

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. NEWPPC 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.

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:

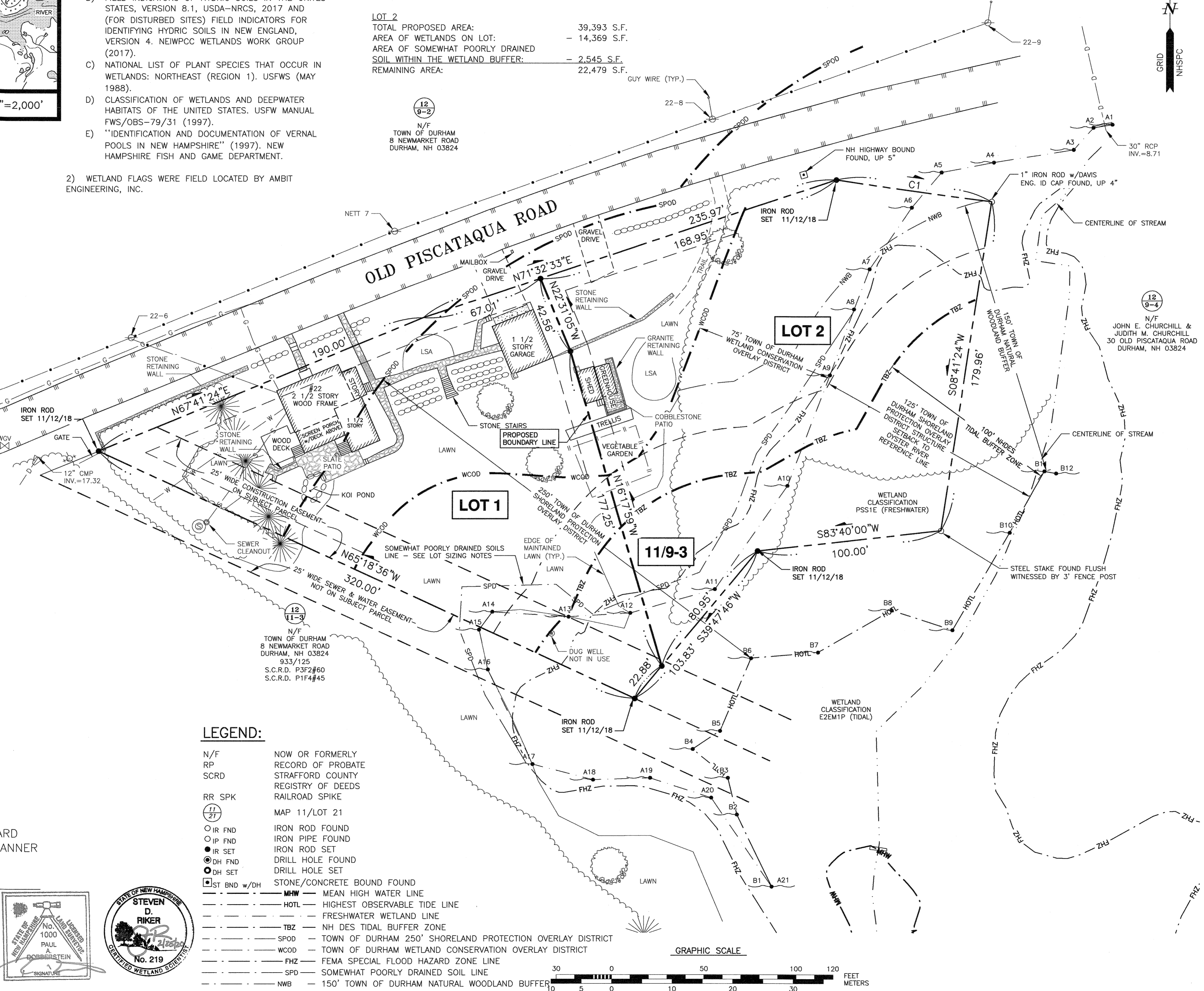
LOT 1	TOTAL PROPOSED AREA:	32,516 S.F.
	AREA OF WETLANDS ON LOT:	- 2,613 S.F.
	AREA OF SOMEWHAT POORLY DRAINED SOIL WITHIN THE WETLAND BUFFER:	- 1,185 S.F.
	REMAINING AREA:	28,718 S.F.
LOT 2	TOTAL PROPOSED AREA:	39,393 S.F.
	AREA OF WETLANDS ON LOT:	- 14,369 S.F.
	AREA OF SOMEWHAT POORLY DRAINED SOIL 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.
- 8) TOWN OF DURHAM SEWER EASEMENTS, FORCE MAIN 24" INTERCEPTOR CROSS COUNTRY TO EMERSON RD., DURHAM, NEW HAMPSHIRE. PREPARED BY G.L. DAVIS & ASSOCIATES. DATED OCTOBER 1964, FINAL REVISION DATE DECEMBER 6, 1965. S.C.R.D. POCKET 4, FOLDER 3, PLAN 24.



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
 PROPOSED LOT AREAS:

LOT 1	LOT 2
32,516 S.F.	39,393 S.F.
0.7465 ACRES	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
	30 FEET
MAXIMUM STRUCTURE HEIGHT:	30 FEET
MAXIMUM IMPERVIOUS SURFACE:	33%

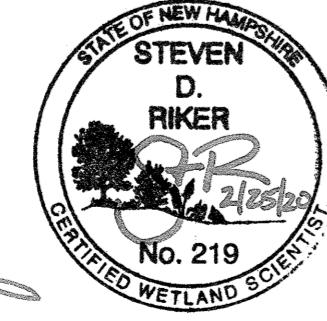
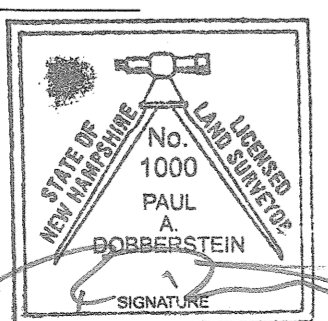
 *SEE NOTE 10
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF TAX MAP 11 LOT 9-3 IN THE TOWN OF DURHAM INTO TWO LOTS.
 - 8) PARCELS WILL BE SERVED BY MUNICIPAL SEWER AND WATER.
 - 9) FRONT SETBACK AS SHOWN HEREON IS 10 FEET PURSUANT TO TOWN OF DURHAM ZONING ORDINANCE 175-54 TABLE OF DIMENSIONS, 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.
 - 10) LOT 1 IS SUBJECT TO A 25' WIDE CONSTRUCTION EASEMENT RELATED TO AN ADJACENT SEWER AND WATER EASEMENT, SEE S.C.R.D. 809/315 & PLAN REF. 8.

NO.	DESCRIPTION	DATE
5	ADD CONSTRUCTION EASEMENT	2/19/20
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

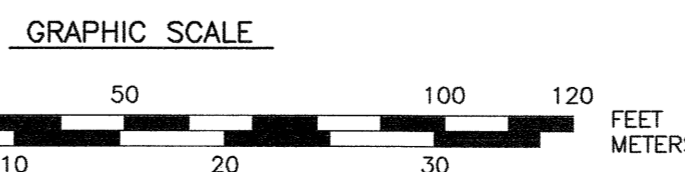
FINAL APPROVAL BY DURHAM PLANNING BOARD
 CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER

MICHAEL BEHRENDT, TOWN PLANNER
 DATE: 2/15/2020
 "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."



LEGEND:

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- SCRD STRAFFORD COUNTY REGISTRY 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
- MHW MEAN HIGH WATER LINE
- HOTL HIGHEST OBSERVABLE TIDE LINE
- FWL 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
- FHZ FEMA SPECIAL FLOOD HAZARD ZONE LINE
- SPD SOMEWHAT POORLY DRAINED SOIL LINE
- NWB 150' TOWN OF DURHAM NATURAL WOODLAND BUFFER



LEGEND:

- N/F NOW OR FORMERLY
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- SCRD STRAFFORD COUNTY
- RR SPK RAILROAD SPIKE
- MAP 11/LOT 21
- IR FND IRON ROD FOUND
- IP FND IRON PIPE FOUND
- IR SET IRON ROD SET
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- FRESHWATER WETLAND LINE
- TBZ NH DES TIDAL BUFFER ZONE
- WCD TOWN OF DURHAM 250' SHORELAND PROTECTION OVERLAY DISTRICT
- SPOD TOWN OF DURHAM WETLAND CONSERVATION OVERLAY DISTRICT
- FHZ FEMA SPECIAL FLOOD HAZARD ZONE LINE

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 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 A CONCEPTUAL LAYOUT PROPOSED CONDITIONS ON TAX MAP 11 LOT 9-3, PROPOSED LOT 2, IN THE TOWN OF DURHAM. UPON APPLICATION FOR A BUILDING PERMIT A CONDITIONAL USE PERMIT MUST BE OBTAINED FOR WORK WITHIN THE SHORELAND PROTECTION OVERLAY DISTRICT.
 - 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
3	REVISE PER TOWN ENGINEER, ADD CONSTRUCTION EASEMENT	2/19/20
2	REVISED PER COMMENTS	1/15/20
1	ISSUED FOR APPROVAL	12/17/19
0	ISSUED FOR COMMENT	3/9/19

STATE OF NEW HAMPSHIRE
 JOHN R. CHAGNON
 No. 1551
 LICENSED PROFESSIONAL ENGINEER

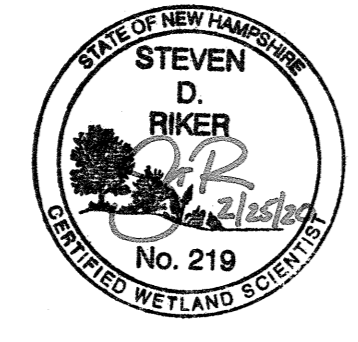
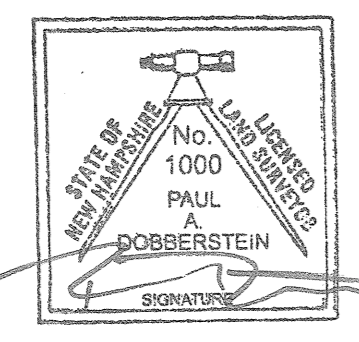
SCALE 1"=30' MARCH 2019

**SUBDIVISION
 SITE PLAN** **C2**

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

