

MAP 204 LOT 9
WOODWARD-LEGARD FAMILY REVOC TRUST
 62 STAGE ROAD
 NOTTINGHAM, NH 03280
 BK 4502 PG 0349

LIMIT OF WETLANDS AS FLAGGED BY
 GOVE ENVIRONMENTAL SERVICES, INC.
 AND SURVEYED BY
 HAYNER/SWANSON, INC.
 OCTOBER 2021 AND JANUARY 2022 (TYP)

EXISTING BUILDING
 FOOTPRINT=358,560 SF

PROPOSED R.O.W. (PER SCRD PLAN,
 BK 41 PG 8 & 9) NOT BUILT, NOT
 ACCEPTED AND CONSIDERED PART
 OF MAP 204, LOT 2)

WATER LINE EASEMENT
 (PER SCRD PLAN No. 11940
 & BK 4689, PG 1009)

DRAINAGE EASEMENT (PER
 SCRD PLAN, BK 41 PG 8 & 9)

32.9± ACRES

MAP 204 LOT 5
WOODWARD-LEGARD FAMILY REVOC TRUST
 62 STAGE ROAD
 NOTTINGHAM, NH 03290
 BK 4502 PG 0349

ABUTTERS

MAP 201, LOT 1
 REDHOUSE FAMILY TRUST
 MARGARET W. REDHOUSE, TRUSTEE
 20 SHEEP ROAD
 LEE, NH 03861
 BK 5050, PG 0689

MAP 201, LOT 2
 CUTTER BEECH HILL, LLC
 P.O. BOX 190
 ROLLINSFORD, NH 03869
 BK 4417, PG 0685

MAP 203, LOT 7
 CDC NEW HAMPSHIRE, LLC
 NXS# TOWN27-442
 P.O. BOX 530292
 BIRMINGHAM, AL 35253

MAP 203, LOT 9
 MARY ELLEN WILSON
 20 ORCHARD WAY
 LEE, NH 03861
 BK 1618, PG 0791

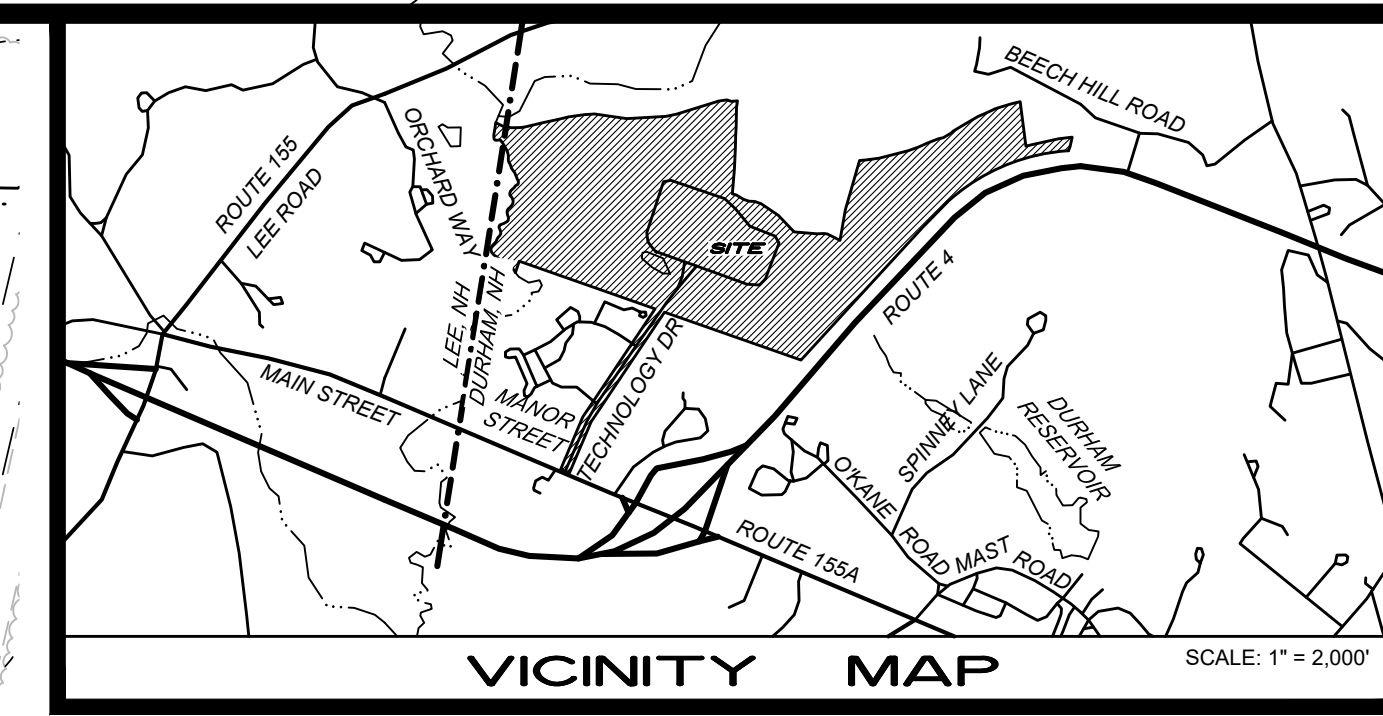
MAP 204, LOT 6
 UNIVERSITY OF NEW HAMPSHIRE
 OFFICE OF THE PRESIDENT
 THOMSON HALL
 DURHAM, NH 03824

MAP 204, LOT 8
 UNIVERSITY OF NEW HAMPSHIRE
 OFFICE OF THE PRESIDENT
 THOMSON HALL
 DURHAM, NH 03824
 VERIZON WIRELESS
 P.O. BOX 2469
 ADDISON, TX 75001
 INDEPENDENT WIRELESS
 D/B/A SPRINT
 6391 SPRINT PARKWAY
 OVERLAND PARK, KS 66251

MAP 204, LOT 10
 CUTTER BEECH HILL, LLC
 3 FRONT STREET, UNIT 411
 ROLLINSFORD, NH 03869
 BK 4417, PG 0685

UTILITY NOTE
 THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

ZONING NOTE
 THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.



PLAN REFERENCES:

- PLAN OF LAND, OWNER/APPLICANT: HARRIS GRAPHICS CORPORATION, ENGINEER: ECM, ERIC C. MITCHELL AND ASSOCIATES, INC., SCALE: 1" = 200' DATED: MARCH 20, 1991 WITH REVISIONS THRU 05/07/91. ON FILE AT SCRD: BK 41, PG 8 & 9
- WATER LINE EASEMENT FOR, TOWN OF DURHAM, OVER LAND OF: LEXINGTON DURHAM LIMITED PARTNERSHIP, (f/k/a PREFCO XXV LIMITED PARTNERSHIP) A CONNECTICUT LIMITED PARTNERSHIP, TAX MAP 9, LOT 10-4, 121 TECHNOLOGY DRIVE, DURHAM, NEW HAMPSHIRE, DATED: DECEMBER 8, 2017 AND PREPARED BY: DOUCET SURVEY, INC. ON FILE AT SCRD: PLAN No. 11940.

NOTES:

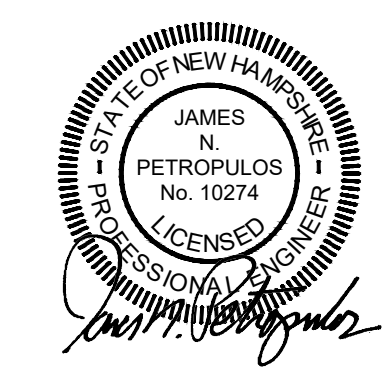
- TOTAL SITE AREA: MAP 204
 LOT 1: 32.91 ACRES
 LOT 2: 147.98 ACRES
- BOUNDARY AND EASEMENT INFORMATION TAKEN FROM PLAN RECORDED IN SCRD BK 41, PG 8 & 9
- PRESENT ZONING: OFFICE & RESEARCH AND LIGHT INDUSTRY (ORLI)
 MINIMUM LOT REQUIREMENTS:
 - LOT SIZE: 150,000 SF
 - FRONTAGE: 150 FT
 MINIMUM BUILDING SETBACKS:
 - FRONT YARD: 30 FT
 - SIDE YARD: 20 FT
 - REAR YARD: 20 FT
- LOT NUMBERS REFER TO TOWN OF DURHAM ASSESSORS MAPS 201, 203 & 204
- PURPOSE OF PLAN:
 (A) TO AMEND THE PREVIOUS SITE PLAN TO PROPOSE SITE IMPROVEMENTS TO SUPPORT NEW TENANT SPACE IMPROVEMENTS. NO BUILDING ADDITIONS (EXCEPT CANOPIES) ARE PROPOSED.
- THE SITE IS CURRENTLY SERVICED BY MUNICIPAL WATER AND SEWER, TELEPHONE, ELECTRIC AND ON-SITE PROPANE
- MONUMENTS, WHERE REQUIRED, TO BE SET BY A LICENSED LAND SURVEYOR
- REQUIRED PARKING:
 USE:
 1. WAREHOUSE: 260,000 SF EXISTING, 184,000 SF PROPOSED
 (1 SPACE/1,000 SF) 260 SPACES 184 SPACES
 2. OFFICE/R&D: 224,000 SF EXISTING, 224,000 SF PROPOSED
 (1 SPACE/400 SF) 560 SPACES 560 SPACES
 3. MANUFACTURING: 76,000 SF EXISTING, 190,000 SF PROPOSED
 (1 SPACE/400 SF) 190 SPACES 190 SPACES
 TOTAL PARKING REQUIRED: 820 SPACES 937 SPACES
- PARKING PROVIDED:
 EXISTING: 1,465 SPACES
 PROPOSED: 1,419 SPACES
- LOADING:
 EXISTING: 18 SPACES
 PROPOSED: 23 SPACES
- OPEN SPACE:
 REQUIRED: 50%
 EXISTING: >50%
 PROPOSED: >50%
- ALL OF MAP 204 LOT 2 AND THE MAJORITY OF MAP 204 LOT 1 ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, HOWEVER, A PORTION OF MAP 204 LOT 2 (ALONG THE OYSTER RIVER) IS LOCATED WITHIN ZONE 'A' AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), STRAFFORD COUNTY, TOWN OF DURHAM, NEW HAMPSHIRE, COMMUNITY No. 330146, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS: 3301700314E AND 3301700315E, DATED: SEPTEMBER 30, 2015
- EXTERIOR LIGHTING SHALL BE DOWNCAST AND DIRECTED ONTO THE SITE AND SHALL CONFORM WITH ALL APPLICABLE TOWN OF DURHAM REGULATIONS.
- LANDSCAPING SHALL MEET TOWN OF DURHAM STANDARDS FOR TYPE AND SIZE OF PLANTINGS.
- SITE PERMITS: N/A
- ALL ROAD (INCLUDING PARKING LOT) AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF DURHAM PUBLIC WORKS DEPARTMENT REGULATIONS.
- PRESENT OWNER OF RECORD:
 MAP 204, LOTS 1 & 2
 121 TECH OWNER, LLC
 55 CAMBRIDGE STREET
 BURLINGTON, MA 01803
 BK. 4967 PG. 908

TOWN OF DURHAM CONTACTS

- PLANNING DEPARTMENT**
 DURHAM PLANNING DEPARTMENT
 8 NEW MARKET ROAD
 DURHAM, NH 03824-2888
 ATT: MICHAEL BEHRENDT
 (603) 868-6064
- ENGINEERING DEPARTMENT**
 DURHAM DEPT. OF PUBLIC WORKS / ENGINEERING
 10 STONE QUARRY DRIVE
 DURHAM, NH 03824
 ATT: RICHARD REINE, DIRECTOR
 (603) 868-5578
- FIRE DEPARTMENT**
 DURHAM FIRE DEPARTMENT
 51 COLLEGE ROAD
 DURHAM, NH 03824
 ATT: CHIEF DAVID EMANUEL
 (603) 868-5531
- CODE ENFORCEMENT OFFICE:**
 DURHAM CODE ENFORCEMENT
 8 NEWMARKET ROAD
 DURHAM, NH 03824-2898
 ATT: AUDREY CLINE,
 BUILDING INSPECTOR
 (603) 868-8064

UTILITY COMPANY CONTACTS

- WATER/SEWER:**
 DURHAM DEPT. OF PUBLIC WORKS
 10 STONE QUARRY DRIVE
 DURHAM, NH 03824
 ATT: RICHARD REINE, DIRECTOR
 (603) 868-5578
- NATURAL GAS:**
 UNTIL
 30 ENERGY WAY
 EXETER, NH 03833
 (603) 379-3837
- TELEPHONE:**
 CONSOLIDATED COMMUNICATIONS,
 1 GERRY AVENUE
 NEWMARKET, NH 03857
 (844) 968-7224
- POWER:**
 EVERSOURCE
 74 OLD DOVER ROAD
 ROCHESTER, NH 03867
 (800) 662-7784



HSI Hayner/Swanson, Inc.
 Civil Engineers/Land Surveyors
 3 Congress Street
 North Andover, NH 03256
 (603) 862-2057
 www.haynerswanson.com

PRELIMINARY ADMINISTRATIVE REVIEW

NO.	DATE	REVISION	BY
100	1/21/23	1/21	ZZZZZZZZ
0			
100			

PREPARED FOR:
R.J. KELLY COMPANY, INC.
 55 CAMBRIDGE STREET BURLINGTON, MASSACHUSETTS 01803 (781) 365-2416

RECORD OWNER:
121 TECH OWNER, L.L.C.
 55 CAMBRIDGE STREET BURLINGTON, MASSACHUSETTS 01803 (781) 365-2416

MASTER SITE PLAN & 2) LOTS 1 & 2
SITE IMPROVEMENTS PLAN
 121 TECHNOLOGY DRIVE
 DURHAM, NEW HAMPSHIRE

1 OF 5 SHEETS
 5832-EB1 DATE 1/20/23
 DWG. 5832EB1-PORT SCALE 1" = 100'
 FIELD BOOK: 1986, 1289 DWG. LOC.: 8500019832A.DWG.USA2.EB1
 150 JUNE 2023