



THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



DRIVEWAY PERMIT

To Landowner:

Gary Fitzgerald
Peacock Hill Road, LLC
145 Old Town Road
Weare, NH 03281

City/Town: Warner

Route/Road: NH Route 103

Patrol Section: 526

Tax Map: 7

Lot: 39

Development: Residential (Greater
than 3 units)

Permit#: DOT-DRI-001264

District: 05

Permit Date: 04/30/2025

Permission is hereby granted to construct (alter) a driveway, entrance, exit or approach adjoining NH Route 103, pursuant to the location and specifications as described below. Failure to adhere to the standards and engineering drawings previously approved shall render this instrument null and void. Failure to start or complete construction of said facility within one calendar year of the date of this permit shall require application for permit extension or renewal in accordance with the Driveway Access Rules. Facilities constructed in violation of the permit specifications or the rules, shall be corrected immediately upon notification by a Department representative. Any cost by the State to correct deficiencies shall be fully borne by the landowner. The landowner shall defend, indemnify and hold harmless the Department and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit. All supporting documentation for this permit, on file in the State of New Hampshire Permit Portal for the respective application, is considered part of the final permit and all parties are responsible for complying with these documents.

Drive 1

Location: Approximately .42 miles North of Iron Kettle Road on the West side of NH Route 103.

GPS: 43.256145, -71.764926

Land Use: 220 Multifamily Housing (Low-Rise)

Specifications: This permit authorizes a Paved access for the land use stated above. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located 50 feet from centerline of road.

The driveway shall not exceed (See Referenced Plans) feet in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

A new 12 inch diameter (minimum) RCP culvert is required for drainage.

Driveway and related highway modifications are to be constructed as shown on plans entitled, "Residential Site Plan Jennesstown Manor Map 7; Lots 39 & 31-1 Route 103 Warner, New Hampshire" prepared by Keach-Nordstrom Associates, Inc. dated March 25, 2025, on file at the District Five office.

Other Conditions:

No structures, including buildings, permanent or portable signs, lights, displays, fences, walls, etc. shall be permitted on,

over or under the Highway Right of Way.

No parking, catering or servicing shall be conducted within the Highway Right of Way.

The applicant shall comply with all applicable ordinances and regulations of the municipality or other State Agencies.

The Department has relied on the title and subdivision information provided by the landowner. The Department has not performed additional title research and makes no warranty or representation concerning landowner's legal right to access. In the event of a dispute about the landowner's legal right to the access provided herein, the landowner will defend and indemnify the Department.

All excavated topsoil, or in the absence of topsoil the top 6 inches of soil, within the limits of state ROW shall be properly re-used within the limits of the state ROW. All temporary stockpiles of the re-use material shall be located within the state ROW, or as otherwise approved by the District Engineer.

The Contractor shall be solely responsible for the handling, transport and disposal of any surplus material generated by their project and shall comply with all federal, state and local laws, ordinances and rules in doing so.

I/We, the contractor/Owner, certify that the property will not have any illicit unauthorized drainage connections to the NHDOT storm water drainage system. An illicit discharge is any direct or Indirect discharge to the NHDOT drainage system that is not composed entirely of storm water. Illicit discharges include, without limitation, sewage, process wastewater, or wash water and any connections from floor drains, sinks, or toilets.

No additional surface drainage will enter upon the highway.

This permit to act relates solely to the use of the State right-of-way and is not determinative of any rights of flowage between private landowners.

No work in the State right-of-way shall be performed between November 15 and April 15, or during periods of inclement weather, unless otherwise directed or authorized by the District Engineer.

A copy of this permit shall be present at the site during construction of the drive(s).

All work is to be done by the applicant at no cost to the State of New Hampshire.

This permit does not include or approve the location or installation of underground utilities.

Drive(s) shall approach the highway at or about 90 degrees.

All materials and structures shall conform to the current version of the NHDOT Standard Specifications for Road and Bridge Construction, as amended.

During construction within the highway right-of-way, traffic shall be maintained in accordance with MUTCD standards and as directed by the District Engineer.

Approved by

Zachery Roller

Assistant District Engineer

For Director of Administration

Copies:

Bureau, Owner, Patrolman

IA-0000001283