CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

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

1. Site Plan for 6 Brick Road, LLC, Assessor's Map 28, Lot 9-C, zoned Office and Gateway, located at 1-24 Jefferson Drive. (Proposal is to construct 6 townhouse style residential units in two (2) buildings.) (SITE-2026-0011)

PLAN SNAPSHOT REPORT SITE-2026-0011
FOR CITY OF DOVER, N.H.

Plan Type:	Site Plan - Major	**Project:**		**App Date:**	07/09/2026
Work Class:	New Construction	**District:**	None	**Exp Date:**	09/12/2026
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	

Description: Construction of 6 townhouse style residential units in 2 buildings.

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

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

Owner
6 Brick Road, LLC
3 Quill Lane Suite 107
Barrington, NH 03825
Home: (978) 375-3153

Plan Custom Fields

Total2	0	Total3	0	Total	0
Total5	0	Total4	0	Total6	0
Total7	0	Total9	0	Total8	0
Street Classification Type	Private	Recording Number		Net Change in # Parking Spaces (+/-)	16
Water Service	Municipal	Sewer Service	Municipal	Deed Book	3986 and 5140
Total Acres (GIS)	2.891	Deed Page	60 and 135	Total SQFT	125932
Deed Date	01-08-2012 and 09-27-2023	Proposed Property Use	6 new townhouse style residential units in 2 buildings.	Area of Parcel to be Developed (SQFT)	24000
Number of Parking Spaces Existing	51	Number of Parking Spaces Proposed	67	Distance to City Water	0
Distance to City Sewer	0	Type of Building to be Built	2 wood frame townhouse style with internal parking	Estimated Construction Value	1500000.00
Refuse Removal	Private	Is there an existing Conservation Easement?	No	Existing Conservation Easement Details	
Total of Impact Fees to be Assessed	0.00	TotalImpactFeeSDTOD	0.00	Sub Total Residential	0.00
TotalImpactFeeTHTOD	0.00	TotalImpactFee23FTOD	0.00	TotalImpactFeeA4TOD	0.00
TotalImpactFeeMHTOD	0.00	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_Robert_Stowell_7/9/2026.jpg	07/09/2026 13:49	Stowell, Robert		Uploaded via CSS
2026.07.30_PlanningTechnicalReviewCommittee.Agenda.pdf	07/21/2026 9:58	Blonigen, Rachel		TRC Agenda

PLAN SNAPSHOT REPORT (SITE-2026-0011)

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2026002595	Planning General Application Fee	$250.00	$250.00
	Total for Invoice INV-2026002595	$250.00	$250.00
	Grand Total for Plan	**$250.00**	**$250.00**

Meeting Type	Location	Scheduled Date	Subject
Technical Review Committee Meeting v.1	City Hall, Second Floor Conference Room	07/30/2026	Technical Review Committee Meeting

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	In Review	07/21/2026	08/18/2026		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	In Review	07/21/2026	08/18/2026	
City Engineer	Community Services - Engineering	Semprini, Jillian	In Review	07/21/2026	08/18/2026	
Planning	Planning	Crouser, Paul	In Review	07/21/2026	08/18/2026	
Zoning Administrator	Planning	Crouser, Paul	In Review	07/21/2026	08/18/2026	
IS Building Official	Planning / Inspection Services	Maxfield, Jim	In Review	07/21/2026	08/18/2026	
Traffic	Police	Mitrushi, Alex	In Review	07/21/2026	08/18/2026	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		07/21/2026 9:54	
Confirm application complete v.1	Generic Action		07/21/2026 9:57
Technical Review Committee Meeting Agenda v.1	Task	07/21/2026 9:54	07/21/2026 9:57
Land Use Plan Technical Review v.1	Receive Submittal	07/21/2026 0:00	
Technical Review Committee Meeting v.1	Hold Meeting	07/21/2026 9:55	
Planning Board v.1			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Plan Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Plan Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Land Use Plan Stamped and Signed v.1	Generic Action		
Recording v.1	Task		
Document Archival v.1	Generic Action		

Internal Notification of Plan Completion v.1	Generic Action
Building Official Notifies Address v.1	Generic Action
Pre-Con Meeting v.1	Hold Meeting
Create/Link to Records v.1	
Create / Link to Permit - Building Major v.1	Create Sub Permit
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit

TRITECH
ENGINEERING CORPORATION

755 Central Avenue
Dover, New Hampshire 03820

Telephone 603.742.8107
Facsimile 603.742.3830

July 9, 2026

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

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

Dear Donna,

On behalf of the applicant/ property owner 6 Brick Road, LLC we are submitting this application for TRC review. The property is shown as City of Dover Tax Map 28 Lot 9C and is located at Jefferson Drive on the north side of Brick Road and contains 2.891 acres. The property falls within the Gateway & Office Districts and Conservation Overlay Districts.

The original 24 Unit Townhouse development was approved in 2011. In 2023, 8,000 sq. ft. (0.184 ac) of land in the Gateway District, referred to as Parcel "A" on plan entitled "Boundary Line Adjustment Plan" recorded in the Strafford County Registry of Deeds #12994 & #12993, was purchased from Tax Map 28 Lot 10.

The applicant proposes the further development of Tax Map 28, Lot 9C with 6 additional units for a total of 30 units. The base density for the original Jefferson Drive development in 2011 was 24 units. With the addition of the new area in the Gateway District, 2 additional units are allowed for a total allowable density of 26 units. The remaining 4 non-restricted units will be purchased via the City of Dover Transfer of Development Rights (TDR) Ordinance. On April 14th, 2026, the Planning Board voted to approve the TDR request to purchase four (4) units for a total of 6 new units on the site.

Enclosed please find our Site Review application along with supporting documentation, specifically:

- Seven (7) copies of this Cover Letter.
- Seven (7) copies of the Site Plan Review Application with check list.
- Seven (7) copies of the Traffic Assessment Memorandum.
- Seven (7) copies of the Building Elevations.
- Seven (7) copies of the Landscape O&M.
- Six (6) half size copies of the Site Development Plan Set.
- One (1) full size copy of the Site Development Plan Set.

Please place us on the agenda for the first available Technical Review Committee meeting.

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.

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

RJS/cmp
Enclosures
\\23115-SiteReview-Ltr.docx

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

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

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

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: Jefferson Drive

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

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

Size of Parcel: 125,944 sq. ft. 2.891 ac. Property Deed: Book 3986 / 5140 Page: 60 / 135

Existing Use of Property: Multi-family residential

SITE PLAN INFORMATION

Describe Proposed Use: 6 new townhouse style units (2 buildings total).

Area of Parcel to be Developed: 24,000 sq. ft.

If Multi-family Residential: Number of Units 6 & Buildings Proposed 2

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

Number of Parking Spaces: Existing 51 Proposed 67

Highway Access (check where applicable): X City Street ____ State Highway

Number of Employees Total: _____ In Maximum Shift: _____

Disposition of Parcel:

Building Footprint 4,350 sq. ft.

Total Building Area 4,350 sq. ft.

Paved Area 13,050 sq. ft.

Building Setbacks:

Front Yard N/A ft.

Rear Yard 22 ft.

Side Yard: Right 34.1 ft. Left 15 ft.

City Water? X Yes ___ No How far is city water from the property? On site

City Sewer? X Yes ___ No How far is city sewer from the property? On site

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 4 units

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

Jefferson Drive currently has 24 townhouse style units. The applicant proposes to develop an additional 6 units

4 of these units will be non-restricted and purchased through TDR.

BUILDING INFORMATION

Type of Building to be Built: Wood frame

Height of Building: Varies Finished Floor Elevation: Varies

Number of Seats (where applicable) N/A

Estimated value of construction: $1.5 M Refuse removal: Public / Private (circle one)

WAIVER REQUESTS

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

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Robert Stowell; Tritech Engineering Corp.

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

Professional License #: 884 E-mail address: rjs@tritecheng.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Robert Stowell; Tritech Engineering Corp.

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

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

ARCHITECT INFORMATION

Name of Architect and Company (Licensed in N.H.) _____

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) Romy N. Maurer; Terrain Planning & Design

Address 311 Kost Hill Rd. Hopkinton, NH 03229 Telephone #: 603 746 3512

Professional License #: 086 E-mail address: romy@terrainplanning.com

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) Michael Mariano; Highland Soil Services

Address 75 Prospect St. Somersworth, NH Telephone #: 609 692 4457

Professional License #: 76 E-mail address: highlandsoilservices@comcast.net

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: 7-01-26

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

Signature of Agent: _____, PRESIDENT Date: 07/01/26

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: 7-01-26

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: 7-01-26

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: 7-01-26

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
28	9C	6 Brick Road, LLC	3 Quill Lane Suite 107, Barrington NH 03825

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Robert J. Stowell	Tritech Engineering Corp.	755 Central Ave. Dover, NH 03820
Michael Mariano	Highland Soil Services	75 Prospect St. Somersworth, NH 03878
Romy N. Maurer	Terrain Planning & Design	311 Kost Hill Rd. Hopkinton, NH 03229

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 # 6 per dwelling unit = $800.00
- ☐ 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 = $800.00

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 = $ 800.00

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

TEPP LLC TRANSPORTATION ENGINEERING, PLANNING, AND POLICY

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

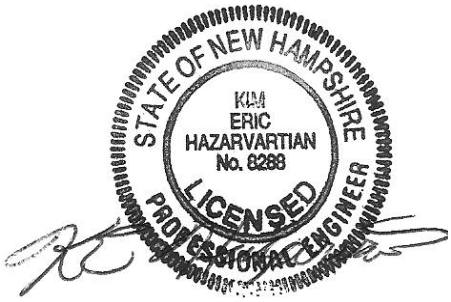
MEMORANDUM

Ref: 1168

Subject: Traffic Assessment
Jefferson Drive
Dover, New Hampshire

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

Date: July 8, 2026



INTRODUCTION

Tritech Engineering Corporation has retained TEPP LLC to prepare this traffic assessment memorandum (TAM) regarding the proposed residential expansion on Jefferson Drive in the City of Dover, New Hampshire. The existing site has 24 townhouse dwelling units. The project will add six townhouse dwelling units.

This TAM concludes that the proposed residential expansion will:

- generate a small number of peak-hour vehicle-trips
- have no significant impact to area traffic operations and safety

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 the proposed residential expansion will:

- generate a small number of peak-hour vehicle-trips
- have no significant impact to area traffic operations and safety

TEPP

EXISTING SITE DESCRIPTION

The existing site:

- is north of Brick Road
- has an area of about 2.891 acres
- includes 24 townhouse dwelling units and wooded land
- to the south has residential development, to the west and north has a mix of commercial and residential development, and to the east has wooded land
- includes one driveway (Jefferson Drive) that intersects the north side of Brick Road about 150 feet (ft) east of Central Avenue

PROPOSED PROJECT DESCRIPTION

The project will:

- add six townhouse dwelling units
- retain the existing driveway

ROAD DESCRIPTION

Brick Road:

- functions as a local street under the jurisdiction of the City
- to/from the west, terminates at an unsignalized intersection with Central Avenue
- to/from the east, continues as Floral Avenue
- includes minor grades
- has a minor horizontal curve for most of its length, with the outside of the curve to the south
- connects with Floral Avenue at a horizontal turn, with the outside of the turn to the north and east
- has a paved travelway about 22-to-24-ft wide
- has no pavement markings
- has asphalt cement concrete pavement in variable condition
- has some sloped granite curb on the south side
- has utility poles along the either side, some with luminaires
- has no posted speed limit

- is lined with residential development

PUBLIC TRANSIT

Cooperative Alliance for Seacoast Transportation bus-transit system Route 12 (Rochester/Somersworth/Dover) runs along Central Avenue near the site.

The route connects with:

- to the south, central Dover and the Dover Transportation Center
- to the north, the Cities of Somersworth and Rochester, New Hampshire

SIGHT DISTANCES

The project retains the existing driveway.

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 215, single-family-attached housing, based on dwelling units.[2]

Table 1 shows changes in vehicle-trips due to the project as:

- weekday daily, 39 (total of in and out)
- weekday AM-street-peak hour, 3 (1 in and 2 out)
- weekday PM-street-peak hour, 3 (2 in and 1 out)
- Saturday daily, 39 (total of in and out)
- Saturday site-peak hour, 3 (2 in and 1 out)

TRIP DISTRIBUTION/ASSIGNMENT

Calculated trip generation is so low that area traffic operations will not be sensitive to trip distribution/assignment. Trips will split along Brick Road to/from the east and west and will further split beyond the immediate project area.

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

[2] ITE, *Trip Generation Manual*, Volume 3, pages 249 to 260.

	Vehicle-Trips		
	Existing Total[a]	Proposed Total[b]	Differences
Weekday Daily	158	197	39
Weekday AM-Street-Peak Hour			
In	3	4	1
Out	8	10	2
Total	11	14	3
Weekday PM-Street-Peak Hour			
Enter	7	9	2
Exit	5	6	1
Total	12	15	3
Saturday Daily	158	197	39
Saturday Site-Peak Hour			
Enter	5	7	2
Exit	6	7	1
Total	11	14	3

[a] Based on ITE, *Trip Generation Manual*, land use 215, single-family-attached housing, 24 dwelling units. Weekday daily used for Saturday daily.

[b] Based on ITE, *Trip Generation Manual*, land use 215, single-family-attached housing, 30 dwelling units. Weekday daily used for Saturday daily.

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 will not add significant new traffic to the area.

CONCLUSION

This TAM concludes that the proposed residential expansion will:

- generate a small number of peak-hour vehicle-trips
- have no significant impact to area traffic operations and safety

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

LANDSCAPE
OPERATION & MAINTENANCE PLAN

for

6 BRICK ROAD, LLC

Jefferson Drive
Dover, New Hampshire
June 2026

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. Clean or replace plugged sprinkler nozzles. Replace plugged drip emitters.
7. 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.

SITE DEVELOPMENT PLANS

JEFFERSON DRIVE EXPANSION

JEFFERSON DRIVE
DOVER, NEW HAMPSHIRE

LIST OF PLANS

OWNER / APPLICANT
6 BRICK ROAD LLC.
42 J DOVER POINT ROAD
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 TRC REVIEW
July 9, 2026

REVISIONS
DATE: DESCRIPTION:

STATE OF NEW HAMPSHIRE ROBERT STOWELL No. 884 LICENSED LAND SURVEYOR

STATE OF NEW HAMPSHIRE ROBERT J STOWELL No. 9903 LICENSED PROFESSIONAL ENGINEER

TITLE SHEET
JEFFERSON DRIVE EXPANSION
JEFFERSON DRIVE
DOVER, NEW HAMPSHIRE
JULY 9, 2026
JOB No. 23115

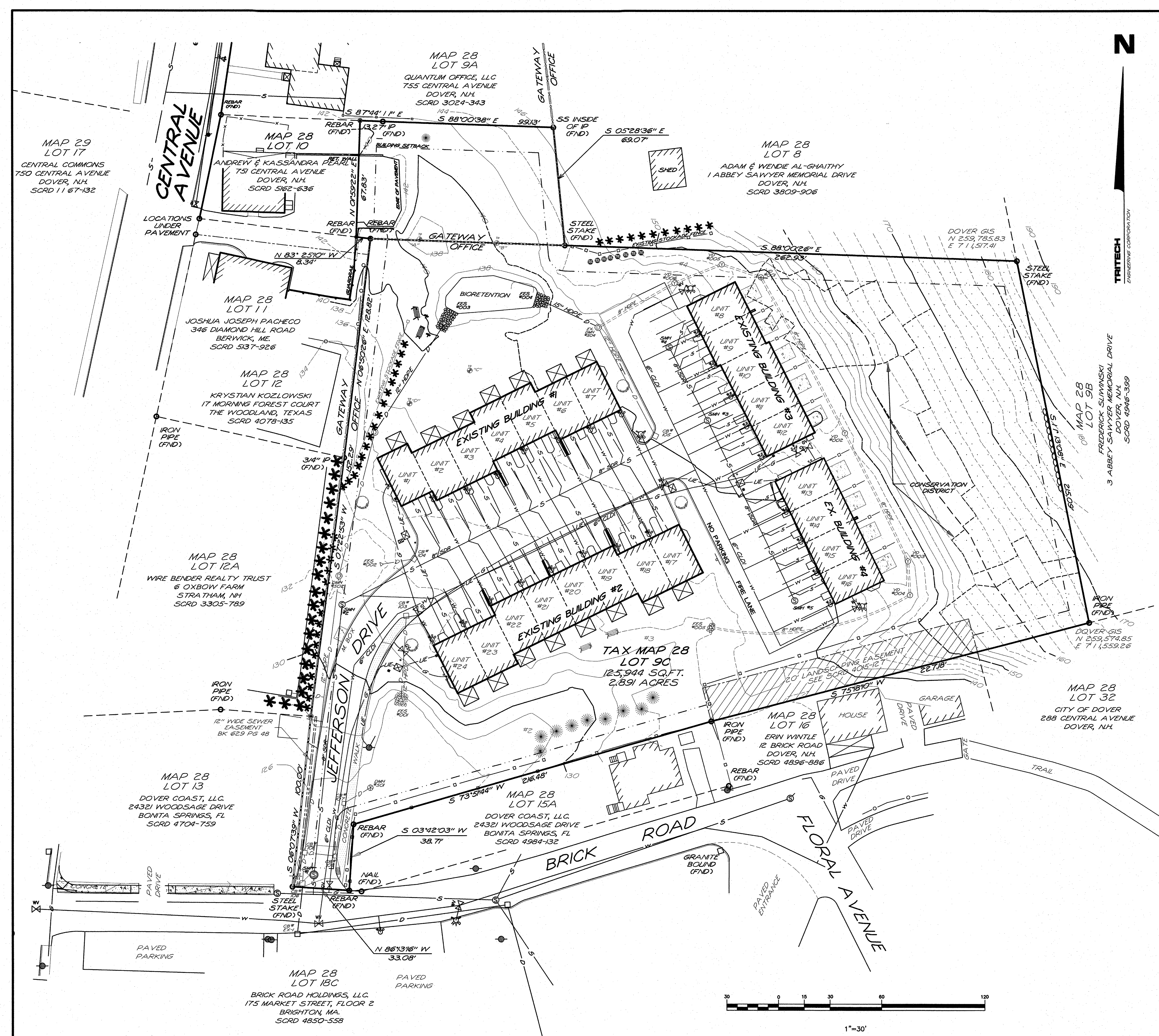
SHEET No. T-1

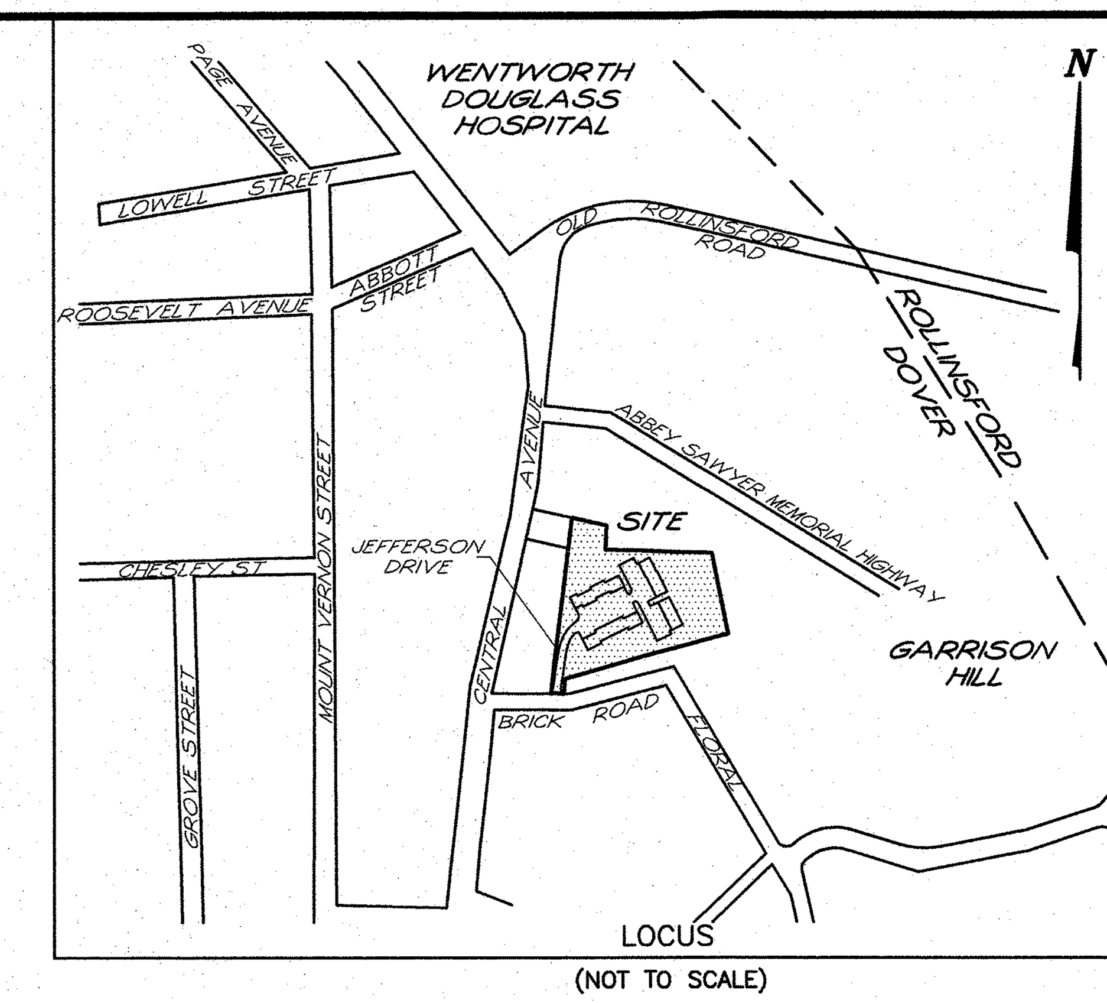
(2026-0000)

TRITECH
ENGINEERING CORPORATION

N

SHEET No.	NEIGHBORHOOD PLAN	ISSUED FOR TRC REVIEW	TRITECH
T-2	**JEFFERSON DRIVE EXPANSION**	July 9, 2026	ENGINEERING CORPORATION
	JEFFERSON DRIVE	REVISIONS	755 CENTRAL AVENUE
	DOVER, NEW HAMPSHIRE	DATE: DESCRIPTION:	DOVER, NEW HAMPSHIRE 03820
	JULY 9, 2026 JOB No. 23115		TELEPHONE 603 742 8107
	SCALE: 1" = 50'		FAX 603 742 3830





NOTES

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

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

AUTHORIZED SIGNATURE

3.) TAX MAP 28 LOT 9C.

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

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

6.) PROJECT PLAN REFERENCE:

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

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

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

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

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

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

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

8.) ZONING:

OFFICE		GATEWAY	
MIN. LOT SIZE:	10,000 SQ.FT.	MIN. LOT SIZE:	N/A
MIN. FRONTAGE:	100 FT	MIN. FRONTAGE:	60% MIN.
MIN. SETBACKS:		MIN. SETBACKS:	
FRONT:	12 FT	FRONT:	5' – 20'
SIDE:	10 FT	SIDE:	10 FT
REAR:	15 FT	REAR:	15 FT
MAX. COVERAGE:	50 %	MAX. COVERAGE:	50 %

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

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

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

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

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

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

LEGEND

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

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

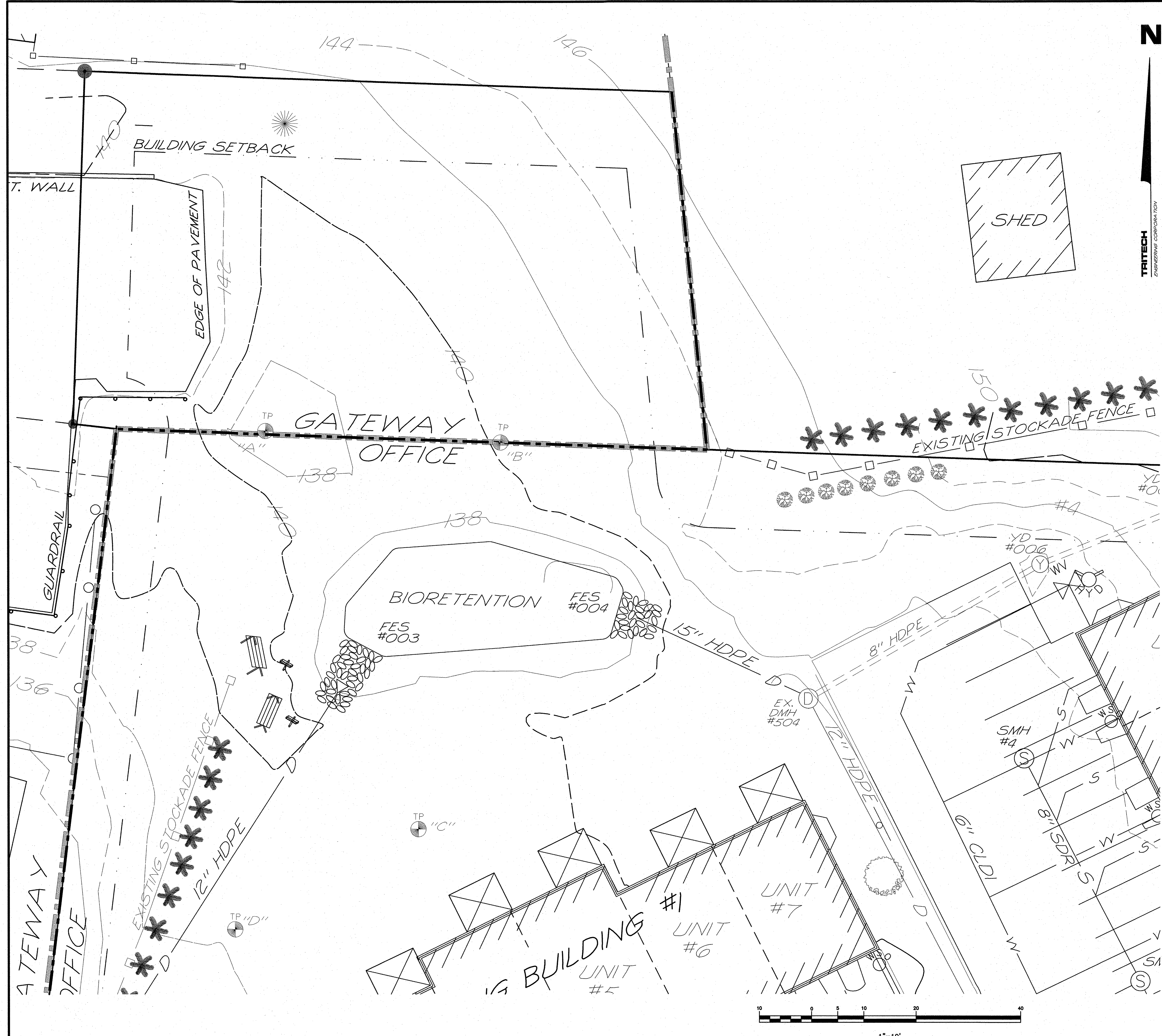
REVISIONS
DATE: DESCRIPTION:

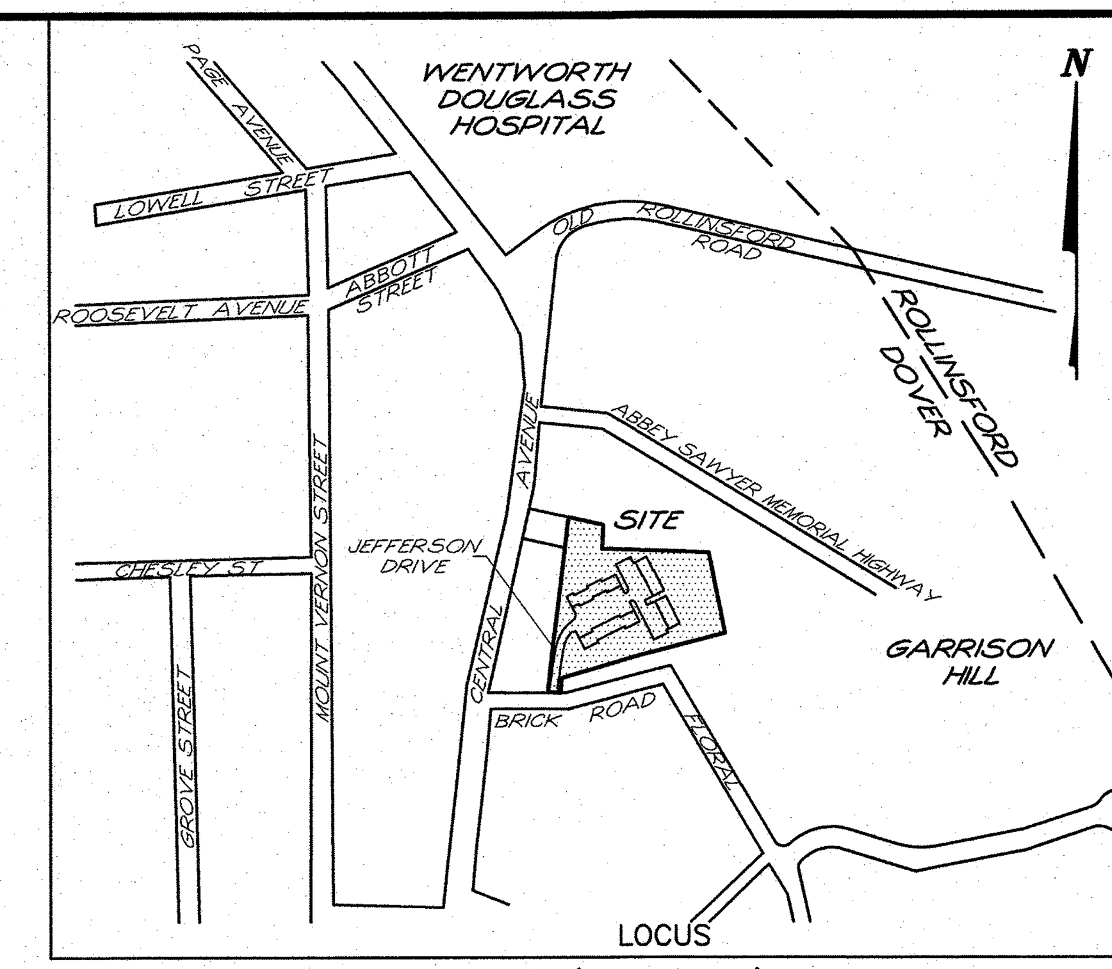
ISSUED FOR TRC REVIEW
July 9, 2026

EXISTING CONDITIONS PLAN
6 BRICK ROAD, LLC
JEFFERSON DRIVE
DOVER, NEW HAMPSHIRE
JULY 9, 2026 JOB No. 23115
SCALE: 1" = 30'

SHEET No.
EX-1

(2026-0000)





LOCUS
(NOT TO SCALE)

NOTES

1.) INTENT: TO SHOW THE EXISTING CONDITIONS OF THE PORTION OF DOVER TAX MAP 28 LOT 9C THAT IS PROPOSED TO BE DEVELOPMENT.

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

AUTHORIZED SIGNATURE

3.) TAX MAP 28 LOT 9C.

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

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

6.) PROJECT PLAN REFERENCE:

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

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

LIMITED SUBDIVISION
JAMES E. WENTWORTH AND
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DOVER, N.H.
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JULY 1984 SCRD PLAN #25–50

SURVEY PLAN FOR
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IN DOVER, N.H.
BRUCE L. POHOPEK
JUNE 22, 1992 SCRD 32A–93

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

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

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

8.) ZONING:

OFFICE	GATEWAY
MIN. LOT SIZE: 10,000 SQ.FT.	MIN. LOT SIZE: N/A
MIN. FRONTAGE: 100 FT	MIN. FRONTAGE: 60% MIN.
MIN. SETBACKS:	MIN. SETBACKS:
FRONT: 12 FT	FRONT: 5' – 20'
SIDE: 10 FT	SIDE: 10 FT
REAR: 15 FT	REAR: 15 FT
MAX. COVERAGE: 50 %	MAX. COVERAGE: 50 %

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

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

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

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

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

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

LEGEND

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

TRITECH
ENGINEERING CORPORATION

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

REVISIONS

DATE:	DESCRIPTION:

ISSUED FOR TRC REVIEW
July 9, 2026

EXISTING CONDITIONS PLAN

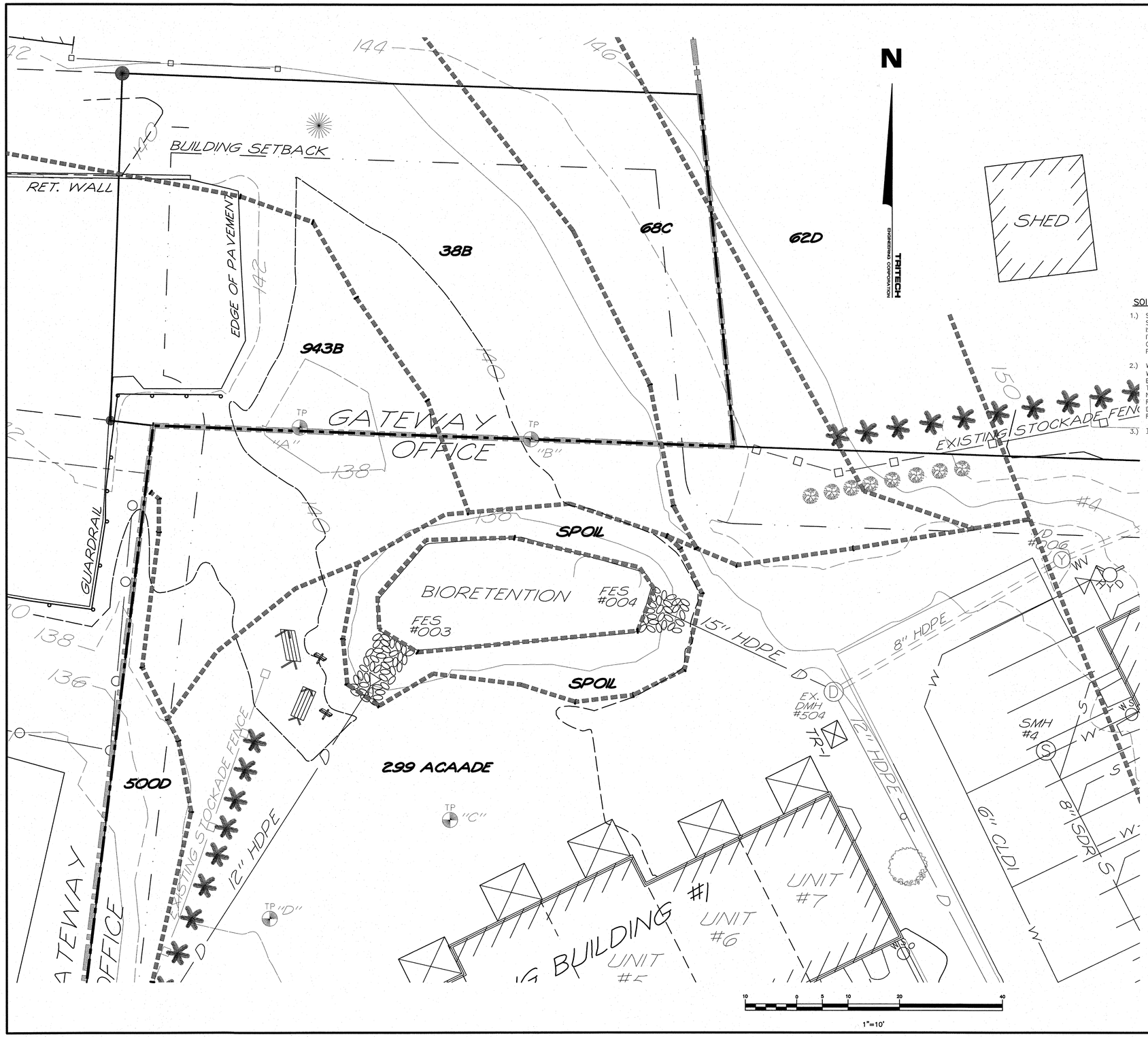
6 BRICK ROAD, LLC

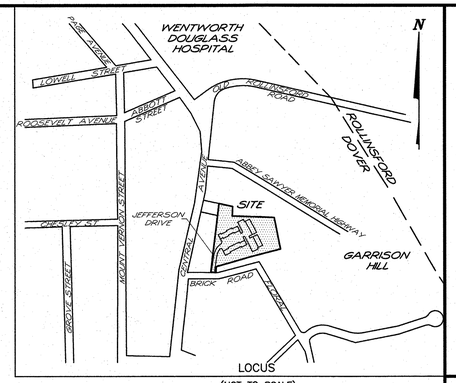
JEFFERSON DRIVE
DOVER, NEW HAMPSHIRE

JULY 9, 2026 JOB No. 23115
SCALE: 1" = 10'

SHEET No.
EX-2

(2026-0000)





LOCUS
(NOT TO SCALE)

SOILS NOTES

1.) SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT. SSSNNE SPECIAL PUBLICATION NO. 3, VERSION 7.0, JULY 2021. THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PRODUCT, INTENDED FOR THE SUBMISSION TO NH DES ALTERATION OF TERRAIN. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCE CONSERVATION SERVICE.

2.) WETLANDS WERE INVESTIGATED IN MAY 2026 BY MICHAEL MARIANO, NH CERTIFIED WETLAND SCIENTIST #183 IN ACCORDANCE WITH THE 1987 U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0. HYDRIC SOILS WERE IDENTIFIED BY FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, MAY 2017. A ROUTINE DETERMINATION, AS DESCRIBED IN THE MANUAL, WAS FOLLOWED. NO WETLAND WERE FOUND.

3.) TEST PITS WERE OBSERVED AND DESCRIBED IN AUGUST OF 2023.

LEGEND

38	ELDRIDGE, deep phase
62	CHARLTON
68	SUTTON
299	UDORTHENTS, smoothed
500	UDORTHENTS, loamy
943	ELDRIDGE VARIANT

SLOPE CLASS

A	0 - 3%
B	3 - 8%
C	8 - 15%
D	15 - 25%

LEGEND

- REBAR WITH ID CAP TO BE SET
- UTILITY POLE
- LAMP POST
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- S — SEWER LINE
- D — DRAIN LINE
- G — GAS LINE
- W — WATER LINE
- WOODEN STOCKADE FENCE
- CHAIN LINK FENCE
- SIGN
- SIGN "DO NOT ENTER"
- SPECIMEN TREE
- ARBORVITAE
- SHRUB

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 9107
FAX 603 742 3830

ISSUED FOR TRC REVIEW
July 9, 2026

REVISIONS
DATE: DESCRIPTION:

STATE OF NEW HAMPSHIRE · SOIL SCIENTIST · CERTIFIED SOIL
MICHAEL MARIANO No. 76

SITE SPECIFIC SOILS PLAN

JEFFERSON DRIVE EXPANSION

JEFFERSON DRIVE
DOVER, NEW HAMPSHIRE

JULY 9, 2026 JOB No. 23115

SCALE: 1" = 10'

SHEET No. **SSS-1**

(2026-0000)

DOVER SITE PLAN REVIEW NOTES:

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

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

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

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

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

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

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

8. CURRENT ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:

ZONING DISTRICT:	OFFICE	
SUB-DISTRICT:	NONE	
ZONING OVERLAY DISTRICTS:	CONSERVATION	
DIMENSIONAL REQUIREMENTS:		
	REQUIRED:	PROVIDED:
MINIMUM LOT SIZE: 10,000 SQ.FT.		10,000 SQ.FT.
MINIMUM LOT FRONTAGE:	100 FT.	100 FT.
MINIMUM YARD SETBACKS/BUILD-TO-LINES:		
FRONT	12 FT	12 FT
SIDE	10 FT	10 FT
REAR	15 FT	15 FT
ABUT-A-STREET	12 FT	12 FT
MAXIMUM/MINIMUM LOT COVERAGE	50%	50 %
MINIMUM/MAXIMUM BLDG. HEIGHT	45 FT.	45 FT.

9. OFF STREET PARKING REQUIREMENTS: NEW DEVELOPMENT

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

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

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

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

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

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

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

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

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

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

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

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

21. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

44. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED AND APPROVED BY THE CITY OF DOVER INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE.

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

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

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

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

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

PLAN SET LEGEND

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

TRITECH
ENGINEERING CORPORATION
735 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
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ISSUED FOR TRC REVIEW
July 9, 2026

REVISIONS
DATE: DESCRIPTION:

STANDARD NOTES PLAN

JEFFERSON DRIVE EXPANSION

JEFFERSON DRIVE
DOVER, NEW HAMPSHIRE

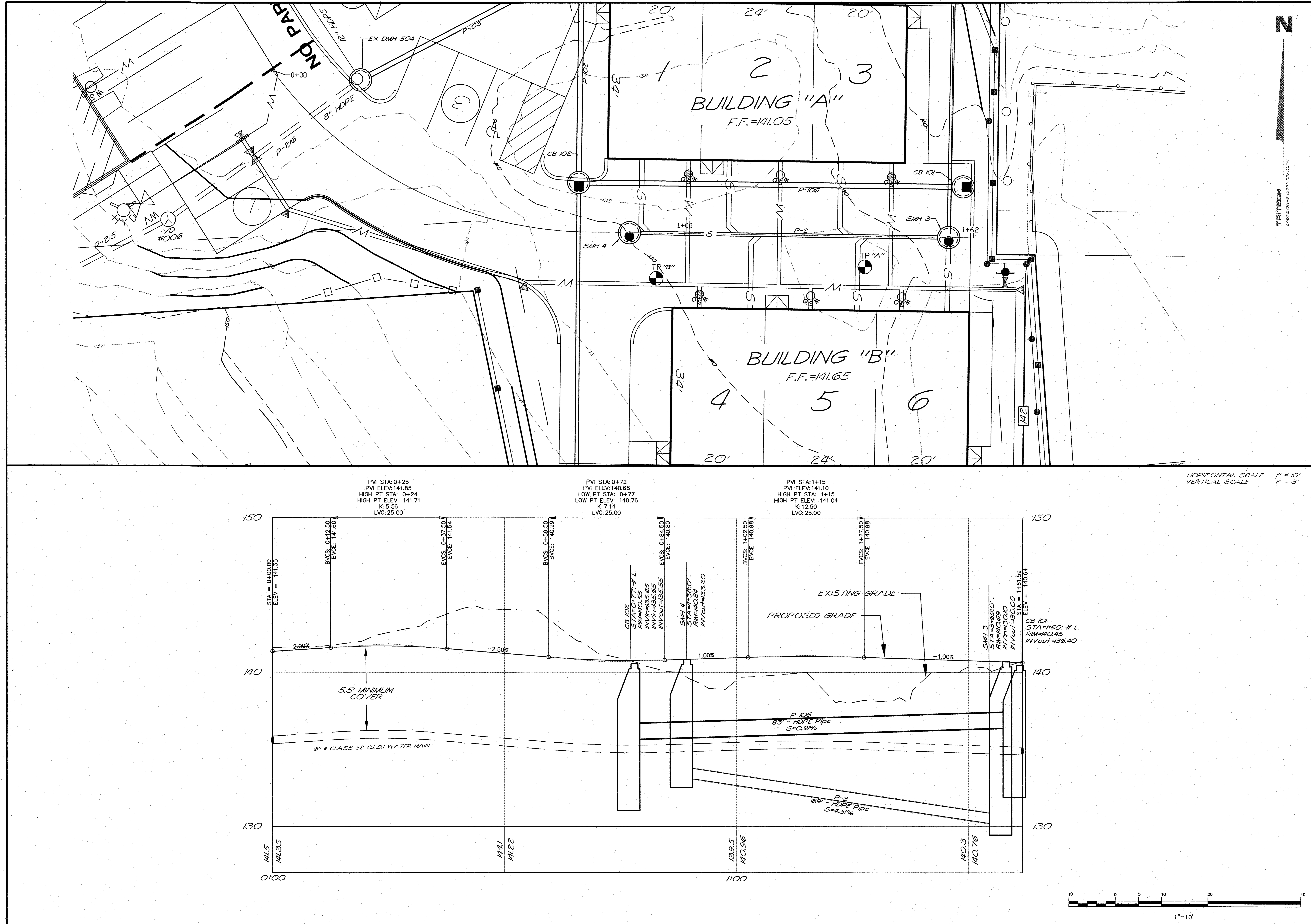
JULY 9, 2026

JOB No. 23115

SHEET No.

SN-1

(2026-0000)



ISSUED FOR TRC REVIEW
July 9, 2026

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
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TELEPHONE 603 742 8107
FAX 603 742 3830

REVISIONS
DATE: DESCRIPTION:

STATE OF NEW HAMPSHIRE
ROBERT J. STOWELL
PROFESSIONAL ENGINEER

ROADWAY PLAN & PROFILE
JEFFERSON DRIVE EXPANSION
JEFFERSON DRIVE
DOVER, NEW HAMPSHIRE
JULY 9, 2026 JOB No. 23115
SCALE: 1" = 10'

SHEET No.
C-1

TRITECH
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TELEPHONE 603 742 8107
FAX 603 742 3630

ISSUED FOR TRC REVIEW
July 9, 2026

REVISIONS
DATE: DESCRIPTION:

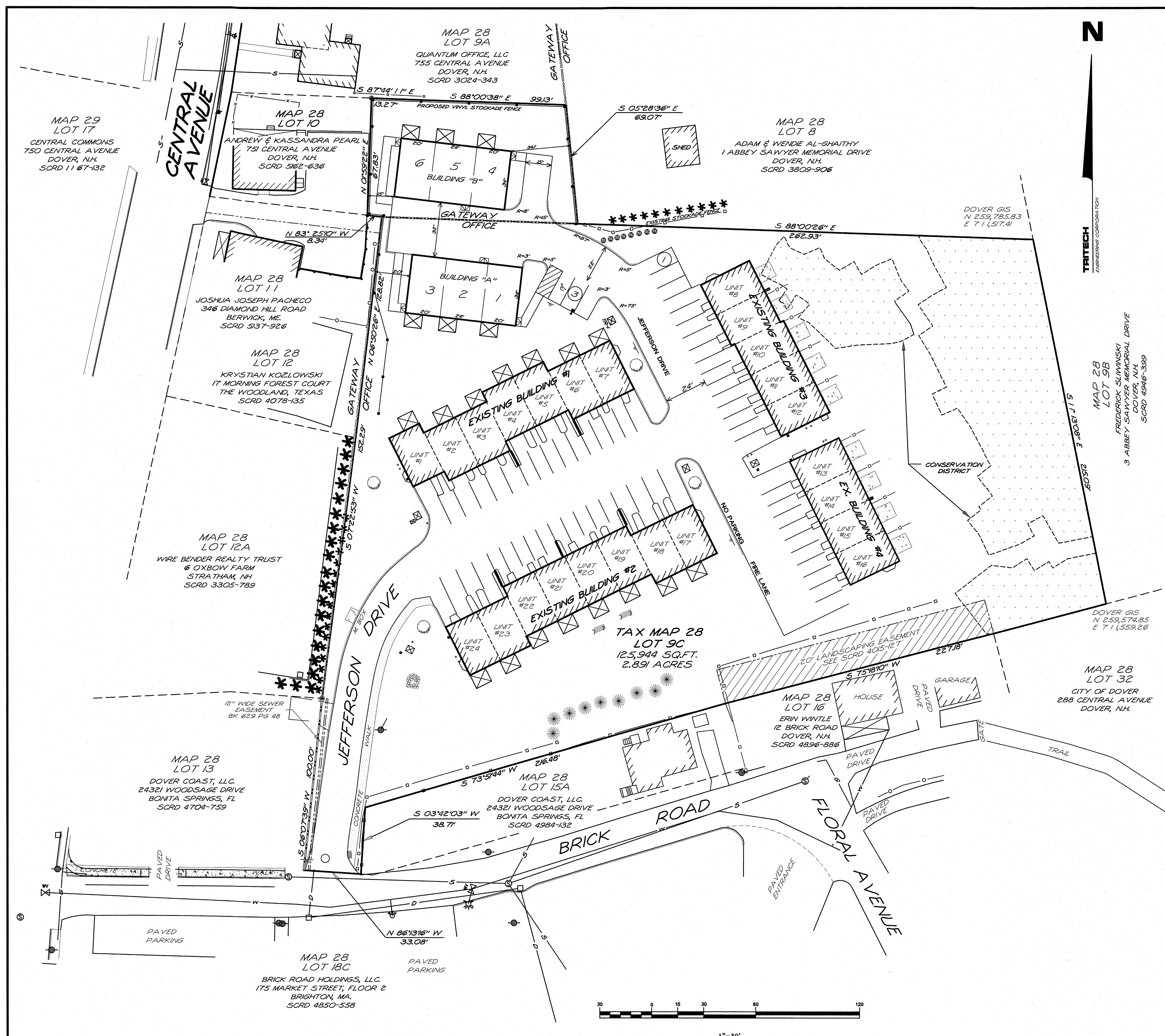
NEW HAMPSHIRE – STATE OF – PROFESSIONAL ENGINEER
ROBERT J STOWELL No. 9861

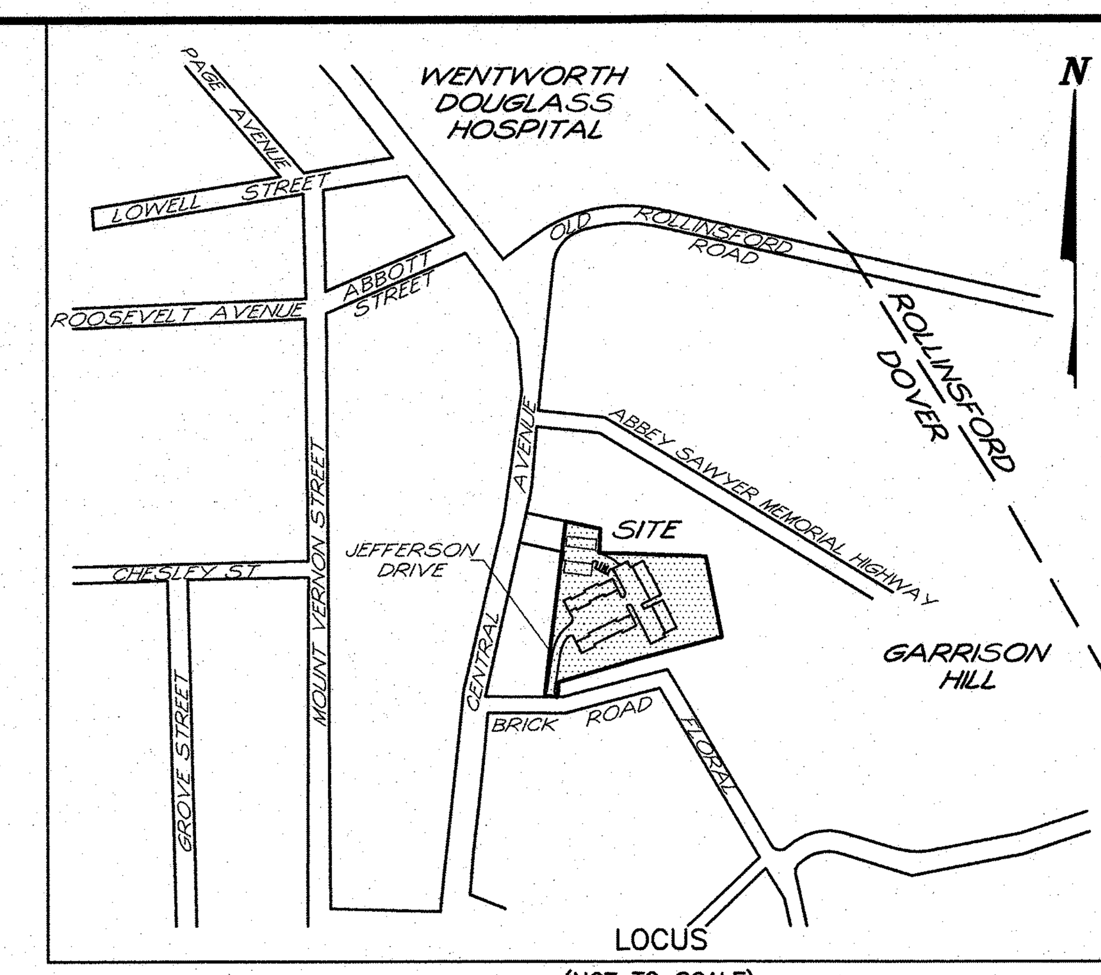
CROSS COUNTRY SEWER PLAN & PROFILE

JEFFERSON DRIVE EXPANSION

JEFFERSON DRIVE
DOVER, NEW HAMPSHIRE
JULY 9, 2026
JOB No. 23115
SCALE: 1" = 20'

SHEET No.
C-2





(NOT TO SCALE)

NOTES

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

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

AUTHORIZED SIGNATURE

3.) TAX MAP 28 LOT 9C.

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

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

6.) PROJECT PLAN REFERENCE:

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

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

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

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

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

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

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

8.) ZONING:

OFFICE		GATEWAY	
MIN. LOT SIZE:	10,000 SQ.FT.	MIN. LOT SIZE:	N/A
MIN. FRONTAGE:	100 FT	MIN. FRONTAGE:	60% MIN.
MIN. SETBACKS:		MIN. SETBACKS:	
FRONT:	12 FT	FRONT:	5' – 20'
SIDE:	10 FT	SIDE:	10 FT
REAR:	15 FT	REAR:	15 FT
MAX. COVERAGE:	50 %	MAX. COVERAGE:	50 %

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

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

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

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

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

13.) 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.

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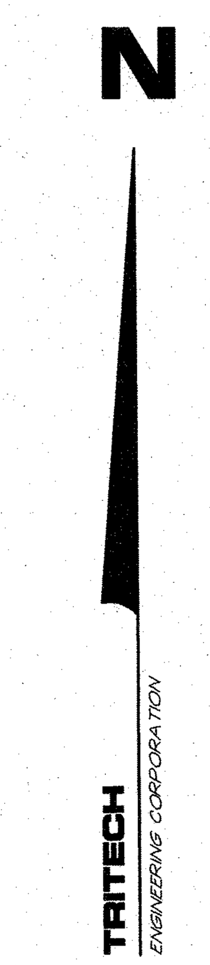
ISSUED FOR TRC REVIEW
July 9, 2026

REVISIONS
DATE: DESCRIPTION:

GENERAL SITE PLAN
JEFFERSON DRIVE EXPANSION
JEFFERSON DRIVE
DOVER, NEW HAMPSHIRE
JULY 9, 2026 JOB No. 23115
SCALE: 1" = 30'

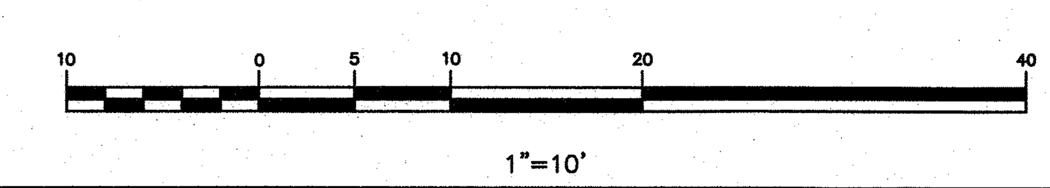
SHEET No.
SP-1

(2026-0000)



CONSTRUCTION NOTES:

1. THE CONTRACTOR IS REQUIRED UNDER NEW HAMPSHIRE LAW TO CONTACT "DIG SAFE" AT 1-800-225-4977, 72 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE "DIG SAFE" LOCATIONS THROUGH OUT THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BEAR THE COST TO REPAIR ANY UTILITIES DAMAGED DURING THE COURSE OF THE WORK.
2. EXISTING UTILITIES – ALL INFORMATION ON, AND LOCATION OF, EXISTING UTILITIES ARE APPROXIMATE AND BASED ON FIELD INFORMATION AND AVAILABLE PLANS. EXACT LOCATIONS AND DEPTHS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
3. INSTALL EROSION CONTROL MEASURE. "SILT FENCE" PER DETAIL 1, SHEET SP-7 OR "SILT SOXX" PER DETAIL 9, SHEET SP-7 OR "EROSION CONTROL BERM" PER DETAIL 11, SHEET SP-7, MAY BE USED AT THE SITE WORK CONTRACTOR DISCRETION. PERIMETER CONTROLS MUST BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
4. REMOVE PAVEMENT TO PROPERTY LINE, LOAM AND SEED.
5. INSTALL SLOPED GRANITE CURB PER DETAIL 4, SHEET SP-6.
6. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 6, SHEET SP-7.
7. INSTALL 64 FEET OF 4' WIDE x 6" DEEP DRIP EDGE PER DETAIL 10, SHEET SP-6. (NO PIPE)
8. SAWCUT PAVEMENT, PATCH AND MATCH EXISTING PAVEMENT PER DETAIL 2, SHEET SP-8.
9. INSTALL (6) 116 WATT McGRAW-EDISON WALL MOUNTED LED LIGHT FIXTURE, ISS-SA1E-740-U-SL4. MOUNTED 20 FEET ABOVE FINISH GRADE, WITH SHIELDING.
10. INSTALL PAVEMENT PER DETAIL 6, SHEET SP-6.
11. INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 1, SHEET SP-8.
12. YELLOW OR WHITE PAVEMENT MARKINGS, SEE DETAIL 5, SHEET SP-8 FOR ACCESSIBLE SYMBOL.
13. INSTALL LIGHT POLE AND BASE PER DETAIL 11, SHEET SP-8.
14. INSTALL ASPHALT SIDEWALK PER DETAIL 2, SHEET SP-6.
15. REMOVE EXISTING DRAIN MAN HOLE AND DRIAN LINE, DISPOSE OF OFF SITE.



TRITECH
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REVISIONS

DATE:	DESCRIPTION:

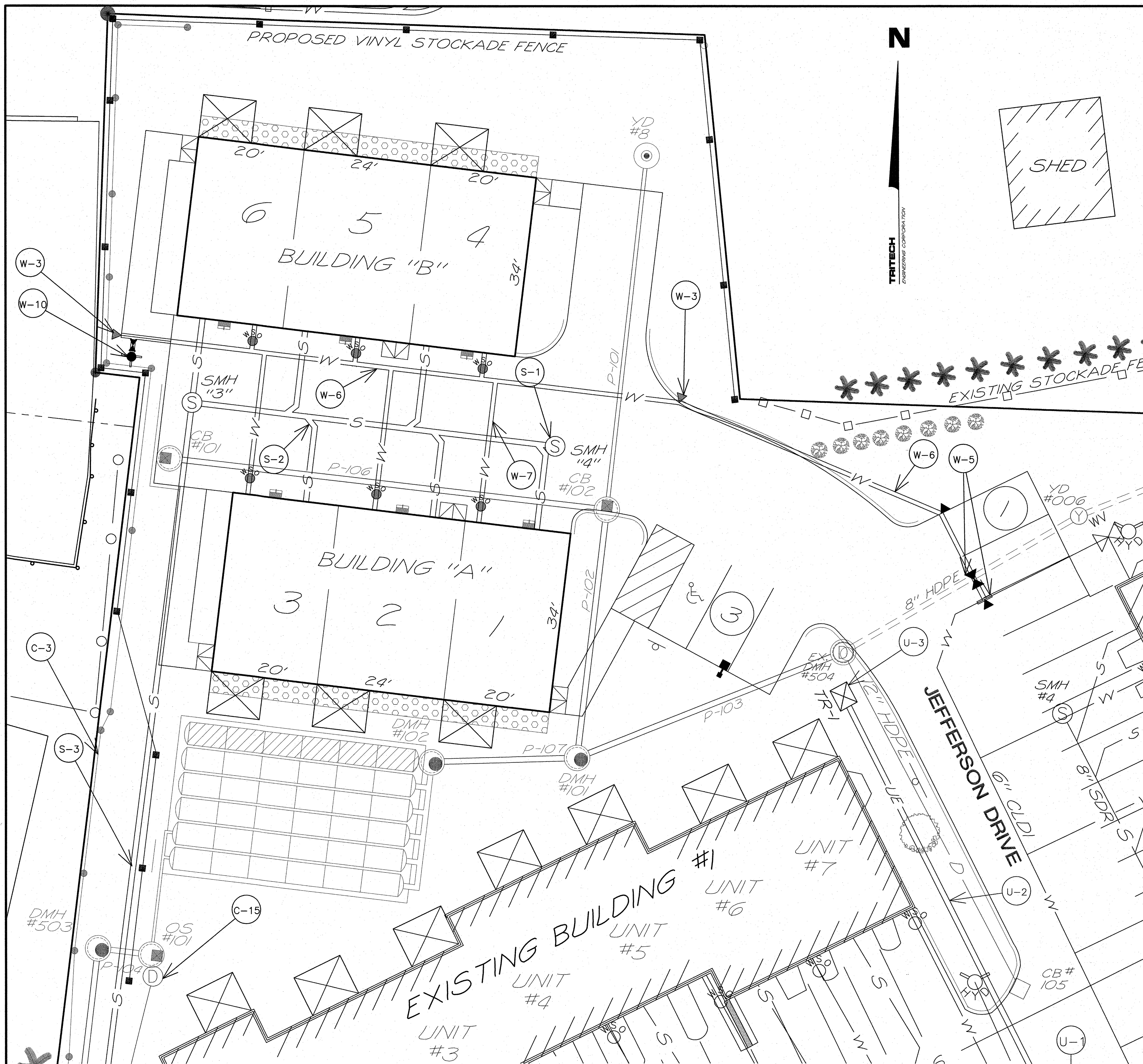
ISSUED FOR TRC REVIEW
July 9, 2026

STATE OF NEW HAMPSHIRE
ROBERT J. STOWELL
No. 9903

SITE DEVELOPMENT PLAN
JEFFERSON DRIVE EXPANSION
JEFFERSON DRIVE
DOVER, NEW HAMPSHIRE
JULY 9, 2026
JOB No. 23115
SCALE: 1" = 10'

SHEET No.
SP-2

(P26-0000)



WATER NOTES:

1. WATERLINE AND APPENDITURES, INSTALLATION, AND MATERIALS SHALL CONFORM WITH THE CITY OF DOVER, NH AND AMERICAN WATER WORKS STANDARDS. ALL VALVES SHALL REQUIRE RESTRAINED MECHANICAL JOINTS USING EITHER MEGA-LUG, GRIP RINGS, OR OTHER METHODS OF RESTRAIN ACCEPTABLE TO THE CITY OF DOVER WATER DEPARTMENT, IN ADDITION TO USE OF CONCRETE THRUST BLOCKS.
2. PRESSURE AND LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST STANDARDS OF AAWA. CHLORINATING AND FLUSHING SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST STANDARDS OF AAWA, STATE AND LOCAL REGULATIONS.
3. INSTALL CONCRETE THRUST BLOCKS WHERE SHOWN PER DETAIL 7, SHEET SP-8
4. BACKFLOW PREVENTORS SHALL BE PROVIDED FOR ALL WATER LINES.
5. CONNECT TO EXISTING WATER MAIN. INSTALL TAPPING SLEEVE AND 6" GATE VALVE AND THRUST BLOCK.
6. INSTALL 170' – 6" CONCRETE LINED DUCTILE IRON CLASS 52 (C.L.D.I.) WATER MAIN WITH POLYWRAP. MINIMUM DEPTH OF COVER OVER PIPE = 5.5', PER DETAIL 6, SHEET SP-8.
7. INSTALL 2" PLASTIC WATER SERVICE FROM WATER MIN TO BUILDING PER DETAIL 9, SHEET SP-8.
8. NOT USED.
9. DOMESTIC WATER AND LANDSCAPING WATER SHALL BE METERED SEPARATELY.
10. INSTALL 6" HYDRANT PER DETAIL 10, SHEET SP-8.

SEWER NOTES:

1. SEE SHEET C-2 FOR SEWER SPECIFICATIONS.
2. INSTALL SEWER SERVICE FROM SEWER MAIN TO BUILDING.

UTILITY NOTES:

1. CONNECT TO EXISTING TRANSFORMER IN ACCORDANCE WITH EVERSOURCE STANDARDS & DETAIL 4, (TRENCH "A"), SHEET SP-8. (PRIMARY POWER)
2. INSTALL 90 FT OF UNDERGROUND CONDUIT IN ACCORDANCE WITH EVERSOURCE STANDARDS & DETAIL 4, (TRENCH "A"), SHEET SP-8 FROM EXISTING TRANSFORMER TO PROPOSED TRANSFORMER (TR-1). (PRIMARY POWER)
3. INSTALL TRANSFORMER (TR-1) ACCORDING EVERSOURCE STANDARDS.

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ISSUED FOR TRC REVIEW
July 9, 2026

REVISIONS		
DATE:	DESCRIPTION:	

STATE OF NEW HAMPSHIRE – ROBERT STOWELL No. 9903 – PROFESSIONAL ENGINEER

UTILITIES PLAN

JEFFERSON DRIVE EXPANSION

JEFFERSON DRIVE
DOVER, NEW HAMPSHIRE

JULY 9, 2026 JOB No. 23115

SCALE: 1" = 10'

SHEET No.

SP-3

(P26-0000)

PROPOSED VINYL STOCKADE FENCE

BUILDING SETBACK

BUILDING "B"
F.F.=141.65'

BUILDING "A"
F.F.=141.05'

SHED

EXISTING STOCKADE FE

EXISTING BUILDING

SAND FILTER

ISOLATION ROW

INSPECTION PORT

JEFFERSON DRIVE

N

TRITECH
ENGINEERING CORPORATION

DRAIN PIPE TABLE							
PIPE	START	INV.	END	INV.	SIZE	L.F.	SLOPE
P-101	YD 8	136.30	CB 102	135.65	8"	65'	1.00%
P-102	CB 102	135.55	DMH 101	134.50	12"	45'	2.33%
P-103	EX DMH 504	137.10	DMH 101	134.50	12"	50'	5.20%
P-104	OS 101	130.20	DMH 503	130.00	12"	14'	1.43%
P-105	DMH 503	129.90	DMH 502	126.75	12"	90'	3.50%
P-106	CB 101	136.40	CB 102	135.65	12"	80'	0.94%
P-107	DMH 101	134.40	DMH 102	133.85	18"	28'	1.96%
P-108	STORMTECH	137.30	OS #1	137.30	6"	20'	-

DRAINAGE STRUCTURE TABLE				
STRUCTURE	RIM ELEV.	INVERT IN	INVERT OUT	SUMP
CB 101	140.45	-	136.40	132.40
CB 102	140.55	135.65 (P-106) 135.85 (P-101)	135.55	131.55
DMH 101	139.00	134.50 (P-103) 134.50 (P-102)	134.40	134.40
DMH 102	137.75	133.85 (P-107)	133.75	133.75
DMH 502	133.13	126.75 (P-105)	123.95	123.95
DMH 503	137.00	130.00 (P-104)	129.90	129.90
EX DMH 504	141.80	137.15 (P-205) 137.15 (P-216)	137.10	137.10
OS 101	137.85	130.30	130.20	130.20
YD 8	139.50	-	136.30	136.30

1"=10'

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ISSUED FOR TRC REVIEW
July 9, 2026

REVISIONS
DATE: DESCRIPTION:

STATE OF NEW HAMPSHIRE - USA
ROBERT J. STOWELL
No. 9930
LICENSED PROFESSIONAL ENGINEER

GRADING AND DRAINAGE PLAN

JEFFERSON DRIVE EXPANSION

JEFFERSON DRIVE
DOVER, NEW HAMPSHIRE

JULY 9, 2026

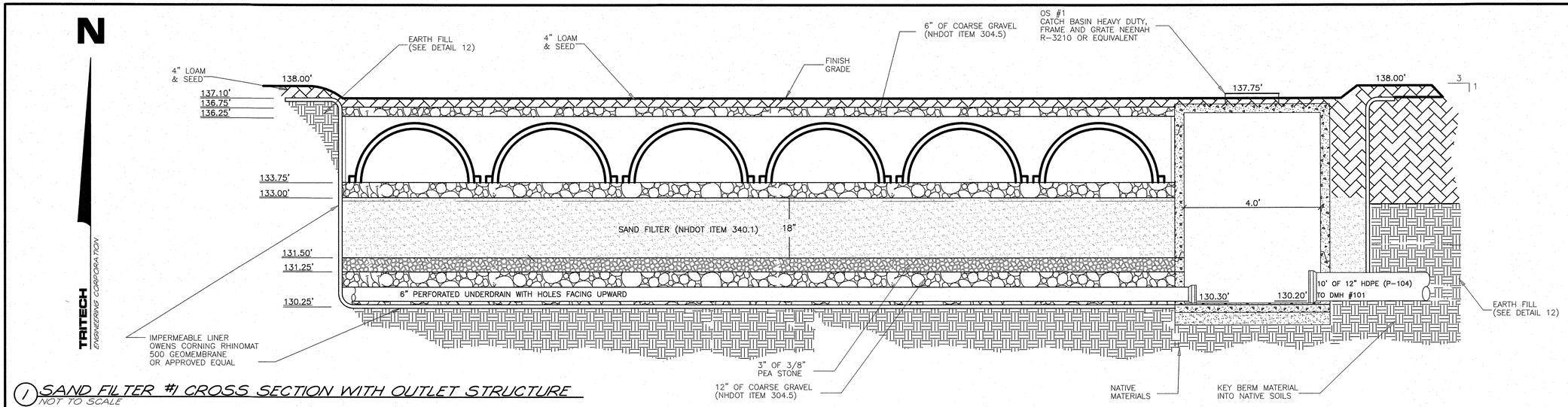
JOB No. 23115

SCALE: 1" = 10'

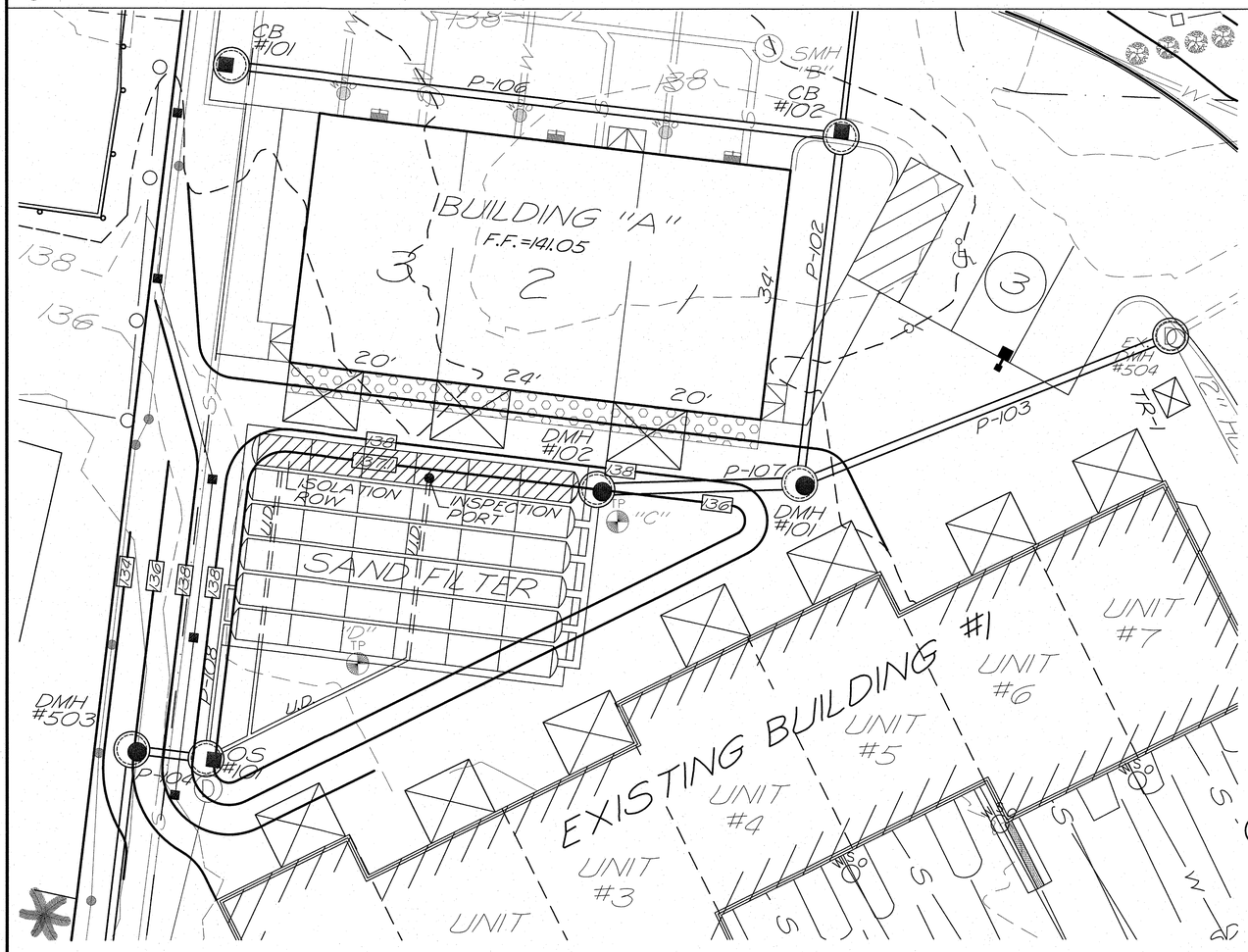
SHEET No.

SP-4

(P26-0000)



1 SAND FILTER #1 CROSS SECTION WITH OUTLET STRUCTURE
NOT TO SCALE



5 INFILTRATION PRACTICE #1
SCALE: 1" = 10'

FILL MATERIAL SHOULD BE TAKEN FROM AN APPROVED, DESIGNATED BORROW AREA. IT SHOULD BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6 INCHES, AND FROZEN OR OTHER OBJECTIONABLE MATERIALS.

AREAS ON WHICH FILL IS TO BE PLACED SHOULD BE SCARIFIED BEFORE PLACEMENT. FILL MATERIAL SHOULD BE PLACED IN LAYERS A MAXIMUM OF 8 INCHES THICK (BEFORE COMPACTION), WHICH SHOULD BE CONTINUOUS OVER THE ENTIRE LENGTH OF THE FILL.

FILL MATERIAL SHOULD BE COMPACTED WITH APPROPRIATE COMPACTION EQUIPMENT SUCH AS SHEEPSFOOT, RUBBER-TIRED, OR VIBRATORY ROLLER.

A MINIMUM REQUIRED DENSITY IS 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 2% OF THE OPTIMUM. EACH LAYER OF THE FILL SHOULD BE COMPACTED AS NECESSARY TO OBTAIN MINIMUM DENSITY.

12 EARTH FILL
NOT TO SCALE

10 0 5 10 20 40
1"=10'

TRITECH
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ISSUED FOR TRC REVIEW
July 9, 2026

REVISIONS
DATE: DESCRIPTION:

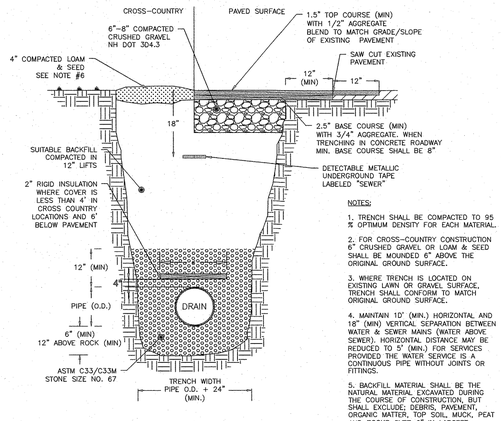
STATE OF NEW HAMPSHIRE - ROBERT J STOWELL NO. 9662 - LICENSED PROFESSIONAL ENGINEER

BIORETENTION DETAILS

JEFFERSON DRIVE EXPANSION
JEFFERSON DRIVE
DOVER, NEW HAMPSHIRE
JULY 9, 2026
JOB No. 23115
SCALE: 1" = 10'

SHEET No.
SP-5

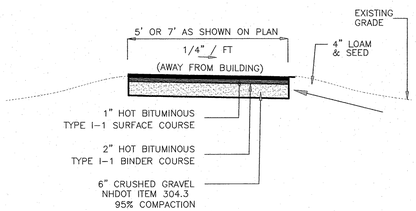
(P26-0000)



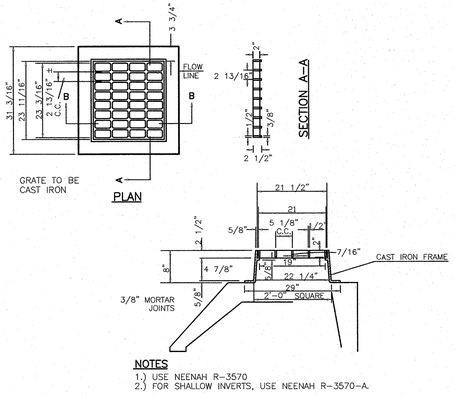
NOTES:

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.

1 DOVER STD. D-3 Drainage Trench
NOT TO SCALE



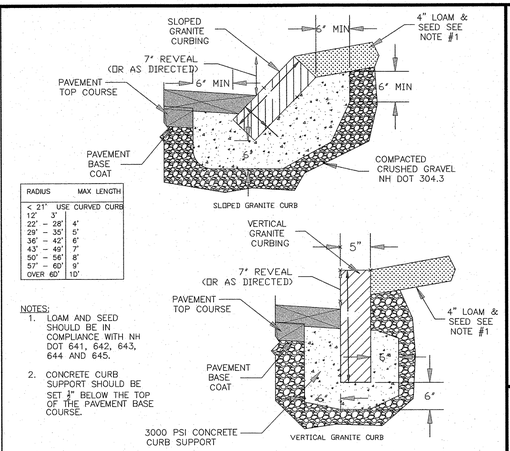
2 TYPICAL ASPHALT SIDEWALK
NOT TO SCALE



NOTES

1.) USE NEENAH R-3570
2.) FOR SHALLOW INVERTS, USE NEENAH R-3570-A.

3 CATCH BASIN FRAME & GRATE
NOT TO SCALE



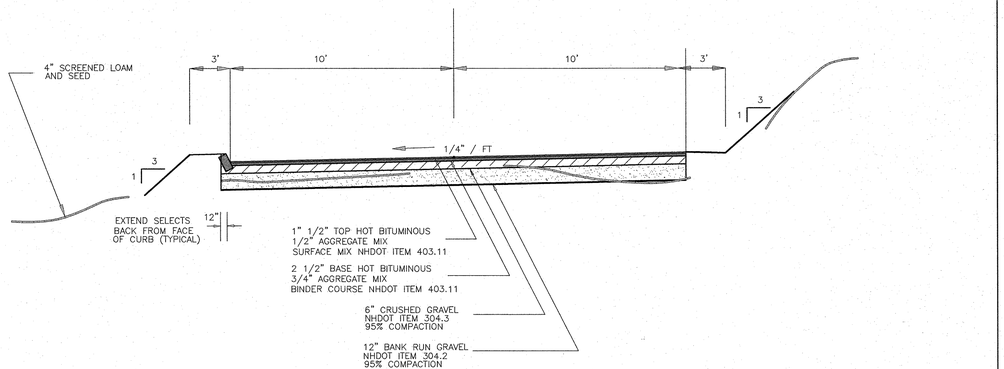
RADIUS	MAX LENGTH
< 21'	USE CURVED CURB
12' - 3'	
22' - 28'	4'
29' - 35'	5'
36' - 42'	6'
43' - 49'	7'
50' - 56'	8'
57' - 60'	9'
OVER 60'	10'

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 2" BELOW THE TOP OF THE PAVEMENT BASE COURSE.

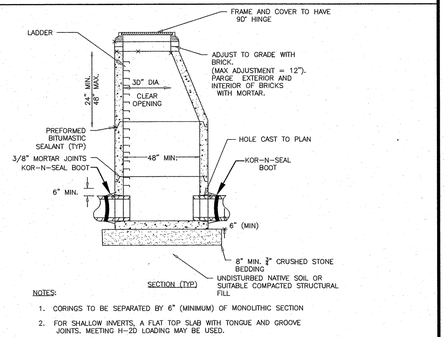
4 DOVER STD. D-8 Granite Curb
NOT TO SCALE

5 NOT USED
NOT TO SCALE



6 TYPICAL DRIVEWAY-1 CROSS SECTION
NOT TO SCALE

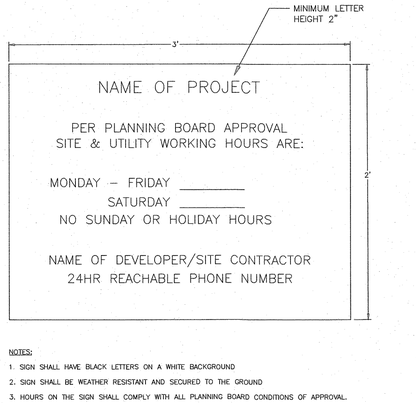
1. TACKIFIER TO BE APPLIED BETWEEN BINDER COURSE AND SURFACE COURSE, (BLACKLIDGE ULTRATACK OR EQUAL).
2. JOINT SEALANT TO BE APPLIED AT LANE JOINTS (SEALANT "C" PAVEMENT JOINT ADHESIVE).
3. SEE DOVER STANDARD DETAILS D-5 FOR ADDITIONAL INFO.
4. SEE DOVER STANDARD DETAILS D-8 FOR ADDITIONAL CURBING INFO.



NOTES:

1. CORINGS TO BE SEPARATED BY 6" (MINIMUM) OF MONOLITHIC SECTION
2. FOR SHALLOW INVERTS, A FLAT TOP SLAB WITH TONGUE AND GROOVE JOINTS, MEETING H-20 LOADING MAY BE USED.

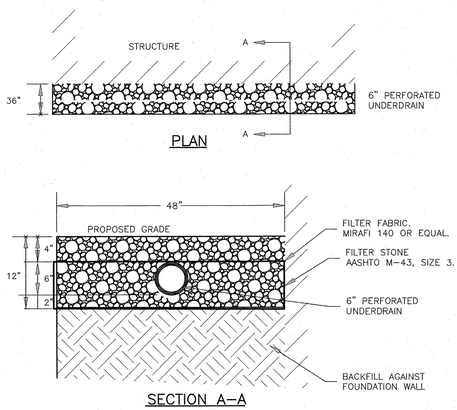
8 DOVER STD. D-20 DRAIN MANHOLE
NOT TO SCALE



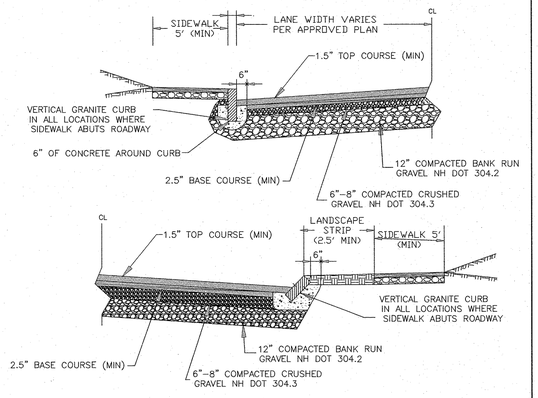
NOTES:

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.

9 DOVER STD. D-2 Construction Sign
NOT TO SCALE



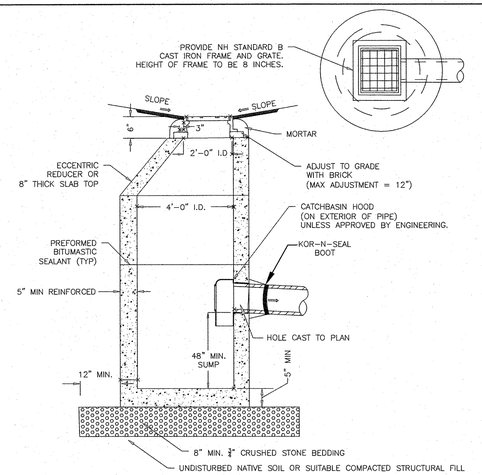
10 BUILDING DRIP EDGE
NOT TO SCALE



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.

11 DOVER STD. D-5 Roadway Cross Section
NOT TO SCALE



NOTES:

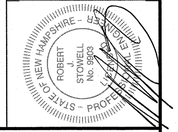
1. CORINGS TO BE SEPARATED BY 6" (MINIMUM) OF MONOLITHIC SECTION.
2. FOR SHALLOW INVERTS, A FLAT TOP SLAB WITH TONGUE AND GROOVE JOINTS. MEETING H-20 LOADING MAY BE USED.

12 DOVER STD. D-19 CATCH BASIN
NOT TO SCALE

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

ISSUED FOR TRC REVIEW
July 9, 2026

REVISIONS
DATE: DESCRIPTION:



CONSTRUCTION DETAILS

JEFFERSON DRIVE EXPANSION

JEFFERSON DRIVE
DOVER, NEW HAMPSHIRE

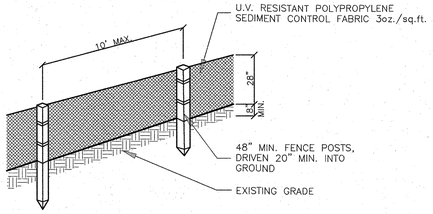
JULY 9, 2026

JOB No. 23115

SHEET No.

SP-6

(P26-0000)



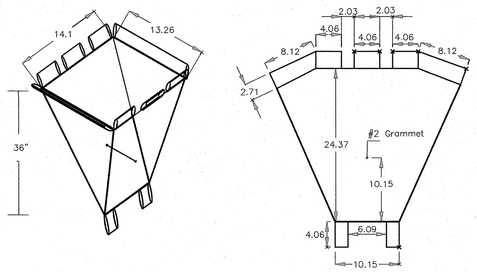
PERSPECTIVE VIEW

NOTES

1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR BEST MANAGEMENT PRACTICE FOR SILT FENCES, OF THE "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE" PREPARED BY ROCKINGHAM COUNTY CONSERVATION DISTRICT, DATED AUGUST 1992.
2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
4. FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 20 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQ.IN..
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BULGES IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.
6. REMOVE BY HAND AND PROPERLY DISPOSE OF ALL SEDIMENT PRIOR TO REMOVING FENCE.

SECTION

1 SILT FENCE
NOT TO SCALE



Specifications:

a) Fabric used shauld not be laminated.
b) Silt sack to have two #2 grommets, one on each of the two sides, 15" fram the bottam af the silt sack
c) Tie 1/4" wide yellow rope 19" long through the grommets on two sides of the silt sack.

2 Hi Vis Hi Flow Silt Sack
NOT TO SCALE

3 NOT USED
NOT TO SCALE

1. GRADE AND COMPACT ACCESS ROAD ENTRANCE AS NECESSARY PLACE FILTER FABRIC (MIRAFI OR EQUAL) AND PLACE 6" OF 1" – 2" STONE TO MATCH SLOPE OF EXISTING ROAD
2. PROVIDE NECESSARY SWALES OR DIVERSIONS TO MINIMIZE DIRECT FLOW OF WATER ONTO STONE AREA.
3. CONSTRUCTION ENTRANCE SHALL BE MAINTAINED AS NECESSARY TO REMOVE SILT FROM TIRES PRIOR TO ENTERING PUBLIC ROADS. A SMALL SWALE SHALL BE CONSTRUCTED ON THE DOWN GRADIENT SIDE TO TRAP ANY SILT WASHED FROM THE STONE.
4. HAYBALES OR SILT FENCE SHALL BE PLACED ON THE DOWN GRADIENT SIDE AS SHOWN ON THE EROSION CONTROL PLAN.

PROFILE

6 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

PLAN VIEW

NOTES

1.) ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2.) THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTER BERM IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
3.) WHERE IT REQUIRES REPAIR , IT WILL BE ROUTINELY REPAIRED.
4.) THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE BERM WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE BERM, OR AS DIRECTED BY THE ENGINEER.
5.) THE COMPOST FILTER BERM WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

9 FILTREXX SOCK – SILT FENCE
NOT TO SCALE

FILTER COMPOST MATERIAL AS PER SPECIFICATIONS.

1. BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE WILL BE NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE BERM.
2. THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSE AS POSSIBLE.
3. THE BERMS SHALL BE INSTALLED ON SLOPES OF LESS THAN 5%.
4. THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 80 AND 100%, DRY MASS WEIGHT BASIS, AND BE FIBEROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS.
5. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIALS.
6. THE MIX SHALL NOT CONTAIN SILTS, CLAY OR FINE SANDS.
7. THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 70 TO 85% PASSING A 6-INCH SCREEN AND A MAXIMUM OF 85% PASSING THE 0.75-INCH SCREEN.

11 EROSION CONTROL MULCH BERM
NOT TO SCALE

1. THE PROJECT SHALL BE MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
2. FUGITIVE DUST SHALL BE CONTROLLED IN ACCORDANCE WITH ENV–A 1000.

CRITICAL AREAS
Anywhere on the site that existing vegetatian is to be removed will require immediate erosian cantral treatment. Special care shauld be taken where runoff enters wetlands. All starm water practices areas shall be stabilized priar ta directing starm water to them; specifically all biaretntian basins and all infiltratian practices.

EROSION AND SEDIMENT CONTROL PRACTICES
Erasion and sediment cantral practices will include the use af rip–rap, and silt fence check dams. All erasian and sediment cantrol practices will be constructed and maintained according to the minimum standards and specificatians cantained in the "New Hampshire Stormwater Manual, Valume 2".

A. Erosion and Sediment Control Measures
1. The erasian cantral pracedures shall canform to Sectian 645 af the "Standard Specifications far Road and Bridge Canstructian" af the NH DOT, and the "New Hampshire Starmwater Manual."
2. During Canstructian and thereafter, erasion cantral measures are ta be implemented as nated. The smallest practical area af land shauld be exposed at any ane time during development. The amount of exposed areas which are tempararily stabilized withaut permanent stabilizatian shall be limited to 5 acres.
3. During grading operatians, install stane check dams at 50 faat intervals in drainage swales and at drain inlets where shawn. Barriers are ta be maintained and cleaned until disturbed areas are stabilized.
4. Any disturbed areas which are ta be left tempararily, and which will be regraded later during canstructian shall be machine hay mulched and seeded with rye grass ta prevent erasian.
5. Silt fences and ather erasion cantral measures shall be inspected weekly and after every 0.25" rainfall event during the life af the project. All damaged silt fences shall be repaired. Sediment deposits shall periodically be removed.
6. Avaid the use at future apen spaces (laam and seed areas) wherever passible during the canstructian. Canstructian traffic shall use the roadbeds af future roads and parking areas.
7. Topsail required far the establishment af vegetatian shall be stack piled in amaunts necessary to camplete finished grading af all exposed areas.
8. Areas ta be filled shall be cleared, grubbed, and stripped af tapsail ta remave trees, vegetatian, roots ar ather abjectionable material. Stumps shall be disposed by grinding ar fill in an approved facility.
9. All fills shall be placed and campacted to reduce erosian, slippage settlement, subsidence or other related prablems.
10. All fill shall be placed and campacted in layers nat ta exceed 8 inches in thickness.
11. Frozen material ar saft, mucky ar highly campressible material shall not be incarparated inta fills.
12. Fill material shall not be placed on a frazen faundatian subgrade.
13. Disturbed areas shall be seeded immediately follawing finished grading.
14. Limit af exposed area that is tempararily stabilized withaut permanent stabilizatian is 5 acres ar less.
15. All areas not stabilized by Nav. 1st must be pratected by Erasion Cantral Blankets ar equivalent and mulched/seeded with winter rye ar aats.
16. All disturbed areas must be seed and mulched within 3 days af final grading, permanently stabilized within 15 days of final grading ar tempararily stabilized within 45 days af initial disturbance.
17. All ditches and swales are ta be stabilized priar ta directing runaff ta these features.
18. All cut and fill slapes shall be seeded immediately.
19. An area shall be considered stable if ane af the follawing has occurred:
    a.) Base course gravels are installed in areas ta be paved
    b.) A minimum af 85% vegetated grawth has been established
    c.) A minimum af 3" af nan–erasive material such as stone ar riprap has been installed
    d.) Erasion cantral blankets have been praperly installed.

B. Vegetative Practice
All ground areas apened up far canstructian will be regraded, laamed, seeded and mulched in the shortest practical time. All Temparary and Permanent Seeding must be applied priar ta October 1st. Employ temparary erasian and sedimentatian cantral devices as detailed in this plan as necessary until adequate stabilizatian has been assured.

A. Temporary Seeding & Hay Mulching
1. At no time shall any disturbed area remain unstabilized far langer than 30 days. All areas where canstructian is nat campleted within 30 days af the initial disturbance shall receive temparary seeding measures.
2. Fertilizer shall be spread an the tap layer af laam and warked inta the surface. Fertilizer applicatian rate shall be 300 paunds per acre af 10–10–10 fertilizer.
3. Seed shall be Winter Rye, 112 LBS. per acre.
4. Remave stones and trash that will interfere with seeding the area. Where feasible, till the sail ta a depth of about 3 inches ta prepare a seedbed and mix fertilizer inta the sail. The seedbed shauld be left in a firm and smaath canditian. The last tillage aperatian should be performed acrass the slope whenever practical.
5. If seeding between May 15th and August 15th, hay mulch shall be applied immediately after seeding at a rate af 1.5 ta 2 tans per acre and shall be held in place using appropriate techniques fram the Erasian and Sediment Cantrol Handbaak.
6. The surface shall be watered and kept maist with a fine spray as required withaut washing away the sail, until the grass is well estabished. Any areas which are nat satisfactorily covered with grass shall be reseeded, and all naxiaus weeds are remaved.

B. Permanent Seeding & Hay Mulching
1. All disturbed areas shall be laamed (4") and limed. Lime shall be tharaughly incorparated inta the laam layer at a rate at 2 tons per acre.
2. Fertilizer shall be spread an the tap layer af loam and worked inta then surface. Fertilizer applicatian rate shall be 500 paunds per acre of 10–20–20 fertilizer.
3. Seed shall be 48 lbs. per acre, SCS mixture "c" (20 lbs tall fescue, 20 lbs. creeping red fescue and 8 lbs. birds faat trefoil = 48 lbs total.) The soil shall be lightly raked immediately befare seeding. One half the seed shall be sawn in ane direction and the ather half at right angles ta the original direction. It shall be lightly raked in ta the soil ta a depth nat aver 1/4 inch and rolled with hand roller weighing nat aver 100 points per linear faat ta width.
4. Hay mulch shall be applied immediately after seeding at a rate of 1.5 ta 2 tons per acre and shall be held in place using appropriate techniques fram the Erasion and Sediment Control Handbaak. The surface shall be watered and kept maist with a fine spray as required, withaut washing away the sail, until the grass is well established. Any areas which are nat satisfactarily cavered with grass shall be reseeded, and all naxiaus weeds removed.

CONSTRUCTION SEQUENCE
1. Do nat begin canstructian until all local, state and federal permits have been applied far and received.
2. Install silt fences filtrex sack as necessary ta cantrol erasian and prevent sediment contaminatian priar ta any earth maving activities.
3. Cut and remove trees, shrubs, saplings, brush, vines and ather debris and rubbish as specified far canstructian.
4. Care shall be taken to preserve the infiltratian capacity af the infiltrating sail. See the New Hampshire Stormwater Manual for additianal infarmatian.
5. Construct stormwater Sand Filter. Da nat direct runoff to these practices until the practice and cantributing areas are fully stabilized.
6. Building canstructian may begin.
7. Construct driveways, parking and utilities.
8. Loam and seed disturbed areas in accardance with vegetative practice and general canstructian notes. Cut and fill slopes shall be seeded immediately after their canstructian.
9. All areas receiving runoff, including but not limited ta the stormwater infiltratian shall be stabilized prior ta directing runaff ta them.
10. All sails that are finish graded must be stabilized within 72 hours af disturbance.
11. Maintain disturbed areas as necessary.

MAINTENANCE
During the period af canstructian and/ar until long term vegetatian is established:
1. Seeded areas will be fertilized and reseeded as necessary ta insure vegetative establishment.
2. The side slapes will be checked after each significant rainfall.
3. The side slapes will be checked weekly and repaired when necessary until adequate vegetatian is established.
4. The silt fence barriers will be checked regularly. Necessary repairs will be made ta correct undermining or deteriaratian of the structures.

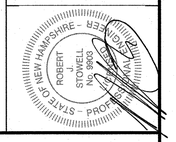
WINTER CONSTRUCTION NOTES
1. All prapased vegetated areas which do nat exhibit a minimum af 85% vegetatian growth by October 15th, ar which are disturbed after October 15th, shall be stabilized by seeding and installing erasian control blankets an slapes greater than 3:1, and seeding and placing 3 to 4 tans af mulch per acre, secured with anchared netting, elsewhere. The installatian af erasian cantral blankets ar mulch and netting shall nat accur aver accumulated snaw ar an frazen graund and shall be campleted in advance af thaw or spring melts.
2. All ditches ar swales which do nat exhibit a minimum af 85% vegetatian growth by October 15th, ar which are disturbed after October 15th, shall be stabilized tempararily with stane ar erasian cantral blankets appropriate far the design flaw canditians.
3. After November 15th, incamplete road or parking surfaces, where work has stopped far the winter seasan, shall be pratected with a minimum af 3 inches af crushed gravel per NHDOT item 304.3.

12 EROSION AND SEDIMENT CONTROL NOTES

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

ISSUED FOR TRC REVIEW
July 9, 2026

REVISIONS
DATE: DESCRIPTION:



CONSTRUCTION DETAILS

JEFFERSON DRIVE EXPANSION

JEFFERSON DRIVE
DOVER, NEW HAMPSHIRE

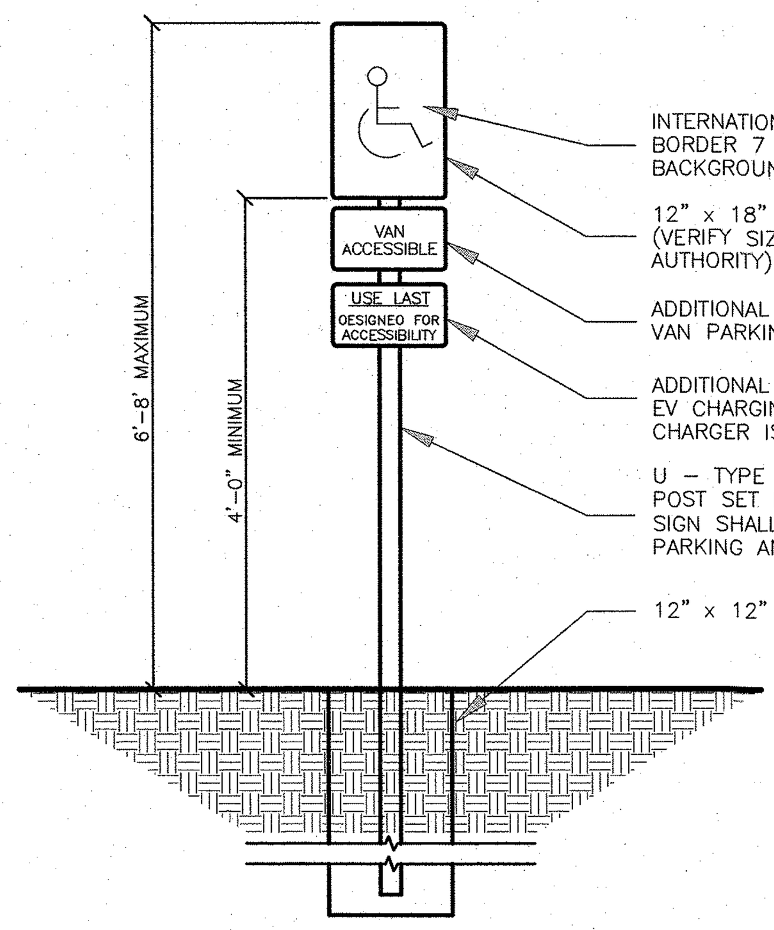
JULY 9, 2026

JOB No. 23115

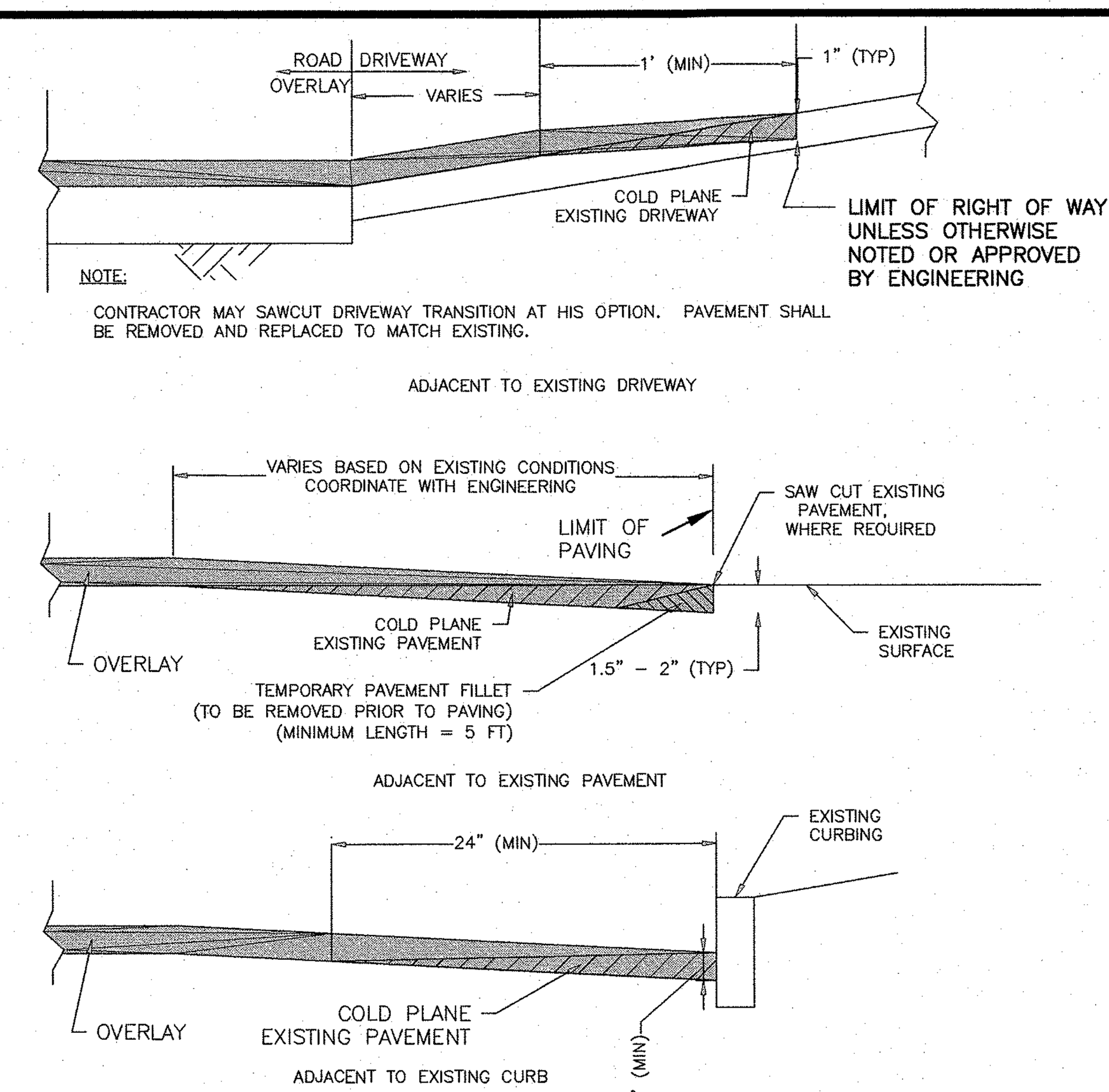
SHEET No.

SP-7

(P26-0000)

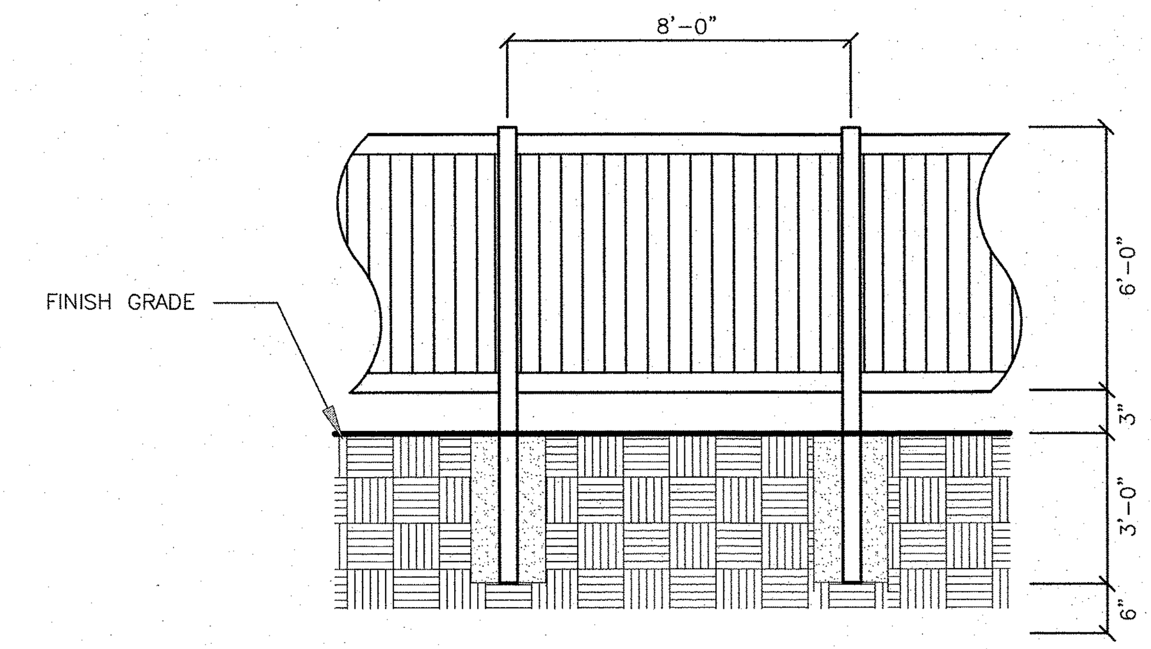


1 ACCESSIBLE SIGN
NOT TO SCALE



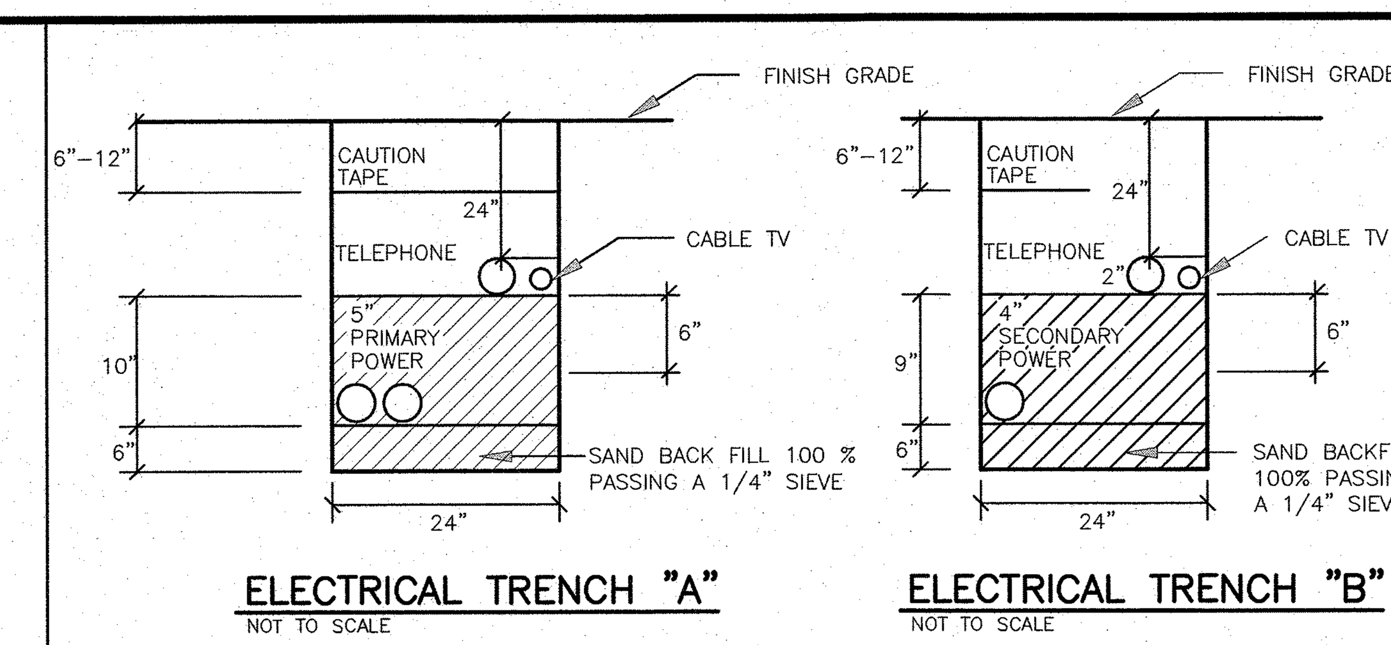
NOTES:
1. THE LENGTH OF THE TAPER MAY BE ADJUSTED AS ORDERED TO PROVIDE FOR VARYING FIELD CONDITIONS OR CHANGES IN SINGLE COURSE DEPTH.

2 DOVER STD. D–12 Pavement Overlay Details
NOT TO SCALE



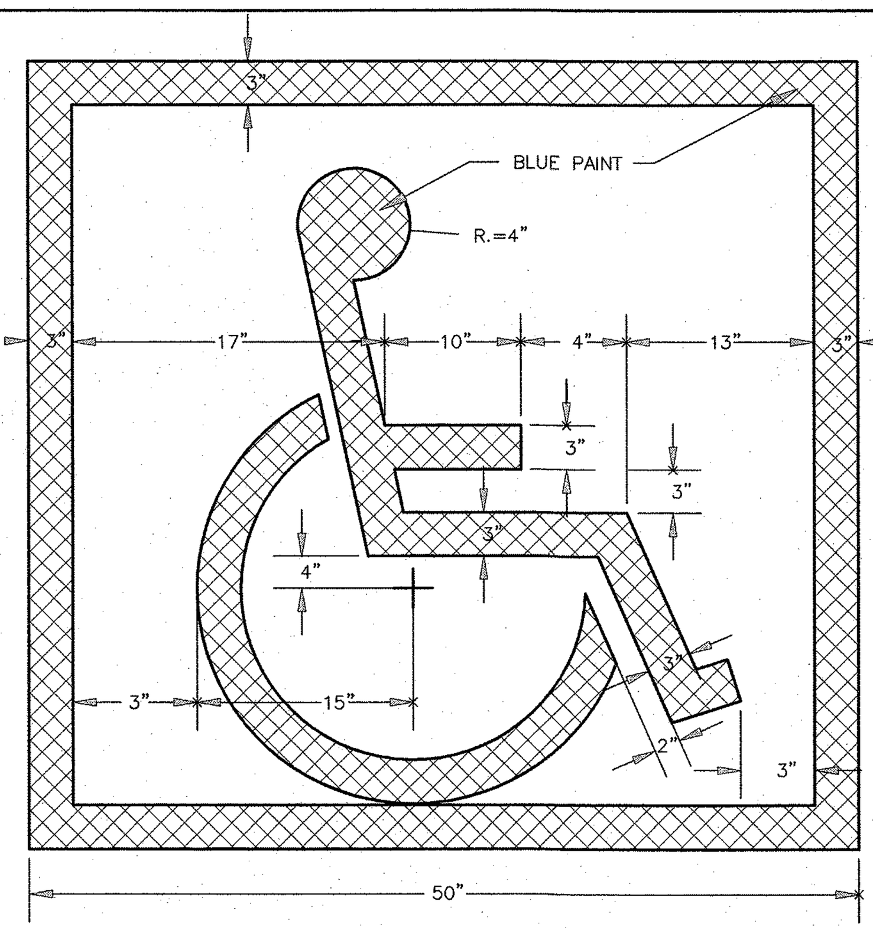
INSTALL 6' TALL VINYL FENCE
POSTS SHALL BE EMBEDDED 36" MINIMUM

3 VINYL STOCKADE FENCE DETAIL
NOT TO SCALE

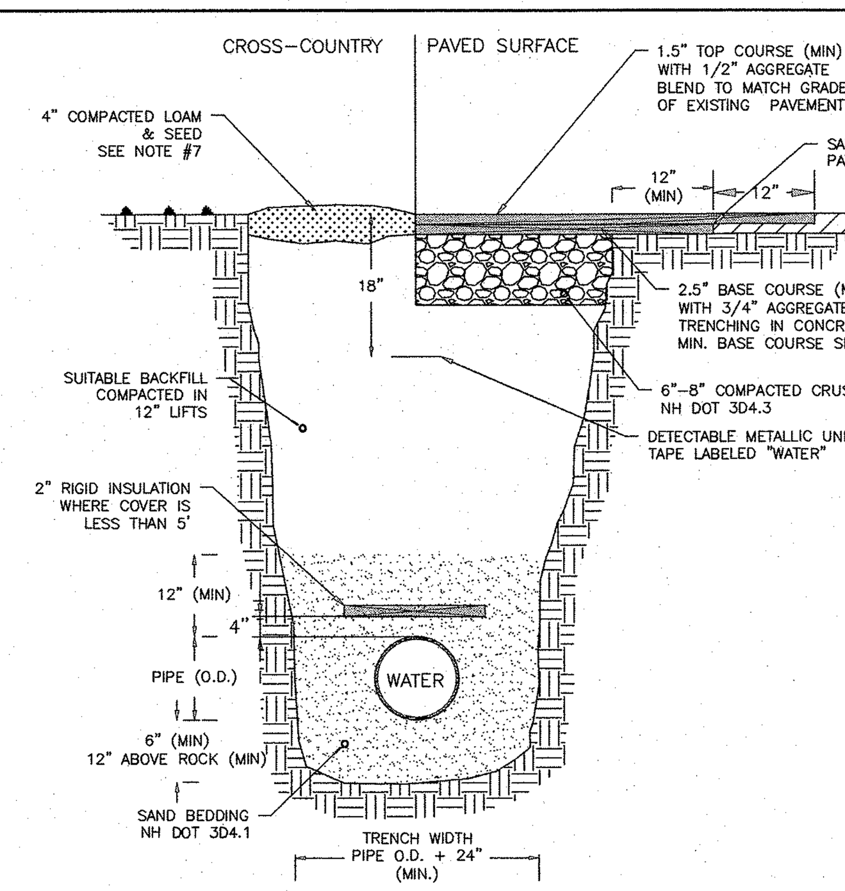


1.) TELEPHONE CONDUIT SHALL BE 3" SCHEDULE 40 PVC, WITH STEEL SWEEPS AT RISER POLE, 90° BENDS AND AT BUILDING.
2.) LEAVE PULL ROPE IN ALL CONDUITS FOR CABLE INSTALLATION.
3.) FOR COMPLETE SPECIFICATION SEE "PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE CONSTRUCTION SPECIFICATIONS FOR UNDERGROUND CONDUIT SYSTEMS".
4.) CONTRACTOR SHOULD VERIFY THE NUMBER & SIZE OF CONDUIT WITH THE APPROPRIATE UTILITIES.

4 ELECTRICAL TRENCH
NOT TO SCALE



5 ACCESSIBLE SYMBOL DETAIL
NOT TO SCALE



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.

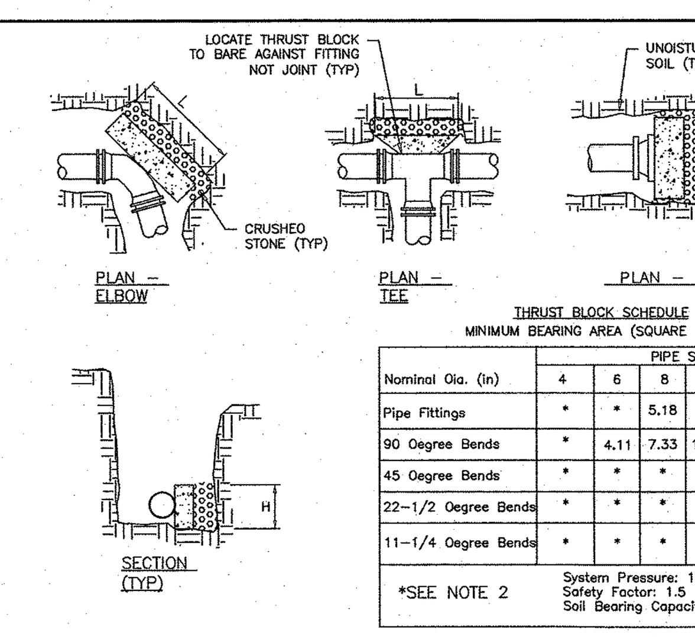
4. MAINTAIN 10' (MIN.) HORIZONTAL AND 18" (MIN) VERTICAL SEPARATION BETWEEN WATER & SEWER MAINS (WATER ABOVE SEWER). HORIZONTAL DISTANCE MAY BE REDUCED TO 5' (MIN.) FOR SERVICES PROVIDED THE WATER SERVICE IS A CONTINUOUS PIPE WITHOUT JOINTS OR FITTINGS.

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.

6 DOVER STD. D–4 Water Trench
NOT TO SCALE

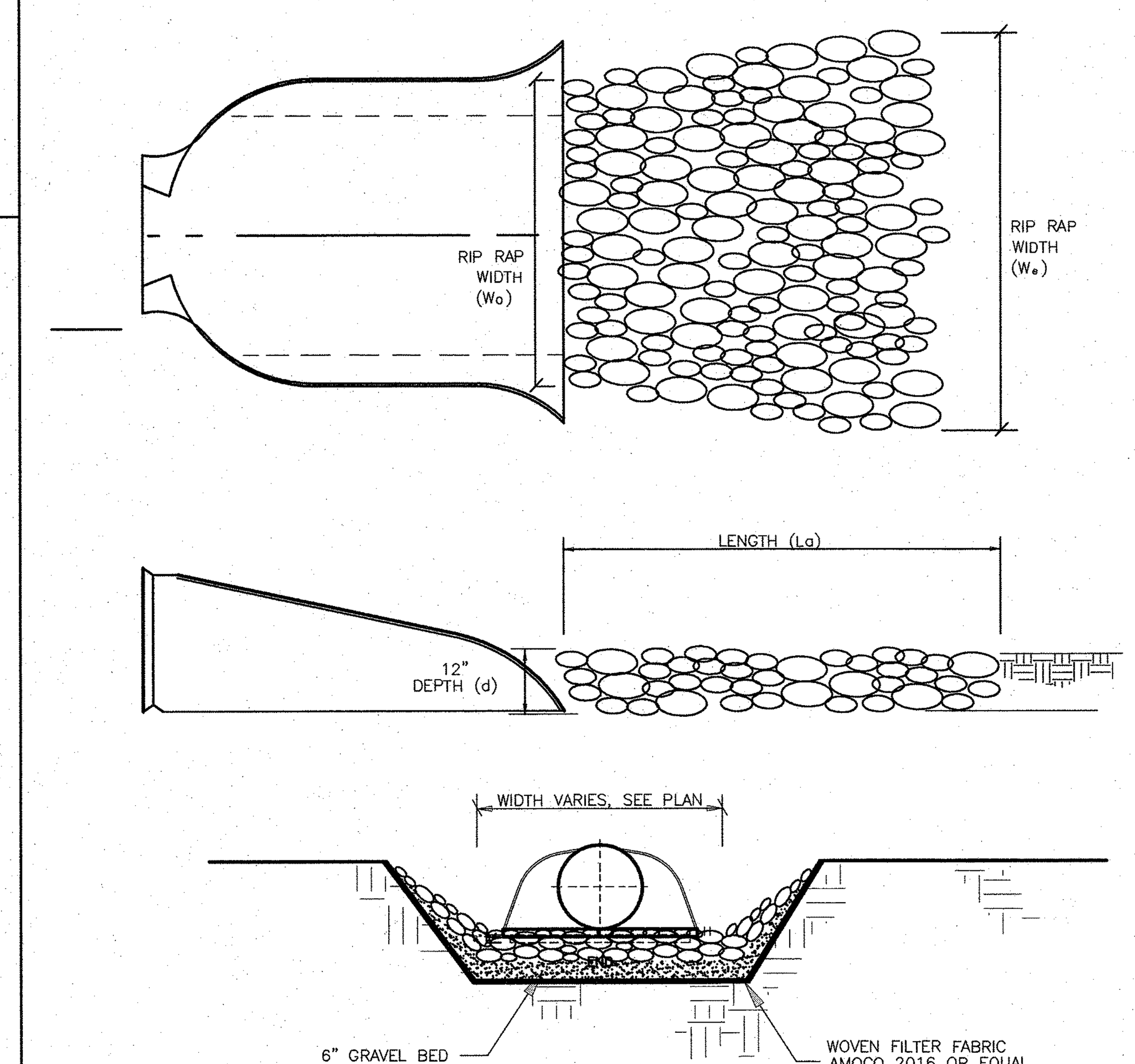


THRUST BLOCK SCHEDULE
MINIMUM BEARING AREA (SQUARE FEET)

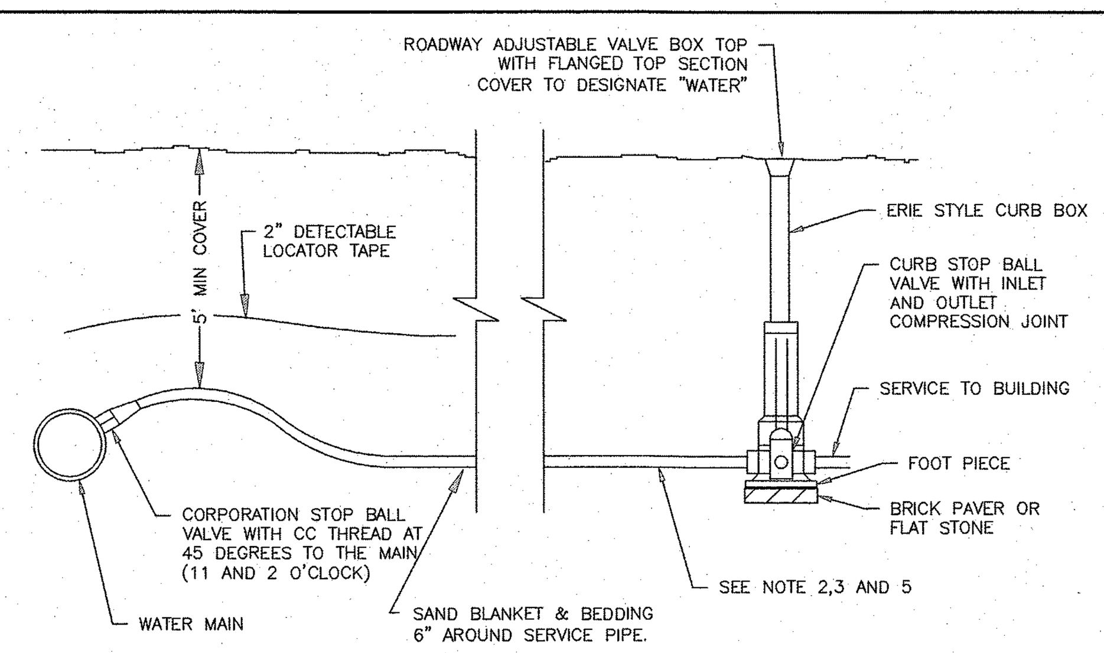
	PIPE SIZE					
Nominal Dia. (in)	4	6	8	10	12	16
Pipe Fittings	*	*	5.18	7.96	11.43	20.29
90 Degree Bends	*	4.11	7.33	11.26	16.17	28.69
45 Degree Bends	*	*	*	6.10	8.75	15.53
22–1/2 Degree Bends	*	*	*	*	4.46	7.92
11–1/4 Degree Bends	*	*	*	*	*	*
*SEE NOTE 2	System Pressure: 125 psi Safety Factor: 1.5 Soil 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.

7 DOVER STD. D–15 THRUST BLOCK
NOT TO SCALE

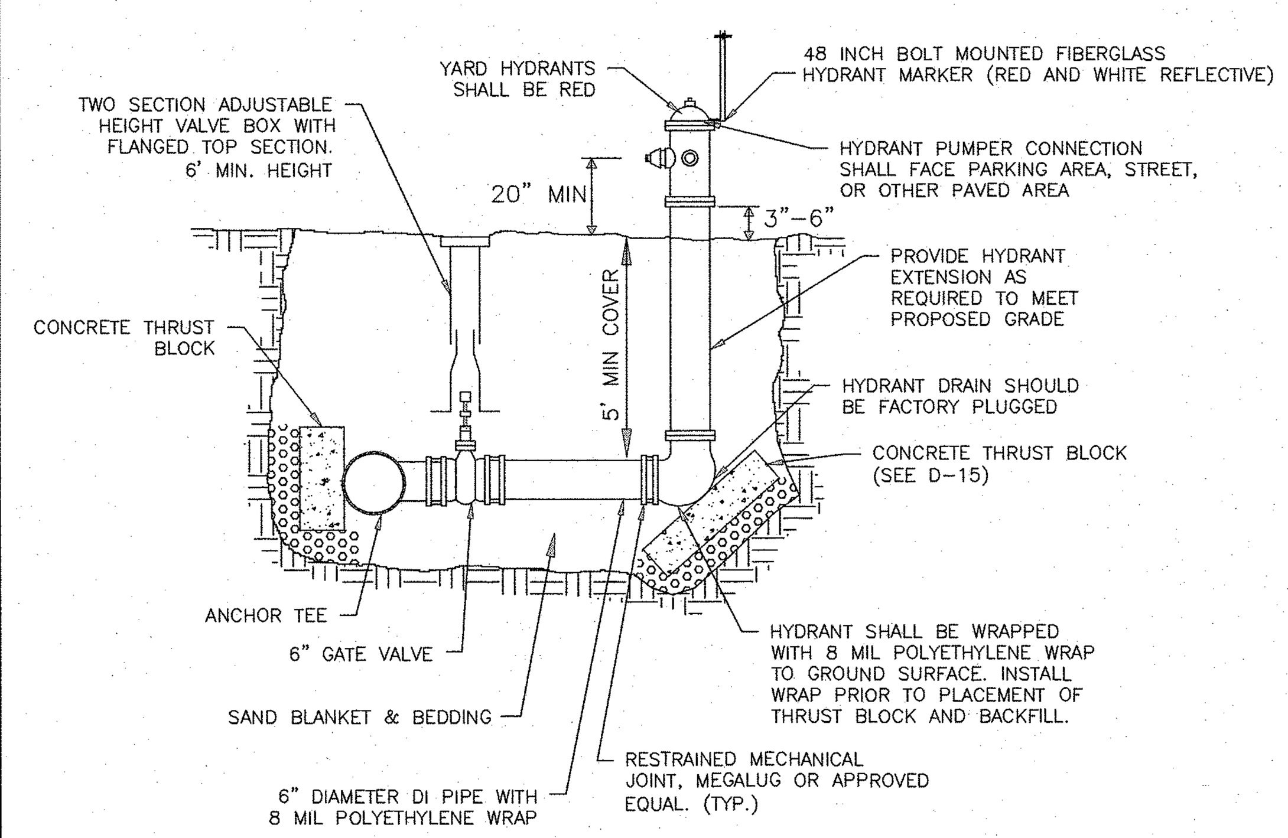


8 RIPRAP DETAIL
NOT TO SCALE



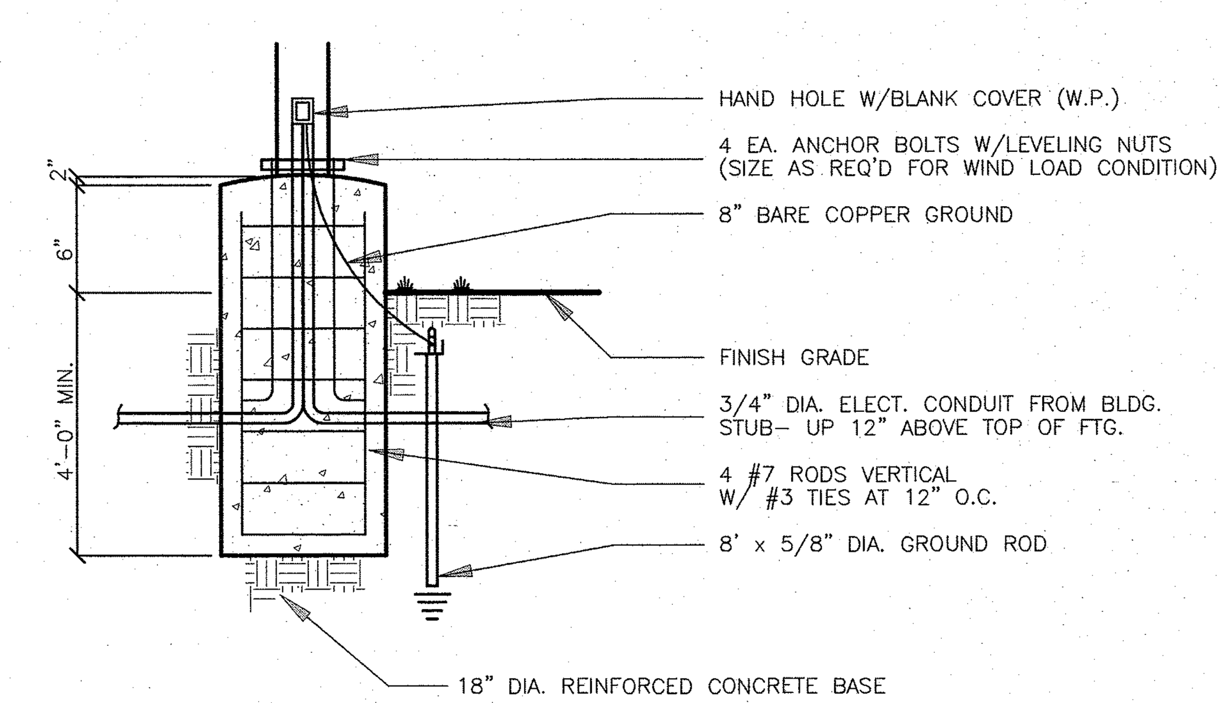
NOTES:
1. ALL WATER LINES 4" OR GREATER SHALL BE DUCTILE IRON WITH AN 8 MIL POLYETHYLENE WRAP, INCLUDING TEE AND OTHER CONNECTIONS.
2. WATER SERVICE LINES SHALL BE COPPER TUBING (TYPE K) BETWEEN MAIN AND CURB STOP.
3. SERVICE BETWEEN CURB STOP AND BUILDING MAY BE (BLUE OR BLACK) CTS SDR 9 PLASTIC POLYETHYLENE 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. APPROVED WATER SERVICE MATERIALS INCLUDE:
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.

9 DOVER STD. D–13 WATER SERVICE CONNECTION
NOT TO SCALE

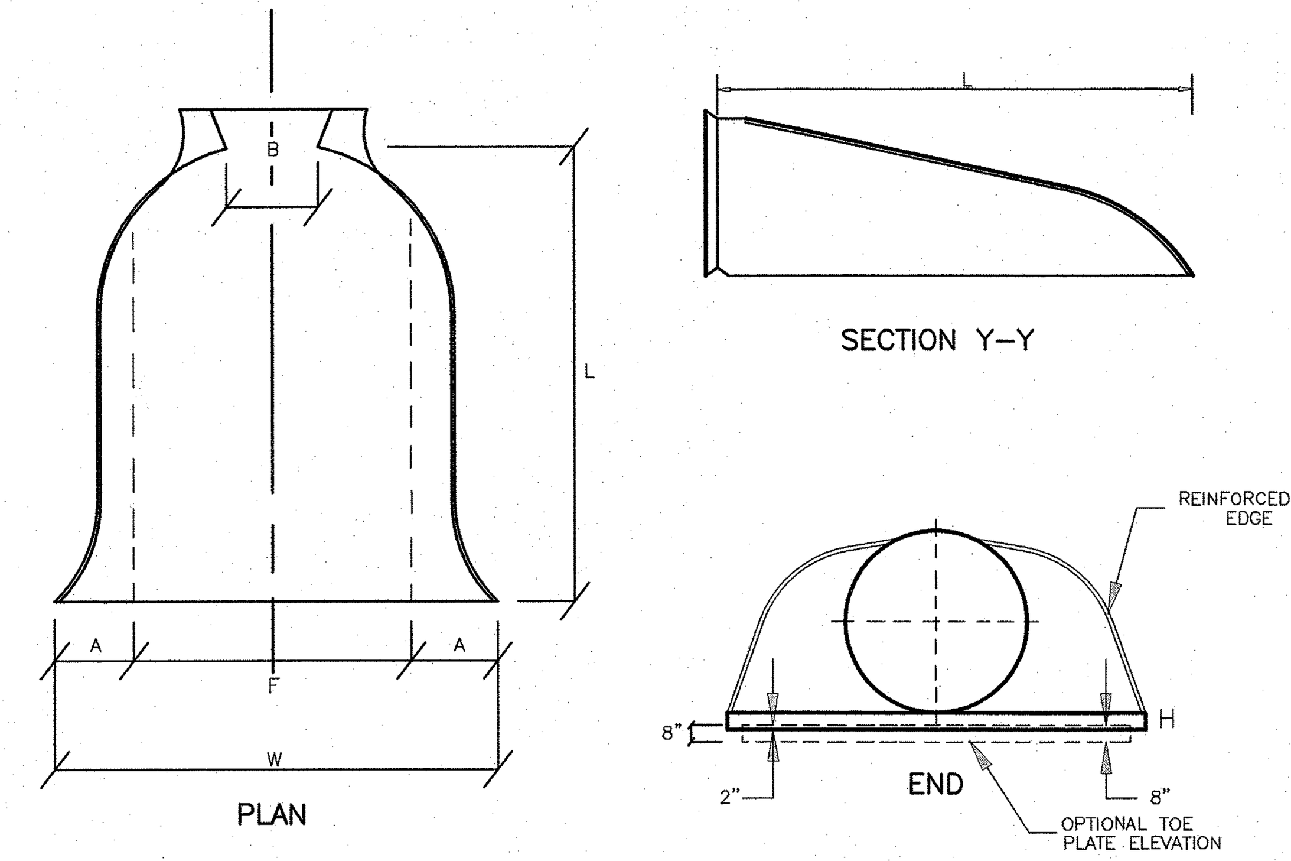


NOTES:
1. FIRE HYDRANTS SHALL BE FACTORY SEALED EDDY STYLE 2641.
2. HYDRANT SHALL BE PAINTED RED WITH EPOXY PAINT AS RECOMMENDED BY THE HYDRANT MANUFACTURER.
3. HYDRANT SHALL OPEN LEFT.
4. HYDRANT MARKER TO BE 3/8" FIBERGLASS RODS BY E–ZGUIDE PRODUCTS OR APPROVED EQUAL.
5. PIPE BEDDING AND BLANKET SHALL MEET THE STANDARD WATER TRENCH DETAIL D–4.

10 DOVER STD. D–14 FIRE HYDRANT
NOT TO SCALE



11 SITE LIGHTING BASE
NOT TO SCALE



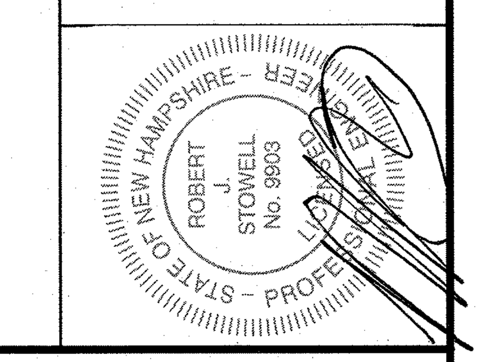
DIA	A	B	H	F	L	W
12"	5"	7"	6"	22"	21"	44"

12 CMP FLARED END SECTION
NOT TO SCALE

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

ISSUED FOR TRC REVIEW
July 9, 2026

REVISIONS
DATE: DESCRIPTION:



CONSTRUCTION DETAILS
JEFFERSON DRIVE EXPANSION
JEFFERSON DRIVE
DOVER, NEW HAMPSHIRE
JULY 9, 2026
JOB No. 23115

SHEET No.
SP-8

(P26-0000)

Advanced Drainage Systems, Inc.

ADS SiteAssist
FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OURWEBSITE

DC-780 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH DC-780.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - ΤΟ ΜΑΙΝΤΑΙΝ ΤΗΕ ΩΙΔΤΗ ΟΦ ΧΗΑΜΒΕΡΣ ΔΥΡΙΝΓ ΣΗΙΠΠΙΝΓ ΑΝΔ ΗΑΝΔΛΙΝΓ, ΧΗΑΜΒΕΡΣ ΣΗΑΛΛ ΗΑςΕ ΙΝΤΕΓΡΑΛ, ΙΝΤΕΡΛΟΧΚΙΝΓ ΣΤΑΧΚΙΝΓ ΛΥΓΣ.
   - ΤΟ ΕΝΣΥΡΕ Α ΣΕΧΥΡΕ ϑΟΙΝΤ ΔΥΡΙΝΓ ΙΝΣΤΑΛΛΑΤΙΟΝ ΑΝΔ ΒΑΧΚΦΙΛΛ, ΤΗΕ ΗΕΙΓΗΤ ΟΦ ΤΗΕ ΧΗΑΜΒΕΡ ϑΟΙΝΤ ΣΗΑΛΛ ΝΟΤ ΒΕ ΛΕΣΣ ΤΗΑΝ 2□.
   - ΤΟ ΕΝΣΥΡΕ ΤΗΕ ΙΝΤΕΓΡΙΤΨ ΟΦ ΤΗΕ ΑΡΧΗ ΣΗΑΠΕ ΔΥΡΙΝΓ ΙΝΣΤΑΛΛΑΤΙΟΝ, α) ΤΗΕ ΑΡΧΗ ΣΤΙΦΦΝΕΣΣ ΧΟΝΣΤΑΝΤ ΣΗΑΛΛ ΒΕ ΓΡΕΑΤΕΡ ΤΗΑΝ ΟΡ ΕΘΥΑΛ ΤΟ 500 ΛΒΣ/ΦΤ/%. ΤΗΕ ΑΣΧ ΙΣ ΔΕΦΙΝΕΔ ΙΝ ΣΕΧΤΙΟΝ 6.2.8 ΟΦ ΑΣΤΜ Φ2418. ΑΝΔ β) ΤΟ ΡΕΣΙΣΤ ΧΗΑΜΒΕΡ ΔΕΦΟΡΜΑΤΙΟΝ ΔΥΡΙΝΓ ΙΝΣΤΑΛΛΑΤΙΟΝ ΑΤ ΕΛΕςΑΤΕΔ ΤΕΜΠΕΡΑΤΥΡΕΣ (ΑΒΟςΕ 73° Φ / 23° Χ), ΧΗΑΜΒΕΡΣ ΣΗΑΛΛ ΒΕ ΠΡΟΔΥΧΕΔ ΦΡΟΜ ΡΕΦΛΕΧΤΙςΕ ΓΟΛΔ ΟΡ ΨΕΛΛΟΩ ΧΟΛΟΡΣ.
8. ΟΝΛΨ ΧΗΑΜΒΕΡΣ ΤΗΑΤ ΑΡΕ ΑΠΠΡΟςΕΔ ΒΨ ΤΗΕ ΣΙΤΕ ΔΕΣΙΓΝ ΕΝΓΙΝΕΕΡ ΩΙΛΛ ΒΕ ΑΛΛΟΩΕΔ. ΥΠΟΝ ΡΕΘΥΕΣΤ ΒΨ ΤΗΕ ΣΙΤΕ ΔΕΣΙΓΝ ΕΝΓΙΝΕΕΡ ΟΡ ΟΩΝΕΡ, ΤΗΕ ΧΗΑΜΒΕΡ ΜΑΝΥΦΑΧΤΥΡΕΡ ΣΗΑΛΛ ΣΥΒΜΙΤ Α ΣΤΡΥΧΤΥΡΑΛ ΕςΑΛΥΑΤΙΟΝ ΦΟΡ ΑΠΠΡΟςΑΛ ΒΕΦΟΡΕ ΔΕΛΙςΕΡΙΝΓ ΧΗΑΜΒΕΡΣ ΤΟ ΤΗΕ ΠΡΟϑΕΧΤ ΣΙΤΕ ΑΣ ΦΟΛΛΟΩΣ:
   - ΤΗΕ ΣΤΡΥΧΤΥΡΑΛ ΕςΑΛΥΑΤΙΟΝ ΣΗΑΛΛ ΒΕ ΣΕΑΛΕΔ ΒΨ Α ΡΕΓΙΣΤΕΡΕΔ ΠΡΟΦΕΣΣΙΟΝΑΛ ΕΝΓΙΝΕΕΡ.
   - ΤΗΕ ΣΤΡΥΧΤΥΡΑΛ ΕςΑΛΥΑΤΙΟΝ ΣΗΑΛΛ ΔΕΜΟΝΣΤΡΑΤΕ ΤΗΑΤ ΤΗΕ ΣΑΦΕΤΨ ΦΑΧΤΟΡΣ ΑΡΕ ΓΡΕΑΤΕΡ ΤΗΑΝ ΟΡ ΕΘΥΑΛ ΤΟ 1.95 ΦΟΡ ΔΕΑΔ ΛΟΑΔ ΑΝΔ 1.75 ΦΟΡ ΛΙςΕ ΛΟΑΔ, ΤΗΕ ΜΙΝΙΜΥΜ ΡΕΘΥΙΡΕΔ ΒΨ ΑΣΤΜ Φ2787 ΑΝΔ ΒΨ ΣΕΧΤΙΟΝΣ 3 ΑΝΔ 12.12 ΟΦ ΤΗΕ ΑΑΣΗΤΟ ΛΡΦΔ ΒΡΙΔΓΕ ΔΕΣΙΓΝ ΣΠΕΧΙΦΙΧΑΤΙΟΝΣ ΦΟΡ ΘΕΡΜΟΠΛΑΣΤΙΧ ΠΙΠΕ.
   - ΤΗΕ ΤΕΣΤ ΔΕΡΙςΕΔ ΧΡΕΕΠ ΜΟΔΥΛΥΣ ΑΣ ΣΠΕΧΙΦΙΕΔ ΙΝ ΑΣΤΜ Φ2418 ΣΗΑΛΛ ΒΕ ΥΣΕΔ ΦΟΡ ΠΕΡΜΑΝΕΝΤ ΔΕΑΔ ΛΟΑΔ ΔΕΣΙΓΝ ΕΞΧΕΠΤ ΤΗΑΤ ΙΤ ΣΗΑΛΛ ΒΕ ΤΗΕ 75-ΨΕΑΡ ΜΟΔΥΛΥΣ ΥΣΕΔ ΦΟΡ ΔΕΣΙΓΝ.
9. ΧΗΑΜΒΕΡΣ ΑΝΔ ΕΝΔ ΧΑΠΣ ΣΗΑΛΛ ΒΕ ΠΡΟΔΥΧΕΔ ΑΤ ΑΝ ΙΣΟ 9001 ΧΕΡΤΙΦΙΕΔ ΜΑΝΥΦΑΧΤΥΡΙΝΓ ΦΑΧΙΛΙΤΨ.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE DC-780 CHAMBER SYSTEM

1. STORMTECH DC-780 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH DC-780 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE SC-310/DC-780/SC-800".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - ΣΤΟΝΕΣΗΟΟΤΕΡ ΛΟΧΑΤΕΔ ΟΦΦ ΤΗΕ ΧΗΑΜΒΕΡ ΒΕΔ.
   - ΒΑΧΚΦΙΛΛ ΑΣ ΡΟΩΣ ΑΡΕ ΒΥΙΛΤ ΥΣΙΝΓ ΑΝ ΕΞΧΑςΑΤΟΡ ΟΝ ΤΗΕ ΦΟΥΝΔΑΤΙΟΝ ΣΤΟΝΕ ΟΡ ΣΥΒΓΡΑΔΕ.
   - ΒΑΧΚΦΙΛΛ ΦΡΟΜ ΟΥΤΣΙΔΕ ΤΗΕ ΕΞΧΑςΑΤΙΟΝ ΥΣΙΝΓ Α ΛΟΝΓ ΒΟΟΜ ΗΟΕ ΟΡ ΕΞΧΑςΑΤΟΡ.
4. ΤΗΕ ΦΟΥΝΔΑΤΙΟΝ ΣΤΟΝΕ ΣΗΑΛΛ ΒΕ ΛΕςΕΛΕΔ ΑΝΔ ΧΟΜΠΑΧΤΕΔ ΠΡΙΟΡ ΤΟ ΠΛΑΧΙΝΓ ΧΗΑΜΒΕΡΣ.
5. ϑΟΙΝΤΣ ΒΕΤΩΕΕΝ ΧΗΑΜΒΕΡΣ ΣΗΑΛΛ ΒΕ ΠΡΟΠΕΡΛΨ ΣΕΑΤΕΔ ΠΡΙΟΡ ΤΟ ΠΛΑΧΙΝΓ ΣΤΟΝΕ.
6. MAINTAIN ΜΙΝΙΜΥΜ6" (150 mm) ΣΠΑΧΙΝΓ ΒΕΤΩΕΕΝ ΤΗΕ ΧΗΑΜΒΕΡ ΡΟΩΣ.
7. ΕΜΒΕΔΜΕΝΤ ΣΤΟΝΕ ΣΥΡΡΟΥΝΔΙΝΓ ΧΗΑΜΒΕΡΣ ΜΥΣΤ ΒΕ Α ΧΛΕΑΝ, ΧΡΥΣΗΕΔ, ΑΝΓΥΛΑΡ ΣΤΟΝΕ ΟΡ ΡΕΧΨΧΛΕΔ ΧΟΝΧΡΕΤΕ; ΑΑΣΗΤΟ Μ43 #3, 357, 4, 467, 5, 56, ΟΡ 57.
8. ΤΗΕ ΧΟΝΤΡΑΧΤΟΡ ΜΥΣΤ ΡΕΠΟΡΤ ΑΝΨ ΔΙΣΧΡΕΠΑΝΧΙΕΣ ΩΙΤΗ ΧΗΑΜΒΕΡ ΦΟΥΝΔΑΤΙΟΝ ΜΑΤΕΡΙΑΛΣ ΒΕΑΡΙΝΓ ΧΑΠΑΧΙΤΙΕΣ ΤΟ ΤΗΕ ΣΙΤΕ ΔΕΣΙΓΝ ΕΝΓΙΝΕΕΡ.
9. ΑΔΣ ΡΕΧΟΜΜΕΝΔΣ ΤΗΕ ΥΣΕ ΟΦ ∀ΦΛΕΞΣΤΟΡΜ ΧΑΤΧΗ ΙΤ∀ ΙΝΣΕΡΤΣ ΔΥΡΙΝΓ ΧΟΝΣΤΡΥΧΤΙΟΝ ΦΟΡ ΑΛΛ ΙΝΛΕΤΣ ΤΟ ΠΡΟΤΕΧΤ ΤΗΕ ΣΥΒΣΥΡΦΑΧΕ ΣΤΟΡΜΩΑΤΕΡ ΜΑΝΑΓΕΜΕΝΤ ΣΨΣΤΕΜ ΦΡΟΜ ΧΟΝΣΤΡΥΧΤΙΟΝ ΣΙΤΕ ΡΥΝΟΦΦ.

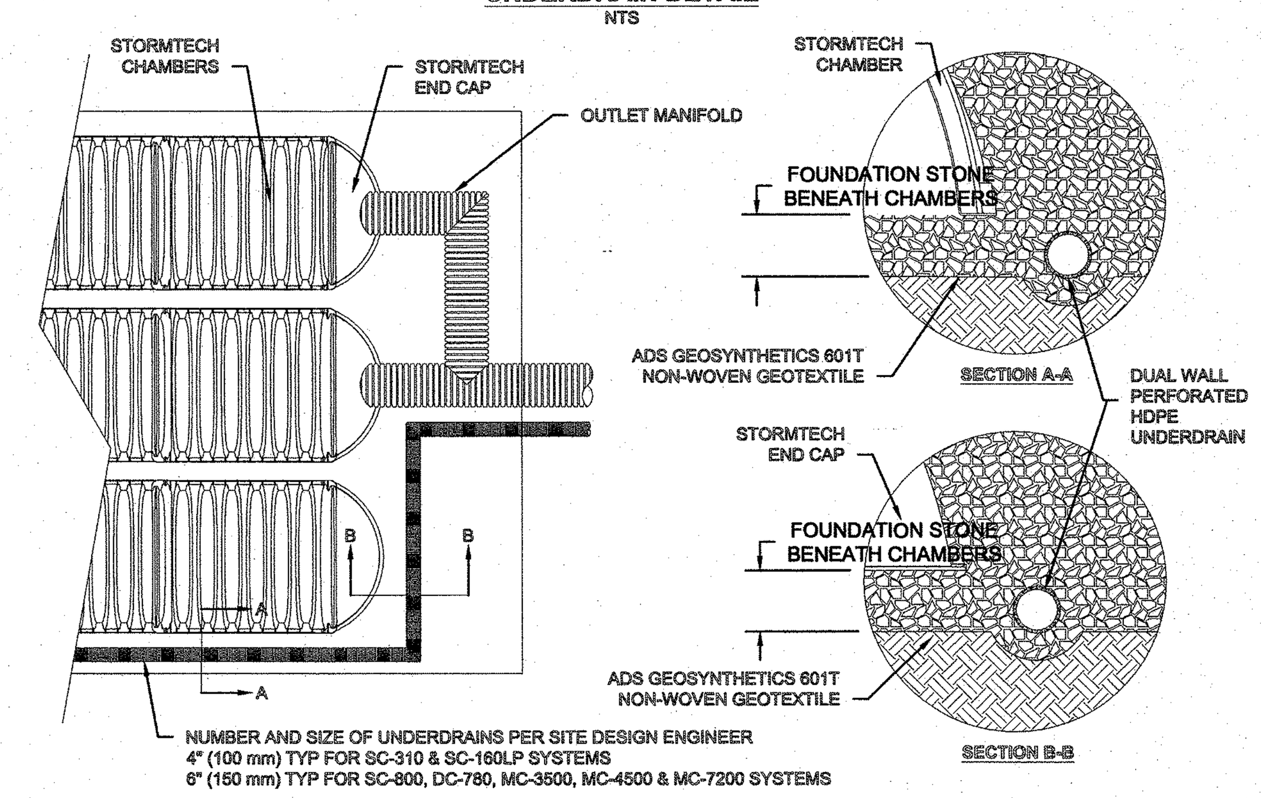
NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH DC-780 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE SC-310/DC-780/SC-800".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER DC-780 CHAMBERS IS LIMITED:
   - ΝΟ ΕΘΥΙΠΜΕΝΤ ΙΣ ΑΛΛΟΩΕΔ ΟΝ ΒΑΡΕ ΧΗΑΜΒΕΡΣ.
   - ΝΟ ΡΥΒΒΕΡ ΤΙΡΕΔ ΛΟΑΔΕΡΣ, ΔΥΜΠ ΤΡΥΧΚΣ, ΟΡ ΕΞΧΑςΑΤΟΡΣ ΑΡΕ ΑΛΛΟΩΕΔ ΥΝΤΙΛ ΠΡΟΠΕΡ ΦΙΛΛ ΔΕΠΤΗΣ ΑΡΕ ΡΕΑΧΗΕΔ ΙΝ ΑΧΧΟΡΔΑΝΧΕ ΩΙΤΗ ΤΗΕ ∀ΣΤΟΡΜΤΕΧΗ ΙΝΣΤΑΛΛΑΤΙΟΝ ΓΥΙΔΕ ΣΧ–310/ΔΧ–780/ΣΧ–800∀.
   - ΩΕΙΓΗΤ ΛΙΜΙΤΣ ΦΟΡ ΧΟΝΣΤΡΥΧΤΙΟΝ ΕΘΥΙΠΜΕΝΤ ΧΑΝ ΒΕ ΦΟΥΝΔ ΙΝ ΤΗΕ ∀ΣΤΟΡΜΤΕΧΗ ΙΝΣΤΑΛΛΑΤΙΟΝ ΓΥΙΔΕ ΣΧ–310/ΔΧ–780/ΣΧ–800∀.
3. ΦΥΛΛ 36∀ (900 μμ) ΟΦ ΣΤΑΒΙΛΙΖΕΔ ΧΟςΕΡ ΜΑΤΕΡΙΑΛΣ ΟςΕΡ ΤΗΕ ΧΗΑΜΒΕΡΣ ΙΣ ΡΕΘΥΙΡΕΔ ΦΟΡ ΔΥΜΠ ΤΡΥΧΚ ΤΡΑςΕΛ ΟΡ ΔΥΜΠΙΝΓ.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

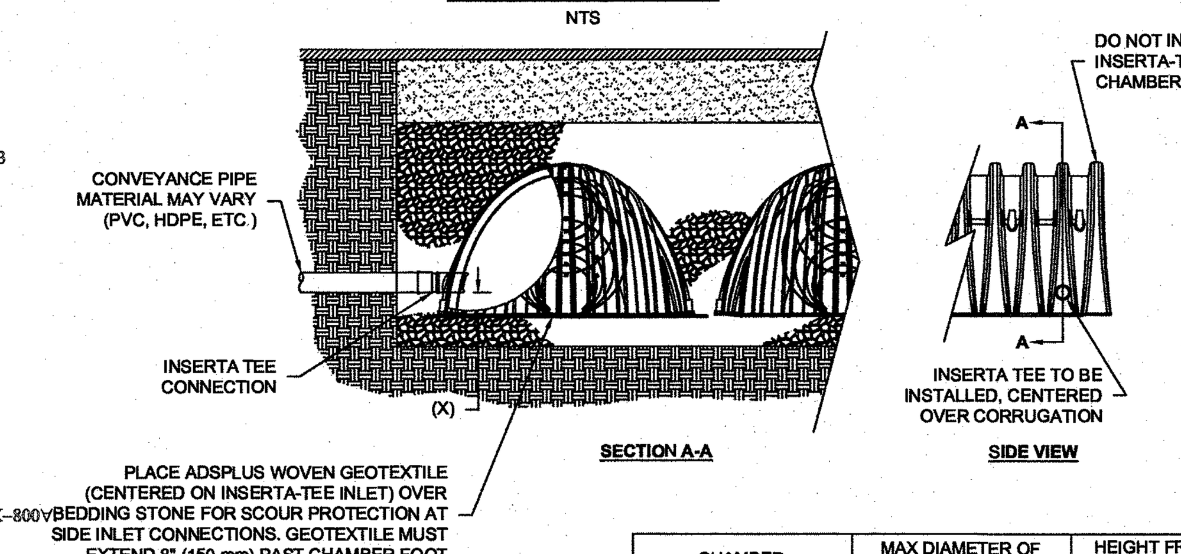
CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

UNDERDRAIN DETAIL
NTS



UNDERDRAIN DETAIL

INSERTA TEE DETAIL
NTS

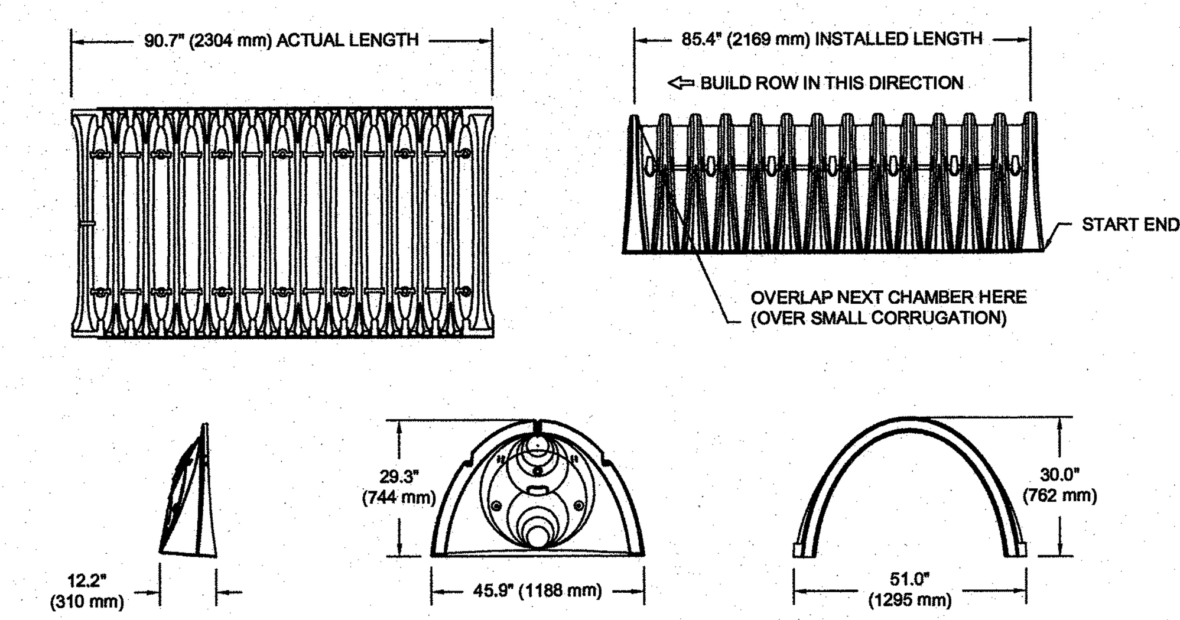


CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-800	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
MC-7200	12" (300 mm)	8" (200 mm)
INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON		

NOTES:
- ΠΑΡΤ ΝΥΜΒΕΡΣ ΩΙΛΛ ςΑΡΨ ΒΑΣΕΔ ΟΝ ΙΝΛΕΤ ΠΙΠΕ ΜΑΤΕΡΙΑΛΣ. ΧΟΝΤΑΧΤ ΣΤΟΡΜΤΕΧΗ ΦΟΡ ΜΟΡΕ ΙΝΦΟΡΜΑΤΙΟΝ.
- ΧΟΝΤΑΧΤ ΑΔΣ ΕΝΓΙΝΕΕΡΙΝΓ ΣΕΡςΙΧΕΣ ΙΦ ΙΝΣΕΡΤΑ ΤΕΕ ΙΝΛΕΤ ΜΥΣΤ ΒΕ ΡΑΙΣΕΔ ΑΣ ΝΟΤ ΑΛΛ ΙΝςΕΡΤΣ ΑΡΕ ΠΟΣΣΙΒΛΕ.

INSERTA-TEE SIDE INLET DETAIL

DC-780 TECHNICAL SPECIFICATION
NTS

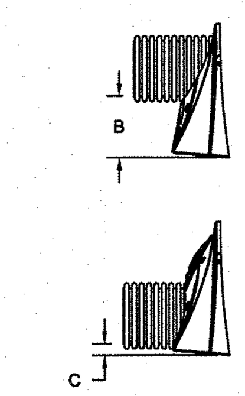


NOMINAL CHAMBER SPECIFICATIONS
SIZE (W X H X INSTALLED LENGTH) 51.0" X 30.0" X 85.4" (1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE 48.2 CUBIC FEET (1.30 m³)
MINIMUM INSTALLED STORAGE* 78.4 CUBIC FEET (2.20 m³)
WEIGHT 75.0 lbs. (33.6 kg)

NOMINAL END CAP SPECIFICATIONS
SIZE (W X H X INSTALLED LENGTH) 45.9" X 29.3" X 9.8" (1166 mm X 744 mm X 244 mm)
END CAP STORAGE 2.6 CUBIC FEET (0.07 m³)
MINIMUM INSTALLED STORAGE** 14.4 CUBIC FEET (0.40 m³)
WEIGHT 11.7 lbs. (5.3 kg)

* ASSUMES 6" (152 mm) STONE ABOVE, 9" (229 mm) BELOW, AND 6" (152 mm) BETWEEN CHAMBERS
**ASSUMES 6" (152 mm) STONE ABOVE, 9" (229 mm) BELOW END CAPS, 6" (152 mm) BETWEEN ROWS, 12" (305 mm) BEYOND END CAPS

PART #	STUB	B	C
SC740EPE06TPC	6" (150 mm)	18.5" (470 mm)	—
SC740EPE06BPC		—	0.5" (13 mm)
SC740EPE08TPC	8" (200 mm)	16.5" (419 mm)	—
SC740EPE08BPC		—	0.6" (15 mm)
SC740EPE10TPC	10" (250 mm)	14.5" (368 mm)	—
SC740EPE10BPC		—	0.7" (18 mm)
SC740EPE12TPC	12" (300 mm)	12.5" (318 mm)	—
SC740EPE12BPC		—	1.2" (30 mm)
SC740EPE15TPC	15" (375 mm)	9.0" (229 mm)	—
SC740EPE15BPC		—	1.3" (33 mm)
SC740EPE18TPC	18" (450 mm)	5.0" (127 mm)	—
SC740EPE18BPC		—	1.6" (41 mm)
SC740ECEZ*	24" (600 mm)	—	0.1" (3 mm)



ALL STUBS, EXCEPT FOR THE SC740ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740ECEZ THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

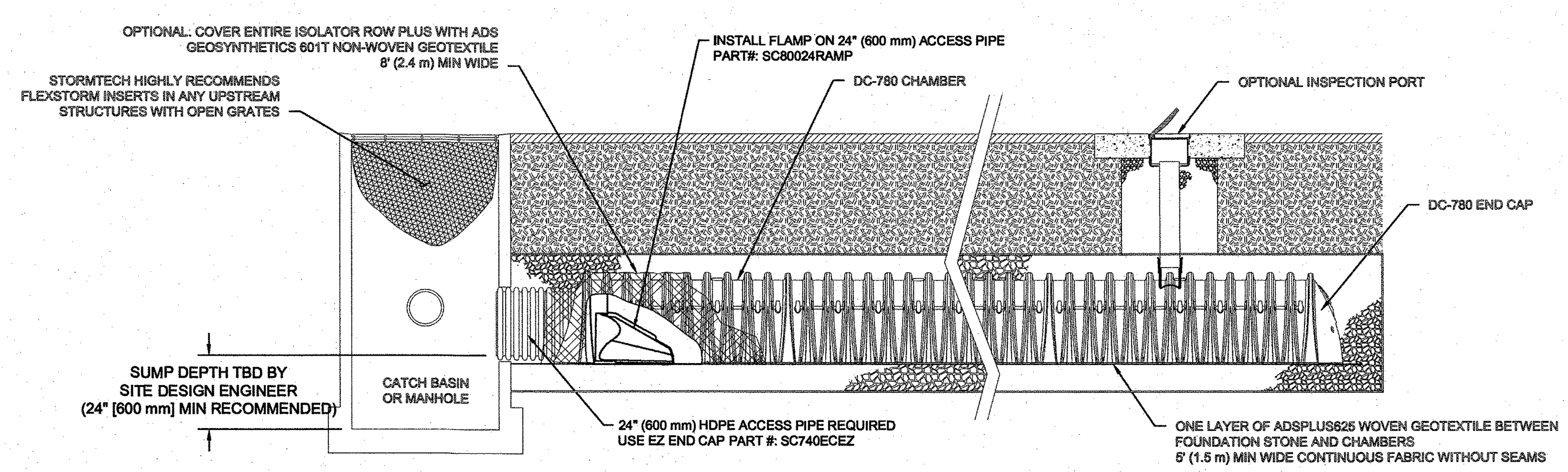
NOTE: ALL DIMENSIONS ARE NOMINAL; PRE-CORED END CAPS END WITH "PC"

DC-780 TECHNICAL SPECIFICATIONS

ACCEPTABLE FILL MATERIALS: STORMTECH DC-780 CHAMBER SYSTEMS

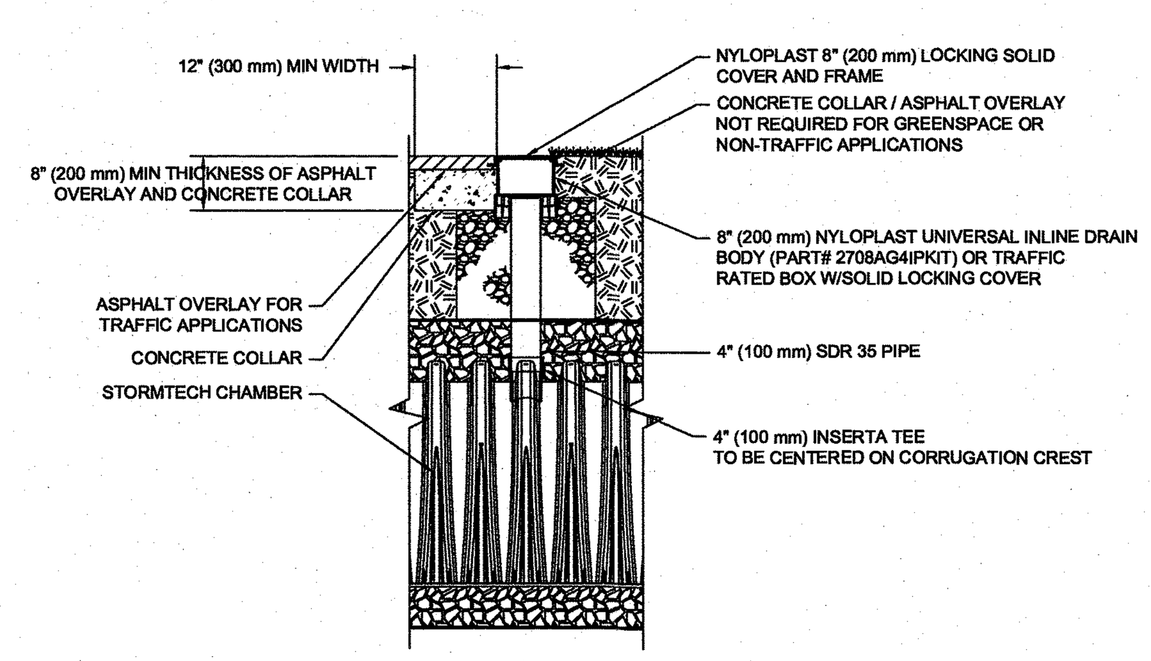
MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



DC-780 ISOLATOR ROW PLUS DETAIL
NTS

DC-780 ISOLATOR ROW PLUS DETAIL



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)
NTS

4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

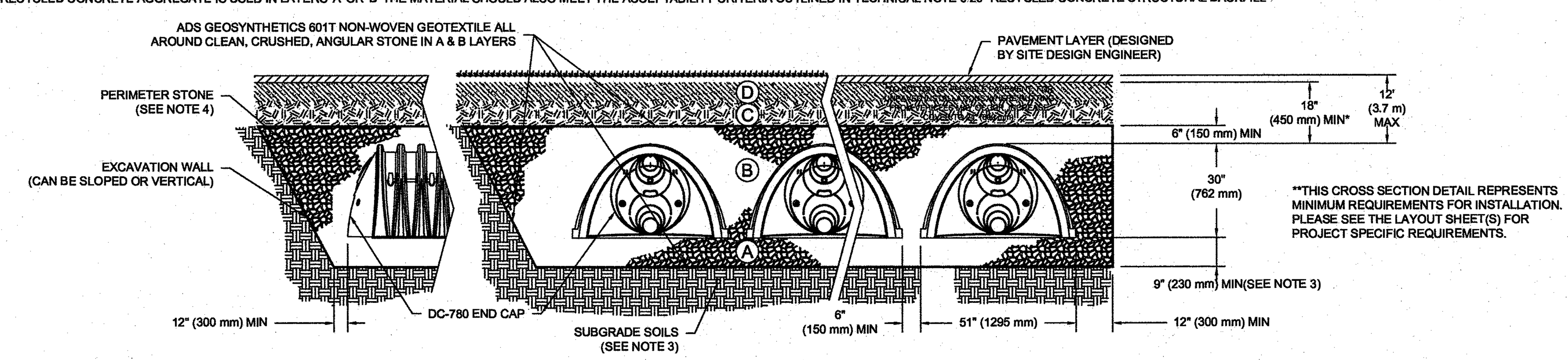
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. DC-780 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - ΤΟ ΜΑΙΝΤΑΙΝ ΤΗΕ ΩΙΔΤΗ ΟΦ ΧΗΑΜΒΕΡΣ ΔΥΡΙΝΓ ΣΗΙΠΠΙΝΓ ΑΝΔ ΗΑΝΔΛΙΝΓ, ΧΗΑΜΒΕΡΣ ΣΗΑΛΛ ΗΑςΕ ΙΝΤΕΓΡΑΛ, ΙΝΤΕΡΛΟΧΚΙΝΓ ΣΤΑΧΚΙΝΓ ΛΥΓΣ.
   - ΤΟ ΕΝΣΥΡΕ Α ΣΕΧΥΡΕ ϑΟΙΝΤ ΔΥΡΙΝΓ ΙΝΣΤΑΛΛΑΤΙΟΝ ΑΝΔ ΒΑΧΚΦΙΛΛ, ΤΗΕ ΗΕΙΓΗΤ ΟΦ ΤΗΕ ΧΗΑΜΒΕΡ ϑΟΙΝΤ ΣΗΑΛΛ ΝΟΤ ΒΕ ΛΕΣΣ ΤΗΑΝ 2□ (50 μμ).
   - ΤΟ ΕΝΣΥΡΕ ΤΗΕ ΙΝΤΕΓΡΙΤΨ ΟΦ ΤΗΕ ΑΡΧΗ ΣΗΑΠΕ ΔΥΡΙΝΓ ΙΝΣΤΑΛΛΑΤΙΟΝ, α) ΤΗΕ ΑΡΧΗ ΣΤΙΦΦΝΕΣΣ ΧΟΝΣΤΑΝΤ ΑΣ ΔΕΦΙΝΕΔ ΙΝ ΣΕΧΤΙΟΝ 6.2.8 ΟΦ ΑΣΤΜ Φ2418 ΣΗΑΛΛ ΒΕ ΓΡΕΑΤΕΡ ΤΗΑΝ ΟΡ ΕΘΥΑΛ ΤΟ 500 ΛΒΣ/ΦΤ/%. ΑΝΔ β) ΤΟ ΡΕΣΙΣΤ ΧΗΑΜΒΕΡ ΔΕΦΟΡΜΑΤΙΟΝ ΔΥΡΙΝΓ ΙΝΣΤΑΛΛΑΤΙΟΝ ΑΤ ΕΛΕςΑΤΕΔ ΤΕΜΠΕΡΑΤΥΡΕΣ (ΑΒΟςΕ 73° Φ / 23° Χ), ΧΗΑΜΒΕΡΣ ΣΗΑΛΛ ΒΕ ΠΡΟΔΥΧΕΔ ΦΡΟΜ ΡΕΦΛΕΧΤΙςΕ ΓΟΛΔ ΟΡ ΨΕΛΛΟΩ ΧΟΛΟΡΣ.

DC-780 CROSS SECTION DETAIL

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

ISSUED FOR TRC REVIEW
July 9, 2026

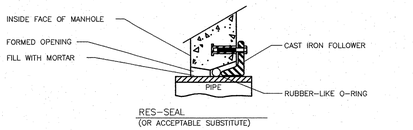
REVISIONS
DATE: DESCRIPTION:

STATE OF NEW HAMPSHIRE - ROBERT J. STOWELL No. 9903 - LICENSED PROFESSIONAL ENGINEER

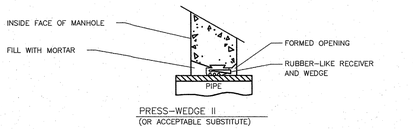
STORMTECH DETAILS
JEFFERSON DRIVE EXPANSION
JEFFERSON DRIVE
DOVER, NEW HAMPSHIRE
JULY 9, 2026
JOB No. 23115

SHEET No.
SP-9

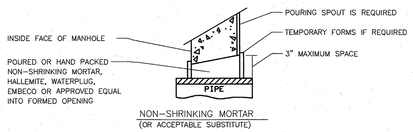
(P26-0000)



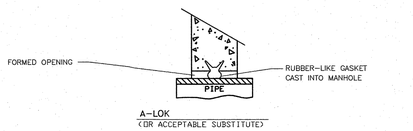
RES-SEAL
(OR ACCEPTABLE SUBSTITUTE)



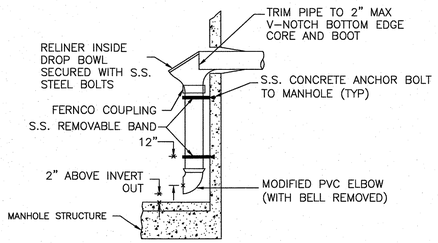
PRESS-WEDGE II
(OR ACCEPTABLE SUBSTITUTE)



NON-SHRINKING MORTAR
(OR ACCEPTABLE SUBSTITUTE)



A-LOK
(OR ACCEPTABLE SUBSTITUTE)



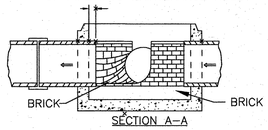
INTERNAL DROP

NOTES:

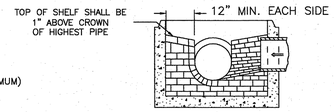
1. INTERNAL DROPS ARE PROHIBITED UNLESS APPROVED BY THE CITY ENGINEER.
2. A MINIMUM 5 FT DIAMETER MANHOLE IS REQUIRED FOR AN INTERNAL DROP.
3. IF A DROP IS PROPOSED FOR AN EXISTING MANHOLE, THE BRICK SHELF SHALL BE REWORKED TO FORM A NEW CHANNEL. FOR NEW DROP CONNECTIONS. IF STRUCTURE IS LESS THAN 5 FT IN DIAMETER, A NEW PRECAST MANHOLE SHALL BE INSTALLED.
4. BRICK INVERT NOT SHOWN ON DETAIL.
5. EXTERNAL DROPS ARE NOT PERMITTED UNLESS AUTHORIZED IN WRITING BY COMMUNITY SERVICES.

DOVER STD. D-18 MH DROP INLET
NOT TO SCALE

PLAN (TYP)



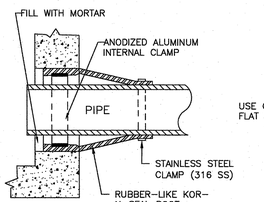
SECTION A-A



SECTION B-B

NOTES:

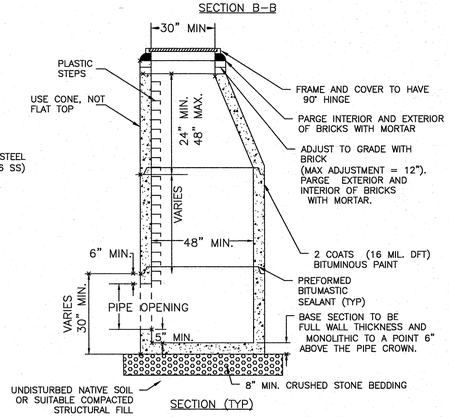
1. CORINGS TO BE SEPARATED BY 6" (MINIMUM) OF MONOLITHIC SECTION



KOR-N-SEAL JOINT SLEEVE
(OR EQUAL)

NOTES:

1. ALL SEWER MAINTENANCE HOLES WITHIN CITY EASEMENTS OR RIGHT OF WAY SHALL HAVE LIFTMATE R-1743-LM COVERS OR APPROVED EQUAL.
2. SEWER MAINTENANCE HOLES NOT WITHIN CITY EASEMENTS OR RIGHT OF WAY SHALL BE SEALED TO PREVENT INFILTRATION.



SECTION (TYP)

DOVER STD. D-16 SEWER MAIN
NOT TO SCALE

GENERAL NOTES

1) IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAK PROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES SHALL BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH REINFORCEMENT. IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS(H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE, CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.

2) BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE, OR POURED IN PLACE REINFORCED CONCRETE.

3) PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478.

4) LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS.

5) INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED OR PRECAST CONCRETE SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF THE PIPE AND FLOW. AT CHANGES IN DIRECTIONS, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY OR PRECAST CONCRETE.

6) FRAMES AND COVERS: MANHOLES FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. A 3-INCH (MINIMUM HEIGHT) WORD "SEWER" FOR SEWERS AND "DRAIN" FOR DRAINS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER

7) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33, SIZE NUMBER 67.
100% PASSING 1 INCH SCREEN 0-10% PASSING #4 SIEVE
90-100% PASSING INCH SCREEN 0-5% PASSING #8 SIEVE
20-55% PASSING INCH SCREEN
WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE INCH TO 1 INCH SHALL BE USED.

8) FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDE WITHIN THE FOLLOWING DISTANCES: RCP & CI PIPE - ALL SIZES - 48"

9) SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H-20 LOADS.

10) MANHOLE STEPS MAY BE PERMITTED UPON REQUEST BY THE OWNER AS SECONDARY ADDITIONAL SAFETY FEATURE SUPPLEMENTARY TO THE PRIMARY PORTABLE LADDER ENTRY AND WHEN INSTALLED UNDER THE FOLLOWING CONDITIONS:

1. THE STEPS SHALL BE MANUFACTURED OF PLASTIC COVERED STEEL. THEY SHALL BE SHAPED SO THEY CANNOT BE PULLED OUT OF THE CONCRETE WALL IN WHICH THEY ARE EMBEDDED.
2. THE STEPS SHALL BE EMBEDDED IN THE CONCRETE BY THE MANUFACTURER DURING MANUFACTURE OR IMMEDIATELY FOLLOWING REMOVAL OF FORMS. SECURING THE STEPS WITH MORTAR IN DRILLED OR CAST HOLES, WILL NOT BE ACCEPTABLE.
3. THE STEPS SHALL BE OF THE DROP TYPE WITH A DEPRESSED SECTION FOR HANDHOLD. APPROXIMATELY 14"X10" IN DIMENSION.

11) HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE ENGINEER, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATERTIGHTNESS UPON AN ELASTOMERIC OR MASTIC-LIKE GASKET. APPROVED ELASTOMERIC SEALANTS ARE: RAM-NEK
KENT SEAL NO.2
EZ

12) PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND IN GENERAL, WILL DEPEND FOR WATERTIGHTNESS UPON EITHER AN APPROVED NON-SHRINKING MORTAR OR ELASTOMERIC SEALANT.

TRITECH
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DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
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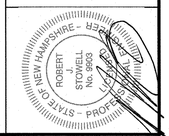
ISSUED FOR TRC REVIEW
July 9, 2026

REVISIONS
DATE: DESCRIPTION:



SEWER DETAILS

JEFFERSON DRIVE EXPANSION

JEFFERSON DRIVE
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

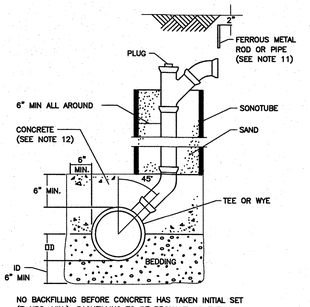
JULY 9, 2026

JOB NO. 23115

SHEET No.

SP-10

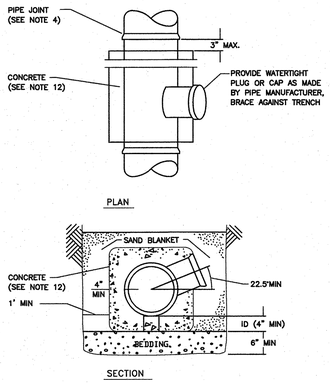
(P26-0000)



NO BACKFILLING BEFORE CONCRETE HAS TAKEN INITIAL SET (7 HRS. MIN.). BACKFILLING TO BE BROUGHT UP EVENLY ON ALL SIDES.

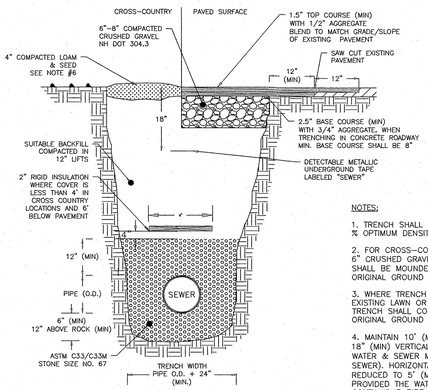
CHIMNEY (SEE NOTE 13)

NOT TO SCALE



CONCRETE FULL ENCASEMENT

NOT TO SCALE

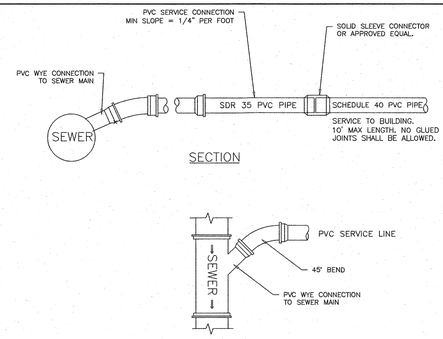


NOTES:

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.

DOVER STD. D-3 Sewer Trench

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

DOVER STD. D-17 SEWER SERVICE

NOT TO SCALE

GENERAL NOTES

1) MINIMUM SIZE PIPE FOR HOUSE SERVICE SHALL BE FOUR INCHES.

2) PIPE AND JOINT MATERIALS:

A. PLASTIC SEWER PIPE

1. PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034	*PVC (SOLID WALL)	8" THROUGH 15" (SDR 35)
F679	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F789	PVC (SOLID WALL)	4" THROUGH 18" (T-1 TO T-3)
F794	PVC (RIBBED WALL)	8" THROUGH 36"
D2680	*ABS (COMPOSITES WALL)	8" THROUGH 15"

*PVC: POLY VINYL CHLORIDE
*ABS: ACRYLONITRILE-BUTADIENE-STYRENE

2. JOINTS SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON, BELL AND SPIGOT TYPE.

ABS TRUSS PIPE AND FITTINGS SHALL CONFORM TO ASTM D-2680, POLYMER COMPOUNDING SHALL BE TO ASTM D-1788 (CLASS 322).

JOINTS FOR ABS TRUSS PIPE SHALL BE CHEMICAL WELDED COUPLINGS TYPE SC IN ACCORDANCE WITH ASTM D-2680, FORMING A CHEMICAL WELDED JOINT.

B. DUCTILE-IRON PIPE, FITTINGS AND JOINTS.

1. DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE:
A21.50 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-536 DUCTILE IRON CASTINGS.
A21.51 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS.

2. JOINTS SHALL BE OF THE MECHANICAL OR PUSH-ON TYPE. JOINTS AND GASKETS SHALL CONFORM TO:
A21.11 RUBBER GASKETS JOINTS FOR CAST IRON PRESSURE PIPE & FITTINGS

3) DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.

4) JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER-TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.

5) TEES AND WYES: WHERE A TEE OR WYE IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE, FOLLOWING MANUFACTURERS' INSTRUCTIONS USING A BOLTED, CLAMPED OR EPOXY-CEMENTED SADDLE TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING IN THE SEWER. THE PRACTICE OF BREAKING AN OPENING WITH A SLEDGE HAMMER, STUFFING CLOTH OR OTHER SUCH MATERIAL AROUND THE JOINT, OR APPLYING MORTAR TO HOLD THE CONNECTION, AND ANY OTHER SIMILAR CRUDE PRACTICES OR INEPT OR HASTY IMPROVISATIONS WILL NOT BE PERMITTED. THE CONNECTION SHALL BE CONCRETE ENCASED AS SHOWN IN THE DETAIL UP TO AND INCLUDING 15" DIAMETER.

6) HOUSE SEWER INSTALLATION: THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL AS SPECIFIED IN NOTE 10. BEDDING AND RE-FILL FOR DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES.

THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE FOUNDATION AT A GRADE OF NOT LESS THAN INCH PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.

7) TESTING: THE COMPLETED HOUSE SEWER SHALL BE SUBJECTED TO A LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS: (PRIOR TO BACKFILLING)

A. AN OBSERVATION TEE SHALL BE INSTALLED AS SHOWN AND WHEN READY FOR TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE TEE. AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.

B. THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER, TO SIMULATE, AS NEARLY AS POSSIBLE, WET TRENCH CONDITIONS OR, IF TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE THROUGH THE CLEANOUT WITH A FLASHLIGHT.

C. DRY FLUORESCENE DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER, OR IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST DOWN-STREAM MANHOLE.

LEAKAGE OBSERVED IN ANY ONE OF THE ABOVE ALTERNATE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG-UP IF NECESSARY AND RE-LAID SO AS TO ASSURE WATER TIGHTNESS.

8) ILLEGAL CONNECTIONS: NOTHING BUT SANITARY WASTE FLOW FROM HOUSE TOILETS, SINKS, LAUNDRY ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR OTHER SIMILAR CONNECTIONS CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.

9) HOUSE WATER SERVICE SHALL NOT BE LAID IN SAME TRENCH AS SEWER SERVICE.

10) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL AND MEETING ASTM C33-67.

100% PASSING	1 INCH SCREEN
90%-100% PASSING	3/4 INCH SCREEN
20%- 55% PASSING	3/8 INCH SCREEN
0%- 10% PASSING	#4 SIEVE
0%- 5% PASSING	#8 SIEVE

WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1 1/2 INCH SHALL BE USED.

11) LOCATION: THE LOCATION OF THE TEE OR WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE TEE OR WYE AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPEFINDER.

12) CONCRETE: CONCRETE SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARDS SPECIFICATIONS AS FOLLOWS:

CEMENT: 6.0 BAGS PER CUBIC YARD
WATER: 5.75 GALLONS PER BAG CEMENT
MAXIMUM SIZE OF AGGREGATE: 1 INCH

13) CHIMNEYS: IF VERTICAL DROP INTO SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED FOR THE HOUSE CONNECTION. CHIMNEY INSTALLATION AS RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE ENGINEER.

14) MAINTAIN A 10' HORIZONTAL SEPARATION BETWEEN SEWER LINES AND WATER LINES, AND AN 18" VERTICAL SEPARATION AT SEWER AND WATER CROSSINGS, WITH WATER OVER SEWER.

15) GRAVITY SEWER PIPE TESTING SPECIFICATIONS PER ENV.WQ 704.06

GRAVITY SEWER PIPE TESTING

(A) ALL NEW GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY THE USE OF LOW-PRESSURE AIR TESTS.
(B) LOW-PRESSURE AIR TESTING SHALL BE IN CONFORMANCE WITH THE FOLLOWING TESTING STANDARDS IN EFFECT AT THE TIME IS CONDUCTED:
(1) ASTM F1417 "STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW-PRESSURE AIR", AVAILABLE AS NOTED IN APPENDIX D; OR
(2) UNI-BELL PVC PIPE ASSOCIATION UNI-B-6, "LOW-PRESSURE AIR TESTING OF INSTALLED SEWER PIPE", AVAILABLE AS NOTED IN APPENDIX D.
(C) ALL NEW GRAVITY SEWERS SHALL BE:
(1) CLEANED AND VISUALLY INSPECTED USING A LAMP TEST AND BY INTRODUCING WATER TO DETERMINE THAT THERE IS NO STANDING WATER IN THE SEWER; AND
(2) TRUE TO LINE AND GRADE FOLLOWING INSTALLATION AND PRIOR TO USE.
(D) ALL PLASTIC SEWER PIPE SHALL BE VISUALLY INSPECTED AND DEFLECTION TESTED NOT LESS THAN 30 DAYS NOR MORE THAN 90 DAYS FOLLOWING INSTALLATION.
(E) THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5% PERCENT OF AVERAGE INSIDE DIAMETER. A RIGID BALL OR MANDREL WITH A DIAMETER OF AT LEAST 95% OF THE AVERAGE INSIDE PIPE DIAMETER SHALL BE USED FOR TESTING PIPE DEFLECTION. THE DEFLECTION TEST SHALL BE CONDUCTED WITHOUT MECHANICAL PULLING DEVISES.

GENERAL NOTES

1) ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE. REFILL WITH BEDDING MATERIAL. FOR TRENCH WIDTH SEE NOTE 7.

2) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33 STONE SIZE NO. 67.

100% PASSING	1 INCH SCREEN
90%-100% PASSING	3/4 INCH SCREEN
20%- 55% PASSING	3/8 INCH SCREEN
0%- 10% PASSING	#4 SIEVE
0%- 5% PASSING	#8 SIEVE

WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, GRADED SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1 1/2 INCH SHALL BE USED.

3) SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER SO GRADED THAT 90%-100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAT 15% WILL PASS A #200 SIEVE. BLANKET MAY BE OMITTED FOR DUCTILE IRON AND REINFORCED CONCRETE PIPE PROVIDED THAT NO STONE LARGER THAN 2 INCHES IS IN CONTACT WITH THE PIPE.

4) SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALK-WAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX 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.

IN CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLY RECONSTRUCTION, WHEN NECESSARY WILL BE PRESERVED.

5) BASE COURSE, IF ORDERED BY THE ENGINEER, SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE LATEST EDITION OF THE:
STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION.

6) WOOD SHEETING, IF REQUIRED. WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.

7) W= MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES, FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.

8) FOR CROSS COUNTRY CONSTRUCTION, BACKFILL OR FILL SHALL BE MOUNDED TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

9) CONCRETE FOR ENCASEMENT SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 LB) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS: CEMENT: 6.0 BAGS PER CUBIC YARD
WATER: 5.75 GALLONS PER BAG CEMENT
MAXIMUM SIZE OF AGGREGATE: 1 INCH

10) IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MIN.) BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.

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DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
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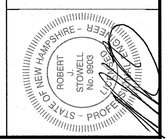


SEWER DETAILS

JEFFERSON DRIVE EXPANSION
JEFFERSON DRIVE
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
JOB No. 2315

JULY 9, 2026

SHEET No.
SP-11

(P26-0000)

LIGHTING NOTES

1. EXTERIOR LIGHTING SHALL BE DOWN LIT AND FULLY SHIELDED SO NO DIRECT LIGHT IS VISIBLE FROM ADJACENT PROPERTIES AND ROADWAYS.
2. ALL PARKING AREA LIGHTING SHALL BE EQUIPPED WITH A TIMER AND SHALL SHUT OFF NO LATER THAN 10 PM EACH DAY AND REMAIN OFF UNTIL THE FOLLOWING EVENING.
3. PHOTOMETRICS CONTAINED ON THIS PLAN PROVIDED BY EXPOSURE LIGHTING INC.

EXPOSURE
LIGHTING — CONTROLS — ELECTRICAL

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Description	[MANUFAC]
	1	PL	Single	VALS-06L-4F-UNV-30K8-CXX-SA-IS / 4SQ B3 S11G12 S CXX AB 4BC	LSI INDUSTRIES, INC.
	6	W	Single	P5623-2030K9	PROGRESS

QUANTUM OFFICE, LLC
755 CENTRAL AVENUE
DOVER, N.H.

PROPOSED VINYL STOCKADE FENCE

BUILDING SETBACK

BUILDING "B"
F.F.=141.65
6 5 4
20' 24' 20'
34'

BUILDING "A"
F.F.=141.05
3 2 1
20' 24' 20'
34'

W

0.5 2.5 0.8

0.1 0.4 0.3 0.6 0.4 0.9 0.6 0.1 0.1 0.2

0.0 0.1 0.5 0.3 0.3 0.2 0.1 0.1 0.1 0.3 0.5 0.3 0.2 0.1 0.1

2.6 0.8 1.9 0.8 1.0 0.8 0.3 0.8 1.1 0.7 0.4 0.3 0.2 0.1 0.1

1.3 1.9 1.5 1.0 0.7 0.5 0.2

0.4 1.7 2.5 1.6 1.8 1.4 0.5 0.1

PL

0.0 0.1 2.5 2.7 2.3 1.1 0.3 0.1

0.0 0.0 0.1 0.1 0.8 0.5

0.0

NO PARKING FIRE L

UNIT #8
UNIT #9
UNIT #10
UNIT #7
UNIT #1
EXISTING BUILDING

1"=10'

N

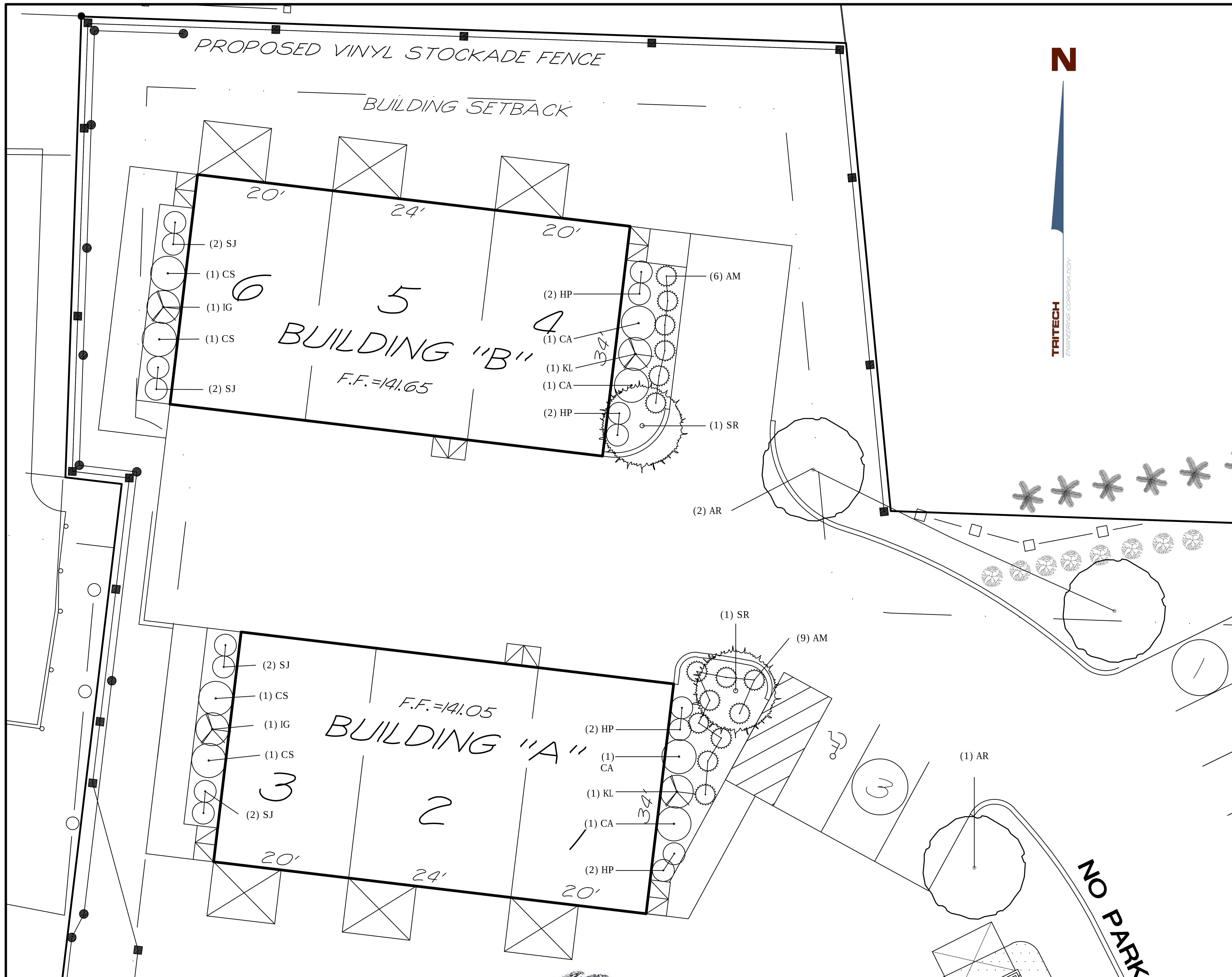
TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8477
FAX 603 742 3630

ISSUED FOR TRC REVIEW
July 9, 2026

REVISIONS
DATE: DESCRIPTION:

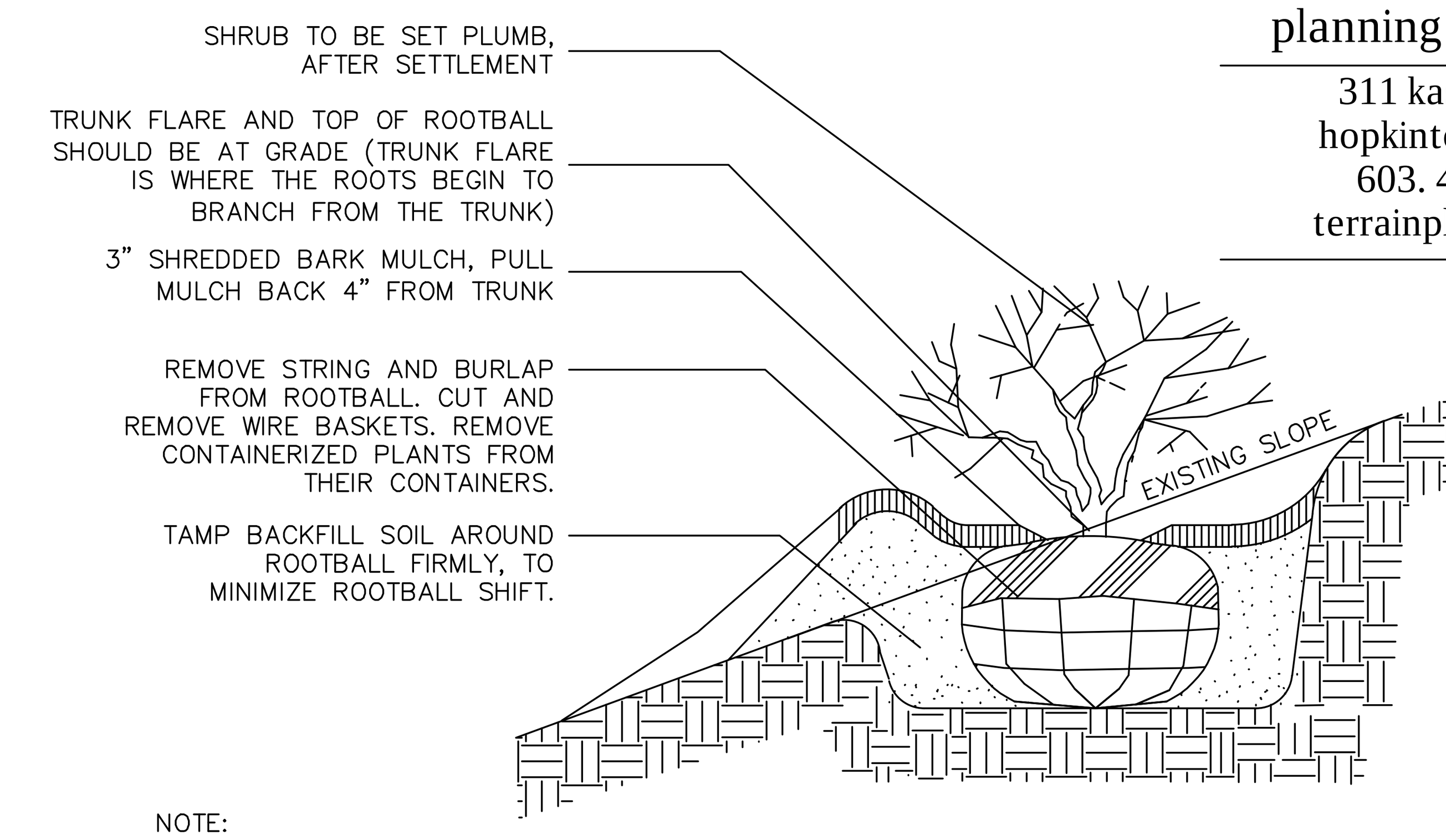
LIGHTING PLAN
JEFFERSON DRIVE EXPANSION
JEFFERSON DRIVE
DOVER, NEW HAMPSHIRE
JULY 9, 2026
JOB No. 2315
SCALE: 1" = 10'

SHEET No.
LI-1



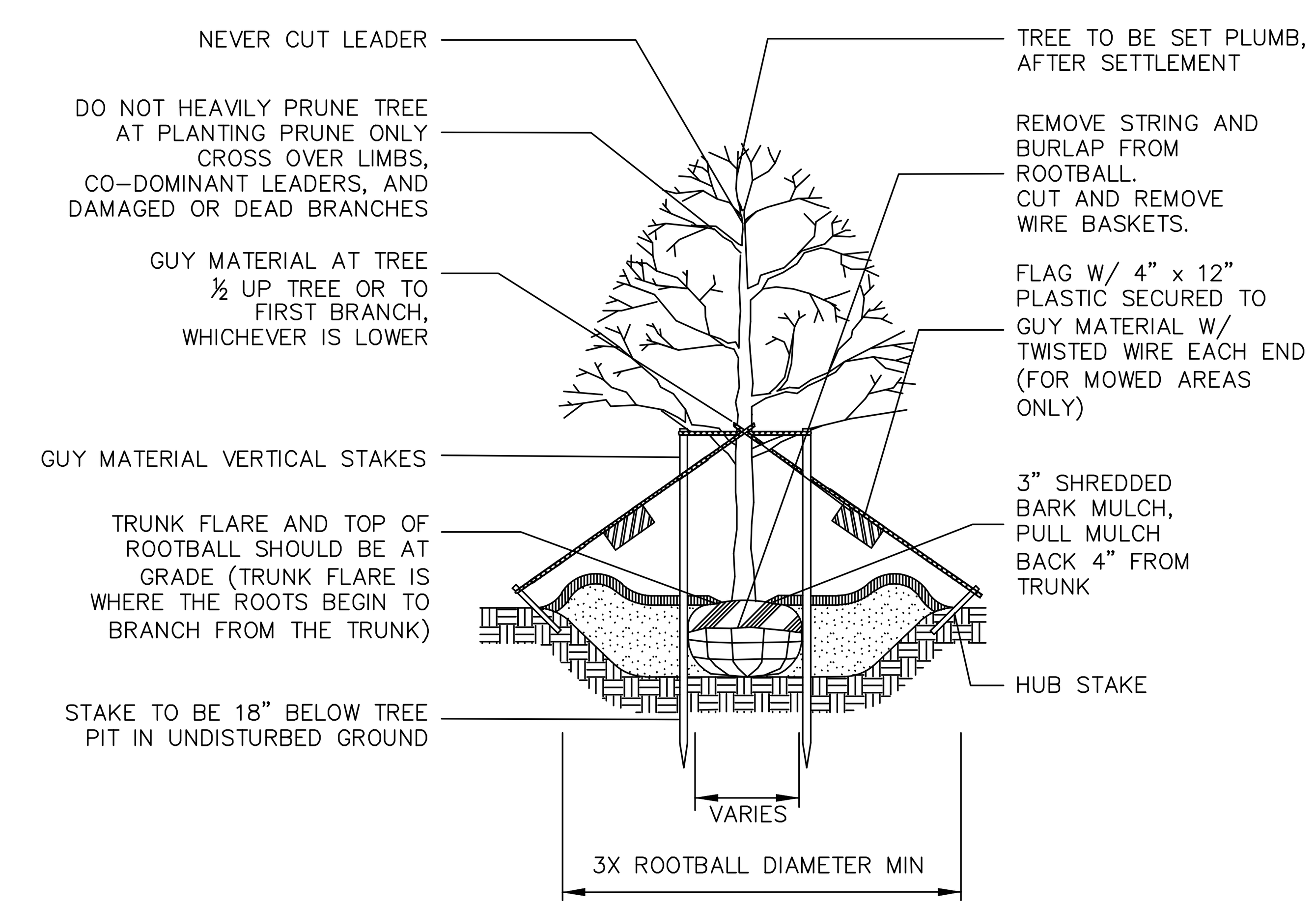
10 0 5 10 20 40

1"=10'



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

TYPICAL SHRUB PLANTING
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

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.

PLANTING SCHEDULE

TREES	**SIZE**	**SYMBOL**	**QTY**	**MATURE HEIGHT**
Acer rubrum 'October Glory' / October Glory Red Maple	3-3.5" CAL.	AR	3	40-60'
Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Lilac Tree	3-3.5" CAL.	SR	2	20-25'
SHRUBS				
Clethra alnifolia 'Compacta' / Compact Summersweet	#3	CA	4	3-4'
Cornus sericea 'Firedance' / FiredanceRed-Osier Dogwood	#3	CS	4	3-4'
Ilex glabra 'Compacta' / Compact Inkberry	#5	IG	2	5-6'
Hydrangea paniculata 'Bobo' / Bobo Panicle Hydrangea	#3	HP	8	2-3'
Kalmia latifolia 'Carol' / Carol Mountain Laurel	#5	KL	2	5-6'
Spiraea japonica 'Double Play Big Bang' / Double Play Big Bang Spirea	#3	SJ	8	2-3'
GROUNDCOVER				
Aronia melanocarpa 'Low Scape Mound' / Low Scape Mound Black Chokeberry	#1	AM	15	1-2'

DIG SAFE — CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION

terrain
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ISSUED FOR TRC REVIEW
July 9, 2026

REVISIONS
DATE: DESCRIPTION:

LANDSCAPE PLAN
JEFFERSON DRIVE EXPANSION
JEFFERSON DRIVE
DOVER, NEW HAMPSHIRE
JULY 9, 2026
JOB No. 23115
SCALE: 1" = 10'

SHEET No.
LA-1

QUANTUM OFFICE, LLC
755 CENTRAL AVENUE
DOVER, N.H.

PROPOSED VINYL STOCKADE FENCE

BUILDING SETBACK

ARL

20'
24'
20'
6
5
4
BUILDING "B"
F.F.=141.65
34'

1+62
1+00

F.F.=141.05
BUILDING "A"
3
2
1
34'
20'
24'
20'

0+00

NO PARKING FIRE L

UNIT #1
UNIT #7
UNIT #8
UNIT #9
UNIT #10
EXISTING BUILDING

1"=10'

N

TRITECH
DESIGNING CORPORATION

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FIRE TRUCK TURNING PLAN

JEFFERSON DRIVE EXPANSION

JEFFERSON DRIVE
DOVER, NEW HAMPSHIRE
JULY 9, 2026
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SHEET No.
TR-1