

- PLAN REFERENCES:**
- "LIMITED SUBDIVISION; LAND OF; MARY BURROWS"
BY: G.L. DAVIS & ASSOC.
DATED: MAY, 1975
S.C.R.D. POCKET #15, FOLDER #1, PLAN #33
 - "SUBDIVISION OF PROPERTY OF; MARGUERITE E. CARLISLE"
BY: M.E. JENKINS & SONS
DATED: JANUARY, 1978
S.C.R.D. PLAN #170-59
 - "PROPOSED SUBDIVISION OF LAND; FOR; WILSON PIKE; IN; DURHAM, NEW HAMPSHIRE"
BY: SEACOAST ENGINEERING ASSOCIATES, INC.
DATED: FEBRUARY 20, 1990
S.C.R.D. PLAN #21-20
 - "FINAL SUBDIVISION; PLAN OF LAND; OWNED BY; DUANE C. & DOROTHY J. CARLISLE"
BY: JAMES M. LAVELLE ASSOCIATES
DATED: AUGUST 28, 1990
S.C.R.D. PLAN #38A-83
 - "CONSERVATION EASEMENT PLAN"
BY: AMES MSC
DATED: JUNE 21, 2007
S.C.R.D. PLAN #91-52
 - "CONSERVATION EASEMENT PLAN; TAX MAP 14, LOT 8-3; WEDNESDAY HILL ROAD; DURHAM, NH; OWNER: MURELL G. THOMPSON REV. TRUST; SHIRLEY THOMPSON, TRUSTEE; C/O KIMBERLY LAUGHTON"
BY: ERIC C. MITCHELL & ASSOC., INC.
DATED: DECEMBER 30, 2015
S.C.R.D. PLAN #111-24
 - "LOT LINE REVISION PLAN; FOR; SOUTHEAST LAND TRUST OF NH; LAND OF; PIKE FAMILY REVOCABLE TRUST; PACKERS FALLS ROAD; DURHAM, N.H.; TAX MAP 14, LOTS 10-2 & 10-3"
BY: BERRY SURVEYING & ENGINEERING
DATED: JANUARY 19, 2022
FILE #2021-164
TO BE RECORDED

N/F CODY, JAMES
96 WISWALL ROAD
DURHAM, NH 03824
TAX MAP 14, LOT 29-0
S.C.R.D. BOOK 2716, PAGE 664

N/F UNIVERSITY OF NH
DURHAM, NH 03824
TAX MAP 14, LOT 8-5UNH

N/F TOWN OF DURHAM
8 NEWMARKET ROAD
DURHAM, NH 03824
TAX MAP 14, LOT 9-3
S.C.R.D. BOOK 4368, PAGE 2016

N/F BOLEY FAMILY REVOCABLE TRUST
10 JUNIPER LANE
DURHAM, NH 03824
TAX MAP 14, LOT 27-2
S.C.R.D. BOOK 4652, PAGE 268

N/F RICHARD S. LYONS REVOCABLE TRUST AND VIRGINIA K. LYONS REVOCABLE TRUST
68 WISWALL ROAD
DURHAM, NH 03824
TAX MAP 14, LOT 27-1
S.C.R.D. BOOK 3668, PAGE 298

N/F TRACEY MADDEN TRUST
40 WISWALL ROAD
DURHAM, NH 03824
TAX MAP 14, LOT 21-1
S.C.R.D. BOOK 4282, PAGE 755

N/F SKOGLUND, CHRISTOPHER & ERICA
283 PACKERS FALLS ROAD
DURHAM, NH 03824
TAX MAP 14, LOT 10-1
S.C.R.D. BOOK 3770, PAGE 11

N/F PIKE FAMILY REV. TRUST
275 PACKERS FALLS ROAD
DURHAM, NH 03824
TAX MAP 14, LOT 10-3

N/F STEINBERG, DAVID & HOLLAND
271 PACKERS FALLS ROAD
DURHAM, NH 03824
TAX MAP 14, LOT 11-4
S.C.R.D. BOOK 4765, PAGE 809

N/F WEINER, JAMES AND LOW, JULIE
1123 SOUTH PARKVIEW DRIVE
COVINA, CA 91724
TAX MAP 14, LOT 11-2

N/F DEAN-CARPENTIER, MATTHIAS AND LAMAR, GWENDOLYN
265 PACKERS FALLS ROAD
DURHAM, NH 03824
TAX MAP 14, LOT 11-5
S.C.R.D. BOOK 4847, PAGE 916

LEGEND:

- 3/4" REBAR W/D CAP ~TO BE SET~
- REBAR ~FND~
- IRON BOUND ~FND~
- DRILL HOLE ~FND~
- UTILITY POLE
- STONEMALL
- EXISTING PERIMETER BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- BOUNDARY LINE TO BE ABANDONED
- ACCESS RIGHT OF WAY LINE
- POORLY DRAINED JURISDICTIONAL WETLAND LINE
- WETLAND BUFFER LINE
- BUILDING SETBACK LINE
- FND FOUND
- TYP TYPICAL
- TBS TO BE SET
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

LINE	BEARING	DISTANCE
L1	S14°29'35"W	90.66'
L2	S56°41'48"W	38.94'
L3	N84°30'39"W	58.82'
L4	N84°30'39"W	54.30'
L5	S01°58'22"E	83.62'

DRILL HOLE ~FND~
N: 222370.9348
E: 1172181.3206

DURHAM
APPROVED
PLANNING BOARD

SIGNATURE

TITLE

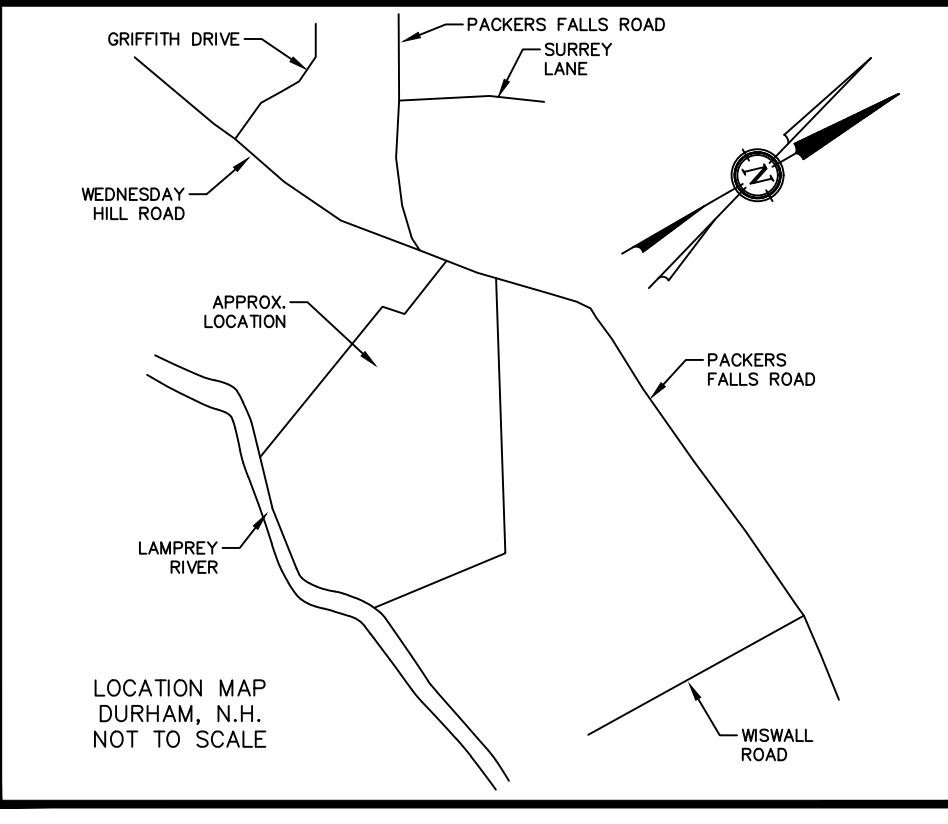
DATE

WEST ENVIRONMENTAL, INC.
MARK WEST, CWS #10

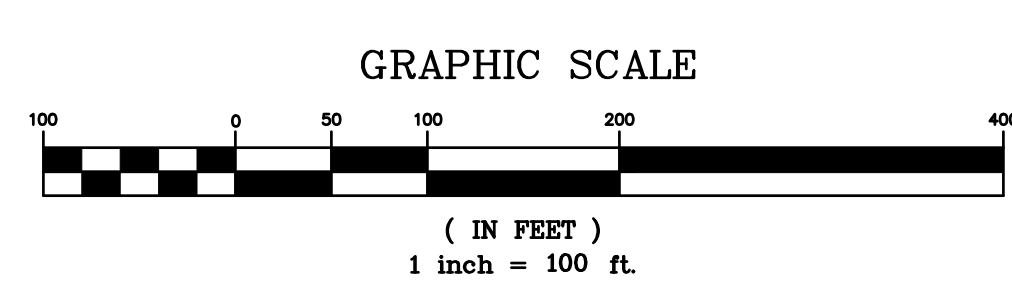
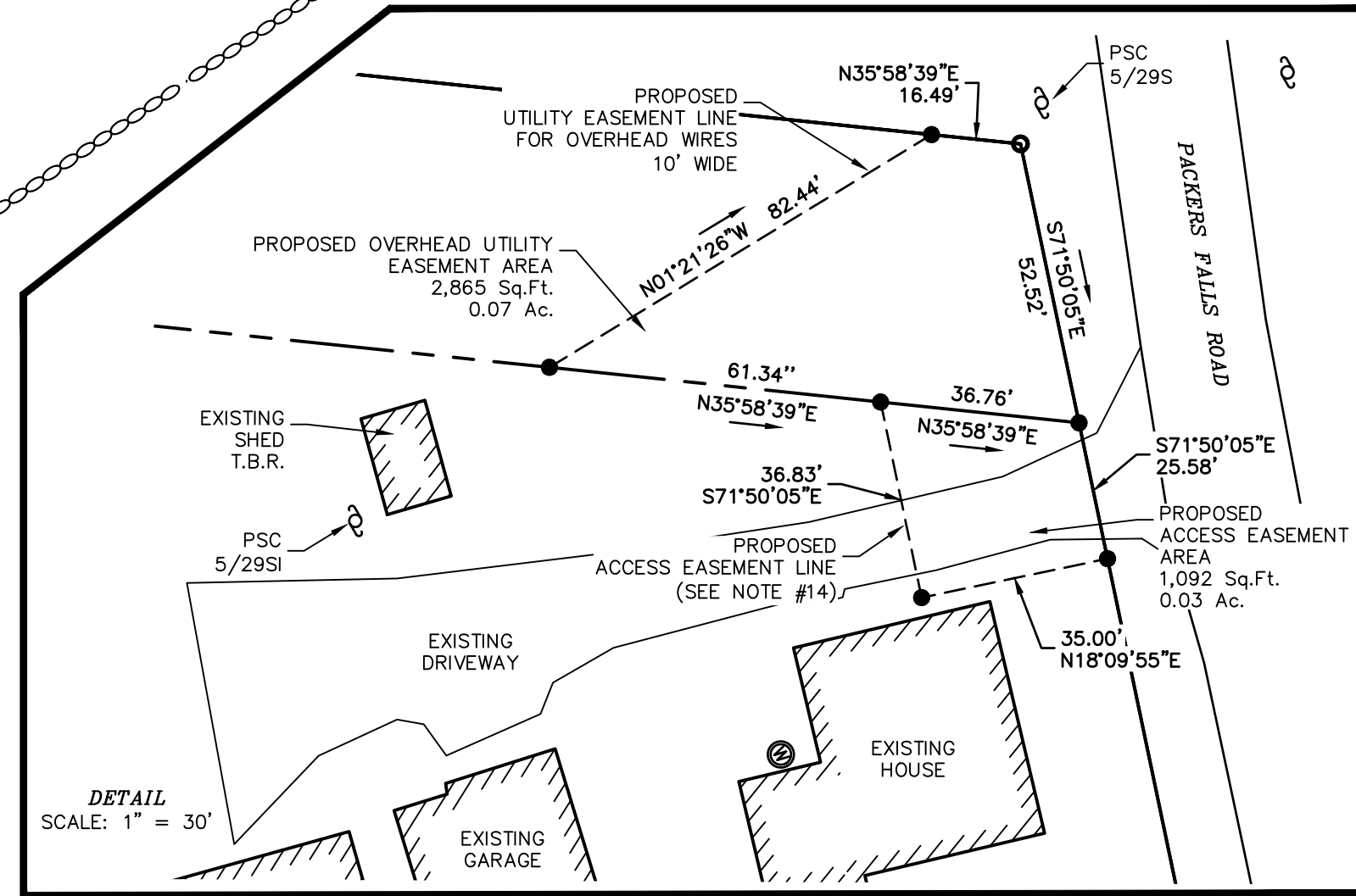
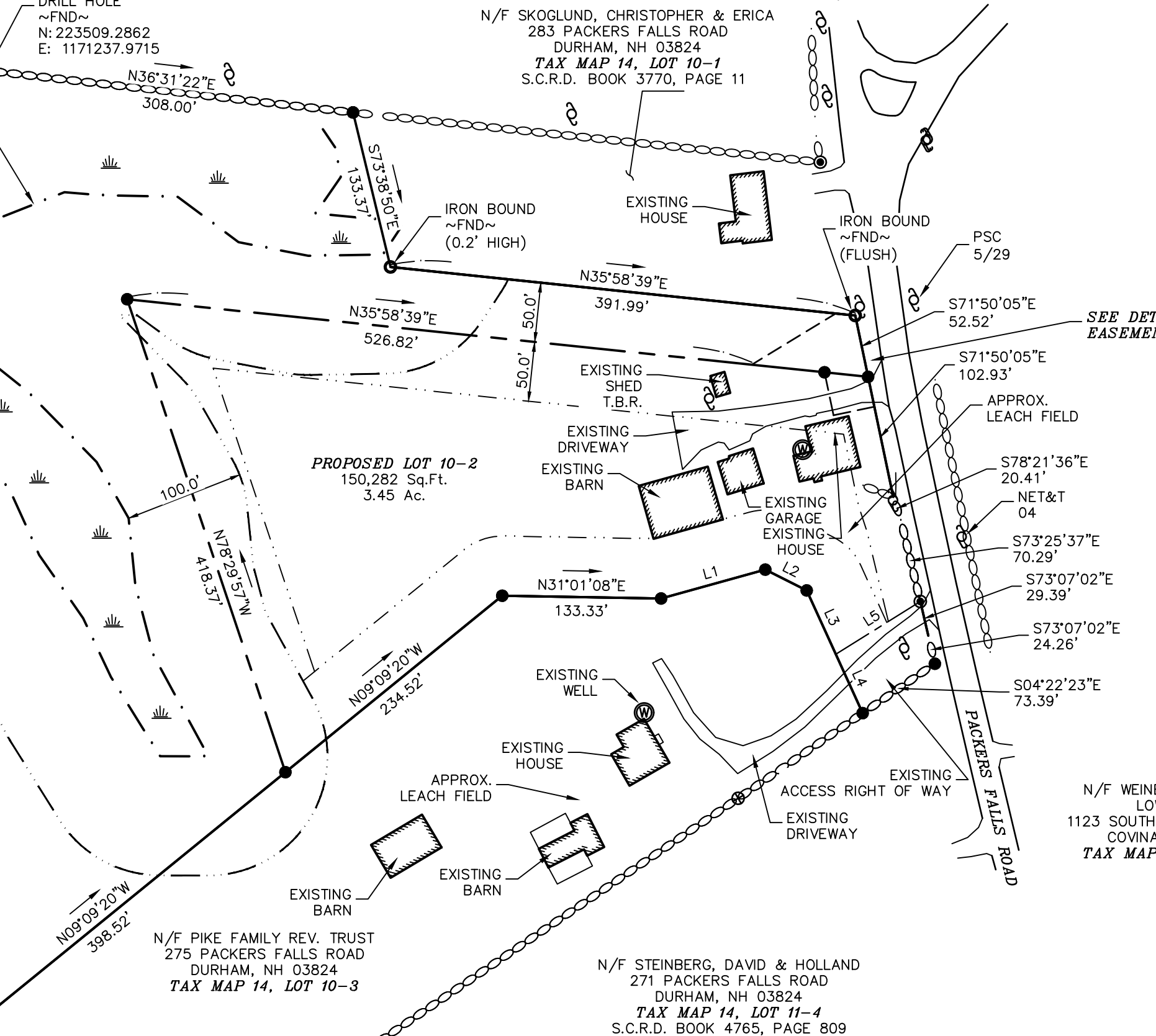
WETLAND NOTE:

THE WETLAND DELINEATION WAS COMPLETED JANUARY 2021 ACCORDING TO THE FOLLOWING STANDARDS:

- CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT 4-87-1, (JANUARY, 1987)
- U.S. ARMY CORPS OF ENGINEERS, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, 3909 HALLS FERRY ROAD, VICKSBURG, MS 39180-6199, JANUARY 2012, ERDC/EL TR-12-1
- COWARDIN, LEWIS M., GOLET, FRANCIS C. AND LAROE, EDWARD T. CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFWS, DEPT. OF THE INTERIOR, WASH. D.C., 1979.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES: A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.1, 2017 (INCLUDING CORRECTIONS TO VERSION 8.0, 2016, ON PAGES 21, 25, AND 34)
- NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2017 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA



- NOTES:**
- OWNER: PIKE FAMILY REVOCABLE TRUST
275 PACKERS FALLS ROAD
DURHAM, NH 03824
 - TAX MAP 14, LOT 10-2
 - LOT AREA: 1,725,439 Sq.Ft.±, 39.61 Ac.±
 - S.C.R.D. BOOK 4931, PAGE 1026
 - THE INTENT OF THIS PLAN IS TO SHOW THE SUBDIVISION OF TAX MAP 14, LOT 10-2 INTO TWO LOTS, UTILIZING THE PORKCHOP LOT ORDINANCE.
 - BOUNDARY LINES BASED ON A TRAVERSE PERFORMED IN 2020 ON THE ENTIRE PARCEL WITH A CLOSURE ERROR OF BETTER THAN 1 PART IN 10,000.
 - ZONING: RURAL
LOT AREA: 150,000 Sq.Ft.
FRONTAGE (TRADITIONAL SUB.) 300'
PORKCHOP LOT FRONTAGE: MIN. 50', AVERAGE 125'
SETBACKS:
FRONT - 30'
SIDE AND REAR - 50'
WETLAND BUFFER - 100'
SEPTIC WETLAND SETBACK - 125'
 - THERE WERE NO CEMETERIES OBSERVED ON THE LOT.
 - NO ENCROACHMENTS WILL RESULT FROM THE SUBDIVISION. THE EXISTING SHED ON THE PARCEL IS TO BE RELOCATED OR REMOVED.
 - FOR MORE INFORMATION ABOUT THIS SUBDIVISION, CONTACT THE DURHAM PLANNING DEPARTMENT AT 603-868-8064. THIS IS A TWO PAGE PLAN SET, WITH SHEET 2 SHOWING TOPOGRAPHY AND ADDITIONAL FEATURES. SHEET 1 IS INTENDED FOR RECORDING.
 - I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330146, MAP #3301700377E, DATED: SEPTEMBER 30, 2015. THIS AREA IS ADJACENT TO THE LAMPREY RIVER. THE HIGHEST FLOOD ELEVATION ON THE PROPERTY IS 64.1.
 - ELECTRIC AND TV/CABLE UTILITIES ARE LOCATED OVERHEAD ON THE UTILITY POLES AS SHOWN.
 - LOT 10-2 WILL BE SUBJECT TO NHDES SUBSURFACE SUBDIVISION APPROVAL, DUE TO THE SIZE BEING LESS THAN 5 AC.
 - LOT 10-2 AND LOT 10-2A WILL HAVE A JOINT DRIVEWAY LOCATED ON LOT 10-2 IN THE AREA OF THE PROPOSED ACCESS EASEMENT.



I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF DURHAM - 1:10,000 - 1-19-22

KENNETH A. BERRY LLS 805 DATE

REVISION	DATE	DESCRIPTION
SUBDIVISION PLAN FOR SOUTHEAST LAND TRUST OF NH LAND OF PIKE FAMILY REVOCABLE TRUST PACKERS FALLS ROAD DURHAM, N.H. TAX MAP 14, LOT 10-2		
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863		
SCALE :		1 IN. EQUALS 100 FT.
DATE :		JANUARY 19, 2022
FILE NO. :		DB 2021 - 164

DURHAM
APPROVED
 PLANNING BOARD

SIGNATURE

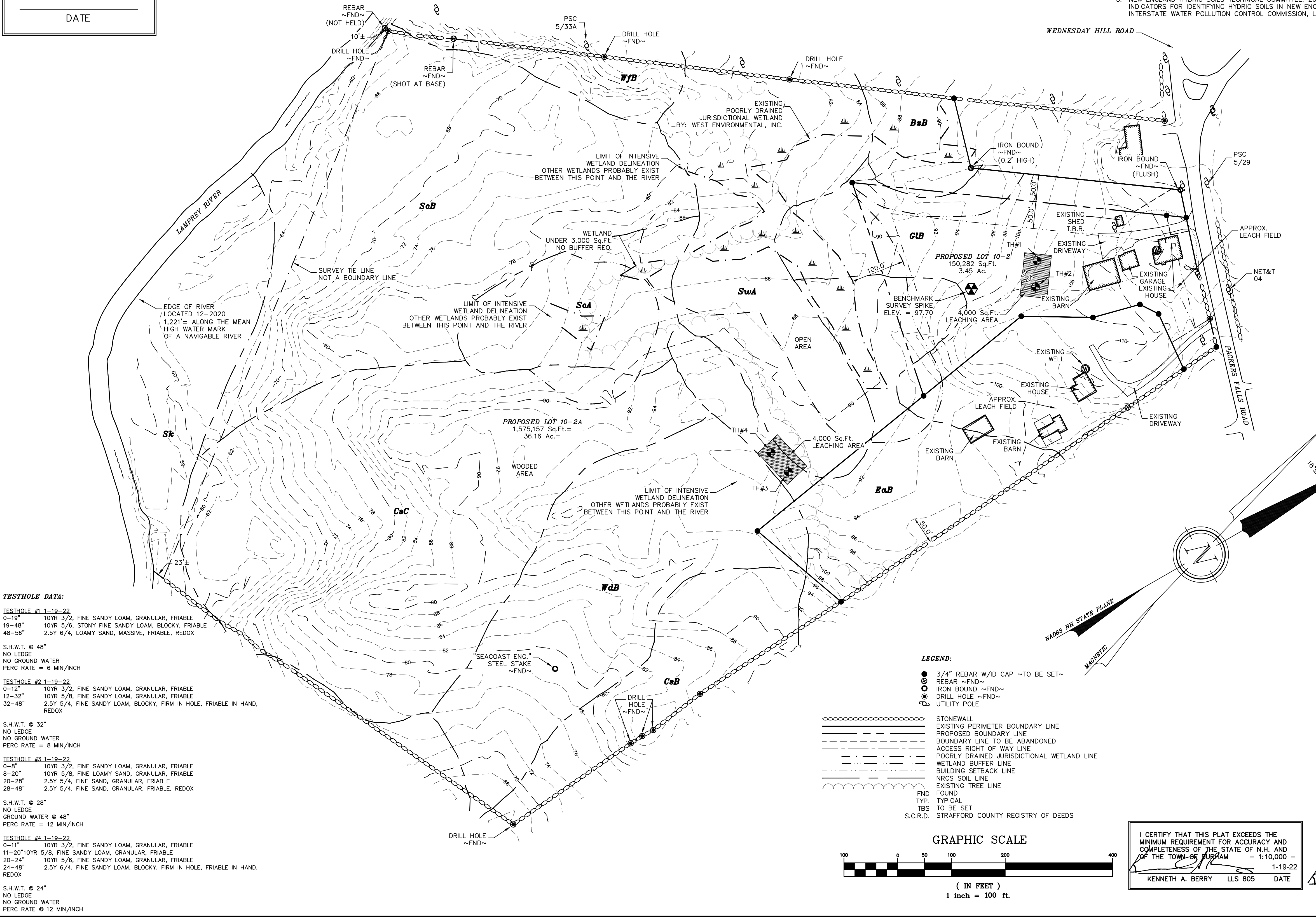
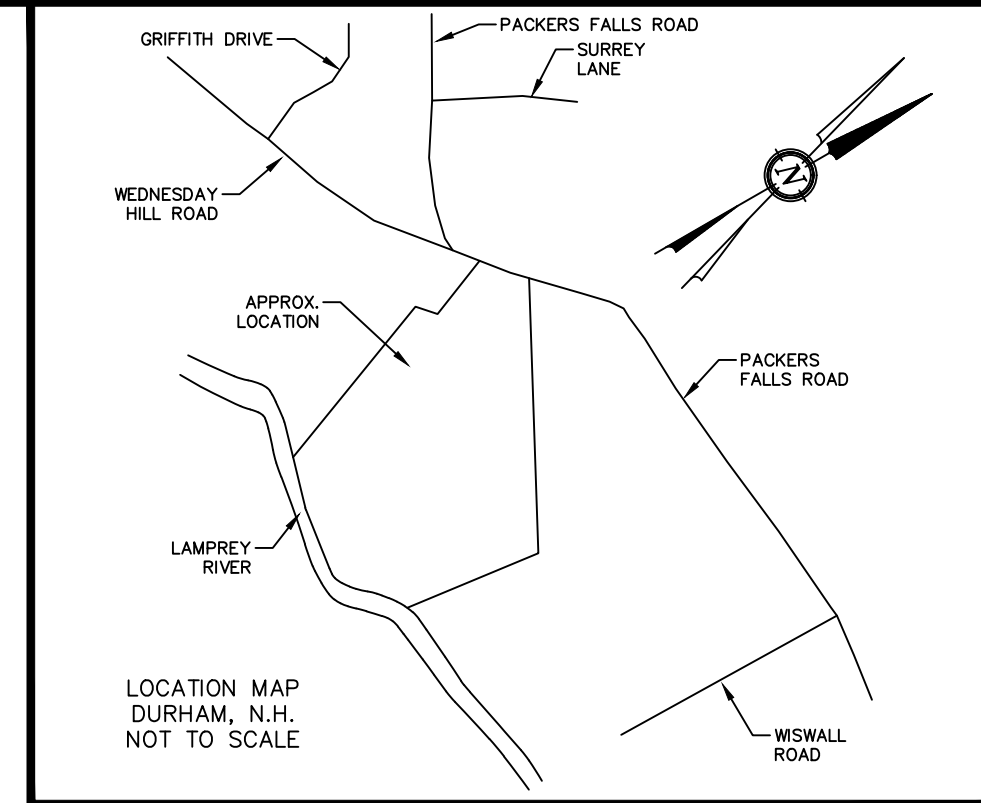
TITLE

DATE

SOIL DATA:
 BzB - BUXTON SILT LOAM, 3-8% SLOPES
 CsB - CHARLTON FINE SANDY LOAM, 3-8% SLOPES, VERY STONY
 CsC - CHARLTON FINE SANDY LOAM, 8-15% SLOPES, VERY STONY
 EoB - ELMWOOD FINE SANDY LOAM, 3-8% SLOPES
 GIB - GLOUCESTER FINE SANDY LOAM, 3-8% SLOPES
 ScA - SCANTIC SILT LOAM, 0-3% SLOPES
 ScB - SCANTIC SILT LOAM, 3-8% SLOPES
 Sk - SUNCOOK LOAMY SAND
 SwA - SWANTON FINE SANDY LOAM, 0-3% SLOPES
 WdB - WINDSOR LOAMY SAND, 3-8% SLOPES
 WfB - WINDSOR LOAMY FINE SAND, CLAY SUBSOIL VARIANT, 0-8% SLOPES
 SEE WEBSOIL

WEST ENVIRONMENTAL, INC.
 MARK WEST, CWS #10

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275 PACKERS FALLS ROAD
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 - LOT AREA: 1,725,439 Sq.Ft.±, 39.61 Ac.±
 - S.C.R.D. BOOK 4931, PAGE 1026
 - THE INTENT OF THIS PLAN IS TO SHOW TOPOGRAPHY AND OTHER NATURAL FEATURES TO SUPPORT A SUBDIVISION OF TAX MAP 14, LOT 10-2 INTO TWO LOTS, UTILIZING THE PORKCHOP LOT ORDINANCE.
 - BOUNDARY LINES BASED ON A TRAVERSE PERFORMED IN 2020 ON THE ENTIRE PARCEL WITH A CLOSURE ERROR OF BETTER THAN 1 PART IN 10,000.
 - ZONING: RURAL W/WETLANDS, SHORELAND, FLOOD ZONE, AND AQUIFER OVERLAYS
LOT AREA: 150,000 Sq.Ft.
FRONTAGE (TRADITIONAL SUB.) 300'
PORKCHOP LOT FRONTAGE: MIN. 50', AVERAGE 125'
SETBACKS:
FRONT - 30'
SIDE AND REAR - 50'
WETLAND BUFFER - 100'
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 - ELECTRIC AND TV/CABLE UTILITIES ARE LOCATED OVERHEAD ON THE UTILITY POLES AS SHOWN.
 - LOT 10-2-1 WILL BE SUBJECT TO NHDES SUBSURFACE SUBDIVISION APPROVAL, DUE TO THE SIZE BEING LESS THAN 5 Ac.
 - THE PROPERTY IS MADE UP OF A VARIETY OF PASTURE, PADDOCKS, AND WOODED AREAS OF DECIDUOUS AND CONIFEROUS GROWTH.

TESTHOLE DATA:

TESTHOLE #1 1-19-22
 0-10" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
 19-48" 10YR 5/6, STONY FINE SANDY LOAM, BLOCKY, FRIABLE
 48-56" 2.5Y 6/4, LOAMY SAND, MASSIVE, FRIABLE, REDOX
 S.H.W.T. @ 48"
 NO LEDGE
 NO GROUND WATER
 PERC RATE = 6 MIN/INCH

TESTHOLE #2 1-19-22
 0-12" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
 12-32" 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
 32-48" 2.5Y 5/4, FINE SANDY LOAM, BLOCKY, FIRM IN HOLE, FRIABLE IN HAND, REDOX
 S.H.W.T. @ 32"
 NO LEDGE
 NO GROUND WATER
 PERC RATE = 8 MIN/INCH

TESTHOLE #3 1-19-22
 0-8" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
 8-20" 10YR 5/8, FINE LOAMY SAND, GRANULAR, FRIABLE
 20-28" 2.5Y 5/4, FINE SAND, GRANULAR, FRIABLE
 28-48" 2.5Y 5/4, FINE SAND, GRANULAR, FRIABLE, REDOX
 S.H.W.T. @ 28"
 NO LEDGE
 GROUND WATER @ 48"
 PERC RATE = 12 MIN/INCH

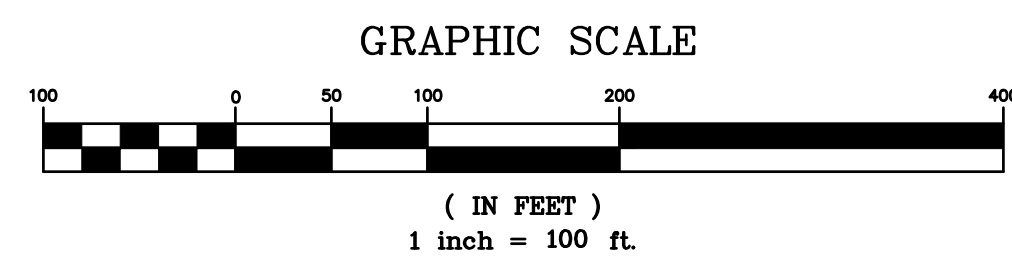
TESTHOLE #4 1-19-22
 0-11" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
 11-20" 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
 20-24" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
 24-48" 2.5Y 6/4, FINE SANDY LOAM, BLOCKY, FIRM IN HOLE, FRIABLE IN HAND, REDOX
 S.H.W.T. @ 24"
 NO LEDGE
 NO GROUND WATER
 PERC RATE @ 12 MIN/INCH

LEGEND:

- 3/4" REBAR W/D CAP ~TO BE SET~
- REBAR ~FND~
- ⊙ IRON BOUND ~FND~
- ⊕ DRILL HOLE ~FND~
- ⊖ UTILITY POLE

- STONEMALL
- EXISTING PERIMETER BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- BOUNDARY LINE TO BE ABANDONED
- - - ACCESS RIGHT OF WAY LINE
- - - POORLY DRAINED JURISDICTIONAL WETLAND LINE
- - - WETLAND BUFFER LINE
- - - BUILDING SETBACK LINE
- - - NRCS SOIL LINE
- - - EXISTING TREE LINE

FND FOUND
 TYP. TYPICAL
 TBS TO BE SET
 S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS



I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF DURHAM - 1-19-22
 KENNETH A. BERRY LLS 805 DATE

REVISION	DATE	DESCRIPTION

SUBDIVISION PLAN (TOPOGRAPHY)
 FOR
 SOUTHEAST LAND TRUST OF NH
 LAND OF
 PIKE FAMILY REVOCABLE TRUST
 PACKERS FALLS ROAD
 DURHAM, N.H.
TAX MAP 14, LOT 10-2

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT RD.
 BARRINGTON, N.H. (603)332-2863

SCALE : 1 IN. EQUALS 100 FT.
 DATE : JANUARY 19, 2022
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SHEET 2 OF 2