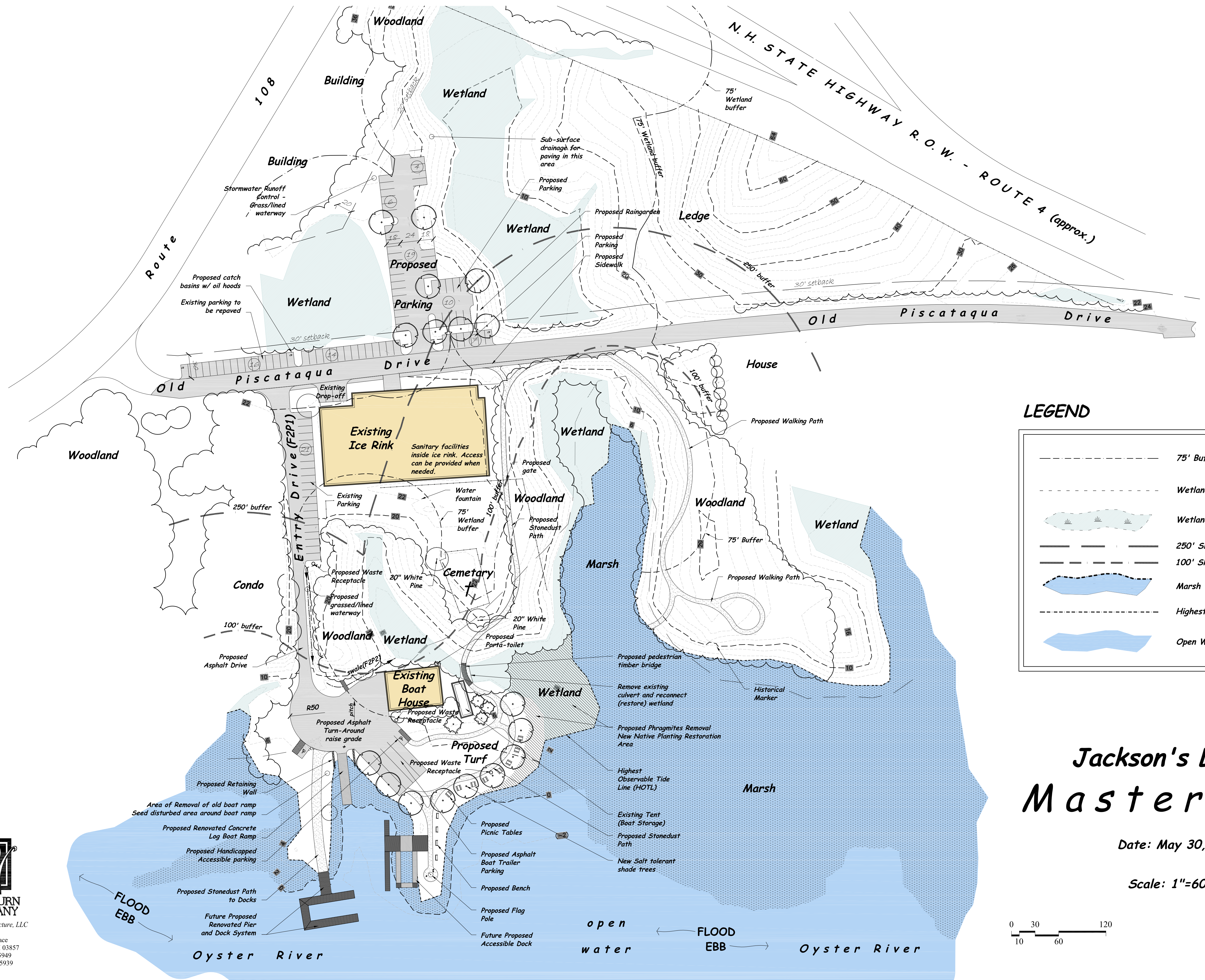
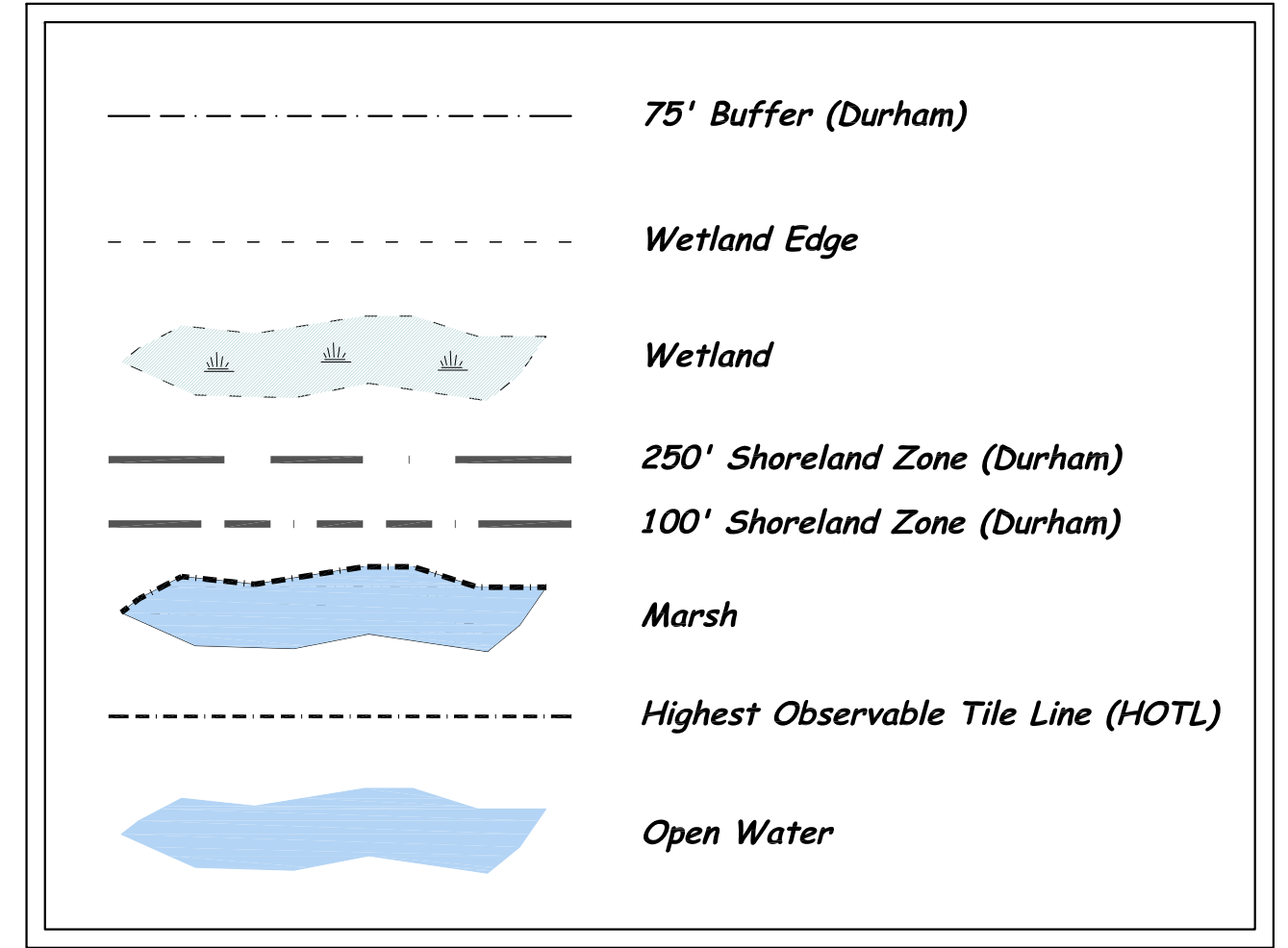




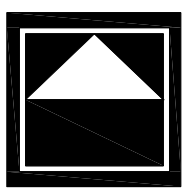
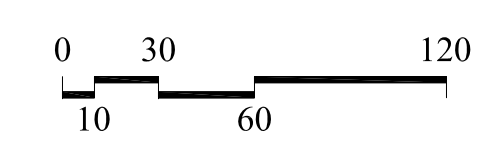
LEGEND



Jackson's Landing
Master Plan

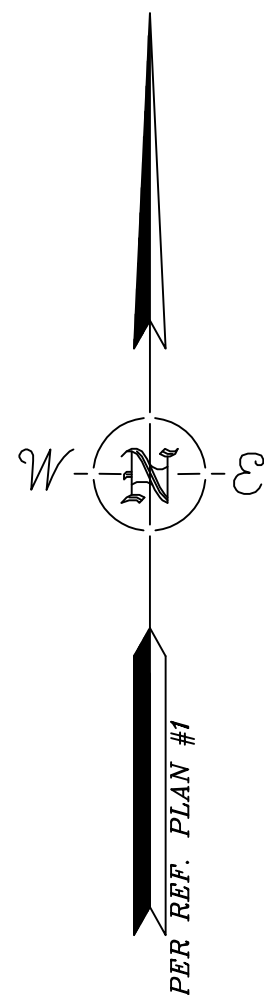
Date: May 30, 2008

Scale: 1"=60'-0"

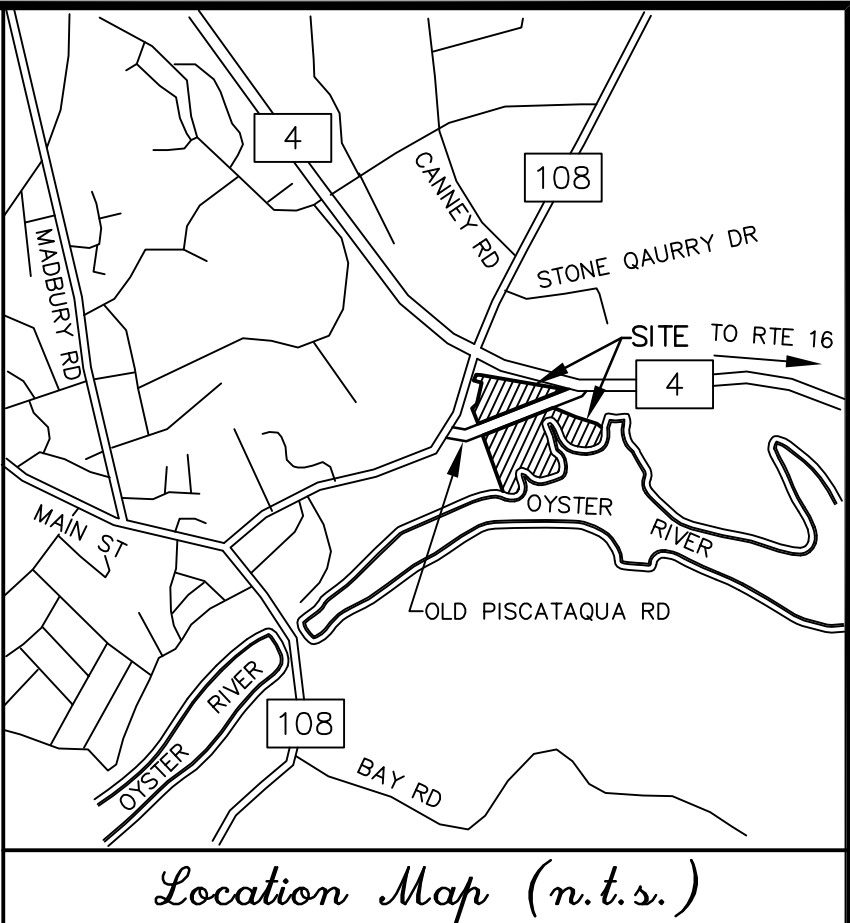


WOODBURN & COMPANY
Landscape Architecture, LLC
103 Kent Place
Newmarket, NH 03857
Tel 603.659.5949
Fax: 603.659.5939

W:\Current Projects\Jackson's Landing\Jackson's Landing Master Plan.dwg, 25/04/2008, 12:23:55 PM, 25/04/11

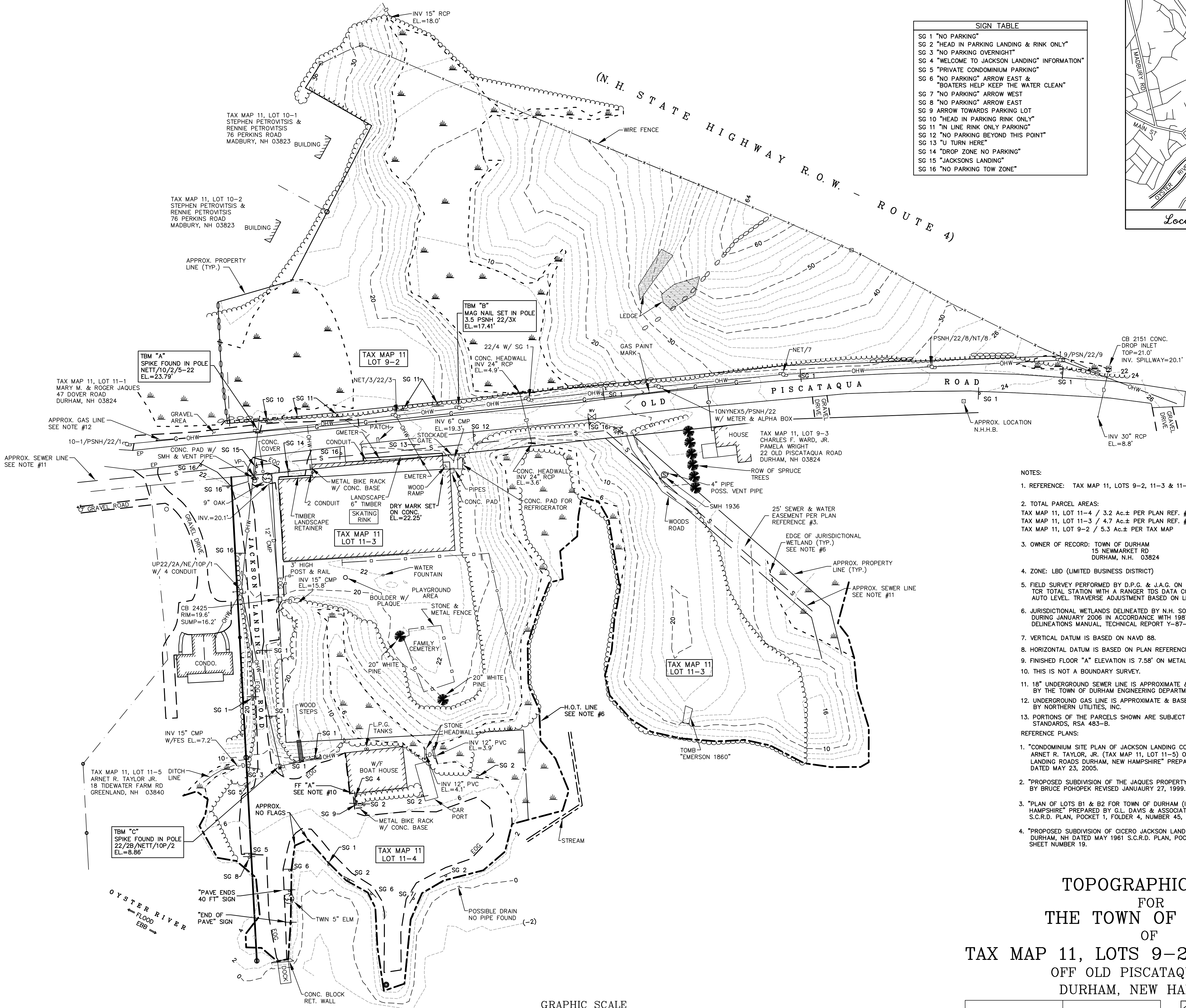


SIGN TABLE	
SG 1	"NO PARKING"
SG 2	"HEAD IN PARKING LANDING & RINK ONLY"
SG 3	"NO PARKING OVERNIGHT"
SG 4	"WELCOME TO JACKSON LANDING" INFORMATION
SG 5	"PRIVATE CONDOMINIUM PARKING"
SG 6	"NO PARKING" ARROW EAST & "BOATERS HELP KEEP THE WATER CLEAN"
SG 7	"NO PARKING" ARROW WEST
SG 8	"NO PARKING" ARROW EAST
SG 9	ARROW TOWARDS PARKING LOT
SG 10	"HEAD IN PARKING RINK ONLY"
SG 11	"IN LINE RINK ONLY PARKING"
SG 12	"NO PARKING BEYOND THIS POINT"
SG 13	"U TURN HERE"
SG 14	"DROP ZONE NO PARKING"
SG 15	"JACKSONS LANDING"
SG 16	"NO PARKING TOW ZONE"



LEGEND

	UTILITY POLE & GUY WIRE
	SIGN
	N.H.H.B. (NEW HAMPSHIRE HIGHWAY BOUND)
	IRON PIPE/ROD FOUND
	FIRE HYDRANT
	WATER GATE VALVE
	WATER SHUTOFF VALVE
	CATCH BASIN
	DRAIN MANHOLE
	SEWER MANHOLE
	MANHOLE
	JURISDICTIONAL WETLAND SYMBOL
	CONIFEROUS TREE
	DECIDUOUS TREE
	BOLLARD
	TYPICAL RETAINING
	FINISH FLOOR IDENTIFIER
	EDGE OF PAVEMENT
	CONCRETE
	ELECTRIC METER
	GAS METER
	SIGN (SEE SIGN TABLE)
	EDGE OF GRAVEL
	HIGHEST OBSERVABLE TIDE LINE
	VENT PIPE
	STOCKADE FENCE
	WIRE FENCE
	OVERHEAD WIRES
	DRAIN LINE
	SEWER LINE (SEE NOTE #11)
	GAS LINE (SEE NOTE #12)
	TREE LINE
	STONE WALL
	CHAINLINK FENCE
	CONTOUR LINE
	EDGE OF JURISDICTIONAL WETLAND (SEE NOTE #6)
	EDGE OF GRAVEL
	HIGHEST OBSERVABLE TIDE (SEE NOTE #6)
	APPROXIMATE PROPERTY LINES



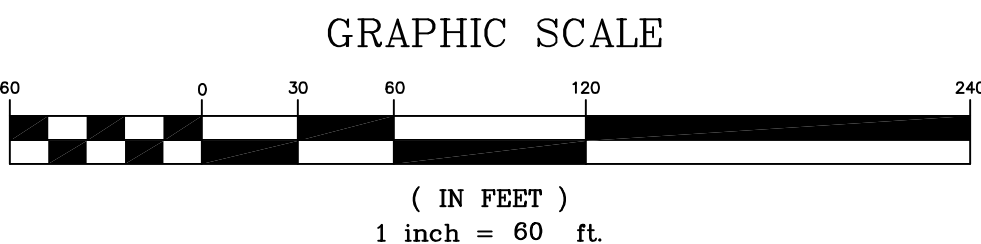
- NOTES:
- REFERENCE: TAX MAP 11, LOTS 9-2, 11-3 & 11-4
 - TOTAL PARCEL AREAS:
TAX MAP 11, LOT 11-4 / 3.2 Ac.± PER PLAN REF. # 4
TAX MAP 11, LOT 11-3 / 4.7 Ac.± PER PLAN REF. # 3
TAX MAP 11, LOT 9-2 / 5.3 Ac.± PER TAX MAP
 - OWNER OF RECORD: TOWN OF DURHAM
15 NEWMARKET RD
DURHAM, N.H. 03824
 - ZONE: LBD (LIMITED BUSINESS DISTRICT)
 - FIELD SURVEY PERFORMED BY D.P.G. & J.A.G. ON 01/06 USING A LEICA 705 TCR TOTAL STATION WITH A RANGER TDS DATA COLLECTOR AND A SOKKIA B20 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
 - JURISDICTIONAL WETLANDS DELINEATED BY N.H. SOILS CONSULTANTS, INC. DURING JANUARY 2006 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATIONS MANUAL, TECHNICAL REPORT Y-87-1.
 - VERTICAL DATUM IS BASED ON NAVD 88.
 - HORIZONTAL DATUM IS BASED ON PLAN REFERENCE #1
 - FINISHED FLOOR "A" ELEVATION IS 7.58' ON METAL THRESHOLD.
 - THIS IS NOT A BOUNDARY SURVEY.
 - 18" UNDERGROUND SEWER LINE IS APPROXIMATE & BASED ON INFORMATION PROVIDED BY THE TOWN OF DURHAM ENGINEERING DEPARTMENT.
 - UNDERGROUND GAS LINE IS APPROXIMATE & BASED ON INFORMATION PROVIDED BY NORTHERN UTILITIES, INC.
 - PORTIONS OF THE PARCELS SHOWN ARE SUBJECT TO THE N.H. SHORELAND PROTECTION STANDARDS, RSA 483-B.
- REFERENCE PLANS:
- "CONDOMINIUM SITE PLAN OF JACKSON LANDING CONDOMINIUM PREPARED FOR ARNET R. TAYLOR, JR. (TAX MAP 11, LOT 11-5) OLD PISCATAQUA & JACKSON LANDING ROADS DURHAM, NEW HAMPSHIRE" PREPARED BY DOUCET SURVEY, INC. DATED MAY 23, 2005.
 - "PROPOSED SUBDIVISION OF THE JAKES PROPERTY IN DURHAM, N.H." PREPARED BY BRUCE POHOPEK REVISED JANUARY 27, 1999. S.C.R.D. PLAN #57-17.
 - "PLAN OF LOTS B1 & B2 FOR TOWN OF DURHAM (IRMA JACKSON) DURHAM NEW HAMPSHIRE" PREPARED BY G.L. DAVIS & ASSOCIATES DATED SEPTEMBER 1973. S.C.R.D. PLAN, POCKET 1, FOLDER 4, NUMBER 45, SHEET 1.
 - "PROPOSED SUBDIVISION OF CICERO JACKSON LAND AT COE'S CORNER DURHAM, NH DATED MAY 1961 S.C.R.D. PLAN, POCKET 4, FOLDER 2 SHEET NUMBER 19.

TOPOGRAPHIC PLAN
FOR
THE TOWN OF DURHAM
OF
TAX MAP 11, LOTS 9-2, 11-3 & 11-4
OFF OLD PISCATAQUA ROAD
DURHAM, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
1.	12/17/07	ADDED WETFLAGS & CATCH BASIN	OMS

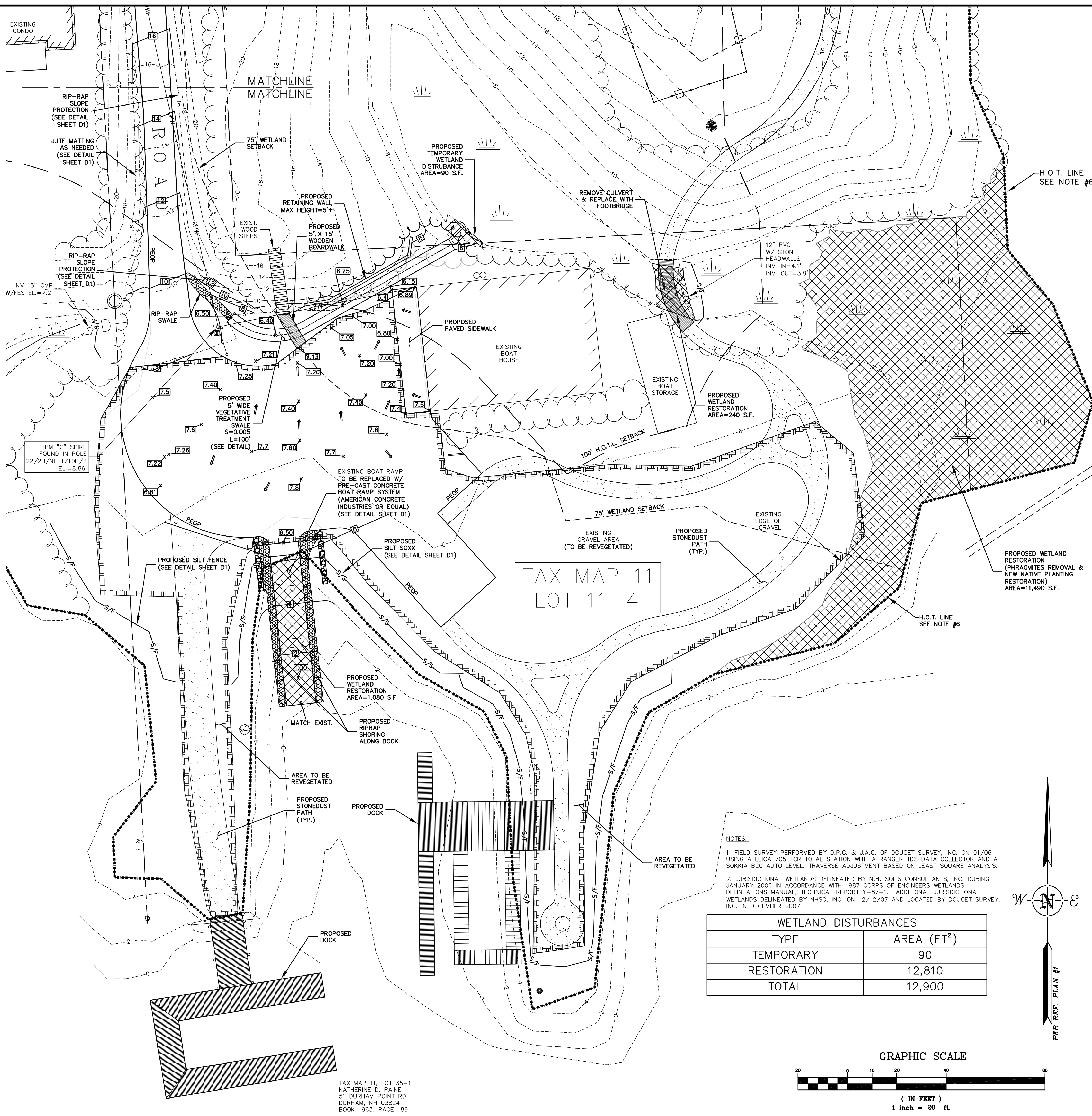
NOTE:
ALL ELECTRIC, GAS, TEL. WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE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

TAX MAP 11, LOT 35-1
KATHERINE D. PAINE
51 DURHAM POINT RD.
DURHAM, NH 03824
BOOK 1963, PAGE 189



DRAWN BY:	O.M.S.	DATE:	JAN. 24, 2006
CHECKED BY:	C.S.D.	DRAWING NO.:	2262A
JOB NO.:	2262	SHEET	1 OF 1





WETLAND DISTURBANCES	
TYPE	AREA (FT ²)
TEMPORARY	90
RESTORATION	12,810
TOTAL	12,900

NOTES:

1. FIELD SURVEY PERFORMED BY D.P.G. & J.A.G. OF DOUCET SURVEY, INC. ON 01/06 USING A LEICA 705 TCR TOTAL STATION WITH A RANGER TDS DATA COLLECTOR AND A SOKKIA 920 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.

2. JURISDICTIONAL WETLANDS DELINEATED BY N.H. SOILS CONSULTANTS, INC. DURING JANUARY 2006 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATIONS MANUAL, TECHNICAL REPORT Y-87-1. ADDITIONAL JURISDICTIONAL WETLANDS DELINEATED BY NHSC, INC. ON 12/12/07 AND LOCATED BY DOUCET SURVEY, INC. IN DECEMBER 2007.

MJS ENGINEERING, PC

5 RAILROAD ST., P.O. Box 359
 PAINE: (603) 659-4279 FAX: (603) 659-4627
 E-MAIL: MJS@MJS-ENGINEERING.COM

CIVIL
 ENVIRONMENTAL
 CONSULTING ENGINEERS

JOB: 06-081

C2

NO.	REVISIONS	DATE	INT.
2.	GENERAL REVISIONS FOR SUBMISSION TO NIRS WETLANDS REVIEW	1/9/07	MS
1.	GENERAL REVISIONS PER CLIENT FOR DRAFT REVIEW WITH GRANT AGENCY	12/14/07	RHR

DATE:	9/18/07
SCALE:	1"=20'
DESIGNED BY:	MJS
DRAWN BY:	DPB
APPROVED BY:	MJS
06-081 C1F.dwg	

CONSTRUCTION PLAN
prepared for
TOWN OF DURHAM
OLD JACKSON LANDING ROAD
TAX MAP 11 LOTS 9-2, 11-3, 11
DURHAM, NH

LEGEND

- OHW — OVERHEAD WIRES
- UTILITY POLE — UTILITY POLE
- D — DRAIN LINE
- 100 — PROPOSED CONTOUR LINE
- 20.50 — PROPOSED SPOT GRADE
- PROPOSED DRAIN LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- STONE WALL
- EDGE OF WETLAND
- APPROXIMATE PROPERTY LINES
- WETLAND SYMBOL
- EXISTING EDGE OF GRAVEL
- PEOP — PROPOSED EDGE OF PAVEMENT
- PEOG — PROPOSED EDGE OF GRAVEL
- PROPOSED EDGE OF SHOULDER
- 20'R — PROPOSED PAVEMENT/GRAVEL RADIUS
- 5 — PROPOSED NUMBER OF PARKING SPACES
- PROPOSED RIP RAP
- PROPOSED END SECTION
- S/F — PROPOSED SILT FENCE
- PROPOSED STONE CHECK DAM

NOTES:

1. FIELD SURVEY PERFORMED BY D.P.G. & J.A.G. OF DOUCET SURVEY, INC. ON 01/06 USING A LEICA 705 TCR TOTAL STATION WITH A RANGER TDS DATA COLLECTOR AND A SOKKIA B20 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
2. JURISDICTIONAL WETLANDS DELINEATED BY N.H. SOILS CONSULTANTS, INC. DURING JANUARY 2006 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATIONS MANUAL, TECHNICAL REPORT Y-87-1. ADDITIONAL JURISDICTIONAL WETLANDS DELINEATED BY NHSC, INC. ON 12/12/07 AND LOCATED BY DOUCET SURVEY, INC. IN DECEMBER 2007.

TAX MAP 11, LOT 10-1
STEPHEN PETROVITSIS &
RENNIE PETROVITSIS
76 PERKINS ROAD
MADBURY, NH 03823

TAX MAP 11, LOT 10-2
STEPHEN PETROVITSIS &
RENNIE PETROVITSIS
76 PERKINS ROAD
MADBURY, NH 03823

PROP. 3' WIDE
TREATMENT SWALE
INLET = 22.06
OUTLET = 21.13
L=186' S=0.005

INSTALL SILT FENCE AT
EDGE OF WETLAND TO
PREVENT ENCROACHMENT

LOCATION
OF CROWN
(HIGH POINT)

TAX MAP 11, LOT 11-1
MARY M. & ROGER JACQUES
47 DOVER ROAD
DURHAM, NH 03824

TBM "A" SPIKE
FOUND IN POLE
NETT/10/2/5-22
EL.=23.79'

PROP. CATCH BASIN
W/ NEENAH R-3570
FRAME & GRATE
AND OIL HOOD
RIM ELEVATION=22.71
15" HDPE INV. IN=19.03
15" HDPE INV. OUT=18.93
L=134' S=0.019

PROP. CATCH BASIN
W/ NEENAH R-3570
FRAME & GRATE
AND OIL HOOD
RIM ELEVATION=19.34
15" HDPE INV. IN=16.34
15" HDPE INV. OUT=16.24
L=115' S=0.025

PROP. CATCH BASIN
W/ NEENAH R-3570
FRAME & GRATE
AND OIL HOOD
RIM ELEVATION=16.31
15" HDPE INV. IN=13.31
15" HDPE INV. OUT=11.10
L=20' S=0.005

TBM "B" MAG NAIL
SET IN POLE
3.5 PSNH 22/3X
EL.=17.41'

CONC.
HEADWALL INV
24" RCP
EL.=3.6'

GRAPHIC SCALE



TAX MAP 11
LOT 9-2

TAX MAP 11
LOT 11-3

NO.	REVISIONS	DATE	INT.
1.	GENERAL REVISIONS FOR SUBMISSION TO NHDES WETLANDS REVIEW	1/9/07	MS

SEAL	DATE: 12/14/07
SCALE: 1"=20'	DESIGNED BY: RHR
DRAWN BY: MS	APPROVED BY: RHR
06-081 CTF.dwg	

UPPER PARKING AREA GRADING &
DRAINAGE PLAN
prepared for
TOWN OF DURHAM
OLD JACKSON LANDING ROAD
TAX MAP 11 LOTS 9-2, 11-3, 11-4
DURHAM, NH

MJS ENGINEERING, PC
CIVIL
ENVIRONMENTAL
CONSULTING ENGINEERING
5 RIVERSIDE ST., 3RD FL., SUITE 350
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PHONE: (603) 659-4978, FAX: (603) 659-4627
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JOB: 06-081

C3