CITY OF DOVER	DOVER PLANNING BOARD – AGENDA

REVISED

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Avenue, Dover, NH 03820
Meeting Date:	**Tuesday, April 28, 2026**
Meeting Time:	**7:00 pm**

1. **CITIZENS' FORUM**
2. **APPROVAL OF THE PRIOR MINUTES**
   - April 14, 2026 Regular Meeting Minutes
3. **OLD BUSINESS**
   A. 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 one (1) units through TDR for a total of three (3) units.) *(TRAN-2026-0003) *(This item was continued from the March 24, 2026 Planning Board meeting.)**

   B. Consideration and possible adoption 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*.

   C. Consideration and possible adoption 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*.
4. **NEW BUSINESS**
   A. Consideration and acceptance of a Lot Line Adjustment for Waterside Land Holdings, LLC, Assessor's Map M, Lots 91-C and 91-D, zoned R-40, located at Middle Road. *(LOTA-2026-0001)

   B. Consideration and acceptance of a Conditional Use Permit for Edward Williams, Assessor's Map L, Lot 45-H, zoned R-20, located at 169 Spur Road. (Proposal is to demolish the existing structure and construct a new single-family home with site improvements resulting in approximately 7,839 square feet of impacts to the Conservation District.) *(COND-2026-0023)

   C. Consideration and acceptance of Transfer of Development Rights (TDR) for 25 Dover Point, LLC, Assessor's Map K, Lot 26, zoned R-12, located at 28 Dover Point Road. (Proposal is to purchase two (2) residential units through TDR.) *(TRAN-2026-0002)

   D. Consideration and acceptance of a Conditional Use Permit for 25 Dover Point, LLC, Assessor's Map K, Lot 26, zoned R-12, located at 28 Dover Point Road. (Proposal is to allow for construction of a mixed-use building with associated drainage and grading resulting in approximately 1,797 square feet of permanent impacts to the wetland buffer. There are no direct wetland impacts proposed.) *(COND-2026-0010)

   E. Consideration and acceptance of a Site Plan for 25 Dover Point, LLC, Assessor's Map K, Lot 26, zoned R-12, located at 28 Dover Point Road. (Proposal is to construct an approximately 3,048 square feet mixed-use building to include three (3) commercial units on the first floor and three (3) residential units on the second floor.) *(SITE-2026-0002)
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.

DOVER PLANNING BOARD – MINUTES

CITY OF DOVER

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

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

D. Glennon (Vice Chair) called the meeting to order at 7:03pm and will be Chairing for Gina Cruikshank, noted Devon Dunn will be sitting in as Vice Chair, that Tyler Allen would be sitting in for Gina Cruikshank, Eric Salovitch would be sitting in for Kyle Pimental, and Melina Gambino for George DeBoer.

1. CITIZENS' FORUM

Citizens Forum Open
No one spoke
Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- March 24, 2026 Regular Meeting Minutes

Motion: E. Salovitch moved to approve the regular meeting minutes of March 24, 2026 as submitted. Seconded by: T. Clark. Vote: U/A

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.)**

Motion: E. Salovitch moved to remove the item from the table. Seconded by: K. Mavrogeorge. Vote: U/A

D. Benton explained that the Applicant is proposing to purchase up to four residential units through TDR, for a project total of six residential units. As explained at the Planning Board meeting on March 10, there are 24 existing townhomes on the subject parcel and the existing density and layout on site were granted by two Variances in 2011.

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 and provided the Board with the applicable zoning application information.

Bob Stowell, TriTech Engineering, represented the application and explained the history of acquiring the parcel, merging it, and now proposing the TDR units. He explained the proposal which will come back before the board after TRC review.

He addressed questions from the board relating to unit sizes, and drainage.

Public hearing re-opened.
No one spoke
Public hearing closed.

DRAFT

STAFF RECOMMENDATION – Transfer of Development Rights
§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.

The proposal is consistent with the Master Plan, particularly goals supporting infill development, diverse housing, and development in areas with existing municipal services. The site fits well within the surrounding mix of office and residential uses in the Office and Gateway Districts. The proposed density is comparable to nearby properties and falls between the requirements of the two districts. The lot is served by public water and sewer, and no environmental relief is required.

The Planning Department recommends the Planning Board 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; The Board has the ability to reduce TDR density granted after reviewing a fully engineered site plan.
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 LLS.
   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.

Board members expressed wanting to see a site plan before voting on the TDR.
The applicant pointed out the vote would be for a maximum TDR number and can always be reduced at the next level if the board does not believe the site can support the number approved.
D. Benton noted an edit could be made to the conditions to address the concerns.
Board members expressed their opinions.

Motion: D. Dunn moved to approve the Transfer of Development Rights with the subsequent conditions set by staff. Seconded by K. Mavrogeorge. Vote: 8-1 with Clark opposed

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)

D. Benton explained that the Applicant is proposing a one-year extension from the Planning Board for a seven-lot Major Subdivision.

Final plans were signed and released for this project on April 23, 2021, with a five-year expiration date. The Major Subdivision Plan (P20-18) granted approval to subdivide the parent parcel into seven lots, with the existing single-family home on one lot, and six single-family homes proposed to be constructed on each of the new lots, along with a supporting roadway and utilities to service all lots.

Kathy Donahue Mann represented the application and explained the timeline and reasoning for the request.

Public hearing opened.
Email received from Tim and Sue Rova at 78 Glenwood Ave., who expressed concerns about the Stepping Stones Way subdivision. They discussed past construction projects that were disruptive in the area and they requested mitigation measures, including screening on their property and disallowing weekend construction hours.

Melissa Davis, 12 Crestview Dr expressed concerns about stormwater management and drainage over time impacting her property. She requested the extension be denied or the application be held to current standards.
Public hearing closed.

STAFF RECOMMENDATION – Subdivision Approval Extension Proposal
Per §157-23B, the Planning Board may grant time extensions, not to exceed one year each, provided that four criteria are met: the proposal is consistent with the Master Plan; surrounding conditions have not changed to the point of requiring reanalyzing of the proposed project; the project complies with current regulations, ordinances and statutes, and abutters have been notified. This proposal meets the standards outlined.

The Planning Department recommends that the Planning Board make findings and vote to grant the Extension Request for the Subdivision Plan (P20-18) with the same conditions of approval as outlined in the original Notice of Decision, and the following additional subsequent conditions:

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.
4. TRC review of utility, infrastructure and wetland delineation's impact on the subdivision plat

E. Salovitch expressed concerns that the wetlands shown on the plan are from 2017 and after 5 years a wetlands delineation expires.
Discussion ensued and which actions the Planning Board can take were clarified.

The board discussed options with the applicant, then determined to add condition 4.

Motion: T. Allen moved to approve the Major Subdivision Approval Extension with the subsequent conditions set by staff. Seconded by J. Sanborn. Vote: U/A

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.]*

D. Benton explained that 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 LLA 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 properties were originally designed using Industrial Transfer of Development Rights and the subject parcel therefore requires TDR relief for the current underlying zoning requirements for side and front setbacks.

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.

Kevin Poulin, Berry Surveying & Engineering, represented the application and explained the request.

The applicant addressed questions from the board relating to connectivity.

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.

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 (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.

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 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

Motion: D. Dunn moved to approve the waivers with the subsequent conditions set by staff. Seconded by T. Allen. 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-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 Conditions 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.

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

DRAFT

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

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*.

D. Benton provided an overview of the proposed amendments, purpose for review and timeline and steps in the process.

Board members gave some feedback on the language of the amendments.

Public hearing opened.
No one spoke
Public hearing closed.

Motion: D. Dunn moved to post the amendments as presented and revised through tonight's discussion. Seconded by: E. Salovitch. Vote: U/A

5. STAFF COMMENT

- NH OPD Conference May 9th.
- 114 Silver Street has requested to paint second house from blue to dark gray. Any objections? There were none.
- Update on tree cutting near 566 Sixth St. – property owner is complying with the city, has pledged to replace the trees, and is currently discussing with the property owner next store to discuss species, size, and placement.
- Councilor Robison and Councilor Richer are switching roles of regular and alternate Council Representative.
- TDR Subcommittee scheduled to meet again on Monday, April 20, 2026.
- Prior 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 April 9th: TDR Plan proposal at 77-79 Sixth St. to purchase two TDR units and construct a new two-family structure where a two-family structure currently exists.
- No upcoming TRCs scheduled.

6. MEMBER COMMENTS

- Planning Board Chair tomorrow will sign the following:
  - Development Agreement for the Conditional Use Permit for 33 Sixth St.
  - Development Agreement for the Banner/Sophie Dr. project.

7. ADJOURNMENT

Motion: E. Salovitch moved to adjourn at 8:14pm. Seconded by K. Mavrogeorge. Vote: U/A

DRAFT

CITY OF DOVER	PLANNING BOARD - STAFF MEMO FILE #TRAN-2026-0003
	Application Type: Transfer of Development Rights Applicant(s): Corey MacKoul Owner(s): Corey MacKoul Location: 89 Stark Ave. (Assessor's Map 17, Lot 38) Meeting Date: April 28, 2026

INTENT: Proposal is to purchase one (1) residential unit through Transfer of Development Rights (TDR). *(This item was continued from the March 24, 2026 Planning Board meeting. The item now being presented has been revised and updated.)*

AGENDA ITEM #: 3-A

FILE: TRAN-2026-0003

LOTS/UNITS PROPOSED: One residential unit is being proposed through TDR (one unit existing, three units total)

OWNER/APPLICANT: Corey MacKoul

LOCATION: 89 Stark Ave. (Assessor's Map 17, Lot 38)

ACREAGE: 0.88± acres (38,452 s.f.)

ZONING DISTRICT: R-12

EXISTING/PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential

WAIVERS REQUESTED: N/A

ZBA ACTION: None.

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 with the revised plan.

ATTACHMENTS: TDR Plan, Application Materials.

Summary of Request and Background:
The applicant is proposing to purchase one residential unit through TDR, for a project total of three residential units, with one single-family home currently existing on site.

Within the R-12 District, underlying zoning requires that single-family density is used for TDR, unless two-family structures are proposed. As the proposal includes three single-family units, the single-family formula was used, resulting in a base density of two units, requiring the purchase of an additional unit via TDR to get to the three units being proposed.

Staff reviewed the original proposal and supplied a TDR memo to the applicant prior to the March 24, 2026 Planning Board meeting.

Following Planning Board consideration at the March 24, 2026 meeting, the applicant submitted a revised proposal and plan. Following comments from staff and the Board, the applicant has decreased the original proposal by one unit, resulting in a total of three residential units. Accordingly, the TDR request has also been reduced by one unit, as the base density remains at two units.

In response to Board and abutter feedback, the applicant has increased separation between the proposed homes and adjacent properties. A landscape plan has also been submitted depicting proposed vegetative screening and existing trees to be preserved. Site photos of the area have also been provided, along with building elevations for the proposed architectural design. Finally, sight distances and lot coverage were clarified in this submission, with lot coverage meeting the underlying R-12 district maximum of 30%.

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

Since the plan shows existing mature trees near the property boundaries and near the potential construction area as well as proposed landscaping, the applicant 's representatives will speak in more detail at the meeting for what the Planning Board can expect the side and rear landscaping will look like post-development.

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 is not seeking 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. The applicant specifically noted consistency with goals for balanced housing and in-fill development in walkable areas served by municipal services.

See reverse →

The applicant described the project site and proposal within the context of the surrounding area and the underlying R-12 District, highlighting that the site is surrounded by a mixture of single-family and two-family homes.

Staff notes that the applicant's revised proposal includes a density ratio of approximately one unit per 12,817 square feet of developable land, which exceeds the minimum lot size requirement of the underlying R-12 Zoning District. This density is comparable to abutting lots and is less dense than neighboring lots on Hayes Lane and many on Stark Avenue. A handful of larger outlier lots on Stark Avenue range from approximately one unit per 20,000 square feet to 60,000 square feet.

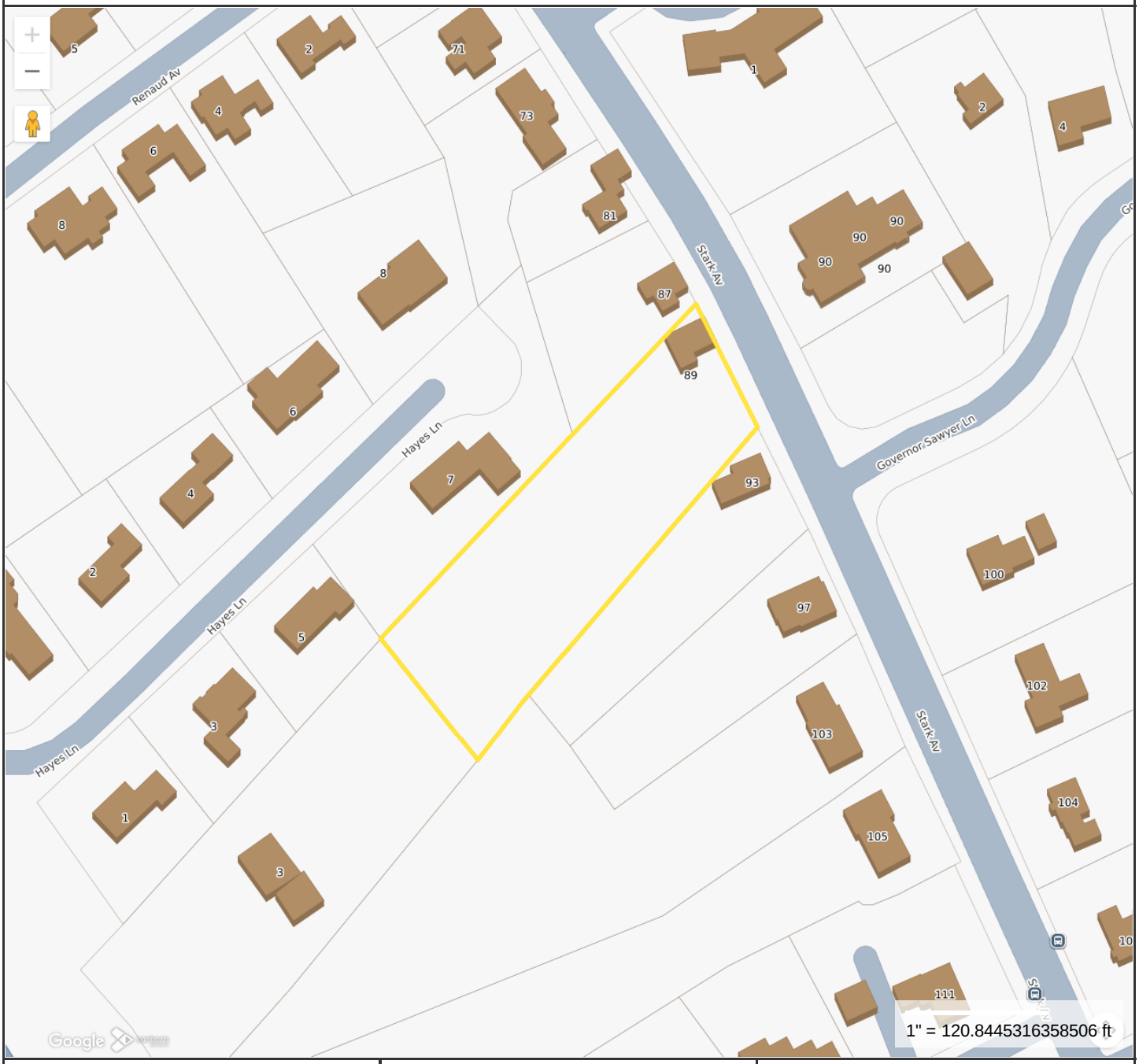
The lot is served by municipal water and sewer services and does not indicate any protected wetlands, wetland buffers, or Conservation District area, and the parcel falls outside of all Groundwater Protection zones.

STAFF RECOMMENDATION - TDR:
Staff appreciates the revisions made based on staff, Board, and abutter comments. The Planning Department recommends the Planning Board move to remove the item from the table, open the public hearing, make findings, and vote to approve the TDR request. 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. Payment of TDR fees;
3. Payment of water/sewer investment fees at time of request for service;
4. Revise and submit plan set to include:
   - 4.1. Owners' signatures;
   - 4.2. Correct locus plan sheet;
   - 4.3. Surveyed plan signed and stamped by a LLS;
   - 4.4. The following note:
     - 4.4.1. "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 one unit for a maximum total of three units on the subject lot."

TRAN-2026-0003 89 STARK AVENUE



Property Information

Location	89 STARK AV
Owner	MACKOUL COREY
Land Use	101R
Zoning Code	R-12
Property Id	17038-000000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/30/2023
Data updated Daily

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

PLAN SNAPSHOT REPORT TRAN-2026-0003
FOR CITY OF DOVER, N.H.

Plan Type:	Transfer	**Project:**		**App Date:**	02/27/2026
Work Class:	Transfer of Development Rights	**District:**	None	**Exp Date:**	05/03/2026
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	

Description: The applicant proposes to develop the parcel with 3 additional single family units, of which 2 of these units are proposed to be purchased through the Transfer Development Rights ordinance.

Parcel:	17038-000000 Main	**Address:**	89 Stark Av Dover, NH Main	**Zone:**	R-12(Residential - Medium Density)

Applicant	Owner
Tritech Engineering Corp. 755 Central Avenue Dover, NH 03820 Business: (603) 742-8107	Koul Contracting LLC Corey MacKoul 8 HULL AV DOVER, 03820 Mobile: (603) 630-4113

Plan Custom Fields

Parcel Map/Lot	17/38	Parcel Zoning Overlay		Parcel Zoning	R-12
trandevdetail	The applicant proposes to develop the parcel with 3 additional single family units, of which 2 of these units are proposed to be purchased through the Transfer Development Rights ordinance.	Deed Book	5248	Deed Page	342
Property Address	89 Stark Avenue	Deed Date	03/07/2025	Owner Name	Corey MacKoul
Existing Parcel Size (Ac)	0.883	Owner Address	8 Hull Avenue Dover, NH 03820	Owner Phone	6036304113
Existing Parcel Size (sqft)	38463.5	Owner EMail	corey@koulcontracting.com	Parcel Feedback	
Reference Plan ID Number:		Request Type	Residential	trandevpermits	NHDES Sewer Connection Permit - Not yet applied for.
Project Zone	Residential	New Change in Impervious/Paved Area (sq ft)	9750	Quantity of Non-Restricted Units	2
Relief Sought	Unit increase	TotalNumResUnits	3		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Robert_Stowell_2/27/2026.jpg	02/27/2026 12:25	Stowell, Robert		Uploaded via CSS
2026.03.24_PlanningBoard.Agenda.pdf	03/11/2026 10:33	Blonigen, Rachel		PB Agenda
89 Stark - TDR Memo.pdf	03/20/2026 10:55	Blonigen, Rachel		TDR Memo
PB03-24-2026 TRAN-2026-0003.pdf	03/20/2026 10:55	Blonigen, Rachel		Staff Memo
93StarkAve_AbutterCorrespondence_2026.03.20.pdf	03/23/2026 10:52	Blonigen, Rachel		Abutter Correspondence
G.Knight_AbutterCorrespondence_2026.03.20.pdf	03/23/2026 16:23	Blonigen, Rachel		Abutter Correspondence
K.Lanzer_AbutterCorrespondence_2026.03.23.pdf	03/23/2026 16:23	Blonigen, Rachel		Abutter Correspondence
G.Knight_AbutterCorrespondence_2026.03.23.pdf	03/24/2026 11:56	Blonigen, Rachel		Abutter Correspondence
G.Knight_AbutterCorrespondence_2026.03.24.pdf	03/24/2026 11:56	Blonigen, Rachel		Abutter Correspondence

J.Boos_AbutterCorrespondence_2026.03.24.pdf	03/24/2026 11:56	Blonigen, Rachel		Abutter Correspondence
K.Lanzer_AbutterCorrespondence_2026.03.24.pdf	03/24/2026 11:56	Blonigen, Rachel		Abutter Correspondence
P.Ford_AbutterCorrespondence_2026.03.24.pdf	03/24/2026 11:56	Blonigen, Rachel		Abutter Correspondence
G.Knight_AbutterCorrespondence_2026.03.24.Part2.pdf	03/24/2026 16:50	Blonigen, Rachel		Abutter Correspondence
Plan Detailed Report.pdf	04/07/2026 13:23	Service, EnerGov	Available Online	Attached by EnerGov's IO Automation Service (ATTACH: Attach copy of Notice of Decision)

Invoice No.	Fee		Fee Amount	Amount Paid
INV-2026000681	Planning Transfer of Dev Rights Application Fee		$200.00	$200.00
		Total for Invoice INV-2026000681	$200.00	$200.00
INV-2026000752	Planning Impervious Paved Area Fee		$682.50	$682.50
		Total for Invoice INV-2026000752	$682.50	$682.50
INV-2026000755	Planning Verified Mailing to Abutters		$364.00	$364.00
	Planning Creation / Printing of Abutter Labels		$30.00	$30.00
	Planning Legal Notice		$120.00	$120.00
		Total for Invoice INV-2026000755	$514.00	$514.00
INV-2026000866	Planning Residential Fee		$300.00	$0.00
		Total for Invoice INV-2026000866	$300.00	$0.00
NOT INVOICED	Transfer of Dev Rights Fee - Non-Restricted		$36,000.00	$0.00
		Total for Invoice NOT INVOICED	$36,000.00	$0.00
		Grand Total for Plan	$37,696.50	$1,396.50

Activity Type	Activity Number	Name	Workflow Action Name	User	Created On
Recommendation to Planning Board	RCMND-2026-000018		Planner Creates Staff Recommendations v.1.00	Rachel Blonigen	03/20/2026

Activity Custom Fields

Agenda Item	4-F	Application Complete?	Yes	Attachments	

To: Tritech Engineering
From: Donna Benton, AICP
Cc: Corey MacKoul
Date: March 12, 2026
Revised: March 20, 2026
Re: TDR 89 Stark Ave.

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 four (4) single-family dwelling units, two (2) of which are to be purchased via TDR.
The subject parcel, Assessor's Map 17, Lot 38, resides within the Medium Density Residential (R-12) District. The R-12 District allows for a mix of commercial and residential uses.
Within the R-12 District, underlying zoning requires that single-family density is used for TDR, unless duplexes are proposed. As the proposal includes four (4) single-family units, the single-family formula was used, resulting in a base density of two (2) units, requiring the purchase of an additional two (2) units via TDR.
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: 89 Stark Ave., TDR
Where: 89 Stark Ave. (Assessor's Map 17, Lot 38)
What: Four (4) units total. Two (2) units requested to be purchased through TDR.
Acres: 0.88± ac. (38,452 ± s.f.)
Zone: R-12 District
Public Water: Lot is served by municipal water.
Public Sewer: Lot is served by municipal sewer.
Units: Four (4) total units are proposed, with one (1) unit currently existing. As the proposal is for four single-family units, the single-family density formula was applied, with a yield of two (2) base units, requiring the purchase of two (2) TDR units.
Relief: As presented, no additional relief outside of TDR has been identified as required for this project.

Staff Comment
When reviewing projects, staff 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
  - o The site is to be accessed via a private accessway (approx. 145' long)
  - o The Stark Avenue neighborhood is primarily medium-density residential in use but the transition to Dover Point Road functions as a collector roadway linking the Dover Point peninsula to downtown Dover, carrying steady moderate traffic typical of a commuter corridor feeding the Spaulding Turnpike and central Dover. As such, Staff requests a standard Traffic Memorandum demonstrating the project's impact.
  - o The property has immediate sidewalk access, providing a direct pedestrian link to the downtown core.
  - o The site sits centrally within the Medium Density Residential (R-12) District. This is evidenced by significant amount of single-family homes surrounding the property.
  - o COAST bus service is available at numerous stops along the corridor, providing direct access toward downtown Dover and the surrounding region.

- Layout/topography
  - o The site currently holds one (1) single-family home. The site is surrounded, primarily, by single-family homes, though the transition of Stark Ave. to Central Ave. and Dover Point Rd. situates the site's location roughly between a 0.33 mile distance to both the downtown mixed-use zoning districts to the north and commercial and mixed-use zoning districts to the south.
  - o The applicant is proposing a ratio of 1 unit per 9,613 square feet of developable land (four units).
  - o Staff would request the applicant verify and provide the cumulat

Summary Request & Background

INTENT: Proposal is to purchase two (2) residential units through Transfer of Development Rights (TDR).
AGENDA ITEM #: 4-F
FILE: TRAN-2026-0003
LOTS/UNITS PROPOSED: Two residential units are being proposed through TDR (one unit existing, four units total)
OWNER/APPLICANT: Corey MacKoul
LOCATION: 89 Stark Ave. (Assessor's Map 17, Lot 38)
ACREAGE: 0.88± acres (38,452 s.f.)
ZONING DISTRICT: R-12
EXISTING/PROPOSED LAND USE: Residential
SURROUNDING LAND USE: Residential
WAIVERS REQUESTED: N/A
ZBA ACTION: None.
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.
ATTACHMENTS: TDR Plan, Application Materials.

Summary of Request and Background:
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. Within the R-12 District, underlying zoning requires that single-family density is used for TDR, unless two-family structures are proposed. As the proposal includes four single-family units, the single-family formula was used, resulting in a base density of two units, requiring the purchase of an additional two units via TDR to get to the four units being proposed.
Staff has reviewed the proposal and supplied a TDR memo to the applicant. 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 is not seeking 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. The applicant specifically noted consistency with goals for balanced housing and in-fill development in walkable areas served by municipal services.
The applicant described the project site and proposal within the context of the surrounding area and the underlying R-12 District, highlighting that the site is surrounded by a mixture of single-family and two-family homes.
Staff notes the applicant is proposing a density ratio of one unit per ±9,613 square feet of developable land, a comparable figure to densities on surrounding lots, and less dense than parcels located at 73, 81, and 90 Stark Ave. and 1 Woodland Ave.
The lot is served by municipal water and sewer services and does not contain any protected wetlands, wetland buffers, or Conservation District area, and the parcel falls outside of all Groundwater Protection zones.
STAFF RECOMMENDATIO - TDR:
Staff supports this request in-part, preferring to see a total of three (3) units rather than four (4). That said, staff appreciates the proposal of single-family homes with parking for each, the number of spaces being above and beyond what regulations mandate, in addition to the provided traffic memorandum which clarifies sight distances and traffic not being impacted. Prior to final approvals, however, staff would like to receive clarification on the final lot coverage being proposed. Therefore, the Planning Department recommends the Planning Board accept the application, open the public hearing, make findings, and vote to approve 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. Payment of TDR fees;
3. Payment of water/sewer investmen

Planning Board Decision	DEC-2026-000025	Planning Board Decision v.1.00	Rachel Blonigen	04/07/2026

Activity Custom Fields

Documents	Provide one PDF, one CAD and two paper plan sets.	Planning Board Decision	Tabled	Planning Board Decision2	Item opened and Continued to the PB meeting on 04/14/2026

Hearing Type	Location	Scheduled Date	Status	Subject
Planning Board Hearing v.1	Council Chambers	03/24/2026	Complete	TDR

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		02/27/2026 15:53	03/11/2026 10:36
Confirm application complete v.1	Generic Action		02/27/2026 15:54
~~Technical Review Committee Meeting Agenda v.1~~	Task		03/11/2026 10:36
~~Land Use Plan Technical Review v.1~~	Receive Submittal		03/11/2026 10:36
~~Technical Review Committee Meeting v.1~~	Hold Meeting		03/11/2026 10:37
Planning Board v.1		03/11/2026 10:37	04/07/2026 13:22
Planning Board Agenda v.1	Task	03/11/2026 10:37	03/11/2026 10:37
Planning Board Agenda v.1	Task	04/07/2026 13:23	
Invoice for Notices v.1	Task		
Invoice for Notices v.1	Task	03/11/2026 10:37	03/11/2026 10:37
Send Notices v.1	Task	03/11/2026 10:37	03/20/2026 10:55
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Plan Activity		
Planner Creates Staff Recommendations v.1	Plan Activity	03/20/2026 10:52	03/20/2026 10:55
Distribute Planning Board Materials v.1	Task	03/20/2026 10:54	03/20/2026 10:55
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Hearing v.1	Hold Hearing	03/20/2026 10:54	04/07/2026 13:21
Planning Board Decision v.1	Plan Activity	04/07/2026 13:21	04/07/2026 13:22
Planning Board Decision v.1	Plan Activity		
NOD Sent to Applicant v.1	Create Report		
~~NOD Sent to Applicant v.1~~	Create Report		04/07/2026 13:22
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: September 26, 2024]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Corey MacKoul Telephone # 603-630-4113

Address of Applicant: 8 Hull Avenue, Dover, NH

E-Mail Address: corey@koulcontracting.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # 17 Lot(s) # 38

Address of Property: 89 Stark Avenue

Zoning District(s) R-12 Overlay District(s) _____

Existing Use of Property: Single family residential

New impervious area (in s.f.): 9,750

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 2 units

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

The applicant proposes to develop the parcel with 3 additional single family units, of which 2 of these units are proposed to be purchased through the Transfer of Development Rights ordinance.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES Sewer Discharge - not yet submitted

Name of Professional That Prepared TDR Plans: Robert J. Stowell

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: 02/27/2026

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

Signature of Agent: _____, PRESIDENT Date: 02/27/2026

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: 02/27/2026

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
17	38	Corey MacKoul	8 Hull Avenue, Dover, NH

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

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/INVOICE

(Revised July 24, 2023)

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

A. Plan Review Fees

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

- ☐ SUBDIVISION Application fee $200.00 + $150.00 x # _____ new lots created = $_____
- ☐ LOT LINE ADJUSTMENT Application fee $200.00 + $100.00 X # ___ of lots involved = $_____
- ☒ TRANSFER OF DEVELOPMENT RIGHTS Application fee $200.00 = $200
- ☐ 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 = $_____
- ☐ **TOTAL IMPERVIOUS PAVED AREA** (for new development, roadways or additions to existing parking lots, (not to exceed $10,000)) Application fee of $200.00 is N/A if it is part of a Site Review or Subdivision Plan. $200.00 + $.07 per sq. ft. x # _____ sq. ft. = $_____

SUBTOTAL PLAN REVIEW FEE = $200

AND

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

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

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

SUBTOTAL = $_____

TOTAL INVOICE AMOUNT = $_____

PLAN REVIEW FEE COLLECTED/PAID = $ _____

BALANCE DUE = $ _____

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

TRITECH
ENGINEERING CORPORATION

755 Central Avenue
Dover, New Hampshire 03820

Telephone 603.742.8107
Facsimile 603.742.3830

April 7, 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 17 Lot 38
89 Stark Avenue
Dover, New Hampshire
Job No. 25136

Dear Donna:

On behalf of the applicant/ property owner Corey Mackoul, we are submitting this revised application for Transfer of Development Rights (TDR) request. The property is shown as City of Dover Tax Map 17 Lot 38, is located on the west side of Stark Avenue and contains 0.883 acres. The property falls within the R12 District. The original two-bedroom house was built in 1850 and will be renovated as part of this development.

The applicant proposes the further development of Tax Map 17 Lot 38. This development will include the renovation of the existing single-family house. The development will also include the construction of 2 single family homes. The TDR base density for the property is two units. Therefore, one of these homes is proposed to be purchased under the TDR ordinance. Tritech Engineering has conducted an on-site survey and completed a topographic analysis, and the results are depicted on the attached plans.

The existing house will continue to utilize the existing utilities, and we have two new parking spaces with access from the proposed driveway. The (2) two new homes will utilize city water, city sewer and underground electric and telephone from Stark Avenue.

The existing curb cut onto Stark Avenue will be abandoned. The proposed road will be located slightly south from the existing driveway. Our site development plan set contains sight distance plans, sheets SD-1 & SD-2, which depict available sight distance to the south of 400 feet and to the north of 300 feet. Based on AASHTO standards, this exceeds the recommended sight distance for the posted speed limit of 30 mph. See the Traffic Assessment Memorandum from TEPP, LLC for additional detail.

Since the March Planning Board meeting, we have revised the proposal with respect to:

- Reduce the number of units from 4 to 3.
- Increased the separation between the proposed homes both on site as well as to abutting properties.
- The buffering to abutting properties.

We have also supplemented our submittal to address comments from the Planning Board meeting, specifically:

- We have included a landscape plan to detail the proposed buffering to the abutters.
- We have included photographs of the existing site conditions depicting the sparsely wooded area to be developed. The proposed layout was designed to preserve and maintain existing trees of significant size which are in a healthy condition.
- We have also included building elevations which are representative of the housing type to be constructed.

We look forward to meeting with the Planning Board at their April 28th meeting and discussing this revised development plan.

Enclosed please find;

- Seven (7) Copies of this Transfer of Development Rights Submittal Letter.
- 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 Site Photographs.
- Seven (7) Copies of Representative Building Elevations.

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

\\25136 TDR Only Ltr2

TDR NARRATIVE

for

COREY MACKOUL

89 Stark Avenue
Dover New Hampshire
March 2026
Revised April 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.

Our proposal for an "In-Fill" development offers a solution by increasing density on a smaller footprint, prioritizing walkability and low-impact development. 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." Attractive streetscapes will be protected through attractive architecture and landscaping. Landscape screening is proposed along the property lines adjacent to the proposed 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 proximity to Stark 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 on Applevale Drive and is within walking distance. The site is less than one mile from the Dover Community Trail. The site is within walking distance from downtown Dover and provides opportunity for recreational activity. The development is a short distance from Dover Point which proved more opportunities for recreation.

Compatibility with the land uses on neighboring lots:

The project is located in the R-12 district. The surrounding area is comprised of primarily single family residential. We believe this single family project is in keeping with the surrounding neighborhood.

The minimum lot size in the R-12 district is 12,000 sq.ft. With the existing lot being greater than 36,000 sq.ft., 3 units is consistent with the underlying R-12 zoning density.

73 Stark Ave, 81 Stark Ave and 1 Woodland Ave are all duplex's with an approximate density of 1 unit per 8,000 sq.ft. 90 Stark Ave is 4 unit with a density of 4,600 sq.ft. per unit. Hayes Lane neighborhood has single family homes that are slightly smaller than the current R-12 requirements. 87 Stark Ave is a single family home with an approximate density of 10,500 sq.ft. 93 Stark Ave is currently a single family home with the potential to support a duplex for a potential density of approximately 10,500 sq.ft.

With one less unit proposed, the site is much more balanced and the separation from the abutting houses is maximized. The proposed access driveway has been relocated to provide 31 feet of separation from the house at 93 Stark Ave. Unit 2 is located 60 feet from the house on 7 Hayes Lane and Unit 3 is also 60 feet from the house at Hayes Lane. The locations of the proposed units have been designed to maximize separation from existing abutters and to create the most space in-between units to create a less congested design.

The proposed development is consistent and compatible with the surrounding neighborhood with respect to:

- Housing type
- Development density
- Lot coverage
- Separation between homes

This proposed density is also consistent with the by right density of a single family with 2 ADU units.

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.

TEPP LLC TRANSPORTATION ENGINEERING, PLANNING, AND POLICY

MEMORANDUM

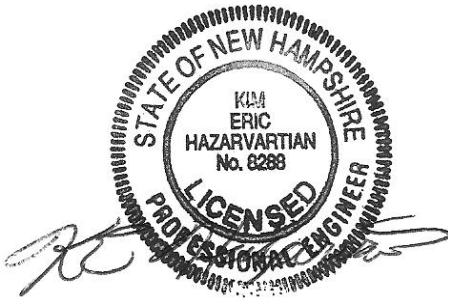
93 Stiles Road, Suite 201, Salem, New Hampshire 03079 USA
800 Turnpike Street, Suite 300, North Andover, Massachusetts 01845 USA
Phone (603) 212-9133 and Fax (603) 226-4108
Email tepp@teppllc.com and Web www.teppllc.com

Ref: 1784

Subject: Traffic-Assessment Memorandum
89 Stark Avenue
Dover, New Hampshire

From: Kim Eric Hazarvartian, Ph.D., P.E., PTOE
Principal
keh@teppllc.com

Date: March 18, 2026



INTRODUCTION

Tritech Engineering Corporation has retained TEPP LLC to prepare this traffic-assessment memorandum (TAM). This TAM regards the proposed redevelopment at 89 Stark Avenue in the City of Dover, New Hampshire.

This TAM includes:

- existing site description
- proposed project description
- road description
- public transit
- sight distances
- trip generation
- trip distribution/assignment
- potential traffic impacts

This TAM concludes that:

- relevant sight distances at the Stark Avenue/proposed access intersection are appropriate
- the proposed project is not anticipated to add significant new traffic to the area

EXISTING SITE DESCRIPTION

The existing site:

- is along the west side of Stark Avenue
- has an area of about 0.883 acres
- includes one single-family-detached house
- has one driveway along the west side of Stark Avenue
- is bounded on the east by Stark Avenue
- is otherwise bounded by residential development

PROPOSED PROJECT DESCRIPTION

The project will:

- retain the existing dwelling unit
- add three proposed single-family-detached dwelling units
- remove the existing driveway
- provided a proposed access, south of the existing driveway, for the four dwelling units

ROAD DESCRIPTION

Stark Avenue:

- is a north-south minor-arterial street under the jurisdiction of the City of Dover
- provides connections, to and from the north, with Central Avenue, a minor-arterial street, and with central Dover
- provides connections, to and from the south, with Dover Point Road, a minor-arterial street, and with southern Dover
- has a horizontal alignment with minor-to-moderate curvature
- has a vertical alignment with minor grades
- has a speed limit of 30 miles per hour (mph)
- has asphalt-cement-concrete pavement in overall good condition
- has one travel lane per direction
- has pavement markings including double-yellow lines, separating traffic directions, and single-white edge lines
- near the site, has a sidewalk on the west side
- near the site, has utility poles on the south side, including one pole with a luminaire along the site frontage

PUBLIC TRANSIT

Cooperative Alliance for Seacoast Transportation bus-transit system Route 13 runs along Stark Avenue near the site. A southbound stop is near 67 Stark Avenue, and a northbound stop is north of 34 Stark Avenue.

The route connects with:

- to the north, central Dover and the Dover Transportation Center
- to the south, the City of Portsmouth and Hanover Station

SIGHT DISTANCES

Table 1 presents a sight-distance summary for the Stark Avenue/proposed access intersection. Table 1 shows that available sight distances provide for approach speeds on Stark Avenue that are greater than the speed limit.

Table 1. Sight-distance summary.

	Geometry[a]		Speeds (mph)	
Intersection and View	Approach Grade (%)	Available Sight Distance (ft)	Limit	SSD[b]
Stark Avenue/Proposed Access Intersection				
Stark Avenue to/from North	Down 3±	300±	30	38±
Stark Avenue to/from South	Up 4 ±	400±	30	40+

[a] Provided by Tritech Engineering Corporation.

[b] SSD design speed that available sight distance provides. AASHTO, pages 3-2 to 3-6.

TRIP GENERATION

The Institute of Transportation Engineers (ITE) publishes trip-generation information in the authoritative *Trip Generation Manual*.[1] This information is based on empirical data for a variety of land uses, including land use 210, single-family-detached housing, based on dwelling units.[2]

Table 2 shows changes in calculated weekday vehicle-trips due to the project as:

- daily, 27 (total of in and out)
- AM-street-peak hour, 2 (1 in and 1 out)

[1] ITE, *Trip Generation Manual*, 12th Edition (Washington DC, August 2025).

[2] ITE, *Trip Generation Manual*, Volume 3, pages 230 to 248.

	Weekday Vehicle-Trips[a]						
		AM-Street-Peak Hour			PM-Street-Peak Hour		
	Daily	Total	In	Out	Total	In	Out
Existing Dwelling Unit	9	1	0	1	1	1	0
Four Total Dwelling Units	36	3	1	2	4	2	2
Differences Due to Project	27	2	1	1	3	1	2

[a] Based on ITE, *Trip Generation Manual*, land use 210, single-family-detached housing.

- PM-street-peak hour, 3 (1 in and 2 out)

TRIP DISTRIBUTION/ASSIGNMENT

Calculated trip generation is so low that area traffic operations will not be sensitive to trip distribution/assignment. Trips will be split along Stark Avenue to/from the north and south and further split beyond the immediate project area.

POTENTIAL TRAFFIC IMPACTS

ITE suggests that land developments generating at least 100 peak-hour vehicle trips, in the busier direction, are candidates for consideration of traffic impact analysis.[3] Tabulated peak-hour trip generation of the project is well below this national ITE threshold. The project is not anticipated to add significant new traffic to the area.

CONCLUSION

This TAM concludes that.

- relevant sight distances at the Stark Avenue/proposed access intersection are appropriate
- the proposed project is not anticipated to add significant new traffic to the area

[3] ITE, *Manual of Transportation Engineering Studies* (Prentice Hall: Englewood Cliffs, New Jersey, 2000), page 144.

COREY MACKOUL

89 STARK AVE
DOVER, NEW HAMPSHIRE

Photo 1 – Beginning of Proposed Roadway Looking Southeast Toward 93 Stark Ave

Photo 2: Beginning of Proposed Roadway Looking Into the Property

COREY MACKOUL

89 STARK AVE
DOVER, NEW HAMPSHIRE

Photo 3 – From Proposed Unit #2 Looking Northeast Toward Stark Ave

Photo 4 – From Proposed Unit #2 Looking North Toward Existing House

COREY MACKOUL

89 STARK AVE
DOVER, NEW HAMPSHIRE

Photo 5 – From Proposed Unit #2 Looking West Toward 7 Hayes Lane

Photo 6: From Proposed Unit #2 Looking East Toward 93 Stark Ave

COREY MACKOUL

89 STARK AVE
DOVER, NEW HAMPSHIRE

Photo 7 – From Proposed Unit #3 Looking Northeast Toward 93 Stark Ave

Photo 8 – From Proposed Unit #3 Looking Southeast Toward Property Line

COREY MACKOUL

89 STARK AVE
DOVER, NEW HAMPSHIRE

Photo 9 – From Proposed Unit #3 Looking Northwest Toward 7 Hayes Lane

Photo 10 – From Proposed Unit #3 Looking Southwest Toward 3 Keating Ave

TDR
SITE DEVELOPMENT PLANS

COREY MACKOUL

89 STARK AVENUE
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"=20')
SD-1 - SITE DISTANCE PLAN (1"=20')
SD-2 - SITE DISTANCE PLAN (1"=20')
La-1 - LANDSCAPING PLAN (1"=20')

OWNER / APPLICANT
COREY MACKOUL
8 HULL AVENUE
DOVER, NEW HAMPSHIRE

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

WETLAND & SOIL SCIENTIST
HIGHLAND SOILS 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 3830

ISSUED FOR PLANNING BOARD REVIEW
April 7, 2026

REVISIONS

DATE:	DESCRIPTION:
4-7-26	REVISED PER PLANNING BOARD COMMENTS

STATE OF NEW HAMPSHIRE - ROBERT J. STOWELL No. 9869 - LICENSED PROFESSIONAL ENGINEER

STATE OF NEW HAMPSHIRE - No. 894 - ROBERT J. STOWELL - LICENSED LAND SURVEYOR

TITLE SHEET
COREY MACKOUL
89 STARK AVENUE
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
MARCH 3, 2026 JOB No. 25136

SHEET No. T-1

(P26-0000)

TRITECH
ENGINEERING CORPORATION

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

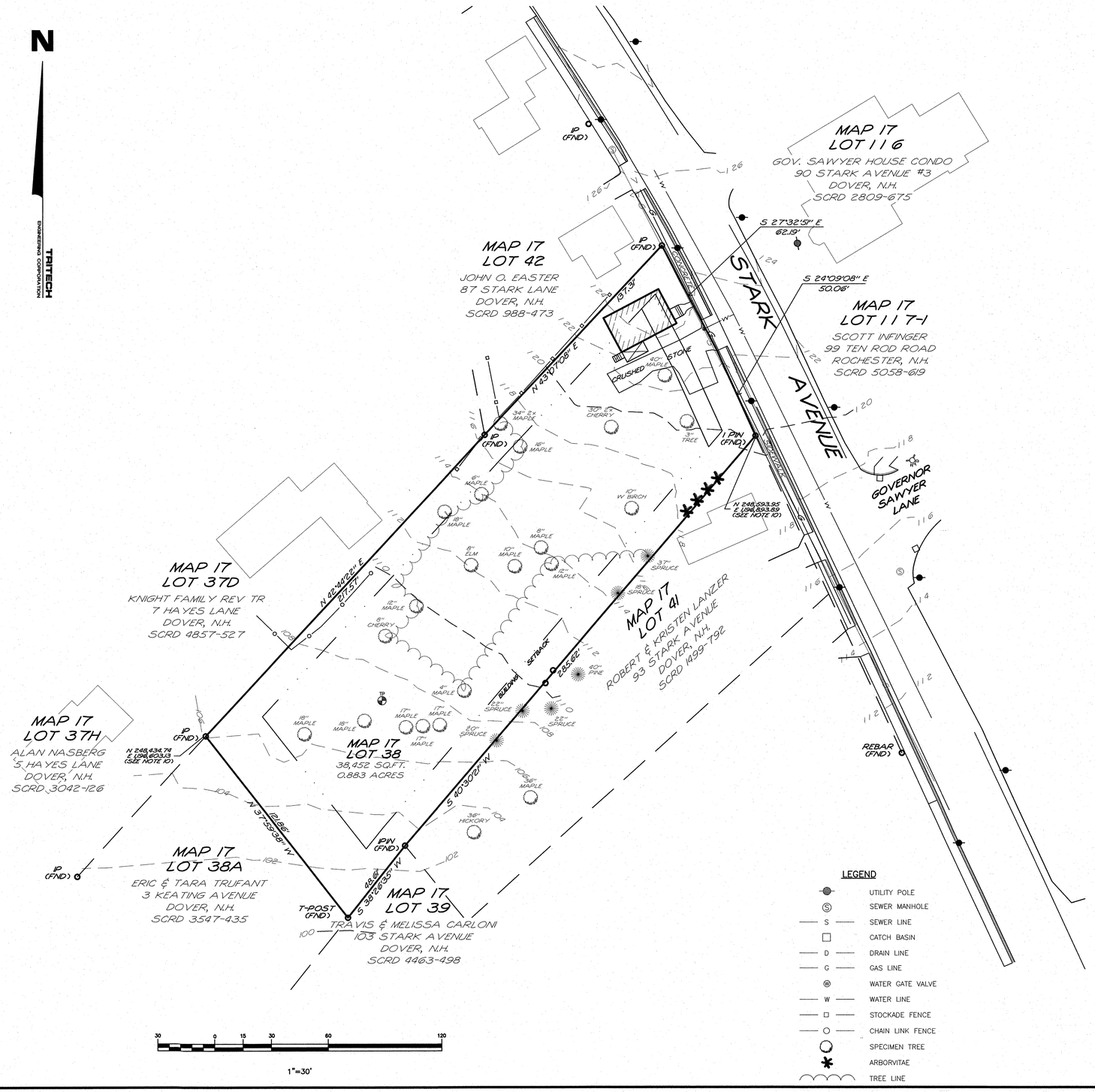
ISSUED FOR PLANNING BOARD REVIEW
April 7, 2026

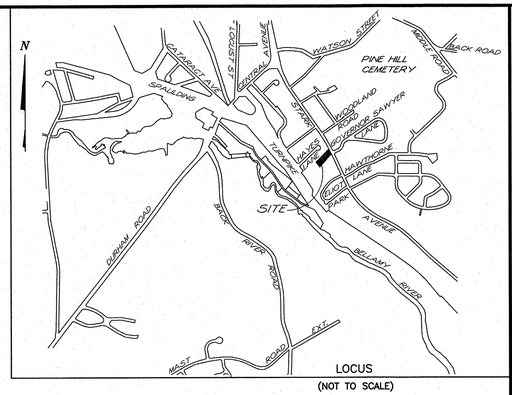
REVISIONS
DATE:	DESCRIPTION:
4-7-26	REVISED PER PLANNING BOARD COMMENTS

NEIGHBORHOOD PLAN
COREY MACKOUL
89 STARK AVENUE
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
MARCH 31, 2026 JOB No. 25136
SCALE: 1" = 60'

SHEET No.
T-2

(P26-0000)





NOTES

1.) INTENT: TO SHOW THE EXISTING CONDITIONS OF DOVER MAP 17 LOT 38.

2.) CURRENT OWNER OF RECORD: COREY MACKOUL
8 HULL AVENUE
DOVER, N.H.

3.) SUBJECT PARCEL IS LOCATED IS THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.

4.) TOTAL LOT AREA: 38,452 SQ.FT. – 0.883 ACRES

5.) TAX MAP 17 LOT 38

6.) PROJECT DEED REFERENCE: BOOK 5248 PAGE 342

7.) ZONING: R–12
MIN. LOT SIZE: 12,000 SQ.FT.
MIN. FRONTAGE: 100 FT
MIN. SETBACKS:
FRONT: 15 FT TO 25 FT
SIDE: 15 FT
REAR: 30 FT
MAX. COVERAGE: 30 %
MAX. BUILDING HEIGHT: 35 FT

8.) PROJECT PLAN REFERENCE: PROPOSED SUBDIVISION
LAND OF
TRI–CITY BUILDERS
103 STARK AVENUE
DOVER, NEW HAMPSHIRE
BERRY SURVEYING & ENGINEERING
MAY 6, 2003 SCRD 71–89

SUBDIVISION OF LAND
FOR CLARA FISHER
ON STARK AVENUE & KEATING AVENUE
IN DOVER, N.H.
BRUCE POHOPEK
MAY 30, 1995 SCRD 41A–84A

PLAN OF LOTS
ROBERT LABRIE
DOVER, N.H.
GRANT L DAVIS
AUGUST 1949
POCKET #3, FOLDER #1, PLAN #28

9.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 35,000, AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF JANUARY, 2026.

10.) BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON JANUARY 13, 2026 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON JANUARY 15, 2026. DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (VERTICAL DATUM: NAVD 88).

11.) SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A – PANEL 330145, MAP No. 33017C0340E, DATE: 9–30–2015).

12.) ON JANUARY 14, 2026, 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 EVALUATED 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 WETLANDS WERE OBSERVED ON THIS SITE.

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 9830

ISSUED FOR PLANNING BOARD REVIEW
April 7, 2026

REVISIONS

DATE:	DESCRIPTION:
4–7–26	REVISED PER PLANNING BOARD COMMENTS

LICENSED LAND SURVEYOR
NO. 804
ROBERT J. STOWELL
STATE OF NEW HAMPSHIRE

EXISTING CONDITIONS PLAN
COREY MACKOUL
89 STARK AVENUE
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
MARCH 3, 2026 JOB No. 25136
SCALE: 1" = 30'

SHEET No.
EX-1

(P26-0000)

DOVER SITE PLAN REVIEW NOTES:

1. PLAN INTENT: TO FURTHER DEVELOP DOVER TAX MAP 17 LOT 38. THIS DEVELOPMENT WILL INCLUDE THE RENOVATION OF THE EXISTING SINGLE FAMILY HOUSE (1 BASE UNIT). THE DEVELOPMENT WILL ALSO INCLUDE THE CONSTRUCTION OF 2 SINGLE FAMILY HOMES, ONE BASE UNIT AND ONE UNIT PURCHASED UNDER THE TDR ORDINANCE. 2 BASE UNITS AND THE PURCHASE OF ONE UNIT.

2. OWNERS OF RECORD: COREY MACKOUL
8 HULL AVENUE
DOVER, N.H. 03820

3. THE PARCEL IS SHOWN AS:
LOT 38, MAP 17 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.

4. THE SUBJECT PARCEL CONTAINS 0.883 ACRES (38,452 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. 5248, PAGE NO. 342.

6. REFERENCE PLANS:
PROPOSED SUBDIVISION, LAND OF TRI-CITY BUILDERS, 103 STARK AVENUE, DOVER, N.H., BERRY SURVEYING & ENGINEERING, MAY 6, 2003, SCRD 71-89
SUBDIVISION OF LAND, FOR CLARA FISHER, ON STARK AVENUE & KEATING AVENUE, IN DIVER, N.H., BRUCE POHOPEK, MAY 30, 1995, SCRD 41A-84A
PLAN OF LOTS, ROBERT LABRIE, DOVER, N.H., GRANT L DAVIS, AUGUST 1949, PO 3, FO 1, PLAN #28

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: R-12
SUB-DISTRICT: NONE
ZONING OVERLAY DISTRICTS: NONE
DIMENSIONAL REQUIREMENTS:

	REQUIRED:	PROVIDED:
MINIMUM LOT SIZE:	12,000 SQ. FT.	12,000 SQ. FT.
MINIMUM LOT FRONTAGE:	100 FT.	100 FT.
MINIMUM YARD SETBACKS/BUILD-TO-LINES:		
FRONT	15 TO 25 FT.	15 TO 25 FT.
SIDE	15 FT.	15 FT.
REAR	30 FT.	30 FT.
ABUT-A-STREET	15 TO 25 FT.	15 TO 25 FT.
MAXIMUM/MINIMUM LOT COVERAGE	30%	30 %
MINIMUM/MAXIMUM BLDG. HEIGHT	35 FT.	35 FT.

9. OFF STREET PARKING REQUIREMENTS:

	MAXIMUM:	PROVIDED:
PARKING DIMENSIONS:	9'x18'	9'x18'
AISLE DIMENSIONS:	24'	20'
MAXIMUM PARKING ALLOWED	6	6
ACCESSIBLE PARKING:	1	0

10. SEE SHEET SP-1 FOR TDR BASE DENSITY CALCULATION THAT DETERMINED A BASE DENSITY OF 2 UNITS. THE PROJECT CONTAINS A TOTAL OF 3 UNITS. THE EXISTING HOUSE (1 UNIT). THE 2 NEW SINGLE FAMILY HOMES. ONE BASE UNIT AND ONE UNIT OBTAINED BY TDR.

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: NONE GRANTED

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 JANUARY, 2026 WITH AN ERROR NOT GREATER THAN 1 IN 35,000.

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 0340E, EFFECTIVE DATE: SEPTEMBER 30, 2015.

16. TOPOGRAPHIC SURVEY PERFORMED BY TRITECH ENGINEERING CORPORATION DURING JANUARY 2026.

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 JANUARY, 2026. 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 SINGLE FAMILY RESIDENTIAL.

33. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: NONE

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
- EXISTING WATER SHUTOFF
- WV — 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
- PROPOSED WATER GATE VALVE
- WV — 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
725 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 9830

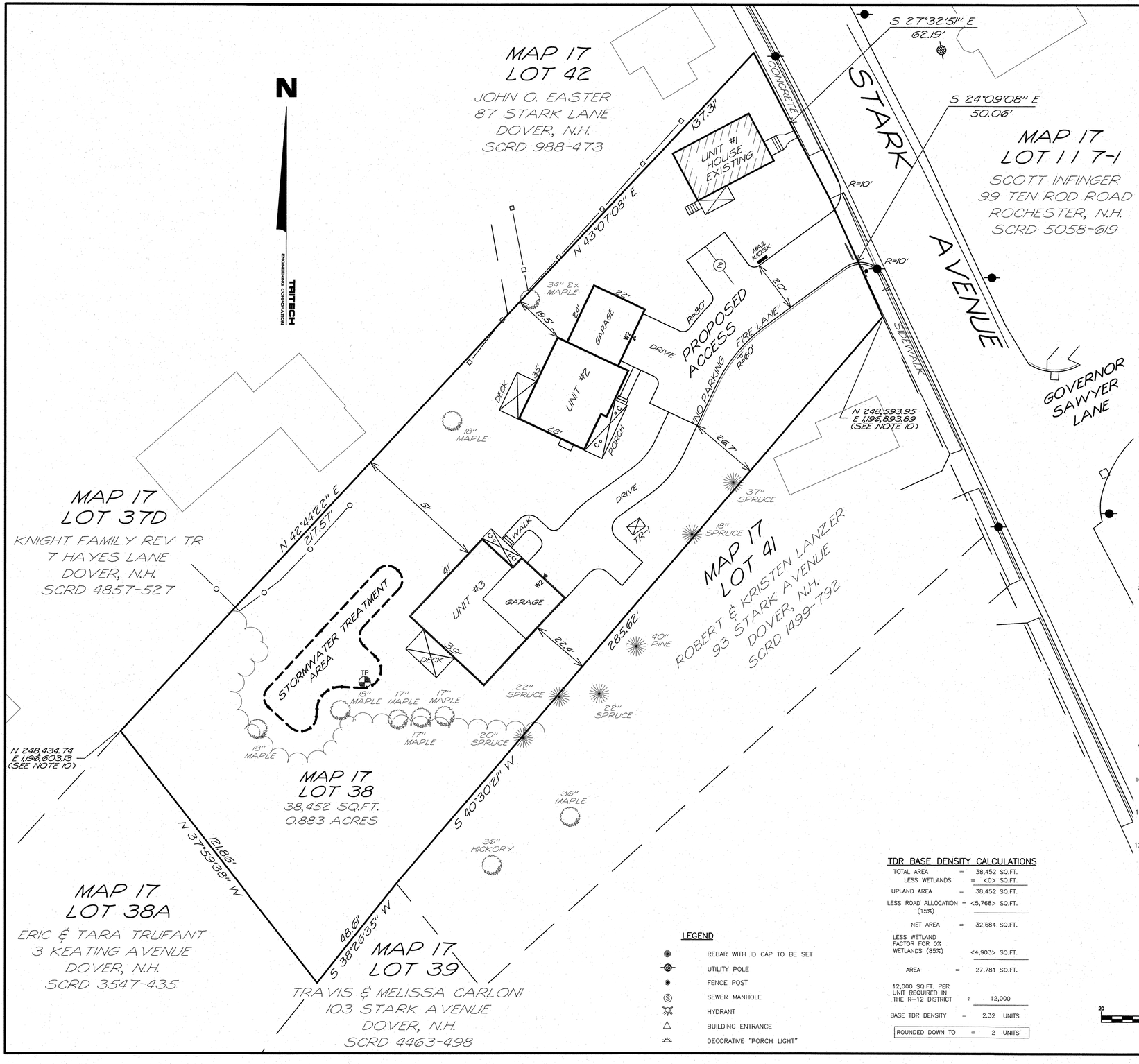
ISSUED FOR PLANNING BOARD REVIEW
April 7, 2026

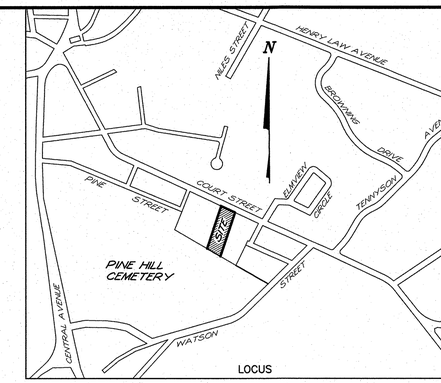
REVISIONS DATE:	DESCRIPTION:
4-7-26	REVISED PER PLANNING BOARD COMMENTS

GENERAL NOTES PLAN
COREY MACKOUL
89 STARK AVENUE
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
MARCH 3, 2026
JOB No. 25136

SHEET No.
SN-1

(P26-0000)





NOTES

1.) INTENT: TO FURTHER DEVELOP DOVER TAX MAP 17 LOT 38. THIS DEVELOPMENT WILL INCLUDE THE RENOVATION OF THE EXISTING SINGLE FAMILY HOUSE (1 BASE UNIT). THE DEVELOPMENT WILL ALSO INCLUDE THE CONSTRUCTION OF 2 SINGLE FAMILY HOMES. ONE OF THESE HOMES WILL BE CONSTRUCTED UNDER THE TDR ORDINANCE. 2 BASE UNITS AND THE PURCHASE OF ONE UNIT.

2.) CURRENT OWNER OF RECORD: COREY MACKOUL
8 HULL AVENUE
DOVER, N.H.

3.) SUBJECT PARCEL IS LOCATED IS THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.

4.) TOTAL LOT AREA: 38,452 SQ.FT. – 0.883 ACRES

5.) TAX MAP 17 LOT 38

6.) PROJECT DEED REFERENCE: BOOK 5248 PAGE 342

7.) ZONING: R–12
MIN. LOT SIZE: 12,000 SQ.FT.
MIN. FRONTAGE: 100 FT
MIN. SETBACKS:
FRONT: 15 FT TO 25 FT
SIDE: 15 FT
REAR: 30 FT
MAX. COVERAGE: 30 %
MAX. BUILDING HEIGHT: 35 FT

8.) PROJECT PLAN REFERENCE: PROPOSED SUBDIVISION
LAND OF
TRI–CITY BUILDERS
103 STARK AVENUE
DOVER, NEW HAMPSHIRE
BERRY SURVEYING & ENGINEERING
MAY 6, 2003 SCRD 71–89

SUBDIVISION OF LAND
FOR CLARA FISHER
ON STARK AVENUE & KEATING AVENUE
IN DOVER, N.H.
BRUCE POHOPEK
MAY 30, 1995 SCRD 41A–84A

PLAN OF LOTS
ROBERT LABRIE
DOVER, N.H.
GRANT L DAVIS
AUGUST 1949
POCKET #3, FOLDER #1, PLAN #28

9.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 35,000, AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF JANUARY, 2026.

10.) BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON JANUARY 13, 2026 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON JANUARY 15, 2026. DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH). (VERTICAL DATUM: NAVD 88).

11.) SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A – PANEL 330145, MAP No. 33017C0340E, DATE: 9–30–2015).

12.) ON JANUARY 14, 2026, 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 EVALUATED 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 WETLANDS WERE OBSERVED ON THIS SITE.

TDR BASE DENSITY CALCULATIONS

TOTAL AREA	=	38,452 SQ.FT.
LESS WETLANDS	=	<0> SQ.FT.
UPLAND AREA	=	38,452 SQ.FT.
LESS ROAD ALLOCATION (15%)	=	<5,768> SQ.FT.
NET AREA	=	32,684 SQ.FT.
LESS WETLAND FACTOR FOR 0% WETLANDS (85%)		<4,903> SQ.FT.
AREA	=	27,781 SQ.FT.
12,000 SQ.FT. PER UNIT REQUIRED IN THE R–12 DISTRICT	÷	12,000
BASE TDR DENSITY	=	2.32 UNITS
ROUNDED DOWN TO	=	2 UNITS

20 0 10 20 40 80
1"=20'

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

ISSUED FOR PLANNING BOARD REVIEW
April 7, 2026

REVISIONS	
DATE:	DESCRIPTION:
4–7–26	REVISED PER PLANNING BOARD COMMENTS

STATE OF NEW HAMPSHIRE – ROBERT J. STOWELL No. 3903 – PROFESSIONAL ENGINEER

GENERAL SITE PLAN

COREY MACKOUL

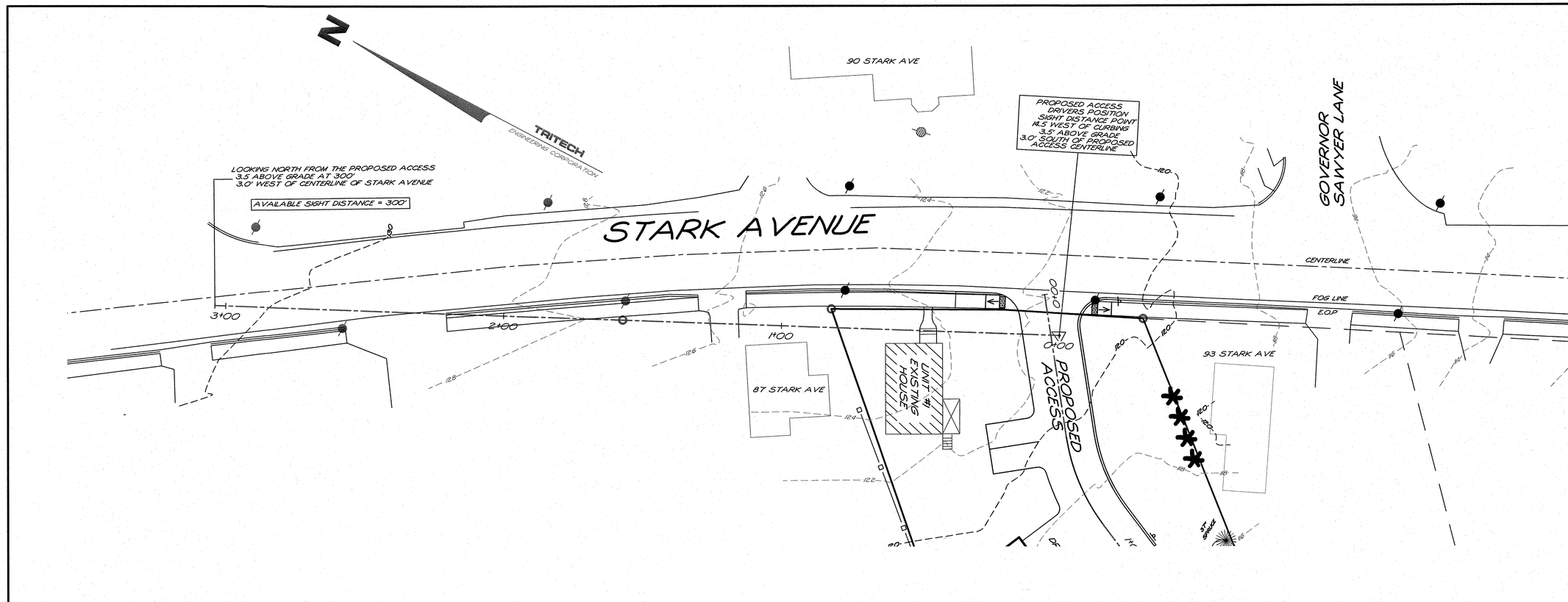
89 STARK AVENUE
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

MARCH 3, 2026 JOB No. 25136

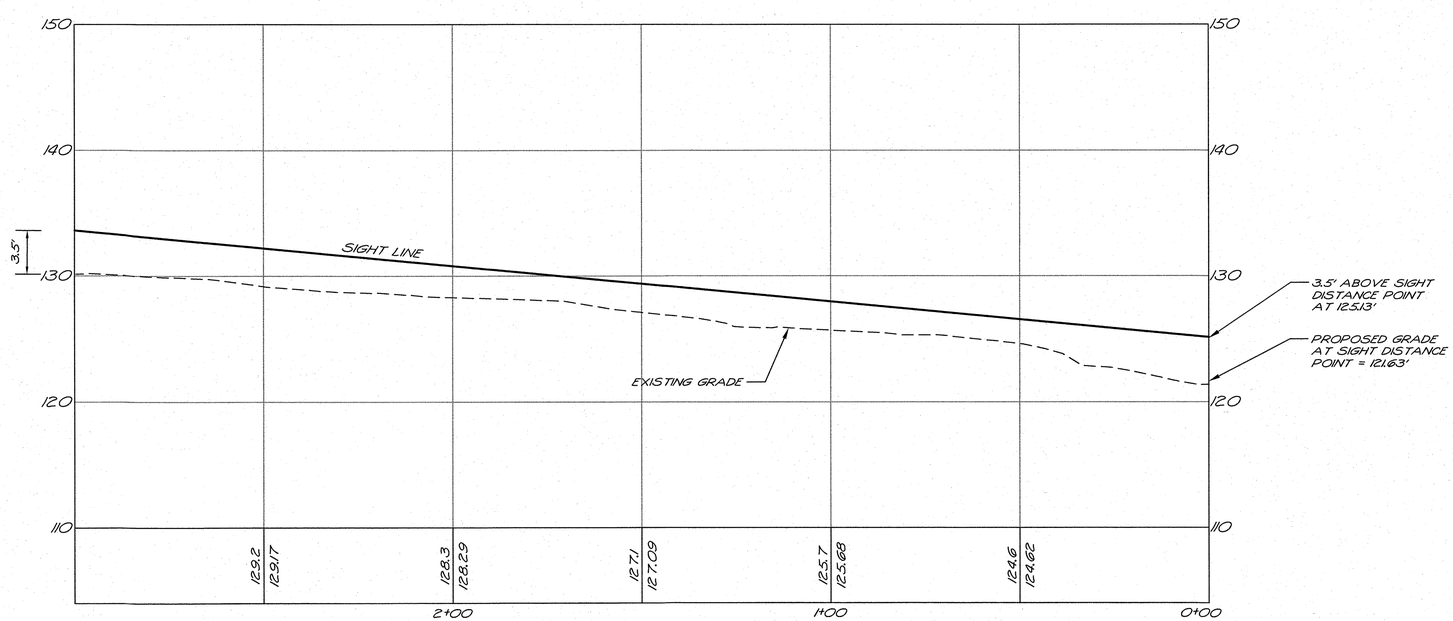
SCALE: 1" = 20'

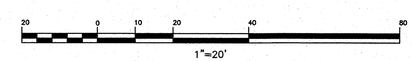
SHEET No. SP-1

(P26-0000)



HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 6'





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STATE OF NEW HAMPSHIRE - ROBERT STOWELL No. 9693 - PROFESSIONAL ENGINEER

SIGHT DISTANCE PLAN & PROFILE
LOOKING NORTH

COREY MACKOUL

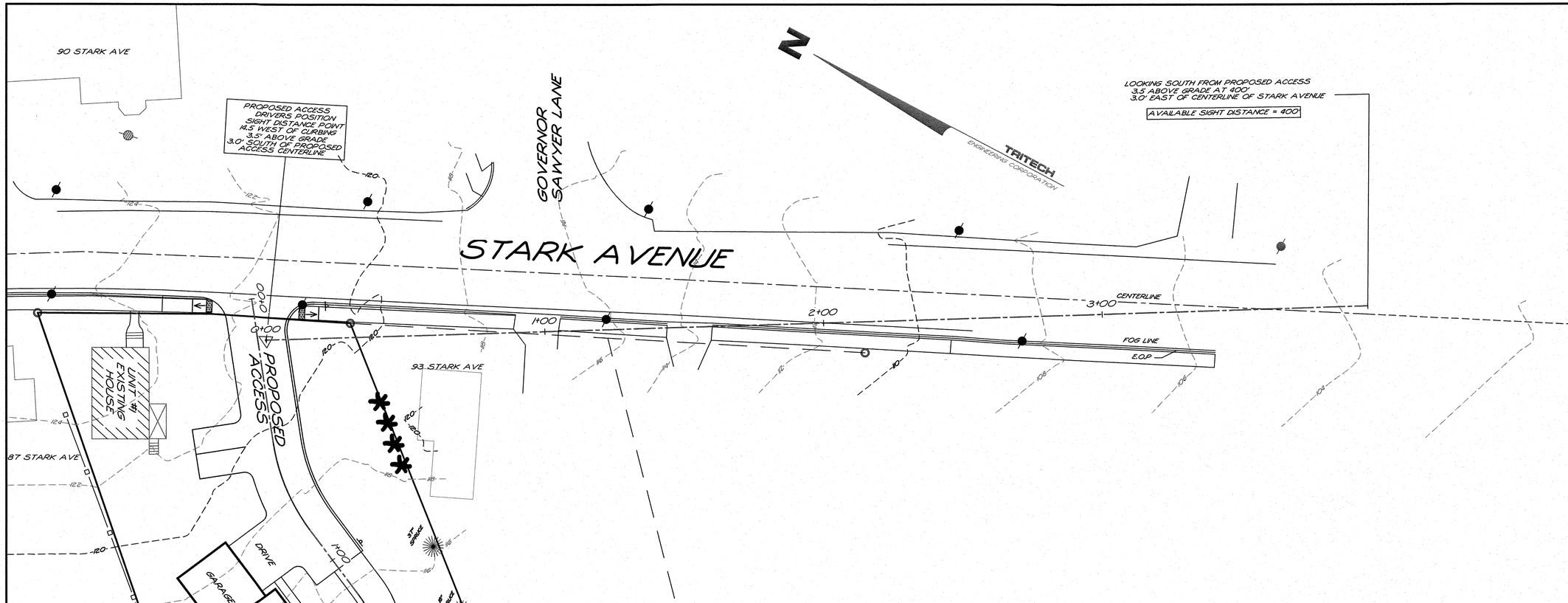
89 STARK AVENUE
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

MARCH 3, 2026 JOB No. 25136

SCALE: 1" = 20'

SHEET No.

SD-1



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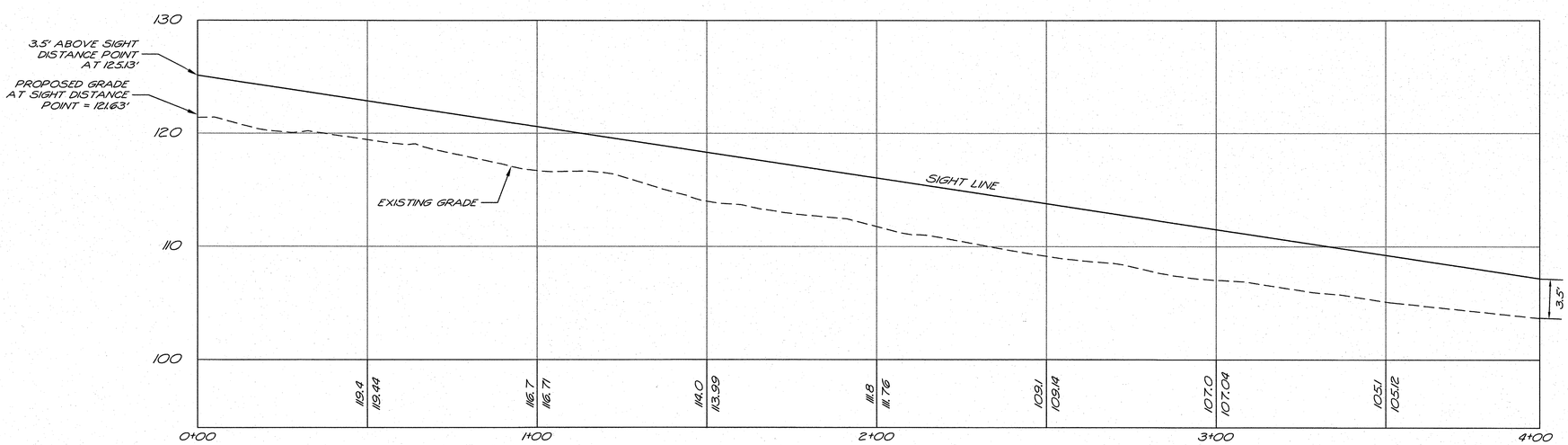

1"=20'

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

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April 7, 2026

REVISIONS

DATE:	DESCRIPTION:
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STATE OF NEW HAMPSHIRE - ROBERT STOWELL No. 8803 - LICENSED PROFESSIONAL ENGINEER

SIGHT DISTANCE PLAN & PROFILE
LOOKING WEST

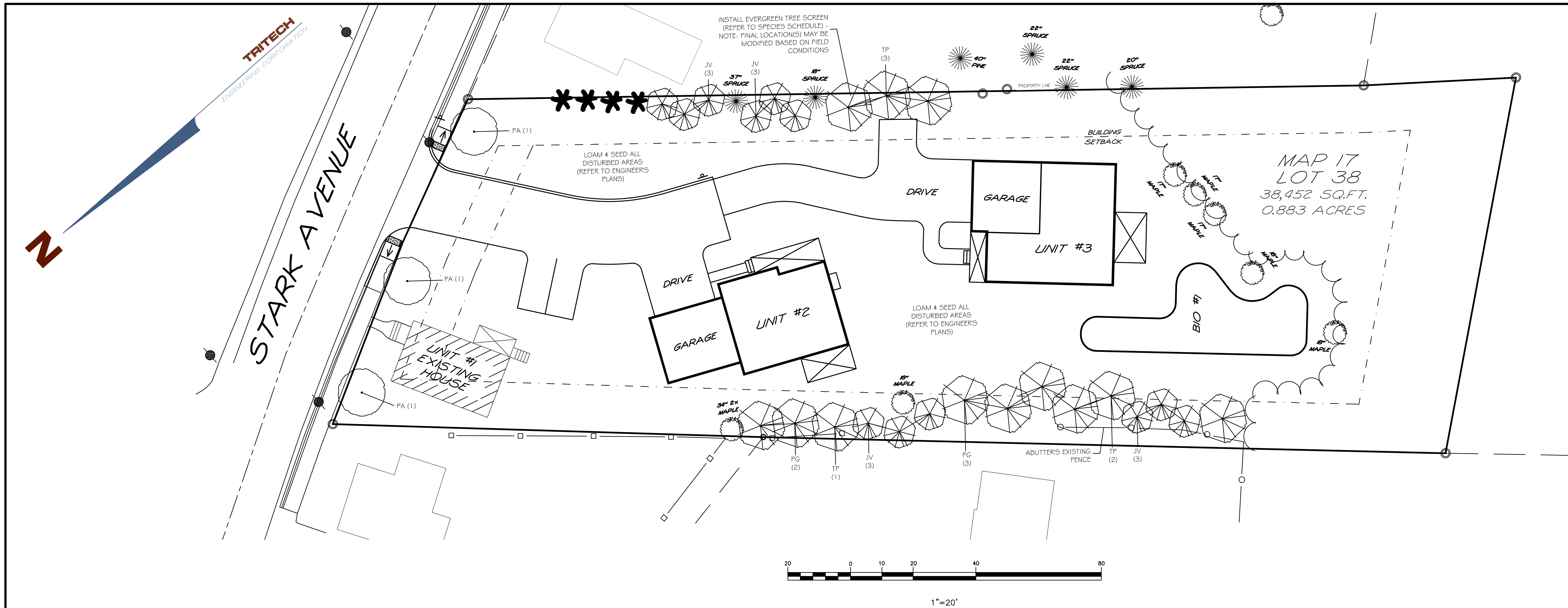
COREY MACKOUL

89 STARK AVENUE
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

MARCH 3, 2026 JOB No. 25136

SCALE: 1" = 20'

SHEET No. SD-2



terrain
planning & design llc
311 kast hill road
hopkinton nh 03229
603. 746. 3512
terrainplanning.com

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

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April 7, 2026

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DATE: DESCRIPTION:

GENERAL NOTES

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2. VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS IN THE FIELD, PRIOR TO CONSTRUCTION. VERIFY FIELD CONDITIONS RELATING TO WORK TO BE INSTALLED. NOTIFY LANDSCAPE ARCHITECT OF ANY UNUSUAL OR DIFFICULT CONDITIONS IN A TIMELY FASHION PRIOR TO CONSTRUCTION CONCERNING THE CONDITION IN QUESTION.
3. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF DOVER AND STATE OF NEW HAMPSHIRE. NOTIFY APPROPRIATE AGENCIES AT LEAST 48 HOURS PRIOR TO PERFORMING THE WORK UNDER THEIR JURISDICTION.
4. CONTRACTOR IS RESPONSIBLE FOR SECURING AND PAYING FOR ALL CONSTRUCTION PERMITS AND LICENSES REQUIRED TO COMPLETE SITE WORK. CONTRACTOR IS RESPONSIBLE FOR ALL APPROPRIATE INSPECTIONS OF HIS/HER WORK.
5. ALL WORK SHALL BE OF WORKMANLIKE QUALITY AND IN CONFORMANCE WITH ALL APPLICABLE CODES. CONTRACTOR SHALL READ ALL ZONING AND ENVIRONMENTAL PERMITS WHICH PERTAIN TO THE PROJECT AND SHALL COMPLY WITH ALL THE CONDITIONS THEREIN.
6. NOTIFY LANDSCAPE ARCHITECT AT LEAST 72 HOURS PRIOR TO ANY ROUTINE REQUIRED FIELD OBSERVATION. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF THE LAYOUT OF ALL IMPROVEMENTS PRIOR TO CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF DAMAGE OR DISTURBANCE TO OTHER AREAS WHICH MAY OCCUR AS THE RESULT OF HIS/HER WORK WHETHER WITHIN OR OUTSIDE OF THE CONTRACT LIMIT LINES.
8. CONSTRUCTION SHALL FOLLOW THE SEQUENCES AND CONDITIONS ESTABLISHED IN THE SPECIFICATIONS AND PERMITS.
9. IT IS INTENDED THAT THE WORK BE EXECUTED IN ACCORDANCE WITH THE BEST CUSTOMARY BUILDING PRACTICES. IF WORK IS REQUIRED IN A MANNER TO MAKE IT IMPOSSIBLE TO PRODUCE FIRST-CLASS WORK OR IF ERRORS, CONFLICTS OR DISCREPANCIES APPEAR AMONG THE CONTRACT DOCUMENTS, INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY AND REQUEST INTERPRETATION BEFORE PROCEEDING WITH THE WORK.
10. IF CONTRACTOR FAILS TO MAKE SUCH A STATEMENT AND REQUEST, NO EXCUSE WILL THEREAFTER BE ENTERTAINED, NOR ADDITIONAL EXPENSE BE ACCEPTED, FOR FAILURE TO CARRY OUT WORK IN A SATISFACTORY MANNER. SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, CONTRACTOR IS DEEMED TO HAVE ESTIMATED ON THE MORE EXPENSIVE WAY OF DOING WORK UNLESS HE/SHE SHALL HAVE OBTAINED A WRITTEN DECISION, BEFORE SUBMITTING HIS BID, AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED.
11. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND EQUIPMENT STORED AT SITE.
12. EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY WORK.
13. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION AND RESOLUTION PRIOR TO ANY FURTHER WORK.
14. VISIBLE EXISTING CONDITIONS WHERE FIELD LOCATED, AND UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. SITE SUBCONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, DIMENSIONS, AND GRADES PRIOR TO START OF ANY FOUNDATION OR UTILITY WORK.
15. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TERRAIN PLANNING & DESIGN LLC, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR,ENGINEER OR LANDSCAPE ARCHITECT HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
17. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
18. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT. TERRAIN PLANNING & DESIGN LLC ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OF RECORD.
19. TERRAIN PLANNING & DESIGN LLC ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.
20. SITE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE PRIOR TO ANY EXCAVATION, 1-888-DIG-SAFE.

PLANTING NOTES

1. CONTRACTOR SHALL OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PURCHASING AND/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.
2. CONSTRUCTION ACCESS WILL BE AS DIRECTED BY LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.
3. LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.
4. CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR ONE YEAR FROM THE DATE OF FINAL INSTALLATION APPROVAL BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE LANDSCAPE ARCHITECT. REPLACEMENT PLANTS SHALL BE BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY LANDSCAPE ARCHITECT.
6. ALL BEDS TO BE MULCHED WITH 4" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
7. CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.

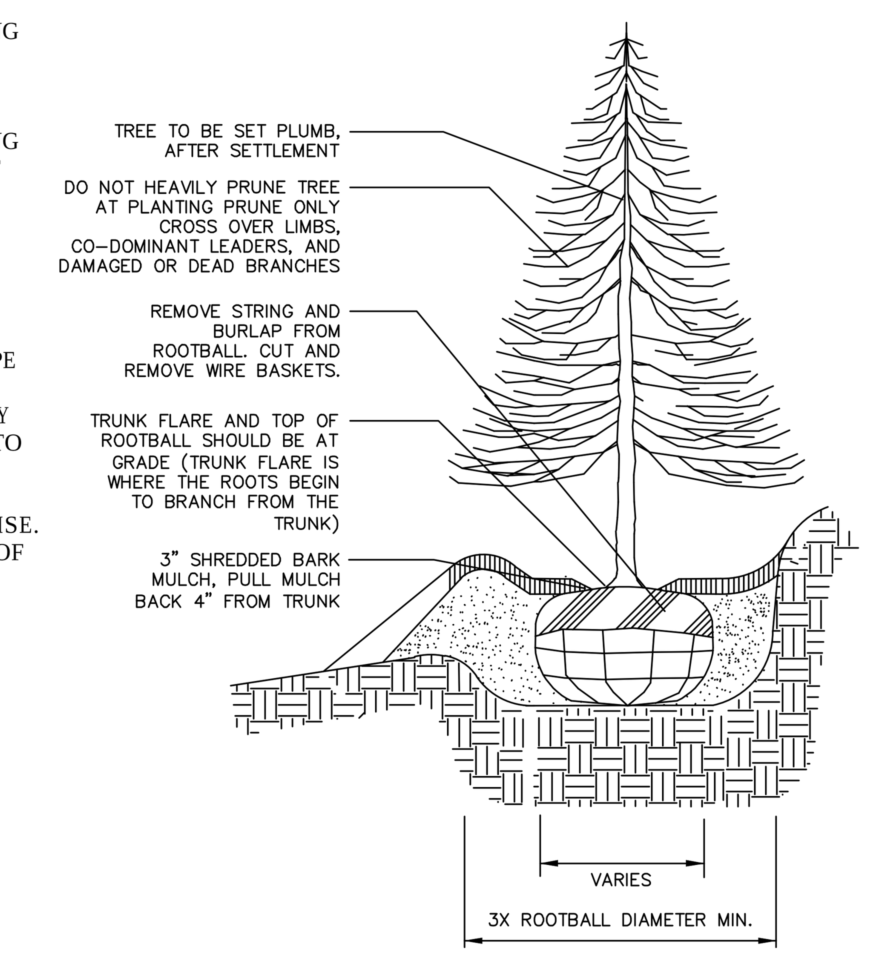
LANDSCAPE CALCULATIONS:

INTERIOR PARKING LOT LANDSCAPING:
NOT REQUIRED FOR PARKING LOTS WITH 0-20 SPACES

STREETSCAPE LANDSCAPING:
REQUIRED: 1 STREET TREE / 35' LINEAR FEET OF ADJACENT ROADWAY
112 L.F.OF ADJACENT ROADWAY (STARK AVENUE) / 35 = 3.2
= 3 STREET TREES REQUIRED
PROVIDED: 3 STREET TREES PROPOSED ALONG STARK AVENUE

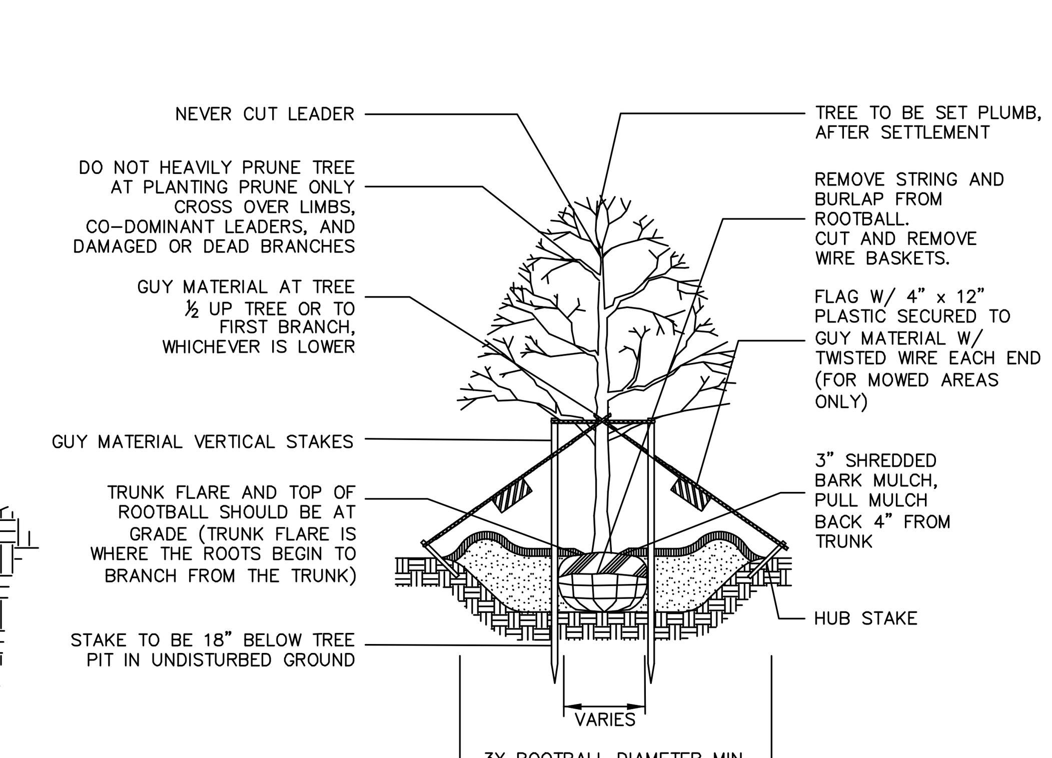
PLANTING SCHEDULE

TREES	SIZE	SYMBOL	QTY
Juniperus virginiana 'Emerald Sentinel' / Emerald Sentinal Eastern Red Cedar	6-8' B&B	JV	12
Picea glauca / White Spruce	6-8' B&B	PG	5
Platanus x acerifolia 'Exclamation' / Exclamation Planetree	3-3.5" CAL.	PA	3
Thuja plicata 'Green Giant' / Green Giant Arborvitae	6-8' B&B	TP	6



NOTES:
1. DO NOT STAKE EVERGREEN TREES.
2. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
3. TAMP BACKFILL SOIL AROUND ROOTBALL FIRMLY TO MINIMIZE ROOTBALL SHIFT.

EVERGREEN TREE PLANTING
NO SCALE

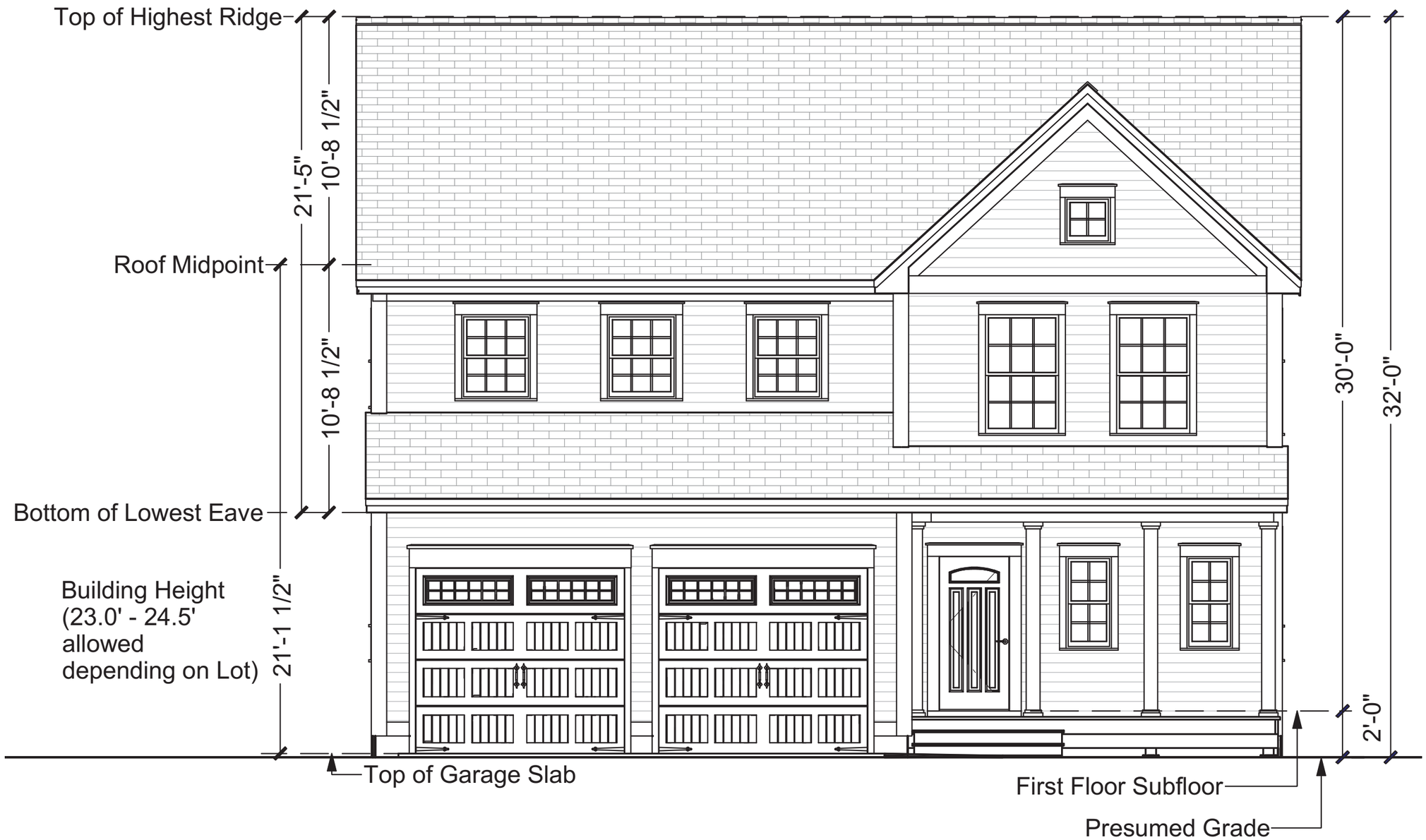


NOTES:
1. GUYING AND STAKING TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT. LOCAL FIELD CONDITIONS AS WELL AS PLANT CHARACTERISTICS WILL DETERMINE THE NECESSITY OF GUYING AND STAKING.
2. TYPICALLY ONLY TREES WITH A 3" OR GREATER CALIPER NEED TO BE STAKED. TREES WITH LESS THAN A 3" CALIPER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

DECIDIOUS TREE PLANTING
NO SCALE

LANDSCAPE PLAN
COREY MACKOUL
89 STARK AVENUE
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
APRIL 7, 2026 JOB No. 25136
SCALE: 1" = 20'

SHEET No.
LA-1


Top of Highest Ridge
21'-5"
10'-8 1/2"
Roof Midpoint
10'-8 1/2"
Bottom of Lowest Eave
Building Height
(23.0' - 24.5'
allowed
depending on Lot)
21'-1 1/2"
Top of Garage Slab
30'-0"
32'-0"
2'-0"
First Floor Subfloor
Presumed Grade

32'-0"
30'-1"
1'-11"
First Floor Subfloor
Presumed Grade

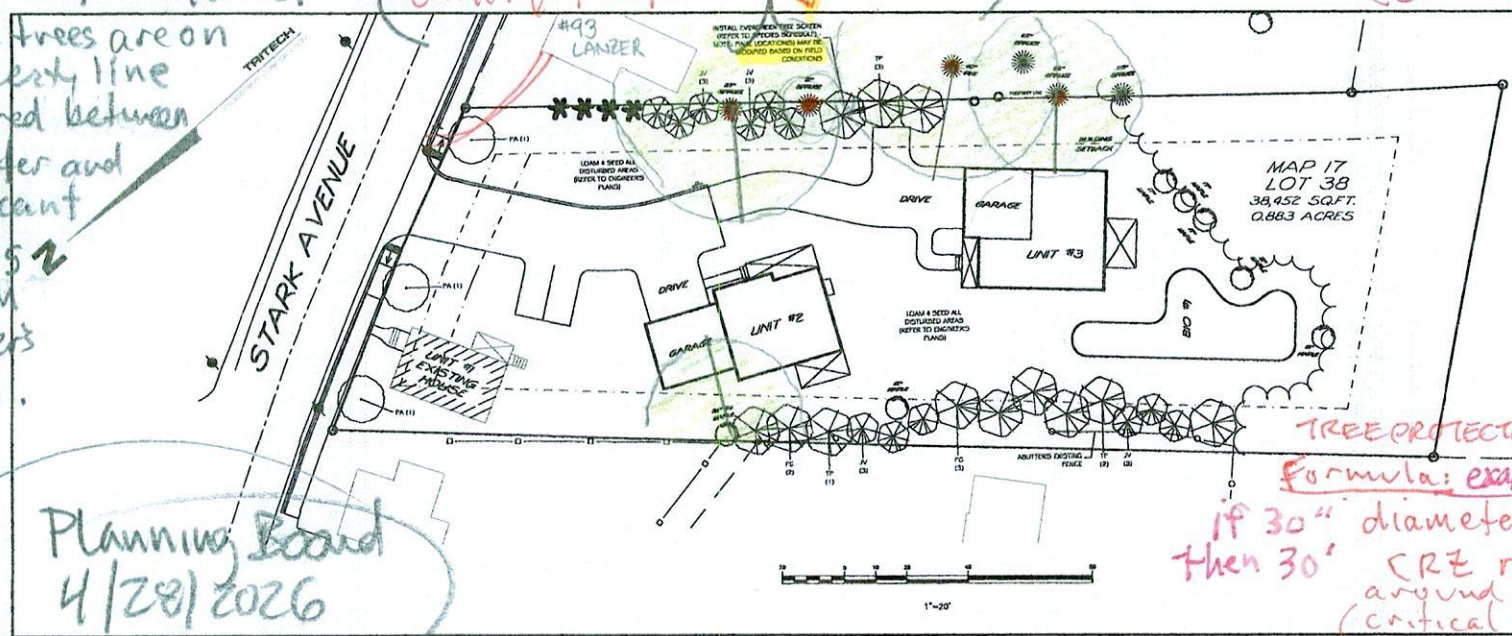
Notes from Kristen Lanzer * old growth trees:
CRZ critical root zones around trees create undevelopable land

Some trees are on property line shared between abutter and applicant others are on abutters land.

wires tel pole utility / tree plan

May be modified due to field conditions

• under Norway spruces - CRZ critical root zone
- shade (jv needs full sun) G JV
- roots
(3x thuja picata CRZ roots!!!)



Planning Board 4/28/2026

TREE PROTECTION
Formula: example
if 30" diameter then 30' CRZ radius around the tree (critical root zone)

terrain planning & design llc
311 east hill road
hopkinton nh 03229
603. 746. 3512
terrainplanning.com

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3. LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.
4. CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR ONE YEAR FROM THE DATE OF FINAL INSTALLATION APPROVAL BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE LANDSCAPE ARCHITECT. REPLACEMENT PLANTS SHALL BE BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY LANDSCAPE ARCHITECT.
6. ALL BEDS TO BE MULCHED WITH 4" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
7. CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.

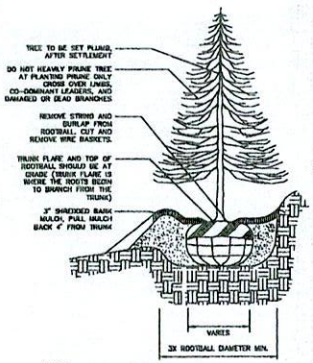
LANDSCAPE CALCULATIONS:

INTERIOR PARKING LOT LANDSCAPING:
NOT REQUIRED FOR PARKING LOTS WITH 0-20 SPACES

STREETSCAPE LANDSCAPING:
REQUIRED: 1 STREET TREE / 35' LINEAR FEET OF ADJACENT ROADWAY
112 L.F. OF ADJACENT ROADWAY (STARK AVENUE) / 35 = 3.2
= 3 STREET TREES REQUIRED
PROVIDED: 3 STREET TREES PROPOSED ALONG STARK AVENUE

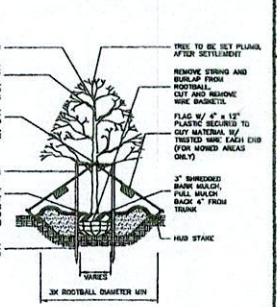
PLANTING SCHEDULE

TREES	SIZE	SYMBOL	QTY
Juniperus virginiana 'Emerald Sentinel' / Emerald Sentinal Eastern Red Cedar	6-8' B&B	JV	12
Picea glauca / White Spruce	6-8' B&B	PG	5
Platanus x acerifolia 'Exclamation' / Exclamation Planetree	3-3.5" CAL	PA	3
Thuja plicata 'Green Giant' / Green Giant Arborvitae	6-8' B&B	TP	6



NOTES:
1. DO NOT STAKE EVERGREEN TREES.
2. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
3. TAMP BACKFILL SOIL AROUND ROOTBALL FIRMLY TO MINIMIZE ROOTBALL SHIFT.

EVERGREEN TREE PLANTING
NO SCALE



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

DECIDIOUS TREE PLANTING
NO SCALE

LANDSCAPE PLAN
COREY MACKOUL
89 STARK AVENUE
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
APRIL 7, 2026 JOB NO. 25136
SCALE: 1" = 20'

SHEET NO. LA-1

install size

Platanus x acerifolia (Planetree) x3 PA (4' tall) fast grow to 60' mature x 45' spread
(John's Line) Picea glauca (White Spruce) x5 PG (6-8' tall) 45-80' tall mature x 25' spread
(deer resist) Thuja plicata (Arborvitae) x6 TP (6-8' tale) 65-70' tall mature x 15' spread (fast grow)
needs full sun Juniperus virginiana (Red Cedar) x12 JV (6-8' tall) 20' tall mature x 6' spread

AP 28 2026
deliver copy @ planning Dept.
follow up to 3/24 inquiry

DOVER POLICE DEPARTMENT

David A. Terlemezian
Chief of Police

March 26, 2026

Robert and Kristen Lanzer
93 Stark Ave
Dover, NH 03820

RE: Dover Police Call Logs

☐ Enclosed please find (a) copy(ies) of the police report(s) that you requested.
☐ We are returning your fee of $20.00, for the following reason(s):
- ☐ Please submit $20.00 prepayment for a copy of this report.
- ☐ We have no record of this incident based on the information provided.
- ☐ We need more information: ☐ Date: ☐ Time: ☐ Location:
  - ☐ Officer: ☐ Name(s):
- ☐ This is presently an open investigation. Please resubmit your request after 30 days.
- ☐ An arrest has been made on this case, therefore, no report can be released until a final court disposition has been reached. Please resubmit after 3 to 6 months.

☒ Other: **Please see attached Dover Police Call Logs**
☐ Service of petition/summons/subpoena/letter completed. Paperwork attached.
☐ Unable to serve paperwork:
- ☐ Moved, left no forwarding address.
- ☐ Moved, new address:
- ☐ Expired Court Date.
- ☐ Other:

If you have any questions concerning this matter please call the Records Unit at (603) 516-6138 weekdays between 8:00 a.m. and 3:30 p.m.

Very Truly Yours,

DAVID A. TERLEMEZIAN
Chief of Police

BY: ANNMARIE CUMMINGS
Records Unit Secretary

encl.

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(603) 742-4646 FAX (603) 749-3956

1 of 4

DOVER POLICE DEPARTMENT

David A. Terlemezian
Chief of Police

Motor Vehicle Accidents in the area of:
Stark Ave and Woodlawn / Gov. Sawyer / Hawthorne
09/14/2021 through 03/23/2026

Date / Time	PD Case #	Incident Location	Actual CFS Type	Notes / Disposition
04/08/2022 07:44	2022-006468	STARK AVE, DOVER	MVA NO INJURIES	
03/14/2023 15:55	2023-005606	MIDDLEBROOK / STARK AV	MVA NO INJURIES	FIRE HYDRANT STRUCK
04/04/2023 16:48	2023-007110	1 DOVER POINT RD, DOVER	MVA NO INJURIES	
10/07/2023 15:17	2023-023600	STARK AV, DOVER	DWI-ALC/UNDER INFL	POLE & MAILBOX DAMAGE
11/09/2023 15:32	2023-026472	STARK AV, DOVER	MVA NO INJURIES	
04/29/2024 16:05	2024-010837	MIDDLEBROOK RD / STARK AV	MVA HIT & RUN	
04/29/2024 16:08	2024-010838	STARK AVE & ELLIOT PARK, DOVER	MVA NO INJURIES	
11/02/2024 13:29	2024-029749	MIDDLEBROOK RD / STARK AV	MVA NO INJURIES	
11/05/2024 07:49	2024-029956	STARK AV / WOODLAND RD, DOVER	MVA NO INJURIES	
02/12/2025 15:33	2025-003626	STARK AV, DOVER	MVA NO INJURIES	
05/13/2025 18:28	2025-011691	STARK AV, DOVER	MVA NO INJURIES	
06/16/2025 12:22	2025-014662	MIDDLEBROOK RD / STARK AV	MVA NO INJURIES	
11/11/2025 17:13	2025-028209	SOUTH WATSON LN / STARK AV	MVA NO INJURIES	
12/18/2025 13:18	2025-030978	ELLIOT PK / STARK AV, DOVER	MV ACCIDENT	
01/31/2026 20:19	2026-002409	STARK AV / WOODLAND RD, DOVER	MV ACCIDENT	
02/06/2026 13:45	2026-002879	RENAUD AV / STARK AV, DOVER	MV ACCIDENT	

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DOVER POLICE DEPARTMENT

David A. Terlemezian
Chief of Police

Traffic Stops in the area of:
Stark Ave and Woodlawn / Gov. Sawyer / Hawthorne
09/14/2021 through 03/23/2026

Report Date / Time	PD Case #	Notes / Disposition
04/18/2022	2022-007231	265:24 / LANE CONTROL
04/30/2022	2022-008022	265:60 / SPEEDING 21-24 MPH OVER LIMIT OF 55 OR LESS
05/01/2022	2022-008108	266:4 / DEFECTIVE EQUIPMENT
05/20/2022	2022-009556	265:60 / SPEEDING 16-20 MPH OVER LIMIT OF 55 OR LESS
07/22/2022	2022-014363	265:60 / SPEEDING 11-15 MPH OVER LIMIT OF 55 OR LESS
10/07/2022	2022-020308	265:60 / SPEEDING OVER LIMIT WARNING (SPEEDING IN EXCESS OF 10)
10/13/2022	2022-020680	261:176 / FAILURE TO DISPLAY PLATES
01/22/2023	2023-001496	261:40 / UNREGISTERED VEHICLE
02/22/2023	2023-004064	266:4 / DEFECTIVE EQUIPMENT
03/03/2023	2023-004763	263:64,IV / DRIVE AFTER REV/SUS; RECKLESS DRIVING266:36 / LIGHTING REQUIRED, MV
03/11/2023	2023-005378	266:5 / UNINSPECTED VEHICLE
04/30/2023	2023-009293	265:60 / SPEEDING 11-15 MPH OVER LIMIT OF 55 OR LESS
05/01/2023	2023-009401	
05/03/2023	2023-009549	265:9 / TRAFFIC CONTROL DEVICE VIOLATION
05/04/2023	2023-009635	
05/15/2023	2023-010781	265:60 / SPEEDING 16-20 MPH OVER LIMIT OF 55 OR LESS
06/03/2023	2023-012595	266:4 / DEFECTIVE EQUIPMENT
07/13/2023	2023-016148	265:60 / SPEEDING 16-20 MPH OVER LIMIT OF 55 OR LESS
08/23/2023	2023-019734	266:4 / DEFECTIVE EQUIPMENT
09/05/2023	2023-020823	261:40 / UNREGISTERED VEHICLE266:4 / DEFECTIVE EQUIPMENT
09/11/2023	2023-021201	265:24 / LANE CONTROL
09/12/2023	2023-021300	
10/22/2023	2023-024890	265:60 / SPEEDING 1-10 MPH OVER LIMIT OF 55 OR LESS
11/28/2023	2023-027987	266:4 / DEFECTIVE EQUIPMENT266:5 / UNINSPECTED VEHICLE
12/02/2023	2023-028388	265:25 / FOLLOWING TOO CLOSELY
12/12/2023	2023-029207	265:60 / SPEEDING 16-20 MPH OVER LIMIT OF 55 OR LESS
01/17/2024	2024-001206	265:60 / SPEEDING 16-20 MPH OVER LIMIT OF 55 OR LESS
01/30/2024	2024-002275	261:176 / FAILURE TO DISPLAY PLATES
02/04/2024	2024-002862	211:37 / FAIL TO STAND BY FOR INSPECTION 215-A:21,IX / REGISTRATION266:4 / DEFECTIVE EQUIP
02/28/2024	2024-005108	266:5 / UNINSPECTED VEHICLE
03/03/2024	2024-005478	265:79-C / "HANDS FREE" VIOLATION
03/08/2024	2024-005921	266:4 / DEFECTIVE EQUIPMENT
03/12/2024	2024-006281	
03/16/2024	2024-006663	265:60 / SPEEDING - EXISTING CONDITIONS

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DOVER POLICE DEPARTMENT

David A. Terlemezian
Chief of Police

04/25/2024	2024-010463	261:40 / UNREGISTERED VEHICLE265:60 / SPEEDING 11-15 MPH OVER LIMIT OF 55 OR LESS
05/08/2024	2024-011621	265:60 / SPEEDING 16-20 MPH OVER LIMIT OF 55 OR LESS
05/23/2024	2024-013254	266:4 / DEFECTIVE EQUIPMENT
05/31/2024	2024-014085	266:4 / DEFECTIVE EQUIPMENT
06/01/2024	2024-014130	265:60 / SPEEDING 11-15 MPH OVER LIMIT OF 55 OR LESS
06/07/2024	2024-014756	266:5 / UNINSPECTED VEHICLE
08/09/2024	2024-020872	266:36 / LIGHTING REQUIRED, MV
08/25/2024	2024-022439	266:4 / DEFECTIVE EQUIPMENT
08/30/2024	2024-023039	265:9 / TRAFFIC CONTROL DEVICE VIOLATION
09/01/2024	2024-023232	266:4 / DEFECTIVE EQUIPMENT
09/11/2024	2024-024334	265:60 / SPEEDING 11-15 MPH OVER LIMIT OF 55 OR LESS
10/21/2024	2024-028515	265:35 / FAIL/YIELD TO PED IN X-WALK
10/22/2024	2024-028649	265:79-c / "HANDS FREE" VIOLATION
11/14/2024	2024-030803	266:4 / DEFECTIVE EQUIPMENT
12/17/2024	2024-033639	263:64,VII / DRIVE AFTER REV/SUSPENSION265:4 / DISOBEYING AN OFFICER
12/26/2024	2024-034424	
01/10/2025	2025-000892	261:176 / MISUSE OF PLATES263:13 / OPERATE IN VIOL OF RESTRICD LICENSE
01/11/2025	2025-000930	265:60 / SPEEDING 11-15 MPH OVER LIMIT OF 55 OR LESS
01/16/2025	2025-001327	265:114 / FAILURE TO DIM LIGHTS
01/26/2025	2025-002169	261:176 / FAILURE TO DISPLAY PLATES
02/06/2025	2025-003100	265:114 / FAILURE TO DIM LIGHTS
02/22/2025	2025-004461	261:176 / FAILURE TO DISPLAY PLATES
03/29/2025	2025-007353	265:60 / SPEEDING 11-15 MPH OVER LIMIT OF 55 OR LESS
05/14/2025	2025-011740	
05/14/2025	2025-011746	
06/15/2025	2025-014557	265:60 / SPEEDING 16-20 MPH OVER LIMIT OF 55 OR LESS
06/29/2025	2025-015966	261:40 / UNREGISTERED VEHICLE
07/11/2025	2025-017122	261:176 / FAILURE TO DISPLAY PLATES266:5 / UNINSPECTED VEHICLE
08/08/2025	2025-019734	265:25 / FOLLOWING TOO CLOSELY
10/02/2025	2025-024515	
10/04/2025	2025-024749	265:60 / SPEEDING 11-15 MPH OVER LIMIT OF 55 OR LESS
10/16/2025	2025-025939	
11/21/2025	2025-029031	265:60 / SPEEDING 11-15 MPH OVER LIMIT OF 55 OR LESS
12/07/2025	2025-030211	265:109 / OPERATING WITHOUT LIGHTS266:4 / DEFECTIVE EQUIPMENT
12/08/2025	2025-030317	261:40 / UNREGISTERED VEHICLE
01/17/2026	2026-001305	266:4 / DEFECTIVE EQUIPMENT
02/13/2026	2026-003431	

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(603) 742-4646 FAX (603) 749-3956

From: Diana Carpinone <d.carpinone@gmail.com>
Sent: Thursday, April 16, 2026 1:13 PM
To: Planning Board - All <PlanningBoard-All@dover.nh.gov>
Subject: Re: TDR application for 89 Stark Ave

Security Notice: External sender. Use caution with hyperlinks or attachments.

Dear Planning Board,

I have lived in the neighborhood across the street from this proposed development for ten years, and I have serious concerns about the plan to develop this lot.

I like to judge a situation based on the evidence I see and actions that people take, rather than on words and promises.

We have a developer owned lot at the end of Governor Sawyer Lane that has sat neglected, passed from one developer to another over the years. The outer portion of the lot has a highly visible public school bus stop that I decided to volunteer to care for a couple of years ago because of the overgrown state that persisted at the entrance to the GSL neighborhood. I have spent a considerable amount of time in the area, picking up trash along Stark Ave as part of a volunteer effort. This means not only do I have firsthand experience with the level of care and commitment developers have put into to the upkeep and quality of the neighborhood, I also have had plenty of time to observe traffic patterns and land use, and I'm quite familiar with the character of the homes in the area and other details that people who do not live here may miss.

My observations have shown me that developers are not neighbors who care about the livability and charm of a neighborhood, or making Dover a better place to live, they only care about maximizing their profits through sales or rentals.

The lot at 89 Stark Ave is suitable for an ADU. It is NOT an appropriate area for TDR, and multiple dwellings as proposed. It is located within a forested wildlife corridor which provides *much needed* air quality benefits.

An air quality monitor outside my home shows unequivocally that the level of VOCs here are much higher than surrounding areas due to nearby businesses emissions. We need every tree we can get, as do the wildlife that we are lucky enough to enjoy here.

This area does not need any more impervious surface, heat islands, stormwater to manage, and cars traveling in and out on a daily basis.

The idea that TDR money is to be used for conservation, while it is simultaneously being used to demolish urban forests, and increase a laundry list of human activities that the planet is screaming at us to reign in, is utterly foolish.

As other residents have clearly explained to your board, this is a dangerous area traffic wise, and adding more vehicles turning in and out is asking for trouble. I see garage parking for up to four additional vehicles in the current plan, not counting parking for the main house.

How does this additional vehicle space fit into the master plan vision of "walkability"?

When my eyes show me the trash that has been left on the lot, (not just blown in from the road) and the plans that are attempting to shoehorn multiple dwellings into a small lot for max profitability, my ears know not to believe the promises and platitudes being made that this development is for the betterment of the city and its residents.

I urge you to deny this TDR application, and request that the applicant dramatically reduce the scope of this plan to an appropriately scaled ADU style addition that preserves our natural resources, zoning laws, traffic safety and neighborhood feel.

--

Diana Carpinone
President **Non Toxic Communities**
Director **Non Toxic Dover NH**
Accredited Organic Land Care Professional
UMass Extension Pollinator Steward Certified
d.carpinone@gmail.com
617 816-8290

From: kristen lanzer <krispydog24@icloud.com>
Sent: Thursday, April 23, 2026 10:18 AM
To: City of Dover - Planning <Dover-Planning@dover.nh.gov>
Subject: Fwd: Your Norway Spruce

Security Notice: External sender. Use caution with hyperlinks or attachments.

Dear members of City of Dover Planning Board
meeting Tuesday April 28, 2026

The new sketches of the units for TDR at 89 Stark Ave. -with construction for foundations, roadway and turnarounds- pose threat to old growth trees on my land and on shared property line. Trees have a CRZ-critical root zone which expands into the proposed construction (which is detailed in the hardcopy pkt prepared for you).

One of theses dear trees, our guardian tree, has recently been measured and declared a champion tree. The tree of honor at 93 Stark Ave is the largest Norway Spruce of Strafford County and is in excellent condition. Attached is a photo of the champion tree, the ironic logo for celebrating Dover's 400th anniversary, and field notes with the notification email.

I oppose the applicant's proposal for TDR with three houses at 89 Stark Ave.

Sincerely,
Kristen Lanzer

Begin forwarded message:

From: Ted B <tedb03@gmail.com>
Subject: Your Norway Spruce
Date: April 19, 2026 at 5:22:20 PM EDT
To: kristen lanzer <krispydog24@icloud.com>

Hi Kristen,
Congratulations! Your Norway Spruce nominated on 8/8/2025 and measured by Charlie and me yesterday is now the Strafford County Champion with 225 points.
It has dethroned the previous Strafford County Champion Norway Spruce in Barrington nominated on 7/5/2016 which we remeasured yesterday having 213 points.
You will be receiving a certificate in the next month or two from the New Hampshire Big Tree Program. Meanwhile, I have attached a copy of our field notes with the numbers.
Thanks for your interest in the Big Tree Program.
Sincerely,
Ted Bergeron
Strafford County Co-coordinator
New Hampshire Big Tree Program

NHBT Measurers Field Form

Submittal Information

1. Common Name of Tree: Norway Spruce Nomination Date: ~~4/18/26~~ 8/8/25

2. Scientific Name of Tree: Picea abies

3. Person(s) measuring:

Name 1: Ted Bergeron Email: tedb03@gmail.com

Mailing Address: Phone: 207-558-3319

Name 2: Charlie Tatham Email:

Mailing Address: Phone:

Name 3: Email:

Mailing Address: Phone:

Name 4: Email:

Mailing Address: Phone:

4. Date of measurements: 4/18/26 Is this a re-measurement? Yes ____ No ✓

5. Street Address of tree: 93 Stark Ave Town: Dover, NH

County: Strafford

5. GPS Coordinates (decimal degrees, e.g. 43.12345) Latitude: 43.1792 Longitude: 70.8697

6. Exact Location/Landmarks: Behind House 13'

7. Nominator(s) of tree Names: Kristen Lanzer Phone: 603-781-2659

Mailing Address: 93 Stark Ave, Dover, NH 03820 Email: krispydog24@icloud.com

8. Owner same as nominator? Yes ✓ No ____

9. **Owner(s) of tree:** **Names:** _____ **Phone:** _____

Mailing Address: _____ **Email:** _____

10. **Accessibility:**

____ Public ✓ From road ✓ Permission needed ✓ Owner permits access ____ Not viewable

11. **Circumference of main tree stem at 4.5 ft from the ground** 118 **inches**

For problem trees, please describe how you measured the circumference:

12. **Height of tree to the nearest tenth of a foot:** 94'

Using: ✓ Clinometer ____ Laser ____ Abney Level

13. **Average Crown Spread of tree to the nearest tenth of a foot:** 104 ÷ 2 = 52' ÷ 4 = 13

Using: ✓ Tape ____ Laser

14. **Tree Health:** ✓ Excellent ____ Good ____ Fair ____ Poor ____ Dead

Comments:

15. **Permission obtained from owner for use of photographs by NH Big Tree Program and/or American Forests in any of their publications or websites without any fees. Initialed** KL

Photos: ✓

Map: ✓

53' 9"
51' 0"

2 | 104
4 | 52
13

118
94
13

225 POINTS

NEW STRAFFORD COUNTY CHAMPION

From: Pat Murphy <patrick.murphy31490@gmail.com>
Sent: Monday, April 20, 2026 10:59 AM
To: City of Dover - Planning <Dover-Planning@dover.nh.gov>; Benton, Donna <d.benton@dover.nh.gov>
Subject: Opposition to 89 Stark Avenue Project

Security Notice: External sender. Use caution with hyperlinks or attachments.

Hello,

My name is Pat Murphy and I am an abutter to the 89 Stark Avenue project - my address is 8 Hayes Lane (very end of Hayes lane).

Please see attached my opposition to the 89 Stark Avenue project.

All the best,

Public Comment by Pat Murphy owner at 8 Hayes Lane, abutter to 89 Stark Avenue Application

In life and in business, my general philosophy is that people should be able to do what they want, so long as it does not infringe upon others successfully pursuing what they want for themselves. With this principle in mind, I believe this application fails on two tests.

First, and most importantly, is a test applied by this very board on March 24, 2026. George DeBoer remarked on the board's role and stated that when community input is given and decisions must be made, the guiding question should be: "*When we use our judgment — does this make sense?*" That question was answered by Eric, Tyler, Douglas, Gina, Ken, Devon, April, and George himself with a universal sense of doubt, ranging from "four units is too much — maybe two or three would make more sense" to "this is a waste of time." As we continue to evaluate this project and scrutinize its details, I encourage the board to zoom out and view those details through the lens of the bigger picture — and the sentiment that arose when this application was first reviewed. My answer to that same question is simply: *No, this does not make sense*.

There was considerable discussion around whether this project "fits within the current neighborhood" — specifically, whether the density of the Stark project aligns with the surrounding area. There was also discussion and general acceptance that the square footage per unit meets requirements, and that evidence of similar density exists nearby. All of this is technically true — though misleading without broader context.

In the immediate area, 90 Stark, 81 Stark, and 73 Stark all appear to be multifamily properties that serve as examples of existing density, suggesting that the proposed density at 89 Stark "fits the neighborhood." While true on paper, all three of these properties are what once were — or at least appear to be — single-family homes converted into multifamily units. They are single structures that sit at an appropriate distance from neighboring buildings. (2 Governor Sawyer, while part of the original 90 Stark plot, is still 70 feet from 90 Stark itself.)

If this project is approved as currently proposed, it will become one of those properties you drive past and think, "*Who on earth would want to live there?*" And here we come full circle on the first test. Let us not forget that every concern raised by every abutter who has spoken will eventually be felt by the future residents of this property as well — limited green space, a lack of privacy from neighbors, noise pollution, light pollution, runoff concerns, and so on. Or are we simply cramming in units because we can, because it checks the boxes, without genuine regard for the people who will actually live there? Does this make sense?

Second, and not to be minimized, is the matter of traffic. In the last five years, within 500 feet north and south of 89 Stark Avenue, there have been 58 recorded motor vehicle offenses or accidents — and countless near-misses. As an illustration of how motorists use this stretch of road, I invite anyone to attempt to use the crosswalk roughly 600 feet south of the property and count how many cars pass before one stops. It is usually well into double digits.

Consider that at 75 Stark Avenue — only 225 feet north of the proposed driveway - a stretch of road that contains 3 bus stops— the entirety of 89 Stark Avenue and everything beyond it is completely out of view. This means that a first-time visitor, a delivery driver, or an Uber driver

traveling at 40 mph will have approximately three seconds to visually locate the entrance, signal, and slow to a speed that communicates to drivers behind them that they are turning. The applicant seems to indicate in the updated materials that there is ample sight line for a 30mph road. Dovers 2016 Master Plan Transportation Chapter sites this exact stretch of road having 13,700 daily vehicles with an average speed 20% over the speed limit, and roughly 2,000 cars per day travel 30% or more over the speed limit. I am certain the updated next iteration of the Transportation Chapter will show even higher speeds. An accident will happen. I am certain of it.

Ultimately, I am empathetic to the applicant's intentions. I am empathetic to what appears to be a genuine business opportunity for him, and to those who wish to further develop Dover — whether to generate income, improve housing stock, or help the city reach its potential. I am also empathetic to the burden this board carries in balancing development and civic interest against the interests of existing residents.

And so I return to the original principle: how can the applicant maximize the value of his property without permanently infringing upon the lives of his neighbors?

I humbly suggest that both the applicant and this board consider a plan that focuses on developing two units (1 additional) on the eastern portion of the property, closer to Stark Avenue. This would be in keeping with the surrounding neighborhood, offer a healthy return on investment for the applicant, and at least temporarily preserve the western end of the property that abuts many of the surrounding neighbors so that a permanent solution can be forged.

Thank you for your consideration.

Pat Murphy

From: Kevin Murphy <kevinjmurphynh@gmail.com>
Sent: Thursday, April 23, 2026 7:44:41 PM
To: Benton, Donna
Cc: Retrosi, Anthony
Subject: 89 Stark Avenue

Security Notice: External sender. Use caution with hyperlinks or attachments.

Ms. Benton and the Planning Board,

I am writing in regard to the proposed subdivision at 89 Stark Avenue. I am unable to attend the Planning Board meeting and appreciate the opportunity to voice my concerns via email.

As I stated in my remarks at the last meeting, traffic on this stretch of road is a concern. In the 29 years that I have lived at 100 Stark Avenue, the volume and speed of traffic have increased. My concerns predate this proposal but are magnified by the idea of having additional vehicles turning on Stark Avenue.

According to my data search, in the last five years alone, there have been 62 traffic stops and 5 accidents within 500 feet of 89 Stark Avenue. While I don't profess to be an expert on traffic studies, the study done by the developer seems to minimize the reality of what it is like to drive along this stretch of road. Their data is based on the posted speed limit of 30 MPH. I can say with certainty that it is rare to see anyone traveling south on Stark Avenue even close to the posted speed limit.

I strongly encourage planning board members to drive south on Stark Avenue during peak traffic times and try to take a right turn at 89 Stark Avenue or a left onto Governor Sawyer Lane. Look in your rearview mirror and you will see traffic barreling towards you. Or try crossing Stark Avenue as a pedestrian where there are no sidewalks on the east side of the road. You will quickly see the danger that residents of Governor Sawyer Lane experience every time they try to get to the sidewalk on the other side of Stark Avenue.

If this proposal is approved, I would ask that flashing signage be posted south of Renaud Avenue, alerting motorists of the upcoming turning traffic.
This is not a new problem, but additional houses will contribute to this longstanding issue of traffic in a densely populated residential area.

Thank you to the Planning Board for taking the time to thoughtfully consider this proposal and its impact on our neighborhood.

Kevin Murphy
100 Stark Avenue

Kevin J. Murphy
kevinjmurphynh@gmail.com
(603) 953-3357

CITY OF DOVER	CITY OF DOVER – SITE PLAN AMENDMENTS
	Posted: 04/14/2026
	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~~Technical Review Committee 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 review of the Technical Review Committee and agreement with the applicant. It is expected that only the following minor items may be resolved ~~by the Planning Director~~ in this manner 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, and/or location of~~,~~ and fixtures of lighting.

(5) Other minor changes similar to those listed in (1)-(4) to the site plan that still maintain the integrity of the approved Site Plan.

At the discretion of the Planning Director or the Technical Review Committee, any request for modification to a Site Plan, which is not in clear conformance with the guidelines above or is part of a site plan screening or buffer, 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 <u>or parcels</u>, the width shall not exceed 32 feet.

(b) Where two entrances/exits are designed to service a parcel <u>or parcels</u>, the width of each shall not exceed 24 feet."

CITY OF DOVER	CITY OF DOVER – SUBDIVISION AMENDMENTS
	Posted: 04/14/2026
	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,~~ The Technical Review Committee 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 or Technical Review Committee 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."

CITY OF DOVER	PLANNING BOARD - STAFF MEMO FILE #LOTA-2026-0001		
	Application Type:	Lot Line Adjustment	
	Applicant(s):	Waterside Land Holdings, LLC	
	Owner(s):	Waterside Land Holdings, LLC	(Both parcels)
	Location:	Middle Road	(Map M, Lot 91-C)
		Middle Road	(Map M, Lot 91-D)
	Meeting Date:	April 28, 2026	

INTENT: Proposal is to revise the lot lines for two abutting vacant parcels located along Middle Road

AGENDA ITEM #: 4-A

FILE: LOTA-2026-0001

APPLICANT(S): Waterside Land Holdings, LLC

OWNER(S):
Waterside Land Holdings, LLC
(Map M, Lots 91-C & 91-D)

LOTS/UNITS PROPOSED: Two (2) existing lots (no change)

ACREAGE:

Existing/Proposed

Lot 91-C = ±525,100 s.f. (12.05 ac.) / ±495,000 s.f. (11.36 ac.)
Lot 91-D = ±299,195 s.f. (6.87 ac.) / ±329,276 sf. (7.56 ac.)

ZONING DISTRICT: R-40 (Rural Density Residential)

EXISTING/PROPOSED USE:
Residential / Residential (no change)

SURROUNDING USE: Residential

ZBA ACTION: N/A

PERMITS / WAIVERS REQUIRED:
N/A

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

NOTICES SENT: Abutter notices were sent by certified mail for this meeting.

ATTACHMENTS: Application, Lot Line Revision Plan

Summary of Request and Background
The applicant is requesting to complete a lot line adjustment between two vacant residential parcels along Middle Road by adding approximately 31,100 square feet from Lot 91-C to Lot 91-D.

The lot line adjustment will support the creation of a drainage easement for the City, in the area, for run-off from the adjacent public road, Isaac Lucas Circle. It will also allow for the applicant to work with the City to conserve some of the land.

Post lot line adjustment the minimum frontage and lot size zoning requirements will still be met.

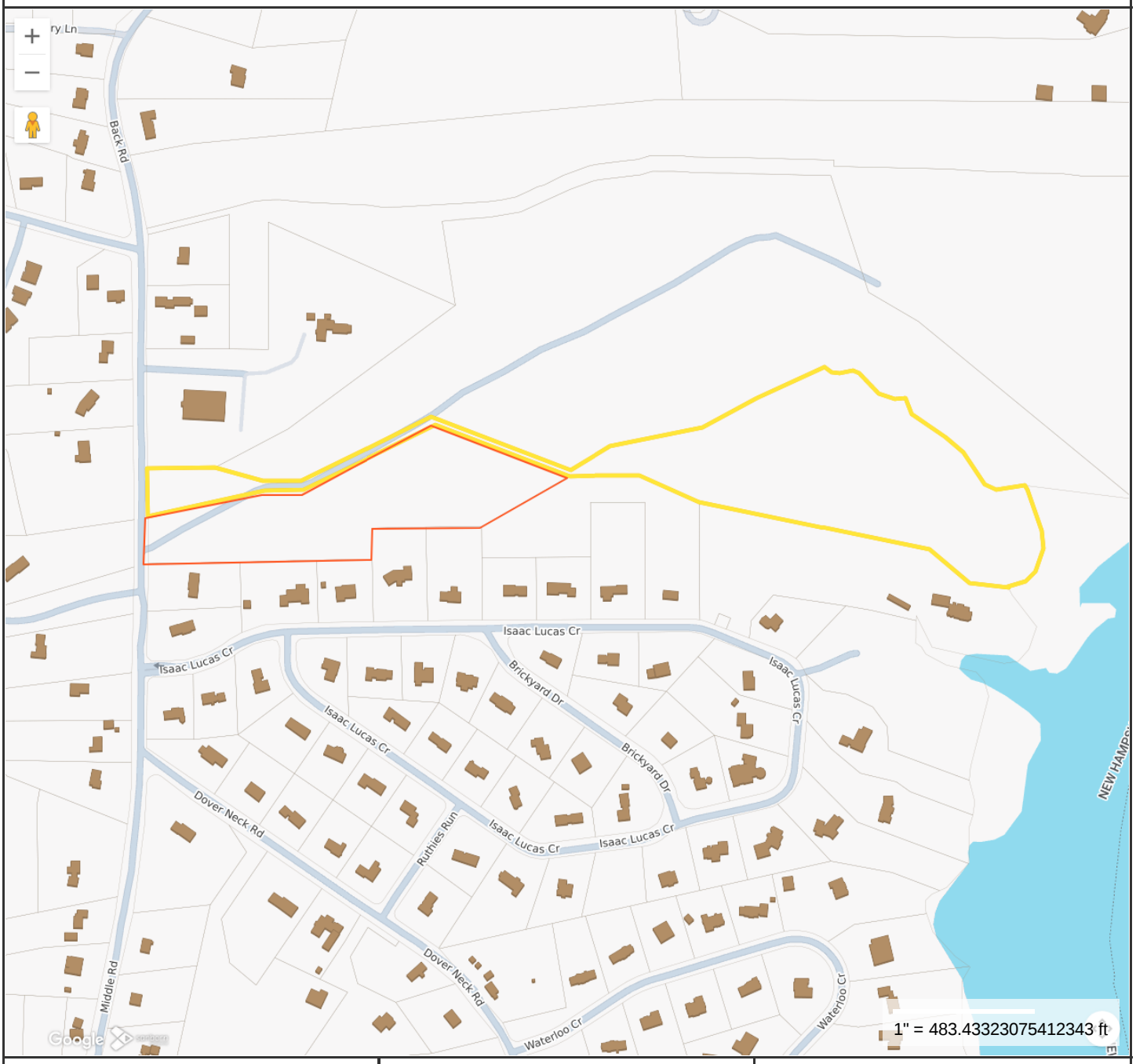
Consistency with Land Use Regulations
§157-17 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations as both lots, post adjustment, remain compliant with the minimum lot size within the R-40 and both possess the requisite 150' of lot frontage. Staff would bring to the Board's attention, however, that the route providing access to the eastern side of proposed Lot 91-C would require direct wetland impact within four (4) discrete locations along that route. However, staff understands access will be made through an abutting lot and wetland impacts may not be necessary for accessing the lot.

STAFF RECOMMENDATION:
The Planning Department therefore recommends the Planning Board accept the application, open the public hearing, make findings, and vote to approve the application 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 recording at Strafford County Registry of Deeds which additionally shall include:
   1.1. Planning File Number LOTA-2026-0001
   1.2. The owner's signatures
   1.3. The LLS stamp and signature
   1.4. Add common note regarding proposed utilities.

LOTA-2026-0001 MIDDLE ROAD



Property Information

Location	MIDDLE RD
Owner	WATERSIDE LAND HOLDINGS LLC
Land Use	130V
Zoning Code	R-40
Property Id	M0091-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.

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

Plan Type:	Lot Adjustment	**Project:**		**App Date:**	04/07/2026
Work Class:	Lot Line Adjustment	**District:**	None	**Exp Date:**	06/11/2026
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	

Description: To adjust the property lines between Lot M/91C & Lot M/91D.

Parcel:	M0091-D00000	**Address:**	Middle Road Dover, NH 03820	**Zone:**	R-40(Residential - Rural)
	M0091-C00000 Main		Middle Road Dover, NH 03820 Main		R-40(Residential - Rural)

Applicant
McEneaney Survey Associates
P.O. Box 1166
DOVER, NH 03821
Business: (603) 742-0911

Owner
Chad Kageleiry
Home: (603) 749-2800

Plan Custom Fields

Number of Parcels Involved	2	Parcel Map/Lot	M-91-C-0	Proposed Parcel Size (sqft)	495000
Parcel Zoning	R-40	Existing Parcel Size (Ac)	57	Address of First Property	Middle Road
Existing Parcel Size (sqft)	2.48292e+006	Owner Name	Waterside Land Holdings, LLC	Deed Book	4879
Deed Page	847	Owner Address	340 Central Avenue Suite 202 Dover NH 0382	Deed Date	20210311
Owner Phone	603-749-2800	Parcel Feedback		Address of Second Property	Middle Road
Address of Third Property		Parcel 2 Map/Lot	M/91D	Parcel 3 Map/Lot	
Second Property Owner Name	Waterside Land Holdings, LLC	Third Property Owner Name		Second Property Owner Address	340 Central Avenue Suite 202 Dover NH 03820
Third Property Owner Address		Second Property Owner Phone	603-749-2800	Third Property Owner Phone	
First Easement Holder Name		Second Easement Holder Name		First Easement Holder Address	
Second Easement Holder Address		First Easement Holder Phone		Second Easement Holder Phone	

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Kevin_McEneaney_4/7/2026.jpg	04/07/2026 12:11	McEneaney, Kevin		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2026001052	Planning Lot Line Adjustment Fee	$200.00	$0.00
	Planning Lot Line Adjustment Application Fee	$200.00	$0.00
	Total for Invoice INV-2026001052	**$400.00**	**$0.00**
	Grand Total for Plan	**$400.00**	**$0.00**

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		04/07/2026 12:43	04/07/2026 12:43
Confirm application complete v.1	Generic Action		04/07/2026 12:43
Planning Board v.1		04/07/2026 12:43	

Planning Board Agenda v.1	Task	04/07/2026 12:43
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 Final Review v.1	Receive Submittal	
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	
Create/Link to Records v.1		
Create / Link to Permit - Building Major v.1	Create Sub Permit	

City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: June 4, 2019]

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

APPLICANT INFORMATION

Name of Applicant: Waterside Land Holdings, LLC Telephone # 603-749-2800

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

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (*if different from applicant*): Same Telephone #_____

Address of 1st Property Owner: _____

Address of Property: Middle Road

Assessor's Map # M Lot(s) # 91C

Property Deed: Book 4879 Page: 847

Zoning District(s) R-40 Overlay District(s) Dover Conservation District

Size of Existing Parcel (sq. ft.): 525,100 ± (12.05± ac) Size of Proposed Parcel (sq. ft.): 495,000± (11.36± ac)

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (*if different from applicant*): Same Telephone #_____

Address of 2nd Property Owner: _____

Address of Property: Middle Road

Assessor's Map # M Lot(s) # 91D

Property Deed: Book 4879 Page: 847

Zoning District(s) R-40 Overlay District(s) _____

Size of Existing Parcel (sq. ft.): 299,195 (6.87 ac) Size of Proposed Parcel (sq. ft.): 329,276 (7.56 ac)

THIRD PROPERTY OWNER AND PARCEL INFORMATION

Name of 3rd Property Owner (*if different from applicant*): N/A Telephone #_____

Address of 3rd Property Owner: _____

Address of Property: _____

Assessor's Map # _____ Lot(s) # _____

Property Deed: Book _____ Page: _____

Zoning District(s) _____ Overlay District(s) _____

Size of Existing Parcel (sq. ft.): _____ Size of Proposed Parcel (sq. ft.): _____

[Use additional application form if more than two lots are being adjusted]

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Kevin McEneaney - McEneaney Survey Associates

Address PO Box 1166 Dover, NH 03821 Telephone #: 603-742-0911

Professional License #: NH LLS 661 E-mail address: kevin@surveynh.com

CONSERVATION EASEMENT HOLDER (s)

Name of Easement Holder: N/A Telephone #_____

Address Easement Holder: _____

Name of 2nd Easement Holder: _____ Telephone #_____

Address 2nd 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. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of First Property Owner: _____ Date: 4/6/26

Signature of Second Property Owner: _____ Date: 4/6/26

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 4/6/26

CITY OF DOVER MINOR LOT LINE ADJUSTMENT 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
M	91C	Waterside Land Holdings, LLC	340 Central Ave, Ste 202 Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME		APPLICANT COMPANY	MAILING ADDRESS
M	91D	Waterside Land Holdings, LLC	340 Central Ave, Ste 202 Dover, NH 03820

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Kevin McEneaney	McEneaney Survey Associates	PO Box 1166 Dover, NH 03821

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 24, 2023)

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

A. Plan Review Fees

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

- ☐ SUBDIVISION Application fee $200.00 + $150.00 x # _____ new lots created = $_____
- X LOT LINE ADJUSTMENT Application fee $200.00 + $100.00 X # 2 of lots involved = $ 400.00
- ☐ 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 = $_____
- ☐ **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 = $ 400.00

AND

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

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

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

SUBTOTAL = $_____

TOTAL INVOICE AMOUNT = $_____

PLAN REVIEW FEE COLLECTED/PAID = $ _____

BALANCE DUE = $ _____

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

City of Dover, New Hampshire
LOT LINE ADJUSTMENT SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

This review checklist is intended to assist the applicant in the planning process of preparing a Subdivision 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.

Plan Review Fees are due along with three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and materials, 3 weeks prior to the Planning Board meeting. Abutter/Notice Fees will be invoiced and are due 28 hours prior to Planning Board.

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision requirements. Please refer to the Subdivision Regulations for full details.

APPLICANT: Waterside Land Holdings, LLC File Number: _____

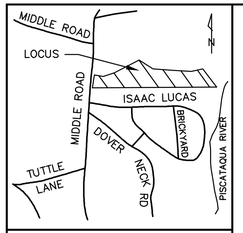
PROPERTY LOCATION: Middle Road Tax Map: M Lot: 91C and Lot: 91D

	Where/How Provided	Reviewed
1. Completed and signed Application form	X	
2. Plan Review Fees are provided	X	
3. Electronic copy of the surveyed plat layout	X	
4. Electronic copy of supplementary materials and application	X	
5. ~~Fifteen~~ copies of LLA plan w/scale of not less than 1"=50' or 1"=100' for larger adjustments. Plans shall contain the following items as appropriate:	X	
Location map at appropriate scale	X	
Planning File #	X	
Date, north arrow and scale	X	
Names of all abutting property owners	X	
Name and address of owners	X	
Signature & stamp of NH licensed land surveyor	X	
Zoning District boundaries, including any special or overlay districts	N/A	
Location of Conservation District areas	X	
Location, names and widths of existing and streets, including pavement widths, grades, curbs and crosswalks	X	
Location and widths of existing & proposed easements & right of ways	X	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	X	
Existing and proposed lot areas in square feet	X	
Existing and proposed buildings and structure locations	N/A	
Minimum building setbacks or build to lines on all lots	X	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	X	
Location, material and size of existing and proposed permanent monuments	X	
All applicable Dover Common Subdivision notes	X	

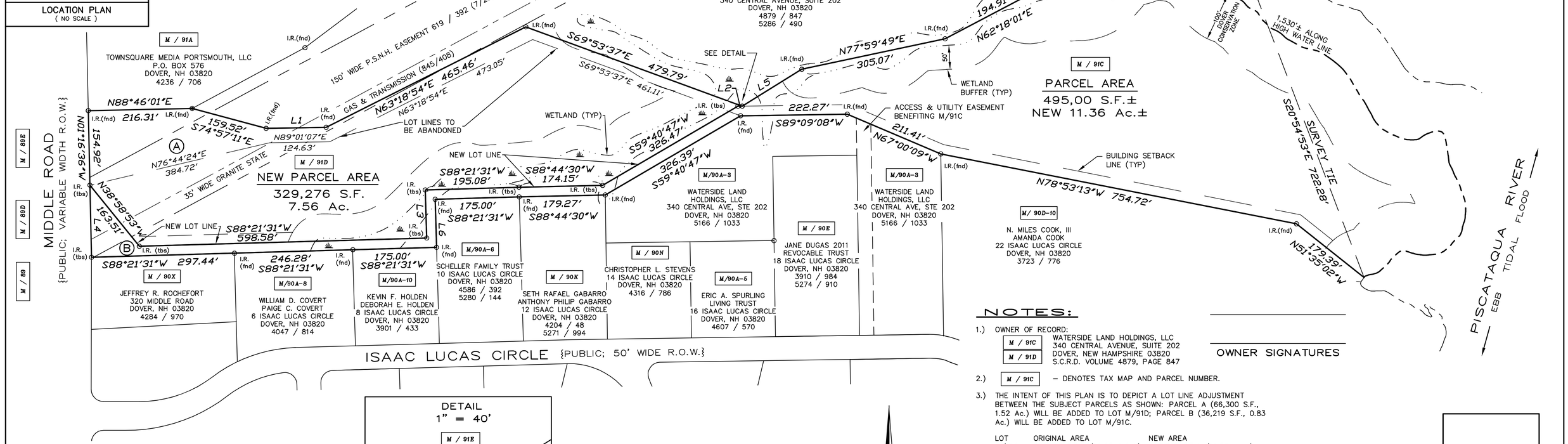
REVIEWED BY: _____ DATE_____

LOTA-2026-0001 **MIDDLE ROAD**

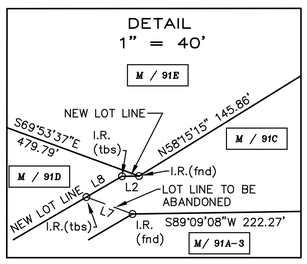
Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
M0090-A00003	20 ISAAC LUCAS CR	WATERSIDE LAND HOLDINGS LLC		340 CENTRAL AVE SUITE 202	DOVER	NH	03820
M0089-000000	315 MIDDLE RD	LAFERRIERE ADAM		315 MIDDLE RD	DOVER	NH	03820
M0089-D00000	309 MIDDLE RD	HACKETT THEODORE S &	HACKETT CYNTHIA A	309 MIDDLE ROAD	DOVER	NH	03820
M0089-E00000	297 MIDDLE RD	MAMIGONIAN CARL H & SHARON J TRUSTEES	MAMIGONIAN CARL AND SHARON REVOCABLE LIV	297 MIDDLE RD	DOVER	NH	03820
M0090-D00010	22 ISAAC LUCAS CR	COOK N MILES III &	COOK AMANDA	22 ISAAC LUCAS CR	DOVER	NH	03820-4910
M0104-000000	BACK RD	TODD HEATH J TRUSTEE	TODD HEATH J REVOCABLE TRUST	402 WEBBER HILL RD	KENNEBUNK	ME	04043
M0091-A00000	290 MIDDLE RD	TOWNSQUARE MEDIA PORTSMOUTH LLC		PO BOX 576	DOVER	NH	03821-0576
M0090-E00000	18 ISAAC LUCAS CR	DUGAS JANE M TRUSTEE	DUGAS JANE 2011 REVOCABLE TRUST	18 ISAAC LUCAS CR	DOVER	NH	03820
M0090-X00000	320 MIDDLE RD	ROCHEFORT JEFFREY R		320 MIDDLE ROAD	DOVER	NH	03820
M0089-C00000	291 MIDDLE RD	SPALDING MELISSA		291 MIDDLE RD	DOVER	NH	03820
M0090-S00000	2 ISAAC LUCAS CR	BURLAGE KENNETH & JACQUELYN KC		2 ISAAC LUCAS CR	DOVER	NH	03820
M0090-A00008	6 ISAAC LUCAS CR	COVERT WILLIAM D & PAIGE C		6 ISAAC LUCAS CR	DOVER	NH	03820
M0090-A00010	8 ISAAC LUCAS CR	HOLDEN KEVIN F & DEBORAH E		8 ISAAC LUCAS CR	DOVER	NH	03820
M0090-A00006	10 ISAAC LUCAS CR	SCHELLER P KARL & PATRICIA A TRUSTEES	SCHEELLER FAMILY TRUST	10 ISAAC LUCAS CR	DOVER	NH	03820-4910
M0090-K00000	12 ISAAC LUCAS CR	GABARRO SETH RAFAEL & ANTHONY		12 ISAAC LUCAS CR	DOVER	NH	03820-4910
M0090-N00000	14 ISAAC LUCAS CR	STEVENS CHRISTOPHER L		14 ISAAC LUCAS CR	DOVER	NH	03820
M0090-A00005	16 ISAAC LUCAS CR	SPURLING ERIC A TRUSTEE	SPURLING ERIC A LIVING TRUST	16 ISAAC LUCAS CR	DOVER	NH	03820
M0089-F00000	319 MIDDLE RD	GITSCHIER HELEN C		319 MIDDLE ROAD	DOVER	NH	03820
		MCENEANEY SURVEY ASSOCIATES		PO BOX 1166	DOVER	NH	03821



LOCATION PLAN
(NO SCALE)



No.	Bearing	Distance
L1	N89°01'07"E	124.87'
L2	S89°09'08"W	8.96'
L3	S01°40'26"E	100.00'
L4	N01°16'36"W	150.00'
L5	N58°15'15"E	145.86'
L6	S01°40'26"E	100.00'
L7	N69°53'37"W	25.95'
L8	N59°40'47"E	21.79'



NH STATE PLANE
NAD 83 – GPS OBS.

LIST OF ABUTTERS ACROSS MIDDLE ROAD

	NAME	ADDRESS	BOOK / PAGE
M / 89	SCOTT C. GAGNON, TRUSTEE SCOTT C. GAGNON REVOCABLE TRUST	315 MIDDLE ROAD DOVER, NH 03820	3757 / 56
M / 89D	THEODORE S. HACKETT CYNTHIA A. HACKETT	309 MIDDLE ROAD DOVER, NH 03820	1853 / 667
M / 89E	CARL H. MAMIGONIAN SHARON J. MAMIGONIAN, TRUSTEES CARL H. MAMIGONIAN SHARON J. MAMIGONIAN REVOCABLE LIVING TRUST	297 MIDDLE ROAD DOVER, NH 03820	4524 / 529

LEGEND

I.R.(tbs) O – IRON ROD WITH ID CAP TO BE SET
I.R.(fnd) O – IRON ROD FOUND
S.S.(fnd) O – STEEL STAKE FOUNE
D.H.(fnd) O – DRILL HOLE FOUND
S.F. – SQUARE FEET
Ac. – ACRE
(TYP.) – TYPICAL
± – MORE OR LESS
ø – DIAMETER
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS

REFERENCE PLANS:

1.) SUBDIVISION & LOT LINE ADJUSTMENT PREPARED FOR WATERSIDE LAND HOLDINGS, LLC AND N. MILES COOK, III AND JANE M. DUGAS 2011 REVOCABLE TRUST AND SETH RAFAEL GABARRO & ANTHONY PHILIP GABARRO AND SCHELLER FAMILY TRUST, TAX MAP M, LOT Nos. 91C, 90A–3, 90D–10, 90E, 90K, 90A–6, MIDDLE ROAD & ISAAC LUCAS CIRCLE CITY OF COVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; DATED: FEBRUARY 18, 2025, REVISED THROUGH 4/2/2025; BY: THIS OFFICE; RECORDED S.C.R.D. PLANS 13505 – 13507.

2.) LOT LINE ADJUSTMENT PLAN PREPARED FOR WATERSIDE LAND HOLDINGS, LLC AND HEATH J. TODD REVOCABLE TRUST, TAX MAP M, LOT Nos. 91E & 104, MIDDLE ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; DATED: MAY 27, 2025 AND REVISED THROUGH 7/11/25; BY: McENEANEY SURVEY ASSOCIATES OF NEW ENGLAND; RECORDED S.C.R.D. PLANS 13558 & 13559.

NOTES:

1.) OWNER OF RECORD:
M / 91C, M / 91D — WATERSIDE LAND HOLDINGS, LLC, 340 CENTRAL AVENUE, SUITE 202, DOVER, NEW HAMPSHIRE 03820, S.C.R.D. VOLUME 4879, PAGE 847

2.) M / 91C – DENOTES TAX MAP AND PARCEL NUMBER.

3.) THE INTENT OF THIS PLAN IS TO DEPICT A LOT LINE ADJUSTMENT BETWEEN THE SUBJECT PARCELS AS SHOWN: PARCEL A (66,300 S.F., 1.52 Ac.) WILL BE ADDED TO LOT M/91D; PARCEL B (36,219 S.F., 0.83 Ac.) WILL BE ADDED TO LOT M/91C.

LOT	ORIGINAL AREA	NEW AREA
M/91C	525,100 S.F.± (12.05 A.C.±)	495,000 S.F.± (11.36 Ac.±)
M/91D	299,195 S.F. (6.87 Ac.)	329,276 S.F. (7.56 Ac.)

5.) ZONING DISTRICT IS RURAL RESIDENTIAL (R–40) DISTRICT
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 40,000 S.F.
MINIMUM LOT COVERAGE = 10 PERCENT
MINIMUM FRONTAGE = 150 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = 40 FEET
SIDE SETBACK = 25 FEET
REAR SETBACK = 30 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET MAXIMUM

6.) PORTIONS OF THE SUBJECT PARCELS ARE LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD, ZONE AE (BASE FLOOD ELEVATIONS DETERMINED, ELEVATION 8); AND AREAS DETERMINED TO BE INSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 330145; PANEL 0340; SUFFIX E; MAP NUMBER 33017C0340E; EFFECTIVE DATE SEPTEMBER 30, 2015.

7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED JANUARY 14, 2021.

8.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM SURVEYS PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND DURING JANUARY 2021 THROUGH DECEMBER 2024 WITH AN ERROR NOT GREATER THAN 1 IN 10,000 AND FROM REFERENCE PLAN 2.

9.) PORTIONS OF THE PARCEL ARE SUBJECT TO THE RULES OF THE SHORELAND WATER QUALITY PROTECTION ACT (NH RSA 483–B), THOSE AREAS WITHIN TWO HUNDRED AND FIFTY (250) FEET OF THE PISCATAQUA RIVER HIGHEST OBSERVABLE TIDE LINE (REFERENCE LINE).

10.) WETLANDS SHOWN ARE TAKEN FROM REFERENCE PLAN #1.

OWNER SIGNATURES

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

LOT LINE ADJUSTMENT PLAN
PREPARED FOR
WATERSIDE LAND HOLDINGS, LLC
TAX MAP M, LOT Nos. 91C & 91D
MIDDLE ROAD
CITY OF DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. LOTA–2026–

DRAWN BY: KJF	FILE: M\2331\D\2331 LLADJ 26
SCALE: 1" = 100'	DATE: MARCH 9, 2026

100 50 0 50 100 200 300 400

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — No. 661 — KEVIN M. McENEANEY — SIGNATURE

McEneaney Survey Associates of NEW ENGLAND
P.O. Box 1166 – 181 WATSON ROAD
DOVER, NH 03820 (603) 742–0911

SURVEYING – PLANNING – CONSULTING

NO.	DATE	DESCRIPTION	BY	CHK

REVISIONS

26–2331	LLADJ	
PROJECT NO	TYPE	FIELDBOOK & PAGES

4/7/2026 11:18:01 File: M\2331\Drawings\25-2331 LLADJ 2026.dwg Layout: LLADJ 2026

From: Chris Stevens <chrisstevens435@gmail.com>
Sent: Tuesday, April 21, 2026 12:53 PM
To: City of Dover - Planning <Dover-Planning@dover.nh.gov>
Subject: Meeting - Tuesday 4/28/2026

Security Notice: External sender. Use caution with hyperlinks or attachments.

Dear Members of the Planning Board,

I am writing regarding the pending lot line adjustment application for Waterside Land Holdings, Parcel 91-C and 91-D, located at Middle Road, scheduled as new business.

The Brickyard Homeowners Association recently recorded a corrective amendment at the Strafford County Registry of Deeds (Book. 5347 / Page. 499) stating that Parcel 91-C is a member of the association and subject to the Declaration and governing documents. The corrective amendment was recorded together with an agreement signed by Waterside Land Holdings, LLC (Book. 5268 / Page. 784) making the same representation of membership.

If the parcel is treated as a member of the association as represented in those filings, then any lot line adjustment affecting Parcel 91-C would typically require review or approval under the association's governing documents and the subdivision plan.

I am providing this information so the Board is aware of the recorded representations while considering the application. I am not taking a position on the validity or effect of the corrective amendment or the associated agreement, only noting the implications of the representations made therein.

Sincerely,

Chris Stevens
14 Isaac Lucas Circle
Dover NH 03820

From: Chris Stevens <chrisstevens435@gmail.com>
Sent: Wednesday, April 22, 2026 10:19 AM
To: City of Dover - Planning <Dover-Planning@dover.nh.gov>
Subject: Subject: Supplemental Notice – Clarification Regarding Parcel 91-C Reference Plan

Security Notice: External sender. Use caution with hyperlinks or attachments.

To the Planning Board:

I am submitting this supplemental notice to provide one additional clarification that was not included in my prior correspondence.

The recorded agreement (Book 5268 / Page 784) executed by Waterside Land Holdings identifies Parcel 91-C as shown on a specific recorded plan, (registry document numbers 13505, 13506, 13507) and that plan forms part of the agreement's legal description.

The current lot-line adjustment plan before the Board lists those same plans in its Reference Plans section but does not amend them. If approved, the municipal record would reflect a parcel configuration for Parcel 91-C that differs from the configuration incorporated into the recorded agreement (Book 5268 / Page 784).

I am not taking a position on the merits of the application. This notice is provided solely so the Board has a complete and accurate record regarding the relationship between the recorded agreement and the plan now under review.

Respectfully submitted,

Chris Stevens
14 Isaac Lucas Circle
Dover NH 03820

CITY OF DOVER	**PLANNING BOARD - STAFF MEMO FILE #COND-2026-0023** Application Type: Conditional Use Permit Applicant(s): Haley Ward Owner(s): Edward Williams Location: 169 Spur Road (Map L, Lot 45-H) Meeting Date: April 28, 2026

INTENT: Proposal is for a Conditional Use Permit (CUP) to demolish the existing home and construct a new home resulting in 7,839± s.f. of permanent impacts to the Conservation District.

AGENDA ITEM #: 4-B

FILE: COND-2026-0023

APPLICANT: Hayley Ward

OWNER: Edward Williams

LOCATION: 169 Spur Road (Map L, Lot 45-H)

LOTS/UNITS PROPOSED: One unit (no change)

ACREAGE: 0.23 ± ac.

ZONING DISTRICT: R-20, Riverfront Residential Overlay, Conservation District

EXISTING/PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, Bellamy River

WAIVERS REQUESTED: None.

ZBA ACTION: Variance granted on June 19, 2025 for the proposed structure to be within the front setback.

PERMITS REQUIRED: City of Dover CUP for proposed Conservation District impacts and NHDES Standard Dredge and Fill Wetlands Permit

CONSERVATION COMMISSION: Reviewed and endorsed on April 13, 2026

TECHNICAL REVIEW COMMITTEE: N/A

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

NOTICES SENT: Abutter notices were sent by certified mail.

ATTACHMENTS: CUP application materials.

Summary of Request and Background

The applicant is proposing to demolish the existing home and to construct a new single-family home. Related work includes re-configuration of the existing driving, patio deck, associated grading, utility connections, and proposed landscaping resulting in overlapping impacts to the wetland buffers and Conservation District. There are no direct wetland impacts associated with this proposal.

As the total proposed permanent impacts, 7,839± square feet, are within the 100-foot Conservation District boundary, the Conservation District regulations were considered for the request.

On June 19, 2025, the Zoning Board of Adjustment (ZBA) granted a Variance to allow for the proposed structure to be located closer to Spur Road, within the front setback, and further from the wetlands on the parcel.

An NHDES Standard Dredge and Fill Wetlands Permit was approved for these impacts on March 13, 2026.

Consistency with Land Use Regulations – CUP 170.27.C

The Conservation District ordinance §170.27.C provides for Conditional Use Permits to allow impacts to the Conservation District if standards related to demonstration that the use is essential to the productive use of land, a soil erosion and sedimentation control plan is submitted, state and federal approvals have been applied for, and a written review by the Conservation Commission has been sought.

Planning Staff feel that the applicant considered and met all of the criteria as specified in §170.27.C per their narrative. The entire parcel is located within the Conservation District and a Variance was granted to encroach on setbacks in order for the structure to be constructed further from the wetlands than the existing structure. The proposal also includes the installation of a stone drip apron that will provide stormwater treatment and infiltration around the home, improving water quality that leaves the site and enters the Bellamy River. The proposal intends to remove an existing asphalt driveway and concrete walkway from the site, all located within wetland buffers, and these removals result in a reduction of impervious surface on the lot from 51% to 24.5%. The proposal also includes the addition of a 1,736± square feet buffer planting area and will maintain existing trees within the wetland buffer. As mentioned, the applicant has also been granted an NHDES Standard Dredge and Fill Wetlands Permit and the Conservation Commission reviewed and endorsed the application.

See reverse →

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2026-0023

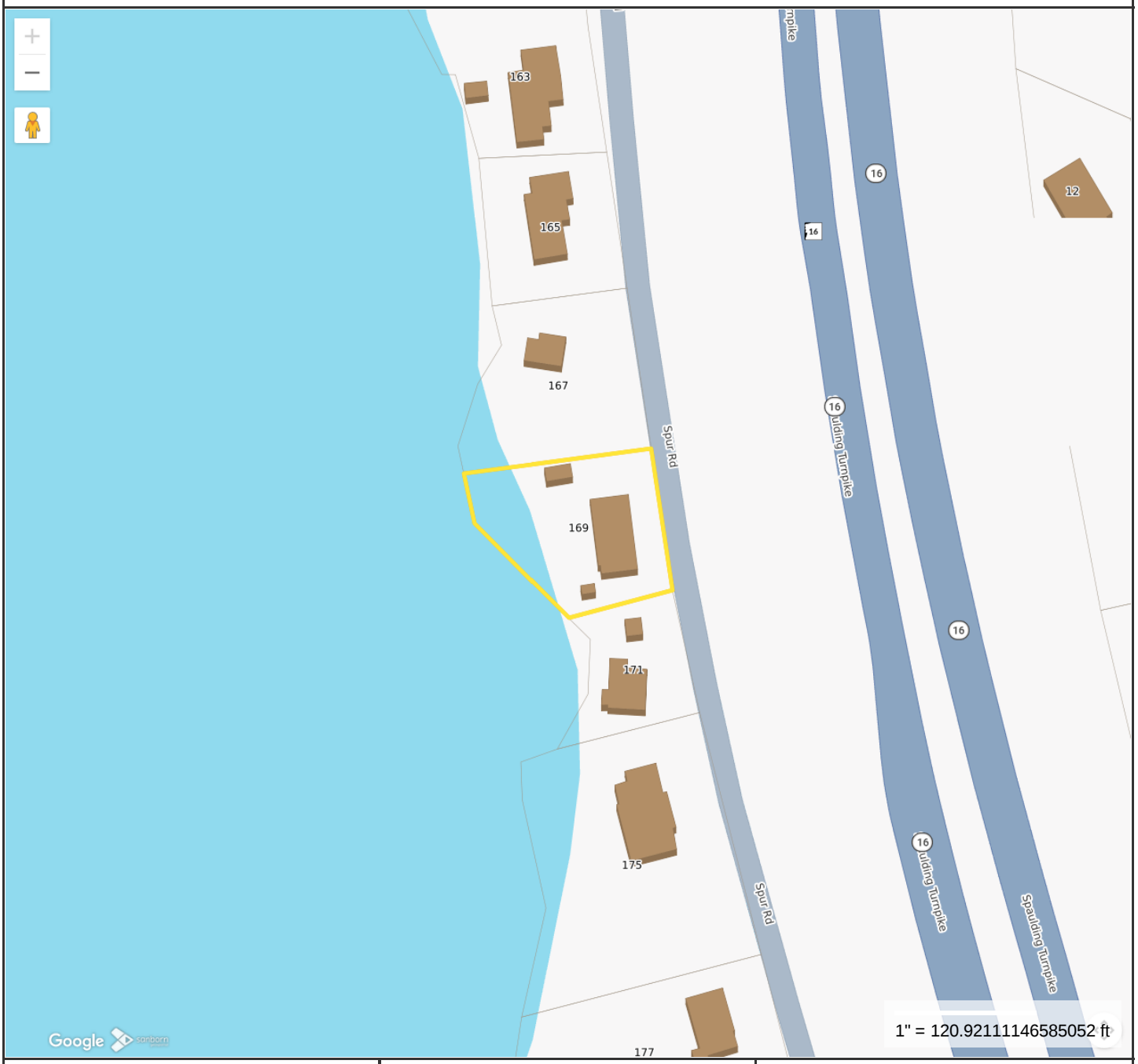
Application Type:	Conditional Use Permit
Applicant(s):	Haley Ward
Owner(s):	Edward Williams
Location:	169 Spur Road (Map L, Lot 45-H)
Meeting Date:	April 28, 2026

Staff Recommendation:
The Planning Department recommends that the Planning Board vote to accept the application and determine it not to have regional impact, open a public hearing, close the public hearing, make the necessary and supporting findings of fact, and vote to approve the Conditional Use Permit with the following subsequent condition of approval:

Subsequent Condition to Be Met Prior to the Issuance of Conditional Use Permit:

1. Submit a copy of approved NHDES Standard Dredge and Fill Wetlands Permit.

COND-2026-0023 169 SPUR ROAD



Property Information

Location	169 SPUR RD
Owner	WILLIAMS EDWARD JOHN
Land Use	101R
Zoning Code	R-20
Property Id	L0045-H00000

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.

PERMIT SNAPSHOT REPORT COND-2026-0023
FOR CITY OF DOVER, N.H.

Permit Type	Conditional Use	**Project:**		**App Date:**	04/02/2026
Work Class:	Environmental	**District:**	None	**Exp Date:**	NOT AVAILABLE
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Edgecomb, Makayla	**Approval Expire Date:**	

Description: The project proposes residential re-development including demolition of the existing residential structure, construction of a new home, re-configuration of the existing driveway, patio, deck, grading, utility connections and associated landscaping.

Parcel:	L0045-H00000 Main	**Address:**	169 Spur Road Main 169 Spur Rd Dover, 03820	**Zone:**	R-20(Residential - Low Density)

Plan Preparer	Owner	Applicant
John Chagnon	Ed Williams	John Chagnon
Business: (603) 766-2988	Mobile: (603) 969-9609	200 Griffin Road Unit 14 Unit 14 Portsmouth, NH 03801 Business: (603) 766-2988

Permit Custom Fields

Select Permit Type	Wetland Protection District	General Purpose	New Construction	Project Zone	Residential
What is the parcel zoned?	R-20	New Change in Impervious/Paved Area (sq ft)	2358	Work	Construction under the City of Dover Zoning Ordinance Article VIIL Section 170-27 for work within the Conservation District. Impacts are to the Freshwater and Tidal Wetland buffers.
permitstatefed	Standard Dredge and Fill Wetlands Permit Application (RSA 482-A) NHDES File Number: 2025-02585; Approved March 13, 2026				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_John_Chagnon_4/2/2026.jpg	04/02/2026 15:17	Chagnon, John		Uploaded via CSS
Permit Snapshot Report.pdf	04/02/2026 15:18	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot
2026.04.13_ConservationCommission.Agenda.pdf	04/07/2026 8:54	Glidden, Jean		Conservation Commission Agenda

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2026000993	Planning General Application Fee	$200.00	$200.00
	Planning Impervious Paved Area Fee	$165.06	$165.06
	Total for Invoice INV-2026000993	**$365.06**	**$365.06**
	Grand Total for Permit	**$365.06**	**$365.06**

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Conditional Use Review v.1	In Review	04/03/2026	04/10/2026		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Edgecomb, Makayla	In Review	04/03/2026	05/01/2026	

PERMIT SNAPSHOT REPORT (COND-2026-0023)

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		04/03/2026 0:00	
Confirm application complete v.1	Generic Action		04/03/2026 9:11
Conditional Use Review v.1	Receive Submittal	04/03/2026 9:11	
Planning Board v.1			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Permit Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Permit Activity		
NOD Sent to Applicant v.1	Create Report		
Issue Permit v.1			
Verify Fees Prior to Permit v.1	Generic Action		
Issue and Review Permit v.1	Generic Action		
Print and Email Permit v.1	Generic Action		
Plans uploaded to Treeno v.1	Generic Action		
Internal Notification of Plan Completion v.1	Generic Action		
Recording v.1	Task		

CITY OF DOVER, NEW HAMPSHIRE
PLANNING APPLICATION OWNER AUTHORIZATION

OWNER AUTHORIZATION

I/We hereby submit this application to the City of Dover / 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.

Property Owner Name: Ed Williams

Signature(s) of Property Owner(s): _____ Date: 2026-04-02

Signature of Applicant: _____ Date: 2026-04-02
if different from owner

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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..

Property Owner Name: Ed Williams

Signature(s) of Property Owner(s): _____ Date: 2026-04-02

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

IF SIGN PERMIT, SIGN PERMIT APPLICATION INFORMATION

If the sign permit applicant is not the property owner, this form must be completed and included as part of application submission.

I have read this application and state that, to the best of my knowledge, the information provided is true and that the proposed sign(s) will comply with all applicable regulations in Section 170-32 of the Zoning Ordinance of the City of Dover and shall conform to the submitted materials and designs. Furthermore, after 90 days, any application still waiting information will be denied.

Address of Sign Location: _____

Sign Permit Application Type:
(check one)

- ☐ Permanent Sign
- ☐ Temporary Sign
- ☐ Community Sign

COND-2026-0023 **169 SPUR ROAD**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
L0043-A00000	165 SPUR RD	STOCKMAN BENJAMIN MICHAEL	SAMALOT ARIANA MARISA	165 SPUR RD	DOVER	NH	03820
L0045-G00000	171 SPUR RD	MOTTOLA DEENA TRUSTEE	DEENA JKM REVOCABLE TRUST	171 SPUR RD	DOVER	NH	03820
L0045-F00000	175 SPUR RD	SCHMOLKA ANDREW &	SCHMOLKA MARGOT	175 SPUR RD	DOVER	NH	03820
L0044-000000	167 SPUR RD	WILLIAMS EDWARD JOHN III	WILLIAMS LYDIA N	24 CEDAR POINT RD	DURHAM	NH	03824
		HALEY WARD	JOHN CHAGNON	200 GRIFFIN ROAD, U	PORTSMC	NH	03801

CITY OF DOVER	DOVER CONSERVATION COMMISSION – MINUTES
	Meeting Type: Regular Meeting Meeting Location: City Council Conference Room - 288 Central Avenue, Dover, NH Meeting Date: Monday April 13, 2026 Meeting Time: **6:00 pm**

MEMBERS PRESENT: Bill Hunt (Chair), Steve Fellows (Vice Chair), Robert Atwood (Secretary), Russ Warnock, Thomas Fargo (Alternate)
Absent (Excused): Abigail Lyon, Brianna Group, Kristen Murphy (Alternate)
Absent (Unexcused):
STAFF PRESENT: Makayla Edgecomb (Conservation Planner)
OTHERS PRESENT:

1. CALL TO ORDER AND ROLL CALL
The meeting was convened at 6PM.

2. CITIZENS' FORUM
The Chair gave instructions for Citizens' forum
No one spoke

3. APPROVAL OF THE PRIOR MEETING MINUTES- March 9, 2026
S. Fellows moved to approve the minutes of March 9th as submitted. R. Warnock seconded. Vote: 5-0

4. OLD BUSINESS
A. Smith Well lot
M. Edgewood noted another member of the public has reached out about this as well wondering if there is an update and wanting to allow public access. Engineering has reached out, but is still waiting to hear from the state.

Discussion ensued and members are hoping to hear back what the minimum clearance distance is from the well and that the state will allow access on the remainder of the parcel.

5. NEW BUSINESS
A. Public Hearing, in accordance with RSA 36-A:5, for the purpose of receiving public input on a proposal to expend $30,000 associated with administrative costs to SELT from the Conservation Fund to assist with the purchase of a donated 10-acre conservation easement on the parcel located at 106 Three Rivers Farm Road. The parcel is known as Map N, Lot 4-A and is owned by Helene M Hallett 2020 Trust. Conservation Commission vote to follow public hearing.

The Chair noted the committee has met about this and a vote is to occur tonight.
Public Comment:
Anna Boudreau mentions update from SELT.

Committee discussion ensued. They clarified they already voted on this, but without a public hearing, so formally voted again to be sure all procedures were followed.

S. Fellows moved to endorse expending up to $30,000 from the Conservation Fund to support the donated conservation easement project with SELT. R. Atwood seconded. Vote: All in favor (5-0)

B. Consideration and potential endorsement of $300,000 from the Conservation Fund to acquire an approximately 55-acre Conservation Easement.

This item was discussed in a non-public session prior to the public meeting. The Committee picked up conversation based on what they previously discussed.

DRAFT

T. Fargo moved to endorse the Open Lands Committee recommendation to spend up to $300,000 from the Conservation Fund to acquire an approximately 55-acre Conservation Easement. R. Atwood seconded.

Discussion ensued. One member is not in favor of an expenditure for an easement on an area that is functionally protected.

Staff clarified the size of the easement/ parcel. Members speculated on the remaining amount and the portions already conserved for other reasons. M. Edgecomb noted a survey will be conducted as part of the next steps.

Vote: 4 in favor and 1 opposed

C. Review of NHDES Minimum Expedited Wetlands Permit Application for City of Dover Landing Way stormwater improvements.

Tim Puls, City of Dover Engineer explained the item and addressed questions from the members.

S. Fellows moved to endorse the Expedited Wetlands Permit at Landing Way. R. Atwood seconded.
Vote: All in favor (5-0)

D. City of Dover Conditional Use Permit for 25 Dover Point LLC, Map K, Lot 26 zoned R-12 located at 28 Dover Point Road. Proposal is to allow for construction of a mixed-use building with impacts related to drainage and grading resulting in 1,797 sf of permanent impacts to the wetland buffer. There are no direct wetland impacts. (COND-2026-0010)

S. Haight, CivilWorks represented the item and explained the existing site, the previous approval, and the need for a reapproval for the new proposal. He addressed questions from the members relating to reason for reapproval, impervious surface areas, and impacted areas.

S. Fellows moved to endorse the CUP as presented. R. Atwood seconded. Vote: All in favor (5-0)

E. City of Dover Conditional Use Permit for Edward Williams, Map L, Lot 45-H zoned R-20 located at 169 Spur Road. Proposal is to demolish the existing structure and construct a new home. Proposal includes re-configuring existing driveway, patio, deck, grading, and utility connections resulting in 7,839 sf of impacts to the Conservation District. NHDES Standard Dredge and Fill Wetlands Permit Application approved March 13, 2026. (COND-2026-0023)

Chris Lavec, builder represented the item and explained the proposal to demo the existing home and build a new home. He explained details of the impervious surfaces, vegetative buffer, building details, and conditions of state approvals.

The members agreed the proposal is a significant improvement to the site.

S. Fellows moved to endorse the CUP as presented. R. Atwood seconded. Vote: All in favor (5-0)

6. REPORT FROM THE CHAIR

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

DRAFT

M. Edgecomb noted two letters received, one from Wentworth Douglass hospital for a missing emissions report, and the other for Turbocam Enhanced Surfaces, also due to emissions.

7. OTHER BUSINESS

A. By laws

The members and staff discussed the possible revision whether to have public comment on each hearing item rather than just citizens forum at the beginning of the meeting, and whether back and forth conversations with members of the public are allowed. Staff believes this has been addressed in the edits. Members will review and bring any last feedback to the next meeting.

B. Handbook

Members should review and it can be discussed at the next meeting whether there are any suggested changes.

C. Woodman Institute + Earth Day updates

Woodman Institute will have a Conservation Commission booth.

Earth Day events were shared and discussed.

OTHER BUSINESS

Willand Pond update

M. Edgecomb noted only one bid was received for natural manual removal. Currently staff is working on putting together a contract with that company. She explained the approved method by City Council and the funding approved and what the state will and won't fund.

The Members discussed the topic and questioned financing, process agreed upon by City Council, previous Conservation Commission motion on the matter, and what to do if the Commission doesn't want to use its funds for the process decided upon. The approved process is not good land conservation. It's not the proper scientific method for addressing the issue.

Discussion ensued.

R. Warnock moved to clarify the previously approved $20,000 was conditional and to be used to follow the state-recommended plan (DASH and herbicides). The Conservation Commission now rescinds any use of the funds if the project is approved to only use DASH and not fully follow the state's recommended plan. R. Atwood seconded. Vote: All in favor (5-0)

8. ADJOURNMENT

R. Warnock moved to adjourn. R. Atwood seconded. Vote: U/A
The meeting was adjourned at 7:40 PM.

DRAFT

2 April 2026

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

RE: Conditional Use Permit Application | Tax Map L, Lot 45-H | 169 Spur Road, Dover, NH

Dear Ms. Cruikshank,

This letter transmits a City of Dover Conditional Use Application for construction under the City of Dover Zoning Ordinance *Article VIIL Section 170-27* for work within the Wetland Protection District and Conservation District. It is our understanding that the applicant will need a Conditional Use Permit from the City of Dover for the proposed project. The project received approvals from the Dover Zoning Board under ZONE-2025-0020 (Approved 2025.06.19), and the NHDES Wetlands Bureau Standard Dredge and Fill Wetlands Permit Application under NHDES File Number: 2025-02585 (2026.03.16). Permit copies are attached to this submission. No direct wetland impacts are proposed.

The project proposes residential re-development including demolition of the existing residential structure, construction of a new home, re-configuration of the existing driveway, patio, deck, grading, utility connections and associated landscaping. The project proposes 3,763 sq. ft. of disturbance within the 50' City of Dover Wetland Buffer associated with the freshwater wetland buffer which occurs on the subject parcel and 4,076 sq. ft. of disturbance within the 100' City of Dover Tidal Wetland Buffer associated with the tidal wetland buffer which occurs on the subject parcel.

The subject parcel is located directly adjacent to the Bellamy River. The entire lot area is located within the City of Dover Conservation District. The proposal includes the installation of a stone drip apron around a portion of the proposed home which will greatly aid in stormwater treatment and infiltration on the site, improving water quality that leaves the site and enters the Bellamy River. Additionally, the project proposes removing an existing asphalt driveway that is adjacent to the resource and removing concrete walkway from the site all located within jurisdictional wetland buffers on the subject property.

According to the City of Dover Zoning Ordinance, *Article VIII, Section I 70-27, C.2.A.*, Conditional Use approval may be granted by the Planning Board provided that the proposed construction complies with the following standards:

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

The proposed use is essential to the productive use of land not in the Conservation District;

Due to the location of the Conservation District on the lot, zoning setbacks applicable to the lot, it is not feasible to construct a new home with an associated driveway entirely outside of the Conservation District. The entirety of the lot is located within the 100' Conservation District.

Is located and constructed to minimize any detrimental impact of such use upon the surface waters or other environmentally sensitive areas;

This proposal replaces an existing single-family home and asphalt driveway with a new single-family home with a deck, patio, driveway and associated landscaping. The project includes the installation of stone drip aprons which will capture and infiltrate stormwater providing a function that does not exist under existing conditions. The site plan includes a 1,736 square foot buffer planting area, where none exists today. These features improve water quality that leaves the site and enters the Bellamy River.

The existing home is located closer to both the wetland resources than the proposed home. The proposed design maintains all the existing trees located within the 50' DES Waterfront Buffer, a requirement of NH DES and the City of Dover Zoning Ordinance. In addition to maintaining the existing trees, the proposed design includes an additional Buffer Planting area of 1,736 sq. ft.

Variances for the proposed project were granted on June 19, 2025 by the Dover Zoning Board, which allow for the proposed structure to be in the front and side yard setbacks. This relief allowed for the proposed structures to be located as far from the wetland resources on the lot, while allowing reasonable use of the property.

Where it is physically impossible to locate such use on land not in the district;

Due to the configuration of the lot, location of the tidal wetland resource and zoning setbacks applicable to the lot, relocating the use entirely outside the district is not feasible.

Economic advantage alone shall not be deemed a sufficient reason for such a proposed use.

The proposal is to re-develop the lot including replacement of the existing single family residential structure, re-configuration of the driveway, and associated landscape improvements on the residential lot. The need for the proposed use does not improve the applicant's financial position.

According to the City of Dover Zoning Ordinance, *Article VIII, Section 170-28, F.1.*, Conditional Use approval may be granted by the Planning Board provided that the proposed construction complies with the following standards:

a. ***Practicable Alternative:* There is no practicable alternative that would have a less adverse impact on the area.**

Due to the location of the Wetlands Protection District on the lot, and zoning setbacks applicable to the lot, it is not feasible to construct a new home and an associated driveway entirely outside of the Wetland Protection District. The project proposes the replacement of a single-family residence with a modest structure of similar size to others in the neighborhood which is practicable and reasonable.

b. ***Avoidance:* The potential impacts have been avoided to the maximum extent practicable.**

The project proposes removing 2,408 sq. ft of existing asphalt driveway and 336 sq. ft of concrete walkway from the site that is located within jurisdictional wetland buffers on the subject property. The total Impervious surface area for this proposal will reduce from 51% imperious coverage to 24.5% creating more surface water infiltration. This increased infiltration, paired with the installation of a stone drip apron around a portion of the proposed home contribute to stormwater treatment improvements on the site, improving water quality that leaves the site and enters the Bellamy River. The proposed design maintains all the existing trees located within the 50' DES Waterfront Buffer, a requirement of NH DES and the City of Dover Zoning Ordinance. In addition to maintaining the existing trees, the proposed design includes an additional Buffer Planting area of 1,736 sq. ft.

c. ***Minimization:* Any unavoidable impacts have been minimized. No reasonable alternative to the proposed construction exists which does not impact a wetland, or which has less detrimental impact on a wetland. Design, construction and maintenance methods will be prepared by a registered engineer to minimize detrimental impacts to the wetlands and will include restoration of the site as nearly as possible to its original grade.**

The project includes the installation of a new sewer connection to the City of Dover Municipal system, which will capture potential septic system contaminants, providing a function that does not exist under current conditions, thus improving water quality that leaves the site and enters the Bellamy River. Lastly, the proposed design maintains tree scores of all grids within the 50' wetland buffer, a requirement of NH DES and the City of Dover Zoning Ordinance.

Given the nature of the project, it is my opinion that there will be no detrimental impacts to adjacent wetlands. Site plans prepared by Haley Ward have been designed and stamped by a Licensed Professional Engineer.

d. Mitigation: Mitigation for this project is not required by NH DES.

Mitigation for this project is not required.

e. Approval for the wetlands impact has been received from NH DES Wetlands Bureau.

On March 13th 2026 New Hampshire Department of Environmental Services Wetlands Bureau approved Wetlands Permit 2025-02585. The Permit is attached.

f. To assess and summarize the wetlands' functions and values as denoted in the NH Method and Section 170.27.1(B)(2).

Haley Ward has assessed the ability of the freshwater wetlands located on the subject parcel to provide certain functions and values and analyzed the potential effects the proposed project may have on their ability to continue to provide those functions and values. This method bases function and value determinations on the presence or absence of specific criteria for each of the 13 wetland functions and values (see critical definitions below). These criteria are assessed through direct field observations and a review of existing resource maps and databases. As part of the evaluation, the most principal functions and values associated with the on-site freshwater wetlands and tidal wetlands are identified. In addition, the ecological integrity of the wetlands is evaluated based on the existing levels of disturbance and the overall significance of the wetlands within the local watershed. An assessment of the functions and values associated with the tidal wetlands on the parcel has also been completed to meet NH DES Wetland Application requirements. In summary, the freshwater wetland on the subject parcel is capable of providing the following functions and values:

- Floodwater Alteration (Storage and Desynchronization)
- Sediment/Toxicant Retention
- Nutrient Removal/Retention/Transformation
- Sediment/Shoreline Stabilization.

The freshwater wetland is capable of performing these functions and values as these processes are occurring, albeit on a small scale. These functions and values would not be considered "principal" as they are not deemed an important or critical function of the freshwater wetland.

In regard to the above identified freshwater wetland functions and values, and the tidal wetland functions and values, the proposed project proposes stone drip aprons and buffer plantings which will serve to improve stormwater quality, treatment, and infiltration on the subject parcel. The project proposes removing the existing asphalt driveway and concrete walkway from the site that is located within jurisdictional wetland buffers on the subject property. Also, the removal of the septic leaching field from the buffer is proposed. With the above measures being taken, we believe that the above project will improve water quality entering the nearby wetland resources, and therefore have no adverse impact on the wetland functional values and the surrounding properties.

Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,

John Chagnon, PE
Project Manager
jchagnon@haleyward.com

P:\NH\5010279-Ed_Williams\001-169 Spur Rd., Dover-PAY\03-WIP_Files\Dover CUP\Dover CUP Planning Board Letter 4-2-26.docx

The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

March 13, 2026

EDWARD WILLIAMS
24 CEDAR POINT RD
DURHAM NH 03824

Re: Approved Standard Dredge and Fill Wetlands Permit Application (RSA 482-A)
NHDES File Number: 2025-02585
Subject Property: 169 Spur Rd, Dover, Tax Map/Block/Lot(s): L/no block/45-H

Dear Applicant:

On March 13, 2026, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau approved the above-referenced Standard Dredge and Fill Wetlands Permit Application. Enclosed please find Wetlands Permit # 2025-02585 to Impact a total of 8,320 square feet (SF) within the previously developed tidal buffer zone, consisting of 5,989 SF of permanent impact and 2,331 SF of temporary impact, to raze the existing residential dwelling and driveway and construct a new residential dwelling with new walkways and driveway, an upland retaining wall, deck, pervious patio, and native shrub and groundcover plantings within the waterfront buffer.

Impervious Surface Percentage Approved: Reduced to 22.6%

Natural Woodland Area Required per RSA 483-B:9, V, (b): 0 Square Feet

The permittee shall notify the department in writing at least one week prior to commencing any work under this permit and shall file a notice of completion of work and certificate of compliance with the department within 10 working days of completion of the work authorized by this permit.

This permit is not valid unless signed by the permittee and the principal contractor, if any, who will build or install the project. Prior to start of construction, a copy of this permit shall be posted in a secure manner in a prominent place at the site of the approved project**.** It shall remain posted until the project is completed. Transfer of this permit to a new owner shall require notification to, and approval of, the NHDES. **This permit does not convey any property right, nor does it preclude the need to meet any other applicable state, federal, or municipal legal requirements.**

In accordance with RSA 482-A:10, RSA 21-O:14, and Rules Ec-Wet 100-200, **any person aggrieved by this decision may file a Notice of Appeal directly with the NH Wetlands Council (Council) within 30 days of the decision date, March 13, 2026.** Every ground claiming the decision is unlawful or unreasonable must be fully set forth in the Notice of Appeal. Only the grounds set forth in the Notice of Appeal are considered by the Council. Information about the Council, including Council Rules, is available at https://www.nhec.nh.gov/wetlands-council/about. For appeal related issues, contact the Council Appeals Clerk at (603) 271-3650.

This approval is based on the following findings:

1. This project is classified as a minor impact project per Rule Env-Wt 610.17(b)(3), for any dredging, filling, or construction activity, or any combination thereof that will disturb 3,000 SF or more but less than 10,000 SF in the developed upland tidal buffer and is not a major project.

2. On December 28, 2025, NHDES received correspondence from the NHDES Ecological Review Section (ERS) dated August 15, 2025, indicating that the Datacheck report (DCT25-2011) was reviewed for the project and associated NHF&G recommendations have been incorporated as conditions within the approved plans.
3. On December 28, 2025, the NHDES received correspondence from the ERS dated November 12, 2025, indicating that the Datacheck report (DCT25-2011) was reviewed for the project as required per Rule Env-Wt 311.06(g), and indicated that the ERS has "no further concerns regarding impacts to rare plants or exemplary natural communities under DCT25-2011."
4. Per Rule Env-Wt 311.06(h), no comments were received by NHDES from the Dover Conservation Commission about this application.
5. In accordance with RSA 483-B:11, alteration or expansion of a nonconforming structure may expand the existing footprint within the waterfront buffer, provided the structure is not extended closer to the reference line and the proposal or property is made more nearly conforming than the existing structure or the existing conditions of the property.
6. The project proposes to rebuild a new nonconforming primary structure within the waterfront buffer no closer to the reference line.
7. The project proposes to decrease the total impervious area on the property landward of the reference line by 2,517 square feet (SF) from 51.0% to 22.6%.
8. The project proposes to remove an existing impervious driveway within the waterfront buffer and install 1,736 SF of native shrub and groundcover plantings within the waterfront buffer.
9. The project proposes to install stone drip edges to infiltrate stormwater and the proposal is not required to provide stormwater management per RSA 483-B:9, V(g).
10. The project proposes to remove impervious accessory structures within the waterfront buffer.
11. The project proposes to connect the proposed residence to the municipal sewer system.
12. NHDES finds that the proposal includes redevelopment of the property, such that the structures or the property are brought into greater conformity with the design standards of chapter RSA 483-B, therefore the property is more nearly conforming and the project meets the requirements of RSA 483-B:11.
13. Per Rule Env-Wt 307.13(d), the applicant obtained written consent from the affected abutters at Dover Tax Map #L, Lot #45-G, and Dover Tax Map #L, Lot #44, as the proposed project will extend closer than 10 feet to the abutting property lines.

If you have any questions, please contact me at Kristin.Duclos@des.nh.gov or (603) 559-1516.

Sincerely,

Kristin L. Duclos
Wetlands Specialist, Wetlands Bureau
Land Resources Management, Water Division

Enclosure

Copied: Dover Municipal Clerk/Conservation Commission
Haley Ward, Inc., c/o Samuel Hayden

The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

WETLANDS PERMIT 2025-02585

NOTE CONDITIONS

PERMITTEE:	**EDWARD WILLIAMS** **24 CEDAR POINT RD** **DURHAM NH 03824**	
PROJECT LOCATION:	**169 SPUR RD, DOVER** **Tax Map/Block/Lot(s): L/no block/45-H**	
WATERBODY:	**BELLAMY RIVER**	
APPROVAL DATE:	**MARCH 13, 2026**	**EXPIRATION DATE: MARCH 13, 2031**

The New Hampshire Department of Environmental Services' (NHDES) review of permit application 2025-02585 has found that it is consistent with RSA 482-A. NHDES hereby issues this Wetlands Permit authorizing the impacts described provided the Conditions imposed are met. To validate this Permit, the Permittee and the Principal Contractor are required to sign below.

PERMIT DESCRIPTION:
Impact a total of 8,320 square feet (SF) within the previously developed tidal buffer zone, consisting of 5,989 SF of permanent impact and 2,331 SF of temporary impact, to raze the existing residential dwelling and driveway and construct a new residential dwelling with new walkways and driveway, an upland retaining wall, deck, pervious patio, and native shrub and groundcover plantings within the waterfront buffer.

Impervious Surface Percentage Approved: Reduced to 22.6%
Natural Woodland Area Required per RSA 483-B:9, V, (b): 0 Square Feet

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROJECT-SPECIFIC CONDITIONS:

1. All work shall be done in accordance with the approved plans dated May 2025, and revised through February 11, 2026, by Haley Ward, Inc., as received by the NH Department of Environmental Services (NHDES) on March 11, 2026, in accordance with Env-Wt 307.16.
2. In accordance with Env-Wt 314.02(b) and (c), the permittee shall record the permit at the Strafford County Registry of Deeds. Any limitations or conditions in the permit so recorded shall run with the land beyond the expiration of the permit. The permittee shall provide NHDES with a copy of the permit stamped by the registry with the book and page and date of receipt.
3. In accordance with Env-Wt 307.07, all development activities associated with any project shall be conducted in compliance with applicable requirements of RSA 483-B and Env-Wq 1400 during and after construction.
4. No deck or porch located between the primary building line and the reference line shall be converted to become part of the primary living space in accordance with Env-Wt 610.15.
5. All pervious technologies used shall be installed and maintained to effectively absorb and infiltrate stormwater as required per RSA 483-B:6, II and Rule Env-Wq 1406.15(c) in order to ensure compliance with RSA 483-B:9, V(g) and RSA 483-B:11, I.
6. The proposed dripline infiltration trenches shall be installed and maintained to effectively absorb and infiltrate stormwater in order to ensure compliance with RSA 483-B:11, I.

7. Photographs documenting the construction of the proposed dripline infiltration trenches shall be submitted to the NHDES prior to the completion of construction and no later than the expiration date of the permit as required per RSA 483-B:6, II and Rule Env-Wq 1406.15(c) in order to ensure compliance with RSA 483-B:11, I.
8. All waterfront buffer plantings as shown on the approved plans shall be completed prior to the completion of construction and no later than the expiration date of the permit as required in order to ensure compliance with RSA 483-B:11, I.
9. The waterfront buffer planting area restored by seeding or plantings shall not be deemed successful if the area is invaded by nuisance species such as common reed or purple loosestrife during the first full growing season following the completion of construction; and a remediation plan shall be submitted to NHDES that proposes measures to be taken to eradicate nuisance species during this same period in accordance with Env-Wt 307.12(g) and to ensure compliance with RSA 483-B:11, I.
10. The plantings shall be inspected at the beginning and end of the growing season for a period of 2 years after initial plantings have been completed during which time any failed plantings shall immediately be replaced by the owner of the property as required in order to ensure compliance with RSA 483-B:11, I.
11. If the waterfront buffer planting area that is stabilized with seeding or plantings does not have at least 75% successful establishment of wetlands vegetation after 2 growing seasons, the area shall be replanted or reseeded, as applicable in accordance with Env-Wt 307.12(f) and to ensure compliance with RSA 483-B:11, I.
12. A report that describes the monitoring conducted and date(s) of inspections, and includes photos showing the extent of jurisdictional impacts, the removal of the accessory structures, the connection to municipal sewer, areas of restoration, and progress of any plantings shall be submitted to NHDES within 60 days of the completion of construction in accordance with Env-Wt 307.18(c) and to ensure compliance with RSA 483-B:11, I.
13. At the completion of the 2-year monitoring period, the permittee shall submit a report including photographs of the planted buffer to NHDES as required in order to ensure compliance with RSA 483-B:11, I.
14. No activity shall be conducted in such a way as to cause or contribute to any violation of surface water quality standards per Env-Wt 307.03(a).
15. All work including management of soil stockpiles, shall be conducted so as to minimize erosion, minimize sediment transfer to surface waters or wetlands, and minimize turbidity in surface waters and wetlands per Env-Wt 307.03(b).
16. In accordance with Env-Wt 307.03(g)(1), the person in charge of construction equipment shall inspect such equipment for leaking fuel, oil, and hydraulic fluid each day prior to entering surface waters or wetlands or operating in an area where such fluids could reach groundwater, surface waters, or wetlands.
17. In accordance with Env-Wt 307.03(g)(3) and (4), the person in charge of construction equipment shall maintain oil spill kits and diesel fuel spill kits, as applicable to the type(s) and amount(s) of oil and diesel fuel used, on site so as to be readily accessible at all times during construction; and train each equipment operator in the use of the spill kits.
18. In accordance with Env-Wt 307.03(g)(2), the person in charge of construction equipment shall repair any leaks prior to using the equipment in an area where such fluids could reach groundwater, surface waters, or wetlands.
19. In accordance with Env-Wt 307.03(h), equipment shall be staged and refueled outside of jurisdictional areas (unless allowed) and in accordance with Env-Wt 307.15.
20. In accordance with Env-Wt 307.03(c)(3), water quality control measures shall be installed prior to start of work and in accordance with the manufacturer's recommended specifications.
21. In accordance with Env-Wt 307.03(c)(1), water quality control measures shall be selected and implemented based on the size and nature of the project and the physical characteristics of the site, including slope, soil type, vegetative cover, and proximity to jurisdictional areas.
22. In accordance with Env-Wt 307.03(c)(5), water quality control measures shall be maintained so as to ensure continued effectiveness in minimizing erosion and retaining sediment on-site during and after construction.
23. In accordance with Env-Wt 307.03(c)(6), water quality control measures shall remain in place until all disturbed surfaces are stabilized to a condition in which soils on the site will not experience accelerated or unnatural erosion by achieving and maintaining a minimum of 85% vegetative cover using an erosion control seed mix, whether applied in a blanket or otherwise, that is certified by its manufacturer as not containing any invasive species; or placing and maintaining a minimum of 3 inches of non-erosive material such as stone.

24. In accordance with Env-Wt 307.03(c)(7), temporary water quality control methods shall be removed upon completion of work when compliance with Env-Wt 307.03(c)(6) is achieved.
25. In accordance with Env-Wt 307.11(a), fill shall be clean sand, gravel, rock, or other material that meets the project's specifications for its use; and does not contain any material that could contaminate surface or groundwater or otherwise adversely affect the ecosystem in which it is used.
26. In accordance with Env-Wt 307.05(e), to prevent the use of soil or seed stock containing nuisance or invasive species, the contractor responsible for work shall follow Best Management Practices for the Control of Invasive and Noxious Plant Species (Invasive Plant BMPs).
27. In accordance with Env-Wt 307.03(e), all exposed soils and other fills shall be permanently stabilized within 3 days following final grading.
28. In accordance with Env-Wt 307.12(i), areas where permanent impacts are not authorized shall be restored to their pre-impact conditions and elevation by replacing the removed soil and vegetation in their pre-construction location and elevation such that post-construction soil layering and vegetation schemes are as close as practicable to pre-construction conditions.

ANY INDIVIDUAL CONDUCTING WORK UNDER THIS PERMIT IS ADVISED OF THE FOLLOWING:

1. This permit does not preclude the need to meet any other applicable state, federal, or municipal legal requirements.
2. The permit holder is responsible for reading, and ensuring compliance with, the applicable general conditions established in Env-Wt 307.
3. This permit does not in any way authorize the take of threatened or endangered species, as defined by RSA 212-A:2, or of any protected species or exemplary natural communities, as defined in RSA 217-A:3.
4. This approval does not convey any property right. The permittee is responsible for ensuring that they have the legal authority to access the subject lands and conduct the impacts described.

APPROVED:

Kristin L. Duclos
Wetlands Specialist, Wetlands Bureau
Land Resources Management, Water Division

THE SIGNATURES BELOW ARE REQUIRED TO VALIDATE THIS PERMIT (Env-Wt 314.01).

_____ _____

PERMITTEE SIGNATURE (required) PRINCIPAL CONTRACTOR SIGNATURE (required)

DONNA P. BENTON, AICP
Director of Planning and
Community Development
d.benton@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

Zoning Board of Adjustment
NOTICE OF DECISION

June 26, 2025

John Edward Williams
24 Cedar Point Road
Durham, NH 03824

Re: **ZONE-2025-0020 – 169 Spur Road (Tax Map L, Lot 45-H)**

Dear Mr. Williams,

Please be advised that after a public hearing on Thursday, June 19, 2025, the Zoning Board of Adjustment ("ZBA") voted 5-*0 to* ***APPROVE*** a Variance from **Section 170-12(B)** of the Zoning Ordinance, to allow for the building of a single-family residence within the front setback. This variance was granted with the following conditions.

1. Planning Board approval of an Environmental Conditional Use Permit for impacts to the Conservation District, which first requires Conservation Commission review;
2. Planning Board approval of an Environmental Conditional Use Permit for impacts to the Wetland Protection District, which first requires Conservation Commission review; and
3. Approval of a NHDES shoreline permit or a written statement from NHDES stating the permit is not needed
4. The maximum distance of encroachment into the front setback is up to 3.3 feet, or, to all ow what is depicted on the plans and to be generally consistent with the landscaping noted on the plans.

Note: The City Council, any party to the action, or any person directly affected has a right to seek rehearing and thereafter appeal the ZBA's determination by timely following the procedural requirements outlined within New Hampshire statutes. *See generally* New Hampshire Revised Statutes Annotated, Chapter 677, *available at*: https://www.gencourt.state.nh.us/rsa/html/NHTOC/NHTOC-LXIV-677.htm

If you have any questions, please do not hesitate to contact us directly at: (603) 516-6008.

Sincerely,

Paul R. Crouser
Zoning Administrator, Assistant City Planner

Enclo.:	Donna Benton, AICP	Director of Planning and Community Development
	James Maxfield	Building Official
	Michelle Dube	Inspection Services Office Manager
	Donna Langley	City Assessor

Map by NH GRANIT

Legend

- State
- County
- City/Town
- World Imagery
- Low Resolution 15m Imager
- High Resolution 60cm Image
- High Resolution 30cm Image
- Citations
- 1.2m Resolution Metadata

Map Scale

1: 3,247

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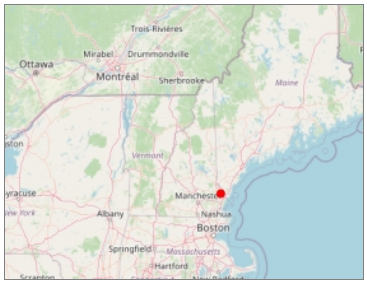
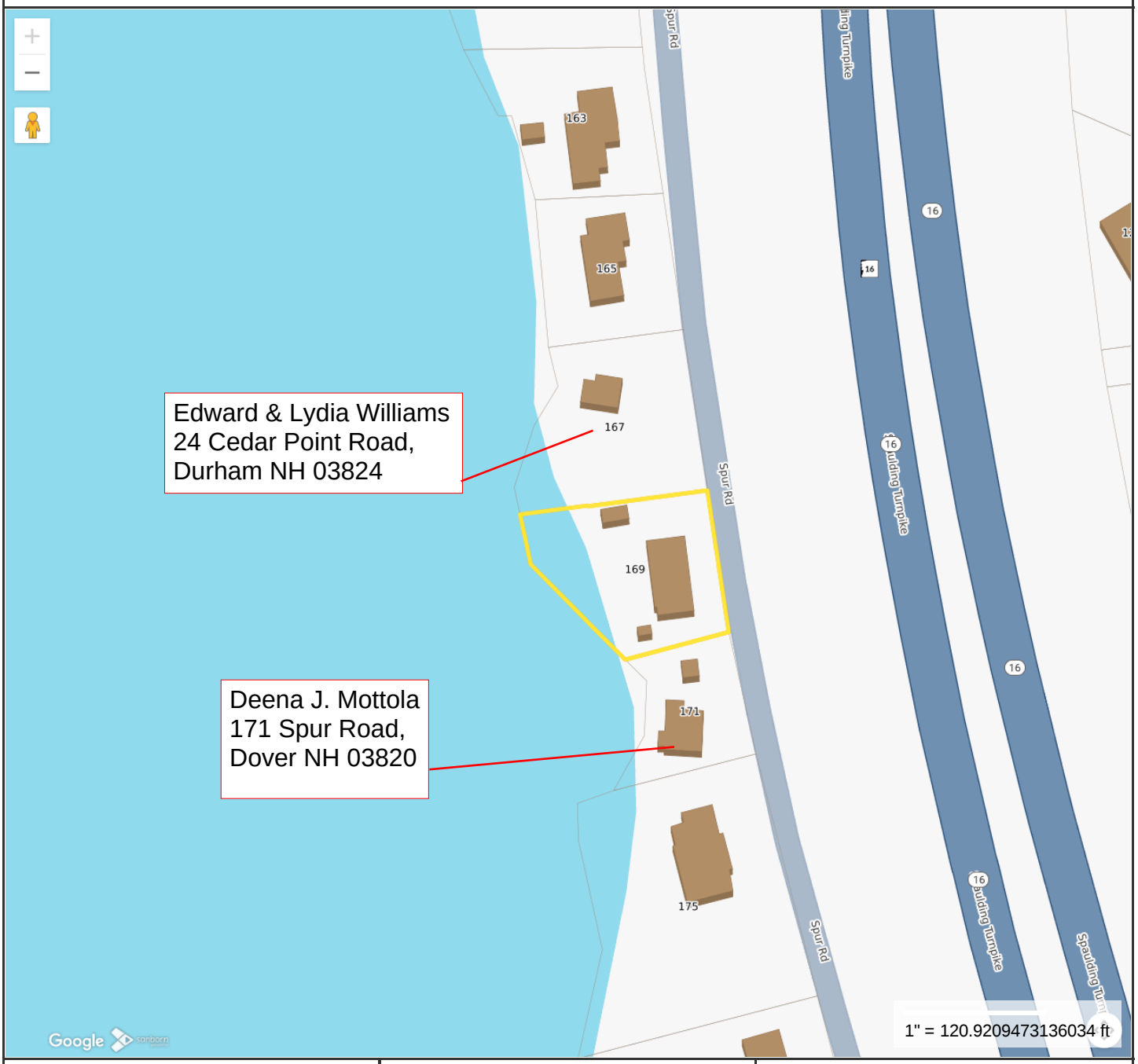
Map Generated: 8/12/2025

Notes



02_Tax Map



Property Information

Location	169 SPUR RD
Owner	WILLIAMS EDWARD JOHN
Land Use	101R
Zoning Code	R-20
Property Id	L0045-H00000

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.

Map by NH GRANIT

Legend

- State
- County
- City/Town
- World Imagery
- Low Resolution 15m Imager
- High Resolution 60cm Image
- High Resolution 30cm Image
- Citations
- 4.8m Resolution Metadata

Map Scale

1: 12,988

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Map Generated: 8/12/2025

Notes

WILLIAMS PROPERTY PHOTOGRAPHS
169 SPUR ROAD

Photo No. 1	
Photo Date: 12.30.2024	
Site Location: 169 Spur Rd, Dover NH	
Description: View facing southwest of property from road.	
Photo By: MM	

Photo No. 2	
Photo Date: 12.30.2024	
Site Location: 169 Spur Rd, Dover NH	
Description: View facing west of driveway and shore.	
Photo By: MM	

WILLIAMS PROPERTY PHOTOGRAPHS
169 SPUR ROAD

Photo No. 3	
Photo Date: 12.30.2024	
Site Location: 169 Spur Rd, Dover NH	
Description: View facing south of driveway, residence, and shoreline.	
Photo By: MM	

Photo No. 4	
Photo Date: 12.30.2024	
Site Location: 169 Spur Rd, Dover NH	
Description: View west of shoreline / salt marsh. Not impacts proposed in this area.	
Photo By: MM	

WILLIAMS PROPERTY PHOTOGRAPHS
169 SPUR ROAD

Photo No. 5	
Photo Date: 1.7.2025	
Site Location: 169 Spur Rd, Dover NH	
Description: View facing northwest from the parking area of shoreline.	
Photo By: MM	

Ambit Engineering Abutter List

Williams Residence
169 Spur Road
Dover NH

Job # 5010279-001

Applicant/Owner(s)

Map	Lot	Deed	Owner (s) First/Trust	Owner(s) Last, Trustee	Mailing Address	City	State	Zip
L	45-H		Edward	Williams	24 Cedar Point	Durham	NH	03824

Engineer	**#REF!**		**#REF!**			

Other Consultants						
Other Consultants						
Other Consultants						

Job #	**010279-001**		**Abutters**					
Map	**Lot**	**Deed**	**Owner(s) First/Trust**	**Owner(s) Last /Trustee**	**Mailing Address**	**City**	**State**	**Zip**
L	44		Edward & Lydia	Williams	24 Cedar Point Road	Durham	NH	03824
L	45-G		Deena	Mottola	171 Spur Road	Dover	NH	03820

STORMWATER MANAGEMENT
INSPECTION & MAINTENANCE PLAN
FOR
Williams Residence
PROPERTY LOCATED AT
169 Spur Road, Dover, NH
December, 2025

Introduction

The intent of this plan is to provide Ed Williams, owner of property located at 169 Spur Road, Dover, NH, with a list of procedures that cover the inspection and maintenance requirements of the stormwater management components for the proposed construction at the site.

The following inspection and maintenance program is necessary to keep the stormwater management system functioning properly. These measures will also help minimize potential environmental impacts. By following the enclosed procedures, Ed Williams will be able to maintain the functional design of the stormwater management components and maximize their ability to remove sediment and other contaminants from site generated stormwater runoff.

Stormwater Management System Components

The Stormwater Management System design components are Stone Drip Aprons, Pervious Paver Patio and Driveway, and proposed Buffer Planting Areas.

The project proposes residential re-development including demolition of the existing residential structure, construction of a new home, removal of the existing gravel driveway, pervious paver patio and driveway, proposed deck, removal of detached shed, grading, utility connections and associated landscaping. Since a portion of the construction is within the City of Dover and NHDES 100-foot wetland buffer, the proposed stormwater structures will provide treatment for the proposed improvements under this application.

The Stone Drip Aprons will capture runoff from the proposed residential structure. The Pervious Paver Patio and Driveway will capture runoff and provide percolation into the soil, and the Buffer Planting Area will serve as a natural vegetative filtration component that will improve stormwater quality leaving the site and entering the adjacent wetland resource.

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

Inspection & Maintenance Checklist/Log

The following pages contain maintenance specifications, a Stormwater Management System Inspection & Maintenance Checklist, and a blank copy of the Stormwater Management System Inspection & Maintenance Log. The forms are provided to Ed Williams and should be transferred to future homeowners and will serve as a guideline for performing the inspection and maintenance of the Stormwater Management System. This is a guideline and should be periodically reviewed for conformance with current practice and standards.

Stone Drip Apron Design

The intent of the Stone Drip Apron is to provide for storage and percolation of roof runoff from the proposed residential structure. Stone Drip Aprons are meant to provide a porous medium (stone, 6" depth) that can withstand water velocity from the roof above, eliminating erosion at the point of contact. The base (24"-36" depth) of the drip edge is backfilled with coarse sand or gravel which allows the stormwater to quickly infiltrate into the ground where it is stored and slowly percolated into the surrounding subsoil. Stone Drip Aprons typically extend 2 feet from the edge of the building foundation to effectively capture runoff from the roof edge above.

Stone Drip Apron Maintenance

In order to keep the Stone Drip Aprons functioning properly, it is important to keep the filter surface porous and unplugged by debris.

Remove any debris that may clog the stone surface.

After leaf fall (i.e. in November), remove large accumulations of leaves. It is not necessary to remove every leaf but at the same time it is not desirable to have the stone surface completely covered with leaves to the point of plugging the stone surface.

Replace the stone surface with new stone as needed. Ponding water on the surface of the drip apron would indicate that the stone needs to be replaced.

Pervious Paver Patio and Driveway Maintenance

In order to keep the pervious paver surfaces functioning properly, it is important to keep the surface porous and unplugged by debris. After installation of the pervious pavers, perform the following inspections on a semi-annual basis:

Monitor for excessive or concentrated accumulations of debris, or excessive erosion. Remove debris as required.

Remove debris from the paver void space twice annually. This will remove organic buildup within the void space and restore/maintain permeability. Replace void space aggregate as needed.

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Native Buffer Planting Area Design

The intent of the buffer planting area is to provide a vegetative matrix that will aid in the filtering of nutrients, sediments, and toxicants before they enter an adjacent wetland resource. Root structures of the native plants not only provide excellent stabilization for the surrounding soils, but also provide a natural filtration mechanism for stormwater as it passes through the buffer planting area. The buffer planting area will be planted with native salt tolerant shrubs.

Buffer Planting Area Maintenance

All planting and landscaping shall be monitored bi-monthly during the first year to insure viability and vigorous growth. Replace dead or dying vegetation with new stock and make adjustments to the conditions that caused the dead or dying vegetation. Make the necessary adjustments to ensure long-term health of the vegetation covers, i.e. provide more permanent vegetative matting or other means of protection. Also monitor the planting areas for signs of invasive species growth. If caught early enough, their eradication is much easier. The most likely places where invasions start are in wetter, disturbed soil. Species such as phragmites and purple loose strife are common invaders in the wetter areas. Keep an eye out for invasive tree species. Young shoots of invasive species can physically be pulled by hand as a method of control. The planting areas should be inspected monthly during the growing season for the presence of invasive species. The planting areas should not be mowed and allowed to grow naturally, increasing their function.

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Stormwater Management System
Williams Residence

Inspection & Maintenance Checklist

BMP/System Component	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance/Cleanout Threshold
Stone Drip Aprons	Twice Yearly	*Remove leaves / debris from surface*	*Clean and/or replace stone as needed*
Planting Areas	Bi-Monthly during first growing season (Apr-Oct). Routinely after heavy rain	*Inspect for damage and erosion.* *Inspect for viability and growth.* *Inspect for invasive species, pull young shoots by hand and dispose in household trash bags.*	Replace topsoil and vegetative matting as needed. Replace dead or dying plants with new stock. Make adjustments to conditions to promote plant growth.
Pervious Paver Patio/Driveway	Twice annually	Monitor for excessive accumulation of debris and remove as needed.	Replace void space aggregate as needed.

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

BMP/System Component	Date Inspected	Inspector	Cleaning/Repair Needed *(List Items/Comments)*	Date of Cleaning/Repair	Performed By

DataCheck Results Letter
For NHDES Ecological Review

To: Sam Hayden, HaleyWard
200 Griffin Road Unit #3
Portsmouth, NH 03801
shayden@haleyward.com

From: Ecological Review Section
NH Department of Environmental Services
Main Contact: Maddie Severance - nhbreview@dncr.nh.gov

cc: NHFG Review, David Simmons

Date: 07/28/2025 (valid until 07/28/2026)
Re: DataCheck Review by NHDES Ecological Review Section and NH Fish & Game
Permits: NHDES - Wetlands Standard Dredge & Fill

DCT ID: DCT25-2011

Town: Dover
Location: 169 Spur Road

Project Description: Teardown and rebuild of existing residence. Overall reduction in lot impervious surface. NO WORK BELOW HOTL.

Next Steps for Applicant:

NHDES's Ecological Review Section has searched the Natural Heritage Bureau's (NHB) database of rare species and exemplary natural communities. Please carefully read the comments below and the consultation requirements on the following page.

Plant and Natural Community Comments: Please use proper erosion and sediment controls to avoid impacts to the nearby sparsely vegetated intertidal system.

Wildlife Comments: Please refer to NHFG consultation requirements below.

Plant and Natural Community Consultation

If this DataCheck letter includes records of rare plants and/or natural communities/systems, please contact the Ecological Review Section and provide any requested supplementary materials by emailing nhbreview@dncr.nh.gov.

If this DataCheck letter DOES NOT include any records of rare plants and/or natural communities/systems, no further consultation with the Ecological Review Section regarding rare plants and/or natural communities/systems is required.

Wildlife Consultation

If this DataCheck letter DOES NOT include ANY wildlife species records, then, based on the information submitted, no further consultation with the NH Fish and Game Department (NHFG) pursuant to Fis 1004 is required.

If this DataCheck letter includes a record for a threatened (T) or endangered (E) wildlife species, consultation with the New Hampshire Fish and Game Department under Fis 1004 may be required. To review the Fis 1000 rules (effective February 3, 2022), please go to https://www.wildlife.nh.gov/wildlife-and-habitat/nongame-and-endangered-species/environmental-review. All requests for consultation and submittals should be sent via email to NHFGreview@wildlife.nh.gov or can be sent by mail, and must include the DataCheck results letter number and "Fis 1004 consultation request" in the subject line.

If the DataCheck response letter does not include a threatened or endangered wildlife species but includes other wildlife species (e.g., Species of Special Concern), consultation under Fis 1004 is not required; however, some species are protected under other state laws or rules, so coordination with NH Fish & Game is highly recommended or may be required for certain permits. While some permitting processes are exempt from required consultation under Fis 1004 (e.g., *statutory permit by notification, permit by rule, permit by notification, routine roadway registration, docking structure registration, or conditional authorization by rule*), coordination with NH Fish & Game may still be required under the rules governing those specific permitting processes, and it is recommended you contact the applicable permitting agency. For projects not requiring consultation under Fis 1004, but where additional coordination with NH Fish and Game is requested, please email NHFGreview@wildlife.nh.gov, and include the DataCheck results letter number and "review request" in the email subject line.
Contact NH Fish & Game at (603) 271-0467 with questions.

Federal ESA Compliance

This letter does not constitute compliance with the federal Endangered Species Act (ESA). There may be occurrences of federally listed species in New Hampshire that are not included on the NH DataCheck Letter. For compliance with the federal Endangered Species Act (ESA), please visit the US Fish and Wildlife Service's (USFWS) Information for Planning and Consultation website (https://ipac.ecosphere.fws.gov/; IPaC) for an official list of federally listed species that may be present in your project area. If a federal agency is involved in your project through funding, permit, or other authorization, coordinate your IPaC results with your point of contact at the agency for further ESA review. If there is no federal agency nexus to your project, and you determine through IPaC, habitat evaluations, etc. that a project may cause take of a federally listed species, we recommend coordinating with the USFWS' New England Field Office (newengland@fws.gov; 603-223-2541).

NHB Database Records:
The following record(s) have been documented in the vicinity of the proposed project. Please refer to this list when coordinating.

Natural Community	State[1]	Federal	Notes
Sparsely vegetated intertidal system	--	--	Threats to these communities are primarily alterations to the hydrology of the wetland (such as alterations that might affect the sheet flow of tidal waters across the intertidal flat) and increased input of nutrients and pollutants in storm runoff.

Vertebrate species	State[1]	Federal	Notes
Atlantic Sturgeon (*Acipenser oxyrinchus oxyrinchus*)*	T	T	Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see above).
Eastern Meadowlark (*Sturnella magna*)*	T	--	Contact the NH Fish & Game Dept (see above).
New England Cottontail (*Sylvilagus transitionalis*)*	E	--	Contact the NH Fish & Game Dept (see above).
Shortnose Sturgeon (*Acipenser brevirostrum*)*	E	E	Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see above).

[1]Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list.
An asterisk (*) indicates that the most recent report for that occurrence was 20 or more years ago.

For all animal reviews, refer to 'Wildlife Consultation' section above. For all federally-listed species, refer to the 'Federal ESA Compliance' section above.

Disclaimer: NHB's database can only tell you of known occurrences that have been reported to NHFG/NHB. Known occurrences are based on information gathered by qualified biologists or members of the public, reported to our offices, and verified by NHB/NHFG.
However, many areas have never been surveyed, or have only been surveyed for certain species.
Surveys are recommended to determine what species/natural communities are present onsite.

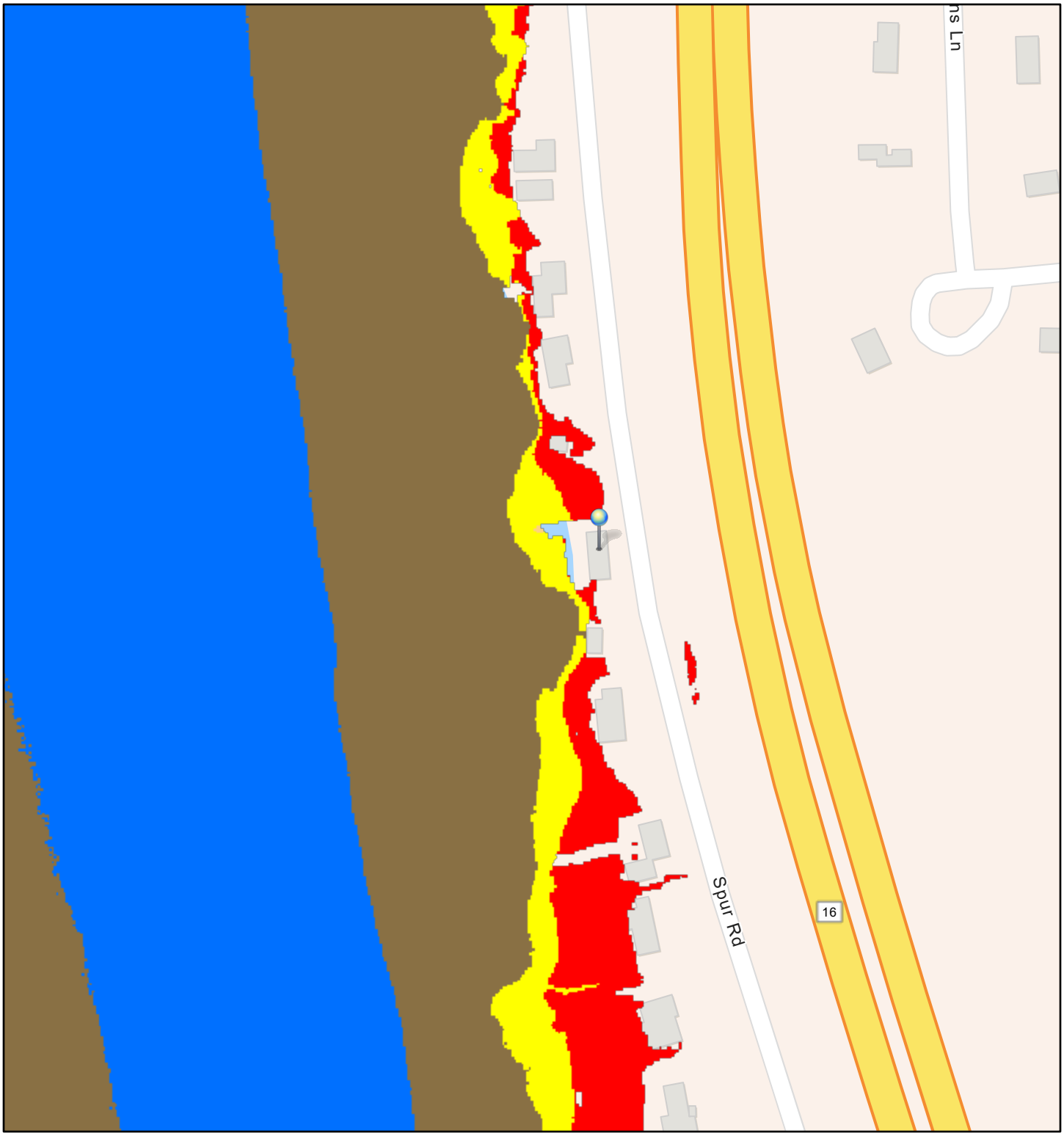
DataCheck Results Letter
For NHDES Ecological Review

Please note: Effective June 10th, 2025, DataCheck letters will no longer include specific locations of rare species and exemplary natural communities. Changes to the map have been made to reflect this update.

Important: The list of rare species and exemplary natural communities that may be impacted by the project is included. Please refer to that list when coordinating.

DCT25-2011

NH Coastal Viewer Map



9/16/2025, 10:36:55 PM

SLAMM 2022 - 0.3-m SLR at Year 2050
- Mud flat
- Salt marsh
- Tidal water
- Tidal wetland
- Transitional salt marsh

SLAMM 2022 - 0.5-m SLR at Year 2050
- Mud flat
- Salt marsh
- Tidal water
- Tidal wetland
- Transitional salt marsh

SLAMM 2022 - 0.75-m SLR at Year 2100
- Mud flat
- Salt marsh
- Tidal water
- Tidal wetland
- Transitional salt marsh

SLAMM 2022 - 1.2-m SLR at Year 2100
- Mud flat
- Salt marsh
- Tidal water
- Tidal wetland
- Transitional salt marsh

SLAMM 2022 - 1.5-m SLR at Year 2100
- Mud flat
- Salt marsh
- Tidal water
- Tidal wetland
- Transitional salt marsh

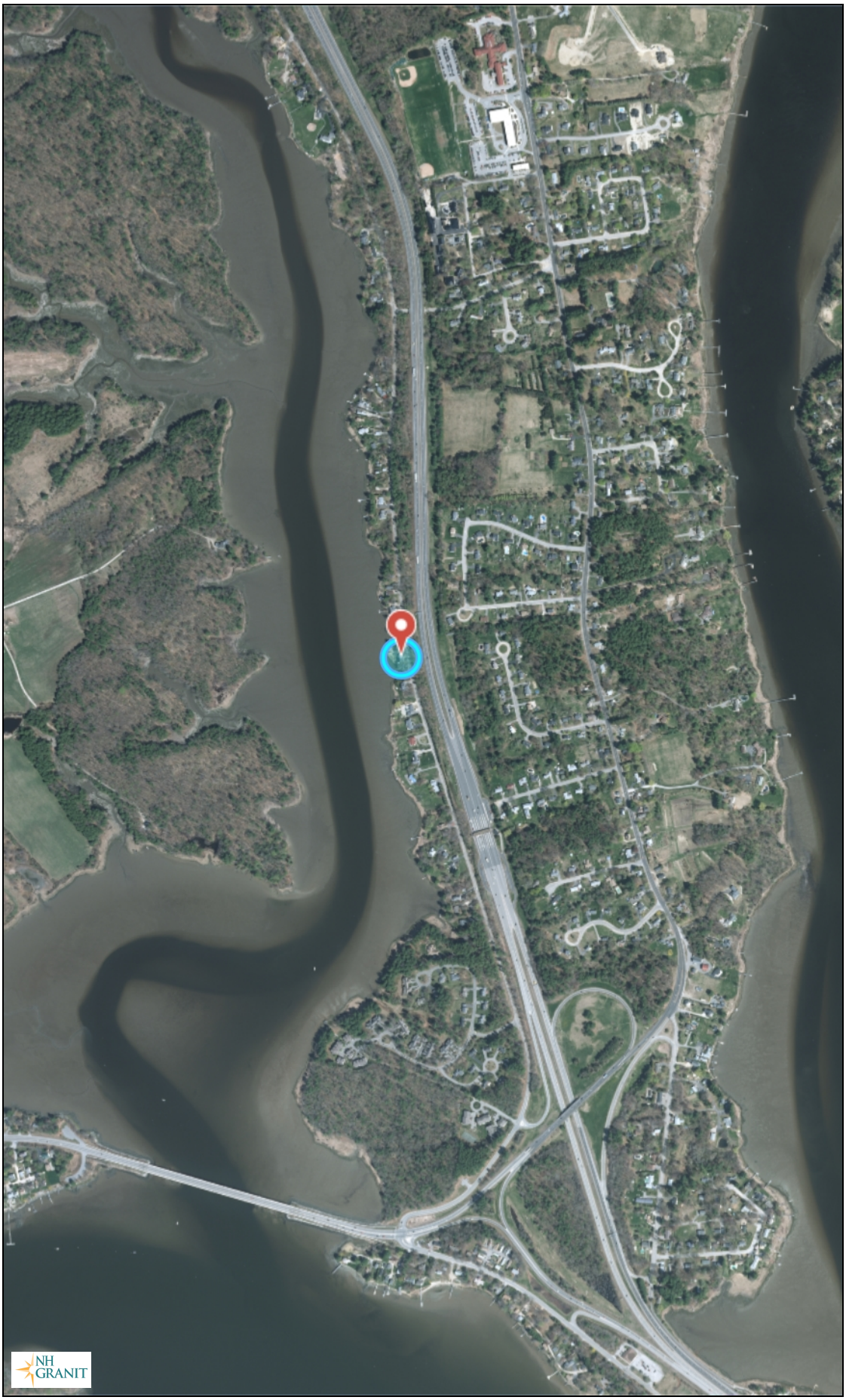
1:3,138

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Eelgrass Map



Legend

2023
NH 2015 1-foot RGB

Map Scale

1: 12,988

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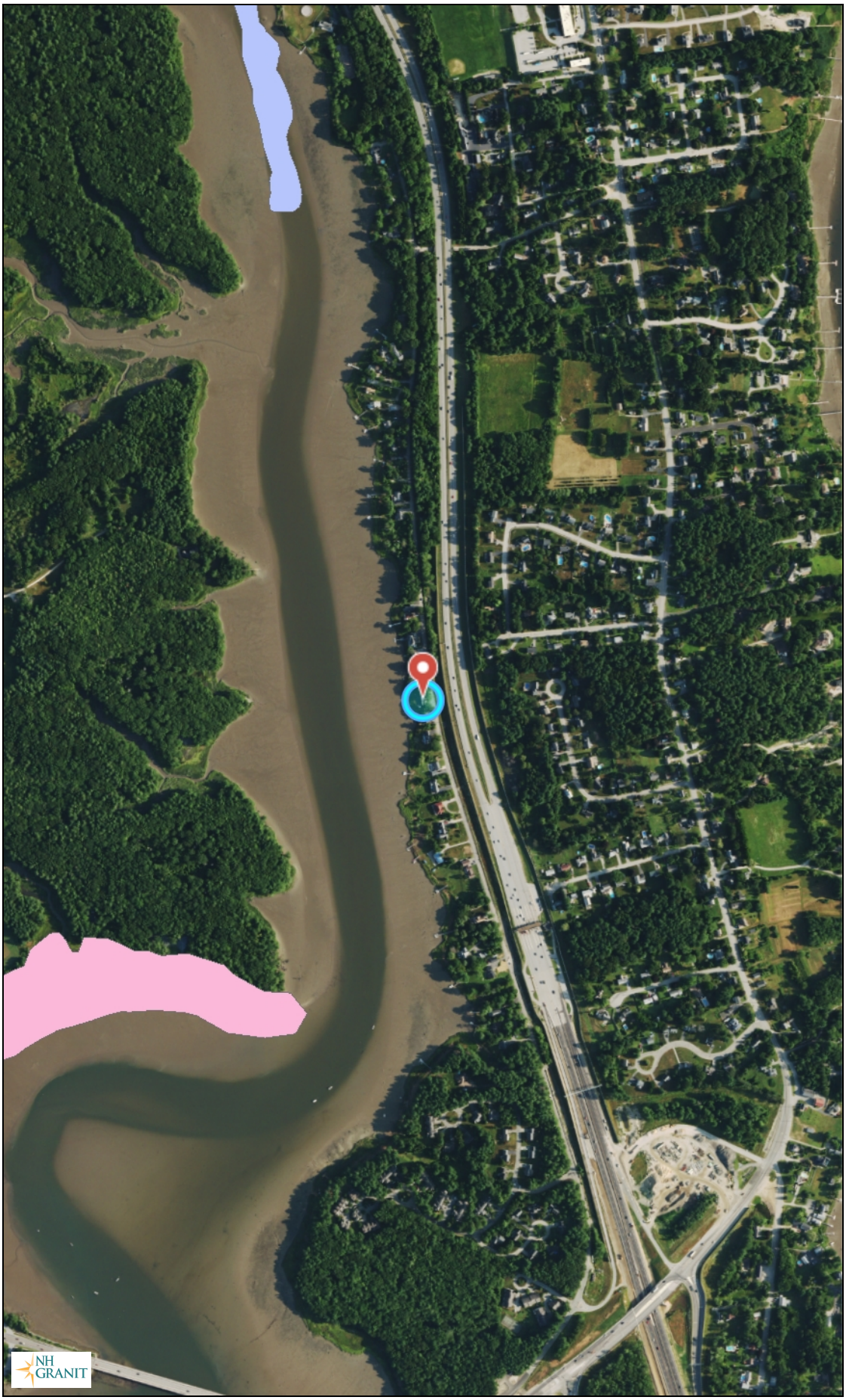
Map Generated: 5/2/2025

Notes

169 Spur Road, Dover, NH

Map by NH GRANIT



Legend

Current Shellfish Beds

- Blue Mussel
- Oyster
- Razor Clam
- Softshell Clam
- Surf Clam

Coastal 2019 1-foot RGB

Map Scale

1: 10,000

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Map Generated: 2/4/2025

Notes

Shellfish Beds
169 Spur Road, Dover NH

E-Doc # 240012581 10/11/2024 01:00:23 PM
Book 5218 Page 669 Page 1 of 5
Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA222989 25.00
TRANS TAX ST864577 9,750.00

Warranty Deed

To all whom these Presents shall come or may concern, that as Barbara Jean Proof of 148 Daffodil Hill Lane, Rochester, County of Strafford and State of New Hampshire 03868 and Susan A. Mello, of Address 524 Woodman Street, Fall River, MA 02724 as co-Trustees of the CARL D. THERRIEN REVOCABLE TRUST OF 2017 under declaration of trust dated January 26, 2017, of 169 Spur Road, Dover, County of Strafford, State of New Hampshire 03820, grant for due consideration paid to

EDWARD JOHN WILLIAMS, of 24 Cedar Point Road, Durham, County of Strafford, State of New Hampshire 03824,

with WARRANTY COVENANTS:

A certain tract or parcel of land, with the buildings thereon, situate in said Dover on the Westerly side of the Access Road, so-called, off the Spaulding Turnpike, bounded and described as follows:

Beginning at the Northeasterly corner of land now or formerly of Frank Therrien; thence running in a Westerly direction along said Therrien land to the Easterly shore of the Bellamy River, so-called; thence in a Northerly direction along said Bellamy River, one hundred (100) feet, more or less, to land now or formerly of Herbert B. Clark; thence in an Easterly direction along land of said Clark to the Westerly side line of the Access Road, so-called; thence in a Southerly direction along the Westerly side line of the Access Road, one hundred (100) feet, more or less, to the point of beginning.

It is the intention of this deed to convey to the grantee a lot of land one hundred (100) feet wide extending from the Access Road to the said Bellamy River.

Meaning and intending to convey the same parcel conveyed to the CARL D. THERRIEN REVOCABLE TRUST OF 2017 by deed of CARL D. THERRIEN by Quitclaim Deed dated January 26, 2017 and recorded in the Strafford County Registry of Deeds, Book 4452, Page 495.

See Certificate of Trustees recorded herewith.

This is not homestead property of the grantors.

Executed on this 7th day of ~~September~~ October KP, 2024

THE CARL D. THERRIEN REVOCABLE TRUST OF 2017

Witness

By: Barbara Jean Proof Trustee
Barbara Jean Proof, Trustee

State of New Hampshire
County of ~~Strafford County~~ Rockingham County KP

On the 7th day of ~~September~~ October KP, 2024, before me, Kristen L. Peterson the undersigned officer, personally appeared Barbara Jean Proof, as co-trustee of THE CARL D. THERRIEN REVOCABLE TRUST known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public
My Commission Expires:

KRISTEN L. PETERSON
Commission Expires
NOTARY PUBLIC
10-04-2027
NEW HAMPSHIRE

Executed on this 19 day of September, 2024

THE CARL D. THERRIEN REVOCABLE TRUST OF 2017

Witness

By: Susan A. Mello Trustee
Susan A. Mello , Trustee

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Bristol

On the 19 day of September, 2024, before me, Jade Ann Carreau the undersigned officer, personally appeared Susan A. Mello, as trustee of THE CARL D. THERRIEN REVOCABLE TRUST OF 2017, known to me (or satisfactorily proven by Massachusetts Drivers License) to be the person described in the foregoing instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Jade Ann Carreau
Notary Public

My Commission Expires: 12/27/2030

Jade Ann Carreau
My Commission Expires 12/27/2030
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

NOTICE OF SUCCESSOR AND TRUSTEE CERTIFICATE

Re: THE CARL D. THERRIEN REVOCABLE TRUST OF 2017

Now comes Barbara Jean Proof of 148 Daffodil Hill Lane, Rochester, NH 03868 and Susan A. Mello, of 524 Woodman Street, Fall River, MA 02724 who do certify the establishment of a revocable living trust named the " THE CARL D. THERRIEN REVOCABLE TRUST OF 2017, " and all amendments thereto (hereinafter referred to as the "Trust"). The following provisions are found in said Trust and may be relied upon as a full statement of the matters covered by such provisions by anyone dealing with the co-Trustees or their successors. can conclusively rely on the following information without any further inquiry and we certify under oath that the following is true and correct:

a. The Trust was created by CARL D. THERRIEN, of 169 Spur Road, City of Dover, County of Strafford, State of New Hampshire 03820. He died on February 15, 2024.

b. The name of the Trust is THE CARL D. THERRIEN REVOCABLE TRUST OF 2017, under Declaration of Trust dated 1/26/2017.

c. The currently acting Trustees of the Trust are Barbara Jean Proof and Susan A. Mello,.

d. At the time of delivery and recording of any deed, bill of sale, mortgage, or other instrument affecting the Trusts premises or any portion thereof, these Trusts were in full force and effect and unmodified; and

No person dealing with said Trustee shall be under any obligation to see to the application of any monies, checks or other payments provided that the instruments be made payable to said named Trustee.

Executed on this 7th day of ~~September~~ October KP, 2024

THE CARL D. THERRIEN REVOCABLE TRUST OF 2017

Witness

By: Barbara Jean Proof Trustee

Barbara Jean Proof, Trustee

State of New Hampshire
County of ~~Strafford County~~ Rockingham County KP

On the 7th day of ~~September~~ October KP, 2024, before me, Kristen L. Peterson the undersigned officer, personally appeared Barbara Jean Proof, as co-trustee of THE CARL D. THERRIEN REVOCABLE TRUST known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public
My Commission Expires:

KRISTEN L. PETERSON
Commission Expires
NOTARY PUBLIC
10-04-2021
NEW HAMPSHIRE

Executed on this 19 day of September, 2024

THE CARL D. THERRIEN REVOCABLE TRUST OF 2017

Witness

By: Susan A. Mello Trustee
Susan A. Mello , Trustee

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Bristol

On the 19 day of September, 2024, before me, Jade Ann Carreau the undersigned officer, personally appeared Susan A. Mello, as trustee of THE CARL D. THERRIEN REVOCABLE TRUST OF 2017, known to me (or satisfactorily proven by Massachusetts Drivers License) to be the person described in the foregoing instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Jade Ann Carreau
My Commission Expires
12/27/2030
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

Notary Public

My Commission Expires: 12/27/2030

PLAN REFERENCES:

1) PLAN OF LAND FOR SUSAN S PARKER, TAX MAP L, LOT 45F 175 SPUR ROAD DOVER, NH. DATED AUGUST 5, 2003. PREPARED BY KEM LAND SURVEY, INC. SCRD PLAN 70–18.

2) STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, PLANS OF PROPOSED LS 1821(1), SHEET 37.

3) EASEMENT PLAN FOR CITY OF DOVER OVER LAND OF CARL D THERRIEN REVOCABLE TRUST, 169 SPUR ROAD TAX MAP L, LOT 45–H DOVER, NH. DATED FEBRUARY 20, 2020. PREPARED BY DOUCET SURVEY LLC.

4) EASEMENT PLAN FOR CITY OF DOVER OVER LAND OF NICHOLAS & JULIA ORSI, 175 SPUR ROAD TAX MAP L, LOT 45–F DOVER, NH. DATED FEBRUARY 20, 2020. PREPARED BY DOUCET SURVEY LLC.

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
4515/497	DEED BOOK/PAGE
11/21	MAP 11 / LOT 21
	IRON ROD/IRON PIPE FOUND
	STONE BOUND FOUND
	EDGE OF PAVEMENT
	BOUNDARY
MHW	MEAN HIGH WATER LINE
MLW	MEAN LOW WATER LINE
HOTL	NH DES HIGHEST OBSERVABLE TIDE LINE
	FRESHWATER WETLAND LINE
PSS	NHDES PRIMARY STRUCTURE SETBACK LINE
100	CONTOUR
97x3	SPOT ELEVATION
	WOODS / TREE LINE
	FRESH WATER WETLAND
EL.	ELEVATION
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
TBS	TO BE SET
SWL	SINGLE WHITE LINE
DYL	DOUBLE YELLOW LINE
	OVERHEAD WIRES
GV	GATE VALVE
	CATCH BASIN (CB)
	UTILITY POLE (w/ GUY)
	HYDRANT
	WATER SHUT OFF/CURB STOP
	DRAIN MANHOLE (DMH)
	SEWER MANHOLE (SMH)

LOCATION MAP 1" = 2000'

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP L AS LOT 45–H.

2) OWNERS OF RECORD:
EDWARD JOHN WILLIAMS
24 CEDAR POINT ROAD
DURHAM, NH 03824
5218/669

3) PARCEL IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL.6) AS SHOWN ON FIRM PANEL 33017C0340E. EFFECTIVE DATE 9/30/2015.

4) PARCEL IS LOCATED IN LOW DENSITY RESIDENTIAL (R20) DISTRICT AND CONSERVATION DISTRICT.

5) EXISTING LOT AREA:
8860 S.F. ± TO MEAN HIGH WATER
0.20 ACRES ± TO MEAN HIGH WATER
±126' ALONG MEAN HIGH WATER

6) ENTIRE PARCEL IS WITHIN THE 100' NHDES TIDAL BUFFER ZONE.

7) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		20,000 S.F.
FRONTAGE:		125 FEET
SETBACKS:		
	FRONT	20 FEET MIN.
		35 FEET MAX.
	SIDE	20 FEET
	REAR	30 FEET
MAXIMUM STRUCTURE HEIGHT		35 FEET
MAXIMUM LOT COVERAGE		30%

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

9) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY ON LOT 45–H ON THE CITY OF DOVER ASSESSOR'S MAP L.

10) MEAN HIGH WATER BASED ON ELEVATION 3.01' (NAVD88) USING NOAA TIDAL DATUMS AT STATION 8423005 ATLANTIC TERMINAL T14A NH.

11) PARCEL IS BENEFITED BY AN AGREEMENT FOR A 3" EFFLUENT SEWER FORCE MAIN. SEE SCRD 2269/49, 2126/194, & 3123/95.

12) BUILDABLE AREA WITHIN THE CITY OF DOVER BUILDING SETBACK LINE IS PARTIALLY WITHIN THE 50' NHDES PRIMARY STRUCTURE SETBACK ZONE.

13) PARCEL IS BURDENED BY A UTILITY/DRAINAGE INFRASTRUCTURE EASEMENT SEE SCRD 5215/685 AND PLAN #13348.

REV	DATE	DESCRIPTION	BY	CHK.
1	05/27/25	ZBA SUBMISSION	CBA	JRC
0	02/07/25	ISSUED FOR COMMENT	RJB	PAY

DRAWING ISSUE STATUS

PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

ED WILLIAMS
169 SPUR ROAD DOVER, NH 03824

TITLE

EXISTING CONDITIONS PLAN
CITY OF DOVER SETBACKS

DATE: MAY 2025	SCALE: 1" = 10'
DRAWN BY: RJB	DESIGNED BY: **
CHECKED BY: PAY	
PROJECT No.: 5010279.001	FIELD BOOK AND PAGE: FB 269 PG 67
DRAWING No.: SHEET 1-C1	REV.: 1

WETLAND NOTES:

1) HIGHEST OBSERVABLE TIDE LINE & WETLAND DELINEATION WAS PERFORMED ON 5/1/25 BY SAM HAYDEN, PWS,CWS.

2) DELINEATION STANDARDS UTILIZED:

A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (APRIL 2019).
C) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4 NEW ENGLAND HYDRIC SOIL TECHNICAL COMMITTEE, JUNE 2020.
D) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).

3) WETLAND FLAGS WERE FIELD LOCATED BY HALEY WARD, INC.

STATE OF NEW HAMPSHIRE SAMUEL N. HAYDEN 5/28/25 No. 321 CERTIFIED WETLAND SCIENTIST

STATE OF NEW HAMPSHIRE No. 1122 PHILLIP A. YETMAN LICENSED LAND SURVEYOR

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

LLS 5/28/2025
PHILLIP A. YETMAN, LLS 1122 DATE

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4019.83'	100.01'	100.00'	S12°27'22.9"E	1°25'32"

GRAPHIC SCALE
10 5 0 10 20 30 40 FEET
3 0 5 10 METERS

FILE LOCATION: P:\NHS\5010279-ED_WILLIAMS\001-169 Spur Rd, Dover-NH\02-CAD_Files\Civil\5010279.001-C-SP.dwg, 5/28/2025 7:08:21 AM

P:\NHS\5010279-ED_WILLIAMS\001-169 Spur Rd, Dover-NH\02-CAD_Files\Civil\5010279.001-C-SP.dwg, 2025.05.28, 7:08 AM

DEMOLITION NOTES

A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.

B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.

C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.

E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.

F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.

G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.

H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.

I) ALL WORK WITHIN THE CITY OF DOVER RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS (DPW).

J) REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL SLUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.

K) CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED, THE CONTRACTOR SHALL EMPLOY A NH LICENSED LAND SURVEYOR TO REPLACE THEM.

L) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.

M) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFELY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.

N) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS

LEGEND:

PROPOSED DEMOLITION AREA

GRAPHIC SCALE

10 5 0 10 20 30 40 FEET

3 0 5 10 METERS

LOCATION MAP 1" = 2000'

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP L AS LOT 45-H.

2) OWNERS OF RECORD:
EDWARD JOHN WILLIAMS
24 CEDAR POINT ROAD
DURHAM, NH 03824
5218/669

3) PARCEL IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL.6) AS SHOWN ON FIRM PANEL 33017C0340E. EFFECTIVE DATE 9/30/2015.

4) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

5) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE BMP BEST MANAGEMENT PRACTICE. (NHDES 2019)

6) PARCEL IS BURDENED BY A UTILITY/DRAINAGE INFRASTRUCTURE EASEMENT SEE SCRD 5215/685 AND PLAN #13348.

7) COORDINATE UTILITY SERVICE REMOVALS WITH THE CITY OF DOVER AND ANY IMPACTED UTILITY COMPANIES.

REV	DATE	DESCRIPTION	BY	CHK.
1	07/31/2025	ISSUED FOR APPROVAL	CBA	JRC
0	05/25/25	ISSUED FOR COMMENT	CBA	JRC

DRAWING ISSUE STATUS

PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

ED WILLIAMS
169 SPUR ROAD DOVER, NH 03824

TITLE

DEMOLITION PLAN

DIG SAFE
MA - ME - NH - RI - VT
1-888-344-7233
CALL TOLL FREE

STATE OF NEW HAMPSHIRE
JOHN E. CHAGNON
No. 7851
LICENSED
PROFESSIONAL ENGINEER

DATE	SCALE
MAY 2025	1"=10'

DRAWN BY	DESIGNED BY	CHECKED BY
CBA	JRC	JRC

PROJECT No.	FIELD BOOK AND PAGE
5010279.001	FB 269 PG 67

DRAWING No. **SHEET C2** REV. **1**

FILE LOCATION: P:\NH\5010279-ED_WILLIAMS\001-169 SPUR RD., DOVER-RAY\02-CAD_FILES\C\5010279.001-C-BP.DWG, 2026.07.30, 4:22 PM

PLAN REFERENCES:

1) PLAN OF LAND FOR SUSAN S PARKER, TAX MAP L, LOT 45F 175 SPUR ROAD DOVER, NH. DATED AUGUST 5, 2003. PREPARED BY KEM LAND SURVEY, INC. SCRD PLAN 70–18.

2) STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, PLANS OF PROPOSED LS 1821(1), SHEET 37.

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LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
4515/497	DEED BOOK/PAGE
11/21	MAP 11 / LOT 21
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	STONE BOUND FOUND
	EDGE OF PAVEMENT
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MHW	MEAN HIGH WATER LINE
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	FRESHWATER WETLAND LINE
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	WOODS / TREE LINE
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	OVERHEAD WIRES
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CB	CATCH BASIN (CB)
	UTILITY POLE (w/ GUY)
	HYDRANT
WSO	WATER SHUT OFF/CURB STOP
D	DRAIN MANHOLE (DMH)
S	SEWER MANHOLE (SMH)

WETLAND NOTES:

1) HIGHEST OBSERVABLE TIDE LINE & WETLAND DELINEATION WAS PERFORMED ON 5/1/25 BY SAM HAYDEN, PWS,CWS.

2) DELINEATION STANDARDS UTILIZED:

A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.

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C) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4 NEW ENGLAND HYDRIC SOIL TECHNICAL COMMITTEE, JUNE 2020.

D) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).

3) WETLAND FLAGS WERE FIELD LOCATED BY HALEY WARD, INC.

APPROVAL OF THE PLANNING BOARD OF DOVER NEW HAMPSHIRE

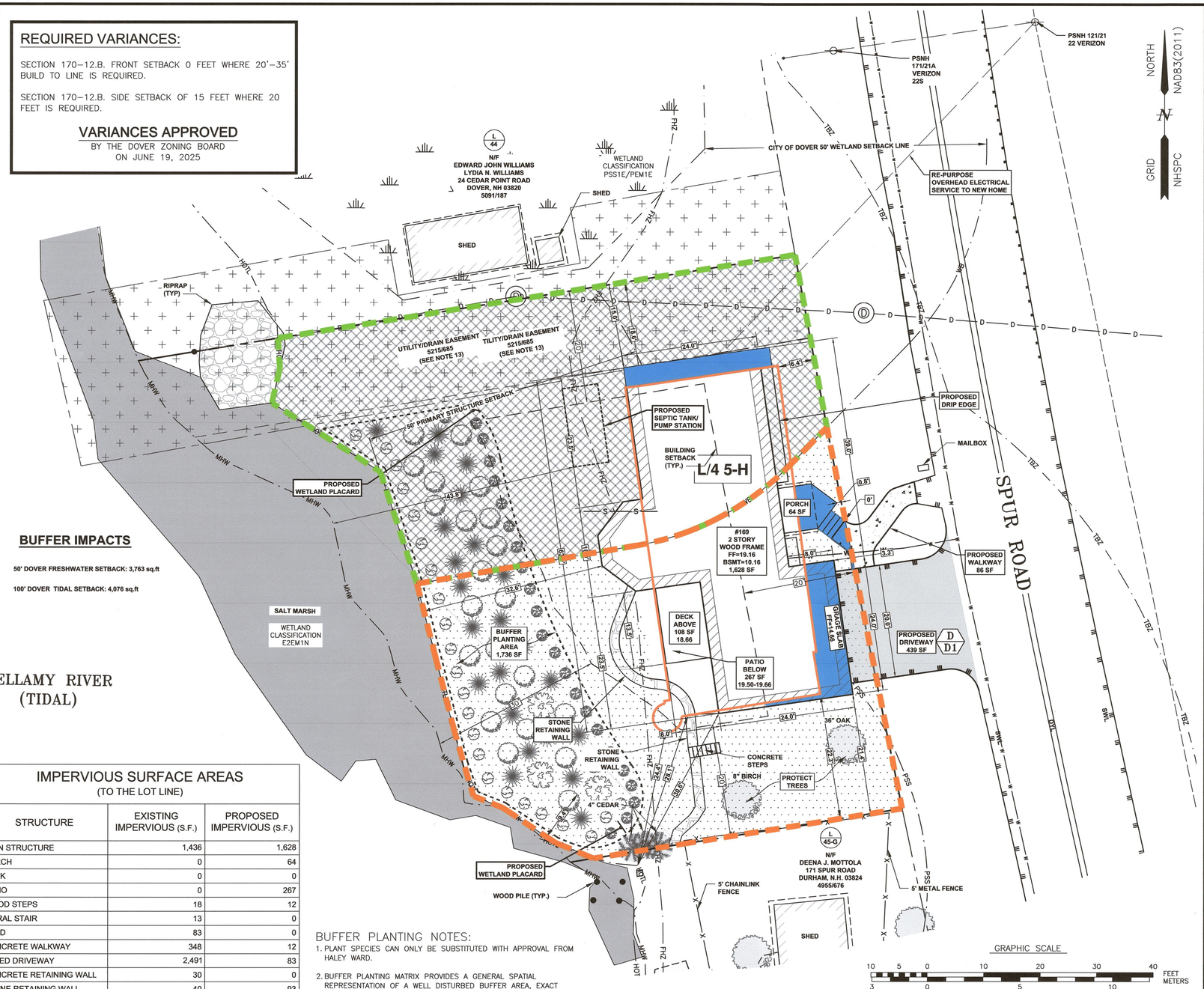
CHAIR DATE

REQUIRED VARIANCES:

SECTION 170–12.B. FRONT SETBACK 0 FEET WHERE 20'–35' BUILD TO LINE IS REQUIRED.

SECTION 170–12.B. SIDE SETBACK OF 15 FEET WHERE 20 FEET IS REQUIRED.

VARIANCES APPROVED
BY THE DOVER ZONING BOARD
ON JUNE 19, 2025



BUFFER IMPACTS

50' DOVER FRESHWATER SETBACK: 3,763 sq.ft

100' DOVER TIDAL SETBACK: 4,076 sq.ft

IMPERVIOUS SURFACE AREAS
(TO THE LOT LINE)

STRUCTURE	EXISTING IMPERVIOUS (S.F.)	PROPOSED IMPERVIOUS (S.F.)
MAIN STRUCTURE	1,436	1,628
PORCH	0	64
DECK	0	0
PATIO	0	267
WOOD STEPS	18	12
SPIRAL STAIR	13	0
SHED	83	0
CONCRETE WALKWAY	348	12
PAVED DRIVEWAY	2,491	83
CONCRETE RETAINING WALL	30	0
STONE RETAINING WALL	40	93
TIMBER RETAINING WALL	6	0
CONCRETE STEPS	10	10
STONE STEPS	32	0
CONCRETE	16	0
TOTAL	4,523	2,169
LOT SIZE	8,860	8,860
% LOT COVERAGE	51.0%	24.5%

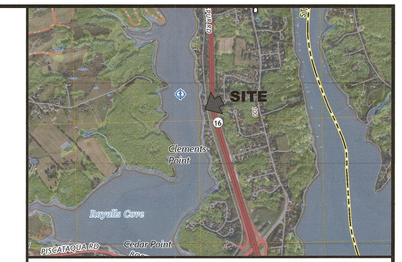
BUFFER PLANTING NOTES:

1. PLANT SPECIES CAN ONLY BE SUBSTITUTED WITH APPROVAL FROM HALEY WARD.
2. BUFFER PLANTING MATRIX PROVIDES A GENERAL SPATIAL REPRESENTATION OF A WELL DISTURBED BUFFER AREA, EXACT LOCATION OF PLANTINGS CAN BE ADJUSTED AT TIME OF INSTALLATION.
3. EROSION CONTROL MATTING SHALL BE USED IN BUFFER PLANTING AREA TO PREVENT EROSION UNTIL PLANTS AND VEGETATION BECOME ESTABLISHED. DURING CONSTRUCTION, INSPECT BUFFER PLANTING AREA EVERY TWO WEEKS AND AFTER SIGNIFICANT RAIN EVENTS.
4. PROPOSED BUFFER PLANTING AREAS TO BE SEEDED WITH RIPARIAN BUFFER MIX (OR EQUIVALENT) SPACED THROUGHOUT. SEED MIX CAN BE OBTAINED FROM PIERSON NURSERIES, INC., 24 BUZZELL ROAD, BIDDEFORD, ME 04005. 207–499–2994. WWW.PIERSONNURSERIES.COM.

BUFFER PLANTING SCHEDULE

SYMBOL	ITEM	SIZE	QTY
	CREEPING JUNIPER JUNIPERUS HORIZONTALIS	1 GALLON	23
	LOW BUSH BLUEBERRY VACCINIUM ANGUSTIFOLIUM	1 GALLON	23
	NORTHERN RED OAK QUERCUS RUBRA	2"	3
	WITCH HAZEL HAHAMELIS VIRGINIANA	3 GALLON	22
	SERVICEBERRY AMALANCHIER SPP.	3 GALLON	23

GRAPHIC SCALE
10 5 0 10 20 30 40 FEET
3 0 5 10 METERS



LOCATION MAP 1" = 2000'

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP L AS LOT 45–H.

2) OWNERS OF RECORD:
EDWARD JOHN WILLIAMS
24 CEDAR POINT ROAD
DURHAM, NH 03824
5218/669

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MAXIMUM LOT COVERAGE		30%

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10) MEAN HIGH WATER BASED ON ELEVATION 3.01' (NAVD88) USING NOAA TIDAL DATUMS AT STATION 8423005 ATLANTIC TERMINAL T14A NH.

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12) BUILDABLE AREA WITHIN THE CITY OF DOVER BUILDING SETBACK LINE IS PARTIALLY WITHIN THE 50' NHDES PRIMARY STRUCTURE SETBACK ZONE.

REV	DATE	DESCRIPTION	BY	CHK.
2	03/25/2026	WETLAND BUFFER	PAD	JRC
1	07/31/2025	ISSUED FOR APPROVAL	CBA	JRC
0	05/27/2025	ISSUED FOR COMMENT	CBA	JRC

DRAWING ISSUE STATUS
PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT
ED WILLIAMS
169 SPUR ROAD DOVER, NH 03824

TITLE
DOVER CUP PLAN

STATE OF NEW HAMPSHIRE JOHN R. CHAGNON No. 7651 LICENSED PROFESSIONAL ENGINEER

STATE OF NEW HAMPSHIRE No. 738 JOHN R. CHAGNON LICENSED LAND SURVEYOR SIGNATURE

DATE	SCALE
MAY 2025	1" = 10'

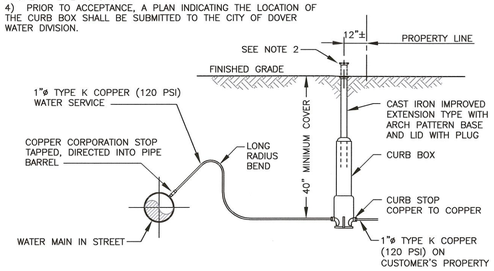
DRAWN BY	DESIGNED BY	CHECKED BY
CBA	JRC	JRC

PROJECT No.	FIELD BOOK AND PAGE
5010279.001	FB 269 PG 67

DRAWING No. **SHEET C3** REV. **2**

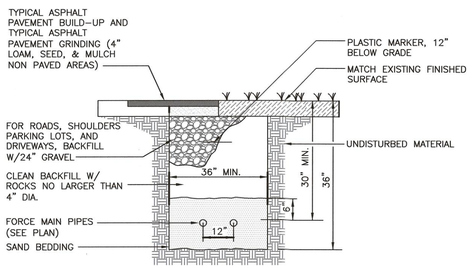
FILE LOCATION: P:\NH\5010279-ED_WILLIAMS\01-169 SPUR RD_DOVER-PAYGO-CAD_FILES\CIVIL\5010279.001-C-SP.DWG, 2026.04.02, 2:19 PM

NOTE:
1) INSTALLATION OF WATER MAIN TAP & CURB STOP & BOX SHALL ONLY BE PERFORMED BY THOSE AUTHORIZED BY THE PUBLIC WORKS DEPARTMENT.
2) IN AREAS OF HEAVY GROWTH THE CURB BOX COVER SHALL BE SET 6" ABOVE FINISH GRADE AND A WITNESS STAKE SET.
3) CURB BOX SHALL BE SET APPROXIMATELY 12" OUTSIDE PROPERTY LINE AS SHOWN.
4) PRIOR TO ACCEPTANCE, A PLAN INDICATING THE LOCATION OF THE CURB BOX SHALL BE SUBMITTED TO THE CITY OF DOVER WATER DIVISION.



1 / C5 WATER SERVICE CONNECTION

NTS



NOTES:

POWER:

1. SIZE, NUMBER, MATERIAL, AND ARRANGEMENT OF CONDUIT SHALL BE COORDINATED WITH INDIVIDUAL UTILITIES.
2. ALL ELECTRICAL CONDUIT AND STRUCTURES SHALL BE WATER TIGHT.
3. CONDUITS SHALL EXCLUSIVELY SERVE EITHER POWER OR COMMUNICATIONS.

SEWER:

1. SIZE, NUMBER, MATERIAL, AND ARRANGEMENT OF CONDUIT SHALL BE COORDINATED WITH DOVER SEWER DEPARTMENT.

2 / C5 FORCE MAIN TRENCH/ELECTRICAL TRENCH

NTS

GRAPHIC SCALE

10 5 0 10 20 30 40 FEET

3 0 5 10 METERS

LOCATION MAP 1" = 2000'

NOTES:
1) PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP L AS LOT 45-H.

2) OWNERS OF RECORD:
EDWARD JOHN WILLIAMS
24 CEDAR POINT ROAD
DURHAM, NH 03824
5218/669

3) PARCEL IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL.6) AS SHOWN ON FIRM PANEL 33017C0340E. EFFECTIVE DATE 9/30/2015.

4) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

5) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE BMP BEST MANAGEMENT PRACTICE. (NHDES 2019)

6) PARCEL IS BURDENED BY A UTILITY/DRAINAGE INFRASTRUCTURE EASEMENT SEE SCRD 5215/685 AND PLAN #13348.

7) COORDINATE UTILITY SERVICE REMOVALS WITH THE CITY OF DOVER AND ANY IMPACTED UTILITY COMPANIES.

8) THE EXISTING SEWER CONNECTION WILL BE RELOCATED IN ACCORDANCE WITH CITY OF DOVER DPW STANDARDS.

REV	DATE	DESCRIPTION	BY	CHK.
2	11/12/2025	RFMI COMMENTS	CBA	JRC
1	07/31/2025	ISSUED FOR APPROVAL	CBA	JRC
0	06/05/2025	ISSUED FOR COMMENT	CBA	JRC

DRAWING ISSUE STATUS

PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

ED WILLIAMS
169 SPUR ROAD DOVER, NH 03824

TITLE

GRADING & UTILITY PLAN

STATE OF NEW HAMPSHIRE JOHN R. CHAGNON No. 7621 LICENSED PROFESSIONAL ENGINEER

DATE: MAY 2025	SCALE: 1" = 10'
DRAWN BY: CBA	DESIGNED BY: JRC / CHECKED BY: JRC
PROJECT No.: 5010279.001	FIELD BOOK AND PAGE: FB 269 PG 67
DRAWING No.: SHEET C5	REV.: 2

FILE LOCATION: P:\NH\5010279 ED_JWILLIAMS\001-169 SPUR RD., DOVER-PA\100-CAD_FILES\CIVIL\5010279.001-C-GP.DWG, 2025.12.19, 3:30 PM

EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

INSTALL SILT SOXX TO CONTROL EROSION AND SEDIMENTATION PRIOR TO ANY EARTH MOVING ACTIVITIES.

CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.

CUT AND REMOVE EXISTING STRUCTURES, ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND OTHER DEBRIS AND RUBBISH AS REQUIRED.

STRIP AND STOCKPILE LOAM FROM SITE. STOCKPILES SHALL BE SURROUNDED WITH SILT SOXX TO CONTROL SEDIMENT RUN OFF.

CONSTRUCT STRUCTURES, INSTALL AND MAINTAIN EROSION CONTROL DEVICES AS SHOWN ON THE PLANS.

LOAM AND SEED DISTURBED AREAS IN ACCORDANCE WITH VEGETATIVE PRACTICE AND GENERAL CONSTRUCTION NOTES. CUT AND FILL SLOPES SHALL BE SEEDED IMMEDIATELY AFTER THEIR CONSTRUCTION.

CONSTRUCT REMAINING UTILITIES AND DRIVEWAY BASE COURSE.

PLANT LANDSCAPING.

COMPLETE DRIVEWAY.

REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES.

GENERAL CONSTRUCTION NOTES

THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE".

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
- A MINIMUM OF 3" OF NON–EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
- EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

DUST CONTROL: IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM OF 0.5" OR GREATER. ALL DAMAGED SILT FENCES SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURED LOCATION.

AVOID THE USE OF FUTURE OPEN SPACES (LOAM AND SEED AREAS) WHEREVER POSSIBLE DURING CONSTRUCTION. CONSTRUCTION TRAFFIC SHALL USE THE ROADBEDS OF FUTURE ACCESS DRIVES AND PARKING AREAS.

TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNTS NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS. CONSTRUCT SILT FENCE AROUND TOPSOIL STOCKPILE.

AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL. STUMPS SHALL BE DISPOSED BY GRINDING OR FILL IN AN APPROVED FACILITY.

ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

ALL FILL SHALL BE PLACED AND COMPACTED IN LAYERS NOT EXCEEDING 8 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.

FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL SHALL NOT BE INCORPORATED INTO FILLS.

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

DISTURBED AREAS SHALL BE SEEDED WITHIN 72 HOURS FOLLOWING FINISHED GRADING.

AT NO TIME SHALL ANY DISTURBED AREA REMAIN UNSTABILIZED FOR LONGER THAN 72 HOURS. ALL AREAS WHERE CONSTRUCTION IS NOT COMPLETE WITHIN THIRTY DAYS OF THE INITIAL DISTURBANCE SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

VEGETATIVE PRACTICE

FOR PERMANENT MEASURES AND PLANTINGS:

LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10–20–20 FERTILIZER.

SEED SHALL BE SOWN AT THE RATES SHOWN IN THE TABLE BELOW. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE, AND SHALL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED.

A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE:

GENERAL COVER	PROPORTION	SEEDING RATE
CREEPING RED FESCUE	50%	100 LBS/ACRE
KENTUCKY BLUEGRASS	50%	
SLOPE SEED (USED ON ALL SLOPES GREATER THAN OR EQUAL TO 3:1)		
CREEPING RED FESCUE	42%	
TALL FESCUE	42%	48 LBS/ACRE
BIRDSFOOT TREFOIL	16%	

IN NO CASE SHALL THE WEED CONTENT EXCEED ONE PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH APPLICABLE STATE AND FEDERAL SEED LAWS.

FOR TEMPORARY PROTECTION OF DISTURBED AREAS:
MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:
PERENNIAL RYE: 0.7 LBS/1,000 S.F.
MULCH: 1.5 TONS/ACRE

MAINTENANCE AND PROTECTION

THE CONTRACTOR SHALL MAINTAIN ALL LOAM & SEED AREAS UNTIL FINAL ACCEPTANCE AT THE COMPLETION OF THE CONTRACT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF STONES AND OTHER FOREIGN OBJECTS OVER 1/2 INCHES IN DIAMETER WHICH MAY APPEAR AND THE FIRST TWO (2) CUTTINGS OF GRASS NO CLOSER THEN TEN (10) DAYS APART. THE FIRST CUTTING SHALL BE ACCOMPLISHED WHEN THE GRASS IS FROM 2 1/2 TO 3 INCHES HIGH. ALL BARE AND DEAD SPOTS WHICH BECOME APPARENT SHALL BE PROPERLY PREPARED, LIMED AND FERTILIZED, AND RESEEDED BY THE CONTRACTOR AT HIS EXPENSE AS MANY TIMES AS NECESSARY TO SECURE GOOD GROWTH. THE ENTIRE AREA SHALL BE MAINTAINED, WATERED AND CUT UNTIL ACCEPTANCE OF THE LAWN BY THE OWNER'S REPRESENTATIVE.

THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PROTECT THE GRASS WHILE IT IS DEVELOPING.

TO BE ACCEPTABLE, SEEDED AREAS SHALL CONSIST OF A UNIFORM STAND OF AT LEAST 90 PERCENT ESTABLISHED PERMANENT GRASS SPECIES, WITH UNIFORM COUNT OF AT LEAST 100 PLANTS PER SQUARE FOOT.

SEEDED AREAS WILL BE FERTILIZED AND RESEEDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT.

THE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATION IS ESTABLISHED.

THE SILTSOXX SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

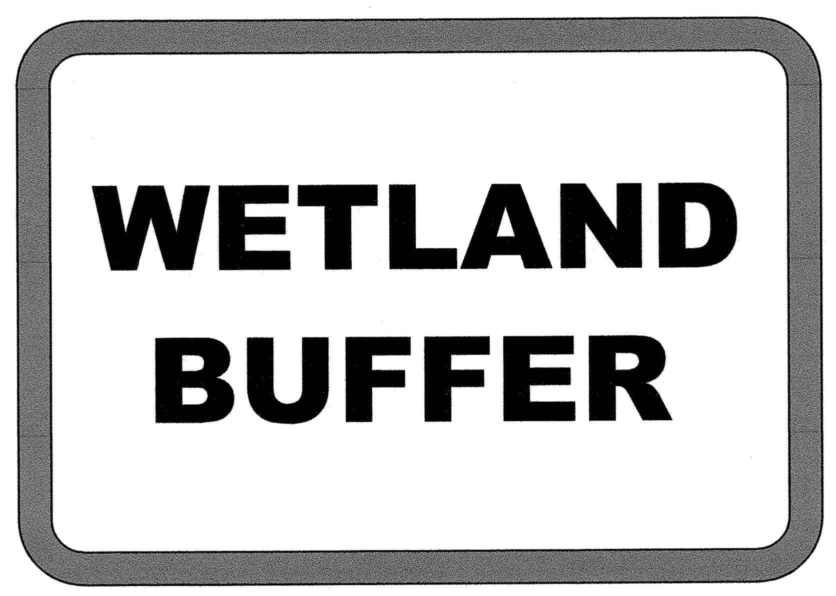
ONCE VEGETATION IS ESTABLISHED, SILTSOXX CAN BE OPEN AND ORGANIC CONTENTS DISPERSED WITH A RAKE; DISTURBED AREAS RESULTING FROM SILTSOXX SHALL BE PERMANENTLY SEEDED.

WINTER NOTES

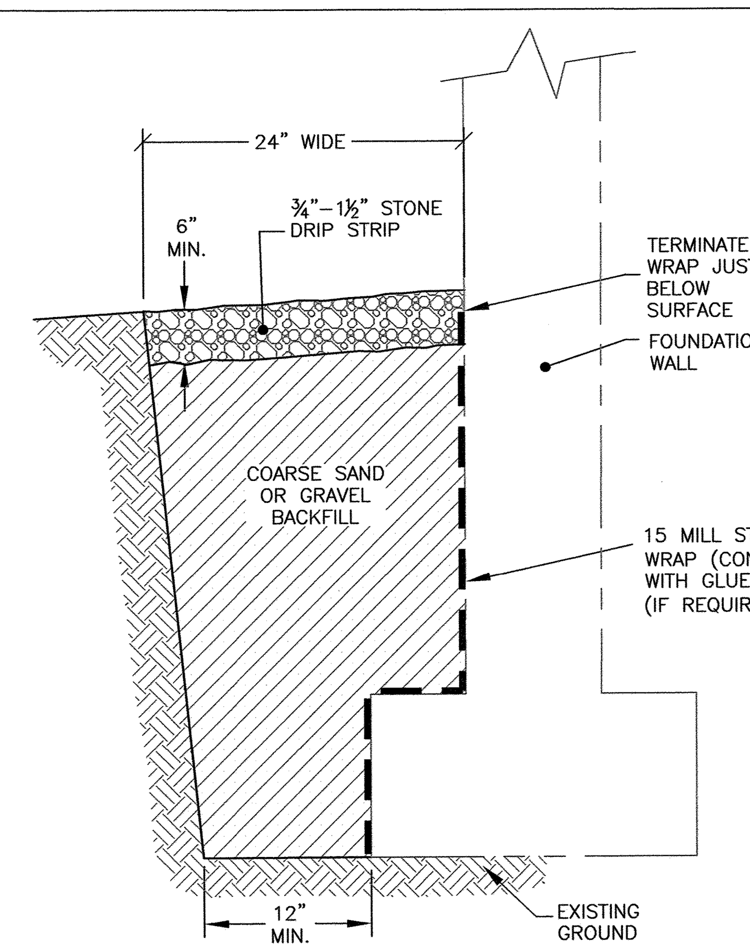
ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.

ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

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 PER NHDOT ITEM 304.3.



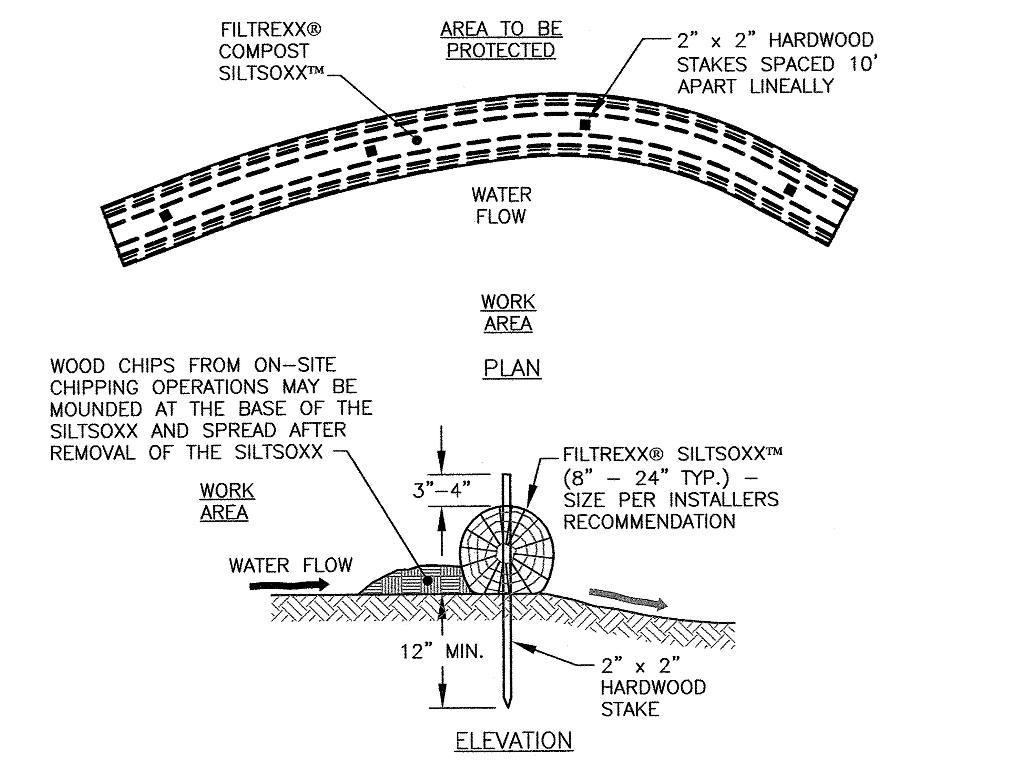
E / C4 — WETLAND BUFFER SIGN
PLACE ON POST — NTS



F / C4 — STONE DRIP APRON
(UNDER BUILDING DRIP LINE) NTS

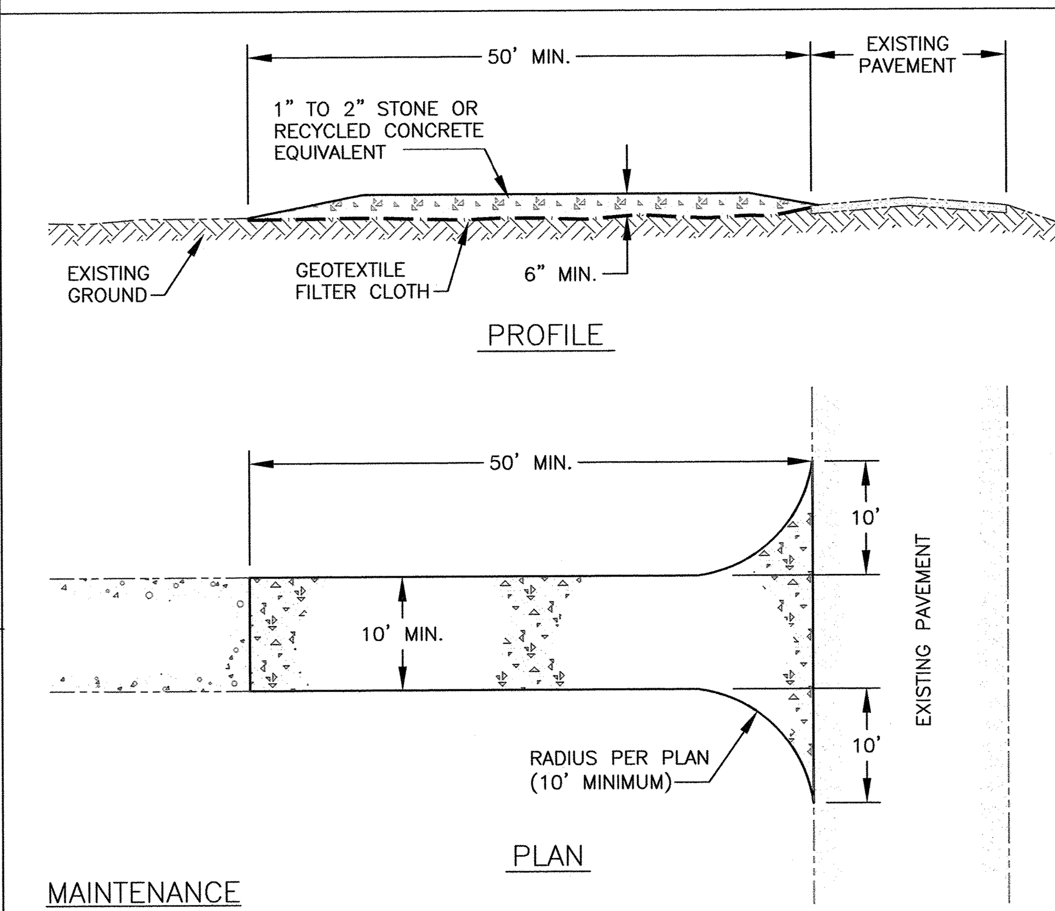
MAINTENANCE

1. SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EVENT EXCEEDING 2.5 INCHES IN A 24–HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION.
2. SYSTEMS SHOULD BE CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
3. IF AN INFILTRATION 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 INFILTRATION FUNCTION, INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE INFILTRATION TRENCH.



NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILLTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
4. SILTSOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

A / C4 — FILTREXX® SILTSOXX™ FILTRATION SYSTEM
NTS



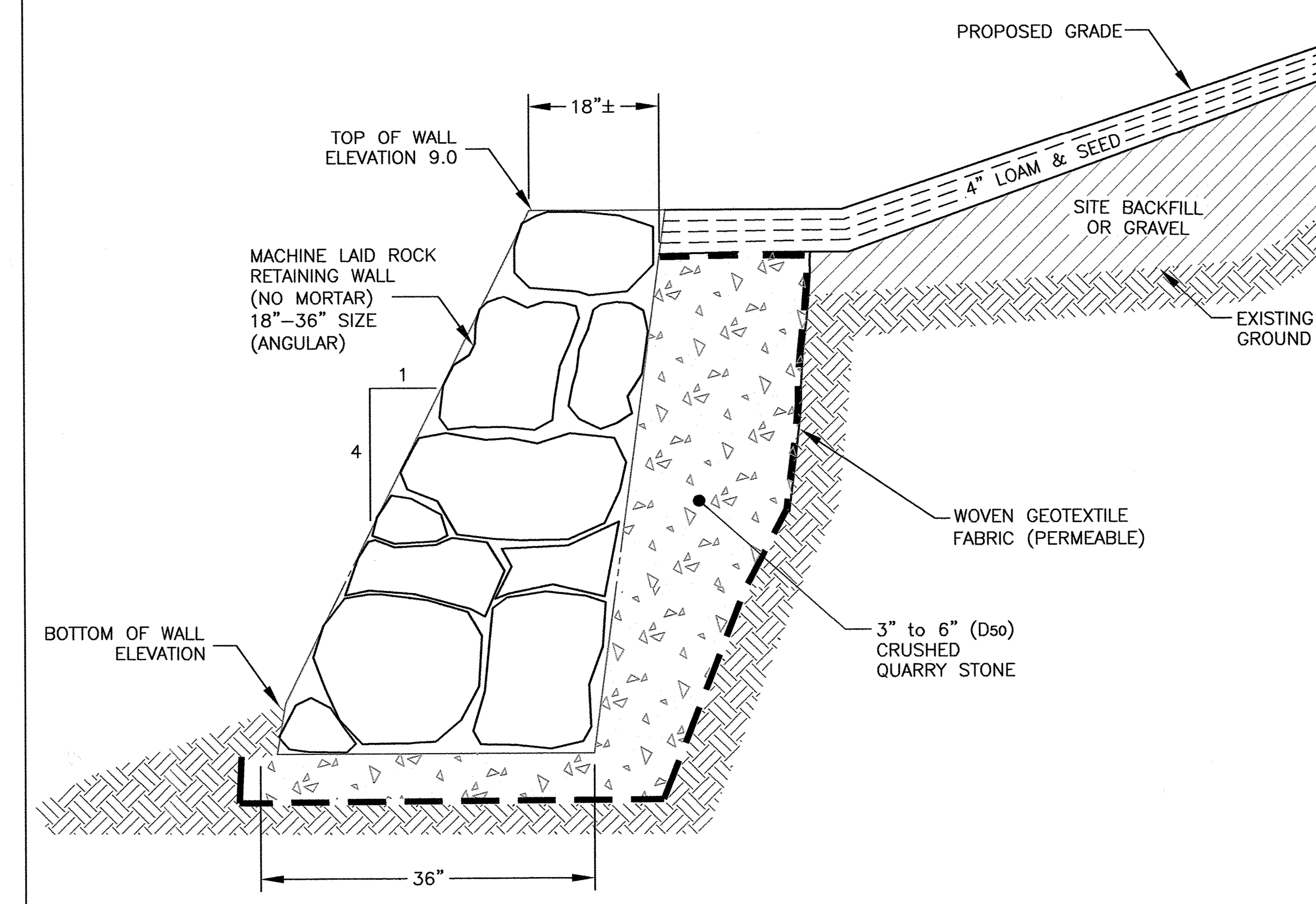
MAINTENANCE

1) MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE GRAVEL AND THE EFFECTIVENESS OF THE GRAVEL PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOP DRESSED WITH NEW STONE. COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.
2) IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

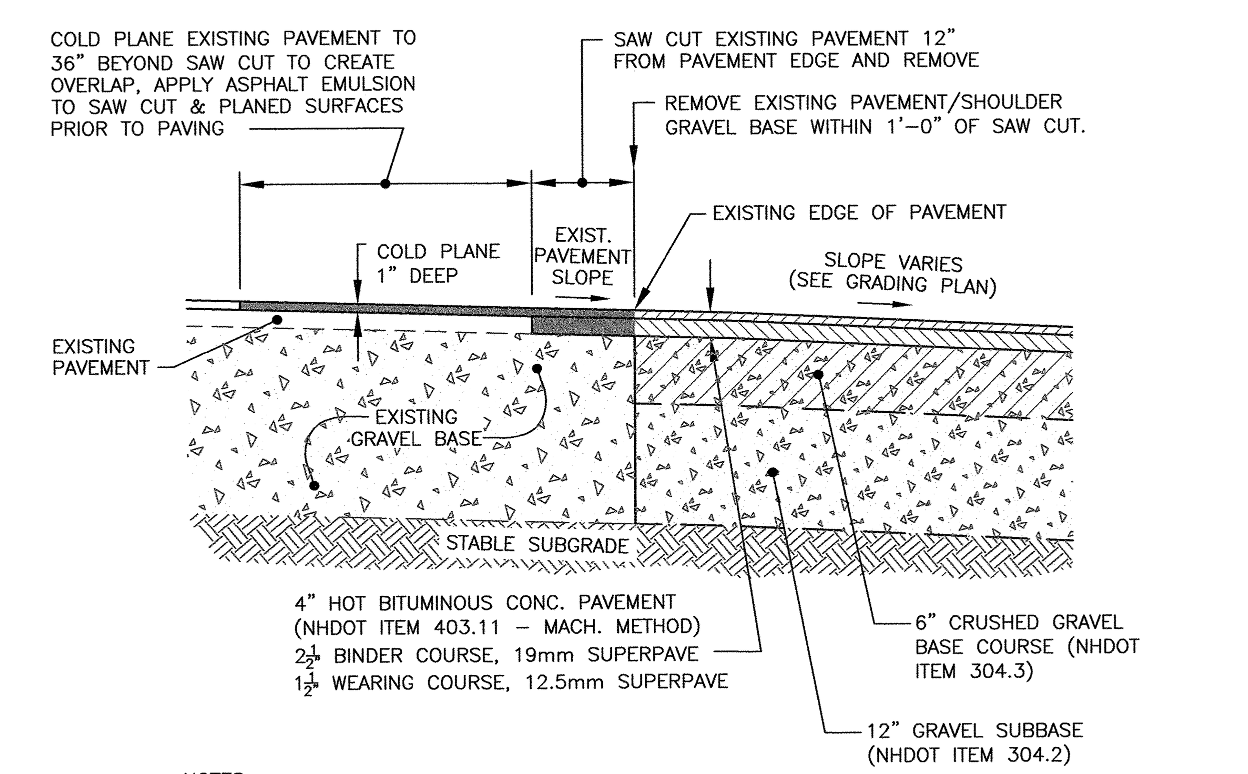
CONSTRUCTION SPECIFICATIONS

1) STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2) THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
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, WHICHEVER IS GREATER.
5) GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
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 CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT–OF–WAY MUST BE REMOVED PROMPTLY.
8) WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY, WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

B / C4 — STABILIZED CONSTRUCTION ENTRANCE
SUBSTITUTE FODS IF DESIRED — NTS

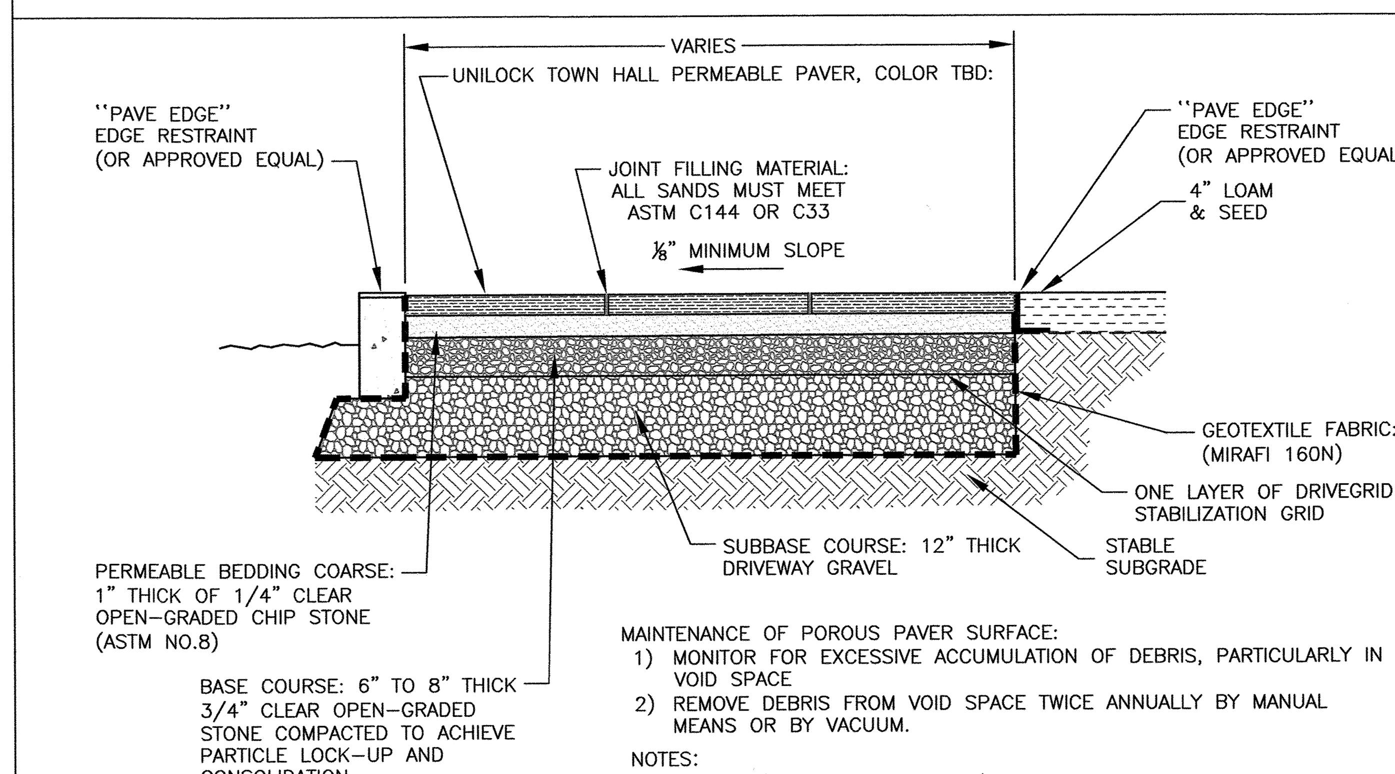


C / C4 — DRY STONE RETAINING WALL
NTS



NOTES:
1) PAVEMENT SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS – SECTION 401.
2) CRUSHED GRAVEL AND GRAVEL SUBBASE SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS – SECTION 304, TABLE 1E, AND SHALL BE COMPACTED AS INDICATED IN SECTION 304, 3.6 COMPACTION, AND 3.7 DENSITY TESTING, AND CITY OF DOVER CONSTRUCTION STANDARDS.

D / C4 — PAVEMENT / PAVEMENT JOINT DETAIL
NTS



MAINTENANCE OF POROUS PAVER SURFACE:
1) MONITOR FOR EXCESSIVE ACCUMULATION OF DEBRIS, PARTICULARLY IN VOID SPACE
2) REMOVE DEBRIS FROM VOID SPACE TWICE ANNUALLY BY MANUAL MEANS OR BY VACUUM.

NOTES:
1) UNILOCK (OR APPROVED EQUAL).
2) INSTALLED PER MANUFACTURERS INSTRUCTIONS.

G / C4 — UNILOCK PATIO PAVERS
OR APPROVED EQUAL — NTS

NOTES:

1) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

2) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1–888–DIG–SAFE (1–888–344–7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

4) PURSUANT TO RSA 483–B:9 11 (D), NO FERTILIZER SHALL BE APPLIED TO VEGETATION OR SOILS LOCATED WITHIN 25 FEET OF THE REFERENCE LINE OF ANY PUBLIC WATER. BEYOND 25 FEET, SLOW OR CONTROLLED RELEASE FERTILIZER MAY BE USED. SLOW RELEASE NITROGEN MUST CONTAIN NO MORE THAN 2% PHOSPHORUS, AND A NITROGEN COMPONENT WHICH IS AT LEAST 50% SLOW RELEASE NITROGEN COMPONENTS.

5) NO CHEMICALS INCLUDING PESTICIDES OR HERBICIDES OF ANY KIND, SHALL BE APPLIED TO GROUND, TURF, OR ESTABLISHED VEGETATION WITHIN THE WETLAND BUFFER, EXCEPT IF APPLIED BY HORTICULTURE PROFESSIONAL WHO HAVE AN APPLICATION LICENSE. NO CALCIUM CHLORIDE SHALL BE APPLIED WITHIN THE WETLAND BUFFER.

REV	DATE	DESCRIPTION	BY	CHK.
2	11/12/25	RFMI COMMENTS	CBA	JRC
1	07/31/25	ISSUED FOR APPROVAL	CBA	JRC
0	06/05/25	ISSUED FOR COMMENT	CBA	JRC

DRAWING ISSUE STATUS
PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT
ED WILLIAMS
169 SPUR ROAD DOVER, NH 03824

TITLE
EROSION CONTROL NOTES & DETAILS

STATE OF NEW HAMPSHIRE – JOHN R. CHAGNON No. 7051 – LICENSED PROFESSIONAL ENGINEER

DATE	SCALE	
MAY 2025	AS NOTED	
DRAWN BY	DESIGNED BY	CHECKED BY
CBA	JRC	JRC
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SHEET D1	2	

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DCT25-2011 NEW HAMPSHIRE FISH AND GAME RECOMMENDED CONSERVATION MEASURES:

1. SHORTNOSE STURGEON (STATE ENDANGERED) AND ATLANTIC STURGEON (STATE THREATENED), EASTERN MEADOWLARK (STATE THREATENED), AND NEW ENGLAND COTTONTAIL (STATE ENDANGERED) OCCUR WITHIN THE VICINITY OF THE PROJECT AREA. ALL OPERATORS AND PERSONNEL WORKING ON OR ENTERING THE SITE SHALL BE MADE AWARE OF THEIR POTENTIAL PRESENCE. PROTECTED SPECIES INFORMATION (E.G. IDENTIFICATION, OBSERVATION AND REPORTING OF OBSERVATIONS, WHEN TO CONTACT NHFG IMMEDIATELY) SHALL BE COMMUNICATED DURING MEETINGS PRIOR TO WORK COMMENCEMENT THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT. SEE PLAN SHEET D2 INCLUDE ATTACHED FLYERS TO PLAN SHEET SET.

2. ALL WORK SHALL OCCUR ABOVE THE HIGHEST OBSERVABLE TIDE LINE (HOTL) AND NO WORK CONDUCTED IN THE TIDAL WATERS. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES (E.G., TURBIDITY CURTAINS) SHOULD BE INSTALLED.

3. ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, WITH THE EXCEPTION OF TURF REINFORCEMENT MATS, UTILIZED FOR, BUT NOT LIMITED TO, SLOPE PROTECTION, RUNOFF DIVERSION, SLOPE INTERRUPTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS SHALL NOT CONTAIN PLASTIC, OR MULTIFILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES. SEE PLAN SHEET D1

4. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES ON THE PROJECT SITE SHALL BE REPORTED IMMEDIATELY TO THE NHFG NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV, WITH THE EMAIL SUBJECT LINE CONTAINING THE NHB DATACHECK TOOL RESULTS LETTER ASSIGNED NUMBER, THE PROJECT NAME, AND THE TERM WILDLIFE SPECIES OBSERVATION. PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHFG IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION, AS FEASIBLE.

5. IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHFG AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHFG.

6. THESE CONSERVATION MEASURES DO NOT CONSTITUTE COMPLIANCE WITH THE FEDERAL ENDANGERED SPECIES ACT (ESA). THERE MAY BE OCCURRENCES OF FEDERALLY LISTED SPECIES IN NEW HAMPSHIRE THAT ARE NOT INCLUDED ON THE DATACHECK LETTER. PLEASE VISIT THE US FISH AND WILDLIFE SERVICE'S (USFWS) INFORMATION FOR PLANNING AND CONSULTATION WEBSITE (IPAC; HTTPS://IPAC.ECOSPHERE.FWS.GOV/) FOR AN OFFICIAL LIST OF FEDERALLY LISTED SPECIES THAT MAY BE PRESENT IN YOUR PROJECT AREA. IF A FEDERAL AGENCY IS INVOLVED IN YOUR PROJECT THROUGH FUNDING, PERMIT, OR OTHER AUTHORIZATION, COORDINATE YOUR IPAC RESULTS WITH YOUR POINT OF CONTACT AT THE AGENCY FOR FURTHER ESA REVIEW. IF THERE IS NO FEDERAL AGENCY NEXUS TO YOUR PROJECT, AND YOU DETERMINE THROUGH IPAC, HABITAT EVALUATIONS, ETC. THAT A PROJECT MAY CAUSE TAKE OF A FEDERALLY LISTED SPECIES, WE RECOMMEND COORDINATING WITH THE USFWS' NEW ENGLAND FIELD OFFICE (NEWENGLAND@FWS.GOV; 603-223-2541).

7. NHFG, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

REPORT OBSERVATIONS OF EASTERN MEADOWLARK

The NH Fish & Game Department is requesting observations of Eastern Meadowlark that could be encountered onsite.

Report sightings immediately to NHFG Wildlife Division at 603-271-2461 (M-F 8-4) or to NHFG Wildlife Biologist Melissa Winters 603-479-1129 (cell) anytime.

Please report promptly, noting specific location and date – Photographs strongly encouraged

Photo credit: Cornell lab of ornithology

- **State Threatened**
  - Possession and take prohibited.
  - Nests protected.
- Medium-sized bird (slightly larger but more compact than an American Robin, smaller than a Blue Jay) ~ 7.5-10.2 inches from tip to end of tail.
- Wingspan is 13.8-15.8 inches.
- Mottled brown back.
- Bright yellow throat and breast.
- Distinctive black "V" on chest.

Photo credit: Mike Allen

- Nesting occurs typically between mid-late May and early August
- Nests consist of 2-7 eggs.
- Eggs are white with brown speckles.
- May have more than 1 nest in a season.
- Nest is built on the ground with a roof of woven grasses, often not obvious when viewed directly from above.
- Incubation is for 13-16 days, nestling period lasts for 10-12 days

Photo credit: Mike Allen

- Adults may act agitated if disturbed within the vicinity of the nest. This may include:
  - Sharp alarm calls.
  - Flying from perch to perch, centered on a certain location.
  - Presence of two adults.

NEW HAMPSHIRE STATE ENDANGERED

NEW ENGLAND COTTONTAIL

Report Sightings: For environmental review project, contact Wildlife Biologist Heidi Holman at (603) 616 – 3324, heidi.l.holman@wildlife.nh.gov, or the Wildlife Division at (603) 271 – 2461. Otherwise, observations can be sent to nhrabbitreports.org. Photographs and locations are strongly encouraged.

Specific Information:

- Adults are 15 – 17 inches in length.
- Brown and gray coat that does not change color with seasons.
- Black spot between the eyes is sometimes visible.
- Often mistaken for Eastern Cottontails.
- Found in shrublands and young-growth or early-successional forests.
- Mating begins in March, with nests present throughout the summer.
- Young are weaned around 28 days and continue growing throughout their first winter.
- Do not hibernate and use habitat all year.

Photo credit: NH Rabbit Reports

Photo credit: NH Rabbit Reports

This species is protected under RSA 212-A and Fis 1000. Thank you for reporting any observations.

PLEASE DO NOT DISTURB OR HANDLE WILDLIFE

REV	DATE	DESCRIPTION	BY	CHK.
0	09/15/2025	ISSUED FOR COMMENT	CBA	SNH

DRAWING ISSUE STATUS

PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

ED WILLIAMS
169 SPUR ROAD DOVER, NH 03824

TITLE

NHFG CONSERVATION MEASURES

DATE	SCALE
MAY 2025	AS NOTED

DRAWN BY	DESIGNED BY	CHECKED BY
CBA	SNH	SNH

PROJECT No.	FIELD BOOK AND PAGE
5010279.001	FB 269 PG 67

DRAWING No. **SHEET D2** REV. **0**

FILE LOCATION: P:\M\5010279-ED_WILLIAMS\501-169 SPUR RD, DOVER-PAYGO-CAD_FILES\CIVIL\5010279001-C-SP.DWG, 2025.09.15, 3:05 PM

CITY OF DOVER	PLANNING BOARD - STAFF MEMO FILE #TRAN-2026-0002
	Application Type: Transfer of Development Rights
	Applicant(s): 25 Dover Point, LLC
	Owner(s): 25 Dover Point, LLC
	Location: 28 Dover Point Rd. (Assessor's Map K, Lot 26)
	Meeting Date: April 28, 2026

INTENT: Proposal is to purchase two (2) residential units through Transfer of Development Rights (TDR) for a total of three (3) units on the second story of a mixed-use building.

AGENDA ITEM #: 4-C

FILE: TRAN-2026-0002

LOTS/UNITS PROPOSED: Two (2) units to be purchased through TDR. One unit granted by-right per TDR formula.

OWNER: 25 Dover Point, LLC

APPLICANT: 25 Dover Point, LLC c/o Civilworks New England

LOCATION: 28 Dover Point Rd. (Assessor's Map K, Lot 26)

ACREAGE: 0.76± acres (32,964 s.f.)

ZONING DISTRICT: Medium Density Residential (R-12) District, Wetland Protection District

EXISTING/PROPOSED LAND USE: Vacant

SURROUNDING LAND USE: Residential, Mixed-Use, Commercial

WAIVERS REQUESTED: N/A

ZBA ACTION: Three variances approved from Sections 170-11(D), 12(B), and 15(D) to allow for a commercial use within a residential zoning district, an increased build-to line, and to allow for a commercial use closer than 150' from a residential structure within a residential zone.

PERMITS REQUIRED: One City of Dover Conditional Use Permit (CUP) is required for wetland buffer impacts.

TECHNICAL REVIEW COMMITTEE: Reviewed on March 12, 2026.

CONSERVATION COMMISSION: Reviewed and endorsed on April 13, 2026.

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

NOTICES SENT: Abutter notices were sent by certified mail to all abutters with the revised plan.

ATTACHMENTS: TDR Plan, Application Materials.

Summary of Request and Background:
The applicant is proposing to purchase two residential units through TDR, for a project total of three residential units, all within the second story of a two-story mixed-use building, with commercial units below.

Within the R-12 District, underlying zoning requires that single-family density is used for TDR, unless two-family structures are proposed. As the project proposes a three-unit dwelling, the single-family formula was used, resulting in a base density of one unit, requiring the purchase of two additional units via TDR, yielding a total of three residential units.

Staff reviewed the original proposal and provided a TDR memo to the applicant in April 2025. Since that time, the applicant has reduced the residential unit count by two, confirmed an office use for the commercial units, and submitted architectural renderings, along with detailed landscaping and screening plans, addressing staff's initial comments and questions.

The applicant's related Site Plan was also reviewed by TRC on March 12, 2026, with the project's environmental CUP application received review and endorsement by the Conservation Commission on April 13, 2026.

In August 2021, the Planning Board had previously approved a medical office building on this site with the same shared driveway which had also received variances and a similar conditional use permit.

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 is not seeking relief caused by additional density.

Staff notes that the applicant identified consistency with goals within the Land Use Analysis Chapter of the Master Plan. Specifically, for the redevelopment of vacant or underdeveloped parcels in areas that are currently well developed.

The applicant described the project site and proposal within the context of the surrounding area and the underlying R-12 District, correctly highlighting that the parcel immediately abuts the Commercial District on the neighboring parcel, being surrounded by a combination of residential, mixed-use, and commercial uses. The lot is also served by municipal water and sewer services.

Staff notes the applicant is proposing a density ratio of 1 unit: 8,083 square feet of developable land, and 1 unit: 10,988 square feet of all lot area, which staff views is quite reasonable considering the R-12,

See reverse →

by-right, allows for the construction of two new units at a ratio of 1: 9,000 square feet.

The project does not fall within any Groundwater Protection zones but, as part of the project, a stormwater mitigation rain garden and associated grading are proposed within the overlapping areas of the 50-foot wetland buffer and 50-foot stream buffer from Varney Brook. As the total proposed permanent impacts, ±1,797 square feet, are within the wetland buffer, the Wetland Protection District regulations were considered for the related CUP request. These are identical impacts to the previously approved project on site for a medical office building (Site plan file #P21-35 and CUP file #P21-36).

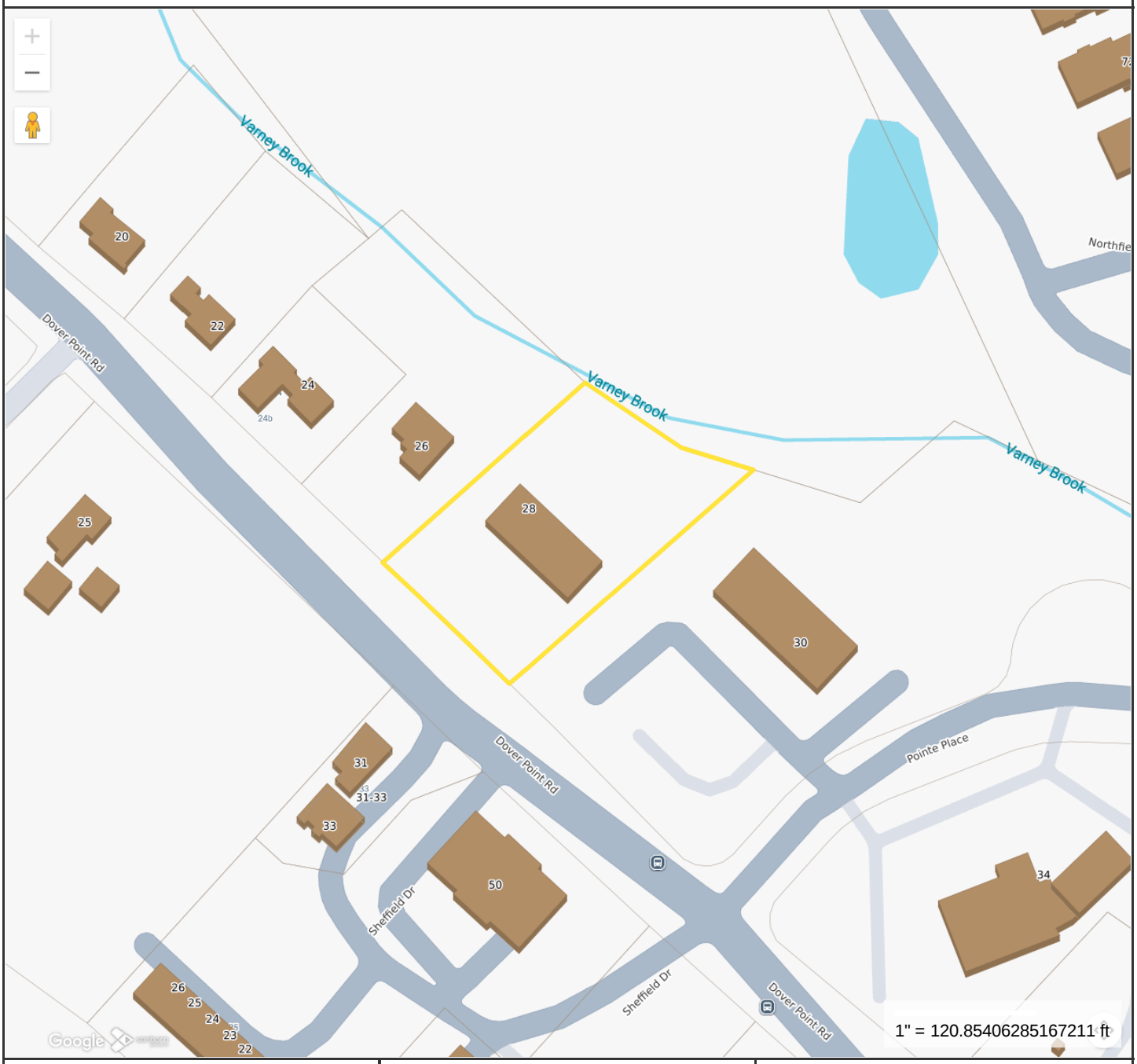
STAFF RECOMMENDATION - TDR:
Staff supports this request given the projects reasonable density ratio, proposed lot coverage of less than 10%, where 30% is permitted within the R-12, the providing of commercial space, and the site's proximity to public transport. Staff also appreciates the Applicant's responses to staff comments.

Therefore, the Planning Department recommends the Planning Board accept the application, open the public hearing, make findings, and vote to approve the TDR request with the following subsequent conditions:

Subsequent Conditions to be Met Prior to Granting TDR:

1. Approval of Site Plan SITE-2026-0002;
2. Approval of CUP COND-2026-0010
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 note:
        - 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 two units for a maximum total of four units on the subject lot."

TRAN-2026-0002 28 DOVER POINT ROAD



Property Information

Location	28 DOVER POINT RD
Owner	25 DOVER POINT LLC
Land Use	390V
Zoning Code	R-12
Property Id	K0026-000000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/30/2023
Data updated Daily

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

To: Civilworks NE
From: Donna Benton, AICP
Cc: 25 Dover Point, LLC, Applicant
Date: April 16, 2025
Re: TDR 28 Dover Point Rd.

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 project consisting of five residential units within one structure with four of the proposed units being purchased through TDR.

The subject parcel, Assessor's Map K, Lot 26, is within the Medium Density Residential (R-12) District and is currently vacant. Staff is aware of the previous approval for a chiropractic practice to build on the site. The current Zoning Ordinance permits TDR in the R-12, but specifies that the applicant must either use single-family density, or, if using two-family density, any TDR-purchased unit must be a duplex.

As there are no two-family dwellings being proposed, the TDR yield calculation was applied to determine one unit is allowed by right on the property. This, therefore, means that the remaining four sought units are being proposed through purchase with TDR.

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:	28 Dover Point Rd., TDR
Where:	28 Dover Point Rd. (Assessor's Map K, Lot 26)
What:	Five (5) units total. Four (4) of which are requested to be purchased through TDR. The density calculation per R-12 specific zoning regulations, as stated above, was used to determine a base density calculation of one (1) unit, requiring the purchase of four (4) proposed units.
Acres:	±0.76 ac. (or 32,964 square feet)
Zone:	R-12
Public Water:	Lot is serviced by municipal water.
Public Sewer:	Lot is serviced by municipal sewer.
Units:	Five (5) total units are proposed, staff considers one (1) of the units to be the base density requiring the applicant to purchase four (4) TDR units.
CUP:	Staff notes that no CUPs were included with the application but potential overlapping impacts to the Conservation District and to wetland buffers within the Wetland Protection District were identified. These impacts were noted as potentially being caused by site grading and stormwater conveyance. Please note that any previously granted CUP is tied to that specific site plan and, if applicable, would need to be re-requested for this site plan request.

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
  - Dover Point Road is a high-traffic thoroughfare connecting downtown Dover to the Spaulding Turnpike, provides access to commercial and residential areas like Pointe Place, and has few alternate routes, making it a key corridor for local and regional travel.
  - The project site is also proposed to share an accessway with an Irving gas station and Circle K convenience store. This is the only refueling station on the south side of Dover and experiences high traffic volumes.

- Layout/topography
    - This is a vacant site. To the north of the property, there are single-family homes on varying lot sizes, (R-12 District), to the south there is a gas station and convenience store, (C/IT Districts), and to the east is a City of Dover-owned property that is used as a sports field and beyond is the mixed-use Pointe Place development.
    - The applicant is proposing a ratio of 1 unit per ±4,922 square feet of developable land (five units).
    - The cumulative lot coverage of the proposed structure is approximately 15%. As a reference, the maximum lot coverage requirement for the underlying R-12 District is 30%.
    - Staff notes that 9.5 parking spaces would be the maximum for the project as proposed and 17 parking spaces are depicted on the TDR plan; a Conditional Use Permit would be required for additional parking at this site.

- Environmental
    - The rear property boundary is currently moderately wooded. The applicant's proposal did not include whether the existing trees will be removed, although per the plan, there is a privacy fence that is noted on the southern property boundary which abuts Lot K-19C.
    - The rear property boundary is also bordered by Varney Brook. *(Reference §170-27B(2) for limits of Conservation District in this area: "Those areas within a minimum of 50 feet of the reference line (as defined in RSA 483-B:4, XVII) of any stream, brook or other freshwater body.")*
    - The application is not clear on potential impacts to the Wetland Protection District and Conservation District, how they would relate to the proposed units, or whether these impacts would be completely overlapping.
    - The R-12 District is characterized by its medium density, requiring a minimum lot size of 12,000 square feet, 100 feet of frontage, and a maximum underlying density of 2 units per lot, with varying lot size requirements for 2-family structures, depending on whether they're newly constructed, or converted from an existing single-family home.

Staff Recommendation

Staff does not strongly support this request and feels an office use is more fitting in this location rather than seeking additional relief. Alternatively, if architectural renderings are submitted that prove the site will fit in with the surrounding single-family homes and be well landscaped and screened, the Planning Board would then have more information to help inform their decision. Staff also notes that this project is not proposing new lot lines but encourages the applicant to provide as much buffer and screening as possible for potential residents at this site and for abutting properties since a similar building to this proposal is not in the immediate area. The applicant did not mention whether these units would be restricted to HUD Fair Market rental rates and having that information is important to inform the Board as well.

Staff Recommendation (Continued)

Staff recommends that the applicant provide additional clarification regarding potential impacts to the Wetland Protection District and Conservation District, particularly in relation to Varney Brook. Any request for increased density should demonstrate that no relief related to environmental impacts is needed solely to accommodate the added units. Staff further recommends the applicant submit architectural renderings and landscaping to help ensure how this proposal would fit in with the neighborhood context.

PLAN SNAPSHOT REPORT TRAN-2026-0002
FOR CITY OF DOVER, N.H.

Plan Type:	Transfer	**Project:**		**App Date:**	02/20/2026
Work Class:	Transfer of Development Rights	**District:**	None	**Exp Date:**	04/26/2026
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	

Description: To allow a total of 4 units, where 1 unit is permitted by right per single family calculations.

Parcel:	K0026-000000 Main	**Address:**	28 Dover Point Rd Dover, NH Main	**Zone:**	

Owner	Applicant	Surveyor
Zachery Leavitt Mobile: (603) 501-9107	Civilworks New England Steve Haight 181 Watson Road PO Box 1166 Dover, NH 03820 Business: (603) 749-0443 Mobile: (603) 817-6651	McEneaney Survey Associates P.O. Box 1166 DOVER, NH 03821 Business: (603) 742-0911

Plan Custom Fields

Parcel Map/Lot	K/26	Parcel Zoning Overlay		Parcel Zoning	R-12
trandevdetail	To allow a total of 4 units, where 1 unit is permitted by right per single family calculations. The units will be attached/within one building. There will be no impacts to wetlands or wetland buffers. An 896 sf stream buffer impact and a 901 sf wetland buffer impact is anticipated for grading and storm water BMP's.	Deed Book	5219	Deed Page	442
Property Address	28 Dover Point Road	Deed Date		Owner Name	25 Dover Point, LLC
Existing Parcel Size (Ac)	0.76	Owner Address	99 Columbus Avenue	Owner Phone	603-501-9107
Existing Parcel Size (sqft)	33105.6	Owner EMail	leavittzachery@gmail.com	Parcel Feedback	
Reference Plan ID Number:		Request Type	Purchase	trandevpermits	
Project Zone	Residential	Relief Sought	Unit increase		

Attachment File Name	Added On	Added By	Attachment Group	Notes
1 TDR Application - 28 Dover Point Road (signed).pdf	02/20/2026 13:58	Haight, Steve		Uploaded via Dover, NH - Permits Plans Licensing
2 Narrative for TDR Application 28 Dover Point Road.pdf	02/20/2026 13:58	Haight, Steve		Uploaded via Dover, NH - Permits Plans Licensing
3 CNE#25026 TDR Plan- 28 DOVER POINT ROAD DOVER NH 2026-02-10 .pdf	02/20/2026 13:58	Haight, Steve		Uploaded via Dover, NH - Permits Plans Licensing
Signature_Steve_Haight_2/20/2026.jpg	02/20/2026 13:59	Haight, Steve		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2026000697	Planning Transfer of Dev Rights Application Fee	$200.00	$200.00
	Total for Invoice INV-2026000697	**$200.00**	**$200.00**
	Grand Total for Plan	**$200.00**	**$200.00**

PLAN SNAPSHOT REPORT (TRAN-2026-0002)

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		03/24/2026 13:58	03/24/2026 13:59
Confirm application complete v.1	Generic Action		03/24/2026 13:59
~~Technical Review Committee Meeting Agenda v.1~~	Task		03/24/2026 13:59
~~Land Use Plan Technical Review v.1~~	Receive Submittal		03/24/2026 13:59
~~Technical Review Committee Meeting v.1~~	Hold Meeting		03/24/2026 13:59
Planning Board v.1		03/24/2026 13:59	
Planning Board Agenda v.1	Task	03/24/2026 13:59	
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
TRANSFER OF DEVELOPMENT RIGHTS APPLICATION

[Revision Date: September 26, 2024]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: 25 Dover Point, LLC Telephone # 603-501-9107

Address of Applicant: 99 Columbus Avenue Dover, NH 03820

E-Mail Address: leavittzachery@gmail.com

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

Address of Property Owner: same

PROPERTY INFORMATION

Assessor's Map # K Lot(s) # 26

Address of Property: 28 Dover Point Road

Zoning District(s) R-12 Overlay District(s) N/A

Existing Use of Property: Residential - Single Family

New impervious area (in s.f.): _____

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 2 units

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

To allow a total of 3 units, where 1 unit is permitted by right per single family calculations.

The units will be attached and within one building.

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

Name of Professional That Prepared TDR Plans: Kevin McEneaney - McEneaney Survey Associates

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

Professional License #: NH LLS #661 E-mail address: kevin@surveynh.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: Zachery Leavitt - 25 Dover Point, LLC Date: 3/14/25

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: Zachery Leavitt - 25 Dover Point, LLC Date: 3/14/25

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
K	26	25 Dover Point, LLC	99 Columbus Avenue Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Kevin McEneaney, LLS	McEneaney Survey Associates	PO Box 1166 Dover, NH 03821

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

TRAN-2026-0002 **28 DOVER POINT ROAD**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
K0018-A00010	APPLEVALE DR	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
K0019-C00000	30 DOVER POINT RD	IRVING OIL RETAIL SALES US LLC		PO BOX 868	CALAIS	ME	04619-0868
K0028-000000	22 DOVER POINT RD	FORTUNA DAVIN M &	ASSELTA-FORTUNA CAROLYN	22 DOVER POINT RD	DOVER	NH	03820
K0035-000000	25 DOVER POINT RD	25 DOVER POINT LLC		99 COLUMBUS AV	DOVER	NH	03820
K0037-000000	50 SHEFFIELD DR	STF DEVELOPMENT CORP		54 DOVER POINT RD STE 103	DOVER	NH	03820
K0036-000031	31 DOVER POINT RD	VELASCO-SHEN MICHAEL		729 SOUTH STATE ST	RALEIGH	NC	27601
K0036-000033	33 DOVER POINT RD	WILKINS SARAH ELISABETH		33 DOVER POINT ROAD	DOVER	NH	03820
K0026-001000	26 DOVER POINT RD	MOUNTAIN SUZANNE MARIE REYNOLDS TRUSTEE	SUZANNE REYNOLDS REVOCABLE LIVING TRUST	26 DOVER POINT RD	DOVER	NH	03820
K0036-000000	31 DOVER POINT RD	31 33 DOVER POINT RD CONDOMINIUM	PAOLINI ROBERT TRUSTEE AND WILKINSON STE	15 BRIARWOOD LN	DOVER	NH	03820
K0027-000000	24 DOVER POINT RD	MORIN JOHN K &	MORIN MELISSA D	48 HALL RD	BARRINGTON	NH	03825
		CIVILWORKS NEW ENGLAND		PO BOX 1166	DOVER	NH	03820
		MCENEANEY SURVEY ASSOCIATES		PO BOX 1166	DOVER	NH	03820
		FSM DRAWINGS		855 HANOVER STREET, #450	MANCHESTEF	NH	03104
		WOODBURN & COMPANY LANDSCAPE ARCHITECT	ROBERTA N WOODBURN	103 KENT PLACE	NEWMARTKE	NH	03857
		FRAGGLE ROCK ENVRIONMENTAL LLC	DAMON E BURT CWS CPESC	38 GARLAND ROAD	STRAFFORD	NH	03884

CIVILWORKS NEW ENGLAND
181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443 FAX: 603.749.7348

TDR APPLICATION NARRATIVE

28 DOVER POINT ROAD
TAX MAP K, LOT 26

A 3-unit TDR development is proposed at 28 Dover Point Road, located in the R-12 Zoning District. This property is 32,964 s.f. and is currently vacant with the use of a previously approved access and utility easement shared with the abutting lot to the south. The proposed development is for 3 units within one building.

The TDR unit calculations are based on the Single-Family Method.

Total Parcel Area		32,964 s.f.
Unsuitable Area	-	8,713 s.f.
		24,613 s.f.
Deduct for Roadways		x .85%
		20,613 s.f.
Wetland Factor (20-30%)		x .75%
		15,460 s.f.
/12,000 per Base Unit		12,000
Units by Right	=	1 (1.2)

Density Result: 1 unit allowed by right, 2 units to be purchased for a total of 3 units.

170-29. G. Transfer of Development Rights, Residential Performance Standards

(8) 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 meets the following criteria and a narrative is submitted indicating how those criteria are met:

(a) Is consistent with the Master Plan.

The proposed project follows the Master Plan Land Use Goal (LU 2.1) which encourages increased density for vacant or underdeveloped parcels in areas that are currently well developed to promote the goal of maintaining more rural areas for the community.

CIVILWORKS NEW ENGLAND
181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443 FAX: 603.749.7348

(b) Is compatible with the land uses on neighboring lots (e.g., a multifamily building fits in within a single-family neighborhood). The applicant shall provide in their narrative an explanation of their neighborhood analysis.

The abutting parcel to the north is also located within the R-12 Zoning District and consists of a single- family home. The abutting parcel to the south, on the corner of Pointe Place, is within the C/IT Zoning Districts and currently contains a Circle K gas station/convenience store. To the east is a city-owned parcel which is undeveloped and used as a park. Beyond the park is a large development area known as Pointe Place consisting of various mixed-used and multi-unit residential parcels.

The properties located across Dover Point Road are also within the R-12 Zoning District, including Village Drive which consists of 2 single units and 5 duplex units; a single-family home on a large lot (also to be further developed by TDR), and three parcels on Sheffield Drive with duplexes, attached townhouses, and a mixed-use building.

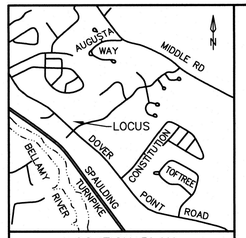
The proposed 3-unit project would be compatible with the various surrounding property uses.

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

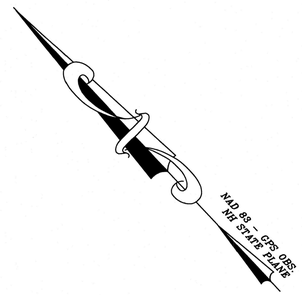
Municipal water and sewer services are available to this property location.

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

There will be no relief sought from City regulations that are directly caused by the additional density.



LOCATION PLAN
(NO SCALE)



REFERENCE PLANS:

1.) LOT ELIMINATION AND LOT LINE ADJUSTMENT PLAN PREPARED FOR SEBRING HOLDINGS, LLC AND MACS CONVENIENCE STORES, LLC, TAX MAP K, LOT Nos. 19A, 19C, & 26, DOVER POINT ROAD & POINTE PLACE, CITY of DOVER, COUNTY of STRAFFORD, STATE of NEW HAMPSHIRE. DOVER PLANNING FILE No. P 20-62. SCALE: 1" = 30'; DATED: SEPTEMBER 10, 2020, REVISED THROUGH 10/16/20; BY: THIS OFFICE. RECORDED S.C.R.D. PLAN 12241.

2.) BOUNDARY LINE ADJUSTMENT & SUBDIVISION PLAN – ELLIOTT ROSE COMPANY OF DOVER, INC., DOVER POINT ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: JUNE 28, 2002, REVISED TO 8/25/03; BY: TRITECH ENGINEERING CORP. RECORDED S.C.R.D. PLAN 72-49.

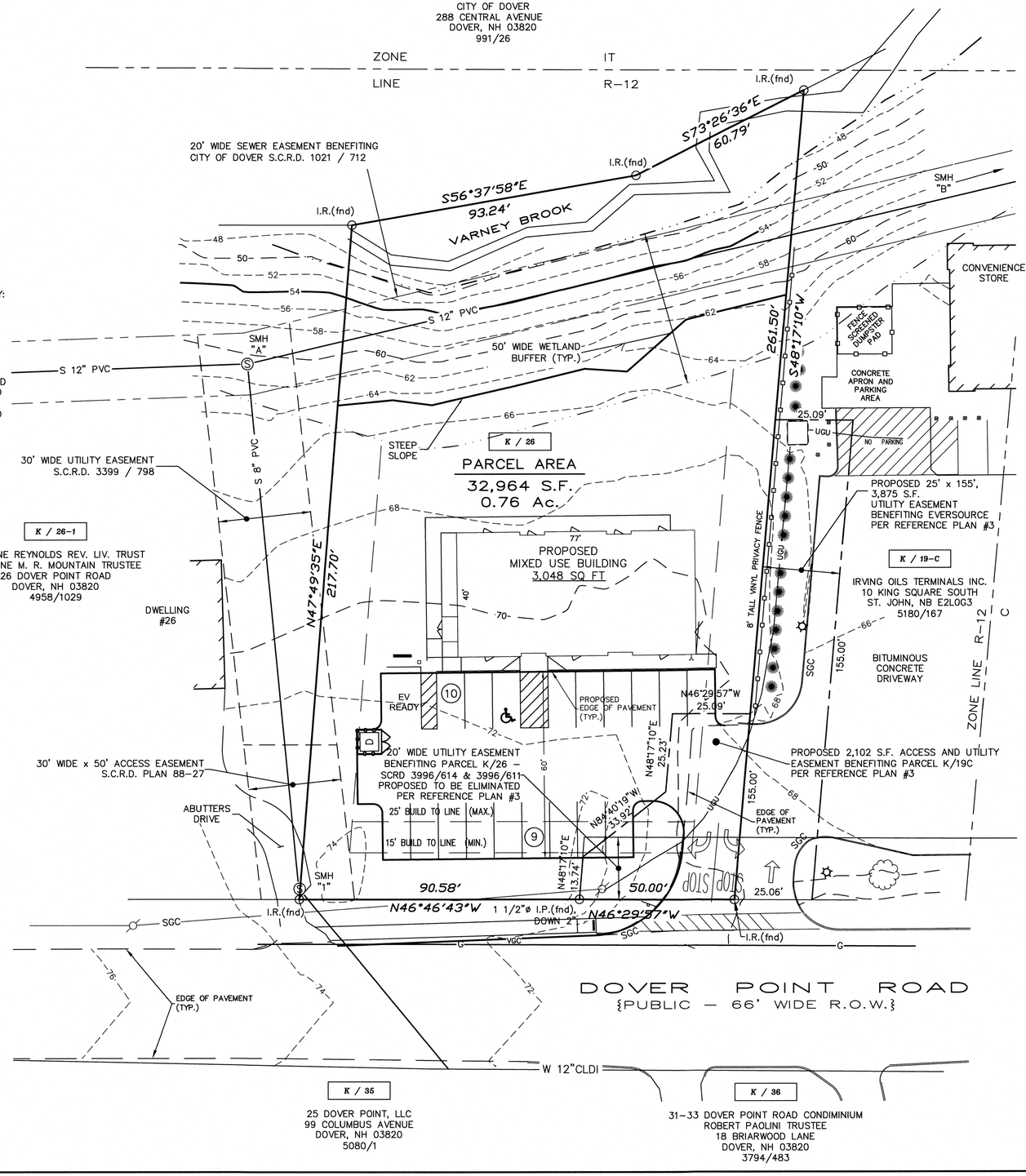
3.) EASEMENT AMENDMENT PLAN PREPARED FOR MACS CONVENIENCE STORES LLC AND DOVER POINT VILLAGE, LLC, TAX MAP K, LOT NOS. 19C & 26, DOVER POINT ROAD & POINTE PLACE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 30'; DATED: JUNE 8, 2022; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 12799.

SANITARY SEWER STRUCTURE SCHEDULE

EXIST. SMH "1"	EXISTING CROSS-COUNTRY LINE
RIM ELEV:	= 73.38
INVERT IN:	= 62.5 (8")
INVERT OUT:	= 62.4 (8")
EXIST. SMH "A"	EXISTING CITY CROSS-COUNTRY LINE
RIM ELEV:	= 60.62
INVERT IN:	= (8")
INVERT IN:	= 51.32 (12")
INVERT OUT:	= 51.30 (12")
EXIST. SMH "B"	EXISTING CITY CROSS-COUNTRY LINE
RIM ELEV:	= 59.34
INVERT IN:	= 48.74 (12")
INVERT OUT:	= 48.64 (12")

LEGEND

I.R. (fnd) o – IRON ROD (FOUND)
I.P. (fnd) o – IRON PIPE (FOUND)
S.F. – SQUARE FEET
Ac. – ACRE
SGC – SLOPED GRANITE CURB
(TYP.) – TYPICAL
± – MORE OR LESS
ø – DIAMETER
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
UP – UTILITY POLE
– EDGE OF WETLAND
– EDGE OF PAVEMENT
G – GAS LINE
S 8" PVC – SEWER LINE
W 12" CLDI – WATER LINE
O.A. – OVERALL
R.O.W. – RIGHT OF WAY
DMH – DRAIN MANHOLE
CB – CATCH BASIN
SMH – SEWER MANHOLE
– TREE
– LIGHT POST



NOTES:

1.) OWNERS OF RECORD:

25 DOVER POINT LLC
99 COLUMBUS AVENUE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 5219, PAGE 442

2.) K / 26 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) ZONING DISTRICT IS R-12 (MEDIUM DENSITY RESIDENTIAL)

4.) DIMENSIONAL REGULATIONS:

MINIMUM LOT SIZE	= 12,000 S.F.
MAXIMUM LOT COVERAGE	= 30 PERCENT
MINIMUM FRONTAGE	= 100 FEET
BUILDING REQUIREMENTS:	
FRONT BUILD TO	= 15 FEET MIN.
	= 25 FEET MAX.
SIDE SETBACK	= 15 FEET
REAR SETBACK	= 30 FEET

*SEE VARIANCES GRANTED: DECEMBER 18, 2025

ZONE-2025-0037, ZONE-2025-0037B, ZONE-2025-0037C

5.) THE INTENT OF THIS PLAN IS TO DEPICT A MIXED USE BUILDING WITH 3 COMMERCIAL UNITS ON THE FIRST FLOOR & 3 RESIDENTIAL UNITS ON THE SECOND FLOOR.

6.) PARCEL AREA = 32,964 S.F. / 0.76 Ac.

7.) THE SUBJECT PARCEL IS OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0340; SUFFIX E; MAP NUMBER 33017C0340E; EFFECTIVE DATE SEPTEMBER 30, 2015.

8.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION. DATED: FEBRUARY 20, 2023.

9.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES, INC. DURING SEPTEMBER 2018 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

10.) REFERENCE IS MADE TO AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT MADE BETWEEN SEBRING HOLDINGS, LLC AND MAC'S CONVENIENCE STORES LLC RECORDED AT S.C.R.D. IN BOOK 4848, PAGE 528, DATED DECEMBER 14, 2020. ALSO, REFERENCE IS MADE TO RECIPROCAL EASEMENT AGREEMENT MADE BETWEEN SEBRING HOLDINGS, LLC AND MAC'S CONVENIENCE STORES LLC RECORDED AT S.C.R.D. IN BOOK 4114, PAGE 610, DATED APRIL 4, 2013.

11.) WETLANDS SHOWN WERE DELINEATED BY DAMON E. BURT, N.H.C.W.S. #163 OF FRAGGLE ROCK ENVIRONMENTAL SERVICES ON JANUARY 14, 2021 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.

12.) TDR UNIT CALCULATIONS – SINGLE FAMILY METHOD:

A)	32,964 – UNSUITABLE (8,713)	= 24,251 S.F.
B)	24,251 * 0.85	= 20,613 S.F.
C)	20,613 * 0.75	= 15,460 S.F.
D)	15,460 / 12,000 BASE UNIT COUNT	= 1 UNIT
E)	REMAINING 2 UNITS TO BE PURCHASED, THUS ALLOWING FOR 3 UNITS.	

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

TDR PLAN
PREPARED FOR
25 DOVER POINT LLC
TAX MAP K, LOT No. 26
28 DOVER POINT ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. TRAN-2026-

DRAWN BY: JJH	FILE: P:\25026\SURVEY\DWG\TDR
SCALE: 1" = 20'	DATE: FEBRUARY 20, 2026

20 10 0 10 20 40 60 80

STATE OF NEW HAMPSHIRE No. 661 KEVIN M. McENEANEY LICENSED LAND SURVEYOR SIGNATURE

McEneaney Survey Associates of NEW ENGLAND
P.O. Box 1166 – 181 WATSON ROAD
DOVER, NH 03820 (603) 742-0911

SURVEYING – PLANNING – CONSULTING

NO.	DATE	DESCRIPTION	BY	CHK
1	3/24/26	REVISED NUMBER OF UNITS IN NOTES 5 & 12	JJH	KMM

REVISIONS

PROJECT NO	TYPE	FIELDBOOK & PAGES
25026	TDR	

3/24/2026 14:23:22 File: P:\25026 - 28 Dover Point Road Dover NH 25 Dover Point LLC (Lewis)\SURVEY\Drawings\25026 TDR.dwg Layout: 22x34

PLANNING BOARD - STAFF MEMO FILE #COND-2026-0010

CITY OF DOVER

Application Type:	Conditional Use Permit
Applicant(s):	25 Dover Point, LLC c/o Civilworks New England
Owner(s):	25 Dover Point, LLC
Location:	28 Dover Point Road (Map K, Lot 26)
Meeting Date:	April 28, 2026

INTENT: Proposal is for a Conditional Use Permit (CUP) for construction of a mixed-use building that will result in approximately 1,797 s.f. of permanent impacts to the wetland buffer due to associated grading and drainage.

AGENDA ITEM #: 4-D

FILE: COND-2026-0010

LOTS/UNITS PROPOSED: Three commercial units and three residential units.

OWNER: 25 Dover Point, LLC

APPLICANT: 25 Dover Point, LLC c/o Civilworks New England

LOCATION: 28 Dover Point Road (Map K, Lot 26)

ACREAGE: 0.76± ac. (or 32,964 s.f.)

ZONING DISTRICT: Medium Density Residential (R-12) District, Wetland Protection District

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Mixed-use

SURROUNDING LAND USE: Residential, Mixed-use, Commercial

WAIVERS REQUESTED: None.

ZBA ACTION: Three Variances approved from Sections 170-11(D), 12(B), and 15(D) to allow for a commercial use within a residential zoning district, an increased build-to line, and to allow for a commercial use closer than 150' from a residential structure within a residential zone.

PERMITS REQUIRED: City of Dover CUP for proposed Wetland Buffer impacts

CONSERVATION COMMISSION: Reviewed and endorsed on April 13, 2026.

TECHNICAL REVIEW COMMITTEE: Site Plan reviewed on March 12, 2026.

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

NOTICES SENT: Abutter notices were sent by certified mail.

ATTACHMENTS: CUP application materials.

Summary of Request and Background
The applicant is proposing a mixed-use building to be constructed on the subject property. As part of the project, a stormwater mitigation rain garden and associated grading are proposed within the overlapping areas of the 50-foot wetland buffer and 50-foot stream buffer from Varney Brook.

As the total proposed permanent impacts, ±1,797 square feet, are within the wetland buffer, the Wetland Protection District regulations were considered for the request.

Previously on the site, a site plan and CUP request were granted that are consistent with this proposal (Site plan file #P21-35 and CUP file #P21-36).

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

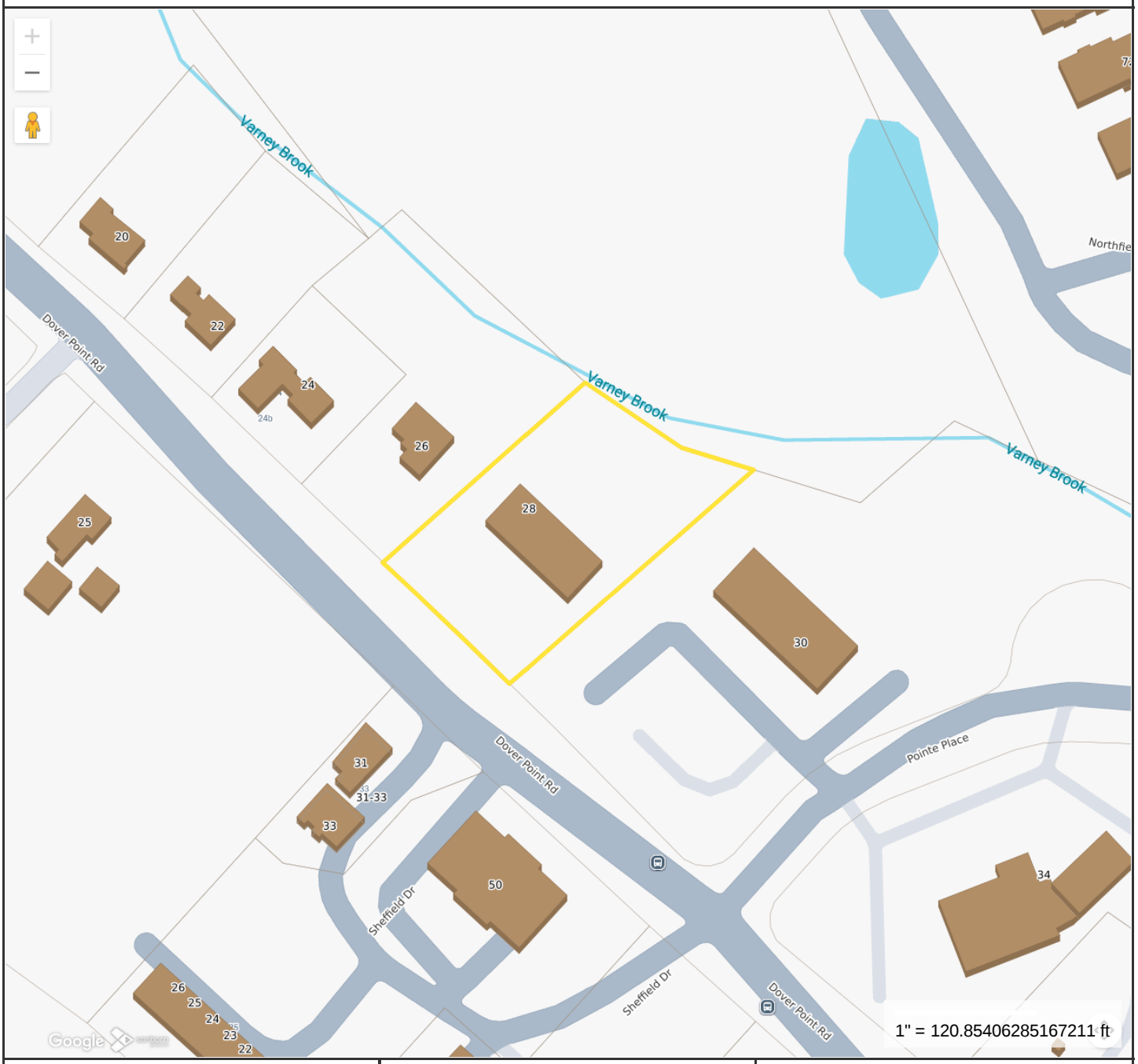
Planning Staff feel that the applicant considered and met all of the criteria as specified in §170-28.F per their narrative. There are no direct wetland impacts associated with the project, therefore no mitigation or DES permitting is required. All buffer impacts are associated with the grading and stormwater management from the project. No impervious surfaces are proposed within any buffers. Buffer impacts include a stormwater mitigation rain garden and silt socks for erosion control measures. The Conservation Commission reviewed and endorsed the application.

Staff Recommendation:
The Planning Department recommends that the Planning Board vote to accept the application and determine it not to have regional impact, open a public hearing, close the public hearing, make the necessary and supporting findings of fact, and vote to approve the Conditional Use Permit with the following subsequent condition of approval:

Subsequent Condition to Be Met Prior to the Issuance of Conditional Use Permit:

1. Approval of Site Plan (SITE-2026-0002).

COND-2026-0010 28 DOVER POINT ROAD



Property Information

Location	28 DOVER POINT RD
Owner	25 DOVER POINT LLC
Land Use	390V
Zoning Code	R-12
Property Id	K0026-000000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/30/2023
Data updated Daily

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

PERMIT SNAPSHOT REPORT COND-2026-0010
FOR CITY OF DOVER, N.H.

Permit Type	Conditional Use	**Project:**		**App Date:**	02/11/2026
Work Class:	Environmental	**District:**	None	**Exp Date:**	NOT AVAILABLE
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Edgecomb, Makayla	**Approval Expire Date:**	

Description: To allow impact associated with construction drainage and grading within a wetland buffer.

Parcel:	K0026-000000 Main	**Address:**	28 Dover Point Rd Dover, NH Main	**Zone:**	R-12(Residential - Medium Density)

Wetlands Scientist	Owner	Plan Preparer	Applicant
Damon Burt 38 garland road Strafford, NH 03884 Home: (603) 969-5574 Business: (603) 969-5574 Mobile: (603) 969-5574	Zachery Leavitt Mobile: (603) 501-9107	Civilworks New England Steve Haight 181 Watson Road PO Box 1166 Dover, NH 03820 Business: (603) 749-0443 Mobile: (603) 817-6651	Civilworks New England Steve Haight 181 Watson Road PO Box 1166 Dover, NH 03820 Business: (603) 749-0443 Mobile: (603) 817-6651

Permit Custom Fields

Select Permit Type	Conservation District	General Purpose	New Construction	Project Zone	Mixed Use
What is the parcel zoned?	R-12	Work	To allow impact of 901 sf within a wetland buffer, and 896 sf within a stream buffer for drainage and grading associated with the construction of a multi-use structure.	permitstatefed	

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Steve_Haight_2/11/2026.jpg	02/11/2026 11:12	Haight, Steve		Uploaded via CSS
Permit Snapshot Report.pdf	02/11/2026 11:13	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2026000531	Planning General Application Fee	$200.00	$200.00
	Total for Invoice INV-2026000531	$200.00	$200.00
	Grand Total for Permit	**$200.00**	**$200.00**

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Conditional Use Review v.1	In Review	03/24/2026	04/13/2026		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Edgecomb, Makayla	In Review	03/24/2026	04/21/2026	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		03/24/2026 0:00	
Confirm application complete v.1	Generic Action		03/24/2026 12:19
Conditional Use Review v.1	Receive Submittal	03/24/2026 12:19	
Planning Board v.1			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Permit Activity		

Distribute Planning Board Materials v.1	Task
Planning Board Hearing v.1	Hold Hearing
Planning Board Decision v.1	Permit Activity
NOD Sent to Applicant v.1	Create Report
Issue Permit v.1	
Verify Fees Prior to Permit v.1	Generic Action
Issue and Review Permit v.1	Generic Action
Print and Email Permit v.1	Generic Action
Plans uploaded to Treeno v.1	Generic Action
Internal Notification of Plan Completion v.1	Generic Action
Recording v.1	Task

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: 25 Dover Point, LLC Telephone # 603-501-9107

Address of Applicant: 99 Columbus Avenue Dover, NH 03820

E-Mail Address: leavittzachery@gmail.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # K Lot(s) # 26

Address of Property: 28 Dover Point Road Dover, NH 03820

Zoning District(s) R-12 Overlay District(s) _____

Existing Use of Property: Vacant lot

CONDITIONAL USE PERMIT INFORMATION

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

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

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

To allow construction activity related to drainage and grading impacting 901 s.f. within a wetland buffer, and 896 s.f. within a wetland buffer along a stream.

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

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

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

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

SIGNATURES

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

Signature of Property Owner: [signature] Date: 2/9/26

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: [signature] Date: 2/9/26

CITY OF DOVER CONDITIONAL USE
LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
K	26	25 Dover Point, LLC	99 Columbus Avenue Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Kevin McEneaney, LLS	McEneaney Survey Associates	P.O. Box 1166 Dover, NH 03820
Stephen J. Haight, PS	Civilworks New England	P.O. Box 1166 Dover, NH 03820
Damon E. Burt, CWS	Fraggle Rock Environmental, LLC	38 Garland Road Strafford, NH 03884

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 24, 2023)

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

A. Plan Review Fees

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

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

SUBTOTAL PLAN REVIEW FEE = $200.00

AND

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

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

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

SUBTOTAL = $_____

TOTAL INVOICE AMOUNT = $_____

PLAN REVIEW FEE COLLECTED/PAID = $ _____

BALANCE DUE = $ _____

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

25 Dover Point, LLC
99 Columbus Avenue
Dover, NH 03820

February 9, 2026

City of Dover
288 Central Avenue
Dover, NH 03820

Attn: Planning Board

Re: LETTER OF OWNER AUTHORIZATION
Site Plan Review Applications & Approvals
28 Dover Point Road – Tax Map K, Lot 26

I, Zachery Leavitt, authorize Civilworks New England and McEneaney Survey Associates to represent all applications made on behalf of me as Member of 25 Dover Point, LLC (OWNER) to the City of Dover Planning Board and any other Dover Board or Committee, as well as any State of NH departments, as necessary, relative to the pursuit of approvals and permits for the development of the subject parcel.

Sincerely,

Zachery Leavitt, Member
25 Dover Point, LLC

CITY OF DOVER	DOVER CONSERVATION COMMISSION – MINUTES
	Meeting Type: Regular Meeting Meeting Location: City Council Conference Room - 288 Central Avenue, Dover, NH Meeting Date: Monday April 13, 2026 Meeting Time: **6:00 pm**

MEMBERS PRESENT: Bill Hunt (Chair), Steve Fellows (Vice Chair), Robert Atwood (Secretary), Russ Warnock, Thomas Fargo (Alternate)
Absent (Excused): Abigail Lyon, Brianna Group, Kristen Murphy (Alternate)
Absent (Unexcused):
STAFF PRESENT: Makayla Edgecomb (Conservation Planner)
OTHERS PRESENT:

1. CALL TO ORDER AND ROLL CALL
The meeting was convened at 6PM.

2. CITIZENS' FORUM
The Chair gave instructions for Citizens' forum
No one spoke

3. APPROVAL OF THE PRIOR MEETING MINUTES- March 9, 2026
S. Fellows moved to approve the minutes of March 9th as submitted. R. Warnock seconded. Vote: 5-0

4. OLD BUSINESS
A. Smith Well lot
M. Edgewood noted another member of the public has reached out about this as well wondering if there is an update and wanting to allow public access. Engineering has reached out, but is still waiting to hear from the state.

Discussion ensued and members are hoping to hear back what the minimum clearance distance is from the well and that the state will allow access on the remainder of the parcel.

5. NEW BUSINESS
A. Public Hearing, in accordance with RSA 36-A:5, for the purpose of receiving public input on a proposal to expend $30,000 associated with administrative costs to SELT from the Conservation Fund to assist with the purchase of a donated 10-acre conservation easement on the parcel located at 106 Three Rivers Farm Road. The parcel is known as Map N, Lot 4-A and is owned by Helene M Hallett 2020 Trust. Conservation Commission vote to follow public hearing.

The Chair noted the committee has met about this and a vote is to occur tonight.
Public Comment:
Anna Boudreau mentions update from SELT.

Committee discussion ensued. They clarified they already voted on this, but without a public hearing, so formally voted again to be sure all procedures were followed.

S. Fellows moved to endorse expending up to $30,000 from the Conservation Fund to support the donated conservation easement project with SELT. R. Atwood seconded. Vote: All in favor (5-0)

B. Consideration and potential endorsement of $300,000 from the Conservation Fund to acquire an approximately 55-acre Conservation Easement.

This item was discussed in a non-public session prior to the public meeting. The Committee picked up conversation based on what they previously discussed.

DRAFT

T. Fargo moved to endorse the Open Lands Committee recommendation to spend up to $300,000 from the Conservation Fund to acquire an approximately 55-acre Conservation Easement. R. Atwood seconded.

Discussion ensued. One member is not in favor of an expenditure for an easement on an area that is functionally protected.

Staff clarified the size of the easement/ parcel. Members speculated on the remaining amount and the portions already conserved for other reasons. M. Edgecomb noted a survey will be conducted as part of the next steps.

Vote: 4 in favor and 1 opposed

C. Review of NHDES Minimum Expedited Wetlands Permit Application for City of Dover Landing Way stormwater improvements.

Tim Puls, City of Dover Engineer explained the item and addressed questions from the members.

S. Fellows moved to endorse the Expedited Wetlands Permit at Landing Way. R. Atwood seconded.
Vote: All in favor (5-0)

D. City of Dover Conditional Use Permit for 25 Dover Point LLC, Map K, Lot 26 zoned R-12 located at 28 Dover Point Road. Proposal is to allow for construction of a mixed-use building with impacts related to drainage and grading resulting in 1,797 sf of permanent impacts to the wetland buffer. There are no direct wetland impacts. (COND-2026-0010)

S. Haight, CivilWorks represented the item and explained the existing site, the previous approval, and the need for a reapproval for the new proposal. He addressed questions from the members relating to reason for reapproval, impervious surface areas, and impacted areas.

S. Fellows moved to endorse the CUP as presented. R. Atwood seconded. Vote: All in favor (5-0)

E. City of Dover Conditional Use Permit for Edward Williams, Map L, Lot 45-H zoned R-20 located at 169 Spur Road. Proposal is to demolish the existing structure and construct a new home. Proposal includes re-configuring existing driveway, patio, deck, grading, and utility connections resulting in 7,839 sf of impacts to the Conservation District. NHDES Standard Dredge and Fill Wetlands Permit Application approved March 13, 2026. (COND-2026-0023)

Chris Lavec, builder represented the item and explained the proposal to demo the existing home and build a new home. He explained details of the impervious surfaces, vegetative buffer, building details, and conditions of state approvals.

The members agreed the proposal is a significant improvement to the site.

S. Fellows moved to endorse the CUP as presented. R. Atwood seconded. Vote: All in favor (5-0)

6. REPORT FROM THE CHAIR

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

DRAFT

M. Edgecomb noted two letters received, one from Wentworth Douglass hospital for a missing emissions report, and the other for Turbocam Enhanced Surfaces, also due to emissions.

7. OTHER BUSINESS

A. By laws

The members and staff discussed the possible revision whether to have public comment on each hearing item rather than just citizens forum at the beginning of the meeting, and whether back and forth conversations with members of the public are allowed. Staff believes this has been addressed in the edits. Members will review and bring any last feedback to the next meeting.

B. Handbook

Members should review and it can be discussed at the next meeting whether there are any suggested changes.

C. Woodman Institute + Earth Day updates

Woodman Institute will have a Conservation Commission booth.

Earth Day events were shared and discussed.

OTHER BUSINESS

Willand Pond update

M. Edgecomb noted only one bid was received for natural manual removal. Currently staff is working on putting together a contract with that company. She explained the approved method by City Council and the funding approved and what the state will and won't fund.

The Members discussed the topic and questioned financing, process agreed upon by City Council, previous Conservation Commission motion on the matter, and what to do if the Commission doesn't want to use its funds for the process decided upon. The approved process is not good land conservation. It's not the proper scientific method for addressing the issue.

Discussion ensued.

R. Warnock moved to clarify the previously approved $20,000 was conditional and to be used to follow the state-recommended plan (DASH and herbicides). The Conservation Commission now rescinds any use of the funds if the project is approved to only use DASH and not fully follow the state's recommended plan. R. Atwood seconded. Vote: All in favor (5-0)

8. ADJOURNMENT

R. Warnock moved to adjourn. R. Atwood seconded. Vote: U/A
The meeting was adjourned at 7:40 PM.

DRAFT

CONDITIONAL USE NARRATIVE
§170-28
WETLAND PROTECTION DISTRICT
for
Dover Point Mixed Use
28 Dover Point Road
Tax Map K, Lot 26

The project site has obtained three (3) variances from the Zoning Board, ZONE-2025-0037, 37B, 37C, on 12/18/25 to; 1) allow a commercial building in a residential zoning district; 2) to allow for an increased building setback (78.1' where 25' max is required); and 3) to allow for a commercial component closer than 150' from a residential structure (in a residential zone).

It should be noted that the approved variances do not cause the need for application for the Conditional Use Permit. The CUP request is consistent with a previously granted CUP (Dover File No. P21-36, approved July 27, 2021).

Below is our response to the CUP criteria per Zoning 170-28:

F. Conditional use approval.

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

(a) Practicable Alternative: There is no practicable alternative that would have a less adverse impact on the area. **The site design will not impact any wetlands or streams. The site design incorporates unique site characteristics including existing slope and soil type to minimize wetland and stream buffer impacts and maximize stormwater treatment and for pollutant removal. The site layout limits the wetland and stream buffer impacts to the construction of the stormwater management system and associated grading. Additionally, the area disturbed within the wetland buffer will be loamed and seeded with a conservation mix. There is no impervious surface proposed within wetland and stream buffers.**

(b) Avoidance: The potential impacts have been avoided to the maximum extent practicable. The APPLICANT will demonstrate by plan and example that the proposed construction represents the least impacting alternative. **There are no wetland and stream impacts. There are 901 sf of wetland buffer impacts and 896 sf of stream buffer impacts associated with the grading and drainage for the project. Erosion control within the buffers will be a double row of siltsoxx. There is no impervious surface proposed within wetland and stream buffers.**

(c) Minimization: Any unavoidable impacts have been minimized. No reasonable Alternative to the proposed construction exists which does not impact a wetland, or which has less detrimental impact on a wetland. Design, construction, and maintenance methods will be prepared by a registered engineer to minimize detrimental impacts to the wetlands and will include restoration of the site as nearly as possible to its original grade. **There are no wetland and stream impacts. There are 901 sf of wetland buffer impacts and 896 sf of stream buffer impacts associated with the grading and drainage for the project. All impacts have been minimized to the greatest extent practicable. Erosion control within the buffers will be a double row of siltsoxx.**

(d) Mitigation: If the APPLICANT is required by State rules to prepare a compensatory mitigation plan, the APPLICANT shall provide the Conservation Commission and PLANNING BOARD with one copy each of said plan for their review. **Mitigation is not required. There are no impacts to wetlands.**

(e) Approval for the wetlands impact has been received from the NHDES Wetlands Bureau pursuant to Section G (3), below. **No wetlands permit is required, as there are no direct wetland impacts proposed on site.**

G. Specific provisions.

(1) Wetland Buffers.

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

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

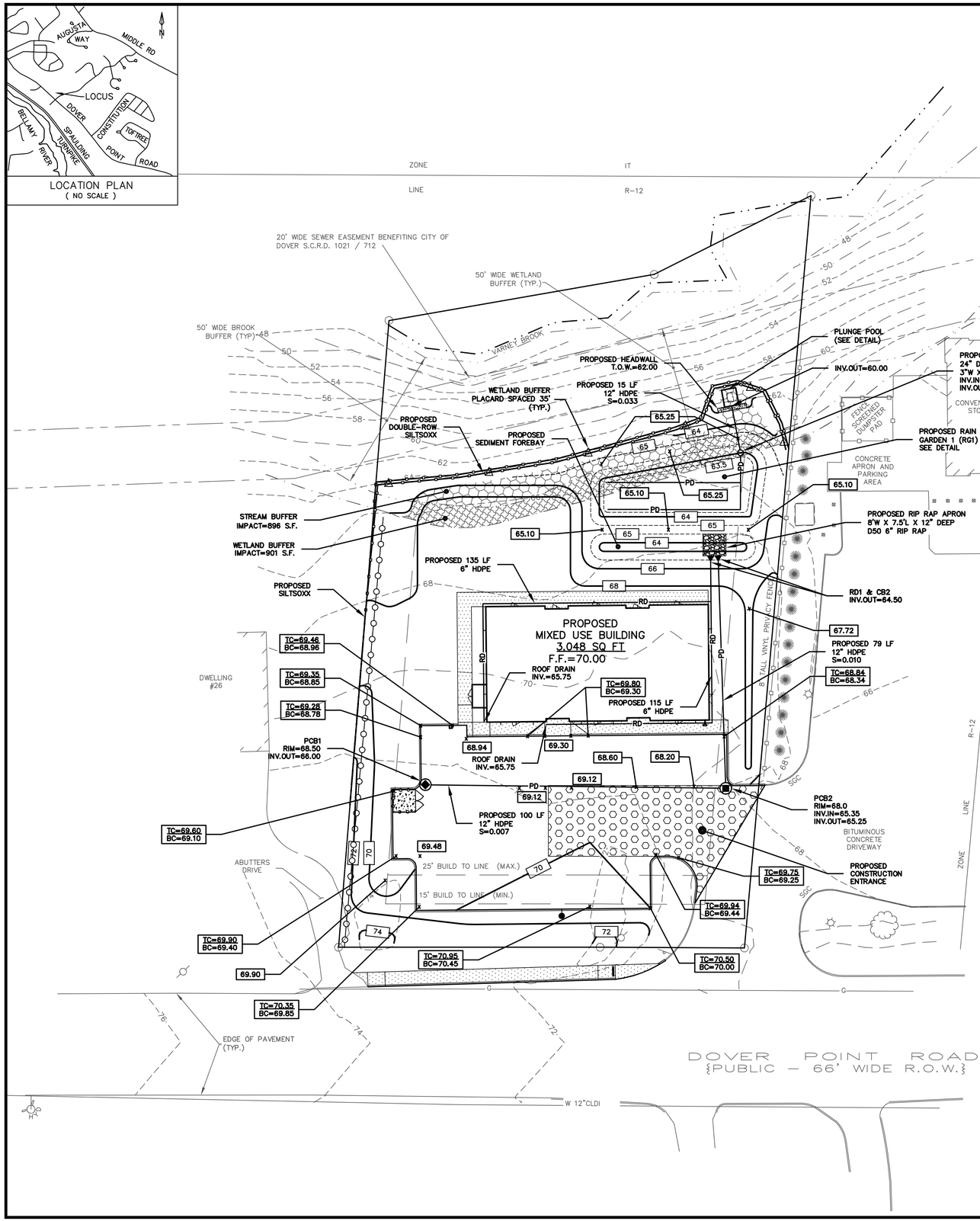
(c) Certain Uses Prohibited in Buffers. The following uses and activities are prohibited within a wetland buffer: DOVER CODE P 170-107 (i) The establishment or expansion of salt storage, JUNKYARDs, resource recovery facilities, transfer stations, landfills, or solid or hazardous waste facilities; (ii)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

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

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

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

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



NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: SITE-2026-0002

CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE
1	REV. PER TRC #1 COMMENTS	SJH	3-24-2026

DATE: 2-9-26
SCALE: 1"=20'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:25026
FILE:SITE.DWG

GRADING, DRAINAGE & EROSION CONTROL PLAN

25 DOVER POINT LLC
99 COLUMBUS AVENUE
DOVER, NH 03820

DOVER POINT MIXED USE
28 DOVER POINT ROAD
DOVER, NH

7

CITY OF DOVER	PLANNING BOARD - STAFF MEMO FILE #SITE-2026-0002	
	Application Type:	Site Review
	Applicant(s):	25 Dover Point, LLC c/o Civilworks New England
	Owner(s):	25 Dover Point, LLC
	Location:	28 Dover Point Rd. (Assessor's Map K, Lot 26)
	Meeting Date:	April 28, 2026

INTENT: Proposal is to construct a 3,048 s.f. mixed-use building to include three (3) commercial units on the first floor and three (3) residential units on the second floor.

AGENDA ITEM #: 4-E

FILE: SITE-2026-0002

LOTS/UNITS PROPOSED: Three commercial units and three residential units

OWNER: 25 Dover Point, LLC

APPLICANT: 25 Dover Point, LLC c/o Civilworks New England

LOCATION: 28 Dover Point Rd. (Assessor's Map K, Lot 26)

ACREAGE: 0.76± ac. (or 32,964 s.f.)

ZONING DISTRICT: Medium Density Residential (R-12) District, Wetland Protection District

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Mixed-Use

SURROUNDING LAND USE: Residential, Mixed-Use, Commercial

ZBA ACTION: Three Variances approved from Sections 170-11(D), 12(B), and 15(D) to allow for a commercial use within a residential zoning district, an increased build-to line, and to allow for a commercial use closer than 150' from a residential structure within a residential zone.

WAIVERS REQUESTED: None.

PERMITS REQUIRED: One City of Dover Conditional Use Permit (CUP) is required for wetland buffer impacts.

TECHNICAL REVIEW COMMITTEE: Reviewed on March 12, 2026.

CONSERVATION COMMISSION: Reviewed and endorsed on April 13, 2026.

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

ATTACHMENTS: Site Plan and Application Materials.

Summary of Request and Background

The applicant is proposing a mixed-use building at 28 Dover Point Rd. consisting of three residential units on the second floor and three commercial units on the first floor.

The applicant has proposed access to the site via an existing 35-foot-wide driveway entrance on site that is shared with the neighboring commercial property (as recorded on Easement Amendment Plan, SCRD Plan 12799). The applicant is also proposing 19 parking spaces located in the front of the building along with site landscaping and associated stormwater mitigation.

The applicant has also applied for Transfer of Development Rights (TDR) as part of this project with two residential units being sought for approval by the Board (TRAN-2026-0002).

Approximately ±1,797 square feet of permanent impacts to the wetland buffers have been proposed in relation to the stormwater mitigation design and associated grading. There are no direct wetland impacts proposed. The applicant has applied for a City of Dover Conditional Use Permit (CUP) for the related impacts. (COND-2026-0010).

On Dec. 18, 2025, the Zoning Board of Adjustment (ZBA) approved three Variances, (ZONE-2025-0037), from Sections 170-11(D), 12(B), and 15(D) to allow for the construction of a commercial building within a residential zoning district, an increased build-to line, and to allow for a commercial use closer than 150' from a residential structure within a residential zone.

Similar Variances were granted in 2021 by the ZBA related to a prior approval on site for a medical office building. In that instance, and in the 2025, conditions of approval were assigned. The ZBA assigned the following conditions of approval for ZONE-2025-0037:

1. The property shall be served by a single, shared driveway with Map K, Lot 19C;
2. The Owner shall relinquish any rights to the shared driveway over Map K, Lot 26-1;
3. The Site Plan submitted for this project shall include an 8' tall fence and landscaped buffer between the proposed structure and Map K, Lot 26-1, and landscaping along the frontage of Dover Point Road;
4. The commercial use at this property shall be limited to all uses permitted within the R-12 Zoning District or "Office" use, as defined in 170-6 of the zoning ordinance; and
5. These variance approvals in no way grant authorization of the four (4) sought residential dwelling units – any and all density in excess of what is permitted via underlying zoning shall be approved by the Planning Board.

Previously on the site, a site plan and CUP request were also granted that are consistent with this proposal (Site plan file #P21-35 and CUP file #P21-36).

See reverse →

CITY OF DOVER	PLANNING BOARD - STAFF MEMO FILE #SITE-2026-0002	
	Application Type:	Site Review
	Applicant(s):	25 Dover Point, LLC c/o Civilworks New England
	Owner(s):	25 Dover Point, LLC
	Location:	28 Dover Point Rd. (Assessor's Map K, Lot 26)
	Meeting Date:	April 28, 2026

The Conservation Commission reviewed and endorsed the application at their April 13, 2026 meeting. *(minutes provided)*

The Technical Review Committee reviewed the application at their March 12, 2026 meeting. Part of the TRC discussion and review focused on changes to the site design from the previous proposal, appropriate abutter screening, and plan revisions associated with a reduction in the number of residential units from what was originally proposed. *(minutes attached)*

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-2026-0002;
   - 1.2. Owner's signatures;
   - 1.3. Professional stamps and signatures;
   - 1.4. Revise lighting plan to address light spillover on neighboring property;
   - 1.5. Label row of trees along northern boundary on landscape plan in compliance with Chapter 153-13.G;
   - 1.6. Remove water shutoff shown in lawn on sheet 8;
2. Approval of CUP (COND-2026-0010);
3. Submit a draft amended utility easement, naming the City of Dover as beneficiary, for review by the City Engineer;

Subsequent Conditions to Be Met Prior to Construction:

4. A pre-construction meeting must be held with City staff;
5. 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;

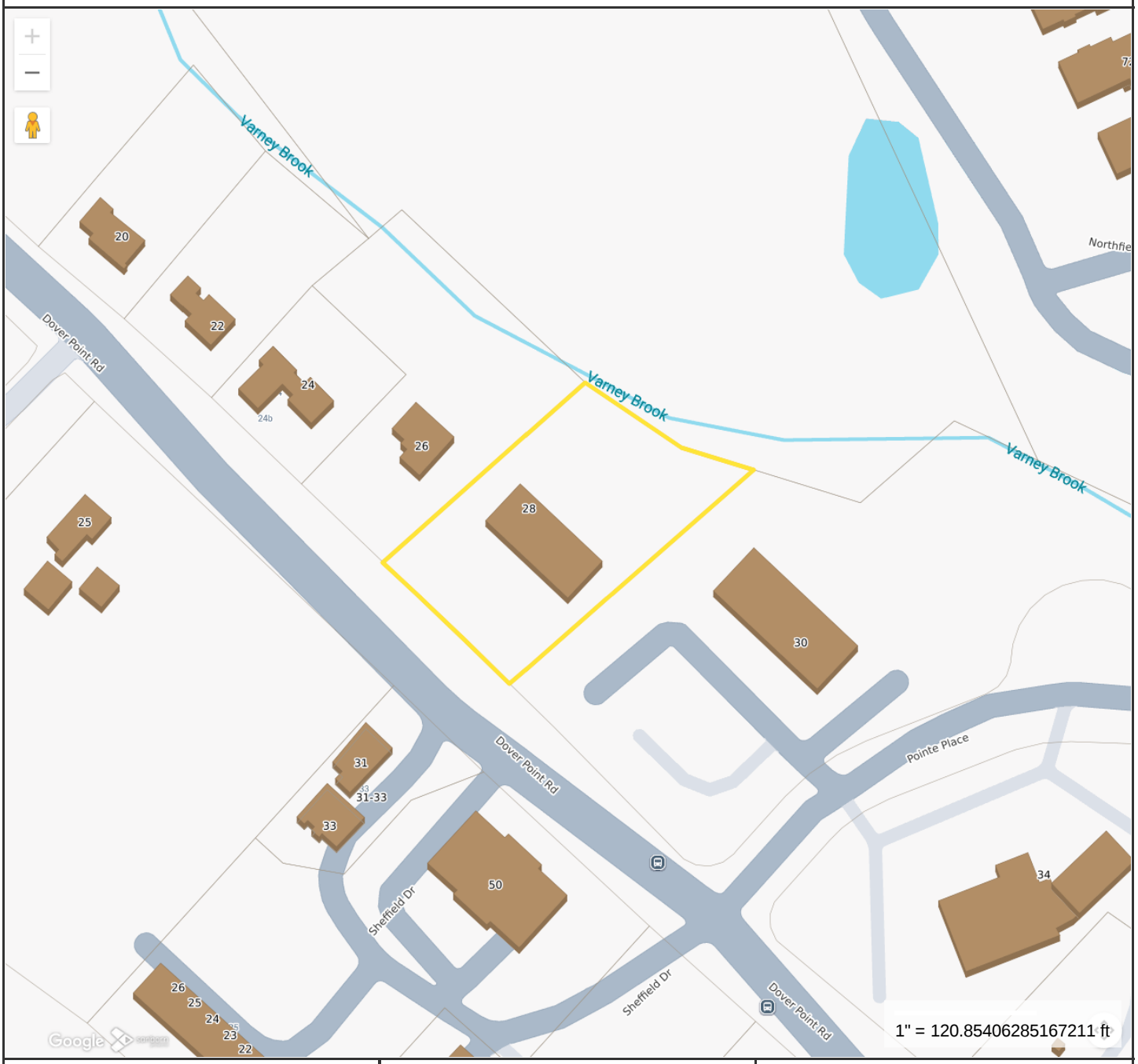
Subsequent Condition to Be Met Prior to Building Permit:

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

Subsequent Conditions to Be Met Prior to Occupancy:

7. Issuance of Certificate of Occupancy;
8. Surety or other form of security acceptable to the City is provided for any unfinished work;
9. 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-2026-0002 28 DOVER POINT ROAD



Property Information

Location	28 DOVER POINT RD
Owner	25 DOVER POINT LLC
Land Use	390V
Zoning Code	R-12
Property Id	K0026-000000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/30/2023
Data updated Daily

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

PLAN SNAPSHOT REPORT SITE-2026-0002
FOR CITY OF DOVER, N.H.

Plan Type:	Site Plan - Major	**Project:**		**App Date:**	02/10/2026
Work Class:	New Construction	**District:**	None	**Exp Date:**	04/16/2026
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	

Description: Construct a 3,048 sf mixed use building to include three (3) commercial units on first floor and four (4) residential units on the second floor.

Parcel:	K0026-000000 Main	**Address:**	28 Dover Point Rd Dover, NH Main	**Zone:**	R-12(Residential - Medium Density)

Surveyor	Owner	Applicant
McEneaney Survey Associates P.O. Box 1166 DOVER, NH 03821 Business: (603) 742-0911	Zachery Leavitt Mobile: (603) 501-9107	Civilworks New England Steve Haight 181 Watson Road PO Box 1166 Dover, NH 03820 Business: (603) 749-0443 Mobile: (603) 817-6651

Plan Custom Fields

Total2	0	Total3	0	Total	0
Total5	3048	Total4	3	Total6	4
Total7	0	Total9	3048	Total8	3048
Street Classification Type	Municipal	Recording Number		Net Change in # Parking Spaces (+/-)	19
Water Service	Municipal	Sewer Service	Municipal	Deed Book	5219
Total Acres (GIS)	0.76	Deed Page	442	Total SQFT	33105.6
Deed Date		Proposed Property Use	Mixed-Use Development - Three (3) Commercial Units on First Floor, Four (4) Residential Units on Second Floor.	Area of Parcel to be Developed (SQFT)	24450
Number of Parking Spaces Existing	0	Number of Parking Spaces Proposed	19	Number of Employees Total	8
Number of Employees in Max Shift	1	Distance to City Water	133	Distance to City Sewer	69
Type of Building to be Built	Standard Wood Frame Construction	Estimated Construction Value	400000.00	Refuse Removal	Private
Existing Conservation Easement Details		Total of Impact Fees to be Assessed	0.00	TotalImpactFeeSDTOD	0.00
Sub Total Residential	0.00	TotalImpactFeeTHTOD	0.00	TotalImpactFee23FTOD	0.00
TotalImpactFeeA4TOD	0.00	TotalImpactFeeMHTOD	0.00	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_Steve_Haight_2/10/2026.jpg	02/10/2026 16:58	Haight, Steve		Uploaded via CSS
2026.03.12_PlanningTechnicalReviewCommittee.Agenda.pdf	02/24/2026 11:36	Blonigen, Rachel		TRC Agenda

2026.03.12_PlanningTechnicalReviewCommittee.28DoverPoint_SITE-2026-0002.pdf	03/13/2026 11:01	Blonigen, Rachel	TRC Minutes
2026.03.12_PlanningTechnicalReviewCommittee.28DoverPoint_SITE-2026-0002.pdf	03/19/2026 12:24	Blonigen, Rachel	TRC Minutes

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2026000529	Planning General Application Fee	$200.00	$200.00
	Total for Invoice INV-2026000529	$200.00	$200.00
NOT INVOICED	Planning Non-Residential – Addition	$304.80	$0.00
	Planning Non-Residential - Lodging	$105.00	$0.00
	Planning Residential Fee	$400.00	$0.00
	Total for Invoice NOT INVOICED	$809.80	$0.00
	Grand Total for Plan	**$1,009.80**	**$200.00**

Meeting Type	Location	Scheduled Date	Subject
Technical Review Committee Meeting v.1	City Hall, Second Floor Conference Room	03/12/2026	Technical Review Committee Meeting

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Approved	02/24/2026	03/04/2026	03/24/2026	No	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Approved	02/24/2026	03/24/2026	03/13/2026
City Engineer	Community Services - Engineering	Semprini, Jillian	Approved	02/24/2026	03/04/2026	03/13/2026
Planning	Planning	Bassegio, Erin	Approved	02/24/2026	03/24/2026	03/13/2026
Zoning Administrator	Planning	Crouser, Paul	Approved	02/24/2026	03/04/2026	03/13/2026
IS Building Official	Planning / Inspection Services	Maxfield, Jim	Approved	02/24/2026	03/04/2026	03/13/2026

Comments: 1) Clarifyy how accessible route is maintained to commercial units south of the access aisle.
2) Will residents or non residential uses have assigned parking spaces.
3) Proposed structure shall have accessible means to the second floor residential unit(s). Revise plans to comply with IBC chapter 11 requirements.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic	Police	Mitrushi, Alex	Approved	02/24/2026	03/04/2026	03/13/2026

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		02/11/2026 12:07	03/24/2026 15:06
Confirm application complete v.1	Generic Action		02/11/2026 12:07
Technical Review Committee Meeting Agenda v.1	Task	02/11/2026 12:07	02/24/2026 11:26
Land Use Plan Technical Review v.1	Receive Submittal	02/24/2026 0:00	03/24/2026 15:06
Technical Review Committee Meeting v.1	Hold Meeting	03/13/2026 11:04	03/13/2026 11:05
Planning Board v.1		03/24/2026 15:06	
Planning Board Agenda v.1	Task	03/24/2026 15:06	
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: 25 Dover Point, LLC Telephone # (603) 501-9107

Address of Applicant: 99 Columbus Avenue Dover, NH 03820

E-Mail Address: leavittzachery@gmail.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 28 Dover Point Road

Assessor's Map # K Lot(s) # 26

Zoning District(s) R-12 Overlay District(s) _____

Size of Parcel: 32,964 sq. ft. .76 ac. Property Deed: Book 5219 Page: 442

Existing Use of Property: Vacant lot

SITE PLAN INFORMATION

Describe Proposed Use: Proposed 3,048 S.F. mixed-use building with three commercial units on the first floor, and three residential units on the second floor.

Area of Parcel to be Developed: 24,450 sq. ft.

If Multi-family Residential: Number of Units 3 & Buildings Proposed 1

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

Number of Parking Spaces: Existing 0 Proposed 19

Highway Access (check where applicable): ☐ City Street ☑ State Highway

Number of Employees Total: 8 In Maximum Shift: 1

Disposition of Parcel:

Building Footprint 3,048 sq. ft.

Total Building Area 3,048 sq. ft.

Paved Area 6,452 sq. ft.

Building Setbacks:

Front Yard 15-25 ft.

Rear Yard 30 ft.

Side Yard: Right 15 ft. Left 15 ft.

City Water? ☑ Yes ☐ No How far is city water from the property? 133 ft

City Sewer? ☑ Yes ☐ No How far is city sewer from the property? 69 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 ☐ 30' Buffer ☐ Increase by _____ units

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

_____

_____

_____

BUILDING INFORMATION

Type of Building to be Built: Proposed 3,048 S.F. building with a standard wood frame construction.

Height of Building: 28' 3" Finished Floor Elevation: 70'

Number of Seats (where applicable) N/A

Estimated value of construction: $ 400,000.00 Refuse removal: Public/Private (circle one)

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: N/A

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

_____

_____

_____

_____

_____

_____

_____

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Kevin McEneaney, LLS- McEneaney Survey Associates

Address P.O. Box 1166 Dover, NH 03821 Telephone #: 603-742-0911

Professional License #: NH LLS # 661 E-mail address: kevin@surveynh.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Stephen J. Haight, PE - Civilworks New England

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

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

ARCHITECT INFORMATION

Name of Architect and Company (Licensed in N.H.) FSM Drawings

Address 855 Hanover Street, # 450 Manchester, NH 03104 Telephone #: 603-674-6447

Professional License #: _____ E-mail address: adam@fsmdrawings.com

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) Roberta N. Woodburn
Woodburn & Company Landscape Architecture, LLC

Address 103 Kent Place Newmarket, NH 03857 Telephone #: 603-659-5949

Professional License #: NH Licensed Architect # 00002 E-mail address: robbi @woodburnandcompany.com

SOIL SCIENTIST INFORMATION

Fraggle Rock Environmental, LLC
Name of Soil Scientist and Company (Licensed in N.H.) Damon E. Burt, CWS, CPESC

Address 38 Garland Road Strafford, NH 03884 Telephone #: 603-969-5574

Professional License #: NH Certified Wetland Scientist # 163 E-mail address: FREnvironmental@gmail.com

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ Telephone #_____

Address Easement Holder: _____

SIGNATURES

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

Signature of Property Owner: _____ Date: 3/23/26

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 3/23/26

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: 3/23/26

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: 3/23/26

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
K	26	25 Dover Point, LLC	99 Columbus Avenue, Dover NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

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

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 24, 2023)

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

A. Plan Review Fees

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

☐ SUBDIVISION Application fee $200.00 + $150.00 x # _____ new lots created = $_____

☐ LOT LINE ADJUSTMENT Application fee $200.00 + $100.00 X # ___ of lots involved = $_____

☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee $200.00 = $_____

☑ SITE REVIEW – RESIDENTIAL Application fee $200.00+ $100.00 x # 3 per dwelling unit =$ 500.00

☑ SITE REVIEW – NON-RESIDENTIAL Application fee $200.00 + (not to exceed $10,000)

- New construction $.15 sq. ft. x # 3,048 sq. ft.= $ 457.20
- Additions (new floor space) $.10 per sq. ft. x # _____sq. ft.= $_____

☐ MOTEL/HOTEL $35.00 x # ___ per lodging unit= $_____

☐ CHANGE OF USE Application fee $200.00 + (not to exceed $5,000)

- Existing floor spaces $.10 per sq. ft. x # _____ sq. ft. = $_____

☐ CONDITIONAL USE PERMIT Application fee $200.00 x # _____ per Application = $_____

☐ GRAVEL PIT/ EXCAVATIONS

- Application fee $50.00= $_____
- Permit fee $75.00= $_____

☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee $200.00 = $_____

☐ REQUEST FOR REZONING Application fee $200.00 = $_____

☐ DRIVEWAY WAIVER Application fee $200.00 = $_____

☑ **TOTAL IMPERVIOUS PAVED AREA** (for new development, roadways or additions to existing parking lots, (not to exceed $10,000)) Application fee of $200.00 is N/A if it is part of a Site Review or Subdivision Plan. $200.00 + $.07 per sq. ft. x # 6,452 sq. ft. = $ 451.64

SUBTOTAL PLAN REVIEW FEE = $ 1,408.84

AND

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

☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist

- Certified letters fee # _____ of x $10.00= $_____

☐ Certified letters fee: # of abutters _____ X $10.00= $_____

☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X $1.00= $_____

☐ Creating/Printing Abutter Labels in triplicate per sheet _____ x $10.00= $_____

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

SUBTOTAL = $_____

TOTAL INVOICE AMOUNT = $_____

PLAN REVIEW FEE COLLECTED/PAID = $ _____

BALANCE DUE = $ _____

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

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: 25 Dover Point, LLC File Number: _____

PROJECT TITLE: Dover Point Mixed Use

PROPERTY LOCATION: 28 Dover Point Road Tax Map: K Lot: 26

	Where/How Provided	Reviewed
1. Completed and signed Application form	☑	
2. Plan Review Fees are provided	☑	
3. Electronic copy of the engineered/surveyed plan layout	☑	
4. Electronic copy of supplementary materials and application	☑	
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	☑	
6. Waiver requests to the Site Plan Review Regulations, with written justification	☐ N/A	
7. Conditional Use Permit applications	☑	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	☑	
9. A colored architectural plan showing all sides of buildings	☑	
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:	☑	
Location map at appropriate scale	☑	
Proposed Project name and title and Planning File #	☑	
Date, north arrow and scale	☑	
Names of all abutting property owners	☑	
Name and address of owners and/or applicants	☑	
Signature & stamp of NH licensed land surveyor and/or engineer	☑	
Zoning District boundaries, including any special or overlay districts	☐ N/A	
Location of Conservation District areas	☑	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	☑	
Location and widths of existing & proposed easements & right of ways	☑	
Location and width of existing and proposed access/egress ways	☑	

	Explain How Provided	Reviewed
Depict pedestrian walkways and accessible access	☑	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	☑	
Existing and proposed topographic information at two foot intervals	☑	
Existing and proposed buildings and structure locations	☑	
Minimum building setbacks or build to lines on all lots	☑	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	☑	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	☑	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	☑	
Existing and proposed stormwater lines and facilities	☑	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	☑	
Location of Flood Hazard Zone	☐ N/A	
Location of all bodies of water and watercourses	☑	
Location of wetlands and buffers	☑	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	☑	
Existing natural features and/or significant vegetation on property	☑	
Depict existing contours up to 100 ft. beyond project limits	☑	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	☑	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	☑	
Location, material and size of existing and proposed pavement area	☑	
Location of proposed fire lanes	☑	
Specify finished floor elevations of buildings	☑	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	☑	
Depict all service, storage, loading bays and utility areas	☐ N/A	
All applicable Dover Common Site Plan notes	☑	
11. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	☑	
Stormwater Management System Operation and Maintenance Plan	☑	
Letter to Serve from Public and Private Utilities	☑	
Erosion and Sedimentation Control Plan	☑	
Landscape Operation and Maintenance Plan	☑	
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	☑	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	☐ N/A	
Location of proposed drive-in facilities	☐ N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	☐ TBD	

REVIEWED BY: _____ DATE_____ TRC DATE_____

25 Dover Point, LLC
99 Columbus Avenue
Dover, NH 03820

February 9, 2026

City of Dover
288 Central Avenue
Dover, NH 03820

Attn: Planning Board

Re: LETTER OF OWNER AUTHORIZATION
Site Plan Review Applications & Approvals
28 Dover Point Road – Tax Map K, Lot 26

I, Zachery Leavitt, authorize Civilworks New England and McEneaney Survey Associates to represent all applications made on behalf of me as Member of 25 Dover Point, LLC (OWNER) to the City of Dover Planning Board and any other Dover Board or Committee, as well as any State of NH departments, as necessary, relative to the pursuit of approvals and permits for the development of the subject parcel.

Sincerely,

Zachery Leavitt, Member
25 Dover Point, LLC

TECHNICAL REVIEW COMMITTEE NOTES– SITE-2026-0002

CITY OF DOVER

Application Type:	Site Plan
Applicant(s):	25 Dover Point, LLC
Owner(s):	25 Dover Point, LLC
Location:	28 Dover Point Rd. (Assessor's Map K, Lot 26)
Date Sent:	March 12, 2026

INTENT: Proposal is to construct a 3,048 s.f. mixed use building to include three (3) commercial units on the first floor and three (3) residential units on the second floor.) (SITE-2026-0002) *(There is one Conditional Use Permit associated with this application.)*

LOTS/UNITS PROPOSED: Three commercial units and three residential units.

AGENDA ITEM #: 1

ACREAGE: 0.76± ac. (or 32,964 s.f.)

ZONING DISTRICT: Medium Density Residential (R-12) District

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Mixed-Use

SURROUNDING LAND USE: Residential, Mixed Use, Commercial

ZBA ACTION: On Dec. 18, 2025, the ZBA approved three Variances from Sections 170-11(D), 12(B), and 15(D) to allow for the construction of a commercial building within a residential zoning district, an increased build-to line, and to allow for a commercial use closer than 150' from a residential structure within a residential zone.

PERMITS/RELIEF REQUESTED: One City of Dover Conditional Use Permit (CUPs) is required for wetland buffer impacts.

ATTENDANCE:
Donna Benton, Planning
Paul Crouser, Zoning
Matthew Gibbons, Engineering
Jim Maxfield, Inspection Services
Alex Mitrushi, Police Department
James Burdin, Business Development

Others:
Erin Bassegio, City Planner
Kevin McEneaney, McEneaney Survey Associates
Zachery Leavitt, Owner

Approval of minutes from February 19, 2026:
A. Mirtushi moved to approve the February 19, 2026 minutes. Seconded by J. Maxfield. Vote: U/A.

PLAN REVIEW:
Planning:

- Reminder: Water and sewer investment fees
- Please revise TDR application to reflect updated floor plan.
- Note 51 states building will be solar ready, is that correct for this building?
- Provide letters to serve (not email requests)
- Discuss light spillover on the gas station access easement
- Consider mixing lilacs in with a better screening plant
- Light fixtures shown on detail sheet do not match streetscape/renderings
- HVAC or dryer vents?
- Is that snow storage area feasible? It may affect sight distance, sidewalk, landscaping, difficult for plow to maneuver.
- Installation of wetland placards will be a condition of approval.
- Idea of potential tenants?
- Revise plans to include:
    - Saturday construction hours should be revised to 9am-4pm
    - On final submission for PB signature- combine all plan sheets into one set

Engineering:
General Comments:

- Existing Conditions Plan
    - The City has interest in upgrading the 8" sewer main to a 12" sewer main in the adjacent easement at a future date. The existing easement should be rerecorded with City as beneficiary.
    - Show existing 6" AC sewer service. Should be cut and capped.
- Note Sheet 3
    - Check spelling
- Grading, Drainage, and Erosion Control Plan 7
    - BMP is within wetland buffer. Planning Board approval is required. CS does not object to use of buffer.
    - Show more detail for outlet apron from BMP.

  - Drawing 7 requires 6" depth of stone, Drawing 11 table calls out depth of stone to be 12" at riprap apron. Table calls out outlet structure apron to be 8ft wide for each outlet, which conflicts with riprap apron shown (8ft x 7.5ft) on drawing 7.
  - Show wetland placards from Site Plan 6 on grading, drainage and erosion control plan 7
- Utility Plan 8
  - Show existing water service. Address shutoff and cap.
  - Locate existing 6" AC sewer service. Recommend camera inspection to verify condition and size. Recommend using existing sewer service if suitable.
  - Proposed sewer service slope appears to be incorrect, unless drop or chimney is utilized at main.
  - Change "Proposed Gate Valve" to "1" Curb Stop" for 1" service at building on drawing 8.
  - Show 6" Gate Valve at tapping sleeve on main, not at property boundary.
- Detail Sheet 12
  - Recommend elastomeric sealant at expansion joints in sidewalk
- Drainage Report
- Section 153-14 Narrative
  - A.1.a. note states AoT requirements are met but not required. However, per Env-Wq 1504.09 (b) 2 - the 15% rainfall depth increase is not accounted for.
- Architectural Plans
  - No bathrooms in commercial units.

Police:

- No comments.

Inspection Services:

- Clarify how accessible route is maintained to commercial units south of the access aisle.
- Confirm access aisle width for EV parking space meets current code.
- Will residents or non residential uses have assigned parking spaces?

Fire Department:

- No provided comments, will follow up with any project comments.

Business Development:

- No comments.

Planning Board:

- No comments.

Next Steps: Revise plans per comments above and resubmit for unofficial TRC, Conservation Commission, and Planning Board.

Adjournment: J. Maxfield moved to adjourn the meeting at 10:51 a.m. Seconded by P. Crouser. Vote: U/A.

CIVILWORKS NEW ENGLAND

181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443 FAX: 603.749.7348

March 24, 2026

Dover Planning Board
288 Central Avenue
Dover, NH 03820

Attn: Technical Review Committee

Re: Technical Review Committee minutes – SITE-2026-0002 dated March 12, 2026
28 Dover Point Road - Assessor's Map K, Lot 26

Dear Planning Board:

In response to Technical Review Committee minutes – SITE-2026-0002, by TRC dated March 12, 2026, we submit the following responses in bold beneath the review comments in italic.

Planning

1. *Reminder: Water and sewer investment fees*
   Acknowledged.
2. *Please revise TDR application to reflect updated floor plan.*
   Acknowledged. Plan has been updated accordingly.
3. *Note 51 states building will be solar ready, is that correct for this building?*
   Plan has been updated to no longer include solar ready note.
4. *Provide letters to serve (not email requests)*
   Acknowledged. Submittal now includes letters to serve.
5. *Discuss light spillover on the gas station access easement*
   Acknowledged. A new lighting plan has been produced. Spillover is to aid in illuminating shared entrance.
6. *Consider mixing lilacs in with a better screening plant*
   Acknowledged. Screening will also includes a fence along northwest side of property.
7. *Light fixtures shown on detail sheet do not match streetscape/renderings*
   Acknowledged. Plan has been updated accordingly.
8. *HVAC or dryer vents?*
   Acknowledged. A new architectural plan has been produced.
9. *Is that snow storage area feasible? It may affect sight distance, sidewalk, landscaping, difficult for plow to maneuver.*
   Acknowledged. Plan has been updated to avoid storage on landscaping and sidewalk. Sight distance should not be affected by proposed snow storage.
10. *Installation of wetland placards will be a condition of approval.*
    Acknowledged.

11. *Idea of potential tenants?*
    Potential tenants are unknown currently.
12. *Revise plans to include:*
    a. *Saturday construction hours should be revised to 9am-4pm*
       Acknowledged. Plan has been updated accordingly.
    b. *On final submission for PB signature- combine all plan sheets into one set*
       Acknowledged.

Engineering

13. *Existing Conditions Plan*
    a. *The City has interest in upgrading the 8" sewer main to a 12" sewer main in the adjacent easement at a future date. The existing easement should be rerecorded with City as beneficiary.*
       Acknowledged.
    b. *Show existing 6" AC sewer service. Should be cut and capped.*
       Acknowledged. Note has been added to Utility plan addressing existing service line.
14. *Note Sheet 3*
    a. *Check spelling*
    Acknowledged. Plan has been updated accordingly.
15. *Grading, Drainage, and Erosion Control Plan 7*
    a. *BMP is within wetland buffer. Planning Board approval is required. CS does not object to use of buffer.*
       Acknowledged.
    b. *Show more detail for outlet apron from BMP.*
       Acknowledged. Plan has been updated; now includes plunge pool at outlet location.
    c. *Drawing 7 requires 6" depth of stone, Drawing 11 table calls out depth of stone to be 12" at riprap apron. Table calls out outlet structure apron to be 8ft wide for each outlet, which conflicts with riprap apron shown (8ft x 7.5ft) on drawing 7.*
       Acknowledged. Plan has been updated to accurately show depth and width of rip rap apron.
    d. *Show wetland placards from Site Plan 6 on grading, drainage and erosion control plan 7*
       Acknowledged. Plan has been updated accordingly.
16. *Utility Plan 8*
    a. *Show existing water service. Address shutoff and cap.*
       Acknowledged. Note has been added to plan addressing existing service line.
    b. *Locate existing 6" AC sewer service. Recommend camera inspection to verify condition and size. Recommend using existing sewer service if suitable.*
       Acknowledged. Note has been added to plan addressing existing service line.
    c. *Proposed sewer service slope appears to be incorrect, unless drop or chimney is utilized at main.*
       Acknowledged. Plan has been updated to accurately show length and slope.

d. *Change "Proposed Gate Valve" to "1" Curb Stop" for 1" service at building on drawing 8.*
Acknowledged. Plan has been updated accordingly.

e. *Show 6" Gate Valve at tapping sleeve on main, not at property boundary.*
Acknowledged. Plan has been updated accordingly.

17. *Detail Sheet 12*

a. *Recommend elastomeric sealant at expansion joints in sidewalk*
Acknowledged. Plan has been updated accordingly.

18. *Drainage Report*

Drainage Report has been updated to reflect design changes.

19. *Section 153-14 Narrative*

a. *A.1.a. note states AoT requirements are met but not required. However, per Env-Wq 1504.09 (b) 2 - the 15% rainfall depth increase is not accounted for.*
Acknowledged. Narrative has been updated to state "BMPs were designed according to AOT standards" as opposed to AOT requirements.

20. *Architectural Plans*

a. *No bathrooms in commercial units.*
Acknowledged. Sewer loading has been accounted for based on Env-Wq 1000:Subdivisions; Individual Sewage Disposal System. New architectural plans have been produced.

Inspection Services

21. *Clarify how accessible route is maintained to commercial units south of the access aisle.*
The design now includes wheel stops to prevent vehicle overhanging.
22. *Confirm access aisle width for EV parking space meets current code.*
Acknowledged. The 5-foot-wide aisle meets current ADA code.
23. *Will Residents or non-residential uses have assigned parking spaces?*
No assigned parking spaces are proposed.

CIVILWORKS NEW ENGLAND
Sincerely,

Stephen J Haight, PE

PROJECT NARRATIVE

for

Dover Point Mixed-Use Development
28 Dover Point Road, Dover, NH
Tax Map K, Lots 26
March 2026

PROJECT OVERVIEW

The project applicant is proposing to construct a +/- 3,048 SF mixed use building with associated parking located within the R-12 Zoning District which will share a driveway entrance on Dover Point Road with the abutting commercial project (see attached Variance Zone-2025-0037 Notice of Decision). The proposed site will include public water and sewer connections, underground electric service, natural gas service and associated drainage improvements. A small portion of the work is proposed within the 50' conservation district buffer but does not disturb any wetland, consisting of +/- 901 SF within a wetland buffer and +/- 896 SF within a stream buffer.

The project site consists of the following general improvements:

- Remove an existing portion of asphalt currently present on site
- Construction of +/- 3,048 SF mixed use building and associated parking
- Construction of on-site stormwater detention and treatment system, grading, and other drainage requirements
- On site utility construction
- Construction of (1) new entrance shared with abutting commercial project (See attached Variance Zone-2025-0037 Notice of Decision granted 12-18-25)
- Stabilize remaining areas with loam and seed

PROJECT LOCATION AND SITE CHARACTERISTICS

The project area consists of a parcel of land shown on Tax Map K as Lot 26 and is located within the R-12 Residential District, contains +/- 0.76 acres and is currently undeveloped. The project proposes to develop this existing lot with access from Dover Point.

DRIVEWAY AND PARKING LOT

A 35-foot-wide driveway entrance is proposed for this project, located on Dover Point Road, to be shared with the abutting commercial property as well as parking associated with the construction of a proposed mixed-use building, per a Variance ZONE-2025-0037. Lighting for the proposed parking lot and driveway will be per the Lighting Plan.

For the proposed development, the City of Dover parking maximums allow for the following:

Required Parking Spaces/Proposed Parking Spaces:

Residential: 1.4 space per unit (3 units) + 0.5 visitor spaces per unit (3 units) = 6 Surface Spaces

Commercial: 1 space per 300 s.f. (3,048 s.f) = 11 Surface Spaces

Total proposed = **19 Surface Spaces (includes 1 accessible space & 1 electric vehicle ready space)**

WETLAND SETBACK IMPACT TYPE

The project requires a conditional use permit from the City of Dover. Approximately +/- 901 SF (and 896 SF within stream buffer) of non-tidal wetland buffer will be impacted. The total area of the 50' wetland buffer is 7,561 S.F. on the lot. The project does not impact bogs, marshes, sand dunes, tidal wetlands, cedar swamps, undisturbed tidal buffer zone, or involve any work within 50 feet of a salt marsh. The project is not located within 100 feet of prime wetlands.

DRAINAGE

The parcel is located at 28 Dover Point Road, Dover, NH. The site contains approximately 0.76 acres and is bounded to the west by Dover Point Road, the east by commercial development, and the north by residential and mixed-use properties. The watershed of the parcel includes the project site. On site soils are a mix of Suffield Silt Loam, and Buxton Silt Loam. Suffield and Buxton series soils classified as HSG C.

The proposed development of the site includes the demolition and removal of a pre-existing residential driveway and the construction of a mixed-use building with associated parking having site access from Dover Point Road which will be shared with the adjacent commercial development project. The project also includes the construction of utility upgrades, and drainage improvements including on-site stormwater detention and treatment system. The post development watershed is modeled utilizing the same point of analysis as the predevelopment watershed, allowing direct comparison of the peak runoff between the pre and post developed conditions (see drainage report).
The analysis indicates that the proposed development of the site will have negligible impact on the watershed leading to Varney Brook.

UTILITIES

The proposed project will connect to City of Dover water and sewer as well as Unitil for natural gas, and Eversource for electricity. Natural Gas lines are located within the Dover Point Road right-of-way which is the anticipated location for this connection. The existing site is undeveloped and will require new services. City of Dover water lines are located within Dover Point Road and Pointe Place. There is an existing service connection from the 8" line in Pointe Place that is anticipated to be used. A sewer easement and gravity sewer line runs through the property which is the intended point of connection for the project. Building connections are made per the City's Community Services Utility Division and Fire Department requirements and standards. Underground electricity for the site is to be provided by the existing electric lines located along Dover Point Road.

EVERSOURCE ENERGY

1700 Lafayette Road
Portsmouth, NH 03801

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

March 19, 2026

Elijah T. Allen, Staff Engineer
Civilworks New England
181 Watson Road, P.O. Box 1166
Dover, NH 03821

Dear Elijah:

I am responding to your request to confirm the availability of electric service for the proposed 28 Dover Point Road project being constructed for/by 25 Dover Point LLC.

The proposed project consists of a 2-story building with 3 residential units approximately 3,048 s/f of retail/office space at the ground level and parking below grade. The proposed development will be constructed along Dover Point Road Street.

The developer will be responsible for the installation of all underground/overhead facilities and infrastructure required to service the new building. The service will be as shown on attached marked up Utility Plan 28 Dover Point Road – Utility Plan. The proposed building service will be fed from ..... to be determined by Eversource Engineering as depicted on utility plan 28 Dover Point Road – Utility Plan. The developer will work with Eversource to obtain all necessary easements and licenses for the proposed underground/overhead facilities listed above.

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

The attached drawing titled "28 Dover Point Road - Utility Plan" dated 03/19/026, shows transformer locations to service your proposed project.

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

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

Respectfully.

Trevor Emmons
NH Eastern Regional Engineer, Eversource

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

March 18, 2026

28 Dover Point LLC
99 Columbus Ave
Dover NH 03820

RE: Natural Gas Availability to 28 Dover Point Rd Dover NH

Dear Zach,

Unitil's natural gas division has reviewed the requested site for natural gas service.

Unitil hereby confirms natural gas service will be available to 28 Dover Point Rd Dover NH to serve a six unit mixed use project.

Installation is pending the receipt of an installation agreement with the owner and a street opening approval from the City of Dover DPW.

Let me know if you have any questions. You can email me at oliver@unitil.com. My phone number is 603-294-5174.

Sincerely,

Janet Oliver
Senior Business Development Representative

CUSTOMER ENERGY SOLUTIONS
325 West Road
Portsmouth, NH 03801

T 888.486.4845 www.unitil.com

Elijah Allen

From: Gibbons, Matthew <M.Gibbons@dover.nh.gov>
Sent: Thursday, March 19, 2026 8:54 AM
To: Elijah Allen
Cc: Kevin McEneaney; Steve Haight; Mavrogeorge, Kenneth
Subject: RE: CNE#25026 - 28 Dover Point Road - Will serve Letter - Water and Sewer

Good morning Eli,

Yes, there are existing services as located on the proposed plans which may be utilized.

Thank you,

Matt Gibbons, PE
Deputy City Engineer
Community Services
City of Dover, NH
271 Mast Rd.
Dover, NH 03820-4169
e: m.gibbons@dover.nh.gov
p: 603.396.3983 | f: 603.516.6463

Dover: First in New Hampshire, First with you!
http://www.dover.nh.gov

From: Elijah Allen <eallen@civilworksne.com>
Sent: Tuesday, March 17, 2026 2:44 PM
To: Gibbons, Matthew <M.Gibbons@dover.nh.gov>
Cc: Kevin McEneaney <kevin@surveynh.com>; Steve Haight <shaight@civilworksne.com>
Subject: CNE#25026 - 28 Dover Point Road - Will serve Letter - Water and Sewer

Security Notice: External sender. Use caution with hyperlinks or attachments.

Hello Matthew,

25 Dover Point LLC is proposing to construct a mixed use building located at 28 Dover Point Road. The proposed structure is a two story 3,048 SF building containing a mix of residential and commercial space as follows:

- Residential (2+ beds) = 4 bedrooms x 150 GPD/bedroom = 600 GPD
- Residential (1 bed) = 2 units x 225 GPD/unit = 450 GPD
- Office = 3,048 SF x 5 GPD/100 SF = 153 GPD
- Total = 1203 GPD

These design flow rates are based on NHDES Env-Wq 1008.03 Table 1008-1 Design Flow figures for residential structures with 2 or more bedrooms (150 GPD/bedroom), residential structures with 1 bedroom (225 GPD/unit), and unspecified office space (5 GPD/100 SF).

Attached is a draft utility plan to depict the site layout of the building and utility services.

Please advise on the availability of sewer and water service to the project.

If you have any questions or require more information do not hesitate to reach out.

Thank you again for your assistance on these projects.

Best,
Eli

Elijah Allen
Staff Engineer II
Direct: (603) – 749 – 0443 x 117
Cell: (603) – 244 – 6252

Civilworks New England
P.O. Box 1166 Dover, NH 03821
181 Watson Road Dover, NH 03820
Office: (603) 749-0443
https://civilworksne.com

Please consider conserving our natural resources before printing this e-mail and/or any attachments.

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DONNA P. BENTON, AICP
Director of Planning and
Community Development
d.benton@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

Zoning Board of Adjustment
NOTICE OF DECISION

December 23, 2025

25 Dover Point, LLC
99 Columbus Ave.
Dover, NH 03820

Re: ZONE-2025-0037, 37B, 37C – 28 Dover Point Road, Tax Map K, Lot 26

Dear Mr. Leavitt:

Please be advised that after a public hearing on Thursday, December 18, 2025, the Zoning Board of Adjustment ("ZBA") voted *5-0 to* ***APPROVE*** each of your three (3) Variance requests pursuant to Section 170-11(D), to allow for the construction of a commercial building within a residential zoning district, Section 170- 12(B), to permit a front setback of 78.1' where the front build-to line requires a max of 25', and Section 170- 15(D), to allow for a commercial property closer than 150' from a residential structure within a residential zone.

Please be aware that each of the three (3) variances were granted with the conditions that:

1. The property shall be served by a single, shared driveway with Map K, Lot 19C;
2. The Owner shall relinquish any rights to the shared driveway over Map K, Lot 26-1;
3. The Site Plan submitted for this project shall include an 8' tall fence and landscaped buffer between the proposed structure and Map K, Lot 26-1, and landscaping along the frontage of Dover Point Road;
4. The commercial use at this property shall be limited to all uses permitted within the R-12 Zoning District or "Office" use, as defined in 170-6 of the zoning ordinance; and
5. These variance approvals in no way grant authorization of the four (4) sought residential dwelling units – any and all density in excess of what is permitted via underlying zoning shall be approved by the Planning Board.

Note: The City Council, any party to the action, or any person directly affected has a right to seek rehearing and thereafter appeal the ZBA's determination by timely following the procedural requirements outlined within New Hampshire statutes. *See generally* New Hampshire Revised Statutes Annotated, Chapter 677, *available at*: https://www.gencourt.state.nh.us/rsa/html/NHTOC/NHTOC-LXIV-677.htm

If you have any questions, please do not hesitate to contact us directly at: (603) 516-6008.

Sincerely,

Paul R. Crouser
Zoning Administrator, Assistant City Planner

Enclo.:	Donna Benton, AICP	Director of Planning and Community Development
	James Maxfield	Building Official
	Michelle Dube	Inspection Services Office Manager
	Donna Langley	City Assessor

SITE DEVELOPMENT DESIGN CRITERIA NARRATIVE
§153-14
STORMWATER MANAGEMENT
for
25 Dover Point, LLC
28 Dover Point Road
Tax Map K, Lot 26

A. Stormwater management, erosion control and flood hazards.

(1) Purpose and objective. These regulations establish standards to manage the discharge of runoff to the City of Dover's municipal storm sewer system and water bodies, in a manner compliant with the requirements of state and federal law, including provisions of the federal stormwater management legislation for municipal separate storm sewer systems (MS4), as amended. These provisions and standards are implemented for the purpose of:

(a) Managing stormwater runoff to protect water quality and quantity. **The proposed BMP on site is a rain garden which has been designed to include the treatment and mitigation of stormwater runoff from the site. This is being managed by a rain garden, a sediment forebay, and catch basins for conveyance.**

(b) Minimizing the contribution of a pollutant for which a water body is impaired to the maximum extent practicable (MEP). **The proposed development has been designed in accordance with NH DES AoT permitting standards to include the treatment of stormwater runoff from 98% of impervious areas on the site to minimize pollutant runoff.**

(c) Causing no discharge of runoff to an adjacent property in excess of runoff discharge in the existing developed or undeveloped condition. **The proposed development does not propose an increase in the peak rate of runoff from the project site.**

(d) Encouraging the use of low-impact development (LID) strategies. **The project proposes the use of a rain garden for stormwater treatment.**

(2) Applicability of the stormwater standards.

(a) All projects requiring site plan or major subdivision approval shall be subject to the following set of stormwater standards according to the amount and type of disturbance. Applicability is as follows: **The project does not qualify for the redevelopment standards, as such, the stormwater standards apply.**

[1] The minimum protections and management standards shall apply to all projects. **The design incorporates these standards.**

[2] The stormwater management for new development standards shall apply to any project that results in a contiguous land disturbance of more than 20,000 square feet or creates more than 4,000 square feet of new impervious area. **The design incorporates these standards.**

[3] The stormwater management for redevelopment standards shall apply to any project that results in a contiguous land disturbance of more than 20,000 square feet or creates more than 4,000 square feet of new impervious area where the existing land use has been previously developed as commercial, industrial, institutional, governmental, recreational, or multifamily. **The redevelopment standards are not applicable to this project.**

(b) All projects of such magnitude as to require a permit from the National Pollutant Discharge Elimination System (NPDES) Program or the New Hampshire Department of Environmental Services (NHDES) Alteration of Terrain (AoT) Program shall also comply with the standards of the Environmental Protection Agency (EPA) and/or NHDES permits and this section, whereas the stricter standards shall apply. **The project does not require NH DES AoT permitting. The design of the project has incorporated the associated standards of these agencies.**

(3) Design standards.

(a) Minimum protections and management standards.

[1] Where applicable, all development must comply with the EPA Phase II Stormwater Rules and the City's MS4 permit, as amended. **The project complies with the City's design and stormwater requirements.**

[2] Existing surface waters, including ponds, rivers, perennial and intermittent streams (natural or channelized), and wetlands (including vernal pools), shall be protected by the minimum buffer setback as specified in Chapter 170, Zoning, § 170-27.1. Stormwater and erosion and sediment control best management practices (BMPs) shall be located outside the specified buffer zone unless otherwise approved by the Planning Board. **The proposed project has been designed to limit the wetland buffer impacts to the greatest extent possible. The disturbance has been limited for the stormwater pond construction and associated grading. There is no proposed work within a wetland. Erosion control will be implemented on site at time of construction.**

[3] Low-impact development (LID) site planning and design strategies shall be used to the MEP in order to reduce the generation of the stormwater runoff Volume for both new and redevelopment projects. An owner/applicant must document why LID strategies are not appropriate if not used to manage stormwater. **The proposed stormwater management is designed per City of Dover's requirements and the NHDES Stormwater Manual. LID strategies were implemented to the maximum extent practicable, however the on-site soils are not conducive for infiltration practices.**

[4] All proposed stormwater practices and measures shall be installed and maintained in accordance with manufacturers' specifications and performance specifications outlined in the New Hampshire Stormwater Management Manual Volume 2 (December 2008 or current revision) a copy of which can be found on The NHDES website. **The project incorporates a stormwater BMP designed in accordance with NH DES AoT permitting standards. Details provided for construction are aligned with the NH Stormwater Manual and the engineer of design will be required to review material submittals and witness the installation of the practices. A Stormwater Inspection and Maintenance Manual will be provided for the site that will outline BMP maintenance; the owner will be responsible for this in perpetuity.**

[5] 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, aboveground storage tanks, hazardous waste, and best management practices for groundwater protection (Part Env Wq 401). **The project does not propose the storage of the referenced materials onsite.**

[6] Salt and other deicing materials shall be stored under cover or located such that no direct discharges to receiving waters are possible. Snow storage areas shall be located such that no direct discharges to receiving waters are possible. See the NHDES guidance fact sheet on road salt and snow disposal. **The project does not propose the storage of deicing materials onsite.**

[7] The use of sodium-chloride-based materials for winter maintenance shall be the minimum necessary for safety. The use of sodium-chloride-based materials is discouraged within the groundwater protection districts. **The project I&M manual directs the owner/operator to produce a salt minimization plan as part of the winter maintenance of the site.**

[8] Impervious surfaces for parking areas and roads shall be minimized to the extent possible. **The project design incorporated the minimization of impervious areas to the maximum extent possible. All aspects of the design including the required number of parking spaces, drive aisle width, and turning areas were evaluated.**

[9] Stormwater runoff from new impervious surfaces shall be directed to a best management practice for flow mitigation, treatment and/or infiltration. **The proposed development has been designed in accordance with City of Dover's Stormwater management regulations to include the treatment of stormwater runoff utilizing catch basins, sediment forebays, a rain garden, and outlet protection.**

(b) Stormwater management for new development.

[1] Runoff of impervious surfaces shall be treated to provide 80% removal of total suspended solids (TSS) and 50% removal of both total nitrogen and phosphorus. Removal rates shall be determined using approved manufacturer's pollutant removal efficiency analysis or the pollutant removal efficiencies outlined in the New Hampshire Stormwater Management Manual Volume 1, Appendix E (December 2008 or current revision), a copy of which is available from the NHDES website. **The project utilizes a rain garden for treatment of 98% of impervious areas. This system provides 88% removal of TSS, 63% removal of total nitrogen, 63% removal of phosphorous per the NH Stormwater Manual.**

[2] Rainfall amount shall be based on current extreme precipitation estimates obtained from the Northeast Regional Climate Center. **The design incorporates NRCC precipitation amounts and the associated storm distribution data.**

[3] Measures shall be taken to control the post-development peak rate runoff so that it does not exceed predevelopment runoff for the two-, ten-, twenty-five- and fifty-year, twenty-four-hour storm events. **The proposed design mitigates post-development peak rate runoff to the pre-developed conditions except for the peak runoff rate in the two-year storm event. There is a slight increase for sub catchment A runoff in this event as grading now directs 96% of the property to this sub catchment discharge point. The on-site soils are not conducive for infiltration practices.**

[4] Measures shall be taken to control the post-development surface water runoff volume so that it does not exceed predevelopment runoff for the two-, ten-, twenty-five- and fifty-year, twenty-four-hour storm events. For sites where infiltration/recharge is limited or not practicable, the owner/applicant must demonstrate that the project will not cause or contribute to flooding or functional impairments to streets, adjacent properties, and downstream properties. **Stormwater runoff will be directed to predevelopment runoff locations. Runoff volume will increase for sub catchment A in the two-year storm event as grading now directs 96% of the property to this sub catchment discharge point. The on-site soils are not conducive for infiltration practices.**

[5] Infiltration rates for designing groundwater recharge practices shall be determined in accordance with Section Env-Wq 1504.14. **The on-site soils are not conducive for infiltration practices, groundwater recharge practices are not proposed.**

[6] Stormwater conveyance practices shall be sized appropriately to convey the ten-year, twenty-four-hour storm event without overtopping or causing flooding on the property. **Stormwater conveyance practices are designed to ensure they pass the 50-yr, 24-hour storm events without overtopping.**

[7] For large projects adding greater than or equal to 10 acres of impervious cover, or projects located in known areas of flooding concern, or specifically within areas with a 1% chance of being inundated by water in any given year, the owner/applicant shall submit a supplementary report that describes how the project will not increase the future flooding potential and complies with the AoT requirements pertaining to floodplain impacts as described in Section Env-Wq 1503.09, regardless of whether an AoT permit is required. **The project is located outside of the 0.2 percent annual chance floodplain. The project does not propose permanent or temporary disturbance or alteration of terrain within the flood plain.**

[8] The design of the stormwater management systems shall consider upstream and upgradient runoff that flows onto, over, or through the site to be developed or redeveloped and provide for this contribution of runoff. **The project has been designed to accommodate on-site and off-site drainage.**

[9] Seasonal high-water table elevations must be accounted for in all BMP design criteria. **A rain garden has been designed for stormwater water mitigation, it is anticipated that the seasonal high-water table is high due to the on-site soils. Test pits were not conducted to verify season high water table. Infiltration rates have not been used during calculation for the rain garden stormwater mitigation. If test pits are conducted for pavement or building design, a copy of the logs will be provided to Community Services.**

[10] Access for maintenance of stormwater facilities must be included as part of the design, where necessary. Access easements may be required. **A Stormwater Inspection and Maintenance Manual will be provided for the site that will outline BMP maintenance; the owner will be responsible for this in perpetuity.**

[11] Plantings in treatment areas shall be native grasses, shrubs and/or other native plants in sufficient numbers and density to prevent soil erosion and to achieve water-quality treatment. **Acknowledged, a landscape plan has been prepared.**

(c) Stormwater management for redevelopment. In order to determine the stormwater requirements for redevelopment projects, the percentage of the site covered by existing impervious areas must be calculated. Stormwater requirements for redevelopment will vary based upon the amount of site surface area that is covered by existing impervious surfaces. **The project does not meet redevelopment requirements and this section is Not Applicable (N/A).**

[1] For sites meeting the definition of a redevelopment project and having less than 40% existing impervious surface coverage, the stormwater management requirements will be the same as new development projects, with the important distinction that the applicant can meet those requirements either on site or at an approved off-site location (i.e., off-site mitigation). The applicant must satisfactorily demonstrate that impervious area reduction, LID strategies and BMPs have been implemented on site to the MEP. **N/A**

[2] For sites meeting the definition of a redevelopment project and having more than 40% existing impervious surface coverage, stormwater shall be managed in accordance with one or more of the following techniques, listed in order of preference: **N/A**

[a] Implement measures on site that result in mitigation and treatment of at least 30% of the existing impervious cover as well as 50% of the additional proposed impervious surfaces and pavement areas through the application of LID; or

[b] Implement other LID techniques on site to the MEP to provide mitigation and treatment for at least 50% of the entire site area.

[3] The owner/applicant may utilize off-site mitigation to meet the redevelopment requirements when the following standards have been met. **N/A**

[a] The owner/applicant shall demonstrate, to the satisfaction of the Planning Board, that on-site treatment has been implemented to the MEP.

[b] The owner/applicant shall find an approved, off-site location within the same watershed as the project site or within the drainage area of the same receiving water body.

[c] Off-site mitigation shall be equivalent to no less than the total area of pervious cover not treated on site.

[d] The owner/applicant shall submit a full design of the proposed off-site measures for review and approval.

[e] The owner/applicant must also demonstrate that there is no downstream drainage or flooding impact as a result of not providing on-site management.

(d) Erosion control standards during construction. The following standards shall be applied in project planning and shall be implemented prior to and during construction activity: **The plan set includes temporary and permanent sediment and erosion control practice notes and details in support of meeting the erosion control standards.**

[1] All proposed measures shall meet, at a minimum, the design standards for best management practices set forth in the New Hampshire Stormwater Management Manual Volume 3 (December 2008 or current revision), a copy of which is available from the NHDES website. **The sediment and erosion control details provided in the plan set are all designed in accordance with the NH Stormwater Manual.**

[2] When a project requires a stormwater permit from the EPA Construction General Permit (CGP) Program, copies of the stormwater pollution prevention plan (SWPPP) inspections shall be provided to the Community Services Department. **If required, a SWPPP will be provided prior to construction.**

[3] Stripping of vegetation shall be done in a manner that minimizes soil erosion. Whenever practical, natural vegetation shall be retained, protected, or supplemented. **The Erosion Control Notes in the provided plan set indicate that the smallest practical area shall be disturbed during construction.**

[4] The area of land disturbance shall be kept to a minimum and be limited to an area only large enough to accommodate construction activities for a particular construction phase. **The Erosion Control Notes in the provided plan set indicate that the smallest practical area shall be disturbed during construction and that in no case shall greater than 5 acres be disturbed at any time.**

[5] Off-site surface water and runoff from undisturbed areas shall be diverted away from disturbed areas where feasible, or measures to convey stormwater through the project area without causing erosion of sediment must be included. The integrity of downstream drainage systems shall be maintained. **Direction to ensure that stormwater conveyance practices shall be stabilized prior to receiving stormwater runoff is included on the Erosion Control Notes sheet provided as part of this submittal.**

[6] Appropriate erosion and sediment control measures shall be installed prior to any soil land disturbance and must be reviewed and approved by the Community Services Department. **Construction scheduling and inspections will be discussed with Community Services at the required pre-construction meeting.**

[7] Perimeter site controls shall not be placed within wetland areas, stream channels or wetland buffers. **Erosion control measures are proposed along the down slope side of all construction and will be doubled up within wetland buffer to ensure protection to the onsite wetlands and abutting properties.**

[8] 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 calendar days for exposed soil areas that are within 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 calendar days following completion of final grading of exposed soil areas. **The definitions of, and direction for, stabilization of the site is provided on the Erosion Control Notes sheet provided as part of this submittal.**

[9] All temporary erosion and sediment control measures shall be maintained in functioning condition until final site stabilization is accomplished. A proposed BMP inspection schedule shall be included in the submittal. **The erosion control inspection scheduling requirements are identified on the Erosion Control Notes sheet provided as part of this submittal.**

[10] Additional temporary stabilization for the winter season consistent with NHDES guidelines shall be in place for disturbed areas that are not permanently stabilized by October 1, or at the discretion of the Community Services Department. **The NH DES AoT winter construction notes are identified on the Erosion Control Notes sheet provided as part of this submittal.**

[11] Special stabilization details shall be provided with the submission for any land disturbance on slopes equal to or steeper than 3:1. **Slopes greater than 3:1 require erosion control matting and a detail is provided in the plan set.**

[12] 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. **Temporary practice details identify the need to remove sediment and/or stabilize the area once the practices have been removed.**

[13] For projects proposing to disturb and expose soils in areas of 10 acres or more at one time, a temporary (or permanent) sediment basin must be provided with storage for a calculated volume of runoff from a drainage area from a two-year, twenty-four-hour storm, or equivalent control measures, where attainable, until final stabilization of the site. Alternatively, the sediment of storage per acre of drainage area until final stabilization of the site. In determining appropriate locations and number of sediment basins needed, the operators may consider such factors as erodibility of site soils, slope lengths, available area on site, construction period and other unique site considerations. **The project does not propose the disturbance of greater than 10 acres of area.**

[14] Use of temporary sediment basins should avoid any additional vegetation clearing or site land disturbance not otherwise needed for post-construction. Sediment basin locations must be reviewed by the Community Services Department prior to construction and must consider the potential for off-site impacts, including public safety, especially as it relates to sediment movement and/or sediment basin failure, and alternative sediment controls must be used where site limitations preclude a safe design. **Temporary sediment basin locations, if constructed, will be discussed with Community Services prior to the construction of the practices. These discussions will occur upon submission/review of the SWPPP, if required.**

(e) Installation and construction inspections. The owner/applicant shall be responsible for inspection requirements as follow:

[1] The Community Services Department or its designated agent shall have access to the site to complete routine inspections. **Community Services access and inspection requirements will be discussed at the pre-construction meeting.**

[2] The Community Services Department shall be notified 24 hours prior to installation of a stormwater BMP in order to schedule an inspection. These inspections shall be completed during normal working hours. **The project notes provide direction for the contractor to notify the design engineer and the Community Services Department as required.**

[3] The Planning Board or Community Services Department may require the design engineer and/or an independent third party to provide inspection and oversight of the construction of the stormwater management facilities and erosion and sediment control measures at its discretion. Such oversight may be especially important for implementing techniques such as porous pavement or subsurface stormwater infiltration systems. The owner/applicant shall be responsible for all fees associated with third-party inspections. **A letter can be provided if requested. This letter, if required, will be discussed at the pre-construction meeting.**

[4] 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 stormwater inspector (CESSWI), or a certified professional in stormwater quality (CPSWQ). Inspection reports shall be submitted to the Community Services Department. **The project notes provide direction for the inspector to be qualified and for all reports to be submitted to the Community Services Department.**

[5] 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. **The project notes identify the owner as having the responsibility for ensuring the stormwater management and erosion control measures are installed as approved.**

(f) 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. **The SWMP is a comprehensive set of documents that include, at a minimum, a drainage report, plan set, and Stormwater I&M Manual. These documents each serve a role in presenting the necessary information to the appropriate audience. The information required in this section is provided within the SWMP documents.**

[1] For projects requiring minimum protection standards, a plan including the following information shall be submitted:

[a] Description of erosion and sediment control measures as well as sequence for final stabilization of the project site. **This information is provided within the Erosion Control Notes within the plan set.**

[b] Proposed changes in impervious cover areas and any changes in pre- and post-development drainage patterns. **This information is provided within the drainage report and the Pre/Post Development Watershed Plans.**

[c] Description of LID proposed measures. **This information is provided in the drainage report and throughout the plan set and details.**

[2] For projects requiring new development or redevelopment standards, a drainage report that contains the following items shall be submitted: **The SWMP documents include the proposed information when applicable.**

[a] Description of construction period and earth movement schedule, including anticipated project start and completion dates, sequence and duration of grading and construction activities, sequence, and timing of installation and/or application of soil erosion and sediment control measures as well as sequence for final stabilization of the project site. **The SWMP documents include the proposed information when applicable, more specifically in the erosion control note sheet.**

[b] Description of the on-site and adjacent wetlands, streams and other water resources, including methods used to identify these resources, and a description of any buffer setbacks that may apply, steep slopes, critical habitat, existing vegetation, areas with a 1% chance of being inundated by water in any given year, and whether any downstream water bodies are listed as impaired according to NHDES's most recent 303(d) list. **The SWMP documents include the proposed information when applicable, more specifically in the existing conditions plan.**

[c] Soils information for proposed disturbed areas shall be delineated by a certified soil scientist. For all other areas that contribute runoff to the project site, soil types may be identified in accordance with Natural Resources Conservation Service (NRCS) countywide soil survey. **The SWMP documents utilize NRCS countywide soil survey.**

[d] Description of existing drainage patterns, receiving water bodies or drainage infrastructure and soil types for recharge potential. **The SWMP documents include the proposed information when applicable, more specifically in the drainage report.**

[e] Watershed area limits, including any off-site and upstream areas contributing flow to shared drainage channels and/or infrastructure. **The SWMP documents include the proposed information when applicable, more specifically in the drainage report.**

[f] Description of proposed changes in impervious cover areas and any changes in pre- and post-development drainage patterns. **The SWMP documents include the proposed information when applicable, more specifically in the drainage report, and Grading, Drainage, & Erosion Plan.**

[g] Methods and assumptions used to calculate pre- and post-development runoff volume, peak discharge, and discharge velocity for the specified design storm events. **The SWMP documents include the proposed information when applicable, more specifically in the drainage report.**

[h] Methods and assumptions used to calculate the pollutant load removal. **The SWMP documents include the proposed information when applicable, more specifically in the drainage report.**

[i] Description of LID measures that are proposed to limit the development footprint, preserve existing vegetation and mimic existing hydrology to the extent feasible. **The SWMP documents include the proposed information when applicable.**

[j] If not used, provide rationale why LID measures are not practical for the site. **The SWMP documents include the proposed information when applicable.**

[k] Describe measures and calculations for proposed practices used to achieve no net increase in runoff volumes leaving the site. **The SWMP documents include the proposed information when applicable, more specifically in the drainage report.**

[l] Provide calculations for the infiltration or exfiltration system. **The SWMP documents include the proposed information when applicable.**

[m] If an increase in post-development runoff volume is anticipated due to limited applicability for LID measures and site constraints, provide an assessment and supporting calculations to demonstrate no adverse impacts to downstream infrastructure, adjacent properties, or aquatic habitat. **The SWMP documents include the proposed information when applicable, more specifically in the drainage report.**

[n] Descriptions, details, and design criteria and calculations for all structural, nonstructural, permanent, and temporary erosion and sedimentation control measures and BMPs. This information should include seeding mixtures and rates, types of sod, methods of seedbed preparation, expected seeding dates (or limitations on seeding time frames), type and rate of lime and fertilizer application, and type and quantity of mulching for temporary and permanent control facilities. **The SWMP documents include the proposed information when applicable, more specifically in the erosion control note sheet and landscape O&M.**

[o] Where proposed changes are anticipated within mapped limits of the areas with a 1% chance of being inundated by water in any given year, provide hydrologic and hydraulic analysis to show no net increase in flood elevations. **The SWMP documents include the proposed information when applicable.**

[p] Proposed schedule for the inspection and maintenance of all erosion control measures on site prior to achieving final site stabilization. **The SWMP documents include the proposed information when applicable, more specifically in the erosion control note sheet.**

[q] Describe procedures for removing temporary erosion control measures and removal of accumulated sediment captured by such measures. **The SWMP documents include the proposed information when applicable, more specifically in the erosion control note sheet.**

[r] Any other specific study, calculation, or investigation as requested by the City. **Additional information is provided as requested and may include traffic studies, structural designs, septic/sewer designs, geotechnical reports, etc. These documents are provided on a case-by-case basis and as requested by the City.**

[s] Describe procedures to limit and/or optimize the use of deicing materials and minimize off-site increases in chloride levels in adjacent surface water and groundwater. **The Stormwater I&M Manual includes the implementation of a salt minimization plan.**

[t] Provide a maintenance and inspection plan for post-construction monitoring of stormwater BMPs to ensure long-term performance and functionality, including details of who will be responsible for inspections and maintenance, proposed schedule, documentation, submittal procedures and contingency plans if future maintenance is required. **A Stormwater I&M Manual is provided as part of the submission.**

[u] Provide copies of pertinent state and federal permits. **Copies of permits will be provided to the City.**

(g) Long-term operation and maintenance. The owner shall be responsible for continued inspection and maintenance requirements. **An I&M Manual that identifies the owner's responsibilities has been provided as a part of the submission.**

[1] An operation and maintenance manual shall be created with the following information:

[a] The names of the responsible qualified professionals who will implement the required reporting, inspections, and maintenance activities. **The Owner, Responsible Party, and the Management Company are identified in the I&M Manual.**

[b] An inspection checklist, identifying item or BMP, inspection frequency, and components to be inspected. The list shall clearly outline performance thresholds and triggers for maintenance. **Inspection requirements and maintenance thresholds are identified in the I&M Manual.**

[c] Snow and ice removal shall be performed by a contractor certified by the "Green SnoPro" Program, or approved equivalent, following best management practices for the application of deicing materials. **The I&M Manual requires the use of a Green SnowPro contractor.**

[d] Deicing log to track amount and type of deicing material applied. **The I&M Manual requires the implementation of a salt minimization plan that also requires the owner or operator to track salt usage onsite through a quantity usage log.**

[e] A site plan clearly identifying the locations of all stormwater practices to be inspected and maintained. **The approved Grading and Drainage Plan, where BMPs are highlighted in a BMP Location Plan, accompanies the I&M Manual.**

[f] Inspection and maintenance log to be submitted to the City of Dover Community Services Department on an annual basis. Documents shall be submitted no later than December 15 of each year. **The I&M Manual identifies this requirement.**

[2] The owner of record shall record at the Registry of Deeds documentation sufficient to provide notice to all persons 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 of the requirements for maintenance and reporting. **Not Applicable.**

Fraggle Rock Environmental
Damon E. Burt, CWS, CPESC
38 Garland Road, Strafford NH 03884
603-969-5574
FRenvironmental@gmail.com

Wetland Report

March 1, 2021

Circle K and Seabring Lots
Dover Point Road/Point Place
Dover NH

Fraggle Rock Environmental performed wetlands delineation on January 14, 2021. Wetland Flags A1 – A26; B1 –B32: Wetlands were delineated according to the following standards:

Wetland Delineation Standards

- Corps of Engineers Wetland Delineation Manual, Technical Report 4-87-1, (January, 1987)
- U.S. Army Corps of Engineers, 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, 3909 Halls Ferry Road, Vicksburg, MS 39180-6199, January 2012, ERDC/EL TR-12-1
- Cowardin, Lewis M., Golet, Francis C. and LaRoe, Edward T, Classification of Wetlands and Deepwater Habitats of the United States, USFWS, Dept. of the Interior, Wash. D.C., 1979.
- Field Indicators of Hydric Soils in the United States A Guide for Identifying and Delineating Hydric Soils, Version 8.1, 2017 (Including corrections to version 8.0, 2016, on pages 21, 25, and 34)
- New England Hydric Soils Technical Committee. 2017 Version 4, Field Indicators for Identifying Hydric Soils in New England. New England Interstate Water Pollution Control Commission, Lowell, MA
- U.S. Army Corps of Engineers 2016. National Wetland Plant List/State List, Version 3.3

Sincerely,

Damon E. Burt

Damon E. Burt, CWS, CPESC
Fraggle Rock Environmental Services
NH Certified Wetland Scientist
Certified Professional in Erosion and Sediment Control

STATE OF NEW HAMPSHIRE
DAMON
E.
BURT
No. 163
CERTIFIED WETLAND SCIENTIST

TEPP LLC TRANSPORTATION ENGINEERING, PLANNING, AND POLICY

MEMORANDUM

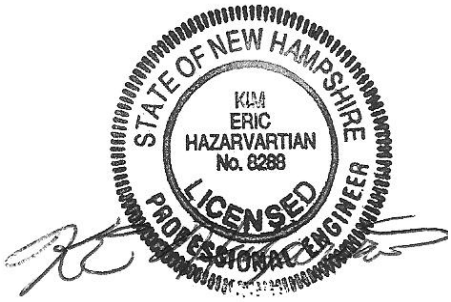
93 Stiles Road, Suite 201, Salem, New Hampshire 03079 USA
800 Turnpike Street, Suite 300, North Andover, Massachusetts 01845 USA
Phone (603) 212-9133 and Fax (603) 226-4108
Email tepp@teppllc.com and Web www.teppllc.com

Ref: 1466

Subject: Traffic Assessment
28 Dover Point Road
Dover, New Hampshire

From: Kim Eric Hazarvartian, Ph.D., P.E., PTOE
Principal
keh@teppllc.com

Date: February 5, 2026



INTRODUCTION

TEPP LLC has prepared this traffic-assessment memorandum (TAM) regarding a proposed building at 28 Dover Point Road in the City of Dover, New Hampshire. The City approved a medical-office building with a floor area of about 3,600 square feet (sf).

The current proposal is a building with:

- commercial floor area of about 3,048 sf
- residential, four dwelling units

TEPP LLC concludes that the current proposal compared to the approved building does not add significant new traffic to the area.

TRIP GENERATION

The Institute of Transportation Engineers (ITE) publishes trip-generation information in the authoritative *Trip Generation Manual*.[1] This information is based on empirical data for a variety of land uses including:

- land use 720, medical-dental office building, based on floor area[2]
- land use 822, strip-retail plaza (less than 40,000-sf floor area), based on floor area[3]
- land use 215, single-family attached housing, based on dwelling units[4]

[1] ITE, *Trip Generation Manual*, 12th edition (Washington DC, August 2025).

[2] ITE, *Trip Generation Manual*, volume 5, pages 130 to 139.

[3] ITE, *Trip Generation Manual*, volume 3, pages 53 to 63.

[4] ITE, *Trip Generation Manual*, volume 3, pages 249 to 260.

Table 1 shows the following calculated vehicle-trips, proposed compared to approved:

- weekday daily, 69 (total of in and out)
- weekday AM-street-peak hour, 2 (-2 in and 4 out)
- weekday PM-street-peak hour, 28 (16 in and 12 out)
- Saturday daily, 173 (total of in and out)
- Saturday site-peak hour, 18 (9 in and 9 out)

POTENTIAL TRAFFIC IMPACTS

ITE suggests that land developments generating at least 100 peak-hour vehicle trips, in the busier direction, are candidates for consideration of traffic impact analysis.[5] Tabulated peak-hour trip generation of the current proposal compared to the approved building is well below this national ITE threshold.

CONCLUSION

TEPP LLC concludes that the current proposal compared to the approved building does not add significant new traffic to the area.

[5] ITE, *Manual of Transportation Engineering Studies* (Prentice Hall: Englewood Cliffs, New Jersey, 2000), page 144.

Table 1. Calculated trip generation.

	Vehicle-Trips										
	Weekday							Saturday			
		AM-Street-Peak Hour			PM-Street-Peak Hour				Site-Peak Hour		
Time Period	Daily	Total	In	Out	Total	In	Out	Daily	Total	In	Our
Approved Medical[a]	123	12	9	3	8	2	6	19	4	2	2
Proposed Commercial[b]	166	12	7	5	34	17	17	166	20	10	10
Proposed Residential[c]	26	2	0	2	2	1	1	26	2	1	1
Differences[d]	69	2	-2	4	28	16	12	173	18	9	9

[a] Based on ITE, *Trip Generation Manual*, land use 720, medical-dental office building, 3,600-sf floor area.

[b] Based on ITE, *Trip Generation Manual*, land use 822, strip-retail plaza (less than 40,000-sf floor area), 3,048-sf floor area. Weekday daily used for Saturday daily.

[c] Based on ITE, *Trip Generation Manual*, land use 215, single-family attached housing, four dwelling units. Weekday daily used for Saturday daily.

[d] Proposed compared to approved.

Stormwater Management System Inspection & Maintenance Plan

Prepared for

DOVER POINT MIXED USE
MAP K, LOT 26

28 Dover Point Road
Dover, New Hampshire
Strafford County

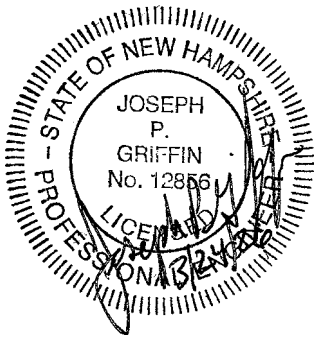
January 2026
Revised: March 2026

Owner of Record:

25 DOVER POINT, LLC
99 Columbus Avenue
Dover, New Hampshire 03820

Prepared By:

CIVILWORKS NEW ENGLAND
P.O. Box 1166
181 Watson Road
Dover, New Hampshire 03820



Introduction

Civilworks NE, has prepared the following Stormwater Management System Inspection & Maintenance Plan for **25 Dover Point, LLC**. The intent of this plan is to provide a list of procedures that document the inspection and maintenance requirements of the Stormwater Management System for this site.

The inspection and maintenance requirements outlined in this document are required to be performed in perpetuity. In the event the property is sold, future owners will be responsible for implementing the responsibilities outlined in this document.

The inspection and maintenance program is necessary in order to keep the Stormwater Management System functioning properly. These measures will also help to minimize potential environmental impacts to the areas surrounding the developed site. By following the enclosed procedures, the property owners, and maintenance personnel will be able to maintain the functional design of the Stormwater Management System and maximize its ability to remove sediment and other contaminants from site generated stormwater runoff.

This plan also requires the Owner/Operator to prepare and implement a salt minimization plan to reduce salt usage on-site and ultimately within the watershed. This plan will allow the owner/operator to monitor and modify how much salt is needed, when it should be applied, and where it needs to be applied, with the ultimate goal of reducing salt-use without compromising safety. It is expected that salt-use reduction will lead to long-term cost-savings as a result of purchasing less salt and reduced impacts on vegetation (e.g., landscaping) and corrosion of infrastructure.

The salt minimization plan should include the retention of a contractor who has completed the Green SnowPro Training course and obtained NHDES Salt Application Certification.

It is anticipated that this be a living document that will be updated at regular intervals (recommend updating annually in advance of the winter season in order to facilitate adjustments).

Owner

25 Dover Point, LLC
99 Columbus Avenue
Dover, NH 03820

In the event of a change in ownership, this Inspection and Maintenance Plan shall be transferred to the new party; transfer shall be documented to NH DES in writing.

Contact / Responsible Party:

True North Development, LLC
99 Columbus Avenue
Dover, NH 03820

The contact information for the Contact / Responsible Party shall be kept current.

Management Company:

True North Development, LLC
99 Columbus Avenue
Dover, NH 03820

The contact information for the Management Party shall be kept current.

Inspection Schedule / Record Retention

Inspection frequency should, at a minimum, be in accordance with New Hampshire Stormwater Manual, Volume 2, latest edition, as updated by NHDES. See the Inspection and Maintenance Plan for frequency requirements. A copy of the completed Stormwater Management System's Inspection & Maintenance Log and Deicing Salt Quantity Use Log shall be maintained, kept on-site, and be made available to local, state, or federal regulators as applicable by law. All Inspection and Maintenance records must be provided to the City of Dover Community Services Department annually before Dec 15th.

Stormwater Management System Components

The Stormwater Management System associated with the project is designed to mitigate both the quantity and quality of site-generated stormwater runoff. As a result, its design includes the following elements:

- Rain Garden
- Pre-treatment Structures
  - Sediment Forebay
- Pipes/Culverts
- Outlet Structures
- Energy Dissipation Structures (Rip Rap and Plunge Pool)
- Catch Basins
- Pavement
- Litter / Trash Removal

Design elements are identified in the design plans and are depicted on a Stormwater I&M Plan attached to this document. A copy of which shall be maintained with this Inspection and Maintenance Plan.

Control of Invasive Species

During maintenance activities, check for the presence of invasive plants and remove in a safe manner. Invasive plants shall be controlled to prevent them from reproducing, spreading, or re-growing. See the University of New Hampshire – Cooperative Extension's "Method for Disposing Non-Native Invasive Plants", included at the end of this manual, for guidance on the removal and disposal of invasive species.

Inspection and Maintenance Plan

By implementing the following procedures, the owners will be able to maintain the functional design of the Stormwater Management System and maximize the system's ability to remove sediment and other contaminants from site generated stormwater runoff and to effectively recharge the underlying groundwater resources.

Rain Garden:

- Inspection of the Rain Garden at least twice annually, and following any rainfall event exceeding 2.5 inches in a 24-hour period, with maintenance or rehabilitation conducted as warranted by such inspection. If the Rain Garden systems do not drain within 72-hours following a rainfall event, a qualified professional should assess the condition and determine measures required to restore filtration practice (as applicable).
- Embankments and spillways should be inspected for settlement, erosion, seepage, animal burrows, woody vegetation, and other conditions that could degrade the embankment and reduce its stability for impounding water. Immediate corrective action should be implemented if any such conditions are found.
- Inlet and outlet pipes, inlet and outlet structures, energy dissipation structures or practices, and other structural appurtenances should be inspected, and corrective action implemented (e.g., maintenance, repairs, or replacement) as indicated by such inspection.
- The bottoms, interior and exterior side slopes, and crest of earthen detention ponds should be mowed, and the vegetation maintained in healthy condition, as appropriate to the function of the facility and type of vegetation.
- Vegetated embankments that serve as "berms" or "dams" that impound water should be mowed at least once annually to prevent the establishment of woody vegetation.
- Trash and debris should be removed from the pond and any inlet or outlet structures whenever observed.
- Accumulated sediment should be removed when it significantly affects pond capacity.

PRE-TREATMENT STRUCTURES:

SEDIMENT FOREBAYS:

- Inspect at least once per year.
- Inspect for sediment accumulation.
- Remove all debris immediately.

PIPES/CULVERTS:

- Inspect once per year.
- Inspect for clogging and sediment accumulation.
- Remove all debris immediately and sediment accumulations ≥ 2 inches.

OUTLET STRUCTURE(S):

- Inspect once per year.
- Inspect for clogging and sediment accumulation.
- Remove all debris immediately and sediment accumulations ≥ 2 inches.

ENERGY DISSIPATION STRUCTURES (RIP RAP AND PLUNGE POOL):

- Inspect at least once a year.
- Inspect for sediment accumulation.
- Remove all debris immediately.
- Inspect the outlet protection annually for damage or deterioration. Repair damages immediately.
- If stones become displaced from riprap areas, they should be replaced immediately and chinked in to ensure stability. Add additional riprap as needed.

CATCH BASIN(S):

- Inspect once per year.
- Inspect for floatables, sediment accumulation, and hydrocarbons (oils and grease).
- Remove all floatables immediately and sediment accumulations ≥ 1 foot.
- Hydrocarbons shall be removed immediately by skimming, absorbent materials, or other methods and should be disposed of in accordance with applicable State and Federal regulations.

PAVEMENT:

- Minimize sanding.
- Minimize application of salt for ice control.
- Clean periodically (1-2 times per year) using a sweeper or vacuum sweeper. Vacuum sweeping is the preferred method.

LITTER / TRASH REMOVAL:

- Routinely patrol site for litter pick up.

DE-ICING AGENTS

- To address the concerns associated with the application of chlorides and other deicing materials, NHDES recommends that the Owner/Operator develop a Road Salt and Deicing Minimization Plan for the parking lots and roadways. The plan should develop the policies that the development will keep in place to minimize salt and other deicer use after the project has been completed. The plan should include tracking the use of salt and other deicers for each storm event and compiling salt use data annually. (See Anti-icing Data Form in the appendix).
- Use sand as primary agent for driveway and access way safety during ice and snow conditions
- Minimize the use of salt during the winter
- Use de-icing or anti-caking agents, added to enhance performance and application characteristics of sand mixtures, only as necessary and at minimum application rates.
- Recommend using a certified Winter Operator (Green SnowPro Trained) for applying de-icing agents.
- Monitor weather and apply de-icing agents based on weather conditions and temperatures.

ANTI-ICING AND SALT MINIMIZATION

- Owner to develop a Road Salt and Deicing Minimization Plan
- Provide a written policy that the “Development” will keep in place to minimize salt and other deicer use after the project has been completed.
- Use the attached form to track the use of salt and other deicers for each storm event and compiling salt use data annually.

Inspection & Maintenance Table

System Component / BMP	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance / Cleanout Threshold
Rain Garden • Inlet/Outlet Piping • Embankments • Pond Sediment • Trash/Debris • Vegetation (Veg.)	Periodically	• Check for erosion, settlement, seepage, etc. • Check for sediment accumulation in pond • Check for trash (in pond and structures) • Maintain 95% veg. (pond & slopes) • Maintain healthy stand of veg.	Repair immediately ≥ 2 in. sediment Remove all trash/debris Restore veg. in-kind Mow when ≥ 6 in
Pre-Treatment Structure: Sediment Forebay	Annually	• Check for sediment accumulation • Check for erosion • Check for stone displacement	≥ 1 in. sediment Repair immediately Replace/Reset dislodged stones
Pipes/Culverts	Annually	• Check for clogging • Check for sediment accumulation	Remove when noticed Clean when necessary
Outlet Structure	Annually	• Check for clogging • Check for sediment accumulation	Remove when noticed Clean when necessary
Energy Dissipation Structures (Rip Rap and Plunge Pool)	Annually	• Check for damage/deterioration • Check for displaced stones • Check for woody vegetation	Repair immediately Replace immediately Remove annually
Catch Basins	Annually	• Check for sediment accumulation • Check for floatable contaminants • Check for hydrocarbons (oils and grease)	≥ 1 ft. sediment depth Remove all floatables Remove immediately
Pavement: • Sanding • Salt Applications • Sweep/Vacuum • Trash/Debris	Limit use As required 1 - 2 x's Year Periodically	• Minimize use to prevent tracking issues • RECORD APPLICATION RATES • Sweep or vacuum to prevent tracking issues • Check for trash/debris	Sweep to prevent issues Minimize (as required) Sweep/Vac as needed Remove when noticed
Litter / Trash Removal	Periodically	• Check for litter and trash	Remove when noticed

Inspection & Maintenance Checklist/Log

The following page contains a blank copy of the Stormwater Management System's Inspection & Maintenance Log and a Deicing Salt Quantity Use Log. These forms are provided to assist the owners with the inspection and maintenance of the aforementioned Stormwater Management System.

Stormwater Management System's Inspection & Maintenance Log

Date of Inspection/Maintenance:_____ Inspector:_____

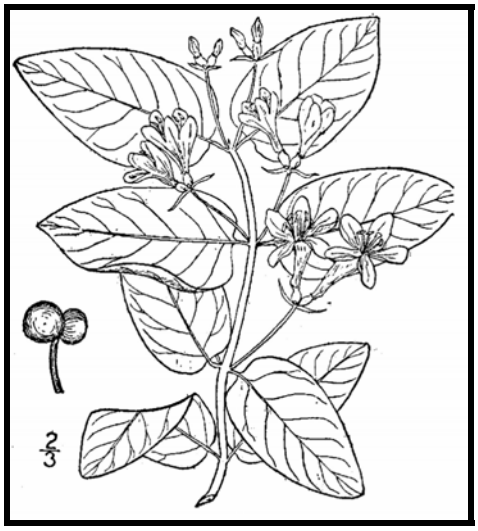
System Component / BMP	Cleaning / Repair Needed (List Items / Comments)	Date of Cleaning/Repair	Performed By

Deicing Salt Quantity Use Log

Date	Amount of Material Applied	Comments

Methods for Disposing Non-Native Invasive Plants

Prepared by the Invasives Species Outreach Group, volunteers interested in helping people control invasive plants. Assistance provided by the Piscataquog Land Conservancy and the NH Invasives Species Committee. Edited by Karen Bennett, Extension Forestry Professor and Specialist.



Tatarian honeysuckle
Lonicera tatarica
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 3: 282.

Non-native invasive plants crowd out natives in natural and managed landscapes. They cost taxpayers billions of dollars each year from lost agricultural and forest crops, decreased biodiversity, impacts to natural resources and the environment, and the cost to control and eradicate them.

Invasive plants grow well even in less than desirable conditions such as sandy soils along roadsides, shaded wooded areas, and in wetlands. In ideal conditions, they grow and spread even faster. There are many ways to remove these non-native invasives, but once removed, care is needed to dispose the removed plant material so the plants don't grow where disposed.

Knowing how a particular plant reproduces indicates its method of spread and helps determine the appropriate disposal method. Most are spread by seed and are dispersed by wind, water, animals, or people. Some reproduce by vegetative means from pieces of stems or roots forming new plants. Others spread through both seed and vegetative means.

Because movement and disposal of viable plant parts is restricted (see NH Regulations), viable invasive parts can't be brought to most transfer stations in the state. Check with your transfer station to see if there is an approved, designated area for invasives disposal. This fact sheet gives recommendations for rendering plant parts non-viable.

Control of invasives is beyond the scope of this fact sheet. For information about control visit www.nhinvasives.org or contact your UNH Cooperative Extension office.

New Hampshire Regulations

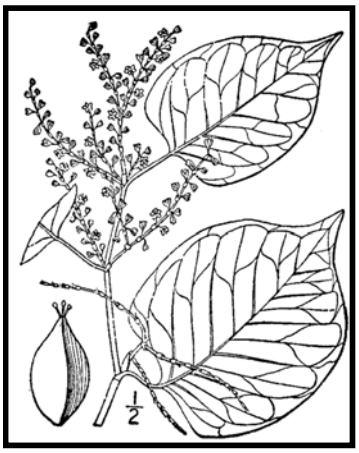
Prohibited invasive species shall only be disposed of in a manner that renders them nonliving and nonviable. (Agr. 3802.04)

No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant species, which includes all of their cultivars and varieties, listed in Table 3800.1 of the New Hampshire prohibited invasive species list. (Agr 3802.01)

How and When to Dispose of Invasives?

To prevent seed from spreading remove invasive plants before seeds are set (produced). Some plants continue to grow, flower and set seed even after pulling or cutting. Seeds can remain viable in the ground for many years. If the plant has flowers or seeds, place the flowers and seeds in a heavy plastic bag "head first" at the weeding site and transport to the disposal site. The following are general descriptions of disposal methods. See the chart for recommendations by species.

Burning: Large woody branches and trunks can be used as firewood or burned in piles. For outside burning, a written fire permit from the local forest fire warden is required unless the ground is covered in snow. Brush larger than 5 inches in diameter can't be burned. Invasive plants with easily airborne seeds like black swallow-wort with mature seed pods (indicated by their brown color) shouldn't be burned as the seeds may disperse by the hot air created by the fire.



Japanese knotweed
Polygonum cuspidatum
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 1: 676.

Bagging (solarization): Use this technique with softer-tissue plants. Use heavy black or clear plastic bags (contractor grade), making sure that no parts of the plants poke through. Allow the bags to sit in the sun for several weeks and on dark pavement for the best effect.

Tarping and Drying: Pile material on a sheet of plastic and cover with a tarp, fastening the tarp to the ground and monitoring it for escapes. Let the material dry for several weeks, or until it is clearly nonviable.

Chipping: Use this method for woody plants that don't reproduce vegetatively.

Burying: This is risky, but can be done with watchful diligence. Lay thick plastic in a deep pit before placing the cut up plant material in the hole. Place the material away from the edge of the plastic before covering it with more heavy plastic. Eliminate as much air as possible and toss in soil to weight down the material in the pit. Note that the top of the buried material should be at least three feet underground. Japanese knotweed should be at least 5 feet underground!

Drowning: Fill a large barrel with water and place soft-tissue plants in the water. Check after a few weeks and look for rotted plant material (roots, stems, leaves, flowers). Well-rotted plant material may be composted. A word of caution- seeds may still be viable after using this method. Do this before seeds are set. This method isn't used often. Be prepared for an awful stink!

Composting: Invasive plants can take root in compost. Don't compost any invasives unless you know there is no viable (living) plant material left. Use one of the above techniques (bagging, tarping, drying, chipping, or drowning) to render the plants nonviable before composting. Closely examine the plant before composting and avoid composting seeds.

Be diligent looking for seedlings for *years* in areas where removal and disposal took place.

Suggested Disposal Methods for Non-Native Invasive Plants

This table provides information concerning the disposal of removed invasive plant material. If the infestation is treated with herbicide and left in place, these guidelines don't apply. Don't bring invasives to a local transfer station, unless there is a designated area for their disposal, or they have been rendered non-viable. This listing includes wetland and upland plants from the New Hampshire Prohibited Invasive Species List. The disposal of aquatic plants isn't addressed.

Woody Plants	Method of Reproducing	Methods of Disposal
Norway maple *(Acer platanoides)* European barberry *(Berberis vulgaris)* Japanese barberry *(Berberis thunbergii)* autumn olive *(Elaeagnus umbellata)* burning bush *(Euonymus alatus)* Morrow's honeysuckle *(Lonicera morrowii)* Tatarian honeysuckle *(Lonicera tatarica)* showy bush honeysuckle *(Lonicera x bella)* common buckthorn *(Rhamnus cathartica)* glossy buckthorn *(Frangula alnus)*	**Fruit and Seeds**	**Prior to fruit/seed ripening** Seedlings and small plants ▪ Pull or cut and leave on site with roots exposed. No special care needed. Larger plants ▪ Use as firewood. ▪ Make a brush pile. ▪ Chip. ▪ Burn.
		After fruit/seed is ripe Don't remove from site. ▪ Burn. ▪ Make a covered brush pile. ▪ Chip once all fruit has dropped from branches. ▪ Leave resulting chips on site and monitor.
oriental bittersweet *(Celastrus orbiculatus)* multiflora rose *(Rosa multiflora)*	**Fruits, Seeds, Plant Fragments**	**Prior to fruit/seed ripening** Seedlings and small plants ▪ Pull or cut and leave on site with roots exposed. No special care needed. Larger plants ▪ Make a brush pile. ▪ Burn.
		After fruit/seed is ripe Don't remove from site. ▪ Burn. ▪ Make a covered brush pile. ▪ Chip – only after material has fully dried (1 year) and all fruit has dropped from branches. Leave resulting chips on site and monitor.

Non-Woody Plants	Method of Reproducing	Methods of Disposal
garlic mustard *(Alliaria petiolata)* spotted knapweed *(Centaurea maculosa)* ▪ Sap of related knapweed can cause skin irritation and tumors. Wear gloves when handling. black swallow-wort *(Cynanchum nigrum)* ▪ May cause skin rash. Wear gloves and long sleeves when handling. pale swallow-wort *(Cynanchum rossicum)* giant hogweed *(Heracleum mantegazzianum)* ▪ Can cause major skin rash. Wear gloves and long sleeves when handling. dame's rocket *(Hesperis matronalis)* perennial pepperweed *(Lepidium latifolium)* purple loosestrife *(Lythrum salicaria)* Japanese stilt grass *(Microstegium vimineum)* mile-a-minute weed *(Polygonum perfoliatum)*	**Fruits and Seeds**	**Prior to flowering** Depends on scale of infestation Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile. (You can pile onto or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material. **During and following flowering** Do nothing until the following year or remove flowering heads and bag and let rot. Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile remaining material. (You can pile onto plastic or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material.
common reed (*Phragmites australis*) Japanese knotweed *(Polygonum cuspidatum)* Bohemian knotweed *(Polygonum x bohemicum)*	**Fruits, Seeds, Plant Fragments** Primary means of spread in these species is by plant parts. Although all care should be given to preventing the dispersal of seed during control activities, the presence of seed doesn't materially influence disposal activities.	**Small infestation** ▪ Bag all plant material and let rot. ▪ Never pile and use resulting material as compost. ▪ Burn. **Large infestation** ▪ Remove material to unsuitable habitat (dry, hot and sunny or dry and shaded location) and scatter or pile. ▪ Monitor and remove any sprouting material. ▪ Pile, let dry, and burn.

January 2010

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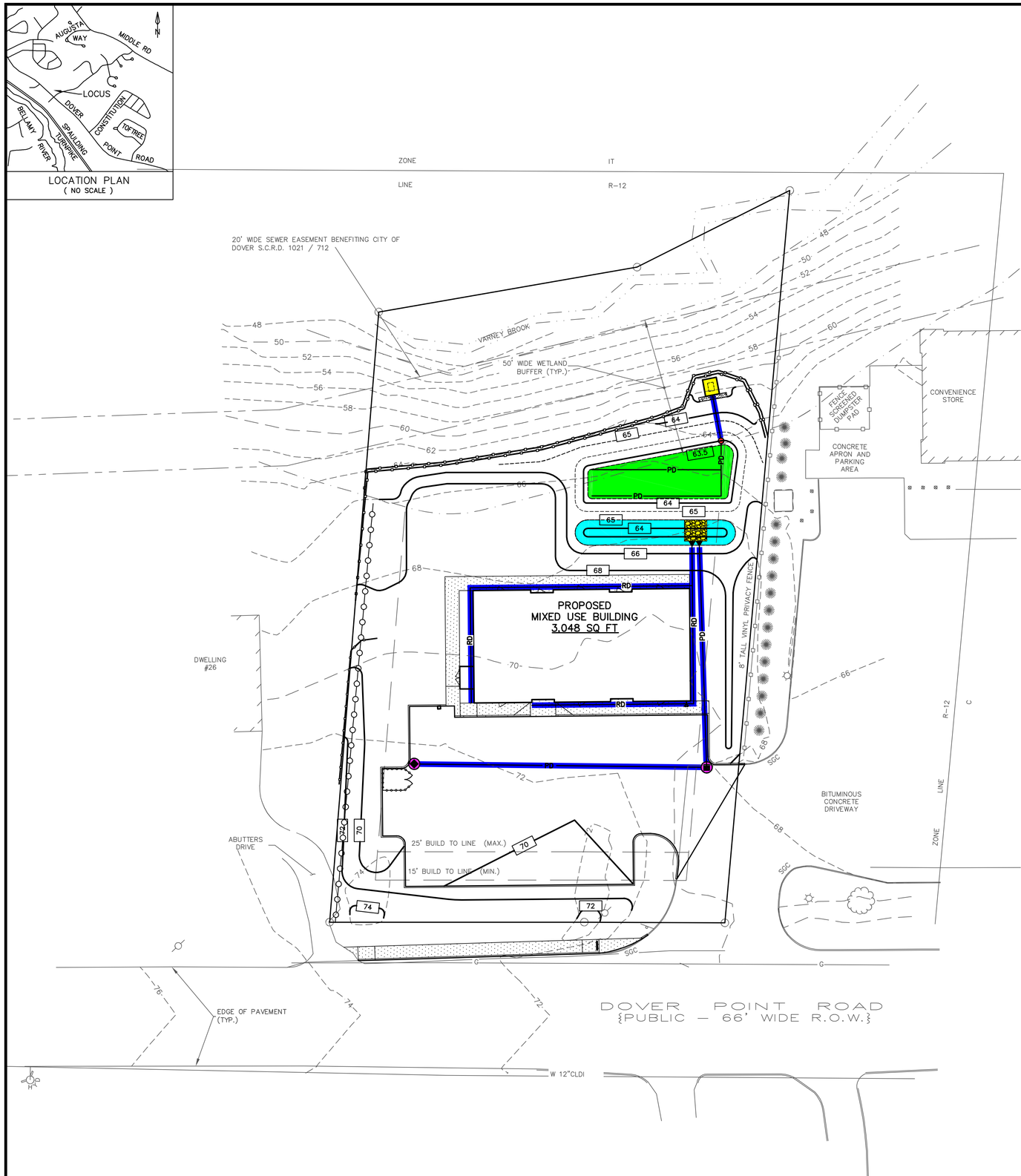

LEGEND

- = RAIN GARDEN
- = ENERGY DISSIPATION STRUCTURES (RIP RAP AND PLUNGE POOL)
- = CATCH BASINS
- = SEDIMENT FOREBAY
- = OUTLET STRUCTURE
- = PIPES/CULVERTS

NAD 83 - GPS OBS.
NH STATE PLANE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CNE CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE
1	REV. PER TRC #1	SJH	3-24-2026

DATE: 1-29-2026
SCALE: 1"=20'
DRAWN BY: ETA
DESIGN BY: JFG
APPROVED BY:SJH
PROJECT NO: 25026
FILE:DRN.DWG

INSPECTION & MAINTENANCE PLAN

25 DOVER POINT LLC
99 COLUMBUS AVENUE
DOVER, NH 03820

DOVER POINT MIXED USE
28 DOVER POINT ROAD
DOVER, NH

I&M

DRAINAGE ANALYSIS

Dover Point Mixed Use
28 Dover Point Road
Map K - Lot 26
Dover, NH 03820

January 2026
Revised: March 2026

Prepared For:

25 Dover Point, LLC
99 Columbus Avenue
Dover, NH 03820

Prepared By:

Civilworks New England
P.O. Box 1166
181 Watson Road
Dover, NH 03820

STATE OF NEW HAMPSHIRE
JOSEPH P. GRIFFIN
No. 12856
LICENSED PROFESSIONAL ENGINEER

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1.0 INTRODUCTION

This is a hydrologic analysis of the subject parcel, Tax Map K – Lot 26. The parcel is located on Dover Point Road, Dover, NH. The site contains approximately 0.76 acres and is bounded northwest by a residential parcel, the southwest by Dover Point Road, the southeast by a developed commercial lot, and with Varney Brook separating the site from residential and mixed use properties to the northeast. The parcel had been developed; however, the former structure was previously demolished. There is a paved area for site access that has been constructed on the southern corner of the property which is currently used by the abutter to be shared after development. On site soils are a mix of Suffield Silt Loam, and Buxton Silt Loam. Suffield and Buxton series soils classified as HSG C.

To compare the pre-development runoff to post-development the site was divided into 4 watersheds to model the pre-development condition. The site predominantly slopes from southwest to northeast and into a wetland which includes Varney Brook. Watershed A, the largest, consists of the majority of the parcel and drains overland, directly into Varney Brook. Watershed's B, C, and D consist of the areas that drain offsite to the commercial lot, Dover Point Road, and the residential lot respectively.

The proposed development of the site includes the construction of a proposed 3,048 sf mixed use building, parking areas, utility connections, drainage improvements including a rain garden to act as a stormwater quality treatment structure along with associated landscaping enhancements.

The post development conditions include grading the site to support the development of the parcel. This grading results in stormwater runoff predominantly being directed to Varney Brook through watershed A with a small portion of the entrance drive being directed to the abutting parcel, Tax Map K, Lot 19C, through watershed B. In the post development condition runoff no longer flows to watershed C and D. Watershed A has been divided into 5 sub-catchments to accurately model the proposed development and the closed drainage system that directs runoff to the rain garden. Impacts to watershed B have been incorporated into the design of the abutting parcel, Tax Map K, Lot 19C, and include both water quality and rate of flow. Watershed B is not a direct comparison between Pre and Post conditions due to alternative points of analysis; however, the information has been included for reference.

The closed drainage system and associated roof drains capture runoff from the development and direct it to the raingarden for treatment and mitigation prior to discharge. The analysis indicates that the proposed development of the site will have minimal impact on the watershed.

2.0 DRAINAGE ANALYSIS

A comprehensive hydrologic study of this site has been performed utilizing nationally recognized runoff estimating techniques developed by the USDA, Soil Conservation Services (SCS). The technique and runoff models are described in various SCS publications and references as follows:

"Stormwater Management and Erosion Sediment Control Handbook for Urban and Developing Areas in New Hampshire"

"New Hampshire Stormwater Manual Volume 2 - Post-Construction Best Management Practices Selection & Design"

"Civil Engineering Reference Manual, Fifth Edition"

"Open-Channel Hydraulics" Chow.

"Stormwater Modeling System" HydroCAD Ver. 10.10-5a

2.1 DRAINAGE DESIGN PARAMETERS

A brief review of the procedures and parameters used in the drainage study follows:

2.1.1 Watersheds

The watershed and subcatchment areas were delineated using topographic and boundary data provided by McEneaney Survey Associates of New England.

2.1.2 Soils

Onsite soil information used to estimate the runoff curve numbers was provided: by the USDA Natural Resources Conservation Service (NRCS) Web Soil Survey tool.

Hydrologic Drainage Class C: Suffield Silt Loam
Buxton Silt Loam

2.1.3 Rainfall Data

Extreme precipitation estimate values from the Northeast Regional Climate Center (NRCC) were utilized in this analysis. As such, the analysis has been performed for the 2-year, 10-year, 25-year, and 50-year storm events with 3.16", 4.77", 6.03", and 7.21" rainfall depths respectively. The rain garden has been sized to accommodate the 50-yr storm event.

2.1.4 Runoff Curve Numbers

The SCS runoff curve numbers were used and are summarized within each subcatchment drainage summary in Appendix A.

2.2 EXISTING CONDTIONS

For purposes of this analysis the subject parcel was analyzed as 4 watershed areas that are all analyzed with the summing points as described above.

2.2.1 Table A – Existing Conditions (2, 10, 25, and 50-year storm events)

Watershed	**Pre-Development Volume (af)**	**Pre Development Peak Flows (cfs)**			
Discharge Point	**2-yr**	**2-yr**	**10-yr**	**25-yr**	**50-yr**
A	0.043	0.41	0.82	1.15	1.46
B	0.013	0.18	0.31	0.41	0.51
C	0.006	0.06	0.13	0.18	0.23
D	0.005	0.05	0.11	0.15	0.19

2.3 DEVELOPED CONDITIONS

The post development parcel was analyzed as 2 watersheds with Watershed A further broken into 5 sub-catchments. Watershed A has the same summing point as the pre development analysis while watershed B is not a direct comparison as the watersheds have separate summing points. Runoff from watershed B has been incorporated into the development of the abutting parcel, Tax Map K, Lot 19C. Watersheds C and D have been incorporated into Watershed A through grading improvements of the proposed site.

2.3.1 Table B – Developed Conditions (2, 10, 25, and 50-year storm events)

Watershed	**Post-Development Volume (af)**	**Post Development Peak Flows (cfs)**			
Discharge Point	**2-yr**	**2-yr**	**10-yr**	**25-yr**	**50-yr**
A	0.096	0.45	0.75	0.98	1.21
B	0.006	0.09	0.12	0.14	0.17
C	-	-	-	-	-
D	-	-	-	-	-

2.4 COMPARISION CHART

2.4.1 Table C – Existing vs. Developed Conditions Hydrology

Watershed	Pre/**Post-Development Volume (af)**	Pre/**Post Development Peak Flows (cfs)**			
Discharge Point	**2-yr**	**2-yr**	**10-yr**	**25-yr**	**50-yr**
A	0.043/**0.096**	0.41/**0.45**	0.82/**0.75**	1.15/**0.98**	1.46/**1.21**
B	0.013/**0.006**	0.18/**0.09**	0.31/**0.12**	0.41/**0.14**	0.51/**0.17**
C	0.006/ **-**	0.06/ **-**	0.13/ **-**	0.18/ **-**	0.23/ **-**
D	0.005/ **-**	0.05/ **-**	0.11/ **-**	0.15/ **-**	0.19/ **-**

2.5 STORMWATER DESIGN

The project incorporates best management practices to mitigate runoff as well as treat and convey stormwater.

2.5.1 Stormwater Best Management Practices

This project incorporates a Rain Garden for stormwater treatment. See Appendix B-1 for Best Management Practice Design form.

2.5.2 Pollutant Removal

The development proposes 0.262 acres of impervious including 0.071 acres of residential roof and 0.191 acres of commercial/residential parking. The project proposes the treatment of impervious runoff through a rain garden located at the rear of the site. 98% of the impervious runoff on site will be captured and treated. Impervious runoff from the site access will continue to be treated by the abutting property and most of the impervious on site will be treated by the proposed rain garden. The proposed stormwater mitigation system provides the required pollutant removal per City of Dover standards.

The stormwater management system utilizes a Rain Garden to achieve 87% TSS, 63% TN, & 63% TP pollutant removal. Below are the NHDES published pollutant removal efficiencies. See Appendix B-2 for additional information.

	TSS	TN	TP
Rain Garden:	90%	65%	65%

APPENDIX A

HYDROLOGIC CALCULATIONS

Extreme Precipitation Tables

Northeast Regional Climate Center

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

Smoothing	Yes
State	New Hampshire
Location	
Longitude	70.862 degrees West
Latitude	43.174 degrees North
Elevation	0 feet
Date/Time	Wed, 20 Jan 2021 20:07:46 -0500

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.26	0.40	0.50	0.65	0.81	1.03	**1yr**	0.70	0.98	1.20	1.55	2.00	2.61	2.87	**1yr**	2.31	2.76	3.16	3.88	4.46	**1yr**
2yr	0.32	0.49	0.61	0.81	1.02	1.29	**2yr**	0.88	1.17	1.50	1.92	2.45	3.16	3.51	**2yr**	2.79	3.37	3.87	4.60	5.24	**2yr**
5yr	0.37	0.57	0.72	0.96	1.23	1.58	**5yr**	1.06	1.45	1.85	2.39	3.08	3.99	4.50	**5yr**	3.53	4.32	4.94	5.82	6.58	**5yr**
10yr	0.40	0.63	0.80	1.09	1.42	1.85	**10yr**	1.23	1.70	2.18	2.83	3.67	4.77	5.43	**10yr**	4.22	5.22	5.96	6.95	7.82	**10yr**
25yr	0.46	0.74	0.94	1.30	1.72	2.27	**25yr**	1.49	2.10	2.70	3.54	4.62	6.03	6.96	**25yr**	5.34	6.70	7.62	8.80	9.83	**25yr**
50yr	0.52	0.83	1.06	1.49	2.00	2.67	**50yr**	1.73	2.46	3.19	4.20	5.51	7.21	8.41	**50yr**	6.38	8.09	9.19	10.52	11.70	**50yr**
100yr	0.58	0.94	1.21	1.71	2.32	3.13	**100yr**	2.01	2.90	3.75	4.97	6.56	8.62	10.17	**100yr**	7.63	9.78	11.08	12.58	13.92	**100yr**
200yr	0.64	1.05	1.36	1.96	2.70	3.68	**200yr**	2.33	3.41	4.44	5.91	7.82	10.32	12.29	**200yr**	9.13	11.82	13.36	15.05	16.58	**200yr**
500yr	0.76	1.24	1.62	2.36	3.31	4.55	**500yr**	2.85	4.23	5.51	7.40	9.86	13.08	15.80	**500yr**	11.58	15.20	17.12	19.09	20.89	**500yr**

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.24	0.37	0.45	0.60	0.74	0.89	**1yr**	0.64	0.87	0.92	1.27	1.60	2.16	2.46	**1yr**	1.91	2.37	2.86	3.31	3.99	**1yr**
2yr	0.31	0.49	0.60	0.81	1.00	1.18	**2yr**	0.86	1.16	1.36	1.83	2.36	3.04	3.40	**2yr**	2.69	3.27	3.75	4.47	5.04	**2yr**
5yr	0.35	0.54	0.67	0.91	1.16	1.40	**5yr**	1.00	1.37	1.61	2.15	2.77	3.72	4.13	**5yr**	3.29	3.97	4.62	5.42	6.12	**5yr**
10yr	0.38	0.59	0.73	1.02	1.31	1.60	**10yr**	1.13	1.56	1.81	2.44	3.12	4.28	4.79	**10yr**	3.79	4.60	5.33	6.26	7.04	**10yr**
25yr	0.43	0.66	0.82	1.18	1.55	1.90	**25yr**	1.33	1.86	2.11	2.83	3.64	4.87	5.80	**25yr**	4.31	5.58	6.49	7.58	8.46	**25yr**
50yr	0.48	0.73	0.91	1.30	1.75	2.18	**50yr**	1.51	2.13	2.35	3.18	4.08	5.54	6.69	**50yr**	4.90	6.43	7.53	8.75	9.71	**50yr**
100yr	0.53	0.81	1.01	1.46	2.00	2.49	**100yr**	1.73	2.44	2.63	3.56	4.55	6.29	7.71	**100yr**	5.57	7.41	8.74	10.11	11.14	**100yr**
200yr	0.59	0.89	1.13	1.63	2.27	2.85	**200yr**	1.96	2.79	2.93	3.98	5.06	7.13	8.89	**200yr**	6.31	8.55	10.14	11.69	12.81	**200yr**
500yr	0.69	1.02	1.31	1.91	2.72	3.42	**500yr**	2.34	3.35	3.40	4.60	5.86	8.40	10.72	**500yr**	7.43	10.30	12.33	14.18	15.35	**500yr**

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.43	0.53	0.71	0.87	1.08	**1yr**	0.75	1.06	1.24	1.74	2.22	2.90	3.09	**1yr**	2.57	2.97	3.46	4.25	4.85	**1yr**
2yr	0.33	0.51	0.63	0.85	1.05	1.25	**2yr**	0.90	1.22	1.48	1.96	2.51	3.31	3.63	**2yr**	2.93	3.49	4.01	4.76	5.48	**2yr**
5yr	0.39	0.61	0.75	1.03	1.31	1.59	**5yr**	1.13	1.55	1.86	2.51	3.21	4.25	4.86	**5yr**	3.77	4.68	5.28	6.24	7.01	**5yr**
10yr	0.46	0.70	0.87	1.22	1.57	1.93	**10yr**	1.36	1.88	2.24	3.06	3.88	5.23	6.07	**10yr**	4.63	5.84	6.67	7.67	8.56	**10yr**
25yr	0.56	0.85	1.05	1.50	1.98	2.49	**25yr**	1.71	2.43	2.89	3.99	4.99	7.21	8.16	**25yr**	6.38	7.85	8.92	10.10	11.16	**25yr**
50yr	0.64	0.98	1.22	1.75	2.36	3.01	**50yr**	2.04	2.94	3.51	4.87	6.07	8.93	10.23	**50yr**	7.90	9.83	11.15	12.42	13.65	**50yr**
100yr	0.75	1.13	1.42	2.05	2.82	3.64	**100yr**	2.43	3.56	4.26	5.96	7.40	11.06	12.82	**100yr**	9.79	12.32	13.91	15.31	16.70	**100yr**
200yr	0.87	1.31	1.66	2.41	3.36	4.42	**200yr**	2.90	4.32	5.18	7.30	9.00	13.74	16.08	**200yr**	12.16	15.46	17.39	18.85	20.47	**200yr**
500yr	1.07	1.59	2.04	2.97	4.22	5.68	**500yr**	3.65	5.56	6.70	9.57	11.69	18.32	21.71	**500yr**	16.22	20.87	23.37	24.85	26.79	**500yr**

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Northeast Regional Climate Center

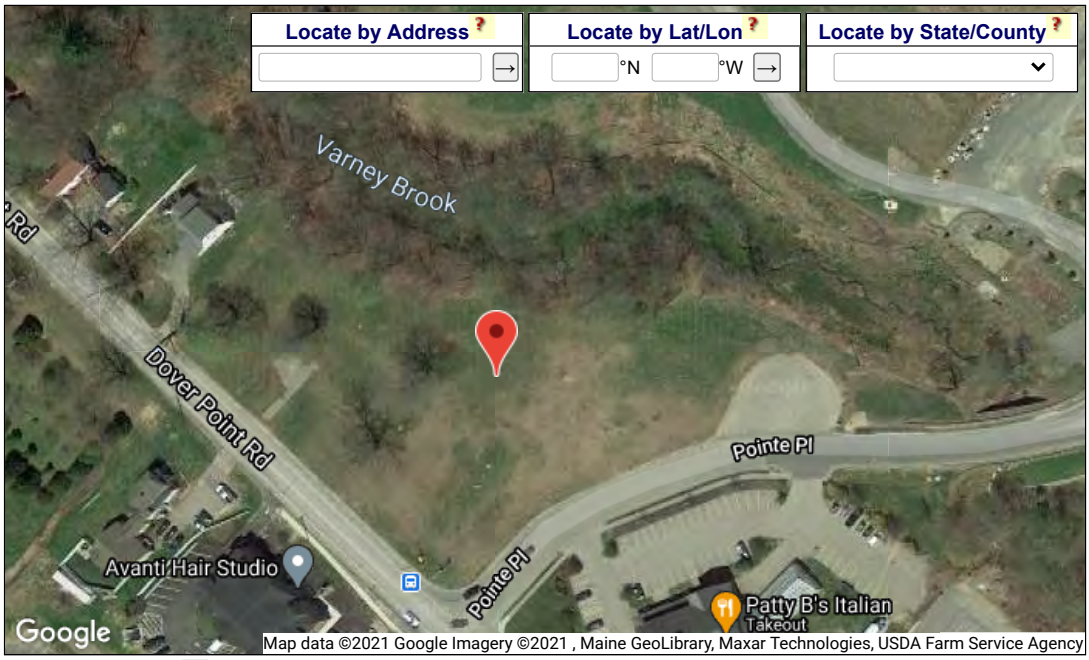
About this Project **Data & Products** **Daily Monitoring** **Documentation**

Select Product

- Extreme Precipitation Tables - HTML
- Extreme Precipitation Tables - Text/CSV
- Partial Duration Series - by Point
- Partial Duration Series - by Station
- Distribution Curves - Graphical
- Distribution Curves - Text/TBL
- Intensity Frequency Duration Graphs
- Precipitation Frequency Duration Graphs
- GIS Data Files
- Regional/State Maps

Select Location Double-click the map to place a marker, or enter address or latitude/longitude.

Locate by Address | Locate by Lat/Lon (°N °W) | Locate by State/County



Select Options

Smoothing	Delivery
Yes	Popup

Submit

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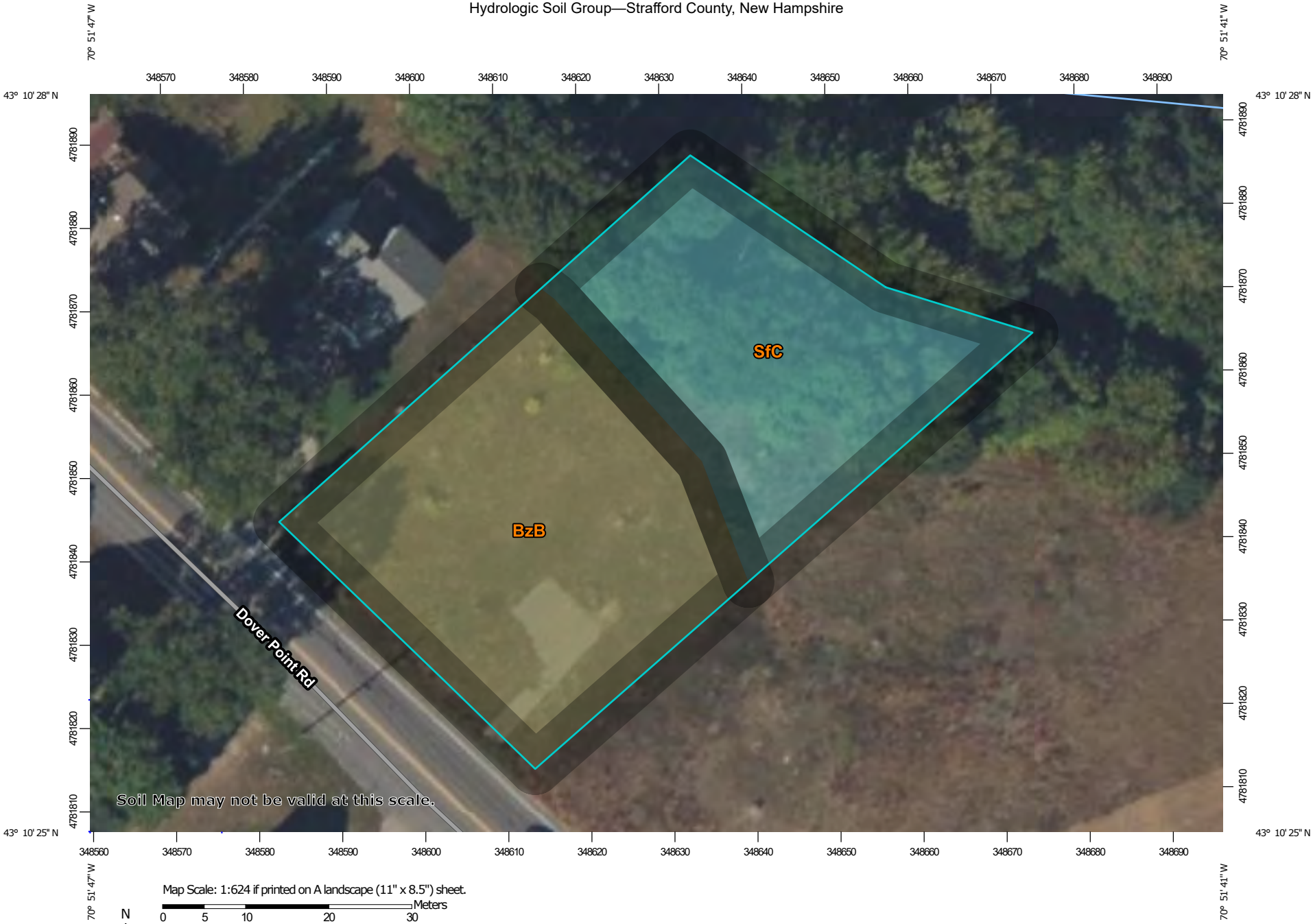
This project is a joint collaboration between:

Northeast Regional Climate Center (NRCC) **Natural Resources Conservation Service (NRCS)**

Cornell University

Contact: precip@cornell.edu

Hydrologic Soil Group—Strafford County, New Hampshire



Map Scale: 1:624 if printed on A landscape (11" x 8.5") sheet.

Meters: 0 5 10 20 30

Feet: 0 30 60 120 180

N

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Strafford County, New Hampshire
Survey Area Data: Version 26, Sep 9, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BzB	Buxton silt loam, 3 to 8 percent slopes	C/D	0.4	56.3%
SfC	Suffield silt loam, 8 to 15 percent slopes	C	0.3	43.7%
Totals for Area of Interest			**0.8**	**100.0%**

Description

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

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

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

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

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

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

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

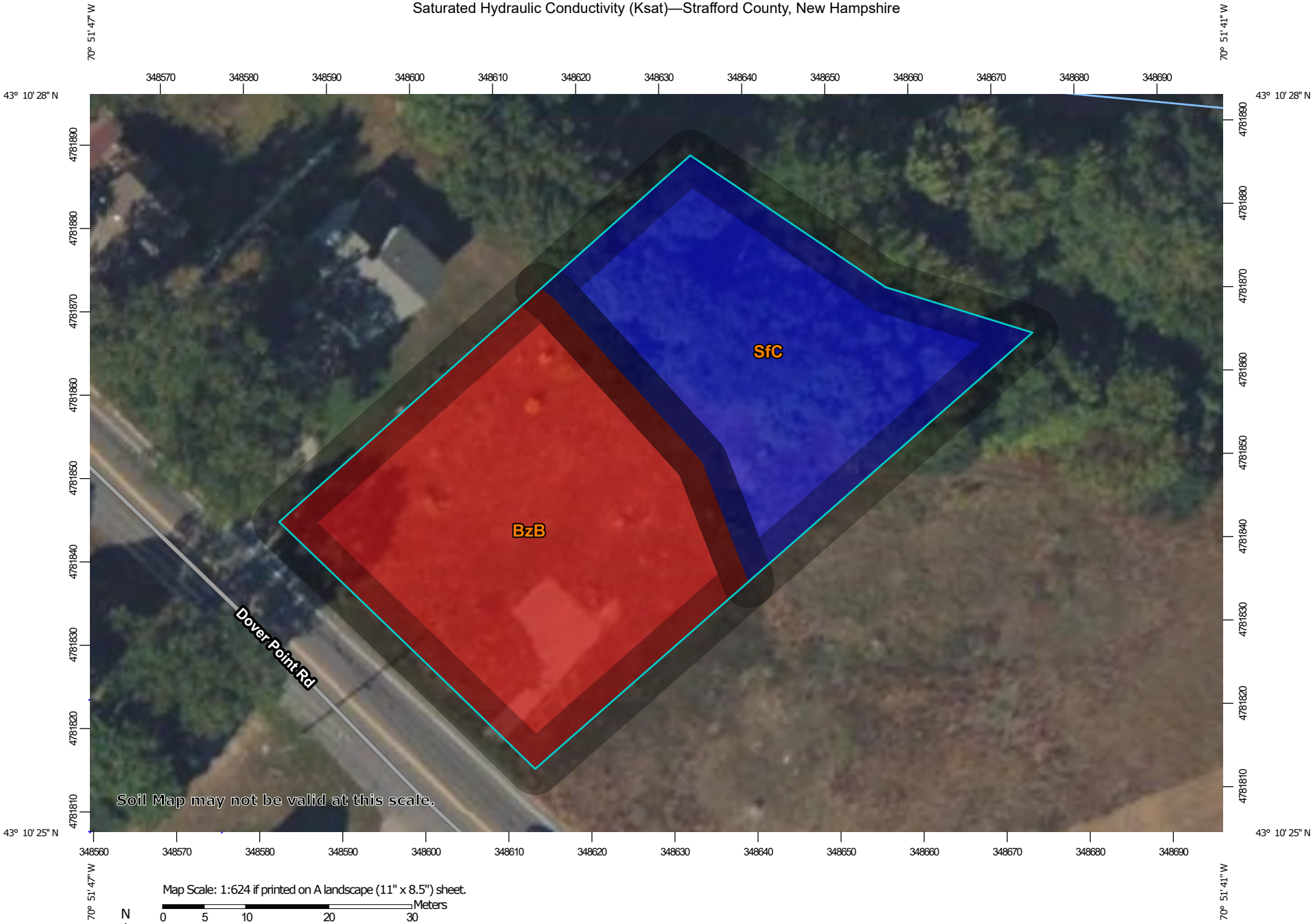
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Saturated Hydraulic Conductivity (Ksat)—Strafford County, New Hampshire



Map Scale: 1:624 if printed on A landscape (11" x 8.5") sheet.

Meters: 0 5 10 20 30

Feet: 0 30 60 120 180

N

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

<= 2.8222

> 2.8222 and <= 9.1722

Not rated or not available

Soil Rating Lines

<= 2.8222

> 2.8222 and <= 9.1722

Not rated or not available

Soil Rating Points

<= 2.8222

> 2.8222 and <= 9.1722

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Strafford County, New Hampshire
Survey Area Data: Version 26, Sep 9, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Saturated Hydraulic Conductivity (Ksat)

Map unit symbol	Map unit name	Rating (micrometers per second)	Acres in AOI	Percent of AOI
BzB	Buxton silt loam, 3 to 8 percent slopes	2.8222	0.4	56.3%
SfC	Suffield silt loam, 8 to 15 percent slopes	9.1722	0.3	43.7%
Totals for Area of Interest			**0.8**	**100.0%**

Description

Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity is considered in the design of soil drainage systems and septic tank absorption fields.

For each soil layer, this attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

The numeric Ksat values have been grouped according to standard Ksat class limits.

Rating Options

Units of Measure: micrometers per second

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

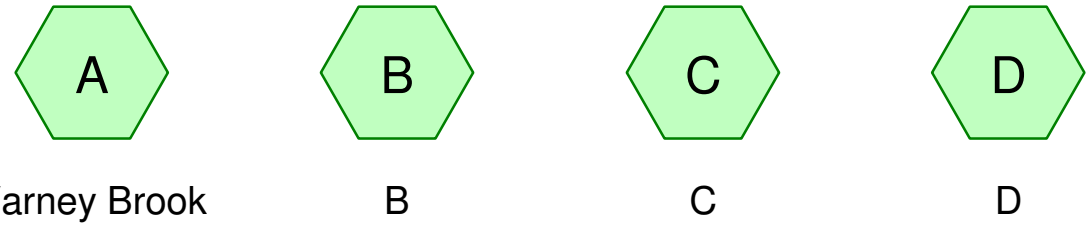
Tie-break Rule: Fastest

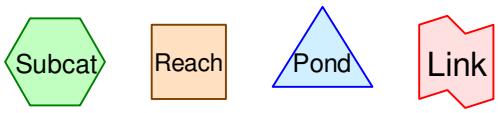
Interpret Nulls as Zero: No

Layer Options (Horizon Aggregation Method): Surface Layer (Not applicable)

A – 1

EXISTING WATERSHEDS





Routing Diagram for 25026 - Pre
Prepared by CIVILWORKS NEW ENGLAND
HydroCAD® 10.10-5a s/n 03240 © 2020 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
31,941	74	>75% Grass cover, Good, HSG C (A, B, C, D)
1,023	98	Paved parking, HSG C (B)
32,964	**75**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
32,964	HSG C	A, B, C, D
0	HSG D	
0	Other	
32,964		**TOTAL AREA**

A – 1

NODE LISTING – 2-YR

Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment A: Varney Brook Runoff Area=22,229 sf 0.00% Impervious Runoff Depth=1.01"
Flow Length=305' Tc=12.2 min CN=74 Runoff=0.41 cfs 1,873 cf

Subcatchment B: B Runoff Area=5,239 sf 19.53% Impervious Runoff Depth=1.31"
Flow Length=46' Slope=0.0430 '/' Tc=5.7 min CN=79 Runoff=0.18 cfs 571 cf

Subcatchment C: C Runoff Area=3,137 sf 0.00% Impervious Runoff Depth=1.01"
Flow Length=60' Slope=0.0210 '/' Tc=9.4 min CN=74 Runoff=0.06 cfs 264 cf

Subcatchment D: D Runoff Area=2,359 sf 0.00% Impervious Runoff Depth=1.01"
Flow Length=78' Slope=0.0640 '/' Tc=7.4 min CN=74 Runoff=0.05 cfs 199 cf

Total Runoff Area = 32,964 sf Runoff Volume = 2,907 cf Average Runoff Depth = 1.06"
96.90% Pervious = 31,941 sf 3.10% Impervious = 1,023 sf

A – 1

NODE LISTING – 10-YR

Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment A: Varney Brook Runoff Area=22,229 sf 0.00% Impervious Runoff Depth=2.18"
Flow Length=305' Tc=12.2 min CN=74 Runoff=0.82 cfs 4,042 cf

Subcatchment B: B Runoff Area=5,239 sf 19.53% Impervious Runoff Depth=2.60"
Flow Length=46' Slope=0.0430 '/' Tc=5.7 min CN=79 Runoff=0.31 cfs 1,137 cf

Subcatchment C: C Runoff Area=3,137 sf 0.00% Impervious Runoff Depth=2.18"
Flow Length=60' Slope=0.0210 '/' Tc=9.4 min CN=74 Runoff=0.13 cfs 570 cf

Subcatchment D: D Runoff Area=2,359 sf 0.00% Impervious Runoff Depth=2.18"
Flow Length=78' Slope=0.0640 '/' Tc=7.4 min CN=74 Runoff=0.11 cfs 429 cf

Total Runoff Area = 32,964 sf Runoff Volume = 6,179 cf Average Runoff Depth = 2.25"
96.90% Pervious = 31,941 sf 3.10% Impervious = 1,023 sf

A – 1

10-YR STORM SUMMARY

Summary for Subcatchment A: Varney Brook

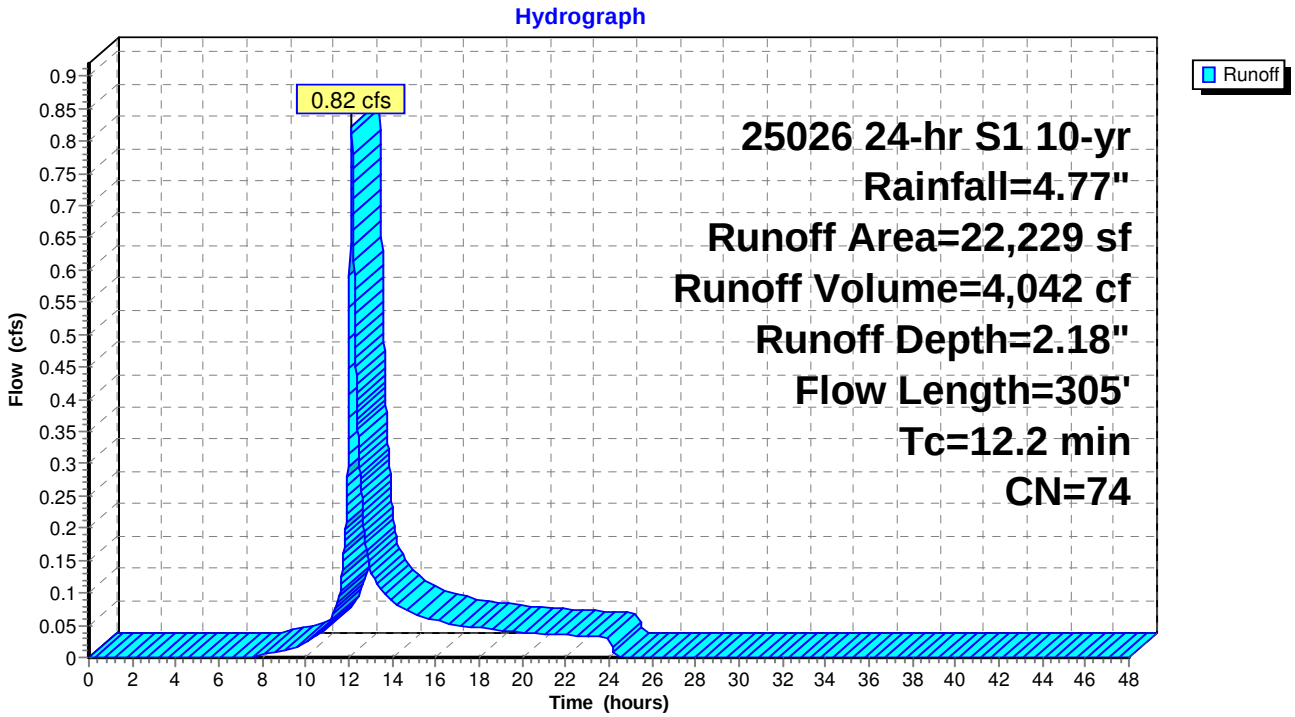
Runoff = 0.82 cfs @ 12.12 hrs, Volume= 4,042 cf, Depth= 2.18"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
25026 24-hr S1 10-yr Rainfall=4.77"

Area (sf)	CN	Description
22,229	74	>75% Grass cover, Good, HSG C
22,229		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	100	0.0550	0.17		**Sheet Flow,** Grass: Dense n= 0.240 P2= 3.16"
0.5	87	0.1880	3.04		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
2.1	118	0.0050	0.94	3.14	**Parabolic Channel, Varney Brook** W=5.00' D=1.00' Area=3.3 sf Perim=5.5' n= 0.080 Earth, long dense weeds
12.2	305	Total			

Subcatchment A: Varney Brook



Summary for Subcatchment B: B

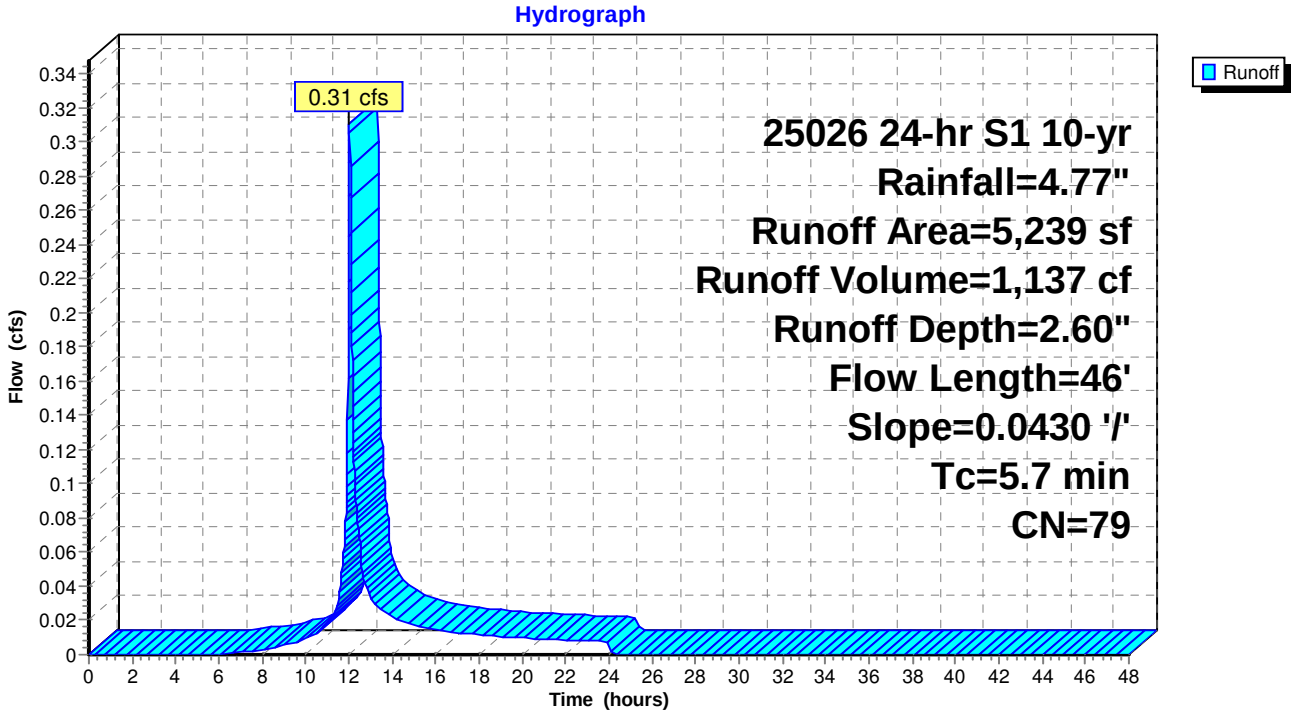
Runoff = 0.31 cfs @ 12.04 hrs, Volume= 1,137 cf, Depth= 2.60"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
25026 24-hr S1 10-yr Rainfall=4.77"

Area (sf)	CN	Description
4,216	74	>75% Grass cover, Good, HSG C
1,023	98	Paved parking, HSG C
5,239	79	Weighted Average
4,216		80.47% Pervious Area
1,023		19.53% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.7	46	0.0430	0.13		**Sheet Flow,** Grass: Dense n= 0.240 P2= 3.16"

Subcatchment B: B



Summary for Subcatchment C: C

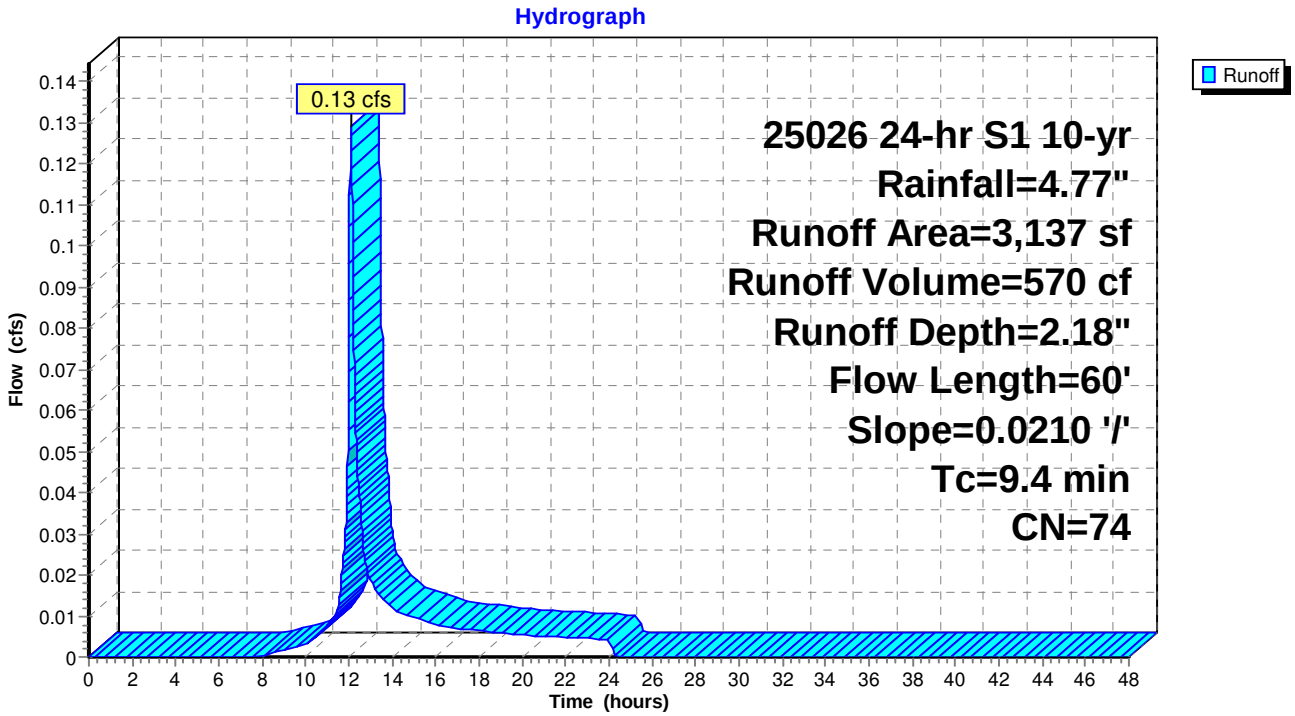
Runoff = 0.13 cfs @ 12.08 hrs, Volume= 570 cf, Depth= 2.18"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
25026 24-hr S1 10-yr Rainfall=4.77"

Area (sf)	CN	Description
3,137	74	>75% Grass cover, Good, HSG C
3,137		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.4	60	0.0210	0.11		**Sheet Flow,** Grass: Dense n= 0.240 P2= 3.16"

Subcatchment C: C



Summary for Subcatchment D: D

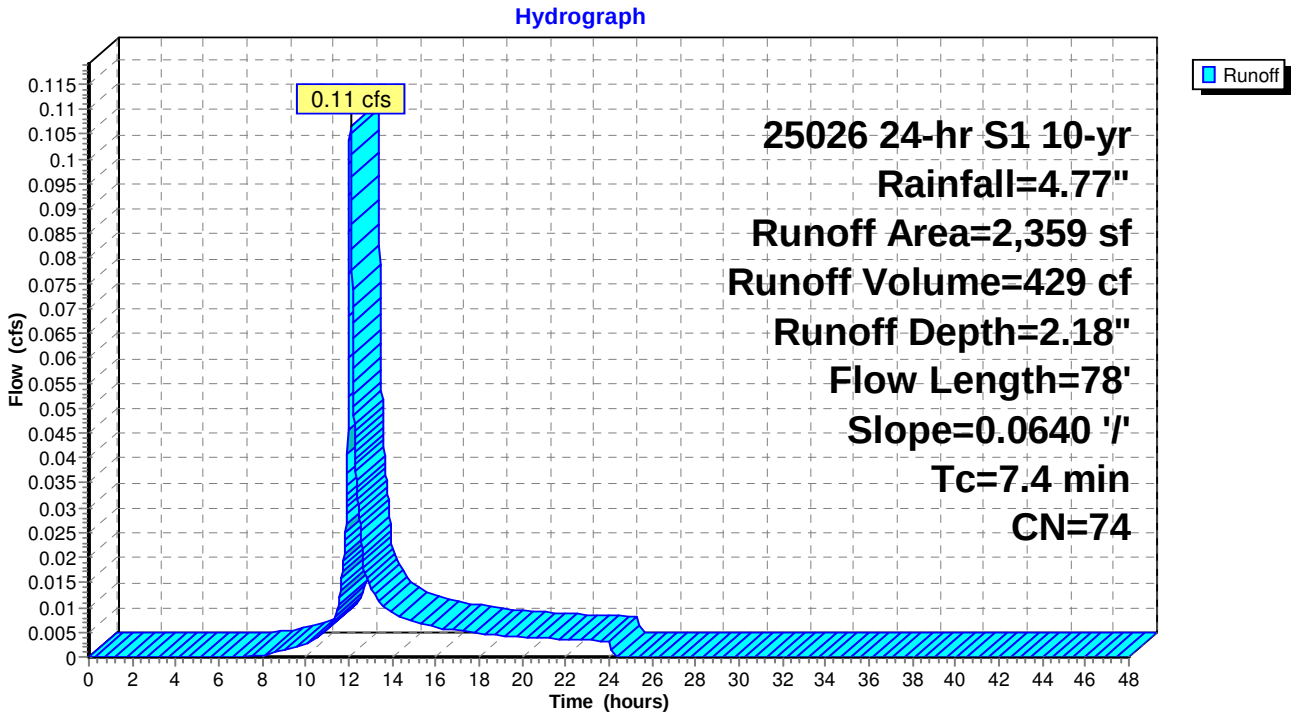
Runoff = 0.11 cfs @ 12.06 hrs, Volume= 429 cf, Depth= 2.18"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
25026 24-hr S1 10-yr Rainfall=4.77"

Area (sf)	CN	Description
2,359	74	>75% Grass cover, Good, HSG C
2,359		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	78	0.0640	0.18		**Sheet Flow,** Grass: Dense n= 0.240 P2= 3.16"

Subcatchment D: D



A – 1

NODE LISTING – 25-YR

Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment A: Varney Brook Runoff Area=22,229 sf 0.00% Impervious Runoff Depth=3.21"
Flow Length=305' Tc=12.2 min CN=74 Runoff=1.15 cfs 5,946 cf

Subcatchment B: B Runoff Area=5,239 sf 19.53% Impervious Runoff Depth=3.71"
Flow Length=46' Slope=0.0430 '/' Tc=5.7 min CN=79 Runoff=0.41 cfs 1,618 cf

Subcatchment C: C Runoff Area=3,137 sf 0.00% Impervious Runoff Depth=3.21"
Flow Length=60' Slope=0.0210 '/' Tc=9.4 min CN=74 Runoff=0.18 cfs 839 cf

Subcatchment D: D Runoff Area=2,359 sf 0.00% Impervious Runoff Depth=3.21"
Flow Length=78' Slope=0.0640 '/' Tc=7.4 min CN=74 Runoff=0.15 cfs 631 cf

Total Runoff Area = 32,964 sf Runoff Volume = 9,035 cf Average Runoff Depth = 3.29"
96.90% Pervious = 31,941 sf 3.10% Impervious = 1,023 sf

A – 1

NODE LISTING – 50-YR

Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment A: Varney Brook Runoff Area=22,229 sf 0.00% Impervious Runoff Depth=4.23"
Flow Length=305' Tc=12.2 min CN=74 Runoff=1.46 cfs 7,828 cf

Subcatchment B: B Runoff Area=5,239 sf 19.53% Impervious Runoff Depth=4.78"
Flow Length=46' Slope=0.0430 '/' Tc=5.7 min CN=79 Runoff=0.51 cfs 2,086 cf

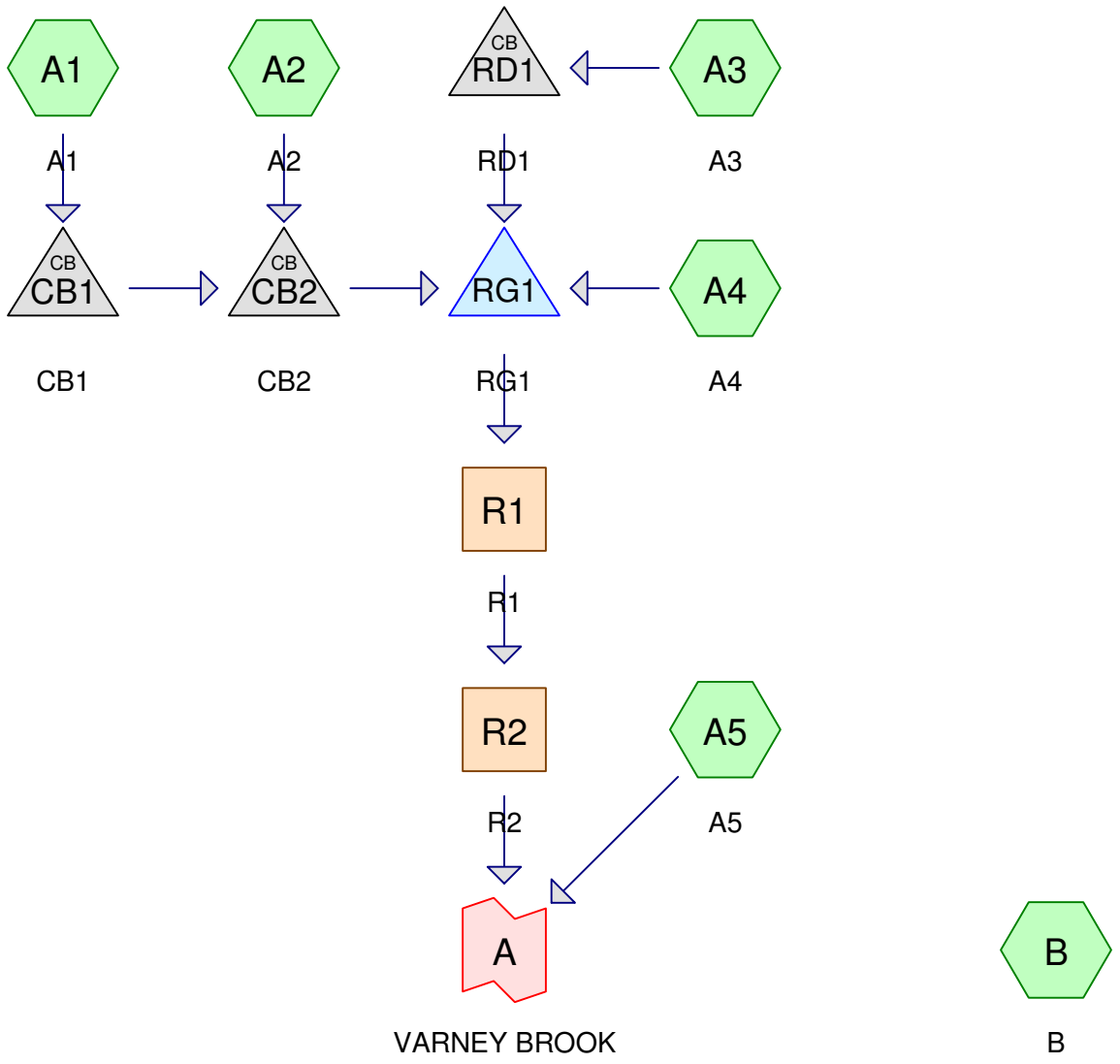
Subcatchment C: C Runoff Area=3,137 sf 0.00% Impervious Runoff Depth=4.23"
Flow Length=60' Slope=0.0210 '/' Tc=9.4 min CN=74 Runoff=0.23 cfs 1,105 cf

Subcatchment D: D Runoff Area=2,359 sf 0.00% Impervious Runoff Depth=4.23"
Flow Length=78' Slope=0.0640 '/' Tc=7.4 min CN=74 Runoff=0.19 cfs 831 cf

Total Runoff Area = 32,964 sf Runoff Volume = 11,849 cf Average Runoff Depth = 4.31"
96.90% Pervious = 31,941 sf 3.10% Impervious = 1,023 sf

A – 2

DEVELOPED WATERSHEDS



Subcat Reach Pond Link

Routing Diagram for 25026 - Post
Prepared by CIVILWORKS NEW ENGLAND
HydroCAD® 10.10-5a s/n 03240 © 2020 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
21,534	74	>75% Grass cover, Good, HSG C (A1, A2, A4, A5, B)
8,342	98	Paved parking, HSG C (A1, A2, A4, A5, B)
3,088	98	Roofs, HSG C (A3, A5)
32,964	**82**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
32,964	HSG C	A1, A2, A3, A4, A5, B
0	HSG D	
0	Other	
32,964		**TOTAL AREA**

A – 2

NODE LISTING – 2-YR

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment A1: A1 Runoff Area=4,921 sf 85.10% Impervious Runoff Depth=2.51"
Flow Length=79' Tc=2.4 min CN=94 Runoff=0.36 cfs 1,027 cf

Subcatchment A2: A2 Runoff Area=3,016 sf 82.06% Impervious Runoff Depth=2.51"
Flow Length=73' Tc=2.3 min CN=94 Runoff=0.22 cfs 630 cf

Subcatchment A3: A3 Runoff Area=3,048 sf 100.00% Impervious Runoff Depth=2.93"
Tc=2.0 min CN=98 Runoff=0.24 cfs 744 cf

Subcatchment A4: A4 Runoff Area=5,646 sf 6.82% Impervious Runoff Depth=1.12"
Flow Length=80' Slope=0.0200 '/' Tc=12.0 min CN=76 Runoff=0.12 cfs 529 cf

Subcatchment A5: A5 Runoff Area=15,132 sf 2.02% Impervious Runoff Depth=1.01"
Flow Length=347' Tc=14.1 min CN=74 Runoff=0.26 cfs 1,275 cf

Subcatchment B: B Runoff Area=1,201 sf 85.60% Impervious Runoff Depth=2.61"
Flow Length=58' Tc=1.7 min CN=95 Runoff=0.09 cfs 261 cf

Reach R1: R1 Avg. Flow Depth=0.06' Max Vel=2.75 fps Inflow=0.20 cfs 2,927 cf
n=0.040 L=36.0' S=0.3917 '/' Capacity=18.31 cfs Outflow=0.20 cfs 2,927 cf

Reach R2: R2 Avg. Flow Depth=0.26' Max Vel=0.44 fps Inflow=0.20 cfs 2,927 cf
n=0.080 L=26.0' S=0.0058 '/' Capacity=3.37 cfs Outflow=0.20 cfs 2,927 cf

Pond CB1: CB1 Peak Elev=66.32' Inflow=0.36 cfs 1,027 cf
12.0" Round Culvert n=0.012 L=100.0' S=0.0065 '/' Outflow=0.36 cfs 1,027 cf

Pond CB2: CB2 Peak Elev=65.63' Inflow=0.58 cfs 1,657 cf
12.0" Round Culvert n=0.012 L=79.0' S=0.0095 '/' Outflow=0.58 cfs 1,657 cf

Pond RD1: RD1 Peak Elev=66.11' Inflow=0.24 cfs 744 cf
6.0" Round Culvert n=0.012 L=140.0' S=0.0089 '/' Outflow=0.24 cfs 744 cf

Pond RG1: RG1 Peak Elev=63.73' Storage=601 cf Inflow=0.87 cfs 2,929 cf
Outflow=0.20 cfs 2,927 cf

Link A: VARNEY BROOK Inflow=0.45 cfs 4,203 cf
Primary=0.45 cfs 4,203 cf

Total Runoff Area = 32,964 sf Runoff Volume = 4,466 cf Average Runoff Depth = 1.63"
65.33% Pervious = 21,534 sf 34.67% Impervious = 11,430 sf

A – 2

NODE LISTING – 10-YR

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment A1: A1 Runoff Area=4,921 sf 85.10% Impervious Runoff Depth=4.08"
Flow Length=79' Tc=2.4 min CN=94 Runoff=0.48 cfs 1,674 cf

Subcatchment A2: A2 Runoff Area=3,016 sf 82.06% Impervious Runoff Depth=4.08"
Flow Length=73' Tc=2.3 min CN=94 Runoff=0.30 cfs 1,026 cf

Subcatchment A3: A3 Runoff Area=3,048 sf 100.00% Impervious Runoff Depth=4.53"
Tc=2.0 min CN=98 Runoff=0.31 cfs 1,152 cf

Subcatchment A4: A4 Runoff Area=5,646 sf 6.82% Impervious Runoff Depth=2.35"
Flow Length=80' Slope=0.0200 '/' Tc=12.0 min CN=76 Runoff=0.23 cfs 1,104 cf

Subcatchment A5: A5 Runoff Area=15,132 sf 2.02% Impervious Runoff Depth=2.18"
Flow Length=347' Tc=14.1 min CN=74 Runoff=0.53 cfs 2,752 cf

Subcatchment B: B Runoff Area=1,201 sf 85.60% Impervious Runoff Depth=4.19"
Flow Length=58' Tc=1.7 min CN=95 Runoff=0.12 cfs 420 cf

Reach R1: R1 Avg. Flow Depth=0.07' Max Vel=2.93 fps Inflow=0.24 cfs 4,953 cf
n=0.040 L=36.0' S=0.3917 '/' Capacity=18.31 cfs Outflow=0.24 cfs 4,953 cf

Reach R2: R2 Avg. Flow Depth=0.29' Max Vel=0.46 fps Inflow=0.24 cfs 4,953 cf
n=0.080 L=26.0' S=0.0058 '/' Capacity=3.37 cfs Outflow=0.24 cfs 4,953 cf

Pond CB1: CB1 Peak Elev=66.38' Inflow=0.48 cfs 1,674 cf
12.0" Round Culvert n=0.012 L=100.0' S=0.0065 '/' Outflow=0.48 cfs 1,674 cf

Pond CB2: CB2 Peak Elev=65.70' Inflow=0.78 cfs 2,699 cf
12.0" Round Culvert n=0.012 L=79.0' S=0.0095 '/' Outflow=0.78 cfs 2,699 cf

Pond RD1: RD1 Peak Elev=66.18' Inflow=0.31 cfs 1,152 cf
6.0" Round Culvert n=0.012 L=140.0' S=0.0089 '/' Outflow=0.31 cfs 1,152 cf

Pond RG1: RG1 Peak Elev=64.17' Storage=1,052 cf Inflow=1.22 cfs 4,955 cf
Outflow=0.24 cfs 4,953 cf

Link A: VARNEY BROOK Inflow=0.75 cfs 7,705 cf
Primary=0.75 cfs 7,705 cf

Total Runoff Area = 32,964 sf Runoff Volume = 8,127 cf Average Runoff Depth = 2.96"
65.33% Pervious = 21,534 sf 34.67% Impervious = 11,430 sf

A – 2

10-YR STORM SUMMARY

Summary for Subcatchment A1: A1

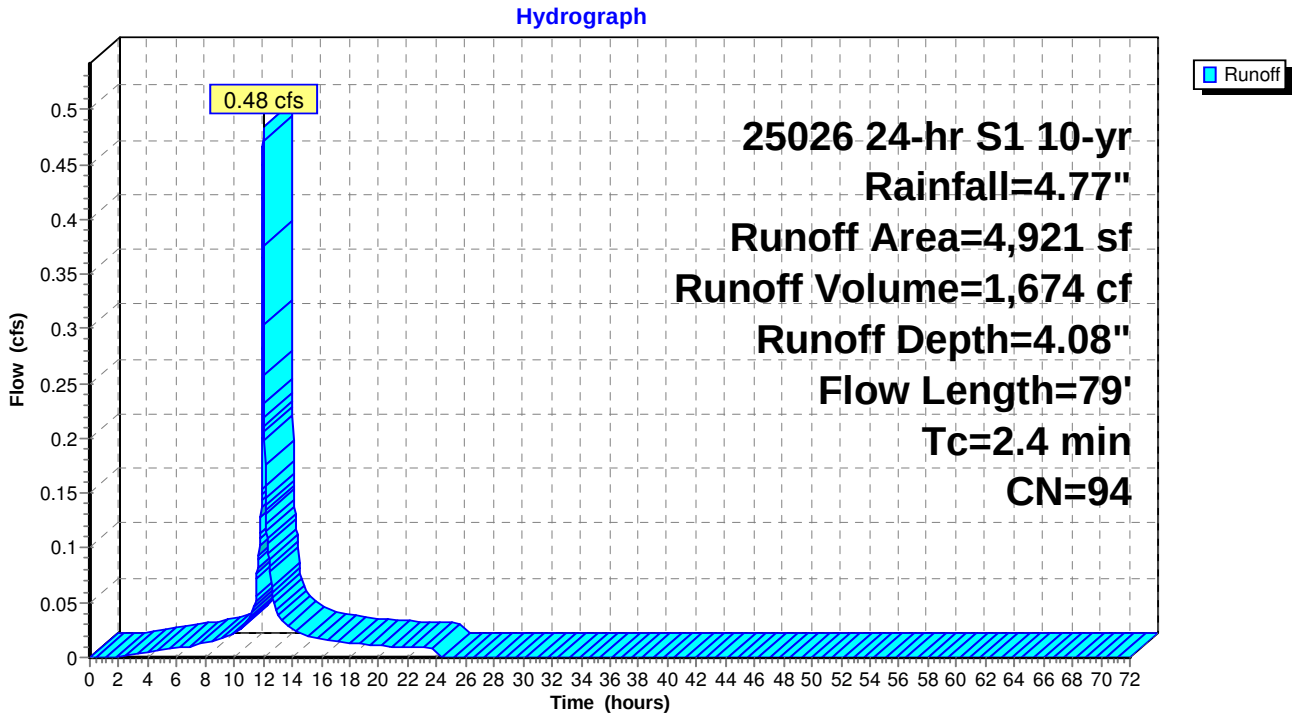
Runoff = 0.48 cfs @ 12.00 hrs, Volume= 1,674 cf, Depth= 4.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
25026 24-hr S1 10-yr Rainfall=4.77"

Area (sf)	CN	Description
733	74	>75% Grass cover, Good, HSG C
4,188	98	Paved parking, HSG C
4,921	94	Weighted Average
733		14.90% Pervious Area
4,188		85.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.0	11	0.0350	0.09		**Sheet Flow,** Grass: Dense n= 0.240 P2= 3.16"
0.4	68	0.0210	2.94		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
2.4	79	Total			

Subcatchment A1: A1



Summary for Subcatchment A2: A2

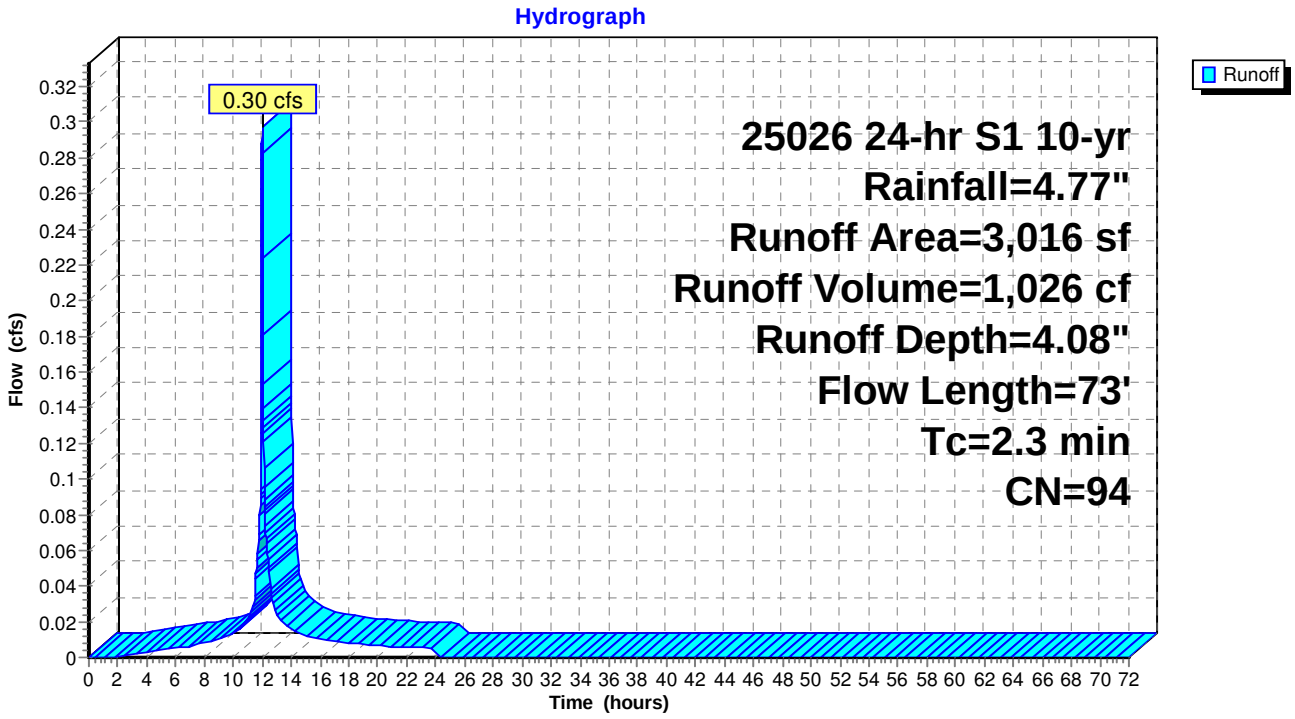
Runoff = 0.30 cfs @ 12.00 hrs, Volume= 1,026 cf, Depth= 4.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
25026 24-hr S1 10-yr Rainfall=4.77"

Area (sf)	CN	Description
541	74	>75% Grass cover, Good, HSG C
2,475	98	Paved parking, HSG C
3,016	94	Weighted Average
541		17.94% Pervious Area
2,475		82.06% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.0	11	0.0350	0.09		**Sheet Flow,** Grass: Dense n= 0.240 P2= 3.16"
0.3	62	0.0410	4.11		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
2.3	73	Total			

Subcatchment A2: A2



Summary for Subcatchment A3: A3

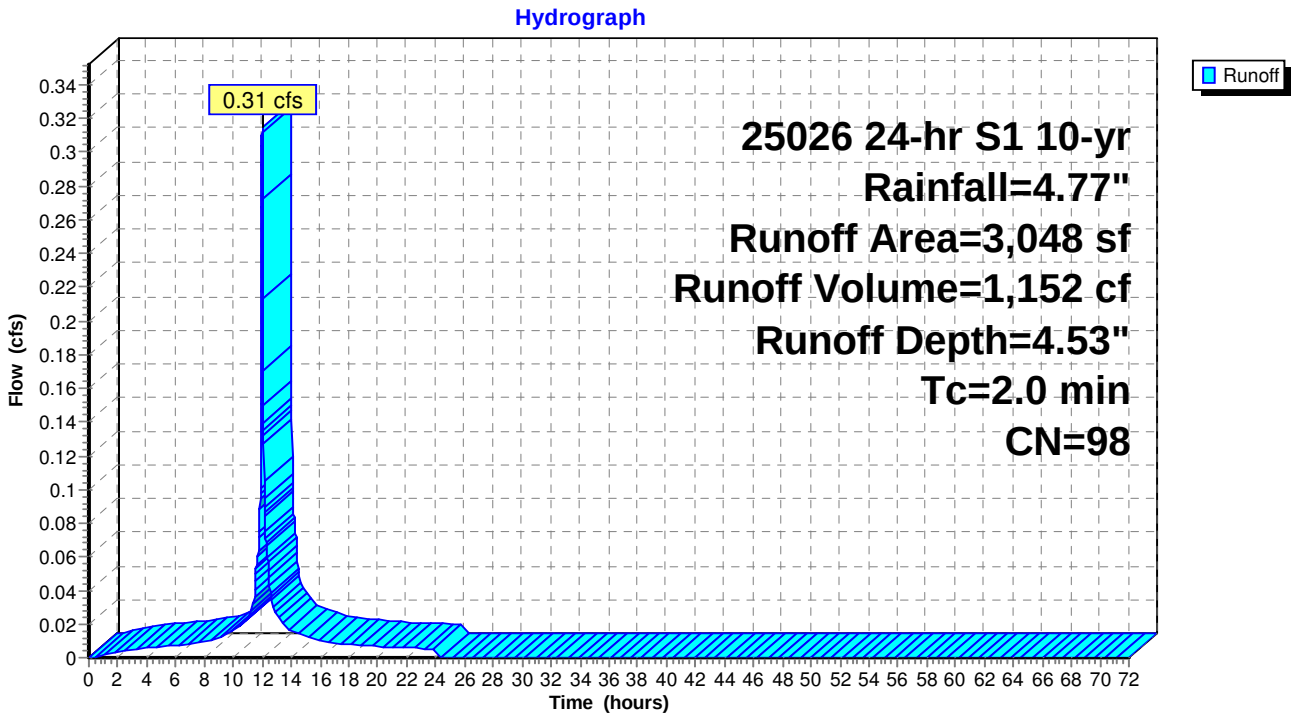
Runoff = 0.31 cfs @ 12.00 hrs, Volume= 1,152 cf, Depth= 4.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
25026 24-hr S1 10-yr Rainfall=4.77"

Area (sf)	CN	Description
3,048	98	Roofs, HSG C
3,048		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.0					**Direct Entry, Roof Runoff**

Subcatchment A3: A3



Summary for Subcatchment A4: A4

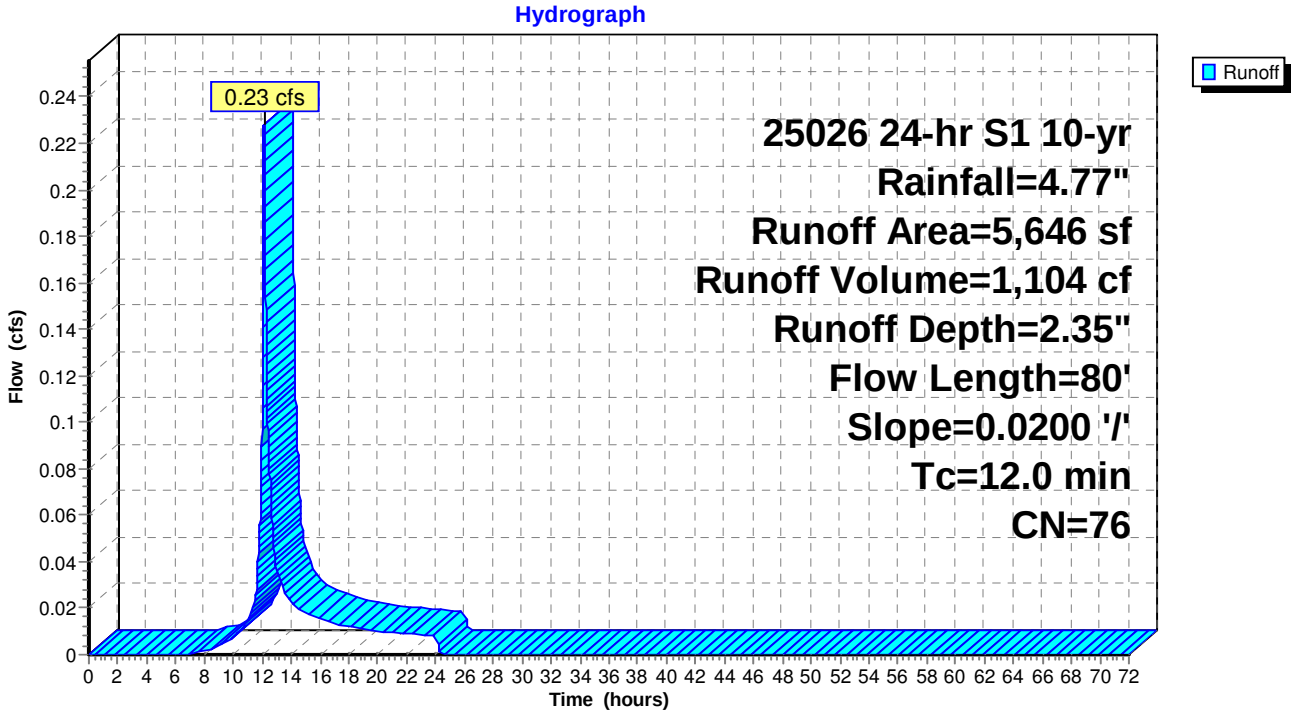
Runoff = 0.23 cfs @ 12.12 hrs, Volume= 1,104 cf, Depth= 2.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
25026 24-hr S1 10-yr Rainfall=4.77"

Area (sf)	CN	Description
5,261	74	>75% Grass cover, Good, HSG C
385	98	Paved parking, HSG C
5,646	76	Weighted Average
5,261		93.18% Pervious Area
385		6.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0	80	0.0200	0.11		**Sheet Flow,** Grass: Dense n= 0.240 P2= 3.16"

Subcatchment A4: A4



Summary for Subcatchment A5: A5

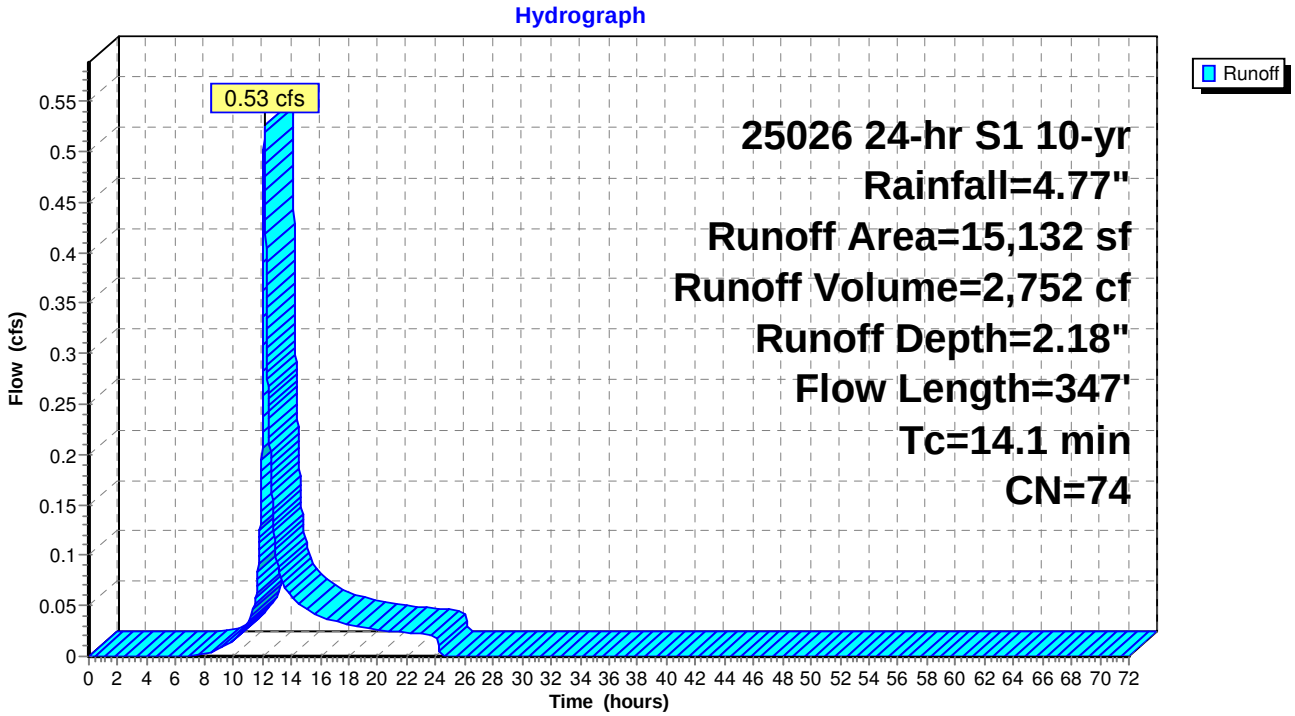
Runoff = 0.53 cfs @ 12.14 hrs, Volume= 2,752 cf, Depth= 2.18"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
25026 24-hr S1 10-yr Rainfall=4.77"

Area (sf)	CN	Description
14,826	74	>75% Grass cover, Good, HSG C
266	98	Paved parking, HSG C
40	98	Roofs, HSG C
15,132	74	Weighted Average
14,826		97.98% Pervious Area
306		2.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	100	0.0380	0.15		**Sheet Flow,** Grass: Dense n= 0.240 P2= 3.16"
0.6	113	0.1950	3.09		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
2.4	134	0.0050	0.94	3.14	**Parabolic Channel, Varney Brook** W=5.00' D=1.00' Area=3.3 sf Perim=5.5' n= 0.080 Earth, long dense weeds
14.1	347	Total			

Subcatchment A5: A5



Summary for Subcatchment B: B

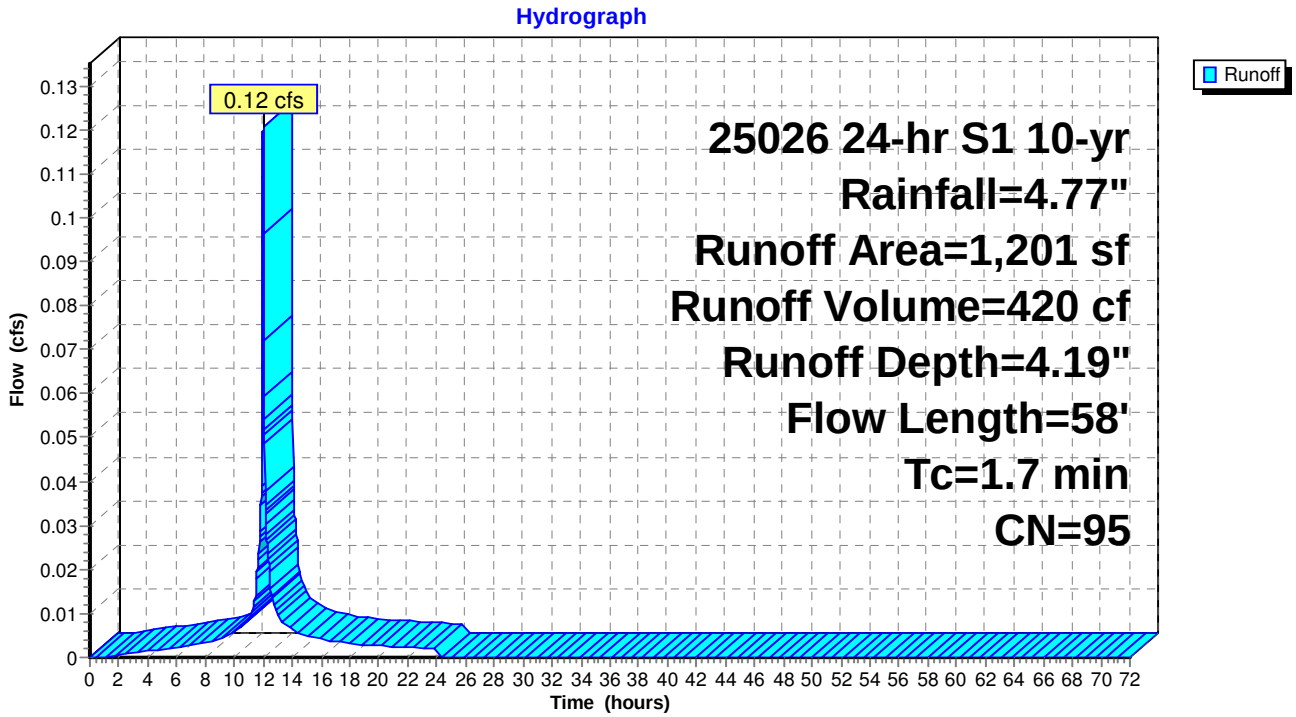
Runoff = 0.12 cfs @ 12.00 hrs, Volume= 420 cf, Depth= 4.19"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
25026 24-hr S1 10-yr Rainfall=4.77"

Area (sf)	CN	Description
173	74	>75% Grass cover, Good, HSG C
1,028	98	Paved parking, HSG C
1,201	95	Weighted Average
173		14.40% Pervious Area
1,028		85.60% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	6	0.0200	0.07		**Sheet Flow,** Grass: Dense n= 0.240 P2= 3.16"
0.2	52	0.0400	4.06		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
1.7	58	Total			

Subcatchment B: B



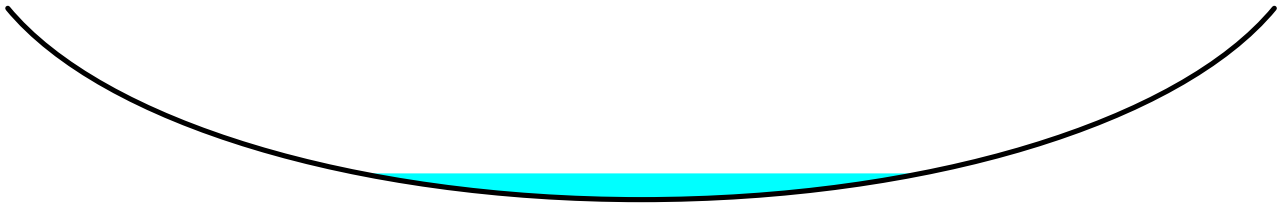
Summary for Reach R1: R1

Inflow Area = 16,631 sf, 60.71% Impervious, Inflow Depth = 3.57" for 10-yr event
Inflow = 0.24 cfs @ 12.52 hrs, Volume= 4,953 cf
Outflow = 0.24 cfs @ 12.53 hrs, Volume= 4,953 cf, Atten= 0%, Lag= 0.1 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Max. Velocity= 2.93 fps, Min. Travel Time= 0.2 min
Avg. Velocity = 1.28 fps, Avg. Travel Time= 0.5 min

Peak Storage= 3 cf @ 12.53 hrs
Average Depth at Peak Storage= 0.07' , Surface Width= 1.83'
Bank-Full Depth= 0.50' Flow Area= 1.7 sf, Capacity= 18.31 cfs

5.00' x 0.50' deep Parabolic Channel, n= 0.040 Earth, dense weeds
Length= 36.0' Slope= 0.3917 '/'
Inlet Invert= 60.00', Outlet Invert= 45.90'



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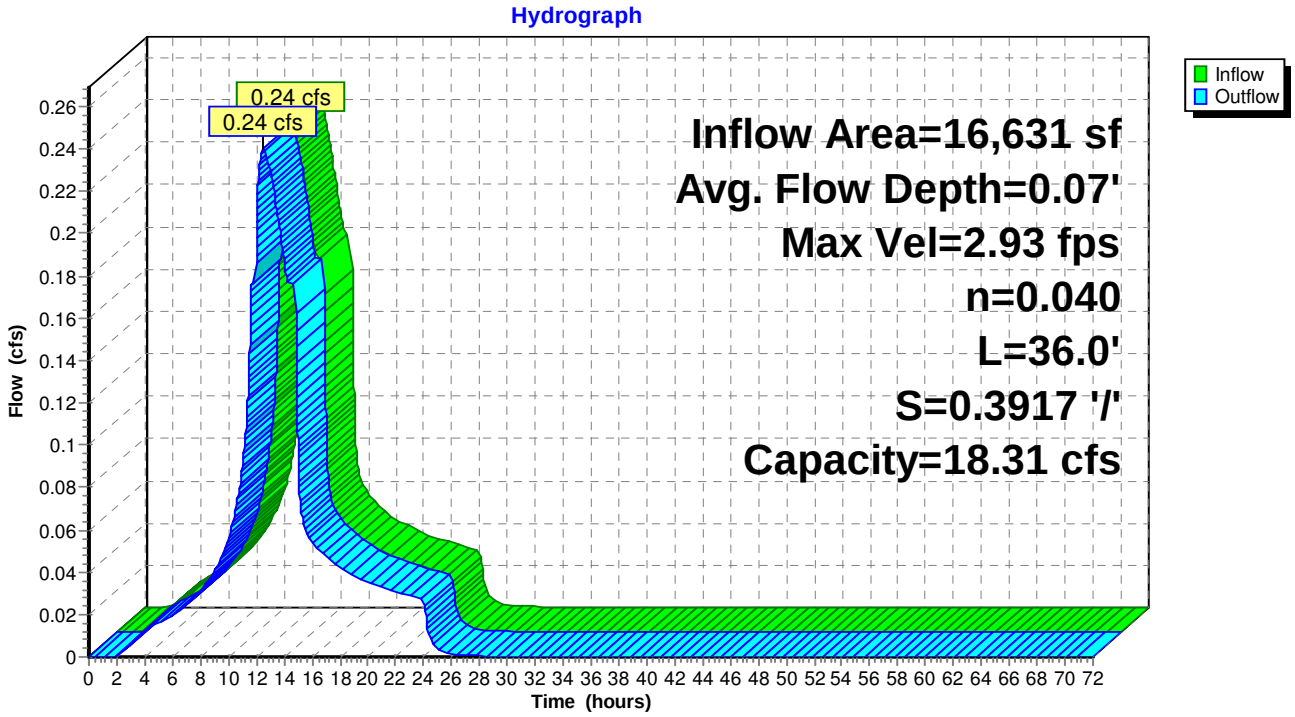
Reach R1: R1



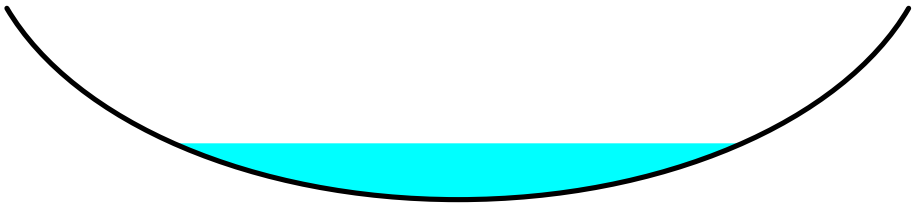
Summary for Reach R2: R2

Inflow Area = 16,631 sf, 60.71% Impervious, Inflow Depth = 3.57" for 10-yr event
Inflow = 0.24 cfs @ 12.53 hrs, Volume= 4,953 cf
Outflow = 0.24 cfs @ 12.54 hrs, Volume= 4,953 cf, Atten= 0%, Lag= 0.6 min

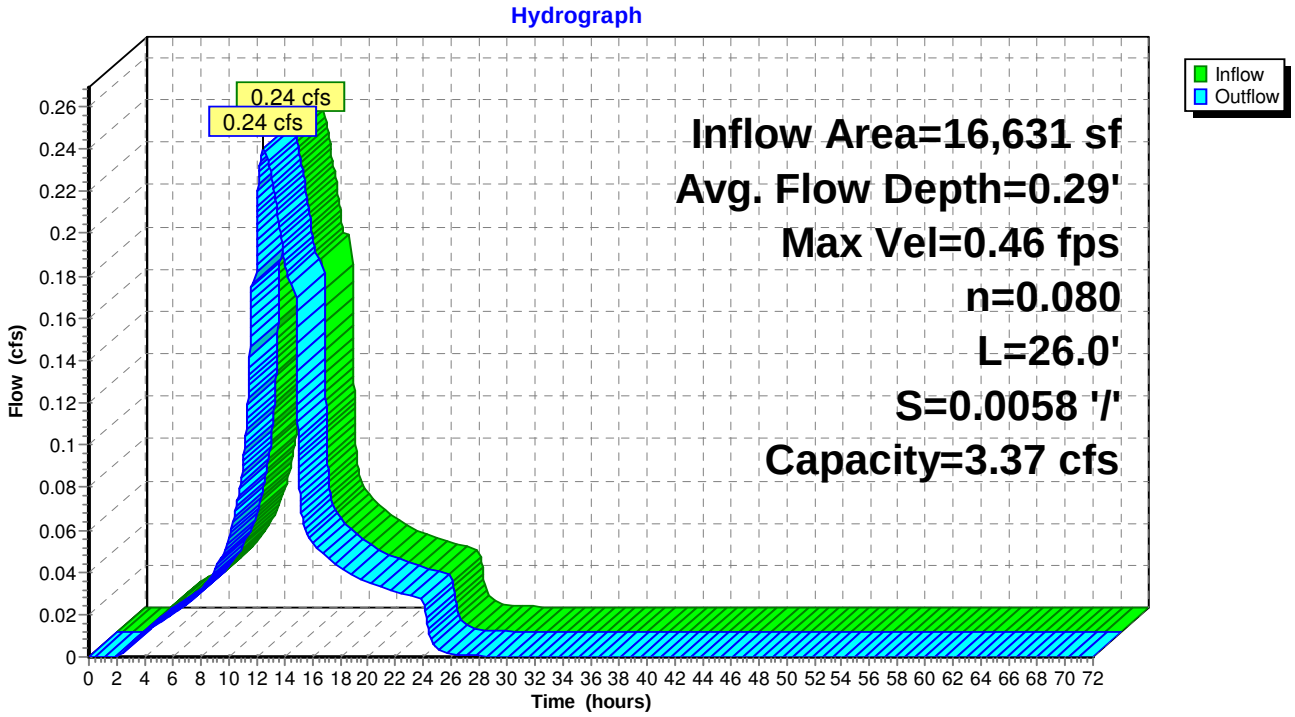
Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Max. Velocity= 0.46 fps, Min. Travel Time= 0.9 min
Avg. Velocity = 0.12 fps, Avg. Travel Time= 3.5 min

Peak Storage= 14 cf @ 12.54 hrs
Average Depth at Peak Storage= 0.29' , Surface Width= 2.69'
Bank-Full Depth= 1.00' Flow Area= 3.3 sf, Capacity= 3.37 cfs

5.00' x 1.00' deep Parabolic Channel, n= 0.080 Earth, long dense weeds
Length= 26.0' Slope= 0.0058 '/'
Inlet Invert= 45.90', Outlet Invert= 45.75'



Reach R2: R2



Summary for Pond CB1: CB1

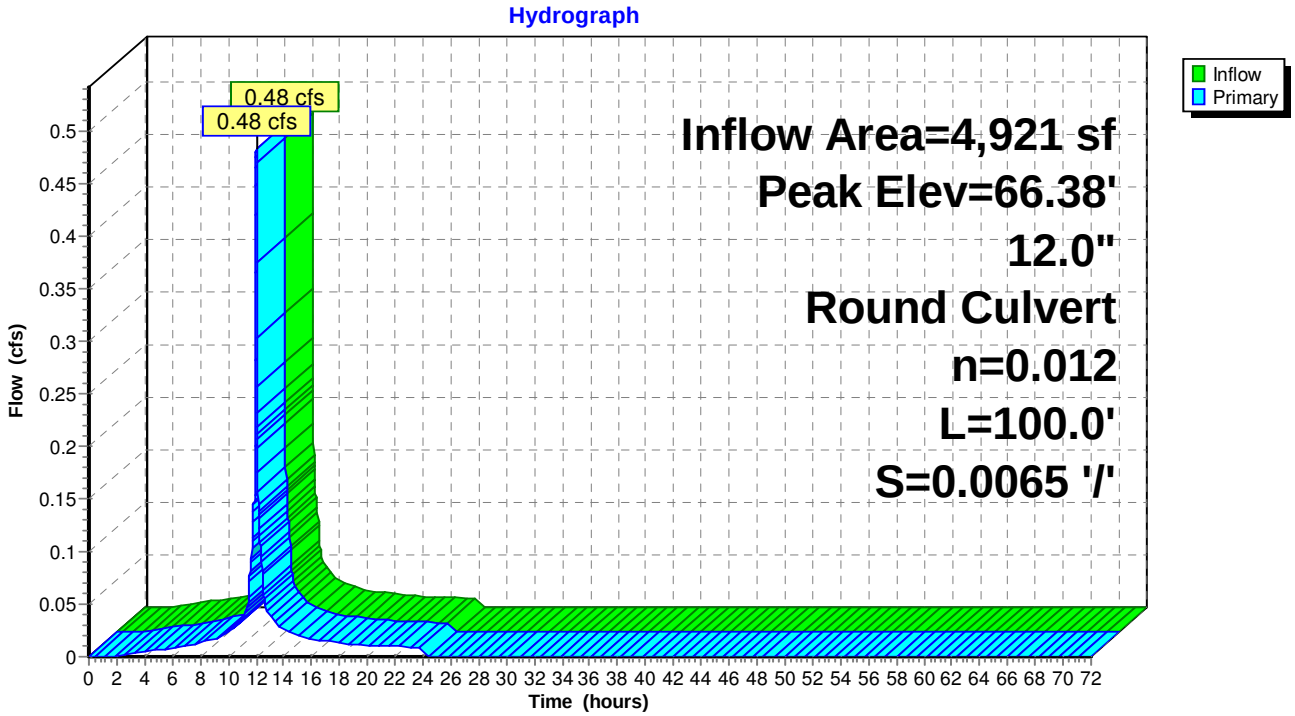
Inflow Area =	4,921 sf, 85.10% Impervious, Inflow Depth = 4.08" for 10-yr event				
Inflow =	0.48 cfs @	12.00 hrs,	Volume=	1,674 cf	
Outflow =	0.48 cfs @	12.00 hrs,	Volume=	1,674 cf,	Atten= 0%, Lag= 0.0 min
Primary =	0.48 cfs @	12.00 hrs,	Volume=	1,674 cf	

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 66.38' @ 12.00 hrs
Flood Elev= 68.50'

Device	Routing	Invert	Outlet Devices
#1	Primary	66.00'	**12.0" Round Culvert** L= 100.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 66.00' / 65.35' S= 0.0065 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Primary OutFlow Max=0.48 cfs @ 12.00 hrs HW=66.38' TW=65.70' (Dynamic Tailwater)
└**1=Culvert** (Outlet Controls 0.48 cfs @ 2.65 fps)

Pond CB1: CB1



Summary for Pond CB2: CB2

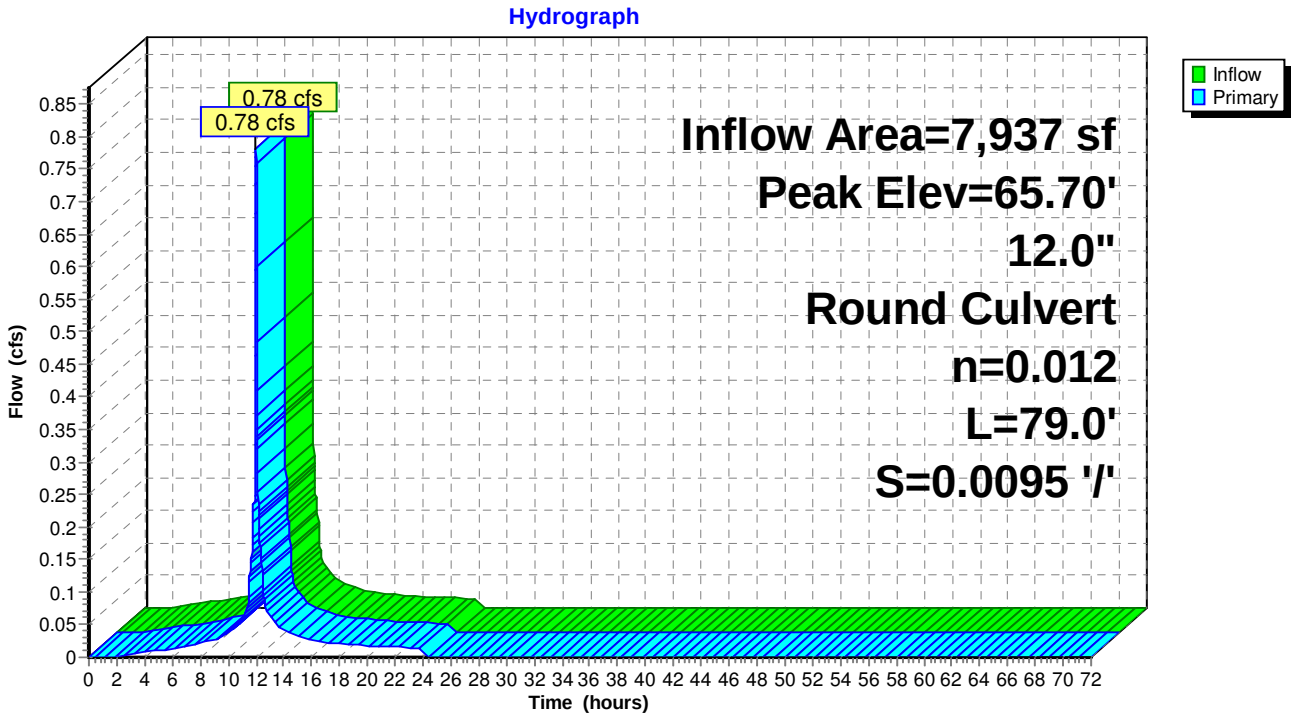
Inflow Area =	7,937 sf, 83.95% Impervious, Inflow Depth = 4.08" for 10-yr event				
Inflow =	0.78 cfs @	12.00 hrs,	Volume=	2,699 cf	
Outflow =	0.78 cfs @	12.00 hrs,	Volume=	2,699 cf,	Atten= 0%, Lag= 0.0 min
Primary =	0.78 cfs @	12.00 hrs,	Volume=	2,699 cf	

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 65.70' @ 12.00 hrs
Flood Elev= 68.00'

Device	Routing	Invert	Outlet Devices
#1	Primary	65.25'	**12.0" Round Culvert** L= 79.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 65.25' / 64.50' S= 0.0095 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Primary OutFlow Max=0.78 cfs @ 12.00 hrs HW=65.70' TW=63.71' (Dynamic Tailwater)
└─**1=Culvert** (Inlet Controls 0.78 cfs @ 2.28 fps)

Pond CB2: CB2



Summary for Pond RD1: RD1

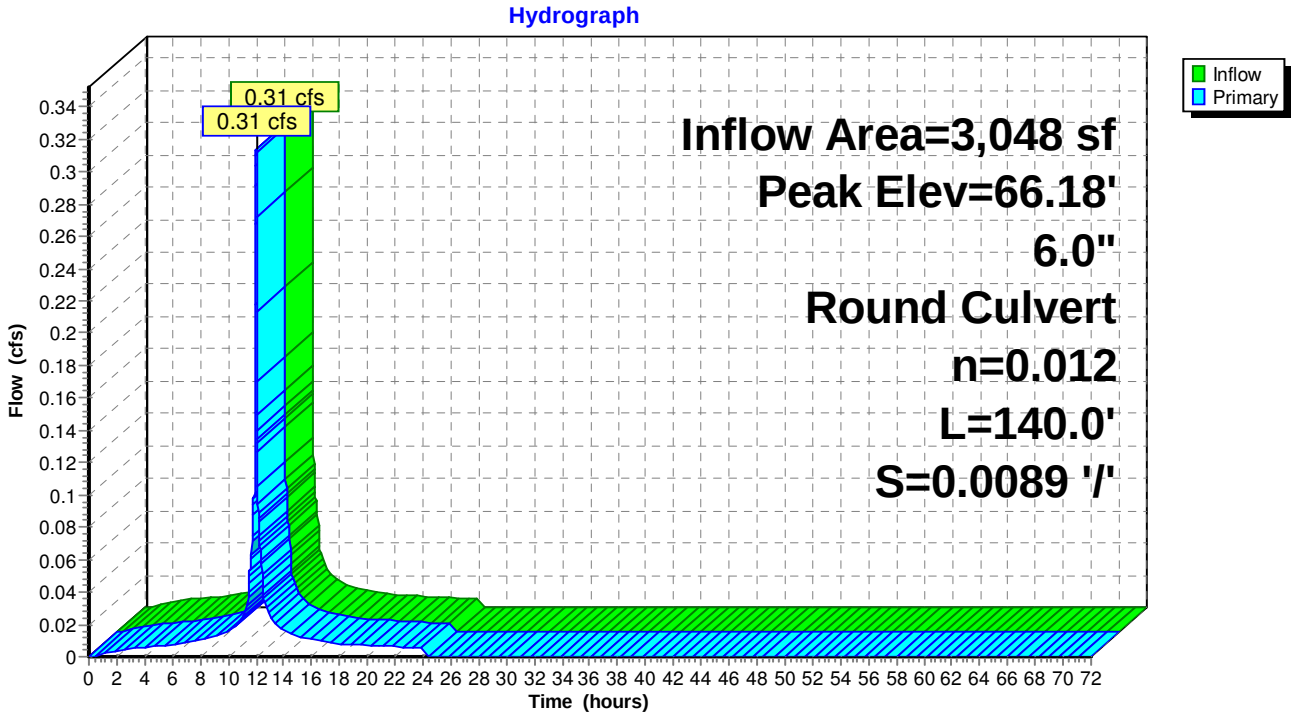
Inflow Area = 3,048 sf,100.00% Impervious, Inflow Depth = 4.53" for 10-yr event
Inflow = 0.31 cfs @ 12.00 hrs, Volume= 1,152 cf
Outflow = 0.31 cfs @ 12.00 hrs, Volume= 1,152 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.31 cfs @ 12.00 hrs, Volume= 1,152 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 66.18' @ 12.00 hrs
Flood Elev= 69.50'

Device	Routing	Invert	Outlet Devices
#1	Primary	65.75'	**6.0" Round Culvert** L= 140.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 65.75' / 64.50' S= 0.0089 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf

Primary OutFlow Max=0.31 cfs @ 12.00 hrs HW=66.18' TW=63.71' (Dynamic Tailwater)
└**1=Culvert** (Inlet Controls 0.31 cfs @ 1.76 fps)

Pond RD1: RD1



Summary for Pond RG1: RG1

Inflow Area = 16,631 sf, 60.71% Impervious, Inflow Depth = 3.58" for 10-yr event
Inflow = 1.22 cfs @ 12.01 hrs, Volume= 4,955 cf
Outflow = 0.24 cfs @ 12.52 hrs, Volume= 4,953 cf, Atten= 80%, Lag= 31.2 min
Primary = 0.24 cfs @ 12.52 hrs, Volume= 4,953 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Starting Elev= 61.00' Surf.Area= 761 sf Storage= 67 cf
Peak Elev= 64.17' @ 12.52 hrs Surf.Area= 1,038 sf Storage= 1,052 cf (985 cf above start)
Flood Elev= 65.20' Surf.Area= 2,110 sf Storage= 2,691 cf (2,624 cf above start)

Plug-Flow detention time= 54.1 min calculated for 4,887 cf (99% of inflow)
Center-of-Mass det. time= 36.9 min (831.3 - 794.4)

Volume	Invert	Avail.Storage	Storage Description
#1	64.00'	307 cf	**Sediment Forebay (Irregular)** Listed below (Recalc) -Impervious
#2	60.75'	2,494 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)
		2,801 cf	Total Available Storage

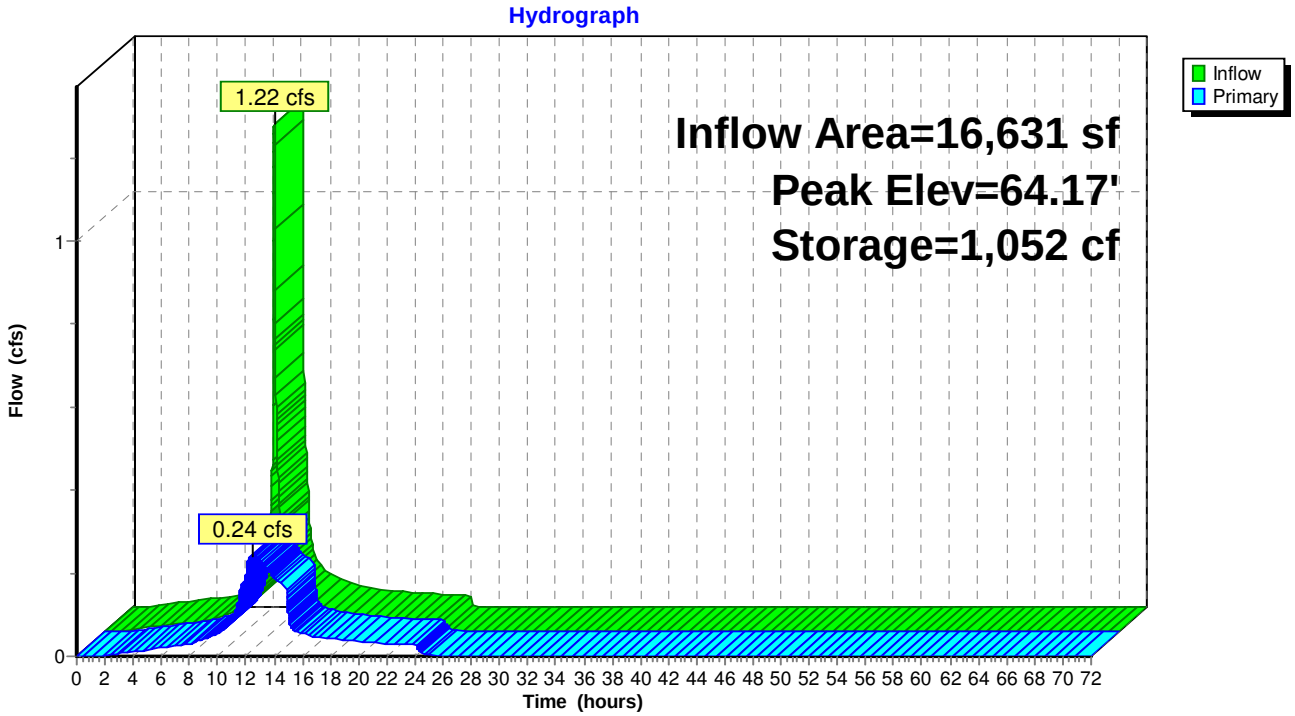
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
64.00	151	105.0	0	0	151
65.00	496	124.3	307	307	521

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
60.75	761	128.9	0.0	0	0	761
61.75	761	128.9	35.0	266	266	890
62.00	761	128.9	20.0	38	304	922
63.50	761	128.9	10.0	114	419	1,115
64.00	965	140.1	100.0	430	849	1,364
64.50	1,183	149.5	100.0	536	1,385	1,593
65.00	1,414	159.0	100.0	648	2,034	1,839
65.25	2,306	187.1	100.0	460	2,494	2,614

Device	Routing	Invert	Outlet Devices
#1	Primary	60.50'	**12.0" Round Culvert** L= 15.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 60.50' / 60.00' S= 0.0333 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	61.00'	**6.0" Round Culvert** L= 60.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 61.00' / 61.00' S= 0.0000 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf
#3	Device 2	60.75'	**10.000 in/hr Exfiltration over Surface area** Phase-In= 0.01'
#4	Device 1	64.50'	**3.0" W x 3.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Device 1	64.75'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.24 cfs @ 12.52 hrs HW=64.17' TW=60.07' (Dynamic Tailwater)
- **1=Culvert** (Passes 0.24 cfs of 6.74 cfs potential flow)
  - **2=Culvert** (Passes 0.24 cfs of 1.06 cfs potential flow)
    - **3=Exfiltration** (Exfiltration Controls 0.24 cfs)
  - **4=Orifice/Grate** (Controls 0.00 cfs)
  - **5=Orifice/Grate** (Controls 0.00 cfs)

Pond RG1: RG1

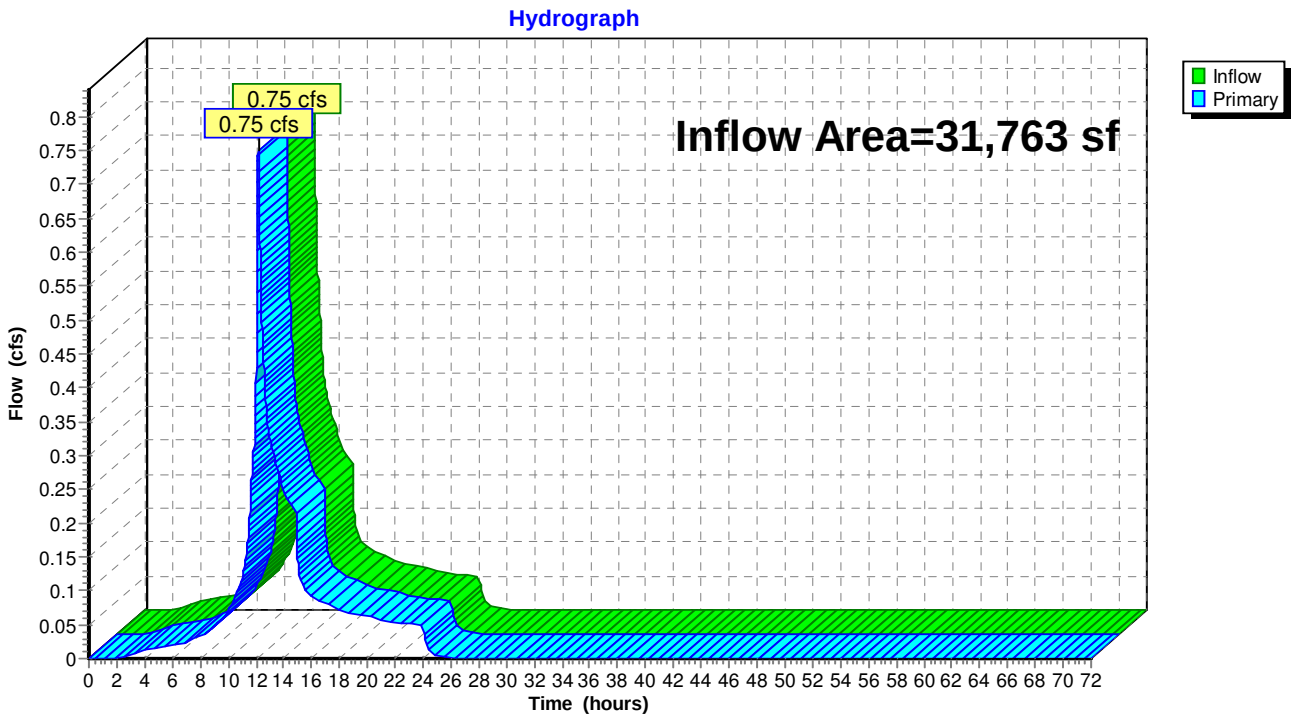


Summary for Link A: VARNEY BROOK

Inflow Area = 31,763 sf, 32.75% Impervious, Inflow Depth = 2.91" for 10-yr event
Inflow = 0.75 cfs @ 12.15 hrs, Volume= 7,705 cf
Primary = 0.75 cfs @ 12.15 hrs, Volume= 7,705 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link A: VARNEY BROOK



A – 2

NODE LISTING – 25-YR

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment A1: A1 Runoff Area=4,921 sf 85.10% Impervious Runoff Depth=5.33"
Flow Length=79' Tc=2.4 min CN=94 Runoff=0.58 cfs 2,184 cf

Subcatchment A2: A2 Runoff Area=3,016 sf 82.06% Impervious Runoff Depth=5.33"
Flow Length=73' Tc=2.3 min CN=94 Runoff=0.35 cfs 1,339 cf

Subcatchment A3: A3 Runoff Area=3,048 sf 100.00% Impervious Runoff Depth=5.79"
Tc=2.0 min CN=98 Runoff=0.37 cfs 1,471 cf

Subcatchment A4: A4 Runoff Area=5,646 sf 6.82% Impervious Runoff Depth=3.41"
Flow Length=80' Slope=0.0200 '/' Tc=12.0 min CN=76 Runoff=0.31 cfs 1,603 cf

Subcatchment A5: A5 Runoff Area=15,132 sf 2.02% Impervious Runoff Depth=3.21"
Flow Length=347' Tc=14.1 min CN=74 Runoff=0.74 cfs 4,048 cf

Subcatchment B: B Runoff Area=1,201 sf 85.60% Impervious Runoff Depth=5.44"
Flow Length=58' Tc=1.7 min CN=95 Runoff=0.14 cfs 545 cf

Reach R1: R1 Avg. Flow Depth=0.07' Max Vel=3.03 fps Inflow=0.27 cfs 6,595 cf
n=0.040 L=36.0' S=0.3917 '/' Capacity=18.31 cfs Outflow=0.27 cfs 6,595 cf

Reach R2: R2 Avg. Flow Depth=0.31' Max Vel=0.48 fps Inflow=0.27 cfs 6,595 cf
n=0.080 L=26.0' S=0.0058 '/' Capacity=3.37 cfs Outflow=0.27 cfs 6,594 cf

Pond CB1: CB1 Peak Elev=66.42' Inflow=0.58 cfs 2,184 cf
12.0" Round Culvert n=0.012 L=100.0' S=0.0065 '/' Outflow=0.58 cfs 2,184 cf

Pond CB2: CB2 Peak Elev=65.75' Inflow=0.93 cfs 3,523 cf
12.0" Round Culvert n=0.012 L=79.0' S=0.0095 '/' Outflow=0.93 cfs 3,523 cf

Pond RD1: RD1 Peak Elev=66.24' Inflow=0.37 cfs 1,471 cf
6.0" Round Culvert n=0.012 L=140.0' S=0.0089 '/' Outflow=0.37 cfs 1,471 cf

Pond RG1: RG1 Peak Elev=64.47' Storage=1,446 cf Inflow=1.48 cfs 6,597 cf
Outflow=0.27 cfs 6,595 cf

Link A: VARNEY BROOK Inflow=0.98 cfs 10,642 cf
Primary=0.98 cfs 10,642 cf

Total Runoff Area = 32,964 sf Runoff Volume = 11,189 cf Average Runoff Depth = 4.07"
65.33% Pervious = 21,534 sf 34.67% Impervious = 11,430 sf

A – 2

NODE LISTING – 50-YR

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment A1: A1 Runoff Area=4,921 sf 85.10% Impervious Runoff Depth=6.50"
Flow Length=79' Tc=2.4 min CN=94 Runoff=0.67 cfs 2,664 cf

Subcatchment A2: A2 Runoff Area=3,016 sf 82.06% Impervious Runoff Depth=6.50"
Flow Length=73' Tc=2.3 min CN=94 Runoff=0.41 cfs 1,633 cf

Subcatchment A3: A3 Runoff Area=3,048 sf 100.00% Impervious Runoff Depth=6.97"
Tc=2.0 min CN=98 Runoff=0.42 cfs 1,771 cf

Subcatchment A4: A4 Runoff Area=5,646 sf 6.82% Impervious Runoff Depth=4.44"
Flow Length=80' Slope=0.0200 '/' Tc=12.0 min CN=76 Runoff=0.39 cfs 2,091 cf

Subcatchment A5: A5 Runoff Area=15,132 sf 2.02% Impervious Runoff Depth=4.23"
Flow Length=347' Tc=14.1 min CN=74 Runoff=0.94 cfs 5,329 cf

Subcatchment B: B Runoff Area=1,201 sf 85.60% Impervious Runoff Depth=6.61"
Flow Length=58' Tc=1.7 min CN=95 Runoff=0.17 cfs 662 cf

Reach R1: R1 Avg. Flow Depth=0.08' Max Vel=3.31 fps Inflow=0.36 cfs 8,157 cf
n=0.040 L=36.0' S=0.3917 '/' Capacity=18.31 cfs Outflow=0.36 cfs 8,157 cf

Reach R2: R2 Avg. Flow Depth=0.35' Max Vel=0.52 fps Inflow=0.36 cfs 8,157 cf
n=0.080 L=26.0' S=0.0058 '/' Capacity=3.37 cfs Outflow=0.36 cfs 8,157 cf

Pond CB1: CB1 Peak Elev=66.45' Inflow=0.67 cfs 2,664 cf
12.0" Round Culvert n=0.012 L=100.0' S=0.0065 '/' Outflow=0.67 cfs 2,664 cf

Pond CB2: CB2 Peak Elev=65.79' Inflow=1.08 cfs 4,297 cf
12.0" Round Culvert n=0.012 L=79.0' S=0.0095 '/' Outflow=1.08 cfs 4,297 cf

Pond RD1: RD1 Peak Elev=66.32' Inflow=0.42 cfs 1,771 cf
6.0" Round Culvert n=0.012 L=140.0' S=0.0089 '/' Outflow=0.42 cfs 1,771 cf

Pond RG1: RG1 Peak Elev=64.69' Storage=1,785 cf Inflow=1.73 cfs 8,159 cf
Outflow=0.36 cfs 8,157 cf

Link A: VARNEY BROOK Inflow=1.21 cfs 13,485 cf
Primary=1.21 cfs 13,485 cf

Total Runoff Area = 32,964 sf Runoff Volume = 14,150 cf Average Runoff Depth = 5.15"
65.33% Pervious = 21,534 sf 34.67% Impervious = 11,430 sf

APPENDIX B

DESIGN

B – 1

STORMWATER BEST MANAGEMENT PRACTICES

FILTRATION PRACTICE DESIGN CRITERIA
(Env-Wq 1508.08)

Type/Node Name: **Rain Garden 1 (RG1)**

Enter the type of filtration practice (e.g., bioretention system) and the node name in the drainage analysis, if applicable.

Yes		Check if you reviewed the restrictions on unlined systems outlined in Env-Wq 1508.08(a).	
0.39	ac	A = Area draining to the practice	
0.23	ac	A_I = Impervious area draining to the practice	
0.61	decimal	I = Percent impervious area draining to the practice, in decimal form	
0.60	unitless	Rv = Runoff coefficient = 0.05 + (0.9 x I)	
0.23	ac-in	WQV= 1" x Rv x A	
836	cf	WQV conversion (ac-in x 43,560 sf/ac x 1ft/12")	
209	cf	25% x WQV (check calc for sediment forebay volume)	
627	cf	75% x WQV (check calc for surface sand filter volume)	
Sediment Forebay		Method of Pretreatment? (not required for clean or roof runoff)	
307	cf	V_{SED} = Sediment forebay volume, if used for pretreatment	**≥ 25%WQV**
Calculate time to drain if system IS NOT underdrained:			
	sf	A_{SA} = Surface area of the practice	
	iph	$Ksat_{DESIGN}$ = Design infiltration rate[1]	
	Yes/No	If Ksat (prior to factor of safety) is < 0.50 iph, has an underdrain been provided? (Use the calculations below)	
-	hours	T_{DRAIN} = Drain time = V / (A_{SA} * I_{DESIGN})	**≤ 72-hrs**
Calculate time to drain if system IS underdrained:			
64.33	ft	E_{WQV} = Elevation of WQV (attach stage-storage table)	
0.26	cfs	Q_{WQV} = Discharge at the E_{WQV} (attach stage-discharge table)	
1.79	hours	T_{DRAIN} = Drain time = 2WQV/Q_{WQV}	**≤ 72-hrs**
62.00	feet	E_{FC} = Elevation of the bottom of the filter course material[2]	
61.00	feet	E_{UD} = Invert elevation of the underdrain (UD), if applicable	
NA	feet	E_{SHWT} = Elevation of SHWT (if none found, enter the lowest elevation of the test pit)	
NA	feet	E_{ROCK} = Elevation of bedrock (if none found, enter the lowest elevation of the test pit)	
1.00	feet	$D_{FC\ to\ UD}$ = Depth to UD from the bottom of the filter course	**≥ 1'**
#VALUE!	feet	$D_{FC\ to\ ROCK}$ = Depth to bedrock from the bottom of the filter course	**≥ 1'**
#VALUE!	feet	$D_{FC\ to\ SHWT}$ = Depth to SHWT from the bottom of the filter course	**≥ 1'**
64.69	ft	Peak elevation of the 50-year storm event (infiltration can be used in analysis)	
65.20	ft	Elevation of the top of the practice	
YES		50 peak elevation ≤ Elevation of the top of the practice	**← yes**
If a surface sand filter or underground sand filter is proposed:			
YES	ac	Drainage Area check.	**< 10 ac**
	cf	V = Volume of storage[3] (attach a stage-storage table)	**≥ 75%WQV**
	inches	D_{FC} = Filter course thickness	**18", or 24" if within GPA**
Sheet		Note what sheet in the plan set contains the filter course specification.	
	Yes/No	Access grate provided?	**← yes**

If a bioretention area is proposed:			
YES	ac	Drainage Area no larger than 5 ac?	**← yes**
966	cf	V = Volume of storage[3] (attach a stage-storage table)	**≥ WQV**
18.0	inches	D_{FC} = Filter course thickness	**18", or 24" if within GPA**
Sheet	14	Note what sheet in the plan set contains the filter course specification	
3.0	:1	Pond side slopes	**> 3:1**
Sheet	14	Note what sheet in the plan set contains the planting plans and surface cover	
If porous pavement is proposed:			
		Type of pavement proposed (Concrete? Asphalt? Pavers? Etc.)	
	acres	A_{SA} = Surface area of the pervious pavement	
	:1	Ratio of the contributing area to the pervious surface area	**≤ 5:1**
	inches	D_{FC} = Filter course thickness	**12", or 18" if within GPA**
Sheet		Note what sheet in the plan set contains the filter course spec.	**mod. 304.1 (see spec)**

1. Rate of the limiting layer (either the filter course or the underlying soil). $Ksat_{design}$ includes factor of safey. See Env-Wq 1504.14 for guidance on determining the infiltration rate.

2. See lines 34, 40 and 48 for required depths of filter media.

3. Volume without depending on infiltration. The volume includes the storage above the filter (but below the invert of the outlet stucture, if any), the filter media voids, and the pretreatment area. The storage above the filter media shall not include the volume above the outlet structure, if any.

Designer's Notes:

Summary for Pond RG1: RG1

Inflow Area = 16,631 sf, 60.71% Impervious, Inflow Depth = 5.89" for 50-yr event
Inflow = 1.73 cfs @ 12.01 hrs, Volume= 8,159 cf
Outflow = 0.36 cfs @ 12.53 hrs, Volume= 8,157 cf, Atten= 79%, Lag= 31.6 min
Primary = 0.36 cfs @ 12.53 hrs, Volume= 8,157 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Starting Elev= 61.00' Surf.Area= 761 sf Storage= 67 cf
Peak Elev= 64.69' @ 12.53 hrs Surf.Area= 1,267 sf Storage= 1,785 cf (1,718 cf above start)
Flood Elev= 65.20' Surf.Area= 2,110 sf Storage= 2,691 cf (2,624 cf above start)

Plug-Flow detention time= 55.6 min calculated for 8,089 cf (99% of inflow)
Center-of-Mass det. time= 44.7 min (828.1 - 783.3)

Volume	Invert	Avail.Storage	Storage Description
#1	64.00'	307 cf	**Sediment Forebay (Irregular)** Listed below (Recalc) -Impervious
#2	60.75'	2,494 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)
		2,801 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
64.00	151	105.0	0	0	151
65.00	496	124.3	307	307	521

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
60.75	761	128.9	0.0	0	0	761
61.75	761	128.9	35.0	266	266	890
62.00	761	128.9	20.0	38	304	922
63.50	761	128.9	10.0	114	419	1,115
64.00	965	140.1	100.0	430	849	1,364
64.50	1,183	149.5	100.0	536	1,385	1,593
65.00	1,414	159.0	100.0	648	2,034	1,839
65.25	2,306	187.1	100.0	460	2,494	2,614

Device	Routing	Invert	Outlet Devices
#1	Primary	60.50'	**12.0" Round Culvert** L= 15.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 60.50' / 60.00' S= 0.0333 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	61.00'	**6.0" Round Culvert** L= 60.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 61.00' / 61.00' S= 0.0000 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf
#3	Device 2	60.75'	**10.000 in/hr Exfiltration over Surface area** Phase-In= 0.01'
#4	Device 1	64.50'	**3.0" W x 3.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Device 1	64.75'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.36 cfs @ 12.53 hrs HW=64.69' TW=60.08' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.36 cfs of 7.26 cfs potential flow)
  ├─**2=Culvert** (Passes 0.29 cfs of 1.15 cfs potential flow)
  │ └─**3=Exfiltration** (Exfiltration Controls 0.29 cfs)
  ├─**4=Orifice/Grate** (Orifice Controls 0.06 cfs @ 1.38 fps)
  └─**5=Orifice/Grate** (Controls 0.00 cfs)

Stage-Area-Storage for Pond RG1: RG1 (continued)

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
63.99	961	839	64.53	1,196	1,540
64.00	965	849	64.54	1,201	1,555
64.01	969	860	64.55	1,205	1,571
64.02	973	871	64.56	1,210	1,586
64.03	977	883	64.57	1,214	1,601
64.04	982	894	64.58	1,219	1,617
64.05	986	906	64.59	1,223	1,632
64.06	990	917	64.60	1,228	1,648
64.07	994	929	64.61	1,232	1,663
64.08	998	940	64.62	1,237	1,679
64.09	1,003	952	64.63	1,241	1,695
64.10	1,007	964	64.64	1,246	1,711
64.11	1,011	976	64.65	1,250	1,727
64.12	1,015	988	64.66	1,255	1,743
64.13	1,020	1,000	64.67	1,259	1,759
64.14	1,024	1,012	64.68	1,264	1,775
64.15	1,028	1,024	64.69	1,268	1,791
64.16	1,032	1,036	64.70	1,273	1,808
64.17	1,037	1,049	64.71	1,278	1,824
64.18	1,041	1,061	64.72	1,282	1,841
64.19	1,045	1,073	64.73	1,287	1,858
64.20	1,050	1,086	64.74	1,291	1,874
64.21	1,054	1,098	64.75	1,296	1,891
64.22	1,058	1,111	64.76	1,301	1,908
64.23	1,063	1,124	64.77	1,305	1,925
64.24	1,067	1,137	64.78	1,310	1,942
64.25	1,071	1,149	64.79	1,314	1,959
64.26	1,076	1,162	64.80	1,319	1,977
64.27	1,080	1,175	64.81	1,324	1,994
64.28	1,084	1,188	64.82	1,328	2,011
64.29	1,089	1,202	64.83	1,333	2,029
64.30	1,093	1,215	64.84	1,338	2,046
64.31	1,098	1,228	64.85	1,343	2,064
64.32	1,102	1,241	64.86	1,347	2,082
64.33	1,106	1,255	64.87	1,352	2,100
64.34	1,111	1,268	64.88	1,357	2,118
64.35	1,115	1,282	64.89	1,361	2,136
64.36	1,120	1,296	64.90	1,366	2,154
64.37	1,124	1,310	64.91	1,371	2,172
64.38	1,129	1,323	64.92	1,376	2,191
64.39	1,133	1,337	64.93	1,380	2,209
64.40	1,138	1,351	64.94	1,385	2,227
64.41	1,142	1,365	64.95	1,390	2,246
64.42	1,147	1,379	64.96	1,395	2,265
64.43	1,151	1,394	64.97	1,400	2,284
64.44	1,156	1,408	64.98	1,404	2,302
64.45	1,160	1,422	64.99	1,409	2,321
64.46	1,165	1,437	65.00	1,414	2,340
64.47	1,169	1,451	65.01	1,446	2,355
64.48	1,174	1,466	65.02	1,477	2,369
64.49	1,178	1,481	65.03	1,510	2,384
64.50	1,183	1,495	65.04	1,542	2,400
64.51	1,187	1,510	65.05	1,575	2,415
64.52	1,192	1,525	65.06	1,608	2,431

Stage-Discharge for Pond RG1: RG1 (continued)

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
62.91	0.18	63.45	0.18	63.99	0.22	64.53	0.28
62.92	0.18	63.46	0.18	64.00	0.22	64.54	0.28
62.93	0.18	63.47	0.18	64.01	0.22	64.55	0.29
62.94	0.18	63.48	0.18	64.02	0.23	64.56	0.29
62.95	0.18	63.49	0.18	64.03	0.23	64.57	0.30
62.96	0.18	63.50	0.18	64.04	0.23	64.58	0.30
62.97	0.18	63.51	0.18	64.05	0.23	64.59	0.30
62.98	0.18	63.52	0.18	64.06	0.23	64.60	0.31
62.99	0.18	63.53	0.18	64.07	0.23	64.61	0.31
63.00	0.18	63.54	0.18	64.08	0.23	64.62	0.32
63.01	0.18	63.55	0.18	64.09	0.23	64.63	0.32
63.02	0.18	63.56	0.18	64.10	0.23	64.64	0.33
63.03	0.18	63.57	0.18	64.11	0.23	64.65	0.34
63.04	0.18	63.58	0.18	64.12	0.24	64.66	0.34
63.05	0.18	63.59	0.18	64.13	0.24	64.67	0.35
63.06	0.18	63.60	0.19	64.14	0.24	64.68	0.35
63.07	0.18	63.61	0.19	64.15	0.24	64.69	0.36
63.08	0.18	63.62	0.19	64.16	0.24	64.70	0.37
63.09	0.18	63.63	0.19	64.17	0.24	64.71	0.37
63.10	0.18	63.64	0.19	64.18	0.24	64.72	0.38
63.11	0.18	63.65	0.19	64.19	0.24	64.73	0.39
63.12	0.18	63.66	0.19	64.20	0.24	64.74	0.39
63.13	0.18	63.67	0.19	64.21	0.24	64.75	0.40
63.14	0.18	63.68	0.19	64.22	0.24	64.76	0.43
63.15	0.18	63.69	0.19	64.23	0.25	64.77	0.47
63.16	0.18	63.70	0.19	64.24	0.25	64.78	0.52
63.17	0.18	63.71	0.20	64.25	0.25	64.79	0.59
63.18	0.18	63.72	0.20	64.26	0.25	64.80	0.66
63.19	0.18	63.73	0.20	64.27	0.25	64.81	0.74
63.20	0.18	63.74	0.20	64.28	0.25	64.82	0.82
63.21	0.18	63.75	0.20	64.29	0.25	64.83	0.91
63.22	0.18	63.76	0.20	64.30	0.25	64.84	1.00
63.23	0.18	63.77	0.20	64.31	0.25	64.85	1.10
63.24	0.18	63.78	0.20	64.32	0.26	64.86	1.21
63.25	0.18	63.79	0.20	64.33	0.26	64.87	1.31
63.26	0.18	63.80	0.20	64.34	0.26	64.88	1.43
63.27	0.18	63.81	0.20	64.35	0.26	64.89	1.54
63.28	0.18	63.82	0.21	64.36	0.26	64.90	1.67
63.29	0.18	63.83	0.21	64.37	0.26	64.91	1.79
63.30	0.18	63.84	0.21	64.38	0.26	64.92	1.92
63.31	0.18	63.85	0.21	64.39	0.26	64.93	2.05
63.32	0.18	63.86	0.21	64.40	0.26	64.94	2.19
63.33	0.18	63.87	0.21	64.41	0.26	64.95	2.33
63.34	0.18	63.88	0.21	64.42	0.27	64.96	2.47
63.35	0.18	63.89	0.21	64.43	0.27	64.97	2.62
63.36	0.18	63.90	0.21	64.44	0.27	64.98	2.77
63.37	0.18	63.91	0.21	64.45	0.27	64.99	2.92
63.38	0.18	63.92	0.22	64.46	0.27	65.00	3.08
63.39	0.18	63.93	0.22	64.47	0.27	65.01	3.24
63.40	0.18	63.94	0.22	64.48	0.27	65.02	3.41
63.41	0.18	63.95	0.22	64.49	0.27	65.03	3.58
63.42	0.18	63.96	0.22	64.50	0.27	65.04	3.76
63.43	0.18	63.97	0.22	64.51	0.28	65.05	3.94
63.44	0.18	63.98	0.22	64.52	0.28	65.06	4.12

B – 2

POLLUTANT REMOVAL

CIVILWORKS NEW ENGLAND
181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443

Objective: In accordance with Chapter 153-14.A.3.b.1 runoff from impervious surfaces shall be treated to provide 80% removal of total suspended solids (TSS) and 50% removal of both total nitrogen and phosphorus using appropriate treatment measures as specified in the NH Stormwater Manual, Volumes 1 and 2, December 2008, as amended.

Narrative: The subject parcel is 0.757 acres and is located at 28 Dover Point Road in Dover, NH. The site is undeveloped aside from the paved site entrance that exists for access to the adjacent property. The ground cover primarily consists of woods and lawn with Varney Brook running across the northeast side of the property. The project proposes the construction of a 3,048-sf mixed use development for commercial use and residential housing. The development proposes 0.262 acres of impervious including 0.071 acres of residential roof and 0.191 acres of commercial/residential parking. The project proposes the treatment of impervious runoff through a rain garden located at the rear of the site. 98% of the impervious runoff on site will be captured and treated. Impervious runoff from the site access will continue to be treated by the abutting property and most of the impervious on site will be treated by the proposed rain garden. The proposed stormwater mitigation system provides the required pollutant removal per City of Dover standards.

Pollutant Loads: Pollutant loads were calculated in accordance with NH Stormwater Manual, Volume 1, December 2008 utilizing the Simple Method.

Polutant Load Equations		
Annual Load - Simple Method Equation:	**L = 0.226 * R * C * A**	
	L	Annual Load (lbs/yr)
	0.226	Unit Conversion Constant
	R	Annual Runoff (in)
	C	Pollutant Concentration (mg/l)
	A	Area (ac)
Annual Runoff (R) Equation:	**R = P * Pj * Rv**	
	R	Annual Runoff (in)
	P	Annual Rainfall (in)
	Pj	Rainfall Runoff Fraction (0.9)
	Rv	Runoff Coefficient
Runoff Coefficient (Rv) Equation:	**Rv = 0.05 + 0.9Ia**	
	Rv	Runoff Coefficient
	Ia	% Impervious Area (decimal form)

Runoff Coefficient (Rv): Dover requires the treatment of all impervious surfaces therefore the % Impervious Area (Ia) in decimal form is 1.

Rv = 0.05 + 0.9(1) = 0.95

Annual Runoff (R): U.S. Climate Data (https://www.usclimatedata.com/climate/madbury/new-hampshire/united-states/usnh0285) provides an average annual precipitation for Madbury, NH of 47.31 inches.

R = 47.31 in * 0.9 * 0.95 = 40.45 in

Annual Load (L): Utilizing the sites impervious areas of 0.071 ac of residential roof, 0.191 ac of commercial/residential parking and the Event Mean Concentrations identified in Appendix D of the NH Stormwater Manual, Volume 1, December 2008 for Residential Roof (19 mg/L TSS, 1.5 mg/L TN, and 0.11 mg/L TP) and Commercial/Residential Parking (27 mg/L TSS, 1.9 mg/L TN, and 0.15 mg/L TP) provides the following pollutant loads for the impervious development of the parcel.

Residential Roof:

L_{TSS} = 0.226 * 40.45 in * 19 mg/L * 0.071 ac = 12.31 lb/yr

L_{TN} = 0.226 * 40.45 in * 1.5 mg/L * 0.071 ac = 0.97 lb/yr

L_{TP} = 0.226 * 40.45 in * 0.11 mg/L * 0.071 ac = 0.07 lb/yr

Commercial/Residential Parking:

L_{TSS} = 0.226 * 40.45 in * 27 mg/L * 0.191 ac = 47.21 lb/yr

L_{TN} = 0.226 * 40.45 in * 1.9 mg/L * 0.191 ac = 3.32 lb/yr

L_{TP} = 0.226 * 40.45 in * 0.15 mg/L * 0.191 ac = 0.26 lb/yr

Pollutant Removal Required: In accordance with City of Dover's Site Plan regulations, at a minimum, the following pollutant removal is required.

Pollutant Removal Required					
Pollutant	Residential Roof	Commerical/ Residential Parking	Annual Load (lbs/yr)	% Removal	Removal Required (lbs/yr)
TSS	12.31	47.21	59.53	80%	47.62
TN	0.97	3.32	4.29	50%	2.15
TP	0.07	0.26	0.33	50%	0.17

Pollutant Removal Provided: The project proposes the treatment of 0.070 acres of roof and 0.185 acres of parking through a rain garden. BMP Pollutant Removal Efficiency rates are provided in Appendix B of the NH Stormwater Manual, Volume 2, December 2008. Rain gardens (Bioretention Systems) provide 90% TSS, 65% TN, and 65% TP removal.

Rain Garden (RG1):
Rain Garden 1 captures and treats 0.070 acres of roof and 0.185 acres of parking.

Rain Garden (RG1)					
Pollutant	Residential Roof	Commerical/ Residential Parking	Annual Load (lbs/yr)	% Removal	Removal Provided (lbs/yr)
TSS	12.15	45.70	57.86	90%	52.07
TN	0.96	3.22	4.18	65%	2.71
TP	0.07	0.25	0.32	65%	0.21

Total Pollutant Removal Rate Provided:

Pollutant Removal Provided			
Pollutant	Removal Provided (lbs/yr)	Removal Required (lbs/yr)	Removal Rate Provided (%)
TSS	52.07	47.62	87%
TN	2.71	2.15	63%
TP	0.21	0.17	63%

Conclusion: The proposed mitigation measures implemented on site meet the minimum treatment rates for TSS, TN, and TP required by the City's regulations.

Typical Pollutant EMCs Found in Stormwater Runoff by Source Area*			
Source Area Unit	**TSS mg/L**	**TP mg/L**	**TN mg/L[3]**
RESIDENTIAL (general) [4]	100	0.40	2.2
Med. Density Residential [5]	85	0.52	5.15
Residential roof	19 [1]	0.11 [2]	1.5
Residential street	172 [1]	0.55 [2]	1.4
Driveway	173 [1]	0.56 [2]	2.1
COMMERCIAL (general) [5]	77	0.33	2.97
Commercial roof	9 [1]	0.14 [2]	2.1
Commercial street	468 [1]		
Commercial/ Residential parking	27 [1]	0.15 [2]	1.9
INDUSTRIAL (general) [5]	149	0.32	3.97
Industrial roof	17 [1]		
Industrial parking	228 [1]		
Heavy industrial	124 [1]		
HIGHWAY (general) [5]	141	0.43	2.65
Urban highway	142 [1]	0.32 [2]	3
Rural highway	51 [1]		22
Lawns	80 [1]	2.1 [2]	9.1
Landscaping	37 [1]		
Urban open [5]	51	0.11	1.74
Rural open/forest [5]	51	0.11	1.78
Ag/pasture [5]	145	0.37	5.98
Water/wetland [5]	6	0.08	1.38

Sources: 1: Claytor and Schueler (1996)
2: Average of Steuer et al. (1997), Bannerman (1993) and Waschbusch (2000)
3: Steuer et al. (1997)
4: Caraco (2001), default values averaged from several individual assessments
5: Camp, Dresser, and McKee, *Merrimack River Watershed Assessment Study, Draft Screening Level Model*, January 2004.

*To address the concerns associated with the application of chlorides and other deicing materials, NHDES requests the development of a Road Salt and Deicing Minimization Plan when a development will create one acre or more of pavement, including parking lots and roadways. The plan should address the policies that the development will keep in place to minimize salt and other deicer use after the project has been completed. The plan should include tracking the use of salt and other deicers for each storm event and compiling salt use data annually.

New Hampshire does not yet have salt reduction guidance, but recommends following the guidelines available in the Minnesota Snow and Ice Control handbook, available at: http://www.mnltap.umn.edu/pdf/snowicecontrolhandbook.pdf. Deicing application rate guidelines and a form for tracking salt and other deicer usage are included in Appendix C.

Pollutant Removal Efficiencies for Best Management Practices for Use in Pollutant Loading Analysis				Values Accepted for Loading Analyses		
BMP Type	**BMP**	**Notes**	**Lit. Ref.**	**TSS**	**TN**	**TP**
Stormwater Ponds	Wet Pond		B, F	70%	35%	45%
	Wet Extended Detention Pond		A, B	80%	55%	68%
	Micropool Extended Detention Pond	TBA				
	Multiple Pond System	TBA				
	Pocket Pond	TBA				
Stormwater Wetlands	Shallow Wetland		A, B, F, I	80%	55%	45%
	Extended Detention Wetland		A, B, F, I	80%	55%	45%
	Pond/Wetland System	TBA				
	Gravel Wetland		H	95%	85%	64%
Infiltration Practices	Infiltration Trench (≥75 ft from surface water)		B, D, I	90%	55%	60%
	Infiltration Trench (<75 ft from surface water)		B, D, I	90%	10%	60%
	Infiltration Basin (≥75 ft from surface water)		A, F, B, D, I	90%	60%	65%
	Infiltration Basin (<75 ft from surface water)		A, F, B, D, I	90%	10%	65%
	Dry Wells			90%	55%	60%
	Drip Edges			90%	55%	60%
Filtering Practices	Aboveground or Underground Sand Filter that infiltrates WQV (≥75 ft from surface water)		A, F, B, D, I	90%	60%	65%
	Aboveground or Underground Sand Filter that infiltrates WQV (<75 ft from surface water)		A, F, B, D, I	90%	10%	65%
	Aboveground or Underground Sand Filter with underdrain		A, I, F, G, H	85%	10%	45%
	Tree Box Filter	TBA				
	Bioretention System		I, G, H	90%	65%	65%
	Permeable Pavement that infiltrates WQV (≥75 ft from surface water)		A, F, B, D, I	90%	60%	65%
	Permeable Pavement that infiltrates WQV (<75 ft from surface water)		A, F, B, D, I	90%	10%	65%
	Permeable Pavement with underdrain		Use TN and TP values for sand filter w/ underdrain and outlet pipe	90%	10%	45%

Pollutant Removal Efficiencies for Best Management Practices for Use in Pollutant Loading Analysis				Values Accepted for Loading Analyses		
BMP Type	**BMP**	**Notes**	**Lit. Ref.**	**TSS**	**TN**	**TP**
Treatment Swales	Flow Through Treatment Swale	TBA				
Vegetated Buffers	Vegetated Buffers		A, B, I	73%	40%	45%
Pre-Treatment Practices	Sediment Forebay	TBA				
	Vegetated Filter Strip		A, B, I	73%	40%	45%
	Vegetated Swale		A, B, C, F, H, I	65%	20%	25%
	Flow-Through Device - Hydrodynamic Separator		A, B, G, H	35%	10%	5%
	Flow-Through Device - ADS Underground Multichamber Water Quality Unit (WQU)		G, H	72%	10%	9%
	Other Flow-Through Devices	TBA				
	Off-line Deep Sump Catch Basin		J, K, L, M	15%	5%	5%

APPENDIX C

INSPECTION AND MAINTENANCE

C – 1

STORMWATER MANAGEMENT SYSTEM INSPECTION & MAINTENANCE MANUAL

Stormwater Management System Inspection & Maintenance Plan

Prepared for

DOVER POINT MIXED USE
MAP K, LOT 26

28 Dover Point Road
Dover, New Hampshire
Strafford County

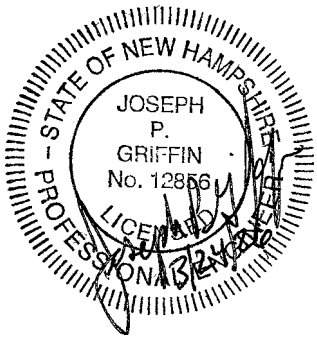
January 2026
Revised: March 2026

Owner of Record:

25 DOVER POINT, LLC
99 Columbus Avenue
Dover, New Hampshire 03820

Prepared By:

CIVILWORKS NEW ENGLAND
P.O. Box 1166
181 Watson Road
Dover, New Hampshire 03820



Introduction

Civilworks NE, has prepared the following Stormwater Management System Inspection & Maintenance Plan for **25 Dover Point, LLC**. The intent of this plan is to provide a list of procedures that document the inspection and maintenance requirements of the Stormwater Management System for this site.

The inspection and maintenance requirements outlined in this document are required to be performed in perpetuity. In the event the property is sold, future owners will be responsible for implementing the responsibilities outlined in this document.

The inspection and maintenance program is necessary in order to keep the Stormwater Management System functioning properly. These measures will also help to minimize potential environmental impacts to the areas surrounding the developed site. By following the enclosed procedures, the property owners, and maintenance personnel will be able to maintain the functional design of the Stormwater Management System and maximize its ability to remove sediment and other contaminants from site generated stormwater runoff.

This plan also requires the Owner/Operator to prepare and implement a salt minimization plan to reduce salt usage on-site and ultimately within the watershed. This plan will allow the owner/operator to monitor and modify how much salt is needed, when it should be applied, and where it needs to be applied, with the ultimate goal of reducing salt-use without compromising safety. It is expected that salt-use reduction will lead to long-term cost-savings as a result of purchasing less salt and reduced impacts on vegetation (e.g., landscaping) and corrosion of infrastructure.

The salt minimization plan should include the retention of a contractor who has completed the Green SnowPro Training course and obtained NHDES Salt Application Certification.

It is anticipated that this be a living document that will be updated at regular intervals (recommend updating annually in advance of the winter season in order to facilitate adjustments).

Owner

25 Dover Point, LLC
99 Columbus Avenue
Dover, NH 03820

In the event of a change in ownership, this Inspection and Maintenance Plan shall be transferred to the new party; transfer shall be documented to NH DES in writing.

Contact / Responsible Party:

True North Development, LLC
99 Columbus Avenue
Dover, NH 03820

The contact information for the Contact / Responsible Party shall be kept current.

Management Company:

True North Development, LLC
99 Columbus Avenue
Dover, NH 03820

The contact information for the Management Party shall be kept current.

Inspection Schedule / Record Retention

Inspection frequency should, at a minimum, be in accordance with New Hampshire Stormwater Manual, Volume 2, latest edition, as updated by NHDES. See the Inspection and Maintenance Plan for frequency requirements. A copy of the completed Stormwater Management System's Inspection & Maintenance Log and Deicing Salt Quantity Use Log shall be maintained, kept on-site, and be made available to local, state, or federal regulators as applicable by law. All Inspection and Maintenance records must be provided to the City of Dover Community Services Department annually before Dec 15th.

Stormwater Management System Components

The Stormwater Management System associated with the project is designed to mitigate both the quantity and quality of site-generated stormwater runoff. As a result, its design includes the following elements:

- Rain Garden
- Pre-treatment Structures
  - Sediment Forebay
- Pipes/Culverts
- Outlet Structures
- Energy Dissipation Structures (Rip Rap and Plunge Pool)
- Catch Basins
- Pavement
- Litter / Trash Removal

Design elements are identified in the design plans and are depicted on a Stormwater I&M Plan attached to this document. A copy of which shall be maintained with this Inspection and Maintenance Plan.

Control of Invasive Species

During maintenance activities, check for the presence of invasive plants and remove in a safe manner. Invasive plants shall be controlled to prevent them from reproducing, spreading, or re-growing. See the University of New Hampshire – Cooperative Extension's "Method for Disposing Non-Native Invasive Plants", included at the end of this manual, for guidance on the removal and disposal of invasive species.

Inspection and Maintenance Plan

By implementing the following procedures, the owners will be able to maintain the functional design of the Stormwater Management System and maximize the system's ability to remove sediment and other contaminants from site generated stormwater runoff and to effectively recharge the underlying groundwater resources.

Rain Garden:

- Inspection of the Rain Garden at least twice annually, and following any rainfall event exceeding 2.5 inches in a 24-hour period, with maintenance or rehabilitation conducted as warranted by such inspection. If the Rain Garden systems do not drain within 72-hours following a rainfall event, a qualified professional should assess the condition and determine measures required to restore filtration practice (as applicable).
- Embankments and spillways should be inspected for settlement, erosion, seepage, animal burrows, woody vegetation, and other conditions that could degrade the embankment and reduce its stability for impounding water. Immediate corrective action should be implemented if any such conditions are found.
- Inlet and outlet pipes, inlet and outlet structures, energy dissipation structures or practices, and other structural appurtenances should be inspected, and corrective action implemented (e.g., maintenance, repairs, or replacement) as indicated by such inspection.
- The bottoms, interior and exterior side slopes, and crest of earthen detention ponds should be mowed, and the vegetation maintained in healthy condition, as appropriate to the function of the facility and type of vegetation.
- Vegetated embankments that serve as "berms" or "dams" that impound water should be mowed at least once annually to prevent the establishment of woody vegetation.
- Trash and debris should be removed from the pond and any inlet or outlet structures whenever observed.
- Accumulated sediment should be removed when it significantly affects pond capacity.

PRE-TREATMENT STRUCTURES:

SEDIMENT FOREBAYS:

- Inspect at least once per year.
- Inspect for sediment accumulation.
- Remove all debris immediately.

PIPES/CULVERTS:

- Inspect once per year.
- Inspect for clogging and sediment accumulation.
- Remove all debris immediately and sediment accumulations ≥ 2 inches.

OUTLET STRUCTURE(S):

- Inspect once per year.
- Inspect for clogging and sediment accumulation.
- Remove all debris immediately and sediment accumulations ≥ 2 inches.

ENERGY DISSIPATION STRUCTURES (RIP RAP AND PLUNGE POOL):

- Inspect at least once a year.
- Inspect for sediment accumulation.
- Remove all debris immediately.
- Inspect the outlet protection annually for damage or deterioration. Repair damages immediately.
- If stones become displaced from riprap areas, they should be replaced immediately and chinked in to ensure stability. Add additional riprap as needed.

CATCH BASIN(S):

- Inspect once per year.
- Inspect for floatables, sediment accumulation, and hydrocarbons (oils and grease).
- Remove all floatables immediately and sediment accumulations ≥ 1 foot.
- Hydrocarbons shall be removed immediately by skimming, absorbent materials, or other methods and should be disposed of in accordance with applicable State and Federal regulations.

PAVEMENT:

- Minimize sanding.
- Minimize application of salt for ice control.
- Clean periodically (1-2 times per year) using a sweeper or vacuum sweeper. Vacuum sweeping is the preferred method.

LITTER / TRASH REMOVAL:

- Routinely patrol site for litter pick up.

DE-ICING AGENTS

- To address the concerns associated with the application of chlorides and other deicing materials, NHDES recommends that the Owner/Operator develop a Road Salt and Deicing Minimization Plan for the parking lots and roadways. The plan should develop the policies that the development will keep in place to minimize salt and other deicer use after the project has been completed. The plan should include tracking the use of salt and other deicers for each storm event and compiling salt use data annually. (See Anti-icing Data Form in the appendix).
- Use sand as primary agent for driveway and access way safety during ice and snow conditions
- Minimize the use of salt during the winter
- Use de-icing or anti-caking agents, added to enhance performance and application characteristics of sand mixtures, only as necessary and at minimum application rates.
- Recommend using a certified Winter Operator (Green SnowPro Trained) for applying de-icing agents.
- Monitor weather and apply de-icing agents based on weather conditions and temperatures.

ANTI-ICING AND SALT MINIMIZATION

- Owner to develop a Road Salt and Deicing Minimization Plan
- Provide a written policy that the “Development” will keep in place to minimize salt and other deicer use after the project has been completed.
- Use the attached form to track the use of salt and other deicers for each storm event and compiling salt use data annually.

Inspection & Maintenance Table

System Component / BMP	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance / Cleanout Threshold
Rain Garden • Inlet/Outlet Piping • Embankments • Pond Sediment • Trash/Debris • Vegetation (Veg.)	Periodically	• Check for erosion, settlement, seepage, etc. • Check for sediment accumulation in pond • Check for trash (in pond and structures) • Maintain 95% veg. (pond & slopes) • Maintain healthy stand of veg.	Repair immediately ≥ 2 in. sediment Remove all trash/debris Restore veg. in-kind Mow when ≥ 6 in
Pre-Treatment Structure: Sediment Forebay	Annually	• Check for sediment accumulation • Check for erosion • Check for stone displacement	≥ 1 in. sediment Repair immediately Replace/Reset dislodged stones
Pipes/Culverts	Annually	• Check for clogging • Check for sediment accumulation	Remove when noticed Clean when necessary
Outlet Structure	Annually	• Check for clogging • Check for sediment accumulation	Remove when noticed Clean when necessary
Energy Dissipation Structures (Rip Rap and Plunge Pool)	Annually	• Check for damage/deterioration • Check for displaced stones • Check for woody vegetation	Repair immediately Replace immediately Remove annually
Catch Basins	Annually	• Check for sediment accumulation • Check for floatable contaminants • Check for hydrocarbons (oils and grease)	≥ 1 ft. sediment depth Remove all floatables Remove immediately
Pavement: • Sanding • Salt Applications • Sweep/Vacuum • Trash/Debris	Limit use As required 1 - 2 x's Year Periodically	• Minimize use to prevent tracking issues • RECORD APPLICATION RATES • Sweep or vacuum to prevent tracking issues • Check for trash/debris	Sweep to prevent issues Minimize (as required) Sweep/Vac as needed Remove when noticed
Litter / Trash Removal	Periodically	• Check for litter and trash	Remove when noticed

Inspection & Maintenance Checklist/Log

The following page contains a blank copy of the Stormwater Management System's Inspection & Maintenance Log and a Deicing Salt Quantity Use Log. These forms are provided to assist the owners with the inspection and maintenance of the aforementioned Stormwater Management System.

Stormwater Management System's Inspection & Maintenance Log

Date of Inspection/Maintenance:_____ Inspector:_____

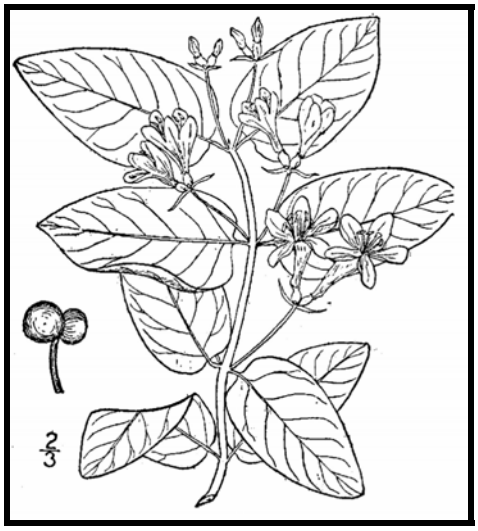
System Component / BMP	Cleaning / Repair Needed (List Items / Comments)	Date of Cleaning/Repair	Performed By

Deicing Salt Quantity Use Log

Date	Amount of Material Applied	Comments

Methods for Disposing Non-Native Invasive Plants

Prepared by the Invasives Species Outreach Group, volunteers interested in helping people control invasive plants. Assistance provided by the Piscataquog Land Conservancy and the NH Invasives Species Committee. Edited by Karen Bennett, Extension Forestry Professor and Specialist.



Tatarian honeysuckle
Lonicera tatarica
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 3: 282.

Non-native invasive plants crowd out natives in natural and managed landscapes. They cost taxpayers billions of dollars each year from lost agricultural and forest crops, decreased biodiversity, impacts to natural resources and the environment, and the cost to control and eradicate them.

Invasive plants grow well even in less than desirable conditions such as sandy soils along roadsides, shaded wooded areas, and in wetlands. In ideal conditions, they grow and spread even faster. There are many ways to remove these non-native invasives, but once removed, care is needed to dispose the removed plant material so the plants don't grow where disposed.

Knowing how a particular plant reproduces indicates its method of spread and helps determine the appropriate disposal method. Most are spread by seed and are dispersed by wind, water, animals, or people. Some reproduce by vegetative means from pieces of stems or roots forming new plants. Others spread through both seed and vegetative means.

Because movement and disposal of viable plant parts is restricted (see NH Regulations), viable invasive parts can't be brought to most transfer stations in the state. Check with your transfer station to see if there is an approved, designated area for invasives disposal. This fact sheet gives recommendations for rendering plant parts non-viable.

Control of invasives is beyond the scope of this fact sheet. For information about control visit www.nhinvasives.org or contact your UNH Cooperative Extension office.

New Hampshire Regulations

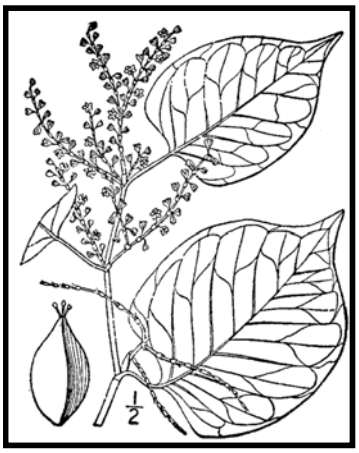
Prohibited invasive species shall only be disposed of in a manner that renders them nonliving and nonviable. (Agr. 3802.04)

No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant species, which includes all of their cultivars and varieties, listed in Table 3800.1 of the New Hampshire prohibited invasive species list. (Agr 3802.01)

How and When to Dispose of Invasives?

To prevent seed from spreading remove invasive plants before seeds are set (produced). Some plants continue to grow, flower and set seed even after pulling or cutting. Seeds can remain viable in the ground for many years. If the plant has flowers or seeds, place the flowers and seeds in a heavy plastic bag "head first" at the weeding site and transport to the disposal site. The following are general descriptions of disposal methods. See the chart for recommendations by species.

Burning: Large woody branches and trunks can be used as firewood or burned in piles. For outside burning, a written fire permit from the local forest fire warden is required unless the ground is covered in snow. Brush larger than 5 inches in diameter can't be burned. Invasive plants with easily airborne seeds like black swallow-wort with mature seed pods (indicated by their brown color) shouldn't be burned as the seeds may disperse by the hot air created by the fire.



Japanese knotweed
Polygonum cuspidatum
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 1: 676.

Bagging (solarization): Use this technique with softer-tissue plants. Use heavy black or clear plastic bags (contractor grade), making sure that no parts of the plants poke through. Allow the bags to sit in the sun for several weeks and on dark pavement for the best effect.

Tarping and Drying: Pile material on a sheet of plastic and cover with a tarp, fastening the tarp to the ground and monitoring it for escapes. Let the material dry for several weeks, or until it is clearly nonviable.

Chipping: Use this method for woody plants that don't reproduce vegetatively.

Burying: This is risky, but can be done with watchful diligence. Lay thick plastic in a deep pit before placing the cut up plant material in the hole. Place the material away from the edge of the plastic before covering it with more heavy plastic. Eliminate as much air as possible and toss in soil to weight down the material in the pit. Note that the top of the buried material should be at least three feet underground. Japanese knotweed should be at least 5 feet underground!

Drowning: Fill a large barrel with water and place soft-tissue plants in the water. Check after a few weeks and look for rotted plant material (roots, stems, leaves, flowers). Well-rotted plant material may be composted. A word of caution- seeds may still be viable after using this method. Do this before seeds are set. This method isn't used often. Be prepared for an awful stink!

Composting: Invasive plants can take root in compost. Don't compost any invasives unless you know there is no viable (living) plant material left. Use one of the above techniques (bagging, tarping, drying, chipping, or drowning) to render the plants nonviable before composting. Closely examine the plant before composting and avoid composting seeds.

Be diligent looking for seedlings for *years* in areas where removal and disposal took place.

Suggested Disposal Methods for Non-Native Invasive Plants

This table provides information concerning the disposal of removed invasive plant material. If the infestation is treated with herbicide and left in place, these guidelines don't apply. Don't bring invasives to a local transfer station, unless there is a designated area for their disposal, or they have been rendered non-viable. This listing includes wetland and upland plants from the New Hampshire Prohibited Invasive Species List. The disposal of aquatic plants isn't addressed.

Woody Plants	Method of Reproducing	Methods of Disposal
Norway maple *(Acer platanoides)* European barberry *(Berberis vulgaris)* Japanese barberry *(Berberis thunbergii)* autumn olive *(Elaeagnus umbellata)* burning bush *(Euonymus alatus)* Morrow's honeysuckle *(Lonicera morrowii)* Tatarian honeysuckle *(Lonicera tatarica)* showy bush honeysuckle *(Lonicera x bella)* common buckthorn *(Rhamnus cathartica)* glossy buckthorn *(Frangula alnus)*	**Fruit and Seeds**	**Prior to fruit/seed ripening** Seedlings and small plants ▪ Pull or cut and leave on site with roots exposed. No special care needed. Larger plants ▪ Use as firewood. ▪ Make a brush pile. ▪ Chip. ▪ Burn.
		After fruit/seed is ripe Don't remove from site. ▪ Burn. ▪ Make a covered brush pile. ▪ Chip once all fruit has dropped from branches. ▪ Leave resulting chips on site and monitor.
oriental bittersweet *(Celastrus orbiculatus)* multiflora rose *(Rosa multiflora)*	**Fruits, Seeds, Plant Fragments**	**Prior to fruit/seed ripening** Seedlings and small plants ▪ Pull or cut and leave on site with roots exposed. No special care needed. Larger plants ▪ Make a brush pile. ▪ Burn.
		After fruit/seed is ripe Don't remove from site. ▪ Burn. ▪ Make a covered brush pile. ▪ Chip – only after material has fully dried (1 year) and all fruit has dropped from branches. Leave resulting chips on site and monitor.

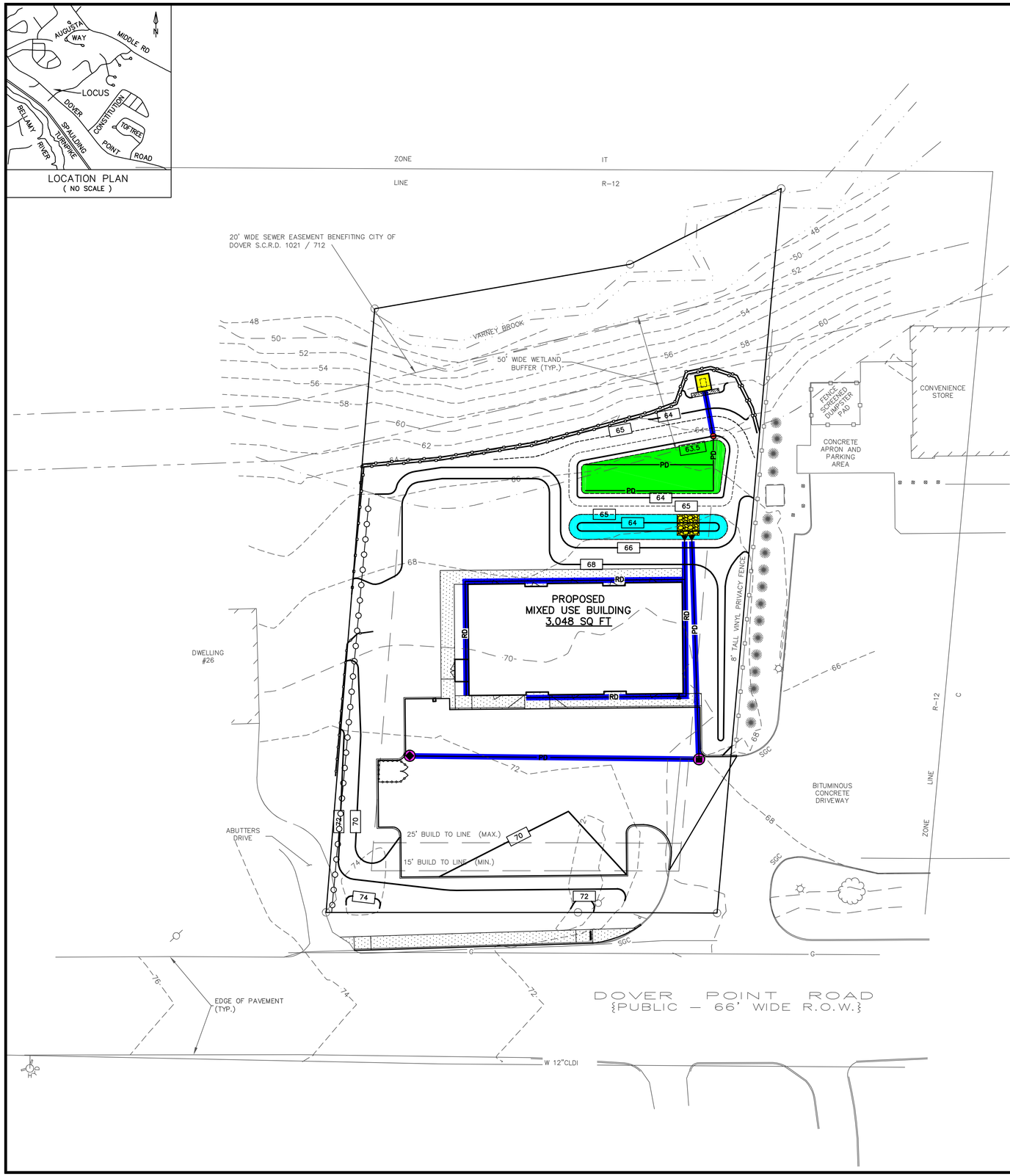
Non-Woody Plants	Method of Reproducing	Methods of Disposal
garlic mustard *(Alliaria petiolata)* spotted knapweed *(Centaurea maculosa)* ▪ Sap of related knapweed can cause skin irritation and tumors. Wear gloves when handling. black swallow-wort *(Cynanchum nigrum)* ▪ May cause skin rash. Wear gloves and long sleeves when handling. pale swallow-wort *(Cynanchum rossicum)* giant hogweed *(Heracleum mantegazzianum)* ▪ Can cause major skin rash. Wear gloves and long sleeves when handling. dame's rocket *(Hesperis matronalis)* perennial pepperweed *(Lepidium latifolium)* purple loosestrife *(Lythrum salicaria)* Japanese stilt grass *(Microstegium vimineum)* mile-a-minute weed *(Polygonum perfoliatum)*	**Fruits and Seeds**	**Prior to flowering** Depends on scale of infestation Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile. (You can pile onto or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material.
		During and following flowering Do nothing until the following year or remove flowering heads and bag and let rot. Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile remaining material. (You can pile onto plastic or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material.
common reed (*Phragmites australis*) Japanese knotweed *(Polygonum cuspidatum)* Bohemian knotweed *(Polygonum x bohemicum)*	**Fruits, Seeds, Plant Fragments** Primary means of spread in these species is by plant parts. Although all care should be given to preventing the dispersal of seed during control activities, the presence of seed doesn't materially influence disposal activities.	**Small infestation** ▪ Bag all plant material and let rot. ▪ Never pile and use resulting material as compost. ▪ Burn. **Large infestation** ▪ Remove material to unsuitable habitat (dry, hot and sunny or dry and shaded location) and scatter or pile. ▪ Monitor and remove any sprouting material. ▪ Pile, let dry, and burn.

January 2010

UNH Cooperative Extension programs and policies are consistent with pertinent Federal and State laws and regulations, and prohibits discrimination in its programs, activities and employment on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sex, sexual orientation, or veteran's, marital or family status. College of Life Sciences and Agriculture, County Governments, NH Dept. of Resources and Economic Development, Division of Forests and Lands, NH Fish and Game ,and U.S. Dept. of Agriculture cooperating.

C – 2

STORMWATER MANAGEMENT SYSTEM INSPECTION & MAINTENANCE PLAN



LEGEND

- = RAIN GARDEN
- = ENERGY DISSIPATION STRUCTURES (RIP RAP AND PLUNGE POOL)
- = CATCH BASINS
- = SEDIMENT FOREBAY
- = OUTLET STRUCTURE
- = PIPES/CULVERTS

NAD 83 - GPS OBS.
NH STATE PLANE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CNE CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE
1	REV. PER TRC #1	SJH	3-24-2026

DATE: 1-29-2026
SCALE: 1"=20'
DRAWN BY: ETA
DESIGN BY: JFG
APPROVED BY:SJH
PROJECT NO: 25026
FILE:DRN.DWG

INSPECTION & MAINTENANCE PLAN

25 DOVER POINT LLC
99 COLUMBUS AVENUE
DOVER, NH 03820

DOVER POINT MIXED USE
28 DOVER POINT ROAD
DOVER, NH

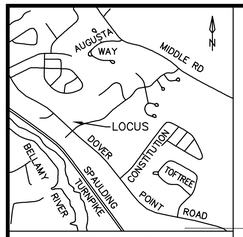
I&M

APPENDIX D

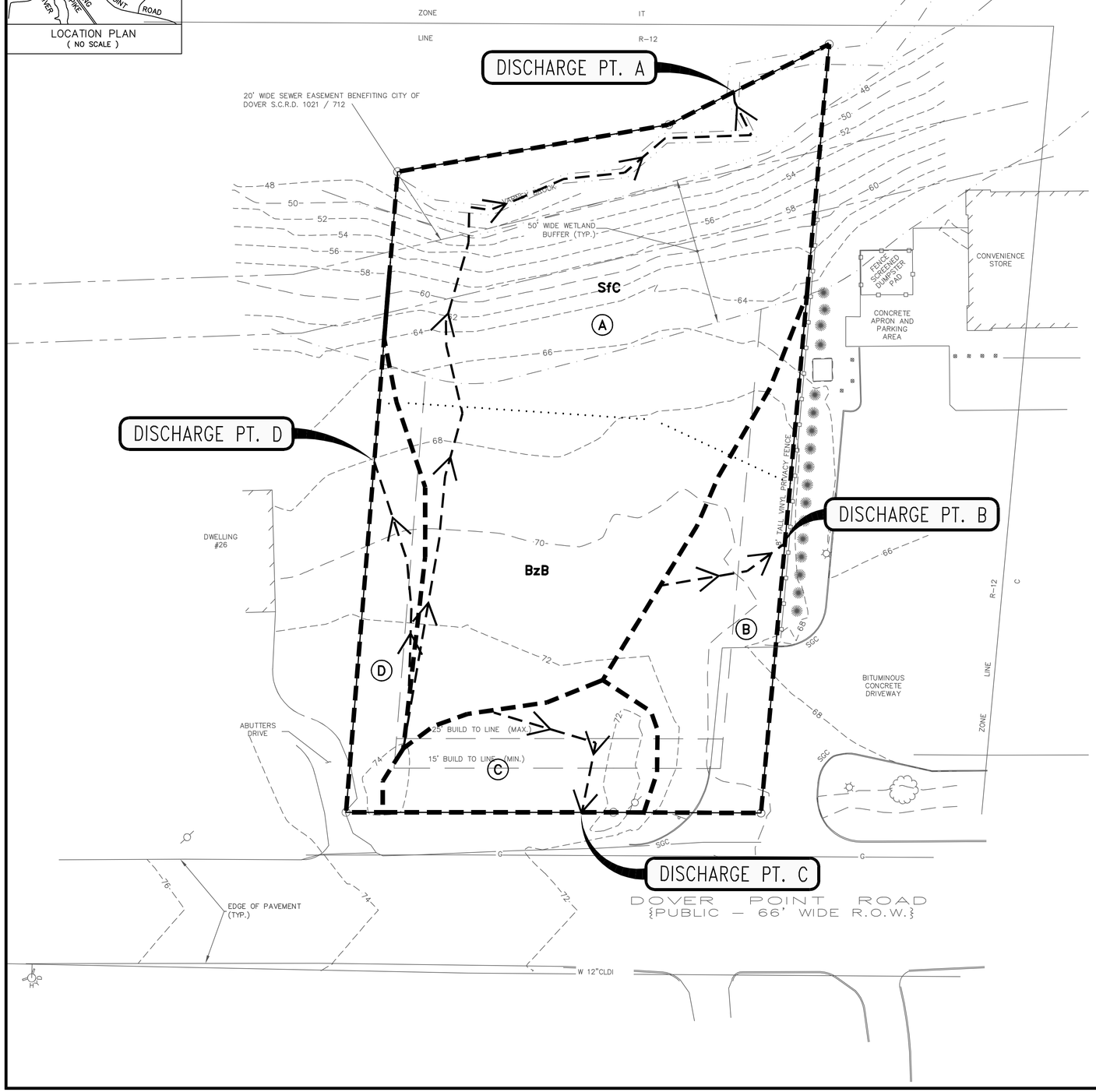
WATERSHED PLANS

D – 1

PRE-DEVELOPMENT CONDITIONS



LOCATION PLAN
(NO SCALE)



LEGEND:

- EX 2' CONTOUR
- EX 10' CONTOUR
- EDGE OF PAVEMENT TBR
- EDGE OF PAVEMENT
- EDGE OF WETLAND
- SUBCATCHMENT BOUNDARY
- LONGEST FLOW PATH WITH DIRECTION OF FLOW
- (C) SUBCATCHMENT DESIGNATION
- WEB SOIL SURVEY BOUNDARY
- BzB WEB SOIL SURVEY DESIGNATION

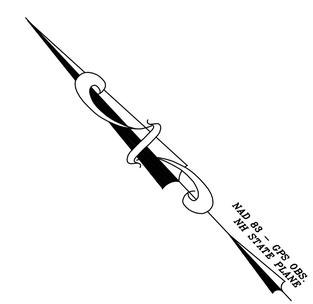
PRE-DEVELOPMENT WATERSHED CHARACTERISTICS

SUBCATCHMENT DESIGNATION	AREA (ACRES)	LONGEST FLOW PATH (FEET)	Tc (MIN)
A	0.51	305	12.2
B	0.12	46	5.7
C	0.07	60	9.4
D	0.05	78	7.4

SOILS DATA

Hydrologic Drainage Class C:

BzB – Buxton Silt Loam, 3 – 8 Percent Slopes
SfC – Suffield Silt Loam, 8 – 15 Percent Slopes



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CNE CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE
1	REV. PER TRC #1	SJH	3-24-2026

DATE: 1-29-2026
SCALE: 1"=20'
DRAWN BY: ETA
DESIGN BY: JFG
APPROVED BY: SJH
PROJECT NO: 25026
FILE: DRN.DWG

PRE-DEVELOPMENT WATERSHEDS PLAN

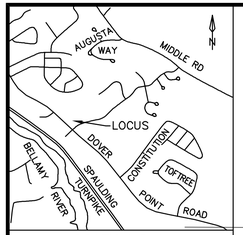
25 DOVER POINT LLC
99 COLUMBUS AVENUE
DOVER, NH 03820

DOVER POINT MIXED USE
28 DOVER POINT ROAD
DOVER, NH

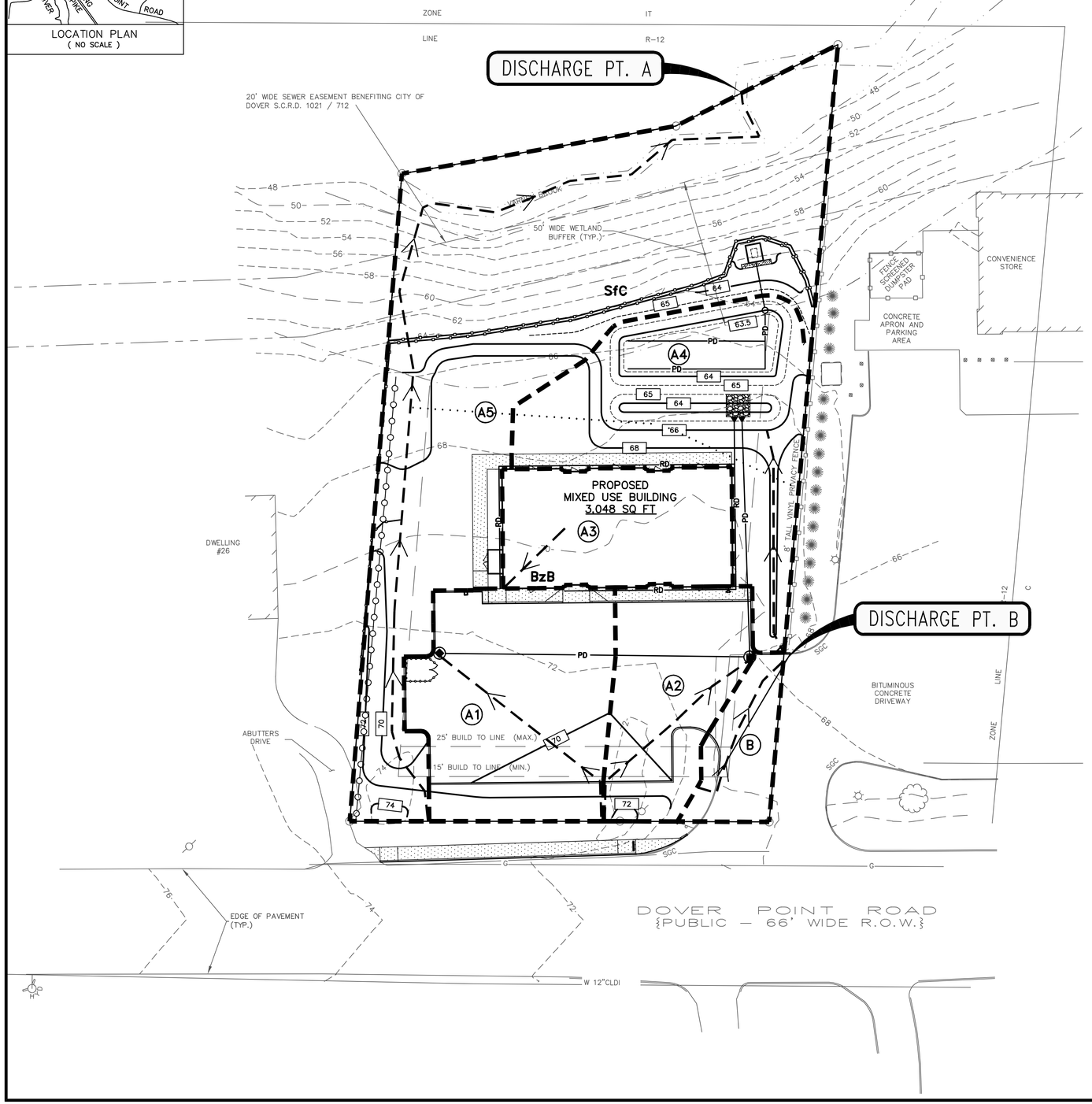
WS-1

D – 2

POST-DEVELOPMENT CONDITIONS



LOCATION PLAN
(NO SCALE)



LEGEND:

- EX 2' CONTOUR
- EX 10' CONTOUR
- 70 PROPOSED CONTOUR
- EDGE OF PAVEMENT
- EDGE OF WETLAND
- SUBCATCHMENT BOUNDARY
- LONGEST FLOW PATH WITH DIRECTION OF FLOW
- (B) SUBCATCHMENT DESIGNATION
- WEB SOIL SURVEY BOUNDARY
- BzB WEB SOIL SURVEY DESIGNATION

POST–DEVELOPMENT WATERSHED CHARACTERISTICS

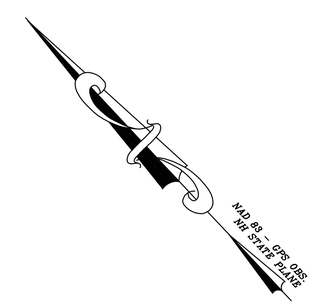
SUBCATCHMENT DESIGNATION	AREA (ACRES)	LONGEST FLOW PATH (FEET)	Tc (MIN)
A1	0.11	79	2.4
A2	0.07	73	2.3
A3	0.08	--*	2.0
A4	0.12	80	12.0
A5	0.36	347	14.1
B	0.03	58	1.7

* ROOF RUNOFF

SOILS DATA

Hydrologic Drainage Class C:

BzB – Buxton Silt Loam, 3 – 8 Percent Slopes
SfC – Suffield Silt Loam, 8 – 15 Percent Slopes



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

GNE CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE
1	REV. PER TRC #1	SJH	3–24–2026

DATE: 1–29–2026
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PROJECT NO:25026
FILE:DRN.DWG

POST–DEVELOPMENT WATERSHEDS PLAN

25 DOVER POINT LLC
99 COLUMBUS AVENUE
DOVER, NH 03820

DOVER POINT MIXED USE
28 DOVER POINT ROAD
DOVER, NH

WS–2

Landscape Operation & Maintenance Plan For Dover Point LLC Mixed Use Building – Dover Point Road

Weekly Tasks

1. Mow and edge lawns if needed. Lawns to be cut to 3.5" height.
2. Prune back any shrubs overhanging curbs or sidewalks.
3. Prune back any groundcover overhanging curbs or sidewalks.
4. Remove litter and leaves from plants, planters, and parking lots.
5. Remove any broken or fallen branches from trees. Remove sucker growth from tree trunks.
6. Remove any weeds larger than 2 inches (5 cm) high or wide from planters. Weeds 2 inches (5 cm) and larger must be removed, not just killed.
7. Replace bark mulch which has been knocked or washed out of planters. Smooth mulch layer if it has been disturbed.
8. Replace decorative rock which has been knocked or washed out of drip strips. Smooth decorative rock surface if it has been disturbed.
9. Check plants for signs of stress, pests or disease. Request authorization to replace other dead or missing plants. Note: Maintenance contractor must request authorization to make replacements within one week of the damage becoming evident.
10. Sweep or blow clean all walkways, curbs, and gutters.
11. Treat for any signs of disease or pest infestation.
12. Complete any items required on the Monthly Checklist.
13. Hand water any plants that are dry and stressed.
14. Check the irrigation system (if there is a system). Make emergency repairs as needed or request authorization to make major repairs. Note: Maintenance contractor must request authorization for repairs within one week of the damage becoming evident.
15. Adjust the irrigation controllers for current water needs of plants.
16. **Gently prune shrubs at appropriate time of year based on species, for shape and form. DO NOT shear.**

Yearly Tasks

Early Spring

1. Prune any tree branches that interfere with public safety. Prune all parking lot and street trees yearly to encourage strong growth.
2. Apply granular fertilizer to shrubs beds and lawns. Be sure to make application prior to a moderate rainfall in drip-irrigated planters so the rain will wash the fertilizer in.
3. Submit receipts to owner's authorized representative as proof of fertilizer purchase.
4. Trim any perennial foliage left in the fall for winter interest to within six inches of the ground.
5. Add new mulch to planters where the mulch depth has been reduced to less than 2 inches (5 cm) thick. Mulch depth shall not exceed 2". Additional mulch not required where shrubs or groundcover completely hide the soil surface from view.

6. Where there is irrigation and after threat of frost is gone, flush out irrigation systems as needed and check for proper operation of each valve zone.
7. Clean or replace plugged sprinkler nozzles. Replace plugged drip emitters.
8. Replace irrigation controller program back-up batteries.

June:

No additional items

July:

No additional items

August:

No additional items

September:

1. Inventory all plant materials. Inventory shall include an exact count of all shrubs and trees, itemized by planter. Replace any dead or missing plants.

October:

1. Prepare irrigation system for winter. Make sure backflow preventer is well insulated or drained prior to first freeze. Blow out pipes using compressed air in areas where freezing could result in breakage.
2. Mow field areas.

November:

1. "WILT-PRUF" broadleaf evergreens when temperature permits.

December:

1. Prune any tree branches that interfere with public safety. Prune all parking lot and street trees yearly to encourage strong growth.

DOVER POINT MIXED USE SITE PLAN

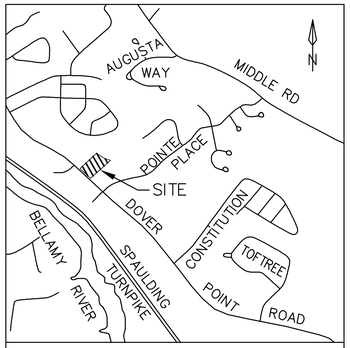
TAX MAP K, LOT 26

28 DOVER POINT ROAD

DOVER, NH

FEBRUARY 9, 2026

REVISED: MARCH 24, 2026



LOCATION PLAN
(NO SCALE)

PLANNING FILE NO.: SITE-2026-0002

OWNER OF RECORD	25 DOVER POINT LLC 99 COLUMBUS AVENUE DOVER, NH 03820
APPLICANT / PREPARED FOR	TRUE NORTH DEVELOPMENT LLC 99 COLUMBUS AVENUE DOVER, NH 03820
CIVIL ENGINEER	CIVILWORKS NEW ENGLAND CIVIL & WATERFRONT ENGINEERING 181 Watson Road, PO Box 1166 Dover, New Hampshire 03821 603.749.0443
SURVEYOR	MCENEANEY SURVEY OF NEW ENGLAND P.O. BOX 1166 DOVER, NEW HAMPSHIRE 03821
WETLAND SCIENTIST	DAMON BURT FRAGGLE ROCK ENVIRONMENTAL 38 GARLAND ROAD STRAFFORD, NH 03884
LANDSCAPE ARCHITECT	WOODBURN & COMPANY LANDSCAPE ARCHITECTURE, LLC 103 KENT PLACE NEWMARKET, NH 03857
ARCHITECT	FSM DRAWINGS FSMDRAWING.COM

SIGNATURE DATE

SIGNATURE DATE

SHEET INDEX	SHEET
COVER SHEET	1
EXISTING CONDITIONS PLAN (BY MSA)	2
NOTE SHEET	3
NEIGHBORHOOD PLAN	4
DEMOLITION PLAN	5
SITE PLAN	6
GRADING, DRAINAGE & EROSION CONTROL PLAN	7
UTILITY PLAN	8
EROSION CONTROL NOTES	9
EROSION CONTROL DETAIL SHEETS	10-11
DETAIL SHEETS	12-15
LIGHTING PLAN	16
LIGHTING DETAILS	17
DOVER LADDER TRUCK MOVEMENT PLAN	18
LANDSCAPE & STREET SCAPE PLAN(BY WOODBURN & COMPANY)	**SHEET**
LANDSCAPE PLAN	L-1
STREET SCAPE PLAN	S-1
ARCHITECTURAL PLANS (BY FSM DRAWINGS)	**SHEET**
FRONT/ LEFT ELEVATION	A-1
REAR/ RIGHT ELEVATION	A-2
FIRST FLOOR PLAN	A-3
SECOND FLOOR PLAN	A-4

PERMIT SUMMARY/ WAIVER SUMMARY:

1. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: N/A

2. LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT OR CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD FOR THE PROPOSED USE OR STRUCTURE, INCLUDING THE CASE NUMBER AND DATE OF DECISION AND ANY CONDITIONS.

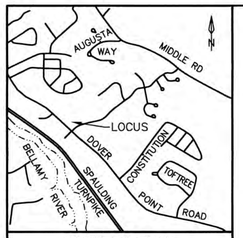
   VARIANCES: APPROVED: DECEMBER 18, 2025
   1. VARIANCE: FROM SECTION 170-11.(D) TO ALLOW FOR CONSTRUCTION OF A COMMERCIAL BUILDING WITHIN A RESIDENTIAL ZONING DISTRICT.
   2. VARIANCE: FROM SECTION 170-12(B) TO PERMIT A FRONT SETBACK OF 78.8' WHERE THE FRONT BUILD-TO LINE REQUIRES A MAX OF 25'.
   3. VARIANCE: FROM SECTION 170-15(D) TO ALLOW FOR A COMMERCIAL PROPERTY CLOSER THAN 150' FROM A RESIDENTIAL STRUCTURE WITHIN A RESIDENTIAL ZONE.

   APPROVED: ZONE-2025-0037, ZONE-2025-0037B, ZONE-2025-0037C

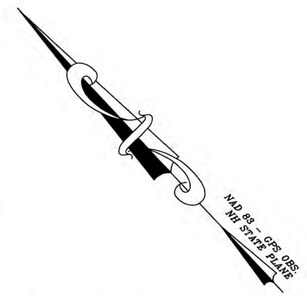
   SITE PLAN: SITE-2026-0002xx- PENDING

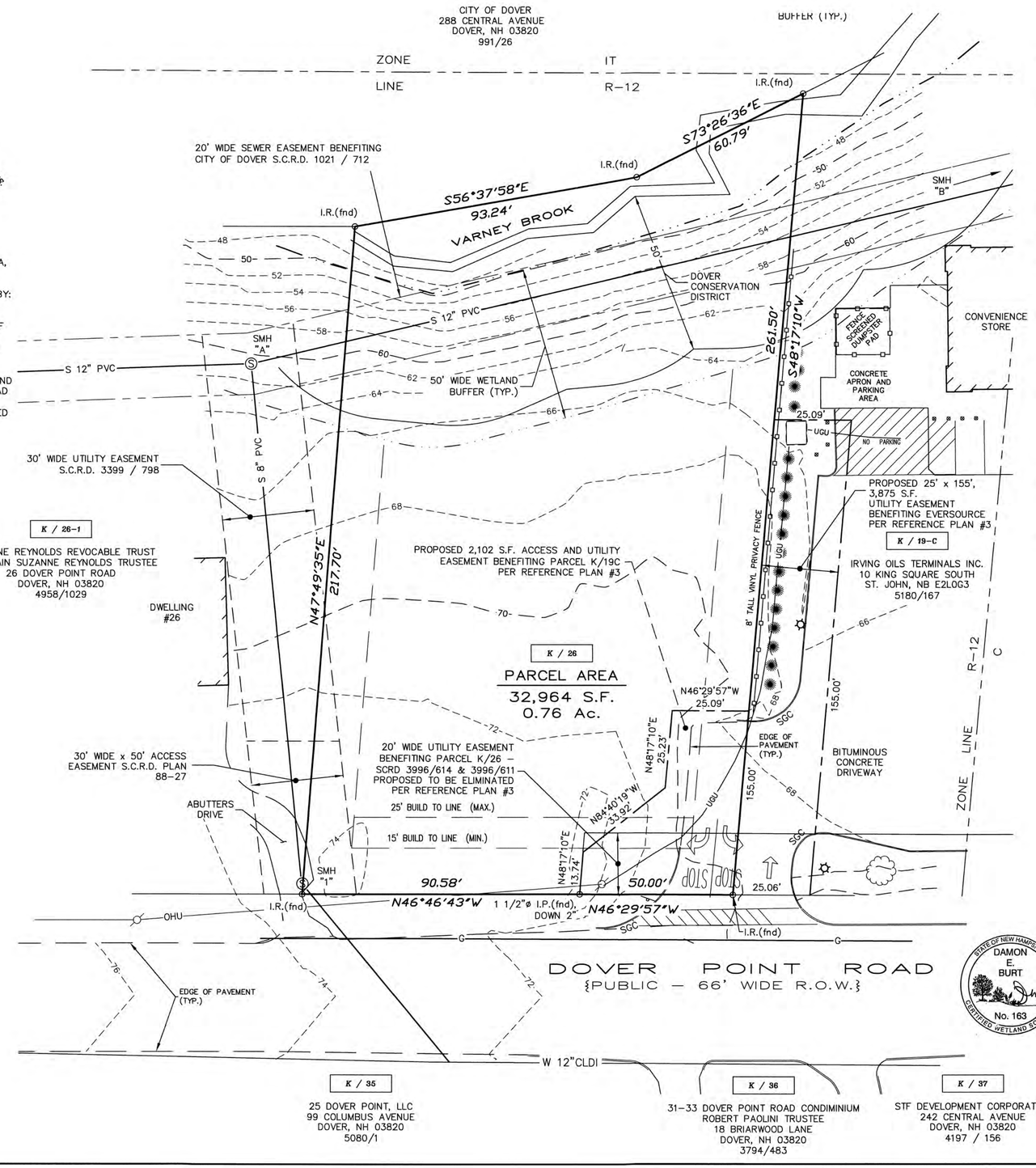
   CONDITIONAL USE PERMIT: COND-2026-xx PENDING

NOTE:
LANDSCAPING BOND OR OTHER FORM OF SECURITY ACCEPTABLE TO THE CITY FOR A PERIOD OF 3 YEARS AFTER CERTIFICATION OF OCCUPANCY IS ISSUED TO ENSURE LANDSCAPING IS MAINTAINED OR REPLACED IF NEEDED.



LOCATION PLAN
(NO SCALE)





REFERENCE PLANS:

1.) LOT ELIMINATION AND LOT LINE ADJUSTMENT PLAN PREPARED FOR SEBRING HOLDINGS, LLC AND MACS CONVENIENCE STORES, LLC, TAX MAP K, LOT Nos. 19A, 19C, & 26, DOVER POINT ROAD & POINTE PLACE, CITY of DOVER, COUNTY of STRAFFORD, STATE of NEW HAMPSHIRE. DOVER PLANNING FILE No. P 20–62. SCALE: 1" = 30'; DATED: SEPTEMBER 10, 2020, REVISED THROUGH 10/16/20; BY: THIS OFFICE. RECORDED S.C.R.D. PLAN 12241.

2.) BOUNDARY LINE ADJUSTMENT & SUBDIVISION PLAN – ELLIOTT ROSE COMPANY OF DOVER, INC., DOVER POINT ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: JUNE 28, 2002, REVISED TO 8/25/03; BY: TRITECH ENGINEERING CORP. RECORDED S.C.R.D. PLAN 72–49.

3.) EASEMENT AMENDMENT PLAN PREPARED FOR MACS CONVENIENCE STORES LLC AND DOVER POINT VILLAGE, LLC, TAX MAP K, LOT NOS. 19C & 26, DOVER POINT ROAD & POINTE PLACE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 30'; DATED: JUNE 8, 2022; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 12799.

SANITARY SEWER STRUCTURE SCHEDULE

EXIST. SMH "1"	EXISTING CROSS–COUNTRY LINE
RIM ELEV:	= 73.38
INVERT IN:	= 62.5 (8")
INVERT OUT:	= 62.4 (8")
EXIST. SMH "A"	EXISTING CITY CROSS–COUNTRY LINE
RIM ELEV:	= 60.62
INVERT IN:	= (8")
INVERT IN:	= 51.32 (12")
INVERT OUT:	= 51.30 (12")
EXIST. SMH "B"	EXISTING CITY CROSS–COUNTRY LINE
RIM ELEV:	= 59.34
INVERT IN:	= 48.74 (12")
INVERT OUT:	= 48.64 (12")

LEGEND

I.R. (fnd) O – IRON ROD (FOUND)
I.P. (fnd) O – IRON PIPE (FOUND)
S.F. – SQUARE FEET
Ac. – ACRE
SGC – SLOPED GRANITE CURB
(TYP.) – TYPICAL
± – MORE OR LESS
ø – DIAMETER
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
UP – UTILITY POLE
– EDGE OF WETLAND
– EDGE OF PAVEMENT
G – GAS LINE
S 8" PVC – SEWER LINE
W 12" CLDI – WATER LINE
O.A. – OVERALL
R.O.W. – RIGHT OF WAY
DMH – DRAIN MANHOLE
CB – CATCH BASIN
SMH – SEWER MANHOLE
– TREE
– LIGHT POST

NOTES:

1.) OWNERS OF RECORD:

25 DOVER POINT LLC
99 COLUMBUS AVENUE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 5219, PAGE 442

2.) K / 26 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) ZONING DISTRICT IS R–12 (MEDIUM DENSITY RESIDENTIAL)

4.) DIMENSIONAL REGULATIONS:

MINIMUM LOT SIZE	= 12,000 S.F.
MAXIMUM LOT COVERAGE	= 30 PERCENT
MINIMUM FRONTAGE	= 100 FEET
BUILDING REQUIREMENTS:	
FRONT BUILD TO	= 15 FEET MIN. – 25 FEET MAX.
SIDE SETBACK	= 15 FEET
REAR SETBACK	= 30 FEET

5.) THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARY AND EXISTING SITE CONDITIONS AS OF FEBRUARY 27, 2025.

6.) PARCEL AREA = 32,964 S.F. / 0.76 Ac.

7.) THE SUBJECT PARCEL IS OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0340; SUFFIX E; MAP NUMBER 33017C0340E; EFFECTIVE DATE SEPTEMBER 30, 2015.

8.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION. DATED:FEBRUARY 20, 2023.

9.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES, INC. DURING SEPTEMBER 2018 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

10.) REFERENCE IS MADE TO AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT MADE BETWEEN SEBRING HOLDINGS, LLC AND MAC'S CONVENIENCE STORES LLC RECORDED AT S.C.R.D. IN BOOK 4848, PAGE 528, DATED DECEMBER 14, 2020. ALSO, REFERENCE IS MADE TO RECIPROCAL EASEMENT AGREEMENT MADE BETWEEN SEBRING HOLDINGS, LLC AND MAC'S CONVENIENCE STORES LLC RECORDED AT S.C.R.D. IN BOOK 4114, PAGE 610, DATED APRIL 4, 2013.

11.) WETLANDS SHOWN WERE DELINEATED BY DAMON E. BURT, N.H.C.W.S. #163 OF FRAGGLE ROCK ENVIRONMENTAL SERVICES ON JANUARY 14, 2021 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.

12.) PARCEL IS PARTIALLY WITHIN THE DOVER CONSERVATION DISTRICT.

170–27 B–1: THOSE AREAS WITHIN A MINIMUM OF 50 FEET OF THE REFERENCE LINE (AS DEFINED IN RSA 483–B:4, XVII) OF ANY STREAM, BROOK OR OTHER FRESHWATER BODY.

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

"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." (RSA 676:18)

DATE: / KEVIN M. McENEANEY LLS # 661

STATE OF NEW HAMPSHIRE
DAMON E. BURT
No. 163
CERTIFIED WETLAND SCIENTIST

EXISTING CONDITIONS PLAN
PREPARED FOR
25 DOVER POINT LLC
TAX MAP K, LOT No. 26
DOVER POINT ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: JJH	FILE: P:\25026\SURVEY\DWG\EC
SCALE: 1" = 20'	DATE: FEBRUARY 28, 2025

20 10 0 10 20 40 60 80

STATE OF NEW HAMPSHIRE
No. 661
KEVIN M. McENEANEY
LICENSED LAND SURVEYOR
SIGNATURE

McEneaney Survey Associates
of NEW ENGLAND
P.O. Box 1166 – 181 WATSON ROAD
DOVER, NH 03820 (603) 742–0911

SURVEYING – PLANNING – CONSULTING

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

25026	EC	
PROJECT NO	TYPE	FIELDBOOK & PAGES

12/27/2025 10:47:11 File: P:\25026 - 28 Dover Point Road Dover NH\28 Dover Point LLC (Leavitt)\SURVEY\Drawings\25026 EC.dwg Layout: 22x34

DOVER NOTES:

1. OWNERS OF RECORD:

   25 DOVER POINT LLC
   99 COLUMBUS AVENUE
   DOVER, NEW HAMPSHIRE 03820
   S.C.R.D. VOL. 5219, PAGE 442

2. K / 26 – DENOTES TAX MAP AND PARCEL NUMBER.
3. ZONING DISTRICT IS R–12 (MEDIUM DENSITY RESIDENTIAL)
4. DIMENSIONAL REGULATIONS:

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	12,000 S.F.	32,964 S.F.
MAXIMUM LOT COVERAGE	30%	9.2%
MINIMUM FRONTAGE	100 FEET	>140'
BUILDING REQUIREMENTS:		
FRONT BUILD TO	15 FEET MIN.	
	25 FEET MAX.	78.8 FEET
SIDE SETBACK	15 FEET	19.1 FEET
REAR SETBACK	30 FEET	103.3 FEET

5. SITE DEVELOPMENT FOR A MIXED USE BUILDING & ASSOCIATED SITE IMPROVEMENTS
   * VARIANCES GRANTED 12–18–2025.
6. PARCEL AREA = 32,964 S.F. / 0.76 Ac.
7. THE SUBJECT PARCEL IS OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0340; SUFFIX E; MAP NUMBER 33017C0340E; EFFECTIVE DATE SEPTEMBER 30, 2015.
8. BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION. DATED:FEBRUARY 20, 2023.
9. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES, INC. DURING SEPTEMBER 2018 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
10. REFERENCE IS MADE TO AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT MADE BETWEEN SEBRING HOLDINGS, LLC AND MAC'S CONVENIENCE STORES LLC RECORDED AT S.C.R.D. IN BOOK 4848, PAGE 528, DATED DECEMBER 14, 2020. ALSO, REFERENCE IS MADE TO RECIPROCAL EASEMENT AGREEMENT MADE BETWEEN SEBRING HOLDINGS, LLC AND MAC'S CONVENIENCE STORES LLC RECORDED AT S.C.R.D. IN BOOK 4114, PAGE 610, DATED APRIL 4, 2013.
11. WETLANDS SHOWN WERE DELINEATED BY DAMON E. BURT, N.H.C.W.S. #163 OF FRAGILE ROCK ENVIRONMENTAL SERVICES ON JANUARY 14, 2021 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.
12. THIS ENTRANCE/EXIT ONTO DOVER POINT ROAD WILL BE SHARED BY PARCELS K–19C AND K–26 AND IS DEFINED WITHIN THE "RECIPROCAL ACCESS AGREEMENT" WHICH WILL BECOME PART OF THIS PLAN WHEN THE PLAN IS APPROVED. THE COPY OF THE FULL "AGREEMENT" IS ON FILE WITH THE DOVER PLANNING OFFICE. WHEN THIS PLAN IS APPROVED THE EXISTING PAVED ACCESS FOR PARCEL K–26 WILL ABANDONED.
13. THE IMPROVEMENTS AND UTILITIES SHOWN ARE FROM OBSERVATIONS MADE IN THE FIELD OR REFERENCE PLANS. LOCATIONS OF UNDERGROUND UTILITIES NOT MARKED ON THE SURFACE WERE NOT LOCATED. ALL VISIBLE UTILITIES ARE SHOWN.
14. PARKING SPACE PROVIDED: 19 STRIPED SPACES, INCLUDING ONE ACCESSIBLE SPACE AND 1 EV READY SPACE.
15. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
16. LIST ANY VARIANCE OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT OR CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD FOR THE PROPOSED USE OR STRUCTURE, INCLUDING THE CASE NUMBER AND DATE OF DECISION AND ANY CONDITIONS. (SEE PERMIT SUMMARY/WAIVER SUMMARY ON COVER SHEET)
17. AS–BUILT PLANS OF THE SITE 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.
18. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
19. THE SUBJECT PARCEL IS TO BE SERVED BY MUNICIPAL WATER AND SEWER.
20. 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.
21. EROSION CONTROL NOTES 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.
22. 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.
23. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
24. 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.
25. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY–FRIDAY 7AM–6PM AND SATURDAYS 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 PLANNING DIRECTOR. WORK PRECLUDED ON SUNDAYS AND FEDERAL HOLIDAYS.
26. BUILDING ADDRESSES (INCLUDING APT/UNIT NUMBERS, IF APPLICABLE) SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
27. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: (SEE PERMIT SUMMARY/WAIVER SUMMARY)
28. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
29. ANY RETAINING WALL TALLER THAN FOUR FEET (4) REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
30. ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
31. APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL.
    HTTPS://PTAPP.UNH.EDU/

DOVER NOTES CONTINUED:

32. IF APPLICABLE, 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.
33. FIRE DEPARTMENT ACCESS ROAD(S) SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.
34. THE MAXIMUM PARKING SPACE CALCULATED IS 19 SPACES AND 19 SPACES ARE PROVIDED.
35. EXTERIOR LIGHTING SHALL BE CUT–OFF TYPE FIXTURES PER CHAPTER 153–14–E AND SHALL PROVIDE LIGHTING DIRECTED ON–SITE ONLY.
36. TOPOGRAPHIC SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES, FEBRUARY 27, 2025.
37. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE I, SECTION 45–2 OF THE CODE OF THE CITY OF DOVER. (AS APPLICABLE)
38. APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
39. THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED BY CHAPTER 81–30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NH BUILDING AND FIRE CODES.
40. 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.
41. 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.
42. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. (I.E. IBC, ANSI–117.1) AND NH RSA 155–A:5.
43. DESIGN ENGINEER SHALL PROVIDE SIGNED LETTER TO CITY ENGINEER CERTIFYING THAT THE STORMWATER MANAGEMENT SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS.
44. ALL MANHOLE COVERS SHALL BE LIFTMATE R–1743–LM OR APPROVED EQUAL WITH 90 DEGREE HINGE.
45. REQUIRED BLASTING AND EXCAVATION – DOVER FIRE DEPARTMENT SHALL BE NOTIFIED PRIOR TO ANY BLASTING ACTIVITIES AND A BLASTING PERMIT FROM THE DOVER FIRE DEPARTMENT MUST BE OBTAINED.
46. THE WATER MAIN SHALL BE POLY WRAPPED IN ACCORDANCE WITH THE CITY OF DOVER STANDARDS.
47. ALL SEWER MAINS AND MANHOLES SHALL BE TESTED IN ACCORDANCE WITH NHDES ENV–WQ 700 REQUIREMENTS. COPIES OF TEST RESULTS SHALL BE PROVIDED TO THE CITY OF DOVER ENGINEERING DEPARTMENT.
48. WETLAND PLACARDS SHOULD IDENTIFY THE NO CUT WETLAND BUFFER AND SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION AND AFTER.
49. ALL FITTINGS MUST BE CLASS 140 WATER FITTINGS.
50. ALL GATE VALVES MUST BE MANUFACTURED BY MUELLER OR CLOW.

DEMOLITION NOTES:

1. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
2. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL NOTIFY "DIG SAFE" PRIOR TO ANY DEMOLITION/ CONSTRUCTION ACTIVITIES. (811).
4. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, UTILITIES AND PAVEMENT ON THE SITE TO THE LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ITEMS TO BE REMOVED INCLUDE BUT ARE NOT LIMITED TO: CONCRETE, PAVEMENT AND POLES.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
6. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NOT ALREADY OBTAINED BY THE OWNER AND ARRANGE AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF–SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
8. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
9. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF–SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES, AND CODES.
10. EXISTING ("OLD") WATER SERVICES TO THE SUBJECT SITE SHALL BE DISCONNECTED AND SHUT–OFF AT THE WATER MAIN.
11. EXISTING SEWER SERVICES TO BE CUT AND PERMANENTLY CAPPED AT PROPERTY LINE.
12. 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.

UTILITY NOTES

1. REVIEW DOVER NOTES FOR ALL APPLICABLE NOTES.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
3. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
4. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
5. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
6. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, DOUBLE CEMENT LINED DUCTILE IRON PIPE OR TYPE "K" COPPER, OR CITY APPROVED MATERIAL.
7. ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE CHLORINATION AND TESTING WITH THE CITY OF DOVER WATER DEPARTMENT.
8. ALL GRAVITY SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE NOTED AND CONFORM TO THE REQUIREMENTS OF THE CITY OF DOVER SEWER DEPARTMENT STANDARDS.
9. EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
10. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
11. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE UTILITY COMPANIES.
12. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
13. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THIS PROJECT.
14. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
15. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES. COORDINATE WITH GAS COMPANY.
16. A 10–FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18–INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS.
17. THE CONTRACTOR SHALL CONTACT "DIG–SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DIG–SAFE" NUMBER ON SITE AT ALL TIMES.
18. SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
19. GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF DOVER.
20. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF DOVER.
21. CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
22. CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
23. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PREPARED BY THE PROJECT ELECTRICAL ENGINEER.
24. THE PROPOSED STRUCTURE SHALL COMPLY WITH CHAPTER 81, ARTICLE IV, SECTION 81–27 AND THE STATE BUILDING CODES OF THE CODE OF THE CITY OF DOVER.
25. FIRE SUPPRESSION PLANS SHALL BE PROVIDED TO THE FIRE/INSPECTION DEPARTMENT PRIOR TO INSTALLATION AS APPROPRIATE.
26. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
27. AN EASEMENT WILL BE GRANTED TO THE CITY ALONG THE WATER LINES TO ALLOW ACCESS FOR OPERATION OF THE WATER INFRASTRUCTURE TO MAINTAIN WATER QUALITY.
28. ALL VALVES SHALL OPEN COUNTER CLOCKWISE.
29. SEWAGE LOADING (PER ENV. – WQ 1008.03 TABLE 1008–1)

3,048 OFFICE 5 GPD/100 S.F.	= 153
1 – 4 BDRM/150 GPD/BDRM	= 600
1 – 2 BDRM/150 GPD/BDRM	= 300
1 – 1 BDRM/225 GPD/BDRM	= 225
TOTAL	= 1278 GPD

SITE NOTES

1. REVIEW DOVER NOTES FOR ALL APPLICABLE NOTES.
2. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
3. ALL CONSTRUCTION LAYOUT SHALL BE DONE BY A LICENSED SURVEYOR UNDER CONTRACT WITH THE CONTRACTOR.
4. SEE DETAILS FOR SIGN LEGENDS.
5. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICAN WITH DISABILITIES ACT, LATEST EDITIONS.
6. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE FACILITIES AND THEIR COMPONENTS DURING DEMOLITION AND CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE–DOWNS. SUCH MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AT THE COMPLETION OF THE PROJECT.
7. METHODS OF DEMOLITION, CONSTRUCTION AND ERECTION ARE THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN ENVIRONMENTAL CONTROLS AS REQUIRED BY FEDERAL, STATE AND MUNICIPAL REGULATIONS AND PERMITS. ENVIRONMENTAL CONTROLS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO DUST CONTROL AND SILT BARRIERS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO STRUCTURES OR UTILITIES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION PHASE CAUSED BY HIMSELF, HIS EMPLOYEES, HIS SUBCONTRACTORS OR EMPLOYEES OF SAME. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY FACILITIES FOR THE PROTECTION OF THE WORK, WORKERS AND PUBLIC SAFETY.
9. THE SITE SHALL BE MAINTAINED TO PROVIDE ACCESSIBILITY IN ALL WEATHER CONDITIONS.
10. REFUSE PICKUP WILL BE BY PRIVATE CONTRACTOR AND WILL BE VIA DUMPSTER ON–SITE.
11. SNOW STORAGE WILL BE ACCORDING TO THE OPERATION AND MAINTENANCE PLAN AND WITHIN AREAS AS INDICATED. ON–SITE SNOW STORAGE SHALL OCCUR ALONG THE EDGES OF PROPOSED PAVEMENT.
12. ALL EXTERIOR DOORS ARE MANUAL AND OPENED FROM THE INTERIOR BY PANIC HARDWARE. ALL EXTERIOR DOORS SHALL COMPLY WITH ADA AND ALL LOCAL BUILDING CODE REQUIREMENTS.

GRADING NOTES:

1. REVIEW DOVER NOTES FOR ALL APPLICABLE NOTES.
2. CONTRACTOR SHALL RETAIN A GEOTECHNICAL ENGINEERING CONSULTANT APPROVED BY THE OWNER, TO CONDUCT COMPACTION TESTING AND FILL GRADATION MONITORING.
3. SEE EROSION CONTROL NOTES & DETAIL SHEET FOR TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.
4. ALL DRAINAGE PIPES SHALL BE HDPE OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
5. ALL DISTURBED AREAS NOT OTHERWISE CALLED FOR SURFACE TREATMENT SHALL RECEIVE 4" OF HIGH QUALITY LOAM AND SHALL BE SEEDED WITH GRASS.
6. ALL SITEWORK CONSTRUCTION SHALL BE ADVANCED USING "BEST MANAGEMENT PRACTICES" SANCTIONED BY THE USDA, SCS AND NHDES.
7. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED, UTILIZED AND MAINTAINED UNTIL BASE MATERIALS ARE CONSTRUCTED.
8. CONTRACTOR SHALL PROVIDE A FINISH GRADED SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND UNDER RAISED STRUCTURES.
9. PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND AS SHOWN ON PLAN. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED AND UPSTREAM AREAS HAVE BEEN STABILIZED.
10. INSPECT SILT BARRIERS AFTER EACH RAIN STORM OF 1/4 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF THE FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE STRUCTURE HEIGHT.
11. LIMIT TREE CLEARING TO ONLY THE EXTENT NECESSARY FOR CONSTRUCTION.
12. CONTRACTOR SHALL NOTIFY THE CITY OF DOVER AND THE DESIGN ENGINEER 48 HOURS PRIOR TO THE INSTALLATION OF PERMANENT STORMWATER BMP'S TO PROVIDE THE CITY AND THE ENGINEER THE OPPORTUNITY TO WITNESS THE CONSTRUCTION AND MATERIALS. THE DESIGN ENGINEER MUST CERTIFY THAT THE STORMWATER MANAGEMENT SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS.
13. DENSITY REQUIREMENTS:

LOCATION	MINIMUM DENSITY
BELOW PAVED OR CONCRETE AREAS	95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL	95%
BELOW LOAM AND SEED AREA	90%

*ALL PERCENTAGES SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH AASHTO STANDARD 180, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH AASHTO STANDARD T–191, T–204, OR T–238 AND T–239.

UTILITY CONTACTS

NATURAL GAS: UNITIL CORPORATION
CONTACT: JANET OLIVER
325 WEST ROAD
PORTSMOUTH, NH 03801
TEL: (603)–294–5174
EMAIL: OLIVER@UNITIL.COM

WATER & SEWER: CITY OF DOVER COMMUNITY SERVICES DEPARTMENT
PUBLIC WORKS & UTILITIES
CONTACT: JILLIAN SEMPRINI
271 MAST ROAD
DOVER, NH 03820
TEL: (603)–516–6450
EMAIL: J.SEMPRINI@DOVER.NH.GOV

ELECTRIC: EVERSOURCE
CONTACT: TREVOR EMMONS
4 OLD DOVER ROAD
ROCHESTER, NH 03867
TEL: (603)–332–4227
EMAIL: TREVOR.EMMONS@EVERSOURCE.COM

LEGEND

I.R. (set) – IRON ROD W/ I.D. CAP (SET)
I.P. – IRON PIPE
G.B. – GRANITE BOUND
I.R. – IRON ROD
I.R.(fnd) – IRON ROD (FOUND)
D.H. – DRILL HOLE
S.F. – SQUARE FEET
Ac. – ACRE
(TYP.) – TYPICAL
± – MORE OR LESS
ø – DIAMETER
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
UP – UTILITY POLE
– EDGE OF WETLAND
O.A. – OVERALL
TBR – TO BE REMOVED
R.O.W. – RIGHT OF WAY
DMH – DRAIN MANHOLE

CB – CATCH BASIN
SMH – SEWER MANHOLE
HYD. – FIRE HYDRANT
WV – WATER GATE VALVE
– TREE
GV – GAS VALVE
– PROPOSED CONCRETE SIDEWALK
– PROPOSED CONCRETE
5'R – PROPOSED PAVEMENT RADIUS
PW – PROPOSED WATER
PE – PROPOSED ELECTRIC
PS – PROPOSED SEWER
PD – PROPOSED DRAINAGE
PG – PROPOSED GAS
55 – PROPOSED FINISH GRADE
x 55 – PROPOSED SPOT GRADE

SGC – SLOPED GRANITE CURB
ICC – INTEGRATED CONCRETE CURB
VGC – VERTICAL GRANITE CURB
– PROPOSED PARKING
– PROPOSED BUILDING
– PROPOSED EDGE OF PAVEMENT
– PROPOSED EDGE OF CURB

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

GNE CIVILWORKS NEW ENGLAND
CIVIL & WATERWAY ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE
1	REV. PER TRC #1 COMMENTS	SJH	3–24–2026

DATE: 2–9–26
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:25028
FILE: SITE.DWG

PLANNING FILE NO.: SITE–2026–0002

25 DOVER POINT LLC
99 COLUMBUS AVENUE
DOVER, NH 03820

DOVER POINT MIXED USE
28 DOVER POINT ROAD
DOVER, NH

NOTE SHEET

ABUTTERS LIST
(WITHIN 200 FT)

	TAX MAP	LOT NO.	NAME & ADDRESS
K 18-A-10	K	18-A	CITY OF DOVER 288 CENTRAL AVENUE DOVER, NH 03820
K 19-C	K	19-C	IRVING OILS TERMINALS INC 10 KING SQUARE SOUTH ST. JOHN NEW BRUNSWICK CANADA E210G3
K 26-1	K	26-1	MOUNTAIN SUZANNE MARIE REYNOLDS TRUSTEE SUZANNE REYNOLDS REVOCABLE LIVING TRUST 26 DOVER POINT ROAD DOVER, NH 03820
K 27	K	27	MORIN JOHN K & MORIN MELLISA D 48 HALL ROAD26 DOVER POINT ROAD BARRINGTON, NH 03825
K 28	K	28	FORTUNA DAVIN M & ASSELTA-FORTUNA CAROLYN 22 DOVER POINT ROAD DOVER, NH 03820
K 35	K	35	25 DOVER POINT LLC 99 COLUMBUS AVE DOVER, NH 03820
K 36	K	36	31 33 DOVER POINT ROAD CONDOMINIUM PAOLINI ROBERT TRUSTEE AND WILKINSON STE 15 BRIARWOOD LANE DOVER, NH 03820
K 37	K	37	STF DEVELOPMENT CORP. 242 CENTRAL AVENUE DOVER, NH 03820

K / 26 — TAX MAP / LOT NUMBER

NAD 83 GPS OBS.
NH STATE PLANE

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

PLANNING FILE NO.: SITE-2026-0002

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CNE
CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

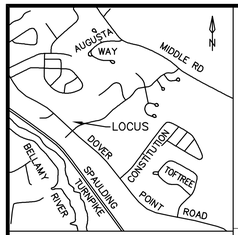
NO.	REVISION	APP'D	DATE
1	REV. PER TRC #1 COMMENTS	SJH	3-24-2026

DATE: 2-9-26
SCALE: 1"=100'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:25026
FILE: SITE.DWG

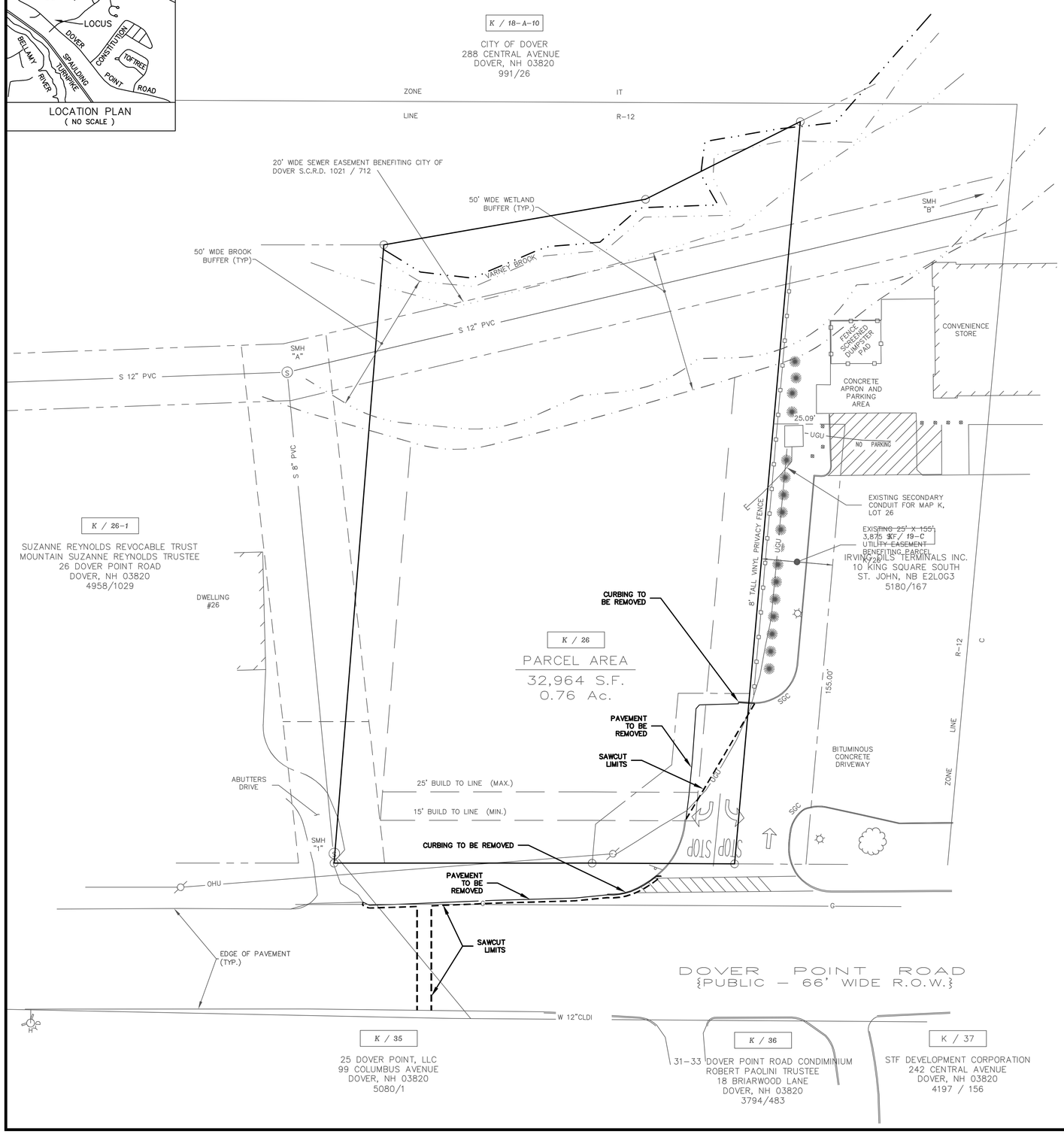
NEIGHBORHOOD PLAN

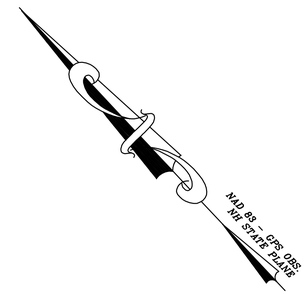
DOVER POINT MIXED USE
28 DOVER POINT ROAD
DOVER, NH

25 DOVER POINT LLC
99 COLUMBUS AVENUE
DOVER, NH 03820



LOCATION PLAN
(NO SCALE)





SANITARY SEWER STRUCTURE SCHEDULE

EXIST. SMH "1"	EXISTING CROSS-COUNTRY LINE
RIM ELEV:	= 73.38
INVERT IN:	= 62.5 (8")
INVERT OUT:	= 62.4 (8")
EXIST. SMH "A"	EXISTING CITY CROSS-COUNTRY LINE
RIM ELEV:	= 60.62
INVERT IN:	= (8")
INVERT IN:	= 51.32 (12")
INVERT OUT:	= 51.30 (12")
EXIST. SMH "B"	EXISTING CITY CROSS-COUNTRY LINE
RIM ELEV:	= 59.34
INVERT IN:	= 48.74 (12")
INVERT OUT:	= 48.64 (12")

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)

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Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE
1	REV. PER TRC #1 COMMENTS	SJH	3-24-2026

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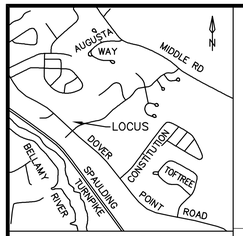
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO: 25026
FILE: SITE.DWG

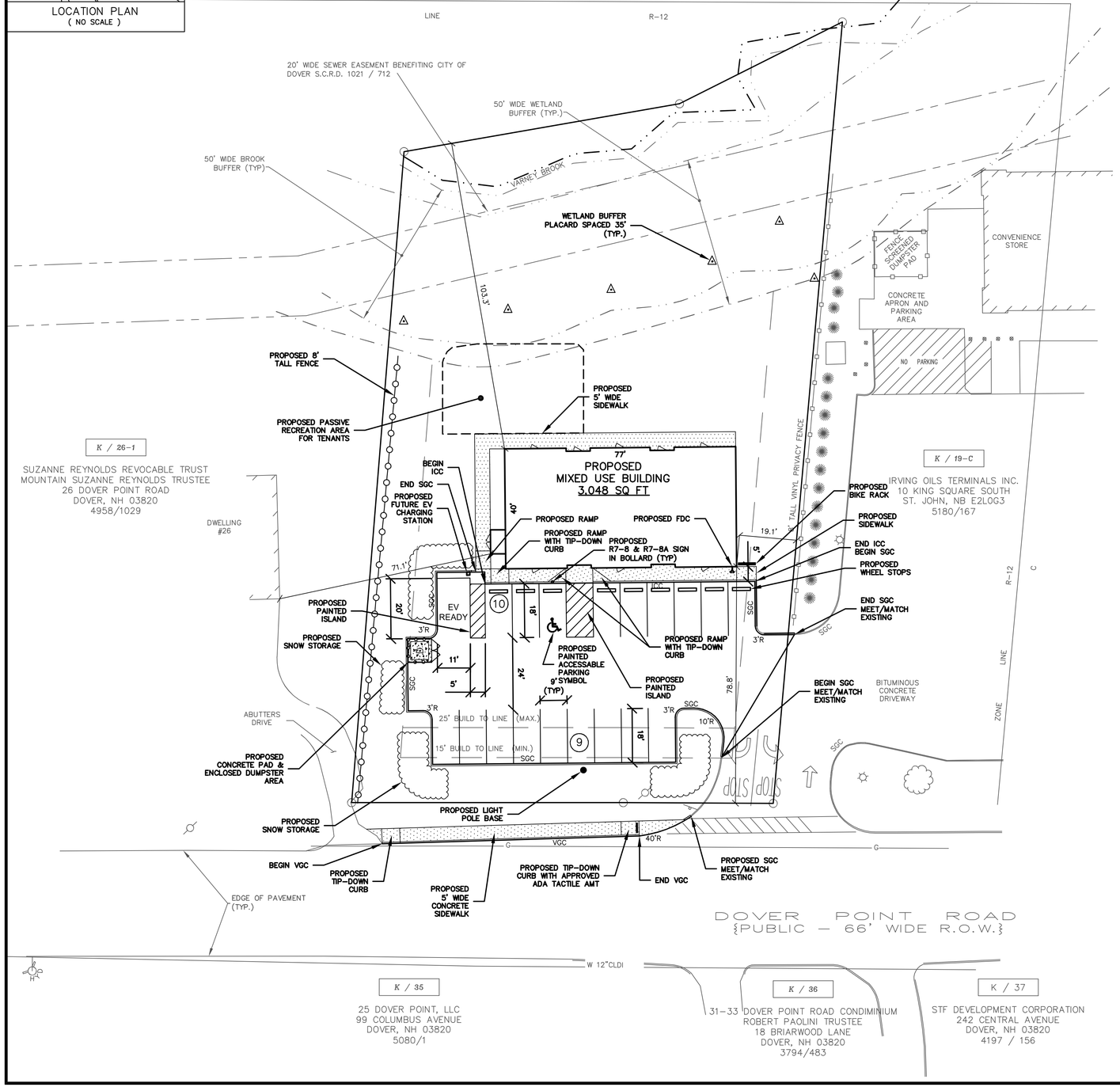
DEMOLITION PLAN

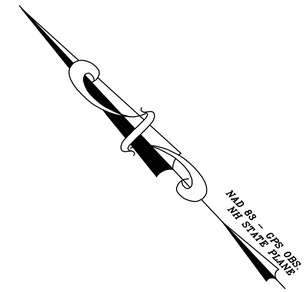
25 DOVER POINT LLC
99 COLUMBUS AVENUE
DOVER, NH 03820

DOVER POINT MIXED USE
28 DOVER POINT ROAD
DOVER, NH



LOCATION PLAN
(NO SCALE)





VARIANCES: APPROVED: DECEMBER 18, 2025

1. VARIANCE: FROM SECTION 170-11.(D) TO ALLOW FOR CONSTRUCTION OF A COMMERCIAL BUILDING WITHIN A RESIDENTIAL ZONING DISTRICT.
2. VARIANCE: FROM SECTION 170-12(B) TO PERMIT A FRONT SETBACK OF 78.8' WHERE THE FRONT BUILD-TO LINE REQUIRES A MAX OF 25'.
3. VARIANCE: FROM SECTION 170-15(D) TO ALLOW FOR A COMMERCIAL PROPERTY CLOSER THAN 150' FROM A RESIDENTIAL STRUCTURE WITHIN A RESIDENTIAL ZONE.

APPROVED: ZONE-2025-0037, ZONE-2025-0037B, ZONE-2025-0037C

PARKING CALCULATIONS:

		REQUIRED	PROPOSED
COMMERCIAL 1 SPACE/300 S.F.	=	11	
RESIDENTIAL 1.9 SPACE/UNIT X 3	=	6	
TOTAL		17	19

SNOW STORAGE:

6,452 S.F. PAVEMENT $\frac{1 \text{ S.F. STORAGE}}{10 \text{ S.F. PAVEMENT}}$ = 645.2 S.F.

SNOW STORAGE AREA PROVIDED = ±818 S.F.

SNOW NOTE:

SNOW PLOWING SERVICE TO BE GREEN SNOWPRO CERTIFIED.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

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603.749.0443

NO.	REVISION	APP'D	DATE
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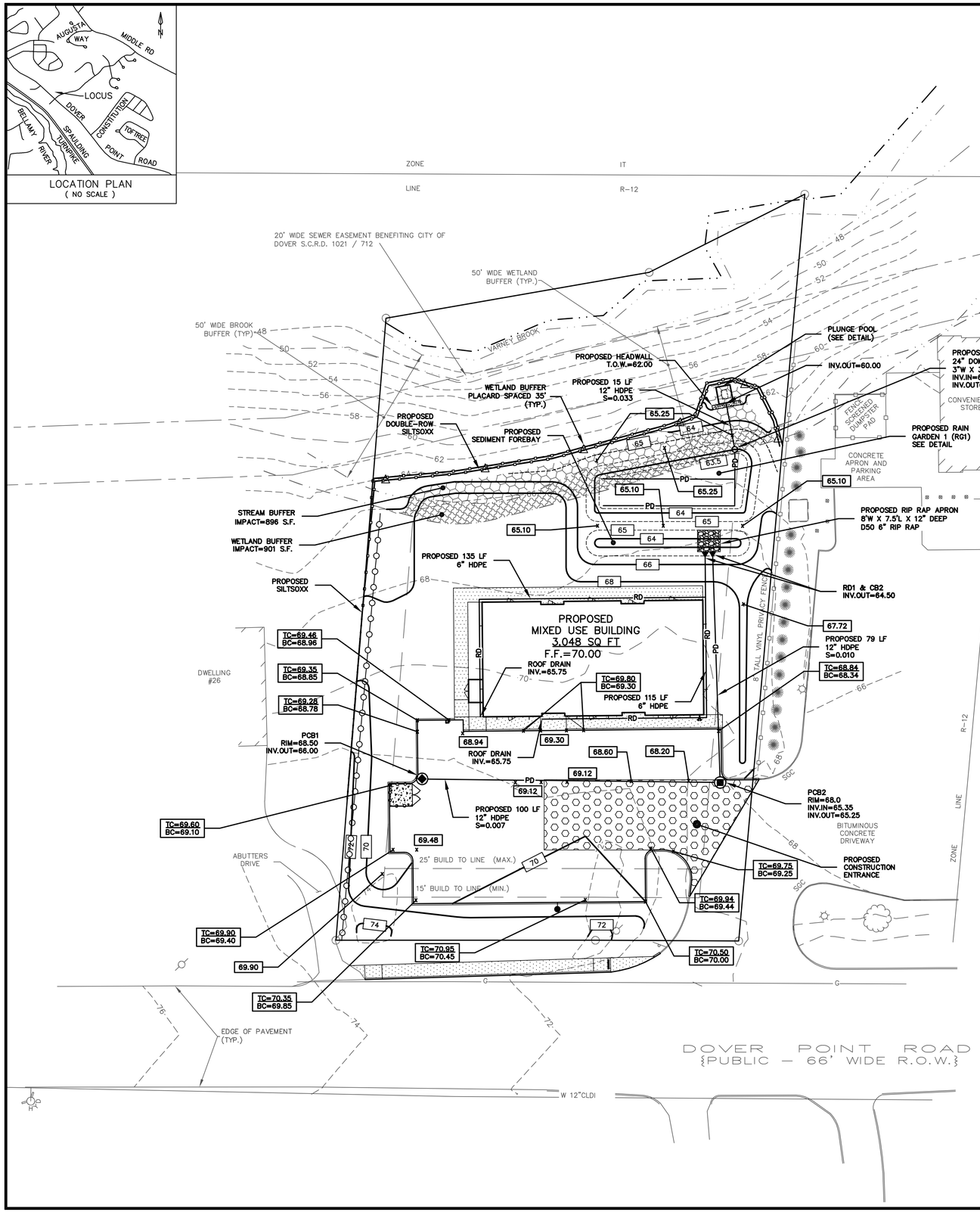
SITE PLAN

25 DOVER POINT LLC
99 COLUMBUS AVENUE
DOVER, NH 03820

DOVER POINT MIXED USE
28 DOVER POINT ROAD
DOVER, NH



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CIVIL & WATERSHEDS ENGINEERING
181 Watson Road, PO Box 1166
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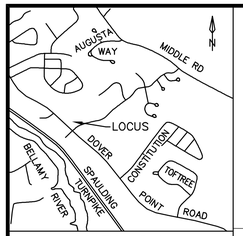
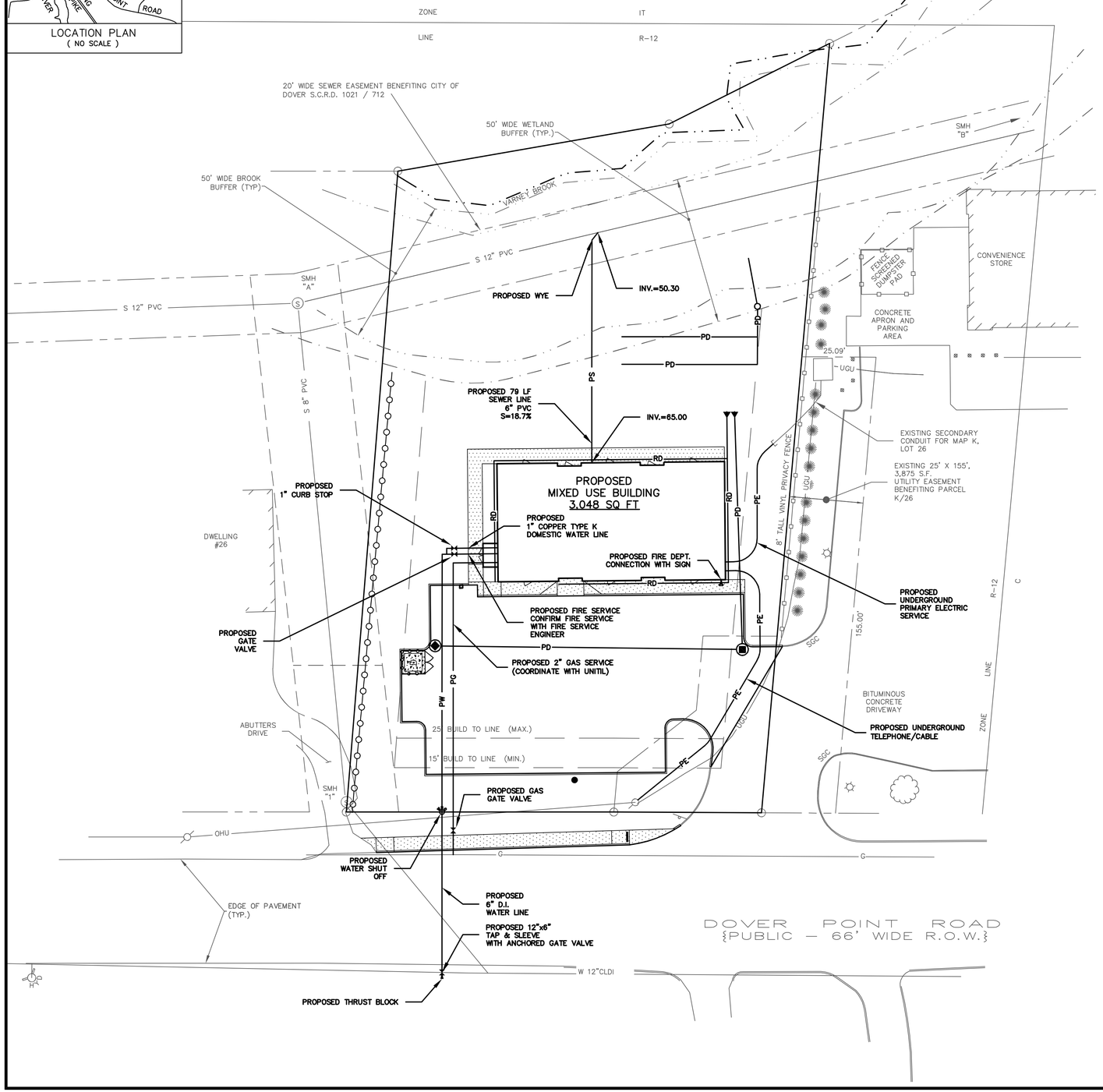
GRADING, DRAINAGE & EROSION CONTROL PLAN

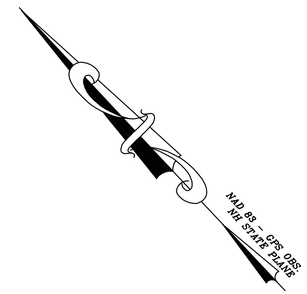
25 DOVER POINT LLC
99 COLUMBUS AVENUE
DOVER, NH 03820

DOVER POINT MIXED USE
28 DOVER POINT ROAD
DOVER, NH



LOCATION PLAN
(NO SCALE)





SANITARY SEWER STRUCTURE SCHEDULE

EXIST. SMH "1"	EXISTING CROSS-COUNTRY LINE
RIM ELEV:	= 73.38
INVERT IN:	= 62.5 (8")
INVERT OUT:	= 62.4 (8")
EXIST. SMH "A"	EXISTING CITY CROSS-COUNTRY LINE
RIM ELEV:	= 60.62
INVERT IN:	= (8")
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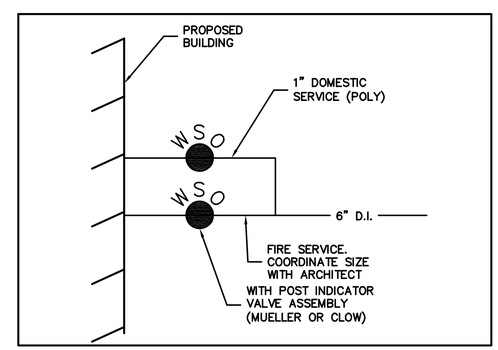
EXIST. SMH "B"	EXISTING CITY CROSS-COUNTRY LINE
RIM ELEV:	= 59.34
INVERT IN:	= 48.74 (12")
INVERT OUT:	= 48.64 (12")

NOTE:
THE INTENT IS TO PROVIDE NEW WATER AND SEWER SERVICES FOR THE PROPOSED BUILDING. IF DURING CONSTRUCTION THE EXISTING SERVICES ARE FOUND THE PROJECT PROPONENT WILL WORK WITH THE CITY ENGINEER TO DETERMINE IF THE EXISTING SERVICES ARE SUFFICIENT AND CAN BE REUSED FOR THE NEW BUILDING.



TYPICAL FIRE AND DOMESTIC WATER SERVICE CONNECTION DETAIL
NOT TO SCALE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)

PLANNING FILE NO.: SITE-2026-0002

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UTILITY PLAN

25 DOVER POINT LLC
99 COLUMBUS AVENUE
DOVER, NH 03820

DOVER POINT MIXED USE
28 DOVER POINT ROAD
DOVER, NH

DESCRIPTION

1. THE PURPOSE OF THIS PLAN IS TO DEPICT IMPROVEMENTS ASSOCIATED WITH A MIXED USE BUILDING. THE ENTRANCE/EXIT ONTO DOVER POINT ROAD IS THE SHARED DRIVE WITH THE ABUTTING LOT TAX MAP K, LOT 19C.. ALONG WITH GRADING & DRAINAGE IMPROVEMENTS, AND UNDERGROUND UTILITY SERVICE IMPROVEMENTS.

PROJECT NAME AND LOCATION

DOVER POINT MIXED USE
28 DOVER POINT ROAD — LATITUDE N43°-17'-43"
TAX MAP K, LOT 26 — LONGITUDE W70°-86'-24"
DOVER, NH

DISTURBED AREA

±25,283 S.F.

NOTES:

1. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY TIME BEFORE DISTURBED AREAS ARE STABILIZED.
2. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.

SEQUENCE OF MAJOR ACTIVITIES

1. CONTRACTOR SHALL PREPARE THE SWPPP, FILE FOR AND OBTAIN THE NOI A MINIMUM OF 2 WEEKS PRIOR TO COMMENCEMENT OF SITE WORK.
2. PLACE TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S PRIOR TO EARTH MOVING ACTIVITIES.
3. ALL EROSION CONTROL AND PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO COMMENCING EARTH MOVING OPERATIONS.
4. SELECTIVE DEMOLITION.
5. REGRADE SITE TO SUBGRADE.
6. TEMPORARY WATER DIVERSION (SWALES, BASINS) MUST BE USED AS NECCESSARY UNTIL AREAS ARE STABILIZED.
7. SWALES AND PONDS (AS APPLICABLE) SHALL BE CONSTRUCTED EARLY ON IN THE CONSTRUCTION SEQUENCE AND BEFORE ROUGH GRADING OF THE SITE AND ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
8. INSTALL DRAINAGE STRUCTURES AND CONTROLS.
9. INSTALL FOUNDATION FOOTINGS AND WALLS.
10. INSTALL UTILITIES.
11. PLACE GRAVELS AND FINE GRADE.
12. STABILIZE ROADWAYS AND PARKING AREAS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
13. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED (AS APPLICABLE) WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
14. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY 1/2" OF RAINFALL.
15. IN ALL CASES THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION AND IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
16. WHEN ALL SITE WORK IS COMPLETE AND ALL DISTURBED AREAS ARE STABILIZED REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND FILE THE EPA – N.O.T.

DEFINITIONS

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED.

1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED

INSTALLATION, MAINTENANCE, AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

A. SILT BARRIER

1. INSTALLATION
   a. USE SILT BARRIER AS PERIMETER CONTROLS, PARTICULARLY AT THE LOWER OR DOWN SLOPE EDGE OF A DISTURBED AREA.
   b. LEAVE SPACE FOR MAINTENANCE BETWEEN TOE AND SLOPE OF SILT BARRIER.
   c. TRENCH IN THE SILT BARRIER ON THE UPHILL SIDE (6 INCHES DEEP BY 6 INCHES WIDE).
   d. INSTALL STAKES ON THE DOWNHILL SIDE OF THE SILT BARRIER.
   e. CURVE THE END OF THE SILT BARRIER UP-:GRADIENT TO HELP IT CONTAIN RUNOFF.
2. SEQUENCE OF INSTALLATION
   a. SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.
3. MAINTENANCE
   a. SILT BARRIERS SHOULD BE INSPECTED AND MAINTAINED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
   b. SILT BARRIERS HAVE A USEFUL LIFE OF ONE SEASON. ON LONGER CONSTRUCTION PROJECTS, SILT BARRIERS SHOULD BE REPLACED PERIODICALLY TO MAINTAIN EFFECTIVENESS.
   c. REMOVE SEDIMENT WHEN IT REACHES ONE-THIRD (1/3) THE HEIGHT OF THE SILT BARRIER.
   d. REPLACE THE SILT BARRIERS WHERE THEY ARE TORN, WORN, OR OTHERWISED DAMAGED AND MONITOR PERFORMANCE TO ENSURE EFFECTIVE PERFORMANCE.
   e. RETRENCH OR REPLACE ANY SILT BARRIER THAT IS NOT PROPERLY ANCHORED TO THE GROUND.
   f. IF THERE IS EVIDENCE OF END FLOW ON PROPERLY INSTALLED BARRIERS, EXTEND BARRIERS UPHILL OR CONSIDER REPLACING THEM WITH OTHER MEASURES, SUCH AS TEMPORARY DIVERSIONS AND SEDIMENT TRAPS.
   g. SILT BARRIERS SHOULD BE REPAIRED IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SILT BARRIERS SHOULD BE REPLACED WITH A TEMPORARY CHECK DAM.

B. MULCHING

1. TIMING
   a. APPLY MULCH PRIOR TO ANY STORM EVENT. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.
   b. IN OTHER AREAS, THE TIME PERIOD CAN RANGE FROM 14 TO 30 DAYS OF INACTIVITY ON A AREA. THE LENGTH OF TIME VARYING WITH SITE CONDITIONS. PROFESSIONAL JUDGEMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.
   c. WITHIN 100 FEET OF RIVERS, STREAMS, WETLANDS, AND IN LAKE AND POND WATERSHEDS, THE TIME PERIOD OF WHICH MULCHING SHOULD TAKE OCCUR SHOULD BE NO GREATER THAN SEVEN (7) DAYS. THIS SEVEN DAY LIMIT SHOULD BE REDUCED FURTHER DURING WET WEATHER PERIODS.
2. APPLICATION RATE
   a. MULCH SHALL BE APPLIED AT A RATE OF BETWEEN 1.5 TO 2 TONS PER ACRE, OR 70 TO 90 POUNDS PER 1000 SQUARE FEET.
   b. GUIDELINES FOR WINTER MULCH APPLICATION. WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 150-200 POUNDS OF HAY OR STRAW PER ACRE WITH ABOUT 4 INCHES IN DEPTH. A TACKIFIER MAY BE ADDED TO THE MULCH.
3. MAINTENANCE
   a. ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS. CHECK FOR SIGNS OF EROSION OR DISPLACEMENT OF THE MULCH. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.
   b. NETS MUST BE INSPECTED AFTER RAIN EVENTS FOR DISLOCATION OR FAILURE AND SHOULD BE REPAIRED AS NECCESSARY.
   c. INSPECTIONS SHOULD TAKE PLACE UNTIL THE SITE IS ESTABLISHED.
   d. EROSION CONTROL MIX MULCH USED FOR TEMPORARY STABILIZATION SHOULD BE LEFT IN PLACE. VEGETATION ADDS STABILITY AND SHOULD BE PROMOTED.

C. TEMPORARY SEEDING

1. SEEDBED PREPARATION
   a. STONES AND TRASH SHOULD BE REMOVED SO AS NOT TO INTERFERE WITH THE SEEDING AREA.
   b. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
   c. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS.
      i) APPLY FERTILIZER AT A RATE OF 600 POUNDS PER ACRE OR 13.8 POUNDS PER 1,000 SQUARE FEET OF LOW PHOSPHATE FERTILIZER OR EQUIVALENT.
      ii) APPLY LIMESTONE AT A RATE OF 3 TONS PER ACRE OR 138 POUNDS PER 1,000 SQUARE FEET.
2. SEEDING
   a. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SUMMARY INCLUDING SEED AND FERTILIZER) WITH A SEEDING DEPTH FROM A QUARTER (1/4) TO A HALF (1/2) INCH.
   b. SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
   c. TEMPORARY SEEDING BETWEEN MAY 15TH AND AUGUST 15TH SHOULD BE COVERED WITH HAY OR STRAW MULCH, ACCORDING TO THE "TEMPORARY AND PERMANENT MULCHING" PRACTICE.
   d. VEGETATED GROWTH COVERING 85% OF THE DISTURBED AREA SHOULD BE ACHIEVED PRIOR TO OCTOBER 15TH.
3. MAINTENANCE
   a. TEMPORARY SEEDING SHALL BE INSPECTED PERIODICALLY. AT A MINIMUM, 85% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER FABRICS, CHECK DAMS, ETC.).

D. PERMANENT SEEDING

1. BEDDING – STONES LARGER THAN 2 INCHES, TRASH, ROOTS, AND OTHER DEBRIS INTERFERRING WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA SHOULD BE REMOVED. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF 4" TO PREPARE A SEEDBED AND MIX FERTILIZER INTO THE SOIL.
2. FERTILIZER
   a. LIME AND FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 4 INCHES USING A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT PRIOR TO OR AT THE SAME TIME OF SEEDING.
   b. FERTILIZER SHOULD BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITORGEN FERTILIZER WHEN APPLIED TO AREAS BETWEEN 25 FEET AND 250 FEET FROM A SURFACE WATER BODY. NO FERTILIZER EXCEPT LIMESTONE SHOULD BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER.
   c. 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 @ 138 LBS. PER 1,000 S.F.
      LOW PHOSPHATE (N-P205-K20) FERTILIZER @ 13.8 LBS. PER 1,000 S.F.
3. SEED MIXTURE (RECOMMENDED)
   RATE:

TYPE	LBS. PER ACRE	LBS. PER 1,000 S.F.
TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
BIRDSFOOT TREFOIL	8	0.20
TOTAL	48	1.10

4. SEEDING
   a. SPRING SEEDING USUALLY GIVES THE BEST RESULTS FOR ALL SEED MIXES OR WITH LEGUMES. PERMANENT SEEDING SHOULD BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST.
   b. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER) WITH A SEEDING DEPTH FROM A QUARTER (1/4) TO A HALF (1/2) INCH.
   c. VEGETATED GROWTH COVERING AT LEAST 85% OF THE DISTURBED SHOULD BE ACHIEVED PRIOR TO OCTOBER 15TH. IF THIS CONDITION IS NOT ACHIEVED, IMPLEMENT TEMPORARY STABILIZATION MEASURES FOR OVERWINTER PROTECTION.
5. HYDROSEEDING
   a. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. THE USE OF STRAW MULCH ON CRITICAL AREAS IS PREFERRED SINCE IT GRANTS BETTER SLOPE PROTECTION BY USING ADHESIVE MATERIALS.
   b. SLOPES MUST BE NO STEEPER THAN 2 TO 1 (2 FEET HORIZONTALLY TO 1 FOOT VERTICALLY).
   c. SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
6. MAINTENANCE
   a. PERMANENT SEEDED AREAS SHOULD BE INSPECTED AT LEAST MONTHLY DURING THE COURSE OF CONSTRUCTION. INSPECTIONS, MAINTENANCE, AND CORRECTIVE ACTIONS SHOULD CONTINUE UNTIL THE OWNER ASSUMES PERMANENT OPERATION OF THE SITE.
   b. SEEDED AREAS SHOULD BE MOWED AS REQUIRED TO MAINTAIN A HEALTHY STAND OF VEGETATION, WITH MOWING HEIGHT AND FREQUENCY DEPENDENT ON TYPE OF GRASS COVER.
   c. BASED ON INSPECTION, AREAS SHOULD BE RESEEDED TO ACHIEVE FULL STABALIZATION OF EXPOSED SOILS.
   d. IF EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHOULD BE MADE AND AREAS RESEEDED. WITH OTHER TEMPORARY MEASURES USED TO PROVIDE EROSION PROTECTION DURING THE PERIOD OF VEGETATION ESTABLISHMENT.
   e. AT A MINIMUM, 85% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION.

E. STORM DRAIN INLET PROTECTION

1. SPECIFICATIONS
   a. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE BARRIER SHOULD BE LESS THAN ONE ACRE.
   b. ANY RESULTANT PONDING OF STORMWATER MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.
2. INSTALLATION
   a. INSTALL INLET PROTECTION AS SOON AS STORM DRAIN INLETS ARE INSTALLED AND BEFORE LAND-DISTURBANCE ACTIVITIES BEGIN IN AREAS WITH EXISTING STORM DRAIN SYSTEMS.
   b. PROTECT ALL INLETS THAT COULD RECEIVE STORMWATER FROM YOUR CONSTRUCTION PROJECT.
   c. USE IN CONJUNCTION WITH OTHER EROSION PREVENTION AND SEDIMENT CONTROL BMPS.
   d. DESIGN YOUR INLET PROTECTION TO HANDLE THE VOLUME OF WATER FROM THE AREA BEING DRAINED. ENSURE THAT THE DESIGN IS SIZED APPROPRIATELY.
3. MAINTENANCE
   a. INSPECT INLETS BARRIERS FREQUENTLY, BEFORE AND AFTER EACH RAINFALL EVENT AND REPAIR WHEN NECESSARY.
   b. SEDIMENT SHOULD BE REMOVED AND THE STORM DRAIN SEDIMENT BARRIER RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE BARRIER.
   c. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   d. SWEEP STREETS, SIDEWALKS, AND OTHER PAVED AREAS REGULARLY.
   e. ALL CATCH BASINS AND STORM DRAIN INLETS MUST BE CLEANED AT THE END OF CONSTRUCTION AND AFTER THE SITE HAS BEEN FULLY STABILIZED

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES THE SILT BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN TWENTY ONE (21) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT FENCES AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.

WASTE DISPOSAL

a. WASTE MATERIALS
   ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
b. HAZARDOUS WASTE
   ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
c. SANITARY WASTE
   ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

MAINTENACE OF STORMWATER MANAGEMENT FACILITIES

THE PROJECT PROPONENT IS RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER FACILITIES DURING CONSTRUCTION AND THE PROPERTY OWNER IS RESPONSIBLE AFTER CONSTRUCTION IS COMPLETE.

CATCH BASINS & STORMWATER TREATMENT STRUCTURES

1. CATCH BASINS & STORMWATER TREATMENT STRUCTURES SHOULD BE INSPECTED ON A MONTHLY BASIS AND/OR AFTER A MAJOR RAINFALL EVENT TO ASSURE THAT DEBRIS OR SEDIMENTS DO NOT REDUCE THE EFFECTIVENESS OF THE SYSTEM.

SPIL PREVENTION

A. MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RICK OF SPILLS OR OTHER ACCIDENTAL SANITARY EXPOSURE OF MATERIALS AND SUBSTANCE DURING CONSTRUCTION TO STORMWATER RUNOFF:
GOOD HOUSEKEEPING:
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES THAT WILL BE FOLLOWED ON SITE DURING

1. THE CONSTRUCTION PROJECT:
   a. AN EFFORT WILL BE MADE TO STORE ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB.
   b. ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
   c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
   d. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
   e. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
   f. WHENEVER POSSIBLE ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
2. HAZARDOUS PRODUCTS:
   a. THE FOLLOWING PRACTICES WILL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
   b. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
   c. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.
   d. SURPLUS PRODUCT THAT MUST BE DISPOSED OF WILL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.

B. PRODUCT SPECIFICATION PRACTICES

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:

1. PETROLEUM PRODUCTS:
   a. ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENACE TO REDUCE LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. FERTILIZERS:
   a. FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
3. PAINTS:
   a. ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE DISPOSED OF PROPERLY ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
4. CONCRETE TRUCKS:
   a. CONCRETE TRUCKS WILL DISCHARGE AND WASH OUT SURPLUS CONCRETE OR DRUM WASH WATER IN A CONTAINED AREA ON SITE.

C. SPILL CONTROL PRACTICES

IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVOUS SECTION THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
c. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
d. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
e. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OF LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
f. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM RECURRING AND HOW TO CLEANUP THE SPILL IF IT OCCURS. A DESCRIPTION OF THE SPILL, ITS CAUSE, AND THE CLEANUP MEASURES WILL BE INCLUDED.
g. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.

THE PROJECT PROPONENT IS REQUIRED TO MANAGE CONSTRUCTION TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO CONTROLLING INVASIVE SPECIES AND CONTROLLING FUGITIVE DUST IN ACCORDANCE WITH ENV-A 1002.

AGR 3800 PROHIBITED INVASIVE PLANT SPECIES RULES

THE RULE, AGR 3800, STATES: NO PERSON SHALL COLLECT, TRANSPORT, IMPORT, EXPORT, MOVE, BUY SELL, DISTRIBUTE, PROPAGATE OR TRANSPLANT ANY LIVING AND VIABLE PORTION OF ANY PLANT SPECIES, WHICH INCLUDED ALL OF THEIR CULTIVARS AND VARIETIES, LISTED IN TABLE 3800.1, NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST'. A COMPLETE COPY OF THE RULES CAN BE ACCESSED ON THE INTERNET AT
HTTP://AGRICULTURE.NH.GOV/TOPICS/PLANTS_INSECTS.HTM.

ENV-A 1002 FUGITIVE DUST: PRECAUTIONS TO PREVENT, ABATE, AND CONTROL FUGITIVE DUST.

a. ANY PERSON ENGAGED IN ANY ACTIVITY WITHIN THE STATE EMITS FUGITIVE DUST, OTHER THAT THOSE LISTED IN ENV-A 1002.02 (b), SHALL TAKE PRECAUTIONS THROUGHOUT THE DURATION OF THE ACTIVITY IN ORDER TO PREVENT, ABATE, AND CONTROL THE EMISSION OF FUGITIVE DUST.
b. PRECUATIONS REQUIRED BY (a) ABOVE, SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
   i) THE USE OF WATER OR HYDROPHILIC MATERIAL ON OPERATIONS OR SURFACES, OR BOTH;
   ii) THE APPLICATION OF ASPHALT, WATER, OR HYDROPHILIC MATERIAL, OR TARPS OR OTHER SUCH COVERS TO MATERIAL STOCKPILES;
   iii) THE USE OF HOODS, FANS, FABRIC FILTERS, OR OTHER DEVICES TO ENCLOSE AND VENT AREAS WHERE MATERIALS PRONE TO PRODUCING FUGITIVE DUST ARE HANDLED;
   iv) THE USE OF CONTAINMENT METHODS FOR SANDBLASTING OR SIMILAR OPERATIONS; AND
   v) THE USE OF VACUUMS OR OTHER SUCTION DEVICES TO COLLECT AIRBORNE PARTICULATE MATTER.

PER 153-10 F.

ALL SITE IMPROVEMENTS WHICH REQUIRE BLASTING OF LAND SHALL MEET THE FOLLOWING REQUIRMENTS PRIOR TO ANY BLASTING OCCURING.

1. THE APPLICANT SHALL PREPARE A PRE-BLAST SURVEY OF ALL STRUCTURES WITHIN FIVE HUNDRED (500) FEET OF THE EXTERNAL BOUNDARIES OF THE PROPOSED LOT TO BE DEVELOPED. THIS SURVEY, ALONG WITH A MONITORING PLAN, SHALL BE ON FILE WITH THE DOVER FIRE AND RESCUE. UPON RECOMMENDATIONS OF THE CHIEF, THE PLANNING BOARD MAY REQUIRE A PRE-BLAST SURVEY OF ALL STRUCTURES WITHIN ONE THOUSAND (1000) FEET.
2. THE APPLICANT SHALL HOLD A NEIGHBORHOOD MEETING TO REVIEW THE BLASTING PLAN AND PRE-BLAST SURVEY, WITH REPRESENTATIVES OF THE FIRE AND RESCUE AND THE BLASTING COMPANY IN ATTENDANCE, PRIOR TO ANY ON-SITE BLASTING. ABUTTERS WITHIN ONE THOUSAND (1000) FEET OF THE EXTERNAL BOUNDARY OF THE PROJECT PARCEL SHALL BE NOTIFIED BY THE CERTIFIED MAIL (PAID FOR BY THE APPLICANT) OF THE MEETING NO LESS THAN TEN (10) DAYS PRIOR TO THE MEETING AND NO MORE THAN FIFTEEN (15) DAYS PRIOR TO THE MEETING. THE NOTICE SHALL STATE THE TIME AND DATE OF THE BLASTING AND CONTAIN A MAP SHOWING THE BLASTING AREA, THE 1,000-FOOT-RADIUS AREA, AND THE 500-FOOT-RADIUS AREA.
3. PERMIT HOLDERS SHALL BE IN COMPLIANCE WITH NFPA 495, EXPLOSIVE MATERIALS CODE, IN ADDITION TO ALL OTHER ORDINANCES AND CODES SET FORTH IN THE CITY OF DOVER CODE, § 153-14A, STORMWATER MANAGEMENT, EROSION CONTROL AND FLOOD HAZARDS, OF THIS CHAPTER AND THE CITY OF DOVER FIRE PREVENTION CODE, WHICH SPECIFICALLY PROHIBITS THE OVERNIGHT STORAGE OF EXPLOSIVES OR BLASTING AGENTS. FURTHER, ALL STORAGE MAGAZINES SHALL BE LOCKED IN THE OPEN POSITION AT THE END OF THE DAYS OPERATION FOR EASY INSPECTION BY CITY OFFICIALS.
4. BLASTING PERMITS MAY BE OBTAINED BY CALLING THE DOVER FIRE AND RESCUE DURING NORMAL BUSINESS HOURS. THE PERMITS ARE ONLY ACTIVE FOR THE DATES AND TIME SPECIFIED ON THE PERMIT.
5. PERMIT HOLDERS SHALL HOLD INSURANCE AGAINST CLAIMS FOR DAMAGES FOR PERSONAL INJURY AND PROPERTY WHICH MAY ARISE FROM THE PERFORMANCE OF THE WORK.
6. HOURS OF OPERATION FOR THE BLASTING SHALL BE NO EARLIER THAN 8:00AM AND NO LATER THAN 6:00PM, MONDAY THROUGH FRIDAY, EXCLUDING FEDERAL HOLIDAYS.

WINTER CONSTRUCTION NOTES

1. ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 15%, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT.
2. ALL DITCHES & SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS.
3. AFTER OCTOBER 15TH, INCOMPLETE ROAD AND PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: SITE-2026-0002

GNE CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

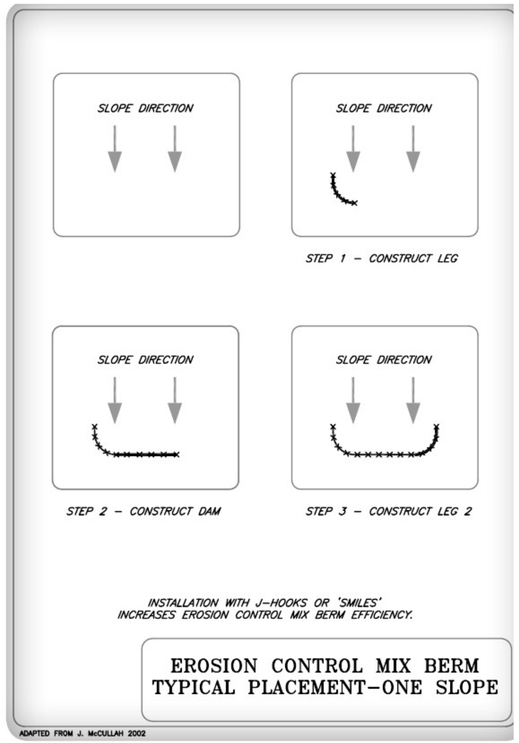
NO.	REVISION	APP'D	DATE
1	REV. PER TRC #1 COMMENTS	SJH	3-24-2026

DATE: 2-9-26
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO: 25028
FILE: SITE.DWG

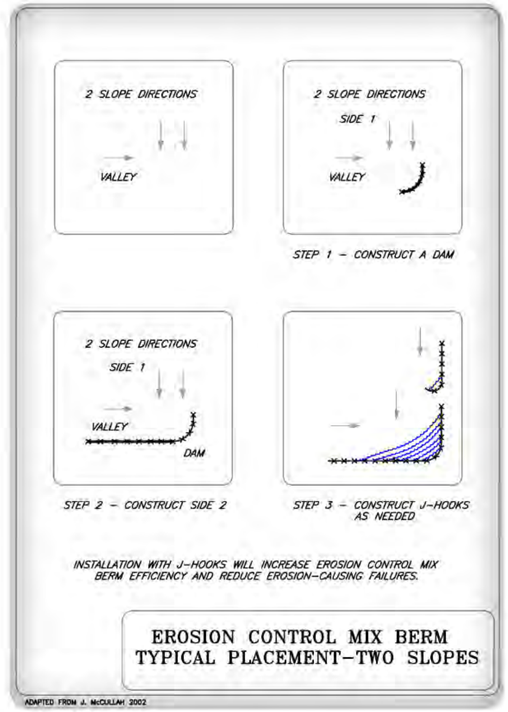
EROSION CONTROL NOTES

DOVER POINT MIXED USE
28 DOVER POINT ROAD
DOVER, NH

25 DOVER POINT LLC
99 COLUMBUS AVENUE
DOVER, NH 03820



DETAIL FROM NHDES STORMWATER MANUAL VOLUME 3



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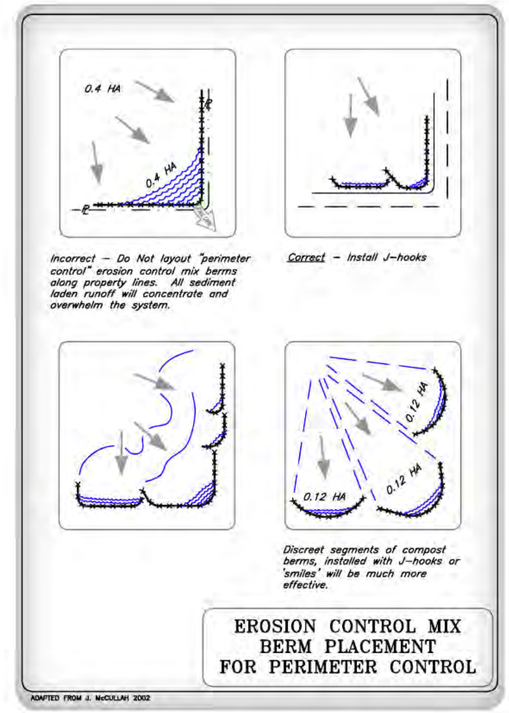
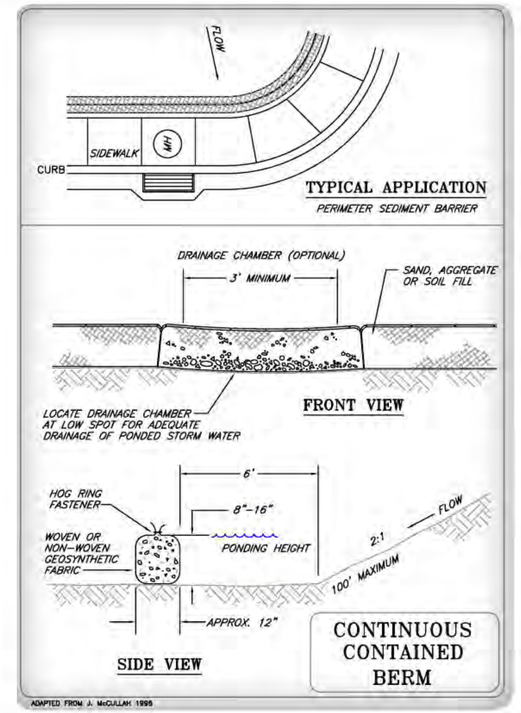


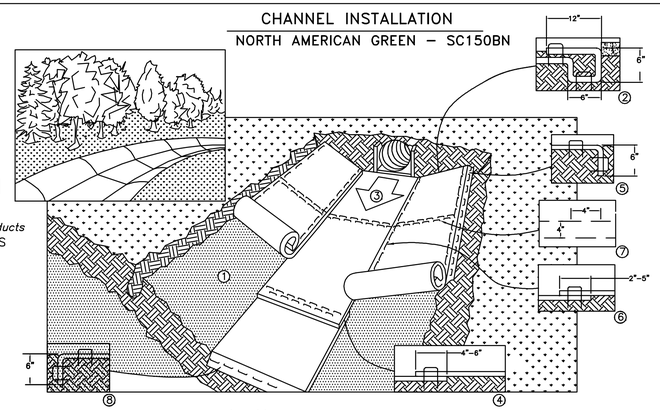
DETAIL FROM NHDES STORMWATER MANUAL VOLUME 3



DETAIL FROM NHDES STORMWATER MANUAL VOLUME 3

CHANNEL INSTALLATION

NORTH AMERICAN GREEN – SC150BN



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE RECP's IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" ACROSS THE WIDTH OF THE RECP's.
3. ROLL CENTER RECP's IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE RECP's END OVER END (SHINGLE STYLE) WITH A 4" – 6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE RECP's.
5. FULL LENGTH EDGE OF RECP's AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT RECP's MUST BE OVERLAPPED APPROXIMATELY 2" – 5" (DEPENDING ON RECP's TYPE) AND STAPLED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE RECP's MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. NOTE: * IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP's.

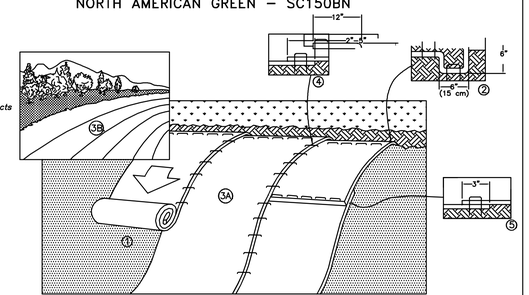
CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP's.

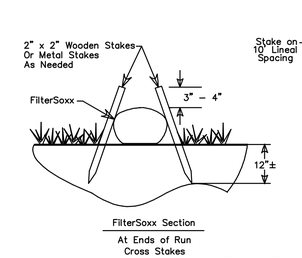
SLOPE INSTALLATION

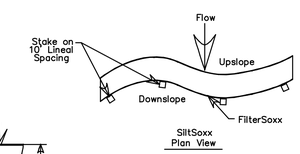
NORTH AMERICAN GREEN – SC150BN



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM™ , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" – 5" (5 CM – 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH.
NOTE:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

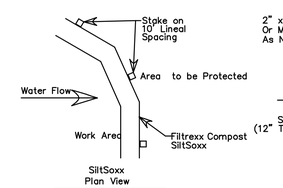
NOTE: THE USE OF WELDED PLASTIC OR BIODEGRADABLE PLASTIC NETTING OR THREAD IN EROSION CONTROL MATTING IS PROHIBITED. THE USE OF WILDLIFE FRIENDLY ORGANIC MATERIALS IS RECOMMENDED.

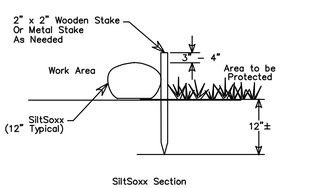




Notes:
1. All material to meet Filtrexx specifications
2. FilterSoxx compost/soil/rock/seed fill to meet application requirements.
3. Compost material to be dispersed on site, as determined by Engineer.

FilterSoxx Staking Details





Notes:
1. All material to meet Filtrexx specifications
2. SiltSoxx compost/soil/rock/seed fill to meet application requirements.
3. SiltSoxx depicted is for minimum slopes. Greater slopes may require larger socks per the Engineer.
4. Compost material to be dispersed on site, as determined by Engineer.

SILTSOXX DETAILS

NOT TO SCALE

PLANNING FILE NO.: SITE-2026-0002

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CNE CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE
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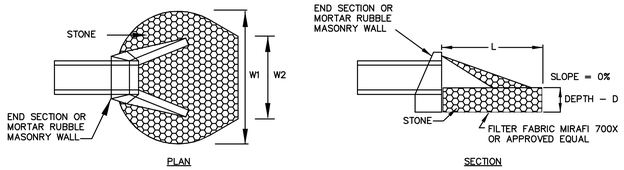
DATE: 2-9-26
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO: 25026
FILE: SITE.DWG

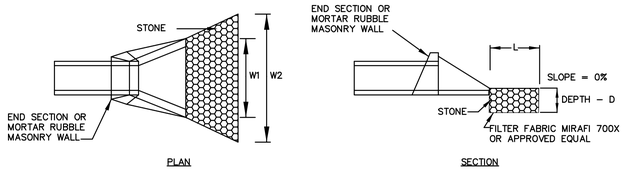
EROSION CONTROL DETAILS

25 DOVER POINT LLC
99 COLUMBUS AVENUE
DOVER, NH 03820

DOVER POINT MIXED USE
28 DOVER POINT ROAD
DOVER, NH



STONE APRON OUTLET PROTECTION DETAIL
OUTLET TO DEFINED CHANNEL



STONE APRON OUTLET PROTECTION DETAIL
OUTLET TO FLAT AREA, NON DEFINED CHANNEL

COMBINED OUTLET FROM	W1(ft)	W2(ft)	L(ft)	D (ft)	D50(IN)	CHANNEL TYPE
RD1 & PCB2	8	8	7.5	1	6	NA

CONSTRUCTION SPECIFICATIONS

1. THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIPRAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OR GRAVEL USED FOR FILTER OR RIPRAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIPRAP. 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 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.

MAINTENANCE

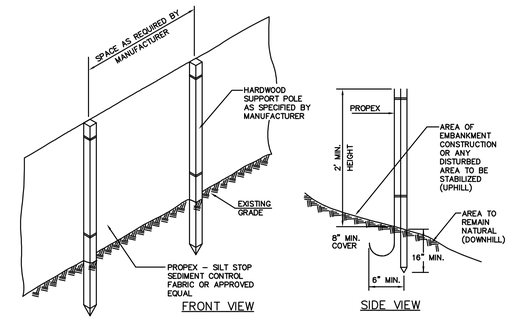
THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

STONE GRADATION

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

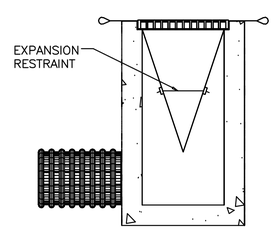
RIP RAP OUTLET PROTECTION

NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE



INSTALLATION DETAIL

OIL-ABSORBANT SILTSACK®

(FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS)

DEPENDING ON YOUR PARTICULAR APPLICATION, THE SILTSACK® CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OIL-ABSORBANT PILLOW INSERT OR, MADE COMPLETELY FROM AN OIL-ABSORBANT SILTSACK®, WITH A WOVEN PILLOW INSERT.

SILTSACK®

SPECIFICATIONS

NOTE: THE SILTSACK WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS. AS SUPPLIED BY AH HARRIS OF PORTSMOUTH OR APPROVED EQUAL

REGULAR FLOW SILTSACK®

(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

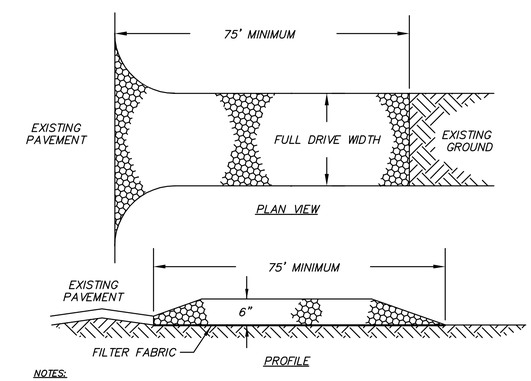
HI-FLOW SILTSACK®

(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

DETAIL OF INLET SEDIMENT CONTROL DEVICE

NOT TO SCALE



NOTES:

1. SEE EROSION CONTROL NOTES BELOW FOR MATERIAL, INSTALLATION AND MAINTENANCE REQUIREMENTS.
2. TO BE INSTALLED AT EACH POINT OF EGRESS FROM THE WORK AREA.

STABILIZED CONSTRUCTION ENTRANCE

1. SPECIFICATIONS
   A. AGGREGATE SIZE: USE THREE (3) INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
   B. AGGREGATE THICKNESS: NOT LESS THAN SIX (6) INCHES.
   C. WIDTH TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH OF POINTS WHERE INGRESS OR EGRESS OCCURS.
   D. LENGTH: AS REQUIRED, BUT NOT LESS THAN SEVENTY-FIVE (75) FEET. PIPING OF SURFACE WATER UNDER ENTRANCE SHALL BE PROVIDED AS REQUIRED.
   E. GEOTEXTILE: TO BE PLACED OVER THE ENTIRE AREA TO BE COVERED WITH AGGREGATE.
   F. CRITERIA FOR GEOTEXTILE: THE FABRICS SHALL BE TREVIA SPUNBOND 1135, MIRAFI 600X OR EQUAL.
2. MAINTENANCE
   THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

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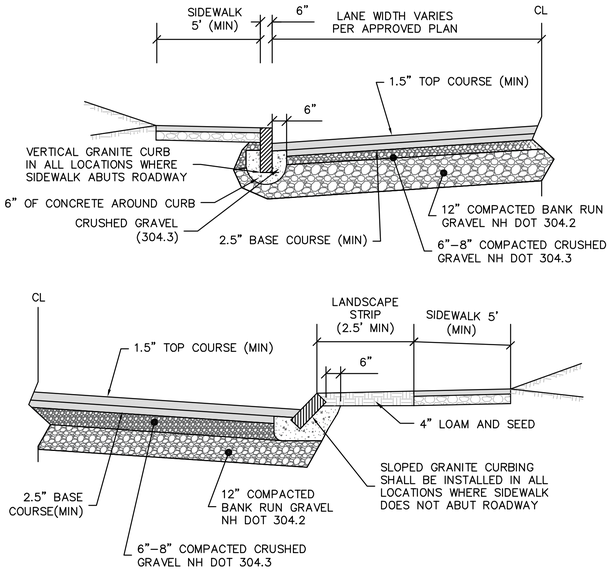
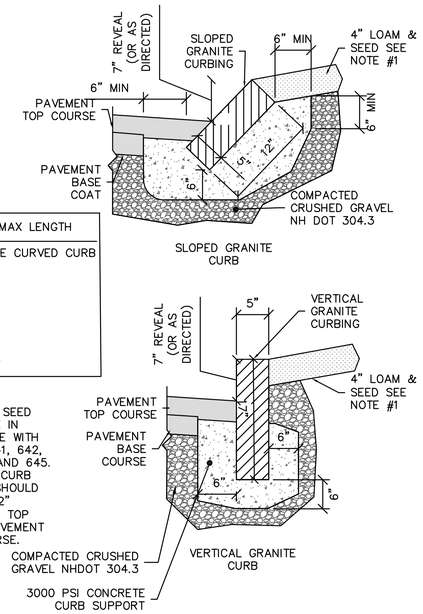


NOTES:
1. THIS DETAIL IS FOR GENERAL REVIEW PURPOSES ONLY, FINAL DESIGN SHALL BE BASED ON SPECIFIC SITE CONDITIONS AND APPROVED PLANS.
2. SIDEWALK LOCATION AND MATERIAL SHALL BE AS APPROVED BY THE CITY OF DOVER.

(FOR WORK IN R.O.W.)

CITY OF DOVER D–5 ROADWAY CROSS SECTION DETAIL

NOT TO SCALE

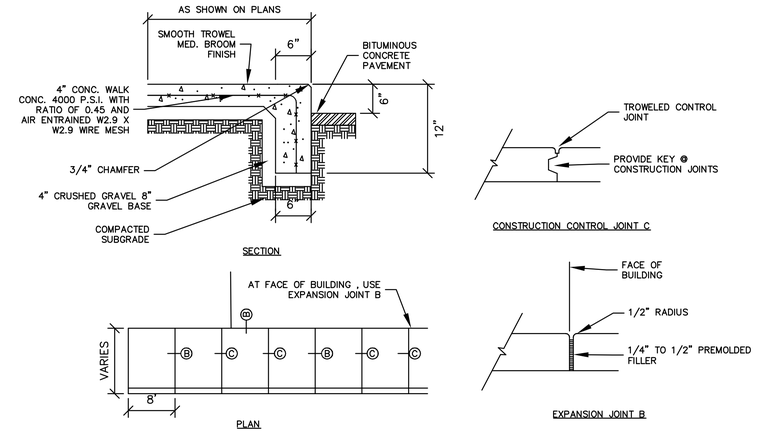


RADIUS	MAX LENGTH
< 21'	USE CURVED CURB
12'	3'
22' – 28'	4'
29' – 35'	5'
36' – 42'	6'
43' – 49'	7'
50' – 56'	8'
57' – 60'	9'
OVER 60'	10'

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

CITY OF DOVER D–8 GRANITE CURB DETAIL

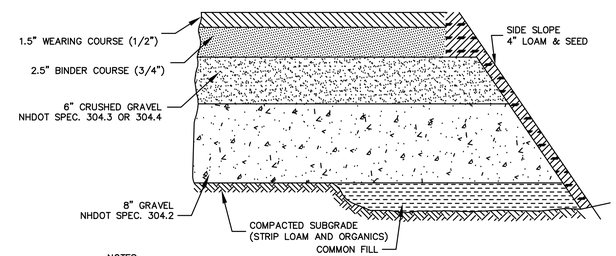
NOT TO SCALE



NOTE:
1. ELASTOMERIC SEALANT SHOULD BE USED TO SEAL GAPS IN THE EXPANSION JOINTS.

CONCRETE WALKWAY WITH INTEGRATED CONCRETE CURB (ICC)

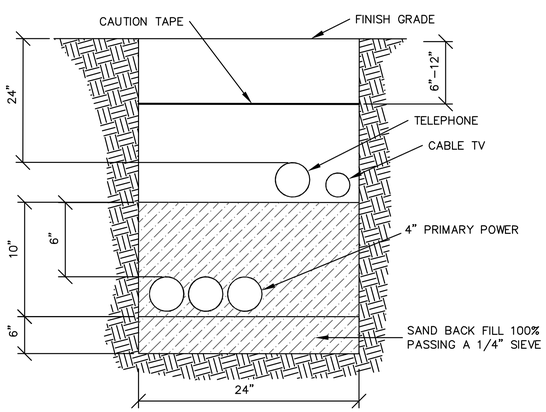
NOT TO SCALE



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

TYPICAL STANDARD PAVEMENT SECTION

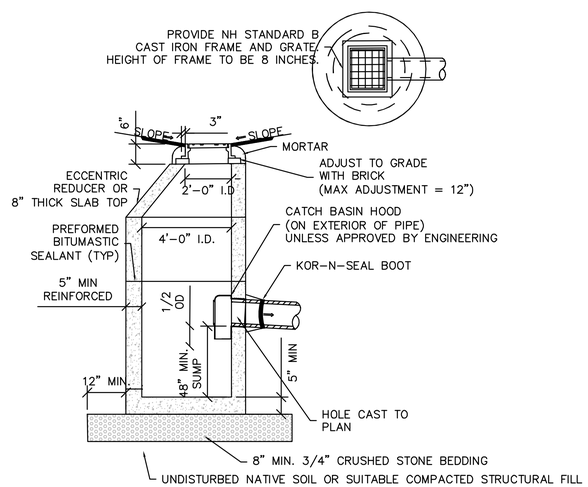
NOT TO SCALE



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

UTILITY TRENCH

NOT TO SCALE



NOTE:
1. ENTIRE STRUCTURE SHALL BE H–20 LOAD RATED. PROVIDE MANUFACTURER REINFORCEMENT DETAILS TO THE CITY ENGINEER UPON REQUEST.

CITY OF DOVER D–19 CATCHBASIN DETAIL

NOT TO SCALE

SPECIFICATIONS

1. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT), "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION"; HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS".
2. STORM DRAINS SHALL BE ADS N12 OR APPROVED EQUAL, AND SHALL BE JOINTED WITH NEOPRENE "O" RINGS.
3. CATCH BASINS AND MANHOLES SHALL BE PRE–CAST REINFORCED CONCRETE DESIGNED BY AN ENGINEER REGISTERED IN NEW HAMPSHIRE, AND ABLE TO WITHSTAND LOADINGS OF 8 TONS (H20 LOADING).
4. MANHOLES SHALL HAVE CAST IRON FRAMES AND COVERS WITH 30" INSIDE DIAMETER OPENINGS. A 3–INCH (MINIMUM) LETTER "D" FOR DRAIN SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
5. CATCH BASINS AND MANHOLES SHALL BE ADJUSTED TO GRADE WITH COURSES OF BRICK. MAXIMUM ADJUSTMENT TO GRADE SHALL BE 12 INCHES. FRAMES SHALL BE SET ON A FULL BED OF MORTAR, TRUE TO GRADE AND CONCENTRIC WITH THE MASONRY. ALL VOIDS BETWEEN THE TOP OF THE STRUCTURE AND THE BOTTOM FLANGE OF THE FRAME SHALL BE COMPLETELY FILLED TO MAKE A WATERTIGHT FIT. A RING OF MORTAR AT LEAST ONE INCH THICK AND PITCHED TO SHED WATER AWAY FROM THE FRAME, SHALL BE PLACED OVER AND AROUND THE OUTSIDE OF THE BOTTOM FLANGE. THE MORTAR SHALL EXTEND TO THE OUTER EDGE OF THE MASONRY ALL AROUND ITS CIRCUMFERENCE AND SHALL BE FINISHED SMOOTH. NO VISIBLE LEAKAGE WILL BE PERMITTED.
6. INVERT CHANNELS OF SEWER MANHOLES SHALL BE FORMED SMOOTHLY TO THE LARGEST PIPE RADIUS. CHANGES IN GRADE SHALL BE FORMED SMOOTHLY AND EVENLY. THE FLOOR OF THE STRUCTURE OUTSIDE THE CHANNELS SHALL BE SLOPED TOWARDS THE CHANELS AT APPROXIMATELY 1/2 INCH PER FOOT. THE FLOOR AT THE CHANNEL SHALL MATCH THE CROWN OF THE LARGEST PIPE.
7. TRENCH CONSTRUCTION WILL CONFORM WITH SECTION 603.3.1 OF THE STANDARD SPECIFICATIONS (1974).
8. WOOD SHEETING OR A SUITABLE TRENCH BOX SHALL BE USED TO SUPPORT THE TRENCH AS NECESSARY. IF WOOD SHEETING IS USED, IT SHALL BE DRIVEN AT A DISTANCE OF 1 FOOT FROM THE OUTSIDE DIAMETER OF THE PIPE TO A DEPTH 6 INCHES BELOW THE INVERT OF THE PIPE. WOOD SHEETING SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE, BUT NOT GREATER THAN 3 FEET BELOW THE FINISHED GRADE.
9. BEDDING SHALL CONFORM WITH SECTION 603.3.2 OF THE STANDARD SPECIFICATIONS (1974).
10. BACKFILL MATERIAL WILL CONFORM WITH SECTION 603.3.5 OF THE STANDARD SPECIFICATIONS (1974) AND, IN ADDITION, SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, FROZEN MATERIAL, ALL ROCKS OVER 6 INCHES IN LARGEST DIMENSION, OR ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION. BACKFILL SHALL NOT BE PLACED ON FROZEN OR PREVIOUSLY FROZEN MATERIAL.
11. ALL BACKFILL AND BEDDING COMPACTION SHALL MEET THE REQUIREMENTS OF AASHO T 99 METHOD C. DENSITY SHALL BE 95 PERCENT. COMPACTION SHALL BE 6 INCH LIFTS FOR BEDDING AND BACKFILL TO A PLANE 1 FOOT ABOVE THE PIPE AND IN 12 INCH LIFTS THEREAFTER BY AN APPROVED MECHANICAL COMPACTOR.
12. SHOULD FROZEN MATERIAL BE ENCOUNTERED, IT SHALL NOT BE PLACED IN THE BACKFILL NOR SHALL BACKFILL BE PLACED UPON FROZEN MATERIAL. PREVIOUSLY FROZEN MATERIAL SHALL BE REMOVED AS REQUIRED BEFORE NEW BACKFILL IS PLACED.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO FRAMES AND GRATES DURING AND FROM THE TIME OF REMOVAL FROM THE EXISTING STRUCTURE TO AND DURING THE TIME OF RESETTING, AND SHALL REPLACE IN KIND ANY DAMAGED FRAMES OR GRATES AT NO ADDITIONAL COMPENSATION.
14. ALL TRENCHES WILL BE COVERED AND DEBRIS, INCLUDING ANY REJECTED MATERIALS, SHALL BE REMOVED DAILY. STRICT SAFETY PRECAUTIONS SHALL BE MAINTAINED AT ALL TIMES.
15. LOCATION OF UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE.
    A) THE CONTRACTOR SHALL, 48 HOURS PRIOR TO CONSTRUCTION, NOTIFY THE UTILITY COMPANIES AND HAVE ALL UTILITIES IN THE VICINITY OF THE CONSTRUCTION MARKED IN THE FIELD.
    B) AFTER THE UTILITIES HAVE BEEN LOCATED AND PRIOR TO CONSTRUCTION, THE CONTRACTOR WITH THE ENGINEER, SHALL LAYOUT THE PROPOSED DRAINAGE SYSTEM IN THE FIELD AND RECTIFY ANY UTILITY CONFLICTS WHICH MAY BE FOUND.
    C) ANY CONFLICTS WITH UTILITIES FOUND DURING CONSTRUCTION BY THE CONTRACTOR SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER AND THE UTILITY COMPANY AND PROPERLY RECTIFIED.
    D) THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF REPAIR FOR ANY UTILITIES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANY TO REPAIR ANY DAMAGES, HOWEVER, THE CONTRACTOR MAY MAKE APPROPRIATE REPAIRS WITH THE UTILITY COMPANY'S PERMISSION.
16. COMPLETE SHOP DRAWINGS FOR PIPE, MANHOLES, CATCH BASINS, FRAMES, GRATES AND COVERS SHALL BE SUBMITTED IN TRIPLICATE FOR APPROVAL BY THE ENGINEER PRIOR TO THE START OF CONSTRUCTION. EACH SHOP DRAWING SHALL BE CHECKED AND INITIALIZED BY THE CONTRACTOR TO INDICATE APPROVAL BEFORE IT IS SUBMITTED TO THE ENGINEER.
17. SHOP DRAWINGS FOR FLAT CONCRETE COVERS SHALL BE STAMPED PRIOR TO SUBMISSION FOR APPROVAL BY A NEW HAMPSHIRE REGISTERED PROFESSIONAL ENGINEER.
18. BRICK MASONRY FOR SETTING FRAMES AND BRICK AND MORTAR PLUGS SHALL CONFORM TO THE STANDARD SPECIFICATION SECTION 604.2.4.

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FILE:SITE.DWG

DETAIL SHEET

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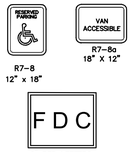
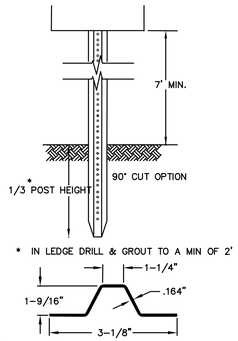
99 COLUMBUS AVENUE
DOVER, NH 03820

DOVER POINT MIXED USE
28 DOVER POINT ROAD
DOVER, NH

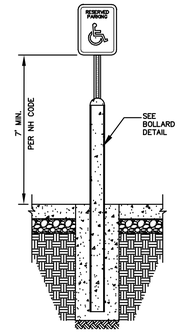


NOTE:
1. ALL SIGNS TO BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

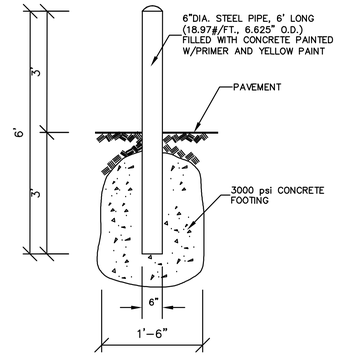
LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 - 1080)
FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN
BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.



SIGN LEGEND & SIGN POST
NOT TO SCALE



SIGN IN BOLLARD
NOT TO SCALE



BOLLARD DETAIL
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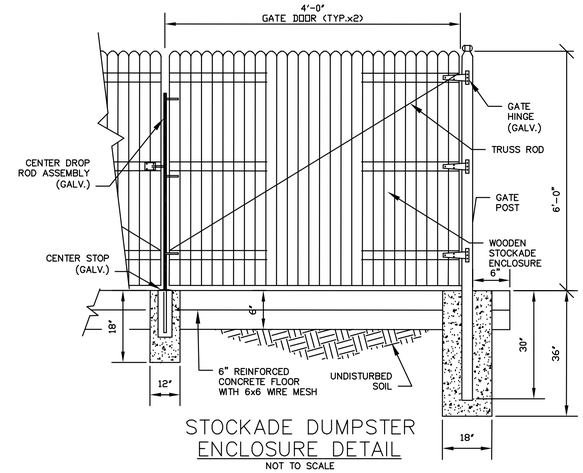
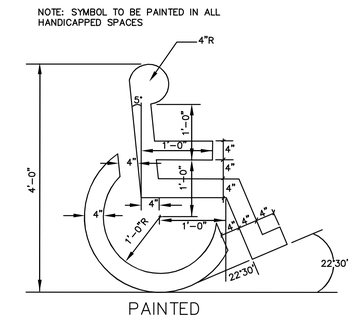
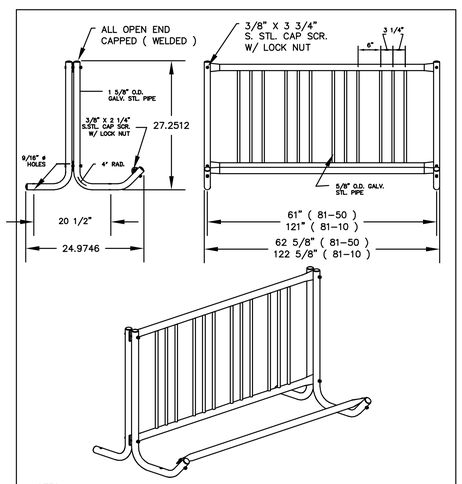


STOCKADE DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



ACCESSIBLE PARKING SYMBOL
NOT TO SCALE

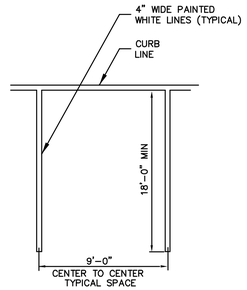


NOTES:
1.) ALL STL. MEMBERS GALVANIZED. WELDS COATED WITH ZINC-RICH FINISH.
2.) 1/2" X 5 1/2" EXPANSION ANCHOR BOLTS PROVIDED.

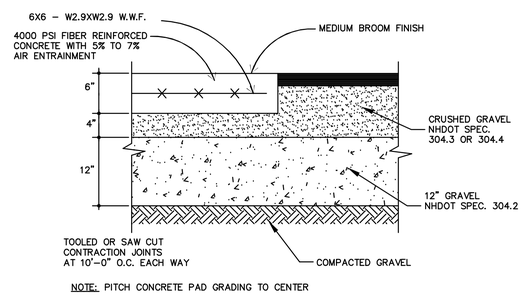
LENGTH OPTIONS
☐ 5' RACK
☐ 10' RACK

DuMor, inc. P.O. Box 142 Mifflintown, PA 17059-0142	SCALE : NONE	TITLE : SINGLE-SIDE ENTRY BIKE RACK		
	DATE DRAWN : 3/22/94			
	DRAWN BY : CDC	REV. C	DRAWING NUMBER 81 SERIES	SHEET 1 OF 2
	DATE REV. : 7/9/02			
	REV. BY : CDC			

BIKE RACK DETAIL
NOT TO SCALE

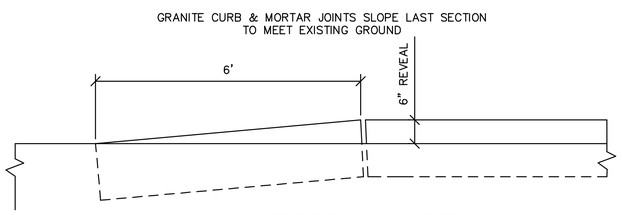


STANDARD PARKING STALL
NOT TO SCALE

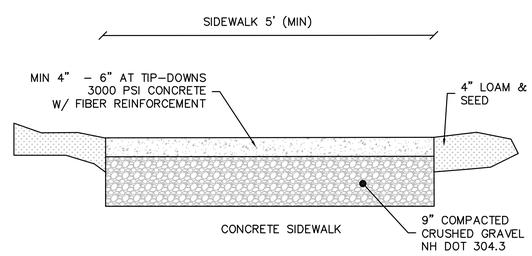


NOTE: PITCH CONCRETE PAD GRADING TO CENTER

DUMPSTER PAD DETAIL
NOT TO SCALE



"TIP-DOWN" CURB DETAIL
NOT TO SCALE



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

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

chargepoint

CT4000 Family

ChargePoint® Level 2 Commercial Charging Stations

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

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

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

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

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

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

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

Driver Friendly User Interface

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

Easily Communicate with Your Drivers

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

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

ENERGY STAR
The First ENERGY STAR® Certified EV Charger

EV CHARGING STATION DETAIL (OR EQUAL)
NOT TO SCALE

PLANNING FILE NO.: SITE-2026-0002

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CNE CIVILWORKS NEW ENGLAND
CIVIL & WASTEWATER ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

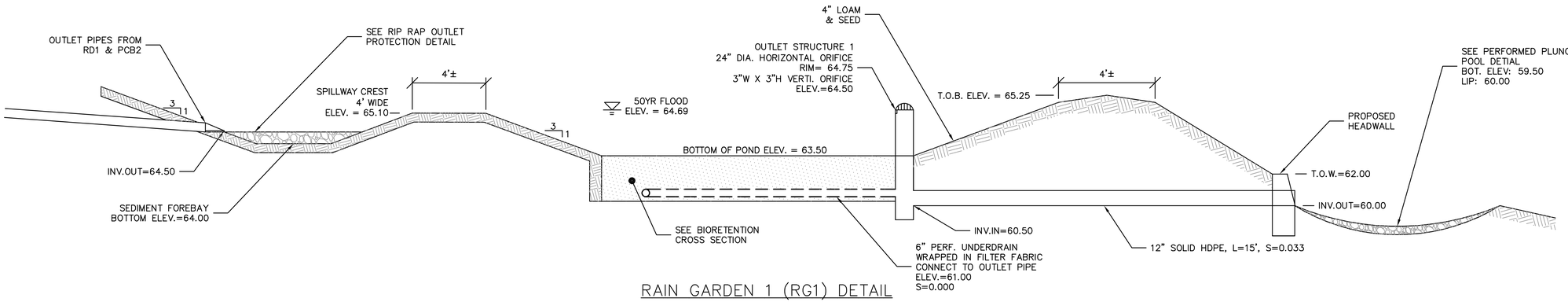
NO.	REVISION	APP'D	DATE
1	REV. PER TRC #1 COMMENTS	SJH	3-24-2026

DATE: 2-9-26
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:25026
FILE:SITE.DWG

DETAIL SHEET

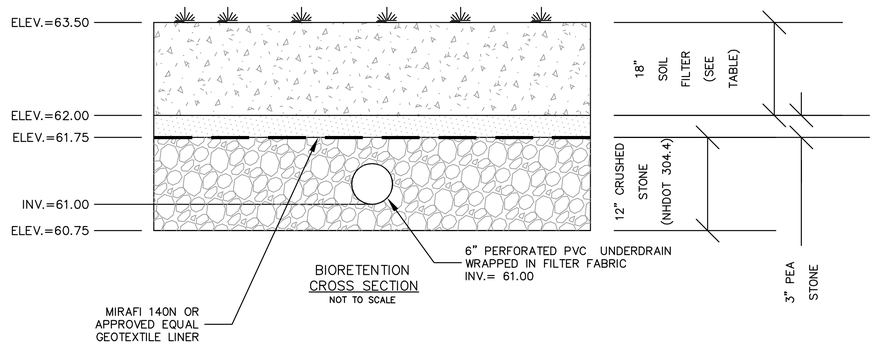
25 DOVER POINT LLC
99 COLUMBUS AVENUE
DOVER, NH 03820

DOVER POINT MIXED USE
28 DOVER POINT ROAD
DOVER, NH



RAIN GARDEN 1 (RG1) DETAIL

NOT TO SCALE



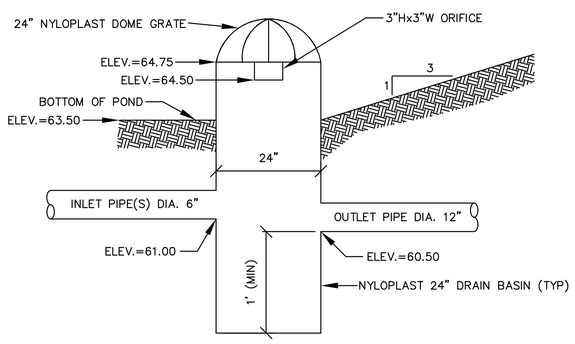
BIORETENTION CROSS SECTION

NOT TO SCALE

RAIN GARDEN NOTES:

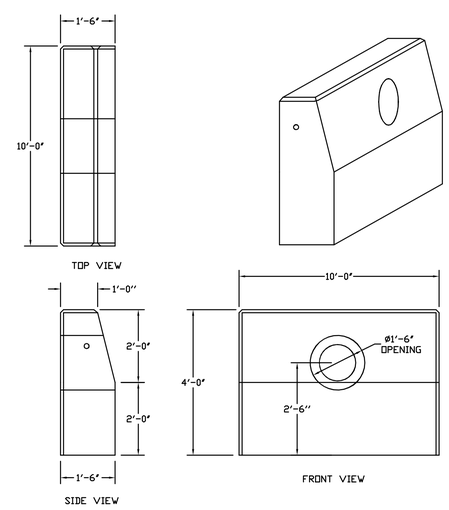
1. CONSTRUCT GRASSED OVERFLOW SPREADER EARLY DURING INITIAL CONSTRUCTION TO ESTABLISH TURF PRIOR TO CONSTRUCTION OF BIORETENTION SYSTEM.
2. DO NOT BEGIN CONSTRUCTION OF THE BIORETENTION AREA UNTIL LAWN AREA ON THE ENTIRE SITE AREA ESTABLISHED WITH AT LEAST 80 PERCENT TURF.
3. DO NOT DRIVE CONSTRUCTION EQUIPMENT ON THE FILTER MATERIAL. INSTALL FILTER MATERIAL BY MEANS OF AN EXCAVATOR LOCATED ADJACENT TO THE FILTER AREA.
4. MATERIALS: CRUSHED STONE LAYER SHALL MEET NHDOT 304.4. STONE SHALL CONTAIN NO MORE THAN 5% FINES PASSING THE #200 SIEVE. TOPSOIL SHALL CONTAIN 15 TO 25% FINES PASSING THE #200 SIEVE.
5. REFER TO EROSION CONTROL NOTES FOR GRASS SEED MIXES. FERTILIZATION OF THE FILTER AREA SHALL BE AVOIDED UNLESS ABSOLUTELY NECESSARY TO ESTABLISH VEGETATION.
6. INITIAL ESTABLISHMENT: DURING THE FIRST 2-3 MONTHS OF ESTABLISHMENT WATER THE GARDEN ON A WEEKLY BASIS (TO SUPPLEMENT RAINFALL FOR TOTAL OF 1 INCH PER WEEK).
7. ANNUAL MAINTENANCE: IN THE SPRING OF EACH YEAR, ANY DEAD VEGETATION SHALL BE REMOVED TO ALLOW FOR NEW GROWTH, AND ANY ACCUMULATED SEDIMENT (NORMALLY AT THE ENTRANCE TO THE POND) SHALL ALSO BE REMOVED. TURF AT FILTER SHALL BE MOWED NO MORE THAN 3 TIMES PER GROWING SEASON. IF WATER PONDS ON THE SURFACE FOR MORE THAN 24 HOURS DURING THE FIRST YEAR OR 72 HOURS THEREAFTER, THE FILTER SURFACE SHALL BE AERATED WITH DEEP TINES OR THE SURFACE REPLACED.
8. UNDERLYING SOILS IN THE BIORETANTION BASIN LOCATIONS SHOULD BE TESTED FOR PERMEABILITY. PARENT MATERIAL MAY MEET THE REQUIREMENTS FOR THE IMPERVIOUS CLAY LINER.

BIORETENTION FILTER MEDIA SPECIFICATIONS			
COMPONENT MATERIAL	PERCENT OF MIXTURE BY VOLUME	GRADATION OF MATERIAL	
		SIEVE NO.	PERCENT BY WEIGHT PASSING STANDARD SIEVE
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
FILTER MEDIA OPTION B			
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED	20 TO 30	200	< 5
LOAMY COARSE SAND	70 TO 80	10	85 TO 100
		20	70 TO 100
		60	15 TO 40
		200	8 TO 15



OUTLET STRUCTURE 1 DETAIL (OS1)

NOT TO SCALE

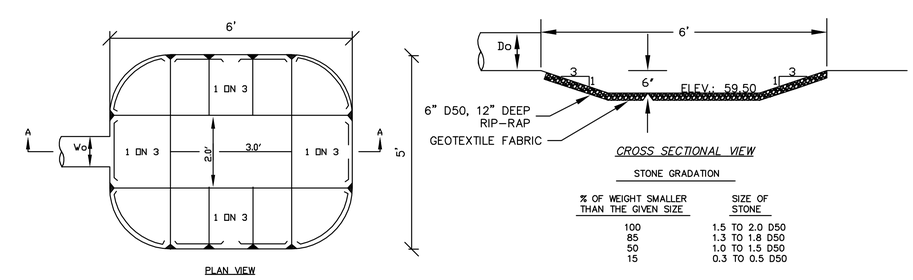


NOTES:

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.

HEADWALL DETAIL

NOT TO SCALE



STONE GRADATION

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

PREFORMED PLUNGE POOL DETAIL

NOT TO SCALE

PLANNING FILE NO.: SITE-2026-0002

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

GNE CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

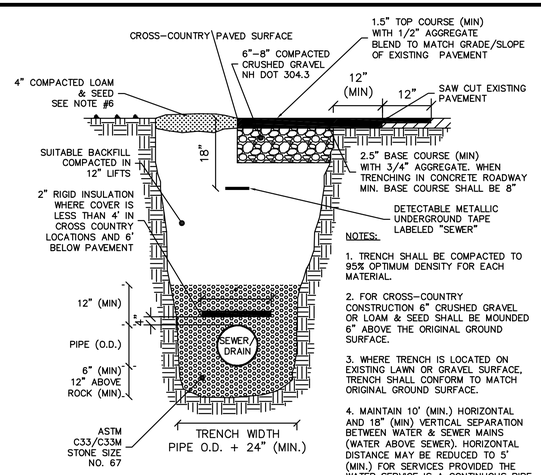
NO.	REVISION	APP'D	DATE
1	REV. PER TRC #1 COMMENTS	SJH	3-24-2026

PROJECT NO: 25026
FILE: SITE.DWG
APPROVED BY: SJH
DESIGN BY: SRD
DRAWN BY: SRD
SCALE: AS SHOWN
DATE: 2-9-26

DETAIL SHEET

25 DOVER POINT LLC
99 COLUMBUS AVENUE
DOVER, NH 03820

DOVER POINT MIXED USE
28 DOVER POINT ROAD
DOVER, NH

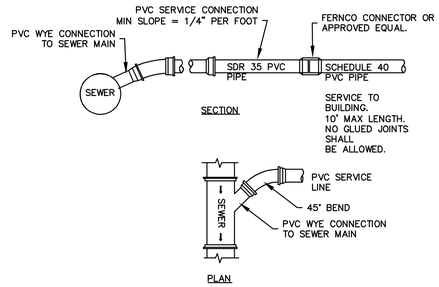


NOTES:

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.

CITY OF DOVER D-3
SEWER TRENCH DETAIL

NOT TO SCALE

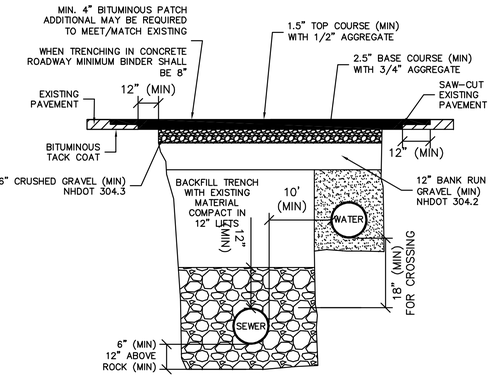


NOTES:

1. TRENCHING AND BEDDING REQUIREMENTS PER CITY SEWER TRENCH DETAIL (D-3).
2. SERVICE LATERAL DIAMETER VARIES PER APPLICATION. REVIEW SIZE WITH CITY ENGINEER PRIOR TO INSTALLATION.
3. SDR 35 SHALL NOT EXTEND INTO THE BUILDING.
4. PIPE BEDDING AND BLANKET SHALL MEET THE STANDARD SEWER TRENCH DETAIL D-3.

CITY OF DOVER D-17
SEWER SERVICE DETAIL

NOT TO SCALE

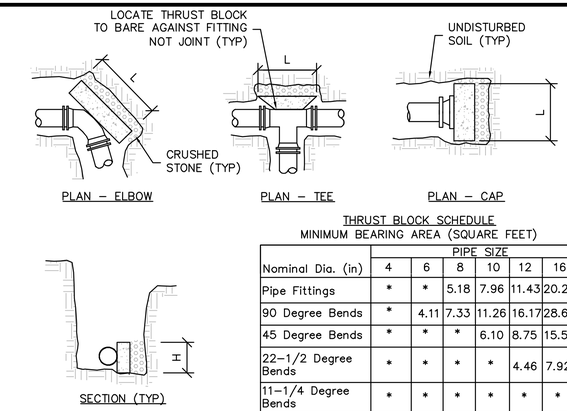


NOTES:

1. TRENCH SHALL BE COMPACTED TO 95% OPTIMUM DENSITY.
2. ALL WORK SHALL COMPLY WITH THE CITY OF DOVER CONSTRUCTION GUIDELINES AND PROCEDURES
3. 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.

CITY OF DOVER
TYPICAL TRENCH DETAIL

NOT TO SCALE



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.

CITY OF DOVER D-15
THRUST BLOCK DETAIL

NOT TO SCALE

TRELLEBORG PIPE SEALS

TRELLEBORG

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

Installation Instructions

CONNECTOR INSTALLATION

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

Note if Vacuum Testing

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

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

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

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

*Covered under US Patent No.: 5,738,359

PIPE INSTALLATION

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

Note:

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

Caution:

Do not use an impact wrench for installation.

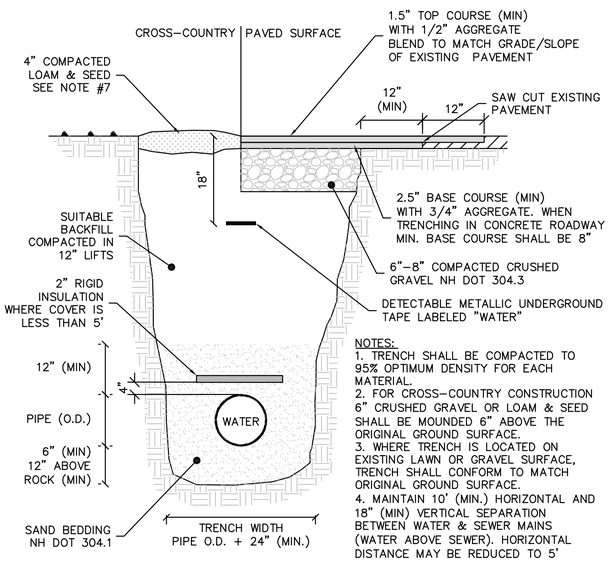
All pipe stubs must be restrained.

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

Check calibration of torque limiters monthly

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

Call 800-626-2180 for information.

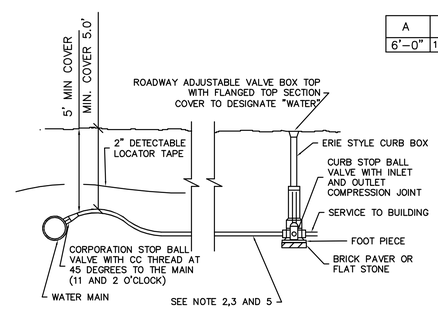


NOTES:

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.

CITY OF DOVER D-4
WATER TRENCH DETAIL

NOT TO SCALE

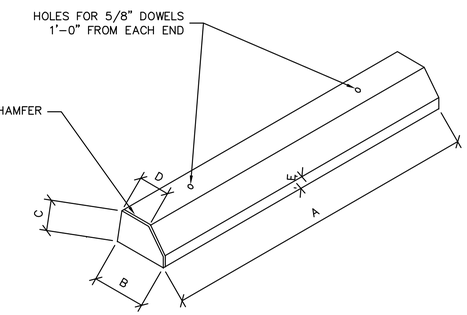


NOTES:

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. ALL SERVICES SHALL BE 1". PROVIDE 1" TO 3/4" REDUCER COUPLING WHERE EXISTING SERVICES ARE 3/4". SUBSIDIARY.
6. 3/4"- COPPER, CTS
   1"- COPPER, CTS
   2"- CTS, HDPE, IPS
7. ALL SADDLES USED AS SPECIFIED SHALL HAVE DOUBLE STAINLESS STEEL STRAPS.
8. TAPS TO BE MADE AT APPROX. 2:00 AND 10:00.

CITY OF DOVER D-13
WATER SERVICE CONNECTION DETAIL

NOT TO SCALE

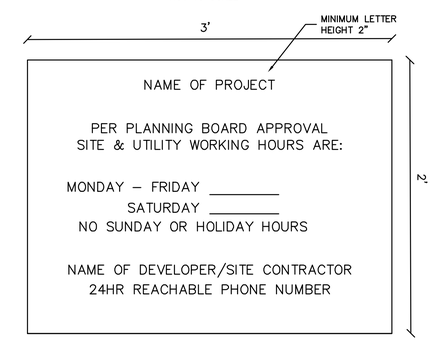


A	B	C	D	E	WEIGHT PER FOOT	REINFORCING SCHEDULE	
6'-0"	12 1/2"	4 1/2"	2 1/2"	1 3/4"	23 LBS.	4 - #3	BARS

NOTES:
CURBING TO BE PINNED ON TOP OF ASPHALT PAVEMENT.
QUALITY CONTROLLED - AIR ENTRAINED CONCRETE

CONCRETE WHEEL STOP

NOT TO SCALE



NOTES:

1. SIGN SHALL HAVE BLACK LETTERS ON A WHITE BACKGROUND
2. SIGN SHALL BE WEATHER RESISTANT AND SECURED TO THE GROUND
3. HOURS ON THE SIGN SHALL COMPLY WITH ALL PLANNING BOARD CONDITIONS OF APPROVAL.

CITY OF DOVER D-2
CONSTRUCTION SIGN

NOT TO SCALE

PLANNING FILE NO.: SITE-2026-0002

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

GNE CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

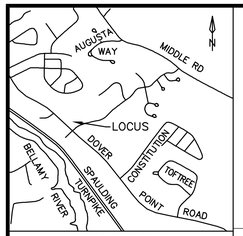
NO.	REVISION	APP'D	DATE
1	REV. PER TRC #1 COMMENTS	SJH	3-24-2026

DATE: 2-9-26
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO: 25026
FILE: SITE.DWG

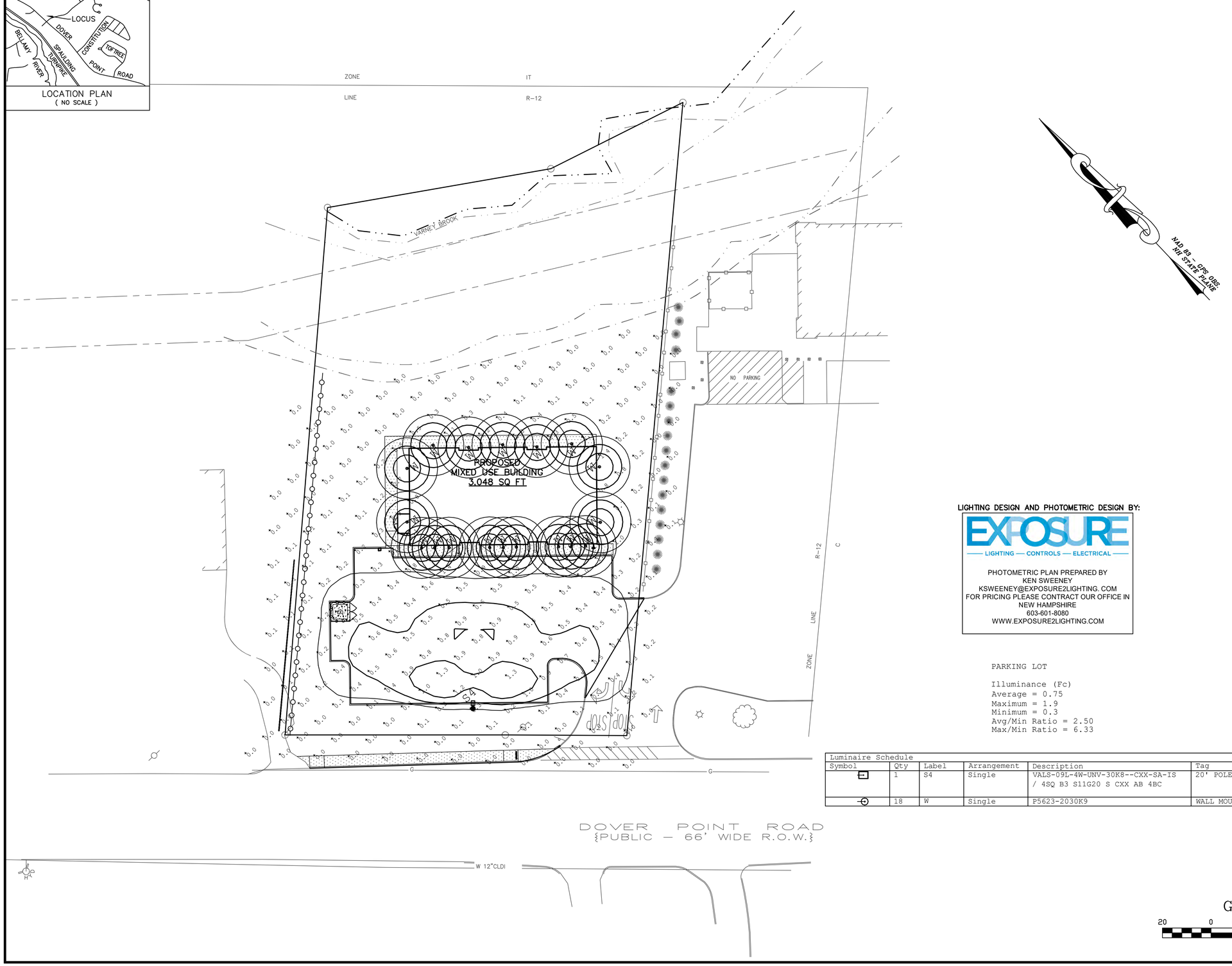
DETAIL SHEET

25 DOVER POINT LLC
99 COLUMBUS AVENUE
DOVER, NH 03820

DOVER POINT MIXED USE
28 DOVER POINT ROAD
DOVER, NH



LOCATION PLAN
(NO SCALE)



LIGHTING DESIGN AND PHOTOMETRIC DESIGN BY:

EXPOSURE
LIGHTING — CONTROLS — ELECTRICAL

PHOTOMETRIC PLAN PREPARED BY
KEN SWEENEY
KSWEENEY@EXPOSURE2LIGHTING. COM
FOR PRICING PLEASE CONTRACT OUR OFFICE IN
NEW HAMPSHIRE
603-601-8080
WWW.EXPOSURE2LIGHTING.COM

PARKING LOT

Illuminance (Fc)
Average = 0.75
Maximum = 1.9
Minimum = 0.3
Avg/Min Ratio = 2.50
Max/Min Ratio = 6.33

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Tag	[MANUFAC]
	1	S4	Single	VALS-09L-4W-UNV-30K8--CXX-SA-IS / 4SQ B3 S11G20 S CXX AB 4BC	20' POLE	LSI INDUSTRIES, INC.
	18	W	Single	P5623-2030K9	WALL MOUNTED 10' AFG	PROGRESS

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)

PLANNING FILE NO.: SITE-2026-0002

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LIGHTING PLAN

25 DOVER POINT LLC
99 COLUMBUS AVENUE
DOVER, NH 03820

DOVER POINT MIXED USE
28 DOVER POINT ROAD
DOVER, NH

PROGRESS LIGHTING™

Project:
Fixture Type:
Location:
Contact:

District LED

Wall Mounted • Wet Location Listed PROGRESS LED

P5623-2030K9

Description:

District Collection LED Large Wall Lantern

Specifications:

- Antique Bronze, Painted White Inside Aluminum Shade
- White Acrylic Diffuser
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" recessed outlet box: 5.125 in W., 1.625 in ht., 5.125 in depth
- Mounting strap for outlet box included
- 6 in of wire supplied

Performance:

Number of Modules	1
Input Power	9 W
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Source)	623/69.2 (LM-82)
Lumens/LPW (Delivered)	479/61.1 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	60000 (L70/TM-21)
EMI/RFI	Meets FCC Title 47, Part 15 Class B
Max. Operating Temp	30 °C
Warranty	5-year Limited Warranty
Labels	cCSAus Wet Location Listed

Dimensions:

Width: 12 in
Height: 10-1/2 in
Depth: 13-1/4 in
H/CTR: 5 in

Antique Bronze, Painted White Inside Aluminum Shade
Width: 12 in
Height: 7-15/16 in

White Acrylic Diffuser
Width: 2-7/8 in
Height: 0-13/16 in

Catalog #: Project: Type:
Prepared By: Date:

V-Locity Small (VALS)

Outdoor LED Area Light

IP66

OVERVIEW	
Lumen Package	6,000 - 27,000
Wattage Range	36 - 178
Efficacy Range (LPW)	142 - 171
Weight lbs(kg)	20 (9.1)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical units. Cast aluminum wiring access door located underneath.
- Self-contained optic, board and heat sink assembly can be rotated or replaced in the field.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: TBD lbs in carton.

Optical System

- State-of-the-Art acrylic optics delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary refractor optics provide exceptional coverage and uniformity in distribution types 2, 3M, 3W, 4M, 4W, 4F, FTM, 5QN, 5QM, 5Q, 5QW, AM, WF and LC/RC.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377 as well as phosphor converted amber.
- Minimum CRI of 80 (optional 70 CRI for 5000K and 4000K).
- Factory or field installable integral shielding available for enhanced spill light control.
- Zero Uplight (excludes adjustable arms).

Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard, must specify EXT option for dimming leads to be extended to fixture exterior.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: > 90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive Infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via IOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

- REDiMount pole mount arm allows for a true one person installation.
- Side arm pole mount designed to mount to square or round poles.
- Pole mount arms can accommodate pole drill patterns from 2.4 to 5" on center and utilize LSI's reduced B3 or traditional B5 drill patterns.
- Additional mounting options are available including a mast arm or adjustable slip fitter that allow for luminaire attachment to a 2 3/8" tenon or mast arm.
- Adjustable arms allow for 65° of tilt (-5°below horizontal to +60° above horizontal) in 5° increments.

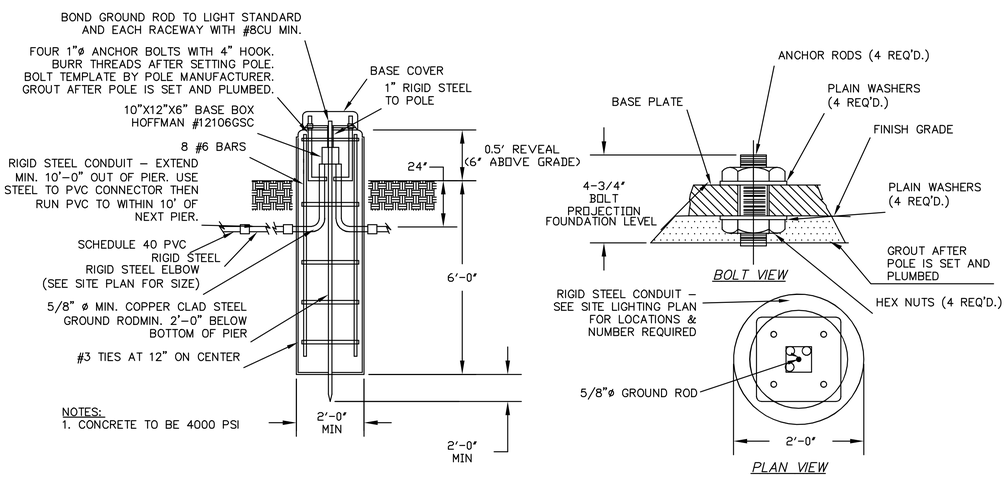
Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- DarkSky approved with 3000K or warmer color temperature selection (side arm pole and mast arm mounting only).
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.

LSI Industries Inc. All Rights Reserved. Specifications and dimensions subject to industry standard tolerance. Specifications subject to change without notice.



LIGHT POLE BASE

NOT TO SCALE

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PROJECT NO: 25026	1 REV. PER TRC #1 COMMENTS SJH 3–24–2026
FILE: SITE.DWG	NO. REVISION APP'D DATE

LIGHTING DETAILS

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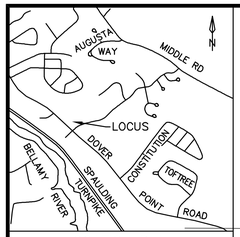
99 COLUMBUS AVENUE
DOVER, NH 03820

DOVER POINT MIXED USE
28 DOVER POINT ROAD
DOVER, NH



LOCATION PLAN
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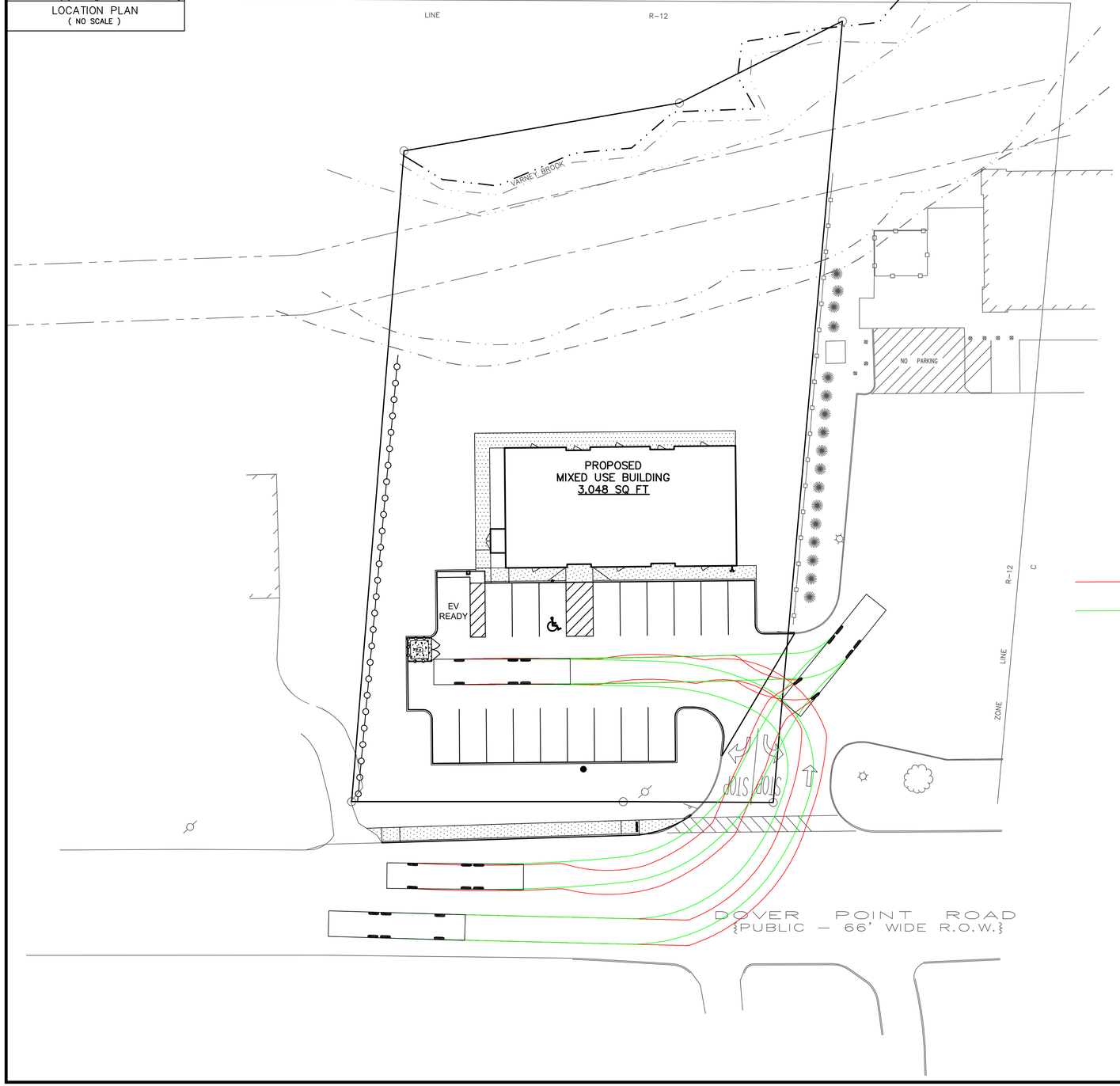
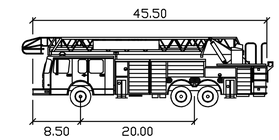


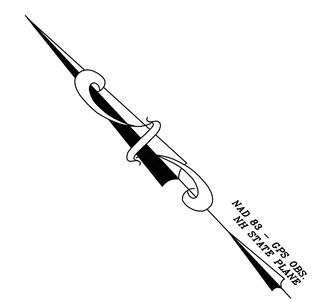


Dover Ladder feet

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

FRONT AXEL

CENTER OF REAR AXLES



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

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DOVER LADDER TRUCK MOVEMENT PLAN

25 DOVER POINT LLC
99 COLUMBUS AVENUE
DOVER, NH 03820

DOVER POINT MIXED USE
28 DOVER POINT ROAD
DOVER, NH

NOTE:
PLANS DESIGNED TO THE
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NOTE:
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IRC INTERNATIONAL RESIDENTIAL CODE
IEBC INTERNATIONAL EXISTING BUILDING CODE
ICC INTERNATIONAL CODE COUNCIL
NFPA NATIONAL FIRE PROTECTION ASSOCIATION
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EGRESS NOTE:
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ENERGY EFFICIENCY NOTE:
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ALL ENGINEERED STEEL/WOOD BEAMS TO BE CHECKED AND VERIFIED FOR LOCATION AND SPAN PRIOR TO START OF CONSTRUCTION BY CONTRACTOR AND OR BEAM MANUFACTURER (TYPICAL)

CONTRACTOR TO PROVIDE ADEQUATE HEADERS OVER ALL WINDOWS AND DOORS ON EXTERIOR LOAD-BEARING WALLS (TYP.)

NOTE:
EXACT GRADING TO BE DETERMINED IN THE FIELD DUE TO UNKNOWN SITE CONDITIONS. PROVIDE RETAINING WALLS AND/OR STEP FNDN. WALL & FOOTINGS AS PER SITE CONDITIONS REQUIRE

NOTES:
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2. REFER TO FLOOR PLANS FOR EXACT LOCATION OF WINDOWS & DOORS – DO NOT SCALE FROM ELEVATIONS

PROVIDE SITE DRAINAGE AWAY FROM BUILDING FOUNDATION NO LESS THAN 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL FOR A MIN. DISTANCE OF 10 FEET. WHERE LOT LINES, WALLS, SLOPES, OR OTHER PHYSICAL BARRIERS PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED METHOD OF WATER DIVERSION – SWALES AND IMPERVIOUS SURFACES MUST BE SLOPED 2% OR MORE AWAY FROM FROM BUILDING.

FRONT ELEVATION

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

LEFT ELEVATION

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

SQUARE FOOTAGE TABLE	
PLAN	SQ. FTG.
COMMERCIAL A	824
COMMERCIAL B	1,197
COMMERCIAL C	824
RESIDENTIAL 1	1,524
RESIDENTIAL 2	595
RESIDENTIAL 3	844

NOTE:
SQUARE FOOTAGE INCLUDES ALL WALL STRUCTURE, LIVING SPACE, & CLOSETS, HOWEVER, DOES NOT NOT INCLUDE HALL OR STAIRS

DRAWINGS
fsmdrawings.com 603.536.5660

REVISIONS

NO.	DATE	REVISION
1	1/20/26	PRELIMINARY PLANS RELEASED FOR REVIEW
2	1/21/26	REVISED PRELIMINARY PLANS RELEASED FOR REVIEW
3	1/28/26	REVISED FRONT ELEVATION RELEASED FOR REVIEW
4	3/9/26	PROGRESS SET ISSUED FOR REVIEW
5		

FRONT / LEFT ELEVATION

TRUE NORTH DEVELOPMENT LLC
MIXED USE BUILDING
DOVER, N.H.

JOB # 26004MS

1

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REAR ELEVATION

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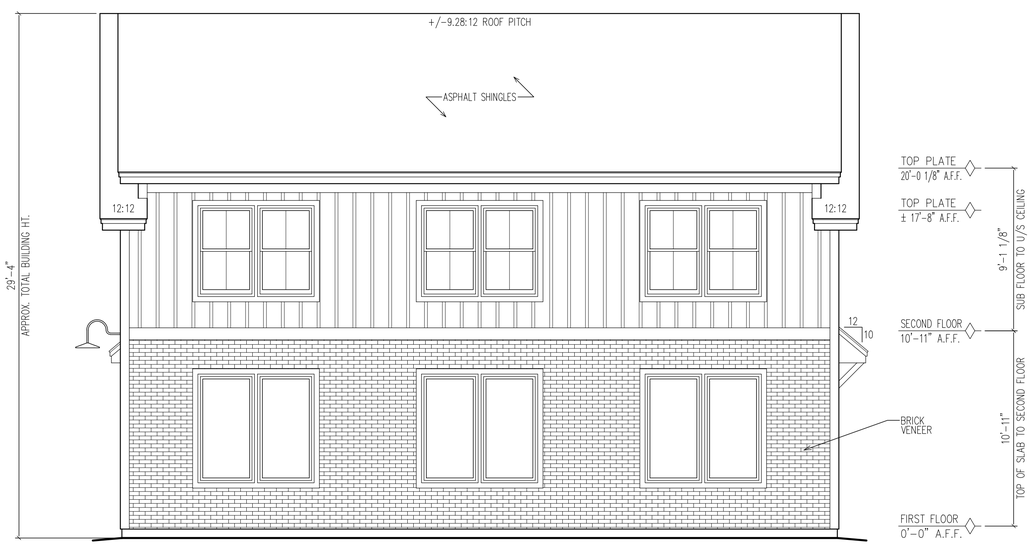

RIGHT ELEVATION

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

SQUARE FOOTAGE TABLE

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FSM DRAWINGS
fsmdrawings.com 603.536.5660

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REAR / RIGHT ELEVATION

TRUE NORTH DEVELOPMENT LLC
MIXED USE BUILDING
DOVER, N.H.

JOB # 26004MS

2

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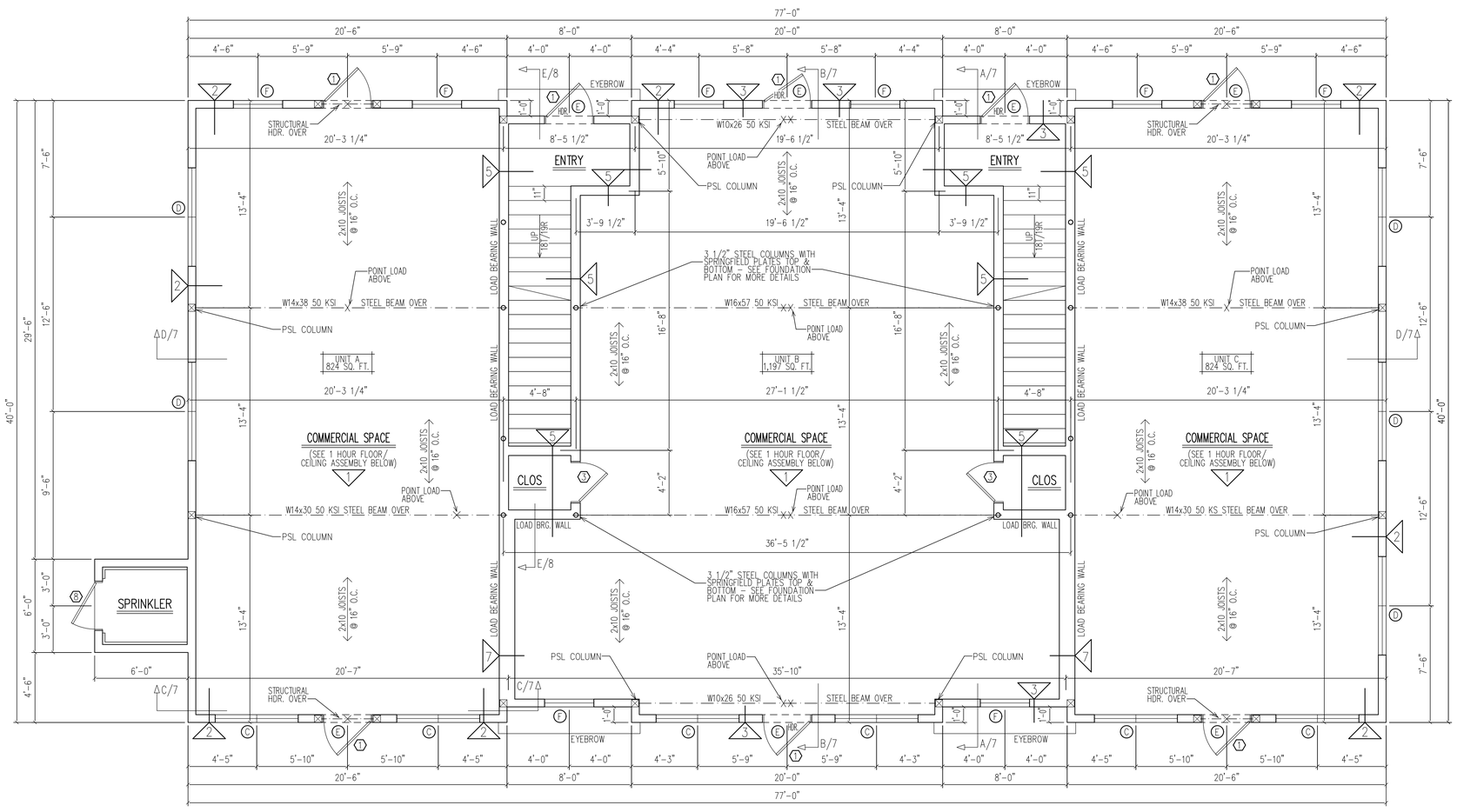

FIRST FLOOR PLAN

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

GENERAL NOTES:

CONCRETE FOUNDATIONS:
SEE FOUNDATION PLAN (SHEET 5)
FOR FOUNDATION SIZES AND NOTES.

REFER TO FOUNDATION DETAILS
(SHEET 5) FOR REINFOREMENT SCHEDULE.

SEE CHAPTER 19 OF THE 2021
IBC FOR ADDITIONAL DETAILS ON
THE DESIGN & CONSTRUCTION
OF THE FOUNDATION AND
FOUNDATION SPACES FOR ALL
BUILDINGS

CONTRACTOR TO PROVIDE ADEQUATE
VAPOR BARRIERS UNDER ALL CONCRETE SLABS

WATER-RESISTIVE BARRIERS SHALL BE
INSTALLED IN ACCORDANCE WITH THE
REQUIREMENTS SET FORTH IN THE 2021
I.B.C. SECTIONS 1403.2 & 1202.3

CONTRACTOR TO PROVIDE ADEQUATE
HEADERS OVER ALL WINDOWS AND DOORS
ON EXTERIOR LOAD-BEARING WALLS (TYP.)

DOUBLE UP FLOOR JOISTS @ LOCATIONS
OF NON-LOAD BEARING WALLS AND UNDER
ALL BATHROOMS (I.E. BATHING TUBS/WHIRLPOOLS),
KITCHENS, LAUNDRY ROOMS, ETC. (TYPICAL)

CONTRACTOR TO PROVIDE ADEQUATE
BLOCKING AND BRIDGING BETWEEN FLOOR
JOISTS AS REQUIRED (TYPICAL)

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THE CONTRACTOR IS TO ENSURE WINDOWS
MEET PREVAILING BUILDING AND LIFESAFETY
CODES FOR MINIMUM EGRESS CLEAR OPENING
HEIGHT, WIDTH, AND AREA - THE CONTRACTOR
WILL ADJUST WINDOW SCHEDULE ACCORDINGLY.

REFER TO SECTION 1015.8 FOR WINDOW SILL
HEIGHT ABOVE GROUND (OR SURFACE BELOW)
AND TO SECTION 1015.8.1 FOR WINDOW OPENING
CONTROL DEVICES

REFER TO CHAPTER 10 FOR MEANS OF EGRESS
PRIOR TO ORDERING DOORS

CONCRETE FOUNDATIONS:
CONCRETE FOUNDATIONS ARE TO BE
CONSTRUCTED IN ACCORDANCE WITH
CHAPTER 19 OF THE 2021 IBC -
PAY PARTICULAR ATTENTION TO
SECTION 1807.1 (FOUNDATION WALLS) AND
SECTION 1803 GEOTECHNICAL
INVESTIGATIONS - REINFORCE FNDN.
AS PER CODE

SEE TABLE 1806.2 FOR PRESUMPTIVE
LOAD-BEARING VALUES OF
FOUNDATION MATERIALS

SEE TABLE 1808.8.1 FOR MINIMUM
SPECIFIED COMPRESSIVE STRENGTH
OF CONCRETE OR GROUT

REFER TO SECTION 711 FLOOR &
ROOF ASSEMBLIES FOR HORIZONTAL
ASSEMBLIES

DRAWINGS
fsmdrawings.com 603.436.5660

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FIRST FLOOR PLAN

TRUE NORTH DEVELOPMENT LLC
MIXED USE BUILDING
DOVER, N.H.

JOB # 26004MS

3

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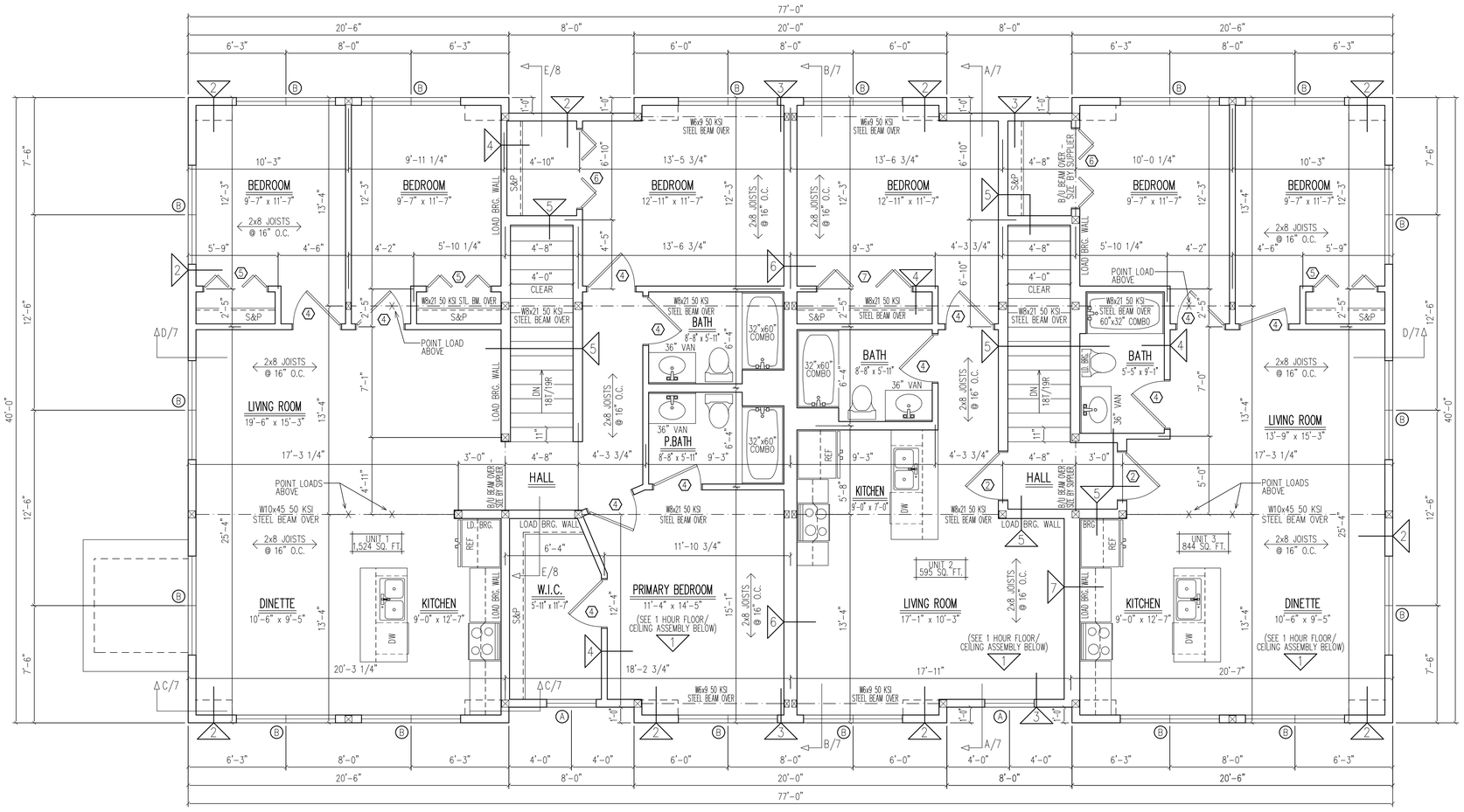
ENERGY CONSERVATION CODE OR MEETING THE
REQUIREMENTS OF CHAPTER 13 IN THE 2021
INTERNATIONAL BUILDING CODE

FABRICATION AND MATERIALS SUPPLIED
AND INSTALLED SHALL CONFORM TO ALL
APPLICABLE LOCAL, STATE & NATIONAL
BUILDING CODES, INCLUDING ENERGY CODES,
LIFE SAFETY CODES, AND WHERE APPLICABLE
THE REQUIREMENTS OF THE AMERICAN
DISABILITIES ACT.

ALL ENGINEERED STEEL/WOOD
BEAMS TO BE CHECKED AND VERIFIED FOR
LOCATION AND SPAN PRIOR TO START OF
CONSTRUCTION BY CONTRACTOR AND OR
BEAM MANUFACTURER (TYPICAL)

CONTRACTOR TO PROVIDE ADEQUATE
HEADERS OVER ALL WINDOWS AND DOORS
ON EXTERIOR LOAD-BEARING WALLS (TYP.)

NOTE:
EXACT GRADING TO BE DETERMINED
IN THE FIELD DUE TO UNKNOWN SITE
CONDITIONS. PROVIDE RETAINING WALLS
AND/OR STEP FNDN. WALL & FOOTINGS
AS PER SITE CONDITIONS REQUIRE



SECOND FLOOR PLAN

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

GENERAL NOTES:

CONCRETE FOUNDATIONS:
SEE FOUNDATION PLAN (SHEET 5)
FOR FOUNDATION SIZES AND NOTES.

REFER TO FOUNDATION DETAILS
(SHEET 5) FOR REINFOREMENT SCHEDULE.

SEE CHAPTER 19 OF THE 2021
IBC FOR ADDITIONAL DETAILS ON
THE DESIGN & CONSTRUCTION
OF THE FOUNDATION AND
FOUNDATION SPACES FOR ALL
BUILDINGS

CONTRACTOR TO PROVIDE ADEQUATE
VAPOR BARRIERS UNDER ALL CONCRETE SLABS

WATER-RESISTIVE BARRIERS SHALL BE
INSTALLED IN ACCORDANCE WITH THE
REQUIREMENTS SET FORTH IN THE 2021
IB.C. SECTIONS 1403.2 & 1202.3

CONTRACTOR TO PROVIDE ADEQUATE
HEADERS OVER ALL WINDOWS AND DOORS
ON EXTERIOR LOAD-BEARING WALLS (TYP.)

DOUBLE UP FLOOR JOISTS @ LOCATIONS
OF NON-LOAD BEARING WALLS AND UNDER
ALL BATHROOMS (I.E. BATHING TUBS/WHIRLPOOLS),
KITCHENS, LAUNDRY ROOMS, ETC. (TYPICAL)

CONTRACTOR TO PROVIDE ADEQUATE
BLOCKING AND BRIDGING BETWEEN FLOOR
JOISTS AS REQUIRED (TYPICAL)

NOTE:
SEE NEW HAMPSHIRE STATE BUILDING CODE (IBC,
IPC, IMC, IECC, IRC, & IEBC) AS PUBLISHED BY
THE ICC AND THE NATIONAL ELECTRICAL
CODE AS PUBLISHED BY THE NFPA FOR IN DEPTH
DETAILS ON BUILDING IN ACCORDANCE WITH
CITY BUILDING REGULATIONS

IBC INTERNATIONAL BUILDING CODE
IPC INTERNATIONAL PLUMBING CODE
IMC INTERNATIONAL MECHANICAL CODE
IECC INTERNATIONAL ENERGY CONSERVATION CODE
IRC INTERNATIONAL RESIDENTIAL CODE
IEBC INTERNATIONAL EXISTING BUILDING CODE
ICC INTERNATIONAL CODE COUNCIL
NFPA NATIONAL FIRE PROTECTION ASSOCIATION
NEC NATIONAL ELECTRICAL CODE

THE CONTRACTOR IS TO ENSURE WINDOWS
MEET PREVAILING BUILDING AND LIFESAFETY
CODES FOR MINIMUM EGRESS CLEAR OPENING
HEIGHT, WIDTH, AND AREA – THE CONTRACTOR
WILL ADJUST WINDOW SCHEDULE ACCORDINGLY.

REFER TO SECTION 1015.8 FOR WINDOW SILL
HEIGHT ABOVE GROUND (OR SURFACE BELOW)
AND TO SECTION 1015.8.1 FOR WINDOW OPENING
CONTROL DEVICES

REFER TO CHAPTER 10 FOR MEANS OF EGRESS
PRIOR TO ORDERING DOORS

CONCRETE FOUNDATIONS:
CONCRETE FOUNDATIONS ARE TO BE
CONSTRUCTED IN ACCORDANCE WITH
CHAPTER 19 OF THE 2021 IBC –
PAY PARTICULAR ATTENTION TO
SECTION 1807.1 (FOUNDATION WALLS) AND
SECTION 1803 GEOTECHNICAL
INVESTIGATIONS – REINFORCE FNDN.
AS PER CODE

SEE TABLE 1806.2 FOR PRESUMPTIVE
LOAD-BEARING VALUES OF
FOUNDATION MATERIALS

SEE TABLE 1808.8.1 FOR MINIMUM
SPECIFIED COMPRESSIVE STRENGTH
OF CONCRETE OR GROUT

REFER TO SECTION 711 FLOOR &
ROOF ASSEMBLIES FOR HORIZONTAL
ASSEMBLIES

fsmdrawings.com 603.436.5660

REVISIONS		
NO.	DATE	REVISION
1	1/20/26	PRELIMINARY PLANS RELEASED FOR REVIEW
2	1/21/26	REVISED PRELIMINARY PLANS RELEASED FOR REVIEW
3	1/28/26	REVISED FRONT ELEVATION RELEASED FOR REVIEW
4	3/9/26	PROGRESS SET ISSUED FOR REVIEW
5		

SECOND FLOOR PLAN

TRUE NORTH DEVELOPMENT LLC
MIXED USE BUILDING
DOVER, N.H.

JOB # 26004MS

4

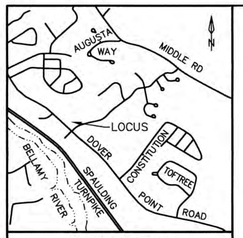
woodburn & company
LANDSCAPE ARCHITECTURE
Since 1994 reflecting your vision.
189 Spur Road Dover, New Hampshire Ph. 603-659-5949

0 5 10 20 40

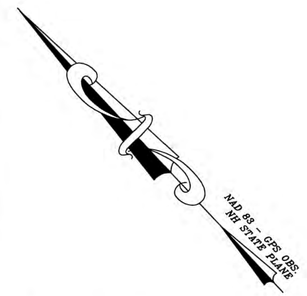
Dover Point Mixed Use Building

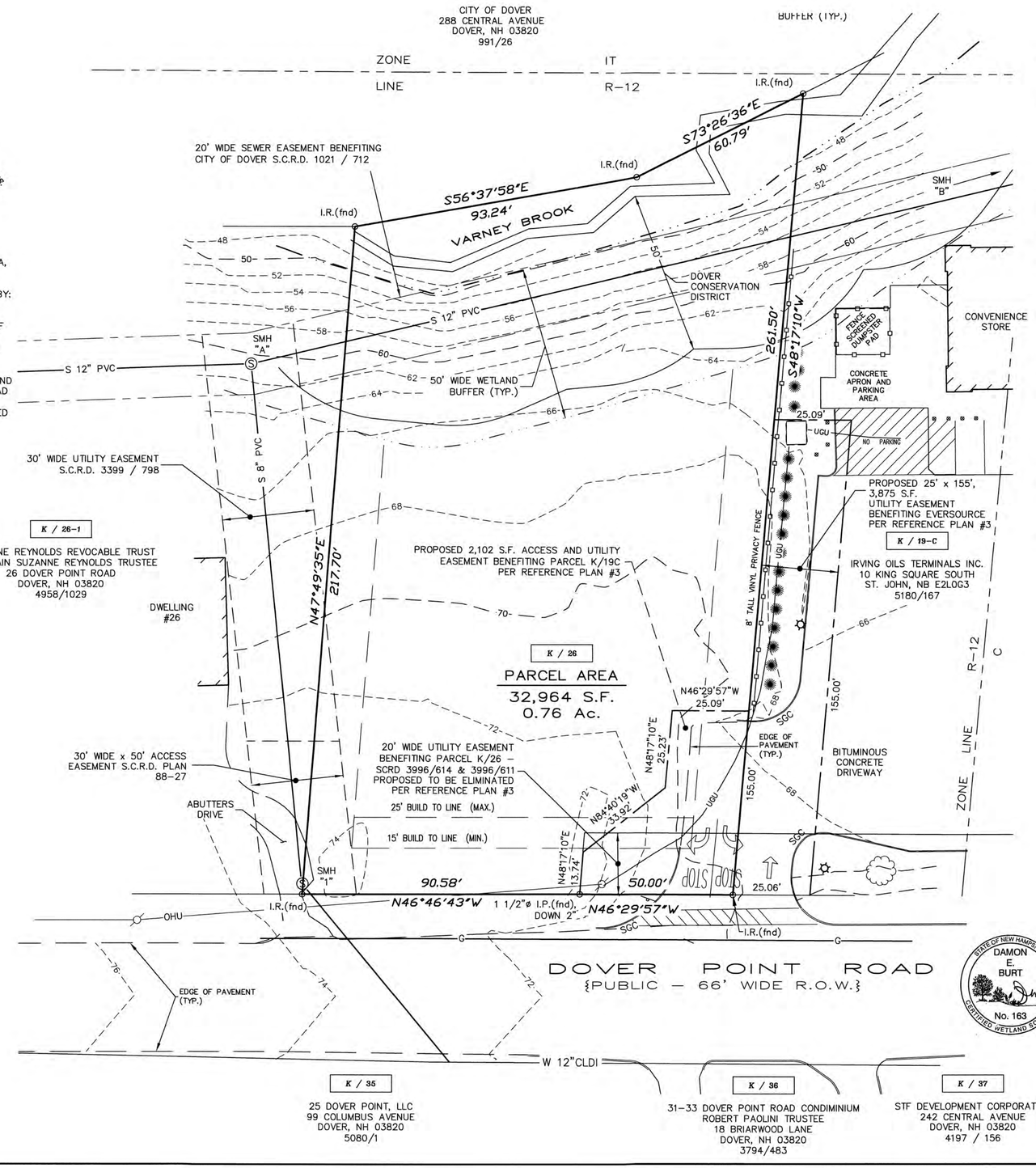
Streetscape - View from Dover Point Road

February 6, 2026



LOCATION PLAN
(NO SCALE)





REFERENCE PLANS:

1.) LOT ELIMINATION AND LOT LINE ADJUSTMENT PLAN PREPARED FOR SEBRING HOLDINGS, LLC AND MACS CONVENIENCE STORES, LLC, TAX MAP K, LOT Nos. 19A, 19C, & 26, DOVER POINT ROAD & POINTE PLACE, CITY of DOVER, COUNTY of STRAFFORD, STATE of NEW HAMPSHIRE. DOVER PLANNING FILE No. P 20–62. SCALE: 1" = 30'; DATED: SEPTEMBER 10, 2020, REVISED THROUGH 10/16/20; BY: THIS OFFICE. RECORDED S.C.R.D. PLAN 12241.

2.) BOUNDARY LINE ADJUSTMENT & SUBDIVISION PLAN – ELLIOTT ROSE COMPANY OF DOVER, INC., DOVER POINT ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: JUNE 28, 2002, REVISED TO 8/25/03; BY: TRITECH ENGINEERING CORP. RECORDED S.C.R.D. PLAN 72–49.

3.) EASEMENT AMENDMENT PLAN PREPARED FOR MACS CONVENIENCE STORES LLC AND DOVER POINT VILLAGE, LLC, TAX MAP K, LOT NOS. 19C & 26, DOVER POINT ROAD & POINTE PLACE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 30'; DATED: JUNE 8, 2022; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 12799.

SANITARY SEWER STRUCTURE SCHEDULE

EXIST. SMH "1"	EXISTING CROSS–COUNTRY LINE
RIM ELEV:	= 73.38
INVERT IN:	= 62.5 (8")
INVERT OUT:	= 62.4 (8")
EXIST. SMH "A"	EXISTING CITY CROSS–COUNTRY LINE
RIM ELEV:	= 60.62
INVERT IN:	= (8")
INVERT IN:	= 51.32 (12")
INVERT OUT:	= 51.30 (12")
EXIST. SMH "B"	EXISTING CITY CROSS–COUNTRY LINE
RIM ELEV:	= 59.34
INVERT IN:	= 48.74 (12")
INVERT OUT:	= 48.64 (12")

LEGEND

I.R. (fnd) O – IRON ROD (FOUND)
I.P. (fnd) O – IRON PIPE (FOUND)
S.F. – SQUARE FEET
Ac. – ACRE
SGC – SLOPED GRANITE CURB
(TYP.) – TYPICAL
± – MORE OR LESS
ø – DIAMETER
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
UP – UTILITY POLE
– EDGE OF WETLAND
– EDGE OF PAVEMENT
G – GAS LINE
S 8" PVC – SEWER LINE
W 12" CLDI – WATER LINE
O.A. – OVERALL
R.O.W. – RIGHT OF WAY
DMH – DRAIN MANHOLE
CB – CATCH BASIN
SMH – SEWER MANHOLE
– TREE
– LIGHT POST

NOTES:

1.) OWNERS OF RECORD:

25 DOVER POINT LLC
99 COLUMBUS AVENUE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 5219, PAGE 442

2.) K / 26 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) ZONING DISTRICT IS R–12 (MEDIUM DENSITY RESIDENTIAL)

4.) DIMENSIONAL REGULATIONS:

MINIMUM LOT SIZE	= 12,000 S.F.
MAXIMUM LOT COVERAGE	= 30 PERCENT
MINIMUM FRONTAGE	= 100 FEET
BUILDING REQUIREMENTS:	
FRONT BUILD TO	= 15 FEET MIN. – 25 FEET MAX.
SIDE SETBACK	= 15 FEET
REAR SETBACK	= 30 FEET

5.) THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARY AND EXISTING SITE CONDITIONS AS OF FEBRUARY 27, 2025.

6.) PARCEL AREA = 32,964 S.F. / 0.76 Ac.

7.) THE SUBJECT PARCEL IS OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0340; SUFFIX E; MAP NUMBER 33017C0340E; EFFECTIVE DATE SEPTEMBER 30, 2015.

8.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION. DATED:FEBRUARY 20, 2023.

9.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES, INC. DURING SEPTEMBER 2018 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

10.) REFERENCE IS MADE TO AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT MADE BETWEEN SEBRING HOLDINGS, LLC AND MAC'S CONVENIENCE STORES LLC RECORDED AT S.C.R.D. IN BOOK 4848, PAGE 528, DATED DECEMBER 14, 2020. ALSO, REFERENCE IS MADE TO RECIPROCAL EASEMENT AGREEMENT MADE BETWEEN SEBRING HOLDINGS, LLC AND MAC'S CONVENIENCE STORES LLC RECORDED AT S.C.R.D. IN BOOK 4114, PAGE 610, DATED APRIL 4, 2013.

11.) WETLANDS SHOWN WERE DELINEATED BY DAMON E. BURT, N.H.C.W.S. #163 OF FRAGGLE ROCK ENVIRONMENTAL SERVICES ON JANUARY 14, 2021 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.

12.) PARCEL IS PARTIALLY WITHIN THE DOVER CONSERVATION DISTRICT.

170–27 B–1: THOSE AREAS WITHIN A MINIMUM OF 50 FEET OF THE REFERENCE LINE (AS DEFINED IN RSA 483–B:4, XVII) OF ANY STREAM, BROOK OR OTHER FRESHWATER BODY.

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

"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." (RSA 676:18)

DATE: / KEVIN M. McENEANEY LLS # 661

STATE OF NEW HAMPSHIRE
DAMON E. BURT
No. 163
CERTIFIED WETLAND SCIENTIST

EXISTING CONDITIONS PLAN
PREPARED FOR
25 DOVER POINT LLC
TAX MAP K, LOT No. 26
DOVER POINT ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: JJH	FILE: P:\25026\SURVEY\DWG\EC
SCALE: 1" = 20'	DATE: FEBRUARY 28, 2025

20 10 0 10 20 40 60 80

STATE OF NEW HAMPSHIRE
No. 661
KEVIN M. McENEANEY
LICENSED LAND SURVEYOR
SIGNATURE

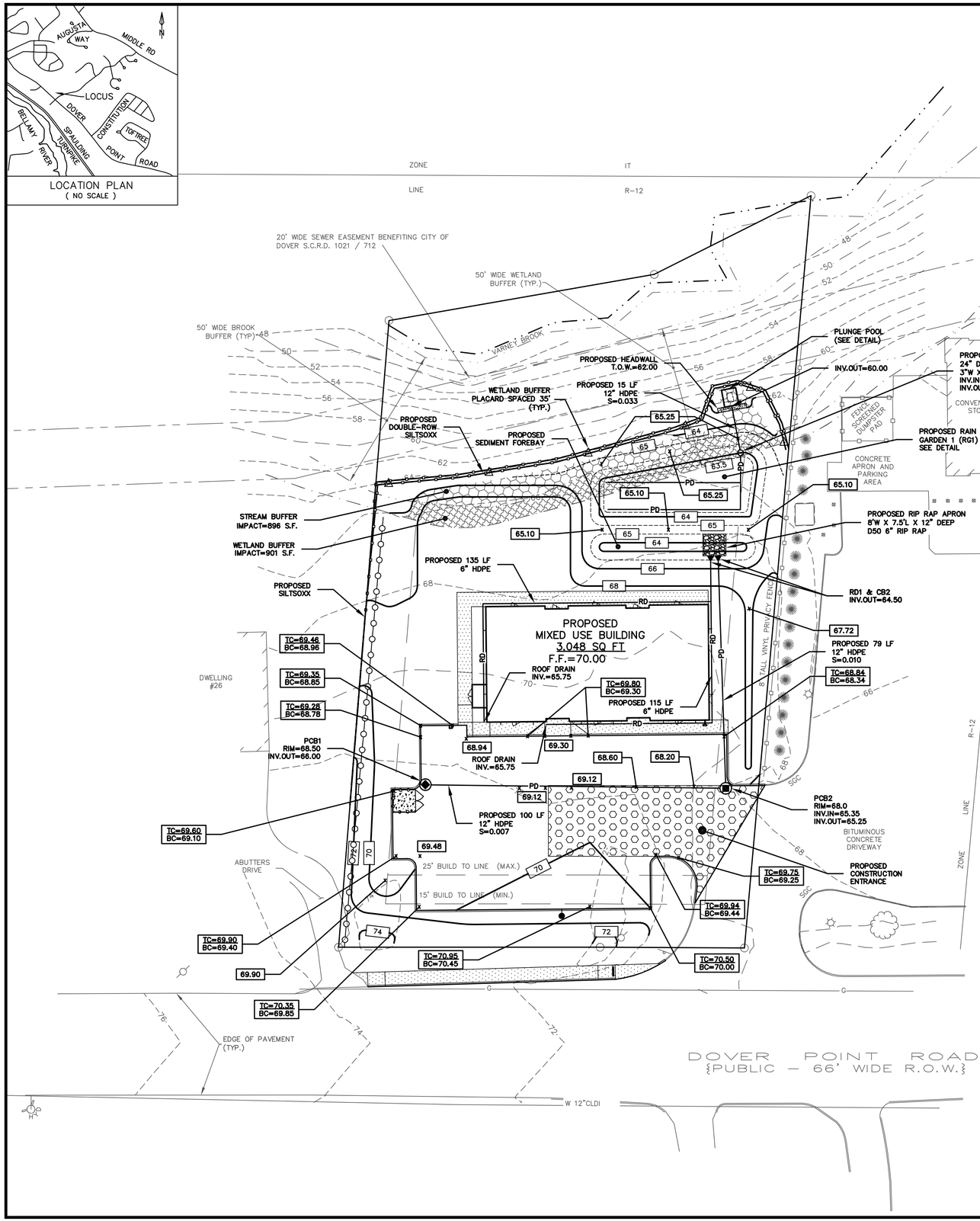
McEneaney Survey Associates
of NEW ENGLAND
P.O. Box 1166 – 181 WATSON ROAD
DOVER, NH 03820 (603) 742–0911

SURVEYING – PLANNING – CONSULTING

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

25026	EC	
PROJECT NO	TYPE	FIELDBOOK & PAGES

12/27/2025 10:47:11 File: P:\25026 - 28 Dover Point Road Dover NH\28 Dover Point LLC (Leavitt)\SURVEY\Drawings\25026 EC.dwg Layout: 22x34



NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: SITE-2026-0002

CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE
1	REV. PER TRC #1 COMMENTS	SJH	3-24-2026

DATE: 2-9-26
SCALE: 1"=20'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:25026
FILE:SITE.DWG

GRADING, DRAINAGE & EROSION CONTROL PLAN

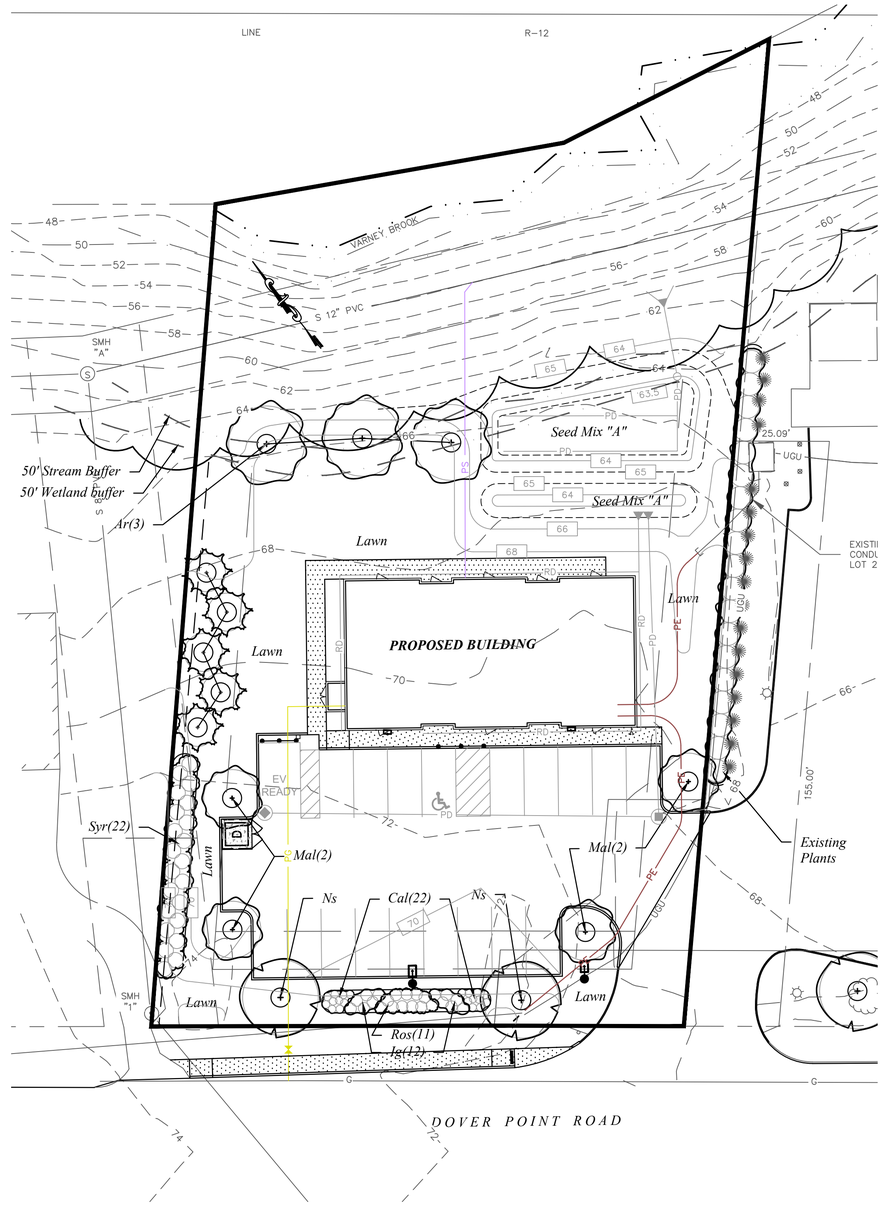
25 DOVER POINT LLC
99 COLUMBUS AVENUE
DOVER, NH 03820

DOVER POINT MIXED USE
28 DOVER POINT ROAD
DOVER, NH

7

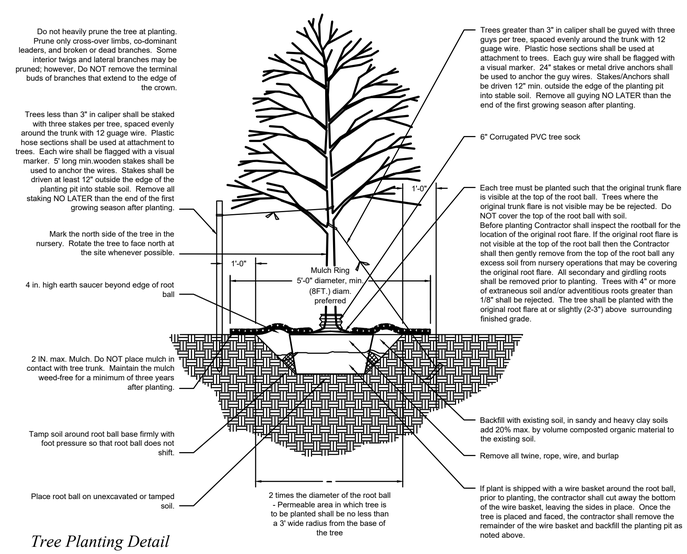
Landscape Notes

1. Design is based on drawings by Civilworks New England and may require adjustment due to actual field conditions.
2. The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
3. Erosion Control shall be in place prior to construction.
4. Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
5. The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
6. It is the contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
7. Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portalets within the tree protection area.
8. Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
9. The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
10. The Contractor shall procure any required permits prior to construction.
11. Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
12. Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue, and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
13. The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
14. A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
15. All plants shall be legibly tagged with proper botanical name.
16. The Contractor shall guarantee all plants for not less than one year from time of acceptance.
17. Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
18. No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
19. All landscaping shall be provided with either of the following
    a. An underground sprinkling system
    b. An outside hose attachment within 150 feet
20. If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
21. All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
22. Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and ½" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
23. In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
24. Secondary lateral branches of deciduous z
25. trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy.
26. Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
27. Landscape Architect is not responsible for the means and methods of the contractor.



Plant List

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
TREES					
Ar	*Acer rubrum 'October Glory'*	October Glory Red Maple	3	3-3.5" Cal	B&B
Mal	*Malus 'Prairefire'*	Prairefire Crabapple	4	3-3.5" Cal	B&B
Ns	*Nyssa Sylvatica*	Black Tupelo	2	3-3.5" Cal	B&B
Th	*Thuja plicata 'Green Giant'*	Green Giant Arborvitae	5	8-10' Ht	B&B
SHRUBS & PERENNIALS					
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Cal	*Calamagrostis acutifolia 'Karl Foerster'*	Feather Reed Grass	22	3 gal	
Ig	*Ilex glabra 'Shamrock'*	Shamrock Inkberry	12	5 gal	installed height, 2-2.5', mature height, 3', 2 years to maturity
Ros	*Rosa 'Double Knockout'*	Double Knockout Rose	11	3 gal	installed height, 2-2.5', mature height, 3', 2 years to maturity
Syr	*Syringa 'Bloomerang'*	Bloomerang Lilac	22	5 gal	
Seed Mix "A"	*50% New England Conservation/Wildlife Mix 50% New England Showy Wildflower Mix, by New England Wetland Plants, Inc.*				
Lawn Areas	Pennington Smart Seed Tall Fescue Blend				



Tree Planting Detail

woodburn & company
LANDSCAPE ARCHITECTURE
103 Kent Place Newmarket, New Hampshire Phone: 603.659.5949

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CNE CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE

DATE: 2-5-26
SCALE: 1"=20'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO: 25026
FILE: SITE.DWG

STATE OF NEW HAMPSHIRE LICENSED LANDSCAPE ARCHITECT ROBERTA N. WOODBURN 002

25 DOVER POINT LLC
99 COLUMBUS AVENUE
DOVER, NH 03820

LANDSCAPE PLAN

DOVER POINT MIXED USE
28 DOVER POINT ROAD
DOVER, NH

L-1