DOVER CONSERVATION COMMISSION – AGENDA
REVISED

CITY OF DOVER

Meeting Type:	Regular Meeting
Meeting Location:	City Council Conference Room - 288 Central Avenue Dover NH
Meeting Date:	**Monday, September 14, 2026**
Meeting Time:	**5:30 pm**

1. **CALL TO ORDER AND ROLL CALL**

2. **CITIZEN'S FORUM**

3. **APPROVAL OF THE PRIOR MEETING MINUTES** – August 10, 2026

4. **OLD BUSINESS**
   - **A.** 318 Dover Point Road Site Visit for Shore Stabilization Construction. Item went before the board on May 11, 2026
   - **B.** Cemetery Board Meeting Update regarding Pine Hill Cemetery

5. **NEW BUSINESS**
   - **A.** City of Dover Conditional Use Permit for Mitchell Dollins, (Owners: Jehovah's Witnesses, Inc), Map A, Lot 16-H, zoned R-12, located at 77 Long Hill Rd. Proposal is to update a parking area, there is currently 17,300 sf of impacts to the buffer, the proposal will not result in additional total permanent impacts to the buffer. There are no proposed direct impacts to the Wetland. (COND-2026-0034)
   - **B.** City of Dover Conditional Use Permit for Ethan and Stephanie Ward, Map A, Lot 39-2, zoned R-40, located at 7 Fieldstone Dr. Proposal is for a residential Accessory Dwelling Unit located within the wetland buffer. The proposed unit overlaps an existing walkway, the total impacts are 1,433 sf, new impacts including the existing walkway would be 877 sf. (COND-2026-0038)
   - **C.** City of Dover Conditional Use Permit for Christopher and Genevieve Croasdale Trustees of the Croasdale Family Revocable Trust Map L, Lot 22, zoned R-20 and Riverfront Overlay, located at 105 Spur Rd. Proposal is seeking relief from the Conservation District for construction of a 24' x 24' garage and a 10 ft wide deck addition. Resulting in 1450 sf of permanent impacts and 600 sf of temporary impacts. (COND-2026-0039)
   - **D.** Knox Marsh Development Preliminary Discussion

6. **REPORT FROM THE CHAIR**
   - **A.** Review of Correspondence Received from NH Department of Environmental Services

7. **OTHER BUSINESS**
   - **A.** Birding Adventure Event Sunday September 13th

8. **ADJOURNMENT**

CITY OF DOVER	DOVER CONSERVATION COMMISSION – MINUTES
	Meeting Type: Regular Meeting Meeting Location: City Council Conference Room - 288 Central Avenue, Dover, NH Meeting Date: Monday August 10, 2026 Meeting Time: **5:30 pm**

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

1. CALL TO ORDER AND ROLL CALL
The meeting was convened at 5:30PM

2. CITIZENS' FORUM
Kim Faustino commented about Willand Pond noting NHDES will be out this week doing some testing and assessment. She gave additional details and mentioned a program which was full so she could not participate and mentioned another volunteer opportunity she would like to participate in.

3. APPROVAL OF THE PRIOR MEETING MINUTES- July 13, 2026
T. Fargo moved to approve the minutes of June 8 as submitted. B. Group seconded. Vote: 3 in favor, none opposed and 2 abstentions. Vote passes

4. OLD BUSINESS
A. Smith Well Lot Access Update
M. Edgecomb gave an update following communication with the state and Community Services to allow access. Some signage needs to go up for the areas which are restricted.

Feedback from a member of the Commission was for the City to support a loop trail the public can utilize. Feedback from a member of the public for positive signage as well, noting the location of the trail and that it does allow for public access.

B. Willand Pond Update
M. Edgecomb noted NHDES reported back from their assessment that a decent amount of milfoil was removed through the manual DASH application. They noted there is a lot of fragmentation. Staff had a call with them to go over future DES permitting and costs for the project.

Some discussion occurred about a subcommittee or ad hoc committee for this topic.

5. NEW BUSINESS
A. City of Dover Conditional Use Permit for Dover NH Property LLC, Map E, Lot 24 zoned IT located at 100-150 Waumbec Dr. Proposal is to replace a failing culvert located on a section of the Community Trail. Proposal results in 264 sf of temporary impacts and 249 sf of permanent impacts of Conservation District and Wetland Impacts.

Anthony from Aqualis presented the item. This is the group contracted to do the work. He explained the proposal and the work to be done.
T. Fargo gave some history of the area, from when he was Conservation Commission chair. Noting previous concerns of de-icing salt being used in the area and corrosion to the culvert.

The applicant confirmed the culvert will be plastic, and permits have gone to NHDES and been received back with conditions.
T. Fargo moved to approve the CUP as presented. S. Fellows seconded. Vote: All in favor

6. REPORT FROM THE CHAIR

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

One request for more information was received. M. Edgecomb explained the correspondence.

7. OTHER BUSINESS

A. Ash Tree Outreach Event

M. Edgecomb explained the details of the event Monday August 17th at 5pm.

8. ADJOURNMENT

S. Fellows moved to adjourn. B. Group seconded. Vote: All in favor
The meeting was adjourned at 5:57 PM.

DRAFT

CITY OF DOVER	CONSERVATION COMMISSION - STAFF MEMO FILE #COND-2026-0034
	Application Type: Conditional Use Permit Applicant(s): Deborah Mann Owner(s): Mitchell Dollins, (Owners: Jehovah's Witnesses, Inc) Location: 77 Long Hill Rd (Map A, Lot 16-H) Meeting Date: September 14, 2026, 2026

INTENT: Proposal is a Conditional Use Permit (CUP) seeking relief from the Wetlands Protection District for updates to a parking area located within the wetland buffer.

AGENDA ITEM #: 5-A

FILE: COND-2026-0034

OWNER: Mitchell Dollins, (Owners: Jehovah's Witnesses, Inc)

APPLICANT: Deborah Mann

LOTS/UNITS PROPOSED: N/A

ACREAGE: 2.79 ± ac.

ZONING DISTRICT: R-12

EXISTING/PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential

WAIVERS REQUESTED: N/A

ZBA ACTION: N/A

PERMITS REQUIRED: City of Dover CUP for proposed Wetland Protection District impacts

APPLICATION IS COMPLETE: Yes

TECHNICAL REVIEW COMMITTEE: Scheduled for September 17th, 2026

ATTACHMENTS: Impact Plan, Application Materials.

Summary of Request and Background:
The applicant is proposing to update an existing parking lot. The proposal will reduce the current parking lot coverage, and to include a new underdrain pipe system. Additional stormwater runoff mechanisms are proposed and are located within the buffer area.

Proposal results in a total of 17,300 sf of impacts to the buffer, not changing from what is currently on site.

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

Planning Staff feels that the applicant considered and met all of the criteria as specified in §170-28.F per their narrative. Planning Staff have reviewed the materials submitted by the applicant and the following items are of note.

A temporary silt fence will be located constructed before any work begins. The current stormwater flow goes directly into the wetlands, these improvements will treat any runoff. No direct wetlands are proposed to be impacted.

Applicant understands that any alterations to impacts that come as a result of the scheduled TRC meeting will need to go back before the Conservation Commission.

PERMIT SNAPSHOT REPORT COND-2026-0034
FOR CITY OF DOVER, N.H.

Permit Type	Conditional Use	**Project:**		**App Date:**	08/27/2026
Work Class:	Environmental	**District:**	None	**Exp Date:**	NOT AVAILABLE
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Edgecomb, Makayla	**Approval Expire Date:**	

Description: Parking lot repairs and improvements and installation of energy efficient site lighting in site first developed in 1984. Some work will affect buffers of delineated wetlands so prevention of infiltration will be added, namely a silt fence and water treatment area. Next phase of project will improve drainage from and under parking lot, employing the newly created water treatment area. The parking area has been/will be downsized from 30,500+/- square feet to 27,000+/- square feet.

Parcel:	A0016-H00000 Main	**Address:**	77 Long Hill Rd Dover, NH Main	**Zone:**	R-12(Residential - Medium Density)

Project Manager	Owner	Plan Preparer	Applicant
Joseph Greenler	Mitchell Dollins	Fran Lapoint	Deborah Mann
Home: (603) 722-5670	Home: (603) 767-3221	Home: (603) 504-5348	420 Province Rd #POB328
Mobile: (603) 722-5670	Mobile: (603) 767-3221	Mobile: (603) 504-5348	Gilmanton, NH 03237
			Home: (603) 455-7759
			Mobile: (603) 455-7759

Permit Custom Fields

Select Permit Type	Wetland Protection District	General Purpose	Alteration / Addition	Project Zone	Residential
What is the parcel zoned?	R-12	New Change in Impervious/Paved Area (sq ft)	0	Work	1. Parking lot and driveway surface has been milled and relayed as an emergency measure after winter damage resulted in unsafe surface. It was restriped to the shape, size and layout of our proposed final project. The original parking area was about 30,500 square feet, the new parking area is about 3,000 square feet SMALLER. 2. This fall we propose to add a silt fence and water treatment area at the back side of the parking lot and install new site lighting mostly within the wetlands buffer zone, energy efficient pole lights on pre-cast bases, with a minimal trenching for wiring. We will also be replacing the conduit at Long Hill Road. The work this fall will also include some landscaping and hardscaping near the building which will not effect the wetlands. In 2027 or 2028 the parking lot will be further

	improved with added drainage to the water treatment area and final asphalt surfacing.	permitstatefed

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Deborah_Mann_8/27/2026.jpg	08/27/2026 11:52	Mann, Deborah		Uploaded via CSS
Permit Snapshot Report.pdf	08/27/2026 11:53	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2026003131	Planning General Application Fee	$250.00	$250.00
	Total for Invoice INV-2026003131	$250.00	$250.00
	Grand Total for Permit	**$250.00**	**$250.00**

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Conditional Use Review v.1	In Review	08/27/2026	09/10/2026		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Edgecomb, Makayla	In Review	08/27/2026	09/10/2026	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		08/27/2026 0:00	
Confirm application complete v.1	Generic Action		08/27/2026 15:59
Conditional Use Review v.1	Receive Submittal	08/27/2026 15:59	
Planning Board v.1			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Permit Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Permit Activity		
NOD Sent to Applicant v.1	Create Report		
Issue Permit v.1			
Verify Fees Prior to Permit v.1	Generic Action		
Issue and Review Permit v.1	Generic Action		
Print and Email Permit v.1	Generic Action		
Plans uploaded to Treeno v.1	Generic Action		
Internal Notification of Plan Completion v.1	Generic Action		
Recording v.1	Task		

CITY OF DOVER, NEW HAMPSHIRE
PLANNING APPLICATION OWNER AUTHORIZATION

OWNER AUTHORIZATION

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

Property Owner Name: Dover Congregation of Jehovah's Witnesses

Signature(s) of Property Owner(s): Mitchell Dollins Date: 8/26/2026

Signature of Applicant: 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): Mitchell Dollins Date: 8/26/2026

Signature of Applicant: 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

Revision Date: 2022.07.26

Dover NH Kingdom Hall of Jehovah's Witnesses

For Conditional Use application for approval

Date: September 3, 2026
BY: Francis E LaPoint, PE

Overview

The existing Dover Kingdom Hall was built around 1985, geographically situated with uplands to the north, Long Hill Road to the east, and wetlands to the south and west. The parking lot is built on sandy material with the water table around 24" below the paved surface.

Presently, the parking lot does not directly impact any wetlands, but does impacts the buffer zone. According to a Boundary & Topo Survey dated 30 Sep 25, the present permanent impact to the 50' buffer zone is 17,300 SF to the west and south including parts of the parking lot and embankments to the south. The proposed project will not add or subtract to the permanent impacts and no temporary impacts are anticipated.

There is a roof drain system from the building and an unknow underdrain pipe location under the parking lot. Both 4" pipes outflow to the wetlands to the south. The impacts are minimal as they run clear water.

The proposed project will replace the parking lot but with a reduced footprint. As shown on the plans, it will include a new parking lot underdrain system to lower the water table as recommended by a Geotechnical Report dated January 29, 2021 by Nobis Engineering.

The project will also include a 200' x 15' stormwater grass filter strip to be constructed at the west end of the new parking lot within the existing permanent buffer zone impact. The filter strip is designed to accept stormwater off the parking lot for sediment and pollutant treatment before entering the wetland. Temporary silt fence (400') will be constructed before any work begins and will be installed inside the wetland declinations line as shown on the plans. The silt fence will be maintained throughout the project and removed after all disturbed areas are stabilized with grass or by other means.

Practical Alternatives

Presently, there is no practical alternative that would have a less impact on the area. Every effort has been made to reduce the parking lot footprint and provide for stormwater treatment. These changes will greatly improve the wetland water quality.

Avoidance

The potential impacts have been avoided to the maximum extent practical. As shown on the plans, the stormwater flow does not go directly into the wetlands as it does currently, but is now treated to the best practical way to reduce stormwater impact on the wetlands.

Minimization

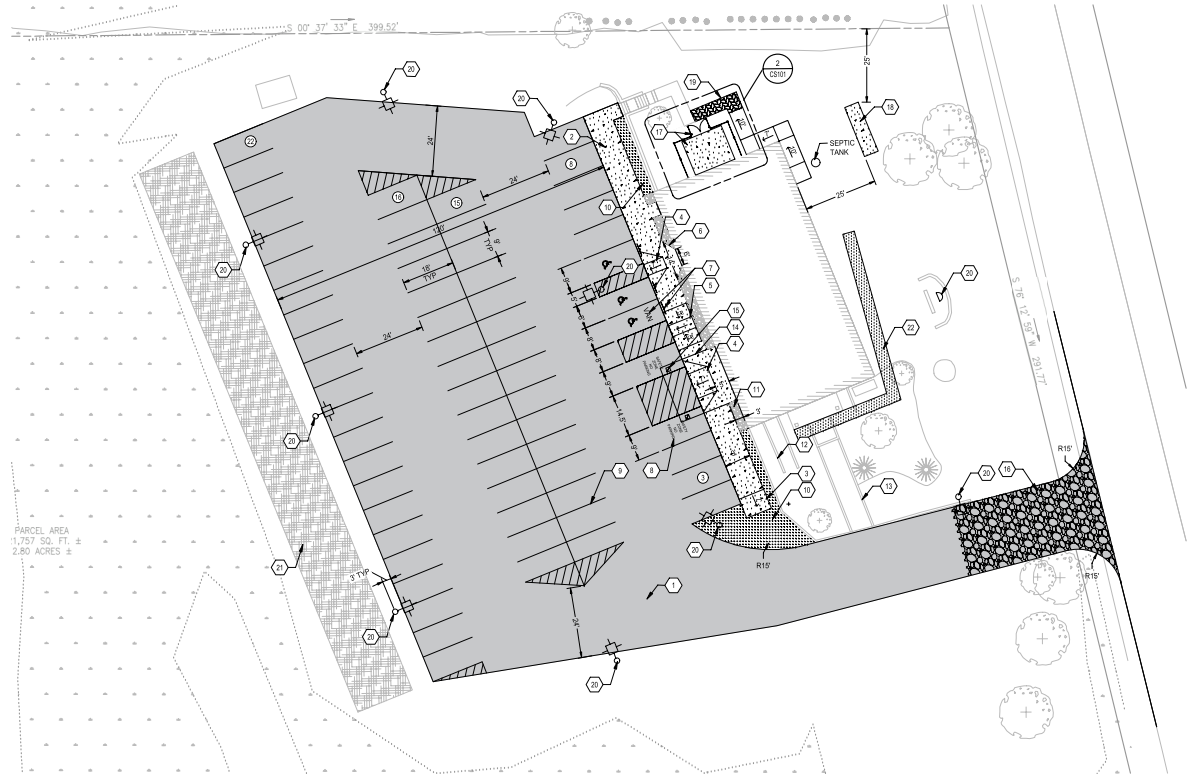
Any unavoidable impacts have been minimized. No reasonable alternative to the proposed construction exists which does not impact a wetland or which has less detriment impact on the wetland. Design construction and maintenance methods will be prepared by a registered engineer to minimize detrimental impacts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

Mitigation

As part of this project, the State of New Hampshire has not required any mitigation plan for wetland impacts. The project will not add permanent or temporary impacts to the wetlands nor to the wetlands buffer zone. No mitigation is anticipated.

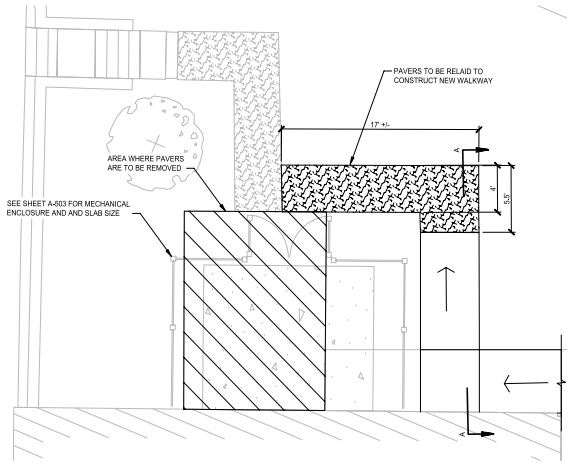
Francis E LaPoint, PE
603-504-5348

STATE OF NEW HAMPSHIRE
FRANCIS
E.
LAPOINT
No. 9759
LICENSED
PROFESSIONAL ENGINEER



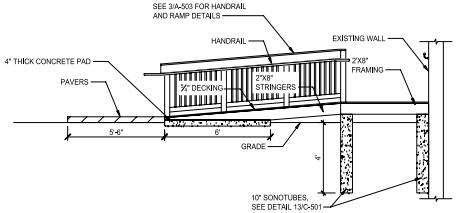
1 PLAN - SITE

1"=20'-0" 0 10 20 40 TRUE NORTH



2 PLAN - SITE ENLARGED

NOT TO SCALE



SECTION A-A

SITE SIGN TABLE				
SIGN NO.	DESC	M.U.T.C.D NO./SIZE	QTY	COLOR*
1	RESERVED PARKING	R7-8 12" X 18"	3	LEGEND: GREEN-RETROREFLECTIVE BACKGROUND: WHITE-RETROREFLECTIVE SYMBOL BACKGROUND: BLUE-RETROREFLECTIVE
2	VAN ACCESSIBLE	R7-8A 12" X 6"	1	LEGEND: GREEN-RETROREFLECTIVE (OR BLACK) BACKGROUND: WHITE-RETROREFLECTIVE

SHEET KEYNOTES

1. CONSTRUCT FULL DEPTH CONSTRUCTION. SEE GRADING PLAN CG101 AND PAVEMENT STRUCTURE DETAIL10/C-501.
2. CONSTRUCT 9' WIDE SIDEWALK TURNDOWN WITH INTEGRATED CURB. SEE DETAIL 9/C-501.
3. CONSTRUCT 7' SIDEWALK TIP DOWN.
4. CONSTRUCT CURB RAMPS TYPE 1 AS SHOWN. SEE DETAIL 8/C-501.
5. CONSTRUCT CURB RAMP TYPE 2 AS SHOWN. SEE DETAIL 8/C-501.
6. CONSTRUCT CONCRETE ENTRANCE SLAB AND 4' WHEELCHAIR MINIMUM CLEAR PASS.
7. INSTALL ACCESSIBLE SYMBOLS, SIGNS, AND STRIPING. SEE DETAILS 1,2,3,4,5/C-501.
8. MARK SAFETY ZONES WITH CONTRASTING MARKING.
9. INSTALL PARKING STRIPING. SEE DETAIL 6/C-501
10. GRASS AND PLANTING STRIPS. COORDINATE WITH LOCAL CONGREGATION.
11. REINSTALL STONE WASH AFTER DRAIN PIPE INSTALLATION. ADD ADDITIONAL STONE AS NEEDED.
12. EXISTING WOODEN RETAINING WALL TO BE REMOVED AND REBUILT BY OTHERS.
13. TIMBER STEPS TO BE REMOVED BY OTHERS.
14. EXISTING CONCRETE ENTRANCE SLAB TO BE REMOVED BY OTHERS.
15. REMOVE AND REPLACE ROOF SUPPORT COLUMNS AND FOUNDATIONS. SEE ARCHITECTURAL DETAIL SHEET A-504.
16. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE. SEE DETAIL 3/C-502.
17. CONSTRUCT NEW 12'-4" X 14'-5" HVAC SLAB WITH FENCE AND GATE. SEE DETAIL 12/C-501 AND ARCHITECTURAL DETAIL SHEET A-503.
18. CONSTRUCT 5' X 18' X 6" LP TANK SLAB WITH STEEL REINFORCING. SEE DETAIL 11/C-501.
19. REUSE EXISTING PAVERS TO CONSTRUCT WALKWAY CONNECTING NEW RAMP WITH EXISTING WALKWAY.
20. NEW SITE LIGHTING BY OTHERS.
21. LOCATION OF STORMWATER TREATMENT AREA. SEE CG101
22. NEW GRAVEL PATH. SEE CG101

GENERAL SHEET NOTES

1. REFER TO C-001 COVER SHEET FOR GENERAL NOTES AND GENERAL PROJECT AND CONSTRUCTION INFORMATION. REFER TO V-101 FOR SURVEY INFORMATION AND DATUMS.
2. CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MOST RECENT EDITION AS REVISED) OR AS REQUIRED BY CITY OF DOVER. DURING CONSTRUCTION WITHIN THE PUBLIC R.O.W. CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL IN THE PROJECT AREA.
3. REQUIRED SIGNAGE AND STRIPING OF FIRE ZONES OR ACCESS LANES SHALL BE AS REQUIRED BY FIRE OFFICIAL.
4. PAINT ALL PARKING STALLS, STOP BARS, CROSSWALKS AND HANDICAP ACCESSIBLE SPACES, ALLOW PAVING TO AGE 30 DAYS BEFORE APPLYING MARKINGS.
5. DIMENSIONS SHOWN ON PLANS ARE TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
6. SOLID WASTE WILL BE PRIVATELY HANDLED. WASTE ACCUMULATED DAILY IS FROM LITTLE TO NONE AND IS DISPOSED OFF-SITE BY THE PATRONS. NO KITCHENS OR DAY CARE SERVICES WILL BE PART OF THE USE OF THE BUILDING. NO DUMPSTER OR MUNICIPAL SERVICE IS NECESSARY.

PAVEMENT LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- SPLASH STONE
- LANDSCAPE AREA
- AREA OF REUSED PAVERS
- GRAVEL PATH
- RIP RAP CONSTRUCTION ENTRANCE
- STORMWATER TREATMENT AREA

SYMBOLS LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY		
BUILDING SETBACK		
BUILDING		
EDGE OF PAVEMENT		
CURB		
FENCE		
SIGN		
WHEEL STOP		
ACCESSIBLE PARKING		
LIGHT POLE (1-LIGHT)		
UTILITY POLE		
PARKING SPACE COUNT		8

EXISTING INFORMATION INCLUDING BOUNDARY LINES, BOUNDARY DATA, IMPROVEMENTS, UTILITIES, EASEMENTS, ETC. WERE DUPLICATED FROM SHEET V-101 WHICH IS A PLAT PREPARED BY JERAMIAH RATT, P.L.S. #957 DATED SEPTEMBER 30, 2025.

CIVIL ENGINEER

FRANCIS LAPOINT
P.O. BOX 101
SPRINGFIELD, NH 03284
(603)504-5348

STATE OF NEW HAMPSHIRE FRANCIS E LAPOINT No. 9759 LICENSED PROFESSIONAL ENGINEER

CONSULTANT:

MARK:	DATE:	DESCRIPTION:
1	07 AUG 26	PLANNING BOARD APPROVAL

OWNER:
DOVER CONGREGATION
77 LONG HILL ROAD
DOVER, NH 03820

PROJECT TITLE:
DOVER KINGDOM HALL
PLANNING BOARD APPROVAL
77 LONG HILL ROAD
DOVER, NH 03820

SHEET TITLE:
SITE PLAN

PROJECT No.: 10379

SHEET No.: CS101

PLOT DATE: 10 Aug 26
DWG NAME: CS101
FILE PATH: C:\Users\autumnsabelle\Downloads\LDC Zone 01 Site - USA18711\USA18711-501 - Minor - Site Lighting\4 Permit Documents\PLANNING BOARD APPROVAL\CS101_SITE_PLAN.dwg
PLOTTED BY: autumnsabelle
DWG SCALE: 1:1

COMPACTION TESTING NOTES

1. COMPACTION AND MOISTURE CONTENT OF SUBGRADE AND EACH LIFT OF STRUCTURAL FILL SHALL BE INSPECTED AND APPROVED BY A QUALIFIED ENGINEERING TECHNICIAN, SUPERVISED BY A GEOTECHNICAL ENGINEER.

2. SUBGRADE COMPACTION TESTS SHOULD BE PERFORMED AT AN AVERAGE RATE OF ONE TEST FOR EVERY 2,000 SF OF BUILDING PAD SUBGRADE AREA OR EVERY 5,000 SF OF PAVEMENT OR GENERAL FILL AREA, WITH A MINIMUM OF THREE TESTS BEING PERFORMED FOR EACH DISTINCT SUBGRADE AREA.

FILL AREA	PERCENT MAX DENSITY PER ASTM D698	PERCENT MAX DENSITY PER ASTM D1557
FOUNDATION SUPPORT FILL	98%	95%
FOUNDATION BACKFILL	98%	95%
SLAB-ON-GRADE, PAVED AREAS	98%	95%
NON-STRUCTURAL AREAS, GREEN AREAS	92%	90%

EARTHWORK SPECIFICATIONS

FILL TYPE (1)	USCS CLASSIFICATION	ACCEPTABLE LOCATION FOR PLACEMENT
STRUCTURAL FILL	GW, GW-GM, SW, SW-SM (2)	ALL LOCATIONS AND ELEVATIONS.
COMMON FILL	VARIES (3)	COMMON FILL MAY BE USED FOR GENERAL SITE GRADING. COMMON FILL SHOULD NOT BE USED UNDER SETTLEMENT OR FROST-SENSITIVE STRUCTURES.
CRUSHED STONE	GP	FOR USE ON WET SUBGRADES AND AS DRAINAGE FILL. SHOULD BE UNIFORM 3/4-INCH ANGULAR CRUSHED STONE.
DENSE GRADED CRUSHED STONE	(4)	FOR USE ON ROADWAY BASE AND SUBBASE

1. COMPACTED FILL SHOULD CONSIST OF APPROVED MATERIALS THAT ARE FREE OF ORGANIC MATTER AND DEBRIS. FROZEN MATERIALS SHOULD NOT BE USED. FILL SHOULD NOT BE PLACED ON A FROZEN SUBGRADE.
2. IMPORTED STRUCTURAL FILL SHOULD MEET THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT FINER
3-INCHES	100
1/2-INCHES	70-100
NO. 4	50-85
NO. 10	30-55
NO. 60	8-24
NO. 200	3-10

3. COMMON FILL SHOULD BE FRIABLE, NATURAL SOIL CONTAINING NO GRAVEL GREATER THAN ⅔ LOOSE LIFT THICKNESS AND FREE OF TRASH, SNOW, ICE, ORGANICS, ROOTS, AND TREE STUMPS AND NO MORE THAN 25% PASSING THE NO. 200 SIEVE. COMMON BORROW CAN BE USED AS GENERAL SITE BACKFILL PROVIDED IT CAN BE COMPACTED AND STABILIZED FOR THE INTENDED PURPOSE.

GENERAL EARTHWORK NOTES

1. FOR ADDITIONAL INFORMATION ABOUT SITE-SPECIFIC SOILS AND ENGINEERING RECOMMENDATIONS, PLEASE REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY NOVIS GROUP ENGINEERING CONSULTANT, CONCORD, NH, DATED MAY 14, 2021 FILE 97180. IN CASE A NOTE ON THESE PLANS CONFLICTS WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS, THE MORE STRINGENT OF THE TWO SHALL APPLY.

2. PRIOR TO COMMENCEMENT OF GRADING OR FILL PLACEMENT, ANY MISCELLANEOUS TRASH, DEBRIS, OR OTHER UNSUITABLE MATERIALS SHOULD BE REMOVED FROM THE SITE. CLEARING AND GRUBBING OF ALL TREES (INCLUDING REMOVAL OF ANY ASSOCIATED ROOT SYSTEMS) AND VEGETATION DESIGNATED FOR REMOVAL SHOULD BE PERFORMED.

3. ANY FORMER CONCRETE FOUNDATIONS AND FLOOR SLABS AND ABANDONED UTILITIES THAT ARE ENCOUNTERED BENEATH PROPOSED BUILDINGS SHOULD BE COMPLETELY REMOVED. FORMER CONCRETE FOUNDATIONS AND FLOOR SLABS SHOULD BE CUT TO A MINIMUM OF 3 FEET BELOW PROPOSED SUBGRADE LEVELS IN PROPOSED PAVEMENT AND LANDSCAPE AREAS.

4. EXISTING UTILITIES THAT CONFLICT WITH NEW CONSTRUCTION SHOULD BE REMOVED FROM PROPOSED BUILDING FOOTPRINT AREA. EXISTING UTILITIES LOCATED OUTSIDE OF THE PROPOSED BUILDING FOOTPRINT SHOULD BE REMOVED OR ABANDONED IN-PLACE BY COMPLETE FILLING WITH GROUT. EXCAVATIONS MADE TO REMOVE FOUNDATION ELEMENTS OR UTILITIES SHOULD BE BACKFILLED WITH APPROVED COMPACTED FILL AS DESCRIBED IN THE ENGINEERED FILL SECTION OF THE GEOTECHNICAL REPORT.

5. ANY EXISTING PAVEMENT AND CONCRETE WALKWAYS THAT ARE NOT PART OF THE FINAL DESIGN LAYOUT SHOULD BE DEMOLISHED IN THEIR ENTIRETY.

6. ALL WORK SHOULD BE PERFORMED SO AS TO NOT ADVERSELY IMPACT THE EXISTING AND NEIGHBORING BUILDINGS, OFFSITE STRUCTURES, ROADWAYS, OR UTILITIES.

7. CONSULT WITH THE GEOTECHNICAL ENGINEER BEFORE ADJUSTING RECOMMENDATIONS AS MAY BE NEEDED BASED ON ACTUAL CONDITIONS ENCOUNTERED ONSITE THAT MAY DIFFER FROM WHAT WAS ENCOUNTERED DURING THE INVESTIGATION.

PROOF-ROLLING NOTES

1. ALL BUILDING PAD AND PAVEMENT SUBGRADE SURFACES EXPOSED AFTER THE STRIPPING OF THE VEGETATION AND THE WEAK SURFICIAL SOILS, AS WELL AS ALL AREAS OF THE SITE PLANNED FOR THE PLACEMENT OF GENERAL FILL SOILS, SHOULD BE PROOF-ROLLED WITH AT LEAST 4 PASSES OF EITHER A SMOOTH ROLLER HAVING A MINIMUM STATIC WEIGHT OF 5 TONS OR A FULLY LOADED TANDEM DUMP TRUCK OR EQUIVALENT. ANY SOFT OR WEAK AREAS IDENTIFIED BY THE QUALIFIED SITE INSPECTOR WORKING IN COORDINATION WITH THE CIVIL ENGINEER DURING PROOF-ROLLING SHOULD BE REMOVED AND REPLACED WITH SELECT FILL SOILS OR GENERAL FILL SOILS, DEPENDING UPON THE AREA, THAT ARE INSTALLED IN ACCORDANCE WITH RECOMMENDATIONS PRESENTED IN NOVIS GROUP GEOTECHNICAL REPORT SECTION # 6 PAVEMENTS. THE REASONS FOR PROOF-ROLLING OF THE SUBGRADE IS THAT SOME SOILS HAVE BEEN FOUND TO COMPACT TO MINIMUM DENSITY REQUIREMENTS BUT TO STILL EXHIBIT "PUMPING" TENDENCIES. PROOF-ROLLING OF THE SUBGRADE SHOULD IDENTIFY THE SOILS THAT HAVE A TENDENCY TO PUMP SO THAT THEY CAN BE REMOVED AND REPLACED WITH MORE SUITABLE FOUNDATION SOILS APPROVED BY THE GEOTECHNICAL ENGINEER.

STORM DRAINAGE CONSTRUCTION NOTES

1. CONSTRUCTION IN STORM SEWER AND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF DOVER'S REQUIREMENTS.

2. SPECIFICATIONS:
   PIPES WITHIN THE PUBLIC R.O.W.:
   REPLACE DRIVE PIPE ONLY
   PIPES WITHIN PROPERTY OR OUTSIDE EASEMENTS:
   4" AND GREATER SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH SOIL-TIGHT JOINTS IN ACCORDANCE WITH ASTM F2648 WITH RUBBER GASKETS MEETING ASTM F477 WITH FITTINGS IN ACCORDANCE WITH ASTM F2306 UNLESS OTHERWISE SPECIFIED. INSTALLATION OF HDPE STORM SEWERS SHALL BE IN ACCORDANCE WITH ASTM D2321 IN ALL CASES, CHANGES IN PIPE SIZE OR TYPE SHALL OCCUR AT AN APPROVED STRUCTURE.

3. CONTRACTOR SHALL VERIFY ALL FLOWLINE OR INVERT ELEVATIONS 48 HOURS PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. IF A DISCREPANCY IS DISCOVERED, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.

4. ROOF DRAINAGE TO BE DIRECTED FROM BUILDING TO STORM SYSTEM VIA DOWNSPOUTS.

GENERAL GRADING NOTES

1. REFER TO C-001 COVER SHEET FOR GENERAL NOTES AND GENERAL PROJECT AND CONSTRUCTION INFORMATION. REFER TO V-101 FOR SURVEY INFORMATION AND DATUMS.

2. CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES DURING CONSTRUCTION OF THE PROJECT.

3. YARD AREAS, SIDEWALKS AND PAVEMENT SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS. FINISHED SURFACES SUCH AS ALL PAVING, SIDEWALKS AND RAMPS IN ACCESSIBLE AREAS SHALL CONFORM TO NH ACCESSIBILITY STANDARDS. ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL DRAWINGS AND WITH THE FOLLOWING:

   PARKING AND LOADING AREAS - MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS IN ACCESSIBLE PARKING SPACES AND AISLES.

   ACCESSIBLE ROUTES - MAXIMUM SLOPE OF 1:20 (5%) IN THE DIRECTION OF TRAVEL. MAXIMUM CROSS SLOPE OF 1:50 (2%).

   BUILDING ENTRANCES AND EXITS - AT ALL LOCATIONS 5'X5' (MINIMUM) ACCESSIBLE, CONCRETE WALK WITH A MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS.

4. CONTRACTOR SHALL GRADE THE SITE TO MATCH EXISTING GROUND AT THE LIMITS OF THE PROJECT SITE. ALL DRAINAGE ENTERING THE PROJECT AREA SHALL BE INTERCEPTED IN THE FINAL GRADING. TRANSITIONS TO EXISTING GROUND THAT ARE DIFFERENT FROM THE PLANS SHALL BE COORDINATED PRIOR TO FINAL GRADING. LAWN AREAS TO BE MOWED SHOULD NOT EXCEED A SLOPE OF 4:1.

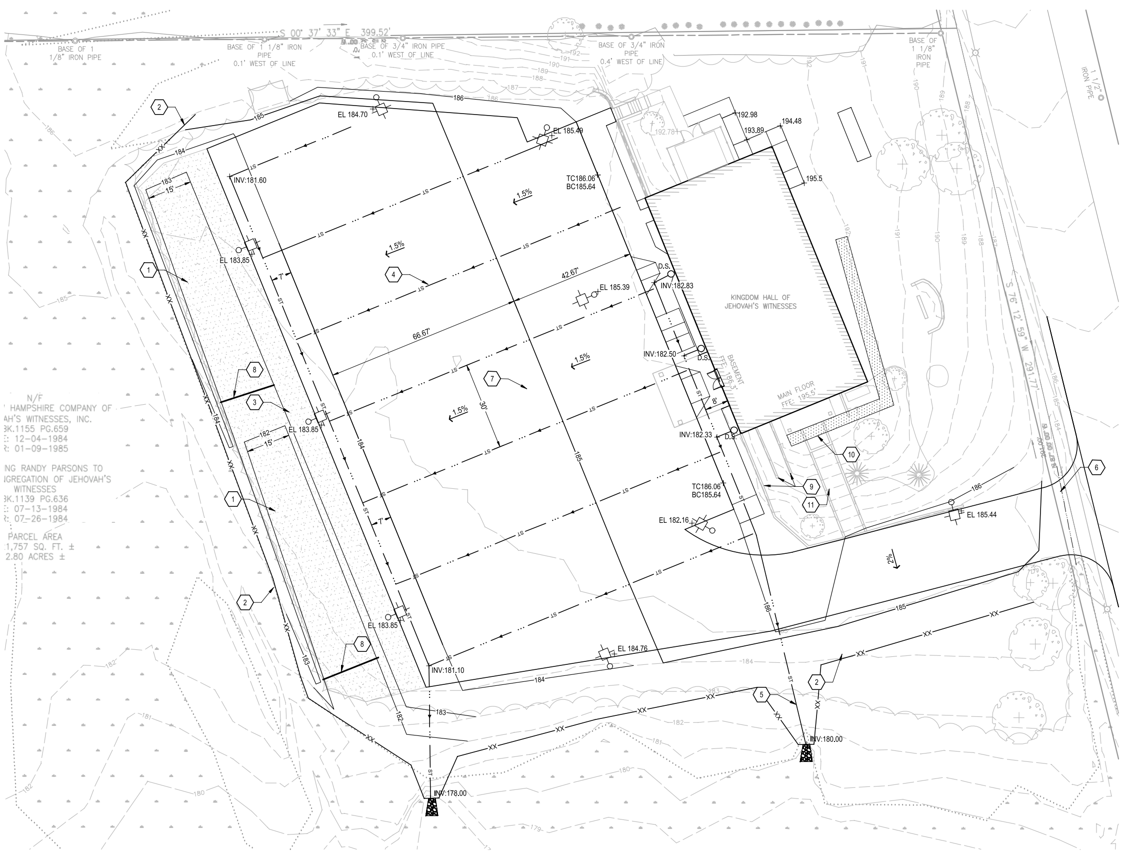
5. ALL AREAS WITHIN THE PROJECT SITE SHALL BE GRADED TO DRAIN TO ON-SITE STORM SEWERS OR TO THE PUBLIC R.O.W. THE DEVELOPMENT SHALL NOT HAVE ANY ADVERSE IMPACTS TO SURROUNDING PROPERTIES.

⬡ SHEET KEYNOTES

1. CONSTRUCT STORMWATER TREATMENT AREA. ALL WORK TO BE PERFORMED OUTSIDE OF WETLANDS DELINEATION LINE AS SHOWN ON THE PLANS. SEE DETAIL 6/C-502.
2. CONSTRUCT SILT FENCE ALONG THE WETLAND DELINEATION LINE. SEE DETAIL 2/C-502.
3. CONSTRUCT 230' X 6" HDPE CARRYING PIPE FOR NEW PARKING LOT UNDERDRAIN SYSTEM. CONSTRUCT OUTLET RIPRAP APRON. SEE DETAIL 1/C-502.
4. CONSTRUCT 860' X 4" PERFORATED UNDERDRAIN PIPE FOR PARKING LOT UNDERDRAIN SYSTEM. TOP OF PIPE TO BE SET AT 1' BELOW SUBGRADE. SEE DETAIL 10/C-501.
5. CONSTRUCT 200' X 6" CARRYING PIPE 8' FROM BUILDING TO AVOID IMPACT ON NEW RETAINING WALL. CONNECT DOWN SPOTS AS SHOWN. SEE DETAIL 4/C-502.
6. 40' DRIVE PIPE TO BE REPLACED BY OTHERS
7. EXCAVATE PARKING LOT TO SUBGRADE (ONE FOOT BELOW FINISH GRADE). COMPACT ENTIRE PARKING LOT AREA. USE EXCAVATED MATERIAL AS NEEDED ON THE PROJECT.EXCESS MATERIAL TO BE REMOVED FROM PROJECT. SEE DETAIL 10/C-501.
8. INSTALL DITCHCHECKS. SEE DETAIL 5/C-502.
9. REMOVE TIMBER RETAINING WALLS AND BRICK VENEER. REPLACE WITH INTERLACKING CONCRETE BLOCK WALL. SEE DETAILS 7 AND 8/ C-502.
10. REPAIR EXISTING CONCRETE ENTRANCE SLAB. FILL CRACK WITH REPAIR MORTAR AND CAP THE ENTIRE ENTRANCE SLAB TO MATCH DOOR THRESHOLD AND NO MORE THAN 2% SLOPE AWAY FROM DOOR. USE FIBER REINFORCEMENT.CONSTRUCT 5 FT WIDE GRAVEL PATHWAYS FROM ENTRANCE SLAB AS SHOWN. MATCH TO REPAIRED SLAB GRADE. REMOVE EXISTING TURF AND REPLACE WITH 4" MINIMUM ¾" CRUSHED STONE TO MATCH GRASS LEVEL. COMPACT CRUSHED STONE BY A VIBRATORY COMPACTOR.
11. REMOVE EXISTING TIMBER STEPS, REGRADE AND LANDSCAPE.

SYMBOLS LEGEND

	EXISTING	PROPOSED
CONTOUR-MAJOR	95	95
CONTOUR-MINOR	92	92
STORM SEWER		
SILT FENCE		XX
SPOT GRADE	2.50	2.50
SPOT GRADE TOP OF CURB	TC2.50	TC2.50
DIRECTION OF WATER FLOW		
DOWN SPOUT	D.S	D.S
RIP RAP APRON		
SURVEY BENCHMARK		



1 PLAN - GRADING AND DRAINAGE

1"=20'-0" 0 10 20 40 TRUE NORTH

EXISTING INFORMATION INCLUDING BOUNDARY LINES, BOUNDARY DATA, IMPROVEMENTS, UTILITIES, EASEMENTS, ETC. WERE DUPLICATED FROM SHEET V-101 WHICH IS A PLAT PREPARED BY JERAMIAH RAITT, P.L.S. #957 DATED SEPTEMBER 30, 2025.

CIVIL ENGINEER

FRANCIS LAPOINT
P.O. BOX 101
SPRINGFIELD, NH 03284
(603)504-5348

CONSULTANT:

MARK:	DATE:	DESCRIPTION:
	07 AUG 26	PLANNING BOARD APPROVAL

OWNER:
DOVER CONGREGATION
77 LONG HILL ROAD
DOVER, NH 03820

PROJECT TITLE:
DOVER KINGDOM HALL PLANNING BOARD APPROVAL
77 LONG HILL ROAD
DOVER, NH 03820

SHEET TITLE:
GRADING AND DRAINAGE PLAN

PROJECT No. 10379

SHEET No. CG101

PLOT DATE: 10 Aug 26
PLOTTED BY: autumnisabelle
DIMSCALE: 0.00
DSGN\DRFT:
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XREF:
XREF:
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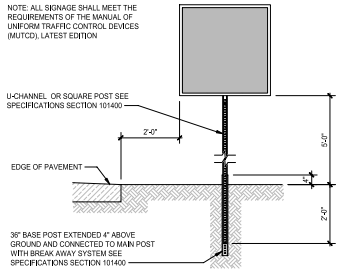
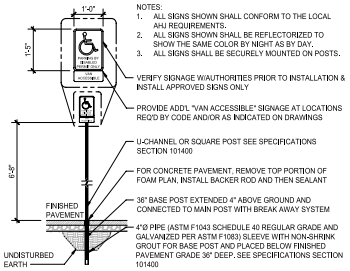


1 DETAIL - SIGNAGE, TYP

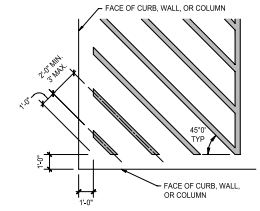
1/2"=1'-0"



NOTES:
1. ALL SIGNS SHOWN SHALL CONFORM TO THE LOCAL AHJ REQUIREMENTS.
2. ALL SIGNS SHOWN SHALL BE REFLECTORIZED TO SHOW THE SAME COLOR BY NIGHT AS BY DAY.
3. ALL SIGNS SHALL BE SECURELY MOUNTED ON POSTS.

2 DETAIL - ACCESSIBLE PARKING SIGN

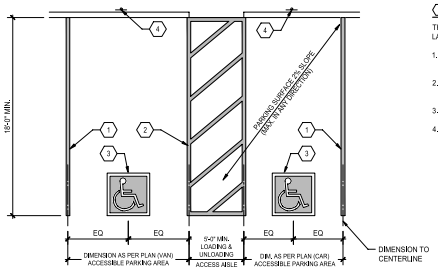
3/4"=1'-0"



NOTES
1. 4" WIDE STRIPES - MINIMUM THICKNESS OF 15 MILS.
2. WHITE PAINT FOR ASPHALT, YELLOW PAINT FOR CONCRETE.

3 DETAIL - DIAGONAL STRIPING (TYP)

1/4"=1'-0"



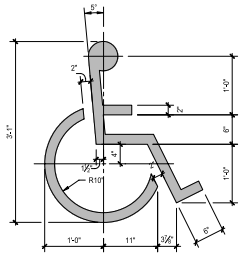
4 DETAIL - ACCESSIBLE PARKING STRIPING

3/16"=1'-0"

DETAIL KEYNOTES

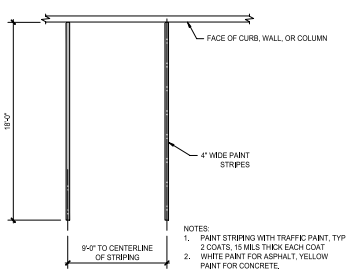
THIS DETAIL CONTAINS TYPICAL SPECIFICATIONS. CONSULT PLAN FOR ACTUAL LAYOUT OF PAVEMENT MARKING AND SIGNS.

1. PARKING AREA SHALL BE MARKED BY 4" WIDE BORDER, COLOR SHALL BE PER LOCAL AHJ REQUIREMENTS. APPLIES TO BOTH SIDES OF ACCESS AISLE AT DOUBLE PARKING STALLS*
2. ACCESS AISLE SHALL BE MARKED BY 4" WIDE BORDER, WITHIN BORDER, HATCHED LINES 36" O.C. MAX. SHALL BE PAINTED COLOR CONTRASTING WITH PARKING SURFACE PER LOCAL AHJ REQUIREMENTS.
3. INTERNATIONAL SYMBOL OF ACCESS PAVEMENT MARKING. SEE DETAIL S/C-501
4. ACCESSIBLE PARKING SIGN. SEE SEPARATE DETAIL 2/C-501



5 DETAIL - INTERNATIONAL SYMBOL OF ACCESSIBILITY

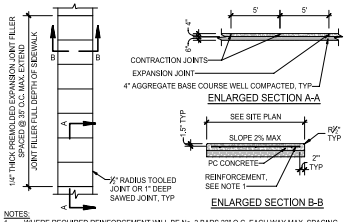
1"=1'-0"



NOTES:
1. PAINT STRIPING WITH TRAFFIC PAINT, TYP 2 COATS, 15 MILS THICK EACH COAT
2. WHITE PAINT FOR ASPHALT, YELLOW PAINT FOR CONCRETE.

6 DETAIL - PARKING STRIPING

3/16"=1'-0"

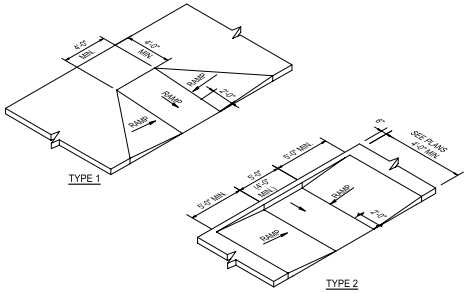


NOTES:
1. WHERE REQUIRED REINFORCEMENT WILL BE No. 3 BARS 22" O.C. EACH WAY MAX. SPACING
2. PROVIDE 1/2" ISOLATION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS
3. PROVIDE AIR ENTRAINMENT MEETING PROJECT SPECIFICATIONS.
4. CONCRETE SHALL BE 4,000 PSI
5. SIDEWALKS MEETING EXISTING SIDEWALKS SHALL MATCH PATTERN, FINISH AND COLOR OF EXISTING SIDEWALKS.

7 DETAIL - CONCRETE SIDEWALK

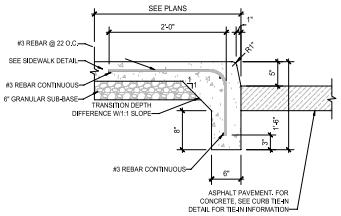
1"=1'-0"

NOTES:
1. THE CROSS SLOPE OF A CURB RAMP SHOULD BE AS FLAT AS POSSIBLE, NOT TO EXCEED 2%.
2. RAMP TRANSITIONS BETWEEN WALKS, LANDINGS, AND GUTTERS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (1/4" MAX).
3. THE MAXIMUM LONGITUDINAL SLOPE ON CURB RAMP IS 8.33% (5% PREFERRED).
4. WHERE A PEDESTRIAN WALKWAY CROSSES THE CURB RAMP, THE SIDE FLARES SHOULD NOT EXCEED A SLOPE OF 10% MEASURED PARALLEL TO THE CURB LINE.
5. THE RAMP SHALL HAVE A SLIP RESISTANT SURFACE - A COARSE BROOM FINISH RUNNING PERPENDICULAR TO THE SLOPE.



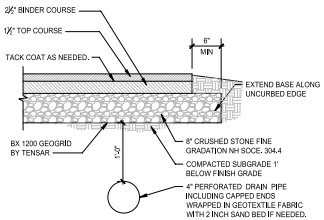
8 DETAIL - CURB RAMPS

3/16"=1'-0"



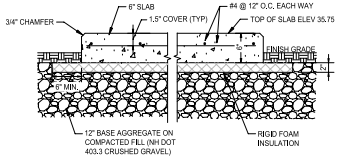
9 DETAIL - SIDEWALK TURNDOWN WITH INTEGRATED CURB

1"=1'-0"



10 DETAIL - ASPHALT PAVEMENT

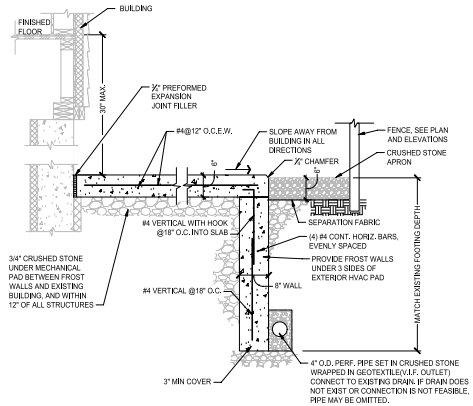
1"=1'-0"



NOTES:
1. #4 REBAR SET 12" O.C.
2. 3" CLEARANCE TO ALL FACES.
3. 3 TIEDOWN HOOKS ON BOTH SIDES.
4. CONCRETE: ¾" STONE, 3000 PSI.
5. SEE PLANS FOR LOCATION AND SIZE.

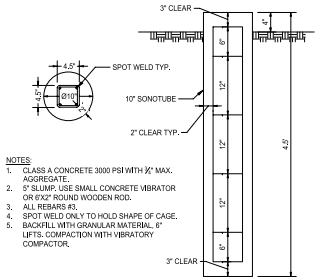
11 DETAIL - LP TANK CONCRETE SLAB

NOT TO SCALE



12 DETAIL - MECHANICAL PAD

NOT TO SCALE



NOTES:
1. CLASS A CONCRETE 3000 PSI WITH ¾" MAX. AGGREGATE.
2. 5" SLUMP. USE SMALL CONCRETE VIBRATOR OR 6"X2" ROUND WOODEN ROD.
3. ALL REBARS #3.
4. SPOT WELD ONLY TO HOLD SHAPE OF CAGE.
5. BACKFILL WITH GRANULAR MATERIAL. 8" LIFTS. COMPACTION WITH VIBRATORY COMPACTOR.

13 DETAIL - RAMP CONCRETE POST SUPPORT

NOT TO SCALE

CIVIL ENGINEER

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STATE OF NEW HAMPSHIRE
FRANCIS E. LAPOINT No. 9759
LICENSED PROFESSIONAL ENGINEER

CONSULTANT:

MARK:	DATE:	DESCRIPTION:
	07 AUG 26	PLANNING BOARD APPROVAL

OWNER:
DOVER CONGREGATION
77 LONG HILL ROAD
DOVER, NH 03820

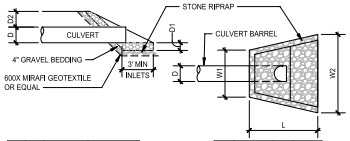
PROJECT TITLE:
DOVER KINGDOM HALL
PLANNING BOARD APPROVAL
77 LONG HILL ROAD
DOVER, NH 03820

SHEET TITLE:
SITE DETAILS

PROJECT No.: 10379

SHEET No.: C-501

PLOT DATE: 10 Aug 26
PLOTTED BY: aulumnisaalis
DRAWING: C-501
FILE PATH: C:\Users\aulumnisaalis\Kimley-Horn\Project LDC Zone 01 Site - USA\187\USA187-501 - Minor - Site Lighting\4 Permit Documents\PLANNING BOARD APPROVAL\USA187-C-501_SITE_DETAILS.dwg



D	D1	D2 INLET	D2 OUTLET
8"	9"	24"	12"
12"	9"	24"	12"
15"	9"	24"	12"
18"	14"	24"	12"
36"	14"	24"	12"

SECTION

D	W1	W2	L	D50 STONE
8"	4'	14'	10'	4"
12"	4'	14'	10'	4"
15"	4'	14'	10'	4"
18"	5'	15'	10'	6"
36"	12'	12'	12'	6"

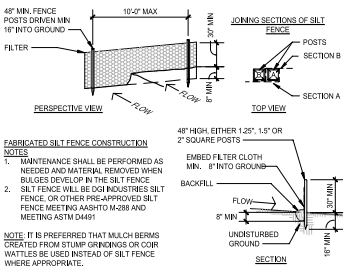
CULVERT OUTLET DETAIL

PLAN VIEW

NOTE: THE RIPRAP APRON SHALL BE CONSTRUCTED WITH NO CROSS SLOPE ALONG ITS LENGTH

1 DETAIL - RIPRAP APRON

3/16"=1'-0"



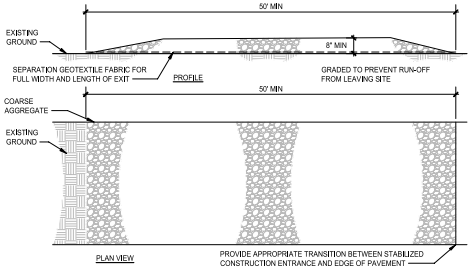
FABRICATED SILT FENCE CONSTRUCTION NOTES:

1. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
2. SILT FENCE WILL BE DGI INDUSTRIES SILT FENCE, OR OTHER PRE-APPROVED SILT FENCE MEETING AASHTO M-288 AND MEETING ASTM D4491

NOTE: IT IS PREFERRED THAT MULCH BERMS CREATED FROM STUMP GRINDINGS OR COIR WATTLES BE USED INSTEAD OF SILT FENCE WHERE APPROPRIATE.

2 DETAIL - SILT FENCE

3/16"=1'-0"

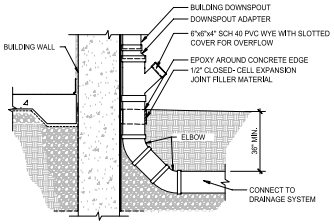


CONSTRUCTION ENTRANCE/EXIT NOTES:

1. LENGTH SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS, BUT NOT LESS THAN 50 FEET.
2. THICKNESS SHALL BE NOT LESS THAN 8 INCHES.
3. WIDTH SHALL BE NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
4. STABILIZATION FOR OTHER AREAS SHALL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.
5. STABILIZED AREA MAY BE WIDENED OR LENGTHENED TO ACCOMMODATE A TRUCK WASHING AREA. AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR THE TRUCK WASHING AREA.
6. STABILIZED CONSTRUCTION EXIT SHALL BE MAINTAINED FREE OF SEDIMENT FOR THE DURATION OF THE PROJECT.
7. CONTRACTOR SHALL COORDINATE LOCATION WITH AGENCIES.
8. STONE SIZE - AASHTO DESIGNATION M43, SIZE NO. 1 (3/2" TO 1/2"), USE CRUSHED STONE.
9. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND /OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

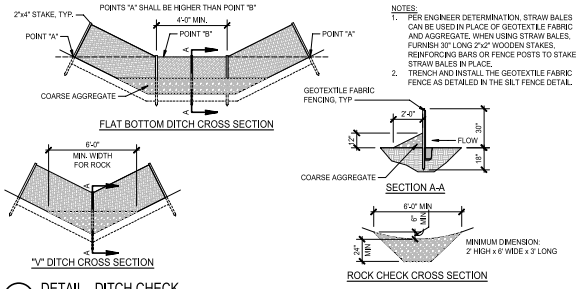
3 DETAIL - STABILIZED CONSTRUCTION ENTRANCE

3/16"=1'-0"



4 DETAIL - DOWNSPOUT GUTTER TO DRAINAGE SYSTEM

3/4"=1'-0"

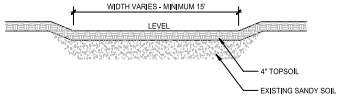


NOTES:

1. PER ENGINEER DETERMINATION, STRAW BALES CAN BE USED IN PLACE OF GEOTEXTILE FABRIC AND AGGREGATE. WHEN USING STRAW BALES, FURNISH 30" LONG 2"x2" WOODEN STAKES, REINFORCING BARS OR FENCE POSTS TO STAKE STRAW BALES IN PLACE.
2. TRENCH AND INSTALL THE GEOTEXTILE FABRIC FENCE AS DETAILED IN THE SILT FENCE DETAIL.

5 DETAIL - DITCH CHECK

1/4"=1'-0"

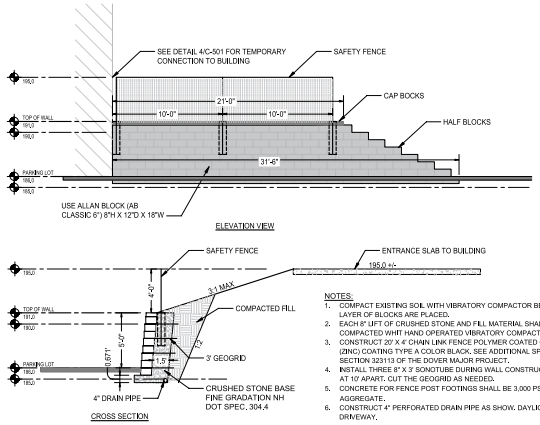


NOTES:

1. CONSTRUCT TREATMENT AREA LEVEL ALLOWING RUNOFF TO SPREAD OUT OVER ENTIRE WIDTH.
2. RUNNING GRADE IS APPROXIMATE 1%. KEEP GRADE CONSISTENT TO AVOID WATER PONDING.
3. SEED SHALL COMPLY WITH NHDOT SLOPE SEED 45 AND TABLE 644-2.4.
4. FOR MAINTENANCE PURPOSES KEEP GRASS MOWED OR CUT BUT NOT LESS THAN 4". FERTILIZE AS NEEDED TO KEEP A HEALTHY GRASS BED.

6 DETAIL - STORMWATER TREATMENT AREA

NOT TO SCALE

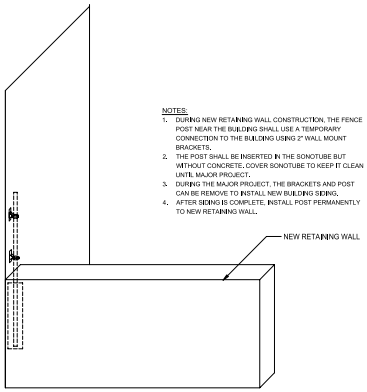


NOTES:

1. COMPACT EXISTING SOIL WITH VIBRATORY COMPACTOR BEFORE FIST LAYER OF BLOCKS ARE PLACED.
2. EACH 8" LIFT OF CRUSHED STONE AND FILL MATERIAL SHALL BE COMPACTED WHIT HAND OPERATED VIBRATORY COMPACTOR.
3. CONSTRUCT 20' X 4' CHAIN LINK FENCE POLYMER COATED OVER METALIC (ZINC) COATING TYPE A COLOR BLACK. SEE ADDITIONAL SPECIFICATIONS IN SECTION 323113 OF THE DOVER MAJOR PROJECT.
4. INSTALL THREE 8" X 3' SONOTUBE DURING WALL CONSTRUCTION AS SHOWN AT 10' APART. CUT THE GEOGRID AS NEEDED.
5. CONCRETE FOR FENCE POST FOOTINGS SHALL BE 3,000 PSI WITH 3/4" AGGREGATE.
6. CONSTRUCT 4" PERFORATED DRAIN PIPE AS SHOW. DAYLIGHT PIPE NEER DRIVEWAY.

7 DETAIL - RETAINING WALL

3/16"=1'-0"



NOTES:

1. DURING NEW RETAINING WALL CONSTRUCTION, THE FENCE POST NEAR THE BUILDING SHALL USE A TEMPORARY CONNECTION TO THE BUILDING USING 2" WALL MOUNT BRACKETS.
2. THE POST SHALL BE INSERTED IN THE SONOTUBE BUT WITHOUT CONCRETE. COVER SONOTUBE TO KEEP IT CLEAN UNTIL MAJOR PROJECT.
3. DURING THE MAJOR PROJECT, THE BRACKETS AND POST CAN BE REMOVE TO INSTALL NEW BUILDING SIDING.
4. AFTER SIDING IS COMPLETE, INSTALL POST PERMANENTLY TO NEW RETAINING WALL.

8 DETAIL - TEMP CHAIN LINK FENCE POST WALL MOUNT

NOT TO SCALE

CIVIL ENGINEER

FRANCIS LAPOINT
P.O. BOX 101
SPRINGFIELD, NH 03284
(603)504-5348

STATE OF NEW HAMPSHIRE
FRANCIS E. LAPOINT
No. 9750
LICENSED
PROFESSIONAL ENGINEER

CONSULTANT:

MARK:	DATE:	DESCRIPTION:
	07 AUG 26	PLANNING BOARD APPROVAL

OWNER:

DOVER CONGREGATION
77 LONG HILL ROAD
DOVER, NH 03820

PROJECT TITLE:

DOVER KINGDOM HALL
PLANNING BOARD APPROVAL
77 LONG HILL ROAD
DOVER, NH 03820

SHEET TITLE:

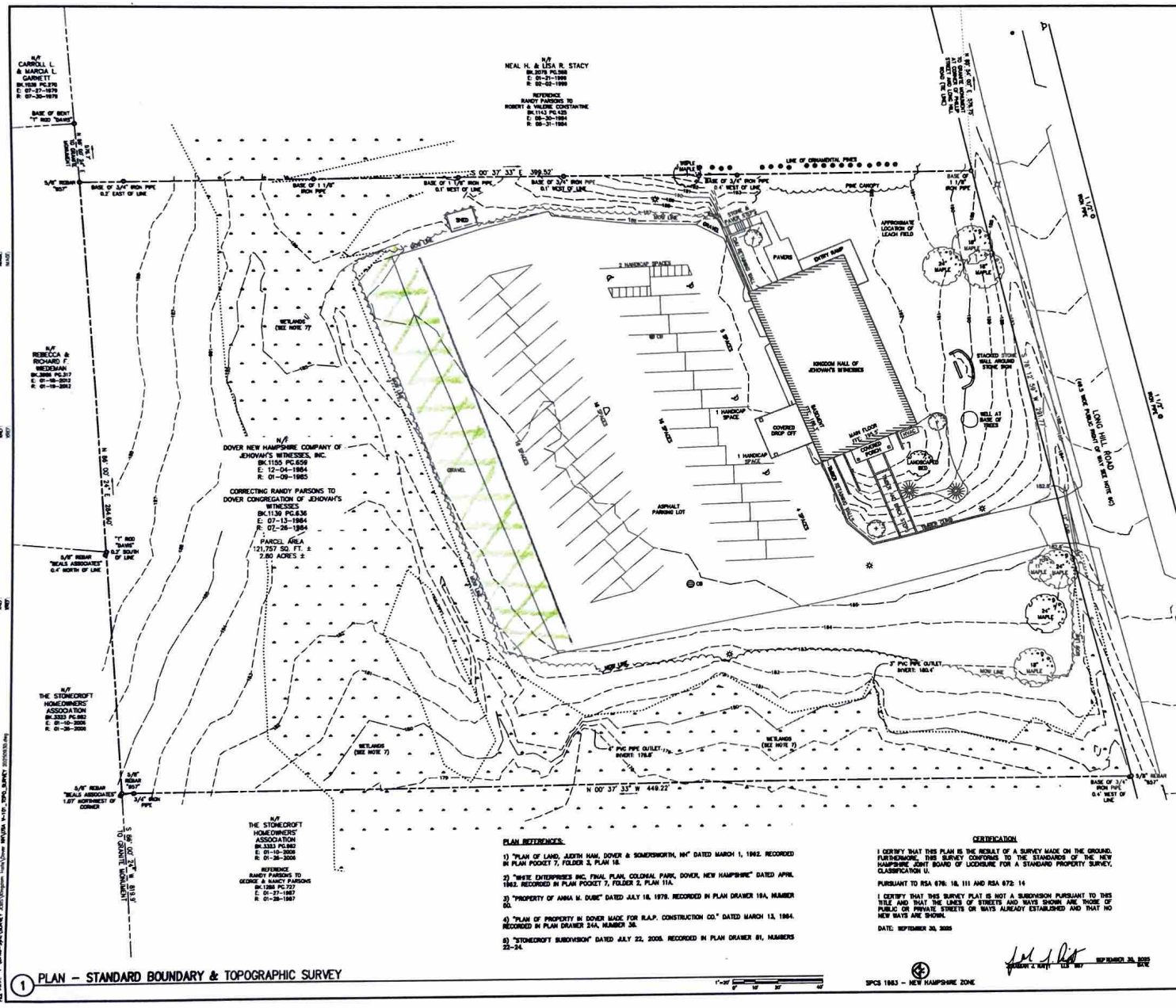
SITE DETAILS

PROJECT No.: 10379

SHEET No.: C-502

PLOT DATE: 10 Aug 26
PLOTTED BY: autumnsabalis
DWG SIZE: 22x34
DESIGNER: autumnsabalis
FILE PATH: C:\Users\autumnsabalis\Vertex\LDC Zone 01 Site - USA\18711\USA18711-501 - Minor - Site Lighting\4 Permit Documents\PLANNING BOARD APPROVAL\10379_C-501_SITE_DETAILS.dwg
XREF # XREF # XREF # XREF # XREF # XREF # XREF # XREF # XREF # XREF # XREF # XREF # XREF # XREF # XREF # XREF # IMAGE # IMAGE # IMAGE # IMAGE # IMAGE # IMAGE # IMAGE # IMAGE # IMAGE # IMAGE # IMAGE # IMAGE # IMAGE # IMAGE # IMAGE # IMAGE #

This is the 'existing conditions' print prior to 'milling'.
The areas marked in green are no longer being used for parking.



GENERAL SHEET NOTES

1) OWNER OF RECORD:
DOVER NEW HAMPSHIRE COMPANY OF JEHOVAH'S WITNESSES, INC.
THE CURRENT DEED IS RECORDED IN BOOK 1155, PAGE 659, EXECUTED DECEMBER 4, 1984 AND RECORDED JANUARY 9, 1985 WHICH CORRECTS BOOK 1139, PAGE 636, EXECUTED JULY 13, 1984 AND RECORDED JULY 26, 1984, BOOK AND PAGE REFERENCES ARE TO THE STRAFFORD COUNTY REGISTRY OF DEEDS.

2) BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM OF 1983, NEW HAMPSHIRE ZONE AS DETERMINED BY STATIC OBSERVATIONS PERFORMED WITH A LEICA GS14 GNSS RECEIVER WITH POST PROCESSING BY THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE.

3) ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DETERMINED BY STATIC OBSERVATIONS PERFORMED WITH A LEICA GS14 GNSS RECEIVER WITH POST PROCESSING BY THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE.

4) THE SUBJECT PARCEL IS SHOWN IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEPICTED ON THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF STRAFFORD, NEW HAMPSHIRE WITH MAP NUMBER 33017C0331E AND A REVISION DATE OF SEPTEMBER 30, 2015.

5) UNDERGROUND UTILITY LOCATIONS ARE BASED ON OBSERVED SURFACE EVIDENCE. THIS SURVEYOR MAKES NO GUARANTEE THEY COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER CURRENTLY IN SERVICE OR ABANDONED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE DAYS PRIOR TO ANY EXCAVATION.

6) PROPERTY LINE NOTES:
A. THE NORTH (REAR) LINE OF THE SUBJECT PARCEL IS BASED ON THE LOCATION OF STONE MONUMENTS SHOWN ON THE REFERENCE PLANS CITED HEREON. ONE OF THESE IS LOCATED ON OR NEAR THE WEST LINE OF PHILLIP STREET AND THE OTHER IS APPROXIMATELY 180 FEET WEST OF THE NORTHWEST CORNER OF THE SUBJECT PARCEL. DIMENSIONS ARE PROVIDED TO BOTH.
B. THE SIDE (EAST AND WEST) LINES OF THE SUBJECT PARCEL WERE HELD PARALLEL TO THE TWO STONE MONUMENTS ON OR NEAR THE WEST LINE OF PHILLIP STREET AS DEPICTED ON PLAN REFERENCE 4. DISTANCES FROM PHILLIP STREET ALONG THE REAR LINE WERE HELD AS CITED ON SAID PLAN AND IN RELEVANT DEEDS.
C. THE LIMITS OF THE RIGHT OF WAY OF LONG HILL ROAD ARE BASED ON AN ASSUMED WIDTH OF 3 RODS (49.5 FEET) AND A BEST FIT OF THE CENTERLINE OF THE WROUGHT PORTION DIRECTLY IN FRONT OF THE SUBJECT PARCEL. AN ATTEMPT WAS MADE TO FIND RELEVANT ROAD RECORDS THROUGH A LOCAL SURVEYOR, THE TOWN ENGINEERING DEPARTMENT, AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION WITHOUT RESULTS. THIS SURVEYOR'S OPINION REGARDING RIGHT OF WAY LIMITS IS SUBJECT TO REVISION SHOULD SUCH RECORDS BE LOCATED.

7) WETLANDS DEPICTED HEREON ARE BASED ON A FIELD DELINEATION PERFORMED BY GREENMAN-PEDERSEN, INC.

SYMBOLS LEGEND

RIGHT OF WAY LINE
PROPERTY BOUNDARY
MAJOR CONTOUR — 95
MINOR CONTOUR — 92
ROAD
ROAD CURB
ROAD CENTERLINE
BUILDING SETBACK
SANITARY LINE
STORM SEWER LINE
UNDERGROUND POWER LINE
OVERHEAD POWER LINE
NATURAL GAS LINE
TELECOMMUNICATIONS
WATER LINE
GAS METER
WATER METER
HYDRANT
VALVE
CATCH BASIN
CURB INLET
MANHOLE
END SECTION
HEADWALL
TREE
SPOT ELEVATION — 24.50
STRUCTURE
UTILITY POLE
SURVEY BENCHMARK — B.M.
PROPERTY IRON – STAKE
PROPERTY IRON – PIPE

PLAN REFERENCES:

1) "PLAN OF LAND, JUDITH HAM, DOVER & SOMERSWORTH, NH" DATED MARCH 1, 1962. RECORDED IN PLAN POCKET 7, FOLDER 3, PLAN 18.

2) "WHITE ENTERPRISES INC. FINAL PLAN, COLONIAL PARK, DOVER, NEW HAMPSHIRE" DATED APRIL 1962. RECORDED IN PLAN POCKET 7, FOLDER 2, PLAN 11A.

3) "PROPERTY OF ANNA M. DUBE" DATED JULY 18, 1978. RECORDED IN PLAN DRAWER 19A, NUMBER 60.

4) "PLAN OF PROPERTY IN DOVER MADE FOR R.A.P. CONSTRUCTION CO." DATED MARCH 13, 1984. RECORDED IN PLAN DRAWER 24A, NUMBER 38.

5) "STONECROFT SUBDIVISION" DATED JULY 22, 2005. RECORDED IN PLAN DRAWER 81, NUMBERS 22-24.

CERTIFICATION

I CERTIFY THAT THIS PLAN IS THE RESULT OF A SURVEY MADE ON THE GROUND. FURTHERMORE, THIS SURVEY CONFORMS TO THE STANDARDS OF THE NEW HAMPSHIRE JOINT BOARD OF LICENSURE FOR A STANDARD PROPERTY SURVEY, CLASSIFICATION U.

PURSUANT TO RSA 676: 18, 111 AND RSA 672: 14

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

DATE: SEPTEMBER 30, 2025

JERAMIAH J. RAITT LLS 957 SEPTEMBER 30, 2025
SIGNATURE DATE

SPCS 1983 – NEW HAMPSHIRE ZONE

1 PLAN – STANDARD BOUNDARY & TOPOGRAPHIC SURVEY

1"=20' 0' 10' 20' 40'

JERAMIAH RAITT
NH LLS #957
16 CATTAIL LANE
LISBON, MAINE
04250

CONSULTANT:

THIS DRAWING PROVIDES
EXISTING CONDITIONS

NO.	DATE	DESCRIPTION
1	250930	LDC STANDARDS CONV.

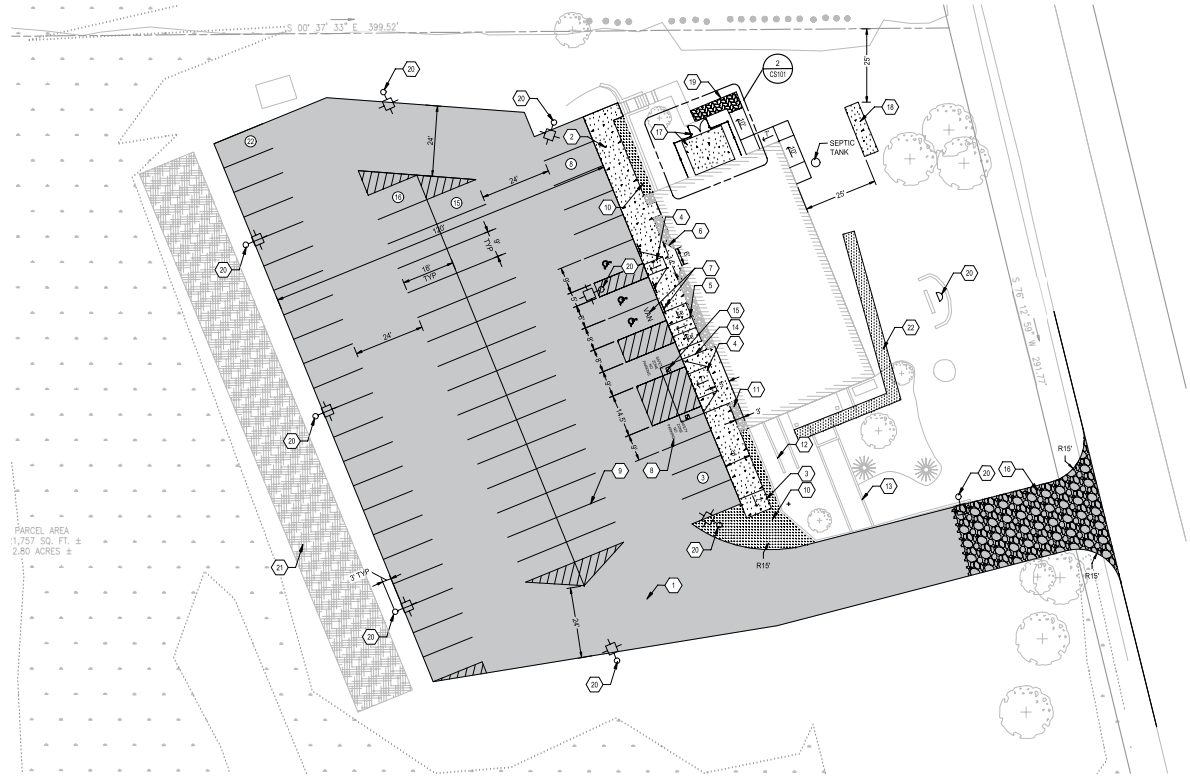
OWNER:
DOVER NH COMPANY OF JEHOVAH'S WITNESSES, INC.
C/O M. DOLINS
430 STOCKDALE CIRCLE
ROLLINSFORD, NH 03869

PROJECT TITLE:
SURVEY FOR MAJOR RENOVATION
77 LONG HILL ROAD
DOVER, NEW HAMPSHIRE

SHEET TITLE:
STANDARD BOUNDARY SURVEY WITH TOPOGRAPHIC DETAIL

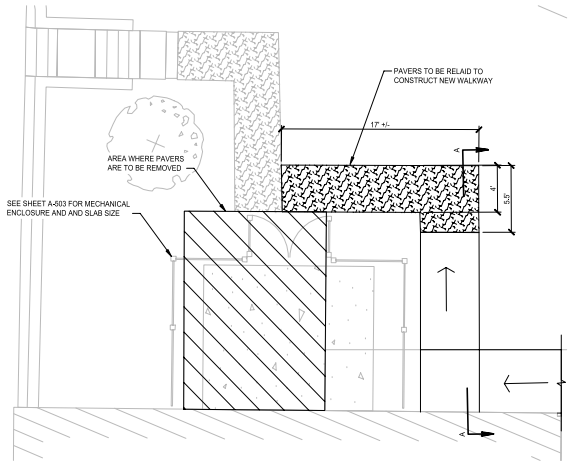
PROJECT No.
USA1871

SHEET No.
V-101



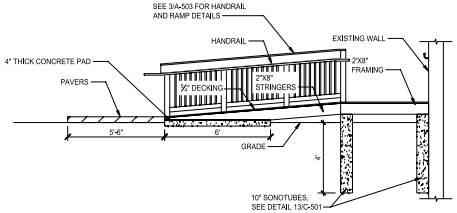
1 PLAN - SITE

1"=20'-0" 0 10 20 40 TRUE NORTH



2 PLAN - SITE ENLARGED

NOT TO SCALE



SECTION A-A

SITE SIGN TABLE				
SIGN NO.	DESC	M.U.T.C.D NO./SIZE	QTY	COLOR*
1	RESERVED PARKING	R7-8 12" X 18"	3	LEGEND: GREEN-RETROREFLECTIVE BACKGROUND: WHITE-RETROREFLECTIVE SYMBOL BACKGROUND: BLUE-RETROREFLECTIVE
2	VAN ACCESSIBLE	R7-8A 12" X 6"	1	LEGEND: GREEN-RETROREFLECTIVE (OR BLACK) BACKGROUND: WHITE-RETROREFLECTIVE

SHEET KEYNOTES

1. CONSTRUCT FULL DEPTH CONSTRUCTION. SEE GRADING PLAN CG101 AND PAVEMENT STRUCTURE DETAIL10/C-501.
2. CONSTRUCT 9' WIDE SIDEWALK TURNDOWN WITH INTEGRATED CURB. SEE DETAIL 9/C-501.
3. CONSTRUCT 7' SIDEWALK TIP DOWN.
4. CONSTRUCT CURB RAMPS TYPE 1 AS SHOWN. SEE DETAIL 8/C-501.
5. CONSTRUCT CURB RAMP TYPE 2 AS SHOWN. SEE DETAIL 8/C-501.
6. CONSTRUCT CONCRETE ENTRANCE SLAB AND 4' WHEELCHAIR MINIMUM CLEAR PASS.
7. INSTALL ACCESSIBLE SYMBOLS, SIGNS, AND STRIPING. SEE DETAILS 1,2,3,4,5/C-501.
8. MARK SAFETY ZONES WITH CONTRASTING MARKING.
9. INSTALL PARKING STRIPING. SEE DETAIL 6/C-501
10. GRASS AND PLANTING STRIPS. COORDINATE WITH LOCAL CONGREGATION.
11. REINSTALL STONE WASH AFTER DRAIN PIPE INSTALLATION. ADD ADDITIONAL STONE AS NEEDED.
12. EXISTING WOODEN RETAINING WALL TO BE REMOVED AND REBUILT BY OTHERS.
13. TIMBER STEPS TO BE REMOVED BY OTHERS.
14. EXISTING CONCRETE ENTRANCE SLAB TO BE REMOVED BY OTHERS.
15. REMOVE AND REPLACE ROOF SUPPORT COLUMNS AND FOUNDATIONS. SEE ARCHITECTURAL DETAIL SHEET A-504.
16. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE. SEE DETAIL 3/C-502.
17. CONSTRUCT NEW 12'-4" X 14'-5" HVAC SLAB WITH FENCE AND GATE. SEE DETAIL 12/C-501 AND ARCHITECTURAL DETAIL SHEET A-503.
18. CONSTRUCT 5' X 18' X 6" LP TANK SLAB WITH STEEL REINFORCING. SEE DETAIL 11/C-501.
19. REUSE EXISTING PAVERS TO CONSTRUCT WALKWAY CONNECTING NEW RAMP WITH EXISTING WALKWAY.
20. NEW SITE LIGHTING BY OTHERS.
21. LOCATION OF STORMWATER TREATMENT AREA. SEE CG101
22. NEW GRAVEL PATH. SEE CG101

GENERAL SHEET NOTES

1. REFER TO C-001 COVER SHEET FOR GENERAL NOTES AND GENERAL PROJECT AND CONSTRUCTION INFORMATION. REFER TO V-101 FOR SURVEY INFORMATION AND DATUMS.
2. CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MOST RECENT EDITION AS REVISED) OR AS REQUIRED BY CITY OF DOVER. DURING CONSTRUCTION WITHIN THE PUBLIC R.O.W. CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL IN THE PROJECT AREA.
3. REQUIRED SIGNAGE AND STRIPING OF FIRE ZONES OR ACCESS LANES SHALL BE AS REQUIRED BY FIRE OFFICIAL.
4. PAINT ALL PARKING STALLS, STOP BARS, CROSSWALKS AND HANDICAP ACCESSIBLE SPACES, ALLOW PAVING TO AGE 30 DAYS BEFORE APPLYING MARKINGS.
5. DIMENSIONS SHOWN ON PLANS ARE TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
6. SOLID WASTE WILL BE PRIVATELY HANDLED. WASTE ACCUMULATED DAILY IS FROM LITTLE TO NONE AND IS DISPOSED OFF-SITE BY THE PATRONS. NO KITCHENS OR DAY CARE SERVICES WILL BE PART OF THE USE OF THE BUILDING. NO DUMPSTER OR MUNICIPAL SERVICE IS NECESSARY.

PAVEMENT LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- SPLASH STONE
- LANDSCAPE AREA
- AREA OF REUSED PAVERS
- GRAVEL PATH
- RIP RAP CONSTRUCTION ENTRANCE
- STORMWATER TREATMENT AREA

SYMBOLS LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY		
BUILDING SETBACK		
BUILDING		
EDGE OF PAVEMENT		
CURB		
FENCE		
SIGN		
WHEEL STOP		
ACCESSIBLE PARKING		
LIGHT POLE (1-LIGHT)		
UTILITY POLE		
PARKING SPACE COUNT		8

EXISTING INFORMATION INCLUDING BOUNDARY LINES, BOUNDARY DATA, IMPROVEMENTS, UTILITIES, EASEMENTS, ETC. WERE DUPLICATED FROM SHEET V-101 WHICH IS A PLAT PREPARED BY JERAMIAH RATT, P.L.S. #957 DATED SEPTEMBER 30, 2025.

CIVIL ENGINEER

FRANCIS LAPOINT
P.O. BOX 101
SPRINGFIELD, NH 03284
(603)504-5348

STATE OF NEW HAMPSHIRE FRANCIS E LAPOINT No. 9759 LICENSED PROFESSIONAL ENGINEER

CONSULTANT:

MARK:	DATE:	DESCRIPTION:
1	07 AUG 26	PLANNING BOARD APPROVAL

OWNER:
DOVER CONGREGATION
77 LONG HILL ROAD
DOVER, NH 03820

PROJECT TITLE:
DOVER KINGDOM HALL
PLANNING BOARD APPROVAL
77 LONG HILL ROAD
DOVER, NH 03820

SHEET TITLE:
SITE PLAN

PROJECT No.: 10379

SHEET No.: CS101

PLOT DATE: 10 Aug 26
DWG NAME: CS101
FILE PATH: C:\Users\autumnsabelle\Downloads\LDC Zone 01 Site - USA18711\USA18711-501 - Minor - Site Lighting\4 Permit Documents\PLANNING BOARD APPROVAL\CS101_SITE_PLAN.dwg
PLOTTED BY: autumnsabelle
DWG SCALE: 1:1

IMAGE:
IMAGE:
IMAGE:
IMAGE:
IMAGE:
IMAGE:

XREF:
XREF:
XREF:
XREF:
XREF:
XREF:

COMPACTION TESTING NOTES

1. COMPACTION AND MOISTURE CONTENT OF SUBGRADE AND EACH LIFT OF STRUCTURAL FILL SHALL BE INSPECTED AND APPROVED BY A QUALIFIED ENGINEERING TECHNICIAN, SUPERVISED BY A GEOTECHNICAL ENGINEER.
2. SUBGRADE COMPACTION TESTS SHOULD BE PERFORMED AT AN AVERAGE RATE OF ONE TEST FOR EVERY 2,000 SF OF BUILDING PAD SUBGRADE AREA OR EVERY 5,000 SF OF PAVEMENT OR GENERAL FILL AREA, WITH A MINIMUM OF THREE TESTS BEING PERFORMED FOR EACH DISTINCT SUBGRADE AREA.

FILL AREA	PERCENT MAX DENSITY PER ASTM D698	PERCENT MAX DENSITY PER ASTM D1557
FOUNDATION SUPPORT FILL	98%	95%
FOUNDATION BACKFILL	98%	95%
SLAB-ON-GRADE, PAVED AREAS	98%	95%
NON-STRUCTURAL AREAS, GREEN AREAS	92%	90%

EARTHWORK SPECIFICATIONS

FILL TYPE (1)	USCS CLASSIFICATION	ACCEPTABLE LOCATION FOR PLACEMENT
STRUCTURAL FILL	GW, GW-GM, SW, SW-SM (2)	ALL LOCATIONS AND ELEVATIONS.
COMMON FILL	VARIES (3)	COMMON FILL MAY BE USED FOR GENERAL SITE GRADING. COMMON FILL SHOULD NOT BE USED UNDER SETTLEMENT OR FROST-SENSITIVE STRUCTURES.
CRUSHED STONE	GP	FOR USE ON WET SUBGRADES AND AS DRAINAGE FILL. SHOULD BE UNIFORM 3/4-INCH ANGULAR CRUSHED STONE.
DENSE GRADED CRUSHED STONE	(4)	FOR USE ON ROADWAY BASE AND SUBBASE

1. COMPACTED FILL SHOULD CONSIST OF APPROVED MATERIALS THAT ARE FREE OF ORGANIC MATTER AND DEBRIS. FROZEN MATERIALS SHOULD NOT BE USED. FILL SHOULD NOT BE PLACED ON A FROZEN SUBGRADE.
2. IMPORTED STRUCTURAL FILL SHOULD MEET THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT FINER
3-INCHES	100
1/2-INCHES	70-100
NO. 4	50-85
NO. 10	30-55
NO. 60	8-24
NO. 200	3-10

3. COMMON FILL SHOULD BE FRIABLE, NATURAL SOIL CONTAINING NO GRAVEL GREATER THAN ⅔ LOOSE LIFT THICKNESS AND FREE OF TRASH, SNOW, ICE, ORGANICS, ROOTS, AND TREE STUMPS AND NO MORE THAN 25% PASSING THE NO. 200 SIEVE. COMMON BORROW CAN BE USED AS GENERAL SITE BACKFILL PROVIDED IT CAN BE COMPACTED AND STABILIZED FOR THE INTENDED PURPOSE.

GENERAL EARTHWORK NOTES

1. FOR ADDITIONAL INFORMATION ABOUT SITE-SPECIFIC SOILS AND ENGINEERING RECOMMENDATIONS, PLEASE REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY NOVIS GROUP ENGINEERING CONSULTANT, CONCORD, NH, DATED MAY 14, 2021 FILE 97180. IN CASE A NOTE ON THESE PLANS CONFLICTS WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS, THE MORE STRINGENT OF THE TWO SHALL APPLY.
2. PRIOR TO COMMENCEMENT OF GRADING OR FILL PLACEMENT, ANY MISCELLANEOUS TRASH, DEBRIS, OR OTHER UNSUITABLE MATERIALS SHOULD BE REMOVED FROM THE SITE. CLEARING AND GRUBBING OF ALL TREES (INCLUDING REMOVAL OF ANY ASSOCIATED ROOT SYSTEMS) AND VEGETATION DESIGNATED FOR REMOVAL SHOULD BE PERFORMED.
3. ANY FORMER CONCRETE FOUNDATIONS AND FLOOR SLABS AND ABANDONED UTILITIES THAT ARE ENCOUNTERED BENEATH PROPOSED BUILDINGS SHOULD BE COMPLETELY REMOVED. FORMER CONCRETE FOUNDATIONS AND FLOOR SLABS SHOULD BE CUT TO A MINIMUM OF 3 FEET BELOW PROPOSED SUBGRADE LEVELS IN PROPOSED PAVEMENT AND LANDSCAPE AREAS.
4. EXISTING UTILITIES THAT CONFLICT WITH NEW CONSTRUCTION SHOULD BE REMOVED FROM PROPOSED BUILDING FOOTPRINT AREA. EXISTING UTILITIES LOCATED OUTSIDE OF THE PROPOSED BUILDING FOOTPRINT SHOULD BE REMOVED OR ABANDONED IN-PLACE BY COMPLETE FILLING WITH GROUT. EXCAVATIONS MADE TO REMOVE FOUNDATION ELEMENTS OR UTILITIES SHOULD BE BACKFILLED WITH APPROVED COMPACTED FILL AS DESCRIBED IN THE ENGINEERED FILL SECTION OF THE GEOTECHNICAL REPORT.
5. ANY EXISTING PAVEMENT AND CONCRETE WALKWAYS THAT ARE NOT PART OF THE FINAL DESIGN LAYOUT SHOULD BE DEMOLISHED IN THEIR ENTIRETY.
6. ALL WORK SHOULD BE PERFORMED SO AS TO NOT ADVERSELY IMPACT THE EXISTING AND NEIGHBORING BUILDINGS, OFFSITE STRUCTURES, ROADWAYS, OR UTILITIES.
7. CONSULT WITH THE GEOTECHNICAL ENGINEER BEFORE ADJUSTING RECOMMENDATIONS AS MAY BE NEEDED BASED ON ACTUAL CONDITIONS ENCOUNTERED ONSITE THAT MAY DIFFER FROM WHAT WAS ENCOUNTERED DURING THE INVESTIGATION.

PROOF-ROLLING NOTES

1. ALL BUILDING PAD AND PAVEMENT SUBGRADE SURFACES EXPOSED AFTER THE STRIPPING OF THE VEGETATION AND THE WEAK SURFICIAL SOILS, AS WELL AS ALL AREAS OF THE SITE PLANNED FOR THE PLACEMENT OF GENERAL FILL SOILS, SHOULD BE PROOF-ROLLED WITH AT LEAST 4 PASSES OF EITHER A SMOOTH ROLLER HAVING A MINIMUM STATIC WEIGHT OF 5 TONS OR A FULLY LOADED TANDEM DUMP TRUCK OR EQUIVALENT. ANY SOFT OR WEAK AREAS IDENTIFIED BY THE QUALIFIED SITE INSPECTOR WORKING IN COORDINATION WITH THE CIVIL ENGINEER DURING PROOF-ROLLING SHOULD BE REMOVED AND REPLACED WITH SELECT FILL SOILS OR GENERAL FILL SOILS, DEPENDING UPON THE AREA, THAT ARE INSTALLED IN ACCORDANCE WITH RECOMMENDATIONS PRESENTED IN NOVIS GROUP GEOTECHNICAL REPORT SECTION # 6 PAVEMENTS. THE REASONS FOR PROOF-ROLLING OF THE SUBGRADE IS THAT SOME SOILS HAVE BEEN FOUND TO COMPACT TO MINIMUM DENSITY REQUIREMENTS BUT TO STILL EXHIBIT "PUMPING" TENDENCIES. PROOF-ROLLING OF THE SUBGRADE SHOULD IDENTIFY THE SOILS THAT HAVE A TENDENCY TO PUMP SO THAT THEY CAN BE REMOVED AND REPLACED WITH MORE SUITABLE FOUNDATION SOILS APPROVED BY THE GEOTECHNICAL ENGINEER.

STORM DRAINAGE CONSTRUCTION NOTES

1. CONSTRUCTION IN STORM SEWER AND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF DOVER'S REQUIREMENTS.
2. SPECIFICATIONS:
   PIPES WITHIN THE PUBLIC R.O.W.:
   REPLACE DRIVE PIPE ONLY
   PIPES WITHIN PROPERTY OR OUTSIDE EASEMENTS:
   4" AND GREATER SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH SOIL-TIGHT JOINTS IN ACCORDANCE WITH ASTM F2648 WITH RUBBER GASKETS MEETING ASTM F477 WITH FITTINGS IN ACCORDANCE WITH ASTM F2306 UNLESS OTHERWISE SPECIFIED. INSTALLATION OF HDPE STORM SEWERS SHALL BE IN ACCORDANCE WITH ASTM D2321 IN ALL CASES, CHANGES IN PIPE SIZE OR TYPE SHALL OCCUR AT AN APPROVED STRUCTURE.
3. CONTRACTOR SHALL VERIFY ALL FLOWLINE OR INVERT ELEVATIONS 48 HOURS PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. IF A DISCREPANCY IS DISCOVERED, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
4. ROOF DRAINAGE TO BE DIRECTED FROM BUILDING TO STORM SYSTEM VIA DOWNSPOUTS.

GENERAL GRADING NOTES

1. REFER TO C-001 COVER SHEET FOR GENERAL NOTES AND GENERAL PROJECT AND CONSTRUCTION INFORMATION. REFER TO V-101 FOR SURVEY INFORMATION AND DATUMS.
2. CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES DURING CONSTRUCTION OF THE PROJECT.
3. YARD AREAS, SIDEWALKS AND PAVEMENT SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS. FINISHED SURFACES SUCH AS ALL PAVING, SIDEWALKS AND RAMPS IN ACCESSIBLE AREAS SHALL CONFORM TO NH ACCESSIBILITY STANDARDS. ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL DRAWINGS AND WITH THE FOLLOWING:

   PARKING AND LOADING AREAS - MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS IN ACCESSIBLE PARKING SPACES AND AISLES.

   ACCESSIBLE ROUTES - MAXIMUM SLOPE OF 1:20 (5%) IN THE DIRECTION OF TRAVEL. MAXIMUM CROSS SLOPE OF 1:50 (2%).

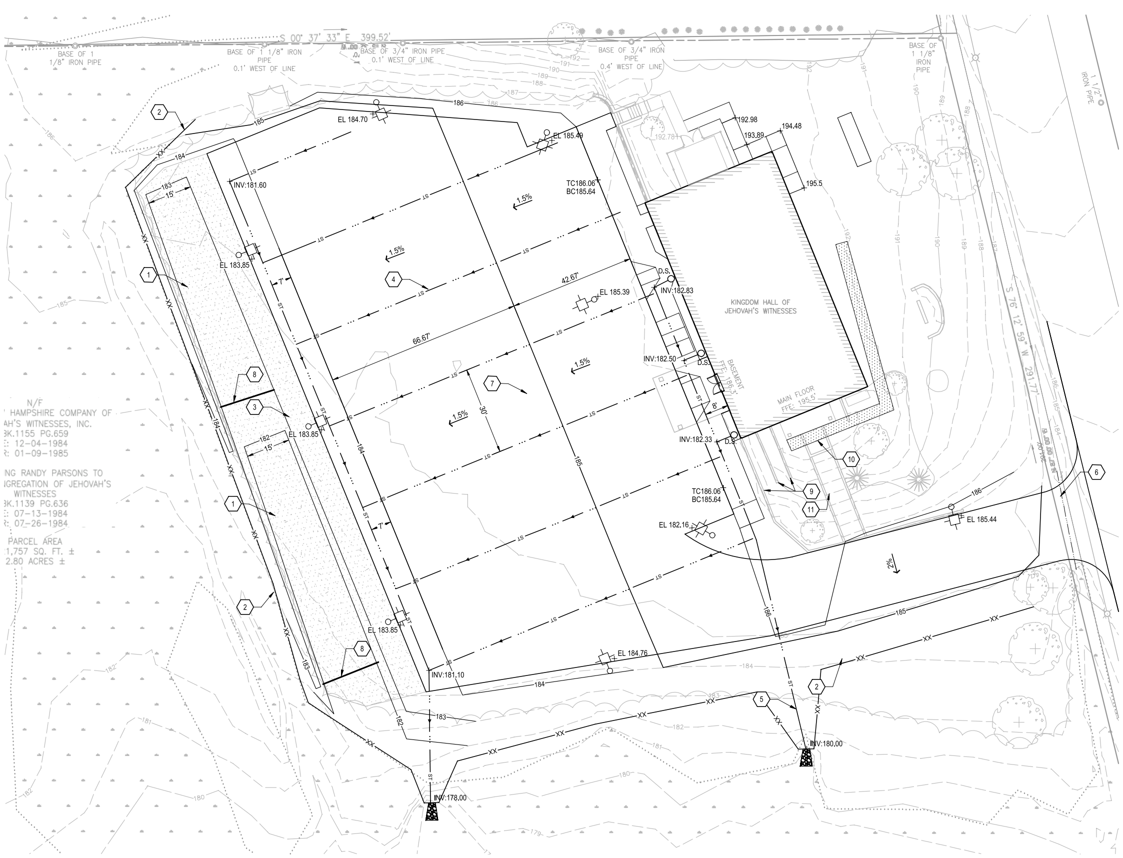
   BUILDING ENTRANCES AND EXITS - AT ALL LOCATIONS 5'X5' (MINIMUM) ACCESSIBLE, CONCRETE WALK WITH A MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS.
4. CONTRACTOR SHALL GRADE THE SITE TO MATCH EXISTING GROUND AT THE LIMITS OF THE PROJECT SITE. ALL DRAINAGE ENTERING THE PROJECT AREA SHALL BE INTERCEPTED IN THE FINAL GRADING. TRANSITIONS TO EXISTING GROUND THAT ARE DIFFERENT FROM THE PLANS SHALL BE COORDINATED PRIOR TO FINAL GRADING. LAWN AREAS TO BE MOWED SHOULD NOT EXCEED A SLOPE OF 4:1.
5. ALL AREAS WITHIN THE PROJECT SITE SHALL BE GRADED TO DRAIN TO ON-SITE STORM SEWERS OR TO THE PUBLIC R.O.W. THE DEVELOPMENT SHALL NOT HAVE ANY ADVERSE IMPACTS TO SURROUNDING PROPERTIES.

⬡ SHEET KEYNOTES

1. CONSTRUCT STORMWATER TREATMENT AREA. ALL WORK TO BE PERFORMED OUTSIDE OF WETLANDS DELINEATION LINE AS SHOWN ON THE PLANS. SEE DETAIL 6/C-502.
2. CONSTRUCT SILT FENCE ALONG THE WETLAND DELINEATION LINE. SEE DETAIL 2/C-502.
3. CONSTRUCT 230' X 6" HDPE CARRYING PIPE FOR NEW PARKING LOT UNDERDRAIN SYSTEM. CONSTRUCT OUTLET RIPRAP APRON. SEE DETAIL 1/C-502.
4. CONSTRUCT 860' X 4" PERFORATED UNDERDRAIN PIPE FOR PARKING LOT UNDERDRAIN SYSTEM. TOP OF PIPE TO BE SET AT 1' BELOW SUBGRADE. SEE DETAIL 10/C-501.
5. CONSTRUCT 200' X 6" CARRYING PIPE 8' FROM BUILDING TO AVOID IMPACT ON NEW RETAINING WALL. CONNECT DOWN SPOTS AS SHOWN. SEE DETAIL 4/C-502.
6. 40' DRIVE PIPE TO BE REPLACED BY OTHERS
7. EXCAVATE PARKING LOT TO SUBGRADE (ONE FOOT BELOW FINISH GRADE). COMPACT ENTIRE PARKING LOT AREA. USE EXCAVATED MATERIAL AS NEEDED ON THE PROJECT.EXCESS MATERIAL TO BE REMOVED FROM PROJECT. SEE DETAIL 10/C-501.
8. INSTALL DITCHCHECKS. SEE DETAIL 5/C-502.
9. REMOVE TIMBER RETAINING WALLS AND BRICK VENEER. REPLACE WITH INTERLACKING CONCRETE BLOCK WALL. SEE DETAILS 7 AND 8/ C-502.
10. REPAIR EXISTING CONCRETE ENTRANCE SLAB. FILL CRACK WITH REPAIR MORTAR AND CAP THE ENTIRE ENTRANCE SLAB TO MATCH DOOR THRESHOLD AND NO MORE THAN 2% SLOPE AWAY FROM DOOR. USE FIBER REINFORCEMENT.CONSTRUCT 5 FT WIDE GRAVEL PATHWAYS FROM ENTRANCE SLAB AS SHOWN. MATCH TO REPAIRED SLAB GRADE. REMOVE EXISTING TURF AND REPLACE WITH 4" MINIMUM ¾" CRUSHED STONE TO MATCH GRASS LEVEL. COMPACT CRUSHED STONE BY A VIBRATORY COMPACTOR.
11. REMOVE EXISTING TIMBER STEPS, REGRADE AND LANDSCAPE.

SYMBOLS LEGEND

	EXISTING	PROPOSED
CONTOUR-MAJOR	95	95
CONTOUR-MINOR	92	92
STORM SEWER		
SILT FENCE		XX
SPOT GRADE	2.50	2.50
SPOT GRADE TOP OF CURB	TC2.50	TC2.50
DIRECTION OF WATER FLOW	⟵	⟵
DOWN SPOUT	D.S	D.S
RIP RAP APRON		
SURVEY BENCHMARK		



1 PLAN - GRADING AND DRAINAGE

1"=20'-0" 0 10 20 40 TRUE NORTH

EXISTING INFORMATION INCLUDING BOUNDARY LINES, BOUNDARY DATA, IMPROVEMENTS, UTILITIES, EASEMENTS, ETC. WERE DUPLICATED FROM SHEET V-101 WHICH IS A PLAT PREPARED BY JERAMIAH RAITT, P.L.S. #957 DATED SEPTEMBER 30, 2025.

PLOT DATE: 10 Aug 26
DIMSCALE: 0.00
FILE PATH: C:\Users\autumnisabelle\Watchtower\LDC Zone 01 Site - USA1871\USA1871-B01 - Minor - Site Lighting\4 Permit Documents\PLANNING BOARD APPROVAL\CAD\01 Civil\10379_CG101_GRADING_PLAN.dwg
PLOTTED BY: autumnisabelle
DSGN\DRFT:

CIVIL ENGINEER
FRANCIS LAPOINT
P.O. BOX 101
SPRINGFIELD, NH 03284
(603)504-5348

STATE OF NEW HAMPSHIRE – FRANCIS E. LAPOINT No. 9759 – LICENSED PROFESSIONAL ENGINEER

CONSULTANT:

MARK:	DATE:	DESCRIPTION:
	07 AUG 26	PLANNING BOARD APPROVAL

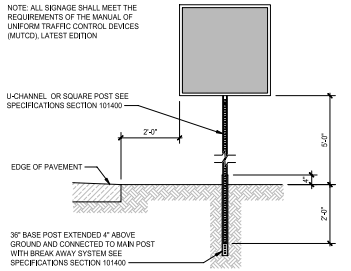
OWNER:
DOVER CONGREGATION
77 LONG HILL ROAD
DOVER, NH 03820

PROJECT TITLE:
DOVER KINGDOM HALL
PLANNING BOARD APPROVAL
77 LONG HILL ROAD
DOVER, NH 03820

SHEET TITLE:
GRADING AND DRAINAGE PLAN

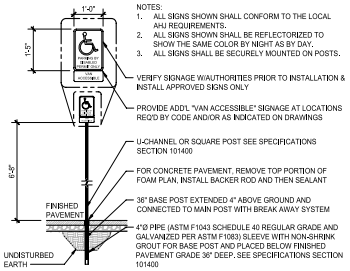
PROJECT No.
10379

SHEET No.
CG101



1 DETAIL - SIGNAGE, TYP

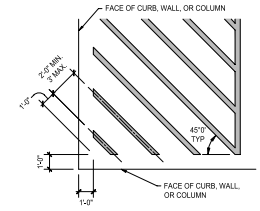
1/2"=1'-0"



NOTES:
1. ALL SIGNS SHOWN SHALL CONFORM TO THE LOCAL AHJ REQUIREMENTS.
2. ALL SIGNS SHOWN SHALL BE REFLECTORIZED TO SHOW THE SAME COLOR BY NIGHT AS BY DAY.
3. ALL SIGNS SHALL BE SECURELY MOUNTED ON POSTS.

2 DETAIL - ACCESSIBLE PARKING SIGN

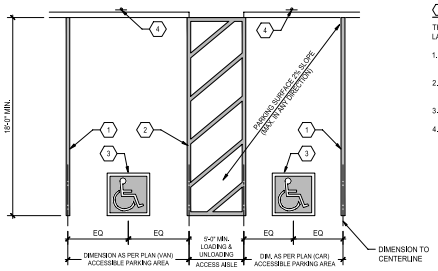
3/4"=1'-0"



NOTES
1. 4" WIDE STRIPES - MINIMUM THICKNESS OF 15 MILS.
2. WHITE PAINT FOR ASPHALT, YELLOW PAINT FOR CONCRETE.

3 DETAIL - DIAGONAL STRIPING (TYP)

1/4"=1'-0"



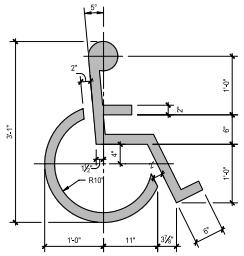
4 DETAIL - ACCESSIBLE PARKING STRIPING

3/16"=1'-0"

DETAIL KEYNOTES

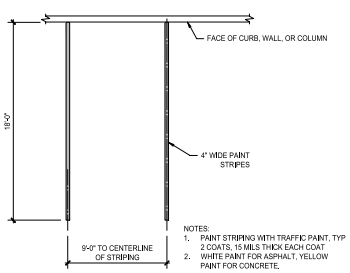
THIS DETAIL CONTAINS TYPICAL SPECIFICATIONS. CONSULT PLAN FOR ACTUAL LAYOUT OF PAVEMENT MARKING AND SIGNS.

1. PARKING AREA SHALL BE MARKED BY 4" WIDE BORDER, COLOR SHALL BE PER LOCAL AHJ REQUIREMENTS. APPLIES TO BOTH SIDES OF ACCESS AISLE AT DOUBLE PARKING STALLS*
2. ACCESS AISLE SHALL BE MARKED BY 4" WIDE BORDER, WITHIN BORDER, HATCHED LINES 36" O.C. MAX. SHALL BE PAINTED COLOR CONTRASTING WITH PARKING SURFACE PER LOCAL AHJ REQUIREMENTS.
3. INTERNATIONAL SYMBOL OF ACCESS PAVEMENT MARKING. SEE DETAIL S/C-501
4. ACCESSIBLE PARKING SIGN. SEE SEPARATE DETAIL 2/C-501



5 DETAIL - INTERNATIONAL SYMBOL OF ACCESSIBILITY

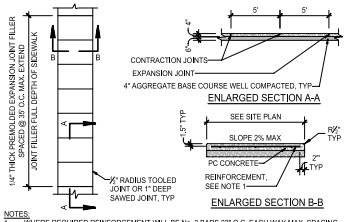
1"=1'-0"



NOTES:
1. PAINT STRIPING WITH TRAFFIC PAINT, TYP 2 COATS, 15 MILS THICK EACH COAT
2. WHITE PAINT FOR ASPHALT, YELLOW PAINT FOR CONCRETE.

6 DETAIL - PARKING STRIPING

3/16"=1'-0"

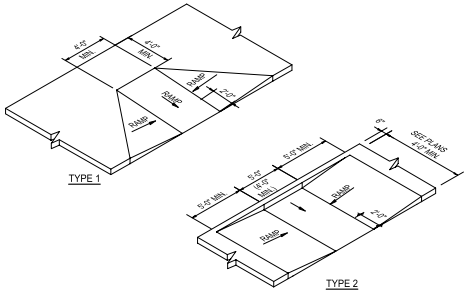


NOTES:
1. WHERE REQUIRED REINFORCEMENT WILL BE No. 3 BARS 22" O.C. EACH WAY MAX. SPACING
2. PROVIDE 1/2" ISOLATION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS
3. PROVIDE AIR ENTRAINMENT MEETING PROJECT SPECIFICATIONS.
4. CONCRETE SHALL BE 4,000 PSI
5. SIDEWALKS MEETING EXISTING SIDEWALKS SHALL MATCH PATTERN, FINISH AND COLOR OF EXISTING SIDEWALKS.

7 DETAIL - CONCRETE SIDEWALK

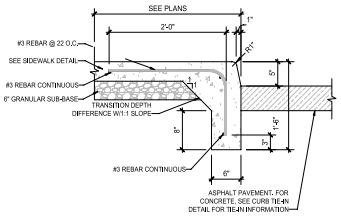
1"=1'-0"

NOTES:
1. THE CROSS SLOPE OF A CURB RAMP SHOULD BE AS FLAT AS POSSIBLE, NOT TO EXCEED 2%.
2. RAMP TRANSITIONS BETWEEN WALKS, LANDINGS, AND GUTTERS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (1/4" MAX).
3. THE MAXIMUM LONGITUDINAL SLOPE ON CURB RAMP IS 8.33% (5% PREFERRED).
4. WHERE A PEDESTRIAN WALKWAY CROSSES THE CURB RAMP, THE SIDE FLARES SHOULD NOT EXCEED A SLOPE OF 10% MEASURED PARALLEL TO THE CURB LINE.
5. THE RAMP SHALL HAVE A SLIP RESISTANT SURFACE - A COARSE BROOM FINISH RUNNING PERPENDICULAR TO THE SLOPE.



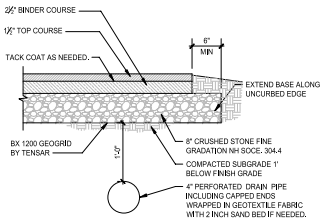
8 DETAIL - CURB RAMPS

3/16"=1'-0"



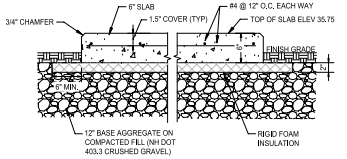
9 DETAIL - SIDEWALK TURNDOWN WITH INTEGRATED CURB

1"=1'-0"



10 DETAIL - ASPHALT PAVEMENT

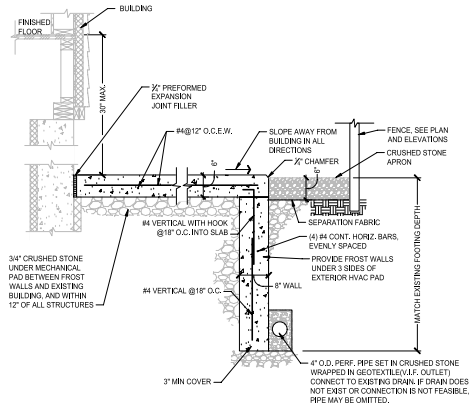
1"=1'-0"



NOTES:
1. #4 REBAR SET 12" O.C.
2. 3" CLEARANCE TO ALL FACES.
3. 3 TIEDOWN HOOKS ON BOTH SIDES.
4. CONCRETE: ¾" STONE, 3000 PSI.
5. SEE PLANS FOR LOCATION AND SIZE.

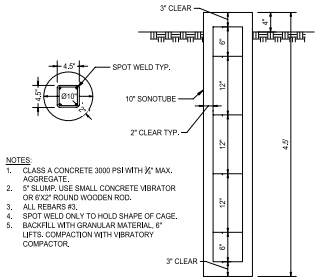
11 DETAIL - LP TANK CONCRETE SLAB

NOT TO SCALE



12 DETAIL - MECHANICAL PAD

NOT TO SCALE



NOTES:
1. CLASS A CONCRETE 3000 PSI WITH ¾" MAX. AGGREGATE.
2. 5" SLUMP. USE SMALL CONCRETE VIBRATOR OR 6"X2" ROUND WOODEN ROD.
3. ALL REBARS #3.
4. SPOT WELD ONLY TO HOLD SHAPE OF CAGE.
5. BACKFILL WITH GRANULAR MATERIAL. 8" LIFTS. COMPACTION WITH VIBRATORY COMPACTOR.

13 DETAIL - RAMP CONCRETE POST SUPPORT

NOT TO SCALE

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FRANCIS E. LAPOINT No. 9759
LICENSED PROFESSIONAL ENGINEER

CONSULTANT:

MARK:	DATE:	DESCRIPTION:
	07 AUG 26	PLANNING BOARD APPROVAL

OWNER:
DOVER CONGREGATION
77 LONG HILL ROAD
DOVER, NH 03820

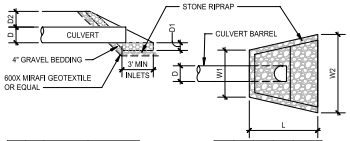
PROJECT TITLE:
DOVER KINGDOM HALL
PLANNING BOARD APPROVAL
77 LONG HILL ROAD
DOVER, NH 03820

SHEET TITLE:
SITE DETAILS

PROJECT No.: 10379

SHEET No.: C-501

PLOT DATE: 10 Aug 26
PLOTTED BY: aulumnisaalis
DRAWING: C-501
FILE PATH: C:\Users\aulumnisaalis\Kimley-Horn\Project LDC Zone 01 Site - USA\187\USA187-501 - Minor - Site Lighting\4 Permit Documents\PLANNING BOARD APPROVAL\USA187-C-501_SITE_DETAILS.dwg



D	D1	D2 INLET	D2 OUTLET
8"	9"	24"	12"
12"	9"	24"	12"
15"	9"	24"	12"
18"	14"	24"	12"
36"	14"	24"	12"

SECTION

D	W1	W2	L	D50 STONE
8"	4'	14'	10'	4"
12"	4'	14'	10'	4"
15"	4'	14'	10'	4"
18"	5'	15'	10'	6"
36"	12'	12'	12'	6"

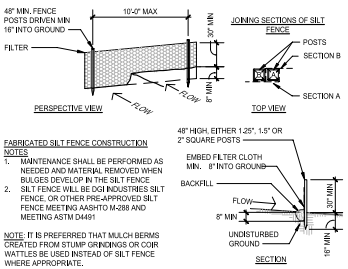
CULVERT OUTLET DETAIL

PLAN VIEW

NOTE: THE RIPRAP APRON SHALL BE CONSTRUCTED WITH NO CROSS SLOPE ALONG ITS LENGTH

1 DETAIL - RIPRAP APRON

3/16"=1'-0"



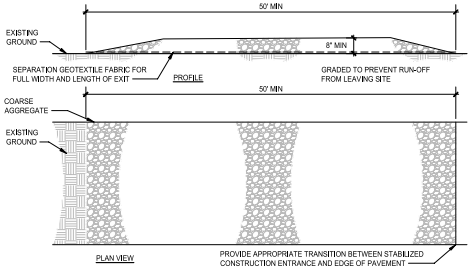
FABRICATED SILT FENCE CONSTRUCTION NOTES:

1. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
2. SILT FENCE WILL BE DGI INDUSTRIES SILT FENCE, OR OTHER PRE-APPROVED SILT FENCE MEETING AASHTO M-288 AND MEETING ASTM D4491

NOTE: IT IS PREFERRED THAT MULCH BERMS CREATED FROM STUMP GRINDINGS OR COIR WATTLES BE USED INSTEAD OF SILT FENCE WHERE APPROPRIATE.

2 DETAIL - SILT FENCE

3/16"=1'-0"

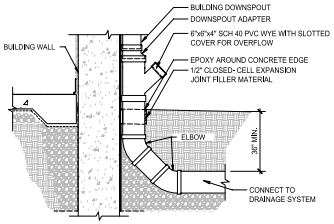


CONSTRUCTION ENTRANCE/EXIT NOTES:

1. LENGTH SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS, BUT NOT LESS THAN 50 FEET.
2. THICKNESS SHALL BE NOT LESS THAN 8 INCHES.
3. WIDTH SHALL BE NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
4. STABILIZATION FOR OTHER AREAS SHALL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.
5. STABILIZED AREA MAY BE WIDENED OR LENGTHENED TO ACCOMMODATE A TRUCK WASHING AREA. AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR THE TRUCK WASHING AREA.
6. STABILIZED CONSTRUCTION EXIT SHALL BE MAINTAINED FREE OF SEDIMENT FOR THE DURATION OF THE PROJECT.
7. CONTRACTOR SHALL COORDINATE LOCATION WITH AGENCIES.
8. STONE SIZE - AASHTO DESIGNATION M43, SIZE NO. 1 (3/2" TO 1/2"), USE CRUSHED STONE.
9. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND /OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

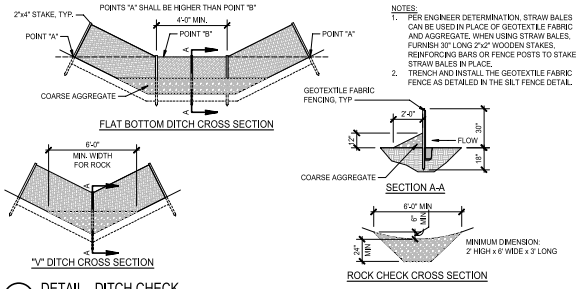
3 DETAIL - STABILIZED CONSTRUCTION ENTRANCE

3/16"=1'-0"



4 DETAIL - DOWNSPOUT GUTTER TO DRAINAGE SYSTEM

3/4"=1'-0"

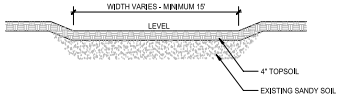


NOTES:

1. PER ENGINEER DETERMINATION, STRAW BALES CAN BE USED IN PLACE OF GEOTEXTILE FABRIC AND AGGREGATE. WHEN USING STRAW BALES, FURNISH 30" LONG 2"x2" WOODEN STAKES, REINFORCING BARS OR FENCE POSTS TO STAKE STRAW BALES IN PLACE.
2. TRENCH AND INSTALL THE GEOTEXTILE FABRIC FENCE AS DETAILED IN THE SILT FENCE DETAIL.

5 DETAIL - DITCH CHECK

1/4"=1'-0"

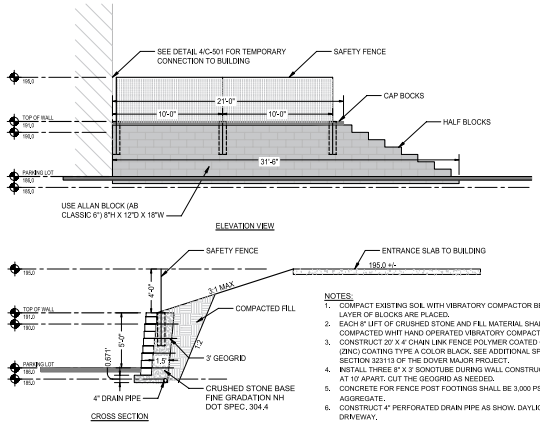


NOTES:

1. CONSTRUCT TREATMENT AREA LEVEL ALLOWING RUNOFF TO SPREAD OUT OVER ENTIRE WIDTH.
2. RUNNING GRADE IS APPROXIMATE 1%. KEEP GRADE CONSISTENT TO AVOID WATER PONDING.
3. SEED SHALL COMPLY WITH NHDOT SLOPE SEED 45 AND TABLE 644-2.4.
4. FOR MAINTENANCE PURPOSES KEEP GRASS MOWED OR CUT BUT NOT LESS THAN 4". FERTILIZE AS NEEDED TO KEEP A HEALTHY GRASS BED.

6 DETAIL - STORMWATER TREATMENT AREA

NOT TO SCALE

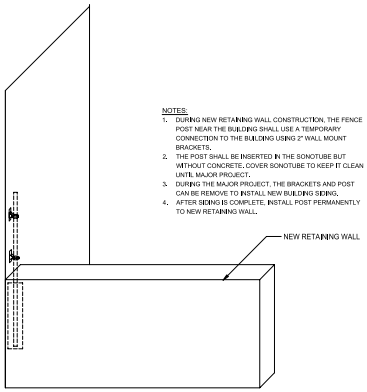


NOTES:

1. COMPACT EXISTING SOIL WITH VIBRATORY COMPACTOR BEFORE FIST LAYER OF BLOCKS ARE PLACED.
2. EACH 8" LIFT OF CRUSHED STONE AND FILL MATERIAL SHALL BE COMPACTED WHIT HAND OPERATED VIBRATORY COMPACTOR.
3. CONSTRUCT 20' X 4' CHAIN LINK FENCE POLYMER COATED OVER METALIC (ZINC) COATING TYPE A COLOR BLACK. SEE ADDITIONAL SPECIFICATIONS IN SECTION 323113 OF THE DOVER MAJOR PROJECT.
4. INSTALL THREE 8" X 3' SONOTUBE DURING WALL CONSTRUCTION AS SHOWN AT 10' APART. CUT THE GEOGRID AS NEEDED.
5. CONCRETE FOR FENCE POST FOOTINGS SHALL BE 3,000 PSI WITH 3/4" AGGREGATE.
6. CONSTRUCT 4" PERFORATED DRAIN PIPE AS SHOW. DAYLIGHT PIPE NEER DRIVEWAY.

7 DETAIL - RETAINING WALL

3/16"=1'-0"



NOTES:

1. DURING NEW RETAINING WALL CONSTRUCTION, THE FENCE POST NEAR THE BUILDING SHALL USE A TEMPORARY CONNECTION TO THE BUILDING USING 2" WALL MOUNT BRACKETS.
2. THE POST SHALL BE INSERTED IN THE SONOTUBE BUT WITHOUT CONCRETE. COVER SONOTUBE TO KEEP IT CLEAN UNTIL MAJOR PROJECT.
3. DURING THE MAJOR PROJECT, THE BRACKETS AND POST CAN BE REMOVE TO INSTALL NEW BUILDING SIDING.
4. AFTER SIDING IS COMPLETE, INSTALL POST PERMANENTLY TO NEW RETAINING WALL.

8 DETAIL - TEMP CHAIN LINK FENCE POST WALL MOUNT

NOT TO SCALE

CIVIL ENGINEER

FRANCIS LAPOINT
P.O. BOX 101
SPRINGFIELD, NH 03284
(603)504-5348

STATE OF NEW HAMPSHIRE
FRANCIS E. LAPOINT
No. 9750
LICENSED
PROFESSIONAL ENGINEER

CONSULTANT:

MARK:	DATE:	DESCRIPTION:
	07 AUG 26	PLANNING BOARD APPROVAL

OWNER:

DOVER CONGREGATION
77 LONG HILL ROAD
DOVER, NH 03820

PROJECT TITLE:

DOVER KINGDOM HALL
PLANNING BOARD APPROVAL
77 LONG HILL ROAD
DOVER, NH 03820

SHEET TITLE:

SITE DETAILS

PROJECT No.: 10379

SHEET No.: C-502

PLOT DATE: 10 Aug 26
PLOTTED BY: autumnsabalis
DWG SIZE: 22x34
DESIGNER: autumnsabalis
FILE PATH: C:\Users\autumnsabalis\Vertex\LDC Zone 01 Site - USA\18711\USA18711-501 - Minor - Site Lighting\4 Permit Documents\PLANNING BOARD APPROVAL\10379_C-501_SITE_DETAILS.dwg
XREF # XREF # XREF # XREF # XREF # XREF # XREF # XREF # XREF # XREF # XREF # XREF # XREF # XREF # XREF # XREF # IMAGE # IMAGE # IMAGE # IMAGE # IMAGE # IMAGE # IMAGE # IMAGE # IMAGE # IMAGE # IMAGE # IMAGE # IMAGE # IMAGE # IMAGE # IMAGE #

Dover NH Kingdom Hall of Jehovah's Witnesses

For Conditional Use application for approval

Date: September 3, 2026
BY: Francis E LaPoint, PE

Overview

The existing Dover Kingdom Hall was built around 1985, geographically situated with uplands to the north, Long Hill Road to the east, and wetlands to the south and west. The parking lot is built on sandy material with the water table around 24" below the paved surface.

Presently, the parking lot does not directly impact any wetlands, but does impacts the buffer zone. According to a Boundary & Topo Survey dated 30 Sep 25, the present permanent impact to the 50' buffer zone is 17,300 SF to the west and south including parts of the parking lot and embankments to the south. The proposed project will not add or subtract to the permanent impacts and no temporary impacts are anticipated.

There is a roof drain system from the building and an unknow underdrain pipe location under the parking lot. Both 4" pipes outflow to the wetlands to the south. The impacts are minimal as they run clear water.

The proposed project will replace the parking lot but with a reduced footprint. As shown on the plans, it will include a new parking lot underdrain system to lower the water table as recommended by a Geotechnical Report dated January 29, 2021 by Nobis Engineering.

The project will also include a 200' x 15' stormwater grass filter strip to be constructed at the west end of the new parking lot within the existing permanent buffer zone impact. The filter strip is designed to accept stormwater off the parking lot for sediment and pollutant treatment before entering the wetland. Temporary silt fence (400') will be constructed before any work begins and will be installed inside the wetland declinations line as shown on the plans. The silt fence will be maintained throughout the project and removed after all disturbed areas are stabilized with grass or by other means.

Practical Alternatives

Presently, there is no practical alternative that would have a less impact on the area. Every effort has been made to reduce the parking lot footprint and provide for stormwater treatment. These changes will greatly improve the wetland water quality.

Avoidance

The potential impacts have been avoided to the maximum extent practical. As shown on the plans, the stormwater flow does not go directly into the wetlands as it does currently, but is now treated to the best practical way to reduce stormwater impact on the wetlands.

Minimization

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

Mitigation

As part of this project, the State of New Hampshire has not required any mitigation plan for wetland impacts. The project will not add permanent or temporary impacts to the wetlands nor to the wetlands buffer zone. No mitigation is anticipated.

Francis E LaPoint, PE
603-504-5348

STATE OF NEW HAMPSHIRE
FRANCIS
E.
LAPOINT
No. 9759
LICENSED
PROFESSIONAL ENGINEER

CITY OF DOVER	CONSERVATION COMMISSION - STAFF MEMO FILE #COND-2026-0038
	Application Type: Conditional Use Permit Applicant(s): Ashley Rowe Owner(s): Ethan and Stephanie Ward Location: 7 Fieldstone Dr (Map A, Lot 39-2) Meeting Date: September 14, 2026, 2026

INTENT: Proposal is a Conditional Use Permit (CUP) seeking relief from the Wetlands Protection District for a residential Accessory Dwelling Unit located within the wetland buffer.

AGENDA ITEM #: 5-B

FILE: COND-2026-0038

OWNER: Ethan and Stephanie Ward

APPLICANT: Ashley Rowe

LOTS/UNITS PROPOSED: One Accessory Dwelling Unit

ACREAGE: 3.62 ± ac.

ZONING DISTRICT: R-40

EXISTING/PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential

WAIVERS REQUESTED: N/A

ZBA ACTION: N/A

PERMITS REQUIRED: City of Dover CUP for proposed Wetland Protection District impacts

APPLICATION IS COMPLETE: Yes

TECHNICAL REVIEW COMMITTEE: N/A

ATTACHMENTS: Impact Plan, Application Materials.

Summary of Request and Background:
The applicant is proposing a detached garage with an Accessory Dwelling Unit on top for the intended purpose of moving the applicant's parents onto their parcel.

The proposed unit overlaps an existing walkway, the total impacts are 1,433 sf, new impacts, not including the existing walkway, would be 877 sf

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

Planning Staff feels that the applicant considered and met all of the criteria as specified in §170-28.F per their narrative. Planning Staff have reviewed the materials submitted by the applicant and the following items are of note. The Accessory Dwelling Unit proposed is for the applicant's parents, with the home remaining owner occupied. The proposed construction area has a walkway located. The instillation of a new septic tank, as there is no placement that could meet the 75-foot setback form the boundary.

PERMIT SNAPSHOT REPORT COND-2026-0038
FOR CITY OF DOVER, N.H.

Permit Type	Conditional Use	**Project:**		**App Date:**	09/04/2026
Work Class:	Environmental	**District:**	None	**Exp Date:**	NOT AVAILABLE
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Edgecomb, Makayla	**Approval Expire Date:**	

Description: Proposed project is to build an ADU in previously disturbed area within the wetland buffer and expand existing septic to accommodate.

Parcel:	A0039-002000 Main	**Address:**	7 Fieldstone Dr Dover, 03820 Main	**Zone:**	R-40(Residential - Rural)

Owner	Applicant	Plan Preparer	Project Manager
Ethan Ward	Lauren Peyser	Ashley Rowe	Ashley Rowe
Home: (207) 239-2466	PO box 249	PO Box 249	PO Box 249
	Rochester, NH 03866	Rochester, NH 03866	Rochester, NH 03866
	Business: (603) 335-3948	Business: (603) 335-3948	Business: (603) 335-3948
		Mobile: (603) 842-2284	Mobile: (603) 842-2284

Permit Custom Fields

Select Permit Type	Wetland Protection District	General Purpose	Alteration / Addition	Project Zone	Residential
What is the parcel zoned?	R-40	New Change in Impervious/Paved Area (sq ft)	987	Work	Residential ADU proposed for applicants parents within the 50' wetland buffer. The area is currently yard space/ driveway, where the ADU and stairs/balcony is proposed to cover 1,544 SF, 557 SF is previously paved area. A septic tank is proposed within the 75' buffer and will tie into an expanded leach field after permit approval.
permitstatefed	NHDES ISDS permit: will be submitted contingent on decision of City of Dover Conditional Use Permit.				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Lauren_Peyser_9/4/2026.jpg	09/04/2026 8:59	Peyser, Lauren		Uploaded via CSS
Permit Snapshot Report.pdf	09/04/2026 9:00	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2026003197	Planning General Application Fee	$250.00	$0.00
	Planning Impervious Paved Area Fee	$69.09	$0.00
	Total for Invoice INV-2026003197	$319.09	$0.00
	Grand Total for Permit	**$319.09**	**$0.00**

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Conditional Use Review v.1	In Review	09/04/2026	09/11/2026		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Edgecomb, Makayla	In Review	09/04/2026	10/02/2026	

Workflow Step / Action Name	Action Type	Start Date	End Date

PERMIT SNAPSHOT REPORT (COND-2026-0038)

Review v.1		09/04/2026 0:00	
Confirm application complete v.1	Generic Action		09/04/2026 12:38
Conditional Use Review v.1	Receive Submittal	09/04/2026 12:38	
Planning Board v.1			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Permit Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Permit Activity		
NOD Sent to Applicant v.1	Create Report		
Issue Permit v.1			
Verify Fees Prior to Permit v.1	Generic Action		
Issue and Review Permit v.1	Generic Action		
Print and Email Permit v.1	Generic Action		
Plans uploaded to Treeno v.1	Generic Action		
Internal Notification of Plan Completion v.1	Generic Action		
Recording v.1	Task		

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

PLANNING DEPARTMENT
RECEIVED
SEP 03 2026
DOVER, NEW HAMPSHIRE

Office Use Only	Project #: _____	Date Received: SEP 03 2026
	Amount Paid: _____	Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: STEPHANIE AND ETHAN WARD Telephone # (207)-239-2466

Address of Applicant: 7 FIELDSTONE DRIVE, DOVER NH 03820

E-Mail Address: ETHANWARDME@GMAIL.COM

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # A Lot(s) # 39-2

Address of Property: 7 FIELD STONE DRIVE

Zoning District(s) R-40 Overlay District(s) WETLAND PROTECTION DISTRICT

Existing Use of Property: SINGLE FAMILY RESIDENTIAL

CONDITIONAL USE PERMIT INFORMATION

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

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

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

SEE ATTACHED NARRATIVE

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: A NHDES ISDS Permit will be submitted upon approval of Conditional Use.

Name of Professional That Prepared Plans: ASHLEY ROWE OF NORWAY PLAINS ASSOCIATES INC.

Address PO BOX 249, ROCHESTER NH 03866 Telephone #: 603-335-3948

Professional License #: SSD 1857 E-mail address: AROWE@NORWAYPLAINS.COM

SIGNATURES

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

Signature of Property Owner: _____ Date: 9/2/2026

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

Signature of Agent: _____ Date: 07/14/2026

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 9/2/2026

CITY OF DOVER CONDITIONAL USE
LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
A	39-2	STEPHANIE & ETHAN WARD	7 FIELDSTONE DRIVE, DOVER NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
ASHLEY ROWE	NORWAY PLAINS ASSOCIATES INC	PO BOX 249, ROCHESTER NH 03866
JOSEPH W. NOEL	WETLAND SCIENTIST	PO BOX 174, SOUTH BERWICK ME 03908

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

Norway Plains Associates, Inc.
2 Continental Blvd., PO Box 249
Rochester, NH 03866

Abutters List

Applicant: **Ethan Ward**
Proposed Project: **Dover Conditional Use Permit**
Site Address: **7 Fieldstone Drive, Dover NH**
Town Tax Map & Lot: **Map A, Lot 39-2**

Town Tax Map & Lot #:		Abutter Name:	Mailing Address:
Map	Lot		
A	39-3	Joseph M. Puffer Jr. & Carol L. Puffer	9 Fieldstone Drive Dover, NH 03820
A	39-4	Jeffrey L. Brissette & Elena M. Brissette	11 Fieldstone Drive Dover, NH 03820
A	39-37	Joshua D. Knight	48 Fieldstone Drive Dover, NH 03820
A	39-40	Pierce Family Revocable Trust 2023, Brian Pierce & Kathleen Pierce, Trustees	4 Fieldstone Drive Dover, NH 03820
A	39-E	Whitney Family Revocable Trust, Mark E. Whitney & Nancy J. Whitney, Trustees	287 Long Hill Road Dover, NH 03820
A	39-G	Same as above	Same as above
A	39-1	Shawn M. Lisbon & Nicole M. Lisbon	267 Long Hill Road Dover, NH 03820
A	18-D	Greek Orthodox Church	93 Locust Street Dover, NH 03820
A	37	Long Hill Trust, David Paolini, Trustee	242 Central Ave Dover, NH 03820

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 1, 2021)

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

A. Plan Review Fees

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

☐ SUBDIVISION Application fee $200.00 + $150.00 x # _____ new lots created = $_____

☐ LOT LINE ADJUSTMENT Application fee $200.00 + $100.00 X # ___ of lots involved = $_____

☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee $200.00 = $_____

☐ SITE REVIEW – RESIDENTIAL Application fee $200.00+ $100.00 x # __ per dwelling unit =$_____

☐ SITE REVIEW – NON-RESIDENTIAL Application fee $200.00 + (not to exceed $10,000)

- New construction $.15 sq. ft. x # _____ sq. ft.= $_____
- Additions (new floor space) $.10 per sq. ft. x # _____sq. ft.= $_____

☐ MOTEL/HOTEL $35.00 x # ___ per lodging unit= $_____

☐ CHANGE OF USE Application fee $200.00 + (not to exceed $5,000)

- Existing floor spaces $.10 per sq. ft. x # _____ sq. ft. = $_____

☒ CONDITIONAL USE PERMIT Application fee $200.00 x # 2 per Application = $400.00

☐ GRAVEL PIT/ EXCAVATIONS

- Application fee $50.00= $_____
- Permit fee $75.00= $_____

☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee $200.00 = $_____

☐ REQUEST FOR REZONING Application fee $200.00 = $_____

☐ DRIVEWAY WAIVER Application fee $200.00 = $_____

2. TOTAL IMPERVIOUS PAVED AREA (for new development, roadways or additions to existing parking lots, (not to exceed $10,000)) Application fee of $200.00 is N/A if it is part of a Site Review or Subdivision Plan. $200.00 + $.07 per sq. ft. x # _____ sq. ft. = $_____

SUBTOTAL PLAN REVIEW FEE (A) = $ 400.00

AND

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

☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist

- Certified letters fee # 3 of x $8.00= $ 24.00

☐ Certified letters fee: # of abutters 8 X $8.00= $ 64.00

☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X $1.00= $_____

☐ Creating/Printing Abutter Labels in triplicate per sheet _____ x $10.00= $_____

C. Foster's newspaper public notice fee $100.00 x # 2 applications = $ 200.00

SUBTOTAL NOTICE FEE (B & C) = $ 288.00

TOTAL INVOICE AMOUNT (A, B & C) = $ 688.00

PLAN REVIEW FEE COLLECTED/PAID = $ _____

BALANCE DUE = $ _____

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

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249
2 Continental Blvd.
Rochester, NH 03866-0249
603-335-3948
www.norwayplains.com

P.O. Box 268
31 Mooney Street
Alton, NH 03809-0268
603-875-3948

PLANNING DEPARTMENT
RECEIVED
SEP 03 2026
DOVER, NEW HAMPSHIRE

September 1, 2026

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

Re: Narrative: Conditional Use Permit Application – Stephanie & Ethan Ward
Tax Map A, Lot 39-2, 7 Fieldstone Drive, Dover NH

Dear Ms. Cruikshank,

Stephanie and Ethan Ward are submitting plans to accompany two conditional use permit applications for their property located at 7 Fieldstone Drive. The ward family wishes to construct a detached accessory dwelling unit on their property to allow Ms. Wards parents to relocate to the property, and age in place under the watchful eye of their daughter and son in law. The proposal is to construct a twenty-eight foot by fifty-foot structure at the head of their driveway and install a new septic tank appurtenant to the ADU that would feed into the existing pump station, and septic system. If the permits were to be granted, new septic design plans would be drawn up and submitted to NHDES Subsurface systems Bureau for a system to accommodate the combined sewage loading. The existing leach field that was designed and installed by the previous owner as a part of the sale to the Ward family needed a conditional use permit due to its proximity to wetlands, although this was the result of an error on the design firms part by respecting the building setback from a property line for the leach field rather than the ten foot setback required by the state and city ordinances, therefore pushing the field within the seventy five foot setback from wetlands by the city. We are confident that we can redesign the field in such a way to accommodate the combined sewage load of both structures, while not needing any additional relief from the city. The location of the proposed ADU requires a conditional use permit as the closest corner of the structure comes within 8.9 feet of the wetland boundary. The installation of a new septic tank would also require a CUP as there is no logical placement that would meet the seventy-five-foot setback from the wetland boundary.

Wetland boundaries on the lot were field delineated by Joseph W. Noel, certified wetland scientist number 086, and certified soil scientist number 017, in June of this year. The property itself predated the adoption of the Wetlands Protection Overlay District, having been created on June 11, 1986.

I look forward to speaking to you with regard to this matter,

Sincerely,

Ashley F. Rowe, NH Designer of Subsurface Disposal Systems #1857
Project Manager
Norway Plains Associates, inc.

City of Dover CUP Application Checklist Narrative 170-28 F.(1): (a)-(f)

170-28 F.

(1) The proposed project is for the construction of an ADU and placement of an accompanying septic tank to tie into an existing system with a redesigned leach field.

(a) There is no other practicable alternative to the placement of the ADU that would have less adverse impact, nor less impact practicable by placement of the accompanying septic tank elsewhere.

(b) The potential impacts of the project have been avoided to the greatest extents possible by placing the ADU at the end of the driveway to avoid additional construction for new access, as well as over pre-existing impervious surfaces to avoid excess storm water runoff increase, and the proposed impacts would take place completely within a previously disturbed area within the wetland buffer.

(c) Any unavoidable impacts to the wetlands buffer have been minimized to the greatest practicable extent. Due to the wetlands surrounding the large majority of the lot, there are few alternatives for placement of new structures. The proposed structure has been placed partially over pre-existing impervious surface as well as directly at the existing driveway to avoid more construction. The septic tank has been placed in a previously disturbed area, and outside of the fifty-foot wetland buffer, to then tie into the existing pump station, avoiding further impact. No wetland impacts, exclusive of proposed buffer impacts, are expected. Construction and maintenance of stormwater and erosion control methods will be designed and supervised by a licensed engineer from our office at Norway Plains Associates, Inc. Restoration of the site is not expected as the buffer area proposed to be impacted is previously graded and disturbed, currently existing as yard space and driveway.

(d) No impacts to jurisdictional wetlands are proposed. Compensatory mitigation is not required.

(e) No impacts to jurisdictional wetlands are proposed. A Dredge and Fill NHDES Wetlands Permit is not required.

(f) No significant changes to the wetlands functions and values are expected as a result of the proposed project due to the proposed buffer impact taking place within a previously disturbed buffer.

PLANNING DEPARTMENT
RECEIVED
SEP 03 2026
DOVER, NEW HAMPSHIRE

LAND SURVEYORS

CIVIL ENGINEERS

RESERVED REGISTRY OF DEEDS

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED ACCESSORY DWELLING UNIT AS A PART OF A CONDITIONAL USE APPLICATION.
2. TOTAL PARCEL AREA: PARCEL ID A-39-2-0 - 3.62 ACRES
3. PARCEL IS ZONED RESIDENTIAL - R40
4. MINIMUM LOT REQUIREMENTS: LOT SIZE = 40,000 SQ FT, FRONTAGE = 150 FT.
5. BUILDING SETBACKS: FRONT YARD = 40 FT, SIDE YARD = 25 FT, REAR YARD = 30 FT. (ULTIMATE CERTIFICATION AND VERIFICATION OF THE ZONE DESIGNATION AND APPLICABLE LOCATION OF BUILDING SETBACK REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE ZONING OFFICER IN THE SUBJECT MUNICIPALITY.)
6. THE SURVEYED PARCEL IS SERVICED BY ON SITE WELL AND SEPTIC SYSTEM.
7. THE SURVEYED PARCEL IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 09/30/2015 COMMUNITY PANEL 33017C0310E.
8. HORIZONTAL DATUM: NH STATE PLANE, NAD83(2011), VERTICAL DATUM: NAVD88 (GEOID18A)
9. FIELD SURVEY PERFORMED IN JUNE OF 2026.
10. THE SUBJECT PARCEL WAS CREATED ON JULY 22, 1987, PRIOR TO THE ADOPTION OF THE WETLANDS PROTECTION DISTRICT.

STATE OF NEW HAMPSHIRE
JOSEPH W. NOEL
No. 086
CERTIFIED WETLAND SCIENTIST

THE WETLAND BOUNDARY DEPICTED ON THIS PLAN WAS DELINEATED WITH PINK FLAGGING ON JUNE 5, 2026 BY JOSEPH W. NOEL, NH CERTIFIED SOIL SCIENTIST #017 AND NH CERTIFIED WETLAND SCIENTIST #086 ALONG WITH LAUREN PEYSER OF NORWAY PLAINS ASSOCIATES INC. (WHO IS A WETLAND SCIENTIST IN TRAINING). THE FLAGS WERE SURVEY LOCATED BY NORWAY PLAINS. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, (1987) ALONG WITH THE REQUIRED REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2, JANUARY 2012).

REFERENCE PLANS:

1. "SUBDIVISION OF THE LAND OF GUIDO HAGGENMILLER - DOVER, N.H."
   DATED: JUNE 11, 1986 BY HOLDEN ENGINEERING AND SURVEYING
   RECORDED: SCRD PLAN 31A-1

PARCEL A-39-2-0
OWNER OF RECORD:
STEPHANIE & ETHAN WARD
7 FIELDSTONE DRIVE
DOVER, N.H. 03820
BOOK 5134, PAGE 361

PLANNING DEPARTMENT
RECEIVED
SEP 03 2026
DOVER, NEW HAMPSHIRE

CONDITIONAL USE PERMIT PLAN
7 FIELDSTONE DRIVE
DOVER
STRAFFORD COUNTY
NEW HAMPSHIRE
FOR:
STEPHANIE & ETHAN WARD

1" = 10' JULY 2026

GRAPHIC SCALE
10 0 5 10 20 40

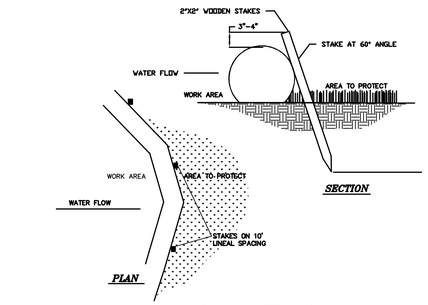
REVISIONS:

FILE NO. 449
PLAN NO. C-3876
DWG. NO. 26135 EC-1
FIELD BY: BCH, JEC, MTC
DRAWN BY: AFR

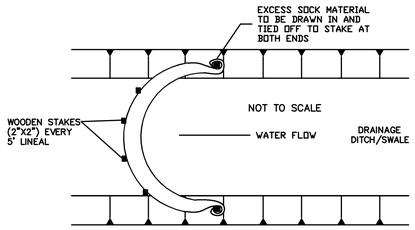
31 MOONEY STREET, ALTON, NH 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 CONTINENTAL BLVD., ROCHESTER, NH 603-335-3948



PERIMETER CONTROL



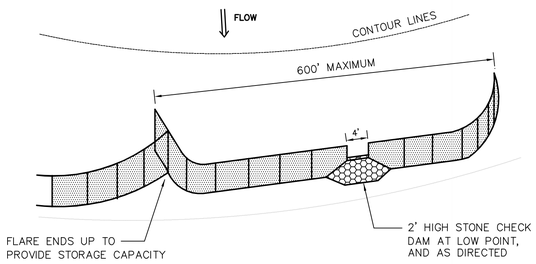
DITCH CHECK

NOTE: FOLLOW MANUFACTURER'S SPECIFICATION

Modified from Filtrexx Standard Specification and Design Manual, Version 5.0, 2006

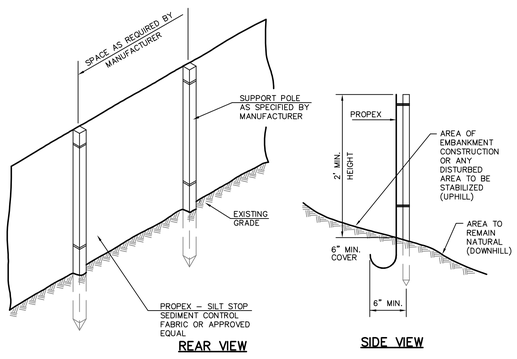
SILT SOCK DETAIL

NOT TO SCALE



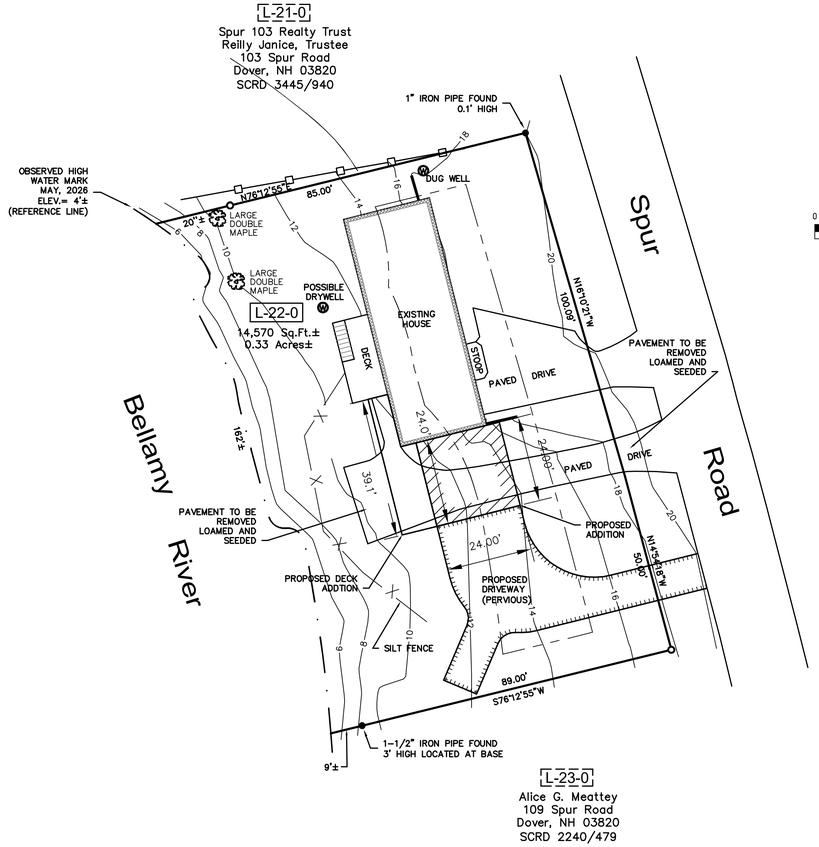
SILT FENCE LAYOUT

NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE



SHORELAND Notes:

1. IMPERVIOUS AREA – Pre–CONSTRUCTION–

HOUSE =	1620 SF
DRIVEWAY =	1740 SF
STOOP =	40 SF
DECK =	230 SF

TOTAL IMPERVIOUS = 3630 SF

SHORELAND Notes:

1. IMPERVIOUS AREA – POST–CONSTRUCTION–

HOUSE =	1620 SF
DRIVEWAY =	PERVIOUS+703 = 703 SF
STOOP =	40 SF
DECK =	555 SF

TOTAL IMPERVIOUS = 2918 SF

IMPACT AREA – POST–CONSTRUCTION–

PERMANENT =	1450 SF
TEMPORARY =	600 SF

TOWN Notes:

1. REFERENCE: TAX MAP L LOT 22

3. OWNER: THE CROASDALE FAMILY REV. TRUST
CHRISTOPHER & GENEVEIVE CROASDALE
105 SPUR ROAD
DOVER, NH 03820
SCRD BK 5266 PG 650

4. ZONE: DISTRICT R–20
SETBACKS: FRONT – 20 FEET
SIDE – 10 FEET
WETLAND: 50 FT

6. THE INTENT OF THIS PLAN IS TO CONSTRUCT AN

9. THIS LOT LIES WITHIN THE 250 FOOT NHDES SHORELAND PROTECTION ZONE FROM THE BELLAMY RIVER ____

10. NHDES SHORELAND PERMIT TO BE OBTAINED.

CONSTRUCTION NOTES:

1. CONTRACTOR TO INSTALL SILT FENCE PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO INSPECT SILT FENCE PRIOR TO RAIN EVENTS. REPAIR/ REPLACE AS NECESSARY.

REFERENCE PLANS:

1. EXISTING CONDITIONS PLAN BY ATLANTIC SURVEY - 105 SPUR ROAD DOVER NH - DATED 6/18/26

FARWELL ENGINEERING SERVICES, LLC
265 WADLEIGH FALLS ROAD
LEE, NEW HAMPSHIRE 03824
PH: 603-969-0493
WWW.FARWELLENGINEERING.COM

STATE OF NEW HAMPSHIRE – TOBIN K. FARWELL No. 9649 – LICENSED PROFESSIONAL ENGINEER

ISSUED FOR: CUP

ISSUE DATE: AUGUST 31, 2026

FILE NAME: 2642–CROASDALE

NO.	DATE	DESCRIPTION	BY
1	DATE	INITIAL SUBMISSION	TKF

SCALE: 1" = 20'

OWNER/APPLICANT:

CHRISTOPHER & GENEVEIVE CROASDALE
105 SPUR RD
DOVER, NH 03820

PROJECT:

TAX MAP L
LOT 22
105 SPUR ROAD
DOVER, NH

TITLE:

SITE PLAN

SHEET NUMBER: S–1

CITY OF DOVER

CONSERVATION COMMISSION - STAFF MEMO FILE #COND-2026-0039

Application Type:	Conditional Use Permit
Applicant(s):	Farwell Engineering
Owner(s):	Christopher and Genevieve Croasdale Trustees of the Croasdale Family Revocable Trust
Location:	105 Spur Road (Map L, Lot 22)
Meeting Date:	September 14, 2026

INTENT: Proposal is for a Conditional Use Permit (CUP) seeking relief from the Conservation District for construction of a 24' x 24' garage and a 10 ft wide deck addition.

AGENDA ITEM #: 5-C

FILE: COND-2026-0039

OWNER: Christopher and Genevieve Croasdale Trustees of the Croasdale Family Revocable Trust

APPLICANT: Farwell Engineering

LOTS/UNITS PROPOSED: N/A (no change)

ACREAGE: 0.34 ± ac.

ZONING DISTRICT: R-20, Conservation District

EXISTING/PROPOSED LAND USE: Residentail

SURROUNDING LAND USE: Residential, Bellamy River

WAIVERS REQUESTED: N/A

ZBA ACTION: N/A

PERMITS REQUIRED: City of Dover CUP for proposed Conservation District impacts and NHDES Shoreland Permit

APPLICATION IS COMPLETE: Yes

TECHNICAL REVIEW COMMITTEE: N/A

ATTACHMENTS: Impact Plan, Application Materials.

Summary of Request and Background:
The applicant is proposing construction of a 24' x 24' garage and a 10 ft wide deck addition.

Total impacts results in 1450 sf of permanent impacts and 600 sf of temporary impacts within the 100-foot Conservation District boundary, the Conservation District regulations were considered for the request. Proposed location adheres to current setbacks and zoning.

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

Planning Staff have reviewed the materials submitted by the applicant and the following items are of note. To avoid further Conservation District impacts, to adhere to zoning setbacks, this is the location that has the least amount of Conservation District impacts. Silt fences are proposed on the downhill side during construction, with inspections after any rain events with repairs as necessary.

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

PLANNING DEPARTMENT RECEIVED SEP 08 2026 DOVER, NEW HAMPSHIRE

APPLICANT AND OWNER INFORMATION

Name of Applicant: Christopher & Geneveive Croasdale Telephone #

Address of Applicant: 105 Spur Road Dover, NH 03820

E-Mail Address:

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

Address of Property Owner: same

PROPERTY INFORMATION

Assessor's Map # L Lot(s) # 22

Address of Property: 105 Spur Road Dover, NH 03820

Zoning District(s) R-20 Overlay District(s) WETLAND

Existing Use of Property: RESIDENTIAL

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:

Construct a 24 x 24 ft addition. Construct an addition to deck 39.1 x 10 ft.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: Shoreland permit to be obtained.

Name of Professional That Prepared Plans: Tobin Farwell - Farwell Engineering Services

Address 265 Wadleigh Falls Rd Lee, NH 03861 Telephone #: 603-969-0493

Professional License #: 9649 E-mail address: T_FARWELL@FARWELLENGINEERING.COM

SIGNATURES

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

Signature of Property Owner: Chris Croasdale Genevieve Croasdale Date: 9/1/2026

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: Genevieve Croasdale Chris Croasdale Date: 9/1/2026

CITY OF DOVER CONDITIONAL USE
LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
L	22		

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Tobin Farwell	Farwell Engineering Services	265 Wadleigh Falls Rd Lee, NH 03861
Adam Fogg	Atlantic Survey	25 Nute Road Dover, NH 03820

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 24, 2023)

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

A. Plan Review Fees

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

- ☐ SUBDIVISION Application fee $200.00 + $150.00 x # _____ new lots created = $_____
- ☐ LOT LINE ADJUSTMENT Application fee $200.00 + $100.00 X # ___ of lots involved = $_____
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee $200.00 = $_____
- ☐ SITE REVIEW – RESIDENTIAL Application fee $200.00+ $100.00 x # __ per dwelling unit =$_____
- ☐ SITE REVIEW – NON-RESIDENTIAL Application fee $200.00 + (not to exceed $10,000)
  - New construction $.15 sq. ft. x # _____ sq. ft.= $_____
  - Additions (new floor space) $.10 per sq. ft. x # _____sq. ft.= $_____
- ☐ MOTEL/HOTEL $35.00 x # ___ per lodging unit= $_____
- ☐ CHANGE OF USE Application fee $200.00 + (not to exceed $5,000)
  - Existing floor spaces $.10 per sq. ft. x # _____ sq. ft. = $_____
- ☒ CONDITIONAL USE PERMIT Application fee $200.00 x # 1 per Application = $ 200
- ☐ GRAVEL PIT/ EXCAVATIONS
  - Application fee $50.00= $_____
  - Permit fee $75.00= $_____
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee $200.00 = $_____
- ☐ REQUEST FOR REZONING Application fee $200.00 = $_____
- ☐ DRIVEWAY WAIVER Application fee $200.00 = $_____
- ☐ **TOTAL IMPERVIOUS PAVED AREA** (for new development, roadways or additions to existing parking lots, (not to exceed $10,000)) Application fee of $200.00 is N/A if it is part of a Site Review or Subdivision Plan. $200.00 + $.07 per sq. ft. x # _____ sq. ft. = $_____

SUBTOTAL PLAN REVIEW FEE = $ 200

AND

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

- ☒ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
  - Certified letters fee # 3 of x $10.00= $30
- ☒ Certified letters fee: # of abutters 2 X $10.00= $20
- ☐ 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 1 x $10.00= $10

C. Foster's newspaper public notice fee $120.00 x # 1 applications = $120

SUBTOTAL = $ 180

TOTAL INVOICE AMOUNT = $_____

PLAN REVIEW FEE COLLECTED/PAID = $ _____

BALANCE DUE = $ 180

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

FARWELL
ENGINEERING
SERVICES, LLC

265 Wadleigh Falls Road Lee, NH 03861 Ph(603)292-5787
WWW.FARWELLENGINEERING.COM

PLANNING DEPARTMENT
RECEIVED
SEP 08 2026
DOVER, NEW HAMPSHIRE

September 8, 2026

City of Dover
Planning board

Re: **Conditional Use Permit**
Christopher and Genevieve Croasdale
105 Spur Road
Tax Map L Lot 22

FES #2642

Dear Dover Planning board:

PROJECT NARATIVE

The intent of this project is to construct a 24 ft x 24 ft garage and 10 ft wide deck addition to a residential property. The proposed use is a reasonable one given the property is located in a residential district and a garage and deck is an allowed use of this district.

There is limited space that is within the building setbacks. The existing house and deck is outside the building setbacks and has had no detrimental impacts.

A temporary construction waste bin will be on site and emptied as necessary during construction.

The contractor will install silt fence on the down slope of the project. The contractor will inspect the silt fence after rain events and repair it as necessary.

The contractor will have a minimum of exposed soil for this project. Any temporary stockpile of material will have silt fence installed on the downhill side.

No additional land clearing will be necessary for this project.

The existing lawn area will be utilized to trap any sediments from the site and used along with silt fence will prohibit erosion from leaving the site.

This project will require an NHDES shoreland permit. This permit will be obtained prior to the beginning of construction. This permit is necessary to obtain a building permit.

Please contact me directly if you have any questions or require any additional information.

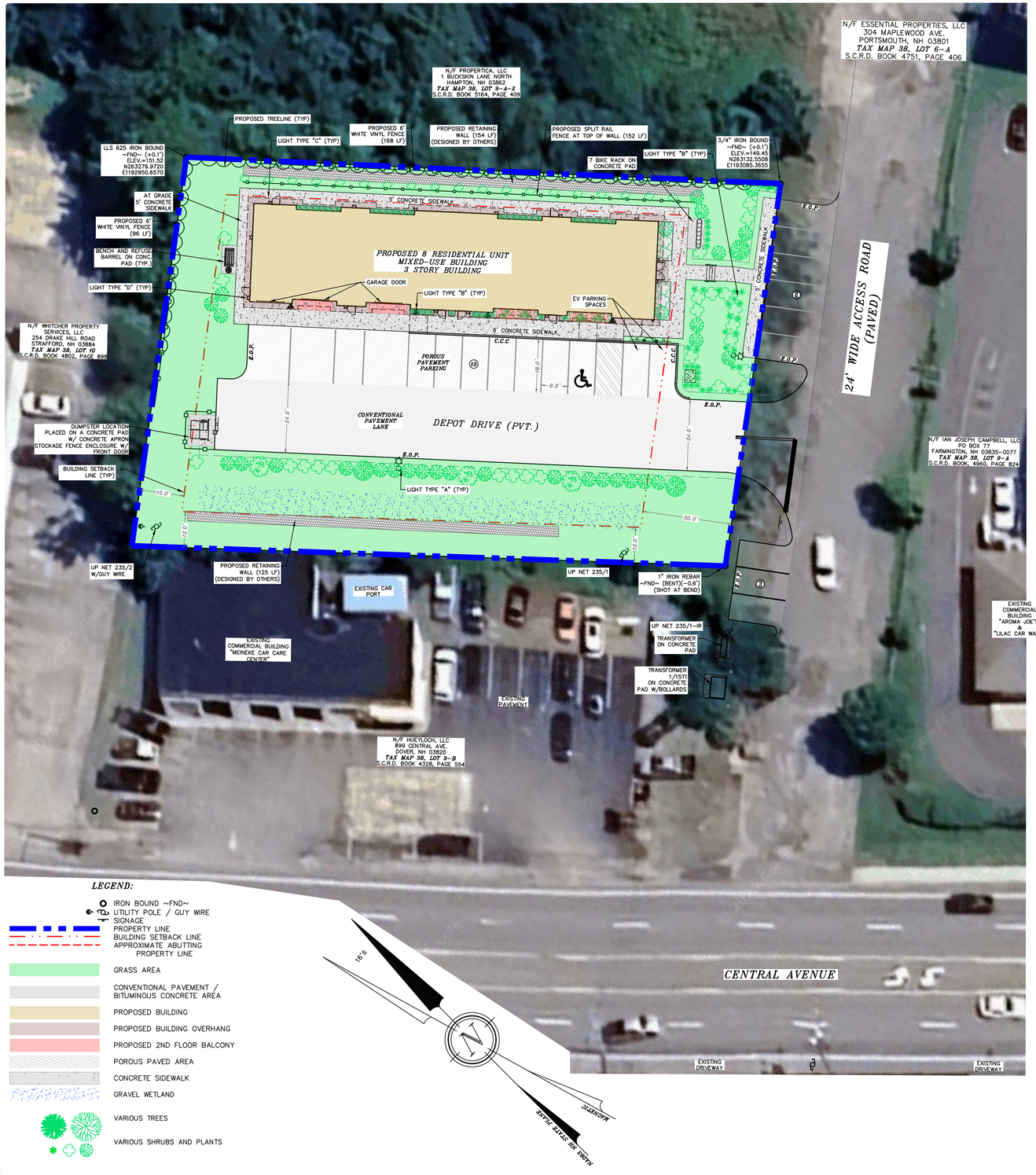
Sincerely,

FARWELL ENGINEERING SERVICES, LLC

STATE OF NEW HAMPSHIRE
TOBIN K. FARWELL No. 9649
LICENSED PROFESSIONAL ENGINEER

Tobin Farwell, P.E.
Principal

2642-narrative.doc



LEGEND:

- IRON BOUND ~FND~
- UTILITY POLE / GUY WIRE
- SIGNAGE
- PROPERTY LINE
- BUILDING SETBACK LINE
- APPROXIMATE ABUTTING PROPERTY LINE
- GRASS AREA
- CONVENTIONAL PAVEMENT / BITUMINOUS CONCRETE AREA
- PROPOSED BUILDING
- PROPOSED BUILDING OVERHANG
- PROPOSED 2ND FLOOR BALCONY
- POROUS PAVED AREA
- CONCRETE SIDEWALK
- GRAVEL WETLAND
- VARIOUS TREES
- VARIOUS SHRUBS AND PLANTS

PARKING REQUIREMENTS:

CHAPTER 153-140 PARKING TABLE

- RESIDENTIAL (UNITS USING THE PARKING LOTS)
  RESIDENTIAL (COMMERCIAL) 1.9 SPACES PER UNIT
  8 UNITS UTILIZING PARKING LOT x 1.9 SPACES/UNIT = 16 SPACES

TOTAL MAXIMUM = 16 SPACES
TOTAL PROPOSED = 22 SPACES

ACCESSIBLE PARKING = 1 REQUIRED, 1 PROPOSED
5% EV REQUIREMENT = 1 REQUIRED, 2 PROPOSED
5% BIKE PARKING = 1 REQUIRED, 7 PROVIDED

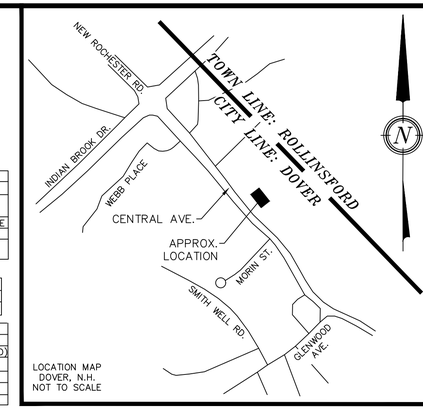
SEE CONDITIONAL USE PERMIT REQUEST FOR 6 ADDITIONAL PARKING SPACES.

CONDITIONAL USE PERMITS:
- 153-14(D)(5): PARKING SPACES GREATER THAN THE MAXIMUM ALLOWED
- GREATER THAN 20% IMPERVIOUS WITHIN THE SECONDARY GROUNDWATER RECHARGE OVERLAY DISTRICT (SGRO)
- 50' WETLAND BUFFER OF IMPACT: 22,484 Sq.Ft. ONSITE, 640 Sq.Ft. OFFSITE
- WETLANDS AREA OF IMPACT: 2,729 Sq.Ft.
- 170-27 CONSERVATION DISTRICT: TO DISTURB 2,825 Sq.Ft. OF SLOPE EXCEEDING 20%

SEE APPLICATION AND NARRATIVE FOR EXPLANATIONS & JUSTIFICATIONS

WAIVER REQUESTS:
SUBDIVISION REGULATION ARTICLE 157-40-B(5): MINIMUM PIPE COVER
SUBDIVISION REGULATION ARTICLE 157-31-F: MINIMUM BLOCK LENGTH OF 500'

RECREATION SPACE REQUIREMENTS (DOVER CODE ARTICLE V . 170-15.)
PROPOSED NUMBER OF BEDROOMS: 8, 2 BEDROOM UNITS FOR 16 TOTAL BEDROOMS
RECREATION SPACE REQUIREMENT (100 SF PER BEDROOM): 1,600 SF (100 SF PROVIDED)
½ RECREATION SPACE FOR PASSIVE USE: 800 SF
100 SF PROVIDED (1 BENCH W/ BARREL) (SATISFIED OFF SITE FEE REQUIRED)
½ RECREATION SPACE FOR ACTIVE USE: 800 SF
0 SF (SATISFIED OFF SITE FEE REQUIRED)



LOCATION MAP
DOVER, N.H.
NOT TO SCALE

NOTES:

1.) OWNER: KNOX MARSH DEVELOPMENT, LLC
242 CENTRAL AVENUE
DOVER, NH 03820

2.) TAX MAP 38, LOT 9-A-1

3.) LOT AREA: 25,959 Sq. Ft., 0.59 Ac.

4.) S.C.R.D. BOOK 5087, PAGE 115

5.) ZONING: COMMERCIAL
SECONDARY GROUNDWATER RECHARGE OVERLAY (SGRO)
MIN. LOT SIZE: 20,000 Sq. Ft.
MAX. LOT COVERAGE: 50%
MIN. LOT FRONTAGE: 125'
FRONT ~ 30.0'
SIDE ~ 12.0'
REAR ~ 15.0'
MAX. BLDG. HEIGHT: 40'
WETLAND BUFFER ~ 50.0'

23,229 Sq.Ft. OF UPLAND FREE OF POORLY DRAINED SOILS

BUILDING COMPOSITION AND SQUARE FOOTAGE ALLOCATION (66.7% RESIDENTIAL, 33.3% COMMERCIAL PROVIDED):

PROPOSED MIXED-USE BUILDING
5, COMMERCIAL UNITS LEVEL 1
4, 2 BR UNITS LEVEL 2
4, 2 BR UNITS LEVEL 3
4,321 Sq.Ft. (PROOT PRINT)
4,321 Sq.Ft. (COMMERCIAL)
4,321 Sq.Ft. (RESIDENTIAL)
3 STORY BUILDING
(TOTAL AREA 12,963 Sq.Ft.)
UPPER LEVEL ROOF OVERHANG
(ROOF GUTTER AREA): 5,057 Sq. Ft.
TOTAL OVERHANG AREA (INCLUDES LOWER LEVELS, NON-GUTTERED): 5,183 Sq. Ft.

LOT COVEREAGE:

EXISTING:
BUILDING & OVERHANGS - 0 Sq.Ft.

PROPOSED:
INCLUDES BUILDING, OVERHANG, AWNINGS & DECKS
TOTAL: 5,183 Sq.Ft. (17.6%)

PAVEMENT = 4,261 Sq.Ft.
CURB = 55 Sq.Ft.
CONCRETE SIDEWALK = 2,584 Sq.Ft.
CONCRETE PAD = 56 Sq.Ft.
TOTAL: 6,956 Sq.Ft. (26.8%)

TOTAL PROPOSED COVERAGE: 12,139 Sq.Ft. (46.8%)

SNOW STORAGE CALCULATION:

- STORAGE CALCULATION (6:1 RATIO USED)
  - PLOWABLE AREA = 11,828 Sq.Ft. / 6 = 1,971 Sq.Ft.
    2,078 Sq.Ft. PROVIDED
    SNOW SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS ONCE IDENTIFIED AREAS ARE FULL. WHEN SNOW BANKS ALONG THE ROAD ARE GREATER THAN 2' TALL, A WING PLOW IS TO COME THROUGH AND KNOCK THE SNOW BANK HEIGHTS DOWN TO ENSURE ALL SEASON SIGHT DISTANCE.

GRAPHIC SCALE

20 0 10 20 40 80

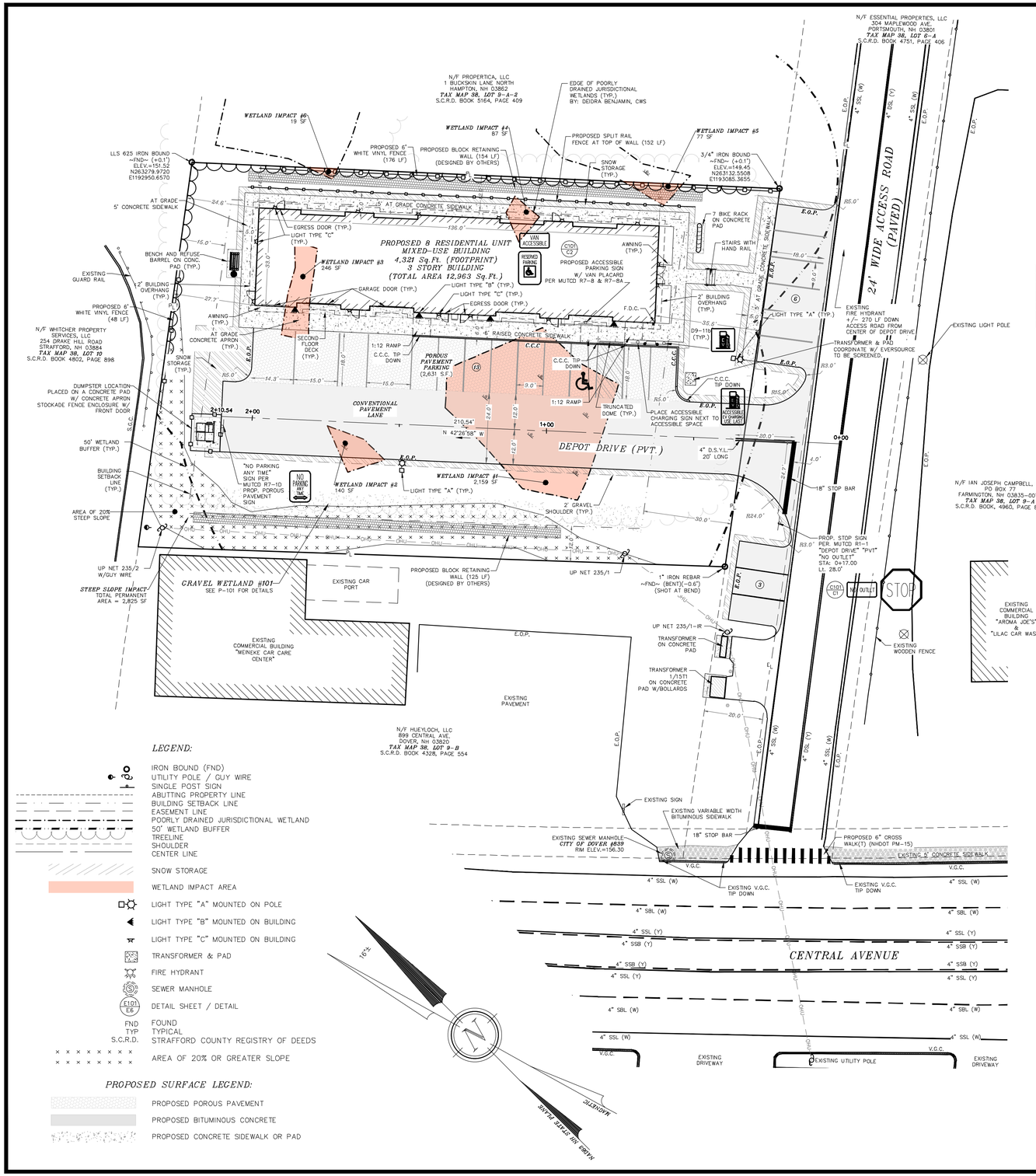
(IN FEET)
1 inch = 20 ft.

REVISION	DATE	DESCRIPTION

COLOR RENDERING PLAN
LAND OF
KNOX MARSH DEVELOPMENT, LLC
CENTRAL AVE.
DOVER, N.H.
TAX MAP 38, LOT 9-A-1

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 1, 2026
FILE NO. : DB 2023 - 019



LEGEND:

- IRON BOUND (FND)
- UTILITY POLE / GUY WIRE
- SINGLE POST SIGN
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- POORLY DRAINED JURISDICTIONAL WETLAND
- 50' WETLAND BUFFER
- TREELINE
- SHOULDER
- CENTER LINE
- SNOW STORAGE
- WETLAND IMPACT AREA
- LIGHT TYPE "A" MOUNTED ON POLE
- LIGHT TYPE "B" MOUNTED ON BUILDING
- LIGHT TYPE "C" MOUNTED ON BUILDING
- TRANSFORMER & PAD
- FIRE HYDRANT
- SEWER MANHOLE
- DETAIL SHEET / DETAIL (E101 / E6)
- FND FOUND
- TYP TYPICAL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- AREA OF 20% OR GREATER SLOPE

PROPOSED SURFACE LEGEND:

- PROPOSED POROUS PAVEMENT
- PROPOSED BITUMINOUS CONCRETE
- PROPOSED CONCRETE SIDEWALK OR PAD

PARKING REQUIREMENTS:

CHAPTER 153-140 PARKING TABLE

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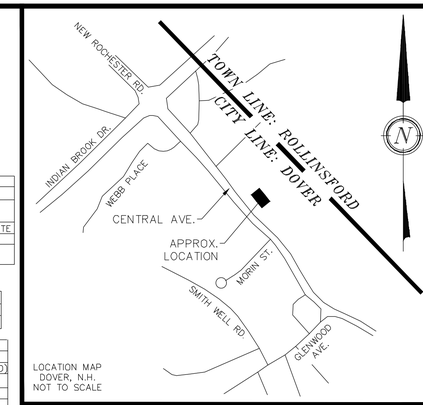
  - PLOWABLE AREA = 11,828 Sq.Ft. / 6 = 1,971 Sq.Ft.
    2,078 Sq.Ft. PROVIDED
    SNOW SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS ONCE IDENTIFIED AREAS ARE FULL. WHEN SNOW BANKS ALONG THE ROAD ARE GREATER THAN 2' TALL, A WING PLOW IS TO COME THROUGH AND KNOCK THE SNOW BANK HEIGHTS DOWN TO ENSURE ALL SEASON SIGHT DISTANCE.



LOCATION MAP
DOVER, N.H.
NOT TO SCALE

NOTES:

1.) OWNER: KNOX MARSH DEVELOPMENT, LLC
242 CENTRAL AVENUE
DOVER, NH 03820
ROBERT BALDWIN, MANAGING MEMBER

2.) TAX MAP 38, LOT 9-A-1

3.) LOT AREA: 25,959 Sq. Ft., 0.59 Ac.

4.) S.C.R.D. BOOK 5087, PAGE 115

5.) MIN. LOT SIZE: 20,000 Sq. Ft. (25,959 PROVIDED)
MAX. LOT COVERAGE: 50% (20.0% PROVIDED)
MAX. LOT FRONTAGE: 125' (129.71' PROVIDED)
FRONT ~ 30.0' (35.5' PROVIDED)
SIDE ~ 12.0' (14.5' PROVIDED)
REAR ~ 15.0' (24.6' PROVIDED)
MAX.BLDG. HEIGHT: 40' (30'1" PROVIDED)
WETLAND BUFFER ~ 50.0' (0 PROVIDED, CUP REQ.)

23,229 Sq.Ft. OF UPLAND FREE OF POORLY DRAINED SOILS

6.) SEE PROJECT NOTES SHEET FOR SITE PLAN NOTES AND OTHER CALCULATIONS.

7.) SEE LANDSCAPING AND LIGHTING PLANS FOR DETAILS.

8.) POROUS PAVEMENT SHALL BE MAINTAINED IN ACCORDANCE WITH THE SITE'S APPROVED O&M MANUAL IN PERPETUITY. FAILURE TO DO SO COULD RESULT IN A FAILURE TO COMPLY WITH THE PLANNING BOARD APPROVALS.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

APPROVED DOVER

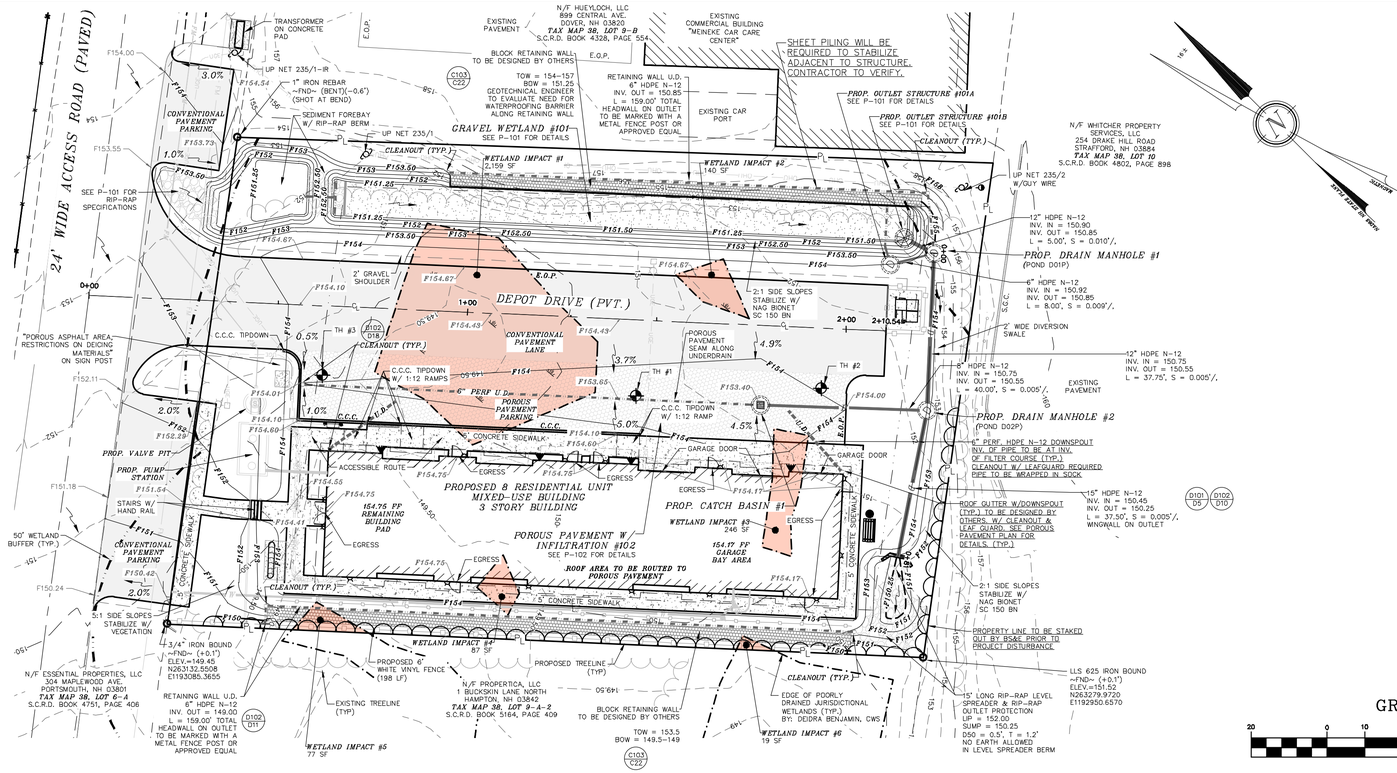
REVISION	DATE	DESCRIPTION

SITE PLAN
LAND OF
KNOX MARSH DEVELOPMENT, LLC
CENTRAL AVE.
DOVER, N.H.
TAX MAP 38, LOT 9-A-1

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 1, 2026
FILE NO. : DB 2023 - 019

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED
PROFESSIONAL ENGINEER



PLAN VIEW DEPOT DRIVE 0+00 TO END

STRUCTURES TABLE:

D101/D2 — ***PROP. DRAIN MANHOLE #1*** (POND D01P)
4'ø STRUCTURE W/ LIFTMATE R-1743-LM RIM & FLAT TOP
RIM = 154.75 (FLUSH)
INV. IN = 150.85 (6" HDPE N-12) (RET WALL UD)
INV. IN = 150.85 (6" HDPE N-12) (OS #101A)
INV. IN = 150.85 (12" HDPE N-12) (OS #101B)
INV. OUT = 150.75 (12" HDPE N-12) (DMH #2)

D101/D8 — ***PROP. DRAIN MANHOLE #2*** (POND D02P)
4'ø STRUCTURE W/ LIFTMATE R-1743-LM RIM & FLAT TOP
RIM = 154.25 (FLUSH)
INV. IN = 150.55 (8" HDPE N-12) (CB #1)
INV. IN = 150.55 (12" HDPE N-12) (DMH #1)
INV. OUT = 150.45 (15" HDPE N-12) (LVL SPRD)

D101/D1, D101/D7, D101/D7 — ***PROP. CATCH BASIN #1***
STA: 1+78.35 (Rt. 21.0')
4'ø STRUCTURE W/ TYPE "B" GRATE & FLAT TOP
RIM = 153.40 (FLUSH)
INV. IN = 150.75 (6" HDPE N-12) (UD)
INV. OUT = 150.75 (8" HDPE N-12) (DMH #2)
W/ 4' SUMP & HOOD

SEE P-101 FOR OUTLET STRUCTURE INFO

PROJECT NOTES:

1.) OWNER & APPLICANT: KNOX MARSH DEVELOPMENT, LLC
242 CENTRAL AVENUE
DOVER, NH 03820

2.) THE INTENT OF THIS PLAN IS TO PROVIDE DETAIL OF GRADING AND ENGINEERING ACTIVITIES TO SUPPORT THE PROPOSED SITE PLAN.

3.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

4.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

5.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

6.) SEE PROJECT NOTES SHEET FOR REMAINING GRADING NOTES. SEE EROSION & SEDIMENT CONTROL PLAN FOR LIMIT OF PROJECT DISTURBANCE.

7.) CATCH BASINS ARE TO HAVE NH STANDARD FRAMES AND GRATES MADE IN NORTH AMERICA. GRATES ARE TO BE INSTALLED BINDER FLUSH PRIOR TO BASE PAVE. UPON PROJECT COMPLETION FRAMES AND GRATES ARE TO BE CUT AND RIM RAISED TO FINAL PAVEMENT SURFACE. THIS IS TO ENSURE STORMWATER ENTERS THE SYSTEM AS DESIGNED DURING THE INTERIM CONSTRUCTION PERIOD.

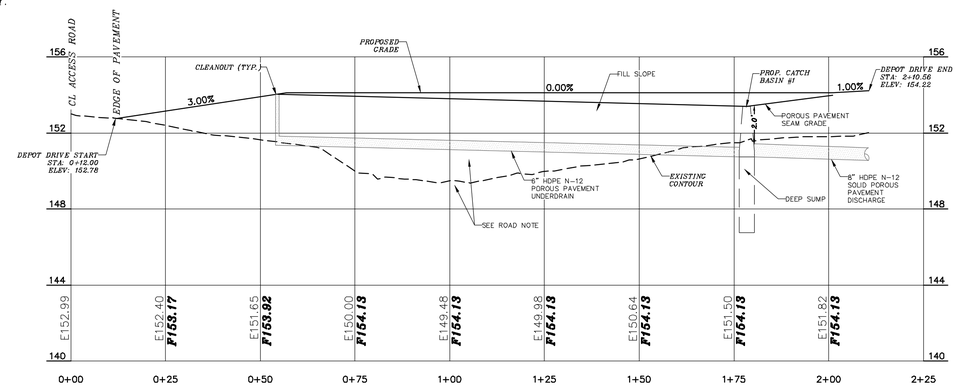
8.) NEW BUILDING CONSTRUCTION WILL CONTAIN GUTTERS WITH DOWNSPOUTS THAT ARE TO BE DISCHARGED TO THE POROUS PAVEMENT AS SHOWN.

ROAD NOTE:

GRANULAR FILL REQUIRED WITHIN 12" OF SELECT MATERIALS. COMPACT ALL ROAD FILL MATERIALS IN 6" LIFTS. UNDER THE UNIFIED SOIL CLASSIFICATION SYSTEM, THE GRANULAR FILL BE GRAVELLY OR SANDY SOIL AND WILL NOT BE ANY FINE GRAINED SOIL. ORGANIC MATERIAL SHALL BE EXCAVATED FROM BENEATH THE ROADWAY.

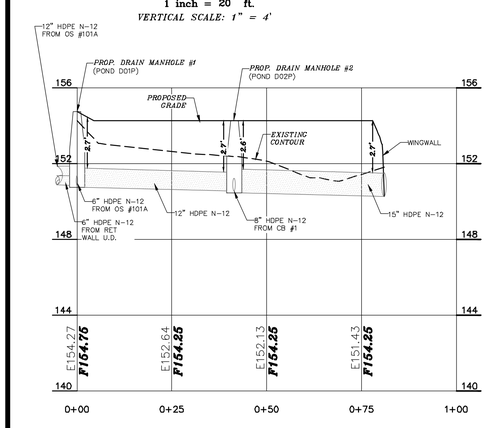
PROFILE VIEW DEPOT DRIVE 0+00 TO END

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'



PROFILE VIEW DMH #1 TO OUTLET

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'



LEGEND:

- PROPOSED PUMP CHAMBER W/ STRUCTURE
- PROPOSED CATCH BASIN W/ STRUCTURE
- PROPOSED DRAIN MANHOLE W/ STRUCTURE
- PROPOSED STORMWATER BMP OUTLET STRUCTURE
- TEMPORARY BENCHMARK (T.B.M.)
- E101/E6 — DETAIL SHEET / DETAIL
- BUILDING SETBACK LINE
- POORLY DRAINED JURISDICTIONAL WETLAND
- 50' WETLAND BUFFER
- CONTOUR MINOR, EXISTING (176)
- CONTOUR MAJOR, EXISTING (175)
- CONTOUR MINOR, PROPOSED
- CONTOUR MAJOR, PROPOSED (F176, F175)
- CENTER LINE
- EXISTING WATER MAIN
- EXISTING SEWER LINE
- EXISTING SEWER FORCEMAIN
- EXISTING DRAINAGE LINE
- EXISTING OVERHEAD UTILITY
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED FIRE PROTECTION
- PROPOSED SEWER LINE
- PROPOSED SEWER FORCEMAIN
- PROPOSED DRAINAGE LINE
- PROPOSED UNDERDRAIN
- UNDERGROUND UTILITY
- E175.31 — EXISTING SPOT GRADE
- F175.31 — PROPOSED SPOT GRADE
- FLOW ARROW
- RIP RAP
- STORMWATER CONTROL MEASURE (SCM)
- TEST PIT
- PROPOSED POROUS PAVEMENT
- PROPOSED BITUMINOUS CONCRETE
- PROPOSED CONCRETE SIDEWALK OR PAD
- BLOCK RETAINING WALL
- WETLAND IMPACT AREA

REVISION	DATE	DESCRIPTION

DEPOT DRIVE GRADING PLAN & PROFILE
LAND OF
KNOX MARSH DEVELOPMENT, LLC
CENTRAL AVE.
DOVER, N.H.
TAX MAP 38, LOT 9-A-1

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 1, 2026
FILE NO. : DB 2023 - 019

STATE OF NEW HAMPSHIRE — KENNETH A. BERRY No. 14243 LICENSED PROFESSIONAL ENGINEER

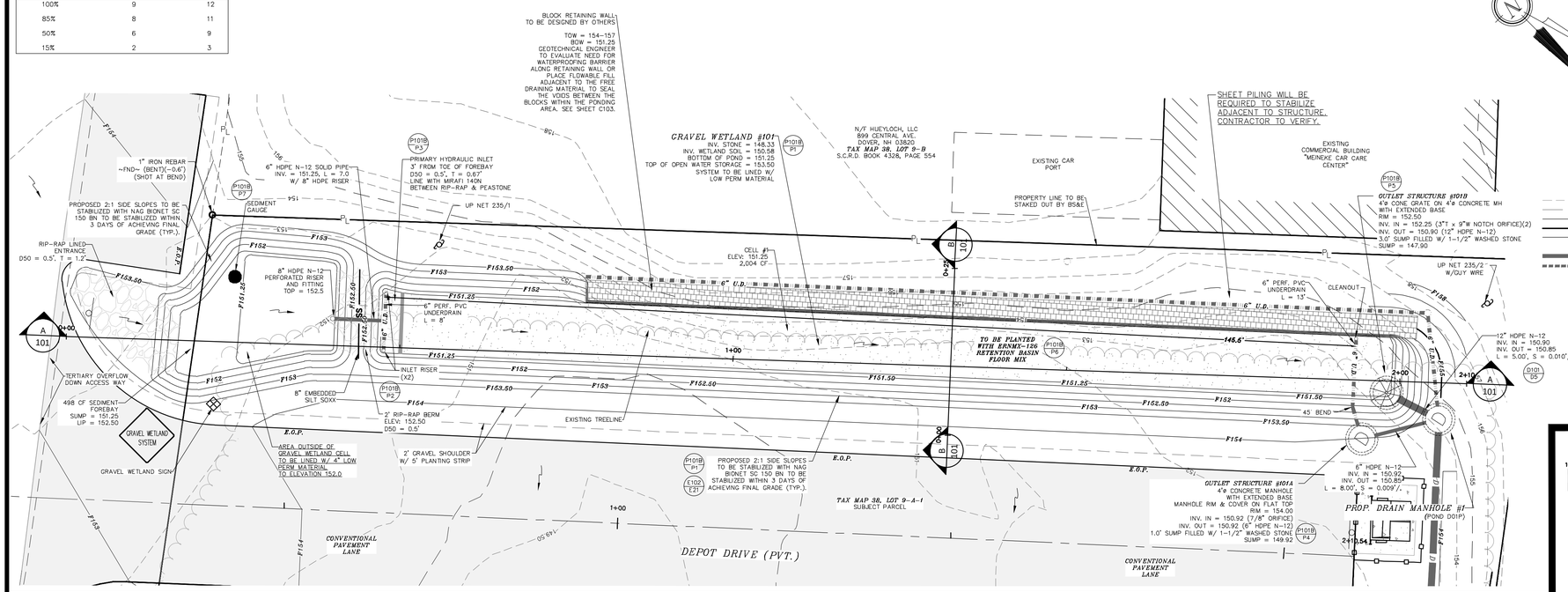
CONSTRUCTION SEQUENCE NOTE:
EROSION, SEDIMENT AND DETENTION CONTROL FACILITIES SHALL BE INSTALLED & STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. TEMPORARY DIVERSIONS MAY BE REQUIRED. POST CONSTRUCTION STORM WATER MANAGEMENT PRACTICES MUST BE INITIATED AND STABILIZED EARLY IN THE PROCESS. RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMPs ARE STABILIZED. SWALES CONVEYING RUNOFF TO STORMWATER BMPs WILL BE CONSTRUCTED AND PUT INTO SERVICE ONCE THE RECEIVING STORMWATER BMP IS STABILIZED. SEE DETAIL E17, SHEET E-101 FOR FULL CONSTRUCTION SEQUENCE.

WETLAND SOIL SURFACE PROTECTION NOTE:
SEE EROSION AND SEDIMENT CONTROL PLAN
IT IS RECOMMENDED THAT THE CONTRACTOR TAKE MEASURES TO PROTECT THE WETLAND SOIL SURFACE FROM SEDIMENTATION CAUSED BY EROSION ON THE SIDE SLOPES.

TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES

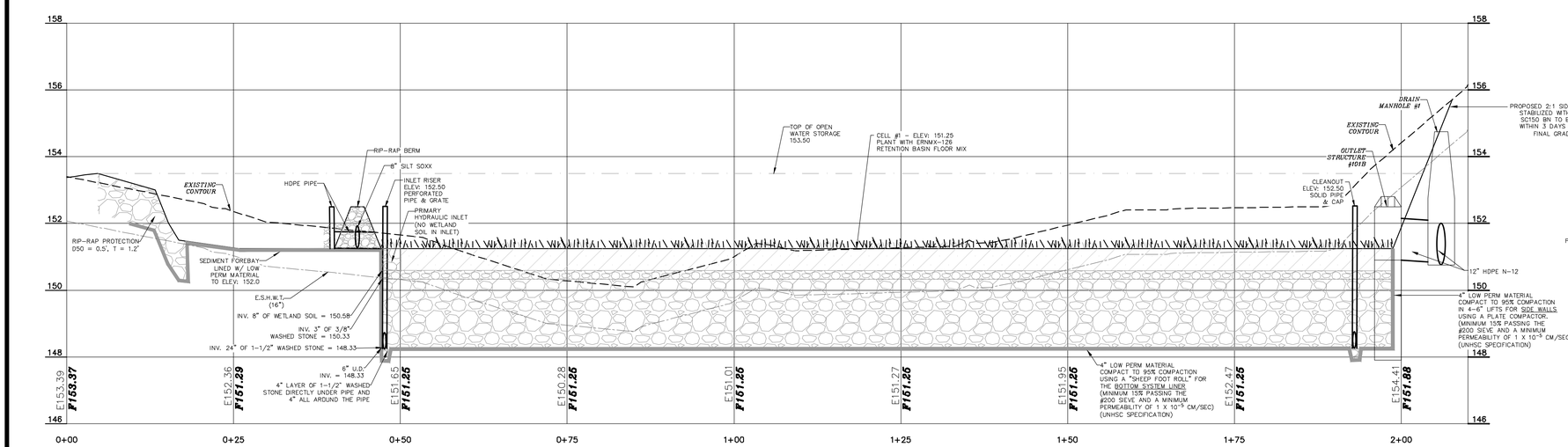
d50 SIZE=	0.5	FEET	6	INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE		SIZE OF STONE (INCHES) FROM		TO
100%		9		12
85%		8		11
50%		6		9
15%		2		3

PLAN VIEW
GRAVEL WETLAND #101
SEE P-101B FOR DETAILS

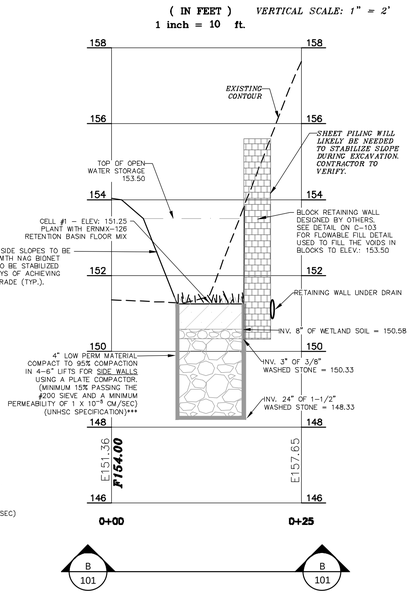


LEGEND:

- PROPOSED CATCH BASIN W/ STRUCTURE
- PROPOSED DRAIN MANHOLE W/ STRUCTURE
- PROPOSED STORMWATER BMP OUTLET STRUCTURE
- TEMPORARY BENCHMARK (T.B.M.)
- DETAIL SHEET / DETAIL
- CONTOUR MINOR, EXISTING
- CONTOUR MAJOR, EXISTING
- CONTOUR MINOR, PROPOSED
- CONTOUR MAJOR, PROPOSED
- CENTER LINE
- PROPOSED DRAINAGE LINE
- PROPOSED UNDERDRAIN
- FLOW ARROW
- RIP RAP
- STORMWATER CONTROL MEASURE (SCM)
- TEST PIT
- PROPOSED POROUS PAVEMENT
- PROPOSED BITUMINOUS CONCRETE
- PROPOSED CONCRETE SIDEWALK OR PAD
- PROPOSED BLOCK RETAINING WALL



SECTION OF GRAVEL WETLAND #101



PLAN VIEW/ SECTIONS

P-101A

REVISION	DATE	DESCRIPTION

SUBSURFACE GRAVEL WETLAND #101 PLAN VIEW & PROFILES
LAND OF
KNOX MARSH DEVELOPMENT, LLC
CENTRAL AVE.
DOVER, N.H.
TAX MAP 38, LOT 9-A-1

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 1, 2026
FILE NO. : DB 2023 - 019

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED
PROFESSIONAL ENGINEER

MAINTENANCE REQUIREMENTS

ACTIVITY	CLOGGING AND SYSTEM PERFORMANCE	FREQUENCY
INSPECT INLETS AND OUTLETS TO ENSURE GOOD CONDITION AND NO EVIDENCE OF DETERIORATION. CHECK TO SEE IF HIGH-FLOW BYPASS IS FUNCTIONING.	REMEDY: REPAIR OR REPLACE ANY DAMAGED STRUCTUAL PARTS, INLETS AND OUTLETS. CLEAR OR REMOVE DEBRIS OR RESTRICTIONS.	ANNUALLY, MORE FREQUENTLY IN THE FIRST YEAR OF OPERATION
CHECK FOR INTERNAL EROSION, EVIDENCE OF SHORT-CIRCUITING, AND ANIMAL BURROWS.	REMEDY: SOIL EROSION FROM SHORT-CIRCUITING OR ANIMAL BOROUGHS SHOULD BE REPAIRED WHEN THEY OCCUR.	
CHECK THAT THE SYSTEM IS FULLY DRAINING WITHIN A 24-48 HOUR PERIOD AFTER RAIN EVENTS.	REMEDY: REPAIR OR RESTORE HYDRAULIC INLET OR OUTLET CONFIGURATION.	
VEGETATION		
CHECK FOR ROBUST VEGETATION COVERAGE THROUGHOUT THE SYSTEM AND DEAD OR DYING PLANTS	REMEDY: VEGETATION SHOULD COVER > 75% OF THE SYSTEM AND SHOULD BE RESEEDED AND CARED FOR AS NEEDED	ANNUALLY, OR AS NEEDED
CUT AND REMOVE VEGETATION FROM GRAVEL WETLAND SYSTEM AND FOREBAY IN ORDER TO MAINTAIN NITROGEN REMOVAL PERFORMANCE	REMEDY: THE VEGETATION SHOULD BE CUT AND REMOVED FROM THE SYSTEM TO PREVENT NITROGEN FROM CYCLING BACK INTO THE SYSTEM	ONCE EVERY 3 YEARS

P1

3/8" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	95 – 100
# 4	22 – 55
# 8	0 – 10

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

1-1/2" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
2"	100
1-1/2"	90 – 100
1"	20 – 55
1-1/2"	0 –15
3/8"	0 –5

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

WETLAND SOIL

SIEVE SIZE	% PASSING BY WEIGHT
0.5	100
#10"	90 – 75
#100	40 – 50
#200	25 –50
SIEVE SIZE	**% PASSING TOLERANCES**
0.5	±10.0
#10	±5.0
#100	±5.0
#200	±5.0

CONSTRUCTION NOTE: THE DESIGN ENGINEER IS TO BE ON SITE PRIOR TO AND DURING THE PLACEMENT OF THE RESERVOIR STONE, AND TO WITNESS THE INSTALLATION OF THE UNDER-DRAIN. PLEASE PROVIDE 24 HOURS NOTICE PRIOR TO REQUESTED INSPECTION.

DESIGN REFERENCES

1 UNH STORMWATER CENTER

STABILIZATION NOTE:
SEE NOTE #6, SHEET E-102, DETAIL E-18
SIDE SLOPES ARE TO BE STABILIZED WITHIN THREE WORKING DAY UPON COMPLETION OF FINAL GRADE.

WETLAND SOIL PLANTING:
THE FLOOR OF THE SUBSURFACE GRAVEL WETLAND CELLS AT TO BE PLANTED WITH NEW ENGLAND WETLAND PLANT, INC. (N.E.W.P.) NEW ENGLAND WETMIX, OR APPROVED EQUAL. SEE DETAIL P6.

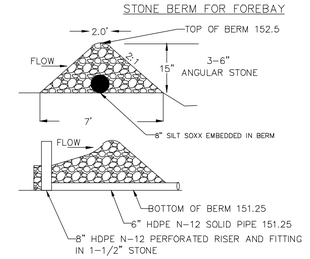
LOW PERMEABILITY MATERIAL GRADATION

SIEVE SIZE	% PASSING BY WEIGHT
#4	95 – 100
#40	60 – 95
#100	40 – 60
#200	25 – 45

GRAVEL WETLAND CONSTRUCTION & MAINTENANCE SPECIFICATIONS

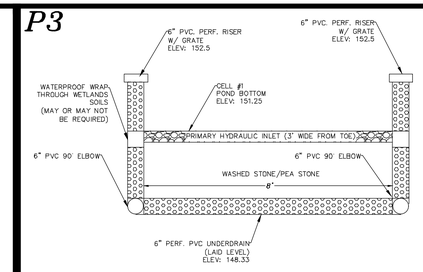
P2

STONE BERM FOR FOREBAY



GRAVEL WETLAND SEDIMENT FOREBAY
NOT TO SCALE

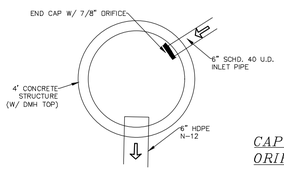
P3

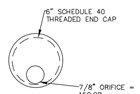


GRAVEL WETLAND INLET SYSTEM
NOT TO SCALE
NOTE: THERE IS NO WETLAND SOIL IN THE GRAVEL WETLAND INLET SYSTEM

P4

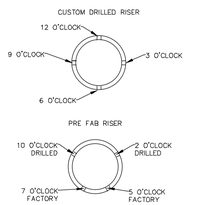
TOP VIEW (OS #101A)
NOT TO SCALE





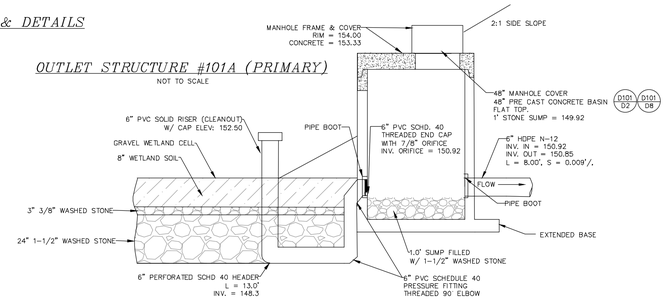
CAP WITH CONTROL ORIFICE (OS #101A)
NOT TO SCALE

GRAVEL WETLAND STRUCTURES & DETAILS
NOT TO SCALE



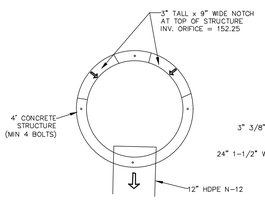
PERFORATED RISER DETAIL
NOT TO SCALE

OUTLET STRUCTURE #101A (PRIMARY)
NOT TO SCALE

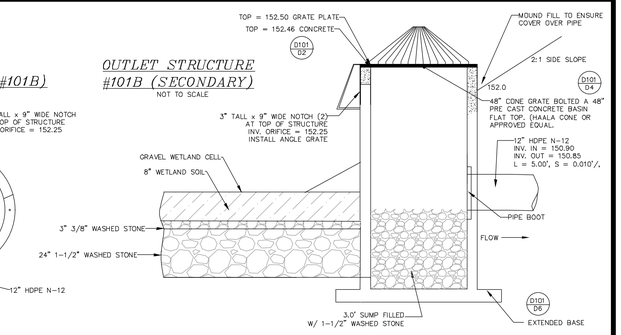


P5

TOP VIEW (OS #101B)
NOT TO SCALE



OUTLET STRUCTURE #101B (SECONDARY)
NOT TO SCALE



P6

Retention Basin Floor Mix - Low Maintenance - ERNMX-126

	Botanical Name	Common Name	Price/Lb
20.00 %	*Panicum clandestinum, Tioga*	Deertongue, Tioga	22.08
20.00 %	*Poa compressa, Pulis*	Alkalipress, Pulis	4.96
18.00 %	*Elymus virginicus, Madison-NY Ecotype*	Virginia Wildrye, Madison-NY Ecotype	9.96
15.00 %	*Agrostis stolonifera, 'Pennycross'*	Creeping Bentgrass, 'Pennycross'	14.40
15.00 %	*Poa palustris*	Fowl Bluegrass	16.80
10.00 %	*Carex vulpinoidea, PA Ecotype*	Fox Sedge, PA Ecotype	28.80
1.00 %	*Carex scoparia, PA Ecotype*	Blunt Broom Sedge, PA Ecotype	81.60
1.00 %	*Juncus effusus*	Soft Rush	48.00
100.00 %		**Mix Price/Lb Bulk:**	**$15.98**

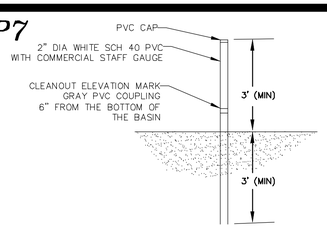
Seeding Rate: 20-40 lbs per acre, or 0.5-1 lb/1,000 sq ft with a cover crop. For a cover crop use one of the following: grain rye (1 Sep to 30 Apr; 30 lbs/acre), Japanese millet (1 May to 31 Aug; 10 lbs/acre), or barnyard grass (1 May to 31 Aug; 10 lbs/acre).

NOTE: TO BE USED FOR STORMWATER BMPS

Grasses & Grass-like Species - Herbaceous Perennial; Stormwater Management

The hardy inexpensive grass and grass-like species are ideal for retention basins that may have high salt inflows and where mowing may be required. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

P7



NOTES:
1. STAFF GAUGE TO BE TWO-INCH WHITE SCHEDULE 40 PVC PIPE DRIVEN INTO THE GROUND A MINIMUM OF 3-FEET.
2. A CLEANOUT MARK ON THE STAFF TO BE GRAY PVC COUPLING SET SIX-INCHES FROM THE BOTTOM OF THE BASIN.
3. A COMMERCIAL STAFF GAUGE WILL BE ATTACHED TO THE 2-INCH PVC PIPE WITH STAINLESS STEEL SCREWS.
4. SEDIMENT FOREBAY INSPECTION REQUIREMENTS: AT LEAST ANNUALLY OR MORE IF THE SEDIMENT LOAD EXCEEDS THE CLEANOUT MARK, CONDUCT PERIODIC MOWING OF THE SEDIMENT FOREBAY SLOPES AND EMBANKMENTS SEMI-ANNUALLY, REMOVE DEBRIS FROM THE OUTLET BERM AND DRAINS ANNUALLY, REMOVE AND DISPOSE OF ACCUMULATED SEDIMENT BASED ON INSPECTION ACCUMULATING NO MORE THAN SIX-INCHES IN DEPTH.

DEPTH GAUGE – SEDIMENT FOREBAY
NOT TO SCALE

REVISION	DATE	DESCRIPTION

SUBSURFACE GRAVEL WETLAND #101 DETAILS
LAND OF
KNOX MARSH DEVELOPMENT, LLC
CENTRAL AVE.
DOVER, N.H.
TAX MAP 38, LOT 9-A-1

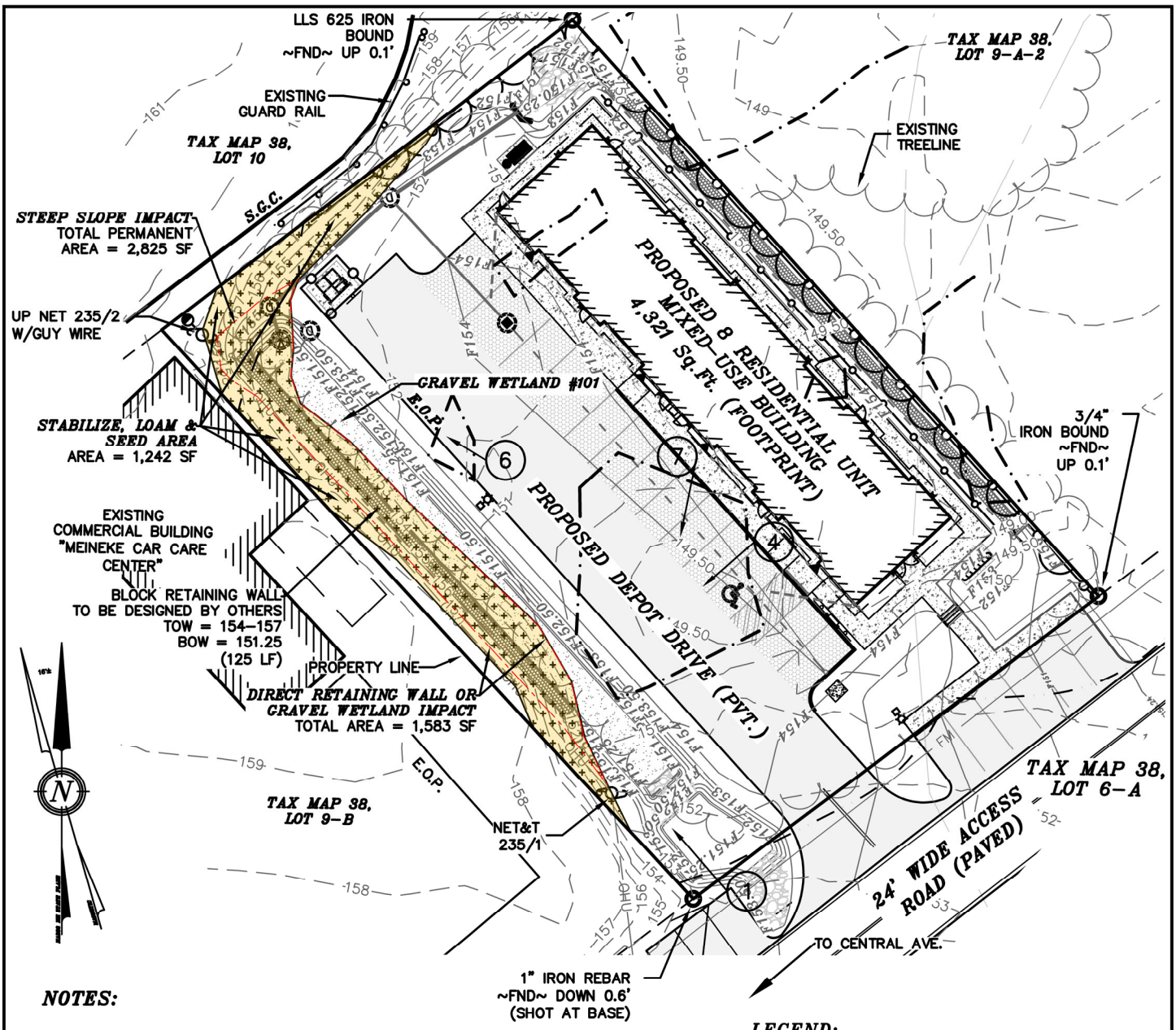
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : NONE
DATE : SEPTEMBER 1, 2026
FILE NO. : DB 2023 – 019

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED
PROFESSIONAL ENGINEER

DETAILS

P-102B



NOTES:

1.) OWNER: KNOX MARSH DEVELOPMENT, LLC
242 CENTRAL AVENUE
DOVER, NH 03820

2.) TAX MAP 38, LOT 9-A-1

3.) LOT AREA: 25,959 Sq. Ft., 0.59 Ac.

4.) S.C.R.D. BOOK 5087, PAGE 115

LEGEND:

AREA OF GREATER THAN 20% SLOPE

>20% SLOPE DISTURBANCE

PHOTO LOCATION POINT

DISTURBANCE FOR RETAINING WALL OR GRAVEL WETLAND

STEEP SLOPE DISTURBANCE PLAN
KNOX MARSH DEVELOPMENT, LLC
CENTRAL AVE.
DOVER, N.H.
TAX MAP 38, LOT 9-A-1

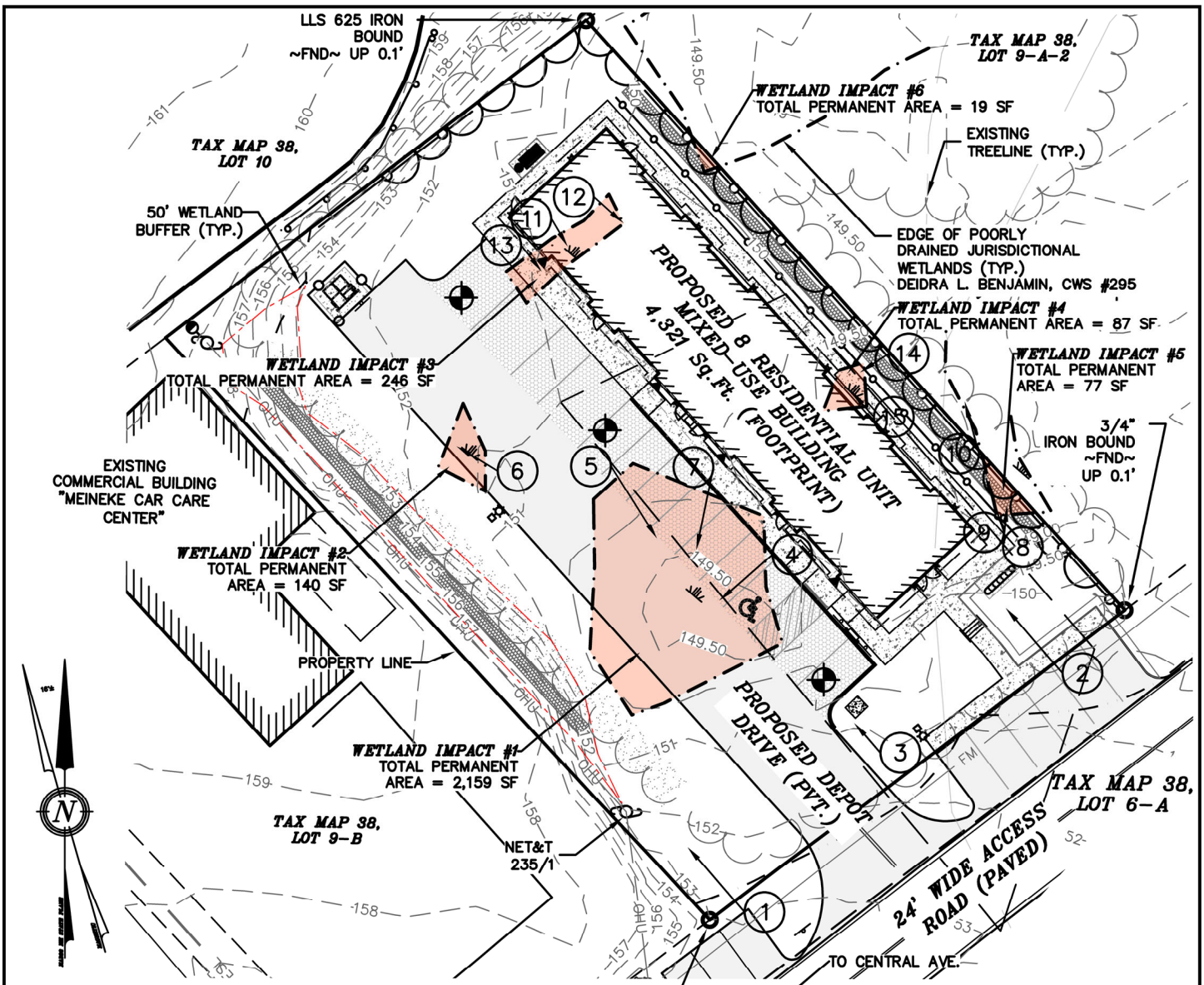
REV. DATE:

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON , N.H. 332-2863

SCALE : 1 IN. EQUALS 40 FT.

DATE : SEPTEMBER 1, 2026

FILE NO. : DB 2023-019



NOTES:

1.) OWNER: KNOX MARSH DEVELOPMENT, LLC
242 CENTRAL AVENUE
DOVER, NH 03820

2.) TAX MAP 38, LOT 9-A-1

3.) LOT AREA: 25,959 Sq. Ft., 0.59 Ac.

4.) S.C.R.D. BOOK 5087, PAGE 115

LEGEND:

(#) PHOTO POINT

EDGE OF POORLY DRAINED WETLAND

50' WETLAND BUFFER

PERMANENT DISTURBANCE

WETLAND IMPACT:

TOTAL WETLAND IMPACT:
2,728 Sq.Ft.

WETLAND DISTURBANCE PLAN
KNOX MARSH DEVELOPMENT, LLC
CENTRAL AVE.
DOVER, N.H.
TAX MAP 38, LOT 9-A-1

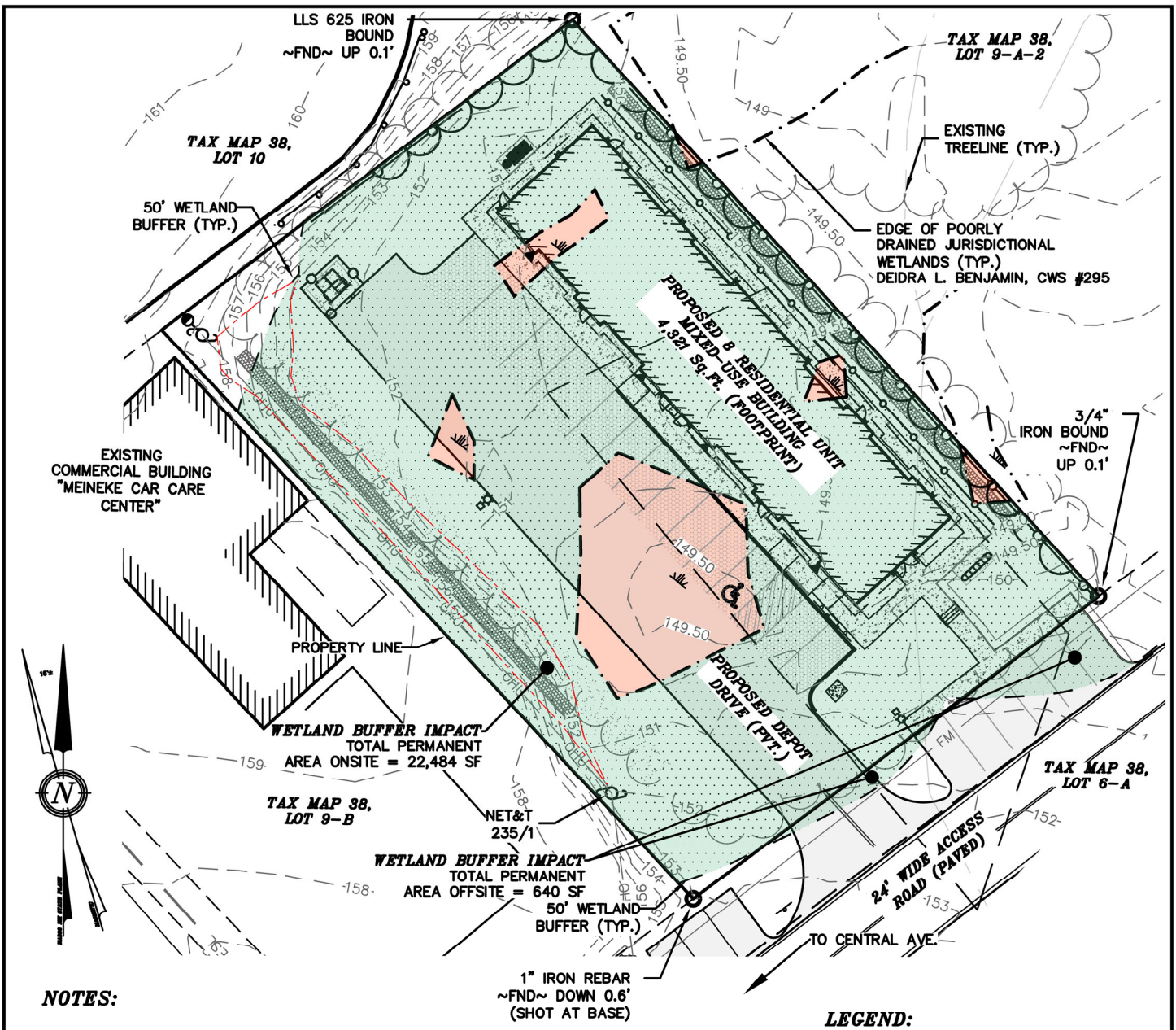
REV. DATE:

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON , N.H. 332-2863

SCALE : 1 IN. EQUALS 40 FT.

DATE : SEPTEMBER 1, 2026

FILE NO. : DB 2023-019



NOTES:

1.) OWNER: KNOX MARSH DEVELOPMENT, LLC
242 CENTRAL AVENUE
DOVER, NH 03820

2.) TAX MAP 38, LOT 9-A-1

3.) LOT AREA: 25,959 Sq. Ft., 0.59 Ac.

4.) S.C.R.D. BOOK 5087, PAGE 115

LEGEND:

EDGE OF POORLY DRAINED WETLAND

50' WETLAND BUFFER

PERMANENT DISTURBANCE

BUFFER DISTURBANCE PLAN
KNOX MARSH DEVELOPMENT, LLC
CENTRAL AVE.
DOVER, N.H.
TAX MAP 38, LOT 9-A-1

REV. DATE:

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON , N.H. 332-2863

SCALE : 1 IN. EQUALS 40 FT.

DATE : SEPTEMBER 1, 2026

FILE NO. : DB 2023-019

The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

September 03, 2026

DOVER MUNICIPAL CLERK/CONSERVATION COMMISSION
288 CENTRAL AVE
DOVER NH 03820

Re: Received Standard Dredge and Fill Wetlands Permit Application (RSA 482-A)
NHDES File Number: 2026-02370
Subject Property: 105 Spur Rd, Dover, Tax Map/Block/Lot(s): L/no block/1; L/no block/22-0-0

Dear Sir or Madam:

On September 03, 2026, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau received the above-referenced Standard Dredge and Fill Wetlands Permit Application (Application). On September 3, 2026, NHDES determined the Application was administratively complete in accordance with RSA 482-A:3, XIV. *Please note this letter is **not** a permit or authorization to begin work.*

Pursuant to RSA 482-A:11, III, if notification by a local conservation commission, local river management advisory committee, or the New Hampshire Rivers Council pursuant to this paragraph is not received by the department within 14 days (**September 9, 2026**) following the date the notice is filed with the municipal clerk, the department shall not suspend its normal action, but shall proceed as if no notification has been made. Please include the NHDES file number on the written notification.

Please provide a copy of this letter to all local level departments, boards, and commissions. Pursuant to current state laws and regulations, NHDES is not authorized to consider local zoning and regulatory issues pertaining to a project. These issues must be addressed at the local level.

If you have any questions, please contact the Wetlands Bureau at (603) 271-2147.

Sincerely,

Rumi Shrestha
Application Receipt Center, Wetlands Bureau
Land Resources Management, Water Division

The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

August 24, 2026

Mark Roberts, General Manager
Turbocam Enhanced Surfaces
5 Faraday Drive
Dover, NH 03820

Re: State Permit to Operate SP-0302
Turbocam Enhanced Surfaces
5 Faraday Drive, Dover, New Hampshire
Facility Identification #3301790057; Application #26-0043

Dear Mr. Roberts:

The New Hampshire Department of Environmental Services, Air Resources Division (NHDES) hereby issues the enclosed permit in accordance with the New Hampshire Code of Administrative Rules Env-A 100 *et seq.*, *New Hampshire Rules Governing the Control of Air Pollution.*

If you have any questions, please contact Barbara Dorfschmidt of the Permitting and Environmental Health Bureau at (603) 271-0235 or via email at Barbara.D.Dorfschmidt@des.nh.gov.

Sincerely,

COPY

Craig A. Wright
Director
Air Resources Division

CAW/bdd

By certified mail #7021 0350 0000 6404 9315

Enclosures: SP-0302 and Engineering Summary

ec: USEPA, Region I
Bradley Crannell, Turbocam Enhanced Surfaces
Andrew Clifford, Turbocam Enhances Surfaces
Kristen Berube, Turbocam Enhanced Surfaces
City of Dover

(all w/enclosures)

State of New Hampshire
Department of Environmental Services
Air Resources Division

State Permit to Operate

Permit No: SP-0302
Date Issued: August 24, 2026

This certifies that:

Turbocam Energy Solutions, LLC
607 Calef Highway
Barrington, NH 03825

has been granted a State Permit to Operate for:

Two Plasma Spray Processes

at the following facility and location:

Turbocam Enhanced Surfaces
5 Faraday Drive
Dover, NH 03820

Facility ID No: 3301790057
Application No: 26-0043, received April 1, 2026 – State Permit to Operate Renewal

which includes devices that emit air pollutants into the ambient air as set forth in the permit application referenced above, which was filed with the New Hampshire Department of Environmental Services, Air Resources Division (department) in accordance with RSA 125-C of the New Hampshire Laws. Request for permit renewal must be received by the department at least 90 days prior to expiration of this permit and must be accompanied by the appropriate permit application forms.

This permit is valid upon issuance and expires on **August 31, 2031**.

Craig Wright
COPY

Director
Air Resources Division

Abbreviations and Acronyms

AAL	Ambient Air Limit
acf	actual cubic foot
ags	above ground surface
ASTM	American Society of Testing and Materials
Btu	British thermal units
CAS	Chemical Abstracts Service
cfm	cubic feet per minute
CFR	Code of Federal Regulations
CO	Carbon Monoxide
DER	Discrete Emission Reduction
Env-A	New Hampshire Code of Administrative Rules – Air Related Programs
ERC	Emission Reduction Credit
ft	foot or feet
ft^3	cubic feet
gal	gallon
HAP	Hazardous Air Pollutant
hp	horsepower
hr	hour
kW	kilowatt
lb	pound
LPG	Liquefied Petroleum Gas
MM	million
MW	megawatt
NAAQS	National Ambient Air Quality Standard
NG	Natural Gas
NHDES	New Hampshire Department of Environmental Services (department)
NOx	Oxides of Nitrogen
NSPS	New Source Performance Standard
O&M	Operation and Maintenance
PM_{10}	Particulate Matter < 10 microns
ppm	parts per million
psi	pounds per square inch
RACT	Reasonably Available Control Technology
RSA	Revised Statutes Annotated
RTAP	Regulated Toxic Air Pollutant
scf	standard cubic foot
SDS	Safety Data Sheet
SO_2	Sulfur Dioxide
TSP	Total Suspended Particulate
tpy	tons per consecutive 12-month period
USEPA	United States Environmental Protection Agency
VOC	Volatile Organic Compound

I. Facility Description

Turborcam Enhanced Surfaces (the Facility) provides coating solutions for aerospace customers. The Facility operates two plasma spray processes that emit Regulated Toxic Air Pollutants (RTAPs) and require control devices to demonstrate compliance with ambient air limits.

II. Emission Unit Identification

This permit covers the devices identified in Table 1:

Table 1 - Emission Unit Identification

Emission Unit ID	Device Identification	Manufacturer Model Number	Installation Date	Maximum Design Capacity
EU01	Plasma Spray Gun #1	Aimtek PG-140	2014	18.5 pounds metal powder per hour
EU02	Plasma Spray Gun #2	Thermach SG-100-90	2018	18.5 pounds metal powder per hour

III. Pollution Control Equipment Identification

Air pollution control equipment listed in Table 2 shall be operated at all times that the associated devices are operating.

Table 2 - Pollution Control Equipment Identification

Pollution Control Equipment ID	Description	Purpose	Emission Unit Controlled
PCE01	Cartridge-type Dust Collector Donaldson Company, Inc. Model #DFO4-32 Serial #4130290-1r	Control of particulate matter and RTAPs	EU01
PCE02	Cartridge-type Dust Collector Donaldson Company, Inc. Model #DFE4-16 Serial #12055259-L1-1	Control of particulate matter and RTAPs	EU02

IV. Stack Criteria

EU01 and EU02 shall have exhaust stacks that discharge vertically without obstruction[1].

V. Operating and Emission Limitations

The owner or operator shall be subject to the operating and emission limitations identified in Table 3:

Table 3 - Operating and Emission Limitations

Item #	Requirement	Applicable Emission Unit	Regulatory Basis
1.	***24-hour and Annual Ambient Air Limit*** The emissions of any Regulated Toxic Air Pollutant (RTAP) shall not cause an exceedance of its associated 24-hour or annual Ambient Air Limit (AAL) as set forth in Env-A 1450.01, *Table of All Regulated Toxic Air Pollutants*.	Facility Wide	Env-A 1400 State-only Enforceable Limit

[1] There is no impediment to vertical flow and the exhaust stack extends at least 2 feet higher than any roofline within 10 feet of the exhaust stack exit, measured horizontally.

Table 3 - Operating and Emission Limitations			
Item #	**Requirement**	**Applicable Emission Unit**	**Regulatory Basis**
2.	***RTAP Operating Limitations*** Emissions of RTAPS from plasma spray guns shall be controlled using dust collectors as specified in Table 2 to maintain compliance with the associated 24-hour and annual AAL as set forth in Env-A 1450.01, *Table of All Regulated Toxic Air Pollutants*. a. The differential pressure across the dust collector filters shall not exceed 6.0 nor fall below 0.1 inches of water gauge when operating; and b. The dust collector filters shall be changed out in a manner consistent with the Monitoring Plan submitted with application #26-0043, and updated in accordance with Table 6, Item 3.	EU01/PCE01 and EU02/PCE02	Env-A 1400 State-only Enforceable Limit
3.	***Revisions of the List of RTAPs*** In accordance with RSA 125-I:5 IV, if the department revises the list of RTAPs or their respective AALs or classifications under RSA 125-I:4, II and III, and as a result of such revision the owner or operator is required to obtain or modify the permit under the provisions of RSA 125-I or RSA 125-C, the owner or operator shall have 90 days following publication of notice of such final revision in the New Hampshire Rulemaking Register to file a complete application for such permit or permit modification.	Facility Wide	Env-A 1405.04 State-only Enforceable Limit
4.	***Visible Emission Standards*** The average opacity shall not exceed 20 percent for any continuous 6-minute period.[2]	EU01/PCE01 and EU02/PCE02	Env-A 2103.02

VI. Monitoring and Testing Requirements

The owner or operator is subject to the monitoring and testing requirements as contained in Table 4:

Table 4 – Monitoring and Testing Requirements				
Item #	**Method of Compliance**	**Frequency**	**Applicable Unit**	**Regulatory Basis**
1.	When conditions warrant, the department may require the owner or operator to conduct stack testing in accordance with USEPA or other department approved methods.	Upon request by the department	Facility Wide	RSA 125-C:6, XI

[2] Compliance with visible emission limitations shall be determined, upon request by the department, using 40 CFR 60, Appendix A, Method 9, or other department approved method.

Table 4 – Monitoring and Testing Requirements				
Item #	**Method of Compliance**	**Frequency**	**Applicable Unit**	**Regulatory Basis**
2.	***Visible Stack Emissions*** a. Conduct observations for visible emissions from the stack. The observation period shall be at least one mintue. b. Field records/observations shall include the following: 1. Date and time; 2. Name of observer; 3. Sky conditions; 4. Sun location – select a position where the sunlight is not shining directly in the observer's eyes; 5. Whether or not visible emissions are typical of good plant operation; and 6. Corrective actions or Method 9 observations performed, if any. c. If visible emissions indicate a problem, then the owner or operator shall: 1. Take immediate corrective action to return the device to normal operation; or 2. Perform a Method 9 visible emissions observation within 24 hours to determine compliance status. Apply corrective actions to re-establish compliance, as necessary.	Monthly when the process is operating	PCE01 and PCE02	RSA 125-C:6, XI
3.	***Cartridge Dust Collector Differential Pressure*** a. Monitor and record the pressure differential across each cartridge dust collector.	Monitor continuously, record daily when operating	PCE01 and PCE02	RSA 125-C:6, XI; Env-A 906 and Env-A 911.03(b)
	b. If the pressure differential is outside of the operating range specified in Table 3, Item 2(a.), then inspect the unit and take necessary corrective actions to improve the performance of the unit. c. If the cartridge dust collector cannot be returned to the operating range specified in Table 3, Item 2(a.) within 48 hours of the excursion[3], then maintain records of the excursion pursuant to Table 5, Item 5.	As noted		
	d. Inspect pressure sensing lines and gauge	Annually		
	e. Remove the pressure sensing lines and verify that the differential pressure gauge reads zero prior to reinstalling.	In accordance with manufacturer's specifications		

[3] An excursion occurs when a monitored parameter specified by the permit to document the performance of the air pollution control equipment is above the maximum or below the minimum set point or is outside of the required operating range for that parameter.

Table 4 – Monitoring and Testing Requirements				
Item #	**Method of Compliance**	**Frequency**	**Applicable Unit**	**Regulatory Basis**
4.	***Cartridge Dust Collector Operation*** Conduct a visual external integrity inspection of the baghouse: a. The inspection shall include an evaluation of whether all emissions are being vented through the dedicated stack exit; and b. The inspection shall be conducted by plant personnel familiar with the operation of the baghouse and associated equipment.	If conditions indicate that the system may need maintenance, but at least annually	PCE01 and PCE02	RSA 125-C:6, XI

VII. Recordkeeping Requirements

The owner or operator shall be subject to the recordkeeping requirements identified in Table 5:

Table 5 - Recordkeeping Requirements				
Item #	**Requirement**	**Duration/ Frequency**	**Applicable Unit**	**Regulatory Basis**
1.	***Record Retention and Availability*** Keep the required records on file. These records shall be available for review by the department upon request.	Retain for a minimum of 5 years	Facility Wide	Env-A 902.01
2.	***General Recordkeeping Requirements for Process Operations*** Maintain the following records for process operations: a. Total quantity of all materials used in each process that are necessary to calculate emissions, b. Safety Data Sheets (SDSs) or other documentation containing the concentration of total VOCs, each HAP and RTAP in each raw material used; and c. Hours of operation of each process per day.	Monthly	EU01 and EU02	Env-A 903.02
3.	***Regulated Toxic Air Pollutants*** Maintain records documenting compliance with Env-A 1400. Compliance was demonstrated at the time of permit issuance as described in the department's Application Review Summary for application #26-0043. The source must update the compliance demonstration using one of the methods provided in Env-A 1405 if: a. There is a revision to the list of RTAPs lowering the AAL or de minimis value for any RTAP emitted from the Facility; b. The amount of any RTAP emitted is greater than the amount that was evaluated in the Application Review Summary; c. An RTAP that was not evaluated in the Application Review Summary will be emitted; or d. Stack conditions (e.g. air flow rate) change.	Update prior to process changes and within 90 days of each revision of Env-A 1400	Facility Wide	Env-A 902.01 State-only Requirement

Table 5 - Recordkeeping Requirements				
Item #	**Requirement**	**Duration/ Frequency**	**Applicable Unit**	**Regulatory Basis**
4.	***Additional Recordkeeping Requirements: Pollution Control Equipment*** Maintain records of all air pollution control equipment activities required in Table 5, including: a. The information recorded in Table 4, Item 2 for visible stack emission checks; b. Dust collector inspections c. Pressure differential measurements; d. Date, time, duration and probable cause of pollution control equipment monitoring parameter excursions; e. Air pollution control equipment maintenance activities, including baghouse filter changes; f. Corrective actions and preventative measures taken; and g. Method 9 observations[4].	As specified in Table 5	PCE01 and PCE02	Env-A 906
5.	***Permit Deviation Recordkeeping*** Maintain records of each permit deviation which result in excess emissions or monitoring parameter excursions lasting 48 hours or more. The content of the records is specified in Condition IX.B.2.(e through n).	As specified	EU01/PCE01 and EU02/PCE02	Env-A 911.03

VIII. Reporting Requirements

A. Pursuant to Env-C 203.02(b), *Date of Issuance or Filing*, written documents shall be deemed to have been filed with or received by the department on the actual date of receipt by the department, as evidenced by a date stamp placed on the document by the department in the normal course of business.

B. All emissions data submitted to the department shall be available to the public. Claims of confidentiality for any other information required to be submitted to the department pursuant to this permit shall be made at the time of submission in accordance with Env-C 208.04, *Initial Claim of Confidentiality*.

C. The owner or operator shall be subject to the reporting requirements identified in Table 6 below.

[4] If a Method 9 test is conducted, the records shall include a copy of the certification for the person who conducted the test.

Table 6- Reporting Requirements				
Item #	**Requirement**	**Frequency**	**Applicable Emission Unit**	**Regulatory Basis**
1.	***General Reporting Requirements*** a. Each report shall be separately and clearly labeled with: 1. The name, mailing address and physical address of the source covered by the report; 2. The operating period covered by the report; 3. The permit number and condition or item number that requires the report submittal; 4. The type of report, using the name of the report as specified in the reporting condition in the permit, that is being submitted; and 5. The date the report was prepared; b. An owner or operator who submits a report that is a revision to a previously-submitted report shall clearly identify the revised report with the information specified in (a.) above, and indicate which portions of the report have been revised; c. The owner or operator may submit more than one report with a single cover, provided the owner or operator clearly identifies each report being submitted using the information required in (a.) and (b.) above, if applicable, for each report; and d. The owner or operator shall submit reports as paper documents or by electronic means.	For each report submitted to the department	Facility Wide	Env-A 907.01
2.	***Annual Emissions Report*** Submit an annual emissions report which shall include the following information: a. Actual calendar year emissions from each emission unit of each RTAP, reported by CAS number; b. The methods used in calculating such emissions in accordance with Env-A 705.03, *Determination of Actual Emissions for Use in Calculating Emission-Based Fee*; c. The emission factors and the origin of the emission factors; and d. All information recorded in accordance with Table 5, Item 2(a) and (c).	Annually (received by the department no later than April 15th of the following year)	EU01 and EU02	Env-A 907.02
3.	***Air Pollution Control Equipment Monitoring Plan*** If the owner or operator determines that the information and procedures documented in the Air Pollution Control Equipment Monitoring Plan submitted with Application 26-0043 need to be changed at any time to accurately represent the activities performed to maintain the control equipment, the owner or operator shall submit a revised monitoring or management plan, as applicable, to the department in writing.	Submit to the department within 30 days of any change to the plan	PCE01 and PCE02	Env-A 810.01(e)

Table 6- Reporting Requirements				
Item #	**Requirement**	**Frequency**	**Applicable Emission Unit**	**Regulatory Basis**
4.	***Permit Deviation Reporting Requirements*** Report permit deviations that cause excess emissions, or monitoring parameter excursions lasting 48 hours or more, in accordance with Condition IX.B.	As specified	EU01/PCE01 and EU02/PCE02	Env-A 911.04
5.	***Annual Emission Fee*** Pay annual emission fee in accordance with Condition XII.	Annually (received by department no later than May 15th of the following year)	EU01 and EU02	Env-A 705

IX. Permit Deviation Reporting Requirements

A. Env-A 100, Purpose; Definitions:

1. A permit deviation is any occurrence that results in an excursion from any emission limitation, operating condition, or work practice standard as specified in either a Title V permit, state permit to operate, temporary permit or general state permit issued by the department.
2. An *excess emission* is an air emission rate that exceeds any applicable emission limitation.
3. An *emission limitation* means "emission limitation" as defined in section 302(k) of the Act, namely "a requirement established by the State or the Administrator which limits the quantity, rate, or concentration of emissions of air pollutants on a continuous basis, including any requirement relating to the operation or maintenance of a source to assure continuous emission reduction and any design, equipment work practice or operational standard promulgated under this Act." This term includes "emission standard".

B. Env-A 911.04, *Reporting Requirements*: In the event of a permit deviation that causes excess emissions, or for pollution control equipment monitoring parameter excursions lasting more than 48 hours in duration:

1. Notify the department of the permit deviation and excess emissions by telephone (603-271-1370), fax (603-271-7053) or e-mail (pdeviations2@des.nh.gov), within 24 hours of discovery of the permit deviation, unless it is a Saturday, Sunday, or state legal holiday, in which event, the department shall be notified on the next day which is not a Saturday, Sunday, or state legal holiday.
2. Submit a written report of the deviation on paper or by electronic means to the department within 10 days of discovery of the permit deviation reported above. The report shall include all of the following information:
   a. Facility name;
   b. Facility address;
   c. Name of the responsible official;
   d. Facility telephone number;
   e. A description of the permit deviation, including the applicable permit number and permit condition(s);
   f. The probable cause of the permit deviation;
   g. The date and time of the discovery of the permit deviation;
   h. The actual date(s) and time(s) of the permit deviation;
   i. The duration of the permit deviation, including the date and time that the device, process or air pollution control equipment returned to operation in compliance with

an enforceable emission limitation or operating condition;

j. The specific device, process or air pollution control equipment that contributed to the permit deviation;
k. Any corrective measures taken to address the permit deviation;
l. Preventative measures taken to prevent future permit deviations;
m. The type and amount of excess emissions that occurred as a result of the permit deviation; and
n. The calculation or estimation used to quantify the excess emissions.

X. Permit Amendments

A. Env-A 612.01, *Administrative Permit Amendments*:

1. An administrative permit amendment includes the following:
   a. Corrects typographical errors;
   b. Identifies a change in the name, address, or phone number of any person identified in the permit, or provides a similar minor administrative change at the source;
   c. Requires more frequent monitoring or reporting; or
   d. Allows for a change in ownership or operational control of a source provided that a written agreement containing a specific date for transfer of permit responsibility, coverage, and liability between the current and new permittee has been submitted to the department.
2. The owner or operator may implement the changes addressed in the request for an administrative amendment immediately upon submittal of the request.

B. Env-A 612.03, *Minor Permit Amendments: Temporary Permits and State Permits to Operate*:

1. The owner or operator shall submit to the department a request for a minor permit amendment for any proposed change to any of the conditions contained in this permit which does not qualify as either an administrative or significant amendment.
2. The request for a minor permit amendment shall be in the form of a letter to the department and shall include the following:
   a. A description of the proposed change; and
   b. A description of any new applicable requirements that will apply if the change occurs.
3. The owner or operator may implement the proposed change immediately upon filing a request for the minor permit amendment, but shall be subject to enforcement if the department later determines that the change violated any applicable state or federal requirement.

C. Env-A 612.04, *Significant Permit Amendments: Temporary Permits and State Permits to Operate*:

1. The owner or operator shall submit a written request for a permit amendment to the department prior to the implementation of any proposed change which meets one of the following:
   a. Any proposed change to an existing process or device that results in the following:
      i. Any increase in allowable hourly or annual emissions of NOx, SO_2, VOCs, HAPs or PM_{10}; or
      ii. Any increase in potential emissions equal to or greater than 5 lb/hr of CO;
   b. Any proposed change to operating or emission limitations;
   c. Any proposed change in the type of pollution control equipment; or
   d. Any proposed change that results in an increase in previously-allowed loading of existing pollution control equipment by greater than 50%.
2. A request for a significant permit amendment shall include the following:
   a. A complete application form, as described in Env-A 1703 through Env-A 1710, as applicable;
   b. A description of:
      i. The proposed change;

ii. The emissions resulting from the change; and
iii. Any new applicable requirements that will apply if the change occurs; and

c. Where air pollution dispersion modeling is required for a device pursuant to Env-A 606.02, the information required pursuant to Env-A 606.04.

d. An air pollution control equipment monitoring plan or catalyst management plan pursuant to Env-A 810.01

3. The owner or operator shall not implement the proposed change until the department issues the amended permit.

XI. Inspection and Entry

Department personnel shall be granted access to the facility covered by this permit, in accordance with RSA 125-C:6, VII for the purposes of: inspecting the proposed or permitted site; investigating a complaint; and assuring compliance with any applicable requirement found in the New Hampshire Rules Governing the Control of Air Pollution and/or conditions of any permit issued pursuant to Chapter Env-A 600.

XII. Annual Emission Fee Requirements

A. Env-A 705.02, *Annual Emission Fee*: The owner or operator shall pay to the department each year an annual emission fee consisting of an emission-based fee calculated pursuant to (C.) below and a baseline emission fee stated in (D.) below. The owner or operator shall submit, to the department, payment of the annual emission fee so that the department receives it on or before May 15th for emissions during the previous calendar year. For example, the fees for calendar year 2026 shall be received on or before May 15, 2027.

B. Env-A 705.03, *Determination of Actual Emissions for use in Calculating of Emission-based Fee*: The owner or operator shall determine the total actual annual emissions from the emission units listed in Table 1 for each calendar year in accordance with the methods specified in Env-A 705.03.

C. Env-A 705.04, *Calculation of Emission-based Fee*: The owner or operator shall calculate the annual emission-based fee for each calendar year in accordance with the procedures specified in Env-A 705.04 and the following equation:

$$FEE = E * DPT$$

where:
FEE = The annual emission-based fee for each calendar year as specified in Env-A 705;
E = Total actual emissions as determined pursuant to (B.) above; and
DPT = The annual fee, in dollars per ton of emissions, which the department has calculated in accordance with Env-A 705.04.

D. Env-A 705.06, *Payment of Annual Baseline Emission Fee*: In addition to the annual emission-based fee, the owner or operator shall pay to the department each year an annual baseline emission fee pursuant to the following:

1. Env-A 705.07(a), $1,250; or
2. Env-A 705.06(c), If the owner or operator is not required to pay an emission-based fee for any calendar year because the Facility had zero reportable emissions, the annual baseline fee shall be $500 in lieu of the fee stated in (D.)(1.) above.

	PERMIT APPLICATION REVIEW SUMMARY	New Hampshire Department of Environmental Services Air Resources Division P.O. Box 95, 29 Hazen Drive Concord, NH 03302-0095 Phone: 603-271-1370 Fax: 603-271-7053

Facility:	Turbocam Enhanced Surfaces			**Engineer:**	B. Dorfschmidt	
Location:	5 Faraday Drive, Dover, NH 03820					
AFS #:	3301790057	**Application #:**	26-0043	**Date:**	August 24, 2026	Page 1 of 3

PROJECT DESCRIPTION

Turbocam Enhanced Surfaces (the Facility) submitted this application (26-0043) for the renewal of the State Permit to Operate SP-0302 which expires on June 30, 2026. The application was received on April 1, 2026. Since the application was received 90 days prior to the expiration date, application shield provisions apply. A completeness letter was sent April 15, 2026.

CHANGES FROM PREVIOUS PERMIT

- Both emission stacks from the process now exhaust vertically and without obstruction.
- Formatting for the permit was updated for compliance with the Americans with Disability Act.

FACILITY DESCRIPTION

The Facility provides coating solutions for aerospace customers. The Facility operates two plasma spray processes that emit RTAPs and require control devices to demonstrate compliance with ambient air limits.

PROCESS/DEVICE DESCRIPTION

Table 1 – Emission Unit Identification

Emission Unit ID	Description of Emission Unit	Manufacturer Model Number	Installation Date	Maximum Design Capacity
EU01	Plasma Gun #1	Aimtek PG-140	2014	18.5 pounds metal powder per hour
EU02	Plasma Gun #2	Thermach SG-100-90	2018	18.5 pounds metal powder per hour

POLLUTION CONTROL EQUIPMENT

Emissions of metal constituents from the plasma spray process are controlled using cartridge-type dust collectors with HEPA filters. An updated pollution control equipment monitoring plan was submitted with this application and electronic copies are available in the *VIII Technical Information* source file.

Table 2 – Pollution Control Equipment Identification

Pollution Control Equipment ID	Description	Purpose	Emission Unit Controlled
PCE01	Donaldson Company, Inc. Model # DFO4-32 Serial # 4130290-1	Control particulate matter and RTAPs	EU01
PCE02	Donaldson Company, Inc. Model # DFE4-16 Serial # 12055259-L1-1	Control particulate matter and RTAPs	EU02

EMISSION CALCULATIONS

The Facility submitted updated calculations via email on May 18, 2026. These calculations were reviewed and found to

be acceptable.

Emissions are based on the spray rate, amount of metal in the plasma, a 40% overspray and the filter collection efficiency on 92.4%. The table below summarizes the emissions (actual emissions from 2025) and the RTAP compliance determination method:

Table 3 – RTAP Emissions				
RTAP	**CAS No.**	**Emissions (lbs/day)**	**Emissions (lbs/yr)**	**Compliance Method**
Copper fume	7440-50-8	0.00038	0.093	Adjusted In-Stack
Copper dust	7440-50-8	0.0034	0.83	Adjusted In-Stack
Aluminum dust	7429-90-5	0.000043	0.011	Adjusted In-Stack

MODELING

Modeling is not required since the Facility is able to demonstrate compliance with Env-A 1400 and the adjusted in-stack concentration method (using controlled emission rates).

EMISSION TESTING

No emissions testing will be required in this permit.

COMPLIANCE STATUS

Emission Testing

Stack testing of the plasma spray operations has not been conducted.

Inspections

The Facility was last inspected on July 27, 2025. It was noted that the stack for EU02/PCE02 did not exhaust vertically. Compliance with Env-A 1400 was shown using just the in-stack concentration method. Shortly after the inspection, the stack was converted to make it vertical. Pictures of both stacks are saved in the Facility's electronic "Photos" folder.

Reports/Fees

The Facility is up to date will all its reports and fees.

REVIEW OF REGULATIONS

State Regulations

Env-A 600 – *Permitting*

- 606.02(a)(4) – Not Applicable – modeling not needed to demonstrate compliance with Env-A 1400.
- 607.01(n) – Not Applicable – facility is a true minor source.
- 607.01 (t) – Applicable – control device required to show compliance with Env-A 1400

Env-A 700 – *Permit Fee System*

- 705.02(a) – Applicable – The facility is subject to annual emission-based fees and baseline fee.
- 705.05(a) – Applicable – Annual fee due no later than May 15 for previous calendar year's emissions.
- 705.07(a) – Applicable – The facility pays an annual baseline fee of $1,250 for two emission units that emit RTAPs. ($750 for first unit and $500 for second unit)

Env-A 800 – *Testing and Monitoring Procedures*

- 810.01(a) –Applicable – Air Pollution Control Equipment Monitoring Plan.

Env-A 900 – *Recordkeeping and Reporting*

- 902.01(a) – Applicable – Maintain the required records on file for a minimum of 5 years and make the records

available to the department upon request.

- 903.02 – Applicable – Maintain records of process data needed to calculate emissions.
- 907.02 – Applicable – Annual emissions report for RTAP-only source shall report RTAPs, by CAS number.
- 911 – Applicable – Recordkeeping and reporting for permit deviations or excursions.

Env-A 1400 – *Regulated Toxic Air Pollutants*

- 1401.02 – Applicable – Plasma spray guns emit RTAPs which must use a control device to demonstrate compliance.
    - Also applicable to fume hood and curing oven, which do not require permitting. Emissions from the grit blaster exempt under Env-A 1402.02(y). (See application #25-0309 for details)
- 1403.02 – Applicable – Compliance demonstrated using adjusted in-stack concentration method
- 1405.01 – Applicable – Permit is required because controlled emissions are needed to show compliance.
- 1405.02 – Applicable – Curing oven and fume hood exempt from requiring a permit as uncontrolled RTAP emissions from the processes are below de minimis levels.

Env-A 2100 – *Particulate Matter and Visible Emissions Standards*

- 2103.02 – Applicable – Visible emissions shall not exceed 20%.

Federal Regulations

40 CFR 60 - *New Source Performance Standards (NSPS)*

- No applicable subparts

40 CFR 61 – *National Emissions Standards for Hazardous Air Pollutants*

- No applicable subparts

40 CFR 63 – *National Emissions Standards for Hazardous Air Pollutants at Stationary Sources (NESHAP)*

- Subpart XXXXXX – Nine Metal Fabrication and Finishing Source Categories – Not applicable – process does not emit Ni, Cd, Cr, Pb, or Mn.

The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

August 28, 2026

MATTHEW GIBBONS
271 MAST RD
DOVER NH 03820

Re: Approved Standard Dredge and Fill Wetlands Permit Application (RSA 482-A)
NHDES File Number: 2026-01477
Subject Property: Country Farm Rd, Dover, Tax Map/Block/Lot(s): B-19-1-0/no block/C-3-C-0

Dear Applicant:

On August 28, 2026, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau approved the above-referenced Standard Dredge and Fill Wetlands Permit Application. Enclosed please find Wetlands Permit # 2026-01477 to dredge and fill to permanently impact 323 square feet (SF) and 45 linear feet (LF) of an intermittent stream to replace a deteriorating 6.7 foot wide granite box culvert with twin 30" RCP culverts to address public infrastructure deficiencies associated with the crossing. Temporary impacts include 1,228 SF to palustrine emergent wetlands for dewatering, access, and erosion control. The permittee shall notify the department in writing at least one week prior to commencing any work under this permit and shall file a notice of completion of work and certificate of compliance with the department within 10 working days of completion of the work authorized by this permit.

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

In accordance with RSA 482-A:10, RSA 21-O:14, and Rules Ec-Wet 100-200, **any person aggrieved by this decision may file a Notice of Appeal directly with the NH Wetlands Council (Council) within 30 days of the decision date, August 28, 2026.** Every ground claiming the decision is unlawful or unreasonable must be fully set forth in the Notice of Appeal. Only the grounds set forth in the Notice of Appeal are considered by the Council. Information about the Council, including Council Rules, is available at https://www.nhec.nh.gov/wetlands-council/about. For appeal related issues, contact the Council Appeals Clerk at (603) 271-3650.

This approval is based on the following findings:

1. This is classified as a minor impact project under Env-Wt 407.02(b)(1) and Env-Wt 903.01(e)(1)(b) as the project impacts a perennial stream and is a tier 1 stream crossing with impacts to jurisdictional areas that exceed 50 linear feet per crossing.
2. DataCheck letter NHB25-1682 did not identify the presence of protected species. Consultation with the Ecological Review Section is not required.
3. The applicant has demonstrated the project avoids and minimizes impacts to wetlands in accordance with Env-Wt 311.07 and Env-Wt 313.03. The applicant has chosen a culvert replacement design within the same footprint and was limited in their design by the existing infrastructure and constructed roadway elevation, avoiding the need for significant regrading of the roadway.
4. The applicant provided documentation demonstrating property owner authorization within ten feet of an abutting property boundary per Env-Wt 311.03(b)(13).

5. As impacts expand past the Right-of-Way boundary, the applicant requested a waiver from the requirement to delineate wetlands per Env-Wt 306.05(a) within the entire parcel. A formal waiver request and supporting documentation were submitted.
6. As the project proposes to replace an existing deteriorating culvert within the same footprint, the Applicant requested a waiver from the requirement under Env-Wt 311.03(b)(10) and Env-Wt 311.10 to provide a wetland functional assessment.
7. Pursuant to Env-Wt 204.05(a), NHDES has granted a waiver from the requirement in Env-Wt 306.05(a)(1), Env-Wt 311.03(b)(10), and Env-Wt 311.10. NHDES has determined that sufficient information has been provided to demonstrate that the least impacting practicable alternative has been selected.
8. Granting the waiver will not result in avoidable adverse impacts on the environment or natural resources of the state, nor on public health or safety. Any potential benefit of full compliance is outweighed by the operational and economic burdens it would impose on the applicant.

If you have any questions, please contact me at Jennifer.e.punsalangcloutier@des.nh.gov and 603-271-4057.

Sincerely,

Emma Berger
Inland Wetland Supervisor, Wetlands Bureau
Land Resources Management, Water Division

Enclosure

Copied: Ryan Paul, Apex Companies, Agent
City of Dover Municipal Clerk/Conservation Commission
John Mullen, Cocheco River Local River Advisory Committee
NHDES Rivers Program

The State of New Hampshire

Department of Environmental Services

Robert R. Scott, Commissioner

WETLANDS PERMIT 2026-01477

NOTE CONDITIONS

PERMITTEE:	**MATTHEW GIBBONS** **271 MAST RD** **DOVER NH 03820**
PROJECT LOCATION:	**COUNTRY FARM RD, DOVER** **Tax Map/Block/Lot(s): B-19-1-0/no block/C-3-C-0**
WATERBODY:	**COCHECO RIVER, UNNAMED INTERMITTENT STREAM, AND UNNAMED WETLAND**
APPROVAL DATE:	**AUGUST 28, 2026** **EXPIRATION DATE: AUGUST 28, 2031**

The New Hampshire Department of Environmental Services' (NHDES) review of permit application 2026-01477 has found that it is consistent with RSA 482-A. NHDES hereby issues this Wetlands Permit authorizing the impacts described provided the Conditions imposed are met. To validate this Permit, the Permittee and the Principal Contractor are required to sign below.

PERMIT DESCRIPTION:

Dredge and fill to permanently impact 323 square feet (SF) and 45 linear feet (LF) of an intermittent stream to replace a deteriorating 6.7 foot wide granite box culvert with twin 30" RCP culverts to address public infrastructure deficiencies associated with the crossing. Temporary impacts include 1,228 SF to palustrine emergent wetlands for dewatering, access, and erosion control.

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

1. In accordance with Env-Wt 307.16, all work shall be done in accordance with the approved plans dated June 5, 2026, as revised through July 22, 2006 by Apex Companies, as received by the NH Department of Environmental Services (NHDES) on August 6, 2026. If there is a conflict between the approved plans and the conditions contained in this permit, the permit conditions shall apply.
2. The permittee shall notify NHDES in writing at least one week prior to commencing any work under the permit in accordance with Env-Wt 314.03. "Wetlands Initiation of Construction Notification Form" available at https://onlineforms.nh.gov/.
3. Work shall be done during low flow or in the dry in accordance with Env-Wt 307.10(b).
4. In accordance with Env-Wt 307.03(c)(3), water quality control measures shall be installed prior to start of work and in accordance with the manufacturer's recommended specifications or, if none, the applicable requirements of Env-Wq 1506 or Env-Wq 1508.
5. Water quality control measures shall be comprised of wildlife-friendly erosion control materials in accordance with Env-Wt 307.03(c)(2).
6. Water quality control measures shall be maintained so as to ensure continued effectiveness in minimizing erosion and retaining sediment on-site during and after construction in accordance with Env-Wt 307.03(c)(5).
7. Heavy equipment shall not be operated in any jurisdictional area unless specifically authorized by this permit in accordance with Env-Wt 307.15(a).
8. Limits of fill shall be clearly identified prior to commencement of work and controlled in accordance with Env-Wt 307.03 to ensure that fill does not spill over or erode into any area where filling is not authorized per Env-Wt 307.11(b).

9. Fill shall be clean sand, gravel, rock, or other material that meets the project's specifications for its use; and does not contain any material that could contaminate surface or groundwater or otherwise adversely affect the ecosystem in which it is used per Env-Wt 307.11(a).
10. Fill shall be placed so as to not direct flows onto adjacent or down-current property per Env-Wt 307.11(e).
11. In accordance with Env-Wt 307.03(g), the person in charge of construction equipment shall: (1) Inspect such equipment for leaking fuel, oil, and hydraulic fluid each day prior to entering surface waters or wetlands or operating in an area where such fluids could reach groundwater, surface waters, or wetlands; (2) Repair any leaks prior to using the equipment in an area where such fluids could reach groundwater, surface waters, or wetlands; (3) Maintain oil spill kits and diesel fuel spill kits, as applicable to the type(s) and amount(s) of oil and diesel fuel used, on site so as to be readily accessible at all times during construction; and (4) Train each equipment operator in the use of the spill kits.
12. Equipment shall be staged and refueled outside of jurisdictional areas in accordance with Env-Wt 307.15 and Env-Wt 307.03(h).
13. Dredged materials to be stockpiled in uplands shall be dewatered in sedimentation basins that are contained within turbidity controls that prevent turbid water from leaving the basins; and located outside of any jurisdictional area in accordance with Env-Wt 307.10(f).
14. Dredged materials shall be disposed of out of jurisdictional areas per Env-Wt 307.10(d).
15. All exposed soils and other fills shall be permanently stabilized within 3 days following final grading per Env-Wt 307.03(e).
16. To prevent the use of soil or seed stock containing nuisance or invasive species, the contractor responsible for work shall follow Best Management Practices for the Control of Invasive and Noxious Plant Species (Invasive Plant BMPs) in accordance with Env-Wt 307.05(e).
17. In accordance with Env-Wt 307.03(c)(7), temporary water quality control methods shall be removed upon completion of work when compliance with Env-Wt 307.03(c)(6) is achieved.
18. The permittee shall file a completed notice of completion and certificate of compliance with NHDES within 10 working days of completing the work authorized by the permit in accordance with Env-Wt 314.08. This report shall be signed by the permittee and include the permit number & date of issuance, the date work was completed, and photos showing resource impact areas upon completion. "Wetlands Completion of Construction Notice and Certificate of Compliance Form" available at https://onlineforms.nh.gov/.

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

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

APPROVED:

Emma Berger
Inland Wetland Supervisor, Wetlands Bureau
Land Resources Management, Water Division

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

PERMITTEE SIGNATURE (required)

PRINCIPAL CONTRACTOR SIGNATURE (required)

City of Dover Open Lands Committee & Wild Birds Unlimited

A BIRDING ADVENTURE

Discover the Beauty of Local Birds on Conservation Land

SUNDAY, SEPTEMBER 13TH

09:00 AM
11:00 AM

BELLAMY RIVER WILDLIFE MANAGEMENT AREA
350 Old Garrison Rd,
Dover, NH

Event is open to all ages. Dogs welcome!

What to Bring

- Binoculars
- Comfortable walking shoes
- Water bottle & snacks
- Camera with zoom lens (optional)

Why Join?

- Explore forest, wetlands & grassland habitats
- Spot a variety of local bird species
- Guided walk with experienced birdwatchers
- Learn practical birdwatching tips
- Learn about the benefits of Conservation

Questions? Contact Makayla Edgecomb at
(603)516-6008
m.edgecomb@dover.nh.gov