

Legend:

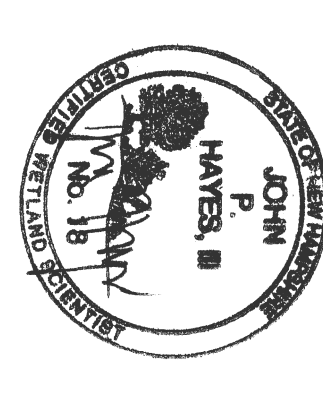
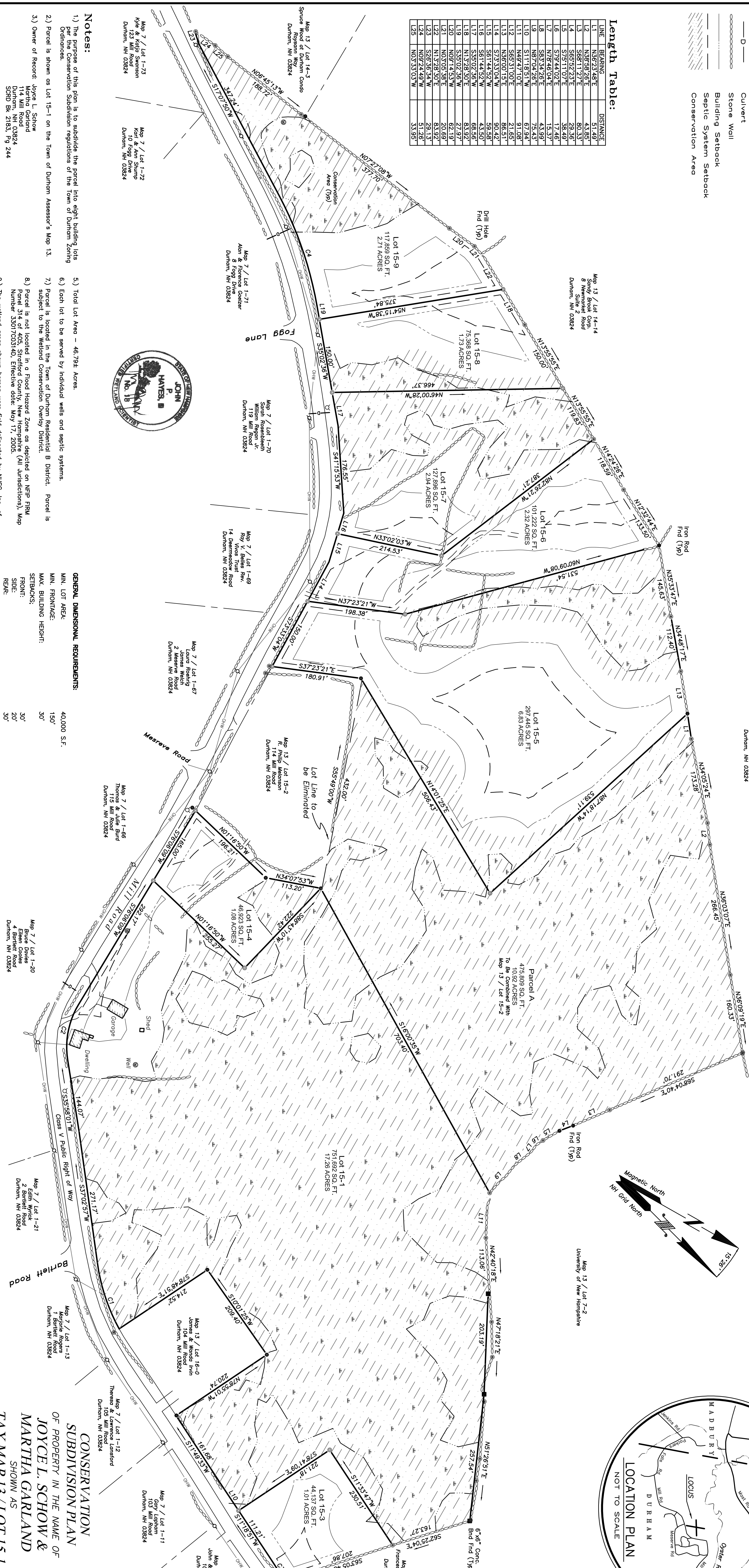
- C1 See Curve Table
- L1 See Length Table
- SCRD Stratford County Registry of Deeds
- Drill Hole Found
- Iron Rod Found
- Iron Rod to be Set
- ⊕ Utility Pole
- ⊖ Hydrant
- D — Culvert
- Stone Wall
- Building Setback
- Saptic System Setback
- Conservation Area

Curve Table:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	397.00'	139.84'	20°42'15"
C2	187.00'	48.99'	40°08'12"
C3	150.00'	234.48'	175°44'46"

Length Table:

LINE	BEARING	DISTANCE
L1	N56°04'40"E	51.46'
L2	N36°59'28"E	43.85'
L3	S66°11'27"E	80.33'
L4	S65°52'23"E	29.36'
L5	S72°11'07"E	35.49'
L6	N76°46'04"E	15.37'
L7	N76°46'04"E	43.99'
L8	S63°34'28"E	75.43'
L9	N87°04'28"E	67.94'
L10	S11°18'51"W	67.94'
L11	S65°31'00"E	21.65'
L12	N36°00'15"E	88.51'
L13	N36°00'15"E	90.42'
L14	S73°33'04"W	59.58'
L15	S81°44'52"W	63.50'
L16	N13°28'50"E	83.92'
L17	S35°02'56"W	27.97'
L18	S35°02'56"W	62.19'
L19	N03°05'36"E	20.69'
L20	N03°05'36"E	20.69'
L21	S26°56'34"W	23.13'
L22	N09°24'49"W	51.28'
L23	N09°24'49"W	51.28'
L24	N03°33'03"W	33.95'



- Notes:**
- The purpose of this plan is to subdivide the parcel into eight building lots per the Conservation Subdivision regulations of the Town of Durham Zoning Ordinance.
 - Parcel is shown as Lot 15-1 on the Town of Durham Assessor's Map 13.
 - Owner of Record: Joseph L. Schow
114 Mill Road
Durham, NH 03824
SCRD Bk 2103, Pg 244
 - Parcel is subject to a 25' wide easement to New England Telephone & Telegraph Co. see SCRD Bk 506, Pg 31.
 - This plan does not show any unrecorded or unwritten easements which may exist. A reasonable and diligent attempt has been made to observe and identify all such easements.

- Total Lot Area - 46.79± Acres.
- Each lot to be served by individual wells and septic systems.
- Parcel is located in the Town of Durham Residential B District. Parcel is subject to the Wetland Conservation Overlay District.
- Parcel is not located in a Flood Hazard Zone as depicted on NRP RWL Number 33017003140. Effective date: May 17, 2005.
- The wetland areas shown herein were field delineated by NISC, Inc. of Newmarket, NH, January 2005 and Jack P. Hayes III, October 2011. The following standards were used to determine jurisdiction and classify the wetlands:
 - "Field Indicators for Identifying Hydric Soils in New England", April 2004, 3rd Edition.
 - "Natural List of Plant Species that Occur in Wetlands: 1998 New England", 2004, 3rd Edition.
 - "Comps of Engineers Wetlands Delineation Manual", Jan. 1987.
 - "Classification of Wetlands and Deepwater Habitats of the United States", Dec. 1979, FWS/OBS-79/31.

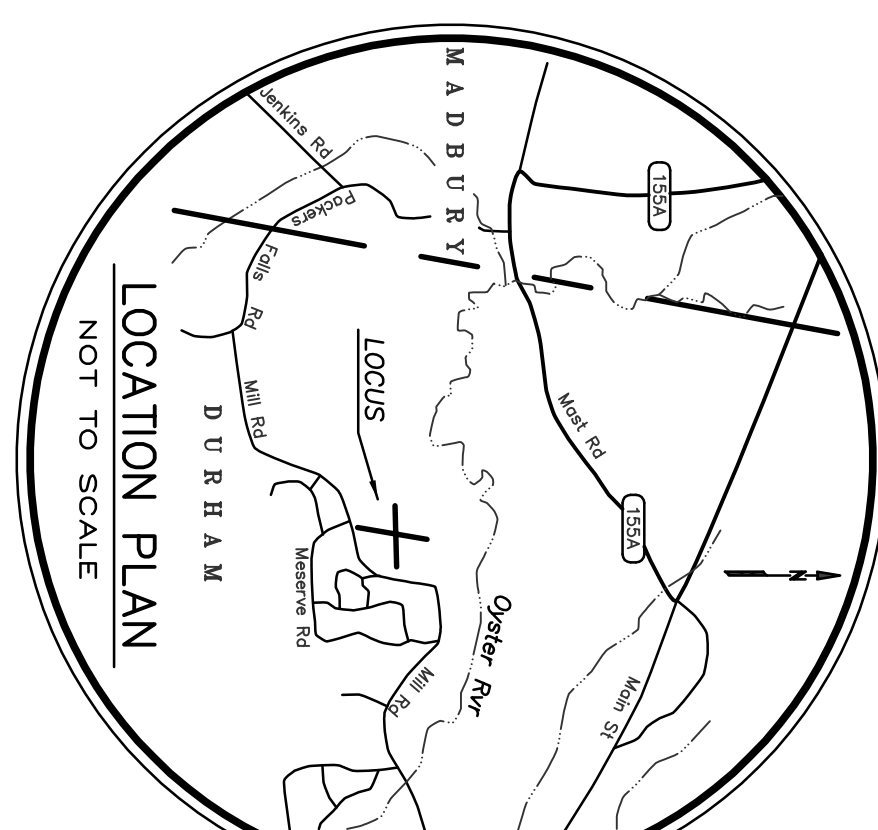
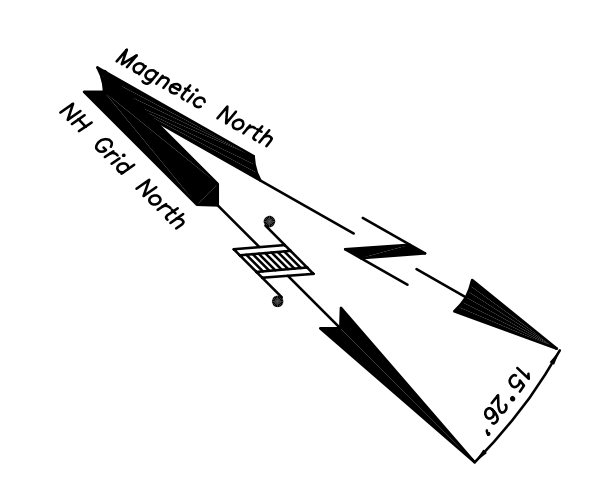
GENERAL DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:	40,000 S.F.
MIN. BUILDING HEIGHT:	150'
MAX. BUILDING HEIGHT:	30'
SETBACKS:	30'
FRONT:	30'
SIDE:	20'
REAR:	30'
WETLAND CONSERVATION:	75'
BUILDING SETBACK:	75'
SEPTIC SYSTEM SETBACK:	125'

Maximum Development Density

Total Lot Area: 2,038,352 s.f.
 Total Usable Area: 687,305± s.f.
 40,000 s.f. Per Dwelling Unit
 687,305/40,000 = 17 Max. Number of Dwelling Units Allowed
 40% of 687,305 = 274,922± s.f.
 275,540± s.f. of Usable Area Provided in Conservation Wetlands

- References:**
- "Subdivision Plan for Joyce Schow & Martha Garland, 110 Mill Road, Durham, NH," dated February 5, 2007, prepared by Doucet Survey Inc., Job No. 2285.
 - "Land of Martha Garland & Joyce Schow, Mill Road, Durham, NH," dated August 2, 2001, prepared by Berry Surveying & Engineering, File No. 99-201-042.

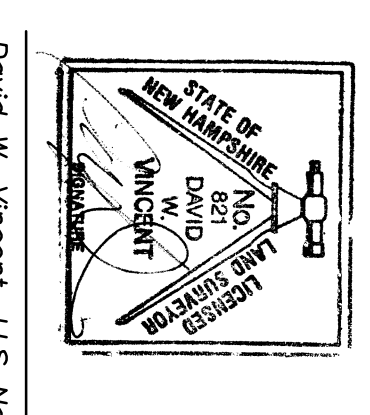


CONSERVATION SUBDIVISION PLAN
 OF PROPERTY IN THE NAME OF
JOYCE L. SCHOW & MARTHA GARLAND
 SHOWN AS
TAX MAP 13 / LOT 15-1
 LOCATED AT
MILL ROAD
 COUNTY OF STAFFORD
DURHAM, NH

DAVID W. VINCENT, LLS
 LAND SURVEYING SERVICES
 19 MORGANS WAY
 BARRINGTON, NH 03825
 TEL: (603) 664-5786
 www.landsurveyingservices.net

TOWN OF DURHAM PLANNING BOARD APPROVAL

Chairman _____
 Date _____



NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

Notes:

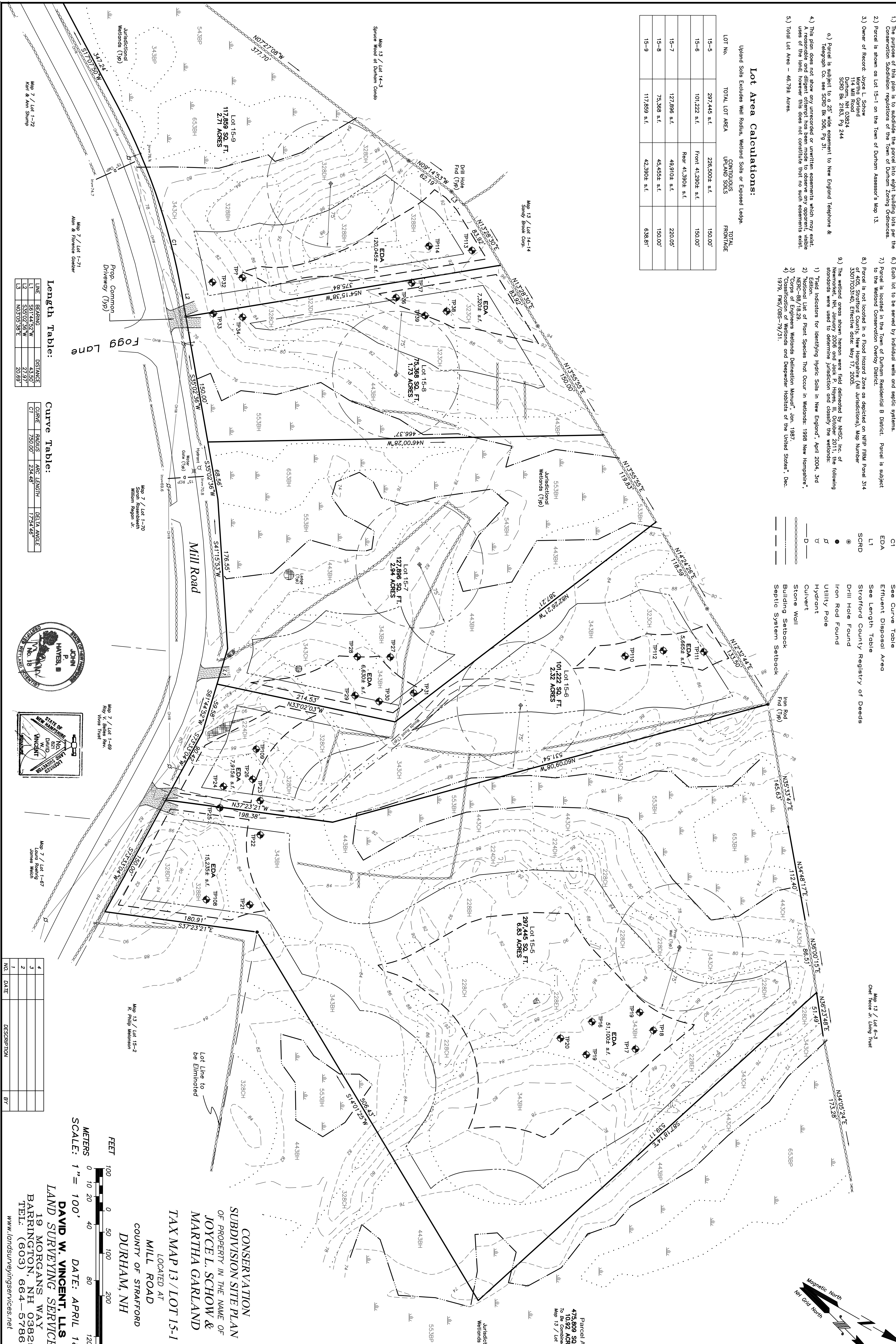
- 1) The purpose of this plan is to subdivide the parcel into eight building lots per the Conservation Subdivision regulations of the Town of Durham zoning Ordinance.
- 2) Parcel is shown as Lot 15-1 on the Town of Durham Assessor's Map 13.
- 3) Owner of Record: Special L. Schow
Joyce L. Schow
114 Mill Road
Durham, NH 03824
SMBR BK 2153, PG 244
- 4) This plan does not show any unrecorded or unwritten assessments 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 assessments exist.
- 5) Total Lot Area = 46.792 Acres.
- 6) Each lot to be served by individual wells and septic systems.
- 7) Parcel is located in the Town of Durham Residential B District. Parcel is subject to the Wetland Conservation Overlay District.
- 8) Parcel is not located in a Flood Hazard Zone as depicted on NRP FRM Panel 314 of 405, Strafford County, New Hampshire (All Jurisdiction), Map Number 3307703340, Effective date: May 17, 2005.
- 9) The wetland areas shown herein were field delineated by NESCO, Inc. of Newmarket, NH, January 2005 and used P. Hoyer III, October 2011, the following standards were used to determine jurisdiction and classify the wetlands:
 - 1) Field indicators for Identifying Hydroic Soils in New England, April 2004, 3rd Edition
 - 2) National List of Plant Species That Occur in Wetlands: 1998 New Hampshire, NESC-89/18/28
 - 3) National List of Plant Species That Occur in Wetlands: 1999 New Hampshire, NESC-99/18/28
 - 4) "Wetland Wetlands and Deposition Methods", Jan. 1987
 - 5) 1979, FWS/OBS-79/31.

Lot Area Calculations:

LOT NO.	CONTIGUOUS UPLAND SOILS		TOTAL FRONTAGE
	TOTAL LOT AREA	UPLAND SOILS	
15-5	297,445 s.f.	226,500 s.f.	150.00'
15-6	101,222 s.f.	Front 41,290 s.f. Rear 41,300 s.f.	150.00'
15-7	127,886 s.f.	49,910 s.f.	220.05'
15-8	75,368 s.f.	45,455 s.f.	150.00'
15-9	117,859 s.f.	42,300 s.f.	638.81'

Legend:

- C1 See Curve Table
- EDA Effluent Disposal Area
- L1 See Length Table
- SCRD Strafford County Registry of Deeds
- Drill Hole Found
- Iron Rod Found
- ∇ Utility Pole
- ∩ Hydrant
- Culvert
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- Building Setback
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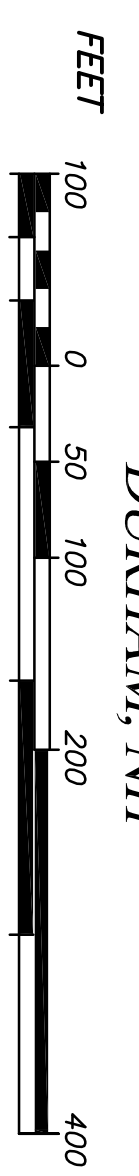
Length Table:

LINE	BEARING	DISTANCE
L1	S61°44'52"W	43.50'
L2	S35°02'36"W	27.97'
L3	N03°05'38"E	20.69'

Curve Table:

CURVE	RADIUS	ARC LENGTH	DETAILED ANGLE
C1	720.00'	234.48'	175°44'46"

DATE: APRIL 18, 2012

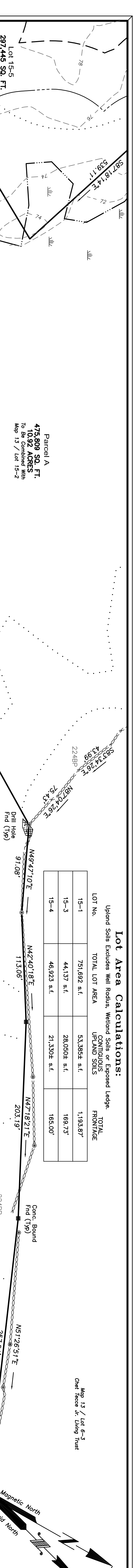


CONSERVATION SITE PLAN
 SUBDIVISION SITE PLAN
 OF PROPERTY IN THE NAME OF
 JOYCE L. SCHOW &
 MARTHA GARLAND
 TAX MAP 13 / LOT 15-1
 LOCATED AT
 MILL ROAD
 COUNTY OF STRAFFORD
 DURHAM, NH

DAVID W. VINCENT, L.L.S.
 LAND SURVEYING SERVICES
 19 MORGANS WAY
 BARRINGTON, NH 03825
 TEL: (603) 664-5786
 www.landsurveyingservices.net

Lot Area Calculations:
 Upland Soils Excludes Well Rods, Wetland Soils or Exposed Ledger.

LOT No.	TOTAL LOT AREA	TOTAL CONDUITS UPLAND SOILS	TOTAL FRONTOAGE
15-1	751,692 s.f.	53,365 s.f.	1,193.87'
15-3	44,137 s.f.	28,050 s.f.	169.73'
15-4	46,923 s.f.	21,330 s.f.	165.00'



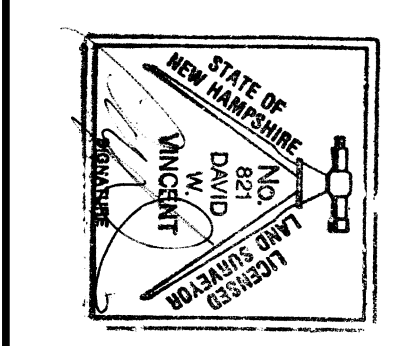
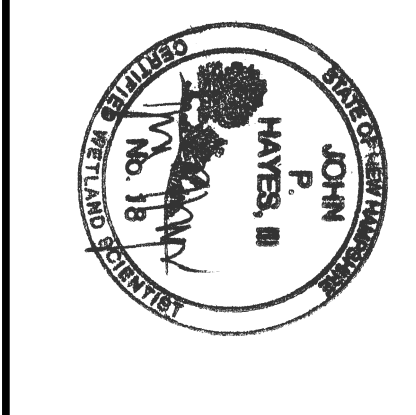
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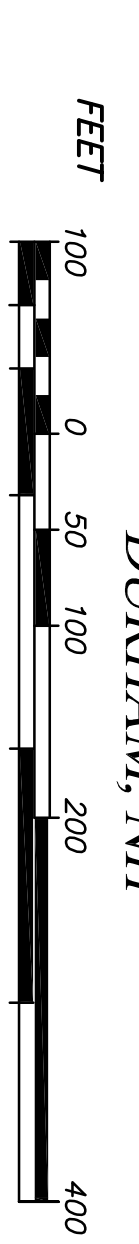
LINE	BEARING	DISTANCE
15	S65°31'00"E	21.65'

Length Table:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	397.70'	139.84'	20°42'15"
C4	167.00'	116.89'	40°08'12"
C5	1533.00'	58.52'	02°11'14"



NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1			



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 LAND SURVEYING SERVICES
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 BARRINGTON, NH 03825
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**CONSERVATION
 SUBDIVISION SITE PLAN
 OF PROPERTY IN THE NAME OF
 JOYCE L. SCHOW &
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 SHOWN AS
 TAX MAP 13 / LOT 15-1
 LOCATED AT
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DATE: APRIL 18, 2012