

TAX MAP 6, LOT 8-2  
JOEL TILLINGHAST  
23 BRIMMER STREET #1  
BOSTON, MA 02108  
S.C.R.D. BOOK 3758, PAGE 629

TAX MAP 6, LOT 8-1  
MURRY & DOROTHY STRAUS  
33 MILL POND ROAD  
DURHAM, NH 03824  
S.C.R.D. BOOK 1940, PAGE 775

TAX MAP 6, LOT 7-36  
FRANK JR. & KATE E. POLITANO  
39 MILL POND ROAD  
DURHAM, NH 03824  
S.C.R.D. BOOK 3835, PAGE 568

TAX MAP 6, LOT 7-10  
DAVID A. & CYNTHIA S.  
COOPER REV. TRUST  
41 MILL POND ROAD  
DURHAM, NH 03824  
S.C.R.D. BOOK 3477, PAGE 534

TAX MAP 6, LOT 9-11  
COLIN WARE &  
DIANNE E. RAMEY  
10 LAUREL LANE  
DURHAM, NH 03824  
S.C.R.D. BOOK 3793, PAGE 760

TAX MAP 6, LOT 9-10  
JEFFREY A. & CHRISTINA L. HILLER  
6 LAUREL LANE  
DURHAM, NH 03824  
S.C.R.D. BOOK 3513, PAGE 122

TAX MAP 6, LOT 9-7  
CHRISTOPHER NEWCOMB  
56 NEWMARKET ROAD  
DURHAM, NH 03824  
S.C.R.D. BOOK 4113, PAGE 405

TAX MAP 6, LOT 12-8  
WILLIAM & JANE LENHARTH  
55 NEWMARKET ROAD  
DURHAM, NH 03824

TAX MAP 6, LOT 12-7  
REGAN ROBBINS  
53 NEWMARKET ROAD  
DURHAM, NH 03824  
S.C.R.D. BOOK 4205, PAGE 219

TAX MAP 6, LOT 12-6  
WILLIAM SULLIVAN &  
KAREN N. GERVASIO  
181 DREW ROAD  
MADBURY, NH 03823  
S.C.R.D. BOOK 1806, PAGE 456

TAX MAP 6, LOT 12-4  
LORI J. WILSON  
2 DURHAM POINT ROAD  
DURHAM, NH 03824  
S.C.R.D. BOOK 2157, PAGE 677

TAX MAP 6, LOT 11-4  
HOLLY L. CRAIG  
3 DURHAM POINT ROAD  
DURHAM, NH 03824  
S.C.R.D. BOOK 3816, PAGE 221

TAX MAP 6, LOT 11-3  
ARTHUR R.S. KLAESON III  
1 DURHAM POINT ROAD  
DURHAM, NH 03824  
S.C.R.D. BOOK 4229, PAGE 133

TAX MAP 6, LOT 11-7  
GREAT BAY ANIMAL HOSPITAL, LLC  
31 NEWMARKET ROAD  
DURHAM, NH 03824  
S.C.R.D. BOOK 4211, PAGE 10

TAX MAP 6, LOT 9-6  
RICHARD W. & SUSAN W. RENNER  
28 NEWMARKET ROAD  
DURHAM, NH 03824  
S.C.R.D. BOOK 3860, PAGE 77

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 12°39'20" W | 53.33'   |
| L2   | S 64°27'22" W | 136.18'  |
| L3   | S 64°27'22" W | 12.12'   |
| L4   | S 62°13'22" W | 40.64'   |
| L5   | S 62°13'22" W | 35.16'   |
| L6   | N 27°51'12" W | 110.00'  |
| L7   | N 42°05'08" W | 120.09'  |
| L8   | N 58°18'29" E | 68.83'   |
| L9   | N 58°18'29" E | 53.81'   |
| L10  | N 47°04'34" W | 33.77'   |
| L11  | N 63°38'54" W | 104.61'  |
| L12  | N 40°07'40" W | 34.14'   |
| L13  | S 63°58'54" E | 104.61'  |
| L14  | S 47°04'34" E | 51.79'   |

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE | TANGENT |
|-------|---------|------------|--------------|---------------|-------------|---------|
| C1    | 792.00' | 179.16'    | 178.77'      | S 19°08'09" W | 12°57'38"   | 89.96'  |
| C2    | 532.00' | 303.89'    | 299.78'      | S 41°58'51" W | 32°43'44"   | 156.22' |
| C3    | 10.00'  | 19.08'     | 16.31'       | N 07°34'24" E | 109°17'57"  | 14.10'  |
| C4    | 170.00' | 50.16'     | 49.98'       | N 55°31'44" W | 16°54'20"   | 25.26'  |
| C5    | 175.00' | 49.75'     | 49.59'       | N 55°50'13" W | 16°17'23"   | 25.05'  |
| C6    | 175.00' | 98.16'     | 96.88'       | S 31°37'22" E | 32°08'19"   | 50.41'  |
| C7    | 145.00' | 128.15'    | 124.02'      | S 22°22'22" E | 50°38'19"   | 68.60'  |
| C8    | 145.00' | 41.22'     | 41.09'       | S 55°50'13" E | 16°17'23"   | 20.75'  |
| C9    | 200.00' | 59.01'     | 58.80'       | S 55°31'44" E | 16°54'20"   | 29.72'  |
| C10   | 10.00'  | 11.95'     | 11.25'       | S 81°18'36" E | 68°28'03"   | 6.80'   |

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.

- 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:**  
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.

| NO. | DATE    | DESCRIPTION              | BY  |
|-----|---------|--------------------------|-----|
| 3   | 6/16/15 | REVISE NOTE #13          | MMF |
| 2   | 4/1/15  | REVISE LOT LINES         | MMF |
| 1   | 3/23/15 | PLANNERS RECOMMENDATIONS | MMF |
| 0   |         |                          |     |

EXISTING EXCLUSION AREA  
317,180 sq. ft.  
7.281 acres  
PROPOSED EXCLUSION AREA  
185,127 sq. ft.  
4.250 acres

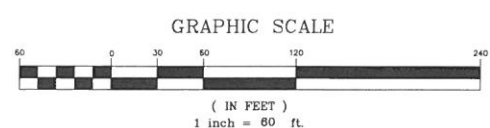
EXISTING LOT 9-8  
747,463 sq. ft.  
17.159 acres  
PROPOSED LOT 9-8  
615,410 sq. ft.  
14.128 acres  
(SEE NOTE #14)

CONSERVATION EASEMENT AREA  
430,283 sq. ft.  
9.878 acres  
(SEE NOTES #14 & 17)  
(SEE REF. PLAN #3)

PROPOSED LOT  
132,053 sq. ft.  
3.032 acres  
ROUTE 108 FRONTAGE=239.95'

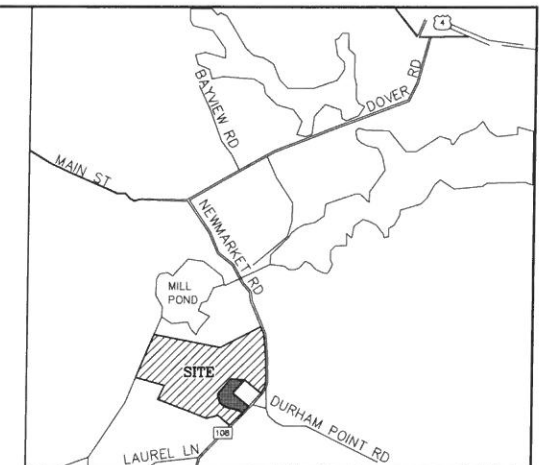
**SUBDIVISION PLAN**  
LAND OF  
**SEACOAST REPERTORY THEATRE**  
(TAX MAP 6, LOT 9-8)  
50 NEWMARKET ROAD  
DURHAM, NEW HAMPSHIRE

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



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





Location Map (n.t.s.)

**NOTES:**

1. REFERENCE: TAX MAP 6, LOT 9-8
2. TOTAL PARCEL AREA: 747,463 SQ. FT. OR 17.159 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-125 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 TC 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 30' WIDE AND 389.07' FEET IN LENGTH. THE ACCESS EASEMENT ALLOWS FOR A POTENTIAL BROAD RANGE OF COMMERCIAL AND RESIDENTIAL USES ON THE REAR LOT, INCLUDING BUT NOT LIMITED TO SINGLE FAMILY RESIDENCE, ELDERLY SINGLE FAMILY, DUPLEX AND MULTI-UNIT HOUSING, ELDER CARE FACILITY, ADULT DAY CARE CENTER, CHILD CARE CENTER, NURSERY SCHOOL OR PRESCHOOL, BED AND BREAKFAST, RECREATIONAL PLAYING FIELDS, FORESTRY AND TEMPORARY SAWMILL, RELIGIOUS FACILITY, GOVERNMENTAL FACILITY AND GOVERNMENT USES. THE TERMS OF THE EASEMENT, AS APPROVED AND AS RECORDED HEREIN MAY NOT BE CHANGED WITHOUT THE EXPRESS APPROVAL OF THE DURHAM PLANNING BOARD. THE OWNER OF THE REAR LOT MAY MAKE ANY IMPROVEMENTS TO THE SHARED DRIVEWAY THAT ARE EITHER APPROVED BY THE TOWN AS PART OF ANY APPROVED USE/DEVELOPMENT OF THE REAR LOT OR ARE PART OF ANY TOWN USE/DEVELOPMENT OF THE REAR LOT.
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 #06-133-232, DATED 5/13/15.
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 OF 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.
25. THE 75 FOOT WETLAND BUFFER SHOWN ON THE PROPOSED LOT MUST BE PRESERVED IN PERPETUITY. NO VEGETATION, OTHER THAN DEAD, DISEASED, OR INVASIVE VEGETATION MAY BE REMOVED. SEE THE TOWN OF DURHAM WETLAND CONSERVATION OVERLAY DISTRICT FOR RESTRICTIONS.

**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 |
|-----|---------|--------------------------|----|
| 3   | 6/16/15 | REVISE NOTE #3           | MF |
| 2   | 4/7/15  | REVISE LOT LINES         | MF |
| 1   | 3/23/15 | PLANNERS RECOMMENDATIONS | MF |

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 \_\_\_\_\_ L.L.S. #989  
 \_\_\_\_\_ DATE

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

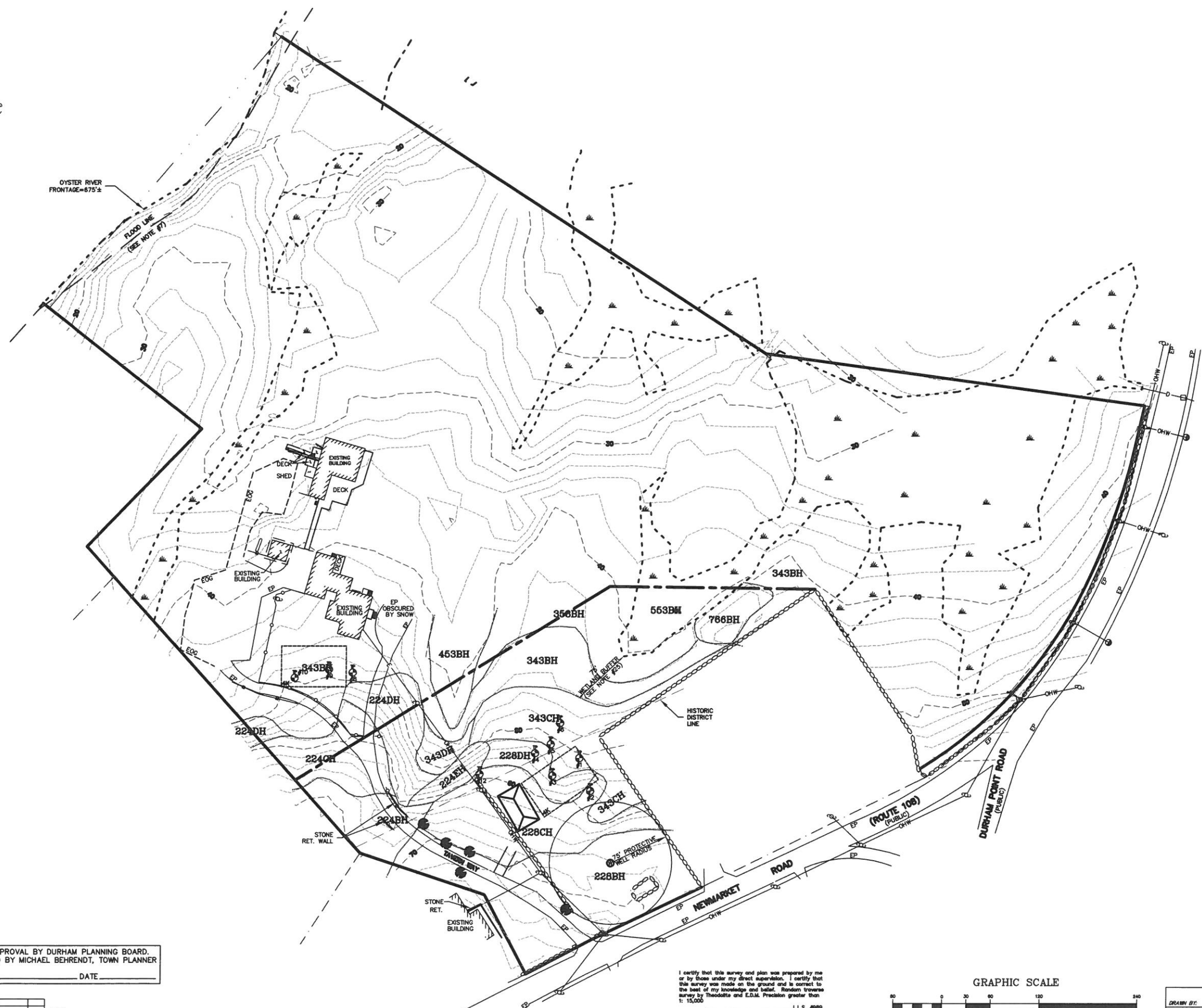
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|-------------|--------|--------------|---------------|
| DRAWN BY:   | M.W.F. | DATE:        | FEB. 25, 2015 |
| CHECKED BY: | W.J.D. | DRAWING NO.: | 3978A         |
| JOB NO.:    | 3978   | SHEET        | 2 OF 3        |

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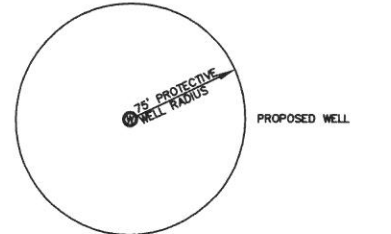
SUBDIVISION PLAN  
 LAND OF  
 SEACOAST REPERTORY THEATRE  
 (TAX MAP 6, LOT 9-8)  
 50 NEWMARKET ROAD  
 DURHAM, NEW HAMPSHIRE



AREA CALCULATIONS (PER ZONING ORD. 175-84)  
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- LEGEND**
- UTILITY POLE & GUY WIRE
  - CATCH BASIN
  - CONIFEROUS TREE
  - DECIDUOUS TREE
  - TEST PIT
  - TYP. RET.
  - EP
  - EOG
  - OH
  - PROPERTY LINES
  - PROPOSED PROPERTY LINES
  - SETBACK LINE
  - WOOD RAIL FENCE
  - SINGLE CHAIN FENCE
  - OHW
  - APPROX. ABUTTERS LOT LINE
  - EASEMENT LINES
  - STONE WALL
  - DRAIN LINE
  - CONTOUR LINE
  - WETLAND LINE
  - HISS LINE
  - HISS TYPE
  - PROPOSED BUILDING
  - PROPOSED SEPTIC

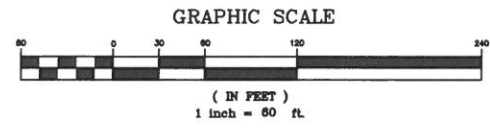


FINAL APPROVAL BY DURHAM PLANNING BOARD.  
 CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER  
 DATE \_\_\_\_\_

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |

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 L.L.S. #080  
 DATE \_\_\_\_\_  
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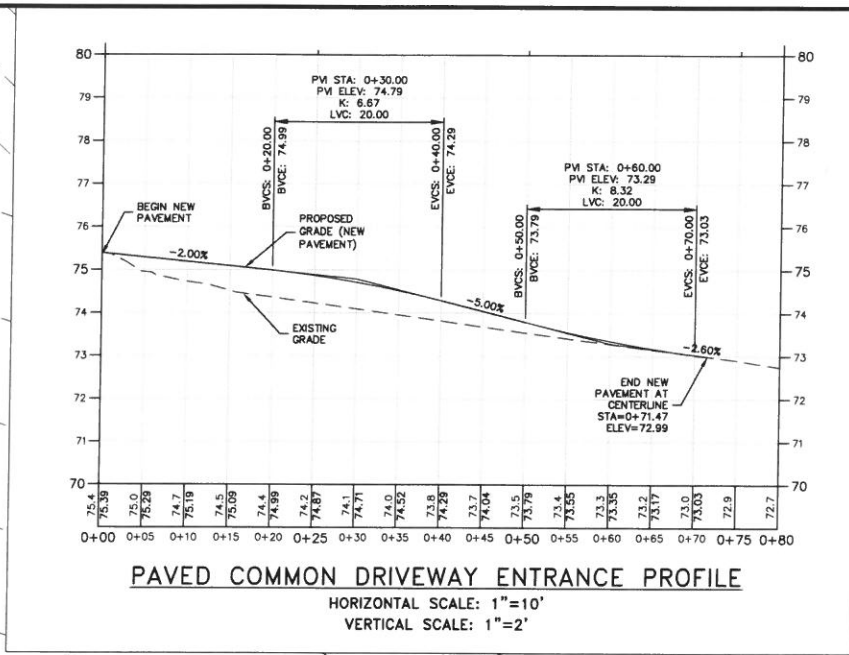
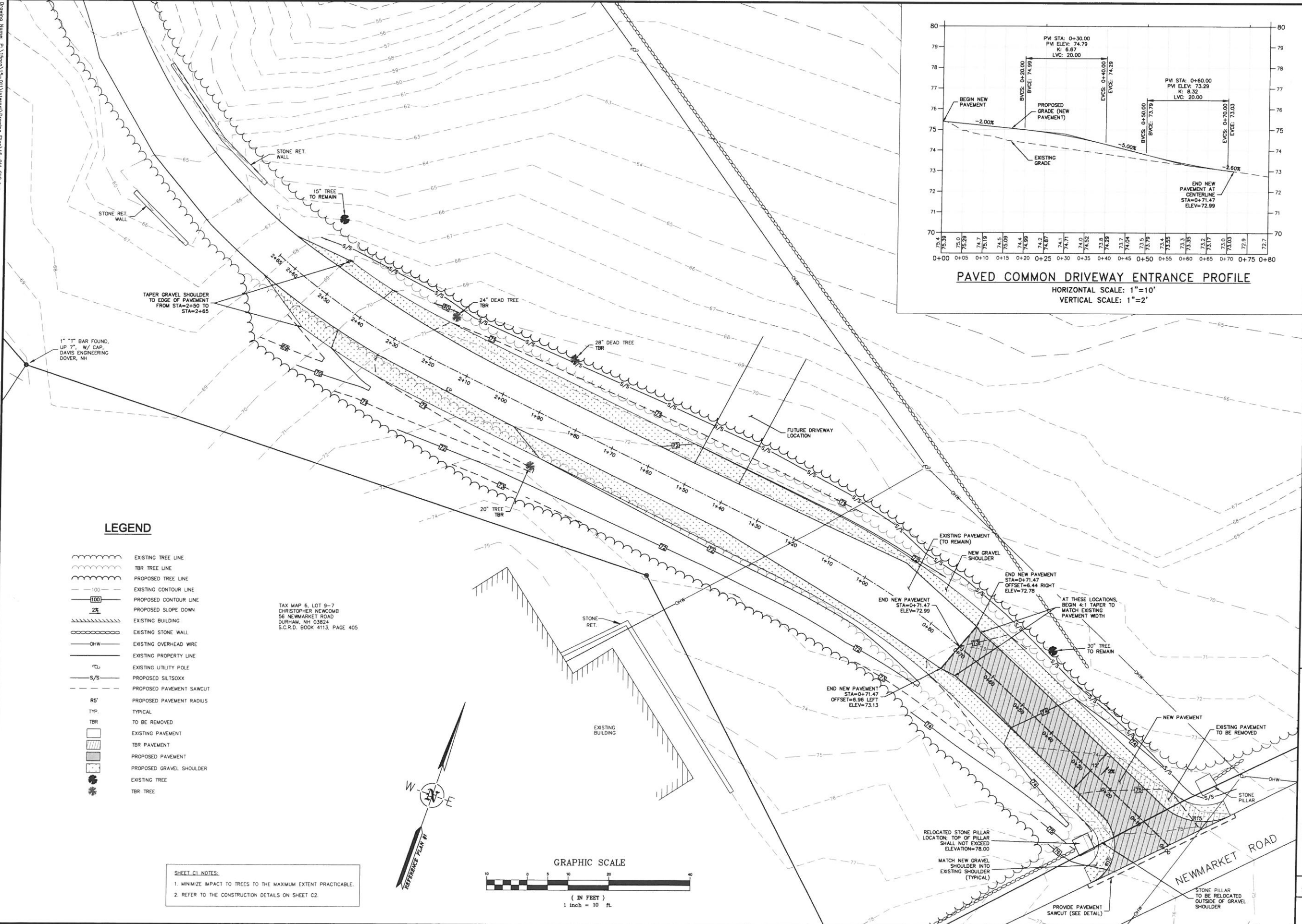
**TOPOGRAPHIC PLAN PLAN**  
 LAND OF  
**SEACOAST REPERTORY THEATRE**  
 (TAX MAP 6, LOT 9-8)  
 50 NEWMARKET ROAD  
 DURHAM, NEW HAMPSHIRE

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





Drawing Name: P:\1501\15-011\15-011.ctb  
 Date: 14 Apr 2015 - 12:30pm

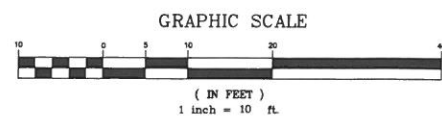
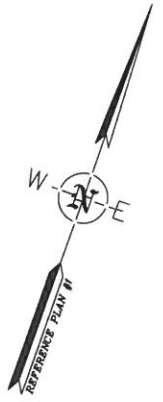


**LEGEND**

- EXISTING TREE LINE
- TBR TREE LINE
- PROPOSED TREE LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED SLOPE DOWN
- EXISTING BUILDING
- EXISTING STONE WALL
- EXISTING OVERHEAD WIRE
- EXISTING PROPERTY LINE
- EXISTING UTILITY POLE
- PROPOSED SILTSOXX
- PROPOSED PAVEMENT SAWCUT
- PROPOSED PAVEMENT RADIUS
- TYP.
- TO BE REMOVED
- EXISTING PAVEMENT
- TBR PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED GRAVEL SHOULDER
- EXISTING TREE
- TBR TREE

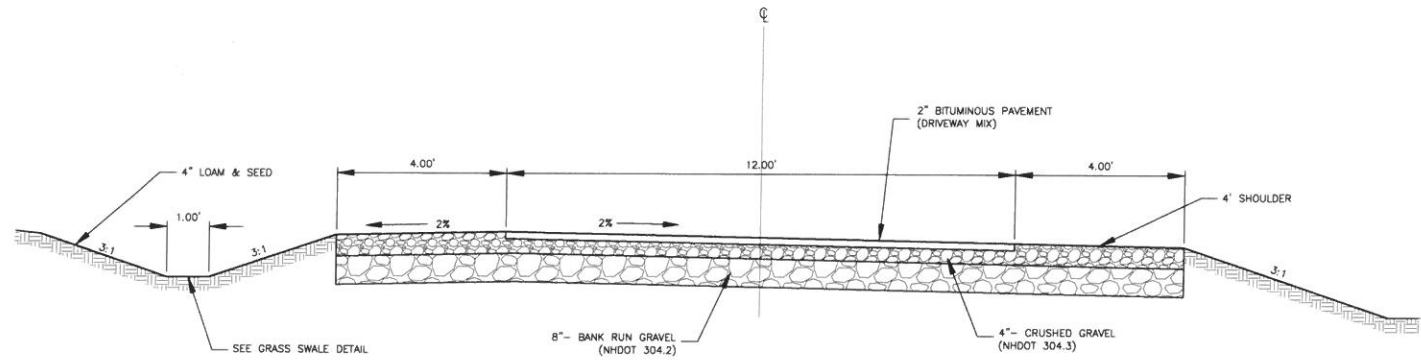
TAX MAP 6, LOT 9-7  
 CHRISTOPHER NEWCOMB  
 56 NEWMARKET ROAD  
 DURHAM, NH 03824  
 S.C.R.D. BOOK 4113, PAGE 405

**SHEET C1 NOTES:**  
 1. MINIMIZE IMPACT TO TREES TO THE MAXIMUM EXTENT PRACTICABLE.  
 2. REFER TO THE CONSTRUCTION DETAILS ON SHEET C2.



|   |               |                 |              |                  |                          |
|---|---------------|-----------------|--------------|------------------|--------------------------|
| DATE: 2/24/15   | SCALE: 1"=10' | DESIGNED BY: MS | DRAWN BY: MS | APPROVED BY: MJS | DWG FILE: 15-011 CTC.dwg |
| <b>COMMON DRIVEWAY PLAN</b>   |               |                 |              |                  |                          |
| prepared for<br><b>HELEN GORANSSON</b><br>TAX MAP 6, LOTS 9-8<br>50 NEWMARKET ROAD, DURHAM, NH  |               |                 |              |                  |                          |
| <b>MJS ENGINEERING, P.C.</b><br>CIVIL • STRUCTURAL • ENVIRONMENTAL<br>5 RAILROAD ST., P.O. Box 359<br>DURHAM, NH 03824<br>PHONE: (603) 659-4979, FAX: (603) 659-4627<br>E-MAIL: MJS@MJS-ENGINEERING.COM |               |                 |              |                  |                          |
| JOB: 15-011   |               |                 |              |                  |                          |
| <b>C1</b>   |               |                 |              |                  |                          |

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**PAVED COMMON DRIVEWAY CROSS SECTION**  
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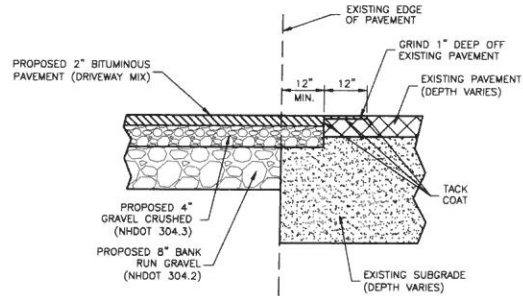
- DRIVEWAY CONSTRUCTION NOTES:**
- ALL MATERIAL TO BE INSTALLED SHALL MEET NHDOT SPECIFICATIONS AND BE FREE OF UNSUITABLE MATERIALS SUCH AS SILT, CLAY, ORGANIC MATERIAL, ROCKS LARGER THAN THE AGGREGATE SPECIFIED IN THE GRAVEL OR CRUSHED GRAVEL GRADATIONS, ETC.
  - PLACE BANK RUN GRAVEL IN MAXIMUM 8 INCH LIFTS AND COMPACT TO 95% MAXIMUM DRY DENSITY TO THE DEPTHS SPECIFIED IN THE TYPICAL CROSS SECTIONS.  
**NHDOT ITEM 304.2 (BANK RUN GRAVEL) SPECIFICATION:**  

| SIEVE DESIGNATION: | PERCENTAGE BY WEIGHT SQUARE MESH SIEVE: |
|--------------------|---|
| 6 INCH             | 100%                                    |
| NO. 4              | 25-70%                                  |
| NO. 200            | 0-12%                                   |

 BANK RUN GRAVEL SHALL CONTAIN NO PARTICLES OF ROCK EXCEEDING SIX INCHES IN ANY DIMENSION.
  - PLACE CRUSHED GRAVEL IN MAXIMUM 4 INCH LIFTS AND COMPACT TO 95% MAXIMUM DRY DENSITY TO THE DEPTHS SPECIFIED IN THE TYPICAL CROSS SECTIONS.  
**NHDOT ITEM 304.3 (CRUSHED GRAVEL) SPECIFICATION:**  

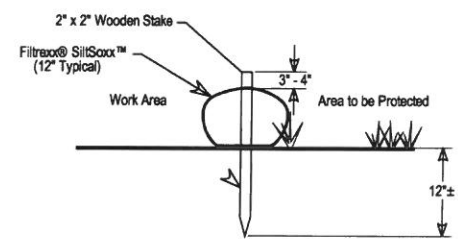
| SIEVE DESIGNATION: | PERCENTAGE BY WEIGHT SQUARE MESH SIEVE: |
|--------------------|---|
| 3 INCH             | 100%                                    |
| 2 INCH             | 95-100%                                 |
| 1 INCH             | 55-85%                                  |
| NO. 4              | 27-52%                                  |
| NO. 200            | 0-12%                                   |

 CRUSHED GRAVEL SHALL CONTAIN NO PARTICLES OF ROCK EXCEEDING THREE INCHES IN ANY DIMENSION.

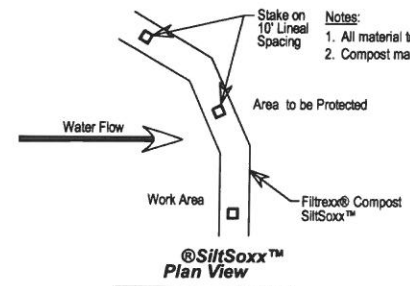


**TYPICAL PAVEMENT SAWCUT DETAIL**  
SCALE: N.T.S.

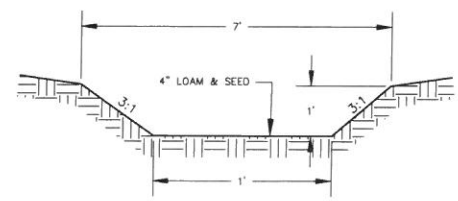
- PAVEMENT SAWCUT NOTES:**
- SAWCUT THROUGH DEPTH OF PAVEMENT AT LEAST 1 FT. FROM EDGE OR GREATER IF REQUIRED BY NHDOT.
  - INSTALL AND COMPACT CRUSHED GRAVEL TO GRADE.
  - GRIND EXISTING PAVEMENT 1 FT. WIDE TO A DEPTH NECESSARY TO PROPERLY MATCH NEW PAVEMENT.
  - TACK COAT ALL EXISTING PAVEMENT SURFACES WITH EMULSIFIED ASPHALT (MS-1) PRIOR TO PLACING NEW PAVEMENT.



- Notes:**
- All material to meet Filtrax® specifications.
  - Compost material to be dispersed on site up slope from protected area.



**SILT SOXX DETAIL**  
N.T.S.



**GRASSED SWALE DETAIL**  
N.T.S.

- CONSTRUCTION NOTES:**
- SWALE SHALL HAVE GREATER THAN 85% VEGETATIVE GROWTH PRIOR TO RECEIVING RUNOFF.
  - REFER TO NOTE 8 OF THE CONSTRUCTION SEQUENCING AND EROSION CONTROL NOTES FOR SEEDING REQUIREMENTS.

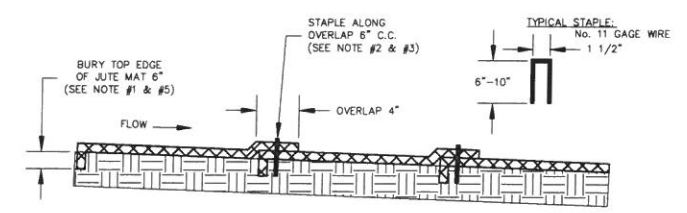
- MAINTENANCE NOTES:**
- INSPECT ANNUALLY FOR EROSION, SEDIMENT ACCUMULATION, VEGETATION LOSS, AND PRESENCE OF INVASIVE SPECIES.
  - PERFORM PERIODIC MOWING. DO NOT MOW GRASS SHORTER THAN 4 INCHES.
  - REMOVE DEBRIS AND ACCUMULATED SEDIMENT BASED ON INSPECTION.
  - REPAIR ERODED AREAS, REMOVE INVASIVE SPECIES AND DEAD VEGETATION, AND RESEED WITH APPLICABLE GRASS MIX AS WARRANTED BY INSPECTION.

**CONSTRUCTION SEQUENCING AND EROSION CONTROL NOTES:**

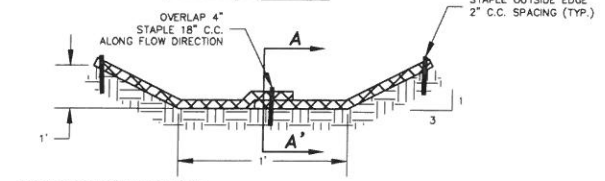
- CONTACT DIGSAFE PRIOR TO START OF CONSTRUCTION. INSTALL SILT SOCK IN THE LOCATIONS SHOWN AND PER THE TYPICAL DETAIL PRIOR TO EARTH MOVING OPERATIONS. ALL EROSION CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5 INCHES OF RAINFALL.
- CLEAR AND GRUB ADDITIONAL AREA AND TREES AS NEEDED TO CONSTRUCT PROPOSED SLOPES. STRIP TOPSOIL AND STOCKPILE FOR RE-USE AS NEEDED. TEMPORARILY STABILIZE LOAM STOCKPILES WITH WINTER RYE GRASS PRIOR TO SEPTEMBER 5TH OR MULCH FROM SEPTEMBER 5TH TO MAY 1ST. STUMPS SHALL BE DISPOSED OF ON OR OFF SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
- GRADE IN PROPOSED SWALE AND LINE WITH JUTE MAT PER THE TYPICAL DETAIL.
- REMOVE EXISTING PAVEMENT TO THE LIMITS SHOWN. MAKE PROPOSED CUTS AND FILLS AS SHOWN ON THE PLAN. PLACE FILLS IN MAXIMUM 8" LIFTS AND COMPACT TO 95% MAXIMUM PROCTOR DENSITY. ALL FILL MATERIAL SHALL BE FREE OF DELETERIOUS MATERIAL SUCH AS LOAM, STUMPS, BRUSH AND ROCKS LARGER THAN 3/4 THE DEPTH OF THE LIFT BEING PLACED.
- ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED WITHIN 30 DAYS OF BEGINNING WORK AND PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
- BANK RUN GRAVEL AND CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED TO THE DENSITY AND DEPTHS SPECIFIED IN THE TYPICAL DRIVEWAY CROSS-SECTION. PAVEMENT SHALL BE PLACED AS SOON AS POSSIBLE AFTER THE SELECT MATERIALS ARE INSTALLED AND ACCEPTED TO ELIMINATE SOIL EROSION.
- LOAM SHALL BE SPREAD TO A MINIMUM OF 4" OVER ALL DISTURBED AREAS WITHIN 72 HOURS OF FINAL GRADING.
- ALL DISTURBED AREAS BEING PERMANENTLY SEEDED SHALL BE FERTILIZED, SEEDED AND MULCHED WITH THE FOLLOWING MIXTURES OR EQUIVALENT, WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.  
**FERTILIZER TO BE APPLIED TO ALL DISTURBED AREAS:**  
 500 LB/1,000 SF OF 10-20-20 FERTILIZER  
**SEED MIXTURE FOR SLOPE AND LAWN AREAS AND SWALES:**  
 20 LB./AC. TALL FESCUE  
 20 LB./AC. CREEPING RED FESCUE  
 8 LB./AC. BIRDSFOOT TREFLOIL  
 MIX SHALL BE APPLIED AT 48 LB./AC.  
**MULCH TO BE APPLIED TO ALL DISTURBED AREAS:**  
 1.5-2.0 TONS/AC.  
 SEEDING FOR PERMANENT COVER SHALL BE PERFORMED BETWEEN APRIL 15 - OCTOBER 15.

- ALL DISTURBED AREAS BEING TEMPORARILY SEEDED SHALL BE TREATED WITH ONE OR MORE OF THE FOLLOWING SEED MIXTURES WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- TEMPORARY SEED MIXTURES:**  
 FALL SEEDING-WINTER RYE (112 LB./AC.)  
 APPLY AUGUST 15TH-SEPTEMBER 5TH.  
 EARLY SPRING SEEDING-OATS (80 LB./AC.)  
 APPLY NO LATER THAN MAY 15TH.  
 LATE SPRING AND EARLY FALL-PERENNIAL RYE (30 LB./AC.)  
 APPLY APRIL 1ST TO JUNE 1ST OR FROM AUGUST 15TH TO SEPTEMBER 15TH, 2005.

- ALL PROPOSED SLOPE AND LAWN AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER NOVEMBER 15TH, INCOMPLETE DRIVEWAY OR PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.
- WINTER CONSTRUCTION: ALL DISTURBED AREAS TO REMAIN IDEAL FOR 3 DAYS OR MORE SHALL BE TEMPORARILY MULCHED OR COVERED WITH JUTE OR FIBROUS MATS.
- NO FUEL SHALL BE STORED ON SITE DURING CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS THAT ARE SPILLED OR DEPOSITED ON THE PUBLIC ROADWAYS SHALL BE REMOVED BY THE CONTRACTOR.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE INITIAL GROWTH HAS BEEN ESTABLISHED. ALL DISTURBED AREAS CREATED DURING REMOVAL SHALL BE REGRADED, FERTILIZED AND RESEDED.
- DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.



**SECTION A-A'**

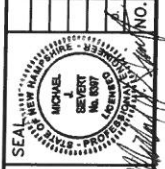


**JUTE MATTING DETAIL**  
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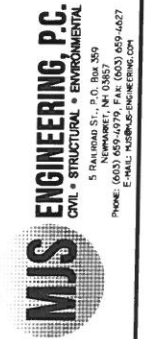
- JUTE MATTING INSTALLATION NOTES:**
- BURY THE TOP EDGE OF THE JUTE STRIPS IN A TRENCH 6 INCHES OR MORE IN DEPTH.
  - TAMP THE TRENCH FULL OF SOIL. SECURE THE JUTE STRIP WITH A ROW OF STAPLES, 6 INCH SPACING 4 INCHES FROM THE TRENCH.
  - OVERLAP - BURY UPPER END OF LOWER STRIP AS IN (1) AND (2). OVERLAP END OF TOP STRIP 4 INCHES AND STAPLE.
  - EROSION SOCK - FOLD OF JUTE BURIED IN SLIT TRENCH AND TAMPED DOUBLE ROW OF STAPLES.
  - MAINTENANCE  
 A. INSPECT PERIODICALLY AND BEFORE AND AFTER STORM EVENTS TO ENSURE CONTACT WITH THE SOIL UNTIL 85% VEGETATIVE COVER IS ESTABLISHED.  
 B. REPAIR AND RESTAPLE AS NECESSARY.

| NO. | REVISIONS                                   | DATE    |
|-----|---|---------|
| 1   | INITIAL SUBMISSION TO DURHAM PLANNING BOARD | 2/24/15 |
| 2   |   |         |
| 3   |   |         |
| 4   |   |         |
| 5   |   |         |

| DATE    | SCALE | DESIGNED BY: | DRAWN BY: | APPROVED BY: | DWG FILE:     |
|---------|-------|--------------|-----------|--------------|---------------|
| 2/24/15 | N/A   | MS           | MS        | MJS          | 15-011 C1.dwg |



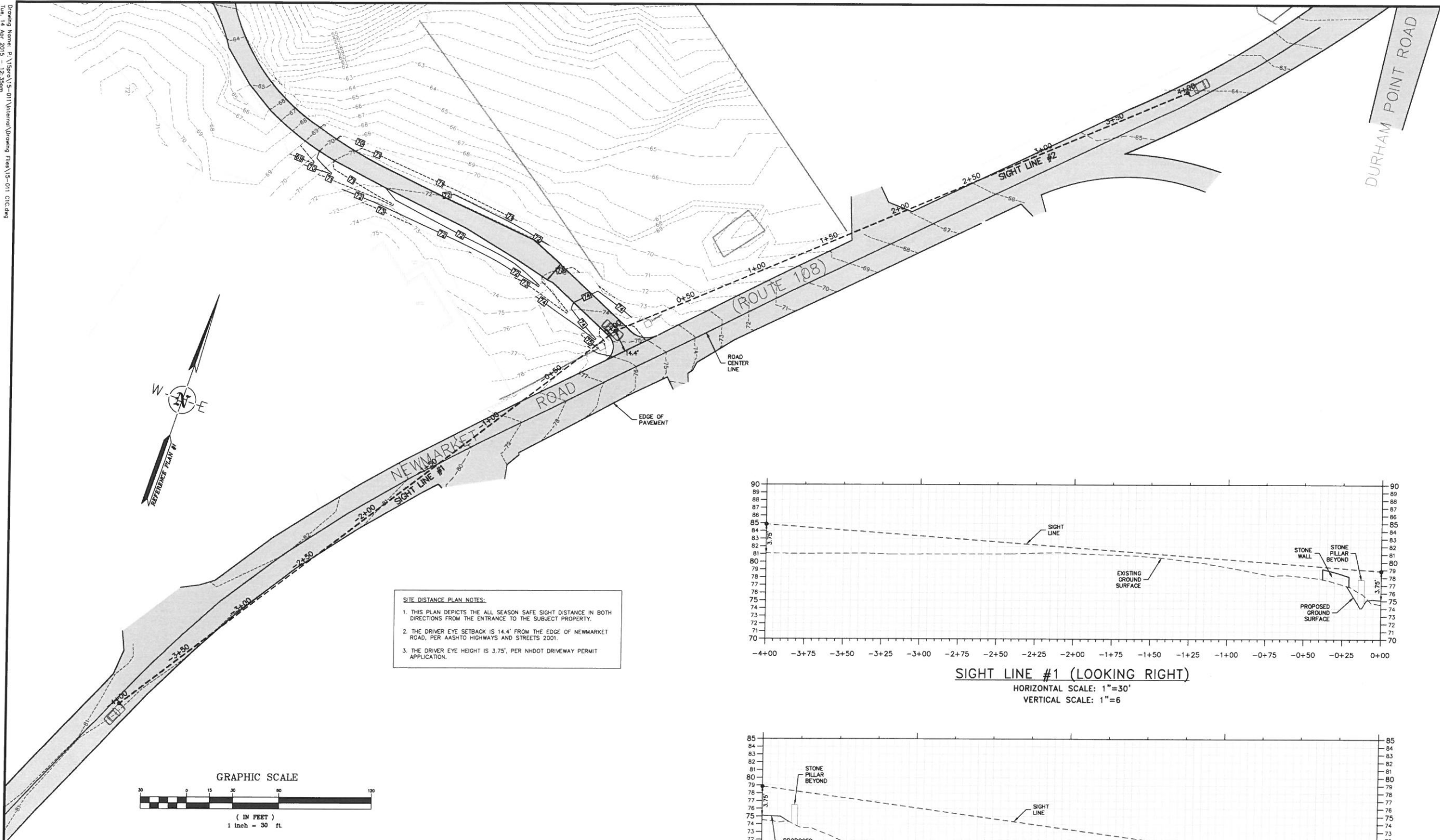
**CONSTRUCTION DETAILS**  
 prepared for  
**HELEN CORANANSON**  
 TAX MAP 6, LOTS 9-8  
 50 NEWMARKET ROAD  
 DURHAM, NH



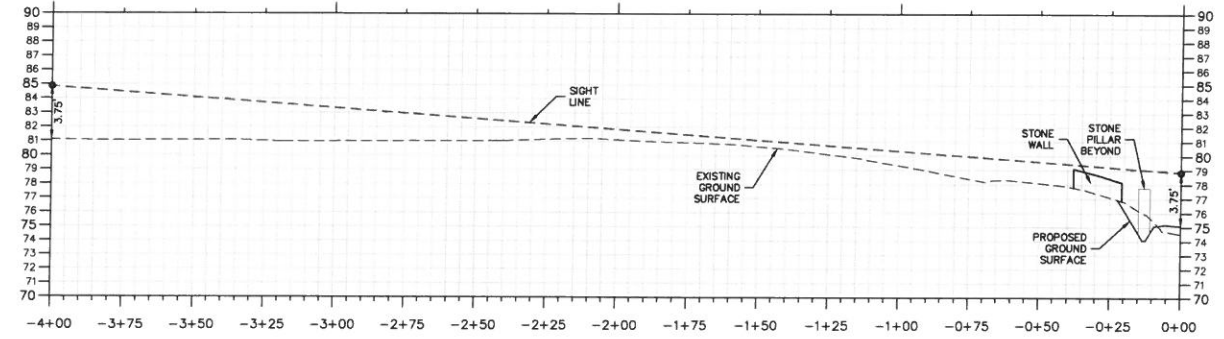
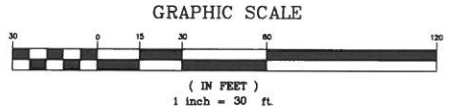
JOB: 15-011

C2

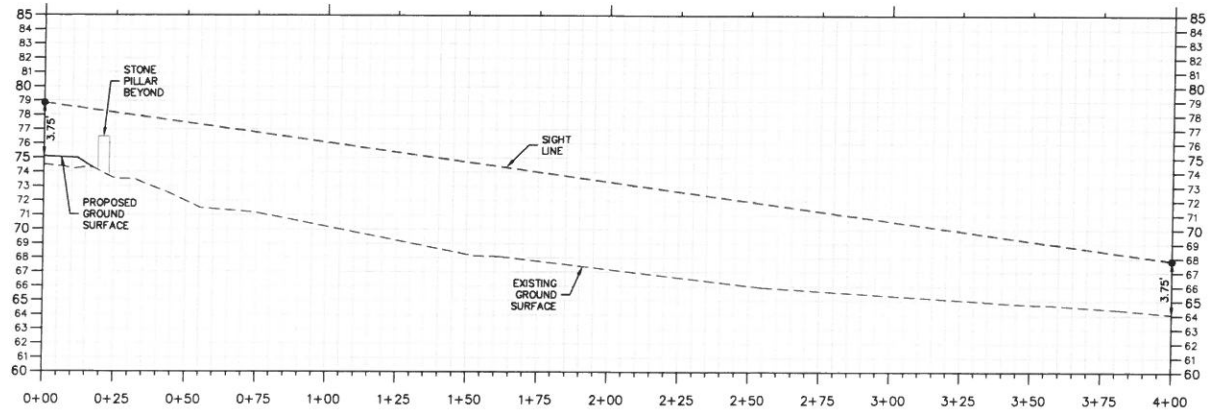
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Tue, 14 Apr 2015 - 12:35pm



- SITE DISTANCE PLAN NOTES:**
1. THIS PLAN DEPICTS THE ALL SEASON SAFE SIGHT DISTANCE IN BOTH DIRECTIONS FROM THE ENTRANCE TO THE SUBJECT PROPERTY.
  2. THE DRIVER EYE SETBACK IS 14.4' FROM THE EDGE OF NEWMARKET ROAD, PER AASHTO HIGHWAYS AND STREETS 2001.
  3. THE DRIVER EYE HEIGHT IS 3.75', PER NHDOT DRIVEWAY PERMIT APPLICATION.



**SIGHT LINE #1 (LOOKING RIGHT)**  
HORIZONTAL SCALE: 1"=30'  
VERTICAL SCALE: 1"=6'



**SIGHT LINE #2 (LOOKING LEFT)**  
HORIZONTAL SCALE: 1"=30'  
VERTICAL SCALE: 1"=6'

|   |  |  |
|---|--|--|
|   |  | DATE: 4/1/15<br>SCALE: 1"=30'<br>DESIGNED BY: MS<br>DRAWN BY: MS<br>APPROVED BY: MJS<br>DWG FILE: 15-011_CIC.dwg |
| <b>SIGHT DISTANCE PLAN</b><br>prepared for<br><b>HELEN CORANSSON</b><br>TAX MAP 6, LOTS 9-8<br>50 NEWMARKET ROAD DURHAM, NH |  | NO. _____<br>REVISIONS<br>DATE INT.  |
|   |  | JOB: 15-011<br>SD  |