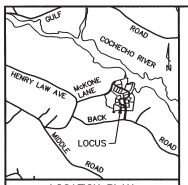
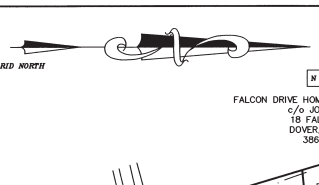
Doc # 0000416 Jan 10, 2018 2:44 PM
Plan 115-026 1 of 1
Register of Deeds, Strafford County
C/H L-CHIP STA125438



LOCATION PLAN
(NO SCALE)



REFERENCE PLANS:

1.) LOT CONSOLIDATION PLAN PREPARED FOR DANIEL & JACQUELINE AYER REVOCABLE TRUSTS AND DANIEL W. AYER REV. AGREEMENT OF TRUST, TAX MAP N, LOT Nos. 18, 18–4, 18–5 & 19, McKONE LANE, FALCON DRIVE & BACK ROAD, CITY of DOVER, COUNTY of STRAFFORD, STATE of NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: DECEMBER 9, 2015; BY THIS OFFICE.

A FIRE HYDRANT IS LOCATED AT THE INTERSECTION OF McKONE LANE AND HENRY LAW AVENUE. IT IS APPROXIMATELY 1,275 FEET FROM THE PROPOSED PROJECT ALONG McKONE LANE TO HENRY LAW AVENUE.

Daniel W. Ayer
Jacqueline Ayer
OWNERS SIGNATURES

NOTES:

1.) OWNERS OF RECORD:

N / 18 — DANIEL & JACQUELINE AYER REVOCABLE TRUSTS
DANIEL AND JACQUELINE AYER, TRUSTEES
100 McKONE LANE # A
DOVER, NEW HAMPSHIRE 03820–3852
S.C.R.D. VOL. 2665, PAGE 0744 & 747

DANIEL W. AYER REVOCABLE AGREEMENT OF TRUST,
DANIEL W. AYER, TRUSTEE
100 McKONE LANE # A
DOVER, NEW HAMPSHIRE 03820–3852
S.C.R.D. VOL. 2665, PAGE 0736
S.C.R.D. VOL. 2645, PAGE 0472

2.) N / 18 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) PLAN INTENT: TO DEPICT THE SECOND PHASE OF A TWO PHASE OPEN SPACE SUBDIVISION AS SHOWN.

4.) TOTAL CONSOLIDATED PARCEL AREAS: 1,279,750 S.F.± / 29.38 Ac.±.
INCLUDING: 1,055 FEET OF FRONTAGE ALONG THE COCHECHO RIVER,
894.2 FEET OF FRONTAGE ALONG McKONE LANE,
107.4 FEET OF FRONTAGE ALONG BACK ROAD,
55.0 FEET OF FRONTAGE ALONG FALCON DRIVE.

5.) ZONING DISTRICT IS R–40

6.) PORTIONS OF THE SUBJECT PARCEL ARE LOCATED WITHIN A FEDERALLY DESIGNATED 1 PERCENT ANNUAL CHANCE FLOOD (100–YEAR FLOOD), AS SHOWN ON FLOOD INSURANCE RATE MAPS 33017C0330E & 33017C0340E, SEPTEMBER 30, 2015. THOSE AREAS LOCATED ALONG THE SHORELINE OF THE COCHECHO RIVER. THE AREAS OF 100–YEAR FLOOD ARE DESIGNATED AS ZONE "A"; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.

7.) BASIS OF BEARING IS THE CITY OF DOVER G.I.S. SYSTEM.

8.) SEE SHEETS 5–8 FOR PARCEL METES AND BOUNDS.

9.) WETLAND BUFFER PLACECARDS SHALL BE INSTALLED EVERY 50 FEET AT LOTS THAT CONTAIN A WETLAND BUFFER. LOTS 6, 9, 10, 11, 12, 14, 15, 16, 19, 20 AND PARCEL N/18–OPN7.

10.) PERIMETER BUFFER SIGNS SHALL BE INSTALLED EVERY 50 FEET AT LOTS THAT CONTAIN A PERIMETER BUFFER. LOTS 6, 7, 19, 20 & N/18 (EXISTING DWELLING).

11.) "THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING".

NH DES PERMITS:

– WETLAND AND NON–SITE SPECIFIC PERMIT No. 2017–00633
ISSUED 06/08/2017, EXPIRES 06/08/2022

– SHORELAND IMPACT PERMIT No. 2017–01801
ISSUED 07/19/2017, EXPIRES 07/19/2022

– ALTERATION OF TERRAIN PERMIT No. AOT–1270
ISSUED 06/28/2017, EXPIRES 06/28/2022

APPROVED
DATE 1/9/18
City of Dover, NH
PLANNING BOARD
CHAIRMAN/DIRECTOR

SHEET 4 OF 28

THE NARROWS AN OPEN SPACE SUBDIVISION
PREPARED FOR
DANIEL & JACQUELINE AYER REVOCABLE TRUSTS
AND
DANIEL W. AYER REV. AGREEMENT OF TRUST
TAX MAP N, LOT No. 18
McKONE LANE, FALCON DRIVE & BACK ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P16–25

DRAWN BY: RJM	FILE: VR CP\1984\15–1984 OSS2
SCALE: 1" = 100'	DATE: AUGUST 1, 2016

100 50 0 50 100 200 300 400

LEGEND

- PROPERTY LINE
- 250' STATE SHORELAND PROTECTION LINE
- 100' DOVER CONSERVATION DISTRICT LINE
- EDGE OF WETLANDS / WATERLINE
- EASEMENT LINE
- SURVEY TIE LINE
- SETBACK / BUFFER LINE
- EDGE OF PAVEMENT / TRAVELED WAY
- WETLANDS
- UP – UTILITY POLE
- (TYP.) – TYPICAL
- S.F. – SQUARE FEET
- Ac. – ACRE
- S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
- SWQPA – SHORELAND WATER QUALITY PROTECTION ACT
- O.A. – OVERALL
- T1 – PROPOSED EVERSOURCE TRANSFORMER
- T2J3 – PROPOSED EVERSOURCE JUNCTION BOX

"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."

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

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

NO.	DATE	DESCRIPTION	BY	CHK
4	9/20/17	REVISE PER PLANNING BOARD NOTICE OF DECISION	RJM	KMM
3	5/3/17	REVISE PER NH DES COMMENTS	RJM	KMM
2	3/21/17	REVISE PER 3/2/17 TRC COMMENTS	RJM	KMM
1	2/7/17	REVISE PER TRC COMMENTS	RJM	KMM

REVISIONS

12–1984	OSS PHZ2	15–05	–
PROJECT NO	TYPE	FIELDBOOK & PAGES	