







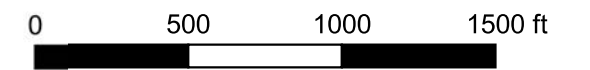
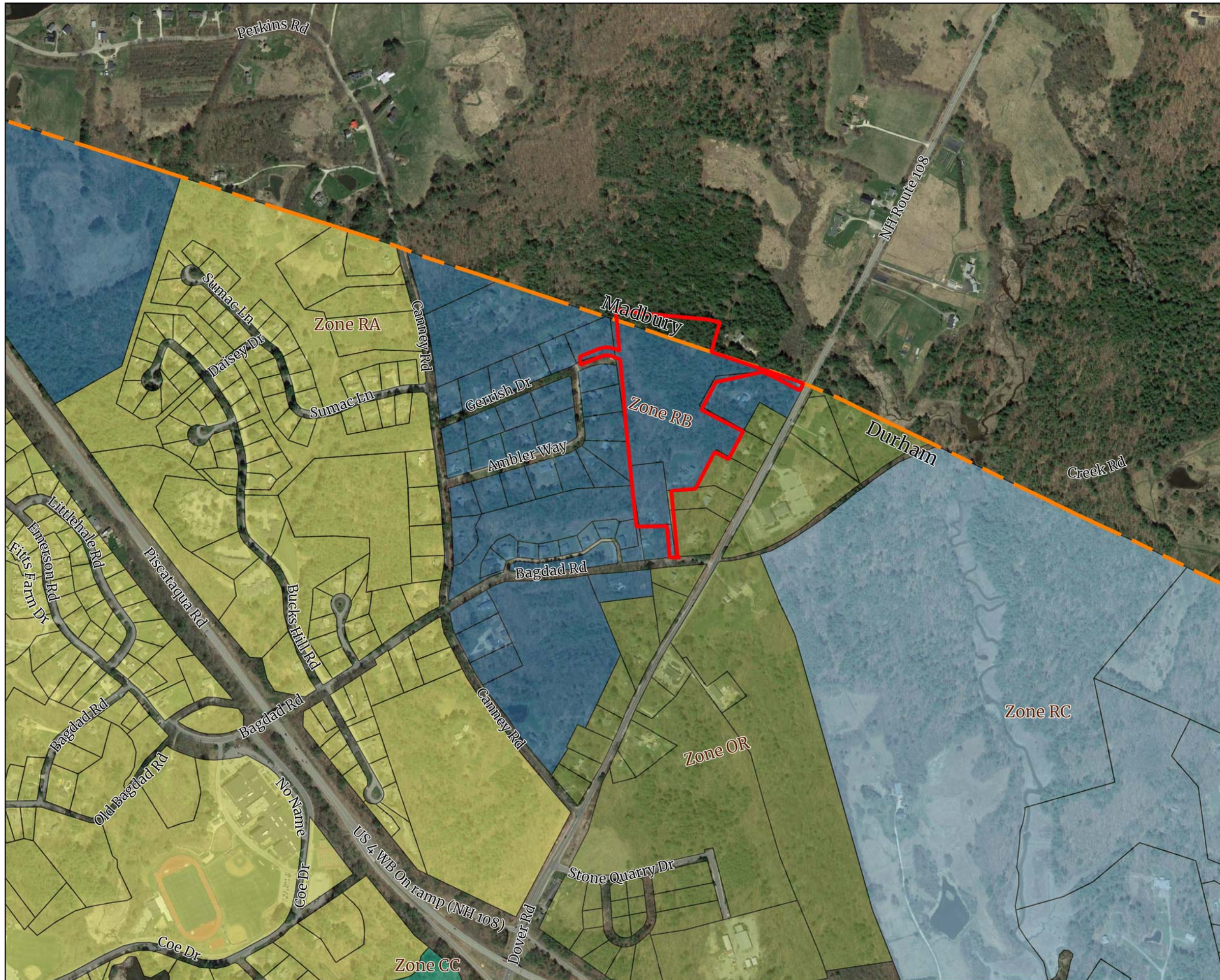


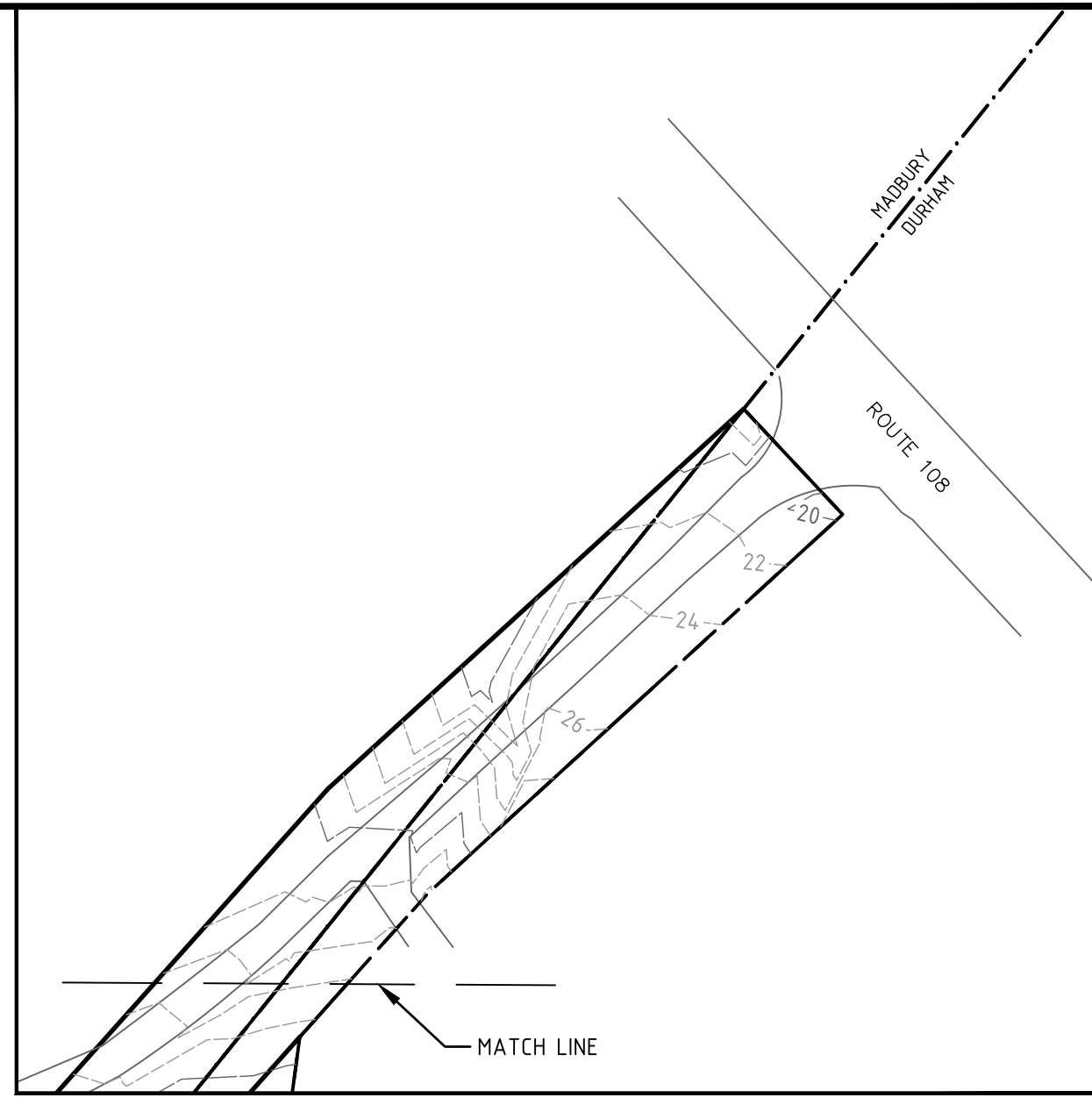
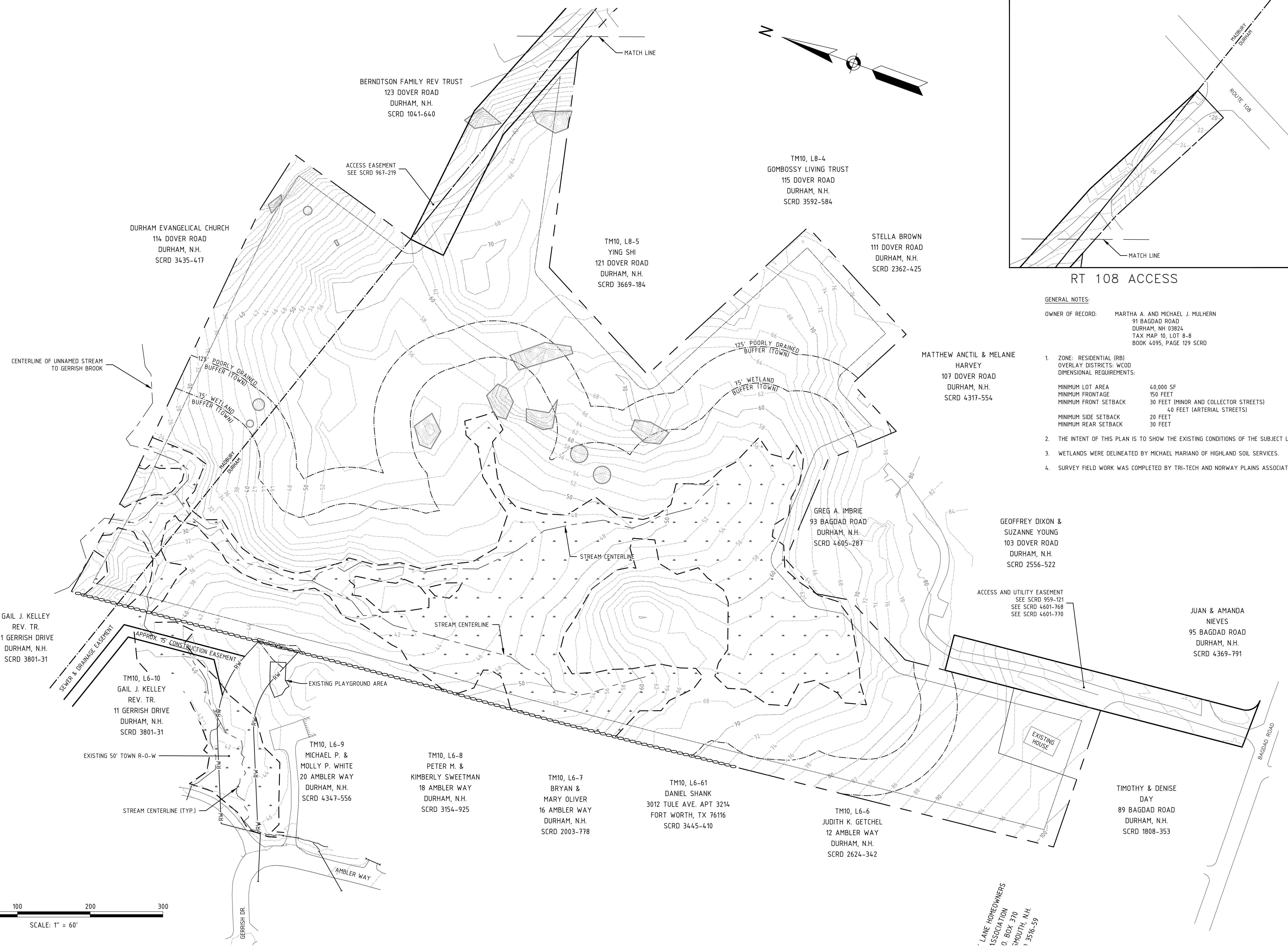
SITE CONTEXT MAP

PROJECT NO.: 19063 SCALE: 1:7500
OWNER: MARTI & MICHAEL MULHERN
TAX MAP 10, LOT 8-6
MAP CREATED 11/15/19

LEGEND

-  Site Boundary
-  Town Boundary
- Zoning Districts
 -  RA
 -  RB
 -  RC
 -  R
 -  OR
 -  CC





GENERAL NOTES:

OWNER OF RECORD: MARTHA A. AND MICHAEL J. MULHERN
91 BAGDAD ROAD
DURHAM, NH 03824
TAX MAP 10, LOT 8-8
BOOK 4095, PAGE 129 SCDR

1. ZONE: RESIDENTIAL (RB)
OVERLAY DISTRICTS: WOOD
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT AREA 4,000 SF
MINIMUM FRONTAGE 150 FEET
MINIMUM FRONT SETBACK 30 FEET (MINOR AND COLLECTOR STREETS)
40 FEET (ARTERIAL STREETS)
MINIMUM SIDE SETBACK 20 FEET
MINIMUM REAR SETBACK 30 FEET
2. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE SUBJECT LOT.
3. WETLANDS WERE DELINEATED BY MICHAEL MARIANO OF HIGHLAND SOIL SERVICES.
4. SURVEY FIELD WORK WAS COMPLETED BY TRI-TECH AND NORWAY PLAINS ASSOCIATES.

NO.	REVISIONS	DATE	INT.
0.	INITIAL SUBMISSION TO DURHAM PLANNING BOARD	4/10/20	PICS

SEAL

DATE ISSUED: 4/17/20
SCALE: 1"=60'
DESIGNED BY: MJS
DRAWN BY: MJS
APPROVED BY: MJS
DWG FILE:

EXISTING CONDITIONS PLAN
prepared for
MULHERN
MAP 10, LOT 8-6
93 BAGDAD ROAD
DURHAM, NH 03824

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 Railroad St., P.O. Box 359
Newmarket, NH 03857
Phone: (603) 659-4979 Fax: (603) 659-4427
E-mail: mjs@engr-mjs.com

JOB: 19-063

E-1

0 60 100 200 300
SCALE: 1" = 60'

LANE HOMEOWNERS
ASSOCIATION
P.O. BOX 370
SMOUTH, N.H.
1 3516-59

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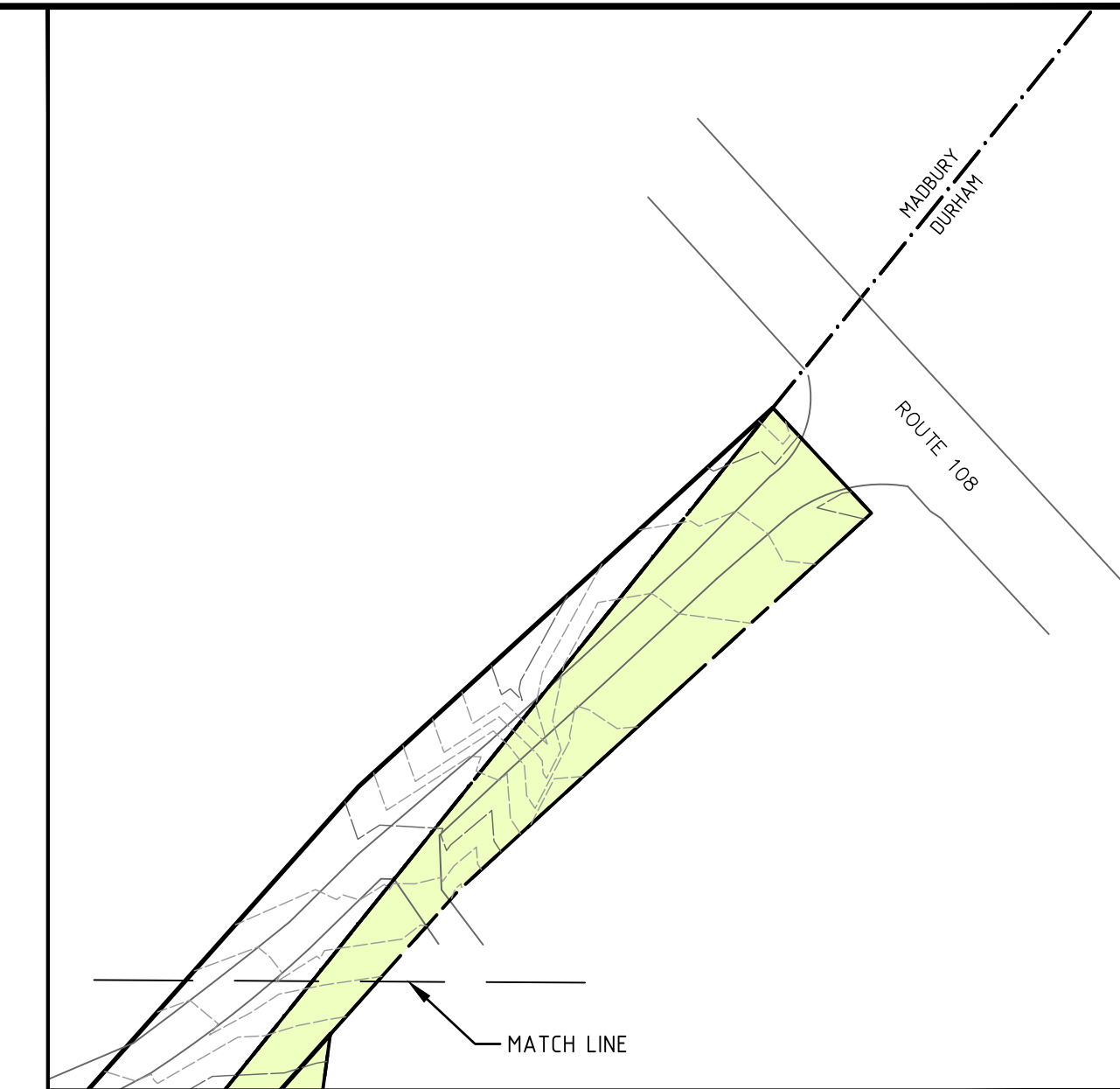
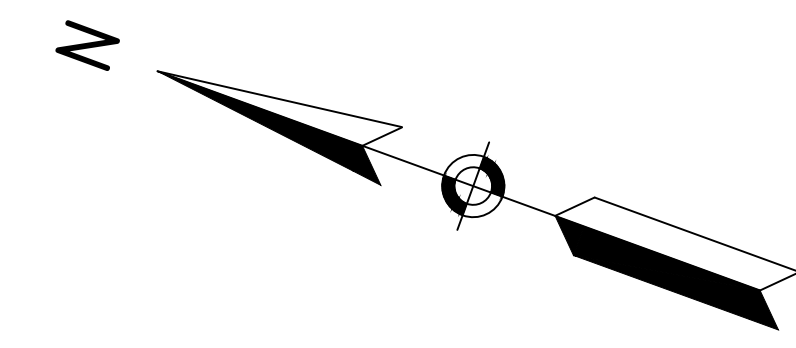
CALCULATION OF USABLE AREA

LOCATION	AREA ON PARCEL [AC.]	AREA IN DURHAM [AC.]	PERCENT USABLE [%]	USABLE AREA ON PARCEL [AC.]	UNSUITABLE AREA ON PARCEL [AC.]
COMBINED UNSUITABLE AREAS	6.06	5.37	0	0.00	6.06
POORLY & S/W POORLY DRAINING SOILS	5.33	4.87	0	-	-
SLOPES >25%	0.78	0.48	0	-	-
LEDGE	0.20	0.18	0	-	-
SLOPES 15-25%	2.29	1.57	50	1.15	1.15
UNRESTRICTED USABLE AREA	7.51	6.95	100	7.51	0
TOTAL	15.86	13.89	-	8.66	7.20

MIN. DWELLING AREA [AC.] = 0.91

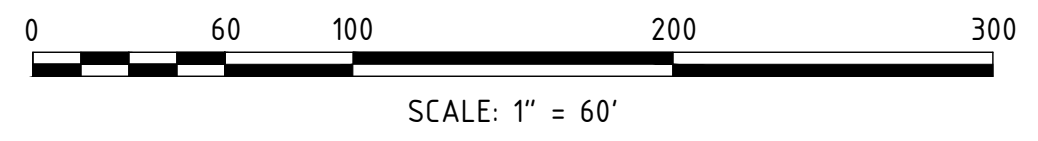
MAX. UNITS = 9.5

CALCULATION IN ACCORDANCE WITH DURHAM ZONING ORDINANCE 175-56C



- UNSUITABLE AREAS*
- 50% USABLE AREAS
- USABLE AREAS
- LEDGE

*UNSUITABLE AREAS ARE DETERMINED IN ACCORDANCE WITH DURHAM ZONING ORDINANCE 175-56 C. AREAS MARKED AS UNSUITABLE GIVE NO CREDIT TOWARDS UNIT DENSITY, HOWEVER UNSUITABLE AREAS ARE NOT NECESSARILY UNDEVELOPABLE.



LANE HOMEOWNERS ASSOCIATION
P.O. BOX 370
MOUTH, N.H.
1 3516-59

NO.	REVISIONS	DATE	INT.
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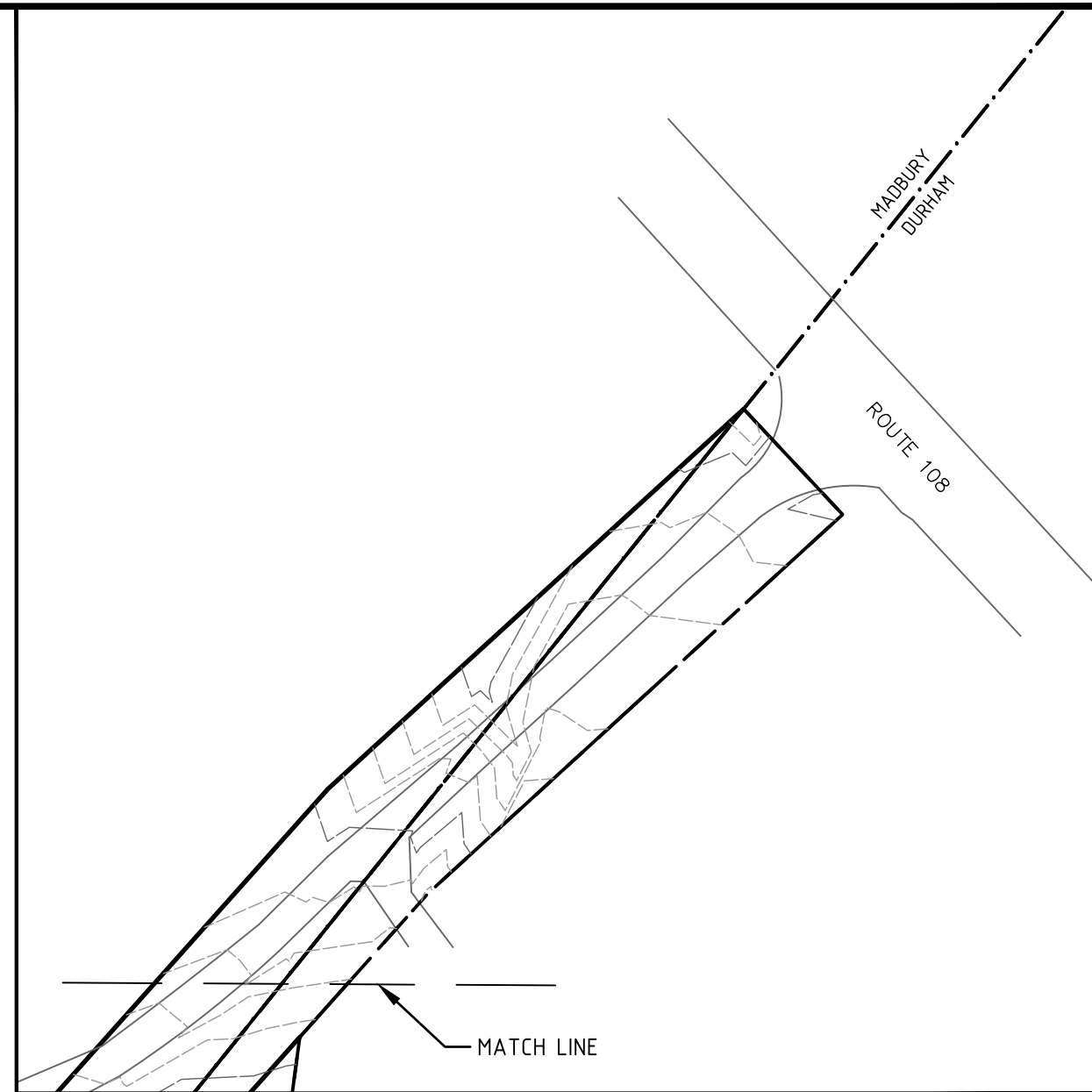
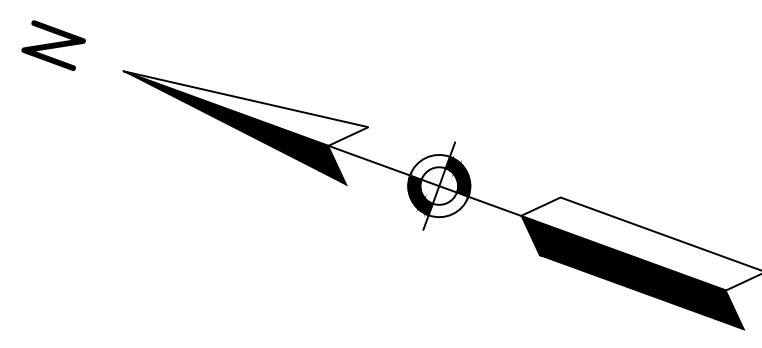
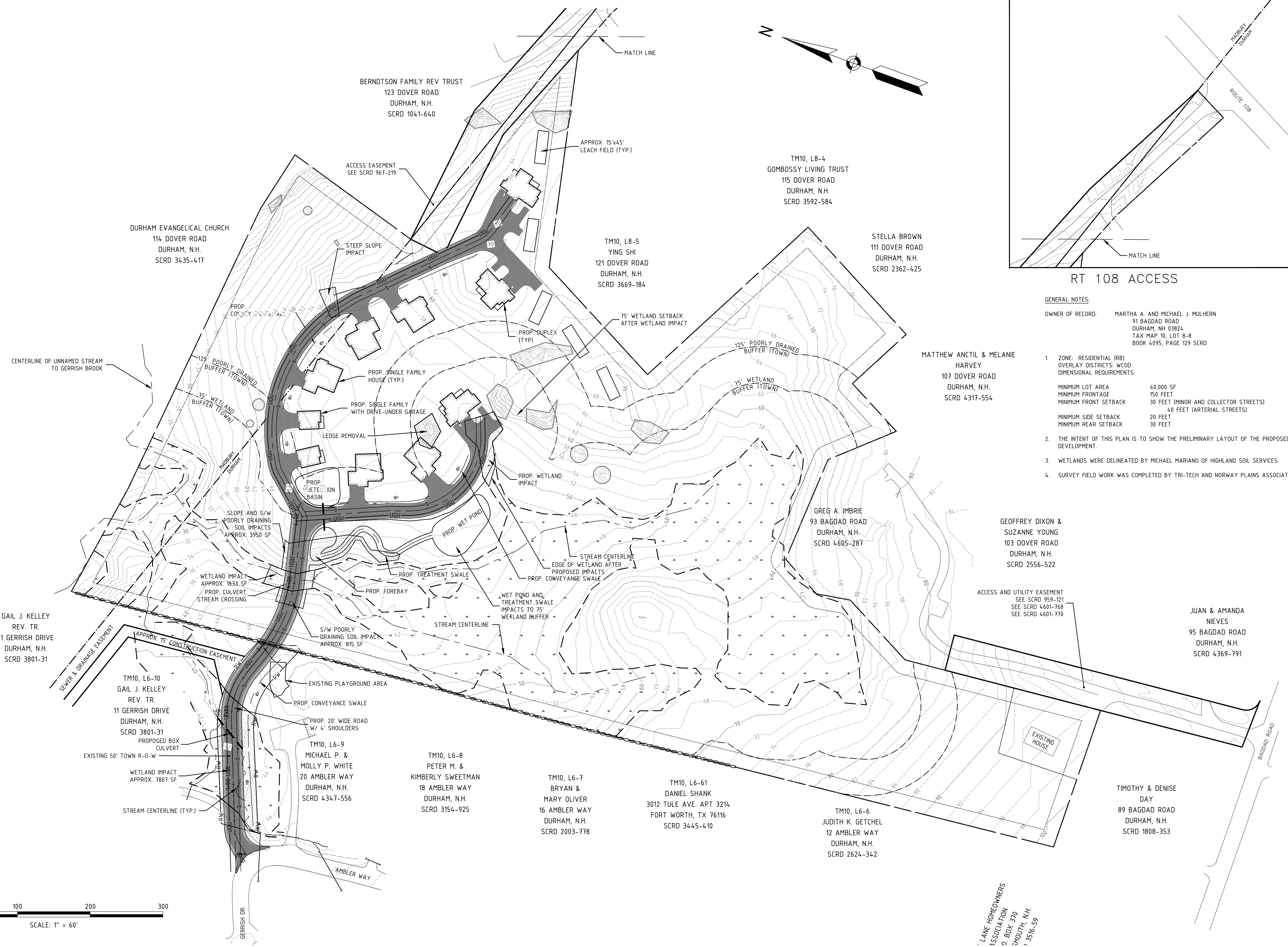
DATE ISSUED:	4/17/20
SCALE:	1"=60'
DESIGNED BY:	MJS
DRAWN BY:	MJS
APPROVED BY:	MJS
DWG FILE:	

SITE ANALYSIS PLAN
prepared for
MULHERN
MAP 10, LOT 8-6
93 BAGDAD ROAD
DURHAM, NH 03824

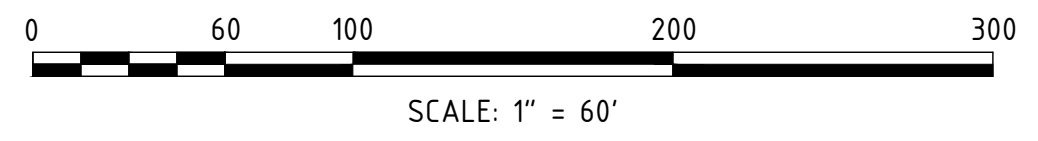
MJS ENGINEERING, P.C.
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5 Railroad St., P.O. Box 359
Newmarket, NH 08857
Phone: (603) 659-4979 Fax: (603) 659-4427
E-mail: mjs@engr.mjs.com

JOB: 19-063

DR-1



- GENERAL NOTES:**
- OWNER OF RECORD: MARTHA A. AND MICHAEL J. MULHERN
91 BAGDAD ROAD
DURHAM, NH 03824
TAX MAP 10, LOT 8-8
BOOK 4095, PAGE 129 SCDR
1. ZONE: RESIDENTIAL (RB)
OVERLAY DISTRICTS: WOOD
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT AREA 4,000 SF
MINIMUM FRONTAGE 150 FEET
MINIMUM FRONT SETBACK 30 FEET (MINOR AND COLLECTOR STREETS)
40 FEET (ARTERIAL STREETS)
MINIMUM SIDE SETBACK 20 FEET
MINIMUM REAR SETBACK 30 FEET
 2. THE INTENT OF THIS PLAN IS TO SHOW THE PRELIMINARY LAYOUT OF THE PROPOSED DEVELOPMENT.
 3. WETLANDS WERE DELINEATED BY MICHAEL MARIANO OF HIGHLAND SOIL SERVICES.
 4. SURVEY FIELD WORK WAS COMPLETED BY TRI-TECH AND NORWAY PLAINS ASSOCIATES.



LANE HOMEOWNERS
ASSOCIATION
P.O. BOX 370
SMOUTH, N.H.
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4/7/20	1"=60'	MJS	MJS	MJS	

CONCEPTUAL SITE/
SUBDIVISION PLAN
prepared for
MULHERN
MAP 10, LOT 8-6
93 BAGDAD ROAD
DURHAM, NH 03824

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 Railroad St., P.O. Box 359
Newmarket, NH 03857
Phone: (603) 655-9797 Fax: (603) 655-4427
E-mail: mjs@mjsengineering.com

JOB: 19-063
DR-2

Drawing Name: C:\Users\Wax\Documents\mja\projects\2019\19063.dwg\19063_Civil.dwg
Thu, 19 Mar 2020 - 10:46am



GAIL J. KELLEY
REV. TR.
11 GERRISH DRIVE
DURHAM, N.H.
SCRD 3801-31

TM10, L6-10
GAIL J. KELLEY
REV. TR.
11 GERRISH DRIVE
DURHAM, N.H.
SCRD 3801-31

TM10, L6-9
MICHAEL P. &
MOLLY P. WHITE
20 AMBLER WAY
DURHAM, N.H.
SCRD 4347-556

TM10, L6-8
PETER M. &
KIMBERLY SWEETMAN
18 AMBLER WAY
DURHAM, N.H.
SCRD 3154-925

DURHAM EVANGELICAL CHURCH
114 DOVER ROAD
DURHAM, N.H.
SCRD 3435-417

TM10, L8-5
YING SHI
121 DOVER ROAD
DURHAM, N.H.
SCRD 3669-184

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0 30 60 100
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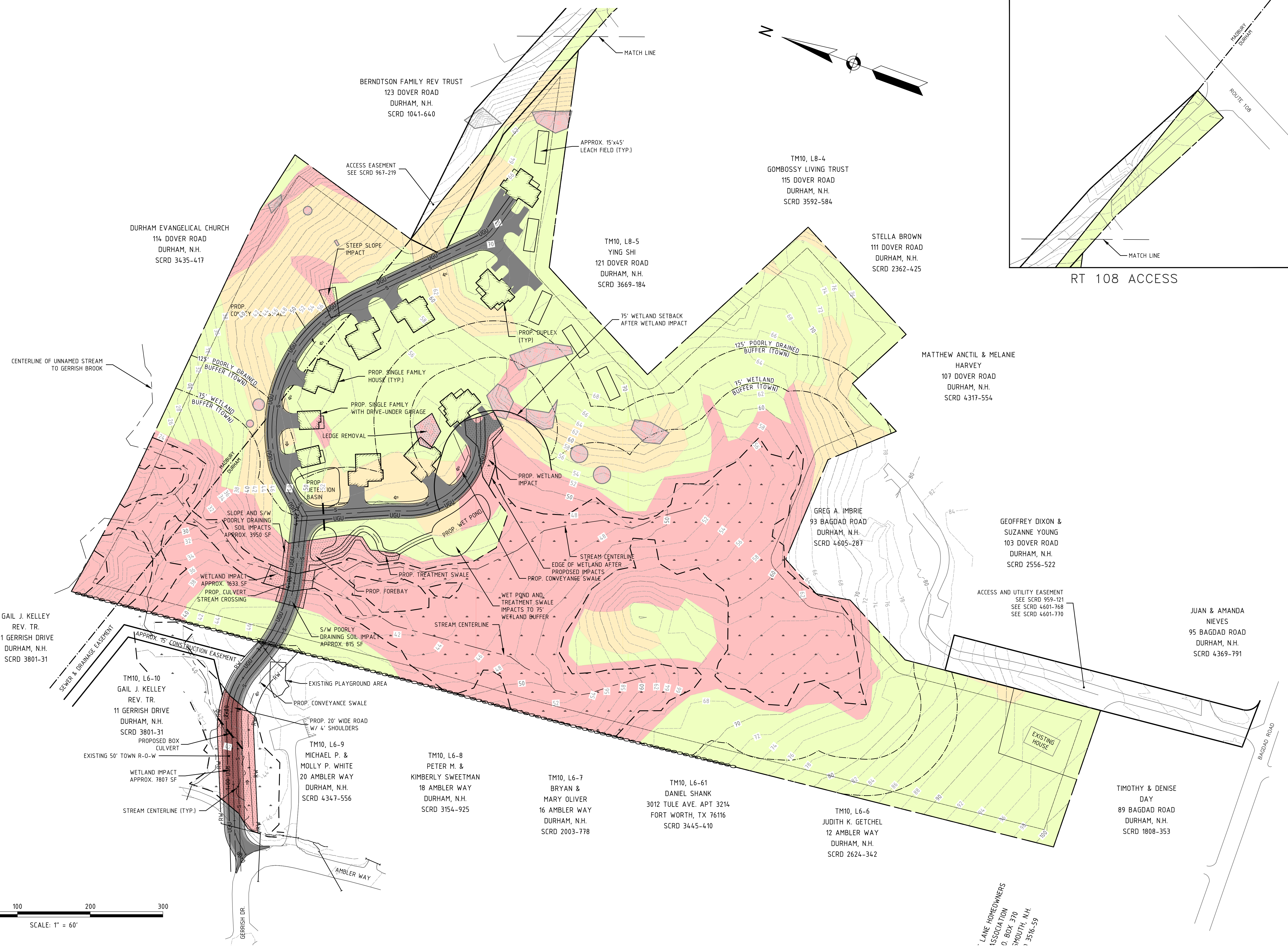
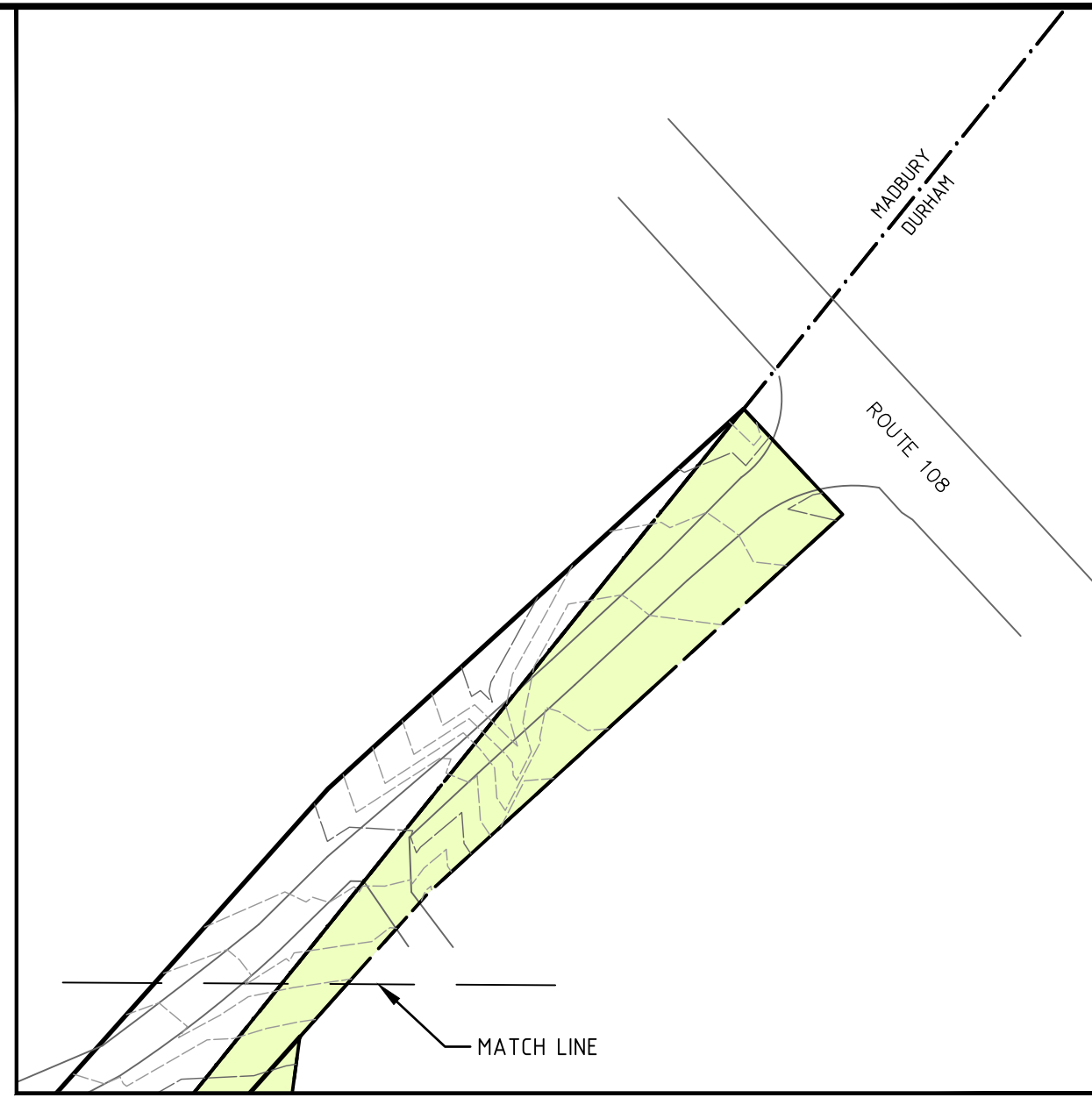
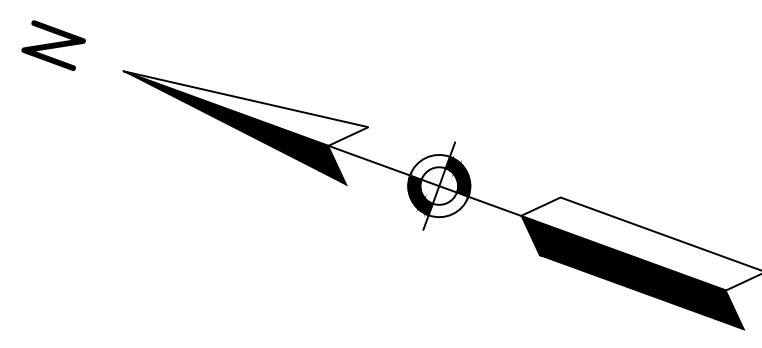
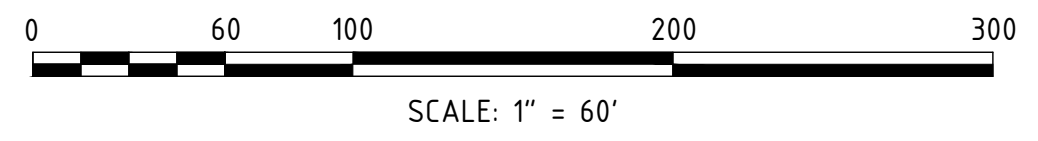
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SCALE:	1"=30'				
DESIGNED BY:	MJS				
DRAWN BY:	MCS				
APPROVED BY:	MJS				
DWG FILE:	19063_Civil.dwg				

LANDSCAPE PLAN
prepared for
MICHAEL & MARTHA MULHERN
MAP 10, LOT 8-6
91 BAGDAD ROAD
DURHAM, NH 03824

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CIVIL • STRUCTURAL • ENVIRONMENTAL
5 PALMROAD ST. P.O. BOX 359
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PHONE: (603) 659-4979 FAX: (603) 659-4627
EMAIL: mjs@mjsengineering.com

JOB: 19-063
L1

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DATE ISSUED:	SCALE:
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DESIGNED BY:	DRAWN BY:
MJS	MJS
APPROVED BY:	DWG FILE:
MJS	

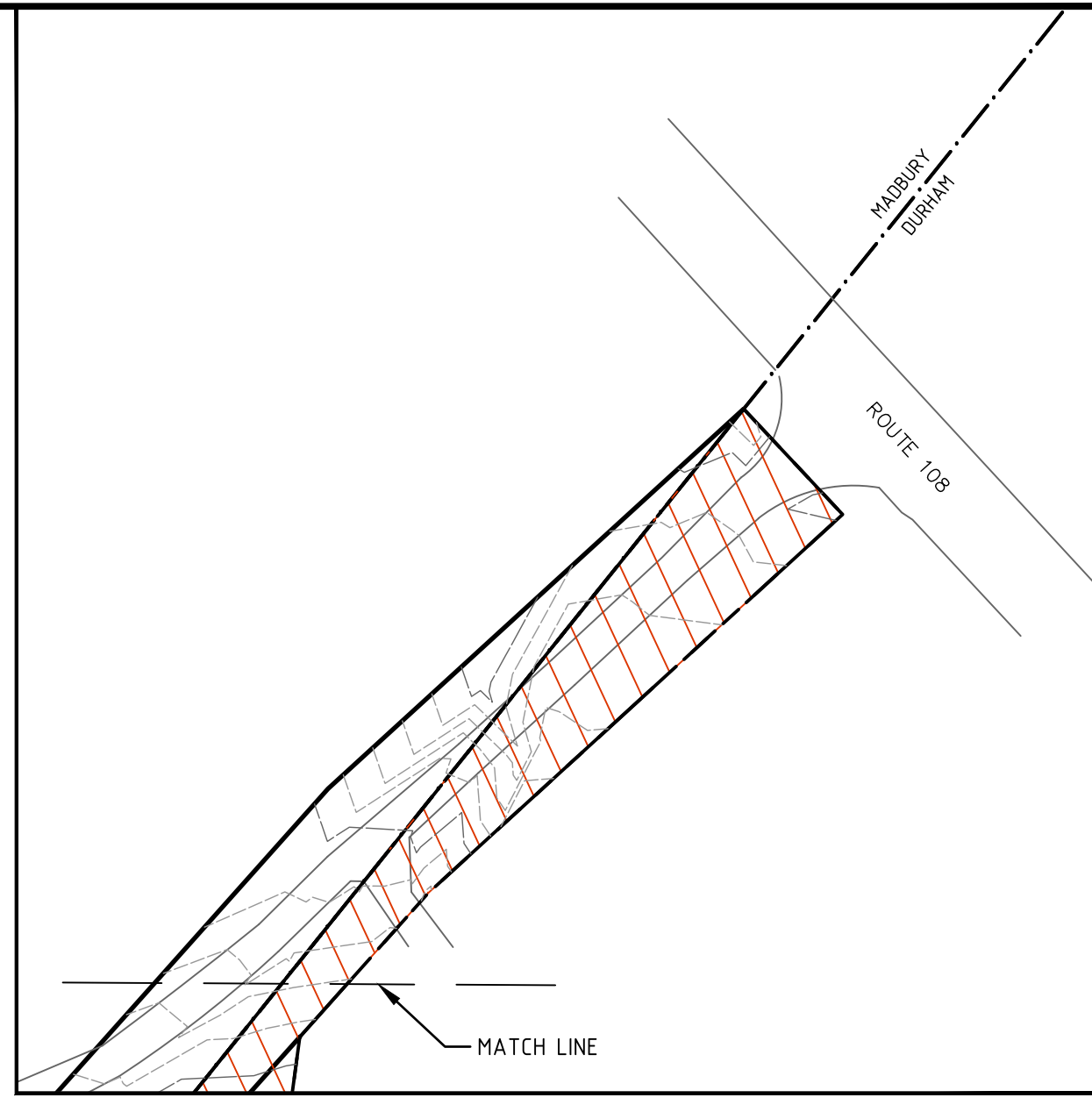
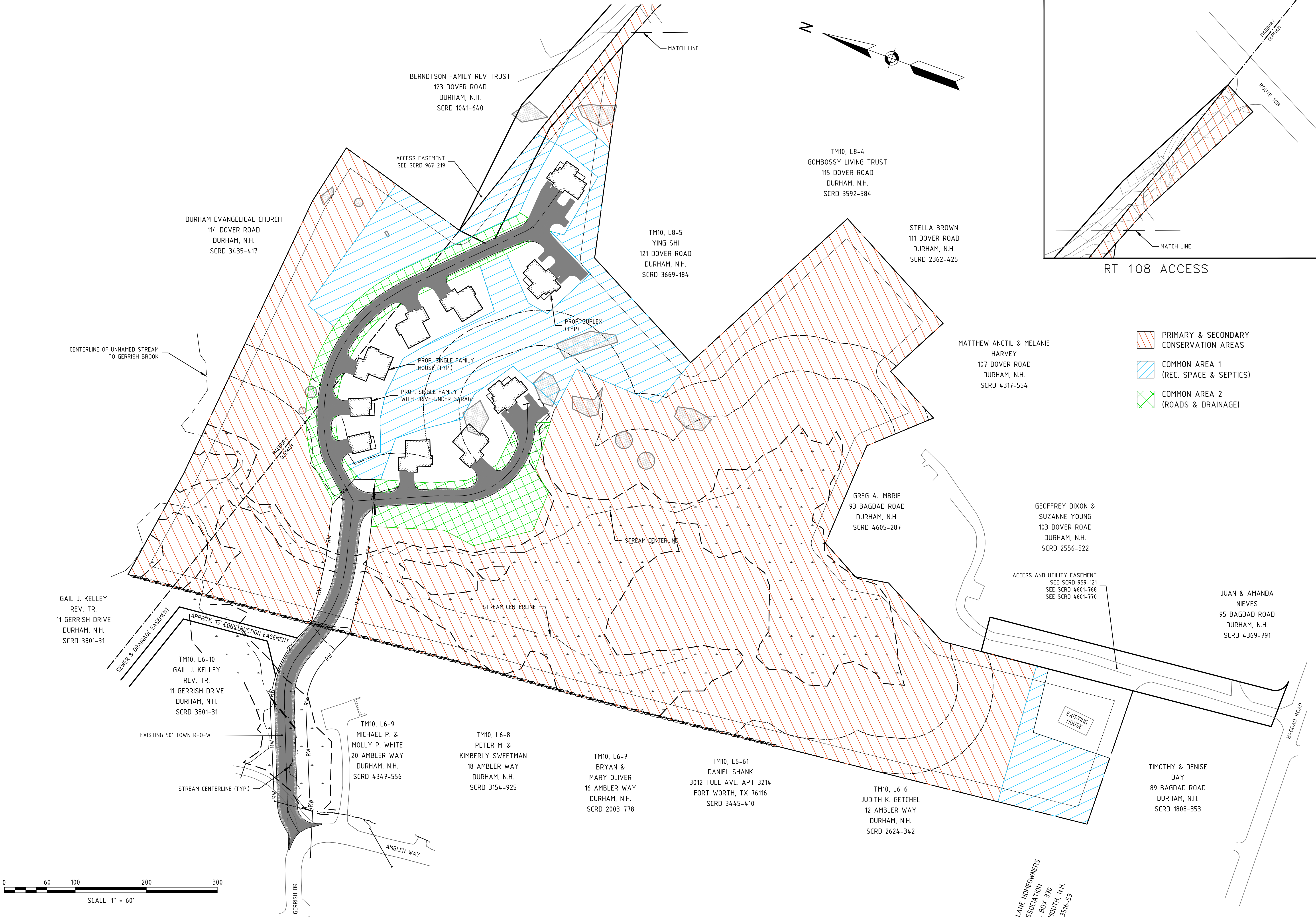
RESOURCE IMPACT AND CONSERVATION PLAN
prepared for
MULHERN
MAP 10, LOT 8-6
93 BAGDAD ROAD
DURHAM, NH 03824

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DATE ISSUED:	4/17/20
SCALE:	1"=60'
DESIGNED BY:	MJS
DRAWN BY:	MJS
APPROVED BY:	MJS
DWG FILE:	

COMMON OPEN SPACE PLAN
 prepared for
MULHERN
 MAP 10, LOT 8-6
 93 BAGDAD ROAD
 DURHAM, NH 03824

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JOB: 19-063
DR-4

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 ASSOCIATION
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 1 3516-59