

- 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
Tracy 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 leach field servicing lot 2-12 ever fails and needs to be redesigned the existing well water source may have to be relocated to comply with state separation requirements.
 - 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 both.
 - 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) 888-8084.
 - 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 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.

Tax Map 6 Lot 2-7
#10 Orchard Drive
n/f Charles & Laura Zercher

Tax Map 6 Lot 2-16
#15 Orchard Drive
n/f Jonathon M. Burg

Tax Map 6 Lot 2-17
#17 Orchard Drive
n/f Daniel & Emily Smith

Tax Map 6 Lot 2-19
#19 Orchard Drive
n/f David E. & Catherine C. O'Leary

Tax Map 6 Lot 2-14
#18 Orchard Drive
n/f Richard William England

Tax Map 6 Lot 2-41
#9 Stevens Way
n/f Mark Twickler

Tax Map 6 Lot 2-40
#7 Stevens Way
n/f Eric M. Scheuer

Tax Map 6 Lot 2-11
#8 Ryan Way
n/f Elizabeth E. Nordgren

- 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. Pohopok, recorded in the Strafford County Registry of Deeds as Plan 41A-2.

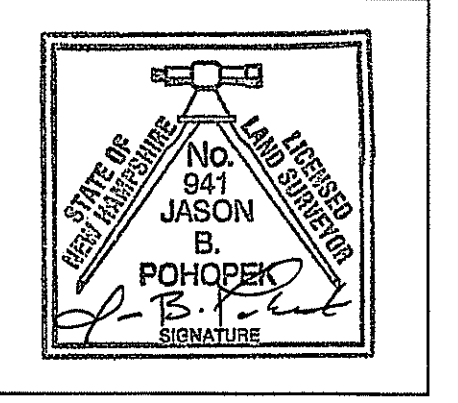
SUBDIVISION PLAN
prepared for
Thompson Family Trust
of lands identified as
Tax Map 6 Lot 2-12
having a physical location of
#8 Ryan Way
Town of Durham
Strafford County
State of New Hampshire
SCALE: 1" = 20' DATE: SEPTEMBER 27, 2017

- LEGEND**
- ANGLE POINT
 - REBAR
 - ⊙ DRILL HOLE
 - ⊕ IRON PIPE
 - ⊗ STEEL STAKE
 - UTILITY POLE
 - STONE BOUND
 - S.C.R.D.
 - STRAFFORD COUNTY REGISTRY OF DEEDS
 - BARBED WIRE
 - ROCK WALL
 - BUILDING SETBACK LINE
 - PROPERTY LINE
 - ⊙ FOUND

DESIGNER
OF
Subsurface Disposal
Systems

Jason B. Pohopok
No. 1512

PREPARED BY:
JASON POHOPEK
NH LAND SURVEYOR #941
PO Box 851
Barrington, NH 03825
603 842 2467



REVISED: OCTOBER 2, 2017

REVIEWED AND APPROVED
IN ACCORDANCE WITH THE
REQUIREMENTS OF THE
NH DEPT OF ENVIRONMENTAL SERVICES
WATER DIVISION
Eric Thomas
Date: 10/20/2017
#eSA2017102001

Owner of Record		Approval Block	
Thompson Family Trust		Final Approval by Durham Planning Board Certified by Michael Behrendt, Town Planner	
Tracey Thompson McGonagle, Trustee	date	Michael Behrendt (signature)	date