

| No. | Central Angle | Radius | Arc Length | Chord Length | Chord Bearing |
|-----|---------------|---------|------------|--------------|---------------|
| C1 | 15°28'53" | 1938.21 | 523.71 | 522.12 | N72°58'27"E |

| No. | Bearing | Distance |
|-----|-------------|----------|
| L1 | S22°46'42"E | 70.43' |
| L2 | S02°00'04"E | 88.51' |
| L3 | S20°06'26"W | 37.79' |
| L4 | S15°59'18"W | 106.28' |
| L5 | S36°38'03"E | 145.43' |
| L6 | S21°22'22"E | 44.37' |
| L7 | S21°22'22"E | 37.62' |
| L8 | S04°23'55"W | 109.81' |
| L9 | S26°50'30"W | 39.86' |
| L10 | S22°42'09"W | 116.33' |
| L11 | N14°00'30"W | 15.79' |
| L12 | N32°59'15"E | 0.49' |

OPEN SPACE SUBDIVISION CALCULATIONS:

OPEN SPACE REQUIRED:

THE MINIMUM OPEN SPACE SHALL EQUAL THE TOTAL ALLOWED REDUCTION IN LOT SIZES.

20,000 S.F. (ALLOWED REDUCTION) x 9 LOTS = 180,000 S.F. / 4.13 Ac.

A MINIMUM OF 50 PERCENT OF THE REQUIRED OPEN SPACE MUST BE USEABLE UPLANDS.

180,000 S.F. (MINIMUM OPEN SPACE) x 0.50 = 90,000 S.F. / 2.07 Ac.

OPEN SPACE SUBDIVISION PROVIDED:

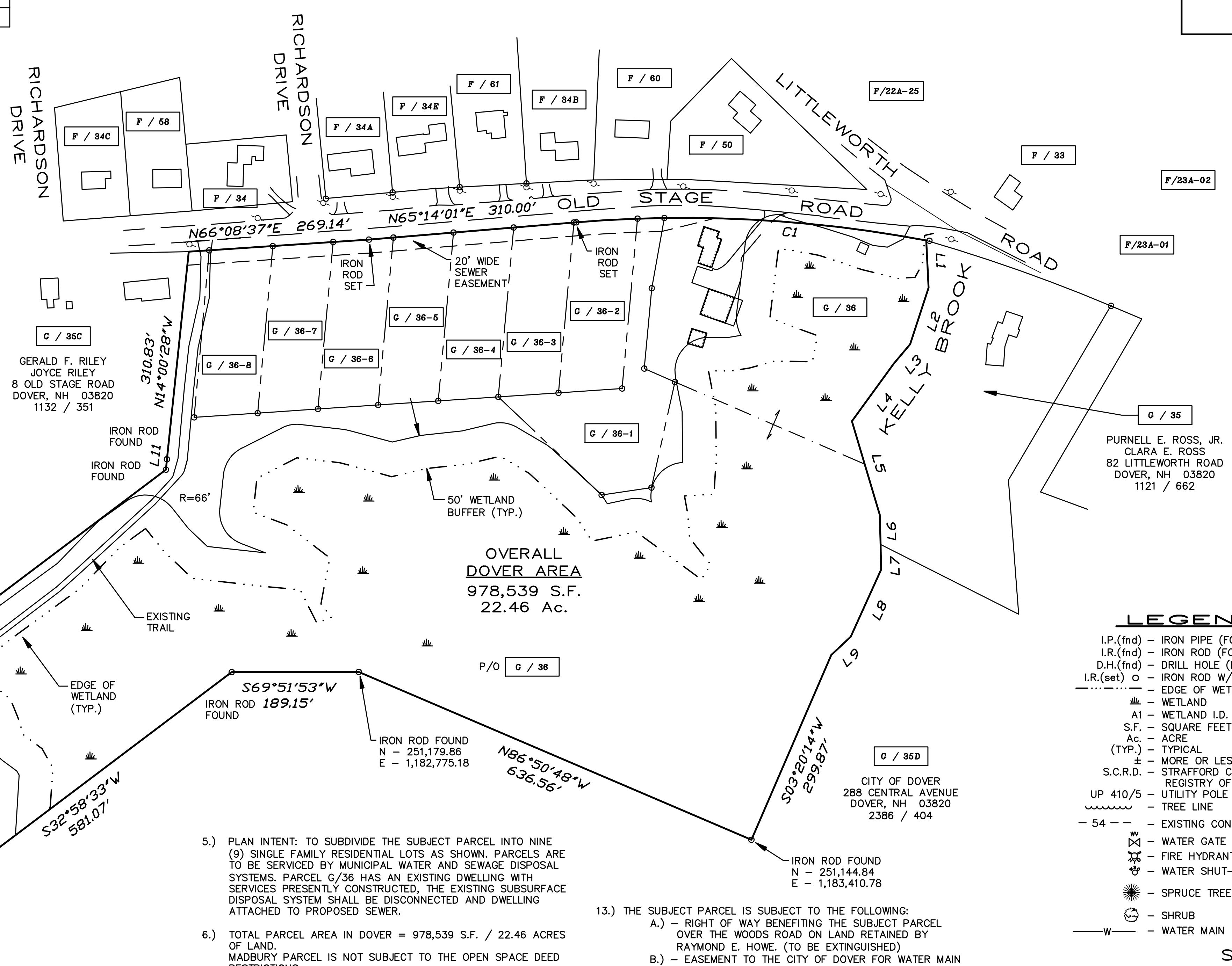
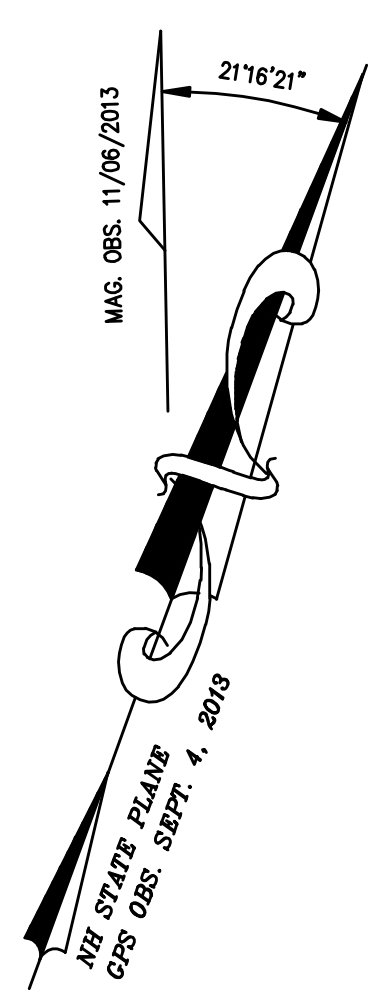
TOTAL PARCEL AREA = 22.46 Ac.
 AREA OF PARCEL UPLANDS = 11.44 Ac.
 AREA OF SUBDIVISION LOTS = 6.90 Ac.
 AREA OF OPEN SPACE = 15.56 Ac.
 (69% OF TOTAL AREA)

WETLAND WITHIN OPEN SPACE = 9.84 Ac.
 (63% OF OPEN SPACE)

UPLAND WITHIN OPEN SPACE = 5.72 Ac.
 (37% OF OPEN SPACE)

YIELD PLAN (SHEET 2) SHOWS 9 LOTS
 TOTAL LOTS PROPOSED = 9 LOTS

MADBURY DOVER



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/ I.D. CAP (SET)
- - - - - EDGE OF WETLAND
- WETLAND
- A1 - WETLAND I.D. FLAG
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- UP 410/5 - UTILITY POLE W/ I.D. Nos.
- - - - - TREE LINE
- 54 - - - - EXISTING CONTOUR
- W - WATER GATE VALVE
- F - FIRE HYDRANT
- W - WATER SHUT-OFF (CURB STOP)
- S - SPRUCE TREE
- SHRUB
- W - WATER MAIN

- 5.) PLAN INTENT: TO SUBDIVIDE THE SUBJECT PARCEL INTO NINE (9) SINGLE FAMILY RESIDENTIAL LOTS AS SHOWN. PARCELS ARE TO BE SERVICED BY MUNICIPAL WATER AND SEWAGE DISPOSAL SYSTEMS. PARCEL G/36 HAS AN EXISTING DWELLING WITH SERVICES PRESENTLY CONSTRUCTED. THE EXISTING SUBSURFACE DISPOSAL SYSTEM SHALL BE DISCONNECTED AND DWELLING ATTACHED TO PROPOSED SEWER.
- 6.) TOTAL PARCEL AREA IN DOVER = 978,539 S.F. / 22.46 ACRES OF LAND. MADBURY PARCEL IS NOT SUBJECT TO THE OPEN SPACE DEED RESTRICTIONS.
- 7.) THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0310 & 0320D; SUFFIX D; MAP NUMBER 33017C0310D & 33017C0320D; EFFECTIVE DATE MAY 17, 2005.
- 8.) BASIS OF BEARINGS IS NH STATE PLANE GRID FROM GPS OBSERVATION TAKEN ON SEPTEMBER 4, 2013.
- 9.) A DIGITAL DXF COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.
- 10.) WETLANDS SHOWN WERE DELINEATED BY CHRISTOPHER ALBERT, C.W.S. No. 21 DURING AUGUST 2013 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.
- 11.) STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT. EXISTING HOUSE ADDRESS IS 4 OLD STAGE ROAD.
- 12.) PRIOR TO ANY EARTH DISTURBING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233.
- 13.) THE SUBJECT PARCEL IS SUBJECT TO THE FOLLOWING:
 - A.) - RIGHT OF WAY BENEFITING THE SUBJECT PARCEL OVER THE WOODS ROAD ON LAND RETAINED BY RAYMOND E. HOWE. (TO BE EXTINGUISHED)
 - B.) - EASEMENT TO THE CITY OF DOVER FOR WATER MAIN REF. JOHN H. KELLEY TO DOVER AQUEDUCT CORP. S.C.R.D. VOL. 287, PAGE 147 & VOL. 249, PAGE 244 (REF. DOVER AQUEDUCT CORP. TO CITY OF DOVER S.C.R.D. VOL. 288, PAGE 203, 2/20/1888)
 - C.) - EASEMENT 25 FEET IN WIDTH GRANTED BY VASILUKE THEODORE TO NEW ENGLAND TELEPHONE & TELEGRAPH CO. S.C.R.D. VOL. 506, PAGE 5.
 - D.) - EASEMENT 16 FEET IN WIDTH GRANTED BY HARRY T. KELLEY TO NEW ENGLAND TELEPHONE & TELEGRAPH CO. S.C.R.D. VOL. 506, PAGE 011.
- 14.) THERE SHALL BE NO FURTHER SUBDIVISION OF THE NEWLY CREATED PARCELS.
- 15.) SEE SHEET 1 OF 7 FOR REFERENCE PLANS AND ABUTTERS.
- 16.) PARCEL G/36-1 HOME WILL BE EQUIPPED WITH A SPRINKLER SYSTEM OR ALTERNATIVELY A 20 FOOT WIDE PAVED DRIVEWAY TO WITHIN 150 FEET OF THE HOME.
- 17.) SILT FENCE SHALL BE INSTALLED ALONG THE REAR OF EACH LOT AS NEEDED DURING CONSTRUCTION TO PREVENT SILTATION FROM ENTERING THE WETLAND AREA.
- 18.) PARCELS G/36-2 THROUGH G/36-8 ARE SUBJECT TO A MAXIMUM FRONT SETBACK OF 100'.

- NOTES:**
- 1.) OWNER OF RECORD:
 PAUL J. ROUILLARD, TRUSTEE
 MARIA D. ROUILLARD, TRUSTEE
 PAUL J. ROUILLARD AND MARIA D. ROUILLARD REVOCABLE LIVING TRUST
 4 OLD STAGE ROAD
 DOVER, NEW HAMPSHIRE 03820
 S.C.R.D. VOL. 2505, PAGE 373
 - 2.) G / 36 - DENOTES TAX MAP AND PARCEL NUMBER.
 - 3.) ZONING DISTRICT IS R-40 (RURAL DENSITY RESIDENTIAL DISTRICT).
 - 4.) OPEN SPACE SUBDIVISION REQUIREMENTS:
 R-40 SUBDIVISION LOTS:
 MINIMUM LOT SIZE = 20,000 S.F.
 MINIMUM FRONTAGE = 40 FEET
 MINIMUM BUFFER ALONG FRONTAGE = 100 FEET (WAIVER TO 50' REQUESTED)
 MINIMUM BUILDING SETBACKS:
 ABUTTING A STREET = 20 FEET
 ABUTTING A LOT LINE = 20 FEET (WAIVER TO 15' SIDEYARD REQUESTED)
 MINIMUM DISTANCE FROM EXISTING STRUCTURES:
 MINIMUM DISTANCE FROM EXTERNAL BOUNDARIES = 100 FEET
 = 50 FEET
 THE AREA OPEN SPACE SHALL EQUAL OR EXCEED THE TOTAL REDUCTION IN THE LOT SIZES WITHIN THE OPEN SPACE SUBDIVISION.
 THE OPEN SPACE SHALL REMAIN OPEN IN PERPETUITY.

STATE OF NEW HAMPSHIRE
 NH DOT
 7 HAZEN DRIVE
 CONCORD, NH 03301
 502 / 119

MADBURY AREA
 280,234 S.F.
 6.43 Ac.

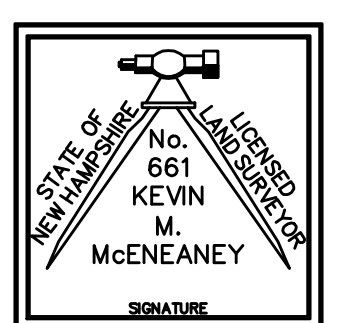
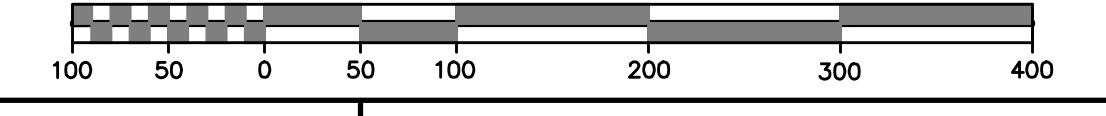
STEPHEN P. THEODORE
 MARIA ROUILLARD
 4 OLD STAGE ROAD
 DOVER, NH 03820
 1394 / 631; EST. OF P. THEODORE

3 / 44A
 3 / 46-1
 3 / 44B
 3 / 46

| NO. | DATE | DESCRIPTION | BY | CHK |
|------------|---------|------------------------------------|-------------------|-----|
| 1 | 2/11/14 | REVISE PER TRC REVIEW AND COMMENTS | RJM | KMM |
| REVISIONS | | | | |
| 13-2038 | | OSS SUBDIV | 13-06 | 16- |
| PROJECT NO | | TYPE | FIELDBOOK & PAGES | |

KELLY BROOK MEADOWS SUBDIVISION
OVERALL SUBDIVISION PLAN
 PREPARED FOR
TUCK REALTY CORP.
 TAX MAP G, LOT No. 36
4 OLD STAGE ROAD
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 14-01
 DRAWN BY: RJM FILE: VR CP\2038\13-2038
 SCALE: 1" = 100' DATE: DECEMBER 3, 2013



McEneaney
Survey
Associates, inc.

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

"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."