



ACCESSIBLE AREA OUTSIDE OF WETLAND BUFFER ON PROPOSED LOT 3 = 7,828 SF

ACCESS AREA ON LOT 3 = 1,832 SF

TOTAL = 9,660 SF

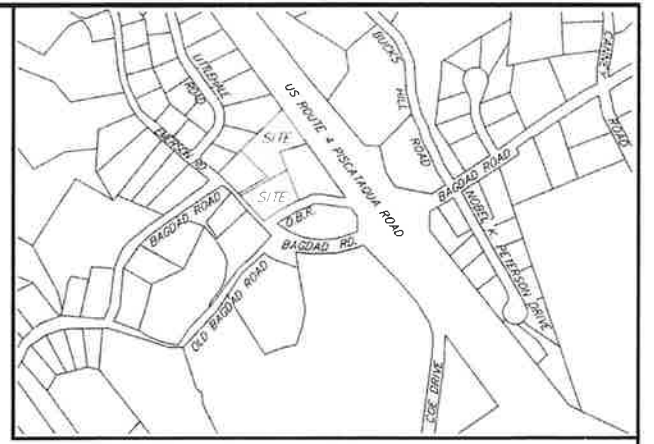
TAX MAP 104 LOT 40
JOHN A. & NIKOLL E. LAUZE
51 EMERSON ROAD
DURHAM, NH 03824
ORIGINAL AREA = 28,502 SF/0.654 AC
NEW AREA = 28,502 SF/0.654 AC

TAX MAP 104 LOT 41
QING LIN, QUAN LI & FRANK LAVALLIERE
53 BAGDAD ROAD
DURHAM, N.H. 03824
ORIGINAL AREA = 61,209 SF/1.405 AC
NEW AREA = 61,209 SF/1.405 AC

TAX MAP 104 LOT 42
QING LIN, QUAN LI & FRANK LAVALLIERE
53 BAGDAD ROAD
DURHAM, N.H. 03824
ORIGINAL AREA = 45,295 SF/1.045 AC

REFERENCE PLAN

1. "FINAL PLAN, WALTER W. CHENEY, INC., LITTLEWALE PROPERTY, DURHAM, NEW HAMPSHIRE," SCALE: 1"=100', DATED JUNE 1973, PREPARED BY G.L. DAVIS & ASSOCIATES. S.C.R.D. PLAN NO. 55, POCKET 3, FOLDER 3.
2. "PROPOSED SUBDIVISION FOR JOHN & JOANNE SASNER, DURHAM, N.H.," SCALE: 1"=20', DATED JUNE 2, 1986, PREPARED BY BRUNO ASSOCIATES INC., P.C. S.C.R.D. PLAN NO. 29A-55.
3. "PROPERTY OF DOROTHY F. ALLEN, DURHAM, N.H.," SCALE: 1"=50', DATED NOVEMBER 1977, PREPARED BY M.E. JENKINS, LEE, NH. S.C.R.D. PLAN NO. 17C-66.
4. LOT LINE REVISION, BAGDAD ROAD, DURHAM, N.H. FOR DOROTHY F. ALLEN AND OYSTER RIVER COOPERATIVE SCHOOL DISTRICT," SCALE AS SHOWN, DATED AUGUST 18, 1999. S.C.R.D. PLAN NO. 57-50.
5. "MINOR SUBDIVISION PLAN PREPARED FOR SHIRLEY A THOMPSON REVOCABLE TRUST OF TAX MAP 3/LOT 3-5, LOCATED AT BAGDAD ROAD, COUNTY OF STRAFFORD, DURHAM, NH," SCALE: 1"=20', DATED: JANUARY 16, 2006, PREPARED BY DAVID W. VINCENT, LLS LAND SURVEYING SERVICES S.C.R.D. PLAN NO. 94-20.
6. "CORRECTIVE MINOR SUBDIVISION PLAN PREPARED FOR SHIRLEY A THOMPSON REVOCABLE TRUST OF TAX MAP 3/LOT 3-5, LOCATED AT BAGDAD ROAD, COUNTY OF STRAFFORD, DURHAM, NH," SCALE: 1"=20', DATED: JANUARY 16, 2006, PREPARED BY DAVID W. VINCENT, LLS LAND SURVEYING SERVICES S.C.R.D. PLAN NO. 97-47.
7. "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, PLAN OF PROPOSED FEDERAL AID PRIMARY PROJECT NO. F-012-2(4), N.H. PROJECT NO. P-3877-B, DURHAM BYPASS.



LOCUS MAP

SCALE: 1"=500'±

NOTES

1. OWNERS OF RECORD:
TAX MAP 104, LOT 41 & 42 JOHN A. & NIKOLL E. LAUZE 51 EMERSON ROAD DURHAM, NH 03824 BK. 5204 PG. 273
TAX MAP 104, LOT 40 QING LIN, QUAN LI & FRANK LAVALLIERE 53 BAGDAD ROAD DURHAM, NH 03824 BK. 4152 PG. 22
 2. THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED LOT DEVELOPMENT AND IMPROVEMENTS.
 3. ORIGINAL AREA OF TAX MAP 104, LOT 40 = 28,502 SQUARE FEET OR 0.654 ACRES
SUBTRACT PARCEL B AREA = 3,238 SQUARE FEET OR 0.074 ACRES
452 PARCEL B AREA = 1,238 SQUARE FEET OR 0.028 ACRES
NEW AREA OF TAX MAP 104, LOT 40 = 28,502 SQUARE FEET OR 0.654 ACRES
 4. ORIGINAL AREA OF TAX MAP 104, LOT 41 = 61,209 SQUARE FEET OR 1.405 ACRES.
SUBTRACT PARCEL A AREA = 3,238 SQUARE FEET OR 0.074 ACRES
452 PARCEL A AREA = 1,238 SQUARE FEET OR 0.028 ACRES
NEW AREA OF TAX MAP 104, LOT 41 = 61,209 SQUARE FEET OR 1.405 ACRES
 5. ORIGINAL AREA OF TAX MAP 104, LOT 42 = 45,295 SQUARE FEET OR 1.040 ACRES
PROPOSED LOT 1 AREA = 20,011 SQUARE FEET OR 0.459 ACRES
PROPOSED LOT 2 AREA = 20,049 SQUARE FEET OR 0.459 ACRES
PROPOSED LOT 3 AREA = 66,471 SQUARE FEET OR 1.526 ACRES
 5. CURRENT ZONING DISTRICT: RESIDENCE A (RA)
- MINIMUM LOT SIZE:**
- SINGLE FAMILY RESIDENCE: 20,000 SQUARE FEET
- MULTI-UNIT HOUSING: 14,714
- ALLOWED NONRESIDENTIAL USE: 20,000 SQUARE FEET
- ANY OTHER USE: 20,000 SQUARE FEET
- MINIMUM LOT AREA PER DWELLING:**
- MINIMUM LOT AREA PER DWELLING: 100 FEET
(MINOR STREET, COLLECTOR STREET, ARTERIAL STREET)
- MINIMUM LOT SETBACKS:**
MINIMUM FRONT SETBACK: 30 FEET (MINOR STREET)¹
30 FEET (COLLECTOR STREET)
40 FEET (ARTERIAL STREET)
10 FEET
20 FEET
30 FEET
- MINIMUM SIDE SETBACK:**
MINIMUM REAR SETBACK: 10 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET (SPECIAL EXCEPTION & CONDITIONAL USE)
MAXIMUM IMPERVIOUS SURFACE RATIO: 33 PERCENT
- EXEMPTIONS:**
1. WHEN THE AVERAGE FRONT YARD SETBACK OF OTHER BUILDINGS WITHIN 300 FEET EACH WAY ON THE SAME SIDE OF A MINOR STREET IS LESS THAN THIRTY (30) FEET, THE FRONT YARD SETBACK MAY BE REDUCED TO THE AVERAGE EXISTING SETBACK.
2. SEE 175-57(A) FOR SPECIAL DENSITY REQUIREMENTS FOR SENIOR HOUSING, ELDERCARE FACILITIES, AND NURSING HOMES.
3. SEE ARTICLE XX FOR REQUIREMENTS FOR ACCESSORY BUILDINGS.
6. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF DURHAM, NEW HAMPSHIRE, BELMONT COUNTY, COMMUNITY PANEL NO. 330100318E EFFECTIVE DATE: SEPTEMBER 30, 2015, INDICATES THAT A PORTION OF TAX MAP 104, LOT 41 IS LOCATED WITHIN ZONE A, A DESIGNATED FLOOD HAZARD AREA.
7. FIELD SURVEY PERFORMED NOVEMBER, 2024 AND FEBRUARY, 2025.
8. THIS PLAN AND TOPOGRAPHIC INFORMATION FOR THIS SITE IS BASED ON SURVEY FIELD WORK PERFORMED IN NOVEMBER, 2024 UTILIZING A CARLSON BRX-7 GPS RECEIVERS AND A CARLSON CRX-5 ROBOTIC TOTAL STATION. HORIZONTAL DATUM IS NEW HAMPSHIRE STATE PLANE NAD 83 AND VERTICAL DATUM IS NAVD 1988 BASED ON A STATIC GPS OBSERVATION AND OPUS SOLUTION. TOPOGRAPHIC INFORMATION IS DERIVED FROM NHGRANT LIBAR DATA.
9. BOOK 499 PAGE 162 OF THE STRAFFORD COUNTY REGISTRY OF DEEDS DESCRIBES A SIX FOOT RIGHT OF WAY EXTENDING APPROXIMATELY 200 FEET IN A NORTHERLY DIRECTION FROM THE NORTHERLY BOUNDARY OF LAND FORMERLY OF FRANK LAVALLIERE (1M 104, LOT 43), FOR THE PURPOSE OF OBTAINING WATER FROM A SPRING, AND THE RIGHT TO INSTALL AND MAINTAIN A WATER PIPE LINE FOR THE PURPOSE OF DRAWING WATER FROM SAID SPRING.

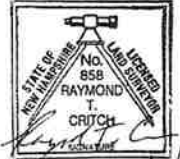
SURVEYOR CERTIFICATION

"I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE BY ME OR THOSE UNDER MY DIRECT SUPERVISION."

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

David W. Vincent
3/5/25
DATE

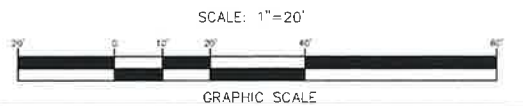
LICENSED LAND SURVEYOR



TAX MAP 104 LOT 43
ALLEN D. DRAKE
REVOCABLE TRUST
55 BAGDAD ROAD
DURHAM, NH 03824
BK. 2668 PG. 610
ZONE: RESIDENCE A (RA)

LEGEND

- BOUNDARY/PROPERTY LINE
- ADJUTING PROPERTY LINE
- SETBACK LINE
- EDGE OF JURISDICTIONAL WETLANDS
- WETLAND SYMBOL
- WETLAND BUFFER
- TREE LINE
- ROADWAY
- CURBING
- WALKWAY
- GUARDRAIL
- RETAINING WALL
- WATER LINE
- SEWER LINE
- DRAIN LINE
- VERTICAL GRANITE CURB
- VERTICAL BITUMINOUS CURB
- LOT LINE TO BE ELIMINATED
- DRILL HOLE SET
- MAILBOX
- UTILITY POLE
- GUY WIRE
- REBAR FOUND
- STONE BOUND
- IRON PIPE/PIN
- DRILL HOLE FOUND
- BENCHMARK SET
- WATER SHUTOFF
- TREE
- WATER GATE VALVE
- SEWER MANHOLE
- CATCH BASIN
- HYDRANT
- CONCRETE
- EDGE OF PAVEMENT
- DOUBLE YELLOW LINE
- SOLID WHITE LINE
- 1"SQ X 4" TALL GRANITE POST
- SIGN
- IRON PIN (TO BE SET)



TAX MAP 104 LOT 40, 41 & 42

LOT DEVELOPMENT PLAN

53 BAGDAD ROAD & 51 EMERSON ROAD

LOCATED AT:
BAGDAD ROAD/OLD BAGDAD ROAD/EMERSON ROAD
STRAFFORD COUNTY
DURHAM, NEW HAMPSHIRE

OWNED BY:
TAX MAP 104, LOTS 41 & 42 JOHN A. & NIKOLL E. LAUZE 51 EMERSON ROAD DURHAM, NH 03824

PREPARED FOR:
FRANK LAVALLIERE
231 OLD TURNPIKE ROAD
BARRINGTON, NH 03825

SCALE: 1" = 20'
MARCH 5, 2025
SHEET 3 OF 3

DESIGN: T.N.B. DRAWN: R.T.C. CHECKED: 681 55 PG: 1791001

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