CITY OF DOVER

PLANNING BOARD - AGENDA

Meeting Type:	Executive Session
Meeting Location:	Council Conference Room, City Hall, 288 Central Avenue, Dover NH 03820
Meeting Date:	**Tuesday, April 14, 2026**
Meeting Time:	**6:30 pm**

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

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

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Avenue, Dover, NH 03820
Meeting Date:	**Tuesday, April 14, 2026**
Meeting Time:	**7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- March 24, 2026 Regular Meeting Minutes

3. OLD BUSINESS

A. Consideration and acceptance of Transfer of Development Rights for 6 Brick Road, LLC, Assessor's Map 28, Lot 9-C, zoned O/Gateway, located at 1-24 Jefferson Drive. (Proposal is to purchase four (4) residential units through TDR.) *(TRAN-2025-0008) *(This item was continued from the March 10, 2026 Planning Board meeting.)**

4. NEW BUSINESS

A. Consideration and acceptance of an Extension Request for Donahue Realty Trust, Assessor's Map D, Lots 20-1, 20-2, 20-3, 20-4, 20-5, 20-6, zoned R-12, located at Stepping Stone Way. (Proposal is a request for an extension of approval for a seven-lot Open Space Subdivision [P20-18].) *(WAIV-2026-0001)

B. Consideration and acceptance of a Site Plan for JSR, LLC, Assessor's Map D, Lot 11-5, zoned IT, located at Venture Drive. (Proposal is to construct an approximately 10,080 square feet building with four (4) contractor bays and office space with associated parking and stormwater management.) (SITE-2025-0019) *[A prior iteration of this project was approved by Planning Board in 2022, P22-55/SITE-2022-0011 and P22-46/COND-2022-0005.]*

C. Consideration and possible posting of the proposed Amendments regarding Chapter 153 (Site Plan Regulations). The full text of the amendments is available in the Planning Department and at www.dover.nh.gov located under meeting materials and on the Planning Department page*.

D. Consideration and possible posting of the proposed Amendments regarding Chapter 157 (Land Subdivision Regulations). The full text of the amendments is available in the Planning Department and at www.dover.nh.gov located under meeting materials and on the Planning Department page*.

5. STAFF COMMENT

6. MEMBER COMMENTS

7. ADJOURNMENT

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

CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Ave, Dover, NH.
Meeting Date:	**Tuesday, March 24, 2026**
Meeting Time:	**7:00 pm**

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

G. Cruikshank (Chair) called the meeting to order at 7:00pm, noted that Tyler Allen would be sitting in for Tom Clark and Eric Salovitch would be sitting in for Kyle Pimental.

1. CITIZENS' FORUM

Citizens Forum Open
No one spoke
Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- March 10, 2026 Regular Meeting Minutes

Motion: D. Dunn moved to approve the regular meeting minutes of March 10, 2026 as submitted. Seconded by: K. Mavrogeorge. Vote: U/A

3. OLD BUSINESS

The Vice-Chair announced Items A, B, and C would be heard together.

A. Consideration and acceptance of a Conditional Use Permit for Mechanic Street Realty Trust, Assessor's Map 24, Lot 101, zoned CBD-G, located at 9-11 Mechanic Street. (Proposal is for one accessible residential unit on the ground floor where a non-residential use on the ground floor is required.) *(COND-2026-0007) *(This item was continued from the February 24, 2026 Planning Board Meeting)*

B. Consideration and acceptance of a Conditional Use Permit for Mechanic Street Realty Trust, Assessor's Map 24, Lot 101, zoned CBD-G, located at 9-11 Mechanic Street. (Proposal is to construct a mixed-use building that would have less than the minimum required lot coverage.) *(COND-2026-0008) *(This item was continued from the February 24, 2026 Planning Board Meeting)*

C. Consideration and acceptance of 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 approximately 8,750 square feet, five (5) story mixed-use building, with commercial space on the first floor.) *(SITE-2025-0003) *(This item was continued from the February 24, 2026 Planning Board Meeting)*

Motion: G. DeBoer moved to remove the items from the table. Seconded by: D. Dunn. Vote: U/A

D. Benton explained that the Applicant is proposing a five-story mixed-use building with two commercial units, nine residential units, and eight on-site parking spaces. The applicant has also received City Council approval for a license agreement to use twelve additional spaces in the Portland Avenue public lot.

The project includes two waiver requests for a landscape plan signed by a licensed landscape architect and for a reduced accessway width. Two Conditional Use Permits are also proposed: one to allow a ground-floor residential unit and another for lot coverage of about 26% where 75% is required.

The Technical Review Committee reviewed the application at their April 2, 2025, November 6, 2025, and January 22, 2026 meetings.

Following the Planning Board's February 24 meeting, the applicant responded to comments on the ground floor layout, conditions of approval, and the shared access easement with 5-7 Mechanic Street. They've

revised the plans to relocate the ground floor unit away from the trash area and moved the HUD-restricted unit to an upper floor. They also submitted updated plans and a title opinion on the easement, and discussions are ongoing with the abutting property owner to formalize a shared access agreement.

Rob Ciampitti represented the application and explained the changes to the plan since the project was last presented to the board including location change of the studio apartment, HUD rate restricted unit location change to second floor, commercial unit locations, and art wall location change.

He noted conversations with the abutter, Eversource, Comcast and Fidium.

Public hearing opened.
Jeremy Barrows, 5-7 Mechanic St noted he's met with the applicant, has no issues and looks forward to the project.
Public hearing closed.

STAFF RECOMMENDATION: Non-Environmental CUP Criteria and CBD CUP Criteria (COND-2026-0007)
Chapter 170-19.B.1 outlines the criteria for granting a Conditional Use Permit for relief. Staff feels this proposal meets those criteria which include:

(a) That both public and private buildings and landscaping shall contribute to the physical definition of rights-of-way as civic spaces.
(b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.
(c) That the design of streets and buildings shall reinforce safe environments, but not at the expense of accessibility.
(d) That architecture and landscape design shall grow from local climate, topography, history, and building practice.
(e) That buildings shall provide their inhabitants with a clear sense of geography and climate through energy-efficient methods via a mixture of elements including windows, floor plan, and public and private space.
(f) That encourage civic buildings and other public gathering places be provided as locations that reinforce community identity and activity.
(g) That civic buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the City.
(h) That the preservation and renewal of historic buildings shall be facilitated.
(i) That the harmonious and orderly evolution of urban areas shall be advanced by the proposed building and/or use.
(j) That if the relief is granted, the surrounding neighborhood is not negatively impacted.

Planning Staff feels that the applicant has adequately shown compliance with the criteria as specified in §170-19.B.1. The front-facing units are proposed as commercial spaces that comply with the underlying zoning requirements, including the requirement that no less than 80% of the facade consist of windows, and their inclusion is consistent with the intent of a mixed-use neighborhood.

Chapter 170-20.B.2 outlines the criteria for granting a Conditional Use Permit for relief within the CBD Zoning District. Staff feels this proposal meets those criteria which include:

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

Staff feels the applicant has met said criteria, in particular the compatibility with the surrounding neighborhood. Additionally, the applicant has proposed that the ground-floor residential unit be designed as an accessible unit and that another unit would be rent-restricted to HUD Fair Market Rental rates.

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The Planning Department recommends the Planning Board make the necessary and supporting findings of fact, and approve the Conditional Use Permit with the following subsequent conditions, as the plans meet the standards outlined:

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

1. Work with the Planning Department to endorse a development agreement per Chapter 170-20B(3) and then record at SCRD which shall include the HUD Fair Market restricted rental rate for the ground floor unit.
2. A deed restriction shall be recorded at SCRD indicating the HUD Fair Market restricted rental rate for at least one unit in the building at all times.
3. Conditional Use Permit (COND-2026-0008) be conditionally approved.
4. Site Plan (SITE-2025-0003) be conditionally approved.

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

STAFF RECOMMENDATION: Non-Environmental CUP Criteria and CBD CUP Criteria (COND-2026-0008)

Chapter 170-19.B.1 outlines the criteria for granting a Conditional Use Permit for relief. Staff feels this proposal meets those criteria which include:

(a) That both public and private buildings and landscaping shall contribute to the physical definition of rights-of-way as civic spaces.
(b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.
(c) That the design of streets and buildings shall reinforce safe environments, but not at the expense of accessibility.
(d) That architecture and landscape design shall grow from local climate, topography, history, and building practice.
(e) That buildings shall provide their inhabitants with a clear sense of geography and climate through energy-efficient methods via a mixture of elements including windows, floor plan, and public and private space.
(f) That encourage civic buildings and other public gathering places be provided as locations that reinforce community identity and activity.
(g) That civic buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the City.
(h) That the preservation and renewal of historic buildings shall be facilitated.
(i) That the harmonious and orderly evolution of urban areas shall be advanced by the proposed building and/or use.
(j) That if the relief is granted, the surrounding neighborhood is not negatively impacted.

Planning Staff feels that the applicant has adequately shown compliance with the criteria as specified in §170-19.B.1. The proposal complies with all other applicable dimensional zoning requirements and does not affect public spaces, pedestrian safety, or the existing street design. The inclusion of on-site parking, which reduces the area available for structural lot coverage, supports improved traffic flow and safer vehicular access.

Chapter 170-20.B.2 outlines the criteria for granting a Conditional Use Permit for relief within the CBD Zoning District. Staff feels this proposal meets those criteria which include:

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

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Staff feels the applicant has met said criteria and has considered the general design of the surrounding neighborhood with the building placement and design. Lot coverage is calculated only based on the structures on the property and due to the shape and size constraints of the lot, and the intent to accommodate on-site parking for potential residents, the applicant has proposed a site layout that results in less lot coverage than what is permitted.

The Planning Department recommends the Planning Board make the necessary and supporting findings of fact, and approve the Conditional Use Permit with the following subsequent conditions, as the plans meet the standards outlined:

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

1. Work with the Planning Department to endorse a development agreement per Chapter 170-20B(3) and then record at SCRD.
2. Conditional use permit (COND-2026-0007) be conditionally approved.
3. Site plan (SITE-2025-0003) be conditionally approved.

Motion: J. Sanborn moved to approve the Conditional Use Permit with the subsequent conditions. Seconded by D. Dunn. Vote: U/A

STAFF RECOMMENDATION - Waivers/Relief:

§153-21 of the Site Plan Review Regulations state the "Planning Board may waive specific provisions of these regulations. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, that:

(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or
(2) Specific circumstances relative to the subdivision, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations."

Planning Staff believes the applicant's rationale for the requested waivers meets criterion (1), as granting such relief is not contrary to the spirit or intent of the ordinance. The lot provides limited area for landscaping; however, the applicant has included plantings on the property as shown on the plan set. Also, site access is proposed via a shared driveway made possible through an access easement with the neighboring property. The applicant is proposing to widen the existing driveway from approximately 9 feet to 16 feet, within the available area, improving existing access to both properties.

The Planning Department recommends that the Planning Board make the necessary and supporting findings of fact, and vote to grant the waivers with the following subsequent conditions:

Subsequent Condition to be Met Prior to the Signing of the Plans:

1. Add a note that the Planning Board found the criteria of Chapter 153-21 have been met and the Board approved the following waivers:

   §153-13A(12), required landscape plan signed by a Licensed Landscape Architect.
   §153-14.D.6(b), required two-way accessway width of 24'.

Motion: D. Glennon moved to grant the waiver requests with the subsequent conditions set by staff as it meets criteria for relief. Seconded by: D. Dunn. Vote: U/A

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STAFF RECOMMENDATION- Site Plan:
Chapter 153-13 outlines Site development plan requirements. This plan meets those standards outlined. Therefore, the Planning Department recommends that the Planning Board make the necessary and supporting findings of fact, and vote to approve the Site Plan with the following subsequent conditions:

Subsequent Conditions to be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set for final Planning Board signature which additionally shall include:
   1.1. Permit File #SITE-2025-0003;
   1.2. Owner's signatures;
   1.3. Professional stamps and signatures;
   1.4. A 2x2" box on bottom right on plan set for Planning Board Chair signature;
   1.5. Revise light spillover onto abutting property.
2. Provide copy of written and signed agreement for shared improvements and driveway access with 5-7 Mechanic St.;
3. Sign and return the approved parking license agreement to the Planning Department;
4. Approval of CUP (COND-2026-0007);
5. Approval of CUP (COND-2026-0008);
6. Provide written confirmation to the Planning Department from Consolidated Communications/Fidium Fiber confirming the feasibility of undergrounding the existing utility wires serving the site to add to the others received.

Subsequent Condition to Be Met Prior to Construction:

7. A pre-construction meeting must be held with City staff;
8. Submit a concept proposal to the Planning Department for the proposed artwork for review and approval by the Arts Commission.
9. City's standard site construction sign with the contact information for the general contractor must be displayed in a location approved by the City Engineer or Planning Director;

Subsequent Condition to Be Met Prior to Building Permit:

10. Payment of Water and Sewer Investment Fees, if applicable, at time of request of service;

Subsequent Conditions to Be Met Prior to Occupancy:

11. Issuance of Certificate of Occupancy;
12. Installation of approved public art on-site;
13. Surety or other form of security acceptable to the City is provided for any unfinished work;
14. Design engineer to submit a construction certification letter to the City ensuring construction was completed in accordance with the plans and specifications approved by the City of Dover.

D. Glennon thanked the applicant for taking the feedback from the board and presenting an altered plan. J. Sanborn agreed.

Motion: D. Dunn moved to approve the Site Plan with the subsequent conditions set by staff. Seconded by D. Glennon. Vote: U/A

4. NEW BUSINESS

A. Consideration and acceptance of a Conditional Use Permit for Public Service of New Hampshire, Assessor's Map 24, Lot 132, zoned RM-U, located at Cocheco Street. (Proposal is for an expansion to the Eversource Substation involving installation of temporary electric infrastructure resulting in 8 s.f. of

permanent wetland impacts, 1,618 s.f. of temporary wetland impacts, 20 s.f. of permanent wetland buffer impacts and 1,615 s.f. of temporary wetland buffer impacts.) *(COND-2026-0011)

D. Benton explained that the Applicant is proposing an expansion of the Eversource Substation on Cocheco Street. The construction work will result in 8 s.f. of permanent wetland impacts, 1,618 s.f. of temporary wetland impacts, 20 s.f. of permanent wetland buffer impacts and 1,615 s.f. of temporary wetland buffer impacts.

The applicant submitted an NHDES Expedited Minimum Impact Wetlands Permit, which was reviewed and endorsed by the Conservation Commission, along with the CUP application, as presented on March 9, 2026.

Dan Edgerly, Project Manager at Eversource represented the application and explained the request to install a mobile transformer as phase 1 of the substation rebuild. He explained details of the project.

Motion: D. Dunn moved to accept the application and declared no regional impact. Seconded by: E. Salovitch. Vote: U/A

Public hearing opened.
No one spoke
Public hearing closed.

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

Planning Staff feels that the applicant considered and met all of the criteria as specified in §170.28.F per their narrative. The project will result primarily in temporary impacts and the applicant is proposing NHDES-approved best management practices during construction and no mitigation is required for the project. NHDES permitting for the proposed impacts has been applied for, and the Conservation Commission reviewed and endorsed the application as presented on March 9, 2026.

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

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

1. Submit a final site plan to the Planning Department that includes:
   1.1. Permit File #COND-2026-0011;
   1.2. Owner's signature;
2. Submit a copy of approved NHDES permitting when received.

Motion: G. DeBoer moved to approve the Conditional Use Permit with the subsequent conditions. Seconded by D. Dunn. Vote: U/A

The Vice-Chair announced Items B, C, D, and E would be heard together.

B. Consideration and acceptance of a Conditional Use Permit for Equinox Properties, LLC, Assessor's Map 24, Lot 34, zoned CBD-R, located at 24 Winter Street. (Proposal requests relief from the minimum lot coverage of 40% to construct a four-unit townhouse.) *(COND-2026-0005)

C. Consideration and acceptance of a Conditional Use Permit for Equinox Properties, LLC, Assessor's Map 24, Lot 34, zoned CBD-R, located at 24 Winter Street. (Proposal requests relief from the 8-15' front build-to requirement to construct a four-unit townhouse.) *(COND-2026-0012)

D. Consideration and acceptance of a Conditional Use Permit for Equinox Properties, LLC, Assessor's Map 24, Lot 34, zoned CBD-R, located at 24 Winter Street. (Proposal requests relief from the required 10' side setback to construct a four-unit townhouse.) *(COND-2026-0013)

E. Consideration and acceptance of a Conditional Use Permit for Equinox Properties, LLC, Assessor's Map 24, Lot 34, zoned CBD-R, located at 24 Winter Street. (Proposal requests relief from the required 15' rear setback to construct a four-unit townhouse.) *(COND-2026-0014)

T. Allen recused himself from the item as he is an abutter.

D. Benton explained that the Applicant is proposing a four-unit townhouse where there is currently a single-family home. Within the CBD-R Zoning District, the proposed density is allowed but, due to the unique shape of the lot, the applicant is seeking four conditional use permits for relief on dimensional requirements which include the lot coverage, and front built-to, side, and rear setback requirements.
While not required, the Technical Review Committee reviewed the application at their February 19, 2026 meeting and provided application feedback and recommendations for stormwater treatment.

Joe Berry, Berry Survey and Engineering represented the application and explained the proposed project and the requests for CUPs.

Motion: G. DeBoer moved to accept the application and declared no regional impact. Seconded by: J. Sanborn. Vote: U/A

Public hearing opened.
No one spoke
Public hearing closed.

STAFF RECOMMENDATION: Non-Environmental CUP Criteria and CBD CUP Criteria (COND-2026-0005, Lot Coverage)
Chapter 170-19.B.1 outlines the criteria for granting a Conditional Use Permit for relief. Staff feels this proposal meets those criteria which include:

(a) That both public and private buildings and landscaping shall contribute to the physical definition of rights-of-way as civic spaces.
(b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.
(c) That the design of streets and buildings shall reinforce safe environments, but not at the expense of accessibility.
(d) That architecture and landscape design shall grow from local climate, topography, history, and building practice.
(e) That buildings shall provide their inhabitants with a clear sense of geography and climate through energy-efficient methods via a mixture of elements including windows, floor plan, and public and private space.
(f) That encourage civic buildings and other public gathering places be provided as locations that reinforce community identity and activity.
(g) That civic buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the City.
(h) That the preservation and renewal of historic buildings shall be facilitated.
(i) That the harmonious and orderly evolution of urban areas shall be advanced by the proposed building and/or use.
(j) That if the relief is granted, the surrounding neighborhood is not negatively impacted.

Planning Staff feels that the applicant has adequately shown compliance with the criteria as specified in §170-19.B.1. Given the similarities between the proposal and other four-unit structures within the neighborhood, coupled with the topographic constraints the lot presents, staff feels the criteria of the Conditional Use Permit have been met.

Chapter 170-20.B.2 outlines the criteria for granting a Conditional Use Permit for relief within the CBD Zoning District. Staff feels this proposal meets those criteria which include:

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

Staff feels the applicant has met said criteria.

The Planning Department recommends the Planning Board make the necessary and supporting findings of fact, and approve the Conditional Use Permit with the following subsequent conditions, as the plans meet the standards outlined:

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

1. Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
   1.1. The owner's signatures;
   1.2. The Planning File #COND-2026-0005;
   1.3. The stamp and signature of the LLS on the final plans; and
2. Receive Conditional Use Permits from the CBD-R District's Front Build-to Line, Side Setback, and Rear Setback (COND-2026-0012, 13, and 14)
3. Work with the Planning Department to endorse a development agreement per Chapter 170-20B(3) and then record at SCRD.

The applicant addressed existing and proposed setbacks.
G. DeBoer stated given the lot shape the request is very reasonable.
D. Dunn agreed the project fits in the neighborhood.

Motion: G. DeBoer moved to approve the Conditional Use Permit with the subsequent conditions. Seconded by K. Mavrogeorge. Vote: U/A

STAFF RECOMMENDATION: Non-Environmental CUP Criteria and CBD CUP Criteria (COND-2026-0012, Front Build-To)

Chapter 170-19.B.1 outlines the criteria for granting a Conditional Use Permit for relief. Staff feels this proposal meets those criteria which include:

(a) That both public and private buildings and landscaping shall contribute to the physical definition of rights-of-way as civic spaces.
(b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.
(c) That the design of streets and buildings shall reinforce safe environments, but not at the expense of accessibility.
(d) That architecture and landscape design shall grow from local climate, topography, history, and building practice.
(e) That buildings shall provide their inhabitants with a clear sense of geography and climate through energy-efficient methods via a mixture of elements including windows, floor plan, and public and private space.

(f) That encourage civic buildings and other public gathering places be provided as locations that reinforce community identity and activity.
(g) That civic buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the City.
(h) That the preservation and renewal of historic buildings shall be facilitated.
(i) That the harmonious and orderly evolution of urban areas shall be advanced by the proposed building and/or use.
(j) That if the relief is granted, the surrounding neighborhood is not negatively impacted.

Planning Staff feels that the applicant has adequately shown compliance with the criteria as specified in §170-19.B.1. This project is similar to other lots in the immediate area in terms of building massing and distance to the front property line. Coupled with the topographic constraints the lot presents, staff is in favor of granting this Conditional Use Permit.

Chapter 170-20.B.2 outlines the criteria for granting a Conditional Use Permit for relief within the CBD Zoning District. Staff feels this proposal meets those criteria which include:

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

Staff feels the applicant has met said criteria.

The Planning Department recommends the Planning Board make the necessary and supporting findings of fact, and approve the Conditional Use Permit with the following subsequent conditions, as the plans meet the standards outlined:

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

1. Provide physical and digital copies (including CAD) of complete plan set, which additionally shall include:
   1.1. The owner's signatures;
   1.2. The Planning File #COND-2026-0012;
   1.3. The stamp and signature of the LLS on the final plans; and
2. Receive Conditional Use Permits from the CBD-R District's Front Build-to Line, Side Setback, and Rear Setback (COND-2026-0005, 13, and 14)
3. Work with the Planning Department to endorse a development agreement per Chapter 170-20B(3) and then record at SCRD.

Motion: D. Dunn moved to approve the Conditional Use Permit with the subsequent conditions. Seconded by K. Mavrogeorge. Vote: U/A

STAFF RECOMMENDATION: Non-Environmental CUP Criteria and CBD CUP Criteria (COND-2026-0013, Side Setback)

Chapter 170-19.B.1 outlines the criteria for granting a Conditional Use Permit for relief. Staff feels this proposal meets those criteria which include:

(a) That both public and private buildings and landscaping shall contribute to the physical definition of rights-of-way as civic spaces.
(b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.
(c) That the design of streets and buildings shall reinforce safe environments, but not at the expense of accessibility.
(d) That architecture and landscape design shall grow from local climate, topography, history, and building practice.

(e) That buildings shall provide their inhabitants with a clear sense of geography and climate through energy-efficient methods via a mixture of elements including windows, floor plan, and public and private space.
(f) That encourage civic buildings and other public gathering places be provided as locations that reinforce community identity and activity.
(g) That civic buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the City.
(h) That the preservation and renewal of historic buildings shall be facilitated.
(i) That the harmonious and orderly evolution of urban areas shall be advanced by the proposed building and/or use.
(j) That if the relief is granted, the surrounding neighborhood is not negatively impacted.

Planning Staff feels that the applicant has adequately shown compliance with the criteria as specified in §170-19.B.1. Staff would note that the majority of the structures in this neighborhood are noncompliant with underlying zoning setbacks. Coupled with the topographic constraints the lot presents, staff is in favor of granting this Conditional Use Permit.

Chapter 170-20.B.2 outlines the criteria for granting a Conditional Use Permit for relief within the CBD Zoning District. Staff feels this proposal meets those criteria which include:

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

Staff feels the applicant has met said criteria.

The Planning Department recommends the Planning Board make the necessary and supporting findings of fact, and approve the Conditional Use Permit with the following subsequent conditions, as the plans meet the standards outlined:

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

1. Provide physical and digital copies (including CAD) of complete plan set, which additionally shall include:
   1.1. The owner's signatures;
   1.2. The Planning File #COND-2026-0013;
   1.3. The stamp and signature of the LLS on the final plans; and
2. Receive Conditional Use Permits from the CBD-R District's Front Build-to Line, Side Setback, and Rear Setback (COND-2026-0005, 12, and 14)
3. Work with the Planning Department to endorse a development agreement per Chapter 170-20B(3) and then record at SCRD.

Motion: G. DeBoer moved to approve the Conditional Use Permit with the subsequent conditions. Seconded by D. Dunn. Vote: U/A

STAFF RECOMMENDATION: Non-Environmental CUP Criteria and CBD CUP Criteria (COND-2026-0014, Rear Setback)

Chapter 170-19.B.1 outlines the criteria for granting a Conditional Use Permit for relief. Staff feels this proposal meets those criteria which include:

(a) That both public and private buildings and landscaping shall contribute to the physical definition of rights-of-way as civic spaces.
(b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.

(c) That the design of streets and buildings shall reinforce safe environments, but not at the expense of accessibility.
(d) That architecture and landscape design shall grow from local climate, topography, history, and building practice.
(e) That buildings shall provide their inhabitants with a clear sense of geography and climate through energy-efficient methods via a mixture of elements including windows, floor plan, and public and private space.
(f) That encourage civic buildings and other public gathering places be provided as locations that reinforce community identity and activity.
(g) That civic buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the City.
(h) That the preservation and renewal of historic buildings shall be facilitated.
(i) That the harmonious and orderly evolution of urban areas shall be advanced by the proposed building and/or use.
(j) That if the relief is granted, the surrounding neighborhood is not negatively impacted.

Planning Staff feels that the applicant has adequately shown compliance with the criteria as specified in §170-19.B.1. Staff would note that several of the surrounding structures in this neighborhood are non-compliant with underlying rear setbacks. Coupled with the topographic constraints the lot presents, staff is in favor of granting this Conditional Use Permit.

Chapter 170-20.B.2 outlines the criteria for granting a Conditional Use Permit for relief within the CBD Zoning District. Staff feels this proposal meets those criteria which include:

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

Staff feels the applicant has met said criteria.

The Planning Department recommends the Planning Board make the necessary and supporting findings of fact, and approve the Conditional Use Permit with the following subsequent conditions, as the plans meet the standards outlined:

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

1. Provide physical and digital copies (including CAD) of complete plan set, which additionally shall include:
   1.1. The owner's signatures;
   1.2. The Planning File #COND-2026-0014;
   1.3. The stamp and signature of the LLS on the final plans; and
2. Receive Conditional Use Permits from the CBD-R District's Front Build-to Line, Side Setback, and Lot Coverage (COND-2026-0005, 12, and 13)
3. Work with the Planning Department to endorse a development agreement per Chapter 170-20B(3) and then record at SCRD.

E. Salovitch expressed concern about the diminishing of the rear setback with the proposal.

Motion: D. Glennon moved to approve the Conditional Use Permit with the subsequent conditions. Seconded by D. Dunn. Vote: 7-1 with Salovitch opposed

F. Consideration and acceptance of a Transfer of Development Rights for Corey Mackoul, Assessor's Map 17, lot 38, zoned R-12, located at 89 Stark Avenue. (Proposal is to request two (2) units through TDR for a total of four (4) units.) *(TRAN-2026-0003)

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D. Benton explained that the Applicant is proposing to purchase two residential units through TDR, for a project total of four residential units, with one single-family home currently existing on site.

Review by the Technical Review Committee was not required for the TDR proposal, but would be required for Site Review.

D. Benton explained that the applicant has chosen to come before the board as the first step to hear feedback on the density request prior to going to TRC and then site plan review.

Bob Stowell, Tritech Engineering, represented the application and explained the density request, showed the proposed site plan, addressed utilities and other details in the packet provided.

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

Public hearing opened.
Greg Knight, 7 Hayes Ln, abutter believes the application is not complete to the TDR standards. Lot sizes are not clear and if averaged do not meet the 12,000sf requirement, no 30-foot buffer is shown on the plan, Bio 1 on the plan shows no details about capacity therefore runoff cannot be determined. The existing home has been sitting vacant, is not maintained and renovations have not begun as intended.

Kristen Lanzor, 93 Stark Ave, abutter noted the property line is 4' from her home which concerns her. She is opposed to the project and is concerned about the impact of the natural area and loss of trees, the added traffic and pavement, noise and lighting. She read from the applicant's narrative in relation to conservation and wildlife and listed all of the wildlife she has witnessed on the lot.

Gretchen Knight, 7 Hayes Ln, abutter explained how the project as proposed does not fit in with the neighborhood due to lot size/ density proposed and setbacks.

William Seubert, 4 Hayes Ln agreed with all the abutter comments in addition to his concerns about environmental, infrastructure and quality of life impacts.

Eric Trufant, 3 Keating Ave agrees with his neighbors and is opposed to the project as proposed. He shared concerns about the grade as well.

Kevin Murphy, 100 Stark Ave expressed concerns about traffic safety on Stark Ave.

Robert Lanzor 93 Stark Ave is opposed to the project. The driveway will be mere feet away from their living space. He requested the board do a site visit. He expressed various concerns and impacts due to layout.

Brad Upson, 7 Renaud Ave is concerned about the density proposed. Three or four is too many on that lot. Two seems ok.

Paul Geraci, 2 Hayes Ln asked the board to look at the intent and requirements of TDR before making a decision.

Email received from Paula Ford, 6 Hayes Ln., who opposes the proposal, arguing that adding more units will increase noise, traffic, and reduce green space while setting a precedent for in the neighborhood.

Emails received from Kristen and Andrew Lanzer, 93 Stark Ave.

Email received from James Boos, 1 Hayes Ln., who opposes the proposal, cited concerns about density and the retention pond location, and suggests reducing the project to three units. They also criticize the TDR program as being misused and urge the City to reconsider or limit its application.

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Email received from Eric Poulin and Emily Ranauro, 3 Hayes Ln., who oppose the project, citing existing high noise pollution from Route 16 and concern that the development will worsen noise and reduce privacy by removing vegetation. Due to this, they argue the project would negatively impact neighbors.

Emails received from Gretchen Knight, 7 Hayes Ln.

Email received from Greg Knight, 7 Hayes Ln..
Public hearing closed.

Mr. Stowell addressed public comment:

- Layout and the balance of property owner rights to the subject property and both abutters whose homes are closer than normal to the property line. The proposal is their first layout attempt to be beneficial to all.
- Engineered plans have not been created yet, but will come at a later stage in the process
    - These plans are to start a discussion with the board about density
- 30-foot buffer is not applicable for this type of development
- Traffic assessment provided did not include accidents

D. Benton addressed public comment:

- A subcommittee is looking at the TDR as written as some clarifications are needed
    - They may be ready to bring recommendations to the board in April or May
- 30-foot no-cut, no-disturb buffer is not required for this type of development, but staff prefers to see as much screening as possible
- She explained the process: TDR / density may be voted on tonight by the board and if so, the project moves to Technical Review Committee for full review of defined plans and then back to Planning Board for final approvals.
    - Any vote of the density is a maximum and once the applicant comes back with plans, the board can still deny it or ask for a reduction if the plan doesn't work.

Board members shared some comments
D. Dunn is concerned about the density request for 4 units- it seems too much.
D. Glennon is not in favor of granting TDR at this location as there is no green space, no buffer to neighbors, no area for snow storage, too dense for this lot.
K. Mavrogeorge noted the concentration towards Stark St. Feedback for the applicant is that this request and design provides several concerns. The odd shaped lot does not lend itself to the design provided. Perhaps condensing to the back would work better. Four units looks tight, three would be better.
T. Allen is generally in favor of maximizing use of the land given the housing shortage, but he agrees with D. Glennon and doesn't see it for this lot.
G. DeBoer asked some clarifying questions which were addressed by staff and the applicant.
E. Salovitch is against any TDR on this lot and the project proposed is too dense. He addressed the 30-foot buffer confusion in the regulations.
A. Richer is not comfortable with the project given all the concerns raised.
G. DeBoer commented that the lot has some qualities that are favorable for TDR, but each lot still needs review as to whether TDR is appropriate and it does not seem so with this proposal.
G. Cruikshank appreciates the thought put into the proposal regarding single family home style and keeping homes away from other properties. It isn't the applicant's fault that the abutting homes are so close to the property lines. However, four units is too much. Possibly three would work depending on the layout.
K. Mavrogeorge suggested the board vote for a maximum of 3 units tonight and let the applicant come back with a new proposal.

D. Benton noted the various options for the applicant given the feedback heard tonight. The applicant prefers to continue the item.

Motion: E. Salovitch moved to continue the item to the April 28th meeting at 7pm in this room. Seconded by K. Mavrogeorge. Vote: U/A

The Vice-Chair announced Items G, H, I, J, and K would be heard together.

G. Consideration and acceptance of a Conditional Use Permit for Lafrance Bowden Hospitality II, LLC, Assessor's Map 17, Lot 76, zoned G, located at 47 Central Avenue. (Proposal is to allow a hotel use (or a lodging use exceeding 12 rooms) in the Gateway District.) *(COND-2026-0015)

H. Consideration and acceptance of a Conditional Use Permit for Lafrance Bowden Hospitality II, LLC, Assessor's Map 17, Lot 76, zoned G, located at 47 Central Avenue. (Proposal requests relief from the required 60% primary frontage build-out and the primary front built-to line of 5 feet minimum to 20 feet maximum in order to construct a 94-room hotel.) *(COND-2026-0016)

I. Consideration and acceptance of a Conditional Use Permit for Lafrance Bowden Hospitality II, LLC, Assessor's Map 17, Lot 76, zoned G, located at 47 Central Avenue. (Proposal requests relief from the required 60% secondary frontage build-out requirement to construct a 94-room hotel.) *(COND-2026-0017)

J. Consideration and acceptance of Conditional Use Permit for Lafrance Bowden Hospitality II, LLC, Assessor's Map 17, Lot 76, zoned G, located at 47 Central Avenue. (Proposal requests relief from the Gateway District streetscape standards to construct a 94-room hotel.) *(COND-2026-0018)

K. Consideration and acceptance of a Site Plan for Lafrance Bowden Hospitality II, LLC, Assessor's Map 17, Lot 76, zoned G, located at 47 Central Avenue. (Proposal is to construct a four-story, 50,120± s.f., 94-room hotel with associated patios, landscaping, parking, and utilities.) *(SITE-2026-0001)

D. Benton explained that the Applicant is proposing a four-story, 94-room extended stay hotel with 97 parking spaces at 47 Central Ave.

The applicant has applied for four CUPs in relation to this proposal, seeking relief from the streetscape standards, frontage build-to requirements, primary and secondary frontage build-out requirements, and to allow a hotel use. The requested dimensional relief primarily stems from the unique shape of the lot and the lack of reusable frontage, which totals approximately 47.5 feet and is associated with access lanes.

The Technical Review Committee reviewed the application at their February 19, 2026 meeting. Part of the TRC discussion and review focused on emergency access, surrounding municipal infrastructure including the crosswalk in the vicinity, floor plan layout, and the traffic impact statement.

David Sherborne, Architect Opechee Construction represented the application. They handed out additional materials to the board. He explained the existing site, the proposal including size, amenities, storm water and impervious surfaces.

He explained the various requests before the board tonight and gave explanations of each.

Traffic information was provided and compared to the property's previous use. Renderings were shown and explained.

The applicant addressed the topics of easement/ sidewalk access E. Salovitch inquired about.

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

Public hearing opened.
Steve Oliver, Birchwood Place is concerned about traffic and noted the lights are not timed well.
Public hearing closed.

STAFF RECOMMENDATION: Non-Environmental CUP Criteria and Gateway CUP Criteria (COND-2026-0015, Hotel Use)
Chapter 170-19.B.1 outlines the criteria for granting a Conditional Use Permit for relief. Staff feels this proposal meets those criteria which include:

(a) That both public and private buildings and landscaping shall contribute to the physical definition of rights-of-way as civic spaces.
(b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.
(c) That the design of streets and buildings shall reinforce safe environments, but not at the expense of accessibility.
(d) That architecture and landscape design shall grow from local climate, topography, history, and building practice.
(e) That buildings shall provide their inhabitants with a clear sense of geography and climate through energy-efficient methods via a mixture of elements including windows, floor plan, and public and private space.
(f) That encourage civic buildings and other public gathering places be provided as locations that reinforce community identity and activity.
(g) That civic buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the City.
(h) That the preservation and renewal of historic buildings shall be facilitated.
(i) That the harmonious and orderly evolution of urban areas shall be advanced by the proposed building and/or use.
(j) That if the relief is granted, the surrounding neighborhood is not negatively impacted.

Planning Staff feels that the applicant has adequately shown compliance with the criteria as specified in §170-19.B.1. The proposed use is expected to generate significantly fewer vehicle trips during typical weekdays and weekends than the prior on-site use, a fast-food restaurant, which is permitted by right.

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

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

Staff finds that the proposed hotel use is consistent with the intent of the stated criteria. Further, the use is limited to lodging without high-intensity commercial activities.
The Planning Department recommends the Planning Board make the necessary and supporting findings of fact, and approve the Conditional Use Permit with the following subsequent conditions, as the plans meet the standards outlined:

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

1. Approval of Site Plan (SITE-2026-0001);
2. Approval of Conditional Use Permits (COND-2026-0016, COND-2026-0017, and COND-2026-0018);
3. Work with the Planning Department to endorse a development agreement per Chapter 170-20B(3) and then record at SCRD.

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

STAFF RECOMMENDATION: Non-Environmental CUP Criteria and Gateway CUP Criteria (COND-2026-0016, Primary frontage build-out and the primary front built-to line)
Chapter 170-19.B.1 outlines the criteria for granting a Conditional Use Permit for relief. Staff feels this proposal meets those criteria which include:

(a) That both public and private buildings and landscaping shall contribute to the physical definition of rights-of-way as civic spaces.
(b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.
(c) That the design of streets and buildings shall reinforce safe environments, but not at the expense of accessibility.
(d) That architecture and landscape design shall grow from local climate, topography, history, and building practice.
(e) That buildings shall provide their inhabitants with a clear sense of geography and climate through energy-efficient methods via a mixture of elements including windows, floor plan, and public and private space.
(f) That encourage civic buildings and other public gathering places be provided as locations that reinforce community identity and activity.
(g) That civic buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the City.
(h) That the preservation and renewal of historic buildings shall be facilitated.
(i) That the harmonious and orderly evolution of urban areas shall be advanced by the proposed building and/or use.
(j) That if the relief is granted, the surrounding neighborhood is not negatively impacted.

Planning Staff feels that the applicant has adequately shown compliance with the criteria as specified in §170-19.B.1. Importantly, the site has constraints due to the shape that would make it nearly impossible to meet the primary frontage build-out and build-to requirements.

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

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

Staff feels the applicant has met said criteria and has considered the general design of the surrounding neighborhood with the proposed building placement and its placement is similar to the existing structure on site.

The Planning Department recommends the Planning Board make the necessary and supporting findings of fact, and approve the Conditional Use Permit with the following subsequent conditions, as the plans meet the standards outlined:

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

1. Approval of Site Plan (SITE-2026-0001);
2. Approval of Conditional Use Permits (COND-2026-0015, COND-2026-0017, and COND-2026-0018);
3. Work with the Planning Department to endorse a development agreement per Chapter 170-20B(3) and then record at SCRD.

Motion: D. Dunn moved to approve the Conditional Use Permit with the subsequent conditions. Seconded by K. Mavrogeorge. Vote: U/A

STAFF RECOMMENDATION: Non-Environmental CUP Criteria and Gateway CUP Criteria (COND-2026-0017, Secondary frontage build-out)

Chapter 170-19.B.1 outlines the criteria for granting a Conditional Use Permit for relief. Staff feels this proposal meets those criteria which include:

(a) That both public and private buildings and landscaping shall contribute to the physical definition of rights-of-way as civic spaces.
(b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.
(c) That the design of streets and buildings shall reinforce safe environments, but not at the expense of accessibility.
(d) That architecture and landscape design shall grow from local climate, topography, history, and building practice.
(e) That buildings shall provide their inhabitants with a clear sense of geography and climate through energy-efficient methods via a mixture of elements including windows, floor plan, and public and private space.
(f) That encourage civic buildings and other public gathering places be provided as locations that reinforce community identity and activity.
(g) That civic buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the City.
(h) That the preservation and renewal of historic buildings shall be facilitated.
(i) That the harmonious and orderly evolution of urban areas shall be advanced by the proposed building and/or use.
(j) That if the relief is granted, the surrounding neighborhood is not negatively impacted.

Planning Staff feels that the applicant has adequately shown compliance with the criteria as specified in §170-19.B.2. as this proposed site design balances the access and parking demands, and proximity to the Spaulding Turnpike.

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

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

Staff finds that the applicant has met the stated criteria and that a structure designed to meet the required secondary frontage build-out requirement would be inconsistent with the surrounding area.

The Planning Department recommends the Planning Board make the necessary and supporting findings of fact, and approve the Conditional Use Permit with the following subsequent conditions, as the plans meet the standards outlined:

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

1. Approval of Site Plan (SITE-2026-0001);
2. Approval of Conditional Use Permits (COND-2026-0015, COND-2026-0016, and COND-2026-0018);
3. Work with the Planning Department to endorse a development agreement per Chapter 170-20B(3) and then record at SCRD.

Motion: J. Sanborn moved to approve the Conditional Use Permit with the subsequent conditions. Seconded by E. Salovitch. Vote: U/A

STAFF RECOMMENDATION: Non-Environmental CUP Criteria and Gateway CUP Criteria (COND-2026-0018, Streetscape standards)
Chapter 170-19.B.1 outlines the criteria for granting a Conditional Use Permit for relief. Staff feels this proposal meets those criteria which include:

(a) That both public and private buildings and landscaping shall contribute to the physical definition of rights-of-way as civic spaces.
(b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.
(c) That the design of streets and buildings shall reinforce safe environments, but not at the expense of accessibility.
(d) That architecture and landscape design shall grow from local climate, topography, history, and building practice.
(e) That buildings shall provide their inhabitants with a clear sense of geography and climate through energy-efficient methods via a mixture of elements including windows, floor plan, and public and private space.
(f) That encourage civic buildings and other public gathering places be provided as locations that reinforce community identity and activity.
(g) That civic buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the City.
(h) That the preservation and renewal of historic buildings shall be facilitated.
(i) That the harmonious and orderly evolution of urban areas shall be advanced by the proposed building and/or use.
(j) That if the relief is granted, the surrounding neighborhood is not negatively impacted.

Planning Staff feels that the applicant has adequately shown compliance with the criteria as specified in §170-19.B.2. and the existing streetscape is primarily paved for the accessway and is proposed to remain.

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

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

Staff feels that this proposal complies with the Gateway CUP criteria and, of note, many of the abutting uses are commercial, and given the proximity to the Spaulding Turnpike, these streetscape standards are not currently present in the immediate area.

The Planning Department recommends the Planning Board make the necessary and supporting findings of fact, and approve the Conditional Use Permit with the following subsequent conditions, as the plans meet the standards outlined:

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

1. Approval of Site Plan (SITE-2026-0001);
2. Approval of Conditional Use Permits (COND-2026-0015, COND-2026-0016, and COND-2026-0017);
3. Work with the Planning Department to endorse a development agreement per Chapter 170-20B(3) and then record at SCRD.

Motion: D. Dunn moved to approve the Conditional Use Permit with the subsequent conditions. Seconded by K. Mavrogeorge. Vote: U/A

STAFF RECOMMENDATION- Site Plan:
Chapter 153-13 outlines Site development plan requirements. This plan meets those standards outlined. Therefore, the Planning Department recommends that the Planning Board make the necessary and supporting findings of fact, and vote to approve the Site Plan with the following subsequent conditions:

Subsequent Conditions to be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set for final Planning Board signature which additionally shall include:
   1.1. Permit File #SITE-2026-0001;
   1.2. Owner's signatures;
   1.3. Professional stamps and signatures;
2. Approval of Conditional Use Permits (COND-2026-0015, COND-2026-0016, COND-2026-0017, and COND-2026-0018);
3. Provide copy of approved NHDES Sewer Connection Permit;

Subsequent Conditions to Be Met Prior to Construction:

4. A preconstruction meeting must be held with City staff;
5. A hydrant flow test must be conducted in coordination with the Community Services Department, and the domestic water service design will be determined following the results of the hydrant flow test, subject to review of the Engineering Department;
6. City's standard site construction sign with the contact information for the general contractor must be displayed in a location approved by the City Engineer or Planning Director;

Subsequent Conditions to Be Met Prior to Building Permit:

7. Submit updated roof plan showing solar array for review;
8. Submit proposed generator size for review and approval by Inspections Services;
9. Payment of Water and Sewer Investment Fees, if applicable, at time of request of service;

Subsequent Conditions to Be Met Prior to Occupancy:

10. Issuance of Certificate of Occupancy;
11. Surety or other form of security acceptable to the City is provided for any unfinished work;
12. Design engineer to submit a construction certification letter to the City ensuring construction was completed in accordance with the plans and specifications approved by the City of Dover.

Motion: D. Dunn moved to approve the Site Plan with the subsequent conditions set by staff. Seconded by K. Mavrogeorge. Vote: U/A

5. STAFF COMMENT

- NH BEA's Office of Planning and Development holding their annual conference on May 9 if interested in attending, please let me know.
- TDR Subcommittee slated to meet again on Monday.
- Prior TRCs:
  - On March 19th: Review of conditionally approved TDR plan for 36 Forest St. This plan involves conversion of the existing single-family dwelling into a two-family dwelling and construction of a new two-family dwelling following TDR approval for the purchase of two units.

- Upcoming TRCs:
  - On March 26th: Site Plan proposal to construct ten, two-family dwelling units, with an existing two-family dwelling to remain on site, at 21 Old Rochester Rd.
  - On March 26th: Review of conditionally approved CUP plan for 13 Monroe St. This plan involves the demolition of an existing, dilapidated single-family home and the construction of two, two-family homes which had previously appeared before the Planning Board.

6. MEMBER COMMENTS

- K. Mavrogeorge
  - Public Works open house May 16th
- Planning Board Chair signed the following:
  - Development Agreement for CUP conditionally approved at 94 Portland Ave.
- D. Glennon
  - Proposes to pause hearing TDR requests until the subcommittee feedback has come in and the board can clarify the regulations confusing for the applicants and the public.

E. Salovitch agreed.
Discussion ensued.
D. Benton explained the logistics and potential schedule that the process could be finalized by City Council possibly in late summer or early fall.

Board members discussed a previous case, their decision, the appeal process details while discussing how to move forward if opposed to a project.

7. ADJOURNMENT

Motion: D. Glennon moved to adjourn at 9:35pm. Seconded by K. Mavrogeorge. Vote: U/A

DRAFT

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #TRAN-2025-0008

Application Type:	Transfer of Development Rights
Applicant(s):	6 Brick Road, LLC
Owner(s):	6 Brick Road, LLC
Location:	1-24 Jefferson Dr. (Assessor's Map 28, Lot 9-C)
Meeting Date:	April 14, 2026

INTENT: Proposal is to purchase four (4) residential units through Transfer of Development Rights (TDR).

AGENDA ITEM #: 3-A

FILE: TRAN-2025-0008

LOTS/UNITS PROPOSED: Four residential units are being proposed through TDR (six residential units total plus the existing 24 units)

OWNER/APPLICANT: 6 Brick Road, LLC

LOCATION: 1-24 Jefferson Dr. (Assessor's Map 28, Lot 9-C)

ACREAGE: 2.89± acres

ZONING DISTRICT: Office, Gateway

EXISTING/PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, Commercial

WAIVERS REQUESTED: N/A

ZBA ACTION: June 16, 2011: the Zoning Board of Adjustment (ZBA) granted two Variances allowing the existing density and layout on site (Z11-12 and Z11-13)

Jan. 15, 2026: the ZBA approved a Variance to permit a residential use on the first floor in the Office Zoning District (ZONE-2025-0039)

PERMITS REQUIRED: N/A

TECHNICAL REVIEW COMMITTEE: N/A

CONSERVATION COMMISSION: N/A

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for the previous meeting.

ATTACHMENTS: TDR Plan, Application Materials.

Summary of Request and Background:
The applicant is proposing to purchase four residential units through TDR, for a project total of six residential units.

There are 24 existing townhomes on the subject parcel at 1–24 Jefferson Drive (Tax Map 28, Lot 9-C). The parcel is primarily located within the Office (O) District, though the project area where the new units are being proposed is split between both the Office and Gateway (G) Districts.

On January 15, 2026, the Zoning Board of Adjustment (ZBA) approved a Variance to permit a residential use on the first floor in the Office District (ZONE-2025-0039). This relief is only applicable to the three proposed units labeled as "Building A" on the plan set, as the three units labeled "Building B" are within the Gateway District, and such relief is not required.

The existing density and layout on site were granted via two Variances by the ZBA on June 16, 2011 (Z11-12 and Z11-13). Variance Z11-12 granted relief from the allowed density in the Office District. Where up to a four-family dwelling would have otherwise been permitted, approval was granted for 24 residential units in townhouse structures. Variance Z11-13 granted relief from the requirement that structures within the Office District include nonresidential uses on the first floor.

Per §170-29.G(3)(b), in mixed-use or multi-family districts, the base density is to be derived from the underlying zoning. Prior to the lot line adjustment (LOTA-2023-0010), the site's base density was established at 24 units. The TDR calculation was therefore applied to the additional 8,000 square feet of property to determine any increase in base density. As this area is located entirely within the Gateway District, a mixed-use and multi-family district, the underlying density standard of 4,000 square feet per residential unit was used. Based on this calculation, the base density increased by two units, requiring the applicant to purchase the remaining four (4) units.

Staff reviewed the proposal and supplied a TDR memo to the applicant prior to the March 10, 2026 Planning Board meeting.

Following Planning Board consideration at the March 10, 2026 meeting, the Board voted to continue the item and requested a legal opinion regarding the addition of units beyond those approved under the granted variance in 2011, as well as information on the findings of fact from the original ZBA approval (Z11-12).

Staff have since asked the City Attorney to provide the Planning Board members legal consultation regarding the topic prior to the April 14, 2026 Planning Board meeting. Staff has provided the applicable zoning application information in the Planning Board's packet.

See reverse →

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #TRAN-2025-0008

Application Type:	Transfer of Development Rights
Applicant(s):	6 Brick Road, LLC
Owner(s):	6 Brick Road, LLC
Location:	1-24 Jefferson Dr. (Assessor's Map 28, Lot 9-C)
Meeting Date:	March 10, 2026

Review by the Technical Review Committee was not required for the TDR proposal, but would be required for Site Review.

Consistency with Land Use Regulations - TDR
§170-29 provides for additional density to be purchased through Transfer of Development Rights, provided that four criteria are met:

The proposal is consistent with the Master Plan; is compatible with the land uses on neighboring lots; is created on property served by public water and sanitary sewer; and not seeking permitted relief caused by additional density.

Staff notes that the applicant identified consistency with goals within the Vision and Conservation and Open Space Chapter of the Master Plan that support infill development, diverse housing opportunities, and the promotion of development within areas already served by municipal services.

The applicant described the project site and proposal within the context of the surrounding area and the underlying Office and Gateway Districts, highlighting that the site has a mix of surrounding offices and single-, two-, and multi-family dwellings.

Staff notes the proposed density of one unit per ±4,198 square feet of developable land is comparable to surrounding properties. This ratio also falls between the underlying Office and Gateway Districts; the Office District requires at least 5,000 square feet per unit for a 3-4 family dwelling and the Gateway District requires at least 4,000 square feet per unit if it's not mixed-use or rent-restricted.

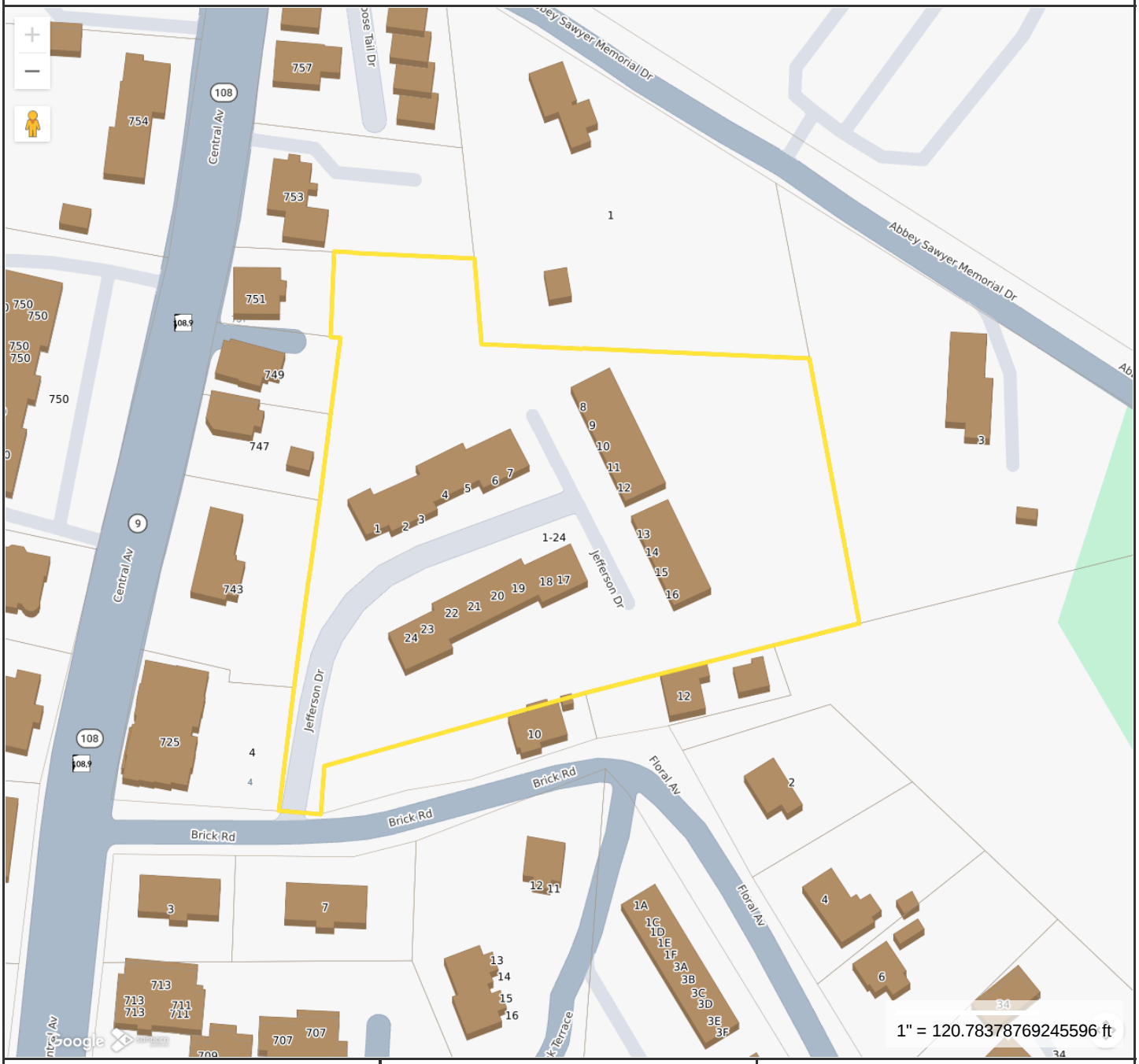
The lot is served by municipal water and sewer services and no environmental relief is required as proposed.

STAFF RECOMMENDATION - TDR:
The Planning Department recommends the Planning Board accept the application, open the public hearing, make findings, and vote on the TDR request or request further information. Should the Board vote to grant the TDR request, staff recommend it does so with the following subsequent conditions:

Subsequent Conditions to be Met Prior to Granting TDR:

1. A Site Plan application is required to be submitted for review and approval by the TRC and Planning Board;
2. The revised site plan would need to relocate the existing bioretention areas and stormwater management would need to be redesigned.
3. Payment of TDR fees;
4. Payment of water/sewer investment fees at time of request for service;
5. Revise and submit plan set to include:
   - 5.1. Owners' signatures;
   - 5.2. Surveyed plan signed and stamped by a LLA;
   - 5.3. The following notes:
     - 5.3.1. "This site plan uses the Transfer of Development Rights ordinance which allows for relief to the setbacks, lot area, frontage, density and intensity of the development. The Board granted TDR relief to purchase up to four units for a maximum total of six additional units on the subject lot."
6. Work with the Planning Department to endorse a development agreement per Chapter 170-20B(3) and then record at SCRD.

TRAN-2025-0008 1-24 JEFFERSON DRIVE



Property Information

Location	1 JEFFERSON DR
Owner	6 BRICK ROAD LLC
Land Use	114C
Zoning Code	O
Property Id	28009-C00000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/30/2023
Data updated Daily

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

To: Civilworks NE
From: Donna Benton, AICP
Cc: Robert Stowell, Tritech Engineering
Date: March 4, 2026
Re: TDR 1-24 Jefferson Dr.

ISSUE:
In February 2020, the Board recommended amendments to the Transfer of Development Rights (TDR) Ordinance. In June 2020, the Planning Board approved the amendments and on July 22, 2020, the City Council ratified them. One element is the requirement for staff to draft a review statement on the need for a sketch plan. Since then the criteria for TDR has also been amended.

INTENT:
This memo will serve as part of the staff report.

GOALS:
Provide background on balancing development vs. conservation needs and current housing shortage, and describe the TDR applications in Dover.

Background
On behalf of your client, you submitted a TDR plan for a residential project consisting of six (6) total units, four (4) of which are proposed to be purchased via TDR.

There are 24 existing townhomes on the subject parcel, Assessor's Map 28, Lot 9-C. The parcel is primarily located within the Office District, though the project area where the new units are being proposed is split between both the Office and Gateway Districts.

On Jan. 15, 2026, the Zoning Board of Adjustment (ZBA) approved a Variance to permit a residential use on the first floor in the Office District (ZONE-2025-0039). The existing density and layout on site were granted via two Variances by the ZBA on June 16, 2011 (Z11-12 and Z11-13). Variance Z11-12 granted relief from the allowed density in the Office District. Where up to a four-family dwelling would have otherwise been permitted, approval was granted for 24 residential units in townhouse structures. Variance Z11-13 granted relief from the requirement that structures within the Office District include nonresidential uses on the first floor.

Since the original approvals for the development at 1–24 Jefferson Dr., the lot lines have been adjusted, adding approximately 8,000 square feet of property, all within the Gateway Zoning District.

Per §170-29G(3)(b), in mixed-use or multi-family districts, the base density is to be derived from the underlying zoning. Prior to the lot line adjustment (LOTA-2023-0010), the site's base density was established at 24 units. The TDR calculation was therefore applied to the additional 8,000 square feet of property to determine any increase in base density. As this area is located entirely within the Gateway District, a mixed-use and multi-family district, the underlying density standard of 4,000 square feet per residential unit was used. Based on this calculation, the base density increased by two units, requiring the applicant to purchase the remaining four (4) units.

Staff performed this review based upon the information below, and is now providing the required staff report (Chapter 170-29 E.(4)a).

Project Information

Project:	1-24 Jefferson Dr., TDR
Where:	1-24 Jefferson Dr. (Assessor's Map 28, Lot 9-C)
What:	Six (6) units total. Four (4) units requested to be purchased through TDR. (in addition to the 24 existing units)
Acres:	2.89± acres
Zone:	Office, Gateway
Public Water:	Lot is served by municipal water.
Public Sewer:	Lot is served by municipal sewer.
Units:	Six (6) total units are proposed. As explained above, two (2) units, in addition to existing density, is considered to be the site's base density, requiring the purchase of four (4) units via TDR.
Relief:	No environmental relief would be required.

Staff Comment
When reviewing projects, review the context, discuss options with the applicant, and advise on the feasibility of requesting the purchase or exchange before or after designing a fully laid out plan.

In reviewing this project, we note:

- Traffic
  - Jefferson Drive is a private road accessed via Brick Road.
  - Brick Road is accessed via Central Avenue, a high-traffic, arterial road that serves as the primary connection to all area destinations and routes including the nearby Wentworth-Douglass Hospital.
  - The site is well connected to the surrounding sidewalk network, supporting walkability in the area.
  - The subject property is near multiple COAST bus stops providing transit access around Dover and the surrounding region.
- Layout/topography
  - There is an existing development with 24 townhomes onsite.
  - The undeveloped project area is mostly grass, however, there is bioretention area where the new construction is proposed.
  - The site has a mix of surrounding offices and single-, two-, and multi-family dwellings.
  - Upon approval, the site had a ratio of 1 unit per ±4,914 square feet of developable land. Following the lot line adjustment, and proposed increase in units, the proposed ratio is 1 unit per ±4,198 square feet of developable land. This ratio falls between the underlying Office and Gateway Districts; the Office District requires at least 5,000 square feet per unit for a 3-4 family dwelling and the Gateway District requires at least 4,000 square feet per unit if it's not mixed-use or rent-restricted.
  - The cumulative lot coverage of the development upon approval was around 17% and the proposed lot coverage would now be approximately 19%. The maximum lot coverage requirement for the underlying Office and Gateway Districts are both 50%.
- Environmental
  - There are no environmental conditions in the project area that would require relief.

Staff Recommendation

Staff notes that the applicant identified consistency with goals within the Vision and Conservation and Open Space Chapter of the Master Plan that support infill development, diverse housing opportunities, and the promotion of development within areas already served by municipal services.

The applicant described the project site and proposal within the context of the surrounding area and the underlying Office and Gateway Districts, highlighting that the site has a mix of surrounding offices and single-, two-, and multi-family dwellings.

Staff notes the proposed density of one unit per ±4,198 square feet of developable land is comparable to surrounding properties. This ratio also falls between the underlying Office and Gateway Districts; the Office District requires at least 5,000 square feet per unit for a 3-4 family dwelling and the Gateway District requires at least 4,000 square feet per unit if it's not mixed-use or rent-restricted.

The lot is served by municipal water and sewer services and no environmental relief is required as proposed.

Staff supports the request but would recommend conversations with abutting properties, particularly along Central Avenue, to ensure appropriate screening between the proposed units and existing single- and two-family homes. While Site Review would be required upon potential TDR approval, staff emphasizes the need for review of the site's intended stormwater management plan, given the current location of the bioretention area in the northwest portion of the property.

PLAN SNAPSHOT REPORT TRAN-2025-0008
FOR CITY OF DOVER, N.H.

Plan Type:	Transfer	**Project:**		**App Date:**	11/18/2025
Work Class:	Transfer of Development Rights	**District:**	None	**Exp Date:**	NOT AVAILABLE
Status:	Fees Due	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	

Description: The Applicant proposes to purchase 4 Non-restricted Multi-Family Units.

Parcel: 28009-C00000 Main	**Address:** 1-24 Jefferson Dr Dover, NH Main	**Zone:** O(Office)

Applicant
Tritech Engineering Corp.
755 Central Avenue
Dover, NH 03820
Business: (603) 742-8107

Owner
John O'Neill
Home: (978) 375-5153
Business: (978) 375-5153
Mobile: (978) 375-5153

Plan Custom Fields

Parcel Map/Lot	28/9C	Parcel Zoning Overlay	Conservation	Parcel Zoning	Gateway & Office
trandevdetail	To further develop Tax Map 28 Lot 9C with 7 additional units for a total of 31 units. The original Jefferson Drive development was approved in 2011 with 24 units in accordance with variances: Z 11-12 & Z 11-13 (Marcia Wentworth Revocable Trust). In 2024, 8,000 sq.ft of land in the Gateway District was purchased from Tax Map 28 Lot 10 in accordance with Boundary Line Adjustment plans recorded in the Strafford County Registry of Deeds # 12993 & 12994. Base density for the original development was 24 units. For the new area purchased in the Gateway district, 2 more units are allowed for a total allowable density of 26 units. The remaining 5 Non-restricted units will be purchased via the City of Dover Transfer of Development Rights (TDR) Ordinance.	Deed Book	3986 5140	Deed Page	60 135
Property Address	1-24 Jefferson Drive	Deed Date	01/18/2012 09/27/2023	Owner Name	6 Brick Road, LLC
Existing Parcel Size (Ac)	2.891	Owner Address	3 Quill Drive Suite 107, Barrington NH	Owner Phone	(978) 375-5153
Existing Parcel Size (sqft)	125932	Owner EMail	johnoneill.nh@gmail.com	Parcel Feedback	
Reference Plan ID Number:		Request Type	Residential	trandevpermits	NHDES Sewer Connection - Not yet submitted.

PLAN SNAPSHOT REPORT (TRAN-2025-0008)

Project Zone	Residential	New Change in Impervious/Paved Area (sq ft)	10350	Quantity of Non-Restricted Units	4
Relief Sought	Unit increase				

Attachment File Name	Added On	Added By	Attachment Group	Notes
2026.03.10_PlanningBoard.Agenda.pdf	02/24/2026 10:29	Blonigen, Rachel		PB Agenda

Invoice No.	Fee		Fee Amount	Amount Paid
INV-2025014594	Planning Transfer of Dev Rights Application Fee		$200.00	$200.00
		Total for Invoice INV-2025014594	**$200.00**	**$200.00**
INV-2026000633	Planning First Class Mailing		$60.00	$60.00
	Planning Verified Mailing to Abutters		$377.00	$377.00
	Planning Creation / Printing of Abutter Labels		$30.00	$30.00
	Planning Legal Notice		$120.00	$120.00
		Total for Invoice INV-2026000633	**$587.00**	**$587.00**
INV-2026000644	Planning Impervious Paved Area Fee		$724.50	$0.00
		Total for Invoice INV-2026000644	**$724.50**	**$0.00**
NOT INVOICED	Transfer of Dev Rights Fee - Non-Restricted		$72,000.00	$0.00
		Total for Invoice NOT INVOICED	**$72,000.00**	**$0.00**
		Grand Total for Plan	**$73,511.50**	**$787.00**

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		11/18/2025 17:08	11/18/2025 17:08
Confirm application complete v.1	Generic Action		11/18/2025 17:08
~~Technical Review Committee Meeting Agenda v.1~~	Task		11/18/2025 17:08
~~Land Use Plan Technical Review v.1~~	Receive Submittal		11/18/2025 17:08
~~Technical Review Committee Meeting v.1~~	Hold Meeting		11/18/2025 17:08
Planning Board v.1		11/18/2025 17:09	
Planning Board Agenda v.1	Task	11/18/2025 17:09	02/24/2026 10:30
Invoice for Notices v.1	Task	02/24/2026 10:30	02/25/2026 13:31
Send Notices v.1	Task	02/25/2026 13:30	
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
TRANSFER OF DEVELOPMENT RIGHTS APPLICATION

[Revision Date: October 1, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: 6 Brick Road, LLC Telephone # 978-375-3153

Address of Applicant: 3 Quill Lane Suite 107, Barrington NH 03825

E-Mail Address: johnoneill.nh@gmail.com office@stonearchcommunities.com

Name of Property Owner (if different from applicant): 6 Brick Road, LLC Telephone # 978-375-3153

Address of Property Owner: 3 Quill Lane Suite 107, Barrington NH 03825

PROPERTY INFORMATION

Assessor's Map # 28 Lot(s) # 9C

Address of Property: Jefferson Drive, Dover, NH

Zoning District(s) Office & Gateway Overlay District(s) Conservation District

Existing Use of Property: Multi-family residential

New impervious area (in s.f.): 10,350 sq.ft.

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 ☒ Increase by 4 units

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

Jefferson Drive currently has 24 townhouse style units. The applicant proposes to develop an additional 6 units, 4 of these units will be non-restricted and purchased through TDR.

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

Name of Professional That Prepared TDR Plans: Robert J. Stowell, Tritech Engineering Corporation

Address 755 Central Ave Dover, NH Telephone #: 603-742-8107

Professional License #: 9903 E-mail address: rjs@tritecheng.com

SIGNATURES

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

Signature of Property Owner: _____ Date: _____

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

Signature of Agent: _____ Date: 11/18/25

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: _____

CITY OF DOVER TRANSFER OF DEVELOPMENT RIGHTS
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
28	9C	6 Brick Road, LLC	3 Quill Lane Suite 107, Barrington NH 03825

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
John O'Neill	6 Brick Road, LLC	3 Quill Lane Suite 107, Barrington NH 03825

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Robert J. Stowell	Tritech Engineering Corporation	755 Central Ave, Dover, NH
Michael Mariano	Highland Soil Services	75 Prospect Street, Somersworth, NH

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD FEE SCHEDULE

(Revised February 10, 2020)

Below are the fees associated with plan review. 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 $150.00 x # _____ new lots created= $_____
- ☐ LOT LINE ADJUSTMENT $100.00 X # of lots involved= $_____
- ☒ TRANSFER OF DEVELOPMENT RIGHTS Application fee $150.00= $ 150
- ☐ SITE REVIEW – RESIDENTIAL $100.00 x # ____ per dwelling unit= $_____
- ☐ SITE REVIEW – NON-RESIDENTIAL (not to exceed $10,000)
  - o New construction $.15 sq. ft. x # _____ sq. ft.= $_____
  - o Additions (new floor space) $.10 per sq. ft. x # _____sq. ft.= $_____
- ☐ MOTEL/HOTEL $35.00 x # ___ per lodging unit= $_____
- ☐ CHANGE OF USE (not to exceed $5,000)
  - o Existing floor spaces $.10 per sq. ft. x # _____ sq. ft. = $_____
- ☐ CONDITIONAL USE PERMIT $150.00 x # _____ per application= $_____
- ☐ GRAVEL PIT/ EXCAVATIONS
  - o Application fee $50.00= $_____
  - o Permit fee $75.00= $_____
- ☐ EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN
  $50.00 x # ____ per hour of review (3 hour minimum)= $_____
- ☐ REQUEST FOR REZONING Application fee $150.00= $_____
- ☐ DRIVEWAY WAIVER Application fee $100.00= $_____

SUB TOTAL= $_____

AND

2. IMPERVIOUS PAVED AREA (for new development or additions to existing parking lots (not to exceed $10,000) $.07 sq. ft. x # _____= $_____

TOTAL PLAN REVIEW FEE= $_____

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 need to review the list and provide to this office 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
  - o Certified letters fee # _____ of x $8.00= $_____
- ☐ Certified letters fee: # of abutters _____ X $8.00= $_____
- ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X $1.00= $_____
- ☐ Creating/Printing Abutter Labels in triplicate per sheet _____ x $10.00= $_____

SUB TOTAL= $ 150

C. Fo**ster's newspaper public notice** fee $ _____

TOTAL NOTICE FEE= $_____

The above amount must be paid 28 hours prior to the Planning Board meeting, to be heard.

TRAN-2025-0008 **1 24 JEFFERSON DRIVE**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
29016-000000	728 CENTRAL AV	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
28033-000000	2 FLORAL AV	DUCLOS VALERIE BETH TRUSTEE	LESTER VALERIE REVOCABLE LIVING TRUST	2 FLORAL AVENUE	DOVER	NH	03820
28007-000000	757 CENTRAL AV	KNOX MARSH DEVELOPMENT LLC	6 GOOSE TAIL DR LLC 1, 2 & 3 & DIPALO PR	22 DUSTIN HOMESTEAD	ROCHESTER	NH	03867
28016-000000	12 BRICK RD	WINTLE ERIN		12 BRICK ROAD	DOVER	NH	03820
28013-000000	725 CENTRAL AV	DOVER COAST 725 CENTRAL LLC		24321 WOODSAGE DR	BONITA SPRINGS	FL	34134
28015-000000	10 BRICK RD	DOVER COAST BRICK LLC		24321 WOODSAGE DR	BONITA SPRINGS	FL	34134
28018-000012	711 CENTRAL AV	DOVER HILL CONDO LLC		15 GRANDVIEW DR	DOVER	NH	03820
28018-000018	707 CENTRAL AV	DUGRENIER JODY A		707 CENTRAL AVE UNIT 2	DOVER	NH	03820
28018-000020	707 CENTRAL AV	BROWN BENETA		711-2 CENTRAL AVE	DOVER	NH	03820
28032-000SL2	7 ABBEY SAWYER MEMORIAL DR	AT&T WIRELESS SERVICES INC	C/O AT&T TOWER PROPERTY TAX	1010 PINE ST, 6E-L-01	ST LOUIS	MO	63101
29017-000000	750 CENTRAL AV	CENTRAL COMMONS		750 CENTRAL AV	DOVER	NH	03820
28018-000005	709 CENTRAL AV	RALEY PAMELA S TRUSTEE	RALEY PAMELA S REVOCABLE LIVING TRUST	709 CENTRAL AVE #1	DOVER	NH	03820
28018-000010	709 CENTRAL AV	NICOLL JASON R		709 CENTRAL AVE #6	DOVER	NH	03820
28018-000015	713 CENTRAL AV	KORTH CHRISTOPHER C		713 CENTRAL AV UNIT 2	DOVER	NH	03820
28018-000001	707 CENTRAL AV	LAWSON NYLES A		707 CENTRAL AVE APT 1	DOVER	NH	03820
28018-000006	709 CENTRAL AV	BEHRMANN CHRISTIAN		709 2 CENTRAL AV	DOVER	NH	03820
28018-000007	709 CENTRAL AV	PRATT GEOFFREY D		709 CENTRAL AVENUE UNIT 3	DOVER	NH	03820
28018-000008	709 CENTRAL AV	HENRY LISA		709 CENTRAL AVE APT 4	DOVER	NH	03820
28018-000009	709 CENTRAL AV	HARRIS JAMES D & PETER B TRUSTEES	THE JAMES D HARRIS GENERATION SKIPPING T	709 5 CENTRAL AVE	DOVER	NH	03820
28018-000003	707 CENTRAL AV	CARRABBA MICHAEL J JR		707 CENTRAL AVE APT 3	DOVER	NH	03820
28018-000011	709 CENTRAL AV	709CENTRALAVENUEUNIT7 LLC		PO BOX 535	ROLLINSFORD	NH	03869
28018-000019	707 CENTRAL AV	RALEY PAMELA S TRUSTEE	RALEY PAMELA S REVOCABLE LIVING TRUST	709 CENTAL AVE UNIT 1	DOVER	NH	03820
28018-B00000	3 BRICK RD	BRICK ROAD HOLDINGS LLC		175 MARKET ST FLOOR 2	BRIGHTON	MA	02135
28018-000014	713 CENTRAL AV	MEEKS SHANNON		713 CENTRAL AVE UNIT 1	DOVER	NH	03820
28011-000000	749 CENTRAL AV	SULLIVAN TIMOTHY	KANE KAITLYN	90 NEWTON AVE	BRAINTREE	MA	02184
28032-000000	10 ABBEY SAWYER MEMORIAL DR	CITY OF DOVER		288 CENTRAL AVENUE	DOVER	NH	03820
28009-B00000	3 ABBEY SAWYER MEMORIAL DR	SLIWINSKI FREDERICK J		3 ABBEY SAWYER MEMORIAL DR	DOVER	NH	03820
28010-000000	751 CENTRAL AV	PEARL ANDREW R	PEARL KASSANDRA M	751 CENTRAL AVE	DOVER	NH	03820
28018-000017	707 CENTRAL AV	LAWSON NYLES A		707 CENTRAL AVE APT 1	DOVER	NH	03820
28032-000LSE	15 ABBEY SAWYER MEMORIAL DR	ANDREWS JAMES	A/K/A VERTICAL REALITY PROPERTIES CO	21 ECHO BROOK RD	ROCHESTER	NH	03839
28018-000000	707 CENTRAL AV	SADDLER HILL CONDO ASSOCIATION		707 CENTRAL AVE	DOVER	NH	03820
29012-000000	720 CENTRAL AV	GARRISON HILL PROPERTIES LLC		31 PICKENS AVE	SEABROOK	NH	03874
29100-000000	726 CENTRAL AV	MARKER 21 HOLDINGS LLC		130 CENTRAL AVE	DOVER	NH	03820
28025-000000	7 FLORAL AV	MCQUADE REALTY INC		PO BOX 1409	DOVER	NH	03820
28012-A00000	743 CENTRAL AV	M5 PROPERTIES LLC		171 SILVER ST	DOVER	NH	03820
28035-000000	4 FLORAL AV	HEDE GREGORY R & BONNIE T TRUSTEES	HEDE GREGORY AND BONNIE REVOCABLE LIVING	4 FLORAL AVENUE	DOVER	NH	03820
28018-000004	707 CENTRAL AV	MILLER MJ		133 WASHINGTON ST #14	DOVER	NH	03821
28009-A00000	753 CENTRAL AV	QUANTUM OFFICE LLC		755 CENTRAL AV	DOVER	NH	03820-3404
28012-000000	747 CENTRAL AV	KOZLOWSKI KRYSTIAN E		PO BOX 212	DOVER	NH	03821
28032-000SL1	9 ABBEY SAWYER MEMORIAL DR	SPRINT SPECTRUM LP	PROPERTY TAX DEPT	PO BOX 8430	KANSAS CITY	MI	64114-8430
28008-000000	1 ABBEY SAWYER MEMORIAL DR	ADAM AL-GHAITHY WENDIE &	ADAM AL-GHAITHY YUSEF	1 ABBEY SAWYER MEMORIAL DR	DOVER	NH	03820-2801
28018-000002	707 CENTRAL AV	DUGRENIER JODY A		707 CENTRAL AVE UNIT 2	DOVER	NH	03820
28018-C00000	7 BRICK RD	BRICK ROAD HOLDINGS LLC		175 MARKET ST FLOOR 2	BRIGHTON	MA	02135
28018-000013	711 CENTRAL AV	BROWN BENETA W		711 2 CENTRAL AV	DOVER	NH	03820
28018-000016	713 CENTRAL AV	KORTH CHRISTOPHER		713 CENTRAL AVE UNIT 3	DOVER	NH	03820
28019-A00000	OAK ST	MCQUADE REALTY INC		PO BOX 1409	DOVER	NH	03820
28037-000000	15 OLD ROLLINSFORD RD	WENTWORTH DOUGLASS HOSPITAL	C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR	SOMERVILLE	MA	02145
29019-000000	754 CENTRAL AV	TASKER GROVER L SR & SUSAN R TRUSTEES	TASKER FAMILY LIVING TRUST	756 CENTRAL AVE	DOVER	NH	03820
28009-C00000	1 JEFFERSON DR	6 BRICK ROAD LLC		3 QUILL LANE STE 107	BARRINGTON	NH	03825
		TRITECH ENGINEERING CORPORATION	ROBERT J STOWELL	755 CENTRAL AVENUE	DOVER	NH	03820
		HIGHLAND SOIL SERVICES	MICHAEL MARIANO	75 PROSPECT STREET	SOMERSWORTH	NH	03878

TRITECH
ENGINEERING CORPORATION

755 Central Avenue
Dover, New Hampshire 03820

Telephone 603.742.8107
Facsimile 603.742.3830

February 17, 2026

Donna Benton, AICP
Director of Planning & Community Development
City of Dover, Planning Department
288 Central Avenue
Dover, New Hampshire 03820

Subject: TDR Application
Dover Tax Map 28 Lot 9C
Jefferson Drive
Dover, New Hampshire
Job No. 23115

Dear Donna:

In November, on behalf of the applicant/ property owner 6 Brick Road, LLC, we submitted an application for Transfer of Development Rights (TDR). The property is shown as City of Dover Tax Map 28 Lot 9C and is located at Jefferson Drive on the north side of Brick Road and contains 2.891 acres. The property falls within the Gateway & Office Districts and Conservation Overlay Districts.

That application was not reviewed by the Planning Department as it was determined that a variance was required for units 1-3 to omit commercial uses from the first floor. On January 28th 2026, the Zoning Board of Adjustment granted the necessary relief. We have updated our application based on the Zoning Board approval and wish to proceed to the Planning Board with this TDR application.

The original 24 Unit Townhouse development was approved in 2011 with the following variances: to allow three story buildings on one lot, where a maximum of four apartments are allowed in accordance with Article IV Section 170-11 D, 170-12A and the table of uses for the Office zone (see Case # Z 11-12). Also, a variance to allow residential apartments to occupy the first floor in the four constructed three-story buildings where residential is allowed only on the second story or higher of newly constructed buildings was granted (see Case # Z 11-13).

In 2023, 8,000 sq. ft. (0.184 ac) of land in the Gateway District, referred to as Parcel "A" on plan entitled "Boundary Line Adjustment Plan" recorded in the Strafford County Registry of Deeds #12994 & #12993, was purchased from Tax Map 28 Lot 10.

The applicant proposes the further development of Tax Map 28, Lot 9C with 6 additional units for a total of 30 units. The base density for the original Jefferson Drive development in 2011 was 24 units. With the addition of the new area in the Gateway District, 2 additional units are allowed for a total allowable density of 26 units. The remaining 4 Non-Restricted units will be purchased via the City of Dover Transfer of Development Rights (TDR) Ordinance. Tritech Engineering has conducted an on-site survey and completed a topographic analysis as well as an as-built of the existing units and the results are depicted on the attached plans. The proposed construction will be limited to the northwest corner of Map 29 Lot 9C.

We look forward to meeting with the Planning Board at their March 10th meeting and discussing this development plan. Should the board approve this TDR application, the applicant will proceed with completing site engineering and present an application for Site Plan Review in the future.

Enclosed please find;

- Seven (7) Copies of this Submittal Letter
- Seven (7) Copies of the Transfer of Development Rights Application.
- Seven (7) Copies of the Transfer of Development Rights Narrative.
- One (1) Copy of the Full-Size Transfer of Development Rights Site Development Plan Package.
- Six (6) Copies of the Half-Size Transfer of Development Rights Site Development Plan Package.
- Seven (7) Copies of the Elevations & Streetscape of the Proposed Buildings.

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.

Robert J. Stowell, P.E., L.L.S.
President

RJS / cmp
Enclosures
\\23115 TDR Only Ltr

TDR NARRATIVE

for

JEFFERSON DRIVE EXPANSION

Jefferson Drive
Dover New Hampshire
February 2026

Chapter 170-27.G.(8) explains the criteria the Planning Board considers when determining the applicability of TDR regulations. "Regardless of the method utilized, any other provision in this Chapter to the contrary, the density or intensity of development of a receiving parcel may be increased by the Transfer of Development Rights so long as the increase in density or intensity:

- *Is consistent with the Master Plan.*
- *Is not incompatible with the land uses on neighboring lots (eg a multifamily building in a single family neighborhood).*
- *Is created on property served by public water and sanitary sewer.*
- *Any relief sought should not be caused by the additional density.*

Consistency with the Master Plan:

The proposed development aligns with the following key elements of Dover's Master Plan:

- High quality, low impact growth: This project supports responsible development, preserving the city's rural areas while concentrating residential and commercial activity near the urban core.
- Downtown vibrancy: By creating a walkable, family and pet friendly neighborhood, this project contributes to Dover's vision of an inviting and lively downtown area.
- Diversity of housing options: Our proposal supports the city's goal of providing housing for people of various ages, incomes, and backgrounds.

Addressing Housing Needs:

This project aligns with Dover's Master Plan, particularly the vision of "facilitating a balanced supply of safe and attractive housing for individuals and families of all incomes." Our intent is to redevelop the site using the Transfer of Development Rights (TDR) mechanism, which allows us to create a housing solution that meets the city's goals while respecting the site's characteristics.

Dover, like many municipalities, is facing a shortage of housing across all affordability levels, especially in what is commonly referred to as the "Missing Middle"- smaller-scale, higher density housing. Our proposal for an "In-Fill" development offers a solution by increasing density on a smaller footprint, prioritizing walkability, low-impact development, and affordability. This type of development is explicitly encouraged in the city's Master Plan.

A core value of the Distinctly Dover Vision states, "we are a City with an urban vibrancy, guided by intentional growth to create connected neighborhoods, attractive streetscapes, and accessible open space, while maintaining what makes Dover distinct." The project will connect to neighboring streets through Jefferson Drive. Attractive streetscapes will be protected through attractive architecture and landscaping. Fencing is proposed around the new units to be constructed which will provide privacy screening to abutting properties.

A main goal of the master plan is to protect ecosystems in particular parcels that protect river corridors and connect to open space areas. The goal of the City is to promote more intensive development served by public infrastructure and does not have conservation potential. While no open space is required for the project, through the TDR regulations, funds will be given to the City to invest and protect other open space lands. The site is not suitable for conservation land due to the location of the property as well as the size of the development. This area is not a prime habitat for many animals due to its close proximity

TDR NARRATIVE

for

JEFFERSON DRIVE EXPANSION

Jefferson Drive
Dover New Hampshire
February 2026

to Central Ave. The area proposed for development will not impact any critical areas or habitat for protected species. Another goal is to ensure Dover residents can access open space within a 10-minute walk from their home. There is a publicly accessible conservation and recreation land at the end of Abbey Sawyer Memorial Drive. There is a walking path at the end of Brick Road which leads to the conservation and recreation area

Compatibility with the land uses on neighboring lots:

The project is located in the Gateway & Office districts. The surrounding area is comprised of a mix of single family residential, multifamily units and office buildings. However, both recent and historic developments have been predominately multi-family.

Surrounding Neighborhood:

Recently Developed Multi-Family Properties:

- Jefferson Drive – 24 units / 2.708 ac = 0.11 ac/ unit
- 725-727 Central Ave – 15 units / 0.33 ac = 0.022 ac/unit
- 757 Central Ave – 7 units / 0.42 ac = 0.06 ac/unit
- 10 Brick Road – 2 units / 0.20 ac = 0.1 ac/unit

Long Standing Multi-Family Properties:

- 3 Brick Road – 6 units / 0.23 ac = 0.038 ac/unit
- 7 Brick Road – 6 units / 0.37 ac = 0.062 ac/unit
- Oak Terrace – 24 units / 2.28 ac = 0.095 ac/unit
- Floral Gardens – 48 units / 2.56 ac = 0.053 ac/unit
- 728 Central Ave – 8 units / 0.55 ac = 0.069 ac/unit
- 770 Central Ave – 8 Residential units / 0.55 ac = 0.069 ac/unit

Proposed Jefferson Drive Expansion:

- Jefferson Drive Expansion – 30 units / 2.891 ac = 0.096 ac/ unit

The proposed development fits in the existing neighborhood. The architecture of the proposed buildings will be similar to the existing units which will promote a seamless integration of the project.

Is created on property served by public water and sanitary sewer.

The development will tie into municipal water and sewer. The increase in demand will not have an effect on the municipal water and sewer systems.

Any relief sought should not be caused by the additional density.

There is no extra relief sought.

CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	**Council Chambers, City Hall –** 288 Central Ave., Dover, NH 03820
Meeting Date:	**Thursday, January 15, 2025**
Meeting Time:	**7:00 pm**

1. ATTENDANCE

Members Present: Anthony Sillitta (Chair), Nicholas Couturier (Vice Chair), Jackson Brown, Rich Onufry, Hilary Hamer (Alternate), Nicole Morin (Alternate)
Members Not Present: Chris Prior
Staff Present: Paul R. Crouser (Zoning Administrator)

Chair Sillitta called the meeting to order at 7PM.

2. APPROVAL OF MEETING MINUTES OF DECEMBER 18, 2025

Motion: Couturier moved to approve the minutes of December 18, 2025 as submitted. Seconded by Brown. Vote: U/A

3. HEARINGS

A. ZONE-2025-0040 Request for Rehearing of ZONE-2025-0038, Applicant: Scott Hogan, Esq., requests a rehearing of the variance granted on November 20, 2025 in which the owner of 18 Pearson Drive, Tax Map L, Lot 46-M, located in the Lot Density Residential District (R-20), was granted a Variance through **Section 170-12(B),** to allow for the construction of an addition to an existing single-family home to create a two-family dwelling where the minimum lot area for such a project requires 30,000 s.f. of lot area, whereas the existing lot has only 17,224 s.f.

Hamer declared an attorney/client relationship with the counsel who presented the matter so recused herself from the item.

Sillitta noted Morin will be a voting member for the item.

Sillitta explained the rehearing request procedures and timelines if granted.

Background:
On November 20, 2025, Fergus Cullen, the owner of 18 Pearson Drive, was granted a variance from sections 170-11(B) and 170-12(B) of the Zoning Ordinance, to allow for the construction of an addition to an existing single-family home, to create a two-family dwelling where the minimum lot area for such a project requires 30,000 s.f. of lot area, whereas the existing lot has only 17,224 s.f. Mr. Cullen asserted that the proposed construction of a second unit constituted a conversion of an existing single-family structure, which, given the lot's and units' size, would be permitted by right. Staff viewed the expansion, which effectively doubled the existing square footage, to be a creation, and thus made an administrative decision to the same effect which necessitated the variance relief. Substantial evidence in support of the variance, and more so, the lack of public benefit in denying the variance, were discussed on the record of the 11/20/2025 meeting, which include the ambiguity of "conversions" vs. "creations" within the ordinance, existing dimensional nonconformities present on the lot, and the numerous alternatives available to the property owner which would yield the same, and in some cases more, units (and therefore impacts) than the project's proposal – all of which would be permissible by right and would not be subject to ZBA review.

Board members discussed the request for rehearing:

Onufry: Does not find a valid point for a rehearing within the materials presented by the applicant. Stated that many of the points brought up in the rehearing request failed to prove that the Board deliberated or voted in a way in which they were not legally permitted. The rehearing request failed to identify a good reason for which the rehearing should be granted.

Brown: Stated that he concurred with all of Onufry points which were just stated. He then sought clarity as to whether the Chair was within the rules by making the request to grant the variance himself. P. Crouser confirmed as a voting member he was within his rights to make a motion.

Motion: Couturier moved to deny the rehearing request as the board does not find a reason for a rehearing was established. Seconded by Onufry. Vote: U/A

B. ZONE-2025-0039 Applicant: 6 Brick Road, LLC, 1-24 Jefferson Drive, Tax Map 28, Lot 9-C, located in the Office District (O) and Gateway District (G), requests a Variance from Section 170-12(B), Office District Table of Uses, footnote 4, to permit residential dwelling units in the first floor of a newly constructed structure.

The Vice Chair noted Morin will be a voting member for this item.

The subject parcel for this variance request is located on Jefferson Drive, a private development located off of Brick Road. The development consists of 24 townhouse units with parking and related infrastructure, the original plan for which (P11-42) was approved by the Planning Board on October 26, 2011, with preceding variances to permit the same relief sought currently being granted on June 16, 2011.

On September 16, 2023, the Planning Board approved a lot line adjustment plan which merged a vacant 8,000 s.f. parcel within the Gateway District to the subject parcel (1-24 Jefferson Dr.), which falls within the Office District, thus creating a singular split-zoned parcel.

Given that the property now has additional developable area, the owner is seeking to construct six (6) additional townhouse units, three (3) which fall within the Office District and three (3) within the Gateway District. While the units within the Gateway District are permitted by right, those within the Office District, as they were back in 2011, are approved only if located in the second story or higher of a newly constructed structure, thus necessitating the variance.

Bob Stowell, TriTech Engineering presented the item and explained the history of the project and the request for variance for the additional units proposed now that additional land has been acquired.

Public Hearing opened.
No one spoke
Public Hearing closed.

Staff recommendation: Staff supports the granting of this variance request for two core reasons.
First and foremost, the same variance relief was granted at this project's inception. Existing precedent of the same variance relief on the same property and same zone in and of itself is justification for approval in Staff's Opinion.
Secondly, to force a non-residential use in the first floor of three (3) new buildings in a 24-unit, all residential development is not in keeping with the spirit of the ordinance. Staff would question the viability of any sort of commercial use on the first floor of the proposed structures due to the seclusion of the residential neighborhood, the opposition to increased traffic by the neighborhood's residents, and the lack of commercial visibility for potential tenants being setback from Central and tucked into a residential development.
Based on the evidence presented, Staff recommends that this Board approve this variance request with a single condition:

1. Any existing site lighting spillover onto abutting properties shall be remedied to the satisfaction of the Planning Board during the Site Review process.

Board discussion:
Hamer: supports the variance request as commercial units in that area would not work. That part of the parcel is not even visible from the road.

Motion: Couturier moved to grant the request based on legal precedent and the criteria having been met through the packet presented with the condition provided by staff. Brown seconded. Vote: U/A

4. OTHER BUSINESS

Organizational meeting:
Motion: Sillitta moved to nominate Chris Prior for Chair. Couturier seconded. Vote: 6 in favor
Motion: Couturier moved to nominate Sillitta for Vice Chair. Vote: 6 in favor

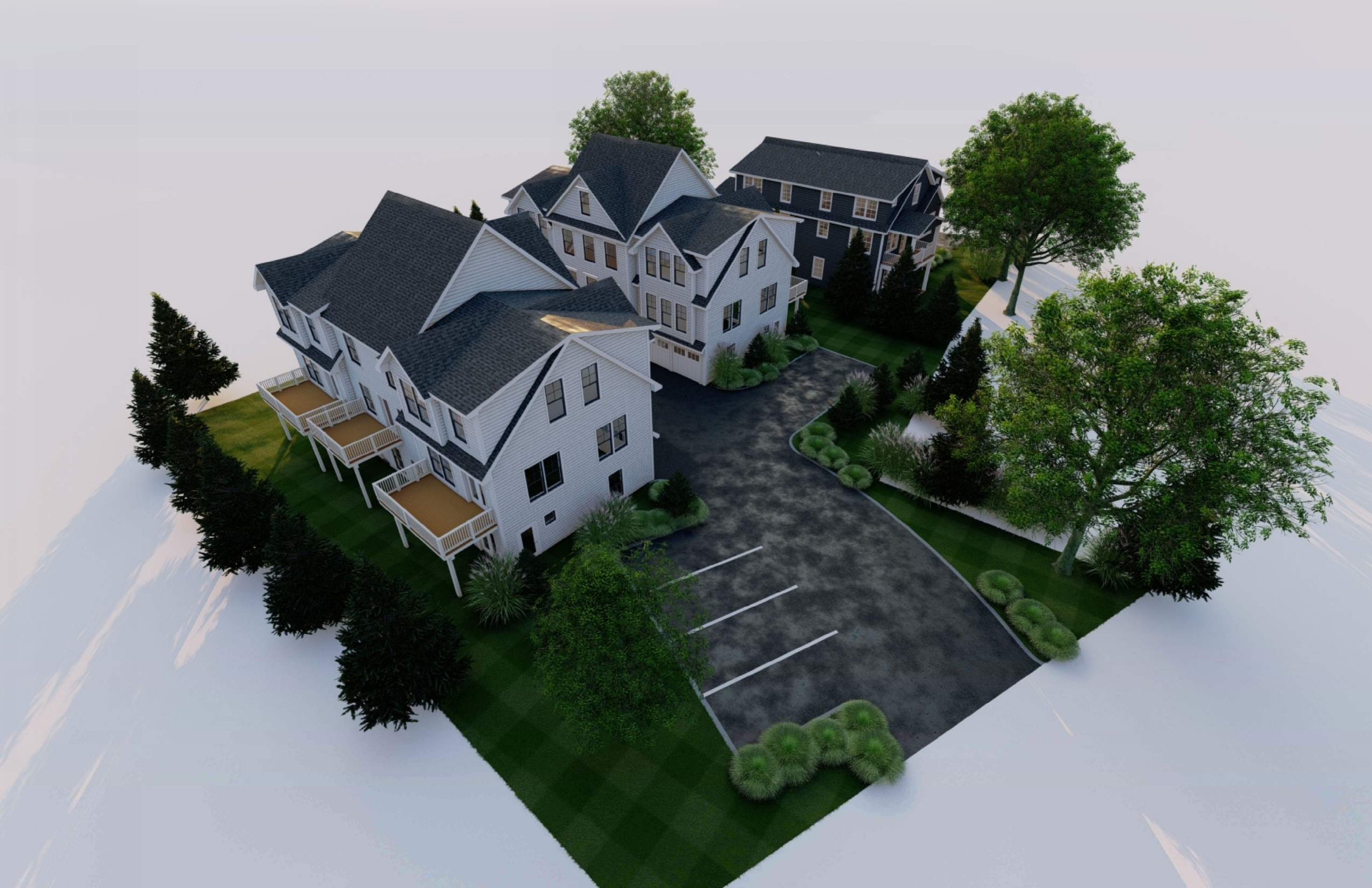
The board discussed administrative preferences for attendance.

5. ADJOURN

Motion: Hamer moved to adjourn at 7:20pm. Couturier seconded. Vote: U/A







TDR

SITE DEVELOPMENT PLANS

JEFFERSON DRIVE EXPANSION

JEFFERSON DRIVE

DOVER, NEW HAMPSHIRE

LIST OF PLANS

T-1 – TITLE SHEET
T-2 – NEIGHBORHOOD PLAN
EX-1 – EXISTING CONDITIONS PLAN (1"=30')
SN-1 – GENERAL NOTES PLAN
SP-1 – GENERAL SITE PLAN (1"=30')
SP-2 – SITE CONSTRUCTION PLAN (1"=10')

OWNER / APPLICANT
6 BRICK ROAD LLC.
3 QUILL LANE
SUITE 107
BARRINGTON, NEW HAMPSHIRE

CIVIL ENGINEER - SURVEYOR
TRITECH ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE

WETLAND & SOIL SCIENTIST
HIGHLAND SOIL SERVICES
75 PROSPECT STREET
SOMERSWORTH, NEW HAMPSHIRE

LANDSCAPE ARCHITECT
TERRAIN
PLANNING & DESIGN LLC
31 KAST HILL ROAD
HOPKINTON, NEW HAMPSHIRE

TRAFFIC ENGINEER
TEPP, LLC.
93 STILES ROAD, SUITE 201
SALEM, NEW HAMPSHIRE

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3630

ISSUED FOR PLANNING BOARD REVIEW
February 17, 2025

REVISIONS
DATE: DESCRIPTION:
2-17-26 REVISED PER ZBA APPROVAL

LICENSED LAND SURVEYOR
STATE OF NEW HAMPSHIRE
No. 9641
ROBERT J. STOWELL
SURVEY

STATE OF NEW HAMPSHIRE - PROFESSIONAL ENGINEER
ROBERT J. STOWELL
No. 13,241
ENGINEER

TITLE SHEET

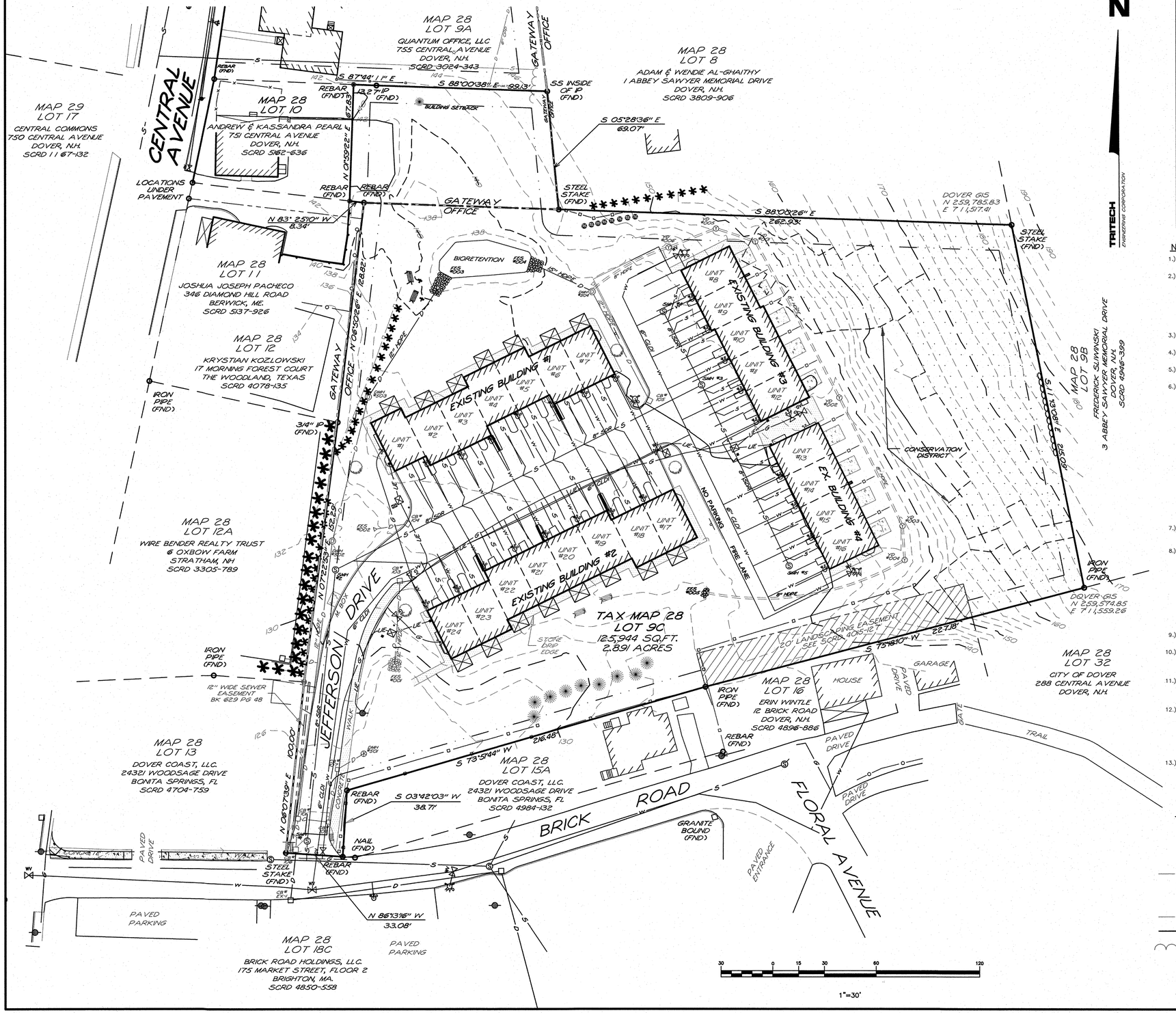
JEFFERSON DRIVE EXPANSION

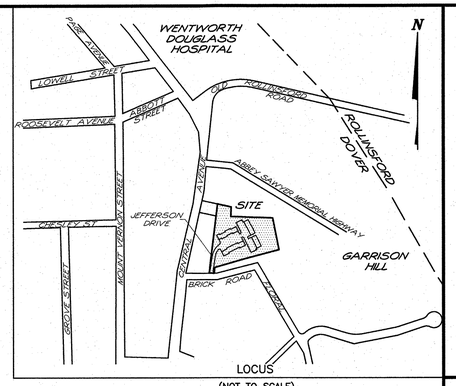
TAX MAP 28 LOT 9C
JEFFERSON DRIVE
DOVER, NEW HAMPSHIRE

NOVEMBER 18, 2025 JOB No. 23115

SHEET No. **T-1**


CENTRAL AVENUE
JEFFERSON DRIVE
BRICK ROAD
FLORAL AVENUE
ABBEY SAWYER MEMORIAL DRIVE
MAP 28 LOT 12
MAP 28 LOT 11
MAP 28 LOT 10
MAP 28 LOT 9
MAP 28 LOT 8
MAP 28 LOT 6C
MAP 28 LOT 5B
MAP 28 LOT 32
MAP 28 LOT 5A
MAP 28 LOT 13
MAP 28 LOT 14
MAP 28 LOT 15
MAP 28 LOT 16
MAP 28 LOT 17
MAP 28 LOT 18
MAP 28 LOT 19
MAP 28 LOT 20
MAP 28 LOT 21
MAP 28 LOT 22
MAP 28 LOT 23
MAP 28 LOT 24
MAP 28 LOT 25
MAP 28 LOT 26
MAP 28 LOT 27
MAP 28 LOT 28
MAP 28 LOT 29
MAP 28 LOT 30
MAP 28 LOT 31
MAP 28 LOT 33
MAP 28 LOT 34
MAP 28 LOT 35
MAP 28 LOT 36
MAP 28 LOT 37
MAP 28 LOT 38
MAP 28 LOT 39
MAP 28 LOT 40
MAP 28 LOT 41
MAP 28 LOT 42
MAP 28 LOT





NOTES

1.) INTENT: TO SHOW THE EXISTING CONDITIONS OF DOVER TAX MAP 28 LOT 9C.

2.) CURRENT OWNER: MAP 28 LOT 9C
6 BRICK ROAD, LLC.
3 QUILL LANE, SUITE 107
BARRINGTON, N.H.

AUTHORIZED SIGNATURE

3.) TAX MAP 28 LOT 9C.

4.) TOTAL LOT AREA: 125,944 SQ.FT. – 2.891 ACRES

5.) PROJECT DEED REFERENCE: BOOK 3986 PAGE 60 & BOOK 5140 PAGE 135

6.) PROJECT PLAN REFERENCE:

LAND OF
HENRY TASKER AND
ERVING WENTWORTH
CENTRAL AVE
DOVER, N.H.
W.S. WHEELER
STATE OF NH
OCT, 1930 SCRD 4-2-6

SITE PLAN
745 CENTRAL AVE
DOVER, N.H.
LECLERC STOWELL ASSOCIATES
7-11-83

LIMITED SUBDIVISION
JAMES E. WENTWORTH AND
CHARLES E. & ELIZABETH C. TASKER
DOVER, N.H.
G.L. DAVIS & ASSOCIATES
JULY 1984 SCRD PLAN #25-50

SURVEY PLAN FOR
THE SCHWARTZ PROPERTY
IN DOVER, N.H.
BRUCE L. POHOPEK
JUNE 22, 1992 SCRD 32A-93

EXISTING CONDITIONS PLAN
THE ESTATE OF ANNIE O. GALT
753-755 CENTRAL AVENUE
DOVER, N.H.
TRITECH ENGINEERING CORP
APRIL 19, 2004

BOUNDARY LINE ADJUSTMENT PLAN
6 BRICK ROAD AND
THE SOJA-PARK BENNETT
REVOCABLE TRUST OF 1994
CENTRAL AVENUE & BRICK ROAD
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORP
AUGUST 22, 2023 SCRD 12994 & 3

7.) ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, POWER LINE, CROSS TRAVEL OR OTHER EASEMENTS HAVE BEEN REFERENCED IN A NOTE.

8.) ZONING: OFFICE
MIN. LOT SIZE: 10,000 SQ.FT.
MIN. FRONTAGE: 100 FT
MIN. SETBACKS:
FRONT: 12 FT
SIDE: 10 FT
REAR: 15 FT
MAX. COVERAGE: 50 %

GATEWAY
MIN. LOT SIZE: N/A
MIN. FRONTAGE: 60% MIN.
MIN. SETBACKS:
FRONT: 5' – 20'
SIDE: 10 FT
REAR: 15 FT
MAX. COVERAGE: 50 %

IN ADDITION TO THE OFFICE DISTRICT THIS PROPERTY FALLS WITHIN THE CONSERVATION OVERLAY DISTRICT

9.) VARIANCES, SPECIAL EXCEPTIONS, CONDITIONAL USE PERMITS: NONE

10.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 100,000, AND WAS ACCOMPLISHED USING A LEICA 703 TOTAL STATION, DURING THE MONTH OF JUNE, 2011.

11.) SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A – PANEL 0320E, MAP No. 33017C0330E, DATE: 9-30-2015).

12.) DURING THE MONTH OF OCTOBER, 2016 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987) ON THIS SITE. WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO VERY POORLY DRAINED SOILS WERE FOUND.

13.) MAP 28 LOT 10 HAS THE RIGHT TO ACCESS ACROSS DRIVEWAY AS DESCRIBED IN BOOK 389 PAGE 238 AND THE RIGHT TO MAINTAIN SEWER LINE ACROSS MAP 28 LOT 11 AS DESCRIBED IN BOOK 389 PAGE 301. LAND DESCRIBED IN BOOK 1711 PAGE 521.

LEGEND

- REBAR WITH ID CAP TO BE SET
- UTILITY POLE
- FENCE POST
- STUMP
- SEWER MANHOLE
- S — SEWER LINE
- HYDRANT
- WATER GATE VALVE
- W — WATER LINE
- WETLAND BOUNDARY (SEE NOTE 12)
- TREELINE
- ARBORVITAE
- SHRUBS
- WHITE PINES

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 749 8107
FAX 603 742 3330

ISSUED FOR PLANNING BOARD REVIEW
February 17, 2025

REVISIONS
DATE: DESCRIPTION:

LICENSED LAND SURVEYOR
NO. 884
ROBERT
STATE OF NEW HAMPSHIRE
STEPANSKI

EXISTING CONDITIONS PLAN

6 BRICK ROAD, LLC

JEFFERSON DRIVE
DOVER, NEW HAMPSHIRE

NOVEMBER 18, 2025 JOB No. 23115
SCALE: 1" = 30'

SHEET No.

EX-1

DOVER SITE PLAN REVIEW NOTES:

1. PLAN INTENT: TO FURTHER DEVELOP MAP 28 LOT 9C WITH 6 ADDITIONAL UNITS FOR A TOTAL OF 30 UNITS. THE ORIGINAL JEFFERSON DRIVE DEVELOPMENT WAS APPROVED IN 2011 WITH 24 UNITS IN ACCORDANCE WITH VARIANCES: Z 11-12 & Z 11-13 (MARCIA WENTWORTH REVOCABLE TRUST). IN 2023, 8,000 SQ.FT. OF LAND IN THE GATEWAY DISTRICT WAS PURCHASED FROM TAX MAP 28 LOT 10 IN ACCORDANCE WITH BOUNDARY LINE ADJUSTMENT PLANS RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS #12993 & 12994. BASE DENSITY FOR THE ORIGINAL DEVELOPMENT WAS 24 UNITS. FOR THE NEW AREA PURCHASED IN THE GATEWAY DISTRICT, 2 MORE UNITS ARE ALLOWED FOR A TOTAL ALLOWABLE DENSITY OF 26 UNITS. THE REMAINING 4 UNRESTRICTED UNITS WILL BE PURCHASED VIA THE CITY OF DOVER TRANSFER OF DEVELOPMENT RIGHTS (TDR) ORDINANCE.

2. OWNERS OF RECORD: 6 BRICK ROAD, LLC.
3 QUILL LANE, SUITE 107
BARRINGTON, N.H. 03825

3. THE PARCEL IS SHOWN AS:
LOT 9C, MAP 28 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.

4. THE SUBJECT PARCEL CONTAINS 2.891 ACRES (125,944 SQ. FT.) OF LAND. 0 ACRES ARE CURRENTLY IN CURRENT USE.

5. TITLE REFERENCE FOR THE PROJECT PARCEL(S) IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 3986, PAGE NO. 60 AND BOOK NO. 5140, PAGE NO. 135.

6. REFERENCE PLANS:
BOUNDARY LINE ADJUSTMENT PLAN, 6 BRICK ROAD AND THE SOJA-PARK BENNETT REVOCABLE TRUST OF 1994, CENTRAL AVENUE & BRICK ROAD, DOVER, NEW HAMPSHIRE, TRITECH ENGINEERING CORPORATION, AUGUST 22, 2023 SCRD 12993 & 12994.

7. ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, POWER LINE, CROSS TRAVEL, OR OTHER EASEMENTS SHALL BE REFERENCED IN A NOTE AND SHOWN ON THE PLAN.

8. CURRENT ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:
ZONING DISTRICT: OFFICE
SUB-DISTRICT: NONE
ZONING OVERLAY DISTRICTS: CONSERVATION
DIMENSIONAL REQUIREMENTS:

REQUIRED:	PROVIDED:
MINIMUM LOT SIZE: 10,000 SQ.FT.	10,000 SQ.FT.
MINIMUM LOT FRONTAGE: 100 FT.	100 FT.
MINIMUM YARD SETBACKS/BUILD-TO-LINES:	
FRONT 12 FT	12 FT
SIDE 10 FT	10 FT
REAR 15 FT	15 FT
ABUT-A-STREET 12 FT	12 FT
MAXIMUM/MINIMUM LOT COVERAGE 50%	50 %
MINIMUM/MAXIMUM BLDG. HEIGHT 45 FT.	45 FT.

9. OFF STREET PARKING REQUIREMENTS: NEW DEVELOPMENT

MAXIMUM:	PROVIDED:
PARKING DIMENSIONS: 9'x18'	9'x18'
AISLE DIMENSIONS: 24'	22'
MAXIMUM PARKING ALLOWED 14	18
ACCESSIBLE PARKING: 1	1

10. TO FURTHER DEVELOP MAP 28 LOT 9C WITH 6 ADDITIONAL UNITS FOR A TOTAL OF 30 UNITS. THE ORIGINAL JEFFERSON DRIVE DEVELOPMENT WAS APPROVED IN 2011 WITH 24 UNITS IN ACCORDANCE WITH VARIANCES: Z 11-12 & Z 11-13 (MARCIA WENTWORTH REVOCABLE TRUST). IN 2023, 8,000 SQ.FT. OF LAND IN THE GATEWAY DISTRICT WAS PURCHASED FROM TAX MAP 28 LOT 10 IN ACCORDANCE WITH BOUNDARY LINE ADJUSTMENT PLANS RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS #12993 & 12994. BASE DENSITY FOR THE ORIGINAL DEVELOPMENT WAS 24 UNITS. FOR THE NEW AREA PURCHASED IN THE GATEWAY DISTRICT, 2 MORE UNITS ARE ALLOWED FOR A TOTAL ALLOWABLE DENSITY OF 26 UNITS. THE REMAINING 4 UNRESTRICTED UNITS WILL BE PURCHASED VIA THE CITY OF DOVER TRANSFER OF DEVELOPMENT RIGHTS (TDR) ORDINANCE.

11. VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT INCLUDING THE CASE NUMBER AND DATE OF DECISION AND ANY CONDITIONS ARE AS FOLLOWS:
Z 11-12 MARCIA WENTWORTH REVOCABLE TRUST
6 BRICK ROAD, TAX MAP 28, LOT 9-C, A VARIANCE FROM THE TERMS OF ARTICLE IV, SECTION 170-11 D, 170-12 A & THE O ZONE TABLE OF USES, FOOTNOTE 5, TO CONSTRUCT 24 - 2 BEDROOM APARTMENTS IN 4 - THREE STORY BUILDINGS ON ONE LOT, WHERE A MAXIMUM OF FOUR APARTMENTS ARE ALLOWED.
Z 11-13 MARCIA WENTWORTH REVOCABLE TRUST
6 BRICK ROAD, TAX MAP 28, LOT 9-C, A VARIANCE FROM THE TERMS OF ARTICLE IV, SECTION 170-11 D, 170-12 A & THE O ZONE TABLE OF USES, FOOTNOTE 5, TO HAVE RESIDENTIAL APARTMENTS OCCUPY THE FIRST FLOOR IN THE FOUR NEWLY CONSTRUCTED THREE STORY BUILDINGS, WHERE RESIDENTIAL IS ALLOWED ONLY ON THE SECOND STORY OR HIGHER OF NEWLY CONSTRUCTED BUILDINGS.
ZONE 2025-0039 6 BRICK ROAD, LLC
1-24 JEFFERSON DRIVE, TAX MAP 28, LOT 9-C, LOCATED IN THE OFFICE DISTRICT (O) AND GATEWAY DISTRICT (G), REQUESTS A VARIANCE FROM SECTION 170-12 (B), OFFICE DISTRICT (O) ZONE TABLE OF USES, FOOTNOTE 4, TO PERMIT RESIDENTIAL DWELLING UNITS IN IN THE FIRST FLOOR OF A NEWLY CONSTRUCTED STRUCTURE.

12. CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD FOR THE PROPOSED USE OR STRUCTURE, INCLUDING THE CASE NUMBER AND DATE OF DECISION AND ANY CONDITIONS ARE AS FOLLOWS: NONE GRANTED

13. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY TRITECH ENGINEERING CORPORATION IN JUNE, 2011 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

14. AS-BUILT PLANS OF THE PROJECT SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER CITY ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.

15. SUBJECT PARCEL IS (IS NOT) LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA (COMMUNITY PANEL NUMBER 33017C 0330E, EFFECTIVE DATE: SEPTEMBER 30, 2015.

16. TOPOGRAPHIC SURVEY PERFORMED BY TRITECH ENGINEERING CORPORATION DURING FEBRUARY 2024.

17. ELEVATIONS ARE BASED ON U.S.G.S. NVD 1988 DATUM.

18. WETLANDS WERE DELINEATED BY MICHAEL MARIANO, CERTIFIED WETLANDS SCIENTIST, CERTIFICATION NUMBER 183, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE, IN OCTOBER, 2016. NO WETLANDS WERE OBSERVED.

19. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.

20. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND MUNICIPAL SEWER.

21. 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.

22. CONTRACTOR SHALL FOLLOW TO THE CONSTRUCTION SEQUENCING IDENTIFIED WITHIN THE PLANNING BOARD APPROVED PLAN SET. ANY DEVIATION FROM THAT SEQUENCING SHALL BE APPROVED BY THE CITY ENGINEER.

23. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBANCE AND BE PROVIDED FOR CONSTRUCTION SEQUENCING INCLUDING TEMPORARY MEASURES.

24. CONTRACTOR SHALL FOLLOW THE PERMANENT STABILIZATION MEASURES SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION AS NOTED WITHIN THE PLANNING BOARD APPROVED PLANS. ANY DEVIATION FROM THAT SEQUENCING SHALL BE APPROVED BY THE CITY ENGINEER.

25. 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.

26. ANY PERMANENT TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.

27. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO COMMENCING EARTH DISTURBANCE.

28. A CITY ENGINEER APPROVED CONSTRUCTION SIGN SHALL BE INSTALLED PRIOR TO COMMENCING EARTH DISTURBANCE. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR PLANNING DIRECTOR.

29. 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.

30. HOURS OF SITE WORK MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM - 6 PM, NO SATURDAY OR SUNDAY. NO SITE WORK SHALL BE DONE ON FEDERAL HOLIDAYS.

31. BUILDING ADDRESSES, INCLUDING APT AND UNIT NUMBERS (IF APPLICABLE), SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

32. THE PROPOSED USE FOR THE SITE IS MULTI-FAMILY RESIDENTIAL.

33. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: NHDES SEWER CONNECTION PERMIT

34. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO THE DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR OR THEIR DESIGNEE.

35. ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM THE CITY OF DOVER INSPECTION SERVICES.

36. ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM THE CITY OF DOVER INSPECTION SERVICES.

37. APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PROJECT (PTAP) PORTAL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. HTTPS://EXTENSION.UNH.EDU/STORMWATER-CENTER/PTAP

38. THE OWNER OF RECORD SHALL RECORD, AT THE REGISTRY OF DEEDS, DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.

39. FIRE DEPARTMENT ACCESS ROAD(S) SHALL BE INSTALLED AND MAINTAINED, IN ACCORDANCE WITH ALL APPLICABLE CODES, TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.

40. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.

41. IF A BUSINESS ESTABLISHMENT OR MULTI-FAMILY DWELLING CONTAINED IN A NEW, ALTERED OR REPAIRED STRUCTURE, A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE I, SECTION 45-2 OF THE CODE OF THE CITY OF DOVER.

42. APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.

43. THE (EXISTING OR PROPOSED) STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM, IF REQUIRED, BY CHAPTER 81- 30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NH BUILDING AND FIRE CODES.

44. 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 THE CITY OF DOVER INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE.

45. FIRE DEPARTMENT CONNECTION(S) SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13. ACCESS TO THE FDC SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES.

46. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL BE ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. (I.E. IBC, ANSI-117.1) AND NH RSA 155-A:5.

47. APPLICANT SHALL SUBMIT A LETTER CERTIFYING THE TIE IN LOCATIONS OR DISCHARGE POINTS FOR ALL SUMP PUMPS AND ROOF LEADERS FOR EXISTING STRUCTURES ON THE PROPERTY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

48. DESIGN ENGINEER OF RECORD OR SHALL PROVIDE SIGNED LETTER TO CITY ENGINEER CERTIFYING THAT THE STORMWATER MANAGEMENT SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH APPROVED PLANS.

49. THE APPLICANT SHALL PROVIDE THE CITY OF DOVER AN EASEMENT TO ACCESS WATERLINE AND HYDRANTS TO MAINTAIN WATER QUALITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

PLAN SET LEGEND

- WETLAND
- WETLAND BOUNDARY
- IRON PIPE
- UTILITY POLE
- TP — TEST PIT
- D — EXISTING STREET LIGHT
- G — EXISTING STONEWALL
- EXISTING 2 FT CONTOUR
- EXISTING 10 FT CONTOUR
- G — EXISTING GAS LINE
- W — EXISTING WATER LINE OR SERVICE
- WV — EXISTING WATER SHUTOFF
- EXISTING WATER GATE VALVE
- PROPOSED PROPERTY LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED EDGE OF GRAVEL
- 80 — PROPOSED CONTOUR
- PROPOSED HYDRANT
- W — PROPOSED END CAP WITH THRUST BLOCK
- WV — PROPOSED WATER GATE VALVE
- PROPOSED WATER SHUTOFF
- W — PROPOSED WATER LINE OR SERVICE
- PROPOSED VINYL STOCKADE FENCE
- U E&T — PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
- // — PROPOSED OVERHEAD ELECTRIC & TELEPHONE
- PROPOSED ELECTRICAL TRANSFORMER
- PROPOSED ELECTRICAL JUNCTION BOX
- PROPOSED STREET LIGHT
- PROPOSED UTILITY POLE
- D — PROPOSED DRAIN LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- UD — PROPOSED UNDERDRAIN
- PROPOSED FLARED END SECTION
- PROPOSED RIP RAP
- PROPOSED EASEMENT
- PROPOSED GUARDRAIL
- PROPOSED SILT FENCE OR SILT SOCK
- PROPOSED CONSTRUCTION FENCE
- PROPOSED SILT SOCK WITH ORANGE CONSTRUCTION FENCE OR ORANGE SILT FENCE
- PROPOSED STREET SIGN
- PROPOSED STOP SIGN
- PROPOSED STOP BAR
- PROPOSED STREET TREE
- PROPOSED TREELINE

TRITECH
ENGINEERING CORPORATION
795 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 9117
FAX 603 742 8350

ISSUED FOR PLANNING BOARD REVIEW
February 17, 2025

REVISIONS
DATE: DESCRIPTION:
2-17-26 REVISED PER ZBA APPROVAL

GENERAL NOTES PLAN

JEFFERSON DRIVE EXPANSION

JEFFERSON DRIVE
DOVER, NEW HAMPSHIRE

NOVEMBER 18, 2025 JOB No. 23115

SHEET NO.

SN-1

MAP 29
LOT 17
CENTRAL COMMONS
750 CENTRAL AVENUE
DOVER, N.H.
SCRD 11 67-132

CENTRAL AVENUE

MAP 28
LOT 9A
QUANTUM OFFICE, LLC
755 CENTRAL AVENUE
DOVER, N.H.

S 87°44'11" E
13.27'
S 88°00'38" E 99.13'

MAP 28
LOT 10
ANDREW & KASSANDRA PEARL
751 CENTRAL AVENUE
DOVER, N.H.
SCRD 5162-636

PROPOSED VINYL STOCKADE FENCE
BUILDING SETBACK
N 01°52'22" E 67.83'
S 05°28'36" E 69.07'

MAP 28
LOT 8
ADAM & WENDIE AL-GHAITHY
1 ABBEY SAWYER MEMORIAL DRIVE
DOVER, N.H.
SCRD 3809-906

BUILDING "B"
F.F.=41.05
6 5 4
BUILDING "A"
F.F.=41.05
3 2 1

GATEWAY OFFICE

N 83° 25'10" W
8.34'

MAP 28
LOT 11
TIMOTHY SULLIVAN &
KAITLYN KANE
90 NEWTON AVE
BRAINTREE, MA.
SCRD 5282-82

S 88°00'26" E
262.93'

DOVER GIS
N 259,785.83
E 711,517.41

R=37'
R=5'
R=5'

NO PARKING FIRE LANE
24'

EXISTING BUILDING #1
UNIT #1 UNIT #2 UNIT #3 UNIT #4 UNIT #5 UNIT #6 UNIT #7

EXISTING BUILDING #2
UNIT #17 UNIT #18 UNIT #19 UNIT #20 UNIT #21 UNIT #22 UNIT #23 UNIT #24

EXISTING BUILDING #3
UNIT #8 UNIT #9 UNIT #10 UNIT #11 UNIT #12

EX. BUILDING #4
UNIT #13 UNIT #14 UNIT #15 UNIT #16

CONSERVATION DISTRICT

MAP 28
LOT 9B
FREDERICK SLIWANSKI
3 ABBEY SAWYER MEMORIAL DRIVE
DOVER, N.H.
SCRD 3946-339

S 01°43'08" E 260.29'

MAP 28
LOT 12
KRYSTIAN KOZLOWSKI
P.O. BOX 212
DOVER, NEW HAMPSHIRE
SCRD 4078-135

GATEWAY OFFICE
N 08°50'26" E 123.82'

MAP 28
LOT 12A
M5 PROPERTIES, LLC
171 SILVER STREET
DOVER, NH
SCRD 5302-164

N 07°22'33" E
82.29'

4' BOX

JEFFERSON DRIVE

TAX MAP 28
LOT 9C
125,944 SQ.FT.
2.891 ACRES

STONE DRIP EDGE

20' LANDSCAPING EASEMENT
SEE SCRD 6015-127

S 75°18'10" W 227.18'

DOVER GIS
N 259,574.85
E 711,559.26

MAP 28
LOT 32
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, N.H.

12" WIDE SEWER EASEMENT
BK 629 PG 48

MAP 28
LOT 13
DOVER COAST, LLC.
24321 WOODSAGE DRIVE
BONITA SPRINGS, FL
SCRD 4704-759

N 06°07'39" E
100.00'

CONCRETE WALK

MAP 28
LOT 16
ERIN WINTLE
12 BRICK ROAD
DOVER, N.H.
SCRD 4896-886

HOUSE
GARAGE
PAVED DRIVE
PAVED DRIVE
PAVED DRIVE

S 73°51'44" W
216.48'

MAP 28
LOT 15A
DOVER COAST, LLC.
24321 WOODSAGE DRIVE
BONITA SPRINGS, FL
SCRD 4984-132

S 03°42'03" W
38.71'

BRICK ROAD

FLORAL AVENUE

PAVED ENTRANCE

CONCRETE WALK
PAVED DRIVE

PAVED PARKING
PAVED PARKING

N 86°13'16" W
33.08'

MAP 28
LOT 18C
BRICK ROAD HOLDINGS, LLC.
175 MARKET STREET, FLOOR 2
BRIGHTON, MA.
SCRD 4850-558

STATE TRAIL

N

(NOT TO SCALE)

NOTES

1.) INTENT: TO FURTHER DEVELOP MAP 28 LOT 9C WITH 6 ADDITIONAL UNITS FOR A TOTAL OF 30 UNITS. THE ORIGINAL JEFFERSON DRIVE DEVELOPMENT WAS APPROVED IN 2011 WITH 24 UNITS IN ACCORDANCE WITH VARIANCES: Z 11-12 & Z 11-13 (MARCIA WENTWORTH REVOCABLE TRUST). IN 2023, 8,000 SQ.FT. OF LAND IN THE GATEWAY DISTRICT WAS PURCHASED FROM TAX MAP 28 LOT 10 IN ACCORDANCE WITH BOUNDARY LINE ADJUSTMENT PLANS RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS #12993 & 12994. BASE DENSITY FOR THE ORIGINAL DEVELOPMENT WAS 24 UNITS. FOR THE NEW AREA PURCHASED IN THE GATEWAY DISTRICT, 2 MORE UNITS ARE ALLOWED FOR A TOTAL ALLOWABLE DENSITY OF 26 UNITS. THE REMAINING 4 UNRESTRICTED UNITS WILL BE PURCHASED VIA THE CITY OF DOVER TRANSFER OF DEVELOPMENT RIGHTS (TDR) ORDINANCE.

2.) CURRENT OWNER: MAP 28 LOT 9C
6 BRICK ROAD, LLC.
3 QUILL LANE, SUITE 107
BARRINGTON, N.H. 03825

AUTHORIZED SIGNATURE

3.) TAX MAP 28 LOT 9C.

4.) TOTAL LOT AREA: 125,944 SQ.FT. – 2.891 ACRES

5.) PROJECT DEED REFERENCE: BOOK 3986 PAGE 60 & BOOK 5140 PAGE 135

6.) PROJECT PLAN REFERENCE:

LAND OF HENRY TASKER AND ERVING WENTWORTH CENTRAL AVE DOVER, N.H. W.S. WHEELER STATE OF NH OCT, 1930 SCRD 4-2-6	SURVEY PLAN FOR THE SCHWARTZ PROPERTY IN DOVER, N.H. BRUCE L. POHOPEK JUNE 22, 1992 SCRD 32A-93
SITE PLAN 745 CENTRAL AVE DOVER, N.H. LECLERC STOWELL ASSOCIATES 7-11-83	EXISTING CONDITIONS PLAN THE ESTATE OF ANNIE O. GALT 753-755 CENTRAL AVENUE DOVER, N.H. TRITECH ENGINEERING CORP APRIL 19, 2004
LIMITED SUBDIVISION JAMES E. WENTWORTH AND CHARLES E. & ELIZABETH C. TASKER DOVER, N.H. G.L. DAVIS & ASSOCIATES JULY 1984 SCRD PLAN #25-50	BOUNDARY LINE ADJUSTMENT PLAN 6 BRICK ROAD AND THE SOJA-PARK BENNETT REVOCABLE TRUST OF 1994 CENTRAL AVENUE & BRICK ROAD DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORP AUGUST 22, 2023 SCRD 12994 & 3

7.) ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, POWER LINE, CROSS TRAVEL OR OTHER EASEMENTS HAVE BEEN REFERENCED IN A NOTE.

8.) ZONING: OFFICE
MIN. LOT SIZE: 10,000 SQ.FT.
MIN. FRONTAGE: 100 FT
MIN. SETBACKS:
FRONT: 12 FT
SIDE: 10 FT
REAR: 15 FT
MAX. COVERAGE: 50 %

GATEWAY
MIN. LOT SIZE: N/A
MIN. FRONTAGE: 60% MIN.
MIN. SETBACKS:
FRONT: 5' – 20'
SIDE: 10 FT
REAR: 15 FT
MAX. COVERAGE: 50 %

IN ADDITION TO THE OFFICE DISTRICT THIS PROPERTY FALLS WITHIN THE CONSERVATION OVERLAY DISTRICT

9.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 100,000, AND WAS ACCOMPLISHED USING A LEICA 703 TOTAL STATION, DURING THE MONTH OF JUNE, 2011.

10.) SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A – PANEL 0320E, MAP No. 33017C0330E, DATE: 9-30-2015).

11.) DURING THE MONTH OF OCTOBER, 2016 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987) ON THIS SITE. WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO VERY POORLY DRAINED SOILS WERE FOUND.

12.) MAP 28 LOT 10 HAS THE RIGHT TO ACCESS ACROSS DRIVEWAY AS DESCRIBED IN BOOK 389 PAGE 238 AND THE RIGHT TO MAINTAIN SEWER LINE ACROSS MAP 28 LOT 11 AS DESCRIBED IN BOOK 389 PAGE 301. LAND DESCRIBED IN BOOK 1711 PAGE 521.

30 0 15 30 60 120
1"=30'

TRITECH
ENGINEERING CORPORATION
735 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3630

ISSUED FOR PLANNING BOARD REVIEW
February 17, 2025

REVISIONS	DESCRIPTION:
DATE:	
2-17-26	REVISED PER ZBA APPROVAL

STATE OF NEW HAMPSHIRE · PROFESSIONAL ENGINEER · ROBERT STOWELL No. 9803 · LICENSED

GENERAL SITE PLAN

JEFFERSON DRIVE EXPANSION

JEFFERSON DRIVE
DOVER, NEW HAMPSHIRE

NOVEMBER 18, 2025 JOB No. 23115
SCALE: 1" = 30'

SHEET No.

SP-1

PROPOSED VINYL STOCKADE FENCE

BUILDING SETBACK

GATEWAY OFFICE

20' 24' 20'

34.1'

6 5 4

BUILDING "B"

F.F.=141.05

34'

15'

15'

R=8'

R=15'

32'

R=97'

R=3' R=5'

22'

R=5'

20'

BUILDING "A"

F.F.=141.05

3 2 1

34'

20' 24' 20'

3

R=3'

R=75'

JEFFERSON DRIVE

GATEWAY OFFICE

EXISTING BUILDING #1

UNIT #7

UNIT #6

UNIT #5

UNIT #4

UNIT #3

N

TRITECH ENGINEERING CORPORATION

10 0 5 10 20 40

1"=10'

TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603 742 8107
FAX 603 742 3630

ISSUED FOR PLANNING BOARD REVIEW
February 17, 2025

REVISIONS

DATE:	DESCRIPTION:
2-17-26	REVISED PER ZBA APPROVAL

STATE OF NEW HAMPSHIRE - ROBERT J. STOWELL No. 9583 - PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLAN

JEFFERSON DRIVE EXPANSION

JEFFERSON DRIVE
DOVER, NEW HAMPSHIRE

NOVEMBER 18, 2025 JOB No. 23115

SCALE: 1" = 10'

SHEET No.

SP-2

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #WAIV-2026-0001

Application Type:	Extension Request
Applicant(s):	Donahue Realty Trust
Owner(s):	Donahue Realty Trust
Location:	Stepping Stone Way (Assessor's Map D, Lots 20, 20-1, 20-2, 20-3, 20-4, 20-5, 20-6)
Meeting Date:	April 14, 2026

INTENT: Proposal is a request for an extension of approval for a seven-lot Open Space Subdivision [P20-18].

AGENDA ITEM #: 4-A

FILE: WAIV-2026-0001

LOTS/UNITS PROPOSED: Seven lots approved as part of an Open Space Subdivision on Jan. 26, 2021.

ACREAGE: 4.702 ± acres total;
Lot 20: 20,430± sf / 0.47 ± ac
Lot 20-1: 20,137± sf / 0.47 ± ac
Lot 20-2: 20,000± sf / 0.46 ± ac
Lot 20-3: 20,000± sf / 0.46 ± ac
Lot 20-4: 20,000± sf / 0.46 ± ac
Lot 20-5: 39,881± sf / 0.92 ± ac
Lot 20-6: 21,931± sf / 0.50 ± ac

ZONING DISTRICT: R-12, Commercial

EXISTING/PROPOSED LAND USE: Residentail

SURROUNDING LAND USE: Residential, Spaulding Turnpike

WAIVERS REQUESTED: N/A

ZBA ACTION: N/A

PERMITS PREVIOUSLY APPROVED: Major Subdivision Plan (P20-18), January 26, 2021

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

TECHNICAL REVIEW COMMITTEE: Prior to original approval, application was reviewed by the TRC on September 17 and December 17, 2020.

ATTACHMENTS: Approved Subdivision Plan, Waiver Materials.

Summary of Request and Background
The Planning Board conditionally approved a Major Subdivision Plan (P20-18) on January 26, 2021, in which the parent parcel was subdivided into seven (7) lots, with the existing single-family home on one, and six (6) single-family homes to be constructed on each of the new lots, along with a supporting roadway and utilities to service all.

Per §157-23B, *"The Planning Board may grant time extensions, not to exceed one year each. The applicant shall appear before the Planning Board and document that the following criteria are met:*

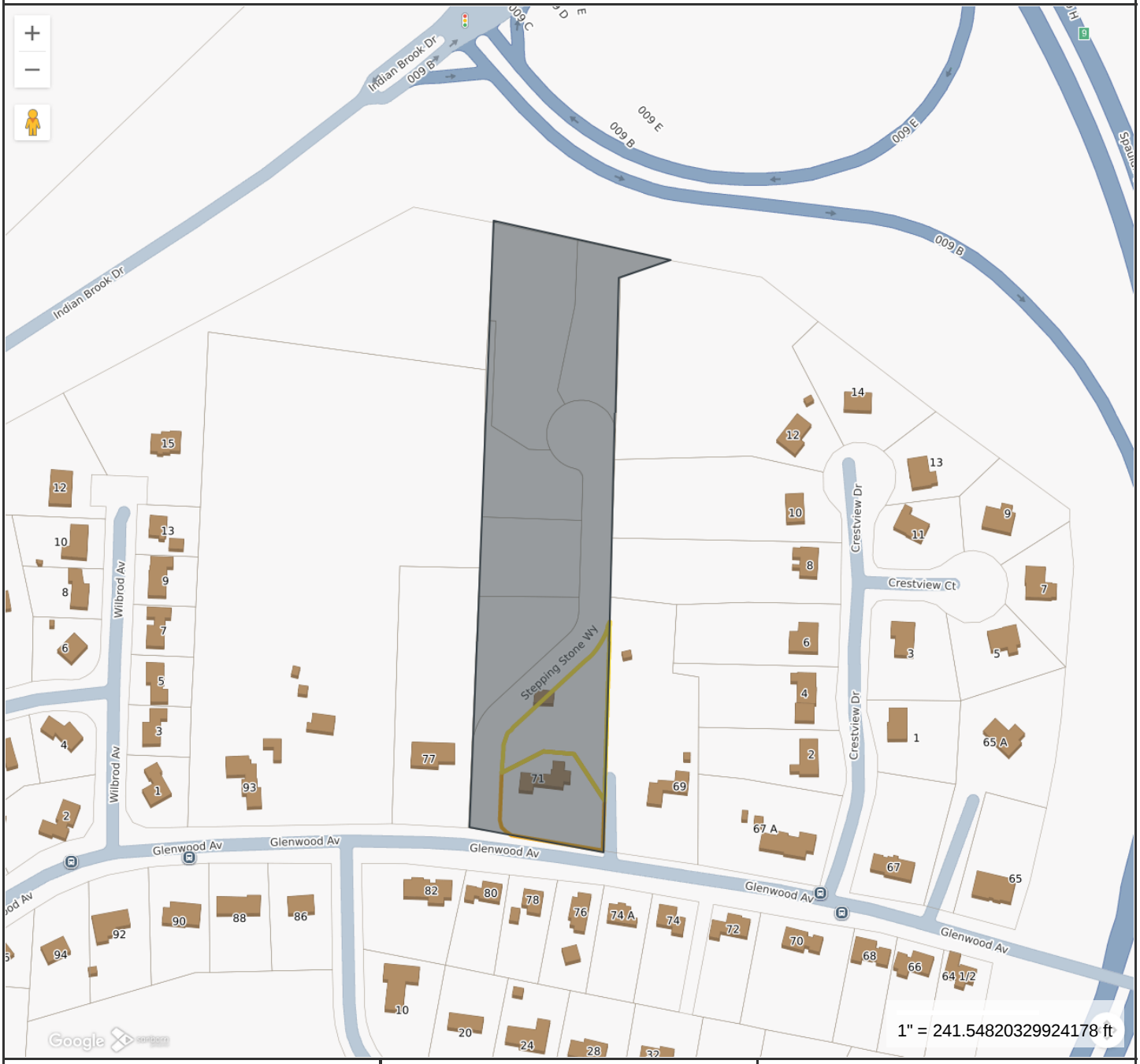
1) *The proposed project is consistent with the City Master Plan.*
2) *Surrounding conditions (i.e., traffic flow, school capacity, water/sewer demand) have not changed to the point of requiring reanalyzing of the proposed project.*
3) *The proposed project complies with current City, state and federal regulations, ordinances and statutes.*
4) *Notification of abutters shall be required of all first time extension requests. Said notification shall be by certified mail and shall be at the expense of the applicant."*

Final plans were signed and released on April 23, 2021, with a five (5) year expiration date. The applicant in this matter seeks the maximum one-year extension from the Planning Board.

STAFF RECOMMENDATION:
Planning Department Staff recommends that the Planning Board vote to grant the Extension Request for Subdivision Plan (P20-18) with the same conditions of approval as outlined in the original Notice of Decision, in addition to the following:

Subsequent Conditions to be Met Prior to Disturbance:
1. Receipt of state subdivision permit;
2. Revise site construction note to indicate no Saturday or Sunday or Federal holidays which will be a condition of the site work permit.
3. The total area of project disturbance shall be summed, with any figure at or in excess of 100,000 s.f. requiring a NHDES Alteration of Terrain permit.

SITE-2025-0019 STEPPING STONE WAY



Property Information

Location	STEPPING STONES W AY
Owner	MANN KATHI D TRUSTEE
Land Use	130V
Zoning Code	R-12
Property Id	D0020-001000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/30/2023
Data updated Daily

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

PLAN SNAPSHOT REPORT WAIV-2026-0001
FOR CITY OF DOVER, N.H.

Plan Type:	Waiver / Extension / Amendment	**Project:**		**App Date:**	03/23/2026
Work Class:	Plan	**District:**	None	**Exp Date:**	05/27/2026
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	
Description:	Extension Request				

Parcel:	**Address:**	**Zone:**
D0020-003000	Stepping Stone Wy Dover, NH	R-12(Residential - Medium Density)
D0020-006000	Stepping Stone Wy Dover, NH	
D0020-004000	Stepping Stone Wy Dover, NH	
D0020-005000	Stepping Stone Wy Dover, NH	
D0020-002000	Stepping Stone Wy Dover, NH	
D0020-001000 Main	Stepping Stone Wy Dover, NH Main	

Applicant	Owner
Kathi Mann	Kathi Mann
149 Rochester Hill Rd 149	149 Rochester Hill Rd 149
Rochester Hill R 149	Rochester Hill R 149
Rochester Hill R	Rochester Hill R
Rochester, NH 03867	Rochester, NH 03867
Business: (603) 534-4411	Business: (603) 534-4411
Mobile: (603) 534-4411	Mobile: (603) 534-4411

Plan Custom Fields

Project Location	Stepping Stone Way	Waiver Request Type	Extension	Project Name	P20-18
Owner Phone	6035344411	Owner Name	Kathi Mann	Original Plan Approval Date	Jan 26 2021 12:00AM
Owner Address	149 Rochester Hill Rd	Owner EMail	kathimann87@gmail.com	Original Plan End Date	Apr 27 2026 12:00AM
Plan ID Number	P20-18	Plan Type	Subdivision	# Extensions Previously Granted	0
Current Plan End Date	Apr 27 2026 12:00AM	Extension Type Requested	Sec. 157-23.B	Extension Request Detail	New owner needing more time for preparation for subcontractors etc.
Condition / Portion of Plan to be Amended		Amendment Request Detail		Site / Subdivision Portion of Plan to be Waived	
Waiver Request Detail					

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Kathi_Mann_3/23/2026.jpg	03/23/2026 14:37	Mann, Kathi		Uploaded via CSS
2026.04.14_PlanningBoard.Agenda.pdf	03/31/2026 16:29	Blonigen, Rachel		PB Agenda

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2026000848	Planning Waiver / Extension /Amend Application Fee	$200.00	$200.00
	Total for Invoice INV-2026000848	$200.00	$200.00
	Grand Total for Plan	**$200.00**	**$200.00**

PLAN SNAPSHOT REPORT (WAIV-2026-0001)

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		03/24/2026 10:08	03/24/2026 10:09
Confirm application complete v.1	Generic Action		03/24/2026 10:09
~~Technical Review Committee Meeting Agenda v.1~~	Task		03/24/2026 10:08
~~Land Use Plan Technical Review v.1~~	Receive Submittal		03/24/2026 10:08
~~Technical Review Committee Meeting v.1~~	Hold Meeting		03/24/2026 10:09
Planning Board v.1		03/24/2026 10:09	
Planning Board Agenda v.1	Task	03/24/2026 10:09	03/31/2026 16:45
Invoice for Notices v.1	Task	03/31/2026 16:44	
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
APPLICATION FOR EXTENSION OF/ AMENDMENT TO OR WAIVER FOR PLAN/ DRIVEWAY

[Revised August 20, 2020]

Office Use Only	Amount Paid: _____	Date/Time Received: _____

APPLICANT INFORMATION

Name of Applicant: Donahue Realty Trust, Kathi Mann Telephone # 603-534-4411

Address of Applicant: 149 Rochester Hill Road Rochester, NH 03867 E-Mail kathimann87@gmail.com

Project Name: _____ Project Location: Stepping Stone Way

Planning File Number: P20-18 Date of Original Approval 01/26/2021

File Type: Conditional Use _____ Site Plan Review _____ Subdivision X

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

Extension type requested *(check one)*: ___Sec. 153-8.A ___Sec. 153-9.B ___Sec. 157-13.A ___Sec. 157-23.B

Current deadline date: _____ Number of Extensions Previously granted by Board _____

Reason(s) for extension/comments (*attach additional sheets as needed*):_____

_____

AMENDMENT INFORMATION

Condition(s) or portion of plan to be amended: _____

Reason(s) for amendment/comments (*attach additional sheets as needed*):_____

_____

_____

WAIVER INFORMATION

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

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

_____

_____

SIGNATURES

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

Signature of Property Owner: _____ Date: _____

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

Signature of Agent: _____ Date: _____

Dover Planning Board

The reason to the request an extension on the subdivision on the Stepping Stone Way is my father had purchased the subdivision from Larry Mulchay, it was his intention to go ahead and put the road in and develop and build the lots out as spec homes. My father had been a builder and an owner of New England Homes. This subdivision was going to be a retirement project for him. Unfortunately, my father got ill and needed in home care until his passing last year. With all that has gone on with his health and passing and my Mom our family has not have had time to regroup all projects and management of his investments. We are therefore asking for this extension for time for the family to make decisions going forward.

Thank you for your consideration in this matter

Kathi Donahue Mann

Donahue Realty Trust

149 Rochester Hill Rochester NH 03867

WAIV-2026-0001 **STEPPING STONE WAY**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
D0018-010000	15 WILBROD AV	UMUGWANGWALI BEATA		15 WILBROD AV	DOVER	NH	03820
D0022-C00000	67 GLENWOOD AV	LECLERC MICHELE A & DANIEL V TRUSTEES	THE DANIEL V & MICHELE A LECLERC REV LIV	67 A GLENWOOD AV	DOVER	NH	03820
E0017-000000	82 GLENWOOD AV	HUTCHINSON BRUCE E	HUTCHINSON ELIZABETH H	82 GLENWOOD AVENUE	DOVER	NH	03820
D0021-000000	69 GLENWOOD AV	BIXBY PETER W & BOLKER JESSICA CO-TRUSTE	BIXBY BOLKER FAMILY REVOCABLE TRUST OF 2	69 GLENWOOD AVENUE	DOVER	NH	03820
D0022-002000	4 CRESTVIEW DR	LAFOND TODD W		4 CRESTVIEW DR	DOVER	NH	03820
D0022-004000	8 CRESTVIEW DR	ROSENAU LESLIE J KATHLEEN G TRUSTEES	ROSENAU FAMILY TRUST	8 CRESTVIEW DRIVE	DOVER	NH	03820
D0020-000000	71 GLENWOOD AV	MULCAHY LAWRENCE E	MULCAHY CHERYL	71 GLENWOOD AVENUE	DOVER	NH	03820
D0022-006000	12 CRESTVIEW DR	DAVIS MELISSA C &	DAVIS GORDON W	12 CRESTVIEW DR	DOVER	NH	03820
D0022-003000	6 CRESTVIEW DR	SULLIVAN BRENDAN S &	SULLIVAN DAWN M	6 CRESTVIEW DR	DOVER	NH	03820
D0022-005000	10 CRESTVIEW DR	ROUSSEAU RYAN J		10 CRESTVIEW DRIVE	DOVER	NH	03820
E0014-000000	76 GLENWOOD AV	SPURLIN RICHARD J JR & LORRI LYNNE TTS	SPURLIN FAMILY REV TRUST 2023	76 GLENWOOD AV	DOVER	NH	03820
E0016-000000	80 GLENWOOD AV	GUYETT JAMES C	GUYETT DAWN I	80 GLENWOOD AVENUE	DOVER	NH	03820
E0012-000000	74 GLENWOOD AV	THORNER JILL		74 GLENWOOD AVENUE	DOVER	NH	03820
D0019-000000	93 GLENWOOD AV	PAIGE PHILLIP F & DUSANEE TRUSTEES	PAIGE FAMILY REVOCABLE TRUST 2023	93 GLENWOOD AVE	DOVER	NH	03820
D0022-I00000	2 CRESTVIEW DR	NYBY JESSICA	HUSSEY KENDALL	2 CRESTVIEW DR	DOVER	NH	03820
E0013-000000	74 GLENWOOD AV	JUDGE BROOKE RENEA &	JUDGE CHARLES VINCENT	74 A GLENWOOD AV	DOVER	NH	03820-2307
E0015-000000	78 GLENWOOD AV	ROVA SUSAN A	ROVA TIMOTHY M	78 GLENWOOD AVE	DOVER	NH	03820
D0019-001000	77 GLENWOOD AV	BRETZ KYLE G &	BRETZ JENNIFER G	77 GLENWOOD AVE	DOVER	NH	03820
D0020-000WAY	STEPPING STONES W AY	MULCAHY LAWRENCE E &	MULCAHY CHERYL J	71 GLENWOOD AVENUE	DOVER	NH	03820
D0020-002000	STEPPING STONES W AY	MANN KATHI D TRUSTEE	DONNAHUE REALTY TRUST	149 ROCHESTER HILL RD	ROCHESTER	NH	03867
D0020-003000	STEPPING STONES W AY	MANN KATHI D TRUSTEE	DONNAHUE REALTY TRUST	149 ROCHESTER HILL ROAD	ROCHESTER	NH	03867
D0020-001000	STEPPING STONES W AY	MANN KATHI D TRUSTEE	DONNAHUE REALTY TRUST	149 ROCHESTER HILL ROAD	ROCHESTER	NH	03867
D0020-006000	STEPPING STONES W AY	MANN KATHI D TRUSTEE	DONNAHUE REALTY TRUST	149 ROCHESTER HILL ROAD	ROCHESTER	NH	03867
D0020-004000	STEPPING STONES W AY	MANN KATHI D TRUSTEE	DONNAHUE REALTY TRUST	149 ROCHESTER HILL RD	ROCHESTER	NH	03867
D0020-005000	STEPPING STONES W AY	MANN KATHI D TRUSTEE	DONNAHUE REALTY TRUST	149 ROCHESTER HILL ROAD	ROCHESTER	NH	03867

CHRISTOPHER G. PARKER, AICP
Assistant City Manager
Planning & Strategic Initiatives
c.parker@dover.nh.gov

288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6008
Fax: (603) 516-6049
www.dover.nh.gov

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NOTICE OF DECISION

January 27, 2021

Lawrence E. & Cheryl J. Mulcahy
71 Glenwood Avenue
Dover, NH 03820

Re: Major Subdivision for Lawrence E. & Cheryl J. Mulcahy, Assessor's Map D, Lot 20, zoned R-12, and located at 71 Glenwood Avenue. (7 new lots). (P20-18)

Dear Lawrence E. & Cheryl J. Mulcahy:

Please be advised that on Tuesday, January 26, 2021 the Dover Planning Board voted to conditionally approve the above referenced plan. **The specific conditions are included with this letter.**

In addition to the conditions of approval, please provide the following to the Planning Office:

Four (4) full size plans and One (1) 11" x 17" plan

One (1) recordable paper copy of the plan

One (1) CAD file format of the plan

One (1) PDF digital version of the plan

The plans must be submitted within ninety (90) days from Planning Board approval. Upon receipt, the Planning Board Chair will sign them approved.

If you have any questions, please do not hesitate to contact my office.

Sincerely,

Steven Bird for

Christopher G. Parker, AICP
Assistant City Manager, Planning & Strategic Initiatives

EC: Building Inspection Office
Engineering Office
Assessing Office
Fieldstone Land Consultants

Conditions to Be Met Prior to Signing of Plan: | **Submitted** | **Received**

1. Provide:
   a. A digital version of plan set
   b. A CAD file to the satisfaction of the Asset Management Administrator.
   c. Draft easement deeds for (1) stormwater access and maintenance and (2) draft deeds for lots 6 & 7 with wetland buffer restrictions, (3) easement for City to maintain pipe, headwall and outfall area and (4) pedestrian and utility access easement to the satisfaction of the Assistant City Manager in consultation with the City's General Legal Counsel.
   d. An agreement signed by the owners and owners of Map D lot 19-1 relative to the fence (height, material etc.)

2. The applicant shall revise the plat to:
   a. Include the PE, CWS, and LLS signature and stamp
   b. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
   c. Address catch basin at entrance of road
   d. Add sloped granite curbing to non-sidewalk side of entrance
   e. Show pedestrian and utility access to the lot D/19
   f. Add a note that the public right of way shall be un-encumbered by any easements prior to conveyance to the City.

Conditions to Be Met Prior to Construction Activity: | **Submitted** | **Received**

3. The wetlands buffer placards shall placed.

Conditions to be Met Prior to the Issuance of a Building Permit: | **Submitted** | **Received**

4. The fence between the property and Map D lot 19-1 shall be in place

5. The new dwelling units shall be assessed and pay the current water investment fees in place at the time of application for service.

6. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

Conditions to be Met Prior to Occupancy: | **Submitted** | **Received**

7. Issuance of a Certificate of Occupancy.

8. Documentation that the HOA has been created and is in place.

9. Impact fees per unit shall be paid per the invoice attached to the Notice of Decision.

10. Easements recorded and in place.

REFERENCE PLANS:

1. "LOT LINE ADJUSTMENT PLAN – PREPARED FOR – CRESTVIEW DRIVE LOTS – TAX MAP D, LOT NO.S 21A, 22C, 22–1 THRU 22–6 – CRESTVIEW DRIVE & GLENWOOD AVE – CITY OF DOVER – COUNTY OF STRAFFORD – STATE OF NEW HAMPSHIRE", SCALE 1"=40', DATED JUNE 28, 2000 AND REVISED THROUGH JULY 17, 2000 BY McENEANEY SURVEY ASSOCIATES, INC. AND RECORDED AS PLAN #13795 IN THE S.C.R.D.

2. "MINOR SUBDIVISION PLAN – PREPARED FOR – PHILLIP PAIGE – TAX MAP D, LOT NO. 19 – 93 GLENWOOD AVENUE – CITY OF DOVER – COUNTY OF STRAFFORD – STATE OF NEW HAMPSHIRE", SCALE:1"=50', DATED MAY 1, 2009 AND REVISED THROUGH JUNE 22, 2009 BY McNEANEY SURVEY ASSOCIATES, INC. AND RECORDED IN DRAWER 97, PLAN NUMBER 30 IN THE S.C.R.D.

3. "ALDER MEADOW SUBDIVISION – PREPARED FOR – THE CITY OF DOVER – OFF WILBROD AVENUE – DOVER, NEW HAMPSHIRE", SCALE:1"=50', DATED AUGUST 23, 1996 AND REVISED THROUGH SEPTEMBER 19, 1996 BY McNEANEY SURVEY ASSOCIATES, INC. AND RECORDED AS PLAN #15585 IN THE S.C.R.D.

MAJOR SUBDIVISION

GLENWOOD PROJECT

- TAX MAP D, LOT 20 -

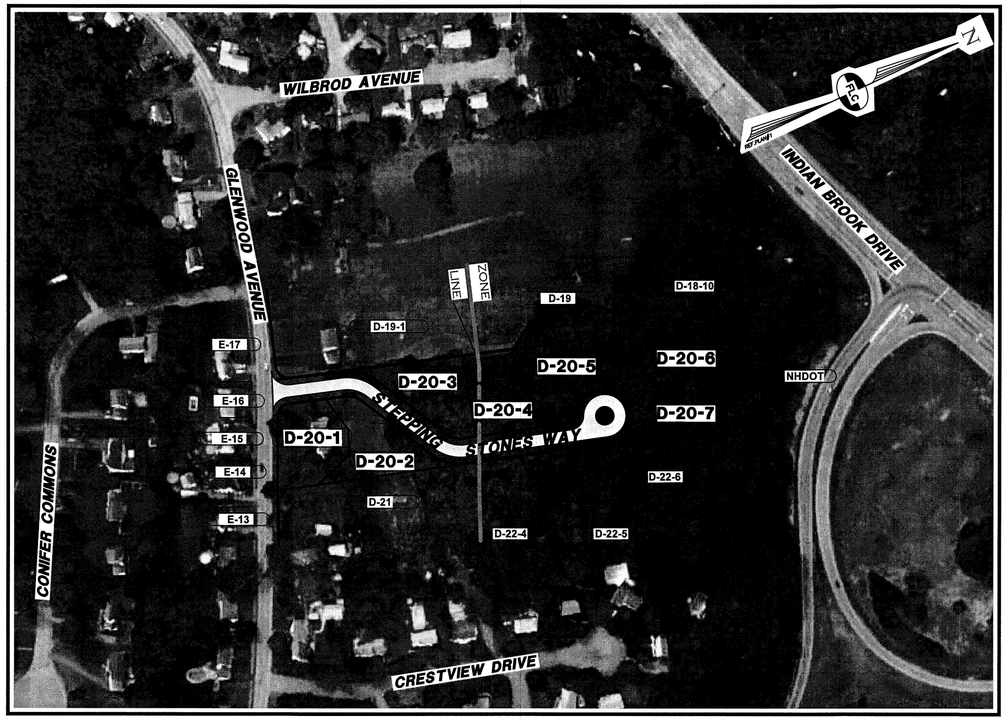
71 GLENWOOD AVENUE

PROJECT FILE NUMBER: P20-18

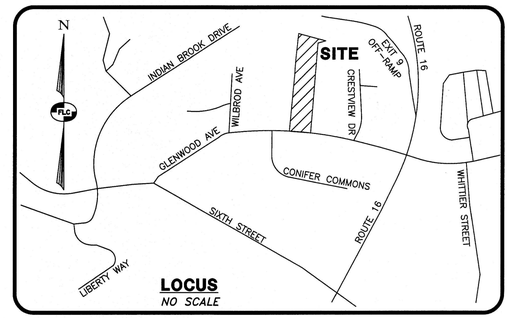
DOVER, NEW HAMPSHIRE

AUGUST 21, 2020

LAST REVISED: APRIL 20, 2021



SCALE: 1"=150'



SHEET INDEX

PAGE	SHEET	TITLE
1	CV–1	COVER SHEET
2	EX–1	EXISTING CONDITIONS PLAN
3	SB–1	SUBDIVISION PLAN
4	TP–1	TOPOGRAPHIC PLAN
5	PP–1	ROADWAY PLAN & PROFILE
6	GR–1	GRADING, EROSION CONTROL, AND LANDSCAPING PLAN
7	UT–1	UTILITY PLAN
8	DT–1	CONSTRUCTION DETAILS
9	DT–2	CONSTRUCTION DETAILS
10	DT–3	DRAINAGE DETAILS
11	DT–4	EROSION CONTROL DETAILS
12	DT–5	WATER DETAILS

STATE OF NEW HAMPSHIRE – CHRISTOPHER A. GUIDA – No. 058 – CERTIFIED WETLAND SCIENTIST – 4/23/21

STATE OF NEW HAMPSHIRE – CHAD E. BRANON – 12191 – LICENSED PROFESSIONAL ENGINEER – 4/23/2021

PREPARED FOR & LAND OF:

LAWRENCE & CHERYL MULCAHY

71 GLENWOOD AVENUE DOVER, NH 03820

APPROVED
DATE 4/27/21
City of Dover, N.H.
PLANNING BOARD
CHAIRMAN / DIRECTOR

811 DigSafe MA-ME-NH-RI-VT

1. THE LOCATION OF THE UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL UTILITY SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL JURISDICTIONAL AGENCIES AND UTILITY COMPANIES PRIOR TO AND DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PROPOSED WORK PRIOR TO CONSTRUCTION.

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 811
KNOW WHAT'S BELOW

STATE OF NEW HAMPSHIRE – No. 946 – MICHAEL D. PLANTE – LAND SURVEYOR – SIGNATURE – 4/23/21

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
Phone: (603)-672-5456 Fax: (603)-413-5456
www.FieldstoneLandConsultants.com

OWNER'S SIGNATURE 4-20-2021 DATE

REV.	DATE	DESCRIPTION	C/O	DR	CK
D	4/20/21	ADDED CATCH BASIN		CLR	CEB
C	3/24/21	ADDRESS CONDITIONAL APPROVAL COMMENTS		CLR	CEB
B	1/5/21	REVISIONS PER TRC REVIEW		CLR	CEB
A	12/4/20	REVISIONS PER TRC REVIEW		CLR	CEB

ADDITIONAL ABUTTERS

TAX MAP D LOT 22–2
TODD W. LAFOND
4 CRESTVIEW DRIVE
DOVER, NH 03820
BK.4502 PG.680 8/17/17
(4 CRESVIEW DRIVE)

TAX MAP D LOT 22–3
BRENDAN S. & DAWN M. SULLIVAN
6 CRESTVIEW DRIVE
DOVER, NH 03820
BK.4126 PG.392 5/10/13
(6 CRESTVIEW DRIVE)

TAX MAP D LOT 22–C
OLIVIER FAMILY TRUST 1999
MAURICE E. & LEONA M. OLIVIER, TRUSTEES
67–A GLENWOOD AVENUE
DOVER, NH 03820
BK.2239 PG.93 10/5/00
(67–A GLENWOOD AVENUE)

TAX MAP D LOT 22–I
JESSICA NYBY
2 CRESTVIEW DRIVE
DOVER, NH 03820
BK.4604 PG.709 9/28/18
(2 CRESTVIEW DRIVE)

TAX MAP F LOT 17
BRUCE E. & ELIZABETH H. HUTCHINSON
82 GLENWOOD AVENUE
DOVER, NH 03820
BK.1059 PG.567 (12/23/80)
(82 GLENWOOD AVENUE)

TAX MAP F LOT 12
JILL THORNER
74 GLENWOOD AVENUE
DOVER, NH 03820
BK.1164 PG.767 (4/4/85)
(74 GLENWOOD AVENUE)

TAX MAP F LOT 13
WILLIAM J. SWEENEY JR. REV. TRUST
WILLIAM J. SWEENEY, TRUSTEE
74–A GLENWOOD AVENUE
DOVER, NH 03820
BK.2778 PG.951 6/20/03
(74–A GLENWOOD AVENUE)

TAX MAP F LOT 14
LORRI L. & RICHARD J. SPURLIN
76 GLENWOOD AVENUE
DOVER, NH 03820
BK.1936 PG.233 6/30/1997
(76 GLENWOOD AVENUE)

TAX MAP F LOT 15
SUSAN A. & TIMOTHY M. ROVA
78 GLENWOOD AVENUE
DOVER, NH 03820
BK.2276 PG.438 (2/23/01)
(78 GLENWOOD AVENUE)

TAX MAP F LOT 16
JAMES C. & DAWN I. GUYETT
80 GLENWOOD AVENUE
DOVER, NH 03820
BK.998 PG.491 6/1/77
(80 GLENWOOD AVENUE)

LEGEND:

EXISTING FEATURES

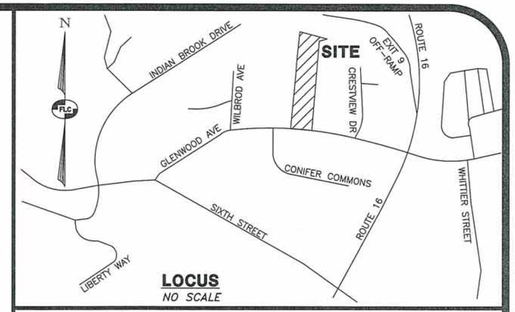
- D-20 — TAX MAP AND LOT NUMBER
- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ABUTTING LOT LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL ROAD
- CURBING
- UG — UNDERGROUND UTILITIES
- OH — OVERHEAD UTILITIES
- S — SEWER LINE
- DRAIN LINE
- EDGE OF WETLAND
- CHAIN LINK FENCE
- HANDRAIL
- STOCKADE FENCE
- 500 — 10' CONTOUR INTERVAL
- 502 — 2' CONTOUR INTERVAL
- ZONING LINE
- BUILDING
- TREELINE
- TP: 6 L=<96" S=NONE — TEST PIT
- D.H.(F) — DRILL HOLE FOUND
- I.P.IN(F) — IRON PIN FOUND
- I.P.PE(F) — IRON PIPE FOUND
- G.B.(F) — GRANITE BOUND FOUND
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- VENT
- MANHOLE
- CATCH BASIN (SQUARE)
- CATCH BASIN (ROUND)
- CLEAN OUT
- BOLLARD
- SINGLE POST SIGN
- DOUBLE POST SIGN
- WATER HYDRANT
- WATER VALVE
- SHUT-OFF
- WELL
- UTILITY POLE AND GUY WIRE

REFERENCE PLANS:

1. "LOT LINE ADJUSTMENT PLAN – PREPARED FOR – CRESTVIEW DRIVE LOTS – TAX MAP D, LOT NO.S 21A, 22C, 22–1 THRU 22–6 – CRESTVIEW DRIVE & GLENWOOD AVE – CITY OF DOVER – COUNTY OF STRAFFORD – STATE OF NEW HAMPSHIRE", SCALE 1"=40', DATED JUNE 28, 2000 AND REVISED THROUGH JULY 17, 2000 BY McENEANEY SURVEY ASSOCIATES, INC. AND RECORDED AS PLAN #13795 IN THE S.C.R.D.

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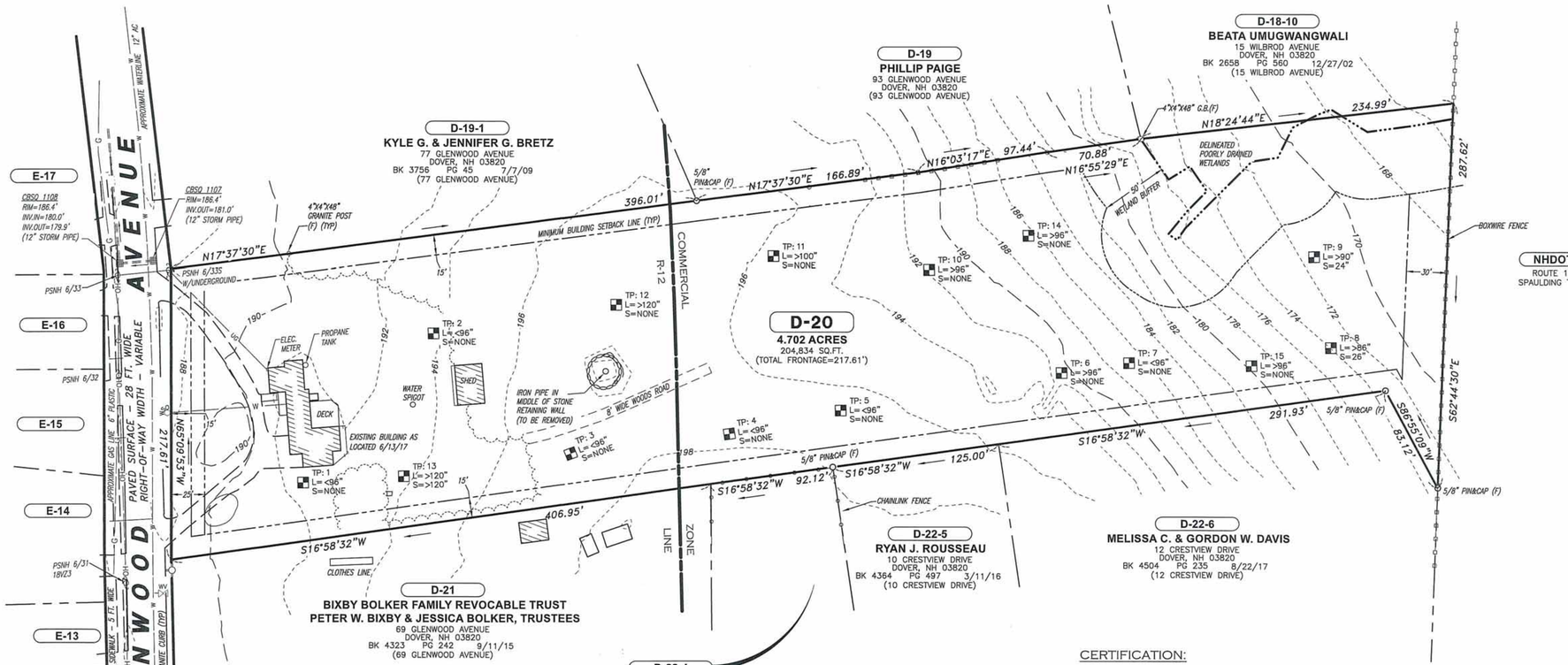
GENERAL NOTES:

1. THE OWNERS OF RECORD FOR TAX MAP PARCEL D–20 ARE LAWRENCE & CHERYL MULCAHY – 71 GLENWOOD AVENUE, DOVER, NH 03820. DEED REFERENCE TO PARCEL IS VOL.1800 PG.584 DATED MAY 3, 1995 IN THE S.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS FOR TAX MAP PARCEL D–20.
3. THE TOTAL AREA OF TAX MAP D LOT 20 IS 4.702 ACRES, OR 204,834 SQ.FT.
4. ZONING DISTRICT IS R–12 (RESIDENTIAL) AND C (COMMERCIAL). THIS PROJECT PRE–DATES (07/22/2020) THE CURRENT ZONING, MINIMUM ZONING REQUIREMENTS ARE:

   R–12
   LOT SIZE – 0.459 ACRES, OR 20,000 SQ.FT.
   FRONTAGE – 100 FT.
   FRONT SETBACK – 15 FT. MINIMUM, 25 FT. MAXIMUM
   SIDE SETBACK – 15 FT.
   REAR SETBACK – 30 FT.
   WETLANDS BUFFER – 50 FT.
   WETLANDS SEPTIC SETBACK – 75 FT.
   MAXIMUM BUILDING HEIGHT – 35 FT.
   MAXIMUM LOT COVERAGE – 30%

   C
   LOT SIZE – 0.459 ACRES, OR 20,000 SQ.FT.
   FRONTAGE – 125 FT.
   FRONT SETBACK – 30 FT.
   SIDE SETBACK – 12 FT.
   REAR SETBACK – 15 FT.
   MAXIMUM BUILDING HEIGHT – 40 FT.
   MAXIMUM LOT COVERAGE – 50%
5. BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLANS CITED HEREON. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. TOPOGRAPHIC DATA SHOWN IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE. VERTICAL DATUM IS NAVD88.
6. THE SUBJECT PARCEL LIES OUTSIDE THE BOUNDARY OF THE 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP FOR THE TOWN OF DOVER, STRAFFORD COUNTY NH, COMMUNITY 330145, PANEL NUMBER 33017C0310E DATED SEPTEMBER 30, 2015.
7. THE SUBJECT PARCEL LIES WITHIN THE SECONDARY PROTECTION ZONE OF THE SMITH WELL, AS SHOWN ON THE MAP KNOWN AS "CITY OF DOVER, NEW HAMPSHIRE GROUNDWATER PROTECTION MAP" OF THE CITY OF DOVER CODE.
8. SOIL TYPE FOR THE ENTIRE SITE IS HoB – HINCKLEY LOAMY SAND, 3–8% SLOPES.
9. SITE LOADING
   GROUP 1 SOILS, A SLOPE
   >4.5 ACRE AVAILABLE EXCLUDING WETLANDS
   >4.5 X 2,000 (LOADING FACTOR) = 9,000 GPD AVAILABLE
   OFFSITE WATER SUPPLY 50% LOT SIZE REDUCTION= 18,000 GPD AVAILABLE
   4,800 GPD PROPOSED
10. TAX MAP LOT D–20 IS SUBJECT TO WHATEVER RIGHTS NEW ENGLAND TEL. & TEL. CO. HAS, INCLUDING RIGHTS TO LAY AND CABLES AND STRING WIRE ACROSS THE PROPERTY. SEE S.C.R.D. VOL.512 PG.444.
11. THE SUBJECT LOT IS CURRENTLY SERVICED BY UNDERGROUND ELECTRIC, CABLE, & TELEPHONE UTILITIES, MUNCIPAL WATER SUPPLY, & PRIVATE SEPTIC SYSTEM.
12. THE LOCATION OF ANY UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	3/15/21	ADDRESS CONDITIONAL APPROVAL COMMENTS		CDF	MDP
B	01/1/21	ADD ZONE LINE, REVISE NOTE #4		CDF	MDP
A	12/4/20	REVISIONS PER TRC REVIEW	–	CLR	MDP



CERTIFICATION:

WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y–87–1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN JUNE 2017.

DATE: 4/23/21

STATE OF NEW HAMPSHIRE — CHRISTOPHER A. GUIDA — No. 053 — CERTIFIED WETLAND SCIENTIST

CERTIFICATION:

"I HEREBY CERTIFY THAT THE EXISTING CONDITIONS SHOWN WERE DEVELOPED FROM A FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF JUNE, 2017."

STATE OF NEW HAMPSHIRE — No. 946 — MICHAEL D. PLOOF — LICENSED LAND SURVEYOR — SIGNATURE

4/23/21

GRAPHIC SCALES
50' 25' 0 50' 100' 150'
IMPERIAL: 1"=50'

EXISTING CONDITIONS PLAN

GLENWOOD PROJECT

TAX MAP PARCEL D–20 - 71 GLENWOOD AVENUE
PROJECT FILE NUMBER: P20–18
DOVER, NEW HAMPSHIRE
PREPARED FOR & LAND OF:
LAWRENCE & CHERYL MULCAHY
71 GLENWOOD AVENUE, DOVER NH 03820

SCALE: 1" = 50' AUGUST 21, 2020

Surveying ✦ Engineering ✦ Land Planning ✦ Permitting ✦ Septic Designs
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206 Elm Street, Milford, NH 03055
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ADDITIONAL ABUTTERS

TAX MAP D LOT 22-2
TODD W. LAFOND
4 CRESTVIEW DRIVE
DOVER, NH 03820
BK.4502 PG.680 8/17/17
(4 CRESVIEW DRIVE)

TAX MAP D LOT 22-3
BRENDAN S. & DAWN M. SULLIVAN
6 CRESTVIEW DRIVE
DOVER, NH 03820
BK.4126 PG.392 5/10/13
(6 CRESTVIEW DRIVE)

TAX MAP D LOT 22-C
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MAURICE E. & LEONA M. OLIVIER, TRUSTEES
67-A GLENWOOD AVENUE
DOVER, NH 03820
BK.2239 PG.93 10/5/00
(67-A GLENWOOD AVENUE)

TAX MAP D LOT 22-I
JESSICA NYBY
2 CRESTVIEW DRIVE
DOVER, NH 03820
BK.4604 PG.709 9/28/18
(2 CRESTVIEW DRIVE)

TAX MAP E LOT 17
BRUCE E. & ELIZABETH H. HUTCHINSON
82 GLENWOOD AVENUE
DOVER, NH 03820
BK.1059 PG.567 (12/23/80)
(82 GLENWOOD AVENUE)

TAX MAP E LOT 12
JILL THORNER
74 GLENWOOD AVENUE
DOVER, NH 03820
BK.1164 PG.767 (4/4/85)
(74 GLENWOOD AVENUE)

TAX MAP E LOT 13
WILLIAM J. SWEENEY JR. REV. TRUST
WILLIAM J. SWEENEY, TRUSTEE
74-A GLENWOOD AVENUE
DOVER, NH 03820
BK.2778 PG.951 6/20/03
(74-A GLENWOOD AVENUE)

TAX MAP E LOT 14
LORRI L. & RICHARD J. SPURLIN
76 GLENWOOD AVENUE
DOVER, NH 03820
BK.1936 PG.233 6/30/1997
(76 GLENWOOD AVENUE)

TAX MAP E LOT 15
SUSAN A. & TIMOTHY M. ROVA
78 GLENWOOD AVENUE
DOVER, NH 03820
BK.2276 PG.438 (2/23/01)
(78 GLENWOOD AVENUE)

TAX MAP E LOT 16
JAMES C. & DAWN I. GUYETT
80 GLENWOOD AVENUE
DOVER, NH 03820
BK.998 PG.491 6/1/77
(80 GLENWOOD AVENUE)

LEGEND:

EXISTING FEATURES

- D-20 — TAX MAP AND LOT NUMBER
- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ABUTTING LOT LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL ROAD
- CURBING
- UG — UNDERGROUND UTILITIES
- OH — OVERHEAD UTILITIES
- S — SEWER LINE
- DRAIN LINE
- EDGE OF WETLAND
- CHAIN LINK FENCE
- HANDRAIL
- STOCKADE FENCE
- 500 — 10' CONTOUR INTERVAL
- 502 — 2' CONTOUR INTERVAL
- ZONING LINE
- BUILDING
- TP: # / L=LEDGE / S=S.H.W. — TEST PIT
- D.H.(F) — DRILL HOLE FOUND
- I.PIN(F) — IRON PIN FOUND
- I.PIPE(F) — IRON PIPE FOUND
- G.B.(F) — GRANITE BOUND FOUND
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- VENT
- MANHOLE
- CATCH BASIN (SQUARE)
- CATCH BASIN (ROUND)
- CLEAN OUT
- BOLLARD
- SINGLE POST SIGN
- DOUBLE POST SIGN
- WATER HYDRANT
- WATER VALVE
- SHUT-OFF
- WELL
- UTILITY POLE AND GUY WIRE

NOTES CONT:

13. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF N.H. D.O.T. "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.

14. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.

15. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.

16. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTH WORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

17. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, AND SATURDAY 9AM-4PM. 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.

18. BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

19. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.

20. THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY AQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.

21. FIRE DEPARTMENT ACCESS ROAD(S) SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS.

22. TOTAL IMPERVIOUS AREA FOR THE ROAD AND SIDEWALK IS 0.586 AC. (25,510 SQ.FT.).

23. THE PROJECT IS SUBJECT TO AN IMPACT FEE ASSESSMENT AND WATER INVESTMENT FEES ARE APPLICABLE.

24. THERE HAVE BEEN NO VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT OR CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD. THE PROJECT FILE NUMBER FOR THIS PROJECT IS P20-18.

25. WETLANDS WERE DELINEATED BY CHRISTOPHER A. GUIDA, CERTIFIED WETLANDS SCIENTIST, CERTIFICATION NUMBER 053, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE IN JUNE, 2017.

26. ALL EROSION CONTROL NOTES INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSIOIN CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE RATES OF APPLICATION.

27. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.

28. THE PROPOSED USE FOR THE SITE IS SINGLE FAMILY RESIDENTIAL.

29. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:

	STATUS	PERMIT#	DATE
NHDES STATE SUBDIVISION PERMIT	PENDING	_____	_____

30. ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

31. ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

32. THE DEEDS FOR LOTS 6 AND 7 SHALL DESCRIBE THE WETLANDS BUFFER RESTRICTIONS PER THE CITY OF DOVER'S REGULATIONS.

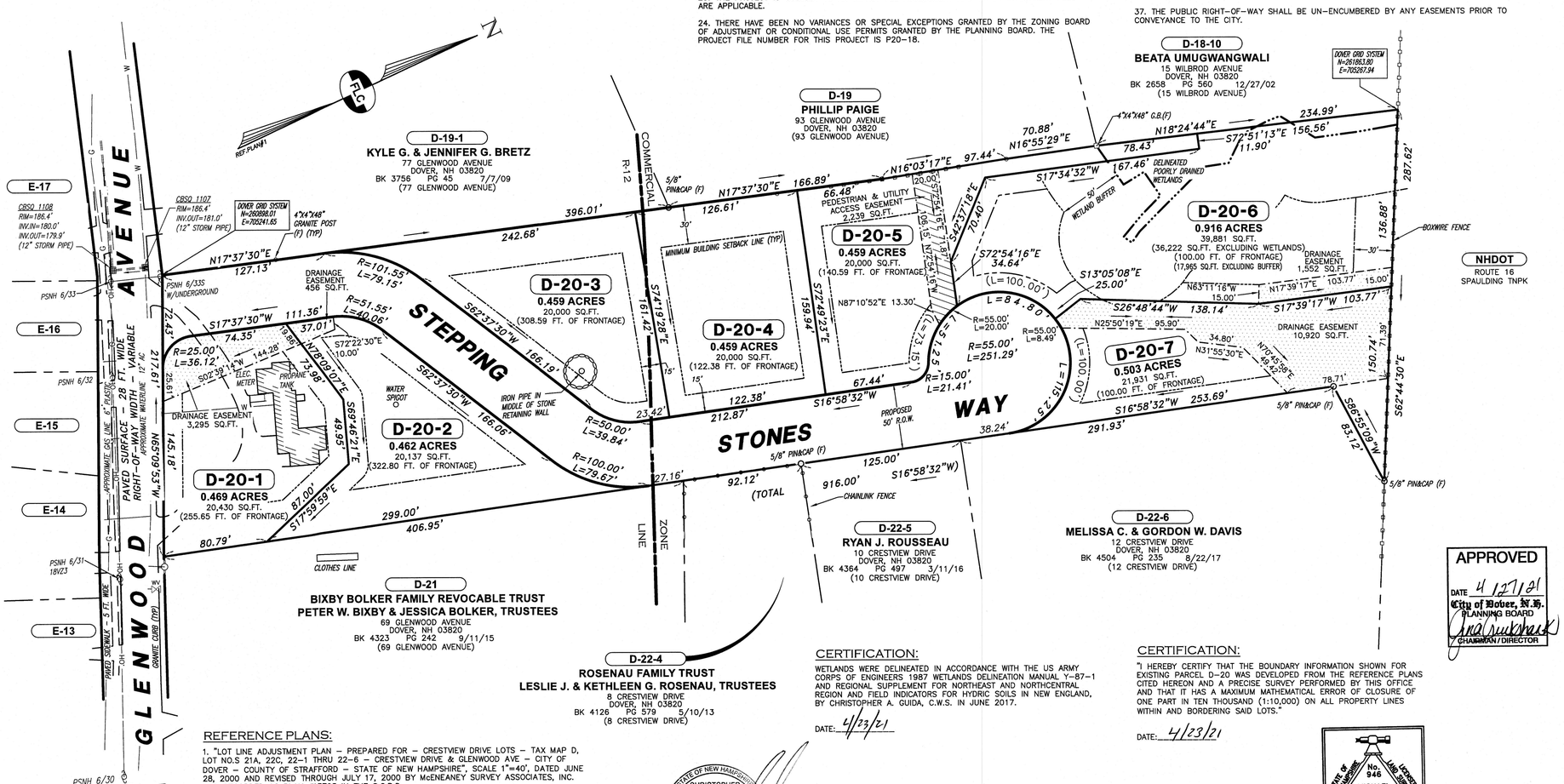
33. THE APPLICANT SHALL COMPLETE THE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL.

34. NO ROADWAY WITH PRIVATE UTILITY EASEMENTS SHALL BE ACCEPTED AS A PUBLIC ROAD BY THE CITY UNLESS THE EASEMENTS ARE EXPUNGED PRIOR TO THE TRANSFER OF LAND TO THE CITY. LICENSE AGREEMENTS FOR ANY AND ALL PRIVATE UTILITIES WITHIN THE RIGHT OF WAY MAY BE GRANTED BY THE CITY UPON ACCEPTANCE OF THE UNENCUMBERED ROADWAY CONSISTENT WITH APPLICABLE STATE LAW.

35. SOLID WASTE SHALL BE COLLECTED BY THE SOLID WASTE AND RECYCLING DEPARTMENT OF THE CITY OF DOVER.

36. PLACARDS PURCHASED FROM THE CITY OF DOVER SHALL BE PLACED ON METAL POSTS ALONG THE WETLANDS BUFFER.

37. THE PUBLIC RIGHT-OF-WAY SHALL BE UN-ENCUMBERED BY ANY EASEMENTS PRIOR TO CONVEYANCE TO THE CITY.



REFERENCE PLANS:

1. "LOT LINE ADJUSTMENT PLAN - PREPARED FOR - CRESTVIEW DRIVE LOTS - TAX MAP D, LOT NO.S 21A, 22C, 22-1 THRU 22-6 - CRESTVIEW DRIVE & GLENWOOD AVE - CITY OF DOVER - COUNTY OF STRAFFORD - STATE OF NEW HAMPSHIRE", SCALE 1"=40', DATED JUNE 28, 2000 AND REVISED THROUGH JULY 17, 2000 BY McENEANEY SURVEY ASSOCIATES, INC. AND RECORDED AS PLAN #13795 IN THE S.C.R.D.

2. "MINOR SUBDIVISION PLAN - PREPARED FOR - PHILLIP PAIGE - TAX MAP D, LOT NO. 19 - 93 GLENWOOD AVENUE - CITY OF DOVER - COUNTY OF STRAFFORD - STATE OF NEW HAMPSHIRE", SCALE:1"=50', DATED MAY 1, 2009 AND REVISED THROUGH JUNE 22, 2009 BY McNEANEY SURVEY ASSOCIATES, INC. AND RECORDED IN DRAWER 97, PLAN NUMBER 30 IN THE S.C.R.D.

3. "ALDER MEADOW SUBDIVISION - PREPARED FOR - THE CITY OF DOVER - OFF WILBROD AVENUE - DOVER, NEW HAMPSHIRE", SCALE:1"=50', DATED AUGUST 23, 1996 AND REVISED THROUGH SEPTEMBER 19, 1996 BY McNEANEY SURVEY ASSOCIATES, INC. AND RECORDED AS PLAN #15585 IN THE S.C.R.D.

CERTIFICATION:

WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN JUNE 2017.

DATE: 4/23/21

STATE OF NEW HAMPSHIRE — CHRISTOPHER A. GUIDA — No. 053 — CERTIFIED WETLAND SCIENTIST

OWNER'S SIGNATURE DATE

CERTIFICATION:

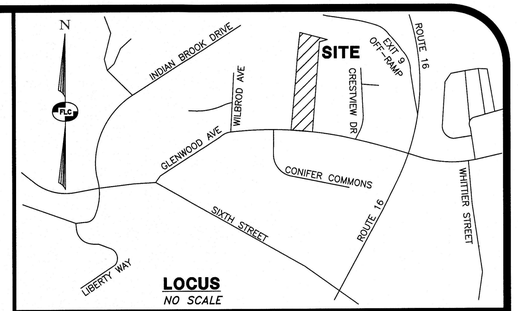
"I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN FOR EXISTING PARCEL D-20 WAS DEVELOPED FROM THE REFERENCE PLANS CITED HEREON AND A PRECISE SURVEY PERFORMED BY THIS OFFICE AND THAT IT HAS A MAXIMUM MATHEMATICAL ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING SAID LOTS."

DATE: 4/23/21

STATE OF NEW HAMPSHIRE — No. 946 — MICHAEL D. PLOOF — LICENSED LAND SURVEYOR — SIGNATURE

GRAPHIC SCALES
50' 25' 0 50' 100' 150'
IMPERIAL: 1"=50'

APPROVED
DATE 4/27/21
City of Dover, N.H.
PLANNING BOARD
CHAIRMAN / DIRECTOR



LOCUS
NO SCALE

GENERAL NOTES:

1. THE OWNERS OF RECORD FOR TAX MAP PARCEL D-20 ARE LAWRENCE & CHERYL MULCAHY - 71 GLENWOOD AVENUE, DOVER, NH 03820. DEED REFERENCE TO PARCEL IS VOL.1800 PG.584 DATED MAY 3, 1995 IN THE S.C.R.D.

2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SINGLE FAMILY CONVENTIONAL SUBDIVISION FOR TAX MAP D-20.

3. THE TOTAL AREA OF TAX MAP D LOT 20 IS 4.702 ACRES, OR 204,834 SQ.FT.

4. ZONING DISTRICT IS R-12 (RESIDENTIAL) AND C (COMMERCIAL). THIS PROJECT PRE-DATES (07/22/2020) THE CURRENT ZONING, MINIMUM ZONING REQUIREMENTS ARE:

   R-12
   LOT SIZE - 0.459 ACRES, OR 20,000 SQ.FT.
   FRONTAGE - 100 FT.
   FRONT SETBACK - 15 FT. MINIMUM, 25 FT. MAXIMUM
   SIDE SETBACK - 15 FT.
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   LOT SIZE - 0.459 ACRES, OR 20,000 SQ.FT.
   FRONTAGE - 125 FT.
   FRONT SETBACK - 30 FT.
   SIDE SETBACK - 12 FT.
   REAR SETBACK - 15 FT.
   MAXIMUM BUILDING HEIGHT - 40 FT.
   MAXIMUM LOT COVERAGE - 50%

5. BASIS OF BEARING IS THE CITY OF DOVER GIS SYSTEM STATIONS N=261863.80 AND E=705267.94 WHICH WERE USED TO DETERMINE LOCATION AND ORIENTATION. TOPOGRAPHIC DATA SHOWN IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE. VERTICAL DATUM IS NAVD88.

6. THE SUBJECT PARCEL LIES OUTSIDE THE BOUNDARY OF THE 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP FOR THE TOWN OF DOVER, STRAFFORD COUNTY NH, COMMUNITY 330145, PANEL NUMBER 33017C0310E DATED SEPTEMBER 30, 2015.

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10. TAX MAP LOT D-20 IS SUBJECT TO WHATEVER RIGHTS NEW ENGLAND TEL. & TEL. CO. HAS, INCLUDING RIGHTS TO LAY AND CABLES AND STRING WIRE ACROSS THE PROPERTY. SEE S.C.R.D. VOL.512 PG.444.

11. THE PROPOSED LOTS SHALL BE SERVICED BY UNDERGROUND ELECTRIC, CABLE, & TELEPHONE UTILITIES, MUNCIPAL WATER SUPPLY, & PRIVATE SEPTIC SYSTEMS. N.H.D.E.S. SEPTIC APPROVALS ARE PENDING.

12. AS-BUILT PLANS OF THE SUBDIVISION 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 IF A STREET IS PROPOSED FOR CITY ACCEPTANCE. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NH STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	3/15/21	ADDRESS CONDITIONAL APPROVAL COMMENTS		CDF	MDP
B	1/5/21	REVISIONS PER TRC REVIEW	-	CLR	MDP
A	12/4/20	REVISIONS PER TRC REVIEW	-	CLR	MDP

SUBDIVISION PLAN

GLENWOOD PROJECT

TAX MAP PARCEL D-20 - 71 GLENWOOD AVENUE
PROJECT FILE NUMBER: P20-18
DOVER, NEW HAMPSHIRE

PREPARED FOR & LAND OF:
LAWRENCE & CHERYL MULCAHY
71 GLENWOOD AVENUE, DOVER NH 03820

SCALE: 1" = 50' AUGUST 21, 2020

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

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BK.1936 PG.233 6/30/1997
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LEGEND:

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1. "LOT LINE ADJUSTMENT PLAN – PREPARED FOR – CRESTVIEW DRIVE LOTS – TAX MAP D, LOT NO.S 21A, 22C, 22-1 THRU 22-6 – CRESTVIEW DRIVE & GLENWOOD AVE – CITY OF DOVER – COUNTY OF STRAFFORD – STATE OF NEW HAMPSHIRE", SCALE 1"=40', DATED JUNE 28, 2000 AND REVISED THROUGH JULY 17, 2000 BY McENEANEY SURVEY ASSOCIATES, INC. AND RECORDED AS PLAN #13795 IN THE S.C.R.D.

2. "MINOR SUBDIVISION PLAN – PREPARED FOR – PHILLIP PAIGE – TAX MAP D, LOT NO. 19 – 93 GLENWOOD AVENUE – CITY OF DOVER – COUNTY OF STRAFFORD – STATE OF NEW HAMPSHIRE", SCALE:1"=50', DATED MAY 1, 2009 AND REVISED THROUGH JUNE 22, 2009 BY McENEANEY SURVEY ASSOCIATES, INC. AND RECORDED IN DRAWER 97, PLAN NUMBER 30 IN THE S.C.R.D.

3. "ALDER MEADOW SUBDIVISION – PREPARED FOR – THE CITY OF DOVER – OFF WILBROD AVENUE – DOVER, NEW HAMPSHIRE", SCALE:1"=50', DATED AUGUST 23, 1996 AND REVISED THROUGH SEPTEMBER 19, 1996 BY McNEANEY SURVEY ASSOCIATES, INC. AND RECORDED AS PLAN #15585 IN THE S.C.R.D.

NOTES CONT:

13. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF N.H. D.O.T. "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.

14. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.

15. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.

16. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTH WORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

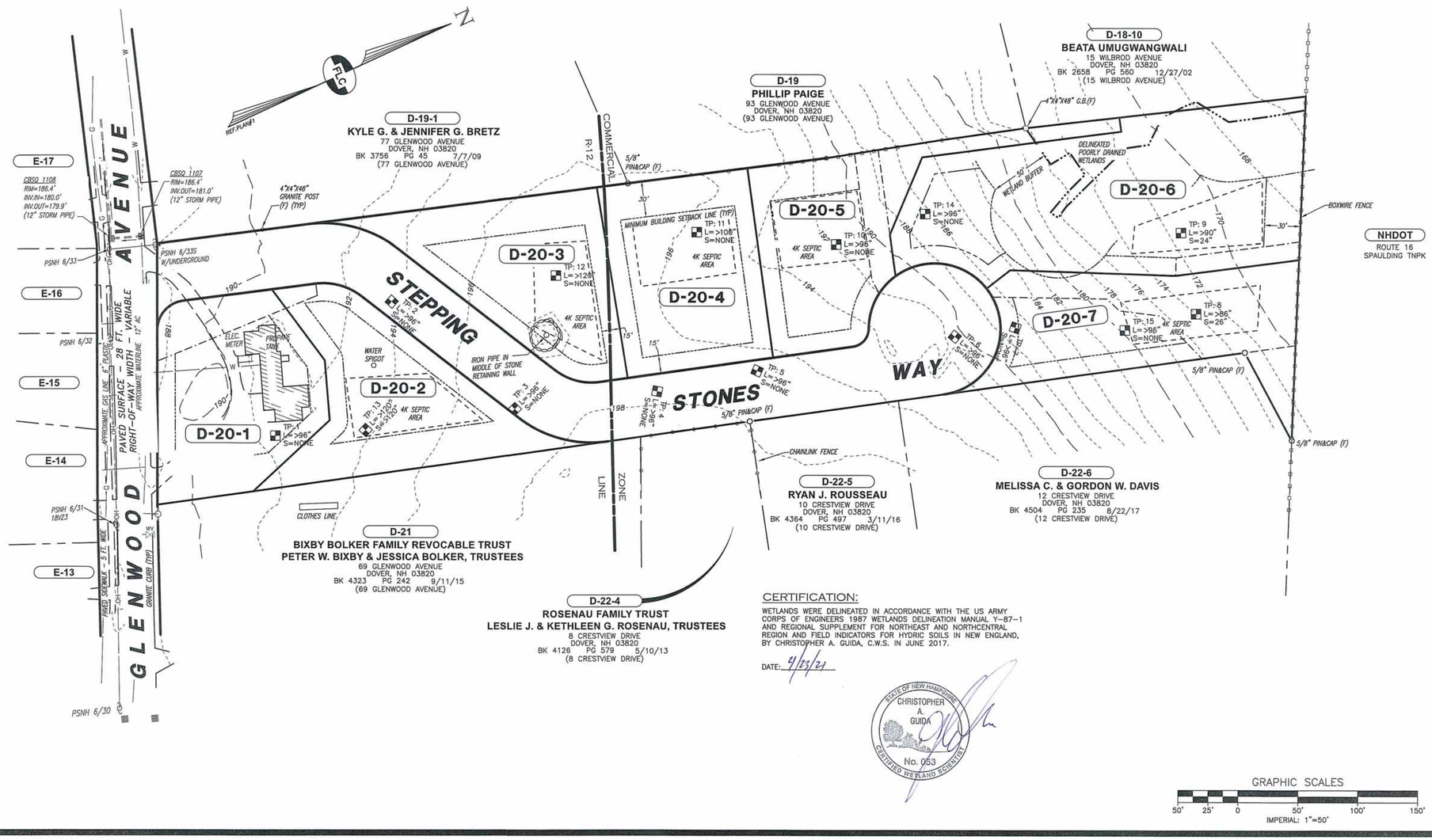
17. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, AND SATURDAY 9AM-4PM. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.

18. BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

19. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.

20. THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY AQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.

21. FIRE DEPARTMENT ACCESS ROAD(S) SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS.



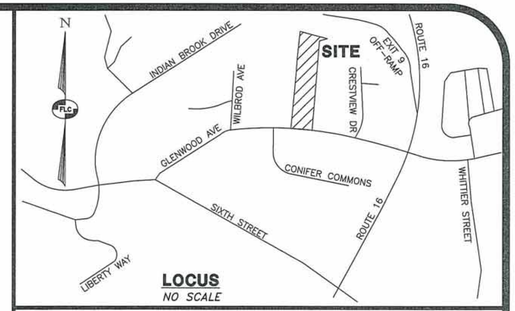
CERTIFICATION:

WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN JUNE 2017.

DATE: 4/23/21

STATE OF NEW HAMPSHIRE
CHRISTOPHER A. GUIDA
No. 053
CERTIFIED WETLAND SCIENTIST

GRAPHIC SCALES
50' 25' 0 50' 100' 150'
IMPERIAL: 1"=50'



LOCUS
NO SCALE

GENERAL NOTES:

1. THE OWNERS OF RECORD FOR TAX MAP PARCEL D-20 ARE LAWRENCE & CHERYL MULCAHY – 71 GLENWOOD AVENUE, DOVER, NH 03820. DEED REFERENCE TO PARCEL IS VOL.1800 PG.584 DATED MAY 3, 1995 IN THE S.C.R.D.

2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE TOPOGRAPHY FOR THE PROPOSED CONVENTIONAL SUBDIVISION.

3. THE TOTAL AREA OF TAX MAP D LOT 20 IS 4.702 ACRES, OR 204,834 SQ.FT.

4. ZONING DISTRICT IS R-12 (RESIDENTIAL) AND C (COMMERCIAL). THIS PROJECT PRE-DATES (07/22/2020) THE CURRENT ZONING, MINIMUM ZONING REQUIREMENTS ARE:

   R-12
   LOT SIZE – 0.459 ACRES, OR 20,000 SQ.FT.
   FRONTAGE – 100 FT.
   FRONT SETBACK – 15 FT. MINIMUM, 25 FT. MAXIMUM
   SIDE SETBACK – 15 FT.
   REAR SETBACK – 30 FT.
   WETLANDS BUFFER – 50 FT.
   WETLANDS SEPTIC SETBACK – 75 FT.
   MAXIMUM BUILDING HEIGHT – 35 FT.
   MAXIMUM LOT COVERAGE – 30%

   C
   LOT SIZE – 0.459 ACRES, OR 20,000 SQ.FT.
   FRONTAGE – 125 FT.
   FRONT SETBACK – 30 FT.
   SIDE SETBACK – 12 FT.
   REAR SETBACK – 15 FT.
   MAXIMUM BUILDING HEIGHT – 40 FT.
   MAXIMUM LOT COVERAGE – 50%

5. BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLANS CITED HEREON. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. TOPOGRAPHIC DATA SHOWN IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE. VERTICAL DATUM IS NAVD88.

6. THE SUBJECT PARCEL LIES OUTSIDE THE BOUNDARY OF THE 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP FOR THE TOWN OF DOVER, STRAFFORD COUNTY NH, COMMUNITY 330145, PANEL NUMBER 33017C0310E DATED SEPTEMBER 30, 2015.

7. THE SUBJECT PARCEL LIES WITHIN THE SECONDARY PROTECTION ZONE OF THE SMITH WELL, AS SHOWN ON THE MAP KNOWN AS "CITY OF DOVER, NEW HAMPSHIRE GROUNDWATER PROTECTION MAP" OF THE CITY OF DOVER CODE.

8. SOIL TYPE FOR THE ENTIRE SITE IS HoB – HINCKLEY LOAMY SAND, 3-8% SLOPES.

9. SITE LOADING
   GROUP 1 SOILS, A SLOPE
   >4.5 ACRE AVAILABLE EXCLUDING WETLANDS
   >4.5 X 2,000 (LOADING FACTOR) = 9,000 GPD AVAILABLE
   OFFSITE WATER SUPPLY 50% LOT SIZE REDUCTION=18,000 GPD AVAILABLE 4,800 GPD PROPOSED

10. TAX MAP LOT D-20 IS SUBJECT TO WHATEVER RIGHTS NEW ENGLAND TEL. & TEL. CO. HAS, INCLUDING RIGHTS TO LAY AND CABLES AND STRING WIRE ACROSS THE PROPERTY. SEE S.C.R.D. VOL.512 PG.444.

11. THE PROPOSED LOTS SHALL BE SERVICED BY UNDERGROUND ELECTRIC, CABLE, & TELEPHONE UTILITIES, MUNCIPAL WATER SUPPLY, & PRIVATE SEPTIC SYSTEMS. N.H.D.E.S. SEPTIC APPROVALS ARE PENDING.

12. AS-BUILT PLANS OF THE SUBDIVISION 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 IF A STREET IS PROPOSED FOR CITY ACCEPTANCE. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A LLS OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NH STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	3/15/21	ADDRESS CONDITIONAL APPROVAL COMMENTS		CDF	MDP
B	1/5/21	REVISIONS PER TRC REVIEW	–	CLR	MDP
A	12/4/20	REVISIONS PER TRC REVIEW	–	CLR	MDP

TOPOGRAPHIC PLAN

GLENWOOD PROJECT

TAX MAP PARCEL D-20 - 71 GLENWOOD AVENUE
PROJECT FILE NUMBER: P20-18
DOVER, NEW HAMPSHIRE

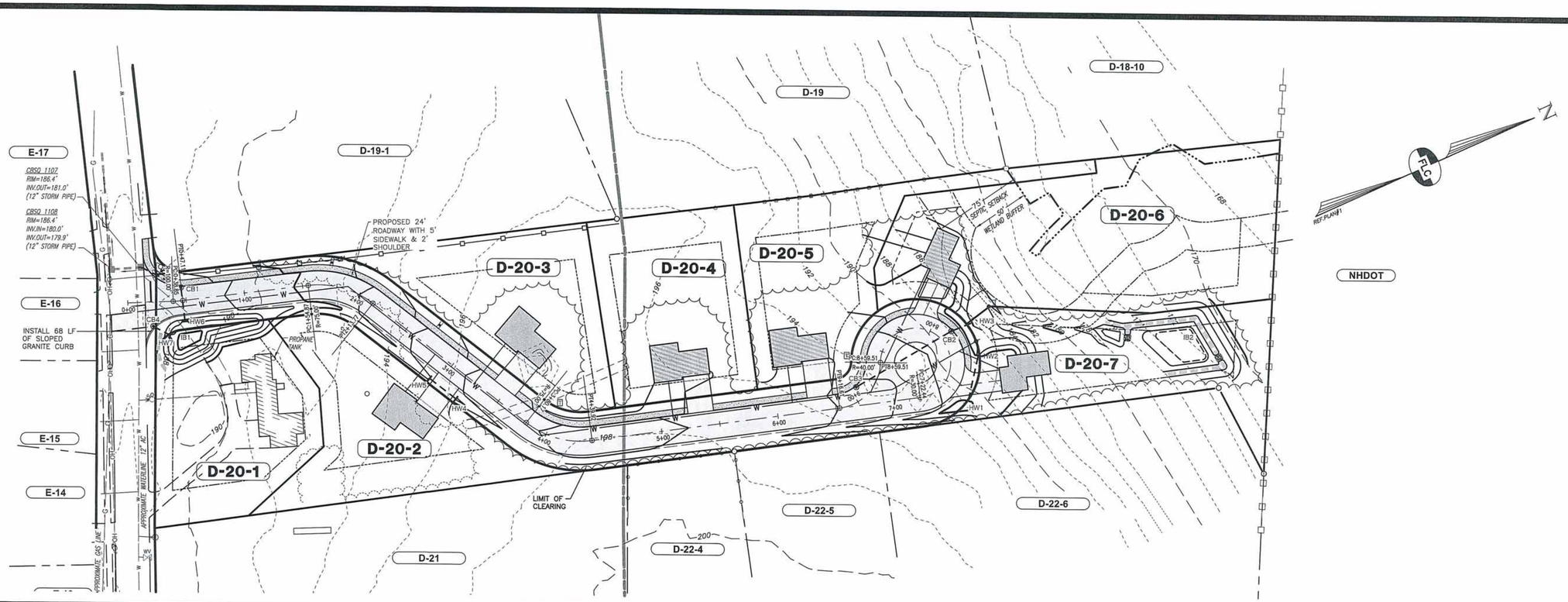
PREPARED FOR & LAND OF:
LAWRENCE & CHERYL MULCAHY
71 GLENWOOD AVENUE, DOVER NH 03820

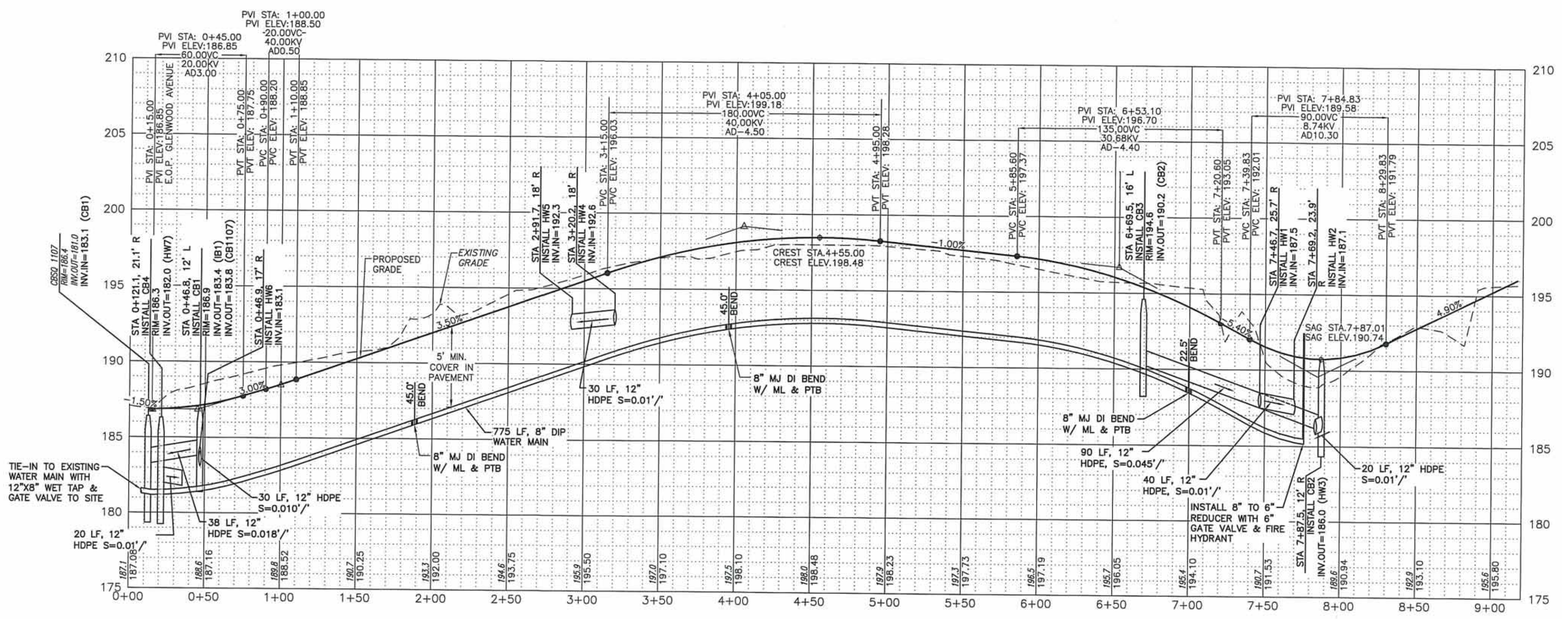
SCALE: 1" = 50' AUGUST 21, 2020

Surveying ✦ Engineering ✦ Land Planning ✦ Permitting ✦ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com





GRAPHIC SCALE

50' 25' 0 50' 100' 150'

IMPERIAL: 1"=50'(H) 5'(V)

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 811
CALL 811 - KNOW WHAT'S BELOW

SEE SHEET GR-1 FOR LEGEND

FIELDSTONE LAND CONSULTANTS, PLLC
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STATE OF NEW HAMPSHIRE
CHAD E BRANON
12191
LICENSED PROFESSIONAL ENGINEER
7/12/2021

REV.	DATE	DESCRIPTION	
D.	4/20/21	ADDED CATCH BASIN	CBB
C.	3/24/21	CONDITIONS OF APPROVAL	CBB
B.	12/4/20	REVISIONS PER TRC REVIEW	CBB
A.	11/4/20	REVISIONS PER TRC REVIEW	CBB
			DR CK

ROADWAY PLAN & PROFILE
STA. 0+00 TO 9+16.56

LAWRENCE & CHERYL MULCAHY
71 GLENWOOD AVENUE
DOVER, NH 03820

STEPPING STONES WAY

TAX MAP D, LOT 20
DOVER, NEW HAMPSHIRE
PROJECT FILE NUMBER: P20-18

PLANS ISSUED FOR:
MUNICIPAL REVIEW

SCALE: 1" = 50' HORIZ. / 5' VERT.

AUGUST 21, 2020

PP-1 SHEET

PROJECT NO. 1433.00

SHEET NO. 5 OF 12

FILE: 1433PP000.dwg

LEGEND:

PROPOSED FEATURES

- 192 — 2 FT. CONTOUR
- 190 — 10 FT. CONTOUR
- 103.5 — SPOT ELEVATION
- 102.5 / 104.0 — SPOT ELEVATION AT CURB
- CBG — STORM WATER DRAINAGE
- EDGE OF PAVEMENT
- SLOPED GRANITE CURB
- W — 6" WATER LINE
- UGE — UNDERGROUND UTILITY LINES AND UTILITY BOXES LOCATION
- SURFACE WATER FLOW
- STONE CHECK DAM
- (T.B.R.) — TO BE REMOVED
- WATER HYDRANT
- WV — WATER GATE VALVE
- WATER SERVICE SHUT-OFF
- SWALE
- X — X — TEMPORARY SILT FENCE
- NO CUT AREA
- PAVED AREA
- LIMITS OF CLEARING
- D-20 — TAX MAP AND LOT NUMBER
- R1-1 — STOP SIGN & STREET ID SIGN
- T — TRANSFORMER PAD

EXISTING FEATURES

- D-20 — TAX MAP AND LOT NUMBER
- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ABUTTING LOT LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL ROAD
- CURBING
- UG — UNDERGROUND UTILITIES
- OH — OVERHEAD UTILITIES
- S — SEWER LINE
- DRAIN LINE
- EDGE OF WETLAND
- CHAIN LINK FENCE
- HANDRAIL
- STOCKADE FENCE
- 500 — 10' CONTOUR INTERVAL
- 502 — 2' CONTOUR INTERVAL
- BUILDING
- D.H.(F) — DRILL HOLE FOUND
- I.PIN(F) — IRON PIN FOUND
- I.PIPE(F) — IRON PIPE FOUND
- G.B.(F) — GRANITE BOUND FOUND
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- SEWER MANHOLE
- DRAIN MANHOLE
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- MANHOLE
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- SINGLE POST SIGN
- DOUBLE POST SIGN
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- WV — WATER VALVE
- SHUT-OFF
- WELL
- UTILITY POLE AND GUY WIRE

LANDSCAPING LEGEND:

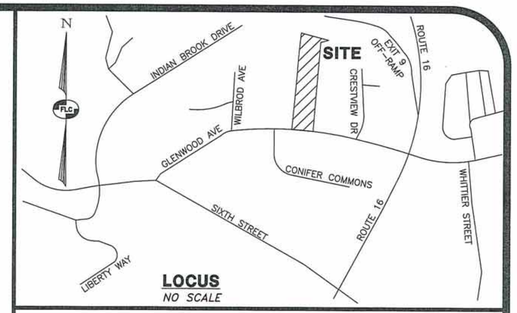
- ULMUS AMERICANA; "AMERICAN LIBERTY" OR EQUAL (6)
- ACER RUBRUM "OCTOBER GLORY" MAPLE OR EQUAL (6)
- AMELANCHIER CANADENSIS; "SHADBUSH" OR EQUAL (5)
- GLEDITSIA TRIACANTHOS; "HONEY LOCUST" OR EQUAL (6)
- L — SYRINGA PATIULA; 18"-24" B&B (MISS KIM LILAC) OR EQUAL (6)
- T — THUJA O. NIGRA; 7'-8' B&B (DARK AMERICAN ARBORVITAE) (6) OR EQUAL
- (X) DENOTES QUANTITY

LANDSCAPING NOTES:

1. DECIDUOUS SHADE TREES FROM THE CITY OF DOVER'S APPROVED LIST OF STREET TREES SHALL BE PLANTED WITHIN THE RIGHT-OF-WAY ALONG THE FRONTAGE OF LOTS WHERE DEVELOPMENT IS TO TAKE PLACE.
2. TREES SHALL HAVE A CALIPER OF NO LESS THAN 3 1/2 INCHES AND A MINIMUM HEIGHT OF 8 FT.
3. TREES SHALL BE PLANTED NO MORE THAN 35 FT APART.
4. EXISTING VEGETATION SHALL BE PRESERVED WHEN POSSIBLE ALONG THE PERIMETER OF THE DEVELOPMENT. STREET TREES SHALL PROVIDE A PERIMETER BUFFER WHERE THE RIGHT-OF-WAY ABUTS EXISTING RESIDENTIAL USES.
5. ALL TREES SHALL BE PLANTED TO MEET THE CURRENT CITY REGULATIONS.
6. OPERATION & MAINTENANCE:
   - ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE INSTALLER FOR ONE YEAR FOLLOWING THE DATE OF ACCEPTANCE.
   - ALL LANDSCAPED AREAS WILL BE MAINTAINED TO HAVE A SUFFICIENT AMOUNT OF WATER TO MAINTAIN VIABILITY EITHER BY IRRIGATION OR BY OTHER MEANS.
   - ALL LANDSCAPING SHALL BE LOCATED AND MAINTAINED SO AS NOT TO IMPACT THE LINES OF SIGHT AT THE ENTRANCE AND INTERNAL INTERSECTIONS.

REFERENCE PLANS:

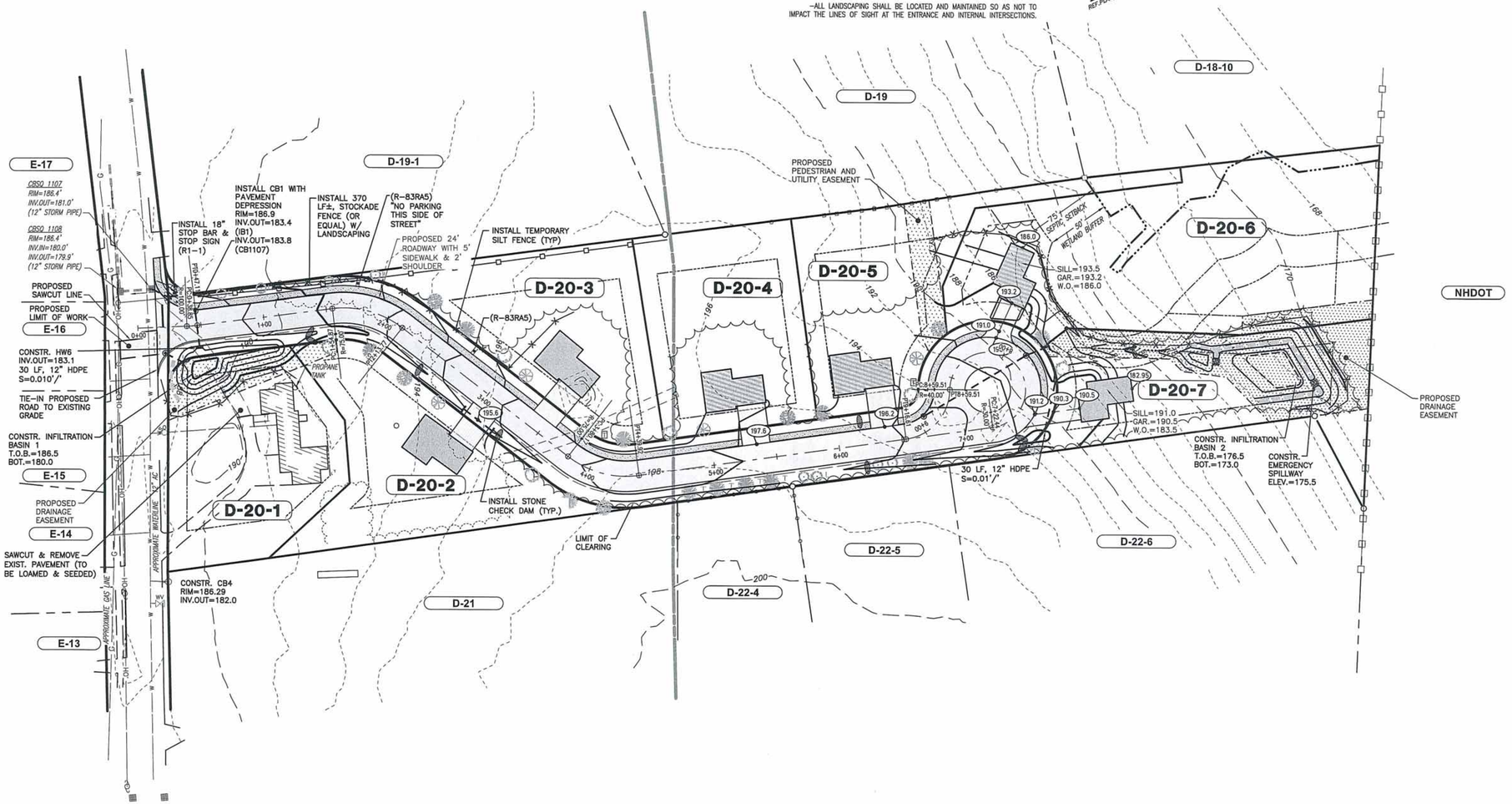
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LOCUS
NO SCALE

GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF DOVER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. FIELDSTONE LAND CONSULTANTS, PLLC, AS THE DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1–800–255–4977 IN NH, 1–888–344–7233 IN MA).
4. COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF TOWN/CITY AGENCIES, SUCH AS THE PLANNING BOARD, ZONING BOARD, CONSERVATION COMMISSION, AND OTHERS, IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
5. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND FIELDSTONE LAND CONSULTANTS, PLLC PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS–BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS–BUILT CONDITION OF ALL CONSTRUCTION.
8. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.
9. ALL CONES AND SLAB TOP OPENINGS SHALL BE ECCENTRIC.



GRAPHIC SCALES

50' 25' 0 50' 100' 150'

IMPRIMIS: 1"=50'

THE PURPOSE OF THIS PLAN IS TO DEPICT POTENTIAL LAYOUTS FOR EACH LOT MEETING LOCAL REGULATIONS. FINAL HOUSE TYPE AND PLACEMENT IS SUBJECT TO CHANGE BASED ON INDIVIDUAL OWNERS PREFERENCES.

REV.	DATE	DESCRIPTION	C/O	DR	CK
D	4/20/21	ADDED CATCH BASIN	–	CLR	CEB
C	3/24/21	CONDITIONS OF APPROVAL	–	CLR	CEB
B	1/5/21	REVISIONS PER TRC REVIEW	–	CLR	CEB
A	12/4/20	REVISIONS PER TRC REVIEW	–	CLR	CEB

GRADING, EROSION CONTROL, AND LANDSCAPING PLAN

GLENWOOD PROJECT

TAX MAP PARCEL D-20 - 71 GLENWOOD AVENUE
PROJECT FILE NUMBER: P20-18
DOVER, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

LAWRENCE & CHERYL MULCAHY

71 GLENWOOD AVENUE, DOVER NH 03820

SCALE: 1" = 50' AUGUST 21, 2020

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

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206 Elm Street, Milford, NH 03055
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- 190 — 10 FT. CONTOUR
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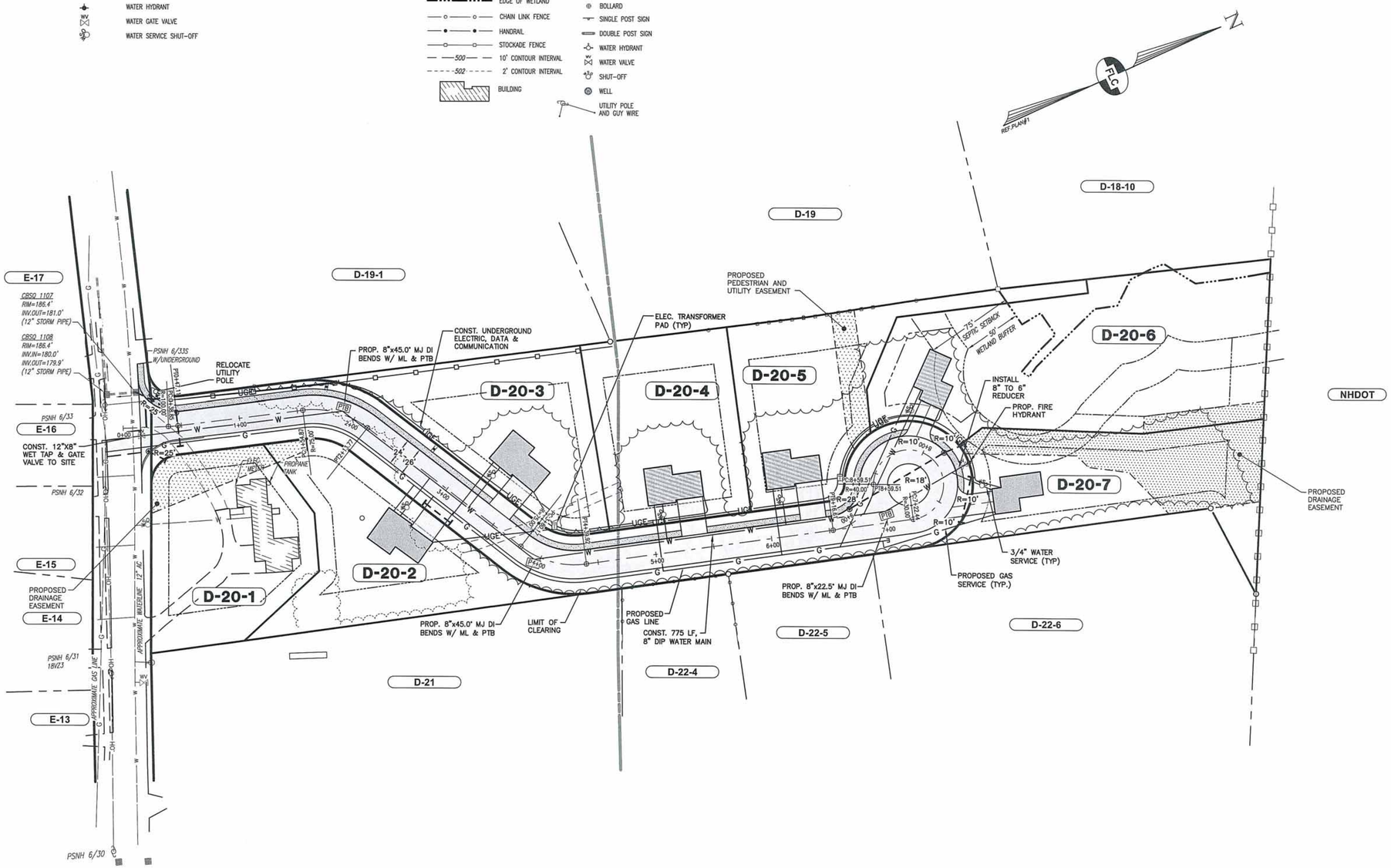
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- 502 — 2' CONTOUR INTERVAL
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- I.P.I.N(F) — IRON PIN FOUND
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- D — DRAIN MANHOLE
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GRAPHIC SCALES

50' 25' 0 50' 100' 150'

IMPERIAL: 1"=50'

CONSTRUCTION & UTILITY NOTES:

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF DOVER AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND DRAINS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
2. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-888-344-7233).
5. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
6. BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF DOVER FIRE DEPARTMENT REGULATIONS.
7. ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED.
8. ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
9. EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
10. ALL POWER WORK SHALL CONFORM TO EVERSOURCE STANDARDS.
11. ALL TELEPHONE WORK SHALL CONFORM TO CONSOLIDATED COMMUNICATIONS SPECIFICATIONS.
12. STREET RESTORATION, IF ANY, SHALL BE IN ACCORDANCE WITH NRO-285-13.
13. ALL DRAINAGE PIPE SHALL BE FURNISHED AND INSTALLED WITH FLEXIBLE GASKETS. JOINTS SHALL BE MADE WITH OIL RESISTANT COMPRESSION RINGS OF AN ELASTOMERIC MATERIAL CONFORMING TO ASTM C-443. MANUFACTURERS INSTALLATION INSTRUCTIONS SHALL BE FOLLOWED.
14. ALL DRAINAGE PIPES SHALL BE CLASS IV 3000 D (RCP) UNLESS OTHERWISE NOTED. CATCH BASINS SHALL BE TYPE B, AND HAVE 3 FOOT SUMPS.
15. ALL WATER LINE, HYDRANT, VALVES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF DOVER CONSTRUCTION GUIDELINES.
16. GAS LINES SHOWN SHALL BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL COORDINATE THE SIZE AND LOCATIONS OF THE PROPOSED GAS LINES WITH THE OWNER AND UTILITY COMPANY PRIOR TO CONSTRUCTION.
17. THE CONTRACTOR SHALL COORDINATE THE SIZE, LOCATION AND ELEVATION OF ALL ROOF DRAINS WITH THE OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR SHALL COORDINATE THE FINAL LOCATION OF THE UNDERGROUND TELEPHONE AND ELECTRICAL SERVICES WITH THE OWNER PRIOR TO CONSTRUCTION.
19. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
20. STRUCTURE OFFSETS FROM CENTERLINE ARE TO THE CENTERLINE OF THE GRATE.
21. UNDERGROUND RACEWAYS SHALL BE CONSTRUCTED ON THE DRIVEWAY SIDE OF EACH RESIDENCE TO COMPLY WITH THE CITY OF DOVER REGULATIONS.

STATE OF NEW HAMPSHIRE · CHAD E. BRANSON · 12181 · LICENSED LAND SURVEYOR · 3/20/2021

REV.	DATE	DESCRIPTION	C/O	DR	CK
D	4/20/21	ADDED CATCH BASIN	–	CLR	CEB
C	3/24/21	CONDITIONS OF APPROVAL	–	CLR	CEB
B	1/5/21	REVISIONS PER TRC REVIEW	–	CLR	CEB
A	12/4/20	REVISIONS PER TRC REVIEW	–	CLR	CEB

UTILITY PLAN

GLENWOOD PROJECT

TAX MAP PARCEL D-20 - 71 GLENWOOD AVENUE

PROJECT FILE NUMBER: P20-18

DOVER, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

LAWRENCE & CHERYL MULCAHY

71 GLENWOOD AVENUE, DOVER NH 03820

SCALE: 1" = 50' AUGUST 21, 2020

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

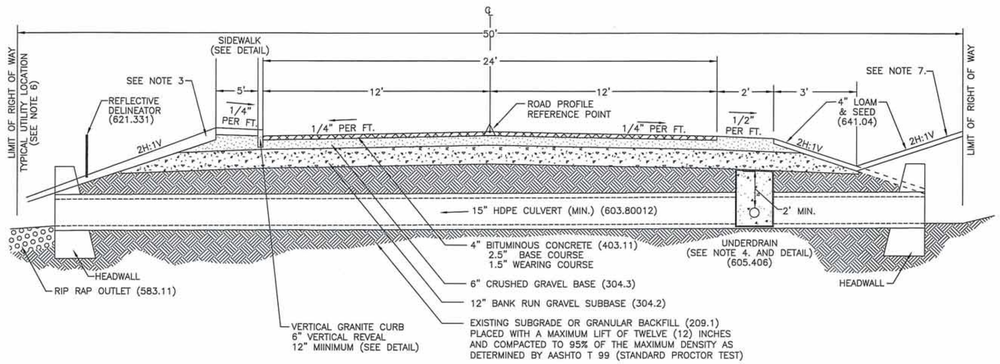
206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF DOVER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. FIELDSTONE LAND CONSULTANTS, PLLC, AS THE DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-800-255-4977 IN NH, 1-888-344-7233 IN MA).
4. COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF TOWN/CITY AGENCIES, SUCH AS THE PLANNING BOARD, ZONING BOARD, CONSERVATION COMMISSION, AND OTHERS, IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
5. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND FIELDSTONE LAND CONSULTANTS, PLLC PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS-BUILT CONDITION OF ALL CONSTRUCTION.
8. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

GENERAL CONSTRUCTION NOTES | 1 | DT - 1

1. INSTALL STONE CHECK DAMS AND SILTATION CONTROL FENCES IN LOCATIONS SHOWN ON PLANS. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE(S).
3. CUT AND CLEAR TREES; DISPOSE OF DEBRIS. STUMPS WILL BE GROUND AND THE GRINDINGS STOCK-PILED ON SITE. STUMP TAILINGS SHALL BE USED FOR EROSION CONTROL. EXCESS TAILINGS SHALL BE COMPACTED WITH SUITABLE MATERIAL IN NON STRUCTURAL FILL SLOPES. COVER WITH 4" OF LOAM AND SEED PER THE EROSION CONTROL NOTES.
4. REMOVE TOPSOIL AND STOCKPILE AWAY FROM ANY WETLAND. STABILIZE STOCKPILE IMMEDIATELY BY SEEDING. PLACE SILT FENCE AROUND THE DOWN SLOPE SIDE OF EARTH STOCKPILES.
5. ROUGH GRADE SITE – CONSTRUCT DRAINAGE BASINS AND DRAINAGE SWALES DURING INITIAL PORTION OF CONSTRUCTION. STABILIZE IMMEDIATELY PER THE CONSTRUCTION AND EROSION CONTROL DETAILS. DO NOT DIRECT STORM WATER RUNOFF TO THESE STRUCTURES UNTIL A HEALTHY VEGETATIVE COVER IS ESTABLISHED.
6. CONSTRUCT ROAD AND INSTALL DRAINAGE PIPES AND STRUCTURES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE THE EROSION CONTROL NOTES.
7. PLACE STONE CHECK DAMS AROUND INLETS AROUND ALL STRUCTURES UNTIL ROAD AND PARKING AREAS ARE PAVED AND ALL NON-PAVED DISTURBED AREAS HAVE A HEALTHY VEGETATIVE COVER. SILT SACKS MAY BE UTILIZED IN PLACE OF STONE CHECK DAMS ON CATCHBASINS.
8. INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER EVERY 0.25" OR GREATER RAINFALL.
9. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, CULVERTS, DITCHES, SILTATION FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
10. FINISH GRADING TO PREPARE FOR PAVING AND LOAMING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
11. FINISH PAVING. PERMANENT SEEDING SHALL BE PERFORMED UPON COMPLETION OF ROAD AND PARKING AREA PAVING (SEE EROSION CONTROL NOTES).
12. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
13. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.
14. IN AN EFFORT TO RESTORE ADEQUATE INFILTRATION RATES OF THE BASINS PRIOR TO USE, THE BASES OF THE INFILTRATION BASINS SHALL BE DEEPLY TILLED AND THEN FOLLOWED BY A PASS WITH A LEVELING DRAG. STORMWATER FLOWS ARE NOT TO BE DIRECTED INTO THE INFILTRATION BASINS UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
15. ALL STRUCTURES SHALL BE CLEANED OF SEDIMENTS ONCE CONSTRUCTION IS COMPLETE.

CONSTRUCTION SEQUENCE NOTES | 2 | DT - 1

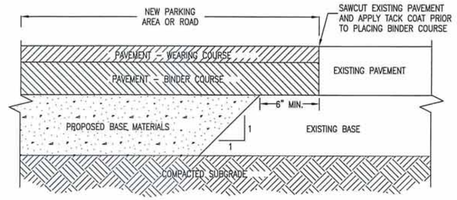


GENERAL ROAD CONSTRUCTION NOTES:

1. REMOVE ALL LOAM, CLAY, MUCK, STUMPS, AND OTHER IMPROPER ROAD FOUNDATION MATERIAL WITHIN 3' OF SUBGRADE. REPLACE WITH COMPACTED GRANULAR FILL MATERIAL ACCEPTABLE TO THE DIRECTOR OF PUBLIC WORKS. COMPACTION TO BE AT LEAST 95% OF THE DRY WEIGHT AS DETERMINED BY MODIFIED PROCTOR TESTING (ASTM 1557).
2. ALL MATERIALS AND CONSTRUCTION SHALL MEET AND BE COMPLETED IN STRICT ACCORDANCE WITH THE CITY OF DOVER'S CURRENT ROAD AND DRAINAGE SPECIFICATIONS.
3. A 1.0' SHOULDER EXTENSION IS REQUIRED WHEREVER GUARDRAILS ARE TO BE LOCATED TO PROVIDE FOR GUARDRAIL CONSTRUCTION AND SUPPORT. THE GUARDRAIL POSTS SHALL BE SET FOURTEEN (14) FEET FROM CENTERLINE.
4. SHOULD UNDERDRAIN PIPE BE REQUIRED IN CUT SECTIONS, THE PIPE SHALL DISCHARGE THROUGH A MORTARED RUBBLE AND MASONRY ENDWALL OR INTO A CATCH BASIN.
5. WHERE ROAD GRADE IS 5% OR GREATER, ROAD SWALE SHALL BE LINED WITH RIPRAP (2 LAYERS, 6" TO 8" STONE, 6' WIDE WITH 6" GRAVEL BASE OR EROSION CONTROL FABRIC).
6. ALL UTILITY POLES AND TRANSFORMER SLABS SHALL BE LOCATED AT THE RIGHT OF WAY LINE.
7. SIDE SLOPES IN LEDGE CUT SHALL BE ONE (1) FOOT HORIZONTAL TO TWO (2) FEET VERTICAL.
8. ROADWAY AND DRAINAGE FILL SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 304.3.6 OF THE NHDOT STANDARD SPECIFICATIONS – 2016.
9. MAXIMUM ROAD GRADE SHALL NOT EXCEED 8%.

SCALE: N.T.S.

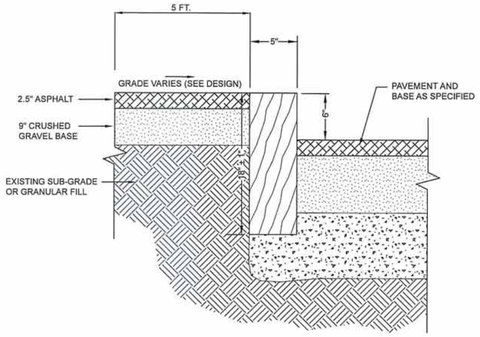
TYPICAL CROSS-SECTION - SUBDIVISION STREET | 3 | DT - 1



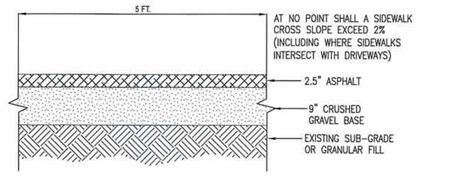
NOTE:
1. SEE ROADWAY FOR MATERIALS AND ASSOCIATED DEPTHS.
2. INFRARED JOINT AFTER PLACING PAVEMENT.

SCALE: N.T.S.

PAVEMENT MATCH | 4 | DT - 1

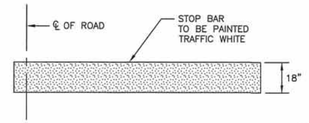


SIDEWALK - ASPHALT (VERTICAL GRANITE CURB) | 5 | DT-1



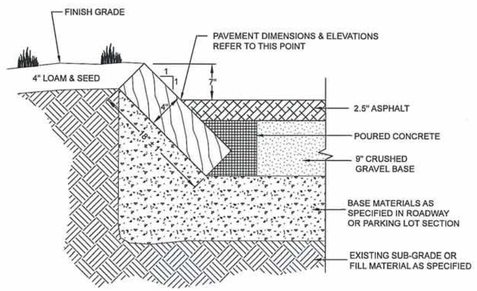
SCALE: N.T.S.

SIDEWALK - ASPHALT | 6 | DT - 1



SCALE: N.T.S.

STOP BAR DETAIL | 7 | DT - 1



SCALE: N.T.S.

CURB - SLOPED GRANITE | 8 | DT - 1

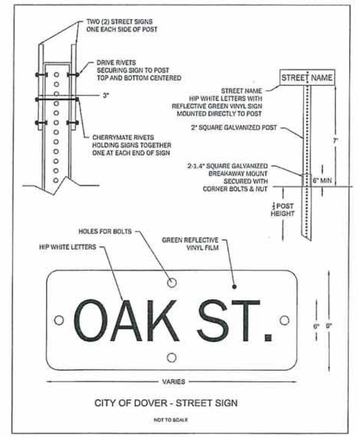


NOTES:

1. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST "NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
2. THE CONTRACTOR IS RESPONSIBLE FOR THE LAYOUT OF ALL SIGNAGE AND PAVEMENT MARKINGS.

SCALE: N.T.S.

TRAFFIC SIGNS - ON SITE | 9 | DT - 1



Appendix B Page 2

SCALE: N.T.S.

STREET SIGN | 10 | DT - 1

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 811
CALL 811 - KNOW WHAT'S BELOW
811 DigSafe NH, ME, MA, RI, VT



REV.	DATE	DESCRIPTION	C/O	DR	CK
C	3/24/21	CONDITIONS OF APPROVAL	–	CLR	CEB
B	1/5/21	REVISIONS PER TRC REVIEW	–	CLR	CEB
A	12/4/20	REVISIONS PER TRC REVIEW	–	CLR	CEB

CONSTRUCTION DETAILS

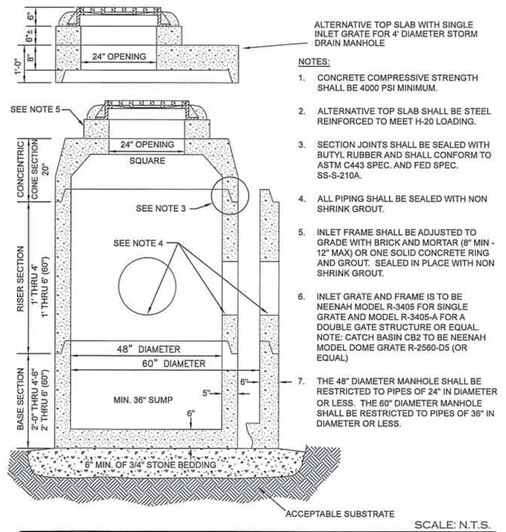
GLENWOOD PROJECT

TAX MAP PARCEL D-20 - 71 GLENWOOD AVENUE
PROJECT FILE NUMBER: P20-18
DOVER, NEW HAMPSHIRE

PREPARED FOR & LAND OF:
LAWRENCE & CHERYL MULCAHY
71 GLENWOOD AVENUE, DOVER NH 03820

SCALE: NOT TO SCALE AUGUST 21, 2020

Surveying ✦ Engineering ✦ Land Planning ✦ Permitting ✦ Septic Designs
FIELDSTONE LAND CONSULTANTS, PLLC
206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
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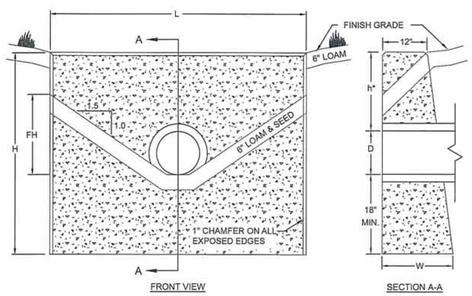


NOTES:

1. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI MINIMUM.
2. ALTERNATIVE TOP SLAB SHALL BE STEEL REINFORCED TO MEET H-20 LOADING.
3. SECTION JOINTS SHALL BE SEALED WITH BUTYL RUBBER AND SHALL CONFORM TO ASTM C443 SPEC. AND FED SPEC. SS-S-210A.
4. ALL PIPING SHALL BE SEALED WITH NON SHRINK GROUT.
5. INLET FRAME SHALL BE ADJUSTED TO GRADE WITH BRICK AND MORTAR (8" MIN - 12" MAX) OR ONE SOLID CONCRETE RING AND GROUT. SEALED IN PLACE WITH NON SHRINK GROUT.
6. INLET GRATE AND FRAME IS TO BE NEENAH MODEL R-3405 FOR SINGLE GRATE AND MODEL R-3405-A FOR A DOUBLE GATE STRUCTURE OR EQUAL. NOTE: CATCH BASIN CB2 TO BE NEENAH MODEL DOME GRATE R-2560-D5 (OR EQUAL)
7. THE 48" DIAMETER MANHOLE SHALL BE RESTRICTED TO PIPES OF 24" IN DIAMETER OR LESS. THE 60" DIAMETER MANHOLE SHALL BE RESTRICTED TO PIPES OF 36" IN DIAMETER OR LESS.

SCALE: N.T.S.

CATCH BASIN — 1 / DT-2

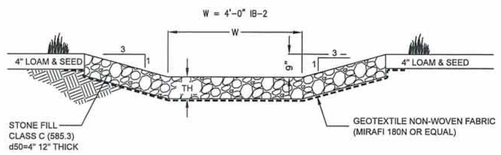


CULVERT DIAM.	HEADWALL LENGTH	HEADWALL HEIGHT	FILL HEIGHT	TOP HEIGHT	HEADWALL BOTTOM WIDTH W
D	L	H	FH	h	
INCHES	FEET & INCHES				
12	4'-3"	3'-9"	1'-1"	1'-3"	1'-11.25"
15	6'-0"	4'-3"	1'-7"	1'-6"	2'-0.75"
18	7'-0"	4'-6"	1'-10"	1'-6"	2'-1.50"
24	9'-0"	5'-0"	2'-4"	1'-6"	2'-3.00"
30	11'-0"	5'-6"	2'-10"	1'-6"	2'-4.50"
36	13'-0"	6'-0"	3'-4"	1'-6"	2'-6.00"

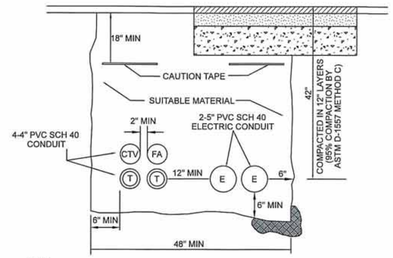
HEADWALL SHALL BE STEEL REINFORCED AND CONFORM TO NHDOT STANDARD PLAN HW-2, LAST REVISED JUNE 16, 2010.

SCALE: N.T.S.

HEADWALL - PRECAST CONCRETE — 2 / DT-2



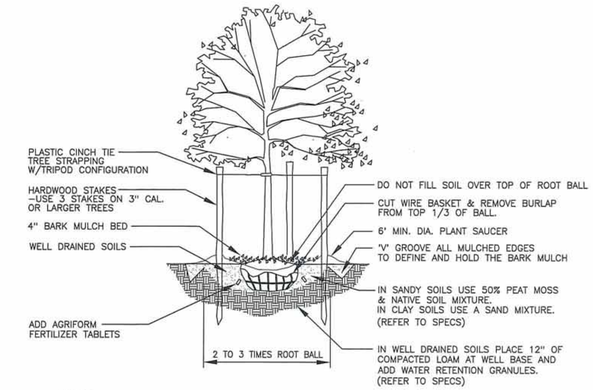
RIPRAP SPILLWAY DETAIL — 3 / DT-2



NOTE:
ALL CONDUIT AND TRENCH WORK SHALL CONFORM TO THEIR RESPECTIVE UTILITY COMPANY'S REQUIREMENTS.

SCALE: N.T.S.

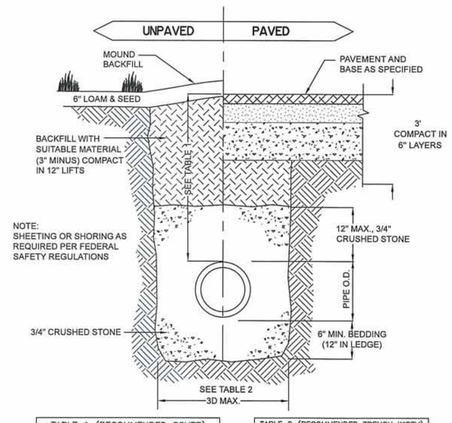
TYPICAL UTILITY TRENCH — 6 / DT-2



NOTES:
ALL PYRAMIDAL EVERGREENS & DECIDUOUS TREES SHALL BE PLANTED W/ ROOTS HORMONE ENHANCER.
DO NOT INSTALL BEEHIVE MULCH BEDS AROUND ANY OF THE PLANT MATERIAL.

SCALE: N.T.S.

DECIDUOUS TREE PLANTING DETAIL — 9 / DT-2



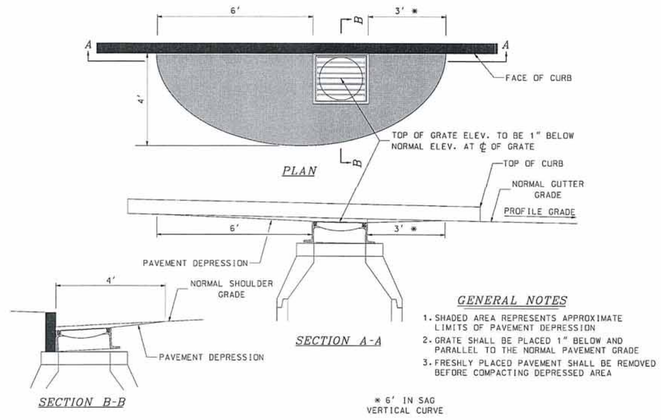
NOTE:
SHEETING OR SHORING AS REQUIRED PER FEDERAL SAFETY REGULATIONS

TABLE 1 (RECOMMENDED COVER)		
LOCATION	PIPE MATERIAL	MINIMUM COVER
PAVED ROADS	ALL	3 FT.
GRAVEL ROADS	ALL	2 FT.
DRIVEWAYS	ALL	1 FT.
UNPAVED AREAS	ALL	2 FT.

TABLE 2 (RECOMMENDED TRENCH WIDTH)	
INSIDE DIAMETER	TOTAL WIDTH
12" TO 24" OVER 24"	I.D. + 24" 2 x I.D.

SCALE: N.T.S.

DRAINAGE TRENCH (TYPICAL) — 4 / DT-2



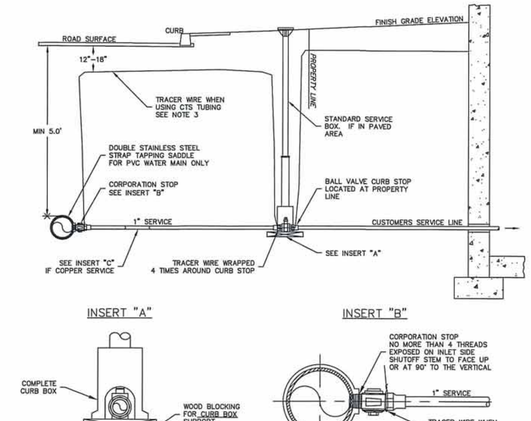
GENERAL NOTES

1. SHADED AREA REPRESENTS APPROXIMATE LIMITS OF PAVEMENT DEPRESSION
2. GRATE SHALL BE PLACED 1" BELOW AND PARALLEL TO THE NORMAL PAVEMENT GRADE
3. FRESHLY PLACED PAVEMENT SHALL BE REMOVED BEFORE COMPACTING DEPRESSED AREA

* 6' IN SAG VERTICAL CURVE

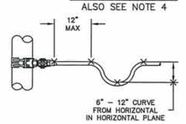
SCALE: N.T.S.

PAVEMENT DEPRESSION DETAIL — 5 / DT-2

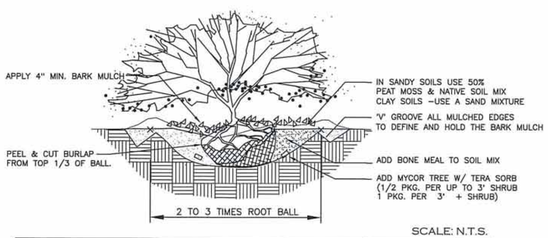


NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO N.H.W.S.E.B. TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. 10 GAUGE TRACER WIRE AS MANUFACTURED BY BMS, DIVISION OF ALBESTAR CORP., AVON, MA OR EQUIVALENT.
4. 1" SERVICE LINE FROM STREET, SIZE & MATERIALS TO BE TYPE 'K' COPPER TUBING OR 200 PSIG RATED CTS POLYETHYLENE TUBING. SAND TO BE USED FOR BACK FILL FOR A MINIMUM OF 6" ABOVE AND BELOW THE SERVICE LINE.
5. PROVIDE A MINIMUM OF 24" OF STRAIGHT COPPER AT SERVICE ENTRANCE INSIDE OF BUILDING TO ALLOW FOR INSTALLATION OF ISOLATION VALVES, METER HORN AND METER, DUAL CHECK VALVE AND PRV (IF REQ'D).
6. WATER METER SHALL BE A 5/8 x 3/4 NEPTUNE METER, MEASURING CUBIC FEET, WITH A 2 BAND RADIO PRO–READ HEAD. THE RADIO READ SHALL BE MOUNTED ON THE STREET FACING SIDE OF THE STRUCTURE WITH WIRING BETWEEN THE UNIT AND THE METER.

INSERT "C"
COPPER SERVICE ONLY
ALSO SEE NOTE 4



WATER SERVICE CONNECTION DETAILS — 7 / DT-2



SCALE: N.T.S.

B & B SHRUB PLANTING DETAIL — 8 / DT-2

NOTE: ALL PYRAMIDAL EVERGREENS & DECIDUOUS TREES SHALL BE PLANTED W/ MYCOR TREE TRANSPLANT.

SCALE: N.T.S.

EVERGREEN TREE PLANTING DETAIL — 10 / DT-2

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REV.	DATE	DESCRIPTION	C/O	DR	CK
C	3/24/21	CONDITIONS OF APPROVAL	–	CLR	CEB
B	1/5/21	REVISIONS PER TRC REVIEW	–	CLR	CEB
A	12/4/20	REVISIONS PER TRC REVIEW	–	CLR	CEB

CONSTRUCTION DETAILS

GLENWOOD PROJECT

TAX MAP PARCEL D-20 - 71 GLENWOOD AVENUE
PROJECT FILE NUMBER: P20-18
DOVER, NEW HAMPSHIRE

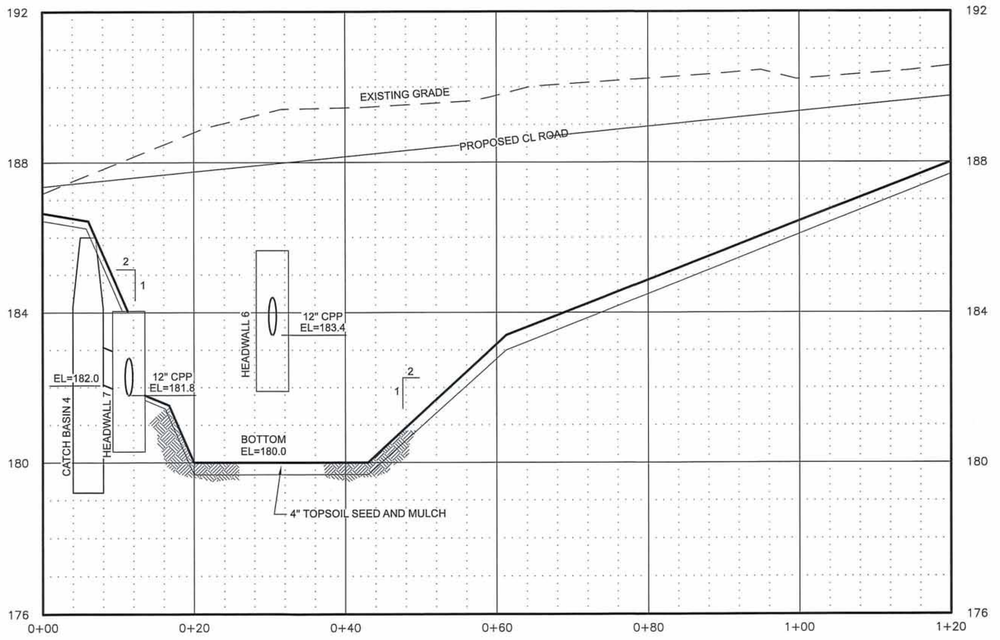
PREPARED FOR & LAND OF:
LAWRENCE & CHERYL MULCAHY
71 GLENWOOD AVENUE, DOVER NH 03820

SCALE: NOT TO SCALE — AUGUST 21, 2020

Surveying ✦ Engineering ✦ Land Planning ✦ Permitting ✦ Septic Designs

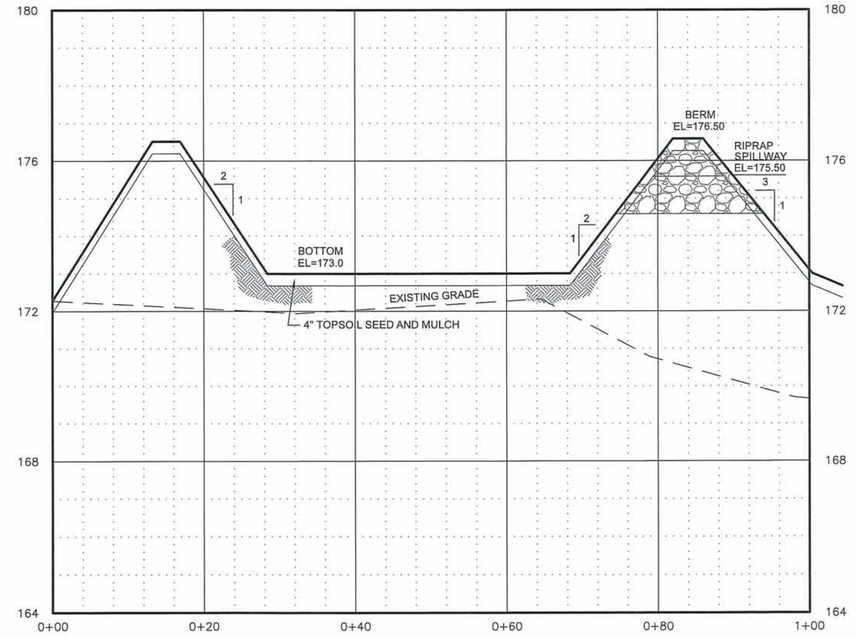
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Phone: (603) 672-5456 Fax: (603) 413-5456
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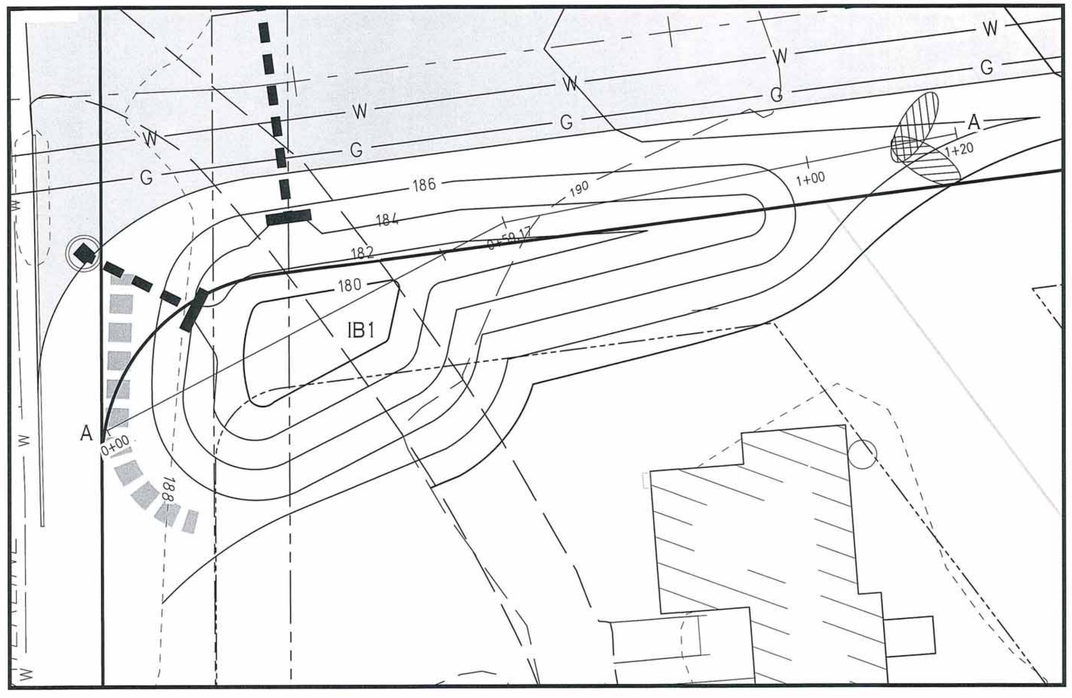
SCALE: 1"=10' HORZ, 1"=2' VERT.

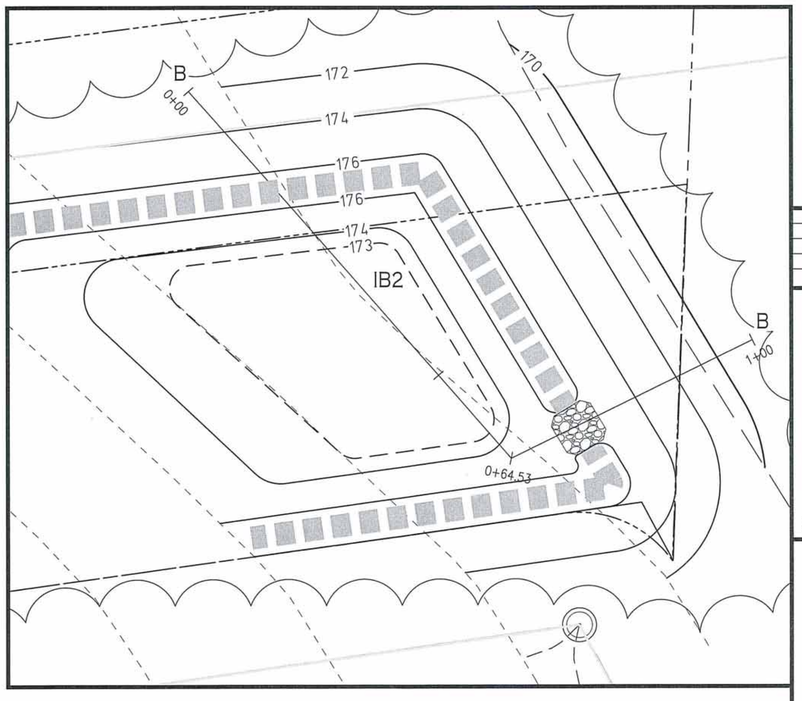
SECTION A-A: INFILTRATION BASIN 1 (IB-1) | 1 | PP-3



SCALE: 1"=10' HORZ, 1"=2' VERT.

SECTION B-B: INFILTRATION BASIN 2 (IB-2) | 2 | PP-3





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REV.	DATE	DESCRIPTION	C/O	DR	CK
D	4/20/21	ADDED CATCH BASIN	–	CLR	CEB
C	3/24/21	CONDITIONS OF APPROVAL	–	CLR	CEB
B	1/5/21	REVISIONS PER TRC REVIEW	–	CLR	CEB
A	12/4/20	REVISIONS PER TRC REVIEW	–	CLR	CEB

DRAINAGE DETAILS

GLENWOOD PROJECT

TAX MAP PARCEL D-20 - 71 GLENWOOD AVENUE

PROJECT FILE NUMBER: P20-18

DOVER, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

LAWRENCE & CHERYL MULCAHY

71 GLENWOOD AVENUE, DOVER NH 03820

SCALE: AS SHOWN AUGUST 21, 2020

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

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1. INSTALL STONE CHECK DAMS AND SILTATION CONTROL FENCES IN LOCATIONS SHOWN ON PLANS. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE(S).
3. CUT AND CLEAR TREES; DISPOSE OF DEBRIS. STUMPS ARE TO BE REMOVED FROM THE PROPERTY AND DISPOSED OF PROPERLY.
4. REMOVE TOPSOIL AND STOCKPILE AWAY FROM ANY WETLAND. STABILIZE STOCKPILE IMMEDIATELY BY SEEDING. PLACE SILT FENCE AROUND THE DOWN SLOPE SIDE OF EARTH STOCKPILES.
5. ROUGH GRADE SITE – CONSTRUCT DRAINAGE BASINS AND DRAINAGE SWALES DURING INITIAL PORTION OF CONSTRUCTION. STABILIZE IMMEDIATELY PER THE CONSTRUCTION AND EROSION CONTROL DETAILS. DO NOT DIRECT STORM WATER RUNOFF TO THESE STRUCTURES UNTIL A HEALTHY VEGETATIVE COVER IS ESTABLISHED.
6. CONSTRUCT STORAGE BUILDINGS, PAVED AREAS AND ASSOCIATED SITE IMPROVEMENTS AS SHOWN. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE THE EROSION CONTROL NOTES.
7. PLACE STONE CHECK DAMS AROUND INLETS AROUND ALL STRUCTURES UNTIL AREAS ARE STABLE AND ALL NON-PAVED DISTURBED AREAS HAVE A HEALTHY VEGETATIVE COVER. SILT SACKS MAY BE UTILIZED IN PLACE OF STONE CHECK DAMS ON CATCH BASINS.
8. INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER EVERY 0.25" OR GREATER RAINFALL.
9. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, CULVERTS, DITCHES, SILTATION FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
10. FINISH GRADING AND PREPARE FOR LOAMING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
11. FINISH CONSTRUCTING STORAGE BUILDINGS AND PAVED AREAS. PERMANENT SEEDING SHALL BE PERFORMED UPON COMPLETION OF DRIVE AND PARKING AREA PAVING (SEE EROSION CONTROL NOTES).
12. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
13. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.
14. STORMWATER FLOWS ARE NOT TO BE DIRECTED INTO THE STORMWATER BASINS UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
15. ALL STRUCTURES SHALL BE CLEANED OF SEDIMENTS ONCE CONSTRUCTION IS COMPLETE.

CONSTRUCTION SEQUENCE NOTES — 1 / DT-4

EROSION CONTROL (GENERAL CONSTRUCTION)

1. PRIOR TO STARTING ANY WORK ON THE SITE THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED PER PLANS AND DETAILS. PERIMETER CONTROLS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTH DISTURBING ACTIVITIES.
3. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEN POSSIBLE.
4. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE KEPT CLEAN DURING CONSTRUCTION. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EVERY 0.25-INCH OR GREATER RAINFALL. SEDIMENTS SHALL BE DISPOSED OF IN AN UPLAND AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND BE PERMANENTLY STABILIZED.
5. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION.
6. THE LAND AREA EXPOSED SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME. ALL NON-ACTIVE DISTURBED AREAS SHALL BE STABILIZED WITHIN 30 DAYS OF THE DISTURBANCE. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF FINAL GRADING.
7. DITCHES, SWALES AND DRAINAGE BASINS SHALL BE CONSTRUCTED DURING THE INITIAL PHASE OF CONSTRUCTION AND STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
8. AN AREA SHALL BE CONSIDERED STABILIZED IF ONE OF THE FOLLOWING HAS OCCURRED:
   - A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
   - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
   - C. A MINIMUM OF 3-INCHES OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIPRAP, HAS BEEN INSTALLED; OR
   - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
9. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1 (HORIZONTAL / VERTICAL). UNLESS OTHERWISE SPECIFIED THE CONTRACTOR SHALL USE NORTH AMERICAN GREEN SC150, OR APPROVED EQUAL.
10. ALL AREAS RECEIVING EROSION CONTROL STONE OR RIPRAP SHALL HAVE A GEOTEXTILE MATERIAL INSTALLED BELOW THE STONE (SEE APPROPRIATE DETAILS).
11. ALL DISTURBED AREAS TO TURF FINISHED SHALL BE COVERED WITH A MINIMUM THICKNESS OF 4 INCHES OF COMPACTED LOAM. LOAM SHALL BE COVERED WITH THE APPROPRIATE SEED MIXTURE AS INDICATED BELOW:

PERMANENT SEED (LAWN AREAS)	POUNDS / 1,000 SQUARE FEET
CREEPING RED FESCUE	0.92 LBS
PERENNIAL RYEGRASS	1.15 LBS
KENTUCKY BLUEGRASS	0.58 LBS
REDTOP	0.12 LBS

APPLICATION RATE TOTALS 2.8 LBS PER 1,000 SF

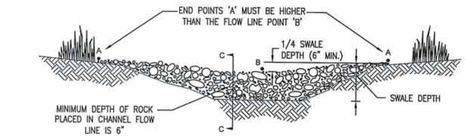
12. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE (CRITICAL TIME FRAMES OR VARIABLE SITES) THEN APPLY FERTILIZER AT A RATE OF 11 POUNDS PER 1,000 SF AND LIMESTONE AT A RATE OF 90 POUNDS PER 1,000 SF. FERTILIZER SHALL BE LOW PHOSPHATE (LESS THAN 2% PHOSPHORUS).

    CAUTION SHOULD BE TAKE WHEN THE PROPERTY IS LOCATED WITHIN 250 FEET OF A WATER BODY. IN THIS CASE ALL FERTILIZERS SHALL BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER. SLOW RELEASE FERTILIZERS MUST BE AT LEAST 50% SLOW RELEASE NITROGEN COMPONENT. NO FERTILIZER EXCEPT LIMESTONE SHALL BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER. THESE ARE REGULATED LIMITATIONS.
13. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS (SEE WINTER CONSTRUCTION NOTES). NO DISTURBED AREAS SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS.
14. A VIGOROUS DUST CONTROL PROGRAM SHALL BE APPLIED BY THE SITE CONTRACTOR. DUST SHALL BE MANAGED THROUGH THE USE OF WATER AND/OR CALCIUM CHLORIDE.
15. IN NO WAY ARE THE MEASURES INDICATED ON THE PLANS OR IN THESE NOTES TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGMENT TO INSTALL ADDITIONAL EROSION CONTROL MEASURES AS SITE CONDITIONS, WEATHER OR CONSTRUCTION METHODS WARRANT.
16. FOLLOWING PERMANENT STABILIZATION, TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND ACCUMULATED SEDIMENTATION IS TO BE DISPOSED OF IN AN APPROVED LOCATION, OUTSIDE OF JURISDICTIONAL WETLANDS.

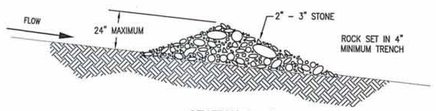
EROSION CONTROL (WINTER CONSTRUCTION)

1. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED. STABILIZATION METHODS SHALL INCLUDE SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL OR PROPERLY INSTALLED EROSION CONTROL BLANKETS COVERED WITH HAY. OTHER STABILIZATION OPTIONS ARE TO BE APPROVED BY THE APPROPRIATE AGENCIES AND THE DESIGN ENGINEER. IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER MONTHS THEN THE ROAD SHOULD BE CLEARED OF ACCUMULATED SNOW AFTER EACH STORM EVENT.

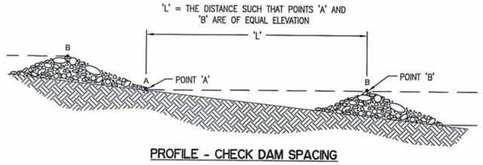
EROSION CONTROL NOTES — 2 / DT-4



VIEW LOOKING UPSTREAM



SECTION C - C

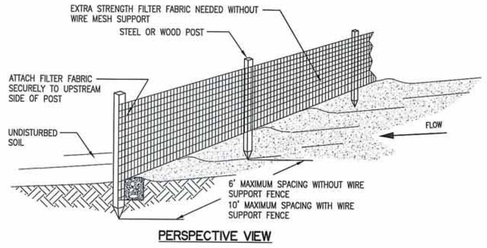


PROFILE - CHECK DAM SPACING

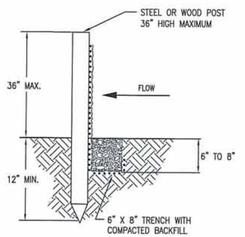
NOTES:

1. STONE CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE CHECK DAM SHOULD BE LESS THAN ONE ACRE.
3. STONE CHECK DAMS SHOULD NOT BE USED IN A FLOWING STREAM.
4. STONE CHECK DAMS SHOULD BE CONSTRUCTED OF WELL-GRADED ANGULAR 2 TO 3 INCH STONE. THE INSTALLATION OF 3/4-INCH STONE ON THE UPGRADIENT FACE IS RECOMMENDED FOR BETTER FILTERING.
5. WHEN INSTALLING STONE CHECK DAMS THE CONTRACTOR SHALL KEY THE STONE INTO THE CHANNEL BANKS AND EXTEND THE STONE BEYOND THE ABUTMENTS A MINIMUM OF 18-INCHES TO PREVENT FLOW AROUND THE DAM.
6. STONE CHECK DAMS SHOULD BE REMOVED ONCE THE SWALE OR DITCH HAS BEEN STABILIZED UNLESS OTHERWISE SPECIFIED.

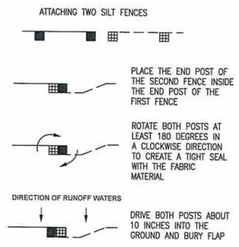
STONE CHECK DAM — 3 / DT-4



PERSPECTIVE VIEW



SECTION VIEW

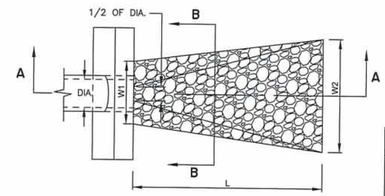


ATTACHING TWO SILT FENCES

NOTES:

1. SILT FENCES SHOULD NOT BE USED ACROSS STREAMS, CHANNELS, SWALES, DITCHES OR OTHER DRAINAGE WAYS.
2. SILT FENCE SHOULD BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE AND THE ENDS OF THE SILT FENCE SHOULD BE FLARED UPSLOPE.
3. IF THE SITE CONDITIONS INCLUDE FROZEN GROUND, LEDGE OR THE PRESENCE OF HEAVY ROOTS THE BASE OF THE FABRIC SHOULD BE EMBEDDED WITH A MINIMUM THICKNESS OF 8 INCHES OF 3/4-INCH STONE.
4. SILT FENCES PLACED AT THE TOE OF SLOPES SHOULD BE INSTALLED AT LEAST 6 FEET FROM THE TOE TO ALLOW SPACE FOR SHALLOW PONDING AND ACCESS FOR MAINTENANCE.
5. THE MAXIMUM SLOPE ABOVE THE FENCE SHOULD BE 2:1 AND THE MAXIMUM LENGTH OF SLOPE ABOVE THE FENCE SHOULD BE 100 FEET.
6. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
7. SILT FENCES SHOULD BE REMOVED WHEN THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

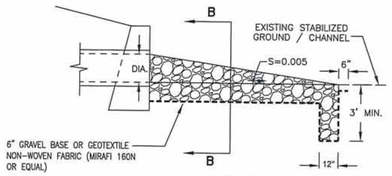
SILT FENCE — 4 / DT-4



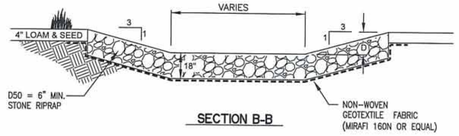
PLAN VIEW

HEAD WALL	L FT.	W (IN) FT.	W (OUT) FT.
HW3	13	5	15
HW7	11	4	4*
HW9	13	4	4*
HW10	13	5	18
HW14	16	5	4*
HW16	14	5	4*

* WIDTH OF DOWNSTREAM CHANNEL PLUS A FOOT ON EACH BANK (2 FT.)

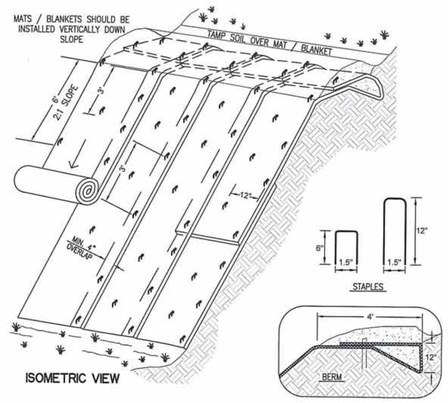


SECTION A-A



SECTION B-B

RIP-RAP OUTLET PROTECTION — 5 / DT-4

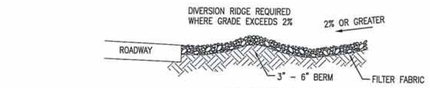


ISOMETRIC VIEW

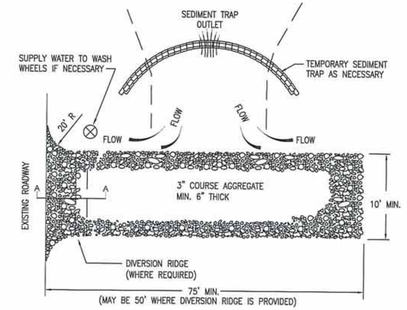
NOTES:

1. DIMENSIONS GIVEN IN THIS DETAIL ARE EXAMPLES: DEVICE SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL STRAW/COCONUT FIBER EROSION CONTROL MAT SUCH AS NORTH AMERICAN GREEN SC150 OR EQUAL ON ALL SLOPES EXCEEDING 3' HORZ : 1' VERT.
3. THE EROSION CONTROL MATERIAL(S) SHALL BE ANCHORED WITH "U" SHAPED 11 GAUGE WIRE STAPLES OR WOODEN STAKES WITH A MINIMUM TOP WIDTH OF 1 INCH AND LENGTH OF 7 INCH.
4. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT.
5. APPLY LIME, FERTILIZER AND PERMANENT SEEDING BEFORE PLACING BLANKETS.
6. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET AS SHOWN. ROLL THE BLANKETS DOWN THE SLOPE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES OR STAKES IN APPROPRIATE LOCATIONS. REFER TO MANUFACTURERS STAPLE GUIDE FOR CORRECT STAPLE PATTERN.
7. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
8. IN LOOSE SOIL CONDITIONS THE USE OF STAPLES OR STAKE LENGTHS GREATER THAN 6 INCHES MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
9. THE CONTRACTOR SHALL MAINTAIN THE BLANKET UNTIL ALL WORK ON THE CONTRACT HAS BEEN COMPLETED AND ACCEPTED. MAINTENANCE SHALL CONSIST OF THE REPAIR OF AREAS WHERE DAMAGED BY ANY CAUSE. ALL DAMAGED AREAS SHALL BE REPAIRED TO REESTABLISH THE CONDITIONS AND GRADE OF THE SOIL PRIOR TO APPLICATION OF THE COVERING AND SHALL BE REFERTILIZED, RESEEDED AND REMULCHED AS DIRECTED.

EROSION BLANKETS - SLOPE INSTALLATION — 6 / DT-4



SECTION A-A



PLAN VIEW

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. THE MINIMUM STONE USED SHOULD BE 3-INCH CRUSHED STONE.
3. THE MINIMUM LENGTH OF THE PAD SHOULD BE 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH HIGH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
4. THE PAD SHOULD EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER.
5. THE PAD SHOULD SLOPE AWAY FROM THE EXISTING ROADWAY.
6. THE PAD SHOULD BE AT LEAST 6-INCHES THICK.
7. THE GEOTEXTILE FILTER FABRIC SHOULD BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.
8. THE PAD SHALL BE MAINTAINED OR REPLACED WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE STONE SUCH THAT MUD AND SOIL PARTICLES ARE TRACKED OFF-SITE.
9. NATURAL DRAINAGE THAT CROSSES THE LOCATION OF THE STONE PAD SHOULD BE INTERCEPTED AND PIPED BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.
10. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
11. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

GRAVEL CONSTRUCTION EXIT — 7 / DT-4

STATE OF NEW HAMPSHIRE — CHAD E BRAYDON — 12491 — 1/20/2021

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REV.	DATE	DESCRIPTION	C/O	DR	CK
B	3/24/21	CONDITIONS OF APPROVAL	–	CLR	CEB
A	12/4/20	REVISIONS PER TRC REVIEW	–	CLR	CEB

EROSION CONTROL DETAILS

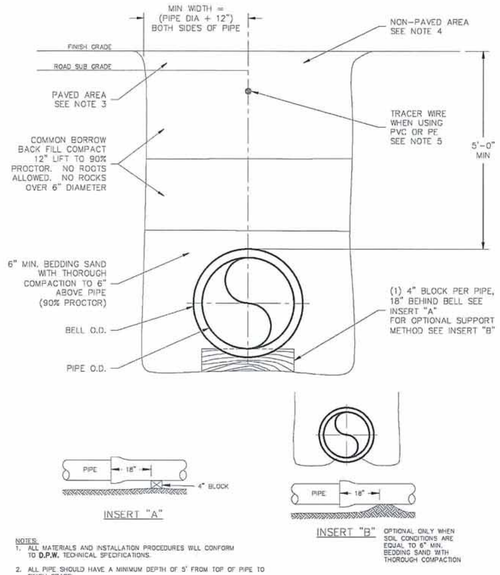
GLENWOOD PROJECT

TAX MAP PARCEL D-20 - 71 GLENWOOD AVENUE
PROJECT FILE NUMBER: P20-18
DOVER, NEW HAMPSHIRE

PREPARED FOR & LAND OF:
LAWRENCE & CHERYL MULCAHY
71 GLENWOOD AVENUE, DOVER NH 03820

SCALE: NOT TO SCALE — AUGUST 21, 2020

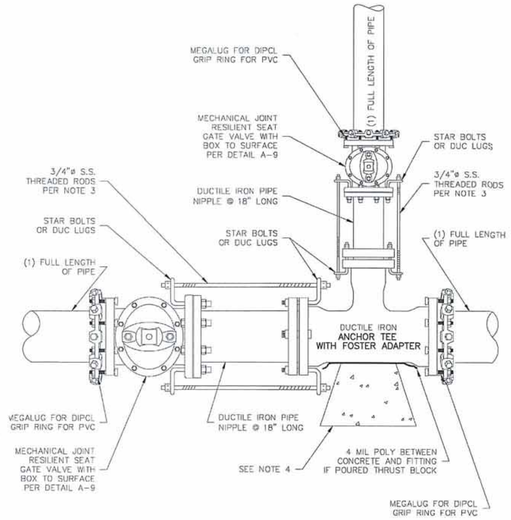
Surveying ✦ Engineering ✦ Land Planning ✦ Permitting ✦ Septic Designs
W E
FIELDSTONE LAND CONSULTANTS, PLLC
206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com



NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO **D.P.W.** TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. REQUIREMENTS FOR SUBBASE AND BASE MATERIAL TYPE ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY HAVING LOCAL JURISDICTION IN PAVED AREAS.
4. REQUIREMENTS FOR GRAVEL, LOAM AND/OR SEED ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY HAVING LOCAL JURISDICTION IN NON-PAVED AREAS.
5. 10 GAUGE TRACER WIRE AS MANUFACTURED BY BMS, DIVISION OF ALBESTAR CORP., AVON, MA OR EQUIVALENT.

SCALE: N.T.S.

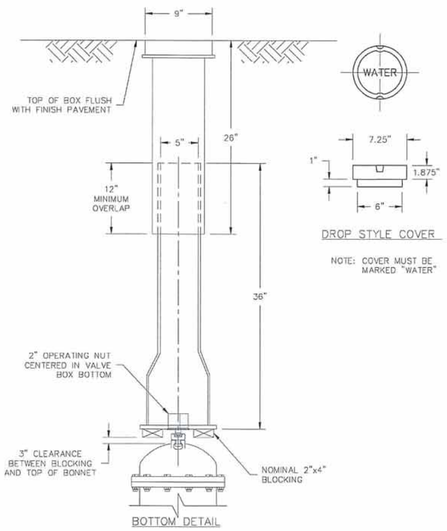
TYPICAL TRENCH DETAIL — 1 / DT-6



NOTES:
1. ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO **D.P.W.** TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTHS OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. 3/4"ø S.S. RODS SHALL BE USED IN CONJUNCTION WITH REQUIRED S.S. NUTS. RODS ARE TO BE ATTACHED TO FITTINGS WITH EITHER STAR BOLTS OR DUC LUGS.
   10" FITTING OR SMALLER = (2) 3/4"ø S.S. RODS & ASSOC. HARDWARE.
   12" FITTING OR LARGER = (4) 3/4"ø S.S. RODS & ASSOC. HARDWARE.
4. MIN 3'x3'x3' PRE CAST CONCRETE THRUST BLOCK MAY BE USED WITH **D.P.W.** APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH – SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATER MAIN. SEE DETAIL A-7.
5. **ALL GATES TO TEES SHALL BE ANCHOR TEES WITH FOSTER ADAPTERS PER CITY OF DOVERS REGULATIONS.**

SCALE: N.T.S.

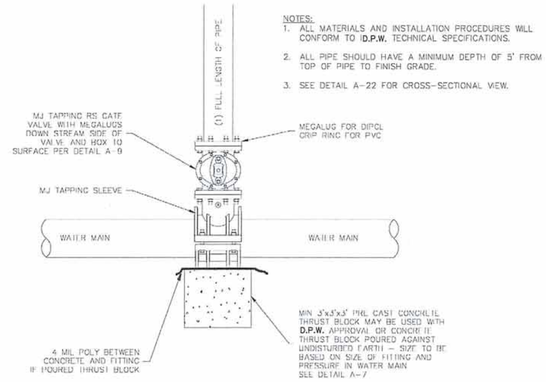
TYPICAL TEE INSTALLATION — 3 / DT-6



NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO **D.P.W.** TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.

SCALE: N.T.S.

TYPICAL VALVE BOX — 5 / DT-6

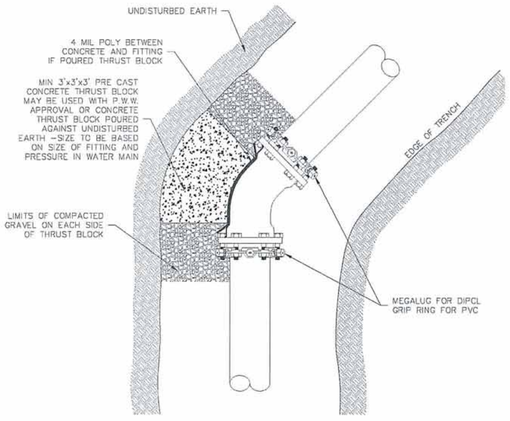


SCALE: N.T.S.

TYPICAL LARGE SERVICE AND/OR TAPPING SLEEVE — 7 / DT-6

1. REFERENCE DOVER DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR INSTALLATION OF ALL WATER LINES.
2. ALL SPRINKLER AND DOMESTIC LEADS TO BUILDING SHALL END 5 FEET OUTSIDE THE FACE OF THE BUILDING WALL, UNLESS NOTED, AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE END (FOR OTHERS TO REMOVE AND EXTEND THE LINE AS NECESSARY).
3. THRUST BLOCKS AND MEGALUG RESTRAINTS SHALL BE PROVIDED AT ALL HORIZONTAL BENDS, TEES, AND FIRE HYDRANTS. SEE DETAIL.
4. MINIMUM COVER ON ALL WATER LINES IS 5'.
5. CONTRACTOR SHALL MAINTAIN A 5'-0" HORIZONTAL (UNLESS OTHERWISE NOTED) AND 12" VERTICAL SEPARATION BETWEEN WATER SERVICE AND UTILITIES OTHER THAN SANITARY SEWER.
6. INSPECTIONS ON WATER SERVICE INSTALLATION DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE SITE CONTRACTOR AND SHALL BE COORDINATED WITH PENNICHUCK WATER WORKS. ALL INSPECTION FEES SHALL BE PAID FOR BY THE CONTRACTOR.
7. CONTRACTOR SHALL HAVE BACTERIOLOGICAL AND PRESSURE TESTING PERFORMED. CONTRACTOR SHALL GIVE DOVER DPW A COPY OF THE RESULTS. DOVER DPW SHALL BE ON-SITE TO WITNESS TEST.
8. ALL PIPE, VALVES, MISCELLANEOUS MATERIALS AND INSTALLATION SHALL CONFORM TO DOVER DPW SPECIFICATIONS AND REQUIREMENTS.
9. ALL FIRE HYDRANTS, VALVES, FITTINGS, PIPES, ETC. SHALL BE IN ACCORDANCE WITH DOVER DPW SPECIFICATIONS.
10. METALLIC TAPE OR DETECTOR WIRE SHALL BE INSTALLED IN THE SAME TRENCH WITH ALL NONMETALLIC PIPE SUCH THAT THE PIPE MAY BE LOCATED WITH ELECTRONIC LOCATING EQUIPMENT. METALLIC TAPE OR DETECTOR WIRE SHALL BE INSTALLED APPROXIMATELY 12" TO 18" BELOW GRADE DIRECTLY ABOVE THE TOP OF THE PIPE. DETECTOR WIRE SHALL BE 14 GAUGE SOLID COPPER, SIMPLEX BW3001 OR EQUAL. METALLIC TAPE SHALL BE 2" MINIMUM METALIZED TAPE, GRIFFOLYN COMPANY, INC., TERRATAPE OR EQUAL.
11. CONTRACTOR SHALL ENSURE ALL WATER VALVES ARE IN A FULLY OPEN POSITION UPON COMPLETION. OF PROJECT.
12. CONTRACTOR SHALL COORDINATE ALL WATER INTERRUPTIONS WITH DOVER DPW AND AFFECTED PROPERTY OWNERS.

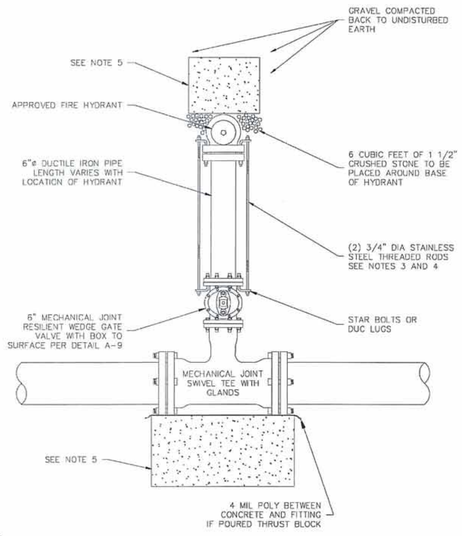
WATER SYSTEM CONSTRUCTION NOTES — 8 / DT-6



NOTES:
1. ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO **D.P.W.** TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTHS OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. 3/4"ø S.S. RODS SHALL BE USED IN CONJUNCTION WITH REQUIRED S.S. NUTS. RODS ARE TO BE ATTACHED TO FITTINGS WITH EITHER STAR BOLTS OR DUC LUGS.
   10" FITTING OR SMALLER = (2) 3/4"ø S.S. RODS & ASSOC. HARDWARE.
   12" FITTING OR LARGER = (4) 3/4"ø S.S. RODS & ASSOC. HARDWARE.
4. MIN 3'x3'x3' PRE CAST CONCRETE THRUST BLOCK MAY BE USED WITH **D.P.W.** APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH – SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATER MAIN.

SCALE: N.T.S.

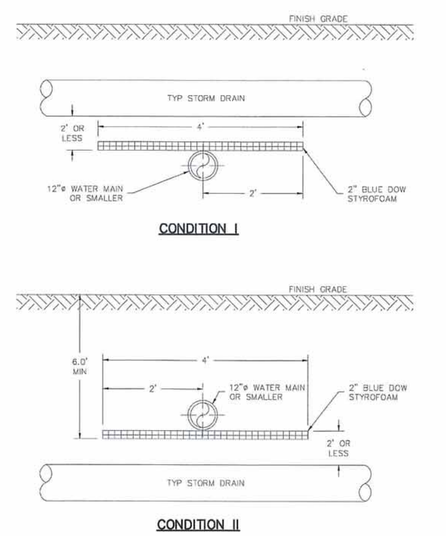
TYPICAL THRUST BLOCK BEHIND FITTINGS — 2 / DT-6



NOTES:
1. ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO **D.P.W.** TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTHS OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. 3/4"ø S.S. RODS SHALL BE USED IN CONJUNCTION WITH REQUIRED S.S. NUTS. RODS ARE TO BE ATTACHED TO FITTINGS WITH EITHER STAR BOLTS OR DUC LUGS.
   10" FITTING OR SMALLER = (2) 3/4"ø S.S. RODS & ASSOC. HARDWARE.
   12" FITTING OR LARGER = (4) 3/4"ø S.S. RODS & ASSOC. HARDWARE.
4. WHEN DISTANCE FROM WATER MAIN TO HYDRANT IS MORE THAN 10' SUBSTITUTE MEGALUGS (OR GRIP RINGS) IN LIEU OF THREADED RODS.
5. MIN 3'x3'x3' PRE CAST CONCRETE THRUST BLOCK MAY BE USED WITH **D.P.W.** APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH – SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATER MAIN. SEE DETAIL A-7.

SCALE: N.T.S.

TYPICAL HYDRANT INSTALLATION — 4 / DT-6



NOTES:
1. **DOVER DEPARTMENT OF PUBLIC WORKS** RESERVES THE RIGHT TO MODIFY INSULATION REQUIREMENTS AS NECESSARY BASED ON FIELD CONDITIONS, ETC.
2. THE LENGTH OR WIDTH OF INSULATION SHALL EXTEND 1 STORM DRAIN PIPE DIAMETER BEYOND THE EDGE OF STORM DRAIN PIPE IN EACH DIRECTION OR A MINIMUM OF 2' BEYOND THE CENTERLINE OF THE STORM DRAIN PIPE, WHICHEVER IS GREATER.
3. ALL BUTT JOINT SEAMS TO BE OVERLAPPED WITH A 1' PIECE OF INSULATION CENTERED OVER SEAM.

SCALE: N.T.S.

STORM DRAIN / WATER MAIN INTERSECTING RUNS — 6 / DT-6



REV.	DATE	DESCRIPTION	C/O	DR	CK
C	3/24/21	CONDITIONS OF APPROVAL	–	CLR	CEB
B	1/5/21	REVISIONS PER TRC REVIEW	–	CLR	CEB
A	12/4/20	REVISIONS PER TRC REVIEW	–	CLR	CEB

WATER DETAILS

GLENWOOD PROJECT

TAX MAP PARCEL D-20 - 71 GLENWOOD AVENUE
PROJECT FILE NUMBER: P20-18
DOVER, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

LAWRENCE & CHERYL MULCAHY
71 GLENWOOD AVENUE, DOVER NH 03820

SCALE: NOT TO SCALE — AUGUST 21, 2020

Surveying ✦ Engineering ✦ Land Planning ✦ Permitting ✦ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

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ADDITIONAL ABUTTERS

TAX MAP D LOT 22-2
TODD W. LAFOND
4 CRESTVIEW DRIVE
DOVER, NH 03820
BK.4502 PG.680 8/17/17
(4 CRESVIEW DRIVE)

TAX MAP D LOT 22-3
BRENDAN S. & DAWN M. SULLIVAN
6 CRESTVIEW DRIVE
DOVER, NH 03820
BK.4128 PG.392 5/10/13
(6 CRESTVIEW DRIVE)

TAX MAP D LOT 22-C
OLIVIER FAMILY TRUST 1999
MAURICE E. & LEONA M. OLIVIER, TRUSTEES
67-A GLENWOOD AVENUE
DOVER, NH 03820
BK.2239 PG.93 10/5/00
(67-A GLENWOOD AVENUE)

TAX MAP D LOT 22-I
JESSICA NYBY
2 CRESTVIEW DRIVE
DOVER, NH 03820
BK.4604 PG.709 7/28/18
(2 CRESTVIEW DRIVE)

TAX MAP E LOT 17
BRUCE E. & ELIZABETH H. HUTCHINSON
82 GLENWOOD AVENUE
DOVER, NH 03820
BK.1059 PG.567 (12/23/80)
(82 GLENWOOD AVENUE)

TAX MAP E LOT 12
JILL THORNER
74 GLENWOOD AVENUE
DOVER, NH 03820
BK.1164 PG.767 (4/4/85)
(74 GLENWOOD AVENUE)

TAX MAP E LOT 13
WILLIAM J. SWEENEY JR. REV. TRUST
WILLIAM J. SWEENEY, TRUSTEE
74-A GLENWOOD AVENUE
DOVER, NH 03820
BK.2778 PG.951 6/20/03
(74-A GLENWOOD AVENUE)

TAX MAP E LOT 14
LORRI L. & RICHARD J. SPURLIN
76 GLENWOOD AVENUE
DOVER, NH 03820
BK.1936 PG.233 6/30/1997
(76 GLENWOOD AVENUE)

TAX MAP E LOT 15
SUSAN A. & TIMOTHY M. ROVA
78 GLENWOOD AVENUE
DOVER, NH 03820
BK.2276 PG.438 (2/23/01)
(78 GLENWOOD AVENUE)

TAX MAP E LOT 16
JAMES C. & DAWN I. GUYETT
80 GLENWOOD AVENUE
DOVER, NH 03820
BK.998 PG.491 6/1/77
(80 GLENWOOD AVENUE)

LEGEND:

EXISTING FEATURES

- D-20 — TAX MAP AND LOT NUMBER
- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ABUTTING LOT LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL ROAD
- CURBING
- UG — UNDERGROUND UTILITIES
- OH — OVERHEAD UTILITIES
- S — SEWER LINE
- DRAIN LINE
- EDGE OF WETLAND
- CHAIN LINK FENCE
- HANDRAIL
- STOCKADE FENCE
- 500 — 10' CONTOUR INTERVAL
- 502 — 2' CONTOUR INTERVAL
- ZONING LINE
- BUILDING
- TP: # L=LEDGE S=S.H.W. — TEST PIT
- D.H.(F) — DRILL HOLE FOUND
- I.P.(F) — IRON PIN FOUND
- I.P.PIPE(F) — IRON PIPE FOUND
- C.B.(F) — GRANITE BOUND FOUND
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- VENT
- MANHOLE
- CATCH BASIN (SQUARE)
- CATCH BASIN (ROUND)
- CLEAN OUT
- BOLLARD
- SINGLE POST SIGN
- DOUBLE POST SIGN
- WATER HYDRANT
- WATER VALVE
- SHUT-OFF
- WELL
- UTILITY POLE AND GUY WIRE

NOTES CONT:

13. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF N.H. D.O.T. "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.

14. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.

15. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.

16. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTH WORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

17. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, AND SATURDAY 9AM-4PM. 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.

18. BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

19. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.

20. THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY AQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.

21. FIRE DEPARTMENT ACCESS ROAD(S) SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS.

22. TOTAL IMPERVIOUS AREA FOR THE ROAD AND SIDEWALK IS 0.586 AC. (25,510 SQ.FT.).

23. THE PROJECT IS SUBJECT TO AN IMPACT FEE ASSESSMENT AND WATER INVESTMENT FEES ARE APPLICABLE.

24. THERE HAVE BEEN NO VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT OR CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD. THE PROJECT FILE NUMBER FOR THIS PROJECT IS P20-18.

25. WETLANDS WERE DELINEATED BY CHRISTOPHER A. GUIDA, CERTIFIED WETLANDS SCIENTIST, CERTIFICATION NUMBER 053, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE IN JUNE, 2017.

26. ALL EROSION CONTROL NOTES INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSIOIN CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE RATES OF APPLICATION.

27. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.

28. THE PROPOSED USE FOR THE SITE IS SINGLE FAMILY RESIDENTIAL.

29. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:

	STATUS	PERMIT#	DATE
NHDES STATE SUBDIVISION PERMIT PENDING	_____	_____	_____

30. ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

31. ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

32. THE DEEDS FOR LOTS 5 AND 6 SHALL DESCRIBE THE WETLANDS BUFFER RESTRICTIONS PER THE CITY OF DOVER'S REGULATIONS.

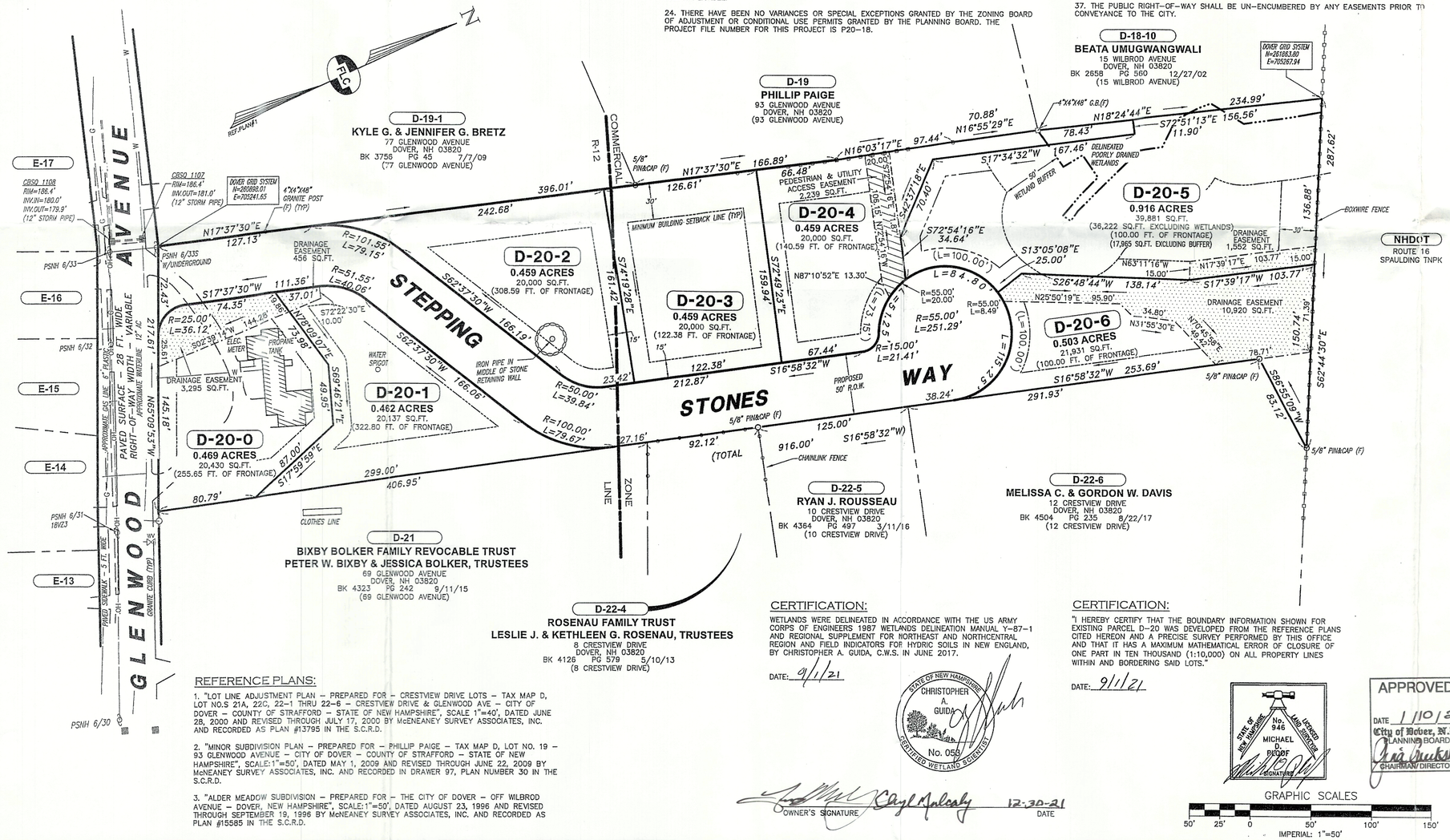
33. THE APPLICANT SHALL COMPLETE THE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL.

34. NO ROADWAY WITH PRIVATE UTILITY EASEMENTS SHALL BE ACCEPTED AS A PUBLIC ROAD BY THE CITY UNLESS THE EASEMENTS ARE EXPUNGED PRIOR TO THE TRANSFER OF LAND TO THE CITY. LICENSE AGREEMENTS FOR ANY AND ALL PRIVATE UTILITIES WITHIN THE RIGHT OF WAY MAY BE GRANTED BY THE CITY UPON ACCEPTANCE OF THE UNENCUMBERED ROADWAY CONSISTENT WITH APPLICABLE STATE LAW.

35. SOLID WASTE SHALL BE COLLECTED BY THE SOLID WASTE AND RECYCLING DEPARTMENT OF THE CITY OF DOVER.

36. PLACARDS PURCHASED FROM THE CITY OF DOVER SHALL BE PLACED ON METAL POSTS ALONG THE WETLANDS BUFFER.

37. THE PUBLIC RIGHT-OF-WAY SHALL BE UN-ENCUMBERED BY ANY EASEMENTS PRIOR TO CONVEYANCE TO THE CITY.



REFERENCE PLANS:

1. "LOT LINE ADJUSTMENT PLAN - PREPARED FOR - CRESTVIEW DRIVE LOTS - TAX MAP D, LOT NO.S 21A, 22C, 22-1 THRU 22-6 - CRESTVIEW DRIVE & GLENWOOD AVE - CITY OF DOVER - COUNTY OF STRAFFORD - STATE OF NEW HAMPSHIRE", SCALE 1"=40', DATED JUNE 28, 2000 AND REVISED THROUGH JULY 17, 2000 BY McENEANEY SURVEY ASSOCIATES, INC. AND RECORDED AS PLAN #13795 IN THE S.C.R.D.

2. "MINOR SUBDIVISION PLAN - PREPARED FOR - PHILLIP PAIGE - TAX MAP D, LOT NO. 19 - 93 GLENWOOD AVENUE - CITY OF DOVER - COUNTY OF STRAFFORD - STATE OF NEW HAMPSHIRE", SCALE:1"=50', DATED MAY 1, 2009 AND REVISED THROUGH JUNE 22, 2009 BY McENEANEY SURVEY ASSOCIATES, INC. AND RECORDED IN DRAWER 97, PLAN NUMBER 30 IN THE S.C.R.D.

3. "ALDER MEADOW SUBDIVISION - PREPARED FOR - THE CITY OF DOVER - OFF WILBROD AVENUE - DOVER, NEW HAMPSHIRE", SCALE:1"=50', DATED AUGUST 23, 1996 AND REVISED THROUGH SEPTEMBER 19, 1996 BY McENEANEY SURVEY ASSOCIATES, INC. AND RECORDED AS PLAN #15585 IN THE S.C.R.D.

CERTIFICATION:

WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN JUNE 2017.

DATE: 9/1/21

STATE OF NEW HAMPSHIRE — CHRISTOPHER A. GUIDA — No. 053 — CERTIFIED WETLAND SCIENTIST

OWNER'S SIGNATURE — Cheryl Mulcahy — 12-30-21 DATE

CERTIFICATION:

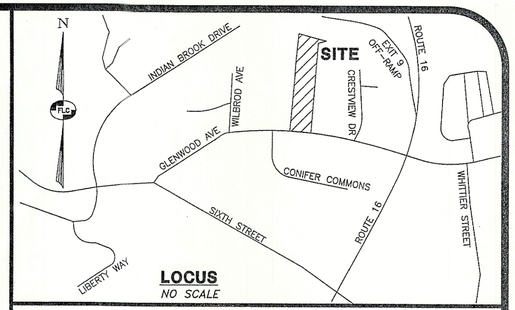
"I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN FOR EXISTING PARCEL D-20 WAS DEVELOPED FROM THE REFERENCE PLANS CITED HEREON AND A PRECISE SURVEY PERFORMED BY THIS OFFICE AND THAT IT HAS A MAXIMUM MATHEMATICAL ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING SAID LOTS."

DATE: 9/1/21

STATE OF NEW HAMPSHIRE — No. 946 — MICHAEL D. PROFF — LAND SURVEYOR — SIGNATURE

GRAPHIC SCALES
50' 25' 0 50' 100' 150'
IMPERIAL: 1"=50'

APPROVED
DATE 1/10/22
City of Dover, N.H.
PLANNING BOARD
CHAIRMAN/DIRECTOR



GENERAL NOTES:

1. THE OWNERS OF RECORD FOR TAX MAP PARCEL D-20 ARE LAWRENCE & CHERYL MULCAHY - 71 GLENWOOD AVENUE, DOVER, NH 03820. DEED REFERENCE TO PARCEL IS VOL.1800 PG.584 DATED MAY 3, 1995 IN THE S.C.R.D.

2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE TOPOGRAPHY FOR THE PROPOSED CONVENTIONAL SUBDIVISION.

3. THE TOTAL AREA OF TAX MAP D LOT 20 IS 4.702 ACRES, OR 204,834 SQ.FT.

4. ZONING DISTRICT IS R-12 (RESIDENTIAL) AND C (COMMERCIAL). THIS PROJECT PRE-DATES (07/22/2020) THE CURRENT ZONING, MINIMUM ZONING REQUIREMENTS ARE:

   R-12
   LOT SIZE - 0.459 ACRES, OR 20,000 SQ.FT.
   FRONTAGE - 100 FT.
   FRONT SETBACK - 15 FT. MINIMUM, 25 FT. MAXIMUM
   SIDE SETBACK - 15 FT.
   REAR SETBACK - 30 FT.
   WETLANDS BUFFER - 50 FT.
   WETLANDS SEPTIC SETBACK - 75 FT.
   MAXIMUM BUILDING HEIGHT - 35 FT.
   MAXIMUM LOT COVERAGE - 30%

   C
   LOT SIZE - 0.459 ACRES, OR 20,000 SQ.FT.
   FRONTAGE - 125 FT.
   FRONT SETBACK - 30 FT.
   SIDE SETBACK - 12 FT.
   REAR SETBACK - 15 FT.
   MAXIMUM BUILDING HEIGHT - 40 FT.
   MAXIMUM LOT COVERAGE - 50%

5. BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLANS CITED HEREON. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. TOPOGRAPHIC DATA SHOWN IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE. VERTICAL DATUM IS NAVD88.

6. THE SUBJECT PARCEL LIES OUTSIDE THE BOUNDARY OF THE 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP FOR THE TOWN OF DOVER, STRAFFORD COUNTY NH, COMMUNITY 330145, PANEL NUMBER 33017C0310E DATED SEPTEMBER 30, 2015.

7. THE SUBJECT PARCEL LIES WITHIN THE SECONDARY PROTECTION ZONE OF THE SMITH WELL, AS SHOWN ON THE MAP KNOWN AS "CITY OF DOVER, NEW HAMPSHIRE GROUNDWATER PROTECTION MAP" OF THE CITY OF DOVER CODE.

8. SOIL TYPE FOR THE ENTIRE SITE IS HoB - HINCKLEY LOAMY SAND, 3-8% SLOPES.

9. SITE LOADING
   GROUP 1 SOILS, A SLOPE
   >4.5 ACRE AVAILABLE EXCLUDING WETLANDS
   >4.5 X 2,000 (LOADING FACTOR) = 9,000 GPD AVAILABLE
   OFFSITE WATER SUPPLY 50% LOT SIZE REDUCTION=18,000 GPD AVAILABLE 4,800 GPD PROPOSED

10. TAX MAP LOT D-20 IS SUBJECT TO WHATEVER RIGHTS NEW ENGLAND TEL. & TEL. CO. HAS, INCLUDING RIGHTS TO LAY AND CABLES AND STRING WIRE ACROSS THE PROPERTY. SEE S.C.R.D. VOL.512 PG.444.

11. THE PROPOSED LOTS SHALL BE SERVICED BY UNDERGROUND ELECTRIC, CABLE, & TELEPHONE UTILITIES, MUNCIPAL WATER SUPPLY, & PRIVATE SEPTIC SYSTEMS. N.H.D.E.S. SEPTIC APPROVALS ARE PENDING.

12. AS-BUILT PLANS OF THE SUBDIVISION 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 IF A STREET IS PROPOSED FOR CITY ACCEPTANCE. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NH STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.

REV.	DATE	DESCRIPTION	C/O	DR	CK
D	8/17/21	REVISE LOT NUMBERS		CDF	MDP
C	3/15/21	ADDRESS CONDITIONAL APPROVAL COMMENTS		CDF	MDP
B	1/5/21	REVISIONS PER TRC REVIEW	-	CLR	MDP
A	12/4/20	REVISIONS PER TRC REVIEW	-	CLR	MDP

SUBDIVISION PLAN

GLENWOOD PROJECT

TAX MAP PARCEL D-20 - 71 GLENWOOD AVENUE
PROJECT FILE NUMBER: P20-18
DOVER, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

LAWRENCE & CHERYL MULCAHY

71 GLENWOOD AVENUE, DOVER NH 03820

SCALE: 1" = 50' AUGUST 21, 2020

Surveying + Engineering + Land Planning + Permitting + Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 1433SB00D.dwg	PROJ. NO. 1433.00	SHEET: SB-1	PAGE NO. 3 OF 3

RECEIVED
Planning Office
NOV 15 2021
Dover, New Hampshire

From: SUSAN A ROVA <3rova@comcast.net>
Sent: Wednesday, April 8, 2026 4:46 PM
To: Bassegio, Erin <E.Bassegio@dover.nh.gov>
Subject: Fwd: Abutter Notice Glenwood Ave Stepping stone way

---------- Original Message ----------
From: SUSAN A ROVA <3rova@comcast.net>
To: "Dover-Plannig@Dover.NH.gov" <Dover-Plannig@Dover.NH.gov>
Date: 04/08/2026 4:37 PM EDT
Subject: Abutter Notice Glenwood Ave Stepping stone way

Good afternoon,
This message is from Tim and Sue Rova 78 Glenwood Avenue. On Monday April 6th we had to sign for another terrible certified abutters notice (we have had a lot here from the city). We are deeply concerned about the Steppingstones Way Subdivision. Here we go again with another five years of construction and noise pollution next to our house. Having endured many projects over the years that have greatly affected our quality of life. Examples are, (Conifer commons subdivision it seems like that took forever the ledge blasting was awful and shook our foundation so bad they had to put a monitor on our house no one cared. Not to mention the constant dump truck traffic and the slamming of dump truck tailgates nail guns all day etc. and working every weekend.) (Our next project we endured was the widening of Glenwood Avenue; they took ten feet of our front yard and put in a sidewalk every dog in the area used our front yard as their own personal toilet, so we had to put up two thousand dollars' worth of fencing out of our own pocket. For two years we could not have our windows open in the summer because of the dust and noise. And once again they worked on the weekends it was awful. (Then for our next project came Kyle and Jennifer Bretz, once again tailgates slamming dust noise and disruption and working on the weekend.) So now along comes Steppingstones Way so someone can get rich while we listen to constant construction, so for the next five years we will have no quality of life no peace and quiet after getting out from working all day. No quiet times on the patio by the pool for us just noise I doubt anyone will care. It sounds like the entrance and exit will be right across the street from our house so we will have headlights in our windows at night and cars accelerating at all hours. Once again, no peace and quiet this summer for us. I wish they could enter and exit out on Indian brook but that would make too much sense and cost the rich too much of their precious money, so who cares right? The project must go on. I would like to try to stop this but as all the other people that try to stop projects here in dover it falls on deaf ears so why even try nobody cares it's all about greed. So, what we would ask from the planning board and the city of dover is 6 foot fast growing arborvitaes planted close together along the front of our house and along our driveway on the house side at the expense to the developer. We would also like to STRONGLY request ABSOLUTELY NO working on the weekends they want to work Saturday from 9 to 4 this is UNACCEPTABLE! Please put yourself in our shoes I think we have more than endured the loss of quality of life here on Glenwood Avenue. We are in our sixties and would like to enjoy some of our last few years peacefully, at least on the weekends for god's sake.

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #SITE-2025-0019

Application Type:	Site Review
Applicant(s):	JSR, LLC
Owner(s):	JSR, LLC
Location:	Quality Way & Venture Drive (Assessor's Map D, Lots 11-5 & 11-5SND)
Meeting Date:	April 14, 2026

INTENT: Proposal is to construct an approximately 10,080 square foot building with four (4) contractor bays and office space with associated parking and stormwater management. *[A prior iteration of this project was approved by Planning Board in 2022, P22-55/SITE-2022-0011 and P22-46/COND-2022-0005.]*

AGENDA ITEM #: 4-B

FILE: SITE-2025-0019

LOTS/UNITS PROPOSED: Four (4) commercial units, contractor bays/office space

APPLICANT/OWNER: JSR, LLC

LOCATION: Quality Way & Venture Drive (Assessor's Map D, Lots 11-5 & 11-5SND)

ACREAGE: 1.99 ± acres total;
Lot 11-5: 43, 314± sf / 0.99± ac
Lot 11-5SND: 43,517± sf / 1.00± ac

ZONING DISTRICT: IT, Wetlands Protection District

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Commercial

SURROUNDING LAND USE: Industrial, Vacant

RELIEF REQUESTED: Industrial TDR relief from front and side setbacks

ZBA ACTION: None.

RELIEF REQUESTED: Industrial TDR relief from front and side setbacks and §153-14J, relief requested for required interconnectivity between parcels.

PERMITS REQUIRED: City of Dover CUP previously approved for wetland buffer impacts (COND-2022-0005), NHDES Sewer Discharge Permit approved, EPA NOI

TECHNICAL REVIEW COMMITTEE: Reviewed on December 18, 2025

CONSERVATION COMMISSION: N/A, no new environmental impacts proposed.

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

ATTACHMENTS: Application materials including site plan.

Summary of Request and Background
The applicant is proposing to construct an approximately 10,080 square foot building with four contractor bays, office space, and 15 parking spaces.

On December 13, 2022, the Planning Board conditionally approved a similar site plan and a related lot line adjustment (LLA) and a conditional use permit (CUP) for proposed wetland buffer impacts.

The current proposal includes approximately 7,935 square feet of wetland buffer impacts. The previously approved CUP (P22-46/COND-2022-0005) authorized these impacts, does not expire, and remains valid for the current proposal.

The conditionally approved site plan (P22-55/SITE-2022-001) and LLA (P22-57/LOTA-2022-0002) have since expired due to the significant time required to finalize the LLA. This is due to the proposed LLA modifying a conservation easement boundary and therefore requiring approval from multiple entities.

On January 27, 2026, the Planning Board again approved a LLA for the subject properties (Tax Map D, Lots 11-5 & 11-5SND).

The subject properties were designed through Industrial Transfer of Development Rights (TDR) when created. The subject parcel therefore requires TDR relief for the new underlying zoning requirements for side and front setbacks. The proposed front setback is 15± feet, where 50 feet is required within the Innovative Technology (IT) Zoning District and the proposed side setback is 40± feet, where 50 feet is required.

One waiver from Chapter 153 is being proposed as part of this project related to the requirement for interconnectivity between parcels in the IT District.

The Technical Review Committee reviewed the application at their December 18, 2025 meeting. Part of the TRC discussion and review focused on site details, previously approved wetland buffer impacts, first responder access, and Dover Business and Industrial Development Authority (DBIDA) review and requirements. *(minutes attached)*

Summary of Waiver Requests:
The applicant is seeking one waiver as part of this proposal. The waivers are from the following:

1. §153-14J, relief requested from required interconnectivity between parcels.

Consistency with Land Use Regulations –Waivers/Relief
§153-21 of the Site Plan Review Regulations state the "Planning Board may waive specific provisions of these regulations. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, that:

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #SITE-2025-0019

Application Type:	Site Review
Applicant(s):	JSR, LLC
Owner(s):	JSR, LLC
Location:	Quality Way & Venture Drive (Assessor's Map D, Lots 11-5 & 11-5SND)
Meeting Date:	April 14, 2026

(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or
(2) Specific circumstances relative to the subdivision, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations."

Planning Staff believes the applicant's rationale for the requested waivers meets criterion (2), and granting such relief is not contrary to the spirit or intent of the ordinance. The applicant has proposed pedestrian access to the larger area but would not be able to extend access to neighboring parcels due to wetlands and protected conservation land on all sides of the subject parcels.

Per §153-14J(3), the Planning Board is permitted to vary the interconnectivity standards if a finding is made that the circumstances of the parcel make compliance unreasonable.

STAFF RECOMMENDATION - Waivers/Relief:

The Planning Department recommends that the Planning Board open the public hearing, make the necessary and supporting findings of fact, and vote to grant the waivers with the following subsequent condition:

Subsequent Condition to be Met Prior to the Signing of the Plans:

1. Add a note that the Planning Board found the criteria of Chapter 153-21 have been met and the Board approved the following waiver:

   §153-14J, relief requested from required interconnectivity between parcels

Consistency with Land Use Regulations – Site Plan

§153-13 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. This plan is consistent with those regulations.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board makes the necessary and supporting findings of fact, and vote to approve the site plan with the following subsequent conditions:

Subsequent Conditions to be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set for final Planning Board signature which additionally shall include:
   1.1. Permit File #SITE-2025-0019;
   1.2. Owner's signatures;
   1.3. Professional stamps and signatures;
   1.4. Revise sheet 6, note 44 to state: "It is noted that there are restrictive covenants for Enterprise Park which contain land use and signage restrictions as well as maintenance requirements that are separate and distinct from the zoning ordinance. DBIDA approved the project architecture and use for small manufacturing/warehouse/flex tenant spaces on October 4, 2022. Amended approval from DBIDA is required prior to leasing/issuance of a building permit for tenants that do not meet this description.";
2. Conditions are met for related LLA (LOTA-2025-0013);

Subsequent Condition to Be Met Prior to Construction:

3. A pre-construction meeting must be held with City staff;
4. City's standard site construction sign with the contact information for the general contractor must be displayed in a location approved by the City Engineer or Planning Director;

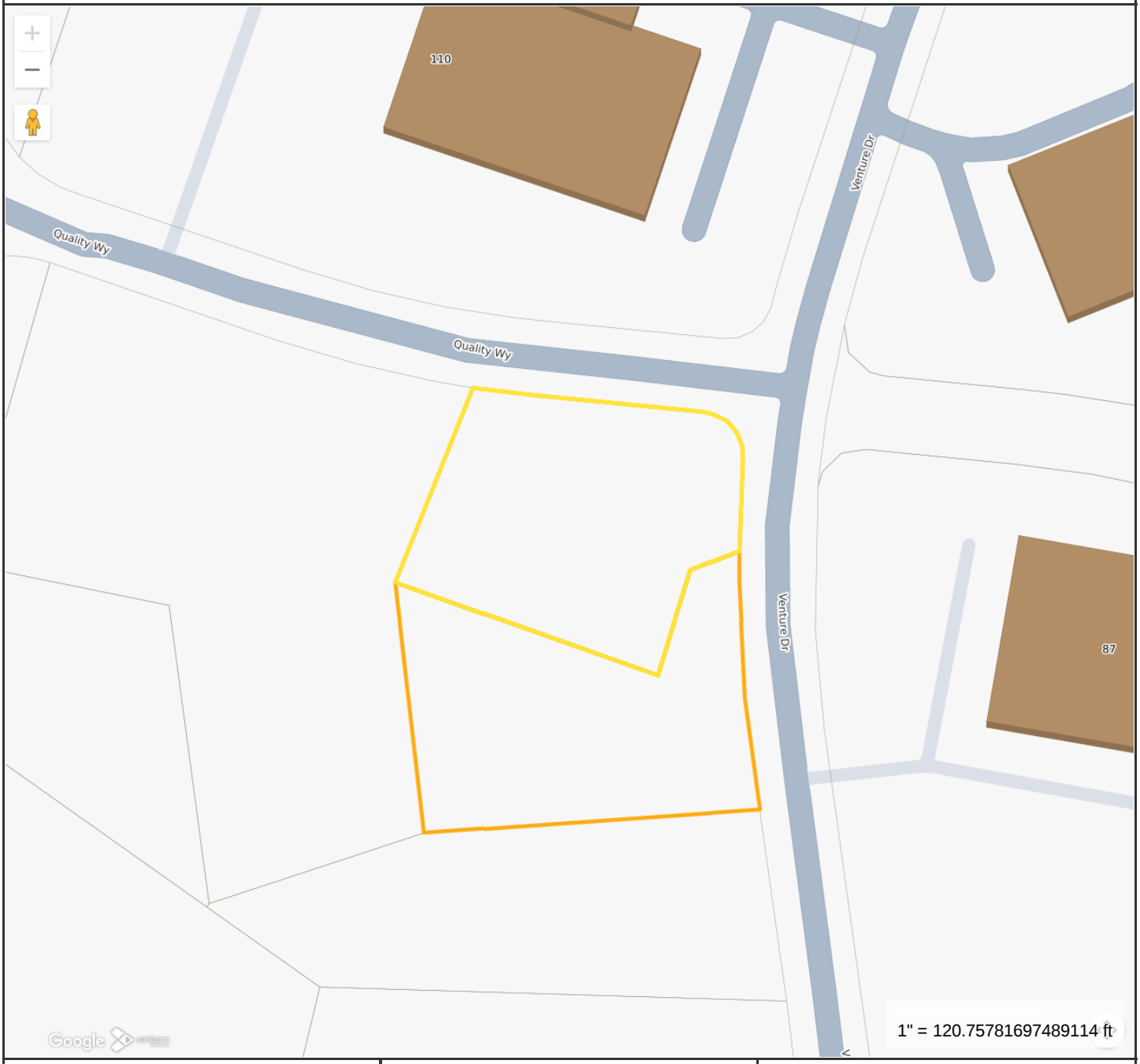
Subsequent Condition to Be Met Prior to Building Permit:

5. Payment of Water and Sewer Investment Fees, if applicable, at time of request of service;

Subsequent Conditions to Be Met Prior to Occupancy:

6. Issuance of Certificate of Occupancy;
7. Surety or other form of security acceptable to the City is provided for any unfinished work;
8. Design engineer to submit a construction certification letter to the City ensuring construction was completed in accordance with the plans and specifications approved by the City of Dover.

SITE-2025-0019 QUALITY WAY & VENTURE DRIVE



Property Information

Location	VENTURE DR
Owner	JSR LLC
Land Use	440V
Zoning Code	IT
Property Id	D0011-005000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/30/2023
Data updated Daily

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

PLAN SNAPSHOT REPORT SITE-2025-0019
FOR CITY OF DOVER, N.H.

Plan Type:	Site Plan - Major	**Project:**		**App Date:**	12/01/2025
Work Class:	New Construction	**District:**	None	**Exp Date:**	02/04/2026
Status:	Review Expired	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	

Description: Construction of a 10,080 SF building with 4 contractor bays and office space with associated parking & stormwater. Driveway taken from Venture Drive with building facing Quality Way. Project involves a lot line revision with Tax Map D, Lot 11-5 SND. A CUP for impact within 50' wetland buffer previously approved as P22-56/SITE-2022-0005.

Parcel:	D0011-005000 Main	**Address:**	Venture Dr Dover, NH Main	**Zone:**	IT(Non-Residential - Innovative Technolo

Engineer
Kenneth Berry
Home: (603) 332-2863
Business: (603) 332-2863
Mobile: (603) 332-2863

Owner
JSR LLC
Business: (978) 979-2170

Wetlands Scientist
Deidra Benjamin
Home: (603) 332-2863

Landscape Architect
Eric Buck
Home: (603) 491-2322
Business: (603) 491-4322
Mobile: (603) 491-4322

Soil Scientist
John Hayes III
Home: (603) 205-2396
Business: (603) 205-2396
Mobile: (603) 205-2396

Applicant
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825
Business: (603) 332-2863
Mobile: (603) 781-3403

Applicant
JSR LLC
Business: (978) 979-2170

Surveyor
Kenneth Berry
Home: (603) 332-2863
Business: (603) 332-2863
Mobile: (603) 332-2863

Plan Custom Fields

Total2	10080	Total3	9717	Total	0
Total5	0	Total4	0	Total6	0
Total7	0	Total9	10080	Total8	10080
Street Classification Type	Municipal	Recording Number		Net Change in # Parking Spaces (+/-)	14
Water Service	Municipal	Sewer Service	Municipal	Deed Book	4980
Total Acres (GIS)	0.99	Deed Page	632	Total SQFT	43124.4
Deed Date	November 19, 2021	Proposed Property Use	Construction of a 10,080 SF building with 4 contractor bays and office space with associated parking & stormwater. Driveway taken from Venture Drive with building facing Quality Way. Project involves a lot line revision with Tax Map D, Lot 11-5 SND. A CUP for impact within 50' wetland buffer previously approved as P22-56/SITE-2022-0005.	Area of Parcel to be Developed (SQFT)	46275
Number of Parking Spaces Existing	0	Number of Parking Spaces Proposed	14	Number of Employees Total	12
Number of Employees in Max Shift	1	Distance to City Water	0	Distance to City Sewer	0
Type of Building to be Built	Steel Commercial building w/ brick/concrete facade features	Estimated Construction Value	750000.00	Refuse Removal	Private
Is there an existing Conservation Easement?	No	Existing Conservation Easement Details		Total of Impact Fees to be Assessed	0.00

PLAN SNAPSHOT REPORT (SITE-2025-0019)

TotalImpactFeeSDTOD 0.00	Sub Total Residential 0.00	TotalImpactFeeTHTOD 0.00
TotalImpactFee23FTOD 0.00	TotalImpactFeeA4TOD 0.00	TotalImpactFeeMHTOD 0.00
TotalImpactFeeADUTOD 0.00	TotalImpactFeeAONRTOD 0.00	TotalImpactFeeAR55TOD 0.00
TotalImpactFeeAR62TOD 0.00	TotalImpactFeeRIRCTOD 0.00	Sub Total Non-Residential 0.00
TotalImpactFeeOCSTOD 0.00	TotalImpactFeeITWCTOD 0.00	TotalImpactFeeNHALTOD 0.00
TotalImpactFeeOIUTOD 0.00	TotalImpactFeeAFAOTOD 0.00	

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Chris_Berry_12/1/2025.jpg	12/01/2025 11:12	Berry, Chris		Uploaded via CSS
2025.12.18_PlanningTechnicalReviewCommittee.Agenda.pdf	12/04/2025 17:01	Blonigen, Rachel		TRC Agenda
2025.12.18_PlanningTechnicalReviewCommittee.VentureDr_SITE-2025-0019.pdf	12/18/2025 15:22	Blonigen, Rachel		Draft TRC Agenda
2025.12.18_PlanningTechnicalReviewCommittee.VentureDr_SITE-2025-0019.pdf	02/09/2026 12:22	Blonigen, Rachel		TRC Minutes
2026.04.14_PlanningBoard.Agenda.pdf	03/31/2026 17:21	Blonigen, Rachel		PB Agenda

Note	Created By	Date and Time Created
1. Resubmit for unofficial TRC	Rachel Blonigen	12/18/2025 15:37

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2025014760	Planning General Application Fee	$200.00	$0.00
	Total for Invoice INV-2025014760	$200.00	$0.00
NOT INVOICED	Planning Impervious Paved Area Fee	$680.19	$0.00
	Planning Non-Res/Mixed Use – New Construction	$1,512.00	$0.00
	Total for Invoice NOT INVOICED	$2,192.19	$0.00
	Grand Total for Plan	**$2,392.19**	**$0.00**

Meeting Type	Location	Scheduled Date	Subject
Technical Review Committee Meeting v.1	City Hall, Second Floor Conference Room	12/18/2025	Technical Review Committee Meeting

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	In Review	12/04/2025	12/17/2025		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Approved	12/04/2025	01/01/2026	12/18/2025

Comments: • Please discuss the extent of architectural/landscaping changes from the prior approval (if any) so we can assess whether new DBIDA approval is required. Add a note referencing the date of DBIDA's approval.

• Please add a note referencing the restrictive covenants for Enterprise Park (SCRD 1654/151 et al.), which contain land use and signage restrictions as well as maintenance requirements that may/may not match zoning.

• Be aware that DBIDA is in the process of forming an Owner's Association for Enterprise Park as stipulated by the Covenants for Enterprise Park.

• Business Development fully supports a multi-tenant commercial/industrial building as proposed. However, the term "contractor storage bays" could convey a spectrum of usage types, some of which may not be compatible with the intended audience for Enterprise Park and/or permitted uses in the IT zone. References to warehousing, production, manufacturing, assembly, wholesaling, small business, etc. are preferred over "contractor" and "storage".

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Semprini, Jillian	In Review	12/04/2025	12/17/2025	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	In Review	12/04/2025	01/01/2026	

PLAN SNAPSHOT REPORT (SITE-2025-0019)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	In Review	12/04/2025	12/17/2025	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	Requires Re-submit	12/04/2025	12/17/2025	12/16/2025

Comments: 1) Fire dept. access shall consist of an exterior door located within 50' of the access road for NFPA 1 compliance
2) Gas and electric meters/services to be accessible. Usually these utilities only approve locations near driveway, parking lots where easily accessed.
3) Clarify the electric utility transformer location to be used to supply power to the proposed structure.
4) Provide accessible parking near front entrances.
5) Clarify EV readiness for the site and designate loacation if required.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic	Police	Mitrushi, Alex	In Review	12/04/2025	12/17/2025	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		12/03/2025 11:05	
Confirm application complete v.1	Generic Action		12/03/2025 11:05
Technical Review Committee Meeting Agenda v.1	Task	12/03/2025 11:05	12/04/2025 17:04
Land Use Plan Technical Review v.1	Receive Submittal	12/04/2025 0:00	
Technical Review Committee Meeting v.1	Hold Meeting	12/04/2025 17:03	
Planning Board v.1			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	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: JSR, LLC Telephone # 1-978-979-2170

Address of Applicant: 17 Fosters Drive, Dover, NH 03820

E-Mail Address: rswhit10@gmail.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: Quality Way and Venture Drive

Assessor's Map # D Lot(s) # 11-5 & 11-5SND

Zoning District(s) IT Overlay District(s) Wetlands Protection

Size of Parcel: ~~43,517~~ 43,314 sq. ft. ~~1.00~~ 0.99 ac. Property Deed: Book 4980 Page: 632

Existing Use of Property: Vacant Land

SITE PLAN INFORMATION

Describe Proposed Use: 4 Contractor Bays / Office Space

Area of Parcel to be Developed: 10,080 SF sq. ft.

If Multi-family Residential: Number of Units N/A & Buildings Proposed N/A

If lodging: Number of Units N/A & number of Buildings N/A

Number of Parking Spaces: Existing N/A Proposed 15

Highway Access (check where applicable): X City Street ____ State Highway

Number of Employees Total: +/-10-12 In Maximum Shift: 1 Shift

Disposition of Parcel: Building Setbacks: Original TDR

Building Footprint 10,080 sq. ft. Front Yard 15' Where 50' Req. ft.

Total Building Area 10,080 sq. ft. Rear Yard +50' Where 50'Req. ft.

Paved Area 9,717 sq. ft. Side Yard: Right N/A ft. Left 40 ft.

City Water? X Yes ___ No How far is city water from the property? Quality Way

City Sewer? X Yes ___ No How far is city sewer from the property? Quality Way

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:

The project was designed as an Industrial TDR when built. The subject parcel requires relief to the new underlying zoning requirements of 50' front setbacks and 50' side setbacks to be a viable commercial building lot.

BUILDING INFORMATION

Type of Building to be Built: Steel Commercial Building with brick/concrete facade features

Height of Building: 30' +/- Finished Floor Elevation: 172.00

Number of Seats (where applicable) N/A

Estimated value of construction: 750,000 Refuse removal: Public/Private (circle one)

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: None

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

153-14 (J) Interconnection

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Kenneth A Berry, PE, LLS
Christopher R. Berry
Berry Surveying & Engineering

Address 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 603-332-2863

Professional License #: 805 E-mail address: K.Berry@BerrySurveying.com
crberry@metrocast.net

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Kenneth A Berry, PE, LLS
Christopher R. Berry
Berry Surveying & Engineering

Address 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 603-332-2863

Professional License #: 14243 E-mail address: K.Berry@BerrySurveying.com
crberry@metrocast.net

ARCHITECT INFORMATION

Name of Architect and Company (Licensed in N.H.) _____

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) Terrain Planting & Design LLC
Eric Buck

Address 311 Kast Hill Road, Hopkinton NH 03229 Telephone #: 603-491-2322

Professional License #: 78 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 #: 87 E-mail address: johnphayes@comcast.net

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ Telephone #_____

Wetlands Scientist
Deidra Benjamin, CWS 295
100 Leavitt Road
Pittsfield, NH 03263

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: 12-1-25

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

Signature of Agent: _____ Date: 12-1-25

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 12-1-25

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: 12-1-25

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: 12-1-25

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

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

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 1, 2021)

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

A. Plan Review Fees

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

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

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

SUBTOTAL PLAN REVIEW FEE (A) = $_____

AND

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

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

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

SUBTOTAL NOTICE FEE (B & C) = $_____

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

PLAN REVIEW FEE COLLECTED/PAID = $ _____

BALANCE DUE = $ _____

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

City of Dover, New Hampshire
SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

This site plan review checklist, as required by Chapter 153-6-B(2), should be completed by the applicant. It is intended to assist the applicant in the planning process of preparing a Site Plan Review application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

The first step would be to appear before the Technical Review Committee, to apply, eight (8) folded copies of the site plan with scale of not less than 1"=50' or 1" =100' for larger site plans, need to be provided, along with payment of plan review fees.

Two weeks prior to Planning Board, three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and materials, including response to TRC comments, will be due. Abutter/Notice Fees will be invoiced and need to be paid 28 hours prior to the Planning Board meeting.

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan Review Regulations for full details.

APPLICANT: JSR LLC File Number: _____

PROJECT TITLE: Quality Way and Venture Drive

PROPERTY LOCATION: Quality Way Tax Map: D Lot: 11-5 & 11-5SND

	Where/How Provided	Reviewed
1. Completed and signed Application form	x	
2. Plan Review Fees are provided	x	
3. Electronic copy of the engineered/surveyed plan layout	x	
4. Electronic copy of supplementary materials and application	x	
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	x	
6. Waiver requests to the Site Plan Review Regulations, with written justification	x	
7. Conditional Use Permit applications	X	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	x	
9. A colored architectural plan showing all sides of buildings	x	
10. Folded copies of site plan w/scale of not less than 1"=50' or 1"=100' for larger site plans, for TRC. Plans shall contain the following items as appropriate:	x	
Location map at appropriate scale	x	
Proposed Project name and title and Planning File #	x	
Date, north arrow and scale	x	
Names of all abutting property owners	x	
Name and address of owners and/or applicants	x	
Signature & stamp of NH licensed land surveyor and/or engineer	x	
Zoning District boundaries, including any special or overlay districts	x	
Location of Conservation District areas	x	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	x	
Location and widths of existing & proposed easements & right of ways	x	
Location and width of existing and proposed access/egress ways	x	

	Explain How Provided	Reviewed
Depict pedestrian walkways and accessible access	x	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	x	
Existing and proposed topographic information at two foot intervals	x	
Existing and proposed buildings and structure locations	x	
Minimum building setbacks or build to lines on all lots	x	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	x	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	x	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	x	
Existing and proposed stormwater lines and facilities	x	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	x	
Location of Flood Hazard Zone	N/A	
Location of all bodies of water and watercourses	N/A	
Location of wetlands and buffers	X	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	x	
Existing natural features and/or significant vegetation on property	x	
Depict existing contours up to 100 ft. beyond project limits	x	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	x	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	x	
Location, material and size of existing and proposed pavement area	x	
Location of proposed fire lanes	x	
Specify finished floor elevations of buildings	x	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	x	
Depict all service, storage, loading bays and utility areas	x	
All applicable Dover Common Site Plan notes	x	
11. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	x	
Stormwater Management System Operation and Maintenance Plan	x	
Letter to Serve from Public and Private Utilities	Will provide	
Erosion and Sedimentation Control Plan	x	
Landscape Operation and Maintenance Plan	x	
Proposed restrictive covenants or homeowners association documents	N/A	
Dates and permit numbers of all required state and federal permits	N/A	
If wetland buffer, indicate placards locations, as applicable	x	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	x	
Location of proposed drive-in facilities	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	Will provide as needed	

REVIEWED BY: _____ DATE_____ TRC DATE_____

SITE-2025-0019 **VENTURE DRIVE**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
D0011-003000	111 VENTURE DR	111 VENTURE DRIVE LLC		PO BOX 790	BURLINGTON	VT	05402
D0011-004000	110 VENTURE DR	QUALITY WAY LLC		PO BOX 1788	ORLEANS	MA	02653-1788
D0011-005SND	VENTURE DR	JSR LLC		17 FOSTERS DR	DOVER	NH	03820
D0011-007SN1	QUALITY WY	APW PROPERTIES LLC		127 VENTURE DR	DOVER	NH	03820
D0011-006000	QUALITY WY	Q LLC		110 VENTURE DR	DOVER	NH	03820
D0014-004000	87 VENTURE DR	VYGON CORPORATION	ADVANCED MEDICAL INC	2750 MORRIS RD #A200	LANSDALE	PA	19446-6083
D0014-000000	VENTURE DR	DOVER BUSINESS & IND DEV AUTHORITY		288 CENTRAL AVE	DOVER	NH	03820
D0011-006SND	QUALITY WY	DOVER BUSINESS & IND DEV AUTHORITY	F/K/A DOVER IND DEV AUTHORITY	288 CENTRAL AV	DOVER	NH	03820
D0011-005000	VENTURE DR	JSR LLC		17 FOSTERS DR	DOVER	NH	03820
		BERRY SURVEYING & ENGINEERING		335 SECOND CROWN P(	BARRINGTON	NH	03825
		TERRAIN PLANTING & DESIGN, LLC	ERIC BUCK	311 KAST HILL ROAD	HOPKINTON	NH	03229
		JOHN P HAYES		7 LIMESTONE WAY	NORTH HAMP	NH	03862
		DEIDRA BENJAMIN, CWS		100 LEAVITT ROAD	PITTSFIELD	NH	03263

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES– SITE-2025-0019

Application Type:	Site Plan
Applicant(s):	JSR, LLC
Owner(s):	JSR, LLC
Location:	Quality Way & Venture Drive (Assessor's Map D, Lots 11-5 & 11-5SND)
Date:	December 18, 2025

INTENT: Proposal is to construct an approximately 10,080 s.f. building with four (4) contractor bays and office space with associated parking and stormwater management. *[A prior iteration of this project was previously reviewed by TRC and approved by Planning Board in 2022, P22-55/SITE-2022-0011 and P22-46/COND-2022-0005.]*

LOTS/UNITS PROPOSED: Four (4) commercial units, contractor bays/office space

AGENDA ITEM #: 1

ACREAGE: 1.99 ± acres total;
Lot 11-5: 43, 314± sf / 0.99± ac
Lot 11-5SND: 43,517± sf / 1.00± ac

ZONING DISTRICT: IT, Wetlands Protection District

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Commercial

SURROUNDING LAND USE: Industrial, Vacant

ZBA ACTION: None.

RELIEF REQUESTED: Industrial TDR relief from front and side setbacks

PERMITS: City of Dover CUP approved for wetland buffer impacts (COND-2022-0005), NHDES Sewer Discharge Permit approved, EPA NOI

ATTENDANCE:
Donna Benton, Planning
Paul Crouser, Zoning
Jill Semprini, Engineering
Jim Maxfield, Inspection Services
Alex Mitrushi, Police Department
James Burdin, Business Development

Others:
Erin Bassegio, City Planner
Chris Berry, Berry Surveying & Engineering

Approval of minutes from December 4, 2025:
J. Burdin moved to approve the December 4, 2025 minutes. Seconded by A. Mitrushi. Vote: U/A.

PLAN REVIEW:
Planning:

- Reminder: water and sewer investment fees as applicable
- Conservation easement amendment for land swap to be reviewed and approved by SELT and recorded.
- Please confirm that previously approved buffer impact area of approx. 7,935 s.f. is unchanged.
- As designed, waiver needed for required interconnectivity between parcels: §153-14J
- Plan for waste removal?
- Revise plans to include:
  - Show one EV or EV-ready space.
  - Add note showing percent of open space (minimum 33% in IT District)

Engineering:

- Applicant and Contractor shall review the Dover Construction Guidelines prior to scheduling a Preconstruction meeting with City staff. The guidelines can be found on the City of Dover Website on the Engineering page: https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Guidelines.pdf
- Coordinate with Community Services (Engineering Department) for latest City Standard Details that have been updated since the previous approvals.
- Revise narrative to reference previous approvals and the need for this secondary approval.
- Identify all changes to this plan from the previously approved plan (red overlay).
- Building plans show egress doors on quality way side. Site plan shows no sidewalks.
- Show location of dumpster.
- Show tree cut line.
- Building plans show rear egress doors with stairs. Site plans shows rear egress doors at grade.
- ADA space has limited turnaround area.
- Drainage and utilities easement should be revised to address maintenance requirement by owner.

DRAFT

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES– SITE-2025-0019

Application Type:	Site Plan
Applicant(s):	JSR, LLC
Owner(s):	JSR, LLC
Location:	Quality Way & Venture Drive (Assessor's Map D, Lots 11-5 & 11-5SND)
Date:	December 18, 2025

- All sewer service to be SDR 35.
- No sewer service into manhole. All services must tie in with wye after manhole.
- Remove dead end on existing water service.

Police:

- No comments.

Inspection Services:

- Fire dept. access shall consist of an exterior door located within 50' of the access road for NFPA 1 compliance
- Gas and electric meters/services to be accessible. Usually these utilities only approve locations near driveway, parking lots where easily accessed.
- Clarify the electric utility transformer location to be used to supply power to the proposed structure.
- Provide accessible parking near front entrances.
- Clarify EV readiness for the site and designate location if required.

Fire Department:

- Would like to see a hydrant on the north side of the drive way entrance.
- FDC location should be on the FD access side of the building.
- Want to confirm the total length of the driveway/ parking lot.

Business Development:

- Please discuss the extent of architectural/landscaping changes from the prior approval (if any) so we can assess whether new DBIDA approval is required.
- Add a note referencing the date of DBIDA's approval.
- Please add a note referencing the restrictive covenants for Enterprise Park (SCRD 1654/151 et al.), which contain land use and signage restrictions as well as maintenance requirements that may/may not match zoning.
- Be aware that DBIDA is in the process of forming an Owner's Association for Enterprise Park as stipulated by the Covenants for Enterprise Park.
- Business Development fully supports a multi-tenant commercial/industrial building as proposed. However, the term "contractor storage bays" could convey a spectrum of usage types, some of which may not be compatible with the intended audience for Enterprise Park and/or permitted uses in the IT zone. References to warehousing, production, manufacturing, assembly, wholesaling, small business, etc. are preferred over "contractor" and "storage".

Planning Board:

- No comments.

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

Adjournment: J. Burdin moved to adjourn the meeting at 10:54 a.m. Seconded by J. Maxfield. Vote: U/A.

DRAFT

BERRY SURVEYING & ENGINEERING
335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

March 19, 2026
Planning Office
Attn: Mrs. Donna Benton, AICP, Director of Planning and Community Development
288 Central Ave
Dover, NH 03820

Re: Site Plan Review
TRC #1 Response Letter
JSR, LLC
Quality Way & Venture Drive
Tax Map D, Lots 11-5 & 11-5SND
Dover File #SITE-2025-0019

Based on comments from the Technical Review Committee Minutes from December 18, 2025, we respectfully submit the following comments and revisions. Our comments are in **bold**.

PLANNING COMMENTS

1. Reminder: Water & Sewer investment fees, as applicable
   Understood
2. Conservation easement amendment for land swap reviewed and approved by SELT and recorded
   In the hands of the Planning Department
3. Confirm that previously approved buffer impact area of approximately 7,935 s.f. is unchanged
   The buffer impact remains the same.
4. As designed, waiver needed for required interconnectivity between parcels.
   A waiver is now provided.
5. Confirm plan for waste removal.
   Per the note on the plan no dumpster is provided however the note was expanded to include the need for private pick up.
6. Revise plans to include:

   a. Show one EV or EV-ready space
      i. **Provided per comment at TRC by IS.**
   b. Add note showing percent of open space (minimum 33% in IT District)
      i. **Note #43 was added to Sheet 6 confirming open space.**

ENGINEERING COMMENTS

1. General Comments:
    a. Applicant and Contractor shall review the Dover Construction Guidelines prior to scheduling a Preconstruction meeting with City staff. The guidelines can be found on the City of Dover website on the Engineering page.

        Acknowledged

    b. Coordinate with Community Services (Engineering Department) for latest City Standard Details that have been updated since the previous approvals.

        Relevant details were updated. Specifically, U7, the addition of a new U0 on Sheet 22.

    c. Revise narrative to reference previous approvals and the need for this secondary approval.

        The project narrative notes the prior approval however this is a new approval request and not an amendment request. This was clarified in the opening statement of the narrative for clarity.

    d. Identify all changes to this plan from the previously approved plan (red overlay)

        See above. This is not an amendment request and the revisions are copious enough that the comparison isn't overly relevant.

    e. Building plans show egress doors on Quality Way side. Site plan shows no sidewalks.

        Site plans and renderings have now been coordinated.

    f. Show the location of the dumpster.

        No dumpster is proposed at this time. Private pick up is proposed for the use.

    g. Show the tree line cut.

        The tree line was previously shown on the grading plan and is now also shown on the site plan.

    h. Building plans show rear egress doors with stairs. Site plans show rear egress doors at grade.

        See above. The plans have now been coordinated.

    i. ADA space has limited turnaround area.

        Per the discussion with TRC the ADA space has been moved and a space near the turnaround was eliminated.

j. Drainage and utilities easement should be revised to address maintenance requirement by owner.
This is now noted on the Site Plan Sheet #6 and is also noted on the Easement Plan Sheet 5

k. All Sewer service to be SDR 35.
References to SCHD 40 have been removed except where we are within 10' of the structure per the Dover Detail.

l. No sewer service into manhole. All services must tie in with WYE after manhole.
All services now tie in after the man hole.

m. Remove dead end on existing water service.
This is the existing service end is now noted to be removed.

INSPECTION SERVICES COMMENTS

1. Fire dept. access shall consist of an exterior door located within 50' of the access road for NFPA 1 compliance.
Per the discussion at TRC doors are now shown and a walk has been added to the walk on Quality.
2. Gas and electric meters/ services to be accessible. Usually these utilities only approve locations near driveway, parking lots where easily accessed.
Per the discussion at TRC these were relocated to the south eastern side of the building near the driveway entrance.
3. Clarify the electric utility transformer location to be used to supply power to the proposed structure.
This was relocated to Venture Drive however we note that the applicant is to coordinate with the utility.
4. Provide accessible parking near front entrances
Accessible parking is now against the building. We note there is a 36" travel path at the rear of the parking row.
5. Clarify EV readiness for the site and designate location if required.
EV Ready is proposed against the building in the same location as the ADA space.

FIRE DEPARTMENT

1. Hydrant needed on north side of the driveway entrance.
There is an existing hydrant on the north side of Quality Way at the intersection with Venture.
2. FDC location should be on the FD access site of the building.

FDC has not been moved based on the FD access to the site was added to the Quality Way side of the building.

3. Confirm the total length of the driveway/ parking lot.
   240'. **Not the fire access road.**

BUSINESS DEVELOPMENT COMMENTS

1. Discuss the extent of architectural/ landscaping changes from the prior approval (if any) so we can assess whether new DBIDA approval is required.
   The building design remains the same with the removal of the docs. Landscaping remains largely the same.
2. Add a note referencing the date of DBIDA's approval.
   June 2023. This was added to Note #44 on Sheet 6.
3. Add a note referencing the restrictive covenants for Enterprise Park which contain land use and signage restrictions as well as maintenance requirements that may/ may not match zoning.
   A note to this affect has been added to Sheet 6, Note #44.
4. Awareness that DBIDA is in the process of forming an Owner's Association for Enterprise Park as stipulated by the covenants for Enterprise Park.
   We are now aware.
5. Business Development fully supports a multi-tenant commercial/ industrial building as proposed. However, the term "contractor storage bays" could convey a spectrum of usage types, some of which may not be compatible with the intended audience for Enterprise Park and/ or permitted uses in the IT zone. References to warehousing, production, manufacturing, assembly, wholesaling, small business, etc. are preferred over "contractor" and "storage."
   This has been the stated use of the project through multiple rounds of approvals.

Respectfully,
BERRY SURVEYING & ENGINEERING

Christopher R. Berry, LLS
Principal, President

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Fax: (603) 335-4623
www.BerrySurveying.Com
crberry@metrocast.net
April 1, 2025 Rev: 3-31-26

City of Dover Planning and Community Development
Attention: Mrs. Donna Benton, AICP, Director of Planning and Community Development
288 Central Ave
Dover, NH 03820

Re: Non-Residential Site Plan
Project Narrative
Quality Way/Venture Drive
Tax Map D, Lot 11-5 & 11-5SND
Owner & Applicant: JSR, LLC

Mrs. Benton,

Berry Surveying & Engineering (BS&E,) on behalf of JSR, LLC respectfully submits to Planning Department a proposed Commercial Contractor Storage / Office Building with a Non-Residential Site Plan application located on the corner of Quality Way and Venture Drive. Reference is made throughout the narrative to the previous approval, which has lapsed, obtained by BS&E for the subject parcel (P22-55/SITE-2022-0011). We note however that the prior approval has now lapsed and this is an entirely new application. Comparisons in project design will not provided whereas it is not an amendment request to the prior approved plan.

Background

JSR LLC owns the parcels on the corner of Quality Way and Venture Drive commonly known as Tax Map D, Lots 11-5 and 11-5SND. The site is comprised of nearly 2 acres of land which is wooded. Wetlands were delineated at the rear of the site by Deidra Benjamin, CWS and are largely consistent with the wetlands delineated for the development of the industrial park undertaken by the City of Dover. On-site test pitting was conducted by John P. Hayes, CWS and a Site-Specific Soils Map was produced for the use in developing a hydraulic stormwater model for the project.

This project was one of the original Transfer of Development Rights (TDR) projects where development rights were transferred or "sent" from certain lots in the development for the purposes of development use in other areas of the City of Dover. Many owners in the development were sold the development lots and then the sending lots, which are denoted with the same tax map and lot number followed by "SND".

Though the project now falls in the IT Zone, the project requests modification to the setbacks within the zone using the mechanism found in the TDR.

Municipal water, sewer, and gas stubs are provided to the project site. Utilities are in close proximity found on the lot line and the corner of Quality Way and Venture Drive. Both roads contain sidewalks, with curbing and closed stormwater systems. There are two stormwater outfalls onto the property and one further up on Quality Way that has minor impacts on the project site. There is an easement at the corner of the property for the outfalls which is proposed to be modified in the proposed condition, noted below.

Proposal

The proposal is to construct a 10,080 Sq.Ft., Contractor Storage Bay / Office facility which faces Quality Way. The building is designed with 4 units to be sold or rented to small contractors that need space to run businesses. The front of the building and each unit (Quality Way side of building) will be equipped with a small office area or reception as may be needed for each business. The rear section will be for storage of goods and materials as may be needed on project sites. The building is proposed to be steel construction, single slope roof with an ornamental layer of brick or cement style siding on the lower portion of the structure. Due to the site constraints parking is at the rear of the site with accessibility to the front being provided across the parking lot that is less than 5% to the doors. An accessible parking space with less than 2% slope in all directions is provided. Each bay has a 12' overhead door at the rear of the building along with an egress door. The rear of the site provides an at-grade entrance for overhead doors and pedestrian doors. Due to the project constraints and being part of the original TDR, the application requires relief to the front and side setbacks from the current zoning requirements in the IT Zone. The building is proposed to be 15' off the front lot line and 40' from the side lot line, where 50' is required.

In meeting with the Inspection Services Department, it was determined that a full circulation loop between Venture Drive & Quality Way is not required for the project. This is due to the close proximity of the proposed building to Venture Drive & Quality Way. As a result, the project driveway is 240 feet in length, ending just after the western side of the building. A block retaining wall is proposed at the site entrance to minimize environmental impact adjacent to the wetlands. Driveway side slopes of either 1.5:1 or 2:1 with guard rail is proposed to fit within the foot print of the previously approved wetland buffer impacts.

Stormflow from the project site, including the roof is captured through the use of three catch basins, and routed to an onsite rain garden for treatment and attenuation. The rain garden is designed to range between 0.5'-2.2' above seasonal high-water table to promote infiltration of the treated stormflow during periods the ground will accept the volume. This recharge assumption was not included in the stormwater modeling of the site. The flow from the pond is attenuated in an outlet control structure and is designed to control the 100 Yr. 24Hr storm event without the use of the emergency spillway. Dover is a coastal community and therefore 15% was added to each of the assumed storm events. The rain garden is designed to treat the water quality event and discharges flow a small enough rate to adhere to the Alteration of Terrain Channel Flow Protection rules.

In the existing condition there are two outfalls for the stormwater infrastructure along Quality Way and Venture Drive that drain onto the subject parcels. Due to the placement of the driveway onto Venture Drive, the applicant is encroaching into the easement a bit and will need to work with the City of Dover on either a revised easement or a joint use agreement. Additionally, due to the vertical design of the driveway there was an opportunity to improve the stormwater that enters the site by detaining it further and providing additional pre-treatment through the construction of a small detention facility within the easement. Operation and Maintenance of this facility is now proposed to be the applicant's responsibility; however, the easement rights of the City of Dover should be maintained at the pipe outlets.

Due to the layout of the usable spaces outside of the 50' wetlands buffer, a lot line revision is proposed between 11-5 and 11-5SND to swap an equal amount of land between the two lots. Since the development of the industrial park, an additional environmental layer by way of the 50' buffer has been added to the site. In an effort to utilize space outside of the buffer to the extent practical and reduce buffer impacts a corner of the sending lot is proposed to be used for the stormwater practice. The project does require a conditional use permit for work within the buffer of 7,935 Sq. Ft. This includes the site access off of Venture Drive and construction of the project rain garden. This has been approved under the previous project design (P22-56/COND-2022-0005).

Lighting on site meets the regulations in the two statistical zones through the use of a pole mounted lamp at the rear of the site and 4 architectural wall packs over each door on the contractor bay. There is an existing cobra head lamp in Quality Way which provides ample lighting along the Quality Way side of the structure.

Unfortunately, due to site constraints there is no existing vegetation to remain in the developed areas. However, a landscape design has been prepared and provides for overstory design at the front and rear of the site as well as ornamental building plantings as well as plantings along the perimeter.

As noted above the site proposes to use municipal utilities which are provided at the front boundary line. Both electric utility and gas utility is provided to the site already.

The project required the following approvals:

TDR Setback relief
Site Plan Approval
Conditional Use Permit for Wetland Buffer (Approved P22-56/SITE-2022-0005)
NHDES Sewer Discharge Permit (Approved D2023-301)
US EPA Notice of Intent

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING

Christopher R. Berry, LLS
Principal, President

BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

BERRY SURVEYING & ENGINEERING
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www.BerrySurveying.Com

March 31, 2026

City of Dover Planning Board
Attention: Donna Benton, AICP, Director of Planning and Community Development
288 Central Ave
Dover, NH 03820

Re: Waiver Request
Quality Way and Venture Drive
JSR LLC
Tax Map D, Lot 11-5 & 11-5SND

Chairperson & Members of the Dover Planning Board:

In accordance with site Review Regulations the following waiver is hereby requested:

1. **Identification of Waiver Request**: 153-14 (J) Interconnectivity

    - The section discusses interconnectivity where practical and the applicant is not proposing interconnectivity.

1. Explanation:

The applicant is proposing to construct a private driveway into the site to the minimal amount required to develop the project site and is not proposing to interconnect with the abutting parcel.

2. Waiver Justification:

a. Granting the waiver will properly carry out the purpose and intent of the regulations.

The intent of is to remove the need for curb cuts along major corridors. This parcel is part of a planned industrial park. The interconnection to the abutting parcel would serve no purpose, and would overly complicate the development of this parcel.

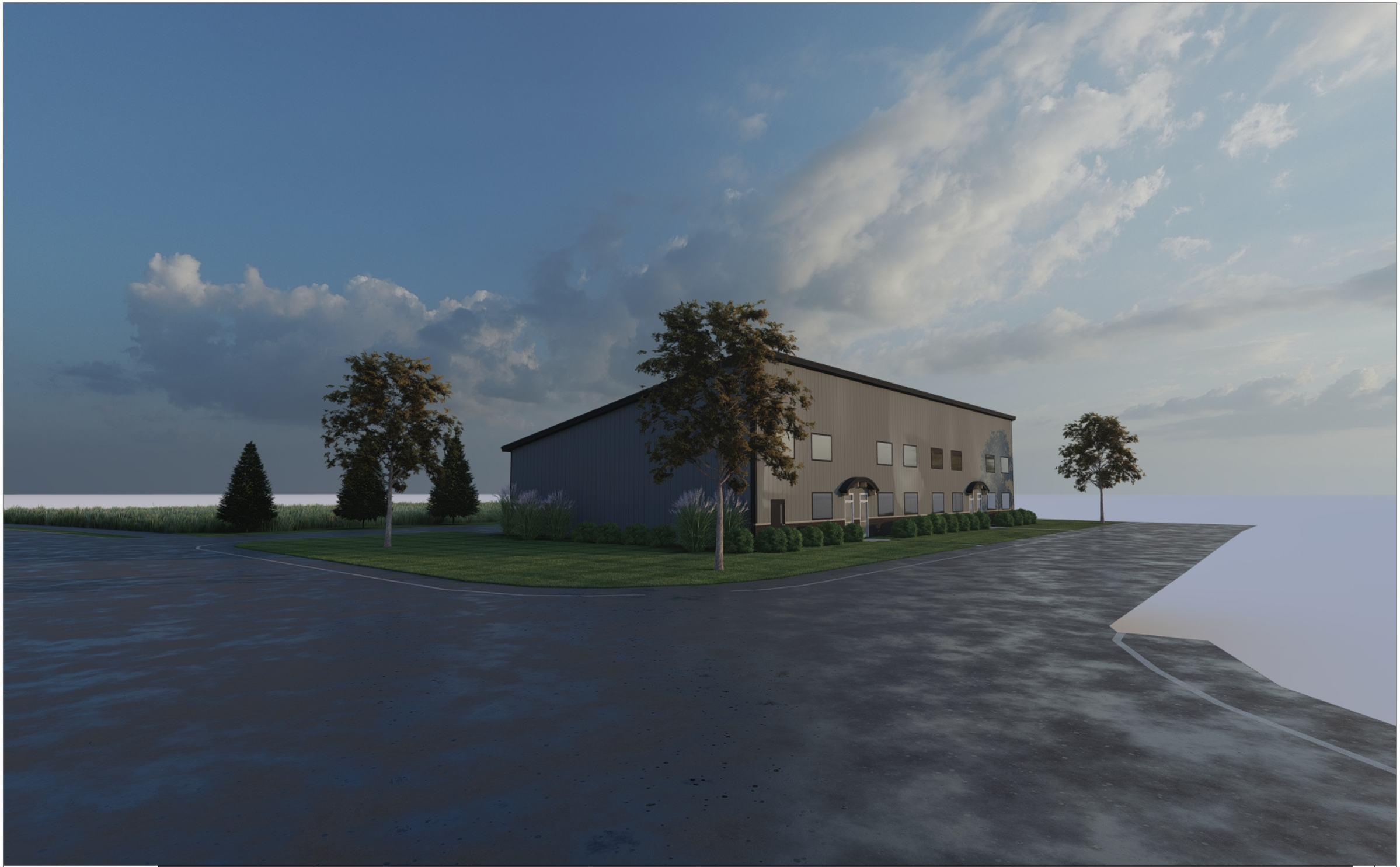
b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.

The regulations discuss the planning board finding that this requirement is not needed in certain circumstances. The hardship to the applicant is the development of

additional infrastructure that isn't needed for the development of this parcel. The parcel is small compared to the abutting parcel which contains more frontage and ample ability to connect to Quality Way.

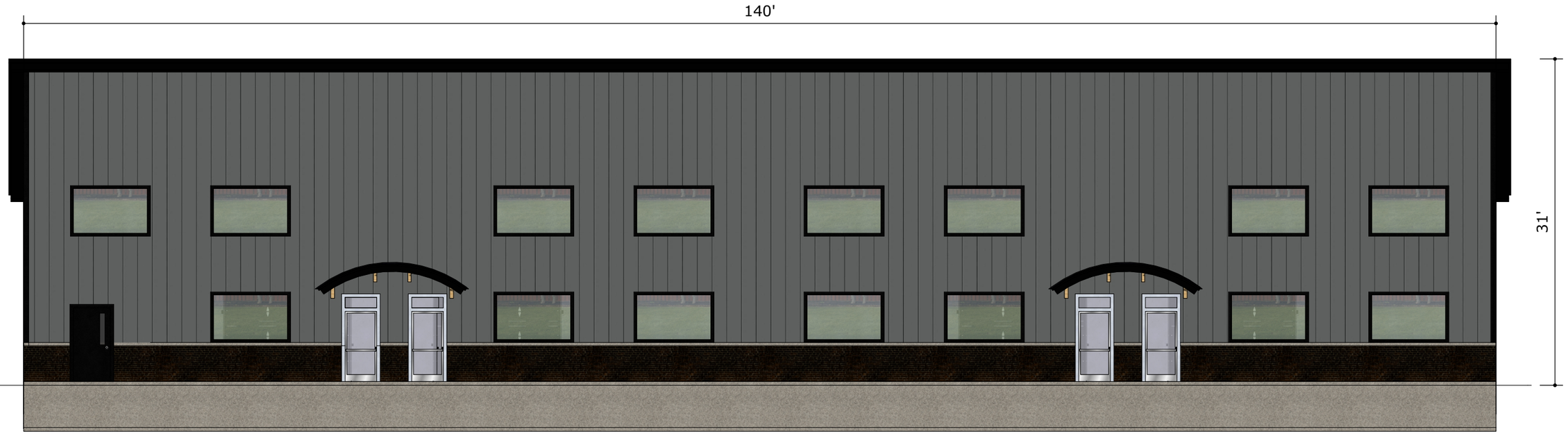
Respectfully Submitted,
BERRY SURVEYING & ENGINEERING

Christopher R. Berry, LLS
Principal, President



QUALITY WAY

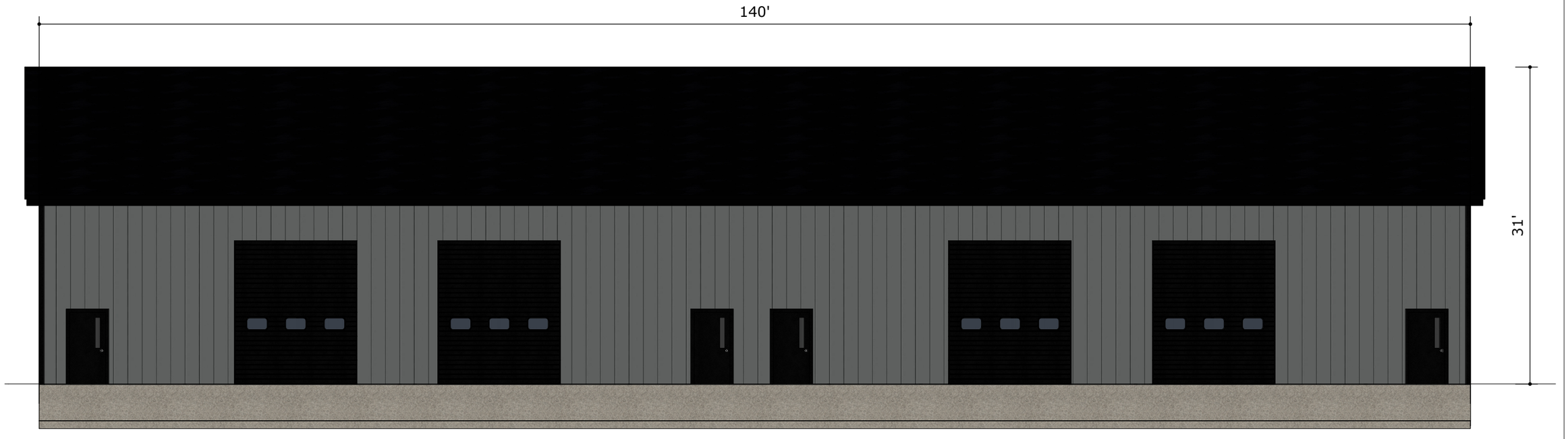
A



FRONT ELEVATION

1"=10'

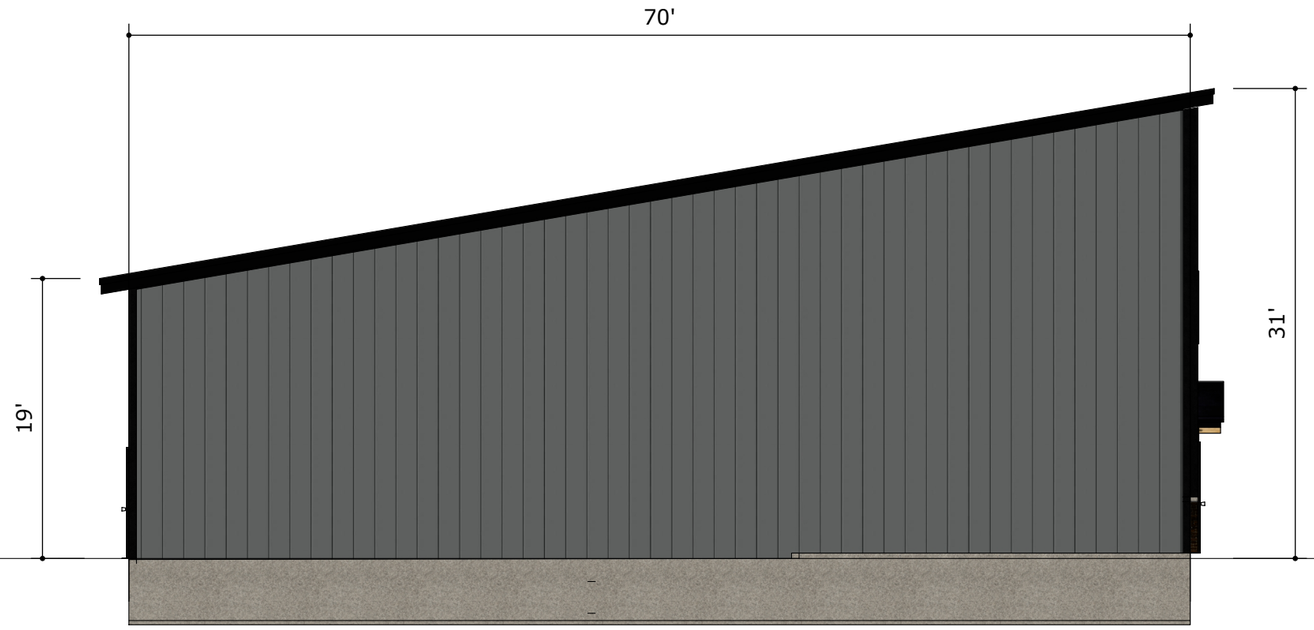
E | 001



REAR ELEVATION

1"=10'

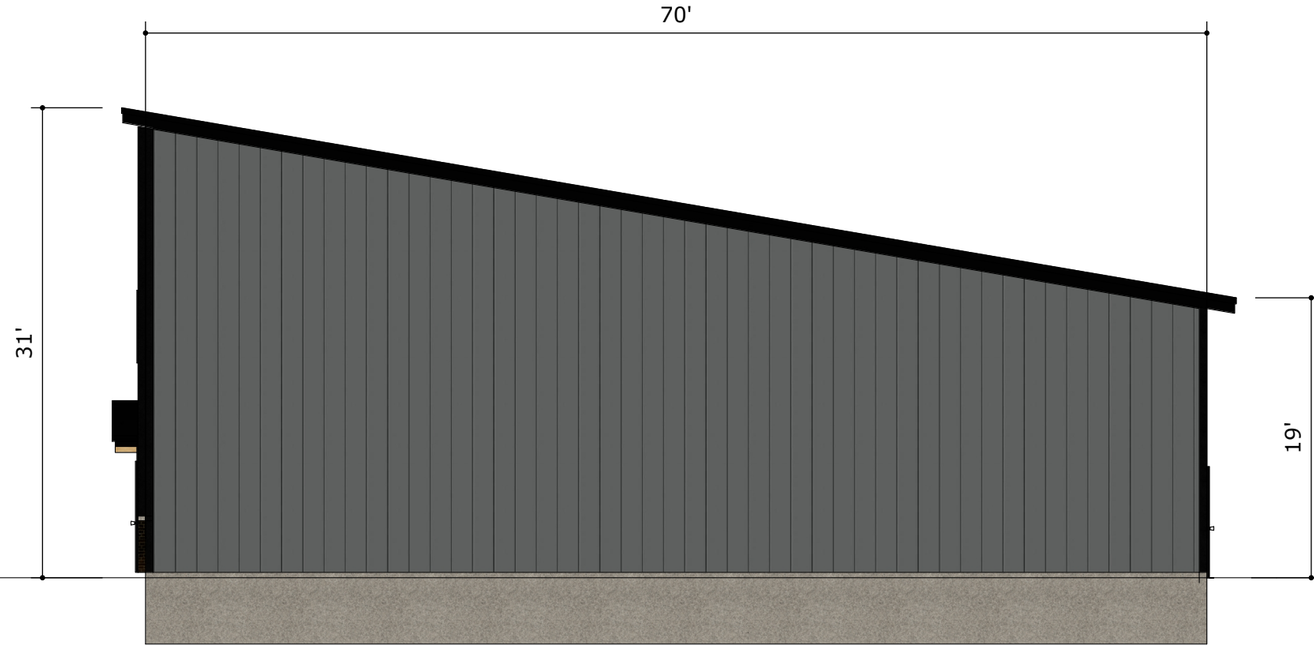
E | 002



RIGHT ELEVATION

1"=10'

E | 003



LEFT ELEVATION

1"=10'

E | 004

140'-0"

1'-8 9/16 FRONT & 9 9/16" SIDE OVERHANGS - LINE OF ROOF

3'-0" | 12'-0" | 8'-0" | 12'-0" | 3'-0" | 3'-0" | 12'-0" | 4'-0" | 4'-0" | 12'-0"

XX-7/8 L.V.L. BEAM OVER ON

12'0 x 14'0 OVERHEAD DOOR

SHOP AREA
1,944 S.F. GROSS

SHOP AREA
1,944 S.F. GROSS

SHOP AREA
1,944 S.F. GROSS

SHOP AREA
1,876 S.F. GROSS

COLUMN WRAP DTL 'N'

34'-8 1/8" | 35'-0" | 35'-0" | 35'-0"

3 7/8" OFFSET COLUMN C/L

C/L OFFSET 3 7/8" COLUMN

70'-0"

TENANT SPACE
2,452 S.F. GROSS

TENANT SPACE
2,452 S.F. GROSS

TENANT SPACE
2,452 S.F. GROSS

TENANT SPACE
2,384 S.F. GROSS

WITH 5/8" TYPE X G.W.B. 'S' THIS SHEET - FACE PLYWOOD UNSUPPORTED EDGES - SEE DETAIL 1/2" PLYWOOD - BLOCK ALL OPPOSITE SIDE OF 6" STUD, PLACE C.O.C. ENRES AND 12" FIELD ON VERSA-STUDS@ 16" O.C. - SCREWS OUTSIDE CASCADE LBE 6X50 1.5"X5.0" 5/8" TYPE X G.W.B. ONE SIDE OF SHEAR WALL - SEE WALL DETAIL 'Q'

TRUSS ABOVE DUE TO DEFLECTION TO BE PLACED ON THIS SIDE OF ROOF SHEATHING - THIS WALL CEILING TO UNDERSIDE OF WALL TO CONTINUE UP PAST

TOILET RM | TOILET RM | TOILET RM | TOILET RM

REF

OFFICE AREA
506 S.F. GROSS

OFFICE AREA
506 S.F. GROSS

OFFICE AREA
506 S.F. GROSS

OFFICE AREA
506 S.F. GROSS

FIRE ALARM & PUMP ROOM
68 S.F. GROSS

30'-6 5/8" | 3'-0" | 2'-10 1/2" | 3'-0" | 61'-1 3/4" | 3'-0" | 2'-10 1/2" | 3'-0" | 30'-6 5/8"

35'-0" | 35'-0" | 35'-0" | 35'-0"

14" x 5" CONCRETE RAISED STOOP

14" x 5" CONCRETE RAISED STOOP

140'-0"

4'-0" E/S PARTY WALL F.R.T. SHEATHING

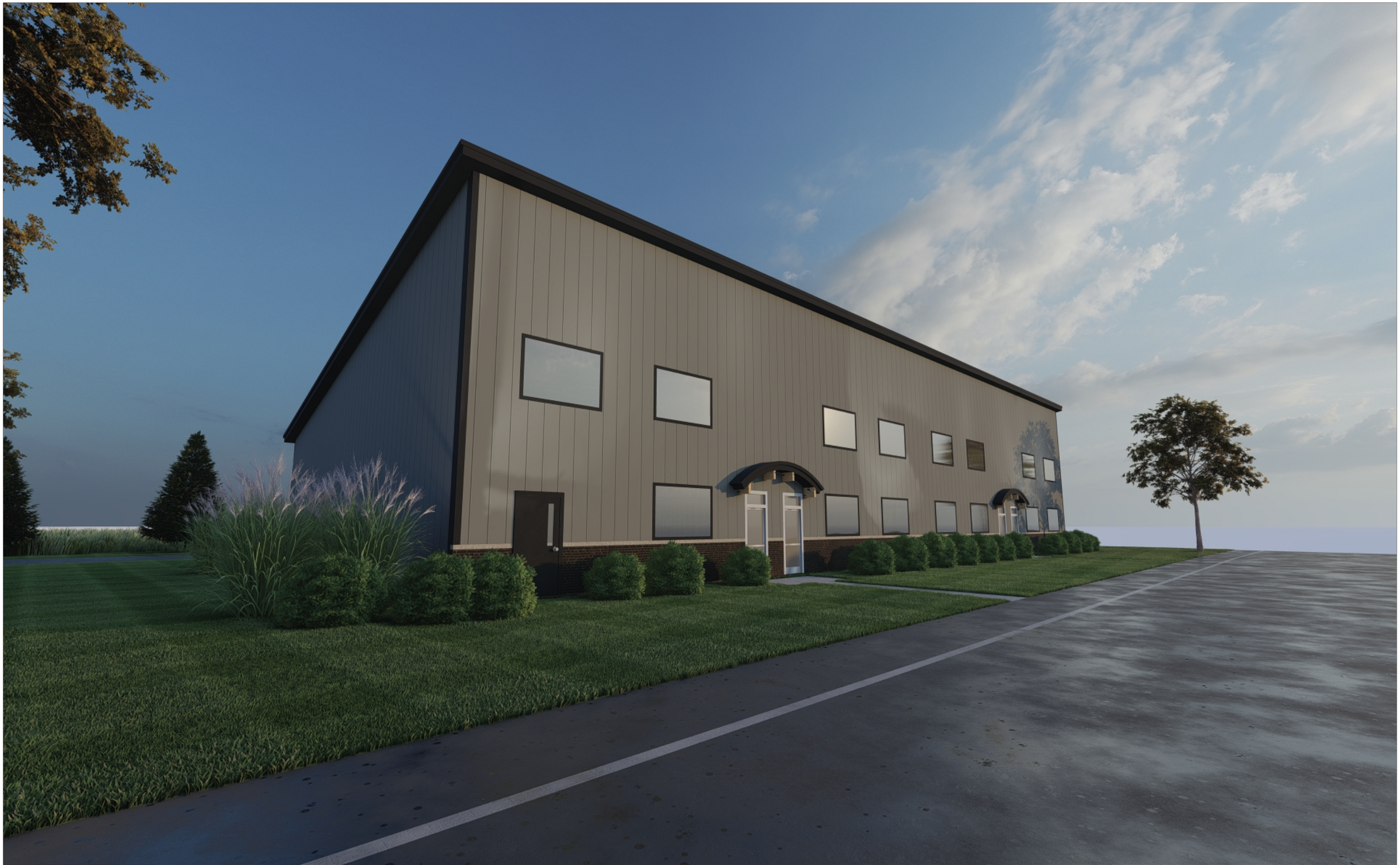
7" RISER TO GRADE PAD STOOP - MAX. 6'-0"x5'-0" CONCRETE

FARRAL (OR EQ.) RIDGE/PEAK

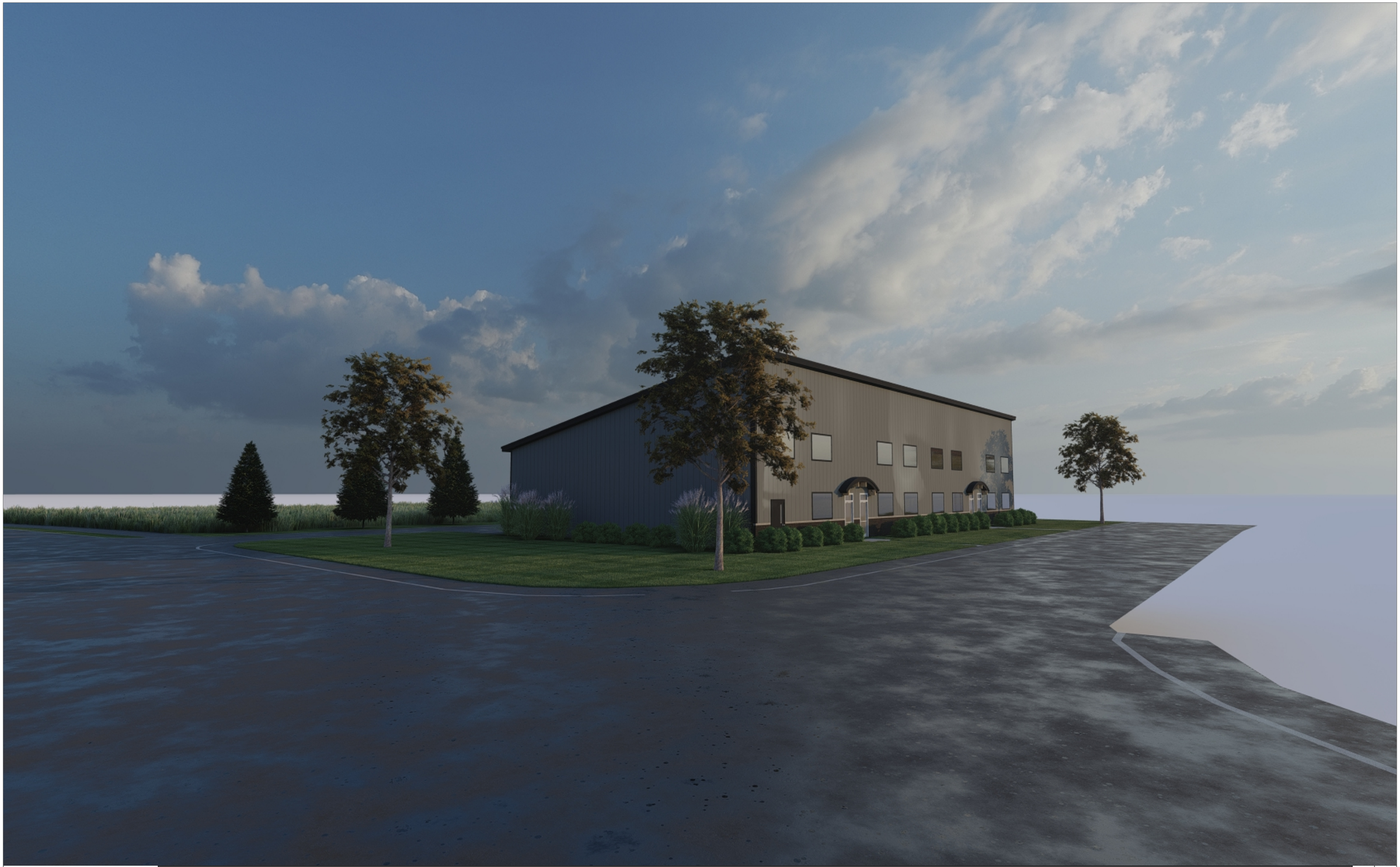
7 | 6 | 5 | 4 | 3

PROPOSED FLOOR PLAN

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





















COMMERCIAL SITE PLAN
FOR
JSR, LLC
VENTURE DRIVE & QUALITY WAY
DOVER, N.H.
TAX MAP D, LOTS 11-5 & 11-5 SND

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SHEET 6 ~ SITE PLAN
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SHEET 8 ~ P-101 RAIN GARDEN DETAILS
SHEET 9 ~ P-102 DETENTION POND DETAILS
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SHEET 11 ~ UTILITY PLAN
SHEET 12 ~ CROSS SECTIONS
SHEET 13 ~ LANDSCAPING PLAN
SHEET 14 ~ LIGHTING PLAN
SHEET 15 ~ SIGHT DISTANCE VENTURE DRIVE
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SHEET 24 ~ L101-LANDSCAPING DETAILS
SHEET 25 ~ W101-WILDLIFE IDENTIFICATION PLAN
SHEET 26 ~ DOVER FIRE TRUCK TURNING TEMPLATE

SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

ENGINEER OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

SOIL SCIENTIST: JOHN P. HAYES, III, CSS, CWS
7 LIMESTONE WAY
NORTH HAMPTON, NH 03862

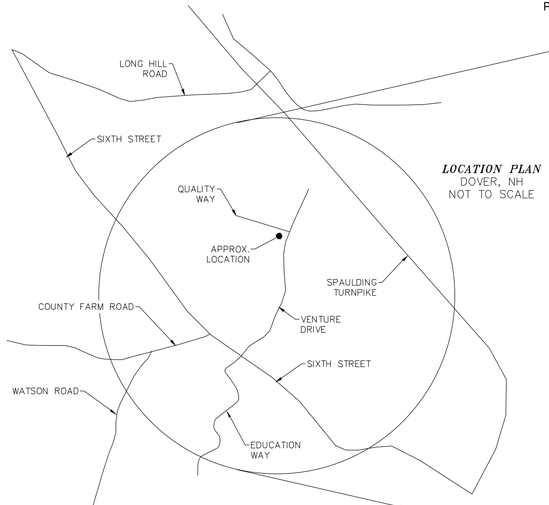
WETLAND SCIENTIST: DEIDRA L. BENJAMIN, CWS
100 LEAVITT ROAD
PITTSFIELD, NH 03263

OWNER: JSR, LLC
17 FOSTERS DRIVE
DOVER, NH 03820

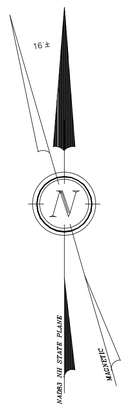
APPLICANT: JSR, LLC
17 FOSTERS DRIVE
DOVER, NH 03820

NOTE:

BERRY SURVEYING & ENGINEERING HAS PREPARED AN INSPECTION & MAINTENANCE MANUAL AS PART OF THIS PROJECTS DOCUMENTATION. ALL USERS ARE BOUND TO THIS DOCUMENT AS PART OF THE APPROVAL OF THE PLANNING BOARD. COPIES OF THE YEARLY INSPECTIONS ARE TO BE DELIVERED TO THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT.



LOCATION PLAN
DOVER, NH
NOT TO SCALE





VICINITY SKETCH
DOVER, NH
SCALE: 1" = 500' ±

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE PLAN, THE SITE PLAN APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF DOVER LAND SITE PLAN REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON – ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SITE PLAN APPROVAL.

REQUIRED PERMITS:

1.) LOCAL SITE PLAN APPROVAL
2.) LOCAL CONDITIONAL USE PERMIT (BUFFERS) (P22-56/SITE-2022-0005)
3.) US EPA NOTICE OF INTENT / SWPPP
4.) NHDES SEWER DISCHARGE PERMIT: D2023-301

GENERAL PLAN SET NOTES:

1.) 11x17" PLANS ARE TWICE THE PUBLISHED SCALE.

2.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNLESS THEY CONTAIN THE APPROVAL STAMP OF THE CITY OF DOVER.

APPROVED DOVER

STATE OF NEW HAMPSHIRE – LICENSED SURVEYOR – No. 805 – KENNETH A. BERRY – SIGNATURE

STATE OF NEW HAMPSHIRE – KENNETH A. BERRY No. 14243 LICENSED PROFESSIONAL ENGINEER

DOVER FILE #SITE-2025-0019

REVISION	DATE	DESCRIPTION
#1	2-10-26	UPDATED PER TRC #1

COMMERCIAL SITE PLAN
LAND OF
JSR, LLC
VENTURE DRIVE & QUALITY WAY
DOVER, N.H.
TAX MAP D, LOTS 11-5 & 11-5SND

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS SHOWN
DATE : APRIL 1, 2025
FILE NO. : DB 2021 – 134

ABBREVIATION LEGEND:

E.O.P.	EDGE OF PAVEMENT
V.G.C.	VERTICAL GRANITE CURB
S.G.C.	SLOPED GRANITE CURB
BITUM.	BITUMINOUS
E.S.H.W.T	ESTIMATE SEASONAL HIGH WATER TABLE
TYP.	TYPICAL
U.G.E	UNDER GROUND ELECTRIC / UTILITY
CLDI	CONCRETE LINED DUCTILE IRON
DI	DUCTILE IRON
F.P.	FIRE PROTECTION
U.D.	UNDER DRAIN
C.O.	CLEAN OUT
INV.	INVERT
ELEV.	ELEVATION
HDPE	HIGH DENSITY POLYETHYLENE
RCP	REINFORCED CONCRETE PIPE
RECB	ROLLED EROSION CONTROL BLANKET
F.G.	FINISHED GRADE
E.G.	EXISTING GRADE
E.T.W.	EDGE OF TRAVELED WAY
T.B.R.	TO BE REMOVED
PL	PROPERTY LINE
EL	EASEMENT LINE
CL	CENTER LINE
CF	CUBIC FEET
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.V.C.	POINT OF VERTICAL CURVE
P.V.I.	POINT OF VERTICAL INTERSECTION
P.V.T.	POINT OF VERTICAL TANGENCY
EX.	EXISTING
PROP.	PROPOSED
STA.	STATION
BMP	BEST MANAGEMENT PRACTICE
'/.	FEET / FEET
TP	TEST PIT

{ | } SSL ( ) ~ {SIZE} SINGLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
{ | } DSL ( ) ~ {SIZE} DOUBLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
{ | } SSB ( ) ~ {SIZE} SINGLE SOLID W/ BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
{ | } SBL ( ) ~ {SIZE} SINGLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
{ | } DBL ( ) ~ {SIZE} DOUBLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- GRANITE BOUND ~FND~
- STEEL STAKE ~FND~
- SIGNAGE
- UTILITY POLE
- TEST PIT
- EXISTING SEWER MANHOLE W/ STRUCTURE
- EXISTING/PROPOSED DRAIN MANHOLE W/ STRUCTURE
- EXISTING/PROPOSED CATCH BASIN W/ STRUCTURE
- PROPOSED STORMWATER BMP OUTLET STRUCTURE
- TEMPORARY BENCHMARK (T.B.M.)
- E101 / E6 — DETAIL SHEET / DETAIL
- POORLY DRAINED JURISDICTIONAL WETLAND
- 50' WETLAND BUFFER
- 176 — CONTOUR MINOR, EXISTING
- 175 — CONTOUR MAJOR, EXISTING
- P176 — CONTOUR MINOR, PROPOSED
- P175 — CONTOUR MAJOR, PROPOSED
- CENTER LINE
- EXISTING WATER MAIN
- EXISTING SEWER LINE
- EXISTING DRAINAGE LINE
- EXISTING GAS LINE
- PROPOSED WATER MAIN
- PROPOSED SEWER LINE
- PROPOSED DRAINAGE LINE
- PROPOSED GAS LINE
- UNDERGROUND UTILITY
- GATE VALVE
- FIRE HYDRANT
- GAS VALVE
- PROPOSED LIGHT TYPE "A" MOUNTED ON POLE
- PROPOSED LIGHT TYPE "B" MOUNTED ON STRUCTURE
- EXISTING LIGHT TYPE "C" MOUNTED ON POLE
- E175.31 / F175.31 — EXISTING SPOT GRADE / PROPOSED SPOT GRADE / FLOW ARROW
- RIP RAP
- STORMWATER BEST MANAGEMENT PRACTICE (BMP)
- BERM
- SNOW STORAGE
- SF / SS / C / P/C — SILT FENCE / EROSION MIX BERM / FILTREXX 8" – 12" SILT SOXX AS SPECIFIED / ORANGE CONSTRUCTION PERIMETER FENCE / PERIMETER CONTROL
- (R) (P) (C) — RAIN GARDEN BIO-MEDIA PROTECTION / PERIMETER CONTROL / ROADWAY CONSTRUCTION
- LIMIT OF PROJECT DISTURBANCE
- WdA — NRCS SOIL DELINEATION / SOIL TYPE
- WETLAND BUFFER PLACARD
- CONDITIONAL USE PERMIT (CUP) AREA

GIS SKETCH
DOVER, NH
SCALE: 1" = 100' ±



SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY
R1-1	30"x30"	STOP	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	1	RED	WHITE	WHITE	SQUARE (1)
R7-8	12"x18"	RESERVED PARKING	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	1	WHITE	GREEN W/ WHITE SYMBOL ON BLUE	RED	MOUNTED ON BUILDING
R7-8a	12"x6"	VAN ACCESSIBLE	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	1	WHITE	GREEN	GREEN	MOUNTED ON BUILDING
D9-11b	24"x24"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	1	BLUE	WHITE	WHITE	MOUNTED ON BUILDING
CUSTOM	18"x12"	NO OUTDOOR EQUIPMENT OR MATERIAL STORAGE ALLOWED	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	1	WHITE	BLACK	BLACK	SQUARE (1)

ABUTTERS WITHIN 200':

N/F TERRACE HOSPITALITY LLC
30 APPLEVALE DRIVE
DOVER, NH 03820
TAX MAP D, LOT 11-6
S.C.R.D. BOOK 5186, PAGE 526

N/F DOVER BUSINESS & IND. DEV. AUTHORITY
F/K/A DOVER IND. DEV. AUTHORITY
288 CENTRAL AVE.
DOVER, NH 03820
TAX MAP D, LOT 11-6-SND
S.C.R.D. BOOK 1559, PAGE 394

N/F WEAVE FILTRATION LLC
100 TRI CITY ROAD, UNIT 117
SOMERSWORTH, NH 03878
TAX MAP D, LOT 11-7-SN
S.C.R.D. BOOK 5094, PAGE 750

ABUTTERS WITHIN 200' CONT.:

N/F QUALITY WAY LLC
5 DANIELS STREET, APT 2
SALEM, MA 01970-5214
TAX MAP D, LOT 11-4
S.C.R.D. BOOK 3973, PAGE 254

N/F 111 VENTURE DRIVE LLC
P.O. BOX 790
BURLINGTON, VT 055402
TAX MAP D, LOT 11-3
S.C.R.D. BOOK 5181, PAGE 624

N/F DOVER BUSINESS & IND. DEV. AUTHORITY
288 CENTRAL AVE.
DOVER, NH 03820
TAX MAP D, LOT 14
S.C.R.D. BOOK 4368, PAGE 691

N/F VYGON CORPORATION,
ADVANCED MEDICAL INC,
2750 MORRIS ROAD #A200
LANSDALE, PA 19446-6083
TAX MAP D, LOT 14-4
S.C.R.D. BOOK 1951, PAGE 542

ABUTTERS WITHIN 200' CONT.:

N/F 46 VENTURE DRIVE PROPERTIES LLC.
910 DAY HILL ROAD
WINDSOR, CT 06095
TAX MAP D, LOT 11-2
S.C.R.D. BOOK 4731, PAGE 267

N/F SARNIA PROPERTIES INC.
1 HAVEN COURT
PORTSMOUTH, NH 03801
TAX MAP D, LOT 13-3
S.C.R.D. BOOK 4850, PAGE 405

DOVER FILE #SITE-2025-0019

REVISION	DATE	DESCRIPTION
#1	2-10-26	UPDATED PER TRC #1

NEIGHBORHOOD PLAN
OF
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BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS SHOWN
DATE : APRIL 1, 2025
FILE NO. : DB 2021 – 134

STATE OF NEW HAMPSHIRE — LAND SURVEYOR — LICENSED — No. 805 — KENNETH A. BERRY — SIGNATURE

STATE OF NEW HAMPSHIRE — KENNETH A. BERRY — No. 14243 — LICENSED PROFESSIONAL ENGINEER

PLAN REFERENCES:

1.) "SUBDIVISION PLAN DOVER INDUSTRIAL DEVELOPMENT AUTHORITY SIXTH STREET / LONG HILL ROAD EXT. DOVER, NEW HAMPSHIRE" BY: TERRASCAN ENGINEERS SURVEYORS DATED: JANUARY 17, 1992 S.C.R.D. PLAN 41-91

2.) "LOT LINE ADJUST PLAN PREPARED FOR WHITE ENTERPRISES AND DOVER INDUSTRIAL DEVELOPMENT AUTHORITY LONGHILL ROAD, DOVER, NH" BY: MCENEANEY SURVEY ASSOCIATES DATED: JULY 3, 1991 S.C.R.D. PLAN 39-38

3.) "SUBDIVISION PLAN DOVER INDUSTRIAL DEVELOPMENT AUTHORITY SIXTH STREET / LONG HILL ROAD EXT. DOVER, NEW HAMPSHIRE" BY: TERRASCAN ENGINEERS SURVEYORS DATED: JANUARY 17, 1992 S.C.R.D. PLAN 41-92

4.) "SUBDIVISION OF LAND PREPARED FOR DOVER INDUSTRIAL DEVELOPMENT AUTHORITY VENTURE DRIVE DOVER, NEW HAMPSHIRE" BY: MCENEANEY SURVEY ASSOCIATES INC. DATED: AUGUST 4, 1994 S.C.R.D. PLAN # 45-32

5.) "SUBDIVISION OF LAND PREPARED FOR DOVER INDUSTRIAL DEVELOPMENT AUTHORITY TAX MAP H, LOT NO. 11-1 VENTURE DRIVE DOVER, STRAFFORD COUNTY NEW HAMPSHIRE" BY: MCENEANEY SURVEY ASSOCIATES INC. DATED: FEBRUARY 25, 2005 S.C.R.D. PLAN # 79-87

PLAN REFERENCES:

6.) "AMENDED SUBDIVISION AND LOT LINE ADJUSTMENT PLAN PREPARED FOR GEORGE J. FOSTER CO., INC. AND DOVER BUSINESS AND INDUSTRIAL DEVELOPMENT AUTHORITY TAX MAP D, LOT NOS. 9A & 11-1 VENTURE DRIVE AND QUALITY WAY DOVER, STRAFFORD COUNTY NEW HAMPSHIRE" BY: MCENEANEY SURVEY ASSOCIATES INC DATED: FEBRUARY 14, 2006 S.C.R.D. PLAN 85-99

7.) "AMENDED SUBDIVISION AND LOT LINE ADJUSTMENT PLAN PREPARED FOR GEORGE J. FOSTER CO., INC. AND DOVER BUSINESS AND INDUSTRIAL DEVELOPMENT AUTHORITY TAX MAP D, LOT NOS. 9A & 11-1 VENTURE DRIVE AND QUALITY WAY DOVER, STRAFFORD COUNTY NEW HAMPSHIRE" BY: MCENEANEY SURVEY ASSOCIATES INC DATED: FEBRUARY 14, 2006 S.C.R.D. PLAN 85-100

8.) "LOT LINE ADJUSTMENT AND SUBDIVISION PLAN OF LAND PREPARED FOR GEORGE J. FOSTER CO., INC. AND DOVER BUSINESS AND INDUSTRIAL DEVELOPMENT AUTHORITY TAX MAP D, LOT NOS. 9A & 11-1 VENTURE DRIVE AND QUALITY WAY DOVER, STRAFFORD COUNTY NEW HAMPSHIRE" BY: MCENEANEY SURVEY ASSOCIATES INC DATED: JUNE 12, 2006 S.C.R.D. PLAN 86-73

STRUCTURES TABLE:

SMH #4349
RIM = 172.22
INV. IN = 156.80 (*SMH #4350*)
INV. OUT = 156.75 (*SMH #4157*)

SMH #4350
RIM = 175.23
INV. IN = 157.61 (*SMH #4351*)
INV. OUT = 157.57 (*SMH #4149*)

SMH #4157
RIM = 172.67
INV. IN = 156.27 (*SMH #4349*)
INV. IN = 156.17 (*SMH #4158*)
INV. OUT = 156.07 (*SMH #4156*)

DMH #4198
RIM = 174.05
INV. IN = 170.45 (*CB #7322*)
INV. IN = 168.55 (*CB #3203*)
INV. OUT = 168.45 (*DMH #8054*)

DMH #8054
RIM = 172.96
INV. IN = 168.02 (*DMH #4198*)
INV. IN = 167.86 (*CB #7321*)
INV. OUT = 167.86 (*CB #7319*)

CB #7325
RIM = 174.60
INV. IN = 167.36
INV. OUT = 166.90

CB #7323
RIM = 172.10
INV. OUT = 168.90 (*CB #7324*)

CB #7324
RIM = 172.08
INV. IN = 168.43 (*CB #7323*)
INV. OUT = 168.33

CB #7322
RIM = 174.15
INV. OUT = 171.40 (*DMH #4198*)

CB #7321
RIM = 172.97
INV. OUT = 167.17 (*DMH #8054*)

CB #3201
RIM = 177.17
INV. IN = 174.47
INV. OUT = 174.37 (*CB #3202*)

CB #3202
RIM = 178.15
INV. IN = 173.93 (*CB #3201*)
INV. OUT = 173.61 (*CB #3203*)

CB #3203
RIM = 178.13
INV. IN = 175.15
INV. IN = 173.31 (*CB #3202*)
INV. OUT = 173.21 (*DMH #4198*)

CB #7320
RIM = 170.63
INV. OUT = 167.11 (*CB #7319*)

CB #7319
RIM = 170.61
INV. IN = 166.51 (*DMH #8054*)
INV. IN = 166.51 (*CB #7320*)
INV. OUT = 166.45

SOIL DATA:

EaB ~ ELMWOOD FINE SANDY LOAM, 3 TO 8% SLOPES
GsC ~ GLOUCESTER VERY STONY FINE SANDY LOAM, 8 TO 15% SLOPES
ScB ~ SCANTIC SILT LOAM, 3 TO 8% SLOPES

SEE USDA / NRCS WEBSOIL

DEIDRA L.BENJAMIN, CWS

STATE OF NEW HAMPSHIRE · DEIDRA L. BENJAMIN · No. 295 · CERTIFIED WETLAND SCIENTIST

WETLAND NOTE:

WETLANDS WERE DELINEATED BY DEIDRA L. BENJAMIN, CWS, IN THE SUMMER OF 2021 USING THE FOLLOWING CRITERIA:

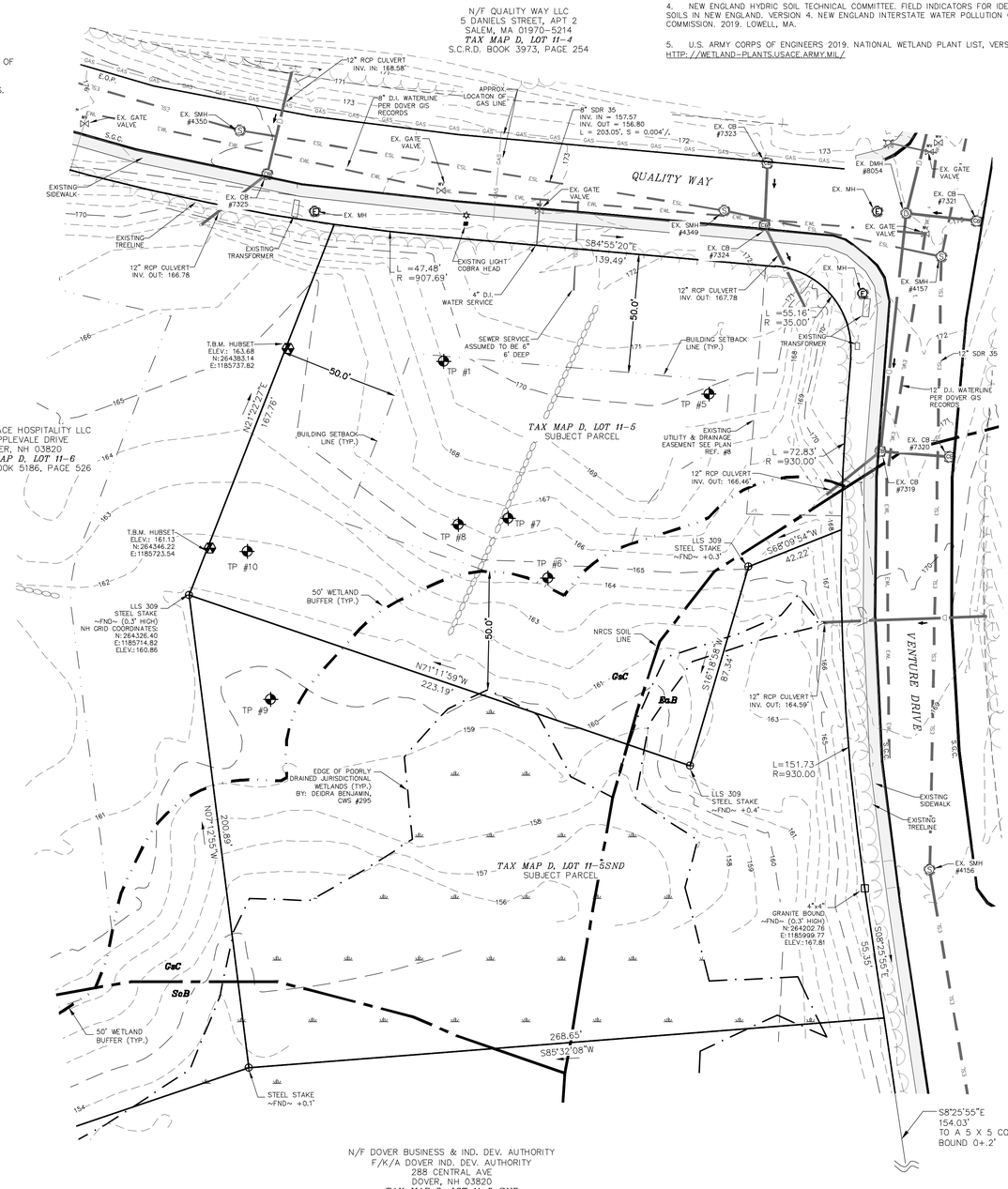
1. USACE. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. VERSION 2.0. U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER. 2012. VICKSBURG, MS.

2. USACE. CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. ENVIRONMENTAL LABORATORY. 1987. VICKSBURG, MS.

3. UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE. 2018. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2. L.M. VASILAS, G.W. HURT, AND J.F. BERKOWITZ (EDS.). USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.

4. NEW ENGLAND HYDRIC SOIL TECHNICAL COMMITTEE. FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. VERSION 4. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION. 2019. LOWELL, MA.

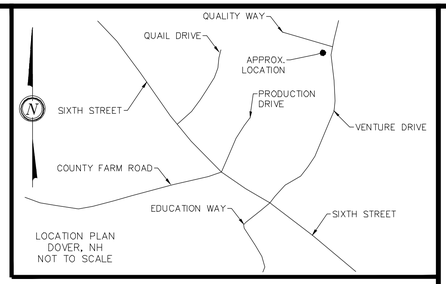
5. U.S. ARMY CORPS OF ENGINEERS 2019. NATIONAL WETLAND PLANT LIST, VERSION 3.3. HTTP://WETLAND-PLANTS.USACE.ARMY.MIL/



N/F DOVER BUSINESS & IND. DEV. AUTHORITY
F/K/A DOVER IND. DEV. AUTHORITY
288 CENTRAL AVE
DOVER, NH 03820
TAX MAP D, LOT 11-6 SND
S.C.R.D. BOOK 1559, PAGE 394

N/F 111 VENTURE DRIVE LLC
P.O. BOX 790
BURLINGTON, VT 055402
TAX MAP D, LOT 11-3
S.C.R.D. BOOK 5181, PAGE 624

N/F VYGON CORPORATION, ADVANCED MEDICAL INC.
2750 MORRIS ROAD #A200
LANSDALE, PA 19446-6083
TAX MAP D, LOT 11-4
S.C.R.D. BOOK 1951, PAGE 542



LOCATION PLAN
DOVER, NH
NOT TO SCALE

NOTES:

1.) OWNER: JSR, LLC
17 FOSTERS DRIVE
DOVER, NH 03820

APPLICANT: JSR, LLC
17 FOSTERS DRIVE
DOVER, NH 03820

2.) A.) TAX MAP D, LOT 11-5
B.) TAX MAP D, LOT 11-5SND

3.) A.) S.C.R.D. BOOK 4980, PAGE 632
B.) S.C.R.D. BOOK 4980, PAGE 632

4.) A.) LOT AREA: 43,314 Sq. Ft., 0.99 Ac.
B.) LOT AREA: 43,517 Sq. Ft., 1.00 Ac.

5.) ZONING: IT – INNOVATIVE TECHNOLOGY
SETBACKS
FRONT ~ 50'
SIDE ~ 50'
REAR ~ 50'
MIN. LOT SIZE: 2 ACRES
MIN. FRONTAGE: 200'
MAX. LOT COVERAGE: 33%
MAX. BUILDING HEIGHT: 55'

6.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING BOUNDARIES AND CONDITIONS OF TAX MAP D, LOT 11-5 & 11-5SND LOCATED IN DOVER, N.H., AS OF THE FIELD SURVEY IN AUGUST 2021.

7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN. FLOOD HAZARD REF: FEMA, COMMUNITY #330145, MAP 33017C0310E, DATED: SEPTEMBER 30, 2015.

8.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.

9.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN AUGUST OF 2021 WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.

10.) TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED IN AUGUST 2021.

11.) THIS SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.

EXISTING LEGEND:

- STONE BOUND (FND)
- STEEL STAKE (FND)
- UTILITY POLE / GUY WIRE
- SINGLE POST SIGN
- TEMPORARY BENCHMARK
- TEST PIT
- CURB STOP
- GATE VALVE
- FIRE HYDRANT
- CATCH BASIN
- SEWER MANHOLE
- STONE WALL
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING DRAIN LINE
- OVERHEAD UTILITIES
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- EXISTING TREELINE
- NRCS SOIL LINE/LABEL
- POORLY DRAINED WETLANDS
- 50' WETLAND BUFFER

FND FOUND
TYP TYPICAL
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

DOVER FILE #SITE-2025-0019

REVISION	DATE	DESCRIPTION
#1	2-10-26	UPDATED PER TRC #1

EXISTING CONDITIONS PLAN
LAND OF
JSR, LLC
VENTURE DRIVE & QUALITY WAY
DOVER, N.H.
TAX MAP D, LOTS 11-5 & 11-5SND

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 1, 2025
FILE NO. : DB 2021 – 134

STATE OF NEW HAMPSHIRE · No. 805 · KENNETH A. BERRY · LICENSED LAND SURVEYOR · SIGNATURE

TEST PIT DATA:

TEST PIT #1
0–6 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–22 10YR 5/6 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
22–38 2.5Y 5/4 LIGHT OLIVE BROWN, GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
38–68 2.5Y 5/3 LIGHT OLIVE BROWN, GRAVELLY LOAMY SAND WITH REDOX. FEAT. PRESENT, MASSIVE, FRIABLE
E.S.H.W.T. @ 38"
RESTRICTIVE LAYER @ N/A
GROUND WATER @ N/A
TERMINATED @ 68"
REFUSAL @ N/A
P = 10 MIN/IN

TEST PIT #2
0–5 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5–22 10YR 5/6 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
22–38 2.5Y 5/4 LIGHT OLIVE BROWN, GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
38–65 2.5Y 5/3 LIGHT OLIVE BROWN, GRAVELLY LOAMY SAND WITH REDOX. FEAT. PRESENT, MASSIVE, FRIABLE
E.S.H.W.T. @ 38"
RESTRICTIVE LAYER @ N/A
GROUND WATER @ N/A
TERMINATED @ 65"
REFUSAL @ N/A
P = 10 MIN/IN

TEST PIT #3
0–6 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–18 10YR 5/6 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
18–30 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
30–55 2.5Y 5/3 LIGHT OLIVE BROWN, GRAVELLY LOAMY SAND WITH REDOX. FEAT. PRESENT, MASSIVE, FRIABLE
E.S.H.W.T. @ 30"
RESTRICTIVE LAYER @ N/A
GROUND WATER @ N/A
TERMINATED @ 55"
REFUSAL @ N/A
P = 10 MIN/IN

TEST PIT #4
0–6 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–24 10YR 5/6 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
24–40 2.5Y 5/4 LIGHT OLIVE BROWN, GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
40–60 2.5Y 5/3 LIGHT OLIVE BROWN, GRAVELLY LOAMY SAND WITH REDOX. FEAT. PRESENT, MASSIVE, FRIABLE
E.S.H.W.T. @ 40"
RESTRICTIVE LAYER @ N/A
GROUND WATER @ N/A
TERMINATED @ 60"
REFUSAL @ N/A
P = 6 MIN/IN

TEST PIT #5
0–6 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–22 10YR 5/6 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
22–38 2.5Y 5/4 LIGHT OLIVE BROWN, GRAVELLY FINE SANDY LOAM, GRANULAR, FRIABLE
38–64 2.5Y 5/3 LIGHT OLIVE BROWN, GRAVELLY FINE SANDY LOAM WITH REDOX. FEAT. PRESENT, MASSIVE, FRIABLE
E.S.H.W.T. @ 38"
RESTRICTIVE LAYER @ N/A
GROUND WATER @ N/A
TERMINATED @ 64"
REFUSAL @ N/A
P = 10 MIN/IN

TEST PIT #6
0–6 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–30 10YR 5/6 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
E.S.H.W.T. @ N/A
RESTRICTIVE LAYER @ N/A
GROUND WATER @ N/A
TERMINATED @ 30"
REFUSAL @ 30"
P = 10 MIN/IN

TEST PIT #7
0–6 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–22 10YR 5/6 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
22–38 2.5Y 5/4 LIGHT OLIVE BROWN, GRAVELLY FINE SANDY LOAM, GRANULAR, FRIABLE
38–64 2.5Y 5/3 LIGHT OLIVE BROWN, GRAVELLY FINE SANDY LOAM WITH REDOX. FEAT. PRESENT, MASSIVE, FRIABLE
E.S.H.W.T. @ 38"
RESTRICTIVE LAYER @ N/A
GROUND WATER @ N/A
TERMINATED @ 64"
REFUSAL @ N/A
P = 10 MIN/IN

TEST PIT #8
0–6 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–24 10YR 5/6 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
E.S.H.W.T. @ N/A
RESTRICTIVE LAYER @ N/A
GROUND WATER @ N/A
TERMINATED @ 24"
REFUSAL @ 24"
P = 10 MIN/IN

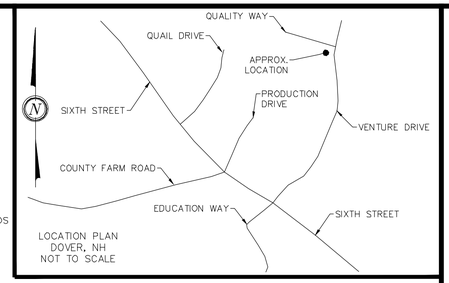
TEST PIT #9
0–5 10YR 4/2 DARK GRAYISH BROWN, SILT LOAM, GRANULAR, FRIABLE
5–12 2.5Y 4/2 DARK GRAYISH BROWN, SILT LOAM, GRANULAR, FRIABLE
12–45 5Y 5/2 OLIVE GRAY SILT LOAM WITH REDOX. FEAT. PRESENT, BLOCKY, FIRM
E.S.H.W.T. @ 12"
RESTRICTIVE LAYER @ 12"
GROUND WATER @ N/A
TERMINATED @ 45"
REFUSAL @ N/A
P = 18 MIN/IN

TEST PIT #10
0–5 10YR 4/2 DARK GRAYISH BROWN, SILT LOAM, GRANULAR, FRIABLE
5–14 2.5Y 4/2 DARK GRAYISH BROWN, SILT LOAM, GRANULAR, FRIABLE
14–45 5Y 5/2 OLIVE GRAY SILT LOAM WITH REDOX. FEAT. PRESENT, BLOCKY, FIRM
E.S.H.W.T. @ 14"
RESTRICTIVE LAYER @ 14"
GROUND WATER @ N/A
TERMINATED @ 45"
REFUSAL @ N/A
P = 18 MIN/IN

EXISTING LEGEND:

- STONE BOUND (FND)
- STEEL STAKE (FND)
- TEST PIT
- EXISTING DRAIN LINE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- EXISTING TREELINE
- NRCS SOIL LINE/LABEL
- POORLY DRAINED WETLANDS
- 50' WETLAND BUFFER
- SOIL LINE
- LIMIT OF SOIL SURVEY
- 448A SOIL SERIES
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. FOUND
- FND TYPICAL





LOCATION PLAN
DOVER, NH
NOT TO SCALE

NOTES:

1.) OWNER: JSR, LLC
17 FOSTERS DRIVE
DOVER, NH 03820

APPLICANT: JSR, LLC
17 FOSTERS DRIVE
DOVER, NH 03820

2.) A.) TAX MAP D, LOT 11–5
B.) TAX MAP D, LOT 11–5SND

3.) A.) LOT AREA: 43,314 Sq. Ft., 0.99 Ac.
B.) LOT AREA: 43,517 Sq. Ft., 1.00 Ac.

4.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PREFORMED BY BERRY SURVEYING AND ENGINEERING IN 2021 WITH AN ERROR OF CLOSURE BETTER THAN 1 IN 10,000.

5.) VERTICAL DATUM IS BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83 NH STATE PLANE COORDINATES. COORDINATES GATHERED FROM CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.

6.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING ANALYZED SITE SPECIFIC SOIL CONDITIONS OF THE SITE.

SITE SPECIFIC SOILS LEGEND

SYMBOL	SLOPES	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
Be	A	MAYBID	D
238	A,B,C,D	ELMRIDGE (VERY STONY)	C
Gs	B,C	GLOUCESTER (VERY STONY)	A
Hg	C	HOLLIS–GLOUCESTER COMPLEX (VERY ROCKY)	A/D
Sc	A,B	SCITICO	C
500	A,B,C,D,E	UDORTHENTS	C
600	B	ENDOAQUENTS	C

SLOPE: A = 0–3% B = 3–8% C = 8–15% D = 15–25% E = 25–50% F = 50%+

DENOMINATOR: /VP = VERY POORLY DRAINED /P = POORLY DRAINED
/Rk = VERY ROCKY

STATE OF NEW HAMPSHIRE — DEIDRA L. BENJAMIN — No. 295 — CERTIFIED WETLAND SCIENTIST

DEIDRA BENJAMIN, CWS #295

STATE OF NEW HAMPSHIRE — JOHN P. HAYES III — No. 087 — CERTIFIED SOIL SCIENTIST

JOHN P. HAYES, III CSS #87

WETLAND NOTE:

WETLANDS WERE DELINEATED BY DEIDRA L. BENJAMIN, CWS, IN THE SUMMER OF 2021 USING THE FOLLOWING CRITERIA:

1. USACE. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. VERSION 2.0. U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER. 2012. VICKSBURG, MS.

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4. NEW ENGLAND HYDRIC SOIL TECHNICAL COMMITTEE. FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. VERSION 4. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION. 2019. LOWELL, MA.

5. U.S. ARMY CORPS OF ENGINEERS 2019. NATIONAL WETLAND PLANT LIST, VERSION 3.3. HTTP://WETLAND–PLANTS.USACE.ARMY.MIL/

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DOVER FILE #SITE–2025–0019

REVISION	DATE	DESCRIPTION
#1	2–10–26	UPDATED PER TRC #1

SITE SPECIFIC SOILS MAP
LAND OF
JSR, LLC
VENTURE DRIVE & QUALITY WAY
DOVER, N.H.
TAX MAP D, LOTS 11–5 & 11–5SND

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332–2863

SCALE : 1 IN. EQUALS 60 FT.
DATE : APRIL 1, 2025
FILE NO. : DB 2021 – 134

STATE OF NEW HAMPSHIRE — No. 805 — KENNETH A. BERRY — LICENSED LAND SURVEYOR — SIGNATURE

DEIDRA L.BENJAMIN, CWS

STATE OF NEW HAMPSHIRE
DEIDRA L BENJAMIN
No. 295
CERTIFIED WETLAND SCIENTIST

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4.) "SUBDIVISION OF LAND PREPARED FOR DOVER INDUSTRIAL DEVELOPMENT AUTHORITY VENTURE DRIVE DOVER, NEW HAMPSHIRE" BY: MCENEANEY SURVEY ASSOCIATES INC. DATED: AUGUST 4, 1994 S.C.R.D. PLAN # 45-32

5.) "SUBDIVISION OF LAND PREPARED FOR DOVER INDUSTRIAL DEVELOPMENT AUTHORITY TAX MAP H, LOT NO. 11-1 VENTURE DRIVE DOVER, STRAFFORD COUNTY NEW HAMPSHIRE" BY: MCENEANEY SURVEY ASSOCIATES INC. DATED: FEBRUARY 25, 2005 S.C.R.D. PLAN # 79-87

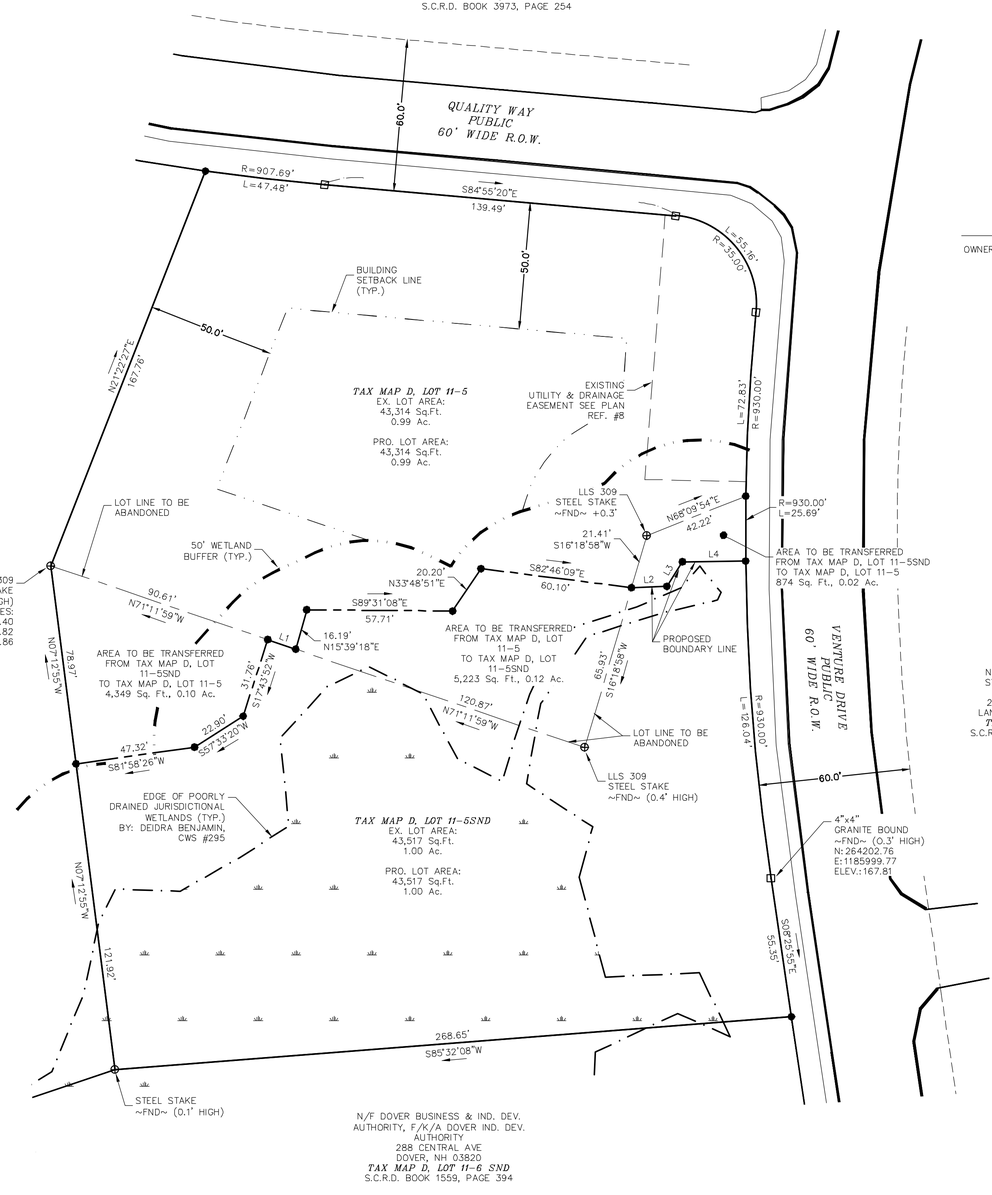
PLAN REFERENCES:

6.) "AMENDED SUBDIVISION AND LOT LINE ADJUSTMENT PLAN PREPARED FOR GEORGE J. FOSTER CO., INC. AND DOVER BUSINESS AND INDUSTRIAL DEVELOPMENT AUTHORITY TAX MAP D, LOT NOS. 9A & 11-1 VENTURE DRIVE AND QUALITY WAY DOVER, STRAFFORD COUNTY NEW HAMPSHIRE" BY: MCENEANEY SURVEY ASSOCIATES INC DATED: FEBRUARY 14, 2006 S.C.R.D. PLAN 85-99

7.) "AMENDED SUBDIVISION AND LOT LINE ADJUSTMENT PLAN PREPARED FOR GEORGE J. FOSTER CO., INC. AND DOVER BUSINESS AND INDUSTRIAL DEVELOPMENT AUTHORITY TAX MAP D, LOT NOS. 9A & 11-1 VENTURE DRIVE AND QUALITY WAY DOVER, STRAFFORD COUNTY NEW HAMPSHIRE" BY: MCENEANEY SURVEY ASSOCIATES INC DATED: FEBRUARY 14, 2006 S.C.R.D. PLAN 85-100

8.) "LOT LINE ADJUSTMENT AND SUBDIVISION PLAN OF LAND PREPARED FOR GEORGE J. FOSTER CO., INC. AND DOVER BUSINESS AND INDUSTRIAL DEVELOPMENT AUTHORITY TAX MAP D, LOT NOS. 9A & 11-1 VENTURE DRIVE AND QUALITY WAY DOVER, STRAFFORD COUNTY NEW HAMPSHIRE" BY: MCENEANEY SURVEY ASSOCIATES INC DATED: JUNE 12, 2006 S.C.R.D. PLAN 86-73

LINE	BEARING	DISTANCE
L1	N71°11'59"W	11.72'
L2	N87°42'08"E	13.96'
L3	N32°16'10"E	11.49'
L4	N89°20'00"E	25.07'

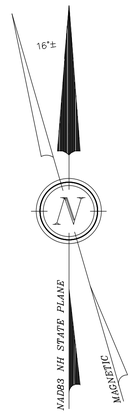


LEGEND:

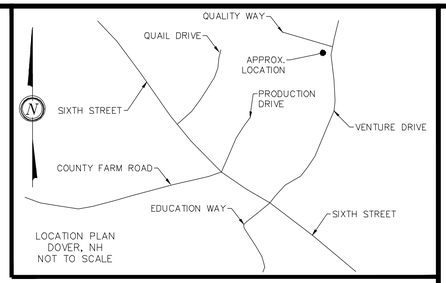
- ● 3/4" REBAR W/ ID CAP ~TBS~
- ⊡ GRANITE BOUND ~FND OR TBS~
- ⊕ STEEL STAKE ~FND~
- PROPOSED BOUNDARY LINE
- LOT LINE TO BE ABANDONED
- BUILDING SETBACK LINE
- POORLY DRAINED WETLANDS
- 50' WETLAND BUFFER

FND FOUND
TYP TYPICAL
TBS TO BE SET
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

16°±



OWNER



LOCATION PLAN
DOVER, NH
NOT TO SCALE

NOTES:

1.) OWNER: JSR, LLC
17 FOSTERS DRIVE
DOVER, NH 03820

A.) TAX MAP D, LOT 11-5

B.) EXISTING LOT AREA: 43,314 Sq.Ft., 0.99 Ac.
PROPOSED LOT AREA: 43,314 Sq.Ft., 0.99 Ac.

C.) S.C.R.D. BOOK 4980, PAGE 632

2.) OWNER: JSR, LLC
17 FOSTERS DRIVE
DOVER, NH 03820

A.) TAX MAP D, LOT 11-5SND

B.) EXISTING LOT AREA: 43,517 Sq.Ft., 1.00 Ac.
PROPOSED LOT AREA: 43,517 Sq.Ft., 1.00 Ac.

C.) S.C.R.D. BOOK 4980, PAGE 63

3.) ZONING: IT - INNOVATIVE TECHNOLOGY
SETBACKS
FRONT ~ 50'
SIDE ~ 50'
REAR ~ 50'
MIN. LOT SIZE: 2 ACRES
MIN. FRONTAGE: 200'
MAX. LOT COVERAGE: 33%
MAX. BUILDING HEIGHT: 55'

4.) THE INTENT OF THIS PLAN IS TO REVISE THE BOUNDARY LINES OF TAX MAP D, LOT 11-5 & 11-5SND. THIS IS AN EQUAL LAND SWAP AND BOTH LOTS WILL HAVE THE SAME LOT AREA AS THE EXISTING.

5.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330145, MAP 33017C0310E, DATED: SEPTEMBER 30, 2015.

6.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.

7.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN AUGUST OF 2021 WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.

8.) THIS SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.

9.) AN EASEMENT IS PROVIDED TO THE CITY TO MAINTAIN THE POTABLE DRINKING WATER QUALITY THROUGH THE HYDRANT FLUSHING PROGRAM, WHICH INCLUDES PROVIDING ACCESS TO THE WATER CURB BOXES.

10.) PRIOR TO ANY DEEDING PROOF OF CONSERVATION COMMISSION APPROVAL, CITY COUNCIL APPROVAL, AND NH CHARITABLE TRUST DIRECTOR APPROVAL IS TO BE PROVIDED TO THE PLANNING DEPARTMENT.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DOVER APPROVAL

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND THE CITY OF DOVER, N.H. -1:10,000-

3-31-26

KENNETH A. BERRY L.L.S. 805 DATE

DOVER FILE #SITE-2025-0019

REVISION	DATE	DESCRIPTION
#1	2-10-26	UPDATED PER TRC #1

LOT LINE REVISION
LAND OF
JSR, LLC
VENTURE DRIVE & QUALITY WAY
DOVER, N.H.
TAX MAP D, LOTS 11-5 & 11-5SND

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 1, 2025
FILE NO. : DB 2021 - 134

STATE OF NEW HAMPSHIRE
No. 805
KENNETH A. BERRY
LICENSED LAND SURVEYOR
SIGNATURE

DEIDRA L.BENJAMIN, CWS

STATE OF NEW HAMPSHIRE
DEIDRA L BENJAMIN
No. 295
CERTIFIED WETLAND SCIENTIST

WETLAND NOTE:

WETLANDS WERE DELINEATED BY DEIDRA L. BENJAMIN, CWS, IN THE SUMMER OF 2021 USING THE FOLLOWING CRITERIA:

1. USACE. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. VERSION 2.0. U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER. 2012. VICKSBURG, MS.

2. USACE. CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. ENVIRONMENTAL LABORATORY. 1987. VICKSBURG, MS.

3. UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE. 2018. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2. L.M. VASILAS, G.W. HURT, AND J.F. BERKOWITZ (EDS.). USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.

4. NEW ENGLAND HYDRIC SOIL TECHNICAL COMMITTEE. FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. VERSION 4. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION. 2019. LOWELL, MA.

5. U.S. ARMY CORPS OF ENGINEERS 2019. NATIONAL WETLAND PLANT LIST, VERSION 3.3. HTTP://WETLAND-PLANTS.USACE.ARMY.MIL/

PLAN REFERENCES:

1.) "SUBDIVISION PLAN DOVER INDUSTRIAL DEVELOPMENT AUTHORITY SIXTH STREET / LONG HILL ROAD EXT. DOVER, NEW HAMPSHIRE" BY: TERRASCAN ENGINEERS SURVEYORS DATED: JANUARY 17, 1992 S.C.R.D. PLAN 41-91

2.) "LOT LINE ADJUST PLAN PREPARED FOR WHITE ENTERPRISES AND DOVER INDUSTRIAL DEVELOPMENT AUTHORITY LONGHILL ROAD, DOVER, NH" BY: MCENEANEY SURVEY ASSOCIATES DATED: JULY 3, 1991 S.C.R.D. PLAN 39-38

3.) "SUBDIVISION PLAN DOVER INDUSTRIAL DEVELOPMENT AUTHORITY SIXTH STREET / LONG HILL ROAD EXT. DOVER, NEW HAMPSHIRE" BY: TERRASCAN ENGINEERS SURVEYORS DATED: JANUARY 17, 1992 S.C.R.D. PLAN 41-92

4.) "SUBDIVISION OF LAND PREPARED FOR DOVER INDUSTRIAL DEVELOPMENT AUTHORITY VENTURE DRIVE DOVER, NEW HAMPSHIRE" BY: MCENEANEY SURVEY ASSOCIATES INC. DATED: AUGUST 4, 1994 S.C.R.D. PLAN # 45-32

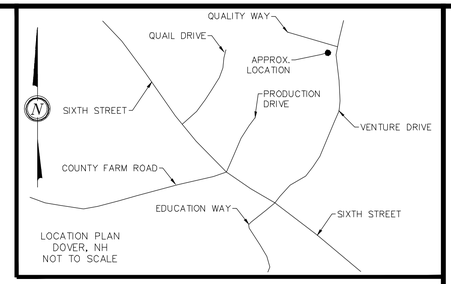
5.) "SUBDIVISION OF LAND PREPARED FOR DOVER INDUSTRIAL DEVELOPMENT AUTHORITY TAX MAP H, LOT NO. 11-1 VENTURE DRIVE DOVER, STRAFFORD COUNTY NEW HAMPSHIRE" BY: MCENEANEY SURVEY ASSOCIATES INC. DATED: FEBRUARY 25, 2005 S.C.R.D. PLAN # 79-87

PLAN REFERENCES:

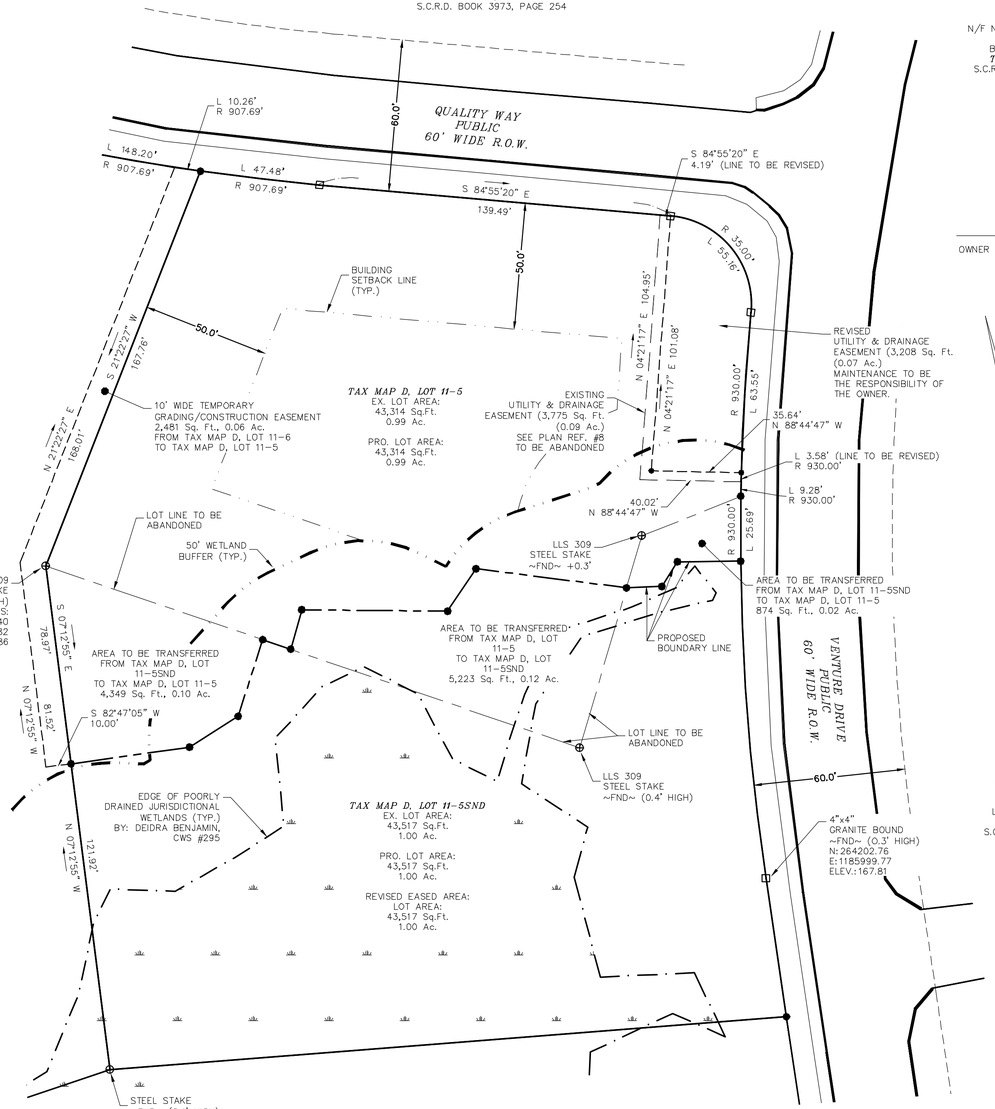
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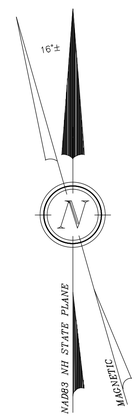
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LOCATION PLAN
DOVER, NH
NOT TO SCALE



OWNER



NOTES:

1.) OWNER: JSR, LLC
17 FOSTERS DRIVE
DOVER, NH 03820

A.) TAX MAP D, LOT 11-5

B.) EXISTING LOT AREA: 43,314 Sq.Ft., 0.99 Ac.
PROPOSED LOT AREA: 43,314 Sq.Ft., 0.99 Ac.

C.) S.C.R.D. BOOK 4980, PAGE 632

2.) OWNER: JSR, LLC
17 FOSTERS DRIVE
DOVER, NH 03820

A.) TAX MAP D, LOT 11-5SND

B.) EXISTING LOT AREA: 43,517 Sq.Ft., 1.00 Ac.
PROPOSED LOT AREA: 43,517 Sq.Ft., 1.00 Ac.

C.) S.C.R.D. BOOK 4980, PAGE 63

3.) ZONING: IT – INNOVATIVE TECHNOLOGY
SETBACKS
FRONT ~ 50'
SIDE ~ 50'
REAR ~ 50'
MIN. LOT SIZE: 2 ACRES
MIN. FRONTAGE: 200'
MAX. LOT COVERAGE: 33%
MAX. BUILDING HEIGHT: 55'

4.) THE INTENT OF THIS PLAN IS TO SHOW THE REVISION OF A EXISTING UTILITY AND DRAINAGE EASEMENT AND A TEMPORARY GRADING AND CONSTRUCTION EASEMENT ALONG ALONG THE WESTERN BOUNDARY LINE OF THE SUBJECT PARCEL WITH TAX MAP D, LOT 11-6.

5.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330145, MAP 33017C0310E, DATED: SEPTEMBER 30, 2015.

6.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.

7.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN AUGUST OF 2021 WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.

8.) THIS SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.

9.) THE MAINTENANCE OF THE DETENTION BASIN WITHIN THE REVISED UTILITY AND DRAINAGE EASEMENT IN THE RESPONSIBILITY OF THE APPLICANT/PROPERTY OWNER.

LEGEND:

- ● 3/4" REBAR W/ ID CAP ~TBS~
- ● 1/2" EASEMENT REBAR W/ ID CAP ~TBS~
- ⊡ GRANITE BOUND ~FND OR TBS~
- ⊕ STEEL STAKE ~FND~
- PROPOSED BOUNDARY LINE
- LOT LINE TO BE ABANDONED
- EXISTING EASEMENT LINE TO BE ABANDONED
- EASEMENT LINE
- BUILDING SETBACK LINE
- POORLY DRAINED WETLANDS
- 50' WETLAND BUFFER

FND FOUND
TYP TYPICAL
TBS TO BE SET
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

3-31-26

KENNETH A. BERRY L.L.S. 805 DATE

DOVER FILE #SITE-2025-0019

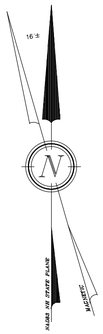
REVISION	DATE	DESCRIPTION
#1	2-10-26	UPDATED PER TRC #1

EASEMENT PLAN
LAND OF
JSR, LLC
VENTURE DRIVE & QUALITY WAY
DOVER, N.H.
TAX MAP D, LOTS 11-5 & 11-5SND

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 1, 2025
FILE NO. : DB 2021 – 134

STATE OF NEW HAMPSHIRE
No. 805
KENNETH A BERRY
LICENSED LAND SURVEYOR
SIGNATURE



NOTES:

1.) OWNER: JSR, LLC
17 FOSTERS DRIVE
DOVER, NH 03820

APPLICANT: JSR, LLC
17 FOSTERS DRIVE
DOVER, NH 03820

2.) A.) TAX MAP D, LOT 11-5
B.) TAX MAP D, LOT 11-5SND

3.) A.) S.C.R.D. BOOK 4980, PAGE 632
B.) S.C.R.D. BOOK 4980, PAGE 632

4.) A.) LOT AREA: 43,314 Sq. Ft., 0.99 Ac.
B.) LOT AREA: 43,517 Sq. Ft., 1.00 Ac.

5.) ZONING: IT – INNOVATIVE TECHNOLOGY

SETBACKS	PROVIDED ORIGINAL TDR
FRONT ~ 50'	15.0'
SIDE ~ 50'	40.1' & 40.9'
REAR ~ 50'	50.0'
MIN. LOT SIZE: 2 ACRES	0.99 Ac.
MIN. FRONTAGE: 200'	267.48'
MAX. LOT COVERAGE: 33%	23.27%
MAX. BUILDING HEIGHT: 55'	31'±

6.) THE INTENT OF THIS PLAN IS TO SHOW THE DETAIL SITE DESIGN FOR FOUR CONTRACTOR STORAGE / OFFICE SPACE. THE BUILDING IS PROPOSED TO BE STEEL FRAME AND IS CURRENTLY ASSUMED TO NOT NEED A FIRE SUPPRESSION SYSTEM. FURTHER DETAILS ARE TO BE WORKED OUT WITH THE OWNER AND INSPECTION SERVICES.

NOTES CONTINUED:

7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330145, MAP 33017C0330E, DATED: SEPTEMBER 30, 2015.

8.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.

9.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN AUGUST OF 2021 WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.

10.) LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT OR CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD FOR THE PROPOSED USE OR STRUCTURE:
NONE

11.) WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, CERTIFIED WETLANDS SCIENTIST, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE, IN AUGUST OF 2021.

12.) AS-BUILT PLANS OF THE SITE PLAN SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILTS ARE REQUIRED REGARDLESS OF OWNERSHIP OF ROAD. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.

13.) THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.

14.) THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.

NOTES CONTINUED:

15.) 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.

16.) 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 FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.

17.) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS. (NOT APPLICABLE)

18.) A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS. THE PROPOSED PROJECT WILL CONSIST OF ONE PHASE AND WILL DISTURB 46,275 Sq.Ft. 1.06 Ac.

19.) 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.

20.) SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM-6 PM, SATURDAY 7 AM-6 PM, NO SUNDAY HOURS OR 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 DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT.

NOTES CONTINUED:

21.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

22.) THE FOLLOWING FEDERAL AND STATE PERMITS OR UTILITY ORDERS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
NHDES SEWER DISCHARGE PERMIT: D2023-301

23.) COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.

24.) ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES. THE TWO WALLS ONSITE ARE TO BE DESIGNED BY OTHERS, TYPICALLY THE BLOCK MANUFACTURE, AND REVIEWED AND APPROVE BY THE DESIGN ENGINEER AS WELL AS THE CITY ENGINEER.

25.) ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

26.) APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL. https://www.unh.edu/unhsc/ptapp

NOTES CONTINUED:

27.) THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.

28.) FIRE DEPARTMENT ACCESS SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.

29.) EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.

30.) A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE I, SECTION 45-2 OF THE CODE OF THE CITY OF DOVER.

31.) APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.

32.) THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM IF REQUIRED BY CHAPTER 81- 30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NH BUILDING AND FIRE CODES.

33.) 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 IF REQUIRED.

34.) FIRE DEPARTMENT CONNECTION(S) SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13. ACCESS TO THE FDC SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES IF REQUIRED.

35.) THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL BE ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. (I.E. IBC, ANSI-117.1) AND NH RSA 155-A:5. 1 ADA VAN SPACE IS REQUIRED AND PROVIDED WITH 2% THROUGH THE SPACE AND AISLE.
WALKS ARE DESIGNED AT 5% OR LESS AND PROVIDE A CLEAR PATH OF 5' AT ALL TIMES. THE ACCESSIBLE ROUTE FROM THE ADA SPACES IS ACROSS THE DRIVE AISLE, UP THE WALK AND INTO THE BUILDING.

36.) EXISTING BUILDING IMPERVIOUS AREA: 0 Sq. Ft. (0%)
EXISTING PAVED/GRAVEL IMPERVIOUS AREA: 0 Sq. Ft. (0%)
TOTAL EXISTING IMPERVIOUS COVER IS 0 Sq. Ft. (0%)
PROPOSED BUILDING IMPERVIOUS AREA: 10,080 Sq. Ft. (23.27%)
PROPOSED PAVED IMPERVIOUS AREA: 9,717 Sq. Ft. (22.44%)
TOTAL PROPOSED IMPERVIOUS COVER IS 23,520 Sq. Ft. (45.71%)

37.) PRIVATE TRASH PICK UP WILL BE USED.

38.) MUNICIPAL SIDEWALK TO REMAIN OPERATIONAL AT ALL TIMES AND SHALL HAVE A 5' WIDTH MINIMUM IN FINAL CONDITION. SIDEWALK TO BE RECONSTRUCTED ALONG SUBJECT PARCEL FRONTAGE.

39.) THE CLOSEST FIRE HYDRANT IS AT THE OPPOSITE CORNER OF VENTURE AVE. AND QUALITY WAY WHICH IS 240'± FROM THE SOUTHERN CORNER OF THE PROPOSED BUILDING AND 84'± FROM THE NORTH EASTERLY CORNER OF THE PROPOSED BUILDING.

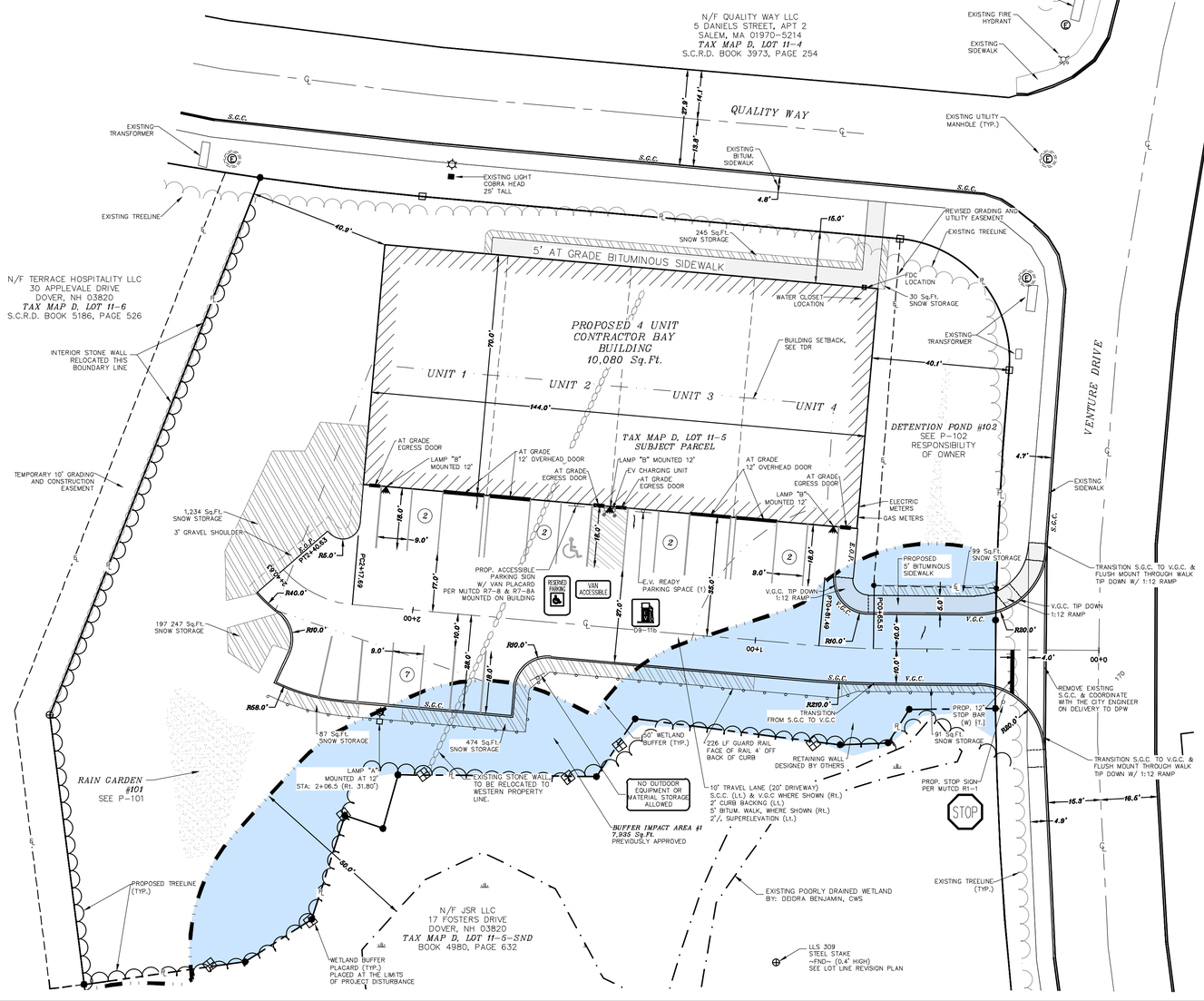
40.) THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50' CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITY. SEE PLACARDS TO BE PLACED AS WELL AS CONSTRUCTION FENCING AND DOUBLE ROW SILTATION PROTECTION REQUIREMENTS ON THE E&S PLANS.

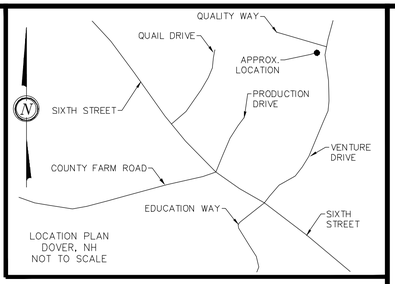
41.) NO OUTDOOR STORAGE OF EQUIPMENT OR MATERIALS IS ALLOWED.

42.) THE CITY OF DOVER HAS A BLANKET EASEMENT OVER THE WATER SYSTEM TO ENSURE POTABLE WATER QUALITY IS AVAILABLE AND TO ENSURE EACH DEVICE IS AVAILABLE FOR FLUSHING AND INSPECTION. PRIVATE UTILITIES ARE THE RESPONSIBILITY OF THE LAND OWNER.

43.) THE SITE PROPOSES 23,306 Sq.Ft., OPEN SPACE, 53.8%.

44.) IN JUNE OF 2023 DIBIDA APPROVED THE PROJECT ARCHITECTURAL DRAWINGS. IT IS NOTED THAT THERE ARE RESTRICTIVE COVENANTS FOR ENTERPRISE PARK WHICH CONTAIN LAND USE AND SIGNAGE RESTRICTIONS AS WELL AS MAINTENANCE REQUIREMENTS THAT ARE SEPARATE AND DISTINCT FROM THE ZONING REQUIREMENTS.





TRANSFER OF DEVELOPMENT RIGHTS REQUEST (INDUSTRIAL):
REDUCTION OF THE IT FRONT SETBACK FROM 50' TO 15'
REDUCTION OF THE IT SIDE SETBACK FROM 50' TO 40.1'

CONDITIONAL USE PERMIT (P22-56/SITE-2022-0005):
WETLANDS BUFFER IMPACT: 7,935 Sq.Ft.

WAIVER REQUEST:
SITE REVIEW REGULATION ARTICLE 153-14-J: INTERCONNECTIONS BETWEEN PARCELS.

PARKING REQUIREMENTS:

- CHAPTER 153-14D NO USE PRESCRIBED
- ITE LAND USE CODE 110 & 140 CONSULTED
  - 1.1-1.3 PEAK SPACES NEEDED PER 1,000 GFA
  - 14 SPACES REQUIRED

TOTAL PROPOSED = 15 SPACES

ACCESSIBLE PARKING = 1 REQUIRED, 1 PROPOSED
EV REQUIREMENT = 1 SPACE, 1 PROPOSED

SNOW STORAGE CALCULATION:

- STORAGE CALCULATION (6:1 RATIO USED)
  - PLOWABLE AREA = 10,787 Sq.Ft. / 6 = 1,798 Sq.Ft. (INCLUDES OFF-SITE ENTRANCE)
  - 2,509 Sq.Ft. PROVIDED FOR SNOW STORAGE

SNOW TO BE REMOVED TO AN APPROVED OFF-SITE LOCATION WHEN DESIGNATED LOCATIONS ARE FULL

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- GRANITE BOUND ~FND~
- STEEL STAKE ~FND~
- SIGNAGE
- WETLAND BUFFER PLACARD
- E101 / E6 — DETAIL SHEET / DETAIL
- POORLY DRAINED JURISDICTIONAL WETLAND
- 50' WETLAND BUFFER
- CENTER LINE
- PROPOSED LIGHT TYPE "A" MOUNTED ON POLE
- PROPOSED LIGHT TYPE "B" MOUNTED ON STRUCTURE
- EXISTING LIGHT TYPE "C" MOUNTED ON POLE
- STORMWATER BEST MANAGEMENT PRACTICE (BMP)
- SNOW STORAGE
- CONDITIONAL USE PERMIT (CUP) AREA

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

APPROVED DOVER

DOVER FILE #SITE-2025-0019

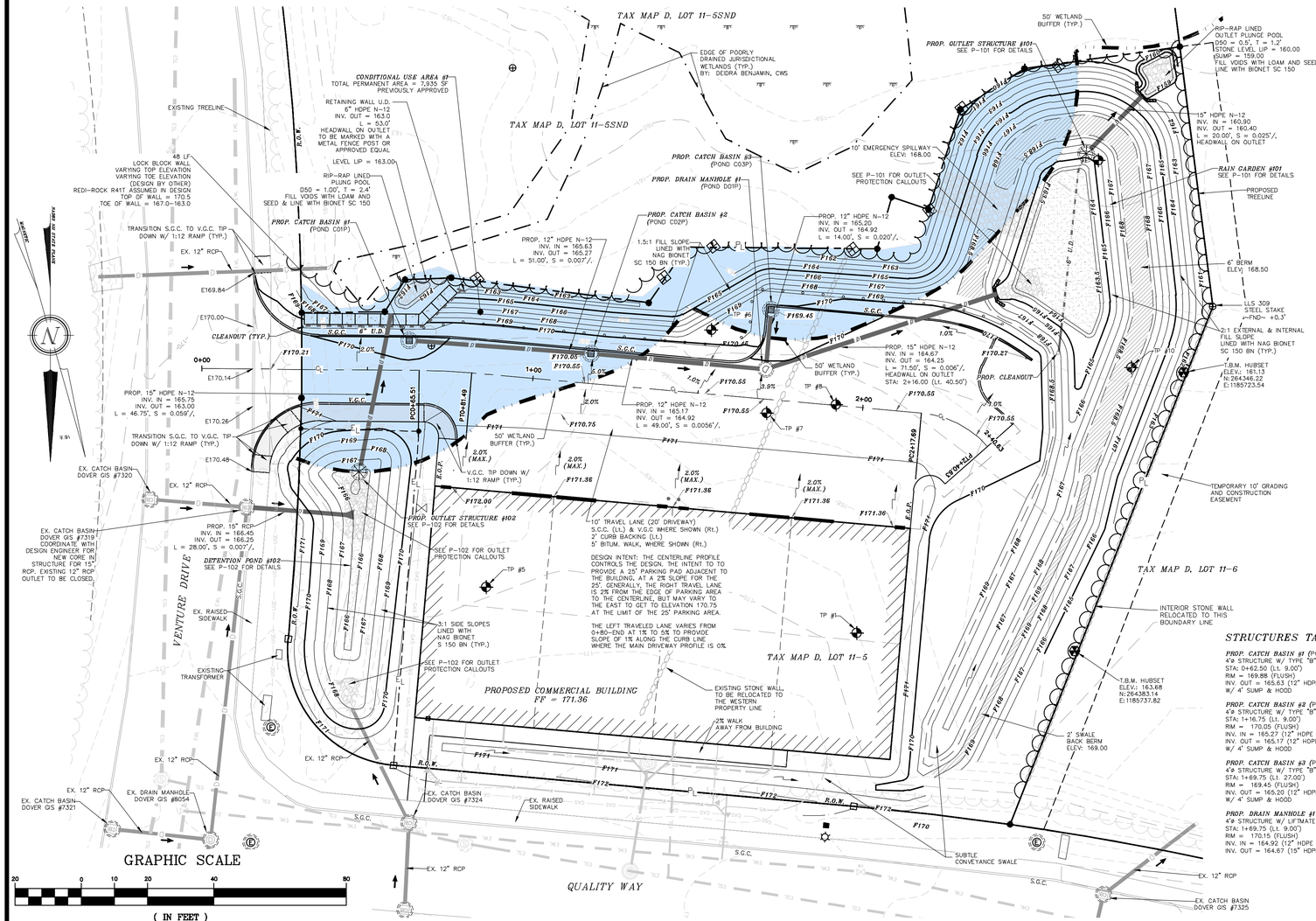
REVISION	DATE	DESCRIPTION
#1	2-10-26	UPDATED PER TRC #1

NON-RESIDENTIAL SITE PLAN
LAND OF
JSR, LLC
VENTURE DRIVE & QUALITY WAY
DOVER, N.H.
TAX MAP D, LOTS 11-5 & 11-5SND

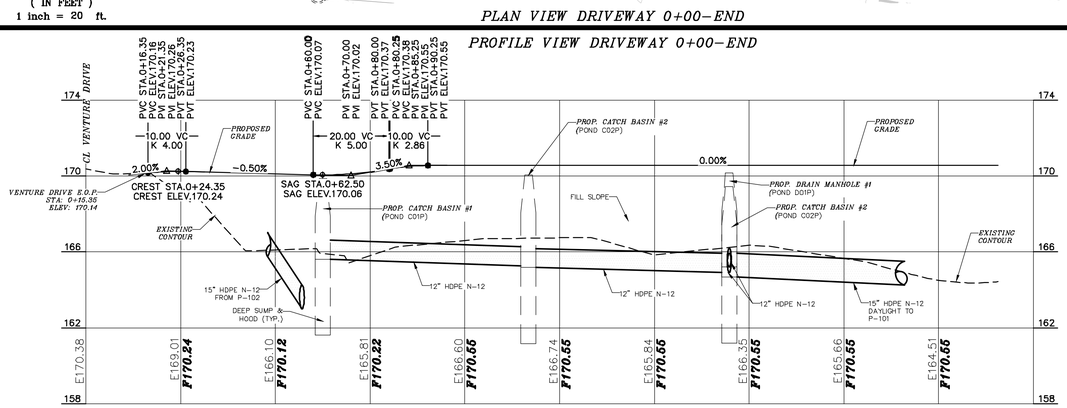
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 1, 2025
FILE NO. : DB 2021 - 134

KENNETH A. BERRY No. 14247 - STATE OF NEW HAMPSHIRE - PROFESSIONAL ENGINEER - LICENSED



PLAN VIEW DRIVEWAY 0+00–END



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

NOTES:

1.) OWNER: JSR, LLC
17 FOSTERS DRIVE
DOVER, NH 03820

APPLICANT: JSR, LLC
17 FOSTERS DRIVE
DOVER, NH 03820

2.) A.) TAX MAP D, LOT 11–5
B.) TAX MAP D, LOT 11–5SND

3.) A.) S.C.R.D. BOOK 4980, PAGE 632
B.) S.C.R.D. BOOK 4980, PAGE 632

4.) A.) LOT AREA: 43,314 Sq. Ft., 0.99 Ac.
B.) LOT AREA: 43,517 Sq. Ft., 1.00 Ac.

5.) THE INTENT OF THIS PLAN IS SHOW THE GRADING AND DRAINAGE DESIGN FOR THE PROPOSED DEVELOPMENT.

6.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.

7.) CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION

8.) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIG–SAFE" 1–888–DIGSAFE (344–7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION

9.) WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.

10.) THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.

11.) AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. LIMIT OF GRADING SHOULD NOT BE EXPANDED WITHOUT CONSULTING THE DESIGN ENGINEER. SEE ALSO E&SC PLAN.

12.) THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE–USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R).

13.) ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEEDED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.

14.) ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.

15.) PROJECT DISTURBANCE: 46,275 Sq. Ft. (1.06 Ac.) NOTE THAT THE PROJECT IS SUBJECT TO THE EPA NPDES PHASE II. THE NOTICE OF INTENT (NOI) MUST BE FILED ALONG WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). WEEKLY INSPECTIONS WILL BE CONDUCTED BY THE DESIGN ENGINEER OR AFTER A STORM EVENT OF GREATER THAN 0.25".

16.) UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMPS. SEE SHEET E102, DETAIL E18 FOR DEFINITION OF STABLE.

17.) ALL DRAINAGE PIPE IS TO BE HDPE N–12. INDIVIDUAL PIPE SIZES ARE SPECIFIED, RECYCLED PIPE IS APPROVED FOR PROJECT SITE. RECYCLED HDPE PIPE "GREEN PIPE" IS ACCEPTABLE FOR THIS PROJECT SITE.

18.) ALL BASINS AND DRAINS ARE TO HAVE BOOTS INSTALLED ON ALL INLETS AND OUTLETS.

19.) A LETTER OF CREDIT FOR THE COST OF RE–VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS, AS MAY BE APPLICABLE.

20.) A PRE–CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND DOVER CITY STAFF SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

21.) WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

22.) COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH CITY OF DOVER CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.

23.) SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY, AND SEDIMENT AND EROSION CONTROLS.

24.) SIDEWALK TO REMAIN USABLE AT ALL TIMES DURING RECONSTRUCTION PROCESS.

25.) BASINS ARE TO HAVE NH STANDARD FRAMES AND GRATES MADE IN NORTH AMERICA. GRATES ARE TO BE INSTALLED BINDER FLUSH PRIOR TO BASE PAVE. UPON PROJECT COMPLETION FRAMES AND GRATES ARE TO BE CUT AND RIM RAISED TO FINAL PAVEMENT SURFACE. THIS IS TO ENSURE STORMWATER ENTERS THE SYSTEM AS DESIGN DURING THE INTERIM CONSTRUCTION PERIOD.

STRUCTURES TABLE:

PROP. CATCH BASIN #1 (POND C01P)
4'ø STRUCTURE W/ TYPE "B" GRATE
STA: 0+62.50 (LT. 9.00')
RIM = 169.88 (FLUSH)
INV. OUT = 165.63 (12" HDPE N–12)
W/ 4' SUMP & HOOD

PROP. CATCH BASIN #2 (POND C02P)
4'ø STRUCTURE W/ TYPE "B" GRATE
STA: 1+16.75 (LT. 9.00')
RIM = 170.05 (FLUSH)
INV. IN = 165.27 (12" HDPE N–12)
INV. OUT = 165.17 (12" HDPE N–12)
W/ 4' SUMP & HOOD

PROP. CATCH BASIN #3 (POND C03P)
4'ø STRUCTURE W/ TYPE "B" GRATE
STA: 1+69.75 (LT. 27.00')
RIM = 169.45 (FLUSH)
INV. OUT = 165.20 (12" HDPE N–12)
W/ 4' SUMP & HOOD

PROP. DRAIN MANHOLE #1 (POND D01P)
4'ø STRUCTURE W/ ULTIMATE R–1743–LM RIM
STA: 1+69.75 (LT. 9.00')
RIM = 170.15 (FLUSH)
INV. IN = 164.92 (12" HDPE N–12) (2)
INV. OUT = 164.67 (15" HDPE N–12)

LEGEND:

- PROPOSED DRAIN MANHOLE W/ STRUCTURE
- PROPOSED CATCH BASIN W/ STRUCTURE
- PROPOSED STORMWATER BMP OUTLET STRUCTURE
- TEMPORARY BENCHMARK (T.B.M.)
- E101 / E6 — DETAIL SHEET / DETAIL
- POORLY DRAINED JURISDICTIONAL WETLAND
- 50' WETLAND BUFFER
- 176 — CONTOUR MINOR, EXISTING
- 175 — CONTOUR MAJOR, EXISTING
- F176 — CONTOUR MINOR, PROPOSED
- F175 — CONTOUR MAJOR, PROPOSED
- CENTER LINE
- EXISTING WATER MAIN
- EXISTING SEWER LINE
- EXISTING DRAINAGE LINE
- PROPOSED WATER MAIN
- PROPOSED SEWER LINE
- PROPOSED DRAINAGE LINE
- E175.31 — EXISTING SPOT GRADE
- F175.31 — PROPOSED SPOT GRADE
- FLOW ARROW
- RIP RAP
- STORMWATER BEST MANAGEMENT PRACTICE (BMP)
- BERM
- CONDITIONAL USE PERMIT (CUP) AREA
- TEST PIT

DOVER FILE #SITE–2025–0019

REVISION	DATE	DESCRIPTION
#1	2–10–26	UPDATED PER TRC #1

GRADING PLAN & PROFILE
LAND OF
JSR, LLC
VENTURE DRIVE & QUALITY WAY
DOVER, N.H.
TAX MAP D, LOTS 11–5 & 11–5SND

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332–2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 1, 2025
FILE NO. : DB 2021 – 134

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14247
LICENSED PROFESSIONAL ENGINEER

P1

BIORETENTION FILTER MEDIA MIXTURES			
Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Bioretention Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5

3/8" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	95 – 100
# 4	22 – 55
# 8	0 – 10

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

1-1/2" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
2"	100
1-1/2"	90 – 100
1"	20 – 55
1/2"	0 –15
3/8"	0 –5

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

NOTES

1. WHEN CONTRACTOR EXCAVATES RAIN GARDEN AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
2. SOIL BIORETENTION FILTER MEDIA SHALL BE AS SHOWN ABOVE. "BIO MEDIA" MEANS BIORETENTION FILTER MADIA.
3. COMPACTION IS NOT TO OCCUR IN THE RAIN GARDEN AREAS PRIOR TO CONSTRUCTION. SCARIFICATION REQUIRED IN THE EVENT COMPACTION TAKES PLACE.
4. DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
5. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
6. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

MAINTENANCE REQUIREMENTS

1 SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 0.25 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS A WARRANTED BY SUCH INSPECTION.

2 PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.

3 AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.

4 VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, PRUNING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

DESIGN REFERENCES

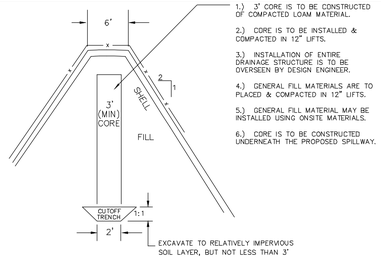
1 UNH STORMWATER CENTER
2 NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

RAIN GARDEN MIX

THE GRASS THAT IS PLANTED WITHIN A RAIN GARDEN BIO-FILTRATION SYSTEM WITHIN THE BIO-MEDIA MUST CONSIST OF A COMBINATION OF WARM SEASON GRASS SEED AND COLD SEASON GRASS SEED IN ORDER FOR THE GRASS TO START GROWING FOR STABILIZATION AND CONTINUE GROWING IN THE SANDY WELL-DRAINED ENVIRONMENT. PLANTING SPECIFICATION WILL MEET THE REQUIREMENTS AS OUTLINED IN "VEGETATION NEW HAMPSHIRE SAND AND GRAVEL PITS" MIX 1 (WARM SEASON GRASSES) (15 LBS/AC) AND INCLUDE ANNUAL AND PERENNIAL RYE GRASS SEED (15 LBS/AC); THE NEW ENGLAND NATIVE WARM SEASON GRASS MIX (23 LBS/AC) BY NEW ENGLAND WETLAND PLANTS, INC.; RAIN GARDEN MIX 180 (15 LBS/AC & 15 LBS/AC OF RYE) / RAIN GARDEN GRASS MIX 180-1 (20 LBS/AC & 10 LBS/AC OF RYE) BY ERNST CONSERVATION SEEDS; OR APPROVED EQUAL.

P2

LOW PERMEABILITY MATERIAL GRADATION	
SIEVE SIZE	% PASSING BY WEIGHT
#4	95 – 100
#40	60 – 95
#100	40 – 60
#200	25 – 45



1.) 3" CORE IS TO BE CONSTRUCTED OF COMPACTED LOAM MATERIAL.

2.) CORE IS TO BE INSTALLED & COMPACTED IN 12" LIFTS.

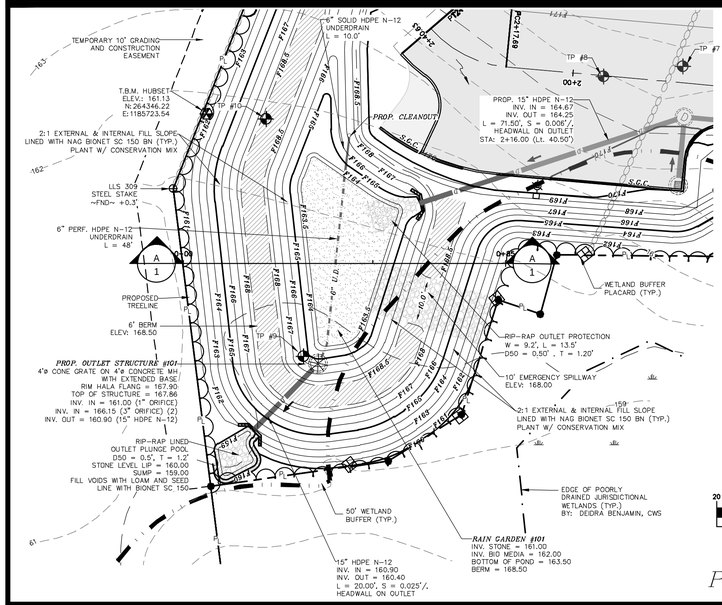
3.) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.

4.) GENERAL FILL MATERIALS ARE TO PLACED & COMPACTED IN 12" LIFTS.

5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.

6.) CORE IS TO BE CONSTRUCTED UNDERNEATH THE PROPOSED SPILLWAY.

P3



PLAN VIEW RAIN GARDEN #101

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CONSTRUCTION SEQUENCE NOTE:

EROSION, SEDIMENT AND RETENTION CONTROL FACILITIES SHALL BE INSTALLED & STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. TEMPORARY DIVERSIONS MAY BE REQUIRED. POST CONSTRUCTION STORM WATER MANAGEMENT PRACTICES MUST BE INITIATED AND STABILIZED EARLY IN THE PROCESS. RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMPs ARE STABILIZED. SWALES CONVEYING RUNOFF TO STORMWATER BMPs WILL BE CONSTRUCTED AND PUT INTO SERVICE ONCE THE RECEIVING STORMWATER BMP IS STABILIZED. SEE DETAIL E17, SHEET E-101 FOR FULL CONSTRUCTION SEQUENCE.

BIOMEDIA SURFACE PROTECTION NOTE:

SEE EROSION AND SEDIMENT CONTROL PLAN
IT IS RECOMMENDED THAT THE CONTRACTOR TAKE MEASURES TO PROTECT THE BIOMEDIA SURFACE FROM SEDIMENTATION CAUSED BY EROSION ON THE SIDE SLOPES.

STABILIZATION NOTE:

SEE NOTE #6, SHEET E-102, DETAIL E-18 SIDE SLOPES ARE TO BE STABILIZED WITHIN THREE WORKING DAY UPON COMPLETION OF FINAL GRADE.

SECTION OF RAIN GARDEN #101

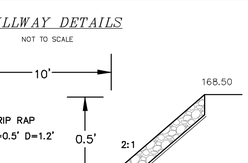
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

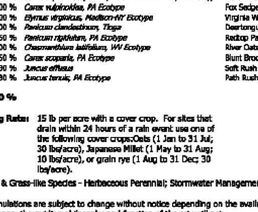
VERTICAL SCALE: 1" = 4'

TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES			
d50 SIZE= 0.5	FEET 6	INCHES	
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM	TO	
100%	9	12	
85%	8	11	
50%	6	9	
15%	2	3	



CAP WITH CONTROL ORIFICE
NOT TO SCALE

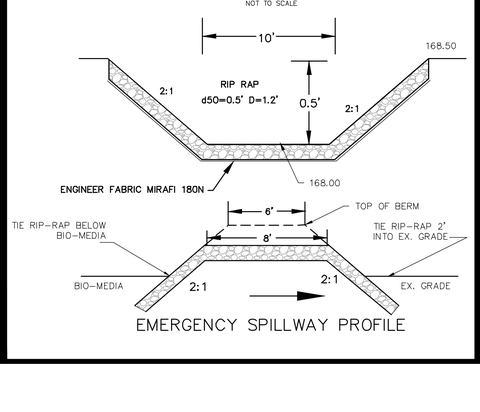
TOP VIEW
NOT TO SCALE



OUTLET STRUCTURE #101
NOT TO SCALE

P4

SPILLWAY DETAILS
NOT TO SCALE



EMERGENCY SPILLWAY PROFILE

P5

Rain Garden Grass Mix - ERNMX-180-1

	Botanical Name	Common Name	Price/Lb
40.40 %	*Schizachyrium scoparium, Fort Indiantown Gap-PA Ecotype*	Little Bluestem, Fort Indiantown Gap-PA Ecotype	14.66
20.00 %	*Carex lurida/bebbii, PA Ecotype*	Fox Sedge, PA Ecotype	31.20
20.00 %	*Elymus virginicus, Madison-NY Ecotype*	Virginia Wildrye, Madison-NY Ecotype	10.46
9.00 %	*Panicum clandestinum, Tioga*	Deertongue, Tioga	22.27
5.50 %	*Panicum rigidulum, PA Ecotype*	Redtop Panicgrass, PA Ecotype	72.00
4.00 %	*Chasmanthium latifolium, WV Ecotype*	River Oats, WV Ecotype	96.00
0.50 %	*Carex scoparia, PA Ecotype*	Blunt Broom Sedge, PA Ecotype	96.00
0.30 %	*Juncus effusus*	Soft Rush	48.00
0.30 %	*Juncus tenuis, PA Ecotype*	Path Rush, PA Ecotype	48.00
100.00 %		**Mix Price/Lb Bulk:**	**$24.82**

Seeding Rate: 15 lb per acre with a cover crop. For sites that drain within 24 hours of a rain event: use one of the following cover crops:Oats (1 Jan to 31 Jul; 30 lbs/acre), Japanese Millet (1 May to 31 Aug; 10 lbs/acre), or grain rye (1 Aug to 31 Dec; 30 lbs/acre).

NOTE: TO BE USED FOR RAIN GARDENS

Grasses & Grass-like Species - Herbaceous Perennial; Stormwater Management

Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

P-101

DOVER FILE #SITE-2025-0019

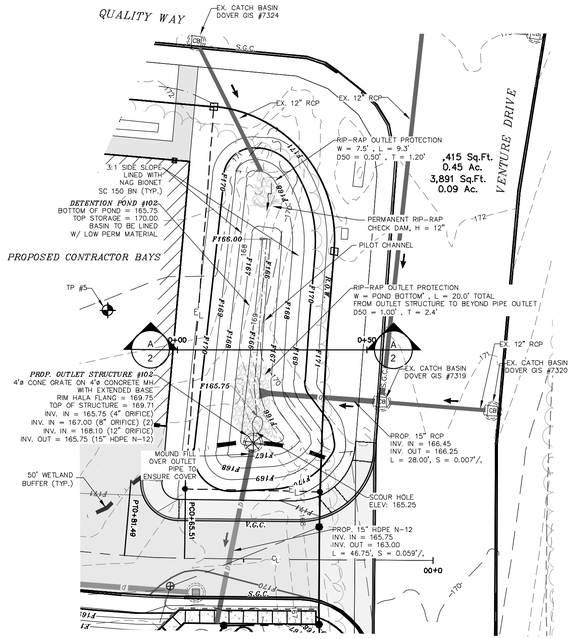
REVISION	DATE	DESCRIPTION
#1	2-10-26	UPDATED PER TRC #1

RAIN GARDEN #101
LAND OF
JSR, LLC
VENTURE DRIVE & QUALITY WAY
DOVER, N.H.
TAX MAP D, LOTS 11-5 & 11-5SND

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 1, 2025
FILE NO. : DB 2021 – 134

KENNETH A. BERRY No. 14243 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE





GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

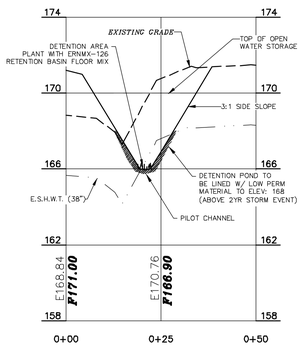
PLAN VIEW DETENTION POND #102

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'



SECTION OF DETENTION POND #102

A 2 A 2

NOTES

1. DO NOT PLACE THE DETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
2. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF WATER FROM EXCAVATIONS) TO THE DETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
3. DETENTION AREA TO BE PLANTED WITH ERNMX-126 RETENTION BASIN FLOOR MIX.

MAINTENANCE REQUIREMENTS

1 SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 0.25 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS A WARRANTED BY SUCH INSPECTION.

2 PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.

3 VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, PRUNING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

DESIGN REFERENCES

1 UNH STORMWATER CENTER
2 NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

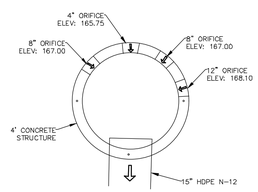
CONSTRUCTION SEQUENCE NOTE:
EROSION, SEDIMENT AND DETENTION CONTROL FACILITIES SHALL BE INSTALLED & STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. TEMPORARY DIVERSIONS MAY BE REQUIRED. POST CONSTRUCTION STORM WATER MANAGEMENT PRACTICES MUST BE INITIATED AND STABILIZED EARLY IN THE PROCESS. RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMPs ARE STABILIZED. SWALES CONVEYING RUNOFF TO STORMWATER BMPs WILL BE CONSTRUCTED AND PUT INTO SERVICE ONCE THE RECEIVING STORMWATER BMP IS STABILIZED. SEE DETAIL E17, SHEET E-101 FOR FULL CONSTRUCTION SEQUENCE.

STABILIZATION NOTE:
SEE NOTE #6, SHEET E-102, DETAIL E-18
SIDE SLOPES ARE TO BE STABILIZED WITHIN THREE WORKING DAY UPON COMPLETION OF FINAL GRADE.

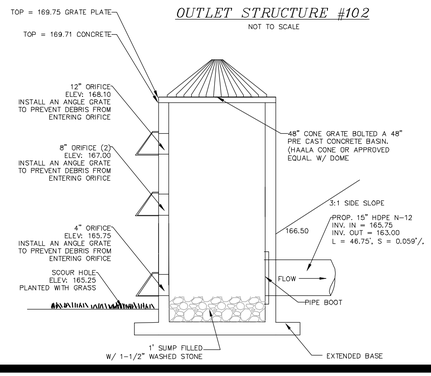
LOW PERMEABILITY MATERIAL GRADATION

SIEVE SIZE	% PASSING BY WEIGHT
#4	95 - 100
#40	60 - 95
#100	40 - 60
#200	25 - 45

TOP VIEW
NOT TO SCALE



OUTLET STRUCTURE #102
NOT TO SCALE



Retention Basin Floor Mix - Low Maintenance - ERNMX-126

	Botanical Name	Common Name	Price/Lb
20.00 %	*Panicum clandestinum, 'Tioga*	Deertongue, 'Tioga	22.08
20.00 %	*Bouteloua dactyoides, Plats*	Alkaligrass, Plats	4.56
18.00 %	*Elymus virginicus, Madison-NY Ecotype*	Virginia Wildrye, Madison-NY Ecotype	9.96
15.00 %	*Agrostis stolonifera, 'Penncross'*	Creeping Bentgrass, 'Penncross'	14.40
15.00 %	*Poa palustris*	Fowl Bluegrass	36.80
10.00 %	*Carex vulpinoidea, PA Ecotype*	Fox Sedge, PA Ecotype	28.80
1.00 %	*Carex scoparia, PA Ecotype*	Blunt Broom Sedge, PA Ecotype	81.60
1.00 %	*Juncus effusus*	Soft Rush	48.00
100.00 %		**Mix Price/Lb Bulk:**	**$15.98**

Seeding Rate: 20-40 lbs per acre, or 0.5-1 lb/1,000 sq ft with a cover crop. For a cover crop use one of the following: grain rye (1 Sep to 30 Apr; 30 lbs/acre), Japanese millet (1 May to 31 Aug; 10 lbs/acre), or barnyard grass (1 May to 31 Aug; 10 lbs/acre).

NOTE: TO BE USED FOR DETENTION POND

Grasses & Grass-like Species - Herbaceous Perennial; Stormwater Management

The hardy inexpensive grass and grass-like species are ideal for retention basins that may have high salt inflows and where mowing may be required. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

P-102

DOVER FILE #SITE-2025-0019

REVISION	DATE	DESCRIPTION
#1	2-10-26	UPDATED PER TRC #1

DETENTION POND #102
LAND OF
JSR, LLC
VENTURE DRIVE & QUALITY WAY
DOVER, N.H.
TAX MAP D, LOTS 11-5 & 11-5SND

BERRY & SURVEYING ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 1, 2025
FILE NO. : DB 2021 - 134

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
LICENSED PROFESSIONAL ENGINEER

SHEET 9 OF 26

SOILS & DEWATERING:

Gs	*GLOUCESTER*	*FINE SANDY LOAM*	*K= 0.17*
Hg	*HOLLIS-GLOUCESTER COMPLEX*	*FINE SANDY LOAM*	*K= 0.20*
238	*ELMRIDGE*	*SILT LOAM*	*K= 0.32*
500/600	*ELMWOOD*	*SILT LOAM*	*K= 0.32*

SEE SITE SPECIFIC SOILS MAP (SSSM)
ERODIBILITY FACTOR – K, CPESC MANUAL, ENVIROCERT INTERNATIONAL INC. & ROCKINGHAM COUNTY SOIL SURVEY, ROCKWEB SOIL ATTRIBUTES.

CONTRACTOR TO BE AWARE OF THE SOIL PROFILES AND ENSURE THAT PROPER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE TAKEN AT ALL TIMES. ANY DEWATERING REQUIREMENTS IN NEW HAMPSHIRE REQUIRE SPECIAL PROVISIONS IN ACCORDANCE WITH THE "CLARIFICATION OF SECTION 9.1.2 (STATE OF NEW HAMPSHIRE CONDITIONS) AND OTHER NH SPECIFIC INFORMATION FOR THE U.S. EPA 2022 NPDES CONSTRUCTION GENERAL PERMIT (CGP)" DATED FEBRUARY 17, 2022 INCLUDED IN THE SWPPP.

COVER MANAGEMENT DURING CONSTRUCTION FOR EXPOSED SOIL WILL INCLUDE HAY / STRAW APPLIED AT A RATE OF 2.0 TONS PER ACRE, TEMPORARY SEEDING OF ANNUAL RYE GRASS, AND PERMANENT SEEDING AT THE EARLIEST OPPORTUNITY. SEE ADDITIONAL REQUIREMENT FOR STABILIZATION ON THE EROSION AND SEDIMENT CONTROL DETAIL SHEETS, E-101 AND E-102.

THE CONSTRUCTION SCHEDULE WILL BE MANAGED SO THAT ALL STORMWATER STRUCTURES WILL BE BUILT AND STABILIZED PRIOR TO RECEIVING SURFACE WATER RUNOFF. CONTRACTOR TO BE RESPONSIBLE FOR ALL DIVERSIONS DURING CONSTRUCTION AND FOR INTERIM SEDIMENT AND EROSION CONTROL MEASURES.

CONSTRUCTION SEQUENCE NOTE:

EROSION, SEDIMENT AND DETENTION CONTROL FACILITIES SHALL BE INSTALLED & STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. TEMPORARY DIVERSIONS MAY BE REQUIRED. POST CONSTRUCTION STORM WATER MANAGEMENT PRACTICES MUST BE INITIATED AND STABILIZED EARLY IN THE PROCESS. RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMPs ARE STABILIZED. SWALES CONVEYING RUNOFF TO STORMWATER BMPs WILL BE CONSTRUCTED AND PUT INTO SERVICE ONCE THE RECEIVING STORMWATER BMP IS STABILIZED. SEE DETAIL E17, SHEET E-101 FOR FULL CONSTRUCTION SEQUENCE.

BIOMEDIA SURFACE PROTECTION NOTE:

SEE EROSION AND SEDIMENT CONTROL PLAN
IT IS RECOMMENDED THAT THE CONTRACTOR TAKE MEASURES TO PROTECT THE BIOMEDIA SURFACE FROM SEDIMENTATION CAUSED BY EROSION ON THE SIDE SLOPES.

STABILIZATION NOTE:

SEE NOTE #6, SHEET E-102, DETAIL E-18
SIDE SLOPES ARE TO BE STABILIZED WITHIN THREE WORKING DAY UPON COMPLETION OF FINAL GRADE.

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- GRANITE BOUND ~FND~
- STEEL STAKE ~FND~
- EXISTING/PROPOSED CATCH BASIN W/ STRUCTURE
- PROPOSED STORMWATER BMP OUTLET STRUCTURE
- TEMPORARY BENCHMARK (T.B.M.)
- E101 / E6 — DETAIL SHEET / DETAIL
- POORLY DRAINED JURISDICTIONAL WETLAND
- 50' WETLAND BUFFER
- CONTOUR MINOR, EXISTING
- CONTOUR MAJOR, EXISTING
- CONTOUR MINOR, PROPOSED
- CONTOUR MAJOR, PROPOSED
- CENTER LINE
- EXISTING DRAINAGE LINE
- PROPOSED DRAINAGE LINE
- RIP RAP
- STORMWATER BEST MANAGEMENT PRACTICE (BMP)
- BERM
- SILT FENCE / EROSION MIX BERM
- FILTREXX 8" – 12" SILT SOXX AS SPECIFIED
- ORANGE CONSTRUCTION PERIMETER FENCE
- PERIMETER CONTROL
- RAIN GARDEN BIO-MEDIA PROTECTION
- ROADWAY CONSTRUCTION
- LIMIT OF PROJECT DISTURBANCE

GENERAL NOTES:

1.) OWNER: JSR, LLC
17 FOSTERS DRIVE
DOVER, NH 03820

APPLICANT: JSR, LLC
17 FOSTERS DRIVE
DOVER, NH 03820

2.) A.) TAX MAP D, LOT 11-5
B.) TAX MAP D, LOT 11-5SND

3.) A.) S.C.R.D. BOOK 4980, PAGE 632
B.) S.C.R.D. BOOK 4980, PAGE 632

4.) A.) LOT AREA: 43,314 Sq. Ft., 0.99 Ac.
B.) LOT AREA: 43,517 Sq. Ft., 1.00 Ac.

5.) THE INTENT OF THIS PLAN IS TO SHOW THE EROSION AND SEDIMENT CONTROL DETAILS.

EROSION & EROSION CONTROL NOTES:

1.) CONTRACTOR IS TO INSTALL A CONSTRUCTION ENTRANCE PRIOR TO EARTH DISTURBING ACTIVITIES, UTILIZING 3" ANGULAR STONE UNDERLAID WITH ENGINEER FABRIC.

2.) CONTRACTOR IS RESPONSIBLE FOR SWEEPING THE PARKING LOT, SIDEWALKS AND ROADWAY, TO ENSURE THAT NO SEDIMENT IS BEING TRACKED ONTO KNOX MARSH ROAD OR THE SURROUNDING ROADWAYS.

3.) CONTRACTOR IS RESPONSIBLE FOR CLEANING AND MAINTAINING THE INLET PROTECTION ONCE INSTALLED.

4.) FUGITIVE DUST IS TO BE CONTROLLED THROUGHOUT THE CONSTRUCTION PROCESS IN ACCORDANCE WITH ENV-A 1000.

5.) CONTRACTOR IS TO MEET THE REQUIREMENTS SPECIFIED IN RSA 430:51-57 AND AGR 3800, RELATING TO INVASIVE SPECIES.

6.) CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE WATER QUALITY FROM ANY RUN OFF DURING THE CONSTRUCTION PROCESS, IN ACCORDANCE WITH ENV-WQ 1507, IN ORDER TO PREVENT VIOLATIONS OF THE STORM WATER QUALITY STANDARDS.

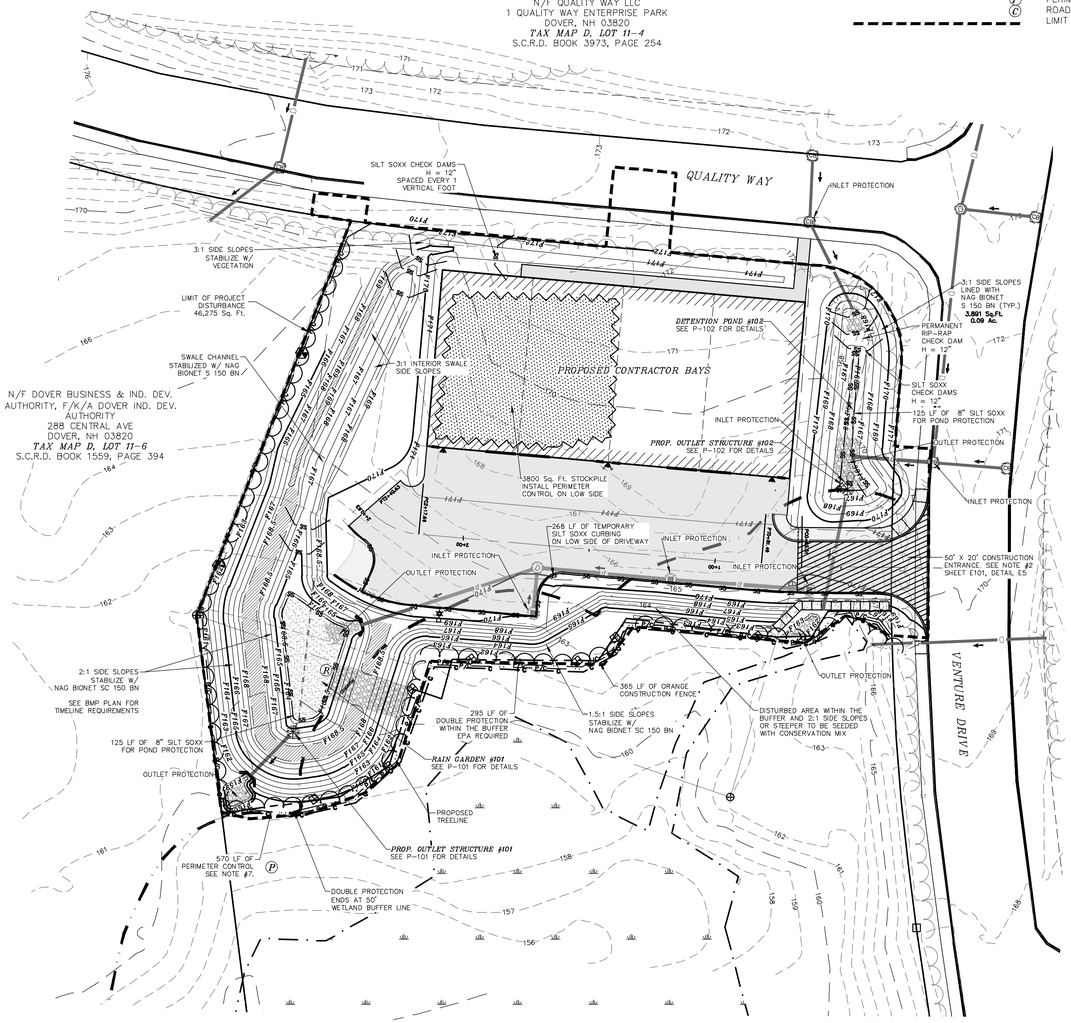
7.) CONTRACTOR AY USE SILT FENCE, SILT SOXX OR MULCH BERM FOR PERIMETER CONTROL. SPECIFIC PRACTICES MAY BE SPECIFIED, SEE PLAN. THE CONTRACTOR IS NOT TO EXPAND CONSTRUCTION BEYOND THE STAKED OUT LIMITS OF DISTURBANCE.

8.) ALL STORAGE FACILITIES FOR FUEL, CHEMICALS, CHEMICAL OR INDUSTRIAL WASTES, AND BIODEGRADABLE RAW MATERIALS SHALL MEET THE REGULATIONS OF THE NHDES, INCLUDING BUT NOT LIMITED TO THOSE INVOLVING UNDERGROUND STORAGE TANKS, ABOVE GROUND STORAGE TANKS, HAZARDOUS WASTE AND BEST MANAGEMENT PRACTICES FOR GROUND WATER PROTECTION (PART ENV-WQ 401).

9.) ALL DEVELOPMENT MUST COMPLY WITH THE EPA PHASE II STORMWATER RULES AND THE CITY'S MS4 PERMIT, AS AMENDED.

10.) CITY OF DOVER: IN ACCORDANCE WITH SITE PLAN REVIEW REGULATIONS (153-14) THE FOLLOWING STORMWATER MEASURES ARE REQUIRED.

A.) ALL PROPOSED BMPs WILL CONFORM TO THE NH STORMWATER MANUAL VOLUME 3.
B.) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY COMMUNITY SERVICE.
C.) TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN SEVEN CALENDAR DAYS FOR EXPOSED SOILS AREAS THAT ARE WITHIN ONE HUNDRED FEET OF A SURFACE WATER BODY OR A WETLAND AND NO MORE THAN 14 CALENDAR DAYS FOR ALL OTHER AREAS. PERMANENT STABILIZATION SHOULD BE IN PLACE WITHIN THREE CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOIL AREAS.
D.) ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL STABILIZATION IS ACCOMPLISHED. 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.
E.) COMMUNITY SERVICES DEPARTMENT OR THEIR DESIGNATED AGENT SHALL HAVE ACCESS TO THE SITE TO COMPLETE ROUTINE INSPECTIONS AND SHALL BE NOTIFIED 24-HOURS PRIOR TO INSTALLATION OF A STORMWATER BMP IN ORDER TO SCHEDULE AN INSPECTION, DURING NORMAL WORKING HOURS.
F.) THE PLANNING BOARD OR COMMUNITY SERVICES MAY REQUIRE THE DESIGN ENGINEER AND/OR AN INDEPENDENT, THIRD-PARTY INSPECTION AND OVERSIGHT OF THE CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES AND EROSION AND SEDIMENT CONTROL AT THEIR DISCRETION. THE OWNER / APPLICANT IS RESPONSIBLE FOR ALL FEES ASSOCIATED WITH INSPECTIONS.
G.) ALL SWPPP/SWMP INSPECTIONS MUST BE CONDUCTED BY A QUALIFIED PROFESSIONAL SUCH AS A PROFESSIONAL ENGINEER (PE), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORMWATER INSPECTOR (CESSWI), OR A CERTIFIED PROFESSIONAL IN STORMWATER QUALITY (CPSWQ). INSPECTION REPORTS WILL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT.
H.) THE OWNER IS ULTIMATELY RESPONSIBLE FOR THE INSTALLATION, CONSTRUCTION, INSPECTION, AND DISPOSITION OF ALL STORMWATER MANAGEMENT AND EROSION CONTROL MEASURES REQUIRED BY THE PROVISIONS OF THESE REGULATIONS.
I.) STORMWATER MANAGEMENT PLAN (SWMP) SUBMITTAL REQUIREMENTS. AT THE DISCRETION OF THE PLANNING BOARD OR COMMUNITY SERVICES DEPARTMENT, A TECHNICAL REVIEW BY AN INDEPENDENT THIRD PARTY MAY BE REQUIRED OF ANY SWMP PREPARED UNDER THESE REGULATIONS. SUCH A REVIEW SHALL BE PERFORMED BY A QUALIFIED PROFESSIONAL CONSULTANT AND THE EXPENSE OF WHICH SHALL BE THE FULL RESPONSIBILITY OF THE OWNER/APPLICANT.



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

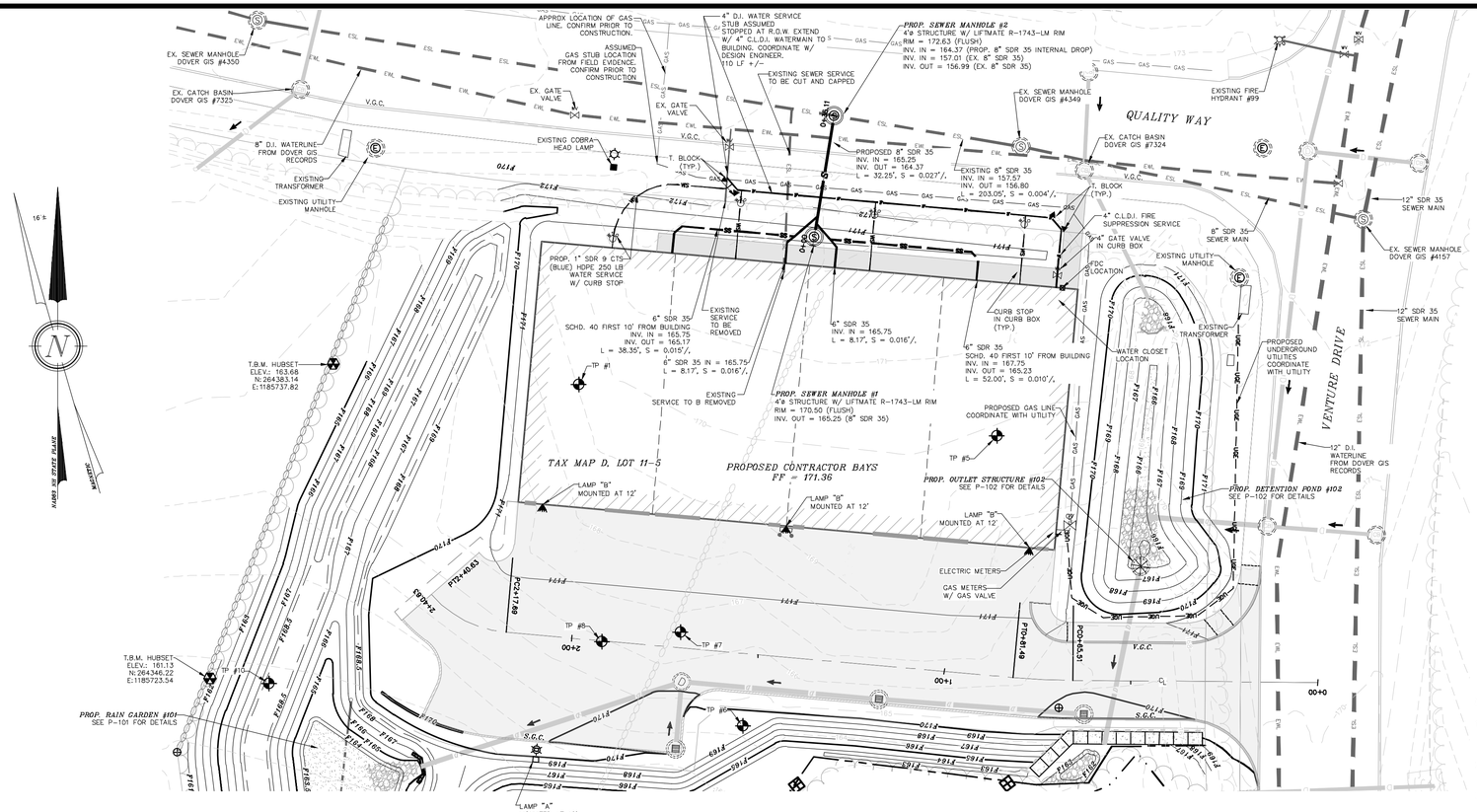
DOVER FILE #SITE-2025-0019

REVISION	DATE	DESCRIPTION
#1	2-10-26	UPDATED PER TRC #1

EROSION AND SEDIMENT CONTROL PLAN
LAND OF
JSR, LLC
VENTURE DRIVE & QUALITY WAY
DOVER, N.H.
TAX MAP D, LOTS 11-5 & 11-5SND

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 1, 2025
FILE NO. : DB 2021 - 134

STATE OF NEW HAMPSHIRE
KENNETH A BERRY
No. 14243
LICENSED
PROFESSIONAL ENGINEER



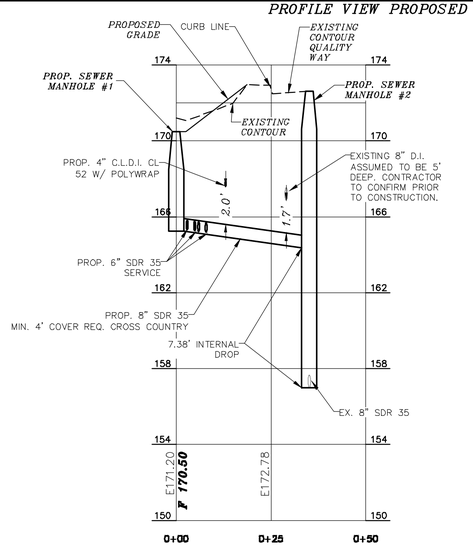
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLAN VIEW PROPOSED SEWER LINE

PROFILE VIEW PROPOSED SEWER LINE

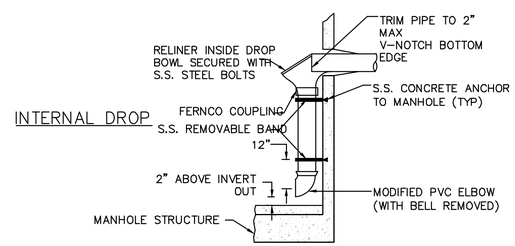


GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

INTERNAL DROP



NOTES:

1. INTERNAL DROPS ARE PROHIBITED UNLESS APPROVED BY THE CITY ENGINEER.
2. IF DROP IS FOR AN EXISTING MANHOLE, REWORK SHELF TO FORM NEW CHANNEL FOR NEW DROP CONNECTIONS.
3. BRICK INVERT NOT SHOWN ON DETAIL.

NOTES:

1.) OWNER: JSR, LLC
17 FOSTERS DRIVE
DOVER, NH 03820

APPLICANT: JSR, LLC
17 FOSTERS DRIVE
DOVER, NH 03820

2.) A.) TAX MAP D, LOT 11-5
B.) TAX MAP D, LOT 11-5SND

3.) A.) S.C.R.D. BOOK 4980, PAGE 632
B.) S.C.R.D. BOOK 4980, PAGE 632

4.) A.) LOT AREA: 43,314 Sq. Ft., 0.99 Ac.
B.) LOT AREA: 43,517 Sq. Ft., 1.00 Ac.

5.) THE INTENT OF THIS PLAN IS TO PROVIDE UTILITY & ENGINEERING DETAILS OF THE PROPOSED SITE DEVELOPMENT OF TAX MAP D, LOT 11-5.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS.

LEGEND:

- PROPOSED LIGHT TYPE "A" MOUNTED ON POLE
- PROPOSED LIGHT TYPE "B" MOUNTED ON STRUCTURE
- EXISTING/PROPOSED SEWER MANHOLE W/ STRUCTURE
- TEMPORARY BENCHMARK (T.B.M.)
- E101 / E6 — DETAIL SHEET / DETAIL
- CONTOUR MINOR, EXISTING
- CONTOUR MAJOR, EXISTING
- CONTOUR MINOR, PROPOSED
- CONTOUR MAJOR, PROPOSED
- EXISTING WATER MAIN
- EXISTING SEWER LINE
- EXISTING DRAINAGE LINE
- EXISTING GAS LINE
- PROPOSED WATER MAIN
- PROPOSED SEWER LINE
- PROPOSED DRAINAGE LINE
- PROPOSED GAS LINE
- UNDERGROUND UTILITY
- GATE VALVE
- FIRE HYDRANT
- GAS VALVE

UTILITY NOTES:

1.) 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.

2.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

3.) 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 RUNOGF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAGFIC IN SENSITIVE AREAS, AND MAINTAINING AN EGFECTIVE 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.

4.) 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'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.

5.) 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.

6.) FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE DOVER DPW.

7.) CONTRACTOR TO CONTACT DOVER DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY CONSTRUCTION TO COORDINATE ALL WORK CONCERNING INSTALLATION OF ANY PROPOSED WATER LINE IMPROVEMENTS.

8.) ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF DOVER STANDARDS. ALL HIGHWAY CONSTRUCTION WILL MEET THE CITY OF DOVER STANDARDS.

9.) 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.

10.) CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427-5525.

11.) CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH COMCAST.

12.) CURB BOXES SHOULD BE PLACED IN THE LAWN AREA, OR IF PLACED IN PAVEMENT, A ROAD BOX IS REQUIRED.

13.) SEE EXISTING CONDITIONS PLAN FOR DATUM. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.

14.) MINIMUM SLOPE FOR ALL SEWER SERVICE CONNECTIONS IS TO BE NO LESS THAN 0.02 FT/FT.

15.) ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & DOVER DPW SEWER DIVISION STANDARDS. ALL PVC SEWER PIPE IS TO CONFORM WITH ENV-WQ 704.05 (c)-(e) FOR SDR 35 GRAVITY SEWER PIPE AND CONFORM WITH ASTM D3034. PVC JOINT SEALS SHALL CONFORM WITH ASTM D3121.

16.) CONTRACTOR TO TRANSFER TEMPORARY BENCHMARK TO A SUITABLE BENCHMARK TO CONTROL CONSTRUCTION. ANY ELEVATION DISCREPANCIES ARE TO BE REPORTED TO THE THE DESIGN ENGINEER IMMEDIATELY.

17.) ALL SEWER AND WATER CROSSINGS ARE TO MAINTAIN A 1.5' OF SEPARATION.

18.) THERE IS TO BE A MINIMUM OF 4' COVER OVER THE SEWER SERVICE AND 5' COVER OVER THE WATER SERVICE. THE CONTRACTOR IS TO REVIEW THE PROPOSED COVER ON UTILITIES AT THE ONSET OF THE PROJECT ONCE THE UTILITY ELEVATIONS ARE ESTABLISHED BEYOND THE CURRENT DESIGN ASSUMPTIONS. IF ADJUSTMENTS ARE NEEDED THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY FOR CONSULTATION WITH THE CITY OF DOVER ENGINEERING DEPARTMENT.

19.) THE WATER SERVICE SHALL BE TESTED IN ACCORDANCE WITH CITY OF DOVER STANDARDS.

20.) CLEANOUTS ARE PROPOSED INTERNAL TO THE BUILDING IN THE EVENT CLEANING IS NEEDED OF THE END LINES. CLEANOUTS ARE NOT PERMITTED OUTSIDE THE BUILDING IN THE CITY OF DOVER.

DOVER FILE #SITE-2025-0019

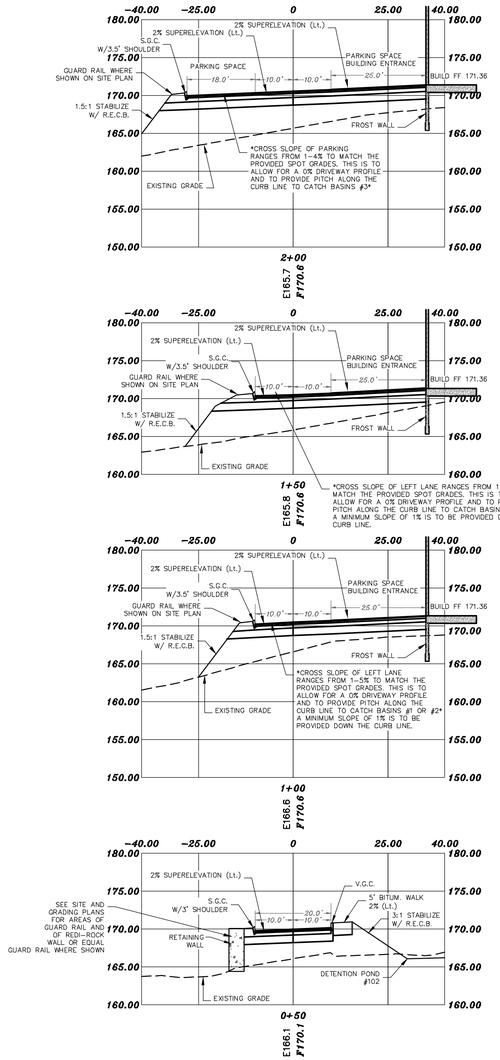
REVISION	DATE	DESCRIPTION
#1	2-10-26	UPDATED PER TRC #1

UTILITY PLAN
LAND OF
JSR, LLC
VENTURE DRIVE & QUALITY WAY
DOVER, N.H.
TAX MAP D, LOTS 11-5 & 11-5SND

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 1, 2025
FILE NO. : DB 2021 - 134

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
Vertical Scale 1 INCH = 10 FT.

DOVER FILE #SITE-2025-0019

REVISION	DATE	DESCRIPTION
#1	2-10-26	UPDATED PER TRC #1

CROSS SECTIONS 0+50 - 2+00
LAND OF
JSR, LLC
VENTURE DRIVE & QUALITY WAY
DOVER, N.H.
TAX MAP D, LOTS 11-5 & 11-5SND

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 1, 2025
FILE NO. : DB 2021 - 134

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14247
LICENSED PROFESSIONAL ENGINEER

LEGEND:

TREES:

AR – RED MAPLE

BUSHES:

VD – BLUE MUFFIN VIBURNUM

CS – WINTER FLAME DOGWOOD

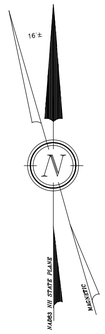
VC – HIGH BUSH BLUEBERRY

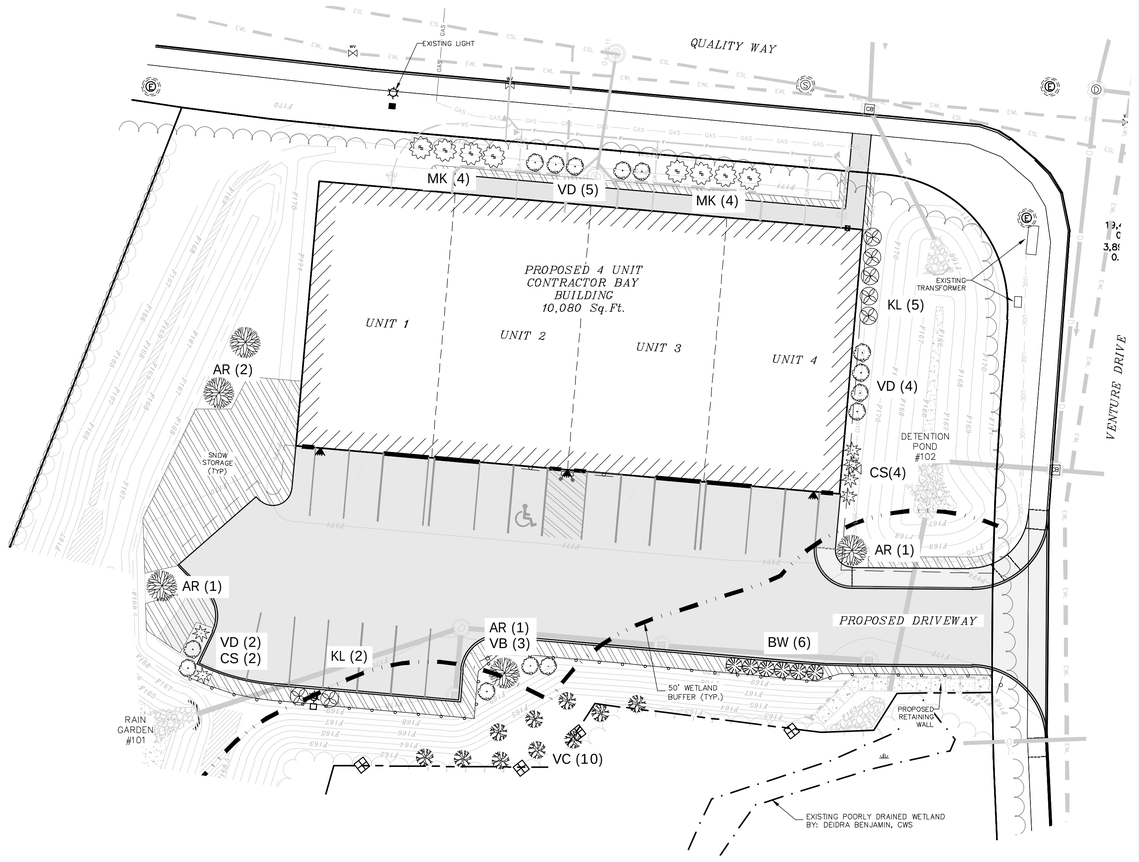
BW – BOXWOOD

MK – MISS KIM LILAC

KL – MOUNTAIN LAUREL

SEE NEIGHBORHOOD SHEET (SHEET #1) FOR DRAINAGE & UTILITY SYMBOLS





GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

NOTES:

1. CALL DIG SAFE PRIOR TO BEGINNING WORK. (1-888-344-7233). THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF THE SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER OR GENERAL CONTRACTOR.
2. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING.
3. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS. VARIATIONS IN QUANTITIES ARE TO BE APPROVED BY THE DESIGN ENGINEER.
4. PROVIDED SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
5. ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN
6. ALL PLANT MATERIALS SHALL BE FREE FROM INSECTS AND DISEASE.
7. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM OWNER.
8. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING AND NEWLY PLANTED TREES AND SHRUBS DURING THE CONSTRUCTION PROCESS. WHERE REQUIRED, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING (SNOW OR EQUAL) AROUND EXISTING TREES AND SHRUBS THAT COULD BE IMPACTED BY THE CONSTRUCTION PROCESS. STORAGE OF CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS, SNOW STORAGE AND OR VEHICLE PARKING SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF TREES OR TWENTY FEET WHICH EVER IS GREATER.
10. NEW PLANTINGS SHALL BE INSTALLED PER PROJECT DRAWINGS AND SPECIFICATION THAT INCLUDE FERTILIZATION AND MULCHING AS REQUIRED.
11. ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH
12. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
13. MAINTENANCE OF NEW PLANTINGS AND LAWNS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OR LANDSCAPE SUBCONTRACTOR UNTIL ACCEPTANCE BY THE OWNER. RESPONSIBILITIES SHALL INCLUDE WATERING WEEDING AND MOWING AS NECESSARY. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, REPLACEMENT MATERIAL SHALL BE GUARANTEED FOR AND ADDITIONAL YEAR FROM TIME OF INSTALLATION.
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY EROSION CONTROL MEASURES DURING THE CONSTRUCTION PHASE AND UNTIL ALL AREAS HAVE BEEN STABILIZED AND ACCEPTED BY THE OWNER. THE GENERAL CONTRACTOR SHALL PROVIDE WEEKLY INSPECTIONS OF EROSION MEASURE AND IMMEDIATELY AFTER STORM EVENTS AND REPAIR AS NECESSARY.
15. THE GENERAL CONTRACTOR AND OR THE LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL THREE GUYING MATERIAL ONCE PLANT MATERIAL HAS BEEN ESTABLISHED. (MINIMUM OF ONE GROWING SEASON). ALL TEMPORARY EROSION CONTROL MEASURE SHALL BE REMOVED ONCE STABILIZATION OF DISTURBANCE HAS BEEN ACCEPTED BY OWNER.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM OF TWO MOWINGS FOR ALL TURF AREAS OR UNTIL ACCEPTANCE BY THE OWNER. A MINIMUM UNIFORM 75% CATCH OF TURF IS REQUIRED FOR ACCEPTANCE.
17. ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN.
18. SHRUBS OR TREES WHICH DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON WITH NEW SHRUBS OR TREES TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS.
19. ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING WINTER CONDITIONS.
20. TREES ARE TO BE 6' TALL AT PLANTING.
21. ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 – NURSERY STOCK, LATEST EDITIONS (AMERICAN ASSOCIATION OF NURSERYMEN, INC.)
22. 4" AGED PINEBARK MULCH AND A WEED BARRIER (TY-PAR FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.
23. PLANT-PIT BACK-FILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PARTS OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON-SITE TOPSOIL AS PART OF BACK FILL WHEN AVAILABLE.
24. ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS.
25. TOPSOIL WILL BE TESTED FOR FERTILIZATION REQUIREMENTS, AND SLOW RELEASE ENVIRONMENTALLY FRIENDLY FERTILIZER WILL BE APPLIED AT THE RECOMMENDED RATES.
26. ALL DISTURBED WETLAND BUFFER AREAS, EXCEPT FOR AREAS THAT ARE PART OF THE DRAINAGE SYSTEM, ARE TO BE RESEEDED WITH A CONSERVATION SEED MIX AND ONLY MOWED TWICE PER YEAR.
27. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER.
28. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ONGOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
29. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
30. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NO LESS THAN ONE FULL YEAR FROM THE TIME OF INSTALLATION. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE OWNER IN WRITING OR OTHERWISE FORFEIT HIS CLAIM.
31. BY THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAS DIED, THAT HAS LOST NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESS PRUNING OR INADEQUATE OR IMPROPER CARE, OR IS, IN THE OPINION OF THE OWNER, IN UNHEALTHY OR UNSIGHTLY CONDITION.
32. THE CONTRACTOR IS TO USE TEMPORARY MEASURES FOR WATERING PLANTS DURING THE ESTABLISHMENT PERIOD. INCLUDING CONNECTING TEMPORARY HOSES TO THE STRUCTURE WATER SUPPLY LINE AND UTILIZING SPRINKLERS UNTIL 85% GROWTH OCCURS.

PLANTING NOTES

1. CONTRACTOR SHALL OBTAIN APPROVAL FROM L.A. PRIOR TO PURCHASING &/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.
2. CONSTRUCTION ACCESS WILL BE AS DIRECTED BY L.A. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.
3. LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY L.A. ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.
4. CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY & FLOURISHING CONDITION FOR ONE YEAR FROM THE DATE OF FINAL INSTALLATION APPROVAL BY L.A. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE L.A. REPLACEMENT PLANTS SHALL BE BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY L.A.
6. ALL BEDS TO BE MULCHED WITH 3" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
7. CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.
8. ALL PLANT MATERIAL TO COMPLY WITH THE CITY OF DOVER'S SITE REVIEW REGULATIONS, 149-14(G), SUCH THAT THERE SHALL BE DECIDUOUS SHADE TREES PLANTED 40 FEET O.C. ALONG THE PERIMTERE OF THE PARKING LOTS AND SHRUBS PLANTED 5 FEET O.C. WITHIN THE PERIMETER BUFFER. SEE PLANT LIST FOR SPECIES AND SIZE OF PLANTS.

TEMPORARY WATERING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR MAKING SURE ALL PLANT MATERIAL HAS ADEQUATE WATER DURING THE ESTABLISHMENT PERIOD.
2. THE USE OF GATOR BAGS, SOAKER HOSE, HAND WATERING AND OTHER TECHNIQUES SHOULD BE USED TO ASSURE PROPER HYDRATION OF THE PLANTINGS IS MAINTAINED.
3. TEMPORARY IRRIGATION SYSTEMS CAN BE SET UP TO ASSIST IN WATERING ACTIVITIES.

PLANTING SCHEDULE
Venture Drive & Quality Way
Botanical Name/ Common Name

	Size	Qty	Label
Trees			
Acer Rubrum / Red maple	3" Cal.	5	AR
Shrubs			
Viburnum dentatum 'Blue Muffin' / Blue Muffin Viburnum	3 Gal.	14	VD
Cornus sanguina 'Winter Flame' / Winter Flame Dogwood Red Twig or Yellow Twig	2 Gal.	6	CS
Vaccinium corymbosum / High Bush Bluberry	2 Gal.	10	VC
Buxus / Boxwood	2 Gal.	6	BW
Syringa patula 'Miss Kim' / Miss Kim lilac	2-3' B&B	8	MK
Kalmia latifolia / Mountain Laurel	2 Gal.	7	KL

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General Plant Maintenance Guide

General Plant Bed Maintenance:

- All plant maintenance should be performed by a qualified horticulturalist or licensed arborist. Cleaning the dead material out of the planting bed in the fall helps keep litter from building up around the plants and in some cases killing the plants. Watering the first year during dry periods will help get the plants established. Mulching every year is not necessary. Raking the old mulch and turning it over is all that is needed. When necessary only install one inch of mulch and do not place the mulch closer than 3" to the trunks or stems of woody plants.

Trees

- The first year watering during dry periods will be necessary.
- 3" inches of mulch maybe used. The mulch should be kept 3 inches from the trunk.
- Fertilizing is not necessary for the first year. Fertilizing in subsequent years only when and if the foliage is looking weak.
- Fertilization should occur prior to Mat 31st or after trees have dropped their leaves for the year.
- Prune dead wood once a year.
- Depending on the amount of compaction the bed area receives, deep root aeration may be needed over time

Woody Shrubs

- The first year watering during dry periods will be necessary.
- 3" inches of mulch maybe used. The mulch should be kept 3 inches from the stems.
- Fertilizing is not necessary for the first year. Fertilizing in subsequent years only when and if the foliage is looking weak.
- Fertilization should occur prior to Mat 31st or after shrubs have dropped their leaves or gone dormant for the year.
- Prune dead wood once a year.

Grasses

- Grasses only need to be clipped back at the end of the growing season and all the clippings removed from the area.
- Do not over mulch. Too much mulch will prohibit the grass from developing into a strong clump.

Perennials

- All perennials need to be pruned back after the first or second hard frost. A two-step method; first dead head all the flower heads and let drop to the ground for re-seeding. Second cut the stems back to 3" above the ground and remove the stem and leaf litter and place in compost. Do not over mulch. Too much mulch will prohibit the growth and development
- Fertilizing perennials once in the spring with a low phosphate fertilizer will help the plants to get started in the spring.

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311 kast hill road
hopkinton, nh 03229
603. 491. 2322
terrainplanning.com

VENTURE DRIVE & QUALITY WAY

Site Location:
Venture Drive & Quality Way
Dover, NH
Tax Map: D
Lots: 11-5 & 11-5SND

Prepared For:
Berry Surveying & Engineering
335 Second Crown Point Rd
Barrington, NH 03825

LANDSCAPE PLAN

DATE: April 1, 2025

SCALE: 1" = 20'

PROJECT #: DB 21-134

Drawn By: JB

Checked By: ERB

REVISIONS: DATE:
Issued for Client Review

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L - 01

SHEET 13 OF 26

LICENSED LANDSCAPE ARCHITECT ERIC R. BUCK 078 STATE OF NEW HAMPSHIRE

NOTES:

1.) OWNER: JSR, LLC
17 FOSTERS DRIVE
DOVER, NH 03820

APPLICANT: JSR, LLC
17 FOSTERS DRIVE
DOVER, NH 03820

2.) A.) TAX MAP D, LOT 11-5
B.) TAX MAP D, LOT 11-5SND

3.) A.) S.C.R.D. BOOK 4980, PAGE 632
B.) S.C.R.D. BOOK 4980, PAGE 632

4.) A.) LOT AREA: 43,314 Sq. Ft., 0.99 Ac.
B.) LOT AREA: 43,517 Sq. Ft., 1.00 Ac.

5.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED LIGHTING PLAN FOR THE PROPOSED DEVELOPMENT.

6.) LAMP "A" WILL BE MOUNTED 12 ABOVE GRADE.
LAMP "B" ARE WALL MOUNTED 12' ABOVE EXTERIOR GRADE OF THE STRUCTURE.
LAMP "C" IS THE COBRA HEAD LAMP ALONG QUALITY WAY AND IS MODELED FOR USE IN DETERMINING NEED AND IMPACT OF LIGHTING. NO CONSTRUCTION REQUIRED.

7.) SEE CONSTRUCTION DETAILS FOR LIGHT CUT SHEETS.

8.) EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.

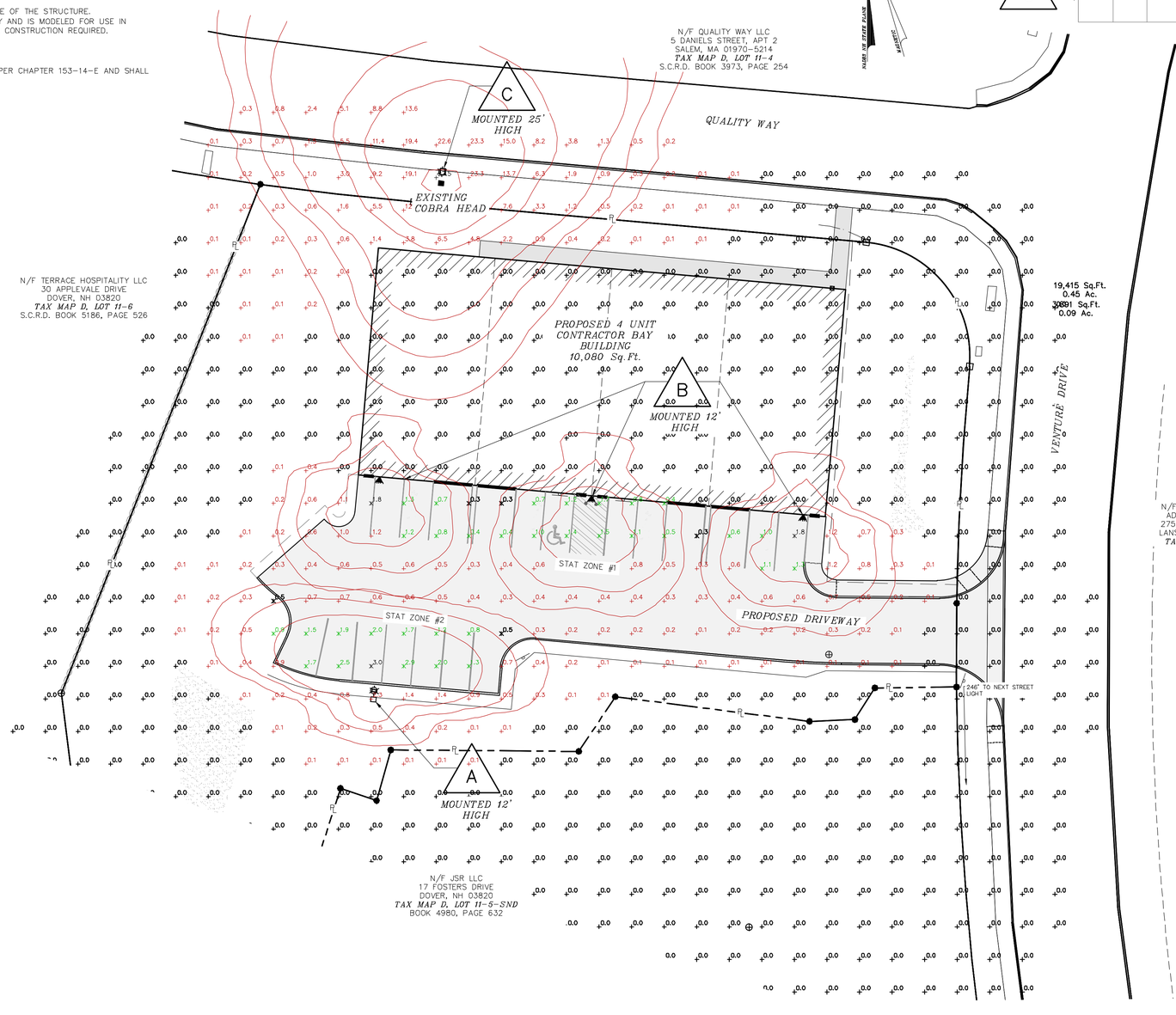
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Stat Zone #1	+	0.9 fc	1.8 fc	0.3 fc	6.0:1	3.0:1
Stat Zone #2	+	1.6 fc	3.0 fc	0.5 fc	6.0:1	3.2:1

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	A	1	Lithonia Lighting	DSXO LED P1 30K 70CRI, T2M	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 70 CRI, Type 2 Medium	1	4545	1	33.21
	B	3	Lithonia Lighting	WDGE2 LED P2 30K 70CRI TFTM	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 70CRI, TYPE FORWARD THROW MEDIUM OPTIC	1	2127	1	18.9815
	C	1	Lithonia Lighting	HLA LED P3 50K TFTM MVOLT R90	HIGH LUMEN AREA, PERFORMANCE PACKAGE 3, 5000 K, FORWARD THROW MEDIUM, 120-277V, RIGHT ROTATED OPTICS	1	59055	1	598
			EXISTING						



DOVER FILE #SITE-2025-0019

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LIGHTING PLAN
LAND OF
JSR, LLC
VENTURE DRIVE & QUALITY WAY
DOVER, N.H.
TAX MAP D, LOTS 11-5 & 11-5SND

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 1, 2025
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STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTES:

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17 FOSTERS DRIVE
DOVER, NH 03820

APPLICANT: JSR, LLC
17 FOSTERS DRIVE
DOVER, NH 03820

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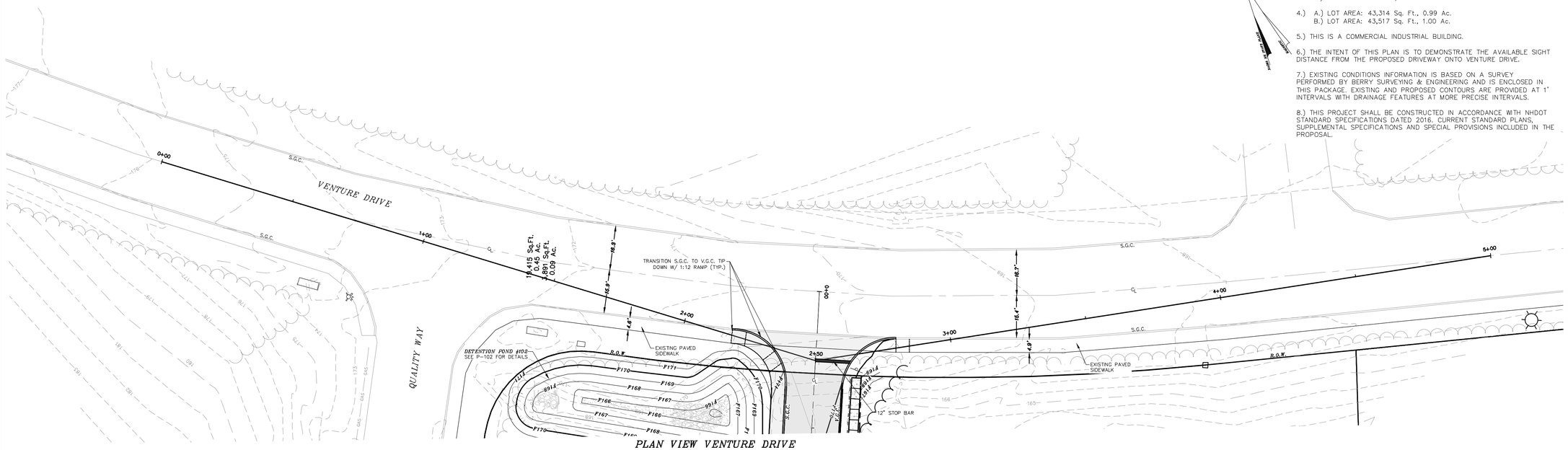
4.) A.) LOT AREA: 43,314 Sq. Ft., 0.99 Ac.
B.) LOT AREA: 43,517 Sq. Ft., 1.00 Ac.

5.) THIS IS A COMMERCIAL INDUSTRIAL BUILDING.

6.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE AVAILABLE SIGHT DISTANCE FROM THE PROPOSED DRIVEWAY ONTO VENTURE DRIVE.

7.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE. EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

8.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.



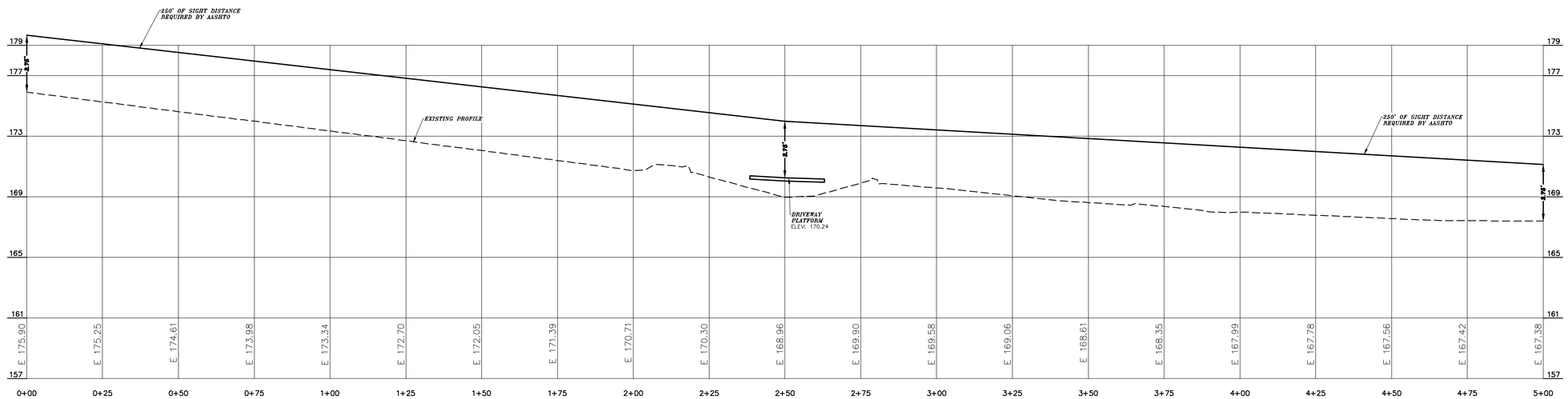
PLAN VIEW VENTURE DRIVE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

PROFILE VIEW SIGHT LINE



HWY-2

DOVER FILE #SITE-2025-0019

REVISION	DATE	DESCRIPTION
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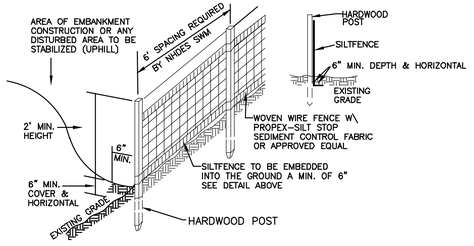
ACCESS PLAN VENTURE DRIVE
LAND OF
JSR, LLC
VENTURE DRIVE & QUALITY WAY
DOVER, N.H.
TAX MAP D, LOTS 11-5 & 11-5SND

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 1, 2025
FILE NO. : DB 2021 - 134

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14246
LICENSED PROFESSIONAL ENGINEER

E1



SILT FENCE CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 6' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF. SEE MAINTENANCE NOTE BELOW. REMOVAL OF SEDIMENT REQUIRED AT A DEPTH OF 6-INCHES.
4. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
5. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER.
6. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED.
7. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, SILT FENCE, PAGE 90.

SILT FENCE MAINTENANCE

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

SILT FENCE DETAIL
NOT TO SCALE

E2

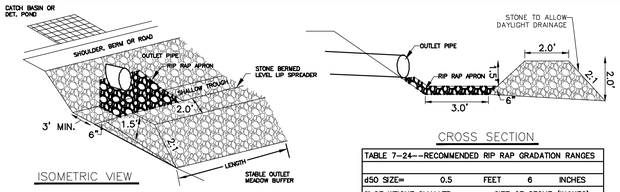
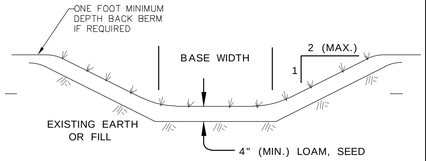


TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES			
d50 SIZE=	0.5	FEET	6 INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM		TO
100%	9		12
85%	8		11
50%	6		9
15%	2		3

1. CONSTRUCT THE LEVEL SPREADER LIP ON A 0% GRADE TO INSURE UNIFORM SPREADING OF RUNOFF.
2. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
3. THE ENTIRE LEVEL LIP AREA SHALL BE PROTECTED BY PLACING EXCELSIOR ENFORCER MATTING BENEATH THE STONE. EACH STRIP SHALL OVERLAP BY AT LEAST SIX INCHES.
4. THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER SHOULD NOT RE-CONCENTRATE IMMEDIATELY BELOW THE SPREADER.
5. MAINTENANCE: THE LEVEL SPREADER SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE LIP HAS BEEN DAMAGED AND THE DESIGN CONDITIONS HAVE NOT CHANGED. ANY DETRIMENTAL SEDIMENT ACCUMULATION SHOULD BE REMOVED. IF STONE REMOVAL HAS TAKEN PLACE ON THE LIP, THEN THE DAMAGE SHOULD BE REPAIRED.
6. REFERENCE IS MADE TO NHDES SWM VOL. 2, 4-6, STONE BERM LEVEL SPREADERS, PAGE 162

STONE BERM LEVEL SPREADER
NOT TO SCALE

E3



GRASS SWALE
NOT TO SCALE

INSPECT ANNUALLY FOR EROSION, SEDIMENT ACCUMULATIONS, VEGETATION LOSS, & INVASIVE SPECIES. REPAIR AS NECESSARY.

MOW GRASS ANNUALLY TO A DEPTH OF 4".

INSTALL STABILIZATION MATTING DURING CONSTRUCATION

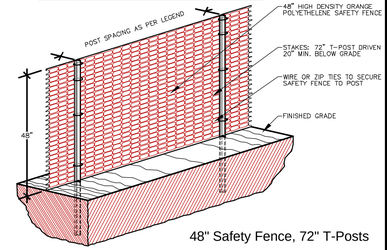
TO BE CONSTRUCTED IAW NH SWM #2 CHAPTER 4, #5 TREATMENT SWALES, PAGE 123.

E4

CONSTRUCTION SAFETY FENCE
NOT TO SCALE

LEGEND

SAF12	48" ORANGE FENCE, 12 FEET O.C.
SAF11	48" ORANGE FENCE, 11 FEET O.C..
SAF10	48" ORANGE FENCE, 10 FEET O.C.
SAF9	48" ORANGE FENCE, 9 FEET O.C.
SAF8	48" ORANGE FENCE, 8 FEET O.C..
SAF7	48" ORANGE FENCE, 7 FEET O.C.
SAF6	48" ORANGE FENCE, 6 FEET O.C.



48" Safety Fence, 72" T-Posts

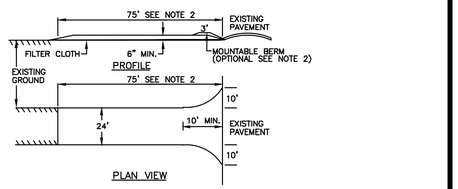
1. ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER PLAN.
2. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED WITH HIGH VISIBILITY FENCE AS PER PLAN.
3. WHEN PRACTICABLE, INSTALL HIGH VISIBILITY 3 FEET OUTSIDE OF THE DRIP LINE OF THE TREE.
4. SAFETY FENCE SHOULD BE FASTENED SECURELY TO THE T-POSTS.
5. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION; ANY CHANGE OF THE PROTECTIVE FENCING MUST BE APPROVED.

DOVER FILE #SITE-2025-0019

REVISION	DATE	DESCRIPTION
#1	2-10-26	UPDATED PER TRC #1

E5

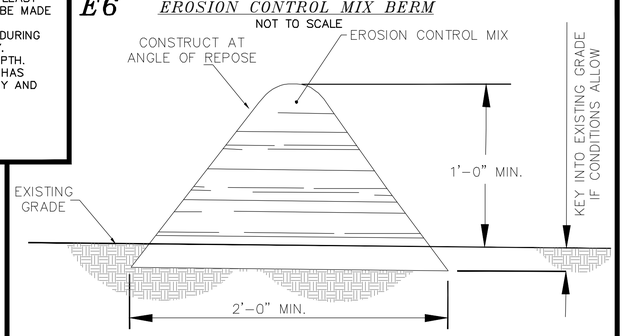
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH ANGULAR STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT WITH ENGINEERED FABRIC.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
8. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY CONSTRUCTION EXIT, PAGE 124.

E6

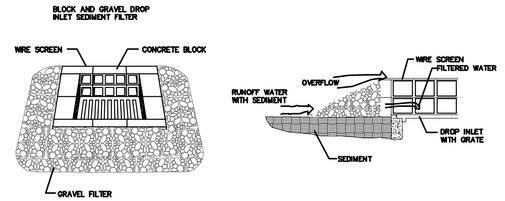
EROSION CONTROL MIX BERM
NOT TO SCALE



EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:

1. BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE BERM.
2. THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE.
3. THE BERMS SHALL BE INSTALLED ON SLOPES LESS THAN 5%.
4. SUBJECT TO (E), BELOW, THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 80 AND 100% DRY WEIGHT BASIS, AND BE FIBROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS.
5. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIAL.
6. THE MIX SHALL NOT CONTAIN SILTS, CLAY, OR FINE SANDS.
7. THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 70 TO 85% PASSING A 6-INCH SCREEN AND A MAXIMUM OF 85% PASSING THE 0.75-INCH SCREEN.
8. THE MIX PH SHALL BE BETWEEN 5.0 AND 8.0.
9. THE BERM SHALL BE AT LEAST 12 INCHES HIGH AND AT LEAST 2 FEET WIDE.
10. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, EROSION CONTROL MIX BERMS, PAGE 106.

E7



MAINTENANCE

ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAIN STORM AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE REMOVED FROM TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF THE DEPTH OF THE TRAP. THE SEDIMENT SHOULD BE DISPOSED OF IN A SUITABLE AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURE OR VEGETATIVE MEANS. THE TEMPORARY TRAPS SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.

BLOCK & GRAVEL DROP INLET SEDIMENT FILTER
NOT TO SCALE

TO BE USED IN ALL AREAS WHERE THERE WILL BE NO TRAFFIC.

TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY STORM DRAIN INLET PROTECTION, PAGE 118.

E8

TEMPORARY EROSION CONTROL MEASURES

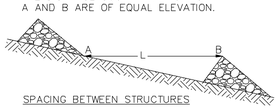
1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
3. ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA. (SEE SEED SPECIFICATIONS THIS SHEET)
4. ALL DISTURBED AREAS WILL BE RESTABILIZED WITHIN 45 DAYS. AT ANY ONE TIME, NO MORE THAN 5 ACRES, (217,800 Sq. Ft.) WILL BE DISTURBED.
5. SILT FENCES AND PERIMETER BARRIERS SHALL BE INSPECTED PERIODICALLY AND AFTER EVERY RAIN DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
6. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
7. PER THE EPA CGP REQUIREMENTS THERE WILL BE REPORTS OF THE EROSION CONTROL INSPECTIONS IAW SWPPP PREPARED BY BS&E. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.25" OR GREATER RAIN EVENT.
8. DITCHES, SWALES, AND BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
9. DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
10. DRIVEWAYS AND CUT AND FILL SPLOPES MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINAL GRADE.
11. STABILIZATION MEANS:
    - 11.1. A MINIMUM OF 85% OF VEGETATIVE COVER HAS BEEN ESTABLISHED.
    - 11.2. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED, OR
    - 11.3. EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
12. THIS PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.
13. THE NHDES STORMWATER MANUAL, IN THREE VOLUMES, DATED DECEMBER 2008, IS A PART OF THIS PLAN SET AND THE MORE RESTRICTIVE WILL GOVERN. (NH SWM)

EROSION & SEDIMENT CONTROL DETAILS
LAND OF
JSR, LLC
VENTURE DRIVE & QUALITY WAY
DOVER, N.H.
TAX MAP D, LOTS 11-5 & 11-5SND

E9

STONE CHECK DAM
NOT TO SCALE

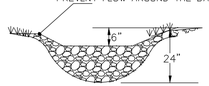
THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION.

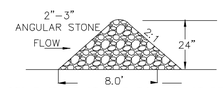


SPACING BETWEEN STRUCTURES

1.) CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
2.) THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE DAM SHOULD BE LESS THEN ONE ACRE.
3.) THE MAXIMUM HEIGHT OF THE DAM SHOULD BE TWO FEET.
4.) THE CENTER OF THE DAM SHOULD BE AT LEAST SIX INCHES LOWER THAN THE OUTER EDGES.
5.) THE MAXIMUM SPACING IS AS SHOWN ON THE PROJECT SITE PLANS.
6.) CHECK DAMS WILL NOT BE USED IN A FLOWING STREAM.
7.) TEMPORARY CHECK DAMS WILL BE REMOVED ONCE THE SWALE OR DITCH IS DETERMINED STABLE.
8.) TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY CHECK DAMS, PAGE 114.

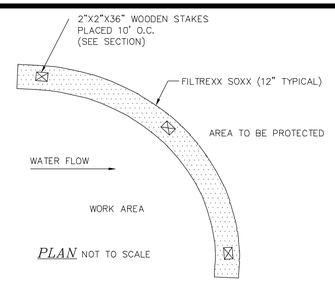
NOTE: KEY STONE INTO CHANNEL BANKS AND EXTEND IT BEYOND THE ABUTMENTS A MINIUM OF 18" TO PREVENT FLOW AROUND THE DAM.





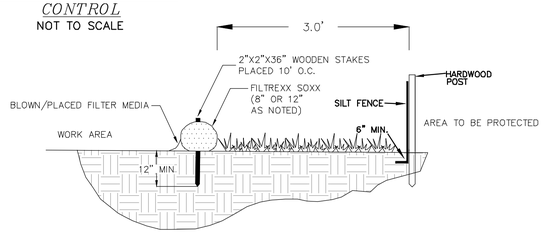
STONE GRADE STABILIZATION STRUCTURE

E10



PLAN NOT TO SCALE

FILTREXX SEDIMENT CONTROL
NOT TO SCALE



NOTES

1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIRMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. SILTSOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
5. SILTSOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIRMENTS OF THE SPECIFIC APPLICATION.
6. FILTREXX SOXX IS A REGISTERED TRADEMARK OF FILTREXXIN TERNATIONAL, LLC.
7. SILT FENCE IS NOT A SUBSTITUTION FOR SILT SOXX AND ANY EQUAL SUBSTITUTION TO BE APPROVED.
8. TO BE CONSTRUCTED IAW FILTREXX, SECTION 1:EROSION & SEDIMENT CONTROL (PAGE 323) - CONSTRUCTION ACTIVITIES, SWPPP CUT SHEET: FILTREXX SEDIMENT CONTROL

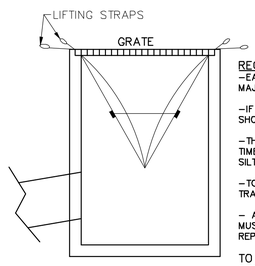
Filtrexx International, LLC
35481 Grafton Eastern Rd | Grafton, Oh 44044
440-926-2607 | fax: 440-926-4021
WWW.FILTREXX.COM
OR APPROVED EQUAL

NOTE: FOR AREAS REQUIRING DOUBLE PERIMETER CONTROL WITHIN 50' OF JURISDICTIONAL WETLANDS AND NOT FOR ALL SILT SOXX APPLICATIONS.

DOUBLE PERIMETER PROTECTION CAN BE ANY COMBINATION OF THE PRACTICES OF SILT FENCE, SILT SOXX, OR EROSION CONTROL MULCH BERM.

SECTION NOT TO SCALE

E11



RECOMMENDED MAINTENANCE SCHEDULE

-EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT, AND MUST BE MAINTAINED.

-IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACK SHOULD BE INSPECTED EVERY 2-3 WEEKS.

-THE RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF CORD IS COVERED WITH SEDIMENT, THE SILTSACK SHOULD BE EMPTIED.

-TO BE USED IN ALL AREAS WHERE THERE WILL BE TRAFFIC.

- ARE SUBJECT TO DAMAGE BY SNOW PLOWS, AND MUST BE INSPECTED AFTER ANY SNOW EVENT AND REPLACED AS REQUIRED.

TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY STORM DRAIN INLET PROTECTION, PAGE 118.

SILTSACK DETAIL
NOT TO SCALE

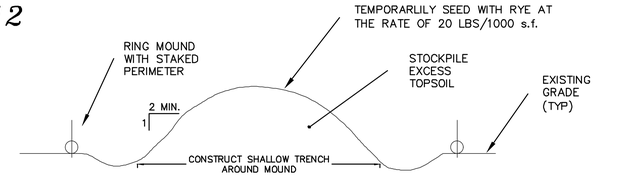
E-101

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

AS NOTED
DATE : APRIL 1, 2025
FILE NO. : DB 2021 - 134

STATE OF NEW HAMPSHIRE - KENNETH A. BERRY No. 14241 - LICENSED PROFESSIONAL ENGINEER

E12



TO BE CONSTRUCTED IAW NH SWM #3 4–1 EROSION CONTROL PRACTICES, SOIL STOCKPILE PRACTICES, PAGE 46.

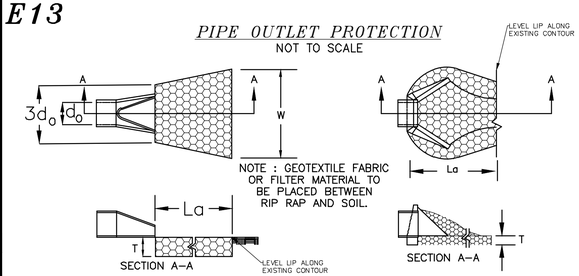
TOPSOIL STOCKPILE MOUND

NOT TO SCALE

E13

PIPE OUTLET PROTECTION

NOT TO SCALE



PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL

PIPE OUTLET TO WELL–DEFINED CHANNEL

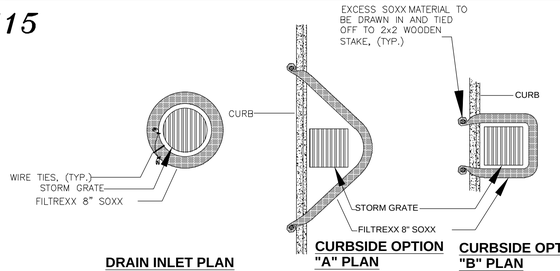
PIPE OUTLET PROTECTION CONSTRUCTION SPECIFICATIONS

1. THE SUB GRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS. SPECIFIED GRADATION.
2. THE ROCK OR GRAVEL USED FOR FILTER OF RIP RAP SHALL CONFORM TO NHDOT SECTION 583.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
5. TO BE CONSTRUCTED IAW NH SWM #2 4–6 CONVEYANCE PRACTICES, 6. OUTLET PROTECTION, PAGE 172.

E14

TABLE 7–24––RECOMMENDED RIP RAP GRADATION RANGES		
d50 SIZE= 0.5 FEET 6 INCHES		
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM	TO
100%	9	12
85%	8	11
50%	6	9
15%	2	3

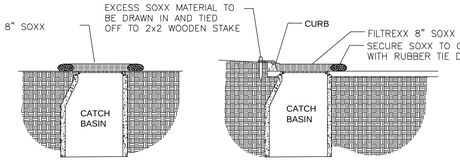
E15



DRAIN INLET PLAN

CURBSIDE OPTION "A" PLAN

CURBSIDE OPTION "B" PLAN



DRAIN INLET SECTION

CURBSIDE SECTION

NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX INLET PROTECTION

NOT TO SCALE

E16

NOTE: THIS PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

NOTE: Temporary seed mix for stabilization of turf shall be winter rye or oats at a rate of 2.5 lbs. per 1000 s.f. and shall be placed prior to OCT. 15, if permanent seeding not yet complete.

SEEDING GUIDE

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	FAIR	GOOD	EXCELLENT
	E	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	FAIR	GOOD	GOOD	EXCELLENT
PLAY AREAS AND athletic FIELDS (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	F	FAIR	EXCELLENT	EXCELLENT	2/
	G	FAIR	EXCELLENT	EXCELLENT	2/

GRAVEL PIT, SEE NH–PM–24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE 7–36.
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

RECOMMENDED

SEEDING RATES

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREEPING RED FESCUE	10	0.25
CROWN VETCH	15	1.35
OR		
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	24	0.55
CREEPING RED FESCUE	24	0.55
BIRDS FOOT TREFOIL	REMOVED	REMOVED
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREEPING RED FESCUE 1/	30	1.15
KENTUCKY BLUEGRASS 1/	70	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

New England Conservation/Wildlife Mix		
Botanical Name	Common Name	Indicator
Elymus virginicus	Virgina Wild Rye	FACW-
Schizachyrium scoparium	Little Bluestem	FACU
Andropogon gerardii	Big Bluestem	FAC
Festuca rubra	Red Fescue	FACU
Sorghastrum nutans	Indian Grass	UPL
Panicum virgatum	Switch Grass	FAC
Chamaecrista fasciculata	Partridge Pea	FACU
Desmodium canadense	Shown Tick Trefoil	FAC
Asclepias tuberosa	Butterfly Milkweed	NI
Bidens frondosa	Beggas Ticks	FACW
Eupatorium purpureum (Eutrochium maculatum)	Purple Joe Pye Weed	FAC
Recheckia hirta	Black Eyed Susan	FACU-
Aster pilosus (Symphyotrichum pilosum)	Heath (or Hairy) Aster	UPL
Solidago juncea	Early Goldenrod	

SEEDING SPECIFICATIONS

1. GRADING AND SHAPING
   A. SLOPES SHALL NOT BE STEEPER THAN 2:1; 3:1 SLOPES OR FLATTER ARE PREFERRED.
   WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
2. SEEDBED PREPARATION
   A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
   B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEED BED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
3. ESTABLISHING A STAND
   A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING
   AND INCORPORATED INTO THE SOIL KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE,
   THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
   AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100LBS. PER 1,000 SQ.FT.
   NITROGEN(N), 50LBS. PER ACRE OR 1.1LBS. PER 1,000 SQ.FT.
   PHOSPHATE(P2O5), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT.
   POTASH(K2O), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT.
   (NOTE: THIS IS THE EQUIVALENT OF 500LBS. PER ACRE OF 10–20–20 FERTILIZER OR 1,000LBS. PER ACRE OF 5–10–10.)
   B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
   C. REFER TO TABLE(G–E1 THIS SHEET) FOR APPROPRIATE SEED MIXTURES AND TABLE(H–E1 THIS SHEET) FOR RATES OF SEEDING. ALL LEGUMES (CROWNVETCH, BIRDSFOOT TREFOIL, AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT.
   D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.
4. MULCH
   A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
   B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90LBS PER 1000 S.F.
5. MAINTENANCE TO ESTABLISH A STAND
   A. PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
   B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL STAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
   C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.
6. TO BE CONSTRUCTED IAW NH SWM #3 4–1 EROSION CONTROL PRACTICES, PERMANENT VEGETATION, PAGE 60.

E17 *CONSTRUCTION SEQUENCE:*

1.) CUT AND REMOVE TREES IN CONSTRUCTION AREA ONLY AS REQUIRED, RELOCATE ANY PROJECT T.B.M.

2.) CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS SPECIFIED. 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.

3.) EROSION, SEDIMENT AND DETENTION CONTROL FACILITY SHALL BE INSTALLED & STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. TEMPORARY DIVERSIONS MAY BE REQUIRED. POST CONSTRUCTION STORM WATER MANAGEMENT PRACTICES MUST BE INITIATED AND STABILIZED EARLY IN THE PROCESS.

4.) CLEAR, CUT AND DISPOSE OF DEBRIS IN APPROVED FACILITY

5.) CONSTRUCT TEMPORARY CULVERTS AS REQUIRED, OR DIRECTED

6.) CONSTRUCT ROADWAYS FOR ACCESS TO DESIRED CONSTRUCTION AREAS. ALL ROADS SHALL BE STABILIZED IMMEDIATELY. DO NOT PLACE POROUS PAVEMENT WEARING COURSE INTO SERVICE UNTIL EXTERIOR BUILDING CONSTRUCTION IN COMPLETE. REMOVE ANY DIRT FROM CONVENTIONAL PAVEMENT BASE COURSE AND POROUS PAVEMENT BASE COURSE BEFORE APPLICATION OF POROUS PAVEMENT WEARING COURSE. DUMPSTERS SHALL NOT BE LOCATED ON POROUS PAVEMENT. REMOVE ANY EXCESS OVERFLOW PAVEMENT FROM THE PAVING OF THE CONVENTION PAVEMENT AND BITUMINOUS SIDEWALKS FROM THE POROUS SURFACE IF OVERFLOW OCCURS.

7.) START BUILDING CONSTRUCTION AND INSTALL PERIMETER FENCE WHERE SHOWN.

8.) INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. ALL DISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.

9.) BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEEDED OR MULCHED AS REQUIRED, OR DIRECTED. NO AREA IS ALLOWED TO BE DISTURBED FOR A LENGTH OF TIME THAT EXCEEDS 45 DAYS BEFORE BEING STABILIZED. DAILY, OR AS REQUIRED. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES.

10.) CONSTRUCT TEMPORARY BERMS, DRAINS DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.

11.) INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. ALL SWPPP INSPECTIONS MUST BE CONDUCTED BY A QUALIFIED PROFESSIONAL SUCH AS A PROFESSIONAL ENGINEER (PE), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORM WATER INSPECTOR (CESSW), OR A CERTIFIED PROFESSIONAL IN STORM WATER QUALITY (CPSWQ). INSPECTION REPORTS SHALL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT.

12.) COMPLETE PERMANENT SEEDING AND LANDSCAPING.

13.) REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE.

14.) SMOOTH AND REVEGETATE ALL DISTURBED AREAS.

15.) FINISH PAVING ALL ROADWAYS.

E18 *DEFINITION OF STABLE:*

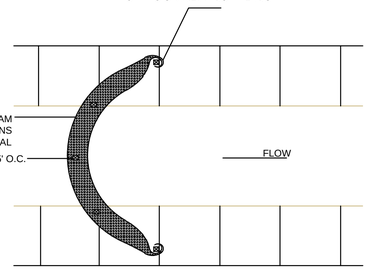
PER ENV–WQ 1500 ALTERATION OF TERRAIN

1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
2. A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED..
3. A MINIMUM OF 3 INCHES OF NON–EROSIVE MATERIAL SUCH AS STONE OR RIP–RAP HAS BEEN INSTALLED.
4. OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

ADDITION STABILIZATION NOTES:

5. HAY MULCH OR OTHER APPROVED METHODS SHALL BE USED TO CONTROL EROSION OF NEWLY GRADED AREAS. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS AFTER THEIR CONSTRUCTION.
6. DISTURBED SOIL AREAS SHALL BE EITHER TEMPORARILY OR PERMANENTLY STABILIZED. IN AREAS WHERE FINAL GRADING HAS NOT OCCURRED, TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN SEVEN (7) CALENDAR DAYS FOR EXPOSED SOIL AREAS THAT ARE WITHIN ONE HUNDRED (100) FEET OF A SURFACE WATER BODY OR A WETLAND AND NO MORE THAN 14 CALENDAR DAYS FOR ALL OTHER AREAS. PERMANENT STABILIZATION SHOULD BE IN PLACE WITHIN THREE (3) CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOIL AREAS.

E19

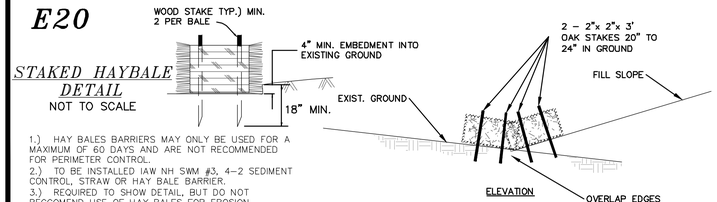


FILTREXX CHECK DAM

NOT TO SCALE

NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. CHECK DAM SHOULD BE USED IN AREAS THAT DRAIN 1 ACRE OR LESS.
3. SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED ½ THE HEIGHT OF THE CHECK DAM.
4. CHECK DAM CAN BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
5. CONTRACTOR IS REQUIRED TO BE A FILTREXX CERTIFIED INSTALLER.

E20

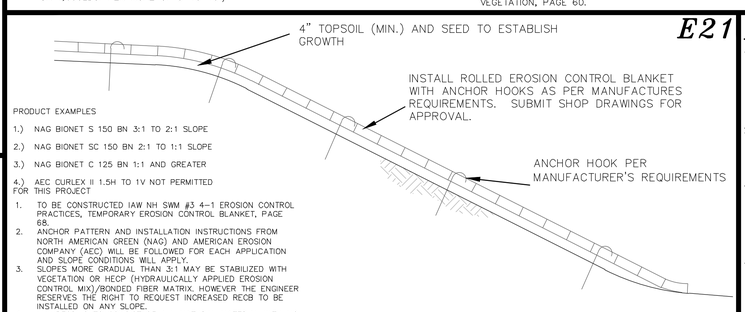


STAKED HAYBALE DETAIL

NOT TO SCALE

1.) HAY BALES BARRIERS MAY ONLY BE USED FOR A MAXIMUM OF 60 DAYS AND ARE NOT RECOMMENDED FOR PERIMETER CONTROL.
2.) TO BE INSTALLED IAW NH SWM #3, 4–2 SEDIMENT CONTROL, STRAW OR HAY BALE BARRIER.
3.) REQUIRED TO SHOW DETAIL, BUT DO NOT RECCOMEND USE OF HAY BALES FOR EROSION CONTROL.

E21



PRODUCT EXAMPLES

1.) NAG BIONET S 150 BN 3:1 TO 2:1 SLOPE

2.) NAG BIONET SC 150 BN 2:1 TO 1:1 SLOPE

3.) NAG BIONET C 125 BN 1:1 AND GREATER

4.) AEC CURLEX II 1.5H TO 1V NOT PERMITTED FOR THIS PROJECT

1. TO BE CONSTRUCTED IAW NH SWM #3 4–1 EROSION CONTROL PRACTICES, TEMPORARY EROSION CONTROL BLANKET, PAGE 68.
2. ANCHOR PATTERN AND INSTALLATION INSTRUCTIONS FROM NORTH AMERICAN GREEN (NAG) AND AMERICAN EROSION COMPANY (AEC) WILL BE FOLLOWED FOR EACH APPLICATION AND SLOPE CONDITIONS WILL APPLY.
3. SLOPES MORE GRADUAL THAN 3:1 MAY BE STABILIZED WITH VEGETATION OR HECP (HYDRAULICALLY APPLIED EROSION CONTROL MIX)/BONDED FIBER MATRIX. HOWEVER THE ENGINEER RESERVES THE RIGHT TO REQUEST INCREASED RECB TO BE INSTALLED ON ANY SLOPE.
4. ALL RECB IS TO CONSIST OF ALL NATURAL MATERIAL WITH NO SYNTHETIC COMPONENTS (NO PHOTO BIODEGRADABLE NETTING)

ROLLED EROSION CONTROL BLANKET (RECB) SLOPE STABILIZATION DETAIL

NOT TO SCALE

E22 *WINTER STABILIZATION NOTES (Env–Wq 1505.06)*

1. ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3–4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "JUTE MATTING" (EXCELSIOR'S CURLEX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3–4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR JUTE MATTING SHALL NOT OCCUR OVER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER OCTOBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.

2. ALL SWALES THAT DO NOT HAVE FULLY ESTABLISHED VEGETATION SHALL BE EITHER LINED WITH TEMPORARY JUTE MATTING OR TEMPORARY STONE CHECK DAMS (APPROPRIATELY SPACED). STONE CHECK DAMS WILL BE MAINTAINED THROUGHOUT THE WINTER MONTHS. IF THE SWALES ARE TO BE MATTED WITH PERMANENT LINERS OR RIPRAP WITH ENGINEERING FABRIC, THIS SHALL BE COMPLETED PRIOR TO WINTER SHUTDOWN OR AS SOON AS THEY ARE PROPERLY GRADED AND SHAPED.

3. PRIOR TO OCT. 15TH ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRAVEL APPLICATION. IF THESE AREAS' ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE ROUGHLY CROWNED AND A 3" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NH DOT 304.3, BUT SHALL HAVE BETWEEN 15–25% PASSING THE #200 SIEVE AND THE LARGEST STONE SIZE SHALL BE 2". IF THE SITE IS ACTIVE AFTER OCTOBER 15TH, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.

4. AFTER OCTOBER 15TH, THE END OF NEW HAMPSHIRE'S AVERAGE GROWING SEASON, NO ADDITIONAL LOAM SHALL BE SPREAD ON SIDE SLOPES AND SWALES. THE STOCKPILES THAT WILL BE LEFT UNDISTURBED UNTIL SPRING SHALL BE SEEDED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILES SHALL BE MULCHED AT A RATE OF 3–4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.

5. ENV–WQ 1505.06 COLD WEATHER SITE STABILIZATION (B)(1) LIMITS ARE OF EXPOSURE TO ONE ACRE OF UNSTABILIZED SOIL WITHOUT OBTAINING A WAIVER AND WINTER CONSTRUCTION PLAN.

E–102

DOVER FILE #SITE–2025–0019

REVISION	DATE	DESCRIPTION
#1	2–10–26	UPDATED PER TRC #1

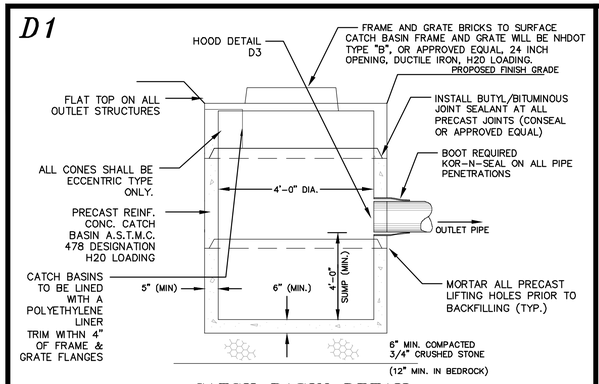
EROSION & SEDIMENT CONTROL DETAILS
LAND OF
JSR, LLC
VENTURE DRIVE & QUALITY WAY
DOVER, N.H.
TAX MAP D, LOTS 11–5 & 11–5SND

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332–2863

AS NOTED
DATE : APRIL 1, 2025
FILE NO. : DB 2021 – 134

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY No. 14241 LICENSED PROFESSIONAL ENGINEER

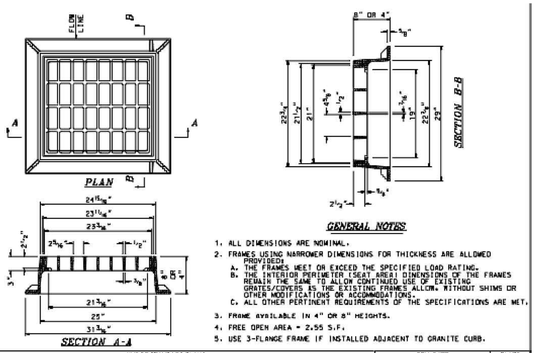
D1



CATCH BASIN DETAIL

NOT TO SCALE

D2



NHDOT STANDARD PLANS

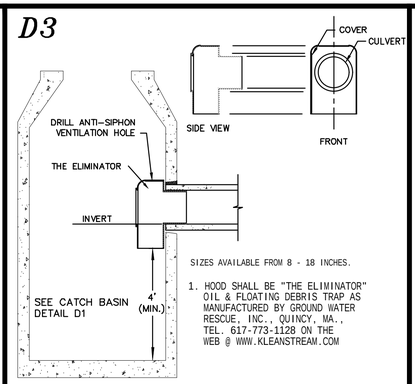
TYPE "B" GRATE & FRAME

REV. DATE	PLATE
06-16-2010	2
08-14-2015	STANDARD
	DR-1

CATCH BASIN GRATE

NOT TO SCALE

D3



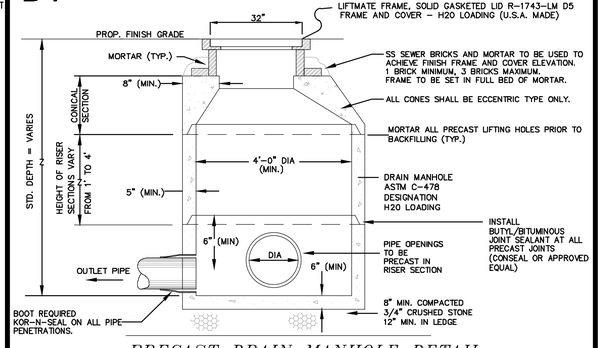
SIZES AVAILABLE FROM 8 - 18 INCHES.

1. HOOD SHALL BE "THE ELIMINATOR" OIL & FLOATING DEBRIS TRAP AS MANUFACTURED BY GROUND WATER RESCUE, INC., QUINCY, MA., TEL. 617-773-1128 ON THE WEB @ WWW.KLEANSTREAM.COM

CATCH BASIN HOOD DETAIL

NOT TO SCALE

D4



PRECAST DRAIN MANHOLE DETAIL

NOT TO SCALE

D5

R-1743-LM

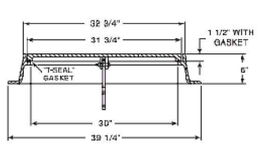
LiftMate Frame, Solid Gasketed Lid

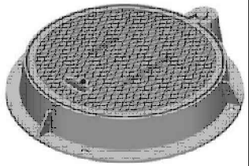
Heavy Duty

Furnished with four 1" anchor holes on 36-7/8" diameter bolt circle.

Hinge plug available for self-seal application.

See p. 13 for LiftMate information.



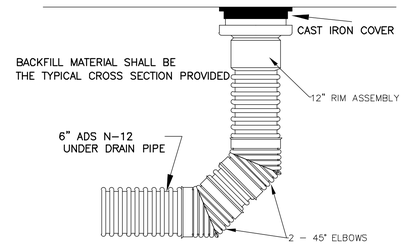


DRAIN MANHOLE FRAME AND GRATE WILL BE LIFTMATE R-1743-LM, OR APPROVED EQUAL, 32 INCH OPENING, CAST IRON, H20 LOADING.

DRAIN MANHOLE COVER DETAIL

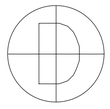
NOT TO SCALE

D6



ADS N-12 INLINE DRAIN

NOT TO SCALE USED FOR CLEANOUTS



12" CAST IRON COVER

NOT TO SCALE

CASTINGS ARE RATED FOR H20 WHEEL LOAD TRAFFIC

PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT

UNDERDRAIN HEADWALL

NOT TO SCALE

D7

CONE GRATE

NOT TO SCALE

NOTE:
MUST BE HAALA INDUSTRIES INC. OR EQUAL.

Cone Grates Top Mount



CG12TM
Part No. CG12TM

Save Trees

Top Mount Cone Grates are designed to mount on the top of round manhole inlet or outlet structures to keep debris from entering the storm water system. Top mount cone grates are easy to install and allow for at grade manhole installations but can be used in a variety of applications. Grates 96" and larger are made as a two piece, bolt together design.

- Plate and bar hybrid design is both clean and cost effective
- Made from 1/2" plate with 3/4" or 1" round bars depending on grate size
- Anti vortex plate can be added upon request
- Hinged and lockable access doors can be added upon request
- Galvanized steel construction. Can be made from aluminum or stainless steel.

D8

ANGLE GRATE

NOT TO SCALE

NOTE:
MUST BE HAALA INDUSTRIES INC. OR EQUAL.

Angle Grates For Manholes



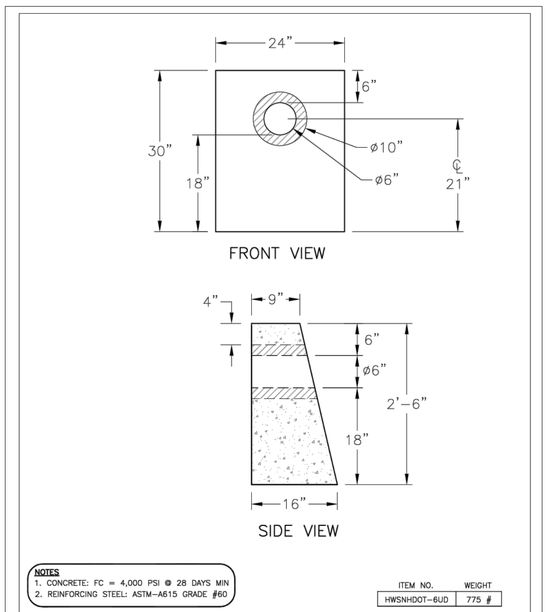
AG0808-58
Part No. AG0808-58

Save Trees

Angle Grates are designed to cover inlet orifices and prevent small to medium debris from passing through. The top angled design helps to minimize the amount of debris that settles on top after the water receeds. All grates are made from plate for a clean and smooth contact surface.

- Plate design for a clean appearance
- Standard 2" openings (other sizes can be made)
- Angled top/front plate to maximize debris deflection
- Mounting flanges on 3 sides allows grate to be mounted at floor level inverts
- Galvanized steel construction. Can be made from aluminum or stainless steel.

D9



NOTES
1. CONCRETE: FC = 4,000 PSI @ 28 DAYS MIN
2. REINFORCING STEEL: ASTM-A615 GRADE #60

ITEM NO.	WEIGHT
HWSNHDOT-6UD	775 #

SHEA CONCRETE PRODUCTS — New England's Premier Precaster
800-696-7432 (SHEA)
www.sheaconcrete.com
773 Salem Street-Wilmington, MA 153 Cranberry Hwy-Rochester, MA
87 Haverhill Road-Amesbury, MA 160 Old Turnpike Rd-Nottingham, NH
Mail to: PO Box 520-Wilmington, MA 01887

N.H. DOT
6" UNDERDRAIN HEADWALL

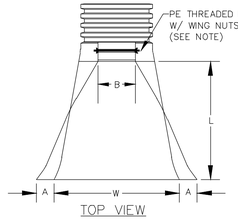
Page:
Drafter: MMB
Revisions:
Date: 10.27.15
DWG: 6IN PIPE UD HWDOT

Specifications subject to change without notice

D10

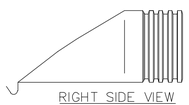
PART No.	PIPE SIZE	A	B(MAX)	H	L	W
1510-NP	15" 375 mm	6.5" 165 mm	10" 254 mm	6.5" 165 mm	25" 635 mm	29" 735 mm
1810-NP	18" 450 mm	7.5" 190 mm	15" 380 mm	6.5" 165 mm	32" 812 mm	35" 890 mm
2410-NP	24" 600 mm	7.5" 190 mm	18" 450 mm	6.5" 165 mm	36" 900 mm	45" 1140 mm
3010-NP	30" 750 mm	10.5" 266 mm	N/A	7.0" 178 mm	53" 1345 mm	68" 1725 mm
3610-NP	36" 900 mm	10.5" 266 mm	N/A	7.0" 178 mm	53" 1345 mm	68" 1725 mm

NOTE: PE THREADED ROD W/ WING NUTS PROVIDED FOR END SECTIONS 15"-24". 30" & 36" END SECTIONS TO BE WELDED PER MANUFACTURER'S RECOMMENDATIONS.

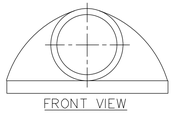


ADS N-12 FLARED END SECTIONS

NOT TO SCALE (ALL DIMENSIONS ARE NOMINAL)



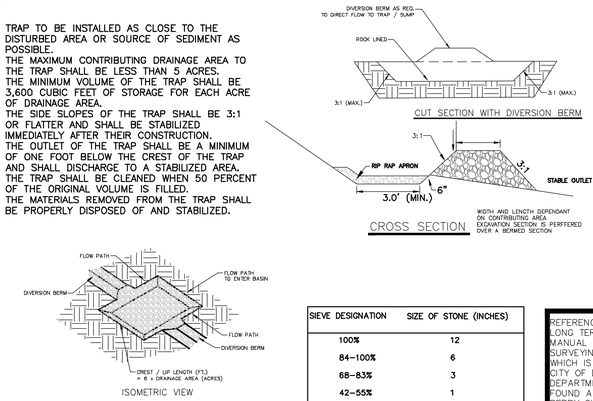
RIGHT SIDE VIEW



FRONT VIEW

D11

1. TRAP TO BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES.
3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA.
4. THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER AND SHALL BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.
5. THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP AND SHALL DISCHARGE TO A STABILIZED AREA.
6. THE TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED.
7. THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.



STONE LINED SEDIMENT TRAP

NOT TO SCALE

SIEVE DESIGNATION	SIZE OF STONE (INCHES)
100%	12
84-100%	6
68-83%	3
42-55%	1
8-12%	NO. 4

REFERENCE IS MADE TO A LONG TERM MAINTENANCE MANUAL PREPARED BY BERRY SURVEYING & ENGINEERING, WHICH IS ON FILE AT THE CITY OF DOVER PLANNING DEPARTMENT, AND CAN BE FOUND AT THE OFFICE OF BERRY SURVEYING & ENGINEERING. (603) 332-2863

D-101

DOVER FILE #SITE-2025-0019

REVISION	DATE	DESCRIPTION
#1	2-10-26	UPDATED PER TRC #1

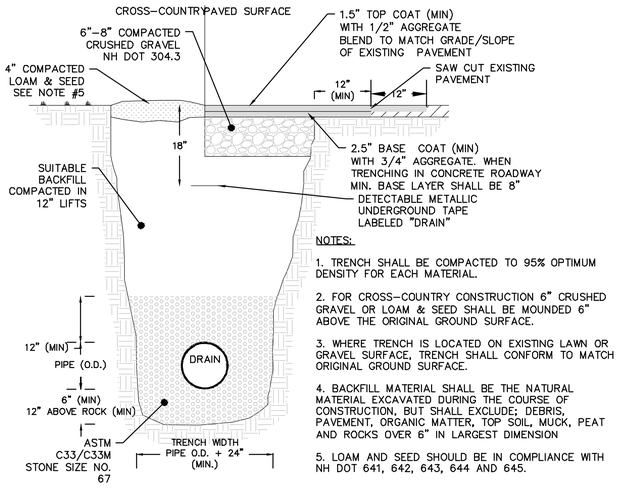
DRAINAGE DETAILS
LAND OF
JSR, LLC
VENTURE DRIVE & QUALITY WAY
DOVER, N.H.
TAX MAP D, LOTS 11-5 & 11-5SND

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

AS NOTED
DATE : APRIL 1, 2025
FILE NO. : DB 2021 - 134

STATE OF NEW HAMPSHIRE — KENNETH A. BERRY No. 1424 LICENSED PROFESSIONAL ENGINEER

D12



NOTES:

1. TRENCH SHALL BE COMPACTED TO 95% OPTIMUM DENSITY FOR EACH MATERIAL.
2. FOR CROSS-COUNTRY CONSTRUCTION 6" CRUSHED GRAVEL OR LOAM & SEED SHALL BE MOUNDED 6" ABOVE THE ORIGINAL GROUND SURFACE.
3. WHERE TRENCH IS LOCATED ON EXISTING LAWN OR GRAVEL SURFACE, TRENCH SHALL CONFORM TO MATCH ORIGINAL GROUND SURFACE.
4. BACKFILL MATERIAL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE; DEBRIS, PAVEMENT, ORGANIC MATTER, TOP SOIL, MUCK, PEAT AND ROCKS OVER 6" IN LARGEST DIMENSION
5. LOAM AND SEED SHOULD BE IN COMPLIANCE WITH NH DOT 641, 642, 643, 644 AND 645.

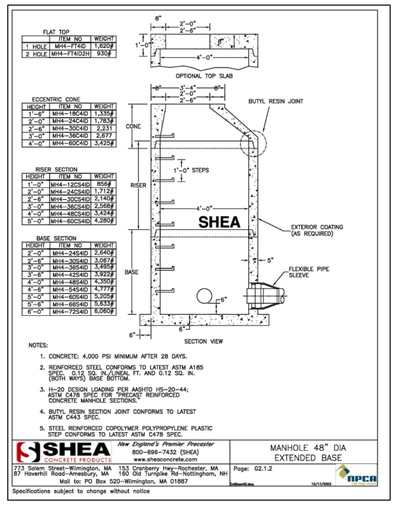
TYPICAL DRAIN PIPE TRENCH

NOT TO SCALE

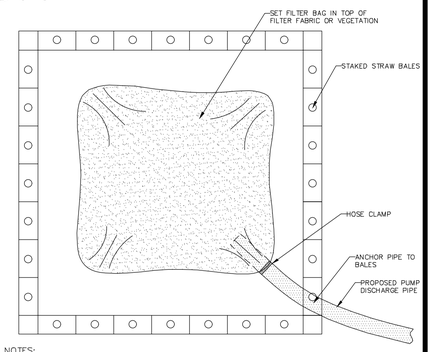
D13

48" MANHOLE ROUND EXTENDED BASE

NOT TO SCALE



D14



NOTES:

1.) ENSURE DISCHARGE POINT IS STABILIZED WITH VEGETATION OR PROPER EROSION AND SEDIMENT CONTROL PRACTICES.

2.) USE DIFFUSER NOZZLE OR LOW DISCHARGE RATE TO PREVENT SCOURING.

3.) TO BE PLACED AT AN UPLAND LOCATION THAT WILL ALLOW WATER TO DRAIN INTO THE GROUND.

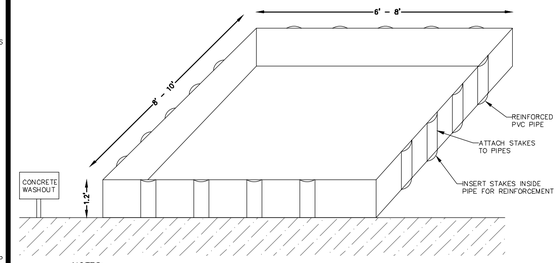
4.) SIZE OF DE-WATERING AREA TO BE 10' X 10', ADJUST SIZE DEPENDING ON VOLUME AND USE.

5.) ADDITIONAL BALES MAY BE USED TO INCREASE RETENTION AND FILTERING.

DE-WATERING BASIN

NOT TO SCALE

D15



NOTES:

1.) CONCRETE WASHOUT SHALL BE INSTALLED PRIOR TO ANY CONCRETE POURS.

2.) SIGNS SHALL BE INSTILLED TO CLEARLY INDICATE WHERE THE LOCATION OF THE WASHOUT AREA IS.

3.) CONTRACTOR IS IRRESPONSIBLE TO MAINTAIN AND REPLACE WASHOUT AREA AS NEEDED.

4.) RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.

5.) DO NOT WASH CONCRETE TRUCKS OUT INTO DRAINAGE AREAS, SWALES, STREETS OR UNDISTURBED AREAS.

6.) WASHOUT AREA SHALL BE PLACED AWAY FROM DRAINAGE FEATURES AND OUTSIDE AND WETLAND BUFFERS.

CONCRETE WASHOUT

NOT TO SCALE

DOVER FILE #SITE-2025-0019

REVISION	DATE	DESCRIPTION
#1	2-10-26	UPDATED PER TRC #1

DRAINAGE DETAILS
LAND OF
JSR, LLC
VENTURE DRIVE & QUALITY WAY
DOVER, N.H.
TAX MAP D, LOTS 11-5 & 11-5SND

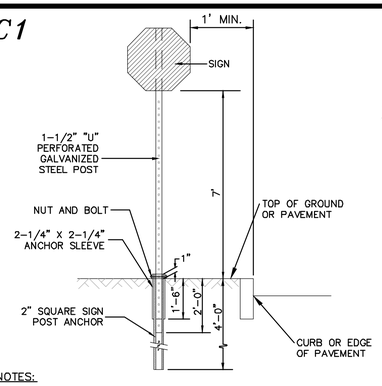
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

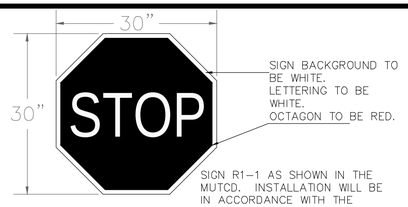
AS NOTED
DATE : APRIL 1, 2025
FILE NO. : DB 2021 - 134

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
LICENSED PROFESSIONAL ENGINEER

D-102

C1





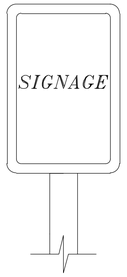
SIGN BACKGROUND TO BE WHITE. LETTERING TO BE WHITE. OCTAGON TO BE RED.

SIGN R1-1 AS SHOWN IN THE MUTCD. INSTALLATION WILL BE IN ACCORDANCE WITH THE MUTCD.

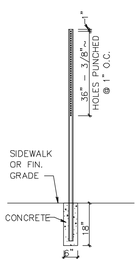
NOTES:

1. ALL SIGNAGE SHALL BE TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND NHDOT STANDARDS.
2. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS/CATALOG CUTS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ERECTING SIGNS.
3. THE LOCATION OF THE SIGNS SHALL BE AS INDICATED ON THE DRAWINGS AND/OR AS DIRECTED BY THE CITY OF DOVER COMMUNITY SERVICES.

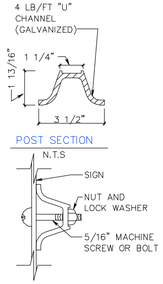
TYPICAL SIGN POST
(NOT TO SCALE)



PARTIAL ELEVATION
N.T.S.



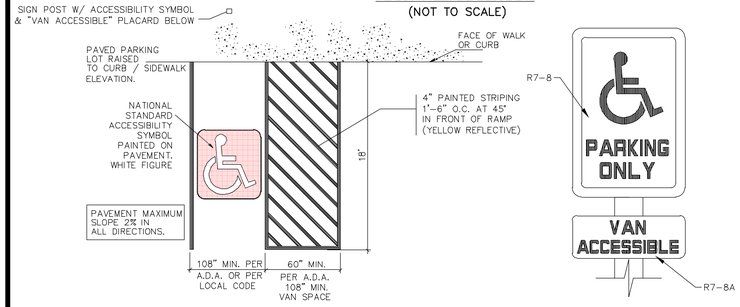
POST
N.T.S.



MOUNTING
N.T.S.

C2

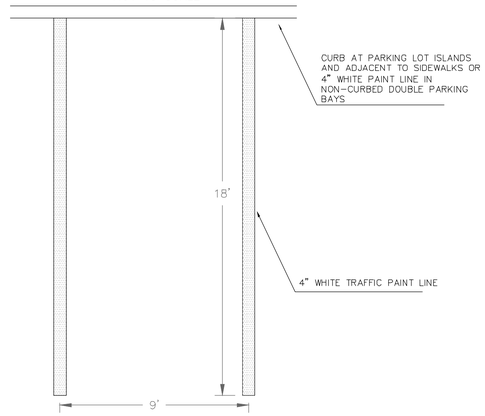
ACCESSIBLE PARKING STALL SIGNAGE
(NOT TO SCALE)



PARTIAL ELEVATION
N.T.S.

C3

PARKING SPACE DETAIL
NOT TO SCALE



NOTES:

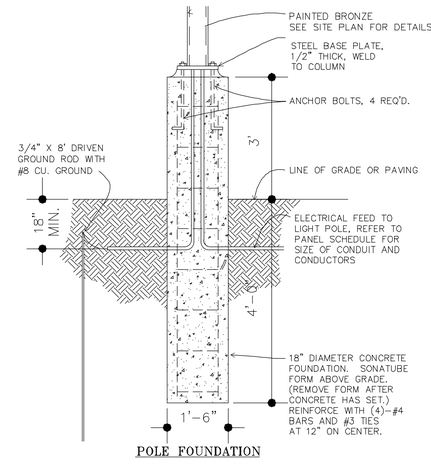
1.) PROVIDE TWO COATS OF PAINT ON ALL PARKING LINES.
2.) SEE PROPOSED SITE PLANS FOR LOCATION OF PARKING SPACES.
3.) PAINTED SPACES ONLY WHERE MARKED ON SITE PLAN

DOVER FILE #SITE-2025-0019

REVISION	DATE	DESCRIPTION
#1	2-10-26	UPDATED PER TRC #1

CONSTRUCTION DETAILS
LAND OF
JSR, LLC
VENTURE DRIVE & QUALITY WAY
DOVER, N.H.
TAX MAP D, LOTS 11-5 & 11-5SND

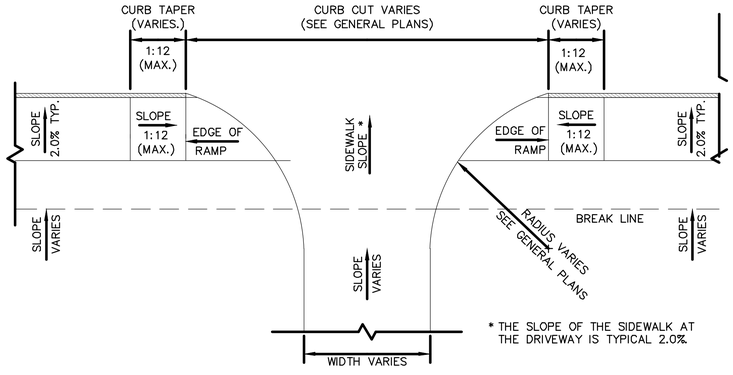
C4



POLE FOUNDATION

LIGHT BASE DETAIL
NOT TO SCALE

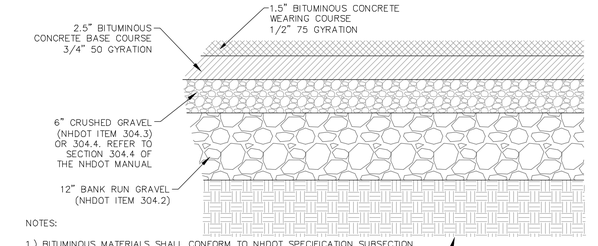
C5



* THE SLOPE OF THE SIDEWALK AT THE DRIVEWAY IS TYPICAL 2.0%

PLAN VIEW (DRIVEWAY & SIDEWALK)
NOT TO SCALE

C6



NOTES:

1.) BITUMINOUS MATERIALS SHALL CONFORM TO NHDOT SPECIFICATION SUBSECTION 401.3.6.

2.) PAVEMENT BASE COURSE AGGEGATE SHALL CONFORM TO NHDOT SPECIFICATION SECTION 304, ITEM 304.3 AND COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY.

3.) PAVEMENT SUBBASE COURSE AGGREGATE AND AGGREGATE FOR SUBGRADE REPAIR AREAS SHALL BE SUITABLE FOR USE AS STRUCTURAL FILL AND BE PROOFROLLED AND COMPABED TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. FOR NEW CONSTRUCTION AREAS ONLY. IN EXISTING PAVEMENT AREAS THE CONTRACTOR IS TO ENSURE THE BASE MATERIAL IS SUITABLE TO THE OWNER FOR RE-PAVING

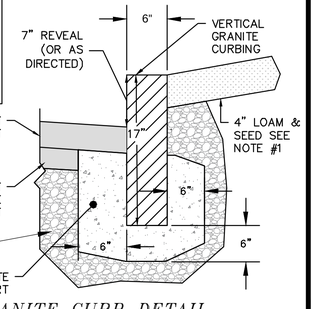
BITUMINOUS CONCRETE PAVEMENT SECTION (NON-POROUS)
NOT TO SCALE

C7

RADIUS	MAX LENGTH
< 21'	USE CURVED CURB
12'	3'
22' - 28'	4'
29' - 35'	5'
36' - 42'	6'
43' - 49'	7'
50' - 56'	8'
57' - 60'	9'
OVER 60'	10'

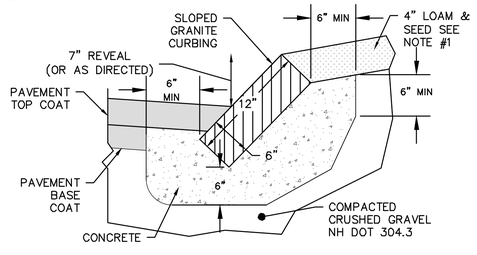
NOTES:

1. LOAM AND SEED SHOULD BE IN COMPLIANCE WITH NH DOT 641, 642, 643, 644 AND 645.



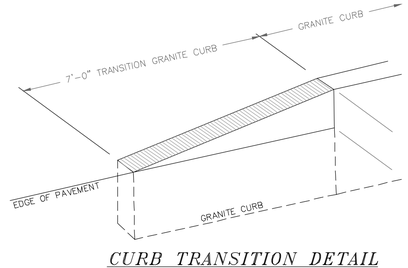
VERTICAL GRANITE CURB DETAIL
NOT TO SCALE

C8



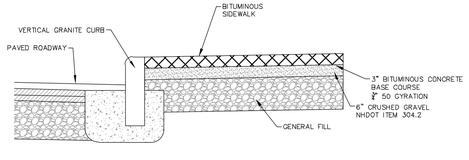
SLOPE GRANITE CURB DETAIL
NOT TO SCALE

C9



CURB TRANSITION DETAIL
NOT TO SCALE
TO BE USED FOR TRANSITION FROM GRANITE CURB TO EDGE OF PAVEMENT

C10



BITUMINOUS SIDEWALK RAISED
NOT TO SCALE

C-101

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

AS NOTED
DATE : APRIL 1, 2025
FILE NO. : DB 2021 - 134

STATE OF NEW HAMPSHIRE - KENNETH A. BERRY No. 14247 LICENSED PROFESSIONAL ENGINEER

C11

See Redi-Rock.com for Detailed Section Drawings of Each Condition Shown in the Design Charts

NOTES:

1.) USE THE 41" BOTTOM BLOCK TO INSTALL THE FIRST COURSE. NOTE EMBEDMENT REQUIREMENT. COURSE DEPTH IS 1.5'

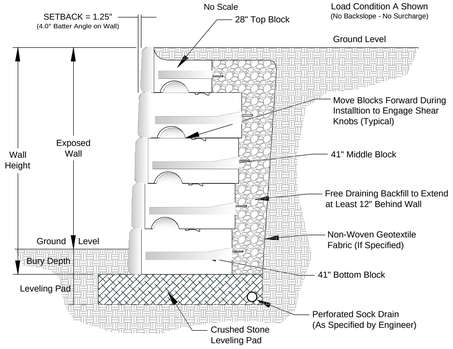
3.) USE 41" MIDDLE BLOCK FOR MIDDLE ROWS, APPROXIMATELY 7 COURSES DEPENDING ON WALL HEIGHT.

4.) USE 41" TOP BLOCK ALONG TOP OF WALL. NOTE WALL DROPS ARE TO BE FULL BLOCK DEPTHS.

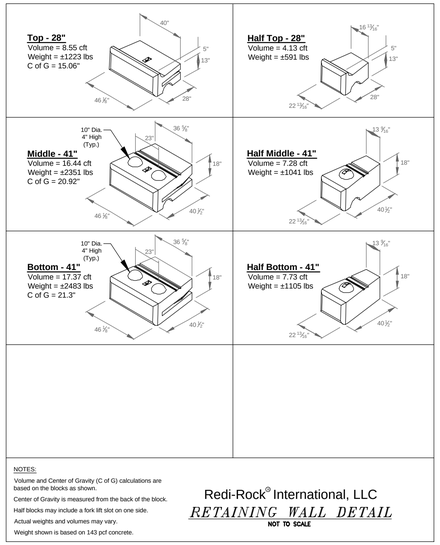
5.) USE 41" HALF BLOCKS FOR RADIAL TURNS AND END SECTIONS.

6.) THE WALL MANUFACTURER TYPICALLY PROVIDES WALL PROFILE AND BLOCK COUNT TO THE CONTRACTOR AS REQUIRED FOR CONSTRUCTION. THIS IS TO BE REVIEWED BY BOTH DPW AND DESIGN ENGINEER FOR CORRELATION WITH PROJECT SITE PLANS AND IS TO BE DESIGNED AND STAMPED BY A STRUCTURAL ENGINEER (OTHERS).

Typical Gravity Wall with 41" Blocks



41" SERIES BLOCKS



NOTES:
Volume and Center of Gravity (C of G) calculations are based on the blocks as shown.
Center of Gravity is measured from the back of the block.
Half blocks may include a fork lift slot on one side.
Actual weights and volumes may vary.
Weight shown is based on 143 pcf concrete.

Redi-Rock© International, LLC

RETAINING WALL DETAIL

NOT TO SCALE

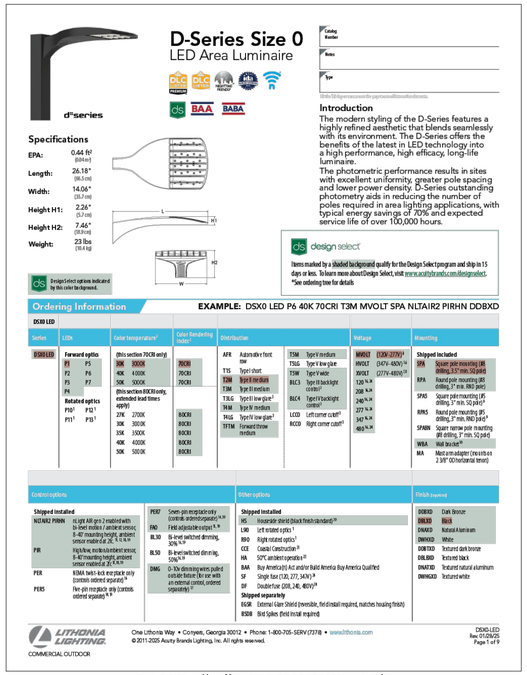
NOTE: RETAINING WALL TO BE DESIGNED BY A LICENSED PROFESSIONAL GEOTECHNICAL/STRUCTURAL ENGINEER.

C12

GUARD RAIL

(NOT TO SCALE)

C13



D-Series Size 0
LED Area Luminaire

d-series

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Specifications
EPA: 0.44 ft² (0.04 m²)
Length: 26.18" (66.5 cm)
Width: 14.06" (35.7 cm)
Height H1: 2.26" (5.7 cm)
Height H2: 7.46" (19.0 cm)
Weight: 23 lbs (10.4 kg)

design select
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information
EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

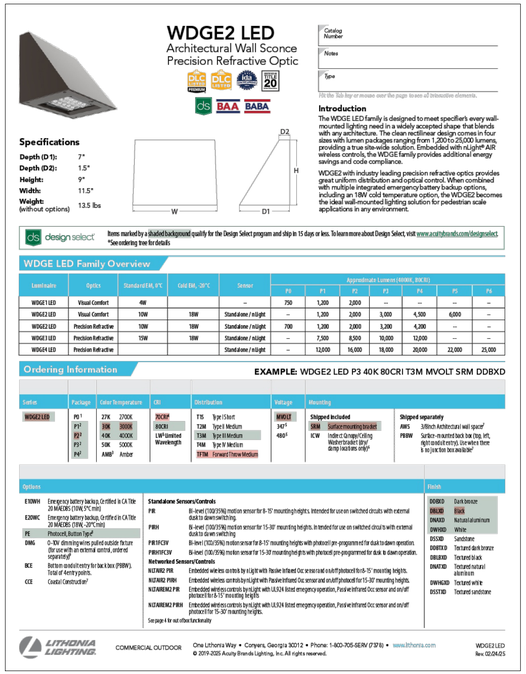
Series | LEDs | Color temperature | Color Rendering Index | Distribution | Voltage | Mounting

Shipped Installed | Control options | Other options | Finish

LITHONIA LIGHTING
COMMERCIAL OUTDOOR
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX0 LED Rev. 01.09.25 Page 1 of 9

LAMP "A" MOUNTED 12'

C14



WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic

Specifications
Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight (without options): 13.5 lbs

Introduction
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.
WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

design select
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Ordering Information
EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Color | Package | Color Temperature | CRI | Distribution | Voltage | Mounting

Options | Finish

LITHONIA LIGHTING
COMMERCIAL OUTDOOR
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WDGE2 LED Rev. 02.04.25

LAMP "B" MOUNTED 12'

C-102

DOVER FILE #SITE-2025-0019

REVISION	DATE	DESCRIPTION
#1	2-10-26	UPDATED PER TRC #1

CONSTRUCTION DETAILS
LAND OF
JSR, LLC
VENTURE DRIVE & QUALITY WAY
DOVER, N.H.
TAX MAP D, LOTS 11-5 & 11-5SND

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

AS NOTED
DATE : APRIL 1, 2025
FILE NO. : DB 2021 - 134

STATE OF NEW HAMPSHIRE - KENNETH A. BERRY No. 14241 - LICENSED PROFESSIONAL ENGINEER

NOTES ON MANHOLE AND SEWER CONSTRUCTION:

1) IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES SHALL BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT AND ADEQUATE JOINTING. THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND HS-20-44 LOADING, INCLUDING THE COVER. ALL SMH CONSTRUCTION AND MATERIALS WILL BE IAW ENV.-WQ 704.13 ADOPTED OCTOBER 15, 2014

2) BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE. (IAW ENV.-WQ 704.12 (d))

3) SEWER MANHOLE DIAMETER SHALL BE AS INDICATED ON THE PLANS.

4) PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478.

5) GRAVITY SEWER PIPE TESTING WILL BE IN ACCORDANCE WITH ENV.-WQ 704.06 AND MAN HOLE TESTING IAW ENV.-WQ 704.17 DATED OCTOBER 15, 2014.

6) INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF THE PIPE AND FLOW. INVERT BRICKS SHALL BE LAID ON EDGE AND THE BASE SECTION SHALL BE FULL. AT CHANGES IN DIRECTIONS, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. CARE SHALL BE TAKEN TO ENSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY. (IAW ENV.-WQ 704.13 (a) (9)), MORTAR SHALL CONFORM WITH REQUIREMENTS OF IAW ENV.-WQ 704.13 (c).

FRAMES AND COVERS: MANHOLES FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. 3-INCH (MINIMUM HEIGHT) LETTERS WITH THE WORD "SEWER" SHALL BE PLAINLY CAST INTO THE CENTER OF EACH MANHOLE COVER. (IAW ENV.-WQ 704.13 (a) (4-6)) SEWER MAN HOLE COVERS ARE TO BE LIFTMATE R-1743-LM.

7) PER ENV-WQ 704.12(M), MANHOLES MUST BE CAPABLE OF SUPPORTING HS-20 LOADS.

8) HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE DOVER DPW, WHICH TYPE SHALL IN GENERAL DEPEND FOR WATERTIGHTNESS UPON A DOUBLE ROW OF AN OVERLAPPING TYPE ELASTOMERIC OR MASTIC-LIKE GASKET. APPROVED ELASTOMERIC SEALANTS ARE: RAM-NEK, KENT SEAL NO. 2, EZ, OR EQUAL.

9) IN CROSS COUNTRY AREAS OUTSIDE OF THE PAVED ROADWAY SURFACE, THE MANHOLE FRAME ELEVATION SHALL BE A MINIMUM OF 6" ABOVE FINISHED GRADE. GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE MANHOLE. SEE TYPICAL TRENCH DETAIL ON U10S.

11.) ALL FRAMES AND GRATES ARE TO BE U.S.A. MADE. MANHOLE STEPS ARE REQUIRED IN THIS MUNICIPALITY AND MUST CONFORM TO THE REQUIREMENTS OF ENV-WQ 704.14. STEPS ARE TO BE PLASTIC.

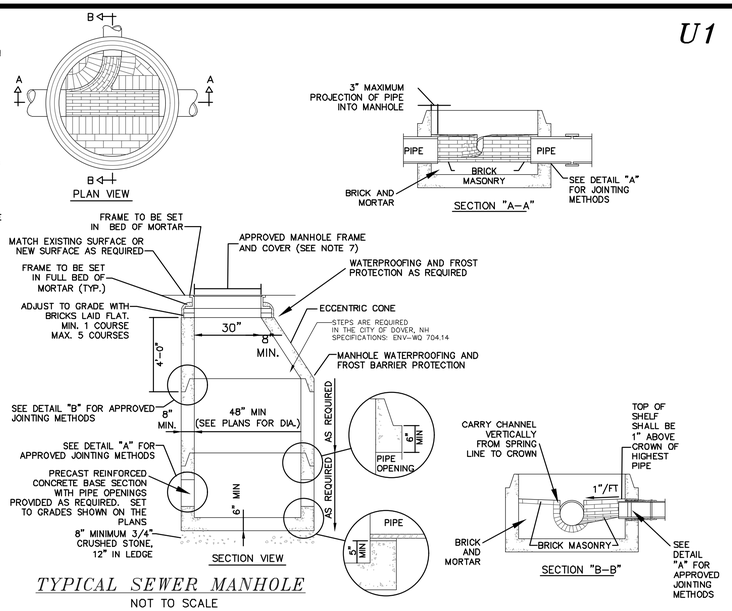
12.) THE CONTRACTOR TO WORK WITH CITY OF DOVER REVIEW ENGINEER AND SEWER DEPARTMENT ON THE MEANS AND METHODS USED TO INSTALL ALL SEWER STRUCTURES.

13.) ANY WORK INVOLVING THE CUTTING INTO THE EXISTING A.C. PIPE SHALL MEET THE REQUIREMENTS OF ENV-A 1800.

14.) THE "CITY OF DOVER, NEW HAMPSHIRE, DEPARTMENT OF COMMUNITY SERVICES, CONSTRUCTION GUIDELINES, PERMITS, RULES, AND REGULATIONS" (DATED MARCH 13, 2018) ARE A PART OF THE CONSTRUCTION DETAILS AND TO BE FOLLOWED.

15.) MANHOLES SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST IN ACCORDANCE WITH THE ASTM C1244 STANDARD AND ENV-WQ 704.17.

U1



TYPICAL SEWER MANHOLE

NOT TO SCALE

U2

R-1743-LM

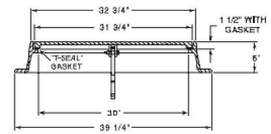
LiftMate Frame, Solid Gasketed Lid

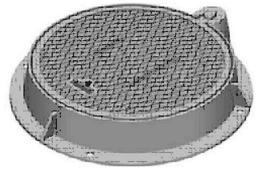
Heavy Duty

Furnished with four 1" anchor holes on 36-7/8" diameter bolt circle.

Hinge plug available for self-seal application.

See p. 13 for LiftMate information.



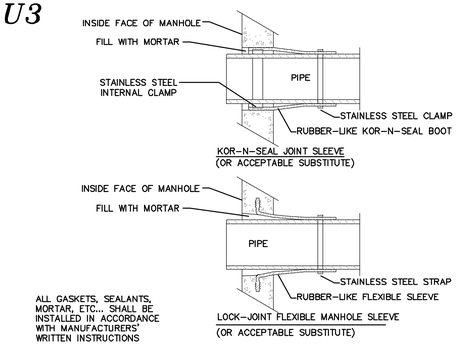


SEWER MANHOLE FRAME AND GRATE WILL BE LIFTMATE R-1743-LM, OR APPROVED EQUAL, 32 INCH OPENING, CAST IRON, H20 LOADING.

SEWER MANHOLE COVER DETAIL

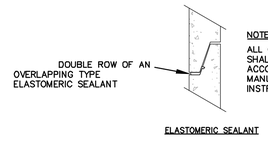
NOT TO SCALE

U3



DETAIL "A" - PIPE TO MANHOLE JOINTS

NOT TO SCALE



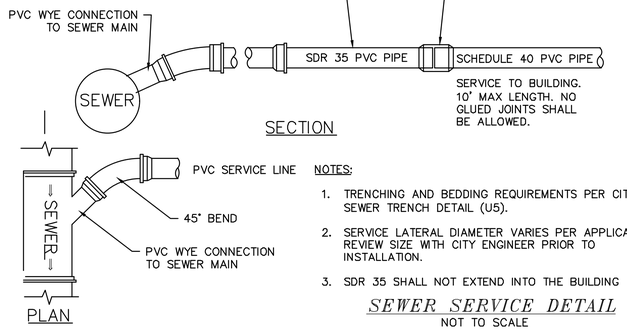
NOTE:

ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.

DETAIL "B" HORIZONTAL JOINTS

NOT TO SCALE

U4



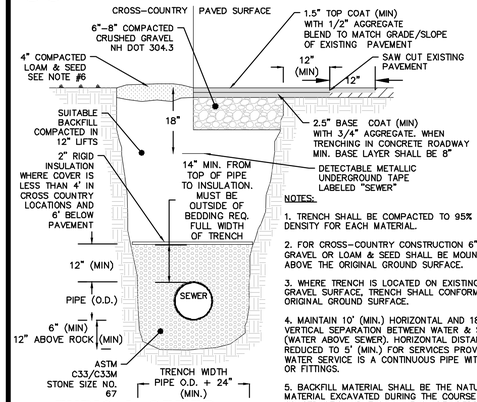
NOTES:

1. TRENCHING AND BEDDING REQUIREMENTS PER CITY SEWER TRENCH DETAIL (U5).
2. SERVICE LATERAL DIAMETER VARIES PER APPLICATION. REVIEW SIZE WITH CITY ENGINEER PRIOR TO INSTALLATION.
3. SDR 35 SHALL NOT EXTEND INTO THE BUILDING

SEWER SERVICE DETAIL

NOT TO SCALE

U5



NOTES:

1. TRENCH SHALL BE COMPACTED TO 95% OPTIMUM DENSITY FOR EACH MATERIAL.
2. FOR CROSS-COUNTRY CONSTRUCTION 6" CRUSHED GRAVEL OR LOAM & SEED SHALL BE MOUNDED 6" ABOVE THE ORIGINAL GROUND SURFACE.
3. WHERE TRENCH IS LOCATED ON EXISTING LAWN OR GRAVEL SURFACE, TRENCH SHALL CONFORM TO MATCH ORIGINAL GROUND SURFACE.
4. MAINTAIN 10' (MIN.) HORIZONTAL AND 18" (MIN) VERTICAL SEPARATION BETWEEN WATER & SEWER MAINS (WATER ABOVE SEWER). HORIZONTAL DISTANCE MAY BE REDUCED TO 5' (MIN.) FOR SERVICES PROVIDED THE WATER SERVICE IS A CONTINUOUS PIPE WITHOUT JOINTS OR FITTINGS.
5. BACKFILL MATERIAL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE; DEBRIS, PAVEMENT, ORGANIC MATTER, TOP SOIL, MUCK, PEAT AND ROCKS OVER 6" IN LARGEST DIMENSION
6. LOAM AND SEED SHOULD BE IN COMPLIANCE WITH NH DOT 641, 642, 643, 644 AND 645.
7. SEWER TRENCH INSULATION SHALL NOT BE PLACED WITHIN LIMITS OF BEDDING/BLANKET REQUIREMENT.

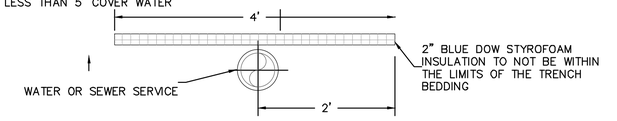
TYPICAL SEWER PIPE TRENCH

NOT TO SCALE

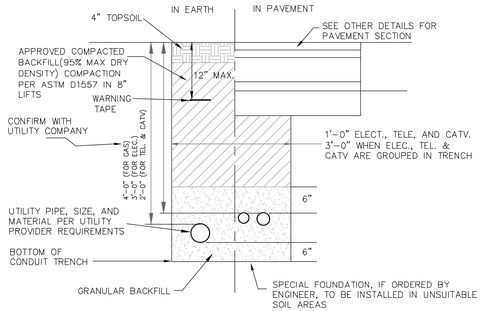
U6

INSULATION OF WATER & SEWER SERVICES

NOT TO SCALE



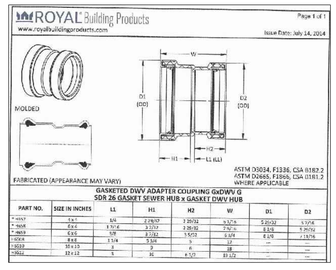
U7



ELECTRICAL, TELEPHONE, CATV & GAS TRENCH

NOT TO SCALE

U8



PART NO.	SIZE IN INCHES	L1	H1	H2	W	D1	D2
* 4DCF	4x4	6/4	2.19/57	1.39/34	4.3/2.5	3.20/3.21	3.37/4
* 6DCF	6x6	9.11/4	3.23/7	2.38/62	5.42/6	4.84/6	5.09/52
* 8DCF	8x8	5/8	3.72/61	1.47/3	6.6/4	6.1/6	7.19/76
* 10DCF	10x10	11/4	5.3/8	1	12	8.1/6	9.19/76
* 12DCF	12x12	6	7	6	18	—	—
15DCF	15x15	5	10	4.5/2	27.1/2	—	—

COUPLING DETAIL

NOT TO SCALE

U9

NOTES:

1. BRICK SHELF CONSTRUCTION DETAIL.

   BRICK MASONRY FOR SHELF, INVERT, AND GRADE ADJUSTMENTS SHALL BE CERTIFIED BY ITS MANUFACTURER AS COMPLYING WITH THE ASTM C32 STANDARD IN EFFECT AT THE TIME THE BRICK IS MANUFACTURED FOR GRADE SS HARD BRICK.

2. MANHOLE DETAIL:

   A. BASE SECTIONS SHALL BE MONOLITHIC CONSTRUCTION TO A POINT AT LEAST 6 INCHES ABOVE THE CROWN OF THE INCOMING PIPE.
   B. ALL PRECAST SECTIONS AND BASES SHALL BE COATED ON THE EXTERIOR WITH A BITUMINOUS DAMP-PROOFING COATING PER ENV-WQ 704.12(J).

3. GRAVITY SEWER PIPE MATERIAL SPECIFICATIONS:

   A. PLASTIC GRAVITY SEWER PIPE AND FITTINGS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH ASTM D3034 FOR 8-INCH THROUGH 15-INCH SDR 35 PVC PIPE. PLASTIC SEWER PIPE SHALL HAVE A PIPE STIFFNESS RATING OF AT LEAST 46 POUNDS PER SQUARE INCH AT 5 PERCENT PIPE DIAMETER DEFLECTION, AS MEASURED BY THE MANUFACTURER IN ACCORDANCE WITH THE ASTM D2412 STANDARD IN EFFECT WHEN PIPE WAS MANUFACTURED. JOINT SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL AND CERTIFIED BY THE MANUFACTURER AS CONFORMING TO THE ASTM D3212 STANDARD IN EFFECT WHEN THE JOINT SEALS WERE MANUFACTURED, AND SHALL BE PUSH-ON, BELL-AND-SPIGOT TYPE.

4. GRAVITY SEWER PIPE TESTING REQUIREMENTS PER ENV WQ 704.06:

   A. ALL NEW GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY THE USE OF LOW-PRESSURE AIR TESTS.

   B. LOW-PRESSURE AIR TESTING SHALL BE IN CONFORMANCE WITH THE FOLLOWING TESTING STANDARDS IN EFFECT AT THE TIME THE TEST IS CONDUCTED:

      ASTM F1417 'STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW-PRESSURE AIR'; AVAILABLE AS NOTED IN APPENDIX D; OR
      UNI-BELL PVC PIPE ASSOCIATION UNI-B-6, 'LOW-PRESSURE AIR TESTING OF INSTALLED SEWER PIPE'; AVAILABLE AS NOTED IN APPENDIX D.

   C. ALL NEW GRAVITY SEWERS SHALL BE:
      CLEANED AND VISUALLY INSPECTED USING A LAMP TEST AND BY INTRODUCING WATER TO DETERMINE THAT THERE IS NO STANDING WATER IN THE SEWER; AND
      TRUE TO LINE AND GRADE FOLLOWING INSTALLATION AND PRIOR TO USE.

   D. ALL PLASTIC SEWER PIPE SHALL BE VISUALLY INSPECTED, AND DEFLECTION TESTED NOT LESS THAN 30 DAYS NOR MORE THAN 90 DAYS FOLLOWING INSTALLATION.

   E. THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5% PERCENT OF AVERAGE INSIDE DIAMETER. A RIGID BALL OR MANDREL WITH A DIAMETER OF AT LEAST 95% OF THE AVERAGE INSIDE PIPE DIAMETER SHALL BE USED FOR TESTING PIPE DEFLECTION. THE DEFLECTION TEST SHALL BE CONDUCTED WITHOUT MECHANICAL PULLING DEVICES.

5. MANHOLE TESTING REQUIREMENTS PER ENV-WQ 704.17:

   A. MANHOLES SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST IN ACCORDANCE WITH ASTM C1244. THE MANHOLE VACUUM TEST SHALL CONFORM TO THE FOLLOWING:
      THE INITIAL VACUUM GAUGE TEST PRESSURE SHALL BE 10 INCHES HG; AND
      THE MINIMUM ACCEPTABLE TEST HOLD TIME FOR A 1-INCH HG PRESSURE DROP TO 9 INCHES HG SHALL BE:
      NOT LESS THAN 2 MINUTES FOR MANHOLES LESS THAN 10 FEET DEEP IN DEPTH;
      NOT LESS THAN 2.5 MINUTES FOR MANHOLES 10 TO 15 FEET DEEP; AND
      NOT LESS THAN 3 MINUTES FOR MANHOLES MORE THAN 15 FEET DEEP;
   B. THE MANHOLE SHALL BE REPAIRED AND RETESTED IF THE TEST HOLD TIMES FAIL TO ACHIEVE THE ACCEPTANCE LIMITS SPECIFIED.

DOVER FILE #SITE-2025-0019

REVISION	DATE	DESCRIPTION
#1	2-10-26	UPDATED PER TRC #1

UTILITY DETAILS
LAND OF
JSR, LLC
VENTURE DRIVE & QUALITY WAY
DOVER, N.H.
TAX MAP D, LOTS 11-5 & 11-5SND

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

AS NOTED
DATE : APRIL 1, 2025
FILE NO. : DB 2021 - 134

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY No. 14241 LICENSED PROFESSIONAL ENGINEER

U-101

U10

NOTES:

1. TRENCH SHALL BE COMPACTED TO 95% OPTIMUM DENSITY FOR EACH MATERIAL.

2. FOR CROSS-COUNTRY CONSTRUCTION 6" CRUSHED GRAVEL OR LOAM & SEED SHALL BE MOUNDED 6" ABOVE THE ORIGINAL GROUND SURFACE.

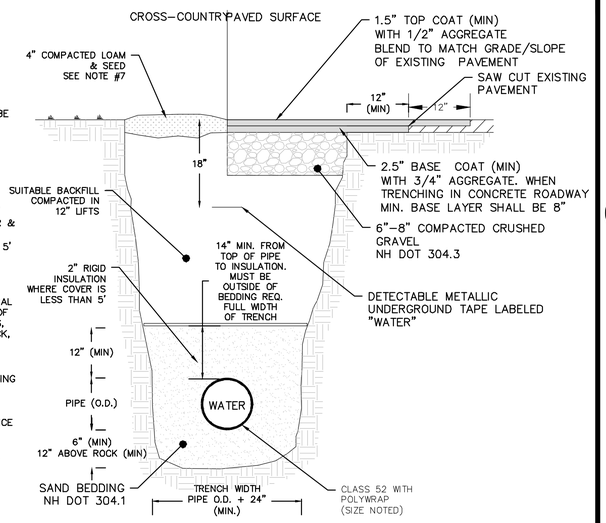
3. WHERE TRENCH IS LOCATED ON EXISTING LAWN OR GRAVEL SURFACE, TRENCH SHALL CONFORM TO MATCH ORIGINAL GROUND SURFACE.

4. MAINTAIN 10' (MIN.) HORIZONTAL AND 18" (MIN) VERTICAL SEPARATION BETWEEN WATER & SEWER MAINS (WATER ABOVE SEWER). HORIZONTAL DISTANCE MAY BE REDUCED TO 5' (MIN.) FOR SERVICES PROVIDED THE WATER SERVICE IS A CONTINUOUS PIPE WITHOUT JOINTS OR FITTINGS.

5. BACKFILL MATERIAL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE; DEBRIS, PAVEMENT, ORGANIC MATTER, TOP SOIL, MUCK, PEAT, AND ROCKS OVER 6" IN LARGEST DIMENSION

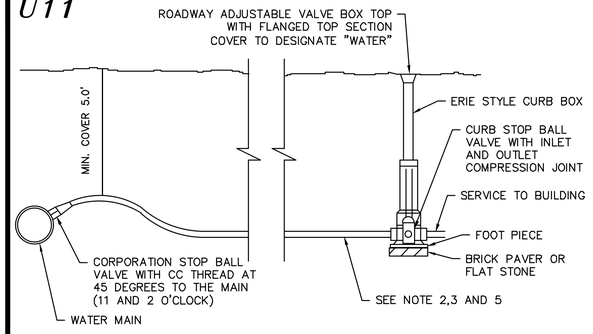
6. PROVIDE MINIMUM 5' OF COVER. ENGINEERING APPROVAL REQUIRED FOR LESS THAN 5' OF COVER.

7. LOAM AND SEED SHOULD BE IN COMPLIANCE WITH NH DOT 641, 642, 643, 644 AND 645.



WATER PIPE TRENCH
NOT TO SCALE

U11



NOTES:

1. ALL WATER LINES 4" OR GREATER SHALL BE DUCTILE IRON WITH AN 8 MIL POLYETHYLENE WRAP, INCLUDING TEE AND OTHER CONNECTIONS.

2. WATER SERVICE LINES SHALL BE COPPER TUBING (TYPE K) BETWEEN MAIN AND CURB STOP.

3. SERVICE BETWEEN CURB STOP AND BUILDING MAY BE (BLUE OR BLACK) CTS SDR 9 PLASTIC POLYETHYLENE RATED FOR 250 psi.

4. CAM-LOCK REQUIRED FOR CTS OR IPS, MJ ADAPTER REQUIRED FOR HDPE

5. ¾"- COPPER, CTS
   1"- COPPER, CTS
   2"- CTS, HDPE, IPS

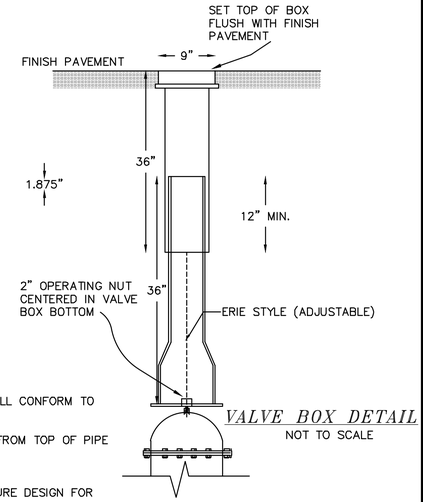
WATER SERVICE CONNECTION
NOT TO SCALE

U12



DROP STYLE COVER

NOTE: COVER MUST BE MARKED "WATER"



VALVE BOX DETAIL
NOT TO SCALE

NOTES:

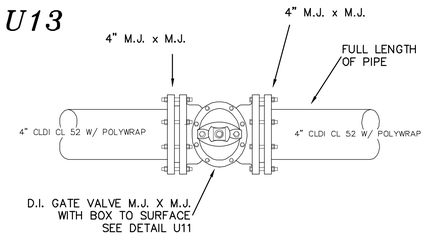
1.) ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO LOCAL WATER WORKS TECHNICAL SPECIFICATIONS.

2.) ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.

3.) ALL VALVES ARE TO OPEN LEFT

4.) SEE CITY OF DOVER STANDARDS OF INFRASTRUCTURE DESIGN FOR POTABLE WATER DETAILS

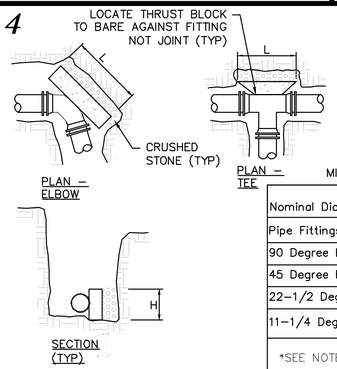
U13

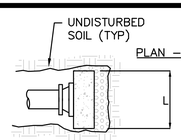


SHUTOFF VALVE DETAIL
NOT TO SCALE

1.) ALL VALVES ARE TO OPEN LEFT
2.) SEE CITY OF DOVER STANDARDS OF INFRASTRUCTURE DESIGN FOR POTABLE WATER DETAILS

U14





PLAN - CAP

THRUST BLOCK SCHEDULE
MINIMUM BEARING AREA (SQUARE FEET)

	PIPE SIZE					
Nominal Dia. (in)	4	6	8	10	12	16
Pipe Fittings	*	*	5.18	7.96	11.43	20.29
90 Degree Bends	*	4.11	7.33	11.26	16.17	28.69
45 Degree Bends	*	*	*	6.10	8.75	15.53
22-1/2 Degree Bends	*	*	*	*	4.46	7.92
11-1/4 Degree Bends	*	*	*	*	*	*

*SEE NOTE 2

System Pressure: 125 psi
Safety Factor: 1.5
Soil Bearing Capacity: 2,000 psf

NOTES:

1. ALL THRUST BLOCKS SHALL BE PRE-CAST CONCRETE UNLESS APPROVED BY THE CITY ENGINEER.
2. 2'X2'X2' MINIMUM THRUST BLOCK REQUIRED, ANY BEARING AREA OVER 4SF REQUIRES THRUST BLOCKS, RESTRAINED JOINTS AND CALCULATIONS ASSOCIATED WITH THE JOINT.
3. THE MINIMUM BEARING AREAS SHOWN IN THE THRUST BLOCK SCHEDULE ARE BASED ON A SYSTEM PRESSURE OF 125 PSI. IF THE SYSTEM PRESSURE IS ABOVE 125 PSI, INCREASE THE NOTED AREAS PROPORTIONALLY TO THE ACTUAL SYSTEM PRESSURE.
4. FOR MINIMUM BEARING AREAS OVER 4 SF, THE LENGTH (L) OF THE BLOCK IS APPROXIMATELY TWICE AS LONG AS THE HEIGHT (H).
5. PLACE CRUSHED STONE BEHIND THRUST BLOCK AGAINST UNDISTURBED SOIL.
6. PLACE THRUST BLOCK ALONG MAXIMUM LENGTH OF THE FITTING TO MAXIMIZE BEARING AREA.
7. CONCRETE COMPRESSIVE STRENGTH: 2,000 PSI MINIMUM.
8. USE OF THRUST BLOCKS DOES NOT ELIMINATE THE REQUIREMENT OF OTHER RESTRAINTS OR VICE VERSA.

THRUST BLOCKS

DOVER FILE #SITE-2025-0019

REVISION	DATE	DESCRIPTION
#1	2-10-26	UPDATED PER TRC #1

UTILITY DETAILS
LAND OF
JSR, LLC
VENTURE DRIVE & QUALITY WAY
DOVER, N.H.
TAX MAP D, LOTS 11-5 & 11-5SND

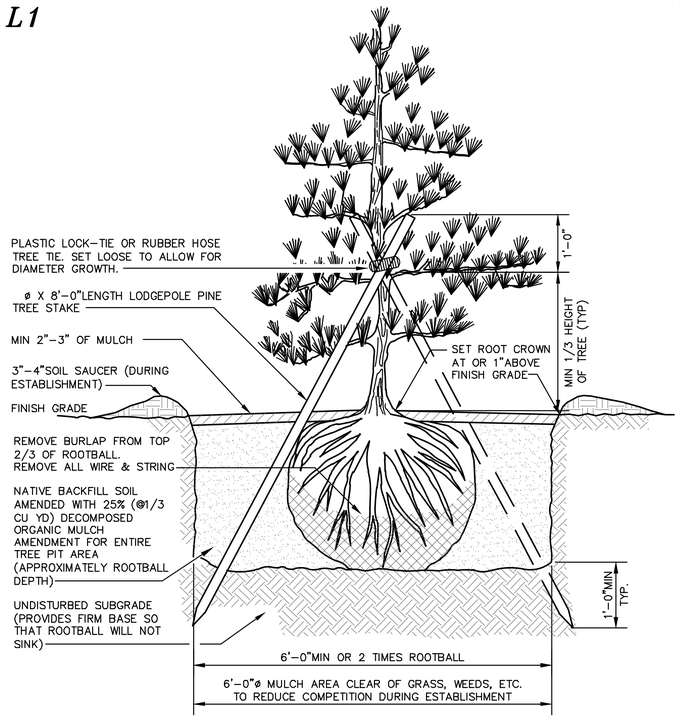
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

AS NOTED
DATE : APRIL 1, 2025
FILE NO. : DB 2021 - 134

STATE OF NEW HAMPSHIRE - KENNETH A. BERRY No. 14247 LICENSED PROFESSIONAL ENGINEER -

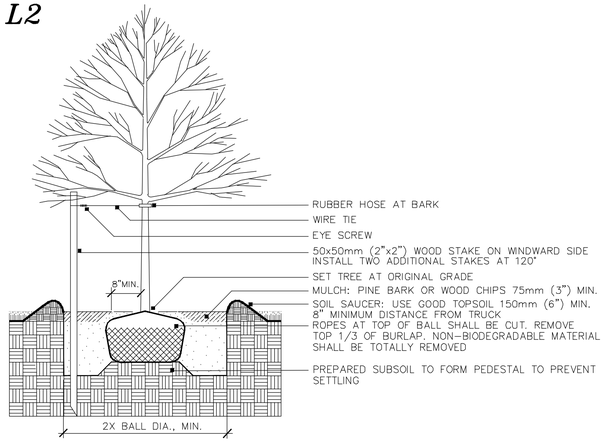
U-102

L1



CONIFEROUS TREE PLANTING

L2



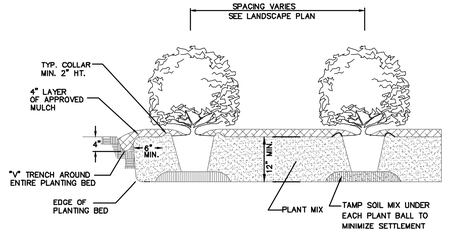
DECIDUOUS TREE PLANTING

NOTE: STAKING TO BE USED IN PARKING ISLANDS AND OTHER CONFINED AREAS AS NECESSARY TO AVOID CONFLICTS WITH PEDESTRIANS

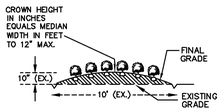
L3

NOTES:

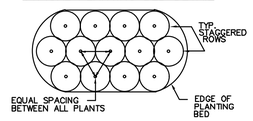
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
2. INSTALL CONTAINERIZED PLANTS AT FINSHED GRADE
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



TYPICAL PLANTING BED DETAIL



TYPICAL BED CROWNING

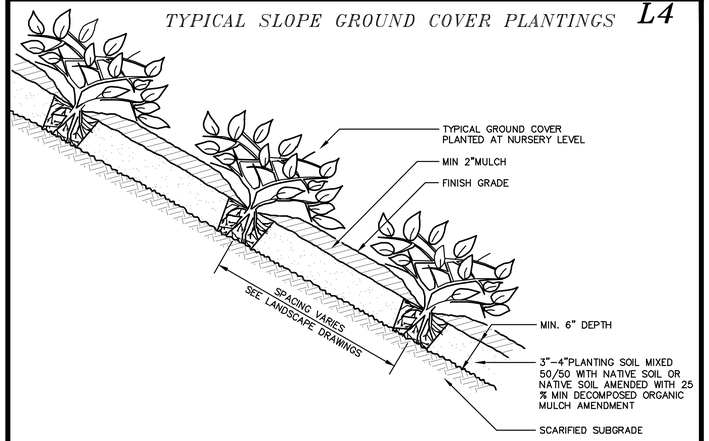


TYPICAL PLANTING BED PLAN

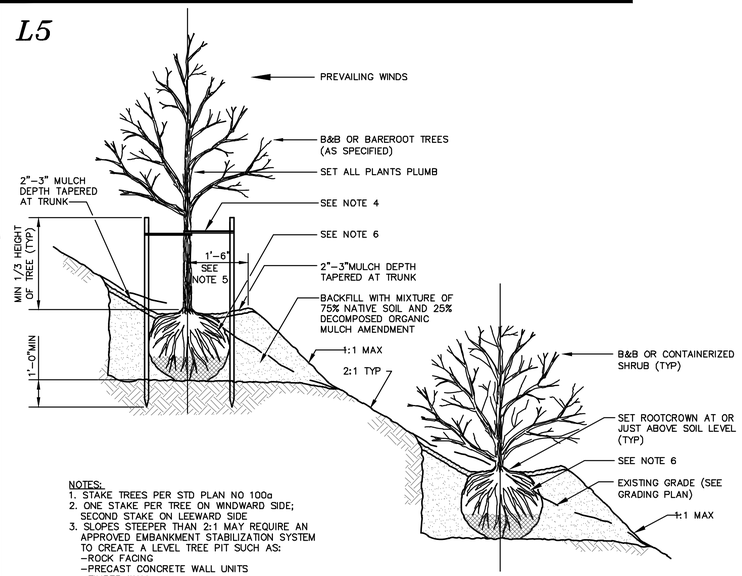
SHRUB & HEDGE PLANTING

L4

TYPICAL SLOPE GROUND COVER PLANTINGS



L5



NOTES:
1. STAKE TREES PER STD PLAN NO 100a
2. ONE STAKE PER TREE ON WINDWARD SIDE; SECOND STAKE ON LEEWARD SIDE
3. SLOPES STEEPER THAN 2:1 MAY REQUIRE AN APPROVED EMBANKMENT STABILIZATION SYSTEM TO CREATE A LEVEL TREE PIT SUCH AS:
   –ROCK FACING
   –PRECAST CONCRETE WALL UNITS
   –TIMBER WALL
   –MANUFACTURED SLOPE RETENTION UNITS
4. CHAINLOCK TREE TIE. LOOP EACH TIE AROUND TREE LOOSELY TO PROVIDE 1" SLACK FOR DIAMETER GROWTH.
5. SHAPE SOIL TO PROVIDE 3' DIAMETER OR ROOTBALL DIAMETER, WHICHEVER IS GREATER, WATERING RING.
6. REMOVE ALL WIRE AND STRING. REMOVE TOP 2/3 OF BURLAP.

TREE PLANTING ON SLOPES

L6

NOTES:

1.) CALL DIG SAFE PRIOR TO BEGINNING WORK. (1–888–344–7233). THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF THE SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER OR GENERAL CONTRACTOR.

2.) CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING. SEE NOTE XXX ON OVERALL SITE PLAN.

3.) PROVIDED SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.

4.) ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

5.) ALL PLANT MATERIALS SHALL BE FREE FROM INSECTS AND DISEASE.

6.) ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM OWNER.

7.) ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.

8.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING AND NEWLY PLANTED TREES AND SHRUBS DURING THE CONSTRUCTION PROCESS. WHERE REQUIRED, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING (SNOW OR EQUAL) AROUND EXISTING TREES AND SHRUBS THAT COULD BE IMPACTED BY THE CONSTRUCTION PROCESS. STORAGE OF CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS, SNOW STORAGE AND OR VEHICLE PARKING SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF TREES OR TWENTY FEET WHICH EVER IS GREATER.

9.) NEW PLANTINGS SHALL BE INSTALLED PER PROJECT DRAWINGS AND SPECIFICATION THAT INCLUDE FERTILIZATION AND MULCHING AS REQUIRED.

10.) ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH.

11.) WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL–ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.

12.) MAINTENANCE OF NEW PLANTINGS AND LAWNS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OR LANDSCAPE SUBCONTRACTOR UNTIL ACCEPTANCE BY THE OWNER. RESPONSIBILITIES SHALL INCLUDE WATERING WEEDING AND MOWING AS NECESSARY. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, REPLACEMENT MATERIAL SHALL BE GUARANTEED FOR AND ADDITIONAL YEAR FROM TIME OF INSTALLATION.

13.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY EROSION CONTROL MEASURES DURING THE CONSTRUCTION PHASE AND UNTIL ALL AREAS HAVE BEEN STABILIZED AND ACCEPTED BY THE OWNER. THE GENERAL CONTRACTOR SHALL PROVIDE WEEKLY INSPECTIONS OF EROSION MEASURE AND IMMEDIATELY AFTER STORM EVENTS AND REPAIR AS NECESSARY.

14.) THE GENERAL CONTRACTOR AND OR THE LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL THREE GUYING MATERIAL ONCE PLANT MATERIAL HAS BEEN ESTABLISHED. (MINIMUM OF ONE GROWNG SEASON). ALL TEMPORARY EROSION CONTROL MEASURE SHALL BE REMOVED ONCE STABILIZATION OF DISTURBANCE HAS BEEN ACCEPTED BY OWNER.

15.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM OF TWO MOWINGS FOR ALL TURF AREAS OR UNTIL ACCEPTANCE BY THE OWNER. A MINIMUM UNIFORM 75% CATCH OF TURF IS REQUIRED FOR ACCEPTANCE.

16.) ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN.

17.) SHRUBS OR TREES WHICH DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON WITH NEW SHRUBS OR TREES TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS.

18.) ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING WINTER CONDITIONS.

19.) TREES ARE TO BE 2–2.5" CALIPER 6" OFF THE ROOT BALL.

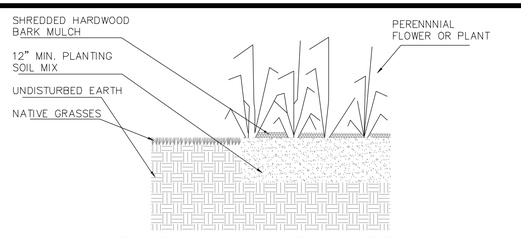
20.) ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 – NURSERY STOCK, LATEST EDITIONS (AMERICAN ASSOCIATION OF NURSERYMEN, INC.)

21.) 4" AGED PINEBARK MULCH AND A WEED BARRIER (TY–PAR FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.

22.) PLANT–PIT BACK–FILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PARTS OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON–SITE TOPSOIL AS PART OF BACK FILL WHEN AVAILABLE.

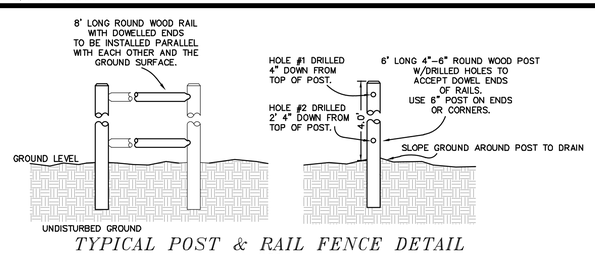
23.) ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS.

L8



PERENNIAL PLANTING DETAIL

L7



TYPICAL POST & RAIL FENCE DETAIL

N.T.S.

L–101

DOVER FILE #SITE–2025–0019

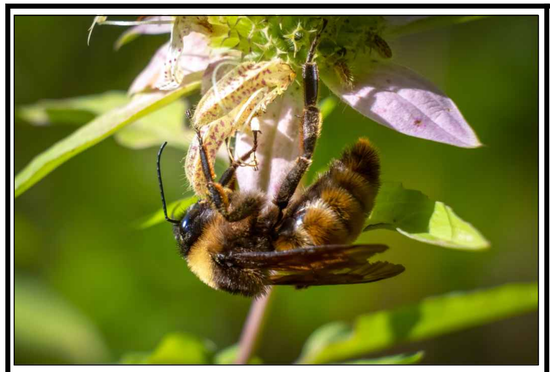
REVISION	DATE	DESCRIPTION
#1	2–10–26	UPDATED PER TRC #1

LANDSCAPING DETAILS
LAND OF
JSR, LLC
VENTURE DRIVE & QUALITY WAY
DOVER, N.H.
TAX MAP D, LOTS 11–5 & 11–5SND

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332–2863

DATE : APRIL 1, 2025
FILE NO. : DB 2021 – 134
AS NOTED

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14041
LICENSED PROFESSIONAL ENGINEER



AMERICAN BUMBLE BEE

IDENTIFICATION/DESCRIPTION:

BOMBUS PENSYLVANICUS IS A LARGE BUMBLE BEE WITH THE QUEEN MEASURING 1 IN, THE WORKER FROM 0.5 IN, AND THE MALE FROM 0.75 IN IN LENGTH. THE QUEEN IS MOSTLY BLACK, INCLUDING THE LEGS, SPURS AND TEGULAE (BASE OF WING). TERGITE 1, OR THE MOST ANTERIOR BACK PORTION OF THE QUEEN IS OFTEN YELLOW ESPECIALLY IN THE MIDDLE. WORKER BEES' MIDDLE TERGITES ARE YELLOW, THE TAIL BLACK, AND FACE LONG. THEIR CHEEKS ARE SLIGHTLY LONGER THAN BROAD, AND THE CLYPEUS (NOSE) HAS LARGE PUNCTURES EXCEPT ON THE MID LINE. THE HAIR ON THE TOP OF THE HEAD IS BLACK, SHORT AND EVEN. MALES HAVE A YELLOW ABDOMEN WITH A BLACK HEAD AND BLACK STRIPING IN THE LOWER THORAX.



BLANDINGS TURTLE

IDENTIFICATION/DESCRIPTION:

A 7– TO 9–INCH TURTLE WITH YELLOW SPECKLES THAT OFTEN RUN TOGETHER TO FORM STREAKS ON THE CARAPACE. EASILY IDENTIFIED WHEN BASKING FROM ITS CHARACTERISTIC YELLOW THROAT AND CHIN.



NORTHERN BLACK RACER

IDENTIFICATION/DESCRIPTION:

A SLENDER BLACK SNAKE MEASURING 36–60 INCHES. BLACK RACERS ARE GLOSSY BLACK ON THE TOP AND BOTTOM WITH A WHITE THROAT AND CHIN. YOUNG RACERS ARE PATTERNED WITH BROWN OR REDDISH PATCHES ON A LIGHTER BASE OF GRAY.



SMOOTH GREEN SNAKE

IDENTIFICATION/DESCRIPTION:

A THIN, SLENDER BRIGHT–GREEN SNAKE MEASURING 10–20 INCHES. THE UNDERSIDE IS WHITE OR A PALE YELLOW.



LITTLE BROWN BAT

IDENTIFICATION/DESCRIPTION:

THE LITTLE BROWN BAT IS A SMALL MAMMAL WITH A BODY LENGTH OF 2 1/2 – 4" AND WEIGHING APPROXIMATELY 1/8 TO 1/2 AN OUNCE. THE WINGSPAN OF LITTLE BROWN BATS RANGE FROM 9 – 11". BATS ARE THE ONLY MAMMALS THAT ENGAGE IN TRULY ACTIVE FLIGHT. AS THEIR NAME SUGGESTS THEY ARE GLOSSY BROWN ABOVE WITH A LIGHTER GRAY COLOR BELOW. THESE BATS CAN LIVE 20 TO 30 YEARS.



NORTHERN LONG–EARED BAT

IDENTIFICATION/DESCRIPTION:

THE NORTHERN LONG–EARED BAT IS A MEDIUM–SIZED BAT WITH A BODY LENGTH OF 3 TO 3.7 INCHES BUT A WINGSPAN OF 9 TO 10 INCHES. THEIR FUR COLOR CAN BE MEDIUM TO DARK BROWN ON THE BACK AND TAWNY TO PALE–BROWN ON THE UNDERSIDE. AS ITS NAME SUGGESTS, THIS BAT IS DISTINGUISHED BY ITS LONG EARS, PARTICULARLY AS COMPARED TO OTHER BATS IN ITS GENUS, MYOTIS



EASTERN SMALL–FOOTED BAT

IDENTIFICATION/DESCRIPTION:

THE EASTERN SMALL–FOOTED BAT HAS BROWNISH FUR, OFTEN WITH A GOLDEN SHEEN, THAT CONTRASTS WITH ITS BLACKISH FACE AND EARS, AND BLACKISH–BROWN WINGS AND TAIL MEMBRANE. IT CAN BE DISTINGUISHED FROM OTHER MYOTIS SPECIES BY ITS BLACK MASK AND SMALL SIZE. THE BODY IS LITTLE MORE THAN 3½ INCHES LONG, INCLUDING A 1½–INCH TAIL. ITS SMALL FEET, WHICH PROVIDE THE COMMON NAME, ARE LESS THAN A HALF–INCH AND ITS WINGSPAN RANGES FROM 8¼ TO 9¾ INCHES. THIS SPECIES FLIES SLOWLY AND ERRATICALLY, USUALLY ABOUT ONE TO THREE YARDS ABOVE THE GROUND.



SILVER HAIRED BAT

IDENTIFICATION/DESCRIPTION:

THE SILVER–HAIRED BAT IS A MEDIUM–SIZED BAT WITH VERY DARK FUR TIPPED WITH SILVER OR WHITE. THE WINGS AND TAIL MEMBRANE ARE BLACK. EARS ARE SHORT AND ROUND WITH A SHORT, BLUNT–TIPPED TRAGUS. THE DORSAL SURFACE OF THE TAIL MEMBRANE IS PARTIALLY FURRED AND THE CALCAR LACKS A KEEL



TRI–COLORED BAT

IDENTIFICATION/DESCRIPTION:

THE TRICOLORED BAT, FORMERLY KNOWN AS THE EASTERN PIPISTRELLE (PIPISTRELLUS SUBFLAVUS), IS A SMALL BAT WEIGHING 0.2 TO 0.3 OUNCES (5 TO 8 GR) AND HAS A WINGSPAN OF 8 TO 10 INCHES. THE TERM "TRICOLORED" REFERS TO THE BAT'S YELLOWISHBROWN COAT THAT IS DARK AT THE BASE, YELLOWISH–BROWN IN THE MIDDLE, AND DARK AT THE TIPS. THE WING MEMBRANES ARE BLACKISH, BUT THE FACE AND EARS HAVE A PINKISH COLOR. AN OBVIOUS IDENTIFYING CHARACTERISTIC OF THIS SPECIES IS THE PINK COLOR OF THE SKIN ON THE RADIUS BONE. THE FEET ARE ALSO RELATIVELY LARGE COMPARED TO ITS BODY SIZE.



SPOTTED TURTLE

IDENTIFICATION/DESCRIPTION:

A SMALL 3–5 INCH TURTLE RECOGNIZED BY NUMEROUS YELLOW SPOTS COVERING A DARK CARAPACE. THE NUMBER OF SPOTS IS VARIABLE. SPOTS CAN ALSO BE FOUND ON THE HEAD AND LIMBS.



WOOD TURTLE

IDENTIFICATION/DESCRIPTION:

A 5–8 INCH TURTLE CHARACTERIZED BY ITS HIGHLY SCULPTED SHELL WHERE EACH LARGE SCUTE TAKES AN IRREGULAR PYRAMIDAL SHAPE. THE NECK AND FORELIMBS ARE ORANGE.

W–101

DOVER FILE #SITE–2025–0019

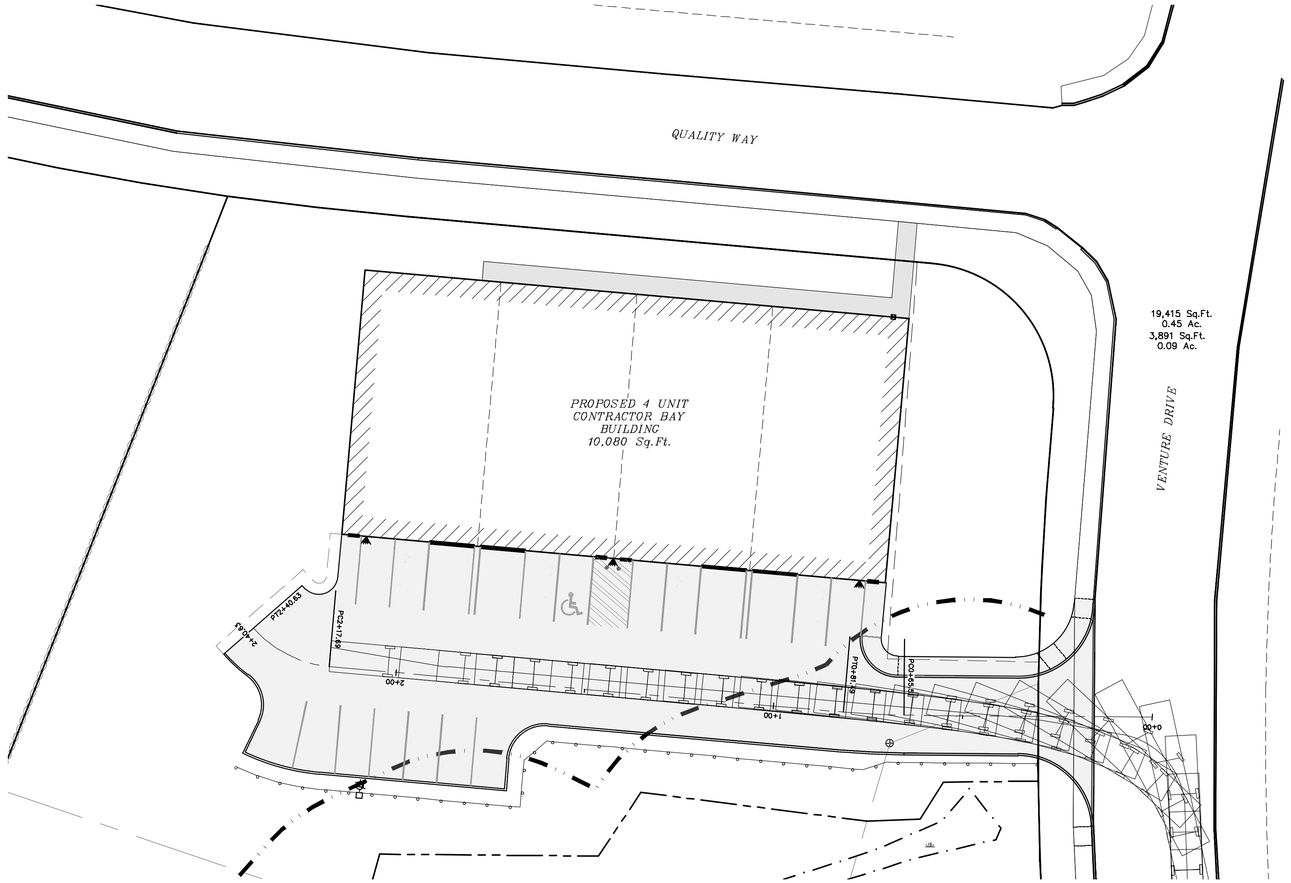
REVISION	DATE	DESCRIPTION
#1	2–10–26	UPDATED PER TRC #1

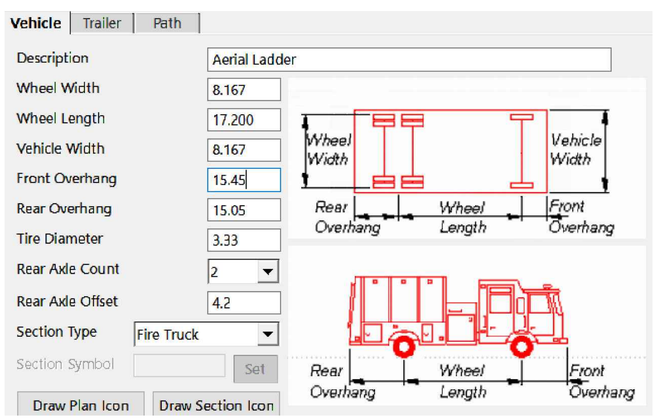
WILDLIFE IDENTIFICATION PLAN
LAND OF
JSR, LLC
VENTURE DRIVE & QUALITY WAY
DOVER, N.H.
TAX MAP D, LOTS 11–5 & 11–5SND

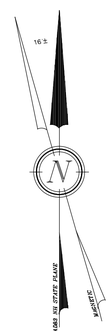
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332–2863

SCALE : NONE
DATE : APRIL 1, 2025
FILE NO. : DB 2021 – 134

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14941
LICENSED PROFESSIONAL ENGINEER







GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DOVER FILE #SITE-2025-0019

REVISION	DATE	DESCRIPTION
#1	2-10-26	UPDATED PER TRC #1

DOVER FIRE TRUCK TURNING TEMPLATE
LAND OF
JSR, LLC
VENTURE DRIVE & QUALITY WAY
DOVER, N.H.
TAX MAP D, LOTS 11-5 & 11-5SND

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 1, 2025
FILE NO. : DB 2021 - 134

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 7941
LICENSED PROFESSIONAL ENGINEER

CITY OF DOVER

CITY OF DOVER – SITE PLAN AMENDMENTS

Posted: xx.xx.2026

Adopted:	**XX-XX-2026**
Ordinance Title:	Site Review Regulation Amendments
Chapter:	153

Pursuant to RSA 675:6, the Planning Board hereby approves of and adopts the following Site Review Regulation Amendments consistent with the enabling authority in RSA 674:44:

PURPOSE

The purpose of the proposed action by the Planning Board is to amend Chapter 153 of the Code of the City of Dover, entitled Site Review Regulations, by updating the Code to increase clarity and fix procedural deficiencies within the Code language, as set forth below.

1. Chapter 153 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising Section 7, "Planning Board action", to accommodate minor changes to a site plan during the construction phase which can be made at the administrative level:

   "§ 153-7 Planning Board Action

   A. The Planning Board shall take no action on an applicant's development proposal until it has received a report from the Technical Review Committee evaluating said proposal.

   B. The Planning Board shall act to approve or disapprove within 65 days after formal acceptance of the application.

   C. The applicant may waive the requirement for Planning Board action and consent to such extension as may be mutually agreeable.

   D. The Planning Board may request technical assistance from experts in any field in making a proper determination of the physical, social, economic, and environmental or other impact of a proposed development on the community. In the event that said technical assistance would require remuneration, the applicant shall be responsible for such costs.

   E. The Planning Board shall, as deemed necessary, place conditions on such approval, including the posting of a performance bond or escrow agreement as specified in § 153-11 of this chapter.

   F. The action of the Planning Board shall be recorded in writing and shall be transmitted to the applicant, stating the reasons for approval, approval with modification, or disapproval. Such correspondence shall specify, where appropriate, those aspects in which the site review application fails to conform to the City's ordinances or to other essential planning criteria, as determined by the Planning Board in accordance with § 153-5 of these regulations.

   G. The Planning Board may grant preliminary site review approval; however, said approval shall not qualify the applicant to receive a building permit for the construction of said project. Said approval shall remain in effect for a period not to exceed one year. In the event a development is being constructed in phases, the applicant may, by prior written agreement with the Planning Board, receive a preliminary site approval for a period not to exceed two years.

H. Minor Field Modifications

If at any time prior to the issuance of an approved site plan's final certificate of occupancy, the applicant demonstrates to the satisfaction of the Planning Director that unforeseen conditions make it necessary or preferable to modify the governing site plan in accordance with the overriding intent of the approved site plan and without substantially changing the approved site plan, so as to address and remedy what would otherwise be a violation of the approved site plan, the Planning Director shall investigate whether the foregoing standards have been met and thereafter, if the Planning Director determines that the foregoing standards are met, seek to resolve the unforeseen conditions by agreement with the applicant. It is expected that only the following minor items may be resolved by the Planning Director as set forth in this paragraph:

(1) Minor changes in the dimensions or locations of any building or structure, which do not require changes in parking, loading, access, or public utilities that would affect the integrity of the Site Plan approved by the Board.

(2) Minor changes in the configuration of parking lots, which do not result in a reduction of any approved landscaped area.

(3) Minor changes in the locations, dimensions and materials of proposed utilities and drainage improvements, provided the changes do not necessitate permits or approvals from any federal, state or local entity.

(4) Changes in the locations and types of outdoor lighting and landscaping, provided that the integrity of the Site Plan approved by the Board is maintained. This may include but not be limited to, species, size, location, number of plants for landscaping, or location, fixtures of lighting.

(5) Other minor changes to the site plan that still maintain the integrity of the approved Site Plan.

At the discretion of the Planning Director, any request for modification to a Site Plan, which is not in clear conformance with the guidelines above, shall be referred to the Planning Board for review and action pursuant to Article IV of these regulations.

2. Chapter 153 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising Section 9.B(2), "Expiration of Planning Board approval", by adding the abutter notice requirement for all time extension requests, as follows:

"§ 153-9. Expiration of Planning Board approval.

A. Planning Board approval shall be valid for five years from the date of said approval. If a building permit has not been issued within such time constraints, then said approval shall be considered null and void, except as provided below.

B. The Planning Board may grant time extensions, not to exceed one year each.
(1) The applicant shall appear before the Planning Board and document that the following criteria are met:

(a) The proposed project is consistent with the City Master Plan.

(b) Surrounding conditions (i.e., traffic flow, school capacity, water/sewer demand) have not changed to the point of requiring reanalyzing of the proposed project.

(c) The proposed project complies with current City, state and federal regulations, ordinances and statutes.

(d) Notification of abutters shall be required of all ~~first-time~~ extension requests. Said notification shall be by certified mail and shall be at the expense of the applicant."

3. Chapter 153 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising Section 13, "Site development plan", by adding an additional subsection to clarify the site plan amendment process, as follows:

"C. Site Plan Amendments
Following the issuance of site plan's final certificate of occupancy, site plans and their conditions may be amended to accommodate further development pursuant to the following:

(1) Copies of the final plans, with all changes annotated and highlighted on each affected page, shall be submitted to the Planning Board for review and approval.
(a) Architectural and Streetscape renderings shall be submitted at the request of the Planning Director.
(b) Any increase in impervious surface coverage shall include an updated stormwater management and erosion control plan, per Section 153-13.A(18) for the City Engineer or designee to review and endorse.
(c) Any development which necessitates additional utility infrastructure to support the proposed amendments will require a new utility plan which shall include the location, dimension, and material of all existing and proposed utilities and identify all on-site waste disposal systems and wells.
(d) Any development which increases vehicular traffic to the site shall include a new traffic impact assessment and analysis, per Section 153-13.A(19).

(2) All site plan amendments shall include a narrative which describes the proposed amendment of the final site plan and an overview of the overall impacts of the proposed amendment. The narrative shall identify each sheet of the final plan which is affected by the proposed amendment with an accompanying description of any changes or impacts. Upon the request of staff, a plan sheet showing the original approved plan with the proposed changes in an overlay format shall be submitted.

(3) At the discretion of the Planning Director, any proposed amendment that is deemed to substantially alter the originally approved site plan may be required to submit an application compliant with Section 153-13.A , including any requests for waivers for any information required by Subsection A(1) through (20) that is not provided.

(4) Nothing within this section shall waive Technical Review Committee review as specified in Section 4.B."

4. Chapter 153 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising Section 14.C, "Driveways, accessways and internal roads", by clarifying maximum and minimum values for driveways servicing multiple parcels, as follows:

"C. Driveways, accessways and internal roads.

	0-4 Residential Units	5-24 Residential Units	Over 25 Residential Units
Right-of-way	30 feet	30 feet	50 feet
Road width	16 feet	24 feet	24 to 32 feet*
Base course	12" bank run gravel	18" bank run gravel	18" bank run gravel
	4" crushed gravel	4" crushed gravel	6" crushed gravel
	2" asphalt tight binder	2" asphalt tight binder	2 1/2" asphalt tight binder
	3' gravel shoulder	3' gravel shoulder	3' gravel shoulder

* The width of the roadway shall be determined by the site's physical characteristics and the layout and density of the proposed development.

(1) All driveways, accessways, internal roads, and loading and service areas shall be graded, paved and improved with curbs, gutters, sidewalks and stormwater drainage facilities. The curbing along or at intersections with public street rights-of-way shall be granite. Internal walkways shall be constructed of a pervious material, such as pervious asphalt or concrete, open or pervious paving blocks, or similar technologies.

(2) Private driveways and internal roads shall be designed and constructed pursuant to the following criteria:

(3) A road plan and profile shall be submitted with the site review application. Said plans shall be prepared by a professional engineer licensed to practice in the State of New Hampshire. If a roundabout is proposed for inclusion, a professional engineer with traffic engineering certifications must design the roundabout in conformance with "Roundabouts: An Informational Guide" as adopted and amended by the Federal Highway Administration.[Amended 6-12-2018]

(4) When a nonresidential zoned parcel straddles or abuts a residential zone, nonresidential traffic shall be prohibited from exiting or entering through the residential zone, unless there is no other viable option. Infill and redevelopment projects shall include sidewalk improvements via installation of sidewalks back to the closest improved sidewalk.

(5) For access to a proposed nonresidential or to a multifamily dwelling containing more than four dwelling units, driveway entrances and exits shall be as follows: [Added 6-12-2018]

(a) Where one entrance/exit is designed to service a parcel or parcels, the width shall not exceed 32 feet.

(b) Where two entrances/exits are designed to service a parcel or parcels, the width of each shall not exceed 24 feet."

CITY OF DOVER

CITY OF DOVER – SUBDIVISION AMENDMENTS

Posted: xx/xx/xxxx

Adopted:	**XX-XX-2026**
Title:	Land Subdivision Regulations Amendments
Chapter:	157

Pursuant to RSA 675:6, the Planning Board hereby approves of and adopts the following Site Review Regulation Amendments consistent with the enabling authority in RSA 674:36:

PURPOSE
The purpose of this ordinance is to amend Chapter 157 of the Code of the City of Dover, entitled Land Subdivision Regulations, by updating the Code to increase clarity and fix procedural deficiencies within the Code language, as follows:

1. Chapter 157 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Section 23, "Performance requirements", to require abutter notification for any extension requests instead of the initial request only:

   "§ 157-23 Performance Requirements.

   A. All site improvements in the approved subdivision or part thereof shall be constructed and/or installed within five years of the date of final plat approval in accordance with the requirements specified herein, unless such time is extended by written mutual consent of the applicant and the Planning Board. Such improvements shall not be considered complete until officially approved by the City Engineer and Community Services Director or accepted by the City Council, as appropriate. Responsibility for uninspected and unimproved utilities will be that of the developer. [Amended 12-18-2012]

   B. The Planning Board may grant time extensions, not to exceed one year each. The applicant shall appear before the Planning Board and document that the following criteria are met:

      (1) The proposed project is consistent with the City Master Plan.

      (2) Surrounding conditions (i.e., traffic flow, school capacity, water/sewer demand) have not changed to the point of requiring reanalyzing of the proposed project.

      (3) The proposed project complies with current City, state and federal regulations, ordinances and statutes.

      (4) Notification of abutters shall be required of all ~~first time~~ extension requests. Said notification shall be by certified mail and shall be at the expense of the applicant."

2. Chapter 157 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Section 50, "Driveways", to exempt driveways which interact exclusively with a private drive, per RSA 236:13 as follows:

   "§ 157-50 Driveways.

   A. The provisions of this section apply to the construction, reconstruction, alteration, surfacing or resurfacing of any driveway which intersects with the right-of-way of any City-

owned, City-maintained way ~~and/or other private way~~. Section 125-8 of the City Code, referring to permit requirements, applies to all paving contractors or related construction enterprises engaged in the retailing of driveway paving services to the general public within Dover's City limits. [Amended 1-14-2020]"

3. Chapter 157 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by creating a subsection, 157-5-A, dedicated to controlling regulations of subdivision plan amendments:

"§157-XX. Subdivision Plat Amendments

A. Any change to a previously approved or recorded subdivision plat shall require staff review and potentially, action by the Planning Board. Such changes include, but are not limited to, adjustments to lot lines or areas, modifications to easements or rights-of-way, alterations to approved infrastructure, revisions to plan notes or conditions, or corrections to drafting or survey errors.

B. The Planning Director shall determine whether a proposed change constitutes a minor amendment or a major amendment.

C. Minor amendments.
   (1) A minor amendment is an insubstantial change that does not create additional lots, does not reduce lot area or frontage below zoning requirements, does not alter roadway geometry or public infrastructure in a manner affecting capacity, safety, or drainage, and does not modify conditions of original approval. Examples of such insubstantial changes include, but are not limited to:
      i. Clerical and drafting corrections to fix typographic errors, mislabeled sheets or notes, legends, etc.;
      ii. Utility and service detail updates to include material types and location modifications within the approved utility corridor;
      iii. Minor grading adjustments within the approved grading envelope, the relocation of drainage infrastructure by less than five (5) feet without altering flow paths, pipe materials and elevations provided hydraulics remain unchanged;
      iv. State and federal permit note updates;
      v. Roadway detail corrections;
      vi. Landscaping clarifications to include species changes, planting locations provided visual screening effect remains unchanged, and missing notes; and
      vii. Sheet consolidations or formatting changes

(2) Minor amendments may be eligible for administrative approval as provided in Subsection E below.

D. Major amendments.

(1) Any substantial change that does not meet the criteria of Subsection C shall be considered a major amendment. Examples of substantial changes include, but are not limited to:

i. Alteration of lot lines;

ii. Change in the number of lots;

iii. Changes to road layout or width;

iv. Alteration of drainage patterns or stormwater system performance;

v. Modification of easement size, location, or purpose;

vi. Configuration of Open Spaces; and

vii. Changes which conflict with a condition of approval;

(2) Major amendments shall require public notice and a public hearing in accordance with § 157-12 and RSA 676:4, I(d).

(3) Following a public hearing, the Board shall approve, conditionally approve, disapprove, or table the amendment in accordance with § 157-13.

E. Administrative approval of minor amendments.

(1) The Planning Director, or designee, is authorized to approve minor amendments that do not alter the intent of the original approval and do not necessitate Planning Board review.

(2) Administrative approvals shall be documented in writing and reported to the Planning Board at its next regular meeting.

(3) Any amendment approved administratively shall be recorded at the Strafford County Registry of Deeds.

(4) The Planning Director may refer any amendment to the Planning Board at their discretion.

F. All approved subdivision plat amendments, whether administrative or Board-approved, shall be recorded at the Strafford County Registry of Deeds. No amendment shall be valid until recorded.

G. Approval of an amendment shall supersede only those portions of the previously approved plat that are expressly modified. Approval shall not extend vesting or protection periods unless specifically granted under RSA 674:39 and shall not relieve the applicant of compliance with zoning, conditions of approval, or other applicable regulations.

H. Any modification to an approved subdivision plat made without approval under this section shall constitute a violation subject to enforcement under § 157-52."