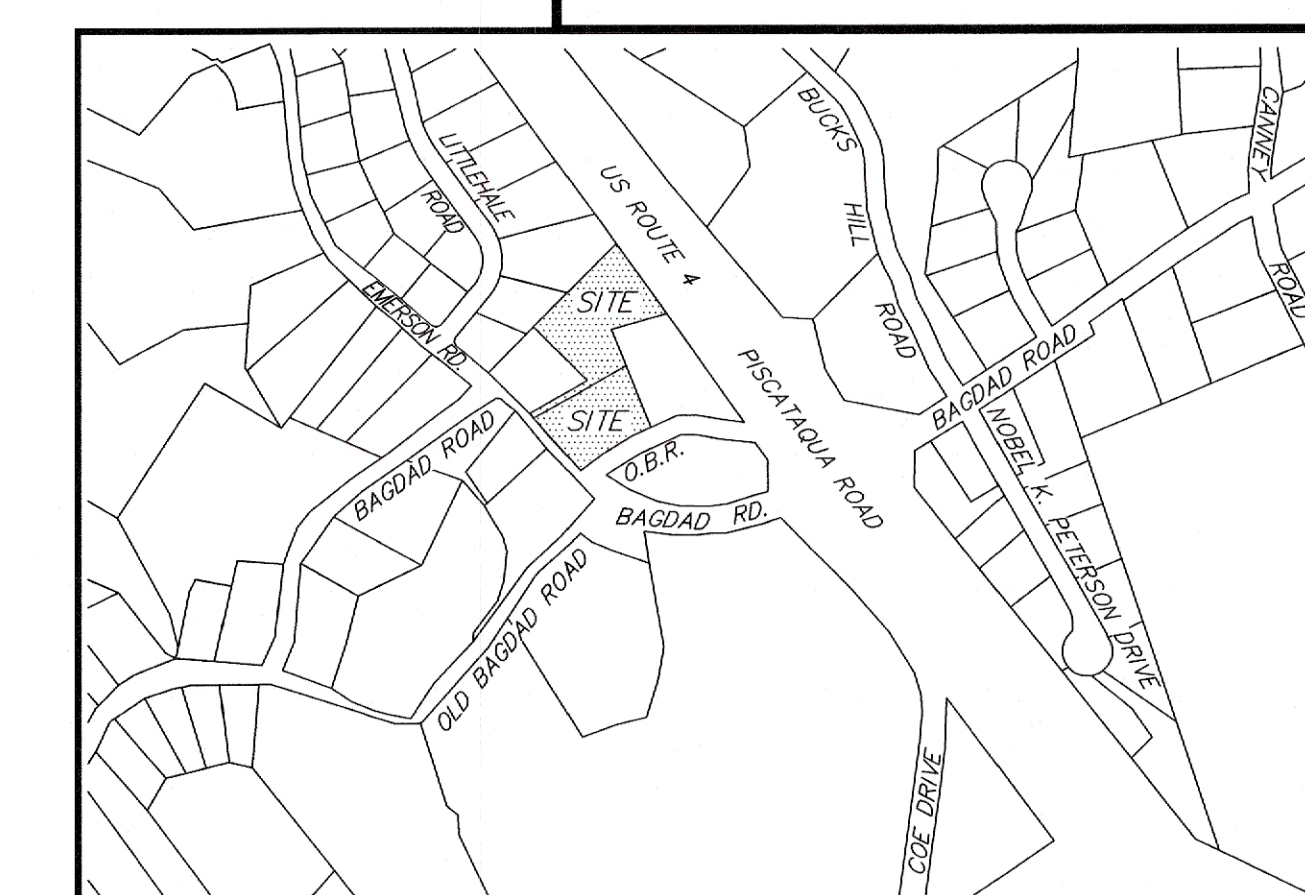


NOTES

- OWNERS OF RECORD:
TAX MAP 104, LOT 41 & 42: QING LIN, QUAN LI & FRANK LAVALLIERE, 53 BAGDAD ROAD, DURHAM, NH 03824, ORIGINAL AREA= 61,209 SF/1.405 AC, BK. 4152 PG. 273
TAX MAP 104, LOT 40: JOHN A. & NIKOLL E. LAUZE, 51 EMERSON ROAD, DURHAM, NH 03824, ORIGINAL AREA= 28,502 SF/0.654 AC, BK. 4152 PG. 22
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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 = 20,009 SQUARE FEET OR 0.459 ACRES
PROPOSED LOT 3 AREA = 66,471 SQUARE FEET OR 1.526 ACRES
- CURRENT ZONING DISTRICT: RESIDENCE A (RA)
MINIMUM LOT SIZE:
- SINGLE FAMILY RESIDENCE: 20,000 SQUARE FEET
- MULTI-UNIT HOUSING: N/A
- ALLOWED NONRESIDENTIAL USE: 20,000 SQUARE FEET
- ANY OTHER USE: 20,000 SQUARE FEET
MINIMUM LOT AREA PER DWELLING: 3
MINIMUM LOT FRONTAGE: 100 FEET (MINOR STREET, COLLECTOR STREET, ARTERIAL STREET)
MINIMUM LOT SETBACKS:
MINIMUM FRONT SETBACK: 30 FEET (MINOR STREET), 30 FEET (COLLECTOR STREET), 40 FEET (ARTERIAL STREET)
MINIMUM SIDE SETBACK: 10 FEET
MINIMUM REAR SETBACK: 20 FEET
MAXIMUM BUILDING HEIGHT: 30 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET (SPECIAL EXCEPTION & CONDITIONAL USE)
MAXIMUM IMPERVIOUS SURFACE RATIO: 33 PERCENT



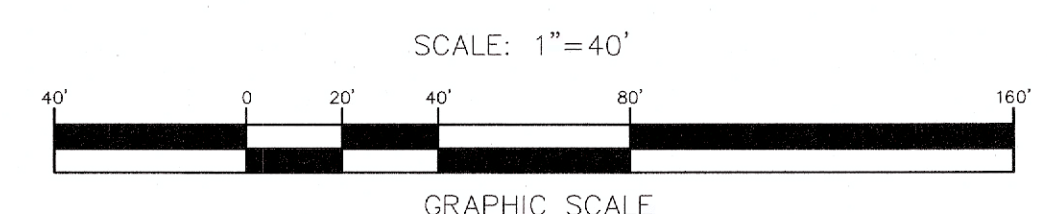
REFERENCE PLAN

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WETLAND CERTIFICATION

- WETLANDS WERE DELINEATED BY LUKE D. HURLEY, CWS OF HURLEY ENVIRONMENTAL & LAND PLANNING IN NOVEMBER 2024, UTILIZING THE FOLLOWING STANDARDS:
- REGIONAL SUPPLEMENT TO THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPUS OF ENGINEERS.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES. A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2. UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
 - NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2019 VERSION 4. FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
 - NATIONAL WETLAND PLANT LIST, VERSION 3.2 (2016).

LINE	BEARING	DISTANCE
EL1	N43°24'37"W	221.24
EL2	N46°23'59"E	20.00
EL3	S43°24'37"E	223.87
EL4	S53°54'44"W	20.16
EL5	N43°24'37"W	106.94
EL6	N43°24'37"W	98.71
EL7	N43°24'37"W	15.58
EL8	S43°24'37"E	15.58
EL9	S43°24'37"E	84.43
EL10	S43°24'37"E	123.86
EL11	N49°45'28"E	21.57
EL12	N49°45'28"E	19.21
EL13	N46°23'59"E	92.73
EL14	N46°23'59"E	20.00
EL15	N46°23'59"E	4.47
EL16	N46°23'59"E	93.50
EL17	N46°23'59"E	50.83
EL18	S40°22'50"E	15.43
EL19	N51°43'39"E	20.50
EL20	N54°56'35"E	95.58
EL21	N51°43'39"E	6.47
EL22	N54°56'35"E	13.70



LAND EXCHANGE COLOR-UP

TAX MAP 104 LOT 40, 41 & 42
SUBDIVISION PLAN
53 BAGDAD ROAD & 51 EMERSON ROAD
LOCATED AT:
BAGDAD ROAD/OLD BAGDAD ROAD/EMERSON ROAD
STRAFFORD COUNTY
DURHAM, NEW HAMPSHIRE

OWNED BY:
FRANK LAVALLIERE, JOHN A. & NIKOLL E. LAUZE
231 OLD TURNPIKE ROAD, 53 BAGDAD ROAD, DURHAM, NH 03824

PREPARED FOR: TAX MAP 104, LOTS 41 & 42
FRANK LAVALLIERE, JOHN A. & NIKOLL E. LAUZE
231 OLD TURNPIKE ROAD, 53 BAGDAD ROAD, DURHAM, NH 03824

SCALE: 1" = 40' MARCH 5, 2025 SHEET 1 OF 3

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

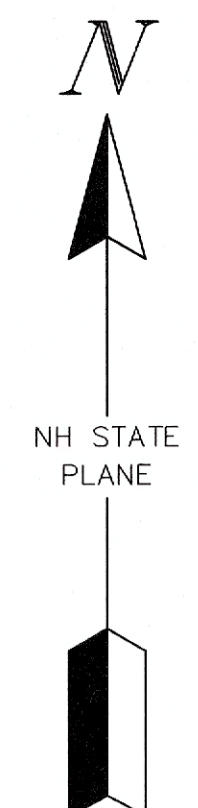
Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS
592 Harvey Road, Manchester, NH 03103
Telephone: (603) 622-5533
www.bedforddesign.com

LEGEND

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

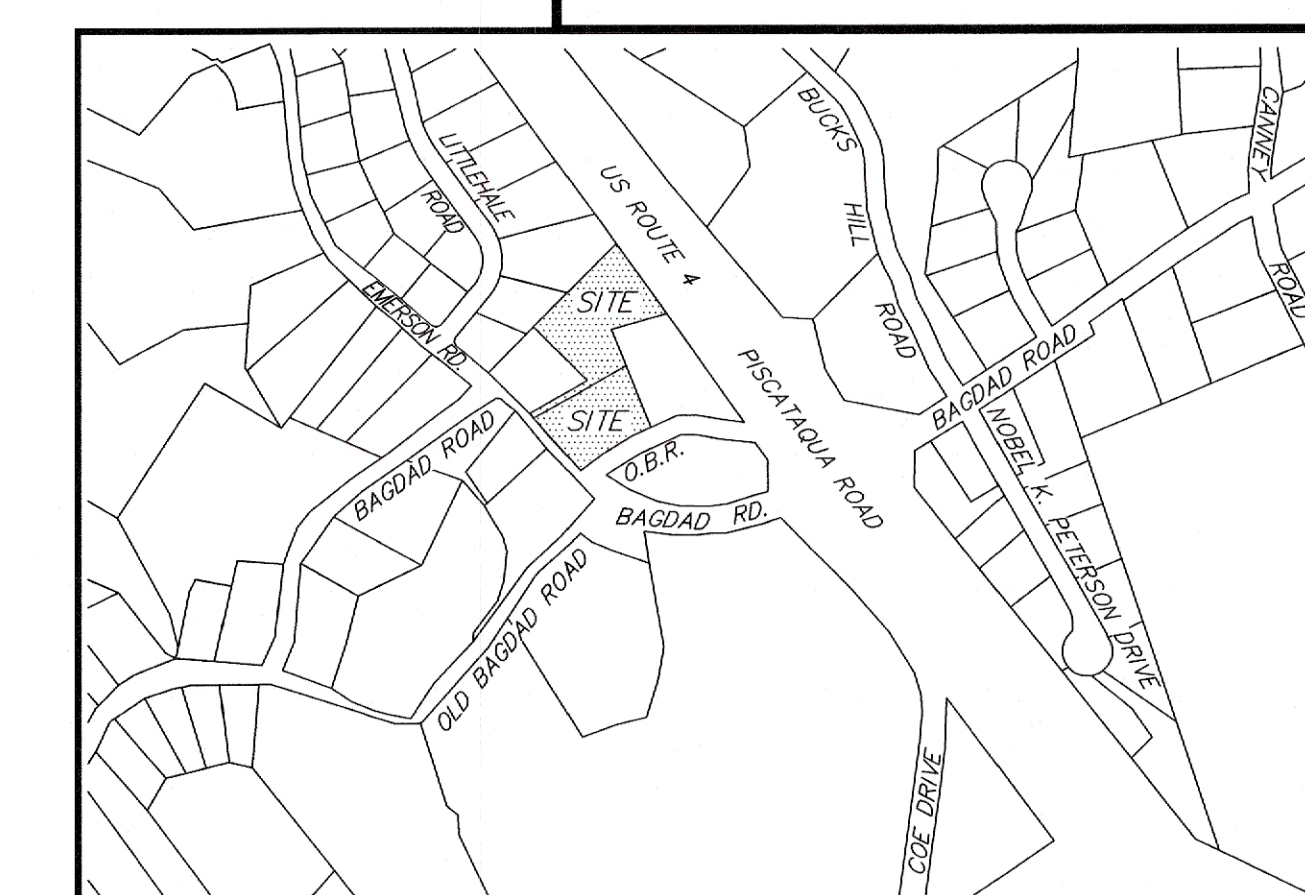


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NOTES

- OWNERS OF RECORD:
TAX MAP 104, LOT 41 & 42: QING LIN, QUAN LI & FRANK LAVALLIERE, 53 BAGDAD ROAD, DURHAM, NH 03824, BK. 4152 PG. 273
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MAXIMUM BUILDING HEIGHT: 30 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET (SPECIAL EXCEPTION & CONDITIONAL USE)
MAXIMUM IMPERVIOUS SURFACE RATIO: 33 PERCENT



LOCUS MAP
SCALE: 1"=500'±

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ABUTTING PROPERTIES ACROSS U.S. ROUTE 4
TAX MAP 104 LOT 46: DURHAM WOODS CONDOMINIUM ASSOCIATION ZONE: RESIDENCE A (RA)
TAX MAP 103 LOT 28: CANNY FARM SUBDIVISION COMMON LAND BK.1131 PG.787

LINE	BEARING	DISTANCE
EL1	N43°24'37"W	221.24
EL2	N46°23'59"E	20.00
EL3	S43°24'37"E	223.87
EL4	S53°54'44"W	20.16
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EL22	N54°56'35"E	13.70

SCALE: 1"=40'
GRAPHIC SCALE

DATE	DESCRIPTION	BY	REV.

PROPOSED LOTS COLOR-UP

TAX MAP 104 LOT 40, 41 & 42
SUBDIVISION PLAN
53 BAGDAD ROAD & 51 EMERSON ROAD
LOCATED AT:
BAGDAD ROAD/OLD BAGDAD ROAD/EMERSON ROAD
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DURHAM, NEW HAMPSHIRE

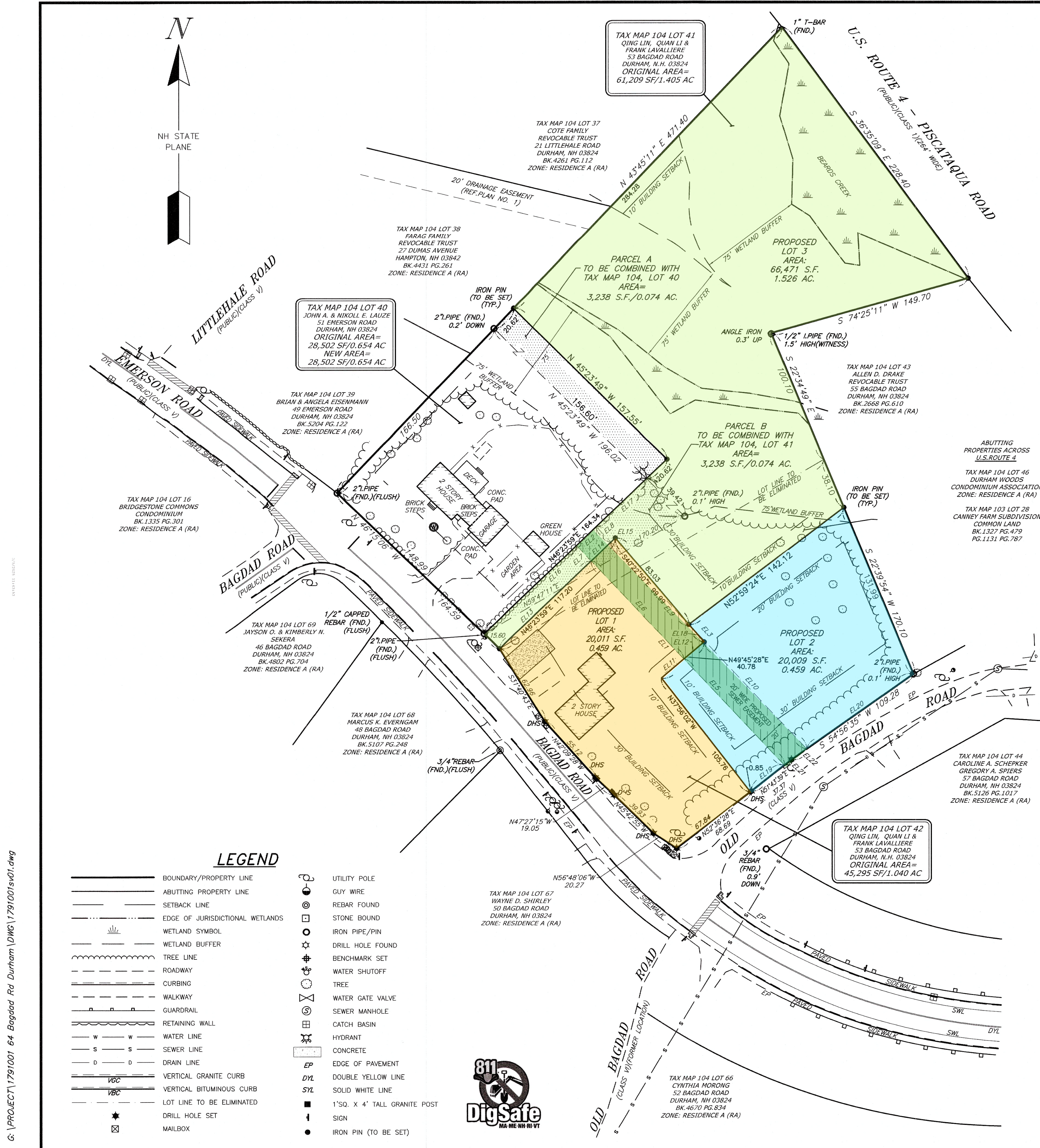
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TAX MAP 104, LOT 40: JOHN A. & NIKOLL E. LAUZE, 31 EMERSON ROAD, DURHAM, NH 03824

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

SCALE: 1" = 40' MARCH 5, 2025 SHEET 1 OF 3

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

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LEGEND

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	ABUTTING PROPERTY LINE		GUY WIRE
	SETBACK LINE		REBAR FOUND
	EDGE OF JURISDICTIONAL WETLANDS		STONE BOUND
	WETLAND SYMBOL		IRON PIPE/PIN
	WETLAND BUFFER		DRILL HOLE FOUND
	TREE LINE		BENCHMARK SET
	ROADWAY		WATER SHUTOFF
	CURBING		TREE
	WALKWAY		WATER GATE VALVE
	GUARDRAIL		SEWER MANHOLE
	RETAINING WALL		CATCH BASIN
	WATER LINE		HYDRANT
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	DRAIN LINE		EDGE OF PAVEMENT
	VERTICAL GRANITE CURB		DOUBLE YELLOW LINE
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	LOT LINE TO BE ELIMINATED		1'SQ. X 4' TALL GRANITE POST
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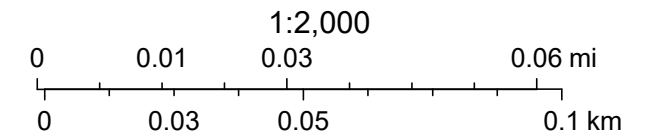
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BAGDAD & EMERSON RESUBDIVISION GIS



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The Town of Durham shall assume no liability for any errors,