

PROPOSED SUBDIVISION 22 OLD PISCATAQUA ROAD

DURHAM, NEW HAMPSHIRE
PERMIT PLANS

OWNER:
**CHARLES F. WARD, JR. &
PAMELA WRIGHT**
22 OLD PISCATAQUA 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

- | | |
|----|--------------------------|
| | SUBDIVISION PLAN |
| C1 | EXISTING CONDITIONS PLAN |
| C2 | SUBDIVISION SITE PLAN |
| C3 | COLOR SUBDIVISION PLAN |



LEGEND:

N/F	NOW OR FORMERLY		
RP	RECORD OF PROBATE		
SCRD	STRAFFORD COUNTY		
	REGISTRY OF DEEDS		
	MAP 11/LOT 21		
(11/21)			
● 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		
EXISTING		PROPOSED	
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
○	○	○	WATER SHUT OFF/CURB STOP
○ C.O.	○ C.O.	○ C.O.	PIPE CLEANOUT
○	○	○	GATE VALVE
○	○	○	HYDRANT
○	○	○	CATCH BASIN
○	○	○	SEWER MANHOLE
○	○	○	DRAIN MANHOLE
○	○	○	WATER METER MANHOLE
○ #5			TEST BORING
TP 1			TEST PIT
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
℄	℄	℄	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
22 OLD PISCATAQUA ROAD
DURHAM, N.H.**

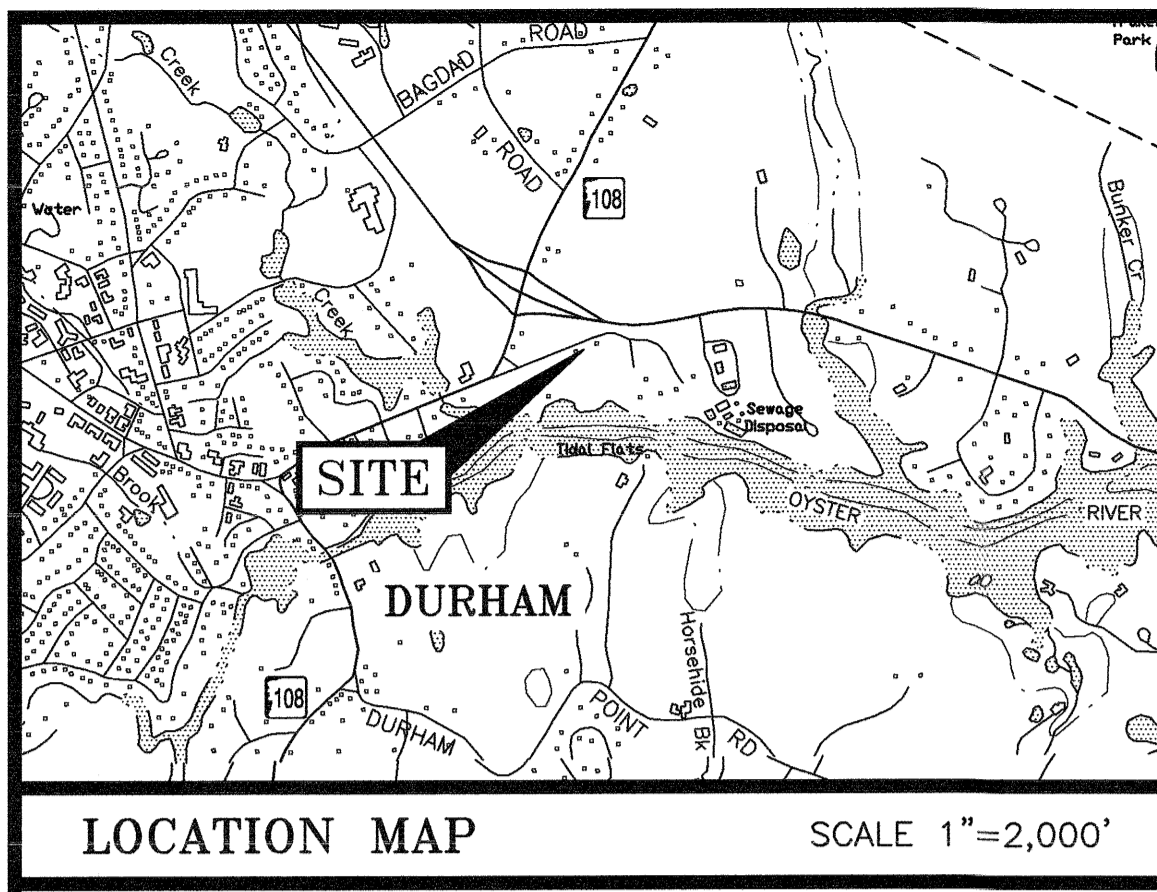
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

PLAN SET SUBMITTAL DATE: 1/15/2020

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

MICHAEL BEHRENDT, TOWN PLANNER

DATE



WETLAND NOTES:

- 1) HIGHEST OBSERVABLE TIDE AND WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON JUNE 20, 2018 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. NEIWCC 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. USF 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.

LOT SIZE NOTES:

- 1) SOMEWHAT POORLY DRAINED SOILS LINE, WITHIN THE 75 FOOT WETLAND BUFFER, WERE DELINEATED BY STEVEN D. RIKER, CWS.
- 2) LOT AREAS:

LOT 1	
TOTAL PROPOSED AREA:	32,516 S.F.
AREA OF WETLANDS ON LOT:	- 2,613 S.F.
AREA OF SOMEWHAT POORLY DRAINED SOIL WITHIN THE WETLAND BUFFER:	- 1,185 S.F.
REMAINING AREA:	28,718 S.F.
LOT 2	
TOTAL PROPOSED AREA:	39,393 S.F.
AREA OF WETLANDS ON LOT:	- 14,369 S.F.
AREA OF SOMEWHAT POORLY DRAINED SOIL WITHIN THE WETLAND BUFFER:	- 2,545 S.F.
REMAINING AREA:	22,479 S.F.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3064.79'	85.00'	85.00'	S82°01'01"E	1°35'21"

PLAN REFERENCES:

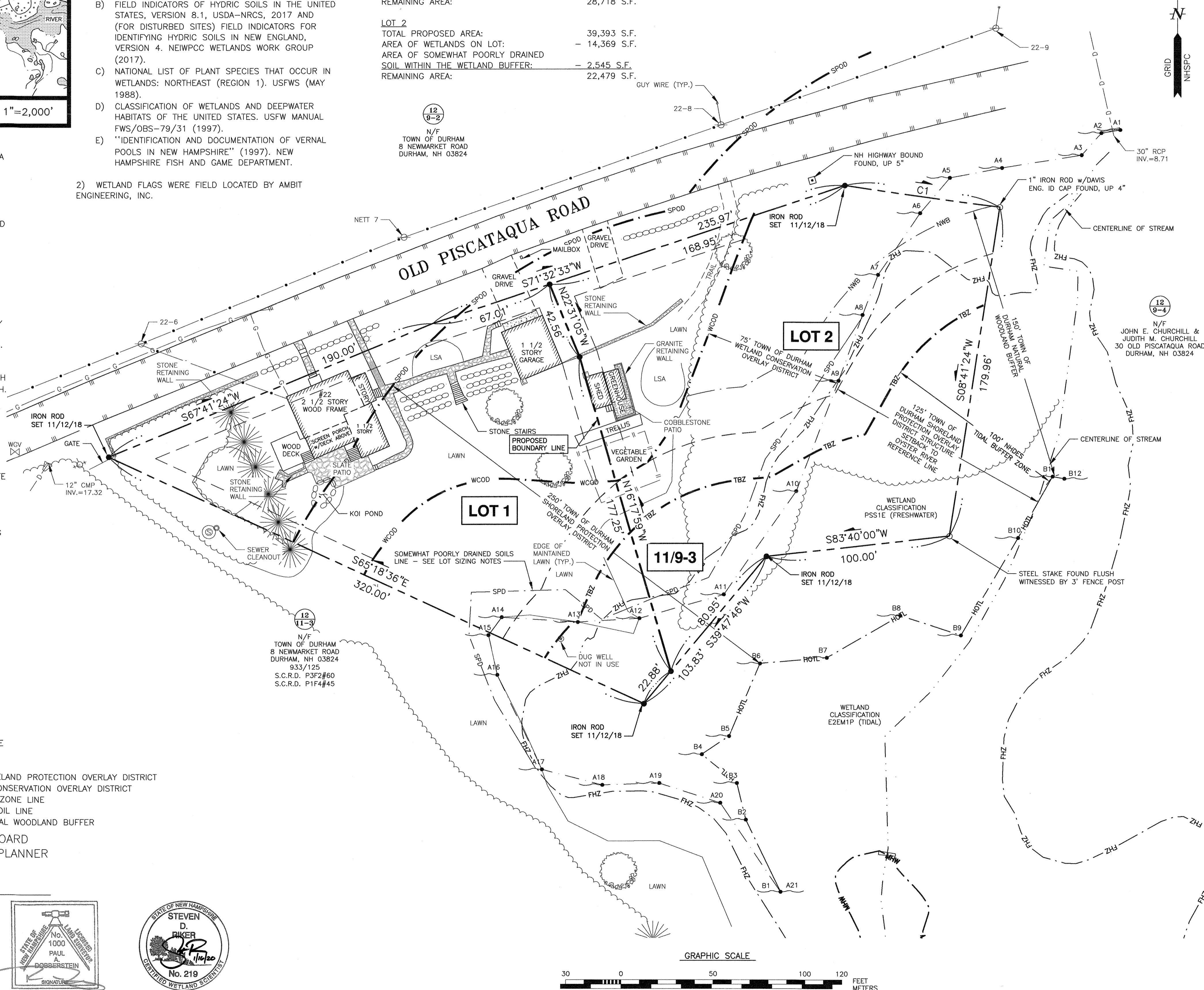
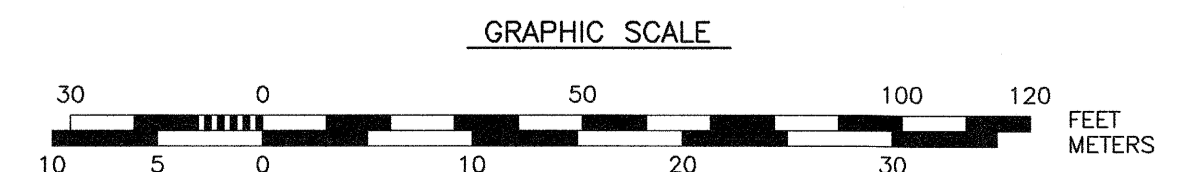
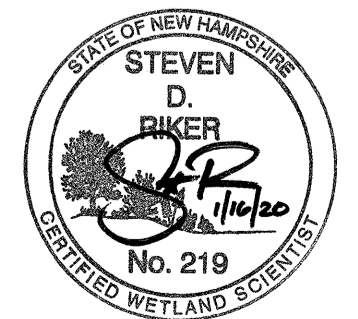
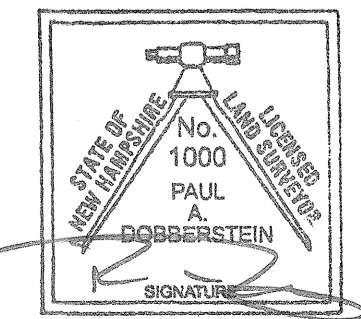
- 1) PLAN OF LOTS B1 & B2 FOR TOWN OF DURHAM (IRMA JACKSON) DURHAM NEW HAMPSHIRE. PREPARED BY G.L. DAVIS & ASSOCIATES. DATED SEPTEMBER 1973. S.C.R.D. POCKET 1 FOLDER 4 PLAN #45.
- 2) PLAN OF LAND ERMA JACKSON DURHAM, NEW HAMPSHIRE. PREPARED BY G.L. DAVIS & ASSOCIATES. DATED JUNE 1973. S.C.R.D. POCKET 3 FOLDER 2 PLAN #60.
- 3) PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT NO. F 012-2(4) N.H. PROJECT NO. P-3877-B DURHAM BYPASS. PREPARED BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS. DATED APRIL 15, 1964. ON FILE WITH NH DOT.
- 4) PLAN AND PROFILE OF PROPOSED NATIONAL RECOVERY PROJECT NO-NRS 249. PREPARED BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS. DATED JUNE 15, 1933. ON FILE WITH NH DOT.
- 5) RIGHT OF WAY PLANS OF PROPOSED FEDERAL AID HIGH HAZARD PROJECT (ROADSIDE OBSTACLES) HHS-5133(5) N.H. PROJECT NO. P-2999 N.H. COLLEGE ROAD (N.H. 108). PREPARED BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS. DATED DECEMBER 14, 1977. ON FILE WITH NH DOT.
- 6) PROPOSED SUBDIVISION OF THE JAKES PROPERTY IN DURHAM, N.H. PREPARED BY BRUCE L. POHOPEK, LAND SURVEYOR. DATED OCTOBER 28, 1998, FINAL REVISION DATE JANUARY 27, 1999. S.C.R.D. PLAN 57-17.
- 7) CONDOMINIUM SITE PLAN OF JACKSON LANDING CONDOMINIUM PREPARED FOR: ARNET R. TAYLOR, JR. (TAX MAP 11, LOT 11-5) OLD PISCATAQUA & JACKSON LANDING ROADS DURHAM, NEW HAMPSHIRE. PREPARED BY DOUCET SURVEY, INC. DATED MAY 23, 2005. S.C.R.D. PLAN 80-19.

LEGEND:

- | | |
|---------------|---|
| N/F | NOW OR FORMERLY |
| RP | RECORD OF PROBATE |
| SCRD | STRAFFORD COUNTY |
| | REGISTRY OF DEEDS |
| | RAILROAD SPIKE |
| RR SPK | |
| (11/21) | 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 |
| □ ST BND w/DH | STONE/CONCRETE BOUND FOUND |
| MHW | MEAN HIGH WATER LINE |
| HOTL | HIGHEST OBSERVABLE TIDE LINE |
| --- | FRESHWATER WETLAND LINE |
| TBZ | NH DES TIDAL BUFFER ZONE |
| --- | TOWN OF DURHAM 250' SHORELAND PROTECTION OVERLAY DISTRICT |
| --- | TOWN OF DURHAM WETLAND CONSERVATION OVERLAY DISTRICT |
| FHZ | FEMA SPECIAL FLOOD HAZARD ZONE LINE |
| --- | SOMEWHAT POORLY DRAINED SOIL LINE |
| NWB | 150' TOWN OF DURHAM NATURAL WOODLAND BUFFER |

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

MICHAEL BEHRENDT, TOWN PLANNER 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 DATE 11/16/2020



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-8282
Fax (603) 436-2315

- NOTES:**
- 1) PARCEL IS SHOWN ON THE TOWN OF DURHAM ASSESSOR'S MAP 11 AS LOT 9-3.
 - 2) OWNERS OF RECORD:
CHARLES WARD, JR. &
PAMELA WRIGHT
22 OLD PISCATAQUA ROAD
DURHAM, NH 03824
1478/661
S.C.R.D. POCKET 1 FOLDER 4 PLAN 45 (LOT B1)
 - 3) PORTIONS OF THE PARCEL ARE IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL. 6) AS SHOWN ON FIRM PANEL 33017C0318E. EFFECTIVE DATE SEPTEMBER 30, 2015.
 - 4) EXISTING LOT AREA:
71,909 S.F.
1.6508 ACRES

PROPOSED LOT AREAS:

LOT 1
32,516 S.F.
0.7465 ACRES

LOT 2
39,393 S.F.
0.9043 ACRES
 - 5) PARCEL IS LOCATED IN THE RESIDENCE A (RA) ZONING DISTRICT AND IS SUBJECT TO THE SHORELAND PROTECTION OVERLAY DISTRICT (SPOD) & THE WETLAND PROTECTION OVERLAY DISTRICT (WCOD).
 - 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 20,000 S.F.
FRONTAGE (ROAD): 100 FEET
FRONTAGE (SHORELINE): 200 FEET
SETBACKS: FRONT: 30 FEET*
SIDE: 10 FEET
REAR: 20 FEET
MAXIMUM STRUCTURE HEIGHT: 30 FEET
MAXIMUM IMPERVIOUS SURFACE: 33%
*SEE NOTE 10
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF TAX MAP 11 LOT 9-3 IN THE TOWN OF DURHAM INTO TWO LOTS.
 - 8) PARCELS WILL BE SERVED BY MUNICIPAL SEWER AND WATER.
 - 9) FRONT SETBACK AS SHOWN HEREON IS 10 FEET PURSUANT TO TOWN OF DURHAM ZONING ORDINANCE 175-54 TABLE OF DIMENSIONS, FOOTNOTE 1, WHEREBY IF THE FRONT SETBACK FOR ADJACENT BUILDINGS WITHIN 300 FEET ARE LESS THAN 30 FEET, THE FRONT SETBACK IS THE AVERAGE OF SAID BUILDINGS. THE FRONT SETBACK SHOWN HEREON IS 10 FEET, THE EXISTING HOUSE BEING 5 FEET FROM THE ROW LINE, AND THE GARAGE BEING 15 FEET FROM THE ROW LINE.

NO.	DESCRIPTION	DATE
4	REVISE PER COMMENTS	1/15/20
3	ISSUED FOR APPROVAL	12/17/19
2	ISSUED FOR REVIEW	3/9/19
1	MONUMENTS UPDATED	12/3/18
0	ISSUED FOR COMMENT	11/9/18

SUBDIVISION PLAN
TAX MAP 11 - LOT 9-3
LAND OF:
CHARLES F. WARD, JR.
& **PAMELA WRIGHT**
22 OLD PISCATAQUA ROAD
TOWN OF DURHAM
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

LEGEND:

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- SCRD STRAFFORD COUNTY
- RR SPK RAILROAD SPIKE
- MAP 11/LOT 21
- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD SET
- DRILL HOLE FOUND
- DRILL HOLE SET
- STONE/CONCRETE BOUND FOUND
- MEAN HIGH WATER LINE
- HIGHEST OBSERVABLE TIDE LINE
- FRESHWATER WETLAND LINE
- NH DES TIDAL BUFFER ZONE
- TOWN OF DURHAM 250' SHORELAND PROTECTION OVERLAY DISTRICT
- TOWN OF DURHAM WETLAND CONSERVATION OVERLAY DISTRICT
- FEMA SPECIAL FLOOD HAZARD ZONE LINE
- SOMEWHAT POORLY DRAINED SOIL LINE
- 150' TOWN OF DURHAM NATURAL WOODLAND BUFFER

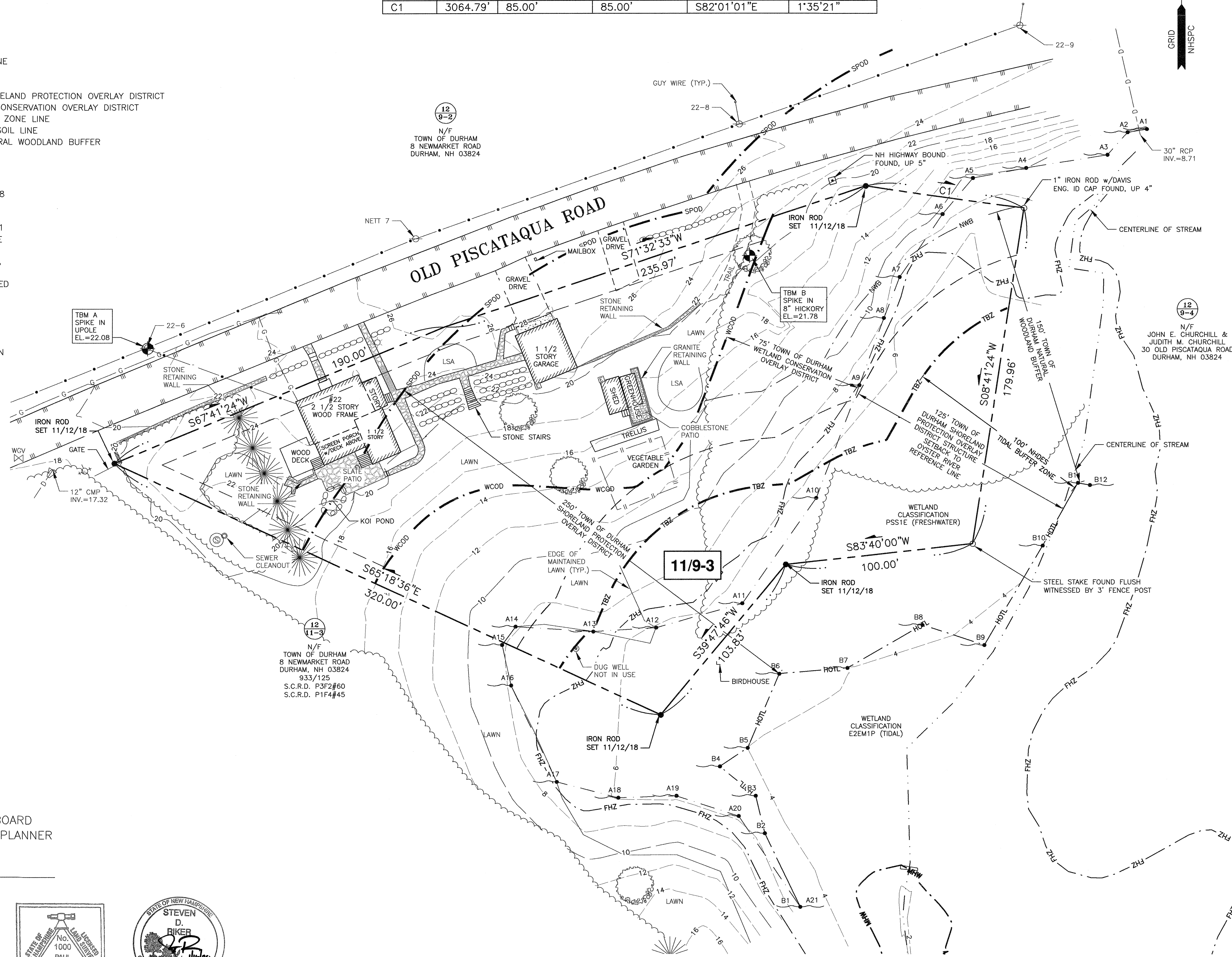
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3064.79'	85.00'	85.00'	S82°01'01"E	1°35'21"

WETLAND NOTES:

- 1) HIGHEST OBSERVABLE TIDE AND WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON JUNE 20, 2018 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. NEWPPCC 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. 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.



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 11 AS LOT 9-3.
- 2) OWNERS OF RECORD:
 CHARLES WARD, JR. &
 PAMELA WRIGHT
 22 OLD PISCATAQUA ROAD
 DURHAM, NH 03824
 1478/661
 S.C.R.D. POCKET 1 FOLDER 4 PLAN 45 (LOT B1)
- 3) PORTIONS OF THE PARCEL ARE IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL. 6) AS SHOWN ON FIRM PANEL 33017C0318E. EFFECTIVE DATE SEPTEMBER 30, 2015.
- 4) EXISTING LOT AREA:
 71,909 S.F.
 1.6508 ACRES
- 5) PARCEL IS LOCATED IN THE RESIDENCE A (RA) ZONING DISTRICT AND IS SUBJECT TO THE SHORELAND PROTECTION OVERLAY DISTRICT (SPOD).
- 6) DIMENSIONAL REQUIREMENTS:
 MIN. LOT AREA: 20,000 S.F.
 FRONTAGE (ROAD): 100 FEET
 FRONTAGE (SHORELINE): 200 FEET
 SETBACKS: FRONT: 30 FEET*
 SIDE: 10 FEET
 REAR: 20 FEET
 MAXIMUM STRUCTURE HEIGHT: 30 FEET
 MAXIMUM IMPERVIOUS SURFACE: 33%
 *SEE NOTE 10
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF TAX MAP 11 LOT 9-3 IN THE TOWN OF DURHAM.
- 8) PARCEL IS SERVED BY MUNICIPAL SEWER AND WATER.
- 9) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').
- 10) FRONT SETBACK AS SHOWN HEREON IS 10 FEET PURSUANT TO TOWN OF DURHAM ZONING ORDINANCE 175-54 TABLE OF DIMENSIONS, FOOTNOTE 1, WHEREBY IF THE FRONT SETBACK FOR ADJACENT BUILDINGS WITHIN 300 FEET ARE LESS THAN 30 FEET, THE FRONT SETBACK IS THE AVERAGE OF SAID BUILDINGS. THE FRONT SETBACK SHOWN HEREON IS 10 FEET, THE EXISTING HOUSE BEING 5 FEET FROM THE ROW LINE, AND THE GARAGE BEING 15 FEET FROM THE ROW LINE.

**RESIDENTIAL SUBDIVISION
 PAMELA WRIGHT &
 CHARLES WARD
 22 OLD PISCATAQUA ROAD
 DURHAM, N.H.**

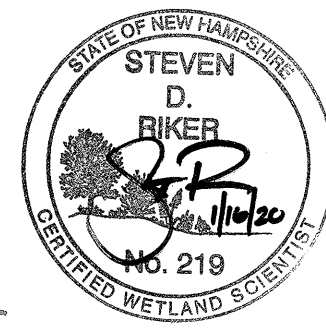
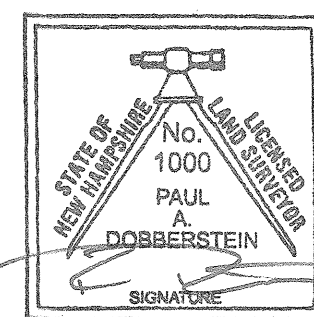
NO.	DESCRIPTION	DATE
2	REVISE PER COMMENTS	1/15/20
1	ISSUED FOR APPROVAL	12/17/19
0	ISSUED FOR COMMENT	3/9/19

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

MICHAEL BEHRENDT, TOWN PLANNER

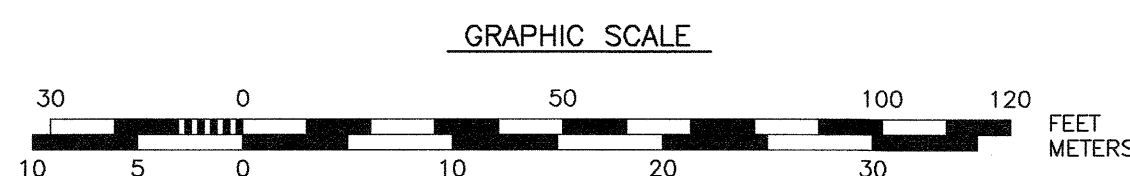
DATE

"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

DATE



SCALE 1"=30' MARCH 2019

EXISTING CONDITIONS PLAN **C1**

LEGEND:

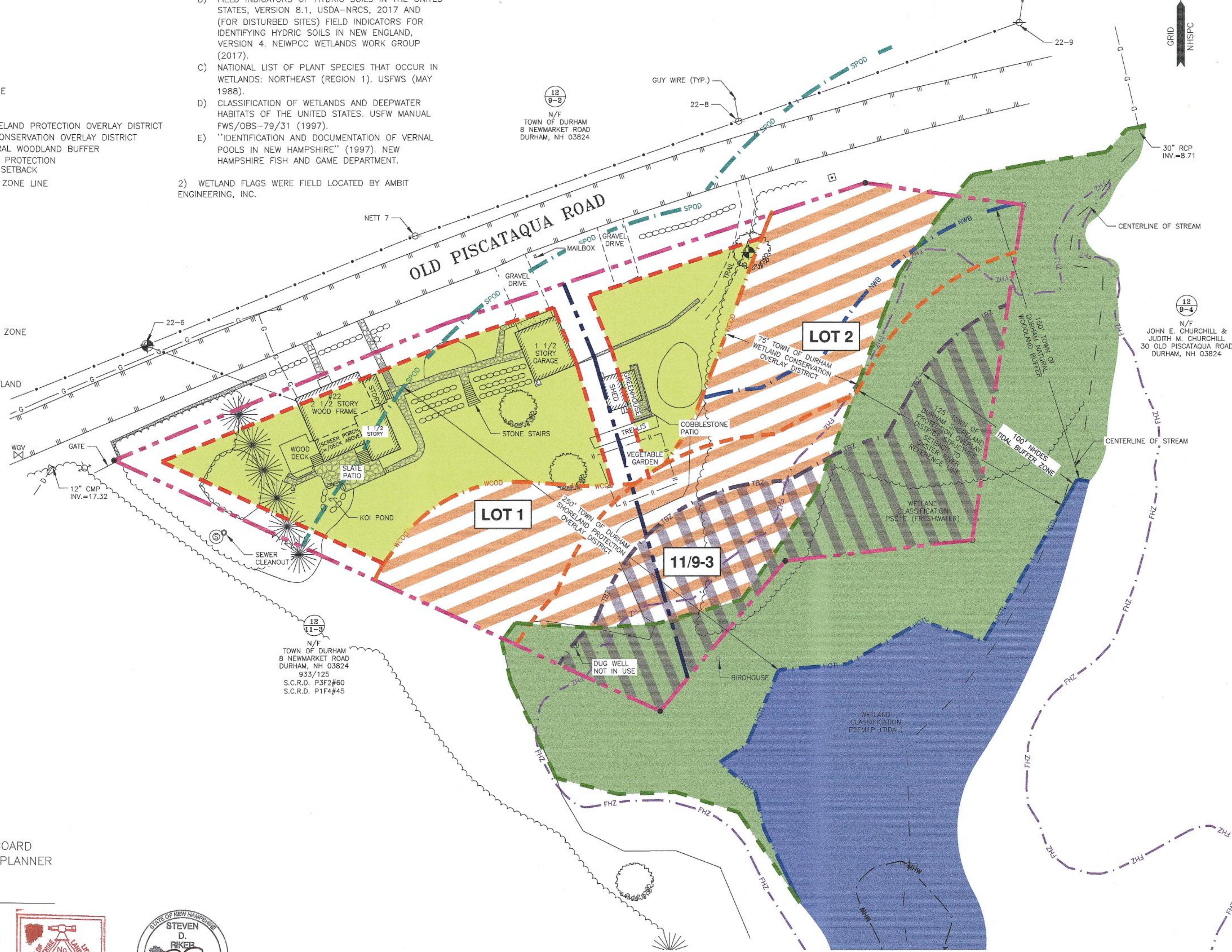
- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- SCRD STRAFFORD COUNTY REGISTER OF DEEDS
- RR SPK RAILROAD SPIKE
- MAP 11/LOT 21
- IR FND IRON ROD FOUND
- IP FND IRON PIPE FOUND
- IR SET IRON ROD SET
- DH FND DRILL HOLE FOUND
- DH SET DRILL HOLE SET
- ST BND w/DH STONE/CONCRETE BOUND FOUND

- EXISTING BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- MHW MEAN HIGH WATER LINE
- HOTL HIGHEST OBSERVABLE TIDE LINE
- FRESHWATER WETLAND LINE
- TBZ NH DES TIDAL BUFFER ZONE
- SPOD TOWN OF DURHAM 250' SHORELAND PROTECTION OVERLAY DISTRICT
- WCOD TOWN OF DURHAM WETLAND CONSERVATION OVERLAY DISTRICT
- NWB TOWN OF DURHAM 150' NATURAL WOODLAND BUFFER
- FHZ FEMA SPECIAL FLOOD HAZARD ZONE LINE

- INTERTIDAL WETLAND AREA
- FRESHWATER WETLAND AREA
- AREA WITHIN NH DES TIDAL BUFFER ZONE
- AREA WITHIN TOWN OF DURHAM WETLAND CONSERVATION OVERLAY DISTRICT
- BUILDABLE AREA

WETLAND NOTES:

- 1) HIGHEST OBSERVABLE TIDE AND WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON JUNE 20, 2018 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, NEWPPCC 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. 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.



AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-8282
 Fax (603) 436-2315

NOTES:

- 1) PARCEL IS SHOWN ON THE TOWN OF DURHAM ASSESSOR'S MAP 11 AS LOT 9-3.
- 2) OWNERS OF RECORD:
 CHARLES WARD, JR. &
 PAMELA WRIGHT
 22 OLD PISCATAQUA ROAD
 DURHAM, NH 03824
 1478/661
 S.C.R.D. POCKET 1 FOLDER 4 PLAN 45 (LOT B1)
- 3) PORTIONS OF THE PARCEL ARE IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL. 6) AS SHOWN ON FIRM PANEL 33017C0318E. EFFECTIVE DATE SEPTEMBER 30, 2015.
- 4) EXISTING LOT AREA:
 71,909 S.F.
 1.6508 ACRES
- 5) PARCEL IS LOCATED IN THE RESIDENCE A (RA) ZONING DISTRICT AND IS SUBJECT TO THE SHORELAND PROTECTION OVERLAY DISTRICT (SPOD).
- 6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:	20,000 S.F.
FRONTAGE (ROAD):	100 FEET
FRONTAGE (SHORELINE):	200 FEET
SETBACKS:	FRONT: 30 FEET*
	SIDE: 10 FEET
	REAR: 20 FEET
MAXIMUM STRUCTURE HEIGHT:	30 FEET
MAXIMUM IMPERVIOUS SURFACE:	33%
	*SEE NOTE 10
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW VARIOUS BUFFER, SETBACK, AND OTHER PERTINENT AREAS ASSOCIATED WITH A PROPOSED 2 LOT SUBDIVISION OF TAX MAP 11 LOT 9-3, PROPOSED LOT 2, IN THE TOWN OF DURHAM.
- 8) PARCELS TO BE SERVED BY MUNICIPAL SEWER AND WATER.
- 9) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').
- 10) FRONT SETBACK AS SHOWN HEREON IS 10 FEET PURSUANT TO TOWN OF DURHAM ZONING ORDINANCE 175-54 TABLE OF DIMENSIONS, FOOTNOTE 1, WHEREBY IF THE FRONT SETBACK FOR ADJACENT BUILDINGS WITHIN 300 FEET ARE LESS THAN 30 FEET, THE FRONT SETBACK IS THE AVERAGE OF SAID BUILDINGS. THE FRONT SETBACK SHOWN HEREON IS 10 FEET, THE EXISTING HOUSE BEING 5 FEET FROM THE ROW LINE, AND THE GARAGE BEING 15 FEET FROM THE ROW LINE.

**RESIDENTIAL SUBDIVISION
 PAMELA WRIGHT &
 CHARLES WARD
 22 OLD PISCATAQUA ROAD
 DURHAM, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	1/15/20
REVISIONS		

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

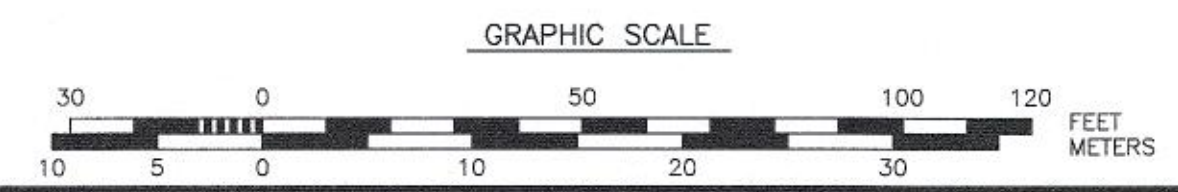
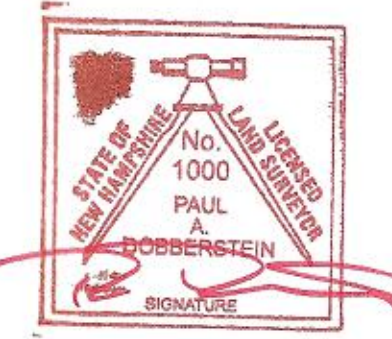
MICHAEL BEHRENDT, TOWN PLANNER

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

1/16/2020



SCALE 1"=30' JANUARY 2020

COLOR SUBDIVISION PLAN **C3**