



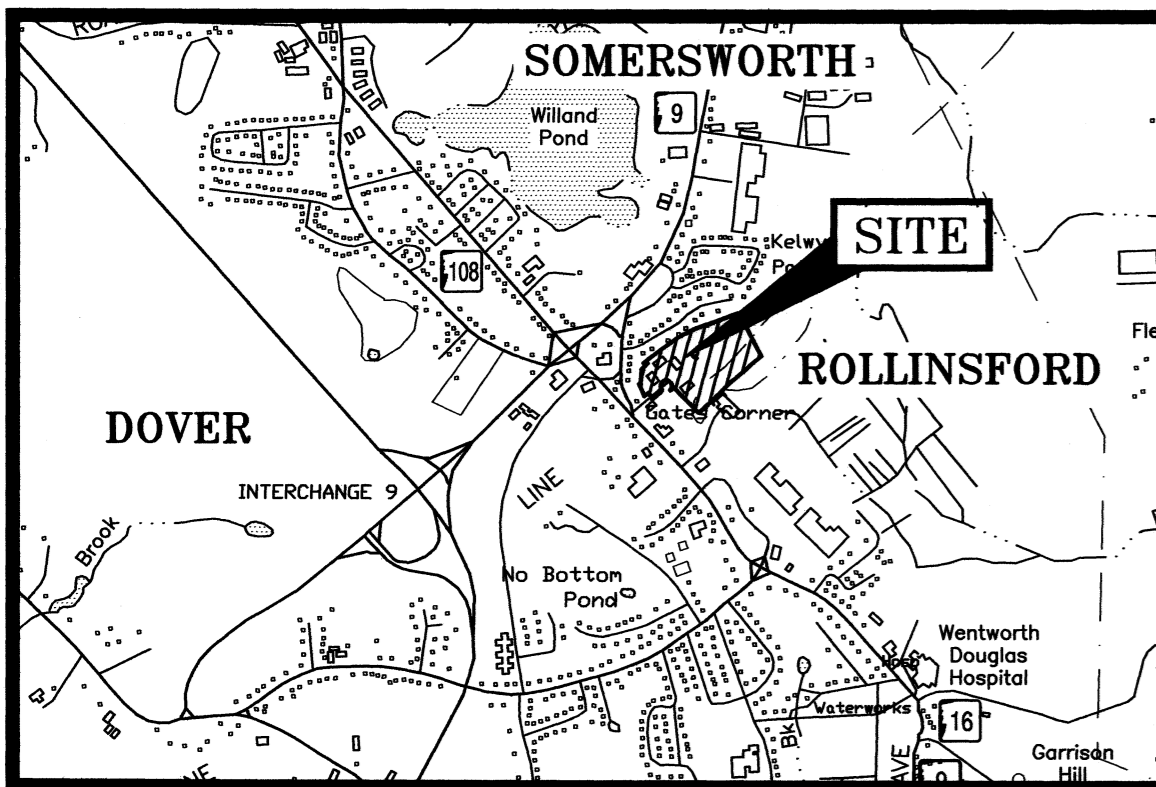
CITY OF DOVER

## DOVER PLANNING BOARD - AGENDA

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers – 288 Central Avenue, Dover, NH 03820  
Meeting Date: Tuesday, August 12, 2008  
Meeting Time: 7:00 pm

1. Citizens' Forum
2. Approval of minutes
3. New Business
  - A. Consideration and acceptance on a site plan of land for Churchill Realty Trust (Owners: Granite Village Apts., Rollinsford) Assessor's Map 38, Lot 12, located on Old English Village Rd. (63 units) \*(P05-07)
  - B. Consideration and acceptance of a minor lot line adjustment of land for Scott & Christine Wellington, Craig & Linda Bonneau, Assessor's Map 15, Lots 63 & 65, located on Rutland Street. \*(P08-27)
  - C. Consideration and acceptance of a minor lot line adjustment of land for Hampshire Controls Corp (Owners: Anthony Consentino Revocable Trust & Boston & Maine RailRoad c/o Guilford Trans), Assessor's Map 31, Lots 4 & 11. \*(P08-28)
  - D. Consideration and acceptance of a Conditional Use Permit for Millstone Property LLC, Assessor's Map I, Lot 18-1, located at Durham Road/Route 108. \*(P08-29)
  - E. Consideration and acceptance of a minor lot line adjustment of land for Varney Brook Lands, LLC & Thornwood Commons, LLC, Assessor's Map K, Lot 19 & Map M, Lot 4. \*(P08-30)
  - F. Consideration and acceptance of a minor lot line adjustment of land for City of Dover (Owner: Gloria & Joseph Allis Revocable Trust, Assessor's Map 23, Lot 13. \*(P08-31)
  - G. Preliminary Design Review on a site plan for four (4) new commercial units and five (5) new residential units for Robert Mairs, Assessor's Map 24, Lot 104. \*(P08-32)
4. Old Business
  - A. Consideration and possible vote on a site plan of land and Conditional Use Permit for Summit Land Development, (Owner: Double Diamond South Holdings, LLC) Assessor's Map 15, Lot 21, zoned R-12 and I-1, located at 279 Locust St. (P08-13)
  - B. Discussion of Site Review/Subdivision Proposals
5. Staff Comments
6. Committee Reports
7. Adjournment

\* Indicates that if the application is accepted for discussion, the public hearing will be held the same evening, at which time any interested party may offer comment to the Planning Board. Persons with questions or wishing to see the plans are invited to visit the Planning Office.  
Plans and applications are available for inspection in the Planning Office, weekdays from 8:00 am to 4:00 pm and until 6:00 pm on Wednesday.



LOCATION MAP SCALE: 1" = 2000'

**ROLLINSFORD ABUTTERS**

- Map 1 / Lot 2  
N P Down, LLC  
c/o Northstar Properties  
150 East 58th Street  
New York, NY 10155
- Map 1 / Lot 2-1  
Michael Downs & Mark Bowen  
Dover Bowl  
887 B Central Avenue  
Dover, NH 03820
- Map 1 / Lot 3  
Arthur & Josephine Balomenos  
59 Park Street  
Dover, NH 03820
- Map 5 / Lot 9  
Helen Merrill  
33 Kelywn Drive  
Somersworth, NH 03878
- Map 5 / Lot 10  
Charles A. & Maureen G. Merrill  
31 Kelywn Drive  
Somersworth, NH 03878
- Map 5 / Lot 11  
Robert & Mary Blair  
29 Kelywn Drive  
Somersworth, NH 03878
- Map 5 / Lot 44  
Paul and Sandra Enoch  
14 Pinecrest Lane  
Dover, NH 03820
- Map 5 / Lot 45  
Owen L. Whisnant  
18 Pinecrest Lane  
Dover, NH 03820
- Map 5 / Lot 46  
Fred & Barbara Seavey  
22 Pinecrest Lane  
Dover, NH 03820
- Map 5 / Lot 48  
Candace B. McKinniss  
30 Pinecrest Lane  
Dover, NH 03820
- Map 5 / Lot 49  
Robert Grenier, Trustee  
R. J. Grenier Trust  
34 Pinecrest Lane  
Dover, NH 03820
- Map 5 / Lot 50  
Margaret Pridham  
38 Pinecrest Lane  
Dover, NH 03820
- Map 5 / Lot 51  
Roland & Sylvie Doirin  
44 Pinecrest Lane  
Dover, NH 03820
- Map 5 / Lot 52  
Paul M. & Wendy L. Cloutier  
43 Pinecrest Lane  
Dover, NH 03820
- Map 5 / Lot 53  
Michael Gibbs  
37 Pinecrest Lane  
Dover, NH 03820
- Map 5 / Lot 54  
Marguerite Michaud  
33 Pinecrest Lane  
Dover, NH 03820
- Map 5 / Lot 55  
Michael & Susan Curry  
29 Pinecrest Lane  
Dover, NH 03820
- Map 5 / Lot 56  
Peter Blais  
73 Christopher Road  
North Yarmouth, ME 04097

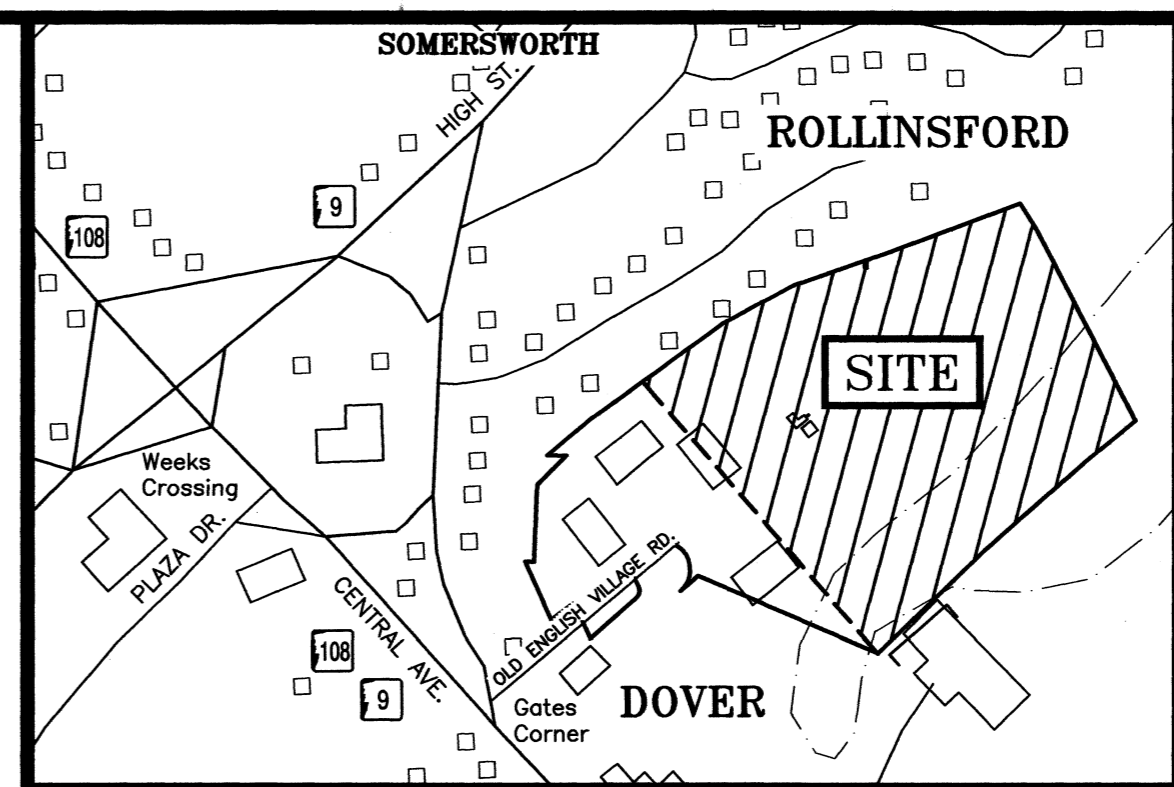
**ROLLINSFORD ABUTTERS, Cont'd**

- Map 5 / Lot 57  
Michael Green  
19 Pinecrest Lane  
Dover, NH 03820
- Map 5 / Lot 58  
Richard Sargeant  
3 Pinecrest Lane  
Dover, NH 03820
- Map 38 / Lot 9A2  
Mitchell A. & Edmond A. Hyder  
Irrevocable Trust of 1993  
Suite 201, One Raynes Ave  
Portsmouth, NH 03801-3720
- Map 39 / Lot 9D  
Mark F. Bowen & Michael Downs  
887 B Central Avenue  
Dover, NH 03820
- Map 38 / Lot 10  
Nantucket Holding Company, LLC  
210 Commerce Way, Suite #100  
Portsmouth, NH 03801
- Map 38 / Lot 10A  
State of New Hampshire  
J. O. Morton Building  
Concord, NH 03301
- Map 38 / Lot 11  
W. Shaheen & Douglas Rogers  
140 Washington Street  
Dover, NH 03820
- Map 38 / Lot 11B  
256 Investment Assoc.  
DBA Wendy's Old  
Fashioned Hamburgers  
625 Amherst Street  
Nashua, NH 03063
- Map 38 / Lot 12A  
911 Central LLC  
12 West Concord Street  
Dover, NH 03820
- Map 38 / Lot 13  
Pizza Hut of America, Inc.  
c/o Capital Pizza of N.H., Inc.  
3445 North Webb Road  
Wichita, KS 67226
- Map 38 / Lot 14  
Mainly Rochester Pizza, LLC  
155 Center Street, Bldg. G Box 7  
Auburn, ME 04210
- Map 38 / Lot 34  
TK Properties, Inc.  
70 Scott Drive  
Westbrook, ME 04092
- Map 38 / Lot 35  
TK Properties, Inc.  
70 Scott Drive  
Westbrook, ME 04092
- Map 38 / Lot 36  
Kevin F. Reichlin  
15 Weeks Lane  
Dover, NH 03820
- Map 38 / Lot 39  
Franklin & Jethanna Pinkham, Trustee  
Pinkham Revocable Living Trust  
1 Pinecrest Lane  
Dover, NH 03820
- Map 38 / Lot 40  
Richard G. Sargeant  
3 Pinecrest Lane  
Dover, NH 03820
- Mr. Steve Stancel  
Dover Planning Department  
288 Central Avenue  
Dover, NH 03820

- LEGEND:**
- N/F NOW OR FORMERLY
  - RP RECORD OF PROBATE
  - SCRD STRAFFORD COUNTY
  - RR SPK RAILROAD SPIKE
  - IR FND IRON ROD FOUND
  - IP FND IRON PIPE FOUND
  - IR SET IRON ROD SET
  - DH FND DRILL HOLE FOUND
  - DH SET DRILL HOLE SET
  - NHFB NHDOT BOUND FOUND
  - TB TOWN BOUND
  - BND w/DH BOUND WITH DRILL HOLE
  - ST BND w/DH STONE BOUND w/ DRILL HOLE

- PLAN REFERENCES:**
- 1) PLAN OF LAND FOR W. P. & D. J. McCARTHY, DEC. 1972. 1" = 50' BY CHARLES AXELROD. SCRD PLAN 39, POCKET 6, FOLDER 4.
  - 2) SUBDIVISION OF LOTS A, B, & C, HYDER MANAGEMENT OF DOVER, MARCH 1976, 1 IN. = 100 FT. BY G. L. DAVIS & ASSOCIATES. SCRD PLAN 17A - 69.
  - 3) SITE PLAN AUSTINS CENTRAL COMMERCIAL CONDOMINIUMS, 8-5-88, 1" = 50' BY McENEANEY SURVEY ASSOCIATES. SCRD PLAN 034A - 073.

- SITE EASEMENTS:**
- 1) 506/54: EASEMENT TO NEW ENGLAND TELEPHONE & TELEGRAPH - EASEMENT HAS BEEN RELEASED (3129/0728).
  - 2) 578/429: FLOWAGE RIGHTS TO THE STATE OF NEW HAMPSHIRE. EASTERLY SIDE OF NH ROUTE 16A OPPOSITE STATION 449+46.
  - 3) 687/485: SEWER LINE EASEMENT TO THE CITY OF DOVER. PINECREST LANE AREA PROPOSED SEWER.
  - 4) 934/335: UTILITY EASEMENT TO NEWENGLAND TELEPHONE & TELEGRAPH COMPANY AND PUBLIC SERVICE OF NEW HAMPSHIRE. SEE SCRD PLAN 53, POCKET 4, FOLDER 2.
  - 5) 1771/613 & 1771/614: DRAINAGE RELEASES TO THE STATE OF NEW HAMPSHIRE. NHDOT DOVER/SOMERSWORTH STP-M-X-5125.
  - 6) 1357/372: CABLE TV MULTI-UNIT AGREEMENT BY AND BETWEEN CONTINENTAL CABLEVISION AND CHURCHILL FORBES.

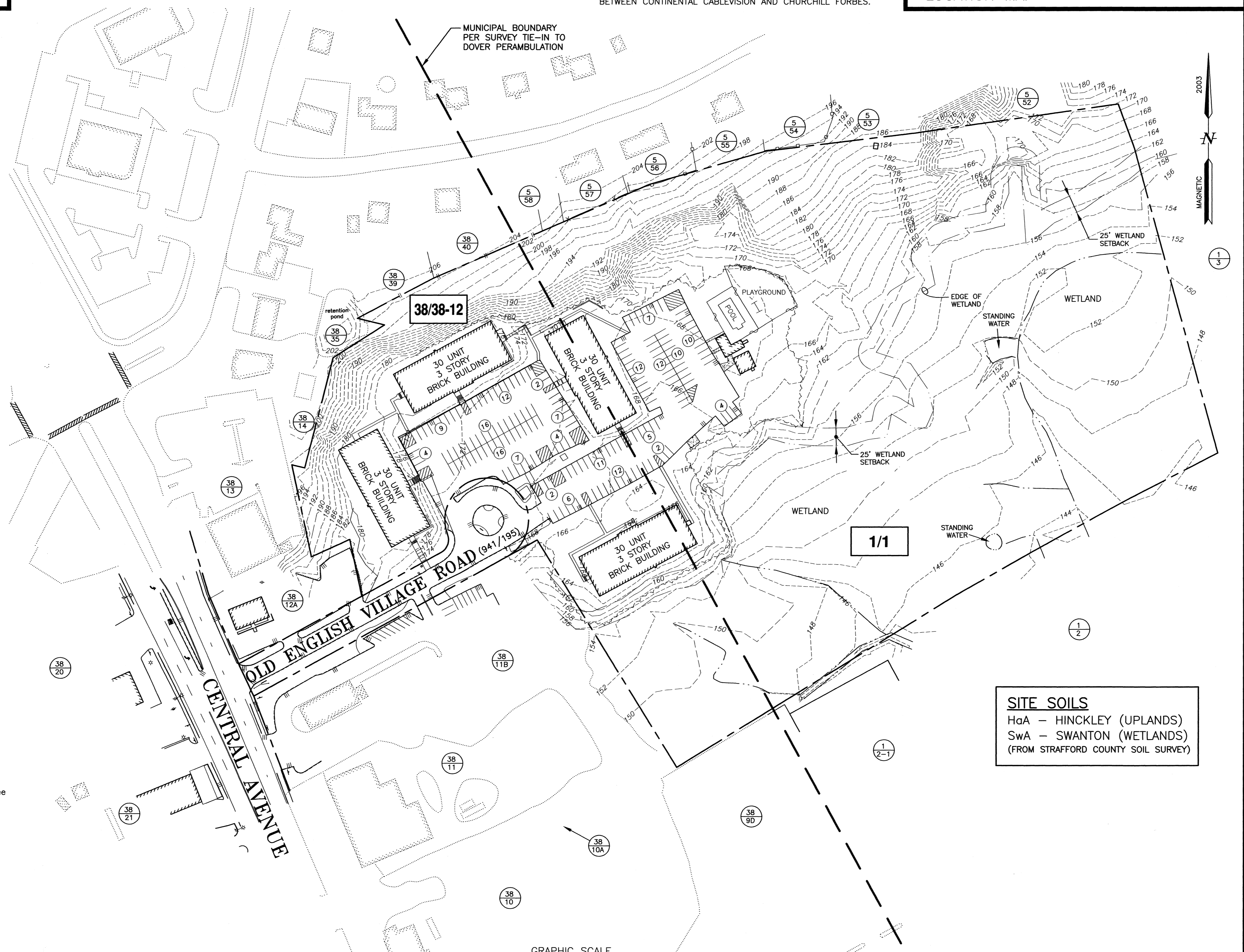


LOCATION MAP TAX MAP SCALE: 1" = 400'

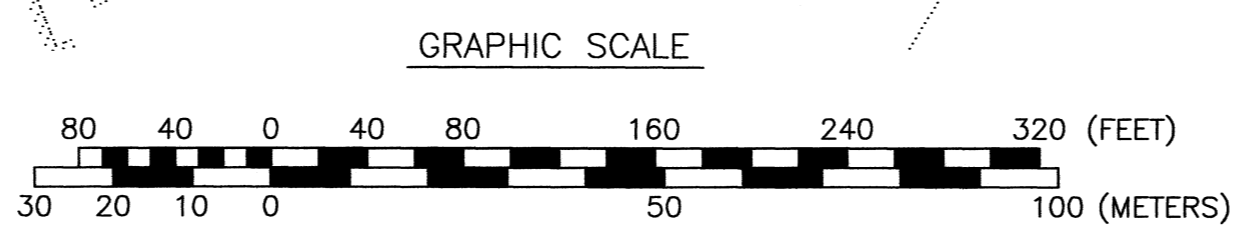
**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors

200 Griffin Road, Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

- NOTES:**
- 1) PARCEL IS SHOWN ON THE TOWN OF ROLLINSFORD ASSESSOR'S MAP 1 AS LOT 1. THE PORTION IN DOVER IS ON THE CITY OF DOVER TAX MAP 38 AS LOT 38-12.
  - 2) OWNERS OF RECORD:  
CHURCHILL REALTY TRUST  
FRANK M. RESNEK & GERALD D. ROSEN, TRUSTEES  
7 WELLS AVENUE  
NEWTON, MA 02159  
SCRD 984 / 51, SCRD 1675 / 87 & SCRD 1668 / 720
  - 3) PARCELS ARE NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 330190 0005 B, APRIL 2, 1986 (ROLLINSFORD) AND FIRM PANEL 330145 0005 B, APRIL 15, 1980 (DOVER).
  - 4) EXISTING LOT AREA:  
509,839 S.F.  
11.7043 ACRES
  - 5) PARCEL IS LOCATED IN:  
COMMERCIAL - C2 DISTRICT (ROLLINSFORD)
  - 6) DIMENSIONAL REQUIREMENTS:  
**TOWN OF ROLLINSFORD**  
MIN. LOT AREA: 20,000 S.F.  
MIN. LOT WIDTH: 100 FEET  
FRONTAGE: 80 FEET  
SETBACKS: FRONT 25 FEET  
SIDE 15 FEET  
REAR 15 FEET  
SETBACK TO PARKING AREAS: 50% OF REQ'D BUILDING SETBACK  
MAX. BUILDING HEIGHT: 40 FEET  
MAX. LOT COVERAGE: 30%
  - 7) PARCEL IS SERVED BY MUNICIPAL SEWER AND WATER FROM CITY OF DOVER.
  - 8) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS AT THE SITE.
  - 9) WETLANDS WERE DELINEATED BY LUKE HURLEY OF GOVE ENVIRONMENTAL ON JULY 2003. FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC. DELINEATION WAS IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AS REQUIRED BY THE DES WETLANDS BUREAU. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL. THE WETLANDS DELINEATED ON THE ABOVE REFERENCED SITE ALSO MEET THE CRITERION OF POORLY DRAINED AS DEFINED IN SSSNNE SPECIAL PUBLICATION NO. 1 "HIGH INTENSITY SOIL MAP FOR NEW HAMPSHIRE STANDARDS" DATED JANUARY 1994. WETLAND LOCATION WAS UPDATED IN 2008.
  - 10) ELEVATIONS DEPICTED ARE BASE ON INFORMATION OBTAINED FROM THE CITY OF DOVER ENGINEER'S OFFICE AND WAS DERIVED FROM COORDINATES FOR CONTROL STATIONS TR34 AND TR35. THESE COORDINATES HAVE NOT BEEN ADJUSTED TO 1983 DATUM.
  - 11) SITE CONDITIONS ROLLINSFORD LAND:  
257,889 S.F. WETLAND  
28,961 S.F. GREATER THAN 25% SLOPE



**SITE SOILS**  
H<sub>2</sub>A - HINCKLEY (UPLANDS)  
S<sub>2</sub>W - SWANTON (WETLANDS)  
(FROM STRAFFORD COUNTY SOIL SURVEY)



**CHURCHILL REALTY TRUST  
OLD ENGLISH VILLAGE ROAD  
ROLLINSFORD & DOVER, N.H.**

4	REDESIGN	6/27/08
3	NOTES 1, 4, 5, & 6, REMOVE CALC. NOTE, & REC. AREA	4/2/2008
2	NOTE 12 & OPEN SPACE CALC	3/30/05
1	ADD LOCATION MAP, REC. AREAS, SITE EASEMENT INFO	1/19/05
0	ISSUED FOR APPROVAL	1/05/05

**REVISIONS**

NO.	DESCRIPTION	DATE

SCALE: 1" = 80' AUGUST 2003

**OVERALL SITE PLAN**

**C1**

APPROVED BY THE ROLLINSFORD PLANNING BOARD

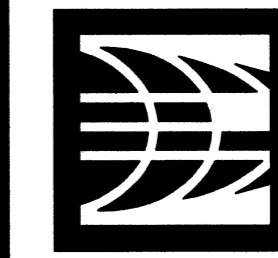
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**LANDSCAPE SCHEDULE**

I.D. No.	ITEM	SIZE	QUANTITY
1	ZELKOVA SERRATA "GREEN VASE" GREEN VASE ZELKOVA	2"-2.5" C.	5
2	PICEA P. GLAUCA COLORADO BLUE SPRUCE	5'-6'	2
3	FRAXINUS PENNSYLVANICA MARSHALL'S SEEDLESS ASH	2"-2.5" C.	3
4	MALUS "DONALD WYMAN" DONALD WYMAN CRABAPPLE	2"-2.5" C.	9
5	TAXUS M. HICKII HICK'S YEW	2"-2.5" BB	25
6	JUNIPERUS C. 'H. COLUMNARIS' COLUMNAR HETZ JUNIPER	5'-6'	15
7	HIBISCUS SYRIACUS "RED HEART" ROSE-OF-SHARON	5'-6" BHB	24
8	THUGA O. NIGRA DARK AMERICAN ARBORVITAE	5'-6'	168
9	PLANTINGS FOR SEASONAL COLOR		

**PLANTING NOTES**

- 1) ALL PLANT MATERIALS SHALL BE FIRST QUALITY NURSERY GROWN STOCK. ALL EVERGREEN TREES AND SHRUBS SHALL BE "HEAVY".
- 2) ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH NEW HAMPSHIRE LANDSCAPE ASSOCIATION STANDARDS AND GUARANTEED FOR ONE YEAR BY THE LANDSCAPE CONTRACTOR.
- 3) ALL TREES AND SHRUBS SHALL BE MULCHED WITH 4" OF AGED BARK MULCH.
- 4) ALL LAWN AREAS SHALL BE LOAMED WITH 4" OF CLEAN LOAM, FREE OF ROCKS, ROOTS AND TRASH. TURF GRASS SHALL BE ESTABLISHED BY HYDROSEEDING A MIX OF MULCH, SEED AND FERTILIZER. GRASS SEED SHALL BE A MIX OF 40% PERENNIAL RYE GRASS, 40% KENTUCKY BLUEGRASS, AND 20% CREEPING RED FESCUE, OR OTHER SUITABLE MIXES.

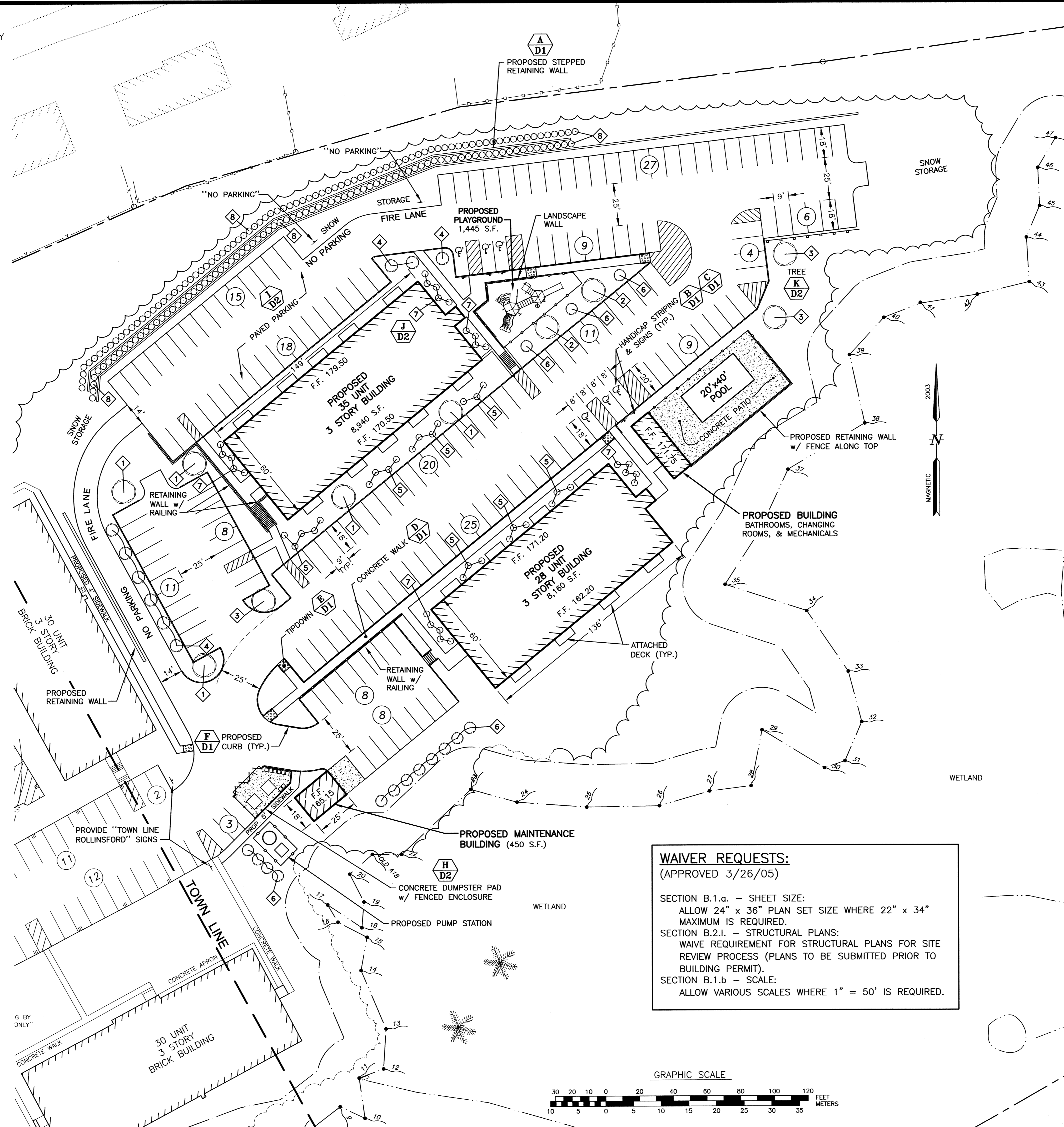


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**NOTES:**

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- 3) PARKING CALCULATIONS:  
REQUIRED PARKING:  
63 UNITS x 2.25 SPACES / UNIT = 142 SPACES  
  
PROVIDED PARKING: 182 + 6 ADA SPACES  
PARKING IN DOVER: 110 SPACES  
TOTAL PARKING: 298 SPACES



APPROVED BY THE ROLLINSFORD PLANNING BOARD

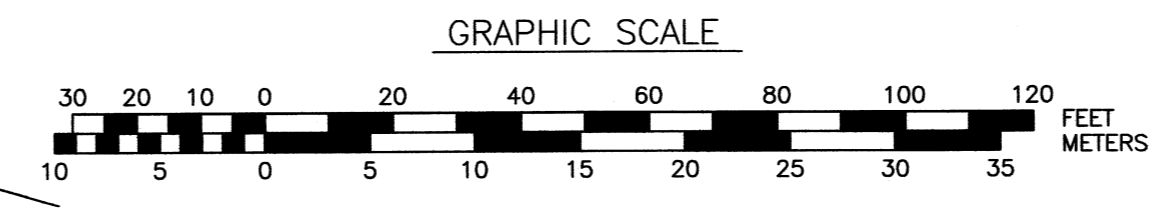
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**WAIVER REQUESTS:**  
(APPROVED 3/26/05)

SECTION B.1.a. - SHEET PLAN:  
ALLOW 24" x 36" PLAN SET SIZE WHERE 22" x 34" MAXIMUM IS REQUIRED.

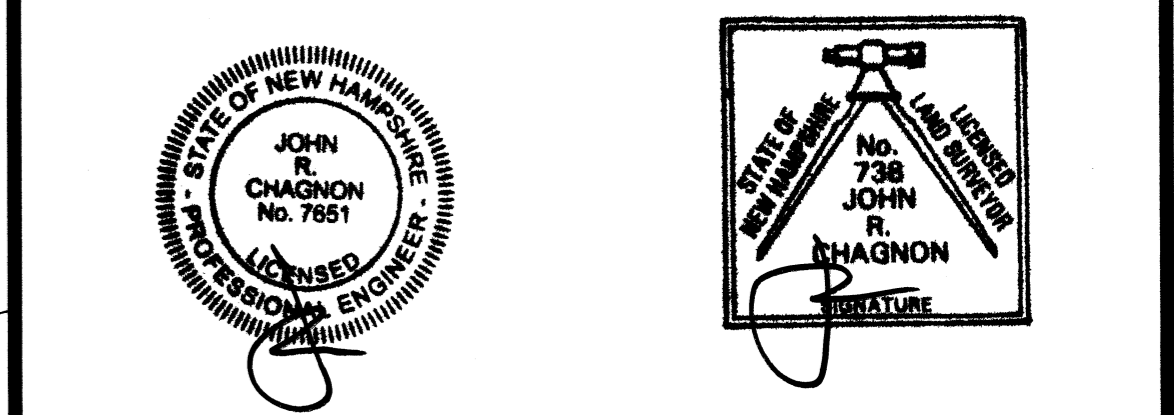
SECTION B.2.1. - STRUCTURAL PLANS:  
WAIVE REQUIREMENT FOR STRUCTURAL PLANS FOR SITE REVIEW PROCESS (PLANS TO BE SUBMITTED PRIOR TO BUILDING PERMIT).

SECTION B.1.b - SCALE:  
ALLOW VARIOUS SCALES WHERE 1" = 50' IS REQUIRED.



**CHURCHILL REALTY TRUST**  
**OLD ENGLISH VILLAGE ROAD**  
**ROLLINSFORD & DOVER, N.H.**

NO.	DESCRIPTION	DATE
6	RELOCATE POOL	7/29/08
5	ADDED TOWN LINE	7/15/08
4	REDESIGN	6/27/08
3	REVISED SITE LAYOUT	6/4/08
2	FIRE LANE MARKINGS, LAYOUT, LANDSCAPE, SIGNS	3/30/05
1	ADD PARKING, REC AREAS, NOTE 3	1/19/05
0	ISSUED FOR APPROVAL	1/05/05

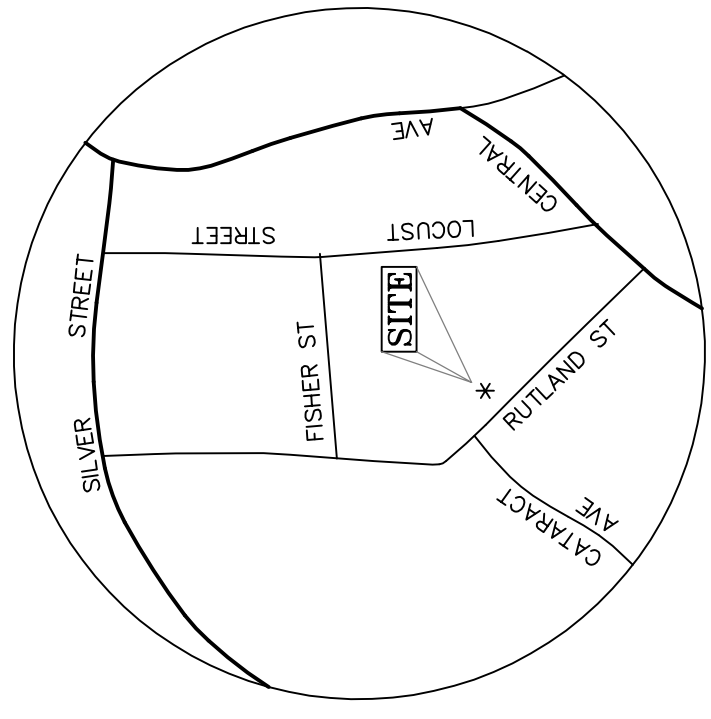


SCALE: 1" = 30' OCTOBER 2004

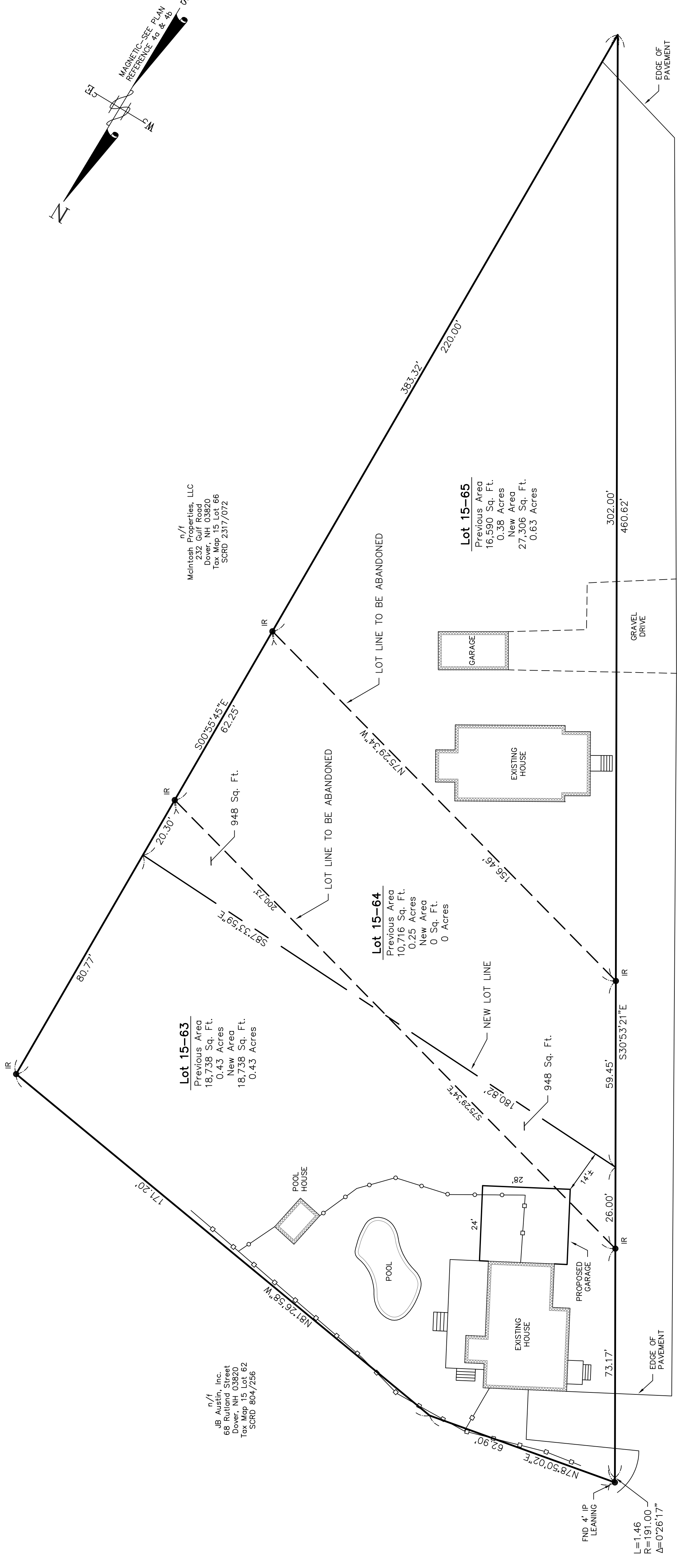
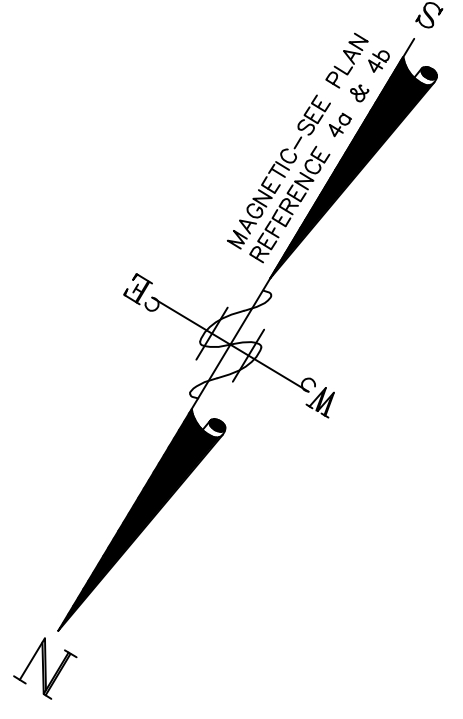
**LAYOUT & LANDSCAPING**  
**SITE PLAN**

**C2**





LOCATION PLAN



Rutland Avenue

Rutland Avenue

Catract Avenue

NOTES

- RANDOM TRAVERSE ERROR OF CLOSURE IS LESS THAN 1 PART IN 10,000.
- OWNERS OF RECORD:  
SCOTT P. WELLINGTON  
70 RUTLAND AVENUE  
DOVER, NH 03820  
AND  
TAX MAP 15, LOT 63  
BOOK 2181, PAGE 517 S.C.R.D.
- ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS:  
a. ZONING DISTRICT R-12  
b. MINIMUM LOT SIZE IS 12,000 Sq. Ft.  
c. MINIMUM LOT FRONTAGE IS 100 Ft.  
d. BUILDING SETBACKS:  
FRONT: NO CLOSER THAN EXISTING STRUCTURE  
SIDE: 6' PER GRANDFATHERED LOT  
REAR: 15'

LEGEND

- o SET 5/8" IRON ROD w/D. CAP STAMPED "ATLANTIC LLS 881"
- FOUND MONUMENTATION AS NOTED
- ⊕ UTILITY POLE
- ⊙ SEWER MANHOLE
- ⊞ NH HIGHWAY BOUND
- n/f NOW OR FORMERLY
- STOCKADE FENCE
- PICKET FENCE
- - - BUILDING SETBACK LINE

CITY OF DOVER  
PLANNING BOARD APPROVAL

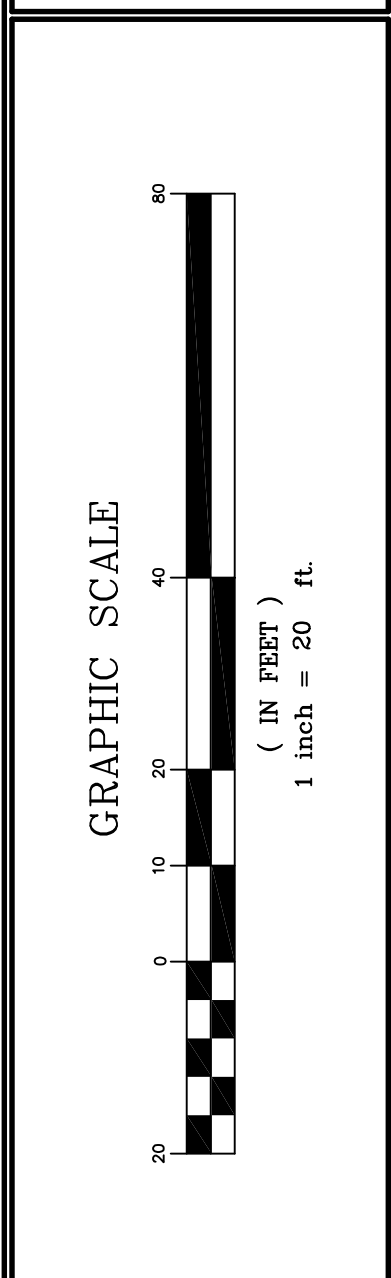
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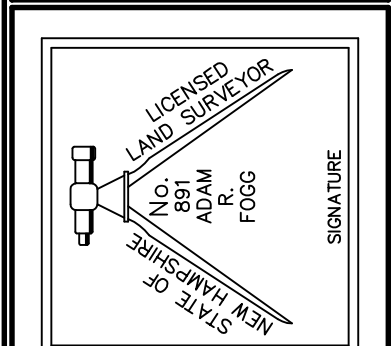
**Boundary Line Adjustment**  
PREPARED FOR  
**Scott & Christine Wellington**  
AND  
**Craig & Linda Bonneau**  
70 & 72 Rutland Avenue, Dover, N.H.

ISSUE	DATE	DESCRIPTION	BY	CHKD.	APP.

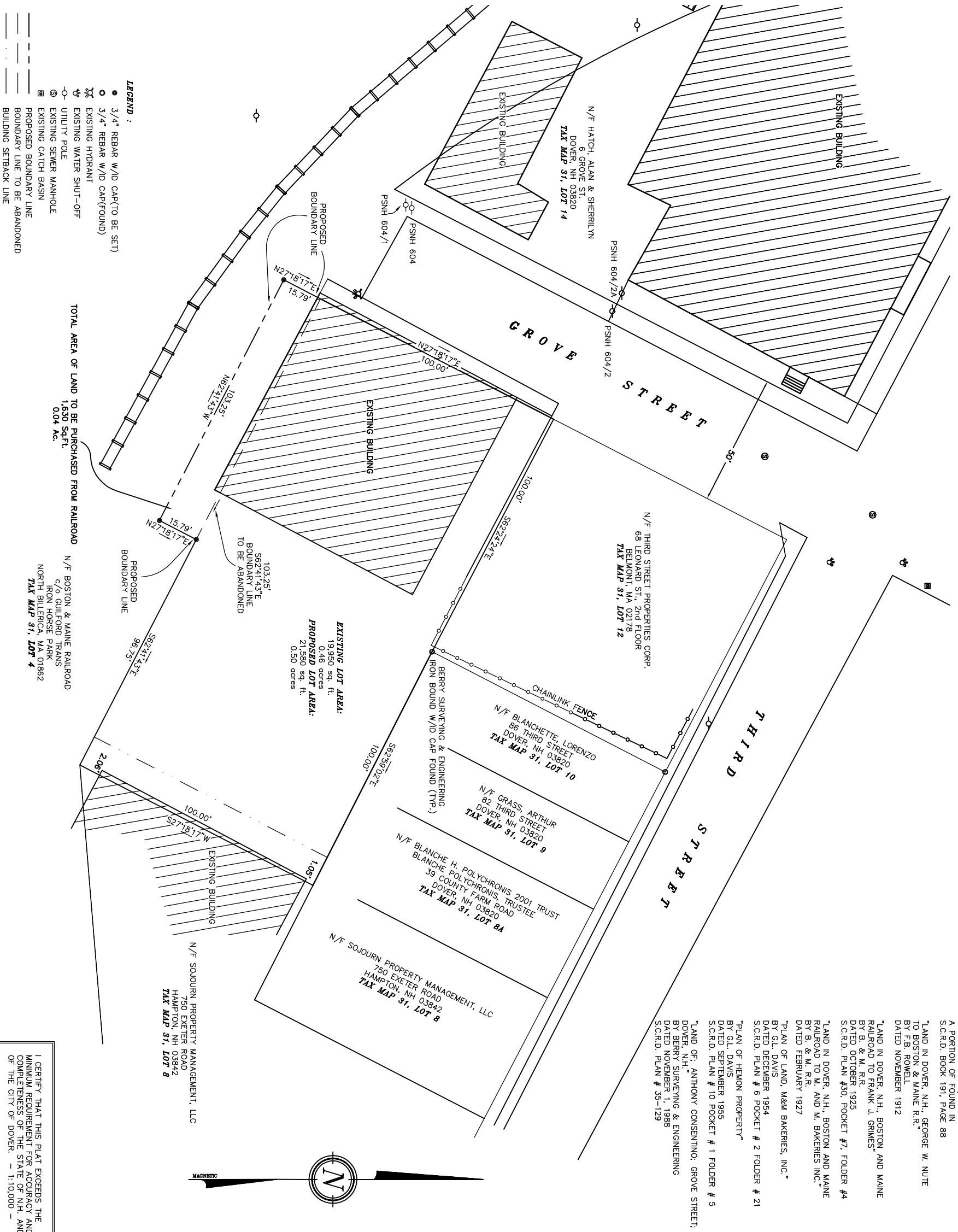


**ATLANTIC**  
SURVEY CO., LLC  
149 Mill Road, Durham, New Hampshire 03824

PREPARED BY:  
SURVEYORS  
PLANNERS  
SEPTIC DESIGNERS  
603-659-8939



DATE:	June, 2008
FIELDWORK BY:	AF, TF
DESIGNED BY:	AF
CAD FILE:	08117
PROJECT No.:	08117
SHEET	1 OF 1



- LEGEND :**
- 3/4" REBAR W/D CAP(TO BE SET)
  - 3/4" REBAR W/D CAP(FOUND)
  - ⊕ EXISTING HYDRANT
  - ⊕ EXISTING WATER SHUT-OFF
  - UTILITY POLE
  - ⊕ EXISTING SEWER MANHOLE
  - ⊕ EXISTING CATCH BASIN
  - PROPOSED BOUNDARY LINE
  - BOUNDARY LINE TO BE ABANDONED
  - BUILDING SETBACK LINE

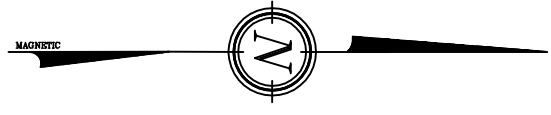
TOTAL AREA OF LAND TO BE PURCHASED FROM RAILROAD  
1,530 Sq.Ft.  
0.04 Ac.

N/F BOSTON & MAINE RAILROAD  
c/o GUILFORD TRAMS  
IRON HORSE PARK  
NORTH BILERICA, MA 01862  
**TAX MAP 31, LOT 4**

**EXISTING LOT AREA:**  
19,950 sq. ft.  
0.46 acres

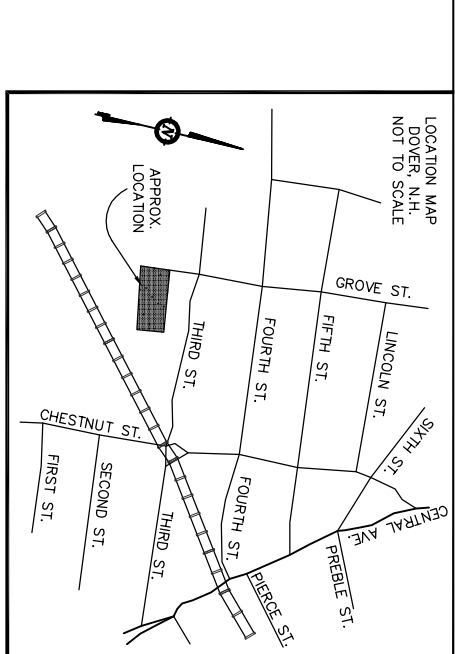
**PROPOSED LOT AREA:**  
21,580 sq. ft.  
0.50 acres

- PLAN REFERENCES :**
- "LARGE PLAN" BY ALEX WADSWORTH DATED MARCH 19, 1842 A PORTION OF FOUND IN S.C.R.D. BOOK 191, PAGE 88
  - "LAND IN DOVER, N.H., GEORGE W. NUTE TO BOSTON & MAINE R.R." BY F.B. ROWELL DATED NOVEMBER 1912
  - "LAND IN DOVER, N.H., BOSTON AND MAINE RAILROAD TO FRANK J. GRIMES" BY B. & M. R.R. DATED OCTOBER 1925 S.C.R.D. PLAN #30, POCKET #7, FOLDER #4
  - "LAND IN DOVER, N.H., BOSTON AND MAINE RAILROAD TO M. AND M. BAKERIES INC." BY G.L. DAVIS DATED FEBRUARY 1927
  - "PLAN OF LAND, M&M BAKERIES, INC." BY G.L. DAVIS DATED DECEMBER 1954 S.C.R.D. PLAN # 6 POCKET # 2 FOLDER # 21
  - "PLAN OF HEMON PROPERTY" BY G.L. DAVIS DATED SEPTEMBER 1955 S.C.R.D. PLAN # 10 POCKET # 1 FOLDER # 5
  - "LAND OF ANTHONY CONSENTINO: GROVE STREET: DOVER, N.H." BY BERRY SURVEYING & ENGINEERING DATED NOVEMBER 1, 1988 S.C.R.D. PLAN # 35-129

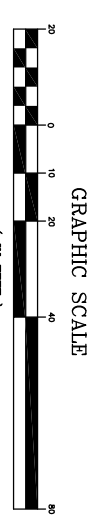


I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF DOVER. - 1:10,000 -

DAVID A. BERRY ULS 328 DATE



- NOTES:**
- 1.) OWNER: ANTHONY CONSENTINO REVOCABLE TRUST BY ANTHONY CONSENTINO, TRUSTEE P.O. BOX 70346 SEATTLE, WA 98127
  - a.) TAX MAP 31, LOT 11
  - b.) LOT AREA: EXISTING: 19,950 Sq.Ft., 0.46 Ac. PROPOSED: 21,580 Sq.Ft., 50 Ac.
  - c.) S.C.R.D. BOOK 2926, PAGE 454
  - 2.) OWNER: BOSTON & MAINE RAILROAD c/o GUILFORD TRAMS IRON HORSE PARK NORTH BILERICA, MA 01862
  - a.) TAX MAP 31, LOT 4
  - b.) LOT AREA: EXISTING: 2.79 Ac. ± PROPOSED: 2.75 Ac. ±
  - c.) S.C.R.D. BOOK 299, PAGE 9
  - 3.) APPLICANT: HAMPSHIRE CONTROLS, CORP. 1 GROVE STREET DOVER, NH 03820
  - 4.) ZONING: B-2 MINIMUM LOT SIZE: NONE MINIMUM FRONTAGE: NONE MAXIMUM LOT COVERAGE: 70% MAXIMUM BUILDING HEIGHT: 75' SETBACKS: FRONT: NONE SIDE: NONE REAR: 12'
  - 5.) BUILDING COVERAGE AT CURRENT LOT SIZE: 35% BUILDING COVERAGE AT PROPOSED LOT SIZE: 33%



**LOT LINE REVISION**

REVISION	DATE	DESCRIPTION

LOT LINE REVISION PLAN  
LAND OF  
ANTHONY CONSENTINO REVOCABLE TRUST  
AND  
BOSTON & MAINE RAILROAD  
GROVE STREET  
DOVER, N.H.  
**TAX MAP 31, LOT 4 & 11**

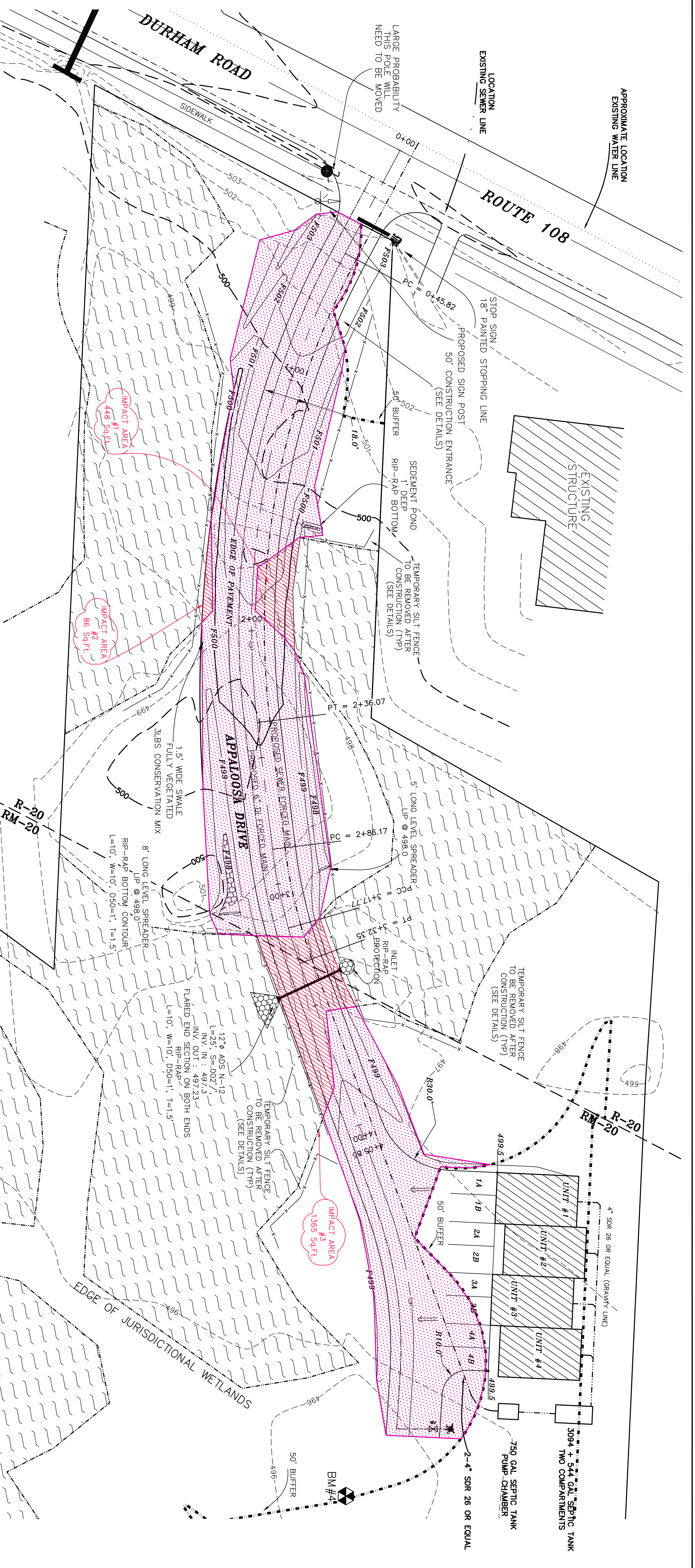
**BERRY SURVEYING & ENGINEERING**

148 SECOND CROWN POINT RD.  
BARRINGTON, N.H. 352-2863

SCALE : 1 IN. EQUALS 20 FT.

DATE : JULY 28, 2008

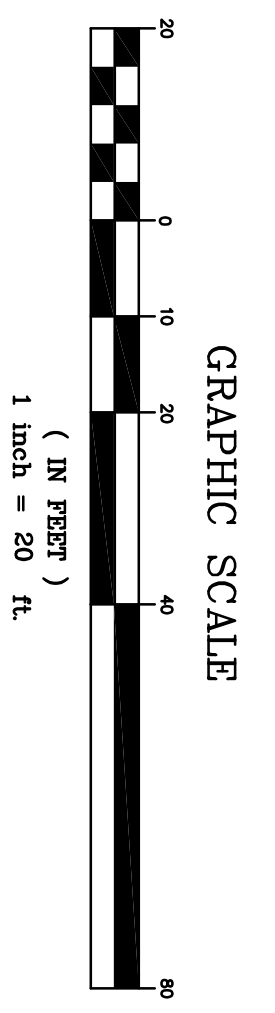
FILE NO. : DB 2008 - 007



**GENERAL CONSTRUCTION NOTES :**

- 1.) STONE CHECK DAMS WILL BE INSTALLED EVERY 25' IN THE CENTER OF THE DITCH
- 2.) PLEASE SEE DETAILS.
- 3.) IF THERE ARE PROBLEMS WITH THE PLANS AS PRESENTED THE DESIGN ENGINEER WILL BE NOTIFIED WITHIN 24 HOURS, SO AN APPROPRIATE SOLUTION CAN BE SOUGHT.
- 4.) THIS PROJECT WILL NEED A SWPPP & NOI, WHICH THE DESIGN ENGINEER CAN PROVIDE.
- 5.) ALL DRAINAGE STRUCTURES WILL BE IN PLACE IN AN ADEQUATE AMOUNT OF TIME WITH PROPER SEDIMENT CONTROL DURING CONSTRUCTION.
- 6.) SILT FENCE WILL BE PLACED AROUND THE ENTIRE DISTURBED AREA UNTIL SUCH TIME THAT ALL DISTURBED AREAS ARE STABLE
- 7.) ALL AREAS WHICH ARE DISTURBED IN ANY WAY DURING ROAD/BUILDING CONSTRUCTION WILL BE LOADED AND SEEDED.
- 8.) THOUGH DITCHES ARE STABLE POST CONSTRUCTION, IT IS RECOMMENDED CURLEY II ENFORCER IS STAPLED IN DITCH TO PREVENT EROSION DURING CONSTRUCTION.
- 9.) HOURS OF CONSTRUCTION ARE LIMITED TO M--F 7AM--7PM, SAT 8AM--6PM

- 1.) TOTAL IMPACTED AREA (WETLANDS) ~ 1899 Sq.Ft.
- 2.) TOTAL IMPACTED AREA (BUFFER) ~ 16,267 Sq.Ft.



**UTILITY NOTE :**

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR, THE ENGINEER, AND THE ENGINEER'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE UTILITIES SHOWN. THE SURVEYOR'S REPRESENTATIVE DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

**"TOTAL IMPACT PLAN"**

REVISION	DATE	DESCRIPTION

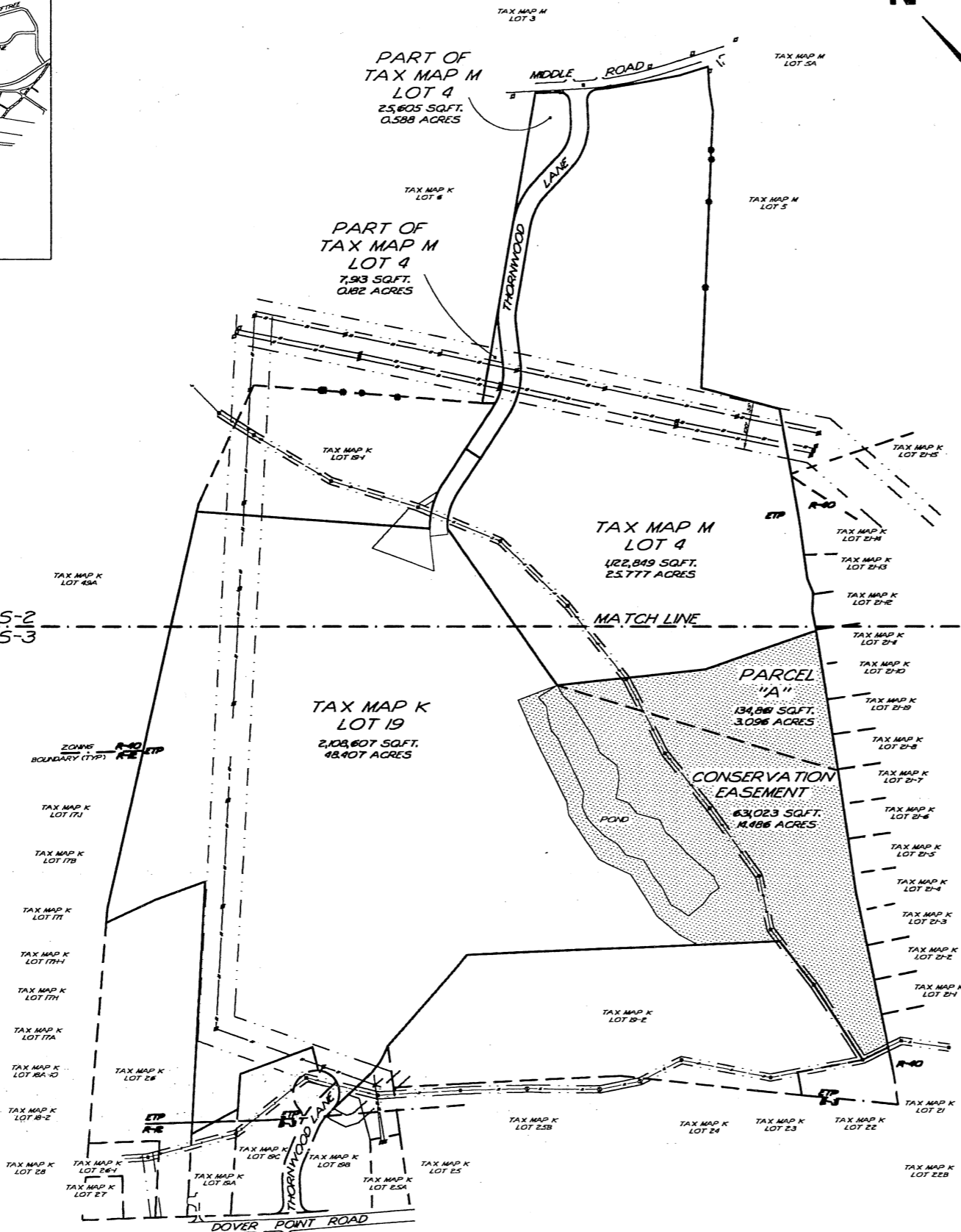
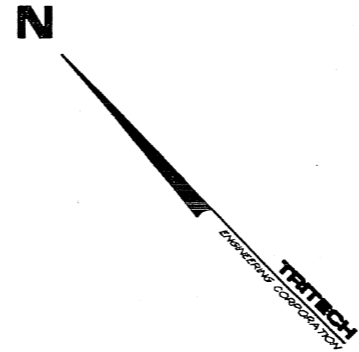
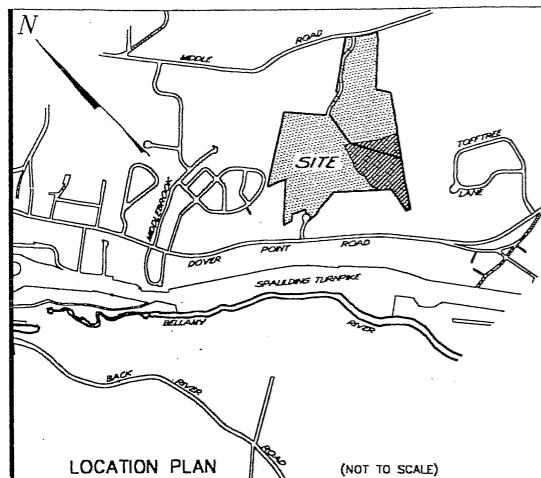
CONDITIONAL USE PERMIT FOR MILLSTONE PROPERTIES L.L.C. ROUTE 108 / DURHAM ROAD DOVER, N.H.

**TAX MAP I-2, LOT 18-1**

**BERRY SURVEYING & ENGINEERING**  
 DAVID A. BERRY  
 PROFESSIONAL ENGINEER  
 NO. 1088

SCALE : 1 IN. EQUALS 20 FT.  
 DATE : FEBRUARY 5, 2007  
 FILE NO. : DB 2007-015

THE WETLANDS SHOWN HAVE BEEN TAKEN OFF FROM THE RECORDED PLAN IN PLAN REFERENCE #1 BERRY SURVEYING & ENGINEERING TAKES NO RESPONSIBILITY FOR SHOWN WETLANDS.



**NOTES**

- INTENT: TO ADJUST THE PROPERTY LINES BETWEEN TAX MAP K LOT 19 AND MAP M LOT 4, BY ADDING PARCEL "A" (4.32 ACRES) TO MAP K LOT 19.
- CURRENT OWNER: MAP K LOT 19  
 VARNEY BROOK LANDS, LLC.  
 340 CENTRAL AVENUE, SUITE 202  
 DOVER, N.H.  
 MAP M LOT 4  
 THORNWOOD COMMONS, LLC.  
 42 J DOVER POINT ROAD  
 DOVER, N.H.
- LOT AREA: MAP K LOT 19 ORIGINAL 2,108,607 SQ.FT. - 48.407 ACRES  
 PARCEL "A" + 134,861 SQ.FT. - 3.096 ACRES  
 FINAL 2,243,468 SQ.FT. - 51.503 ACRES  
 MAP M LOT 4 ORIGINAL 1,224,192 SQ.FT. - 28.104 ACRES  
 PARCEL "A" + 134,861 SQ.FT. - 3.096 ACRES  
 FINAL 1,089,331 SQ.FT. - 25.008 ACRES
- TAX MAP K LOT 19 & MAP M LOT 4.
- PROJECT DEED REFERENCE: MAP K LOT 19 BOOK 3660 PAGE 351  
 MAP M LOT 4 BOOK 3660 PAGE 318
- ZONING: ETP  
 MIN. LOT SIZE: 3 ACRES  
 MIN. FRONTAGE: N/A  
 MIN. BUILDING SETBACKS:  
 FRONT: 50 FEET  
 SIDE: 50 FEET  
 REAR: 50 FEET
- BASIS OF BEARING: DOVER GIS SYSTEM WAS USED TO DETERMINE DIRECTION, LOCATION & ELEVATION.
- THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 34,000 AND WAS ACCOMPLISHED USING A LEICA TC703 TOTAL STATION, DURING THE MONTHS OF MARCH AND APRIL, 2005.
- PROJECT PLAN REFERENCE: SUBDIVISION PLAN ELLIOTT ROSE COMPANY OF DOVER, INC. THORNWOOD LANE DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORP. MARCH 14, 2007 SCRD 90-89  
 BOUNDARY LINE ADJUSTMENT PLAN ELLIOTT ROSE COMPANY OF DOVER INC. & THORNWOOD HOLDINGS, LLC. DOVER POINT ROAD AND MIDDLE ROAD DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORP. OCTOBER 2, 2006 SCRD 89-98, 99, 100  
 SUBDIVISION PLAN 26 DOVER POINT, LLC. 26 DOVER POINT ROAD DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORP. MAY 8, 2006 SCRD 88-27  
 BOUNDARY PLAN ELLIOTT ROSE COMPANY OF DOVER, INC. DOVER POINT ROAD DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORP. MAY 30, 2003 SCRD 71-85  
 BOUNDARY LINE ADJUSTMENT ELLIOTT ROSE COMPANY OF DOVER, INC. DOVER POINT ROAD DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORP. JUNE 28, 2002 SCRD 72-48  
 BOUNDARY LINE ADJUSTMENT MATT & HELEN WILLIAMS AND HELEN WILLIAMS DOVER POINT ROAD DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORP. NOVEMBER 13, 2001 SCRD 64-9
- SUBJECT PARCELS ARE NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD BOUNDARY. (COMMUNITY-PANEL NUMBER 33017C0340D, EFFECTIVE DATE: MAY 17, 2005).
- DURING THE MONTH OF JANUARY, 2005 NH SOILS CONSULTANTS CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987). ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA.
- THIS PROPERTY FALLS WITHIN THE CONSERVATION DISTRICT, ZONING ORDINANCE 170-27. AREAS WITHIN 50' OF DEFINED STREAM CHANNELS AND SLOPES IN EXCESS OF 20% ARE PART OF THE CONSERVATION DISTRICT AND THE REGULATIONS OF 170-27 APPLY. SLOPES ARE BASED ON ACTUAL FIELD TOPOGRAPHY, BOUNDARIES ARE APPROXIMATE.
- THESE WETLAND BOUNDARIES REVISED BY NH SOILS CONSULTANTS. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987). ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA.

**TRITECH**  
 ENGINEERING CORPORATION

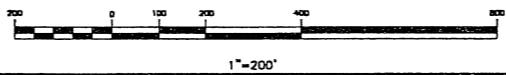
788 CENTRAL AVENUE  
 DOVER, NEW HAMPSHIRE 03860  
 TELEPHONE 603 742 8707  
 FAX 603 742 9630

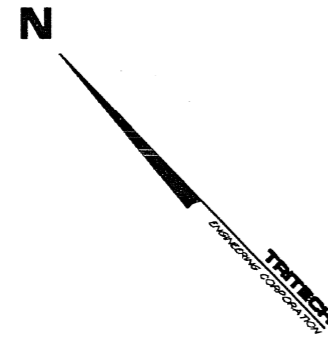
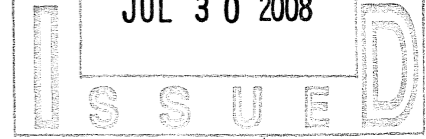
REVISIONS	DATE	DESCRIPTION

BOUNDARY LINE ADJUSTMENT  
 VARNEY BROOK LANDS, LLC.  
 AND THORNWOOD COMMONS, LLC.  
 MIDDLE ROAD AND  
 THORNWOOD LANE  
 DOVER, NEW HAMPSHIRE  
 JULY 30, 2008  
 JOB No. 04210  
 SCALE: 1" = 200'

SHEET NO.

**S-1**





TAX MAP M LOT 3  
ANN URBANOWICZ WILLIAMS  
154 MIDDLE ROAD  
DOVER, NH 03820

PART OF TAX MAP M LOT 4  
25,805 SQFT.  
0.588 ACRES

TAX MAP M LOT 5A  
DAVID YARRINGTON  
163 MIDDLE ROAD  
DOVER, NH 03820

TAX MAP K LOT 6  
PRESTON FAMILY REVOCABLE TRUST  
130 MIDDLE ROAD  
DOVER, NH 03820  
SC90 1937-21

PART OF TAX MAP M LOT 4  
7.93 SQFT.  
0.182 ACRES

TAX MAP M LOT 5  
MARK & SARON WENTWORTH  
P.O. BOX 0380  
DOVER, NH 03820  
SC90 1246-93

TAX MAP K LOT 19-1  
VARNY BROOK LANDS, LLC  
340 CENTRAL AVENUE, SUITE 202  
DOVER, NH

TAX MAP M LOT 4  
1089,339 SQFT.  
25.008 ACRES

TAX MAP K LOT 21-15  
ROGER D. & DEBORAH A. DRICK  
30 CONSTITUTION WAY  
DOVER, NH

TAX MAP K LOT 49A  
MEADOW WOOD #1  
DOVER HOMEOWNER ASSOC  
30 AUGUSTA WAY  
DOVER, NH

TAX MAP K LOT 19  
2,243,468 SQFT.  
51.503 ACRES

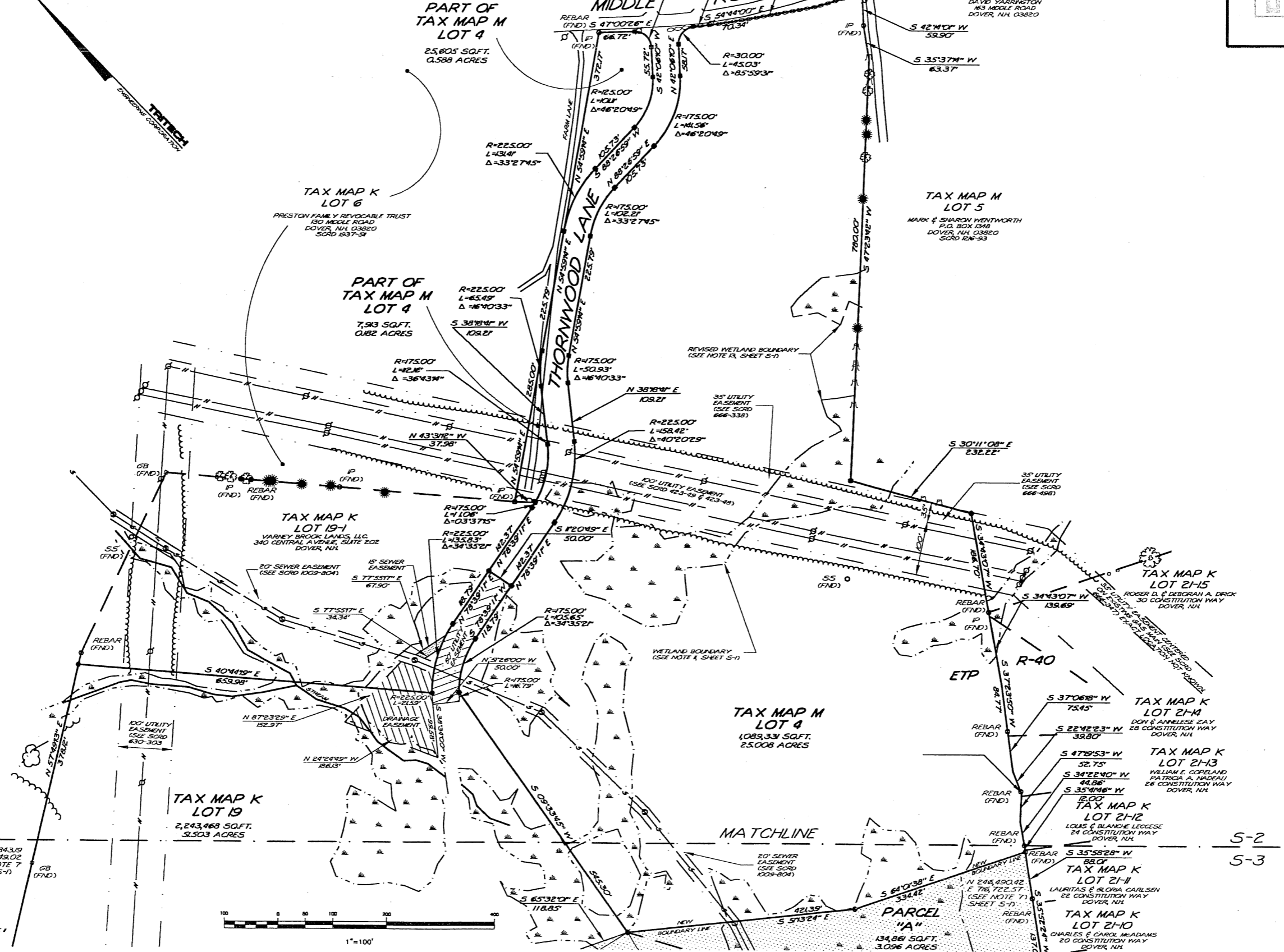
TAX MAP K LOT 21-4  
DON & ANNESE ZAY  
28 CONSTITUTION WAY  
DOVER, NH

TAX MAP K LOT 21-3  
WILLIAM E. COPELAND  
PATRICIA A. MADEAU  
26 CONSTITUTION WAY  
DOVER, NH

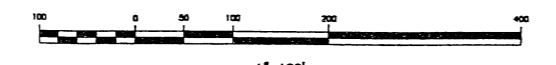
TAX MAP K LOT 21-2  
LOUIS & BLANDE LECESSE  
24 CONSTITUTION WAY  
DOVER, NH

TAX MAP K LOT 21-1  
LAURITAS & SIGRA CARLSEN  
22 CONSTITUTION WAY  
DOVER, NH

TAX MAP K LOT 21-0  
CHARLES & CAROL MADAMS  
20 CONSTITUTION WAY  
DOVER, NH



LEGEND  
○ UTILITY POLE  
— OVERHEAD WIRES  
— WIRE ORCHARD FENCE  
--- WETLAND BOUNDARY (SEE NOTE 1 ON SHEET S-1)



**TRITECH**  
ENGINEERING CORPORATION

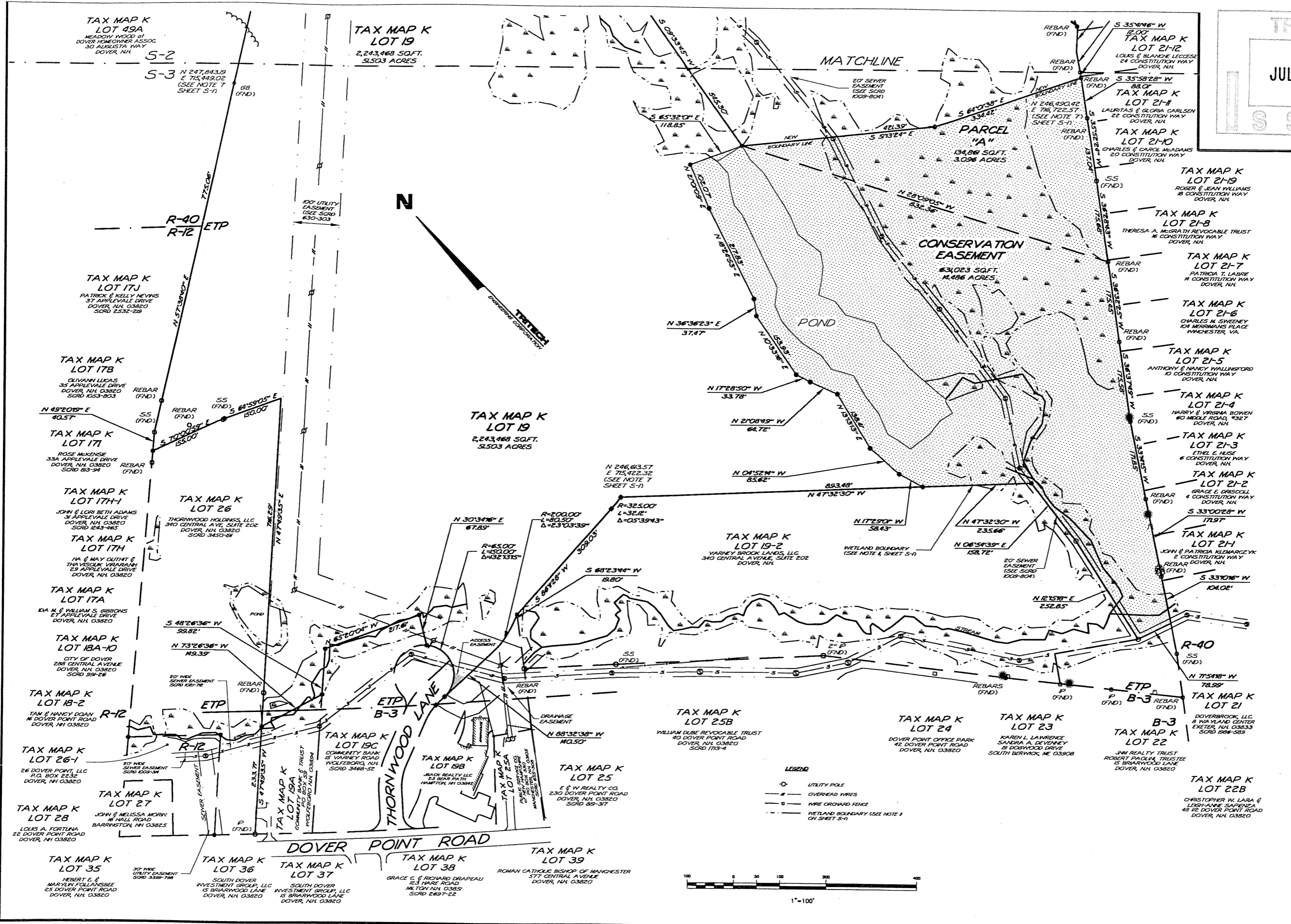
706 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03820  
TELEPHONE 603 742 8707  
FAX 603 742 8630

BOUNDARY LINE ADJUSTMENT  
VARNY BROOK LANDS, LLC,  
AND THORNWOOD COMMONS, LLC,  
MIDDLE ROAD AND  
THORNWOOD LANE  
DOVER, NEW HAMPSHIRE  
JULY 30, 2008  
JOB No. 04210  
SCALE: 1" = 100'

SHEET NO.  
**S-2**

REVISIONS	DESCRIPTION
DATE:	

TRITECH  
 JUL 30 2008  
 ISSUED



TRITECH  
 ENGINEERING CORPORATION  
 708 CENTRAL AVENUE  
 DOVER, NEW HAMPSHIRE 03820  
 TELEPHONE 603 742 8707  
 FAX 603 742 9830

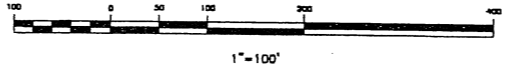
BOUNDARY LINE ADJUSTMENT  
 VARNEY BROOK LANDS, LLC,  
 AND THORNWOOD COMMONS, LLC,  
 MIDDLE ROAD AND  
 THORNWOOD LANE  
 DOVER, NEW HAMPSHIRE

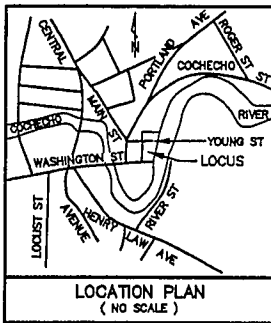
REVISIONS DATE:	DESCRIPTION:

JULY 30, 2008  
 JOB NO. 04210  
 SCALE: 1" = 100'

SHEET NO. **6-3**

- LEGEND
- UTILITY POLE
  - OVERHEAD WIRES
  - WIRE ORCHARD FENCE
  - - - WETLAND BOUNDARY (SEE NOTE 1 ON SHEET S-1)





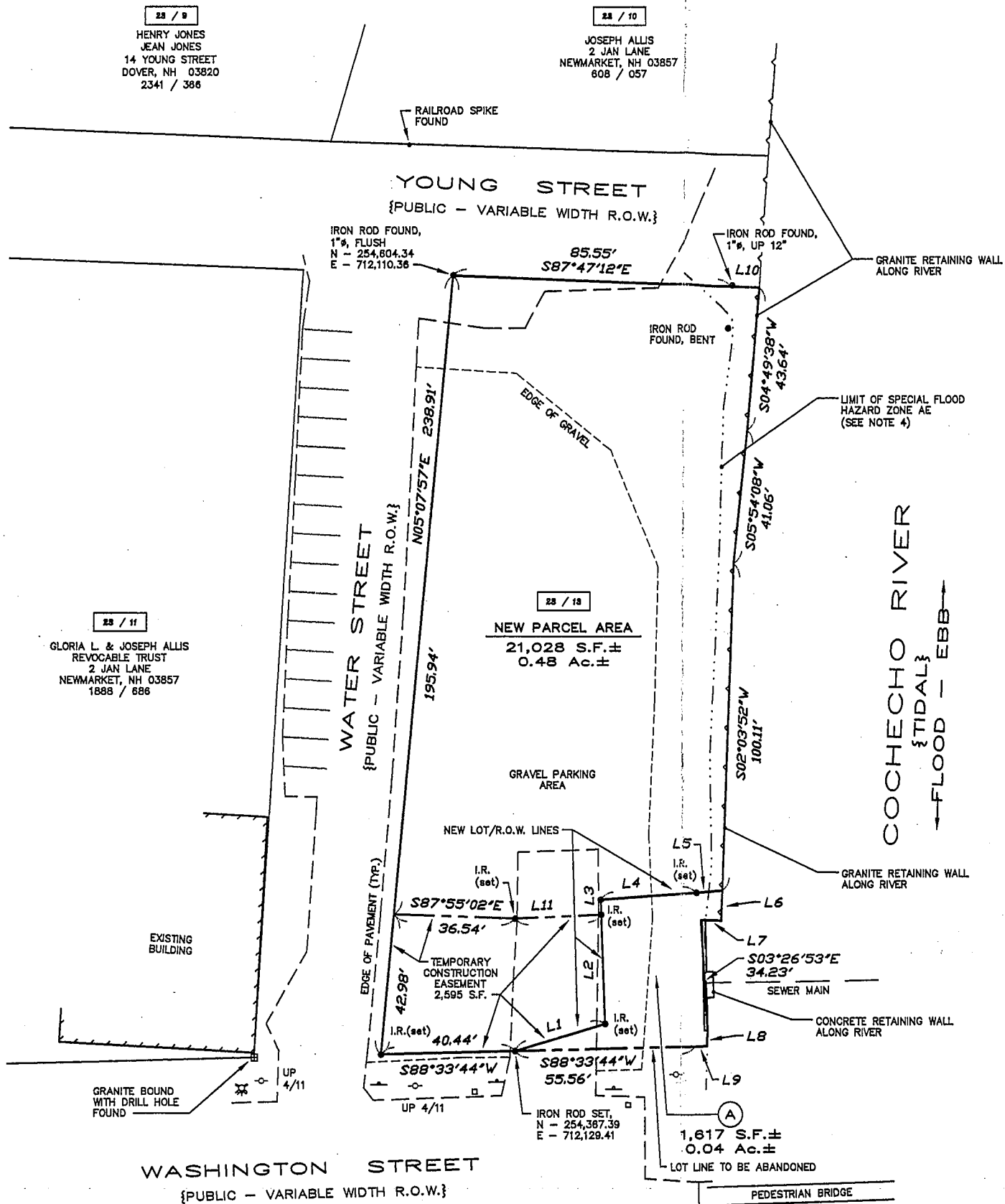
**REFERENCE PLANS:**

- 1.) PLAT OF LAND FOR CITY OF DOVER - WATER, YOUNG & WASHINGTON ST., DOVER, NEW HAMPSHIRE. SCALE: 1" = 30'; DATED: APRIL 1993; BY: LAND TECHNICAL SERVICES. RECORDED S.C.R.D. PLAN 42-35.
- 2.) FOSS PROPERTY, DOVER, N.H. SCALE: 1" = 40'; DATED: OCT. 23, 1922; BY: WALTER S. WHEELER, C.E. RECORDED S.C.R.D. PLAN 11, POCKET 1, FOLDER 7.
- 3.) PLAN OF HOUE & BROCHU, DOVER, N.H. SCALE: 1" = 40'; DATED: DEC. 1922; BY: WALTER S. WHEELER, C.E. RECORDED S.C.R.D. PLAN 22, POCKET 8, FOLDER 2.
- 4.) PLAN OF LAND PREPARED FOR JEAN AND HENRY JONES, TAX MAP 23, LOTS 8 & 9; 10 & 14 YOUNG STREET, DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: FEBRUARY 4, 2002; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 52-82.
- 5.) BOUNDARY PLAN PREPARED FOR JOSEPH & GLORIA ALLIS, TAX MAP 28, LOT No. 10, YOUNG STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 10'; DATED: JANUARY 2005; BY THIS OFFICE. NOT RECORDED.

For Registry of Deeds Use

No.	Bearing	Distance
L1	N73°08'50"E	28.64'
L2	N02°03'12"W	33.34'
L3	N02°03'12"W	4.61'
L4	N85°56'48"E	30.00'
L5	N85°56'48"E	7.97'
L6	S02°03'52"W	9.17'
L7	N88°15'50"W	6.24'
L8	S04°16'49"W	4.30'
L9	S88°33'44"W	3.55'
L10	S87°47'12"E	9.00'
L11	N87°28'22"E	26.31'

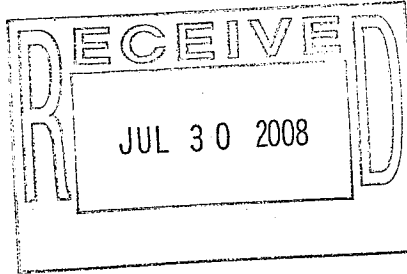
- LEGEND**
- I.P.(fd) - IRON PIPE (FOUND)
  - I.R.(fd) - IRON ROD (FOUND)
  - D.H.(fd) - DRILL HOLE (FOUND)
  - I.R.(set) - IRON ROD W/ PLASTIC I.D. CAP (SET)
  - MAGNAIL(set) - MAGNETIC NAIL (SET)
  - - UTILITY POLE
  - ⊙ - SEWER MANHOLE
  - ⊚ - DRAIN MANHOLE
  - - CATCH BASIN
  - - - EDGE OF PAVEMENT / CURB
  - S.F. - SQUARE FEET
  - AC. - ACRE
  - R.O.W. - RIGHT OF WAY
  - (TYP.) - TYPICAL
  - S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
  - VOL. - VOLUME
  - ± - MORE OR LESS
  - VGC - VERTICAL GRANITE CURB
  - - SIGN "PERMIT PARKING ONLY"



**NOTES:**

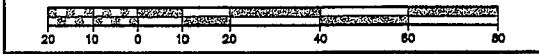
- 1.) OWNERS OF RECORD:  
 28 / 18 GLORIA L. AND JOSEPH ALLIS REVOCABLE TRUST  
 2 JAN LANE  
 NEWMARKET, NEW HAMPSHIRE 03857  
 S.C.R.D. VOL. 1784, PAGE 0636
- 2.) 28 / 18 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) ZONING DISTRICT IS CWD (COACHECHO WATERFRONT DISTRICT)  
 MINIMUM LOT SIZE = 10,000 S.F.  
 MINIMUM FRONTAGE = 100 FEET  
 BUILDING SETBACK REQUIREMENTS:  
 FRONT = NO REQUIREMENT  
 REAR = NO REQUIREMENT  
 SIDE (ABUT A LOT) = 10 FEET  
 SIDE (ABUT A STREET) = NO REQUIREMENT  
 MAXIMUM LOT COVERAGE = NO REQUIREMENT  
 MAXIMUM BUILDING HEIGHT = 75 FEET
- 4.) THE SUBJECT PARCEL IS LOCATED WITHIN:  
 ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN;  
 ZONE "X" (SHADED) - AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANGE FLOODPLAIN, NO ELEVATION DETERMINED;  
 ZONE AE - ELEVATION BETWEEN 10 AND 11;  
 AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C03300;  
 EFFECTIVE DATE: MAY 17, 2005.
- 5.) BASIS OF BEARING IS CITY OF DOVER / GEOD CORP G.I.S. GRID.
- 6.) VERTICAL DATUM IS NGVD 1929; CITY / GEOD DATUM.
- 7.) THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINES AND RIGHT OF WAY LINES OF WASHINGTON STREET AS SHOWN. TRACT A (1,617 S.F.±) IS TO BE ADDED TO THE RIGHT OF WAY OF WASHINGTON STREET. THIS PLAN ALSO CREATES A TEMPORARY CONSTRUCTION EASEMENT (2,595 S.F.±) AS SHOWN, TO BE GRANTED TO THE CITY OF DOVER
- 8.) PARCEL AREAS:  
 ORIGINAL PARCEL AREA = 22,845 S.F.± / 0.52 ACRE  
 NEW PARCEL AREA = 21,028 S.F.± / 0.48 ACRE

28 / 1  
 CITY OF DOVER  
 288 CENTRAL AVENUE  
 DOVER, NH 03820



**RIGHT OF WAY RELOCATION PLAN**  
 PREPARED FOR THE  
 GLORIA AND JOSEPH ALLIS REV. TRUST  
 AND  
 THE CITY OF DOVER  
 TAX MAP 23, LOT No. 13  
 WASHINGTON STREET  
 CITY OF DOVER  
 COUNTY OF STRAFFORD  
 STATE OF NEW HAMPSHIRE

DRAWN BY: RJM FILE: C:\P\1134\99-11343  
 SCALE: 1" = 20' DATE: JULY 28, 2008



**McNeaney**  
 Survey  
 Associates, inc.

P.O. Box 681 - 24 CHESTNUT STREET  
 DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

"I HEREBY CERTIFY THAT THIS PLAT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE WHICH HAS A MAXIMUM ERROR OF CLOSURE OF 1 PART IN 15,000."

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
05-1647	LL ADJ	08-5	56-58	
PROJECT NO	TYPE	FIELDBOOK & PAGES		
For Registry of Deeds Use				

28 / 14  
 WASHINGTON STREET MILL LLC  
 8 NEWMARKET ROAD  
 SUITE 2  
 DURHAM, NH 03824  
 2349 / 238

SITE DEVELOPMENT PLANS

# 279 LOCUST STREET

## LOCUST STREET & CENTRAL AVENUE DOVER, NEW HAMPSHIRE

LIST OF PLANS

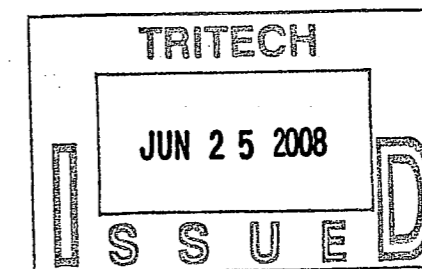
- T-1 - TITLE SHEET
- T-2 - VICINITY PLAN
- EX-1 - EXISTING CONDITIONS PLAN
- SP-1 - GENERAL SITE PLAN
- SP-2 - SITE DEVELOPMENT PLAN
- SP-3 - SITE DEVELOPMENT PLAN
- SP-4 - CONSTRUCTION DETAILS
- SP-5 - CONSTRUCTION DETAILS
- SP-6 - CONSTRUCTION DETAILS
- SP-7 - CONSTRUCTION DETAILS
- SP-8 - LIGHTING PLAN
- L-1 - LANDSCAPE PLAN

PREPARED FOR



PREPARED BY

**TRITECH**  
ENGINEERING CORPORATION



**TRITECH**  
ENGINEERING CORPORATION

795 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03820  
TELEPHONE 603 742 8107  
FAX 603 742 8630

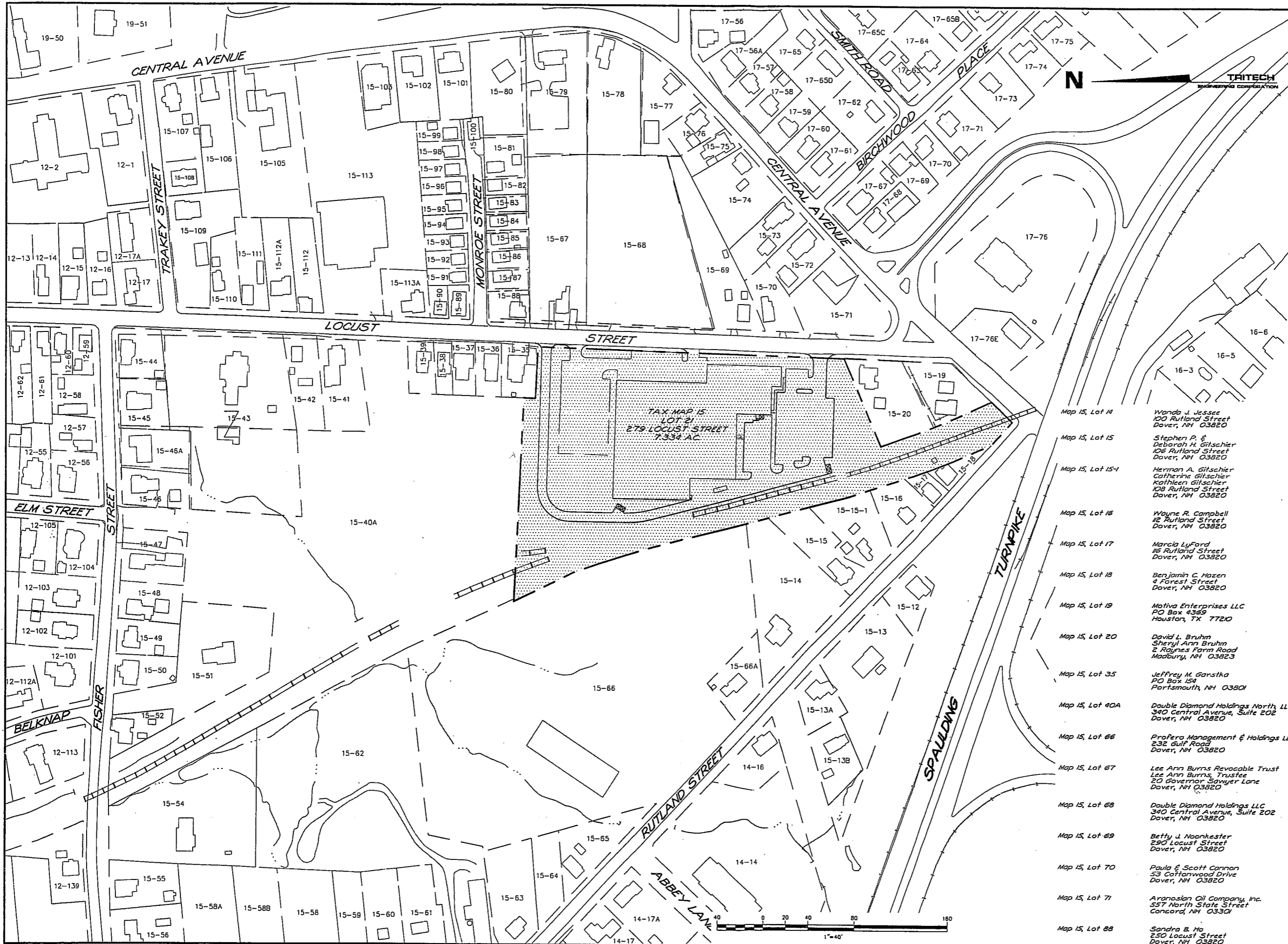
REVISIONS  
DATE: 06/25/08  
DESCRIPTION:  
REVISIONS PER TRC COMMENTS

TITLE SHEET

279 LOCUST STREET  
LOCUST STREET & CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE  
FEBRUARY 22, 2008 JOB No. 03177

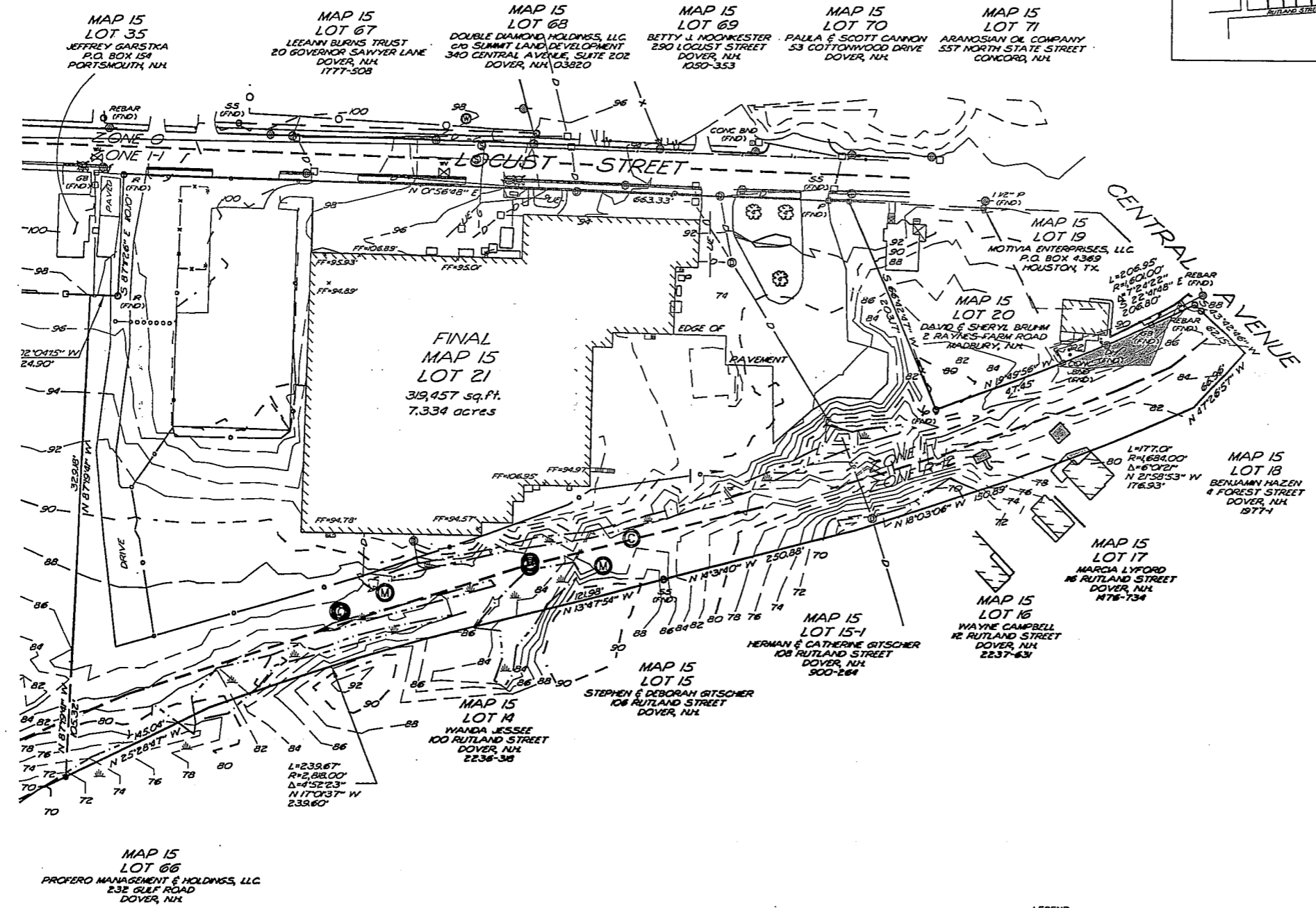
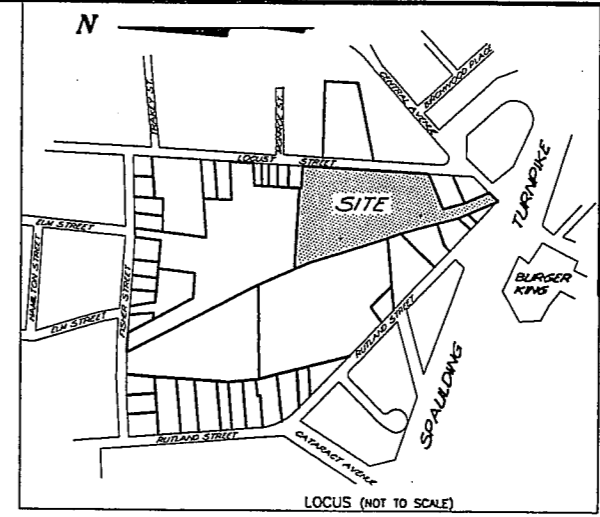
SHEET NO.

**T-1**



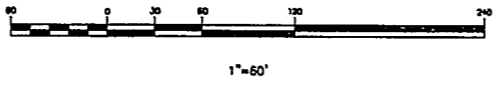
<b>TRITECH</b> ENGINEERING CORPORATION		786 CENTRAL AVENUE DOVER, NEW HAMPSHIRE 03820 TELEPHONE 603 742 8107 FAX 603 742 3830	
<b>TRITECH</b>	REVISIONS DATE 06/23/08	DESCRIPTION: REVIEWS PER TRC COMMENTS	DATE JUN 25 2008
VICINITY PLAN		279 LOCUST STREET LOCUST STREET & CENTRAL AVENUE DOVER, NEW HAMPSHIRE FEBRUARY 22, 2008 JOB NO. 0317 SCALE: 1" = 100'	
SHEET NO.	<b>1-2</b>		

- Map 15, Lot 14 Wanda J. Jessee  
100 Rutland Street  
Dover, NH 03820
- Map 15, Lot 15 Stephen P. & Deborah H. Gitschier  
106 Rutland Street  
Dover, NH 03820
- Map 15, Lot 15-1 Herman A. Gitschier  
Catherine Gitschier  
Kathleen Gitschier  
108 Rutland Street  
Dover, NH 03820
- Map 15, Lot 16 Wayne R. Campbell  
12 Rutland Street  
Dover, NH 03820
- Map 15, Lot 17 Marcia LyFord  
16 Rutland Street  
Dover, NH 03820
- Map 15, Lot 18 Benjamin C. Hazen  
4 Forest Street  
Dover, NH 03820
- Map 15, Lot 19 Motiva Enterprises LLC  
PO Box 4369  
Houston, TX 77210
- Map 15, Lot 20 David L. Bruhm  
Sheryl Ann Bruhm  
2 Roynes Farm Road  
Madbury, NH 03823
- Map 15, Lot 35 Jeffrey M. Garstka  
PO Box 154  
Portsmouth, NH 03801
- Map 15, Lot 40A Double Diamond Holdings North, LLC  
340 Central Avenue, Suite 202  
Dover, NH 03820
- Map 15, Lot 66 Protera Management & Holdings LLC  
232 Gulf Road  
Dover, NH 03820
- Map 15, Lot 67 Lee Ann Burns Revocable Trust  
Lee Ann Burns, Trustee  
20 Governor Sawyer Lane  
Dover, NH 03820
- Map 15, Lot 68 Double Diamond Holdings LLC  
340 Central Avenue, Suite 202  
Dover, NH 03820
- Map 15, Lot 69 Betty J. Noonkester  
250 Locust Street  
Dover, NH 03820
- Map 15, Lot 70 Paula & Scott Cannon  
53 Cottonwood Drive  
Dover, NH 03820
- Map 15, Lot 71 Aracasion Oil Company, Inc.  
557 North State Street  
Concord, NH 03301
- Map 15, Lot 88 Sandra B. Ho  
250 Locust Street  
Dover, NH 03820



- NOTES**
- INTENT TO SHOW THE EXISTING CONDITIONS OF DOVER TAX MAP 15 LOT 21.
  - CURRENT OWNER OF RECORD: MAP 15 LOTS 21 DOUBLE DIAMOND HOLDINGS SOUTH, LLC. 340 CENTRAL AVENUE P.O. BOX 729 DOVER, N.H.
  - SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.
  - TOTAL LOT AREA: 319,457 SQ.FT. - 7.334 ACRES
  - TAX MAP 15 LOTS 21
  - PROJECT DEED REFERENCE: BOOK 3186 PAGE 773
  - PROJECT PLAN REFERENCE: PLAN OF LOT PLAN OF LOT CATHERINE WELLEN DOVER, NEW HAMPSHIRE C.L. DAVIS ASSOC. OCTOBER NOT RECORDED PLAN OF LAND HERMAN A. GITSCHER CATARACT AVENUE DOVER, N.H. G.L. DAVIS & ASSOC. JAN 1983 NOT RECORDED LIMITED SITE PLAN WEBER OIL CO. LOCUST ST. & CENTRAL AVE. DOVER, N.H. LECLERC-STOWELL ASSOC. 9-2-88 NOT RECORDED PLAN OF LAND PREPARED FOR MOORE BUSINESS FORMS, INC. TAX MAP 15, LOT No. 21 & 22, 23, 40A & 68 LOCUST AND FISHER STREETS CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE McEENEY SURVEY ASSOCIATES, INC. DECEMBER 9, 1999 NOT RECORDED
  - ZONING: R-12 MIN. LOT SIZE: 12,000 SQ.FT. MIN. FRONTAGE: 100 FT. MIN. SETBACKS: FRONT: 30 FT. SIDE: 12 FT. REAR: 15 FT. R-1 MIN. LOT SIZE: 40,000 SQ.FT. MIN. FRONTAGE: 150 FT. MIN. SETBACKS: FRONT: 50 FT. SIDE: 15 FT. REAR: 25 FT.
  - THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 36,000, AND WAS ACCOMPLISHED USING A LEICA TC703 TOTAL STATION, DURING THE MONTH OF NOVEMBER, 2004.
  - BASES OF BEARING: DOVER GIS STATIONS 107 AND 108 WERE OCCUPIED TO DETERMINE POSITION, ORIENTATION AND ELEVATION.
  - ON DECEMBER 6, 2003, LEONARD A. LORD, PH.D., STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #19, (CAREX ECOSYSTEM SCIENCES) CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987).
  - PARCEL IS SUBJECT TO RESERVATIONS AND RESTRICTIONS AS DESCRIBED IN SCR BOOK 1074 PAGE 427, BOOK 851 PAGE 465, BOOK 685 PAGE 10 AND BOOK 545 PAGE 454.

- LEGEND**
- 5/8" REBAR W/ID CAP SET
  - UTILITY POLE
  - CHAIN LINK FENCE
  - - - 4" VINYL FENCE
  - W WETLANDS



**TRITECH**  
 ENGINEERING CORPORATION

735 CENTRAL AVENUE  
 DOVER, NEW HAMPSHIRE 03860  
 TELEPHONE 603 742 8707  
 FAX 603 742 9690

REVISIONS	DATE	DESCRIPTION

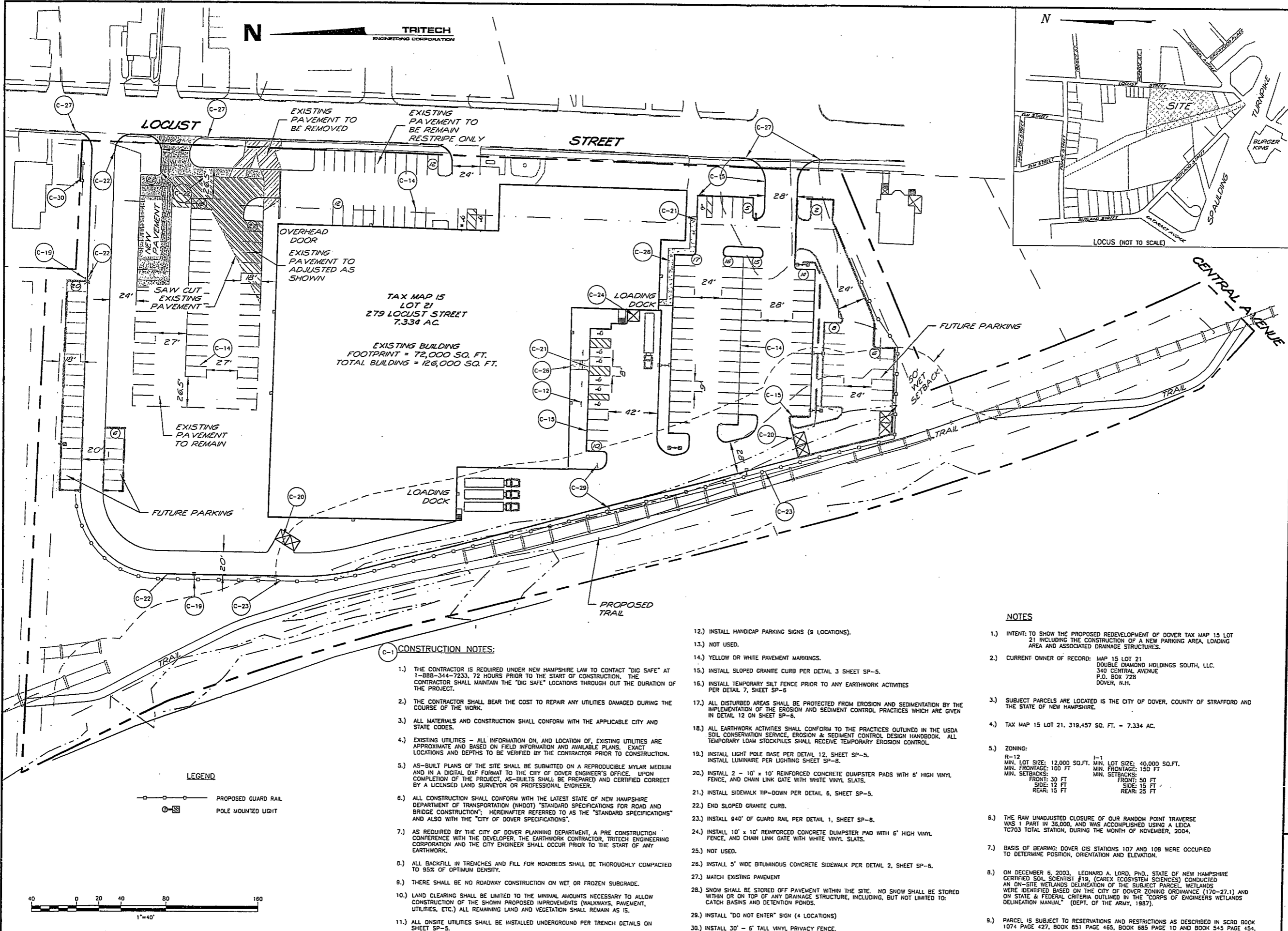
EXISTING CONDITIONS PLAN  
**DOUBLE DIAMOND HOLDINGS SOUTH, LLC.**  
 CENTRAL AVENUE, LOCUST STREET  
 DOVER, NEW HAMPSHIRE

MARCH 27, 2008 SCALE: 1" = 60'  
 JOB No. 03177

SHEET NO. **EX-1**

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: \_\_\_\_\_ ROBERT J. STOWELL, LLS #884



**TRITECH**  
ENGINEERING CORPORATION

765 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03820  
TELEPHONE 603 742 8107  
FAX 603 742 3630

REVISIONS	DATE	DESCRIPTION
1	06/25/08	08 REVISIONS PER TRC COMMENTS

JUN 25 2008

SSUE

GENERAL SITE PLAN

**279 LOCUST STREET**

LOCUST STREET & CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE

FEBRUARY 22, 2008 JOB No. 03171  
SCALE: 1" = 40'

SHEET NO.

**SP-1**

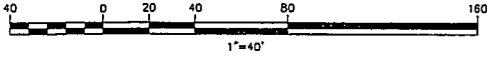
**(C-1) CONSTRUCTION NOTES:**

- 1.) THE CONTRACTOR IS REQUIRED UNDER NEW HAMPSHIRE LAW TO CONTACT "DIG SAFE" AT 1-888-344-7233, 72 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE "DIG SAFE" LOCATIONS THROUGH OUT THE DURATION OF THE PROJECT.
- 2.) THE CONTRACTOR SHALL BEAR THE COST TO REPAIR ANY UTILITIES DAMAGED DURING THE COURSE OF THE WORK.
- 3.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH THE APPLICABLE CITY AND STATE CODES.
- 4.) EXISTING UTILITIES - ALL INFORMATION ON, AND LOCATION OF, EXISTING UTILITIES ARE APPROXIMATE AND BASED ON FIELD INFORMATION AND AVAILABLE PLANS. EXACT LOCATIONS AND DEPTHS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- 5.) AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE. UPON COMPLETION OF THE PROJECT, AS-BUILTS SHALL BE PREPARED AND CERTIFIED CORRECT BY A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
- 6.) ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", HERINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS" AND ALSO WITH THE "CITY OF DOVER SPECIFICATIONS".
- 7.) AS REQUIRED BY THE CITY OF DOVER PLANNING DEPARTMENT, A PRE CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE EARTHWORK CONTRACTOR, TRITECH ENGINEERING CORPORATION AND THE CITY ENGINEER SHALL OCCUR PRIOR TO THE START OF ANY EARTHWORK.
- 8.) ALL BACKFILL IN TRENCHES AND FILL FOR ROADBEDS SHALL BE THOROUGHLY COMPACTED TO 95% OF OPTIMUM DENSITY.
- 9.) THERE SHALL BE NO ROADWAY CONSTRUCTION ON WET OR FROZEN SUBGRADE.
- 10.) LAND CLEARING SHALL BE LIMITED TO THE MINIMAL AMOUNTS NECESSARY TO ALLOW CONSTRUCTION OF THE SHOWN PROPOSED IMPROVEMENTS (WALKWAYS, PAVEMENT, UTILITIES, ETC.) ALL REMAINING LAND AND VEGETATION SHALL REMAIN AS IS.
- 11.) ALL ONSITE UTILITIES SHALL BE INSTALLED UNDERGROUND PER TRENCH DETAILS ON SHEET SP-5.

- 12.) INSTALL HANDICAP PARKING SIGNS (9 LOCATIONS).
- 13.) NOT USED.
- 14.) YELLOW OR WHITE PAVEMENT MARKINGS.
- 15.) INSTALL SLOPED GRANITE CURB PER DETAIL 3 SHEET SP-5.
- 16.) INSTALL TEMPORARY SILT FENCE PRIOR TO ANY EARTHWORK ACTIVITIES PER DETAIL 7, SHEET SP-6
- 17.) ALL DISTURBED AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION BY THE IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL PRACTICES WHICH ARE GIVEN IN DETAIL 12 ON SHEET SP-6.
- 18.) ALL EARTHWORK ACTIVITIES SHALL CONFORM TO THE PRACTICES OUTLINED IN THE USDA SOIL CONSERVATION SERVICE, EROSION & SEDIMENT CONTROL DESIGN HANDBOOK. ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL.
- 19.) INSTALL LIGHT POLE BASE PER DETAIL 12, SHEET SP-5. INSTALL LUMINAIRE PER LIGHTING SHEET SP-8.
- 20.) INSTALL 2 - 10' x 10' REINFORCED CONCRETE DUMPSTER PADS WITH 6' HIGH VINYL FENCE, AND CHAIN LINK GATE WITH WHITE VINYL SLATS.
- 21.) INSTALL SIDEWALK TIP-DOWN PER DETAIL 6, SHEET SP-5.
- 22.) END SLOPED GRANITE CURB.
- 23.) INSTALL 940' OF GUARD RAIL PER DETAIL 1, SHEET SP-6.
- 24.) INSTALL 10' x 10' REINFORCED CONCRETE DUMPSTER PAD WITH 6' HIGH VINYL FENCE, AND CHAIN LINK GATE WITH WHITE VINYL SLATS.
- 25.) NOT USED.
- 26.) INSTALL 5' WIDE BITUMINOUS CONCRETE SIDEWALK PER DETAIL 2, SHEET SP-6.
- 27.) MATCH EXISTING PAVEMENT
- 28.) SNOW SHALL BE STORED OFF PAVEMENT WITHIN THE SITE. NO SNOW SHALL BE STORED WITHIN OR ON TOP OF ANY DRAINAGE STRUCTURE, INCLUDING, BUT NOT LIMITED TO: CATCH BASINS AND DETENTION PONDS.
- 29.) INSTALL "DO NOT ENTER" SIGN (4 LOCATIONS)
- 30.) INSTALL 30' - 6" TALL VINYL PRIVACY FENCE.

**NOTES**

- 1.) INTENT: TO SHOW THE PROPOSED REDEVELOPMENT OF DOVER TAX MAP 15 LOT 21 INCLUDING THE CONSTRUCTION OF A NEW PARKING AREA, LOADING AREA AND ASSOCIATED DRAINAGE STRUCTURES.
- 2.) CURRENT OWNER OF RECORD: MAP 15 LOT 21 DOUBLE DIAMOND HOLDINGS SOUTH, LLC. 340 CENTRAL AVENUE P.O. BOX 728 DOVER, N.H.
- 3.) SUBJECT PARCELS ARE LOCATED IN THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.
- 4.) TAX MAP 15 LOT 21, 319,457 SQ. FT. - 7.334 AC.
- 5.) ZONING:  
R-12 MIN. LOT SIZE: 12,000 SQ.FT. MIN. FRONTAGE: 100 FT. MIN. SETBACKS: FRONT: 30 FT. SIDE: 12 FT. REAR: 15 FT.  
I-1 MIN. LOT SIZE: 40,000 SQ.FT. MIN. FRONTAGE: 150 FT. MIN. SETBACKS: FRONT: 50 FT. SIDE: 15 FT. REAR: 25 FT.
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- 7.) BASIS OF BEARING: DOVER GIS STATIONS 107 AND 108 WERE OCCUPIED TO DETERMINE POSITION, ORIENTATION AND ELEVATION.
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**LEGEND**

- PROPOSED GUARD RAIL
- POLE MOUNTED LIGHT