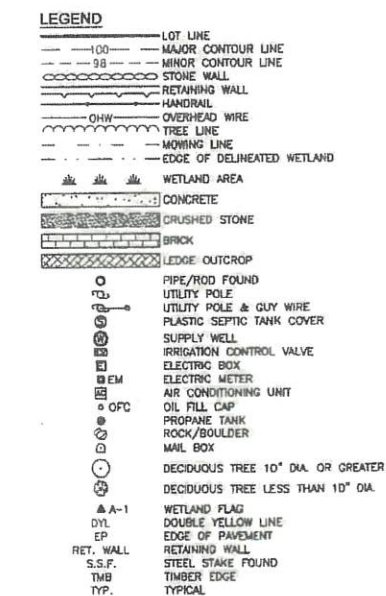


LOCATION MAP (SCALE: 1" = 2000')



EXISTING CONDITIONS PLAN
FOR
ALTUS ENGINEERING
OF
TAX MAP 238, LOT 9
561 BAY ROAD
DURHAM, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

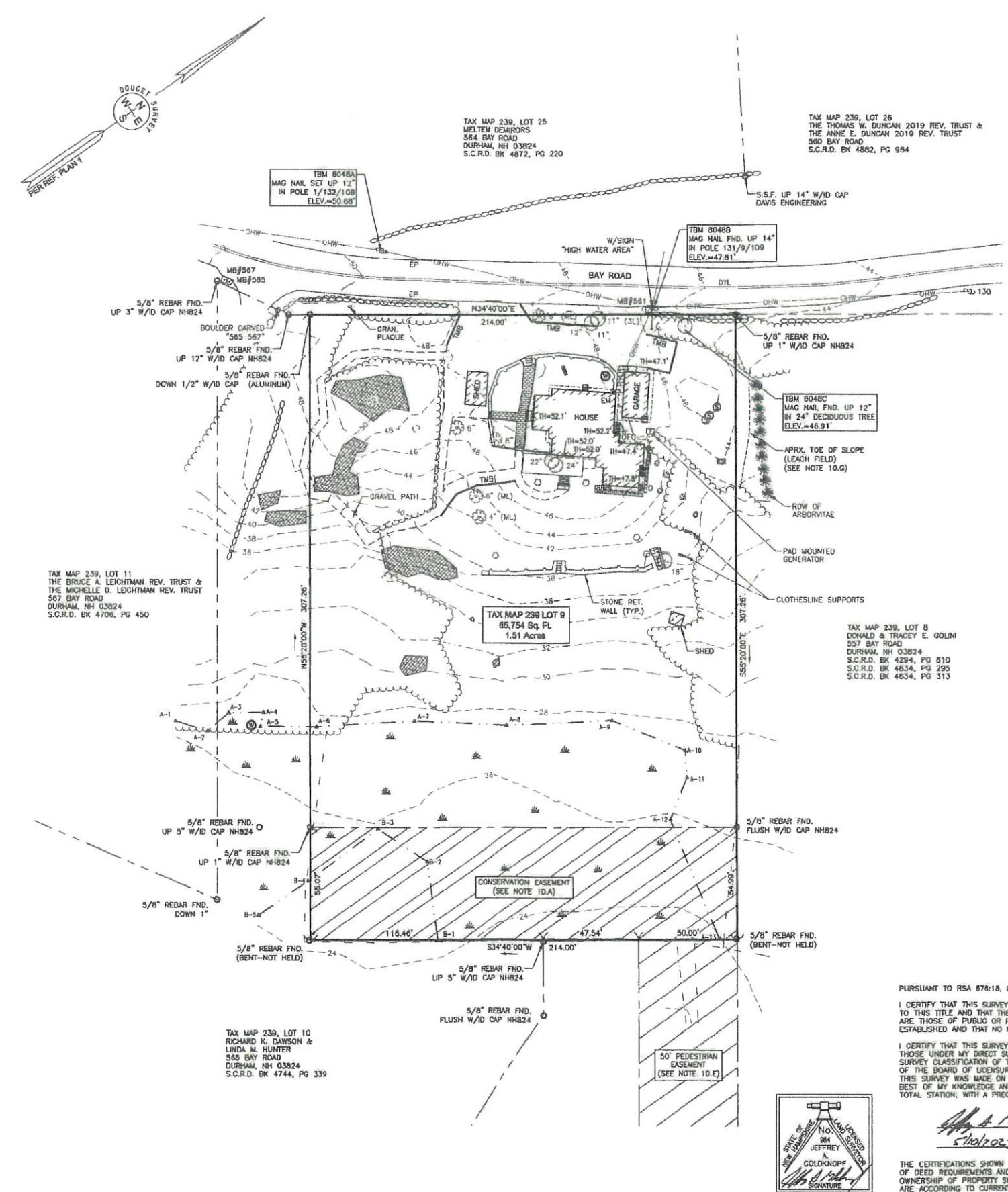
DRAWN BY:	A.K.H.	DATE:	MAY 10, 2023
CHECKED BY:	J.A.G.	DRAWING NO.:	8048A
JOB NO.:	8048	SHEET	1 OF 1

DOUCET SURVEY
Serving Your Professional Surveying & Mapping Needs
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Offices in Bedford & Keene, NH and Kannebunk, ME
http://www.doucetsurvey.com

- NOTES:
- REFERENCE: TAX MAP 239, LOT 9
561 BAY ROAD
DURHAM, NEW HAMPSHIRE
 - TOTAL PARCEL AREA: 85,754 SQ. FT. OR 1.51 AC.
 - OWNER OF RECORD: THE DAVID T. DELLA PENTA 2013 TRUST
AND THE KAREN S. DELLA PENTA 2013 TRUST
2320 WASH ROAD
SARASOTA, FL 34231
S.C.R.D. BK 5107, PG 1028
 - ZONE: RC - RESIDENCE C
DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA 150,000 sq.ft. OR 3.44 AC.
MIN. FRONTAGE 300 FT.
MIN. FRONT SETBACK 30 FT.
MIN. SIDE/REAR SETBACK 50 FT.
MAX. BUILDING HEIGHT 30 FT.
MAX. BUILDING HEIGHT 35 FT. (WITH SPECIAL EXCEPTION)
MAX. IMPERVIOUS RATIO 20 %
WETLAND SETBACKS 100 FT.

- ZONING INFORMATION LISTED HEREON IS BASED ON THE TOWN OF DURHAM ZONING ORDINANCE DATED FEBRUARY 8, 2023 AS AVAILABLE ON THE TOWN WEBSITE ON THE DATE RESEARCHED. ADDITIONAL REGULATIONS APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.
- FIELD SURVEY PERFORMED BY M.A.W. & A.E.K. ON MAY 5, 2023 USING A TOTAL STATION, SURVEY GRADE GPS WITH A DATA COLLECTOR, AND AN AUTO-LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
- VERTICAL DATUM IS BASED ON APPROXIMATE NAVD83(CEOID18) (±2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- HORIZONTAL DATUM BASED ON REFERENCE PLAN 1.
- THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN WAS DELINEATED BY JOSEPH W. NIGEL, NH CERTIFIED SOIL SCIENTIST #017 AND NH CERTIFIED WETLAND SCIENTIST #088, ON MAY 5, 2023. THE FLAGS WERE SURVEY LOCATED BY DOUCET SURVEY LLC. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL", (1987) ALONG WITH THE "REQUIRED REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL; NORTH-CENTRAL AND NORTHEAST REGION", (VERSION 2, JANUARY 2012).
- 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.
- TAX MAP 230, LOT 9 IS EITHER SUBJECT TO OR IN BENEFIT OF, BUT NOT LIMITED TO, THE FOLLOWING EASEMENTS/RIGHTS OF RECORD:
10.A. SUBJECT TO A CONSERVATION EASEMENT (SHOWN HEREON) GRANTED TO THE STATE OF NEW HAMPSHIRE AT S.C.R.D. BK 1586, PG 418.
10.B. POSSIBLY SUBJECT TO WELL RIGHTS (LOCATION UNCERTAIN) RESERVED AT S.C.R.D. BK 462, PG 387.
10.C. POSSIBLY SUBJECT TO WELL RIGHTS (LOCATION UNCERTAIN) RESERVED AT S.C.R.D. BK 1738, PG 170.
10.D. SUBJECT TO "WOODEN NUTMEG FARM PROTECTIVE COVENANTS" AS REFERENCED IN S.C.R.D. BK 1738, PG 170.
10.E. IN BENEFIT OF A 50' WIDE PEDESTRIAN EASEMENT (PARTLY SHOWN HEREON) GRANTED AT S.C.R.D. BK 1738, PG 170.
10.F. IN BENEFIT OF A 30' RIGHT OF WAY (NOT SHOWN HEREON) AS ACCESS TO GREAT BAY AS DESCRIBED IN AFFIDAVITS RECORDED AT S.C.R.D. BKS/PGS: 2138/429, 2142/125, 3166/83, AND 3168/35.
10.G. S.C.R.D. BK 4294, PG 810, THE CURRENT DEED FOR TAX MAP 239, LOT 8 STATES, "SUBJECT, HOWEVER, TO THE ENCROACHMENT OF THE LEACH BED SERVICING TAX MAP 20, LOT 5 AS SHOWN ON SAID PLAN", THE TAX MAP 20, LOT 5 REFERRED IN THE AFORESAID DEED IS CURRENTLY REFERRED TO AS TAX MAP 239, LOT 9 BY THE TOWN OF DURHAM.
- FLOOD HAZARD ZONE "X", PER FIRM MAP #33017C0385E, DATED SEPTEMBER 30, 2015.
- PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 2' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVED PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON-SITE.
- ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL. WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN 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.

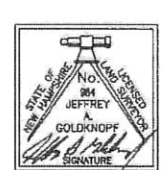
- REFERENCE PLANS:
- "LOT LINE REVISION, WOODEN NUTMEG FARM, BAY ROAD, DURHAM, NH" DATED MARCH 24, 1994 BY DOUCET SURVEY, S.C.R.D. PLAN 43-100
 - "PEDESTRIAN EASEMENT PLAN OF WOODEN NUTMEG FARM, BAY ROAD, DURHAM, NH" DATED FEBRUARY 17, 1993 BY DOUCET SURVEY, S.C.R.D. PLAN 43-97
 - "CONSERVATION EASEMENT PLAN OF WOODEN NUTMEG FARM, FOR CHENEY-ENGLAND, BAY ROAD, DURHAM, NH" DATED 3/28/91 AND REVISED 5/21/91 BY LANFREY RIVER SURVEY COMPANY, S.C.R.D. PLAN 38-35
 - "SHANKHASSICK ON GREAT BAY: A DEVELOPMENT BY CHENEY ENGLAND LIMITED PARTNERSHIP, BAY ROAD, DURHAM, NH" DATED MARCH 5, 1998 BY DOUCET SURVEY, S.C.R.D. PLAN 53-9
 - "SHANKHASSICK ON GREAT BAY: A DEVELOPMENT BY CHENEY ENGLAND LIMITED PARTNERSHIP, BAY ROAD, DURHAM, NH" DATED MARCH 5, 1998 BY DOUCET SURVEY, S.C.R.D. PLAN 53-9
 - "SHANKHASSICK ON GREAT BAY: A DEVELOPMENT BY CHENEY ENGLAND LIMITED PARTNERSHIP, BAY ROAD, DURHAM, NH" DATED JUNE 24, 1998 BY DOUCET SURVEY, S.C.R.D. PLAN 53-48
 - "CORRECTIVE BOUNDARY LINE ADJUSTMENT OF TAX MAP 19 LOTS 19-6 & 19-7" DATED APRIL 18, 2017 BY DOUCET SURVEY, S.C.R.D. PLAN 114-7
 - "LOT LINE REVISION PLAN FOR WOODEN NUTMEG CONDOMINIUM" DATED OCTOBER 2019 BY DOUCET SURVEY, S.C.R.D. PLAN 117-79
 - "LOT LINE REVISION PLAN FOR WOODEN NUTMEG CONDOMINIUM" DATED OCTOBER 2018 BY DOUCET SURVEY, S.C.R.D. PLAN 117-80
 - "EASEMENT PLAN FOR WOODEN NUTMEG FARM CONDOMINIUM" DATED OCTOBER 2018 BY DOUCET SURVEY, S.C.R.D. PLAN 117-81
 - "AMENDED PLAN OF LAND AND CONDOMINIUM SITE PLAN FOR WOODEN NUTMEG FARM CONDOMINIUMS" DATED JANUARY 25, 2019 BY DOUCET SURVEY, S.C.R.D. BOOK 118-11
 - "AMENDED PLAN OF LAND AND CONDOMINIUM SITE PLAN FOR WOODEN NUTMEG FARM CONDOMINIUMS" DATED JANUARY 25, 2019 BY DOUCET SURVEY, S.C.R.D. BOOK 118-12
 - "PLAN OF LAND FOR KATARAK BAY ROAD REALTY TRUST" DATED FEBRUARY 19, 2019 BY DOUCET SURVEY, S.C.R.D. BOOK 118-54



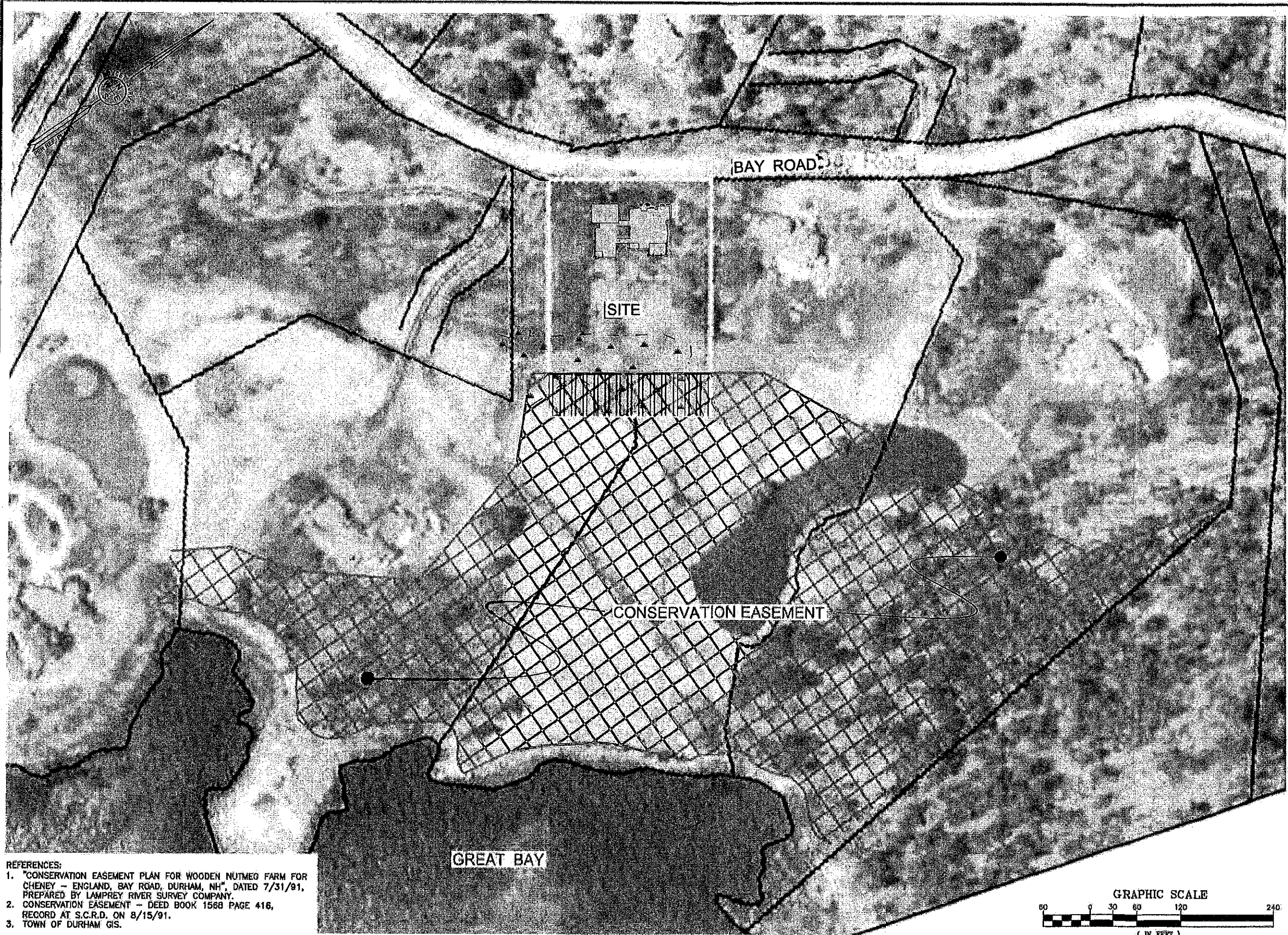
PURSUANT TO RSA 678:18, II:
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBMISSION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. 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 TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000."

Jeffrey Goldknopf
JEFFREY GOLDKNOPF
L.L.S. #84
5/10/2023 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.



FILE NAME: I:\PROJECTS\239\239-001\239-001.dwg PLOT DATE: 05/10/2023 10:30:11 AM



- REFERENCES:
1. "CONSERVATION EASEMENT PLAN FOR WOODEN NUTMEG FARM FOR CHENEY - ENGLAND, BAY ROAD, DURHAM, NH", DATED 7/31/91, PREPARED BY LAMPREY RIVER SURVEY COMPANY.
 2. CONSERVATION EASEMENT - DEED BOOK 1568 PAGE 416, RECORD AT S.C.R.D. ON 8/15/91.
 3. TOWN OF DURHAM GIS.

NOT FOR CONSTRUCTION

ISSUED FOR: APPROVAL

ISSUE DATE: MARCH 12, 2024

REVISIONS	NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION		EDW	03/12/24

DRAWN BY: RMB

APPROVED BY: EDW

DRAWING FILE: 5433SITE.dwg

SCALE:

(22"x34") 1" = 60'

(11"x17") 1" = 120'

OWNER/APPLICANT:

DAVID T. DELLA PENTA
2013 TRUST
&
KAREN S. DELLA PENTA
2013 TRUST

ASSESSOR'S MAP 239
LOT 9

MAILING ADDRESS:
561 BAY ROAD
DURHAM, NEW HAMPSHIRE

PROJECT:

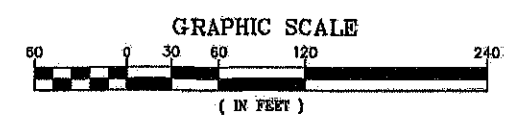
PROPOSED SINGLE
FAMILY
RESIDENCE

TITLE:

OVERALL
SITE PLAN

SHEET NUMBER:

G - 1



ILLUSTRATIVE MASTER PLAN LEGEND:

	PROPERTY LINE / LIMIT OF WORK
	BUILDING SETBACK
	APPROXIMATE LIMIT OF WORK
	LAWN
	SEEDED GRAVEL
	PLANT BED
	GRAVEL PAVING / PEASTONE
	MULCH PATH
	RECLAIMED GRANITE PAVING
	FIELDSTONE STEPPERS
	STONE STEP
	FIELDSTONE STEP
	PROPOSED FARM WALL
	PROPOSED WALL
	MESH FENCE & GATE
	PROPOSED PRIVACY FENCE
	EXISTING DECIDUOUS TREE TO REMAIN AND BE PROTECTED
	EXISTING EVERGREEN TREE TO REMAIN AND BE PROTECTED
	PROPOSED DECIDUOUS TREE PLANTING
	PROPOSED EVERGREEN TREE PLANTING
	PROPOSED SHRUB PLANTING
	PROPOSED PERENNIAL AND GROUNDCOVER PLANTING

TAX MAP 236 LOT 71
 THE BRUCE A. LEICHTMAN REV. TRUST &
 THE MICHELLE D. LEICHTMAN REV. TRUST
 567 BAY ROAD
 DURHAM, NH 03824
 S.C.R.D. BK 4706, PG 450

TAX MAP 239
 DONALD & T...
 557 BAY ROAD
 DURHAM, NH
 S.C.R.D. BK 4...
 S.C.R.D. BK 4...
 S.C.R.D. BK 4...

EXHIBIT B

MATTHEW CUNNINGHAM LANDSCAPE DESIGN LLC

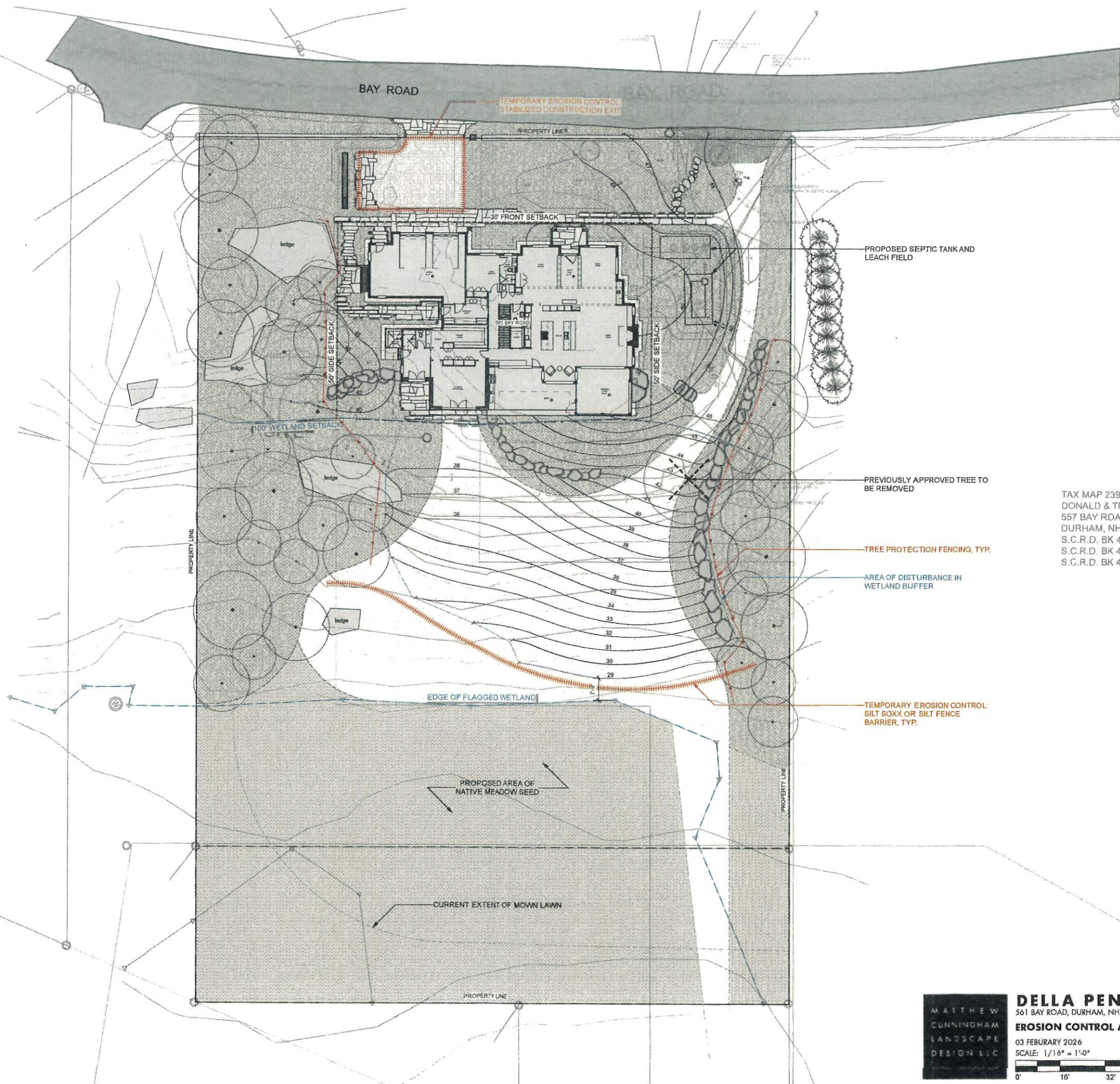
DELLA PENTA RESIDENCE
 561 BAY ROAD, DURHAM, NH
PROPOSED LANDSCAPE PLAN W/ PERMITTED EXTENTS
 12 JANUARY 2026
 SCALE: 1/16" = 1'-0"



TAX MAP 239, LOT 11
 THE BRUCE A. LEICHTMAN REV. TRUST &
 THE MICHELLE D. LEICHTMAN REV. TRUST
 567 BAY ROAD
 DURHAM, NH 03824
 S.C.R.D. BK 4706, PG 450

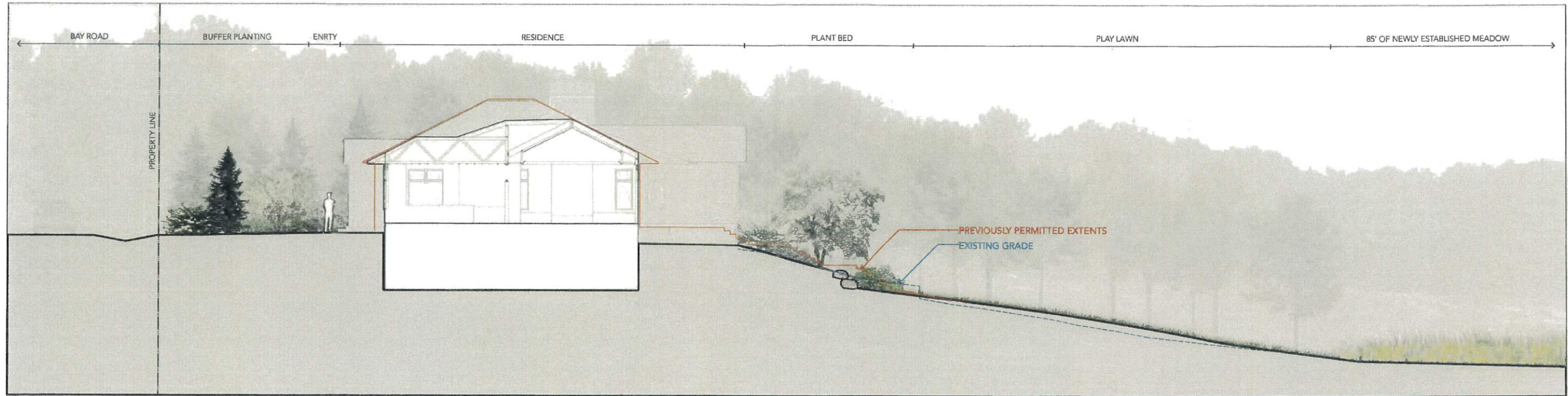
TAX MAP 239, LOT 10
 DONALD & TRACEY E. GOLINI
 557 BAY ROAD
 DURHAM, NH 03824
 S.C.R.D. BK 4294, PG 810
 S.C.R.D. BK 4634, PG 295
 S.C.R.D. BK 4634, PG 313

EROSION CONTROL AND TREE PROTECTION PLAN LEGEND:	
	PROPERTY LINE / LIMIT OF WORK
	BUILDING SETBACK
	APPROXIMATE LIMIT OF WORK
	LAWN
	SEEDED GRAVEL
	PLANT BED
	GRAVEL PAVING / PEASTONE
	MULCH PATH
	RECLAIMED GRANITE PAVING
	FIELDSTONE STEPPERS
	STONE STEP
	FIELDSTONE STEP
	PROPOSED FARM WALL
	PROPOSED WALL
	MESH FENCE & GATE
	PROPOSED PRIVACY FENCE
	EXISTING DECIDUOUS TREE TO REMAIN AND BE PROTECTED
	EXISTING EVERGREEN TREE TO REMAIN AND BE PROTECTED
	EROSION CONTROL
	TREE PROTECTION FENCING

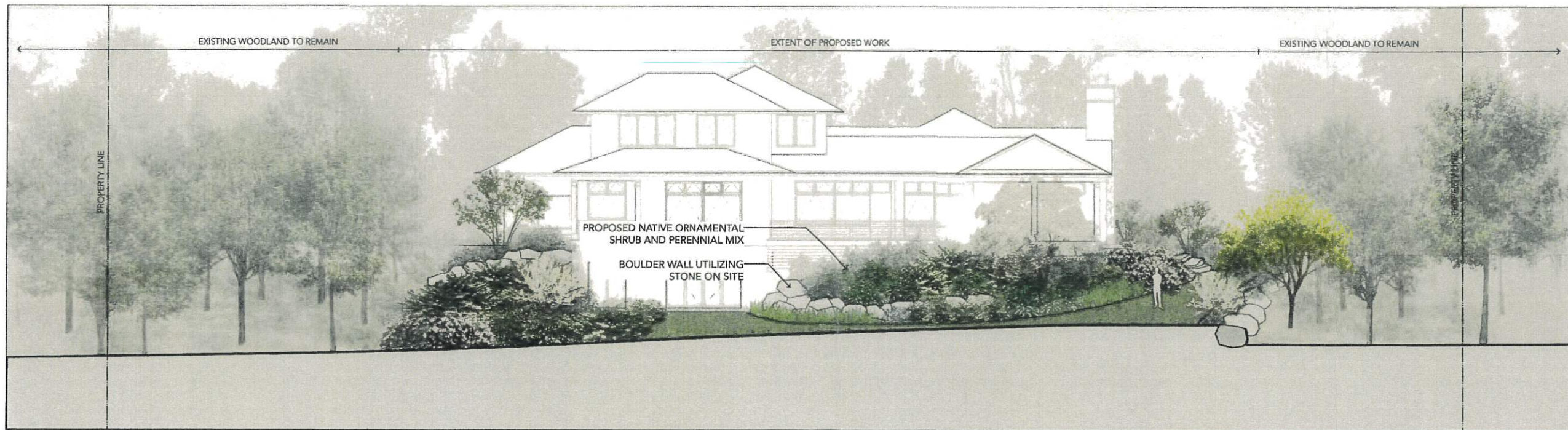


MATTHEW CUNNINGHAM LANDSCAPE DESIGN LLC

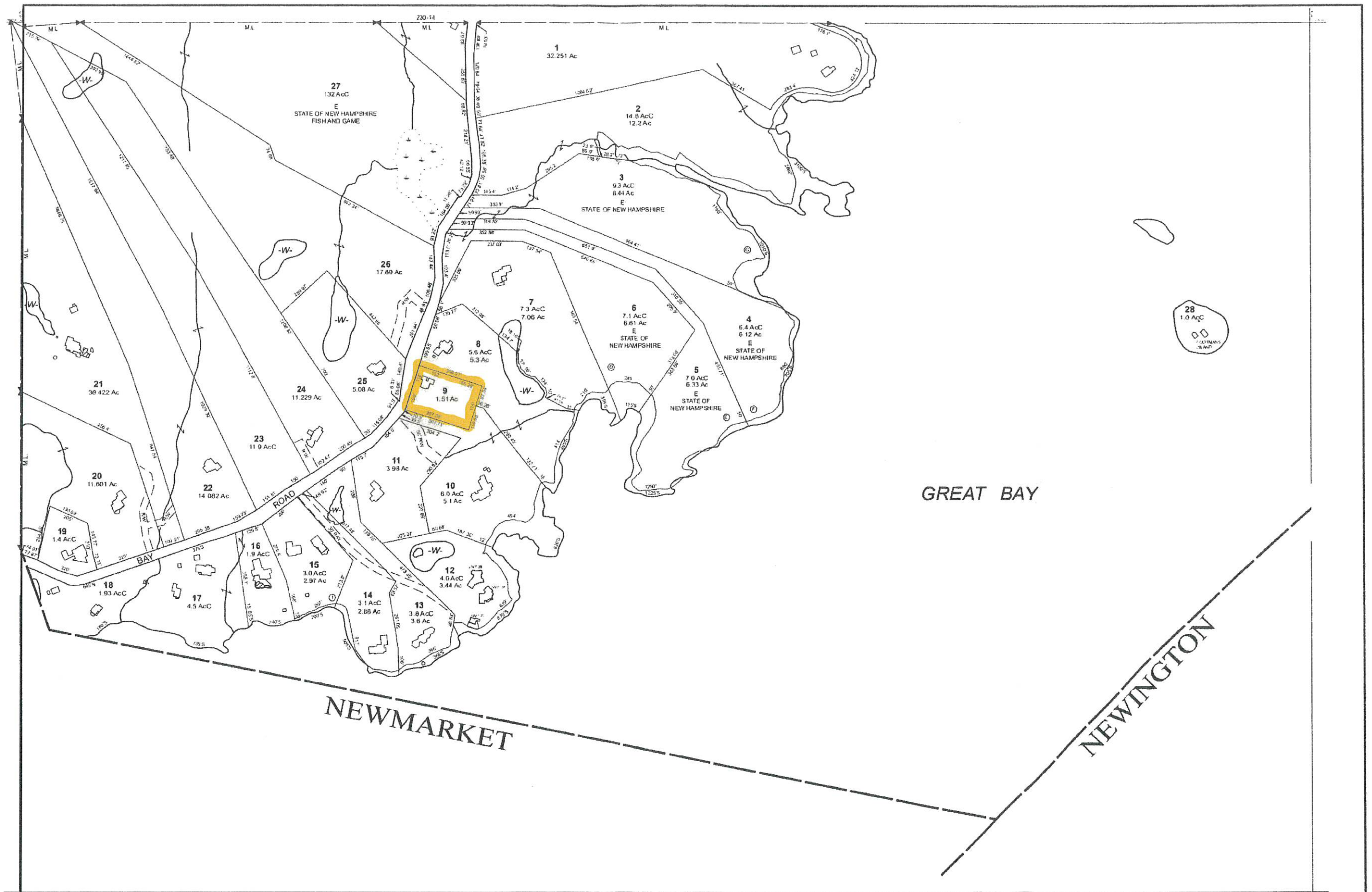
DELLA PENTA RESIDENCE
 561 BAY ROAD, DURHAM, NH
EROSION CONTROL AND TREE PROTECTION PLAN
 03 FEBRUARY 2026
 SCALE: 1/16" = 1'-0"



1 Illustrative Site Section
Scale: 1/8" = 1'-0"



2 Illustrative Elevation
Scale: 1/8" = 1'-0"



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
 THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD83.
 PHOTOGRAPHY DATE: APRIL 29, 2019
 COMPLETION DATE: MAY 1, 2025



PRODUCED IN 2025 BY
 Town of Durham GIS Department

LEGEND

- AREA SURVEYED: - - - - - AC
- AREA CALCULATED: - - - - - AC
- RECALCULATED: - - - - - AC
- SCALED DIMENSION: - - - - - 100'S
- WATCH LINE: - - - - - 100'S
- WATER: - - - - -
- BLK. OWN: - - - - -
- TENANT PROPERTY: - - - - -
- SUBDIVISION LOT NO.: - - - - -
- RIGHT OF WAY/ACCESS: - - - - -
- COMMON OWNERSHIP: - - - - -
- WF ISLANDS: - - - - -

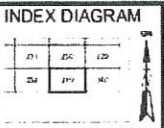
SCALE: 1" = 200'

FEET: 0 100 200 300 400 500

METERS: 0 25 50 100 150

REVISED TO: MAY 1, 2025

PROPERTY MAPS
DURHAM
 NEW HAMPSHIRE



MAP NO.
239