

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
LAST REVISED 10/5/17

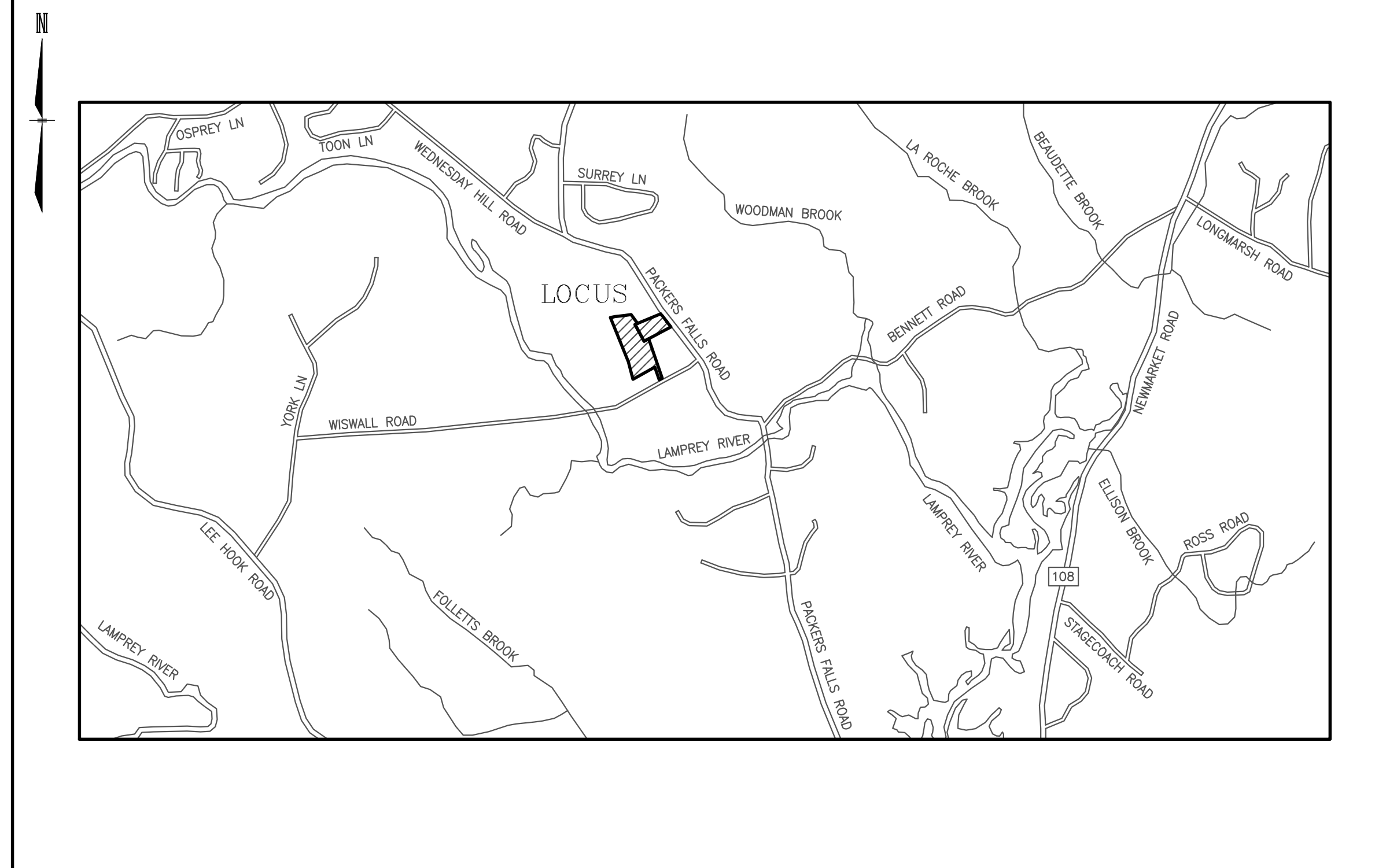
INDEX OF SHEETS

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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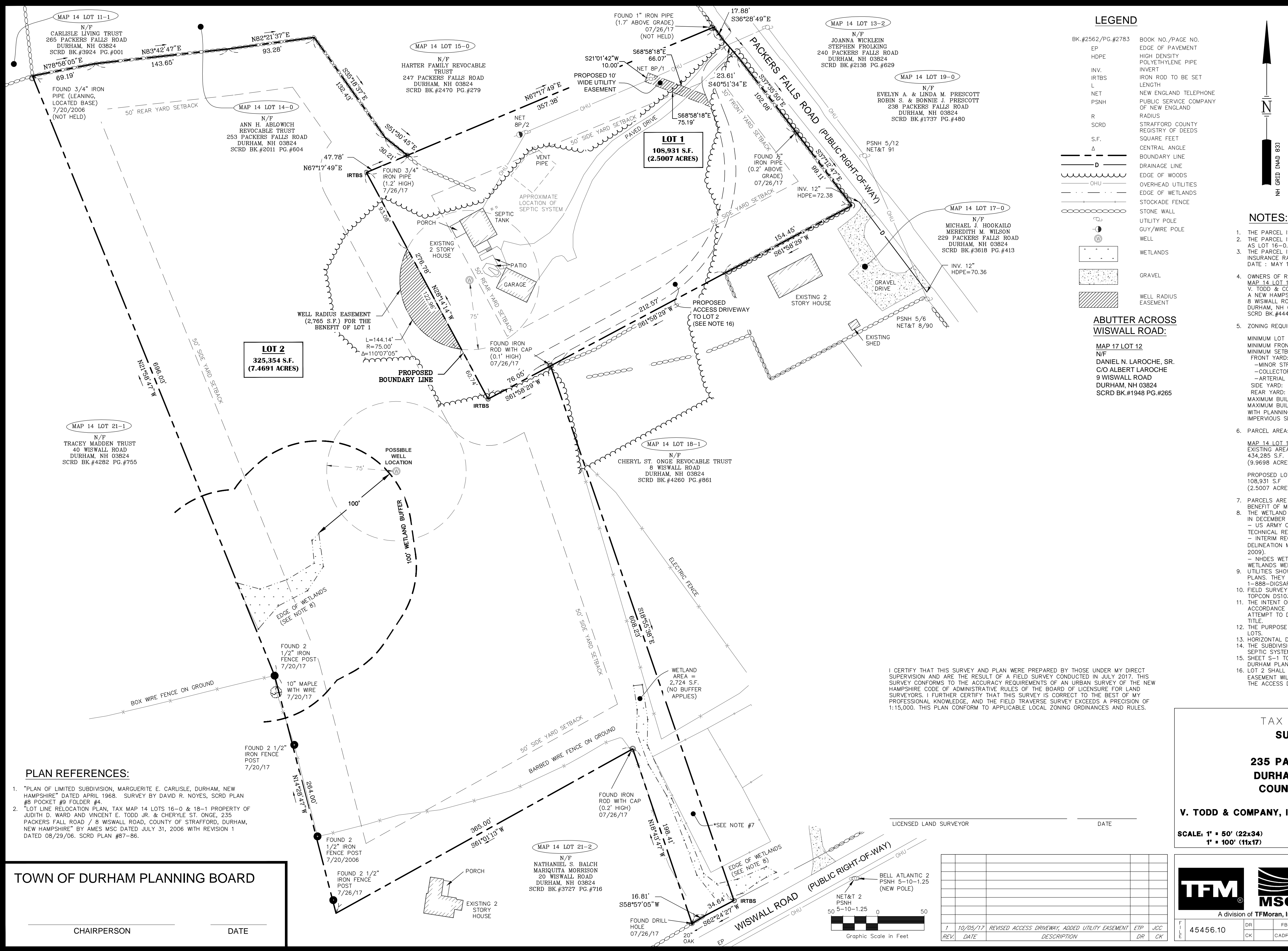


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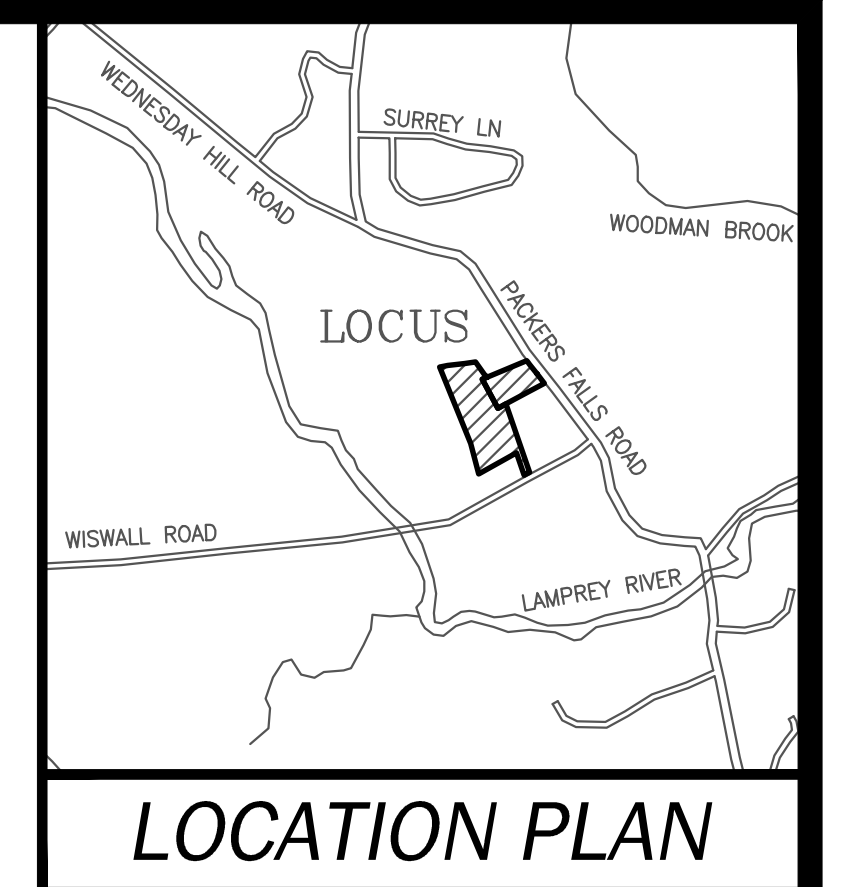
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Oct 05, 2017 - 3:33pm
 F:\MSC Projects\45456 - Wiswall & Packers Falls Rd - Durham\45456_10 - LDD - St. Onge - 8 Wiswall & 235 Packers Falls Rd\dwg\45456_10 SD.dwg



LEGEND

BK.#2562/PG.#2783	BOOK NO./PAGE NO.
EP	EDGE OF PAVEMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV.	INVERT
IRTB'S	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
S.F.	SQUARE FEET
Δ	CENTRAL ANGLE
---	BOUNDARY LINE
- - -	DRAINAGE LINE
~~~~~	EDGE OF WOODS
- . - . -	OVERHEAD UTILITIES
- - - - -	EDGE OF WETLANDS
-----	STOCKADE FENCE
-----	STONE WALL
○	UTILITY POLE
○	GUY/WIRE POLE
○	WELL
□	WETLANDS
□	GRAVEL
□	WELL RADIUS EASEMENT



- 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  
 SCRD BK.#4441 PG.#351
  - ZONING REQUIREMENTS:  
 MINIMUM LOT SIZE: 150,000 S.F.  
 MINIMUM FRONTAGE: 300'  
 MINIMUM SETBACKS:  
 FRONT YARD:  
 -MINOR STREET: 30'  
 -COLLECTOR STREET: 30'  
 -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 SCRD BK.#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: NORTHCENTRAL AND NORTHEAST 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 S-1 TO BE RECORDED. SHEET S-2 TO REMAIN ON FILE WITH THE DURHAM PLANNING DEPARTMENT.
  - LOT 2 SHALL HAVE AN ACCESS AND UTILITY EASEMENT ACROSS LOT 1. THE EASEMENT WILL BE 20' WIDE & CENTERED ON THE AS-BUILT LOCATION OF THE ACCESS DRIVEWAY.

**ABUTTER ACROSS WISWALL ROAD:**

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

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, SCRD PLAN #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. & CHERYL 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. SCRD PLAN #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

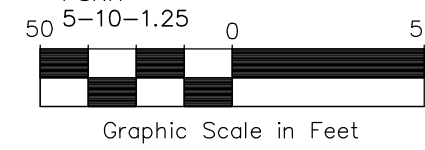
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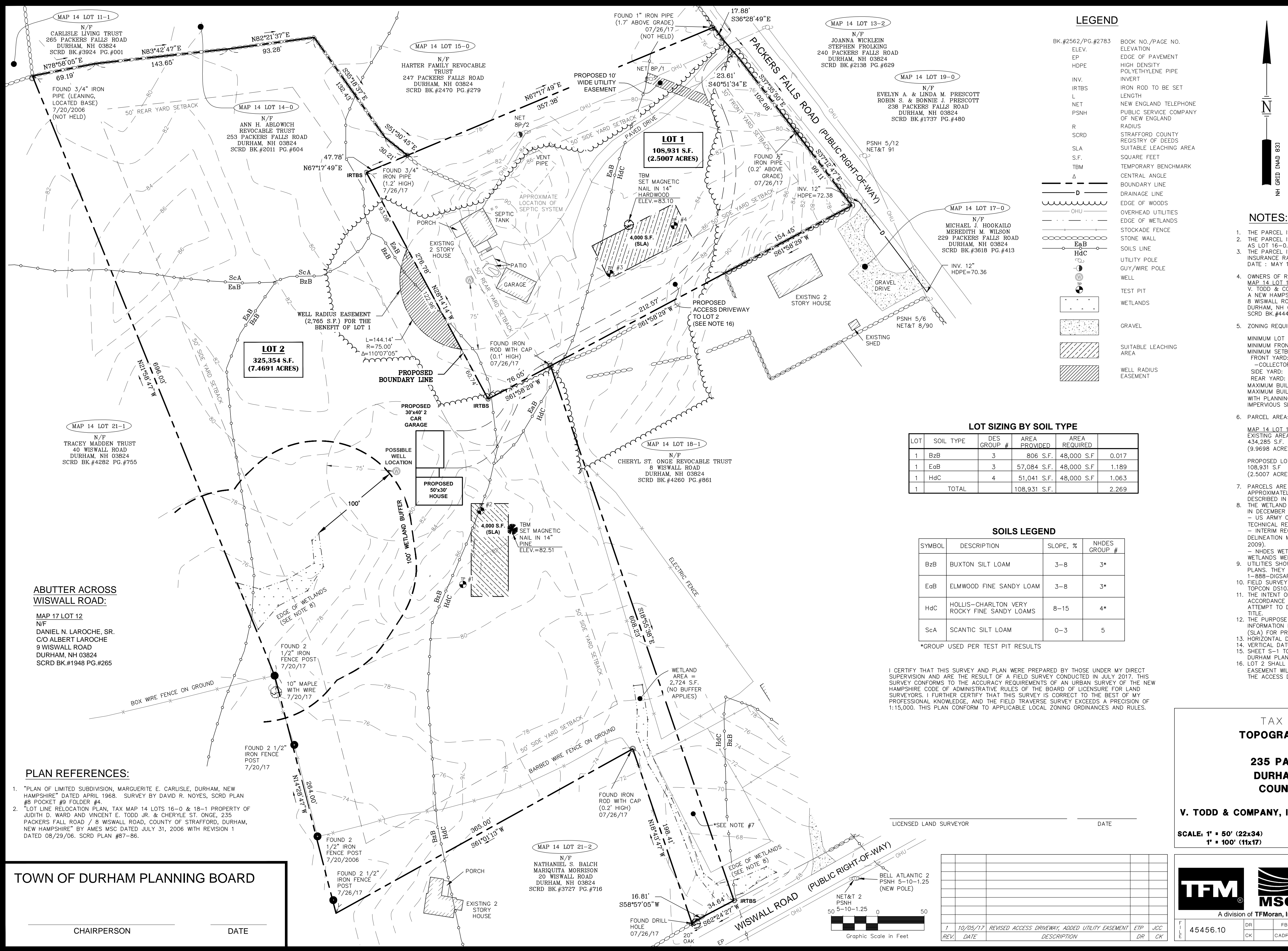


A division of TFMoran, Inc.

1	10/05/17	REVISED ACCESS DRIVEWAY, ADDED UTILITY EASEMENT	ETP	JCC
REV.	DATE	DESCRIPTION	DR	CK
45456.10	DR	FB		
	CK	CADFILE		

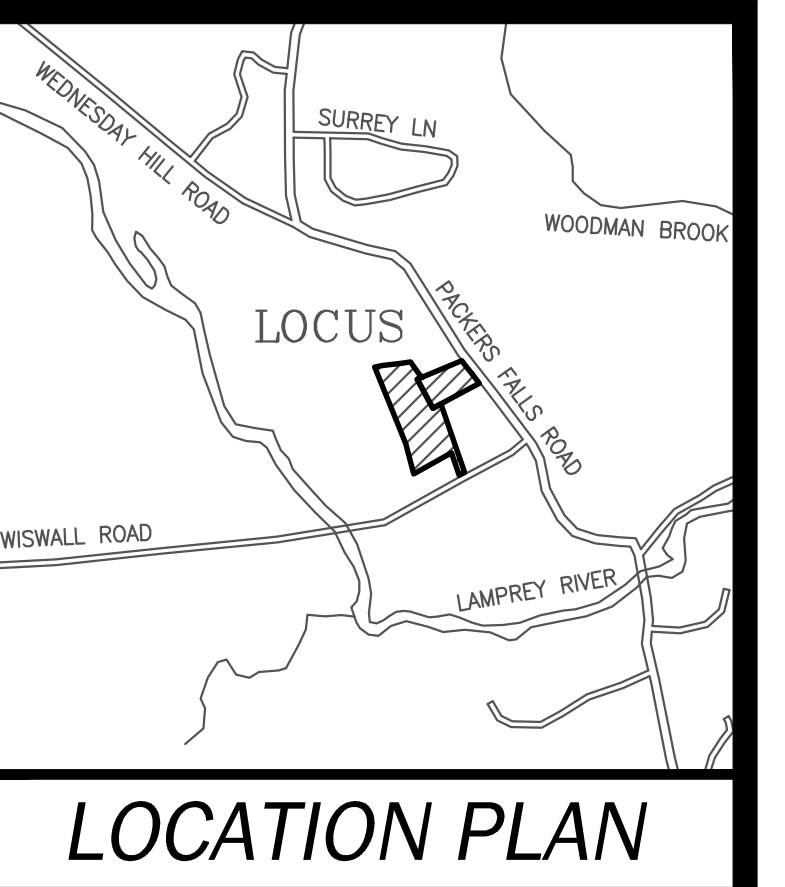


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LEGEND

- BK.#2562/Pg.#2783 BOOK NO./PAGE NO.
ELEV. ELEVATION
EP EDGE OF PAVEMENT
HDPE HIGH DENSITY POLYETHYLENE PIPE
INVERT 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
A CENTRAL ANGLE
BOUNDARY LINE
DRAINAGE LINE
EDGE OF WOODS
OVERHEAD UTILITIES
EDGE OF WETLANDS
STOCKADE FENCE
STONE WALL
Soils Line
EaB
HdC
UTILITY POLE
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WELL
TEST PIT
WETLANDS
GRAVEL
SUITABLE LEACHING AREA
WELL RADIUS EASEMENT



NOTES:

- 1. THE PARCEL IS LOCATED IN THE RURAL ZONE.
2. THE PARCEL IS AS SHOWN ON THE TOWN OF DURHAM ASSESSOR'S MAP 14 AS LOT 16-0.
3. 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.
4. OWNERS OF RECORD: MAP 14 LOT 16-0 V. TODD & COMPANY, INC., A NEW HAMPSHIRE CORPORATION 8 WISWALL ROAD DURHAM, NH 03824 SCRD BK.#4441 PG.#351
5. ZONING REQUIREMENTS: MINIMUM LOT SIZE: 150,000 S.F. MINIMUM FRONTAGE: 300' MINIMUM SETBACKS: FRONT YARD: -COLLECTOR STREET: 30' SIDE YARD: 50' REAR YARD: 50' MAXIMUM BUILDING HEIGHT: 30' MAXIMUM BUILDING HEIGHT WITH PLANNING BOARD APPROVAL: 35' IMPERVIOUS SERVICE RATIO: 20%
6. 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)
7. PARCELS ARE SUBJECT TO THE PERPETUAL RIGHT TO A SPRING, LOCATED APPROXIMATELY IN THIS AREA, FOR THE BENEFIT OF MAP 14 LOT 21-2 AS DESCRIBED IN SCRD BK.#873 PG.#211.
8. 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: NORTHCENTRAL AND NORTHEAST 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-BBB-DIGSAFE TO VERIFY UTILITIES.
9. FIELD SURVEY COMPLETED BY TODD C. EMERSON IN AUGUST 2017 USING A TOPCON DS103 AND TOPCON TESLA DATA COLLECTOR.
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11. 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.
12. HORIZONTAL DATUM IS ASSUMED.
13. VERTICAL DATUM IS NAVD83.
14. SHEET S-1 TO BE RECORDED. SHEET S-2 TO REMAIN ON FILE WITH THE DURHAM PLANNING DEPARTMENT.
15. LOT 2 SHALL HAVE AN ACCESS AND UTILITY EASEMENT ACROSS LOT 1. THE EASEMENT WILL BE 20' WIDE & CENTERED ON THE AS-BUILT LOCATION OF THE ACCESS DRIVEWAY.

LOT SIZING BY SOIL TYPE

Table with columns: LOT, SOIL TYPE, DES GROUP #, AREA PROVIDED, AREA REQUIRED, RATIO. Rows include soil types BzB, EaB, HdC and a TOTAL row.

SOILS LEGEND

Table with columns: SYMBOL, DESCRIPTION, SLOPE, %, NHDES GROUP #. Rows include BzB, EaB, HdC, and ScA soil types.

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TOWN OF DURHAM PLANNING BOARD

CHAIRPERSON DATE

TAX MAP 14 LOT 16-0 TOPOGRAPHIC AND SOILS 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

TFM MSC 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.msceingeneers.com

Revision table with columns: REV, DATE, DESCRIPTION, ETP, JCC, DR, CK. Row 1: 10/05/17 REVISED ACCESS DRIVEWAY, ADDED UTILITY EASEMENT