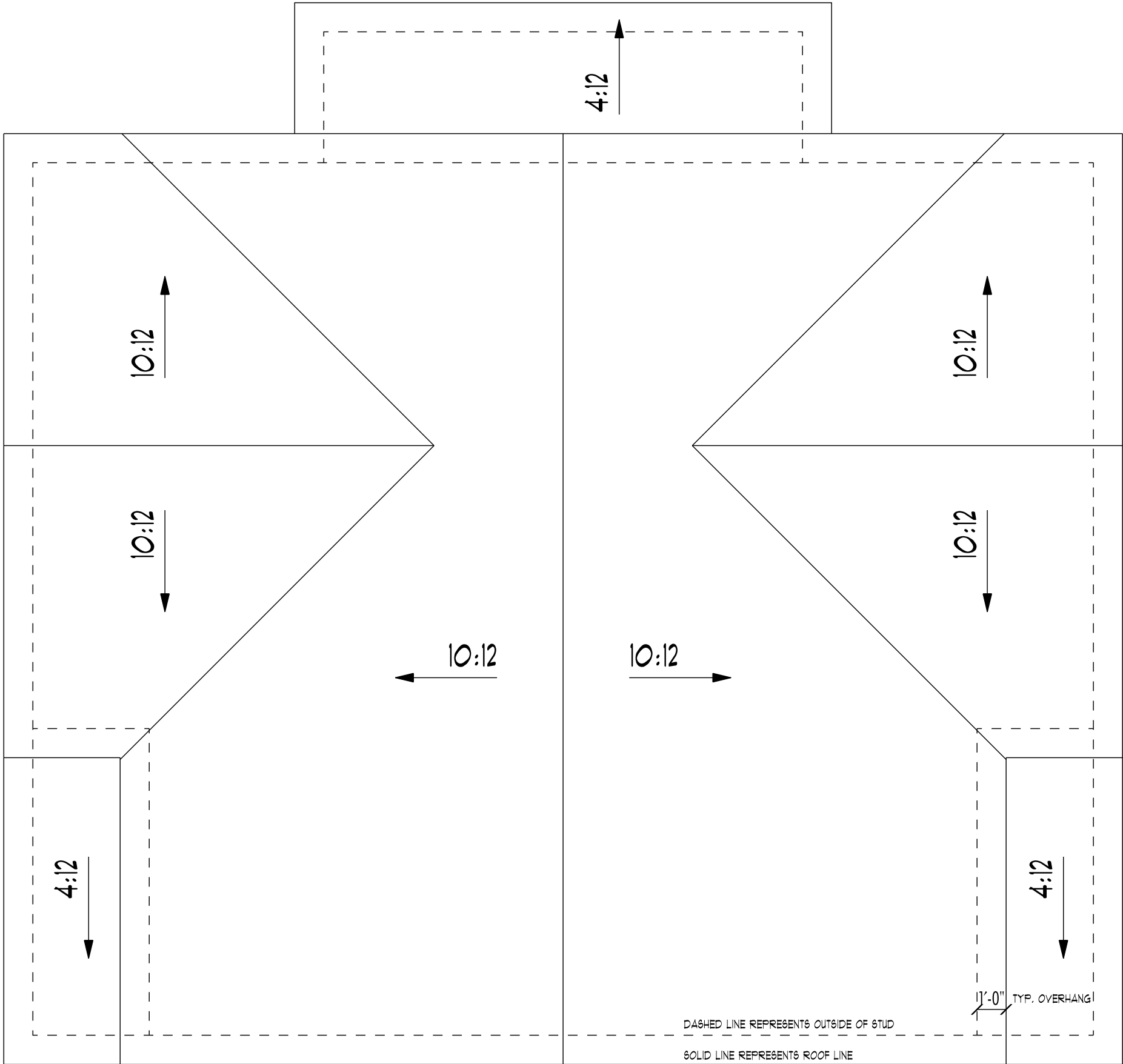


REAR



RIGHT

ROOF NOTE:
ROOF IS CALCULATED USING 2x12 RAFTERS
RAFTERS ARE PITCHED FROM TOP OF CEILING JOISTS.
BLOCK TOP OF STUD WALL AS REQUIRED, WHEN CEILING
JOISTS SIZE CHANGE OR TWO DIFFERENT ROOF PITCHES
INTERSECT IN ORDER TO LINE UP FASCIA HEIGHTS.
ADJUST HEEL HGTs AS REQ'D DUE TO TYPE AND INSTALLATION
OF INSULATION PER ENERGY CODES.



GENERAL FLOOR PLAN NOTES:

DIMENSIONS PULLED FROM OUTSIDE OF STUD.
OUTSIDE WALLS ARE 2x6 @ 16 O.C.
INSIDE WALLS ARE 2x4 @ 16 O.C., UNLESS NOTED
HATCHING REPRESENTS 2x6 STUDS @ 16 O.C.

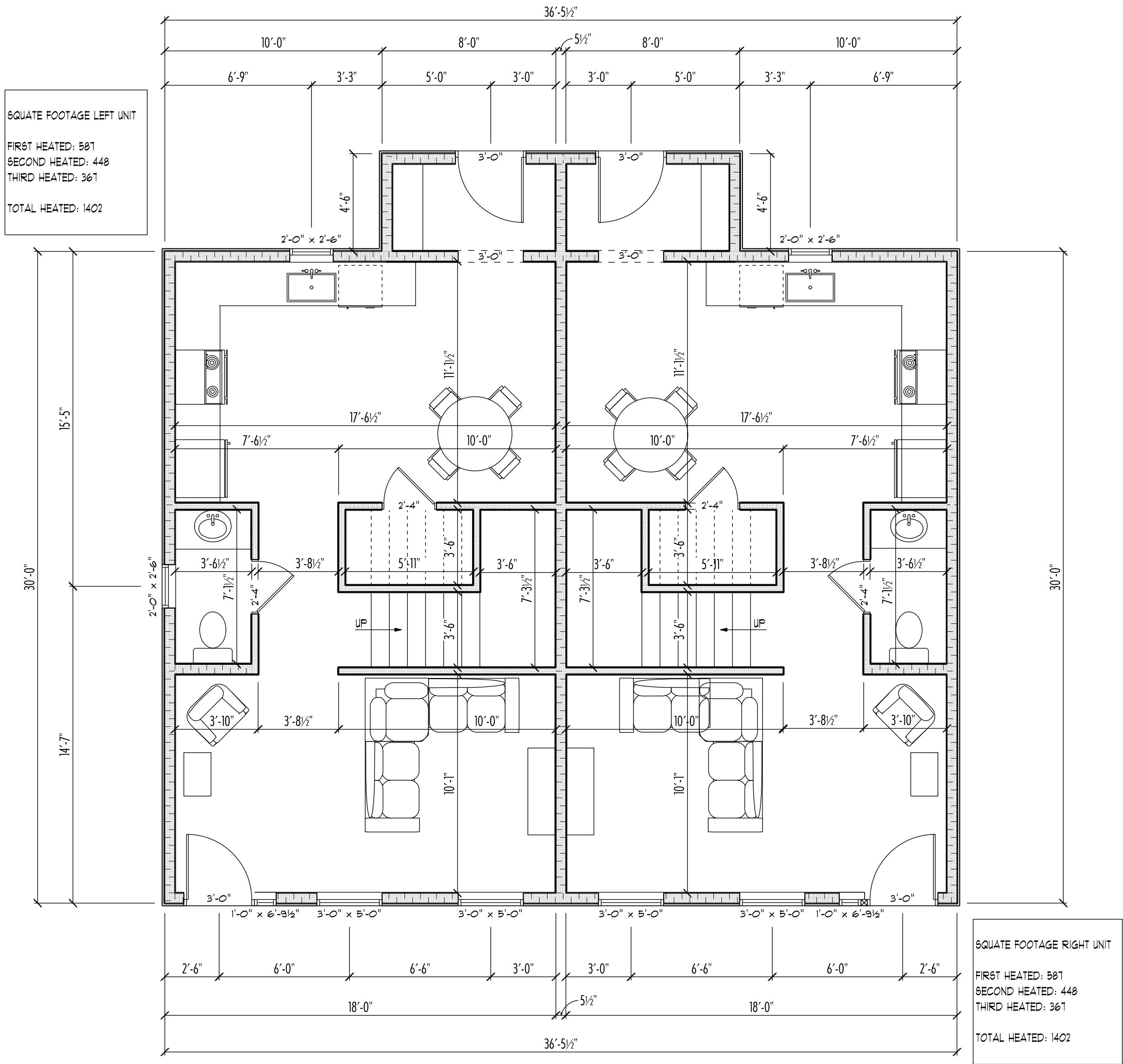
LUMBER SUPPLIER TO VERIFY SIZE OF ALL BEAMS.

8'-1 1/8" CEILING HEIGHTS

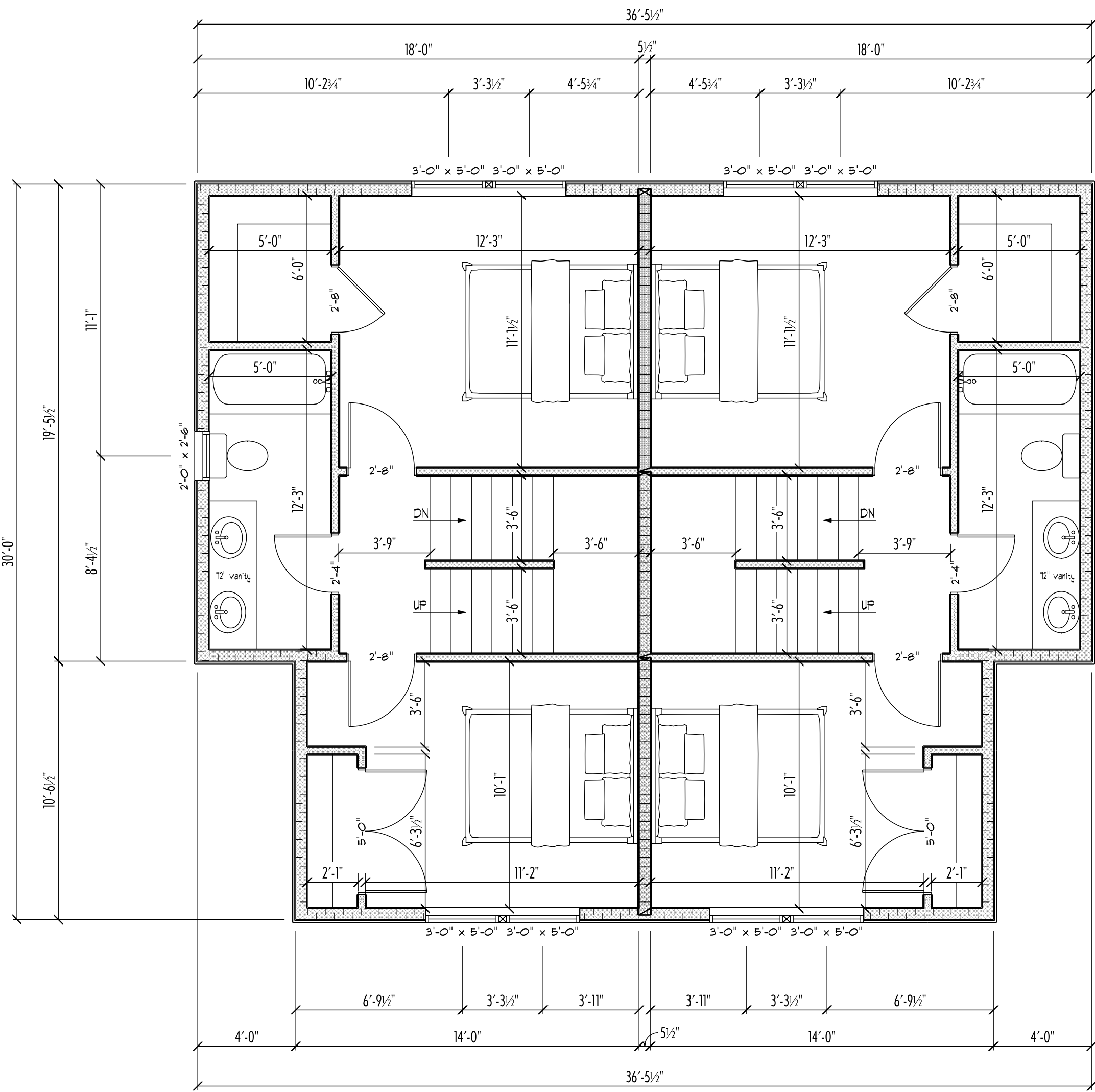
PLACE ATTIC ACCESS ONSITE AS REQ'D BY CODES
AND MECHANICAL EQUIPMENT REQ'D.

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SHALL BE REPORTED TO AXIOS DESIGN & CONSTRUCTION, LLC
FOR JUSTIFICATION AND/OR CORRECTION BEFORE
PROCEEDING WITH WORK. CONTRACTOR SHALL ASSUME
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SECOND LEVEL



THIRD LEVEL

