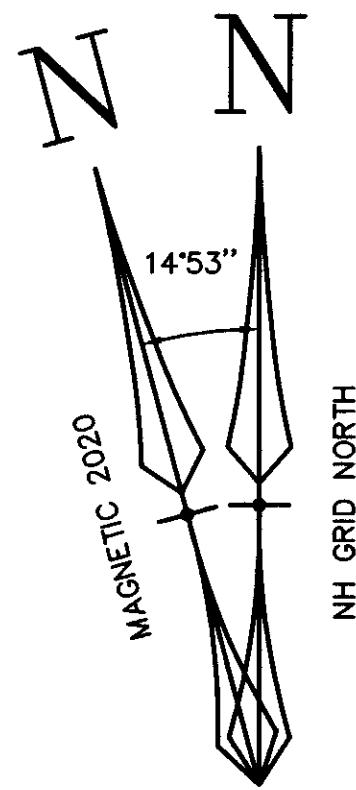




MAP 10 LOT 9-3
LEONARDA H.A. MEIJER
85 DOVER ROAD
DURHAM, NH 03824
4011/65

ADDITIONAL ABUTTERS

MAP 10 LOT 8-7
95 BAGDAD ROAD
JUAN P & AMANDA P. NIEVES
DURHAM, NH 03824
4369 / 791

MAP 11 LOT 13
59 PISCATAQUA ROAD
KEEFE REVOCABLE TRUST
LEDA M. KEEFE, TRUSTEE
59 PISCATAQUA ROAD
DURHAM, NH 03824
4630 / 656

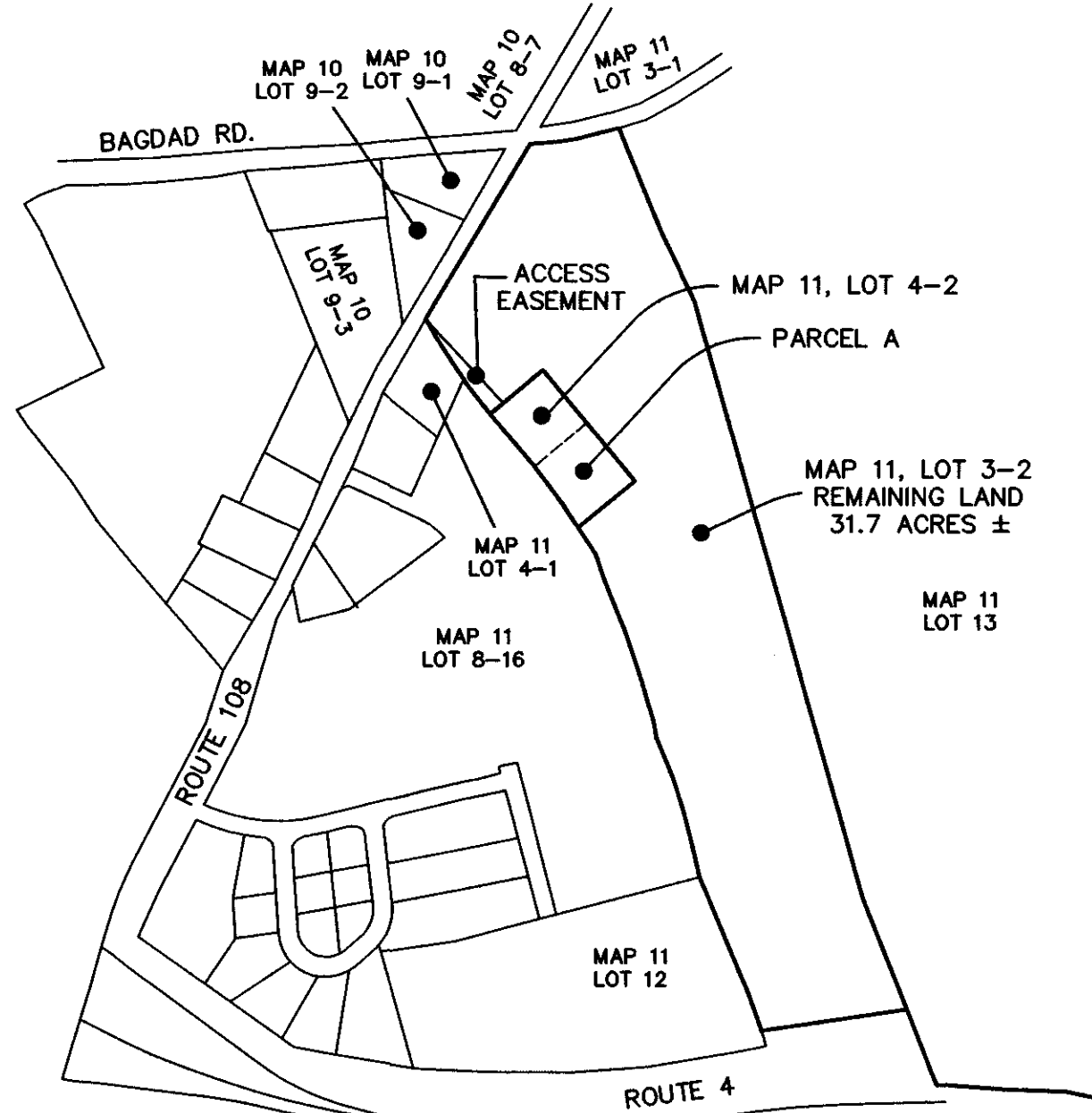
MAP 10 LOT 9-1
96 BAGDAD ROAD
RICHARD J. & CAITLIN G. LAUGHTON
DURHAM, NH 03824
4570 / 211

MAP 11 LOT 12
100 STONE QUARRY DRIVE
TOWN OF DURHAM, NH
8 NEWMARKET ROAD
DURHAM, NH 03824
1827 / 501

MAP 11 LOT 3-1
114 DOVER ROAD
DURHAM EVANGELICAL CHURCH
114 DOVER ROAD
DURHAM, NH 03824

MAP 11 LOT 27
40 BRIGGS WAY
FHP AT GRANT CIRCLE, LLP
1 STAGECOACH ROAD
DURHAM, NH 03824
4377 / 434

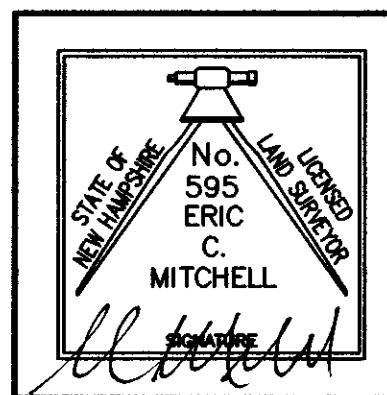
MAP 11 LOT 9-5
50 PISCATAQUA ROAD
TOWN OF DURHAM, NH
8 NEWMARKET ROAD
DURHAM, NH 03824



TAX MAP SKETCH
SCALE: 1" = 500'

REV.	DATE	DESCRIPTION	BY
B	6/30/20	FINAL TOWN REVIEW EDITS	C.H.
A	6/25/20	CONDITIONS OF APPROVAL, ADD MONUMENTS	C.H.
REV.	DATE	DESCRIPTION	BY

REVISIONS



I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND DURING JANUARY OF 2020 AND HAS A RELATIVE ERROR OF CLOSURE NO GREATER THAN ONE PART IN TEN THOUSAND.

ERIC C. MITCHELL

L.S. 595

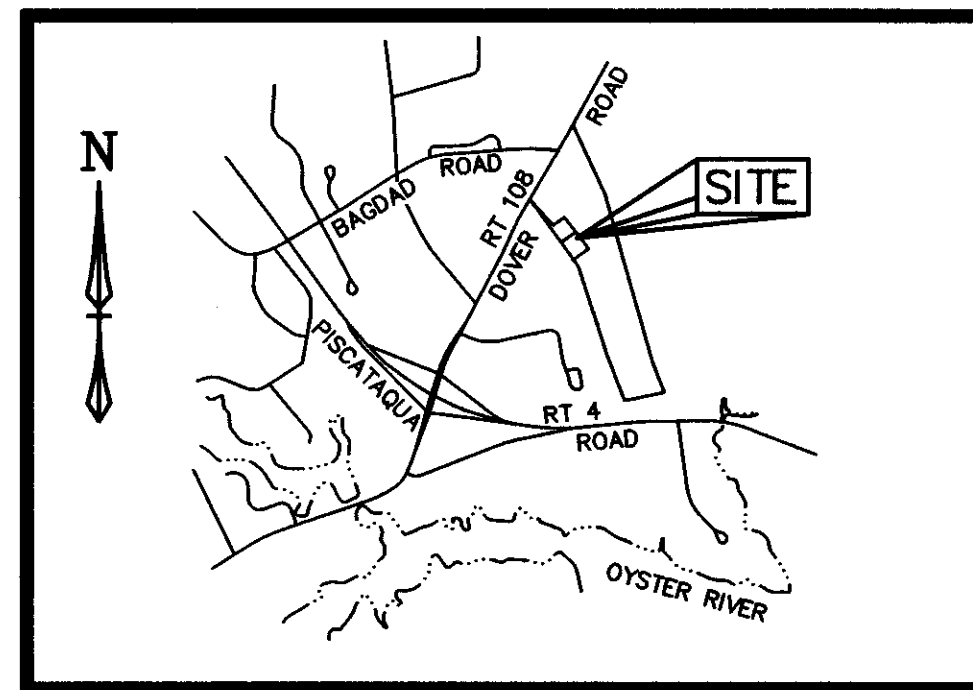
DATE

PLAN REFERENCES

- "PLAN SHOWING 20' R.O.W. EASEMENT TO STANLEY JOY FROM WILLIAM E. GILMORE, A/K/A WILLIAM E. GILMORE, JR., N.H. ROUTE 108, DURHAM, NEW HAMPSHIRE" DATE: OCT. 1990, SCALE: 1" = 40", BY K.E. MOORE DOVER, NH, S.C.R.D. PLAN 32A-42.
- "SUBDIVISION PLAN, ROCKINGHAM PROPERTIES I LIMITED PARTNERSHIP, DURHAM, STRAFFORD COUNTY, NEW HAMPSHIRE." DATE: OCT. 1997, REVISED THROUGH MAY 1998, SCALE: 1"=100', BY ORVIS / DREW LLC, 88 ROUTE 9, PO BOX 239, BARRINGTON, NH S.C.R.D. PLAN 53-49.

NOTES

- THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE ADJUSTMENT BETWEEN EXISTING LOTS MAP 11, LOTS 3-2 AND 4-2 BY CREATING PARCEL "A" (1.05 AC.) WHICH IS TO BE DEEDED TO THE OWNER OF LOT 4-2 FROM THE OWNER OF LOT 3-2.
- ORIGINAL AREA OF LOT 4-2 = 0.92 Ac.
PROPOSED AREA OF LOT 4-2 = 1.97 Ac.
ORIGINAL AREA OF LOT 3-2 = 32.7 Ac. ±
PROPOSED AREA OF LOT 3-2 = 31.7 Ac. ±
- PRESENT ZONING: OR (OFFICE AND RESEARCH - ROUTE 108)
MINIMUM LOT AREA = 80,000 S.F. (ALLOWED NONRESIDENTIAL)
MINIMUM ROAD FRONTAGE = 200' (ARTERIAL STREET)
MINIMUM BUILDING SETBACKS TO:
A. MINIMUM FRONT SETBACK = 100' PLUS 2 FEET FOR EACH FOOT OF BUILDING HEIGHT IN EXCESS OF 25 FEET
B. MINIMUM SIDE AND REAR SETBACK = 25'
C. WETLANDS GREATER THAN 3,000 SF = 75'
- THE LOTS DO NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN PER F.I.R.M. PANEL NO. 33017C0320E EFFECTIVE SEPTEMBER 30, 2015.
- THE HORIZONTAL AND VERTICAL DATUMS FOR THIS SURVEY ARE BASED UPON AN OPUS SOLUTION AND ARE ON STATE PLANE COORDINATES. THE BEARINGS SHOWN HEREON ARE NH GRID NORTH.
- LOT 4-2 IS BENEFITED BY A R.O.W. EASEMENT ACROSS LOT 4-1 AS SHOWN ON PLAN REFERENCE #1 AND PER BOOK 1549 PAGE 50 AND ACROSS LOT 3-2 PER BOOK 1082 PAGE 201.
- NO ENCROACHMENTS WILL RESULT FROM THIS LOT LINE ADJUSTMENT.
- WITH THE APPROVAL OF THIS PLAN, THE FOLLOW WAIVER HAS BEEN APPROVED BY THE DURHAM PLANNING BOARD:
TO SECTIONS 7.03 1.D.7 & 7.03 1.D.8 BOUNDARY SURVEY, PROPERTY LINES AND LOT AREAS: TO NOT REQUIRE THESE FOR LOT 3-2.
- THIS LOT IS SERVED BY A PRIVATE WELL AND SEPTIC SYSTEM/LEACH FIELD. IF THE LOT IS DEVELOPED FURTHER CHANGES TO THE SEPTIC SYSTEM/LEACH FIELD MIGHT BE REQUIRED. THE TOWN REQUIRES A 125 SETBACK FOR SEPTIC SYSTEMS FROM WETLANDS WHICH WOULD LEAVE LITTLE OR NO ROOM ON THE LOT THOUGH THERE IS SOME FLEXIBILITY FOR A REPLACEMENT SYSTEM. SEPARATE REQUIREMENTS FROM THE NHDES APPLY.
- FOR MORE INFORMATION ABOUT THIS LOT LINE ADJUSTMENT, OR TO SEE THE COMPLETE PLAN SET, CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 8 NEWMARKET ROAD, DURHAM, NH 03824. (603)-868-8064.
- NHDOT DRIVEWAY PERMIT: 06-133-247
- NO CONSTRUCTION OR OTHER ACTIVITY MAY OCCUR WITHIN THE WETLAND BUFFER EXCEPT AS ALLOWED UNDER TOWN ZONING.



VICINITY PLAN

SCALE: 1" = 2,000'

LEGEND

- IRS ○ IRON ROD SET
- SSF ○ STEEL STAKE FOUND
- IPF ○ IRON PIPE FOUND
- DHS ○ DRILL HOLE SET
- DHF ○ DRILL HOLE FOUND
- STONEWALL ○
- EDGE OF PAVEMENT ---
- APPROXIMATE EDGE OF WETLANDS ---
- UTILITY POLE/GUY WIRE ---
- FENCE ---
- WETLAND BUFFER ---
- BUILDING SETBACK ---

SHEET INDEX

- SHEET 1 OF 2 LOT LINE ADJUSTMENT PLAN
SHEET 2 OF 2 TOPOGRAPHIC PLAN

FINAL APPROVAL BY DURHAM PLANNING BOARD,
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER
ACCORDANCE WITH THE VOTE OF THE BOARD

CERTIFIED: _____

DATE: _____

FOR MORE INFORMATION ABOUT THIS LOT LINE
ADJUSTMENT, CONTACT TOWN PLANNER

LOT LINE ADJUSTMENT PLAN

TAX MAP 11 LOTS 3-2 & 4-2
DOVER ROAD

DURHAM, NH

OWNER OF RECORD LOT 3-2:

JOHN M. & KATRINE B. MACGREGOR

92 DOVER ROAD, DURHAM, NH 03824

(SEE S.C.R.D. BOOK 3045 PAGE 582)

OWNER OF RECORD LOT 4-2:

COYOTE COURT LLC

82 CHESTNUT HILL ROAD, FARMINGTON, NH 03835

(SEE S.C.R.D. BOOK 3348 PAGE 223)

MARCH 2, 2020

SCALE: 1" = 40'

PREPARED BY

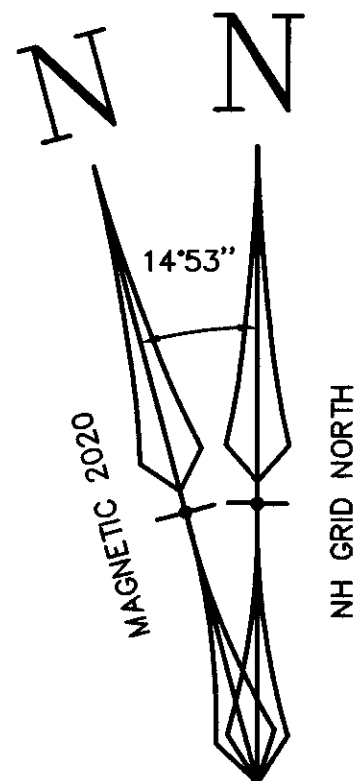
ERIC C. MITCHELL & ASSOC. INC.

PLANNING - SURVEYING - ENVIRONMENTAL

P.O. BOX 10298, 38 SO. RIVER RD., BEDFORD N.H. 03110-0298

PH. (603) 627-1181

SHEET 1 OF 2 REV: B DWG: LLA FLD: BK/PG: 561/67 JOB NO. 20-05



MAP 10 LOT 9-3
LEONARDA H.A. MEIJER
85 DOVER ROAD
DURHAM, NH 03824
4011/65

MAP 10 LOT 9-2
RONALD F. &
DOROTHY M. JAMES
89 DOVER ROAD
DURHAM, NH 03824

MAP 11 LOT 4-1
TOWN OF DURHAM
8 NEWMARKET ROAD
DURHAM, NH 03824
1877/668

MAP 11 LOT 8-16
ROCKINGHAM PROPERTIES
PO BOX 423
BELMONT, MA 02478

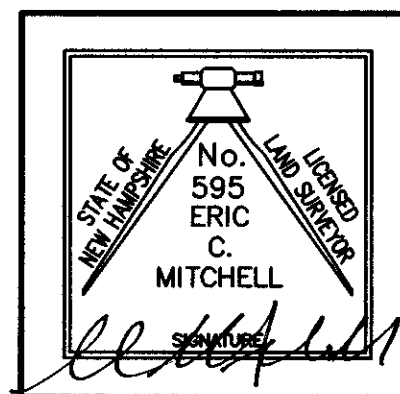
31.7 ACRES ±
REMAINING LAND OF
MAP 11 LOT 3-2
JOHN M. & KATRINE B. MACGREGOR
92 DOVER ROAD, DURHAM, NH
3045/582

EXISTING LOT 4-2
0.92 Ac
40,109 S.F.
ADJUSTED LOT 4-2
1.97 Ac.
85,988 S.F.

PARCEL "A"
1.05 Ac.
45,879 S.F.
TO BE ADDED
TO LOT 4-2

31.7 ACRES ±
REMAINING LAND OF
MAP 11 LOT 3-2
JOHN M. & KATRINE B. MACGREGOR
92 DOVER ROAD, DURHAM, NH
3045/582

- LEGEND**
- IRS ○ IRON ROD SET
 - SSF ○ STEEL STAKE FOUND
 - IPF ○ IRON PIPE FOUND
 - DHS ○ DRILL HOLE SET
 - DHF ○ DRILL HOLE FOUND
 - STONEWALL
 - EDGE OF PAVEMENT
 - APPROXIMATE EDGE OF WETLANDS
 - UTILITY POLE/GUY WIRE
 - OHW EXISTING OVERHEAD WIRES
 - EXISTING TREE LINE
 - FENCE
 - 68 EXISTING CONTOUR
 - SEPTIC MANHOLE



TOPOGRAPHIC PLAN
TAX MAP 11 LOTS 3-2 & 4-2
DOVER ROAD
DURHAM, NH

OWNER OF RECORD LOT 3-2:
JOHN M. & KATRINE B. MACGREGOR
92 DOVER ROAD, DURHAM, NH 03824
(SEE S.C.R.D. BOOK 3045 PAGE 582)
OWNER OF RECORD LOT 4-2:
COYOTE COURT LLC
82 CHESTNUT HILL ROAD, FARMINGTON, NH 03835
(SEE S.C.R.D. BOOK 3348 PAGE 223)
MARCH 2, 2020

SCALE: 1" = 40'

PREPARED BY
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SHEET 2 OF 2 REV: B DWG: LLA FLD: BK/PG: 561/67 JOB NO. 20-05

REV.	DATE	DESCRIPTION	BY
B	6/30/20	FINAL TOWN REVIEW EDITS	C.H.
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REVISIONS			