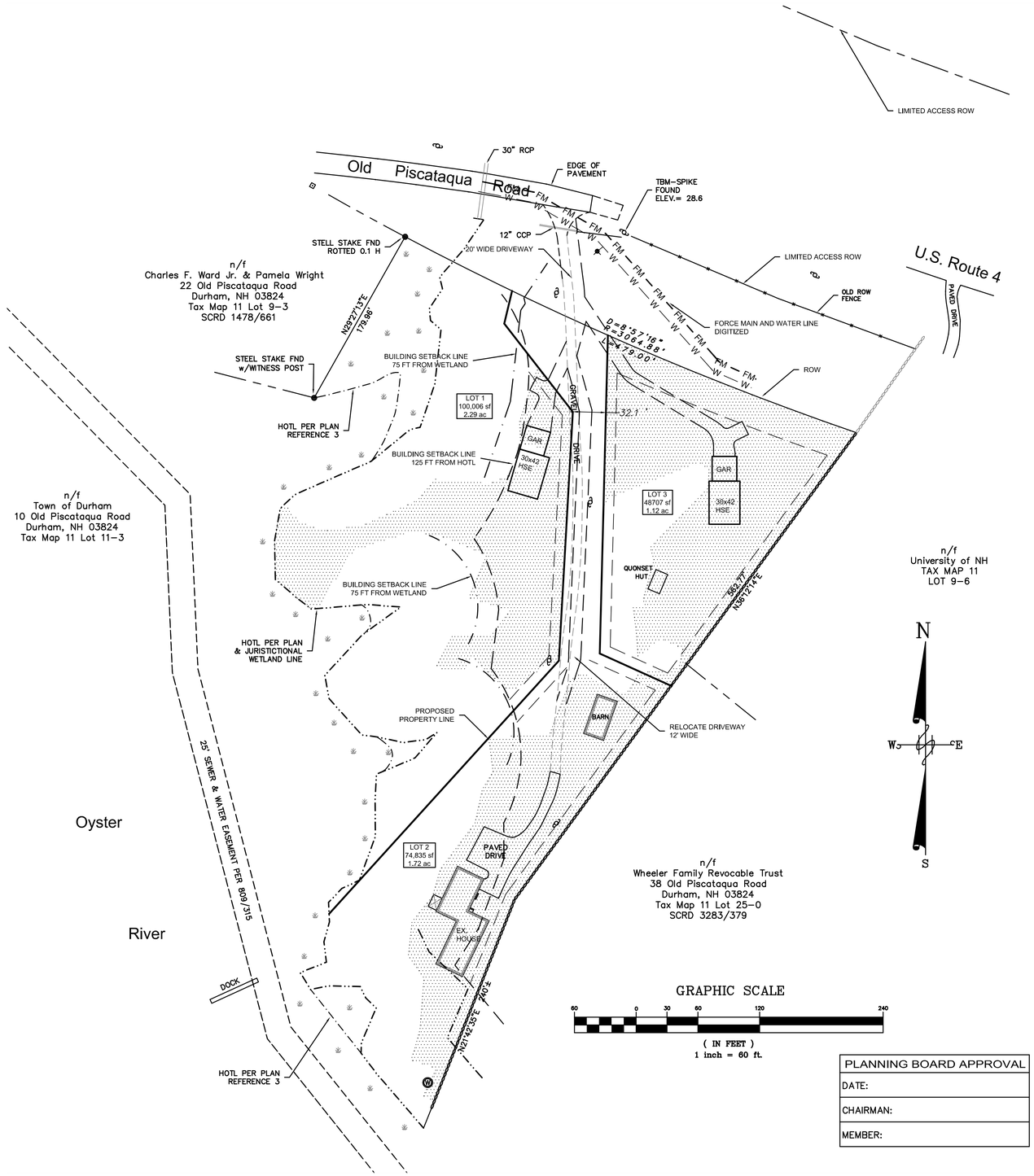


GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

PLANNING BOARD APPROVAL
DATE:
CHAIRMAN:
MEMBER:

EXISTING LOT AREA = 223549 SF (5.13 AC)

LOT 1

TOTAL AREA = 100,006 SF (2.29 AC)

SLOPES <15% = >20,000 SF

FRONTAGE = 116.56 FT

FRONTAGE ON RIVER = 530 +/- FT

LOT 2

TOTAL AREA = 74,835 SF (1.72 AC)

AREA OF SLOPES < 15% = ? SF

SLOPES < 15% = 31,799 SF

FRONTAGE = 102.66 FT

FRONTAGE ON RIVER = 258 FT +/-

LOT 3

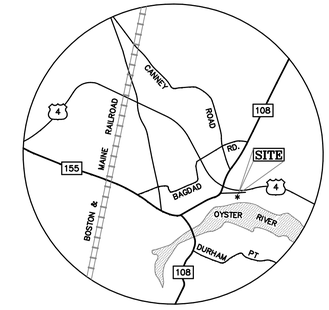
TOTAL AREA = 48,707 SF (1.12 AC)

AREA OF SLOPES <15% = 38,584 SF

FRONTAGE = 259.78 FT

LEGEND

- UTILITY POLE
- IRON PIPE/REBAR/DRILL HOLE W/PLUG FOUND
- #5 REBAR TO BE SET
- EXISTING FIRE HYDRANT
- STONE WALL
- FENCE LINE
- EXISTING STRUCTURE
- PROPERTY LINE
- OVERHEAD POWER LINE
- CATCH BASIN
- WELL
- BUILDING SETBACK LINE
- BUILDING AREA OF < 15% SLOPES
- 125' SETBACK FROM HOTL
- 75' SETBACK FROM WETLANDS



LOCATION PLAN

NOTES

1. THE INTENT OF THIS PLAN IS A SUBDIVISION OF TAX MAP 11 LOT 9-4 INTO 3 SINGLE FAMILY RESIDENTIAL LOTS.
2. OWNERS OF RECORD:
   JOHN EUGENE CHURCHILL & JUDITH M. CHURCHILL
   30 OLD PISCATAQUA ROAD
   DURHAM, NH 03820
   TAX MAP 11, LOT 9-4
   S.C.R.D. BOOK 3380, PAGE 256
3. ZONING DISTRICT GENERAL RESIDENCE A:

   MINIMUM DIMENSIONAL REQUIREMENTS:
   MINIMUM LOT SIZE: 20,000 SF
   MINIMUM FRONTAGE: 100 FEET
   FRONT SETBACK: 30 FEET
   SIDE SETBACK; 10 FEET
   REAR SETBACK: 20 FEET
   MINIMUM SHORELAND FRONTAGE: 200 FEET
   MAXIMUM IMPERVIOUS SURFACE: 33 %

   OVERLAY DISTRICTS:
   SHORELAND PROCTECTION OVERLAY DISTRICT
   WETLAND PROTECTION OVERLAY DISTRICT

REFERENCE PLANS

1. PLAN TITLED "PLAN OF LAND FOR MURIEL C. ROGERS ESTATES OLD STAGE ROAD & MILL ROAD MADBURY N.H." PREPARED BY ROARING BROOK CONSULTANTS INC. DATED 7/8/04 SCRD PLAN # 77-88.

SUBDIVISION PLAN
TAX MAP 11 LOT 9-4
30 Old Piscataqua Road

DURHAM, NEW HAMPSHIRE

PREPARED FOR:
JOHN E. & JUDITH M. CHURCHILL

DATE:
FEBRUARY 2019
SCALE: 1" = 50'

"I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY THEODOLITE AND EDM. PRECISION GREATER THAN 1: 15,000.

_____ L.L.S. # 891

_____ DATE

NO.	DATE	DESCRIPTION	BY
	DATE	*INITIAL SUBMISSION*	*TKF*

FARWELL ENGINEERING SERVICES, LLC
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LEE, NEW HAMPSHIRE 03861
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