

EASEMENT INFORMATION:

- UTILITY, DRIVEWAY AND ACCESS EASEMENT: INCLUDES MAINTAINING UTILITIES VEHICLE ACCESS AND WALKING. COST TO BE SHARED FOR PAVED PORTION OF DRIVEWAY.
- SEWER EASEMENT: IS FOR THE SEWER FORCE MAIN TO ACCESS THE TOWN SEWER SYSTEM.
- ACCESS EASEMENT: IS FOR LOT 9-4-3 TO ACCESS OYSTER RIVER AND SHARED DOCK WITH 9-4-1.
- FOR MORE DETAIL SEE RECORDED EASEMENTS.

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

NOTES - CONTINUED

- THE NEW LOT, LOT 9-4-1, AND THE LOT WITH THE EXISTING HOUSE, LOT 9-4-2 ARE SUBJECT TO THE TOWN OF DURHAM WETLAND AND SHORELAND, AND OVERLAY DISTRICTS. NO NEW CONSTRUCTION OR GROUND DISTURBANCE MAY OCCUR WITHIN THE WETLAND BUFFER LOCATED 75 FEET LANDWARD FROM THE WETLAND NOR WITHIN THE SHORELAND BUFFER LOCATED 125 FEET FROM THE HOTEL (HIGHEST OBSERVABLE TIDE LINE), EXCEPT AS MAY BE ALLOWED UNDER THE TOWNS ORDINANCE. THE BUYER OF LOT 9-4-1 IS ENCOURAGED TO VISIT THE TOWN OF DURHAM TO REVIEW THE PLANS AND FOR AN EXPLANATION OF SITE AND ENVIRONMENTAL CONSTRAINTS.
- ACCESS TO ALL LOTS WILL BE FROM THE SHARED DRIVEWAY. **THIS DRIVEWAY IS PRIVATELY OWNED AND MAINTAINED BY THE OWNERS OF THE THREE LOTS SHOWN IN THIS SUBDIVISION. THE TOWN OF DURHAM DOES NOT MAINTAIN THE DRIVEWAY.**
- AN EROSION AND SEDIMENTATION PLAN SHALL BE PROVIDED FOR THE CONSTRUCTION OF A HOUSE ON LOT 9-4-1 TO BE APPROVED BY THE TOWN ENGINEER.
- A SHORELAND PERMIT IS REQUIRED FOR THE DEVELOPMENT OF LOT 9-4-1. PROSPECTIVE BUYER OF LOT 9-4-1 IS ENCOURAGED TO CONTACT NHDES TO DISCUSS BUILDING PLANS PRIOR TO THE PURCHASE OF THIS LOT.**
- A SHORELAND PERMIT IS REQUIRED FOR THE UTILITY AND DRIVEWAY WORK. NHDES SHORELAND PERMIT # 2020-02837.

LEGEND

- UTILITY POLE
- IRON PIPE/REBAR/DRILL HOLE W/PLUG FOUND
- #5 REBAR SET BY ATLANTIC SURVEY
- ▲ EXISTING HYDRANT
- STONE WALL
- x— FENCE LINE
- ▧ EXISTING STRUCTURE
- PROPOSED PROPERTY LINE
- OVERHEAD POWER LINE
- CATCH BASIN
- ⊗ WATER SHUTOFF
- BUILDING SETBACK LINE
- ▨ NON-BUILDABLE AREA OF > 15% SLOPES
- 125' SETBACK FROM HOTEL
- 75' SETBACK FROM WETLANDS
- HOUSE NUMBER-OLD PISCATAQUA ROAD

LINE	BEARING	DISTANCE
L1	S 75°44'33" W	73.79'
L2	N 50°16'10" W	15.03'
L3	N 08°28'00" E	20.00'

FINAL APPROVAL BY DURHAM PLANNING BOARD

CERTIFIED BY MICHAEL BEHRENDT TOWN PLANNER:

SIGNATURE: *[Signature]*

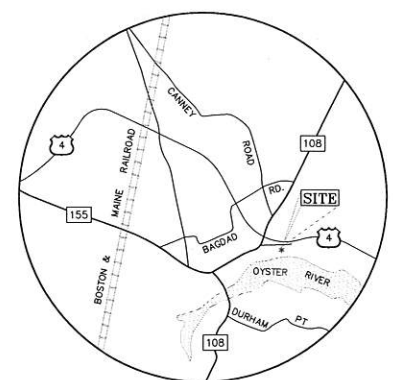
DATE: *MAY 19 2021*

"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
6	3/12/21	NHDOT	TKF
5	2/26/21	TOWN COMMENTS	TKF
4	1/8/21	CONDITIONS OF APPROVAL	TKF
3	11/11/20	CONDITIONS OF APPROVAL	TKF
2	2/14/20	UTILITIES	TKF
1	9/25/19	REVISIONS PER TRG	TKF
		INITIAL SUBMISSION	TKF



LOCATION PLAN

NOTES

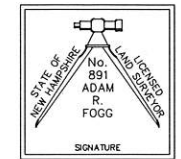
- THE INTENT OF THIS PLAN IS A SUBDIVISION OF TAX MAP 11 LOT 9-4 INTO 3 SINGLE FAMILY RESIDENTIAL LOTS.
- OWNERS OF RECORD:
JOHN EUGENE CHURCHILL & JUDITH M. CHURCHILL
30 OLD PISCATAQUA ROAD
DURHAM, NH 03820
TAX MAP 11, LOT 9-4
S.C.R.D. BOOK 3380, PAGE 256
- ZONING DISTRICT GENERAL RESIDENCE A:
MINIMUM 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.
- FOR ADDITIONAL INFORMATION ABOUT THIS SUBDIVISION, OR TO SEE THE COMPLETE PLAN SET, CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 8 NEWMARKET ROAD, DURHAM, NH 03824, (603) 868-8064.
- THE SCHOOL IMPACT FEE IS ASSESSED AS PART OF THIS PROJECT FOR THE TWO NEW LOTS-LOT 9-4-1 AND 9-4-3 IN THE AMOUNT OF \$3,699 FOR EACH LOT. THE FEE MUST BE PAID IN FULL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE SUBJECT LOT.

SUBDIVISION PLAN
QUARRY POINT

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'



265 WADLEIGH FALLS ROAD
LEE, NEW HAMPSHIRE 03861
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