

**GENERAL INFORMATION**

**OWNER/APPLICANT**

MAP 14 LOT 16-0  
 V. TODD & COMPANY, INC.,  
 A NEW HAMPSHIRE CORPORATION  
 8 WISWALL ROAD  
 DURHAM, NH 03824

**RESOURCE LIST**

PLANNING DEPARTMENT  
 8 NEWMARKET ROAD  
 DURHAM, NH 03824  
 (603) 866-8064  
 MICHAEL BECHRENDT, TOWN PLANNER

# SUBDIVISION PLANS

## FOR

### V. TODD & COMPANY, INC., A NEW HAMPSHIRE CORPORATION

## 235 PACKERS FALLS ROAD DURHAM, NEW HAMPSHIRE

### SEPTEMBER 6, 2017

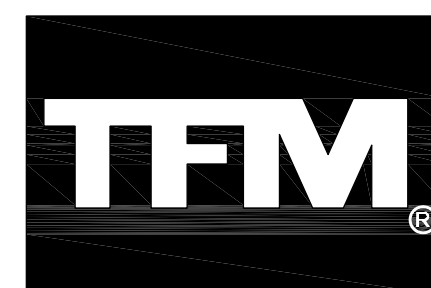
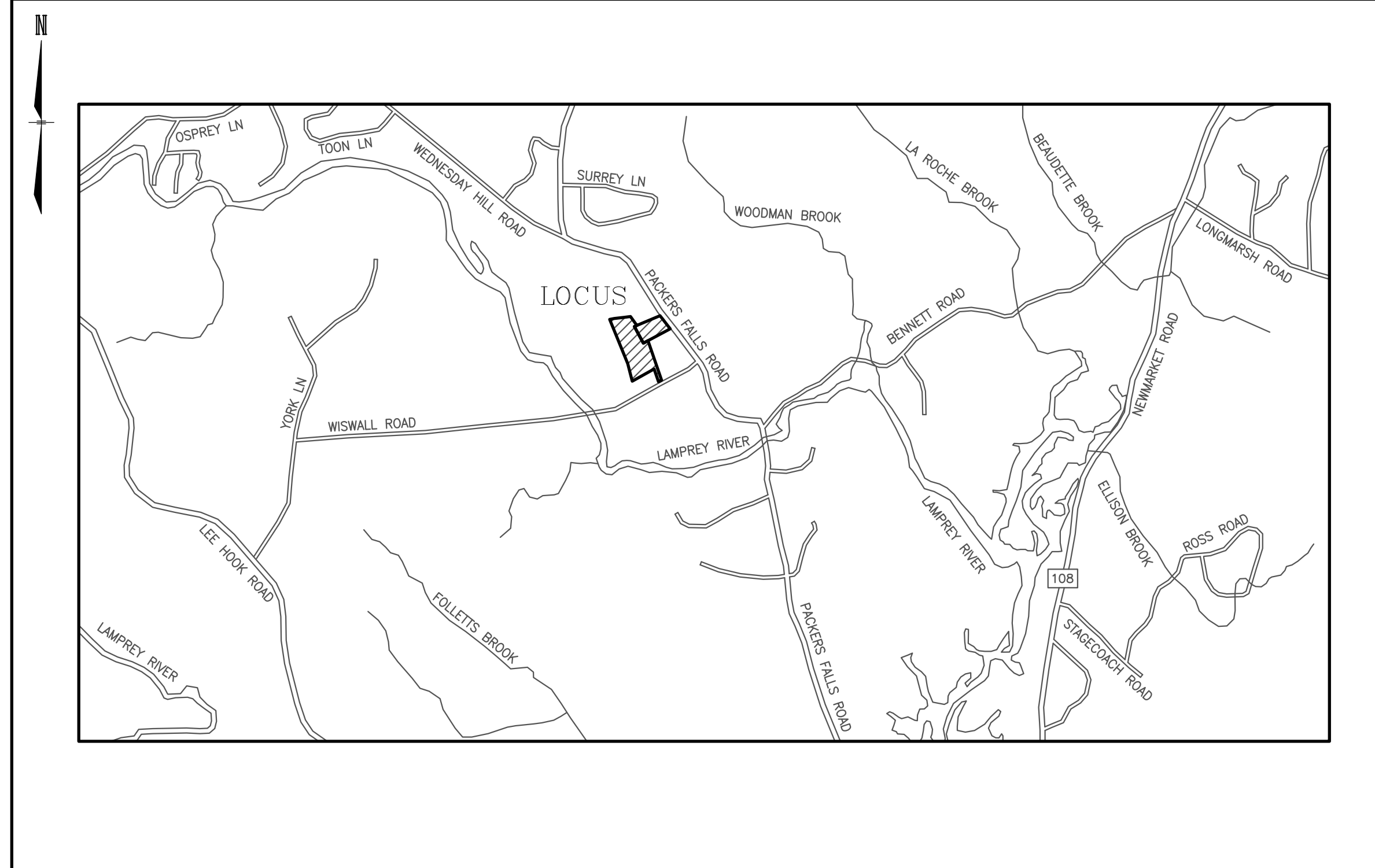
**INDEX OF SHEETS**

SHEET	SHEET TITLE
S-0	COVER SHEET
S-1	SUBDIVISION PLAN
S-2	TOPOGRAPHIC & SOILS PLAN

**PERMITS / APPROVALS**

	NUMBER	APPROVED	EXPIRES
NHDES SUBDIVISION APPROVAL		PENDING	

**VICINITY PLAN**



Civil Engineers  
 Structural Engineers  
 Traffic Engineers  
 Land Surveyors  
 Landscape Architects  
 Scientists

170 Commerce Way, Suite 102  
 Portsmouth, NH 03801  
 Phone (603) 431-2222  
 Fax (603) 431-0910  
 www.tfmoran.com

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 48 Constitution Drive, Bedford, N.H. 03110

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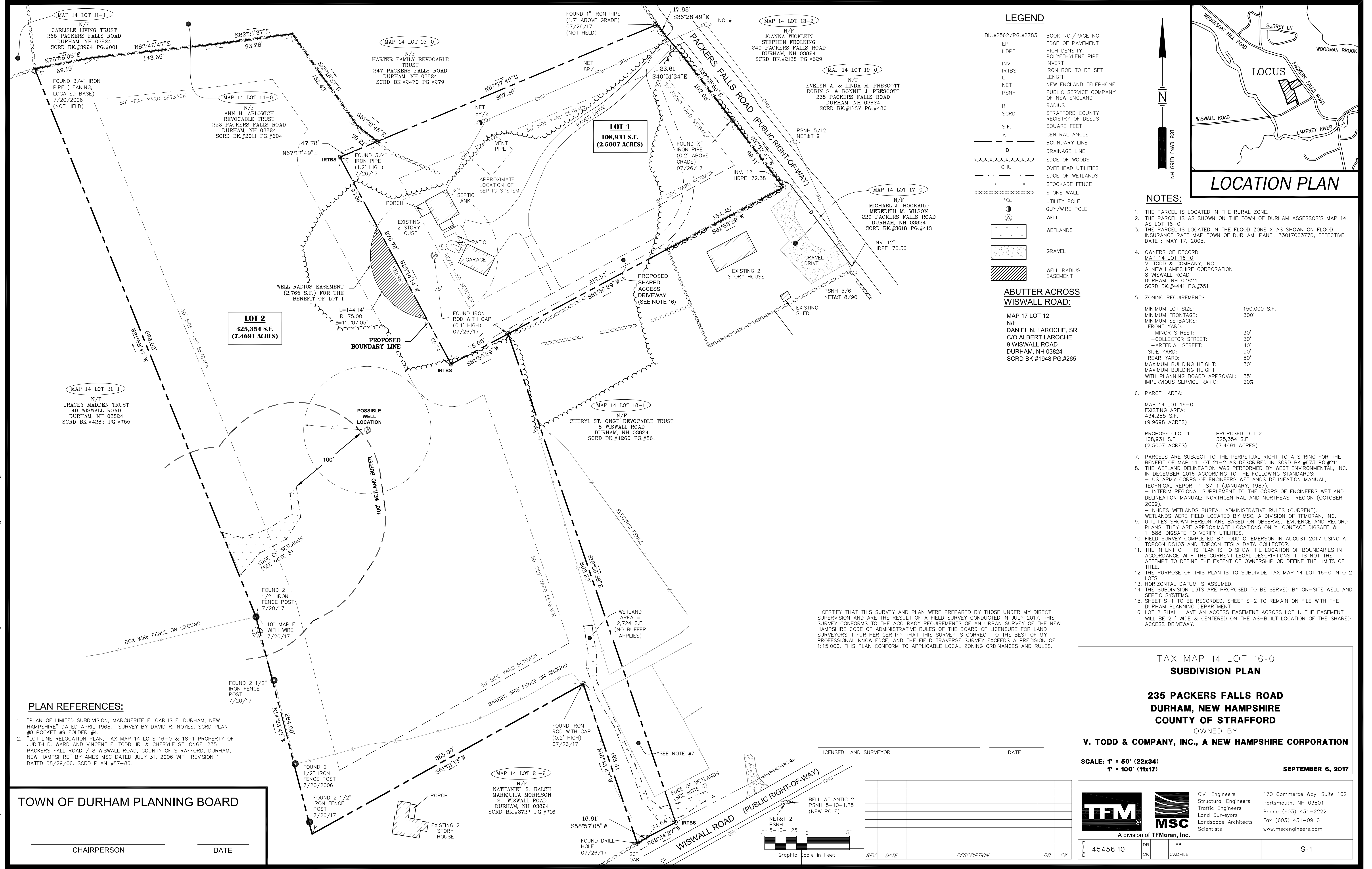


Civil Engineers  
 Structural Engineers  
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**LEGEND**

- |                   |                                       |
|-------------------|---------------------------------------|
| BK.#2562/Pg.#2783 | BOOK NO./PAGE NO.                     |
| EP                | EDGE OF PAVEMENT                      |
| HOPE              | HIGH DENSITY POLYETHYLENE PIPE        |
| INVT              | INVERT                                |
| IRTB              | IRON ROD TO BE SET LENGTH             |
| L                 | LENGTH                                |
| NET               | NEW ENGLAND TELEPHONE                 |
| PSNH              | PUBLIC SERVICE COMPANY OF NEW ENGLAND |
| R                 | RADIUS                                |
| SCRD              | STRAFFORD COUNTY REGISTRY OF DEEDS    |
| S.F.              | SQUARE FEET                           |
| Δ                 | CENTRAL ANGLE                         |
| ---               | BOUNDARY LINE                         |
| ---               | DRAINAGE LINE                         |
| ---               | EDGE OF WOODS                         |
| ---               | EDGE OF WETLANDS                      |
| ---               | STOCKADE FENCE                        |
| ---               | STONE WALL                            |
| ---               | UTILITY POLE                          |
| ---               | GUY/WIRE POLE                         |
| ---               | WELL                                  |
| ---               | WETLANDS                              |
| ---               | GRAVEL                                |
| ---               | WELL RADIUS EASEMENT                  |

**ABUTTER ACROSS WISWALL ROAD:**

**MAP 17 LOT 12**  
 N/F  
 DANIEL N. LAROCHE, SR.  
 C/O ALBERT LAROCHE  
 9 WISWALL ROAD  
 DURHAM, NH 03824  
 SCRDBK.#1948 PG.#265

**NOTES:**

- THE PARCEL IS LOCATED IN THE RURAL ZONE.
- THE PARCEL IS AS SHOWN ON THE TOWN OF DURHAM ASSESSOR'S MAP 14 AS LOT 16-0.
- THE PARCEL IS LOCATED IN THE FLOOD ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP TOWN OF DURHAM, PANEL 33017C0377D, EFFECTIVE DATE - MAY 17, 2005.
- OWNERS OF RECORD:  
 MAP 14 LOT 16-0  
 V. TODD & COMPANY, INC.,  
 A NEW HAMPSHIRE CORPORATION  
 8 WISWALL ROAD  
 DURHAM, NH 03824  
 SCRDBK.#4441 PG.#351
- ZONING REQUIREMENTS:  
 MINIMUM LOT SIZE: 150,000 S.F.  
 MINIMUM FRONTAGE: 300'  
 MINIMUM SETBACKS:  
 FRONT YARD: 30'  
 -MINOR STREET: 30'  
 -COLLECTOR STREET: 40'  
 -ARTERIAL STREET: 40'  
 SIDE YARD: 50'  
 REAR YARD: 50'  
 MAXIMUM BUILDING HEIGHT: 30'  
 MAXIMUM BUILDING HEIGHT WITH PLANNING BOARD APPROVAL: 35'  
 IMPERVIOUS SERVICE RATIO: 20%
- PARCEL AREA:  
 MAP 14 LOT 16-0  
 EXISTING AREA: 434,285 S.F. (9.9698 ACRES)  
 PROPOSED LOT 1: 108,931 S.F. (2.5007 ACRES)  
 PROPOSED LOT 2: 325,354 S.F. (7.4691 ACRES)
- PARCELS ARE SUBJECT TO THE PERPETUAL RIGHT TO A SPRING FOR THE BENEFIT OF MAP 14 LOT 21-2 AS DESCRIBED IN SCRDBK.#673 PG.#211.
- THE WETLAND DELINEATION WAS PERFORMED BY WEST ENVIRONMENTAL, INC. IN DECEMBER 2016 ACCORDING TO THE FOLLOWING STANDARDS:  
 - US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY, 1987)  
 - INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTH-EAST REGION (OCTOBER 2009)  
 - NHDES WETLANDS BUREAU ADMINISTRATIVE RULES (CURRENT)  
 WETLANDS WERE FIELD LOCATED BY MSC, A DIVISION OF TFMORAN, INC. UTILITIES SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE AND RECORD PLANS. THEY ARE APPROXIMATE LOCATIONS ONLY. CONTACT DIGSAFE @ 1-888-DIGSAFE TO VERIFY UTILITIES.
- FIELD SURVEY COMPLETED BY TODD C. EMERSON IN AUGUST 2017 USING A TOPCON DS103 AND TOPCON TESLA DATA COLLECTOR.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT THE ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 14 LOT 16-0 INTO 2 LOTS.
- HORIZONTAL DATUM IS ASSUMED.
- THE SUBDIVISION LOTS ARE PROPOSED TO BE SERVED BY ON-SITE WELL AND SEPTIC SYSTEMS.
- SHEET 5-1 TO BE RECORDED, SHEET 5-2 TO REMAIN ON FILE WITH THE DURHAM PLANNING DEPARTMENT.
- LOT 2 SHALL HAVE AN ACCESS EASEMENT ACROSS LOT 1. THE EASEMENT WILL BE 20' WIDE & CENTERED ON THE AS-BUILT LOCATION OF THE SHARED ACCESS DRIVEWAY.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN JULY 2017. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000. THIS PLAN CONFORM TO APPLICABLE LOCAL ZONING ORDINANCES AND RULES.

**PLAN REFERENCES:**

- "PLAN OF LIMITED SUBDIVISION, MARGUERITE E. CARLISLE, DURHAM, NEW HAMPSHIRE" DATED APRIL 1968. SURVEY BY DAVID R. NOYES, SCRDBK.#8 POCKET #9 FOLDER #4.
- "LOT LINE RELOCATION PLAN, TAX MAP 14 LOTS 16-0 & 18-1 PROPERTY OF JUDITH D. WARD AND VINCENT E. TODD JR. & CHERYLE ST. ONGE, 235 PACKERS FALL ROAD / 8 WISWALL ROAD, COUNTY OF STRAFFORD, DURHAM, NEW HAMPSHIRE" BY AMES MSC DATED JULY 31, 2006 WITH REVISION 1 DATED 08/29/06. SCRDBK.#87-86.

**TOWN OF DURHAM PLANNING BOARD**

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

**TAX MAP 14 LOT 16-0  
SUBDIVISION PLAN**

**235 PACKERS FALLS ROAD  
DURHAM, NEW HAMPSHIRE  
COUNTY OF STRAFFORD**

OWNED BY

**V. TODD & COMPANY, INC., A NEW HAMPSHIRE CORPORATION**

SCALE: 1" = 50' (22x34)  
1" = 100' (11x17)

SEPTEMBER 6, 2017



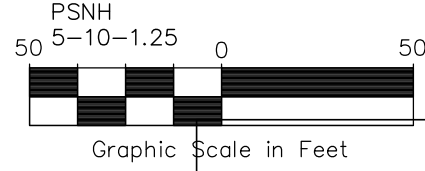
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FILE 45456.10

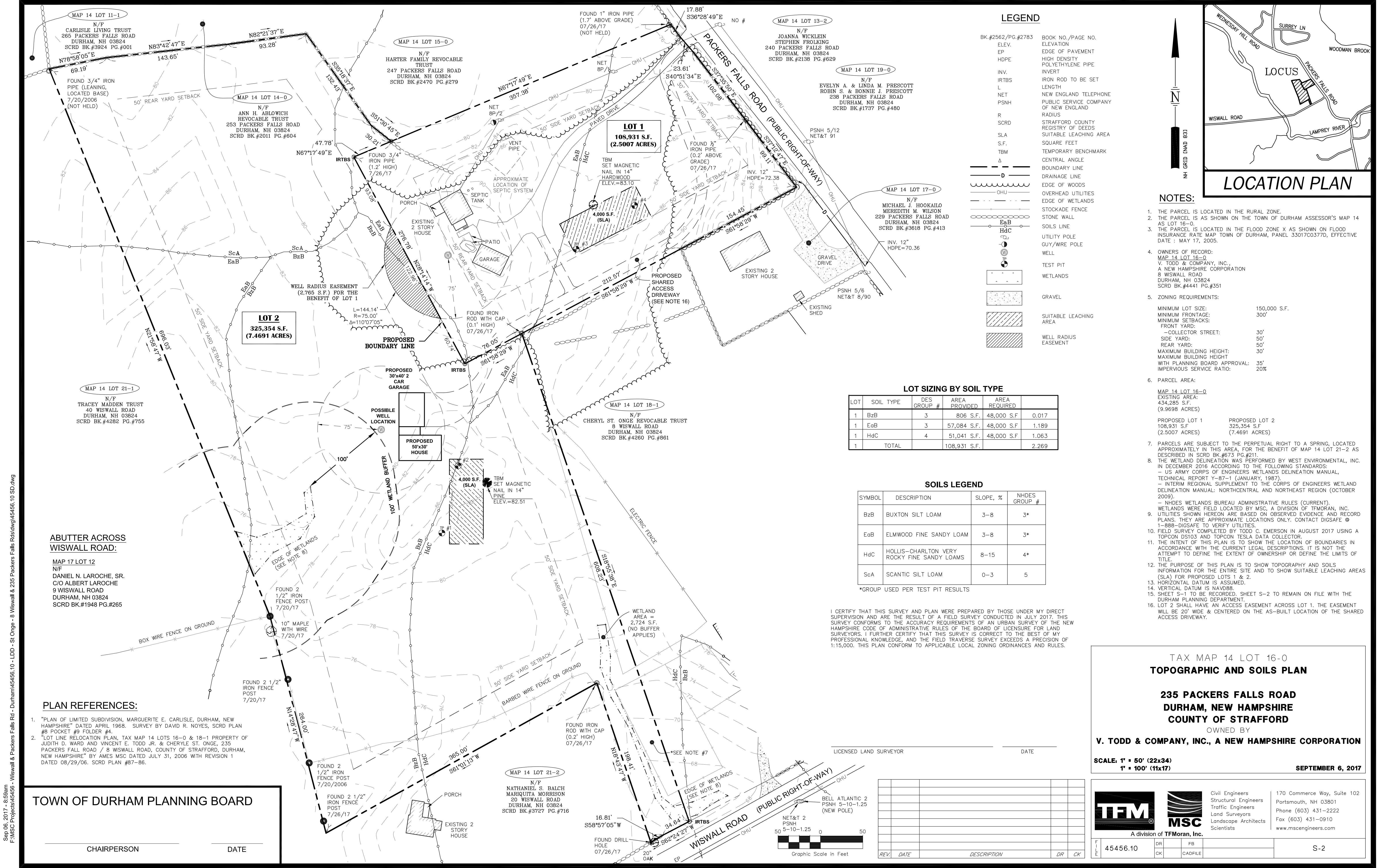
DR FB  
CK CADFILE

S-1

REV	DATE	DESCRIPTION	DR	CK







**LEGEND**

BK.#2562/PG.#2783	BOOK NO./PAGE NO.
ELEV.	ELEVATION
EP	EDGE OF PAVEMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV.	INVERT
IRTBS	IRON ROD TO BE SET
L	LENGTH
NET	NEW ENGLAND TELEPHONE
PSNH	PUBLIC SERVICE COMPANY OF NEW ENGLAND
R	RADIUS
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
SLA	SUITABLE LEACHING AREA
S.F.	SQUARE FEET
TBM	TEMPORARY BENCHMARK
Δ	CENTRAL ANGLE
---	BOUNDARY LINE
-D-	DRAINAGE LINE
~~~~~	EDGE OF WOODS
-OHU-	OVERHEAD UTILITIES
- - -	EDGE OF WETLANDS
⊘	STOCKADE FENCE
⊘	STONE WALL
⊘	SOILS LINE
⊘	UTILITY POLE
⊘	GUY/WIRE POLE
⊘	WELL
⊘	TEST PIT
⊘	WETLANDS
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⊘	SUITABLE LEACHING AREA
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- THE PURPOSE OF THIS PLAN IS TO SHOW TOPOGRAPHY AND SOILS INFORMATION FOR THE ENTIRE SITE AND TO SHOW SUITABLE LEACHING AREAS (SLA) FOR PROPOSED LOTS 1 & 2.
- HORIZONTAL DATUM IS ASSUMED.
- VERTICAL DATUM IS NAVD88.
- SHEET S-1 TO BE RECORDED. SHEET S-2 TO REMAIN ON FILE WITH THE DURHAM PLANNING DEPARTMENT.
- LOT 2 SHALL HAVE AN ACCESS EASEMENT ACROSS LOT 1. THE EASEMENT WILL BE 20' WIDE & CENTERED ON THE AS-BUILT LOCATION OF THE SHARED ACCESS DRIVEWAY.

**LOT SIZING BY SOIL TYPE**

LOT	SOIL TYPE	DES GROUP #	AREA PROVIDED	AREA REQUIRED	0.017
1	BzB	3	806 S.F.	48,000 S.F.	0.017
1	EoB	3	57,084 S.F.	48,000 S.F.	1.189
1	HdC	4	51,041 S.F.	48,000 S.F.	1.063
1	TOTAL		108,931 S.F.		2.269

**SOILS LEGEND**

SYMBOL	DESCRIPTION	SLOPE, %	NHDES GROUP #
BzB	BUXTON SILT LOAM	3-8	3*
EoB	ELMWOOD FINE SANDY LOAM	3-8	3*
HdC	HOLLIS-CHARLTON VERY ROCKY FINE SANDY LOAMS	8-15	4*
ScA	SCANTIC SILT LOAM	0-3	5

\*GROUP USED PER TEST PIT RESULTS

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C/O ALBERT LAROCHE  
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CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

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**TOPOGRAPHIC AND SOILS PLAN**  
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**TFM** **MSC**  
A division of TFMoran, Inc.

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