

file



TOWN OF DURHAM
Planning Department
8 Newmarket Road
Durham, NH 03824-2898
Phone (603) 868-8064
www.ci.durham.nh.us

Subdivision Application

Property Information

Property address/location: 3 Foss Farm Road

Tax map #: 6; Lot #'s): 1-6; Zoning district: RB

Size of site: 1.8+/- acres;

Overlay zoning districts

Wetland Overlay? Yes: X; No: ; Shoreland Overlay? Yes: X; No:

Flood Overlay? Yes: ; No: X; Aquifer Overlay? Yes: ; No: X

Proposed Project

Name of project (if applicable): 3 Foss Farm Subdivision

Which kind of subdivision is proposed? Conservation: ; Conventional: X

Total number of proposed lots: 2; Will there be a new street? Yes: ; No: X

If there will be a new street, what kind is proposed? Town road ; private road

Wetlands: Is fill proposed? no; area to be filled: ; buffer impacts? no

Utilities

Town water? yes X no ; How far is Town water from the site?

Town sewer? yes no X; How far is Town sewer from the site?

Distance from nearest fire hydrant: At the site

Property Owner

Name (include name of individual): Patricia S. Cotter and Michael P. Lambert

Mailing address: 3 Foss Farm Road, Durham, NH 03824

Telephone #: 603-767-7021 Email:

(over)

Applicant/developer (if different from property owner)

Name (include name of individual): same

Mailing address: _____

Telephone #: _____ Email: _____

Engineer

Name (include name of individual): Michael J. Sievert, P.E. MJS Engineering, P.C.

Telephone #: 603-659-4979 Email: mjs@mjs-engineering.com

Surveyor

Name (include name of individual): Adam Fogg, LLC Atlantic Survey Co., LLC

Telephone #: 603-659-8939 Email: atlanticsurvey@comcast.net

Other professional/designer/agent

Provide name(s) and contact information: Mark West, Wetland Scientist

West Environmental, Inc. 603-734-4298 mark@westenv.net

Submission of application

This application must be signed by the property owner, applicant/developer (if different from property owner), and/or the agent. If not by the property owner, then a separate statement from the owner authorizing submission of the application with the authorization to enter the property (next page) is required.

I(we) hereby submit this Subdivision application to the Town of Durham Planning Board and attest to the best of my(our) knowledge that all of the information on this application form and in the accompanying application materials and documentation is true and accurate. I(we) understand that any additional costs for review of this application will be borne by the owner/applicant.

Signature of property owner: Michael Lambert

Date: 5/21/19

Signature of applicant/developer: Michael Lambert

Date: 5/21/19

Signature of agent: Michael West

Date: 5/22/19

Authorization to enter property

I(we) hereby authorize members of the Durham Planning Board, Planning Department, and other pertinent Town departments, boards and agencies to enter my/our property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those people legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these people must use all reasonable care, courtesy, and diligence when entering the property.

Signature of property owner: Michael Lawbert

Date: 5/21/19

Signature of property owner: _____

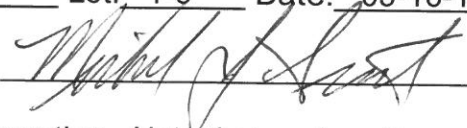
Date: _____

Subdivision (Minor) Checklist

For subdivisions where there is no new street involved
Town of Durham Planning Department

****To be filled out by the applicant/agent***

Project Name: 3 Foss Farm Road Subdivision Map: 6 Lot: 1-6 Date: 05-16-19

Applicant/agent: Michael J. Sievert Signature: 

Please see the Durham Subdivision Regulations for more information. Note that various items may be submitted later.

<u>General Items</u>	Yes	No	N/A	Waiver Requested	Comments
15 sets completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3 sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15 sets of 11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electronic copy of plans and application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15 sets letter of intent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fee for application and notices	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Completed abutters list (See Karen)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Copy of existing covenants, easements, and deed restrictions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
 <u>Plan Information</u>					
Basic information including:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Tax map and lot #	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Name of project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
• Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Legend	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Revision block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Vicinity sketch - no less than 1" = 1,000'	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Name and address of applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Approval block (for signature by staff)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Name, stamp, and NH license # of land surveyor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
References to neighboring plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

(over)

	Yes	No	N/A	Waiver Requested	Comments
Information on abutting properties:					
• owner name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• owner address	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• tax map and lot #	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>Zoning</u>					
Zoning designations of subject parcel and in vicinity of parcel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning requirements for district:					
• frontage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• lot dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>Platting</u>					
Surveyed property lines including:					
• existing and proposed bearings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• existing and proposed distances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• existing and proposed pins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Existing and proposed locations of:					
• monuments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• benchmarks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Proposed square footage for each lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Subdivision # on each lot (1, 2, 3, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>Topographic and Site Features</u>					
Existing buildings and structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Existing driveways and access points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Contour lines and spot elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Soil types and boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Soil test pit locations, profiles, and depth to water table and ledge	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Percolation test locations and results	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Water features (ponds, streams)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Wetlands, including name of certified wetlands scientist & license #	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Statement whether located in flood area, and if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Delineation of treed and open areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

	Yes	No	N/A	Waiver Requested	Comments
Overview of types of trees and vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Location of rock outcroppings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Stone walls and archaeological features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Locations of trails and paths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other natural/cultural resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Utilities

Show existing and proposed for all subject lots and within right of way. Include plans, profiles, sizes, materials, and all details, as appropriate.

Water lines/well (with appropriate radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Sewer lines/septic and leaching areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fire hydrant locations and details	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Electric, telephone, cable TV (underground)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Gas lines	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Any proposed drainage or grading plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

Additional Comments:



5 Railroad Street • P. O.Box 359
Newmarket, NH 03857
Phone: (603) 659-4979
Email: mjs@mjs-engineering.com

Letter of Intent – Two Lot Subdivision Tax Map 6 / Lots 1-6

May 22, 2019

1.0 Project Purpose

To subdivide the single-family lot into two single family lots.

2.0 Existing Conditions

The existing parcel is approximately 85,000 sf to the center of the Oyster River and approximately 80,000 sf to the edge of the Oyster River. The parcel is located in the RB zoning district and is serviced by municipal water and on-site septic. The subject parcel has two existing structures, a house and a barn. These structures have been in existence since the 1800's and it is the original farmstead on the parcel prior to the Foss Farm subdivision. The barn has an existing accessory apartment. There are two driveways, one for each structure. One driveway is from Foss Farm Road and the other is from Orchard Drive. The lot slopes from south to north towards the Oyster River at an average slope of approximately 18 – 20%. The high point is at the intersection of Foss Farm Road and Orchard Drive where the buildings are located. The soil type on the parcel is Suffield silt loam Sfc.

3.0 Proposed Subdivision

The proposal is to subdivide the lot into two lots. The lots are configured to meet the subdivision requirements with respect to lot size, road frontage and river frontage. The lot is within the shoreland overlay district. The buildings are non-conforming with respect to setbacks however, that is the case with the existing conditions. This subdivision does not impose any additional non-conformity. The existing house will be on lot 1, and the existing barn will be on lot 2. The existing house will retain the existing septic system and lot 2 will require the construction of a new leach field to meet the intended use of the lot. All of the other setbacks are met and there are no changes to the current access to each lot.

CATHERINE MEEKING
MICHAEL P LAMBERT
3 FOSS FARM RD
DURHAM, NH 03824-2905

12-07

1619
57-1/15 RI
8480

Date 5/21/19

Pay to the Order of Town of Durham N.H. \$ 842.00

eight hundred forty two + 0/100 Dollars

Bank of America

ACH R/T 011500010

For Michael Lambert

⑆011500010⑆ 394000973759⑆1619

CATHERINE MEEKING
MICHAEL P LAMBERT
3 FOSS FARM RD
DURHAM, NH 03824-2905

12-07

1620
57-1/15 RI
8480

Date 5/21/19

Pay to the Order of Town of Durham N.H. \$ 370.00

three hundred seventy + 0/100 Dollars

Bank of America

ACH R/T 011500010

For Michael Lambert

⑆011500010⑆ 394000973759⑆1620

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NEWMARKET, NH 03857

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DOVER, NH 03820

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DOVER, NH 03820

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48 STEVENS HILL ROAD
NOTTINGHAM, NH 03290

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NOTTINGHAM, NH 03290

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48 STEVENS HILL ROAD
NOTTINGHAM, NH 03290

PATRICIA S. COTTER
MICHAEL P. LAMBERT
3 FOSS FARM ROAD
DURHAM, NH 03824

PATRICIA S. COTTER
MICHAEL P. LAMBERT
3 FOSS FARM ROAD
DURHAM, NH 03824

PATRICIA S. COTTER
MICHAEL P. LAMBERT
3 FOSS FARM ROAD
DURHAM, NH 03824

KEVIN R. & TAMARA L. SHILLING
3 ORCHARD DRIVE
DURHAM, NH 03824

KEVIN R. & TAMARA L. SHILLING
3 ORCHARD DRIVE
DURHAM, NH 03824

KEVIN R. & TAMARA L. SHILLING
3 ORCHARD DRIVE
DURHAM, NH 03824

JOHN H. & LINDA J. HUNTER
2 ORCHARD DRIVE
DURHAM, NH 03824

JOHN H. & LINDA J. HUNTER
2 ORCHARD DRIVE
DURHAM, NH 03824

JOHN H. & LINDA J. HUNTER
2 ORCHARD DRIVE
DURHAM, NH 03824

TIMOTHY C. AYER
CAROLE L. WATERS
4 FOSS FARM ROAD
DURHAM, NH 03824

TIMOTHY C. AYER
CAROLE L. WATERS
4 FOSS FARM ROAD
DURHAM, NH 03824

TIMOTHY C. AYER
CAROLE L. WATERS
4 FOSS FARM ROAD
DURHAM, NH 03824

JONATHAN S. SANDS REV. TRUST
DEBORAH MERRILL-SANDS REV TRUST
2 FOSS FARM ROAD
DURHAM, NH 03824

JONATHAN S. SANDS REV. TRUST
DEBORAH MERRILL-SANDS REV TRUST
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JONATHAN S. SANDS REV. TRUST
DEBORAH MERRILL-SANDS REV TRUST
2 FOSS FARM ROAD
DURHAM, NH 03824

IAGO LOWE HALE
ERIN HARDIE HALE
74 MILL ROAD
DURHAM, NH 03824

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ERIN HARDIE HALE
74 MILL ROAD
DURHAM, NH 03824

IAGO LOWE HALE
ERIN HARDIE HALE
74 MILL ROAD
DURHAM, NH 03824

ROBERT B. McDONOUGH
BREANNE K. LANGLOIS
70 MILL ROAD
DURHAM, NH 03824

ROBERT B. McDONOUGH
BREANNE K. LANGLOIS
70 MILL ROAD
DURHAM, NH 03824

ROBERT B. McDONOUGH
BREANNE K. LANGLOIS
70 MILL ROAD
DURHAM, NH 03824

THEODORE & DAWN MEREDITH
REV. LIVING TRUST
69 MILL ROAD
DURHAM, NH 03824

THEODORE & DAWN MEREDITH
REV. LIVING TRUST
69 MILL ROAD
DURHAM, NH 03824

THEODORE & DAWN MEREDITH
REV. LIVING TRUST
69 MILL ROAD
DURHAM, NH 03824

DIANE CHEN
12 OYSTER RIVER ROAD
DURHAM, NH 03824

DIANE CHEN
12 OYSTER RIVER ROAD
DURHAM, NH 03824

DIANE CHEN
12 OYSTER RIVER ROAD
DURHAM, NH 03824

TOWN OF DURHAM
8 NEWMARKET ROAD
DURHAM, NH 03824

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8 NEWMARKET ROAD
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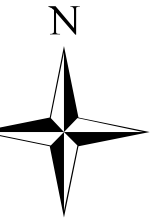
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Map 6



PROPERTY MAP DURHAM NEW HAMPSHIRE

Legend

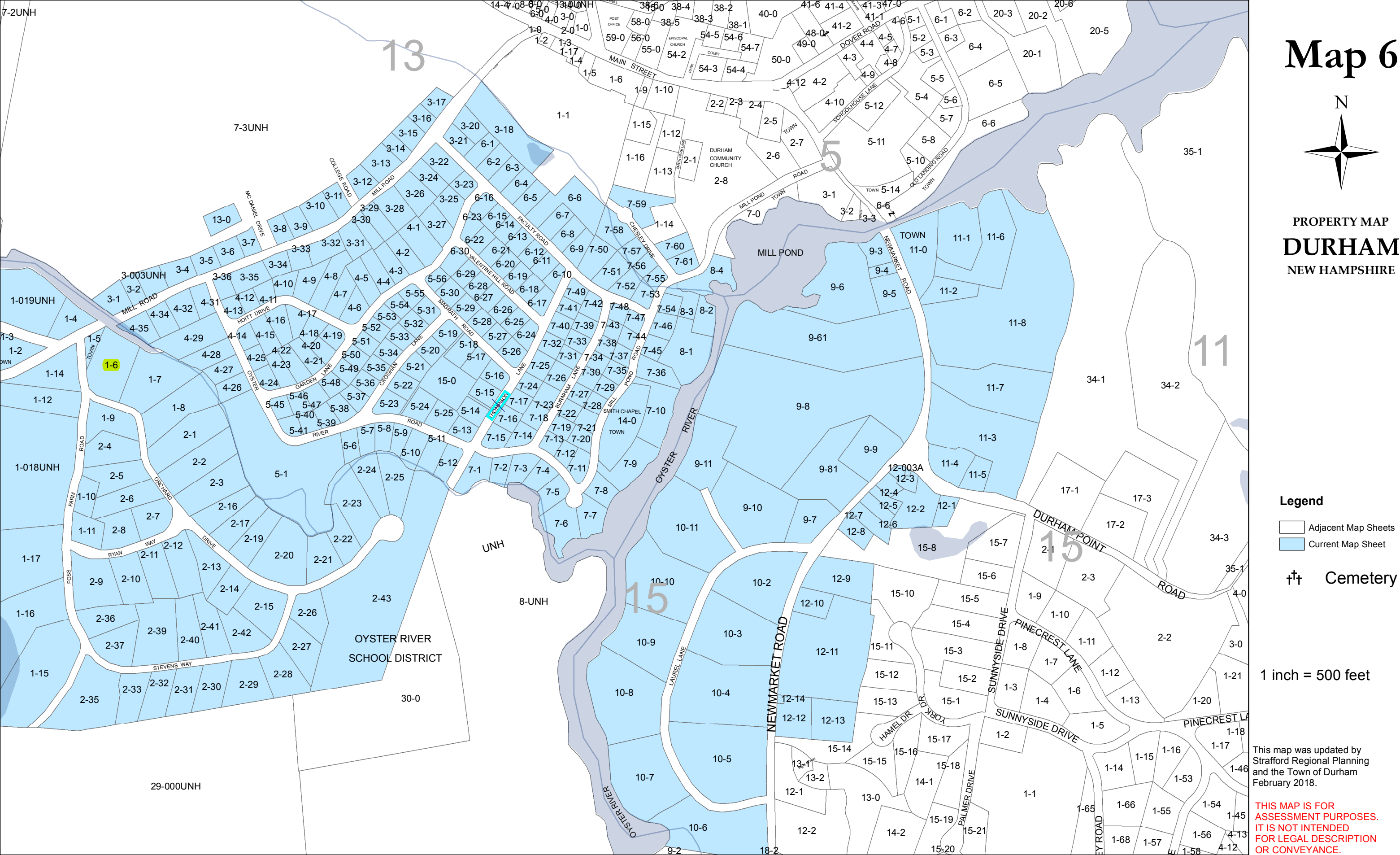
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- Current Map Sheet

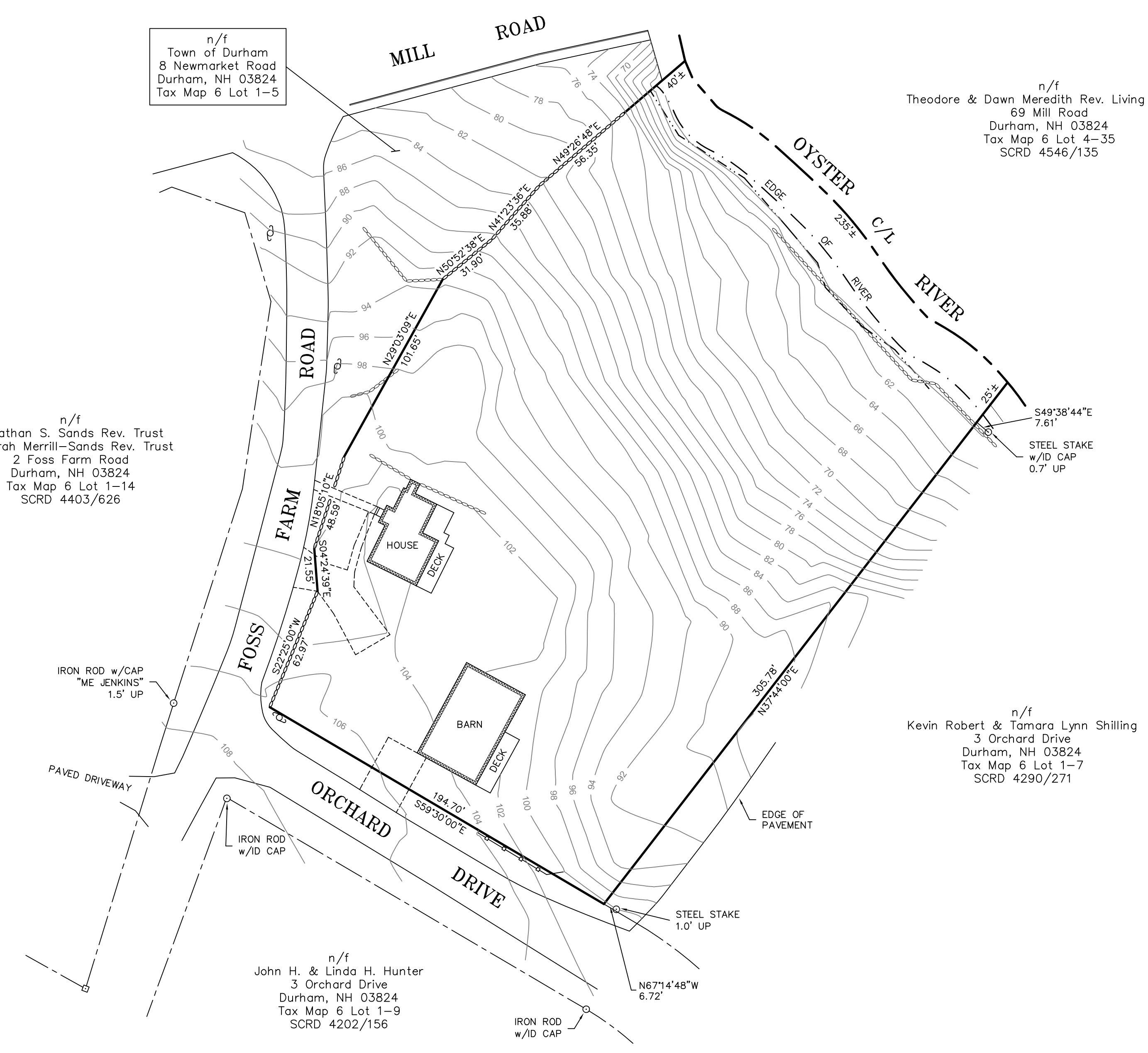
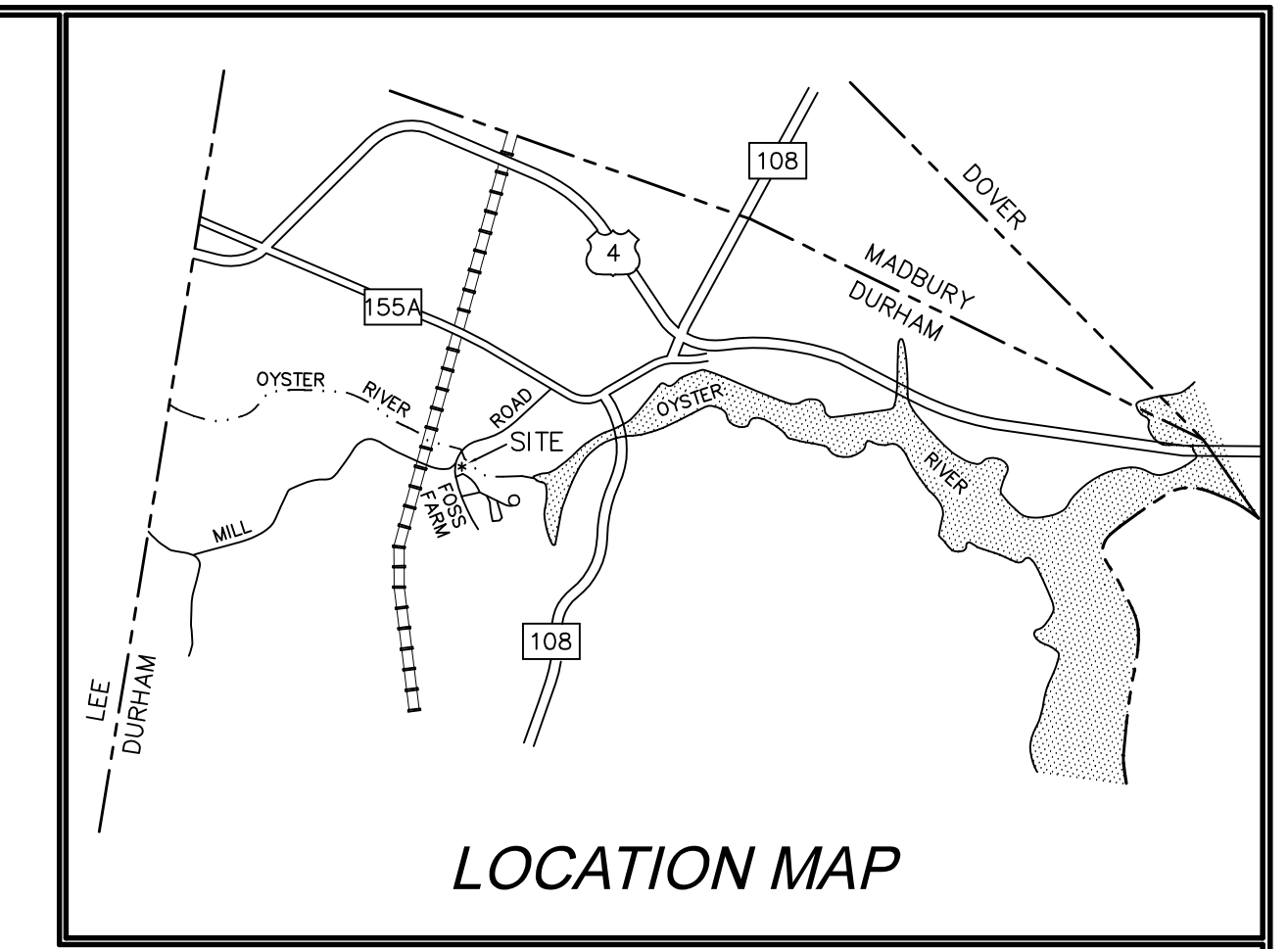
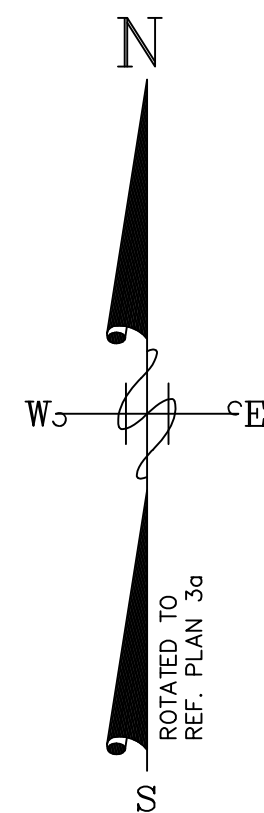
†† Cemetery

1 inch = 500 feet

This map was updated by
Strafford Regional Planning
and the Town of Durham
February 2018.

**THIS MAP IS FOR
ASSESSMENT PURPOSES.
IT IS NOT INTENDED
FOR LEGAL DESCRIPTION
OR CONVEYANCE.**





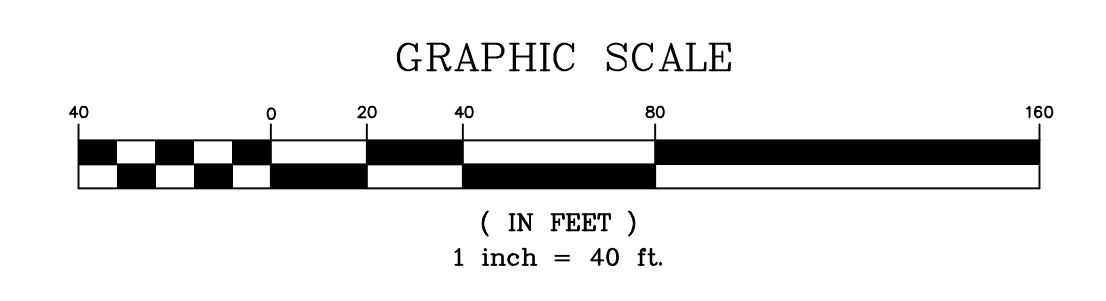
LEGEND

- SET 5/8" IRON ROD w/D CAP STAMPED "ATLANTIC LLS 891"
- FOUND MONUMENT AS NOTED
- ▣ FOUND CONCRETE "NH" BOUND
- ⊕ UTILITY POLE
- n/f NOW OR FORMERLY
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- — — — — STONE WALL
- ○ — ○ — STOCKADE FENCE
- - - - - POORLY DRAINED SOIL
- 102 2' CONTOUR LINE

NOTES

1. RANDOM TRAVERSE ERROR OF CLOSURE IS 1 PART IN 40,900.
2. OWNER OF RECORD:
PATRICIA S. COTTER
MICHAEL P. LAMBERT
3 FOSS FARM ROAD
DURHAM, NH 03824
TAX MAP 6, LOTS 1-6
BOOK 3738, PAGE 793 SCR D
3. REFERENCE PLANS:
a) "PATRICIA S. LAMBERT-VALLEY DEVELOPMENT LOTS A&B-DURHAM, NEW HAMPSHIRE" BY G.L. DAVIS DATED APRIL 1980. SCR D PLAN No. 17B-77
b) "ROAD PLAN AS BUILT-VALLEY DEVELOPMENT-DURHAM, NEW HAMPSHIRE" BY G.L. DAVIS DATED JUNE 1966. SCR D PLAN No. 9C P6 F3
c) "PLAN OF LAND TAX MAP 6/LOT 1-9 ORCHARD DRIVE, DURHAM, N.H. FOR TIMOTHY J. CALLIS" BY NORWAY PLAINS DATED JAN. 2005 SCR D PLAN No.79-6
d) "PORTION OF PROPERTY OF OLIVE D. STANLICK-DURHAM, NH" BY M.E. JENKINS DATED OCTOBER 1975. SCR D PLAN No. 17-32

ISSUE	DATE	DESCRIPTION	BY	CHKD.	APP.

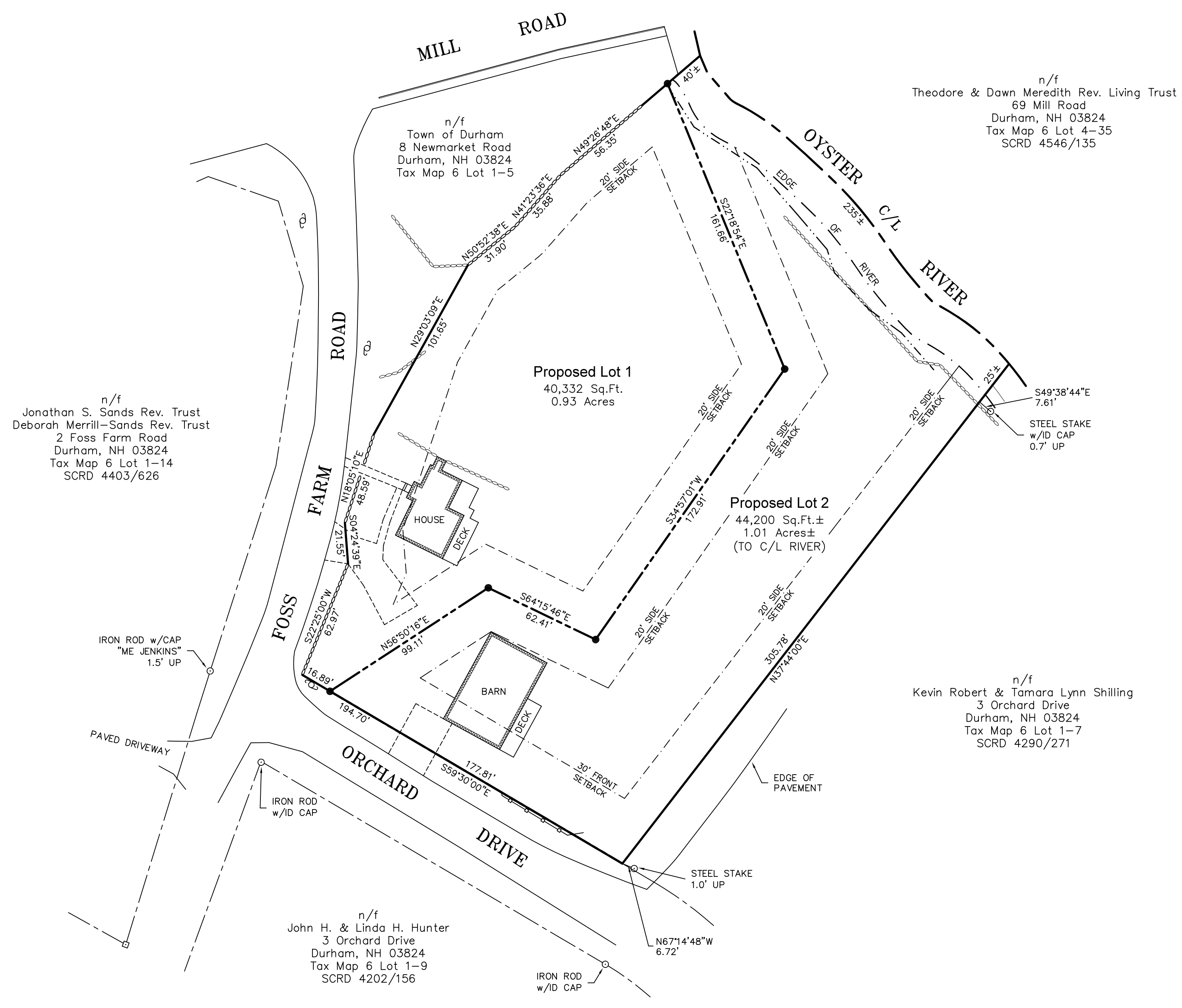
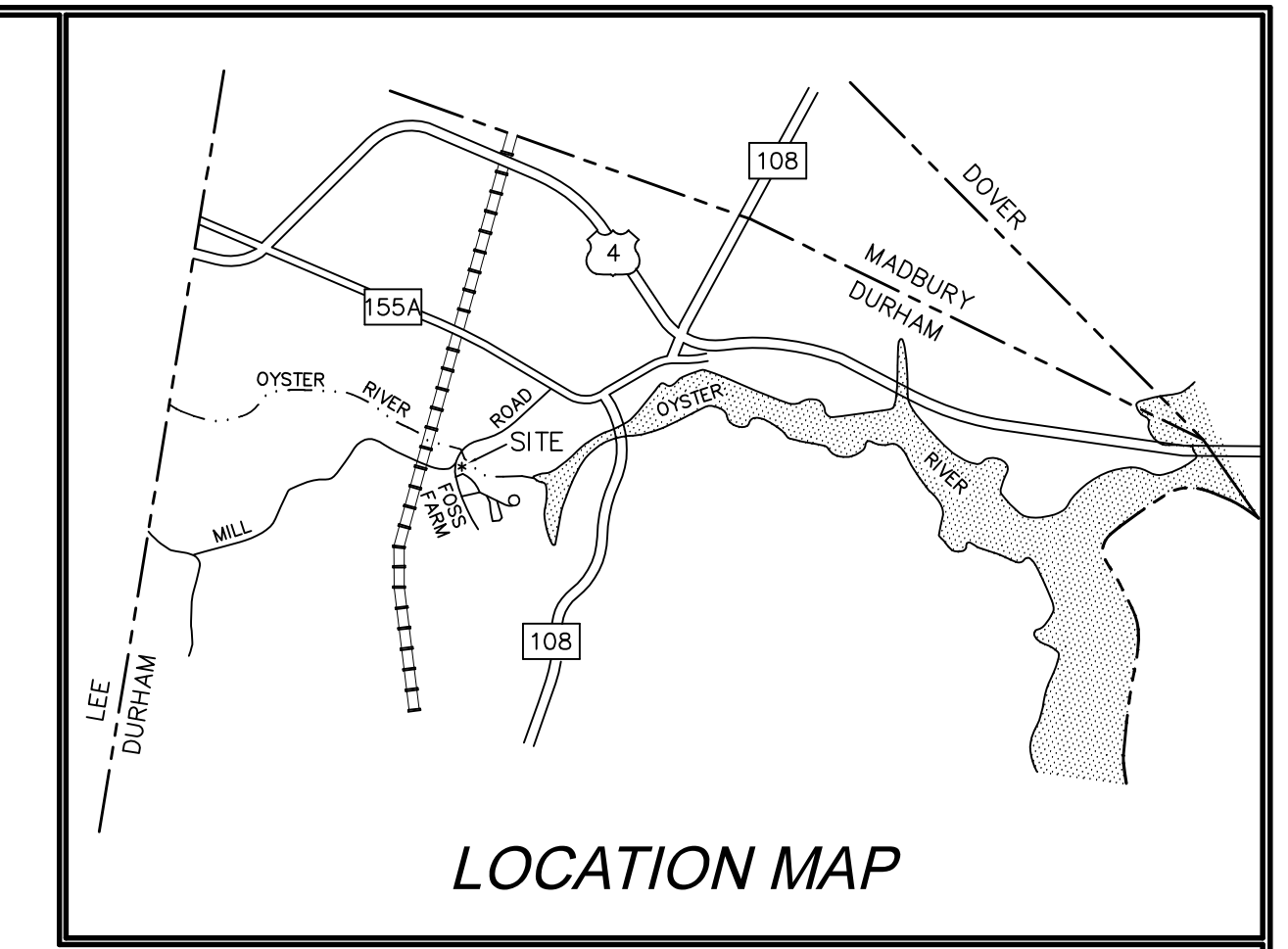
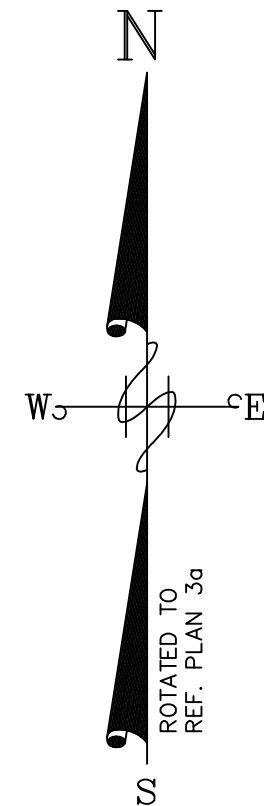



ATLANTIC
SURVEY CO, LLC
 25 Nute Road, Dover, New Hampshire 03820

PREPARED BY:
 SURVEYORS
 PLANNERS
 SEPTIC DESIGNERS
 603-659-8939

DATE:	April, 2019
FIELDWORK BY:	AF
DESIGNED BY:	AF
CAD FILE:	19127
PROJECT No.:	19127
SHEET	1 OF 1

Existing Conditions Plan
 PREPARED FOR
Patricia S. Cotter
 AND
Michael P. Lambert
 LOCATED AT
Foss Farm Road, Durham, N.H.



n/f
Jonathan S. Sands Rev. Trust
Deborah Merrill-Sands Rev. Trust
2 Foss Farm Road
Durham, NH 03824
Tax Map 6 Lot 1-14
SCRD 4403/626

n/f
Theodore & Dawn Meredith Rev. Living Trust
69 Mill Road
Durham, NH 03824
Tax Map 6 Lot 4-35
SCRD 4546/135

n/f
Kevin Robert & Tamara Lynn Shilling
3 Orchard Drive
Durham, NH 03824
Tax Map 6 Lot 1-7
SCRD 4290/271

n/f
John H. & Linda H. Hunter
3 Orchard Drive
Durham, NH 03824
Tax Map 6 Lot 1-9
SCRD 4202/156

NOTES

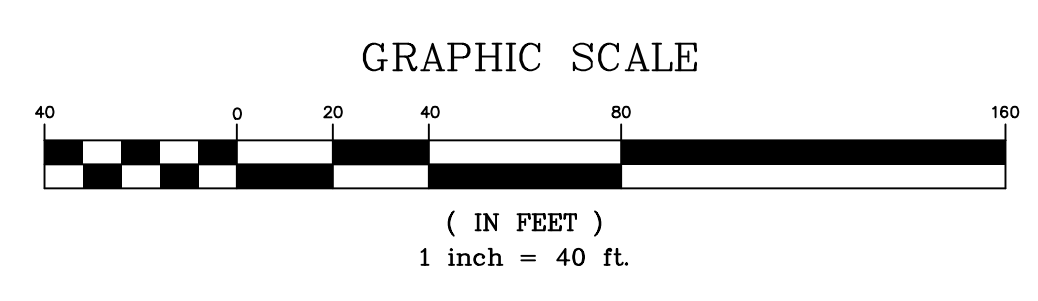
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c) "PLAN OF LAND TAX MAP 6/LOT 1-9 ORCHARD DRIVE, DURHAM, N.H. FOR TIMOTHY J. CALLIS" BY NORWAY PLAINS DATED JAN. 2005 SCR.D PLAN No.79-6
d) "PORTION OF PROPERTY OF OLIVE D. STANLICK-DURHAM, NH" BY M.E. JENKINS DATED OCTOBER 1975. SCR.D PLAN No. 17-32
4. TOTAL AREA = 84,532 S.F.± OR 1.94 ACRES±.
5. FOR MORE INFORMATION ABOUT THIS SUBDIVISION PLAN, OR TO SEE THE COMPLETE PLAN SET, CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 8 NEWMARKET ROAD, DURHAM, NH 03824. (603) 868-8064

LEGEND

- SET 5/8" IRON ROD w/ID CAP STAMPED "ATLANTIC LLS 891"
- FOUND MONUMENT AS NOTED
- ▣ FOUND CONCRETE "NH" BOUND
- ⊕ UTILITY POLE
- n/f NOW OR FORMERLY
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- ===== STONE WALL
- STOCKADE FENCE
- - - - - POORLY DRAINED SOIL
- PROPOSED LOT LINE
- - - - - BUILDING SETBACK LINE

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

ISSUE	DATE	DESCRIPTION	BY	CHKD.	APP.



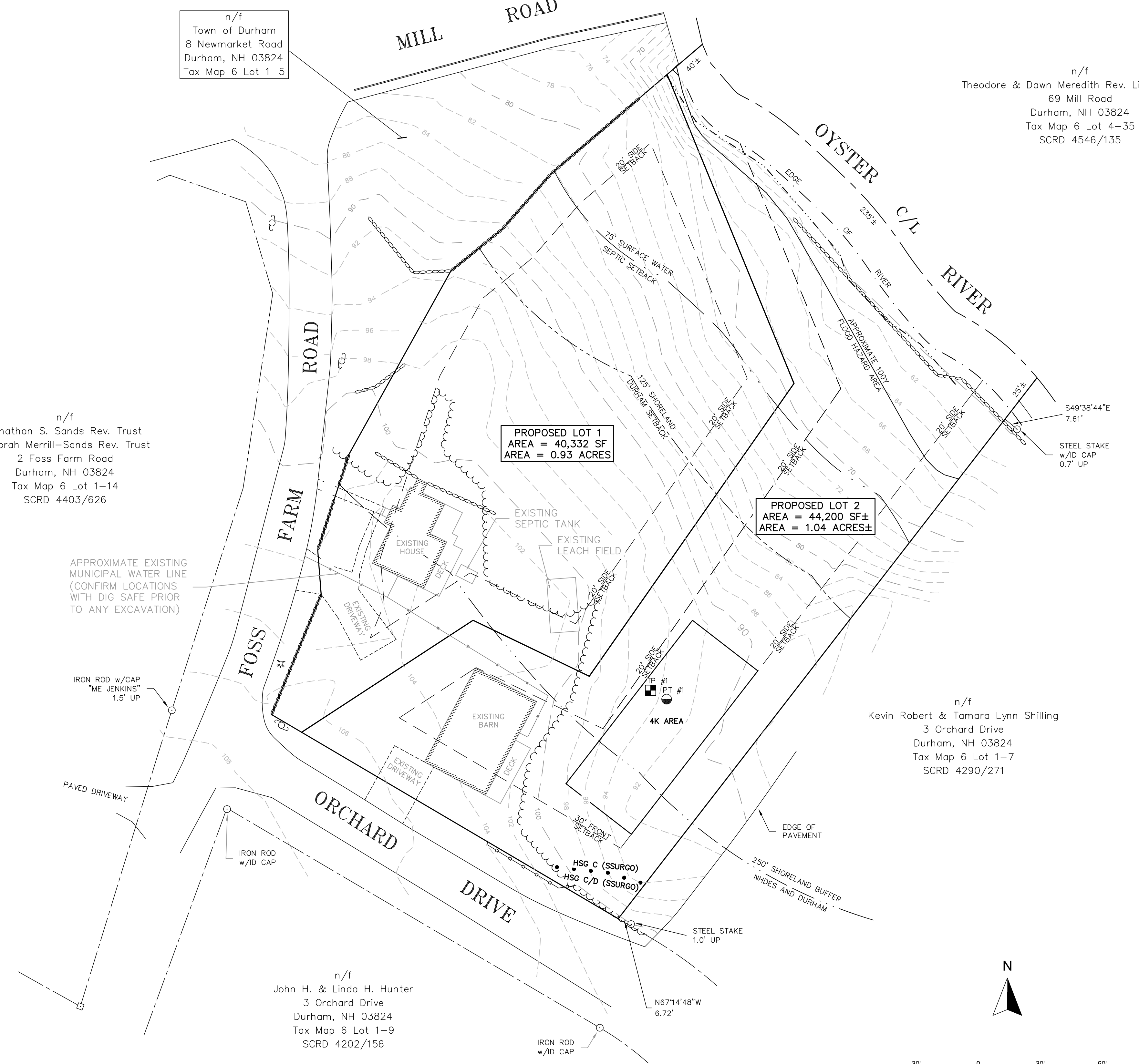
ATLANTIC
SURVEY CO, LLC
25 Nute Road, Dover, New Hampshire 03820

PREPARED BY:
SURVEYORS
PLANNERS
SEPTIC DESIGNERS
603-659-8939

DATE:	May, 2019
FIELDWORK BY:	AF
DESIGNED BY:	AF
CAD FILE:	19127
PROJECT No.:	19127
SHEET	1 OF 1

Subdivision Plan of Land
PREPARED FOR
Patricia S. Cotter
AND
Michael P. Lambert
LOCATED AT
Foss Farm Road, Durham, N.H.

Drawing Name: P:\1919\19-016\Internal\DWG\19016_Civil_A.dwg
 Wed, 22 May 2019 - 11:23am



n/f
 Town of Durham
 8 Newmarket Road
 Durham, NH 03824
 Tax Map 6 Lot 1-5

n/f
 Theodore & Dawn Meredith Rev. Living Trust
 69 Mill Road
 Durham, NH 03824
 Tax Map 6 Lot 4-35
 SCR D 4546/135

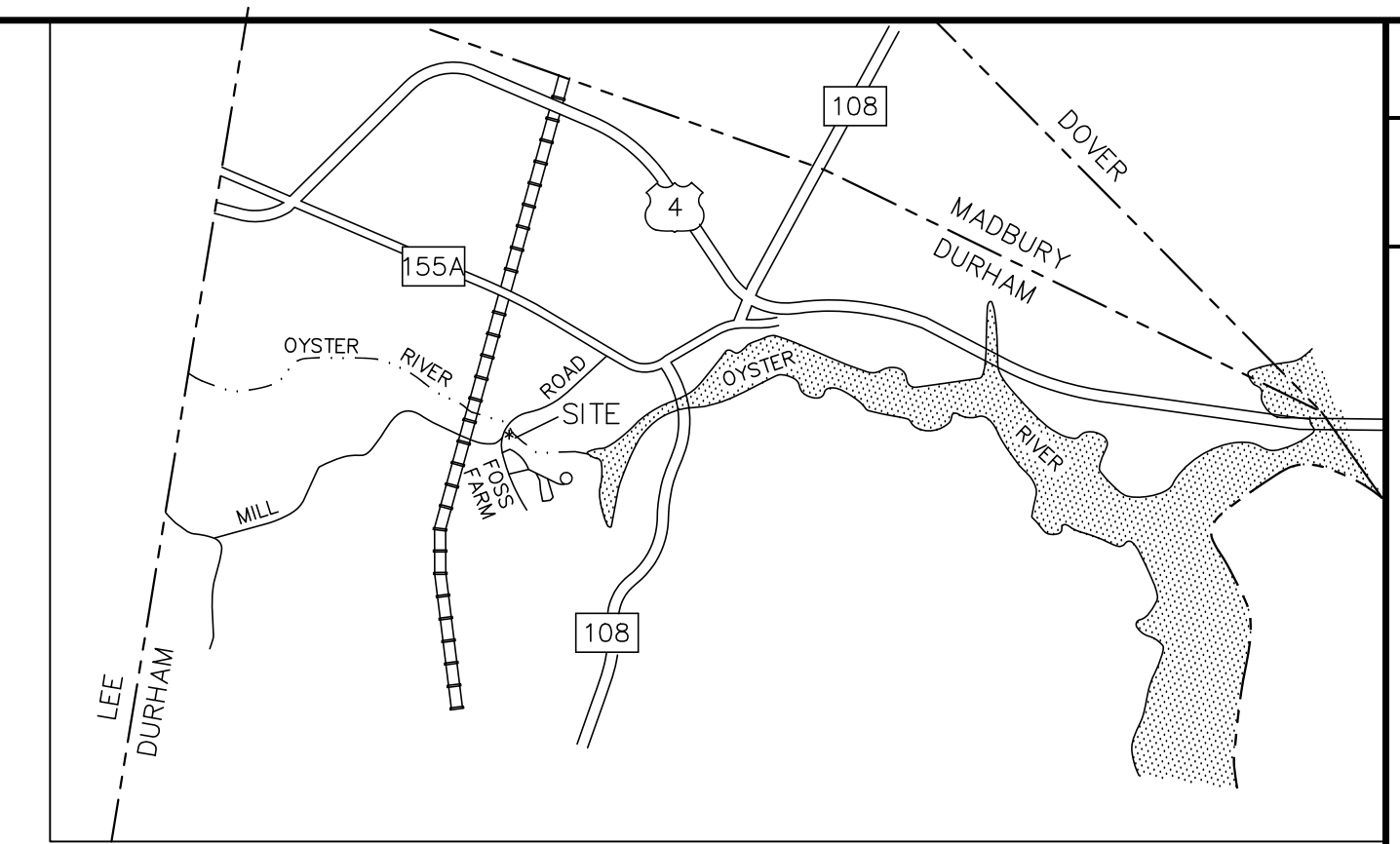
n/f
 Jonathan S. Sands Rev. Trust
 Deborah Merrill-Sands Rev. Trust
 2 Foss Farm Road
 Durham, NH 03824
 Tax Map 6 Lot 1-14
 SCR D 4403/626

PROPOSED LOT 1
 AREA = 40,332 SF
 AREA = 0.93 ACRES

PROPOSED LOT 2
 AREA = 44,200 SF±
 AREA = 1.04 ACRES±

n/f
 Kevin Robert & Tamara Lynn Shilling
 3 Orchard Drive
 Durham, NH 03824
 Tax Map 6 Lot 1-7
 SCR D 4290/271

n/f
 John H. & Linda H. Hunter
 3 Orchard Drive
 Durham, NH 03824
 Tax Map 6 Lot 1-9
 SCR D 4202/156



LOCATION MAP
 N.T.S.

NOTES:

- OWNER OF RECORD: PATRICIA S. COTTER, MICHAEL P. LAMBERT, 3 FOSS FARM ROAD, DURHAM, NH 03824, TAX MAP 6, LOT 1-6, BOOK 3738, PAGE 793 SCR D
 - ZONE: RESIDENTIAL (RB) OVERLAY DISTRICTS: WOOD, SPOD, AND FHOD
 DIMENSIONAL REQUIREMENTS:
 MINIMUM LOT AREA: 40,000 SF
 MINIMUM FRONTAGE: 150 FEET
 MINIMUM FRONT SETBACK: 30 FEET (MINOR AND COLLECTOR STREETS)
 40 FEET (ARTERIAL STREETS)
 MINIMUM SIDE SETBACK: 20 FEET
 MINIMUM REAR SETBACK: 30 FEET
 - VERTICAL DATUM IS ASSUMED.
 - THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED LOTS TO BE CREATED BY THE SUBDIVISION OF MAP 6 LOT 6.
 - PARCEL LOCATED WITHIN FLOOD ZONES "X" AND "AE", PER FEMA FLOOD MAP #33017C0318E EFFECTIVE ON SEPTEMBER 30, 2015.
 - WETLANDS DELINEATED BY MARK WEST, CSS #00010 OF WEST ENVIRONMENTAL, INC. IN ACCORDANCE TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL-NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS
- PLAN REFERENCES:
 "PATRICIA S. LAMBERT-VALLEY DEVELOPMENT LOTS A&B-DURHAM, NEW HAMPSHIRE" BY G.L. DAVIS DATED APRIL 1980. SCR D PLAN No. 17B-77
 "ROAD PLAN AS BUILT-VALLEY DEVELOPMENT-DURHAM, NEW HAMPSHIRE" BY G.L. DAVIS DATED JUNE 1966. SCR D PLAN No. 9C P6 F3
 "PLAN OF LAND TAX MAP 6/LOT 1-9 ORCHARD DRIVE, DURHAM, N.H. FOR TIMOTHY J. CALLIS" BY NORWAY PLAINS DATED JAN. 2005 SCR D PLAN No.79-6
 "PORTION OF PROPERTY OF OLIVE D. STANLICK-DURHAM, NH" BY M.E. JENKINS DATED OCTOBER 1975. SCR D PLAN No. 17-32

TEST PIT DATA

TEST PITS PERFORMED BY: MJS ENGINEERING, PC
 TEST PITS PERFORMED ON 5/17/19, BY MICHAEL J. SIEVERT

TEST PIT #1
 0 - 4" FINE SANDY LOAM GRAM LOOSE (10YR 3/3)
 4 - 9" FINE SANDY LOAM GRAM LOOSE WITH COBBLES (7.5YR 4/4)
 9 - 30" FINE SANDY LOAM GRAM LOOSE WITH COBBLES (2.5Y 4/4)
 30 - 41" COURSE SAND, SAND AND GRAVEL, LOOSE COBBLY (2.5Y 5/3)

SEASONAL HIGH WATER TABLE: 32"
 OBSERVED WATER TABLE: NONE TO 41"
 RESTRICTIVE HORIZON: NONE TO 41"

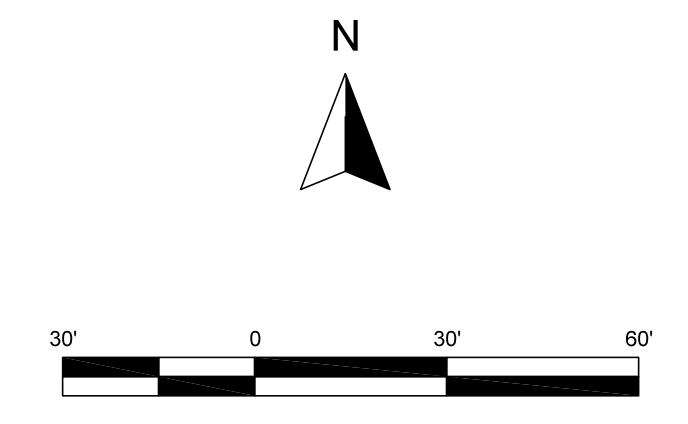
PERC TEST DATA

PERC TEST #1 (AT TP#1)
 DATE CONDUCTED 5/17/19
 RESULT: 12 MIN/INCH

LEGEND

---	EXISTING PROPERTY LINE
---	SETBACK LINE
---	EXISTING EDGE OF GRAVEL
---	EXISTING EDGE OF PAVEMENT
---	EXISTING TREE LINE
---	EXISTING CONTOUR LINE
•••••	SOIL BOUNDARY LINE

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



NO.	REVISIONS	DATE	INT.
0.	INITIAL SUBMISSION TO DURHAM PLANNING BOARD	5/22/19	MCS
SUBDIVISION PLAN prepared for MICHAEL LAMBERT & PATRICIA COTTER (TAX MAP 6, LOT 6) 3 FOSS FARM ROAD, DURHAM, NH 03824			
 MJS ENGINEERING, P.C. CIVIL • STRUCTURAL • ENVIRONMENTAL 5 BALDWIN ST., P.O. Box 359 NEWARKET, NH 03857 PHONE: (603) 659-4979, FAX: (603) 659-4627 E-MAIL: MJS@MJS-ENGINEERING.COM			
JOB: 19-016			
C1			