

BUILDING COVERAGE CALCULATION (TAX MAP 22 LOT 76):

	EXISTING	PROPOSED
TOTAL LOT AREA	63,981 SQ. FT.	68,432 SQ. FT.
HOUSE	1,593± SQ. FT.	1,593± SQ. FT.
SHED	263± SQ. FT.	263± SQ. FT.
GARAGE	587± SQ. FT.	587± SQ. FT.
TOTAL:	2,443± SQ. FT. (3.8%)	2,443± SQ. FT. (3.6%)

OPEN SPACE CALCULATION (TAX MAP 22 LOT 76):

	EXISTING	PROPOSED
TOTAL LOT AREA	63,981 SQ. FT.	68,432 SQ. FT.
OPEN SPACE	57,194± SQ. FT.	61,645± SQ. FT.
OPEN SPACE PERCENTAGE	89.4%	90.0%

BUILDING COVERAGE CALCULATION (TAX MAP 22 LOT 77):

	EXISTING	PROPOSED
TOTAL LOT AREA	48,011 SQ. FT.	43,560 SQ. FT.
HOUSE	1,245± SQ. FT.	1,245± SQ. FT.
SHED	476± SQ. FT.	476± SQ. FT.
TOTAL:	1,721± SQ. FT. (3.6%)	1,721± SQ. FT. (4.0%)

OPEN SPACE CALCULATION (TAX MAP 22 LOT 77):

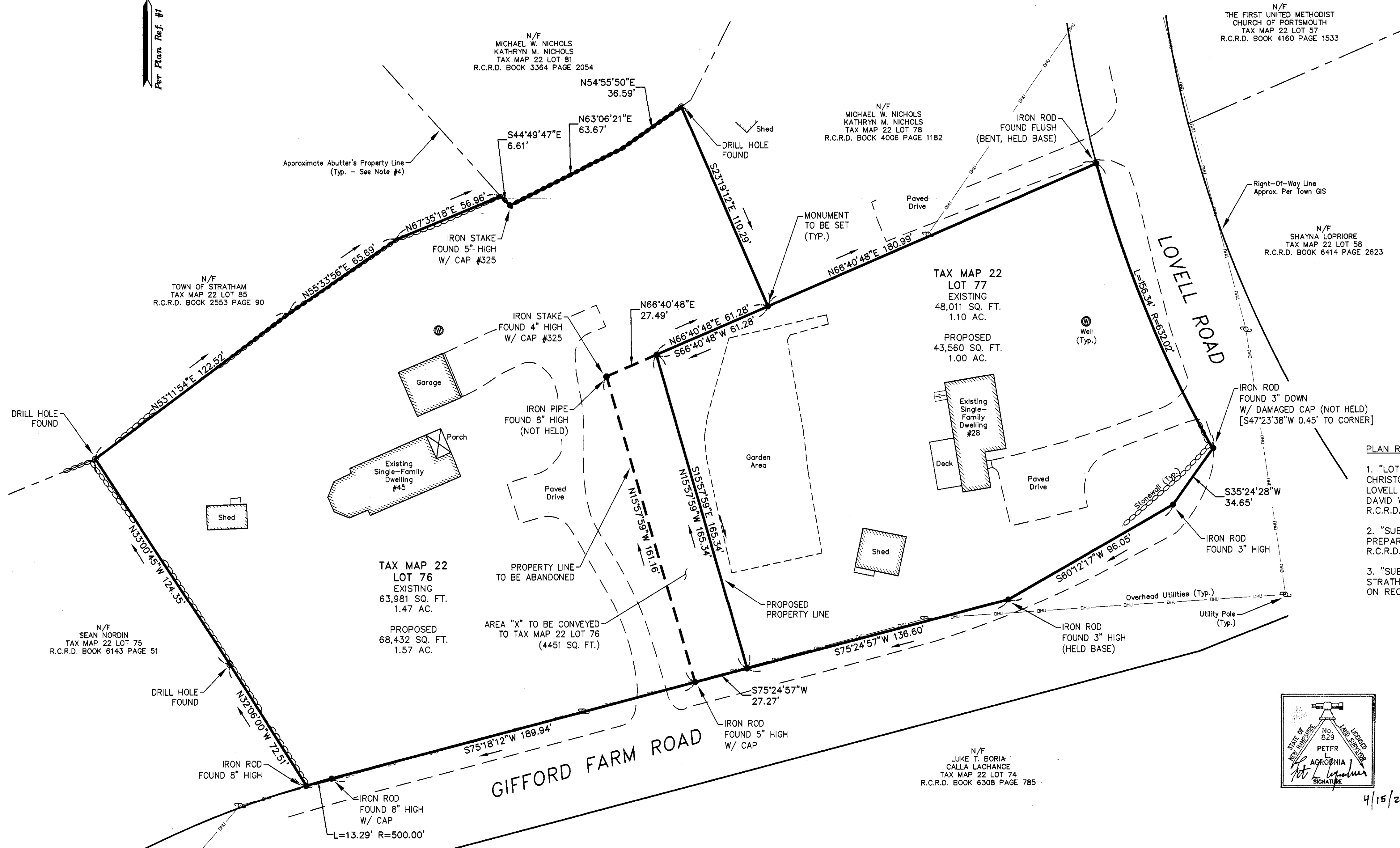
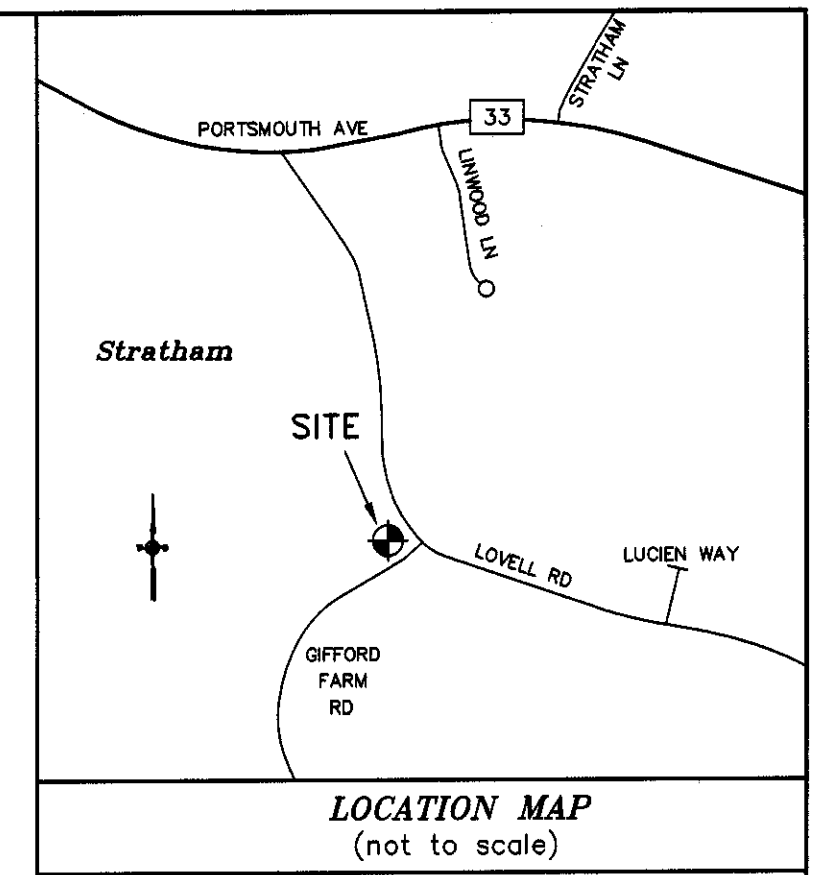
	EXISTING	PROPOSED
TOTAL LOT AREA	48,011 SQ. FT.	43,560 SQ. FT.
OPEN SPACE	43,771± SQ. FT.	39,320± SQ. FT.
OPEN SPACE PERCENTAGE	91.2%	90.3%

ZONING DATA PER STRATHAM ZONING ORDINANCE (LAST AMENDED MARCH 2023. SEE NOTE #6):

BASE ZONE: MANUFACTURED (MAH)

REQUIREMENTS:

MINIMUM LOT AREA:	1 AC.
MINIMUM LOT DEPTH:	150 FT.
MINIMUM STREET FRONTAGE:	100 FT.
MINIMUM FRONT YARD:	30 FT.
MINIMUM SIDE YARD:	20 FT.
MINIMUM REAR YARD:	20 FT.
MAXIMUM BUILDING COVERAGE:	25%
MINIMUM OPEN SPACE:	50%
MAXIMUM STRUCTURE HEIGHT:	35 FT.



NOTES:

- OWNERS OF RECORD:
TAX MAP 22 LOT 76
JOYCE A. ROWE REVOCABLE TRUST
JOYCE A. ROWE, TRUSTEE
R.C.R.D. BOOK 5485 PAGE 2526
DATED SEPTEMBER 25, 2013

TAX MAP 22 LOT 77
LOVELL ROAD TRUST
CHRISTOPHER ROWE, TRUSTEE
R.C.R.D. BOOK 8521 PAGE 780
DATED NOVEMBER 29, 2023
- TOTAL EXISTING PARCEL AREA:
TAX MAP 22 LOT 76
1.47 AC.

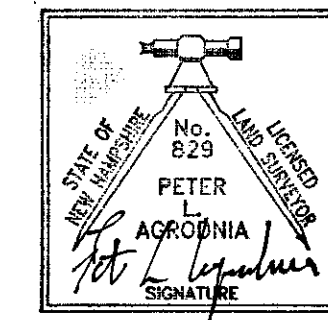
TAX MAP 22 LOT 77
1.10 AC.
- BASIS OF BEARING IS PER PER PLAN REFERENCE #1.
- APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
- EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
- ZONING INFORMATION SHOWN HEREON IS FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE TOWN OF STRATHAM PRIOR TO DESIGN OR CONSTRUCTION.
- THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS, FIELD EVIDENCE AND PAROL TESTIMONY RECOVERED AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.

PLAN REFERENCES:

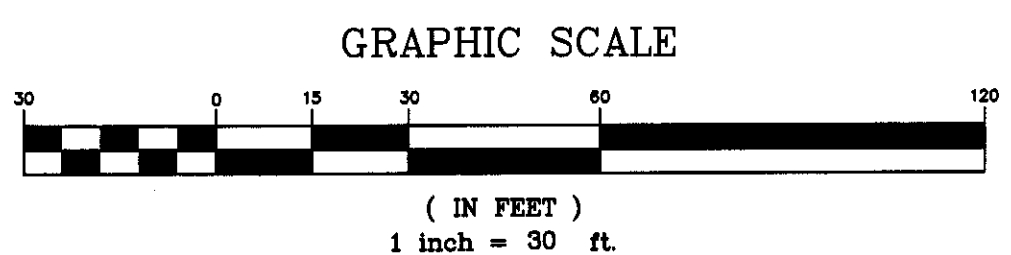
- "LOT LINE ADJUSTMENT PLAN PREPARED FOR MICHAEL W. & KATHRYN M. NICHOLS AND CHRISTOPHER T. & JOYCE A. ROWE OF MAP 16, LOT 12-1 & MAP 16, LOT 12-3, LOCATED AT LOVELL ROAD & GIFFORD FARM ROAD, COUNTY OF ROCKINGHAM, STRATHAM, NH", PREPARED BY DAVID W. VINCENT, LLS, LAND SURVEYING SERVICES, DATED JULY 14, 2000, ON RECORD AT THE R.C.R.D. FILE NO. D-28436.
- "SUBDIVISION OF LAND FOR CHRISTOPHER & JOYCE ROWE IN STRATHAM, NEW HAMPSHIRE, PREPARED BY LECLERC STOWELL ASSOCIATES, DATED APRIL 16, 1984, ON RECORD AT THE R.C.R.D. FILE NO D-13414.
- "SUBDIVISION OF LAND, STRATHAM ELEMENTARY SCHOOL, OWNER OF RECORD: TOWN OF STRATHAM, PREPARED BY KIMBALL CHASE, DATED APRIL 20, 1988, LAST REVISED MAY 9, 1988, ON RECORD AT THE R.C.R.D. FILE NO D-17988

PURPOSE OF PLAN:

THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED LOT LINE REVISION BETWEEN ADJACENT PARCELS.



4/15/2024



Town of Stratham, Planning Board

Chairperson _____ Date _____

REV.	DATE	STATUS	BY	CHKD	APPD.

LOT LINE REVISION PLAN
FOR PROPERTY AT
45 Gifford Farm Road & 28 Lovell Road
Stratham, Rockingham County, New Hampshire
OWNED BY
Joyce A. Rowe Revocable Trust
Joyce A. Rowe, Trustee
P.O. Box 173, Stratham, NH 03885
&
Lovell Road Trust
Christopher Rowe, Trustee
28 Lovell Road, Stratham, NH 03885

North
W **EASTERLY**
SURVEYING

SURVEYORS IN N.H. & MAINE 1021 GOODWIN ROAD, UNIT #1
(207) 439-6333 ELIOT, MAINE 03903

SCALE: 1" = 30'	PROJECT NO. 24-129	DATE: 4/15/24	SHEET: 1 OF 1	DRAWN BY: A.P.M.	CHECKED BY: P.L.A.
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DRAWING No: 24-129 LLA
FIELD BOOK No: "Stratham #8" **Tax Map 22 Lots 76 & 77**