

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, 1980
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 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 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

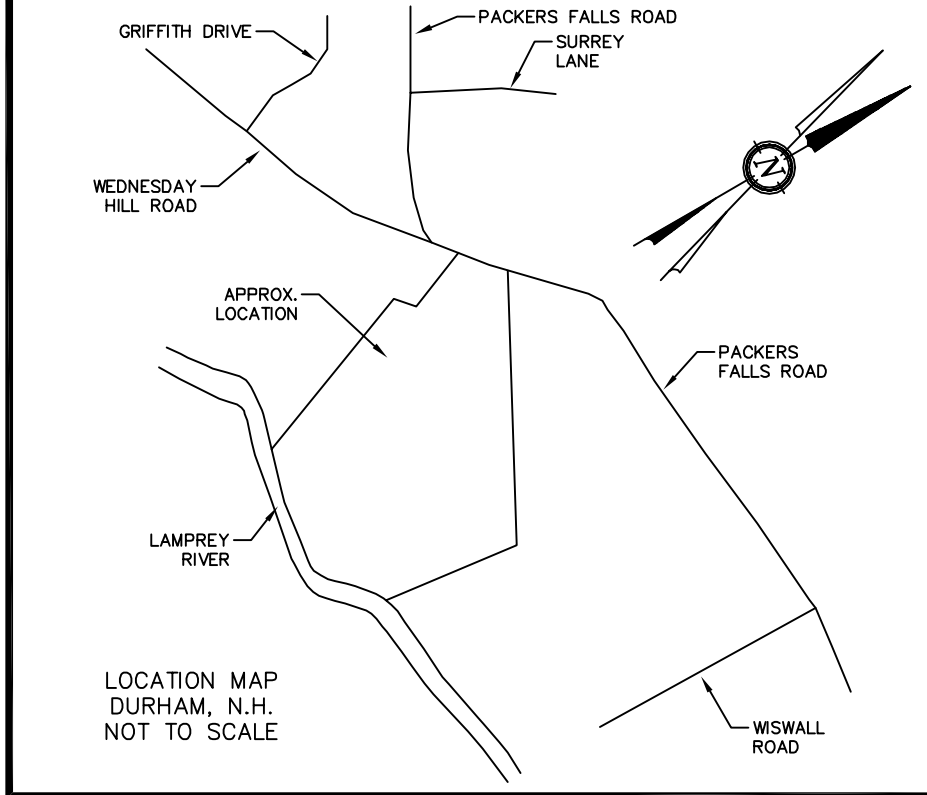
N/F TOWN OF DURHAM
8 NEWMARKET ROAD
DURHAM, NH 03824
TAX MAP 14, LOT 8-3
S.C.R.D. BOOK 4368, PAGE 2016

WEST ENVIRONMENTAL, INC.
MARK WEST, CWS #10

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

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:

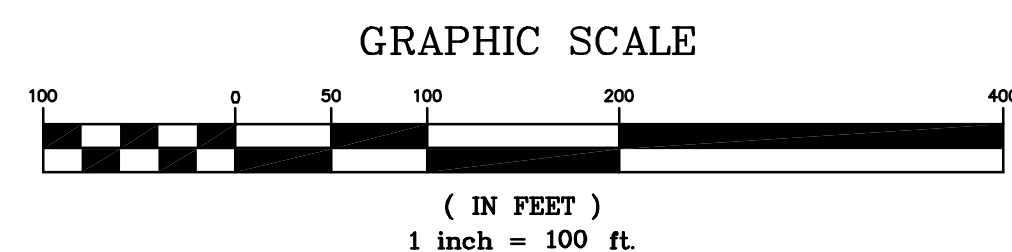
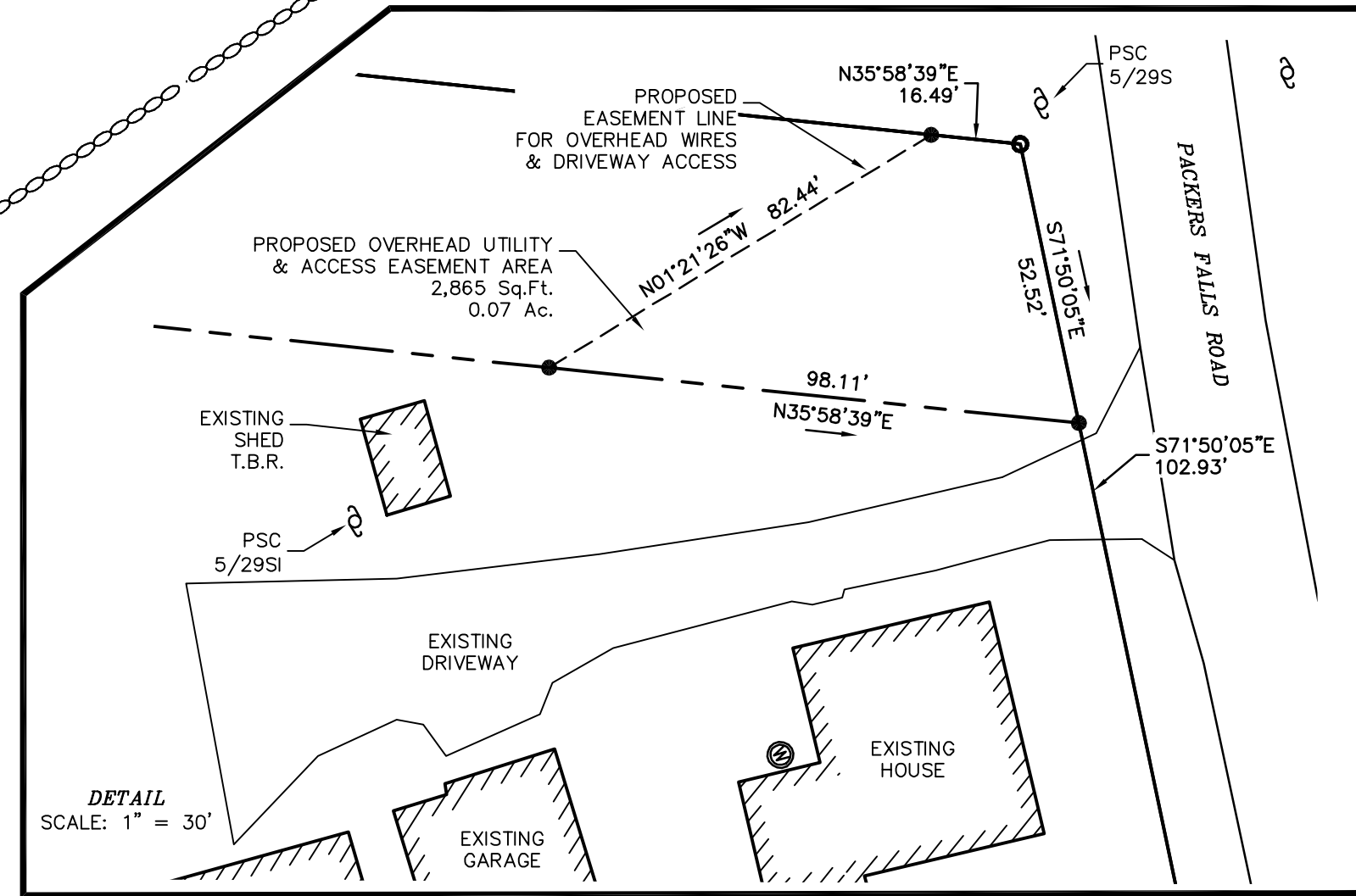
- OWNER: PIKE FAMILY REVOCABLE TRUST
275 PACKERS FALLS ROAD
DURHAM, NH 03824
- TAX MAP 14, LOT 10-2
- LOT AREA: 1,725,439 Sq.Ft.±, 39.61 Ac.±
- S.C.R.D. BOOK 4931, PAGE 1026
- THE INTENT OF THIS PLAN IS TO SHOW THE SUBDIVISION OF TAX MAP 14, LOT 10-2 INTO TWO LOTS, UTILIZING THE PORKCHOP LOT ORDINANCE.
- 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 #33017C0377E, 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 HAS A NHDES SUBDIVISION APPROVAL NUMBER OF ESA2022031501. LOT 10-3 HAS A NHDES SUBDIVISION APPROVAL OF ESA2022031601.
- LOT 10-2 AND LOT 10-2-1 WILL HAVE A JOINT DRIVEWAY LOCATED ON LOT 10-2 IN THE AREA OF THE PROPOSED ACCESS EASEMENT.
- IF THE OWNER OF MAP 14, LOT 10-2-1 AS SHOWN ON THE SUBDIVISION PLAT, SEEKS TO BUILD A DRIVEWAY OR STRUCTURE ON THE LOT, A CONDITIONAL USE FROM THE TOWN OF DURHAM WILL BE NEEDED TO CROSS THE WETLAND AND THE 100 FOOT WETLAND BUFFER.

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

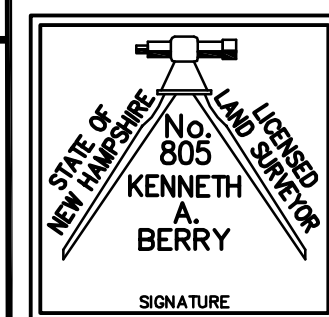
N/F STEINBERG, DAVID & HOLLAND
271 PACKERS FALLS ROAD
DURHAM, NH 03824
TAX MAP 14, LOT 11-4
S.C.R.D. BOOK 4765, PAGE 809

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

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'



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



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

.PDF copies not eligible for recording. Original signatures by the Licensed Land Surveyor required. Per NH state law, a copy of this plan will be provided to the planning department of the municipality upon recording at the registry of deeds.