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*Land Surveying, Site Design, Regulatory Approvals*

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**MEMO**

TO: Durham Planning Department

FROM: John C. Salter, LLS

DATE: 6/22/2022

RE: Subdivision Plan, 14 Schoolhouse Lane, Narrative for proposed subdivision

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The intent of this plan is to subdivide parcel 108-73 from a single lot having an area of 1.328 acres into 2 lots. Proposed lot A has an area of 20,003 S.F. – this lot contains the existing residence and sheds. Proposed lot B has an area of 37,835 S.F.

The sewer from 14 Schoolhouse Lane flows through a sewer line which crosses parcel 108-55 and connects to the sewer main running down Old Landing Road. This sewer line easement was established in 1938. See Strafford County Registry of Deeds book 485, page 93 dated 10/18/1938, Arthur W. Armstrong to the Durham School District, successors, heirs & assigns. This document is included in the submission package. Lot B will be conveyed subject to a 20' wide sewer easement benefitting Lot A (shown on Subdivision Pan).

The water serving 14 Schoolhouse Lane is from a connection to the water main on Schoolhouse Lane.

A wetland scientist visited to site to check for the presence of wetlands – none were found. See the letter from Michael Cuomo which is included in the submission package.

A small portion of the southerly corner of parcel 108-73 is burdened by the Shoreland Protection Overlay District – see the Subdivision Plan.