

CITY OF DOVER

PLANNING BOARD - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, June 23, 2009**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF MINUTES

3. OLD BUSINESS

- A. Discussion and possible vote on zoning amendments to the land use ordinances and regulations.

4. NEW BUSINESS

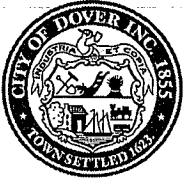
- A. Consideration and possible vote on an amendment (insert lot lines) to a previously approved (July 10, 2007) open space subdivision of land (without lot lines) for Picnic Rivers Partners of Dover LLC, Assessor's Map 16, Lot 20, zoned R-12, located on Back River Road. *(P07-32A) (21 lots)

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, weekdays from 8:00 am to 4:00 pm. You may also view materials at www.dover.nh.gov, a map showing project locations can be found at www.dover.nh.gov/planhome.html.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P07-32A

Application Type: Amendment to Previously Approved Open Space Subdivision
Applicant(s): Picnic Rivers Partners of Dover LLC
Owner(s): Picnic Rivers Partners of Dover LLC
Location: Back River Road (Assessor's Map 16, Lot 20)

INTENT: Amendment (insert lot lines) to a previously approved (July 10, 2007) open space subdivision of land (without lot lines).

LOTS/UNITS PROPOSED: 21

AGENDA ITEM #: 4A

ACREAGE: 14.918 acres

ZONING DISTRICT: R-12 Medium Density residential

EXISTING LAND USE: Single Family House

PROPOSED LAND USE: Twenty-one lots with single family homes

SURROUNDING LAND USE: Single Family residential

ZONING HISTORY: Zoned R-12 in 2003

ZBA ACTION: N/A

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

The applicant has submitted a set of plans for review. The applicant wishes to amend the previously approved open space subdivision plan by adding lot lines so that each single family house would be on a separate lot. The number of houses and their location does not change. All lots would be served by municipal water and sewer. The Planning Board conditionally approved the plat on July 10, 2007 and the plat was signed on October 31, 2007.

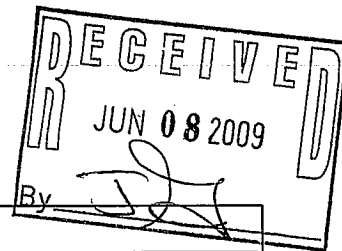
The Planning Department recommends approval of the amendment to the subdivision plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. Add the owners' signature to the plat.
2. Provide the Planning Department with a digital version of the plat.
3. The original Planning Board conditions of approval from July 10, 2007 remain in place, as applicable.
4. The applicant shall revise the plat by adding minimum building setback lines to each lot on sheets S-2 and S-3.
5. The applicant shall revise the plat by adding the 30-foot exterior buffer onto sheets S-2 and S-3.

Conditions to Be Met by the Applicant Prior to Any Blasting:

6. The applicant shall hold a neighborhood meeting to review the blasting plan, with representatives of the Fire Department and the blasting company in attendance, prior to any additional on-site blasting.



Account # P07-32A Date Received _____
Amount Pd. \$201.50 Time Received _____

check # 1183

**CITY OF DOVER
SUBDIVISION APPLICATION**

Applicant (s) Name Picnic Rivers Partners of Dover LLC Phone (603) 205-4084

Applicant (s) Address 28 Mendum Avenue, Portsmouth, NH 03801

Signature of Applicant(s) [Signature]

Land Owner's Name(s) (if different from applicant) SAME

Land Owner's Address (es) _____

Signature of Land Owner [Signature]

Area of entire tract 4.918 acres, 649,818 square feet

Area being subdivided 4.918 acres, 649,818 square feet

Proposed number of lots 21

Zoning District R-12 Assessor's Map 16 Lot Nos. 20

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

Development Data

Construction of Homes:
1. Number of dwelling units 21 2. Number of buildings 21

Construction of Apartments:
1. Number of dwelling units 0 2. Number of buildings 0

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

Professional Certification

Preparer of Plat Tritech Engineering Corporation, 755 Central Ave, Dover, NH 03820

Phone #: (603) 742-8107 Profession Professional Engineer & Licensed Surveyor

Abutters List
Amended Open Space Subdivision

Picnic Rock Farm

Tax Map 16, Lots 20
Back River Road
Dover, New Hampshire
Job No. 08119

Page 1 of 3

Abutters

Map I, Lot 6B

William H. Pelchat &
Linda M. Saucier
44 Back River Road
Dover, NH 03820

Map I, Lot 6C

Mace Family Revocable Trust
Joseph E. & Peggy G. Mace, Trustees
46 Back River Road
Dover, NH 03820

Map I, Lot 7A
Map I, Lot 55

Holgate Limited Partnership
163 Central Avenue
Dover, NH 03820

Map 16, Lot 13

Sawyers Mills Assoc., Inc.
1 Mill Street
Dover, NH 03820

Map 16, Lot 15-1

DRJ Crown Point Apartments, LLC
242 Central Avenue
Dover, NH 03820

Map 16, Lot 15-2

Millstone Properties, LLC
242 Central Avenue
Dover, NH 03820

Map 16, Lot 16

Hoeksema Family Revocable Trust
Karen J. Hoeksema, Trustee
14 Back River Road
Dover, NH 03820

Map 16, Lot 17

Edward A. & Catherine M. Roy
16 Back River Road
Dover, NH 03820

Map 16, Lot 18

Peter & Kathleen J. Laing
18 Back River Road
Dover, NH 03820

Map 16, Lot 19

Andrew & Celeste Feren Revocable Trust
Andrew & Celeste Feren Trustee
20 Back River Road
Dover, NH 03820

Abutters List
Amended Open Space Subdivision

Picnic Rock Farm

Tax Map 16, Lots 20
Back River Road
Dover, New Hampshire
Job No. 08119

Page 2 of 3

Map 16, Lot 21	Lawrence & Gayle J. Dorsey PO Box 607 Dover, NH 03820
Map 16, Lot 22	Rita R. & Wilfred G. Arnold PO Box 154 Dover, NH 03820
Map 16, Lot 23	Robert S. Mairs 17 Portland Avenue Dover, NH 03820
Map 16, Lot 24	Althea Mable Daum c/o Carolyn Fontaine 30 Back River Road Dover, NH 03820
Map 16, Lot 25	Dean C. & Sandra L. Trust 32 Back River Road Dover, NH 03820
Map 16, Lot 26	Nathan B. & Jodie-Lynn Duclos 34 Back River Road Dover, NH 03820
Map 16, Lot 27	Leonard W. & Ann C. Peterson 36 Back River Road Dover, NH 03820
Map 16, Lot 27A	Arcangelo A. Bellavia & Rose E. Bellavia 36A Back River Road Dover, NH 03820
Map 16, Lot 28	John E. Woodman Terri Lynn O'Connor 40 Back River Road Dover, NH 03820
Map 16, Lot 29	Eleanor Souza Revocable Trust Richard Souza, Trustee PO Box 493 Madison, NH 03849

Abutters List
Amended Open Space Subdivision

Picnic Rock Farm

Tax Map 16, Lots 20
Back River Road
Dover, New Hampshire
Job No. 08119

Page 3 of 3

Map 16, Lot 30

Great Bridge Dover Limited Partnership
c/o Stewart Property Management, Incorporated
PO Box 10540
Bedford, NH 03110-0540

Map 16, Lot 33

Dean N. & Denise L. Towne
36 Mill Street
Dover, NH 03820

Map 16, Lot 34

Donald L. Walker &
Miriam H. Walker
1578 Red Oak Lane
Port Charlotte, FL 33948

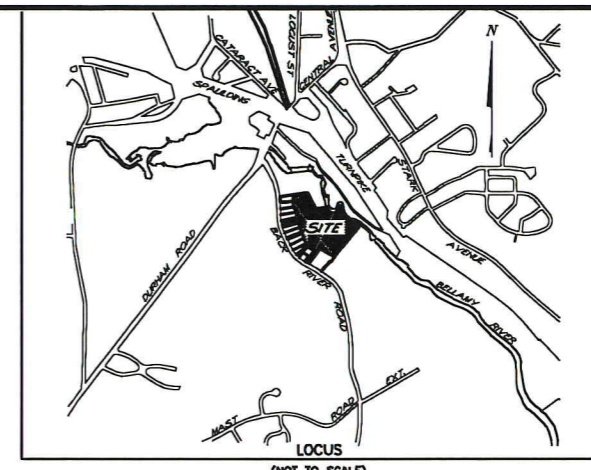
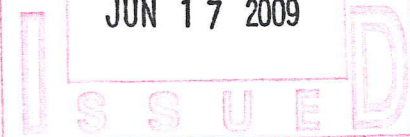
Owner/Applicant:

Map 16, Lot 20

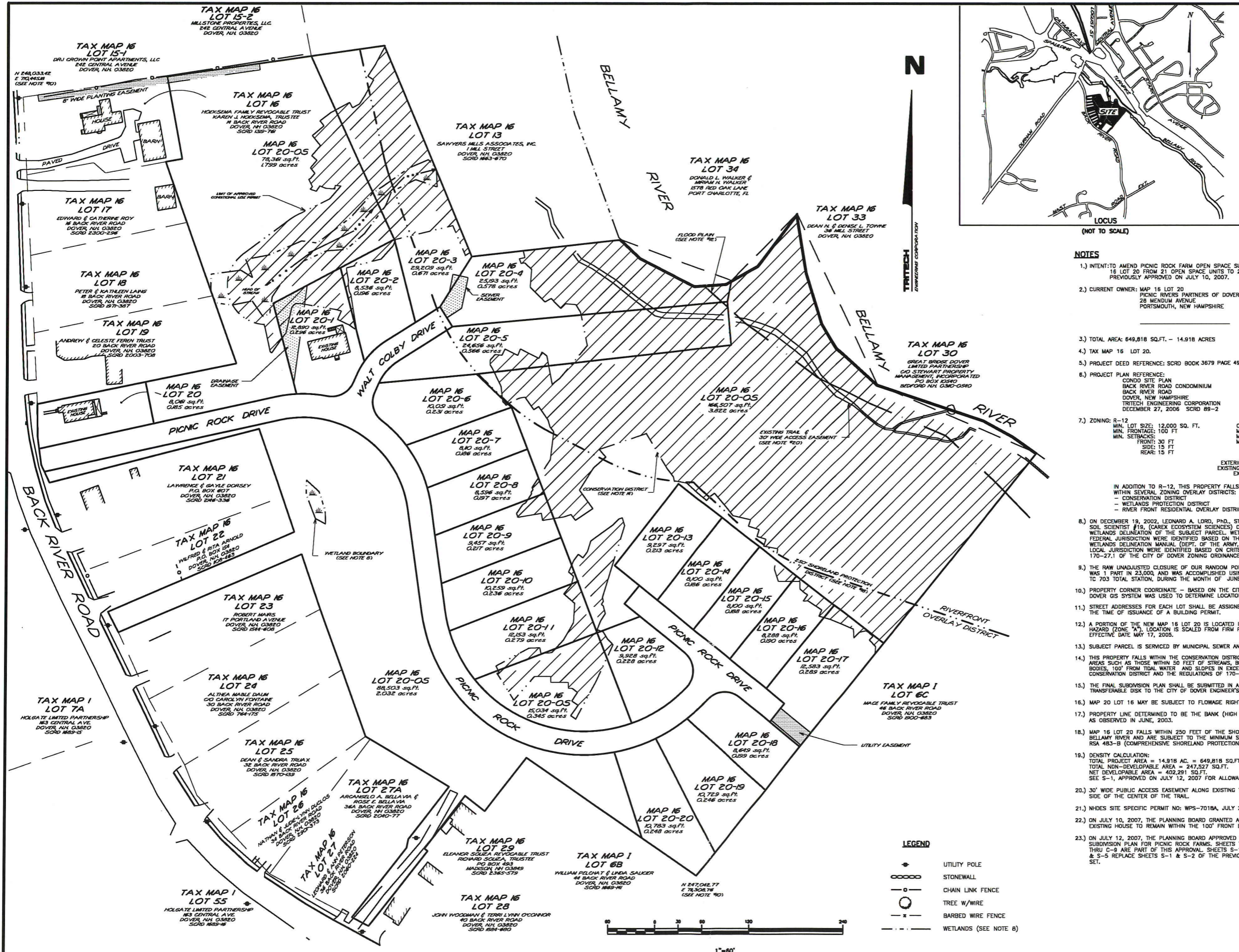
Picnic Rivers Partners of Dover, LLC
28 Mendum Avenue
Portsmouth, NH 03801

Agent

Tritech Engineering Corp.
755 Central Avenue
Dover, NH 03820



TRITECH ENGINEERING CORPORATION



NOTES

- INTENT TO AMEND PICNIC ROCK FARM OPEN SPACE SUBDIVISION, DOVER TAX MAP 16 LOT 20 FROM 21 OPEN SPACE UNITS TO 21 OPEN SPACE LOTS. PREVIOUSLY APPROVED ON JULY 10, 2007.
- CURRENT OWNER: MAP 16 LOT 20 PICNIC RIVERS PARTNERS OF DOVER LLC. 28 MENDUM AVENUE PORTSMOUTH, NEW HAMPSHIRE
- TOTAL AREA: 649,818 SQ.FT. - 14.918 ACRES
- TAX MAP 16 LOT 20.
- PROJECT DEED REFERENCE: SCRD BOOK 3679 PAGE 499
- PROJECT PLAN REFERENCE: CONDO SITE PLAN BACK RIVER ROAD CONDOMINIUM BACK RIVER ROAD DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORPORATION DECEMBER 27, 2006 SCRD 89-2
- ZONING: R-12
 MIN. LOT SIZE: 12,000 SQ. FT.
 MIN. FRONTAGE: 100 FT.
 MIN. SETBACKS:
 FRONT: 30 FT
 SIDE: 15 FT
 REAR: 15 FT
 OPEN SPACE REQUIREMENTS
 MIN. LOT SIZE: 8,000 SQ.FT.
 MIN. FRONTAGE: 20 FT
 MIN. SETBACKS:
 FRONT: 10 FT
 SIDE: 10 FT
 REAR: 10 FT
 EXTERIOR BOUNDARY: 30 FT
 EXISTING STRUCTURES: 50 FT
 EXISTING ROADS: 100 FT
 IN ADDITION TO R-12, THIS PROPERTY FALLS WITHIN SEVERAL ZONING OVERLAY DISTRICTS:
 - CONSERVATION DISTRICT (MODIFIED BY CONDITIONAL USE PERMIT GRANTED ON JULY 12, 2007)
 - WETLANDS PROTECTION DISTRICT
 - RIVER FRONT RESIDENTIAL OVERLAY DISTRICT
- ON DECEMBER 19, 2002, 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 UNDER STATE AND FEDERAL JURISDICTION WERE IDENTIFIED BASED ON THE CORPUS OF ENGINEERS WETLANDS DELINEATION MANUAL (DEPT. OF THE ARMY, 1987). WETLANDS UNDER LOCAL JURISDICTION WERE IDENTIFIED BASED ON CRITERIA OUTLINED IN SECTION 170-27.1 OF THE CITY OF DOVER ZONING ORDINANCE.
- THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 23,000, AND WAS ACCOMPLISHED USING A LEICA TC 703 TOTAL STATION, DURING THE MONTH OF JUNE, 2003.
- PROPERTY CORNER COORDINATE - BASED ON THE CITY OF DOVER GIS SYSTEM. CITY OF DOVER GIS SYSTEM WAS USED TO DETERMINE LOCATION, DIRECTION AND ELEVATION.
- STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- A PORTION OF THE NEW MAP 16 LOT 20 IS LOCATED IN A FEDERALLY DESIGNATED FLOOD HAZARD (ZONE "A"), LOCATION IS SCALED FROM FRM PANEL NO. 33017C 03400, EFFECTIVE DATE MAY 17, 2005.
- SUBJECT PARCEL IS SERVICED BY MUNICIPAL SEWER AND WATER.
- THIS PROPERTY FALLS WITHIN THE CONSERVATION DISTRICT, ZONING ORDINANCE 170-27. AREAS SUCH AS THOSE WITHIN 50 FEET OF STREAMS, BROOKS OR OTHER FRESHWATER BODIES, 100' FROM TIDAL WATER AND SLOPES IN EXCESS OF 20% ARE PART OF THE CONSERVATION DISTRICT AND THE REGULATIONS OF 170-27 APPLY.
- THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER ENGINEER'S OFFICE.
- MAP 20 LOT 16 MAY BE SUBJECT TO FLOWAGE RIGHTS AND MILL PRIVILEGE RIGHTS.
- PROPERTY LINE DETERMINED TO BE THE BANK (HIGH WATER) OF THE BELLAMY RIVER AS OBSERVED IN JUNE, 2003.
- MAP 16 LOT 20 FALLS WITHIN 250 FEET OF THE SHORELINE OF THE TIDAL PORTION OF BELLAMY RIVER AND ARE SUBJECT TO THE MINIMUM SHORELAND PROTECTION STANDARDS, RSA 483-B (COMPREHENSIVE SHORELAND PROTECTION ACT).
- DENSITY CALCULATION:
 TOTAL PROJECT AREA = 14.918 AC. = 649,818 SQ.FT.
 TOTAL NON-DEVELOPABLE AREA = 247,527 SQ.FT.
 NET DEVELOPABLE AREA = 402,291 SQ.FT.
 SEE S-1, APPROVED ON JULY 12, 2007 FOR ALLOWABLE DENSITY
- 30' WIDE PUBLIC ACCESS EASEMENT ALONG EXISTING TRAIL 15' EACH SIDE OF THE CENTER OF THE TRAIL.
- NHDES SITE SPECIFIC PERMIT NO: WPS-7018A, JULY 25, 2007.
- ON JULY 10, 2007, THE PLANNING BOARD GRANTED A WAIVER TO ALLOW THE EXISTING HOUSE TO REMAIN WITHIN THE 100' FRONT BUFFER.
- ON JULY 12, 2007, THE PLANNING BOARD APPROVED THE OPEN SPACE SUBDIVISION PLAN FOR PICNIC ROCK FARMS. SHEETS T-1, Y-1 AND C-1 THRU C-9 ARE PART OF THIS APPROVAL. SHEETS S-1, S-2, S-3, S-4 & S-5 REPLACE SHEETS S-1 & S-2 OF THE PREVIOUSLY APPROVED PLAN SET.

LEGEND

- UTILITY POLE
- STONEWALL
- CHAIN LINK FENCE
- TREE W/WIRE
- BARBED WIRE FENCE
- WETLANDS (SEE NOTE B)



1"=60'

TRITECH
ENGINEERING CORPORATION

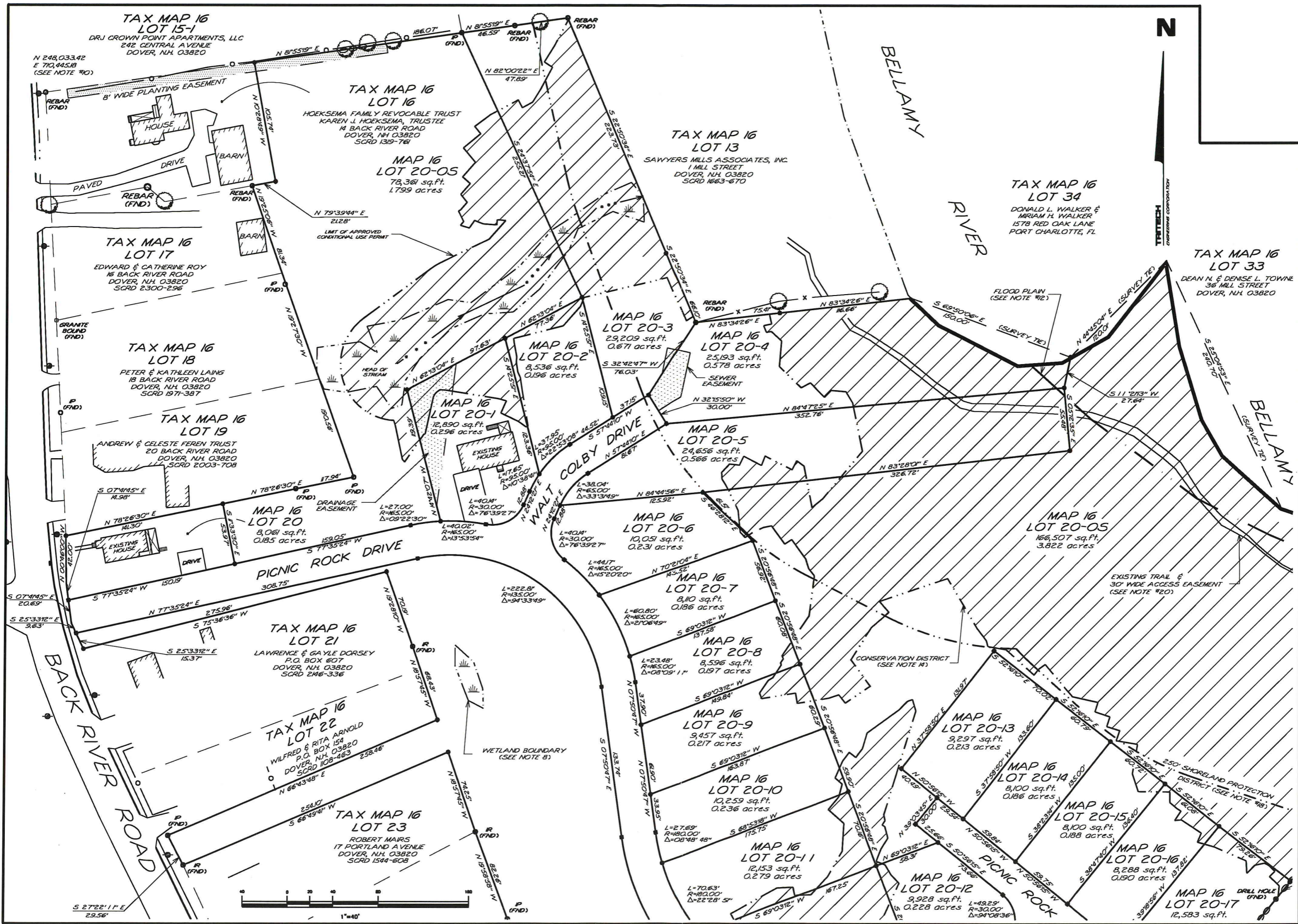
766 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603-748-8707
FAX 603-748-9830

REVISIONS	DESCRIPTION	DATE
1	REVISED PER PLANNING DEPT. COMMENTS	6-17-09

AMENDED
OPEN SPACE SUBDIVISION PLAN
PICNIC ROCK FARM
BACK RIVER ROAD
DOVER, NEW HAMPSHIRE

JUNE 8, 2009 JOB NO. 08115
SCALE: 1" = 60'

SHEET NO. **5-1**



TRITECH
ENGINEERING CORPORATION

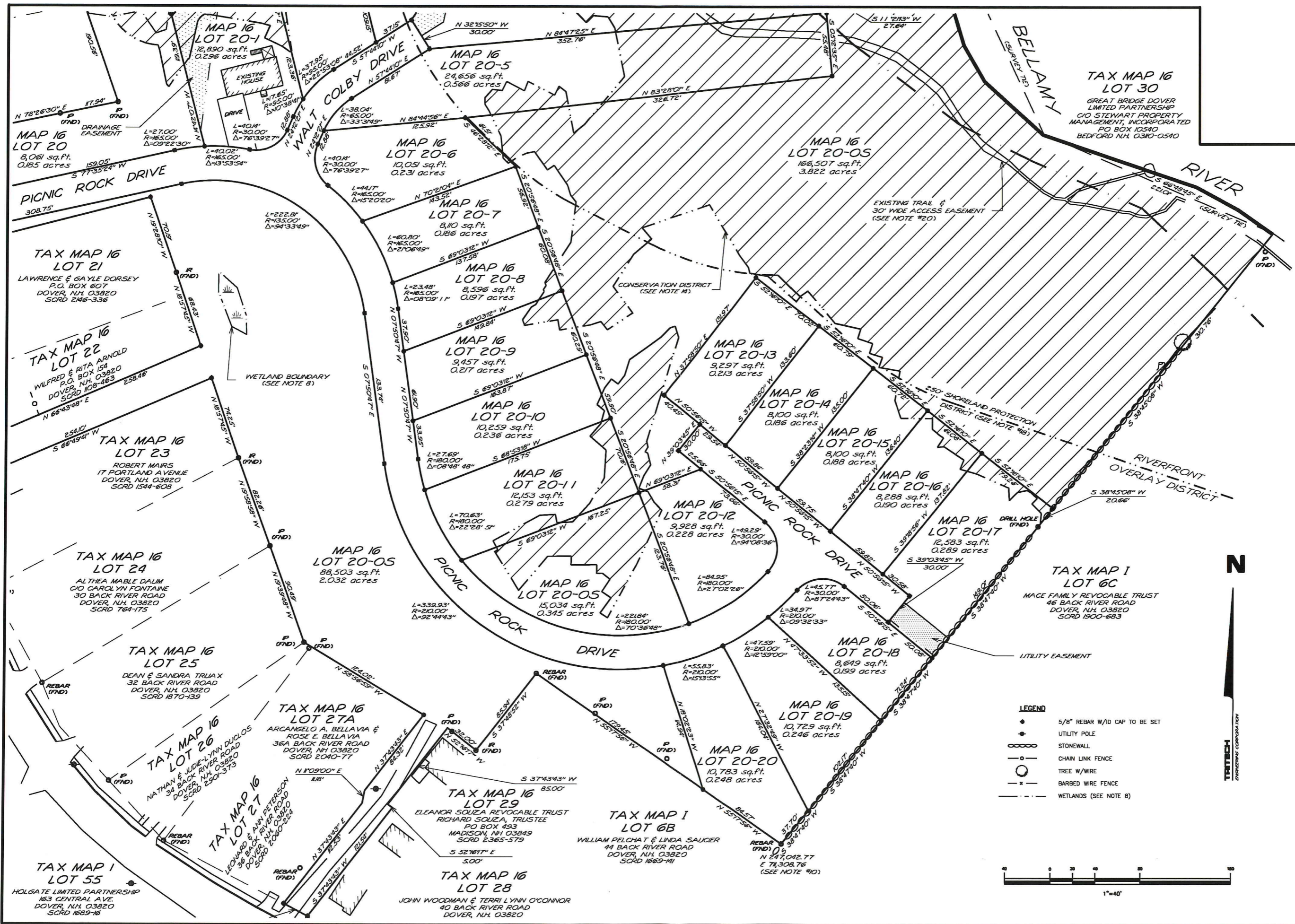
7155 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03860
TELEPHONE 603-748-9107
FAX 603-748-9650

REVISIONS	DESCRIPTION
DATE:	REVISED PER PLANNING DEPT.
6-17-09	COMMENTS

AMENDED
OPEN SPACE SUBDIVISION PLAN
PICNIC ROCK FARM
BACK RIVER ROAD
DOVER, NEW HAMPSHIRE

JUNE 8, 2009
JOB NO. 08119
SCALE: 1" = 40'

SHEET NO. **6-2**



TAX MAP 16 LOT 30
 GREAT BRIDGE DOVER LIMITED PARTNERSHIP
 C/O STEWART PROPERTY MANAGEMENT, INCORPORATED
 P.O. BOX 10540
 BEDFORD NH, 0310-0540

TAX MAP 16 LOT 21
 LAWRENCE & GAYLE DORSEY
 P.O. BOX 607
 DOVER, NH 03820
 SCR# 246-336

TAX MAP 16 LOT 22
 WILFRED & RITA ARNOLD
 P.O. BOX 154
 DOVER, NH 03820
 SCR# 1108-463

TAX MAP 16 LOT 23
 ROBERT MAIRS
 17 PORTLAND AVENUE
 DOVER, NH 03820
 SCR# 1544-608

TAX MAP 16 LOT 24
 ALTHEA MABLE DAUM
 C/O CAROLYN FONTAINE
 30 BACK RIVER ROAD
 DOVER, NH 03820
 SCR# 764-175

TAX MAP 16 LOT 25
 DEAN & SANDRA TRUAX
 32 BACK RIVER ROAD
 DOVER, NH 03820
 SCR# 1870-439

TAX MAP 16 LOT 26
 NATHAN & WIDE-LYNN DUCLOS
 34 BACK RIVER ROAD
 DOVER, NH 03820
 SCR# 2301-373

TAX MAP 16 LOT 27
 LEONARD & ANN PETERSON
 38 BACK RIVER ROAD
 DOVER, NH 03820
 SCR# 2080-224

TAX MAP 1 LOT 55
 HULGATE LIMITED PARTNERSHIP
 163 CENTRAL AVE.
 DOVER, NH 03820
 SCR# 1669-16

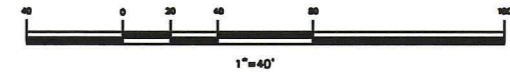
TAX MAP 16 LOT 29
 ELEANOR SOUZA REVOCABLE TRUST
 RICHARD SOUZA, TRUSTEE
 P.O. BOX 493
 MADISON, NH 03849
 SCR# 2365-579

TAX MAP 16 LOT 28
 JOHN WOODMAN & TERRI LYNN O'CONNOR
 40 BACK RIVER ROAD
 DOVER, NH 03820

TAX MAP 1 LOT 6B
 WILLIAM PELCHAT & LINDA SAUCIER
 44 BACK RIVER ROAD
 DOVER, NH 03820
 SCR# 1669-141

TAX MAP 1 LOT 6C
 MACE FAMILY REVOCABLE TRUST
 46 BACK RIVER ROAD
 DOVER, NH 03820
 SCR# 1500-683

- LEGEND**
- 5/8" REBAR W/D CAP TO BE SET
 - UTILITY POLE
 - ▭ STONEMALL
 - CHAIN LINK FENCE
 - TREE W/WIRE
 - BARBED WIRE FENCE
 - - - WETLANDS (SEE NOTE 8)



TRITECH
 ENGINEERING CORPORATION

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

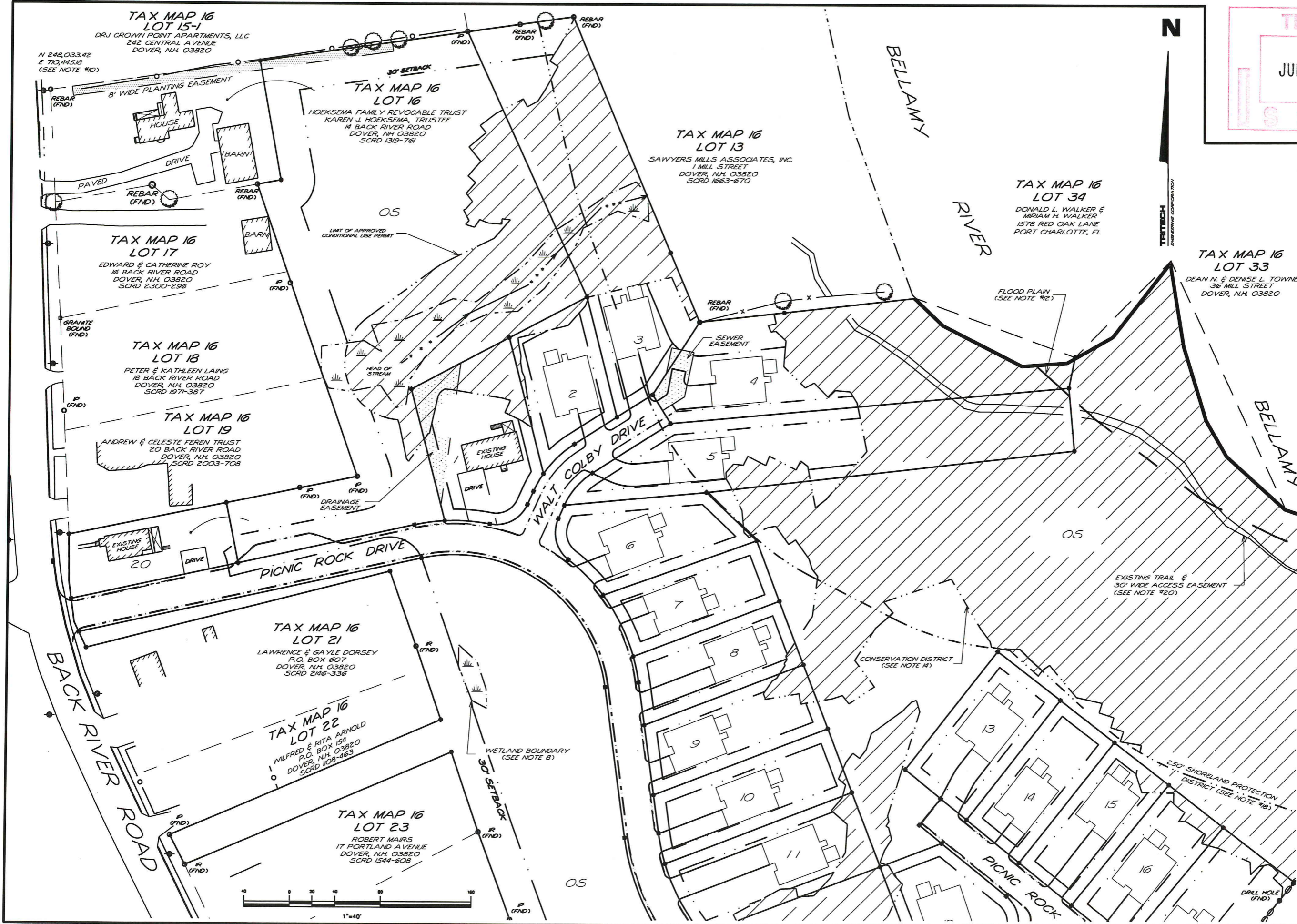
REVISIONS	DATE	DESCRIPTION
1	8-17-09	REVISED PER PLANNING DEPT.

AMENDED
 OPEN SPACE SUBDIVISION PLAN
PICNIC ROCK FARM
 BACK RIVER ROAD
 DOVER, NEW HAMPSHIRE

JUNE 8, 2009 JOB NO. 0819
 SCALE: 1" = 40'

SHEET NO. **5-3**

TRITECH
 JUN 17 2009
 ISSUED



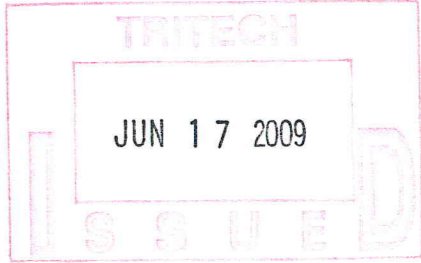
TRITECH
 ENGINEERING CORPORATION

766 CENTRAL AVENUE
 DOVER, NEW HAMPSHIRE 03860
 TELEPHONE 603.742.8707
 FAX 603.742.9630

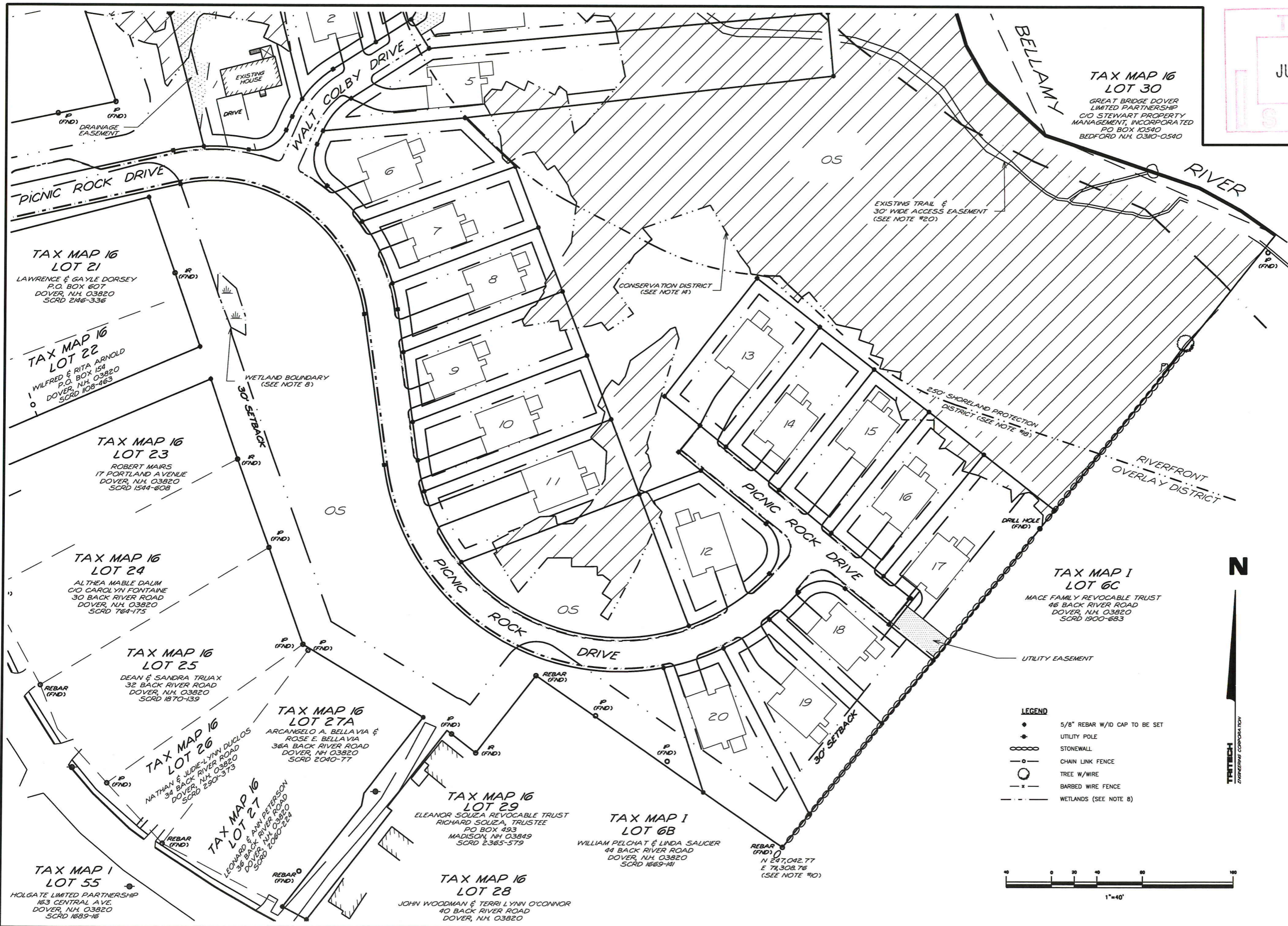
DATE:	REVISIONS	DESCRIPTION:
6-17-09	REVISED PER PLANNING DEPT.	
	COMMENTS	

AMENDED
 OPEN SPACE SUBDIVISION PLAN
PICNIC ROCK FARM
 BACK RIVER ROAD
 DOVER, NEW HAMPSHIRE
 JUNE 8, 2009
 JOB No. 08119
 SCALE: 1" = 40'

SHEET NO.
6-4



**TAX MAP 16
LOT 30**
GREAT BRIDGE DOVER
LIMITED PARTNERSHIP
C/O STEWART PROPERTY
MANAGEMENT, INCORPORATED
P.O. BOX 10540
BEDFORD NH. 03110-0540



TRITECH
ENGINEERING CORPORATION

766 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603.748.8707
FAX 603.748.9630

REVISIONS	DATE:	DESCRIPTION:	REVISED PER:	PLANNING DEPT.	COMMENTS:
1	6-17-09				

AMENDED
OPEN SPACE SUBDIVISION PLAN

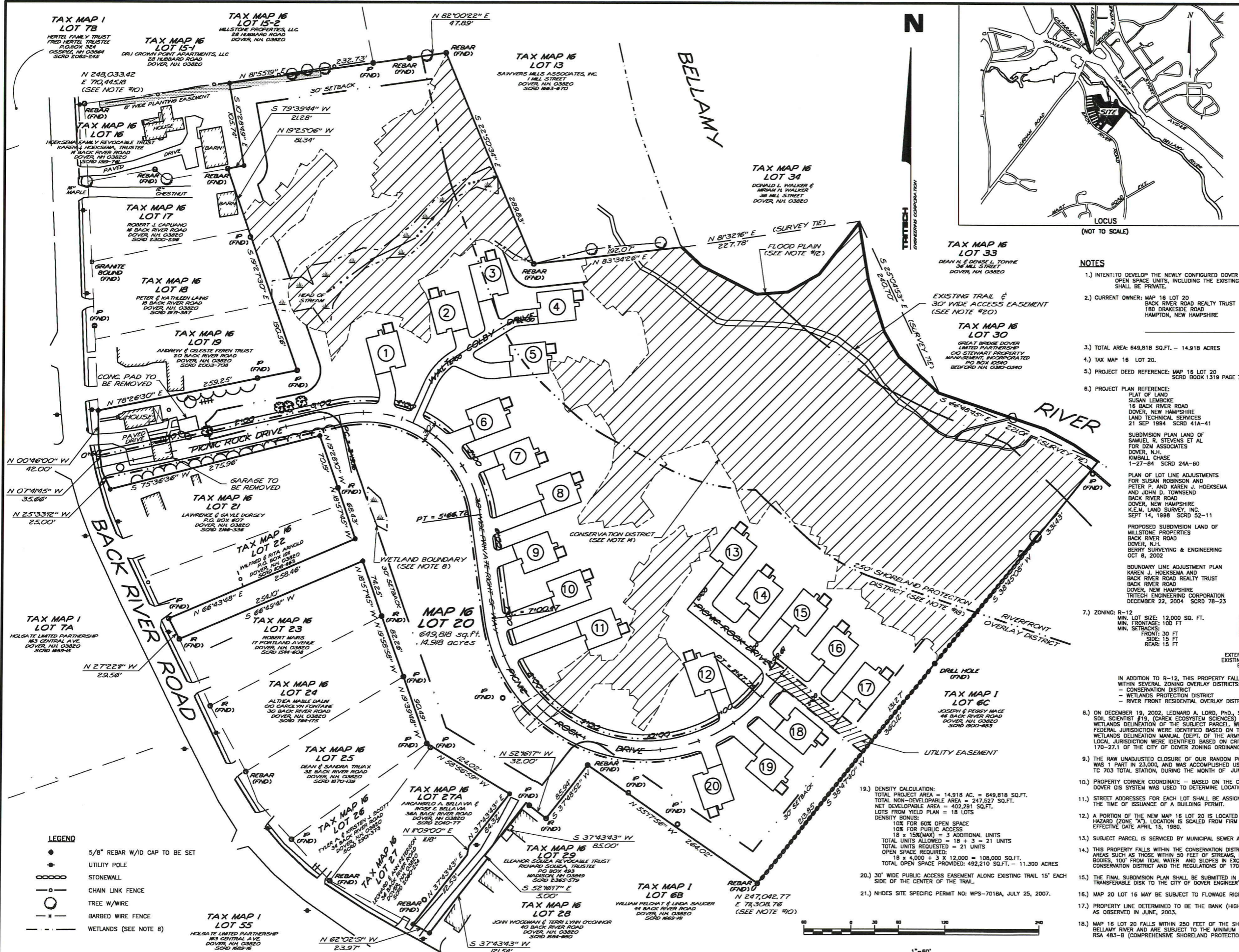
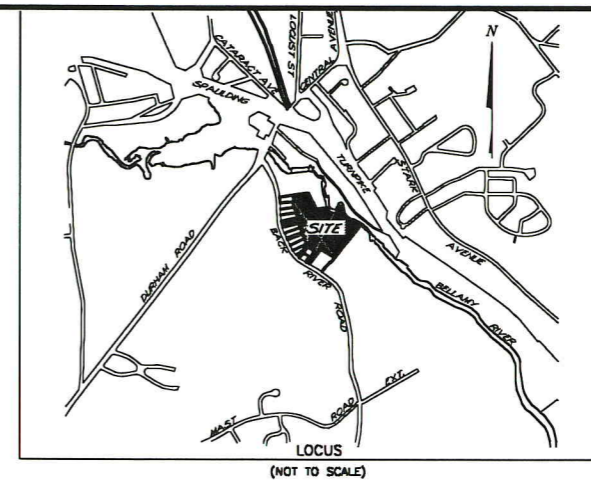
PICNIC ROCK FARM

BACK RIVER ROAD
DOVER, NEW HAMPSHIRE

JUNE 8, 2009 JOB No. 08119
SCALE: 1" = 40'

SHEET NO.

6-5



TAX MAP 1 LOT 7B
HERTEL FAMILY TRUST
FRED HERTEL TRUSTEE
P.O. BOX 324
OSSISSE, NH 03861
SCRD 2285-243

TAX MAP 16 LOT 15-2
MILLSTONE PROPERTIES, LLC
28 HUBBARD ROAD
DOVER, NH 03820

TAX MAP 16 LOT 15-1
DRJ CROWN POINT APARTMENTS, LLC
28 HUBBARD ROAD
DOVER, NH 03820

TAX MAP 16 LOT 15
MEXSEMA FAMILY REVOCABLE TRUST
KAREN J. HOEKSEMA, TRUSTEE
N BACK RIVER ROAD
DOVER, NH 03820
SCRD 1380-782

TAX MAP 16 LOT 17
ROBERT L. CARUANO
N BACK RIVER ROAD
DOVER, NH 03820
SCRD 1330-236

TAX MAP 16 LOT 18
PETER & KATHLEEN LANG
N BACK RIVER ROAD
DOVER, NH 03820
SCRD 1871-387

TAX MAP 16 LOT 19
ANDREW & CELESTE FERON TRUST
20 BACK RIVER ROAD
DOVER, NH 03820
SCRD 2003-708

TAX MAP 16 LOT 21
LAWRENCE & GAYLE BORSLEY
P.O. BOX 807
DOVER, NH 03820
SCRD 246-338

TAX MAP 16 LOT 22
WILFRED & RITA ARNOLD
N BACK RIVER ROAD
DOVER, NH 03820
SCRD 208-118

TAX MAP 16 LOT 23
ROBERT MARRS
17 PORTLAND AVENUE
DOVER, NH 03820
SCRD 154-808

TAX MAP 16 LOT 24
ALTHEA MARLE DALIN
60 CAROLYN FONTAINE
30 BACK RIVER ROAD
DOVER, NH 03820
SCRD 784-678

TAX MAP 16 LOT 25
DEAN & SANDRA TRIJAX
32 BACK RIVER ROAD
DOVER, NH 03820
SCRD 1870-139

TAX MAP 16 LOT 26
TYLER & KRISTIN W. SCOTT
N BACK RIVER ROAD
DOVER, NH 03820
SCRD 228-378

TAX MAP 16 LOT 27
JENNIFER & JOHN W. WOODMAN
N BACK RIVER ROAD
DOVER, NH 03820
SCRD 200-828

TAX MAP 16 LOT 29
ELEANOR SOUZA REVOCABLE TRUST
RICHARD SOUZA, TRUSTEE
PO BOX 488
MADISON, NH 03849
SCRD 1385-578

TAX MAP 16 LOT 28
JOHN WOODMAN & TERRI LYNN O'CONNOR
40 BACK RIVER ROAD
DOVER, NH 03820
SCRD 184-880

TAX MAP 16 LOT 13
SAWYERS MILLS ASSOCIATES, INC
1 MILL STREET
DOVER, NH 03820
SCRD 1463-870

TAX MAP 16 LOT 34
DONALD L. WALKER &
MIRIAM H. WALKER
38 MILL STREET
DOVER, NH 03820

TAX MAP 16 LOT 33
DEAN N. & DENISE L. TOYNE
38 MILL STREET
DOVER, NH 03820

TAX MAP 16 LOT 30
GREAT BRIDGE DOVER
LIMITED PARTNERSHIP
C/O STEWART PROPERTY
MANAGEMENT INCORPORATED
PO BOX 10510
BEDFORD, NH 03810-0510

TAX MAP 1 LOT 7A
HOLGATE LIMITED PARTNERSHIP
183 CENTRAL AVE
DOVER, NH 03820
SCRD 1482-15

TAX MAP 1 LOT 6B
WILLIAM PELCHAT & LINDA SAUDER
44 BACK RIVER ROAD
DOVER, NH 03820
SCRD 148-44

TAX MAP 1 LOT 6C
JOSEPH & PEGGY MAZE
48 BACK RIVER ROAD
DOVER, NH 03820
SCRD 1800-883

TAX MAP 1 LOT 55
HOLGATE LIMITED PARTNERSHIP
183 CENTRAL AVE
DOVER, NH 03820
SCRD 1482-16

- NOTES**
- INTENT TO DEVELOP THE NEWLY CONFIGURED DOVER TAX MAP 16 LOT 20 INTO 21 OPEN SPACE UNITS, INCLUDING THE EXISTING HOUSE. PROPOSED ROADS SHALL BE PRIVATE.
 - CURRENT OWNER: MAP 16 LOT 20
BACK RIVER ROAD REALTY TRUST
180 DRAKESIDE ROAD
HAMPTON, NEW HAMPSHIRE
 - TOTAL AREA: 649,818 SQ.FT. - 14,918 ACRES
 - TAX MAP 16 LOT 20.
 - PROJECT DEED REFERENCE: MAP 16 LOT 20
SCRD BOOK 1319 PAGE 761 & SCR D BOOK 2972 PAGE 573
 - PROJECT PLAN REFERENCE:
PLAN OF LAND SUSAN LEMBECKE
16 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
LAND TECHNICAL SERVICES
21 SEP 1994 SCR D 41A-41
SUBDIVISION PLAN LAND OF BARBARA C. & HAROLD C. SLEEPER
BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
K.E. MOORE & B.G. STAPLES
1-27-84 SCR D 24A-60
PLAN OF LOT LINE ADJUSTMENTS FOR SUSAN ROBINSON AND PETER P. AND KAREN J. HOEKSEMA AND JOHN D. TOWNSEND
BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
K.E.M. LAND SURVEY, INC.
SEPT 14, 1998 SCR D 52-11
PROPOSED SUBDIVISION LAND OF MILLSTONE PROPERTIES
BACK RIVER ROAD
DOVER, N.H.
BERRY SURVEYING & ENGINEERING
OCT 8, 2002
BOUNDARY LINE ADJUSTMENT PLAN
KAREN J. HOEKSEMA AND
BACK RIVER ROAD REALTY TRUST
BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
DECEMBER 22, 2004 SCR D 78-23
 - ZONING: R-12
MIN. LOT SIZE: 12,000 SQ. FT.
MIN. FRONTAGE: 100 FT
MIN. SETBACKS:
FRONT: 30 FT
SIDE: 15 FT
REAR: 15 FT
OPEN SPACE REQUIREMENTS
MIN. FRONT: 10 FT
MIN. SIDE: 10 FT
MIN. REAR: 10 FT
EXISTING STRUCTURES: 50 FT
EXISTING ROADS: 100 FT
EXTERIOR BOUNDARY: 30 FT
 - IN ADDITION TO R-12, THIS PROPERTY FALLS WITHIN SEVERAL ZONING OVERLAY DISTRICTS:
- CONSERVATION DISTRICT
- WETLANDS PROTECTION DISTRICT
- RIVER FRONT RESIDENTIAL OVERLAY DISTRICT
 - ON DECEMBER 19, 2002, 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 UNDER STATE AND FEDERAL JURISDICTION WERE IDENTIFIED BASED ON THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (DEPT. OF THE ARMY, 1987), WETLANDS UNDER LOCAL JURISDICTION WERE IDENTIFIED BASED ON CRITERIA OUTLINED IN SECTION 170-27.1 OF THE CITY OF DOVER ZONING ORDINANCE.
 - THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 23,000, AND WAS ACCOMPLISHED USING A LEICA TC 203 TOTAL STATION, DURING THE MONTH OF JUNE, 2003.
 - PROPERTY CORNER COORDINATE - BASED ON THE CITY OF DOVER GIS SYSTEM, CITY OF DOVER GIS SYSTEM WAS USED TO DETERMINE LOCATION, DIRECTION AND ELEVATION.
 - STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
 - A PORTION OF THE NEW MAP 16 LOT 20 IS LOCATED IN A FEDERALLY DESIGNATED FLOOD HAZARD (ZONE "A"), LOCATION IS SCALED FROM FIRM PANEL NO. 330145 0008B, EFFECTIVE DATE APRIL 15, 1980.
 - SUBJECT PARCEL IS SERVICED BY MUNICIPAL SEWER AND WATER.
 - THIS PROPERTY FALLS WITHIN THE CONSERVATION DISTRICT, ZONING ORDINANCE 170-27. AREAS SUCH AS THOSE WITHIN 50 FEET OF STREAMS, BROOKS OR OTHER FRESHWATER BODIES, 100' FROM TIDAL WATER AND SLOPES IN EXCESS OF 20% ARE PART OF THE CONSERVATION DISTRICT AND THE REGULATIONS OF 170-27 APPLY.
 - THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER ENGINEER'S OFFICE.
 - MAP 20 LOT 16 MAY BE SUBJECT TO FLOWAGE RIGHTS AND MILL PRIVILEGE RIGHTS.
 - PROPERTY LINE DETERMINED TO BE THE BANK (HIGH WATER) OF THE BELLAMY RIVER AS OBSERVED IN JUNE, 2003.
 - MAP 16 LOT 20 FALLS WITHIN 250 FEET OF THE SHORELINE OF THE TIDAL PORTION OF BELLAMY RIVER SUBJECT TO THE MINIMUM SHORELAND PROTECTION STANDARDS, RSA 483-B (COMPREHENSIVE SHORELAND PROTECTION ACT).

TRITECH
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EXHIBIT #1
OPEN SPACE SUBDIVISION PLAN
PICNIC ROCK FARM
BACK RIVER ROAD
DOVER, NEW HAMPSHIRE

JOB NO. 02165
MAY 31, 2007
SCALE: 1" = 60'

REVISIONS	DESCRIPTION
DATE:	REV. PER TRC COMMENTS
07/03/07	REV. PER TRC COMMENTS
08/06/07	REV. PER CONDITIONS OF APPROVAL

SHEET NO. E-1