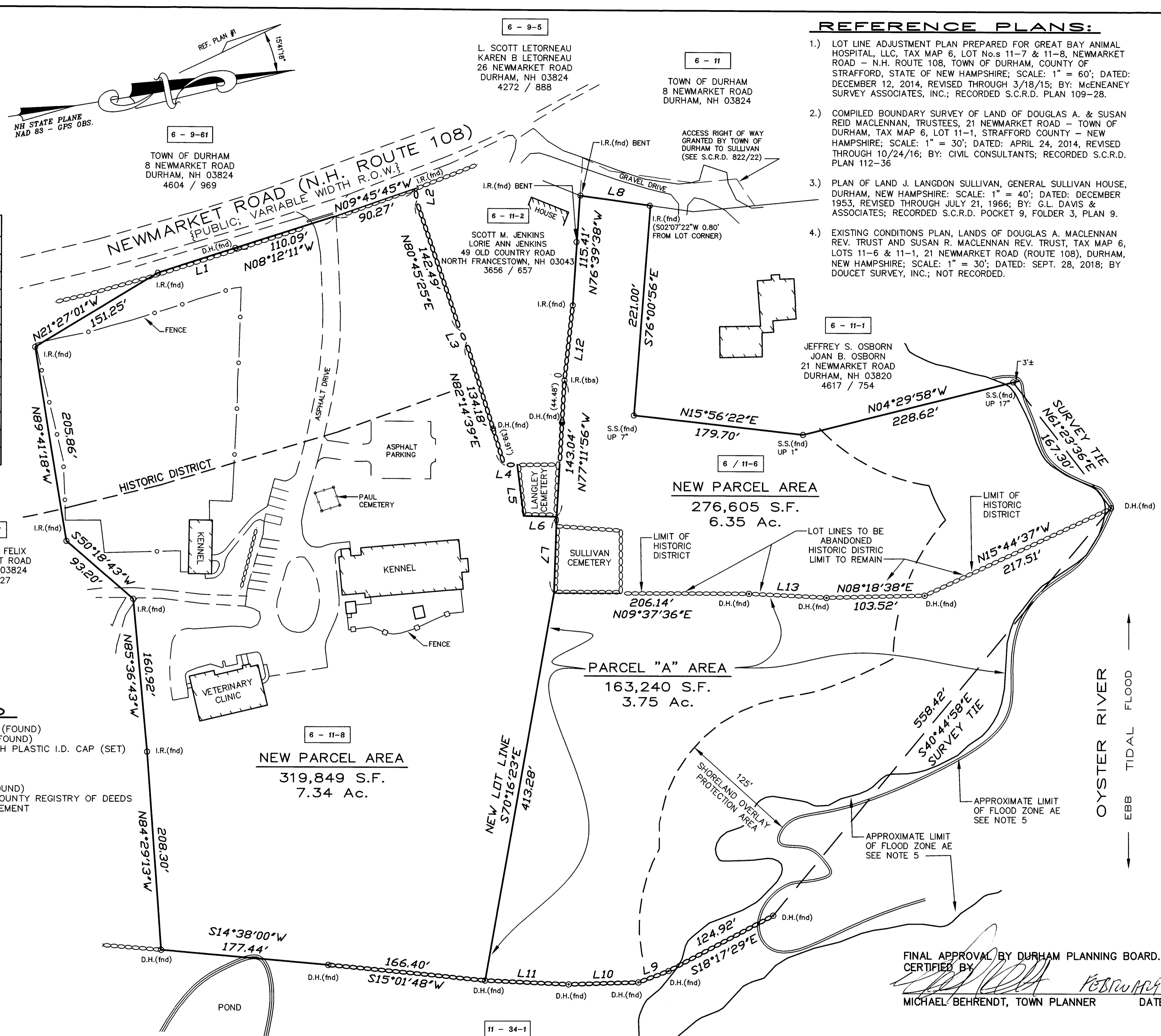


No.	Bearing	Distance
L1	N08°12'11"W	86.14'
L2	S85°19'29"E	13.59'
L3	N71°43'04"E	14.74'
L4	N08°42'34"E	13.78'
L5	S87°33'56"E	53.97'
L6	N10°46'40"E	34.95'
L7	S78°28'01"E	80.89'
L8	N17°24'05"E	75.00'
L9	S10°47'36"E	34.20'
L10	S07°57'15"W	73.74'
L11	S12°13'17"W	88.26'
L12	N74°13'05"W	79.33'
L13	N12°15'04"E	81.89'

LEGEND

- S.S.(fnd) ○ - STEEL STAKE (FOUND)
- D.H.(fnd) ● - DRILL HOLE (FOUND)
- I.R.(set) ○ - IRON ROD WITH PLASTIC I.D. CAP (SET)
- - STONEWALL
- ☆ - LIGHT POLE
- - UTILITY POLE
- I.R.(fnd) ○ - IRON ROD (FOUND)
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- - EDGE OF PAVEMENT



- REFERENCE PLANS:**
- 1.) LOT LINE ADJUSTMENT PLAN PREPARED FOR GREAT BAY ANIMAL HOSPITAL, LLC, TAX MAP 6, LOT Nos 11-7 & 11-8, NEWMARKET ROAD - N.H. ROUTE 108, TOWN OF DURHAM, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 60'; DATED: DECEMBER 12, 2014, REVISED THROUGH 3/18/15; BY: McNEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 109-28.
 - 2.) COMPILED BOUNDARY SURVEY OF LAND OF DOUGLAS A. & SUSAN REID MACLENNAN, TRUSTEES, 21 NEWMARKET ROAD - TOWN OF DURHAM, TAX MAP 6, LOT 11-1, STRAFFORD COUNTY - NEW HAMPSHIRE; SCALE: 1" = 30'; DATED: APRIL 24, 2014, REVISED THROUGH 10/24/16; BY: CIVIL CONSULTANTS; RECORDED S.C.R.D. PLAN 112-36
 - 3.) PLAN OF LAND J. LANGDON SULLIVAN, GENERAL SULLIVAN HOUSE, DURHAM, NEW HAMPSHIRE; SCALE: 1" = 40'; DATED: DECEMBER 1953, REVISED THROUGH JULY 21, 1966; BY: G.L. DAVIS & ASSOCIATES; RECORDED S.C.R.D. POCKET 9, FOLDER 3, PLAN 9.
 - 4.) EXISTING CONDITIONS PLAN, LANDS OF DOUGLAS A. MACLENNAN REV. TRUST AND SUSAN R. MACLENNAN REV. TRUST, TAX MAP 6, LOTS 11-6 & 11-1, 21 NEWMARKET ROAD (ROUTE 108), DURHAM, NEW HAMPSHIRE; SCALE: 1" = 30'; DATED: SEPT. 28, 2018; BY DOUCET SURVEY, INC.; NOT RECORDED.

- NOTES:**
- 1.) OWNER OF RECORD:
 6-11-6 JEFFREY S. OSBORN
 JOAN B. OSBORN
 21 NEWMARKET ROAD
 DURHAM, NEW HAMPSHIRE 03824
 S.C.R.D. VOLUME 4634, PAGE 775
 - 2.) 6-11-8 GREAT BAY ANIMAL HOSPITAL, LLC
 31 NEWMARKET ROAD
 DURHAM NEW HAMPSHIRE 03824
 S.C.R.D. VOLUME 2239, PAGE 510
 - 2.) 6-11-6 - DENOTES TAX MAP AND PARCEL NUMBER.
 - 3.) THE INTENT OF THIS PLAN IS TO ADJUST THE PARCEL BOUNDARIES AS SHOWN.
 LOT ORIGINAL AREA NEW AREA
 6/11-6 113,365 S.F. (2.60 Ac.) 276,605 S.F. (6.35 Ac.)
 6/6-8 483,089 S.F. (11.09 Ac.) 319,849 S.F. (7.34 Ac.)
 - 4.) ZONING DISTRICT: RESIDENCE C (RC)
 DIMENSIONAL REQUIREMENTS:
 MINIMUM LOT SIZE = 150,000 S.F.
 MINIMUM FRONT YARD SETBACK = 300 FEET
 BUILDING SETBACK REQUIREMENTS:
 FRONT SETBACK = 40 FEET
 SIDE SETBACK = 50 FEET
 REAR SETBACK = 50 FEET
 THE AREA OF THE PARCEL 11-8 WITHIN 250 FEET OF THE CENTERLINE OF NEWMARKET ROAD AND ALL OF THE AREA OF LOTS 11-1, 11-2 & 11-6 ARE WITHIN THE HISTORIC OVERLAY DISTRICT. THIS LOT LINE ADJUSTMENT WILL NOT ALTER THE LOCATION OF THE HISTORIC DISTRICT WHICH WILL REMAIN ON THE ORIGINAL LOT LINE OF LOT 11-6 (SEE ZONING ORDINANCE 175-93 B).
 THE AREAS OF THE PARCELS WITHIN 125 FEET OF THE OYSTER RIVER ARE WITHIN THE SHORELAND OVERLAY DISTRICT.
 - 5.) A PART OF THE SUBJECT PARCEL IS LOCATED WITHIN SPECIAL FLOOD HAZARD ZONE AE (BASE FLOOD ELEVATION 7), ALL OTHER AREAS ARE LOCATED WITHIN ZONE X - OUTSIDE THE 0.2% CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0318E, EFFECTIVE DATE 9/30/2015.
 - 6.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED OCTOBER 2, 2021.
 - 7.) PORTIONS OF THE PARCELS ARE SUBJECT TO THE RULES OF THE SHORELAND WATER QUALITY PROTECTION ACT (NH RSA 483-B), THOSE AREAS WITHIN TWO HUNDRED AND FIFTY (250) FEET OF THE OYSTER RIVER HIGHEST OBSERVABLE TIDE.
 - 8.) PARCEL 6/11-6 BENEFITS FROM AN ACCESS AND UTILITY EASEMENT OVER PARCEL 6/11 AS DESCRIBED IN S.C.R.D. VOLUME 822, PAGE 22.
 - 9.) FOR MORE INFORMATION ABOUT THIS LOT LINE ADJUSTMENT, OR TO SEE THE COMPLETE PLAN SET, CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 8 NEWMARKET ROAD, DURHAM, NH 03824. (603) 868-8064.
 - 10.) THERE MAY BE POTENTIAL CONSTRAINTS FOR THE DEVELOPMENT OR SUBDIVISION OF THE PARCEL BEING CONVEYED DUE TO FRONTAGE REQUIREMENTS, LIMITATIONS IN THE ACCESS EASEMENT, OR OTHER MATTERS. ANY PARTY CONTEMPLATING DEVELOPING OR SUBDIVIDING THE PARCEL SHOULD CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT FOR GUIDANCE.

NO.	DATE	DESCRIPTION	BY	CHK
2	1/13/22	REVISE PER NOTICE OF DECISION	KJF	KMM
1	12/28/21	REVISE HISTORIC DISTRICT	KJF	SH

REVISIONS

PROJECT NO	TYPE	FIELDBOOK	PAGES
21-1233	LLADJ	21-09	37-46

GREGORY E. SANCOFF
 P.O. BOX 902
 DURHAM, NH 03824
 4450 / 931

FINAL APPROVAL BY DURHAM PLANNING BOARD.
 CERTIFIED BY

 MICHAEL BEHRENDT, TOWN PLANNER DATE FEBRUARY 3, 2022

LOT LINE ADJUSTMENT PLAN
 PREPARED FOR
GREAT BAY ANIMAL HOSPITAL, LLC
 AND
JEFFREY S. & JOAN B. OSBORN
 TAX MAP 6, LOT Nos. 11-8 & 11-6
 NEWMARKET ROAD - ROUTE 108
 TOWN of DURHAM
 COUNTY of STRAFFORD
 STATE of NEW HAMPSHIRE

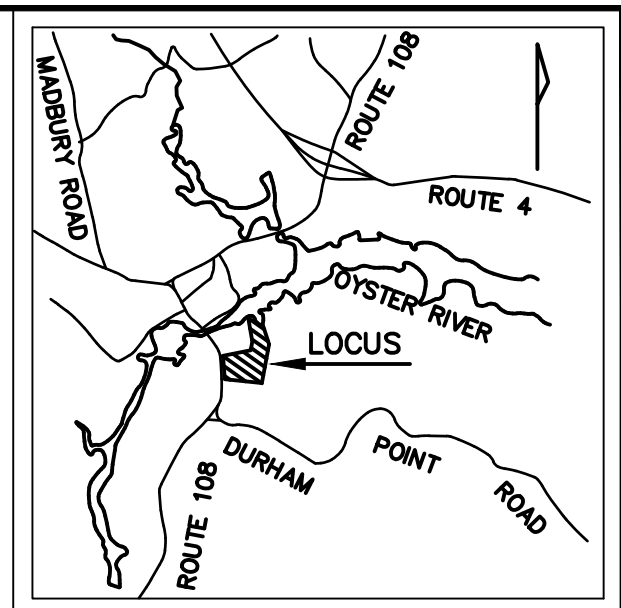
DRAWN BY: KJF FILE: MSA\1233\DWG\21-1233
 SCALE: 1" = 60' DATE: OCTOBER 15, 2021

McNeaney Survey Associates
 of NEW ENGLAND
 P.O. Box 681 - 24 CHESTNUT STREET
 DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

2022-05-25 10:53:53 P:\22 Proj\220690 Great Bay Animal Hospital-Durham, NH\Internal\Drawing Files\Design\220690_Site_01.dwg



LOCUS
NOT TO SCALE

SITE DATA BLOCK

PLAN INTENT: THE PROPOSAL IS TO BUILD AN ADDITION TO THE EXISTING VETERINARY CLINIC BUILDING

ZONE: RC - RESIDENCE COASTAL

OVERLAY DISTRICTS: HISTORIC AND SHORELAND PROTECTION DISTRICT

USE: COMMERCIAL

DIMENSIONAL REQUIREMENTS		REQUIRED
MINIMUM LOT SIZE (SQ. FEET)		150,000 SF
MINIMUM FRONTAGE (FEET)		300'
MINIMUM LOT SETBACKS		
FRONT (FEET)		40'
SIDE (FEET)		50'
REAR (FEET)		50'
MAXIMUM ROAD SETBACK (FEET)		NA
MAXIMUM HEIGHT (FEET)		30'
MAXIMUM HEIGHT W/ P.B. APPROVAL (FEET)		35'
IMPERVIOUS SURFACES RATIO		20%

PARKING REQUIREMENTS			
USE	AREA (SF)	REQUIRED	PROVIDED
VET CLINIC	3,910 SF	1 SPACE/400 SF = 10 SPACES	10 SPACES
DOG KENNEL	6,618 SF	1 SPACE/400 SF = 17 SPACES	19 SPACES
DOG DAY CARE	1,344 SF	1 SPACE/400 SF = 5 SPACES	6 SPACES
DOG KENNEL	555 SF	1 SPACE/400 SF = 2 SPACE	2 SPACES
		34 SPACES	37 SPACES*

*PER ARTICLE 10, SECTION 10.2.7: PARKING LOTS MAY CONTAIN UP TO TEN PERCENT (10%) MORE SPACES THAN THE REQUIRED MINIMUM.

**FOR REVIEW
NOT FOR CONSTRUCTION**

DATE OF PRINT
MAY 25 2022
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Civil and Structural Engineering
Land Surveying and Environmental Consulting

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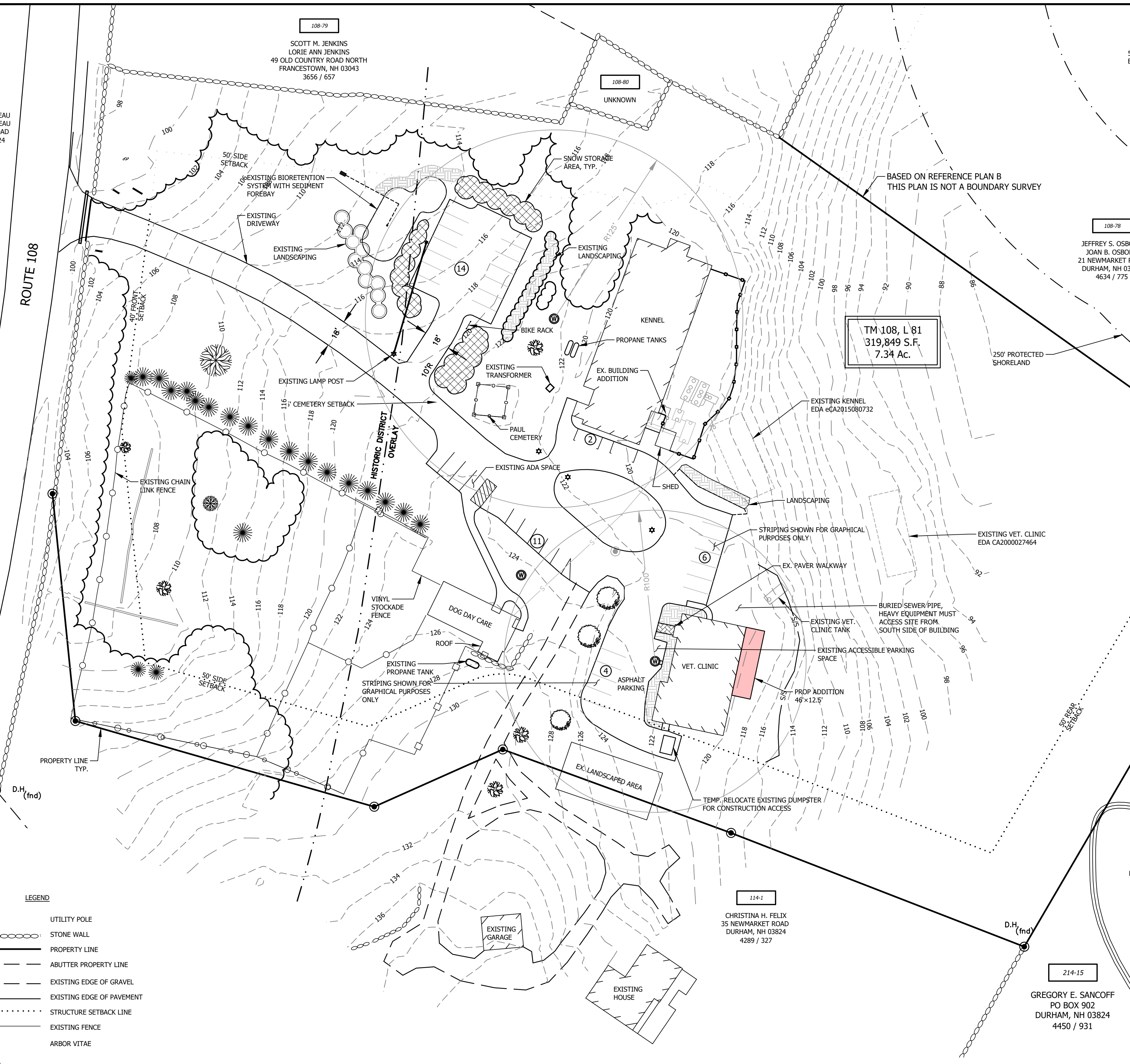
SITE PLAN
PREPARED FOR
GREAT BAY ANIMAL HOSPITAL, LLC
31 NEWMARKET ROAD, DURHAM NH
TAX MAP 108, LOT 81

NO.	DATE	REVISION DESCRIPTION	ENG	DWG
00	2022-05-25	INITIAL SUBMISSION	MCS	MCS

DATE: 2022-05-25	PROJECT #: 220690
ENG'D BY: MJS	DRAWN BY: MS/MCS
CHECK'D BY: MJS	ARCHIVE #: H-

C101

- GENERAL NOTES:**
- OWNER OF RECORD:
GREAT BAY ANIMAL HOSPITAL, LLC
31 NEWMARKET ROAD
DURHAM, NEW HAMPSHIRE 03824
S.C.R.D. BOOK 2239, PAGE 510
S.C.R.D. BOOK 4211, PAGE 005
 - LOT AREA: 7.34 ACRES (319,849 S.F.)
 - REFERENCE PLANS:
A. LOT LINE ADJUSTMENT PLAN PREPARED FOR GREAT BAY ANIMAL HOSPITAL, LLC, TAX MAP 6 LOT NOS. 11-7 & 11-8, NEWMARKET ROAD - NH ROUTE 108, TOWN OF DURHAM, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE, PREPARED BY MSA, INC. DATED MARCH 31, 2015. S.C.R.D. 109-028.
B. LOT LINE ADJUSTMENT PLAN PREPARED FOR GREAT BAY ANIMAL HOSPITAL AND JEFFEREY S. & JOAN B. OSBORN, TAX MAP 6, LOT NOS. 11-8 & 11-6, NEWMARKET ROAD - ROUTE 108, TTOWN OF DURHAM, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE, PREPARED BY MSA, INC. DATED OCTOBER 15, 2021.
 - FLOOD HAZARD ZONE:
FLOOD INSURANCE RATE MAP COMMUNITY PANEL #330146 0318 E EFFECTIVE DATE SEPTEMBER 30, 2015. ZONE AE - SPECIAL FLOOD HAZARD AREAS INUNDED BY 0.1 ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATION DETERMINED TO BE ELEVATION 6. ALL BUILDINGS AND IMPROVEMENTS ARE LOCATED IN ZONE X - OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - IMPERVIOUS SURFACE RATIO:
EXISTING = 12.5% (40,625 S.F.)
PROPOSED = 12.7% (40,625 S.F.)
DISCONNECTED IMPERVIOUS COVER = 0 S.F.
EFFECTIVE IMPERVIOUS AREA (EIA) = 40,625 S.F.
 - THE EXISTING VEGETATIVE BUFFER ALONG ROUTE 108 AND THE SOUTHERN PROPERTY LINE SHALL BE MAINTAINED AND PRESERVED IN PERPETUITY, AND NO CUTTING OR REMOVAL SHALL OCCUR WITH THE EXCEPTION OF DEAD, DISEASED, OR INVASIVE VEGETATION OR THINNING TO BEST PRESERVE VEGETATION AND/OR PREVENT BODILY INJURY AND/OR PROPERTY DAMAGE.
 - ALL OUTSIDE CONSTRUCTION RELATED ACTIVITY RELATED TO THE DEVELOPMENT OF THIS SITE IS RESTRICTED TO THE HOURS OF 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY AND 8:00 A.M. TO 3:00 P.M. SATURDAY.
 - 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.
 - SNOW SHALL NOT BE PUSHED AGAINST TREES OR SHRUBS IN ANY MANNER THAT COULD DAMAGE THEM.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. THIS INCLUDES DISCREPANCIES BETWEEN THESE PLANS AND ANY OTHER PLANS OR CONTRACT DOCUMENTS.



108-64
SCOTT L. LETOURNEAU
KAREN B. LETOURNEAU
25 NEWMARKET ROAD
DURHAM, NH 03824
4272 / 888

114-44
TOWN OF DURHAM
8 NEWMARKET ROAD
DURHAM, NH 03824
4604 / 969

108-79
SCOTT M. JENKINS
LORIE ANN JENKINS
49 OLD COUNTRY ROAD NORTH
FRANCESSTOWN, NH 03043
3656 / 657

108-80
UNKNOWN

108-78
JEFFREY S. OSBORN
JOAN B. OSBORN
21 NEWMARKET ROAD
DURHAM, NH 03824
4634 / 775

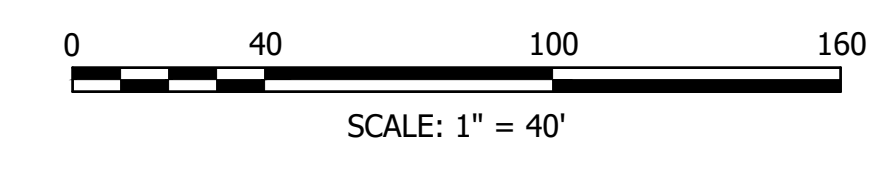
TM 108, L 81
319,849 S.F.
7.34 AC.

114-1
CHRISTINA H. FELIX
35 NEWMARKET ROAD
DURHAM, NH 03824
4289 / 327

214-15
GREGORY E. SANCOFF
PO BOX 902
DURHAM, NH 03824
4450 / 931

- LEGEND**
- UTILITY POLE
 - STONE WALL
 - PROPERTY LINE
 - ABUTTER PROPERTY LINE
 - EXISTING EDGE OF GRAVEL
 - EXISTING EDGE OF PAVEMENT
 - STRUCTURE SETBACK LINE
 - EXISTING FENCE
 - ARBOR VITAE
 - MAPLE TREE
 - APPLE TREE
 - SPRUCE TREE

FINAL APPROVAL BY DURHAM PLANNING BOARD.
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER
CERTIFIED _____
DATE _____



UTILITIES NOTE:
ALL ELECTRIC, GAS, TELEPHONE, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATION FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE: 1-888-DIG-SAFE (1-888-344-7233)