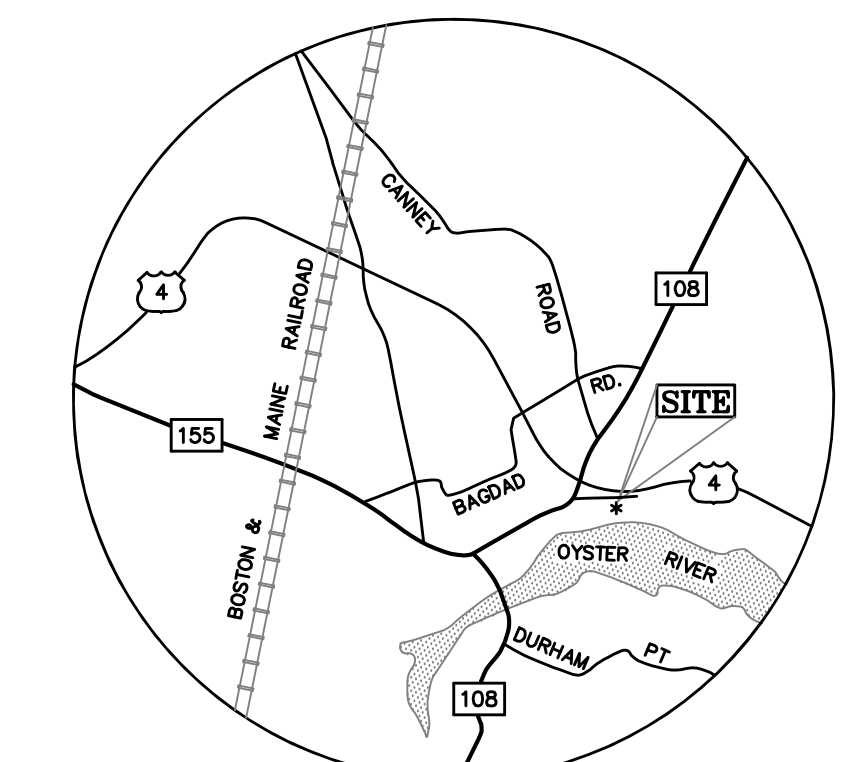


EXISTING LOT AREA = 226487 SF (5.20 AC)
 LOT 1
 TOTAL AREA = 107,439 SF (2.47AC)
 AREA OF SLOPES >15% = 58,248 SF
 FRONTAGE = 172.54 FT
 FRONTAGE ON RIVER = 530 +/- FT
 LOT 2
 TOTAL AREA = 79,540 SF (1.83 AC)
 AREA OF SLOPES > 15% = 27,697 SF
 FRONTAGE = 100.0 FT
 FRONTAGE ON RIVER = 258 FT +/-
 LOT 3
 TOTAL AREA = 39,508 SF (0.91 AC)
 AREA OF SLOPES >15% = 7,400 SF
 FRONTAGE = 206.45 FT



LOCATION PLAN

NOTES

- THE INTENT OF THIS PLAN IS A SUBDIVISION OF TAX MAP 11 LOT 9-4 INTO 3 SINGLE FAMILY RESIDENTIAL LOTS.
- 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
- 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 PROTECTION OVERLAY DISTRICT
WETLAND PROTECTION OVERLAY DISTRICT
- PORTION OF 3 HOUSE SHARED DRIVEWAY TO BE 20 FEET WIDE WITH 12 FEET OF PAVEMENT WIDTH.
- TRASH COLLECTION WILL BE AT THE END OF THE DRIVEWAY ON OLD PISCATAQUA ROAD.
- THE LOTS ARE TO BE SERVED BY TOWN WATER AND SEWER.
- THE 3 LOTS WILL BE SERVED BY UNDERGROUND ELECTRIC. EXISTING POLES TO BE REMOVED.

LEGEND

- UTILITY POLE
- IRON PIPE/REBAR/DRILL HOLE W/PLUG FOUND
- #5 REBAR TO BE SET
- PROPOSED FIRE HYDRANT
- STONE WALL
- FENCE LINE
- EXISTING STRUCTURE
- PROPOSED PROPERTY LINE
- OVERHEAD POWER LINE
- CATCH BASIN
- WATER SHUTOFF EXISTING
- BUILDING SETBACK LINE
- NON-BUILDABLE AREA OF > 15% SLOPES
- 125' SETBACK FROM HOTEL
- 75' SETBACK FROM WETLANDS
- ELECTRIC/CABLE
- WATER SERVICE
- SEWER RESIDENTIAL FORCE MAIN
- GRINDER PUMP

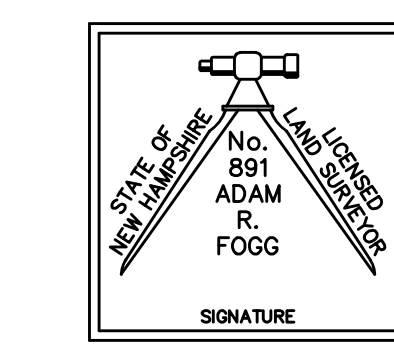
REFERENCE PLANS

- "PLAN OF LAND-ERMA JACKSON-DURHAM, NEW HAMPSHIRE" BY G.L. DAVIS DATED JUNE 1973. S.C.R.D. PLAN No. 60, POCKET 3 FOLDER 2

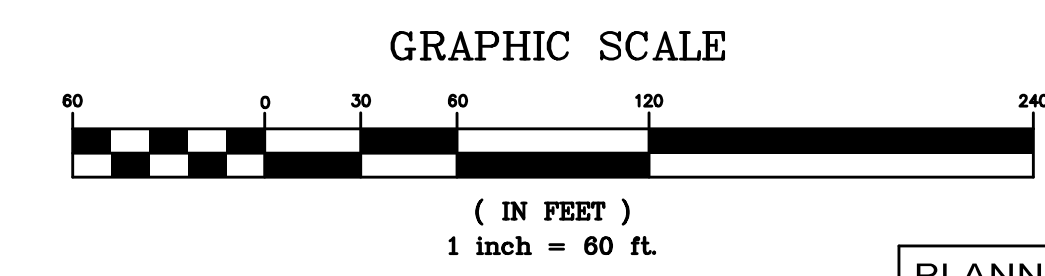
SUBDIVISION PLAN TAX MAP 11 LOT 9-4 30 Old Piscataqua Road DURHAM, NEW HAMPSHIRE

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.



PLANNING BOARD APPROVAL	
DATE:	
CHAIRMAN:	
MEMBER:	

		L.L.S. # 891	
			DATE
2	2/14/20	UTILITIES	TKF
1	9/25/19	REVISIONS PER TRG	TKF
	DATE	INITIAL SUBMISSION	TKF
NO.	DATE	DESCRIPTION	BY



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