

NOTES:

- 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 (57,838 S.F.)
- ZONED..... RESIDENCE A FRONT YARD SETBACK.....30'
 MINIMUM LOT AREA 20,000 S.F. SIDE YARD SETBACK.....10'
 FRONTAGE..... 100' REAR YARD SETBACK.....20'
- 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.
- THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
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- ON SITE CONTROL ESTABLISHED USING SURVEY GRADE GPS UNITS.
 HORIZONTAL DATUM: NAD 1983 (2011)(EPOCH:2010.0000)
 VERTICAL DATUM: NAVD 1988
 PRIMARY BM: NHDOT 133-0570
- 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.
- 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.

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- 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.
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108-56	THOMAS B. MORIARTY, JR., 15 OLD LANDING RD, DURHAM, NH 03824	2916/665
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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	APPRD
3	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

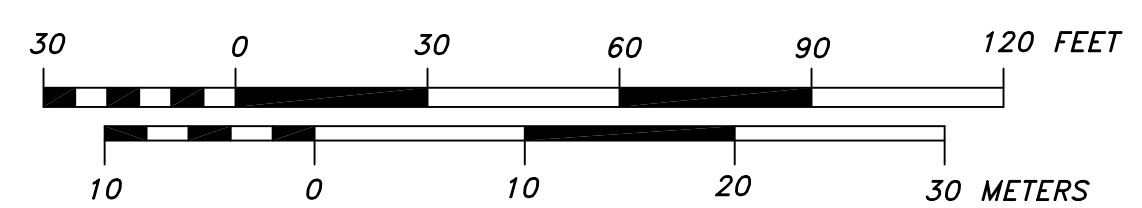
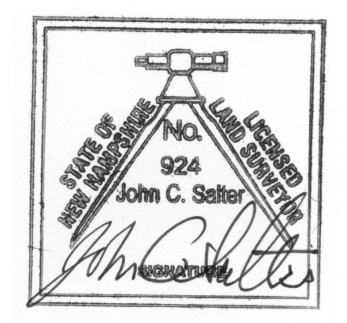
SUBDIVISION PLAN
14 SCHOOLHOUSE LANE
DURHAM, NEW HAMPSHIRE
 ASSESSOR'S PARCEL 5-5-4 for
WILLIAM N. MATSON, JR. TRUST
WILLIAM N. MATSON, JR., TRUSTEE

JAMES VERRA and ASSOCIATES, INC.

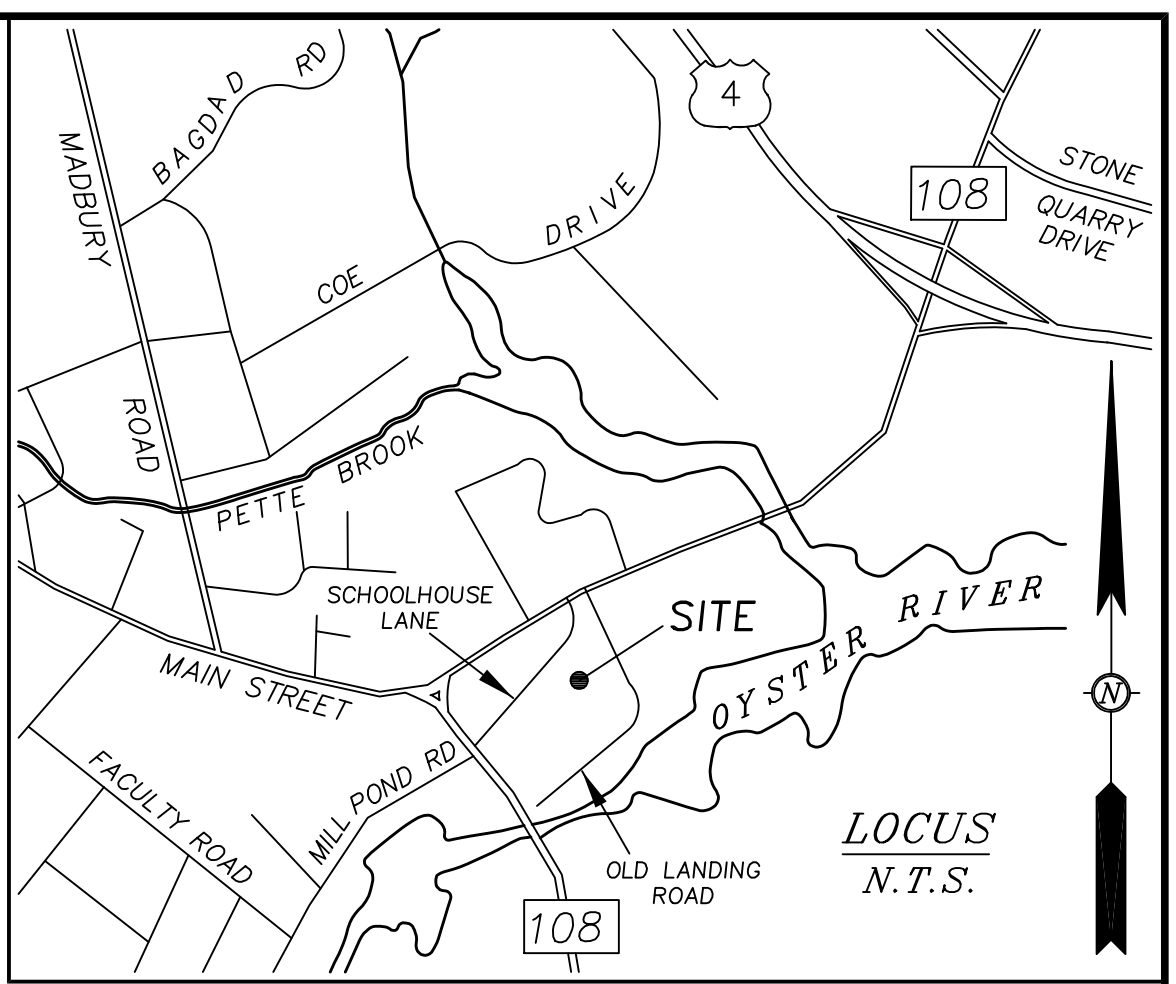
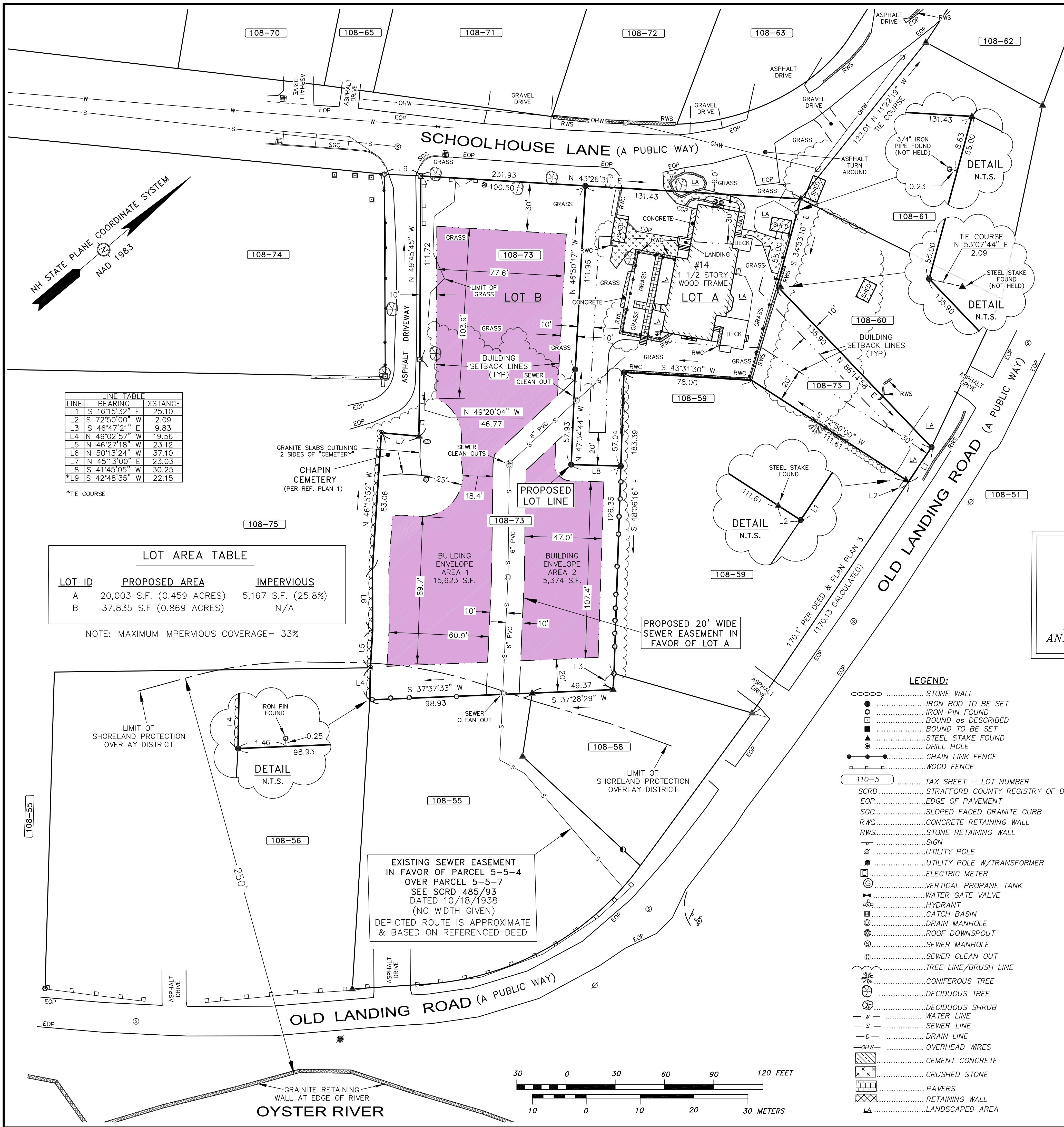
DATE: 4/7/2022
 JOB NO: 23942
 SCALE: 1" = 30'
 DWG NAME: 23942
 PLAN NO: 23942
 SHEET: 1 of 1

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

PROJECT MGR: JCS
 DRAWN BY: JCS
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FINAL APPROVAL BY DURHAM PLANNING BOARD.
 CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER
 DATE _____



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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	37,835 S.F. (0.869 ACRES)	N/A

NOTE: MAXIMUM IMPERVIOUS COVERAGE= 33%

**ADDITIONAL PLOT SHOWING
 BUILDING ENVELOPE AREAS**
 8/11/2022
 THIS SHEET PREPARED FOR
 INFORMATIONAL PURPOSES ONLY
 AND NOT INTENDED TO BE RECORDED

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- LEGEND:**
- STONE WALL
 - IRON ROD TO BE 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
 - HYDRANT
 - CATCH BASIN
 - DRAIN MANHOLE
 - ROOF DOWNSPOUT
 - SEWER MANHOLE
 - SEWER CLEAN OUT
 - TREE LINE/BRUSH LINE
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - DECIDUOUS SHRUB
 - WATER LINE
 - SEWER LINE
 - DRAIN LINE
 - OVERHEAD WIRES
 - CEMENT CONCRETE
 - CRUSHED STONE
 - PAVERS
 - RETAINING WALL
 - LANDSCAPED AREA

1 8/11/2022 ISSUED FOR PLANNING BOARD MEETING SUPPLEMENTAL INFORMATION JCS

REV. NO. DATE DESCRIPTION APPROD

**SKETCH PLAN - PROPOSED BUILDING ENVELOPES
 14 SCHOOLHOUSE LANE - LOT B
 DURHAM, NEW HAMPSHIRE**

ASSESSOR'S PARCEL 5-5-4 for
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