

**LEGEND:**

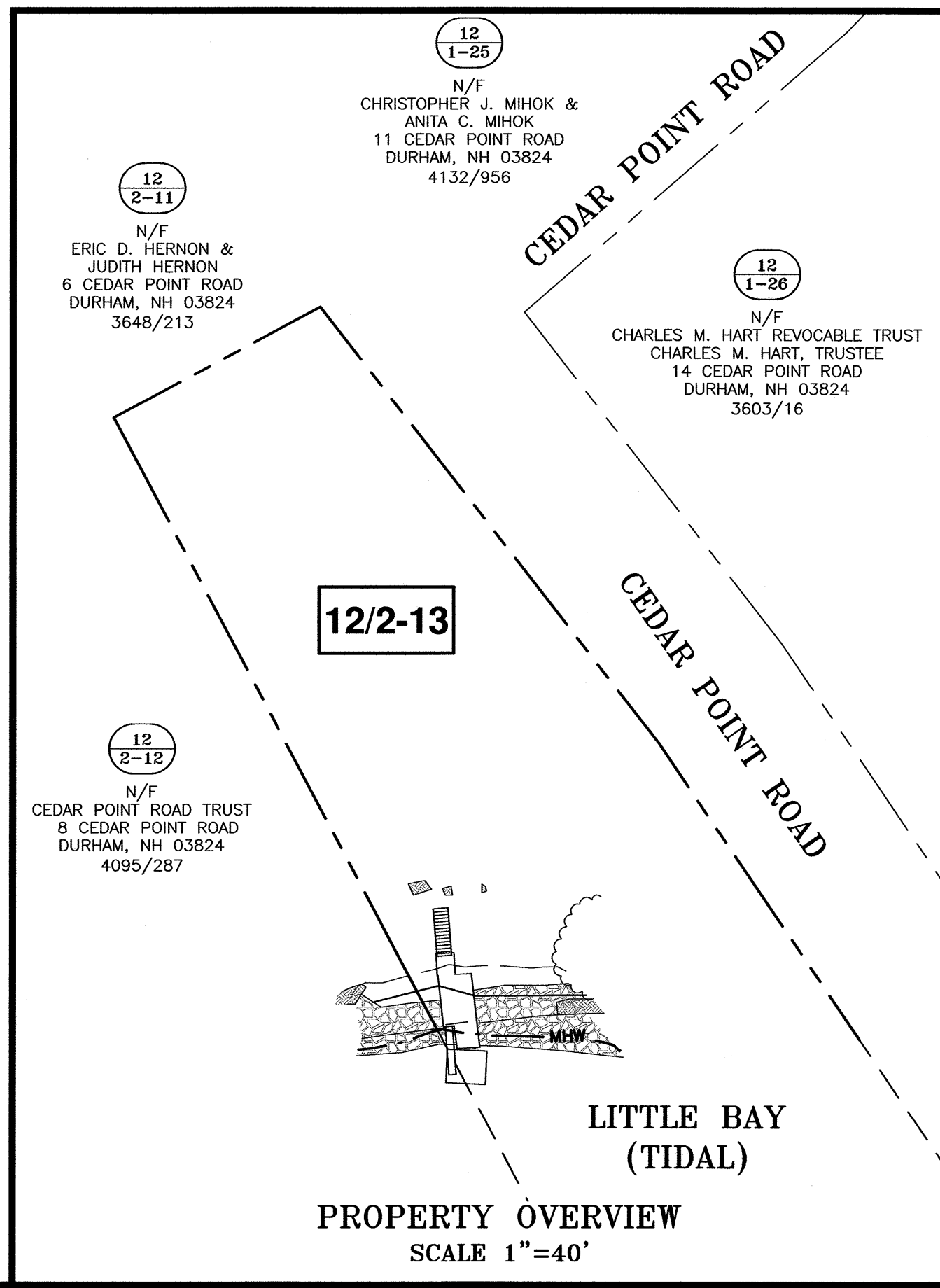
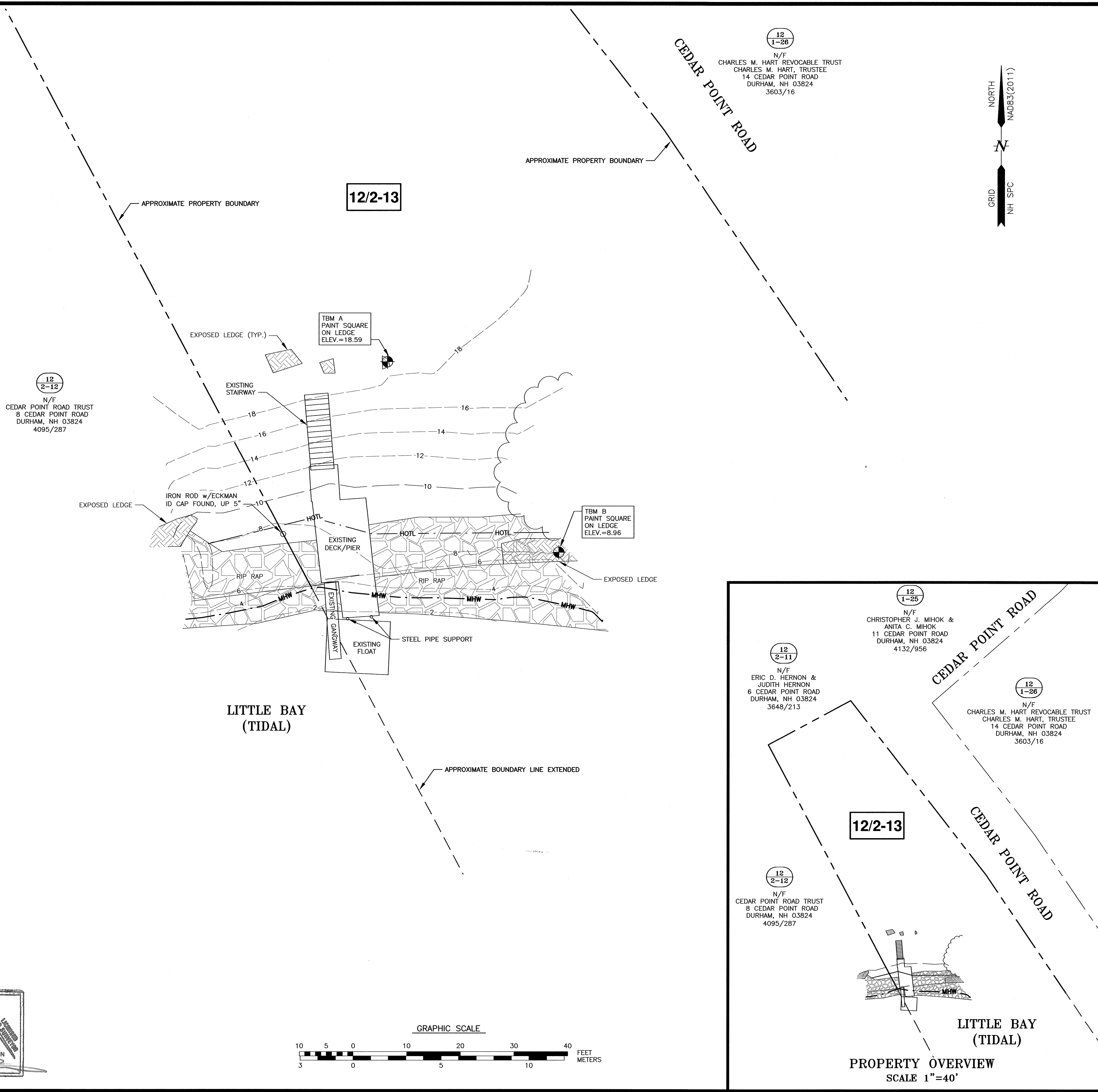
N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
○	RAILROAD SPIKE FOUND
○	IRON ROD/IRON PIPE FOUND
○	IRON PIPE FOUND
○	STONE/CONCRETE BOUND FOUND
---	BOUNDARY
---	BUILDING SETBACK
---	MEAN HIGH WATER LINE
---	MEAN SEA LEVEL LINE
---	MEAN LOW WATER LINE
---	MEAN LOWER LOW WATER LINE
---	NH DES HIGHEST OBSERVABLE TIDE LINE
---	100' NH DES TIDAL BUFFER ZONE
---	FRESHWATER WETLAND LINE
---	WETLAND BUFFER LINE
---	OVERHEAD ELECTRIC/WIRES
---	CONTOUR
---	SPOT ELEVATION
---	WOODS / TREE LINE
---	UTILITY POLE (w/ GUY)
---	EDGE OF WETLAND FLAGGING
---	SWAMP / MARSH
---	ELEVATION
---	TEMPORARY BENCHMARK
---	TYPICAL
---	LANDSCAPED AREA

**WETLAND NOTES:**

- HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 9/16/21 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 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2019).
  - 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. USFW MANUAL FWS/OBS-79/31 (1997).
  - "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- WETLAND DELINEATION WAS FIELD LOCATED BY AMBIT ENGINEERING, INC.

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

9/28/2021  
PAUL A DOBBERSTEIN, LLS  
DATE



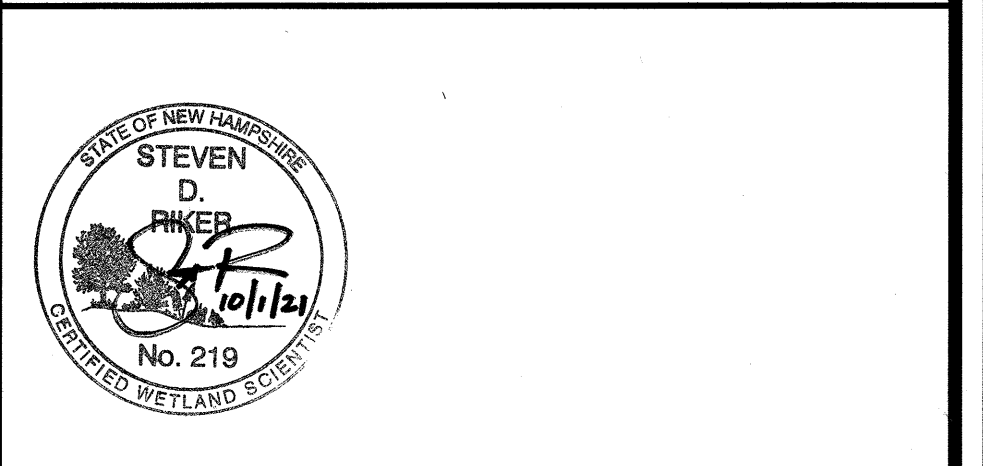
**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315



- NOTES:**
- PARCEL IS SHOWN ON THE TOWN OF DURHAM ASSESSOR'S MAP 12A AS LOT 2-13.
  - OWNER OF RECORD:  
BRUCE H. BATES REVOCABLE TRUST  
BRUCE H. BATES, TRUSTEE &  
ELLEN F. BATES REVOCABLE TRUST  
ELLEN F. BATES TRUSTEE  
P.O. BOX 686  
DURHAM, NH 03824  
4283/747
  - A PORTION OF THE PARCEL IS IN A FLOOD HAZARD AREA, ZONE AE (EL. 6), AS SHOWN ON FIRM PANEL 33017C0340E. EFFECTIVE DATE SEPTEMBER 30, 2015.
  - EXISTING LOT AREA:  
0.55 ACRES (PER ASSESSOR)
  - PARCEL IS LOCATED IN THE RESIDENCE COASTAL (RC) ZONING DISTRICT AND IS SUBJECT TO THE WETLAND CONSERVATION AND SHORELAND PROTECTION OVERLAY DISTRICTS.
  - THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON A PORTION OF AND ADJACENT TO ASSESSOR'S MAP 12 LOT 2-13 IN THE TOWN OF DURHAM.
  - VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS NHDOT BENCHMARK 133-0410. MEAN HIGH WATER (MHW), MEAN SEA LEVEL (MSL), MEAN LOW WATER (MLW), AND MEAN LOWER LOW WATER (MLLW) AS SHOWN HEREON ARE BASED ON NOAA STATION 8420411 DOVER, COCHECO RIVER, NEW HAMPSHIRE.
  - THIS IS NOT A BOUNDARY SURVEY. BOUNDARY LINES AS SHOWN ARE BASED ON CURRENT DEED DESCRIPTIONS & MONUMENTATION FOUND. NO ADDITIONAL DEED RESEARCH OR BOUNDARY DETERMINATION WAS MADE FOR THE PURPOSES OF THIS PLAN. EASEMENTS, RESERVATIONS, ETC. THAT MAY EXIST ARE NOT SHOWN OR NOTED HEREON.

**DOCK REPLACEMENT  
BATES RESIDENCE  
10 CEDAR POINT RD  
DURHAM, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	9/23/21
REVISIONS		



SCALE: 1"=10'/40' SEPTEMBER 2021

**EXISTING CONDITIONS PLAN**

**C1**

