

TAX MAP 6, LOT 8-2  
JOEL TILLINGHAST  
23 BRUMER STREET #1  
BOSTON, MA 02108  
S.C.R.D. BOOK 3758, PAGE 629

TAX MAP 6, LOT 8-1  
MURRY & DOROTHY STRAUS  
33 MILL POND ROAD  
DURHAM, NH 03824  
S.C.R.D. BOOK 1940, PAGE 775

TAX MAP 6, LOT 7-36  
FRANK JR. & KATE E. POLITANO  
39 MILL POND ROAD  
DURHAM, NH 03824  
S.C.R.D. BOOK 3835, PAGE 568

TAX MAP 6, LOT 7-10  
DAVID A. & CYNTHIA S. COOPER REV. TRUST  
41 MILL POND ROAD  
DURHAM, NH 03824  
S.C.R.D. BOOK 3477, PAGE 534

TAX MAP 6, LOT 9-6  
RICHARD W. & SUSAN W. RENNER  
28 NEWMARKET ROAD  
DURHAM, NH 03824  
S.C.R.D. BOOK 3880, PAGE 77

TAX MAP 6, LOT 9-11  
COLIN WARE & DIANNE E. RAMEY  
10 LAUREL LANE  
DURHAM, NH 03824  
S.C.R.D. BOOK 3793, PAGE 760

TAX MAP 6, LOT 9-10  
JEFFREY A. & CHRISTINA L. HILLER  
6 LAUREL LANE  
DURHAM, NH 03824  
S.C.R.D. BOOK 3513, PAGE 122

TAX MAP 6, LOT 9-7  
CHRISTOPHER NEWCOMB  
56 NEWMARKET ROAD  
DURHAM, NH 03824  
S.C.R.D. BOOK 4113, PAGE 405

TAX MAP 6, LOT 12-5  
MARK & CHRISTINE HENDERSON  
1 MAIN STREET, SUITE 16  
DURHAM, NH 03824  
S.C.R.D. BOOK 1806, PAGE 451

TAX MAP 6, LOT 12-6  
WILLIAM SULLIVAN & KAREN N. GERVASIO  
181 DREW ROAD  
MADBURY, NH 03823  
S.C.R.D. BOOK 1806, PAGE 456

TAX MAP 6, LOT 12-8  
WILLIAM & JANE LENHARTH  
55 NEWMARKET ROAD  
DURHAM, NH 03824  
S.C.R.D. BOOK 4205, PAGE 219

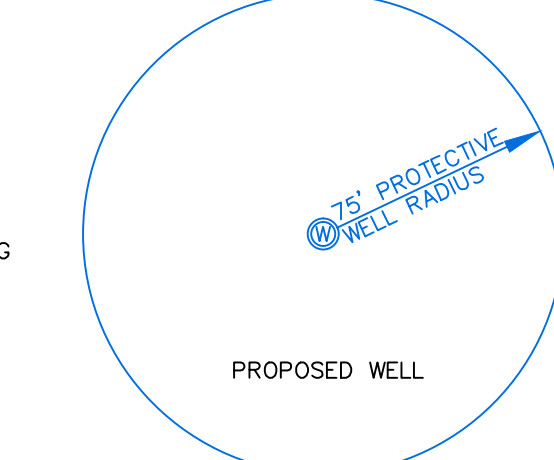
USEABLE AREA CALCULATIONS (PER ZONING ORD. 175-55)  
TOTAL PROPOSED PARCEL AREA=107,217 SQ. FT.  
1. POORLY DRAINED SOILS=8,309 SQ. FT. (-)  
2. FLOODWAYS=0 SQ. FT.  
3. SHALLOW DEPTH-TO-LEDGE & VARIABLE DEPTH-TO-LEDGE=50,905 SQ. FT. (-)  
4. MODERATE DEPTH-TO-LEDGE=0 SQ. FT.  
5. SLOPES 25%+=(224EH TAKEN OUT IN #3)  
6. SLOPED 15%-24%=2,397 SQ. FT. (50%-1,198 SQ. FT.) (-)  
7. RIGHT-OF-WAYS/EASEMENTS=2 SQ. FT.  
8. STREAM CHANNELS=0 SQ. FT.  
9. OTHER UNSUITABLE AREA=0 SQ. FT.  
TOTAL USEABLE AREA=46,805 SQ. FT.

REFERENCE PLANS:  
1. "ESTATE OF MILICENT C. CHAMBERLIN DURHAM, NH" DATED AUGUST 1955, BY G.L. DAVIS & ASSOC., S.C.R.D. PLAN #4, POCKET #7, FOLDER #5.  
2. "PLAN OF LOTS JAMES C. & NELL E. CHAMBERLIN NEWMARKET ROAD DURHAM, NH", DATED JANUARY 1989, BY G.L. DAVIS & ASSOC., S.C.R.D. PLAN #20-147.  
3. "CONSERVATION EASEMENT PLAN FOR MILL POND CENTER", BY DOUCET SURVEY, INC., DATED MARCH 5, 2003, S.C.R.D. PLAN #78-31.

- NOTES:
- REFERENCE: TAX MAP 6, LOT 9-8
  - TOTAL PARCEL AREA: 751,791 SQ. FT. OR 17,258 AC.
  - OWNER OF RECORD: TAX MAP 6, LOT 9-8 SEACOAST REPERTORY THEATRE 125 BOW STREET PORTSMOUTH, NH 03801 S.C.R.D. BOOK 3992, PAGE 997
  - ZONE: RB (RESIDENCE B) DIMENSIONAL REQUIREMENTS:
 

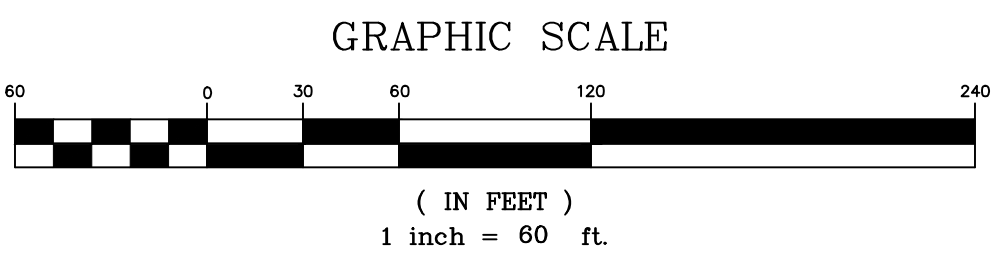
MIN. LOT AREA	40,000 sq. ft.
MIN. FRONTAGE	150 ft.
MIN. FRONT SETBACK	40 ft.
MIN. REAR SETBACK	30 ft.
MIN. SIDE SETBACK	20 ft.
HIGH WATER	150 ft.
WETLAND CONSERVATION DISTRICT SETBACK REQUIREMENTS	STRUCTURES-POORLY DRAINED 75 ft. VERY POORLY DRAINED 75 ft.
SEPTIC-75 ft.	SHORELAND SETBACK REQUIREMENTS
STRUCTURES-75 ft.	SEPTIC-150 ft.
  - FIELD SURVEY PERFORMED BY S.D.B. & N.J.L. DURING 01/03 USING A LEICA 705 TCR TOTAL STATION WITH A TDS RANGER DATA COLLECTOR AND A SOKKIA B21 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
  - JURISDICTIONAL WETLANDS DELINEATED BY NH SOIL CONSULTANTS, INC. DURING JANUARY 2003 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATIONS MANUAL, TECHNICAL REPORT Y-87-1.
  - FLOOD HAZARD ZONE: "AE", PER FIRM MAP #33017003180, DATED 5/17/05.
  - HORIZONTAL DATUM BASED ON DISK 133 0090 ELEV. 64.38' (NGVD29).
  - VERTICAL DATUM IS BASED ON DISK 133 0090 ELEV. 64.38' (NGVD29).
  - THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
  - FINAL MONUMENTATION MAY BE DIFFERENT THAN THE PROPOSED MONUMENTATION SHOWN HEREON. DUE TO THE FACT THAT SITE CONDITIONS WILL DICTATE THE ACTUAL LOCATION AND TYPE OF MONUMENTS INSTALLED IN THE FIELD, PLEASE REFER TO EITHER THE "MONUMENTATION LOCATION PLAN" TO BE RECORDED OR CONTACT DOUCET SURVEY, INC. FOR CLARIFICATION OF MONUMENTS SET. (A RECORDED PLAN WILL BE PRODUCED AT THE DISCRETION OF DOUCET SURVEY, INC.)
  - WATER BOUNDARIES ARE DYNAMIC IN NATURE AND ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES SUCH AS EROSION OR ACCRETION.
  - PRIVATE ROAD AS SHOWN IS 20' WIDE AND 395.56' FEET IN LENGTH.

- LEGEND
- UTILITY POLE & GUY WIRE
  - DRILL HOLE FOUND
  - IRON PIPE/ROD FOUND
  - 5/8" RE-BAR W/ ID CAP TO BE SET
  - CATCH BASIN
  - CONIFEROUS TREE
  - DECIDUOUS TREE
  - TEST PIT
  - TYP. TYPICAL
  - RET. RETAINING
  - EP EDGE OF PAVEMENT
  - EOG EDGE OF GRAVEL
  - OH OVERHANG
  - BEARING PROPERTY LINES
  - DIST DIST
  - PROPOSED PROPERTY LINES
  - SETBACK LINE
  - WOOD RAIL FENCE
  - SINGLE CHAIN FENCE
  - OHW OVERHEAD WIRES
  - APPROX. ABUTTERS LOT LINE
  - EASEMENT LINES
  - STONE WALL
  - DRAIN LINE
  - CONTOUR LINE
  - WETLAND LINE
  - PROPOSED BUILDING
  - PROPOSED SEPTIC
  - PROPOSED WELL



NO.	DATE	DESCRIPTION	BY

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.



## DESIGN REVIEW PLAN OF MILL POND CENTER 50 NEWMARKET ROAD DURHAM, NEW HAMPSHIRE

DRAWN BY:	M.W.F.	DATE:	JANUARY 22, 2015
CHECKED BY:	W.J.D.	DRAWING NO.:	3978A
JOB NO.:	3978	SHEET	1 OF 1

