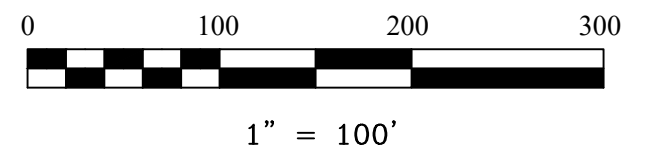


- NOTES:**
- REFERENCE: TAX MAP 11 LOT 38-2 S.C.R.D. BOOK 4959 PAGE 295
  - TOTAL PARCEL AREA: 2,300,472.27 SQ. FT. OR 52.81 AC. PER PLAN REFERENCE 1.
  - OWNER OF RECORD: KARON S. WALKER, TRUSTEE OF THE KARON S. WALKER REVOCABLE TRUST 36 BARRETT HILL ROAD WILTON, NH 03086
  - ZONE: RC - RESIDENCE C 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.
  - HORIZONTAL DATUM IS NHSPC (NAD '83) BASED ON 2015 1-FT COLOR AERIAL PHOTOS RETRIEVED FROM NH GRANIT.
  - VERTICAL DATUM SHOWN IS NAVD '88 BASED ON CONTOURS RETRIEVED FROM NH GRANIT.
  - 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.
  - 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.



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

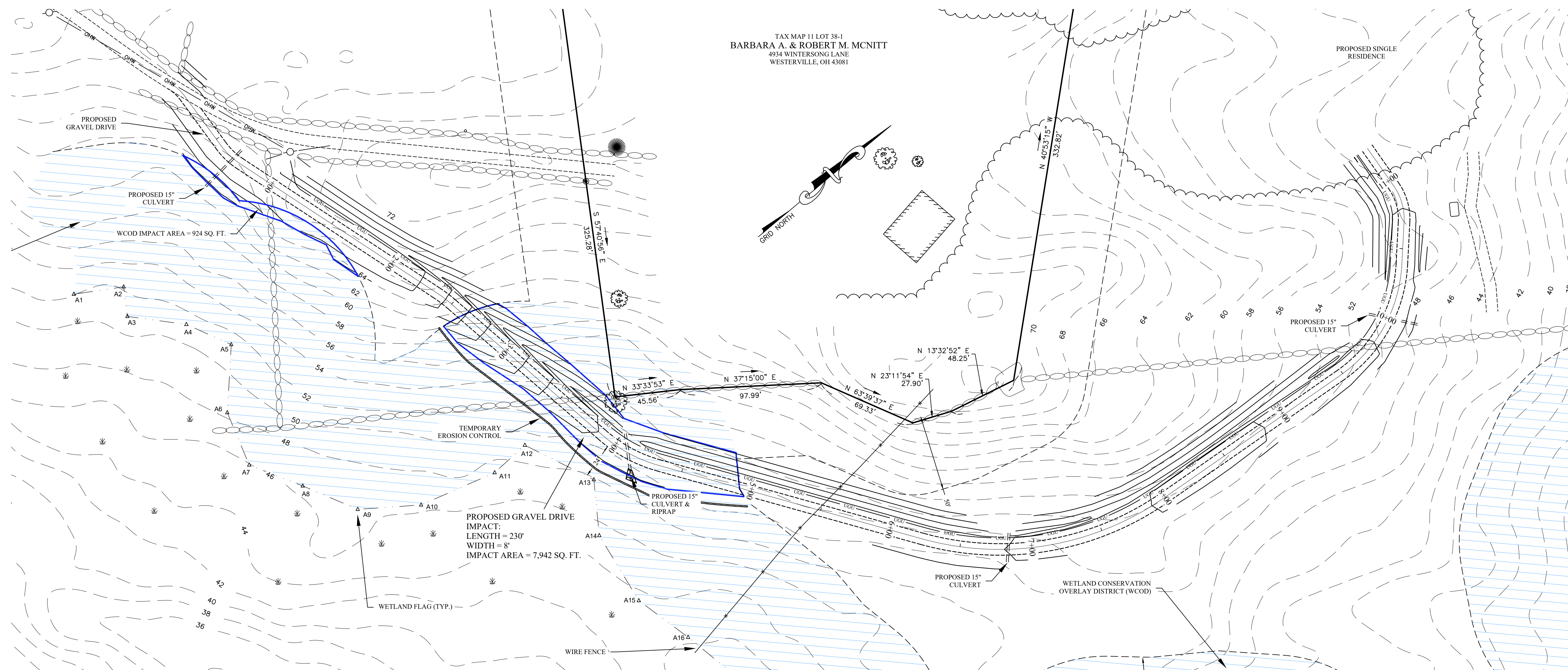
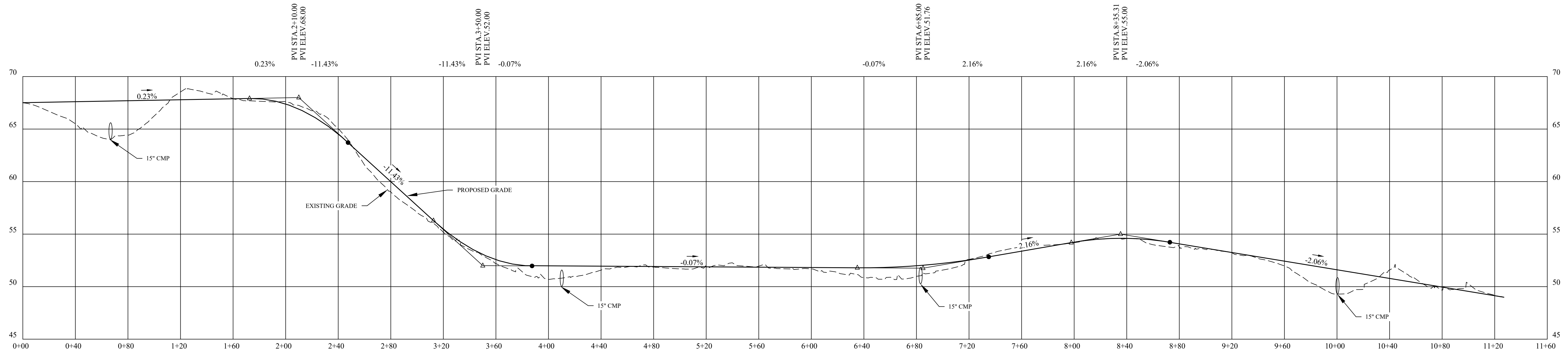
- LEGEND**
- — IRON PIPE/ROD FOUND
  - — DRILL HOLE FOUND/SET
  - — UTILITY POLE
  - △ — WETLAND FLAG
  - — BOUNDARY LINE
  - — BUTTER LINE
  - — OVERHEAD WIRES
  - — RIGHT-OF-WAY
  - — EDGE OF GRAVEL
  - — EDGE OF PAVEMENT
  - — BUILDING SETBACK LINE
  - — JURISDICTIONAL WETLAND BOUNDARY
  - — TREELINE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

**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: 21051A
JOB NAME: 21051	SHEET: C1

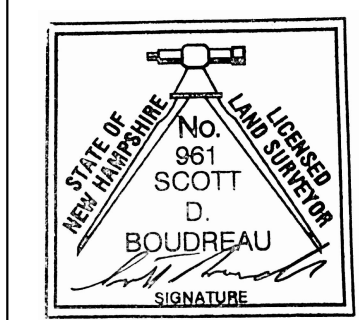
SCOTT D. BOUDREAU  
SIGNATURE

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



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 DATE: FEBRUARY 28, 2022  
 CHECKED BY: DRAWING NAME: 21051A  
 JOB NAME: 21051 SHEET: C2



**Boudreau Land Surveying P.L.L.C.**  
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