



NOTES:

1. REFERENCE: TAX MAP 6, LOT 9-8
2. TOTAL PARCEL AREA: 751,791 SQ. FT. OR 17.258 AC.
(SEE NOTE #14)
3. OWNER OF RECORD: TAX MAP 6, LOT 9-8
SEACOAST REPERTORY THEATRE
125 BOW STREET
PORTSMOUTH, NH 03801
S.C.R.D. BOOK 3992, PAGE 997
- APPLICANT: HELEN GORANSSON
255 DEPOT ROAD
ELIOT, ME 03903-1276
4. ZONE: RB (RESIDENCE B)
DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA 40,000 sq. ft.
MIN. FRONTAGE 150 ft.
MIN. FRONT SETBACK 40 ft.
MIN. REAR SETBACK 30 ft.
MIN. SIDE SETBACK 20 ft.
HIGH WATER 150 ft.
- WETLAND CONSERVATION DISTRICT SETBACK REQUIREMENTS
STRUCTURES-POORLY DRAINED 50 ft.
VERY POORLY DRAINED 75 ft.
SEPTIC-75 ft.
- SHORELAND SETBACK REQUIREMENTS
STRUCTURES-75 ft.
SEPTIC-150 ft.
5. FIELD SURVEY PERFORMED BY S.D.B. & N.J.L. DURING 01/03 USING A LEICA 705 TOR TOTAL STATION WITH A TDS RANGER DATA COLLECTOR AND A SOKKIA B21 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
6. JURISDICTIONAL WETLANDS DELINEATED BY NH SOIL CONSULTANTS, INC. DURING JANUARY 2003 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATIONS MANUAL. TECHNICAL REPORT Y-87-1.
7. FLOOD HAZARD ZONE: "X" & "AE", PER FIRM MAP #3301700318D, DATED 5/17/05.
8. HORIZONTAL DATUM BASED ON REFERENCE PLAN #2.
9. VERTICAL DATUM IS BASED ON DISK 133 0090 ELEV. 64.38' (NGVD29).
10. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
11. FINAL MONUMENTATION MAY BE DIFFERENT THAN THE PROPOSED MONUMENTATION SHOWN HEREON, DUE TO THE FACT THAT SITE CONDITIONS WILL DICTATE THE ACTUAL LOCATION AND TYPE OF MONUMENTS INSTALLED IN THE FIELD. PLEASE REFER TO EITHER THE "MONUMENTATION LOCATION PLAN" TO BE RECORDED OR CONTACT DOUCET SURVEY, INC. FOR CLARIFICATION OF MONUMENTS SET. (A RECORDED PLAN WILL BE PRODUCED AT THE DISCRETION OF DOUCET SURVEY, INC.).
12. WATER BOUNDARIES ARE DYNAMIC IN NATURE AND ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES SUCH AS EROSION OR ACCRETION. AREA SHOWN HEREON CALCULATED TO THREARD OF OYSTER RIVER.
13. PROPOSED ACCESS EASEMENT IN FAVOR OF LOT 9-8 AS SHOWN IS 20' WIDE AND 395.56' FEET IN LENGTH.
14. ROUTE 108 WIDENING (NOTE: SHOWN AS APPROXIMATE HEREON. ALIGNMENT WILL BE FINALIZED WHEN FIELD CONDITIONS ALLOW, CHANGES IN LOT AREAS WILL BE REFLECTED AT THAT TIME).
-SEE EASEMENT RELEASE S.C.R.D. BOOK 4255, PAGE 897.
-EXTENTS OF ROUTE 108 WIDENING PER S.C.R.D. BOOK 4255, PAGE 899 AND REFERENCE PLAN #4.
15. NHDES STATE SUBDIVISION APPROVAL #PENDING.
16. OVERHEAD ELECTRIC LINE TO BE REROUTED ALONG EXISTING DRIVEWAY TO HOUSE PER WAIVER REQUEST TO TOWN OF DURHAM SUBDIVISION REGULATIONS SECTION 9.05(B).
17. TAX MAP 6, LOT 9-8 IS SUBJECT TO A CONSERVATION EASEMENT (SEE S.C.R.D. BOOK 3123, PAGE 170).
18. STONEWALLS AND CELLAR HOLE SHOWN ON PROPOSED LOT 1 FALL UNDER THE JURISDICTION OF THE TOWN OF DURHAM HISTORIC DISTRICT COMMISSION. ERECTION, ALTERATION, OR REMOVAL OF SAID STONEWALLS OR CELLAR HOLES IS SUBJECT TO HISTORIC DISTRICT COMMISSION REVIEW.

REFERENCE PLANS:

1. ESTATE OF MILICENT C. CHAMBERLIN DURHAM, NH* DATED AUGUST 1955, BY G.L. DAVIS & ASSOC., S.C.R.D. PLAN #4, POCKET #7, FOLDER #5.
2. "PLAN OF LOTS JAMES C. & NELL E. CHAMBERLIN NEWMARKET ROAD DURHAM, NH", DATED JANUARY 1980, BY G.L. DAVIS & ASSOC., S.C.R.D. PLAN #20-147".
3. "CONSERVATION EASEMENT PLAN FOR MILL POND CENTER", BY DOUCET SURVEY, INC., DATED MARCH 5, 2003, S.C.R.D. PLAN #78-31.
4. "NH ROUTE 108 RIGHT-OF-WAY GEOMETRIC LAYOUT PLAN, STATE PROJECT #13080", SHEETS #14 & 26-27, DATED 3/14, ON FILE AT THE NHDOT DISTRICT 6 OFFICE.

USEABLE AREA CALCULATIONS (PER ZONING ORD. 175-64)
TOTAL PROPOSED PARCEL AREA=115,485 SQ. FT.
POORLY DRAINED SOILS=6,531 SQ. FT. (-)
TOTAL USEABLE AREA=108,934 SQ. FT.

NO.	DATE	DESCRIPTION	BY

NOTE:
ALL ELECTRIC, GAS, TEL. WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

I certify that this survey and plan was prepared by me or by those under my direct supervision. I certify that this survey was made on the ground and is correct to the best of my knowledge and belief. Random traverse survey by Theodolite and E.D.M. Precision greater than 1: 15,000
L.L.S. #989
DATE _____

The certifications shown hereon are intended to meet registry of deed requirements and are not a certification to title or ownership of property shown. Owners of adjoining properties are according to current town assessors records.

APPROVED DATE _____
DURHAM, N.H.
PLANNING BOARD

THE SUBDIVISION REGULATIONS OF THE TOWN OF DURHAM ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

SUBDIVISION PLAN
LAND OF
SEACOAST REPERTORY THEATER
(TAX MAP 6, LOT 9-8)
50 NEWMARKET ROAD
DURHAM, NEW HAMPSHIRE

DRAWN BY: M.W.F.	DATE: FEB. 25, 2015
CHECKED BY: W.J.D.	DRAWING NO.: 3978A
JOB NO.: 3978	SHEET 2 OF 3

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