NOTES:

1. THE PARCEL IS LOCATED IN THE RESIDENCE COASTAL DISTRICT (RC), SHORELAND PROTECTION OVERLAY DISTRICT AND THE FLOOD HAZARD OVERLAY DISTRICT.
2. THE PARCEL IS SHOWN ON THE TOWN OF DURHAM ASSESSORS MAP 11 AS LOT 24–3.
3. THE PARCEL IS PARTIALLY LOCATED IN SPECIAL FLOOD HAZARD ZONES A AND AE (EL 7) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, STRAFFORD COUNTY, NEW HAMPSHIRE, PANEL 320 OF 405, MAP NUMBER 33017C0320D, EFFECTIVE DATE: MAY 17, 2005.
4. OWNER OF RECORD: ALEXANDER & ALEXANDRA BAKMAN
   21 DAVIS AVENUE
   DURHAM, NH 03824
   SCRD BK.#3552 PG.#633
5. ZONING REQUIREMENTS:

MINIMUM LOT SIZE	
SINGLE FAMILY RESIDENCE	150,000 S.F.
MULTIUNIT HOUSING	N/A
ALLOWED NONRESIDENTIAL USE	150,000 S.F.
MINIMUM LOT AREA PER DWELLING UNIT	150,000 S.F.
MINIMUM LOT FRONTAGE	300'
MINIMUM FRONT YARD SETBACK	
ARTERIAL STREET	40'
MINIMUM SIDE YARD SETBACK	50'
MINIMUM REAR YARD SETBACK	50'*
MINIMUM SHORELAND SHOREFRONTAGE	200'**
MAXIMUM PERMITTED BUILDING HEIGHT	30'
IMPERVIOUS SURFACE RATIO	20%

   * SHORELAND SETBACK OF BUILDING AND STRUCTURES FROM THE OYSTER RIVER IS 125'.
   ** LOT SHALL HAVE AN ADDITIONAL 50' OF SHORELAND FRONTAGE PER DWELLING UNIT (IF LOT CONTAINS MORE THAN ONE DWELLING UNIT)
6. TOTAL PARCEL AREA: 96,897± S.F. / 2.22± ACRES
   COMMON AREA: 96,897± S.F. / 2.22± ACRES
   SUBMITTED AREA: 96,897± S.F. / 2.22± ACRES
   LIMITED COMMON AREA:
   UNIT 1: 588 S.F.
   UNIT 2: 588 S.F.
   UNIT 3: 588 S.F.
   UNIT 4: 588 S.F.
7. PARCEL HAS THE BENEFIT OF A RIGHT–OF–WAY OVER MAP 11 LOT 24–2 AND IS SUBJECT TO A RIGHT–OF–WAY FOR THE BENEFIT OF MAP 11 LOT 24–2 FOR A SHARED JOINT ACCESS DRIVE TO NH ROUTE 4.
8. EXISTING IMPERVIOUS AREA = 8,653 S.F. (8.9% OF THE LOT)
   PROPOSED IMPERVIOUS AREA = 10,600 S.F. (10.9% OF THE LOT)
9. NHDES SUBDIVISION APPROVAL #SA2013010242 WAS ISSUED ON AUGUST 27, 2013.

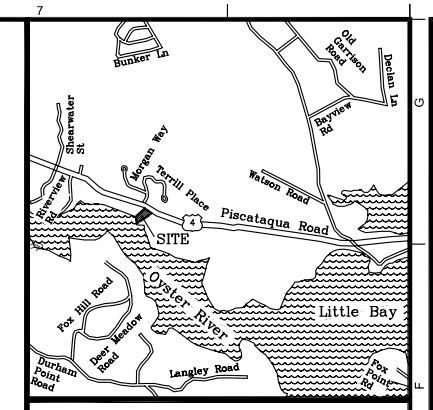
LEGEND

BK.2562/PG.2783	BOOK NO./PAGE NO.
EP	EDGE OF PAVEMENT
HDPE	HIGH–DENSITY POLYETHYLENE
INV.	INVERT
LCA	LIMITED COMMON AREA
N/F	NOW OR FORMERLY
NHDES	NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES
PEP	PROPOSED EDGE OF PAVEMENT
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
SLA	SUITABLE LEACHING AREA
UGU	UNDERGROUND UTILITIES
MAP 11 LOT 24	ASSESSORS MAP & PARCEL NUMBER
	PROPERTY LINE
	STONE WALL
	TREE LINE
	SOIL BOUNDARY
W	WELL
	IRON ROD FOUND
CC	CONCRETE COVER
UP	UTILITY POLE
GP	GUY POLE
TP	TEST PIT

ABUTTERS ACROSS THE OYSTER RIVER:

MAP 23 LOT 13 MICHAEL E. MCCLURKEN REVOCABLE TRUST
M. JACQUELINE EASTWOOD REVOCABLE TRUST
26 DEER MEADOW ROAD
DURHAM, NH 03824
SCRD BK.4053 PG.847

MAP 23 LOT 14 JAMES E. & AMY H. LAWSON
24 DEER MEADOW ROAD
DURHAM, NH 03824
SCRD BK.3244 PG.110



LOCATION PLAN

MAP 11 LOT 23-1
N/F
PHILLIP D. NOURY
11 FIRESIDE DRIVE
EPPING, NH 03042
SCRD BK.2684 PG.138

MAP 11 LOT 23-50
N/F
ELIZABETH REMILLONG
& ARTHUR HOCHTHURN
2 MORGAN WAY
DURHAM, NH 03824
SCRD BK.3468 PG.127

MAP 11 LOT 23-43
N/F
JOSHUA R. & LAI-LAI W. JENKINS
8 TIRRELL PLACE
DURHAM, NH 03824
SCRD BK.3431 PG.51

MAP 11 LOT 24-2
N/F
STEPHEN F. & DEBORAH A. JOHNSON
112 PISCATAQUA ROAD
DURHAM, NH 03824
SCRD BK.2224 PG.42

MAP 11 LOT 24-3
AREA = 96,897± S.F.
2.22± ACRES

MAP 11 LOT 24-4
N/F
ALEXANDER & ALEXANDRA BAKMAN
21 DAVIS AVENUE
DURHAM, NH 03824
SCRD BK.3552 PG.633

MORGAN WAY

PISCATAQUA ROAD — NH ROUTE 4
(CLASS I HIGHWAY, VARIABLE WIDTH)

EXISTING BUILDING

IRON ROD TO BE SET

FOUND IRON ROD WITH CAP "#891" (0.6' HIGH) 06/19/12

N48°43'42"E 300.00' 340±'

40±'

145±'

555°25'00"E 255.64'

250' SHORELAND WATER QUALITY PROTECTION SETBACK

125' SHORELAND SETBACK FROM OYSTER RIVER (LOCAL)

100' TIDAL BUFFER

50' SIDE YARD SETBACK

40' FRONT YARD SETBACK

8' ± BERM

EXISTING TWO STORY WOOD FRAMED BUILDING

PROPOSED 2 STORY DECK "NOT YET BEGUN"

PROPOSED GARAGE UNITS 2 & 4 "NOT YET BEGUN"

COMMON ENTRANCE & STAIRS "NOT YET BEGUN"

PROPOSED PORCH & STEPS "NOT YET BEGUN"

PROPOSED GARAGE UNITS 1 & 3 "NOT YET BEGUN"

BOUNDARY OF 4,000 S.F. SLA

PROPOSED LEACH FIELD

TP#1

PAVED DRIVEWAY

LCA UNIT 4 = 270 S.F.
LCA UNIT 2 = 270 S.F.
LCA UNIT 3 = 270 S.F.
LCA UNIT 1 = 270 S.F.
LCA UNIT 4 2nd Floor= 128 S.F., LCA UNIT 2 1st Floor= 128 S.F.
LCA UNIT 3 2nd Floor= 128 S.F., LCA UNIT 1 1st Floor= 128 S.F.

UNIT 2 (1st FLOOR) & UNIT 4 (2nd FLOOR)
UNIT 1 (1st FLOOR) & UNIT 3 (2nd FLOOR)

2ND STORY DECK TO BE REMOVED

EXISTING FOUNDATION TO BE REMOVED

SHED TO BE RELOCATED TO MAP 11 LOT 24-4

ROOF

WOOD RETAINING WALL

525.00'
540'± S56°09'40"W

100' PROPOSED WELL RADIUS

PROPOSED WELL

OYSTER RIVER

FLOOD ZONE AE (EL7)
FLOOD ZONE A
235±'

HdC
SfC
BzB

PROPOSED 4' WIDE PATH

FLOOD ZONE X
FLOOD ZONE A

PROPOSED DOCK EXPANSION NHDES PERMIT #2012–02887

BOUNDARY IS HIGH WATER

FOUND IRON ROD WITH CAP "#891" (0.6' HIGH) 06/19/12

15'±

64±'

PROPOSED DOCK ACCESS EASEMENT ACROSS MAP 11 LOT 24–4 FOR THE BENEFIT OF MAP 11 LOT 24–3

76.37'
N28°17'14"E

RAILING

RAMP

SOLID PIER

FLOATING DOCK

WOODEN STEPS

60.0'
30.4'
8.1'

PAVED DRIVEWAY

8" HDPE WITH UGU

PICKETT FENCE

25' CEMETERY BUFFER

FOUND IRON ROD WITH CAP "#891" 06/19/12

NET 10/55–IR WITH UGU

N33°50'20"W 58.16'

15" CEDAR

SEPTIC VENT

APPROXIMATE LOCATION SEPTIC SYSTEM

VENT PIPE

BRICK CONCRETE WALK

GRANITE STEPS

125' SHORELAND SETBACK FROM OYSTER RIVER

DECK
PORCH

EXISTING BUILDING

(RESIDENTIAL)

FILING OF THESE SHEETS IS FOR CONDOMINIUM PURPOSES ONLY, PURSUANT TO RSA 356–B. IT DOES NOT CONSTITUTE A SUBDIVISION OF LAND.

"I CERTIFY THAT THIS PLAN IS ACCURATE AND IS IN COMPLIANCE WITH THE PROVISIONS OF NEW HAMPSHIRE RSA 356 B:20(I) AND THAT ALL UNITS SHOWN ARE EXISTING/PROPOSED/SUBSTANTIALLY COMPLETE."

PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18,III AND IV AND 672:14:

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

A COPY OF THIS PLAN HAS BEEN FILED WITH THE LOCAL PLANNING BOARD.

SOILS TABLE

SYMBOL	NAME	AREA
BzB	BUXTON SILT LOAM, 3 TO 8 PERCENT SLOPES	62,025 S.F.
HdC	HOLLIS-CHARLTON VERY ROCKY FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES	14,636 S.F.
SfC	SUFFIELD SILT LOAM, 8 TO 15 PERCENT SLOPES	20,236 S.F.

PLAN REFERENCES:

1. "SUBDIVISION OF LAND PREPARED FOR ALEXANDER & ALEXANRA BAKMAN, LOCATED AT PISCATAQUA ROAD, DURHAM, N.H." BY ATLANTIC SURVEY COMPANY, LLC, DATED APRIL 2011. (NOT RECORDED)
2. "PROPOSED SUBDIVISION OF TIRRELL PARCEL AT BUNKER CREEK–ROUTE 4, DURHAM, N.H." BY C.B. KNOWLES, DATED NOVEMBER 28, 1978. SCRD PLAN #19–39.

TEST PIT #1:

8–15"	10YR 5/3 FINE SANDY LOAM, WK., SOMEWHAT SILTY, FRIABLE,
15–20"	2.5Y 6/4 FINE SANDY LOAM, WK., SOMEWHAT SILTY, FRIABLE
20–24.5"	10YR 5/6 FINE SANDY LOAM,BLOCKY, SOMEWHAT FIRM IN PLACE, FRIABLE
24.5–32"	2.5Y5/4 FINE SANDY LOAM, SILTY, SOMEWHAT FIRM, MASSIVE, FRIABLE
32–38"	2.5Y 5/6 FINE SANDY LOAM, SILTY, SOMEWHAT FIRM, MASSIVE, FRIABLE
38–44"	2.5Y 4/3 FINE SANDY LOAM, MANY GRANUALS, SOMEWHAT FIRM, MASSIVE, FRIABLE, MUCH ROCK TO 8" FEW TO 20"
44–50"	10YR 3/3 MED LOAMY SAND, MANY GRANUALS, SOMEWHAT FIRM, MASSIVE, FRIABLE, MUCH ROCK TO 6" FEW TO 20"
50–57"	10YR 4/6 MED LOAMY SAND, MANY GRANUALS, SOMEWHAT FIRM, MASSIVE, FRIABLE
57–63"	FEW POCKETS OF ROTTEN ROCK, SOMEWHAT FIRM IN PLACE, FRIABLE
63–74"	2.5Y 4/4 MEDIUM LOAMY SAND SOMEWHAT FIRM, MASSIVE, FRIABLE

ROOTS TO 22" WATER OBS. NONE, SHWT @ 24.5"

TEST PIT #2:

0–8"	10YR 3/4 LOAMY MED. COURSE GRANULAR, SAND, WK., FINE, FRIABLE
8–16"	10YR 4/3 FINE SANDY LOAM, WK., SOMEWHAT SILTY, FRIABLE,
16–26"	10YRY 5/4 FINE SANDY LOAM SAND, MASSIVE, SOMEWHAT SILTY, FRIABLE
26–36"	2.5Y 5/4 FINE SANDY LOAM SAND, MASSIVE, SOMEWHAT SILTY, FRIABLE
36–48"	2.5Y 4/4 FINE SANDY LOAM SAND, SILTY, SOMEWHAT FIRM, MASSIVE, FRIABLE
48–56"	2.5Y 5/2 FINE SANDY LOAM SAND, BLOCKY, SOMEWHAT FIRM IN PLACE, MASSIVE, FRIABLE
56–72"	2.5Y 4/1 FINE SANDY LOAM SAND, BLOCKY, SOMEWHAT FIRM IN PLACE, MASSIVE, FRIABLE

ROOTS TO 16" WATER OBS. 34", SHWT @ 26"

PERCOLATION TEST: 10 MIN. / INCH

TEST PITS LOGGED BY MARK E. McCONKEY, SSD #1235 ON 03/25/2013

30 0 15 30 60 120
(IN FEET)

TOWN OF DURHAM PLANNING BOARD

CHAIRPERSON DATE

LICENSED LAND SURVEYOR DATE

REV.	DATE	DESCRIPTION	CHECKED BY: JCC
1	10-01-2013	RELOCATE PARKING SPACES, REVISE EDGE OF PAVEMENT, ADD SLA NOTE, DESIGNATE FIRE LANE, ADD NOTE 9	

DRAWN BY: IID

CONDOMINIUM SITE PLAN
RIVERSIDE LANDING CONDOMINIUMS
TAX MAP 11 LOT 24-3
PROPERTY OF
ALEXANDER & ALEXANDRA BAKMAN
118 PISCATAQUA ROAD
DURHAM, NEW HAMPSHIRE
COUNTY OF STRAFFORD

MSC
CIVIL ENGINEERS & LAND SURVEYORS, INC.
170 COMMERCE WAY SUITE 102 PORTSMOUTH, NH 03801
PHONE: 603-431-2222 FAX: 603-431-0910 www.mscengineers.com

PROJECT NO.: 12013
DATE: APRIL 15, 2013
SCALE: 1" = 30'

S-1

Oct 01, 2013 - 12:45pm
G:\DWG\12013\dwg\12013_CSP.dwg