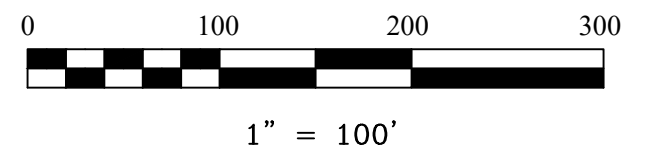


- NOTES:**
1. REFERENCE: TAX MAP 11 LOT 38-2 S.C.R.D. BOOK 4959 PAGE 295
 2. TOTAL PARCEL AREA: 2,300,472.27 SQ. FT. OR 52.81 AC. PER PLAN REFERENCE 1.
 3. OWNER OF RECORD: KARON S. WALKER, TRUSTEE OF THE KARON S. WALKER REVOCABLE TRUST 36 BARRETT HILL ROAD WILTON, NH 03086
 4. ZONE: RC - RESIDENCE C
DIMENSIONAL REQUIREMENTS:

MINIMUM LOT AREA	150,000 sq. ft.
MINIMUM FRONTAGE	300 ft.
MINIMUM FRONT SETBACK	30 ft.
MINIMUM SIDE SETBACK	50 ft.
MINIMUM REAR SETBACK	50 ft.
WETLAND SETBACK	100 ft.
 5. HORIZONTAL DATUM IS NHSPC (NAD '83) BASED ON 2015 1-FT COLOR AERIAL PHOTOS RETRIEVED FROM NH GRANIT.
 6. VERTICAL DATUM SHOWN IS NAVD '88 BASED ON CONTOURS RETRIEVED FROM NH GRANIT.
 7. THE INTENT OF THIS PLAN IS TO SITE A PROPOSED DWELLING AND PROPOSED DRIVEWAY IN ORDER TO OBTAIN A CONDITIONAL USE PERMIT TO ALLOW THE DRIVEWAY TO BE CONSTRUCTED WITHIN THE WETLAND CONSERVATION OVERLAY DISTRICT.
 8. WETLANDS SHOWN WERE DELINEATED BY STEVEN D. RIKER, AMBIT ENGINEERING, INC. ON 11/30/2021. WETLANDS SHOWN ARE POORLY DRAINED PALUSTRINE FORESTED BROAD LEAVED DECIDUOUS WETLAND SYSTEMS THAT ARE SEASONALLY FLOODED AND/OR SATURATED. NO VERNAL POOLS WERE IDENTIFIED WITHIN THE PROJECT AREA.

PLAN REFERENCES:

1. PLAN TITLED "BOUNDARY LINE ADJUSTMENT FOR JANANNE M. McNITT & V. CONTENT M. RICHMOND IN DURHAM, NH" DATED AUGUST 25, 1986, PREPARED BY SEACOAST ENGINEERING ASSOCIATES, INC., S.C.R.D. PLAN #30-10.



SITE PLAN
 LAND OF
THE KARON S. WALKER
REVOCABLE TRUST
 (TAX MAP 11 LOT 38-2)
 101 BAY ROAD
 DURHAM, NH

DRAWN BY: SDB	DATE: FEBRUARY 28, 2022
CHECKED BY:	DRAWING NAME: 21051A3
JOB NAME: 21051	SHEET: C1

SCOTT D. BOUDREAU NEW MARKET, NH 03857 (603) 659-3468	Boudreau Land Surveying P.L.L.C. SCOTT D. BOUDREAU, L.L.S. #961 2 BEATRICE LANE NEW MARKET, NH 03857 (603) 659-3468

- LEGEND**
- — IRON PIPE/ROD FOUND
 - — DRILL HOLE FOUND/SET
 - — UTILITY POLE
 - ▲ — WETLAND FLAG
 - — BOUNDARY LINE
 - — BUTTER LINE
 - — OVERHEAD WIRES
 - — RIGHT-OF-WAY
 - — EDGE OF GRAVEL
 - — EDGE OF PAVEMENT
 - — BUILDING SETBACK LINE
 - — JURISDICTIONAL WETLAND BOUNDARY
 - — TREELINE
 - — STONE WALL
 - — SHORELAND REFERENCE LINE
 - — OHW

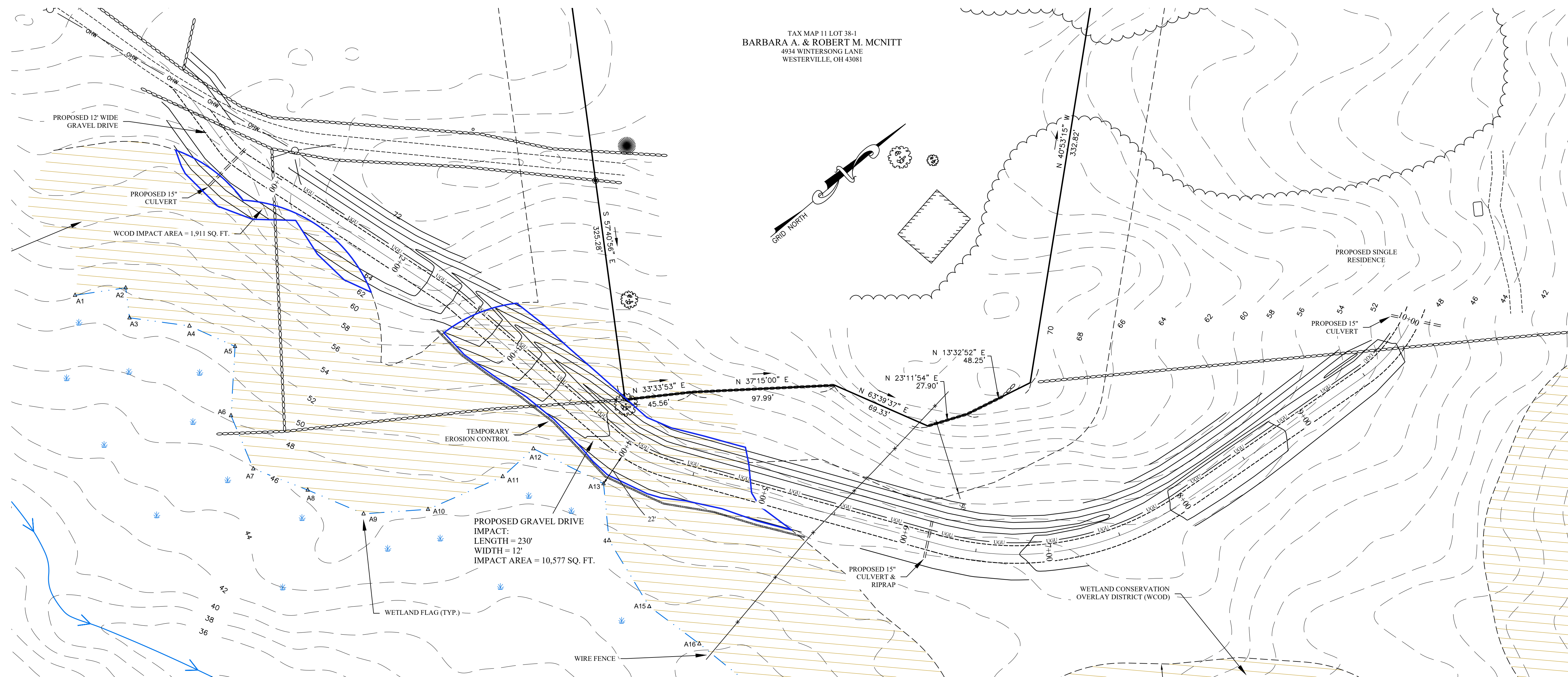
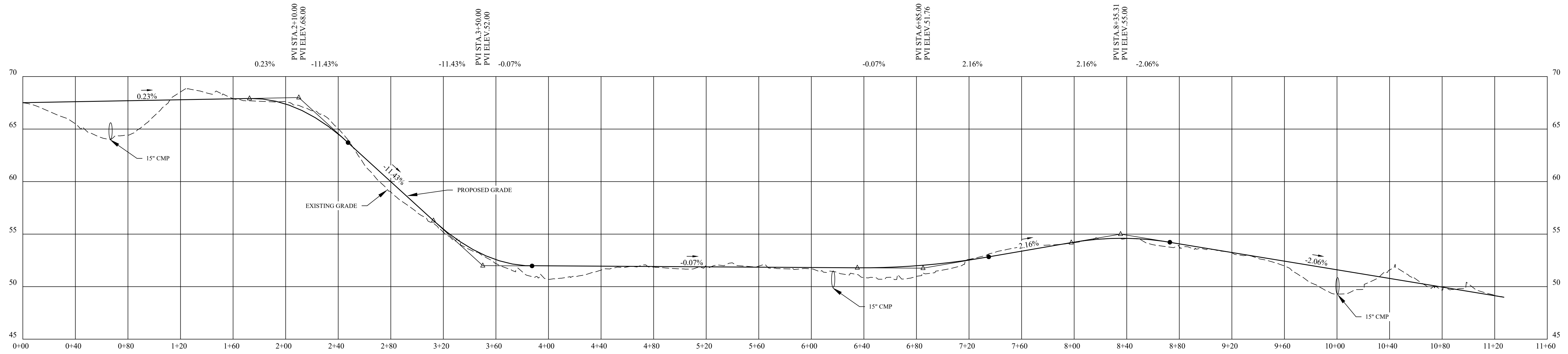
NO.	DATE	DESCRIPTION	BY
1	4-11-22	REVISED PROPOSED DRIVEWAY	SDB

TAX MAP 16 LOT 2-1
 SEYMOUR FAMILY
 2003 REVOCABLE TRUST
 110 DURHAM POINT ROAD
 DURHAM, NH 03824
 S.C.R.D. BOOK 4205 PAGE 734

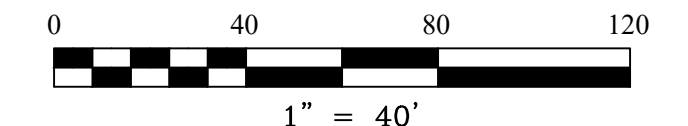
TAX MAP 16 LOT 2-2
 LINDA M. GARCIA
 NICOLE L. BEAUSOLEIL
 120 DURHAM POINT ROAD
 DURHAM, NH 03824
 S.C.R.D. BOOK 4413 PAGE 277

TAX MAP 11 LOT 39-4
 JACOB & MARK K. CRAGG
 127 DURHAM POINT ROAD
 DURHAM, NH 03824
 S.C.R.D. BOOK 4813 PAGE 394

TAX MAP 23 LOT 33
 DEER POINT LANDOWNERS' ASSOC.
 C/O GINNY BECKETT
 18 DEER MEADOW ROAD
 DURHAM, NH 03824
 S.C.R.D. BOOK 1267 PAGE 577



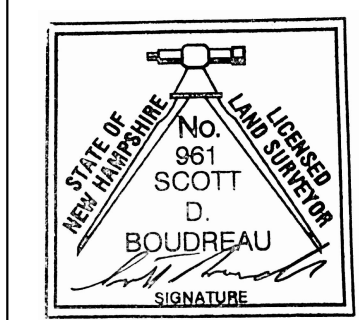
NO.	DATE	REVISION DESCRIPTION	BY
1	4-11-22	REVISED PROPOSED DRIVEWAY	SDB



PLAN SHOWING PROPOSED DRIVEWAY
 LAND OF
THE KARON S. WALKER REVOCABLE TRUST
 (TAX MAP 11 LOT 38-2)
 101 BAY ROAD
 DURHAM, NH

DRAWN BY: SDB
 CHECKED BY:
 JOB NAME: 21051

DATE: FEBRUARY 28, 2022
 DRAWING NAME: 21051A3
 SHEET: C2



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