

Legend:

- C1 See Curve Table
L1 See Length Table
SCRD Stafford County Registry of Deeds
● Drill Hole Found
● Iron Rod Found
⊙ Iron Rod to be Set
⊘ Utility Pole
⊕ Hydrant
—D— Culvert
— Stone Wall
— Building Setback
— Septic System Setback
— Conservation Area Boundary
— Jurisdictional Wetland Boundary
— Jurisdictional Wetlands

Length Table:

LINE	BEARING	DISTANCE
L1	N36°23'48"E	51.49'
L2	N38°58'26"E	43.85'
L3	S88°11'27"E	80.33'
L4	S65°52'23"E	29.36'
L5	S75°11'07"E	36.49'
L6	S79°44'02"E	17.44'
L7	N78°46'04"E	15.37'
L8	S83°34'26"E	43.99'
L9	N87°04'26"E	75.43'
L10	S11°18'51"W	67.84'
L11	N49°47'10"E	91.08'
L12	S65°31'00"E	21.65'
L13	N36°00'15"E	86.51'
L14	S73°33'04"W	82.42'
L15	S61°44'52"W	68.08'
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L17	S35°02'36"W	68.56'
L18	N13°28'30"E	83.92'
L19	S26°36'34"W	28.13'
L20	N09°24'49"W	51.26'
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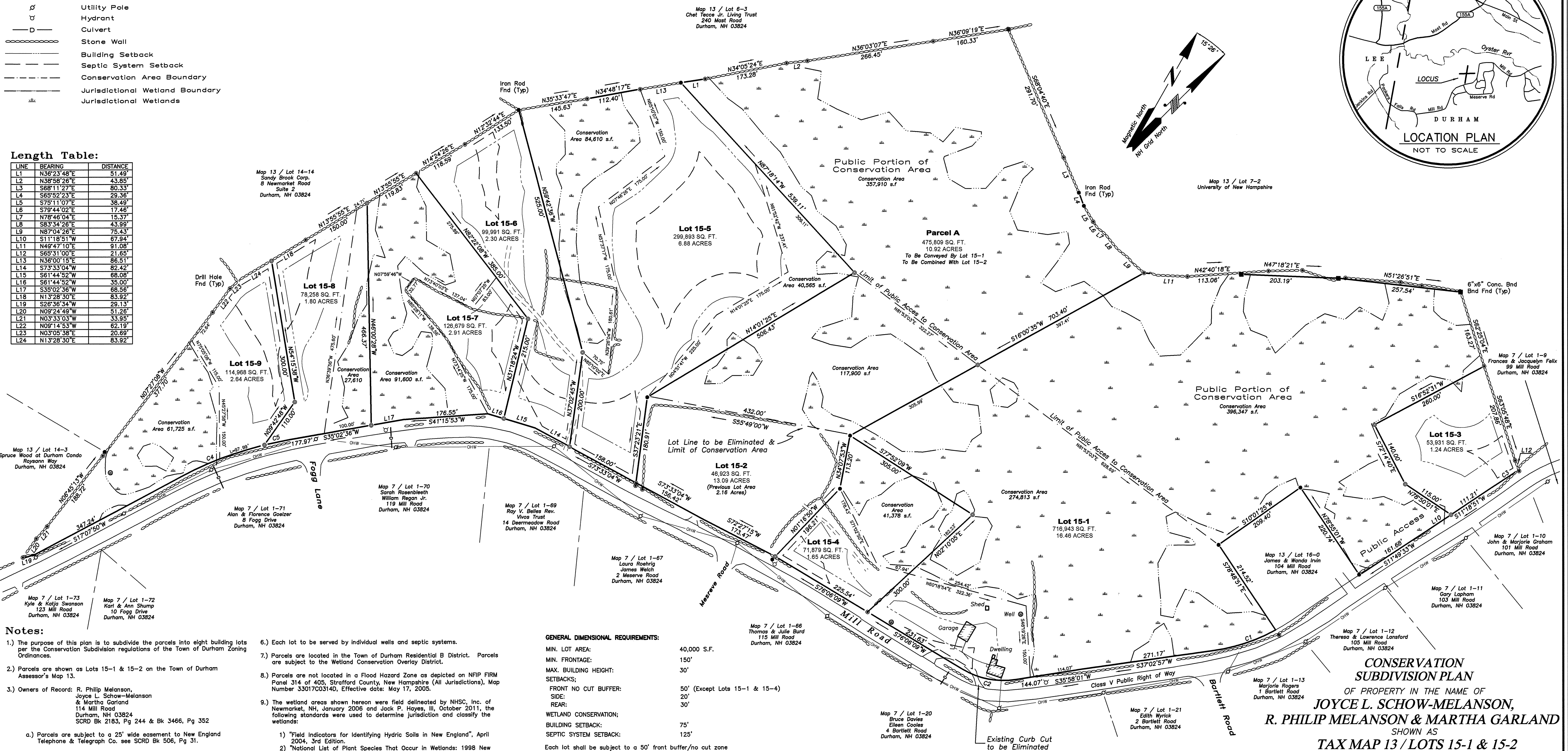
Curve Table:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	387.00'	139.84'	20°42'15"
C2	167.00'	116.59'	40°08'12"
C3	153.00'	58.52'	02°11'14"
C4	750.00'	185.22'	14°08'59"
C5	750.00'	49.26'	03°45'47"

References:

- "Subdivision Plan for Joyce Schow & Martha Garland, 110 Mill Road, Durham, NH," dated February 5, 2007, prepared by Doucet Survey Inc., Job No. 2285.
- "Land of Martha Garland & Joyce Schow, Mill Road, Durham, NH," dated August 2, 2001, prepared by Berry Surveying & Engineering, File No. DB 2001-022.

For Registry of Deeds Purposes



Notes:

- The purpose of this plan is to subdivide the parcels into eight building lots per the Conservation Subdivision regulations of the Town of Durham Zoning Ordinances.
- Parcels are shown as Lots 15-1 & 15-2 on the Town of Durham Assessor's Map 13.
- Owners of Record: R. Philip Melanson, Joyce L. Schow-Melanson & Martha Garland, 114 Mill Road, Durham, NH 03824, SCRD Bk 2183, Pg 244 & Bk 3466, Pg 352.
 - Parcels are subject to a 25' wide easement to New England Telephone & Telegraph Co. see SCRD Bk 506, Pg 31.
- This plan does not show any unrecorded or unwritten easements which may exist. A reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however this does not constitute that no such easements exist.
- Total Lot Areas - 46.79± Acres & 2.16± Acres

- Each lot to be served by individual wells and septic systems.
- Parcels are located in the Town of Durham Residential B District. Parcels are subject to the Wetland Conservation Overlay District.
- Parcels are not located in a Flood Hazard Zone as depicted on NFIP FIRM Panel 314 of 405, Stafford County, New Hampshire (All Jurisdictions), Map Number 33017003140, Effective date: May 17, 2005.
- The wetland areas shown hereon were field delineated by NHSC, Inc. of Newmarket, NH, January 2006 and Jack P. Hayes, III, October 2011, the following standards were used to determine jurisdiction and classify the wetlands:
 - "Field Indicators for Identifying Hydric Soils in New England", April 2004, 3rd Edition.
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 - "Classification of Wetlands and Deepwater Habitats of the United States", Dec. 1979, FWS/OBS-79/31.
- Each lot of the subdivision, including Lot 15-2, shall have non-exclusive use of the Conservation Areas and the Public Portion of Conservation Areas located on Lots 15-1 and 15-2.

Access to the Public Portion of the Conservation Areas by the subdivision lot owners and the public shall be along the frontage of Mill Road of Lot 15-1 between Proposed Lot 15-3 and existing Lot 16-0.

Use of the Conservation Areas is restricted to non-motorized vehicles, nature trails and passive uses. No structures, impermeable surfaces, parking spaces, tree or vegetation removal, or construction related activities, including dredging, filling, and regrading, shall be permitted within the Conservation Areas. Dead, diseased, or unsafe trees, limbs, saplings or shrubs that pose an imminent hazard or has the ability to cause personal injury may be removed from the Conservation Areas. However, preservation of dead and living trees that provide dens and nesting places for wildlife is encouraged.

GENERAL DIMENSIONAL REQUIREMENTS:

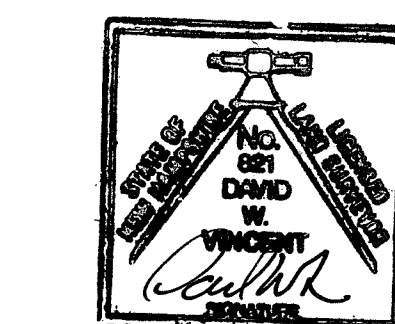
MIN. LOT AREA:	40,000 S.F.
MIN. FRONTAGE:	150'
MAX. BUILDING HEIGHT:	30'
SETBACKS:	
FRONT NO CUT BUFFER:	50' (Except Lots 15-1 & 15-4)
SIDE:	20'
REAR:	30'
WETLAND CONSERVATION:	
BUILDING SETBACK:	75'
SEPTIC SYSTEM SETBACK:	125'

Each lot shall be subject to a 50' front buffer/no cut zone with the exception of Lots 15-1 & 15-4. No trees of 4" diameter or greater shall be cut except for driveways placed perpendicular to the street. Dead, diseased, or unsafe trees, limbs, saplings or shrubs that pose an imminent hazard or has the ability to cause personal injury may be removed from the buffer area. Lot 15-3 is allowed to place septic system components within the 50' buffer if no other practical location is available.

Maximum Development Density

Total Lot Area: 2,038,352 s.f.
Total Usable Area: 687,305± s.f.
40,000 s.f. Per Dwelling Unit
687,305/40,000 = 17 Max. Number of Dwelling Units Allowed
40% of 687,305 = 274,922± s.f.
275,540± s.f. of Usable Area Provided in Conservation
1,494,584± s.f. or 34.31 Acres of Conservation Area Provided
(754,257± s.f. or 17.32 Acres is Public Access Conservation Area)

I certify, that this plan, based upon the plan references and on the ground field survey meet the minimum requirements for accuracy and completeness per the Town of Durham and the Error of Closure meets or exceeds 1:10,000.



David W. Vincent, LLS No. 821 Date 3 Nov. 2013

CONSERVATION SUBDIVISION PLAN
OF PROPERTY IN THE NAME OF
JOYCE L. SCHOW-MELANSON,
R. PHILIP MELANSON & MARTHA GARLAND
SHOWN AS
TAX MAP 13/ LOTS 15-1 & 15-2

LOCATED AT
110 & 114 MILL ROAD
COUNTY OF STRAFFORD
DURHAM, NH

FEET 100 0 50 100 200 400
METERS 0 10 20 40 80 120
SCALE: 1"= 100' DATE: APRIL 18, 2012

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
19 MORGANS WAY
BARRINGTON, NH 03825
TEL: (603) 664-5786
www.landsurveyingservices.net

5	10/1/13	rev per DES comments	dnv
4	7/16/13	add sht 2 of 4 & PB comments	dnv
3	5/7/13	add total open sf of area	dnv
2	2/27/13	rev per PB comments	dnv
1	1/23/13	rev per PB comments	dnv
NO.	DATE	DESCRIPTION	BY

DWG NAME: 019sub FB: rec

Legend:

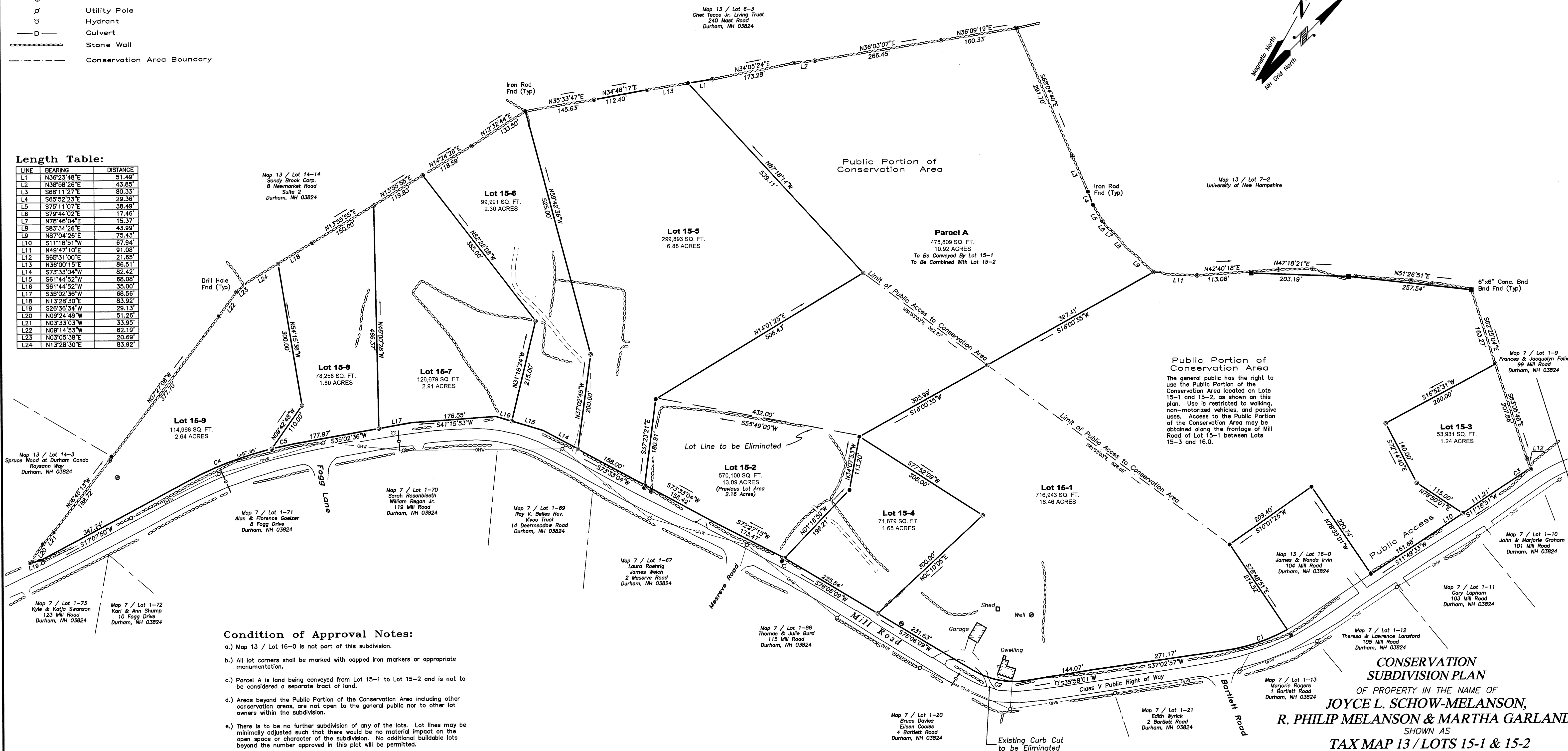
C1	See Curve Table
L1	See Length Table
SCRD	Strafford County Registry of Deeds
●	Drill Hole Found
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⊙	Iron Rod to be Set
⊕	Utility Pole
⊕	Hydrant
—D—	Culvert
—	Stone Wall
---	Conservation Area Boundary

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Condition of Approval Notes:

- Map 13 / Lot 16-0 is not part of this subdivision.
- All lot corners shall be marked with capped iron markers or appropriate monumentation.
- Parcel A is land being conveyed from Lot 15-1 to Lot 15-2 and is not to be considered a separate tract of land.
- Areas beyond the Public Portion of the Conservation Area including other conservation areas, are not open to the general public nor to other lot owners within the subdivision.
- There is to be no further subdivision of any of the lots. Lot lines may be minimally adjusted such that there would be no material impact on the open space or character of the subdivision. No additional buildable lots beyond the number approved in this plan will be permitted.
- Driveways may not be placed within the 75 foot wetland buffer area (shown as building setback line, where applicable) unless a Conditional Use Permit is obtained.
- All areas designated as conservation areas must remain as such in perpetuity. No development nor subdivision of these areas shall be permitted.
- All houses must be properly numbered and identified so that the address is clearly visible from Mill Road.
- All utilities must be underground, including utilities extended onto the site from existing poles near the site. However, if the only available pole nearby is across the street, one additional pole may be placed on/near the property to allow for overhead extension of wires across the street. Utilities extending from any such new pole must be underground. The applicant may work with the Town staff as appropriate to address this requirement.
- The Town of Durham or its authorized representative has the right to enter upon any lot in this subdivision for the purpose of biennial inspection for compliance with the conservation requirements of this Conservation Subdivision and of the Town of Durham Subdivision Regulations and Zoning Ordinance.

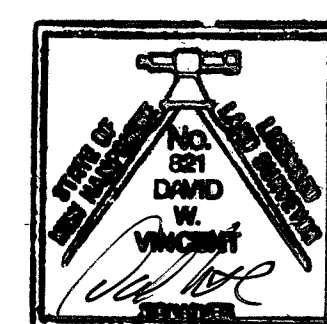
TOWN OF DURHAM
PLANNING BOARD APPROVAL

Planning Director

Date

The subdivision regulations of the Town of Durham, New Hampshire, are part of this plan and approval of this plan is contingent upon completion of said requirements of said subdivision regulations, excepting only any variances or modifications made in writing by the Board and attached hereto.

I certify, that this plan, based upon the plan references and an on the ground field survey meet the minimum requirements for accuracy and completeness per the Town of Durham and the Error of Closure meets or exceeds 1:10,000.



David W. Vincent, LLS No. 821

3 NOV. 2013

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4	7/16/13	add shd 2 of 4 t PB comments	dny
3	5/1/13	add total open sf of area	dny
2	2/2/13	rev per PB comments	dny
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**CONSERVATION
SUBDIVISION PLAN**
OF PROPERTY IN THE NAME OF
**JOYCE L. SCHOW-MELANSON,
R. PHILIP MELANSON & MARTHA GARLAND**
SHOWN AS
TAX MAP 13 / LOTS 15-1 & 15-2
LOCATED AT
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FEET 100 0 50 100 200 400
METERS 0 10 20 40 80 120
SCALE: 1" = 100' DATE: APRIL 18, 2012

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- NHDES Subdivision Approval No. SA201301271, dated 10/03/2013.
- For more information about this subdivision, or to view the complete plan set, contact the Town of Durham Planning Department, 15 Newmarket Road, Durham, NH 03824. (603) 868-8064.

KEY TO SOIL TYPES

HIGH INTENSITY SOIL SURVEYS UTILIZE A FIVE-PART CLASSIFICATION TO IDENTIFY SOIL TYPES. SYMBOLS A-E READ FROM LEFT TO RIGHT IN THE CLASSIFICATION.

SYMBOL A - DRAINAGE CLASS

- EXCESSIVELY DRAINED
- WELL DRAINED
- MODERATELY WELL DRAINED
- SOMEWHAT POORLY DRAINED
- POORLY DRAINED
- VERY POORLY DRAINED

SYMBOL B - PARENT MATERIAL

- GLACIOFLUVIAL DEPOSITS (OUTWASH/TERRACES)
- GLACIAL TILL
- VERY FINE SAND AND SILT DEPOSITS
- LOAMY/SANDY OVER SILT/CLAY DEPOSITS
- SILT AND CLAY DEPOSITS
- EXCAVATED, REGRADED, OR FILLED
- ALLUVIAL DEPOSITS
- ORGANIC MATERIALS - FRESHWATER
- ORGANIC MATERIALS - TIDAL MARSH

SYMBOL C - RESTRICTIVE FEATURES

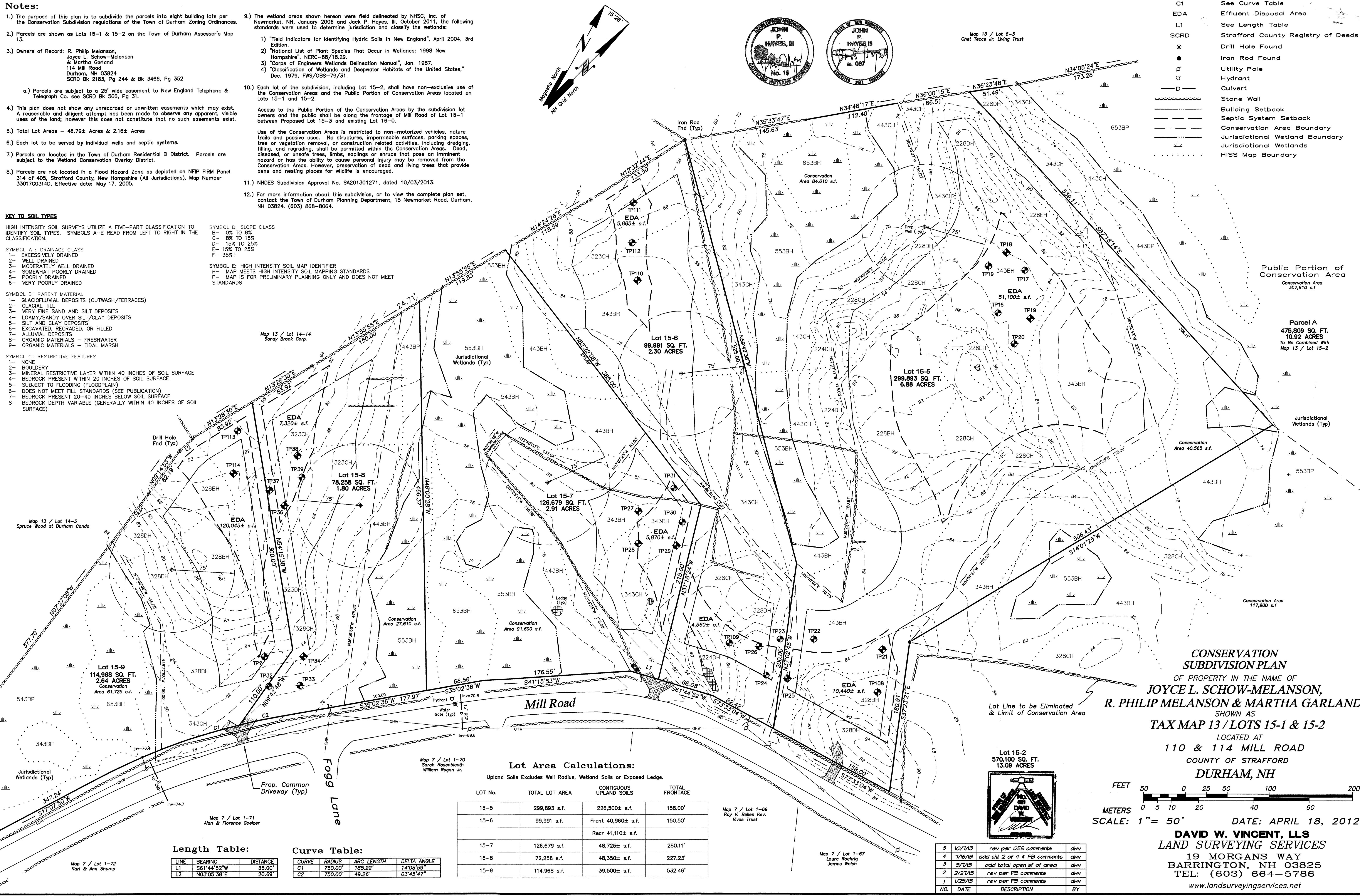
- NONE
- BOULDER
- MINERAL RESTRICTIVE LAYER WITHIN 40 INCHES OF SOIL SURFACE
- BEDROCK PRESENT WITHIN 20 INCHES OF SOIL SURFACE
- SUBJECT TO FLOODING (FLOODPLAIN)
- DOES NOT MEET FILL STANDARDS (SEE PUBLICATION)
- BEDROCK PRESENT 20-40 INCHES BELOW SOIL SURFACE
- BEDROCK DEPTH VARIABLE (GENERALLY WITHIN 40 INCHES OF SOIL SURFACE)

SYMBOL D - SLOPE CLASS

- 0% TO 8%
- 8% TO 15%
- 15% TO 25%
- 25% TO 35%
- 35%+

SYMBOL E - HIGH INTENSITY SOIL MAP IDENTIFIER

- MAP MEETS HIGH INTENSITY SOIL MAPPING STANDARDS
- MAP IS FOR PRELIMINARY PLANNING ONLY AND DOES NOT MEET STANDARDS



Legend:

- C1 See Curve Table
- EDA Effluent Disposal Area
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Lot Area Calculations:

Upland Soils Excludes Well Radius, Wetland Soils or Exposed Ledge.

LOT No.	TOTAL LOT AREA	CONTIGUOUS UPLAND SOILS	TOTAL FRONTAGE
15-5	299,893 s.f.	228,500± s.f.	158.00'
15-6	99,991 s.f.	Front 40,960± s.f. Rear 41,110± s.f.	150.50'
15-7	126,679 s.f.	48,725± s.f.	280.11'
15-8	72,258 s.f.	48,350± s.f.	227.23'
15-9	114,968 s.f.	39,500± s.f.	532.46'

Length Table:

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L2	N03°05'38"E	20.69'

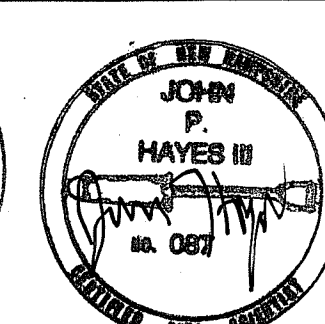
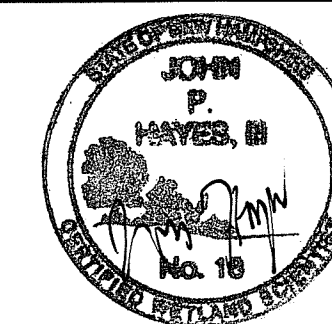
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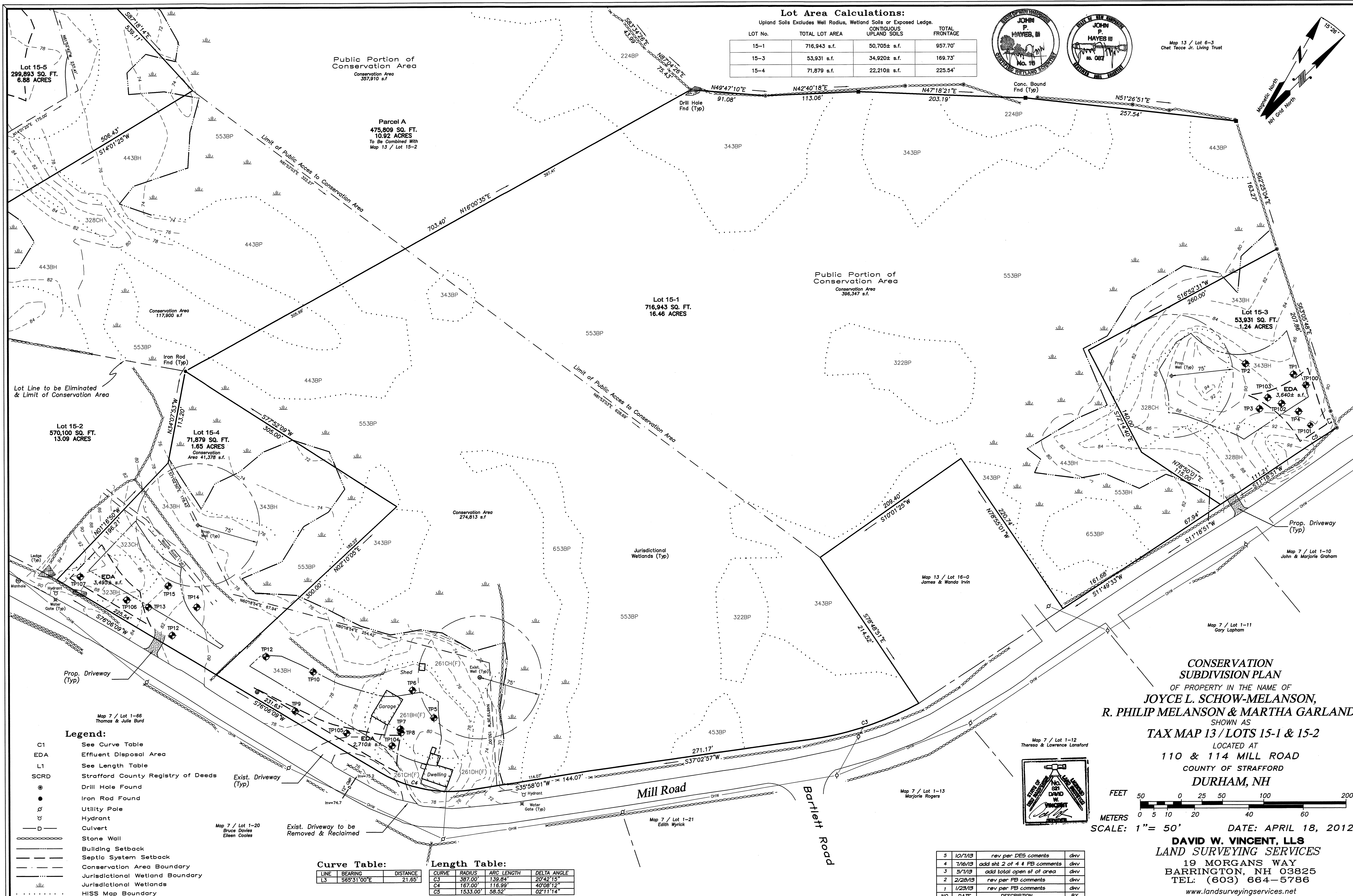
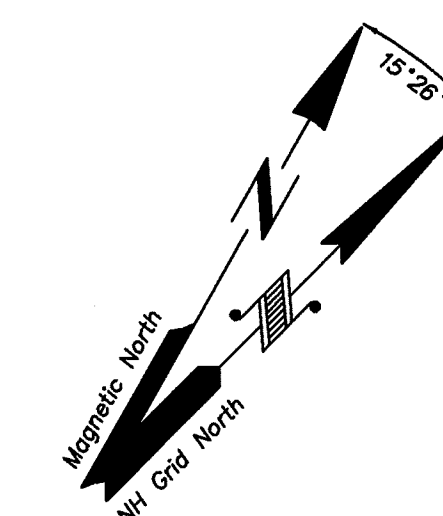
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LOT No.	TOTAL LOT AREA	CONTIGUOUS UPLAND SOILS	TOTAL FRONTAGE
15-1	716,943 s.f.	50,705± s.f.	957.70'
15-3	53,931 s.f.	34,920± s.f.	169.73'
15-4	71,879 s.f.	22,210± s.f.	225.54'



Map 13 / Lot 6-3
Chet Tocco Jr. Living Trust



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