







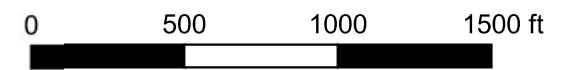
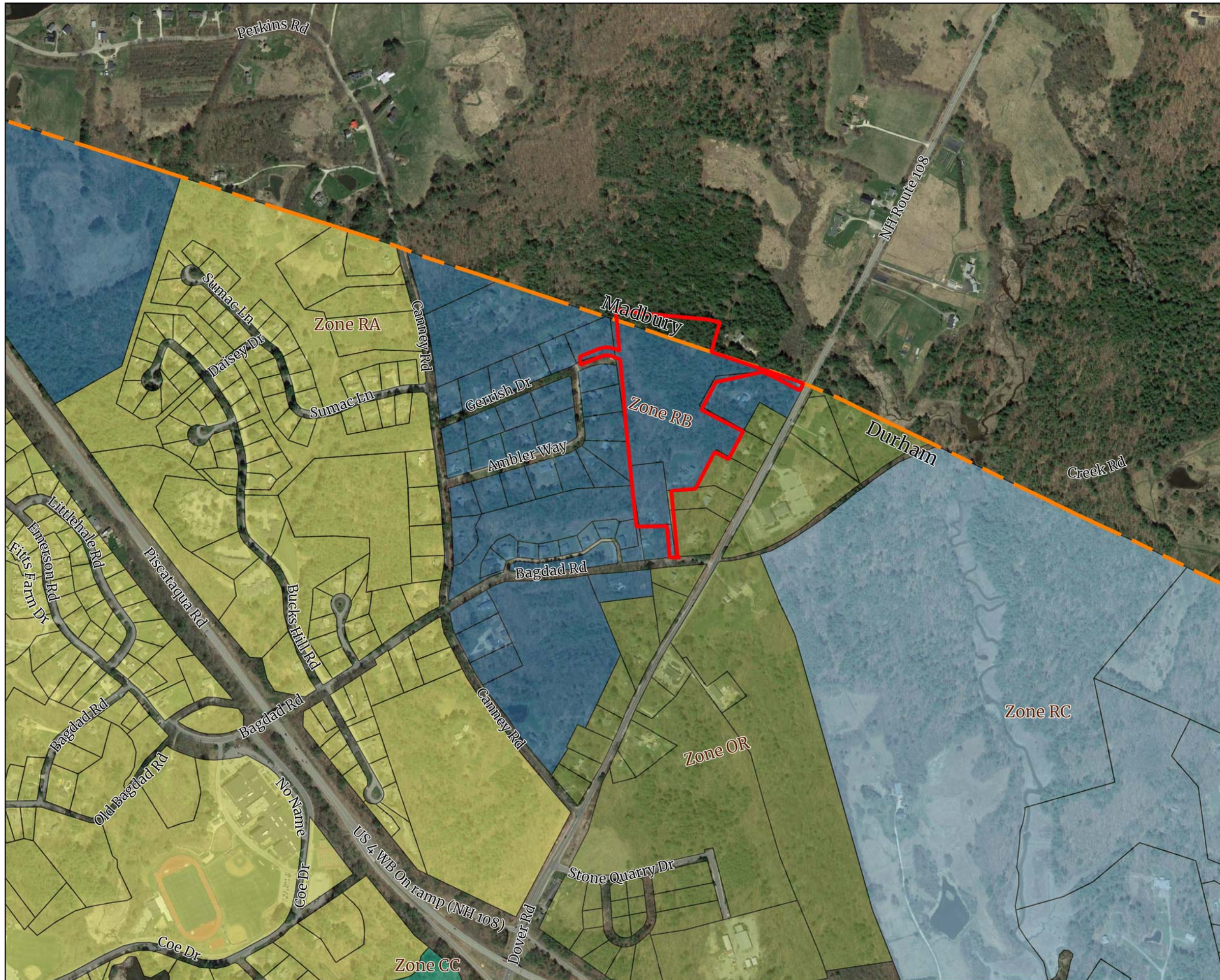


# SITE CONTEXT MAP

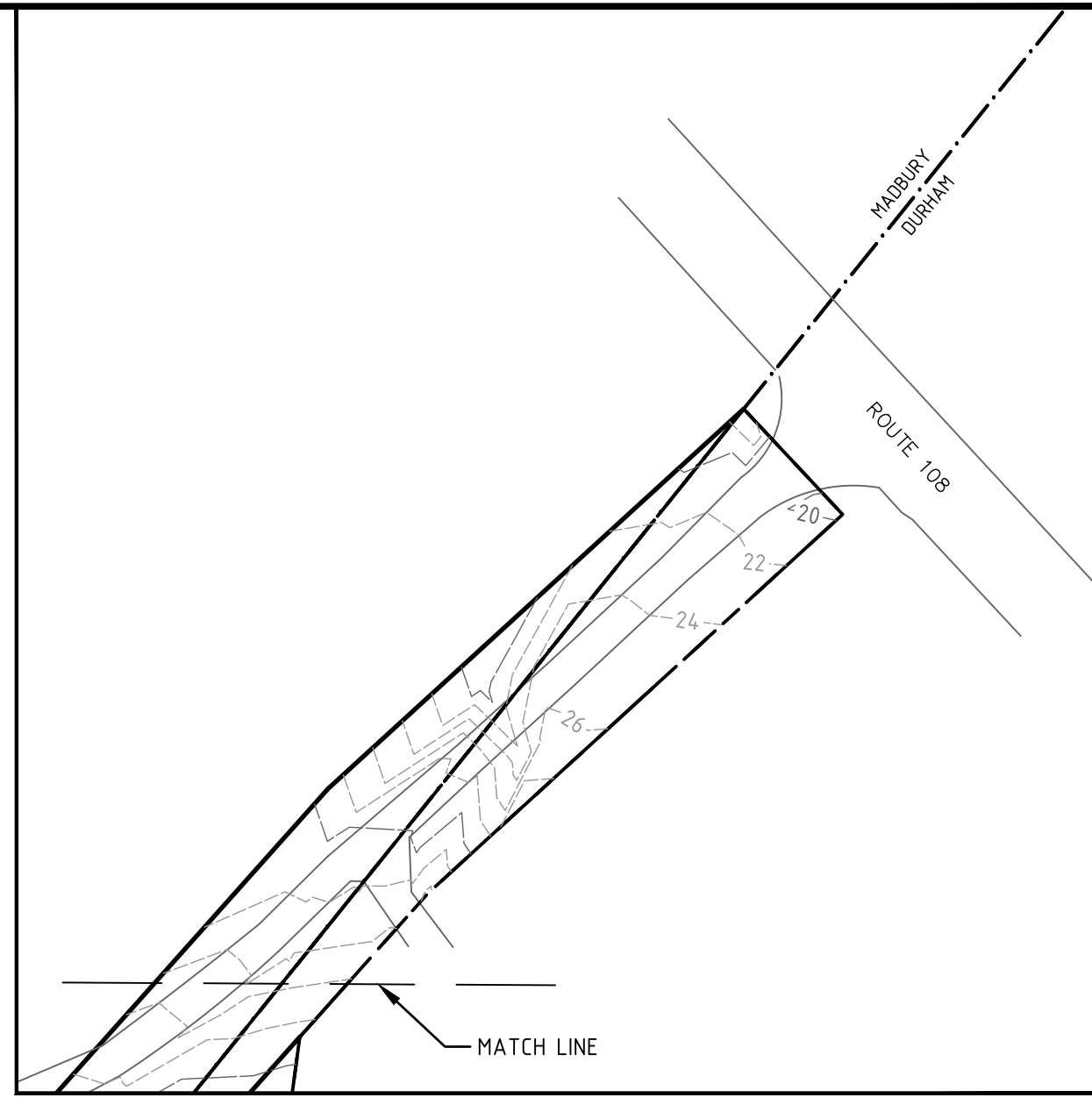
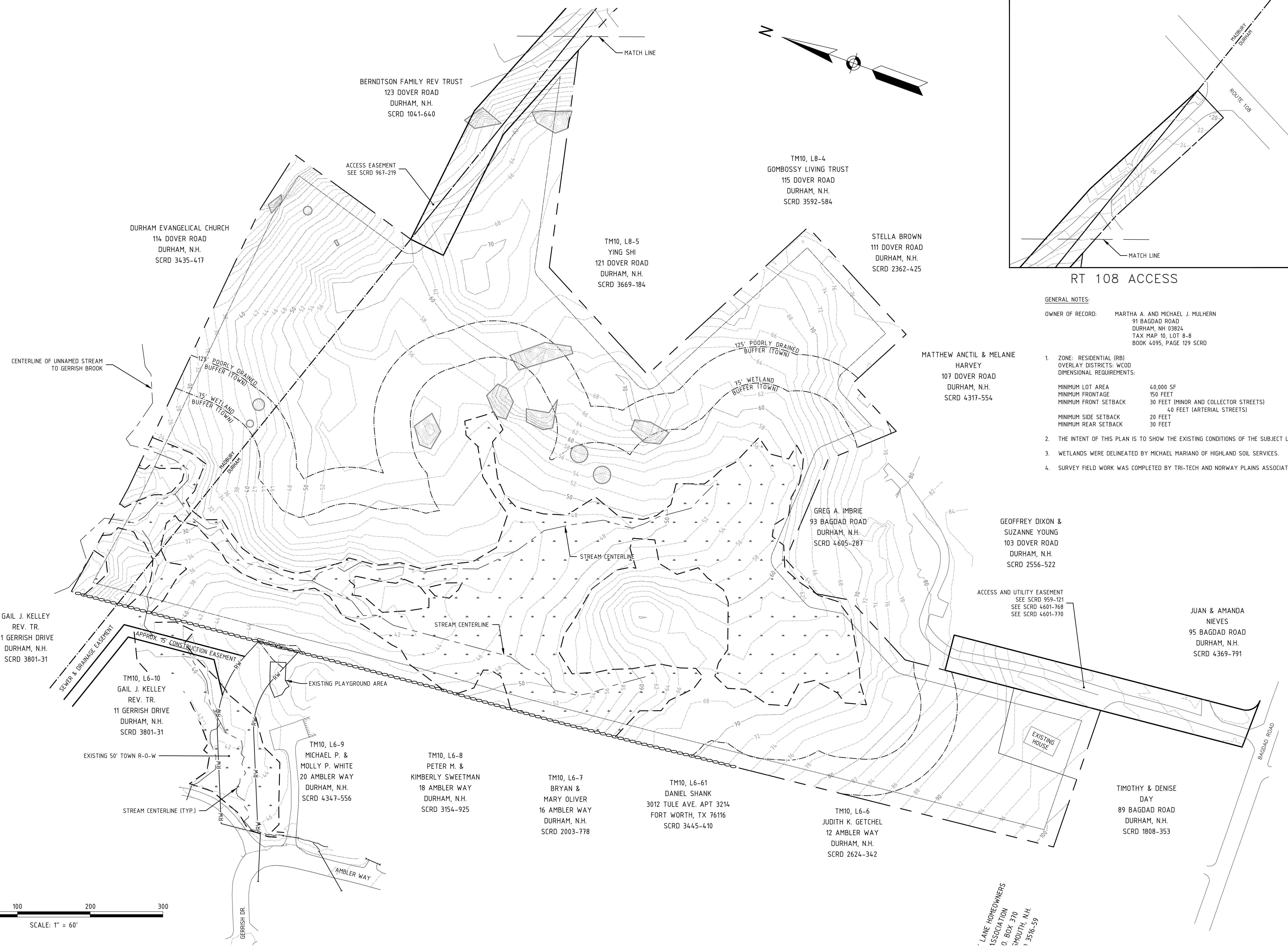
PROJECT NO.: 19063      SCALE: 1:7500  
OWNER: MARTI & MICHAEL MULHERN  
TAX MAP 10, LOT 8-6  
MAP CREATED 11/15/19

## LEGEND

-  Site Boundary
-  Town Boundary
- Zoning Districts
  -  RA
  -  RB
  -  RC
  -  R
  -  OR
  -  CC







**GENERAL NOTES:**

OWNER OF RECORD: MARTHA A. AND MICHAEL J. MULHERN  
91 BAGDAD ROAD  
DURHAM, NH 03824  
TAX MAP 10, LOT 8-8  
BOOK 4095, PAGE 129 SCDR

1. ZONE: RESIDENTIAL (RB)  
OVERLAY DISTRICTS: WOOD  
DIMENSIONAL REQUIREMENTS:  
MINIMUM LOT AREA 4,000 SF  
MINIMUM FRONTAGE 150 FEET  
MINIMUM FRONT SETBACK 30 FEET (MINOR AND COLLECTOR STREETS)  
40 FEET (ARTERIAL STREETS)  
MINIMUM SIDE SETBACK 20 FEET  
MINIMUM REAR SETBACK 30 FEET
2. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE SUBJECT LOT.
3. WETLANDS WERE DELINEATED BY MICHAEL MARIANO OF HIGHLAND SOIL SERVICES.
4. SURVEY FIELD WORK WAS COMPLETED BY TRI-TECH AND NORWAY PLAINS ASSOCIATES.

NO.	REVISIONS	DATE	INT.
0.	INITIAL SUBMISSION TO DURHAM PLANNING BOARD	4/10/20	PICS

SEAL

DATE ISSUED: 4/17/20  
SCALE: 1"=60'  
DESIGNED BY: MJS  
DRAWN BY: MJS  
APPROVED BY: MJS  
DWE FILE:

EXISTING CONDITIONS PLAN  
prepared for  
**MULHERN**  
MAP 10, LOT 8-6  
93 BAGDAD ROAD  
DURHAM, NH 03824

**MJS ENGINEERING, P.C.**  
CIVIL • STRUCTURAL • ENVIRONMENTAL  
5 Railroad St., P.O. Box 359  
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Phone: (603) 659-4979 Fax: (603) 659-4427  
E-mail: mjs@engr-mjs.com

JOB: 19-063

E-1

0 60 100 200 300  
SCALE: 1" = 60'

LANE HOMEOWNERS  
ASSOCIATION  
P.O. BOX 370  
SMOUTH, N.H.  
1 3516-59



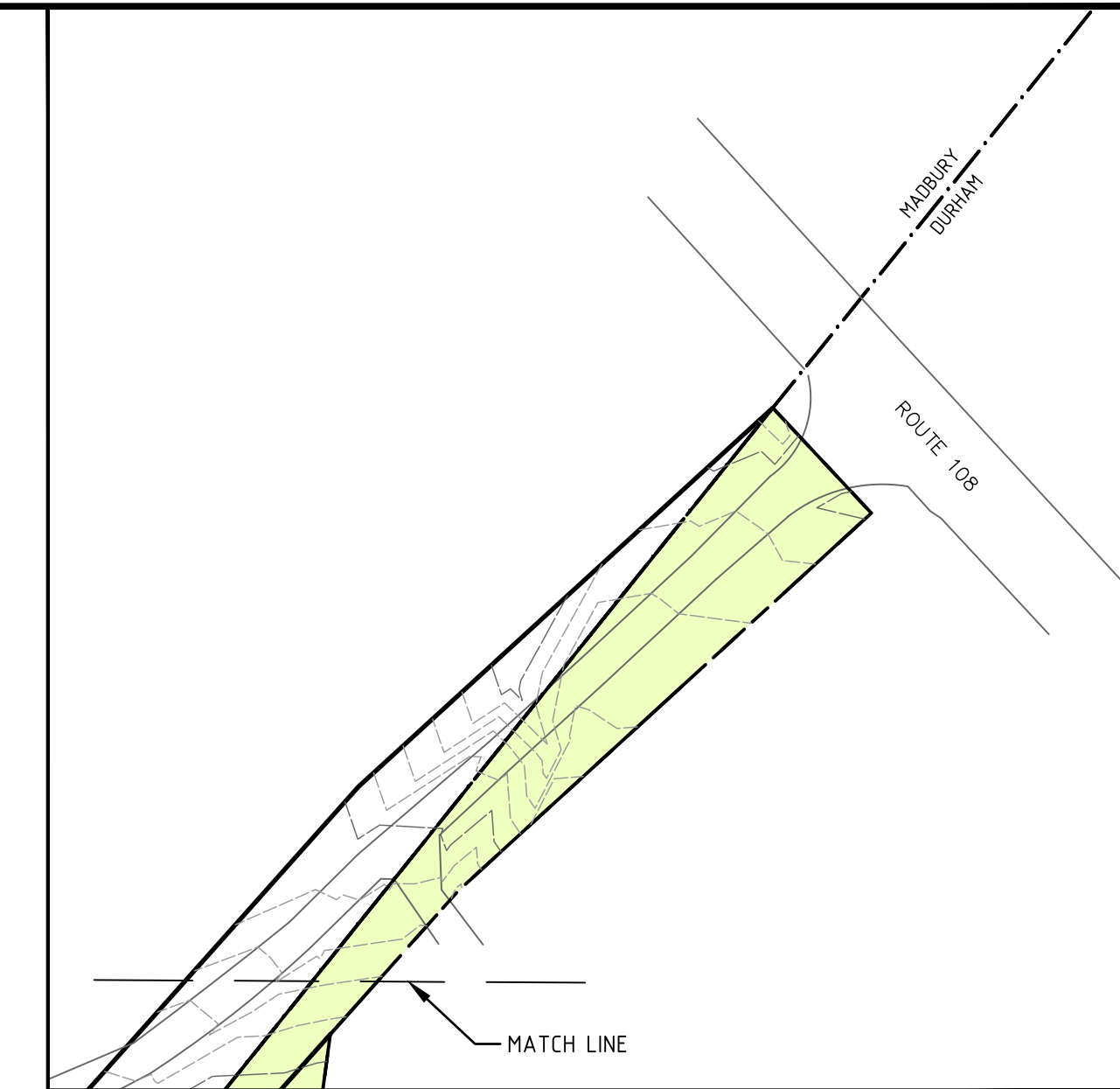
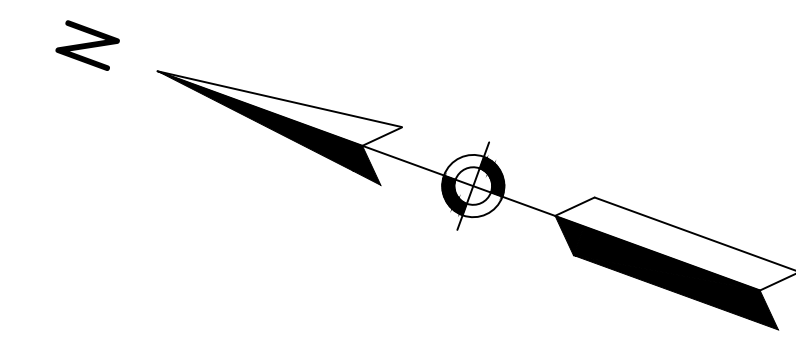
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27 Nov 2019 - 5:16 PM

**CALCULATION OF USABLE AREA**

LOCATION	AREA ON PARCEL [AC.]	AREA IN DURHAM [AC.]	PERCENT USABLE [%]	USABLE AREA ON PARCEL [AC.]	UNSUITABLE AREA ON PARCEL [AC.]
COMBINED UNSUITABLE AREAS	6.06	5.37	0	0.00	6.06
POORLY & S/W POORLY DRAINING SOILS	5.33	4.87	0	-	-
SLOPES >25%	0.78	0.48	0	-	-
LEDGE	0.20	0.18	0	-	-
SLOPES 15-25%	2.29	1.57	50	1.15	1.15
UNRESTRICTED USABLE AREA	7.51	6.95	100	7.51	0
TOTAL	15.86	13.89	-	8.66	7.20

MIN. DWELLING AREA [AC.] = 0.91  
MAX. UNITS = 9.5

CALCULATION IN ACCORDANCE WITH DURHAM ZONING ORDINANCE 175-56C



NO.	REVISIONS	DATE	INT.
0	INITIAL SUBMISSION TO DURHAM PLANNING BOARD	4/30/20	PICS

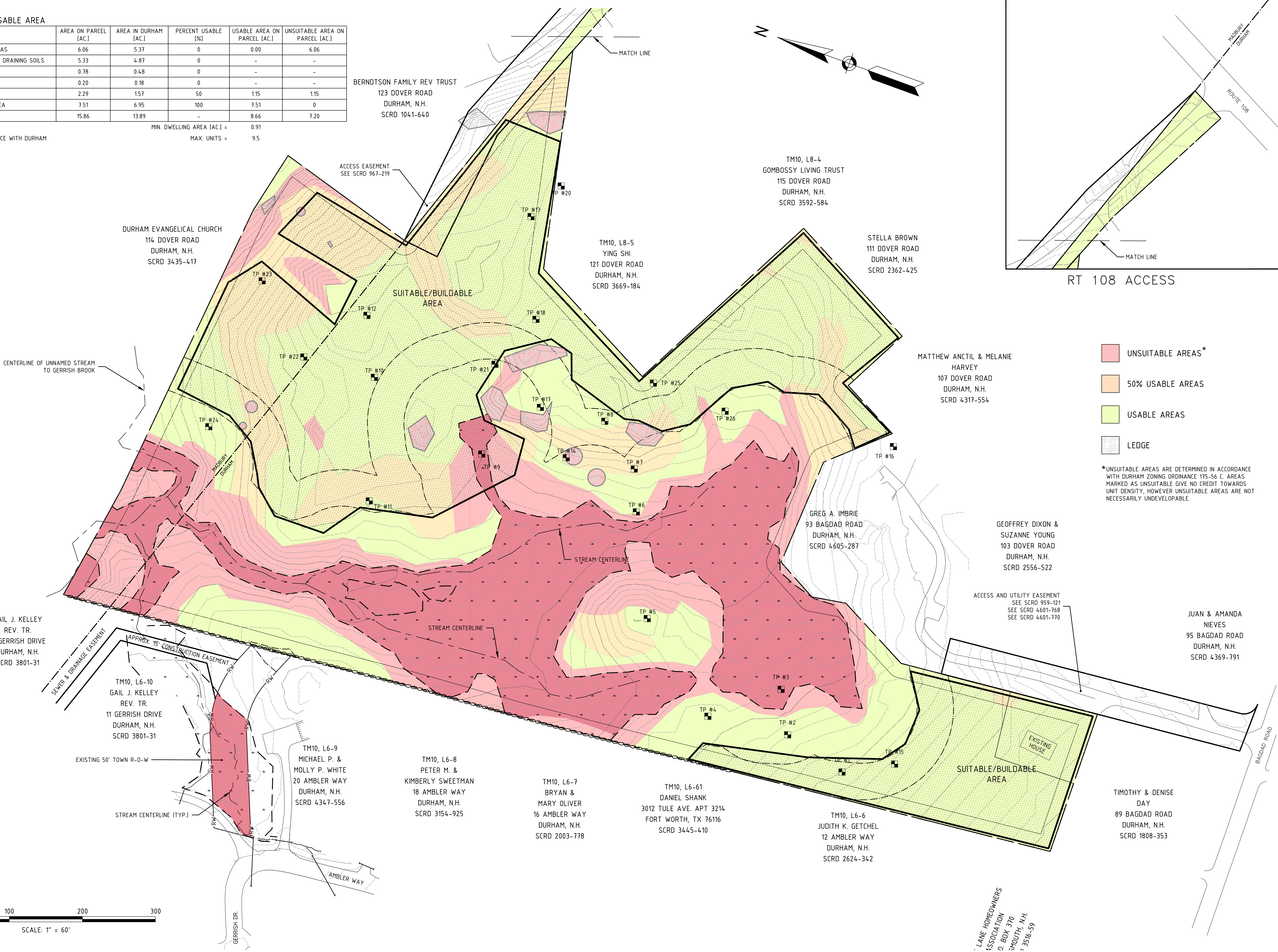
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SCALE:	1"=60'
DESIGNED BY:	MJS
DRAWN BY:	MJS
APPROVED BY:	MJS
DWG FILE:	

**SITE ANALYSIS PLAN**  
prepared for  
**MULHERN**  
MAP 10, LOT 8-6  
93 BAGDAD ROAD  
DURHAM, NH 03824

**MJS ENGINEERING, P.C.**  
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E-mail: mjs@engr.mjs.com

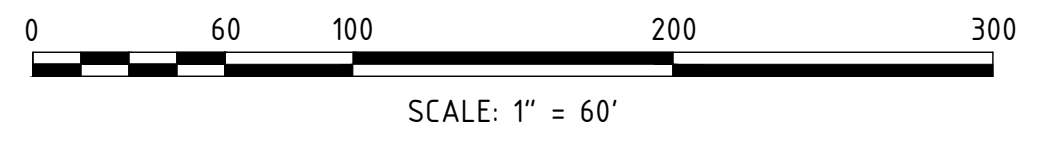
JOB: 19-063

**DR-1**



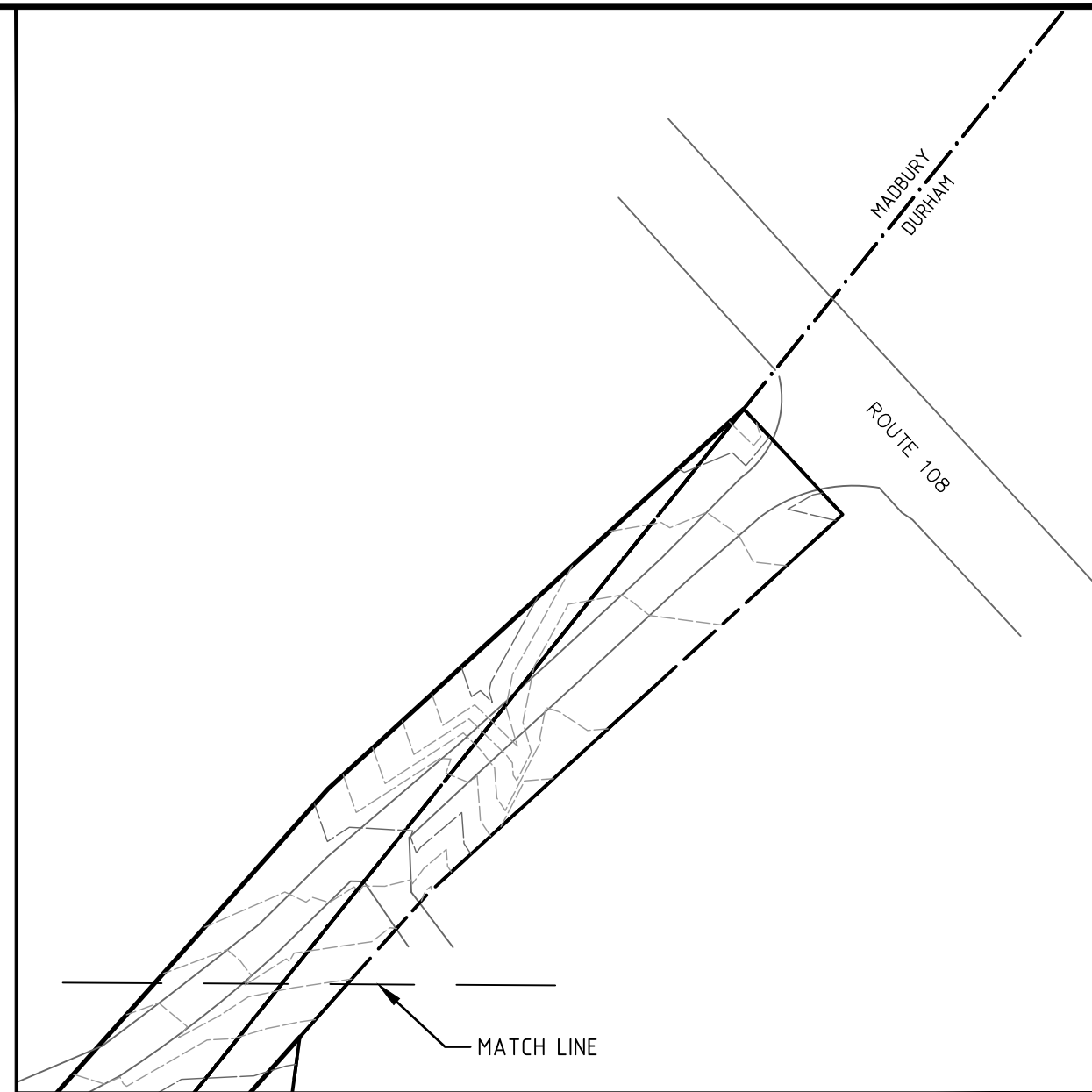
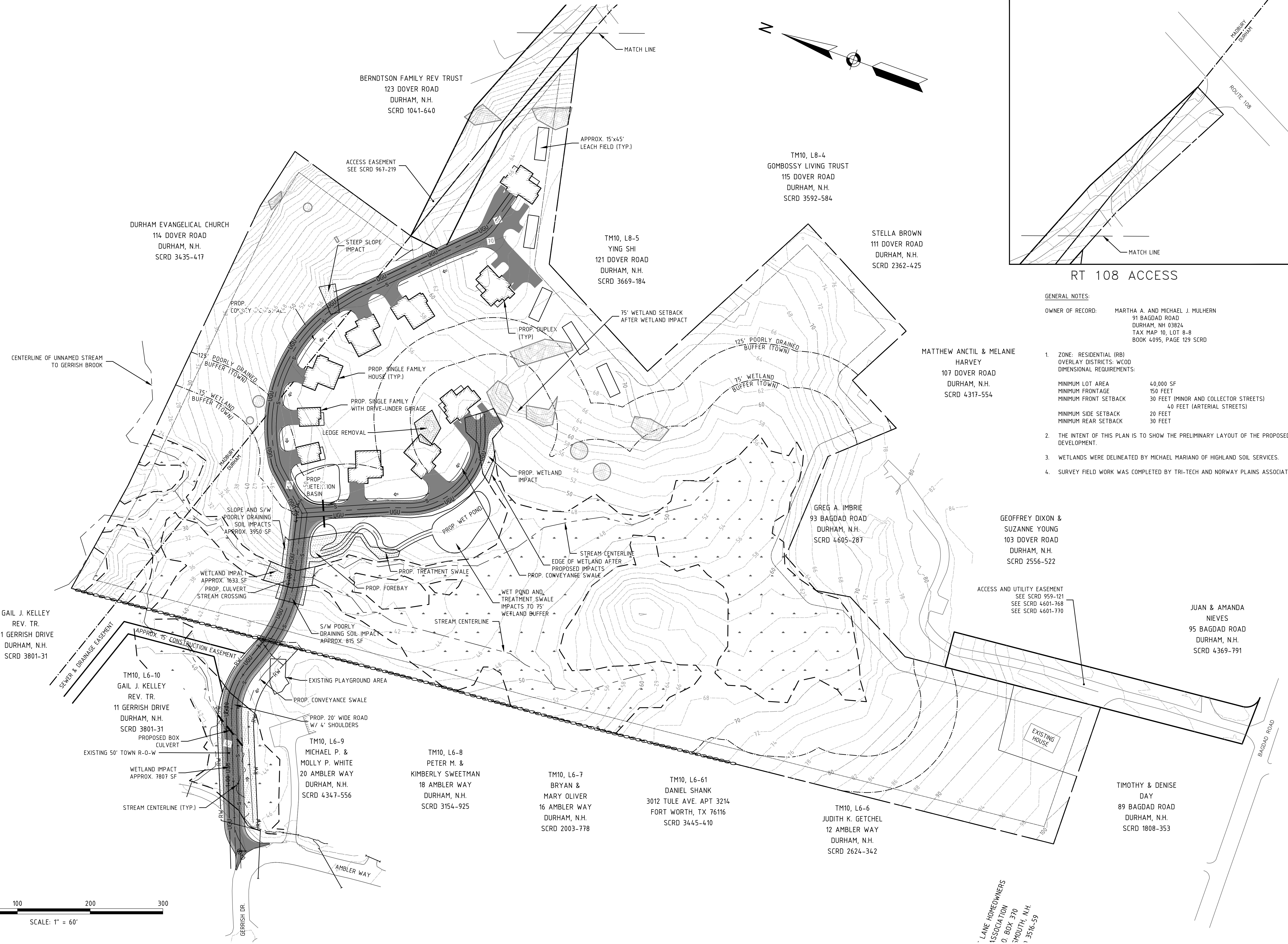
- UNSUITABLE AREAS\*
- 50% USABLE AREAS
- USABLE AREAS
- LEDGE

\*UNSUITABLE AREAS ARE DETERMINED IN ACCORDANCE WITH DURHAM ZONING ORDINANCE 175-56 C. AREAS MARKED AS UNSUITABLE GIVE NO CREDIT TOWARDS UNIT DENSITY, HOWEVER UNSUITABLE AREAS ARE NOT NECESSARILY UNDEVELOPABLE.



LANE HOMEOWNERS ASSOCIATION  
P.O. BOX 370  
MOUTH, N.H.  
1 3516-59





**GENERAL NOTES:**

OWNER OF RECORD: MARTHA A. AND MICHAEL J. MULHERN  
91 BAGDAD ROAD  
DURHAM, NH 03824  
TAX MAP 10, LOT 8-8  
BOOK 4095, PAGE 129 SCDR

1. ZONE: RESIDENTIAL (RB)  
OVERLAY DISTRICTS: WOOD  
DIMENSIONAL REQUIREMENTS:  
MINIMUM LOT AREA 4,000 SF  
MINIMUM FRONTAGE 150 FEET  
MINIMUM FRONT SETBACK 30 FEET (MINOR AND COLLECTOR STREETS)  
40 FEET (ARTERIAL STREETS)  
MINIMUM SIDE SETBACK 20 FEET  
MINIMUM REAR SETBACK 30 FEET
2. THE INTENT OF THIS PLAN IS TO SHOW THE PRELIMINARY LAYOUT OF THE PROPOSED DEVELOPMENT.
3. WETLANDS WERE DELINEATED BY MICHAEL MARIANO OF HIGHLAND SOIL SERVICES.
4. SURVEY FIELD WORK WAS COMPLETED BY TRI-TECH AND NORWAY PLAINS ASSOCIATES.

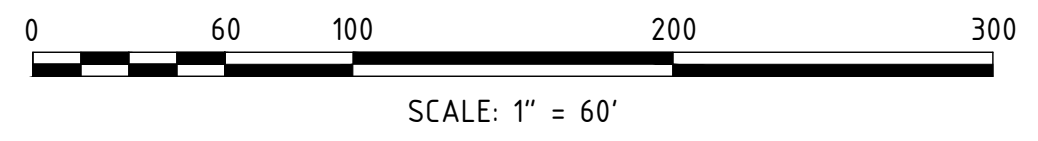
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DATE ISSUED:	SCALE:	DESIGNED BY:	DRAWN BY:	APPROVED BY:	DWG FILE:
4/7/20	1"=60'	MJS	MJS	MJS	

**CONCEPTUAL SITE/  
SUBDIVISION PLAN**  
prepared for  
**MULHERN**  
MAP 10, LOT 8-6  
93 BAGDAD ROAD  
DURHAM, NH 03824

**MJS ENGINEERING, P.C.**  
CIVIL • STRUCTURAL • ENVIRONMENTAL  
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E-mail: mjs@engr.mjs-engineering.com

JOB: 19-063  
**DR-2**



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ASSOCIATION  
P.O. BOX 370  
MOUTH, N.H.  
1 3516-59



Drawing Name: C:\Users\Wax\Documents\mja\projects\2019\19063.dwg\19063\_Civil.dwg  
Thu, 19 Mar 2020 - 10:46am

GAIL J. KELLEY  
REV. TR.  
11 GERRISH DRIVE  
DURHAM, N.H.  
SCRD 3801-31

TM10, L6-10  
GAIL J. KELLEY  
REV. TR.  
11 GERRISH DRIVE  
DURHAM, N.H.  
SCRD 3801-31

TM10, L6-9  
MICHAEL P. &  
MOLLY P. WHITE  
20 AMBLER WAY  
DURHAM, N.H.  
SCRD 4347-556

TM10, L6-8  
PETER M. &  
KIMBERLY SWEETMAN  
18 AMBLER WAY  
DURHAM, N.H.  
SCRD 3154-925

DURHAM EVANGELICAL CHURCH  
114 DOVER ROAD  
DURHAM, N.H.  
SCRD 3435-417

TM10, L8-5  
YING SHI  
121 DOVER ROAD  
DURHAM, N.H.  
SCRD 3669-184



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APPROVED BY:	MJS	DWG FILE:	19063_Civil.dwg	DWG FILE:	19063_Civil.dwg	DATE	INT.
DWG FILE:	19063_Civil.dwg						

LANDSCAPE PLAN  
prepared for  
MICHAEL & MARTHA MULHERN  
MAP 10, LOT 8-6  
91 BAGDAD ROAD  
DURHAM, NH 03824

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EMAIL: info@mjs-engineering.com

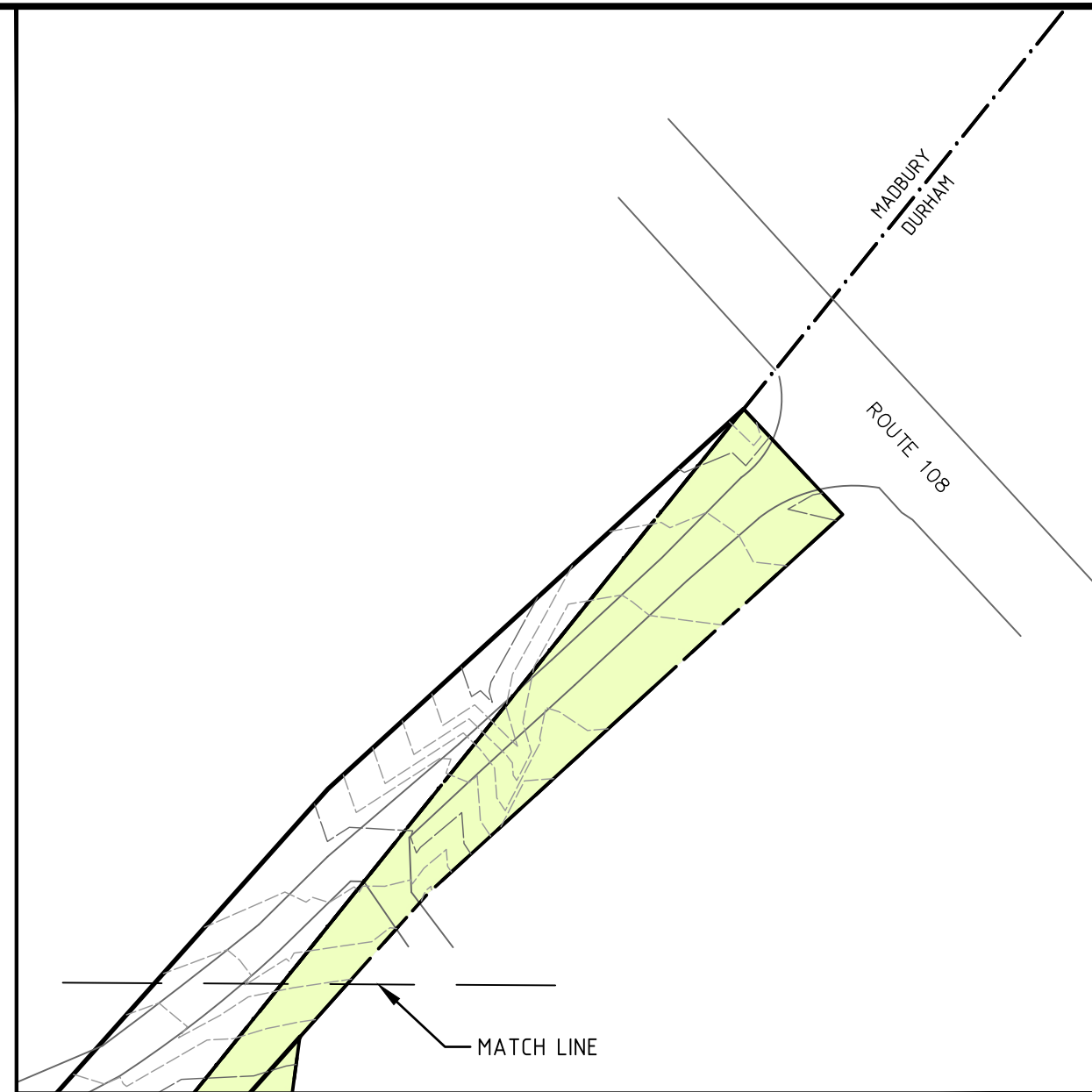
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2020-03-19  
0 30 60 100  
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JOB: 19-063  
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NO.	REVISIONS	DATE	INT.
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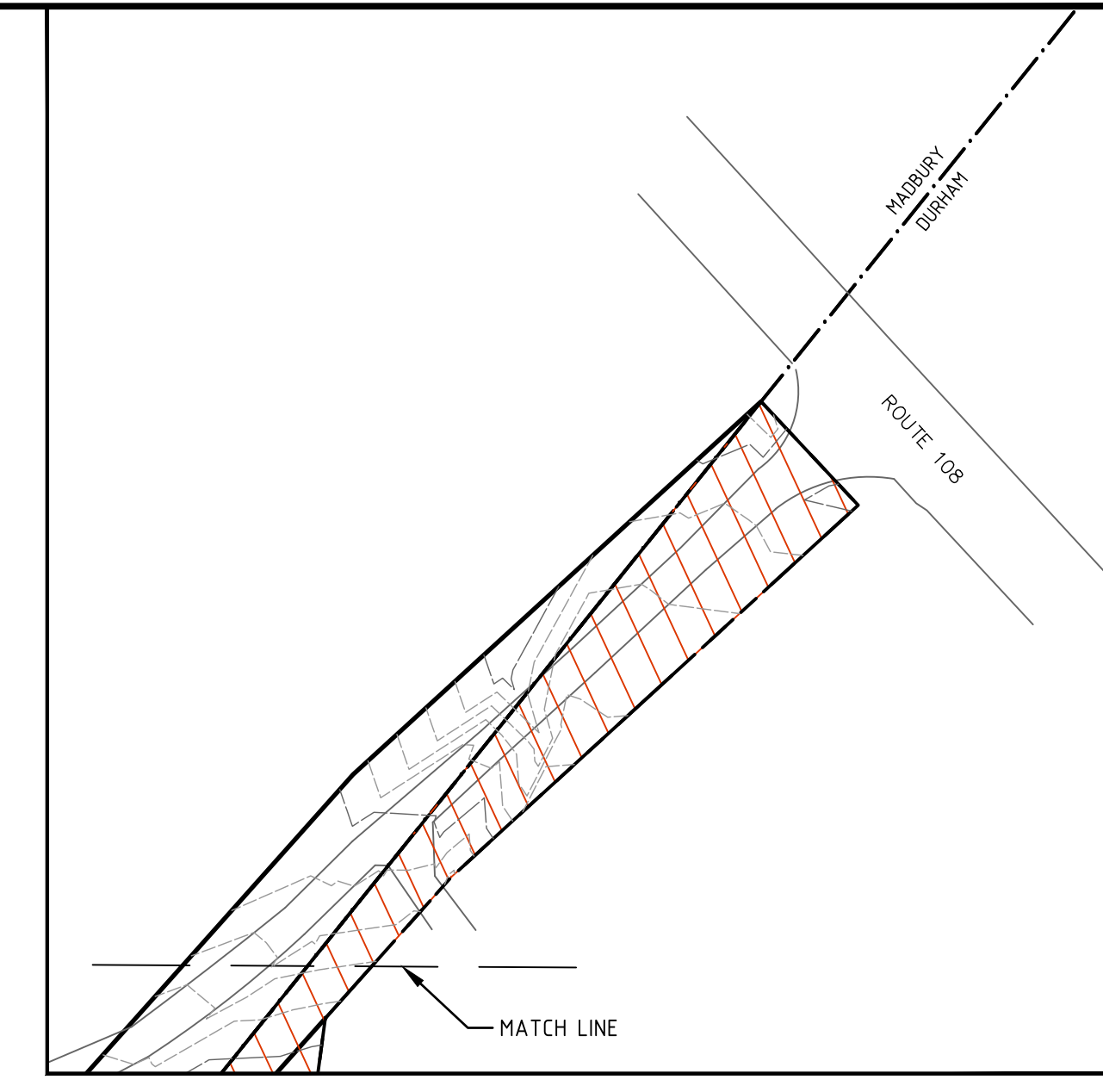
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4/7/20	1"=60'
DESIGNED BY:	DRAWN BY:
MJS	MJS
APPROVED BY:	DWG FILE:
MJS	

**RESOURCE IMPACT AND CONSERVATION PLAN**  
prepared for  
**MULHERN**  
MAP 10, LOT 8-6  
93 BAGDAD ROAD  
DURHAM, NH 03824

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CIVIL • STRUCTURAL • ENVIRONMENTAL  
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E-mail: mjs@mjsengineering.com

JOB: 19-063  
**DR-3**





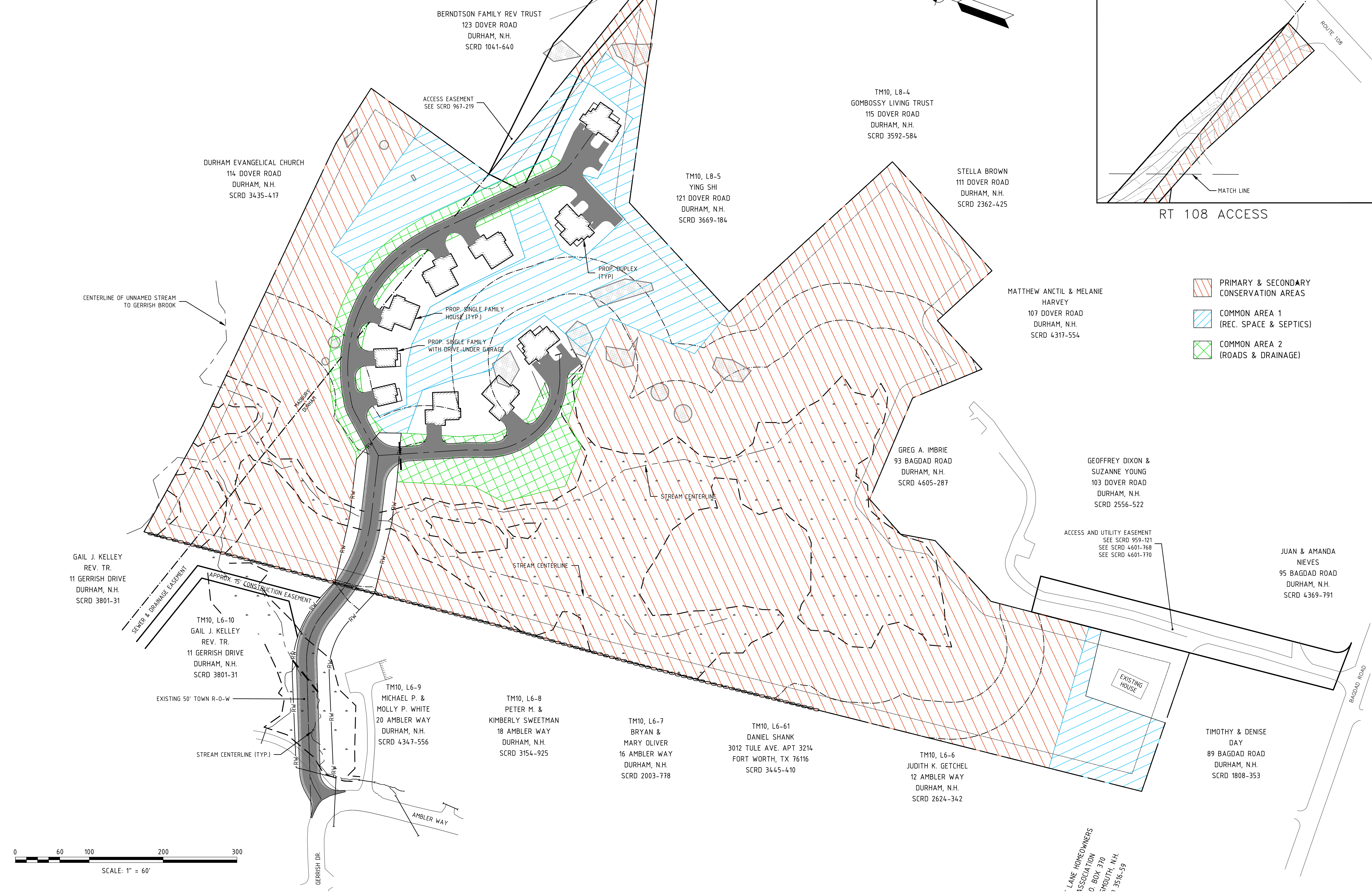
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0.	INITIAL SUBMISSION TO DURHAM PLANNING BOARD	4/10/20	PICS

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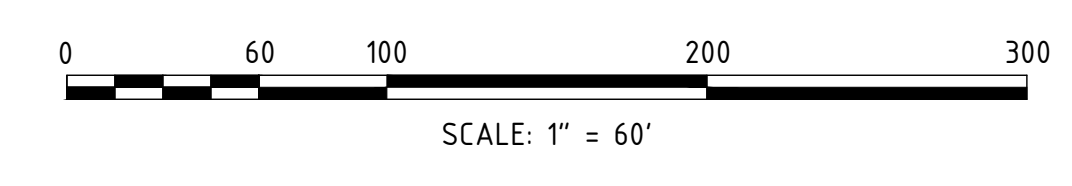
**COMMON OPEN SPACE PLAN**  
 prepared for  
**MULHERN**  
 MAP 10, LOT 8-6  
 93 BAGDAD ROAD  
 DURHAM, NH 03824

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 E-mail: mjs@engr-engineering.com

JOB: 19-063  
**DR-4**



- PRIMARY & SECONDARY CONSERVATION AREAS
- COMMON AREA 1 (REC. SPACE & SEPTICS)
- COMMON AREA 2 (ROADS & DRAINAGE)



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 ASSOCIATION  
 P.O. BOX 370  
 MOUTH, N.H.  
 1 3516-59