

# 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

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

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

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

**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

**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		
● IR FND	IRON ROD FOUND		
○ IP FND	IRON PIPE FOUND		
● IR SET	IRON ROD SET		
○ DH FND	DRILL HOLE FOUND		
● DH SET	DRILL HOLE SET		
■	GRANITE BOUND w/IRON ROD FOUND		
<b>EXISTING</b>		<b>PROPOSED</b>	
FM	FM	FM	FORCE MAIN
S	S	S	SEWER PIPE
SL	SL	SL	SEWER LATERAL
G	PG	PG	GAS LINE
D	D	D	STORM DRAIN
FD	FD	FD	FOUNDATION DRAIN
W	W	W	WATER LINE
FS	FS	FS	FIRE SERVICE LINE
UE	UGE	UGE	UNDERGROUND ELECTRIC SUPPLY
			UNDERGROUND ELECTRIC SERVICE
			OVERHEAD ELECTRIC/WIRES
			RETAINING WALL
			EDGE OF PAVEMENT (EP)
100	100	100	CONTOUR
97x3	98x0	98x0	SPOT ELEVATION
○	○	○	UTILITY POLE
□	□	□	ELECTRIC METER
			TRANSFORMER ON CONCRETE PAD
WSO	WSO	WSO	WATER SHUT OFF/CURB STOP
C.O.	C.O.	C.O.	PIPE CLEANOUT
GV	GV	GV	GATE VALVE
HYD	HYD	HYD	HYDRANT
CB	CB	CB	CATCH BASIN
SMH	SMH	SMH	SEWER MANHOLE
DMH	DMH	DMH	DRAIN MANHOLE
WMH	WMH	WMH	WATER METER MANHOLE
TP 1	TP 1	TP 1	TEST BORING
			TEST PIT
LA	LA	LA	LANDSCAPED AREA
CI	CI	CI	CAST IRON PIPE
COP	COP	COP	COPPER PIPE
CMP	CMP	CMP	CORRUGATED METAL PIPE
DI	DI	DI	DUCTILE IRON PIPE
PVC	PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	RCP	REINFORCED CONCRETE PIPE
HYD	HYD	HYD	HYDRANT
CL	CL	CL	CENTERLINE
EP	EP	EP	EDGE OF PAVEMENT
EL	EL	EL	ELEVATION
FF	FF	FF	FINISHED FLOOR
INV	INV	INV	INVERT
TBM	TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYP	TYPICAL

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



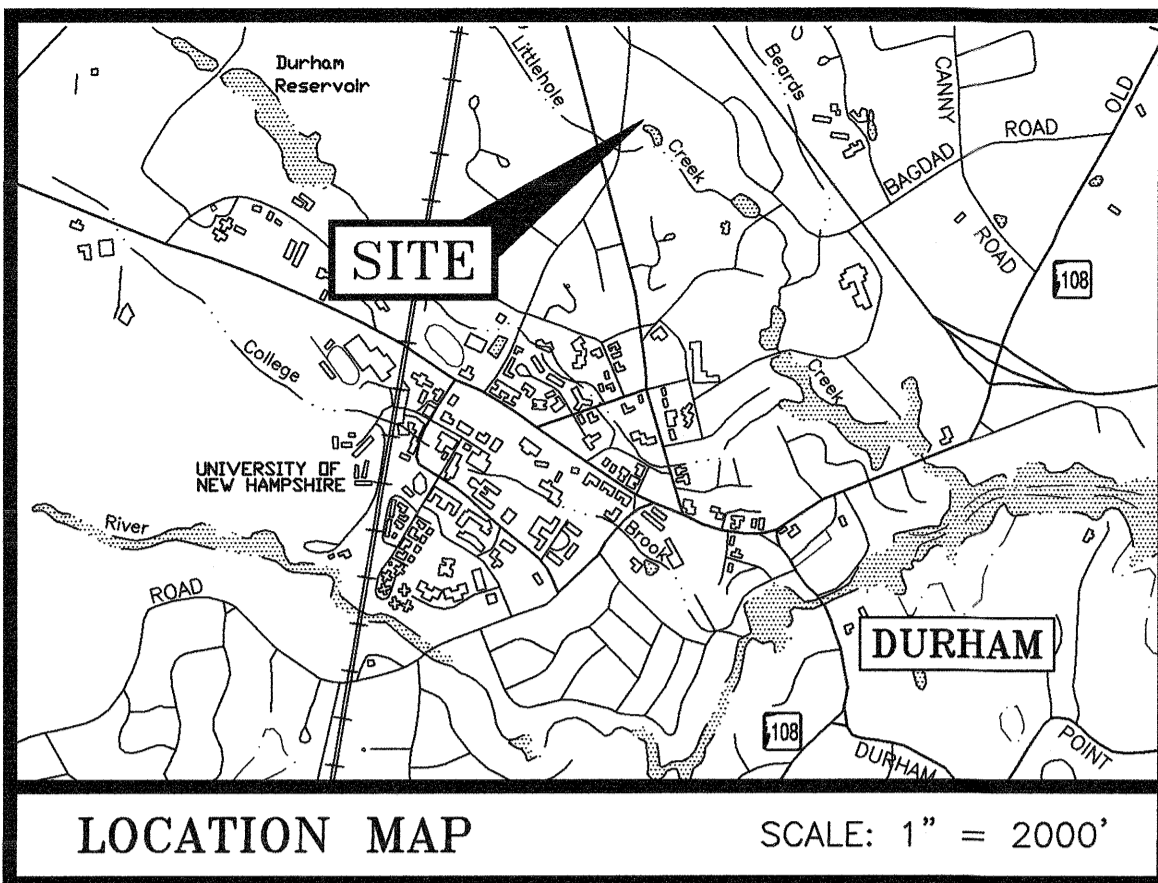
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FINAL APPROVAL BY DURHAM PLANNING BOARD.  
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER

MICHAEL BEHRENDT, TOWN PLANNER

DATE

PLAN SET SUBMITTAL DATE: 8/14/2019



LOCATION MAP SCALE: 1" = 2000'

**LEGEND:**

- |                 |                   |                                    |
|-----------------|-------------------|------------------------------------|
| <b>EXISTING</b> |                   | <b>NOW OR FORMERLY</b>             |
| N/F             |                   | RECORD OF PROBATE                  |
| RP              |                   | STRAFFORD COUNTY REGISTRY OF DEEDS |
| SCRD            |                   | MAP 11 / LOT 21                    |
| (11/27)         |                   |                                    |
| RR SPK FND      | RR SPK SET        | RAILROAD SPIKE FOUND/SET           |
| IR FND          | IR SET            | IRON ROD FOUND/SET                 |
| IP FND          | IP SET            | IRON PIPE FOUND/SET                |
| DH FND          | DH SET            | DRILL HOLE FOUND/SET               |
| NHHB FND        | NHDOT BOUND FOUND | NHDOT BOUND FOUND                  |
| TB FND          | TOWN BOUND FOUND  | TOWN BOUND FOUND                   |
| BND w/DH        | BND w/DH          | BOUND w/ DRILL HOLE                |
| ST BND w/DH     | ST BND w/DH       | STONE BOUND w/DRILL HOLE           |
| D               |                   | 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                         |
|                 |                   | HYDRANT                            |
|                 |                   | METER (GAS, WATER, ELECTRIC)       |
|                 |                   | CATCH BASIN                        |

**WETLAND NOTES:**

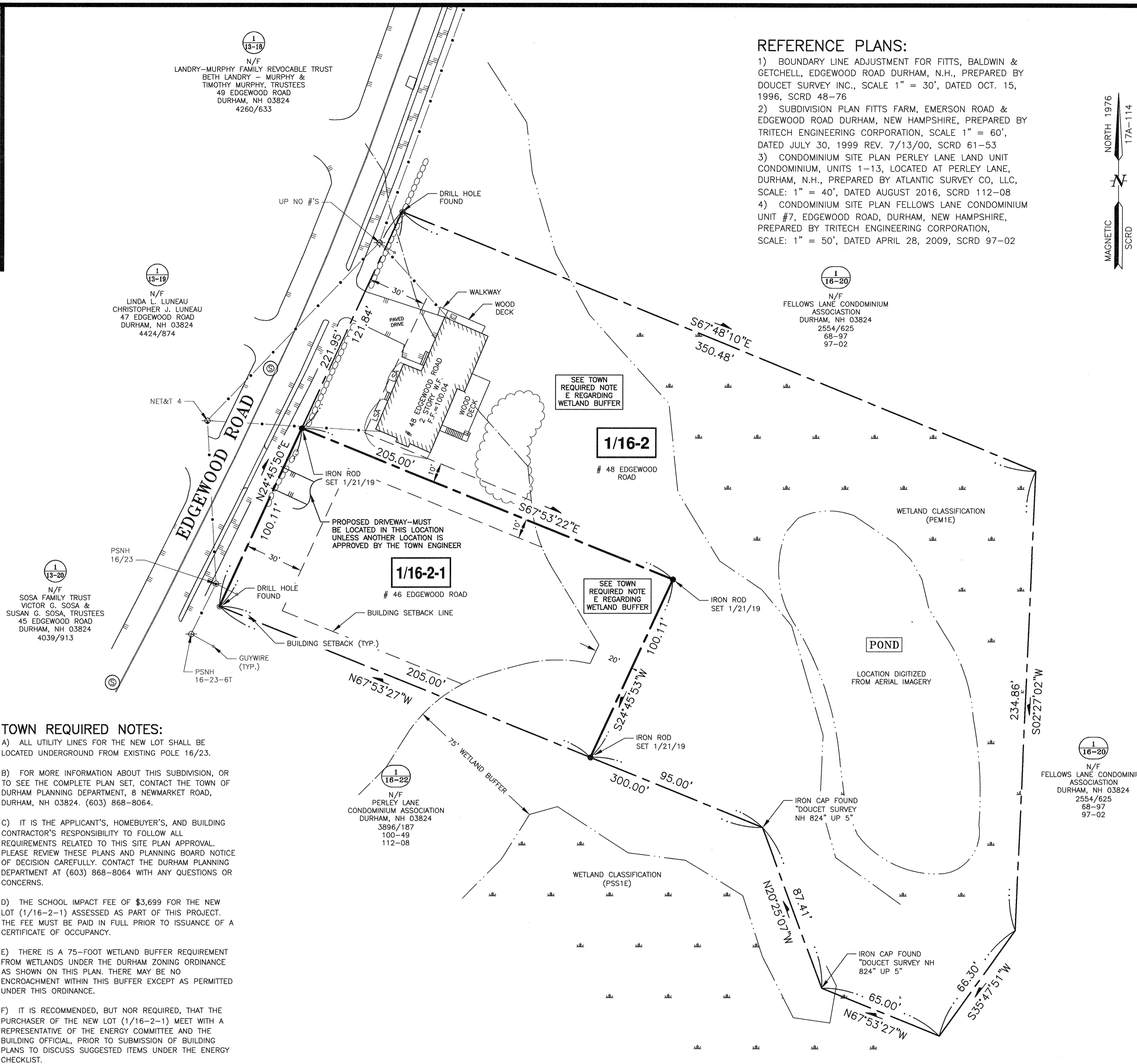
- WETLAND LINE DELINEATED ON 08/15/2018 BY STEVEN D. RIKER, CWS IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
  - U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND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

**TOWN REQUIRED NOTES:**

- ALL UTILITY LINES FOR THE NEW LOT SHALL BE LOCATED UNDERGROUND FROM EXISTING POLE 16/23.
- FOR MORE INFORMATION ABOUT THIS SUBDIVISION, OR TO SEE THE COMPLETE PLAN SET, CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 8 NEWMARKET ROAD, DURHAM, NH 03824. (603) 868-8064.
- IT IS THE APPLICANT'S, HOMEBUYER'S, AND BUILDING CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL REQUIREMENTS RELATED TO THIS SITE PLAN APPROVAL. PLEASE REVIEW THESE PLANS AND PLANNING BOARD NOTICE OF DECISION CAREFULLY. CONTACT THE DURHAM PLANNING DEPARTMENT AT (603) 868-8064 WITH ANY QUESTIONS OR CONCERNS.
- THE SCHOOL IMPACT FEE OF \$3,699 FOR THE NEW LOT (1/16-2-1) ASSESSED AS PART OF THIS PROJECT. THE FEE MUST BE PAID IN FULL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THERE IS A 75-FOOT WETLAND BUFFER REQUIREMENT FROM WETLANDS UNDER THE DURHAM ZONING ORDINANCE AS SHOWN ON THIS PLAN. THERE MAY BE NO ENCROACHMENT WITHIN THIS BUFFER EXCEPT AS PERMITTED UNDER THIS ORDINANCE.
- IT IS RECOMMENDED, BUT NOT REQUIRED, THAT THE PURCHASER OF THE NEW LOT (1/16-2-1) MEET WITH A REPRESENTATIVE OF THE ENERGY COMMITTEE AND THE BUILDING OFFICIAL, PRIOR TO SUBMISSION OF BUILDING PLANS TO DISCUSS SUGGESTED ITEMS UNDER THE ENERGY CHECKLIST.

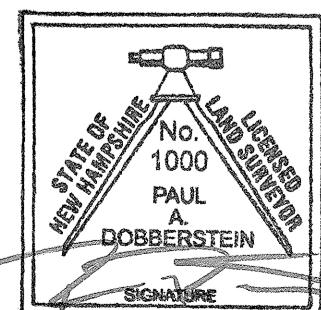
**REFERENCE PLANS:**

- 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
- 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
- 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
- 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



"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."

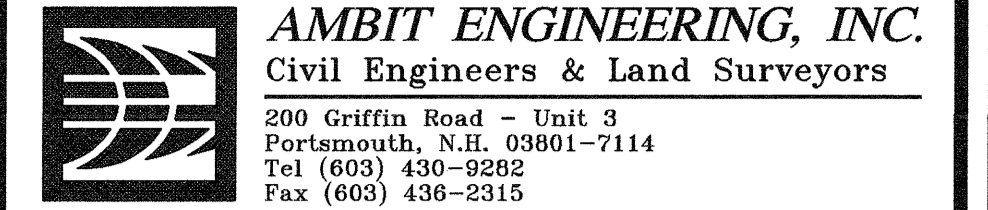
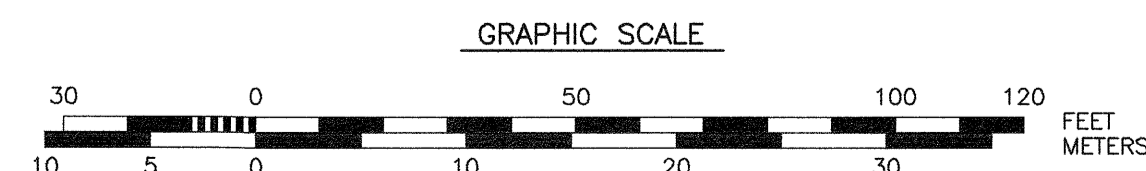
PAUL A DOBBERSTEIN, LLS  
DATE 8/15/2019



FINAL APPROVAL BY DURHAM PLANNING BOARD.  
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER

MICHAEL BEHRENDT, TOWN PLANNER

DATE



**NOTES:**

- PARCEL IS SHOWN ON THE TOWN OF DURHAM ASSESSOR'S MAP 1 AS LOT 16-2.
- OWNERS OF RECORD:  
GEOFFREY D. LOMBARD &  
JANE MILLER  
48 EDGEWOOD RD  
DURHAM, NH 03824  
1897/0431 (I & II)  
48-76
- PARCEL NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33017C0318E SEPTEMBER 30, 2015.
- EXISTING LOT AREA:  
94,084 S.F.  
2.1599 ACRES  
  
PROPOSED LOT AREAS  
LOT 1  
20,500 S.F.  
0.4706 ACRES  
REMAINDER LOT  
73,583 S.F.  
1.6892 ACRES
- PARCEL IS LOCATED IN RESIDENCE A DISTRICT (RA).
- 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
- PERIMETER BOUNDARY FROM PLAN REFERENCE 1.
- 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.
- PARCEL IS BENEFITED BY A SEWER LINE EASEMENT AS DESCRIBED IN SCRD BOOK 1897 PAGE 431.

NO.	DESCRIPTION	DATE
1	REVISE PER NOTICE OF DECISION	8/14/19
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

SCALE: 1"=30'

OCTOBER 2018

**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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  - 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. USFW 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.

**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).



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Civil Engineers & Land Surveyors  
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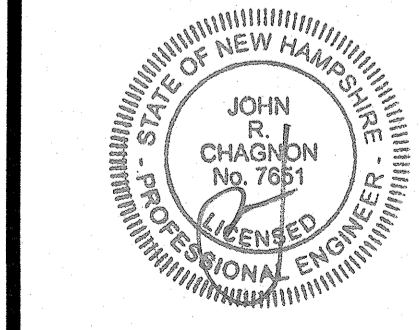
**NOTES:**

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GEOFFREY D. LOMBARD  
JANE MILLER  
48 EDGEWOOD RD  
DURHAM, NH 03824  
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- 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 20,000 S.F. 0.4591 ACRES  
REMAINDER LOT 74,089 S.F. 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.**

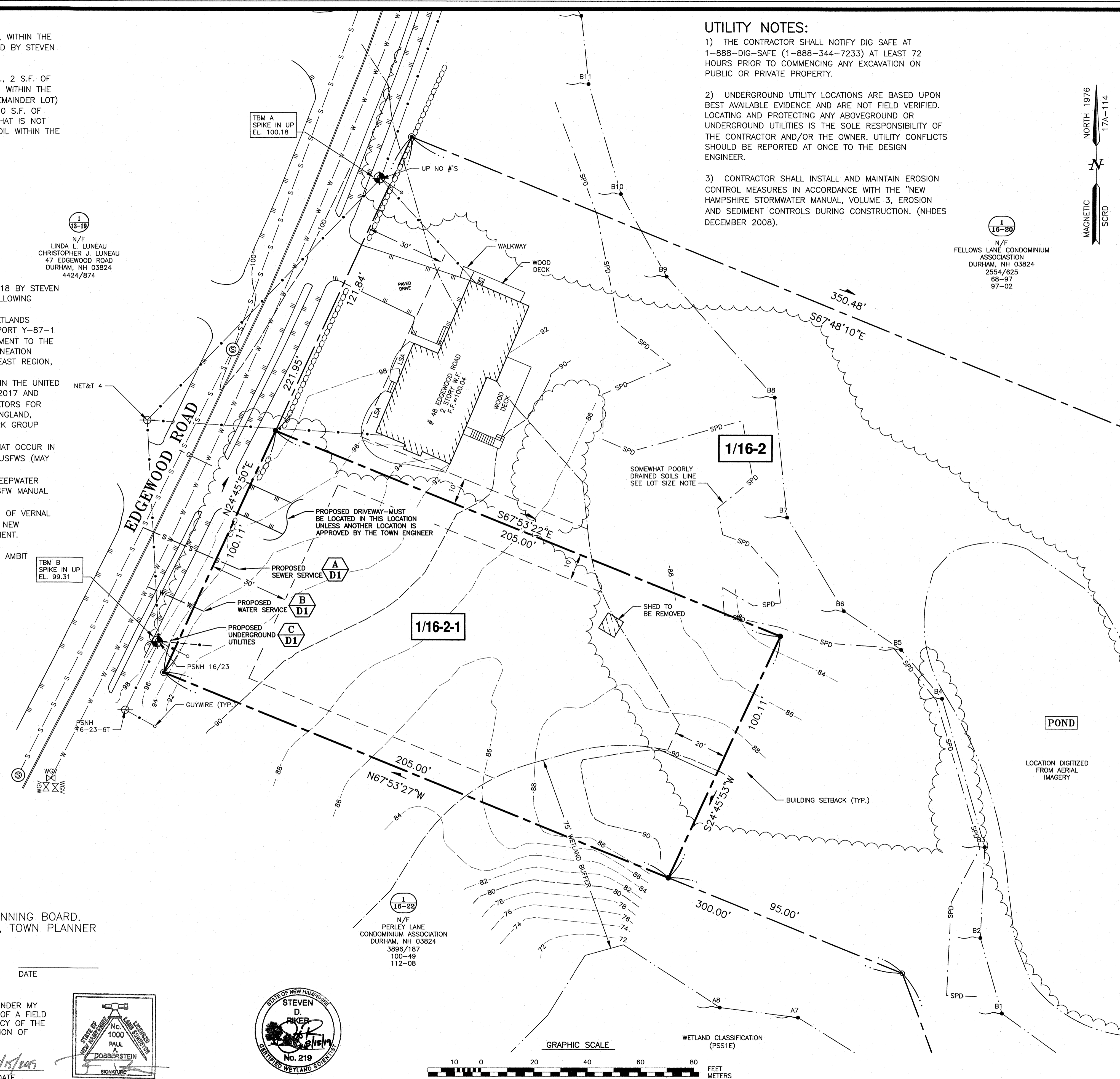
NO.	DESCRIPTION	DATE
1	REVISE PER NOTICE OF DECISION	1/24/19
0	ISSUED FOR COMMENT	11/20/18

REVISIONS



SCALE 1" = 20'      OCTOBER 2018

**SUBDIVISION  
SITE PLAN**      **C1**

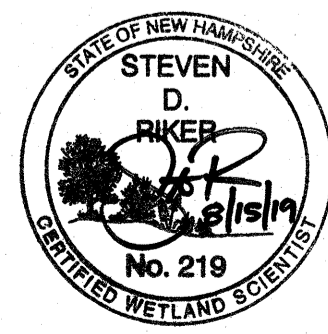
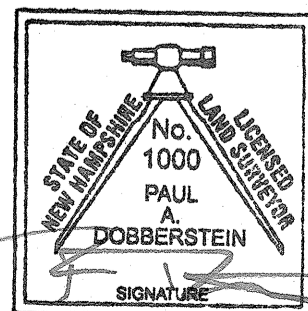


FINAL APPROVAL BY DURHAM PLANNING BOARD.  
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER

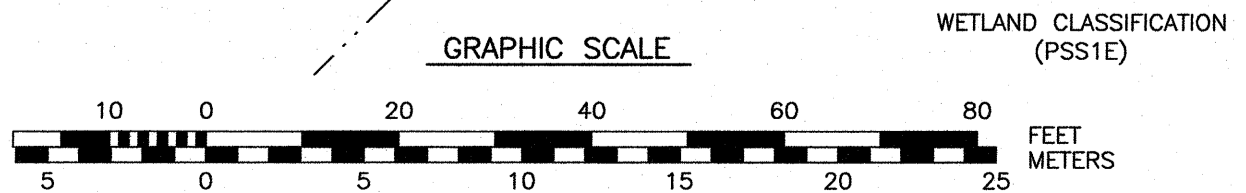
MICHAEL BEHRENDT, TOWN PLANNER      DATE

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PAUL A DOBBERSTEIN, LLS      DATE 8/15/2018



N/F PERLEY LANE CONDOMINIUM ASSOCIATION  
DURHAM, NH 03824  
3896/187  
100-49  
112-08



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**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors

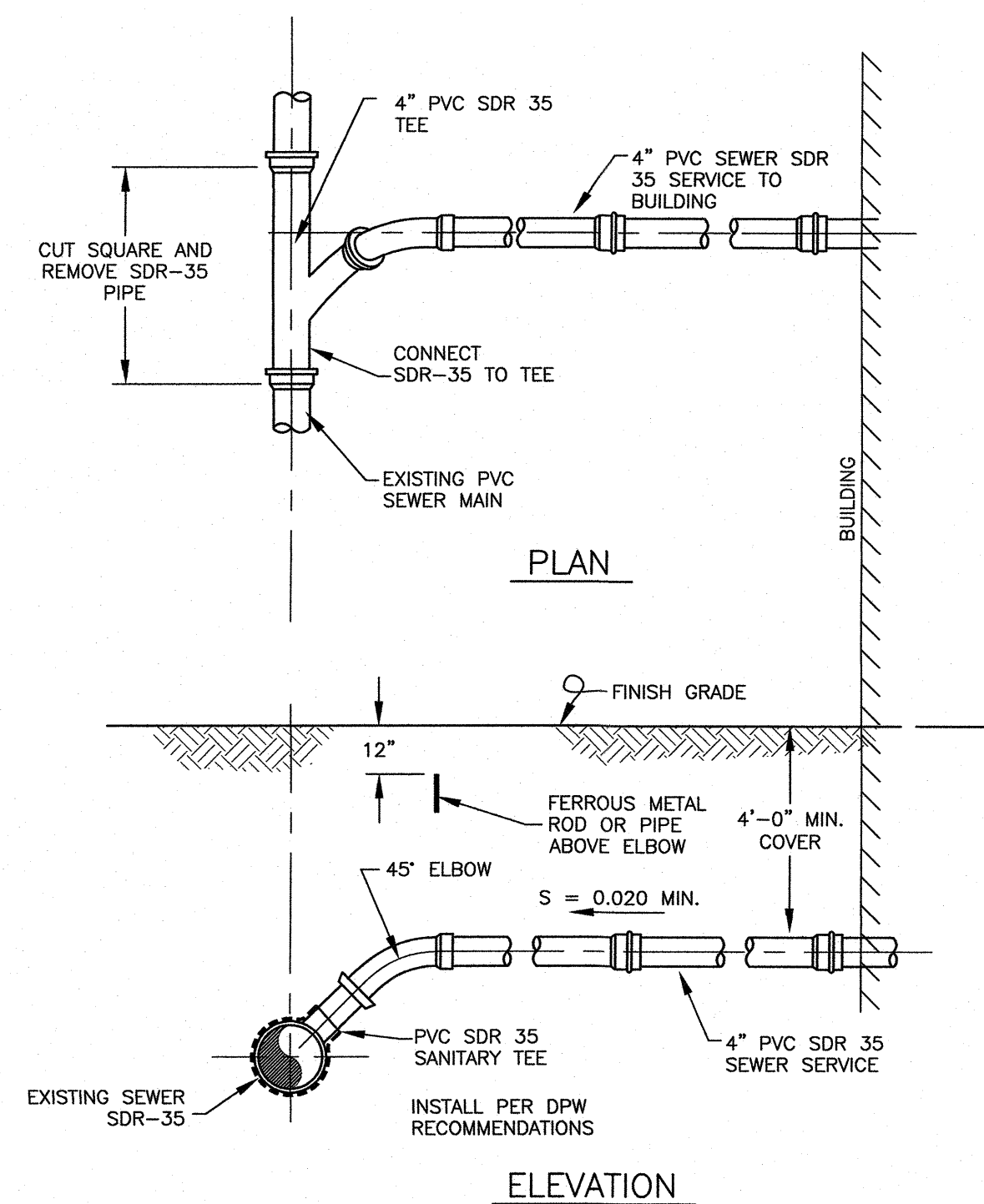
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**UTILITY NOTES:**

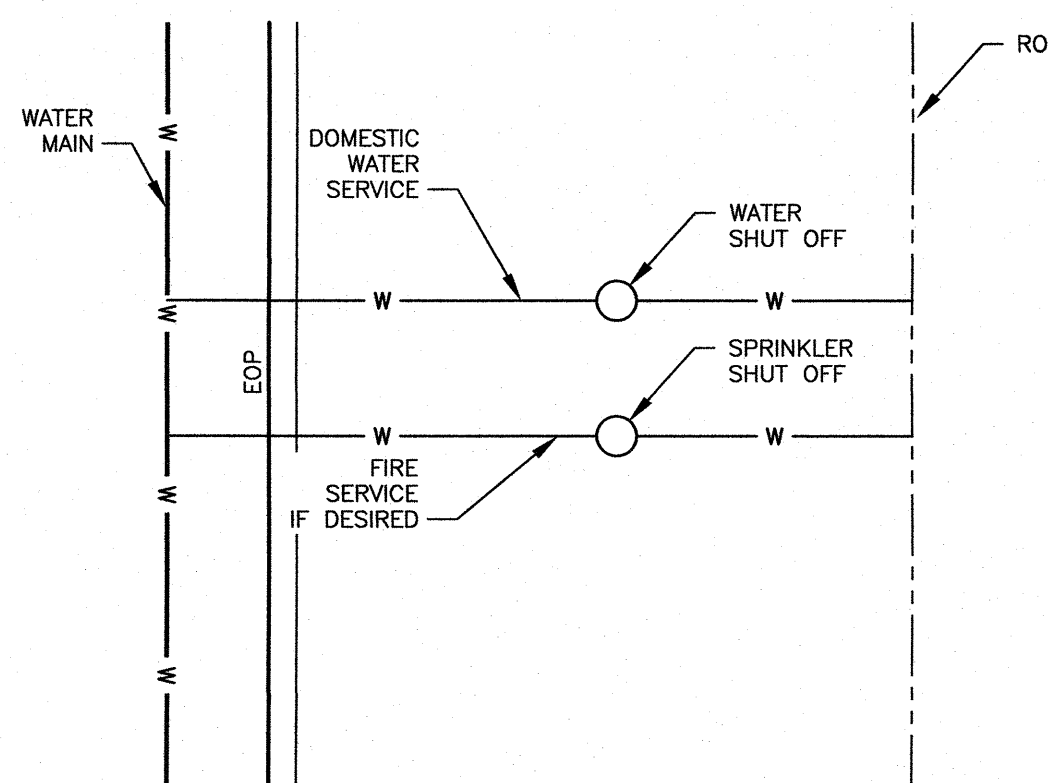
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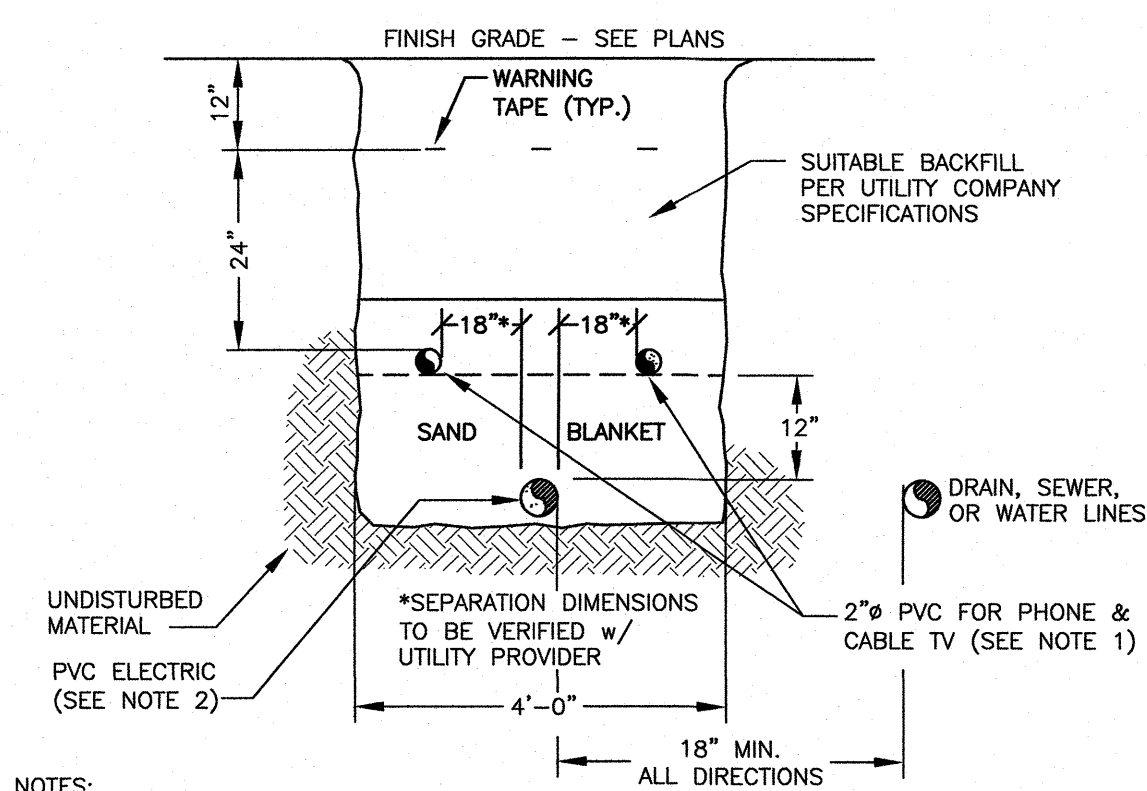
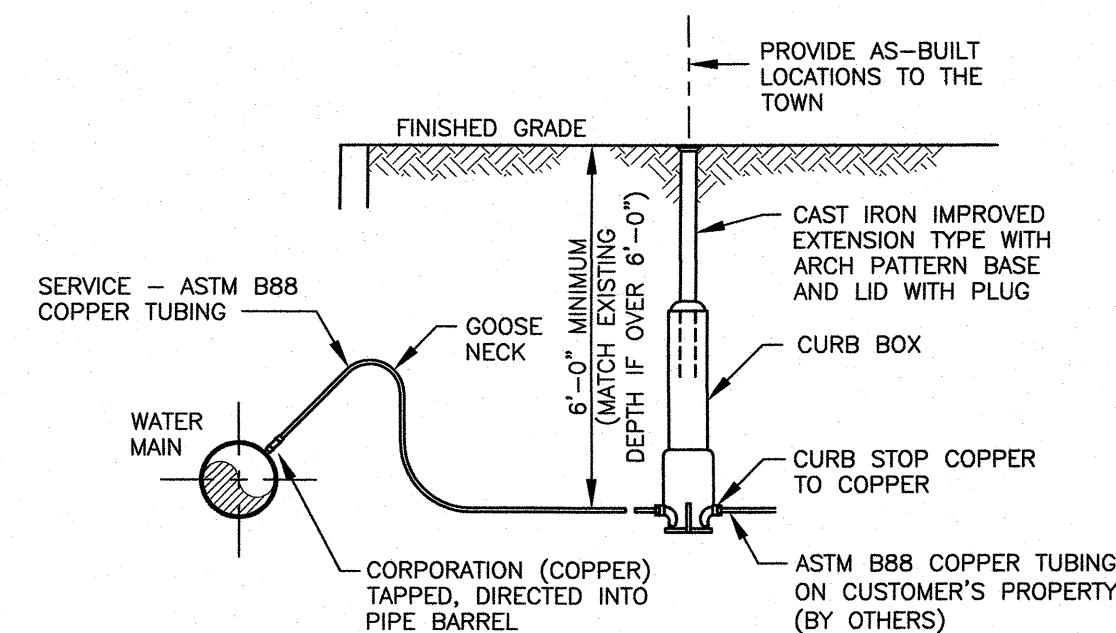
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**A** TYPE "A" SEWER SERVICE CONNECTION  
C2 NTS



**B** TYPICAL WATER SERVICE CONNECTION  
C2 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** UTILITY TRENCH  
C2 NTS

FINAL APPROVAL BY DURHAM PLANNING BOARD.  
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER

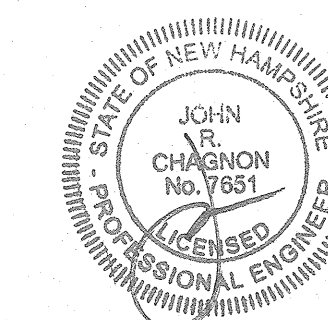
MICHAEL BEHRENDT, TOWN PLANNER

DATE

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

NO.	DESCRIPTION	DATE
1	REVISE PER NOTICE OF DECISION	1/24/19
0	ISSUED FOR COMMENT	11/20/18

REVISIONS



SCALE: AS SHOWN      OCTOBER 2018

DETAILS

**D1**