

CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: Council Conference Room, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Thursday, August 13, 2026**
Meeting Time: **10:30 AM**

1. Site Plan for First Rate Real Estate Group, LLC, Assessor's Map 26, Lot 3-1, zoned G and RM-U, located at 75 Oak Street. (Proposal is to renovate and redevelop the existing building into twenty-two (22) residential units with site improvements.) (SITE-2026-0009)
[This item was previously heard by the Planning Technical Review Committee on June 11, 2026.]
2. Site Plan for 12 Lincoln Street Dover, LLC, Assessor's Map 31, Lot 67, zoned CBD-R, located at 12 Lincoln Street. (Proposal is for the addition of a third floor to the existing structure with eight (8) additional units, for a total of nineteen (19) residential units.) (SITE-2025-0018)
[This item was previously heard by the Planning Technical Review Committee on May 21, 2026.]



PLAN SNAPSHOT REPORT SITE-2026-0009 FOR CITY OF DOVER, N.H.

Plan Type: Site Plan - Major	Project:	App Date: 05/14/2026
Work Class: Alteration / Addition	District: None	Exp Date: 07/18/2026
Status: Review Expired	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Blonigen, Rachel	Approval
Description: To renovate the historic engine house building into 22 luxury residential apartment units.		Expire Date:

Parcel: 26003-001000	Main	Address: 75 Oak St Dover, 03820	Main	Zone: G(Gateway District) RM-U(Residential - Urban Density)
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Landscape Architect	Architect	Applicant	Applicant
Terrain Planning and Design	TW Designs, LLC	Dana Rainaud	Civilworks New England
Romy N Maurer	254 Drake Road	875 Greenland rd. Building- C	Steve Haight
311 Kost Hill Road	Strafford, NH 03884	Unit-9 Building- C Unit-9	181 Watson Road PO Box
Hopkington, NH 03229	Business: (603) 664-2181	Portsmouth, NH 03801	1166
Business: (603) 764-3512		Business: (603) 235-3871	Dover, NH 03820
		Mobile: (603) 235-3871	Business: (603) 749-0443
			Mobile: (603) 817-6651

Plan Custom Fields

Total2	0	Total3	0	Total	0
Total5	0	Total4	0	Total6	0
Total7	0	Total9	0	Total8	0
Street Classification	Municipal	Recording Number		Net Change in # Parking	54
Type				Spaces (+/-)	
Water Service	Municipal	Sewer Service	Municipal	Deed Book	1541
Total Acres (GIS)	0	Deed Page	506	Total SQFT	0
Deed Date	19910211	Proposed Property Use	22 residential apartment units	Area of Parcel to be Developed (SQFT)	54727
Number of Parking Spaces Existing	54	Number of Parking Spaces Proposed	0	Distance to City Water	50
Distance to City Sewer	1500	Type of Building to be Built	Renovation of historic timber-framed building w/brick & wood exterior.	Estimated Construction Value	250000.00
Refuse Removal	Private	Existing Conservation Easement Details		Total of Impact Fees to be Assessed	0.00
TotalImpactFeeSDTOD	0.00	Sub Total Residential	0.00	TotalImpactFeeTHTOD	0.00
TotalImpactFee23FTOD	0.00	TotalImpactFeeA4TOD	0.00	TotalImpactFeeMHTOD	0.00
TotalImpactFeeADUTOD	0.00	TotalImpactFeeAONRTOD	0.00	TotalImpactFeeAR55TOD	0.00
TotalImpactFeeAR62TOD	0.00	TotalImpactFeeRIRCTOD	0.00	Sub Total Non-Residential	0.00
TotalImpactFeeOCSTOD	0.00	TotalImpactFeeITWCTOD	0.00	TotalImpactFeeNHALTOD	0.00
TotalImpactFeeOIUTOD	0.00	TotalImpactFeeAFAOTOD	0.00		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Steve_Haight_5/14/2026.jpg	05/14/2026 11:49	Haight, Steve		Uploaded via CSS
2026.06.11_PlanningTechnicalReviewCommittee.Agenda.pdf	05/20/2026 13:48	Blonigen, Rachel		TRC Agenda
2026.06.11_PlanningTechnicalReviewCommittee.75 Oak_SITE-2026-0009.pdf	06/18/2026 14:35	Blonigen, Rachel		TRC Minutes Draft
2026.06.11_PlanningTechnicalReviewCommittee.75 Oak_SITE-2026-0009.pdf	07/02/2026 14:42	Blonigen, Rachel		Final TRC Minutes

PLAN SNAPSHOT REPORT (SITE-2026-0009)

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2026001667	Planning General Application Fee	\$200.00	\$200.00
Total for Invoice INV-2026001667		\$200.00	\$200.00
Grand Total for Plan		\$200.00	\$200.00

Meeting Type	Location	Scheduled Date	Subject
Technical Review Committee Meeting v.1	City Hall, Second Floor Conference Room	06/11/2026	Technical Review Committee Meeting

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Requires Re-submit	05/20/2026	06/10/2026	07/23/2026	Yes	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Requires Re-submit	05/20/2026	06/17/2026	06/11/2026

Comments: Strafford Regional Planning Commission commissioned a Phase I ESA of this property in 2018. One REC for "oil-soaked soil" near sanitary system. Minor environmental findings related to historic railyard use (contained under pavement) and possible hazardous building materials due to age. The ESA recommended a supplemental Phase II ESA, Hazardous Building Material Survey, and Soil Management Plan. SRPC has grant funding available and is looking for sites to work with.
Please either demonstrate how the REC has been resolved, why it should be dismissed, or how it will be investigated and/or remediated during the development process.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Semprini, Jillian	Requires Re-submit	05/20/2026	06/10/2026	07/23/2026

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	Requires Re-submit	05/20/2026	06/17/2026	07/23/2026

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Requires Re-submit	05/20/2026	06/10/2026	07/23/2026

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	Requires Re-submit	05/20/2026	06/10/2026	06/01/2026

- Comments:** 1) Provide location for new fire hydrant.
2) Generator for sewer pumping station shall comply with NFPA 110, level 2
3) Sewer pumping system appears to be a class I location, indicate location of controller on premisis.
4) Provided plan does not appear to indicate EV ready locations
5) Provided plan did not appear to indicate solar readiness
6) Recreation area seems to be limited in size and amenities as well as adjacent to train tracks.
7) Provide roof screening within planset.
8) Differentiate active and abandoned gas lines on plan.
9)Clarify underground electric lines to B and D sides of structure.
10)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic	Police	Mitrushi, Alex	Requires Re-submit	05/20/2026	06/10/2026	07/23/2026

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		05/15/2026 13:08	
Confirm application complete v.1	Generic Action		05/15/2026 13:08
Technical Review Committee Meeting Agenda v.1	Task	05/15/2026 13:08	05/20/2026 13:46
Land Use Plan Technical Review v.1	Receive Submittal	05/20/2026 0:00	07/23/2026 12:48
Land Use Plan Technical Review v.2	Receive Submittal	07/23/2026 0:00	
Technical Review Committee Meeting v.1	Hold Meeting	05/20/2026 13:48	07/23/2026 12:48

Planning Board v.1

PLAN SNAPSHOT REPORT (SITE-2026-0009)

Planning Board Agenda v.1	Task
Invoice for Notices v.1	Task
Send Notices v.1	Task
Planner Creates Staff Recommendations v.1	Plan Activity
Distribute Planning Board Materials v.1	Task
Planning Board Hearing v.1	Hold Hearing
Planning Board Decision v.1	Plan Activity
NOD Sent to Applicant v.1	Create Report
Final Plan v.1	
Land Use Plan Stamped and Signed v.1	Generic Action
Recording v.1	Task
Document Archival v.1	Generic Action
Internal Notification of Plan Completion v.1	Generic Action
Building Official Notifies Address v.1	Generic Action
Pre-Con Meeting v.1	Hold Meeting
Create/Link to Records v.1	
Create / Link to Permit - Building Major v.1	Create Sub Permit
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: July 1, 2021]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: First-Rate Real Estate Group, LLC Telephone # (603) 235-3871

Address of Applicant: 290 Heritage Avenue, Suite 1, Portsmouth, NH 03801

E-Mail Address: neilrobbins1971@yahoo.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 75 Oak Street

Assessor's Map # 26 Lot(s) # 3-1

Zoning District(s) RM-U / G Overlay District(s) _____

Size of Parcel: 89,395 sq. ft. 2.05 ac. Property Deed: Book 5334 Page: 256

Existing Use of Property: Light Manufacturing, Warehouse, Retail/Wholesale Pottery Sales Facility

SITE PLAN INFORMATION

Describe Proposed Use: Renovation of existing building into 22 residential units.

Area of Parcel to be Developed: _____ 54,727± sq. ft.

If Multi-family Residential: Number of Units 22 & Buildings Proposed 1

If lodging: Number of Units N/A & number of Buildings N/A

Number of Parking Spaces: Existing 54 Proposed 54

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

Number of Employees Total: N/A In Maximum Shift: N/A

Disposition of Parcel:

Building Setbacks:

Building Footprint 19,770± sq. ft.

Front Yard N/A ft.

Total Building Area 19,770± sq. ft.

Rear Yard 10 ft.

Paved Area Existing 33,833 sq. ft.

Side Yard: Right 10 ft. Left 10 ft.

Proposed 34,957 sq. ft. +

Net Increase 1,124 sq.ft.

City Water? ☒ Yes ☐ No How far is city water from the property? On Site / Oak Street
City Sewer? ☒ Yes ☐ No How far is city sewer from the property? 1500± at Portland Ave

TRANSFER OF DEVELOPMENT RIGHTS INFORMATION

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

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

Relief sought (Check All That Apply):

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

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

N/A

BUILDING INFORMATION

Type of Building to be Built: Historic timber-framed building w/brick and wood exterior.

Height of Building: 31' Finished Floor Elevation: 88.48' / 88.90'

Number of Seats (where applicable) N/A

Estimated value of construction: \$250,000 Refuse removal: Public/Private (circle one)

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: N/A

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

SURVEYOR INFORMATION

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

Address P.O. Box 1166 Dover, NH 03821 Telephone #: 603-742-0911

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

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Stephen J. Haight, PE - Civilworks New England

Address P.O. Box 1166 Dover, NH 03821 Telephone #: 603-749-0443

Professional License #: NH PE # 7978 E-mail address: shaight@civilworksne.com

ARCHITECT INFORMATION

Name of Architect and Company (Licensed in N.H.) T.W. Designs, LLC - John M. Tuttle, AIA, LEED AP

Address 254 Drake Hill Road Strafford, NH 03884 Telephone #: 603-664-2181

Professional License #: NH AIA #4015 E-mail address: john@tw-design.com

LANDSCAPE ARCHITECT INFORMATION

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

Address 311 Kast Hill Road Hopkinton, NH 03229 Telephone #: 603-746-3212

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

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) N/A

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

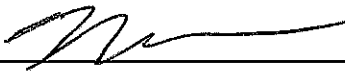
CONSERVATION EASEMENT HOLDER

Name of Easement Holder: N/A 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.

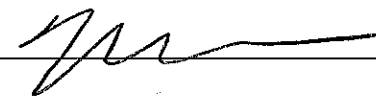
Signature of Property Owner:  Date: _____

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: _____

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: _____

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: _____

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
26	3-1	First-Rate Real Estate Group LLC	290 Heritage Ave, Ste 1, Portsmouth, NH 03801

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Stephen J. Haight, PE	Civilworks New England	P.O. Box 1166 Dover, NH 03821
Kevin McEneaney, LLS	McEneaney Survey Associates	P.O. Box 1166 Dover, NH 03821
Romy Maurer, LLA	Terrain Planning & Design, LLC	311 Kast Hill Road 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 # 22 per dwelling unit = \$ 2,400.00
- ☐ 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 # 1,124 sq. ft. = \$ 78.68

SUBTOTAL PLAN REVIEW FEE = \$ 2,478.68

AND

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

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

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

SUBTOTAL = \$ _____

TOTAL INVOICE AMOUNT = \$ _____

PLAN REVIEW FEE COLLECTED/PAID = \$ _____

BALANCE DUE = \$ _____

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



City of Dover, New Hampshire SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

This site plan review checklist, as required by Chapter 153-6-B(2), should be completed by the applicant. It is intended to assist the applicant in the planning process of preparing a Site Plan Review application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

The first step would be to appear before the Technical Review Committee, to apply, eight (8) folded copies of the site plan with scale of not less than 1"=50' or 1"=100' for larger site plans, need to be provided, along with payment of plan review fees.

Two weeks prior to Planning Board, three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and materials, including response to TRC comments, will be due. Abutter/Notice Fees will be invoiced and need to be paid 28 hours prior to the Planning Board meeting.

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan Review Regulations for full details.

APPLICANT: First-Rate Real Estate Group, LLC File Number: _____

PROJECT TITLE: The Engine House Luxury Apartments

PROPERTY LOCATION: 75 Oak Street Tax Map: 26 Lot: 3-1

	Where/How Provided	Reviewed
1. Completed and signed Application form	☒	
2. Plan Review Fees are provided	☒	
3. Electronic copy of the engineered/surveyed plan layout	☒	
4. Electronic copy of supplementary materials and application	☒	
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	☒	
6. Waiver requests to the Site Plan Review Regulations, with written justification	☐ N/A	
7. Conditional Use Permit applications	☐ N/A	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	☒	
9. A colored architectural plan showing all sides of buildings	☒	
10. Folded copies of site plan w/scale of not less than 1"=50' or 1"=100' for larger site plans, for TRC. Plans shall contain the following items as appropriate:	☒	
Location map at appropriate scale	☒	
Proposed Project name and title and Planning File #	☒	
Date, north arrow and scale	☒	
Names of all abutting property owners	☒	
Name and address of owners and/or applicants	☒	
Signature & stamp of NH licensed land surveyor and/or engineer	☒	
Zoning District boundaries, including any special or overlay districts	☒	
Location of Conservation District areas	☐ N/A	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	☒	
Location and widths of existing & proposed easements & right of ways	☒	
Location and width of existing and proposed access/egress ways	☒	

	Explain How Provided	Reviewed
Depict pedestrian walkways and accessible access	☒	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	☒	
Existing and proposed topographic information at two foot intervals	☒	
Existing and proposed buildings and structure locations	☒	
Minimum building setbacks or build to lines on all lots	☒	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	☒	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	☒	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	☒	
Existing and proposed stormwater lines and facilities	☒	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	☒	
Location of Flood Hazard Zone	☐ N/A	
Location of all bodies of water and watercourses	☐ N/A	
Location of wetlands and buffers	☐ N/A	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	☒	
Existing natural features and/or significant vegetation on property	☒	
Depict existing contours up to 100 ft. beyond project limits	☒	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	☒	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	☒	
Location, material and size of existing and proposed pavement area	☒	
Location of proposed fire lanes	☒	
Specify finished floor elevations of buildings	☒	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	☒	
Depict all service, storage, loading bays and utility areas	☐ N/A	
All applicable Dover Common Site Plan notes	☒	
11. Additional Information if appropriate	☒	
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	☒	
Stormwater Management System Operation and Maintenance Plan	☒	
Letter to Serve from Public and Private Utilities	☒	
Erosion and Sedimentation Control Plan	☒	
Landscape Operation and Maintenance Plan	☒	
Proposed restrictive covenants or homeowners association documents	☐ N/A	
Dates and permit numbers of all required state and federal permits	☐ N/A	
If wetland buffer, indicate placards locations, as applicable	☐ N/A	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	☐ N/A	
Location of proposed drive-in facilities	☐ N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	☒	

REVIEWED BY: _____ DATE _____ TRC DATE _____

First-Rate Real Estate Group, LLC
290 Heritage Avenue, Suite 1
Portsmouth, New Hampshire 03801

May 12, 2026

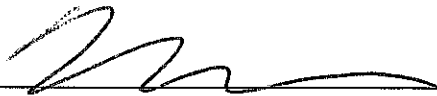
City of Dover
288 Central Avenue
Dover, NH 03820

Attn: Planning Board

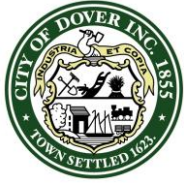
Re: LETTER OF APPLICANT/OWNER AUTHORIZATION
Site Plan Review Applications & Approvals
75 Oak Street – Tax Map 26, Lot 3-1, 3-1A

I, Neil Robbins, as Member of First-Rate Real Estate Group, LLC (Owner and Applicant), authorize Civilworks New England and McEaney Survey Associates to represent all applications made on behalf of me to the City of Dover Planning Board and any other Dover Board or Committee, as well as any State of NH departments, as necessary, relative to the pursuit of approvals and permits for the development of the subject parcel.

Respectfully,



Neil Robbins, Member
First-Rate Real Estate Group, LLC



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2026-0009

Application Type: Site Plan
Applicant(s): First-Rate Real Estate Group, LLC c/o Civilworks New England
Owner(s): First-Rate Real Estate Group, LLC
Location: 75 Oak St. (Assessor's Map 26, Lot 3-1)
Date: June 11, 2026

INTENT: Proposal is to renovate and redevelop the existing building into twenty-two (22) residential units with site improvements.

LOTS/UNITS PROPOSED: 22 residential units

AGENDA ITEM #: 3

ACREAGE: ± 2.05 ac.

ZONING DISTRICT: Urban Density Multi-Residential (RM-U) and Gateway (G)

EXISTING: Formerly Commercial/Light Manufacturing, currently Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, Commercial, railroad

ZBA ACTION: None.

PERMITS REQUIRED: City of Dover CUP for relief related to streetscape standards.

WAIVERS REQUESTED: TBD.

ATTENDANCE:

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

Others:

Erin Bassegio, City Planner
Steve Haight, Civilworks NE
Luke Malone, Civilworks NE
FX Bruton, Bruton & Berube

Meeting resumed at: 10:59 a.m.

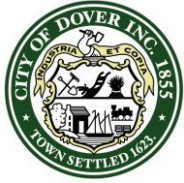
PLAN REVIEW:

Planning:

- Reminder: water/sewer investment fees
- Owner/professional stamps/signatures on final plan set
- Accessway width – 24' min. plus shoulder
- Parking lot one-way or two-way?
- Rooftop, transformer, generator screening required
- Provide copy of CSX easement
- Buffer/screening planned for rear of parking lot?
- Plowing plan for snow storage?
- Revise plan set to include:
 - Mail kiosk location (Post Master approval needed)
 - Active/passive recreation calculation
 - ROW dimensions
 - EV readiness
 - Provide sidewalk along right of way into rear of recreational lot or payment in lieu of adding sidewalk
 - Show and provide easement in the front

Engineering:

- Confirm condition of existing drainage infrastructure
- Appears to be discrepancies of pipe sizes between CB 1, CB 2, and DMH 1
- Confirm discharge location for DMH 1 Inv 4
- Recommend removal of existing landscape island with sign and driveway entrance
- Show area of disturbance on site plan for water main connection, force main, and pavement
- Confirm if existing driveway is to be repaved in addition to the parking area.
- Detail Sheet 12 Typical Standard Pavement Section 8" gravel should be minimum 12" per city detail
- Note that there are existing trees along Oak St where proposed trees are shown
- City requests drainage easement along existing driveway to railroad at property rear



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2026-0009

Application Type: Site Plan
Applicant(s): First-Rate Real Estate Group, LLC c/o Civilworks New England
Owner(s): First-Rate Real Estate Group, LLC
Location: 75 Oak St. (Assessor's Map 26, Lot 3-1)
Date: June 11, 2026

- Overall Utility Plan doesn't show traffic light cabinet, underground conduit, and traffic loops
- Structure recommended at force main transition from 2" to 4"; otherwise, may be difficult to clean.
- Water shut off valve required for fire service line
- Hydrant required at bottom of 6" water line
- Confirm standby power if provided for pump station

Police:

- Stop sign/bar at the end of driveway appreciated.
- Would like to see sidewalk in this area for resident safety.

Inspection Services:

- Provide location for new fire hydrant.
- Generator for sewer pumping station shall comply with NFPA 110, level 2
- Sewer pumping system appears to be a class I location, indicate location of controller on premises.
- Provided plan does not appear to indicate EV ready locations
- Provided plan did not appear to indicate solar readiness
- Recreation area seems to be limited in size and amenities as well as adjacent to train tracks.
- Provide roof screening within plan set.
- Differentiate active and abandoned gas lines on plan.
- Clarify underground electric lines to B and D sides of structure.

Fire Department:

- Hydrant to be added in parking island area?

Business Development:

- Strafford Regional Planning Commission commissioned a Phase I ESA of this property in 2018. One REC for "oil-soaked soil" near

sanitary system. Minor environmental findings related to historic railyard use (contained under pavement) and possible hazardous building materials due to age. The ESA recommended a supplemental Phase II ESA, Hazardous Building Material Survey, and Soil Management Plan. SRPC has grant funding available and is looking for sites to work with.

- Please either demonstrate how the REC has been resolved, why it should be dismissed, or how it will be investigated and/or remediated during the development process.

Planning Board:

- Revise "handicap" to "accessible"
- Confirmed that Phase I ESA has been completed.

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

Adjournment: C. Chabot moved to adjourn the meeting at 11:31 a.m. Seconded by A. Mitrushi. Vote: U/A.

CIVILWORKS NEW ENGLAND

181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443 FAX: 603.749.7348

July 22, 2026

City of Dover
288 Central Avenue
Dover, NH 03820

Attn: Technical Review Committee

Re: SITE-2026-0009: 75 Oak Street, Tax Assessor's Map 26, Lot 3-1
Response to Technical Review Committee Comments, dated June 11, 2026

Dear Technical Review Committee:

In response to Technical Review Committee minutes – SITE-2026-0009, by TRC dated June 11, 2026, we submit the following responses in bold beneath the review comments in italic.

Planning:

- 1) *Reminder as applicable: Water and Sewer Investments Fees*
Acknowledged.
- 2) *Owner / professional stamps / signatures on final plan set*
Pending approval.
- 3) *Accessway width – 24' min. plus shoulder.*
The accessway has been changed to 24' width with 1' shoulder.
- 4) *Parking lot one-way or two-way?*
Parking lot will be two-way. Plans have been updated to show traffic direction.
- 5) *Rooftop, transformer, generator screening required*
Acknowledged. The plans have been updated accordingly.
- 6) *Provide copy of CSX easement*
Pending.
- 7) *Buffer / screening planned for rear of parking lot?*
Six-foot fence has been added to plan.
- 8) *Plowing plan for snow storage?*
Snow storage areas are shown on the plan. Plowing will be by private contractor certified in green pro standards.
- 9) *Revise plan set to include:*
(a) Mail kiosk location (Postmaster approval needed)
The plans have been updated accordingly. Awaiting Postmaster approval.

CIVILWORKS NEW ENGLAND

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(b) Active / passive recreation calculation

The plans have been updated accordingly. Table with calculations have been included in plan set. See sheet 6.

(c) ROW dimensions

The plans have been updated accordingly.

(d) EV readiness

The plans have been updated accordingly.

(e) Provide sidewalk along right of way into rear of recreational lot or payment in lieu of adding sidewalk

Five-foot sidewalk has been added to plan.

(f) Show and provide easement in the front

Fifteen-foot easement to the benefit of the City of Dover along the Oak Street frontage has been added to plan.

Engineering:

General Comments:

- 1) *Confirm condition of existing drainage infrastructure*
Acknowledged. Existing drainage infrastructure has been confirmed.
- 2) *Appears to be discrepancies of pipe sizes between CB 1, CB 2 and DMH 1*
Acknowledged. Pipe sizes have been confirmed.
- 3) *Confirm discharge location for DMH 1 Inv. 4*
Acknowledged. Discharge location has been confirmed.
- 4) *Recommend removal of existing landscape island with sign and driveway entrance*
Landscaped island to be removed. Work to be completed is shown on the Demolition plan (sheet 5).
- 5) *Show area of disturbance on site plan for water main connection, force main, and pavement.*
The plans have been updated accordingly. See sheet 6 for area to be disturbed.
- 6) *Confirm if existing driveway is to be repaved in addition to the parking area*
Existing driveway and parking area are to be repaved.
- 7) *Detail sheet 12 Typical Standard Pavement Section 8" gravel should be minimum 12" per city detail.*
The detail sheet has been updated accordingly.
- 8) *Note that there are existing trees along Oak Street where proposed trees are shown*
Not applicable.

CIVILWORKS NEW ENGLAND

181 WATSON ROAD
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PHONE: 603.749.0443 FAX: 603.749.7348

- 9) *City requests drainage easement along existing driveway to railroad at property rear*
The existing driveway is on CSX property. In order to request a drainage easement, the City of Dover will need to coordinate directly with CSX.
- 10) *Overall Utility Plan doesn't show traffic light cabinet, underground conduit, and traffic loops*
Acknowledged. City engineer to provide data.
- 11) *Structure recommended at force main transition from 2" to 4"; otherwise may be difficult to clean*
The plans have been updated to include a sewer cleanout at the 2" force main to 4" force main transition.
- 12) *Water shutoff valve required for fire service line*
The plans have been updated accordingly.
- 13) *Hydrant required at bottom of 6" water line*
The plans have been updated accordingly.
- 14) *Confirm standby power if provided for pump station*
The proposed generator is only for standby power for the pump station.

Police:

- 1) *Stop sign / bar at end of driveway appreciated*
Stop sign / bar at end of driveway have been added to the proposed site plan.
- 2) *Would like to see sidewalk in this area for resident safety*
Plans have been updated to include 5' paved sidewalk from the site entrance easterly on Oak Street and cross country to the parking area at Guppey Park.

Inspection Services:

- 1) *Provide location for new fire hydrant.*
Proposed fire hydrant has been provided in the landscape island at the front of the building.
- 2) *Generator for sewer pumping station shall comply with NFPA 110, level 2,*
Acknowledged.
- 3) *Sewer pumping system appears to be a class one location, indicate location of controller on premises*
Pump station controller is to be installed on the side of the building near the pump station and is shown on the Utility Plan.
- 4) *Provided plan does not appear to indicate EV ready locations*
Acknowledged. EV readiness parking spots and so noted have been added to the proposed plan.

CIVILWORKS NEW ENGLAND

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- 5) *Provided plan did not appear to indicate solar readiness*
Acknowledged. Solar ready notation has been added to plan.
- 6) *Recreation area seems to be limited in size and amenities as well as adjacent to train tracks.*
Acknowledged.
- 7) *Provide roof screening within plan set*
See architectural plan.
- 8) *Differentiate active and abandoned gas lines on plan*
Acknowledged. Plans have been updated accordingly.
- 9) *Clarify underground electric lines to B and D sides of structure*
Existing UGE is to be removed and relocated. Entire building will be supplied by new underground electrical line. See Utility Plan sheet 8.

Fire Department:

- 1) *Hydrant to be added in parking island area?*
The plans have been updated accordingly.

Business Development:

- 1) *Strafford Regional Planning Commission commissioned a Phase I ESA of this property in 2018. One REC for "oil-soaked soil" near sanitary system. Minor environmental findings related to historic railyard use (contained under pavement) and possible hazardous building materials due to age. The ESA recommended a supplemental phase II ESA, Hazardous Building Material Survey, and Soil Management Plan. SRPC has grant funding available and is looking for sites to work with.*
Acknowledged. Owner to follow up if necessary.
- 2) *Please either demonstrate how the REC has been resolved, why it should be dismissed, or how it will be investigated and / or remediated during the development process.*
Acknowledged. Owner to follow up if necessary.

Planning Board:

- 1) *Revise "handicap" to "accessible"*
The plans have been updated accordingly.
- 2) *Confirmed that Phase I ESA has been completed.*
Acknowledged.

We look forward to the TRC meeting on August 13, 2026. Please do not hesitate to contact our office should you have any questions.

Sincerely,

CIVILWORKS NEW ENGLAND



Stephen J. Haight, PE

PROJECT NARRATIVE

for
First-Rate Real Estate Group, LLC
Site Plan Review
Tax Map 26, Lots 3-1
75 Oak Street

PROJECT OVERVIEW & SITE CHARACTERISTICS

The subject parcel consists of 2.05 acres located at 75 Oak Street and is within the Urban Density Multi-Residential (RM-U) and Gateway (G) Districts. The site design proposes the interior renovation of the existing brick building to create twenty-two (22) residential rental units. Boston and Maine Railroad land abuts the subject parcel to the East, South, and West, with Oak Street to the North.

The proposal includes minor site improvements associated with the residential units, such as grading & drainage improvements, and underground utility service improvements, recreational area, a dumpster location and site lighting.

The project site consists of the following general improvement plan:

- Demolition of incidental building elements;
- Improvements to existing parking lot;
- Improvements to grading and drainage;
- Upgrade utility connections, as necessary;
- Stabilize remaining areas with loam and seed;
- Landscaping;
- Site lighting.

DRIVEWAY AND PARKING LOT

The proposed development will maintain the existing driveway access from Oak Street as provided via an easement over Railroad land along the Easterly property line of the subject parcel. The existing paved parking lot will be repaved and restriped to provide 54 parking spaces, including 2 ADA spaces.

DRAINAGE

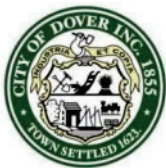
The project proposes the interior renovation of an existing brick building into 22 residential units, which includes associated parking, grading & drainage improvements, and underground utility services. The site design will incorporate the use of existing stormwater drainage structures on site and will be maintained by the project proponent as outlined within the Stormwater Management System Inspection & Maintenance Manual.

TRAFFIC

A traffic assessment was completed for the project and is attached as a report to this submittal. The traffic assessment indicates, and as expected, there would be a minimal increase in traffic as a result of the proposed development and would not significantly impact Oak Street or the surrounding area.

UTILITIES

The proposed project will connect to the existing City of Dover water service located in Oak Street. Existing electric, communication services and gas are also located on Oak Street. Building and utility connections will be made per the City's Community Services Utility Division and Fire Department requirements and standards. Separately, the subject parcel will be served by a sewer force main connecting to the municipal system in Portland Avenue.



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: First-Rate Real Estate Group, LLC Telephone # 603-234-7520

Address of Applicant: 290 Heritage Avenue, Suite 1, Portsmouth, NH 03801

E-Mail Address: neilrobbins1971@yahoo.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # 26 Lot(s) # 3-1

Address of Property: 75 Oak Street

Zoning District(s) RM-U / G Overlay District(s) _____

Existing Use of Property: Light Manufacturing, Warehouse, Retail/ Wholesale Sales Facility

CONDITIONAL USE PERMIT INFORMATION

Type of Conditional Use Permit (Check All That Apply):

- | | | |
|--|---|--|
| ☐ Conservation District | ☐ RCM Use Overlay District | ☒ Gateway District |
| ☐ Groundwater Protection | ☐ Off-Street Parking and Loading | ☐ Alternative Treatment Center |
| ☐ Wetland Protection District | ☐ Central Business District | ☐ Heritage Residential District |

Describe Proposed Use or Activity That Requires Conditional Use Permit and Describe Any Impacts:

See attached narrative.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: N/A

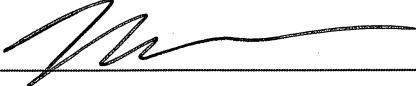
Name of Professional That Prepared Plans: Stephen J. Haight, PE - Civilworks New England

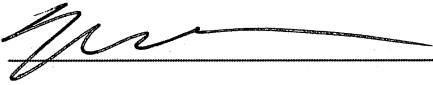
Address P.O. Box 1166 Dover, NH 03821 Telephone #: 603-749-0443

Professional License #: NH PE # 7978 E-mail address: shaight@civilworksne.com

SIGNATURES

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

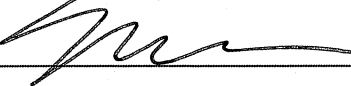
Signature of Property Owner:  Date: _____

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

Signature of Agent:  Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: _____

CITY OF DOVER CONDITIONAL USE LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
26	3-1	First-Rate Real Estate Group, LLC	290 Heritage Avenue, Suite 1

Applicant (if different from owner): Portsmouth, NH 03801

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Stephen J. Haight, PE	Civilworks New England	P.O. Box 1166 Dover, NH 03821
Kevin McEneaney, LLS	McEneaney Survey Associates	P.O. Box 1166 Dover, NH 03821
John M. Tuttle, AIA, LEED AP	T.W. Designs, LLC	254 Drake Hill Road Strafford, NH 03884

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 24, 2023)

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

A. Plan Review Fees

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

- ☐ SUBDIVISION Application fee \$200.00 + \$150.00 x # _____ new lots created = \$ _____
- ☐ LOT LINE ADJUSTMENT Application fee \$200.00 + \$100.00 X # _____ of lots involved = \$ _____
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee \$200.00 = \$ _____
- ☐ SITE REVIEW – RESIDENTIAL Application fee \$200.00+ \$100.00 x # _____ per dwelling unit = \$ _____
- ☐ SITE REVIEW – NON-RESIDENTIAL Application fee \$200.00 + (not to exceed \$10,000)
 - ☐ New construction \$.15 sq. ft. x # _____ sq. ft. = \$ _____
 - ☐ Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- ☐ MOTEL/HOTEL \$35.00 x # _____ per lodging unit = \$ _____
- ☐ CHANGE OF USE Application fee \$200.00 + (not to exceed \$5,000)
 - ☐ Existing floor spaces \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- ☒ **CONDITIONAL USE PERMIT** Application fee \$200.00 x # 1 per Application = \$ 200.00
- ☐ GRAVEL PIT/ EXCAVATIONS
 - ☐ Application fee \$50.00 = \$ _____
 - ☐ Permit fee \$75.00 = \$ _____
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee \$200.00 = \$ _____
- ☐ REQUEST FOR REZONING Application fee \$200.00 = \$ _____
- ☐ DRIVEWAY WAIVER Application fee \$200.00 = \$ _____
- ☐ **TOTAL IMPERVIOUS PAVED AREA** (for new development, roadways or additions to existing parking lots, (not to exceed \$10,000)) Application fee of \$200.00 is N/A if it is part of a Site Review or Subdivision Plan. \$200.00 + \$.07 per sq. ft. x # _____ sq. ft. = \$ _____

SUBTOTAL PLAN REVIEW FEE = \$ 200.00

AND

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

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

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

SUBTOTAL = \$ _____

TOTAL INVOICE AMOUNT = \$ _____

PLAN REVIEW FEE COLLECTED/PAID = \$ _____

BALANCE DUE = \$ _____

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

CONDITIONAL USE PERMIT
Application Narrative
75 Oak Street
Tax Map 26, Lot 3-1

ZONING 170 - Attachment 10
Gateway District

Streetscape Standards

Streetscape standards were crafted to ensure streets in mixed-use areas of the Gateway District have a relationship with adjacent buildings, accommodate pedestrians and bicyclists, and are compatible with the character of Dover's neighborhoods. All street elements must be consistent with Dover Streetscape and Landscape Standards.

- Sidewalks are encouraged to be brick and shall be a minimum of 5 feet wide.
There are no sidewalks proposed along the street due to the topography of the parcel along Oak Street. This design is consistent with the surrounding properties, as there are currently no sidewalks on Oak Street.
- Street trees shall be planted at an average spacing of 25 to 30 feet on center. Planting method shall allow for maximum root zone space where possible. Existing healthy street trees shall be protected, if possible.
The site has existing healthy trees along Oak Street, which will remain in place.
- Unpaved ground area along the frontage shall be planted with appropriate ground cover or shrubs, no bare ground permitted. Low-impact development techniques such as rain gardens, bioretention areas, tree boxes and other green infrastructure techniques shall be incorporated into these landscaped areas and maintained to ensure five-foot-wide walkway.
Adding green infrastructure techniques within the unpaved area along the frontage would conflict with the existing utilities on Oak Street.
- Projects shall be designed to maintain and enhance the quality of vehicular, bicycle and pedestrian circulation and safety on affected public streets.
This site design maintains the current conditions of circulation and safety on Oak Street by renovating an existing building and minimizing new impacts to the public street.
- Street furniture is encouraged to be provided as follows:
 - 1 bench for every 75 feet of frontage.
 - At least 1 waste bin at each block corner.
 - 1 bike rack per nonresidential project.**Street furniture is not included in the site design as the area of Oak Street is not pedestrian friendly, and currently has no sidewalks.**
- Lighting and mechanical equipment standards per § 170-20E(3)(d).
All lighting and mechanical equipment standards are being met within this site design.

CIVILWORKS NEW ENGLAND

181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443

TRAFFIC ASSESSMENT MEMORANDUM

May 12, 2026

INTRODUCTION

Civilworks New England has prepared this traffic-assessment memorandum (TAM) regarding the redevelopment project proposed within an Engine House building located at 75 Oak Street, Tax Map 26, Lot 3-1, in Dover, NH. The redevelopment involves the conversion of the former pottery production and sales building into 22 residential units.

This TAM includes:

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

This TAM concludes that:

- relevant sight distances at the Oak Street / driveway intersection will be adequate.
- The proposed project is not anticipated to add significant new traffic to the area.

EXISTING SITE DESCRIPTION

The project site:

- The existing building, until recently, contained a stoneware pottery business that included on site production of the pottery, retail display and sales shop, and a wholesale warehouse and shipping area for packaging and shipping to other retailers selling their product.
- The building and use were served by an existing driveway access from Oak Street.
- This driveway also shares access to the Boston & Maine Railroad to service railroad facilities located adjacent to the project site.

PROPOSED PROJECT DESCRIPTION

The project proposes the conversion of the existing building into 22 residential units. The existing driveway will remain in its present location to serve the proposed units.

ROAD DESCRIPTION

Oak Street:

- is two-way with marked pavement and one travel lane in each direction.
- has a posted speed limit of 30 MPH.
- has a relatively straight alignment with limited grade change to the bridge to the west and a gradual increase in elevation to the east.
- has no sidewalks in the project site area.
- streetside parking is not apparent.
- has a total average daily traffic (ADT) volume of 8,086 vehicles (total both directions) measured at the bridge just west of the project site as reported by the NHDOT for 2025.

CIVILWORKS NEW ENGLAND

181 WATSON ROAD
P.O. BOX 1166
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PHONE: 603.749.0443

SIGHT DISTANCES

The project site is located on a relatively straight section of roadway that has limited elevation change so sight distance in both directions is enhanced. Several residential driveways exist along the north side of the roadway in the site area.

The American Association of State Highway and Transportation Officials (AASHTO) has established authoritative policy for appropriate sight distances in terms of stopping sight distance (SSD) for vehicles on the main road reacting to existing traffic, and intersection sight distance (ISD) for left turn movements from a stop. For a roadway with vehicles traveling at the 30 MPH speed limit, AASHTO has established the SSD to be 200 feet and ISD to be 335 feet. The available sight distance to the east and west at the project driveway is approximately 350 feet, or more, which is suitable for SSD at 44 miles per hour and for ISD at 31 miles per hour.

Therefore, sight distance would be adequate, certainly for speeds of 30 MPH. Additionally, sight distance from the access drive will not be impeded by streetside parking. This, combined with the relatively unobstructed nature of the roadside, will provide the opportunity to maintain sightlines throughout the year which is evidenced by the successful functionality of the existing driveway over the many years that it has served various uses in the present location.

PUBLIC TRANSIT

Collaborative Alliance for Seacoast Transportation (COAST) Route 12 provides bus service along Central Avenue to the west of the property. A bus stop is located near the intersection of Oak Street and Central Avenue. Service is on Mondays through Saturdays, except holidays. Route 12 connects with several other routes along with the Dover Transportation Center and the Amtrak “Downeaster” train station.

CALCULATED TRIP GENERATION

The Institute of Transportation Engineers (ITE) compiles and publishes trip-generation information for a variety of land uses in *Trip Generation Manual*.¹ This authoritative guide for calculating site traffic includes vehicle trip information for the existing and proposed uses. It is relevant to consider the trips associated with the proposed use on a net basis versus the existing use.

Table 1 shows calculated vehicle trip ends associated with the newly proposed residential units. Table 2 and Table 3 show the trips associated with the two components of the prior use that will be discontinued; an on-site retail pottery “craft” sales and the light “manufacturing” use associated with the on-site production of the pottery, respectively. For purposes of this analysis, these are considered to be the “proposed” and “existing” uses for the project. The vehicle trips associated with the existing CSX railroad service use will remain unchanged and are not calculated herein as it is very limited.

(Trip Generation tables on next page)

¹ ITE, *Trip Generation Manual*, 11th edition (Washington DC, September 2021)

CIVILWORKS NEW ENGLAND

181 WATSON ROAD
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DOVER, NH 03821-1166
PHONE: 603.749.0443

Table 1: Trip Generation - Multifamily Housing (Low-Rise) - Not Close to Rail Transit (22 Units)

Weekday Period	Avg. Trips	Vehicle Trips*			
		Proposed Units	Total	In	Out
Daily	See Equation	22	216.3	108.2	108.2
AM Peak Hour of Generator	See Equation	22	35.8	8.6	27.2
PM Peak Hour of Generator	See Equation	22	44	27.3	16.7

* ITE, *Trip Generation Manual*, Multifamily Housing (Low-Rise) Not Close to Rail Transit, Land Use Code 220

Weekday Trips = $T = 6.41(X) + 75.31$ (50% entering, 50% exiting)

AM Trips = $T = 0.35(X) + 28.13$ (24% entering, 76% exiting)

PM Trips = $T = 0.42(X) + 34.78$ (62% entering, 38% exiting)

Table 2: Trip Generation - Arts and Crafts Store (1,220 SF)

Weekday Period	Avg. Trips / 1,000 SF	Vehicle Trips*			
		Proposed Units	Total	In	Out
Daily	56.55	1.22	57.8	28.9	28.9
AM Peak Hour of Generator	4.65	1.22	5.7	2.8	2.9
PM Peak Hour of Generator	6.85	1.22	8.4	4.3	4.1

* ITE, *Trip Generation Manual*, Arts and Crafts Store - Land Use Code 879

Weekday Trips = No Equation => Ave. Rate = 56.55 / 1,000 SF (50% entering, 50% exiting)

AM Trips = No Equation => Ave. Rate = 4.65 / 1,000 SF (49% entering, 51% exiting)

PM Trips = No Equation => Ave. Rate = 6.85 / 1,000 SF (51% entering, 49% exiting)

Table 3: Trip Generation - Light Industrial (15,480 SF)

Weekday Period	Avg. Trips / 1,000 SF	Vehicle Trips*			
		Proposed SF (1,000)	Total	In	Out
Daily	4.87	15.48	75.4	37.7	37.7
AM Peak Hour of Generator	0.91	15.48	14.1	12.2	1.9
PM Peak Hour of Generator	0.80	15.48	12.4	2.2	10.2

* ITE, *Trip Generation Manual*, Light Industrial - Land Use Code 110

Weekday Trips = No Equation => Ave. Rate = 4.87 / 1,000 SF (50% entering, 50% exiting)

AM Trips = No Equation => Ave. Rate = 0.91 / 1,000 SF (87% entering, 13% exiting)

PM Trips = No Equation => Ave. Rate = 0.80 / 1,000 SF (18% entering, 82% exiting)

TRIP DISTRIBUTION/ASSIGNMENT

All project-related trips will access and egress the site from and to Oak Street. The calculated vehicle trip generation for the development project relative to the existing number of vehicles that are presently travelling Oak Street, which has ADT relatively equally divided in the eastbound and westbound directions, is such that area traffic operations are not sensitive to trip distribution/assignment of project vehicle trips.

CIVILWORKS NEW ENGLAND

181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443

POTENTIAL TRAFFIC IMPACTS

The calculations show an increase in vehicle trips resulting from the project use conversion as:

- Daily (weekday) = 216.3 total trips (108.2 in and 108.2 out) proposed vs.
133.2 existing trips (66.6 in and 66.6 out)
Net Increase = 83.1 trips (41.6 in and 41.6 out)
- AM peak hour (weekday) = 35.8 total trips (8.6 in and 27.2 out) proposed vs.
19.8 existing trips (15.0 in and 4.8 out)
Net Increase In = 16 total trips (6.4 in and 22.4 out)
- PM peak hour (weekday) = 44.0 total trips (27.3 in and 16.7 out) proposed vs.
20.8 existing trips (6.5 in and 14.3 out)
Net Increase = 23.2 trips (20.8 in and 2.4 out)

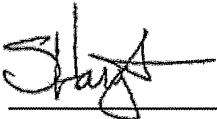
The net increase in weekday trips represents only 1.03 percent of the ADT on Oak Street as measured near the project site in 2025. Therefore, the traffic anticipated for the proposed project would not significantly impact the surrounding area.

CONCLUSION

In conclusion, the very small increase in traffic anticipated from the proposed project, in comparison to the previous use of the property, would not negatively impact Oak Street and the surrounding area in any meaningful way.

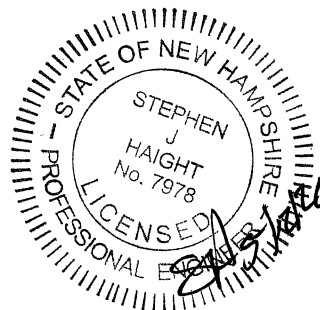
CIVILWORKS NEW ENGLAND

Sincerely,



Stephen J. Haight, PE

Cc: First-Rate Real Estate Group, LLC



Landscape Best Management Practices Operations and Maintenance Plan

THE ENGINE HOUSE LUXURY APARTMENTS

75 Oak Street
Dover, New Hampshire 03820

Prepared for:
First-Rate Real Estate Group, LLC
290 Heritage Avenue, Suite 1
Portsmouth, NH 03801

Prepared by:
Terrain Planning & Design, LLC
311 Kast Hill Road
Hopkinton, NH03229



Landscape Maintenance

Introduction:

The landscape enhancements proposed for the proposed residential development will require modest maintenance at various times throughout the year. For the site plantings, maintenance is most important during the first 1-2 years following installation when plants are becoming established. Anyone involved in the upkeep of the facility should become familiar with the landscape and its features. Identified below are basic, at minimum, maintenance tasks:

Weekly Tasks:

1. Prune back any shrubs overhanging curbs or sidewalks.
2. Remove litter from plants bed.
3. Remove broken or fallen branches from trees.
4. Prune sucker growth from tree trunks.
5. Remove weeds larger than 2 inches high or wide from plant beds. Weeds 2 inches and larger must be removed, not just killed. **The application of herbicides such as Roundup is discouraged.**
6. Any invasive species seedlings observed should be removed and disposed of properly.
7. Replace bark mulch that may have been washed out of planting beds. Smooth mulch layer if it has been disturbed.
8. Check plants for signs of stress, pests, or disease and notify Owner for authorization to replace.
9. If a significant decline in plant health is attributed to an insect pest, **apply an organic product and/or process** to control the pest.
10. Water plants that are dry and stressed.
11. Notify Owner for authorization to replace dead plants at the appropriate time (see annual tasks, September).
12. Identify other tasks listed on the Annual and Monthly checklist of tasks.

Annual Tasks

Early Spring:

1. Prune winter damage such as broken tree branches that interfere with public safety.
2. Trim dead perennial foliage left in the fall for winter interest to within six inches of the ground.
3. Add new mulch to plant beds where the mulch depth has been reduced to less than 2 inches. Mulch depth shall not exceed two inches (top dressed). Mulch is not required where shrubs or groundcover completely hide the soil surface from view.
4. Gently prune shrubs at appropriate time of year based on species, for shape and form. **Do not shear.**
5. Energize the irrigation system, repair damaged components, test the system, adjust heads, and update programming.
6. Conduct a soil test to measure at a minimum, pH, phosphorus, potassium, calcium, and magnesium. Follow the recommendations provided with the soil test results.
7. Apply fertilizer only when required. A single application of fertilizer per year before Memorial Day is encouraged.

Monthly Tasks

June:

No additional items

July:

No additional items

August:

No additional items

September:

1. Inventory all plant materials, including an exact count of all shrubs and trees.
2. Replace any dead or missing plants.
3. Aerate lawn areas.
4. Apply pelletized lime at a rate of 80 lbs/1,000 square feet or as soil test dictates.

October:

1. Winterize irrigation system.

November:

1. Remove leaves from lawn areas and planting beds.
2. Remove perennial vegetation that has died back for the season.
3. Apply "WILT-PRUF" to broadleaf evergreens, according to label instructions, to protect shrubs from winter die back.

December:

1. Prune any tree branches that interfere with public safety.
2. Prune street and parking lot trees yearly to encourage strong growth the following growing season. Trees adjacent to pedestrian sidewalks shall have branches pruned to 6-foot height.

Management Task or Activity	Time or Frequency						
	Weekly	Monthly	Spring	Summer	Fall	Winter	After Major Rain Events
Replace dead or dying plants			X				
Remove weeds	X		X	X	X		
Cut down grasses			X				
Remove accumulated leaves, litter, and plant debris		X					X

Stormwater Detention Facilities

Introduction:

The stormwater facilities are used to attenuate flow and treat stormwater. The stormwater treatment areas consist of a large bioretention pond and linear swales seeded with a variety of native, adaptable, and rugged perennial grasses, and sometimes additional flowering plants. There are maintenance tasks associated with stormwater facilities.

Erosion:

The soil in the facility and in areas draining to the facility shall be inspected for erosion. Eroded areas shall be filled with soil or mulch and seeded with the approved seed mix for the location.

Sediment Accumulation & Clogging:

The accumulation of sediment within the facility may reduce its infiltration capacity and impair performance. The facility shall be inspected for accumulation of sediment and excessive sediment shall be removed with the area re-mulched and replanted as appropriate and necessary.

Outlet Structure Maintenance:

The facility outlet structure requires monitoring. Periodically, the orifice on the outlet pipe may clog with debris. Any found debris should be removed and appropriately disposed of off-site.

Debris & Litter:

Debris and litter should be removed monthly to maintain aesthetic appearance and public acceptance.

Plant Maintenance:

Healthy vegetation contributes to the optimal operation of the stormwater facility. Planting area maintenance tasks include the removal of accumulated leaves, litter, and plant debris as needed. During the first 1-2 years after planting, the facility should be monitored for invasive species and weeded as needed and appropriate. Well-established facility vegetation should be mowed annually in the fall.

Snow Storage:

Snow shall not be dumped directly onto the facility.

Chlorides:

The stormwater facility is not suitable for treating chlorides. Chloride use on source surface areas tributary to the facility should be avoided if possible. In these locations, it would be prudent to eliminate or reduce application of chloride-containing deicing compounds, use alternative deicers, or apply clean sand as needed. Aggressive sweeping in these areas, along with pretreatment sumps and filter strips, will minimize the negative impact of the sand on the facility.

Management Task or Activity	Time or Frequency						
	Weekly	Monthly	Spring	Summer	Fall	Winter	After Major Rain Events
Inspect for erosion. Rake and redistribute/replenish any soil, rap, or mulch that has eroded		X					X
Inspect for standing water							X
Remove accumulated leaves, litter, and plant debris		X					X
Weed plant material		X					
Mow plant material					X		

Stormwater Management System Inspection & Maintenance Plan

Prepared for

**RESIDENTIAL APARTMENTS
MAP 26, LOT 3-1**

**75 Oak Street
Dover, New Hampshire
Strafford County**

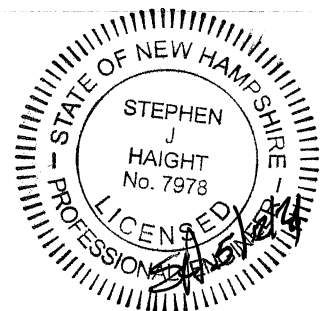
May 2026

Owner of Record:

First-Rate Real Estate Group, LLC
290 Heritage Avenue, Suite 1
Portsmouth, New Hampshire 03801

Prepared By:

CIVILWORKS NEW ENGLAND
P.O. Box 1166
181 Watson Road
Dover, New Hampshire 03820



Introduction

Civilworks NE, has prepared the following Stormwater Management System Inspection & Maintenance Plan for **First-Rate Real Estate Group, LLC**. The intent of this plan is to provide a list of procedures that document the inspection and maintenance requirements of the Stormwater Management System for this site.

The inspection and maintenance requirements outlined in this document are required to be performed in perpetuity. In the event the property is sold, future owners will be responsible for implementing the responsibilities outlined in this document.

The inspection and maintenance program is necessary in order to keep the Stormwater Management System functioning properly. These measures will also help to minimize potential environmental impacts to the areas surrounding the developed site. By following the enclosed procedures, the property owners, and maintenance personnel will be able to maintain the functional design of the Stormwater Management System and maximize its ability to remove sediment and other contaminants from site generated stormwater runoff.

This plan also requires the Owner/Operator to prepare and implement a salt minimization plan to reduce salt usage on-site and ultimately within the watershed. This plan will allow the owner/operator to monitor and modify how much salt is needed, when it should be applied, and where it needs to be applied, with the ultimate goal of reducing salt-use without compromising safety. It is expected that salt-use reduction will lead to long-term cost-savings as a result of purchasing less salt and reduced impacts on vegetation (e.g., landscaping) and corrosion of infrastructure.

The salt minimization plan should include the retention of a contractor who has completed the Green SnowPro Training course and obtained NHDES Salt Application Certification.

It is anticipated that this be a living document that will be updated at regular intervals (recommend updating annually in advance of the winter season in order to facilitate adjustments).

Owner

**First-Rate Real Estate Group, LLC
290 Heritage Avenue, Suite 1
Portsmouth, New Hampshire 03801**

In the event of a change in ownership, this Inspection and Maintenance Plan shall be transferred to the new party; transfer shall be documented to NH DES in writing.

Contact / Responsible Party:

**First-Rate Real Estate Group, LLC
290 Heritage Avenue, Suite 1
Portsmouth, New Hampshire 03801**

The contact information for the Contact / Responsible Party shall be kept current.

Management Company:

**First-Rate Real Estate Group, LLC
290 Heritage Avenue, Suite 1
Portsmouth, New Hampshire 03801**

The contact information for the Management Party shall be kept current.

Inspection Schedule / Record Retention

Inspection frequency should, at a minimum, be in accordance with New Hampshire Stormwater Manual, Volume 2, latest edition, as updated by NHDES. See the Inspection and Maintenance Plan for frequency requirements. A copy of the completed Stormwater Management System's Inspection & Maintenance Log and Deicing Salt Quantity Use Log shall be maintained, kept on-site, and be made available to local, state, or federal regulators as applicable by law. All Inspection and Maintenance records must be provided to the City of Dover Community Services Department annually before Dec 15th.

Stormwater Management System Components

The Stormwater Management System associated with the project is designed to mitigate both the quantity and quality of site-generated stormwater runoff. As a result, its design includes the following elements:

- Catch Basins
- Pavement
- Litter / Trash Removal

Design elements are identified in the design plans and are depicted on a Stormwater I&M Plan attached to this document. A copy of which shall be maintained with this Inspection and Maintenance Plan.

Control of Invasive Species

During maintenance activities, check for the presence of invasive plants and remove in a safe manner. Invasive plants shall be controlled to prevent them from reproducing, spreading, or re-growing. See the University of New Hampshire – Cooperative Extension's "Method for Disposing Non-Native Invasive Plants", included at the end of this manual, for guidance on the removal and disposal of invasive species.

Inspection and Maintenance Plan

By implementing the following procedures, the owners will be able to maintain the functional design of the Stormwater Management System and maximize the system's ability to remove sediment and other contaminants from site generated stormwater runoff and to effectively recharge the underlying groundwater resources.

CATCH BASIN(S):

- Inspect once per year.
- Inspect for floatables, sediment accumulation, and hydrocarbons (oils and grease).
- Remove all floatables immediately and sediment accumulations ≥ 1 foot.
- Hydrocarbons shall be removed immediately by skimming, absorbent materials, or other methods and should be disposed of in accordance with applicable State and Federal regulations.

PAVEMENT:

- Minimize sanding.
- Minimize application of salt for ice control.
- Clean periodically (1-2 times per year) using a sweeper or vacuum sweeper. Vacuum sweeping is the preferred method.

LITTER / TRASH REMOVAL:

- Routinely patrol site for litter pick up.

DE-ICING AGENTS

- To address the concerns associated with the application of chlorides and other deicing materials, NHDES recommends that the Owner/Operator develop a Road Salt and Deicing Minimization Plan for the parking lots and roadways. The plan should develop the policies that the development will keep in place to minimize salt and other deicer use after the project has been completed. The plan should include tracking the use of salt and other deicers for each storm event and compiling salt use data annually. (See Anti-icing Data Form in the appendix).
- Use sand as primary agent for driveway and access way safety during ice and snow conditions
- Minimize the use of salt during the winter
- Use de-icing or anti-caking agents, added to enhance performance and application characteristics of sand mixtures, only as necessary and at minimum application rates.
- Recommend using a certified Winter Operator (Green SnowPro Trained) for applying de-icing agents.
- Monitor weather and apply de-icing agents based on weather conditions and temperatures.

ANTI-ICING AND SALT MINIMIZATION

- Owner to develop a Road Salt and Deicing Minimization Plan
- Provide a written policy that the "Development" will keep in place to minimize salt and other deicer use after the project has been completed.
- Use the attached form to track the use of salt and other deicers for each storm event and compiling salt use data annually.

Inspection & Maintenance Table

System Component / BMP	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance / Cleanout Threshold
Catch Basins	Annually	• Check for sediment accumulation • Check for floatable contaminants • Check for hydrocarbons (oils and grease)	≥ 1 ft. sediment depth Remove all floatables Remove immediately
Pavement: • Sanding • Salt Applications • Sweep/Vacuum • Trash/Debris	Limit use As required 1 - 2 x's Year Periodically	• Minimize use to prevent tracking issues • RECORD APPLICATION RATES • Sweep or vacuum to prevent tracking issues • Check for trash/debris	Sweep to prevent issues Minimize (as required) Sweep/Vac as needed Remove when noticed
Litter / Trash Removal	Periodically	• Check for litter and trash	Remove when noticed

Inspection & Maintenance Checklist/Log

The following page contains a blank copy of the Stormwater Management System's Inspection & Maintenance Log and a Deicing Salt Quantity Use Log. These forms are provided to assist the owners with the inspection and maintenance of the aforementioned Stormwater Management System.

Date of Inspection/Maintenance: _____ Inspector: _____

Date of Inspection/Maintenance: _____ Inspector: _____

[illegible]

Deicing Salt Quantity Use Log

[illegible]

Methods for Disposing Non-Native Invasive Plants

Prepared by the Invasives Species Outreach Group, volunteers interested in helping people control invasive plants. Assistance provided by the Piscataquog Land Conservancy and the NH Invasives Species Committee. Edited by Karen Bennett, Extension Forestry Professor and Specialist.



Tatarian honeysuckle

Lonicera tatarica

USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 3: 282.

Non-native invasive plants crowd out natives in natural and managed landscapes. They cost taxpayers billions of dollars each year from lost agricultural and forest crops, decreased biodiversity, impacts to natural resources and the environment, and the cost to control and eradicate them.

Invasive plants grow well even in less than desirable conditions such as sandy soils along roadsides, shaded wooded areas, and in wetlands. In ideal conditions, they grow and spread even faster. There are many ways to remove these non-native invasives, but once removed, care is needed to dispose the removed plant material so the plants don't grow where disposed.

Knowing how a particular plant reproduces indicates its method of spread and helps determine the appropriate disposal method. Most are spread by seed and are dispersed by wind, water, animals, or people. Some reproduce by vegetative means from pieces of stems or roots forming new plants. Others spread through both seed and vegetative means.

Because movement and disposal of viable plant parts is restricted (see NH Regulations), viable invasive parts can't be brought to most transfer stations in the state. Check with your transfer station to see if there is an approved, designated area for invasives disposal. This fact sheet gives recommendations for rendering plant parts non-viable.

Control of invasives is beyond the scope of this fact sheet. For information about control visit www.nhinvasives.org or contact your UNH Cooperative Extension office.

New Hampshire Regulations

Prohibited invasive species shall only be disposed of in a manner that renders them nonliving and nonviable. (Agr. 3802.04)

No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant species, which includes all of their cultivars and varieties, listed in Table 3800.1 of the New Hampshire prohibited invasive species list. (Agr. 3802.01)

How and When to Dispose of Invasives?

To prevent seed from spreading remove invasive plants before seeds are set (produced). Some plants continue to grow, flower and set seed even after pulling or cutting. Seeds can remain viable in the ground for many years. If the plant has flowers or seeds, place the flowers and seeds in a heavy plastic bag “head first” at the weeding site and transport to the disposal site. The following are general descriptions of disposal methods. See the chart for recommendations by species.

Burning: Large woody branches and trunks can be used as firewood or burned in piles. For outside burning, a written fire permit from the local forest fire warden is required unless the ground is covered in snow. Brush larger than 5 inches in diameter can’t be burned. Invasive plants with easily airborne seeds like black swallow-wort with mature seed pods (indicated by their brown color) shouldn’t be burned as the seeds may disperse by the hot air created by the fire.

Bagging (solarization): Use this technique with softer-tissue plants. Use heavy black or clear plastic bags (contractor grade), making sure that no parts of the plants poke through. Allow the bags to sit in the sun for several weeks and on dark pavement for the best effect.

Tarping and Drying: Pile material on a sheet of plastic and cover with a tarp, fastening the tarp to the ground and monitoring it for escapes. Let the material dry for several weeks, or until it is clearly nonviable.

Chipping: Use this method for woody plants that don’t reproduce vegetatively.

Burying: This is risky, but can be done with watchful diligence. Lay thick plastic in a deep pit before placing the cut up plant material in the hole. Place the material away from the edge of the plastic before covering it with more heavy plastic. Eliminate as much air as possible and toss in soil to weight down the material in the pit. Note that the top of the buried material should be at least three feet underground. Japanese knotweed should be at least 5 feet underground!

Drowning: Fill a large barrel with water and place soft-tissue plants in the water. Check after a few weeks and look for rotted plant material (roots, stems, leaves, flowers). Well-rotted plant material may be composted. A word of caution- seeds may still be viable after using this method. Do this before seeds are set. This method isn’t used often. Be prepared for an awful stink!

Composting: Invasive plants can take root in compost. Don’t compost any invasives unless you know there is no viable (living) plant material left. Use one of the above techniques (bagging, tarping, drying, chipping, or drowning) to render the plants nonviable before composting. Closely examine the plant before composting and avoid composting seeds.



Japanese knotweed
Polygonum cuspidatum
USDA-NRCS PLANTS Database /
Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 1: 676.

Be diligent looking for seedlings for years in areas where removal and disposal took place.

Suggested Disposal Methods for Non-Native Invasive Plants

This table provides information concerning the disposal of removed invasive plant material. If the infestation is treated with herbicide and left in place, these guidelines don't apply. Don't bring invasives to a local transfer station, unless there is a designated area for their disposal, or they have been rendered non-viable. This listing includes wetland and upland plants from the New Hampshire Prohibited Invasive Species List. The disposal of aquatic plants isn't addressed.

Woody Plants	Method of Reproducing	Methods of Disposal
Norway maple <i>(Acer platanoides)</i> European barberry <i>(Berberis vulgaris)</i> Japanese barberry <i>(Berberis thunbergii)</i> autumn olive <i>(Elaeagnus umbellata)</i> burning bush <i>(Euonymus alatus)</i> Morrow's honeysuckle <i>(Lonicera morrowii)</i> Tatarian honeysuckle <i>(Lonicera tatarica)</i> showy bush honeysuckle <i>(Lonicera x bella)</i> common buckthorn <i>(Rhamnus cathartica)</i> glossy buckthorn <i>(Frangula alnus)</i>	Fruit and Seeds 	Prior to fruit/seed ripening Seedlings and small plants ▪ Pull or cut and leave on site with roots exposed. No special care needed. Larger plants ▪ Use as firewood. ▪ Make a brush pile. ▪ Chip. ▪ Burn.
		After fruit/seed is ripe Don't remove from site. ▪ Burn. ▪ Make a covered brush pile. ▪ Chip once all fruit has dropped from branches. ▪ Leave resulting chips on site and monitor.
oriental bittersweet <i>(Celastrus orbiculatus)</i> multiflora rose <i>(Rosa multiflora)</i>	Fruits, Seeds, Plant Fragments 	Prior to fruit/seed ripening Seedlings and small plants ▪ Pull or cut and leave on site with roots exposed. No special care needed. Larger plants ▪ Make a brush pile. ▪ Burn.
		After fruit/seed is ripe Don't remove from site. ▪ Burn. ▪ Make a covered brush pile. ▪ Chip – only after material has fully dried (1 year) and all fruit has dropped from branches. Leave resulting chips on site and monitor.

Non-Woody Plants	Method of Reproducing	Methods of Disposal
garlic mustard (<i>Alliaria petiolata</i>) spotted knapweed (<i>Centaurea maculosa</i>) ▪ Sap of related knapweed can cause skin irritation and tumors. Wear gloves when handling. black swallow-wort (<i>Cynanchum nigrum</i>) ▪ May cause skin rash. Wear gloves and long sleeves when handling. pale swallow-wort (<i>Cynanchum rossicum</i>) giant hogweed (<i>Heracleum mantegazzianum</i>) ▪ Can cause major skin rash. Wear gloves and long sleeves when handling. dame's rocket (<i>Hesperis matronalis</i>) perennial pepperweed (<i>Lepidium latifolium</i>) purple loosestrife (<i>Lythrum salicaria</i>) Japanese stilt grass (<i>Microstegium vimineum</i>) mile-a-minute weed (<i>Polygonum perfoliatum</i>)	Fruits and Seeds 	Prior to flowering Depends on scale of infestation Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile. (You can pile onto or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material. During and following flowering Do nothing until the following year or remove flowering heads and bag and let rot. Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile remaining material. (You can pile onto plastic or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material.
common reed (<i>Phragmites australis</i>) Japanese knotweed (<i>Polygonum cuspidatum</i>) Bohemian knotweed (<i>Polygonum x bohemicum</i>)	Fruits, Seeds, Plant Fragments Primary means of spread in these species is by plant parts. Although all care should be given to preventing the dispersal of seed during control activities, the presence of seed doesn't materially influence disposal activities.	Small infestation ▪ Bag all plant material and let rot. ▪ Never pile and use resulting material as compost. ▪ Burn. Large infestation ▪ Remove material to unsuitable habitat (dry, hot and sunny or dry and shaded location) and scatter or pile. ▪ Monitor and remove any sprouting material. ▪ Pile, let dry, and burn.

January 2010

CIVILWORKS NEW ENGLAND

181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443 FAX: 603.749.7348

Stormwater Management Narrative

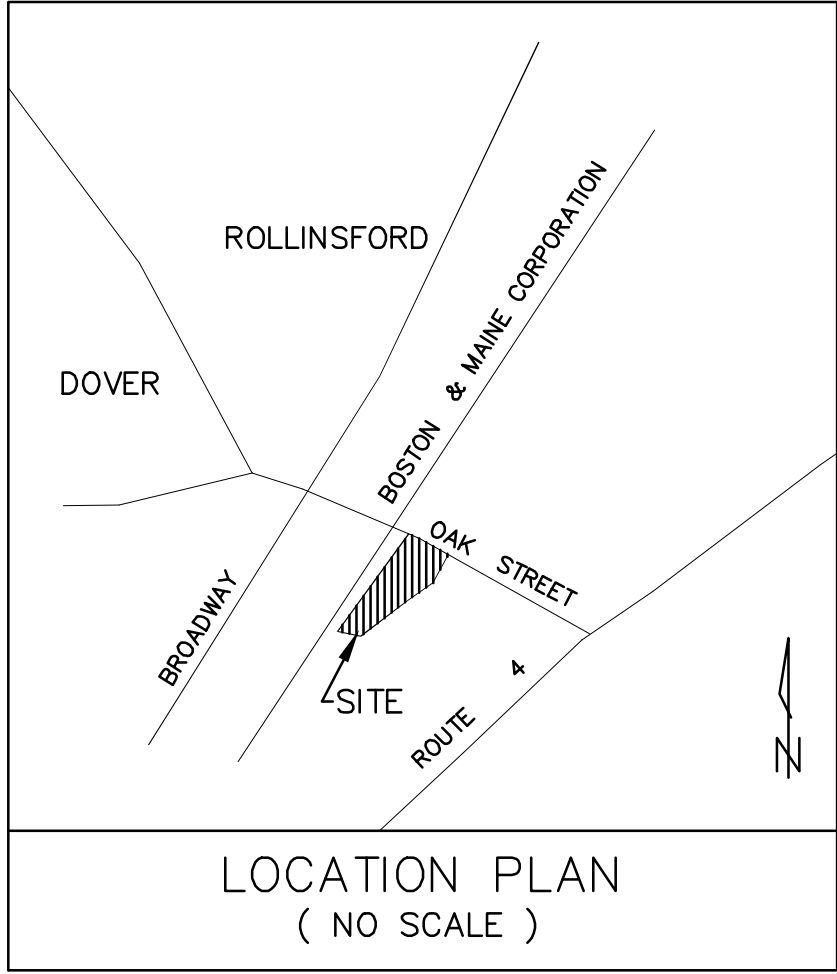
Tax Map 26, Lot 3-1
75 Oak Street

The subject parcel located at 75 Oak Street consisting of 2.05 acres within the Urban Density Multi-Residential (RM-U) and Gateway (G) Districts. The site design proposes the renovation of the existing brick building to create twenty-two (22) residential apartment units.

Improvements to the site are proposed to include landscaped islands in the existing parking lot and along the front of the building. The existing parking area would be repaved. All storm water is currently and will continue to be captured by the existing stormwater system on-site. The proposal adds an access door and an access way along the side of the building.

With the addition of the access drive and the new landscape areas there is a slight increase of (1,120± s.f.) of impervious area to the lot. It is our opinion that this small increase will have no effect on the stormwater on-site.

The existing stormwater drainage structures on site will be maintained by the project proponent as outlined within the Stormwater Management System Inspection & Maintenance Manual. Surrounding green areas will remain and will be stabilized, and additional green areas will be created within the parking lot to add more pervious areas back to the site design.



SITE PLAN
ENGINE HOUSE APARTMENTS
AT SALMON FALLS

TAX MAP 26, LOT 3-1
75 OAK STREET
DOVER, NH
MAY 14, 2026

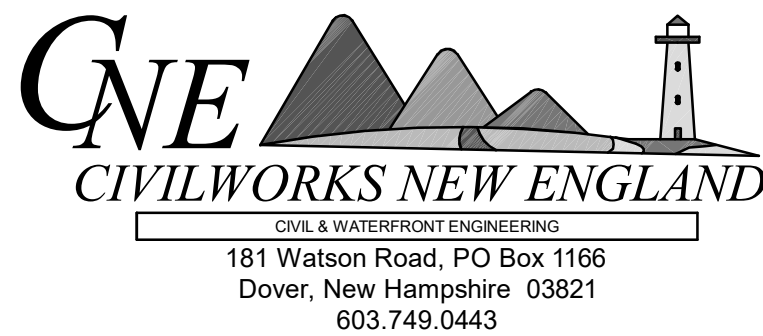
REVISED: MAY 29, 2026
REVISED: JULY 22, 2026

OWNER/ APPLICANT

FIRST RATE REAL ESTATE GROUP, LLC
290 HERITAGE AVENUE, SUITE 1
PORTSMOUTH NH 03801
S.C.R.D. VOLUME 5334, PAGE 256

DATE

SITE CIVIL
ENGINEER



LAND SURVEYOR

MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND
P.O. BOX 1166
DOVER, NH 03821
(603) 742-0911

ARCHITECT

T.W. DESIGNS, LLC
JOHN M. TUTTLE AIA, LEED AP
254 DRAKE HILL ROAD
STRAFFORD, NH 03884
(603) 664-2181

LANDSCAPE ARCHITECT

ROMY MAURER, PLA, ASLA
TERRAIN PLANNING & DESIGN LLC
311 KAST HILL ROAD
HOPKINTON, NH 03229
(603) 746-2023

<u>SHEET INDEX</u>	<u>SHEET</u>
COVER SHEET	1
NEIGHBORHOOD PLAN	2
EXISTING CONDITIONS PLAN (BY MCENEANEY SURVEY)	3.1 - 3.3
NOTE SHEET	4
DEMOLITION PLAN	5
SITE PLAN	6
GRADING, DRAINAGE, & EROSION CONTROL PLAN	7
UTILITY PLAN	8
OVERALL UTILITY PLAN	9
EROSION CONTROL NOTES	10
EROSION CONTROL DETAILS	11
DETAIL SHEETS	12-16
LIGHTING PLAN	17
LIGHTING DETAILS	18
DOVER LADDER TRUCK MOVEMENT PLAN	19
<u>LANDSCAPE ARCHITECT PLAN</u>	
LANDSCAPE PLAN	L-1
<u>ARCHITECTURAL PLANS</u>	
ENGINE HOUSE COVER SHEET	PCS
PROPOSED FLOOR PLANS	A1.1 - A1.2
PROPOSED EXTERIOR VIEWS	A9.1 - A9.2



<u>TAX MAP</u>	<u>LOT NO.</u>	<u>NAME & ADDRESS</u>
	26	3-1-0
		FIRST-RATE REAL ESTATE GROUP, LLC 90 HERITAGE AVENUE, SUITE 1 PORTSMOUTH NH 03801
	26	6-0-0
		121 BROADWAY LLC, 340 CENTRAL AVENUE, SUITE 202 DOVER, NH 03820
	24	2-A-0
		BOSTON & MAINE RAILROAD IRON HORSE PARK 500 WATER STREET J-910 JACKSONVILLE, FL 32202
	26	2-0-0
		CITY OF DOVER C/O GUPPEY PARK 61 LOCUS STREET SUITE #24 DOVER, NH 03820

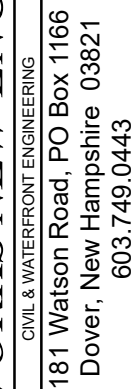
<u>TAX MAP</u>	<u>LOT NO.</u>	<u>NAME & ADDRESS</u>
	3	41-0
		PEGGY MCCLENDON 160 OAK STREET ROLLINSFORD, NH 03869
	3	40-0
		ANTHONY MCCLENDON 180 OAK STREET ROLLINSFORD, NH 03869
	3	41-1
		NEATHAWK REVOCABLE LWING TRUST DOUGLAS A. + DENISE D. NEATHAWK, TRUSTEES 136 OAK STREET ROLLINSFORD, NH 03869
	3	39-0
		MICHAEL J. POPLAWSKI 126 OAK STREET ROLLINSFORD, NH 03869
	3	37-0
		STRAFFORD RENTALS, LLC 225 GREEN STREET SOMERSWORTH, NH 03878
	11	27-1
		IAN G. HADLEY ASHLEIGH R. MOORE-HADLEY 116 OAK STREET ROLLINSFORD, NH 03869
	3	38-0
		PRESTON HORTON 126 OAK STREET ROLLINSFORD, NH 03869

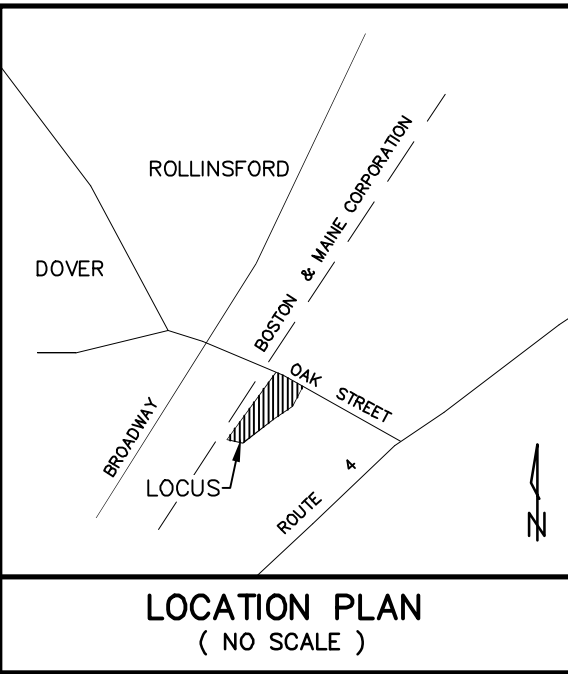
(IN FEET)

ENGINE HOUSE APARTMENTS
AT SALMON FALLS
75 OAK STREET
DOVER, NH

2

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DRAINAGE SCHEDULE

DMH A
RIM = 88.60'
INV. 1 4"CLAY = 84.76' BUILDING
INV. 2 3"CLAY = 81.73' BUILDING
INV. 3 3"CLAY = 84.95' BUILDING
INV. 4 6"CLAY = 83.59' BUILDING
INV. 5 3"CLAY = 81.68' BUILDING
INV. 6 8"CLAY = 81.47' DMH 2
INV. 7 9"CLAY = 81.82' DMH B
SUMP = 80.56'

DMH B
RIM = 88.43'
INV. 1 4"CLAY = 84.96' BUILDING
INV. 2 4"CLAY = 85.15' BUILDING
INV. 3 9"CLAY = 81.78' DMH A
INV. 4 9"CLAY = 82.35' DMH C
SUMP = 80.60'

DMH C
RIM = 88.53'
INV. 1 6"CLAY = 84.48' BUILDING
INV. 2 4"DI = 84.68' BUILDING
INV. 3 9"CLAY = 82.04' DMH B
INV. 4 12"PVC = 82.63' DMH 3
INV. 5 10"CLAY = 82.36' SITE
SUMP = 81.09'

CB 4
RIM = 88.61'
INV. 4"CLAY = 85.71' SITE NORTH
INV. 6"CLAY = 83.36' SITE EAST
INV. 10"CLAY = 82.96' DMH 3
SUMP = 82.00'

CB 3
RIM = 86.58'
INV. 1 = 83.43' DMH 2
SUMP = 82.97'

CB 1
RIM = 89.39'
INV. 1 8"CLAY = 82.84' SITE
INV. 2 8"CLAY = 80.17' CB 2
SUMP = 79.54'

CB 2
RIM = 87.40'
INV. 1 8"CLAY = 79.03' CB 1
INV. 2 4"CLAY = 81.20' SITE
INV. 3 8"CLAY = 78.50' DMH 1
INV. 4 8"CLAY = 78.50' OFFSITE
SUMP = 78.28'

DMH 1
RIM = 88.17'
INV. 1 8"CLAY = 77.97' CB 2
INV. 2 8"CLAY = 76.71' SITE NORTH
INV. 3 12"CLAY = 77.47' DMH 2
INV. 4 8"CLAY = 76.54' OFFSITE SOUTHWEST
SUMP = 75.13'

DMH 2
RIM = 88.74'
INV. 1 8"CLAY = 79.04' DMH A
INV. 2 12"CLAY = 78.34' DMH 1
INV. 3 8"PVC = 83.11' CB 3
INV. 4 6"CLAY = 84.00' SITE
SUMP = 76.65'

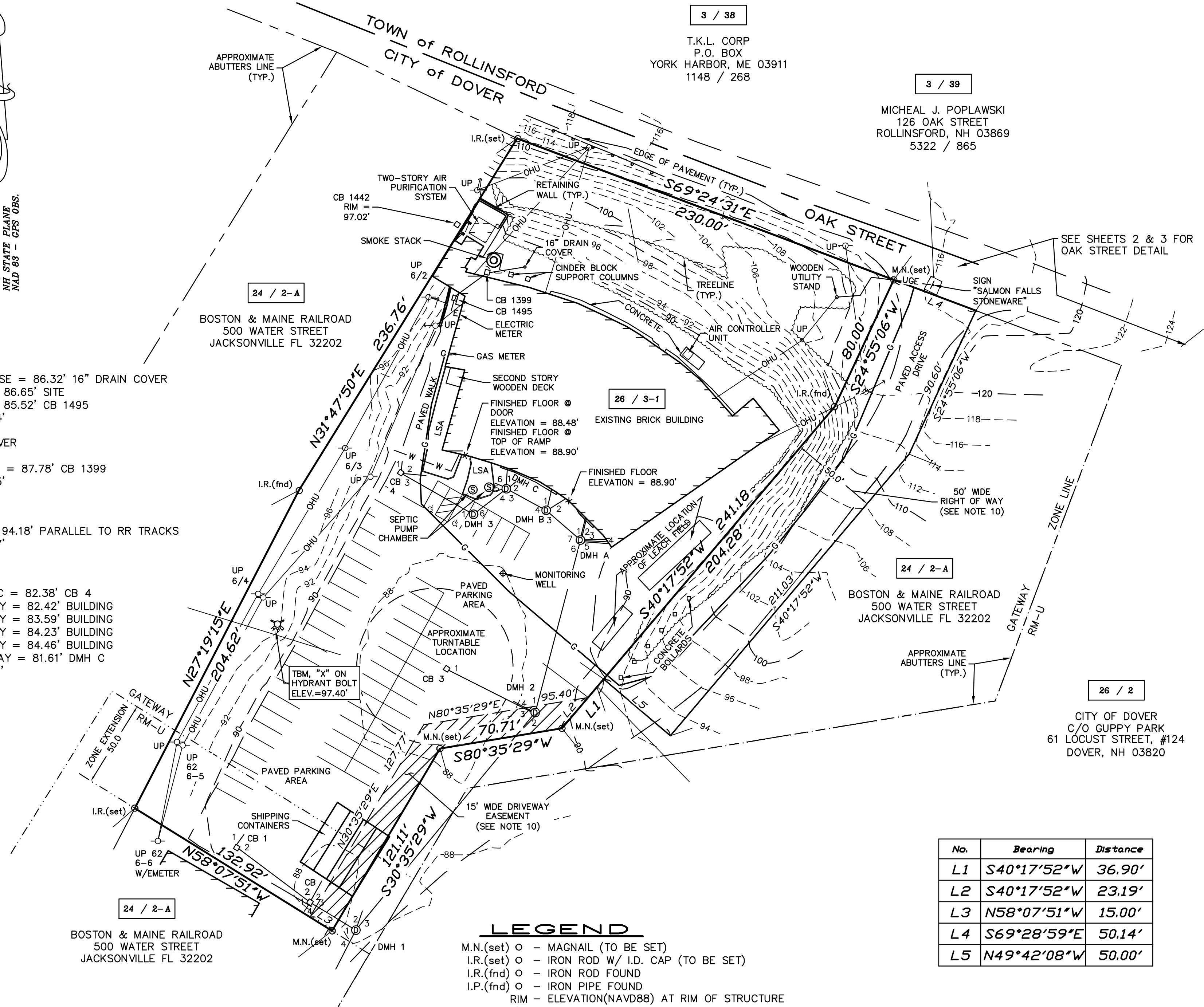
CB 1495
RIM = 87.85'
INV. 6"DI = 84.25' CB 1399
INV. 6"DI = 84.25' SITE SOUTH
SUMP = 83.25'

CB 1399
RIM = 87.72'
INV. 1 1/2"HOSE = 86.32' 16" DRAIN COVER
INV. 2 4"DI = 86.65' SITE
INV. 3 6"DI = 85.52' CB 1495
SUMP = 84.04'

16" DRAIN COVER
RIM = 88.33'
INV. 1/2"HOSE = 87.78' CB 1399
SUMP = 85.25'

CB 1442
RIM = 97.02'
INV. 4"PVC = 94.18' PARALLEL TO RR TRACKS
SUMP = 92.27'

DMH 3
RIM = 88.27'
INV. 1 12" PVC = 82.38' CB 4
INV. 2 6"CLAY = 82.42' BUILDING
INV. 3 4"CLAY = 83.59' BUILDING
INV. 4 6"CLAY = 84.23' BUILDING
INV. 5 4"CLAY = 84.46' BUILDING
INV. 6 12"CLAY = 81.61' DMH C
SUMP = 80.71'



NOTES:

- OWNER OF RECORD:
FIRST RATE REAL ESTATE GROUP, LLC
290 HERITAGE AVE, SUITE 1
PORTSMOUTH, NEW HAMPSHIRE 03801
S.C.R.D. VOLUME 5334, PAGE 256
- 26 / 3-1 - DENOTES TAX MAP AND PARCEL NUMBER.
- PARCEL AREA = 89,395 S.F. / 2.052 Ac.
- THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARY AND EXISTING SITE CONDITIONS AS OF APRIL 8, 2026.
- ZONING DISTRICT: URBAN DENSITY MULTI-RESIDENTIAL (RM-U), GATEWAY DISTRICT (G)

DISTRICT (RM-U)
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 10,000 S.F.
MAXIMUM LOT COVERAGE = 40 PERCENT
MINIMUM FRONTAGE = 80 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = **
SIDE SETBACK = 10 FEET
REAR SETBACK = 10 FEET
MAXIMUM PRINCIPLE BUILDING HEIGHT = 40 FEET MAXIMUM
MAXIMUM OUT BUILDING HEIGHT = 40 FEET MAXIMUM

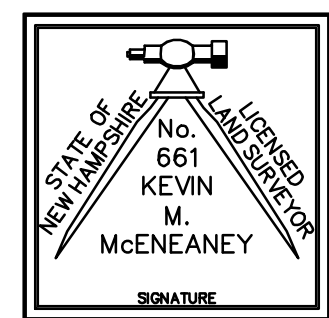
GATEWAY DISTRICT (G)
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = N/A
MAXIMUM LOT COVERAGE = 50 PERCENT
FRONTAGE BUILD-OUT = 60 PERCENT MINIMUM
FRONT BUILD TO LINE = 5 FEET MIN. / 20 FEET MAX.
SIDE SETBACK = 10 FEET MINIMUM
REAR SETBACK = 15 FEET MINIMUM
MAXIMUM BUILDING HEIGHT = 4 STORY MAX / 2 STORY MIN.
- THE SUBJECT PARCEL IS OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 33017C0330E; EFFECTIVE DATE SEPTEMBER 30, 2015.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED DECEMBER 11, 2025. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED DECEMBER 11, 2025.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCNEANEY SURVEY ASSOCIATES OF NEW ENGLAND ON DECEMBER 11, 2025, WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
- THE IMPROVEMENTS AND UTILITIES SHOWN ARE FROM OBSERVATIONS MADE IN THE FIELD OR REFERENCE PLANS. LOCATIONS OF UNDERGROUND UTILITIES NOT MARKED ON THE SURFACE WERE NOT LOCATED. ALL VISIBLE UTILITIES ARE SHOWN.
- PARCEL IS SUBJECT TO A 15' DRIVEWAY EASEMENT AND IN BENEFIT OF A 50' RIGHT OF WAY AS SHOWN ON REFERENCE PLAN #1.
- ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.
- RIGHT OF WAY LINES ARE APPROXIMATE.

* SEE SHEET 3.3 FOR REFERENCE PLANS

SHEET 3.1

EXISTING CONDITIONS PLAN
PREPARED FOR
FIRST-RATE REAL ESTATE GROUP, LLC
TAX MAP 26, LOT No. 3-1
75 OAK STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: J.JH/K.JF/R.JM FILE: P:\25224\DWG\25224 EC
SCALE: 1" = 40' DATE: APRIL 16, 2026



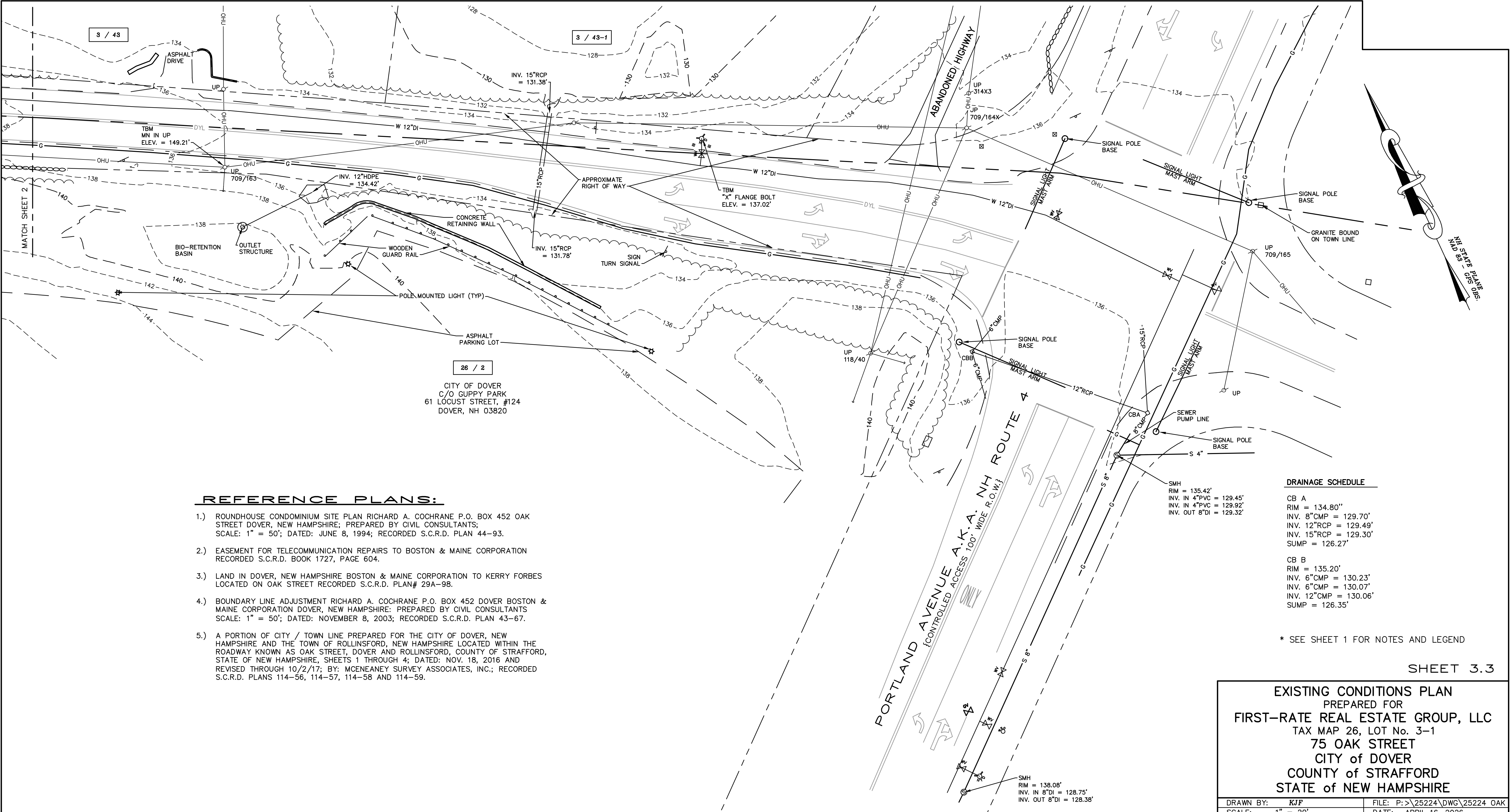
McEaney
Survey
Associates
of NEW ENGLAND

P.O. Box 1166 - 181 WATSON ROAD
DOVER, NH 03821 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

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

5/12/2026 16:16:07 File: P:\25224 - 75 Oak St Dover - RobbinsSurvey\Drawings\25224 oak st.dwg Layout: E0 SHEET 3



REFERENCE PLANS:

- 1.) ROUNDHOUSE CONDOMINIUM SITE PLAN RICHARD A. COCHRANE P.O. BOX 452 OAK STREET DOVER, NEW HAMPSHIRE; PREPARED BY CIVIL CONSULTANTS; SCALE: 1" = 50'; DATED: JUNE 8, 1994; RECORDED S.C.R.D. PLAN 44-93.
- 2.) EASEMENT FOR TELECOMMUNICATION REPAIRS TO BOSTON & MAINE CORPORATION RECORDED S.C.R.D. BOOK 1727, PAGE 604.
- 3.) LAND IN DOVER, NEW HAMPSHIRE BOSTON & MAINE CORPORATION TO KERRY FORBES LOCATED ON OAK STREET RECORDED S.C.R.D. PLAN# 29A-98.
- 4.) BOUNDARY LINE ADJUSTMENT RICHARD A. COCHRANE P.O. BOX 452 DOVER BOSTON & MAINE CORPORATION DOVER, NEW HAMPSHIRE; PREPARED BY CIVIL CONSULTANTS SCALE: 1" = 50'; DATED: NOVEMBER 8, 2003; RECORDED S.C.R.D. PLAN 43-67.
- 5.) A PORTION OF CITY / TOWN LINE PREPARED FOR THE CITY OF DOVER, NEW HAMPSHIRE AND THE TOWN OF ROLLINSFORD, NEW HAMPSHIRE LOCATED WITHIN THE ROADWAY KNOWN AS OAK STREET, DOVER AND ROLLINSFORD, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE, SHEETS 1 THROUGH 4; DATED: NOV. 18, 2016 AND REVISED THROUGH 10/2/17; BY: MCENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLANS 114-56, 114-57, 114-58 AND 114-59.

DRAINAGE SCHEDULE

CB A
RIM = 134.80"
INV. 8"CMP = 129.70"
INV. 12"RCP = 129.49"
INV. 15"RCP = 129.30"
SUMP = 126.27'

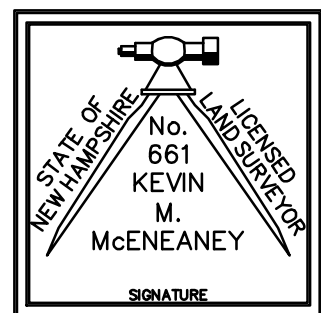
CB B
RIM = 135.20"
INV. 6"CMP = 130.23"
INV. 6"CMP = 130.07"
INV. 12"CMP = 130.06"
SUMP = 126.35'

* SEE SHEET 1 FOR NOTES AND LEGEND

SHEET 3.3

EXISTING CONDITIONS PLAN
PREPARED FOR
FIRST-RATE REAL ESTATE GROUP, LLC
TAX MAP 26, LOT No. 3-1
75 OAK STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: KJP FILE: P:\25224\DWG\25224 OAK
SCALE: 1" = 20' DATE: APRIL 16, 2026

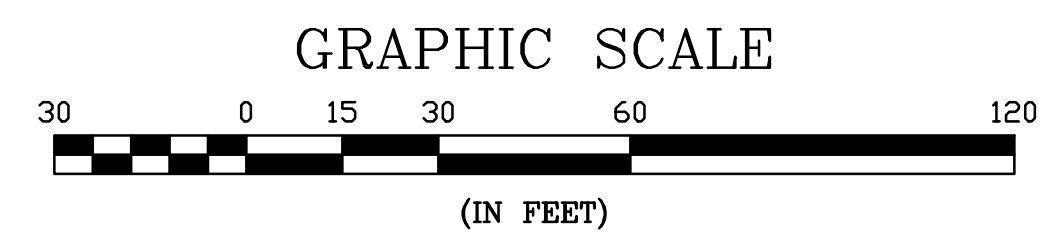
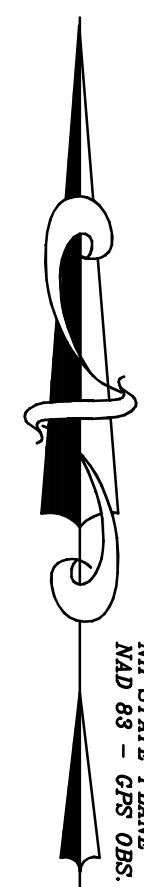
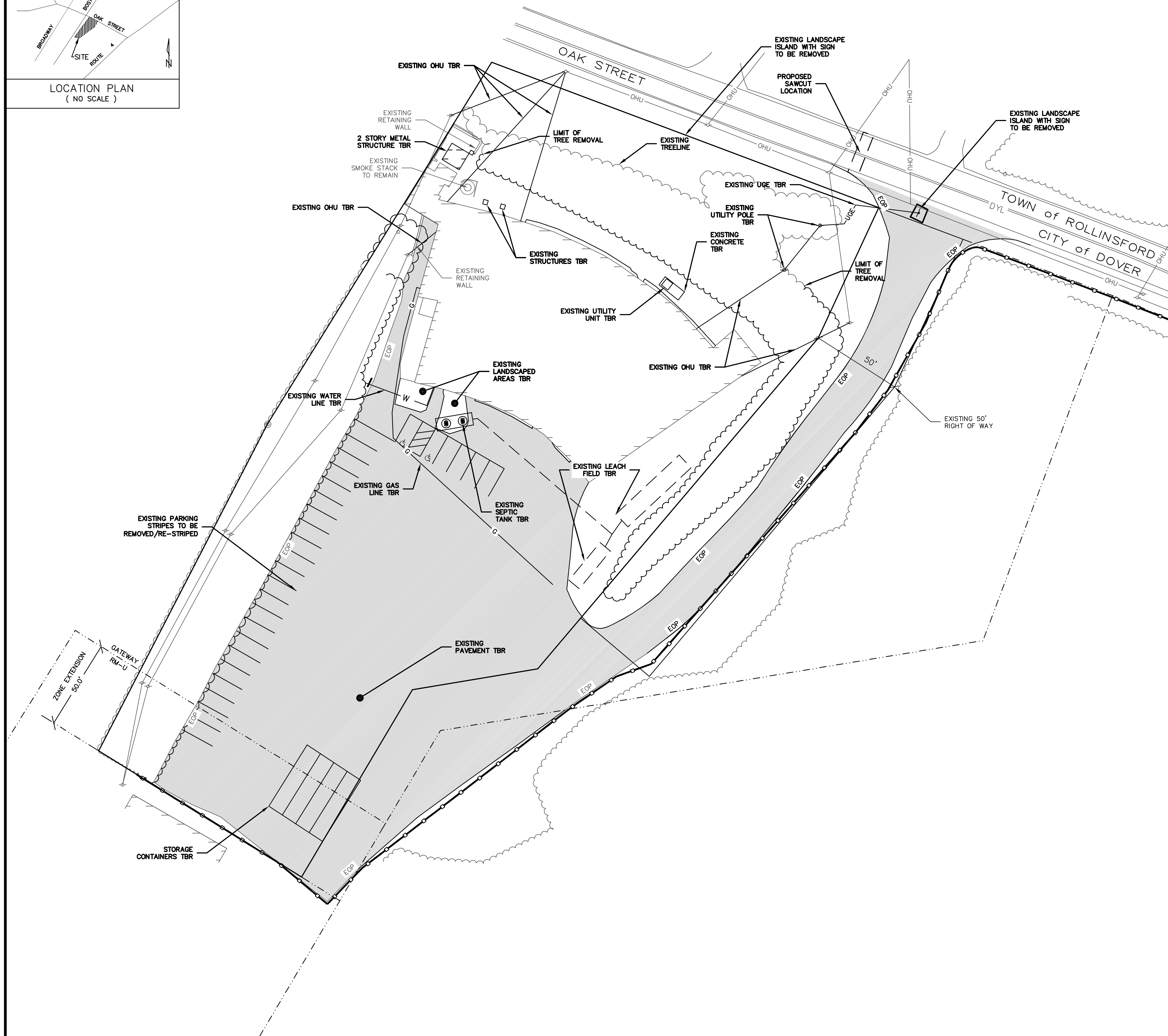
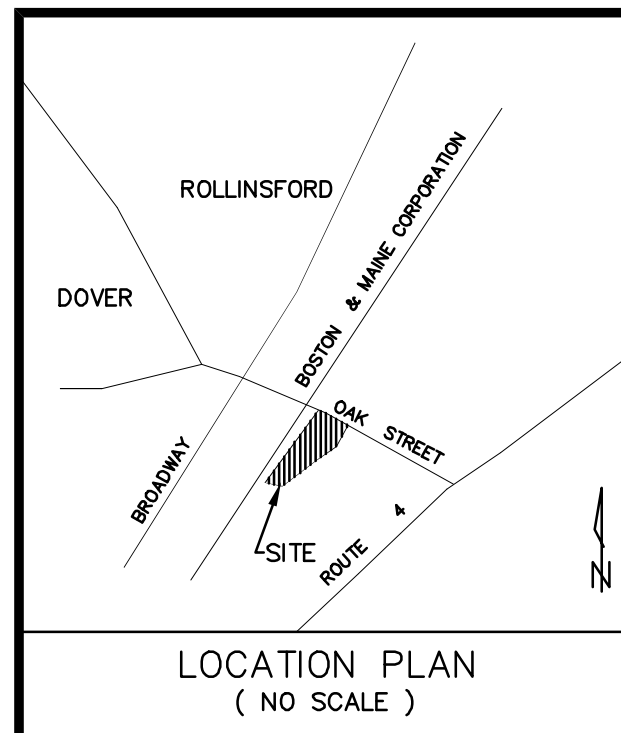


McEneaney
Survey
Associates
of NEW ENGLAND

P.O. Box 1166 - 181 WATSON ROAD
DOVER, NH 03821 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
25224	EXIST. COND.	25-10	69-71	
PROJECT NO	TYPE	FIELDBOOK & PAGES		



PLANNING FILE NO.: SITE-2026-0009

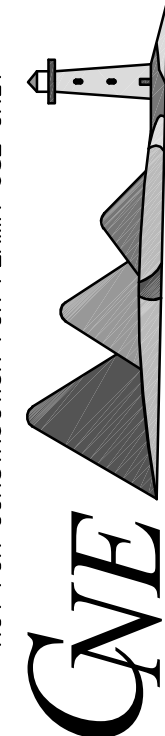
DEMOLITION PLAN

ENGINE HOUSE APARTMENTS
AT SALMON FALLS
75 OAK STREET
DOVER, NH

5

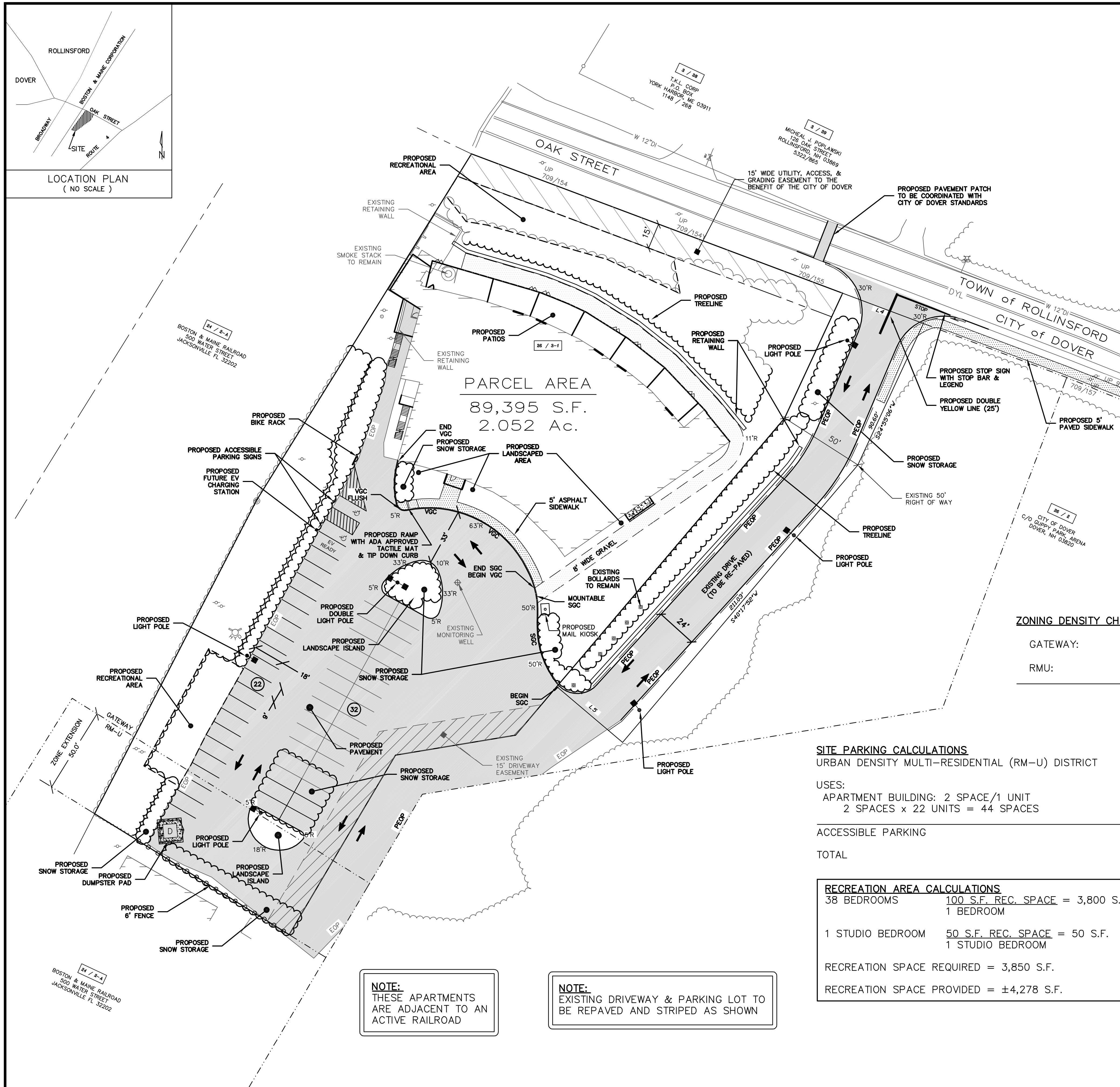
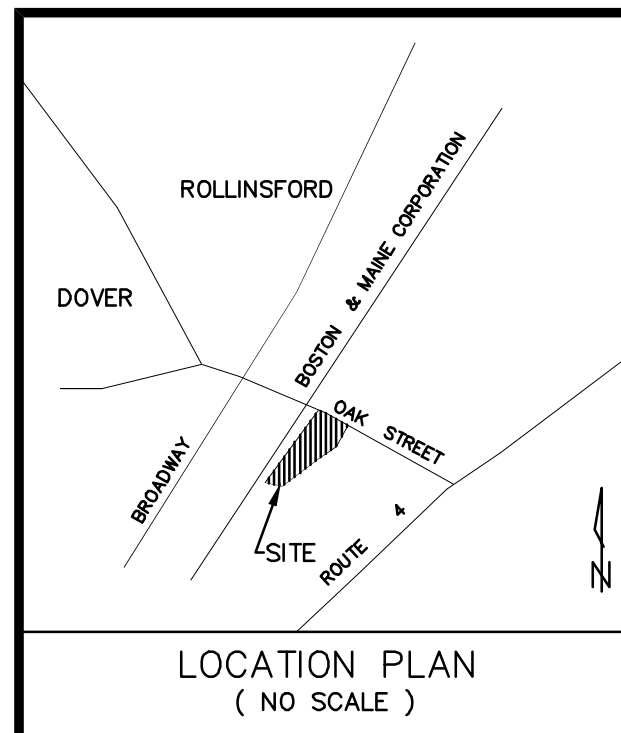
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CIVILWORKS NEW ENGLAND

CIVIL & WATERFRONT ENGINEERING
81 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443



LEGEND

S.F.	SQUARE FEET
Ac.	ACRE
±	MORE OR LESS
(TYP.)	TYPICAL
S.C.R.D.	STRAFFORD REGISTRY OF DEEDS
TBR	TO BE REMOVED
ELEV.	ELEVATION
INV.	INVERT
SGC	SLOPED GRANITE CURB
VGC	VERTICAL GRANITE CURB
V.I.F	VERIFY IN FIELD
R.O.W.	RIGHT-OF-WAY
	EXISTING UTILITY POLE
	EXISTING SIGN
	EXISTING WATER SHUT-OFF
	EXISTING WATER VALVE
	EXISTING GAS VALVE
	EXISTING HYDRANT
	EXISTING LIGHT/SIGNAL POLE
	EXISTING SEWER MANHOLE
	EXISTING DRAINAGE MANHOLE
	EXISTING CATCHBASIN
5'R	PAVEMENT RADIUS
●	PROPOSED LIGHT POLE BASE
OHW _____	OVERHEAD UTILITIES
E _____	EXISTING ELECTRIC
-W _____	EXISTING WATER LINE
-S _____	EXISTING SEWER LINE
-D _____	EXISTING DRAINAGE LINE
-UGT _____	EXISTING UNDERGROUND TELEPHONE

TOTAL DISTURBANCE ON SITE = ±71,475 S.F.
TOTAL DISTURBANCE OFF SITE = ±32,532 S.F.

AREA OF DISTURBANCE:

PROPOSED PAVEMENT	= ±44,493 S.F.
PROPOSED WATER MAIN CONNECTION	= ±2,173 S.F.
PROPOSED SEWER FORCE MAIN	= ±10,131 S.F.

ZONING DENSITY CHART		ALLOWED	PROPOSED
GATEWAY:	82,676.8 S.F. / (4,000 S.F./UNIT)	20	
RMU:	6,717.8 S,F. / (10,000 S.F./UNIT)*	2*	
*DUPLEX BY RIGHT			
TOTAL		22	22

<u>SITE PARKING CALCULATIONS</u>			
URBAN DENSITY MULTI-RESIDENTIAL (RM-U) DISTRICT			
USES:	EXISTING	PROPOSED	MINIMUM
APARTMENT BUILDING: 2 SPACE/1 UNIT			
2 SPACES x 22 UNITS = 44 SPACES	52	54	44
ACCESSIBLE PARKING	(2)	(2)	
TOTAL	52	54	

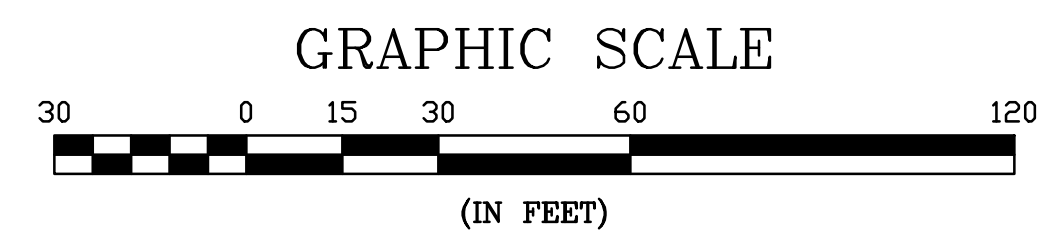
RECREATION AREA CALCULATIONS	
38 BEDROOMS	$\frac{100 \text{ S.F. REC. SPACE}}{1 \text{ BEDROOM}} = 3,800 \text{ S.F.}$
1 STUDIO BEDROOM	$\frac{50 \text{ S.F. REC. SPACE}}{1 \text{ STUDIO BEDROOM}} = 50 \text{ S.F.}$
RECREATION SPACE REQUIRED = 3,850 S.F.	
RECREATION SPACE PROVIDED = ±4,278 S.F.	

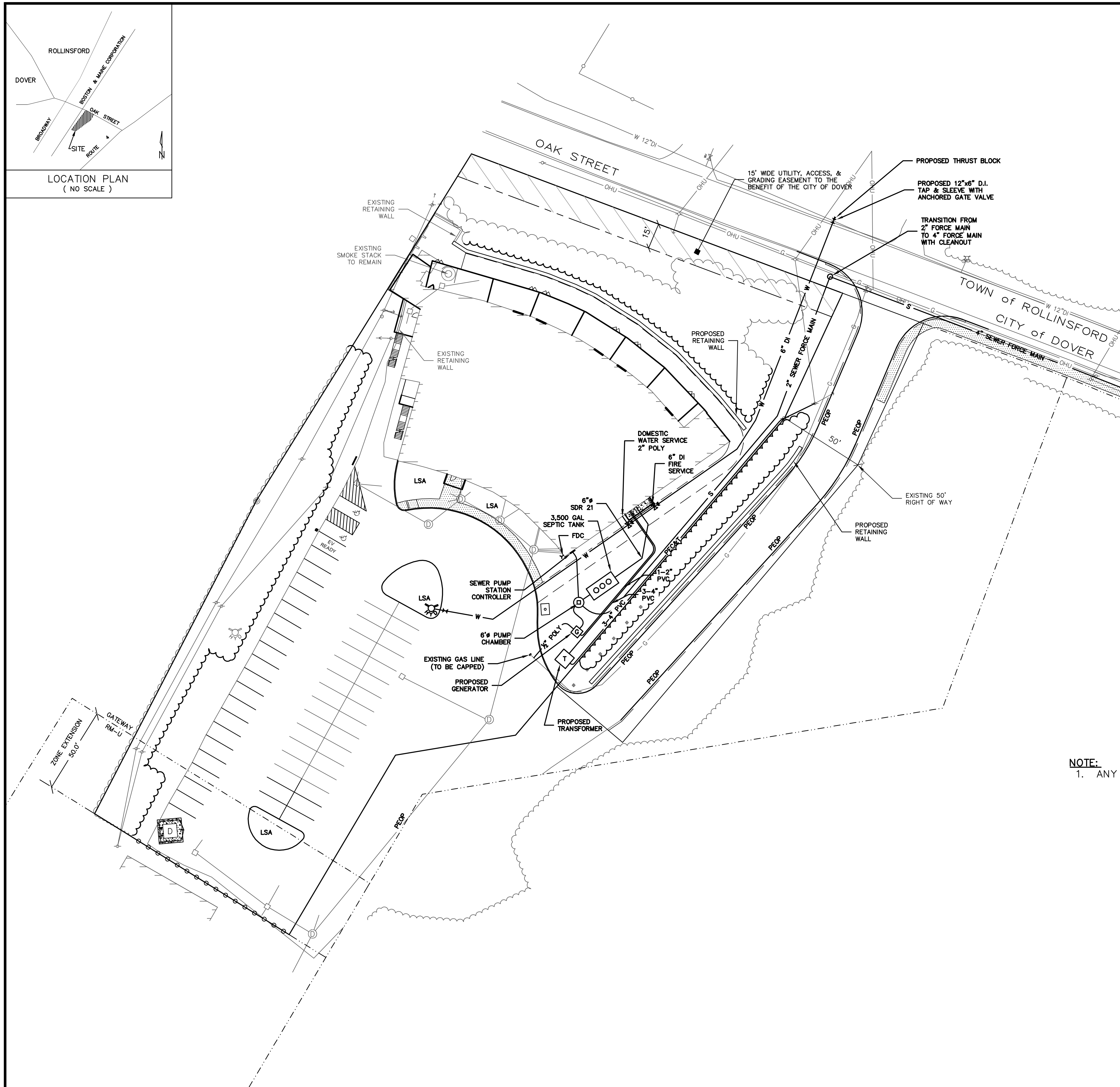
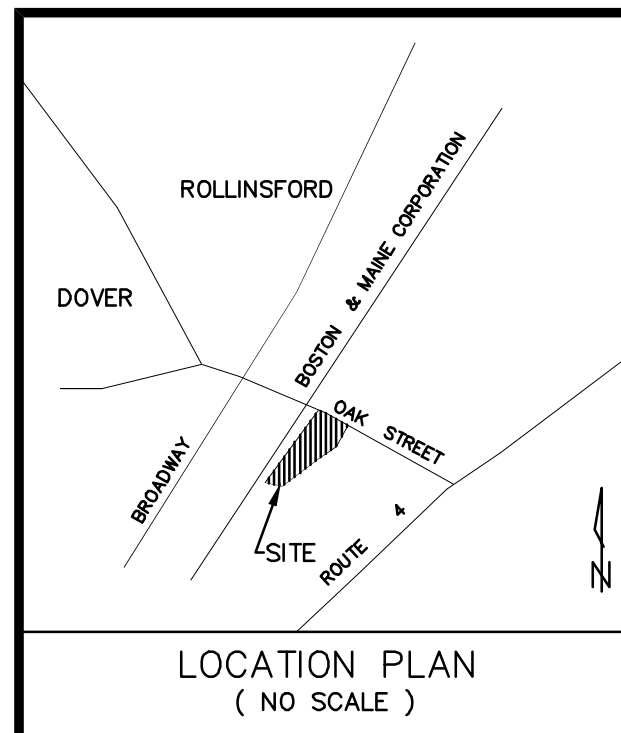
SNOW STORAGE CALCULATIONS

47,240 S.F. PAVEMENT $\frac{1 \text{ S.F. STORAGE}}{10 \text{ S.F. PAVEMENT}} = \pm 4,724 \text{ S.F.}$

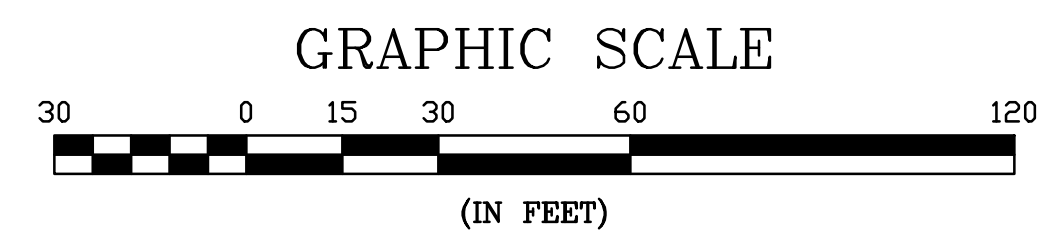
SNOW STORAGE AREA PROVIDED = $\pm 5,511 \text{ S.F.}$

SNOW NOTE:
SNOW PLOWING SERVICE TO BE GREEN SNOWPRO CERTIFIED.





NOTE:
1. ANY ROOF TOP UNITS SHALL BE SCREENED.



NH STATE PLUMB.
 MAP 83 - GPS OBS.

LEGEND

- S.F. = SQUARE FEET
(TYP.) = TYPICAL
UP 701 4A = UTILITY POLE W/ I.D. Nos.
—○— = EXISTING UTILITY POLE
—— = HYDRANT
(V.I.F.) = VERIFY IN FIELD
SMH = EXISTING SEWER MANHOLE
LSA = LANDSCAPED AREA
PEOP = PROPOSED EDGE OF PAVEMENT
EOP = EXISTING EDGE OF PAVEMENT
SWL = SINGLE WHITE LINE
DYL = DOUBLE YELLOW LINE
WV
—— = PROPOSED WATER SHUTOFF
— OHU — = OVERHEAD UTILITIES
— G — = EXISTING GAS LINE
— S — = EXISTING SEWER LINE
— EW — = EXISTING WATER LINE
— PUGU — = PROPOSED UNDERGROUND UTILITIES
— POHU — = PROPOSED OVERHEAD UTILITIES
— PS — = PROPOSED SEWER LINE
— PW — = PROPOSED WATER LINE
— PG — = PROPOSED GAS LINE

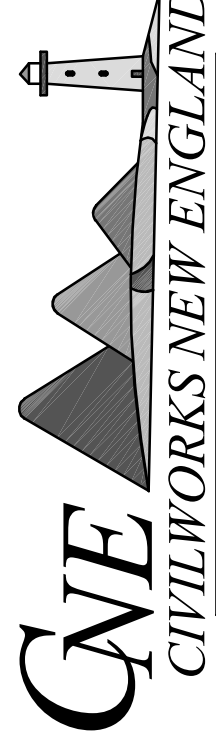
PLANNING FILE NO.: SITE-2026-0009

UTILITY PLAN

ENGINE HOUSE APARTMENTS
AT SALMON FALLS
75 OAK STREET
DOVER, NH

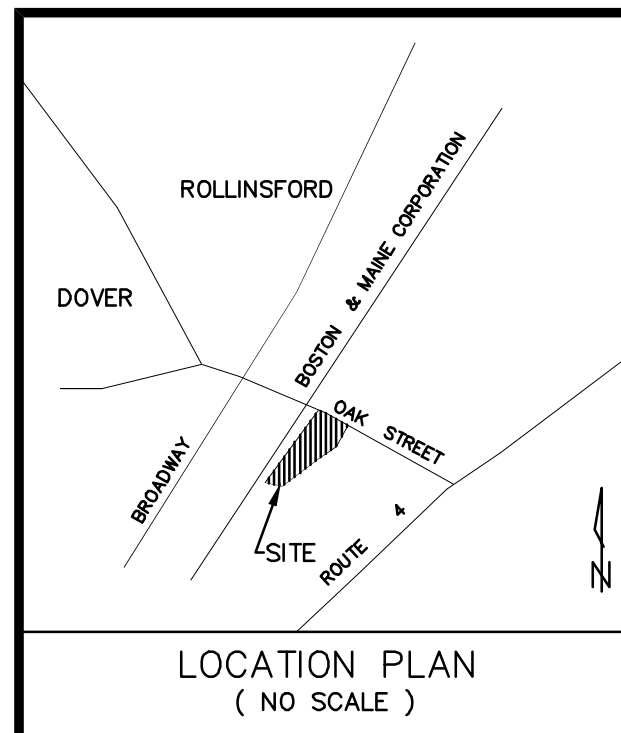
8

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CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

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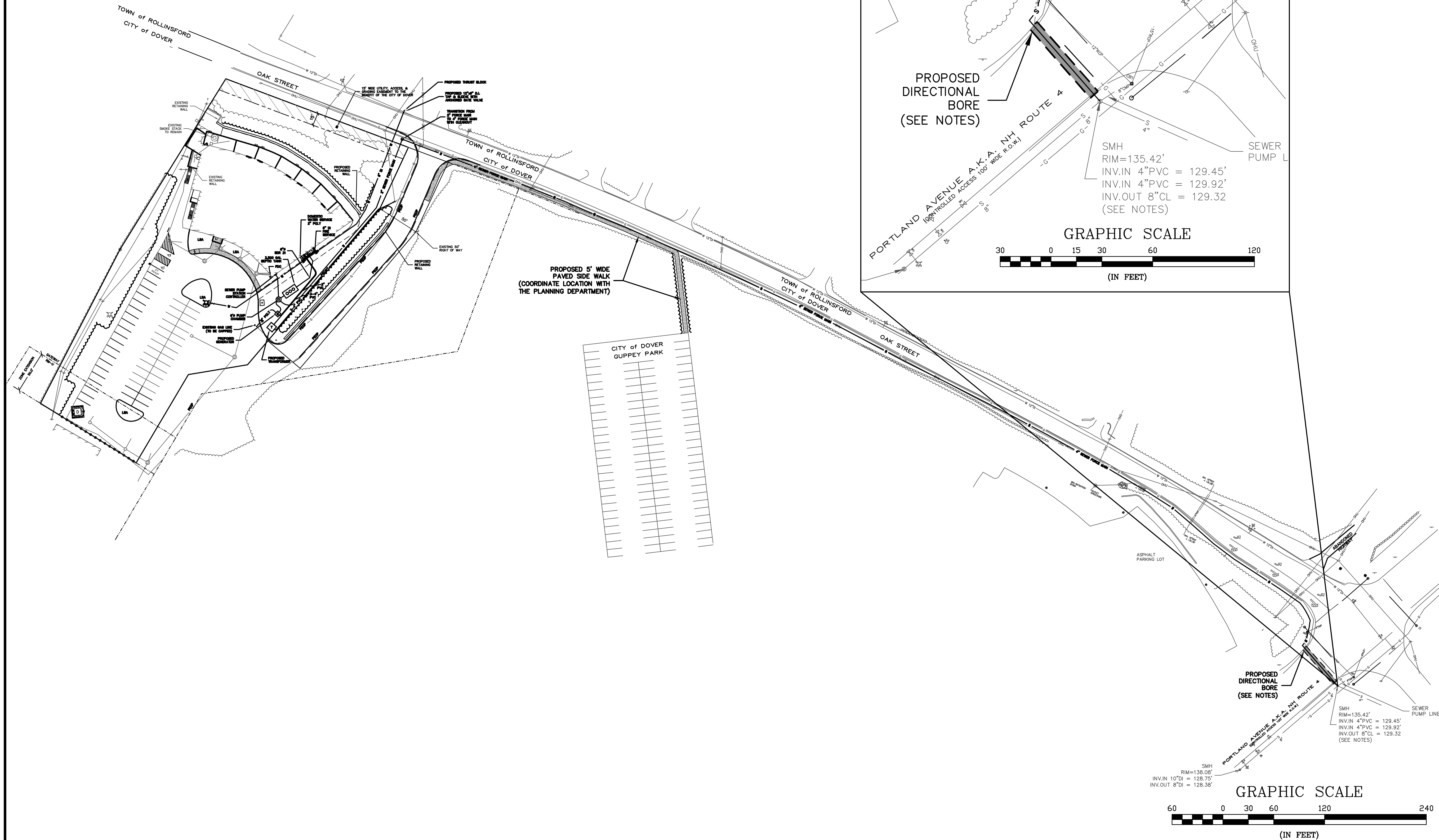
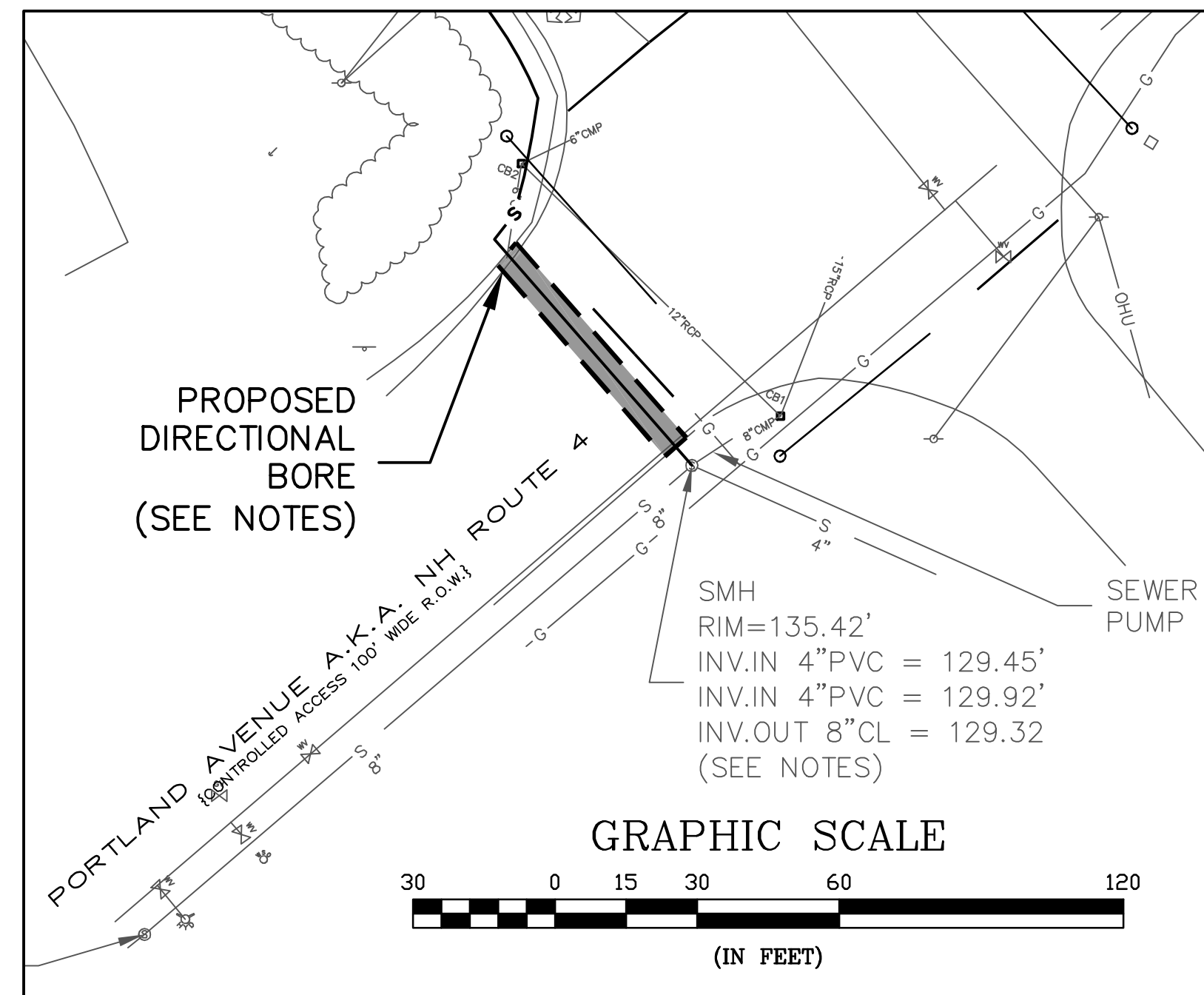
LEGEND

S.F. - SQUARE FEET
(TYP.) - TYPICAL
UP 701 4A - UTILITY POLE W/ I.D. Nos.
 - EXISTING UTILITY POLE
 - HYDRANT
(V.I.F.) - VERIFY IN FIELD
SMH - EXISTING SEWER MANHOLE
SWL - SINGLE WHITE LINE
DYL - DOUBLE YELLOW LINE
 - PROPOSED WATER SHUTOFF

OHU	OVERHEAD UTILITIES
G	EXISTING GAS LINE
S	EXISTING SEWER LINE
W	EXISTING WATER LINE
PUGU	PROPOSED UNDERGROUND UTILITIES
POHU	PROPOSED OVERHEAD UTILITIES
PS	PROPOSED SEWER LINE
PW	PROPOSED WATER LINE
PG	PROPOSED GAS LINE

NOTE:

1. CORE EXISTING SMH TO ACCEPT NEW 4" FORCE MAIN AT INVERT 129.45'. COORDINATE INSTALLATION WITH THE CITY OF DOVER.
2. COORDINATE WITH THE ENGINEERING DEPARTMENT FOR PATCHING AS REQUIRED.
3. PROPOSED SEWER FORCE MAIN TO BE INSTALLED VIA DIRECTIONAL BORING.



NH STATE PLANE
NAD 83 - GPS OBS.

PLANNING FILE NO.: SITE-2026-0009

OVERALL UTILITY PLAN

ENGINE HOUSE APARTMENTS
AT SALMON FALLS
75 OAK STREET
DOVER, NH

FIRST-RATE
REAL ESTATE GROUP LLC
290 HERITAGE AVE, SUITE 1
PORTSMOUTH, NH 03801

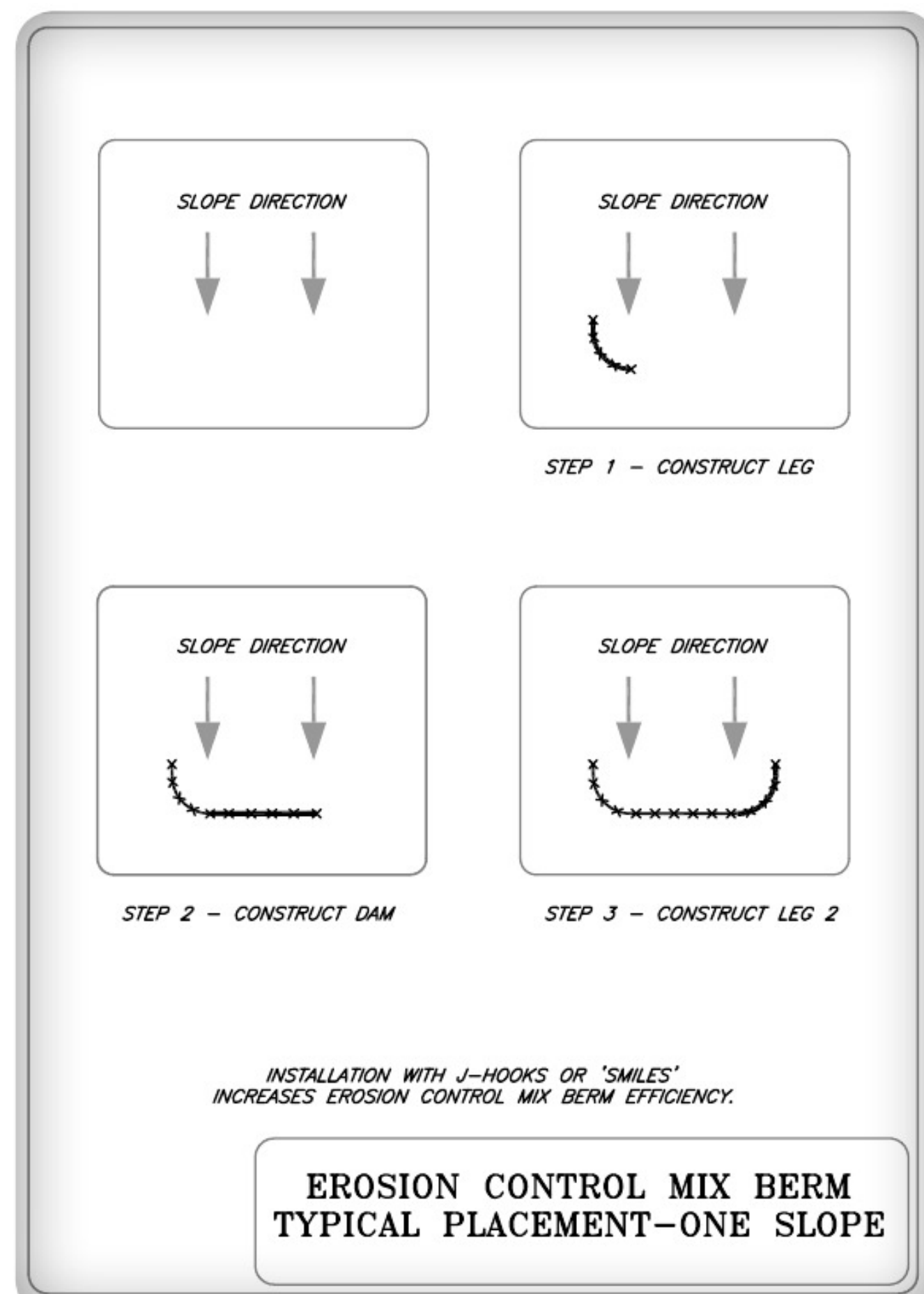
**FIRST-RATE
REAL ESTATE GROUP LLC
90 HERITAGE AVE, SUITE 1
PORTSMOUTH, NH 03801**

9

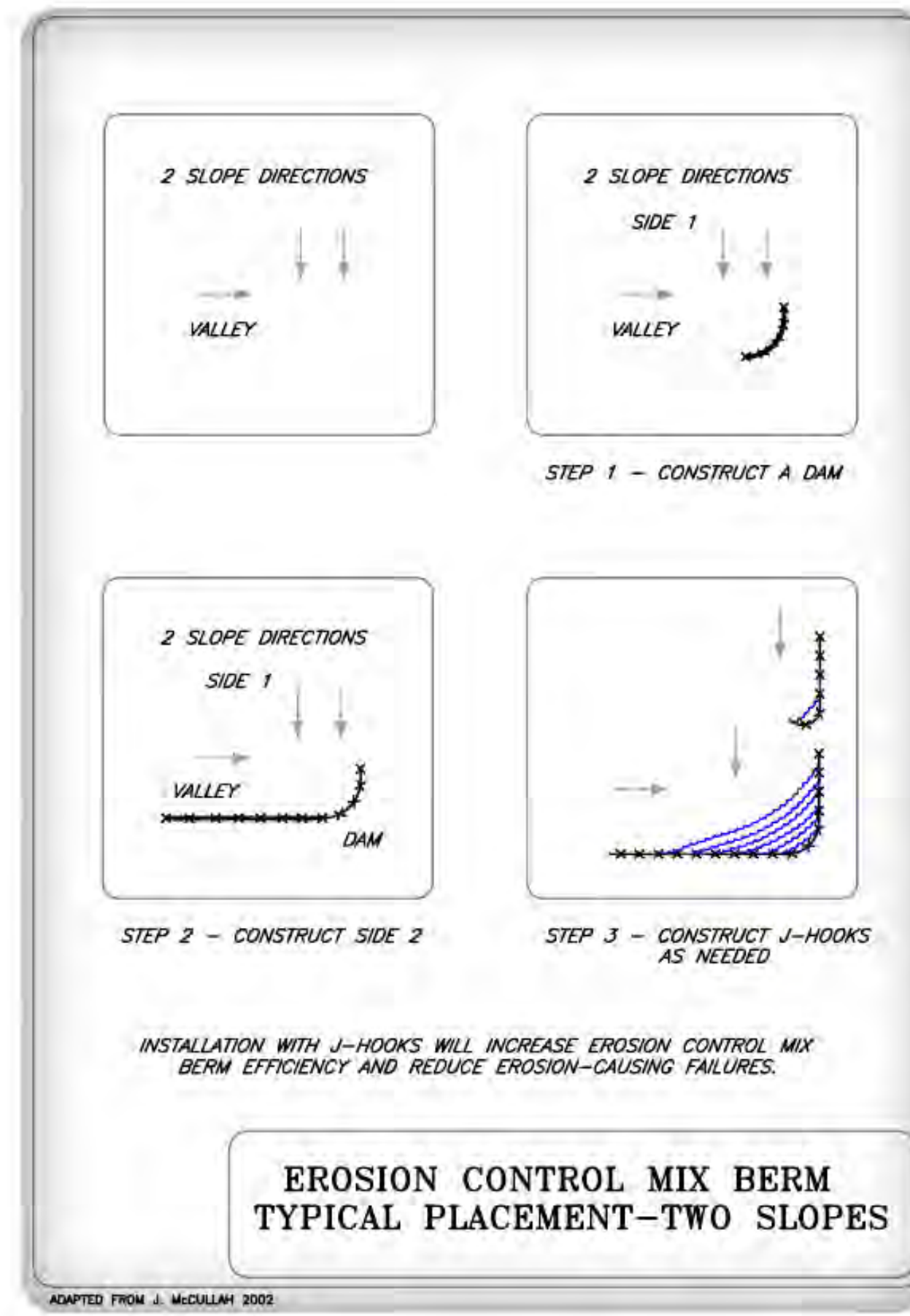
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CNE
CIVILWORKS NEW ENGLAND
OIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603 495 0443

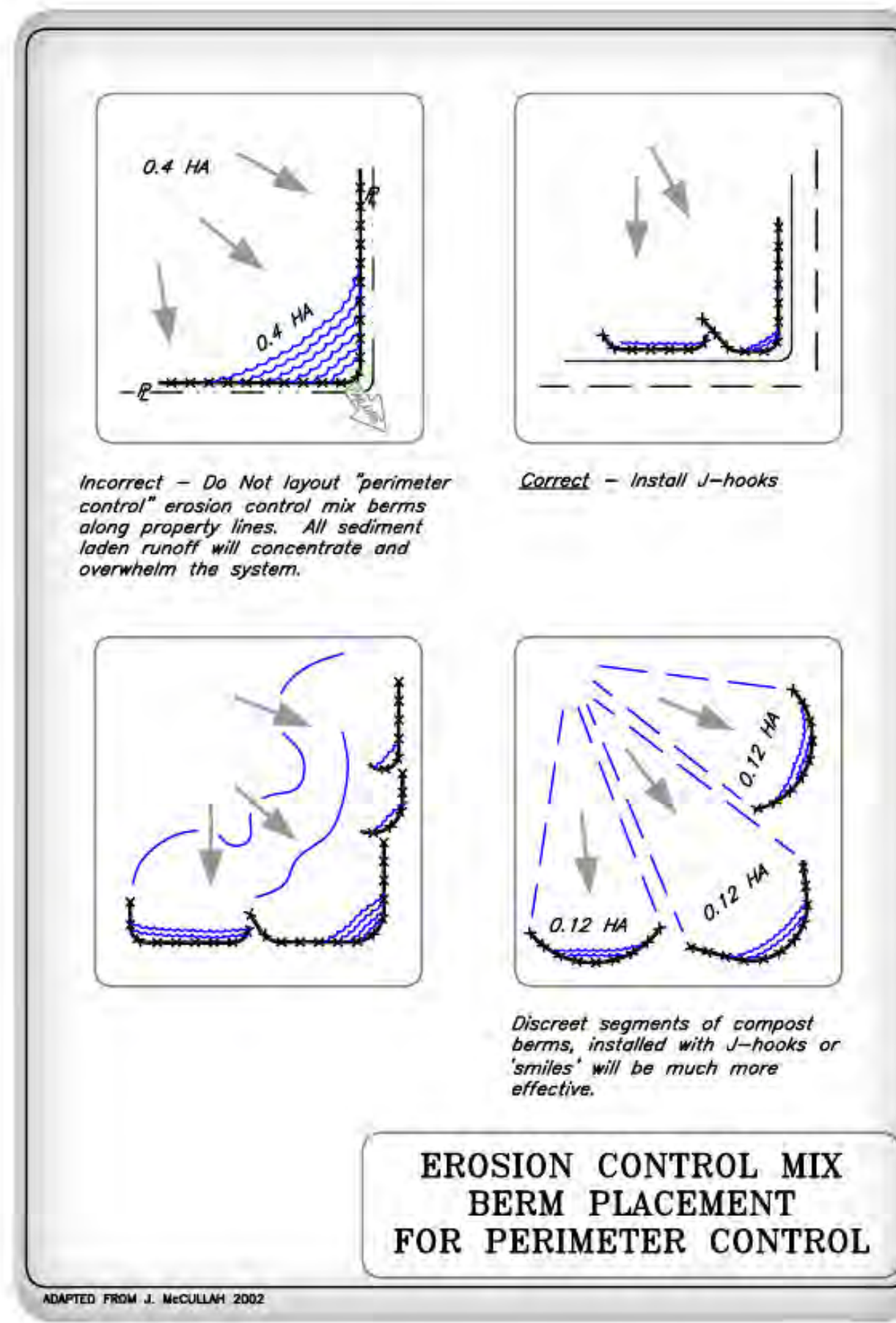
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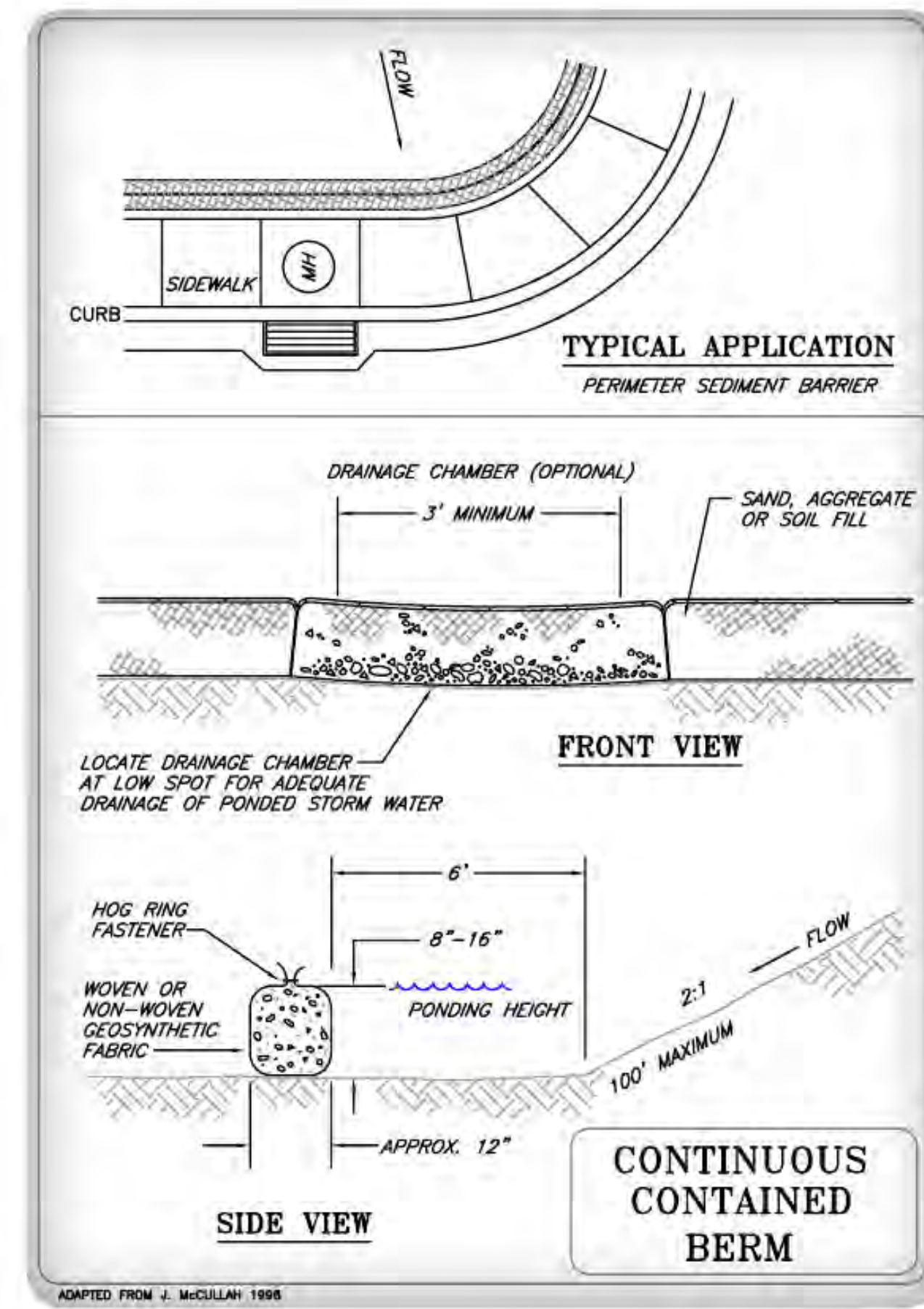
DETAIL FROM NHDES STORMWATER MANUAL VOLUME 3



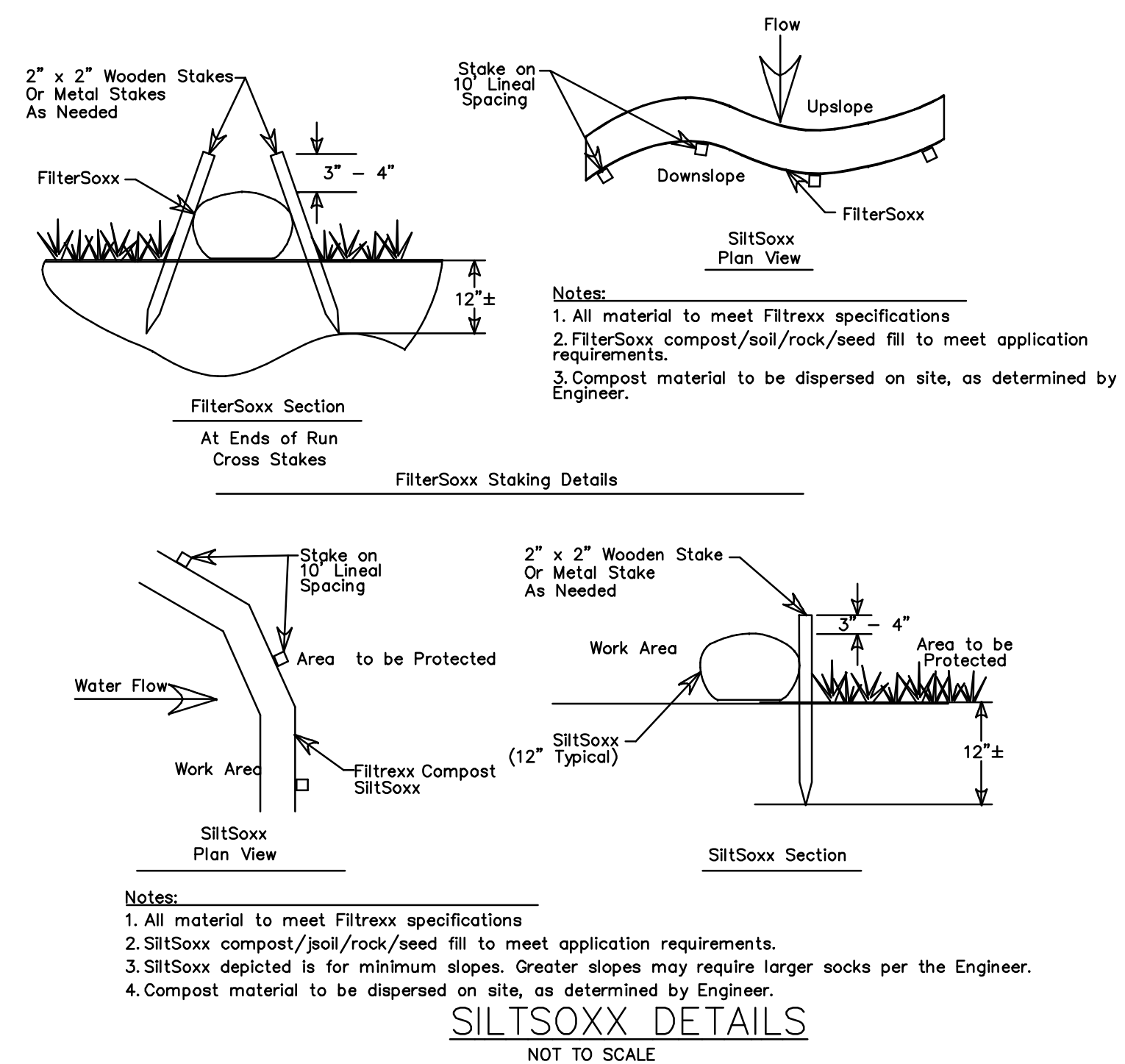
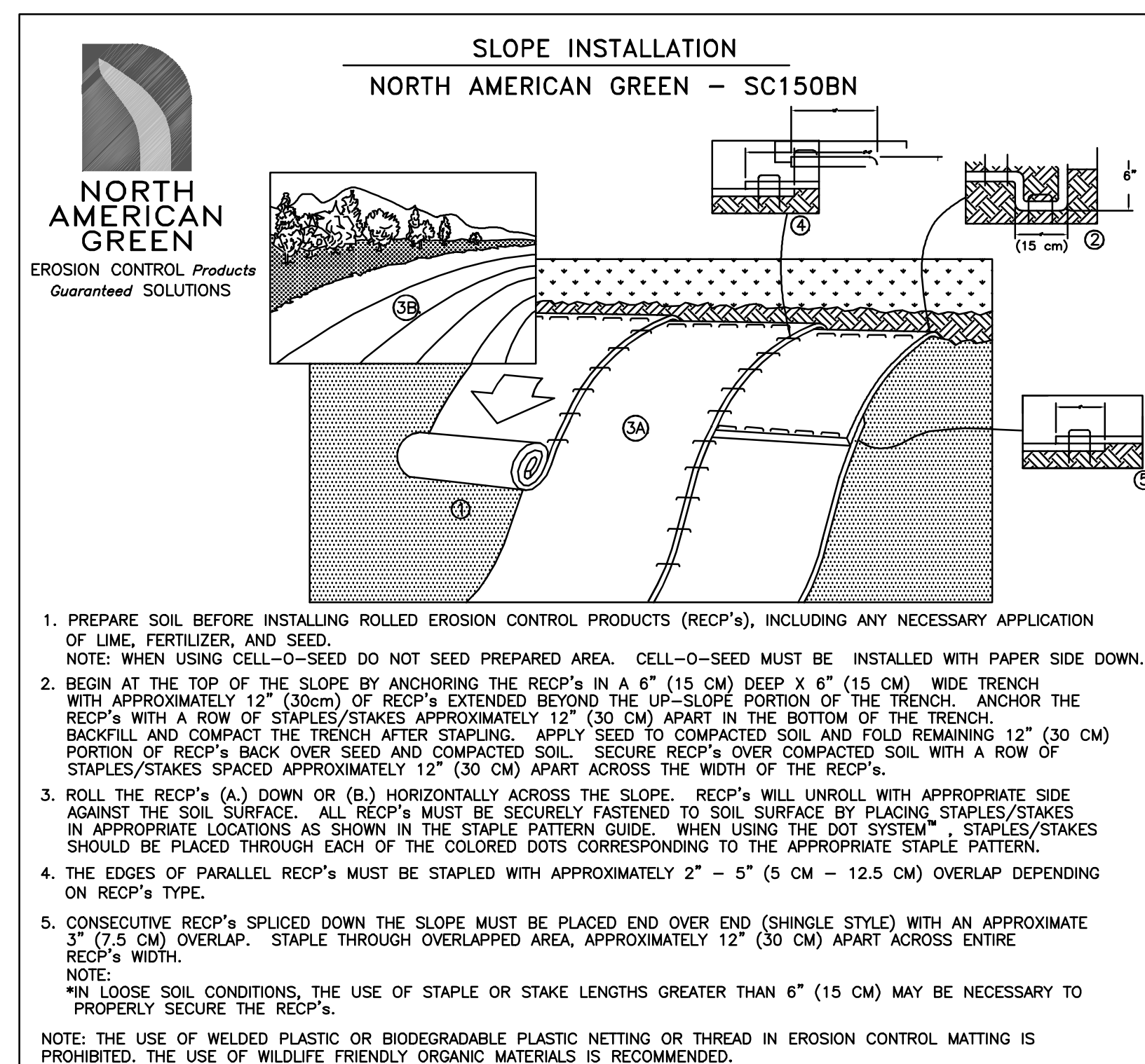
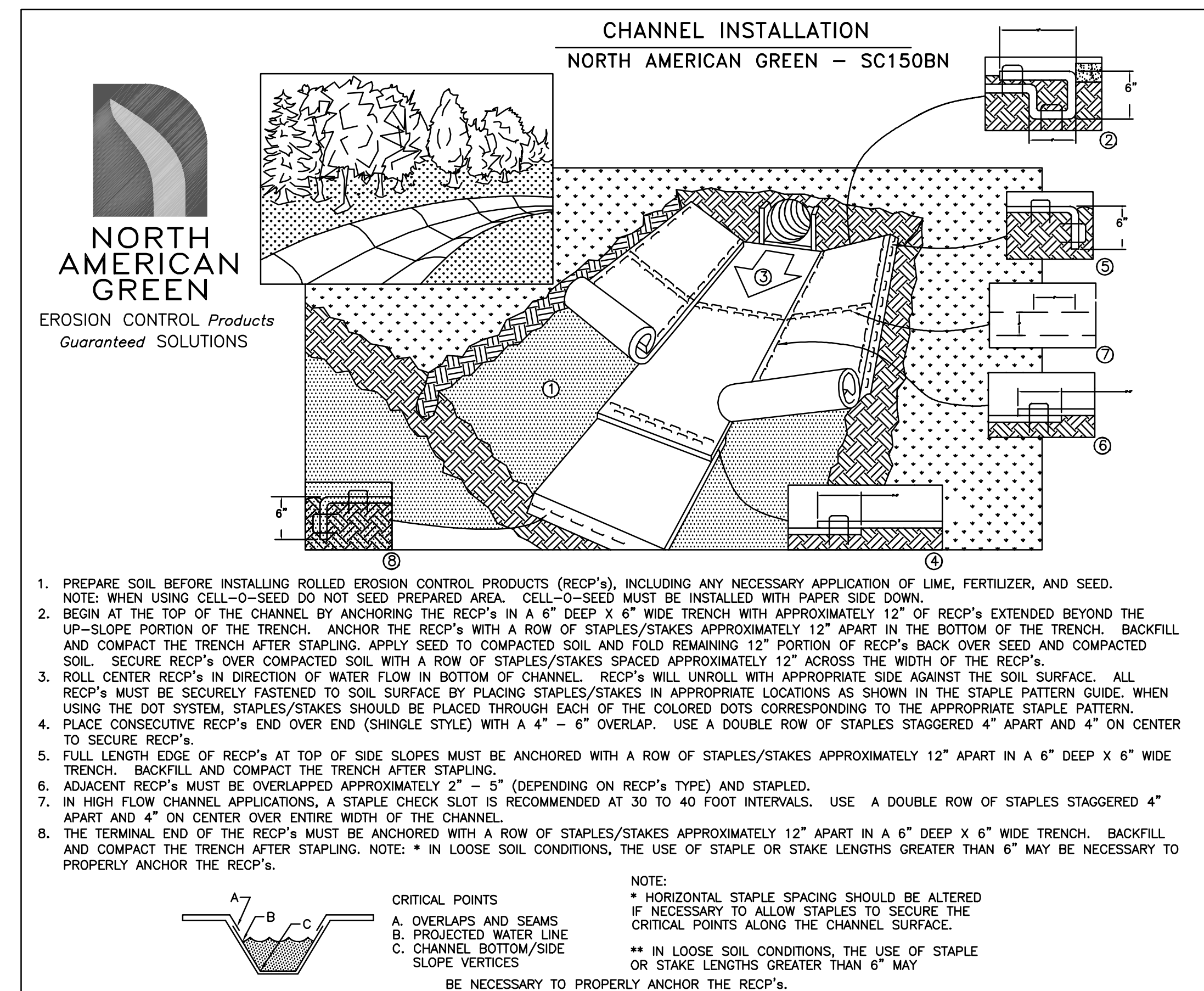
DETAIL FROM NHDES STORMWATER MANUAL VOLUME 3

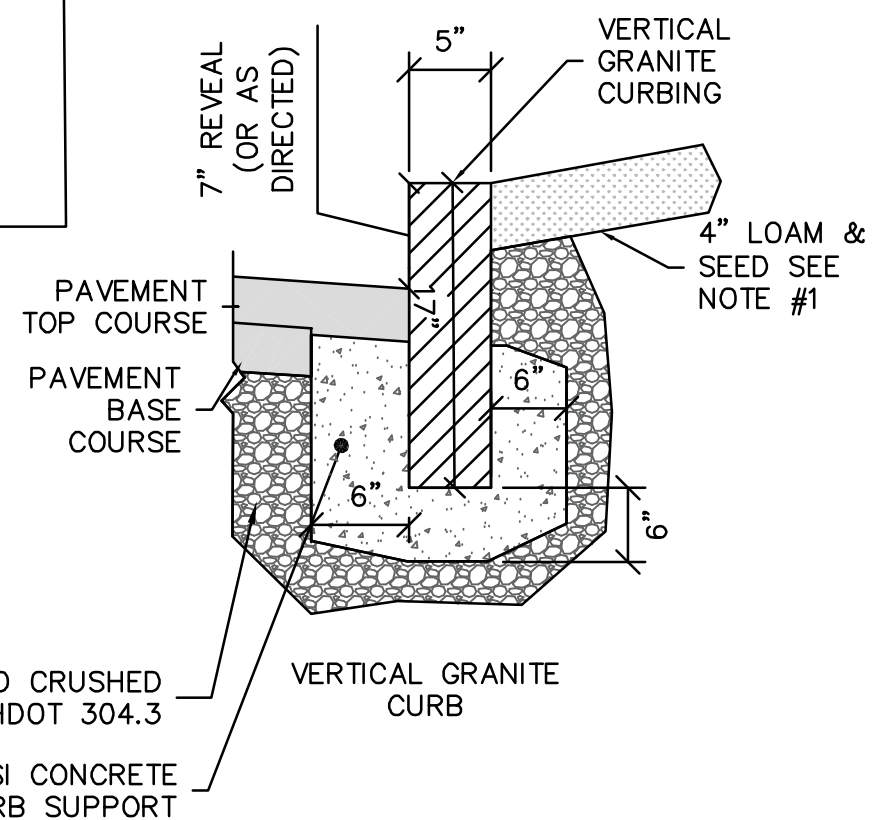
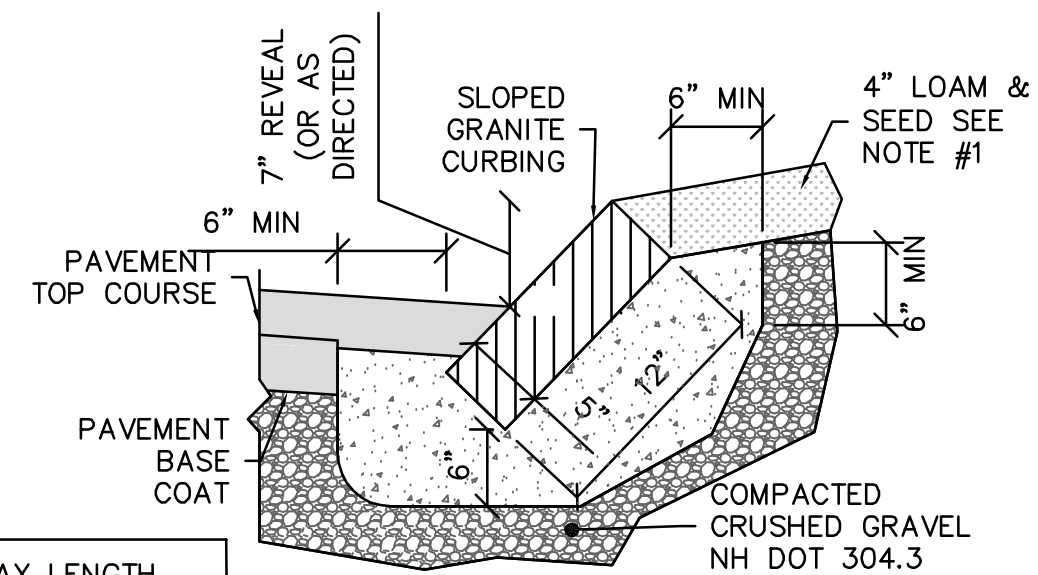
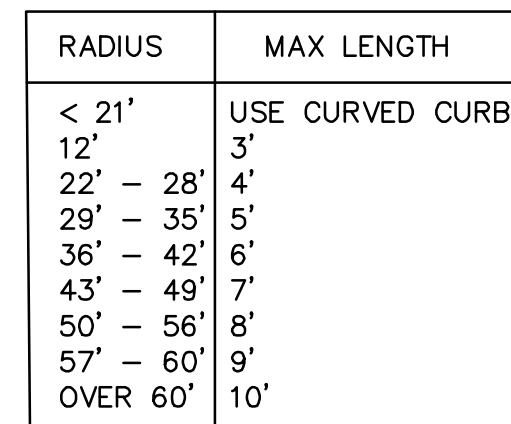


DETAIL FROM NHDES STORMWATER MANUAL VOLUME 3



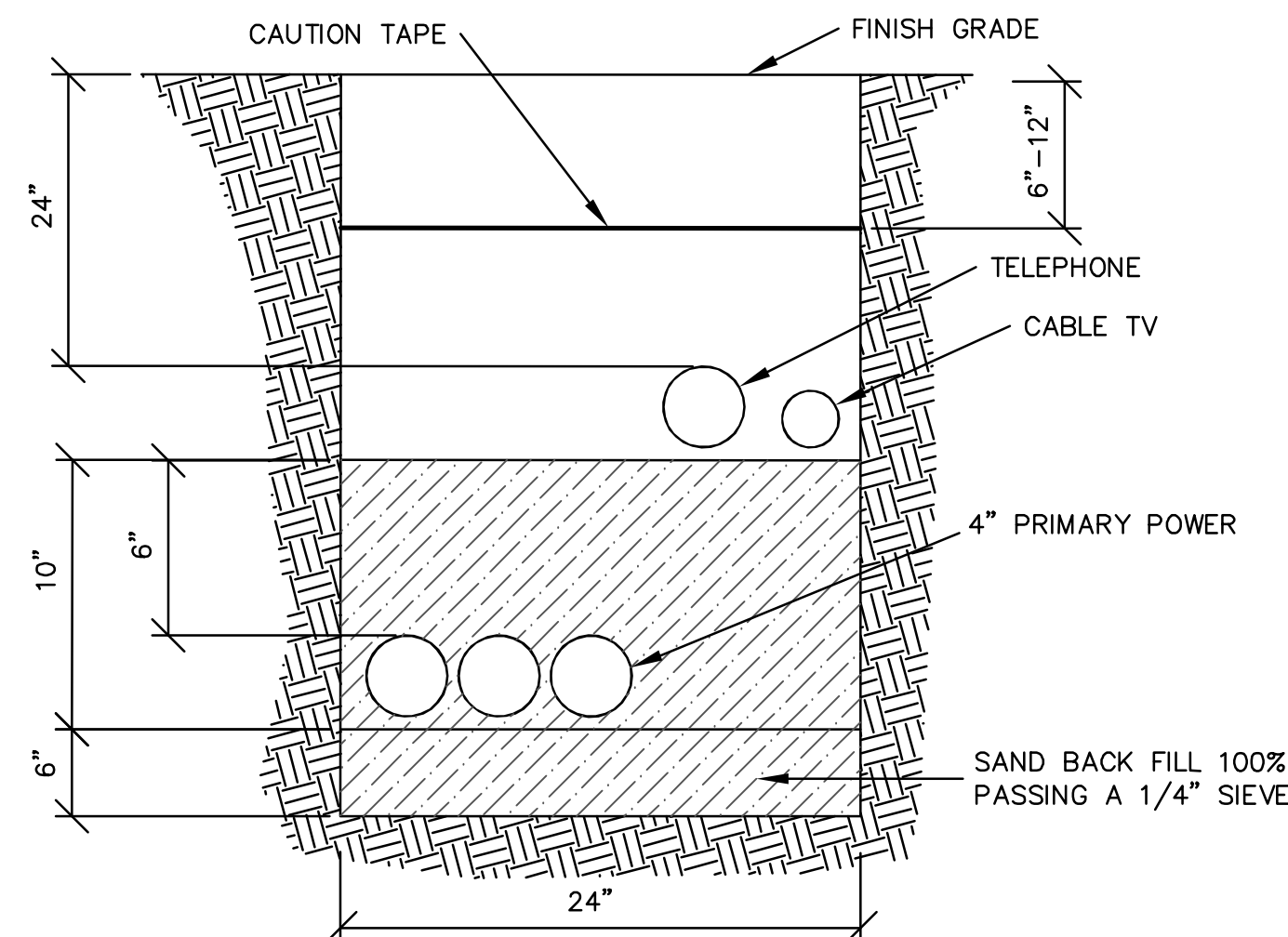
DETAIL FROM NHDES STORMWATER MANUAL VOLUME 3





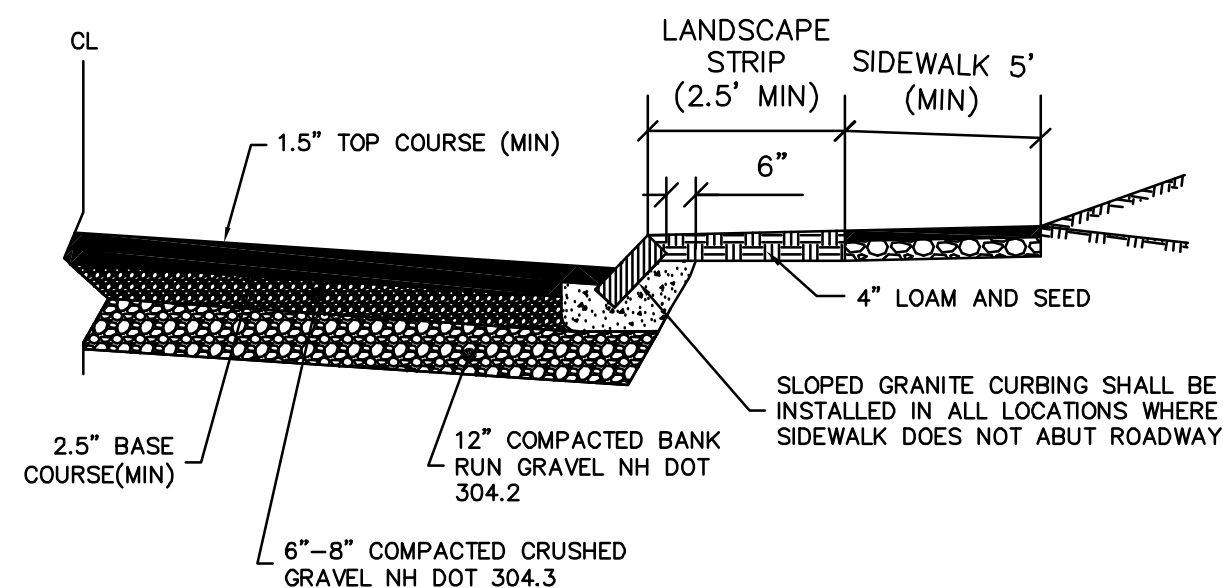
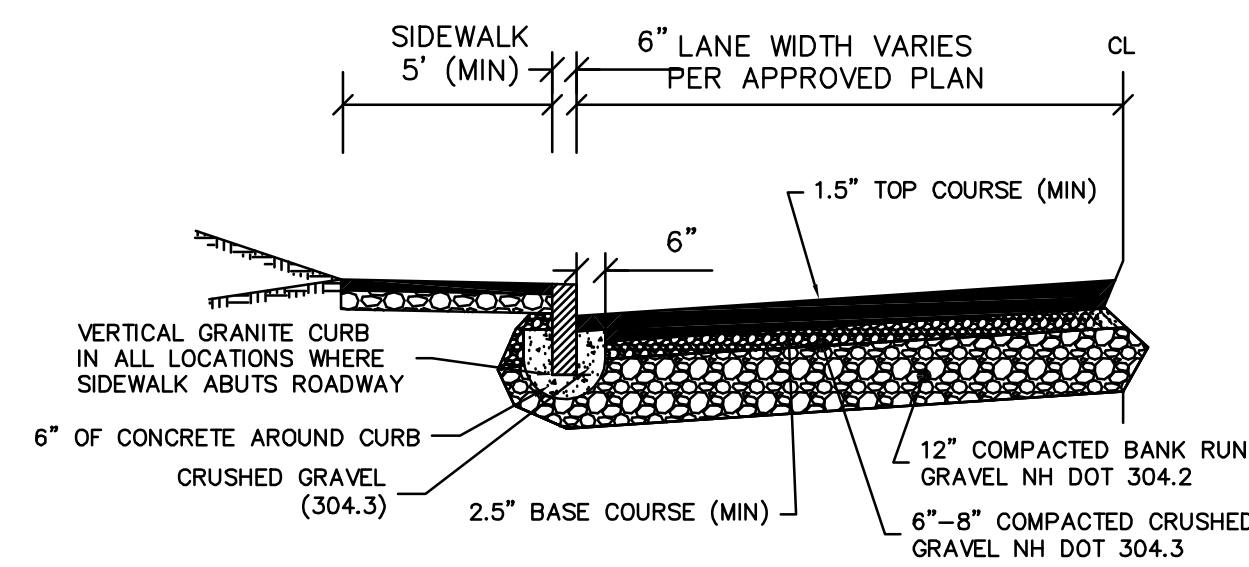
CITY OF DOVER D-8
GRANITE CURB DETAIL

NOT TO SCALE



- NOTES:**
1. TELEPHONE CONDUIT SHALL BE 3" SCHEDULE 40 PVC, WITH STEEL SWEEPS AT RISER POLE, 90° BENDS AND AT BUILDING.
 2. LEAVE PULL ROPE IN ALL CONDUITS FOR CABLE INSTALLATION.
 3. FOR COMPLETE SPECIFICATIONS SEE REQUIREMENTS FOR ELECTRIC SERVICE CONNECTIONS, INFORMATIONS AND REQUIREMENTS FOR ELECTRIC SUPPLY BY EVERSOURCE ENERGY.
 4. CONTRACTOR SHOULD VERIFY THE NUMBER & SIZE OF CONDUIT WITH THE APPROPRIATE UTILITIES PROVIDERS.

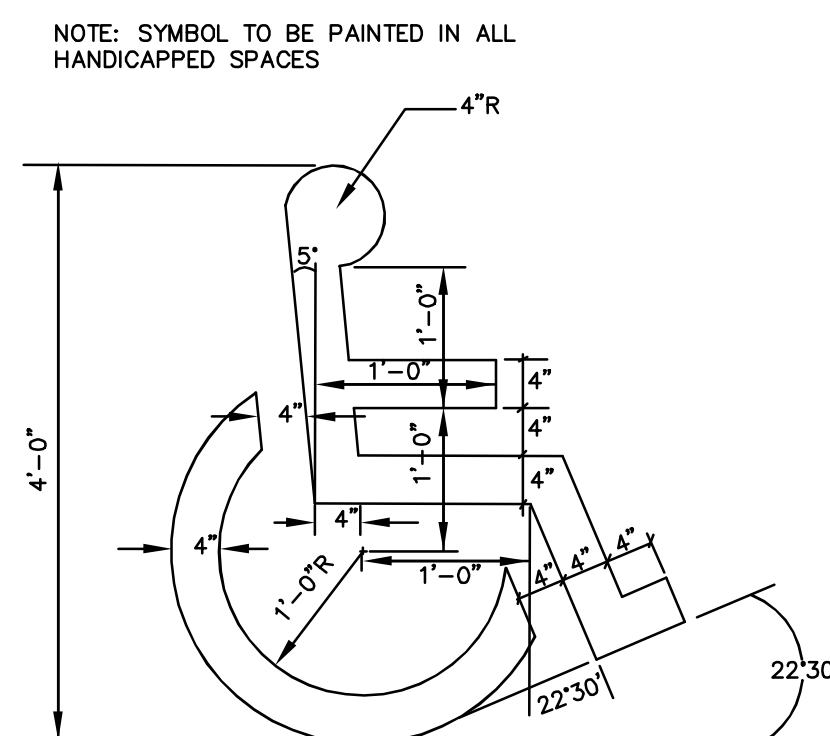
UTILITY TRENCH
NOT TO SCALE



- NOTES:
1. THIS DETAIL IS FOR GENERAL REVIEW PURPOSES ONLY, FINAL DESIGN SHALL BE BASED ON SPECIFIC SITE CONDITIONS AND APPROVED PLANS.
 2. SIDEWALK LOCATION AND MATERIAL SHALL BE AS APPROVED BY THE CITY OF DOVER.

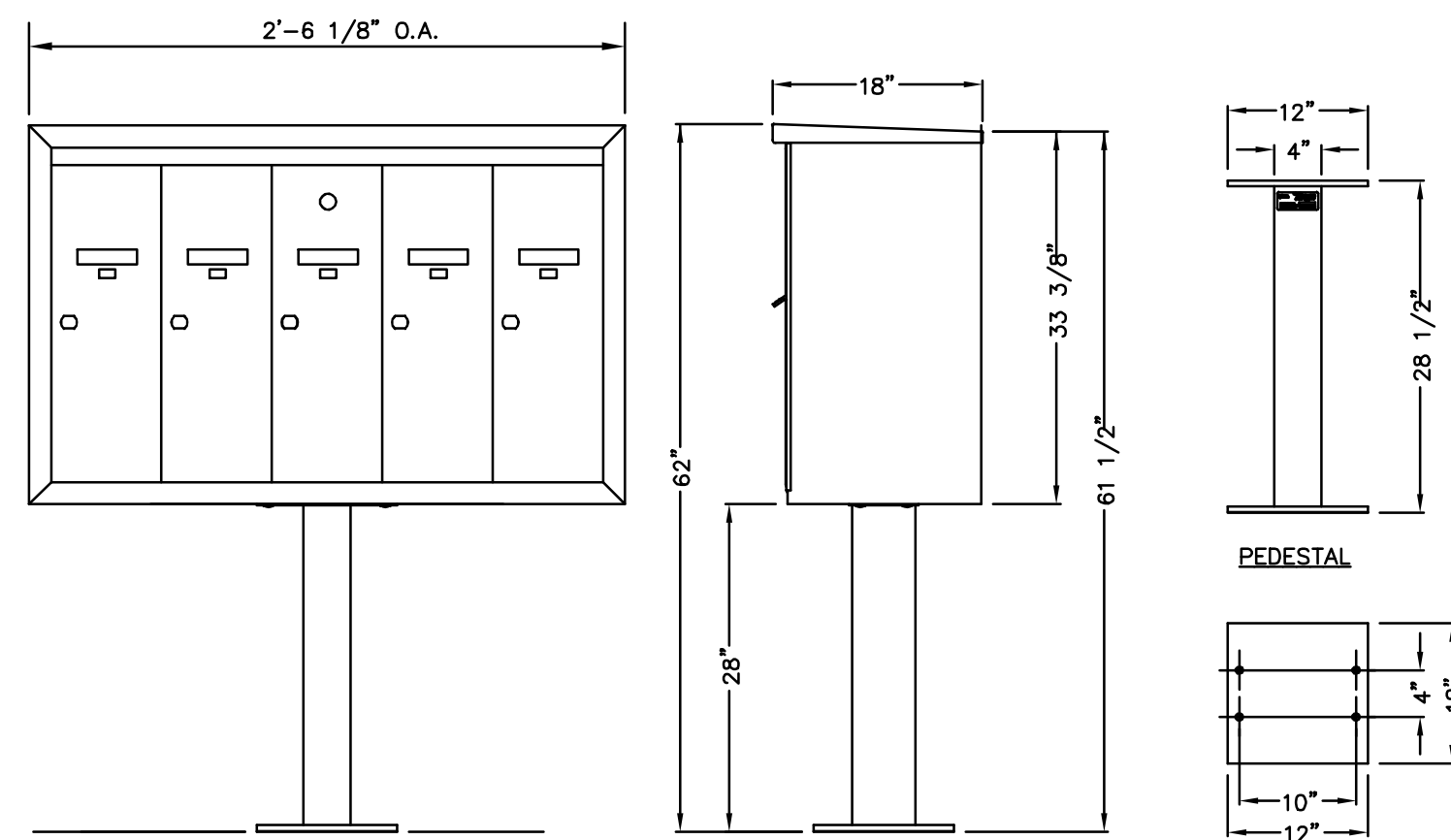
(FOR WORK IN R.O.W.)
CITY OF DOVER D-5 ROADWAY
CROSS SECTION DETAIL

NOT TO SCALE



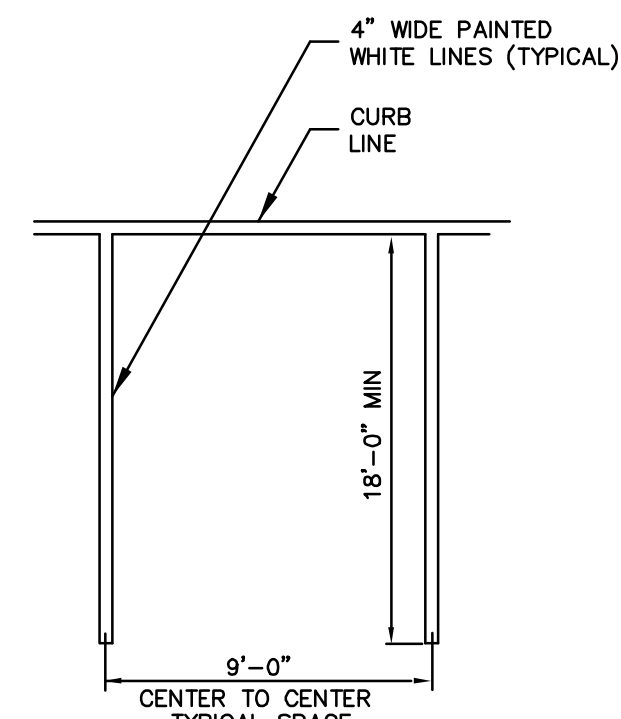
PAINTED
ACCESSIBLE PARKING SYMBOL

NOT TO SCALE



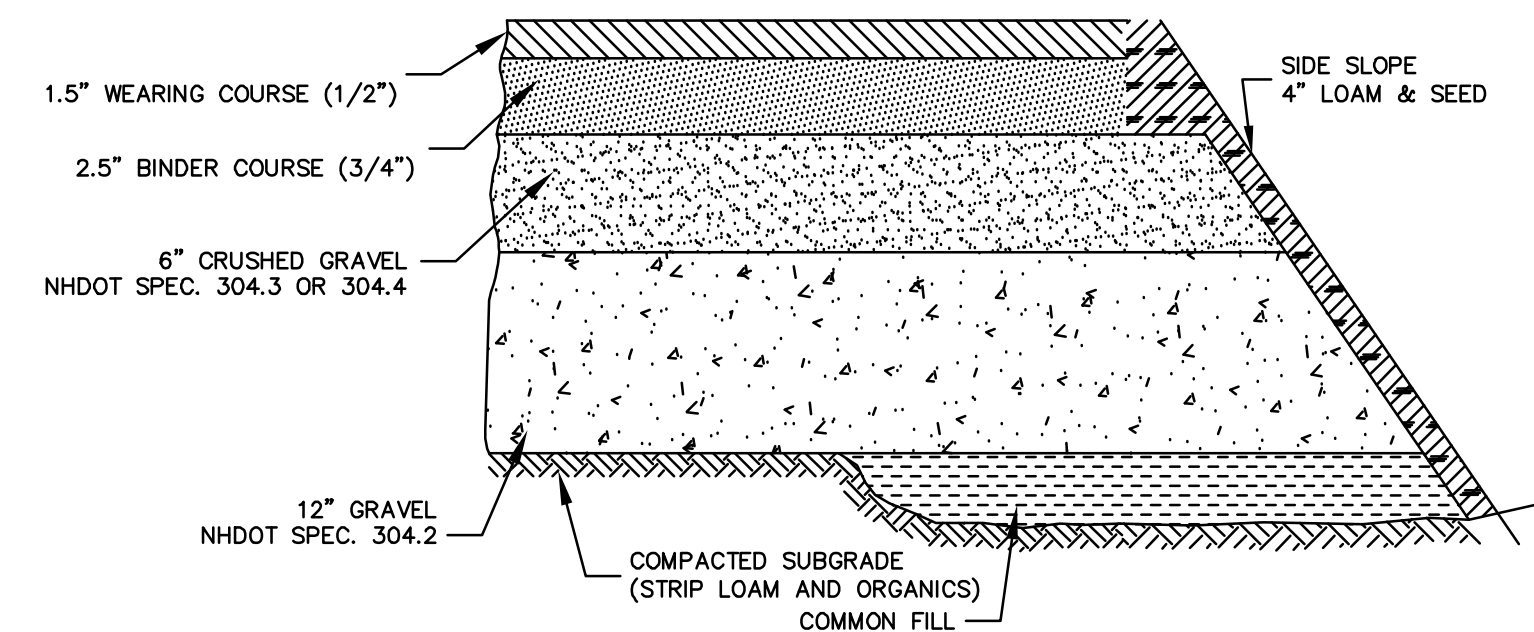
22 UNIT MAIL KIOSK DETAIL

NOT TO SCALE



TYPICAL SPACE
STANDARD
PARKING STALL

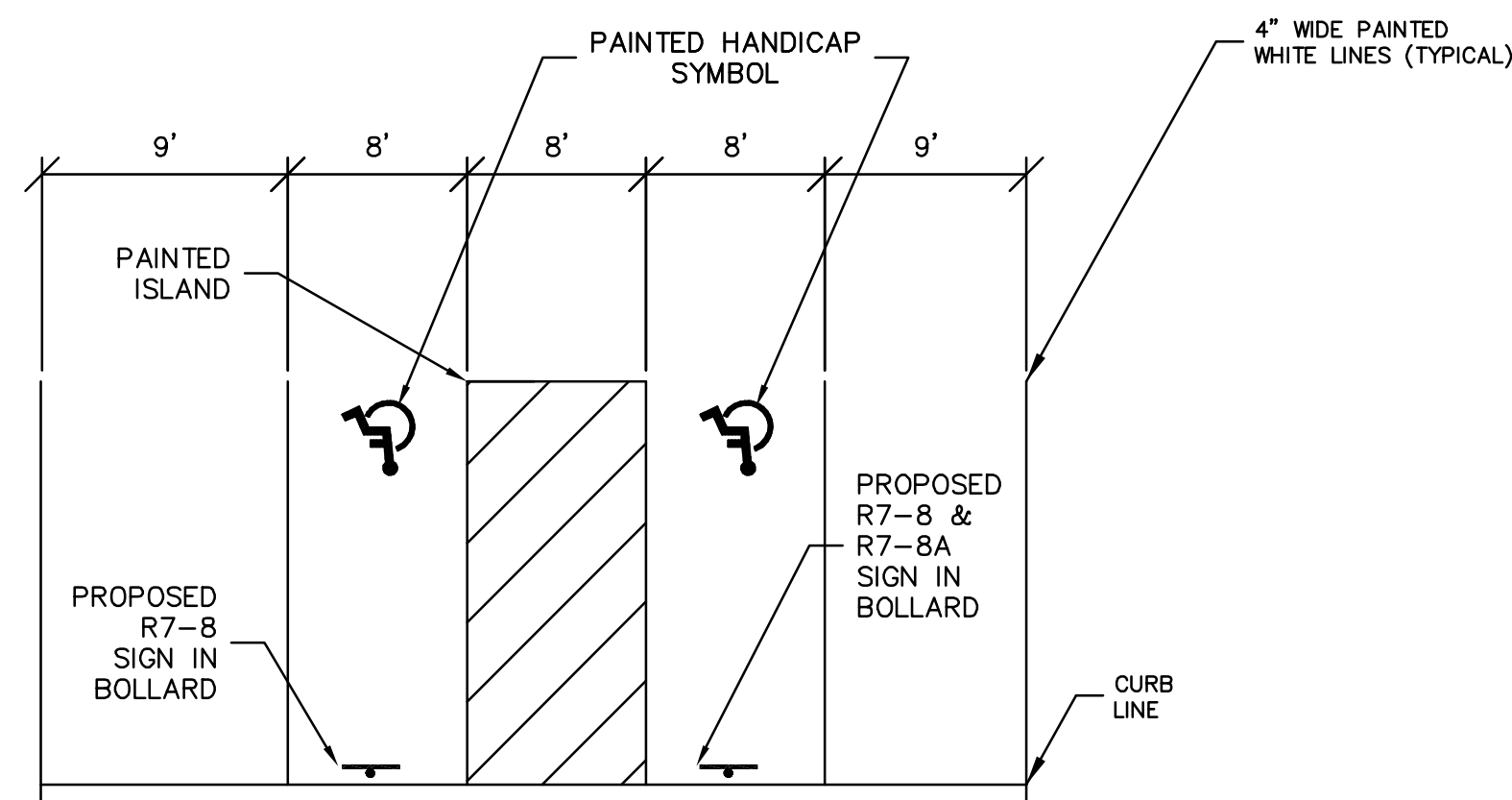
NOT TO SCALE



- COMMON FILL —
- NOTES:
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
 2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
 3. GEOTEXTILE FABRIC MAYBE REQUIRED UNDER THE ROADWAY AND /OR THE PARKING AREAS AS REQUIRED BY THE ENGINEER BASED UPON SITE CONDITIONS.

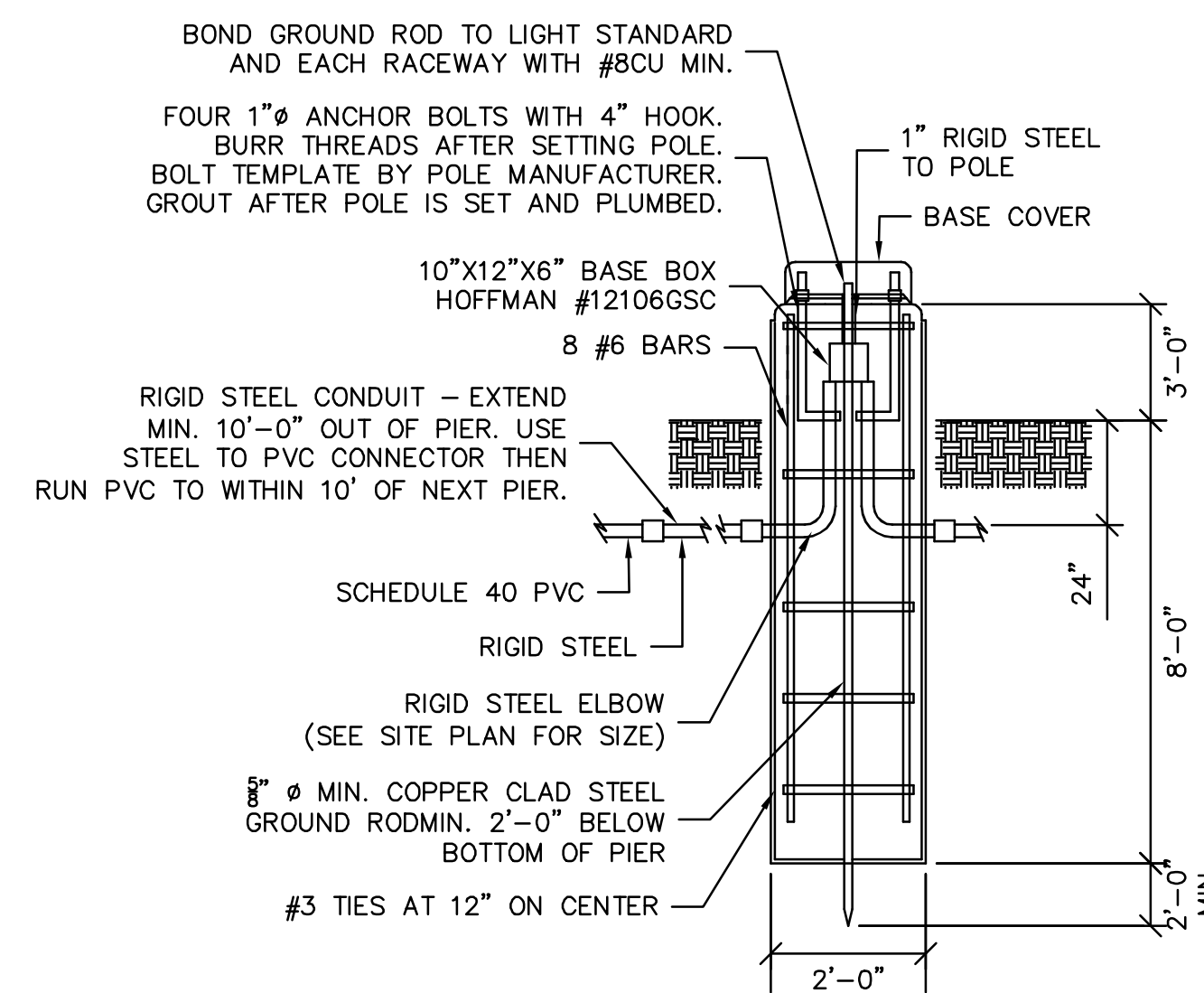
TYPICAL STANDARD PAVEMENT SECTION

NOT TO SCALE



ACCESSIBLE PARKING LAYOUT

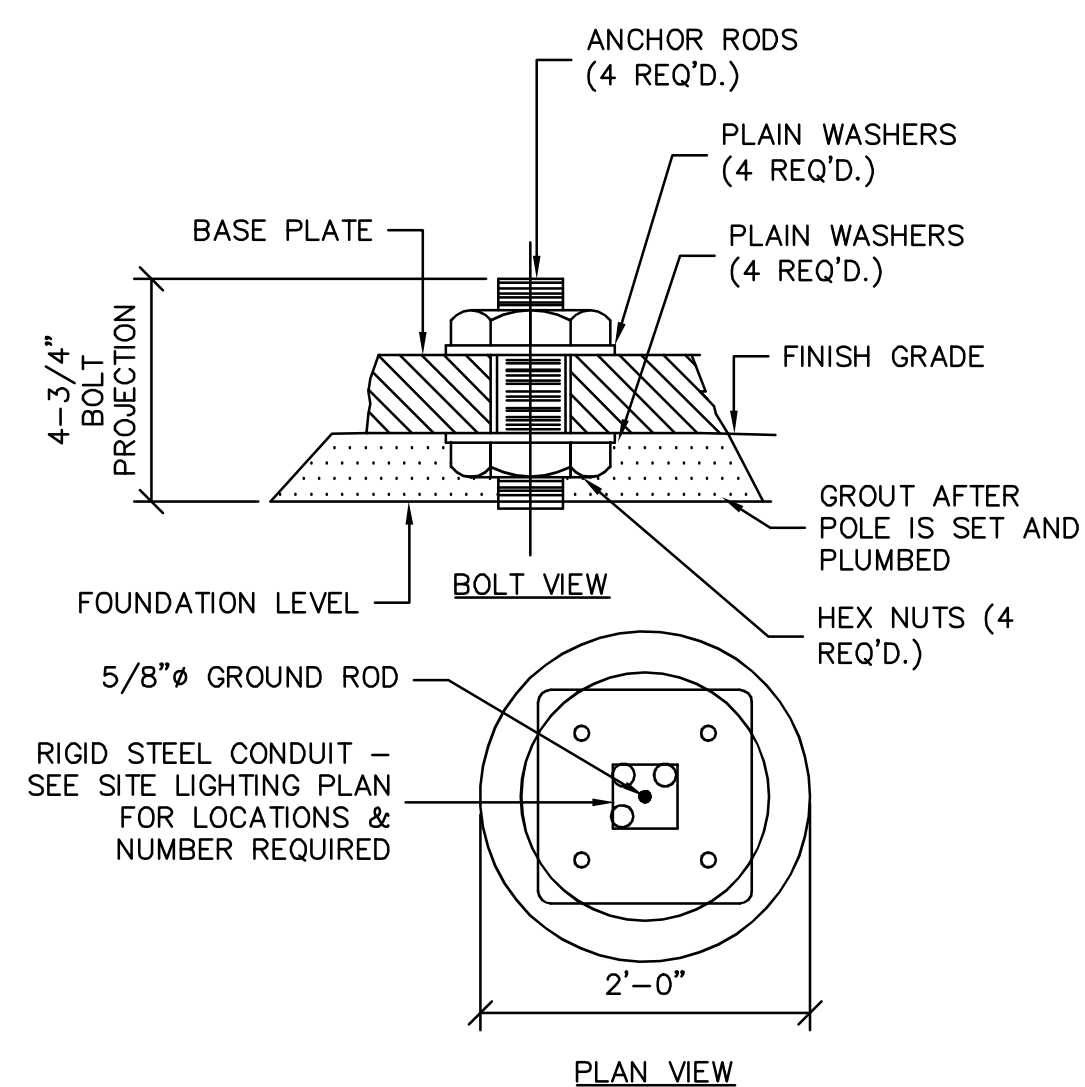
NOT TO SCALE

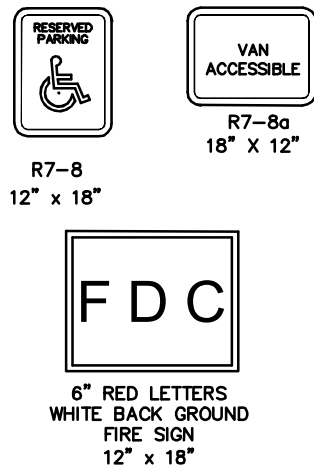


- NOTES:
1. PAINT BASE SAFETY YELLOW
2. CONCRETE TO BE 4000 PSI

LIGHT POLE BASE

NOT TO SCALE

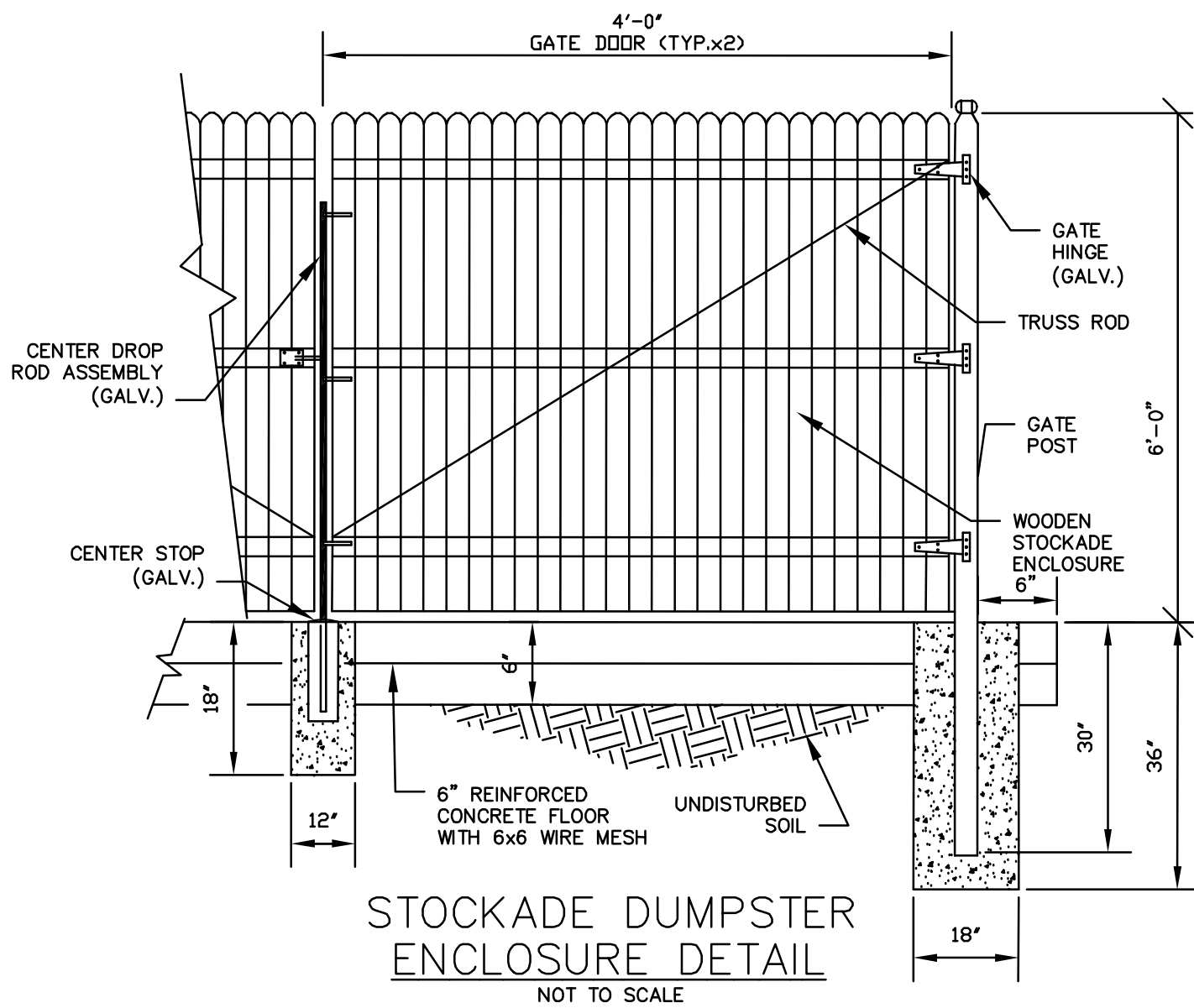
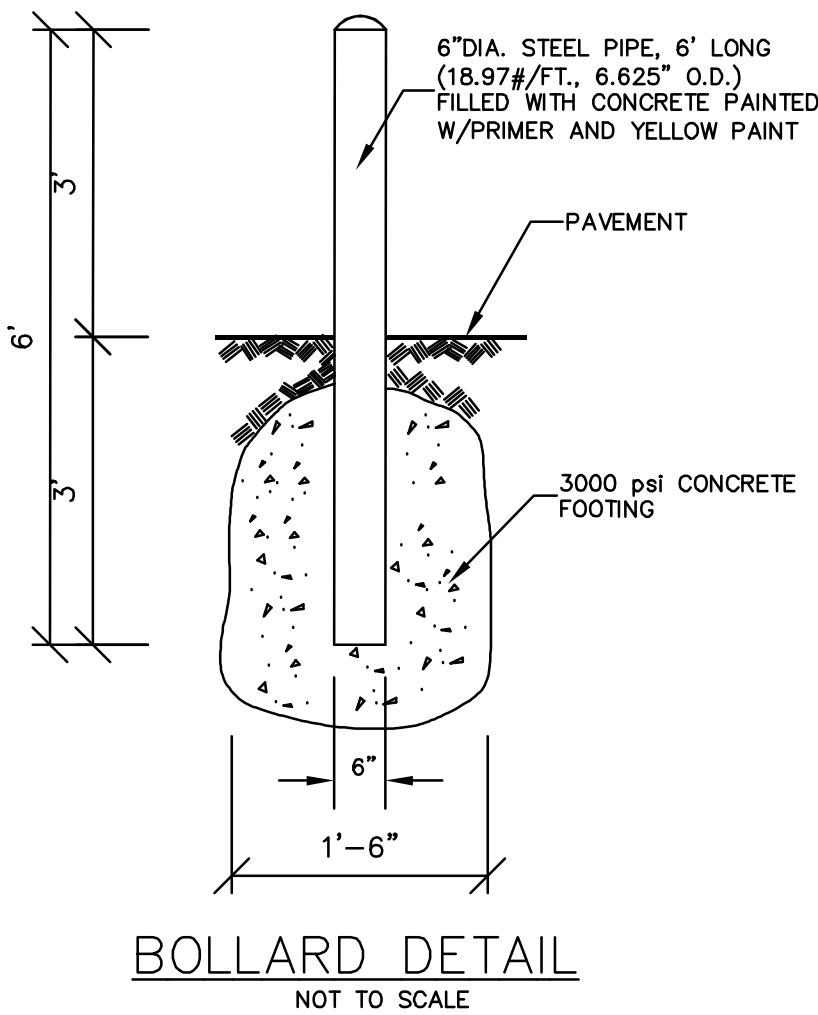
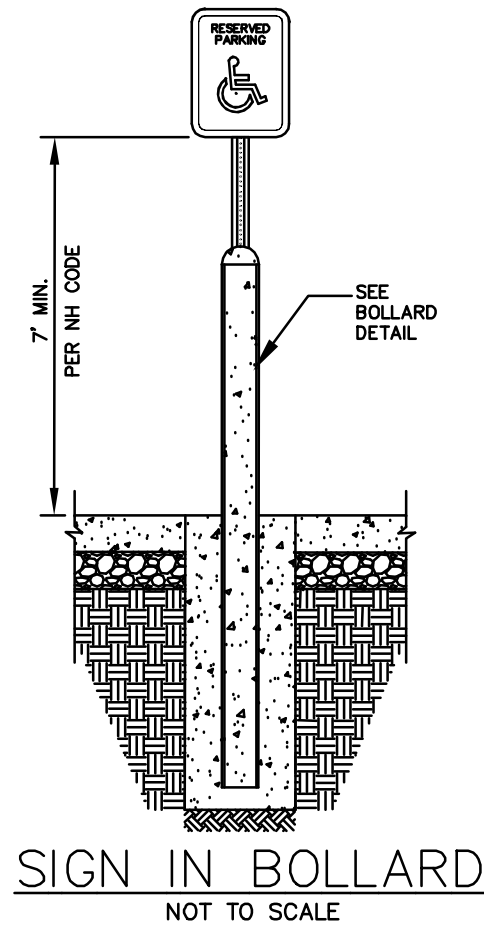
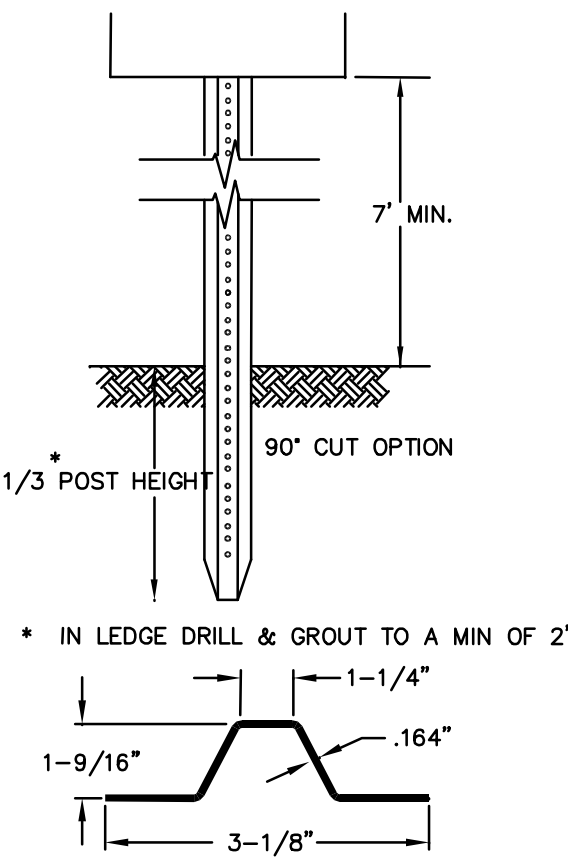
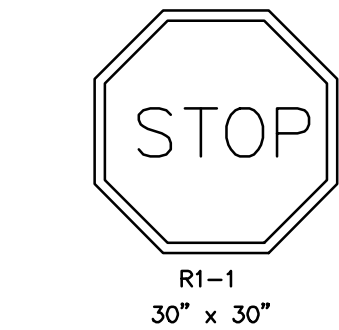




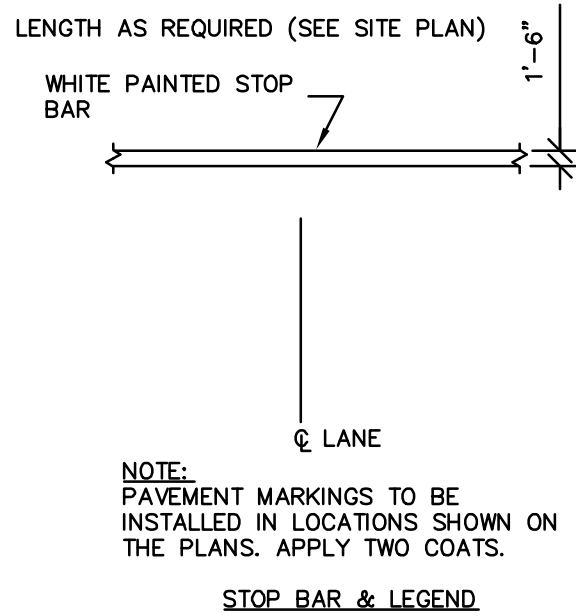
NOTE:
1. ALL SIGNS TO BE INSTALLED AS INDICATED
IN THE MANUAL ON UNIFORM TRAFFIC CONTROL
DEVICES, LATEST EDITION.

LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR
ASTM A-576 (GRADE 1070 - 1080)
FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED
MEDIUM GREEN

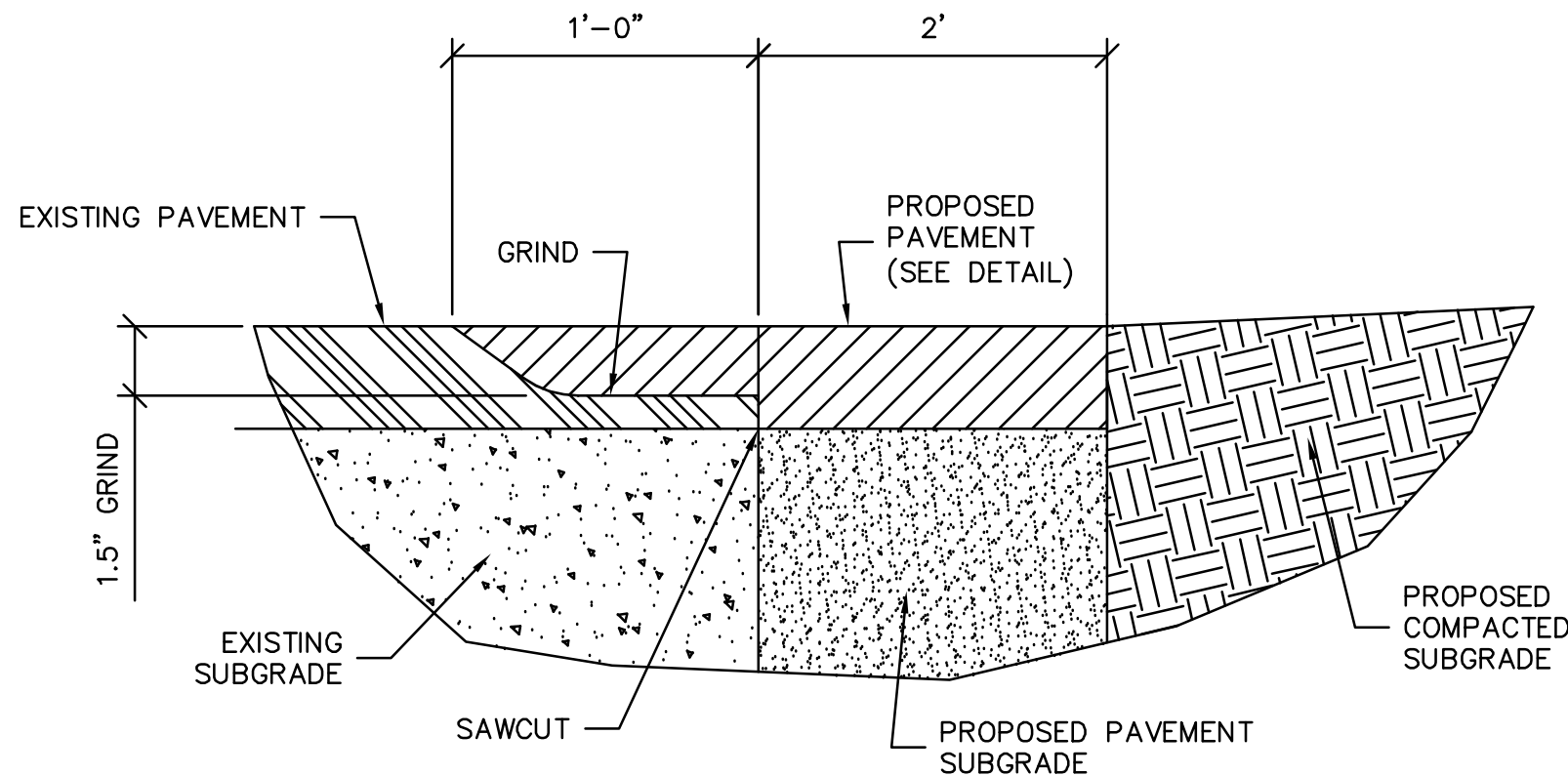
BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY.
ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.



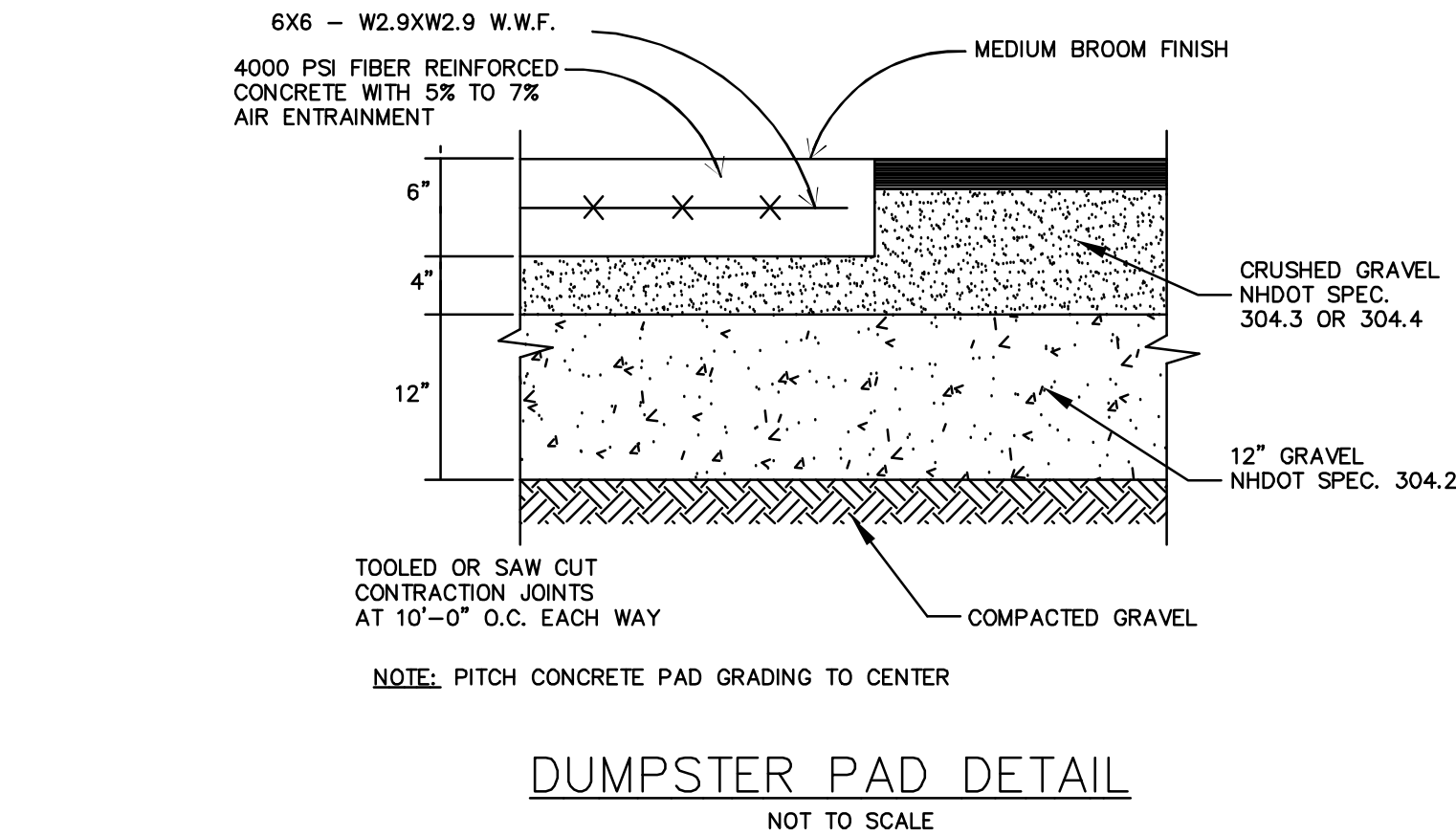
SIGN LEGEND & SIGN POST



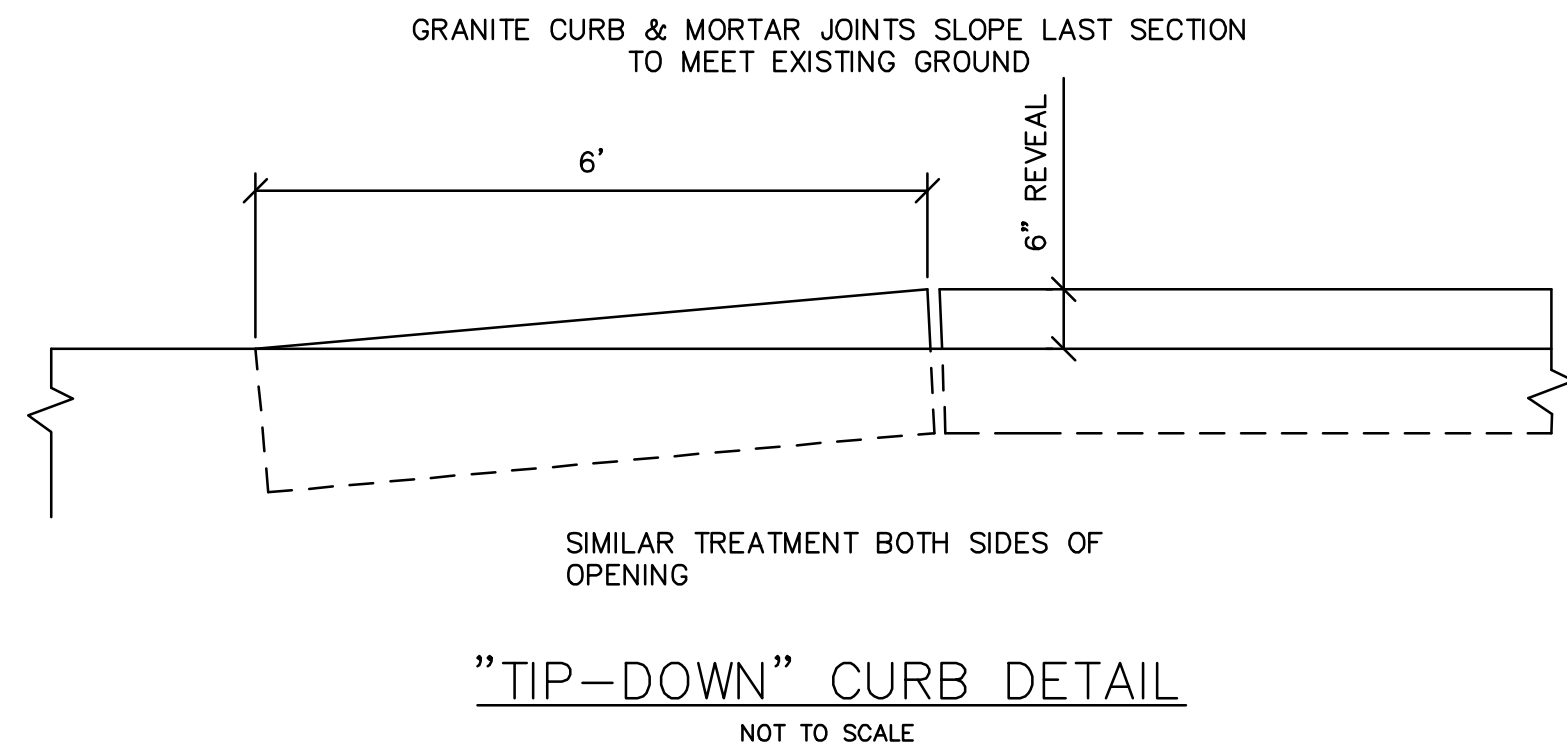
PAVEMENT MARKINGS



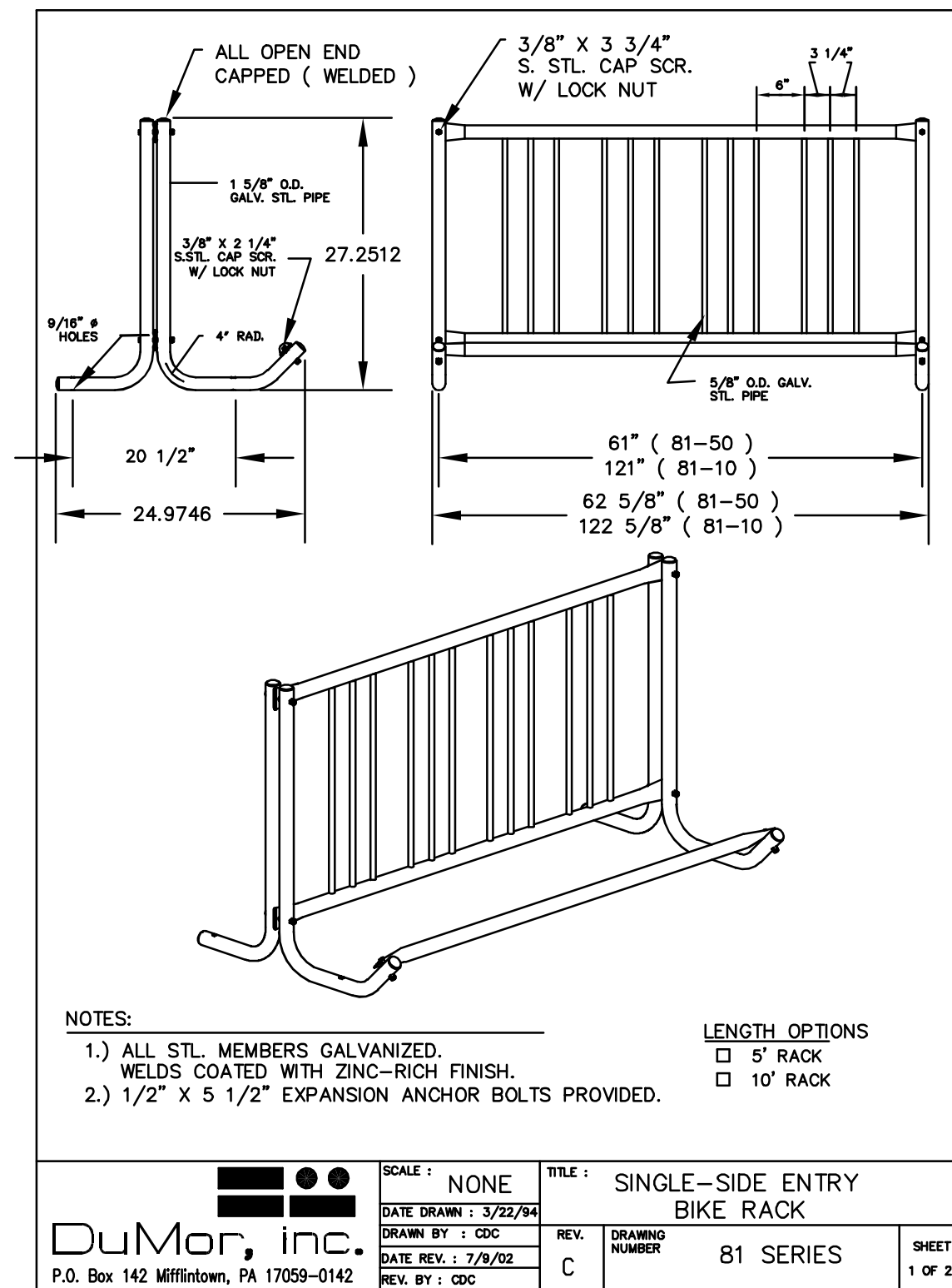
SAWCUT GRINDING WITH SLOPE GRANITE CURBING



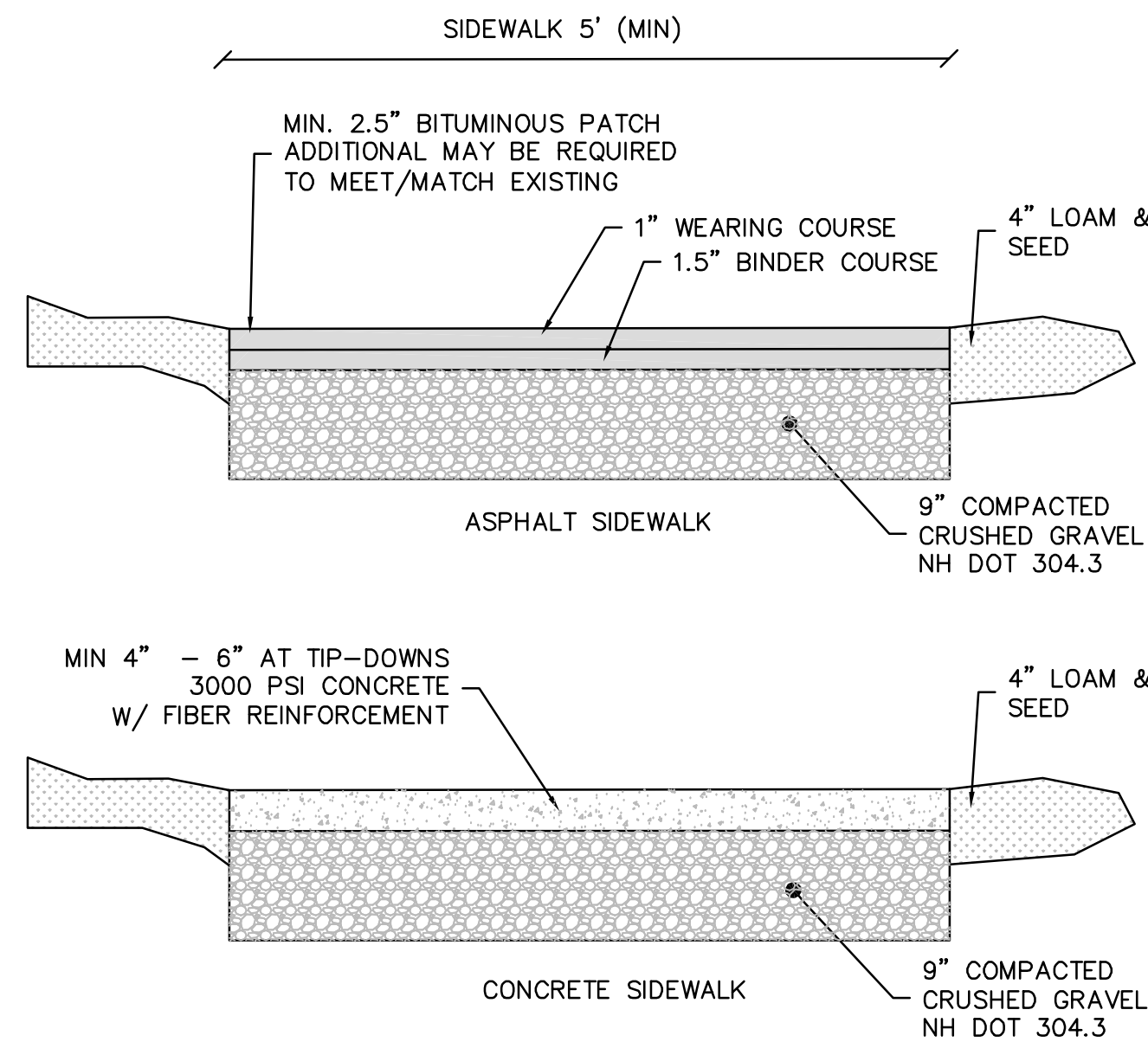
DUMPSTER PAD DETAIL



"TIP-DOWN" CURB DETAIL



BIKE RACK DETAIL



NOTES:
1. MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF DOVER STANDARDS SPECIFICATIONS.
2. SIDEWALK AND DRIVEWAY WIDTHS SHALL BE EQUAL TO EXISTING WIDTHS OR AS APPROVED AND SHALL SLOPE TO MATCH EXISTING ELEVATIONS.
3. BASE FOR THE SIDEWALKS AND DRIVEWAYS SHALL BE 9-INCHES OF CRUSHED GRAVEL.

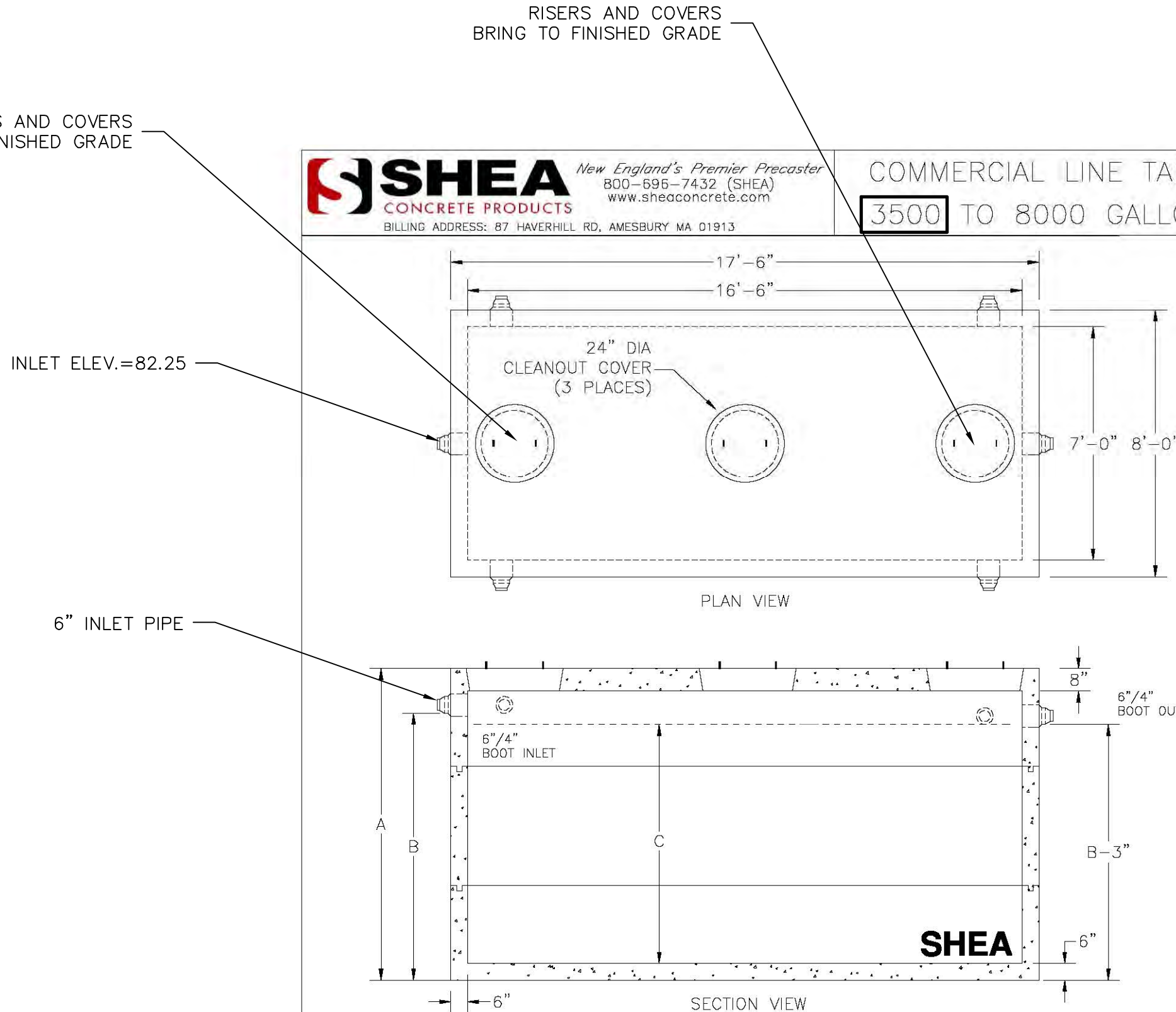
CITY OF DOVER D-6 ASPHALT & CONCRETE SIDEWALK

PLANNING FILE NO.: SITE-2026-0009

DETAIL SHEET

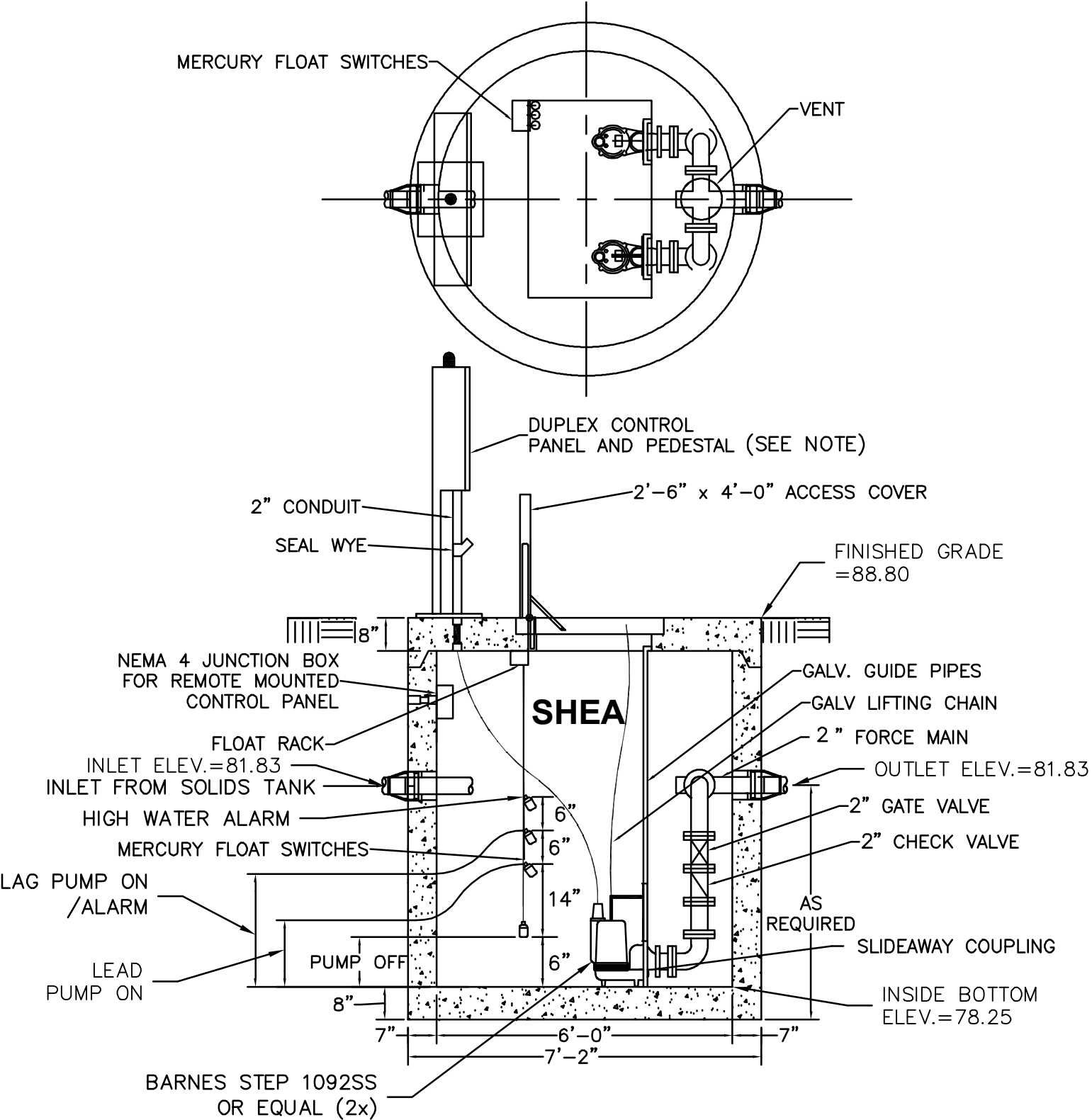
FIRST-RATE
REAL ESTATE GROUP LLC
290 HERITAGE AVE, SUITE 1
PORTSMOUTH, NH 03801

ENGINE HOUSE APARTMENTS
AT SALMON FALLS
75 OAK STREET
DOVER, NH



		GALLONS	ITEM NO.	A (HEIGHT)	B* (INLET)	B* (INLET)	C (LIQUID)	WEIGHT (LBS)	TOP (HEIGHT)	BOTTOM (HEIGHT)	RISER 1 (HEIGHT)	RISER 2 (HEIGHT)
SECTION	WEIGHT	3,500	8X17-35	77"	61"	62"	52"	45,829	28"	49"	0"	0"
		4,000	8X17-40	84"	68"	69"	60"	50,345	30"	51"	0"	0"
		4,500	8X17-45	91"	75"	76"	68"	50,763	28"	34"	30"	0"
		5,000	8X17-50	98"	82"	83"	73"	53,180	35"	34"	30"	0"
		5,500	8X17-55	105"	89"	90"	80"	55,598	34"	34"	43"	0"
		5,000	8X17-60	112"	96"	97"	88"	53,007	34"	34"	43"	0"
		6,000	8X17-65	120"	104"	105"	95"	60,778	38"	49"	43"	0"
		7,500	8X17-70	127"	111"	112"	102"	63,195	35"	49"	43"	0"
		7,500	8X17-75	134"	118"	119"	109"	65,612	32"	34"	43"	30"
		8,000	8X17-80	141"	125"	126"	116"	68,029	35"	34"	43"	30"

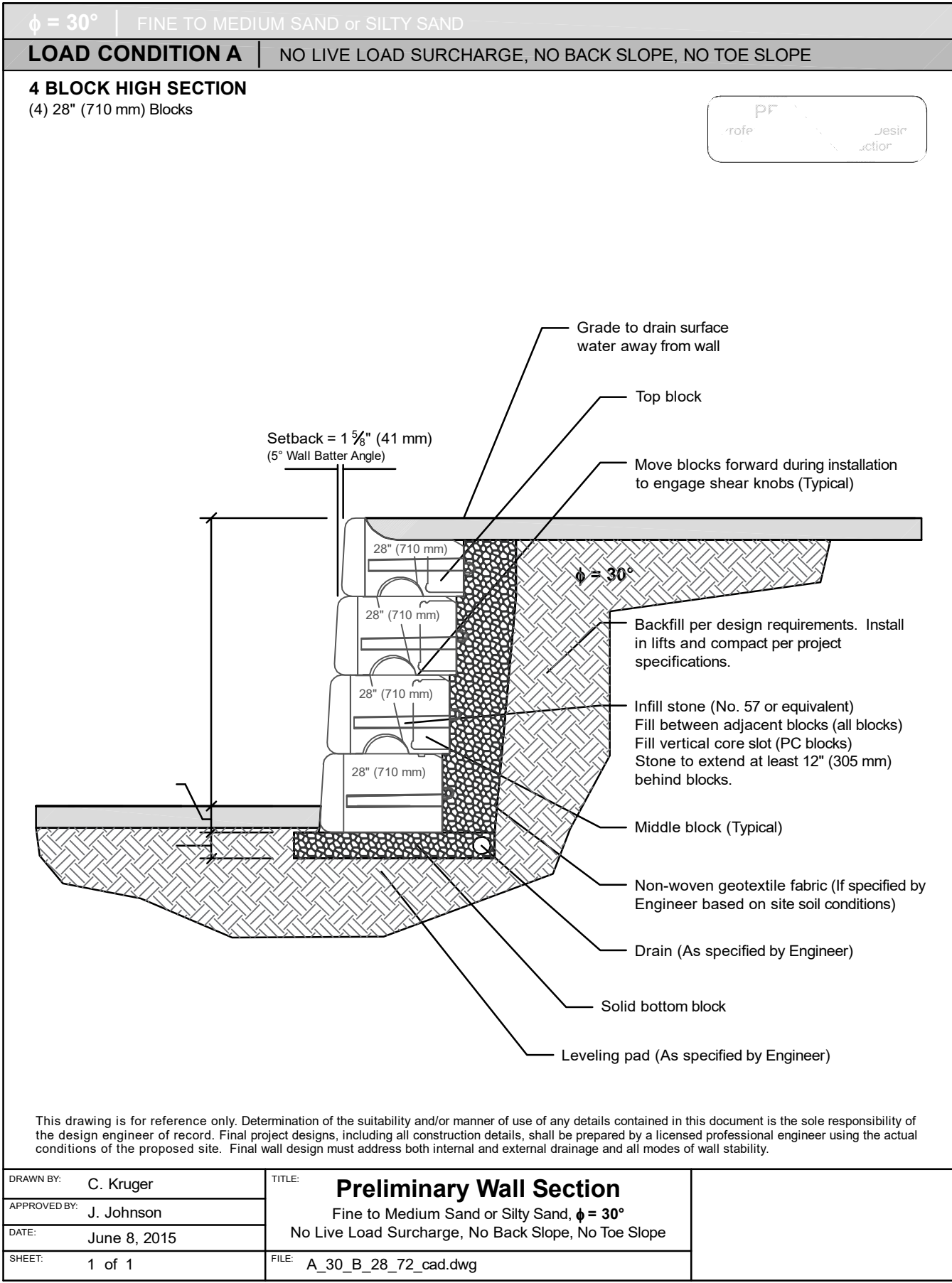
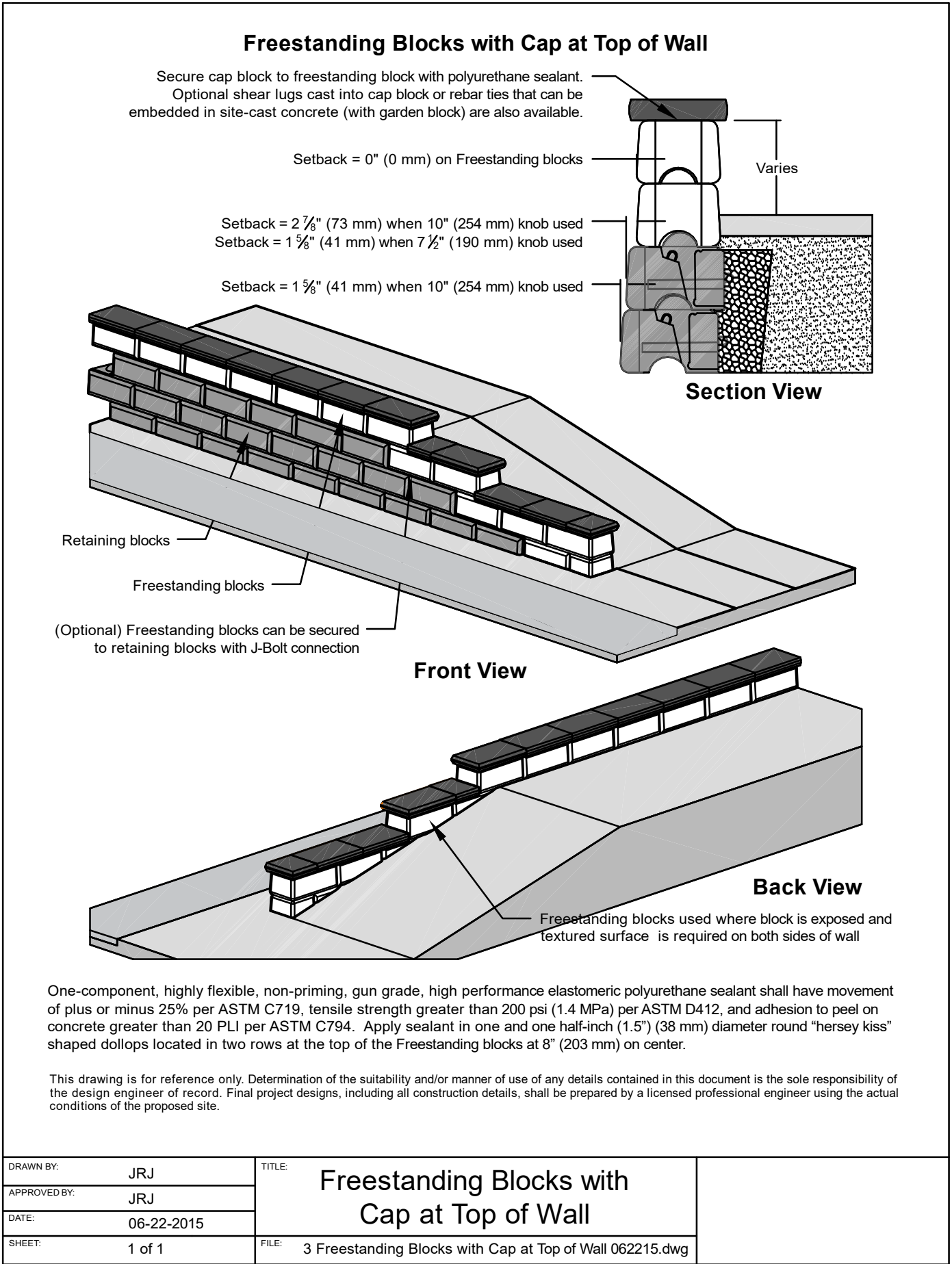
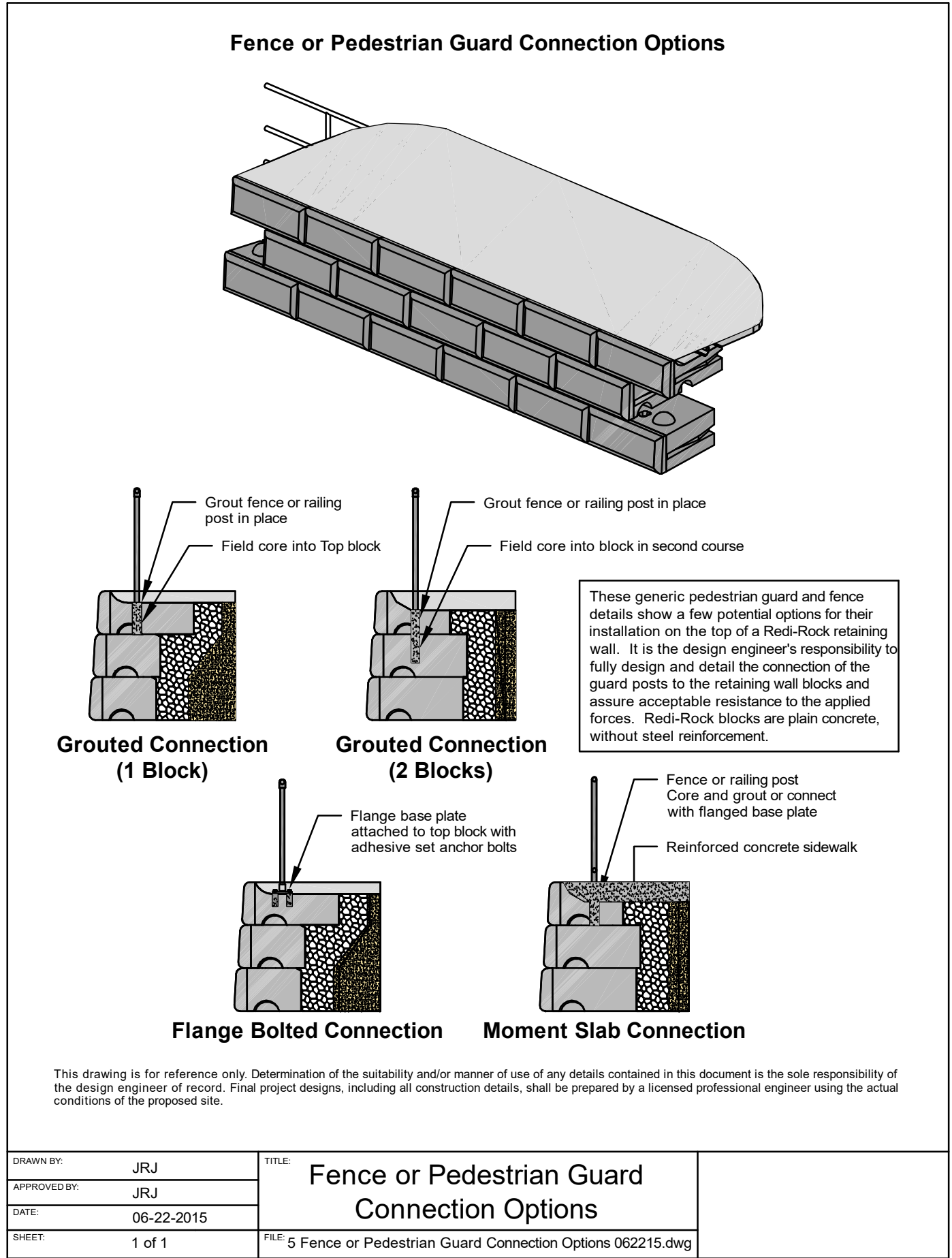
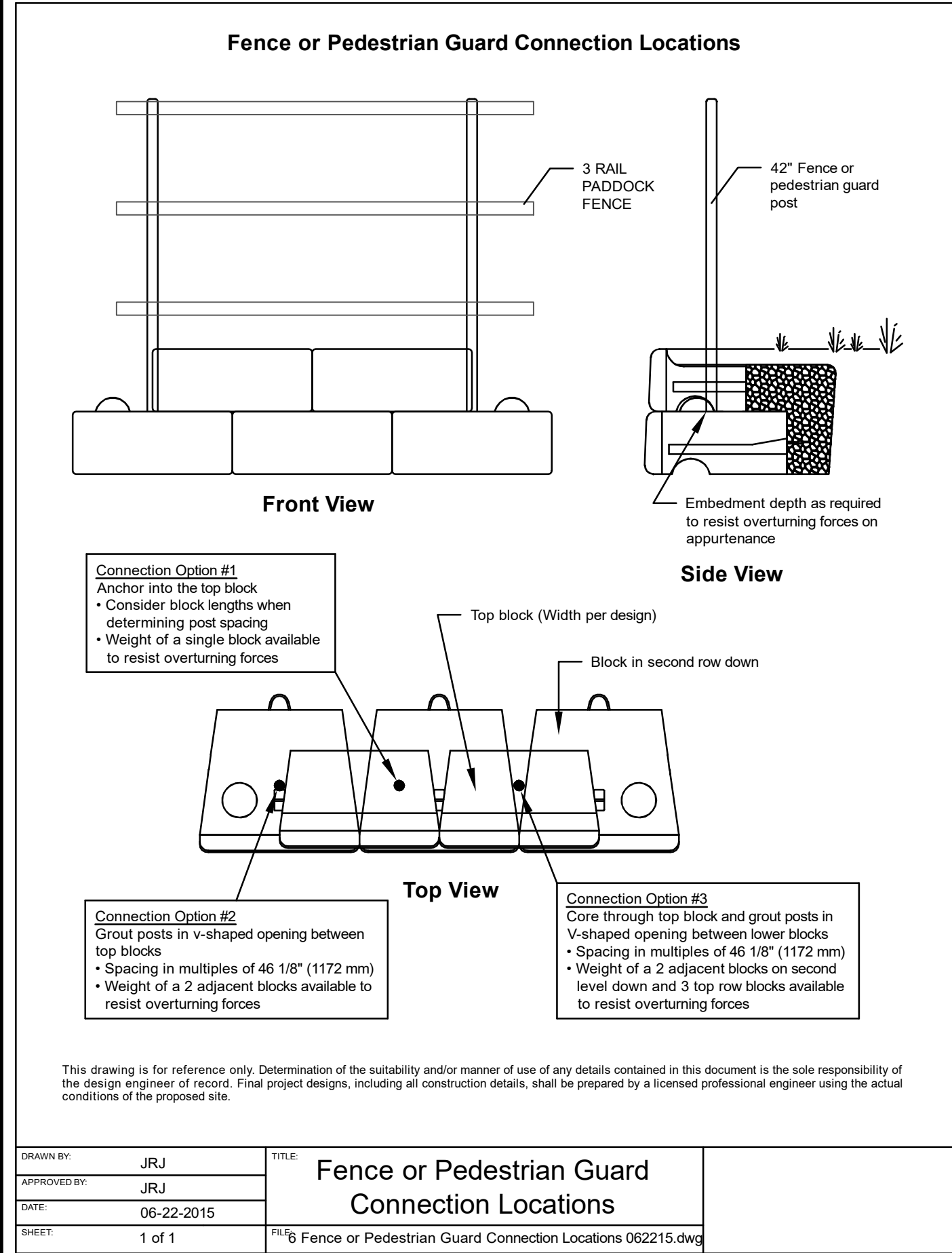
SHEA PRODUCT ID: SEE TABLE		PREPARED FOR:		FILE NAME: ctk8x17.dwg		 NPSA NOCTECT PAVING
WEIGHT (LBS): SEE TABLE		DRAWN BY: ARO		DATE: 03/01/2018		
				PAGE: 17. 1		
773 Salem Street-Wilmington, MA 153 Cranberry Hwy-Rochester, MA 87 Haverhill Road-Amesbury, MA 160 Old Turnpike Rd-Nortingham, NH						
Specifications subject to change without notice						



- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185
 3. BUTYL RESIN SECTION JOINT CONFORMS TO LATEST ASTM C990 SPECIFICATION.

SHEA PRODUCT ID:		PREPARED FOR:		FILE NAME: PS.dwg	
WEIGHT (LBS):		DRAWN BY: ARO		DATE: 03/01/2018	
				PAGE: C7.1	
773 Solem Street-Wilmington, MA 153 Cranberry Hwy-Rochester, MA 87 Haverhill Road-Amesbury, MA 160 Old Turnpike Rd-Nottingham, NH					
Specifications subject to change without notice					

- NOTE:
1. COORDINATE WITH MEP/ELECTRICAL PLANS FOR LOCATION OF CONTROL PANEL
 2. COORDINATE WITH MEP FOR ELECTRICAL POWER & FEED. COORDINATE PUMPS WITH ELECTRICAL. POWER BEING PROVIDED.



****CONTRACTOR TO COORDINATE WITH OWNER FOR FENCE STYLE****

GENERAL NOTES

- SEGMENTAL CONCRETE UNIT RETAINING WALL SHALL BE PROVIDED BY redi-rock™ OR SHEA WALL SYSTEMS OR APPROVED EQUAL.
- RETAINING WALL DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S STANDARDS.
- STRIP VEGETATION AND ORGANIC SOIL FROM WALL AND GEOSYNTHETIC ALIGNMENT.
- BENCH CUT ALL EXCAVATED SLOPES.
- DO NOT OVER EXCAVATE UNLESS DIRECTED BY SITE SOIL ENGINEER TO REMOVE UNSUITABLE SOIL.
- SITE SOILS ENGINEER SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN STANDARDS AND PARAMETERS.
- LEVELING PAD SHALL CONSIST OF COMPACTED COARSE SAND OR CRUSHED GRAVEL, 6" THICK MIN. AS STIPULATED BY THE MANUFACTURER.
- CONTRACTOR MAY OPT FOR A LEAN CONCRETE PAD. CONCRETE PAD SHALL BE UNREINFORCED, 3" THICK MAXIMUM.
- MINIMUM EMBEDMENT OF WALL BELOW FINISH GRADE SHALL BE 6" FOR WALL HEIGHTS UNDER 4 FT. AND 12" FOR WALLS OVER 4 FT. UNLESS SHOWN DIFFERENTLY.
- FOR UNITS TO BE EMBEDDED, COMPACT FILL IN FRONT OF UNITS AT THE SAME TIME FILL BEHIND UNITS IS COMPACTED.
- DRAINAGE AGGREGATE SHALL BE INSTALLED DIRECTLY BEHIND THE WALL WITHIN 12" OF THE TOP OF THE WALL. DRAINAGE AGGREGATE SHALL NOT EXTEND BELOW FINAL GRADE IN FRONT OF WALL.
- COMPACTION SHALL BE TO 95% OF MAXIMUM STANDARD PROCTOR DENSITY.(ASTM D-698)
- COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF 3 TESTS PER WALL AND/OR AS DETERMINED BY THE SITE SOILS ENGINEER.
- COMPACTION WITHIN 3 FT. OF WALL SHALL BE LIMITED TO HAND OPERATED EQUIPMENT.
- IF REQUIRED SEE ELEVATION DRAWINGS FOR GEOSYNTHETIC TYPE, LENGTH AND LOCATION.
- IF REQUIRED GEOSYNTHETIC SHALL BE PLACED WITH STRONGEST DIRECTION PERPENDICULAR TO WALL. FOLLOW GEOSYNTHETIC MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.
- CONTRACTOR SHALL DIRECT SURFACE RUNOFF TO AVOID DAMAGING WALL WHILE UNDER CONSTRUCTION.
- ANY SURFACE DRAINAGE FEATURES, FINISH GRADING, PAVEMENT, OR TURF SHALL BE INSTALLED IMMEDIATELY AFTER WALL IS COMPLETED.
- FOLLOW APPLICABLE PROVISIONS AS DICTATED BY THE MANUFACTURER.

1.4 REQUIREMENTS FOR CONTRACTOR PREPARED DESIGN AND PLANS

A. THE FINAL DESIGN TO BE SUBMITTED PRIOR TO AWARD OF CONTRACT AND SHALL INCLUDE DETAILED DESIGN COMPUTATIONS AND ALL DETAILS, DIMENSIONS, QUANTITIES AND CROSS SECTIONS NECESSARY TO CONSTRUCT THE WALL. THE DESIGN SHALL CONFORM TO ALL OF THE REQUIREMENTS OUTLINED IN SECTION 1.3 ABOVE. THE FULLY DETAILED PLANS SHALL BE ON PERMANENT, ARCHIVAL QUALITY, 24" X 36" DOUBLE MATTE MYLAR WITH PROJECT NAME, NUMBER AND DESIGN FIRM. THE PLANS TO BE SUBMITTED SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING ITEMS:

- A PLAN AND ELEVATION SHEET OR SHEETS FOR EACH WALL, CONTAINING THE FOLLOWING:
 - AN ELEVATION VIEW OF THE WALL WHICH SHALL INDICATE THE ELEVATION AT THE TOP OF THE WALL, AT ALL HORIZONTAL AND VERTICAL BREAK POINTS AND AT LEAST EVERY FIFTY (50) FEET ALONG THE WALL. ELEVATIONS AT THE TOP OF LEVELING PADS, THE DESIGNATION AS TO THE TYPE OF UNIT, AND THE LOCATION OF THE ORIGINAL AND FINAL GROUND LINE.
 - A PLAN VIEW OF THE WALL WHICH SHALL INDICATE THE OFFSET FROM THE CONSTRUCTION CENTERLINE OR BASELINE TO THE FACE OF THE WALL AT ALL CHANGES IN HORIZONTAL ALIGNMENT AND THE LIMIT OF THE WIDEST UNIT.
 - ANY GENERAL NOTES REQUIRED FOR DESIGN AND CONSTRUCTION OF THE WALL.
 - ALL HORIZONTAL AND VERTICAL CURVE DATA AFFECTING WALL CONSTRUCTION.
- ALL DETAILS FOR LEVELING PADS, AS WELL AS ALLOWABLE AND CALCULATED MAXIMUM BEARING PRESSURES.
- DETAILED DESIGN COMPUTATIONS.
- THE PLANS SHALL BE PREPARED, STAMPED AND SIGNED BY A NEW HAMPSHIRE LICENSED PROFESSIONAL ENGINEER.
- FENCE HEIGHT TO BE 42".

RETAINING WALL SYSTEM

PART 1.0 – GENERAL

1.1 THIS WORK SHALL CONSIST OF FURNISHING ALL COMPONENTS AND ERECTING A RETAINING WALL SYSTEM IN ACCORDANCE WITH THESE SPECIFICATIONS AND IN CLOSE CONFORMITY WITH THE LINES, GRADES, DESIGN AND DIMENSIONS SHOWN ON THE PLANS OR AS ORDERED.

1.2 THIS FOLLOWING TYPE OF RETAINING WALL SYSTEMS ARE ACCEPTABLE TO BE USED ON THIS PROJECT:

REDI-ROCK (603) 428-3218

SHEA WALL SYSTEMS (800) 696-7432

1.3 STRUCTURAL AND GEOTECHNICAL DESIGN REQUIREMENTS

A. THE DESIGN OF THE WALL SYSTEM SHALL BE BY THE MANUFACTURER.

B. MINIMUM SAFETY FACTORS SHALL BE AS FOLLOWS:

- OVERTURNING: 2.0
- BASE SLIDING: 1.5
- GLOBAL STABILITY: 1.3
- GRID PULLOUT:

C. ALLOWABLE NET BEARING PRESSURE = 6 KIPS PER SQUARE FOOT MOIST SOIL UNIT WEIGHT = 125 POUNDS PER CUBIC FOOT

FRICITION ANGLE = 32 DEGREES

D. DESIGN LOADING SHALL CONSIDER SEISMIC LOADS IN ACCORDANCE WITH THE NEW HAMPSHIRE STATE BUILDING CODE.

PLANNING FILE NO.: SITE-2026-0009

DETAIL SHEET

FIRST-RATE REAL ESTATE GROUP LLC

290 HERITAGE AVE, SUITE 1

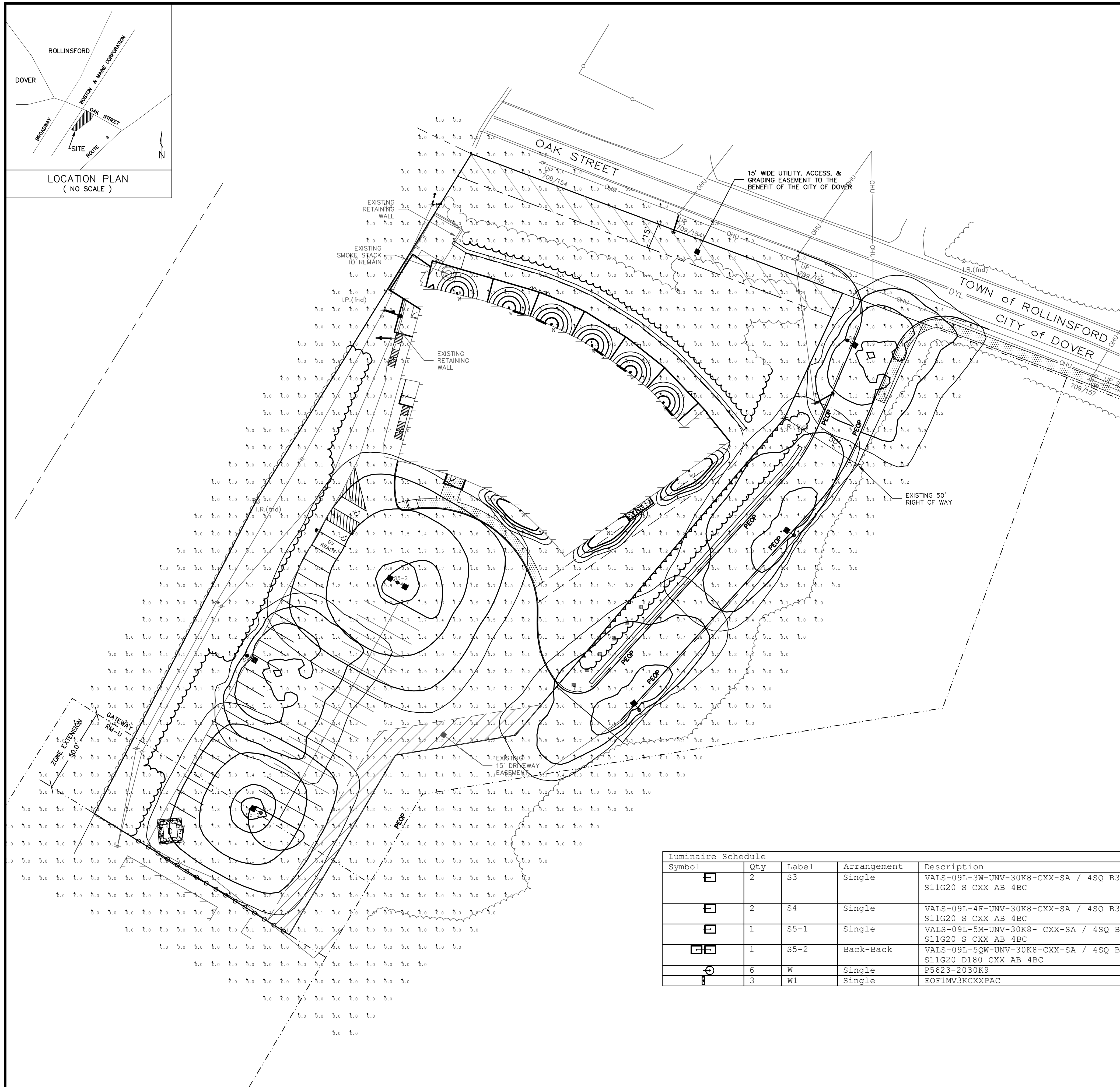
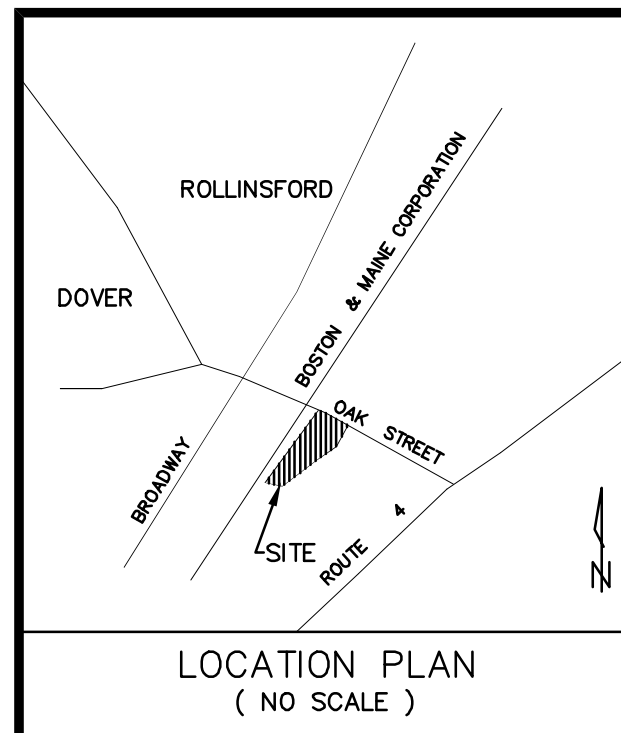
PORTSMOUTH, NH 03801

ENGINE HOUSE APARTMENTS AT SALMON FALLS

75 OAK STREET

DOVER, NH

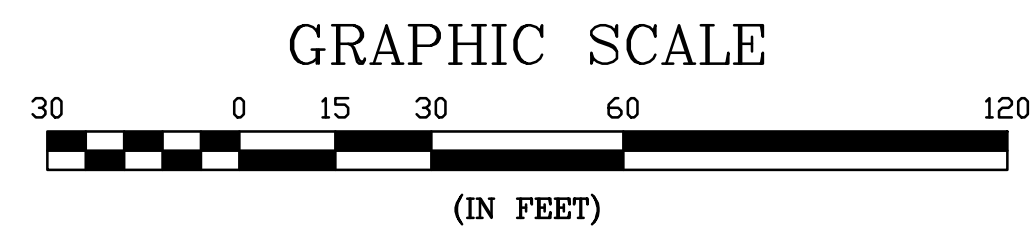
16



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	Tag	[MANUFAC]
	2	S3	Single	VALS-09L-3W-UNV-30K8-CXX-SA / 4SQ B3 S11G20 S CXX AB 4BC	20' POLE	LSI INDUSTRIES, INC.
	2	S4	Single	VALS-09L-4F-UNV-30K8-CXX-SA / 4SQ B3 S11G20 S CXX AB 4BC	20' POLE	LSI
	1	S5-1	Single	VALS-09L-5M-UNV-30K8- CXX-SA / 4SQ B3 S11G20 S CXX AB 4BC	20' POLE	LSI
	1	S5-2	Back-Back	VALS-09L-5QW-UNV-30K8-CXX-SA / 4SQ B3 S11G20 D180 CXX AB 4BC	20' POLE	LSI
	6	W	Single	P5623-2030K9	WALL MOUNTED 8' AFG	PROGRESS
	3	W1	Single	EOF1MV3KCCXPAC	WALL MOUNTED 8' AFG	NICOR, Inc.

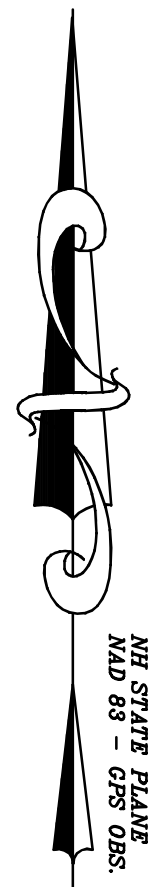
PARKING SPACES

Illuminance (Fc)
Average = 1.08
Maximum = 1.8
Minimum = 0.3
Avg/Min Ratio = 3.60
Max/Min Ratio = 6.00



EXPOSURE
— LIGHTING — CONTROLS — ELECTRICAL —

**PHOTOMETRIC PLAN PREPARED BY
KEN SWEENEY
KSWEENEY@EXPOSURE2LIGHTING.COM
FOR PRICING PLEASE CONTACT OUR OFFICE IN
NEW HAMPSHIRE
603-601-8080
WWW.EXPOSURE2LIGHTING.COM**



LIGHTING PLAN

ENGINE HOUSE APARTMENTS
AT SALMON FALLS
75 OAK STREET
DOVER, NH

FIRST-RATE
REAL ESTATE GROUP LLC
290 HERITAGE AVE, SUITE 1
PORTSMOUTH, NH 03801

17

[illegible]

EOF
LED Emergency Outdoor Full Cutoff

The LED Emergency Outdoor Full Cutoff combines 90-minute emergency lighting with a low-profile, architectural design. The EOF is designed for outdoor use, with an optional cold-weather kit for added reliability in northern climates. The EOF comes standard with a photocell, with an optional motion sensor adding even more energy efficiency. An internal selector switch allows bypassing the photocell to control the unit from a wall switch. A non-emergency unit is available for locations not requiring battery-backup, providing a uniform look for all fixtures.

- IP65 Rated enclosure
- Durable die-cast Aluminum body
- Separable backplate for easy installation and maintenance

- Polycarbonate lens
- Utilizes advanced LED technology with CCT of 3000K and 5000K
- CRI 70+

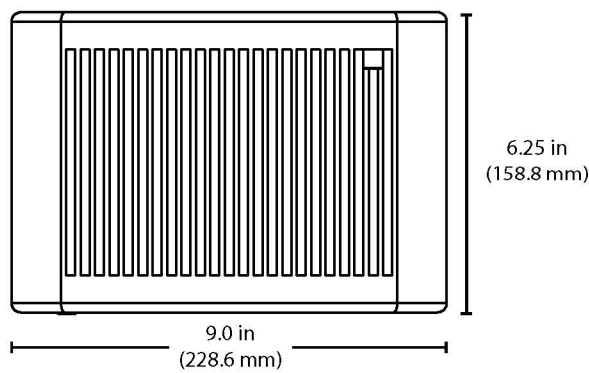
- Input voltage of 120/277VAC
- Maintenance-free NiCad battery provides 90-minute emergency operation
- LED indicator light & test button with self-testing, self-diagnostic option
- Photocell standard with wall switch control
- Motion sensor option for additional energy saving
- Operating Temperature:
 - EM: 32°F to 122°F (0°C to +50°C)
 - Non-EM and EM Cold Weather: -13°F to +122°F (-25°C to +50°C)

- Fixture mounts directly to J Boxes and walls with screws
- Wiring possible through backplate or 1/2" conduit knockout
- For installations where power surge may be possible, NICOR recommends installing additional surge protection at the electrical distribution panel

- Fine-textured, UV-stabilized powder coat bronze finish

- LM-79, LM-80 testing performed in accordance with IESNA standards.
- UL & cUL 924 Listed
- Meets or exceeds requirements of NFPA 70 & NFPA 101
- Meets FCC Part 15, Subpart B, Class B standards for conducted and radiated emissions
- TM-21 Projected L70(9k) life >72,000 hours

- 1-year limited system warranty standard
- Warranty does not cover product failure due to an overvoltage event (power surge.)



Wall Mounted • Wet Location Listed **PROGRESS LED**

District Collection LED Large Wall Lantern

- Antique Bronze, Painted White Inside Aluminum Shade
- White Acrylic Diffuser
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" recessed outlet box: 5,125 in W, 1,625 in ht., 5,125 in depth
- Mounting strap for outlet box included
- 6 in of wire supplied

Number of Modules	1
Input Power	9 W
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Source)	623/69.2 (LM-82)
Lumens/LPW (Delivered)	479/61.1 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	60000 (L70/TM 21)
EMI/RFI	Meets FCC Title 47, Part 15 Class B
Max. Operating Temp	30 °C
Warranty	5-year Limited Warranty
Labels	cSAsut Wet Location Listed



Width: 12 in
Height: 10-1/2 in
Depth: 13-1/4 in
H/CTR: 5 in



www.progresslighting.com

Rev. 11/24

Catalog #: _____ Project: _____ Type: _____
Prepared By: _____ Date: _____

OVERVIEW	
Lumen Package	6,000 - 27,000
Wattage Range	36 - 178
Efficacy Range (LPW)	142 - 171
Weight lbs(kg)	20 (9.1)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI



Ordering Guide Performance Photometrics Dimensions

FEATURES & SPECIFICATIONS

- Rugged die-cast aluminum housing contains factory prewired driver and optical units. Cast aluminum wiring access door located underneath.
- Self-contained optic, board and heat sink assembly can be rotated or replaced in the field.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: TBD lbs in carton.

- State-of-the-Art acrylic optics delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary refractor optics provide exceptional coverage and uniformity in distribution types 2, 3M, 3W, 4M, 4W, 4F, FTM, 5QN, 5QM, 5Q, 5QW, AM, WF and LC/R.C.

- Minimum CRI of 80 (optional 70 CRI for 5000K and 4000K).
- Factory or field installable integral shielding available for enhanced spill light control.
- Zero Uplight (excludes adjustable arms).

- High-performance driver features over-voltage, under-voltage, short-circuit and over-temperature protection.
- 0-to 10% dimming (10% - 100%) standard, must specify ECT option for dimming leads to be extended to fixture level.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC)
- ≥ 70 Calculated Life >60k Hours
- Total harmonic distortion <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F)
- Power factor > 90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2)
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation

Driver is fully enclosed in potting material. For commensurate resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion and photo sensor. Fixtures operate independently and can be configured to follow iOS or Android configuration app.
- LISi's AirLiM™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7

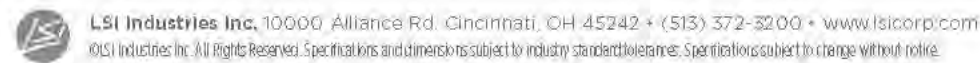
- RED Mount pole mount arm allows for a true one person installation.
- Side arm pole mount designed to mount to square or round poles.
- Pole mount arms can accommodate pole diff patterns from 2.4 to 5" w/ center and utilize LSI's reduced B3 or traditional B5 diff patterns.
- Additional mounting options are available including a mast arm or adjustable slip fitter that allow for luminaire attachment to a 2 3/8" tenon or mast arm.
- Adjustable arms allow for 65° of tilt (-5°below horizontal to +60° above horizontal) in 5° increments.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsioutlet.com/esou/cse/terms-conditions/warranty/> for more information.

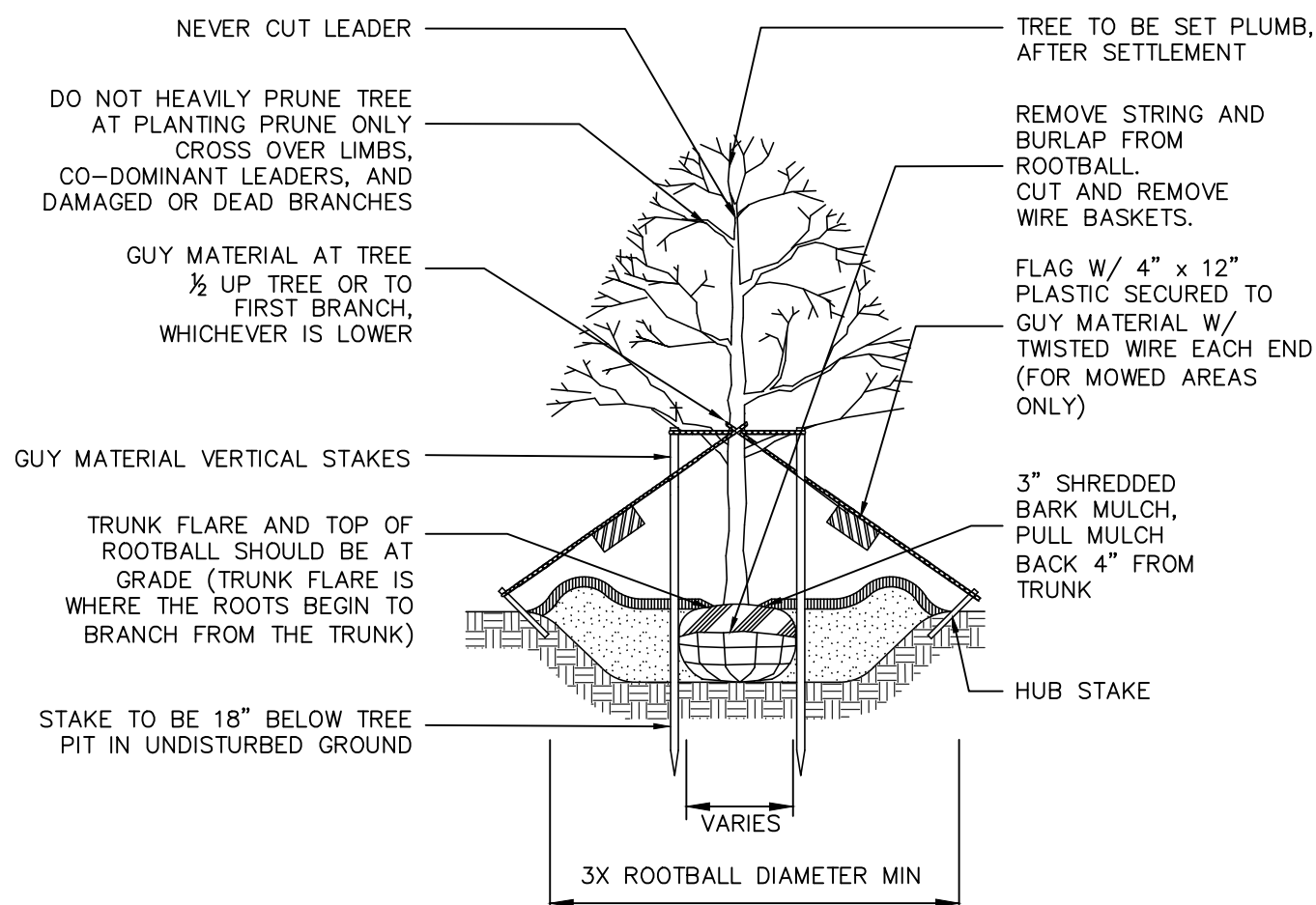
Listings

- Listed to UL 1599 and UL 8750.
- Meets Bay American Art requirements.
- DarkSky approved with 3000K or warmer color temperature selection (side arm pole and mast arm mounting only).
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- P66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.

Page 1/7 Rev. 08/26/24
BREC0151.A.0324

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 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.

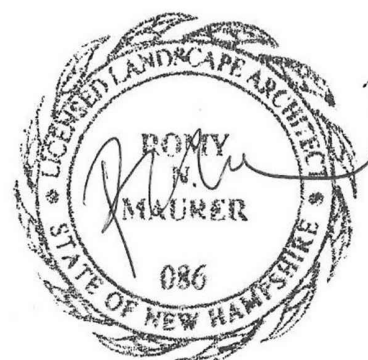
STREETSCAPE LANDSCAPING:
REQUIRED: 1 STREET TREE / 35' LINEAR FEET OF ADJACENT ROADWAY
230 L.F.OF ADJACENT ROADWAY / 35 = 6.6 = 7 TREES
PROVIDED: 7 EXISTING TREES MINIMUM TO REMAIN



2. PLANTING 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 STAKING AND STAKING.
3. PLANTING SHALL ONLY BE WITH A GREATER CALIPER NEED TO BE STAKED. TREES WITH LESS THAN A 3" CALIPER NEED TO BE STAKED ONLY AS REQUIRED BY LANDSCAPE ARCHITECT.
4. ONLY WRAP TREE TRUNKS AS REQUIRED BY LANDSCAPE ARCHITECT.
5. TREE SHALL BE SET PLUMB, AFTER SETTLEMENT.
6. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
7. PLANT SHALL BE PLANTED TO THE ADJACENT TO A PUBLIC RIGHT-OF-WAY. NEED TO BE PLANTED A MINIMUM OF 5 FEET FROM THE EDGE OF THE CITY SIDEWALK.

PLANTING SCHEDULE

TREES	SIZE	SYMBOL	QTY	MATURE HEIGHT
<i>Platanus x acerifolia</i> 'Exclamation' / Exclamation Planetree	3-3.5" CAL.	PA	2	40-60'
<i>Syringa reticulata</i> / Japanese Tree Lilac	3-3.5" CAL.	SR	3	20-30'
<i>Tilix cordata</i> 'Greenspire' / Greenspire Littleleaf Linden	3-3.5" CAL.	TC	4	40-60'



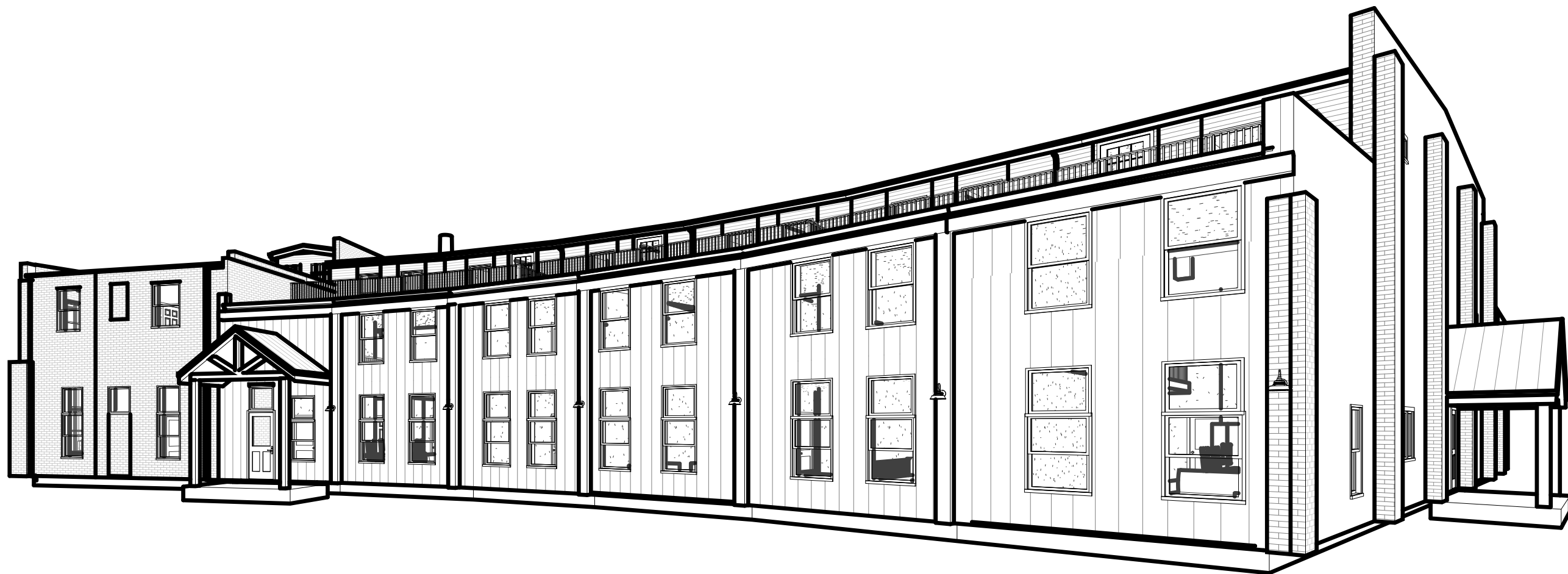
Platanus x acerifolia 'Exclamation' / Exclamation Planetree
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<u>SIZE</u>	<u>SYMBOL</u>	<u>QTY</u>	<u>MATURE HEIGHT</u>
3-3.5" CAL.	PA	2	40-60'
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Engine House

75 Oak St. Dover, NH

Progress Set
NFC - 052726

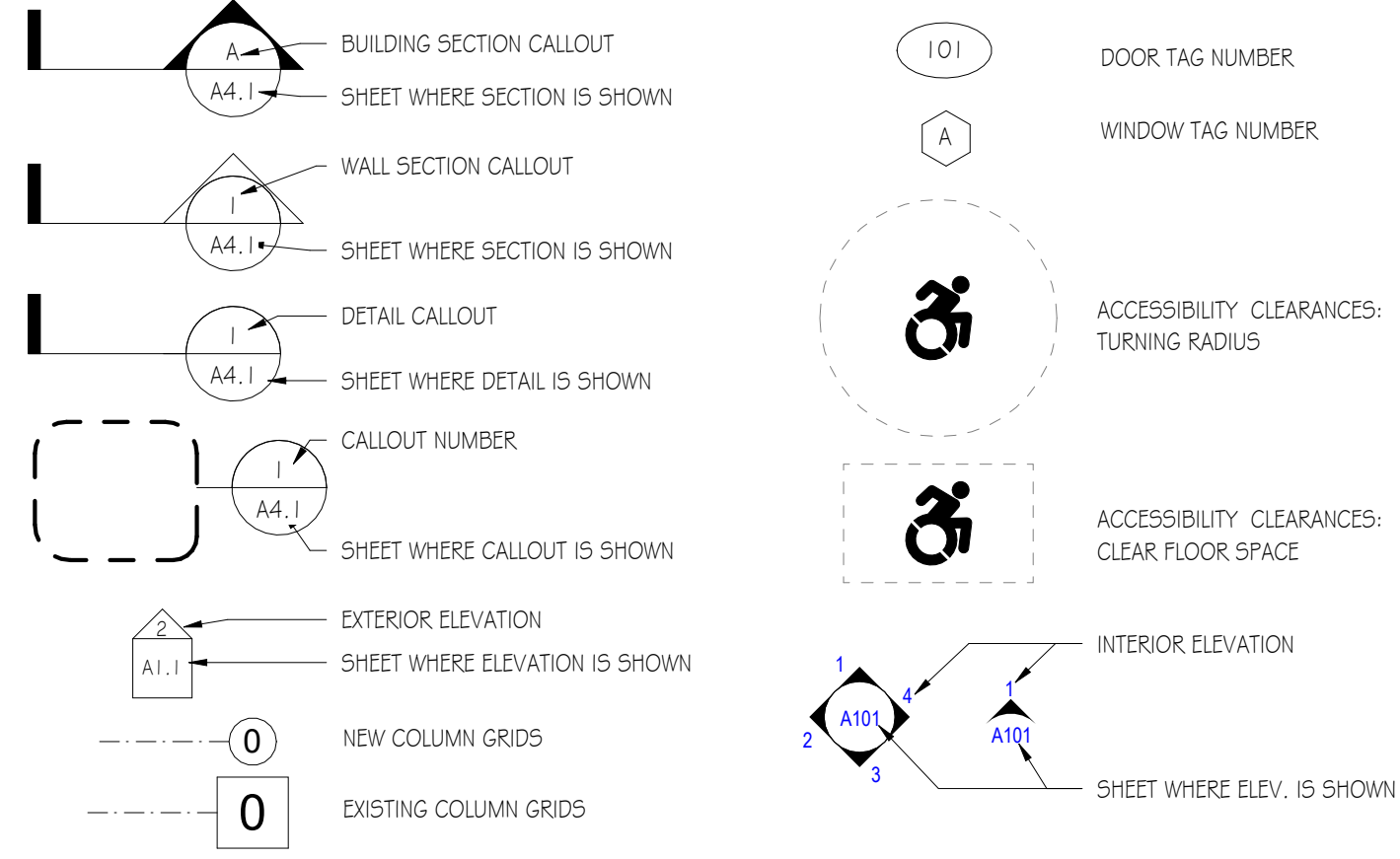


LOCUS MAP: (N.T.S.)

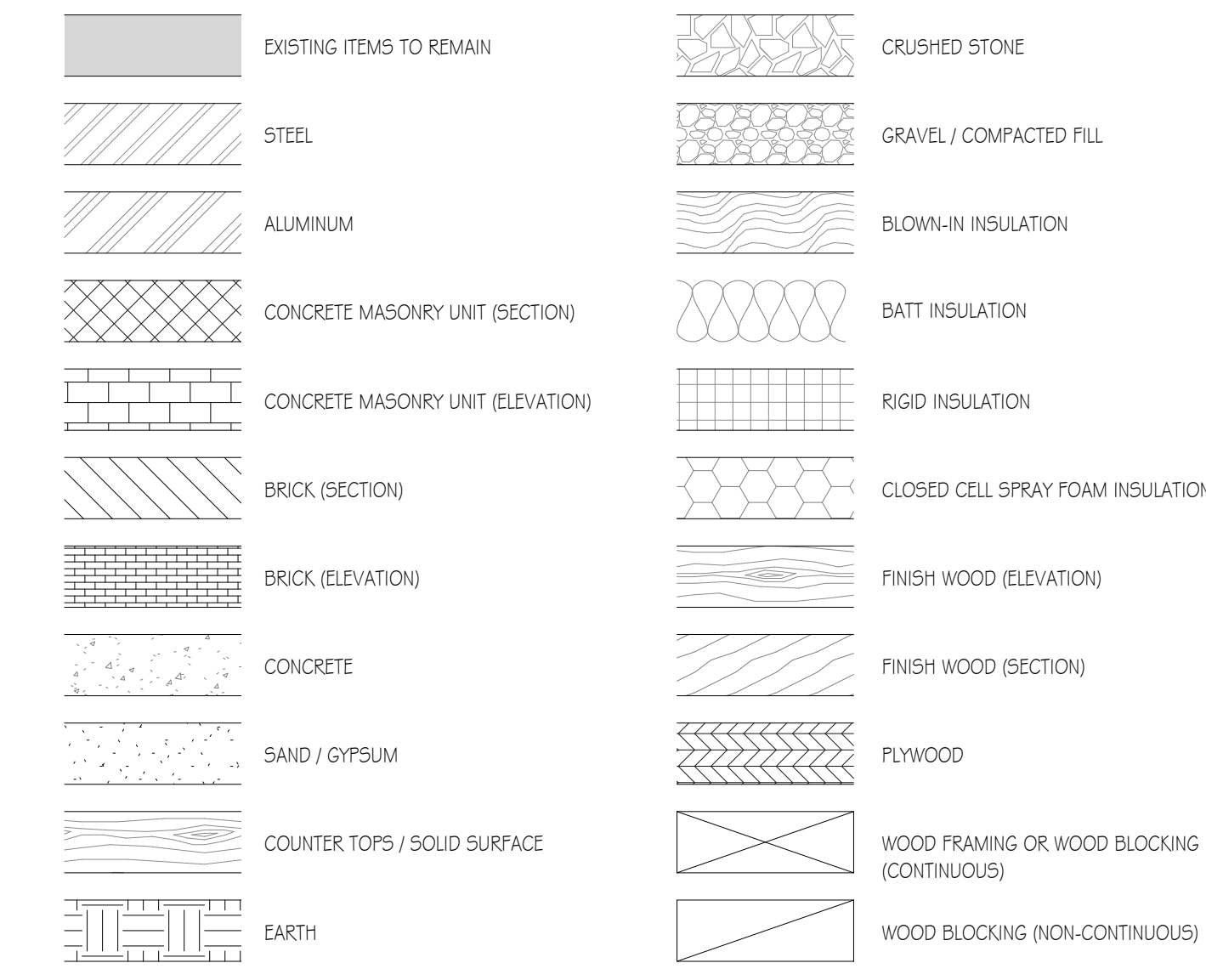
MASTER ABBREVIATION KEY:

AB	ANCHOR BOLT	E	EAST	LAM	LAMINATE	S	SOUTH
AC	AIR CONDITIONER	EJ	EXPANSION JOINT	LAV	LAVATORY	S-TRAP	SEDIMENT TRAP
ACI	AMERICAN CONCRETE INSTITUTE	EJC	EXPANSION JOINT COVER	MAS	MASONRY	SC	SOLID CORE
ACOUST	ACOUSTIC	EL	ELEVATION	MAT	MATERIAL	SCED	SCHEDULE
AFF	ABOVE FINISH FLOOR	ELEC	ELECTRICAL	MAX	MAXIMUM	SD	STORM DRAIN
ALT	ALTERNATE	ELEV	ELEVATOR	MECH	MECHANICAL	SF	SQUARE FOOT
ALUM	ALUMINUM	EQ	EQUAL	MEM	MEMBRANE	SH	SHOWER
ANCH	ANCHOR	EQUIP	EQUIPMENT	MEP	MECHANICAL, ELECTRICAL, PLUMBING	SHT	SHEET
ANOD	ANODIZED	ER	EMERGENCY ROOM	MTTP	METAL TOILET PARTITION	SIM	SIMILAR
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	EST	ESTIMATE	MFR	MANUFACTURER	SL	SLIDING
		EWC	ELECTRICAL WATER COOLER	MH	MANHOLE	SMR	SINGLE PLY MEMBRANE ROOF
		EXH	EXHAUST	MIN	MINIMUM	SPRT/FIN	SPECIAL PAINT FINISH
BD	BOARD	EXIST	EXISTING	MISC	MISCELLANEOUS	SPEC	SPECIFICATION
BIT	BITUMINOUS	EXP	EXPANSION	MO	MASONRY OPENING	SPKR	SPEAKER
BL	BUILDING LINE	EXPD	EXPANDED	MTL	METAL	SQ	SQUARE
BLDG	BUILDING	EXT	EXTERIOR	MULL	MULLION	SS	STAINLESS STEEL
BLK	BLOCK					STA	STATION
BLKG	BLOCKING					STD	STANDARD
BM	BEAM	F/F	FACE OF FOUNDATION WALL	N	NORTH	STL	STEEL
BOC	BOTTOM OF CURB			NAT	NATURAL	STOR	STORAGE
BOF	BOTTOM OF FOOTING ELEVATION	FA	FRESH AIR	NEC	NECESSARY	STRG	STRINGER
BOT	BOTTOM	FAP	FIRE ALARM PANEL	NIC	NOT IN CONTRACT	STRUCT	STRUCTURAL
BRG	BEARING	FD	FLOOR DRAIN	NOM	NOMINAL	SU	SITE UTILITY
BRK	BRICK	FE	FIRE EXTINGUISHER	NRC	NOISE REDUCTION COEFFICIENT	SUSP	SUSPEND (SUSPENDED)
BSMT	BASEMENT	PEC	FIRE EXTINGUISHER CABINET	NTS	NOT TO SCALE	SYMM	SYMMETRICAL
BTW	BETWEEN	FIN	FINISH			SYS	SYSTEM
BUR	BUILT-UP ROOF	FL	FLOW LINE	OC	ON CENTER	T	TREAD
		FLR	FLOOR	OD	OUTSIDE DIAMETER	T&G	TONGUE & GROOVED
CAB	CABINET	FND	FOUNDATION	OF/C	OUTSIDE FACE OF CONCRETE	T/FRM	TOP OF FRAME
CB	CATCH BASIN	FOP	FACE OF FINISH	OH	OVERHEAD	TSLB	TOP OF SLAB
CER	CERAMIC	FOM	FACE OF MASONRY	OPG	OPENING	TB	TACKBOARD
CF	CUBIC FOOT	FOS	FACE OF STUD	OPP	OPPOSITE	TEL	TELEPHONE
CI	CAST IRON	FR	FIRE RATED	OR	OPERATING ROOM	TEMP	TEMPORARY
CJ	CONTROL JOINT	FS	FULL SIZE			TERR	TERRAZZO
CL	CLOSET	FT	FOOT	PL	PROPERTY LINE	THK	THICK
CLCB	CURBLESS CATCH BASIN	FTG	FOOTING	PBD	PARTICLE BOARD	THLD	THRESHOLD
CLG	CEILING	FUR	FURRED (FURRING)	PCF	POUNDS PER CUBIC FOOT	TOC	TOP OF CURB
CM	CONTRACT MANAGER	FVC	FIRE VALVE CABINET	PL	PLASTER	TOF	TOP OF FOUNDATION
CMU	CONCRETE MASONRY UNIT	GA	GAUGE	PLM	PLASTIC LAMINATE	TOS	TOP OF SLAB
CO	CLEAN OUT	GALV	GALVANIZED	PLAS	PLASTER	TOW	TOP OF WALL ELEVATION
COL	COLUMN	GC	GENERAL CONTRACTOR	PLYWD	PLYWOOD	TR	TO REMAIN
COMP	COMPACTED (COMPOSITION)	GEN	GENERAL	PNL	PANEL	TYP	TYPICAL
CONC	CONCRETE	GL	GLASS	PSF	POUNDS PER SQUARE FOOT	UH	UNIT HEATER
CONST	CONSTRUCTION	GLZ	GLAZING	PSI	POUNDS PER SQUARE INCH	UL	UNDERWRITERS LABORATORIES, INC.
CONT	CONTINUOUS	GRD	GRADE	PT	PAINT	UOD	UNDERSIDE OF DECK
CONTR	CONTRACTOR	GYP	GYPSUM	PTD	PAINTED	UON	UNLESS OTHERWISE NOTED
CORR	CORRUGATED	H&V	HEATING & VENTILATING	PTN	PARTITION	UR	URINAL
CP	CONTROL PANEL	HC	HANDICAP	PVC	POLYVINYL CHLORIDE	UV	UNIT VENTILATOR
CSG	CASING	HDWD	HARDWOOD	QT	QUARRY TILE	VAR	VARIES OR VARIABLE
CSMT	CASEMENT	HGT	HEIGHT			VB	VINYL BASE
CT	CERAMIC TILE	HM	HOLLOW METAL	R	RADIUS	VCT	VINYL COMPOSITION TILE
CTR	CENTER	HP	HIGH POINT	R/A	RETURN AIR	VERT	VERTICAL
CY	CUBIC YARD	HVAC	HEATING, VENTILATION, AIR CONDITIONING	RC	REINFORCED CONCRETE	VEST	VESTIBULE
		HWH	HOT WATER HEATER	RD	ROOF DRAIN	VIF	VERIFY IN FIELD
DF	DRINKING FOUNTAIN	ID	INSIDE DIAMETER	REF	REFERENCE	VNR	VENER
DIA	DIAMETER	IN	INCH	REFR	REFRIGERATOR	VOL	VOLUME
DIAG	DIAGONAL	INSUL	INSULATION	REINP	REINFORCE		
DIM	DIMENSION	INT	INTERIOR	REQD	REQUIRED	W	WEST
DL	DEAD LOAD	INV	INVERT	RGH	ROUGH	WI	WITH
DN	DOWN			RL	RAIN LEADER	WC	WATER CLOSET
DR	DOOR	JC	JANITOR'S CLOSET	RM	ROOM	WO	WOOD
D5	DOWNSPOUT	JST	JOIST	RO	ROUGH OPENING	WDW	WINDOW
D5C	DRIVE SIDE OF CURB	JT	JOINT	ROW	RIGHT OF WAY	WGL	WIRE GLASS
DTL	DETAIL			RQMT	REQUIREMENT	WP	WEATHERPROOF (WATERPROOFING)
DWG	DRAWING					WWF	WELDED WIRE FABRIC

GRAPHIC SYMBOLS LEGEND



MATERIAL LEGEND



DRAWING SHEET INDEX:

Sheet	Sheet Name	Issued	Revision	Revision Date
PCS	PROJECT COVER SHEET	NFC- 052726		
A1.1	PROPOSED FIRST FLOOR PLAN	NFC- 052726		
A1.2	PROPOSED LOFT PLAN	NFC- 052726		
A1.3	PARTIAL FLOOR PLAN (EXISTING)	NFC- 052726		
A1.4	PROPOSED SECOND FLOOR PLAN	NFC- 052726		
A1.5	PROPOSED 2 BEDROOM - UNIT - 101	NFC- 052726		
A1.6	PROPOSED 2 BEDROOM - UNIT - 102 ADA	NFC- 052726		
A1.7A	PROPOSED 2 BEDROOM - UNIT - 103	NFC- 052726		
A1.7B	PROPOSED 2 BEDROOM - UNIT - 103	NFC- 052726		
A1.8A	PROPOSED 2 BEDROOM - UNIT - 104	NFC- 052726		
A1.8B	PROPOSED 2 BEDROOM - UNIT - 104	NFC- 052726		
A1.9A	PROPOSED 2 BEDROOM - UNIT - 105	NFC- 052726		
A1.9B	PROPOSED 2 BEDROOM - UNIT - 105	NFC- 052726		
A1.10A	PROPOSED 2 BEDROOM - UNIT - 106 & 110	NFC- 052726		
A1.10B	PROPOSED 2 BEDROOM - UNIT - 106 & 110	NFC- 052726		
A1.11A	PROPOSED 2 BEDROOM - UNIT - 107	NFC- 052726		
A1.11B	PROPOSED 2 BEDROOM - UNIT - 107	NFC- 052726		
A1.12A	PROPOSED 2 BEDROOM - UNIT - 108 & 111	NFC- 052726		
A1.12B	PROPOSED 2 BEDROOM - UNIT - 108 & 111	NFC- 052726		
A1.13A	PROPOSED 2 BEDROOM - UNIT - 109	NFC- 052726		
A1.13B	PROPOSED 2 BEDROOM - UNIT - 109	NFC- 052726		
A1.14A	PROPOSED 2 BEDROOM - UNIT - 112	NFC- 052726		
A1.14B	PROPOSED 2 BEDROOM - UNIT - 112	NFC- 052726		
A1.16	PROPOSED 2 BEDROOM - UNIT - 213	NFC- 052726		
A1.17	PROPOSED 2 BEDROOM - UNIT - 214	NFC- 052726		
A1.18	PROPOSED 2 BEDROOM - UNIT - 215	NFC- 052726		
A1.19	PROPOSED 2 BEDROOM - UNIT - 216	NFC- 052726		
A1.20	PROPOSED 2 BEDROOM - UNIT - 217	NFC- 052726		
A1.21	PROPOSED 2 BEDROOM - UNIT - 218	NFC- 052726		
A3.1	EXTERIOR ELEVATION	NFC- 052726		
A3.2	EXTERIOR ELEVATION	NFC- 052726		
A4.0	WALL, ROOF AND FLOOR ASSEMBLY TYPE	NFC- 052726		
A4.1	BUILDING SECTION	NFC- 052726		
A4.2	BUILDING SECTION	NFC- 052726		
A6.1	DOOR SCHEDULE	NFC- 052726		
A6.2	DOOR SCHEDULE	NFC- 052726		
A6.3	WINDOW SCHEDULE	NFC- 052726		
A9.1	EXTERIOR VIEWS	NFC- 052726		
A9.2	EXTERIOR VIEWS	NFC- 052726		
A9.3	EXTERIOR RENDER	NFC- 052726		

GENERAL NOTES:

- DO NOT SCALE DRAWING OR DIMENSIONS. FOR MISSING DIMENSIONS OR DIMENSIONS IN CONFLICT, CONTACT THE CONTRACTOR IMMEDIATELY BEFORE CONTINUING WITH WORK.
- ANY DISCREPANCIES IN THESE PLANS WILL BE BROUGHT TO THE CONTRACTOR'S ATTENTION IN WRITING IMMEDIATELY.
- REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DESIGN-BUILD PLANS AND SPECIFICATION FOR LOCATIONS OF ALL BLOCK OUTS, INSERTS, OPENINGS, CURBS, BASES, & PADS THAT ARE NOT DIMENSIONED OR SHOWN ON CONTRACTOR'S DWG'S OR STRUCTURAL DWG'S.
- STRUCTURAL STEEL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION PLANS AND SPECIFICATION SHALL BE PROVIDED AND ARE THE RESPONSIBILITY OF THERE RESPECTIVE SUBCONTRACTORS IF NOT CARRIED IN ARCHITECTURAL SERVICES.
- ALL CONSTRUCTION SHALL CONFORM TO AND BE IN ACCORDANCE WITH THE REGULATOR REQUIREMENTS MANDATED BY ALL FEDERAL, STATE AND LOCAL AUTHORITIES HAVING JURISDICTION IN ACCORDANCE TO THE STATE IN WHICH THE WORK IS PERFORMED (STATE BUILDING CODE, STATE LIFE SAFETY & FIRE CODE ETC.)
- THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS, AND SHALL CONFIRM WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED IN WRITING TO THE ARCHITECT FOR CLARIFICATION.
- DIMENSIONS ARE FROM EXTERIOR FACE OF FOUNDATION, VENEER, OR WALL STUD AND TO CENTER OF ALL INTERIOR STUD WALLS OR FACE OF INTERIOR MASONRY. UNLESS NOTED OTHERWISE.
- CLEAR DIMENSIONS ARE FROM FACE TO FACE OF WALL FINISH, UNLESS NOTED OTHERWISE.
- REFER TO MECHANICAL DRAWINGS / SPEC. FOR ALL SIZES AND LOCATIONS OF MECHANICAL DUCT WORK.
- UNLESS OBVIOUSLY SHOWN OTHERWISE, DOOR LOCATIONS NOT DESIGNATED BY WRITTEN DIMENSION SHALL BE CENTERED IN THE WALL OR SHALL BE LOCATED FOUR (4) INCHES FROM FINISH WALL TO EDGE OF DOOR JAMB, PER PLAN.
- PROVIDE METAL CORNER BEAD AT ALL OUTSIDE CORNERS OF PLASTERED OR DRYWALL SURFACES, UNLESS NOTED OTHERWISE.
- PENETRATIONS OF ALL FIRE RATED ASSEMBLIES SHALL BE PROTECTED BY LIKE RATED CONSTRUCTION DAMPERS, SEALANTS, COLLARS, ETC.. TYPICAL.
- CONTRACTOR SHALL FURNISH, LOCATE, AND INSTALL ALL ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING AND ELECTRICAL WORK, FIRE RATED AS REQUIRED.
- FURNISH AND INSTALL SOLID BLOCKING BEHIND ALL WALL HUNG MILLWORK ITEMS, RAILS, FIXTURES, GRAB BARS, ETC.. WHERE INDICATED OR REQUIRED.
- CONTRACTOR SHALL LAYOUT OR MARK, ALL EQUIPMENT, SYSTEMS AND MILLWORK ON THE FLOOR FOR ARCHITECT OR OWNER'S APPROVAL PRIOR TO BEGINNING CEILING / OVER HEAD WORK.
- ALL SPRINKLER HEAD LOCATIONS, MAINS, BRANCHES AND RISER PIPE LOCATIONS MUST BE COORDINATED WITH THE DESIGN / BUILD CONTRACTOR PRIOR TO WORK.
- FURNISH AND INSTALL FIRE EXTINGUISHERS IN TYPE, QUANTITY, AND LOCATION PER LOCAL FIRE DEPARTMENT, TYPICAL.
- CONTRACTOR SHALL VERIFY, COORDINATE LOCATION WITH THE ARCHITECT ANY SMOKE, CARBON MONOXIDE DETECTOR OR FIRE ALARM DEVICE AS REQUIRED BY THE LOCAL FIRE DEPARTMENT.
- FURNISH & INSTALL FIRE DAMPERS WITH FUSIBLE LOUVER WHEREVER DUCT WORK PENETRATES ONE OR TWO HOUR CEILINGS OR WALLS. TYPICAL UNLESS NOTED OTHERWISE.
- PROVIDE PLASTER AND GYPSUM WALL BOARD CONTROL JOINTS AT 30'-0" ON CENTER FROM FLOOR TO CEILING, OR AS NOTED ON THE CONSTRUCTION DOCUMENTS. VERIFY IN FEILD WITH ARCHITECT PRIOR TO WORK.

Project Info:

Engine House
75 Oak St. Dover, NH
Progress Set

Architect of Record:

T | W Designs, LLC
254 Drake Hill Rd.
Strafford, NH 03884
603-664-2181

Civil Engineer:

N/A

Structural Engineer:

N/A

Electrical Engineer:

N/A

Mechanical Engineer:

N/A

Plumbing Engineer:

N/A

Fire Protection Eng.:

N/A

Contractor of Record:

N/A

Revision Schedule		
No.	Description	Date

PROJECT
COVER SHEET

SHEET NUMBER

PCS

PROGRESS SET
NFC - 052726

No. Description Date
Revision Schedule

Project Info:
Engine House

75 Oak St. Dover, NH

Sheet Status:
Latest Release:
Issued For: Progress Set
Orig. Issue Date: NFC - 052726

JOB NO:
DRAFTED: SH
CHECKED: JMT
SCALE: 1/8" = 1'-0"

Sheet Title:
**PROPOSED
FIRST FLOOR
PLAN**

Sheet Number:
A1.1

NOTE: DIMENSIONS INDICATED FOR WINDOWS REPLACING EXISTING/OLDER WINDOW WIDTHS REPRESENT THE CLEAR OPENING DIMENSIONS.

AREA MATRIX

FIRST FLOOR PLAN

UNIT AREA - 1,398 SQ.FT
CIRCULATION - 1,789 SQ.FT
GYM AND UTILITIES - 744 SQ.FT

TOTAL - 1,651 SQ.FT

LOFT

UNIT AREA - 521.0 SQ.FT

PARTIAL SECOND FLOOR (EXISTING)

UNIT AREA - 344.5 SQ.FT

NEW SECOND FLOOR

UNIT AREA - 6,277 SQ.FT
CIRCULATION - 1,403 SQ.FT

TOTAL - 7,680 SQ.FT

TOTAL AREA - 32,854 SQ.FT

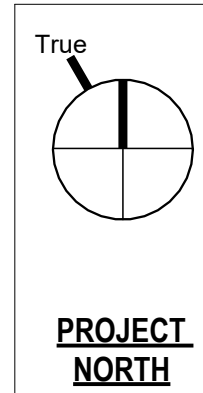
COLOR LEGEND

COLOR	OCCUPANCY
UNIT AREA	UNIT AREA
GYM AND UTILITIES	GYM AND UTILITIES
CIRCULATION	CIRCULATION

UNIT COUNT PER FLOOR

FL.	2 BD.	1 BD.	STUDIO	#
1ST	12	0	0	12
EX. 2ND	2	0	0	2
NEW. 2ND	3	4	1	8
TOTAL	17	4	1	22

1 FIRST FLOOR
1/8" = 1'-0"



PROGRESS SET
NFC - 052726

No.	Description	Date
Revision Schedule		

Project Info:

Engine House

75 Oak St. Dover, NH

Sheet Status:

Latest Release:
Issued For: Progress Set
Orig. Issue Date: NFC - 052726

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DRAFTED: SH
CHECKED: JMT
SCALE: 1/8" = 1'-0"

Sheet Title:

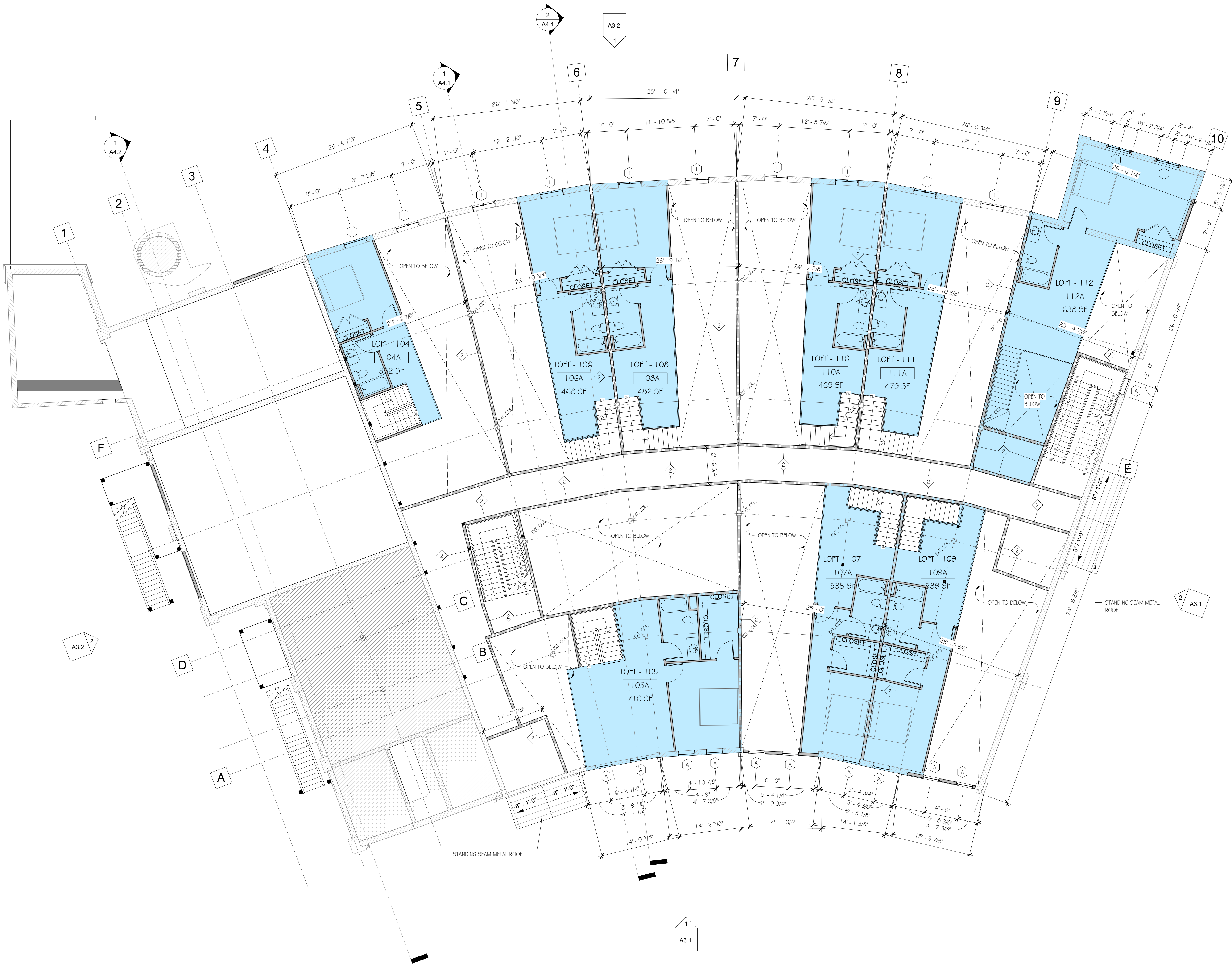
PROPOSED
LOFT PLAN

Sheet Number:

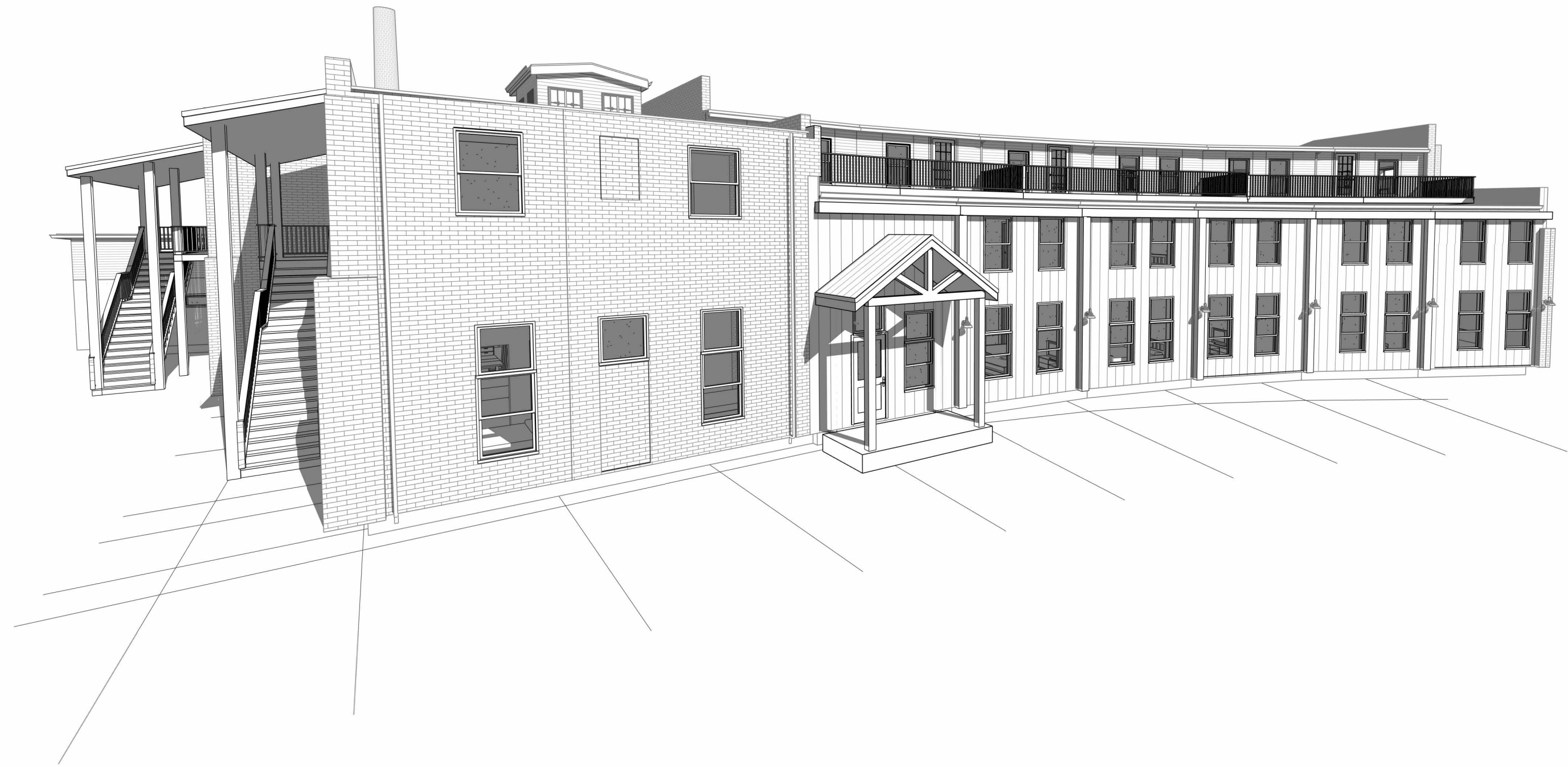
A1.2



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1 LOFT
1/8" = 1'-0"



① FRONT VIEW



② FRONT VIEW

PROGRESS SET
NFC - 052726

No.	Description	Date
Revision Schedule		

Project Info:

Engine House

75 Oak St. Dover, NH

Sheet Status:

Latest Release:
Issued For: Progress Set
Orig. Issue Date: NFC - 052726

JOB NO:
DRAFTED: SH
CHECKED: JMT

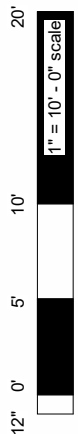
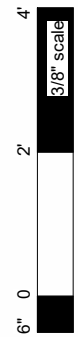
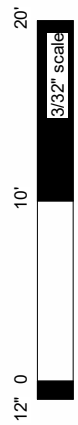
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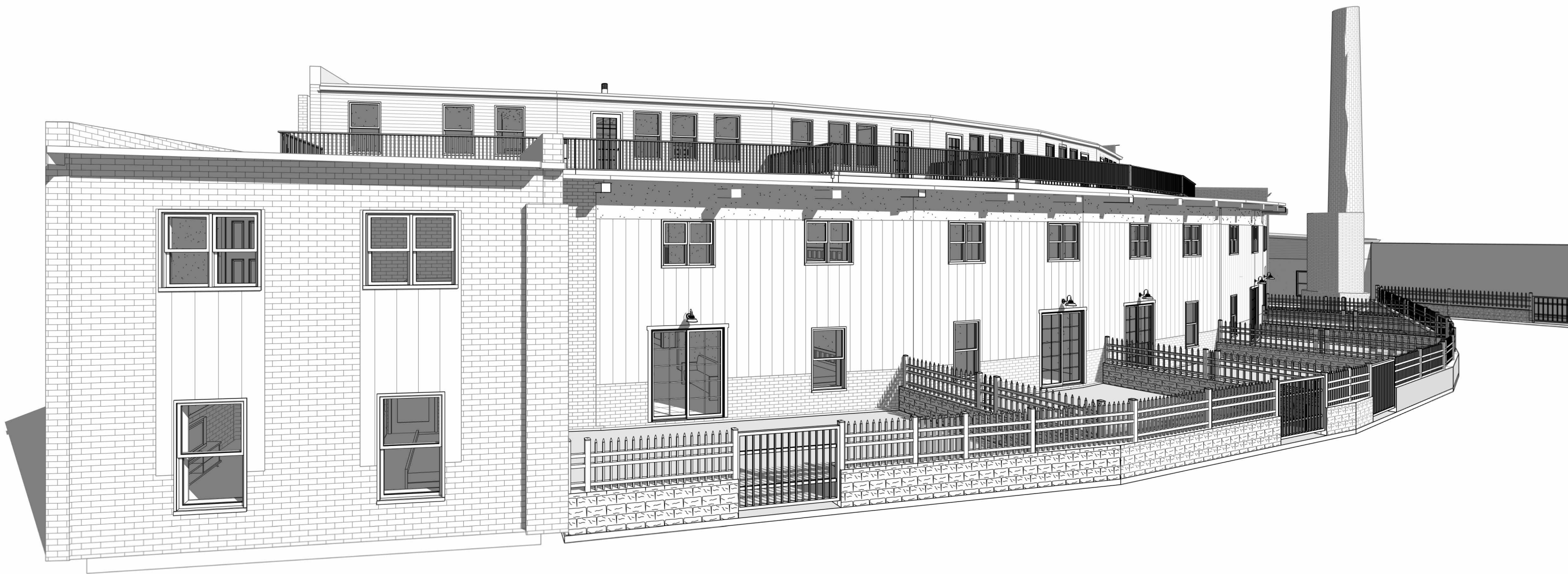
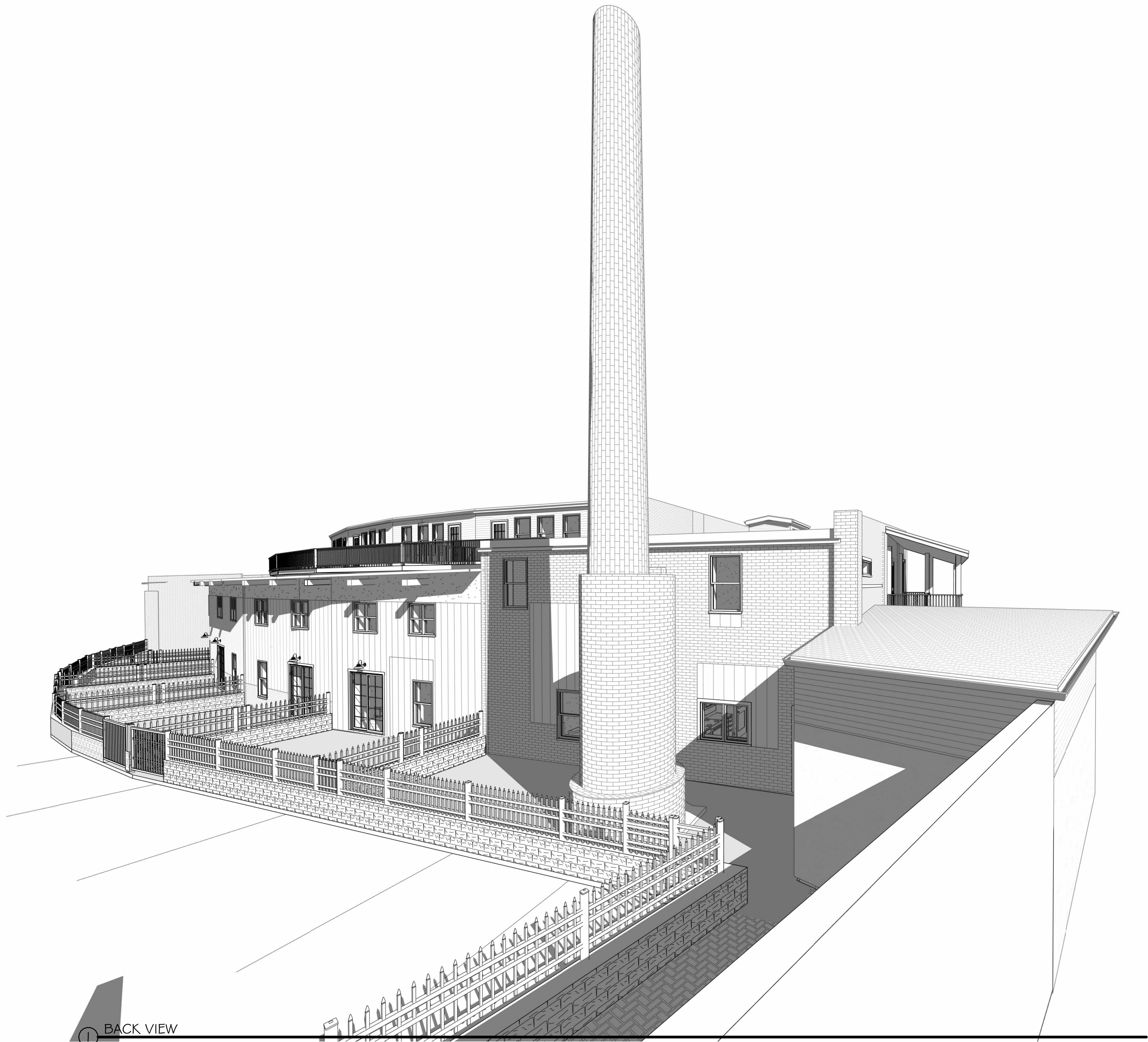
EXTERIOR VIEWS

Sheet Number:

A9.1



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PROGRESS SET
NFC - 052726

No.	Description	Date
Revision Schedule		

Project Info:
Engine House

75 Oak St. Dover, NH

Sheet Status:
Latest Release:
Issued For: Progress Set
Orig. Issue Date: NFC - 052726

JOB NO:
DRAFTED: SH
CHECKED: JMT

SCALE:

Sheet Title:
EXTERIOR VIEWS

Sheet Number:
A9.2



PLAN SNAPSHOT REPORT SITE-2025-0018 FOR CITY OF DOVER, N.H.

Plan Type: Site Plan - Major
Work Class: Alteration / Addition
Status: In Review
Valuation: \$0.00

Project:
District: None
Square Feet: 0.00
Assigned To: Blonigen, Rachel

App Date: 11/24/2025
Exp Date: NOT AVAILABLE
Completed: NOT COMPLETED
Approval Expire Date:

Description: The project entails the addition of a third floor to an existing two-story, eleven-unit apartment building for a total of nineteen units together with the removal of two existing concrete platforms and the restriping of an existing parking lot to accommodate additional vehicles. The property is already fully developed and served by all required utilities.

Parcel: 31067-000000	Main	Address: 12 Lincoln St Dover, NH	Main	Zone:
-----------------------------	------	--	------	--------------

Owner Ben Stebbins PO BOX 571 Greenland, NH 03840 Home: (603) 801-2101 Business: (603) 801-2101 Mobile: (603) 801-2101	Applicant Erik Saari 133 Court Street Portsmouth, NH 03801 Business: (603) 433-2335
--	---

Plan Custom Fields

Total2	0	Total3	0	Total	0
Total5	0	Total4	0	Total6	0
Total7	0	Total9	0	Total8	0
Street Classification Type	Municipal	Recording Number		Net Change in # Parking Spaces (+/-)	5
Water Service	Municipal	Sewer Service	Municipal	Deed Book	5116
Total Acres (GIS)	0.52	Deed Page	673	Total SQFT	22651.2
Deed Date		Proposed Property Use	Multi-family residential	Area of Parcel to be Developed (SQFT)	0
Number of Parking Spaces Existing	22	Number of Parking Spaces Proposed	27	Number of Employees Total	0
Number of Employees in Max Shift	0	Distance to City Water	0	Distance to City Sewer	0
Type of Building to be Built	None, this is the addition of a third floor to an existing two-story building.	Estimated Construction Value	1000000.00	Refuse Removal	Private
Is there an existing Conservation Easement?	No	Existing Conservation Easement Details		Total of Impact Fees to be Assessed	0.00
TotalImpactFeeSDTOD	0.00	Sub Total Residential	0.00	TotalImpactFeeTHTOD	0.00
TotalImpactFee23FTOD	0.00	TotalImpactFeeA4TOD	0.00	TotalImpactFeeMHTOD	0.00
TotalImpactFeeADUTO	0.00	TotalImpactFeeAONRT	0.00	TotalImpactFeeAR55TC	0.00
D		OD		D	
TotalImpactFeeAR62TC	0.00	TotalImpactFeeRIRCTC	0.00	Sub Total	0.00
D		D		Non-Residential	
TotalImpactFeeOCSTO	0.00	TotalImpactFeeITWCTC	0.00	TotalImpactFeeNHALT	0.00
D		D		D	
TotalImpactFeeOIUTOD	0.00	TotalImpactFeeAFAOT	0.00		
		OD			

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Erik_Saari_11/24/2025.jpg	11/24/2025 16:23	Saari, Erik		Uploaded via CSS
2026.05.21_PlanningTechnicalReviewCommittee.Agenda.pdf	05/12/2026 10:22	Blonigen, Rachel		TRC Agenda

PLAN SNAPSHOT REPORT (SITE-2025-0018)

2026.05.21_PlanningTechnicalReviewC 05/26/2026 9:40 Blonigen, Rachel
ommittee.12
Lincoln_SITE-2025-0018.pdf

2026.05.21_PlanningTechnicalReviewC 07/31/2026 12:10 Blonigen, Rachel
ommittee.12
Lincoln_SITE-2025-0018.pdf

Draft TRC Minutes

TRC Minutes

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2025014690	Planning General Application Fee	\$200.00	\$0.00
Total for Invoice INV-2025014690		\$200.00	\$0.00
Grand Total for Plan		\$200.00	\$0.00

Meeting Type	Location	Scheduled Date	Subject
Technical Review Committee Meeting v.1	City Hall, Second Floor Conference Room	05/21/2026	Technical Review Committee Meeting

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Requires Re-submit	05/11/2026	05/20/2026	07/31/2026	Yes	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Requires Re-submit	05/11/2026	06/08/2026	07/31/2026

Comments: No comments

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Semprini, Jillian	Requires Re-submit	05/11/2026	05/20/2026	07/31/2026

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	Requires Re-submit	05/11/2026	06/08/2026	07/31/2026

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Requires Re-submit	05/11/2026	05/20/2026	07/31/2026

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	Requires Re-submit	05/11/2026	05/20/2026	05/21/2026

Comments: 1)Indicate if the structure will be vacated or occupied for the scope of work. If occupancy is maintained discuss parking, interruption to utility services.

2) 27 Parking spaces would appear to require 2 accessible parking spaces.

3) Each Parking lot would appear to require an van accessible parking space in each parking lot.

4)) Indicate the accessible route from parking lot into apartment building.

5) Indicate the location of EV charging

6) Indicate steps taken for future solar installation

7) Indicate the size and location of water, sewer, suppression and electrical services.

8) Identify location of the FDC on plan set.

9) Provide a before and after floor plan

10) Indicate which floor levels are accessible.

11) LOA witness to have printed name and date.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic	Police	Mitrushi, Alex	Requires Re-submit	05/11/2026	05/20/2026	07/31/2026

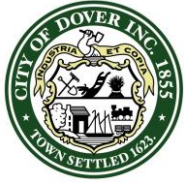
Comments: No Comments

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.2	In Review	07/31/2026	08/13/2026		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	In Review	07/31/2026	08/28/2026	

PLAN SNAPSHOT REPORT (SITE-2025-0018)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Semprini, Jillian	In Review	07/31/2026	08/13/2026	
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Crouser, Paul	In Review	07/31/2026	08/28/2026	
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	In Review	07/31/2026	08/13/2026	
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	In Review	07/31/2026	08/13/2026	
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic	Police	Mitrushi, Alex	In Review	07/31/2026	08/13/2026	
Workflow Step / Action Name			Action Type	Start Date	End Date	
Review v.1				05/11/2026	9:55	
Confirm application complete v.1			Generic Action		05/11/2026 9:55	
Technical Review Committee Meeting Agenda v.1			Task	05/11/2026 9:55	05/11/2026 17:20	
Land Use Plan Technical Review v.1			Receive Submittal	05/11/2026 0:00	07/31/2026 13:00	
Land Use Plan Technical Review v.2			Receive Submittal	07/31/2026 0:00		
Technical Review Committee Meeting v.1			Hold Meeting	07/31/2026 13:01		
Technical Review Committee Meeting v.1			Hold Meeting	05/11/2026 17:26	07/27/2026 15:01	
Planning Board v.1						
Planning Board Agenda v.1			Task			
Invoice for Notices v.1			Task			
Send Notices v.1			Task			
Planner Creates Staff Recommendations v.1			Plan Activity			
Distribute Planning Board Materials v.1			Task			
Planning Board Hearing v.1			Hold Hearing			
Planning Board Decision v.1			Plan Activity			
NOD Sent to Applicant v.1			Create Report			
Final Plan v.1						
Land Use Plan Stamped and Signed v.1			Generic Action			
Recording v.1			Task			
Document Archival v.1			Generic Action			
Internal Notification of Plan Completion v.1			Generic Action			
Building Official Notifies Address v.1			Generic Action			
Pre-Con Meeting v.1			Hold Meeting			
Create/Link to Records v.1						
Create / Link to Permit - Building Major v.1			Create Sub Permit			
Create / Link to Permit - Site Work, Construction v.1			Create Sub Permit			



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2025-0018

Application Type: Site Plan
Applicant(s): Altus Engineering
Owner(s): 12 Lincoln Street Dover, LLC,
Location: 12 Lincoln St.. (Assessor's Map 31, Lot 67)
Date: May 21, 2026

INTENT: Proposal is for the addition of a third floor to the existing structure with eight (8) additional units, for a total of nineteen (19) residential units.

LOTS/UNITS PROPOSED: Eight (8) units proposed (19 units total)

AGENDA ITEM #: 1

ACREAGE: ±22,560 s.f.

ZONING DISTRICT: Central Business District – Residential (CBD-R)

EXISTING/PROPOSED LAND USE:
Residential (no change)

SURROUNDING LAND USE: Residential

ZBA ACTION: None.

PERMITS REQUIRED: N/A

WAIVERS REQUESTED: Potential CUP for required CBD-R ground floor standards.

ATTENDANCE:

Donna Benton, Planning
Paul Crouser, Zoning
Jill Semprini, Engineering
Jim Maxfield, Inspection Services
Alex Mitrushi, Police Department
James Burdin, Business Development
Tom Clark, Planning Board

Others:

Erin Bassegio, City Planner
Erik Saari, Altus Engineering
Ben Stebbins, Applicant
Rob Previti, Applicant
Adam Morrill, Morrill Design Studio

Approval of minutes from May 14, 2026:

J. Burdin moved to approve the May 14, 2026 minutes. Seconded by T. Clark. Vote: U/A.

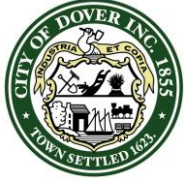
PLAN REVIEW:

Planning:

- Owner/professional signatures on final plan set
- Tandem parking counts as only 1 space
- ADA spaces required?
- Bike rack not seen on plans
- Abutter screening? (parking lot perimeter landscaping required for lots with ten or more spaces)
- Ensure any mechanical equipment is screened.
- CUP for Streetscape needed only if 50% increase in value as a result of project
- Any change in lighting of parking lots? Lighting on street adequate?
- Any EV readiness?
- What is the plan for trash removal?
- Letter of Authorization missing witness name/date
- Waivers needed as proposed:
 - Landscape planned signed/stamped by LLA and meeting landscape regulations
 - Neighborhood plan (show zoning district if providing)
 - Stormwater management plan
 - Landscape operations and maintenance plan
 - Lighting plan
- Revise plans to include:
 - Provide latest elevations
 - Show dumpster location and screening
 - Floor plans
 - Note to indicate no Saturday, Sunday, or Federal Holiday site construction hours.
 - Solar readiness note
 - Landscape plan should meet landscape regulations.
 - Confirm building lot coverage in plan note

Engineering:

- Existing Conditions – show size of sewer service. Confirm if adequate for additional units. Recommend camera inspection to confirm condition.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2026-0018

Application Type: Site Plan
Applicant(s): Altus Engineering
Owner(s): 12 Lincoln Street Dover, LLC,
Location: 12 Lincoln St.. (Assessor's Map 31, Lot 67)
Date: May 21, 2026

- Show water service size and confirm size required for domestic and fire flow.
- Are roof drains planned? If so, where will they go.
- Show drainage plan.
- Show snow storage areas.
- Address if existing pavement will be repaired/replaced including parking and pedestrian walkways. Show details of parking reconfiguration/stripping. Show ADA accessibility requirements.
- Provide dumpster enclosure on concrete pad.
- Defer to planning regarding parking requirements.

Business Development:

- No comments.

Planning Board:

- Review with Planning Department the required ground floor standards within the CBD-R District.

Next Steps: Revise plans per comments above and resubmit for second TRC before Planning Board.

Adjournment: J. Maxfield moved to adjourn the meeting at 11:03 a.m. Seconded by P. Crouser. Vote: U/A.

Police:

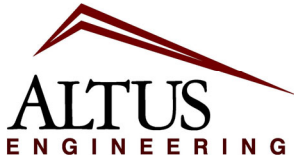
- No comments.

Inspection Services:

- Indicate if the structure will be vacated or occupied for the scope of work. If occupancy is maintained discuss parking, interruption to utility services.
- 27 Parking spaces would appear to require 2 accessible parking spaces.
- Each Parking lot would appear to require an van accessible parking space in each parking lot.
- Indicate the accessible route from parking lot into apartment building.
- Indicate the location of EV charging
- Indicate steps taken for future solar installation
- Indicate the size and location of water, sewer, suppression and electrical services.
- Identify location of the FDC on plan set.
- Provide a before and after floor plan
- Indicate which floor levels are accessible.
- LOA witness to have printed name and date.

Fire Department:

- No comments.



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

July 22, 2026

Ms. Donna Benton, AICP
Director of Planning and Community Development
City of Dover
288 Central Ave.
Dover, NH 03820

**Re: Site Plan and CUP Application
The Old Sawyer School
Assessor's Map 31, Lot 67
12 Lincoln Street
Dover, New Hampshire
Altus Project No. 5486**

Dear Ms. Benton,

Altus Engineering (Altus) is in receipt of the Technical Review Committee (TRC) review comments dated May 21, 2026. We offer the following in response:

Planning

- Owner signature will be added to the final approved set for record.
- The overall parking count has been revised to 27 with the two tandem spaces counted as an extra in the table on Sheet C-2.
- The building currently has internal bike storage.
- The property currently has perimeter fencing on the east and west property lines.
- Roof top mechanicals are now appropriately screened as shown on the architectural elevations. Also see Note #22 on Sheet C-2.
- We have added a new light pole to illuminate the ADA accessible route and left the remainder of the site as is.
- Conduit for future EV chargers is shown on Sheet C-2.
- A dumpster enclosure has been added to the site in the location of the existing dumpster and a corresponding detail added to Sheet C-3.
- The Letter of Authorization now bears an appropriate witness.
- Waivers
 - We have added a LLA stamp to the Landscape Plan (waiver not required).
 - We have added a Neighborhood plan to the set as Sheet C-1 (waiver not required).
 - Per Section 153-14.A(2)(a) of the Site Plan Regulations, this project does not meet the standards for new development or redevelopment and therefore only the minimum standards apply. Because of this, it is our opinion that a stormwater management plan is not required (waiver not required).
 - A landscape operations and maintenance plan has been included with the resubmission (waiver not required).

- Plan revisions
 - Floor plans have been added to the plan set.
 - Note #16 on Sheet C-2 indicates the hours of construction which exclude weekends and holidays.
 - Note #21 on Sheet C-2 indicates that the building will be designed to be solar ready.
 - It is our belief that the revised landscape plans meet the applicable regulations.
 - The building lot coverage has been corrected in Note #6 on Sheet C-2 to clarify that the coverage is the same between the existing and proposed conditions.

Engineering

- We have added the existing 6” sewer size to Sheet C-2.
- The existing 2” water service is now shown on Sheet C-2.
- The roof currently drains to gutters that discharge to the landscape strip surrounding the building which will remain unchanged.
- No drainage plan is required as no new grading is proposed, the area of impervious surface is being reduced and no new drainage structures are proposed.
- Snow storage areas have been added to Sheet C-2.
- At present there is no plan to redo the existing pavement. We have reconfigured the parking lot to show two ADA spaces and added corresponding details to Sheet C-3.
- As stated above, a dumpster enclosure has been added to the site and a corresponding detail added to the plans.
- Please see responses above regarding landscaping.

Inspection Services

- The building will be vacant for the duration of the project.
- As indicated above, we have added two van-accessible ADA parking spaces to the north parking lot and a ramp to the building as shown on Sheet C-2. Although this property technically features two separate parking facilities that typically would require their own ADA space, Section 208.3.1.2 of the ADAAG states that accessible “parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, parking fee, and user convenience.” In this case, the north parking lot is more convenient to the accessible route discussed below hence the location of the relevant spaces.
- See prior comment.
- The accessible route is now shown on Sheet C-2.
- The EV ready spaces are shown at the northeast corner of the building on Sheet C-2.
- As stated above, the building is to be solar ready, but the mechanics of that are beyond the purview of site plan review and are best addressed during the building permit process.
- The FDC is shown at the southwest corner of the building on Sheet C-2.
- Floor plans have been added to the plan set.
- The first floor will be ADA accessible.
- As previously stated, the Letter of Authorization now bears an appropriate witness.
- As noted above, we have added a light pole along the accessible route as shown on Sheet C-2 with corresponding details on Sheet C-3.

Altus hopes that the above information satisfies your concerns. Please call me if you have any questions or need any additional information. Thank you for your time and consideration.

Sincerely,

ALTUS ENGINEERING



Erik Saari, PE
President

ebs/5486.01-LTR-TRC-072226

Letter of Authorization

I, Ben Stebbins, authorized representative for 12 Lincoln Street Dover, LLC, hereby authorize Altus Engineering to represent the LLC, etc. as the Owner and Applicant in all matters concerning engineering and related permitting for Tax Map 31, Lot 67 located at 12 Lincoln Street in Dover, New Hampshire. This authorization shall be limited representation at public hearings and other project-related meetings in addition to any signatures required for Federal, State and Municipal permit applications.



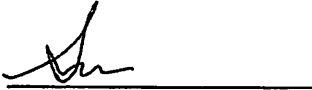
Signature



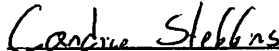
Print Name



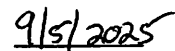
Date



Witness



Print Name



Date

Landscape Best Management Practices Operations and Maintenance Plan

The Old Sawyer School Modification
12 Lincoln Street, Dover, New Hampshire 03820

July 21, 2026

Prepared for
12 Lincoln Street Dover, LLC
PO Box 571
Greenland, NH 03840

Prepared by
Ironwood Design Group, LLC
PO Box 873
Exeter, New Hampshire 03833



Landscape Maintenance

Introduction

The landscape enhancements proposed for the 12 Lincoln Street Modification project will require modest maintenance at various times throughout the year. For the site plantings, maintenance is most important during the first 1-2 years following installation when plants are becoming established. Anyone involved in the upkeep of the facility should become familiar with the landscape and its features. Identified below are basic, at minimum, maintenance tasks:

Weekly Tasks

1. Prune back any shrubs overhanging curbs or sidewalks.
2. Remove litter from plants bed.
3. Remove broken or fallen branches from trees.
4. Prune sucker growth from tree trunks.
5. Remove weeds larger than 2 inches high or wide from plant beds. Weeds two inches and larger must be removed, not just killed. **The application of herbicides such as Roundup is prohibited.**
6. Any invasive species seedlings observed should be removed and disposed of properly.
7. Replace bark mulch that may have been washed out of planting beds. Smooth mulch layer if it has been disturbed.
8. Check plants for signs of stress, pests or disease and notify Owner for authorization to replace.
9. If a significant decline in plant health is attributed to an insect pest, **apply an organic product and/or process** to control the pest.
10. Water plants that are dry and stressed.
11. Notify Owner for authorization to replace dead plants at the appropriate time (see annual tasks, September).
12. Identify other tasks listed on the Annual and Monthly checklist of tasks.

Annual Tasks

Early Spring

1. Prune winter damage such as broken tree branches that interfere with public safety.
2. Trim dead perennial foliage left in the fall for winter interest to within six inches of the ground.
3. Add new mulch to plant beds where the mulch depth has been reduced to less than 2 inches. Mulch depth shall not exceed two inches (top dressed). Mulch is not required where shrubs or groundcover completely hide the soil surface from view.
4. Gently prune shrubs, at appropriate time of year based on species, for shape and form. **Do not shear.**
5. Conduct a soil test to measure at a minimum pH, phosphorus, potassium, calcium, and magnesium. Follow the recommendations provided with the soil test results.
6. Apply fertilizer only when required. A single application of fertilizer per year before Memorial Day is encouraged.

Monthly Tasks

June

No additional items

July

No additional items

August

No additional items

September

1. Inventory all plant materials, including an exact count of all shrubs and trees.
2. Replace any dead or missing plants.
3. Aerate lawn areas.
4. Apply pelletized lime at a rate of 80 lbs/1,000 square feet or as soil test dictates.

October

No additional items

November

1. Remove leaves from lawn areas and planting beds.
2. Remove perennial vegetation that has died back for the season.
3. Apply "WILT-PRUF" to broadleaf evergreens, according to label instructions, to protect shrubs from winter die back.

December

1. Prune any tree branches that interfere with public safety.
2. Prune deciduous trees yearly to encourage strong growth the following growing season. Trees adjacent to pedestrian sidewalks shall have branches pruned to 6-foot height.

Owner
Signature: *Erik Saari* ERIK SAARI
Date: 07/22/26 (AGENT)

The Old Sawyer School Site Plan Modification

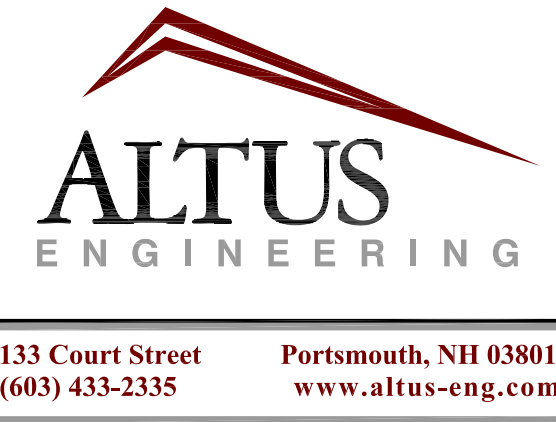
12 Lincoln Street
Dover, New Hampshire

Assessor's Parcel 31, Lot 67
ISSUED FOR TECHNICAL REVIEW

Plan Issue Date:
July 22,2026

Owner/Applicant:
12 LINCOLN STREET DOVER, LLC
P.O. BOX 571
GREENLAND, NH 03840

Civil Engineer:



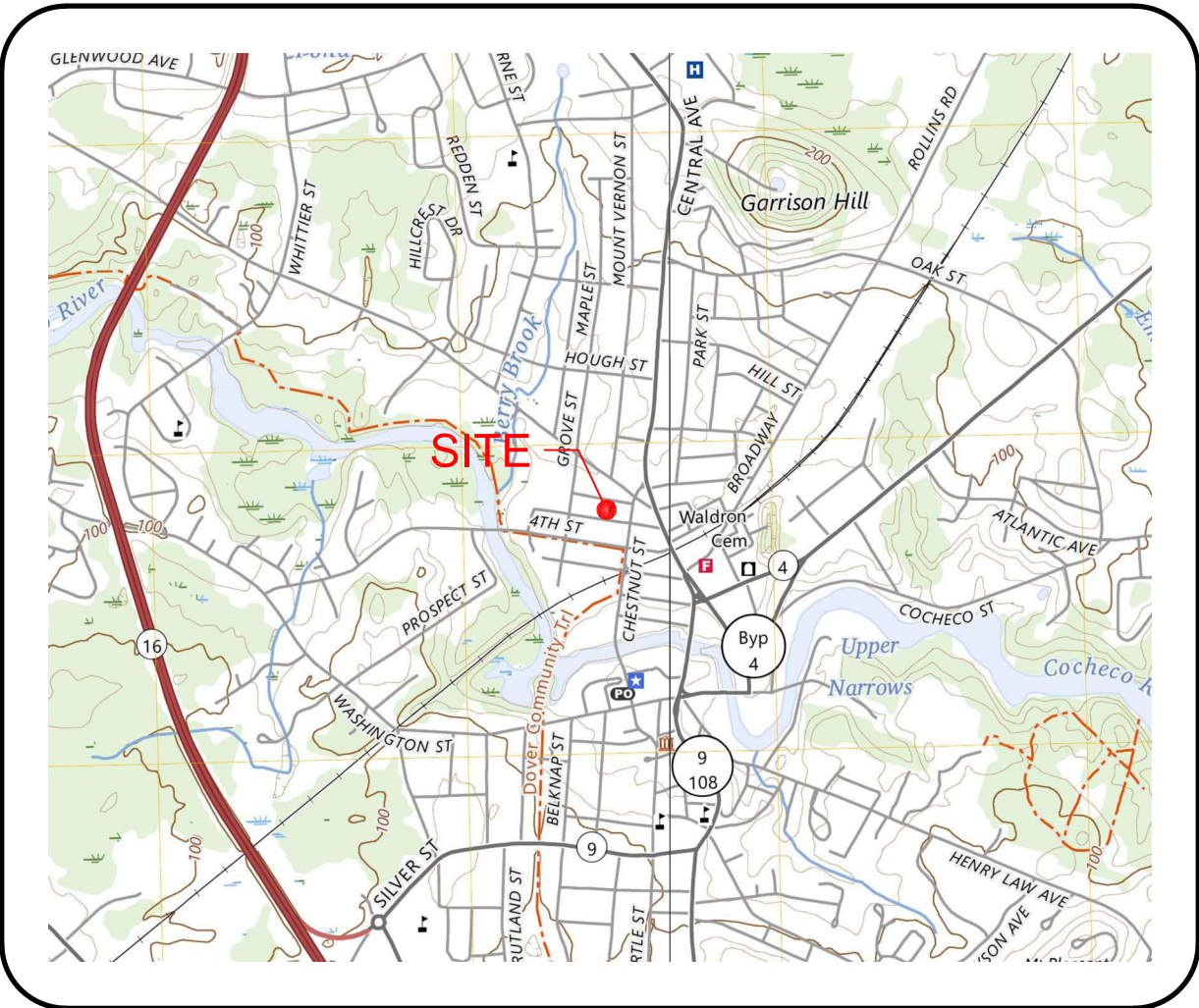
Surveyor:



Architect:



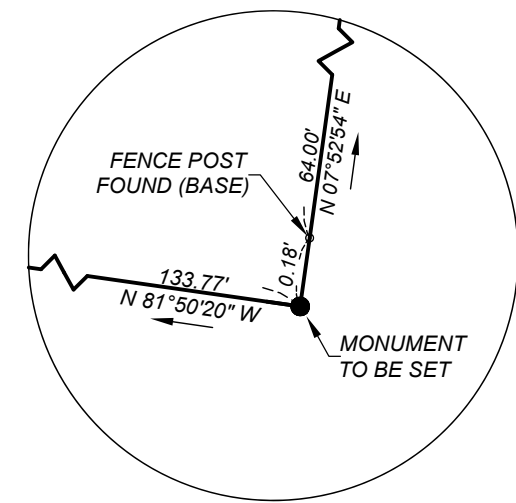
Landscape Architect:



LOCUS

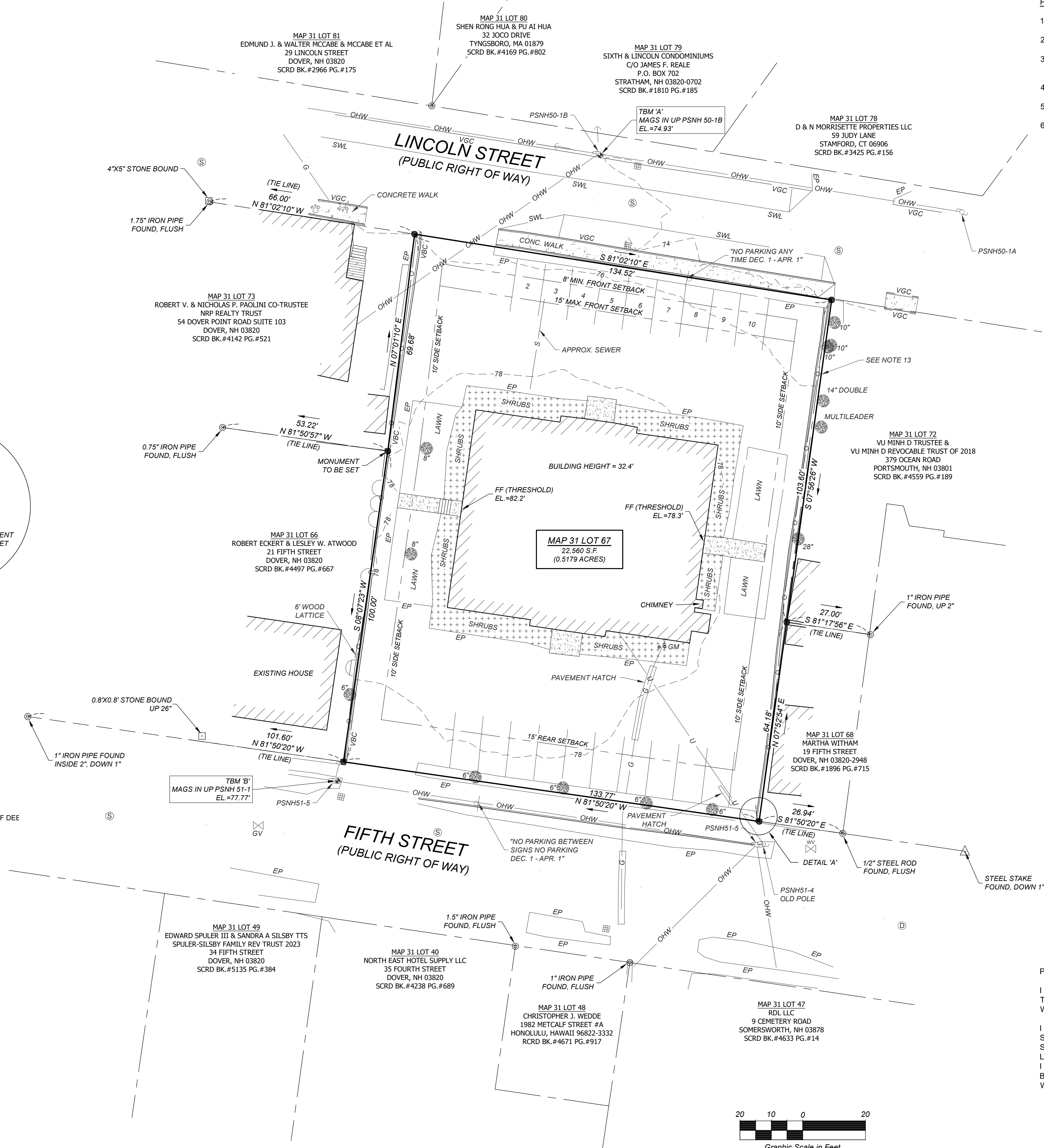
SCALE: 1"=1,000'

Sheet Index			
Title	Sheet No.:	Rev.	Date
Existing Conditions Plan	S-1	0	06/14/22
Neighborhood Plan	C-1	0	07/22/26
Site Plan	C-2	1	07/22/26
Details	C-3	1	07/22/26
Landscape Plan	L-1	0	07/22/26
Landscape Details	L-2	0	07/21/26
Elevations	A3.01	0	10/27/25
Elevations	A3.02	0	10/27/25
Exterior Perspective	A3.03	0	10/27/25
Permit Summary		Submitted	Received
Dover Site Plan Approval		09/03/25	—



DETAIL 'A'
SCALE = 1"=2'

MAP 137 LOT 11	LEGEND:
BK. PG.	ASSESSORS MAP AND LOT NUMBER
CONC.	CONCRETE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEE
S.F.	SQUARE FEET
TBM	TEMPORARY BENCHMARK
VBC	VERTICAL BIT CURB
VGC	VERTICAL GRANITE CURB
O	IRON PIPE/ROD FOUND
O	BOUND FOUND
O	SMOOTH IRON ROD FENCE POST
△	SPIKE/NAIL FOUND
●	MONUMENT TO BE SET
—	GUY WIRE
—	UTILITY POLE
—	DRAIN MANHOLE
—	CATCH BASIN
—	DECIDUOUS TREE
—	SEWER MANHOLE
—	GAS METER
—	GAS VALVE
—	HANDICAP PARKING
—	HYDRANT
—	WATER SHUT OFF
—	WATER GATE VALVE
—	SIGN
—	OVERHEAD WIRE
—	UNDERGROUND UTILITY
—	CHAINLINK FENCE
—	WOOD LATTICE FENCE
—	BOUNDARY LINE
—	SETBACK LINE
—	SHRUB LINE
—	SEWER LINE
—	GAS LINE
—	EXISTING CONTOUR
—	STONEWALL
—	CONCRETE
—	WOODEN DECK
—	LANDSCAPING



PLAN REFERENCES:

- "CIVIL 5TH STREET UTILITY PLAN & PROFILE STA. 10+99 TO STA. 15+00". PREPARED BY WOODARD & CURRAN. DATED MARCH 2023. NOT RECORDED.
- "EXISTING CONDITIONS PLAN FOR THE CITY OF DOVER RECONSTRUCTION PLAN, LINCOLN STREET, DOVER, NEW HAMPSHIRE". PREPARED BY TRITECH ENGINEERING CORPORATION. DATED AUGUST 8, 2005.
- "CONDOMINIUM PLAN IN DOVER, NH SHOWING UNITS 17, 19, 22, AND 24 OF THE SIXTH & LINCOLN CONDOMINIUM". PREPARED BY MILLENNIUM ENGINEERING, INC. DATED JUNE 22, 2006. RECORDED AT THE S.C.R.D. AS BOOK 75, PLAN 117.
- "PLAN OF LOTS A-B& C FOR PHYLLIS HARDENBROOK & ROBERT WITHAM". PREPARED K.E. MOORE & B.G. STAPLES. DATED SEPTEMBER 1979. RECORDED AT THE S.C.R.D. AS BOOK 138, PLAN 20.
- "PLAN OF LAND PREPARED FOR LAWRENCE & CLAIRE DUBOIS". PREPARED BY MCNEANEY SURVEY ASSOCIATES, INC. DATED NOVEMBER 27, 2007. RECORDED AT THE S.C.R.D. AS BOOK 70, BOOK 46.
- "LOT LINE ADJUSTMENT PLAN PREPARED FOR CITY OF DOVER AND ANNE S. POPE". PREPARED BY MCNEANEY SURVEY ASSOCIATES, INC. DATED JUNE 26, 2006. RECORDED AT THE S.C.R.D. AS PLAN 88, BOOK 46.

NOTES:

- SUBJECT PARCEL: TAX MAP 31 LOT 67
12 LINCOLN STREET
DOVER NH 03820
NS PROJECT #924
- OWNER OF RECORD: 12 LINCOLN STREET DOVER LLC
P.O. BOX 571
GREENLAND, NH 03840
S.C.R.D. BOOK 5116, PAGE 673
- PARCEL AREA: 22,560 S.F. OR 0.5179 AC
- DIMENSIONAL REQUIREMENTS:
MIN LOT AREA: N/A
MIN LOT FRONTAGE: 75'
MIN FRONT SETBACK: 8' MIN - 15' MAX
MIN SIDE SETBACK: 10'
MIN REAR SETBACK: 15'
MAX BUILDING HEIGHT: 3 STORY
MIN LOT COVERAGE: 40%
FRONTAGE BUILDOUT: 40% MIN
OVERLAY DISTRICT: ZONE: CBD-R
- ZONING INFORMATION SHOWN HEREON IS PER THE CITY OF DOVER ZONING ORDINANCE DATED 12/9/2009, LAST REVISED 9/11/2019. ADDITIONAL REGULATIONS APPLY. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE TOWN, STATE, AND FEDERAL REGULATIONS.
- THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS OF THE SUBJECT PARCEL.
- FLOOD HAZARD ZONE: "X" WITH AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP #33017C0310E, WITH AN EFFECTIVE DATE OF 9/30/2015.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- FIELD SURVEY COMPLETED BY NORTHAM SURVEY IN 2023 USING A TRIMBLE S5 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR, A TRIMBLE R12 GPS RECEIVER AND A SOKKIA B31 AUTO LEVEL.
- HORIZONTAL DATUM IS NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATES PER STATIC GPS OBSERVATIONS.
- THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NORTHAM SURVEY LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE. THE SEWER SERVICE LINE SHOWN HEREON IS APPROXIMATE. NO EVIDENCE OF WATER SERVICE FOUND.
- THE SUBJECT PARCEL IS SUBJECT TO CONDITIONS CONCERNING FLOWAGE FROM THE FORMER SCHOOL HOUSE PROPERTY. SEE DEED FROM SAMUEL STEVENS DATED MARCH 16, 1883 AT S.C.R.D. BOOK 275, PAGE 16.

EXISTING CONDITIONS
FOR
12 LINCOLN STREET DOVER LLC
OF
TAX MAP 31 LOT 67
12 LINCOLN STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

SCALE: 1"=20' (22x34) 1"=40' (11x17)

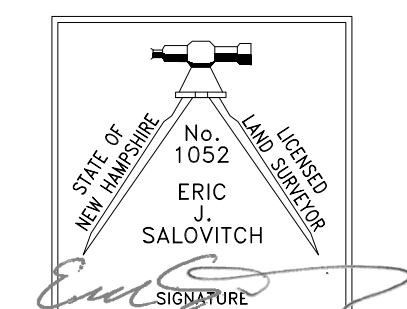
JOB NO.	924	DATE:	2024-01-12
DRAWN BY:	JIR	DRAWING:	924 SURVEY.DWG
CHECKED BY:	EJS EAR	SHEET:	1 OF 1
NO.	DATE	DESCRIPTION	BY

PURSUANT TO NEW HAMPSHIRE RSA 676:18 III

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.

I FURTHER CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE. RANDOM TRAVERSE SURVEY BY TOTAL STATION WITH A PRECISION GREATER THAN 1:15,000.



LICENSED LAND SURVEYOR

2024-01-12
DATE





133 Court Street
(603) 433-2335

Portsmouth, NH 03801
www.altus-eng.com

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ISSUED FOR: TECHNICAL REVIEW

ISSUE DATE: JULY 22, 2026

REVISIONS			
NO.	DESCRIPTION	BY	DATE
0	TECHNICAL REVIEW	PJL	07/22/26

DRAWN BY: _____ PJL

APPROVED BY: _____ EBS

DRAWING FILE: _____ 5486-Site.dwg

SCALE:
22" x 34" - 1" = 80'
11" x 17" - 1" = 160'

OWNER:
12 LINCOLN STREET DOVER, LLC
P.O. BOX 571
GREENLAND, NH 03840

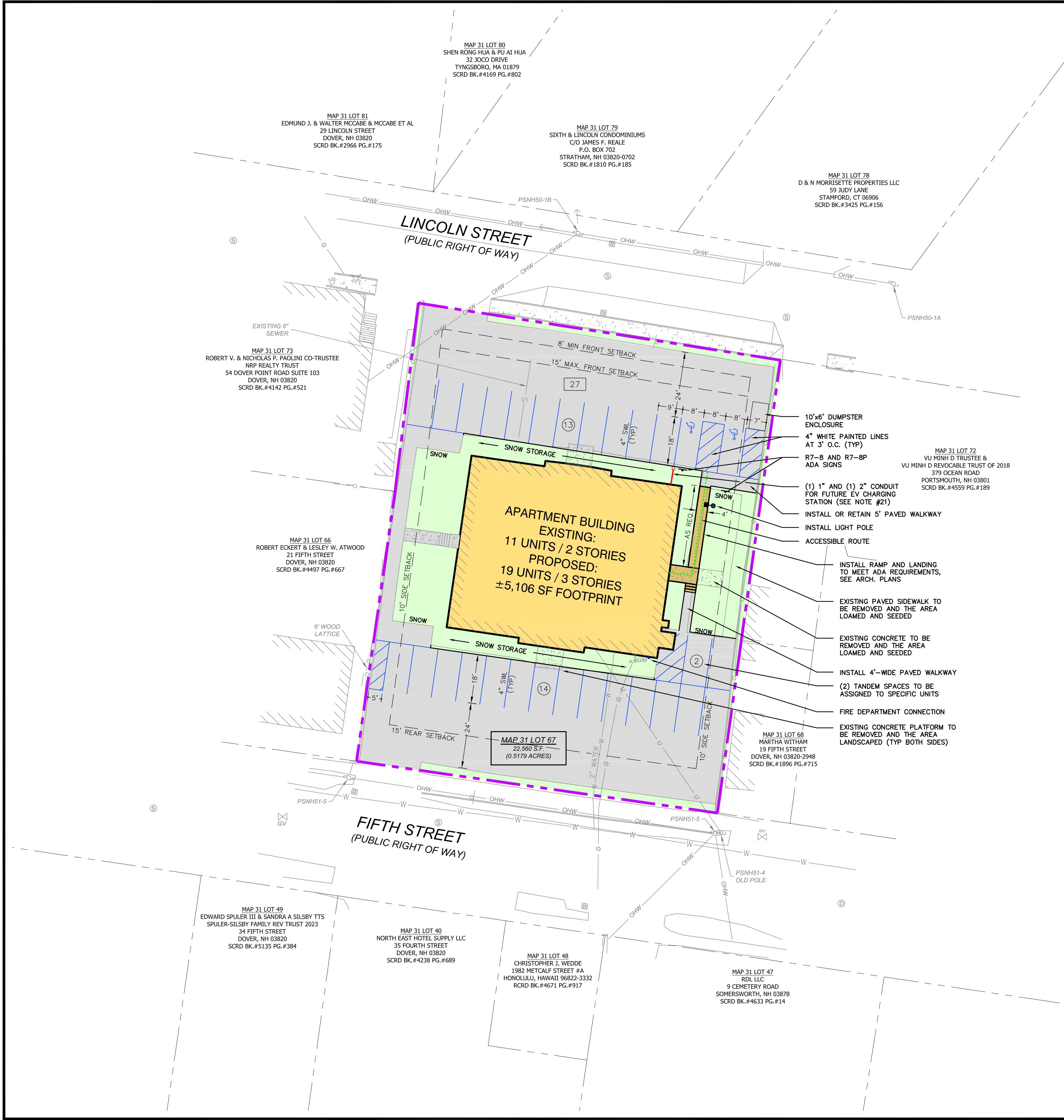
APPLICANT:
12 LINCOLN STREET DOVER, LLC
P.O. BOX 571
GREENLAND, NH 03840

PROJECT:
THE OLD SAWYER SCHOOL
TAX MAP 31 LOT 67
12 LINCOLN STREET
DOVER, NH

TITLE:
NEIGHBORHOOD PLAN

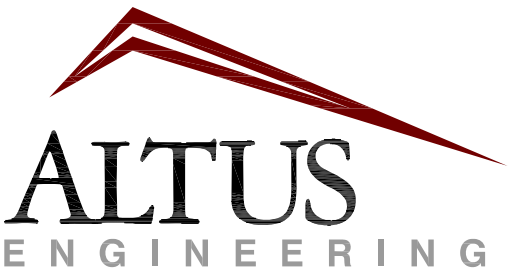
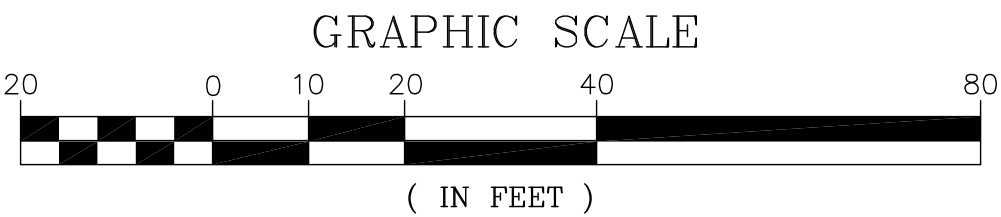
SHEET NUMBER:
C-1

P5486



SITE NOTES

- DESIGN INTENT – THIS PLAN SET IS INTENDED TO DEPICT THE RECONFIGURATION OF AN EXISTING PARKING LOT TO ACCOMMODATE ADDITIONAL UNITS CONSTRUCTED IN AN EXISTING MULTI-FAMILY RESIDENTIAL BUILDING. THE UNIT COUNT WILL INCREASE FROM 11 TO 19 UNITS.
- LOT AREA: 22,560 S.F. (±0.52 AC.)
- THE SUBJECT PARCEL IS SHOWN AS DOVER TAX MAP 31 LOT 67.
- REFERENCE DEED: STRAFFORD COUNTY REGISTRY OF DEEDS BOOK 5116, PAGE 673
- ZONE: CBD-R (CENTRAL BUSINESS DISTRICT – RESIDENTIAL)
- DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: NR (NO REQUIREMENT)
MIN. STREET FRONTAGE: 75'
FRONT SETBACK: 8' MIN. – 15' MAX. (49.74' EXISTING)
SIDE SETBACK: 10' (24.26' EXISTING)
REAR SETBACK: 15' (NO REAR)
BUILDING HEIGHT: 3 STORY MAX., 2 STORY MIN. (2 EX., 3 PR.)
MIN. LOT COVERAGE: 40% (22.63% EXISTING AND PROPOSED)
FRONTAGE BUILD OUT: 40% MIN. (57.80% EXISTING AND PROPOSED)
- PARKING REQUIREMENTS:
RESIDENTIAL: 1.4 SPACES/UNIT + 0.5 VISITOR SPACE/UNIT (1.9/UNIT)
19 UNITS = 19 x 1.9 = 36 SPACES REQUIRED
TOTAL PARKING PROVIDED = 27 SPACES (1.4/UNIT) +2 TANDEM 5% (1 SPACE) REQUIRED TO HAVE EV CHARGERS
- OVERALL AREA OF DISTURBANCE UNDER 100,000 S.F., NHDES ALTERATION OF TERRAIN PERMIT NOT REQUIRED.
- AREA OF DISTURBANCE UNDER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT NOT REQUIRED.
- THE PARCEL IS LOCATED IN FLOOD ZONE 'X' (MINIMAL FLOOD HAZARD) PER FIRM PANEL 33017C03310E DATED 09/30/15.
- NO WETLANDS WERE OBSERVED ON THE SITE.
- SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN AREAS SHOWN HEREON, AND/OR TRUCKED OFF SITE AS APPROPRIATE.
- PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE, YELLOW OR BLUE TRAFFIC PAINT (WHERE SPECIFIED) MEETING THE REQUIREMENTS OF AASHTO M248, TYPE F OR EQUAL. PAINTED ISLANDS AND LOADING ZONES SHALL BE 4"-WIDE DIAGONAL WHITE LINES 3'-0" O.C. BORDERED BY 4"-WIDE WHITE LINES. PARKING STALLS SHALL BE SEPARATED BY 4"-WIDE WHITE LINES. SEE DETAILS FOR HANDICAP SYMBOLS, SIGNS AND SIGN DETAILS.
- PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
- PAVEMENT MARKING ABBREVIATIONS:
SWL: SINGLE WHITE LINE (4" SOLID LINE)
- ALL CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE CITY OF DOVER & NHDOT'S STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
- CONSTRUCTION HOURS SHALL BE LIMITED TO MON-FRI 7AM-6PM, WITH NO CONSTRUCTION ON FEDERAL HOLIDAYS. THE HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR ASST. CITY MANAGER.
- AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON PAPER AND IN A DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR AN ESRI FORMAT TO THE CITY OF DOVER 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.
- BUILDING/UNIT ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- THIS SITE PLAN IS DESIGNED IN COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED BUILDING IS DESIGNED IN COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY REGULATIONS INCLUDING NH RSA 155-A:5-a&b, THE IBC AND ANSI 117.1.
- CONDUIT FOR FUTURE EV CHARGING STATION SHALL BE SCH 40 ROUTED FROM THE BUILDING AS SHOWN AND TERMINATED IN A HANDHOLE ADJUSTED TO FINISH GRADE.
- BUILDING WILL BE DESIGNED TO BE SOLAR READY.
- ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED SO AS NOT TO BE VISIBLE FROM THE STREET.



133 Court Street
(603) 433-2335

Portsmouth, NH 03801
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ISSUED FOR: TECHNICAL REVIEW

ISSUE DATE: JULY 22, 2026

REVISIONS		
NO.	DESCRIPTION	BY DATE
0	TECHNICAL REVIEW	EBS 09/03/25
1	TECHNICAL REVIEW	PJL 07/22/26

DRAWN BY: PJL
APPROVED BY: EBS
DRAWING FILE: 5486-Site.dwg

SCALE:
22" x 34" - 1" = 20'
11" x 17" - 1" = 40'

OWNER:
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P.O. BOX 571
GREENLAND, NH 03840

APPLICANT:
12 LINCOLN STREET DOVER, LLC
P.O. BOX 571
GREENLAND, NH 03840

PROJECT:
THE OLD SAWYER SCHOOL
TAX MAP 31 LOT 67
12 LINCOLN STREET
DOVER, NH

TITLE:

SITE PLAN

SHEET NUMBER:

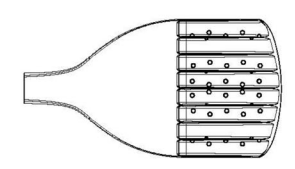
C-2



D-Series Size 0
LED Area Luminaire







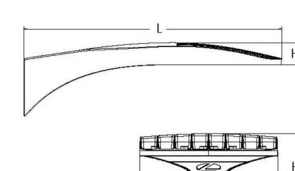
Length: 26.18"
(665 mm)

Width: 14.06"
(357 mm)

Height H1: 2.26"
(57 mm)

Height H2: 7.46"
(189 mm)

Weight: 23 lbs
(10 kg)



Length: 26.18"
(665 mm)

Width: 14.06"
(357 mm)

Height H1: 2.26"
(57 mm)

Height H2: 7.46"
(189 mm)

Weight: 23 lbs
(10 kg)



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*See ordering tree for details

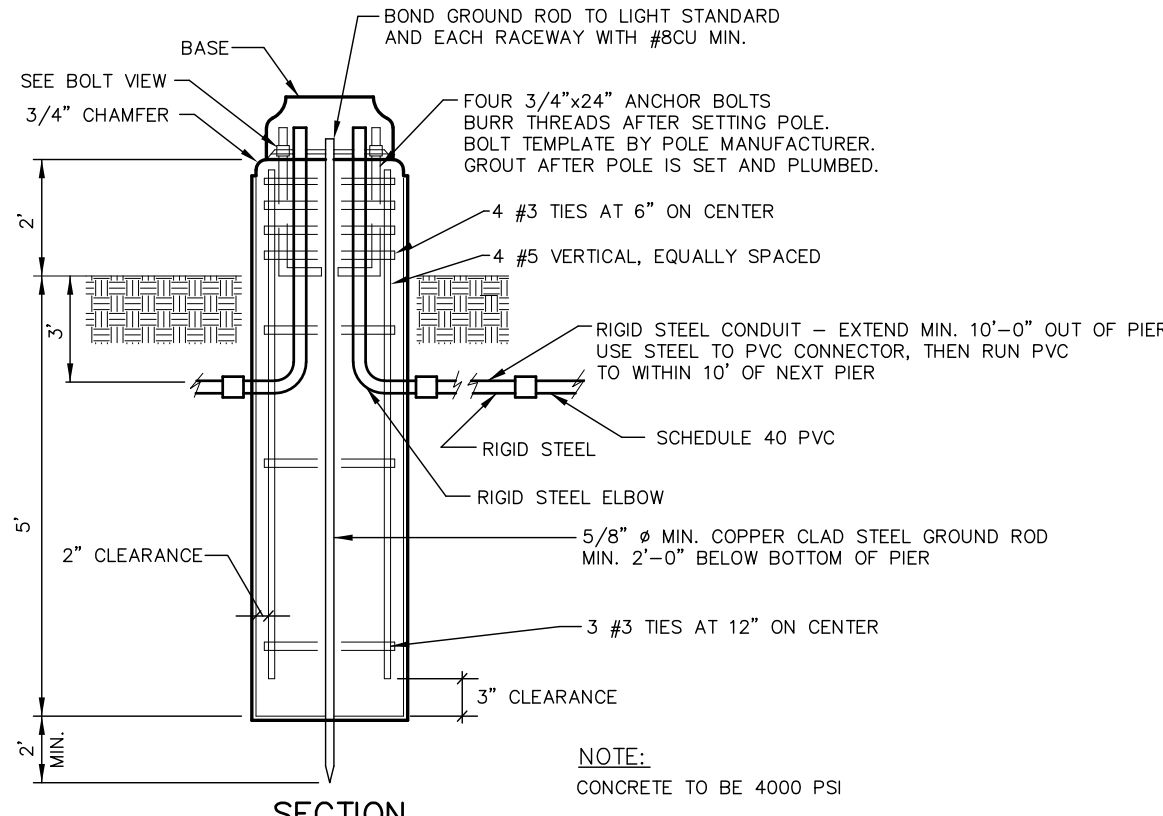
Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIRZ PIRHN DDBXD

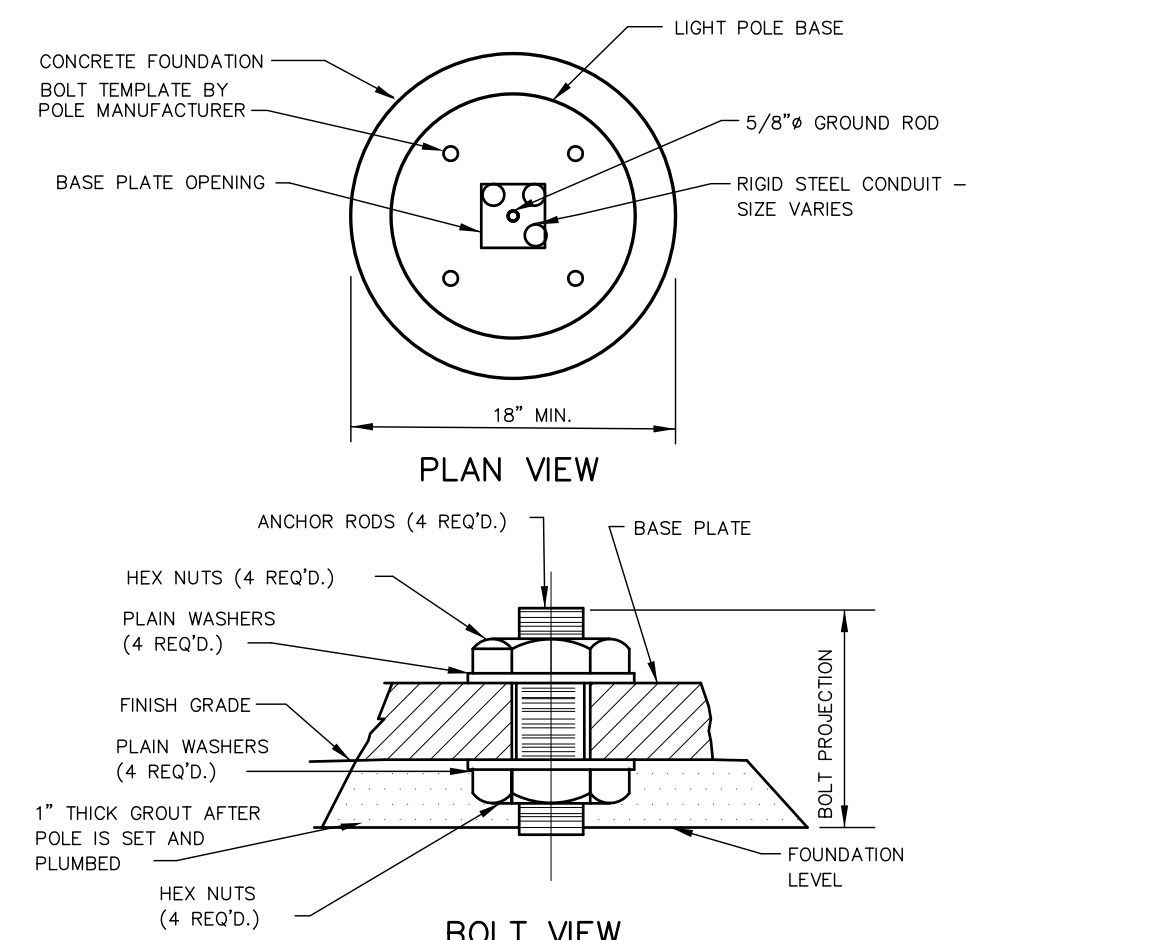
Series	LEDs	Color Temperature	Color Rendition Index	Distribution	Voltage	Mounting	
DSX0 LED	Forward optics						
	P1	P5	50K	70CRI	70CRI	120V-277V	Shipped included
	P2	P6	40K	40CRI	70CRI	120V-277V	
	P3	P7	50K	50CRI	70CRI	120V-277V	
	Recessed optics						
	P10	P12	27K	27CRI	80CRI	120V-277V	
	P11	P13	35K	35CRI	80CRI	120V-277V	
	Control options						Finish options
	Shipped installed						
	Shipped separately						

POLE MOUNTED LIGHTING FIXTURE

SECTION



PLAN VIEW



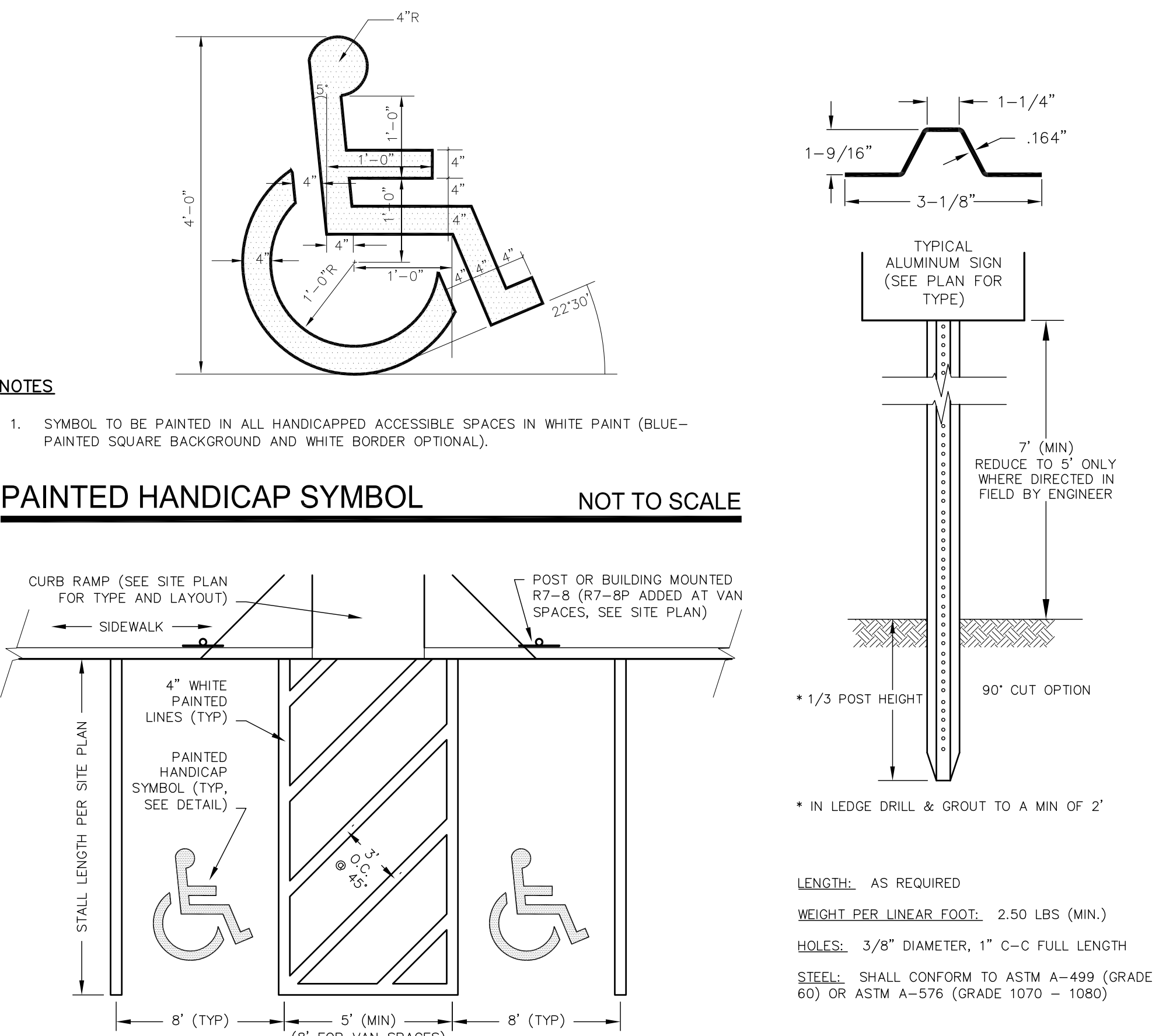
NOTES:

CONCRETE TO BE 4000 PSI

NOT TO SCALE

LIGHT POLE BASE

PAINTED HANDICAP SYMBOL



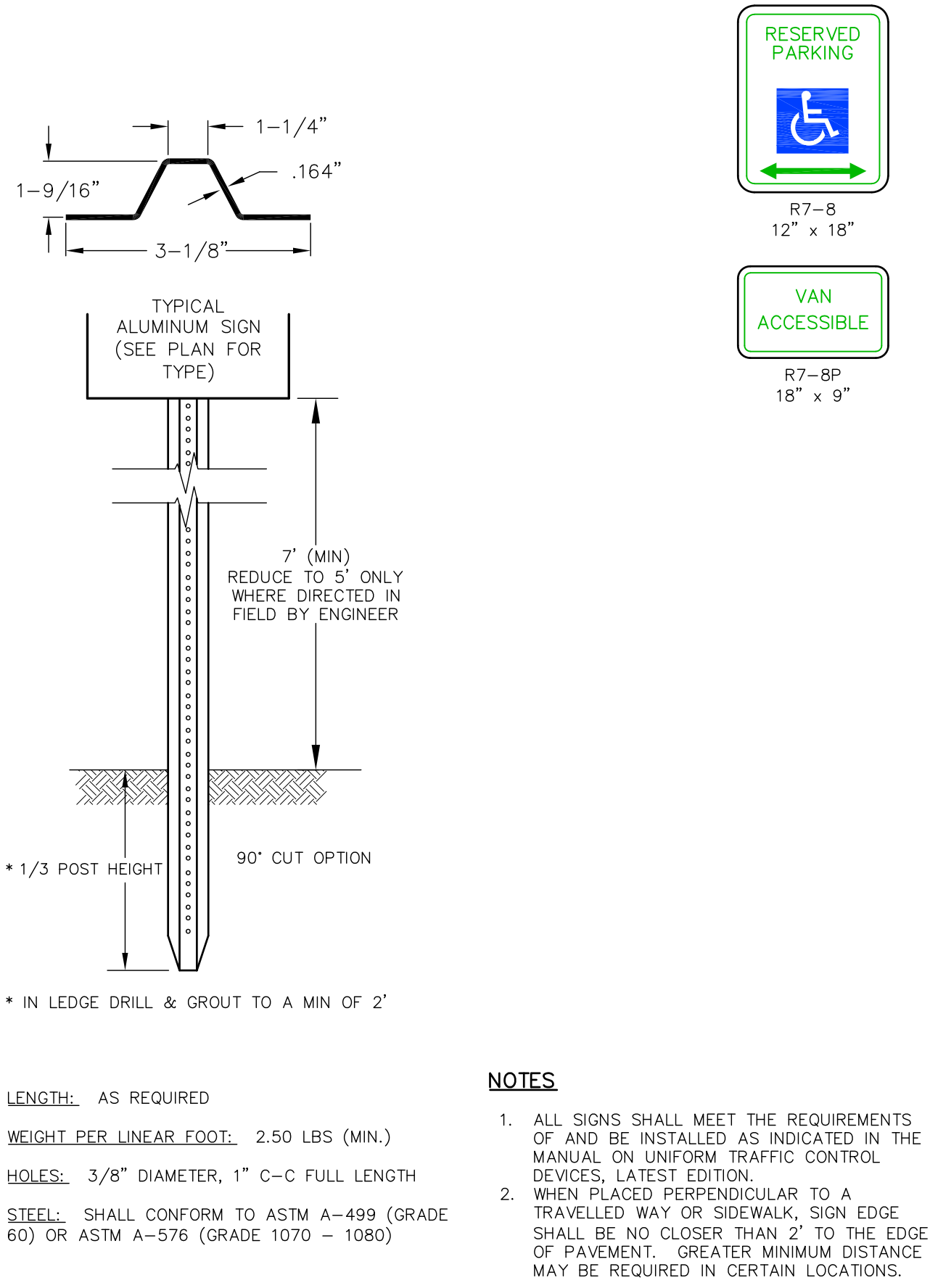
NOTES

1. SYMBOL TO BE PAINTED IN ALL HANDICAPPED ACCESSIBLE SPACES IN WHITE PAINT (BLUE-PAINTED SQUARE BACKGROUND AND WHITE BORDER OPTIONAL).

NOT TO SCALE

HANDICAP PARKING STALL LAYOUT

SIGN DETAILS



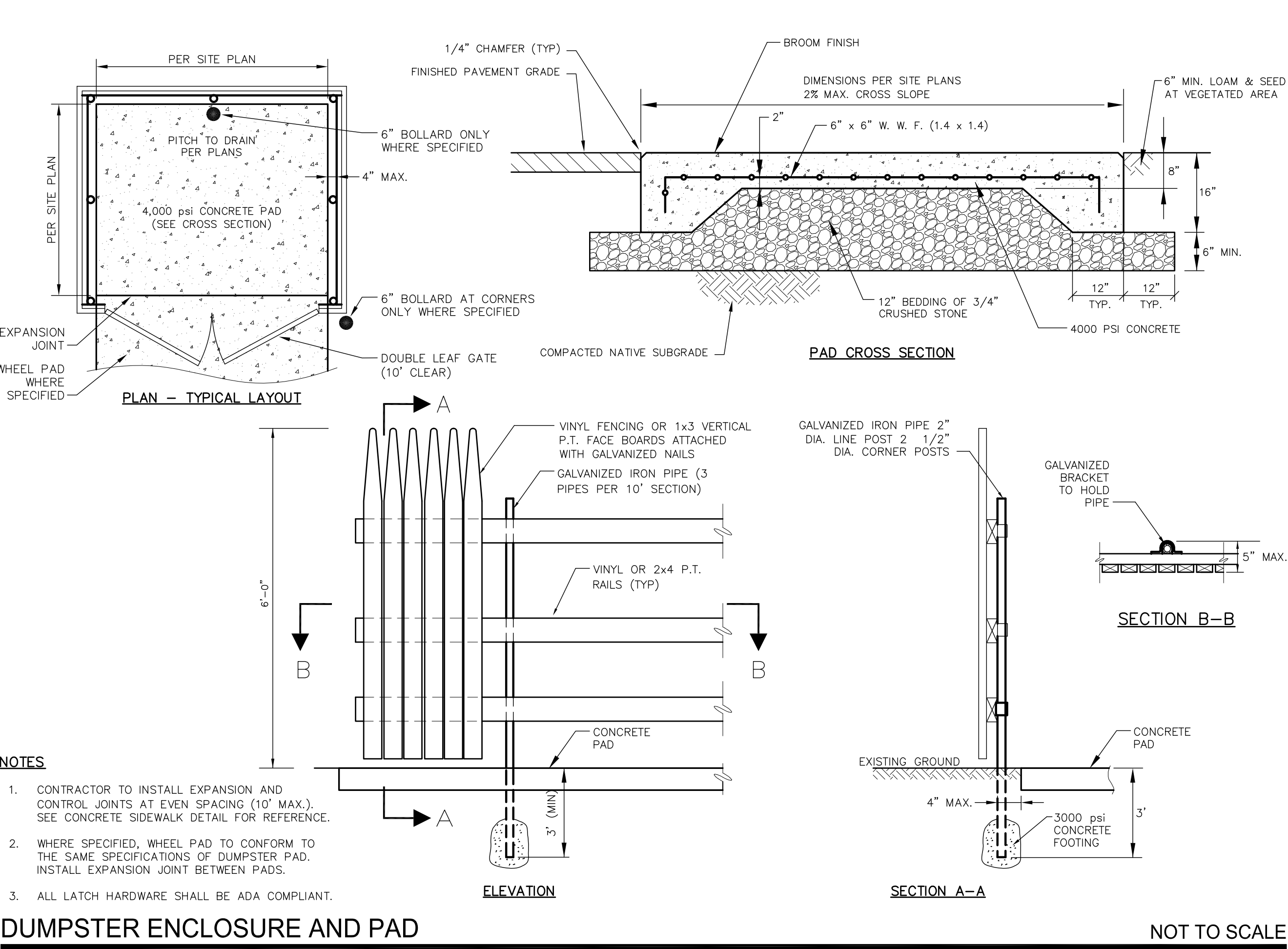
NOTES

1. ALL SIGNS SHALL MEET THE REQUIREMENTS OF AND BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

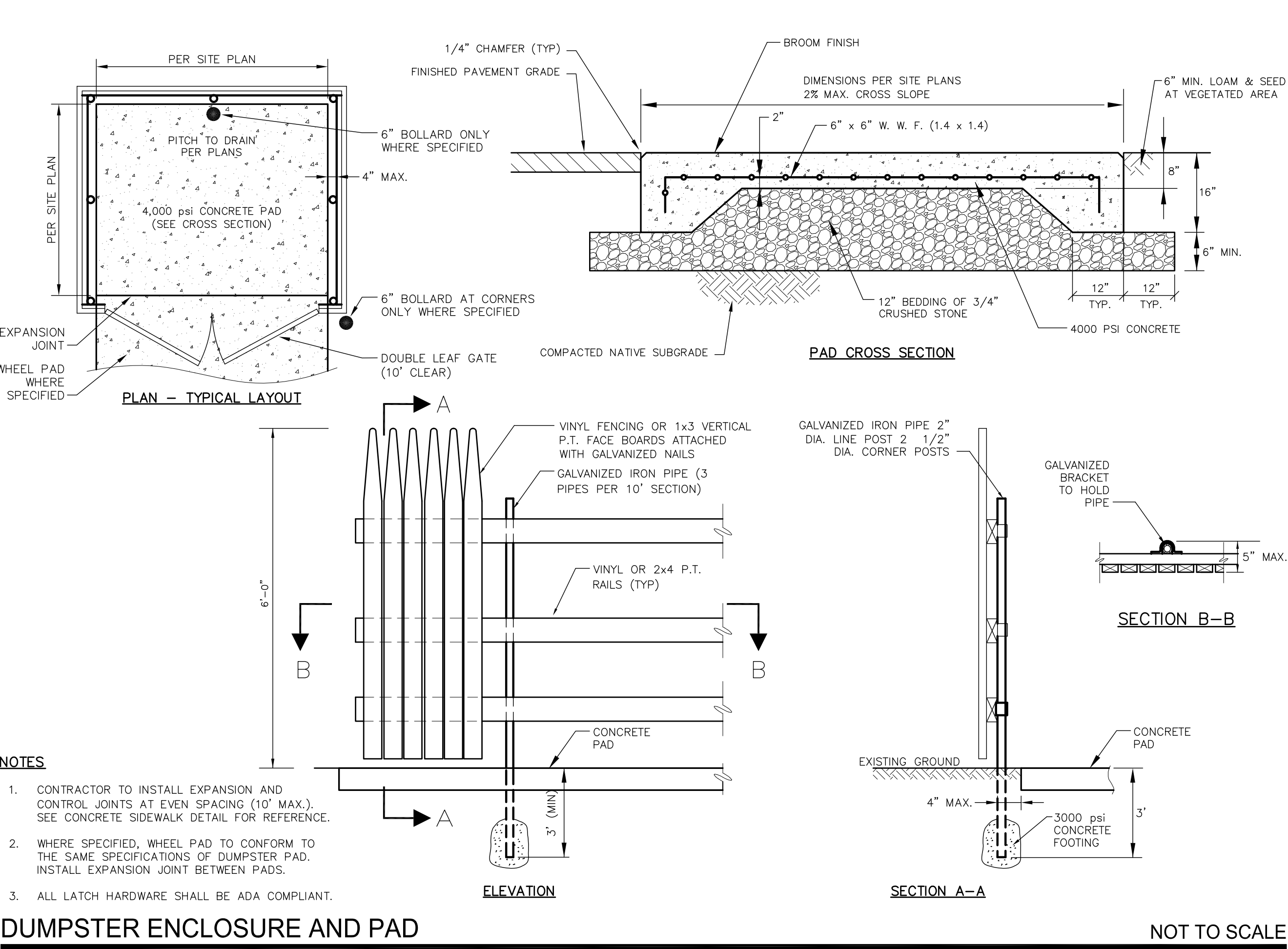
2. WHEN PLACED PERPENDICULAR TO A TRAVELLED WAY OR SIDEWALK, SIGN EDGE SHALL BE NO CLOSER THAN 2' TO THE EDGE OF PAVEMENT. GREATER MINIMUM DISTANCE MAY BE REQUIRED IN CERTAIN LOCATIONS.

NOT TO SCALE

PLAN - TYPICAL LAYOUT



SECTION A-A



NOTES

1. CONTRACTOR TO INSTALL EXPANSION AND CONTROL JOINTS AT EVEN SPACING (10' MAX.). SEE CONCRETE SIDEWALK DETAIL FOR REFERENCE.

2. WHERE SPECIFIED, WHEEL PAD TO CONFORM TO THE SAME SPECIFICATIONS OF DUMPSTER PAD. INSTALL EXPANSION JOINT BETWEEN PADS.

3. ALL LATCH HARDWARE SHALL BE ADA COMPLIANT.

BOLLARD

DUMPSTER ENCLOSURE AND PAD

ALTUS ENGINEERING

133 Court Street Portsmouth, NH 03801 (603) 433-2335 www.altus-eng.com

RESERVED PARKING

R7-8 12" x 18"

VAN ACCESSIBLE

R7-8P 18" x 9"

NOT FOR CONSTRUCTION

ISSUED FOR: TECHNICAL REVIEW

ISSUE DATE: JULY 22, 2026

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	TECHINICAL REVIEW	EBS	09/03/25
1	TECHINICAL REVIEW	PJL	07/22/26

DRAWN BY: PJL

APPROVED BY: EBS

DRAWING FILE: 5486-Site.dwg

SCALE: NOT TO SCALE

OWNER: 12 LINCOLN STREET DOVER, LLC P.O. BOX 571 GREENLAND, NH 03840

APPLICANT: 12 LINCOLN STREET DOVER, LLC P.O. BOX 571 GREENLAND, NH 03840

PROJECT: THE OLD SAWYER SCHOOL TAX MAP 31 LOT 67 12 LINCOLN STREET DOVER, NH

TITLE:

DETAILS

SHEET NUMBER: C-3

P5486

- PLEASE SEE LANDSCAPE SPECIFICATIONS FOR DETAILED INFORMATION.
2. LOCATE AND VERIFY ALL EXISTING AND NEW UTILITY LINE LOCATIONS PRIOR TO PLANTING, AND REPORT ANY CONFLICTS TO THE OWNER REPRESENTATIVE.
3. ENSURE THAT ALL PLANT MATERIAL CONFORM TO THE GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN SOCIETY OF NURSERY MEN, INC. LATEST EDITION.
4. STAKE THE LOCATION OF ALL THE PROPOSED PLANT MATERIAL FOR APPROVAL BY THE OWNER REPRESENTATIVE PRIOR TO PLANTING. NO PLANTS SHALL BE PLANTED BEFORE THE ACCEPTANCE OF ROUGH GRADING.
5. PROPOSE ONLY SUBSTITUTIONS OF PLANT SPECIES WITH EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER COLOR, LEAF COLOR, FRUIT COLOR, AND TIME OF BLOOM, TO THE OWNER REPRESENTATIVE FOR THEIR APPROVAL.
6. EXISTING LOAM: REMOVE CLAY LUMPS, BRUSH, LITTER, ROOTS, STONES 1" AND LARGER, AND OTHER FOREIGN MATERIALS FROM EXISTING STOCKPILED LOAM.
7. ADDITIONAL LOAM: IF STOCKPILED LOAM QUANTITY IS INSUFFICIENT PROVIDE LOAM THAT IS A "FINE SANDY LOAM," OR A "SANDY LOAM" DETERMINED BY MECHANICAL ANALYSIS AND BASED ON THE "U.S.D.A. CLASSIFICATION SYSTEM." IT SHALL BE OF UNIFORM COMPOSITION, WITHOUT ADMIXTURE OF SUBSOIL. LOAM SHALL HAVE AN ACIDITY RANGE OF PH 5.8 TO PH 7.0 AND SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 10% ORGANIC MATTER AS DETERMINED BY THE LOSS OF IGNITION OF OVEN-DRYED SAMPLES. PROVIDE LOAM THAT IS FERTILE, FRIABLE, NATURAL LOAM FREE FROM SUBSOIL, CLAY LUMPS, BRUSH, LITTER, ROOTS, STONES 1" AND LARGER, AND ANY FOREIGN MATERIALS.
8. MULCHES: PROVIDE PARTIALLY DECOMPOSED MINIMUM SIX MONTH AGED FINELY SHREDDED PINE BARK MULCH WITH DARK BROWN COLOR AND FREE OF WEEDS, EXCESSIVE FINE PARTICLES, STRINGY MATERIAL, AND CHUNKS OF WOOD THICKER THAN 1/2" AS APPROVED BY THE OWNER REPRESENTATIVE. APPLY TACKIFIED MULCH TO ALL SEEDED AREAS. PROVIDE SMOOTH RIVERSTONE MULCH CONSISTING OF 50% 1" TO 2.5" STONES; 25% 3" TO 4" STONES; AND 25% 3/4" TO 1" STONES.
9. ALL PLANTS SHALL BE PLUM VERTICALLY AFTER SETTLING, THE BASE OF THE FLARE OF TREE TRUNKS SHALL BE EXPOSED AND PLACED 2" ABOVE FINISH GRADE.
10. ALL PLANT MATERIAL SHALL BE MULCHED AFTER PLANTING.
11. UNLESS OTHERWISE INDICATED, DICTATED BY CONDITIONS AT THE SITE, AND DIRECTED BY THE OWNER REPRESENTATIVE, BACKFILL SHALL CONSIST OF UNAMENDED SOIL EXCAVATED FROM THE PLANTING PIT. BACKFILL IN 3-4" LAYERS AND CONSOLIDATE EACH LAYER WITH WATER TO ELIMINATE VOIDS AND ARE POCKETS BEFORE PLACING SUBSEQUENT LAYERS. CONTINUE UNTIL BACKFILL HAS REACHED FINISHED GRADE. WATER THOROUGHLY WHEN EXCAVATION IS BACK FILLED AND CONTINUE WATERING UNTIL SATURATED. IF EXISTING UNAMENDED SOIL IS NOT ACCEPTED, PROVIDE PLANTING SOIL MIXTURE CONSISTING OF 7 PARTS LOAM AND 1 PART HUMUS. MIX QUANTITY OF FERTILIZER AND SOIL AMENDMENTS AS RECOMMENDED BY SOIL ANALYSIS AND APPROVED BY THE OWNER REPRESENTATIVE.
12. WATERING: FLOOD ALL PLANTS WITH WATER TWICE WITHIN THE FIRST 24 HOURS AFTER PLANTING.
13. LOAMING: LOOSEN SUBGRADE AND EXISTING LOAM AREAS BY DISCING OR ROTOTILLING TO MINIMUM DEPTH OF 6". REMOVE STONES GREATER THAN 2" AND ALL RUBBISH AND DEBRIS. PLACE LOAM IN TWO EQUAL LIFTS MIXING FIRST APPLICATION INTO LOOSENED SUBGRADE THEN PLACE SECOND LIFT TO BRING LOAM AFTER SETTLING AND COMPACTING TO THE LINES AND GRADES SHOWN IN THE CONTRACT DOCUMENTS, 6" DEEP MINIMUM. DO NOT HANDLE LOAM OR SUBSOIL IF IT IS WET OR FROZEN.
14. AFTER LOAM HAS BEEN SPREAD, CAREFULLY PREPARE IT FOR SEEDING OR SODDING BY SCARIFYING AND HAND RAKING. REMOVE FROM ALL LARGE STIFF CLODS, LUMPS, BRUSH, ROOTS, STUMPS, LITTER AND FOREIGN MATTER, AND STONES OVER ONE INCH IN DIAMETER. LOAM MUST BE FREE OF SMALLER STONES IN EXCESSIVE QUANTITIES AS DETERMINED BY THE OWNER REPRESENTATIVE.
15. FINE GRADING: SET SUFFICIENT GRADE STAKES FOR CHECKING THE FINISHED GRADES. STAKES MUST BE SET AT THE BOTTOM AND TOP OF SLOPES. ESTABLISH GRADES THAT ARE ACCURATE TO 1/10TH OF A FOOT EITHER WAY. CONNECT CONTOURS AND SPOT ELEVATIONS WITH AN EVEN SLOPE. GRADES MUST INSURE DRAINAGE AWAY FROM STRUCTURES.
16. FINE GRADE LAWN AREAS TO SMOOTH, FREE-DRAINING, EVEN SURFACES WITH FINE TEXTURE. ROLL, RAKE, AND DRAW LAWN AREAS TO FLATTEN RIDGES AND FILL DEPRESSIONS. EXCEPT AT SELECT AREAS AS SHOW ON THE DRAWINGS. CONTROL MOISTURE CONTENT TO MAINTAIN OPTIMUM CONDITIONS, BUT DO NOT CREATE MUDDY CONDITIONS.
17. ROLLING - TYPICAL: ROLL THE ENTIRE AREA WITH A HAND ROLLER WEIGHING NOT MORE THAN 100 POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL EXPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE OR TO THE SHAPES AND CONFIGURATIONS AS SHOWN ON THE DETAILS.
18. LIMIT OF WORK LINE SHALL BE LIMIT OF SEEDING AND SODDING UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ALL AREAS DISTURBED OUTSIDE THE LIMIT OF WORK SHALL BE SEEDED OR SODDED AS INDICATED ON THE DRAWINGS.
19. IN CASE OF DISCREPANCIES BETWEEN THE QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THE QUANTITIES SHOWN ON THE PLANTING PLAN, THE QUANTITIES ON THE PLANTING PLAN SHALL BE PROVIDED BY THE CONTRACTOR.



DECIDUOUS TREE PLANTING
(SHADE TREE), SEE 1/L2.0

SM. COLUMNAR TREE PLANTING,
SEE 1/L2.0

DECIDUOUS MULTI-STEMMED
TREE PLANTING, SEE 5/L2.0

SHRUB PLANTING,
SEE 3/L2.0

LOAM AND LAWN SEEDING,
SEE 4/L2.0

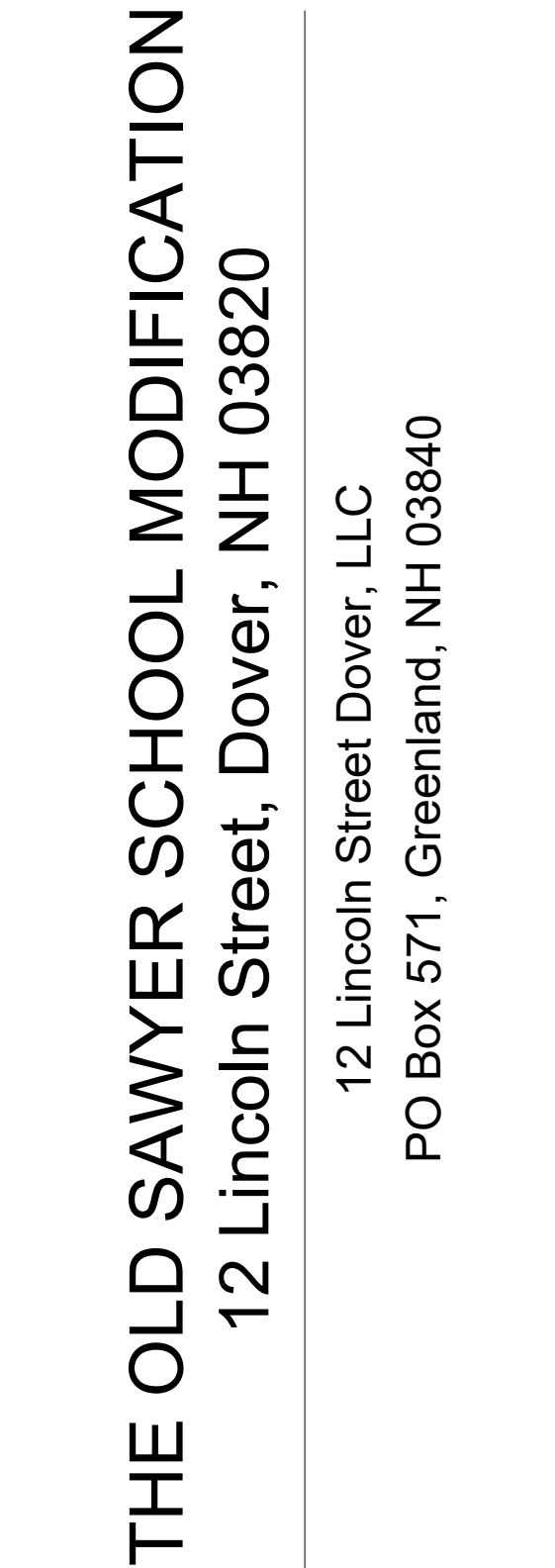
- GENERAL NOTES:**
1. SEE CIVIL DRAWINGS FOR INFORMATION NOT DEPICTED ON THE LANDSCAPE DRAWINGS.
 2. ALL PLANT MATERIAL IN PROXIMITY OF FOUNDATION TO BE REMOVED AND REPLACED. DISPOSE OF PLANT MATERIAL PROPERLY.
 3. SEE SHEET 1.0 FOR LANDSCAPE NOTES AND 12.0 FOR LANDSCAPE DETAILS.
 4. PLANT LOCATIONS SHOWN ON THE PLANTING PLAN ARE SUBJECT TO FIELD MODIFICATION TO ACCOMMODATE EXISTING CONDITIONS. FIELD ADJUSTMENTS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT.
 5. IN CASE OF DISCREPANCIES BETWEEN THE QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THE QUANTITIES SHOWN ON THE PLANTING PLAN, THE QUANTITIES ON THE PLANTING PLAN SHALL BE PROVIDED BY THE CONTRACTOR.
 6. ALL EXISTING PLANT MATERIAL TO BE REMOVED AND ANY PLANT SPECIES ENCOUNTERED SHALL BE REMOVED FOLLOWING NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT BEST MANAGEMENT PRACTICES.
 7. ALL DISTURBED AREAS TO BE PLANTED/LANDSCAPED SHALL RECEIVE A MINIMUM OF 4" (DEPTH AFTER COMPACTION) OF 1/2" SCREENED LOAM, UNLESS OTHERWISE NOTED. SUBMIT SOIL ANALYSIS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
 8. ALL DISTURBED AREAS NOT IDENTIFIED FOR A SPECIFIC LANDSCAPE TREATMENT SHALL BE PLANTED AND RESEEDED WITH SEED MIXED LAWNS, SEE 411.2.0
 9. WHERE DOWNSPOUTS ARE LANDSCAPED, PROVIDE A MINIMUM OF THREE SQ FT OF RIVER ROCK, 4" DEEP, AND SET ON FILTER FABRIC.
 10. CONTACT DIGSAFE PRIOR TO BEGINNING WORK.

DECIDUOUS SHADE TREES						
QTY.	ABRV.	SCIENTIFIC NAME	COMMON NAME	SIZE	APPROX. SIZE AT MATURITY *	REMARKS
2	GTH	GLEDTISIA TRICANTHOS INERMIS 'HALKA'	HALKA HONEYLOCUST	3"-3 1/2" CAL	30' HT x 30" SPD	B&B
2						
DECIDUOUS UNDERSTORY TREES						
2	AAO	AMELANCHIER ALNIFOLIA 'OBELISK'	STANDING OVATION SERVICEBERRY	6-7' HT	15' HT x 6" SPD	B&B, SINGLE
2	CCC	CRATAEGUS CRUGSLII INERMIS 'CRUSADER'	CRUSADER THORNTLESS HAWTHORN	8"-8' HT	15' HT x 15" SPD	B&B, MULTI-STEM
2	GBG	GINGKO BLOBA 'GOLDSPIDER'	GOLDSPIDER MAIDENHAIR TREE	2-2.5" CAL	15' HT x 6" SPD	B&B
6						
SHRUBS						
17	ALM	ARONIA MELANOCARPA 'LOW SCAPE MOUND'	LOW MOUND CHOKEBERRY	3"-5	10' HT x 3" SPD	CONTAINER
5	CEH	CEPHALOTAXUS HARRINGTON	JAPANESE PLUM YEW 'FASTIGIATA'	3-4	10' HT x 3" SPD	B&B
7	CJA	CLETHRA ALNIFOLIA	SUMMERSWEET	#5	8' HT x 6" SPD	CONTAINER
12	FMM	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#5	6' HT x 5" SPD	CONTAINER
2	HVA	HAMAMELIS VERNALIS 'AMETHYST'	AMETHYST WITCHAZEL	#7	8' HT x 8" SPD	CONTAINER
6	HIA	HYDRANGEA ARBORESCENS 'INVINCIBELLE LIMETTA'	INVINCIBELLE LIMETTA HYDRANGEA	#3	3' HT x 3" SPD	CONTAINER
13	HIG	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET VIRGINIA SWEETSPIRE	#5	3' HT x 5" SPD	CONTAINER
18	GBG	ILEX GLABRA 'GEM BOX'	GEM BOX INKBERY	#3	3' HT x 3" SPD	CONTAINER
4	IGS	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERY	#5	4' HT x 5" SPD	CONTAINER
4	JVB	JUNIPERUS VIRGINIANA 'MANHATTAN BLUE'	MANHATTAN BLUE EASTERN RED CEDAR	6-7' HT	15' HT x 6" SPD	B&B
22	RAC	RHUS ARNICA 'GROW LOW SUMAC'	GROW LOW SUMAC	#5	2' HT x 6" SPD	CONTAINER
3	SBD	SYRINGA 'BOOMERANG DARK PURPLE'	BOOMERANG DARK PURPLE LILAC	#7	6' HT x 6" SPD	CONTAINER
116						

ALL PLANTS INCLUDED IN THE PLANT SCHEDULE ARE CONSIDERED SALT AND URBAN TOLLERANT, ESPECIALLY THOSE IN CLOSE PROXIMITY TO PAVED SURFACES.
* THE SIZE OF A PLANT AT MATURITY CAN VARY SIGNIFICANTLY DUE TO MANY FACTORS.

PER AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014), SECTION 1.2.1 - MEASURING CALIPER. MEASUREMENTS SHALL BE TAKEN SIX INCHES ABOVE THE GROUND LEVEL FOR FIELD GROWN STOCK AND FROM THE SOIL LINE FOR CONTAINER GROWN STOCK, WHICH SHOULD BE AT OR NEAR THE TOP OF THE ROOT FLARE

DRAWING FOR CITY REVIEW



LANDSCAPE PLAN

_____ _____
 _____ _____
 _____ _____
 _____ _____

REV#	DATE	DESCRIPTION
PROJECT NO.	26036.0	
DESIGN BY	B. GROVES	
DRAWN BY	B. GROVES	
CHECKED BY	D.JENSEN / J. HYLAND	
DATE	JULY 21, 2026	
SCALE		

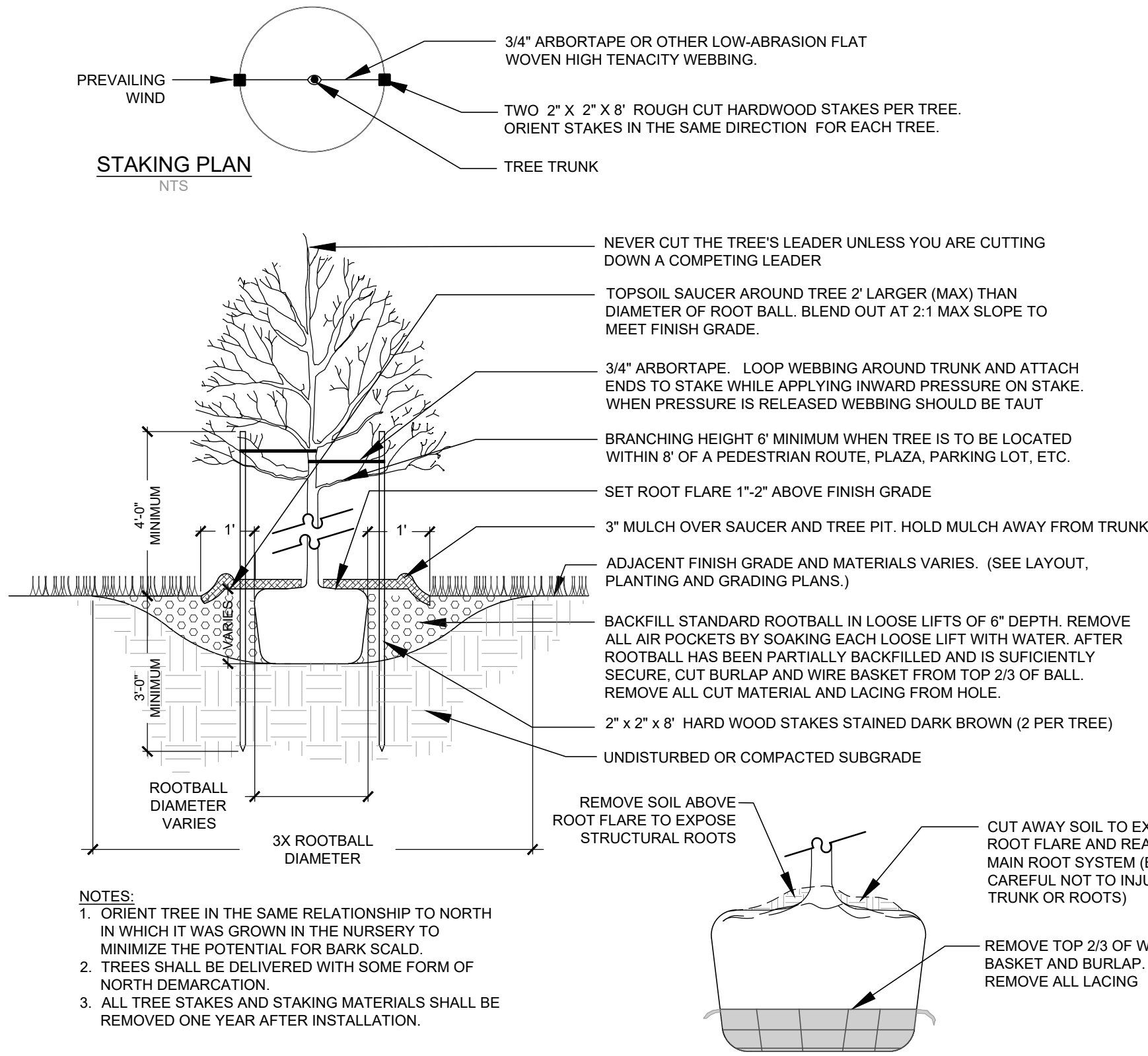
0' 10' 20'

SCALE: 1" = 10'-0"

L1.0

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Deciduous Tree Planting

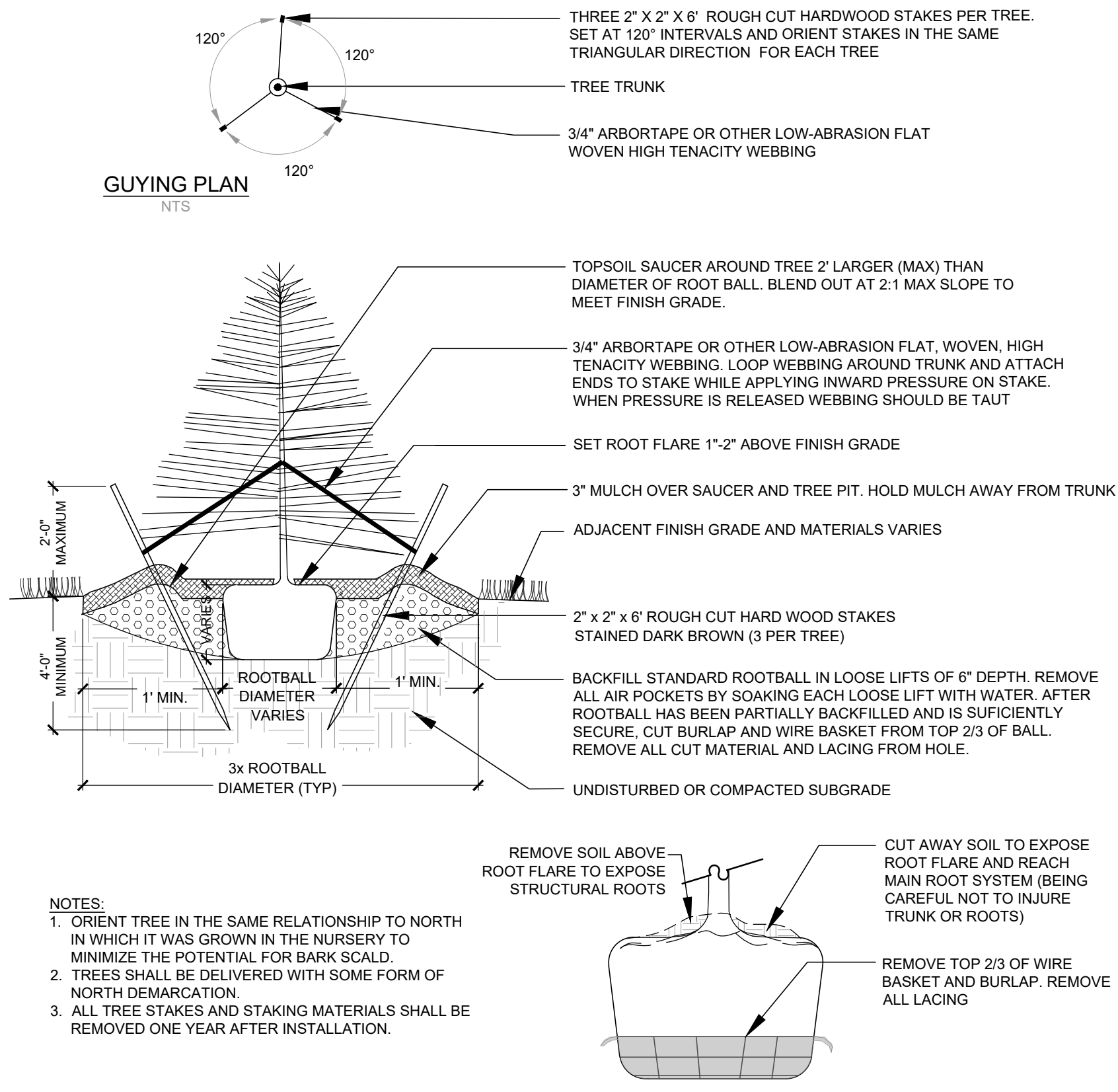
Not to Scale

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Evergreen Tree Planting

Not to Scale

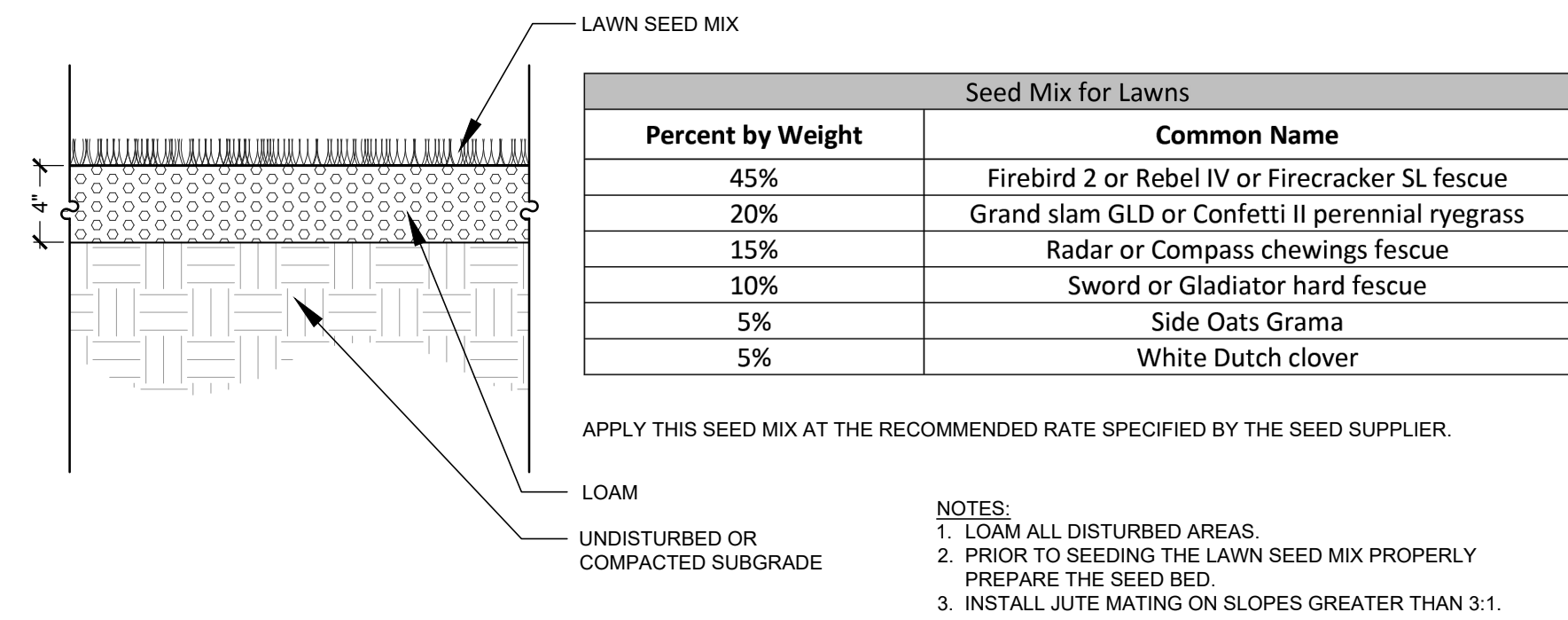
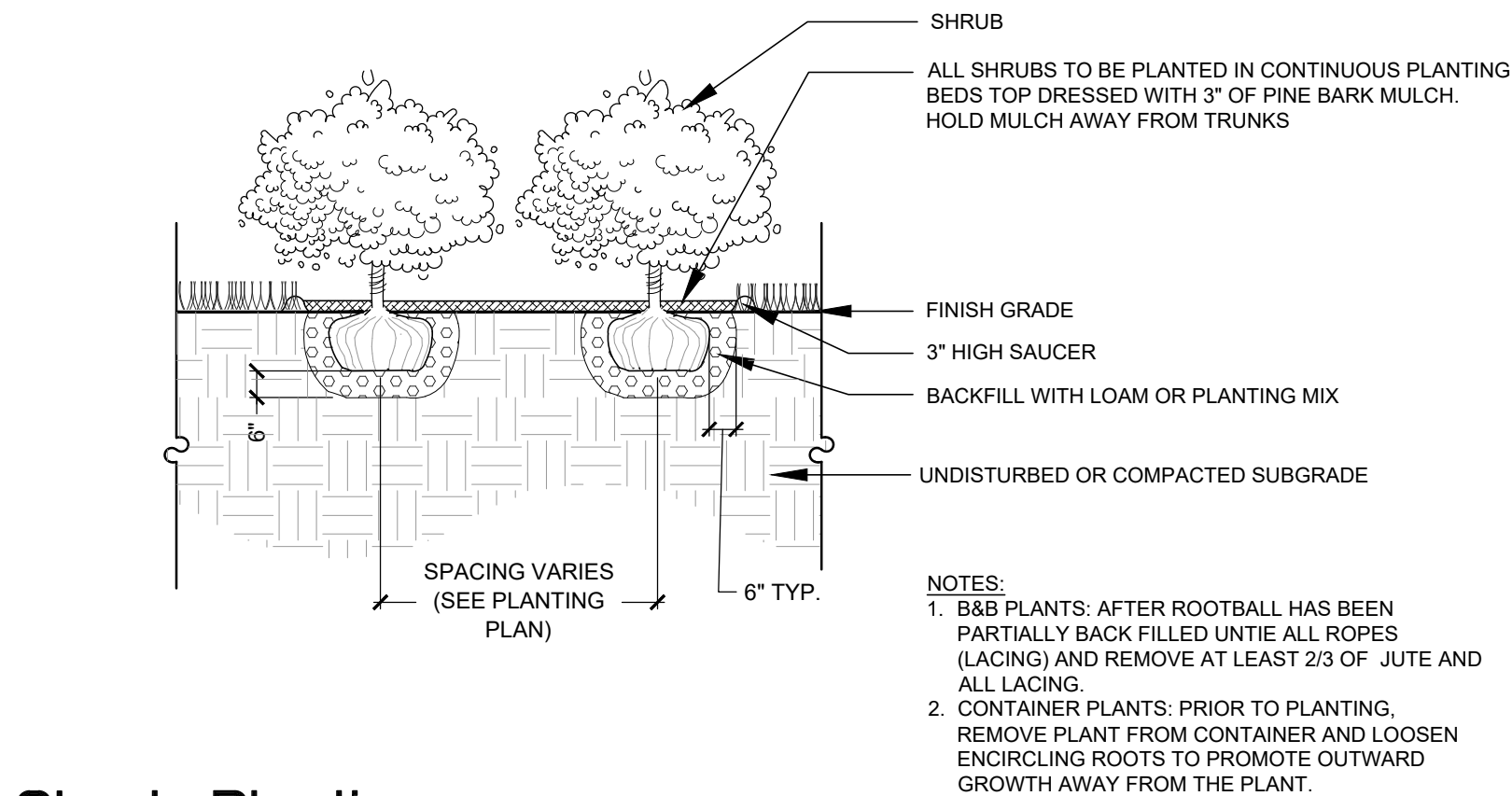
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Shrub Planting

Not to Scale

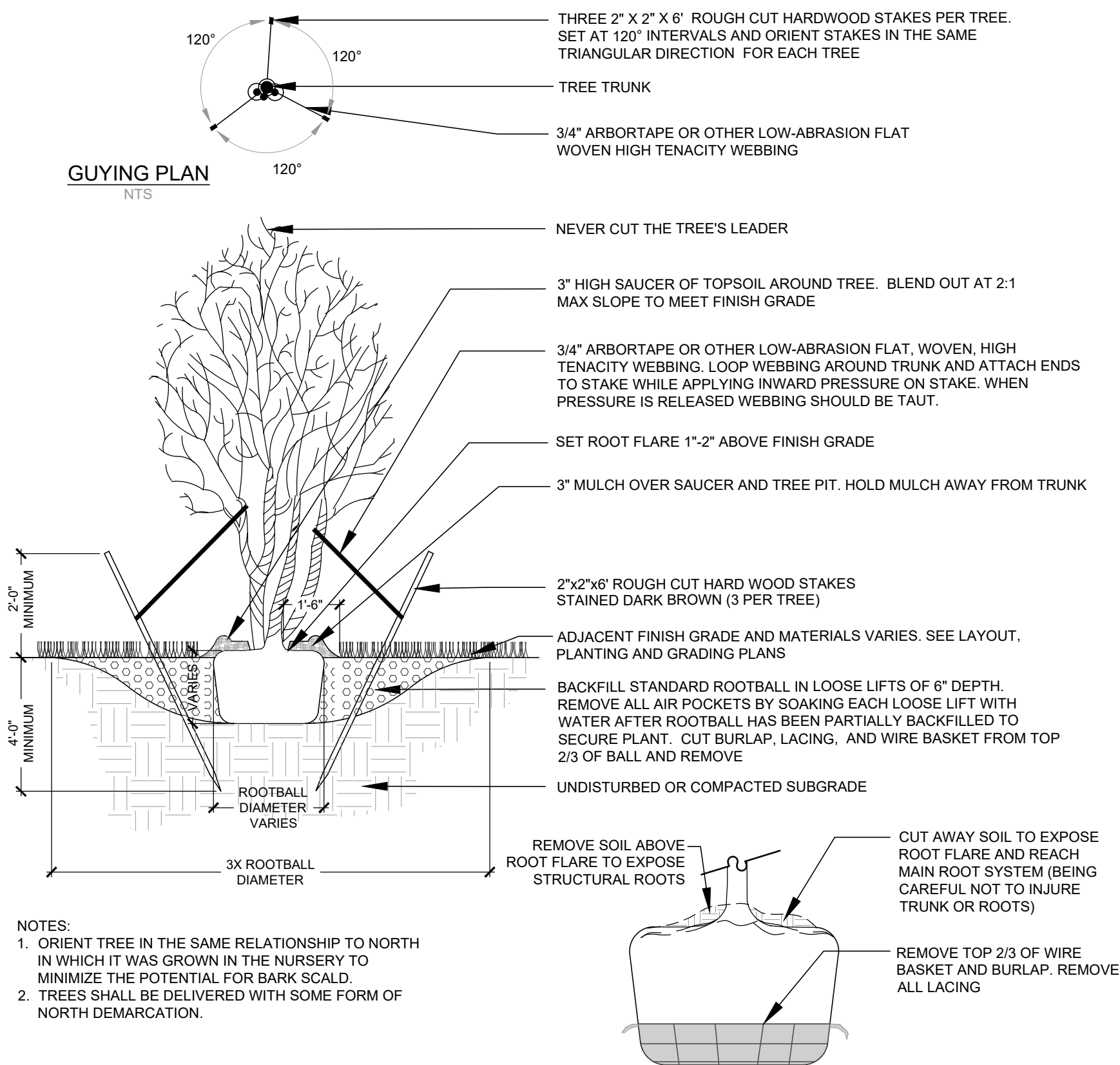
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Loam and Lawn Seeding

Not to Scale

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Deciduous Multi-Stemmed Tree Planting

Not to Scale

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Evergreen Multi-Stemmed Tree Planting

Not to Scale

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SHEET TITLE

LANDSCAPE DETAILS

REVISION LOG

△		
△		
△		
△		

REV#	DATE	DESCRIPTION
PROJECT NO.	26036.0	
DESIGN BY	B. GROVES	
DRAWN BY	B. GROVES	
CHECKED BY	D.JENSEN / J. HYLAND	
DATE	JULY 21, 2026	
SCALE	AS NOTED	

SEAL

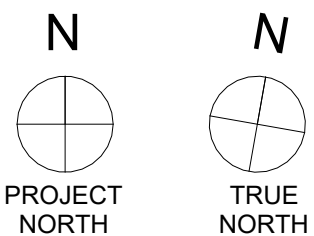


L2.0

12 LINCOLN STREET
DOVER, NEW HAMPSHIRE

Drawn By:	ANM
Project No.:	2024004

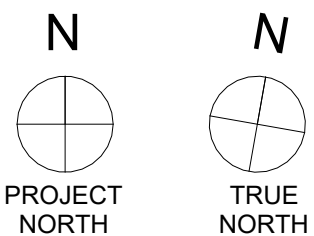
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A1.01


$$1/4" = 1'-0"$$

12 LINCOLN STREET
DOVER, NEW HAMPSHIRE

Drawn By:	ANM
Project No.:	2024004

Drawing Sheet
Number:
A1.02


$$1/4" = 1'-0"$$

PROPOSED MULTI-FAMILY ADDITION
12 LINCOLN STREET
DOVER, NEW HAMPSHIRE

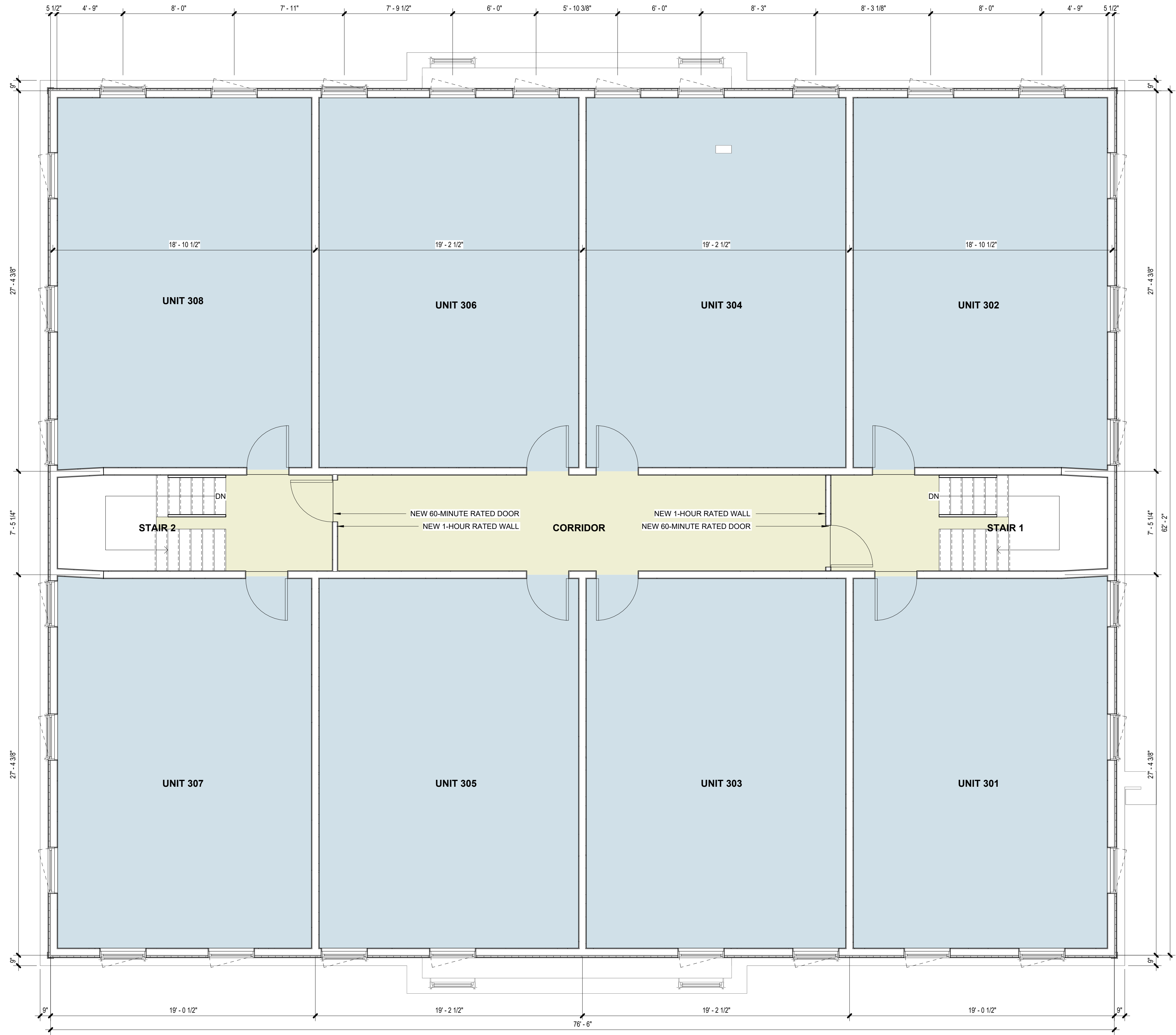
12 LINCOLN STREET
DOVER, NEW HAMPSHIRE

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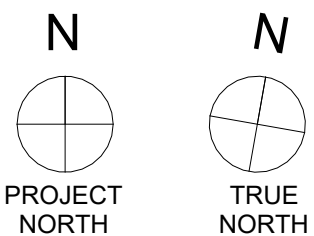
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Project No.:	2024004

Drawing Sheet
Title:
**OVERALL FLOOR
PLAN**

Drawing Sheet
Number:
A1.03



1 OVERALL THIRD FLOOR PLAN (NEW FLOOR)
1/4" = 1'-0"





Drawn By:	ANM
Project No.:	2024004

Drawing Sheet
Number:



2



PROPOSED MULTI-FAMILY ADDITION
12 LINCOLN STREET
DOVER, NEW HAMPSHIRE

[illegible]

Drawn By:	ANM
Project No.:	2024004

Drawing Sheet
Title:
ELEVATIONS

Drawing Sheet
Number:
A3.02

[illegible]

Drawn By:	ANM
Project No.:	2024004

Drawing Sheet
Title:
**EXTERIOR
PERSPECTIVE**

Drawing Sheet
Number: **A3.03**