

LINE	BEARING	DISTANCE
L1	S73°48'33"E	40.45
L2	N86°44'10"E	52.36
L3	S83°51'30"E	22.71
L4	S73°52'29"E	37.89
L5	N26°26'34"W	29.36
L6	N09°55'41"W	14.45
L7	N47°18'09"W	35.75
L8	N46°58'45"W	22.84
L9	N39°16'30"E	24.57
L10	N16°09'48"E	62.44
L11	N12°43'28"E	51.34
L12	N13°02'05"E	53.48
L13	N09°56'41"E	40.90
L14	N07°03'45"E	27.15

NOTES CONTINUED:

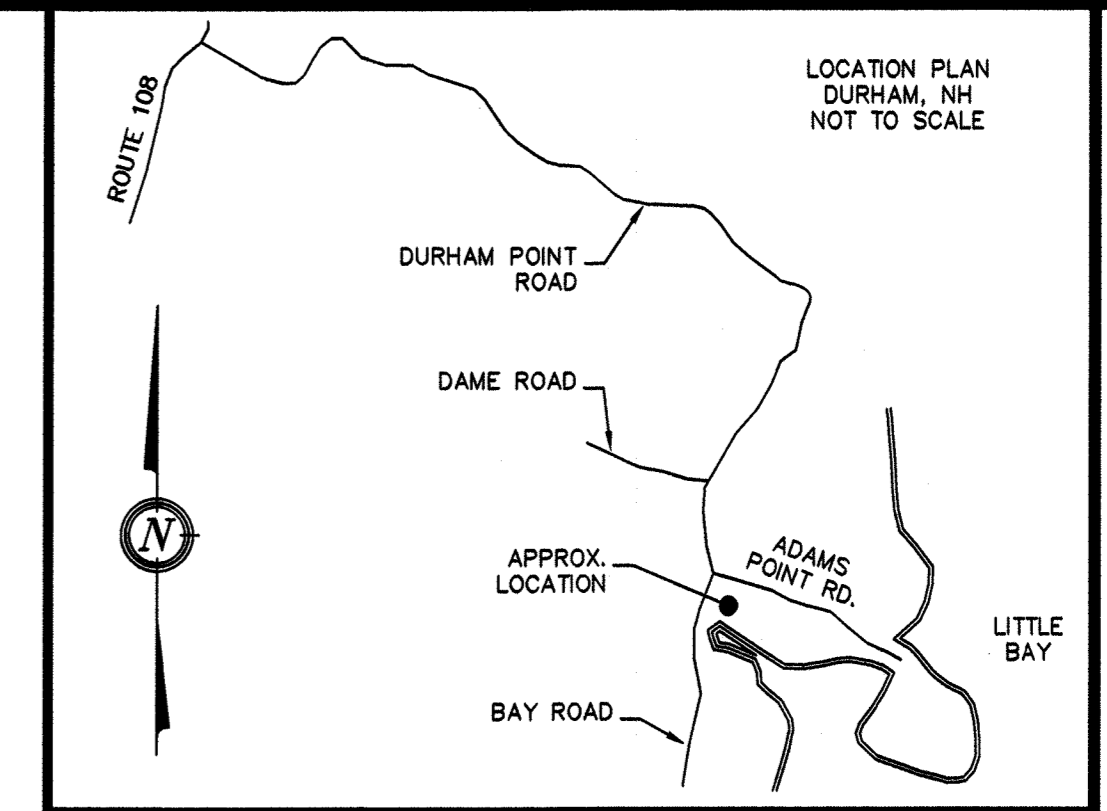
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 230, LOT 7 INTO 2 INDIVIDUAL LOTS. THIS IS A 4 SHEET PLAN SET. SHEET 1 IS THE SUBDIVISION SHEET, SHEET 2 IS A PROJECT SUBDIVISION NOTE SHEET, SHEET 3 IS A TOPOGRAPHIC SUBDIVISION PLAN & SHEET 4 IS A DRIVEWAY SHEET. SHEETS 1 & 2 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEETS 3-4 WILL BE ON FILE AT THIS OFFICE AND THE TOWN OF DURHAM.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE BY THIS OFFICE IN OCTOBER OF 2021, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- SEE SUBDIVISION NOTE SHEET (SHEET 2 OF 4) FOR ADDITIONAL PROJECT NOTES.

WETLAND NOTES:

- WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN OCTOBER 2021 UTILIZING THE FOLLOWING STANDARDS:
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
 - NATIONAL WETLAND PLANT LIST (CURRENT VERSION).
 - I ALSO CERTIFY THAT BOTH LOTS CONTAIN 3 ACRES OF LAND AREA OF WELL DRAINED SOILS MEETING THE REQUIREMENTS OF THE TOWN OF DURHAM. THE SITE WAS REVIEWED FOR VERNAL POOL DURING THE DELINEATION AS WELL AS A FOLLOW UP REVIEW OF THE SITE IN THE SPRING OF 2022. NO VERNAL POOLS WERE WITNESSED ON SITE. SOILS ON SITE, GEOMORPHOLOGY ON SITE AND WETLANDS ON SITE DO NOT SUPPORT VERNAL POOLS.

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

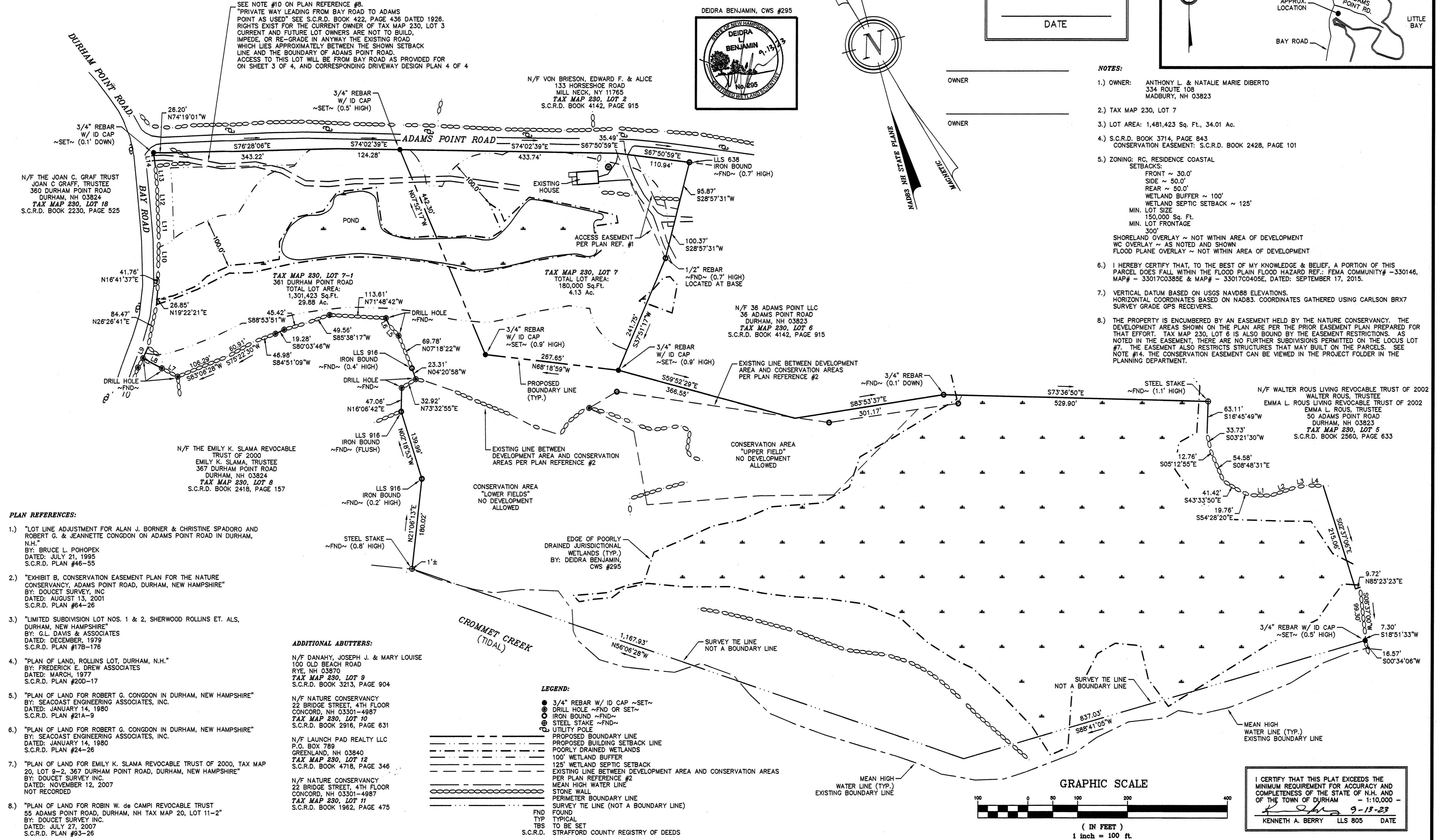
 DATE



REVISION	DATE	DESCRIPTION
#3		
#2		
#1		

NOTES:

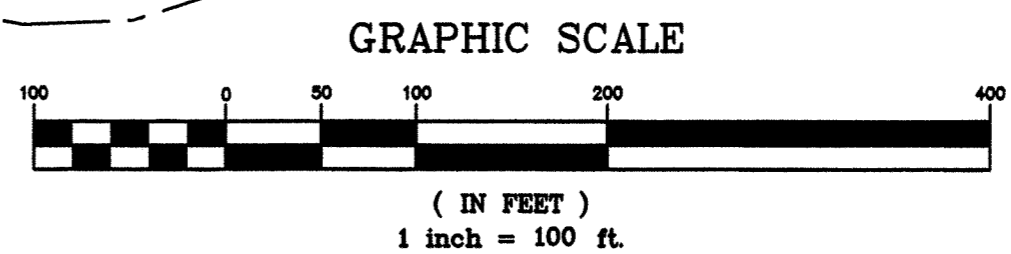
- OWNER: ANTHONY L. & NATALIE MARIE DIBERTO
334 ROUTE 108
MADBURY, NH 03823
- TAX MAP 230, LOT 7
- LOT AREA: 1,481,423 Sq. Ft., 34.01 Ac.
- S.C.R.D. BOOK 3714, PAGE 843
CONSERVATION EASEMENT: S.C.R.D. BOOK 2428, PAGE 101
- ZONING: RC, RESIDENCE COASTAL
SETBACKS:
FRONT ~ 30.0'
SIDE ~ 50.0'
REAR ~ 50.0'
WETLAND BUFFER ~ 100'
WETLAND SEPTIC SETBACK ~ 125'
MIN. LOT SIZE
150,000 Sq. Ft.
MIN. LOT FRONTAGE
300'
- SHORELAND OVERLAY ~ NOT WITHIN AREA OF DEVELOPMENT
WC OVERLAY ~ AS NOTED AND SHOWN
FLOOD PLANE OVERLAY ~ NOT WITHIN AREA OF DEVELOPMENT
- 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# - 3301700388E & MAP# - 3301700405E, DATED: SEPTEMBER 17, 2015.
- VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- THE PROPERTY IS ENCUMBERED BY AN EASEMENT HELD BY THE NATURE CONSERVANCY. THE DEVELOPMENT AREAS SHOWN ON THE PLAN ARE PER THE PRIOR EASEMENT PLAN PREPARED FOR THAT EFFORT. TAX MAP 230, LOT 6 IS ALSO BOUND BY THE EASEMENT RESTRICTIONS. AS NOTED IN THE EASEMENT, THERE ARE NO FURTHER SUBDIVISIONS PERMITTED ON THE LOCUS LOT #7. THE EASEMENT ALSO RESTRICTS STRUCTURES THAT MAY BUILT ON THE PARCELS. SEE NOTE #4. THE CONSERVATION EASEMENT CAN BE VIEWED IN THE PROJECT FOLDER IN THE PLANNING DEPARTMENT.



- PLAN REFERENCES:**
- "LOT LINE ADJUSTMENT FOR ALAN J. BORNER & CHRISTINE SPADORO AND ROBERT G. & JEANNETTE CONGDON ON ADAMS POINT ROAD IN DURHAM, N.H."
BY: BRUCE L. POHOPEK
DATED: JULY 21, 1995
S.C.R.D. PLAN #46-55
 - "EXHIBIT B, CONSERVATION EASEMENT PLAN FOR THE NATURE CONSERVANCY, ADAMS POINT ROAD, DURHAM, NEW HAMPSHIRE"
BY: DOUCET SURVEY, INC
DATED: AUGUST 13, 2001
S.C.R.D. PLAN #64-26
 - "LIMITED SUBDIVISION LOT NOS. 1 & 2, SHERWOOD ROLLINS ET. ALS, DURHAM, NEW HAMPSHIRE"
BY: G.L. DAVIS & ASSOCIATES
DATED: DECEMBER, 1979
S.C.R.D. PLAN #178-176
 - "PLAN OF LAND, ROLLINS LOT, DURHAM, N.H."
BY: FREDERICK E. DREW ASSOCIATES
DATED: MARCH, 1977
S.C.R.D. PLAN #200-17
 - "PLAN OF LAND FOR ROBERT G. CONGDON IN DURHAM, NEW HAMPSHIRE"
BY: SEACOAST ENGINEERING ASSOCIATES, INC.
DATED: JANUARY 14, 1980
S.C.R.D. PLAN #21A-9
 - "PLAN OF LAND FOR ROBERT G. CONGDON IN DURHAM, NEW HAMPSHIRE"
BY: SEACOAST ENGINEERING ASSOCIATES, INC.
DATED: JANUARY 14, 1980
S.C.R.D. PLAN #24-26
 - "PLAN OF LAND FOR EMILY K. SLAMA REVOCABLE TRUST OF 2000, TAX MAP 20, LOT 9-2, 367 DURHAM POINT ROAD, DURHAM, NEW HAMPSHIRE"
BY: DOUCET SURVEY INC.
DATED: NOVEMBER 12, 2007
NOT RECORDED
 - "PLAN OF LAND FOR ROBIN W. de CAMPI REVOCABLE TRUST 55 ADAMS POINT ROAD, DURHAM, NH TAX MAP 20, LOT 11-2"
BY: DOUCET SURVEY INC.
DATED: JULY 27, 2007
S.C.R.D. PLAN #93-26

- ADDITIONAL ABUTTERS:**
- N/F DANAHY, JOSEPH J. & MARY LOUISE
100 OLD BEACH ROAD
RYE, NH 03870
TAX MAP 230, LOT 9
S.C.R.D. BOOK 3213, PAGE 904
 - N/F NATURE CONSERVANCY
22 BRIDGE STREET, 4TH FLOOR
CONCORD, NH 03301-4987
TAX MAP 230, LOT 10
S.C.R.D. BOOK 2916, PAGE 631
 - N/F LAUNCH PAD REALTY LLC
P.O. BOX 789
GREENLAND, NH 03840
TAX MAP 230, LOT 12
S.C.R.D. BOOK 4718, PAGE 346
 - N/F NATURE CONSERVANCY
22 BRIDGE STREET, 4TH FLOOR
CONCORD, NH 03301-4987
TAX MAP 230, LOT 11
S.C.R.D. BOOK 1962, PAGE 475

- LEGEND:**
- 3/4" REBAR W/ ID CAP ~SET~
 - DRILL HOLE ~FND OR SET~
 - IRON BOUND ~FND~
 - STEEL STAKE ~FND~
 - UTILITY POLE
 - PROPOSED BOUNDARY LINE
 - PROPOSED BUILDING SETBACK LINE
 - POORLY DRAINED WETLANDS
 - 100' WETLAND BUFFER
 - 125' WETLAND SEPTIC SETBACK
 - EXISTING LINE BETWEEN DEVELOPMENT AREA AND CONSERVATION AREAS PER PLAN REFERENCE #2
 - MEAN HIGH WATER LINE
 - STONE WALL
 - PERIMETER BOUNDARY LINE
 - SURVEY TIE LINE (NOT A BOUNDARY 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 - 1:10,000 -

 KENNETH A. BERRY LLS 805 DATE 9-13-23

OVERVIEW SUBDIVISION
 LAND OF
 ANTHONY L. & NATALIE MARIE DIBERTO
 20 ADAMS POINT ROAD
 DURHAM, N.H.
 TAX MAP 230, LOT 7

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE: 1 IN. EQUALS 100 FT.
 DATE: JULY 24, 2022
 FILE NO.: DB 2019-016

NOTES:

- 1.) OWNER: ANTHONY L. & NATALIE MARIE DIBERTO
334 ROUTE 108
MADBURY, NH 03823
- 2.) TAX MAP 230, LOT 7
- 3.) LOT AREA: 1,481,423 Sq. Ft., 34.01 Ac.
- 4.) S.C.R.D. BOOK 3714, PAGE 843
CONSERVATION EASEMENT: S.C.R.D. BOOK 2428, PAGE 101
- 5.) ZONING: RC, RESIDENCE COASTAL
SETBACKS:
FRONT ~ 30.0'
SIDE ~ 50.0'
REAR ~ 50.0'
WETLAND BUFFER ~ 100'
WETLAND SEPTIC SETBACK ~ 125'
MIN. LOT SIZE
150,000 Sq. Ft.
MIN. LOT FRONTAGE
300'
SHORELAND OVERLAY ~ NOT WITHIN AREA OF DEVELOPMENT
WC OVERLAY ~ AS NOTED AND SHOWN
FLOOD PLANE OVERLAY ~ NOT WITHIN AREA OF DEVELOPMENT
- 6.) 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# - 33017C0385E & MAP# - 33017C0405E, DATED: SEPTEMBER 17, 2015.
- 7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- 8.) THE PROPERTY IS ENCUMBERED BY AN EASEMENT HELD BY THE NATURE CONSERVANCY. THE DEVELOPMENT AREAS SHOWN ON THE PLAN ARE PER THE PRIOR EASEMENT PLAN PREPARED FOR THAT EFFORT. TAX MAP 230, LOT 6 IS ALSO BOUND BY THE EASEMENT RESTRICTIONS. AS NOTED IN THE EASEMENT, THERE ARE NO FURTHER SUBDIVISIONS PERMITTED ON THE LOCUS LOT #7. THE EASEMENT ALSO RESTRICTS STRUCTURES THAT MAY BUILT ON THE PARCELS. SEE NOTE #14. THE CONSERVATION EASEMENT CAN BE VIEWED IN THE PROJECT FOLDER IN THE PLANNING DEPARTMENT.
- 9.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 230, LOT 7 INTO 2 INDIVIDUAL LOTS. THIS IS A 4 SHEET PLAN SET. SHEET 1 IS THE SUBDIVISION SHEET, SHEET 2 IS A PROJECT SUBDIVISION NOTE SHEET, SHEET 3 IS A TOPOGRAPHIC SUBDIVISION PLAN & SHEET 4 IS A DRIVEWAY SHEET. SHEET 1 & 2 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 3-4 WILL BE ON FILE AT THIS OFFICE AND THE TOWN OF DURHAM.
- 10.) THE BOUNDARY LINES SHOW ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE BY THIS OFFICE IN OCTOBER OF 2021, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- 11.) THE CURRENT USE OF THE PROPERTY IS SINGLE FAMILY RESIDENTIAL. THE PROPOSED USE WILL BE SINGLE FAMILY RESIDENTIAL WITH ANY ALLOWED ACCESSORY USES.
- 12.) THIS SITE IS SERVICED BY ON SITE WELL AND SEPTIC SYSTEM
- 13.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY AS OF THIS DATE. NHDES SUBDIVISION: eSA2023040702, 4/7/2023.
- 14.) THE FUTURES USERS OF THIS PLAN AND OWNERS OF THE TWO SUBJECT LOTS NEED TO REVIEW AND UNDERSTAND THE EASEMENT WHICH ENCUMBERS THE PROPERTY. THE EASEMENT DISCUSSES RESTRICTIONS FOR THE LAND, DEVELOPMENT REQUIREMENTS, AND COVERAGE TYPES, (NOT AN INCLUSIVE LIST) FOR LAND BOTH IN AND OUT OF THE NOTED DEVELOPMENT AREAS.
- 15.) UNDERGROUND UTILITIES. ALL UTILITY PIPING AND WIRING FOR THE NEW LOT SHALL BE LOCATED UNDERGROUND EXCEPT FOR PLACEMENT OF ONE NEW POLE IN OR ADJACENT TO THE LOT IF NEEDED TO CROSS THE ROAD.
- 16.) ADDITIONAL INFORMATION. FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 8 NEWMARKET ROAD, DURHAM, NH 03824. (603) 868-8064.
- 17.) NOTICE OF DECISION. IT IS THE APPLICANT'S, SITE CONTRACTOR'S, AND BUILDING CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL REQUIREMENTS RELATED TO THIS SUBDIVISION APPROVAL.
- 18.) BLASTING. BLASTING AND ON-SITE CHIPPING (OF STONE) IS RESTRICTED TO THE HOURS OF 9:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY.
- 19.) SCHOOL IMPACT FEE. THE SCHOOL IMPACT FEE FOR THE ONE NEW LOT IS ASSESSED AS PART OF THIS PROJECT IN THE AMOUNT OF \$3,689. THE FEE MUST BE PAID IN FULL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 20.) EXTENT OF DEVELOPMENT. THERE SHALL BE ONLY ONE SINGLE FAMILY HOUSE (ALONG WITH ANY ALLOWED ACCESSORY USES) ESTABLISHED ON THE NEW LOT. THERE SHALL BE NO FURTHER SUBDIVISION OF THE NEW LOT, EXCEPT IF IT IS DEEMED DESIRABLE TO SEPARATE THE CONSERVATION AREA FROM THE AREA BEING BUILT UPON FOR CONSERVATION PURPOSES. LOT LINES MAY BE ADJUSTED BUT NO SUBDIVISION SHALL BE PERMITTED WHICH WOULD YIELD ADDITIONAL BUILDABLE LOTS.

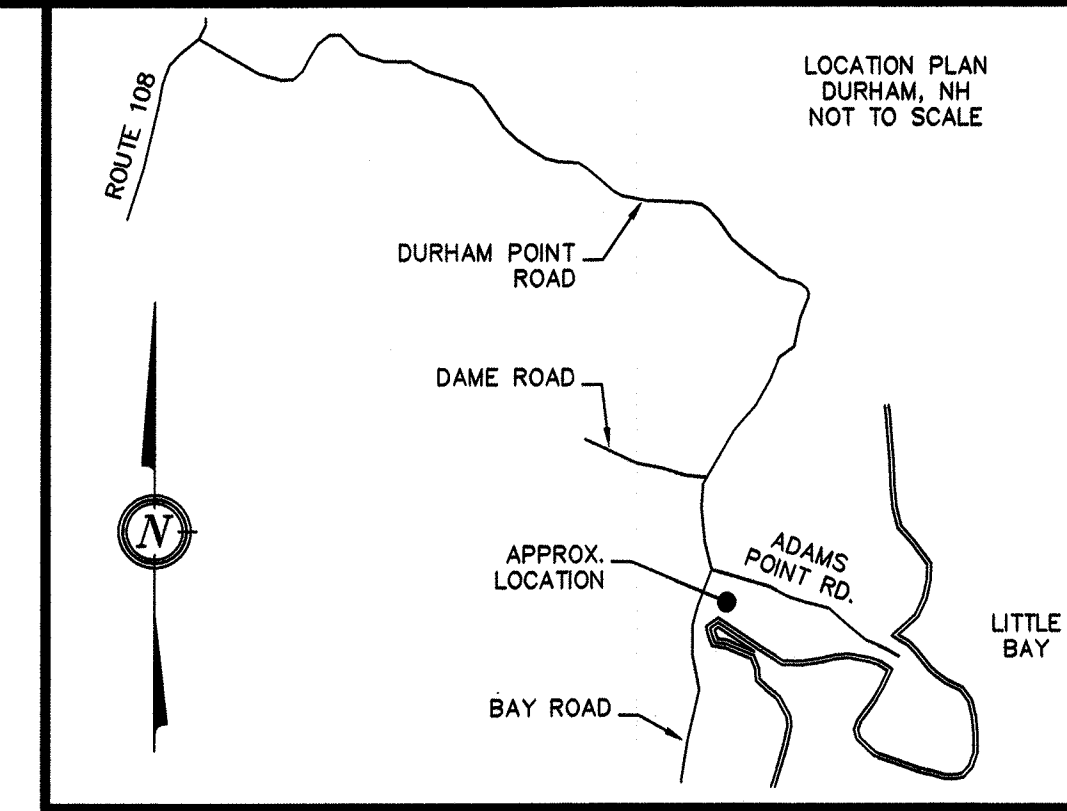
NOTES CONTINUED:

- 21.) WETLAND BUFFER. THERE IS A 100-FOOT BUFFER REQUIREMENT FROM WETLANDS UNDER THE DURHAM ZONING ORDINANCE AS SHOWN ON THIS PLAN. THERE MAY BE NO ENCROACHMENT WITHIN THESE BUFFERS EXCEPT AS PERMITTED UNDER THE ORDINANCE.
- 22.) ORCHID COLONY. THERE IS A COLONY OF PINK LADY'S SLIPPER ORCHIDS (CYPRIPEDIUM ACAULE) IN THE VICINITY OF THE STONE WALL AT THE NORTHWEST CORNER OF THE PROPOSED LOT. THIS ORCHID IS THE NH STATE WILDFLOWER AND IS IDENTIFIED AS A SPECIES OF SPECIAL CONCERN. IT IS RECOMMENDED (BUT NOT REQUIRED) THAT THE BUYER OF THE LOT WORK AROUND THE ORCHID COLONY IN BUILDING ON THE LOT TO THE EXTENT PRACTICAL.
- 23.) CONSERVATION EASEMENT. SEE PLAN REFERENCE #2 FOR INFORMATION ABOUT THE CONSERVATION EASEMENT. IMPERVIOUS DRIVEWAYS ARE NOT PERMITTED IN THE DEVELOPMENT AREA. DOCKS, HORSEBACK RIDING, AND MOTORIZED VEHICLES ARE NOT PERMITTED IN THE CONSERVATION AREA LOWER FIELDS. INVASIVE SPECIES, PER BEST MANAGEMENT PRACTICES, MAY NOT BE PLANTED ON THE SITE.
- 24.) CORNER LOT. WHEN A BUILDING PERMIT IS SUBMITTED THE CODE ADMINISTRATOR SHALL DETERMINE WHICH SIDE OF THE LOT IS THE FRONT, WHICH HAS A SETBACK OF 30 FEET. THE SIDE SETBACK ALONG EITHER BAY ROAD OR ADAMS POINT ROAD IS 50 FEET.
- 25.) LEACH FIELD AND GROUNDWATER RISE. THE TOWN'S 2022 STUDY ON SEA LEVEL RISE IMPACT ON GROUNDWATER PROJECTS A RISE IN GROUNDWATER AT THIS LOCATION OF 4 FEET IN THE NEXT 50 YEARS. ACCORDINGLY, THE LEACH FIELD SHALL BE PLACED AT LEAST 4 FEET ABOVE SEASONAL HIGH WATER.
- 26.) SEE NOTE #10 ON PLAN REFERENCE #8. "PRIVATE WAY LEADING FROM BAY ROAD TO ADAMS POINT AS USED" SEE S.C.R.D. BOOK 422, PAGE 436 DATED 1926. RIGHTS EXIST FOR THE CURRENT OWNER OF TAX MAP 230, LOT 3 CURRENT AND FUTURE LOT OWNERS ARE NOT TO BUILD, IMPEDE, OR RE-GRADE IN ANYWAY THE EXISTING ROAD WHICH LIES APPROXIMATELY BETWEEN THE SHOWN SETBACK LINE AND THE BOUNDARY OF ADAMS POINT ROAD. ACCESS TO THIS LOT WILL BE FROM BAY ROAD AS PROVIDED FOR ON SHEET 2 OF 3, AND CORRESPONDING DRIVEWAY DESIGN PLAN 3 OF 3
- 27.) A SHAGBARK HICKORY TREE IS SHOWN ON SHEET 3 JUST OFF BAY ROAD. SHAGBARK HICKORY TREES ARE NOTABLE FOR THEIR CULTURAL AND WILDLIFE SIGNIFICANCE. THE LANDOWNER IS ENCOURAGED TO PLAN AROUND THE TREE FOR ITS PROTECTION DURING SITE WORK, CONSTRUCTION, LANDSCAPING, AND LAND MANAGEMENT
- 28.) TAX MAP 230, LOT 7-1 WILL BE 361 DURHAM POINT ROAD.

FINAL APPROVAL
DURHAM PLANNING BOARD

CERTIFIED BY:
MICHAEL BEHRENDT
TOWN PLANNER

DATE



#	REVISION	DATE	DESCRIPTION
8-25-23			SHOW BOUNDS SET, ADD NOTE SHEET, CHANGES PER N.O.D.
12-14-22			RENUMBERED PLAN SET
12-6-22			CHANGES PER TNC COMMENT
			MULTIPLE UPDATES PER PUBLIC AND PB INPUT

SUBDIVISION NOTES
LAND OF
ANTHONY L. & NATALIE MARIE DIBERTO
20 ADAMS POINT ROAD
DURHAM, N.H.
TAX MAP 230, LOT 7

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE : 1 IN. EQUALS 100 FT.
DATE : JULY 24, 2022
FILE NO. : DB 2019-016

SIGNATURE

TEST PIT DATA:
 PERFORMED 7-20-22 BY CHRISTOPHER R. BERRY AND WITNESSED BY R.C.C.D. AND THE TOWN OF DURHAM.

TP #1
 0.0-0.4' 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
 0.4-3.3' 10YR 6/8 FINE LOAMY SAND, GRANULAR, FRIABLE
 3.3-4.2' 10YR 6/8 SMALL AMOUNTS OF FINE LOAMY SAND BETWEEN AND ON COMPACTED COBBLES, MORE COBBLES THEN SOIL.

E.S.H.W.T. = NONE
 COBBLES = 3.3'
 LEDGE = 4.2'
 P = 10 MIN/IN
 ROOTS TO 3.3'

TH #2
 0.0-0.4' 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
 0.4-1.8' 10YR 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE
 1.8-3.4' 2.5Y 6/4 FINE LOAMY SAND, GRANULAR, FRIABLE
 3.4-4.2' 2.5Y 8/4 FINE LOAMY SAND, FIRM, BLOCKY

E.S.H.W.T. = 3.0' FAINT REDOX. AND DEPL.
 FIRM = 3.4'
 COBBLES = NONE
 LEDGE = 4.2'
 P = 20 MIN/IN
 ROOTS TO 3.0'

TEST PIT DATA:

TH #3
 0.0-0.4' 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
 0.4-1.8' 10YR 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE
 2.0-3.4' 2.5Y 6/4 FINE LOAMY SAND, GRANULAR, FRIABLE
 3.4-4.4' 2.5Y 8/4 FINE LOAMY SAND, FIRM, BLOCKY

E.S.H.W.T. = 2.0' FAINT REDOX. AND DEPL.
 FIRM = 3.4'
 COBBLES = NONE
 LEDGE = 4.4'
 P = 20 MIN/IN
 ROOTS TO 3.0'

TH #4
 0-0.4' 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
 0.4-2.0' 10YR 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE

E.S.H.W.T. = NONE
 LEDGE = 2.0'
 P = 25 MIN/IN
 ROOTS TO 2.0'

TH #5
 0-0.4' 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
 0.4-1.6' 10YR 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE

E.S.H.W.T. = NONE
 LEDGE = 1.6'
 P = 25 MIN/IN
 ROOTS TO 2.0'

TEST PIT DATA:

TH #6
 0-0.4' 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
 0.4-1.6' 10YR 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE
 1.6-2.0' 3.0' 10YR 5/6 FINE SANDY LOAM, GRANULAR, FRIABLE

E.S.H.W.T. = NONE
 LEDGE = 2.0-3.0'
 P = 16 MIN/IN
 ROOTS TO 2.0-3.0'

TH #7
 0-0.4' 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
 0.4-1.6' 10YR 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE
 1.6-2.5' 10YR 5/6 FINE SANDY LOAM, GRANULAR, FRIABLE

E.S.H.W.T. = 2.5'
 LEDGE = 4.0'
 P = 20 MIN/IN
 ROOTS TO 2.6'

NOTES CONTINUED:

8.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 230, LOT 7 INTO 2 INDIVIDUAL LOTS. THIS IS A 4 SHEET PLAN SET. SHEET 1 IS THE SUBDIVISION SHEET, SHEET 2 IS A PROJECT SUBDIVISION NOTE SHEET, SHEET 3 IS A TOPOGRAPHIC SUBDIVISION PLAN & SHEET 4 IS A DRIVEWAY SHEET. SHEET 1 & 2 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 3-4 WILL BE ON FILE AT THIS OFFICE AND THE TOWN OF DURHAM.

9.) THE BOUNDARY LINES SHOW ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE BY THIS OFFICE IN OCTOBER OF 2021, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.

10.) A SHAGBARK HICKORY TREE IS SHOWN ON THE PLAN JUST OFF BAY ROAD. SHAGBARK HICKORY TREES ARE NOTABLE FOR THEIR CULTURAL AND WILDLIFE SIGNIFICANCE. THE LANDOWNER IS ENCOURAGED TO PLAN AROUND THE TREE FOR ITS PROTECTION DURING SITE WORK, CONSTRUCTION, LANDSCAPING, AND LAND MANAGEMENT.

11.) SEE SUBDIVISION NOTE SHEET (SHEET 2 OF 4) FOR ADDITIONAL PROJECT NOTES.

NOTES:

1.) OWNER: ANTHONY L. & NATALIE MARIE DIBERTO
 334 ROUTE 108
 MADBURY, NH 03823

2.) TAX MAP 230, LOT 7

3.) LOT AREA: 1,481,423 Sq. Ft., 34.01 Ac.

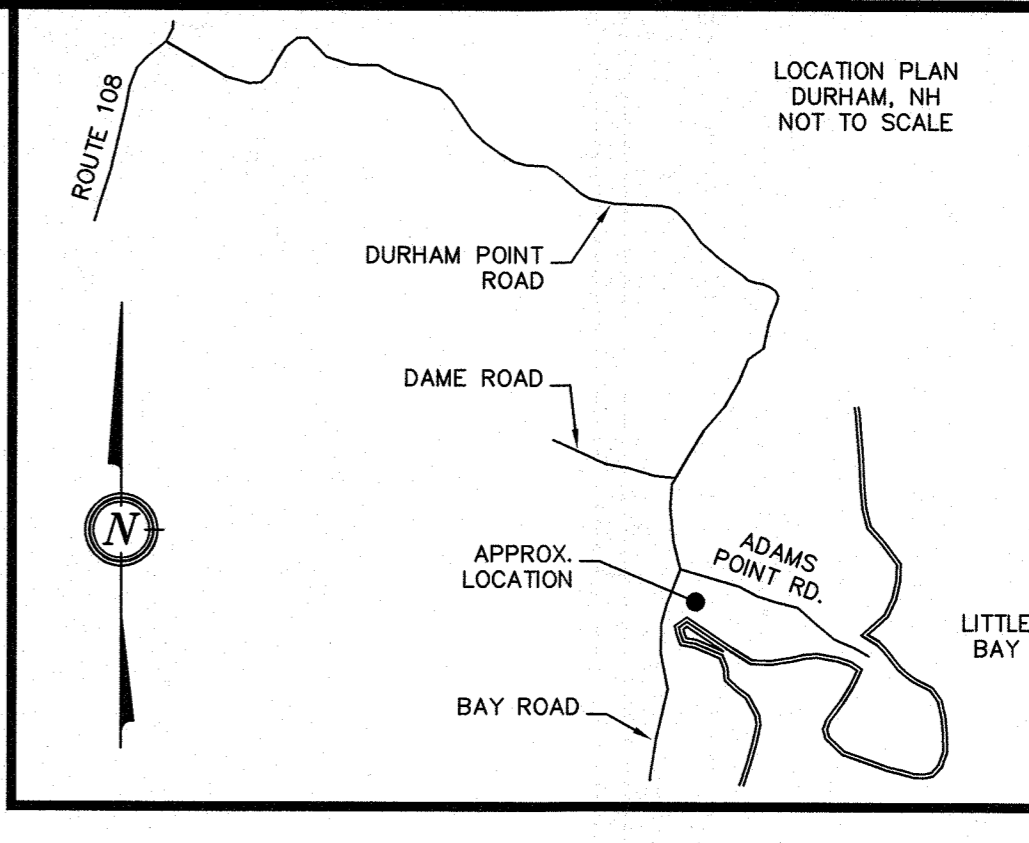
4.) S.C.R.D. BOOK 3714, PAGE 843
 CONSERVATION EASEMENT: S.C.R.D. BOOK 2428, PAGE 101

5.) ZONING: RC, RESIDENCE COASTAL
 SETBACKS:
 FRONT ~ 30.0'
 SIDE ~ 50.0'
 REAR ~ 50.0'
 WETLAND BUFFER ~ 100'
 WETLAND SEPTIC SETBACK ~ 125'
 MIN. LOT SIZE
 160,000 Sq. Ft.
 MIN. LOT FRONTAGE
 300'

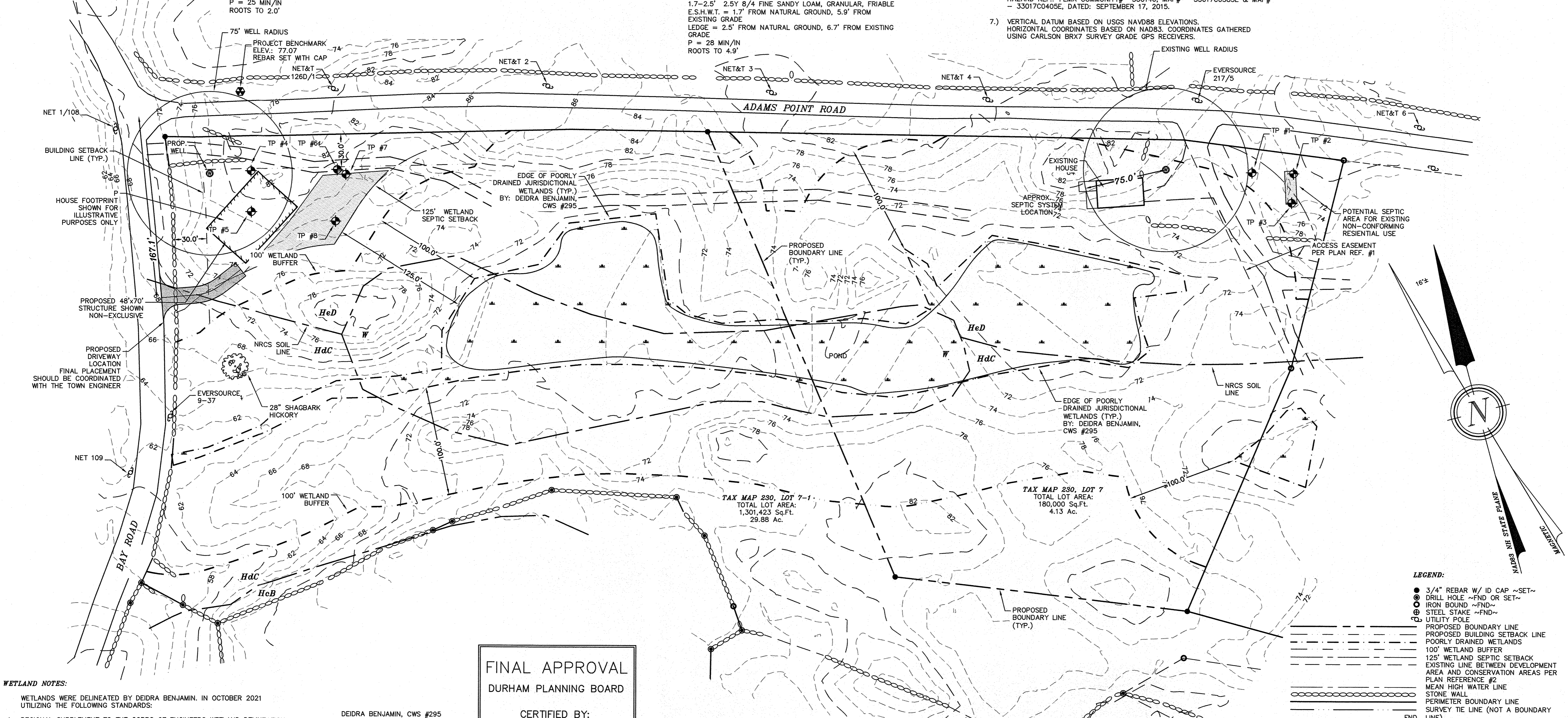
SHORELAND OVERLAY ~ NOT WITHIN AREA OF DEVELOPMENT
 WC OVERLAY ~ AS NOTED AND SHOWN
 FLOOD PLANE OVERLAY ~ NOT WITHIN AREA OF DEVELOPMENT

6.) 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# - 33017C0385E & MAP# - 33017C0405E, DATED: SEPTEMBER 17, 2015.

7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.
 HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.



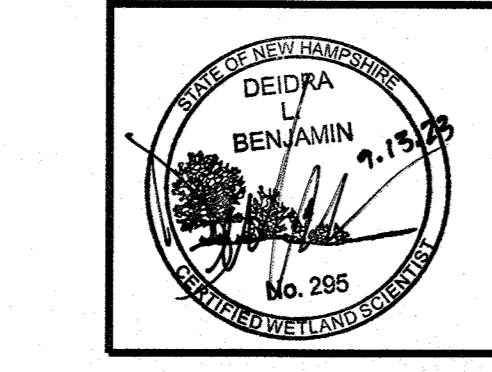
REVISION	DATE	DESCRIPTION
#3	8-25-23	SHOW BOUNDS SET. ADD NOTE SHEET. CHANGES PER N.O.D.
#2	12-14-22	RENUMBER PLAN SET
#1	12-6-22	CHANGES PER TNC COMMENT MULTIPLE UPDATES PER PUBLIC AND PB INPUT



WETLAND NOTES:

WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN. IN OCTOBER 2021 UTILIZING THE FOLLOWING STANDARDS:

- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012. U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
- NATIONAL WETLAND PLANT LIST (CURRENT VERSION).
- I ALSO CERTIFY THAT BOTH LOTS CONTAIN 3 ACRES OF LAND AREA OF WELL DRAINED SOILS MEETING THE REQUIREMENTS OF THE TOWN OF DURHAM.
- THE SITE WAS REVIEWED FOR VERNAL POOL DURING THE DELINEATION AS WELL AS A FOLLOW UP REVIEW OF THE SITE IN THE SPRING OF 2022. NO VERNAL POOLS WERE WITNESSED ON SITE. GEOMORPHOLOGY ON SITE AND WETLANDS ON SITE DO NOT SUPPORT VERNAL POOLS.



FINAL APPROVAL
 DURHAM PLANNING BOARD

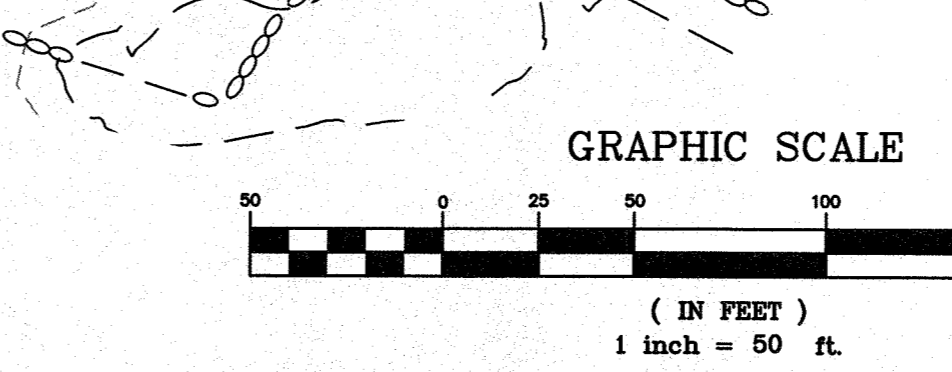
CERTIFIED BY:
 MICHAEL BEHRENT
 TOWN PLANNER

DATE

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LEGEND:

- 3/4" REBAR W/ ID CAP ~SET~
- DRILL HOLE ~FND OR SET~
- IRON BOUND ~FND~
- STEEL STAKE ~FND~
- UTILITY POLE
- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE
- POORLY DRAINED WETLANDS
- 100' WETLAND BUFFER
- 125' WETLAND SEPTIC SETBACK
- EXISTING LINE BETWEEN DEVELOPMENT AREA AND CONSERVATION AREAS PER PLAN REFERENCE #2
- MEAN HIGH WATER LINE
- STONE WALL
- PERIMETER BOUNDARY LINE
- SURVEY TIE LINE (NOT A BOUNDARY LINE)
- FND FOUND
- TBS TYPICAL
- TO BE SET
- STRAFFORD COUNTY REGISTRY OF DEEDS

GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.

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 -
 9-12-23
 KENNETH A. BERRY LLS 805 DATE

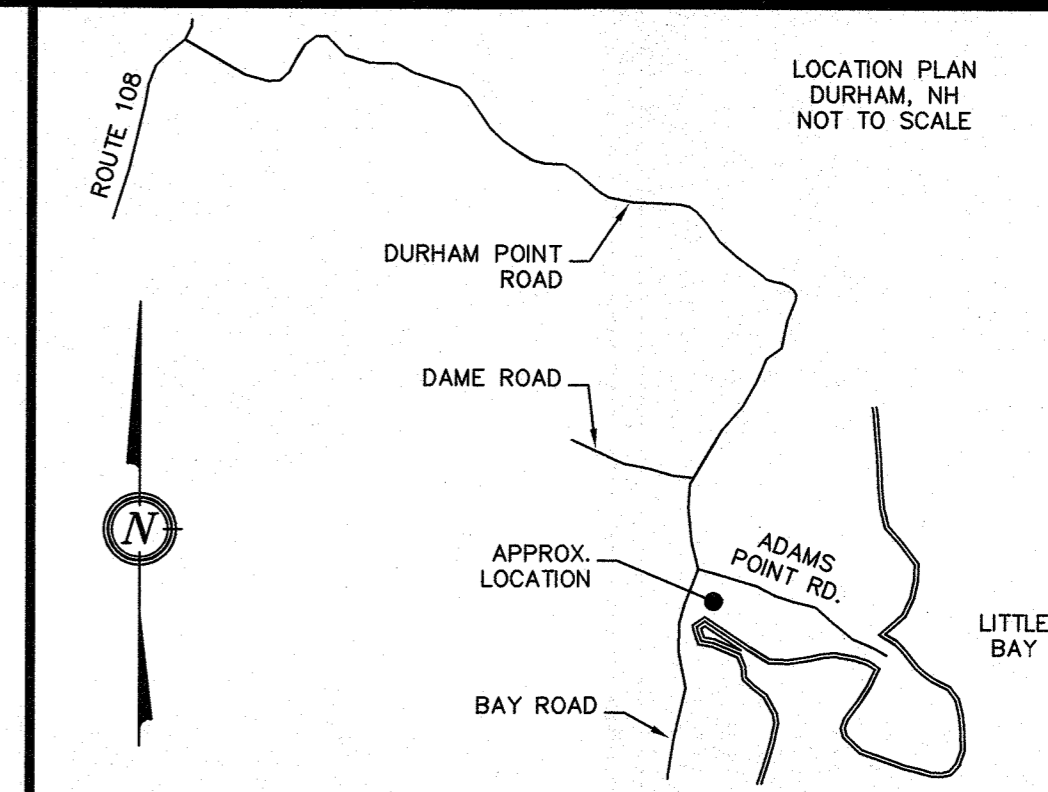
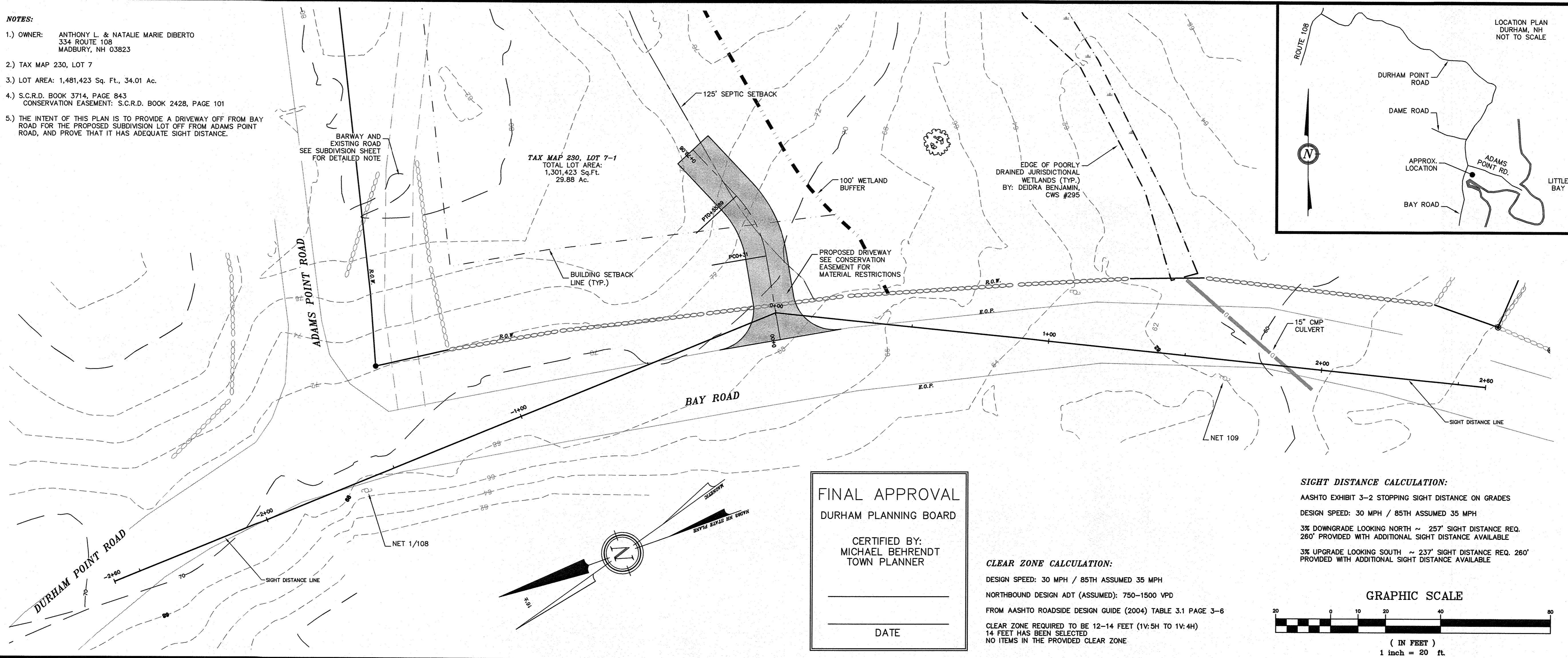
TOPOGRAPHIC SUBDIVISION
 LAND OF
 ANTHONY L. & NATALIE MARIE DIBERTO
 20 ADAMS POINT ROAD
 DURHAM, N.H.
 TAX MAP 230, LOT 7

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE: 1 IN. EQUALS 50 FT.
 DATE: JULY 24, 2022
 FILE NO.: DB 2019-016

SHEET 3 OF 4

NOTES:

- 1.) OWNER: ANTHONY L. & NATALIE MARIE DIBERTO
334 ROUTE 108
MADBURY, NH 03823
- 2.) TAX MAP 230, LOT 7
- 3.) LOT AREA: 1,481,423 Sq. Ft., 34.01 Ac.
- 4.) S.C.R.D. BOOK 3714, PAGE 843
CONSERVATION EASEMENT: S.C.R.D. BOOK 2428, PAGE 101
- 5.) THE INTENT OF THIS PLAN IS TO PROVIDE A DRIVEWAY OFF FROM BAY ROAD FOR THE PROPOSED SUBDIVISION LOT OFF FROM ADAMS POINT ROAD, AND PROVE THAT IT HAS ADEQUATE SIGHT DISTANCE.



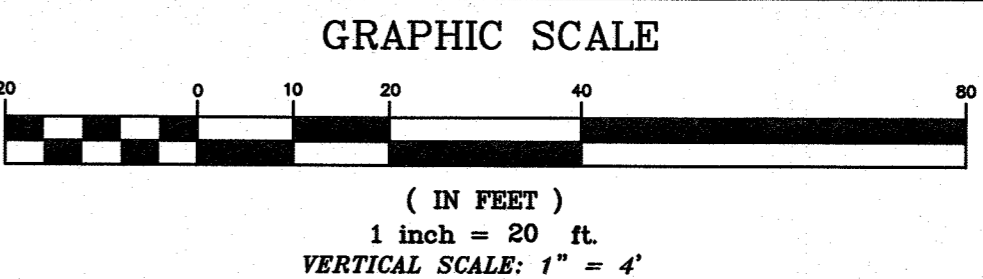
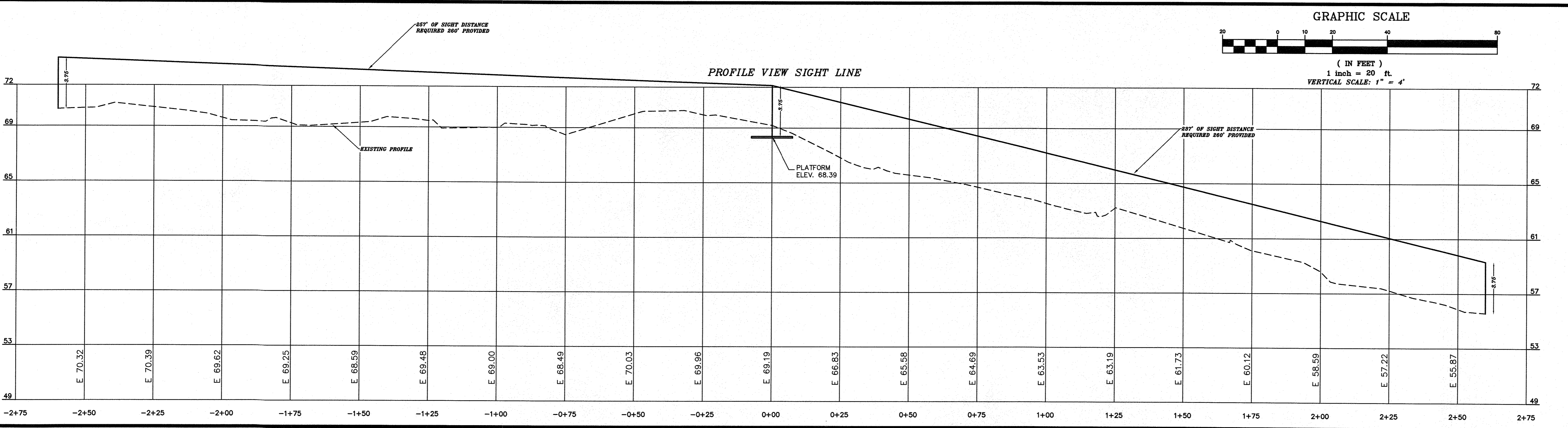
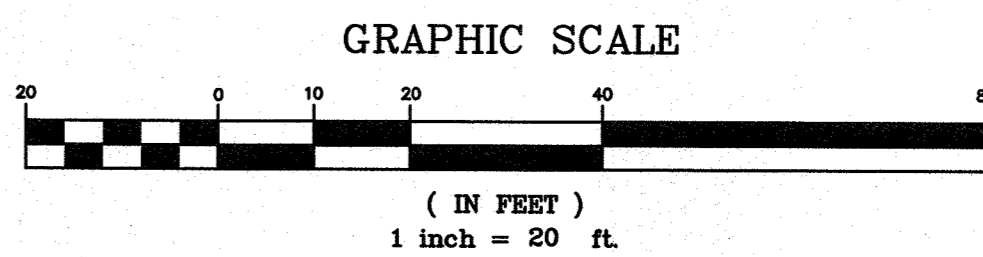
FINAL APPROVAL
DURHAM PLANNING BOARD

CERTIFIED BY:
MICHAEL BEHRENDT
TOWN PLANNER

DATE

CLEAR ZONE CALCULATION:
DESIGN SPEED: 30 MPH / 85TH ASSUMED 35 MPH
NORTHBOUND DESIGN ADT (ASSUMED): 750-1500 VPD
FROM AASHTO ROADSIDE DESIGN GUIDE (2004) TABLE 3.1 PAGE 3-6
CLEAR ZONE REQUIRED TO BE 12-14 FEET (1V:5H TO 1V:4H)
14 FEET HAS BEEN SELECTED
NO ITEMS IN THE PROVIDED CLEAR ZONE

SIGHT DISTANCE CALCULATION:
AASHTO EXHIBIT 3-2 STOPPING SIGHT DISTANCE ON GRADES
DESIGN SPEED: 30 MPH / 85TH ASSUMED 35 MPH
3% DOWNGRADE LOOKING NORTH ~ 257' SIGHT DISTANCE REQ.
260' PROVIDED WITH ADDITIONAL SIGHT DISTANCE AVAILABLE
3% UPGRADE LOOKING SOUTH ~ 237' SIGHT DISTANCE REQ. 260'
PROVIDED WITH ADDITIONAL SIGHT DISTANCE AVAILABLE



REVISION	DATE	DESCRIPTION
#3	8-25-23	SHOW BOUNDS SET, ADD NOTE SHEET, CHANGES PER N.O.D.
#2	12-14-22	RENUMBERED PLAN SET
#1	12-6-22	CHANGES PER TNC COMMENT MULTIPLE UPDATES PER PUBLIC AND PB INPUT

SIGHT DISTANCE PLAN BAY ROAD
LAND OF
ANTHONY L. & NATALIE MARIE DIBERTO
20 ADAMS POINT ROAD
DURHAM, N.H.
TAX MAP 230, LOT 7

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : JULY 24, 2022
FILE NO. : DB 2019-016