

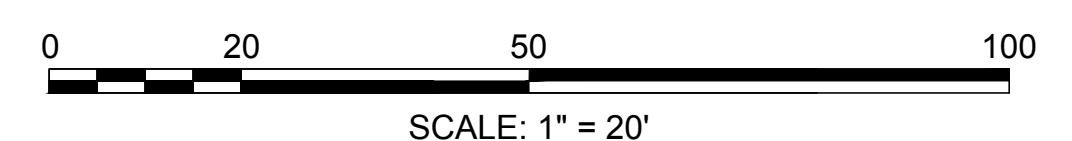
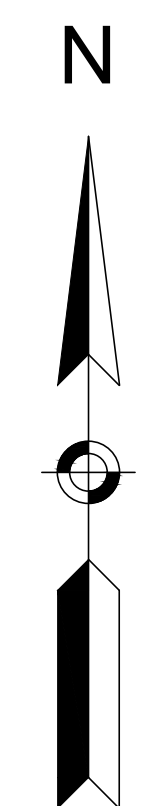
LOCATION MAP  
N.T.S.

NOTES:

- OWNER OF RECORD: CHARLES WATERS II AND TRISHA ANNE WATERS 2000 REV. TRUST  
83 MILL ROAD  
DURHAM, NH 03824  
TAX MAP 7, LOT 2  
BOOK 3636, PAGE 120 SCR D
- ZONE: RESIDENTIAL (RB)  
OVERLAY DISTRICTS: WC0D AND FH0D  
DIMENSIONAL REQUIREMENTS:  
MINIMUM LOT AREA 40,000 SF  
MINIMUM FRONTAGE 150 FEET  
MINIMUM FRONT SETBACK 30 FEET (MINOR AND COLLECTOR STREETS)  
MINIMUM SIDE SETBACK 40 FEET (ARTERIAL STREETS)  
MINIMUM REAR SETBACK 20 FEET  
MINIMUM REAR SETBACK 30 FEET
  - DURHAM REQUIRES A 75-FT SETBACK BETWEEN NON-TIDAL WETLANDS AND ANY STRUCTURES IN THE RB DISTRICT (XIII:175-59). A SEPTIC SYSTEM IS CLASSIFIED AS A STRUCTURE (II:175-7)
  - DURHAM REQUIRES A 125-FT SETBACK BETWEEN WETLANDS AND SEPTIC SYSTEMS (XIII:175-65.F)
  - NHDES REQUIRES A 50-FT SETBACK BETWEEN SEPTIC TANKS AND POORLY DRAINED JURISDICTIONAL WETLANDS (Env-Wq 1008.04)
  - NHDES REQUIRES A 25-FT SETBACK BETWEEN SEPTIC TANKS AND STORMWATER PONDS THAT DO NOT INTERCEPT THE SEASON HIGH WATER TABLE (Env-Wq 1008.04)
  - VERTICAL DATUM IS ASSUMED.
  - THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED ACCESSORY UNIT AND ASSOCIATED STRUCTURES AND UTILITIES.
  - WETLANDS DELINEATED BY MARK WEST OF WEST ENVIRONMENTAL IN ACCORDANCE WITH THE ARMY CORP OF ENGINEERS WETLANDS DELINEATION MANUAL, TR Y-87-1, AS AMENDED.
- PLAN REFERENCES:  
"DURHAM LAND CORP.-WOODRIDGE ACRES SECTION 4-DURHAM, NEW HAMPSHIRE" DATED SEPT. 1977  
S.C.D.R. PLAN No. 17A-196

LEGEND

	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED CONTOUR
	PROPERTY LINE
	EXISTING BUILDING FOOTPRINT
	PROPOSED BUILDING FOOTPRINT
	EDGE OF WETLANDS
	75-FT WETLAND SETBACK (TOWN)
	125-FT WETLAND SETBACK (TOWN)
	50-FOOT WETLAND SETBACK (NHDES)
	EDGE OF GRAVEL
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED 1-INCH SEWER FORCE MAIN
	EXISTING STORM SEWER



FINAL APPROVAL BY DURHAM PLANNING BOARD.  
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER  
CERTIFIED \_\_\_\_\_  
DATE \_\_\_\_\_

NO.	REVISIONS	DATE	INT.
0.	INITIAL SUBMISSION FOR PERMITTING	11/15/19	MCS

DATE: 8/6/19  
SCALE: 1" = 20'  
DESIGNED BY: MCS  
DRAWN BY: MCS  
APPROVED BY: MJS  
DWG FILE: 19046\_SITB.dwg

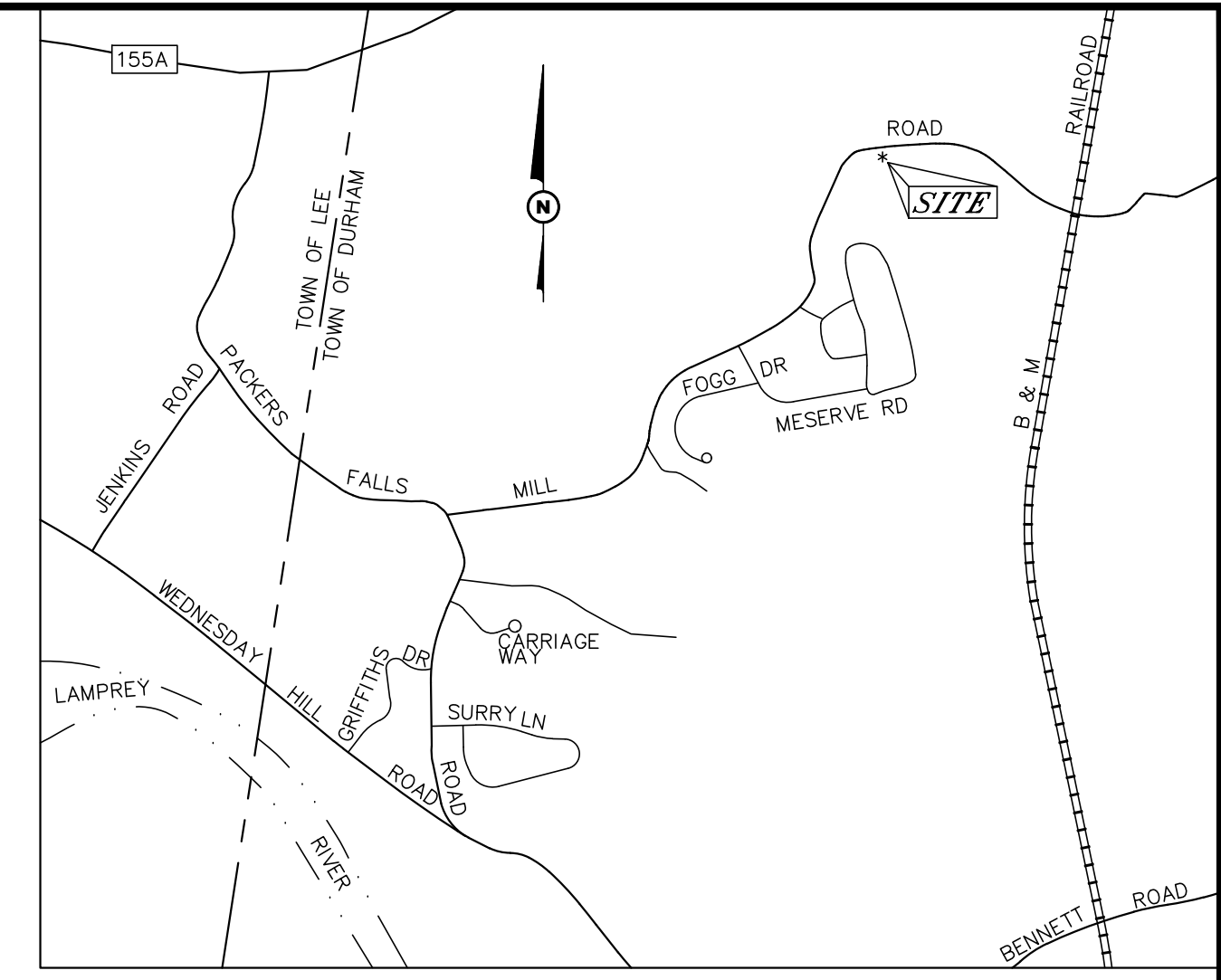
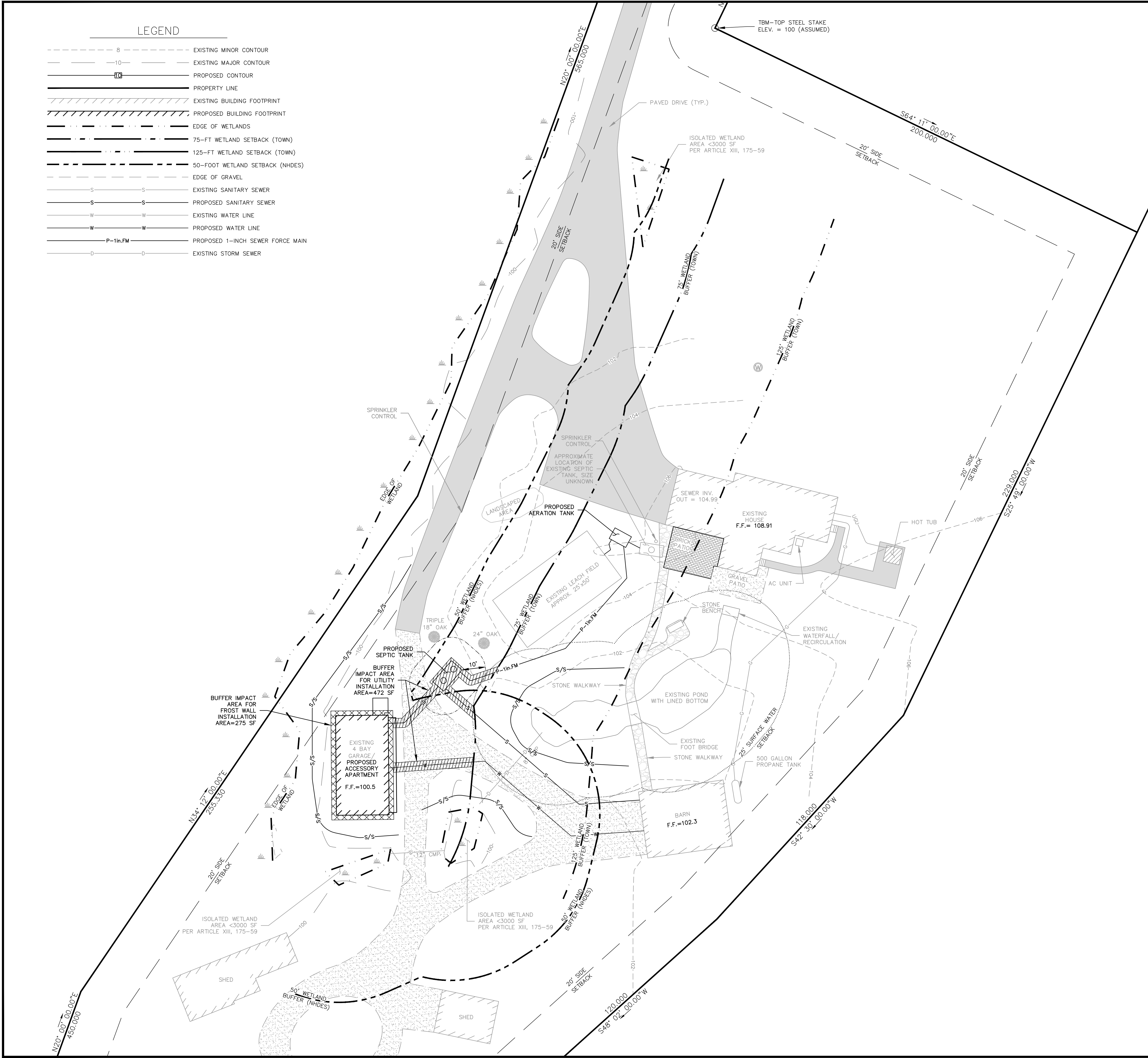
EXISTING CONDITIONS PLAN  
prepared for  
**CHARLES & TRISHA WATERS**  
83 MILL ROAD  
TAX MAP 7, LOT 2  
DURHAM, NH

**MJS ENGINEERING, P.C.**  
CIVIL • STRUCTURAL • ENVIRONMENTAL  
5 RAILROAD ST., SUITE 309  
DURHAM, NH 03824  
PHONE: (603) 659-4979, FAX: (603) 659-4627  
E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 19-046  
**E1**

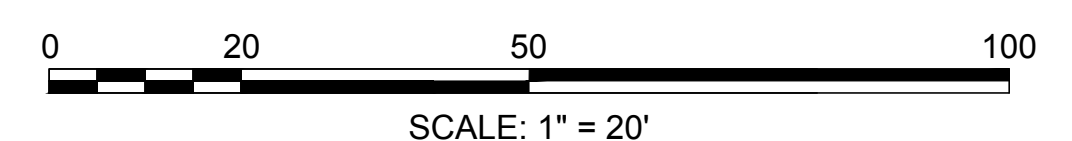
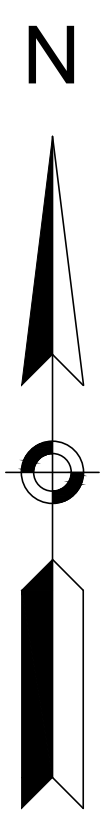
**LEGEND**

	8	EXISTING MINOR CONTOUR
	10	EXISTING MAJOR CONTOUR
	10	PROPOSED CONTOUR
		PROPERTY LINE
		EXISTING BUILDING FOOTPRINT
		PROPOSED BUILDING FOOTPRINT
		EDGE OF WETLANDS
		75-FT WETLAND SETBACK (TOWN)
		125-FT WETLAND SETBACK (TOWN)
		50-FOOT WETLAND SETBACK (NHDES)
		EDGE OF GRAVEL
	S	EXISTING SANITARY SEWER
	S	PROPOSED SANITARY SEWER
	W	EXISTING WATER LINE
	W	PROPOSED WATER LINE
	P-1in.FM	PROPOSED 1-INCH SEWER FORCE MAIN
	D	EXISTING STORM SEWER



**NOTES:**

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 83 MILL ROAD  
 DURHAM, NH 03824  
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 S.C.D.R. PLAN No. 17A-196



FINAL APPROVAL BY DURHAM PLANNING BOARD.  
 CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER  
 CERTIFIED \_\_\_\_\_  
 DATE \_\_\_\_\_

NO.	REVISIONS	DATE	INT.
3.	INITIAL SUBMISSION FOR PERMITTING	11/15/19	MCS
2.	UPDATED FINISH FLOOR ELEVATIONS AND PAVED PATIOS/WALKWAYS	11/17/19	MCS
1.	UPDATED SETBACK	10/21/19	MCS
0.	SENT TO OWNER FOR REVIEW	8/6/19	MCS

DATE:	8/6/19
SCALE:	1" = 20'
DESIGNED BY:	MCS
DRAWN BY:	MCS
APPROVED BY:	MJS
DWG FILE:	19046_Site.dwg

**SITE PLAN**  
 prepared for  
**CHARLES & TRISHA WATERS**  
 83 MILL ROAD  
 TAX MAP 7, LOT 2  
 DURHAM, NH

**MJS ENGINEERING, P.C.**  
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