

# PROPOSED SUBDIVISION 22 OLD PISCATAQUA ROAD

DURHAM, NEW HAMPSHIRE  
PERMIT PLANS

OWNER:  
**CHARLES F. WARD, JR. &  
PAMELA WRIGHT**  
22 OLD PISCATAQUA ROAD  
DURHAM, N.H. 03824

CIVIL ENGINEER, LAND SURVEYOR  
& WETLAND SCIENTIST:  
**AMBIT ENGINEERING, INC.**  
200 GRIFFIN ROAD, UNIT 3  
PORTSMOUTH, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

## UTILITY CONTACTS

**ELECTRIC:**  
EVERSOURCE  
74 OLD DOVER ROAD  
ROCHESTER, N.H. 03867  
Tel. (603) 332-4227, Ext.  
555.5325  
ATTN: MARK COLLINS  
EMAIL: mark.collins@eversource.com

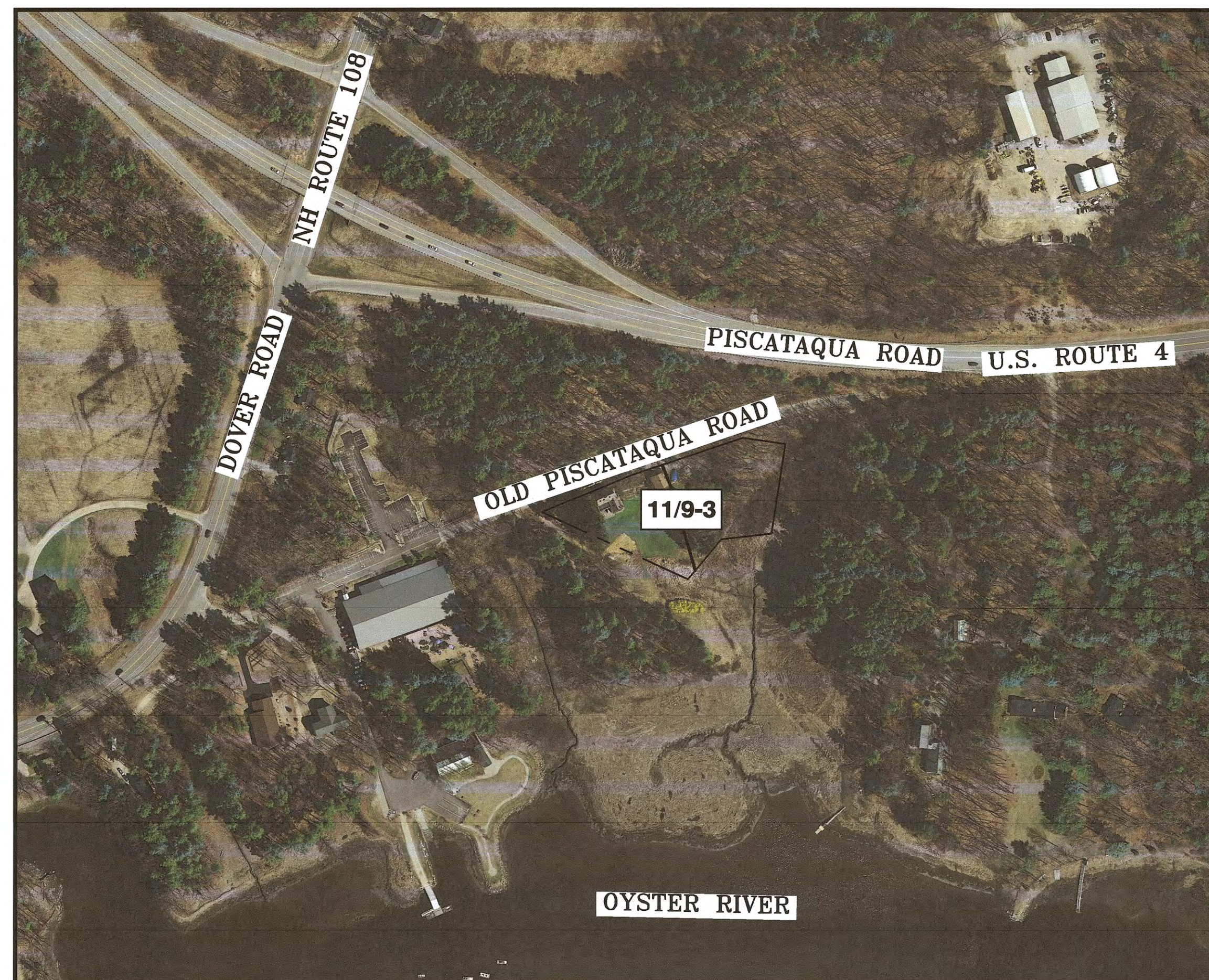
**COMMUNICATIONS:**  
FAIRPOINT  
JOE CONSIDINE  
1575 GREENLAND ROAD  
GREENLAND, N.H. 03840  
Tel. (603) 427-5525

**CABLE:**  
XFINITY BY COMCAST  
MIKE COLLINS  
334B CALEF HIGHWAY  
EPPING, N.H. 03042  
Tel. (603) 679-5695  
Ext. 1037

**NATURAL GAS:**  
UNITIL  
325 WEST ROAD  
PORTSMOUTH, N.H. 03801  
Tel. (603) 624-5147  
ATTN: SUSAN DUPLISA  
EMAIL: duplisa@unitil.com

**WATER:**  
TOWN OF DURHAM  
DEPARTMENT OF PUBLIC WORKS  
100 STONE QUARRY DRIVE  
DURHAM, N.H. 03824  
Tel. (603) 868-5578  
EMAIL: publicworks@ci.durham.nh.us

**SEWER:**  
TOWN OF DURHAM  
DEPARTMENT OF PUBLIC WORKS  
50 PISCATAQUA ROAD  
DURHAM, N.H. 03824  
Tel. (603) 868-2274  
EMAIL: publicworks@ci.durham.nh.us



SCALE: 1" = 200'

## INDEX OF SHEETS

- |    |                          |
|----|--------------------------|
|    | SUBDIVISION PLAN         |
| C1 | EXISTING CONDITIONS PLAN |
| C2 | SUBDIVISION SITE PLAN    |
| C3 | COLOR SUBDIVISION PLAN   |



## LEGEND:

N/F	NOW OR FORMERLY	
RP	RECORD OF PROBATE	
SCRD	STRAFFORD COUNTY	
	REGISTRY OF DEEDS	
11 21	MAP 11/LOT 21	
● IR FND	IRON ROD FOUND	
● IP FND	IRON PIPE FOUND	
● IR SET	IRON ROD SET	
⊙ DH FND	DRILL HOLE FOUND	
⊙ DH SET	DRILL HOLE SET	
□	GRANITE BOUND w/IRON ROD FOUND	
<hr/>		
<u>EXISTING</u>		
<hr/>		
FM	FM	FORCE MAIN
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	PG	GAS LINE
D	D	STORM DRAIN
FD	FD	FOUNDATION DRAIN
W	W	WATER LINE
FS	FS	FIRE SERVICE LINE
UE	UGE	UNDERGROUND ELECTRIC SUPPLY
.....	.....	UNDERGROUND ELECTRIC SERVICE
.....	.....	OVERHEAD ELECTRIC WIRES
=====	=====	RETAINING WALL
		EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
⊕	⊕	UTILITY POLE
E	E	ELECTRIC METER
▨	▨	TRANSFORMER ON CONCRETE PAD
50	50	WATER SHUT OFF/CURB STOP
C.O.	C.O.	PIPE CLEANOUT
⌵	⌵	GATE VALVE
⊕	⊕	HYDRANT
CB	CB	CATCH BASIN
⊙	⊙	SEWER MANHOLE
⊙	⊙	DRAIN MANHOLE
⊙	⊙	WATER METER MANHOLE
#5		TEST BORING
TP 1		TEST PIT
▨		LANDSCAPED AREA
LA		
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
CMP	CMP	CORRUGATED METAL PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
HYD	HYD	HYDRANT
⌵	⌵	CENTERLINE
EP	EP	EDGE OF PAVEMENT
EL	EL	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL

PROPOSED SUBDIVISION  
22 OLD PISCATAQUA ROAD  
DURHAM, N.H.



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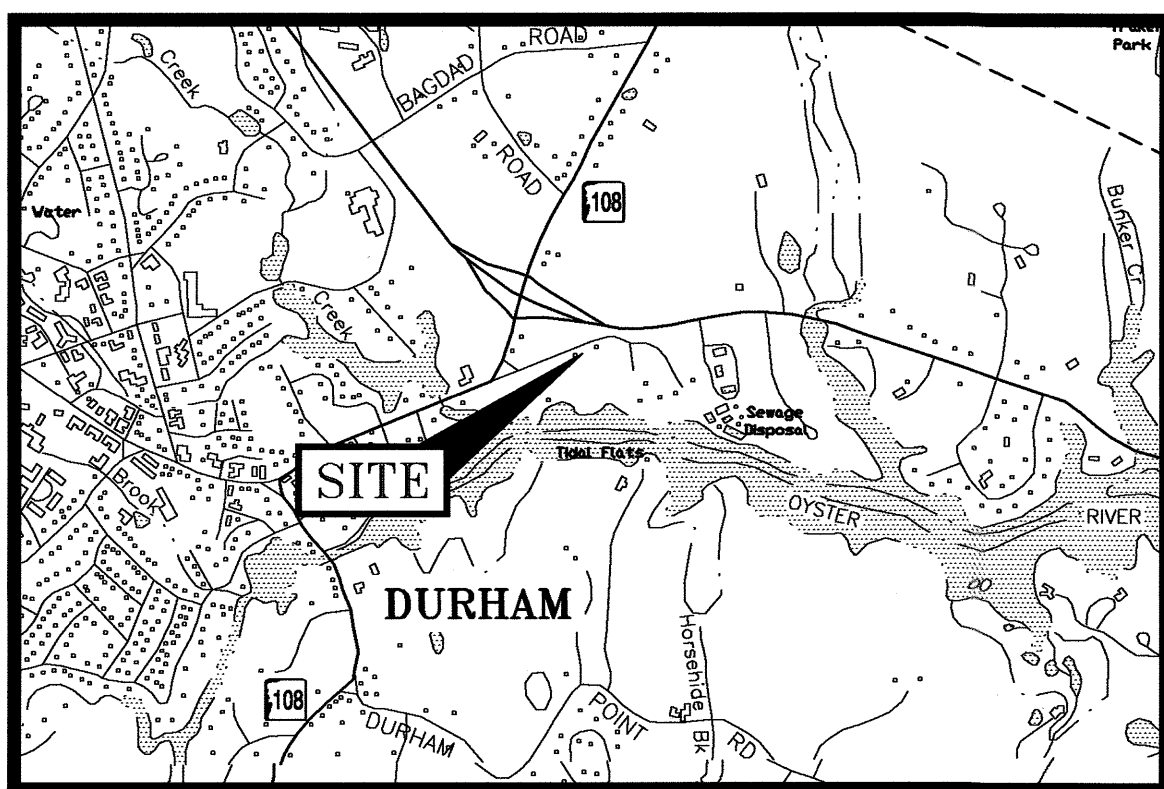
FINAL APPROVAL BY DURHAM PLANNING BOARD  
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER

MICHAEL BEHRENDT, TOWN PLANNER

DATE

PLAN SET SUBMITTAL DATE: 2/12/2021





## LOCATION MAP

SCALE 1"=2,000'

## PLAN REFERENCES:

1) PLAN OF LOTS B1 & B2 FOR TOWN OF DURHAM (IRMA JACKSON) DURHAM NEW HAMPSHIRE. PREPARED BY G.L. DAVIS & ASSOCIATES. DATED SEPTEMBER 1973. S.C.R.D. POCKET 1 FOLDER 4 PLAN #45.

2) PLAN OF LAND ERMA JACKSON DURHAM, NEW HAMPSHIRE. PREPARED BY G.L. DAVIS & ASSOCIATES. DATED JUNE 1973. S.C.R.D. POCKET 3 FOLDER 2 PLAN #60.

3) PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT NO. F 012-2(4) N.H. PROJECT NO. P-3877-B DURHAM BYPASS. PREPARED BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS. DATED APRIL 15, 1964. ON FILE WITH NH DOT.

4) PLAN AND PROFILE OF PROPOSED NATIONAL RECOVERY PROJECT NO-NRS 249. PREPARED BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS. DATED JUNE 15, 1933. ON FILE WITH NH DOT.

5) RIGHT OF WAY PLANS OF PROPOSED FEDERAL AID HIGH HAZARD PROJECT (ROADSIDE OBSTACLES) HHS-5133(5) N.H. PROJECT NO. P-2999 N.H. COLLEGE ROAD (N.H. 108). PREPARED BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS. DATED DECEMBER 14, 1977. ON FILE WITH NH DOT.

6) PROPOSED SUBDIVISION OF THE JAKUES PROPERTY IN DURHAM, N.H. PREPARED BY BRUCE L. POHOPEK, LAND SURVEYOR. DATED OCTOBER 28, 1998, FINAL REVISION DATE JANUARY 27, 1999. S.C.R.D. PLAN 57-17.

7) CONDOMINIUM SITE PLAN OF JACKSON LANDING CONDOMINIUM PREPARED FOR: ARNET R. TAYLOR, JR. (TAX MAP 11, LOT 11-5) OLD PISCATAQUA & JACKSON LANDING ROADS DURHAM, NEW HAMPSHIRE. PREPARED BY DOUCET SURVEY, INC. DATED MAY 23, 2005. S.C.R.D. PLAN 80-19.

8) TOWN OF DURHAM SEWER EASEMENTS, FORCE MAIN 24" INTERCEPTOR CROSS COUNTRY TO EMERSON RD., DURHAM, NEW HAMPSHIRE. PREPARED BY G.L. DAVIS & ASSOCIATES. DATED OCTOBER 1964, FINAL REVISION DAVE DECEMBER 6, 1965. S.C.R.D. POCKET 4, FOLDER 3, PLAN 24.

## APPROVAL NOTES:

1) FOR MORE INFORMATION ABOUT THIS LOT LINE ADJUSTMENT, OR TO SEE THE COMPLETE PLAN SET, CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 8 NEWMARKET ROAD, DURHAM, NH 03824. (603) 868-8064.

2) THE SCHOOL IMPACT FEE IS ASSESSED AS PART OF THIS PROJECT FOR THE NEW LOT IN THE AMOUNT OF \$3,699. THE FEE MUST BE PAID IN FULL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

3) THE NEW LOT, LOT 2, IS SUBJECT TO THE TOWN OF DURHAM WETLAND, SHORELAND, AND FLOOD OVERLAY DISTRICTS. NO CONSTRUCTION OR GROUND DISTURBANCE MAY OCCUR WITHIN THE WETLAND BUFFER LOCATED 75 FEET LANDWARD FROM THE WETLAND, EXCEPT AS MAY BE ALLOWED UNDER THE TOWN'S ORDINANCE. THE BUILDABLE AREA OUTSIDE OF THE SETBACKS AND WETLAND BUFFER IS 5,433 SQUARE FEET. THE BUYER OF THE LOT IS ENCOURAGED TO VISIT THE TOWN OF DURHAM TO REVIEW THE PLANS FOR AN EXPLANATION OF TOWN AND STATE SITE AND ENVIRONMENTAL CONSTRAINTS.

4) SEE ALSO NOTICE OF MODIFICATION DATED DECEMBER 2, 2020.

FINAL APPROVAL BY DURHAM PLANNING BOARD  
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER

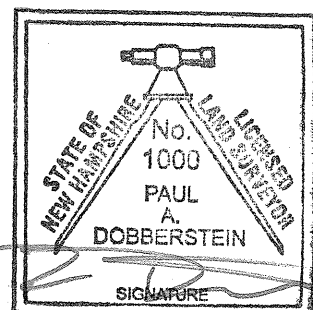
MICHAEL BEHRENDT, TOWN PLANNER

DATE

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PAUL A. DOBBERSTEIN, LLS

DATE



## LEGEND:

N/F  
RP  
SCRD  
11  
21

NOW OR FORMERLY  
RECORD OF PROBATE  
STRAFFORD COUNTY REGISTRY OF DEEDS

MAP 11 / LOT 21

BOUNDARY  
PROPOSED BOUNDARY  
SETBACK

MHW MEAN HIGH WATER LINE

HOTL HIGHEST OBSERVABLE TIDE LINE

FRESHWATER WETLAND LINE

NH DES TIDAL BUFFER ZONE

SPOD TOWN OF DURHAM 250' SHORELAND PROTECTION OVERLAY DISTRICT

WCOD TOWN OF DURHAM WETLAND CONSERVATION OVERLAY DISTRICT

FHZ FEMA SPECIAL FLOOD HAZARD ZONE LINE

SPD SOMEWHAT POORLY DRAINED SOIL LINE

NWB 150' TOWN OF DURHAM NATURAL WOODLAND BUFFER

IRON ROD/PIPE FOUND

DRILL HOLE FOUND

STONE/CONCRETE BOUND FOUND

IRON ROD SET 2/26/2020 UNLESS OTHERWISE NOTED

DRILL HOLE SET

GRANITE BOUND SET

EDGE OF PAVEMENT (EP)

WOODS / TREE LINE

UTILITY POLE (w/ GUY)

METER (GAS, WATER, ELECTRIC)

TYPICAL

LANDSCAPED AREA

## LOT SIZE NOTES:

1) SOMEWHAT POORLY DRAINED SOILS LINE, WITHIN THE 75 FOOT WETLAND BUFFER, WERE DELINEATED BY STEVEN D. RIKER, CWS.

2) LOT AREAS:

LOT 1  
TOTAL PROPOSED AREA: 32,516 S.F.  
AREA OF WETLANDS ON LOT: 2,613 S.F.  
AREA OF SOMEWHAT POORLY DRAINED SOIL WITHIN THE WETLAND BUFFER: 1,185 S.F.  
REMAINING AREA: 28,718 S.F.

LOT 2  
TOTAL PROPOSED AREA: 39,393 S.F.  
AREA OF WETLANDS ON LOT: 14,369 S.F.  
AREA OF SOMEWHAT POORLY DRAINED SOIL WITHIN THE WETLAND BUFFER: 2,545 S.F.  
REMAINING AREA: 24,779 S.F.

12  
9-2  
N/F  
TOWN OF DURHAM  
8 NEWMARKET ROAD  
DURHAM, NH 03824

OLD PISCATAQUA ROAD

LOT 2  
11/9-3-1

LOT 1  
11/9-3

## WETLAND NOTES:

1) HIGHEST OBSERVABLE TIDE AND WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON JUNE 20, 2018 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

- U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2017).
- NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
- CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
- "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

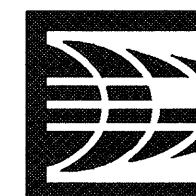
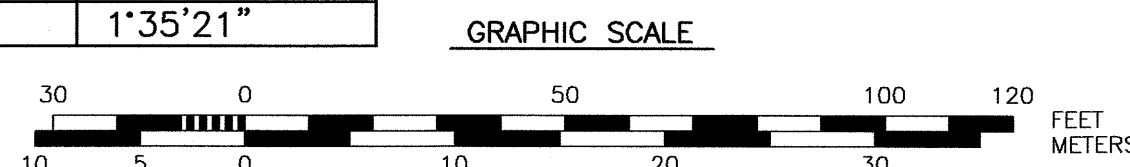
2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

## CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3064.79'	85.00'	85.00'	S82°01'01"E	1°35'21"

## WAIVERS GRANTED (2/26/20):

- TOWN OF DURHAM SUBDIVISION REGULATIONS SECTION 7.05.E-TO ALLOW FOR A HIGH INTENSITY SOIL SURVEY & TEST PITS TO NOT BE PERFORMED.
- TOWN OF DURHAM SUBDIVISION REGULATIONS SECTION 7.05.F-TO ALLOW FOR A HIGH INTENSITY SOIL SURVEY & TEST PITS TO NOT BE PERFORMED.
- TOWN OF DURHAM SUBDIVISION REGULATIONS SECTION 7.06-TO ALLOW FOR A HIGH INTENSITY SOIL SURVEY TO NOT BE PERFORMED.



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Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3  
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Tel (603) 430-9282  
Fax (603) 436-2315

## NOTES:

1) PARCEL IS SHOWN ON THE TOWN OF DURHAM ASSESSOR'S MAP 11 AS LOT 9-3.

2) OWNERS OF RECORD:  
CHARLES WARD, JR. &  
PAMELA WRIGHT  
22 OLD PISCATAQUA ROAD  
DURHAM, NH 03824  
1478/661  
S.C.R.D. POCKET 1 FOLDER 4 PLAN 45 (LOT B1)

3) PORTIONS OF THE PARCEL ARE IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL. 6) AS SHOWN ON FIRM PANEL 33017C0318E. EFFECTIVE DATE SEPTEMBER 30, 2015.

4) EXISTING LOT AREA:  
71,909 S.F.  
1.6508 ACRES

PROPOSED LOT AREAS:

LOT 1	LOT 2
32,516 S.F. 0.7465 ACRES	39,393 S.F. 0.9043 ACRES

5) PARCEL IS LOCATED IN THE RESIDENCE A (RA) ZONING DISTRICT AND IS SUBJECT TO THE SHORELAND PROTECTION OVERLAY DISTRICT (SPOD) & THE WETLAND PROTECTION OVERLAY DISTRICT (WCOD).

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:	20,000 S.F.
FRONTAGE (ROAD):	100 FEET
FRONTAGE (SHORELINE):	200 FEET
SETBACKS:	FRONT: 30 FEET*
	SIDE: 10 FEET
	REAR: 20 FEET
MAXIMUM STRUCTURE HEIGHT:	30 FEET
MAXIMUM IMPERVIOUS SURFACE:	33%
*SEE NOTE 10	

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF TAX MAP 11 LOT 9-3 IN THE TOWN OF DURHAM INTO TWO LOTS.

8) PARCELS WILL BE SERVED BY MUNICIPAL SEWER AND WATER.

9) FRONT SETBACK AS SHOWN HEREON IS 10 FEET PURSUANT TO TOWN OF DURHAM ZONING ORDINANCE 175-54 TABLE OF DIMENSIONS, FOOTNOTE 1, WHEREBY IF THE FRONT SETBACK FOR ADJACENT BUILDINGS WITHIN 300 FEET ARE LESS THAN 30 FEET, THE FRONT SETBACK IS THE AVERAGE OF SAID BUILDINGS. THE FRONT SETBACK SHOWN HEREON IS 10 FEET, THE EXISTING HOUSE BEING 5 FEET FROM THE ROW LINE, AND THE GARAGE BEING 15 FEET FROM THE ROW LINE, SEE NOTICE OF DECISION DATED FEBRUARY 26, 2020.

10) LOT 1 IS SUBJECT TO A 25' WIDE CONSTRUCTION EASEMENT RELATED TO AN ADJACENT SEWER AND WATER EASEMENT, SEE S.C.R.D. 809/315 & PLAN REF. 8.

NO.	DESCRIPTION	DATE
6	REVISE PER NOTICE OF DECISION	2/12/21
5	ADD CONSTRUCTION EASEMENT	2/19/20
4	REVISE PER COMMENTS	1/15/20
3	ISSUED FOR APPROVAL	12/17/19
2	ISSUED FOR REVIEW	3/9/19
1	MONUMENTS UPDATED	12/3/18
0	ISSUED FOR COMMENT	11/9/18

## REVISIONS

**SUBDIVISION PLAN**  
**TAX MAP 11 - LOT 9-3**  
LAND OF:  
**CHARLES F. WARD, JR.**  
& **PAMELA WRIGHT**  
22 OLD PISCATAQUA ROAD  
TOWN OF DURHAM  
COUNTY OF STRAFFORD  
STATE OF NEW HAMPSHIRE

SCALE 1"=30'

NOVEMBER 2018

FB 283 PG 56

2939



LEGEND:

- N/F NOW OR FORMERLY  
RP RECORD OF PROBATE  
SCRD STRAFFORD COUNTY  
RR SPK RAILROAD SPIKE  
MAP 11/LOT 21  
IRON ROD FOUND  
IRON PIPE FOUND  
IRON ROD SET  
DRILL HOLE FOUND  
DRILL HOLE SET  
STONE/CONCRETE BOUND FOUND  
MEAN HIGH WATER LINE  
HIGHEST OBSERVABLE TIDE LINE  
FRESHWATER WETLAND LINE  
NH DES TIDAL BUFFER ZONE  
TOWN OF DURHAM 250' SHORELAND PROTECTION OVERLAY DISTRICT  
TOWN OF DURHAM WETLAND CONSERVATION OVERLAY DISTRICT  
FEMA SPECIAL FLOOD HAZARD ZONE LINE  
SOMEWHAT POORLY DRAINED SOIL LINE  
150' TOWN OF DURHAM NATURAL WOODLAND BUFFER

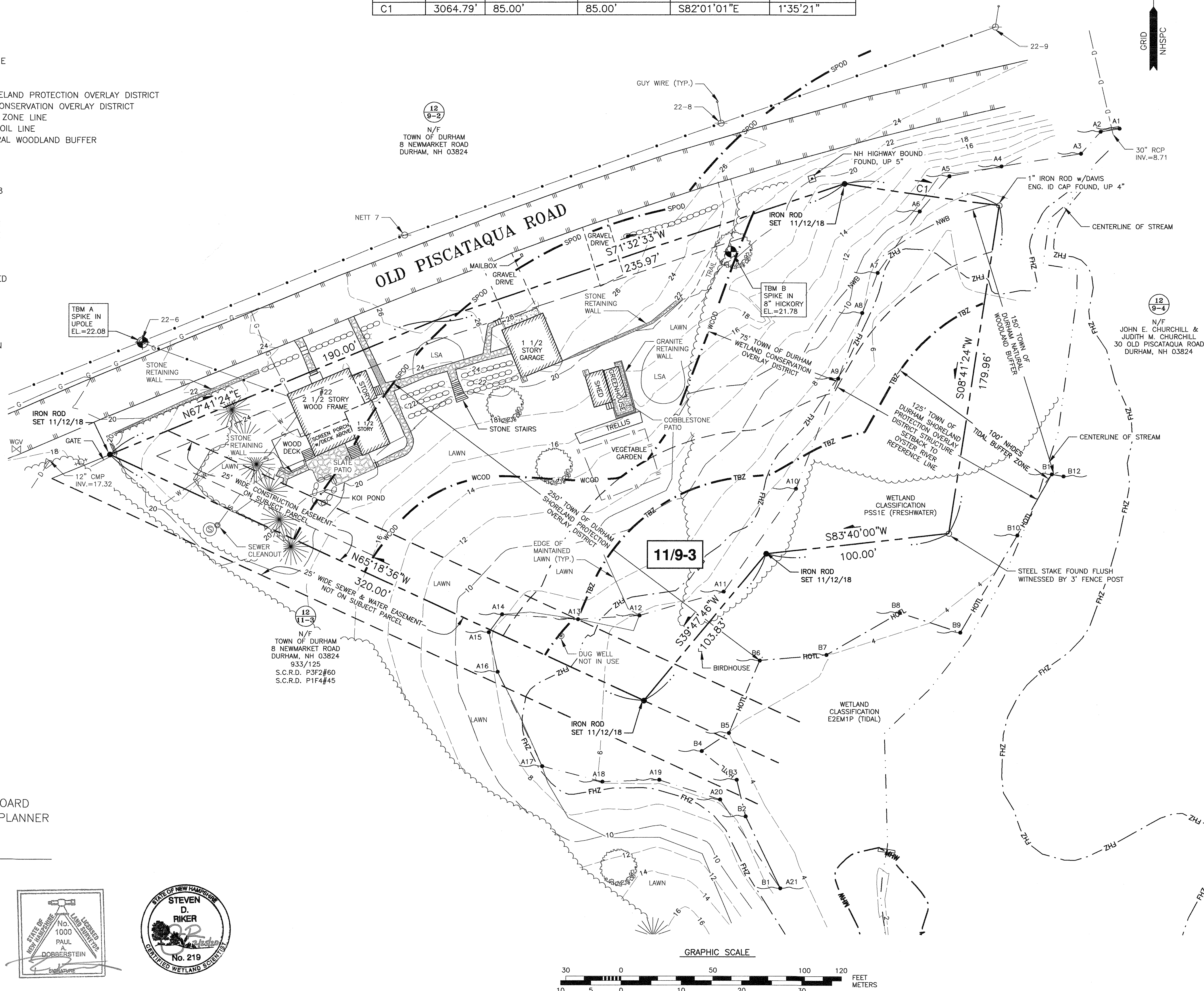
WETLAND NOTES:

- 1) HIGHEST OBSERVABLE TIDE AND WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON JUNE 20, 2018 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
- A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
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FINAL APPROVAL BY DURHAM PLANNING BOARD  
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER

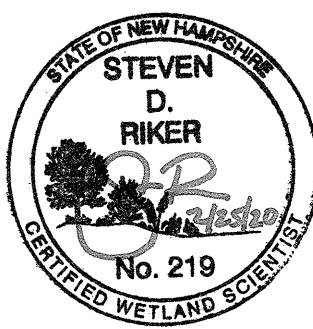
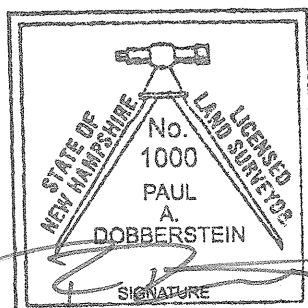
MICHAEL BEHRENDT, TOWN PLANNER

DATE

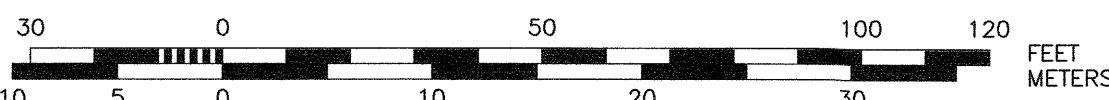
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PAUL A. DOBBERSTEIN, LLS

DATE



GRAPHIC SCALE



AMBIT ENGINEERING, INC.  
Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 438-2315

NOTES:

- 1) PARCEL IS SHOWN ON THE TOWN OF DURHAM ASSESSOR'S MAP 11 AS LOT 9-3.
- 2) OWNERS OF RECORD:  
CHARLES WARD, JR. &  
PAMELA WRIGHT  
22 OLD PISCATAQUA ROAD  
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1478/661  
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- 4) EXISTING LOT AREA:  
71,909 S.F.  
1.6508 ACRES
- 5) PARCEL IS LOCATED IN THE RESIDENCE A (RA) ZONING DISTRICT AND IS SUBJECT TO THE SHORELAND PROTECTION OVERLAY DISTRICT (SPOD).
- 6) DIMENSIONAL REQUIREMENTS:  
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FRONTAGE (ROAD): 100 FEET  
FRONTAGE (SHORELINE): 200 FEET  
SETBACKS: FRONT: 30 FEET\*  
SIDE: 10 FEET  
REAR: 20 FEET  
MAXIMUM STRUCTURE HEIGHT: 30 FEET  
MAXIMUM IMPERVIOUS SURFACE: 33%  
\*SEE NOTE 10
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF TAX MAP 11 LOT 9-3 IN THE TOWN OF DURHAM.
- 8) PARCEL IS SERVED BY MUNICIPAL SEWER AND WATER.
- 9) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').
- 10) FRONT SETBACK AS SHOWN HEREON IS 10 FEET PURSUANT TO TOWN OF DURHAM ZONING ORDINANCE 175-54 TABLE OF DIMENSIONS, FOOTNOTE 1, WHEREBY IF THE FRONT SETBACK FOR ADJACENT BUILDINGS WITHIN 300 FEET ARE LESS THAN 30 FEET, THE FRONT SETBACK IS THE AVERAGE OF SAID BUILDINGS. THE FRONT SETBACK SHOWN HEREON IS 10 FEET, THE EXISTING HOUSE BEING 5 FEET FROM THE ROW LINE, AND THE GARAGE BEING 15 FEET FROM THE ROW LINE.
- 10) PARCEL IS SUBJECT TO A 25' WIDE CONSTRUCTION EASEMENT RELATED TO AN ADJACENT SEWER AND WATER EASEMENT, SEE S.C.R.D. 809/315 & PLAN REF. 8.

RESIDENTIAL SUBDIVISION  
PAMELA WRIGHT &  
CHARLES WARD  
22 OLD PISCATAQUA ROAD  
DURHAM, N.H.

NO.	DESCRIPTION	DATE
3	ADD CONSTRUCTION EASEMENT	2/19/20
2	REVISE PER COMMENTS	1/15/20
1	ISSUED FOR APPROVAL	12/17/19
0	ISSUED FOR COMMENT	3/9/19

REVISIONS

SCALE 1"=30'	MARCH 2019
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EXISTING CONDITIONS  
PLAN

C1



LEGEND:

N/F NOW OR FORMERLY  
RP RECORD OF PROBATE  
SCRD STRAFFORD COUNTY  
RR SPK RAILROAD SPIKE  
MAP 11/LOT 21  
O IR FND IRON ROD FOUND  
O IP FND IRON PIPE FOUND  
● IR SET IRON ROD SET  
● DH FND DRILL HOLE FOUND  
● DH SET DRILL HOLE SET  
ST BND w/DH STONE/CONCRETE BOUND FOUND  
MHW MEAN HIGH WATER LINE  
HOTL HIGHEST OBSERVABLE TIDE LINE  
FRESHWATER WETLAND LINE  
TBZ NH DES TIDAL BUFFER ZONE  
SPOD TOWN OF DURHAM 250' SHORELAND PROTECTION OVERLAY DISTRICT  
WCOD TOWN OF DURHAM WETLAND CONSERVATION OVERLAY DISTRICT  
FHZ FEMA SPECIAL FLOOD HAZARD ZONE LINE

WETLAND NOTES:

- HIGHEST OBSERVABLE TIDE AND WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON JUNE 20, 2018 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
  - U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
  - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2017).
  - NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
  - CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
  - "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

- WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

FINAL APPROVAL BY DURHAM PLANNING BOARD  
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER

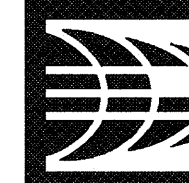
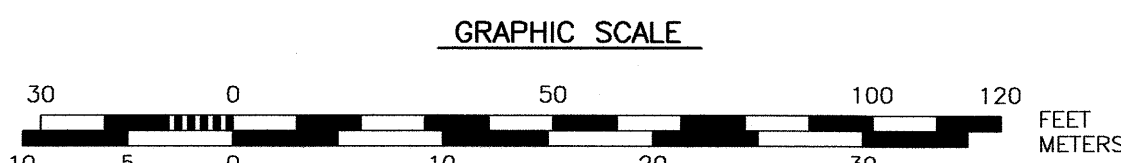
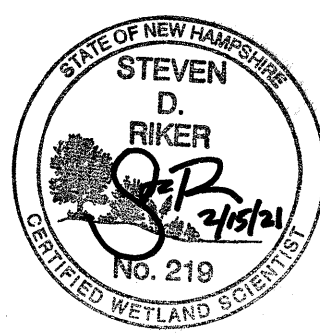
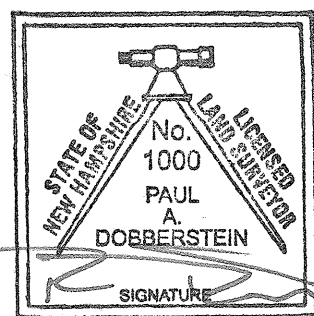
MICHAEL BEHRENDT, TOWN PLANNER

DATE

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PAUL A DOBBERSTEIN, LLS

DATE



AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 430-2315

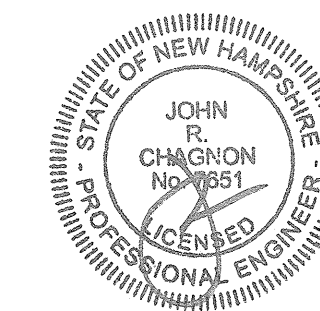
NOTES:

- PARCEL IS SHOWN ON THE TOWN OF DURHAM ASSESSOR'S MAP 11 AS LOT 9-3.
- OWNERS OF RECORD:  
CHARLES WARD, JR. &  
PAMELA WRIGHT  
22 OLD PISCATAQUA ROAD  
DURHAM, NH 03824  
1478/661  
S.C.R.D. POCKET 1 FOLDER 4 PLAN 45 (LOT B1)
- PORTIONS OF THE PARCEL ARE IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL. 6) AS SHOWN ON FIRM PANEL 33017C0318E. EFFECTIVE DATE SEPTEMBER 30, 2015.
- EXISTING LOT AREA:  
71,909 S.F.  
1.6508 ACRES
- PARCEL IS LOCATED IN THE RESIDENCE A (RA) ZONING DISTRICT AND IS SUBJECT TO THE SHORELAND PROTECTION OVERLAY DISTRICT (SPOD).
- DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA: 20,000 S.F.  
FRONTAGE (ROAD): 100 FEET  
FRONTAGE (SHORELINE): 200 FEET  
SETBACKS: FRONT: 30 FEET\*  
SIDE: 10 FEET  
REAR: 20 FEET  
MAXIMUM STRUCTURE HEIGHT: 30 FEET  
MAXIMUM IMPERVIOUS SURFACE: 33%  
\*SEE NOTE 10
- THE PURPOSE OF THIS PLAN IS TO SHOW A CONCEPTUAL LAYOUT PROPOSED CONDITIONS ON TAX MAP 11 LOT 9-3, PROPOSED LOT 2, IN THE TOWN OF DURHAM. UPON APPLICATION FOR A BUILDING PERMIT A CONDITIONAL USE PERMIT MUST BE OBTAINED FOR WORK WITHIN THE SHORELAND PROTECTION OVERLAY DISTRICT.
- PARCELS TO BE SERVED BY MUNICIPAL SEWER AND WATER.
- VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS ( $\pm 0.2'$ ).
- FRONT SETBACK AS SHOWN HEREON IS 10 FEET PURSUANT TO TOWN OF DURHAM ZONING ORDINANCE 175-54 TABLE OF DIMENSIONS, FOOTNOTE 1, WHEREBY IF THE FRONT SETBACK FOR ADJACENT BUILDINGS WITHIN 300 FEET ARE LESS THAN 30 FEET, THE FRONT SETBACK IS THE AVERAGE OF SAID BUILDINGS. THE FRONT SETBACK SHOWN HEREON IS 10 FEET, THE EXISTING HOUSE BEING 5 FEET FROM THE ROW LINE, AND THE GARAGE BEING 15 FEET FROM THE ROW LINE.

RESIDENTIAL SUBDIVISION  
PAMELA WRIGHT &  
CHARLES WARD  
22 OLD PISCATAQUA ROAD  
DURHAM, N.H.

NO.	DESCRIPTION	DATE
4	REVISE PER NOTICE OF DECISION	2/12/21
3	REVISE PER TOWN ENGINEER, ADD CONSTRUCTION EASEMENT	2/19/20
2	REVISED PER COMMENTS	1/15/20
1	ISSUED FOR APPROVAL	12/17/19
0	ISSUED FOR COMMENT	3/9/19

REVISIONS



SCALE 1"=30'

MARCH 2019

SUBDIVISION  
SITE PLAN

C2



LEGEND:

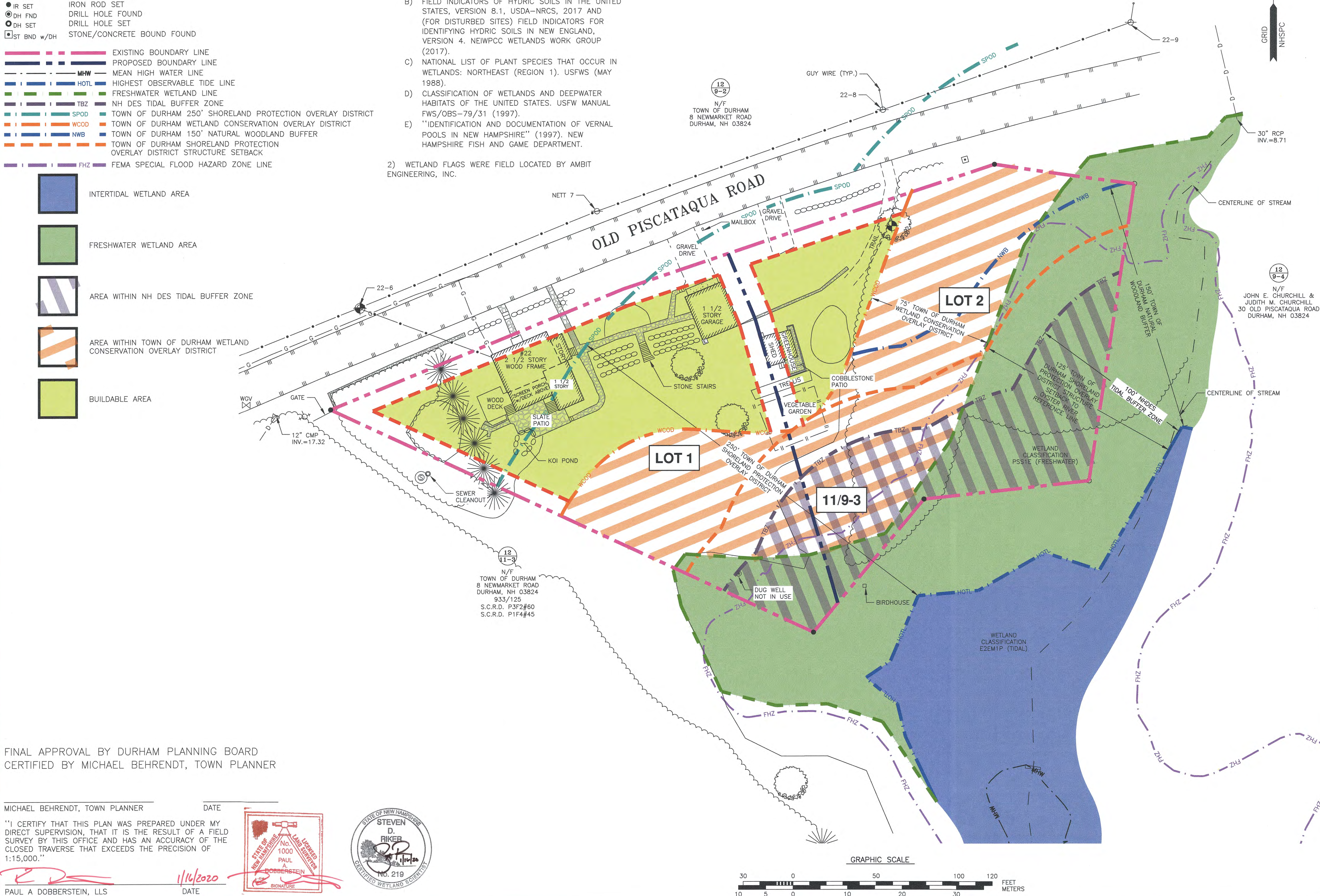
N/F NOW OR FORMERLY  
RP RECORD OF PROBATE  
SCRD STRAFFORD COUNTY  
REGISTRY OF DEEDS  
RR SPK RAILROAD SPIKE  
MAP 11/LOT 21  
IR FND IRON ROD FOUND  
IP FND IRON PIPE FOUND  
IR SET IRON ROD SET  
DH FND DRILL HOLE FOUND  
DH SET DRILL HOLE SET  
ST BND w/DH STONE/CONCRETE BOUND FOUND

EXISTING BOUNDARY LINE  
PROPOSED BOUNDARY LINE  
MHW MEAN HIGH WATER LINE  
HOTL HIGHEST OBSERVABLE TIDE LINE  
FRESHWATER WETLAND LINE  
TBZ NH DES TIDAL BUFFER ZONE  
SPOD TOWN OF DURHAM 250' SHORELAND PROTECTION OVERLAY DISTRICT  
WOOD TOWN OF DURHAM WETLAND CONSERVATION OVERLAY DISTRICT  
NWB TOWN OF DURHAM 150' NATURAL WOODLAND BUFFER  
TOWN OF DURHAM SHORELAND PROTECTION OVERLAY DISTRICT STRUCTURE SETBACK  
FHZ FEMA SPECIAL FLOOD HAZARD ZONE LINE

INTERTIDAL WETLAND AREA  
FRESHWATER WETLAND AREA  
AREA WITHIN NH DES TIDAL BUFFER ZONE  
AREA WITHIN TOWN OF DURHAM WETLAND CONSERVATION OVERLAY DISTRICT  
BUILDABLE AREA

WETLAND NOTES:

- 1) HIGHEST OBSERVABLE TIDE AND WETLAND LINE  
DELINEATED BY STEVEN D. RIKER, CWS ON JUNE 20, 2018  
IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
- A) U.S. ARMY CORPS OF ENGINEERS WETLANDS  
DELINEATION MANUAL. TECHNICAL REPORT Y-87-1  
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IDENTIFYING HYDRIC SOILS IN NEW ENGLAND,  
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- E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL  
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HAMPSHIRE FISH AND GAME DEPARTMENT.
- 2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT  
ENGINEERING, INC.



FINAL APPROVAL BY DURHAM PLANNING BOARD  
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER

MICHAEL BEHRENDT, TOWN PLANNER

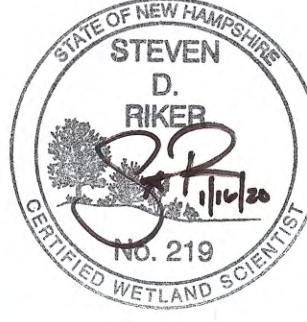
DATE

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY  
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SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE  
CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF  
1:15,000."

PAUL A DOBBERSTEIN, LLS

DATE

1/16/2020



AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

NOTES:

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CHARLES WARD, JR. &  
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- |                             |                 |
|-----------------------------|-----------------|
| MIN. LOT AREA:              | 20,000 S.F.     |
| FRONTAGE (ROAD):            | 100 FEET        |
| FRONTAGE (SHORELINE):       | 200 FEET        |
| SETBACKS:                   | FRONT: 30 FEET* |
|                             | SIDE: 10 FEET   |
|                             | REAR: 20 FEET   |
|                             | 30 FEET         |
| MAXIMUM STRUCTURE HEIGHT:   | 33%             |
| MAXIMUM IMPERVIOUS SURFACE: |                 |
| *SEE NOTE 10                |                 |
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW VARIOUS BUFFER,  
SETBACK, AND OTHER PERTINENT AREAS ASSOCIATED WITH A  
PROPOSED 2 LOT SUBDIVISION OF TAX MAP 11 LOT 9-3,  
PROPOSED LOT 2, IN THE TOWN OF DURHAM.
- 8) PARCELS TO BE SERVED BY MUNICIPAL SEWER AND WATER.
- 9) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF  
VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS ( $\pm 0.2'$ ).
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RESIDENTIAL SUBDIVISION  
PAMELA WRIGHT &  
CHARLES WARD  
22 OLD PISCATAQUA ROAD  
DURHAM, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	1/15/20
REVISIONS		

SCALE 1"=30'

JANUARY 2020

COLOR SUBDIVISION  
PLAN

C3