

### LINE TABLE

LINE	BEARING	DISTANCE
L1	N84°25'05"W	32.87'
L2	S34°44'52"W	48.02'
L3	S84°06'55"W	47.83'
L4	S83°17'14"E	23.98'
L5	S52°59'49"E	11.38'
L6	N75°27'58"W	57.71'
L7	S20°20'25"W	59.80'
L8	S22°27'27"W	17.18'
L9	S31°50'28"W	58.68'
L10	N35°26'29"E	26.61'
L11	S38°22'22"W	116.30'
L12	S47°33'35"W	71.52'
L13	N44°42'05"E	22.96'
L14	N60°57'53"E	26.18'
L15	N74°14'36"E	49.46'
L16	N89°38'23"E	69.41'
L17	S74°31'07"E	47.36'
L18	N78°27'56"W	11.71'
L19	S68°23'02"E	39.89'

**227-23**  
Pamela K. McPhee Rev. Trust  
342 Dame Road  
Durham, NH 03824  
SCRD 4784/161

**227-25**  
Pamela K. McPhee Rev. Trust  
342 Dame Road  
Durham, NH 03824  
SCRD 4019/105

**227-22**  
University of New Hampshire  
Office of the President  
Thompson Hall  
Durham, NH 03824  
SCRD 1759/235

**227-21**  
University of New Hampshire  
Office of the President  
Thompson Hall  
Durham, NH 03824  
SCRD 1979/233

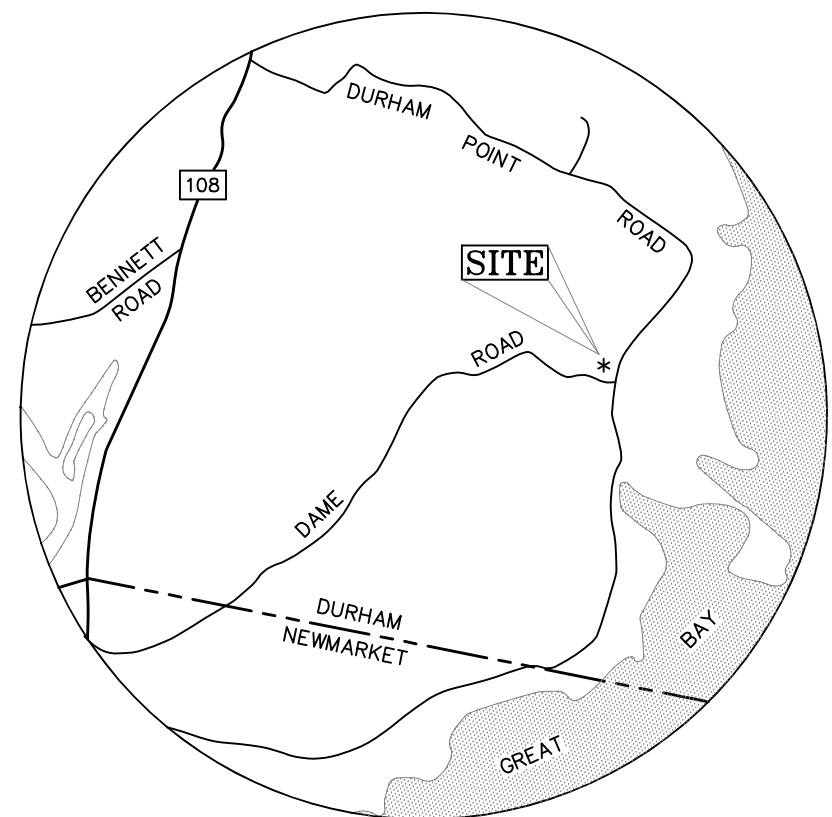
**227-31**  
C&C White Revocable Trust  
Charles P. White III & Corinne J. White, Trustees  
316 Durham Point Road  
Durham, NH 03824  
SCRD 5059/283

**227-19**  
Thomas A. & Yael Decapo  
315 Durham Point Road  
Durham, NH 03824  
SCRD 4400/094

**227-20**  
Yaul D. Decapo  
315 Durham Point Road  
Durham, NH 03824  
SCRD 3968/281

**227-32**  
Martin G. & Alix M. Mugar  
314 Durham Point Road  
Durham, NH 03824  
SCRD 1626/630

**227-29**  
David B. & Laura Savey  
351 Dame Road  
Durham, NH 03824  
SCRD 5122/242



### NOTES

- RANDOM TRAVERSE ERROR OF CLOSURE IS LESS THAN 1 PART IN 10,000.
- OWNERS OF RECORD:  
  
DAME ROAD PROPERTIES, LLC  
283 DURHAM POINT ROAD  
DURHAM, NH 03824  
TAX MAP 227, LOT 30  
BOOK 5244, PAGE 193 S.C.R.D.
- REFERENCE PLANS:  
  
a) "SUBDIVISION OF LAND FOR ROBERT DIBERTO IN DURHAM, N.H." BY BRUCE L. POHOPEK DATED FEBRUARY 6, 1990. SCRD PLAN No. 38-141  
  
b) "SUBDIVISION OF LAND FOR ALEXANDER HARRIS & WESTON KEYES IN DURHAM, NEW HAMPSHIRE" BY SEACOAST ENGINEERING DATED FEBRUARY 4, 1983. SCRD PLAN No. 23A-127
- ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS:  
  
a. ZONING DISTRICT RC-RESIDENCE C, R-RURAL AND WETLAND OVERLAY  
b. MINIMUM LOT FRONTAGE: 300'  
c. MINIMUM LOT AREA: 150,000 S.F. BUILDABLE AREA  
d. BUILDING SETBACKS: FRONT: 30'  
SIDE & REAR: 50'  
WETLANDS: 100'
- TOTAL AREA: 1,016,530 Square Feet = 23.34 Acres.
- THE ENTIRE PARCEL IS TREE COVERED.
- THIS PARCEL IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE PER FEMA MAP COMMUNITY NUMBER 33017C0385E DATED 9/30/2015.
- WETLAND BUFFER: THERE IS A 100-FOOT BUFFER REQUIREMENT REQUIREMENT FROM WETLANDS UNDER THE TOWN OF DURHAM ZONING ORDINANCE AS SHOWN ON THE PLAN. THERE MAY BE NO ENCROACHMENT WITHIN THESE BUFFER EXCEPT AS PERMITTED UNDER THE ORDINANCE. (EXCEPT WHERE OTHERWISE NOTED). CONTACT THE TOWN PLANNING DEPARTMENT WITH ANY QUESTIONS.
- ISOLATED WETLANDS: THERE ARE SEVERAL SMALL ISOLATED WETLANDS ON THIS PARCEL. IN TO THE THREE NOTED THAT ARE EXEMPT FROM THE WETLAND ORDINANCE. IF ANY OF THESE OTHER WETLANDS ARE DETERMINED TO BE LESS THAN 3,000 SQUARE FEET AND NOT BE VERNAL POOLS THEY ARE EXEMPT FROM THE WETLAND ORDINANCE.
- UNDERGROUND UTILITIES: ALL UTILITIES SHALL BE LOCATED UNDERGROUND. HOWEVER, TOWN PLANNING DEPARTMENT MAY APPROVE A SHORT RUN OVERHEAD IF SO SPECIFIED BY THE ELECTRIC UTILITY.
- ADDITIONAL INFORMATION: FOR MORE INFORMATION ABOUT THIS SUBDIVISION, OR TO SEE THE COMPLETE PLAN SET, CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 8 NEWMARKET ROAD, DURHAM, NH 03824. (603) 868-8064.
- SCHOOL IMPACT FEE: THE SCHOOL IMPACT FEE IS ASSESSED AS PART OF THIS SUBDIVISION IN THE AMOUNT OF \$3,699 FOR EACH OF THE THREE LOTS. THE FEE MUST BE PAID IN FULL PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- EACH PROPOSED DRIVEWAY SHALL BE PLACED IN A LOCATION PROVIDING THE REQUIRED SIGHT DISTANCE FOR THE POSTED SPEED LIMIT AS STIPULATED BY THE DEPARTMENT OF PUBLIC WORKS.
- Scenic buffer. A 30-foot wide scenic buffer shall be maintained along the public roadways, extending from the edge of the travelway. The purpose of this buffer shall be to protect the natural beauty, historic stone walls and mature trees along the roadway. Selective cutting of trees and other vegetation shall be permitted provided that a healthy, well distributed stand of trees and other vegetation is maintained. With exception of driveways, septic systems, utility lines, solar skyspace as defined under RSA 477:49.III, and carrying out lawful activities on a lot, no stone walls within the scenic buffer shall be removed and no cleared opening in the forest canopy shall be created with a projected surface area of greater than 250 square feet as measured from the outer limits of the tree crown. Dead, diseased, damaged, invasive, or toxic trees, saplings, and ground covers may be removed with prior approval of the Town Tree Warden or designee. If such removal results in the creation of cleared openings, these openings shall be replanted with native species unless existing new growth is present."

### LOCATION PLAN

### SOIL AREAS

LOT 227-30  
SPD: SOMEWHAT POORLY DRAINED SOIL AREA = 2,690 S.F.  
PD: POORLY DRAINED SOIL AREA = 4,010 S.F.  
VPD: NONE  
  
LOT 227-30-1  
SPD: NONE  
PD: POORLY DRAINED SOIL AREA = 14,965 S.F.  
VPD: VERY POORLY DRAINED SOIL AREA = 51,320 S.F.  
  
LOT 227-30-2  
SPD: SOMEWHAT POORLY DRAINED SOIL AREA = 16,000 S.F.  
PD: POORLY DRAINED SOIL AREA = 32,860 S.F.  
VPD: VERY POORLY DRAINED SOIL AREA = 23,600 S.F.

This map of somewhat poorly drained, poorly drained and very poorly drained soils comports with the technical standards of the National Cooperative Soil Survey. The map was produced by Professional / Certified Soil Scientist #038, Marc Jacobs, and is not a product of the USDA Natural Resources Conservation Service. This limited soil survey was conducted according to Society of Soil Scientists of Northern New England (SSSNE) Special Publication No. 3, Site-Specific Soil Mapping Standards for New Hampshire and Vermont, Version 7.0, dated July 2021 as published, maintained and amended by SSSNE. Copies of the soil survey map that have been reviewed by the scientist(s) are individually stamped, signed and dated. No report has been prepared to accompany this map.

### Wetland Note:

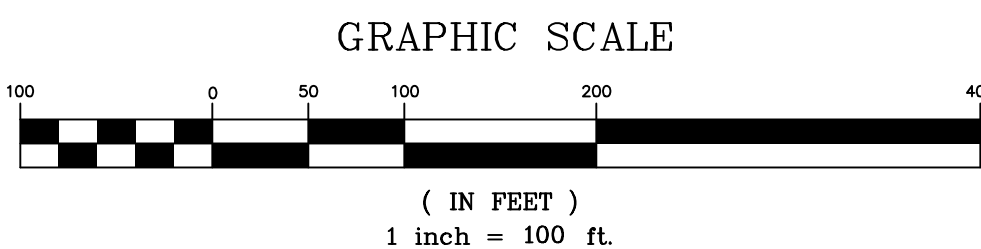
Man-made, altered and/or natural jurisdictional freshwater wetland boundaries were delineated by Marc Jacobs, Certified Wetland Scientist number 090, in April & May 2025 according to the standards of the US Army Corps of Engineers - 1987 Wetlands Delineation Manual; the 2012 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region; the Code of Administrative Rules, NH Department of Environmental Services - Wetlands Bureau - Env Wt 100-900 and Article XIII of the Durham, NH Zoning. Predominant hydric soils were identified utilizing the Field Indicators for Identifying Hydric Soils in New England, Version 4, June 2020 and the Field Indicators of Hydric Soils in the United States, Version 9.0, 2024. The indicator status of dominant vegetation as hydrophytic was determined according to the U.S. Army Corps of Engineers - Northcentral and Northeast 2020 Regional Wetland Plant List. Copies of site plans depicting the wetland delineation which have been reviewed by the wetland scientist are individually stamped, signed and dated. This note has been customized for this project.

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

### LEGEND

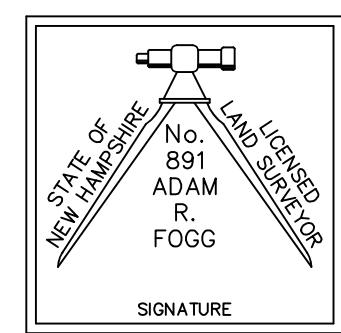
- SET 5/8" IRON ROD w/D CAP  
STAMPED "ATLANTIC LLS 891"
- FOUND IRON ROD
- DRILL HOLE AS NOTED
- UTILITY POLE
- TEST PIT
- PROPOSED WELL LOCATION
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- STONE WALL
- BUILDING SETBACK LINE
- 125' WOOD SEPTIC SETBACK LINE
- WETLAND SOIL LINE
- ZONE BOUNDARY LINE
- COUNTY SOIL LINE
- WETLAND EXEMPT FROM WOOD
- HdB HOLLIS-CHARLTON VERY ROCKY FINE SANDY LOAM 0-8% SLOPE
- HdC HOLLIS-CHARLTON VERY ROCKY FINE SANDY LOAM 8-15% SLOPE

ISSUE	DATE	DESCRIPTION	BY	CHKD.	APP.
1	12/9/25	MISC.	AF	AF	AF
2	1/9/26	MISC.	AF	AF	AF



**ATLANTIC**  
SURVEY CO, LLC  
25 Nute Road, Dover, New Hampshire 03820

PREPARED BY:  
  
SURVEYORS  
  
PLANNERS  
  
SEPTIC DESIGNERS  
  
603-659-8939



DATE: October, 2025	
FIELDWORK BY:	AF, TF
DESIGNED BY:	AF
CAD FILE:	25105
PROJECT No.:	25105
SHEET 1 OF 1	

Subdivision of Land  
PREPARED FOR  
**Dame Road Properties, LLC**  
LOCATED AT  
Durham Point Road & Dame Road, Durham, N.H.