

n/f  
Town of Durham  
8 Newmarket Road  
Durham, NH 03824  
Tax Map 6 Lot 1-5

n/f  
Theodore & Dawn Meredith Rev. Living Trust  
69 Mill Road  
Durham, NH 03824  
Tax Map 6 Lot 4-35  
SCRD 4546/135

n/f  
Jonathan S. Sands Rev. Trust  
Deborah Merrill-Sands Rev. Trust  
2 Foss Farm Road  
Durham, NH 03824  
Tax Map 6 Lot 1-14  
SCRD 4403/626

n/f  
Kevin Robert & Tamara Lynn Shilling  
3 Orchard Drive  
Durham, NH 03824  
Tax Map 6 Lot 1-7  
SCRD 4290/271

n/f  
John H. & Linda H. Hunter  
3 Orchard Drive  
Durham, NH 03824  
Tax Map 6 Lot 1-9  
SCRD 4202/156

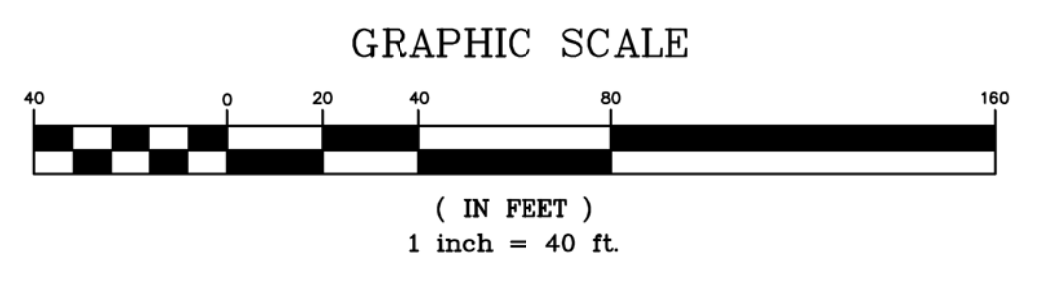
**LEGEND**

- SET 5/8" IRON ROD w/ID CAP STAMPED "ATLANTIC LLS 891"
- FOUND MONUMENT AS NOTED
- FOUND CONCRETE "NH" BOUND
- ⊕ UTILITY POLE
- n/f NOW OR FORMERLY
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- — — — — STONE WALL
- ○ — — — STOCKADE FENCE
- - - - - POORLY DRAINED SOIL
- 102 — — — — 2' CONTOUR LINE

**NOTES**

1. RANDOM TRAVERSE ERROR OF CLOSURE IS 1 PART IN 40,900.
2. OWNER OF RECORD:  
PATRICIA S. COTTER  
MICHAEL P. LAMBERT  
3 FOSS FARM ROAD  
DURHAM, NH 03824  
TAX MAP 6, LOTS 1-6  
BOOK 3738, PAGE 793 SCR.D
3. REFERENCE PLANS:  
a) "PATRICIA S. LAMBERT-VALLEY DEVELOPMENT LOTS A&B-DURHAM, NEW HAMPSHIRE" BY G.L. DAVIS DATED APRIL 1980. SCR.D PLAN No. 17B-77  
b) "ROAD PLAN AS BUILT-VALLEY DEVELOPMENT-DURHAM, NEW HAMPSHIRE" BY G.L. DAVIS DATED JUNE 1966. SCR.D PLAN No. 9C P6 F3  
c) "PLAN OF LAND TAX MAP 6/LOT 1-9 ORCHARD DRIVE, DURHAM, N.H. FOR TIMOTHY J. CALLIS" BY NORWAY PLAINS DATED JAN. 2005 SCR.D PLAN No.79-6  
d) "PORTION OF PROPERTY OF OLIVE D. STANLICK-DURHAM, NH" BY M.E. JENKINS DATED OCTOBER 1975. SCR.D PLAN No. 17-32

ISSUE	DATE	DESCRIPTION	BY	CHKD.	APP.



**ATLANTIC**  
 SURVEY CO., LLC  
 25 Nute Road, Dover, New Hampshire 03820

PREPARED BY:  
SURVEYORS  
PLANNERS  
SEPTIC DESIGNERS  
603-659-8939

DATE: April, 2019  
FIELDWORK BY: AF  
DESIGNED BY: AF  
CAD FILE: 19127  
PROJECT No.: 19127  
SHEET 1 OF 1

**Existing Conditions Plan**  
 PREPARED FOR  
*Patricia S. Cotter*  
 AND  
*Michael P. Lambert*  
 LOCATED AT  
**Foss Farm Road, Durham, N.H.**



Drawing Name: \\192.168.3.51\Land Projects R2\19pro\19-016\Internal\DWG\19016 Civil B.dwg  
Wed, 12 Jun 2019 - 2:39pm

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SCRD 4403/626

APPROXIMATE EXISTING  
MUNICIPAL WATER LINE  
(CONFIRM LOCATIONS  
WITH DIG SAFE PRIOR  
TO ANY EXCAVATION)

IRON ROD w/CAP  
"ME JENKINS"  
1.5' UP

PAVED DRIVEWAY

IRON ROD  
w/D CAP

n/f  
John H. & Linda H. Hunter  
3 Orchard Drive  
Durham, NH 03824  
Tax Map 6 Lot 1-9  
SCRD 4202/156

**PROPOSED LOT 1**  
AREA = 40,000 SF  
AREA = 0.92 ACRES

**PROPOSED LOT 2**  
AREA = 44,532 SF  
AREA = 1.02 ACRES

n/f  
Kevin Robert & Tamara Lynn Shilling  
3 Orchard Drive  
Durham, NH 03824  
Tax Map 6 Lot 1-7  
SCRD 4290/271

FINAL APPROVAL BY DURHAM PLANNING BOARD.  
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER  
CERTIFIED \_\_\_\_\_  
DATE \_\_\_\_\_

n/f  
Theodore & Dawn Meredith Rev. Living Trust  
69 Mill Road  
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Tax Map 6 Lot 4-35  
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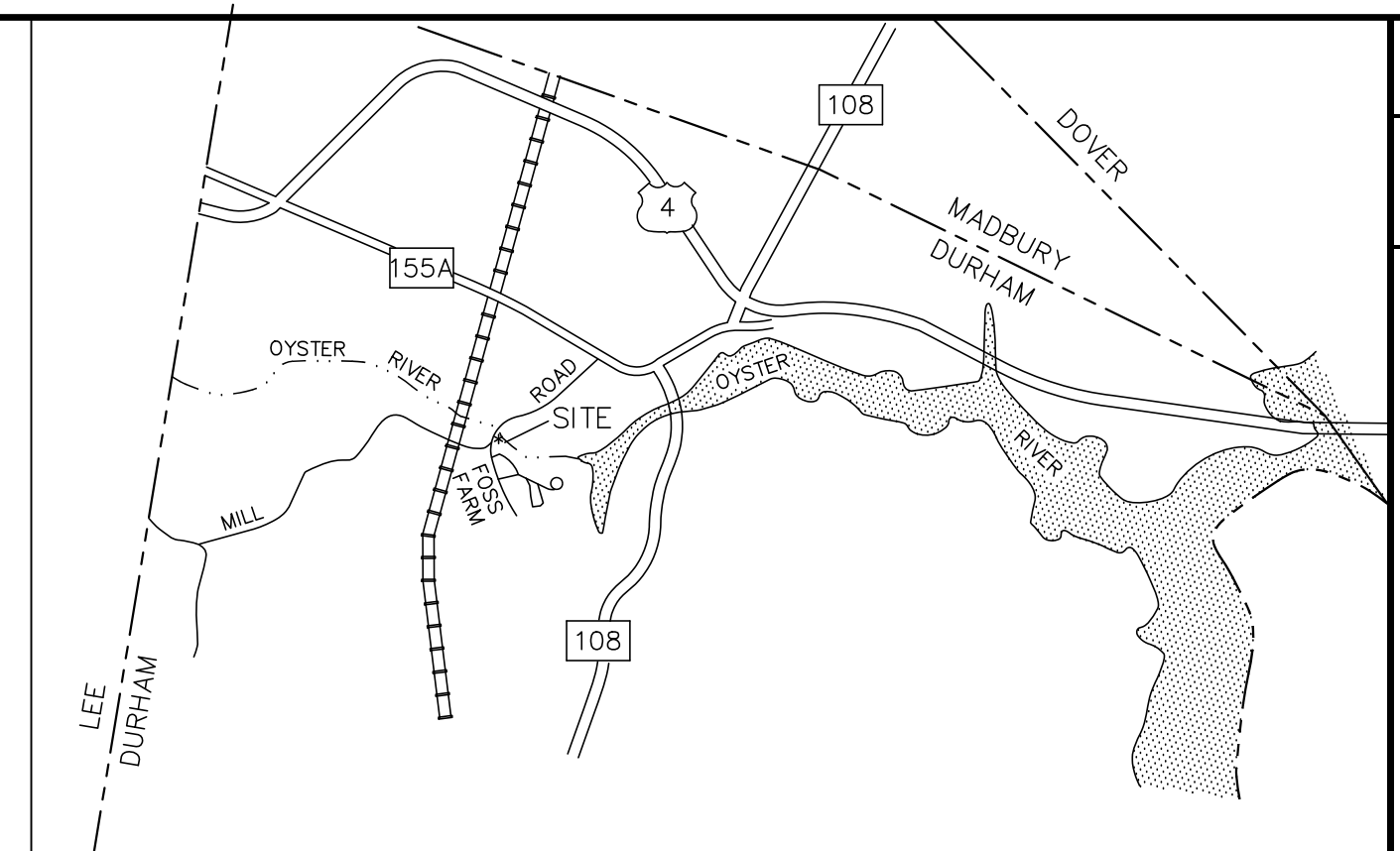
TAX MAP 6 LOT 6  
TOTAL AREA = 84,532 SF

PROPOSED LOT 1  
TOTAL AREA = 40,000 SF  
USABLE AREA = 40,000 SF

PROPOSED LOT 2  
TOTAL LOT AREA = 44,532 SF  
USABLE AREA = 39,927 SF



- LEGEND**
- EXISTING PROPERTY LINE
  - - - SETBACK LINE
  - - - EXISTING EDGE OF GRAVEL
  - - - EXISTING EDGE OF PAVEMENT
  - - - EXISTING TREE LINE
  - - - EXISTING CONTOUR LINE
  - SOIL BOUNDARY LINE



LOCATION MAP  
N.T.S.

**NOTES:**

- OWNER OF RECORD: PATRICIA S. COTTER  
MICHAEL P. LAMBERT  
3 FOSS FARM ROAD  
DURHAM, NH 03824  
TAX MAP 6, LOT 1-6  
BOOK 3738, PAGE 793 SCR D
- ZONE: RESIDENTIAL (RB)  
OVERLAY DISTRICTS: WOOD, SPOD, AND FHOD  
DIMENSIONAL REQUIREMENTS:  
MINIMUM LOT AREA 40,000 SF  
MINIMUM FRONTAGE 150 FEET  
MINIMUM FRONT SETBACK 30 FEET (MINOR AND COLLECTOR STREETS)  
40 FEET (ARTERIAL STREETS)  
MINIMUM SIDE SETBACK 20 FEET  
MINIMUM REAR SETBACK 30 FEET
- VERTICAL DATUM IS ASSUMED.
- THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED LOTS TO BE CREATED BY THE SUBDIVISION OF MAP 6 LOT 6.
- PARCEL LOCATED WITHIN FLOOD ZONES "X" AND "AE", PER FEMA FLOOD MAP #3301700318E EFFECTIVE ON SEPTEMBER 30, 2015.
- WETLANDS DELINEATED BY MARK WEST, WETLAND SCIENTIST #00010 OF WEST ENVIRONMENTAL, INC IN ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL-NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS

**PLAN REFERENCES:**

- "PATRICIA S. LAMBERT-VALLEY DEVELOPMENT LOTS A&B-DURHAM, NEW HAMPSHIRE" BY G.L. DAVIS DATED APRIL 1980. SCR D PLAN No. 17B-77
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**TEST PIT DATA**

TEST PITS PERFORMED BY:  
MJS ENGINEERING, PC  
TEST PIT #1 PERFORMED ON 5/17/19, BY MICHAEL J. SIEVERT  
TEST PITS #2 AND #3 PERFORMED ON 5/29/19, BY MICHAEL J. SIEVERT AND WITNESSED BY AUDREY CLINE AND MICHAEL CUOMO, CSS #006

**TEST PIT #1**  
0 - 4" FINE SANDY LOAM GRAM LOOSE (10YR 3/3)  
4 - 9" FINE SANDY LOAM GRAM LOOSE WITH COBBLES (7.5YR 4/4)  
9 - 30" FINE SANDY LOAM GRAM LOOSE WITH COBBLES (2.5Y 4/4)  
30 - 41" COURSE SAND, SAND AND GRAVEL, LOOSE COBBLY (2.5Y 5/3)

SEASONAL HIGH WATER TABLE: 32"  
OBSERVED WATER TABLE: NONE TO 41"  
RESTRICTIVE HORIZON: NONE TO 41"

**TEST PIT #2**  
0 - 4" FINE SANDY LOAM GRAM LOOSE (10YR 3/3)  
4 - 32" FINE SANDY LOAM GRAM GRANULAR  
FRIBLE COBBLYE/BOULDERS (10YR 4/4)  
32 - 36" VERY FINE SILT LOAM, FRIBLE BLOCKY (2.5Y 4/4)  
36 - 62" FINE SAND, SINGLE GRAIN LOOSE (10Y 5/6)

SEASONAL HIGH WATER TABLE: 38"  
ROOTS: 36"  
OBSERVED WATER TABLE: NONE TO 62"  
RESTRICTIVE HORIZON: NONE TO 62"

**TEST PIT #3**  
0 - 5" FINE SANDY LOAM GRANULAR LOOSE (10YR 3/2)  
5 - 14" FINE SANDY LOAM GRANULAR LOOSE (7.5YR 4/4)  
14 - 22" FINE SANDY LOAM GRAM FRIBLE (10Y 4/6)  
22 - 36" SILTY SAND GRANULAR FRIBLE (2.5Y 5/3)

SEASONAL HIGH WATER TABLE: 28"  
ROOTS: 32"  
OBSERVED WATER TABLE: NONE TO 41"  
RESTRICTIVE HORIZON: NONE TO 41"

**PERC TEST DATA**

PERC TEST #1 (AT TP#1)  
DATE CONDUCTED 5/17/19  
RESULT: 12 MIN/INCH

NO.	REVISIONS	DATE	INT.
0.	INITIAL SUBMISSION TO DURHAM PLANNING BOARD	5/22/19	MCS
1.	ADDED WITNESSED TEST PIT DATA	6/6/19	MCS
2.	REVISION OF LOT LINE	6/12/19	MCS

DATE:	5/28/19
SCALE:	1" = 30'
DESIGNED BY:	MCS
DRAWN BY:	MCS
APPROVED BY:	MJS
DWG FILE:	19016 Civil B.dwg

<b>SUBDIVISION PLAN</b>	
prepared for	MIKE LAMBERT & PATRICIA COTTER
	(TAX MAP 6, LOT 6)
	3 FOSS FARM ROAD, DURHAM, NH 03824

<b>MJS ENGINEERING, P.C.</b>	<b>CIVIL • STRUCTURAL • ENVIRONMENTAL</b>
5 Railroad St., P.O. Box 359	Newmarket, NH 03855
Phone: (603) 659-4979, Fax: (603) 659-4627	E-mail: mjs@mjs-engineering.com

JOB: 19-016

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