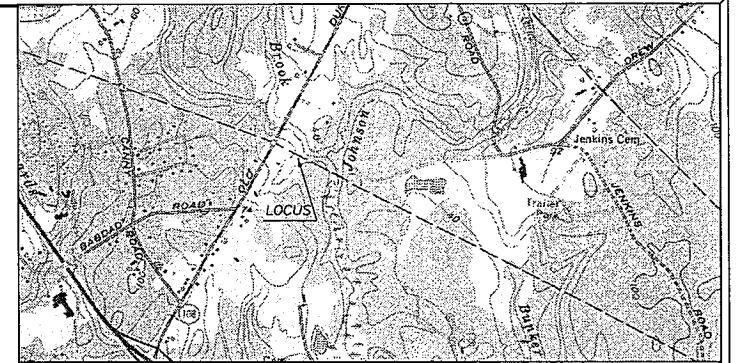


Legend:

- Utility Pole
- Iron Rod Found
- ⊙ Drill Hole Found
- Stone Wall
- - - Edge of Jurisdictional Wetlands
- - - Min. Building Setback
- D Culvert

Reference:

"Plan of Land for Nelson Bolstridge in Madbury & Durham, NH," dated April 5, 1990, prepared by Bruce L. Pohpek, SCRD Plan No. 41A-44.



LOCATION PLAN

NOT TO SCALE

Lot Area Calculations:

Upland Soils Excludes Wetland Soils, Steep Slopes or Exposed Ledge.

TOTAL LOT AREA	BUILDING SETBACK AREA	CONTIGUOUS UPLAND SOILS	TOTAL FRONTAGE
4.05± Acres	23,395± S.F.	65,010± S.F.	31.13'

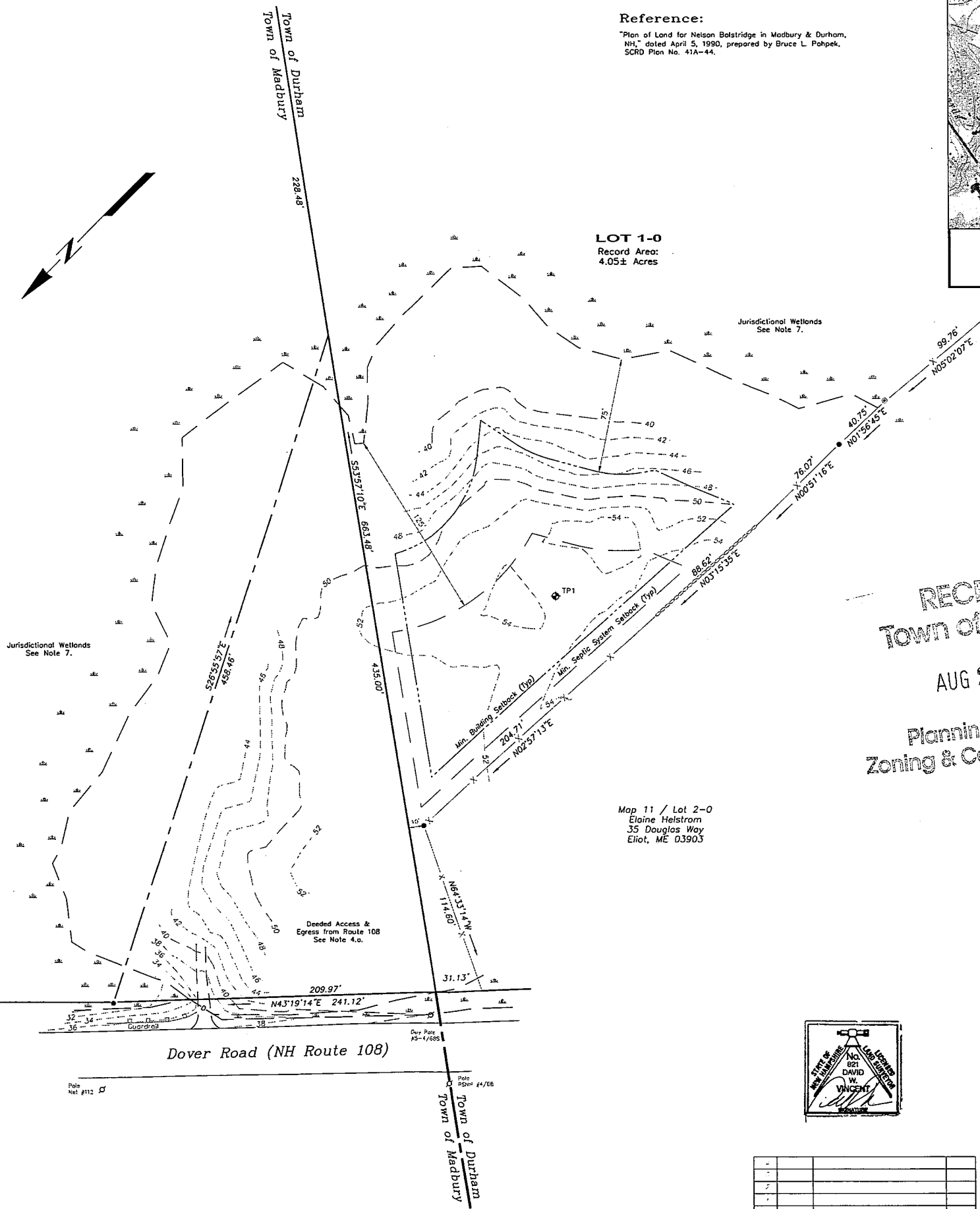
Test Pit Data:

TEST PIT No. 1 (Evaluated by James P. Cove, Certified Soil Scientist No. 004 on 05/07/2013)

DEPTH (in.)	DESCRIPTION
00-10	10YR 3/2. Silt loam, granular, friable
10-17	2.5Y 5/4. Silt loam, granular, friable
17-72	2.5Y 5/3. Silty clay loam, blacky, firm, with common redox features

ESHWI = 17" Observed water table = none Restrictive layer = 17" Refusal = none to 72" Roots to 17"±

Madbury Map 10
Lot 3
N/F Michael V. &
Lelo Lindell Cord
356 Route 108
Madbury, NH 03823
SCRD Bk 4067, Pg 709



Notes:

- 1.) This plan does not represent a confirmation of boundary lines nor a determination of title but is solely intended to depict the offset dimensions of the proposed structures to the boundary lines depicted on the plan reference.
- 2.) Parcel is shown as Lot 1-0 on the Town of Durham Assessor's Map 11.
- 3.) Parcel is located in the Town of OR-Route 108 (OR) District. A portion of the parcel is located within the Wetland Overlay and Flood Plain Protection Overlay Districts.
- 4.) Owner of Record: Suzanne M. Orr
101 Big Bear Road
Rochester, NH 03868
SCRD Bk 1785, Pg 273

a.) Parcel has the benefit of an access and egress easement from Route 108, as described in SCRD Bk 4067, Pg 709.
- 5.) This plan does not show any unrecorded or unwritten easements which may exist. A reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however this does not constitute that no such easements exist.
- 6.) A portion of the parcel is located in a Flood Hazard Zone A as depicted on Flood Insurance Rate Map, Strafford County, New Hampshire, Town of Durham, Map No. 33017C0320, Effective date: May 17, 2005. Any proposed development shall be located outside the Flood Hazard Zones.
- 7.) The wetland areas shown hereon were field delineated by Gove Environmental Services, Inc., of Exeter, NH. The wetland locations were delineated in accordance with the Corp. of Engineers 1987 Wetland Delineation Manual.
- 8.) Total Lot Area: 4.05± Acres
- 9.) Zoning Requirements:
Min. Lot Area: 40,000 S.F.
Min. Frontage: 200'
Structure Setbacks
Min. Front Yard: 50'
Min. Side/Rear Yard: 25'
Wetlands:
Structures: 75'
Septic Systems: 125'
- 10.) The location of all underground utilities shown or not shown are approximate and are based upon a partial field survey and a compilation of plans of record or information. David W. Vincent, LLS does not warrant nor guarantee the location of all utilities depicted or not depicted. The contractor or design engineer, prior to the commencement of any construction, shall verify the location of all utilities and contact DIGSAFE at 1-888-344-7233 or dial 811.
- 11.) Horizontal Datum is based upon the Plan Reference and Vertical Datum is based upon approximate NGVD of 1929.
- 12.) NHDOT Driveway Permit: Pending.

RECEIVED
Town of Durham
AUG 24 2013
Planning, Assessing
Zoning & Code Enforcement

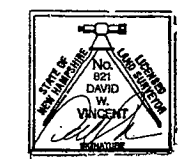
Map 11 / Lot 2-0
Elaine Helstrom
35 Douglas Way
Eliot, ME 03903

ZONING BOARD OF ADJUSTMENT PLAN
PREPARED FOR
JOHN H. FARRELL
OF
TAX MAP 11 / LOT 1-0
LOCATED AT
DOVER ROAD
(AKA NH ROUTE 108)
COUNTY OF STRAFFORD
DURHAM, NH



SCALE: 1" = 40' DATE: AUGUST 20, 2013

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
19 MORGANS WAY
BARRINGTON, NH 03825-3350
TEL: (603) 664-5788
www.landsurveyingservices.net



1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16

Soils Data:

HeB - Sufield, Silty loam,
8 TO 15% SLOPES
REFERENCE: SHEET 31 SOIL SURVEY OF STRAFFORD COUNTY,
NEW HAMPSHIRE, PREPARED BY U. S.
DEPT. OF AGRICULTURE SOIL CONSERVATION
SERVICE, ISSUE DATE MARCH 1973