

ZONING REQUIREMENTS

ZONING DISTRICT IS R40
OPEN SPACE SUBDIVISION

GENERAL REQUIREMENTS:

NO STRUCTURES OR SEPTIC SYSTEMS WILL BE ALLOWED TO BE BUILT IN:
SLOPE GREATER THAN 20 PERCENT
AREAS WITHIN CONSERVATION DISTRICTS
ALL FLOOD HAZARD AREAS
WETLANDS

DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE SUBDIV. LOTS = 20,000 S.F.
MINIMUM FRONTAGE SUBDIV. LOTS = 40 FEET
MINIMUM BUFFER ALONG FRONTAGE = 100 FEET

MINIMUM DISTANCE AROUND
INDIVIDUAL UNITS IN CLUSTERS
STREET SIDE UNITS = 20 FEET
BETWEEN UNITS = 30 FEET

MINIMUM BUILDING SETBACKS FOR
SUBDIVISION LOTS
ABUTTING A STREET = 20 FEET
ABUTTING A LOT LINE = 20 FEET

MINIMUM DISTANCE FROM EXISTING
STRUCTURES OR DWELLING UNITS = 100 FEET

MINIMUM DISTANCE FROM EXTERNAL
BOUNDARIES = 50 FEET

EXTERNAL BOUNDARY BUFFERS SHALL BE CONSIDERED AN UNDISTURBED
NATURAL AREA FOR THE PURPOSE OF SHIELDING ABUTTERS.

OPEN SPACE REQUIREMENTS:

THE AREA OF THE OPEN SPACE SHALL EQUAL OR EXCEED THE TOTAL ALLOWED
REDUCTION IN THE LOT SIZES WITHIN THE OPEN SPACE SUBDIVISION AND SHALL
BE PERMANENTLY DEDICATED AS OPEN SPACE OR FOR MUNICIPAL USE, AS
AGREED UPON. A MINIMUM OF 50% OF THE TOTAL OPEN SPACE LAND MUST BE
USABLE UPLANDS AND REASONABLY ACCESSIBLE TO ALL PROPERTY OWNERS IN
THE PROJECT.

OPEN SPACE REQUIREMENTS FOR 11 LOTS
11 * 20,000 S.F. = 220,000 S.F. MINIMUM OPEN SPACE
= 110,000 S.F. MINIMUM CONTIGUOUS UPLANDS

PROPOSED OPEN SPACE = 688,230 S.F. (15.80 Ac.)
114,555 S.F. USABLE UPLANDS

THE OPEN SPACE MEETS THE REQUIREMENTS OF SETION 157-21 INCLUDING
THAT THE SUBJECT LAND MA BE OWNED, LEASED OR CONTROLLED EITHER BY
A SINGLE PERSON, A CORPORATION OR BY A GROUP OF INDIVIDUALS OR
CORPORATIONS. AN APPROVED OPEN SPACE SUBDIVISION SHALL BE BINDING ON
THE PROJECT LAND WITH OWNERS(S) AND SHALL BE SO INDICATED ON EACH
INDIVIDUAL DEED.

APPROVED

DATE 9/26/23

CITY OF DOVER, NH.

PLANNING BOARD

CHAIRMAN/DIRECTOR

OWNER SIGNATURES

SHEET 5 OF 37

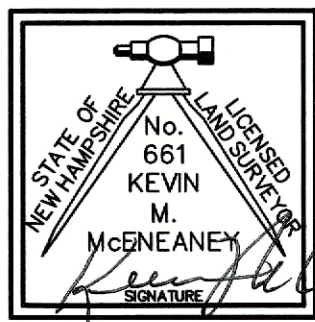
OPEN SPACE SUBDIVISION
OF
EMERSON RIDGE AT JANETOS FARM
PREPARED FOR
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TAX MAP N, LOT No. 13-1
GULF ROAD, OAK STREET
& COUNTRY CLUB ESTATES DRIVE
CITY of DOVER, COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. SUBD-2023-0001

DRAWN BY: KJF FILE: MSA\1734\D\23-1734SUB

SCALE: 1" = 100' DATE: FEBRUARY 1, 2023

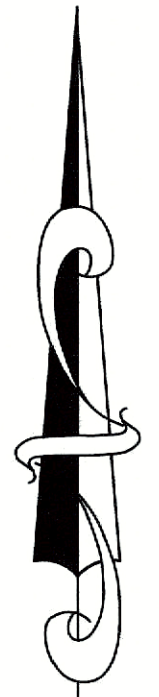
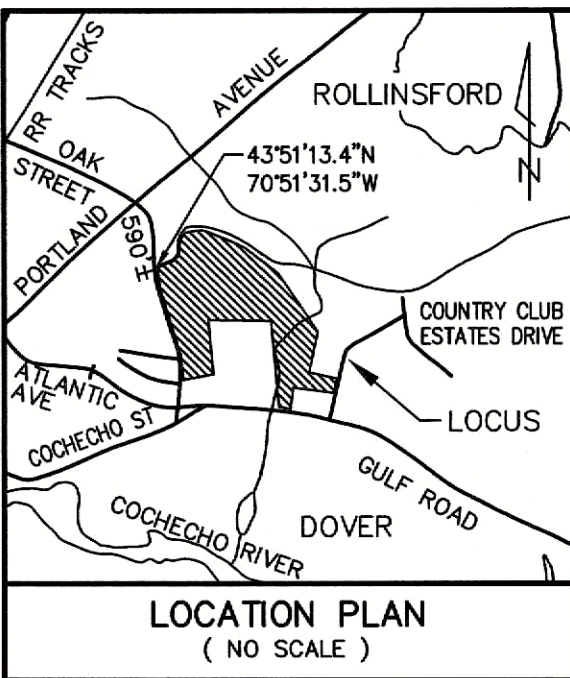
100 50 0 50 100 200 300 400



McNeaney
Survey
Associates
of NEW ENGLAND

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

SURVEYING - PLANNING - CONSULTING



NH STATE PLANE
NAD 83 - GRS OBS.

3 / 23

CRE JV MIXED FIVE BRANCH HOLDINGS LLC
P.O. Box 460049
HOUSTON, TX 77056
3419 / 809

3 / 21

MARK P. BARLOW
10 NORDIC LANE
ROLLINSFORD, NH 03869
4416 / 660

3 / 10

NORMA TIBBETT
DAHN TIBBETT
130 GULF ROAD
DOVER, NH 03820

25 / 80

CRE JV MIXED FIVE
BRANCH HOLDINGS LLC
P.O. Box 460049
HOUSTON, TX 77056
3419 / 809

25 / 43D

HUBBARD-LEARY, LLC
89 OAK STREET
DOVER, NH 03820
3245 / 2

25 / 43A

HOT ROD CITY, LLC
390 SIXTH STREET
DOVER, NH 03820
4184 / 143

OAK STREET
Typical - R.O.M. width varies

25 / 41

BRIAN M. DALKE
KELLY A. DALKE
20 ELMWOOD AVENUE
DOVER, NH 03820
4977 / 463

25 / 29

CHRISTOPHER R. CLARK
JEANNE C. P. CLARK
21 ELMWOOD AVENUE
DOVER, NH 03820
1806 / 403

CONTIGUOUS UPLAND LOT AREAS EXCLUSIVE OF
WETLAND BUFFER AND CONSERVATION AREAS:

LOT	AREA
1	38,819 S.F.
2	25,226 S.F.
3	25,070 S.F.
4	48,521 S.F.
5	20,825 S.F.
6	27,458 S.F.
7	47,809 S.F.
8	46,142 S.F.
9	36,970 S.F.
10	38,051 S.F.
11	108,788 S.F.

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SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY
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TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF
THE BOARD OF LICENSURE FOR LAND SURVEYORS."

4	10/12/23	ADD NOTE #24	KJF	KMM
3	8/30/23	REVISE PER CONDITIONS OF APPROVAL	KJF	KMM
2	5/2/23	REVISE PER TRC COMMENTS	KJF	JG
1	4/5/23	REVISE PER TRC COMMENTS	KJF	KMM
NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
23-1734 SUBDIVISION				
PROJECT NO	TYPE	FIELDBOOK & PAGES		

73,840 S.F.
1.70 Ac.

27,557 S.F.
0.63 Ac.

28,585 S.F.
0.66 Ac.

43,631 S.F.
1.00 Ac.

38,990 S.F.
0.90 Ac.

37,870 S.F.
0.87 Ac.

61,330 S.F.
1.41 Ac.

46,807 S.F.
1.07 Ac.

44,081 S.F.
1.01 Ac.

44,757 S.F.
1.03 Ac.

REMAINING LAND
688,230 S.F.
15.80 Ac.

N/ 13P-2

CHINBURG DEVELOPMENT, LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857
5084 / 899

N/ 13P-1

CHINBURG DEVELOPMENT, LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857
5084 / 899

N/ 13F

CHINBURG DEVELOPMENT, LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857
5084 / 899

N/ 13A

GEORGE HEILSHORN, III
108 GULF ROAD
DOVER, NH 03820
4745 / 541

N/ 14A

EDWARD M. TOWNSEND
SARAH L. TOWNSEND
117 GULF ROAD
DOVER, NH 03820
2124 / 659

N / 13C-1

EDWARD J. MURPHY, JR.
AHN C. MURPHY
35 BELANGER DRIVE
DOVER, NH 03820
1019 / 622

N / 13E

JEFFREY D. ANDRESS
AMIE K. ANDRESS
2A COUNTRY CLUB ESTATES
DOVER, NH 03820
4800 / 502

N / 12N

MARGARET A. CARTER
ROSEMARY L. FORCILLO
ESTATES DRIVE
1 COUNTRY CLUB
DOVER, NH 03820
4635 / 411

N / 15

COACHEO COUNTRY CLUB
145 GULF ROAD
DOVER, NH 03820
781 / 279

N / 13B

NORMA TIBBETT
DAHN TIBBETT
130 GULF ROAD
DOVER, NH 03820
3984 / 321

N / 13B-1

NORMA TIBBETT
DAHN TIBBETT
130 GULF ROAD
DOVER, NH 03820
3984 / 320

N / 15

COACHEO COUNTRY CLUB
145 GULF ROAD
DOVER, NH 03820
781 / 279

GAS TRANSMISSION EASEMENT

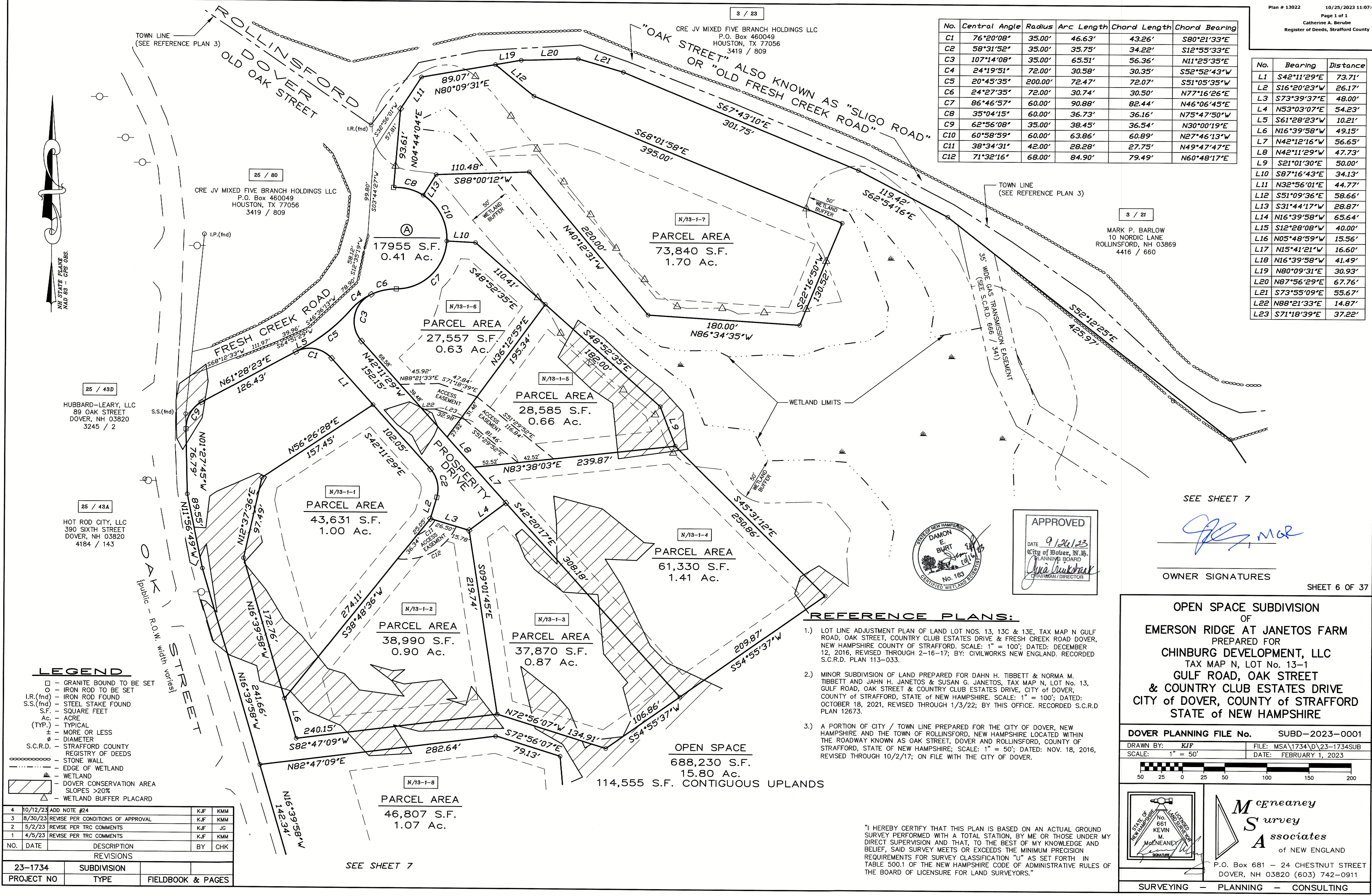
WETLAND LIMITS

50' WETLAND
BUFFER

EMERSON BROOK

APPROXIMATE LIMITS OF
SPECIAL FLOOD HAZARD
AREA (SEE NOTE 5)

a.k.a. ELIOT BRIDGE ROAD



No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	76°20'08"	35.00'	46.63'	43.26'	S80°21'33"E
C2	58°31'52"	35.00'	35.75'	34.22'	S12°55'33"E
C3	107°14'08"	35.00'	65.51'	56.36'	N11°25'35"E
C4	24°19'51"	72.00'	30.58'	30.35'	S52°52'43"W
C5	20°45'35"	200.00'	72.47'	72.07'	S51°05'35"W
C6	24°27'35"	72.00'	30.74'	30.50'	N77°16'26"E
C7	86°46'57"	60.00'	90.88'	82.44'	N46°06'45"E
C8	35°04'15"	60.00'	36.73'	36.16'	N75°47'50"W
C9	62°56'08"	35.00'	38.45'	36.54'	N30°00'19"E
C10	60°58'59"	60.00'	63.86'	60.89'	N27°46'13"W
C11	38°34'31"	42.00'	28.28'	27.75'	N49°47'47"E
C12	71°32'16"	68.00'	84.90'	79.49'	N60°48'17"E

No.	Bearing	Distance
L1	S42°11'29"E	73.71'
L2	S16°20'23"W	26.17'
L3	S73°39'37"E	48.00'
L4	N53°03'07"E	54.23'
L5	S61°28'23"W	10.21'
L6	N16°39'58"W	49.15'
L7	N42°12'16"W	56.65'
L8	N42°11'29"W	47.73'
L9	S21°01'30"E	50.00'
L10	S87°16'43"E	34.13'
L11	N32°56'01"E	44.77'
L12	S51°09'36"E	58.66'
L13	S31°44'17"W	28.87'
L14	N16°39'58"W	65.64'
L15	S12°28'08"W	40.00'
L16	N05°48'59"W	15.56'
L17	N15°41'21"W	16.60'
L18	N16°39'58"W	41.49'
L19	N80°09'31"E	30.93'
L20	N87°56'29"E	67.76'
L21	S73°55'09"E	55.67'
L22	N88°21'33"E	14.87'
L23	S71°18'39"E	37.22'

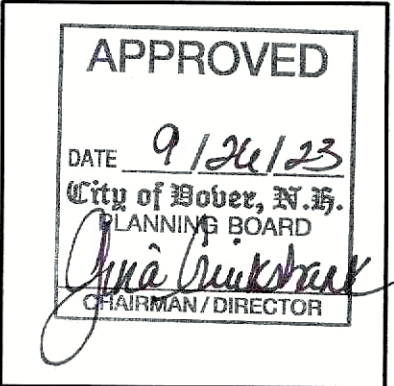
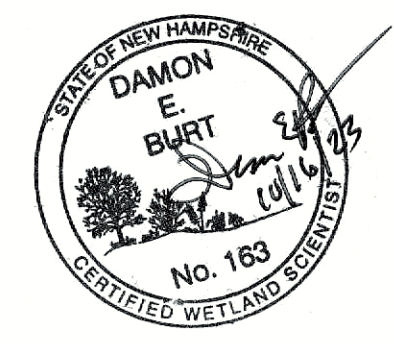
LEGEND

- - GRANITE BOUND TO BE SET
- - IRON ROD TO BE SET
- I.R.(fnd) - IRON ROD FOUND
- S.S.(fnd) - STEEL STAKE FOUND
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- Ø - DIAMETER
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- - STONE WALL
- - - - - EDGE OF WETLAND
- W - WETLAND
- W - DOVER CONSERVATION AREA
- W - SLOPES >20%
- W - WETLAND BUFFER PLACARD

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NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
23-1734	SUBDIVISION			
PROJECT NO	TYPE		FIELDBOOK & PAGES	

REFERENCE PLANS:

- 1.) LOT LINE ADJUSTMENT PLAN OF LAND LOT NOS. 13, 13C & 13E, TAX MAP N GULF ROAD, OAK STREET, COUNTRY CLUB ESTATES DRIVE & FRESH CREEK ROAD DOVER, NEW HAMPSHIRE COUNTY OF STRAFFORD. SCALE: 1" = 100'; DATED: DECEMBER 12, 2016, REVISED THROUGH 2-16-17; BY: CIVILWORKS NEW ENGLAND. RECORDED S.C.R.D. PLAN 113-033.
- 2.) MINOR SUBDIVISION OF LAND PREPARED FOR DAHN H. TIBBETT & NORMA M. TIBBETT AND JAHN H. JANETOS & SUSAN G. JANETOS, TAX MAP N, LOT No. 13, GULF ROAD, OAK STREET & COUNTRY CLUB ESTATES DRIVE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: OCTOBER 18, 2021, REVISED THROUGH 1/3/22; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 12673.
- 3.) A PORTION OF CITY / TOWN LINE PREPARED FOR THE CITY OF DOVER, NEW HAMPSHIRE AND THE TOWN OF ROLLINSFORD, NEW HAMPSHIRE LOCATED WITHIN THE ROADWAY KNOWN AS OAK STREET, DOVER AND ROLLINSFORD, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 50'; DATED: NOV. 18, 2016, REVISED THROUGH 10/2/17; ON FILE WITH THE CITY OF DOVER.



SEE SHEET 7

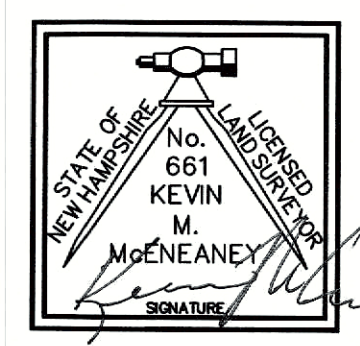
[Signature]

OWNER SIGNATURES

SHEET 6 OF 37

OPEN SPACE SUBDIVISION
OF
EMERSON RIDGE AT JANETOS FARM
PREPARED FOR
CHINBURG DEVELOPMENT, LLC
TAX MAP N, LOT No. 13-1
GULF ROAD, OAK STREET
& COUNTRY CLUB ESTATES DRIVE
CITY of DOVER, COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. SUBD-2023-0001	
DRAWN BY: KJF	FILE: MSA\1734\DX23-1734SUB
SCALE: 1" = 50'	DATE: FEBRUARY 1, 2023



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

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SLOPES >20%
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SEE SHEET 6

PARCEL AREA
46,807 S.F.
1.07 Ac.

PARCEL AREA
44,081 S.F.
1.01 Ac.

PARCEL AREA
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1.03 Ac.

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DAHN H. TIBBETT
NORMA M. TIBBETT
130 GULF ROAD
DOVER, NH 03820
5037 / 899

DOVER BOUND #29
GRANITE BOUND WITH DRILL HOLE IN TOP
0.9'W x 0.75'D x 1.66' EXPOSED, AT BASE
OF A WHITE PINE
VIEW LOOKING SOUTHERLY FROM ROADWAY.
THIS BOUND IS NOT LOCATED ON THE TOWN
LINE. IT IS AN OFFSET WITNESS MONUMENT
TO AN ANGLE POINT IN THE TOWN LINE.

35' WIDE GAS TRANSMISSION EASEMENT
(SEE S.C.R.D. 666 / 341)

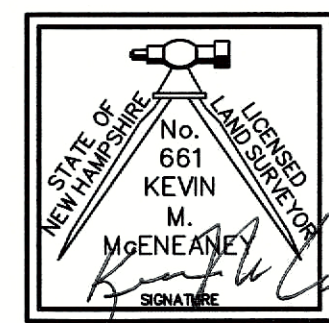
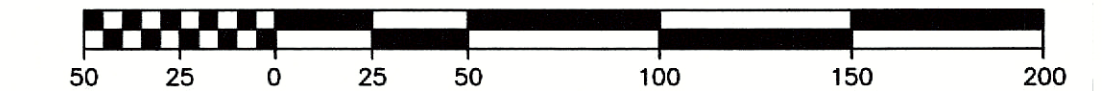
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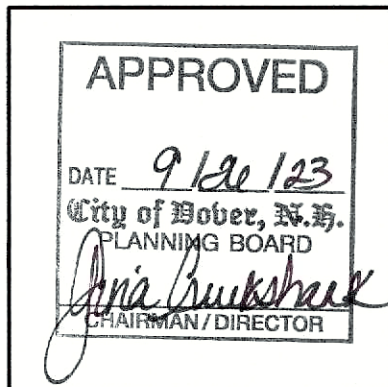
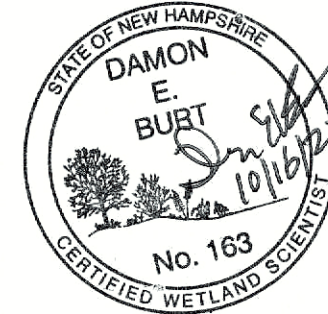
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SURVEYING - PLANNING - CONSULTING



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REVISIONS				
PROJECT NO	SUBDIVISION		FIELDBOOK & PAGES	
23-1734				

SURVEYING – PLANNING – CONSULTING

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