



CITY OF DOVER

PLANNING BOARD - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, October 28, 2008**
Meeting Time: **7:00pm**

1. CITIZENS' FORUM

2. APPROVAL OF MINUTES

3. NEW BUSINESS

- A. Consideration and acceptance of a minor lot line adjustment of land for Michael & Joy Dunphy, Assessor's Map G, Lots 28-1C & 28-1D, zoned R-20, located on Littleworth Road. * (P08-38)
- B. Consideration and acceptance of a minor lot line adjustment of land for Jacqueline & Daniel W. Ayer, Assessor's Map N, Lots 18 & 19, zoned R-40, located on Mckone Lane. * (P08-41)
- C. Consideration and possible vote of a minor subdivision of land for Jacqueline & Daniel W. Ayer, Assessor's Map N, Lot 18, zoned R-40, located on Mckone Lane. * (P08-42) (3 lots)
- D. Discussion on proposed Capital Improvements Program Fiscal Years 2010 - 2015.

4. OLD BUSINESS

- A. Consideration and possible vote of a major subdivision of land and conditional use permit for KPRP, 165 Henry Law Ave, LLC, Assessor's Map 21, Lot 5, zoned R-12, located at 165 Henry Law Avenue. (P08-25) (9 lots)

5. STAFF COMMENTS

6. COMMITTEE REPORTS

7. ADJOURN

* 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.

Amount Pd. \$319.52

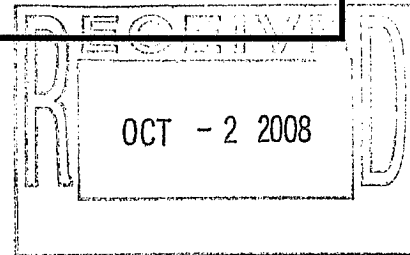
Date Received: 10/2/08

Account # R08-38

Time Received: _____

CK # 4699 * 182.31
CK # 4145 * 137.21

**CITY OF DOVER
MINOR LOT LINE ADJUSTMENT
APPLICATION**



Name of Applicant: Michael & Joy Dunphy Phone # 742-0011

Address of Applicant: 39 Littleworth Road, Dover, NH 03820

Signature of Applicant(s) [Signature]
Joy Dunphy

Name of Property Owner: Same

Address of Property Owner: Same

Signature of Property Owner(s) [Signature]
Joy Dunphy

Square Footage of Original Lot 159,279, Lot 28-1C, 118,702, Lot 28-1D

Square Footage of Newly Created Area 42,846, Lot 28-1C, 235,135, Lot 28-1D

Assessor's Map G Lot Nos. 28-1C & 28-1D

Zoning District R-20

Professional Certification

Preparer of Plat David A. Berry Berry Surveying & Engineering

Address 148 Second Crown Point Road, Barrington, NH 03825

Phone Number 332-2863 Profession Licensed Land Survey / Professional Engineer

ABUTTERS LIST

Applicant: Michael & Joy Dunphy
Mailing Address: 39 Littleworth Road, Dover, NH 03820
Project Address: Littleworth Road, Dover, N.H.

<u>Tax Map-Lot #</u>	<u>Name</u>	<u>Address</u>	<u>Town</u>
Owner of Project Lot:			
G-28-1C	Dunphy, Michael & Joy	39 Littleworth Road	Dover, NH 03820
G-28-1D			
Legal Abutters to Project Lot:			
G-28	Grossman, Penelope	132 Jackson Street	Newton Center, MA 02159
G-28-1	Jamieson, R. Scott & Marie	41 Littleworth Road	Dover, NH 03820
G-28-1A	Hutchins, Shane & Molly	43A Littleworth Road	Dover, NH 03820
G-28-1B	Sullivan, David	6 Meridian Drive	Dover, NH 03820
G-6B	Hutchings, Willis	184 West High Street	Somersworth, NH 03878
G-6C	L&P Aluminum Holdongs, LLC	67 Faulkner Street	North Billerica, MA 01862
G-6D	Moores, Hadley & Shane	4 Cottage Lane	Rollinsford, NH 03869
G-4G-2	Littleworth Industrial Park Properties	165 Industrial Park Drive	Dover, NH 03820
G-3	Anne E. Tucker Rev. Trust Anne E. Tucker, Trustee	16 The Garrison	Dover, NH 03820
Project Surveyor and/or Engineer:			
Berry Surveying & Engineering		148 Second Crown Point Road	Barrington, NH 03825

Lot Loading Calculation
Minor Lot Line Adjustment
Land of
Michael & Joy Dunphy
Littleworth Road
Dover, N.H.

Soils Found On Site

CfB ~ Charlton, Fine sandy loams 3-8% slopes

See Sheet #28 of Soil Survey of Strafford County, N.H.

Soil	Area	Well Rad.	Total	Acres	Factor
Lot #28-1C Total Lot Size 0.98 Ac					
CfB	42,846	0	42,846	0.984	1.30

Lot Size = (Q(gpd)/2000(gpd/acre)) X factor

CfB 1,513 GPD

Total 1,513 GPD

Each bedroom is calculated at 150 gpd

1,513 gpd/150 gpd = 10 bedrooms could be supported by the lot.



MICHETIC

N/F ANNE E. TUCKER REV. TRUST
ANNE E. TUCKER, TRUSTEE
16 THE GARRISON
DOVER, NH 03820
TAX MAP G, LOT 3

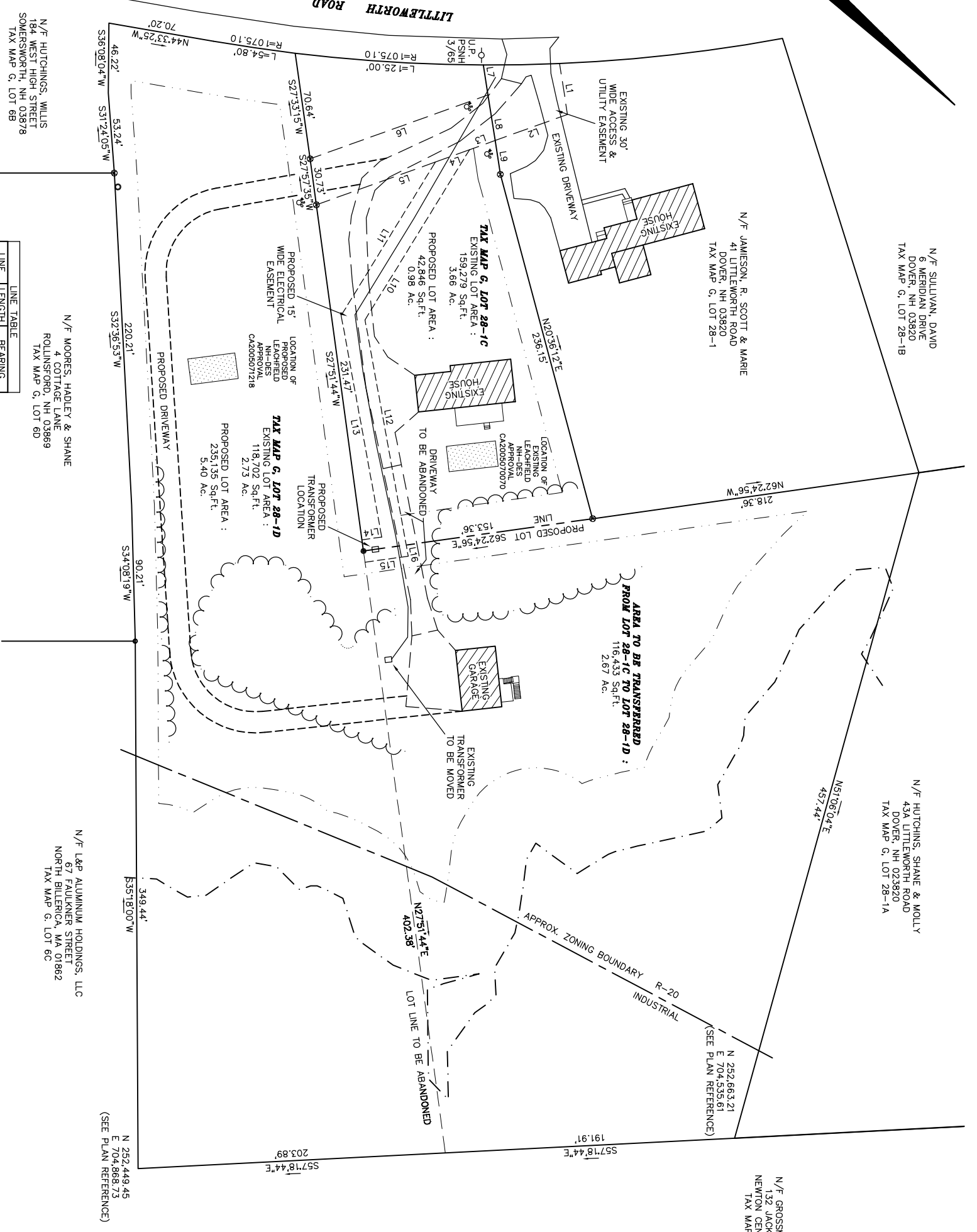
N/F LITTLEWORTH INDUSTRIAL PARK
PROPERTIES
185 INDUSTRIAL PARK DRIVE
DOVER, NH 03820
TAX MAP G, LOT 46-2

N/F SULLIVAN, DAVID
6 MERIDIAN DRIVE
DOVER, NH 03820
TAX MAP G, LOT 28-1B

N/F JAMIESON, R. SCOTT & MARIE
41 LITTLEWORTH ROAD
DOVER, NH 03820
TAX MAP G, LOT 28-1

N/F HUTCHINS, SHANE & MOLLY
43A LITTLEWORTH ROAD
DOVER, NH 03820
TAX MAP G, LOT 28-1A

N/F GROSSMAN, BENELOPE
132 JACKSON STREET
NEWTON CENTER, NH 02459
TAX MAP G, LOT 28



N/F HUTCHINGS, WILLIS
184 WEST HIGH STREET
SOMERSWORTH, NH 03878
TAX MAP G, LOT 6B

N/F MOORES, HADLEY & SHANE
4 COTTAGE LANE
ROLLINSFORD, NH 03869
TAX MAP G, LOT 6D

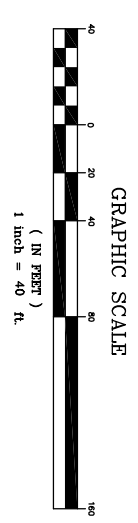
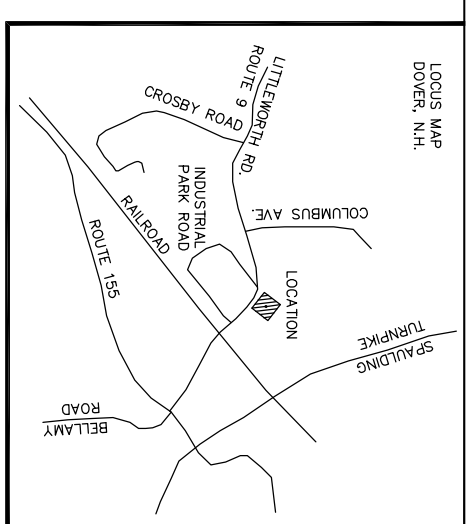
N/F L&P ALUMINUM HOLDINGS, LLC
67 FAULKNER STREET
NORTH BILLERICA, MA 01862
TAX MAP G, LOT 6C

LINE	LENGTH	BEARING
L1	34.15	N26°48'10"E
L2	51.00	N74°09'35"W
L3	17.96	N74°09'35"W
L4	24.02	N74°09'35"W
L5	83.88	N74°09'35"W
L6	125.23	N74°09'35"W
L7	20.02	N26°48'10"E
L8	30.61	N26°48'10"E
L9	22.69	N26°48'10"E
L10	132.32	N67°11'37"E
L11	119.31	S67°11'37"W
L12	151.62	N251°44'8"E
L13	149.25	S251°44'8"W
L14	13.27	S62°24'56"E
L15	28.89	S62°24'56"E
L16	7.51	N251°44'8"E

- LEGEND :**
- 3/4" REBAR W/D CAP (TO BE SET)
 - ⊕ IRON BOUND (FND)
 - ⊖ NEW HAMPSHIRE HIGHWAY BOUND(FND)
 - STEEL STAKE (FND)
 - ⊕ UTILITY POLE
 - ⊖ WATER SHUTOFF
 - BUILDING SETBACK LINE
 - EDGE OF POORLY DRAINED WETLANDS (SEE PLAN REFERENCE 1)

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



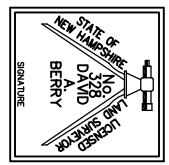
- 1) OWNER : MICHAEL & JOY DUNPHY
39 LITTLEWORTH ROAD
DOVER, N.H. 03820-4314
- 2) THE PARCELS ARE SHOWN AS MAP G, LOTS 28-1C & 28-1D OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
- 3) TITLE REFERENCE FOR THE PROJECT PARCELS IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 3173, PAGE NO. 236, LOT 28-1C, AND BOOK NO. 3447, PAGE NO. 92, LOT 28-1D.
- 4) ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS :
 - a. ZONING DISTRICT : R-20
 - b. MINIMUM LOT SIZE IS : 20,000 Sq.Ft.
 - c. MINIMUM LOT FRONTAGE IS : 125 Ft.
 - d. MINIMUM YARD SETBACKS ARE :
FRONT : 35 Ft.
SIDE : 15 Ft.
REAR : 20 Ft.
 - e. MAXIMUM LOT COVERAGE : 30%
 - f. MAXIMUM BUILDING HEIGHT : 35 Ft.
- 5) NONE OF THE SUBJECT PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON FLOOD INSURANCE RATE MAP 33070310D, EFFECTIVE DATE : MAY 17, 2005.
- 6) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING ON SEPTEMBER 11, 2008 WITH AN ERROR OF CLOSURE OF 1 IN 20,947.
- 7) PLAN REFERENCE:
"SUBDIVISION PLAN, LONHEART INVESTMENT PROPERTY, LLC, LITTLEWORTH ROAD, BOVER, NEW HAMPSHIRE B.C. PRINTECH ENGINEERING CORPORATION, DATED: OCTOBER 31, 2003, S.C.R.D. PLAN # 74-86

REVISION	DATE	DESCRIPTION
		MINOR LOT LINE ADJUSTMENT

LAND OF
MICHAEL & JOY DUNPHY
LITTLEWORTH ROAD
DOVER, N.H.

TAX MAP G, LOTS 28-1C & 28-1D

BERRY & ENGINEERING
148 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : SEPTEMBER 29, 2008
FILE NO. : DB 2008 - 089



Amount Paid \$200.00 check # 312

Date Received 10/14/08

File Number POB-41

Time Received _____

**CITY OF DOVER
MINOR LOT LINE ADJUSTMENT
APPLICATION**

Name of Applicant: JACQUELINE & DANIEL W. AYER Phone # 792-3191
REV. TRUST

Signature of Applicant: Jacqueline Ayer, Daniel W. Ayer

Land Owner's Name: (if different from applicant) Same

Land Owner's Address: 160 A BACK Rd
DOVER, N.H. 03820

Signature of Property Owner: _____

Square Footage of Original Lot 399,900 sq. ft.

958,750 sq. ft.

Square Footage of Newly Created Area: 542,490 sq. ft.

766,160 sq. ft.

Location of Lot: SOUTH EASTERLY OFF MCKONNOR LANE

Zoning District R-40 Assessor's Map N Lot 18419

Professional Certification

Preparer of Plat: K.B.M. LAND SURVEY, INC.

Phone #: 792-2782 Profession SURVEYOR

CITY OF DOVER
MINOR LOT LINE ADJUSTMENT AND SUBDIVISION
LIST OF ABUTTERS

Pursuant to RSA 676:7, the State Law of New Hampshire, the City of Dover is required to notify the applicant and every abutter of the public hearing by certified mail, return receipt requested. The cost of required publication or posting of notice, and the cost of mailing said notices, shall be paid by the applicant.

THE FOLLOWING INFORMATION MUST BE COMPLETED BY THE APPLICANT IN ORDER TO BEGIN THE APPLICATION PROCESS.

“Abutter” is defined in Chapter 155, Dover Subdivision of Land, as “Any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the Board.” For purposes of receiving testimony only, and not for purposes of notification, the term abutter shall include any person who is able to demonstrate that his or her land will be directly affected by the proposal under consideration. For purpose of receipt of notification for a public hearing by the Board, the term of abutting property owner for a condominium or other collective form of ownership means the officers of the collective or association as defined in RSA 356-B:3, XXIII.

TAX MAP	LOT #	OWNER(S) OF RECORD	MAILING ADDRESS
N	18-1	THE NATURE CONSERVANCY	22 BRIDGE ST, STE A
N	18-3		CONCORD, N.H. 03301
N	18-2	JACQUELINE AYER AND DANIEL W. AYER REV. TRUST	160 A BACK ROAD DOVER, N.H. 03820
N	8-A	MONTGOMERY CHILDS	KINGS HWY. R.R. 1 DOVER, N.H. 03820
N	8-1	WOODWIND FARMS L.L.C.	287 GOLF ROAD DOVER, N.H. 03820
N	20-3	LESLIE A. MOLLBUR	37 MALLARD LANE DOVER, N.H. 03820
N	20-2	WENDY A. BENNETT WILLIAM D. BENNETT	34 MALLARD LANE DOVER, N.H. 03820
N	20-C	LISA R. & FRANK X. PAMP REBN	202 BACK ROAD DOVER, N.H. 03820
N	19-C	THOMAS J. VITKO SUZANNE M. VITKO	186 BACK ROAD DOVER, N.H. 03820
K	6-C	STUBEN M. BOURQUE DEBORAH A. BOURQUE	147 BACK ROAD DOVER, N.H. 03820
			H:\freeman\word\lists\minorlotapl.doc

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K	6-D	BETTRICE & REGINALD FOGG	143 BACK ROAD DOVER, N.H. 03820
N	19-5	ANTHONY P. AYER	47 MCKOMB LANE DOVER, N.H. 03820
N	19-4	DOVER POINT, L.L.C.	P.O. Box 2232 DOVER, N.H. 03820
N	19-3	MELISSA B. BLOISE PHILLIP J. SHERMAN	256 WASHINGTON ST. UNIT #2, DOVER, N.H. 03820
N	19-2	JOHN J. ROSS TAWNIA ROSS	18 FALCON DRIVE DOVER, N.H. 03820
N	19-1	JOEL A. BERNIER ALICIA M. BERNIER	12 FALCON DRIVE DOVER, N.H. 03820
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N	19-A	ELAINE M. & FRANK THURSTON	174 BACK ROAD DOVER, N.H. 03820
N	21-1	BERBERLY A. GOULD LIVING TRUST.	H/freeman/word/lists/minorlotapl.doc 166 BACK ROAD DOVER, N.H. 03820

Account # 489.68 *check # 312* Date Received 10/14/08
 Amount Paid 708.42 Time Received _____

TM lists/subaplic.snm

CITY OF DOVER, NEW HAMPSHIRE

SUBDIVISION APPLICATION TRUST

Applicant's name JACQUELINE & DANIEL W. AYER REV. TRUST Phone # 792-3191

Applicant's address 160A BACK ROAD DOVER, N.H. 03820

Signature of applicant Jacqueline Ayer, Daniel M. Ayer

Land owner's name (If different from applicant) _____

Land owner's address 160 A BACK ROAD DOVER, NH, 03820

Signature of land owner Jacqueline Ayer, Daniel M. Ayer

Area of entire tract 12.45 acres, 542,322 square feet

Area being subdivided 0 acres, 0 square feet

Proposed number of lots 3

Location of proposed subdivision (street access) SOUTH EASTERLY OFF MCKONE LN.

Zoning District R-40 Assessor's Map # N Lot # 18

Special District(s) _____ Flood Hazard Zone _____ Conservation Zone _____ Other _____

Development Data

Construction of Homes:
 1. Number of dwelling units _____ 2. Number of buildings _____

Construction of Apartments:
 1. Number of dwelling units _____ 2. Number of buildings _____

Construction of non-residential units: Yes ___ No ___ , Explain: _____

Availability of sewer: Yes No _____

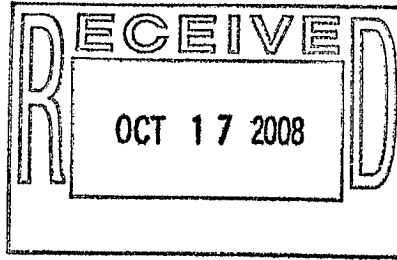
Availability of water: Yes ___ No

Professional Certification

Preparer of Plat K. B. M. LAND SURVEY, INC Phone # 792-2782
 (Name and address)

Profession of preparer SURVEYOR

To: City of Dover, Planning Board
288 Central Ave.
Dover, NH 03820



October 16, 2008

From: Brian T. Schutt
PO Box 214
Groveton, NH 03582

Subject: Existing Septic System located at 100 Mckone Lane, Dover, NH

Please accept this letter as recognition that I have viewed, and inspected the subject septic system. This system is of current design for that of a Presby "Enviro-Septic" System. The system design includes two (2) 1000 gallon septic tanks set in series, with 200± feet of Presby Enviro-Septic pipe set in the leaching area. There are no apparent signs of failure, the system appears to be of adequate size for the needs of the existing home and could be expanded within the proposed subdivided lot as shown on the plan of K.E.M. land survey dated 10/07/09.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "B.T. Schutt". The signature is fluid and cursive, written over a white background.

Brian T. Schutt
Permitted Designer #1403

CITY OF DOVER
MINOR LOT LINE ADJUSTMENT AND SUBDIVISION
LIST OF ABUTTERS

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CITY OF DOVER
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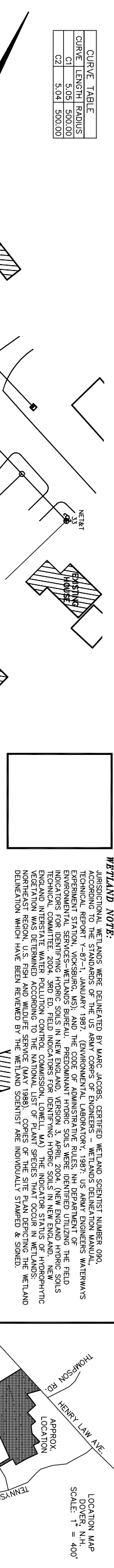
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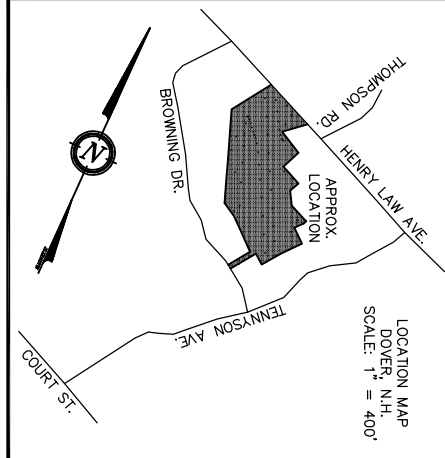
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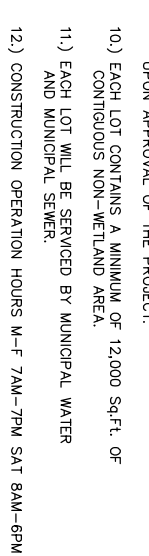
CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	5.051	500.00
C2	5.041	500.00



WETLAND NOTE:
 JURISDICTIONAL WETLANDS WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, ACCORDING TO THE STANDARDS OF THE US ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, JANUARY 1987. (ENVIRONMENTAL LABORATORY, 1987; US ARMY ENGINEERS WATERWAYS EXPERIMENTAL STATION, VICKSBURG, MS). AND THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES-WETLANDS BUREAU. PREDOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004. (NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2004; JRD, ED. FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA) THE INDICATOR STATUS OF HYDROPHYTIC VEGETATION WAS DETERMINED ACCORDING TO THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS NORTHEAST REGION, U.S. FISH AND WILDLIFE SERVICE (MAY 1988). COPIES OF THE SITE PLAN DELINEATING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED & SIGNED.



- NOTES:**
- 1) OWNER: KRPP/165 HENRY LAW AVENUE, LLC. 28 MEADOW LANE ROCHESTER, NH 03867
 - 2) TAX MAP 21, LOT 5
 - 3) LOT AREA: 194,401 Sq.Ft., 4.46 Ac.
 - 4) S.C.R.D. BOOK 3606, PAGE 257
 - 5) ZONING: R-12
 MINIMUM LOT SIZE: 12,000 Sq.Ft.
 MINIMUM FRONTAGE: 100'
 MINIMUM SETBACKS:
 FRONT ~ 30'
 SIDE & REAR ~ 15'
 MAXIMUM LOT COVERAGE: 30%
 - 6) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN HAZARD REF.: FEWA COMMUNITY #330145, MAP# - 33017003300, DATED: MAY 17, 2005.
 - 7) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING ON JANUARY 25, 2008, WITH AN ERROR OF 1 IN 24,935.
 - 8) ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, POWERLINE, CROSS TRAVEL, OR OTHER EASEMENTS SHALL BE REFERENCED IN A NOTE.
 - 9) FINAL PLANS OF THE SUBDIVISION SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL .DXF FORMAT ON DISK TO THE CITY OF DOVER PLANNING OFFICE UPON APPROVAL OF THE PROJECT.
 - 10) EACH LOT CONTAINS A MINIMUM OF 12,000 Sq.Ft. OF CONTIGUOUS NON-WETLAND AREA.
 - 11) EACH LOT WILL BE SERVED BY MUNICIPAL WATER AND MUNICIPAL SEWER.
 - 12) CONSTRUCTION OPERATION HOURS M-F 7AM-7PM SAT 8AM-6PM



SUBDIVISION

#	DATE	DESCRIPTION
#3	10-7-08	SHIFT ROADWAY, MODIFIED LOT AREAS
#2	10-2-08	60R CUL-DE-SAC, MODIFIED LOT AREAS
#1	8-12-08	REVISED PER TRC

SUBDIVISION PLAN
 LAND OF
 KRPP 165 HENRY LAW AVE LLC
 165 HENRY LAW AVENUE
 DOVER, N.H.
TAX MAP 21, LOT 5

BERRY & ENGINEERING
 148 SECOND CROWN POINT RD.
 BARRINGTON, N.H. 332-2863
 SCALE : 1 IN. EQUALS 40 FT.
 DATE : MAY 27, 2008
 FILE NO. : DB 2007 - 168

- NOTES:**
- 13) ALL ON-SITE UTILITIES WILL BE INSTALLED UNDERGROUND.
 - 14) ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF REVENUE AND TAXES SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - 15) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STAIRS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER AND SEED & MUCH MATURE WITH RATES OF APPLICATION.
 - 16) THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN 50' OF THE CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED, AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
 - 17) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE 50:00 BOTTOMS.
 - 18) ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.
 - 19) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR, AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
 - 20) STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
 - 21) THE PROPOSED USE FOR THE SITE IS SINGLE FAMILY RESIDENTIAL.
 - 22) AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR, AND IN A DIGITAL .DXF FORMAT ON A DISK TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF THE PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY AN L.L.S. OR A P.E.
 - 23) THE CITY OF DOVER GIS SYSTEM WAS USED TO DETERMINE POSITION AND ORIENTATION. SEE PLAN REF. #6
 - 24) VERTICAL DATUM BASED ON APPROXIMATE USGS ELEVATIONS.
- PLAN REFERENCES:**
- 1) PLAN OF LAND OF: GEORGE CLARK; BY: FENWICK, CHESELEY, ENGR. & CONST. CO. DATED: FEBRUARY, 1957 S.C.R.D. POCKET #2, FOLDER #21, PLAN #38
 - 2) REVISION PLAN: OXFORD HEIGHTS, LOTS 37,38,59,60; BY: EMERY ENGINEERING DATED: FEBRUARY 2, 1978 S.C.R.D. PLAN #20-19
 - 3) SUBDIVISION PLAN: FOR: HENRY LAW MEADOWS; OXFORD HEIGHTS, SECTION II, DOVER, N.H.; BY: EMERY ENGINEERING DATED: MARCH, 1979 S.C.R.D. PLAN #19A-13
 - 4) EMILE A. CHAGNON, JR. & FREDERICK SHAW, FINAL DOVER, NEW HAMPSHIRE, LOTS 35 THRU 60; BY: G.L. DAVIS & ASSOCIATES DATED: OCTOBER, 1977 S.C.R.D. PLAN #18A-49
 - 5) EMILE A. CHAGNON, JR. & FREDERICK SHAW, FINAL DOVER, NEW HAMPSHIRE, NANTUCKET COURT SUBDIV.; BY: CUOCO & COMAR ENGINEERING ASSOCIATES, INC. DATED: JUNE, 1977 S.C.R.D. PLAN #18-42
 - 6) FINAL SUBDIVISION PLAN: MAP 22/LOT 41; LAND IN DOVER, NEW HAMPSHIRE; NANTUCKET COURT SUBDIV.; BY: CUOCO & COMAR ENGINEERING ASSOCIATES, INC. DATED: JUNE, 1977 S.C.R.D. PLAN #18-41
- LEGEND:**
- 3/4" REBAR W/D CAP(TO BE SET)
 - CONCRETE BOUND(TO BE SET)
 - IRON PIPE(FND)
 - T-BAR STEEL STAKE(FND)
 - REBAR(FND)
 - CONCRETE SPIKE(FND)
 - RAILROAD POST(FND)
 - DRILL BIT(FND)
 - UTILITY POLE
 - PROPOSED BOUNDARY LINE
 - BUILDING SETBACK LINE
 - EDGE OF JURISDICTIONAL WETLANDS
 - 50' BUFFER LINE TO WETLANDS
 - EXISTING WOOD STOCKADE FENCE
 - EXISTING CHAIN LINK FENCE

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

