

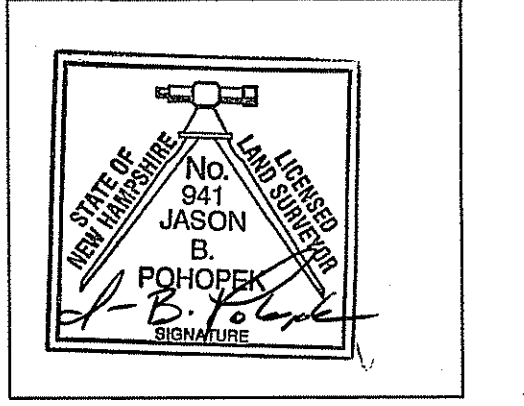
- Plan Notes:**
- The intent of this plan is to subdivide the subject parcel identified as Tax Map 6 Lot 2-12, in Durham, NH, into 2 lots.
 - Owner of Record: Thompson Family Trust
 Tracey McGonagle, trustee
 #53 Roosevelt Avenue
 Marblehead, MA 01945
 - Deed reference: Strafford County Registry of Deeds Book 1438 Page 216
 - The subject parcel is located within the Residence B zoning district of the Town of Durham, NH.
 - The dimensional requirements of the Residence B zoning district are:
 Minimum Lot Size: 40,000 sq ft
 Minimum Lot Frontage: 150 feet
 Front Yard Setback: 30 feet
 Side Yard Setback: 20 feet
 Rear Yard Setback: 30 feet
 - The elevation datum is assumed.
 - If the existing septic system servicing lot 2-12 ever fails then the approved design eCA2017101826, dated 10/18/2017 must be installed.
 - This subject lot is encroached upon by way of occupation, including a shed and lawn area, by lot 2-14, along the common line of lots 2-13 and 2-14.
 - According to the USDA Web Soil Survey the subject lot consists of Hollis-Charlton soils, very rocky to extremely rocky fine sandy loams, 3-25% slopes and a small portion near Orchard Road is identified as Suffield silt loam, 8-25% slopes.
 - For more information about this subdivision or to see the complete plan set contact the Town of Durham Planning Department, 8 Newmarket Road, Durham, 03824. (603) 868-8064.
 - All utilities for the new lot must be underground, including utilities extended onto the site from existing poles near the site. However, if the only pole nearby is across the street, one additional pole may be placed on/near the property to allow for overhead extension of wires across the street. All utilities extending from any such new pole must be underground. The applicant may work with the Town staff as appropriate to address this requirement.
 - The driveway for the new lot shall be reviewed and approved by the Durham Department of Public Works.
 - For the new lot, the new property owner shall meet with the Town Building Official and a representative of the Energy Committee to review the Energy Considerations Checklist prior to submitting a building application. The new property owner is encouraged, but not required, to meet any items on the checklist that are workable and to incorporate those items into the building application.
 - The new lot, 2-13, must be connected to the Town of Durham water system.
 - The existing leach field on the parent lot, Lot 2-12 is located within the front setback area and likely within the Town of Durham's right of way. At such time as the leach field is replaced, the new leach field must be situated in accordance with the Durham zoning requirements (unless a variance is obtained) and state requirements.
 - There are several encroachments on the new lot including a shed serving Map 6, Lot 2-14 and a catch basin which appears to serve Map 6 Lot 2-14. The Town of Durham takes no position regarding these encroachments.
 - An impact fee for the Oyster River School District will be due prior to the issuance of a certificate of occupancy for the new lot. The fee is \$3,699.
 - This subdivision has been approved by the state filed under eSA2017102001, dated 10/20/2017.

- Plan References:**
- Plan entitled "Final Plan, Section 4, Valley Development, G. Steven Lambert", dated Jan. 1980, prepared by G.L. Davis & Associates, recorded in the Strafford County Registry of Deeds as Plan 162-35.
 - Plan entitled "Lot Line Adjustment for Don L. Thompson in Durham, NH", dated Nov. 30, 1992, prepared by Bruce L. Pohopek, recorded in the Strafford County Registry of Deeds as Plan 41A-2.

SUBDIVISION PLAN
 prepared for
Thompson Family Trust
 of lands identified as
Tax Map 6 Lot 2-12
 having a physical location of
#8 Ryan Way
Town of Durham
Strafford County
State of New Hampshire
 SCALE: 1" = 20' DATE: SEPTEMBER 27, 2017



PREPARED BY:
 JASON POHOPEK
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REVISED: OCTOBER 2, 2017

LEGEND

- ANGLE POINT
- REBAR
- DRILL HOLE
- IRON PIPE
- ⊗ STEEL STAKE
- UTILITY POLE
- STONE BOUND
- S.C.R.D.
- BARBED WIRE
- ROCK WALL
- BUILDING SETBACK LINE
- PROPERTY LINE
- FOUND

Owner of Record

Thompson Family Trust
 Tracey Thompson McGonagle, Trustee
 date 10/25/17

Approval Block

Final Approval by Durham Planning Board
 Certified by Michael Behrendt, Town Planner
 Michael Behrendt (signature) date 10/25/17