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NOTES:

1. THE PARCEL IS LOCATED IN THE RESIDENTIAL AGRICULTURAL (RA) ZONE. THE PARCEL IS NOT LOCATED IN THE AQUIFER PROTECTION ZONE.
2. THE PARCEL IS AS SHOWN ON THE TOWN OF STRATHAM ASSESSOR'S MAP 2 AS LOT 86-2.
3. THE PARCEL IS NOT LOCATED IN A FLOOD HAZARD ZONE.
4. OWNER OF RECORD: STABILE HOMES AT STRATHAM, INC. 61 BANCROFTON STREET MERRIMACK, NH 03054
5. ZONING REQUIREMENTS:

RA ZONE:		
MINIMUM LOT SIZE:	2 ACRE	
MINIMUM FRONTAGE:	300'	
MINIMUM SETBACKS:		
FRONT YARD:	30'	
SIDE YARD:	20'	
REAR YARD:	20'	
MINIMUM DEPTH:	150'	
MAXIMUM COVERAGE:	20%	

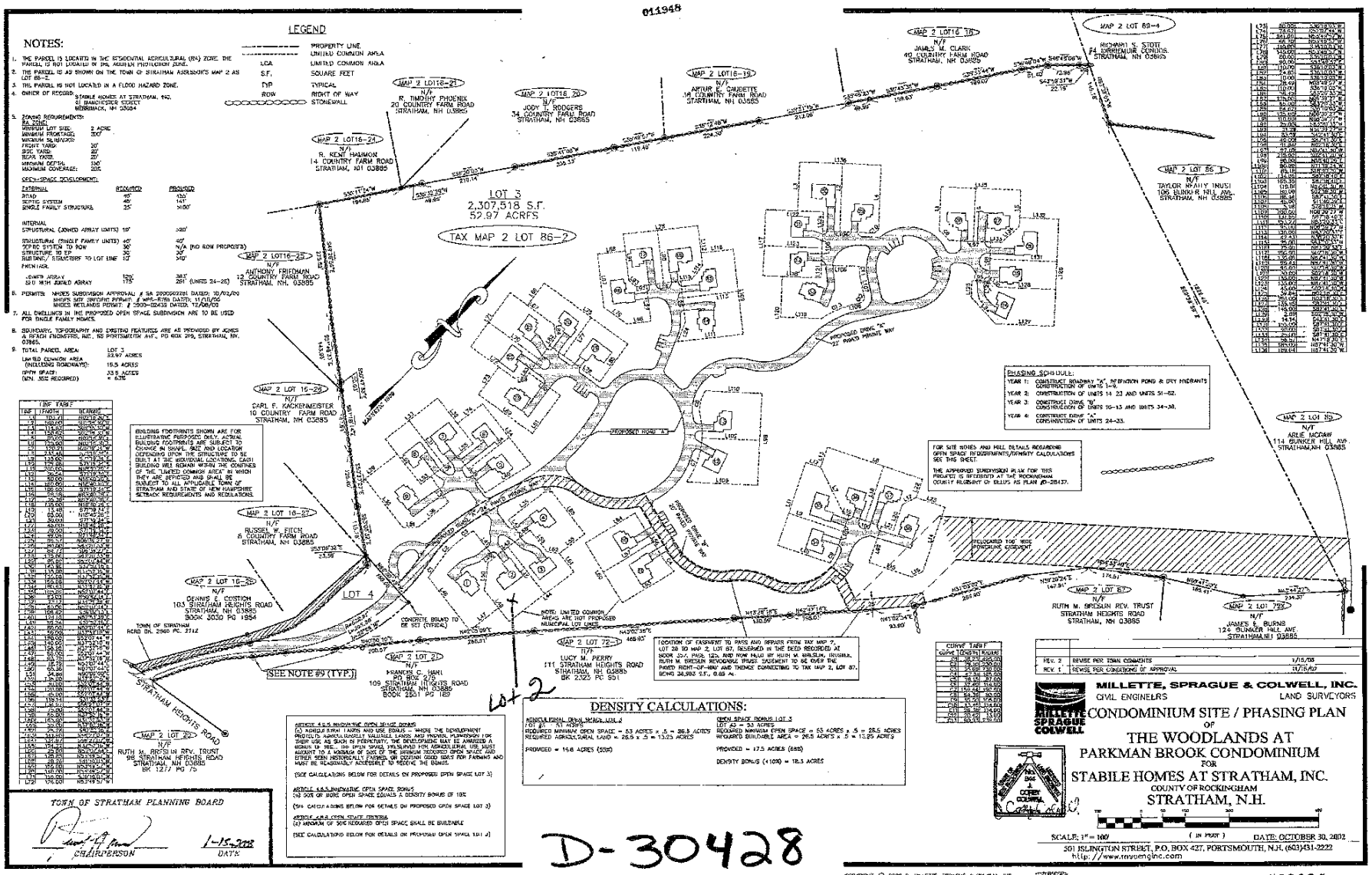
OPEN-SPACE DEVELOPMENT:

EXTERNAL	REQUIRED	PROVIDED
ROAD	40'	43'
SEPTIC SYSTEM	40'	141'
SINGLE FAMILY STRUCTURE	35'	>100'
INTERNAL		
STRUCTURAL (JOINED ARRAY UNITS)	10'	>30'
STRUCTURAL (SINGLE FAMILY UNITS)	40'	40'
SEPTIC SYSTEM TO ROW	30'	N/A (NO ROW PROPOSED)
STRUCTURE TO EP	20'	20'
BUILDING/ STRUCTURE TO LOT LINE	10'	>30'
FIREWALL		
JOINED ARRAY	150'	361'
END WITH JOINED ARRAY	175'	261' (UNITS 24-26)

6. PERMITS: NHDES SUBDIVISION APPROVAL # SA 2000020281 DATED 10/03/00 NHDES SITE SPECIFIC PERMIT # WPS-8788 DATED 11/13/00 NHDES WETLANDS PERMIT: # 2000-02439 DATED 12/08/00
7. ALL DWELLINGS IN THE PROPOSED OPEN SPACE SUBDIVISION ARE TO BE USED FOR SINGLE FAMILY HOMES.
8. BOUNDARY, TOPOGRAPHY AND EXISTING FEATURES ARE AS PROVIDED BY JONES & BEACH ENGINEERS, INC., 85 PORTSMOUTH AVE., PO BOX 219, STRATHAM, NH. 03885.
9. TOTAL PARCEL AREA: LOT 3 52.97 ACRES
   LIMITED COMMON AREA (INCLUDING ROADWAYS): 19.5 ACRES
   OPEN SPACE: (MIN. 35% REQUIRED) 33.5 ACRES = 63%

LEGEND

————	PROPERTY LINE
- - - - -	LIMITED COMMON AREA
LCA	LIMITED COMMON AREA
S.F.	SQUARE FEET
TYP	TYPICAL
ROW	RIGHT OF WAY
○○○○○○○○	STONEWALL



LINE TABLE		
LINE	LENGTH	BEARING
L1	150.00	N02°18'40"W
L2	150.00	S02°18'40"E
L3	125.00	S02°18'40"E
L4	30.00	N02°18'40"W
L5	150.00	N02°18'40"W
L6	150.00	N02°18'40"W
L7	215.46	S02°18'40"E
L8	145.00	S02°18'40"E
L9	150.00	N02°18'40"W
L10	150.00	N02°18'40"W
L11	30.00	S02°18'40"E
L12	50.00	N02°18'40"W
L13	150.00	N02°18'40"W
L14	106.05	S03°18'44"E
L15	30.00	N02°18'40"W
L16	30.00	N02°18'40"W
L17	125.00	N02°18'40"W
L18	13.40	S02°18'40"E
L19	60.00	N02°18'40"W
L20	30.00	S03°18'44"E
L21	45.00	N02°18'40"W
L22	45.00	N02°18'40"W
L23	60.00	N02°18'40"W
L24	30.00	N02°18'40"W
L25	60.00	N02°18'40"W
L26	30.00	N02°18'40"W
L27	13.00	S02°18'40"E
L28	95.00	N02°18'40"W
L29	95.00	N02°18'40"W
L30	15.00	N02°18'40"W
L31	32.00	N02°18'40"W
L32	15.00	N02°18'40"W
L33	15.00	N02°18'40"W
L34	60.00	N03°31'20"W
L35	120.00	N03°31'20"W
L36	24.03	N03°31'20"W
L37	13	N03°18'40"E
L38	60.00	N03°31'20"W
L39	108.42	S88°31'20"E
L40	120.00	N03°31'20"W
L41	15.00	N03°31'20"W
L42	60.00	N03°31'20"W
L43	60.00	N03°31'20"W
L44	145.00	S03°31'20"E
L45	15.00	N03°31'20"W
L46	60.00	N03°31'20"W
L47	60.00	N03°31'20"W
L48	15.00	N03°31'20"W
L49	32.00	N03°31'20"W
L50	15.00	N03°31'20"W
L51	60.00	N03°31'20"W
L52	30.00	N03°31'20"W
L53	30.00	N03°31'20"W
L54	125.00	N03°31'20"W
L55	154.23	N03°31'20"W
L56	30.00	N03°31'20"W
L57	125.00	N03°31'20"W
L58	125.00	N03°31'20"W
L59	125.00	N03°31'20"W
L60	30.00	N03°31'20"W
L61	30.00	N03°31'20"W
L62	125.00	N03°31'20"W

LINE TABLE		
LINE	LENGTH	BEARING
L63	30.00	N03°31'20"W
L64	125.00	N03°31'20"W
L65	30.00	N03°31'20"W
L66	125.00	N03°31'20"W
L67	125.00	N03°31'20"W
L68	30.00	N03°31'20"W
L69	125.00	N03°31'20"W
L70	30.00	N03°31'20"W
L71	125.00	N03°31'20"W
L72	30.00	N03°31'20"W
L73	125.00	N03°31'20"W
L74	30.00	N03°31'20"W
L75	125.00	N03°31'20"W
L76	30.00	N03°31'20"W
L77	125.00	N03°31'20"W
L78	30.00	N03°31'20"W
L79	125.00	N03°31'20"W
L80	125.00	N03°31'20"W
L81	110.00	N06°31'20"W
L82	70.00	S83°28'40"W
L83	11.18	N41°31'20"W
L84	53.00	S83°28'40"W
L85	60.00	S83°28'40"W
L86	81.84	N82°18'20"W
L87	42.45	N82°18'20"W
L88	215.00	N82°18'20"W
L89	60.00	N82°18'20"W
L90	90.00	N11°31'40"W
L91	15.15	S82°18'20"E
L92	125.00	S82°18'20"E
L93	125.00	S82°18'20"E
L94	125.00	S82°18'20"E
L95	30.00	S82°18'20"E
L96	30.00	S82°18'20"E
L97	125.00	S82°18'20"E
L98	125.00	S82°18'20"E
L99	125.00	S82°18'20"E
L100	125.00	S82°18'20"E
L101	125.00	S82°18'20"E
L102	125.00	S82°18'20"E
L103	125.00	S82°18'20"E
L104	125.00	S82°18'20"E
L105	125.00	S82°18'20"E
L106	125.00	S82°18'20"E
L107	125.00	S82°18'20"E
L108	125.00	S82°18'20"E
L109	100.00	N08°31'20"W
L110	141.50	S87°18'40"E
L111	53.72	N02°18'40"W
L112	30.00	N02°18'40"W
L113	120.00	N02°18'40"W
L114	42.43	N02°18'40"W
L115	54.00	S87°41'20"E
L116	15.00	N02°18'40"W
L117	150.00	N02°18'40"W
L118	69.44	N87°41'20"W
L119	45.00	N02°18'40"W
L120	30.00	S87°41'20"E
L121	30.00	S87°41'20"E
L122	135.00	S87°41'20"E
L123	30.00	S87°41'20"E
L124	54.00	S87°41'20"E
L125	2.88	S02°18'40"E
L126	381.05	N03°18'40"W
L127	155.15	S02°18'40"E
L128	19.00	S87°41'20"E
L129	2.88	S02°18'40"E
L130	14.14	S44°41'20"E
L131	230.05	S87°41'20"E
L132	20.00	S87°41'20"E
L133	20.00	S87°41'20"E
L134	28.31	N47°18'40"E
L135	180.00	N87°41'20"W
L136	189.64	N87°41'20"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	28.27	18.00
C2	28.27	18.00
C3	23.55	15.00
C4	9.7	15.00
C5	18.13	57.00
C6	17.20	114.50
C7	155.44	197.00
C8	59.36	38.00
C9	23.56	15.00
C10	23.45	15.00
C11	28.38	114.50
C12	20.62	13.00
C13	20.62	13.00
C14	60.04	230.00

BUILDING FOOTPRINTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL BUILDING FOOTPRINTS ARE SUBJECT TO CHANGE IN SHAPE, SIZE AND LOCATION DEPENDING UPON THE STRUCTURE TO BE BUILT AT THE INDIVIDUAL LOCATIONS. EACH BUILDING WILL REMAIN WITHIN THE CONFINES OF THE "LIMITED COMMON AREA" IN WHICH THEY ARE REFLECTED AND SHALL BE SUBJECT TO ALL APPLICABLE TOWN OF STRATHAM AND STATE OF NEW HAMPSHIRE SETBACK REQUIREMENTS AND REGULATIONS.

PHASING SCHEDULE:
YEAR 1: CONSTRUCT ROADWAY "A", RETENTION POND & DRY HYDRANTS CONSTRUCTION OF UNITS 1-13.
YEAR 2: CONSTRUCTION OF UNITS 14-23 AND UNITS 51-62.
YEAR 3: CONSTRUCT DRIVE "B" CONSTRUCTION OF UNITS 10-13 AND UNITS 34-38.
YEAR 4: CONSTRUCT DRIVE "A" CONSTRUCTION OF UNITS 24-33.

FOR SITE NOTES AND FULL DETAILS REGARDING OPEN SPACE REQUIREMENTS/DENSITY CALCULATIONS SEE THIS SHEET.
THE APPROVED SUBDIVISION PLAN FOR THIS PROJECT IS REFERENCE AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN #D-28437.

LOCATION OF EASEMENT TO PASS AND REPAIRS FROM TAX MAP 2, LOT 28 TO MAP 2, LOT 87, RESERVED IN THE DEED RECORDED AT BOOK 3541, PAGE 122, AND NOW HELD BY RUTH M. BRESLIN, TRUSTEE, RUTH M. BRESLIN REVOCABLE TRUST. EASEMENT TO BE OVER THE PAVED RIGHT-OF-WAY AND THENCE CONNECTING TO TAX MAP 2, LOT 87, BEING 38,982 S.F., 0.89 AC.

ARTICLE 4.6.5 INNOVATIVE OPEN SPACE BONUS
(a) AGRICULTURAL LANDS AND USE BONUS – WHERE THE DEVELOPMENT PROJECT'S AGRICULTURALLY VALUABLE LANDS, AND PROVIDE PERMISSION FOR THEIR USE AS SUCH IN PERPETUITY, THE DEVELOPMENT MAY BE AWARDED A BONUS OF 10%. THE OPEN SPACE PRESERVED FOR AGRICULTURAL USE MUST AMOUNT TO A MINIMUM OF 50% OF THE MINIMUM REQUIRED OPEN SPACE AND EITHER BEEN HISTORICALLY FARMED, OR CONTAIN GOOD SOILS FOR FARMING AND MUST BE REASONABLY ACCESSIBLE TO MEANS THE BONUS.
(SEE CALCULATIONS BELOW FOR DETAILS ON PROPOSED OPEN SPACE LOT 3)

ARTICLE 4.6.5 INNOVATIVE OPEN SPACE BONUS
(a) 50% OF MORE OPEN SPACE EQUALS A DENSITY BONUS OF 10%
(SEE CALCULATIONS BELOW FOR DETAILS ON PROPOSED OPEN SPACE LOT 3)

ARTICLE 4.6.6 OPEN SPACE CRITERIA
(c) MINIMUM OF 50% REQUIRED OPEN SPACE SHALL BE BUILDABLE
(SEE CALCULATIONS BELOW FOR DETAILS ON PROPOSED OPEN SPACE LOT 3)

DENSITY CALCULATIONS:

AGRICULTURAL DUAL USAGE: LOT 2
LOT 2 = 51 ACRES
REQUIRED MINIMUM OPEN SPACE = 53 ACRES x .5 = 26.5 ACRES
REQUIRED AGRICULTURAL LAND = 26.5 x .5 = 13.25 ACRES
PROVIDED = 15.6 ACRES (30%)

OPEN SPACE BONUS LOT 3
LOT 3 = 53 ACRES
REQUIRED MINIMUM OPEN SPACE = 53 ACRES x .5 = 26.5 ACRES
REQUIRED BUILDABLE AREA = 26.5 ACRES x .5 = 13.25 ACRES
PROVIDED = 17.5 ACRES (66%)
DENSITY BONUS (+10%) = 18.3 ACRES

REV.	REVISE PER TOWN COMMENTS	1/15/03
REV. 1	REVISE PER CONDITIONS OF APPROVAL	12/18/02

MILLETTE, SPRAGUE & COLWELL, INC.
CIVIL ENGINEERS LAND SURVEYORS

CONDOMINIUM SITE / PHASING PLAN
OF
THE WOODLANDS AT PARKMAN BROOK CONDOMINIUM
FOR
STABILE HOMES AT STRATHAM, INC.
COUNTY OF ROCKINGHAM
STRATHAM, N.H.

SCALE: 1" = 100' (IN FEET) DATE: OCTOBER 30, 2002

501 ISLINGTON STREET, P.O. BOX 427, PORTSMOUTH, N.H. (603)431-2222
http://www.msvengineers.com

TOWN OF STRATHAM PLANNING BOARD
CHAIRPERSON
1-15-2003
DATE

D-30428

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