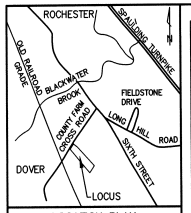
Doc # 0003096 Mar 14, 2018 12:04 PM
Plan 115-050 1 of 1
Register of Deeds, Strafford County
C/H L-CHIP STA1273318



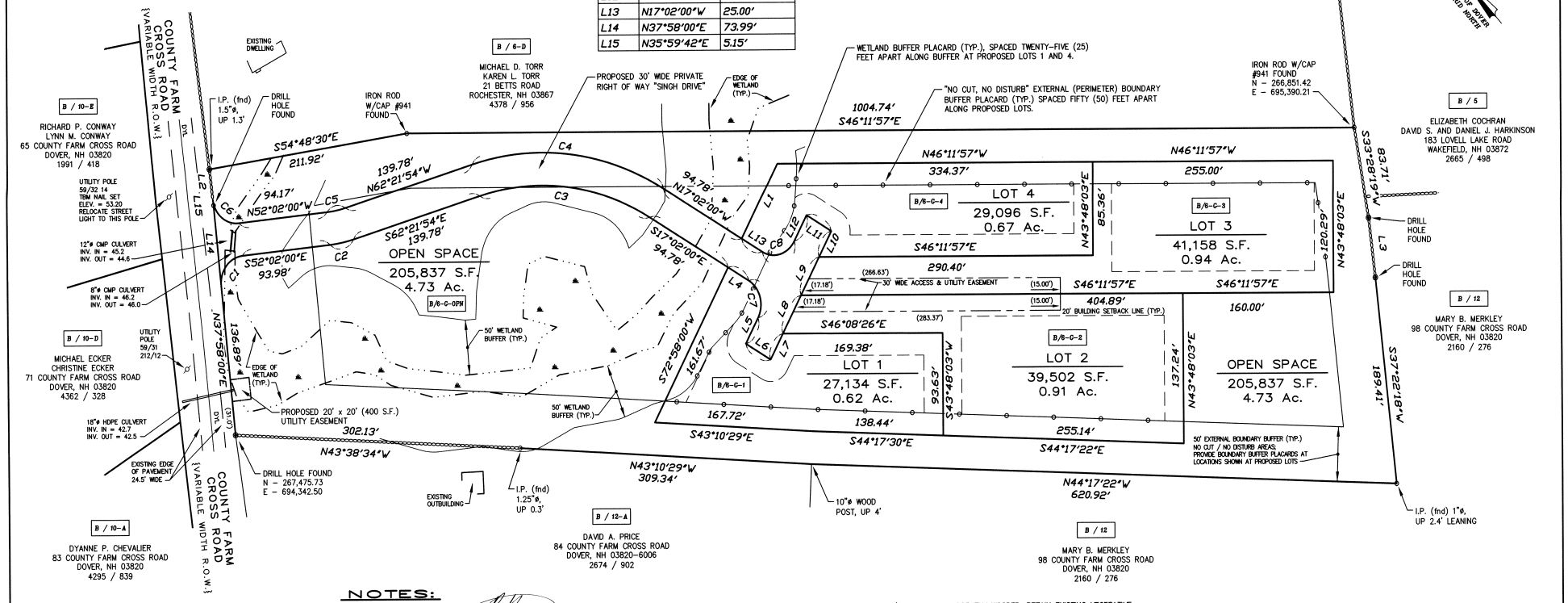
LOCATION PLAN
(NO SCALE)

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	90°00'00"	25.00	39.27	35.36	N82°58'00"E
C2	10°19'54"	140.00	25.25	25.21	S57°11'57"E
C3	45°19'54"	235.00	185.93	181.12	S39°41'57"E
C4	45°19'54"	265.00	209.66	204.24	N39°41'57"W
C5	10°19'54"	110.00	19.84	19.81	N57°11'57"W
C6	88°01'41"	25.00	38.41	34.74	N08°01'09"W
C7	90°00'00"	25.00	39.27	35.36	S27°58'00"W
C8	90°00'00"	25.00	39.27	35.36	N62°02'00"W

No.	Bearing	Distance
L1	S72°58'00"W	78.11'
L2	N35°59'42"E	28.23'
L3	S36°41'43"W	54.92'
L4	S17°02'00"E	25.00'
L5	S72°58'00"W	27.00'
L6	S17°02'00"E	30.00'
L7	N72°58'00"E	27.00'
L8	N72°58'00"E	40.00'
L9	N72°58'00"E	40.00'
L10	N72°58'00"E	27.00'
L11	N17°02'00"W	30.00'
L12	S72°58'00"W	27.00'
L13	N17°02'00"W	25.00'
L14	N37°58'00"E	73.99'
L15	N35°59'42"E	5.15'

REFERENCE PLANS:

1.) LOT LINE ADJUSTMENT PLAN PREPARED FOR DAVID G. TORR OF LANDS IDENTIFIED AS TAX MAP B LOTS 6D & 6G HAVING A PHYSICAL ADDRESS OF #62 COUNTY FARM CROSS ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: JULY 1, 2015, REVISED THROUGH 11/0215; BY: JASON POHOPEK DESIGN & CONSTRUCTION, LLC. RECORDED S.C.R.D. PLAN 111-11.



LEGEND

I.P. (fnd) - IRON PIPE (FOUND)
S.F. - SQUARE FEET
Ac. - ACRE
(TYP.) - TYPICAL
± - MORE OR LESS
S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
-o- - UTILITY POLE
- WETLANDS
- EDGE OF WETLAND
INV. - INVERT
ELEV. - ELEVATION
TBM - TEMPORARY BENCHMARK
CMP - CORRUGATED METAL PIPE
HDPE - HIGH DENSITY POLYETHYLENE PIPE
DYL - DOUBLE YELLOW LINE

4" x 4" GRANITE MONUMENT WITH DRILL HOLE TO BE SET AT PROPOSED RIGHT OF WAY CURVE POINTS

IRON ROD WITH PLASTIC IDENTIFICATION CAP LLS #661 TO BE SET AT ALL OTHER PROPOSED PROPERTY CORNERS

NO.	DATE	DESCRIPTION	BY	CHK
3	2-20-18	ADD STATE SUBDIVISION APPROVAL NUMBER	RJM	KMM
2	2-15-18	ADD SHEET TO PLAN SET & REVISE SHEET NUMBERS	RJM	KMM
1	9-15-17	REVISE PER TRC COMMENTS	RJM	KMM

REVISIONS

16-2135	OSS SUBDIV	16-08	36-51
PROJECT NO	TYPE	FIELDBOOK & PAGES	

NOTES:

1.) OWNERS OF RECORD:
RAGHBIR SINGH
15 OLIVE MEADOW LANE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 4436, PAGE 810
OWNER SIGNATURE

2.) B / 6-C - DENOTES TAX MAP AND PARCEL NUMBER.

3.) ZONING DISTRICT IS R-40 (RURAL RESIDENTIAL).

4.) PARCEL AREA = 365,997 S.F. / 8.40 Ac.

5.) PLAN INTENT: TO DEPICT A FOUR (4) LOT OPEN SPACE SUBDIVISION WITH PARCELS TO BE SERVICED BY INDIVIDUAL WELLS AND INDIVIDUAL SUBSURFACE DISPOSAL SYSTEMS (ISDS).

6.) SUBDIVISION IS TO BE CONSIDERED UNDER THE OPEN SPACE SUBDIVISION REGULATIONS FOR REDUCED SIZED HOUSE LOTS"
MINIMUM LOT SIZE = 20,000 S.F.
MINIMUM FRONTAGE FOR LOTS = 40 FEET
MINIMUM BUFFER ALONG FRONTAGE = 100 FEET
MINIMUM BUILDING SETBACKS FOR LOTS:
ABUTTING A STREET = 20 FEET
ABUTTING A LOT = 20 FEET
PROPOSED STRUCTURE BUFFER DISTANCES:
MINIMUM DISTANCE FROM EXISTING STRUCTURES = 100 FEET
MINIMUM DISTANCE FROM EXTERNAL BOUNDARIES = 50 FEET

7.) OPEN SPACE REQUIRED:
= 4 LOTS x 20,000 = 80,000 S.F.

OPEN SPACE PROVIDED:
= 205,837 S.F. (4.73 Ac.)

STATE OF NEW HAMPSHIRE DAMON E. BURT No. 163 CERTIFIED WETLAND SCIENTIST

8.) OPEN SPACE SUBDIVISION CALCULATIONS:
GROSS PARCEL AREA: 365,997 S.F. / 8.40 Ac.

AREA OF UPLANDS: = 7.74 Ac.
YIELD PLAN SHOWS: = 4 LOTS
TOTAL AREA OF SUBDIVISION LOTS: = 3.68 Ac.
(INCLUDING R.O.W. & EASEMENTS)
GROSS OPEN SPACE AREA: = 4.73 Ac.
OR 56 PERCENT OF GROSS PARCEL AREA
WETLAND WITHIN OPEN SPACE AREA: = 0.64 Ac.
OR 14 PERCENT OF GROSS OPEN SPACE AREA
USEABLE UPLAND AREA WITHIN OPEN SPACE: = 4.08 Ac.
BUFFER WITHIN USEABLE UPLAND AREA: = 1.61 Ac.
OR 40 PERCENT OF USEABLE UPLAND AREA
TOTAL SUBDIVISION LOTS PROPOSED: = 4

9.) THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0310; SUFFIX E; MAP NUMBER 33017C0310E; EFFECTIVE DATE SEPTEMBER 30, 2015.

10.) BASIS OF BEARING IS CITY OF DOVER / GEOD CORP. G.I.S. COORDINATES BASED ON S.C.R.D. PLAN 111-11. VERTICAL DATUM IS ASSUMED.

11.) JURISDICTIONAL WETLANDS IDENTIFIED AND FLAGGED BY DAMON BURT, N.H.C.W.S. #163 OF FRAGGLE ROCK ENVIRONMENTAL SERVICES. DURING DECEMBER 2016 AND FIELD LOCATED BY McENEANEY SURVEY ASSOCIATES, INC.

12.) NH DES STATE SUBDIVISION APPROVAL NUMBER eSA2018022001, DATED 02/20/2018.

NH D.E.S. JURISDICTIONAL WETLANDS DREDGE AND FILL PERMIT NUMBER 2017-03070, DATED 11/01/2017.

13.) PARCEL IS CURRENTLY WOODED, RETAIN EXISTING VEGETATIVE BUFFER. REFERENCE CHAPTER 155.36.F.

APPROVED
DATE 3/14/18
City of Dover, NH
PLANNING BOARD
CHAIRMAN/DIRECTOR

MUNICIPAL WAIVERS:

A WAIVER WAS GRANTED FROM CHAPTER 155.22(F) - EXTERNAL BUFFERS, TO ALLOW A PORTION OF THE PROPOSED ROAD TO BE CONSTRUCTED WITHIN SAID BUFFER. THE WAIVER WAS GRANTED FOR THE REASONS STATED BY THE APPLICANT AND THAT THE BOARD FOUND THE CRITERIA OF 155-51A HAVE BEEN MET.

A CONDITIONAL USE PERMIT WAS GRANTED BY THE PLANNING BOARD ON 10/24/2017, FILE #P17-50, TO ALLOW 2,580 S.F. OF WETLAND IMPACT AND 12,346 S.F. OF WETLAND BUFFER IMPACT.

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

SHEET 4 OF 10

OPEN SPACE SUBDIVISION OF LAND
PREPARED FOR
RAGHBIR SINGH
TAX MAP B, LOT No. 6-G
COUNTY FARM CROSS ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 17-58

DRAWN BY: RJM	FILE: W10 CP\2135\16-2135
SCALE: 1" = 50'	DATE: AUGUST 10, 2017

50 25 0 25 50 100 150 200

STATE OF NEW HAMPSHIRE No. 661 KEVIN M. McENEANEY LICENSED LAND SURVEYOR

McEneaney Survey Associates, inc.
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911
SURVEYING - PLANNING - CONSULTING