

TAX MAP 4, LOT 50-0
 FALL LINE PROPERTIES INC
 32 MADBURY ROAD
 DURHAM, NH 03824
 BK 3070, PG 240

RR SPIKE FND
 W/ X CUT

GRANITE
 BOUND FND
 4X4X0.4H

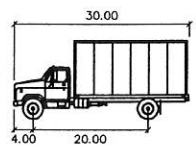
TAX MAP 4, LOT 48-0 & 41-2
 GIBBS OIL COMPANY
 6 KIMBALL LANE
 LYNNFIELD, MA 02360
 BK 2096, PG 87

PROPOSED
 3-BAY CAR SERVICE
 1ST FLR = 2,450 S.F.
 F.F.=39.3

TAX MAP 4, LOT 49
 AREA=
 11,279 SF = 0.25 AC

F.F.=39.3

PROPOSED
 VEHICLE
 PATH



SU feet
 Width : 8.00
 Track : 8.00
 Lock to Lock Time : 6.00
 Steering Angle : 31.80

RR SPIKE FND
 W/ X CUT

NHHB FND
 6X6X0.1H

NAIL SET IN POLE
 ELEV=36.66' (NGVD29)

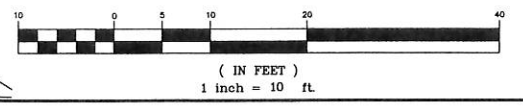
PROPOSED
 VEHICLE
 PATH

ROUTE 108 (DOVER ROAD)

TAX MAP 5, LOT 4-2

NEW COURTHOUSE
 VENTURES 1 LLC
 ATTN: SCOTT MITCHELL
 285 DOCKHAM SHORE ROAD
 BK 4081, PG 877

GRAPHIC SCALE



MB
 3/11/15

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Design: BWG	Draft: GPC	Date: 05/30/14
Checked: WGM	Scale: 1"=10'	Project No.: 14011
Drawing Name: 14011-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
2	02/11/15	REVISED PER PLANNING BOARD COMMENTS	EMP
1	11/04/14	REVISED PER TRC COMMENTS	BWG
0	08/27/14	ISSUED FOR REVIEW	GPC
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

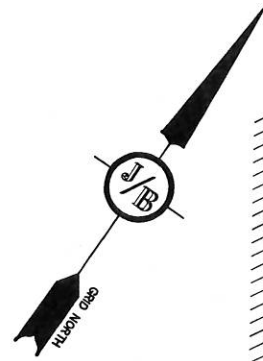
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746
 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXHIBIT #4 - TURNING MOVEMENTS MAP 4, LOT 49
Project:	3 DOVER ROAD, ROUTE 108, DURHAM, NH
Applicant:	TROPIC STAR DEVELOPMENT, LLC 321D LAFAYETTE ROAD, HAMPTON, NH 03842

DRAWING No.
EH-4
 SHEET 1 OF 1
 JBE PROJECT NO. 14011



TAX MAP 4, LOT 50-0

FALL LINE PROPERTIES INC
32 MADBURY ROAD
DURHAM, NH 03824
BK 3070, PG 240

RR SPIKE FND
W/ XCUT

PROPOSED
VEHICLE
PATH

3

GRANITE
BOUND FND
4X4X0.4H

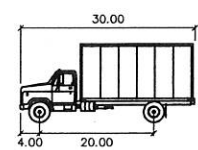
TAX MAP 4, LOT 48-0 & 41-2

GIBBS OIL COMPANY
6 KIMBALL LANE
LYNNFIELD, MA 02360
BK 2096, PG 87

PROPOSED
3-BAY CAR SERVICE
1ST FLR = 2,450 S.F.
F.F.=39.3

TAX MAP 4, LOT 49
AREA=
11,279 SF = 0.25 AC
F.F.=39.3

F.F.=39.3



SU feet
Width : 8.00
Track : 8.00
Lock to Lock Time : 6.00
Steering Angle : 31.80

RR SPIKE FND
W/ XCUT

PROPOSED
VEHICLE
PATH

ROUTE 108 (DOVER ROAD)

TAX MAP 5, LOT 4-2

NEW COURTHOUSE
VENTURES 1 LLC
ATTN: SCOTT MITCHELL
285 DOCKHAM SHORE ROAD
BK 4081, PG 877

NAIL SET IN POLE
ELEV=35.78' (NGVD29)

GRAPHIC SCALE



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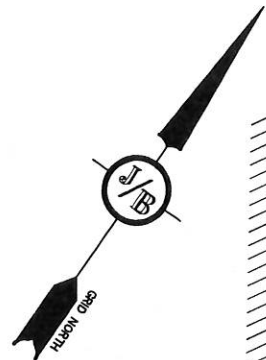
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXHIBIT #1 - TURNING MOVEMENTS MAP 4, LOT 49
Project:	3-BAY CAR SERVICE 3 DOVER ROAD, ROUTE 108, DURHAM, NH
Applicant:	TROPIC STAR DEVELOPMENT, LLC 321D LAFAYETTE ROAD, HAMPTON, NH 03842

DRAWING No.

EH-1

SHEET 1 OF 1
JBE PROJECT NO. 14011



TAX MAP 4, LOT 50-0

FALL LINE PROPERTIES INC
32 MADBURY ROAD
DURHAM, NH 03824
BK 3070, PG 240

RR SPIKE FND
W/ XCUT

113.20'

109.68'

113.20'

113.20'

RR SPIKE FND
W/ XCUT

N56°32'30"E

100.00'

GRANITE
BOUND FND
4X4X0.4H

TAX MAP 4, LOT 48-0 & 41-2

GIBBS OIL COMPANY
6 KIMBALL LANE
LYNNFIELD, MA 02360
BK 2096, PG 87

PROPOSED
3-BAY CAR SERVICE
1ST FLR = 2,450 S.F.
F.F.=39.3

TAX MAP 4, LOT 49
AREA=
11,279 SF = 0.25 AC
F.F.=39.3

F.F.=39.3

DO NOT
ENTER

12

PROPOSED
VEHICLE
PATH

9

S34°52'30"E

112.46'

NHHB FND
.6X6X0.1H

NAIL SET IN POLE
ELEV=36.66' (NGVD29)

89.98'

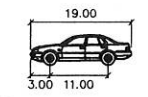
ROUTE 108 (DOVER ROAD)

PROPOSED
VEHICLE
PATH

TAX MAP 5, LOT 4-2

NEW COURTHOUSE
VENTURES 1 LLC
ATTN: SCOTT MITCHELL
285 DOCKHAM SHORE ROAD
BK 4081, PG 877

NAIL SET IN POLE
ELEV=35.78' (NGVD29)



P feet
Width : 7.00
Track : 6.00
Lock to Lock Time : 6.00
Steering Angle : 31.60

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

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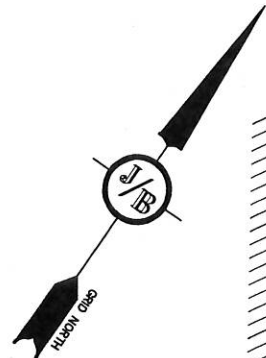
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXHIBIT #2 - TURNING MOVEMENTS MAP 4, LOT 49
Project:	3-BAY CAR SERVICE 3 DOVER ROAD, ROUTE 108, DURHAM, NH
Applicant:	TROPIC STAR DEVELOPMENT, LLC 321D LAFAYETTE ROAD, HAMPTON, NH 03842

DRAWING No.

EH-2

SHEET 1 OF 1
JBE PROJECT NO. 14011



TAX MAP 4, LOT 50-0

FALL LINE PROPERTIES INC
32 MADBURY ROAD
DURHAM, NH 03824
BK 3070, PG 240

RR SPIKE FND
W/ XCUT

N56°32'30"E

100.00'

GRANITE
BOUND FND
4X4X0.4H

TAX MAP 4, LOT 48-0 & 41-2

GIBBS OIL COMPANY
6 KIMBALL LANE
LYNNFIELD, MA 02360
BK 2096, PG 87

113.20'

N34°52'30"W

109.85'

35'

35'

35'

35'

35'

35'

35'

35'

35'

35'

35'

35'

35'

35'

35'

35'

35'

35'

35'

35'

35'

35'

35'

35'

35'

35'

35'

PROPOSED
3-BAY CAR SERVICE
1ST FLR = 2,450 S.F.
F.F.=39.3

TAX MAP 4, LOT 49

AREA=
11,279 SF = 0.25 AC

F.F.=39.3

DO NOT
ENTER

12

PROPOSED
VEHICLE
PATH

9

S34°52'30"E

112.48'

CONC. RETAINMENT

112.48'

NHHB FND
6X6X0.1H

NAIL SET IN POLE
ELEV=36.66' (NGVD29)

RR SPIKE FND
W/ XCUT

S56°06'58"W

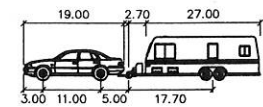
99.08'

PROPOSED
VEHICLE
PATH

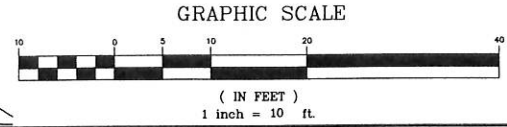
ROUTE 108 (DOVER ROAD)

TAX MAP 5, LOT 4-2

NEW COURTHOUSE
VENTURES 1 LLC
ATTN: SCOTT MITCHELL
285 DOCKHAM SHORE ROAD
BK 4081, PG 877



P-T	feet
Car Width	: 7.00
Trailer Width	: 8.00
Car Track	: 6.00
Trailer Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 21.50
Articulating Angle	: 70.00



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Plan Name:	EXHIBIT #3 - TURNING MOVEMENTS MAP 4, LOT 49
Project:	3-BAY CAR SERVICE 3 DOVER ROAD, ROUTE 108, DURHAM, NH
Applicant:	TROPIC STAR DEVELOPMENT, LLC 321D LAFAYETTE ROAD, HAMPTON, NH 03842

DRAWING No.

EH-3

SHEET 1 OF 1
JBE PROJECT NO. 14011