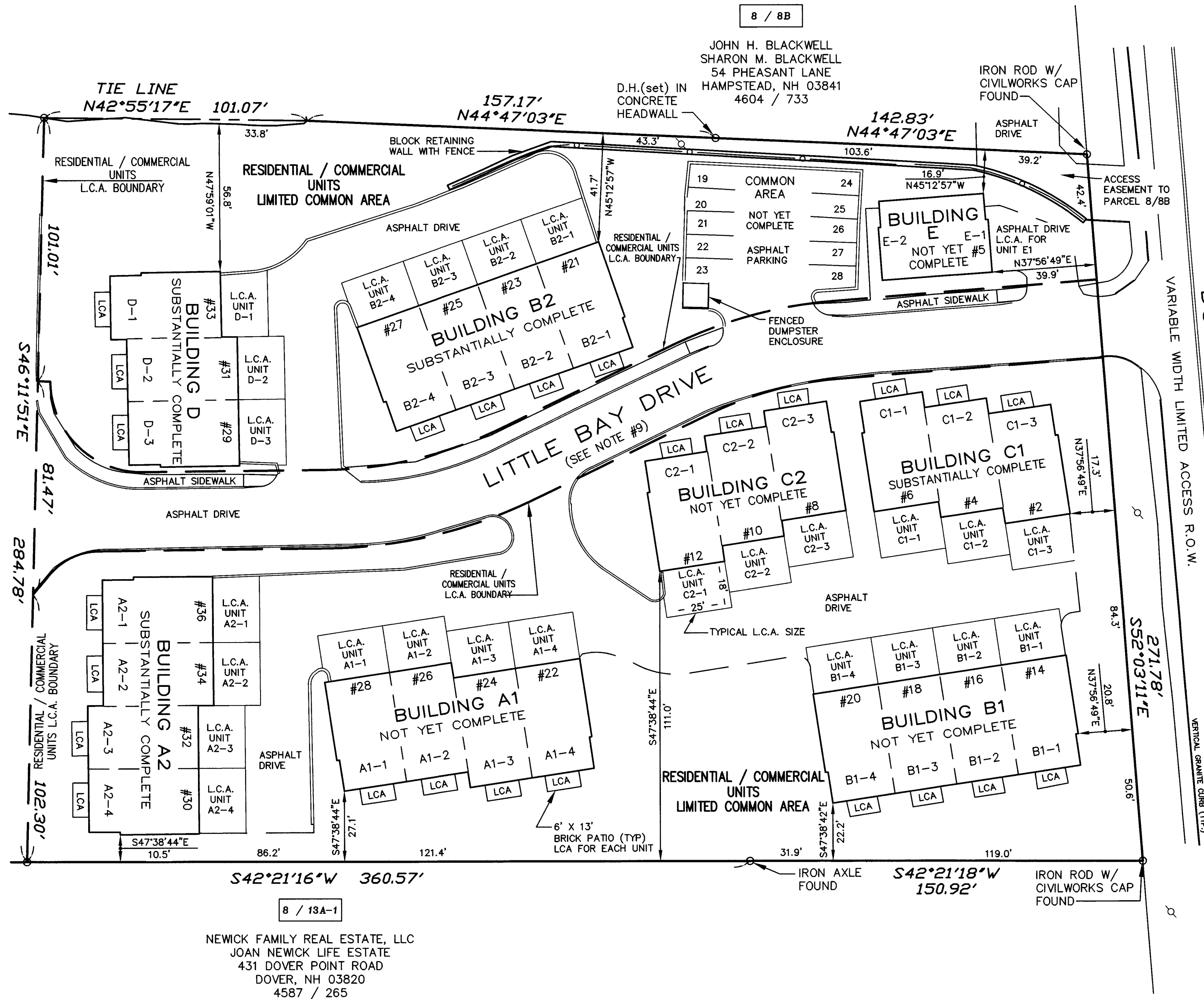
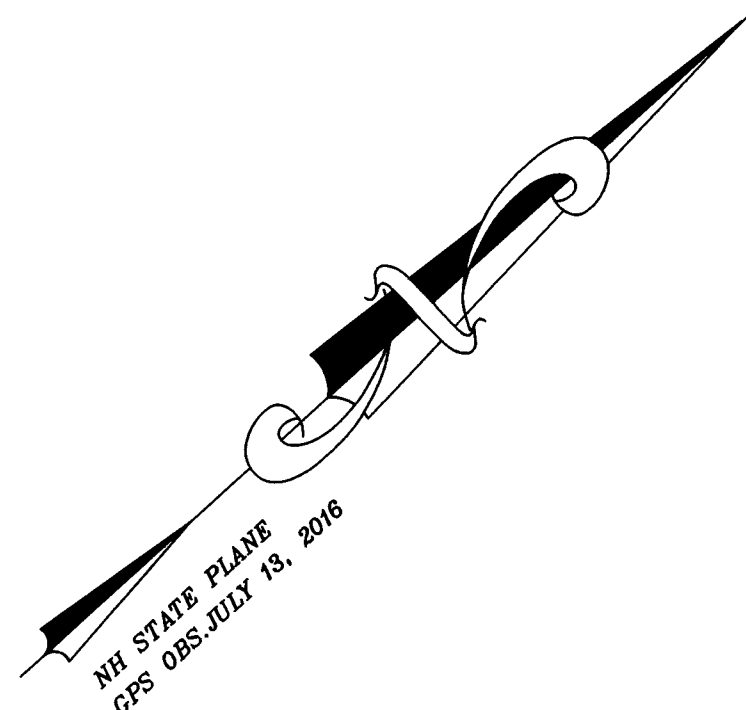


## REFERENCE PLANS:

- 1.) PLAN OF LAND PREPARED FOR LITTLE BAY MARINA & DEVELOPMENT, LLC AND RICHARD J.C. & VICTORIA BENN AND LITTLE BAY MARINA & DEVELOPMENT, LLC, TAX MAP 8, LOT Nos. 9, 10, 11 & 12, DOVER POINT ROAD & LITTLE BAY, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE, SCALE: 1" = 30'; DATED: APRIL 1, 2018; BY: THIS OFFICE, RECORDED S.C.R.D. PLAN 116-58.
- 2.) LOT LINE ADJUSTMENT PLAN PREPARED FOR ANN SHINE TAX MAP 8, LOT No. 8, 419 DOVER POINT ROAD AND JOHN ANASTAS & GLORIA ESPOSITO-ANASTAS TAX MAP 8, LOT No. 8B, 419A DOVER POINT ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE, SCALE: 1" = 20'; DATED: AUGUST 17, 2018, REVISED THROUGH 9/18/18; BY THIS OFFICE, RECORDED S.C.R.D. PLAN 117-33.
- 3.) PLAN SET - LITTLE BAY MARINA MIX USE DEVELOPMENT - MULTI UNIT RESIDENTIAL AND MARINA OFFICE SITE PLAN - TAX MAP 8, LOTS 9, 10, 11 & 12, DOVER POINT ROAD, DOVER, NH, DATED: FEBRUARY 21, 2019, REVISED THROUGH JULY 10, 2020; DOVER PLANNING FILE NO.: P19-04A, APPROVED JULY 31, 2020; BY: CIVILWORKS NEW ENGLAND.
- 4.) CONDOMINIUM SITE PLAN FOR BREAKWATER AT LITTLE BAY CONDOMINIUMS, TAX MAP 8, LOT No. 9, DOVER POINT ROAD & LITTLE BAY, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE, SCALE: 1" = 30'; DATED: OCTOBER 28, 2021; BY: MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND; RECORDED S.C.R.D. PLAN 12540.
- 5.) CONDOMINIUM FLOOR PLANS PREPARED FOR BREAKWATER AT LITTLE BAY CONDOMINIUMS, TAX MAP 8, LOT No. 9, DOVER POINT ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE, BY: MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND; RECORDED S.C.R.D. PLANS 12517 THROUGH 12522.
- 6.) BOAT SLIP EXHIBIT FOR LITTLE BAY DOCK AND MOORING ASSOCIATION, TAX MAP 8, LOT No. 9, DOVER POINT ROAD & LITTLE BAY DRIVE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE, SCALE: 1" = 20'; DATED: DECEMBER 12, 2022; RECORDED S.C.R.D. PLAN 12817.
- 7.) AS-BUILT CONDOMINIUM SITE PLAN OF BREAKWATER AT LITTLE BAY CONDOMINIUMS, TAX MAP 8, LOT No. 9, DOVER POINT ROAD & LITTLE BAY DRIVE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE, SCALE: 1" = 30'; DATED: DECEMBER 12, 2022; RECORDED S.C.R.D. PLAN 12815.

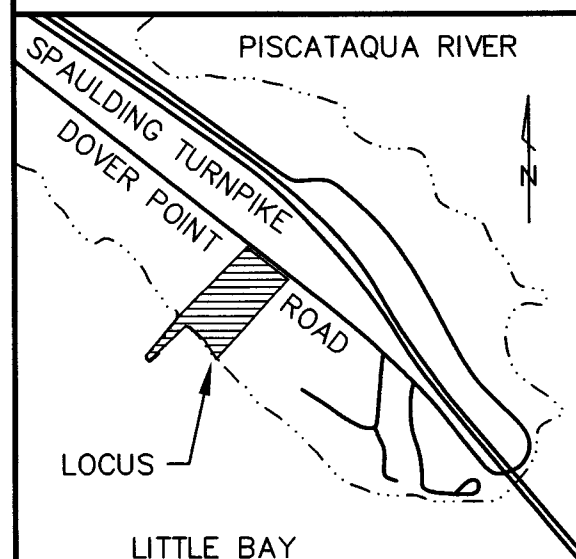
## NOTES:

- 1.) OWNER OF RECORD:  
8 / 9 LITTLE BAY DEVELOPMENT, LLC  
423 DOVER POINT ROAD  
DOVER, NEW HAMPSHIRE 03820  
S.C.R.D. VOL. 4920, PAGE 872
- 2.) 8 / 9 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) ZONING DISTRICT: LITTLE BAY WATERFRONT (LBW)  
MINIMUM LOT SIZE = 10,000 S.F.  
MAXIMUM COVERAGE = 50 PERCENT  
MINIMUM FRONTAGE = 75 FEET  
FRONT SETBACK = 15 FEET  
ABUT A STREET SETBACK = 15 FEET  
SIDE SETBACK = 10 FEET  
REAR SETBACK = 15 FEET  
MAXIMUM BUILDING HEIGHT = 40 FEET
- 4.) PLAN INTENT: TO DEPICT THE RESIDENTIAL/COMMERCIAL LIMITED COMMON AREA, MARINA LIMITED COMMON AREA, RESIDENTIAL UNITS, COMMERCIAL UNIT AND MARINA UNITS.
- 5.) BASIS OF BEARINGS IS NH STATE PLANE GRID FROM GPS OBSERVATION TAKEN ON JULY 13, 2016.
- 6.) VERTICAL DATUM IS NAVD88 FROM GPS OBSERVATION TAKEN ON JULY 13, 2016.
- 7.) A PORTION OF THE PARCEL IS SUBJECT TO THE RULES OF THE SHORELAND WATER QUALITY PROTECTION ACT (NH RSA 483-B), THOSE AREAS WITHIN TWO HUNDRED AND FIFTY (250) FEET OF THE LITTLE BAY H.O.T.L. (REFERENCE LINE).
- 8.) MEAN HIGH WATER (ELEVATION 3.0) IS BASED ON NATIONAL TIDAL DATUM EPOCH INFORMATION PUBLISHED BY NOAA FOR STATION 8423005, ATLANTIC TERMINALS T14A NH (<https://tidesandcurrents.noaa.gov/datums.html?id=8423005>)
- 9.) LITTLE BAY DRIVE IS TO BE COMMON AREA.
- 10.) THIS PLAN SUPERSEDES PRIOR SITE PLANS RECORDED AS PLANS 12540, 12815 AND 12817.



## LEGEND

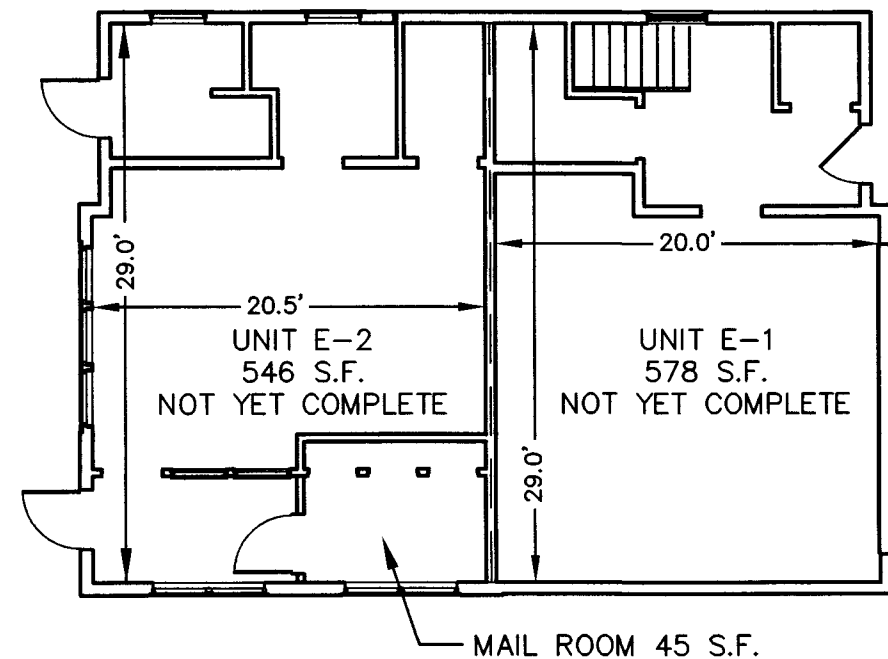
- I.R. (set) ○ - IRON ROD W/ I.D. CAP (SET)  
S.F. - SQUARE FEET  
Ac. - ACRE  
(TYP.) - TYPICAL  
± - MORE OR LESS  
Ø - DIAMETER  
S.C.R.D. - STRAFFORD COUNTY  
REGISTRY OF DEEDS  
-○- UP - UTILITY POLE  
- - - - - EDGE OF WETLAND  
- - - - - EDGE OF PAVEMENT  
O.A. - OVERALL  
R.O.W. - RIGHT OF WAY  
CB - CATCH BASIN  
SMH - SEWER MANHOLE  
WV - WATER GATE VALVE  
BIT - BITUMINOUS  
CONC. - CONCRETE  
ELEV. - ELEVATION  
TBM - TEMPORARY BENCHMARK  
ELEC. - ELECTRIC  
OHU - OVERHEAD UTILITIES  
L.C.A. - LIMITED COMMON AREA  
22 - BOAT SLIP IDENTIFIER



LOCATION PLAN  
(NO SCALE)

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
22-2123		SITE	22-11	26-31
PROJECT NO		TYPE	FIELDBOOK	& PAGES

BUILDING E DETAIL  
UNIT E-2 / UNIT E-1  
FIRST FLOOR PROPOSED FLOOR PLAN



## CERTIFICATION:

"I HEREBY CERTIFY THAT THIS SITE PLAN ACCURATELY DEPICTS THE AS-BUILT SITE CONDITIONS AND THAT BUILDINGS A2, B2, C1 & D ARE SUBSTANTIALLY COMPLETE. THE REMAINING FOUR BUILDINGS ARE NOT YET COMPLETE. THIS PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B:20 I.

3/7/23

DATE:

KEVIN M. MCENEANEY LLS # 661

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION ON DECEMBER 12, 2022, 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."

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN." (RSA 676:18)

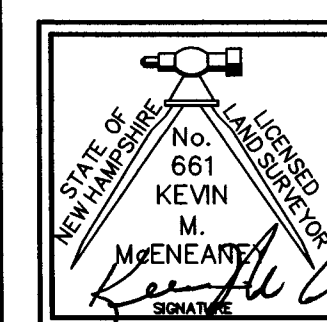
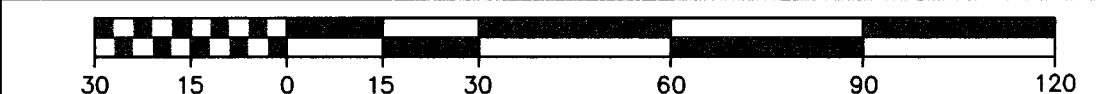
3/7/23

DATE:

KEVIN M. MCENEANEY LLS # 661

## CONDOMINIUM SITE PLAN OF BREAKWATER AT LITTLE BAY TAX MAP 8, LOT No. 9 DOVER POINT ROAD & LITTLE BAY DRIVE CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE

DRAWN BY: KJF FILE: MSA\2123\0\SITE 2023-1  
SCALE: 1" = 30' DATE: MARCH 7, 2023



McEnaney  
Survey  
Associates  
of NEW ENGLAND

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

SURVEYING - PLANNING - CONSULTING