

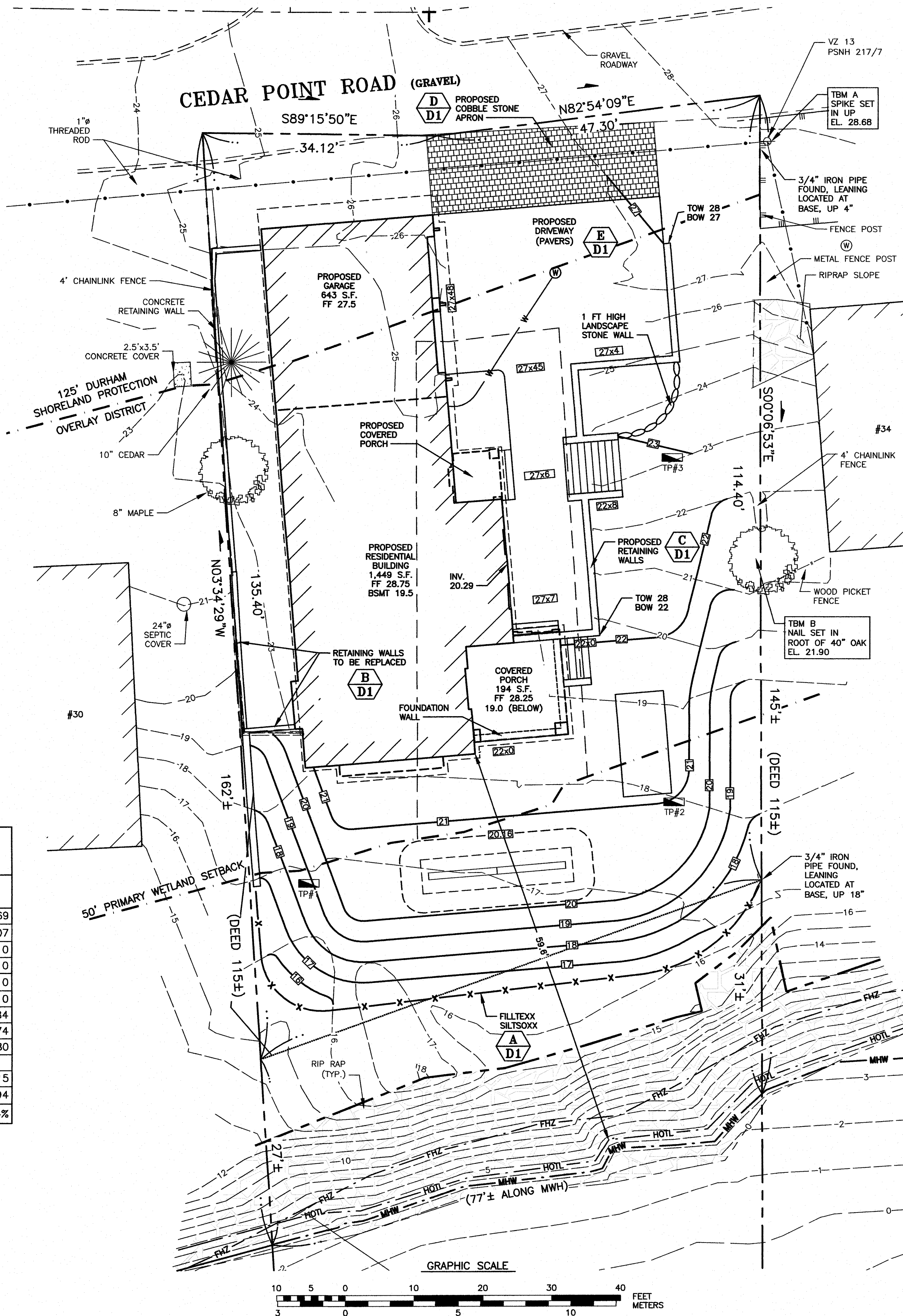
LOCATION MAP SCALE 1"=2,000'

LEGEND:

EXISTING	PROPOSED	
N/F		NOW OR FORMERLY
RP		RECORD OF PROBATE
SCRD		STRAFFORD COUNTY REGISTRY
		OF DEEDS
		MAP 11 / LOT 21
RR SPK FND	RR SPK SET	RAILROAD SPIKE FOUND/SET
IR FND	IR SET	IRON ROD FOUND/SET
IP FND	IP SET	IRON PIPE FOUND/SET
DH FND	DH SET	DRILL HOLE FOUND/SET
NHFB FND		NHFB FOUND
TB FND		TOWN BOUND FOUND
BND w/DH	BND w/DH	BOUND w/ DRILL HOLE
		OVERHEAD ELECTRIC WIRES
		CONTOUR
		SPOT ELEVATION
		EDGE OF PAVEMENT (EP)
		WOODS / TREE LINE
		UTILITY POLE (w/ GUY)
		EDGE OF WETLAND FLAGGING
		SWAMP / MARSH
		ELEVATION
		EDGE OF PAVEMENT
		FINISHED FLOOR
		INVERT
		TEMPORARY BENCHMARK
		TYPICAL
		LANDSCAPED AREA

IMPERVIOUS SURFACE AREAS
(TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE & PORCHES	1,886	2,369
STAIRS	22	107
SHED	125	0
DECKS	486	0
CONCRETE/PAVERS	260	0
GRAVEL	935	0
RETAINING WALLS	239	184
COBBLE STONE DRIVEWAY		374
DOCK	70	80
TOTAL	4,023	3,115
LOT SIZE	11,794	11,794
% LOT COVERAGE	34.1%	26.4%



WETLAND NOTES:

- HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 8/10/2017 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPCC WETLANDS WORK GROUP (2017).
 - NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
 - CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFWS MANUAL FWS/OBS-79/31 (1997).
 - "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 430-2316

NOTES:

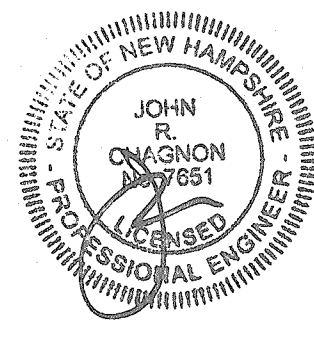
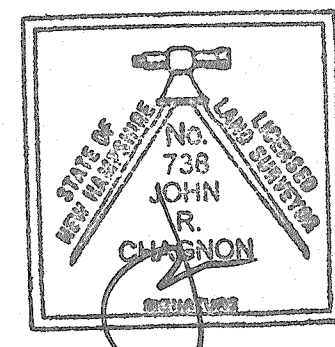
- PARCEL IS SHOWN ON THE TOWN OF DURHAM ASSESSOR'S MAP 12 AS LOT 1-8.
- OWNERS OF RECORD:
MANISHA P. HEIDERSCHIEDT
2010 REVOCABLE TRUST
MANISHA P. HEIDERSCHIEDT &
BENEDICT G. HEIDERSCHIEDT, TRUSTEES
21 CAVERNO DRIVE
LEE, NH 03861
4495/149
- A PORTION OF THE PARCEL IS IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33017C0340E. EFFECTIVE DATE SEPTEMBER 30, 2015.
- EXISTING LOT AREA:
11,794± SF
0.2708± ACRES
- PARCEL IS LOCATED IN RESIDENCE COASTAL (RC) ZONING DISTRICT AND IS SUBJECT TO THE SHORELAND PROTECTION OVERLAY DISTRICT.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULT OF A STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY OF TAX MAP 12 LOT 1-8 IN THE TOWN OF DURHAM.
- VERTICAL DATUM IS MEAN SEA LEVEL NAVD83. BASIS OF VERTICAL DATUM IS NH DOT BENCHMARK 133-0410.
- MEAN HIGH WATER LINE IS SHOWN AT ELEVATION 3.37 PER NOAA STATION 0420411 - DOVER, COCHeco RIVER.
- CEDAR POINT ROAD IS REFERRED IN THE SUBJECT PARCEL, AS WELL AS ABUTTING DEEDS AS AN EIGHTEEN FOOT RIGHT OF WAY. FOR THE PURPOSE OF ESTABLISHING THE BOUNDARIES OF THE PARCEL, THIS WIDTH WAS HELD. RIGHTS OF THE PUBLIC MAY EXIST OVER THE TRAVELED PORTION OF CEDAR POINT ROAD WITHIN THE BOUNDARIES OF THE SUBJECT PARCEL.

ZONING CALCULATIONS:

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	150,000 SF	11,794 SF	11,794 SF
MIN. LOT FRONTAGE: ROAD:	300 FEET	82 FEET	82 FEET
SHORELAND:	200 FEET	77 FEET	77 FEET
FRONT SETBACK:	30 FEET	20 FEET	11.6 FEET
SIDE SETBACK:	50 FEET	8 FEET	7.6 FEET
REAR SETBACK:	50 FEET	57 FEET	61.2 FEET
MAX. STRUCTURE HEIGHT:	30 FEET	30 FEET	30 FEET
MAX. IMPERVIOUS COVERAGE:	20%	34.1%	26.4%

HEIDERSCHIEDT
RESIDENCE
32 CEDAR POINT ROAD
DURHAM, N.H.

0	ISSUED FOR APPROVAL	4/19/18
NO.	DESCRIPTION	DATE
REVISIONS		



SCALE 1"=10' JANUARY 2018

TOWN OF DURHAM
PERMIT PLAN

C3