

CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Conference Room, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Thursday, September 17, 2026**
Meeting Time: **10:30 AM**

1. Site Plan for Jehovah's Witnesses, Inc, Assessor's Map A, Lot 16-H, zoned R-12, located at 77 Long Hill Road. (Proposal is to improve drainage under parking lot, directing flow toward water treatment area; regrade, repave, and reline parking lot, install new site lighting.) (SITE-2026-0014)
2. Site Plan for 5 Sherman Street, LLC, Assessor's Map 19, Lots 8 & 9-A, zoned R-12, located at 91 & 103 Court St. Applicant seeks to merge the lots and add to the previously-approved Farm Gate Drive development 103 Court Street (5 approved units, SITE-2026-0015). (Final proposal consists of four (4) additional cottage units on 91 Court with shared site/utility access via the previously-approved private road on 103 Court, with the existing single-family home on 91 Court retaining independent and separate access, for a total of ten (10) units.)



PLAN SNAPSHOT REPORT SITE-2026-0014 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: 08/27/2026
Exp Date: 10/31/2026
Completed: NOT COMPLETED
Approval Expire Date:

Description: 1. Summer 2026 Mill failed parking lot asphalt, regrade & strip. Project reduces the size of the parking lot.

2. Fall 2026

Install silt fence and create water treatment area between parking lot and wetlands;
install energy efficient site lighting primarily around perimeter of parking lot within wetlands buffer.
Replace culvert at Long Hill Road. This phase of the project also includes some landscaping changes around the building that will not affect wetlands.

3. 2027 or 2028 improve drainage under parking lot, directing flow toward water treatment area;
regrade, repave, and reline parking lot, again to the smaller footprint created in 2026.

Parcel: A0016-H00000	Main	Address: 77 Long Hill Rd Dover, NH	Main	Zone:
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Applicant Deborah Mann 420 Province Rd #POB328 Gilmanton, NH 03237 Home: (603) 455-7759 Mobile: (603) 455-7759	Owner Agent Mitchell Dollins Mobile: (603) 767-3221	Project Manager Joseph Greenler Mobile: (603) 722-5670
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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	1984.05.23	Net Change in # Parking ⁵ Spaces (+/-)	
Water Service	Municipal	Sewer Service	Private	Deed Book	1155
Total Acres (GIS)	3.3	Deed Page	0659	Total SQFT	143748
Deed Date	12/04/1984	Proposed Property Use	Place of worship	Area of Parcel to be Developed (SQFT)	35000
Number of Parking Spaces Existing	59	Number of Parking Spaces Proposed	64	Number of Employees Total	0
Number of Employees in Max Shift	0	Distance to City Water	0	Type of Building to be Built	Existing place of worship
Estimated Construction Value	30000.00	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 D	0.00
TotalImpactFeeAONRT OD	0.00	TotalImpactFeeAR55TC D	0.00	TotalImpactFeeAR62TC D	0.00
TotalImpactFeeRIRCT D	0.00	Sub Total	0.00	TotalImpactFeeOCSTO D	0.00
TotalImpactFeeITWCT D	0.00	Non-Residential		TotalImpactFeeOIUTOD	0.00
TotalImpactFeeAFAOT OD	0.00	TotalImpactFeeNHALT D	0.00		

PLAN SNAPSHOT REPORT (SITE-2026-0014)

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Deborah_Mann_8/27/2026.jpg	08/27/2026 12:25	Mann, Deborah		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2026003132	Planning General Application Fee	\$250.00	\$250.00
Total for Invoice INV-2026003132		\$250.00	\$250.00
Grand Total for Plan		\$250.00	\$250.00

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		08/28/2026 11:22	
Confirm application complete v.1	Generic Action		08/28/2026 11:22
Technical Review Committee Meeting Agenda v.1	Task	08/28/2026 11:22	
Land Use Plan Technical Review v.1	Receive Submittal		
Technical Review Committee Meeting v.1	Hold Meeting		
Planning Board v.1			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Plan Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Plan Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Land Use Plan Stamped and Signed v.1	Generic Action		
Recording v.1	Task		
Document Archival v.1	Generic Action		
Internal Notification of Plan Completion v.1	Generic Action		
Building Official Notifies Address v.1	Generic Action		
Pre-Con Meeting v.1	Hold Meeting		
Create/Link to Records v.1			
Create / Link to Permit - Building Major v.1	Create Sub Permit		
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit		



CITY OF DOVER, NEW HAMPSHIRE PLANNING APPLICATION OWNER AUTHORIZATION

OWNER AUTHORIZATION

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

Property Owner Name: Dover Congregation of Jehovah's Witnesses
Signature(s) of Property Owner(s): [Signature] Mitchell Dollins Date: 8/26/2026
Signature of Applicant: [Signature] Date: 08/25/2026
if different from owner T

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Property Owner Name: Dover Congregation of Jehovah's Witnesses
Signature(s) of Property Owner(s): [Signature] Mitchell Dollins Date: 8/26/2026
Signature of Applicant: [Signature] Date: 08/25/2026
if different from owner

IF SIGN PERMIT, SIGN PERMIT APPLICATION INFORMATION

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

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

Address of Sign Location: N/A

Sign Permit Application Type:
(check one)

☐ Permanent Sign
☐ Temporary Sign
☐ Community Sign



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: Deborah Mann Telephone # (603) 455-7759
for Dover Congregation of Jehovah's Witnesses c/o Joseph
Address of Applicant: P.O. Box 328 Gilmanston NH 03237 Greenler

E-Mail Address: dmannvolunteer@gmail.com

Name of Property Owner (if different from applicant): Joseph Greenler Telephone # (603) 722-5670

Address of Property Owner: Dover Congregation of Jehovah's Witnesses
c/o Joseph Greenler

PROPERTY INFORMATION

Assessor's Map # A0016 Lot(s) # 40000

Address of Property: 77 Long Hill Road

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

Existing Use of Property: Place of worship

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:

Please see detailed civil drawings (submitted through
permit portal. 8/17/2024 + Emailed to Paul Crouser
8/13/2024)

Memo 77 Long Hill Road

Traffic Impact

August 27, 2026

As this project has very minimal affect on the public way, and as need for a traffic study had not previously been mentioned by the city, I assume this study will not be necessary. However we are providing this memo to address the matter.

The only affect this project might have on traffic, beyond equipment entering and leaving the property, could be when we are repairing the culvert along Long Hill Road. The culvert is on our property, but is in the public right-of-way. There is no side walk along the public road. Our equipment will not be working from the public road. The work will be completed on the same day it is started. We will have trained safety personnel and appropriate cones, etc. where we are working at all times.

A photo of the recent repair is attached. It shows the off-street location of the projected full replacement.

Deborah Mann



N²
NEAL H. & USA R. STACY
BIOLOGY PLS 508
E: 01-31-1988
R: 02-02-1988

REFERENCE
RAYOR PARSONS TO
ROBERT A. VAILLANT, CONSTATINE
BELLUS PLS 428
E: 08-20-1984
R: 08-31-1984

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AND SECTION
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 VALVE
 CATCH BASIN
 DAM RAFT
 UMBRELL
 DO SECTION
 HEADWALL
 TIME
 SPOT ELEVATION
 STRUCTURE
 UTILITY POLE
 SAFETY BROADCAST
 PROPERTY ROW - STATE
 PROPERTY ROW - FWS

EDWARD RAITT IN US 657 1500 N. LAKE OAKS		THE CLAIMED POWERS EXISTING CONDITIONS	1. REAR LATE THUNDER CONE DATE: 1/17/71 TIME: 12:00 PM '70A	OWNER: DOWER IN COMPANY OF JEHOWA'S WITNESSES, INC. 145 FRODOLE CIRCLE NEW BRUNSWICK, NJ 07102	PROJECT TITLE: SPURRY CRB WALKER RENOVATION 77 LONG HILL ROAD DOWER, NEW HAMPSHIRE	PROJECT: STANDARD BOUNDARY SURVEY WITH TOPOGRAPHIC DETAIL USA/871	SHEET NO. V-101
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google.com



77 Long Hill Rd



82 Long Hill Rd

Dover, New Hampshire



Google Street View

May 2023

See more dates





PLAN SNAPSHOT REPORT SITE-2026-0015 FOR CITY OF DOVER, N.H.

Plan Type:	Site Plan - Major	Project:		App Date:	08/27/2026
Work Class:	Alteration / Addition	District:	None	Exp Date:	10/31/2026
Status:	In Review	Square Feet:	0.00	Completed:	NOT COMPLETED
Valuation:	\$0.00	Assigned To:	Blonigen, Rachel	Approval Expire Date:	

Description: On behalf of the applicant/ property owner 5 Sherman Street, LLC, we are submitting this application for Amendment to Site Plan Approval for 103 Court Street, SITE 2024-0012.

5 Sherman Street, LLC received approval of a TDR request on January 28, 2025, SITE 2024-0011 and subsequently received Site Plan approval on March 10, 2026, SITE 2024-0012. Having recently acquired 91 Court Street they wish to further develop that property.

The 91 Court Street property is shown as City of Dover Tax Map 19 Lot 9A, is located on the south side of Court Street and contains 0.866 acres. The property falls within the R-12 District.

The applicant proposes further development of Tax Map 19 Lot 9A. This development will include retaining the existing single-family house at 91 Court Street as well as the driveway and associated utilities. The development proposes the construction of four (4) single family homes with access and utilities from the previously approved Farm Gate Drive (103 Court Street) SITE 2024-0012.

The TDR base density for the property is two (2) units (see Transfer Devepment Plan, Sheet TDR-1). Therefore, three (3) of these homes are proposed to be purchased under the TDR ordinance. These three (3) TDR units will be size restricted to 1400 square feet or less.

Should the TDR request be approved, the applicant proposes merging 91 Court Street with 103 Court Street to allow 91 & 103 Court Street to be developed as a single project. To that end, we are requesting this Amendment to Site Plan approval for the previously approved 103 Court Street site plan, SITE 2024-0012.

The Amended Site Plan, now identified as 91 & 103 Court Street, will include both properties which are shown as City of Dover Tax Map 19 Lots 8 & 9A, are located on the south side of Court Street and the merged properties contain 2.065 acres.

The amended project will retain the existing single-family house at 91 Court Street as well as the driveway and associated utilities. The development proposed the construction of four (4) single-family homes with access and utilities from the previously approved Farm Gate Drive.

The project will retain and renovate the house at 103 Court Street and utilize the associated utilities. The existing driveway for 103 Court Street with abandoned and will access from the approved Farm Gate Drive, as previously approved.

A portion of the original sewer main will be relocated to the Farm Gate Drive roadway and the Bioretention Basin has been redesigned on the northerly side of the Farm Gate Drive. The relocation of the Bioretention Basin will also allow for the retention of the existing barn at 103 Court Street, which will be renovated into a garage.

As with the original approval, we are requesting a waiver to the driveway width. We have included an amended waiver request that reflects the additional traffic from the additional 4 units. We have also included an amended Traffic Assessment Memorandum (TAM).

There have been no changes to the location of or geometry of Farm Gate Drive.

Parcel:	19009-A00000	Address:	91 Court St Dover, NH	Zone:	
	19008-000000 Main		103 Court St Dover, NH Main		

Owner John O'Neill Home: (603) 749-3800	Applicant Tritech Engineering Corp.	755 Central Avenue Dover, NH 03820 Business: (603) 742-8107	Owner Robert Baldwin
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PLAN SNAPSHOT REPORT (SITE-2026-0015)

242 CENTRAL AV
DOVER, 03820
Home: (603) 986-2373
Business: (603) 986-2373
Mobile: (603) 986-2373

Plan Custom Fields

Total2	0	Total3	0	Total	0
Total5	0	Total4	0	Total6	0
Total7	0	Total9	0	Total8	0
Street Classification Type	Private	Recording Number		Net Change in # Parking Spaces (+/-)	
Water Service	Municipal	Sewer Service	Municipal	Deed Book	91 Court Street - 5368 103 Court Street - 5172
Total Acres (GIS)	2.065	Deed Page	91 Court Street - 698 103 Court Street - 55	Total SQFT	89951.4
Deed Date	91 Court Street - 07-02-2026 103 Court Street - 03-14-2024	Proposed Property Use		On behalf of the applicant/ property owner 5 Sherman Street, LLC, we are submitting this application for Amendment to Site Plan Approval for 103 Court Street, SITE 2024-0012.	
				The TDR base density for the property is two (2) units (see Transfer Devepment Plan, Sheet TDR-1). Therefore, three (3) of these homes are proposed to be purchased under the TDR ordinance. These three (3) TDR units will be size restricted to 1400 square feet or less.	
				Should the TDR request be approved, the applicant proposes merging 91 Court Street with 103 Court Street to allow 91 & 103 Court Street to be developed as a single project. To that end, we are requesting this Amendment to Site Plan approval for the previously approved 103 Court Street site plan, SITE 2024-0012.	
				The Amended Site Plan, now identified as 91 & 103 Court Street, will include both properties which are shown as City of Dover Tax Map 19 Lots 8 & 9A, are located on the south side of Court Street and the merged properties contain 2.065 acres.	
				The amended project will retain the existing single-family house at 91 Court Street as well as the driveway and associated utilities. The development propose	

PLAN SNAPSHOT REPORT (SITE-2026-0015)

Area of Parcel to be Developed (SQFT) 2.065	Number of Parking Spaces Existing 10	Number of Parking Spaces Proposed 20
Distance to City Water 0	Distance to City Sewer 0	Type of Building to be Built Wood Frame on Slab
Estimated Construction Value 1800000.00	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	TotalImpactFeeADUTO 0.00	TotalImpactFeeAONRT 0.00
TotalImpactFeeAR55TCOD	TotalImpactFeeAR62TCOD	TotalImpactFeeRIRCTOD
Sub Total Non-Residential 0.00	TotalImpactFeeOCSTOD	TotalImpactFeeITWCTOD
TotalImpactFeeNHALTOD	TotalImpactFeeOIUTOD 0.00	TotalImpactFeeAFAOT 0.00

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Robert_Stowell_8/27/2026.jpg	08/27/2026 15:32	Stowell, Robert		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2026003134	Planning General Application Fee	\$250.00	\$0.00
Total for Invoice INV-2026003134		\$250.00	\$0.00
Grand Total for Plan		\$250.00	\$0.00

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		08/28/2026 11:30	
Confirm application complete v.1	Generic Action		08/28/2026 11:31
Technical Review Committee Meeting Agenda v.1	Task	08/28/2026 11:30	
Land Use Plan Technical Review v.1	Receive Submittal		
Technical Review Committee Meeting v.1	Hold Meeting		
Planning Board v.1			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Plan Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Plan Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Land Use Plan Stamped and Signed v.1	Generic Action		
Recording v.1	Task		
Document Archival v.1	Generic Action		
Internal Notification of Plan Completion v.1	Generic Action		
Building Official Notifies Address v.1	Generic Action		
Pre-Con Meeting v.1	Hold Meeting		
Create/Link to Records v.1			
Create / Link to Permit - Building Major v.1	Create Sub Permit		
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit		

TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

August 27, 2026

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

Subject: Amendment to Site Plan
103 Court Street - SITE 2024-0012
91 & 103 Court Street
Dover Tax Map 19 Lots 8 & 9A
91 & 103 Court Street
Dover, New Hampshire
Job No. 26120

Dear Donna:

On behalf of the applicant/ property owner 5 Sherman Street, LLC, we are submitting this application for Amendment to Site Plan Approval for 103 Court Street, SITE 2024-0012.

5 Sherman Street, LLC received approval of a TDR request on January 28, 2025, SITE 2024-0011 and subsequently received Site Plan approval on March 10, 2026, SITE 2024-0012. Having recently acquired 91 Court Street they wish to further develop that property.

The 91 Court Street property is shown as City of Dover Tax Map 19 Lot 9A, is located on the south side of Court Street and contains 0.866 acres. The property falls within the R-12 District.

The applicant proposes further development of Tax Map 19 Lot 9A. This development will include retaining the existing single-family house at 91 Court Street as well as the driveway and associated utilities. The development proposes the construction of four (4) single family homes with access and utilities from the previously approved Farm Gate Drive (103 Court Street) SITE 2024-0012.

The TDR base density for the property is two (2) units (see Transfer Development Plan, Sheet TDR-1). Therefore, three (3) of these homes are proposed to be purchased under the TDR ordinance. These three (3) TDR units will be size restricted to 1400 square feet or less.

Should the TDR request be approved, the applicant proposes merging 91 Court Street with 103 Court Street to allow 91 & 103 Court Street to be developed as a single project. To that end, we are requesting this Amendment to Site Plan approval for the previously approved 103 Court Street site plan, SITE 2024-0012.

The Amended Site Plan, now identified as 91 & 103 Court Street, will include both properties which are shown as City of Dover Tax Map 19 Lots 8 & 9A, are located on the south side of Court Street and the merged properties contain 2.065 acres.

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A portion of the original sewer main will be relocated to the Farm Gate Drive roadway and the Bioretention Basin has been redesigned on the northerly side of the Farm Gate Drive. The relocation of the Bioretention Basin will also allow for the retention of the existing barn at 103 Court Street, which will be renovated into a garage.

As with the original approval, we are requesting a waiver to the driveway width. We have included an amended waiver request that reflects the additional traffic from the additional 4 units. We have also included an amended Traffic Assessment Memorandum (TAM).

There have been no changes to the location of or geometry of Farm Gate Drive.

Project Submittal

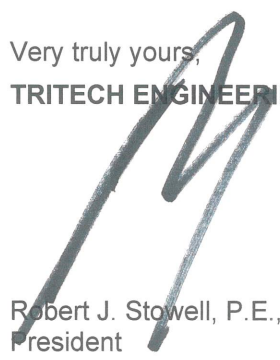
Attached please find the supporting documentation:

- Seven (7) Copies of this Amended Site Review Submittal Letter.
- Seven (7) Copies of the Amended Site Review Application.
- Seven (7) Copies of the Amended Traffic Assessment Memorandum.
- Seven (7) Copies of the Amended Water & Demand.
- Seven (7) Copies of the Landscape O & M.
- Seven (7) Copies of the Amended Waiver Requests (Driveway Width).
- Seven (7) Copies of the Amended Condominium Documents, including Budget - 9 Units.
- Seven (7) Copies of the Amended Trash Management Protocol.
- Seven (7) Copies of the Amended color Building Elevations & Streetscape Plans.
- Seven (7) Copies of the Half Size Amended Site Development Plan set.
- One (1) Copy of the Full-Size Amended Site Development Plan set.
- One (1) Copy of the Drainage Calculations and Stormwater Narrative.

We look forward to meeting with the TRC at the first available meeting to discuss this application.

Please advise should you have any questions.

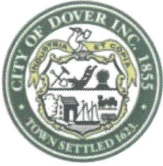
Very truly yours,
TRITECH ENGINEERING CORP.



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

RJS / cmp

Enclosures



City of Dover, New Hampshire
APPLICATION FOR EXTENSION OF/ AMENDMENT TO
OR WAIVER FOR PLAN/ DRIVEWAY

[Revised August 20, 2020]

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

APPLICANT INFORMATION

Name of Applicant: 5 Sherman Street, LLC Telephone # 603-986-2373
Address of Applicant: 242 Central Ave, Dover, NH 03820 E-Mail robert@centralfallsrealty.com
Project Name: Farm Gate Dive Project Location: 103 Court Street
Planning File Number: 2024-0012 Date of Original Approval March 10, 2026
File Type: Conditional Use _____ Site Plan Review X Subdivision _____

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

Extension type requested (check one): Sec. 153-8.A Sec. 153-9.B Sec. 157-13.A Sec. 157-23.B
Current deadline date: _____ Number of Extensions Previously granted by Board _____
Reason(s) for extension/comments (attach additional sheets as needed): _____

AMENDMENT INFORMATION

Condition(s) or portion of plan to be amended: Added 91 Court Street and revisions to 103 Court Street project (SITE 2024-001
Reason(s) for amendment/comments (attach additional sheets as needed): The owner has since purchased the
abutting lot at 91 Court Street and more units are proposed on that lot.

WAIVER INFORMATION

Site Review/Subdivision Regulations section(s) to be waived: _____
Justification for waiver request(s) (attach additional sheets as needed): _____

SIGNATURES

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

Signature of Property Owner: [Signature] Date: _____
Signature of Applicant (if different from owner): _____ Date: _____
Signature of Agent: _____ Date: _____

APPLICATION FOR EXTENSION OF/ AMENDMENT TO OR WAIVER FOR PLAN/ DRIVEWAY 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
19	8 & 9A	5 Sherman Street, LLC	242 Central Ave. Dover NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Robert Baldwin	5 Sherman Street, LLC	242 Central Ave. Dover NH 03820

Surveyor and/or Engineer/Professional Agent:

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

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 24, 2023)

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

A. Plan Review Fees

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

- ☐ SUBDIVISION Application fee \$200.00 + \$150.00 x # _____ new lots created = \$ _____
- ☐ LOT LINE ADJUSTMENT Application fee \$200.00 + \$100.00 X # _____ of lots involved = \$ _____
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee \$200.00 = \$ _____
- ☐ SITE REVIEW – RESIDENTIAL Application fee \$200.00+ \$100.00 x # _____ per dwelling unit = \$ _____
- ☐ SITE REVIEW – NON-RESIDENTIAL Application fee \$200.00 + (not to exceed \$10,000)
 - ☐ New construction \$.15 sq. ft. x # _____ sq. ft. = \$ _____
 - ☐ Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- ☐ MOTEL/HOTEL \$35.00 x # _____ per lodging unit = \$ _____
- ☐ CHANGE OF USE Application fee \$200.00 + (not to exceed \$5,000)
 - ☐ Existing floor spaces \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- ☐ CONDITIONAL USE PERMIT Application fee \$200.00 x # _____ per Application = \$ _____
- ☐ GRAVEL PIT/ EXCAVATIONS
 - ☐ Application fee \$50.00 = \$ _____
 - ☐ Permit fee \$75.00 = \$ _____
- ☒ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee \$200.00 = \$ 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 = \$ _____

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 = \$ _____

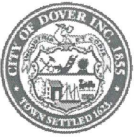
SUBTOTAL = \$ _____

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 PLANNING APPLICATION OWNER AUTHORIZATION

OWNER AUTHORIZATION

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

Property Owner Name:

5 Sherman Street, LLC

Signature(s) of Property Owner(s):

Date: _____

Signature of Applicant:

if different from owner

Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Property Owner Name:

5 Sherman Street, LLC

Signature(s) of Property Owner(s):

Date: _____

Signature of Applicant:

if different from owner

Date: _____

IF SIGN PERMIT, SIGN PERMIT APPLICATION INFORMATION

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

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

Address of Sign Location: _____

Sign Permit Application Type:
(check one)

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

WAIVER REQUEST
Site Review Regulations §153-14.D.6(a) &(c)
Parking Lot Design Standards

for

91 & 103 COURT STREET

91 & 103 Court Street
Dover, New Hampshire
August 2026

In accordance with Site Review Regulations Article 153.21.A, Waiver, the applicant formally requests a waiver from Section 153-14.D.6 (a) & (c) regarding the parking lot design standards for aisle width.

The 103 COURT STREET development project consists of driveways for access & parking for the proposed 9-unit development. We have proposed 20-foot-wide travel ways / aisle ways where 153-14.D.6(a) requires an aisle width of 22 feet and 153-14.D.6(b) requires an aisle width of 24 feet.

153.21 Waivers

- A. The PLANNING BOARD may waive specific provisions of this Chapter. The PLANNING BOARD may only grant a waiver if the PLANNING BOARD finds, by majority vote, that:

- (1) Strict conformity would pose an unnecessary hardship to the APPLICANT and the waiver would not be contrary to the spirit and intent of the regulations; or

The spirit and intent of the regulation is to provide safe access the residents and guest of the proposed project. We respectfully submit that the 20-foot-wide pavement width with an adjacent 5-foot-wide sidewalk will achieve this intent. Our Traffic-Assessment Memorandum calculated weekday vehicle-trips due to the project as:

- *daily, 82 (total of in and out)*
- *AM-street-peak hour, 12 (3 in and 9 out)*
- *PM-street-peak hour, 11 (7 in and 4 out)*

A 20-foot-wide travel way is more than adequate for the 6 peak hour trip generated by the proposed development. American Association of State Highway and Transportation Officials (AASHTO), A Policy on Geometric Design of Highways and Street, 7th Edition (Washington, DC, 2018) allows for Urban Local Street to have a lane width of Nine (9) feet. The project proposal is for a “Pocket Neighborhood” has an emphasis on pedestrians. We have provided sidewalks for internal walking as well as connection to the new sidewalks that will be constructed on Court Street next year.

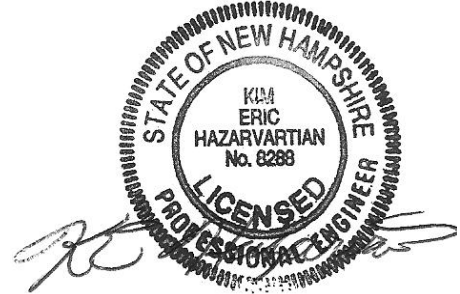
- (2) Specific circumstances relative to the subdivision, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

The spirit and intent of the regulation is to provide safe access the residents and guest of the proposed project. We respectfully submit that the 20-foot-wide pavement width with an adjacent 5-foot-wide sidewalk will achieve this intent. A 20-foot-wide travel way is more than adequate for the 6 peak hour trip generated by the proposed development. American Association of State Highway and Transportation Officials (AASHTO), A Policy on Geometric Design of Highways and Street, 7th Edition (Washington, DC, 2018) allows for Urban Local Street to have a lane width of Nine (9) feet. The project proposal is for a “Pocket Neighborhood” has an emphasis on pedestrians. We have provided sidewalks for internal walking as well as connection to the new sidewalks that will be constructed on Court Street next year.

MEMORANDUM

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

Ref: 1711
Subject: Traffic-Assessment Memorandum
91 and 103 Court Street
Dover, New Hampshire
From: Kim Eric Hazarvartian, Ph.D., P.E., PTOE
Principal
keh@teppllc.com
Date: August 25, 2026

**INTRODUCTION**

Tritech Engineering Corporation has retained TEPP LLC to prepare this traffic-assessment memorandum (TAM). This TAM regards the proposed redevelopment at 91 and 103 Court Street in the City of Dover, New Hampshire.

This TAM includes:

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

This TAM concludes that:

- relevant sight distances at the Court Street/Farm Gate Drive intersection will be adequate
- the proposed project is not anticipated to add significant new traffic to the area

EXISTING SITE DESCRIPTION

The site:

- is along the south side of Court Street
- has an area of about 2.065 acres
- includes two single-family-detached houses, one at 91 Court Street and the other at 103 Court Street
- has two driveways along the south side of Court Street, one for each house
- is bounded on the north by Court Street
- is bounded on the south by a cemetery
- is bounded on the east and west by residential development

PROPOSED PROJECT DESCRIPTION

The project will:

- retain the existing houses
- provide Farm Gate Drive as a private road
- retain the existing driveway for 91 Court Street
- replace the existing driveway for 103 Court Street with a driveway to Farm Gate Drive
- add eight cottage dwelling units

ROAD DESCRIPTION

Court Street:

- is an east-west collector street under the jurisdiction of the City of Dover
- provides connections, to and from the west with Central Avenue, an arterial street, and with central Dover
- provides connections, to and from the east, with Middle Road, a collector street, and with eastern and southern Dover
- has a horizontal alignment with minor-to-moderate curvature
- has a vertical alignment with minor grades
- has a speed limit of 30 miles per hour
- has asphalt-cement-concrete pavement that is currently under reconstruction
- has one travel lane per direction
- has pavement markings including double-yellow lines, separating traffic directions, and single-white edge lines

- near the site, has utility poles on the south side, including one pole with a luminaire along the site frontage

PUBLIC TRANSIT

Scheduled public transit is not available within one-quarter mile of the project site.

SIGHT DISTANCES

Tritech Engineering Corporation states that relevant sight distances at the Court Street/Farm Gate Drive intersection will be over 400 feet in both directions along Court Street. These sight distances are appropriate.

TRIP GENERATION

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

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

- daily, 73 (total of in and out)
- AM-street-peak hour, 11 (3 in and 8 out)
- PM-street-peak hour, 10 (6 in and 4 out)

Table 1. Trip generation.

	Weekday Vehicle-Trips ^a						
	Daily	AM-Street-Peak Hour			PM-Street-Peak Hour		
		Total	In	Out	Total	In	Out
Detached (2 Dwelling Units)	18	1	0	1	2	1	1
Detached (10 Delling Units)	91	12	3	9	12	7	5
Differences Due to Project	73	11	3	8	10	6	4

^a ITE, *Trip Generation Manual*, land use 210, single-family-detached housing.

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

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

TRIP DISTRIBUTION/ASSIGNMENT

Calculated trip generation is so low that area traffic operations will not be sensitive to trip distribution/assignment. Trips will be split along Court Street to/from the east and west and further split beyond the eastern and western termini of Court Street.

POTENTIAL TRAFFIC IMPACTS

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

CONCLUSION

This TAM concludes that.

- relevant sight distances at the Court Street/Farm Gate Drive intersection will be adequate
- the proposed project is not anticipated to add significant new traffic to the area

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

Water and Sewer Demand & Pipe Analysis Summary

for

FARM GATE DRIVE

91 & 103 Court Street
Dover, New Hampshire
August 2026

Water and Sewer Demand for Farm Gate Drive Dover, NH

8 Proposed 3 Bedroom Cottages:

8 Cottages X 3 Bedrooms each x 150 gal/day per BDR =

3600 gal/day

Estimated Design Flow = **3,600 gal/day**

**This design flow rate is based on NHDES Env.Wq 1008.03 Table 1008-1 Unit Design Flow Figures*

Infiltration

Pipe Infiltration

300 gal. per inch diameter of pipe per mile per day

372 feet of 6" services

372 / 5,280 = 0.07045 miles

300 GDP x 6in x 0.07045 mi = **126.8 gal/day** (services)

347 feet of new 8" sewer main

347 / 5,280 = 0.06572 miles

300 GDP x 8in x 0.06572 mi = **157.8 gal/day**

TOTAL = 284.6 gal/day

Manholes Infiltration

1 GPD per vertical foot of manholes

4 new manholes x 30.00 vertical feet = **30.00 gal/day**

Total From Infiltration = 314.6 gal/day

Total Estimated Flow = **3914.6 gallons/day**

LANDSCAPE OPERATION & MAINTENANCE PLAN

for

91 & 103 COURT STREET

91 & 103 Court Street
Dover, New Hampshire
August 2026

Weekly Tasks

1. Mow and edge lawns if needed. Lawns to be cut to 3.5" height.
2. Prune back any shrubs overhanging curbs or sidewalks.
3. Prune back any groundcover overhanging curbs or sidewalks.
4. Remove litter and leaves from plants, planters, and parking lots.
5. Remove any broken or fallen branches from trees. Remove sucker growth from tree trunks.
6. Remove any weeds larger than 2 inches (5 cm) high or wide from planters. Weeds 2 inches (5 cm) and larger must be removed, not just killed.
7. Replace bark mulch which has been knocked or washed out of planters. Smooth mulch layer if it has been disturbed.
8. Replace decorative rock which has been knocked or washed out of drip strips. Smooth decorative rock surface if it has been disturbed.
9. Check plants for signs of stress, pests or disease. Request authorization to replace other dead or missing plants. Note: Maintenance contractor must request authorization to make replacements within one week of the damage becoming evident.
10. Sweep or blow clean all walkways, curbs, and gutters.
11. Treat for any signs of disease or pest infestation.
12. Complete any items required on the Monthly Checklist.
13. Hand water any plants that are dry and stressed.
14. Check the irrigation system (if there is a system). Make emergency repairs as needed or request authorization to make major repairs. Note: Maintenance contractor must request authorization for repairs within one week of the damage becoming evident.
15. Adjust the irrigation controllers for current water needs of plants.
- 16. Gently prune shrubs at appropriate time of year based on species, for shape and form. DO NOT shear.**

Yearly Tasks

Early Spring

1. Prune any tree branches that interfere with public safety. Prune all parking lot and street trees yearly to encourage strong growth.
2. Apply granular fertilizer to shrubs beds and lawns. Be sure to make application prior to a moderate rainfall in drip-irrigated planters so the rain will wash the fertilizer in.
3. Submit receipts to owner's authorized representative as proof of fertilizer purchase.
4. Trim any perennial foliage left in the fall for winter interest to within six inches of the ground.

LANDSCAPE OPERATION & MAINTENANCE PLAN

for

91 & 103 COURT STREET

91 & 103 Court Street
Dover, New Hampshire
August 2026

5. Add new mulch to planters where the mulch depth has been reduced to less than 2 inches (5 cm) thick. Mulch depth shall not exceed 2". Additional mulch not required where shrubs or groundcover completely hide the soil surface from view.
6. Where there is irrigation and after threat of frost is gone, flush out irrigation systems as needed and check for proper operation of each valve zone. Clean or replace plugged sprinkler nozzles. Replace plugged drip emitters.
7. Replace irrigation controller program back-up batteries.

June:

No additional items

July:

No additional items

August:

No additional items

September:

1. Inventory all plant materials. Inventory shall include an exact count of all shrubs and trees, itemized by planter. Replace any dead or missing plants.

October:

1. Prepare irrigation system for winter. Make sure backflow preventer is well insulated or drained prior to first freeze. Blow out pipes using compressed air in areas where freezing could result in breakage.
2. Mow field areas.

November:

1. "WILT-PRUF" broadleaf evergreens when temperature permits.

December:

1. Prune any tree branches that interfere with public safety. Prune all parking lot and street trees yearly to encourage strong growth.

DECLARATION
OF
COURT STREET CONDOMINIUMS
91 & 103 Court Street, Dover, Strafford County
State of New Hampshire

5 Sherman Street, LLC with an address of 242 Central Avenue, Dover, County of Strafford, State of New Hampshire (hereinafter, with its successors and assigns, who come to stand in the same relation to the Condominium as their predecessors, called the “Declarant”), hereby declare:

1. Submission of Property. The Declarant hereby submits the land located in Dover, New Hampshire, and more particularly described in Exhibit A, attached hereto (hereinafter referred to as the “Land”), together with the buildings, all improvements heretofore or hereafter constructed thereon, and all easements, rights, and appurtenances thereto described in said Exhibit A, all of which are owned by the Declarant, to the provisions of the Condominium Act of the State of New Hampshire, Chapter 356-B of the Revised Statutes Annotated, in order to create a plan of condominium ownership in such property. The units hereby submitted as of the date of the recording of this Declaration shall be Units 1 through 9 and the Common Area and facilities associated with those Units.

2. Definitions. As provided in Section 12, I of the Condominium Act, capitalized terms not otherwise defined herein, or in the Bylaws recorded herewith, shall have the meanings specified in Section 3 of the Condominium Act. The following terms are expressly defined herein.

(a) “Bylaws” mean the Bylaws providing for the self-government of the Condominium, recorded herewith, as amended from time to time.

(b) “Common Area” means all parts of the Property other than the Units, as more fully set forth in Paragraph 3(e) of this Declaration, and includes any Limited Common Area.

(c) “Condominium” means the Court Street Condominiums established by this Declaration.

(d) “Condominium Act” means Chapter 356-B of the New Hampshire Revised Statutes Annotated, as amended.

(e) “Land” shall have the meaning set forth hereinabove.

(f) “Majority of the Owners” means the Owners of the Units to which more than fifty (50%) percent of the votes in the Unit Owners’ Association appertain. Any specified percentage of the Owners means the Owners of Units to which the specified percentage of the votes in the Unit Owners’ Association appertain. Each Unit shall have one vote regardless of the unit’s percentage ownership in the Common Area.

(g) “Owner or Unit Owner” means any Person or Persons, who holds or hold fee simple title to a Unit. No mortgagee shall be deemed to be an Owner until such mortgagee has acquired such title pursuant to foreclosure or any procedure in lieu of foreclosure.

(h) “Percentage Interest” or “Undivided Percentage Interest” means the percentage undivided interest of each unit in the Common Area as set forth in Exhibit B attached hereto.

(i) “Property” means the land and buildings and all other improvements heretofore or hereafter constructed thereon, and all easements, rights, and appurtenances thereto, and all articles of personal property intended for common use in connection therewith, except as any of the foregoing may be limited in Exhibit A attached hereto.

(j) “Registry” means the Strafford County Registry of Deeds.

(k) “Rules” means those rules and regulations adopted from time to time by the Board of Directors of the Association relative to the use of the Condominium, provided they are not in conflict with the Condominium Act, the Declaration, or the Bylaws.

(l) “Site Plan and Floor Plans” or “Plan” means the plat of the entire property described in this Declaration, and all floor plans relative thereto, recorded simultaneously herewith or recorded subsequently.

(m) "Unit" means a unit as defined by the Condominium Act, which is bounded and described as shown on the Plans of the Condominium and as provided in Paragraph 3(d) hereof.

(n) "Unit Owners' Association", or "Court Street Condominiums Unit Owners' Association," or "Association" means all the Owners acting as a group in accordance with this Declaration and/or the Bylaws.

3. Statutory Requirements. The following information is provided pursuant to the provisions of Section 16 of the Condominium Act:

(a) Name. This condominium shall be known as "Court Street Condominiums."

(b) Location. This condominium is located at 91 and 103 Court Street, Dover, County of Strafford, State of New Hampshire, and includes the internal private roadway known as Farm Gate Drive.

(c) Description of Land. A legal description by metes and bounds of the Land submitted to the Condominium is contained in Exhibit A. Exhibit A shall be revised prior to recording to include the land comprising both 91 Court Street and 103 Court Street, together with all appurtenant easements and rights serving Farm Gate Drive. The Land may be subject to easements for the benefit of adjacent developments.

(d) Description of Units.

(i) Buildings. This Condominium consists of a maximum of nine (9) units. The Site Plan which depicts the condominium is recorded at the Strafford County Registry of Deeds as Plan # _____ and the Floor Plans are recorded as Plan # _____. The location and dimensions of the buildings are shown on the Site and Floor Plans.

(ii) Units. Each of the Units is hereby declared to be held in fee simple and may be retained, occupied, conveyed, transferred, encumbered, inherited, or devised in the same manner as any other parcel of real property independent of the other individual Units. Annexed hereto and made a part hereof as Exhibit B is a list of the Units, their respective identifying numbers or Unit designations, and the Undivided Percentage Interests in the Common Area appurtenant to each.

(iii) Each Owner shall own an equal, undivided interest in the Common Area. Subject to the provisions of this Declaration, each Owner may use the Common Area, excepting Limited Common Area, in accordance with the purposes for which it is intended, so long as he does not hinder or encroach upon the lawful rights of the other owners or otherwise violate the provisions hereof or of any Residency Regulations adopted pursuant to said provisions.

Notwithstanding the above provisions, the Declarant shall have and exercise the voting rights for any units which remain titled in the name of the Declarant, or which are proposed to be constructed in future phases regardless of whether those phases have been commenced or completed.

(iv) Unit Boundaries:

The boundaries of each Unit with respect to floors, ceilings, walls, doors, and windows thereof are as follows:

- (A) Floors: The upper surface of the subflooring.
- (B) Ceilings: The plane of the upper surface of the wallboard, plasterboard or plaster of which the ceilings are constructed.
- (C) Interior Building Walls between Units: The plane of the surface facing such unit of the wall studs.
- (D) Exterior Building Walls, Doors and Windows: As to exterior walls, the plane of the interior surface of the wall studs; as to doors providing access and egress to the unit, the plane of the exterior surface thereof; and as to windows and doors containing glass, the plane of the exterior surfaces of the window and panel frames.

Except as provided herein:

- (1) Interior walls, floors or ceilings are designated as boundaries of a Unit, all lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, finish flooring, and any other materials constituting any part of the finished surfaces thereof are a part of the Unit and all other portions of the walls, floors, or ceilings are a part of the Common Area.
- (2) If any chute, flue, duct, wire, conduit, bearing wall, bearing column, or any other fixture which lies partially within and partially outside the designated boundaries of a Unit, any portion thereof serving only that Unit is a Limited Common Area allocated solely to that Unit, and any portion thereof serving more than one Unit or any portion of the Common Area is a part of the Common Area.
- (3) Subject to the provision of paragraph (2), all spaces, interior partitions, and other fixtures and improvements within the boundaries of a Unit are a part of the Unit.
- (4) Any doorsteps, balconies, patios, and all exterior doors and windows or other fixtures designed to serve a single unit, but located

outside the Unit's boundaries, are Limited Common Areas allocated exclusively to that Unit.

(e) Description of Common Area and Limited Common Area.

(i) Common Area. Common Area consists of the entire property other than the Units and includes, but not by way of limitation: the Land, the walks, private driveway, mail kiosk, landscaping, shrubbery and other plantings, and other land and interests in land included and described in Exhibit A hereto, sewage disposal, stormwater system including drainage features, electrical, telephone, and other utility systems serving the condominium to the extent said systems are located within the Property and are not owned by the supplier of the utility service (but not including any portions thereof servicing a single Unit and contained within a Unit); and the pipes, ducts, chutes, conduits, plumbing, wires, meters, meter housings, and other facilities for the furnishing of utility services or waste removal located within a Unit, which serve parts of the condominium other than the Unit within which they are located, and also those located within the yard areas, the roofs, foundations, bearing walls, bearing columns, and other structural portions of the buildings; the perimeter walls, ceilings, the floors bounding each Unit to the unfinished interior surfaces thereof and other walls which are not within a Unit; any other amenities constructed or to be constructed on the Land; and all other parts of the Condominium, including personal property acquired by the Association, necessary or convenient to its existence, maintenance and safety, or normally in common use, and including any easements serving the Property set forth in Exhibit A hereto.

(ii) Limited Common Area. Certain decks, patios, storage areas, and parking spaces are Limited Common Area, being reserved for the exclusive use of the Unit to which they are adjacent or assigned. Each unit shall have the use of two parking spaces. A handicap parking space may be used for non-handicap visitor parking. Designations of the aforementioned Limited Common Area or of any other Limited Common Area shall be shown on the Plans. Each Limited Common Area is owned in common by all of the Owners, but is restricted to the use and benefit of the Unit or Units which it services. No other structures within the limited common area (other than the residential unit, garage, and related decks, porches, driveways, and similar attachments) shall be constructed without the prior permission of the Board of Directors of the Association.

(iii) Use. The use of the Common Area shall be limited to the owners in residence and to their tenants in residence, and to their guests. The use of each Limited Common Area shall be further restricted to the Owner of the Unit to which it is appurtenant, to his tenants in residence, and to his guests. The use, including responsibilities for maintenance and repair, of the Common Area and Limited Common Area shall be governed by the Bylaws and by the Rules as adopted and amended from time to time by the Board of Directors of the Association.

(f) Reassignment of Limited Common Area. Limited Common Area may be reassigned pursuant to Section 19 of the Condominium Act. Pursuant to RSA 356-B:16,

I (f), the Declarant reserves the right to designate additional limited common areas by amendment to this Declaration at any time prior to conveyance of any Unit.

(g) Allocation of Percentage Interests. All Units will have an equal Undivided Percentage Interest in the Common Area.

(h) Statement of Purpose and Restrictions on Use. The Condominium and each of the Units are primarily intended for residential use and the following provisions, together with the provisions of the Bylaws and the Rules, are in furtherance of this purpose:

(i) Residential Use; Limitation. Each Unit shall be occupied and used only for residential purposes by the Owner and his family, or by tenants and guests of the Owner, except for such limited professional use as the Association, upon application of the Owner, from time to time may authorize as not being incompatible with the residential character of the Condominium. This restriction shall not be construed to prohibit Owners from leasing their Units so long as the Lessees thereof occupy and use the leased premises in accordance with the provisions of this Declaration, and any rules and/or regulations adopted by the Board of Directors of the Association. Any lease shall be for a minimum term of not less than thirty (30) days.

(ii) Easement to Facilitate Completion and Sales. Declarant shall be deemed to be the Owner of any Units which have not been sold and conveyed. Declarant and its duly authorized agents, representatives, and assigns may make such reasonable use of the Condominium as may facilitate the sale and conveyance, including, without limiting the generality of the foregoing, the right to enter all Units and Common Area for construction purposes, and the right to store materials, the maintenance of a sales office and a rental office, the showing of property, and the displaying of signs. In addition, the Declarant and its duly authorized agents, representatives, and employees shall have the right to use any and all unsold and un-conveyed Unit or Units as sales offices and/or model units. Such Units shall be Units within the meaning of this Declaration and the Condominium Act, and not parts of the Common Area. The Declarant shall have the absolute right to convey or lease such Units. Further, the Declarant reserves the right to enter into certain agreements with other Unit Owners who may agree to lease their Units to the Declarant for use by the Declarant as model units and/or sales offices.

(iii) Easement for Structural Encroachments. None of the rights and obligations of the Owners created herein, or in any deed conveying a Condominium Unit from the Declarant to a purchaser thereof, shall be altered in any way by encroachments as a result of construction of any structures or due to settling or shifting of structures. There shall be valid easements for the maintenance of such encroachments so long as they shall exist; provided, however, that in no event shall a valid easement for encroachment be created in favor of an Owner or Owners if said encroachment occurred due to the willful conduct of said Owner or Owners.

(iv) Occupancy Limitation. No Unit in any building shall be leased, sold, or occupied until the Owner thereof shall have received an occupancy permit for the Unit in accordance with the Zoning Ordinance and Building Code of the City of Dover.

(v) Pipes, Ducts, Cables, Wires, Conduits, Public Utility Lines, and Other Common Area Located Inside of Units, Support. Each Unit Owner shall have an easement in common with the Owners of all other Units to use all pipes, wires, ducts, cables, conduits, public utility lines, and other Common Area located in any of the other Units and serving his Unit. Each Unit shall be subject to an easement in favor of the Owners of all other Units to use the pipes, ducts, cables, wires, conduits, public utility lines, and other common Area serving such other Units and located in such Unit. The duly authorized representative of the Association shall have a right of access to each Unit to inspect the same, to remove violations therefrom, and to maintain, repair, or replace the Common Area contained therein or elsewhere in the building. Every portion of a Unit which contributes to the structural support of a building shall be burdened with an easement of structural support for the benefit of all other Units and the Common Area.

(vi) Owners Subject to Declaration, Bylaws, and Rules and Regulations. All present or future Owners, tenants, and occupants of Units, or any other person who might use the facilities of the Property in any manner are subject to the provisions of this Declaration, the Bylaws, and the Rules. The acceptance or the entering into occupancy of any Unit shall constitute an agreement that the provisions of this Declaration, the Bylaws, and the Rules, as they may be lawfully amended from time to time, are accepted and ratified by such Owner, tenant, or occupant, and all of such provisions shall be deemed and taken to be enforceable servitudes and covenants running with the land and shall bind any person having at any time any interest or estate in such Units, as though such provisions were recited and stipulated at length in each and every deed of conveyance or lease thereof.

The Declaration, Bylaws, and Rules to be adopted by the Board of Directors of the Association, and the decisions and resolutions of the Association, or its representatives, as lawfully amended from time to time, all contain, or will contain certain restrictions as to use of the Units or other parts of the Condominium. Each Owner shall comply therewith and failure to comply with any such provisions, decision, or resolution shall be grounds for an action by the Association or any Unit Owner to recover sums due, for damages or for injunctive relief. All such actions in law or in equity by the Association shall be authorized by resolution of the Board of Directors, and the Association or Unit Owner shall be entitled to recover all reasonable costs and expenses of such actions, including attorneys' fees, as more particularly set forth in Article XII of the Bylaws.

(vii) Condominium Subject to Easements for Ingress and Egress and Use. Subject to the provisions of this Declaration, including, without limitation, Paragraph 4 hereof, the Bylaws and the Condominium Act, each Unit Owner shall have an easement in common with the Owners of all other Units for ingress and egress through, and use and enjoyment of, all Common Area. Each Unit shall be subject to an easement for ingress

and egress through, and use and enjoyment of, all Common Area by persons lawfully using or entitled to the same.

(viii) Property Subject to Covenants, Easements, and Restrictions of Record. The submission of the Property is subject to all covenants, conditions, easements, and restrictions of record, including without limitation those which are set forth or referred to in Exhibit A.

(ix) Reservation of Utility Easements. The Declarant reserves on behalf of itself and the Association and their successors and assigns, perpetual easements over all Units and the Common Area for the installation, construction, reconstruction, maintenance, repair, operation, and inspection of all utility services necessary or desirable in connection with operation of the Condominium, including, without limitation, water, sewage disposal, telephone, heating and air conditioning, gas, cable television and electrical systems, all for the benefit of the respective Owners of the Condominium, which reservation includes the right to convey such easements directly to suppliers and/or distributors of such utility services.

(x) No Subdivision or Partition. No Unit may be divided or subdivided into a smaller Unit; no Unit or portion thereof shall be added to or incorporated into another Unit. The Common Area shall remain undivided and no Unit Owner or any other person shall bring any action for partition or division thereof; nor shall the Common Area be abandoned by act or omission, unless the Condominium shall be terminated pursuant to the Condominium Act.

(xi) No Harmful or Offensive Use of Condominium. No harmful or offensive use shall be made of any part of the Condominium and nothing shall be done therein which is or will become in the judgment of the Association an annoyance or nuisance to the other Unit Owners. No use shall be made of any part of the Condominium which will constitute a fire hazard, result in the cancellation of insurance on any part of the Condominium, or be in violation of any law, ordinance, or governmental regulation applicable thereto. No use shall be made of any part of the Condominium which would increase the rate of insurance on the Common Area without the prior written consent of the Association.

(xii) Determination of Action Following Casualty Damage. In the event of damage to any portion of the Condominium by fire or other casualty, the proceeds of the master casualty policy shall, pursuant to Section 43, III of the Condominium Act, be used to repair, replace, or restore the structure or Common Area damaged, unless the Unit Owners vote to terminate the Condominium pursuant to Section 34 of the Condominium Act. The Board of Directors of the Association are hereby irrevocably appointed the agent for each Owner of a Unit and for each mortgagee of a Unit and for each Owner of any other interest in the Condominium to adjust all claims arising under such policy, or otherwise resulting from such damage, and to execute and deliver releases upon the payment of claims; and proceeds of insurance shall be payable to COURT STREET Condominiums Unit Owners' Association, the Unit Owners, or any mortgagees as their

interests may appear. The procedure for reconstruction and repair is set forth in Article VI of the Bylaws.

(xii) Garbage. Garbage, trash and refuse may be removed at suitable regular intervals as directed by the Board of Directors of the Association. No dumping or burning of garbage, trash or refuse shall be permitted on condominium property. No garbage, trash or refuse may be stored in such a manner that may cause same to be transferred off-site by natural causes such as rain, wind, etc. All containers for garbage, trash and refuse shall be kept under cover from view or screened from view, except for a reasonable time before removal.

(xiv) Antennas. No unit owner shall erect, install, or maintain any outside television and/or radio antennas or satellite dish. Windmills are not permitted on any part of the condominium property. No unit may have solar panels individually. The Association may approve a common solar panel system for the benefit of all, or a portion of, units, if located in the Common Area.

(xv) Recreational Vehicles. Recreational vehicles including, but not limited to, boats, trailers, campers, motor homes, snowmobiles, all-terrain vehicles, etc. shall not be allowed on any part of the Condominium property.

(xvi) Exterior Lighting. No Unit Owner shall install any exterior lighting on any Unit or change the original exterior light fixtures installed by the Declarant.

(xvii) Size of Residence: Residential Units 2, 3, 4, and 5 are the units created through the transfer of development rights, and shall not be constructed or reconstructed with more than 1,400 square feet of total living area, excluding garages, basements, and porches, as long as they remain unfinished. Residences shall remain single-family. Pursuant to City of Dover Zoning Ordinance Section 170-27.2.G(iii) as amended.

(i) RSA 356-B:41 - Upkeep of Condominium - Warranty Against Structural Defects.

- (i) Except to the extent otherwise provided by the condominium instruments, all powers and responsibilities with regard to maintenance, repair, renovation, restoration, and replacement of the condominium shall belong (a) to the individual unit owners' Association in the case of the common areas, and (b) to the individual unit owner in the case of any unit or any part thereof. Each unit owner shall afford to the unit owners' association and to any of its agents or employees such access through his unit as may be reasonably necessary to enable them to exercise and discharge their respective powers and responsibilities. But to the extent that damage is inflicted upon the common areas or any unit through which access is taken, the unit owner causing

the same, or the unit owners' association if it has caused the same, shall be liable for the prompt repair thereof.

- (ii) Notwithstanding any provision to the contrary, the declarant shall warrant or guarantee, against structural defects, each of the units for one (1) year from the date each is conveyed, and all of the common areas for one (1) year from the date of completion of the common area. The one year referred to in the preceding sentence shall begin as to each of the common areas whenever the same has been completed or if later, (a) as to any common area within any additional land or portion thereof, at the time the first unit therein is conveyed. For the purposes of this paragraph, no unit shall be deemed conveyed unless conveyed to a bona fide purchaser. For the purposes of this paragraph, structural defects shall be those defects in components constituting any unit or common area which reduce the stability or safety of the part of the structure below accepted standards or restrict the normal intended use of all or part of the structure and which require repair, renovation, restoration or replacement. Nothing in this paragraph shall be construed to make the declarant responsible for any items of maintenance relating to the units or common areas.

4. Amendment of Declaration. Except as otherwise provided in the Condominium Act and in this Declaration and Bylaws, this Declaration and Bylaws may be amended by agreement of at least two-thirds of the Owners; provided, however, that (i) any such amendment shall be executed by such two-thirds of the Owners or by the President and Treasurer of the Association accompanied by a Certificate of Vote of the Clerk; (ii) evidence of such amendment shall be duly recorded at the Registry pursuant to Section 34, IV of the Condominium Act; (iii) so long as the Declarant owns one or more Units, no amendment to the Declaration shall be adopted that could interfere with the construction, sale, lease, or other disposition of such Unit(s); (iv) no such amendment shall be contrary to the provisions of the Condominium Act; (v) no such amendment shall affect any rights reserved to the Declarant herein or in the Bylaws without the written consent of the Declarant; (vi) any amendment of material nature as defined in Section 402.02 of FNMA Lending documents dated January 1, 1983, shall have been approved in writing by fifty-one (51%) percent of the mortgagee or mortgagees holding first mortgages on Units; and (vii) any such amendment shall not be contrary to any provisions of the City of Dover Zoning Ordinance and Building Code or Subdivision Regulations.

5. FNMA/FHLMC Compliance. Notwithstanding anything to the contrary elsewhere in the Condominium Instruments, the following provisions shall govern and be applicable insofar and for so long as the same are required in order to qualify mortgages of Units in the Condominium for sale to the Federal Home Loan Mortgage Corporation

(FHLMC) or the Federal National Mortgage Association (FNMA) or the Federal Housing Administration (FHA) under the laws and regulations applicable thereto.

(a) Any holder, insurer, or guarantor of a first mortgage on a Unit in the Condominium shall, upon written request, be entitled to written notification from the Association of any of the following (holders of first mortgages who have submitted such written requests will be referred to as “Eligible Mortgage Holders”):

(i) A condemnation or loss which affects a material portion of the Property of such Unit on which such first mortgagee holds a first mortgage lien;

(ii) Any sixty (60) day delinquency in the payment of assessments or charges owed by a mortgagor of such Unit;

(iii) Any lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Association;

(iv) Any action for which the consent of Eligible Mortgage Holders is required pursuant to this Declaration;

(b) Any first mortgagee of a Unit in the Condominium who obtains title to the Unit pursuant to the remedies provided in the mortgage, or foreclosure of the mortgage, or deed (of assignment) in lieu of foreclosure, shall take the property free of any claims for unpaid assessments or charges against the mortgaged Unit which accrue prior to the acquisition of title of such Unit by the mortgagee.

(c) Unless at least fifty-one (51%) percent of the Eligible Mortgage Holders (based upon votes appurtenant to Units subject to such mortgages) have given their prior written approval, the Owners and the Association shall not be entitled to: (i) by act or omission, seek to abandon or terminate the Condominium project; (ii) change the Percentage Interests or obligations of any Unit for purposes of (a) levying assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards or (b) determining the pro rata share of ownership of each Unit in the Common Area; (iii) partition or subdivide any Unit; (iv) by act or omission, seek to abandon, partition, subdivide, encumber, sell, or transfer, the Common Area (the granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Area by the Declarant or the Association shall not be deemed a transfer within the meaning of this clause); (v) use hazard insurance proceeds for losses to the Property (whether to Units or to Common Area) for other than the repair, replacement, or reconstruction of such Property; or (vi) amend, modify, or otherwise change any material rights or obligations under this Declaration or the Bylaws. In the case of termination of the Condominium for any reason other than substantial destruction or condemnation, prior written approval of sixty-seven (67%) percent of Eligible Mortgage Holders shall be required.

(d) The Board of Directors of the Association shall assure that its books, records, and financial statements, as well as current copies of the Declaration, Bylaws, and Rules are available for inspection by Unit Owners or holders, insurers, or guarantors of first mortgages on Units during normal business hours or under other reasonable circumstances.

(e) An adequate operating fund and a reserve fund for maintenance, repairs, and replacements of any Common Area which must be replaced on a periodic basis shall be established by the Association and shall be funded by regular monthly payments rather than by special assessments.

(f) No provision of this Declaration, the Bylaws, or the Rules shall be construed to grant to any Unit Owner, or to any other party, any priority over any rights of first mortgagees of the Condominium Units pursuant to their mortgages in the case of a distribution to Unit Owners of insurance proceeds or condemnation awards for losses to, or a taking of, Units and/or the Common Area or any portions thereof.

(g) This Declaration and the Bylaws contain provisions concerning various rights, priorities, remedies, and interests of first mortgagees of Units. Such provisions are to be construed as covenants for the protection of such mortgagees on which they may rely in making loans secured by mortgages on the Units. Accordingly, any Owner who gives a first mortgage on his Unit shall notify the Association of the name and address of the first mortgagee of such Unit. All mortgagees with respect to which the Association has received such notice shall be given written notice of any damage or loss where the cost of restoring the Common Area exceeds Ten Thousand (\$10,000.00) Dollars, and the first mortgagee of a Unit shall be given written notice of damage or loss to the Unit covered by its mortgage where the cost of restoration of such damage or loss exceeds One Thousand (\$1,000.00) Dollars, the Association is made aware of such damage or loss, and notice of such mortgage has been supplied to the Association.

(h) If FHLMC or FNMA or FHA holds any interest in one or more mortgages of Units:

(i) The Association shall be required to obtain and maintain, to the extent obtainable, and permitted by applicable law, such insurance other than that which may be required by Article VI of the Bylaws, in such amounts and containing such terms, as may be required from time to time by FHLMC, FNMA, or FHA, including, but not limited to, dishonest acts on the part of the officers of the Association, employees, or volunteers responsible for handling the Association's funds. All such insurance shall provide that an adjustment of loss shall be made by the Association and if FHLMC, FNMA, or FHA holds any interest in one or more mortgages on Units, all such policies shall be in such amounts and contain such terms as may be required from time to time by whichever of FHLMC, FNMA, or FHA (or all) holds such interests.

(ii) Whenever any Unit and/or Common Area is damaged by fire or other hazard, the Association shall give notice to such persons as may be required by FHLMC or FNMA.

(iii) Any holder, insurer, or guarantor, or grantor of a first mortgage on any Unit shall be entitled to have the Association provide a copy of the audited financial statement for the immediate preceding fiscal year of the Association. If no such audited statement exists, the requesting party is entitled to have an audited statement prepared at its own expense, or at its option to receive a copy of any unaudited statement. Upon such request, the Association must provide the financial statement to the requesting party within a reasonable time.

6. No Revocation or Partition. The Common Area shall remain undivided and no Unit Owner or any other Person shall bring any action for partition or division thereof, nor shall the Common Area be abandoned by act or omission, unless the Condominium is terminated pursuant to Section 34 of the Condominium Act.

7. Invalidity. It is the intention of the Declarant that the provisions of this Declaration are severable so that if any provision, condition, covenant, or restriction hereof shall be invalid or void under any applicable federal, state, or local law or ordinance, the remainder shall be unaffected thereby. In the event that any provision, condition, covenant, or restriction hereof is, at the time of recording this Declaration, void, voidable, or unenforceable as being contrary to any applicable law or ordinance, the Declarant, its successors and assigns, and all persons claiming by, through, or under this Declaration, covenant and agree that any future amendments or supplements to the said laws having the effect of removing said invalidity, voidability, or unenforceability, shall be deemed to apply retrospectively to this Declaration thereby operating to validate the provisions of this instrument which otherwise might be invalid, and it is covenanted and agreed that any such amendments and supplements to the said laws shall have the effect herein declared as fully as if they had been in effect at the time of this instrument.

8. Waiver. No provision contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same (except where a right is dependent upon notice to be given within a specified period), irrespective of the number of violations or breaches which may occur.

5 Sherman Street, LLC, Declarant, By

Knox Marsh Development, LLC

Witness

By: _____
DAVID PAOLINI, Member

Witness

By: _____
ROBERT BALDWIN, Member

Sands Construction Holdings, LLC Long

Witness

By: _____
JOHN T. O'NEILL, as Trustee of the John
T. O'Neill Revocable Trust, Member

Witness

By: _____
BRIAN R. O'NEILL, Member

Witness

By: _____
SCOTT J. O'NEILL, Member

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

_____, 2024

Personally appeared DAVID PAOLINI, in his capacity as Member of Knox Marsh Development, LLC and acknowledged the foregoing instrument to be his voluntary act and deed on behalf of the company, before me,

Notary Public
My Commission Expires:

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

_____, 2024

Personally appeared ROBERT BALDWIN in his capacity as Member of Knox Marsh Development, LLC and acknowledged the foregoing instrument to be his voluntary act and deed on behalf of the company, before me,

Notary Public
My Commission Expires:

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

_____, 2024

Personally appeared JOHN T. O'NEILL, as Trustee of the John T. O'Neill Revocable Trust, in his capacity as Member of Long Sands Construction Holdings, LLC, and

acknowledged the foregoing instrument to be his voluntary act and deed as Trustee, on behalf of the company, before me,

Notary Public
My Commission Expires:

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD _____, 2024

Personally appeared BRIAN R. O'NEILL, as Member of Long Sands Construction Holdings, LLC and acknowledged the foregoing instrument to be his voluntary act and deed on behalf of the company, before me,

Notary Public
My Commission Expires:

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD _____, 2024

Personally appeared SCOTT J. O'NEILL, as Member of Long Sands Construction Holdings, LLC and acknowledged the foregoing instrument to be his voluntary act and deed on behalf of the company, before me,

Notary Public
My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION OF LAND

[TO BE REPLACED PRIOR TO RECORDING WITH THE
SURVEYOR/ATTORNEY-PREPARED LEGAL DESCRIPTION INCLUDING BOTH
91 COURT STREET AND 103 COURT STREET, TOGETHER WITH ALL
APPURTENANT EASEMENTS AND RIGHTS SERVING FARM GATE DRIVE.]

EXHIBIT B

UNIT DESIGNATIONS AND UNDIVIDED PERCENTAGE INTERESTS

Unit	Undivided Percentage Interest in Common Area
Unit 1	1/9 (11.111...%)
Unit 2	1/9 (11.111...%)
Unit 3	1/9 (11.111...%)
Unit 4	1/9 (11.111...%)
Unit 5	1/9 (11.111...%)
Unit 6	1/9 (11.111...%)
Unit 7	1/9 (11.111...%)
Unit 8	1/9 (11.111...%)
Unit 9	1/9 (11.111...%)

Total: 100% (each Unit has an equal one-ninth undivided interest).

TRANSFER DEVELOPMENT RIGHTS
APPLICATION AND AMENDED
SITE DEVELOPMENT PLANS

91 & 103 COURT STREET

91 AND 103 COURT STREET
DOVER, NEW HAMPSHIRE

LIST OF PLANS

- | | |
|---|---|
| T-1 - TITLE SHEET | SP-4 - GRADING AND DRAINAGE PLAN (1"=20') |
| T-2 - NEIGHBORHOOD PLAN | SP-5 - BIORETENSION DETAILS |
| EX-1 - EXISTING CONDITIONS PLAN (1"=30') | SP-6 - STORMTECH PLAN |
| TDR-1 - TRANSFER DEVELOPMENT RIGHTS PLAN | SP-7 - DRAINAGE DETAILS |
| SSS-1 - SITE SPECIFIC SOILS PLAN (1"=30') | SP-8 - CONSTRUCTION DETAILS |
| SN-1 - STANDARD NOTES PLAN | SP-9 - CONSTRUCTION DETAILS |
| C-1 - ROADWAY PLAN AND PROFILE (1"=20') | SP-10 - CONSTRUCTION DETAILS |
| C-2 - ROADWAY PLAN AND PROFILE (1"=10') | SP-11 - SEWER DETAILS |
| C-3 - CROSS COUNTRY UTILITY PLAN (1"=20') | SP-12 - SEWER DETAILS |
| SP-1 - GENERAL SITE PLAN (1"=30') | Li-1 - LIGHTING PLAN |
| SP-2 - SITE CONSTRUCTION PLAN (1"=20') | La-1 - LANDSCAPE PLAN |
| SP-3 - UTILITY PLAN (1"=20') | La-2 - LANDSCAPE DETAILS |
| | TR-1 - FIRE TRUCK TURNING PLAN |

OWNER / APPLICANT

5 SHERMAN STREET, LLC.
242 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE

CIVIL ENGINEER - SURVEYOR

TRITECH ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE

WETLAND & SOIL SCIENTIST

HIGHLAND SOILS SERVICES
75 PROSPECT STREET
SOMERSWORTH, NEW HAMPSHIRE

LANDSCAPE ARCHITECT

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

TRAFFIC ENGINEER

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

SHEET No.

T-1

AMENDED

TITLE SHEET

91 & 103 COURT STREET

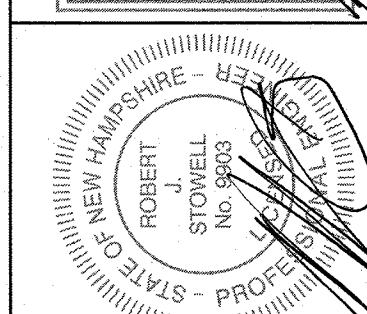
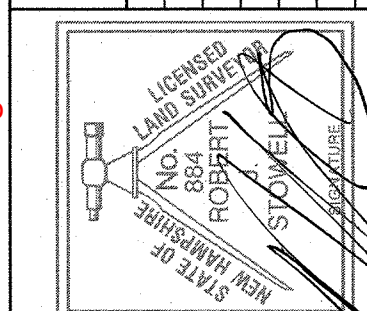
91 AND 103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 27, 2026 JOB No. 26120

ISSUED FOR TRC REVIEW

August 27, 2026

REVISIONS
DATE: DESCRIPTION:



TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 9630



TRITECH ENGINEERING CORPORATION

N

SHEET No.

T-2

NEIGHBORHOOD PLAN

91 & 103 COURT STREET

91 AND 103 COURT STREET

STRAFFORD COUNTY

AUGUST 27, 2026 JOB No. 26120

SCALE: 1" = 60'

ISSUED FOR TRC REVIEW
August 27, 2026

REVISIONS	DATE	DESCRIPTION

TRITECH
ENGINEERING CORPORATION

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

TAX MAP 19
LOT 52
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, N.H.

PINE HILL
CEMETERY

TAX MAP 19
LOT 7-4
CHINBURG DEVELOPMENT, LLC.
3 PENSTOCK WAY
NEWMARKET, NH.
SCRD 3184-80

MAP 19
LOT 9A
37,718 sq.ft.
0.866 acres

MAP 19
LOT 8
52,241 sq.ft.
1.199 acres

KEVIN MCNEANEY
109 COURT STREET
DOVER, N.H.
SCRD 5171-305

TAX MAP 20
LOT 112
RICHARD ERDMANN
92 COURT STREET
DOVER, N.H.
SCRD 2557-152

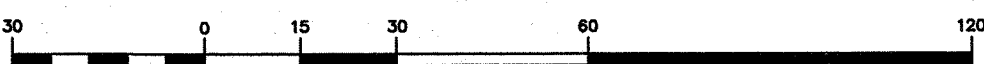
TAX MAP 20
LOT 112 A
LISA O. GRADY
100 COURT STREET
DOVER, N.H.
SCRD 2208-121

TAX MAP 20
LOT 113-1
CONSTANCE ANN CARPENTER
102 COURT STREET
DOVER, N.H.
SCRD 4387-2

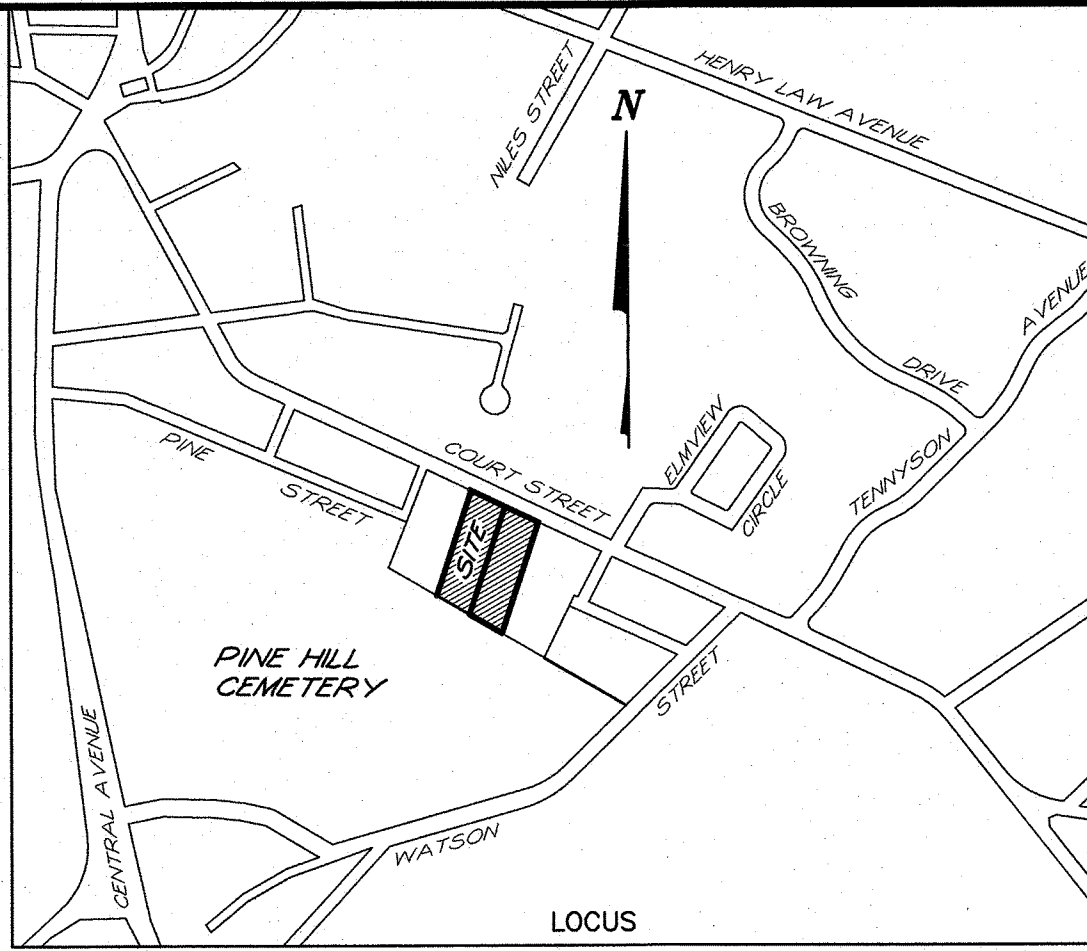
TAX MAP 20
LOT 113
CHANGING PLACES, LLC.
42 J DOVER POINT ROAD
DOVER, N.H.
SCRD 4225-722

LEGEND

- REBAR WITH ID CAP TO BE SET
- UTILITY POLE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- DRAIN LINE
- GAS LINE
- WATER LINE
- VINYL STOCKADE FENCE
- WOOD RAIL FENCE
- CHAIN LINK FENCE
- METAL RAIL FENCE
- SPECIMEN TREE
- ARBORVITAE



1"=30'



LOCUS
(NOT TO SCALE)

NOTES

- INTENT: TO SHOW THE EXISTING CONDITIONS OF TAX MAP 19 LOTS 8 & 9A.
- CURRENT OWNER: 5 SHERMAN STREET LLC
242 CENTRAL AVENUE
DOVER, N.H.
- TAX MAP 19 LOTS 8 & 9A.
- TOTAL LOT AREA: MAP 19 LOT 8 52,241 SQ.FT. - 1.199 ACRES MAP 19 LOT 9A 37,718 SQ.FT. - 0.866 ACRES
- PROJECT DEED REFERENCE: MAP 19 LOT 8 BOOK 5172 PAGE 55 MAP 19 LOT 9A BOOK 5368 PAGE 698
- PROJECT PLAN REFERENCE: SURVEYED MAY 1935
W.S. WHEELER, CE
DOVER, N.H.
SCRD
POCKET #10, FOLDER #2, PLAN #11 & 12
LIMITED SUBDIVISION
CECIL TAYLOR
DOVER, N.H.
FREDERICK E. DREW ASSOCIATES
JULY 1977 SCRD 17-112
PROPERTY SURVEY
109 COURT STREET, DOVER
STRAFFORD COUNTY, NEW HAMPSHIRE
JOANNE RICHARD LIVING REVOCABLE TRUST
STONEWALL SURVEYING
AUGUST 1, 2023 SCRD #13011
- ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, POWER LINE, CROSS TRAVEL OR OTHER EASEMENTS HAVE BEEN REFERENCED IN A NOTE.
- ZONING: R-12
MIN. LOT SIZE: 12,000 SQ.FT.
MIN. FRONTAGE: 100 FT
MIN. SETBACKS:
FRONT: 15 FT TO 25 FT
SIDE: 15 FT
REAR: 30 FT
MAX. COVERAGE: 30 %
- VARIANCES, SPECIAL EXCEPTIONS, CONDITIONAL USE PERMITS: NONE
- THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 60,000, AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF FEBRUARY, 2024.
- SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 0320E, MAP No. 33017C0340E, DATE: 9-30-2015).
- DURING THE MONTH OF MARCH, 2024 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT OF THE ARMY, 1987) ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO WETLANDS WERE FOUND.
- BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON FEBRUARY 16, 2024 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON FEBRUARY 19, 2024. DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (NAVD 88).
- 25 FOOT SETBACK FROM PINE HILL CEMETERY (SEE RSA 289:3 III).

AMENDED

EXISTING CONDITIONS PLAN

5 SHERMAN STREET LLC

91 AND 103 COURT STREET

DOVER, NEW HAMPSHIRE

STRAFFORD COUNTY

AUGUST 27, 2026 JOB No. 26120

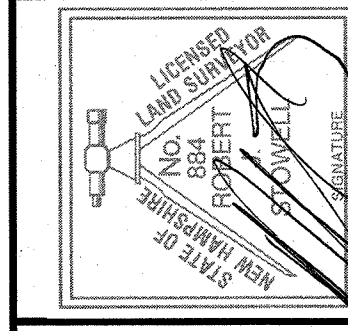
SCALE: 1" = 30'

SHEET No.

EX-1

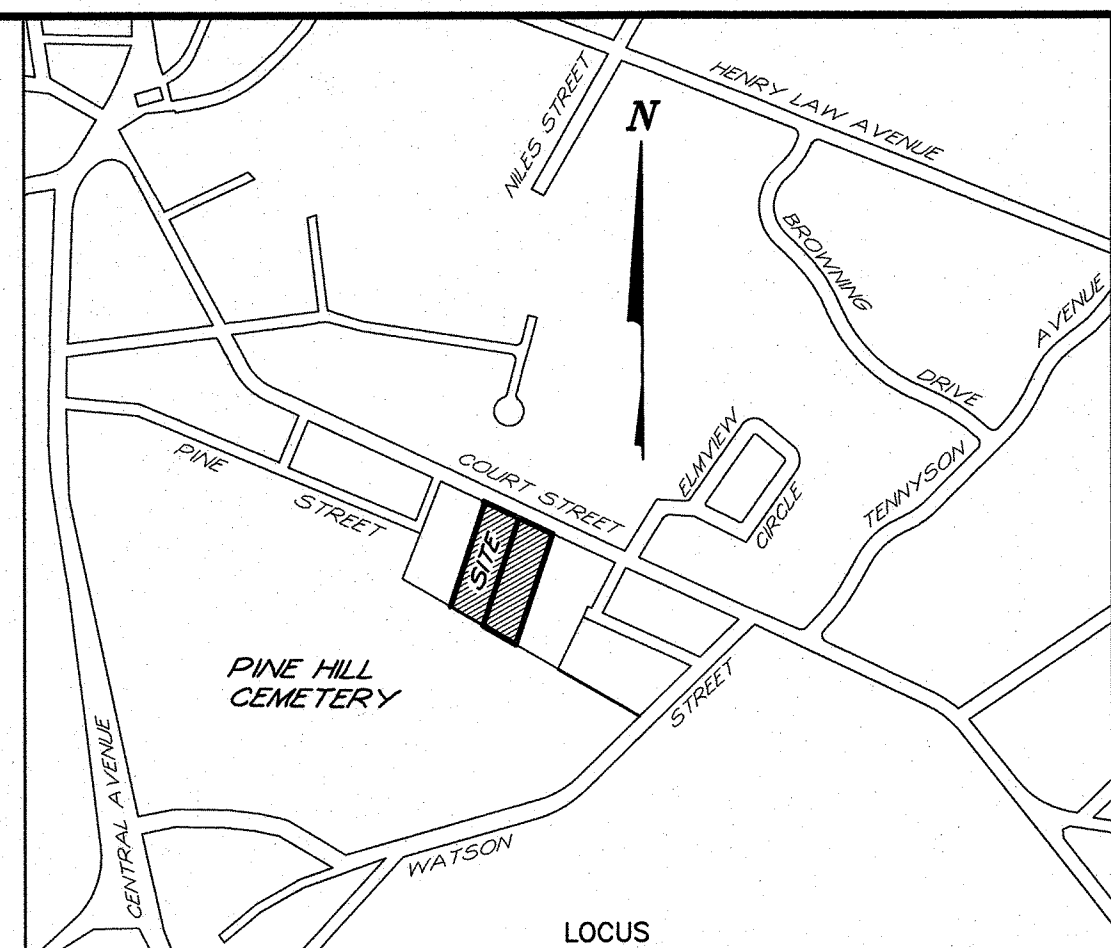
ISSUED FOR TRC REVIEW
August 27, 2026

REVISIONS
DATE: DESCRIPTION:



TRITECH
ENGINEERING CORPORATION

785 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03860
TELEPHONE 603 742 8707
FAX 603 742 3830



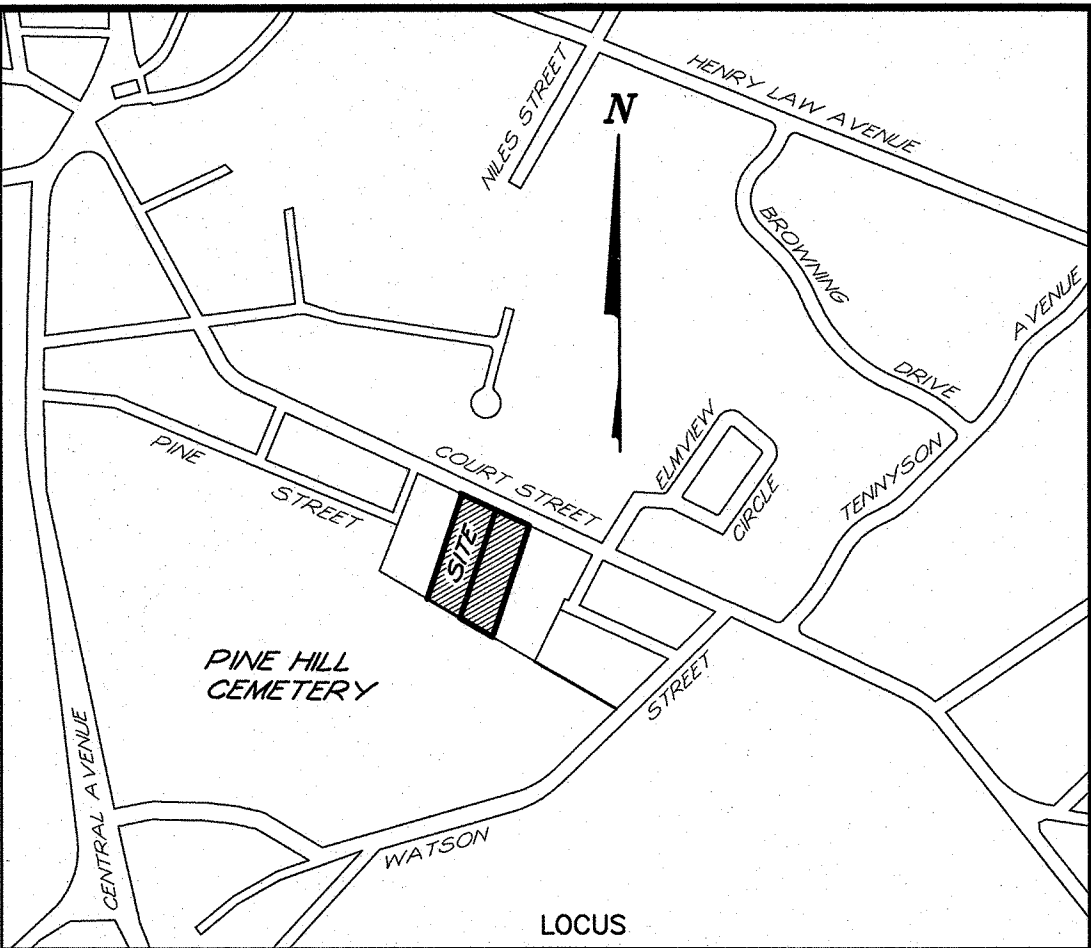
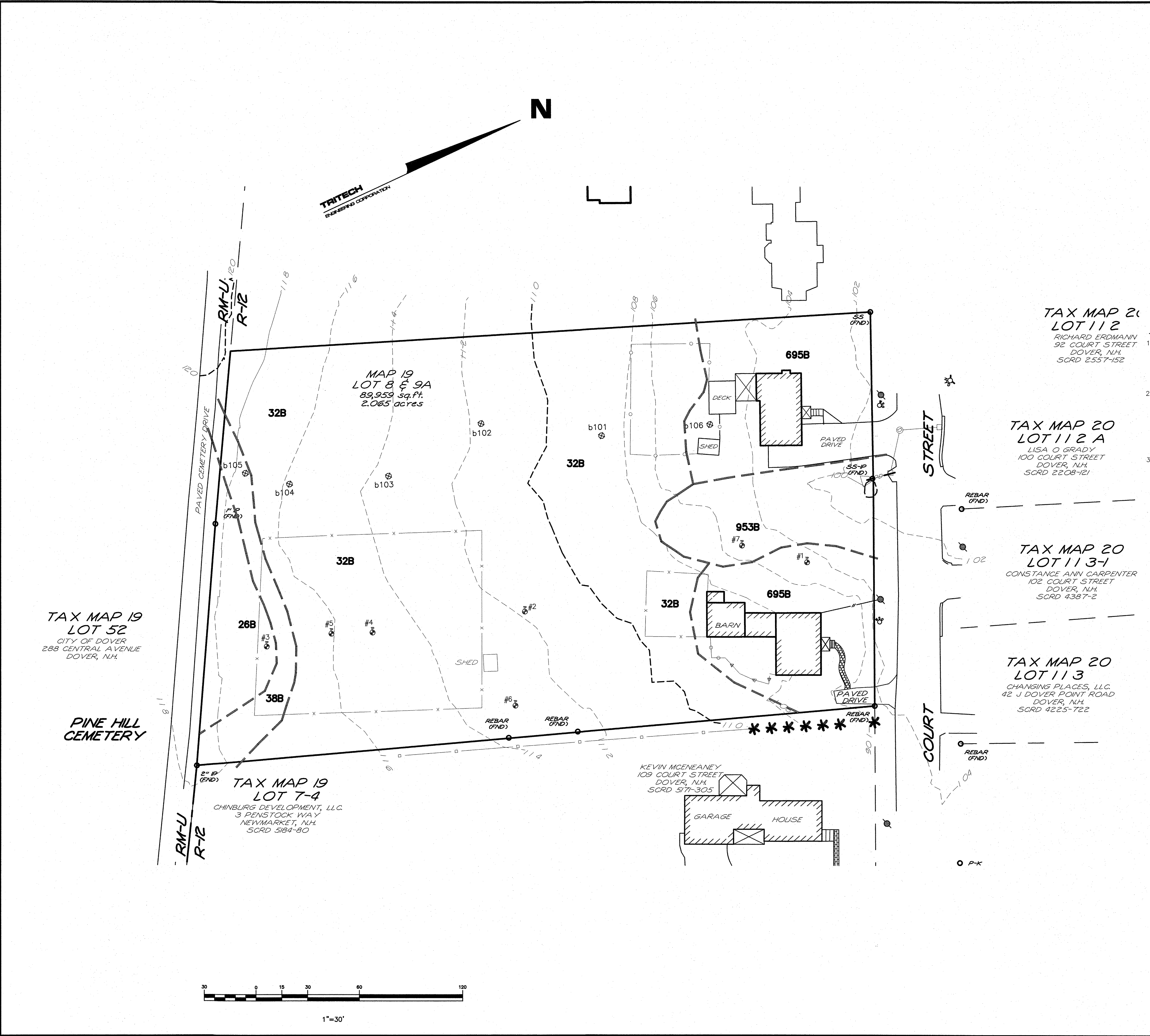
14.) 25 FOOT SETBACK FROM PINE HILL CEMETERY (SEE RSA 289:3 III).

COURT

1"=20'

TDR-1

(SITE-2026-0000)



- SOILS NOTES**
- 1.) SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT. SSSNIE SPECIAL PUBLICATION NO. 3, VERSION 7.0, JULY 2021. THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PRODUCT, INTENDED FOR THE SUBMISSION TO NH DES ALTERATION OF TERRAIN. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCE CONSERVATION SERVICE.
 - 2.) WETLANDS WERE INVESTIGATED IN FEBRUARY 2024 BY MICHAEL MARIANO, NH CERTIFIED WETLAND SCIENTIST #183 IN ACCORDANCE WITH THE 1987 U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0. HYDRIC SOILS WERE IDENTIFIED BY FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, MAY 2017. A ROUTINE DETERMINATION, AS DESCRIBED IN THE MANUAL, WAS FOLLOWED. NO WETLAND WERE FOUND.
 - 3.) TEST PITS WERE OBSERVED AND DESCRIBED IN FEBRUARY OF 2024.

LEGEND	
26	WINDSOR
32	BOXFORD (MWD)
38	ELDRIDGE
695	BOXFORD (MWD)
	URBAN LAND COMPLEX
953	BOXFORD (SWPD)

SLOPE CLASS	
A	0 - 3%
B	3 - 8%
C	8 - 15%

LEGEND	
●	REBAR WITH ID CAP TO BE SET
⊙	UTILITY POLE
⊗	SEWER MANHOLE
⊕	DRAIN MANHOLE
□	CATCH BASIN
— D —	DRAIN LINE
— G —	GAS LINE
— W —	WATER LINE
□	VINYL STOCKADE FENCE
— X —	WOOD RAIL FENCE
— O —	CHAIN LINK FENCE
— Δ —	METAL RAIL FENCE
⊙	SPECIMEN TREE
*	ARBORVITAE
⊕	SOIL BORING

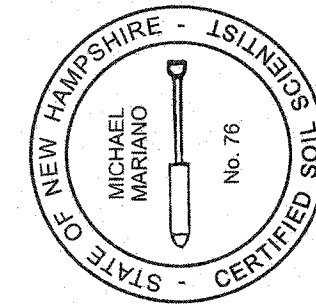
TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03860
TELEPHONE 603 742 8107
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ISSUED FOR TRC REVIEW
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REVISIONS	
DATE	DESCRIPTION



AMENDED

SITE SPECIFIC SOILS PLAN

91 & 103 COURT STREET

91 AND 103 COURT STREET

DOVER, NEW HAMPSHIRE

STRAFFORD COUNTY

AUGUST 27, 2026 JOB No. 26120

SCALE: 1" = 30'

SHEET No.

666-1

(SITE-2026-0000)

DOVER SITE PLAN REVIEW NOTES:

1. PLAN INTENT: 5 SHERMAN STREET, LLC. RECEIVED APPROVAL OF A TDR REQUEST ON JANUARY 28, 2025, SITE 2024-0011 AND SUBSEQUENTLY RECEIVED SITE PLAN APPROVAL ON MARCH 10, 2026, SITE 2024-0012. HAVING RECENTLY ACQUIRED 91 COURT STREET AND WISH TO FURTHER DEVELOP THAT PROPERTY.
- THE 91 COURT STREET PROPERTY IS SHOWN AS CITY OF DOVER TAX MAP 19 LOT 19A, IS LOCATED ON THE SOUTH SIDE OF COURT STREET AND CONTAINS 0.866 ACRES. THE PROPERTY FALLS WITHIN THE R-12 DISTRICT.
- THE APPLICANT PROPOSES FURTHER DEVELOPMENT OF TAX MAP 19 LOT 9A. THIS DEVELOPMENT WILL INCLUDE RETAINING THE EXISTING SINGLE-FAMILY HOUSE AT 91 COURT STREET AS WELL AS THE DRIVEWAY AND ASSOCIATED UTILITIES. THE DEVELOPMENT PROPOSES THE CONSTRUCTION OF FOUR (4) SINGLE FAMILY HOMES WITH ACCESS AND UTILITIES FROM THE PREVIOUSLY APPROVED FARM GATE DRIVE (103 COURT STREET) SITE 2024-0012.
- THE TDR BASE DENSITY FOR THE PROPERTY IS TWO (2) UNITS (SEE TRANSFER DEVELOPMENT PLAN, SHEET TDR-1). THEREFORE, THREE (3) OF THESE HOMES ARE PROPOSED TO BE PURCHASED UNDER THE TDR ORDINANCE. THESE THREE (3) TDR UNITS WILL BE SIZE RESTRICTED TO 1,400 SQUARE FEET OR LESS.
- SHOULD THE TDR REQUEST BE APPROVED, THE APPLICANT PROPOSES MERGING 91 COURT STREET WITH 103 COURT STREET T ALLOW 91 & 103 COURT STREET TO BE DEVELOPED AS A SINGLE PROJECT. TO THAT END, WE ARE REQUESTING THIS AMENDMENT TO SITE PLAN APPROVAL FOR THE PREVIOUSLY APPROVED 103 COURT STREET SITE PLAN SITE 2024-0012.
2. OWNERS OF RECORD: 5 SHERMAN STREET, LLC.
242 CENTRAL AVENUE
DOVER, N.H. 03820
3. THE PARCEL IS SHOWN AS:
LOTS 8 & 9A, MAP 19 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
4. THE MAP 19 LOT 8 CONTAINS 1.199 ACRES (52,241SQ. FT.) OF LAND. 0 ACRES ARE CURRENTLY IN CURRENT USE. THE MAP 19 LOT 9A CONTAINS 0.866 ACRES (37,718 SQ. FT.) OF LAND. 0 ACRES ARE CURRENTLY IN CURRENT USE.
5. TITLE REFERENCE FOR THE PROJECT PARCEL(S) IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, LOT 8 BOOK NO. 5172, PAGE 55, PAGE NO. 698 LOT 9A BOOK NO 5368, PAGE 698.
6. REFERENCE PLANS:
SURVEYED MAY 1935, W.S. WHEELER, CE., DOVER, N.H., SCRD PO #10 FO #2 PLAN 11 & 12
LIMITED SUBDIVISION, CECIL TAYLOR, DOVER, N.H., FREDERICK E. DREW ASSOCIATES, JULY 1977, SCRD 17-112
PROPERTY SURVEY, 109 COURT STREET, DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE, JOANNE RICHARD LIVING REVOCABLE TRUST, STONEWALL SURVEYING, AUGUST 1, 2023, SCRD #19011
7. ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, POWER LINE, CROSS TRAVEL, OR OTHER EASEMENTS SHALL BE REFERENCED IN A NOTE AND SHOWN ON THE PLAN.
8. CURRENT ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:
- | | |
|---------------------------------------|----------------|
| ZONING DISTRICT: | R-12 |
| SUB-DISTRICT: | NONE |
| ZONING OVERLAY DISTRICTS: | NONE |
| DIMENSIONAL REQUIREMENTS: | |
| REQUIRED: | PROVIDED: |
| MINIMUM LOT SIZE: 12,000 SQ. FT. | 12,000 SQ. FT. |
| MINIMUM LOT FRONTAGE: 100 FT. | 100 FT. |
| MINIMUM YARD SETBACKS/BUILD-TO-LINES: | |
| FRONT 15 TO 25 FT. | 15 TO 25 FT. |
| SIDE 15 FT. | 15 FT. |
| REAR 30 FT. | 30 FT. |
| ABUT-A-STREET 15 TO 25 FT. | 15 TO 25 FT. |
| MAXIMUM/MINIMUM LOT COVERAGE 30% | 30 % |
| MINIMUM/MAXIMUM BLDG. HEIGHT 35 FT. | 35 FT. |
9. OFF STREET PARKING REQUIREMENTS:
- | | |
|----------------------------|-----------|
| MAXIMUM: | PROVIDED: |
| PARKING DIMENSIONS: 9'x18' | 9'x18' |
| aisle DIMENSIONS: 24' | 20' |
| MAXIMUM PARKING ALLOWED 9 | 9 |
| ACCESSIBLE PARKING: 1 | 1 |
10. SEE NOTE 1, SHEET SN-1.
11. VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT INCLUDING THE CASE NUMBER AND DATE OF DECISION AND ANY CONDITIONS ARE AS FOLLOWS: NONE GRANTED
12. CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD FOR THE PROPOSED USE OR STRUCTURE, INCLUDING THE CASE NUMBER AND DATE OF DECISION AND ANY CONDITIONS ARE AS FOLLOWS: NONE GRANTED
13. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY TRITECH ENGINEERING CORPORATION IN FEBRUARY, 2024 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
14. AS-BUILT PLANS OF THE PROJECT SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER CITY ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
15. SUBJECT PARCEL IS (IS NOT) LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA (COMMUNITY PANEL NUMBER 33017C 0340E, EFFECTIVE DATE: SEPTEMBER 30, 2015.
16. TOPOGRAPHIC SURVEY PERFORMED BY TRITECH ENGINEERING CORPORATION DURING FEBRUARY 2024.
17. ELEVATIONS ARE BASED ON U.S.G.S. NVD 1988 DATUM.
18. WETLANDS WERE DELINEATED BY MICHAEL MARIANO, CERTIFIED WETLANDS SCIENTIST, CERTIFICATION NUMBER 183, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE, IN MARCH, 2024. NO WETLANDS WERE OBSERVED.
19. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
20. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND MUNICIPAL SEWER.
21. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.

22. CONTRACTOR SHALL FOLLOW TO THE CONSTRUCTION SEQUENCING IDENTIFIED WITHIN THE PLANNING BOARD APPROVED PLAN SET. ANY DEVIATION FROM THAT SEQUENCING SHALL BE APPROVED BY THE CITY ENGINEER.
23. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBANCE AND BE PROVIDED FOR CONSTRUCTION SEQUENCING INCLUDING TEMPORARY MEASURES.
24. CONTRACTOR SHALL FOLLOW THE PERMANENT STABILIZATION MEASURES SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION AS NOTED WITHIN THE PLANNING BOARD APPROVED PLANS. ANY DEVIATION FROM THAT SEQUENCING SHALL BE APPROVED BY THE CITY ENGINEER.
25. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR ANY EARTH DISTURBING ACTIVITY OCCURS.
26. ANY PERMANENT TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
27. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO COMMENCING EARTH DISTURBANCE.
28. A CITY ENGINEER APPROVED CONSTRUCTION SIGN SHALL BE INSTALLED PRIOR TO COMMENCING EARTH DISTURBANCE. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR PLANNING DIRECTOR.
29. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
30. HOURS OF SITE WORK MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM - 6 PM, NO SATURDAY OR SUNDAY. NO SITE WORK SHALL BE DONE ON FEDERAL HOLIDAYS.
31. BUILDING ADDRESSES, INCLUDING APT AND UNIT NUMBERS (IF APPLICABLE), SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
32. THE PROPOSED USE FOR THE SITE IS SINGLE FAMILY RESIDENTIAL.
33. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: NONE
34. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO THE DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR OR THEIR DESIGNEE.
35. ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM THE CITY OF DOVER INSPECTION SERVICES.
36. ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM THE CITY OF DOVER INSPECTION SERVICES.
37. APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PROJECT (PTAP) PORTAL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. [HTTPS://EXTENSION.UNH.EDU/STORMWATER-CENTER/PTAP](https://extension.unh.edu/stormwater-center/ptap)
38. THE OWNER OF RECORD SHALL RECORD, AT THE REGISTRY OF DEEDS, DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.
39. FIRE DEPARTMENT ACCESS ROAD(S) SHALL BE INSTALLED AND MAINTAINED, IN ACCORDANCE WITH ALL APPLICABLE CODES, TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.
40. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
41. IF A BUSINESS ESTABLISHMENT OR MULTI-FAMILY DWELLING CONTAINED IN A NEW, ALTERED OR REPAIRED STRUCTURE, A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE I, SECTION 45-2 OF THE CODE OF THE CITY OF DOVER.
42. APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
43. THE (EXISTING OR PROPOSED) STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM, IF REQUIRED, BY CHAPTER 81- 30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NH BUILDING AND FIRE CODES.
44. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED AND APPROVED BY THE CITY OF DOVER INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE.
45. FIRE DEPARTMENT CONNECTION(S) SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13. ACCESS TO THE FDC SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES.
46. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL BE ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. (I.E. IBC, ANSI-117.1) AND NH RSA 155-A:5.
47. APPLICANT SHALL SUBMIT A LETTER CERTIFYING THE TIE IN LOCATIONS OR DISCHARGE POINTS FOR ALL SUMP PUMPS AND ROOF LEADERS FOR EXISTING STRUCTURES ON THE PROPERTY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
48. DESIGN ENGINEER OF RECORD OR SHALL PROVIDE SIGNED LETTER TO CITY ENGINEER CERTIFYING THAT THE STORMWATER MANAGEMENT SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH APPROVED PLANS.
49. THE APPLICANT SHALL PROVIDE THE CITY OF DOVER AN EASEMENT TO ACCESS WATERLINE AND HYDRANTS TO MAINTAIN WATER QUALITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
50. THE PLANNING BOARD FOUND THE CRITERIA OF CHAPTER 153-21 HAVE BEEN MET AND THE BOARD APPROVED THE FOLLOWING WAIVERS: 153-14.D.8(a), REQUIRED PARKING LOT DESIGN STANDARD OF 22' AISLE WIDTH
153-14.D.8(b), REQUIRED TWO-WAY ACCESSWAY WIDTH OF 24'

PLAN SET LEGEND

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

AMENDED

GENERAL NOTES PLAN

91 & 103 COURT STREET

91 AND 103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 27, 2026 JOB No. 26120

SHEET No.

SN-1

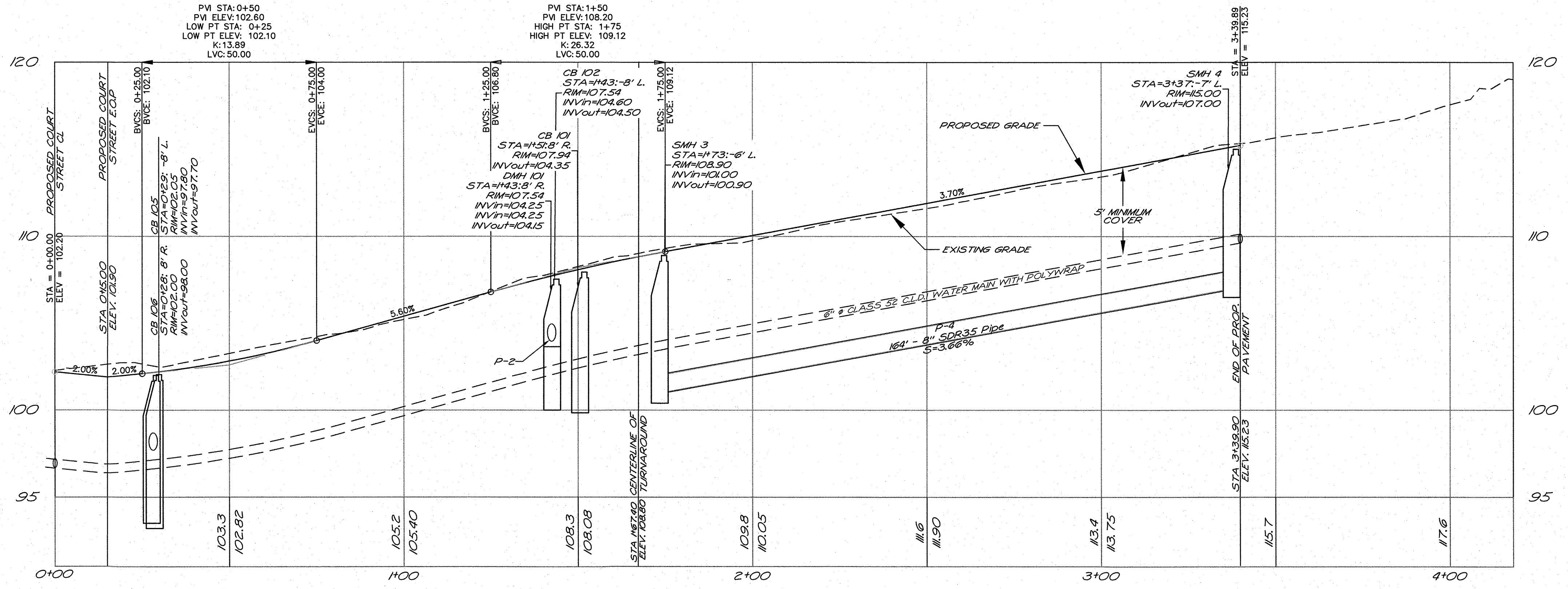
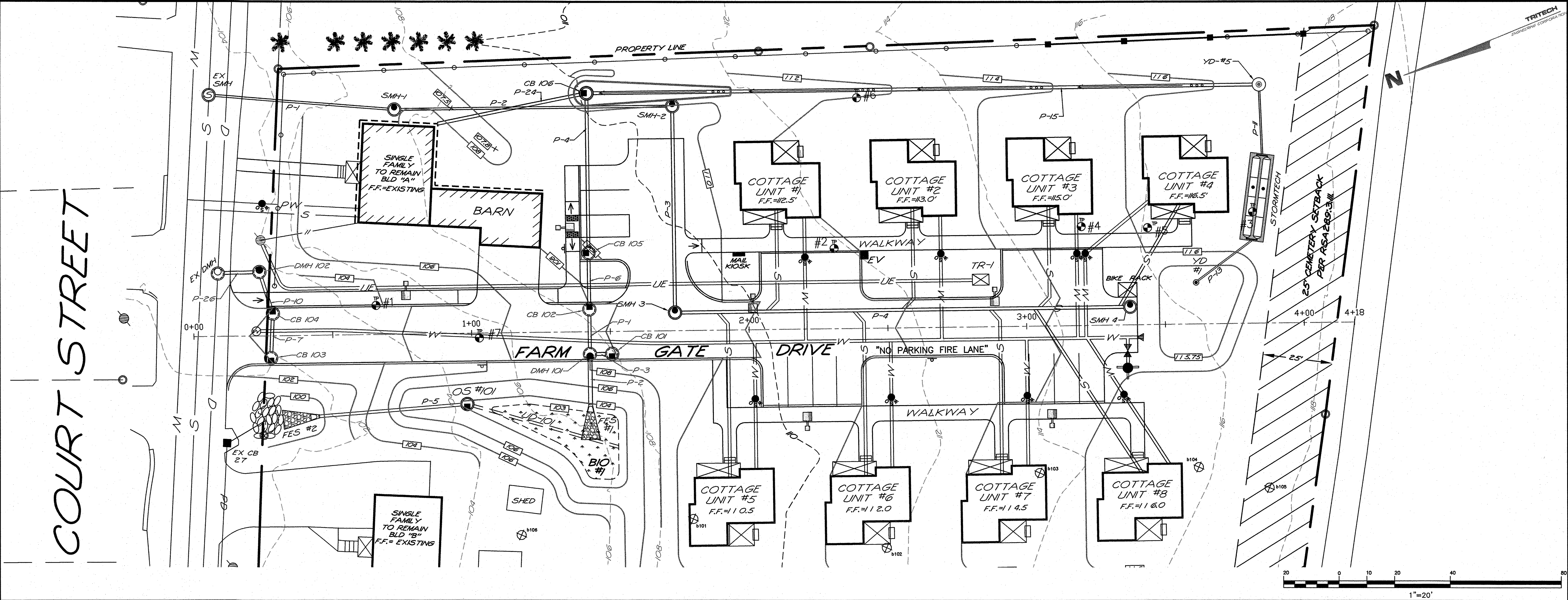
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TRITECH

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785 CENTRAL AVENUE
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TELEPHONE 603 742 8107
FAX 603 742 9890



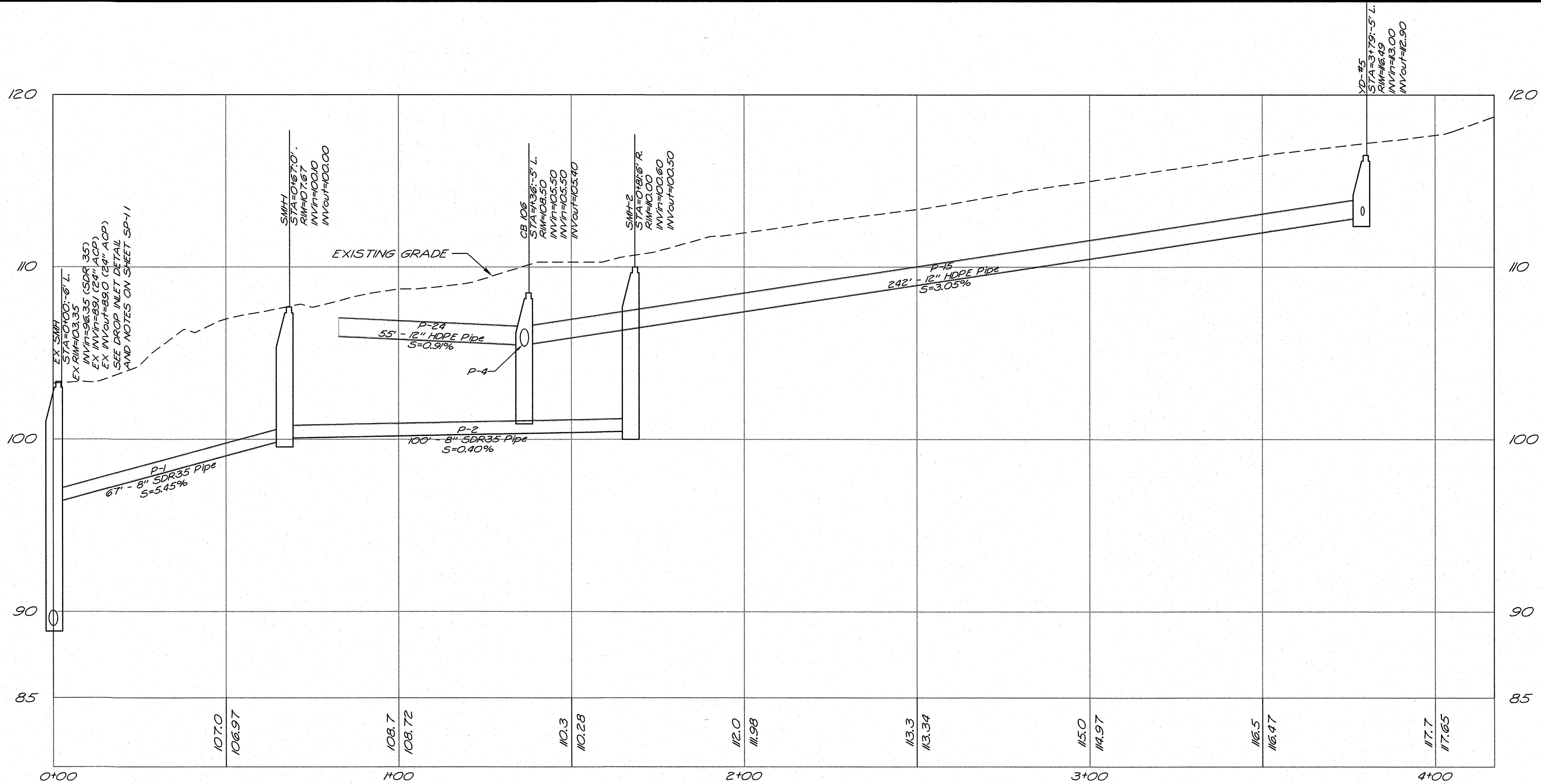
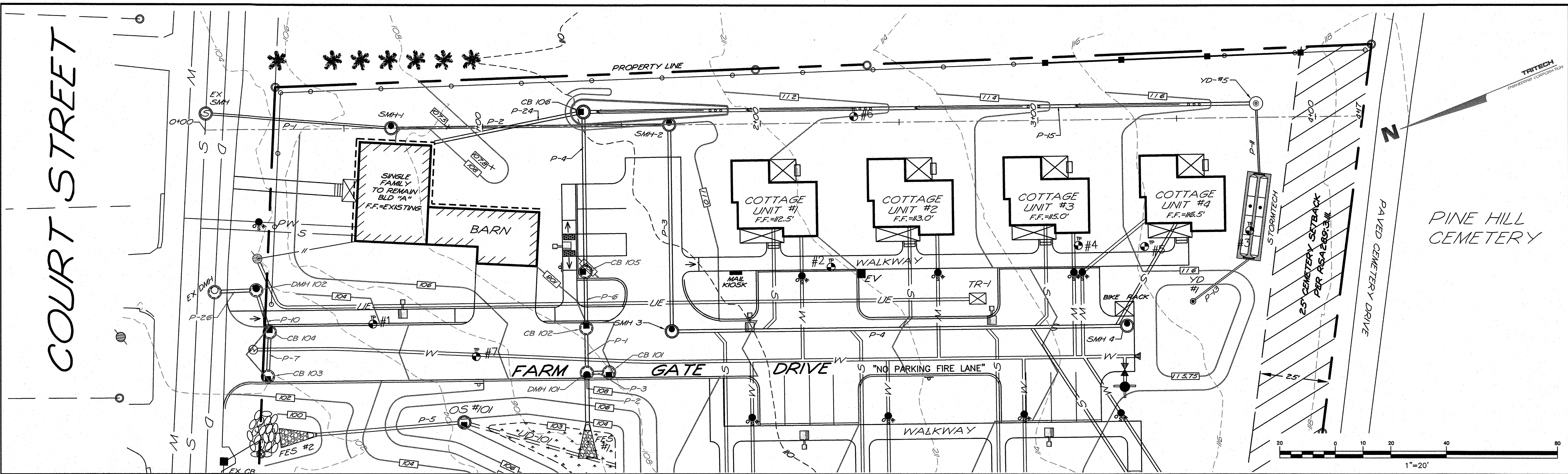
AMENDED
ROADWAY PLAN & PROFILE
91 & 103 COURT STREET
91 AND 103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
AUGUST 27, 2026 JOB No. 26120

C-1

ISSUED FOR TRC REVIEW
August 27, 2026

TRITECH
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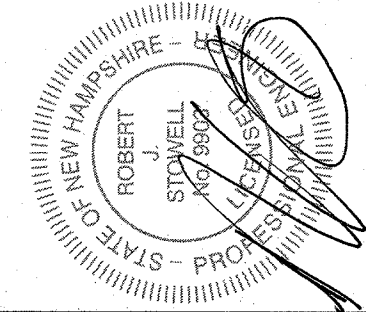


AMENDED

CROSS COUNTRY UTILITIES PLAN & PROFILE
91 & 103 COURT STREET
91 AND 103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
AUGUST 27, 2026 JOB No. 26120

SHEET No.
C-3

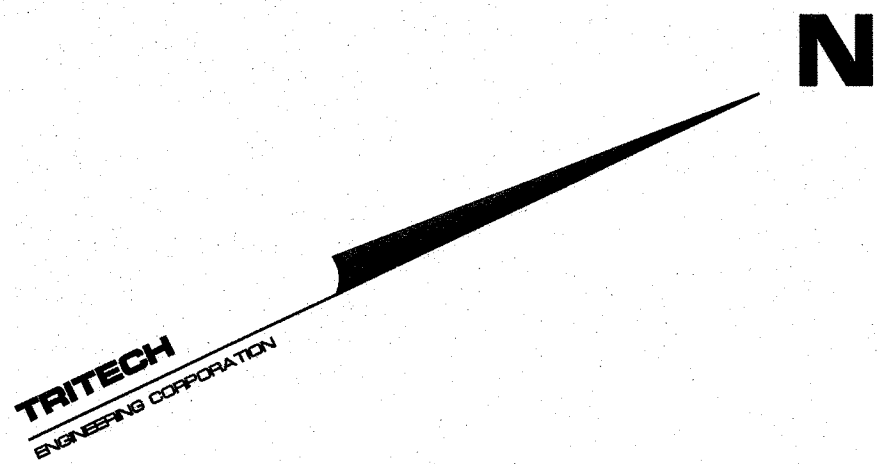
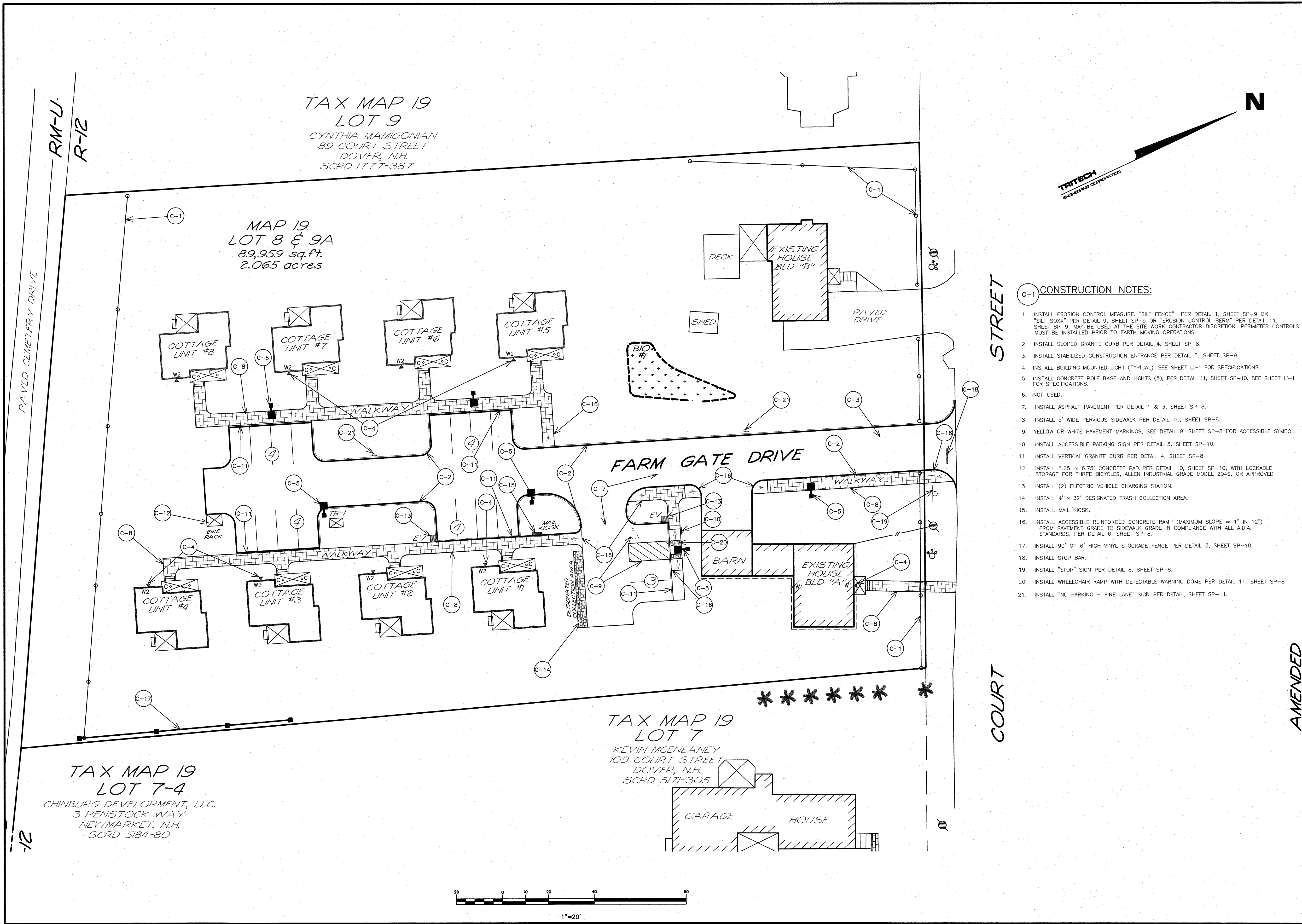
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ISSUED FOR TRC REVIEW
August 27, 2026

REVISIONS	DATE	DESCRIPTION

AMENDED
SITE DEVELOPMENT PLAN

91 & 103 COURT STREET
91 AND 103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
AUGUST 27, 2026 JOB No. 26120
SCALE: 1" = 20'

SHEET No.

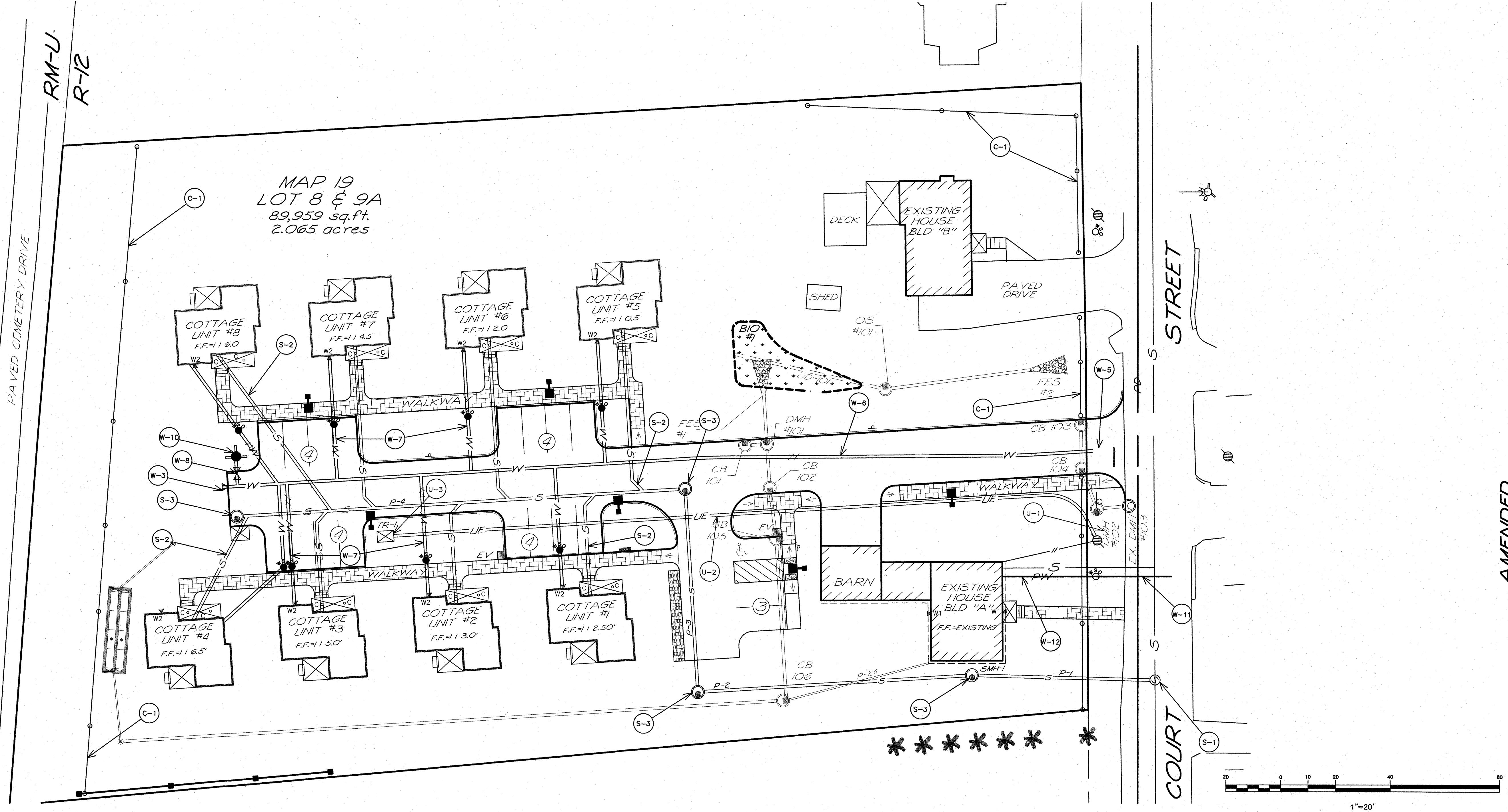
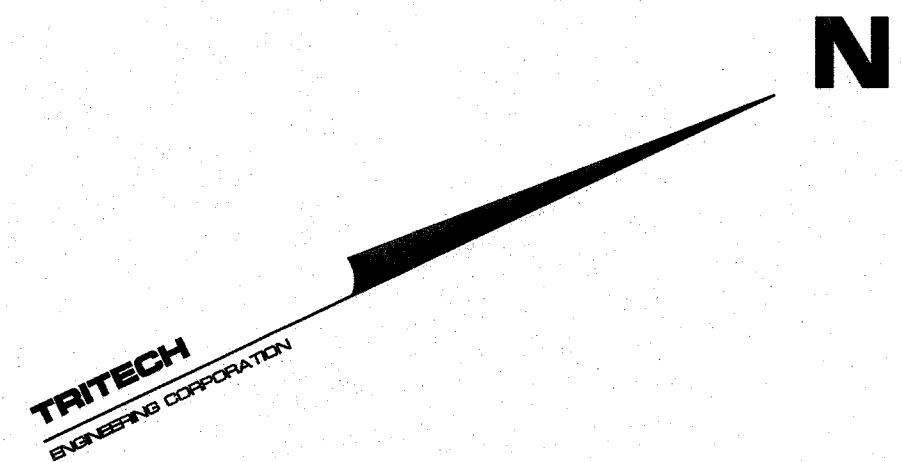
SP-2

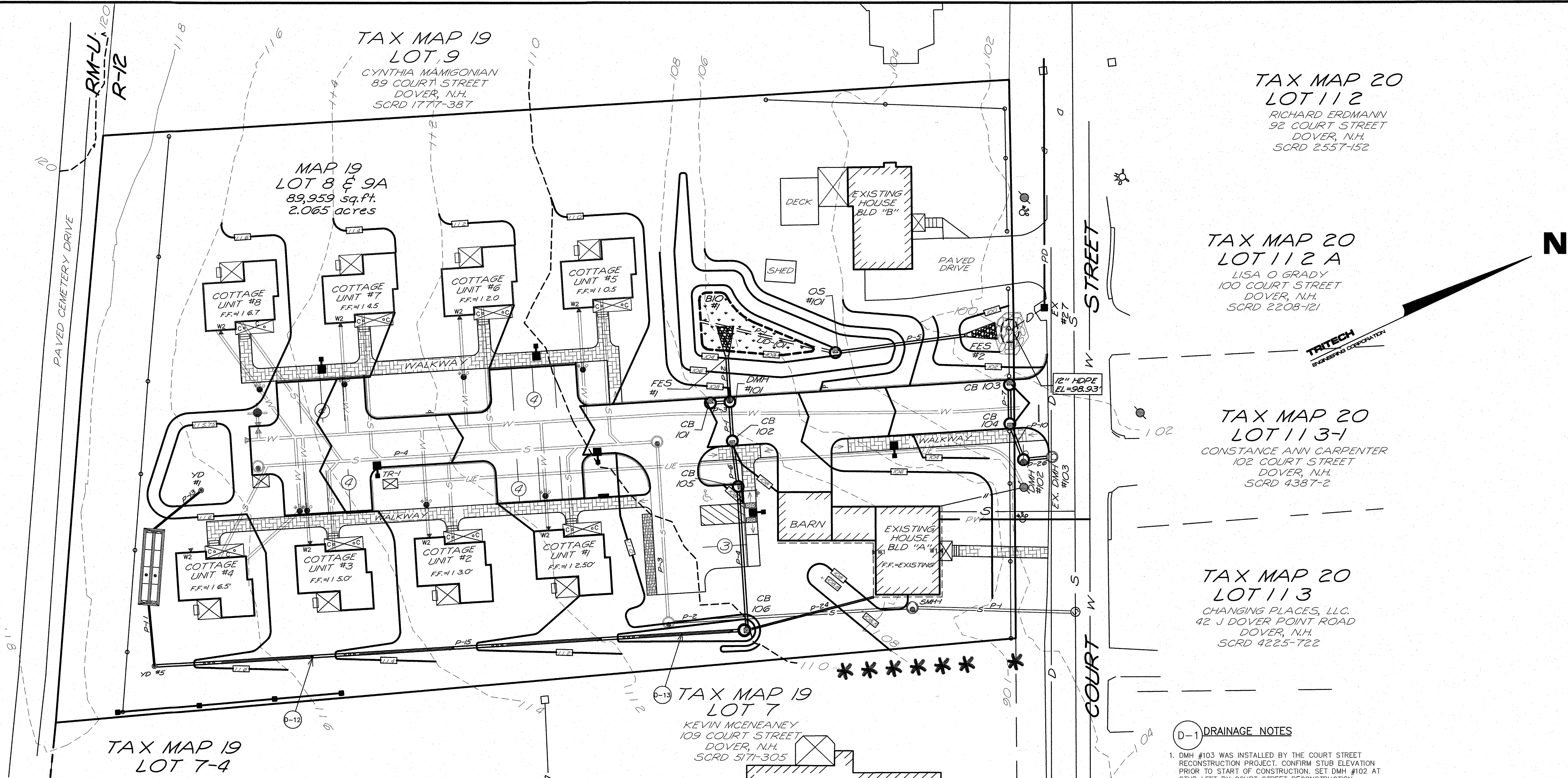
- W-1 WATER NOTES:**
1. WATERLINE AND APPENDITURES, INSTALLATION, AND MATERIALS SHALL CONFORM WITH THE CITY OF DOVER, NH AND AMERICAN WATER WORKS STANDARDS. ALL VALVES SHALL REQUIRE RESTRAINED MECHANICAL JOINTS USING EITHER MEGA-LUG, GRIP RINGS, OR OTHER METHODS OF RESTRAIN ACCEPTABLE TO THE CITY OF DOVER WATER DEPARTMENT, IN ADDITION TO USE OF CONCRETE THRUST BLOCKS.
 2. PRESSURE AND LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST STANDARDS OF AWWA. CHLORINATING AND FLUSHING SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST STANDARDS OF AWWA, STATE AND LOCAL REGULATIONS.
 3. INSTALL END CAP WITH CONCRETE THRUST BLOCKS WHERE SHOWN PER DETAIL 7, SHEET SP-10
 4. BACKFLOW PREVENTORS SHALL BE PROVIDED FOR ALL WATER LINES.
 5. CONNECT TO EXISTING 6" C.I. WATER MAIN AT EXISTING WATER GATE VALVE.
 6. INSTALL 320' - 6" CONCRETE LINED DUCTILE IRON CLASS 52 (C.L.D.I.) WATER MAIN WITH POLYWRAP. MINIMUM DEPTH OF COVER OVER PIPE = 5.5'.
 7. INSTALL 1" PLASTIC WATER SERVICE FROM WATER MAIN TO BUILDING. CONNECT PER DETAIL 9, SHEET SP-10.
 8. INSTALL 6" WATER GATE VALVE.
 9. DOMESTIC WATER AND LANDSCAPING WATER SHALL BE METERED SEPARATELY.
 10. INSTALL 6" HYDRANT PER DETAIL 2, SHEET SP-10.
 11. EXISTING WATER MAIN TO BE REMOVED AND REPLACED. (BY OTHERS) PER "COURT STREET RECONSTRUCTION" DESIGN PLANS.
 12. WATER SERVICE WORK WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

- S-1 SEWER NOTES:**
1. CONNECT TO EXISTING SMH #1239 EXISTING RIM EL=103.35' INVERT IN EL=89.00' (24" ACP) INVERT OUT EL=89.00' (24" ACP) CORE AND BOOT FOR NEW INVERT IN EL=96.35' (8" SDR 35) SHEET SP-11. REBRICK INVERT. DROP SHALL NOT DROP ONTO SHELF. COURT STREET WATER MAIN AND DRAINAGE SYSTEM ARE CURRENTLY UNDER CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH THE CITY CONTRACTOR.
 2. INSTALL 6" SCH 40 PVC SEWER SERVICE FROM SEWER MAIN TO BUILDING, PER DETAIL 17, SHEET SP-11. SEWER TO BE SCHEDULE 40 WITHIN 10' OF FOUNDATION, THEN TRANSITION TO SDR 35 WITH FLEXIBLE COUPLING.
 3. INSTALL SMH AT LOCATIONS AND ELEVATIONS ON SHEET C-1, C-2 & C-3. INSTALLATION TO BE IN ACCORDANCE WITH DETAIL SHEETS SP-11 & SP-12. INSTALL DROP INLET AS DIRECTED BY THE CITY OF DOVER
 4. SEWER MANHOLE COVER SHALL BE NEENAH LIFTMATE R-1743-LM.
 5. ALL SEWER PIPE SHALL BE SDR 35 PVC.
 6. SEE SHEET C-1, C-2 & C-3 FOR SEWER CONSTRUCTION SPECIFICS.

- SS-1 SEWER SERVICE NOTES:**
1. INSTALL 23 FEET OF 6" SDR 35 SEWER SERVICE FROM UNIT 1 AT ELEV. 107.35' TO SEWER MAIN AT STA. 2+13.9 ELEV. 106.90' S = 2.0%
 2. INSTALL 23 FEET OF 6" SDR 35 SEWER SERVICE FROM UNIT 2 AT ELEV. 108.75' TO SEWER MAIN AT STA. 2+61.6 ELEV. 108.30' S = 2.0%
 3. INSTALL 23 FEET OF 6" SDR 35 SEWER SERVICE FROM UNIT 3 AT ELEV. 110.20' TO SEWER MAIN AT STA. 3+12.6 ELEV. 109.75' S = 2.0%
 4. INSTALL 23 FEET OF 6" SDR 35 SEWER SERVICE FROM UNIT 4 AT ELEV. 111.65' TO SEWER MAIN AT STA. 3+60.7 ELEV. 111.20' S = 2.0%
 5. LAST 10 FEET OF SEWER SERVICE AT BUILDINGS TO BE SCHEDULE 40 PVC PIPE. SEE DOVER STD. D-17 ON SHEET SP-12.
 6. SEE DETAIL AND NOTE 13 ON SHEET SP-12 FOR SEWER CHIMNEY.
 7. PROVIDE 18" OF VERTICAL SEPARATION OF THE WATER MAIN AND SEWER LINE WITH WATER ABOVE SEWER. SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6" HORIZONTALLY FROM WATER MAIN.

- U-1 UTILITY NOTES:**
1. CONNECT TO EXISTING UTILITY POLE IN ACCORDANCE WITH EVERSOURCE STANDARDS & DETAIL 4, (TRENCH "A"), SHEET SP-10. (PRIMARY POWER)
 2. INSTALL 265 FT OF UNDERGROUND CONDUIT IN ACCORDANCE WITH EVERSOURCE STANDARDS & DETAIL 4, (TRENCH "A"), SHEET SP-10 FROM EXISTING UTILITY POLE TO PROPOSED TRANSFORMER (TR-1). (PRIMARY POWER)
 3. INSTALL TRANSFORMER (TR-1) IN ACCORDANCE WITH EVERSOURCE STANDARDS & DETAIL 4, (TRENCH "B"), SHEET SP-10.





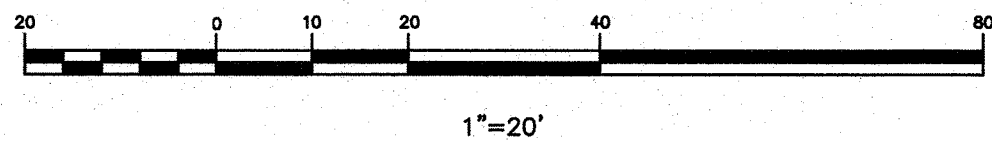
DRAINAGE STRUCTURE TABLE					
STRUCTURE	RIM ELEV.	INVERT IN	INVERT OUT	SUMP	NOTES
CB 101	107.94		104.35 (P-3)	100.35	HOODED, DEEP SUMP, SEE
CB 102	107.54	104.60 (P-6)	104.50 (P-1)	100.50	DETAIL 8, SHEET SP-7
CB 103	102.00		98.00 (P-7)	94.00	DETAIL 8, SHEET SP-7
CB 104	102.05	97.80 (P-7)	97.70 (P-10)	93.70	
CB 105	107.85	104.90 (P-4)	104.80 (P-6)	100.80	
CB 106	108.50	105.50 (P-15) 105.50 (P-24)	105.40	101.40	
DMH 101	107.54	104.25 (P-3) 104.25 (P-1)	104.15 (P-2)	104.15	
DMH 102	101.34	97.50 (P-10)	97.40 (P-26)	97.40	SET AT STUB LEFT BY COURT STREET RECONSTRUCTION
YD-#5	116.50	113.00 (P-1)	112.90 (P-15)	112.85	NYLOPLAST YARD DRAIN STRUCTURE WITH FRAME AND GRATE
FES #1		103.50 (P-2)			
FES #2		99.65 (P-5)			
OS #101	105.90	100.30 (UD-101)	100.20 (P-5)	100.20	

DRAIN PIPE TABLE							
PIPE	START	INV.	END	INV.	SIZE	L.F.	SLOPE
P-1	CB 102	104.50	DMH 101	104.25	12"	16'	1.55%
P-2	DMH 101	104.15	FES #1	103.50	15"	18'	3.60%
P-3	CB 101	104.35	DMH 101	104.25	12"	8'	1.25%
P-4	CB 106	105.40	CB 105	104.90	12"	58'	0.87%
P-5	OS #101	100.20	FES #2	99.65	12"	55'	1.00%
P-6	CB 105	104.80	CB 102	104.60	12"	20'	0.98%
P-7	CB 103	98.00	CB 104	97.80	12"	16'	1.25%
P-10	CB 104	97.70	DMH 102	97.50	12"	16'	1.27%
P-11	STORMTECH	114.50	YD-#5	113.00	6"	2.5'	5.99%
P-15	YD-#5	112.90	CB 106	105.50	12"	242'	3.05%
P-24	DE EX	106.00	CB 106	105.50	12"	55'	0.91%
P-26	DMH 102	97.40	EX DMH	97.00	12"	13'	3.08%

* CONFIRM STUB ELEVATION PRIOR TO START OF CONSTRUCTION.
SET DMH #102 AT STUB LEFT BY COURT STREET RECONSTRUCTION.

D-1 DRAINAGE NOTES

- DMH #103 WAS INSTALLED BY THE COURT STREET RECONSTRUCTION PROJECT. CONFIRM STUB ELEVATION PRIOR TO START OF CONSTRUCTION. SET DMH #102 AT STUB LEFT BY COURT STREET RECONSTRUCTION.
- INSTALL HI-VIS HI-FLOW SILT SACK PER DETAIL 2, SHEET SP-9 AT EXISTING CATCH BASIN #27 AND ALL PROPOSED CATCH BASINS.
- INSTALL FLARED END SECTION #1 PER DETAIL 12, SHEET SP-10.
- INSTALL FLARED END SECTION #2 PER DETAIL 12, SHEET SP-10.
- INSTALL RIP RAP PER DETAIL 8, SHEET SP-10.
W₆=3.0', W₈=8.7', L₆=12.3', D=12", D(50)=6"
- INSTALL RIP RAP PER DETAIL 8, SHEET SP-10.
W₆=3.0', W₈=86.8', L₆=9.4', D=12", D(50)=6"
- INSTALL 3" WIDE x 12" DEEP, STONE DRIP EDGE (EXISTING HOUSE, BLD "A" ONLY). SEE DETAIL 5, SHEET SP-8.
- INSTALL EROSION CONTROL MEASURE "SILT FENCE" PER DETAIL 1, SHEET SP-9 OR "SILT SOX" PER DETAIL 9, SHEET SP-9 OR "EROSION CONTROL BERM" PER DETAIL 11, SHEET SP-9. MAY BE USED AT THE SITE WORK CONTRACTOR DISCRETION PERIMETER CONTROLS MUST BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
- ALL PROPOSED STORMWATER PIPE SHALL BE HOPE.
- LIMITS OF BIO-MEDIA & STONE.
- PIPE 26 WAS INSTALLED BY THE COURT STREET RECONSTRUCTION PROJECT. CONFIRM STUB ELEVATION PRIOR TO START OF CONSTRUCTION. SET DMH #102 AT STUB LEFT BY COURT STREET RECONSTRUCTION.
- INSTALL 175 FEET OF 2' WIDE SOD BOTTOM SWALE WITH 2 TO 1 SIDE SLOPES. SLOPE = 0.35%.
- INSTALL 50' OF 2' WIDE SOD BOTTOM SWALE WITH 2 TO 1 SIDE SLOPES. SLOPE = 0.20%.



AMENDED

GRADING AND DRAINAGE PLAN

91 & 103 COURT STREET

91 AND 103 COURT STREET

DOVER, NEW HAMPSHIRE

STRAFFORD COUNTY

AUGUST 27, 2026 JOB No. 26120

SCALE: 1" = 20'

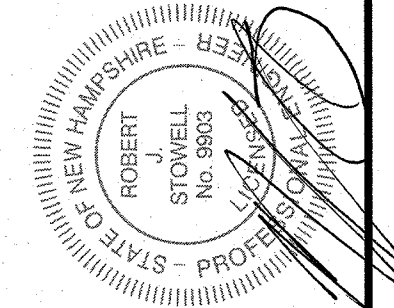
SHEET No.

SP-4

ISSUED FOR TRC REVIEW

August 27, 2026

REVISIONS
DATE: DESCRIPTION:



TRITECH

ENGINEERING CORPORATION

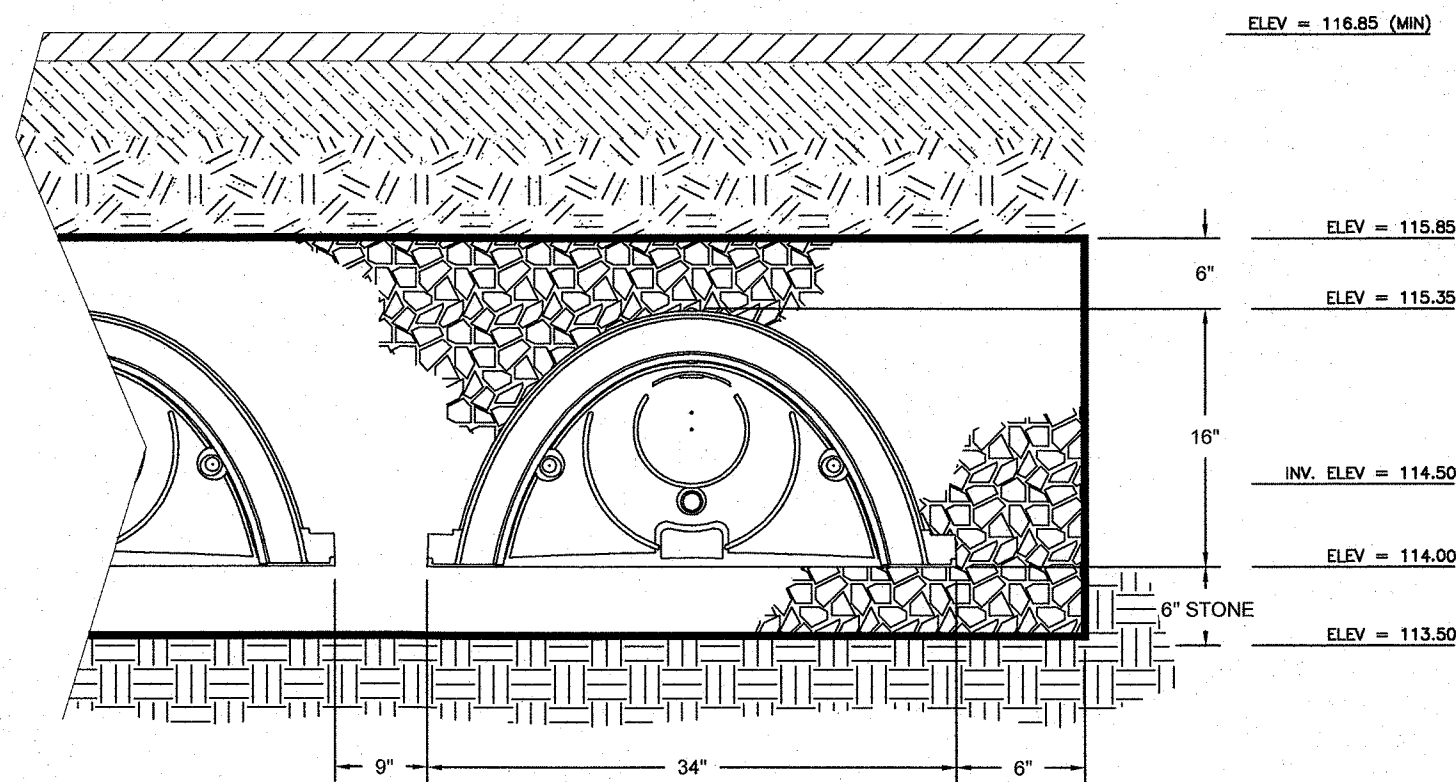
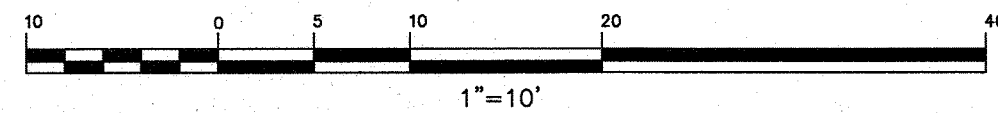
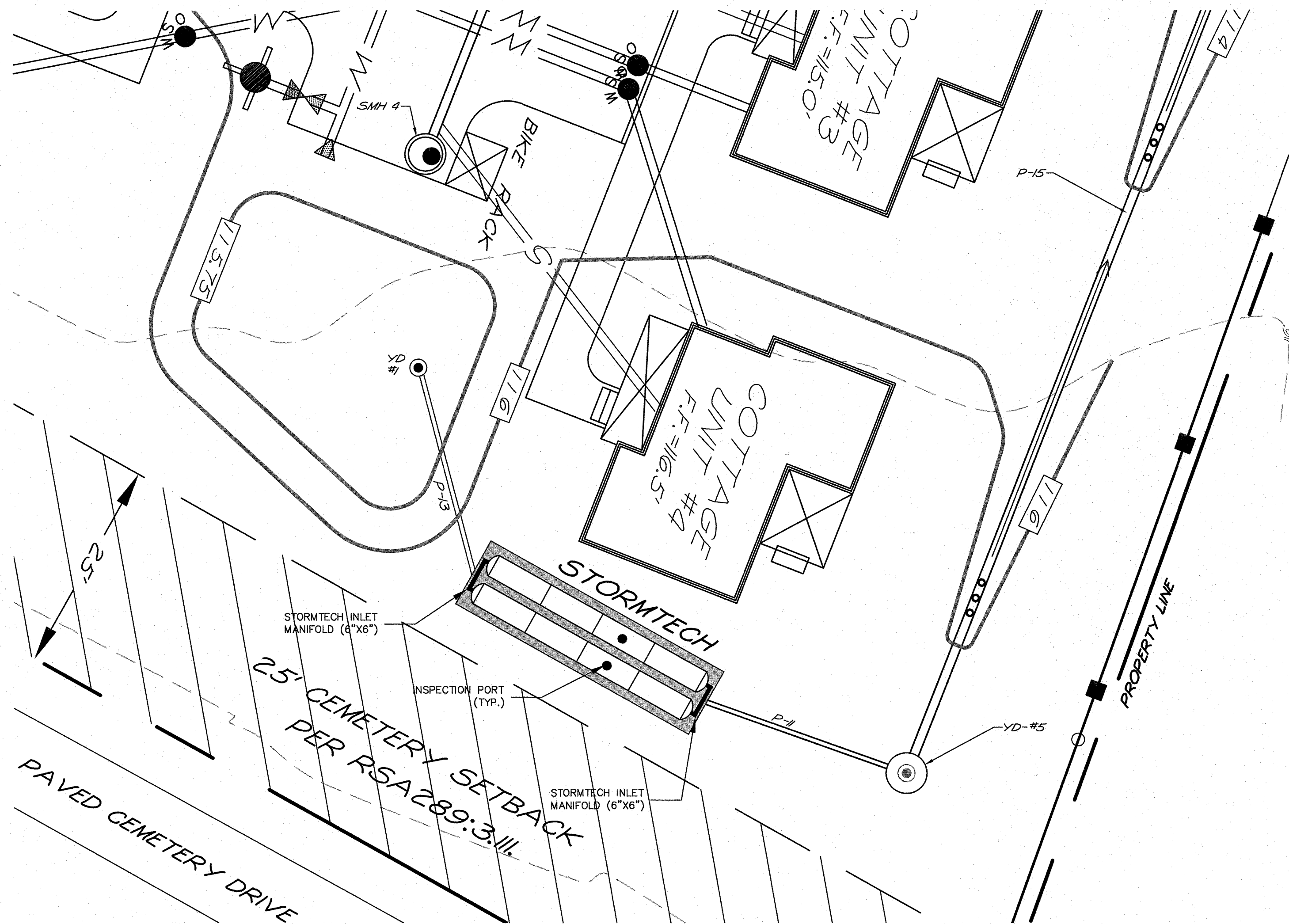
7855 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03801
TELEPHONE 603 742 8107
FAX 603 742 9830

(SITE-2026-0000)

N

TRITECH
ENGINEERING CORPORATION

1 STORMTECH PLAN
1" = 10'

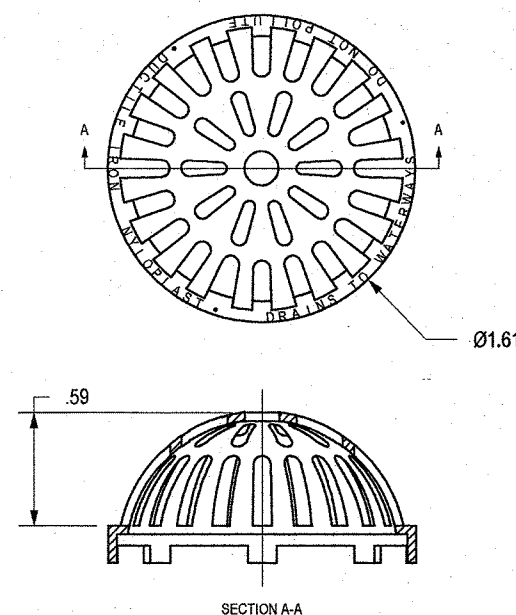


SEE SHEET SP-7 FOR STORMTECH
STANDARD DETAILS

2 STORMTECH SECTION
NOT TO SCALE

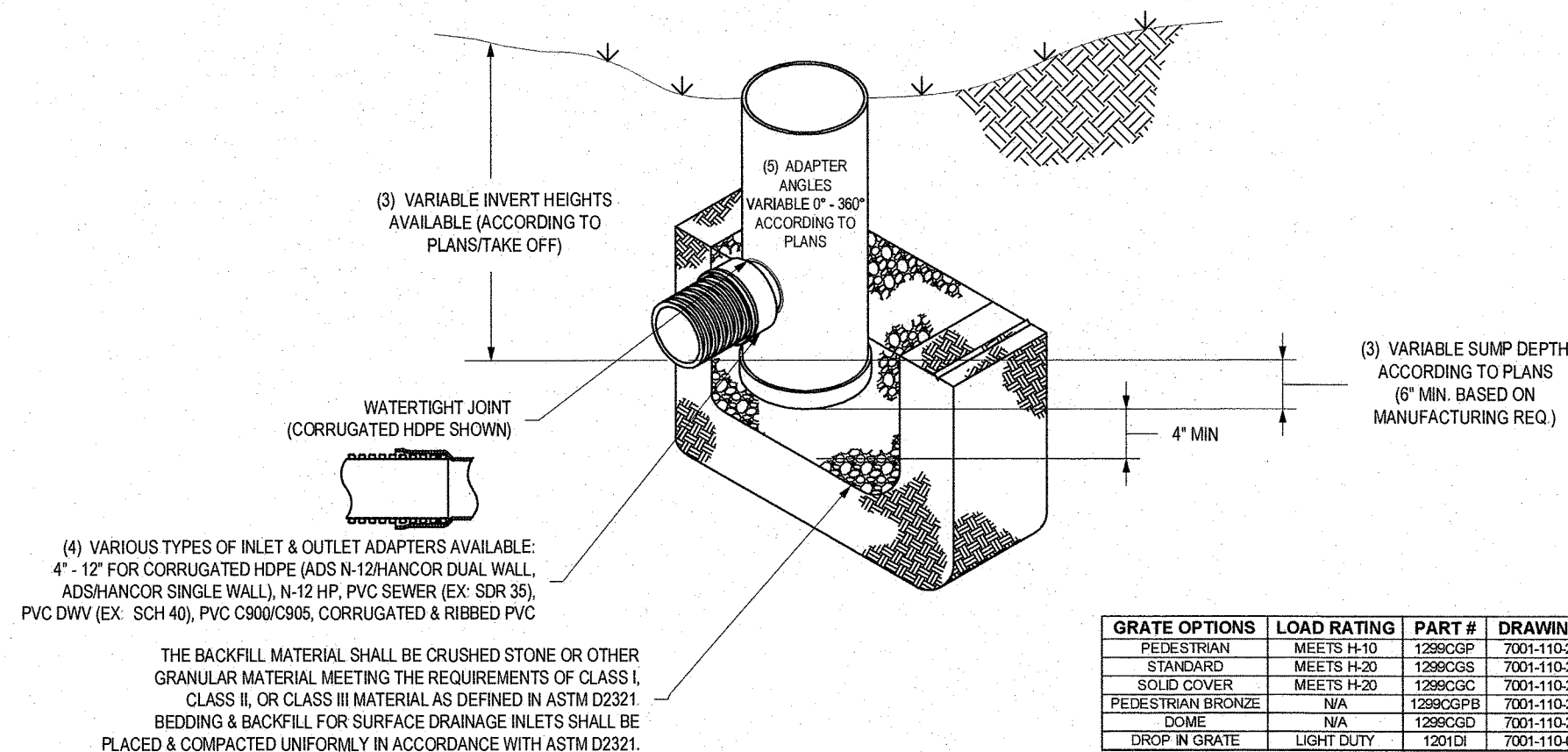
ADS
Nyloplast

1299CGD
APPROX. DRAIN AREA = 82.87 SQ IN
APPROX. WEIGHT = 18.50 LBS



DIMENSIONS ARE FOR REFERENCE ONLY.
ACTUAL DIMENSIONS MAY VARY.
DIMENSIONS ARE IN INCHES.
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05.
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT.
LOCKING DEVICE AVAILABLE UPON REQUEST.

NYLOPLAST 12" DRAIN BASIN: 2812AG __ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1299OSP	7001-110-002
STANDARD	MEETS H-20	1299OSB	7001-110-003
SOLID COVER	MEETS H-20	1299OSC	7001-110-004
PEDESTRIAN BRONZE	N/A	1299OSPB	7001-110-006
DOM	N/A	1299OSD	7001-110-008
DROP IN GRATE	LIGHT DUTY	1291D	7001-110-012

- 1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
- 2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-045.
- 4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D2322 FOR CORRUGATED HDPE (ADS N-12 HANCOR DUAL WALL, N-12 HP & PVC SEWER).
- 5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

3 ADS NYLOPLAST DRAIN BASIN & GRATE DETAIL
NOT TO SCALE

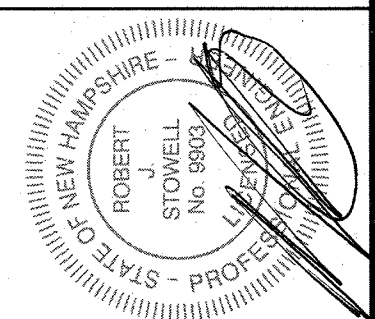
TRITECH

ENGINEERING CORPORATION

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August 27, 2026

REVISIONS
DATE: DESCRIPTION:



755 CENTRAL AVENUE
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TELEPHONE 603 742 8107
FAX 603 742 3830

STORMTECH DETAIL SHEET

91 & 103 COURT STREET

91 AND 103 COURT STREET

DOVER, NEW HAMPSHIRE

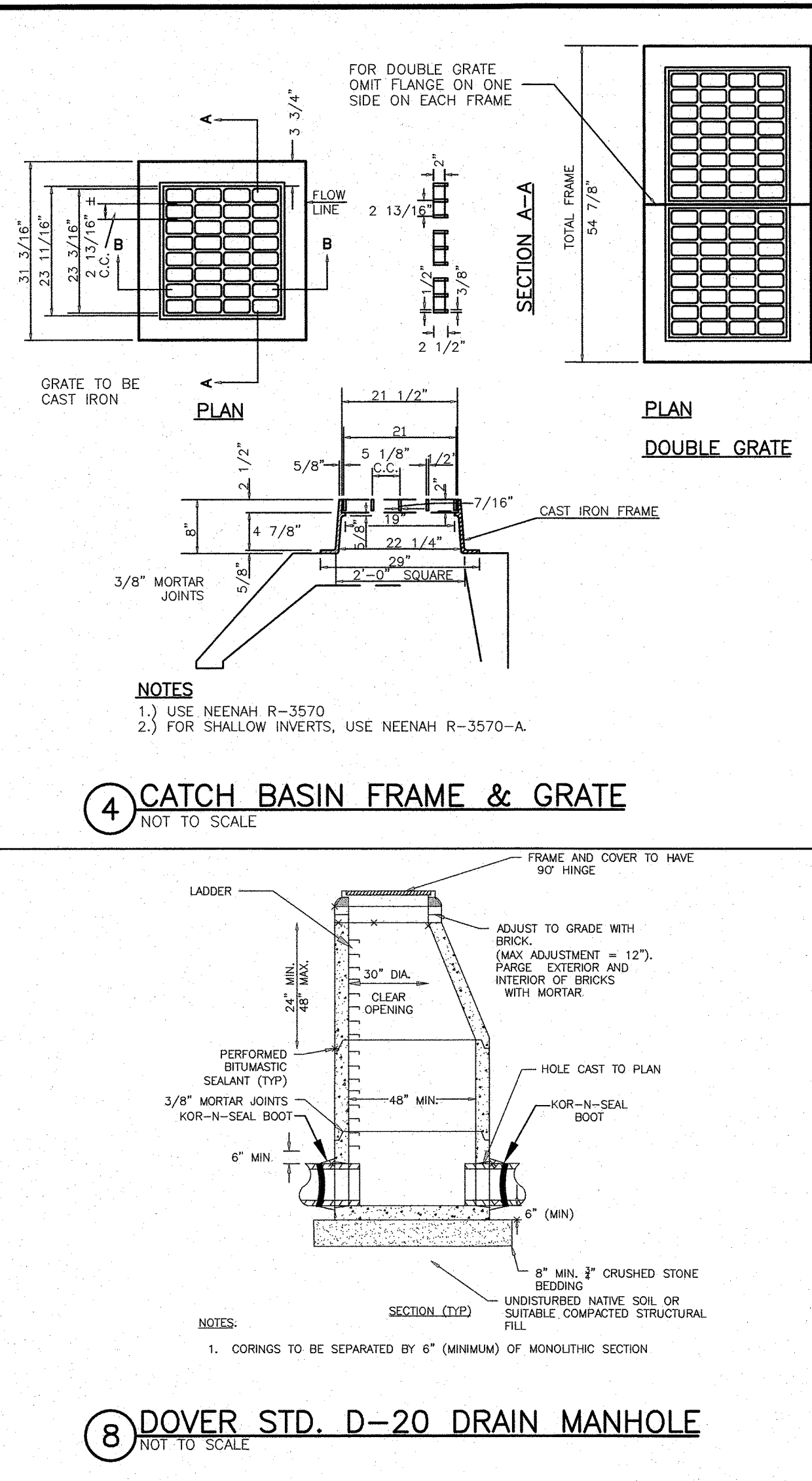
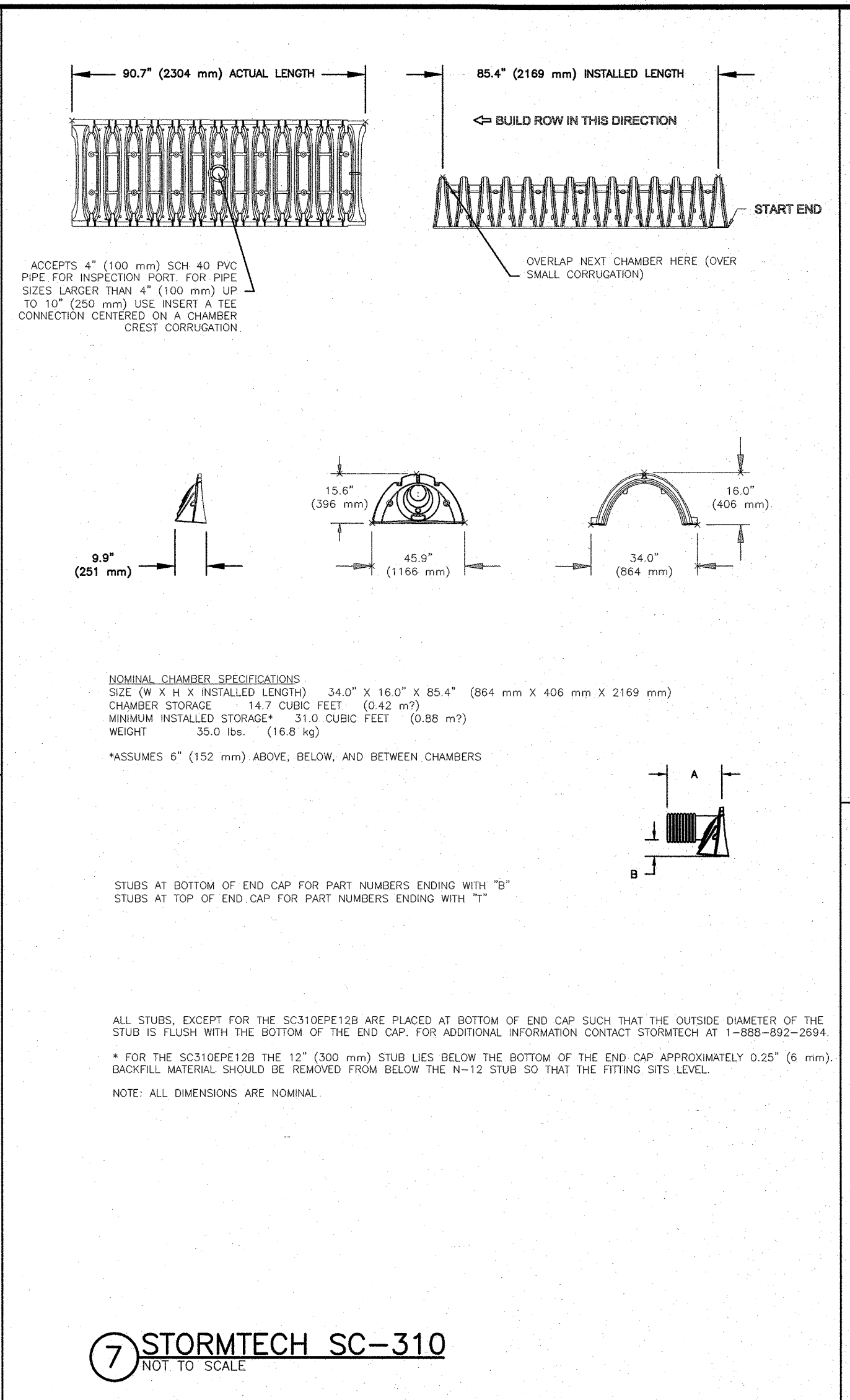
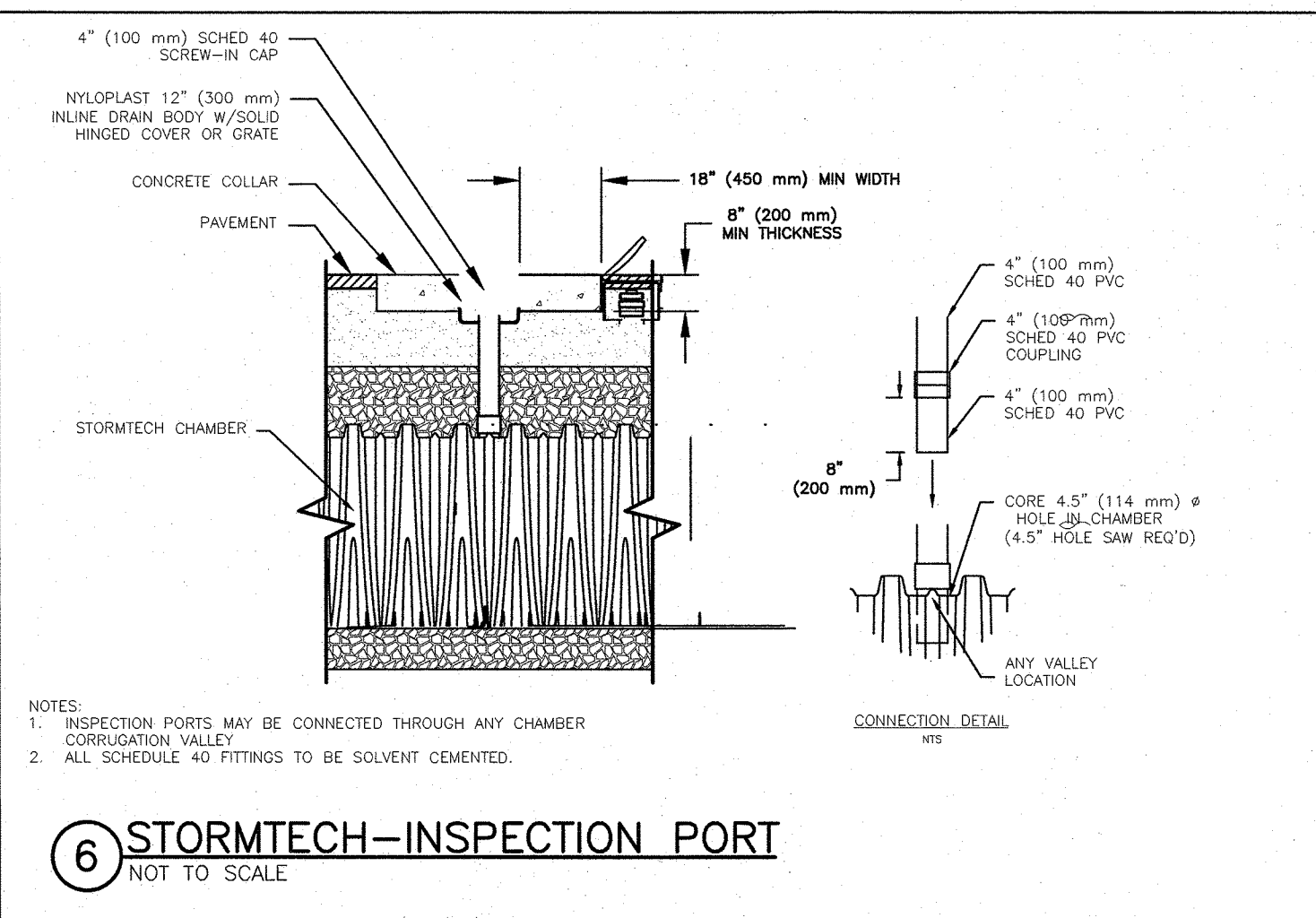
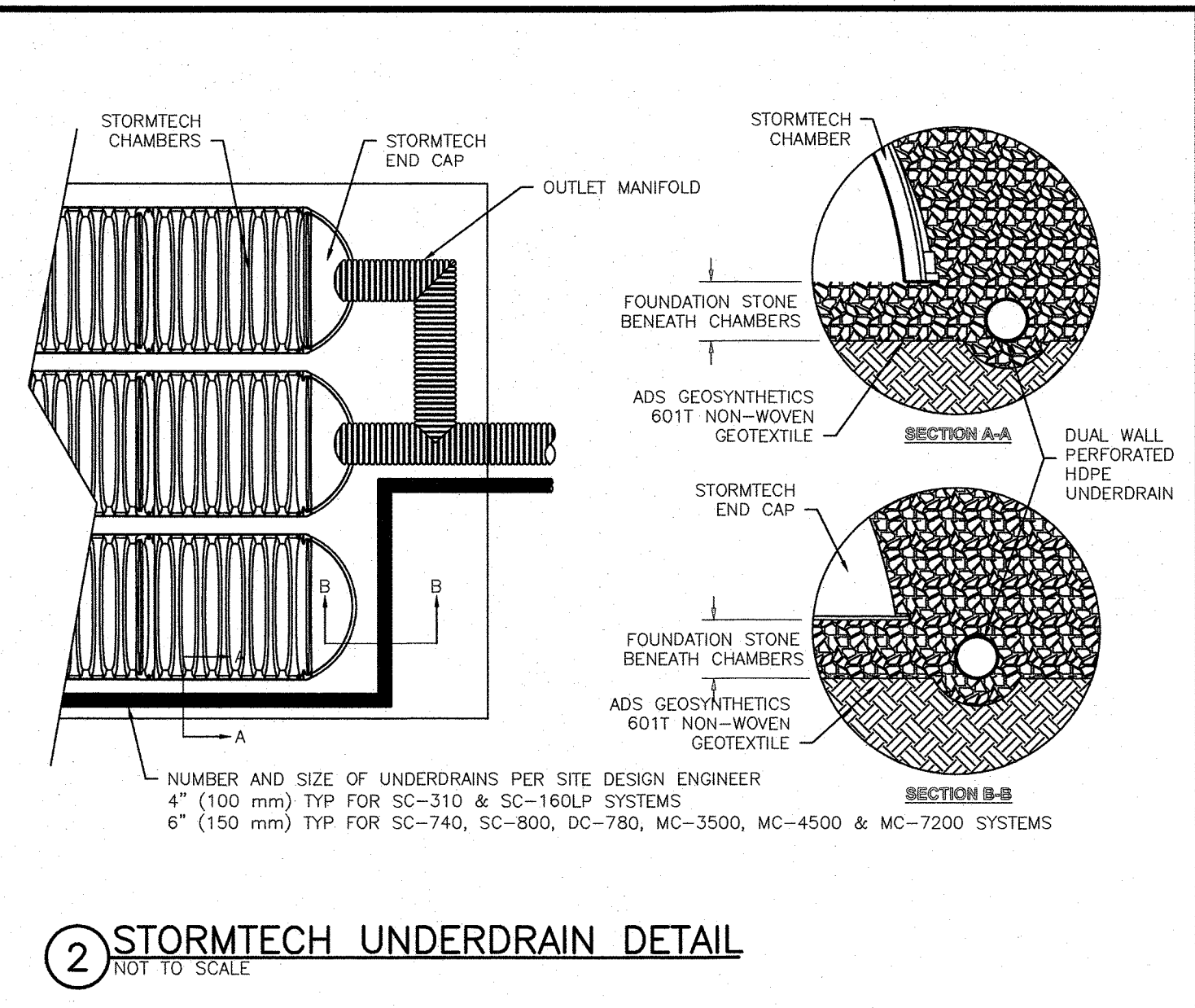
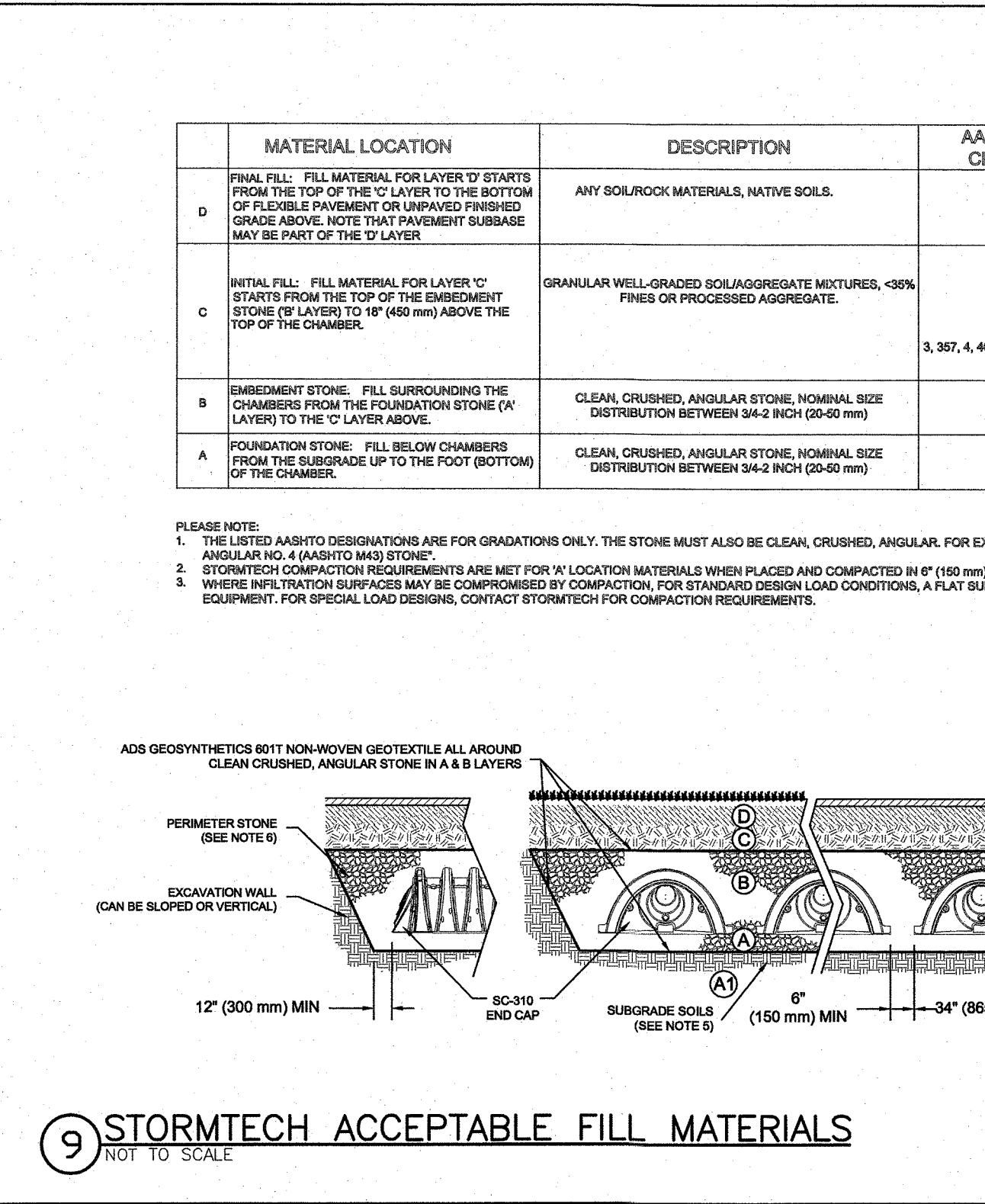
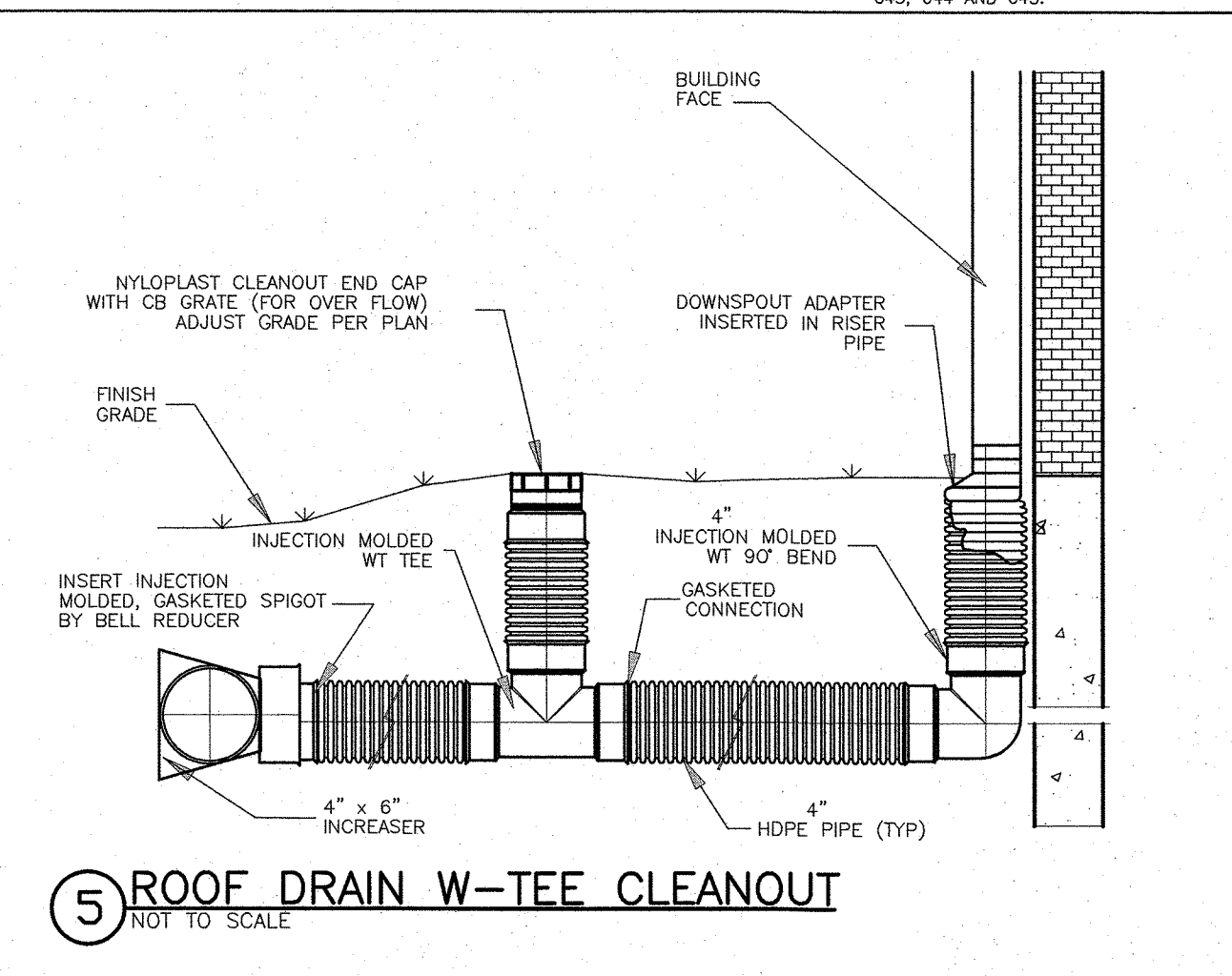
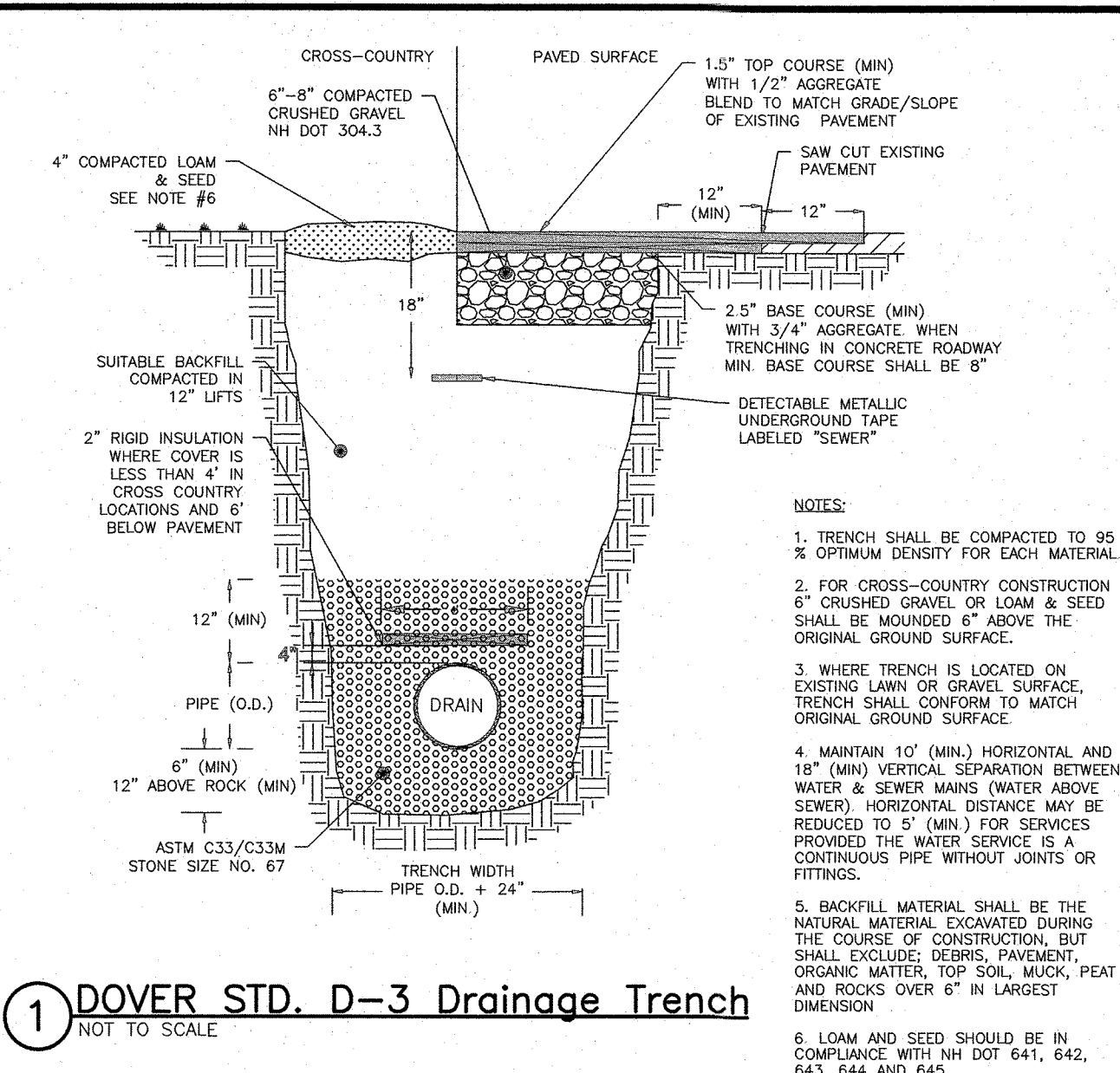
STRAFFORD COUNTY

AUGUST 27, 2026 JOB No. 26120

SHEET No.

SP-6

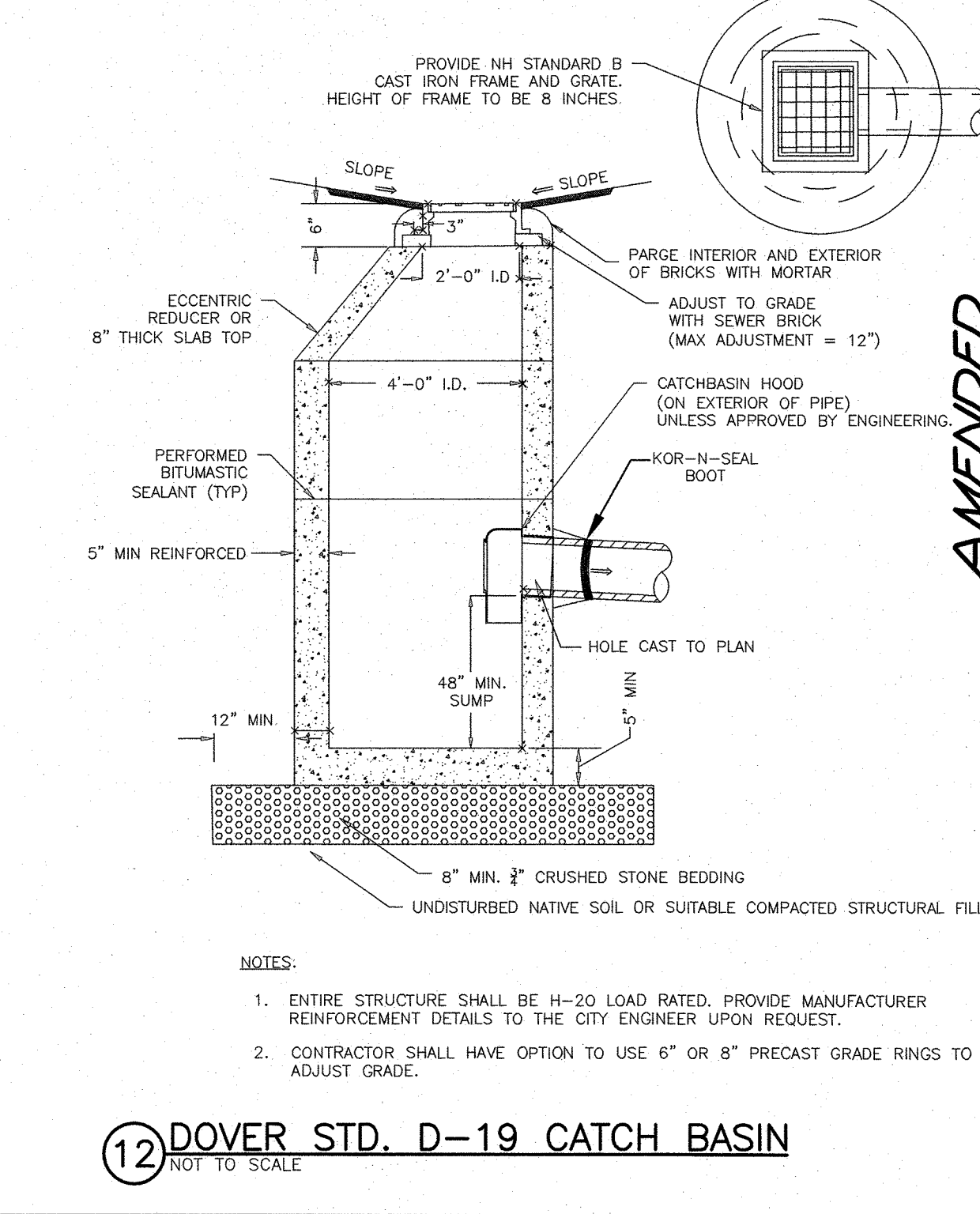
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FILL SPECIFICATION A1			
COMPONENT MATERIAL	PERCENT BY VOLUME	GRADATION OF MATERIAL	
		SIEVE No.	% PASSING BY WEIGHT
ASTM C-33 CONCRETE SAND	50-55%		
LOAMY SAND TOPSOIL	20-30%	200	15-25%
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH	20-30%	200	<5%

PROPOSED FILL UNDER INFILTRATION SYSTEM SHALL BE TESTED FOR INFILTRATION RATE PRIOR TO INSTALLATION BY THE LABORATORY METHOD DESCRIBED IN NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES Env-Wq 1504.14 (g). AFTER FILL IS PLACED BUT BEFORE THE PRACTICE IS INSTALLED, FILL SHALL BE TESTED BY FIELD MEASUREMENT METHOD DESCRIBED IN Env-Wq 1504.14 (b). A MINIMUM INFILTRATION RATE OF 4 INCHES PER HOUR MUST BE ACHIEVED IN BOTH TESTS.

- NOTES:**
- SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBODIMENT, AND FILL MATERIALS.
 - THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
 - SUBBASE SOIL SHALL BE AS FOLLOWS: A1 FILL. SECTION.
 - PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.



TRITECH
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765 CENTRAL AVENUE
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August 27, 2026

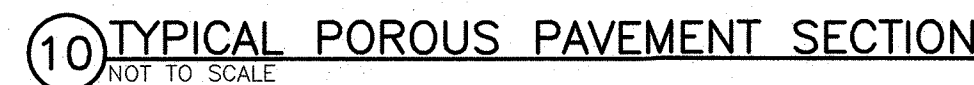
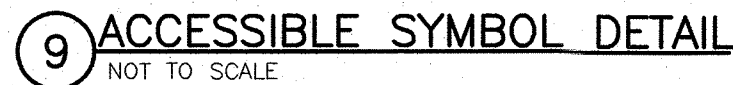
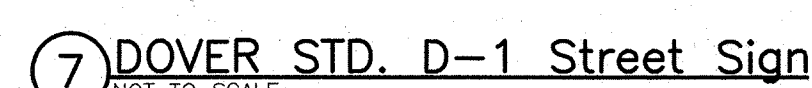
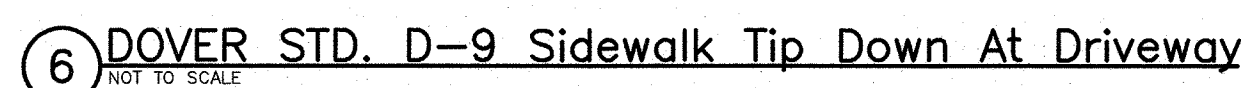
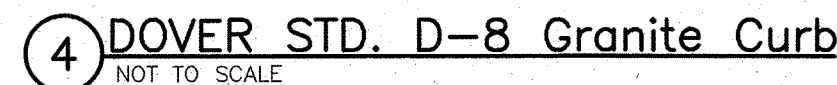
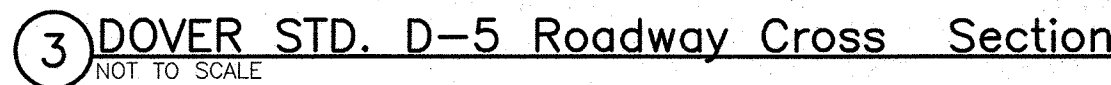
REVISIONS	DESCRIPTION:
DATE:	

91 & 103 COURT STREET
91 AND 103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
AUGUST 27, 2026
JOB No. 26120

SHEET No.

SP-7

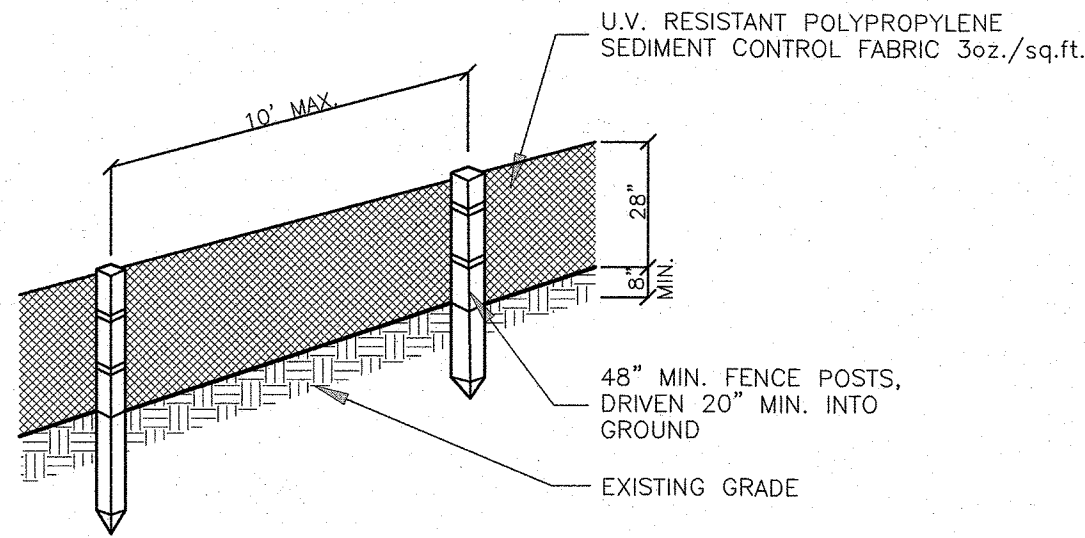
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SP-8

REVISIONS

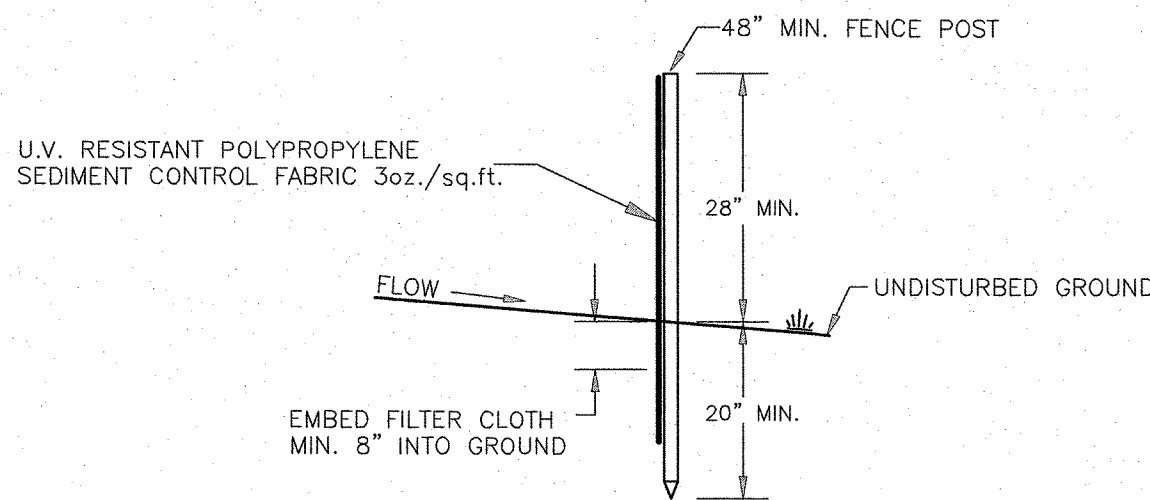
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PERSPECTIVE VIEW

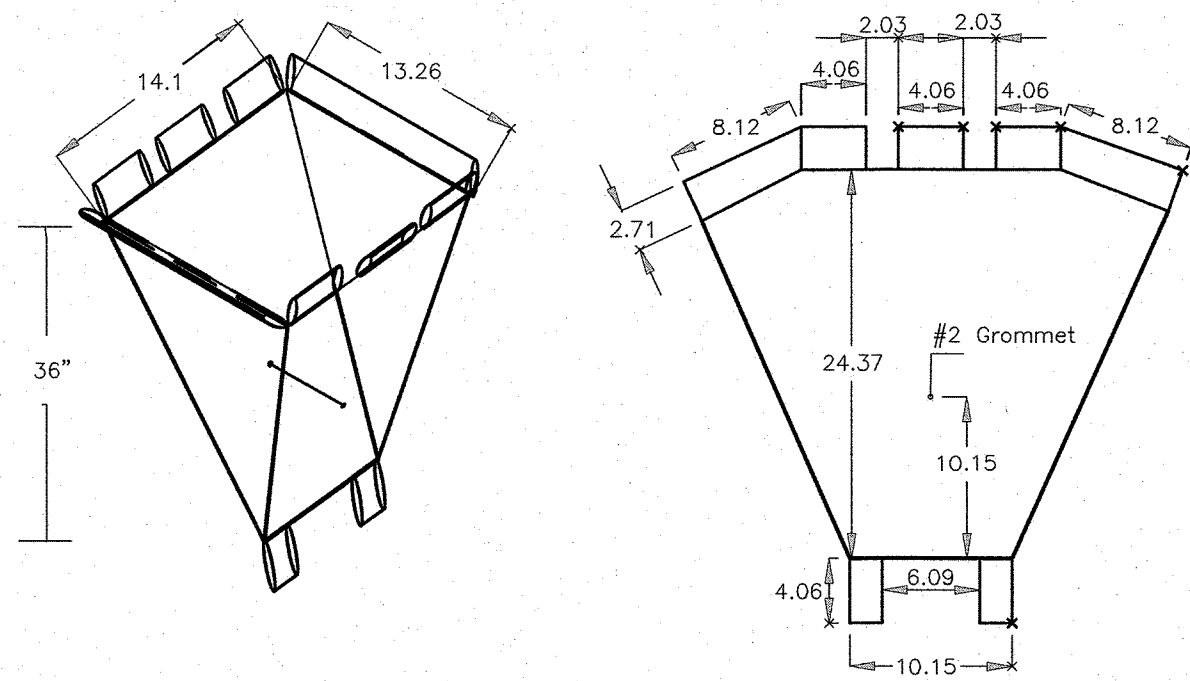
NOTES

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



SECTION

1 SILT FENCE
NOT TO SCALE

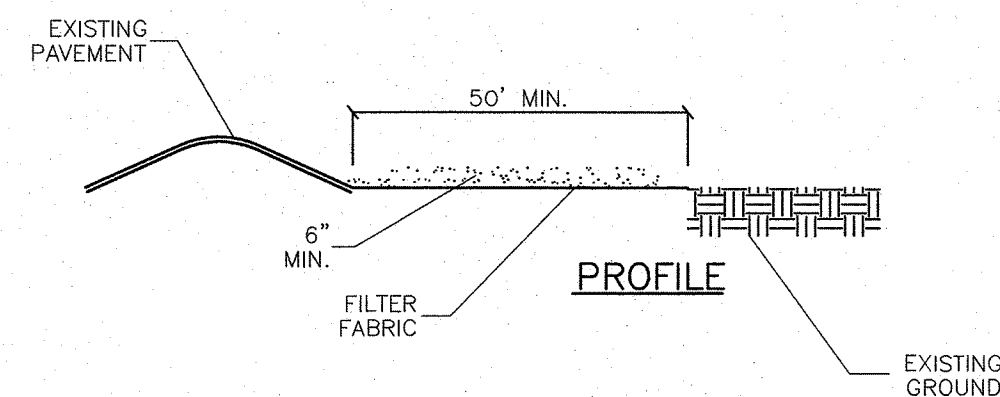


Specifications:

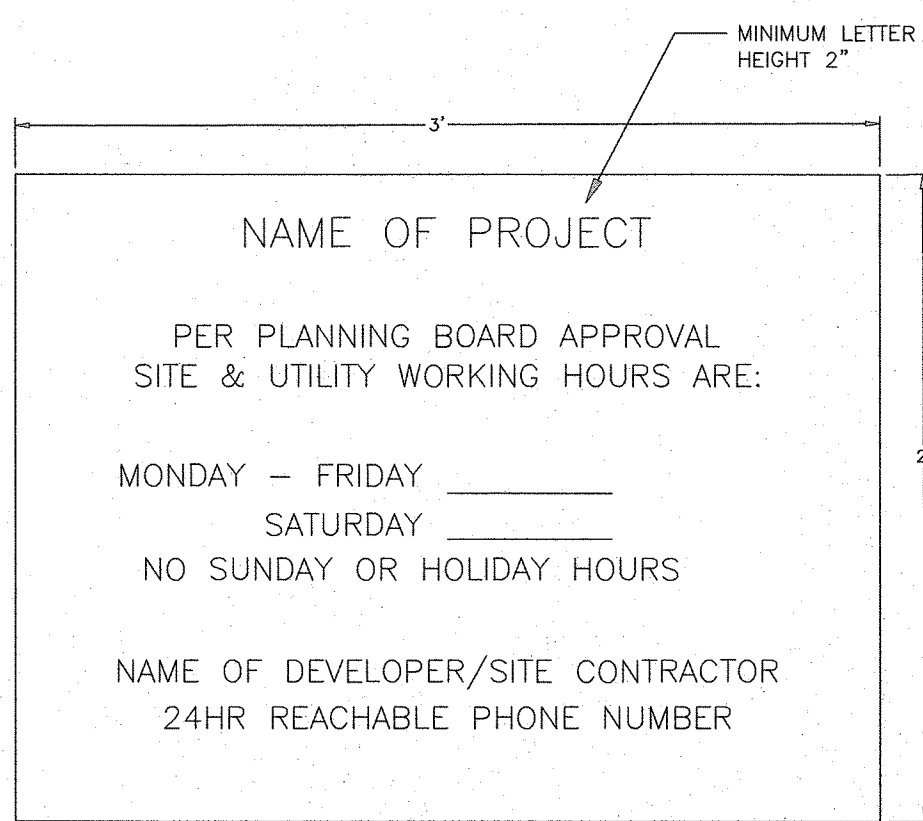
- a) Fabric used should not be laminated.
- b) Silt sack to have two #2 grommets, one on each of the two sides, 15" from the bottom of the silt sack.
- c) Tie 1/4" wide yellow rope 19" long through the grommets on two sides of the silt sack.

2 Hi Vis Hi Flow Silt Sack
NOT TO SCALE

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



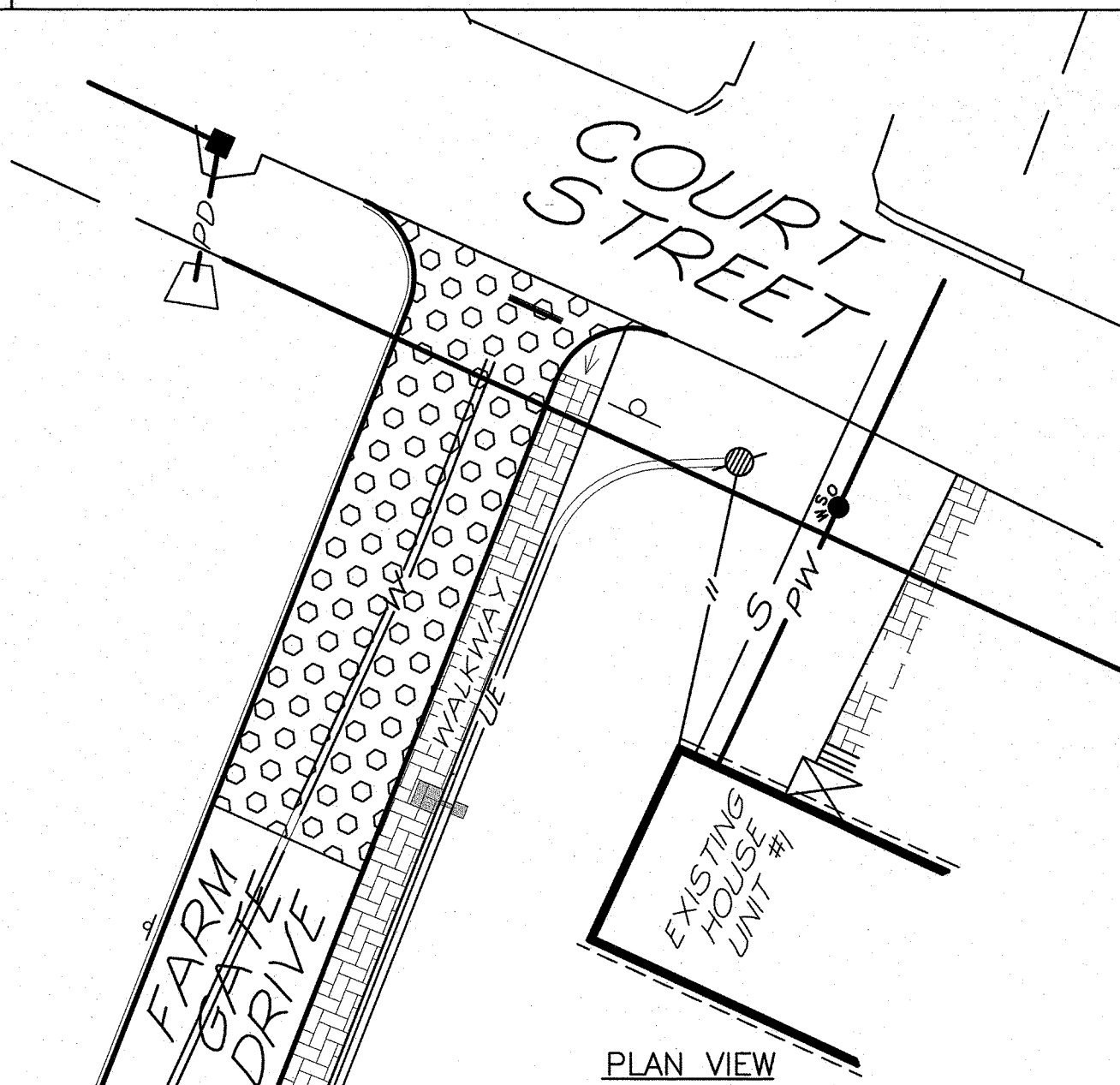
5 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



NOTES:

1. SIGN SHALL HAVE BLACK LETTERS ON A WHITE BACKGROUND.
2. SIGN SHALL BE WEATHER RESISTANT AND SECURED TO THE GROUND.
3. HOURS ON THE SIGN SHALL COMPLY WITH ALL PLANNING BOARD CONDITIONS OF APPROVAL.

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



PLAN VIEW

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

CRITICAL AREAS

Anywhere on the site that existing vegetation is to be removed will require immediate erosion control treatment. Special care should be taken where runoff enters wetlands. All storm water practices areas shall be stabilized prior to directing storm water to them; specifically all bioretention basins and all infiltration practices.

EROSION AND SEDIMENT CONTROL PRACTICES

Erosion and sediment control practices will include the use of rip-rap, and silt fence check dams. All erosion and sediment control practices will be constructed and maintained according to the minimum standards and specifications contained in the "New Hampshire Stormwater Manual, Volume 2".

A. Erosion and Sediment Control Measures

1. The erosion control procedures shall conform to Section 645 of the "Standard Specifications for Road and Bridge Construction" of the NH DOT, and the "New Hampshire Stormwater Manual."
2. During Construction and thereafter, erosion control measures are to be implemented as noted. The smallest practical area of land should be exposed at any one time during development. The amount of exposed areas which are temporarily stabilized without permanent stabilization shall be limited to 5 acres.
3. During grading operations, install stone check dams at 50 foot intervals in drainage swales and at drain inlets where shown. Barriers are to be maintained and cleaned until disturbed areas are stabilized.
4. Any disturbed areas which are to be left temporarily, and which will be regraded later during construction shall be machine hay mulched and seeded with rye grass to prevent erosion.
5. Silt fences and other erosion control measures shall be inspected weekly and after every 0.25" rainfall event during the life of the project. All damaged silt fences shall be repaired. Sediment deposits shall periodically be removed.
6. Avoid the use of future open spaces (loam and seed areas) wherever possible during the construction. Construction traffic shall use the roadbeds of future roads and parking areas.
7. Topsoil required for the establishment of vegetation shall be stock piled in amounts necessary to complete finished grading of all exposed areas.
8. Areas to be filled shall be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots or other objectionable material. Stumps shall be disposed by grinding or fill in an approved facility.
9. All fills shall be placed and compacted to reduce erosion, slippage settlement, subsidence or other related problems.
10. All fill shall be placed and compacted in layers not to exceed 8 inches in thickness.
11. Frozen material or soft, mucky or highly compressible material shall not be incorporated into fills.
12. Fill material shall not be placed on a frozen foundation subgrade.
13. Disturbed areas shall be seeded immediately following finished grading.
14. Limit of exposed area that is temporarily stabilized without permanent stabilization is 5 acres or less.
15. All areas not stabilized by Nov. 1st must be protected by Erosion Control Blankets or equivalent and mulched/seeded with winter rye or oats.
16. All disturbed areas must be seeded and mulched within 3 days of final grading, permanently stabilized within 15 days of final grading or temporarily stabilized within 45 days of initial disturbance.
17. All ditches and swales are to be stabilized prior to directing runoff to these features.
18. All cut and fill slopes shall be seeded immediately.
19. An area shall be considered stable if one of the following has occurred:
 - a.) Base course gravels are installed in areas to be paved.
 - b.) A minimum of 85% vegetated growth has been established.
 - c.) A minimum of 3" of non-erosive material such as stone or riprap has been installed.
 - d.) Erosion control blankets have been properly installed.

B. Vegetative Practice

All ground areas opened up for construction will be regraded, loamed, seeded and mulched in the shortest practical time. All Temporary and Permanent Seeding must be applied prior to October 1st. Employ temporary erosion and sedimentation control devices as detailed in this plan as necessary until adequate stabilization has been assured.

A. Temporary Seeding & Hay Mulching

1. At no time shall any disturbed area remain unstabilized for longer than 30 days. All areas where construction is not completed within 30 days of the initial disturbance shall receive temporary seeding measures.
2. Fertilizer shall be spread on the top layer of loam and worked into the surface. Fertilizer application rate shall be 300 pounds per acre of 10-10-10 fertilizer.
3. Seed shall be Winter Rye, 112 LBS. per acre.
4. Remove stones and trash that will interfere with seeding the area. Where feasible, till the soil to a depth of about 3 inches to prepare a seedbed and mix fertilizer into the soil. The seedbed should be left in a firm and smooth condition. The last tillage operation should be performed across the slope whenever practical.
5. If seeding between May 15th and August 15th, hay mulch shall be applied immediately after seeding at

a rate of 1.5 to 2 tons per acre and shall be held in place using appropriate techniques from the Erosion and Sediment Control Handbook.

6. The surface shall be watered and kept moist with a fine spray as required without washing away the soil, until the grass is well established. Any areas which are not satisfactorily covered with grass shall be reseeded, and all noxious weeds are removed.

B. Permanent Seeding & Hay Mulching

1. All disturbed areas shall be loamed (4") and limed. Lime shall be thoroughly incorporated into the loam layer at a rate of 2 tons per acre.
2. Fertilizer shall be spread on the top layer of loam and worked into then surface. Fertilizer application rate shall be 500 pounds per acre of 10-20-20 fertilizer.
3. Seed shall be 48 lbs. per acre, SCS mixture "c" (20 lbs tall fescue, 20 lbs. creeping red fescue and 8 lbs. birds foot trefoil - 48 lbs total.) The soil shall be lightly raked immediately before seeding. One half the seed shall be sown in one direction and the other half at right angles to the original direction. It shall be lightly raked in to the soil to a depth not over 1/4 inch and rolled with hand roller weighing not over 100 points per linear foot to width.
4. Hay mulch shall be applied immediately after seeding at a rate of 1.5 to 2 tons per acre and shall be held in place using appropriate techniques from the Erosion and Sediment Control Handbook. The surface shall be watered and kept moist with a fine spray as required, without washing away the soil, until the grass is well established. Any areas which are not satisfactorily covered with grass shall be reseeded, and all noxious weeds removed.

CONSTRUCTION SEQUENCE

1. Do not begin construction until all local, state and federal permits have been applied for and received.
2. Install silt fences filter sock as necessary to control erosion and prevent sediment contamination prior to any earth moving activities.
3. Cut and remove trees, shrubs, saplings, brush, vines and other debris and rubbish as specified for construction.
4. Care shall be taken to preserve the infiltration capacity of the infiltrating soil. See the New Hampshire Stormwater Manual for additional information.
5. Construct stormwater Infiltration Practice #1 and Bioretention Practice #1. Do not direct runoff to these practices until the practice and contributing areas are fully stabilized.
6. Building construction may begin.
7. Construct driveways, parking and utilities.
8. Loam and seed disturbed areas in accordance with vegetative practice and general construction notes. Cut and fill slopes shall be seeded immediately after their construction.
9. All areas receiving runoff, including but not limited to the stormwater infiltration shall be stabilized prior to directing runoff to them.
10. All soils that are finish graded must be stabilized within 72 hours of disturbance.
11. Maintain disturbed areas as necessary.

MAINTENANCE

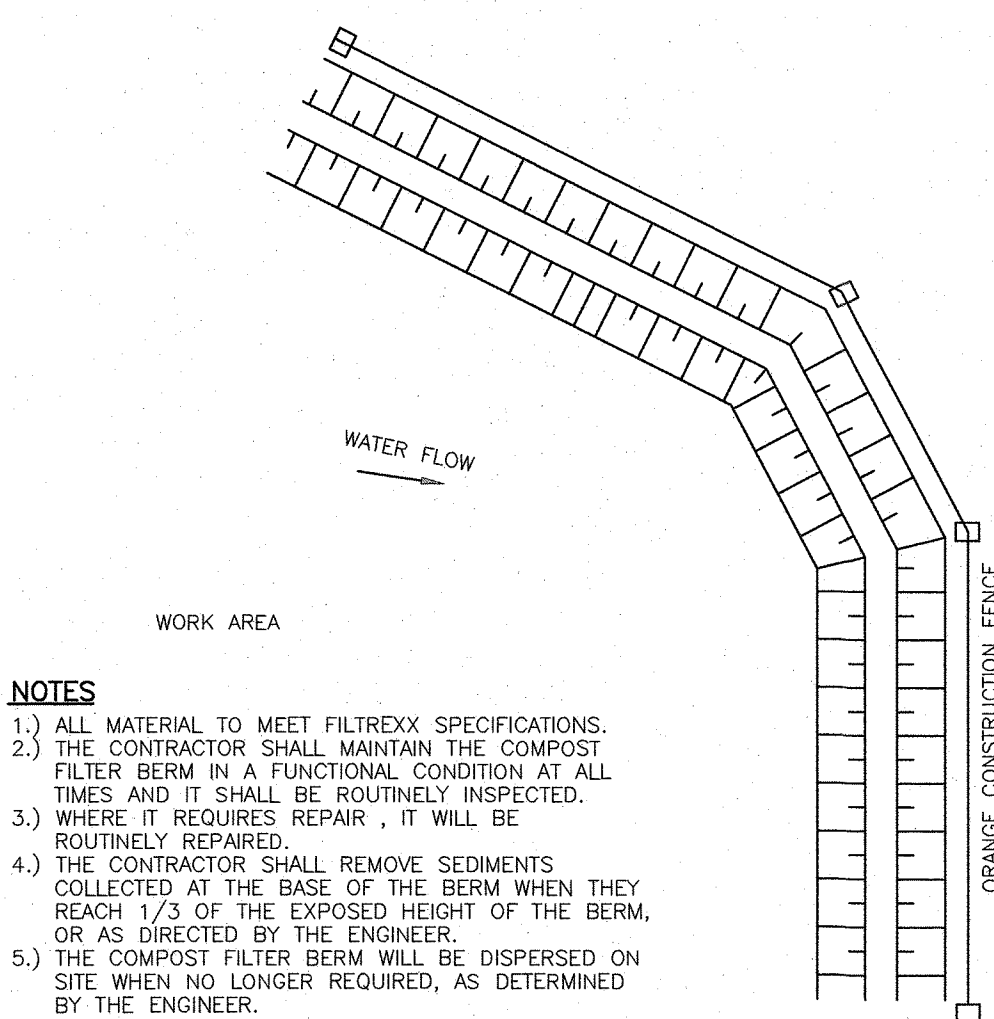
During the period of construction and/or until long term vegetation is established:

1. Seeded areas will be fertilized and reseeded as necessary to insure vegetative establishment.
2. The side slopes will be checked after each significant rainfall.
3. The side slopes will be checked weekly and repaired when necessary until adequate vegetation is established.
4. The silt fence barriers will be checked regularly. Necessary repairs will be made to correct undermining or deterioration of the structures.

WINTER CONSTRUCTION NOTES

1. All proposed vegetated areas which do not exhibit a minimum of 85% vegetation growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1 and seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting, elsewhere. The installation of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melts.
2. All ditches or swales which do not exhibit a minimum of 85% vegetation growth by October 15th, or which are disturbed after October 15th, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions.
3. After November 15th, incomplete road or parking surfaces, where work has stopped for the winter season, shall be protected with a minimum of 3 inches of crushed gravel per NHDOT item 304.3.

12 EROSION AND SEDIMENT CONTROL NOTES

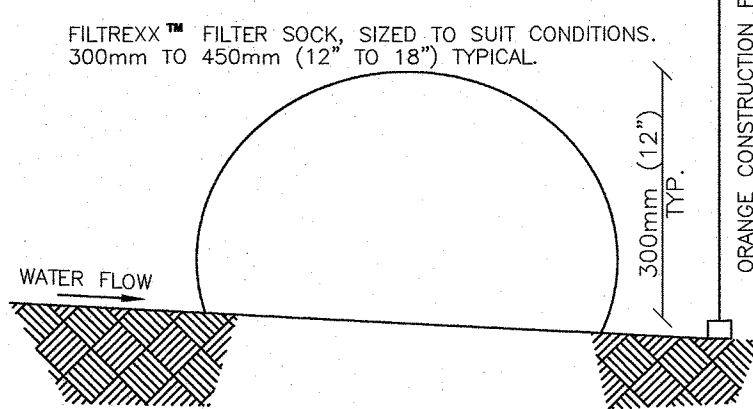


NOTES

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

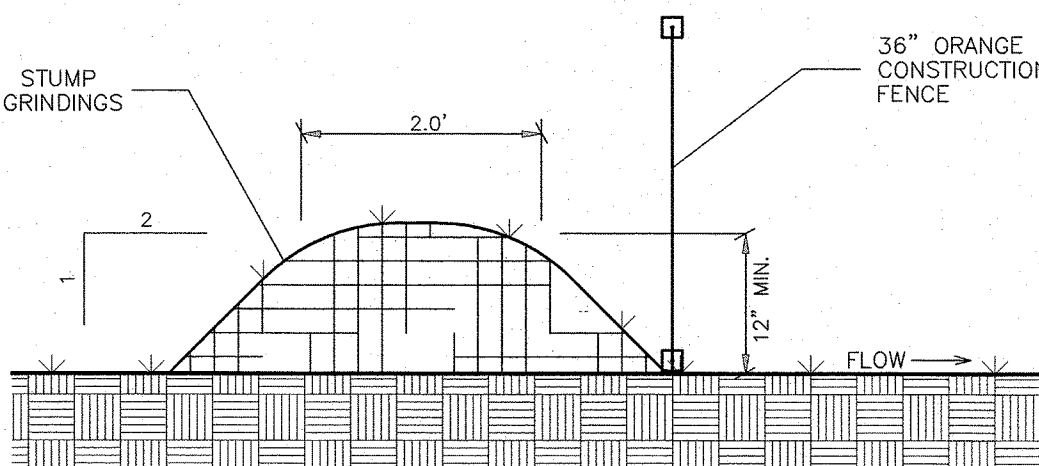
9 FILTREXX SOCK - SILT FENCE
NOT TO SCALE

TYPICAL BERM FOR MINIMAL GRADES SHOWN. FOR STEEPER GRADES, I.E. 2:1 SLOPES INCREASE BERM SIZE AS DETERMINED ON SITE BY ENGINEER.



FILTER COMPOST MATERIAL AS PER SPECIFICATIONS.

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



11 EROSION CONTROL MULCH BERM
NOT TO SCALE

AMENDED

CONSTRUCTION DETAILS

91 & 103 COURT STREET

91 AND 103 COURT STREET

DOVER, NEW HAMPSHIRE

STRAFFORD COUNTY

AUGUST 27, 2026 JOB No. 26120

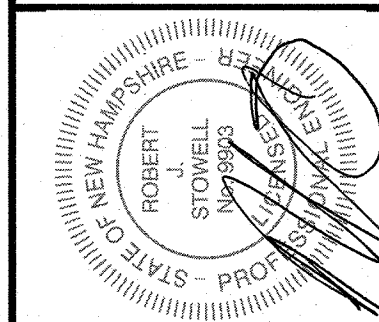
SHEET No.

SP-9

(SITE-2026-0000)

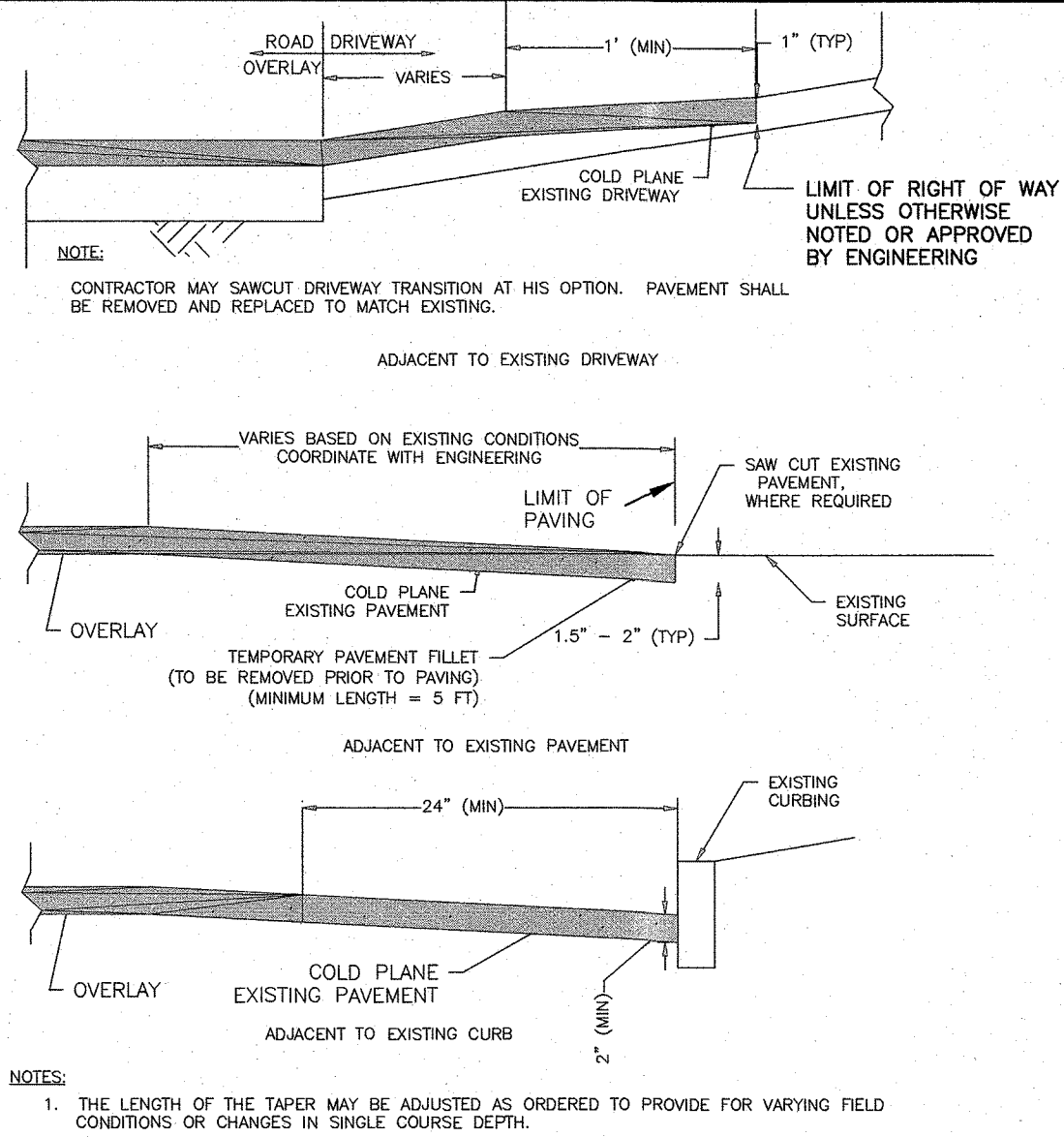
ISSUED FOR TRC REVIEW
August 27, 2026

REVISIONS
DATE: DESCRIPTION:

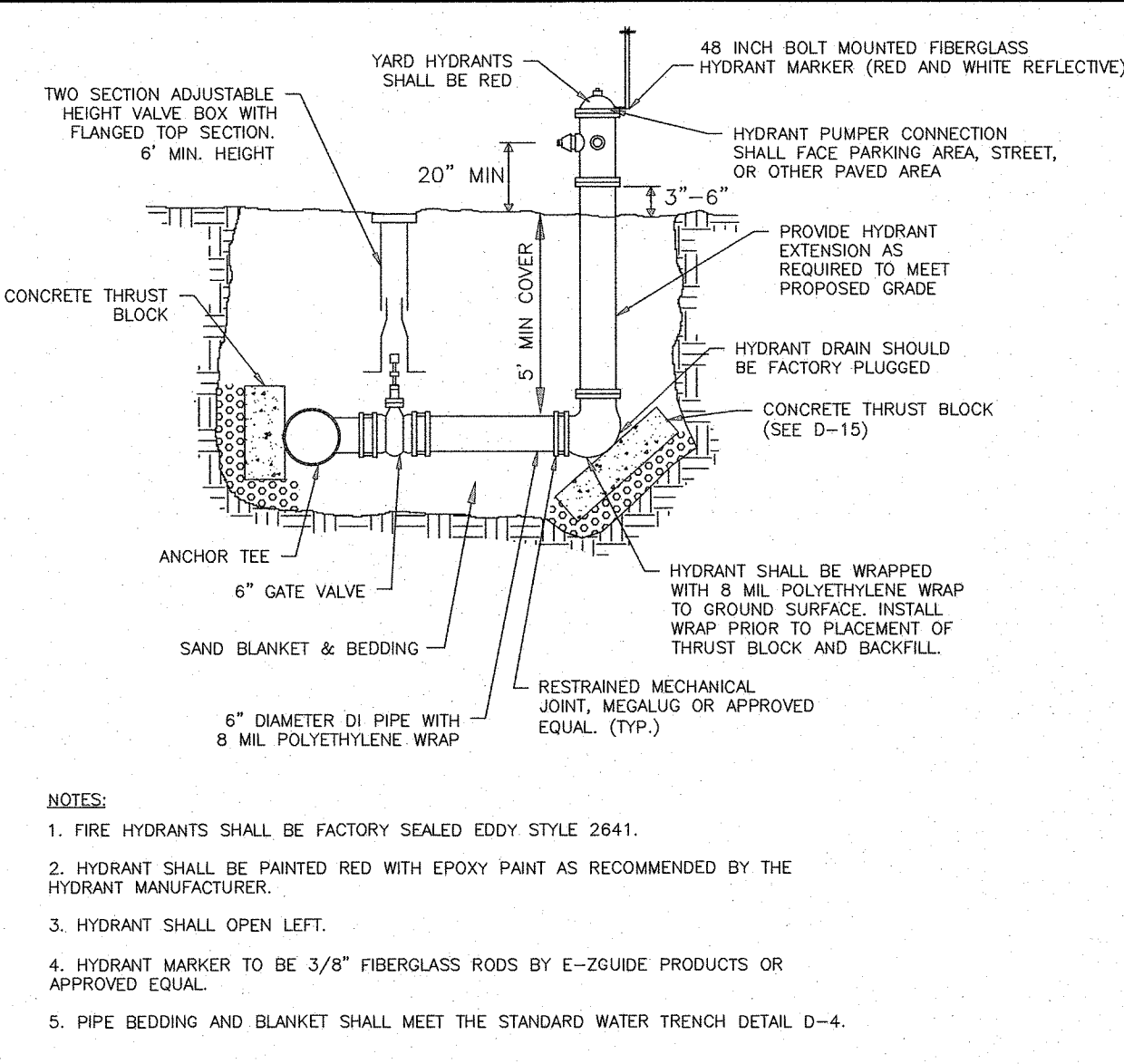


TRITECH
ENGINEERING CORPORATION

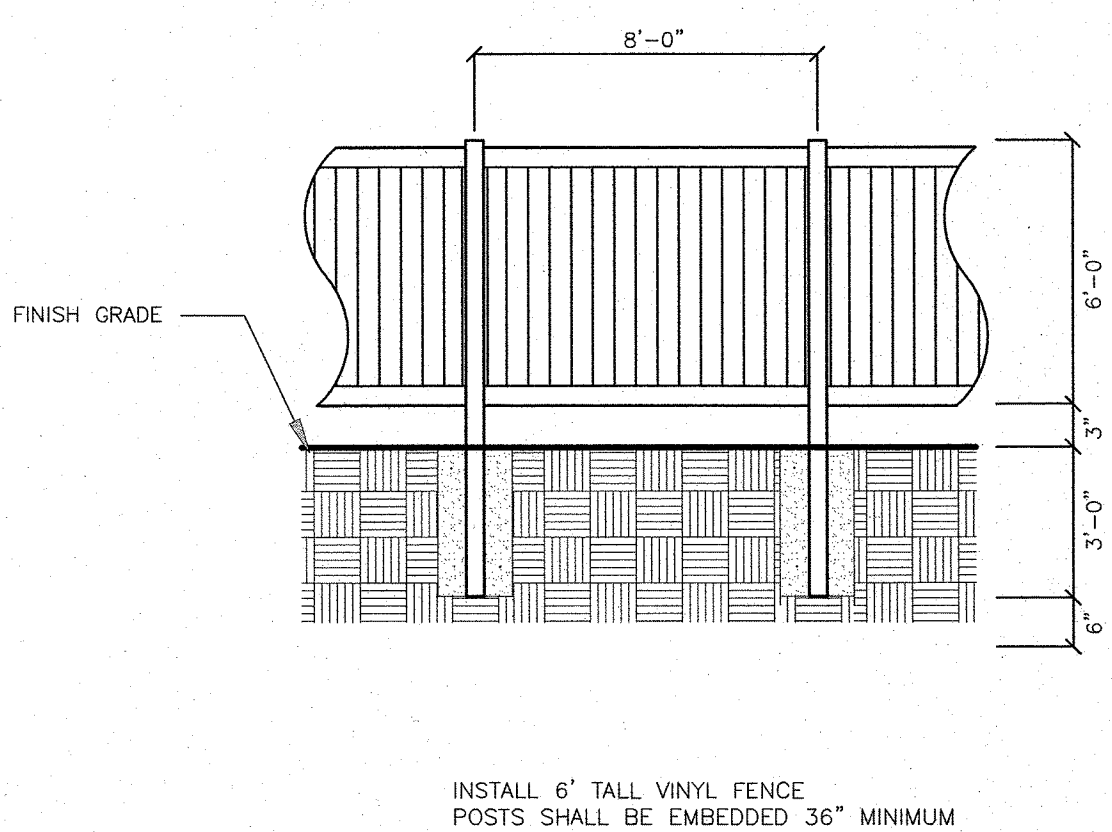
766 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03860
TELEPHONE 603 749 8907
FAX 603 742 9990



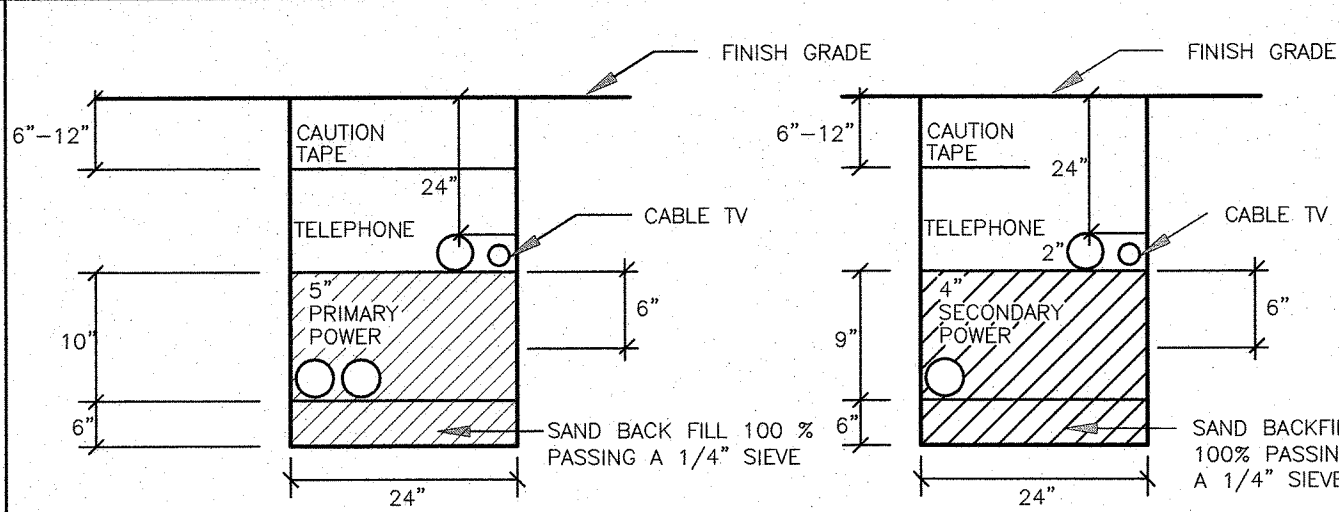
1 DOVER STD. D-12 Pavement Overlay Details
NOT TO SCALE



2 DOVER STD. D-14 FIRE HYDRANT
NOT TO SCALE



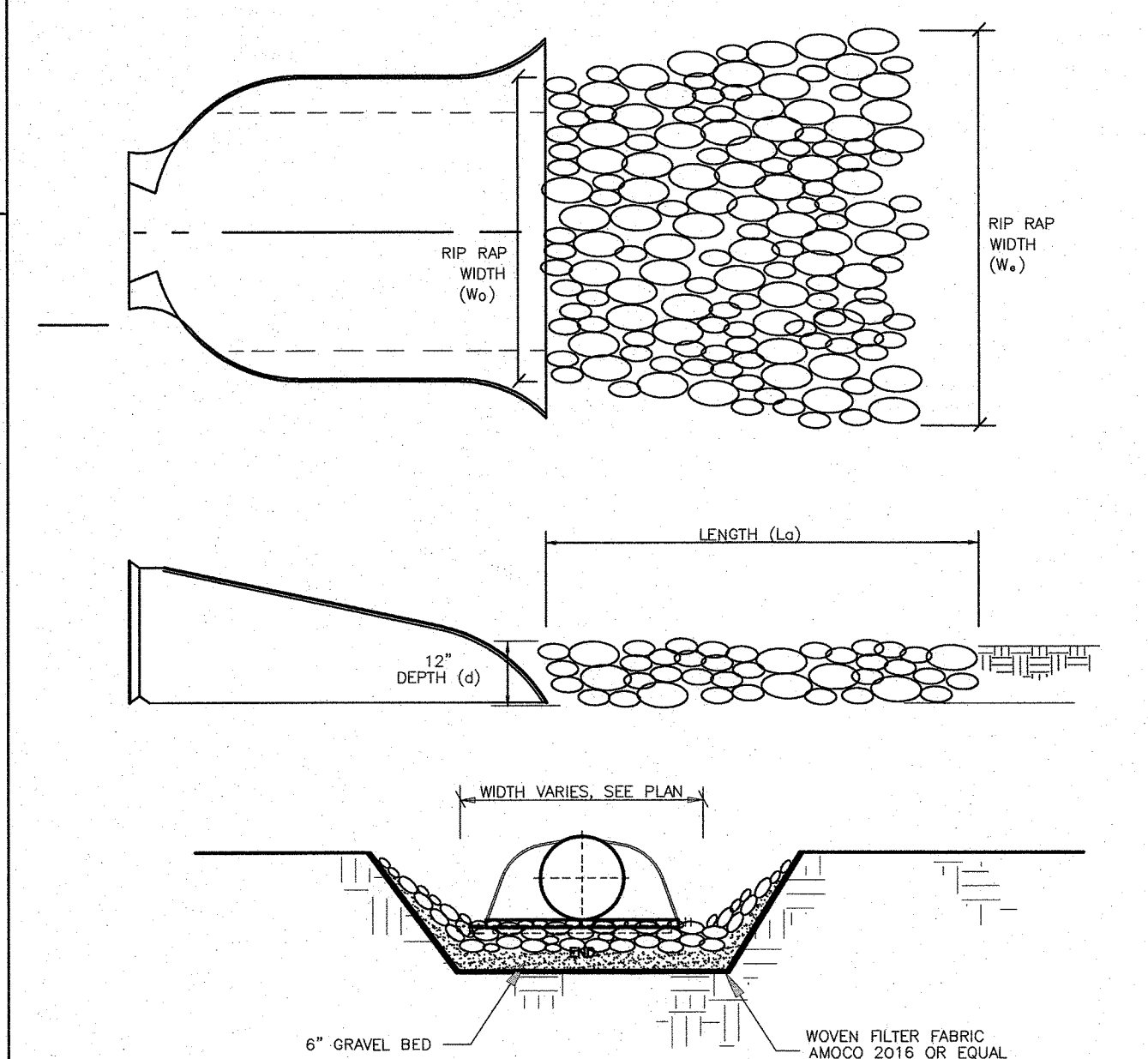
3 VINYL STOCKADE FENCE DETAIL
NOT TO SCALE



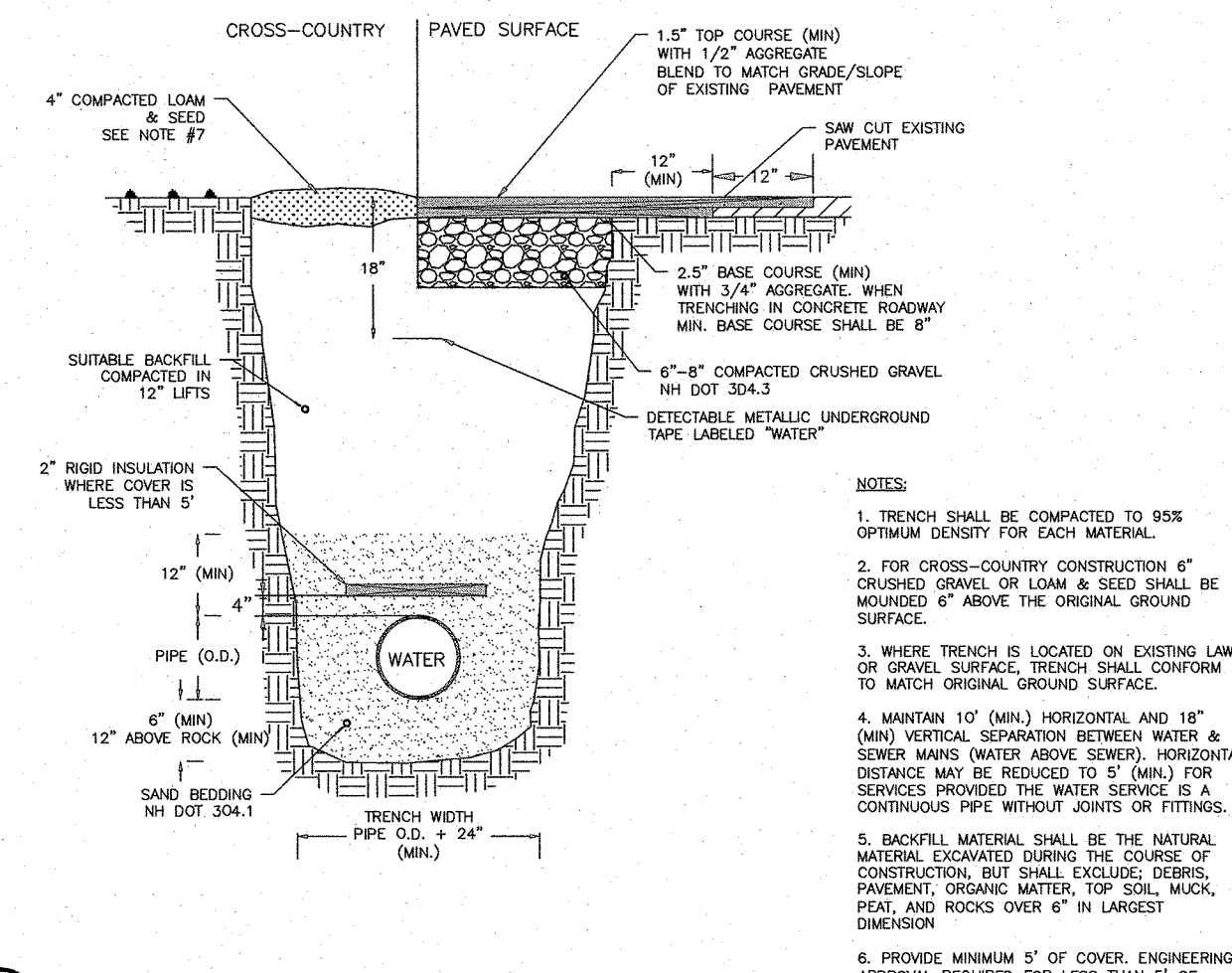
ELECTRICAL TRENCH "A" NOT TO SCALE
ELECTRICAL TRENCH "B" NOT TO SCALE

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

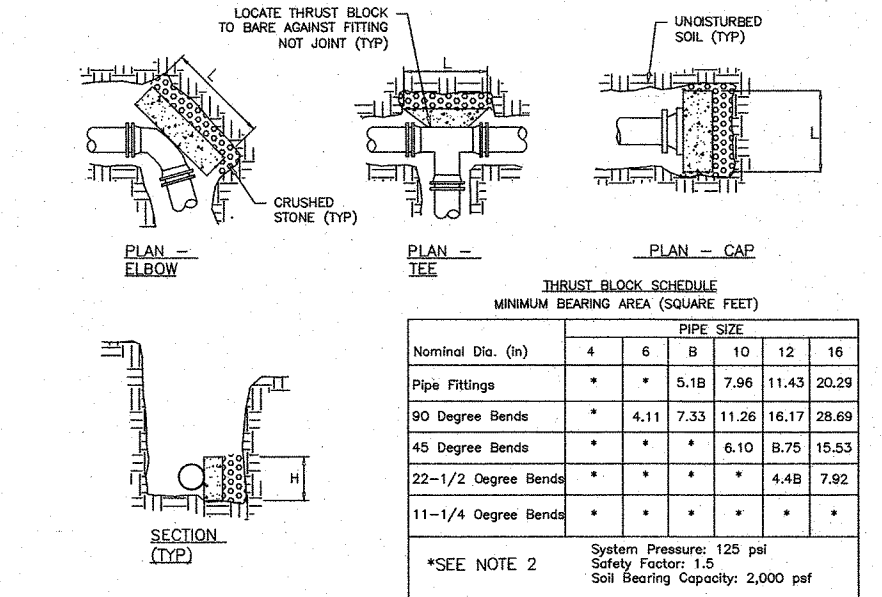
4 ELECTRICAL TRENCH
NOT TO SCALE



5 ACCESSIBLE-EV CHARGING SIGN
NOT TO SCALE

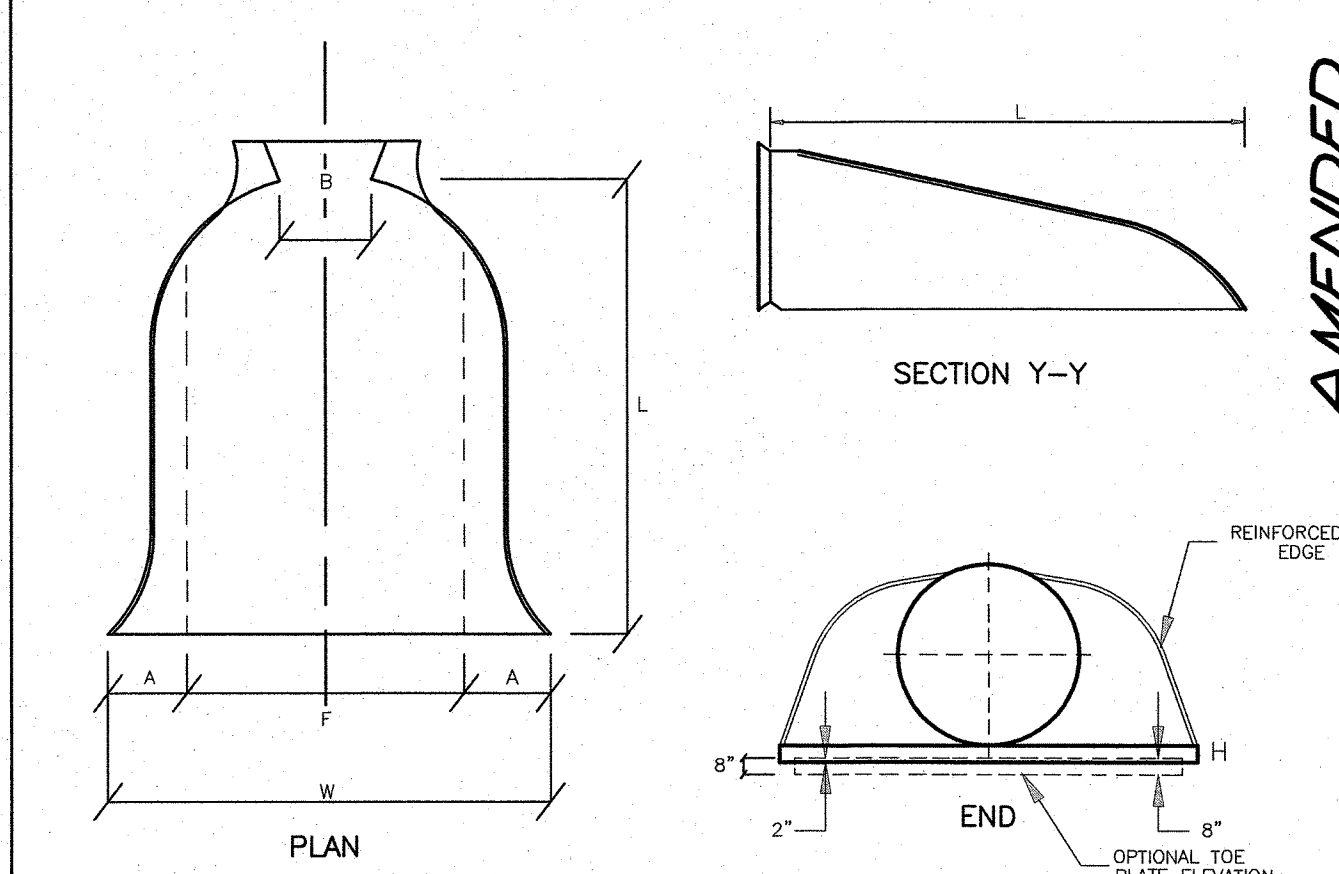


6 DOVER STD. D-4 Water Trench
NOT TO SCALE

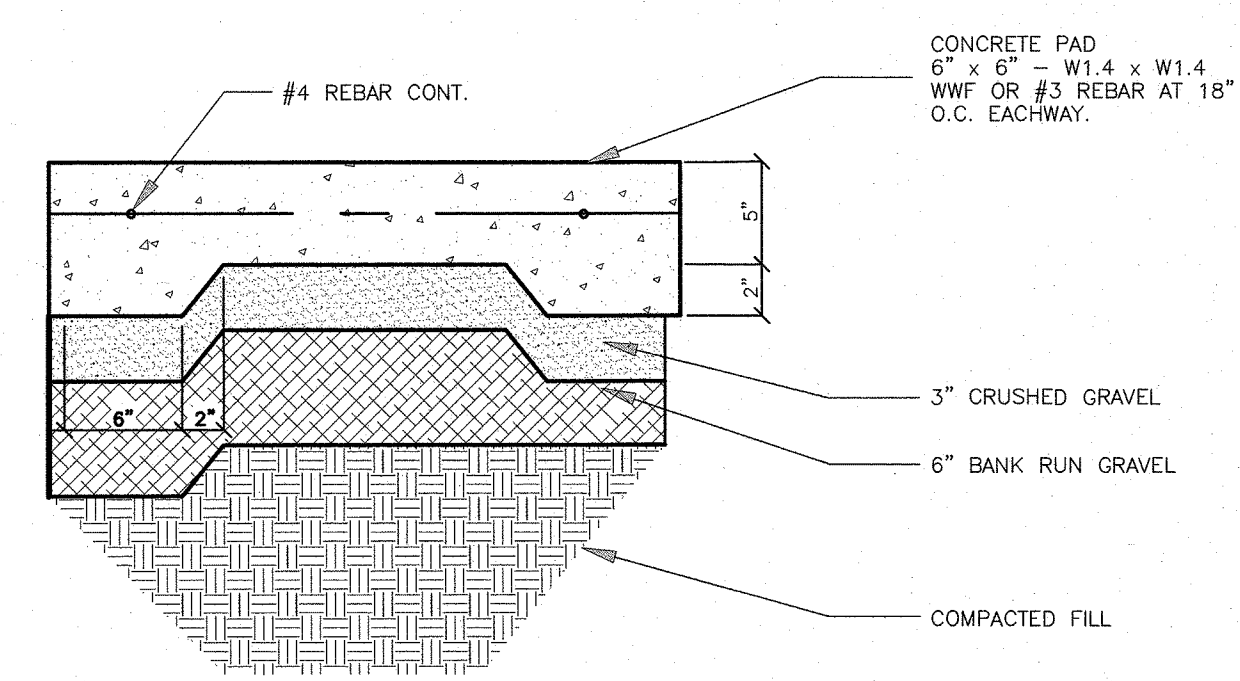


7 DOVER STD. D-15 THRUST BLOCK
NOT TO SCALE

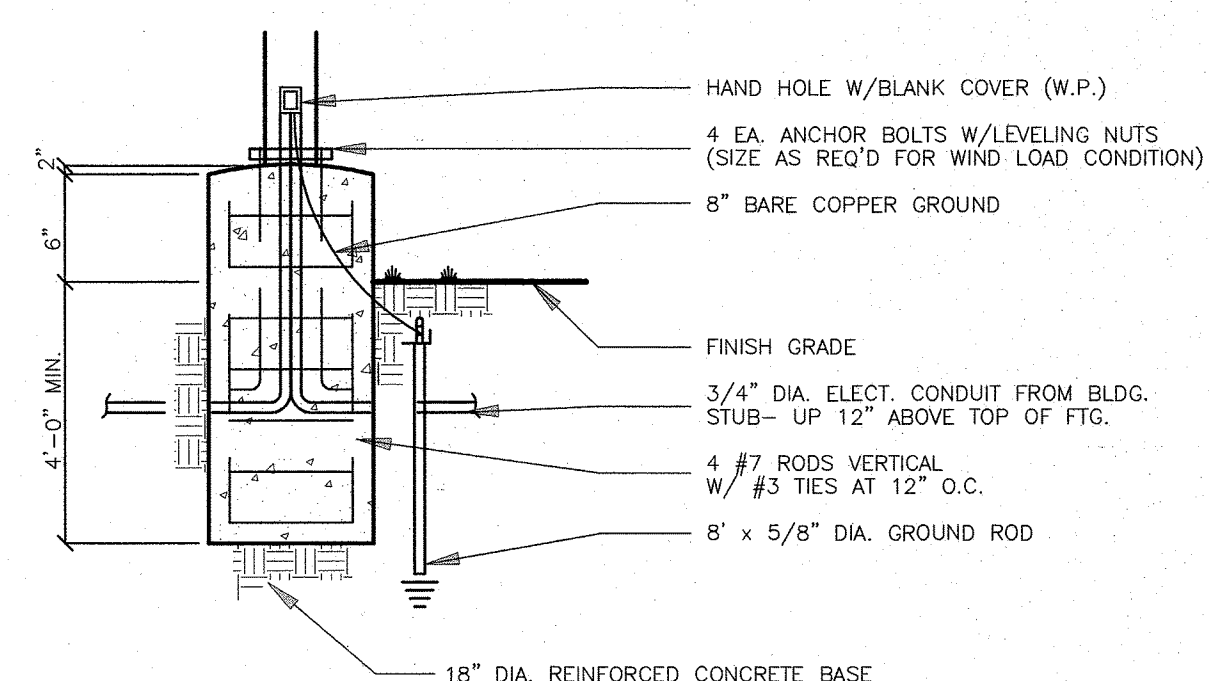
8 RIPRAP DETAIL
NOT TO SCALE



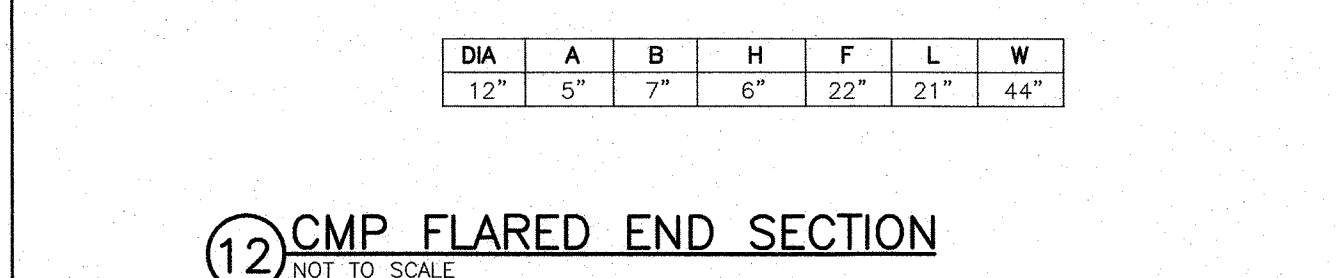
9 DOVER STD. D-13 WATER SERVICE CONNECTION
NOT TO SCALE



10 CONCRETE PAD DETAIL
NOT TO SCALE



11 SITE LIGHTING BASE
NOT TO SCALE

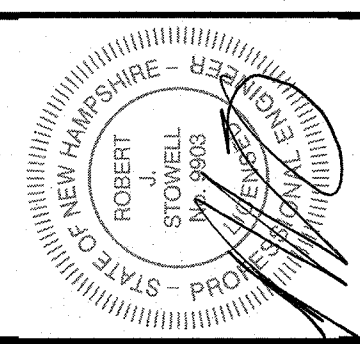


12 CMP FLARED END SECTION
NOT TO SCALE

TRITECH
ENGINEERING CORPORATION

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August 27, 2026

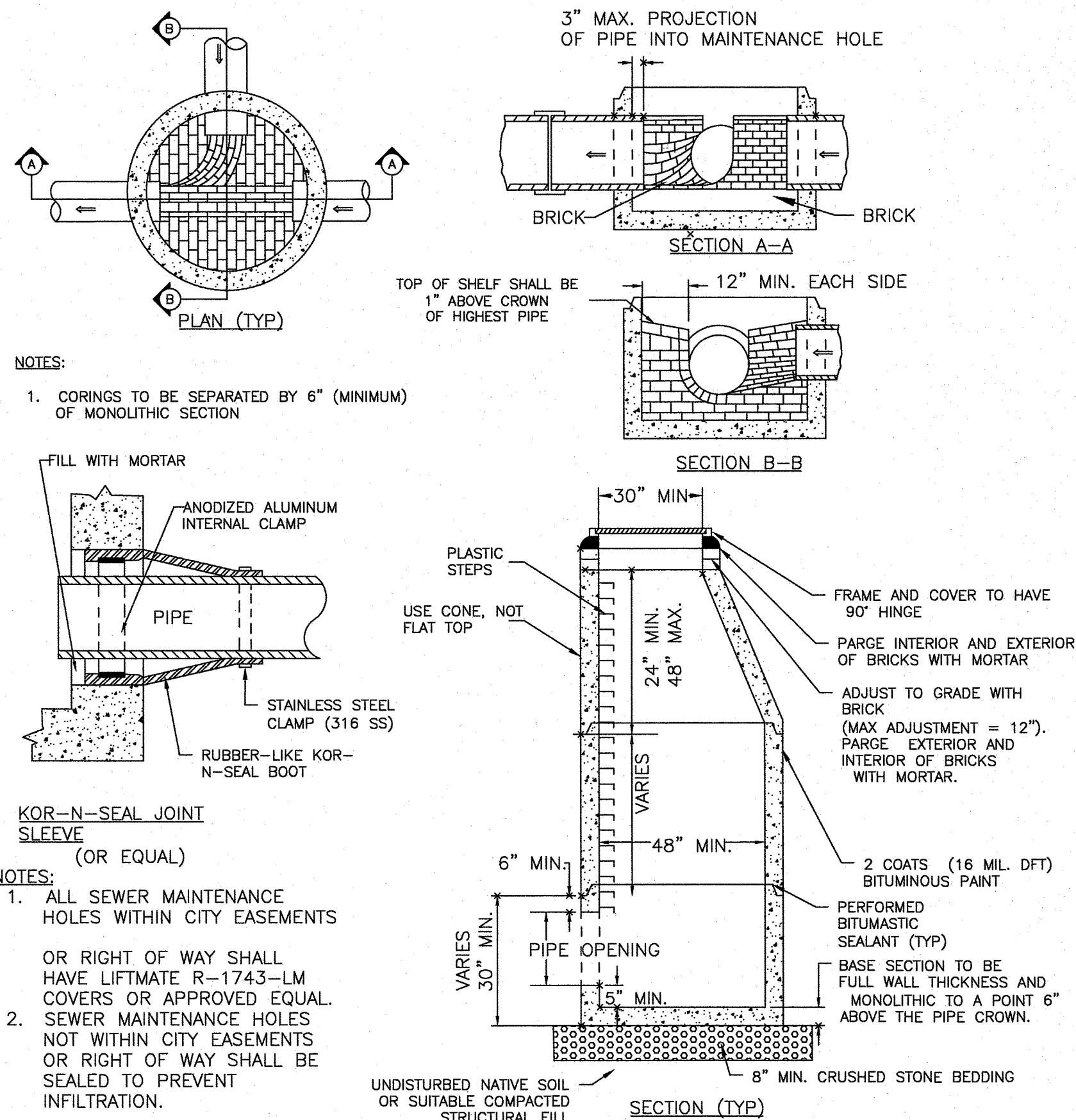
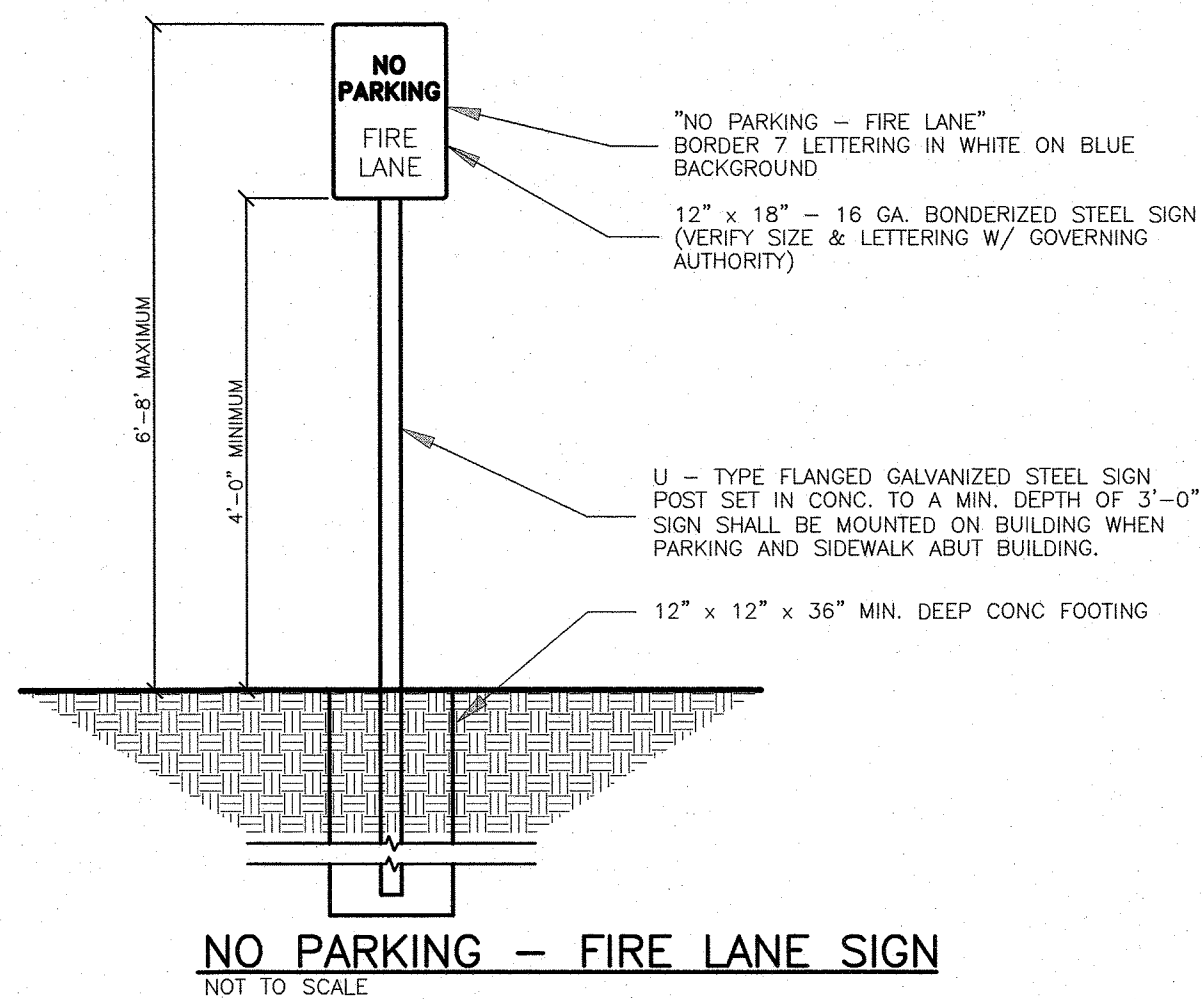
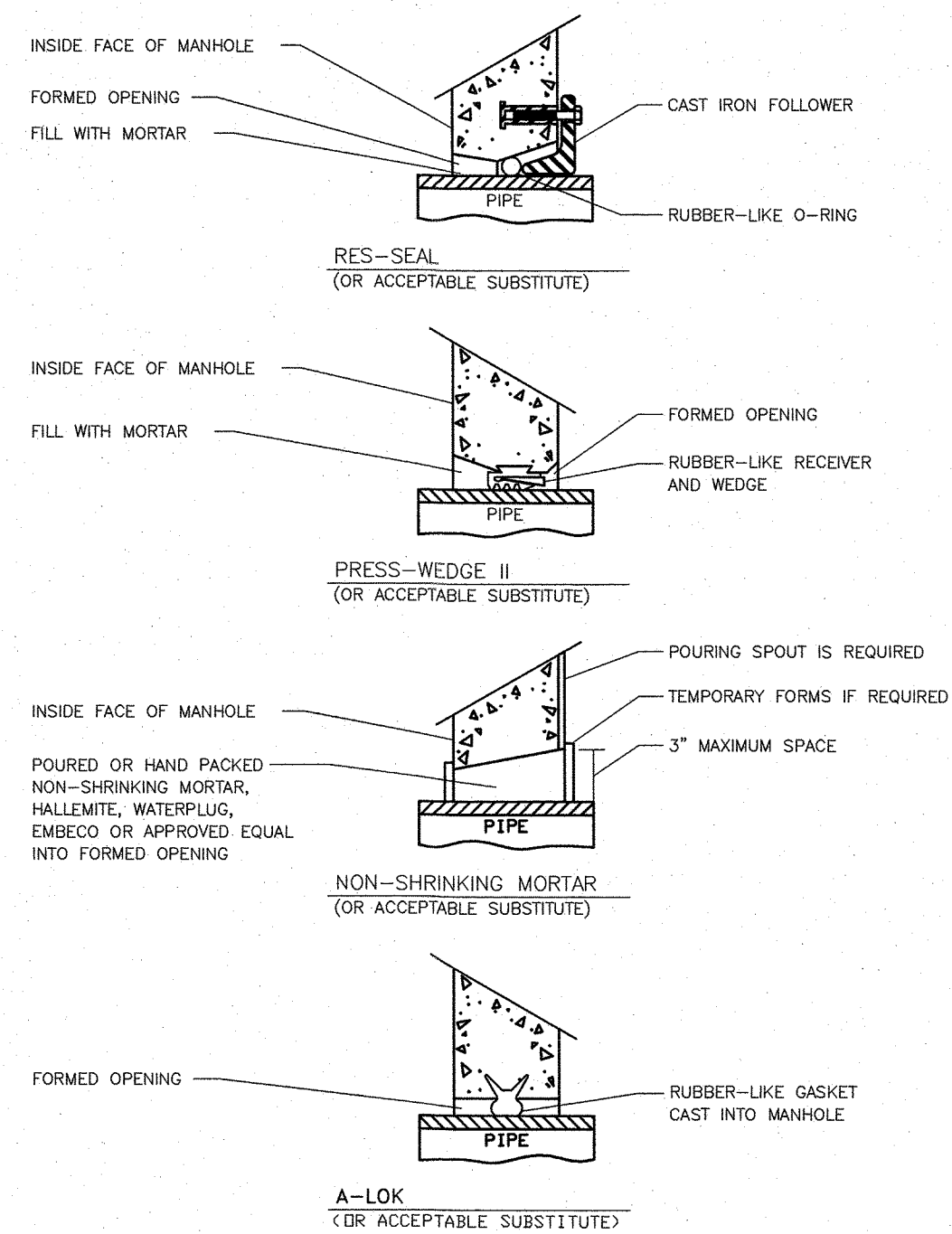
REVISIONS	DATE	DESCRIPTION



CONSTRUCTION DETAILS
91 & 103 COURT STREET
91 AND 103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
AUGUST 27, 2026 JOB No. 26120

SHEET No.

SP-10



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

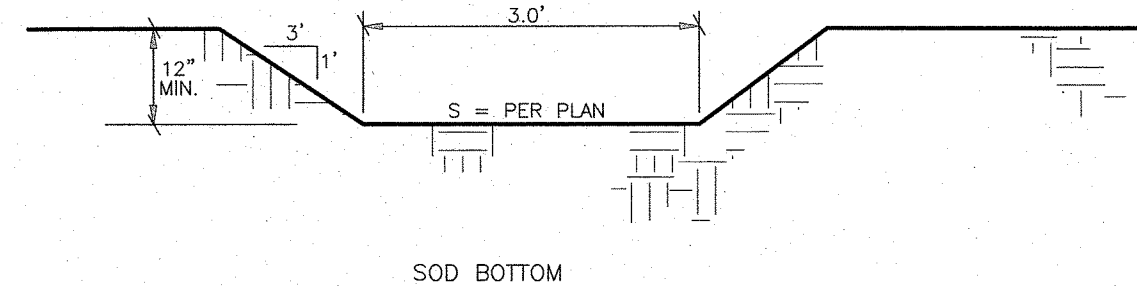
DOVER STD. D-18 MH DROP INLET
NOT TO SCALE

DOVER STD. D-16 SEWER MAIN
NOT TO SCALE

GENERAL NOTES

- IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAK PROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES SHALL BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH REINFORCEMENT. IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE, CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.
 - BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE, OR POURED IN PLACE REINFORCED CONCRETE.
 - PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478.
 - LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS.
 - INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED OR PRECAST CONCRETE SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF THE PIPE AND FLOW AT CHANGES IN DIRECTIONS. THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY OR PRECAST CONCRETE.
- THE BRICK CHANNEL IN THE EXISTING MANHOLE SHALL BE RECONSTRUCTED IN ACCORDANCE WITH ENV-WQ 704-12 (K)
- BRICK MASONRY FOR SHELF, INVERT, AND GRADE ADJUSTMENT SHALL BE CERTIFIED BY ITS MANUFACTURER AS COMPLYING WITH THE ASTM C32-23 STANDARD, CLAY OR SHALE, FOR GRADE SS HARD BRICK, WITH NO MORE THAN 5 LAYERS OF BRICK FOR GRADE ADJUSTMENT.
- FRAMES AND COVERS: MANHOLES FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. A 3-INCH (MINIMUM HEIGHT) WORD "SEWER" FOR SEWERS AND "DRAIN" FOR DRAINS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
 - BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33, SIZE NUMBER 67.
100% PASSING 1 INCH SCREEN 0-10% PASSING #4 SIEVE
90-100% PASSING 1/2 INCH SCREEN 0-5% PASSING #8 SIEVE
20-55% PASSING 3/4 INCH SCREEN
WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1 INCH SHALL BE USED.
 - FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES: RCP & CI PIPE - ALL SIZES - 48"
 - SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H-20 LOADS.
 - MANHOLE STEPS MAY BE PERMITTED UPON REQUEST BY THE OWNER AS SECONDARY ADDITIONAL SAFETY FEATURE SUPPLEMENTARY TO THE PRIMARY PORTABLE LADDER ENTRY AND WHEN INSTALLED UNDER THE FOLLOWING CONDITIONS:
 - THE STEPS SHALL BE MANUFACTURED OF PLASTIC COVERED STEEL. THEY SHALL BE SHAPED SO THEY CANNOT BE PULLED OUT OF THE CONCRETE WALL IN WHICH THEY ARE EMBEDDED.
 - THE STEPS SHALL BE EMBEDDED IN THE CONCRETE BY THE MANUFACTURER DURING MANUFACTURE OR IMMEDIATELY FOLLOWING REMOVAL OF FORMS. SECURING THE STEPS WITH MORTAR IN DRILLED OR CAST HOLES, WILL NOT BE ACCEPTABLE.
 - THE STEPS SHALL BE OF THE DROP TYPE WITH A DEPRESSION SECTION FOR HANDHOLD. APPROXIMATELY 14"x10" IN DIMENSION.

- HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE ENGINEER, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATERTIGHTNESS UPON AN ELASTOMERIC OR MASTIC-LIKE GASKET. APPROVED ELASTOMERIC SEALANTS ARE: RAM-NEK
KENT SEAL NO.2
EZ
- PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND IN GENERAL, WILL DEPEND FOR WATERTIGHTNESS UPON EITHER AN APPROVED NON-SHRINKING MORTAR OR ELASTOMERIC SEALANT.
- VACUUM TEST PROCEDURE ALL MANHOLES SHALL BE VACUUM TESTED PRIOR TO BACKFILLING. AFTER THE BACKFILLING MANHOLES SHALL BE RETESTED BY VACUUM TEST OR EXFILTRATION TEST. VACUUM TEST SHALL REQUIRE THE SEALED MANHOLE TO HOLD A VACUUM DROP OF 1" HG OVER A PERIOD OF TIME AS DESCRIBED BELOW. MANHOLES SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST IN ACCORDANCE WITH THE ASTM C1244/C1244M-20 STANDARD. A MANHOLE MAY BE BACKFILLED PRIOR TO PERFORMING A VACUUM TEST, BUT IF THE MANHOLE FAILS THE VACUUM TEST, BACKFILL SHALL BE REMOVED SO REPAIRS TO THE MANHOLE CAN BE MADE FROM THE OUTSIDE OF THE MANHOLE PRIOR TO RETESTING. THE MANHOLE VACUUM TEST SHALL CONFORM TO THE FOLLOWING:
 - THE INITIAL VACUUM GAUGE TEST PRESSURE SHALL BE 10 INCHES HG; AND
 - THE MINIMUM ACCEPTABLE TEST HOLD TIME FOR A 1-INCH HG PRESSURE DROP TO 9 INCHES HG SHALL BE:
 - NOT LESS THAN 2 MINUTES FOR MANHOLES LESS THAN 10 FEET DEEP; AND
 - NOT LESS THAN 2.5 MINUTES FOR MANHOLES 10 TO 15 FEET DEEP; AND
 - NOT LESS THAN 3 MINUTES FOR MANHOLES MORE THAN 15 FEET DEEP
 - THE MANHOLE SHALL BE REPAIRED AND RETESTED IF THE TEST HOLD TIMES FAIL TO ACHIEVE THE ACCEPTANCE LIMITS SPECIFIED.

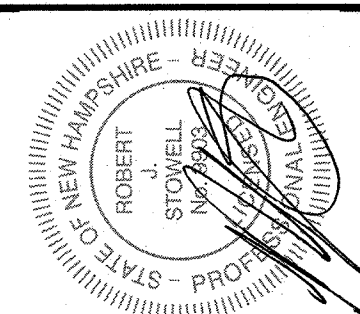


8 SOD BOTTOM SWALE DETAIL
NOT TO SCALE

TRITECH
ENGINEERING CORPORATION

ISSUED FOR TRC REVIEW
August 27, 2026

REVISIONS
DATE: DESCRIPTION:



AMENDED

SEWER DETAILS

91 & 103 COURT STREET

91 AND 103 COURT STREET

DOVER, NEW HAMPSHIRE

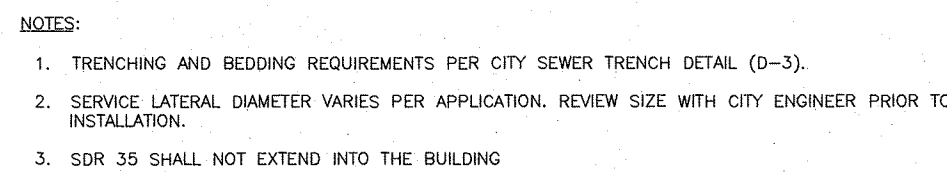
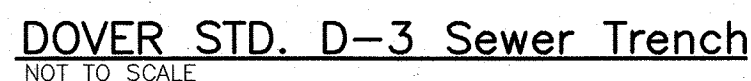
STRAFFORD COUNTY

AUGUST 27, 2026 JOB No. 26120

SHEET No.

SP-11

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03801
TELEPHONE 603 748 8907
FAX 603 748 9830



DOVER STD. D-17 SEWER SERVICE
NOT TO SCALE

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

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

TRITECH
ENGINEERING CORPORATION

SHEET No.

SP-12



EXPOSURE
— LIGHTING — CONTROLS — ELECTRICAL —

PARKING LOT
Illuminance (Fc)
Average = 0.84
Maximum = 3.0
Minimum = 0.1
Avg/Min Ratio = 8.40
Max/Min Ratio = 30.00

PARKING IN FRONT OF COTTAGE 2
Illuminance (Fc)
Average = 0.87
Maximum = 1.5
Minimum = 0.4
Avg/Min Ratio = 2.18
Max/Min Ratio = 3.75

PARKING IN FRONT OF COTTAGE 4
Illuminance (Fc)
Average = 1.50
Maximum = 4.7
Minimum = 0.4
Avg/Min Ratio = 3.75
Max/Min Ratio = 11.75

PARKING IN FRONT OF COTTAGES 5 & 6
Illuminance (Fc)
Average = 1.43
Maximum = 2.7
Minimum = 0.5
Avg/Min Ratio = 2.86
Max/Min Ratio = 5.40

PARKING IN FRONT OF COTTAGES 7 & 8
Illuminance (Fc)
Average = 1.93
Maximum = 4.4
Minimum = 0.6
Avg/Min Ratio = 3.22
Max/Min Ratio = 7.33

ZUMA LIGHTING
Dublin Pole

Specifications

One-Piece Aluminum Pole
Constructed from 6061-T6 aluminum, anodized for corrosion resistance. The pole is designed for use in a variety of applications, including street lighting, parking lot lighting, and landscape lighting. The pole is available in a variety of heights and diameters.

Hardware / Finishing
The pole is finished with a powder coat finish. The finish is available in a variety of colors, including white, black, and bronze. The finish is designed to be durable and resistant to fading and chipping.

Baseplate
The pole is mounted on a baseplate. The baseplate is designed to be secure and stable, and is available in a variety of sizes and shapes.

Mounting
The pole is mounted using a mounting bracket. The mounting bracket is designed to be secure and stable, and is available in a variety of sizes and shapes.

Anchorbolts
The pole is secured using anchorbolts. The anchorbolts are designed to be secure and stable, and are available in a variety of sizes and shapes.

Pole Top Cap
The pole is topped with a pole top cap. The pole top cap is designed to be secure and stable, and is available in a variety of sizes and shapes.

Flange Coat Finish
The pole is finished with a flange coat finish. The flange coat finish is designed to be durable and resistant to fading and chipping.

ZUMA LIGHTING
Manchester

Specifications

Construction
The luminaire is constructed from die-cast aluminum. The luminaire is designed to be secure and stable, and is available in a variety of sizes and shapes.

Electrical Components
The luminaire is equipped with electrical components. The electrical components are designed to be secure and stable, and are available in a variety of sizes and shapes.

LED
The luminaire is equipped with LED lighting. The LED lighting is designed to be secure and stable, and is available in a variety of sizes and shapes.

Optic
The luminaire is equipped with an optic. The optic is designed to be secure and stable, and is available in a variety of sizes and shapes.

Lens
The luminaire is equipped with a lens. The lens is designed to be secure and stable, and is available in a variety of sizes and shapes.

Mounting
The luminaire is mounted using a mounting bracket. The mounting bracket is designed to be secure and stable, and is available in a variety of sizes and shapes.

Options
The luminaire is available in a variety of options. The options are designed to be secure and stable, and are available in a variety of sizes and shapes.

Finish
The luminaire is finished with a powder coat finish. The powder coat finish is designed to be durable and resistant to fading and chipping.

Cast Iron & Manganese
The luminaire is constructed from cast iron and manganese. The cast iron and manganese are designed to be secure and stable, and are available in a variety of sizes and shapes.

ZUMA LIGHTING
Dublin Pole

Item **Height (ft)** **Pole Size** **Base** **Mounting** **Finish** **Options**

1	12	4"	4"	4"	4"	4"
2	15	4"	4"	4"	4"	4"
3	18	4"	4"	4"	4"	4"
4	21	4"	4"	4"	4"	4"
5	24	4"	4"	4"	4"	4"
6	27	4"	4"	4"	4"	4"
7	30	4"	4"	4"	4"	4"
8	33	4"	4"	4"	4"	4"
9	36	4"	4"	4"	4"	4"
10	39	4"	4"	4"	4"	4"
11	42	4"	4"	4"	4"	4"
12	45	4"	4"	4"	4"	4"
13	48	4"	4"	4"	4"	4"
14	51	4"	4"	4"	4"	4"
15	54	4"	4"	4"	4"	4"
16	57	4"	4"	4"	4"	4"
17	60	4"	4"	4"	4"	4"
18	63	4"	4"	4"	4"	4"
19	66	4"	4"	4"	4"	4"
20	69	4"	4"	4"	4"	4"

ZUMA LIGHTING
Manchester

Item **Height (ft)** **Pole Size** **Base** **Mounting** **Finish** **Options**

1	12	4"	4"	4"	4"	4"
2	15	4"	4"	4"	4"	4"
3	18	4"	4"	4"	4"	4"
4	21	4"	4"	4"	4"	4"
5	24	4"	4"	4"	4"	4"
6	27	4"	4"	4"	4"	4"
7	30	4"	4"	4"	4"	4"
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18	63	4"	4"	4"	4"	4"
19	66	4"	4"	4"	4"	4"
20	69	4"	4"	4"	4"	4"

LIGHTING NOTES

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

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	Tag	[MANUFAC]
⊕	16	C	Single	REL41120SRWH (3000K)	RECESSED PORCH LIGHT	NICOR, Inc.
⊖	5	P-3	Single	MCH-40W-U-3K-T3-NL-SF238-BK / P-DUB-12-4R-NF-188-TN238-BK	12' POLE	Zuma Lighting
⊖	1	P-4	Single	MCH-40W-U-3K-T4-NL-SF238-BK / P-DUB-12-4R-NF-188-TN238-BK	12' POLE	Zuma Lighting
⊖	2	W1	Single	RD100-12L-UNV-30-FGG6-CXX-LDS96WL / GB A 3 CXX	WALL MOUNTED 9.5' AFG	LSI INDUSTRIES, INC.
⊖	8	W2	Single	RD200-17L-UNV-30-FGG6-CXX-LDS96WL / GB A 3 CXX	WALL MOUNTED 18' AFG	LSI INDUSTRIES, INC.

AMENDED

LIGHTING PLAN

91 & 103 COURT STREET

91 AND 103 COURT STREET
DOVER, NEW HAMPSHIRE

STRAFFORD COUNTY

AUGUST 27, 2026 JOB No. 26120

SHEET No.

L-1

ISSUED FOR TRC REVIEW
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REVISIONS
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RD
LSI Absolute® Standard Dome

QUICK LINKS

FEATURES & SPECIFICATIONS

Construction
The luminaire is constructed from die-cast aluminum. The luminaire is designed to be secure and stable, and is available in a variety of sizes and shapes.

Electrical
The luminaire is equipped with electrical components. The electrical components are designed to be secure and stable, and are available in a variety of sizes and shapes.

LED
The luminaire is equipped with LED lighting. The LED lighting is designed to be secure and stable, and is available in a variety of sizes and shapes.

Optic
The luminaire is equipped with an optic. The optic is designed to be secure and stable, and is available in a variety of sizes and shapes.

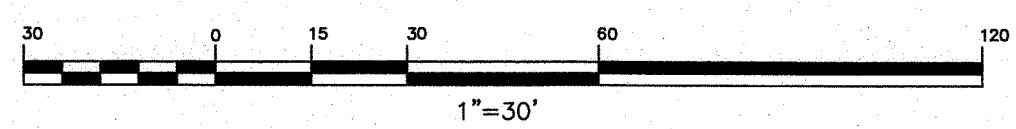
Lens
The luminaire is equipped with a lens. The lens is designed to be secure and stable, and is available in a variety of sizes and shapes.

Mounting
The luminaire is mounted using a mounting bracket. The mounting bracket is designed to be secure and stable, and is available in a variety of sizes and shapes.

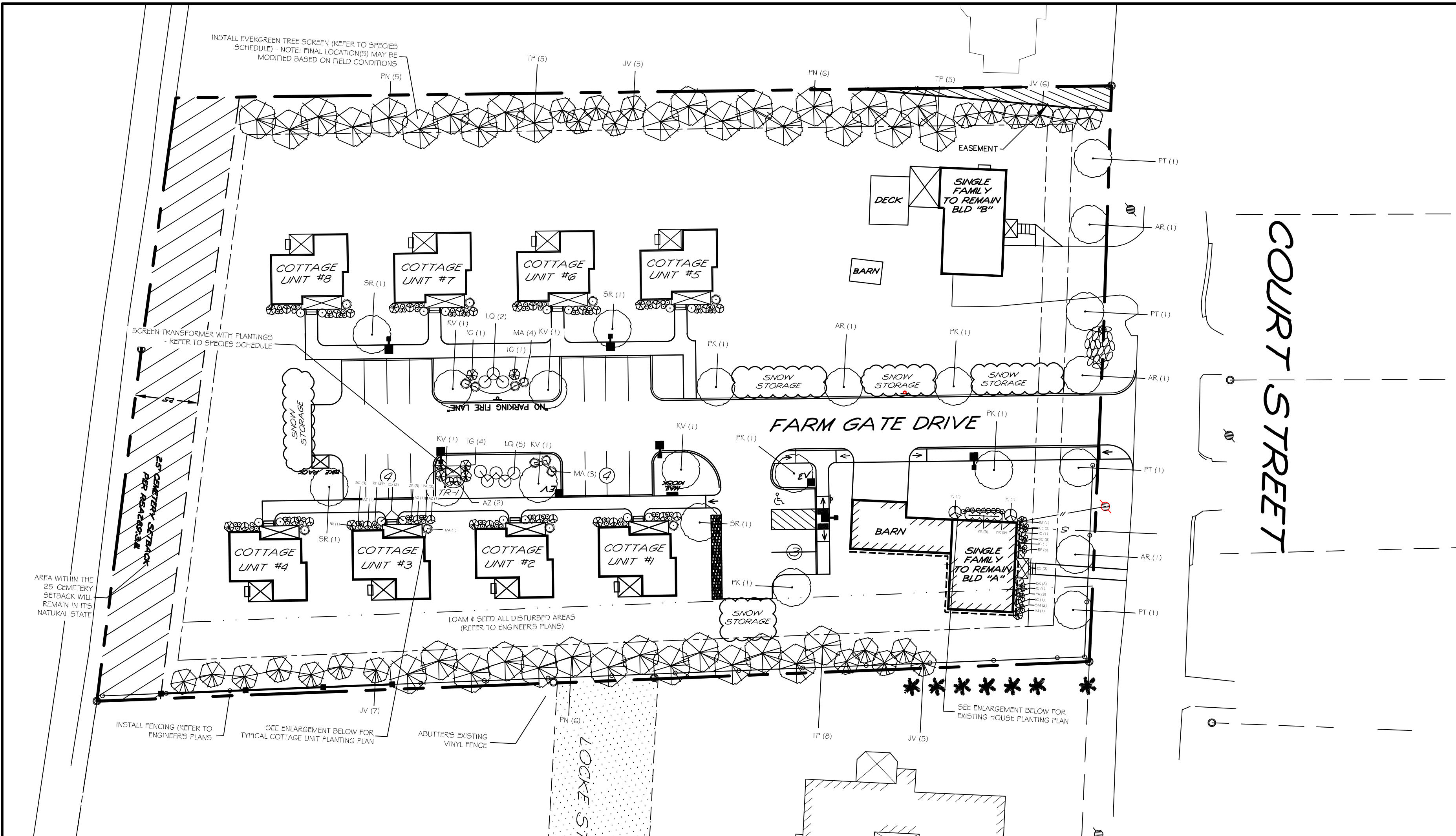
Options
The luminaire is available in a variety of options. The options are designed to be secure and stable, and are available in a variety of sizes and shapes.

Finish
The luminaire is finished with a powder coat finish. The powder coat finish is designed to be durable and resistant to fading and chipping.

Cast Iron & Manganese
The luminaire is constructed from cast iron and manganese. The cast iron and manganese are designed to be secure and stable, and are available in a variety of sizes and shapes.



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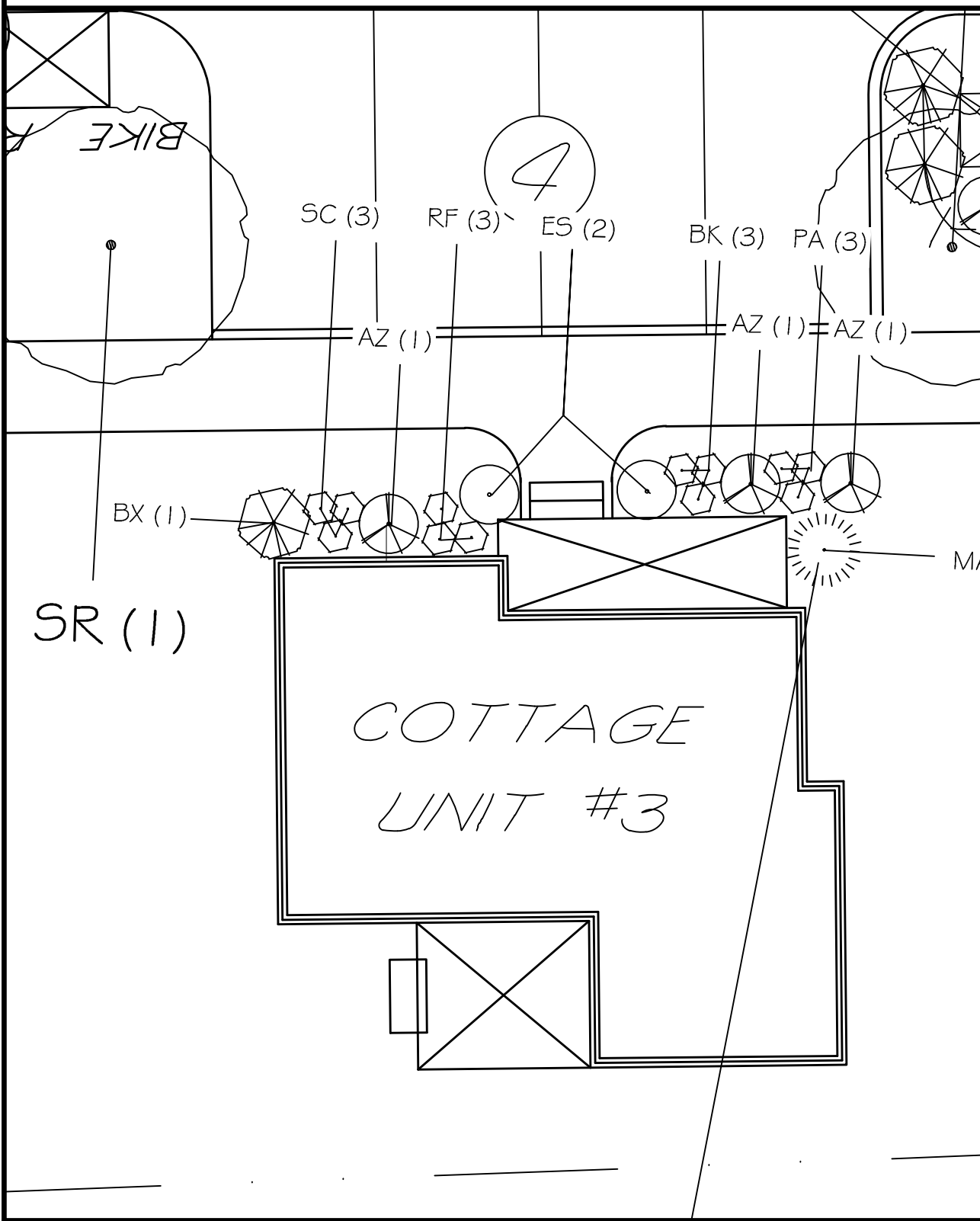


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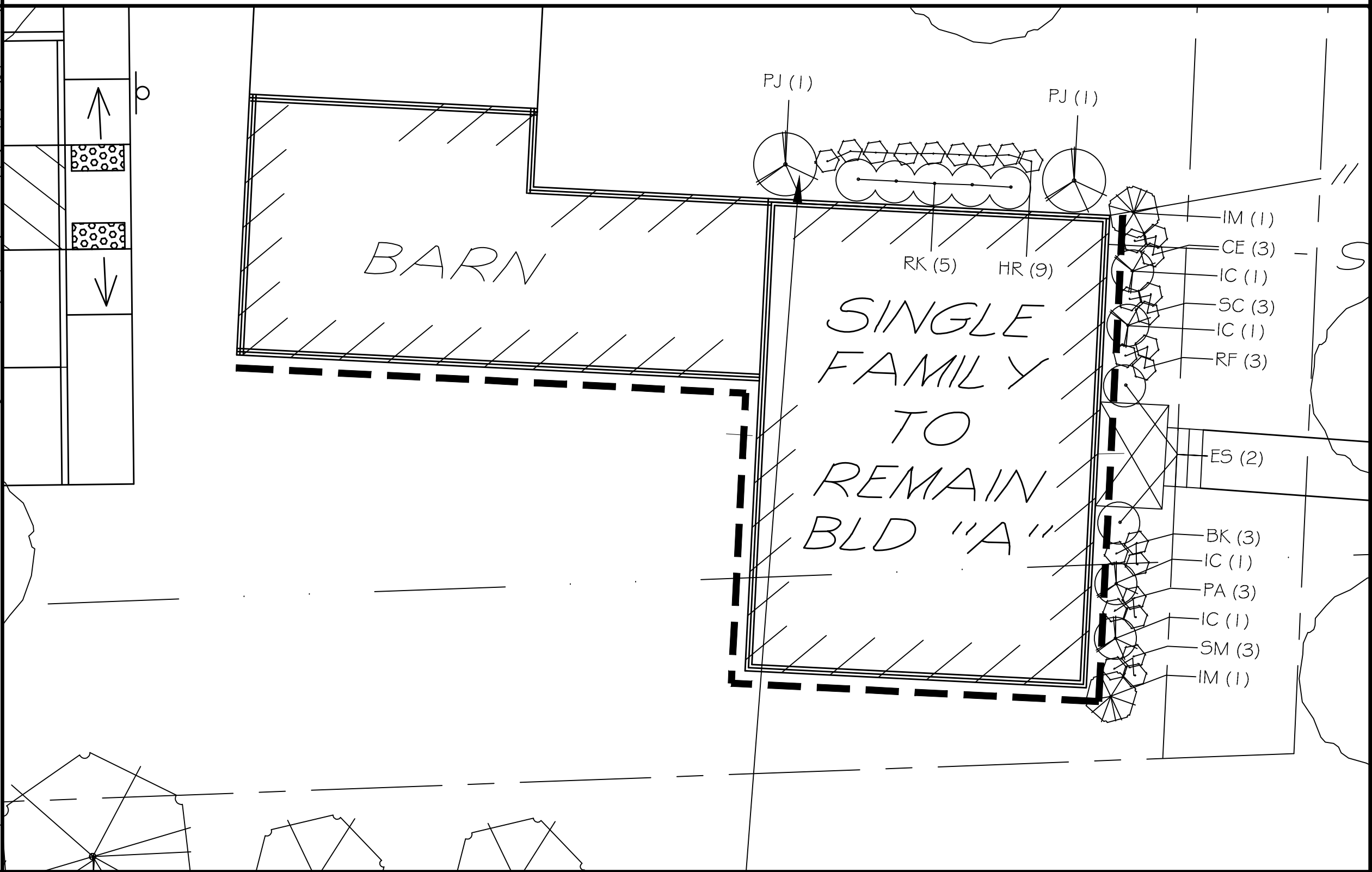
PLANTING SCHEDULE			
TREES	SIZE	SYMBOL	QTY
Acer rubrum 'October Glory' / October Glory Red Maple	3-3.5" CAL.	AR	4
Juniperus virginiana 'Emerald Sentinel' / Emerald Sentinel Eastern Red Cedar	6-8" B&B	JV	23
Pinus nigra / Austrian Pine	6-8" B&B	PN	17
Prunus cerasifera 'Krauter Vesuvius' / Krauter Vesuvius Flowering Plum	3-3.5" CAL.	KV	5
Prunus serrulata 'Kwanzan' / Kwanzan Flowering Cherry	3-3.5" CAL.	PK	5
Platanus x acerifolia 'Exclamation' / Exclamation Planetree	3-3.5" CAL.	PT	4
Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	3-3.5" CAL.	SR	4
Thuja plicata 'Green Giant' / Green Giant Arborvitae	6-8" B&B	TP	18
SHRUBS			
Azalea 'Bloom A Thon Double Pink' / Bloom A Thon Double Pink Azalea	2-2.5' B&B	AZ	26
Buxus 'Green Mountain' / Green Mountain Boxwood	2-2.5' B&B	BX	8
Hydrangea macrophylla 'Endless Summer' / Endless Summer Bigleaf Hydrangea	24-36"	ES	18
Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Panicle Hydrangea	24-36"	LQ	7
Ilex crenata 'Hetzii' / Hetzi Japanese Holly	24-36"	IC	4
Ilex glabra 'Compacta' / Compact Inkberry	2-2.5' B&B	IG	6
Ilex meserveae 'Blue Maid' / Blue Maid Holly	2-2.5' B&B	IM	2
Pieris japonica 'Compacta' / Compact Japanese Andromeda	2.5'-3' B&B	PJ	2
Rosa 'Knockout Double' / Knockout Double Rose	24-36"	RK	5
GRASSES			
Miscanthus sinensis 'Adagio' / Dwarf Maiden Grass	#3	MA	15
PERENNIALS			
Coreopsis 'Enchanted Eve' / Enchanted Eve Tickseed	#1	CE	3
Echinacea 'Butterfly Kisses' / Butterfly Kisses Coneflower	#1	BK	27
Hemerocallis 'Happy Returns' / Happy Returns Daylily	#1	HR	9
Pervoskia atriplicifolia / Russian Sage	#1	PA	27
Rudbeckia flugida 'Goldstrum' / Goldstrum Black-Eyed Susan	#1	RF	27
Salvia 'Caradonna' / Caradonna Sage	#1	SC	27
Salvia 'Marcus' / Marcus Sage	#1	SM	3

1"=30'

TYPICAL COTTAGE UNIT PLANTING PLAN - 1" = 8'



EXISTING HOUSE PLANTING PLAN - 1" = 8'



LANDSCAPE CALCULATIONS:

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

STREETSCAPE LANDSCAPING:
REQUIRED: 1 STREET TREE / 35' LINEAR FEET OF ADJACENT ROADWAY
229 L.F. OF ADJACENT ROADWAY (COURT STREET) / 35 = 6.5 = 7 TREES REQUIRED
PROVIDED: 7 TREES PROPOSED ALONG COURT STREET

PLANTING NOTES

- CONTRACTOR SHALL OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PURCHASING AND/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.
- 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.
- LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.
- CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
- ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR TWO (2) YEARS 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.
- ALL BEDS TO BE MULCHED WITH 4" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE REGULAR MAINTENANCE AND UPKEEP. SEVERELY INJURED, DISEASED, OR DEAD PLANT MATERIAL SHALL BE REPLACED IN KIND IN PERPETUITY (AVOID REPLACING LANDSCAPE MATERIALS IN THE PERIOD FROM NOVEMBER TO MARCH.)
- BEST PRACTICES TO MINIMIZE ENVIRONMENTAL IMPACTS SUCH AS THE USE OF LOW PHOSPHOROUS FERTILIZER AND SLOW RELEASE NITROGEN, SHALL BE IMPLEMENTED.
- IF OWNERSHIP OF A SITE IS CONVEYED TO A NEW PROPERTY OWNER, THE NEW OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING IN ACCORDANCE WITH THE APPROVED FINAL LANDSCAPING PLAN.

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LANDSCAPE PLAN

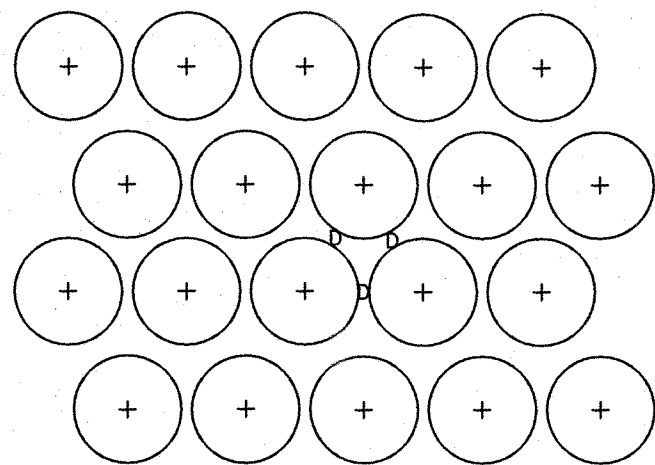
91 & 103 COURT STREET

91 AND 103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 27, 2026 JOB No. 26120

SHEET No.

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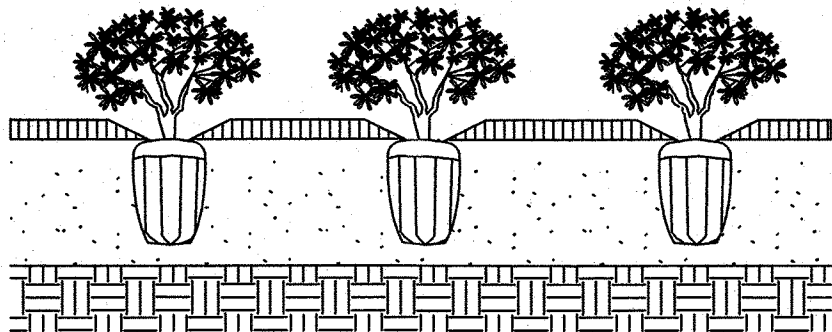


TYPICAL BED PLANT SPACING

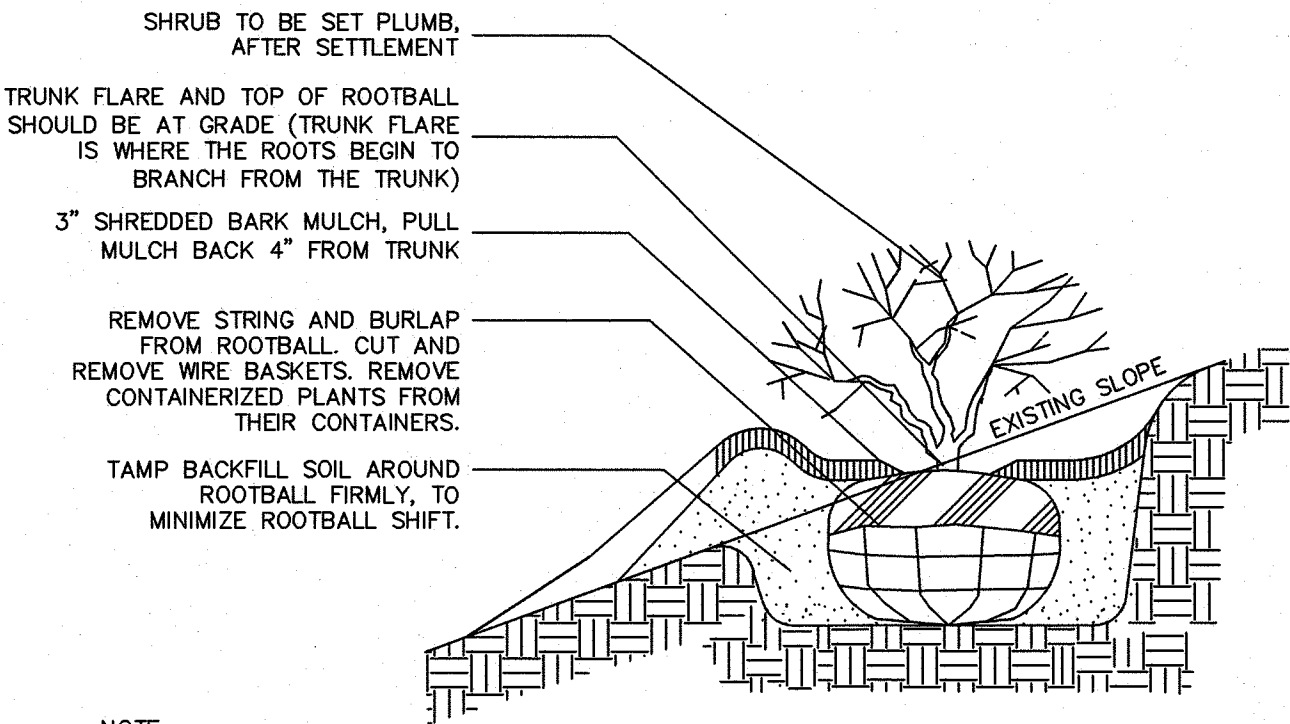
NOTE:
D = DIMENSION OF PLANT SPACING (SHRUB OR
GROUND COVER AS INDICATED ON PLANS)

12" LOAM BACKFILL (CONTINUOUS
THROUGHOUT BED AREA)

3" DEEP SHREDDED
BARK MULCH

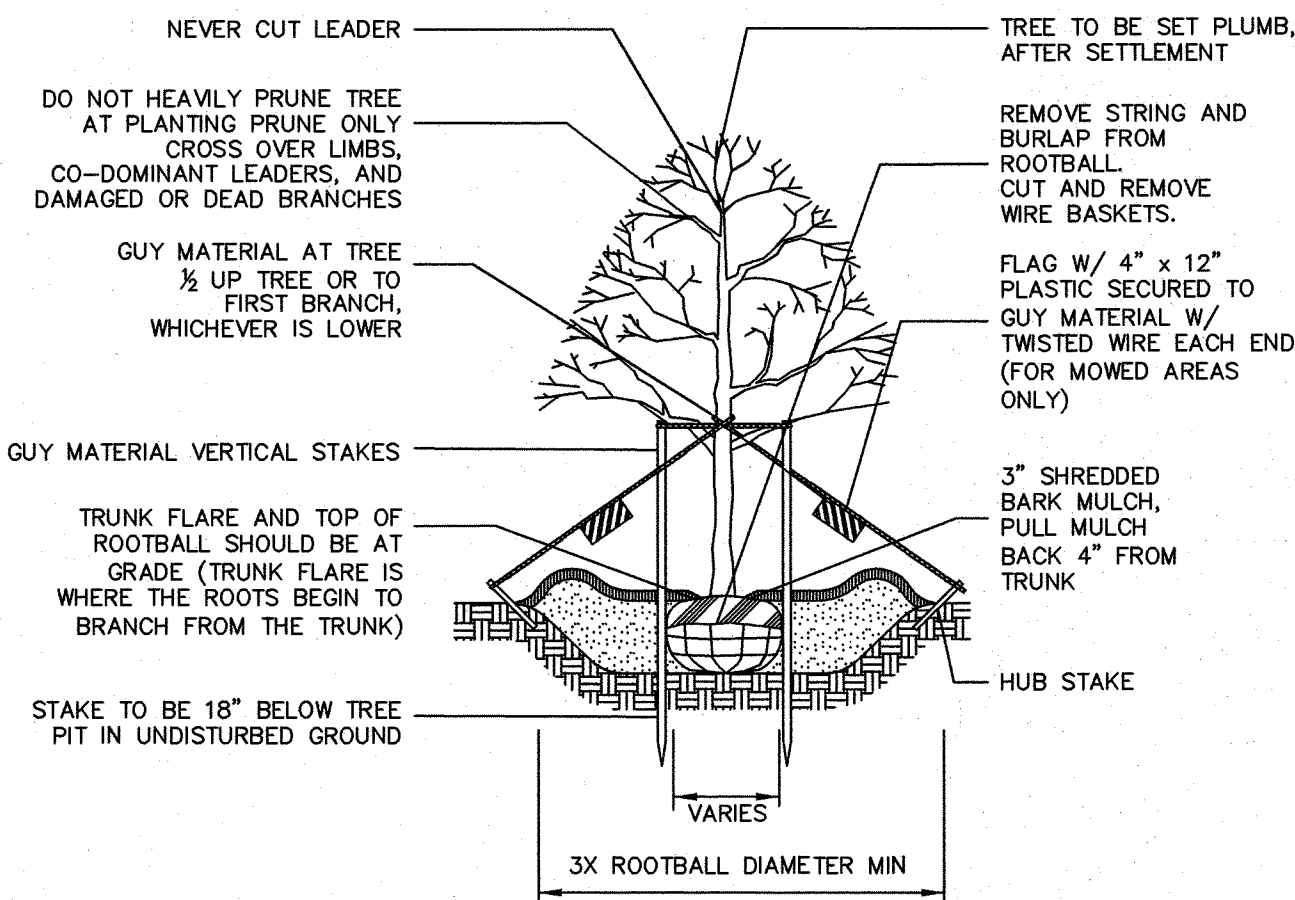


1 TYPICAL PERENNIAL PLANTING
NO SCALE



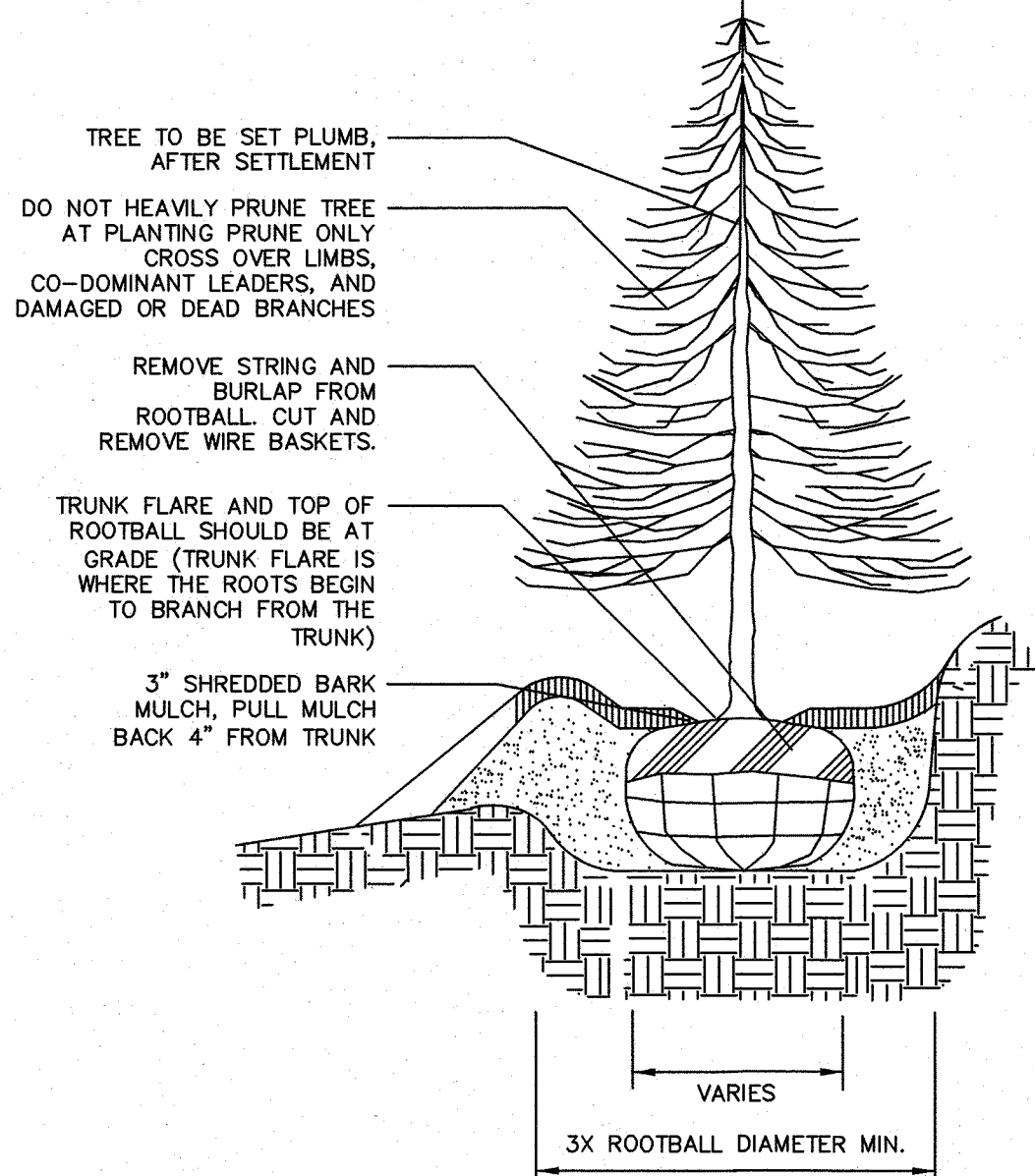
NOTE:
1. DO NOT HEAVILY PRUNE SHRUB AT PLANTING, PRUNE ONLY CROSSOVER LIMBS AND DAMAGED OR DEAD BRANCHES.
2. BACKFILL WITH LOAM, AMEND AS REQUIRED BY LANDSCAPE ARCHITECT.
3. SHRUBS & GROUND COVER PLANTED ADJACENT TO CITY SIDEWALKS NEED TO BE PLACED SO THE PLANTS, AT THEIR MATURE HEIGHT & WIDTH, WILL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

2 TYPICAL SHRUB PLANTING
NO SCALE



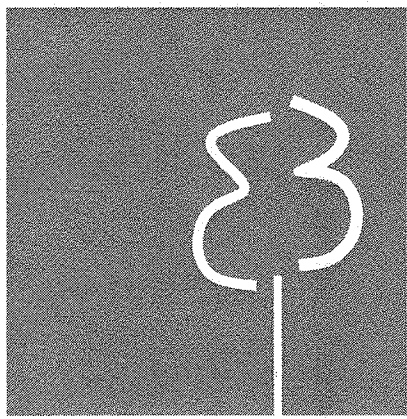
NOTES:
1. GUYING AND STAKING TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT. LOCAL FIELD CONDITIONS AS WELL AS PLANT CHARACTERISTICS WILL DETERMINE THE NECESSITY OF GUYING AND STAKING.
2. TYPICALLY ONLY TREES WITH A 3" OR GREATER CALIPER NEED TO BE STAKED. TREES WITH LESS THAN A 3" CALIPER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

3 DECIDIOUS TREE PLANTING
NO SCALE



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

4 EVERGREEN TREE PLANTING
NO SCALE



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LANDSCAPE DETAIL SHEET
91 & 103 COURT STREET

91 AND 103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 27, 2026 JOB No. 26120

SHEET No.

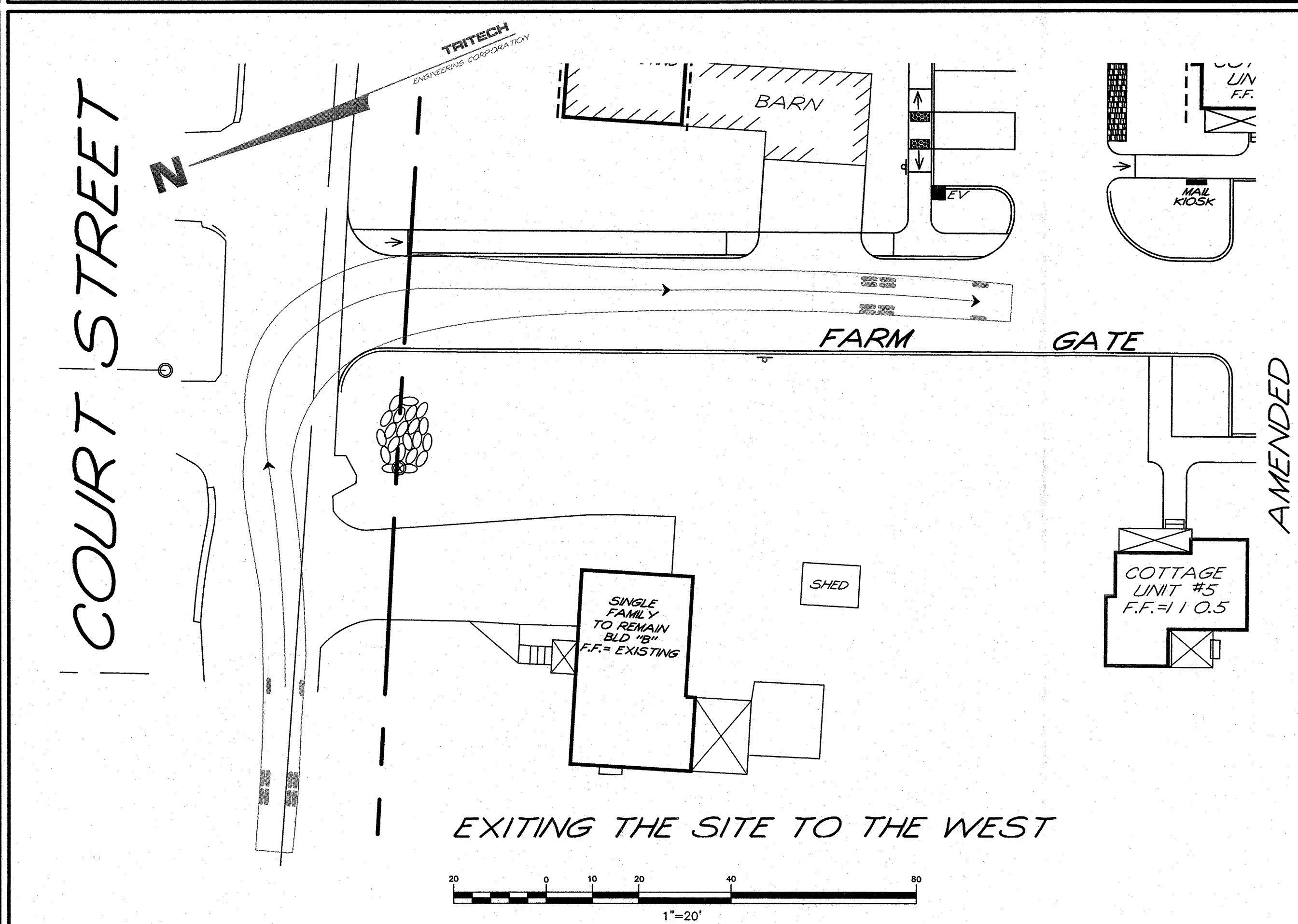
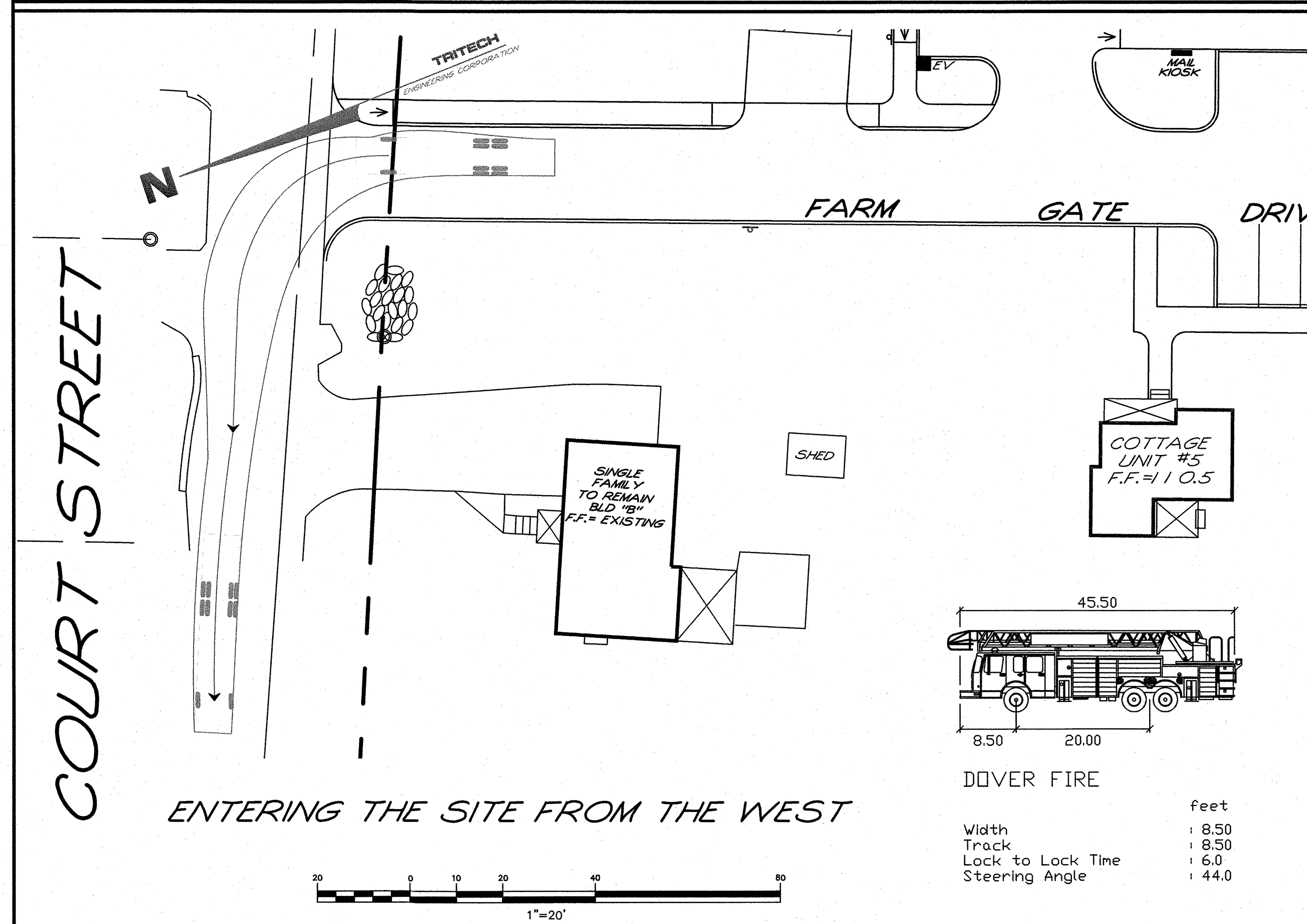
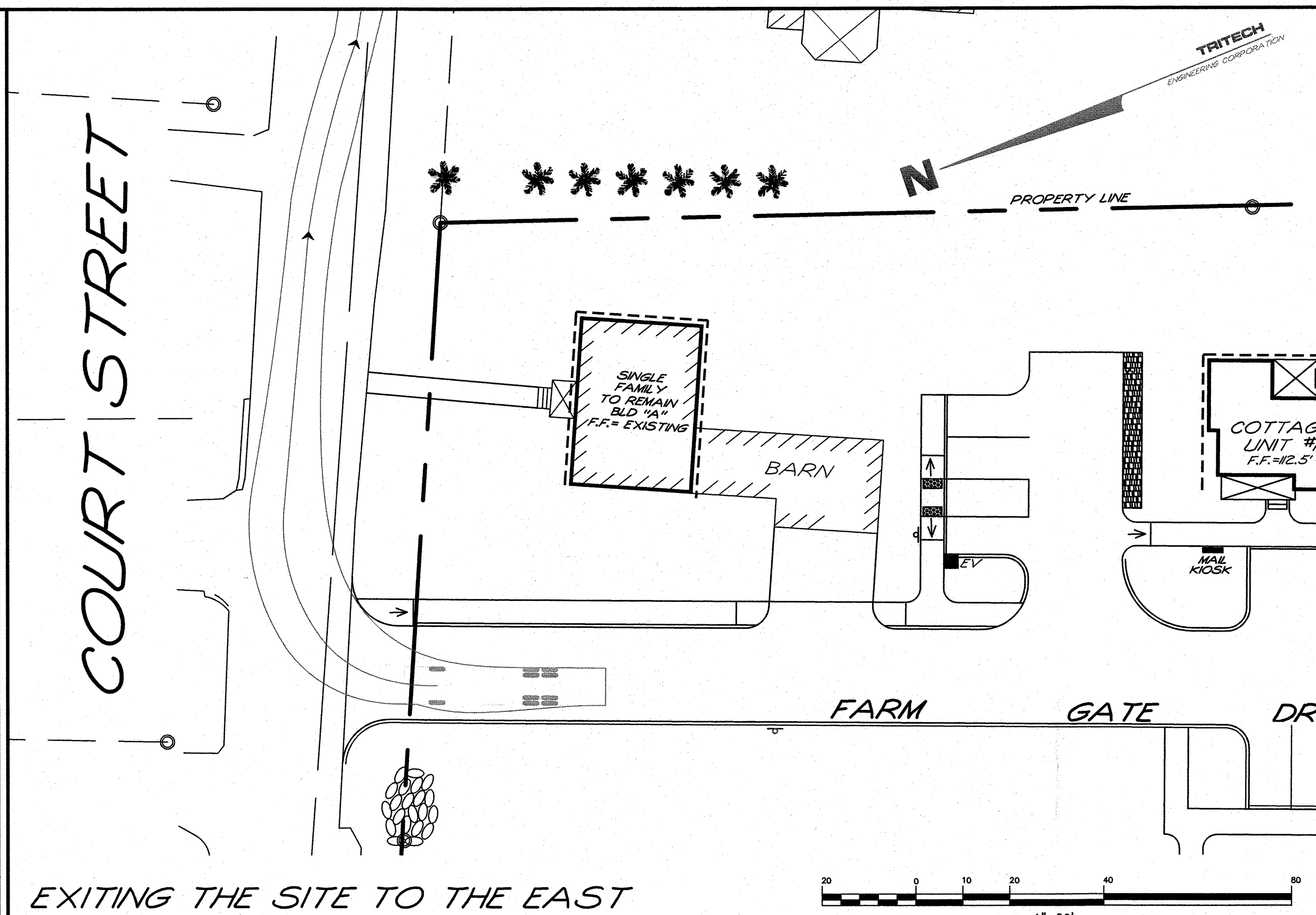
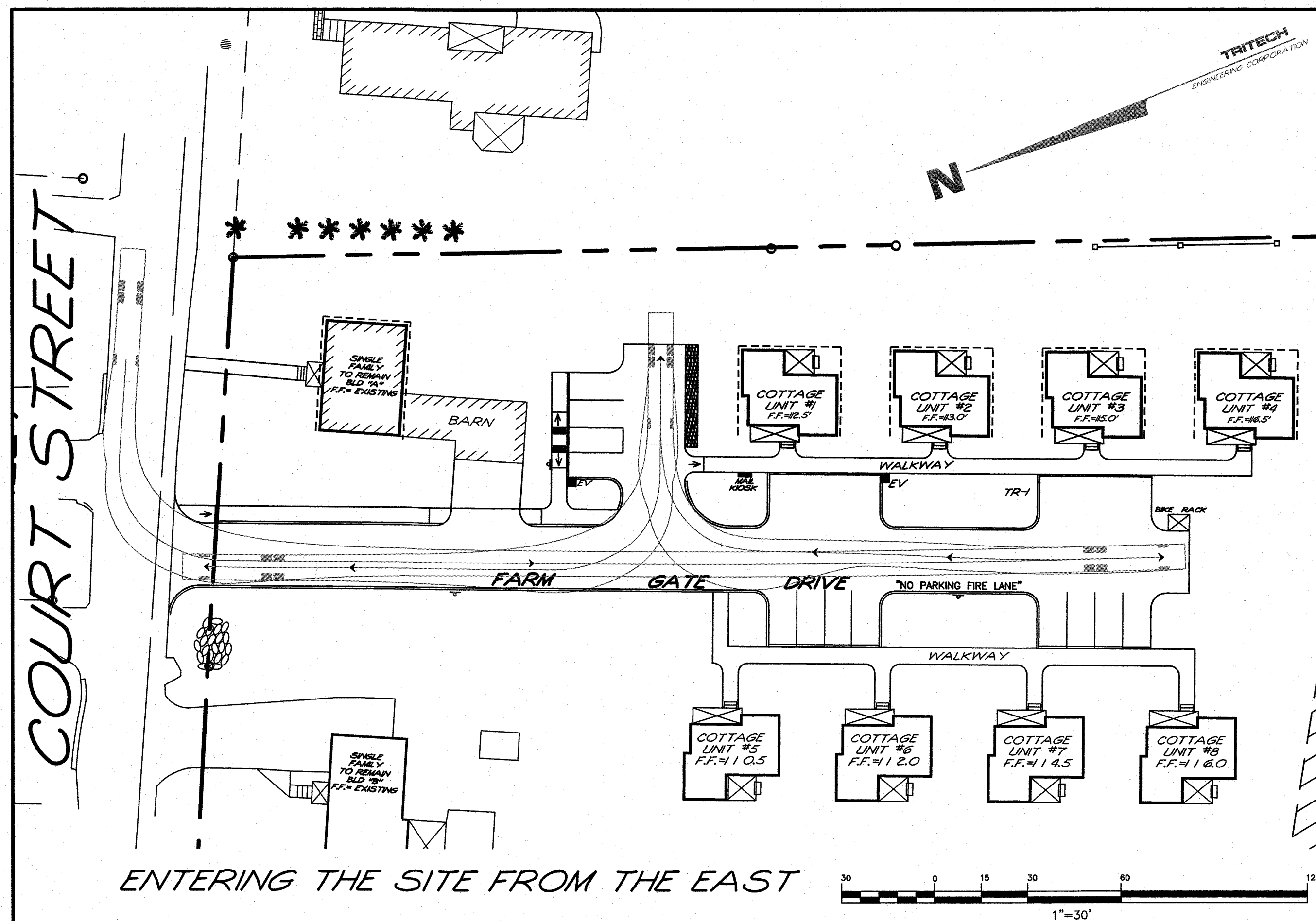
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REVISIONS
DATE: DESCRIPTION:

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03804
TELEPHONE 603 742 8107
FAX 603 742 3830



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FIRE TRUCK TURN EXHIBITS
91 & 103 COURT STREET

91 AND 103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

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THE EPHONE 603 742 8107

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TELEPHONE 603 742 3830
FAX 603 742 3830

TRITECH
ENGINEERING CORPORATION

ENGINEERING CORPORATION

FIRE TRUCK TURN EXHIBITS

SHEET No.

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FARMGATE DRIVE

A COTTAGE COMMUNITY CLOSE TO TOWN

103 & 91 COURT STREET, DOVER, NH 03820

FARM GATE DRIVE







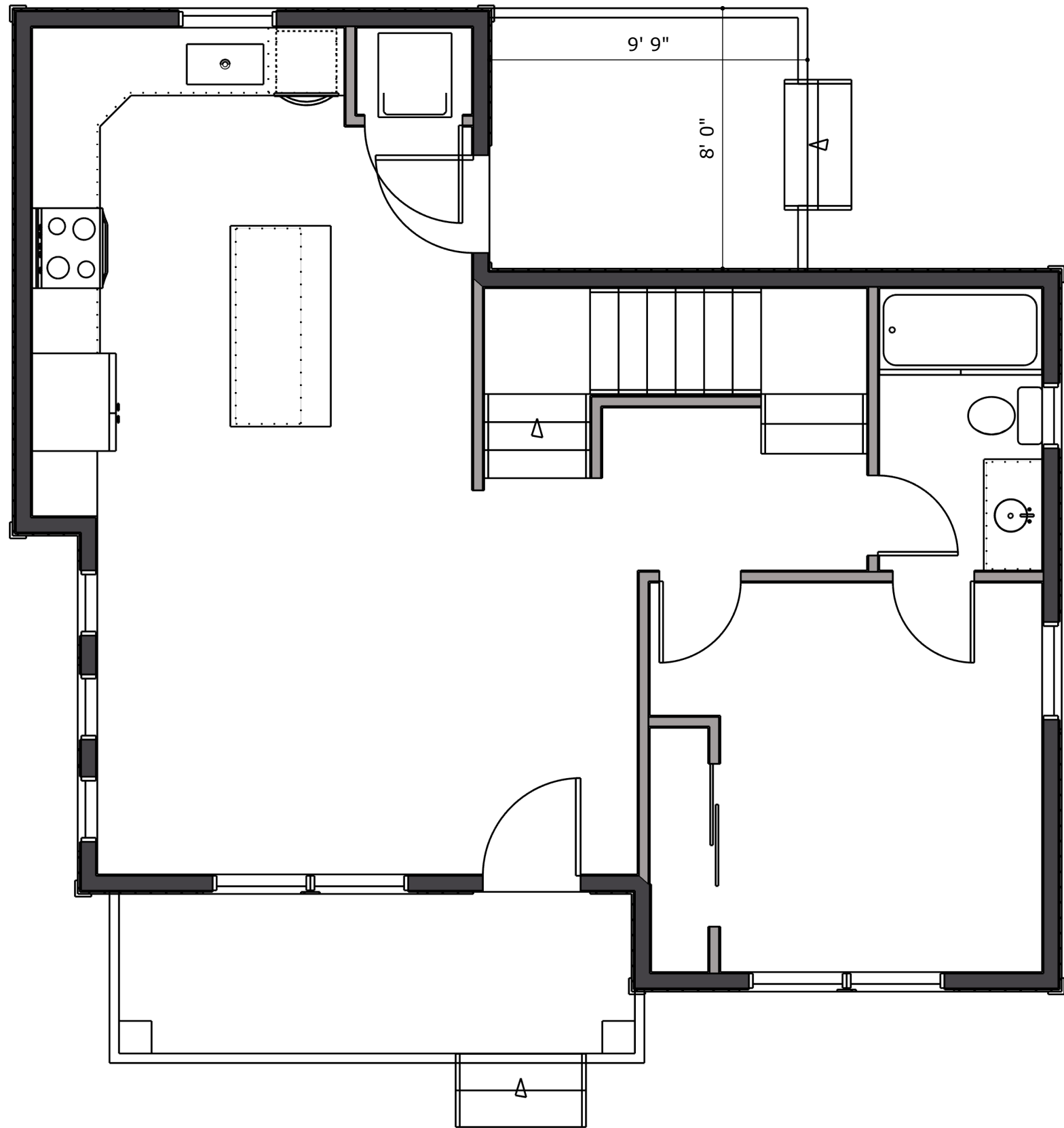




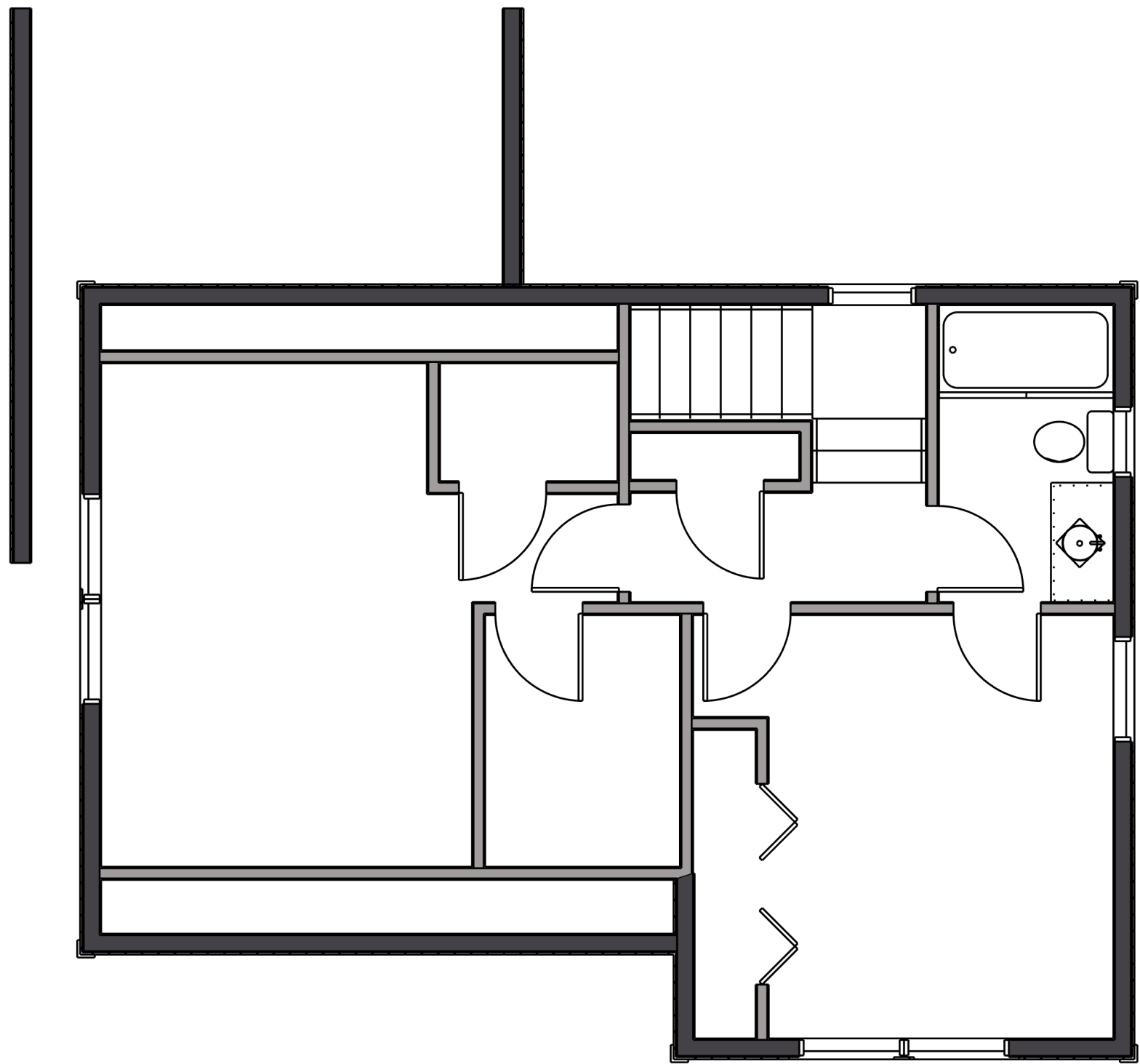








1ST FLOOR



2ND FLOOR