



LEGEND	
	UTILITY POLE & GUY WIRE
	UTILITY POLE W/ LIGHT
	LIGHT POLE (TWO ARMS)
	SIGN (TWO POSTS)
	SIGN
	DRILL HOLE FOUND OR SET AS NOTED
	IRON PIPE/ROD FOUND OR SET AS NOTED
	FENCE POST
	WIRE FENCE FOUND ON GROUND
	FIRE HYDRANT
	GAS GATE VALVE
	WATER GATE VALVE
	SURVEY MONUMENT IDENTIFIER (SEE TABLE)
	BUILDING OCCUPANCY IDENTIFIER (SEE TABLE)
	AUTO-SPRINKLER
	HOSE CONNECTION
	GAS REGULATOR
	ELECTRIC METER
	WATER SHUTOFF VALVE
	CATCH BASIN
	HAND-HOLE
	DRAIN MANHOLE
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	SEWER MANHOLE
	MANHOLE
	BENCHES
	JURISDICTIONAL WETLAND SYMBOL
	CONIFEROUS TREE
	DECIDUOUS TREE
	CONCRETE
	RIP RAP
	LANDSCAPED AREA
	FLAT PAVER STONE WALKWAY
	SURFACE LEDGE
	BOULDERS
	HANDICAP PARKING SPACE
	BOLLARD
	DRAINAGE/SEWAGE FLOW DIRECTION ARROW
	MONITORING WELL
	TYPICAL
	RETAINING
	FINISHED FLOOR
	EDGE OF PAVEMENT
	SINGLE WHITE LINE
	SINGLE YELLOW LINE
	DOUBLE YELLOW LINE
	HANDICAP PARKING
	CONCRETE
	GRANITE CURB
	CONCRETE CURB
	BITUMINOUS CURB
	UTILITY POLE IDENTIFIER (SEE TABLE)
	BEARING
	PROPERTY LINES
	BOXWIRE FENCE
	EDGE OF STREAM
	CHAINLINK FENCE
	OVERHEAD WIRES
	SEWER LINE
	DRAIN LINE
	GAS LINE
	WATER LINE
	UNDERGROUND ELECTRIC LINE
	APPROXIMATE ABUTTERS LOT LINE
	EASEMENT LINE
	TREE LINE
	STONE WALL
	GUARDRAIL
	CONTOUR LINE
	EDGE OF JURISDICTIONAL WETLAND (SEE NOTE #6)
	EDGE OF VERY POORLY DRAINED SOILS (SEE NOTE #6)
	EDGE OF GRAVEL
	APPROXIMATE ABANDONED SEWER LINE PER REFERENCE PLAN #22
	APPROX. BUILDING OCCUPANCY DIVISION LINE

# NOTES:

- REFERENCE: TAX MAP 5, LOT 1-1
- TOTAL PARCEL AREA: 449,328 SQ. FT. OR 10.315 AC.
- OWNER OF RECORD: COLONIAL DURHAM ASSOCIATES  
ADMINISTRATIVE OFFICES  
405 PARK, 12 FLOOR  
NEW YORK, NY 10022  
S.C.R.D. BOOK 1716, PAGE 637
- ZONE: CENTRAL BUSINESS (CB)  
DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA 5000 sq.ft. (FOR AN ALLOWED NONRESIDENTIAL USE)  
MIN. FRONTAGE 50  
MIN. FRONT SETBACK NONE  
MIN. SIDE/REAR SETBACK N/A  
MAX. BUILDING HEIGHT 30' (50' W/PLANNING BOARD APPROVAL UNDER 676:4)  
PORTIONS OF THE PROPERTY ALSO LIE WITHIN THE WETLANDS CONSERVATION, SHORELAND PROTECTION, AND FLOOD HAZARD OVERLAY DISTRICTS. SEE THE TOWN OF DURHAM ZONING ORDINANCE FOR SPECIFIC REGULATIONS.
- FIELD SURVEY PERFORMED BY C.R.C. & L.P.S. ON 04/08 USING A GEODIMETER 600 PRO TOTAL STATION WITH A RANGER TDS DATA COLLECTOR AND A SOKKIA B20 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
- JURISDICTIONAL WETLANDS AND VERY POORLY DRAINED SOILS DELINEATED BY NHSC, INC. DURING APRIL 2008 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATIONS MANUAL, TECHNICAL REPORT Y-87-1.
- FLOOD HAZARD ZONE: ZONE X & AE (ALONG COLLEGE BROOK) PER FEMA F.I.R.M. #33017C03180, DATED MAY 17, 2005.
- HORIZONTAL DATUM BASED ON NH STATE PLANE COORDINATE SYSTEM (NAD83) BASED ON NOS CORRECTED OPUS SOLUTION.
- VERTICAL DATUM IS BASED ON NAVD83.
- 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.
- THE PARCEL IS SUBJECT TO, AND/OR IN BENEFIT OF THE FOLLOWING EASEMENTS, RESTRICTIONS, ETC.  
A. SUBJECT TO A UTILITY EASEMENT IN FAVOR OF PSNH & NETT, SEE S.C.R.D. BOOK 854 PAGE 254.  
B. SUBJECT TO AN EASEMENT IN FAVOR OF THE TOWN OF DURHAM FOR GRADING, LANDSCAPING AND PUBLIC PARK USE, SEE S.C.R.D. BOOK 924 PAGE 204.  
C. SUBJECT TO A CONVEYANCE TO THE TOWN OF DURHAM FOR ROADWAY PURPOSES, SEE S.C.R.D. BOOK 948 PAGE 15 & BOOK 966 PAGE 98. CURRENT LEGAL STATUS UNDETERMINED.  
D. SUBJECT TO THE TERMS OF A BOUNDARY LINE AGREEMENT BETWEEN TAMPOSI & LEHOULLIER AND CHENEY, SEE S.C.R.D. BOOK 966 PAGE 113.  
E. SUBJECT TO THE TERMS AND CONDITIONS OF A 10 YEAR LEASE (AS THEY MAY APPLY) MADE BETWEEN OSGOOD AND THE TOWN OF DURHAM IN FEBRUARY, 1953, SEE S.C.R.D. BOOK 613 PAGE 440.  
F. SUBJECT TO A CONVEYANCE TO THE TOWN OF DURHAM WHICH DEFINES THE EDGE OF THE MILL ROAD RIGHT OF WAY, SEE S.C.R.D. BOOK 590 PAGE 278.  
G. SUBJECT TO THE TERMS AND CONDITIONS OF A 10 YEAR LEASE (AS THEY MAY APPLY) MADE BETWEEN CHESLEY AND NETT IN APRIL, 1936, SEE S.C.R.D. BOOK 483 PAGES 73 & 294.  
H. SUBJECT TO THE TERMS AND CONDITIONS OF A 10 YEAR LEASE (AS THEY MAY APPLY) MADE BETWEEN CHESLEY AND NETT IN FEBRUARY, 1928, SEE S.C.R.D. BOOK 429 PAGE 270.  
I. SUBJECT TO A SEWER/RAIN EASEMENT IN FAVOR OF UNH, SEE S.C.R.D. BOOK 467 PAGE 489.  
J. SUBJECT TO A RIGHT OF WAY, SEE S.C.R.D. BOOK 877 PAGE 29.
- UNDERGROUND UTILITY LOCATIONS BASED ON SURFACE EVIDENCE AND ALSO MARKINGS PROVIDED BY MOORE LOCATE SERVICE ON 3/08.

# REFERENCE PLANS:

- "MILL ROAD LAND, SAMUEL A. TAMPOSI AND EDWARD N. LEHOULLIER, DURHAM, N.H." DATED APRIL 1, 1974 BY G.L. DAVIS & ASSOCIATES. S.C.R.D. POCKET 15, FOLDER 1, PLAN 38.
- "SITE PLAN SUPERMARKET, DURHAM, N.H." DATED 4/29/66 BY ALBERTI, LAROCHELLE & HODSON ENGINEERING CORP. INC. POCKET 15, FOLDER 1, PLAN 11.
- "LOT LINE REVISION DURHAM, NEW HAMPSHIRE FOR NICHOLAS B. KARABELAS" DATED JUNE 6, 1986 BY JOHN W. DURGIN ASSOCIATES, INC. S.C.R.D. PLAN #29A-22.
- "SUBDIVISION OF LAND FOR KYRAGES INC. IN DURHAM, N.H." DATED FEBRUARY 23, 1987 BY BRUCE L. POKOPEK LAND SURVEYORS. S.C.R.D. PLAN #28-105.
- "PLAN SHOWING LAND OWNED BY ESTATE OF LEROY GOWEN MAIN STREET, DURHAM, N.H." DATED SEPT. 1951 BY H. C. HERSEY C.E. S.C.R.D. POCKET 3, FOLDER 2, PLAN 5.
- "PLAN OF PART OF RED TOWER ESTATE DURHAM, N.H." DATED JUNE 1944 BY JOHN W. DURGIN. S.C.R.D. POCKET 4, FOLDER 3, PLAN 7.
- "UNIVERSITY OF NEW HAMPSHIRE FACULTY DEVELOPMENT, DURHAM, N.H." DATED NOVEMBER 1945 BY NED SPAULDING. S.C.R.D. POCKET 4, FOLDER 3, PLAN 9.
- "WALTER W. CHENEY PLAN OF DISMAN LOT, MILL ROAD, DURHAM, N.H." DATED OCT. 1984 BY G.L. DAVIS & ASSOCIATES. S.C.R.D. PLAN #17E-95.
- "BUILDING SITE PLAN PREPARED FOR PASZEC INVESTORS, INC. LOCATED AT MAIN STREET, DURHAM, NEW HAMPSHIRE" DATED 11 DEC. 2000 BY ATLANTIC SURVEY COMPANY. S.C.R.D. PLAN #63-3.
- "DOVER ASSOCIATES SITE PLAN, DURHAM, N.H." DATED OCT. 1968 BY G.L. DAVIS & ASSOCIATES. S.C.R.D. POCKET 5, FOLDER 1, PLAN 30.
- "WALTER W. CHENEY SITE PLAN OSGOOD LOT, DURHAM, N.H." DATED JAN 1979 BY G.L. DAVIS & ASSOCIATES, NOT RECORDED.
- "WALTER W. CHENEY, INC. OSGOOD LOT, DURHAM, NEW HAMPSHIRE" COPIES MAY 1990 FROM PLAN BY G.L. DAVIS & ASSOCIATES. "WALTER W. CHENEY SITE PLAN, OSGOOD LOT, DURHAM, N.H." FILE NO. 117-715 DATED JANUARY 1979, NOT RECORDED.
- "WALTER W. CHENEY, INC. OSGOOD LOT, DURHAM, NEW HAMPSHIRE" DATED NOV. 1970 BY G.L. DAVIS & ASSOCIATES, NOT RECORDED.
- "DEVELOPMENT PLAN - RED TOWER ESTATE, DURHAM, N.H." DATED 17 JUNE 1953 BY HERSEY A. SPAULDING, INC. S.C.R.D. POCKET 4, FOLDER 3, PLAN 27.
- "FINAL PLAN RED TOWER DEVELOPMENT, DURHAM, NEW HAMPSHIRE" DATED DEC. 1958 BY G.L. DAVIS & ASSOCIATES. S.C.R.D. POCKET 4, FOLDER 3, PLAN 29.
- "DOVER ASSOCIATES SITE PLAN, DURHAM, N.H." DATED OCT. 1968 BY G.L. DAVIS & ASSOCIATES. S.C.R.D. POCKET 5, FOLDER 1, PLAN 30.
- "STATE OF NH NHDOT ROW PLANS TOWN OF DURHAM, COUNTY OF STRAFFORD, SHEET NO 5. S.C.R.D. PLAN #60-57.
- "PLAN FOR EXCHANGE ELIZABETH SMART - ALEXANDER AMELL, DURHAM, N.H." DATED APRIL 1977 BY G.L. DAVIS & ASSOCIATES. S.C.R.D. PLAN #17-100.
- "BUILDING LOCATION PLAN FOR DWIGHT LADD #7 CHESLEY DRIVE, DURHAM, NEW HAMPSHIRE" DATED MAY 16, 1994 BY DOUCET SURVEY, INC., NOT RECORDED.
- "TO ESTABLISH & RELOCATE BA/RA ZONE LINE - NORTH OF COLLEGE BROOK BETWEEN MILL ROAD & CHESLEY DRIVE EXISTING SEWER LINE IS SHOWN" DATED 20 JANUARY 1978 BY C.B. KNOWLES. S.C.R.D. #17B-12.
- "SITE PLAN CHENEY ENTERPRISES'S DISMAN PROPERTY, MILL ROAD, DURHAM, NEW HAMPSHIRE" DATED MAY 1984 BY G.L. DAVIS & ASSOCIATES. S.C.R.D. PLAN #24A-87.
- "UNIVERSITY OF NEW HAMPSHIRE DURHAM, NH- LOW LEVEL SEWAGE SYSTEM- INTERCEPTING SEWER" SHEETS 2 AND 3, DATED DEC. 1935 BY WESTON AND SAMPSON, CONSULTING ENGINEERS, ON FILE AT UNH.
- "PLAN OF LOT FOR JOHN O'NEIL DURHAM, NEW HAMPSHIRE" DATED MAY 10, 1956 BY G.L. DAVIS & ASSOCIATES, NOT RECORDED.
- "EXISTING FEATURES PLAN FOR VARSITY CAPITAL ADVISORS, LLC." DATED FEBRUARY 27, 2007 BY AMES NSC. NOT RECORDED.

# DRAINAGE STRUCTURE TABLE

CB 1011 RIM=32.0' (1) INV. 18" RCP=26.5' (2) INV. 24" RCP=26.8'	CB 1012 RIM=31.9' (1) INV. 18" RCP=26.7' (2) INV. 18" RCP=26.7'	CB 1062 RIM=33.1' (1) INV. 18" RCP=27.2' (2) INV. 18" RCP=27.2'	DH 1129 RIM=42.1' (1) INV. 6" CIP=36.4' (2) INV. 8" CIP=35.1' (3) INV. 8" CIP=35.2'	CB 1735 RIM=34.3' (1) INV. 15" CMP=27.9' (2) INV. 18" CMP=27.6'	DH 1768 RIM=36.2' (1) INV. 12" CMP=29.8' (2) INV. 8" ASBESTOS=29.8' (3) INV. 12" CMP=29.6'	CB 1769 RIM=32.5' (1) INV. 12" CMP=27.6' (2) INV. 18" CMP=27.3'	CB 1777 RIM=32.5' INV. OUT 15" CMP=25.1'	CB 1912 RIM=36.3' INV. OUT 12" CMP=29.9'	CB 2196 RIM=41.7' W/VERTICAL 12" CPP & PVC PIPES FROM BUILDING INV. OUT 12" CPP=37.4'	CB 2198 RIM=41.2' (1) INV. 12" CPP=35.1' (2) INV. 15" CPP=34.7'	CB 2214 RIM=39.4' (1) INV. 15" CMP=33.4' (2) INV. 8" CIP=33.9' (3) INV. 15" CPP=33.6' (4) INV. 12" CMP=33.7' (5) INV. 8" ASBESTOS=33.7'	DMH 2452 RIM=38.0' (1) INV. 8" PVC=33.3' (2) INV. 15" RCP=30.4' (3) INV. 15" RCP	CB 2453 RIM=38.3' INV. OUT 8" PVC=34.7'	CB 2504 RIM=46.7' SUMP ONLY	CB 2714 RIM=35.3' INV. OUT 10" CPP=32.0'	CB 2717 RIM=39.0' INV. OUT 12" CMP=35.7'	CB 2720 RIM=33.3' (1) INV. 18" RCP=27.9' (2) INV. 15" RCP=28.1'	GRATE DRAIN RIM=38.0' INV. OUT 6" PVC= 36.8'
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# SEWER STRUCTURE TABLE

SMH 1127 RIM=41.8' (1) INV. 4" CIP=36.6' (2) INV. 8" ASBESTOS=32.1' (3) INV. 8" ASBESTOS=32.0'	SMH 1128 RIM=41.2' (1) INV. 8" ASBESTOS=35.1' (2) INV. 8" ASBESTOS=35.0' (3) INV. 6" CIP=36.1'	SMH 1311 RIM=35.1' (1) & (4) INV. 18" UNKNOWN CENTER CHANNEL=19.6' (2) INV. 8" UNKNOWN=20.9' (3) INV. 8" ASBESTOS=27.7'	SMH 1312 RIM=41.2' (1) & (3) INV. 18" UNKNOWN CENTER CHANNEL=18.0' (2) INV. UNKNOWN=19.4	SMH 1601 RIM=34.0' (2) & (3) INV. 18" UNKNOWN CENTER CHANNEL=16.8' (1) INV. 8" UNKNOWN=18.0' (4) INV. 8" UNKNOWN=24.6'	SMH 1765 RIM=36.7' (1) & (2) INV. 8" ASBESTOS CENTER CHANNEL=31.3'	SMH 1775 RIM=29.0' LARGE BOULDER ON COVER	SMH 1927 RIM=39.3' (1) & (2) INV. 8" ASBESTOS CENTER CHANNEL=34.1'	SMH 2638 RIM=32.5' (1) INV. 18" UNKNOWN (2) INV. 15" UNKNOWN CENTER CHANNEL (1) & (2) =20.7'
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LINE TABLE		
LINE	BEARING	LENGTH
L1	S 18°12'02" W	53.66
L2	N 52°35'58" W	19.00
L3	N 38°10'02" E	90.03
L4	N 38°10'02" E	35.55
L5	N 40°50'02" E	50.00
L6	N 45°12'02" E	50.00
L7	N 53°08'02" E	50.00
L8	N 58°28'02" E	50.00
L9	N 81°33'02" E	50.00
L10	N 70°08'02" E	50.00
L11	N 76°50'04" E	49.51
L12	N 241°44'5" E	70.11
L13	N 64°51'15" W	101.33
L14	N 65°59'15" W	50.72
L15	S 65°01'23" E	39.09
L16	S 22°46'30" W	24.21
L17	S 63°41'45" E	83.00
L18	S 08°14'13" E	31.54
L19	S 43°33'42" E	57.85
L20	S 42°38'39" E	18.49
L21	S 55°06'57" E	12.01
L22	N 15°04'04" E	13.33
L23	S 15°11'13" W	34.41
L24	S 69°27'57" E	43.18
L25	S 78°09'27" E	24.73

MONUMENT TABLE	
①	1" SMOOTH IRON ROD FOUND, UP 6" (HELD)
②	3/4" THREADED IRON ROD FOUND, UP 15", LOOSE & LEANING, LOCATED AT BASE
③	1" SMOOTH IRON ROD FOUND, UP 22", LOOSE & LEANING, LOCATED AT BASE (HELD)
④	1 1/4" SMOOTH IRON ROD FOUND, UP 12" (HELD)
⑤	1" SMOOTH IRON ROD FOUND, DOWN 7" (HELD)
⑥	1" IRON PIPE FOUND, WITH CRIMPED TOP, FLUSH (HELD)
⑦	5/8" RE-BAR, WITH I.D. CAP, SET UP 1"

TBM TABLE (SEE NOTE #9)		
TBM	DESCRIPTION	ELEVATION
"A"	MAG NAIL SET UP 1' IN UTILITY POLE NETT/2/7/2 ON THE SOUTH SIDE OF MILL ROAD	37.96'
"B"	CHISEL SQUARE IN THE CONCRETE BASE OF THE SOUTHEASTERN MOST LIGHTPOLE IN FRONT OF DOMINEX PIZZA	39.67'

BUILDING OCCUPANCY TABLE (AS OF 5/08)	
11	THE BAGELRY
12	KALEIDA SCOOP
13	RITZ
14	DURHAM MOVIE STOP
15	FEDERAL SAVINGS BANK
16	SELECT PHYSICAL THERAPY
17	WOODBURY FAMILY PRACTICE
18	UPPERCUT HAIR SALON
19	MOE'S ITALIAN SANDWICHES
20	DOMINO'S PIZZA
21	DURHAM PUBLIC LIBRARY
22	UNOCCUPIED
23	CHINA BUFFET
24	NEW HAMPSHIRE FEDERAL CREDIT UNION

UTILITY POLE TABLE	
UP1	NETT/4/PSNH/7/1C
UP2	PSNH/7/1A W/EMETER & POWER DOWN
UP3	NO #S W/ POWER DOWN
UP4	BELL ATL.3/PSNH/7/1B

EXISTING CONDITIONS PLAN  
OF  
MILL ROAD PLAZA  
FOR  
COLONIAL DURHAM ASSOCIATES  
MILL ROAD  
DURHAM, NEW HAMPSHIRE

DRAWN BY: CRC	DATE: MAY 8, 2008
CHECKED BY: SVM	DRAWING NO.: 2416A
JOB NO.: 2416	SHEET 2 OF 2

