

- LEGEND:**
- STONE WALL
 - IRON ROD SET
 - IRON PIN FOUND
 - ▭ BOUND AS DESCRIBED
 - ▮ BOUND TO BE SET
 - ▲ STEEL STAKE FOUND
 - DRILL HOLE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - 110-5 TAX SHEET - LOT NUMBER
 - SCRD STRAFFORD COUNTY REGISTRY OF DEEDS
 - EOP EDGE OF PAVEMENT
 - SGC SLOPED FACED GRANITE CURB
 - RWC CONCRETE RETAINING WALL
 - RWS STONE RETAINING WALL
 - SIGN
 - UTILITY POLE
 - UTILITY POLE W/TRANSFORMER
 - ELECTRIC METER
 - VERTICAL PROPANE TANK
 - WATER GATE VALVE
 - CATCH BASIN
 - DRAIN MANHOLE
 - ROOF DOWNSPOUT
 - SEWER MANHOLE
 - SEWER CLEAN OUT
 - TREE LINE/BRUSH LINE
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - WATER LINE
 - SEWER LINE
 - DRAIN LINE
 - OVERHEAD WIRES
 - CEMENT CONCRETE
 - CRUSHED STONE
 - PAVERS
 - RETAINING WALL
 - LA LANDSCAPED AREA

- NOTES:**
1. OWNER OF RECORD..... WILLIAM N. MATSON, JR. TRUST
ADDRESS..... 14 SCHOOLHOUSE LN, DURHAM, NH 03824
DEED REFERENCE..... 4600/206
TAX SHEET / LOT..... 108-73
TRUSTEE..... WILLIAM N. MATSON, JR.
PARCEL AREA..... 1.328 ACRES (57,856 S.F.)
 2. ZONED..... RESIDENCE A FRONT YARD SETBACK..... 30'
MINIMUM LOT AREA 20,000 S.F. SIDE YARD SETBACK..... 10'
FRONTAGE..... 100' REAR YARD SETBACK..... 20'
 3. EXISTING 1 1/2 STORY RESIDENTIAL BUILDING PERMITTED AS A PRE-EXISTING NONCONFORMING SINGLE FAMILY DWELLING WITH TWO ACCESSORY APARTMENTS PURSUANT TO JULY 25, 2003 ZONING ADMINISTRATOR LETTER.
PARCEL 108-73 IS SUBJECT TO THE PROVISIONS OF THE SHORELAND PROTECTION OVERLAY DISTRICT.
 4. THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
 5. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASIN, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
 6. ON SITE CONTROL ESTABLISHED USING SURVEY GRADE GPS UNITS.
HORIZONTAL DATUM: NAD 1983 (2011)(EPOCH:2010.0000)
VERTICAL DATUM: NAVD 1988
PRIMARY BM: NHDT 133-0570
 7. THE SUBJECT TRACT IS SERVED BY MUNICIPAL WATER & SEWER SERVICES. THE SUBJECT TRACT LIES IN ZONE X (NO SCREENING), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0318E, REVISED 9/30/2015, BY FEMA.
 8. MICHAEL CUOMO, 6 YORK POND ROAD, YORK, ME 03909, NHCWS#004, VISITED VISITED PARCEL 108-73 ON 9/22/2021 TO CONDUCT A WETLAND INVESTIGATION. HE DETERMINED THAT THERE ARE NO WETLANDS ON THE PARCEL.
 9. PROPOSED UTILITIES CONNECTIONS:
THE FUTURE ELECTRIC & COMMUNICATIONS SERVING LOT B WILL BE OVERHEAD TO A NEW UTILITY POLE TO BE PLACED ON LOT B. THE ACTUAL LOCATION OF SAID NEW POLE TO BE DETERMINED BY THE LOT OWNER AND UTILITIES COMPANY. THE UTILITIES SHALL THEN RUN UNDERGROUND FROM THE SAID NEW POLE TO SERVE LOT B.
THE SEWER FOR LOT B WILL MOST LIKELY TIE INTO THE EXISTING 6" PCV LINE THAT FLOWS TO OLD LANDING ROAD. THE ACTUAL SEWER CONNECTION TO BE COORDINATED WITH DURHAM WASTEWATER DIVISION: 603-868-2274.
THE WATER FOR LOT B WILL CONNECT TO THE WATER MAIN ON SCHOOLHOUSE LANE. THE ACTUAL CONNECTION TO THE WATER MAIN TO BE COORDINATED WITH DURHAM WATER DIVISION: 603-868-5578.
 10. ADDITIONAL INFORMATION: FOR MORE INFORMATION ABOUT THIS SUBDIVISION, AND TO SEE THE COMPLETE PLAN SET, CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 8 NEWMARKET ROAD, DURHAM, NH 03824. 603-868-8064
 11. NOTICE OF DECISION: IT IS THE APPLICANT'S AND BUILDING CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL REQUIREMENTS RELATED TO THIS APPROVAL. PLEASE REVIEW THE PLANS AND THE PLANNING BOARD NOTICE OF DECISION CAREFULLY. CONTACT THE DURHAM PLANNING DEPARTMENT AT 603-868-8064 WITH ANY QUESTIONS OR CONCERNS.
 12. SCHOOL IMPACT FEE: THE SCHOOL IMPACT FEE IS ASSESSED AS PART OF THIS SUBDIVISION IN THE AMOUNT OF \$3,699. THE FEE MUST BE PAID IN FULL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE NEW LOT (PARCEL 108-73-1).
 13. UTILITY CONNECTION FEES: WATER AND SEWER CONNECTION FEES SHALL BE PAID PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR SAID NEW LOT.
 14. SEWER SERVICE: THE NEW LOT DOES NOT HAVE DIRECT FRONTAGE ON THE EXISTING SEWER IN SCHOOLHOUSE LANE BUT THERE IS A MANHOLE CLOSE TO THE WESTERLY CORNER. THE BUYER OF THE NEW LOT WILL BE REQUIRED TO EXTEND THE SEWER LINE AS SPECIFIED BY THE DEPARTMENT OF PUBLIC WORKS. CONTACT THE DEPARTMENT OF PUBLIC WORKS. THERE IS ALSO A PRIVATE SEWER EASEMENT RUNNING ACROSS THE ADJACENT LOT TO THE SOUTHEAST (MAP 108, LOT 57). THE TOWN OF DURHAM TAKES NO POSITION WHETHER OR NOT THE OWNER OF THE NEW LOT ON SCHOOLHOUSE LANE IS ABLE TO USE THAT SEWER LINE - IF THERE IS INTEREST IN USING IT, IT IS SUGGESTED THAT THE OWNER OF THE NEW LOT REVIEW THE DEED FOR THE EASEMENT AND ANALYZE THE CONDITION OF THE SEWER LINE. IT IS SUGGESTED ALSO (BUT NOT REQUIRED) THAT THE NEW OWNER SPEAK WITH THE OWNER OF MAP 108, LOT 57, THROUGH WHICH THE LOWER PORTION OF THE EASEMENT PASSES. CONTACT THE TOWN PLANNING DEPARTMENT FOR MORE INFORMATION.
 15. STORMWATER MANAGEMENT: THE PROVISIONS IN CHAPTER 158 OF THE DURHAM TOWN CODE REGARDING STORMWATER MANAGEMENT AND EROSION CONTROL MAY APPLY TO THE NEW LOT. CONTACT THE PUBLIC WORKS DEPARTMENT FOR MORE INFORMATION.

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 16°15'32" E | 25.10 |
| L2 | S 72°50'00" W | 2.09 |
| L3 | S 46°47'21" E | 9.83 |
| L4 | N 49°02'57" W | 19.56 |
| L5 | N 46°27'18" W | 23.12 |
| L6 | N 50°13'24" W | 37.10 |
| L7 | N 45°13'00" E | 23.03 |
| L8 | S 41°45'05" W | 30.25 |
| L9 | S 42°48'35" W | 22.15 |

*THE COURSE

LOT AREA TABLE

| LOT ID | PROPOSED AREA | IMPERVIOUS |
|--------|---------------------------|--------------------|
| A | 20,003 S.F. (0.459 ACRES) | 5,167 S.F. (25.8%) |
| B | 37,853 S.F. (0.869 ACRES) | N/A |

NOTE: MAXIMUM IMPERVIOUS COVERAGE= 33%

- REFERENCE PLANS:**
1. PLAN OF LAND PREPARED FOR ZARA CHAPIN, SCHOOL HOUSE LANE, DURHAM, N.H., DATED 12/28/1992, SCRD PLAN P0043-0057.
 2. EXISTING CONDITIONS SURVEY FOR THE THREE CHIMNEYS INN, RTE 108, NEWMARKET ROAD, DURHAM, N.H., DATED 12/17/1997, SCRD PLAN 51-41.
 3. YORK ESTATE, SURVEY BY R.H. BARDWELL & E.H. BARDWELL, DATED 7/1958, SCRD PLAN 37, POCKET 4, FOLDER 2.
 4. PLAN OF LAND, GERTRUDE REARDON, DURHAM, N.H., FILE NO. 60-41, DATED 9/2/1959, BY G.L. DAVIS & ASSOCIATES ENGINEERS, NOT RECORDED.
 5. PLAN OF LOTS, LANDING ROAD, WALLACE CHAPIN, DURHAM, N.H., DATED 1/1974, SCRD PLAN 43, POCKET 1, FOLDER 5.
 6. PLAN OF FROST HOMESTEAD, GEORGE F. SAWYER, JR., DURHAM, N.H., REVISED TO 12/29/1982, SCRD PLAN 22-13.

| MAP-LOT | OWNER OF RECORD | DEED REF. |
|---------|---|-----------|
| 108-51 | LINKSKY LIVING TRUST, 10 OLD LANDING RD, DURHAM, NH 03824 | N/A |
| 108-56 | THOMAS B. MORIARTY, JR., 15 OLD LANDING RD, DURHAM, NH 03824 | 2916/665 |
| 108-57 | HOLLY NEIWEEM, 13 OLD LANDING RD, DURHAM, NH 03824 | 4697/1026 |
| 108-58 | TIMOTHY NORONHA, 11 OLD LANDING RD, DURHAM, NH 03824 | 4055/982 |
| 108-59 | HOCHGRAF LIVING REV. TRUST, SALLY V. HOCHGRAF, TRUSTEE 9 OLD LANDING RD, DURHAM, NH 03824 | 2954/767 |
| 108-60 | MARK A. NOVAK, 7 OLD LANDING RD, DURHAM, NH 03824 | 1306/194 |
| 108-61 | ROSES POINT, LLC, 159 MAIN ST, SUITE 100, NASHUA, NH 03060 | 4680/655 |
| 108-63 | BURROWS REV. LIVING TRUST, BEVERLY R. BURROWS, TRUSTEE 27 SCHOOLHOUSE LN, DURHAM, NH 03824 | N/A |
| 108-71 | JOHN C. BLETZER, 57 GALE RD, HAMPTON, NH 03842 | N/A |
| 108-72 | SCHOOLHOUSE TECHNOLOGIES, INC. 5 GARRETT DR, NORTH HAMPTON, NH 03862 | N/A |
| 108-75 | THREE CHIMNEYS INN, LLC, 17 NEWMARKET RD, DURHAM, NH 03824 | 1899/87 |

| REV. NO. | DATE | DESCRIPTION | APPR'D |
|----------|------------|---|--------|
| 3 | 11/17/2022 | ADDRESS PLANNING BOARD CONDITIONS OF APPROVAL | JCS |
| 4 | 8/11/2022 | PROVIDE 25' SETBACK TO CEMETERY & ADD BUILDING ENVELOPE AREAS | JCS |
| 2 | 6/27/2022 | REVISE MAP-LOT NUMBERS PER NEW TAX MAPS | JCS |
| 1 | 4/7/2022 | ISSUED FOR MUNICIPAL SUBMISSION | JCS |

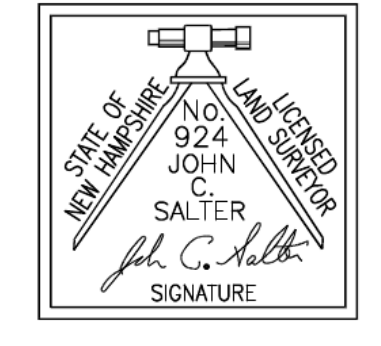
SUBDIVISION PLAN
14 SCHOOLHOUSE LANE
DURHAM, NEW HAMPSHIRE
ASSESSOR'S PARCEL 108-73 for
WILLIAM N. MATSON, JR. TRUST
WILLIAM N. MATSON, JR., TRUSTEE

JAMES VERRA and ASSOCIATES, INC.

DATE: 4/7/2022
JOB NO: 23942
SCALE: 1" = 30'
DWG NAME: 23942
PLAN NO: 23942
SHEET: 1 of 1

101 SHATLUCK WAY
SUITE 8
NEWINGTON, N.H. 03801-7876
603-436-3557

PROJECT MGR: JAMES VERRA
DRAWN BY: JAMES VERRA
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FINAL APPROVAL BY DURHAM PLANNING BOARD.
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER

