

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	29.87'	25.00'	68°28'03"	N 81°18'36" W	28.13'
C2	57.54'	195.00'	16°54'20"	S 55°31'44" E	57.33'
C3	171.79'	150.00'	65°37'09"	S 31°10'20" E	162.55'
C4	194.70'	170.00'	65°37'09"	N 31°10'20" W	184.23'
C5	51.64'	175.00'	16°54'20"	S 55°31'44" E	51.45'
C6	47.69'	25.00'	109°17'57"	S 07°34'24" W	40.78'
C7	303.89'	532.00'	32°43'44"	N 41°58'51" E	299.78'
C8	179.16'	792.00'	12°57'38"	N 19°08'09" E	178.77'

LINE	BEARING	DISTANCE
L1	N 47°04'34" W	39.61'
L2	N 63°58'54" W	104.61'
L3	N 88°21'45" W	20.00'
L4	S 63°58'54" E	104.61'
L5	S 47°04'34" E	14.38'
L6	N 62°13'22" E	35.31'
L7	N 62°13'22" E	36.49'
L8	N 64°27'22" E	16.95'
L9	N 12°39'20" E	53.33'

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

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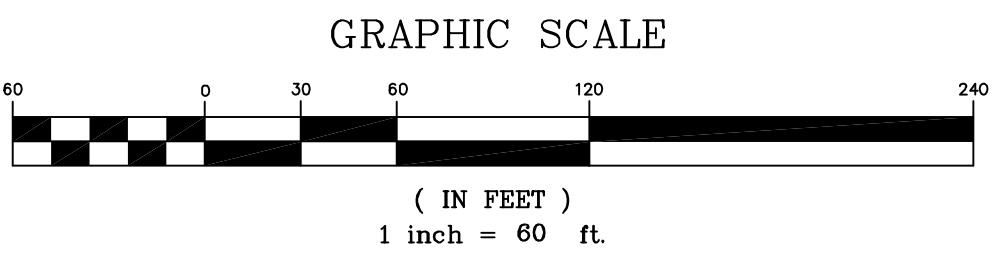
- LEGEND**
- UTILITY POLE & GUY WIRE
  - DRILL HOLE FOUND
  - IRON PIPE/ROD FOUND
  - 5/8" RE-BAR W/ ID CAP TO BE SET
  - TYP. TYPICAL
  - RET. RETAINING
  - EP EDGE OF PAVEMENT
  - EOG EDGE OF GRAVEL
  - OH OVERHANG
  - BEARING PROPERTY LINES
  - DIST PROPOSED PROPERTY LINES
  - SETBACK LINE
  - WOOD RAIL FENCE
  - SINGLE CHAIN FENCE
  - OHW OVERHEAD WIRES
  - APPROX. ABUTTERS LOT LINE
  - EASEMENT LINES
  - STONE WALL
  - WETLAND LINE (SEE NOTE #6)

**NOTE:**  
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FINAL APPROVAL BY DURHAM PLANNING BOARD.  
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER

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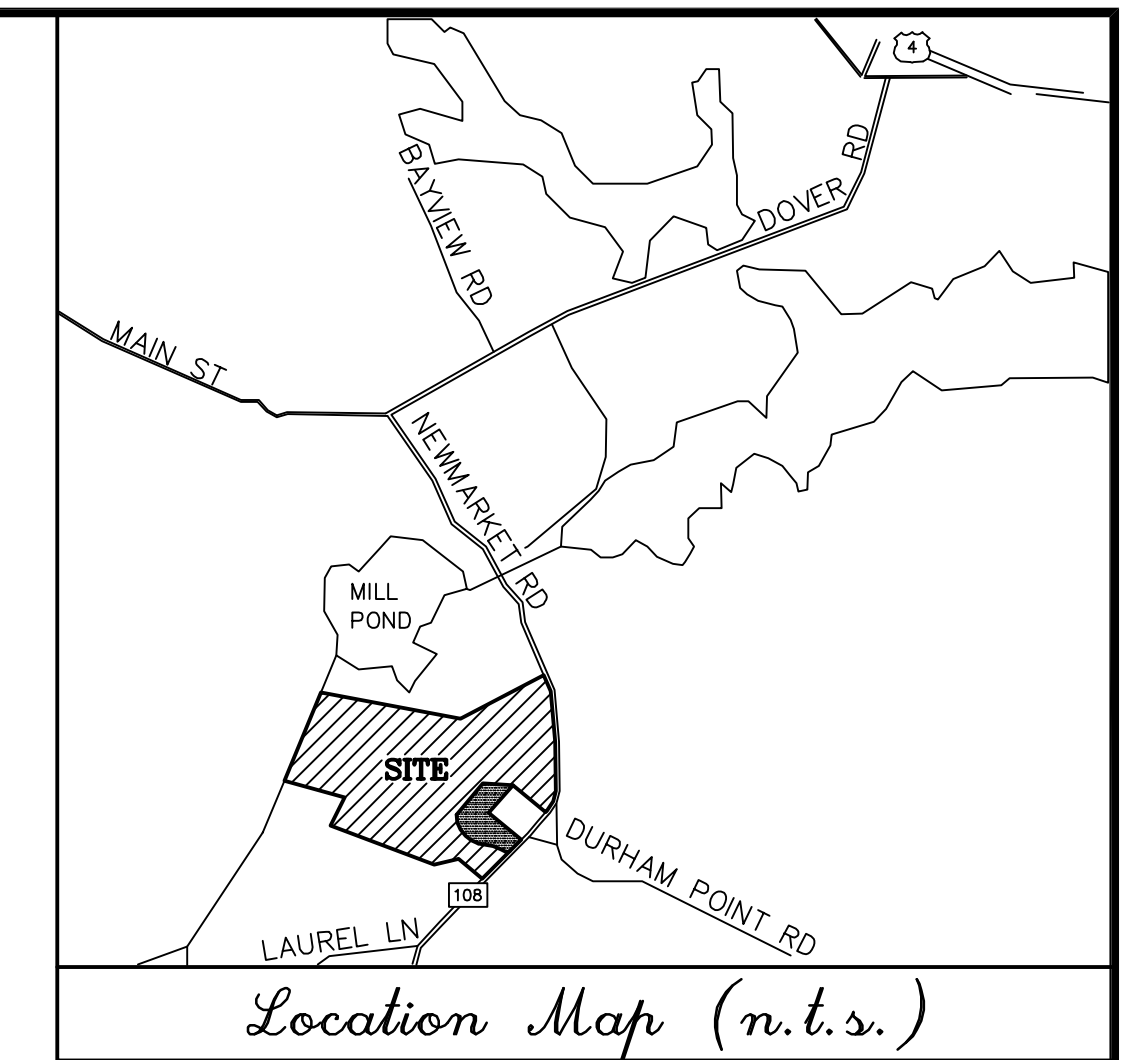
**SUBDIVISION PLAN**  
**LAND OF**  
**SEACOAST REPERTORY THEATRE**  
(TAX MAP 6, LOT 9-8)  
50 NEWMARKET ROAD  
DURHAM, NEW HAMPSHIRE



DRAWN BY:	M.W.F.	DATE:	FEB. 25, 2015
CHECKED BY:	W.J.D.	DRAWING NO.:	3978A
JOB NO.:	3978	SHEET	1 OF 3

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10 Steer Street (RiverView Side) Kennebunk, ME (207) 502-7005  
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**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  
 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.  
 THIS PLAN CONFORMS TO ALL APPLICABLE LOCAL ZONING ORDINANCES AND RULES.
5. FIELD SURVEY PERFORMED BY S.D.B. & N.J.L. DURING 01/03 USING A LEICA 705 TCR 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 #33017C03180, 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 THREAD OF OYSTER RIVER.
13. PROPOSED ACCESS & UTILITY EASEMENT IN FAVOR OF LOT 9-8 AS SHOWN IS 20' WIDE AND 395.56' FEET IN LENGTH. THE EASEMENT ALLOWS FOR A POTENTIAL BROAD RANGE OF USES ON THE REAR LOT. THE TERMS OF THE EASEMENT, AS APPROVED AND AS RECORDED HEREIN MAY NOT BE CHANGED WITHOUT THE EXPRESS APPROVAL OF THE DURHAM PLANNING BOARD.
14. ROUTE 108 WIDENING  
 -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.  
 -STONEWALL EASEMENT SEE S.C.R.D. BOOK 4255, PAGE 897.
15. STATE APPROVALS  
 -NHDES STATE SUBDIVISION APPROVAL #SA2015033102, DATED 3/31/15.  
 -NHDOT DRIVEWAY PERMIT #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). THE PROPOSED LOCATION OF RELOCATED POLES AND WIRES TO BE DETERMINED BY THE UTILITY COMPANIES AT TIME OF WORK.
17. TAX MAP 6, LOT 9-8 IS SUBJECT TO A CONSERVATION EASEMENT (SEE S.C.R.D. BOOK 3123, PAGE 170).
- 18\*. THE DURHAM HISTORIC DISTRICT COMMISSION (HDC) HAS PURVIEW OVER ANY CHANGES TO THE BUILDINGS, STRUCTURES, STONEWALLS, CELLAR WALLS, FENCES, DRIVEWAYS AND PAVEMENT, REMOVAL OF TREES WITH A 12" DIAMETER, AND SUBSTANTIAL CHANGES IN TOPOGRAPHY WITHIN THE HISTORIC DISTRICT (AS IDENTIFIED ON THE PLAN). INTERESTED PARTIES ARE ENCOURAGED TO COORDINATE WITH THE HDC AS EARLY AS POSSIBLE.
19. FOR MORE INFORMATION ABOUT THIS SUBDIVISION, OR TO SEE THE COMPLETE PLAN SET, CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 15 NEWMARKET ROAD, DURHAM, NH 03824, (603) 868-8064.
20. THE SHARED DRIVEWAY ACCESSED OFF NEWMARKET ROAD/ROUTE 108 IS A PRIVATE SHARED DRIVEWAY AND IS NOT MAINTAINED BY THE TOWN OF DURHAM, NOR DOES THE TOWN COLLECT GARBAGE ALONG THIS SHARED DRIVEWAY. IT IS THE RESPONSIBILITY OF THE OWNERS OF THE 2 LOTS INCLUDED IN THIS SUBDIVISION TO MAINTAIN THE SHARED DRIVEWAY AS SPECIFIED IN THE ACCESS AND MAINTENANCE DOCUMENTS.
21. INTERESTED PARTIES ARE ENCOURAGED TO CONTACT THE DURHAM BUILDING AND FIRE DEPARTMENT REGARDING THE STATUS OF THE HOUSE AND BARN ON THE REAR LOT.
22. THE LOCATION OF THE DRIVEWAY LEADING INTO THE FRONT LOT IS THE APPROVED LOCATION. THE DRIVEWAY SHALL BE LOCATED AS SHOWN UNLESS AN ALTERNATIVE ACCEPTABLE LOCATION IS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.
23. THE BUYER OF THE NEW FRONT LOT IS RESPONSIBLE FOR CONSTRUCTION IMPROVEMENTS TO THE SHARED DRIVEWAY. THE DRIVEWAY SHALL BE SATISFACTORILY COMPLETE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING ON THE FRONT LOT. AN APPROPRIATE SURETY SHALL BE PLACED WITH THE TOWN PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 24\*. SEVERAL VARIANCES AND SITE PLAN APPROVALS HAVE BEEN GRANTED FOR THE REAR LOT. ONE OR MORE OF THESE APPROVALS MAY OR MAY NOT STILL BE VALID. ANY PARTY INTERESTED IN CONTINUING THESE USES IS URGED TO CONSULT WITH THE TOWN OF DURHAM ZONING ADMINISTRATOR FOR CLARIFICATION.

**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.

AREA CALCULATIONS (PER ZONING ORD. 175-64)  
 TOTAL PROPOSED PARCEL AREA=115,465 SQ. FT.  
 POORLY DRAINED SOILS=6,531 SQ. FT. (-)  
 RESIDUAL LOT AREA=108,934 SQ. FT.

NO.	DATE	DESCRIPTION	BY
1	3/23/15	PLANNERS RECOMMENDATIONS	WJF

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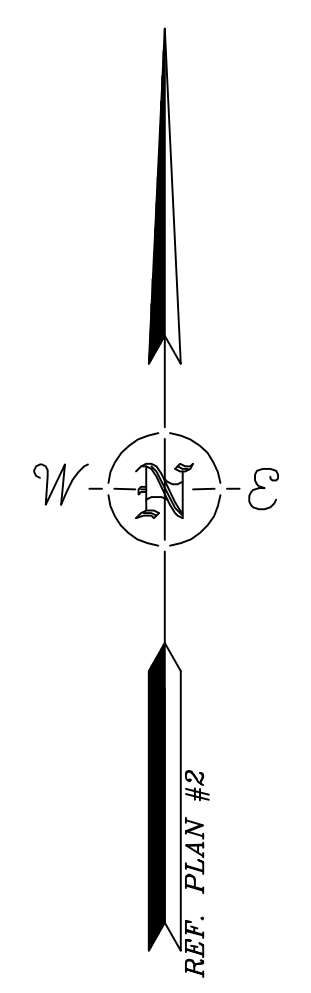
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DRAWN BY:	M.W.F.	DATE:	FEB. 25, 2015
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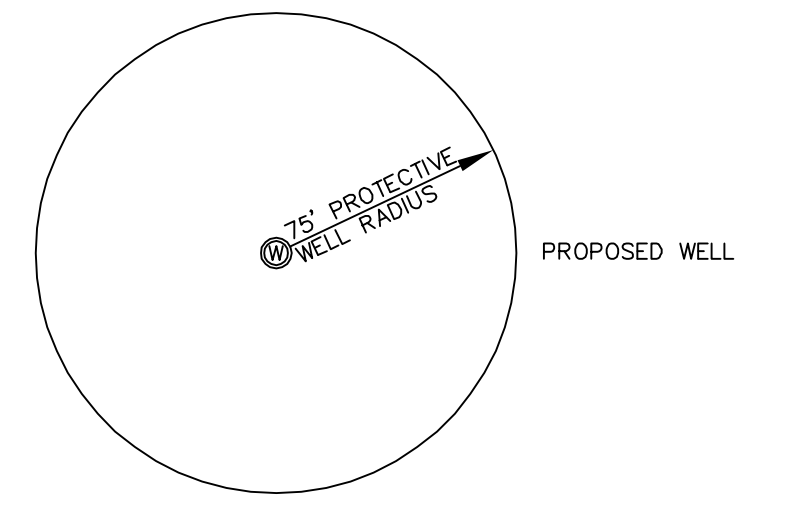
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OYSTER RIVER  
 FRONTAGE=675±

FLOOD LINE  
 (SEE NOTE #7)

- LEGEND**
- UTILITY POLE & GUY WIRE
  - CATCH BASIN
  - CONIFEROUS TREE
  - DECIDUOUS TREE
  - ⊕ TEST PIT
  - ⊕ TYP.
  - RET. RETAINING
  - EP EDGE OF PAVEMENT
  - EOG EDGE OF GRAVEL
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  - STONE WALL
  - DRAIN LINE
  - CONTOUR LINE
  - WETLAND LINE
  - HISS LINE
  - HISS TYPE
  - ▭ PROPOSED BUILDING
  - ▭ PROPOSED SEPTIC



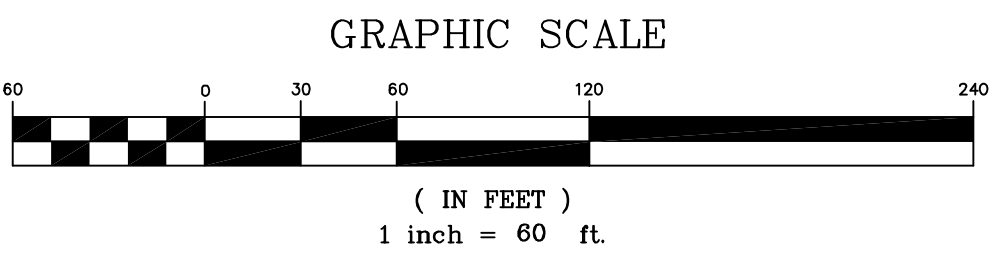
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**TOPOGRAPHIC PLAN PLAN**  
 LAND OF  
**SEACOAST REPERTORY THEATRE**  
 (TAX MAP 6, LOT 9-8)  
 50 NEWMARKET ROAD  
 DURHAM, NEW HAMPSHIRE

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