

PLAN REFERENCES:

1. 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.
2. WATER LINE EASEMENT FOR, TOWN OF DURHAM, OVER LAND OF: LEXINGTON DURHAM LIMITED PARTNERSHIP (fka PFCO XXV LIMITED PARTNERSHIP) A CONNECTICUT LIMITED PARTNERSHIP, TAX MAP 9, LOT 104, 121 TECHNOLOGY DRIVE, DURHAM, NEW HAMPSHIRE, DATED: DECEMBER 8, 2017 AND PREPARED BY: DOUCET SURVEY, INC. ON FILE AT SCRD: PLAN No. 11940.

NOTES:

1. TOTAL SITE AREA: MAP 204

LOT 1	LOT 2
32.91 ACRES	147.98 ACRES
2. BOUNDARY AND EASEMENT INFORMATION TAKEN FROM PLAN RECORDED IN SCRD BK 41, PG 8 & 9.
3. PRESENT ZONING: OFFICE & RESEARCH AND LIGHT INDUSTRY (ORLI)
4. 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
5. LOT NUMBERS REFER TO TOWN OF DURHAM ASSESSORS MAPS 201, 203 & 204.
6. 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.
7. THE SITE IS CURRENTLY SERVICED BY MUNICIPAL WATER AND SEWER, TELEPHONE, ELECTRIC AND ONSITE PROPANE.
8. PRESENT OWNER OF RECORD:

MAP 204, LOTS 1 & 2
 121 TECH OWNER, L.L.C.
 55 CAMBRIDGE STREET
 BURLINGTON, MA 01803
 BK. 4967 PG. 908

OTHER EASEMENTS, RIGHTS AND RESTRICTIONS:

EASEMENTS, RIGHTS AND RESTRICTIONS LISTED BELOW OR DEPICTED ON THIS PLAN ARE THOSE THAT WERE FOUND AT THE REGISTRY OF DEEDS FOR THE DETERMINATION AND LOCATION OF THE PROPERTY LINES OF THE SURVEYED PREMISES. THERE MAY BE OTHER EASEMENTS, RIGHTS AND RESTRICTIONS, INCLUDING, UNWRITTEN RIGHTS THAT MAY AFFECT THE PROPERTY, WHICH A THOROUGH TITLE EXAMINATION MAY DISCLOSE. THE SURVEYOR MAKES NO GUARANTEE AS TO TITLE, RIGHTS OR OWNERSHIP OF PROPERTY.

SURVEY NOTES:

1. THE EXISTING SITE TOPOGRAPHY, AS DEPICTED HEREON, ARE BASED ON AERIAL MAPPING BY BUESKY (PROVIDED JAN 2022) AND AN ON THE GROUND FIELD SURVEY BY THIS OFFICE (NOVEMBER AND DECEMBER 2022) AND IS IN ACCORDANCE WITH THE TOWN OF DURHAM, NEW HAMPSHIRE SITE PLAN REGULATIONS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE EXISTING TOPOGRAPHY PRIOR TO EARTHWORK OPERATIONS. NO CLAIM FOR EXTRA WORK DUE TO TOPOGRAPHIC INACCURACY SHALL BE CONSIDERED AFTER EARTHWORK HAS COMMENCED.
3. SURVEY CONTROL INFORMATION:
 HORIZONTAL DATUM: NAD 83
 HORIZONTAL PROJECTION: NH STATE PLANE
 VERTICAL DATUM: NAVD88
 UNITS: US SURVEY FEET
4. THE CONTRACTOR SHALL ONLY USE BENCHMARKS AS PROVIDED BY THE ENGINEER.
5. UTILITY SERVICE LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO ANY CONSTRUCTION.

WETLAND NOTES:

- WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES INC. IN SEPTEMBER OF 2021 UTILIZING THE FOLLOWING STANDARDS:
1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
 2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2 UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
 3. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2020 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
 4. U.S. ARMY CORPS OF ENGINEERS NATIONAL WETLAND PLANT LIST, VERSION 3.5. (2020)

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 TOWNSHIP TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.



UTILITY QUALITY LEGEND

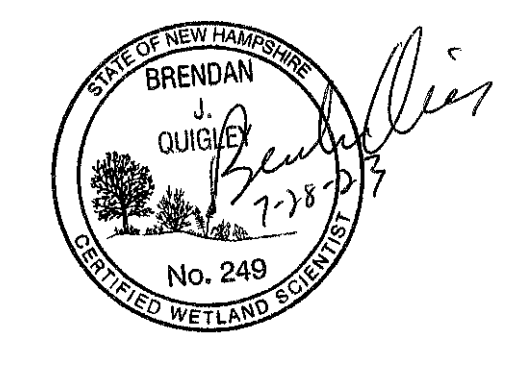
SUBSURFACE UTILITIES AS DEPICTED ON THIS PLAN ARE IDENTIFIED BY QUALITY LEVELS DEFINED BY CIVASCE 38-02 "ASCE STANDARD GUIDELINE FOR COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA"

LEVEL A (a) PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENTS OF SUBSURFACE UTILITIES

LEVEL B (b) INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. (IE DIGSAFE)

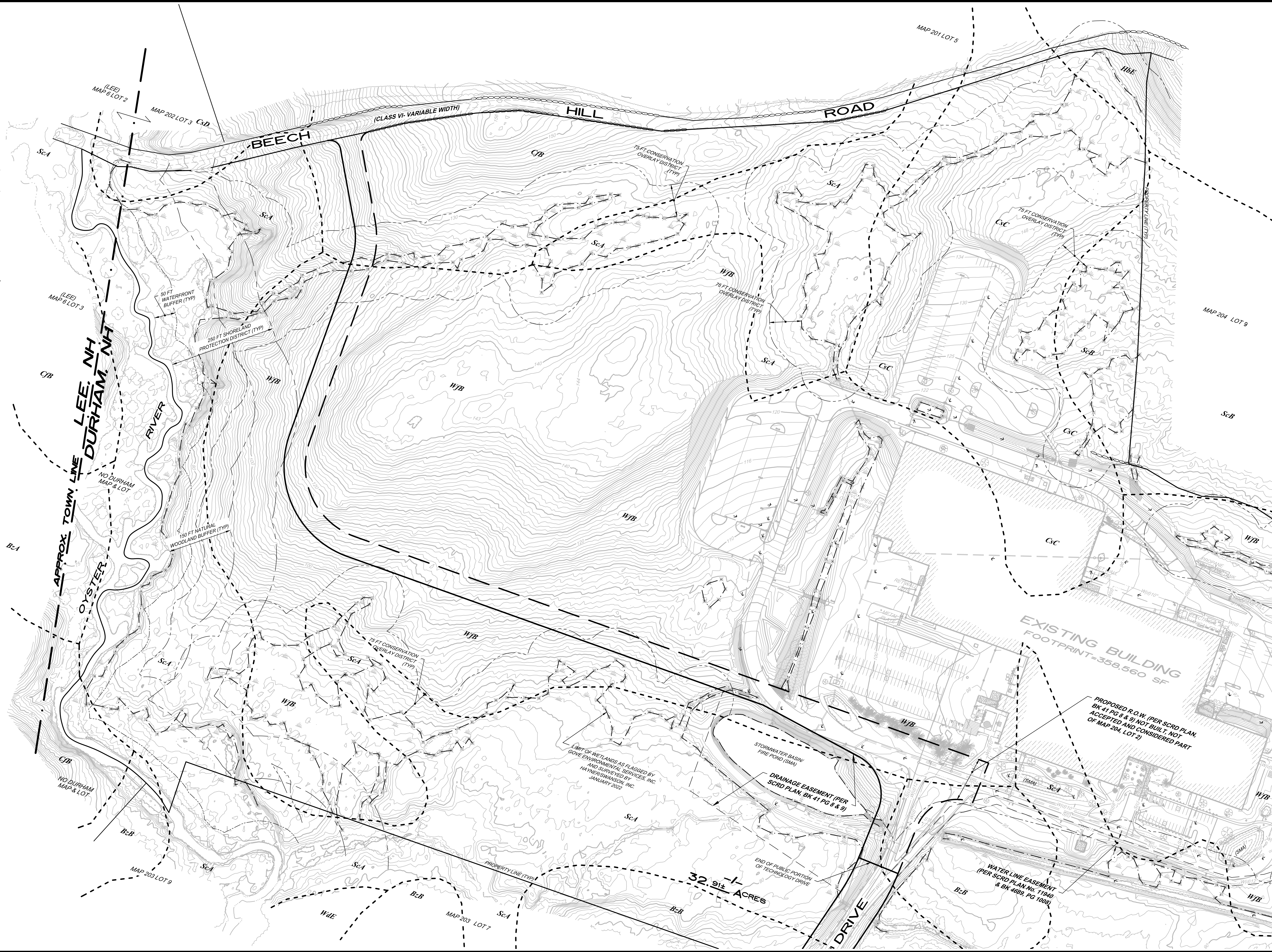
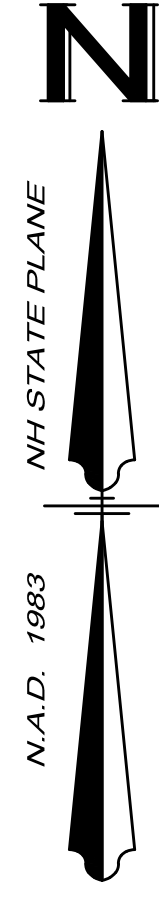
LEVEL C (c) INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION.

LEVEL D (d) INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.



INDEX PLAN (MAP 204, LOTS 1 & 2)	TOPOGRAPHIC WORKSHEET
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
DATE: 07/26/23	REVISION: 1
NO. DATE	NO. DATE
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800 FEET	800 FEET
600	600
400	400
200	200
0	0
1" = 200'	1" = 200'
DATE: JULY 2023	DATE: JULY 2023
5832-EB1	5832-EB1
1 OF 4	1 OF 4
Sheet	Sheet

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NO.	DATE	REVISION	BY
1	07/26/23	ADD EVL AND INFORMATION	EDB

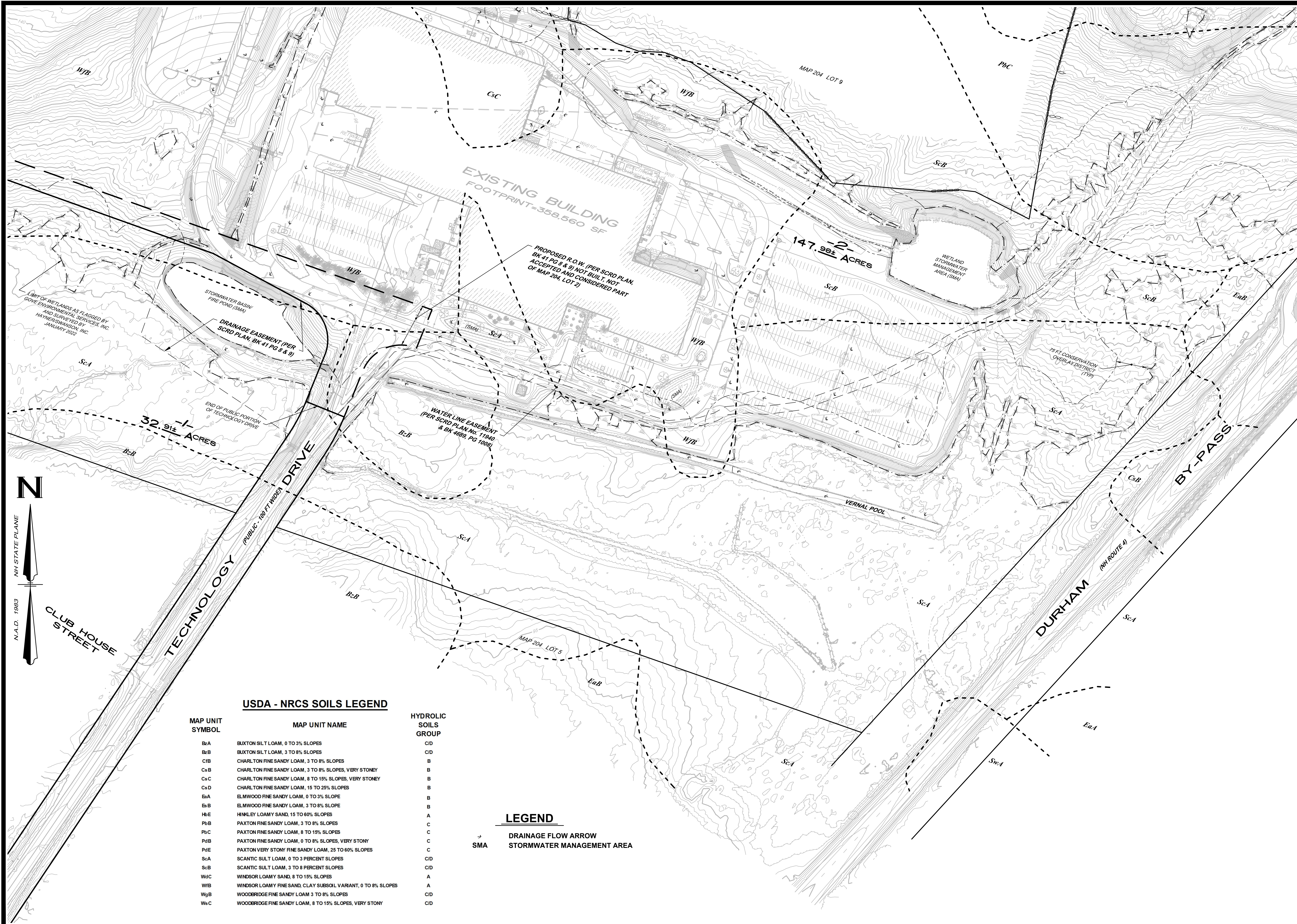
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RECORD OWNER:
121 TECH OWNER, L.L.C.
 55 CAMBRIDGE STREET BURLINGTON, MASSACHUSETTS 01803 (781) 365-2416

(MAP 204, LOTS 1 & 2)
TOPOGRAPHIC WORKSHEET
 121 TECHNOLOGY DRIVE
 DURHAM, NEW HAMPSHIRE

HSI Hayner/Swanson, Inc.
 Civil Engineers/Land Surveyors
 3 Cottage Street, Suite 100
 Durham, NH 03824
 (603) 863-2057
 www.haynerswanson.com

FIELD BOOK: 1886, 1289 | DWG. LOC.: 18000\1832\DWG\1832.EB1
 DWG: 1832EB-TOPO WS | Scale: 1" = 100'
 2 OF 4 | 5832-EB1 | Date: JULY 2023
 Sheet: 17



USDA - NRCS SOILS LEGEND

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOILS GROUP
BzA	BUXTON SILT LOAM, 0 TO 3% SLOPES	C/D
BzB	BUXTON SILT LOAM, 3 TO 8% SLOPES	C/D
C1B	CHARLTON FINE SANDY LOAM, 3 TO 8% SLOPES	B
CxB	CHARLTON FINE SANDY LOAM, 3 TO 8% SLOPES, VERY STONEY	B
CxC	CHARLTON FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONEY	B
CxD	CHARLTON FINE SANDY LOAM, 15 TO 25% SLOPES	B
EA	ELMWOOD FINE SANDY LOAM, 0 TO 3% SLOPE	B
EB	ELMWOOD FINE SANDY LOAM, 3 TO 8% SLOPE	B
HE	HINKLEY LOAMY SAND, 15 TO 60% SLOPES	A
PxB	PAXTON FINE SANDY LOAM, 3 TO 8% SLOPES	C
PxC	PAXTON FINE SANDY LOAM, 8 TO 15% SLOPES	C
PxD	PAXTON FINE SANDY LOAM, 0 TO 8% SLOPES, VERY STONY	C
PxE	PAXTON VERY STONY FINE SANDY LOAM, 25 TO 60% SLOPES	C
SA	SCANTIC SULT LOAM, 0 TO 3 PERCENT SLOPES	C/D
SB	SCANTIC SULT LOAM, 3 TO 8 PERCENT SLOPES	C/D
WC	WINDSOR LOAMY SAND, 8 TO 15% SLOPES	A
WB	WINDSOR LOAMY FINE SAND, CLAY SUBSOIL VARIANT, 0 TO 8% SLOPES	A
WjB	WOODBRIDGE FINE SANDY LOAM 3 TO 8% SLOPES	C/D
WxC	WOODBRIDGE FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY	C/D

LEGEND
 → DRAINAGE FLOW ARROW
 SMA STORMWATER MANAGEMENT AREA

<p>PREPARED FOR: R.J. KELLY COMPANY, INC. 55 CAMBRIDGE STREET BURLINGTON, MASSACHUSETTS 01803 (781) 365-2416</p>																	
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<p>(MAP 204, LOTS 1 & 2) TOPOGRAPHIC WORKSHEET 121 TECHNOLOGY DRIVE DURHAM, NEW HAMPSHIRE</p>																	
<p>HSI Hayner/Swanson, Inc. Civil Engineers/Land Surveyors 8 Coopers Hill Road North Andover, MA 01861 (978) 883-2057 www.haynerswanson.com</p>	<p>FIELD BOOK: 1886, 1289 DWG. LOC.: 3, 5000\1883\DWG\1832 EB1 Scale 1" = 100' DWG: 5832B-TOPO WS SHEET: 3 OF 4 DATE: 5832-EB1 DATE: JULY 2023</p>																
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>07/26/23</td> <td>ADD EVL/LAND INFORMATION</td> <td>EDB</td> </tr> <tr> <td>100</td> <td>0</td> <td></td> <td></td> </tr> <tr> <td>121-121-121</td> <td>121-121-121</td> <td>121-121-121</td> <td>121-121-121</td> </tr> </tbody> </table>		NO.	DATE	REVISION	BY	1	07/26/23	ADD EVL/LAND INFORMATION	EDB	100	0			121-121-121	121-121-121	121-121-121	121-121-121
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FIELD BOOK: 1986, 1289 | DWG. LOC.: S:\000\1983\1289\1983.EB1
 DWG.: 5832EB-TOPO WS | Scale: 1" = 100'
 4 OF 4 | 5832-EB1 | Date: JULY 2023
 Sheet: PLOT Number: 7

(MAP 204, LOTS 1 & 2)
TOPOGRAPHIC WORKSHEET
 121 TECHNOLOGY DRIVE
 DURHAM, NEW HAMPSHIRE

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

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NO.	DATE	REVISION	BY
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100	200		
100	300		
100	400		