

PROPOSED SUBDIVISION 48 EDGEWOOD ROAD DURHAM, NEW HAMPSHIRE PERMIT PLANS

OWNER:
**GEOFFREY D. LOMBARD
& JANE MILLER**
48 EDGEWOOD ROAD
DURHAM, N.H. 03824

**CIVIL ENGINEER, LAND SURVEYOR
& WETLAND SCIENTIST:**
AMBIT ENGINEERING, INC.
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
74 OLD DOVER ROAD
ROCHESTER, N.H. 03867
Tel. (603) 332-4227, Ext.
555.5325
ATTN: MARK COLLINS
EMAIL: mark.collins@eversource.com

NATURAL GAS:
UNITIL
325 WEST ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 624-5147
ATTN: SUSAN DUPLISA
EMAIL: duplisa@unitil.com

COMMUNICATIONS:
FAIRPOINT
JOE CONSIDINE
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427-5525

WATER:
TOWN OF DURHAM
DEPARTMENT OF PUBLIC WORKS
100 STONE QUARRY DRIVE
DURHAM, N.H. 03824
Tel. (603) 868-5578
EMAIL: publicworks@ci.durham.nh.us

CABLE:
XFINITY BY COMCAST
MIKE COLLINS
334B CALEF HIGHWAY
EPPING, N.H. 03042
Tel. (603) 679-5695
Ext. 1037

SEWER:
TOWN OF DURHAM
DEPARTMENT OF PUBLIC WORKS
50 PISCATAQUA ROAD
DURHAM, N.H. 03824
Tel. (603) 868-2274
EMAIL:
publicworks@ci.durham.nh.us



SCALE: 1" = 200'

INDEX OF SHEETS

C1 SUBDIVISION PLAN
D1 SUBDIVISION SITE PLAN
D1 DETAILS



LEGEND:

N/F	NOW OR FORMERLY		
RP	RECORD OF PROBATE		
SCRD	STRAFFORD COUNTY		
	REGISTRY OF DEEDS		
	MAP 11/LOT 21		
⊙	IRON ROD FOUND		
○	IRON PIPE FOUND		
●	IRON ROD SET		
⦿	DRILL HOLE FOUND		
⦿	DRILL HOLE SET		
□	GRANITE BOUND w/IRON ROD FOUND		
EXISTING		PROPOSED	
FM	FORCE MAIN	FM	FORCE MAIN
S	SEWER PIPE	S	SEWER PIPE
SL	SEWER LATERAL	SL	SEWER LATERAL
G	GAS LINE	PG	GAS LINE
D	STORM DRAIN	D	STORM DRAIN
FD	FOUNDATION DRAIN	FD	FOUNDATION DRAIN
W	WATER LINE	W	WATER LINE
FS	FIRE SERVICE LINE	FS	FIRE SERVICE LINE
UE	UNDERGROUND ELECTRIC SUPPLY	UGE	UNDERGROUND ELECTRIC SUPPLY
	UNDERGROUND ELECTRIC SERVICE		UNDERGROUND ELECTRIC SERVICE
	OVERHEAD ELECTRIC/WIRES		OVERHEAD ELECTRIC/WIRES
	RETAINING WALL		RETAINING WALL
	EDGE OF PAVEMENT (EP)		EDGE OF PAVEMENT (EP)
100	CONTOUR	100	CONTOUR
97x3	SPOT ELEVATION	98x0	SPOT ELEVATION
⊙	UTILITY POLE	⊙	UTILITY POLE
E	ELECTRIC METER	E	ELECTRIC METER
	TRANSFORMER ON CONCRETE PAD		TRANSFORMER ON CONCRETE PAD
⊙	WATER SHUT OFF/CURB STOP	⊙	WATER SHUT OFF/CURB STOP
C.O.	PIPE CLEANOUT	C.O.	PIPE CLEANOUT
⊙	GATE VALVE	⊙	GATE VALVE
⊙	HYDRANT	⊙	HYDRANT
⊙	CATCH BASIN	⊙	CATCH BASIN
⊙	SEWER MANHOLE	⊙	SEWER MANHOLE
⊙	DRAIN MANHOLE	⊙	DRAIN MANHOLE
⊙	WATER METER MANHOLE	⊙	WATER METER MANHOLE
#5	TEST BORING	#5	TEST BORING
TP 1	TEST PIT	TP 1	TEST PIT
LA	LANDSCAPED AREA	LA	LANDSCAPED AREA
CI	CAST IRON PIPE	CI	CAST IRON PIPE
COP	COPPER PIPE	COP	COPPER PIPE
CMP	CORRUGATED METAL PIPE	CMP	CORRUGATED METAL PIPE
DI	DUCTILE IRON PIPE	DI	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE	PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE	RCP	REINFORCED CONCRETE PIPE
HYD	HYDRANT	HYD	HYDRANT
⊙	CENTERLINE	⊙	CENTERLINE
EP	EDGE OF PAVEMENT	EP	EDGE OF PAVEMENT
EL	ELEVATION	EL	ELEVATION
FF	FINISHED FLOOR	FF	FINISHED FLOOR
INV	INVERT	INV	INVERT
TBM	TEMPORARY BENCH MARK	TBM	TEMPORARY BENCH MARK
TYP	TYPICAL	TYP	TYPICAL

**PROPOSED SUBDIVISION
48 EDGEWOOD ROAD
DURHAM, N.H.**



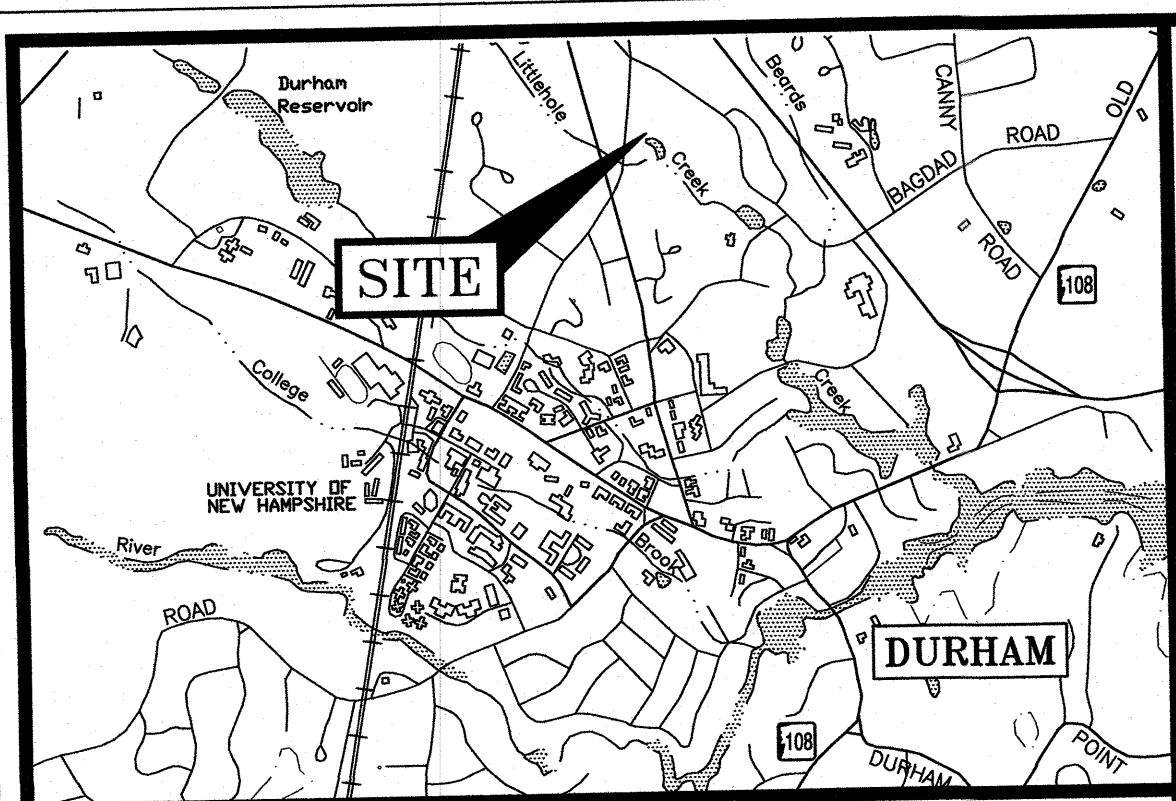
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

APPROVED BY THE DURHAM PLANNING BOARD

CHAIRMAN

DATE

PLAN SET SUBMITTAL DATE: 11/20/2018



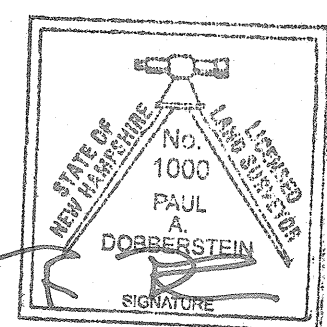
LOCATION MAP SCALE: 1" = 2000'

LEGEND:

- EXISTING**
- N/F
 - RP
 - SCRD
 - 11-21
 - RR SPK FND
 - IR FND
 - IP FND
 - DH FND
 - NHFB FND
 - TB FND
 - BND w/DH
 - ST BND w/DH
 - SWMP
 - HOTL
 - STORM DRAIN
 - UNDERGROUND ELECTRIC
 - OVERHEAD ELECTRIC/WIRES
 - EDGE OF PAVEMENT (EP)
 - WOODS / TREE LINE
 - UTILITY POLE (w/ GUY)
 - WATER SHUT OFF/CURB STOP
 - GATE VALVE
 - HYD
 - METER (GAS, WATER, ELECTRIC)
 - CATCH BASIN
- NOW OR FORMERLY RECORD OF PROBATE STRAFFORD COUNTY REGISTRY OF DEEDS MAP 11 / LOT 21**
- RR SPK SET
 - IR SET
 - IP SET
 - DH SET
 - NHFB SET
 - TB SET
 - BND w/DH
 - ST BND w/DH
 - RAILROAD SPIKE FOUND/SET
 - IRON ROD FOUND/SET
 - IRON PIPE FOUND/SET
 - DRILL HOLE FOUND/SET
 - NHFB FOUND
 - TOWN BOUND FOUND
 - BOUND w/ DRILL HOLE
 - STONE BOUND w/DRILL HOLE

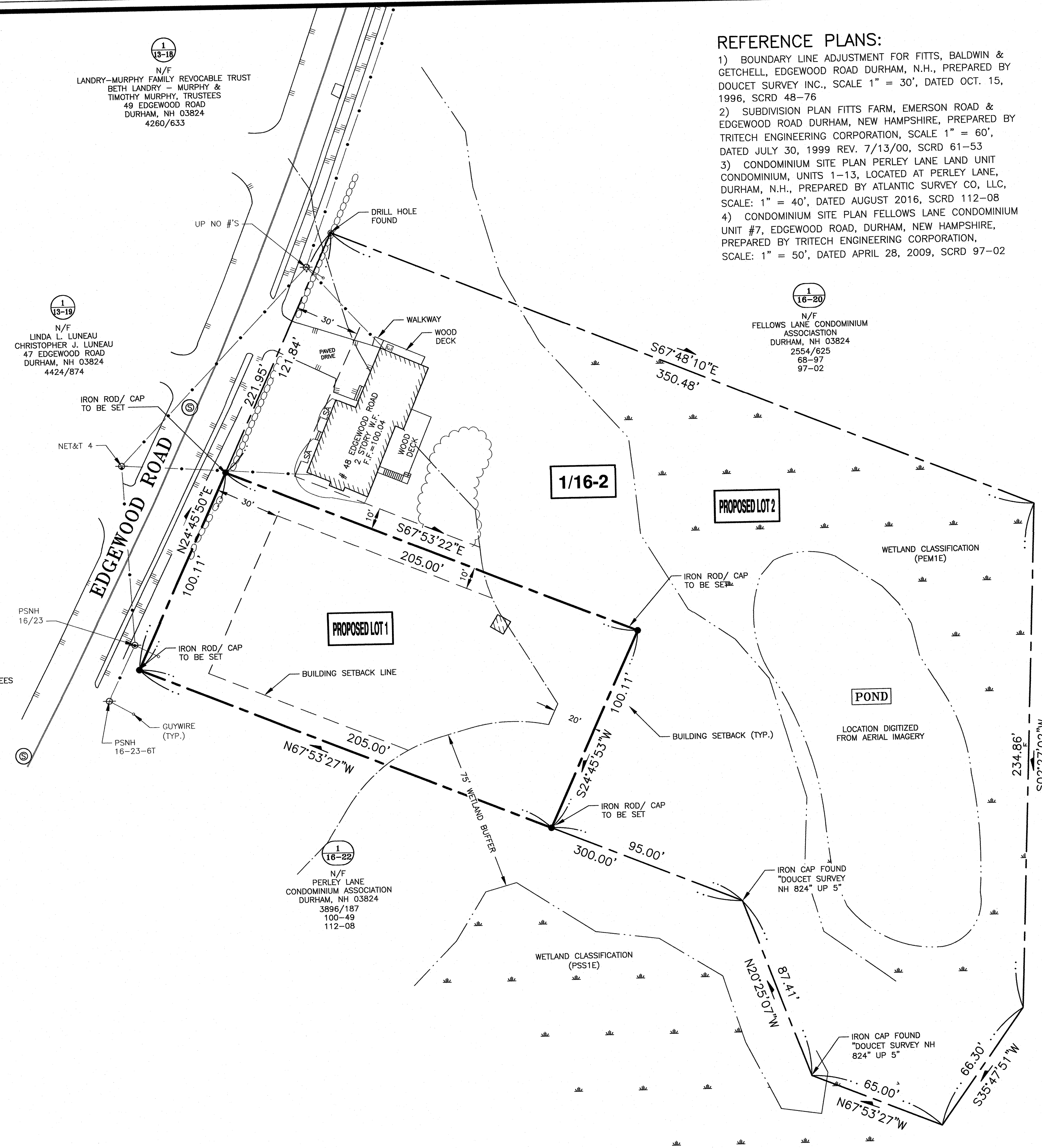
WETLAND NOTES:

- 1) WETLAND LINE DELINEATED ON 08/15/2018 BY STEVEN D. RIKER, CWS IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2017).
 - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
 - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFWS MANUAL FWS/OBS-79/31 (1997).
 - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- 2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

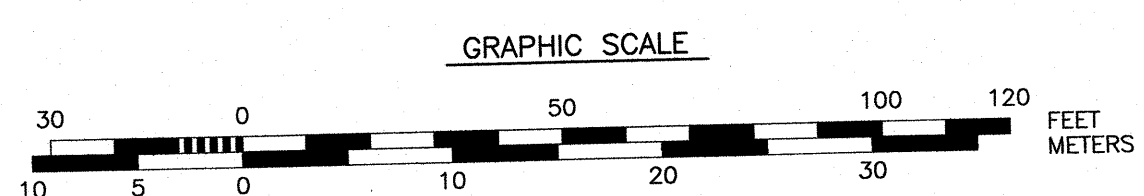
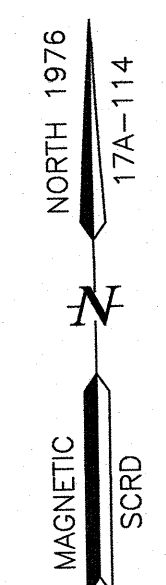


"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

Paul A. Dobberstein 11/20/2018
PAUL A DOBBERSTEIN, LLS DATE



- REFERENCE PLANS:**
- 1) BOUNDARY LINE ADJUSTMENT FOR FITTS, BALDWIN & GETCHELL, EDGEWOOD ROAD DURHAM, N.H., PREPARED BY DOUCET SURVEY INC., SCALE 1" = 30', DATED OCT. 15, 1996, SCRD 48-76
 - 2) SUBDIVISION PLAN FITTS FARM, EMERSON ROAD & EDGEWOOD ROAD DURHAM, NEW HAMPSHIRE, PREPARED BY TRITECH ENGINEERING CORPORATION, SCALE 1" = 60', DATED JULY 30, 1999 REV. 7/13/00, SCRD 61-53
 - 3) CONDOMINIUM SITE PLAN PERLEY LANE LAND UNIT CONDOMINIUM, UNITS 1-13, LOCATED AT PERLEY LANE, DURHAM, N.H., PREPARED BY ATLANTIC SURVEY CO, LLC, SCALE: 1" = 40', DATED AUGUST 2016, SCRD 112-08
 - 4) CONDOMINIUM SITE PLAN FELLOWS LANE CONDOMINIUM UNIT #7, EDGEWOOD ROAD, DURHAM, NEW HAMPSHIRE, PREPARED BY TRITECH ENGINEERING CORPORATION, SCALE: 1" = 50', DATED APRIL 28, 2009, SCRD 97-02



APPROVED BY TOWN OF DURHAM PLANNING BOARD

CHAIRMAN DATE

NOTES:

- 1) PARCEL IS SHOWN ON THE TOWN OF DURHAM ASSESSOR'S MAP 1 AS LOT 16-2.
- 2) OWNERS OF RECORD: GEOFFREY D. LOMBARD & JANE MILLER, 48 EDGEWOOD RD, DURHAM, NH 03824, 1897/0431 (I & II) 48-76
- 3) PARCEL NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33017C0318E SEPTEMBER 30, 2015.
- 4) EXISTING LOT AREA: LOT 1 94,084 S.F. 2.1599 ACRES. REMAINDER LOT 73,583 S.F. 1.6892 ACRES. PROPOSED LOT AREAS: LOT 1 20,500 S.F. 0.4706 ACRES. REMAINDER LOT 73,583 S.F. 1.6892 ACRES.
- 5) PARCEL IS LOCATED IN RESIDENCE A DISTRICT (RA).
- 6) DIMENSIONAL REQUIREMENTS: MIN. LOT AREA: 20,000 S.F. FRONTAGE: 100 FT. SETBACKS: FRONT: 30 FT, SIDE: 10 FT, REAR: 20 FT. MAXIMUM STRUCTURE HEIGHT: 30 FT.
- 7) PERIMETER BOUNDARY FROM PLAN REFERENCE 1.
- 8) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED SUBDIVISION OF TAX MAP 1 LOT 16-2, IN THE TOWN OF DURHAM INTO TWO LOTS.
- 9) PARCEL IS BENEFITED BY A SEWER LINE EASEMENT AS DESCRIBED IN SCRD BOOK 1897 PAGE 431.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	11/20/18

SUBDIVISION PLAN
TAX MAP 1 - LOT 16-2
OWNERS
GEOFFREY D. LOMBARD & JANE MILLER
48 EDGEWOOD ROAD
TOWN OF DURHAM
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

LOT SIZE NOTES:

- 1) SOMEWHAT POORLY DRAINED SOILS LINE, WITHIN THE 75 FOOT WETLAND BUFFER, WERE DELINEATED BY STEVEN D. RIKER, CWS.
- 2) PROPOSED LOT 1 CONTAINS 20,500 S.F., 2 S.F. OF WHICH IS SOMEWHAT POORLY DRAINED SOILS WITHIN THE 75' WETLAND BUFFER. PROPOSED LOT 2 (REMAINDER LOT) CONTAINS 73,583 S.F., GREATER THAN 20,000 S.F. OF PROPOSED LOT 2 IS COMPRISED OF LAND THAT IS NOT WETLAND OR SOMEWHAT POORLY DRAINED SOIL WITHIN THE 75' WETLAND BUFFER.

WETLAND NOTES:

- 1) WETLAND LINE DELINEATED ON 08/15/2018 BY STEVEN D. RIKER, CWS IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
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- 2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

UTILITY NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) PARCEL IS SHOWN ON THE TOWN OF DURHAM ASSESSOR'S MAP 1 AS LOT 16-2.
- 2) OWNERS OF RECORD:
GEOFFREY D. LOMBARD
JANE MILLER
48 EDGEWOOD RD
DURHAM, NH 03824
1897/0431 (I & II)
48-76
- 3) PARCEL NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33017C0318E SEPTEMBER 30, 2015.
- 4) EXISTING LOT AREA:
94,084 S.F.
2.1599 ACRES

PROPOSED LOT AREAS
LOT 1 REMAINDER LOT
20,000 S.F. 74,084 S.F.
0.4591 ACRES 1.7008 ACRES
- 5) PARCEL IS LOCATED IN RESIDENCE A DISTRICT (RA).
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 20,000 S.F.
FRONTAGE: 100 FT
SETBACKS:
FRONT: 30 FT
SIDE: 10 FT
REAR: 20 FT

MAXIMUM STRUCTURE HEIGHT: 30 FT
- 7) PERIMETER BOUNDARY FROM PLAN REFERENCE 1.
- 8) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING AND PROPOSED CONDITIONS ON A PROPOSED SUBDIVISION LOT FROM OF TAX MAP 1 LOT 16-2, IN THE TOWN OF DURHAM.
- 9) VERTICAL DATUM IS ASSUMED.

**LOMBARD
SUBDIVISION
48 EDGEWOOD ROAD
DURHAM, N.H.**

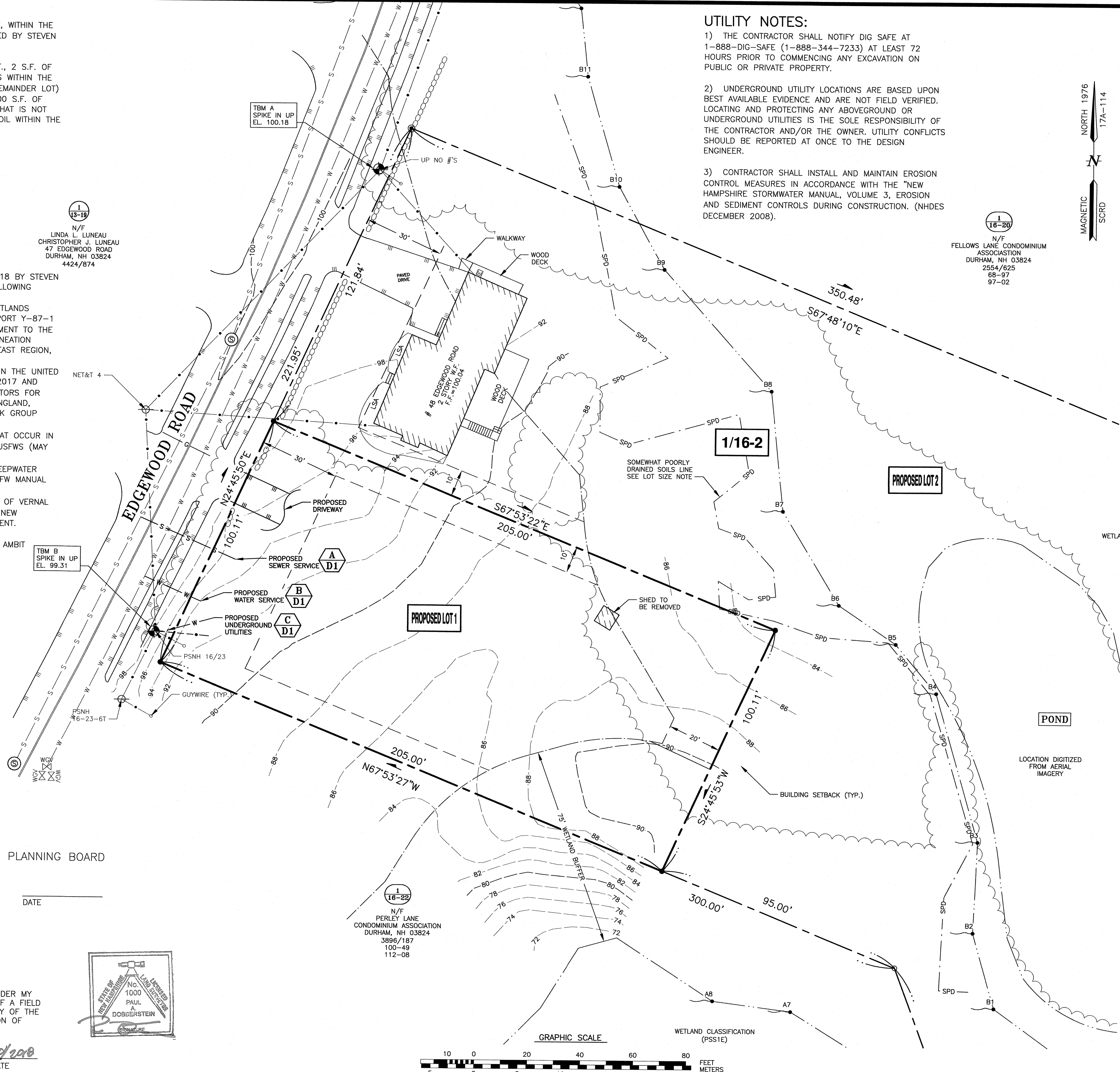
NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	11/20/18
REVISIONS		

STATE OF NEW HAMPSHIRE
JOHN R. CRAIGSON
No. 7861
LICENSED PROFESSIONAL ENGINEER

STATE OF NEW HAMPSHIRE
STEVEN D. RIKER
No. 219
LICENSED WETLAND SCIENTIST

SCALE 1" = 20' OCTOBER 2018

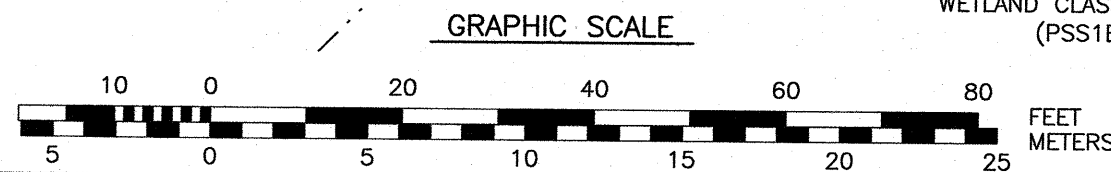
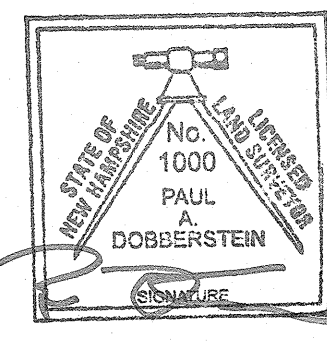
**SUBDIVISION
SITE PLAN C1**



APPROVED BY TOWN OF DURHAM PLANNING BOARD

CHAIRMAN _____ DATE _____

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."
 PAUL A. DOBBERSTEIN, LLS 10/20/2018 DATE



WETLAND CLASSIFICATION (PSS1E)

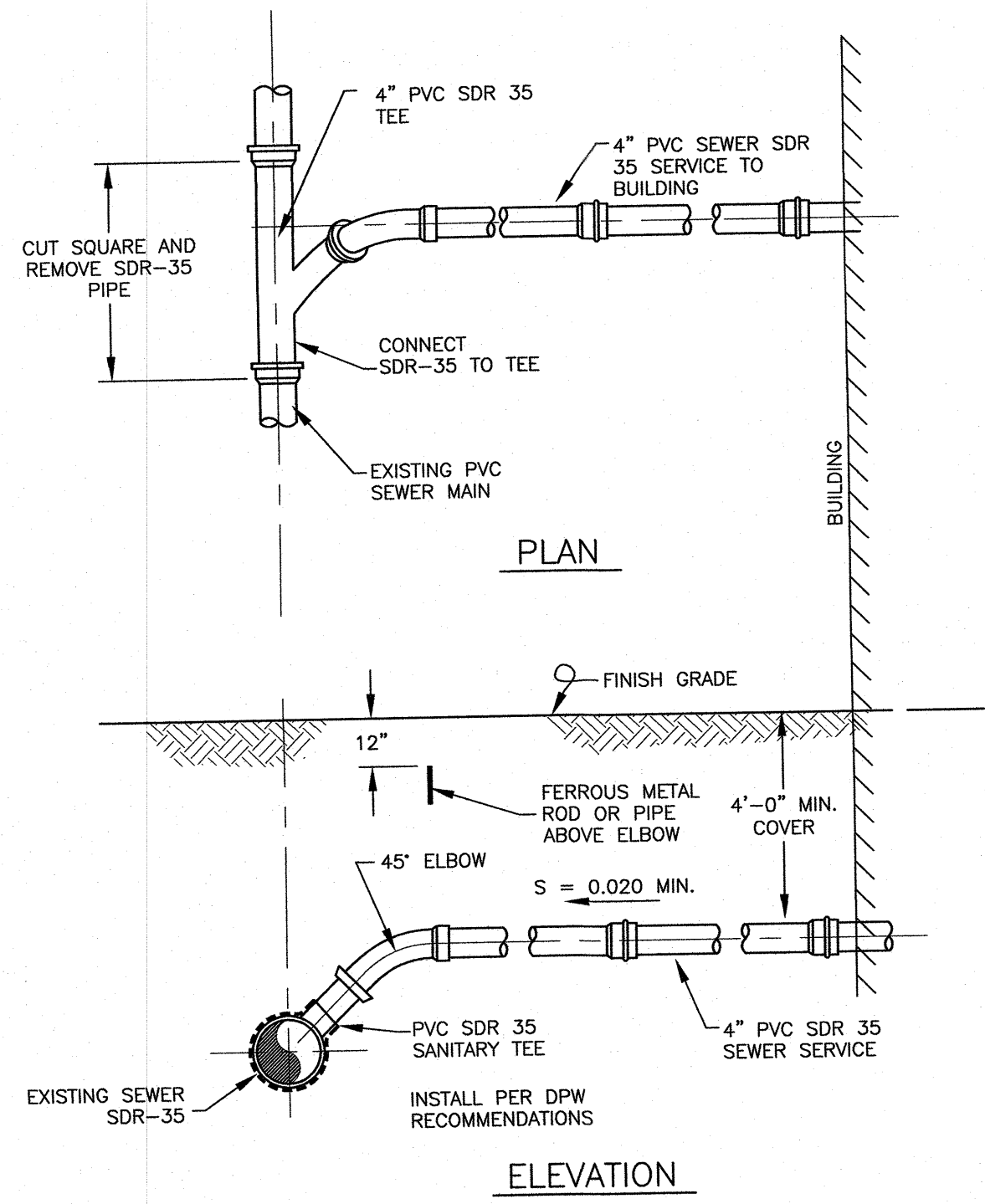


AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

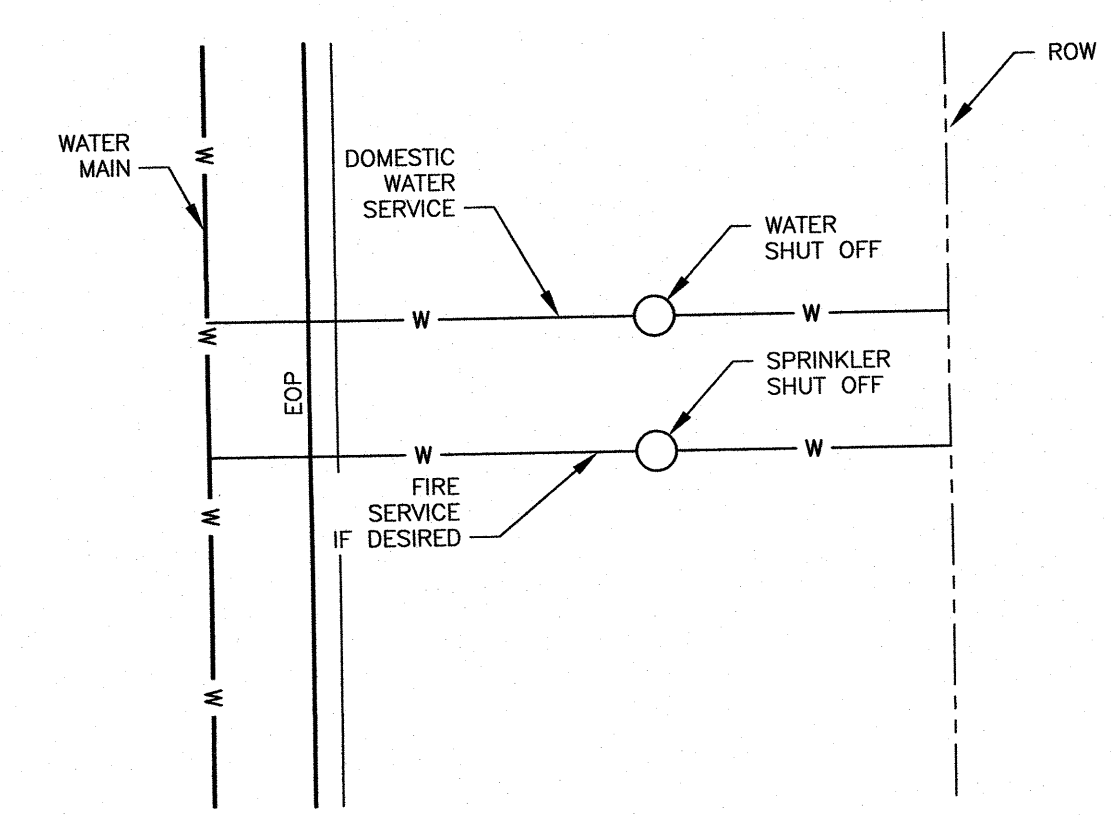
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UTILITY NOTES:

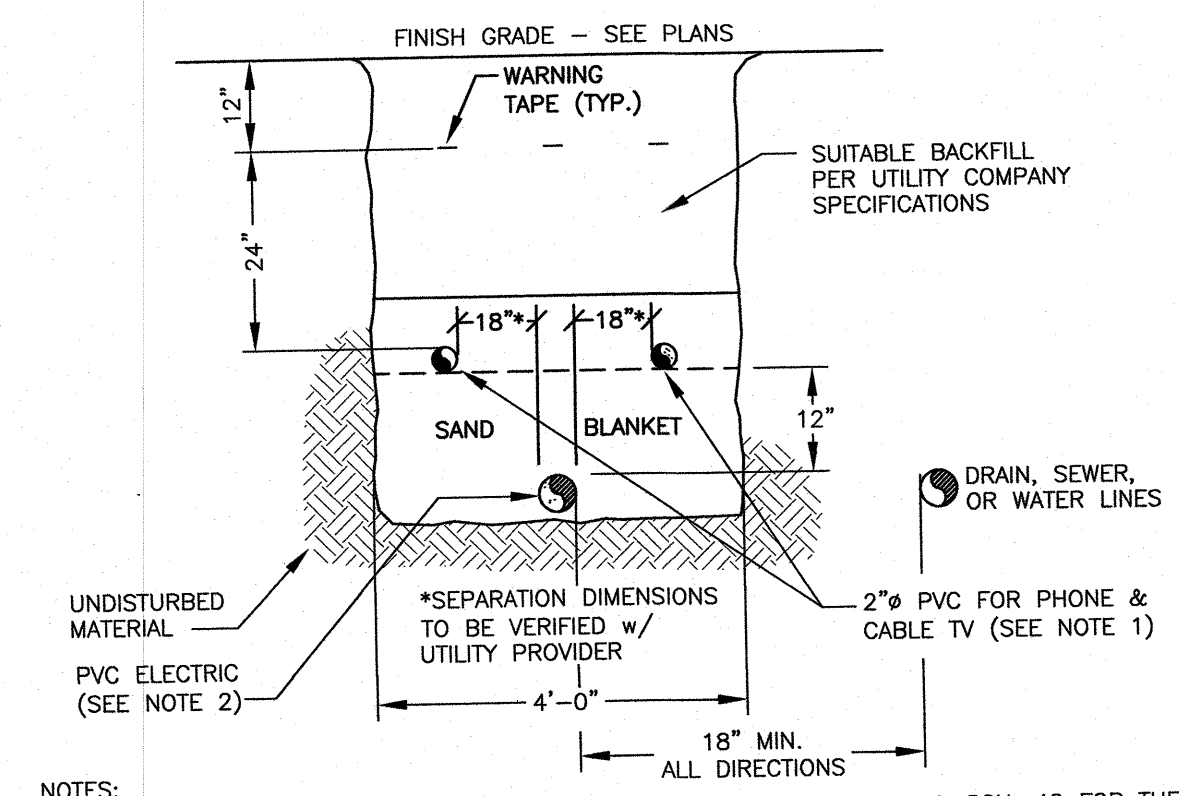
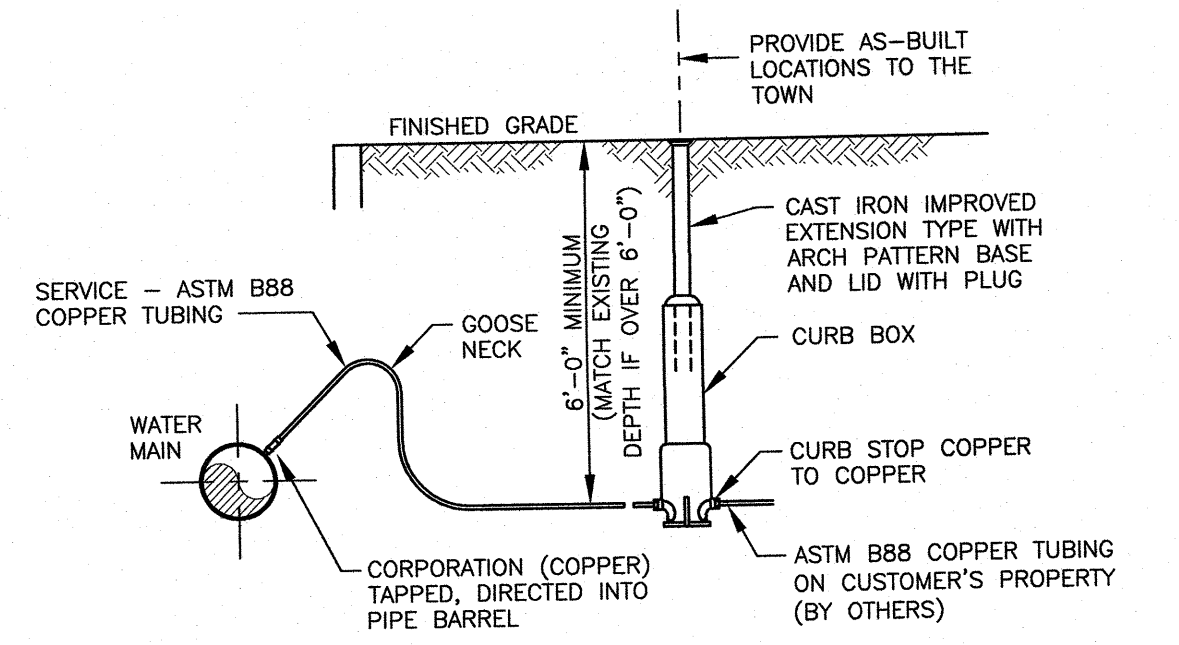
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A
C2 TYPE "A" SEWER SERVICE CONNECTION
NTS



B
C2 TYPICAL WATER SERVICE CONNECTION
NTS

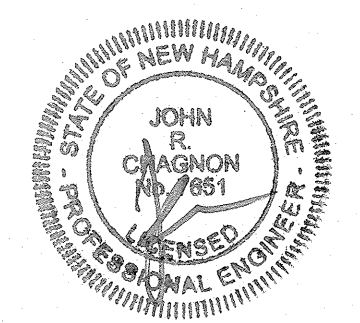


- NOTES:
- 1) ALL CONDUIT TO BE U.L. LISTED, SCH. 80 UNDER ALL TRAVEL WAYS, & SCH. 40 FOR THE REMAINDER.
 - 2) NORMAL CONDUIT SIZES FOR PSNH ARE 3 INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4 INCH FOR THREE PHASE SECONDARY, AND 5 INCH FOR THREE PHASE PRIMARY.
 - 3) ALL WORK TO CONFORM TO THE NATIONAL ELECTRICAL CODE (LATEST REVISION)
 - 4) INSTALL A 200# PULL ROPE FOR EACH CONDUIT
 - 5) VERIFY ALL CONDUIT SPECIFICATIONS WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION.

C
C2 UTILITY TRENCH
NTS

**LOMBARD
SUBDIVISION
48 EDGEWOOD ROAD
DURHAM, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	11/20/18
REVISIONS		



SCALE: AS SHOWN OCTOBER 2018

DETAILS **D1**

APPROVED BY TOWN OF DURHAM PLANNING BOARD

CHAIRMAN _____ DATE _____