

TAX MAP 18, LOT 4-4
CHRISTOPHER T. MASTERS
DAWN M. O'NEIL
274 NEWMARKET ROAD
DURHAM, NH 03824
SCRD BOOK 4694, PAGE 504

TAX MAP 18, LOT 12-2
TROY & KELLY ZERVESKES
14 STAGECOACH ROAD
DURHAM, NH 03824
SCRD BOOK 4498, PAGE 898

TAX MAP 18, LOT 4-3
SHAWN HEIMAN
270 NEWMARKET ROAD
DURHAM, NH 03824
SCRD BOOK 4731, PAGE 876

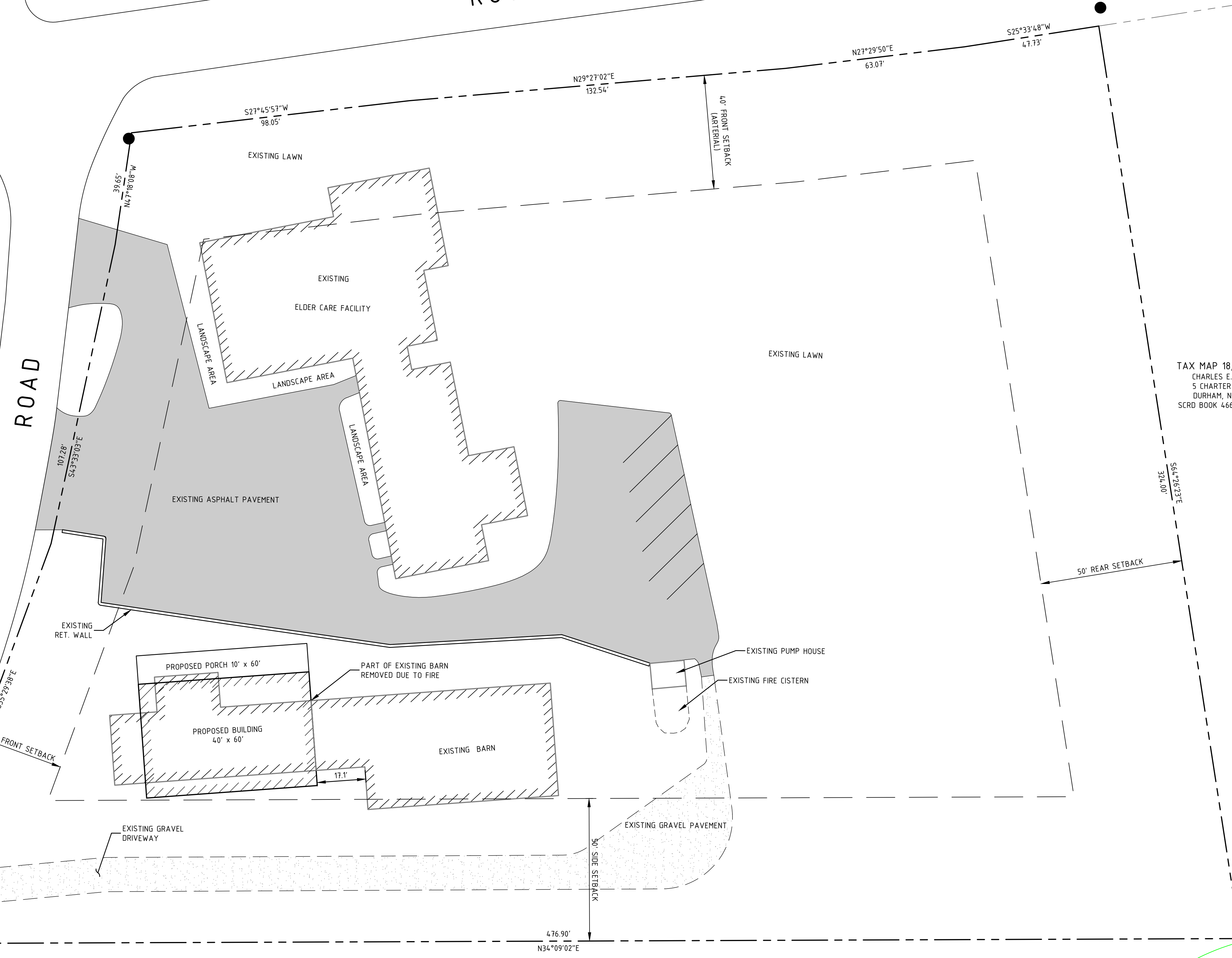
TAX MAP 18, LOT 4-2
MATTHEW LAKE
PO BOX 875
DURHAM, NH 03824
SCRD BOOK 4715, PAGE 847

TAX MAP 18, LOT 4-1
JAMES H. DREHER & COLEEN M. FUERST
264 NEWMARKET ROAD
DURHAM, NH 03824
SCRD BOOK 4032, PAGE 479

ROUTE 108

STAGECOACH ROAD

ROAD



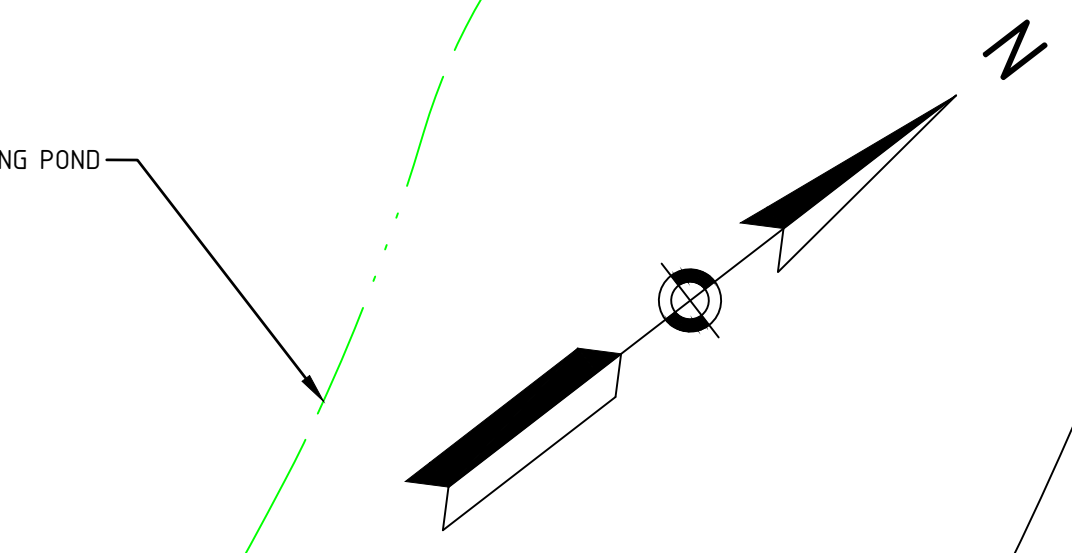
TAX MAP 18, LOT 12-4
MARIA L.K. MILLETT
5 STAGECOACH ROAD
DURHAM, NH 03824
SCRD BOOK 4147, PAGE 269

- NOTES:
- SUBJECT LOT:
1 STAGECOACH ROAD
TAX MAP 18, LOT 12-1
 - OWNER OR RECORD:
FHP AT HICKORY POND INN, LLC
1 STAGECOACH ROAD
DURHAM, NH 03824
SCRD BOOK 3918, PAGE 800
 - LOT AREA: 2.75 ACRES / 119,782 SQ. FT.
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED CHANGES TO THE SUBJECT PARCEL FOR THE CONSTRUCTION OF THE REPLACEMENT BARN.
 - ZONING REQUIREMENTS:
THE SUBJECT PARCEL IS LOCATED IN THE RURAL DISTRICT (R) AND IS NOT WITHIN ANY OF THE ZONING OVERLAY DISTRICTS.

DIMENSIONAL STANDARDS FOR R DISTRICT

MINIMUM LOT SIZE	150,000 SQ. FT.
MINIMUM LOT AREA PER DWELLING UNIT*	150,000 SQ. FT.*
MINIMUM FRONTAGE	300 FT
MINIMUM SETBACKS	
FRONT	30/30/40 FT
SIDE	50 FT
REAR	50 FT
MAXIMUM IMPERVIOUS SURFACE RATIO	20%

- BEARINGS SHOWN ON THIS PLAN ARE BASED ON GRID NORTH, NEW HAMPSHIRE STATE PLANE, NAD83. ELEVATIONS AND CONTOURS ARE BASED ON NAVD83(GEOD12B), BASED ON GPS OBSERVATIONS TAKEN JANUARY 31, 2020. DISTANCES SHOWN ARE GROUND DISTANCES.
- FOR MORE INFORMATION ABOUT THIS SITE PLAN, OR TO SEE THE COMPLETE PLAN SET, CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 8 NEWMARKET ROAD, DURHAM, NH 03824, (603) 868-8064.
- ACCESS INTO THE SITE FOR FIRE APPARATUS SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROCESS. PLEASE CONTACT THE FIRE DEPARTMENT AT 868-5531 WITH ANY QUESTIONS ABOUT ACCESS REQUIREMENTS.



NO.	REVISIONS	DATE	INT.
0.	INITIAL SUBMISSION TO THE DURHAM PLANNING BOARD	6/22/20	PICS

SEAL

DATE ISSUED:	6/22/20
SCALE:	1"=20'
DESIGNED BY:	MJS
DRAWN BY:	MJS
APPROVED BY:	MJS
DWG FILE:	20021_Civil_A.dwg

BARN REPLACEMENT PLAN
Prepared For
HARMONY PLACE
TAX MAP 18, LOT 12-1
1 STAGECOACH ROAD, DURHAM, NH 03824

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