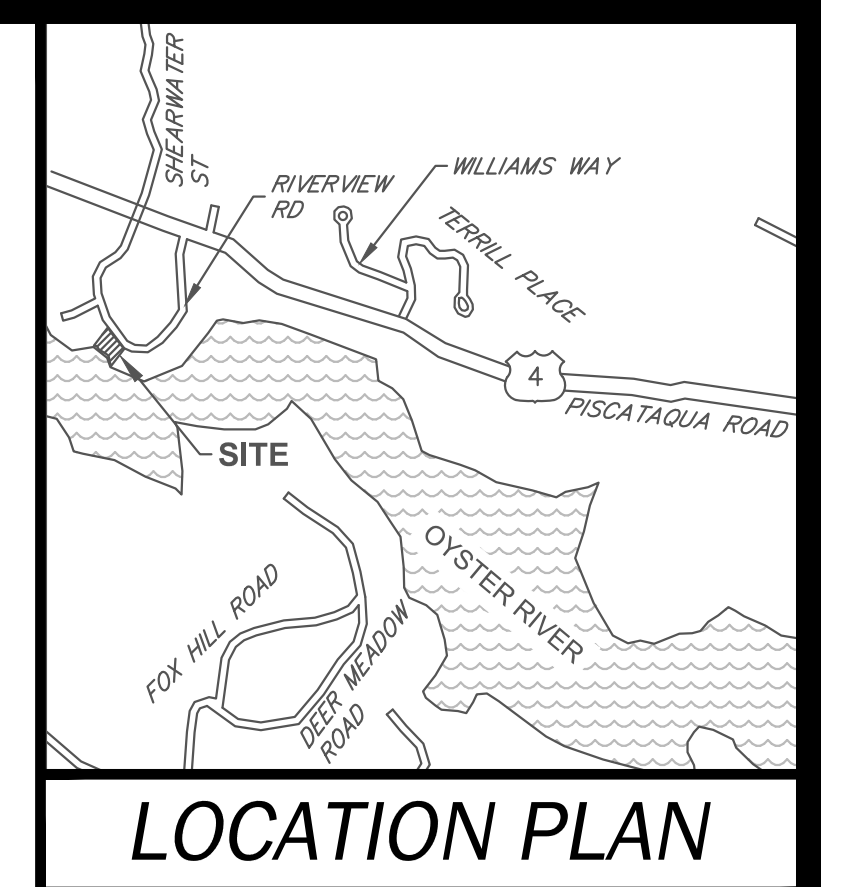


**LEGEND**

<b>MAP 281 LOT 29</b>	ASSESSORS MAP & PARCEL NUMBER
A.G.	ABOVE GRADE
BK./PG.	BOOK NO./PAGE NO.
CHB	CHORD BEARING
CHL	CHORD LENGTH
EL	ELEVATION
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV.	INVERT
IPF	IRON PIPE FOUND
L	LENGTH
N/F	NOW OR FORMERLY
R	RADIUS
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
TBAR-F	TBAR FOUND
TBM	TEMPORARY BENCH MARK
S.F.	SQUARE FEET
Δ	CENTRAL ANGLE
---	PROPERTY LINE
---	YARD SETBACK
---	125' SHORELAND SETBACK
OHU	OVERHEAD UTILITIES
UGU	UNDERGROUND UTILITIES
D	DRAIN LINE
---	EXISTING CONTOUR
---	TREE LINE
---	SPLIT RAIL FENCE
---	HIGHEST OBSERVABLE TIDE LINE
○	UTILITY POLE
○	WELL
○	VENT PIPE
○	IRRIGATION CONTROL VALVE
○	MAIL BOX
○	CATCH BASIN
○	LIGHT POLE
○	DECIDUOUS TREE
+	LANDSCAPED AREA
■	GRAVEL
■	PERVIOUS PAVERS
■	MARSH GRASS
■	RETAINING WALL

**SHORELAND NOTE:**

THE HIGHEST OBSERVABLE TIDE LINE (HOTL) DEPICTED ON THIS PLAN WAS DETERMINED ON SEPTEMBER 21, 2022, BY COASTAL PROFESSIONAL, JASON R. AUBE. THE HOTL WAS DETERMINED IN ACCORDANCE WITH THE NHDES WETLANDS BUREAU ADMINISTRATIVE RULES. UNDER ENV-WT 602.23, HIGHEST OBSERVABLE TIDE LINE MEANS A LINE DEFINING THE FARTHEST LANDWARD LIMIT OF TIDAL FLOW, NOT INCLUDING STORM EVENTS, THAT CAN BE RECOGNIZED BY INDICATORS SUCH AS THE PRESENCE OF A STRAND LINE OF FLOTSAM AND DEBRIS, THE LANDWARD MARGIN OF SALT-TOLERANT VEGETATION, OR A PHYSICAL BARRIER THAT BLOCKS INLAND FLOW OF THE TIDE.

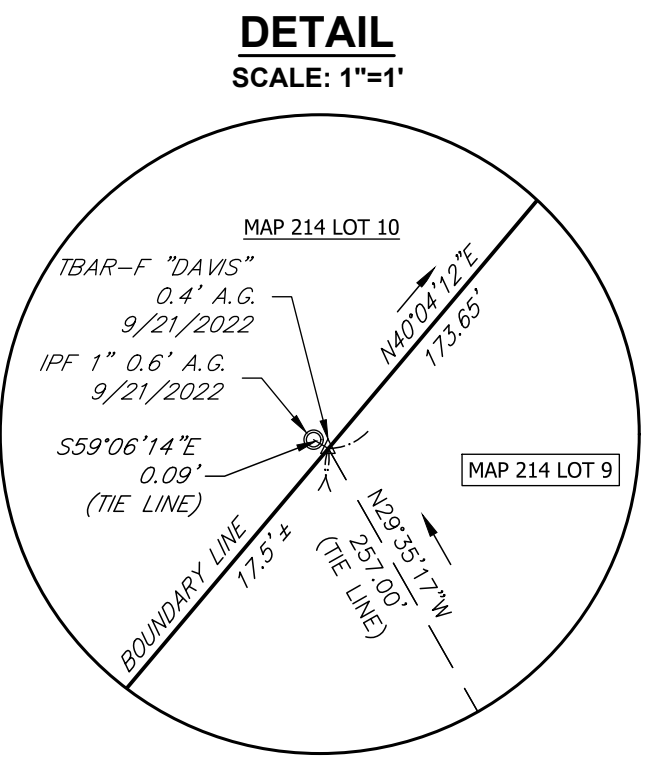
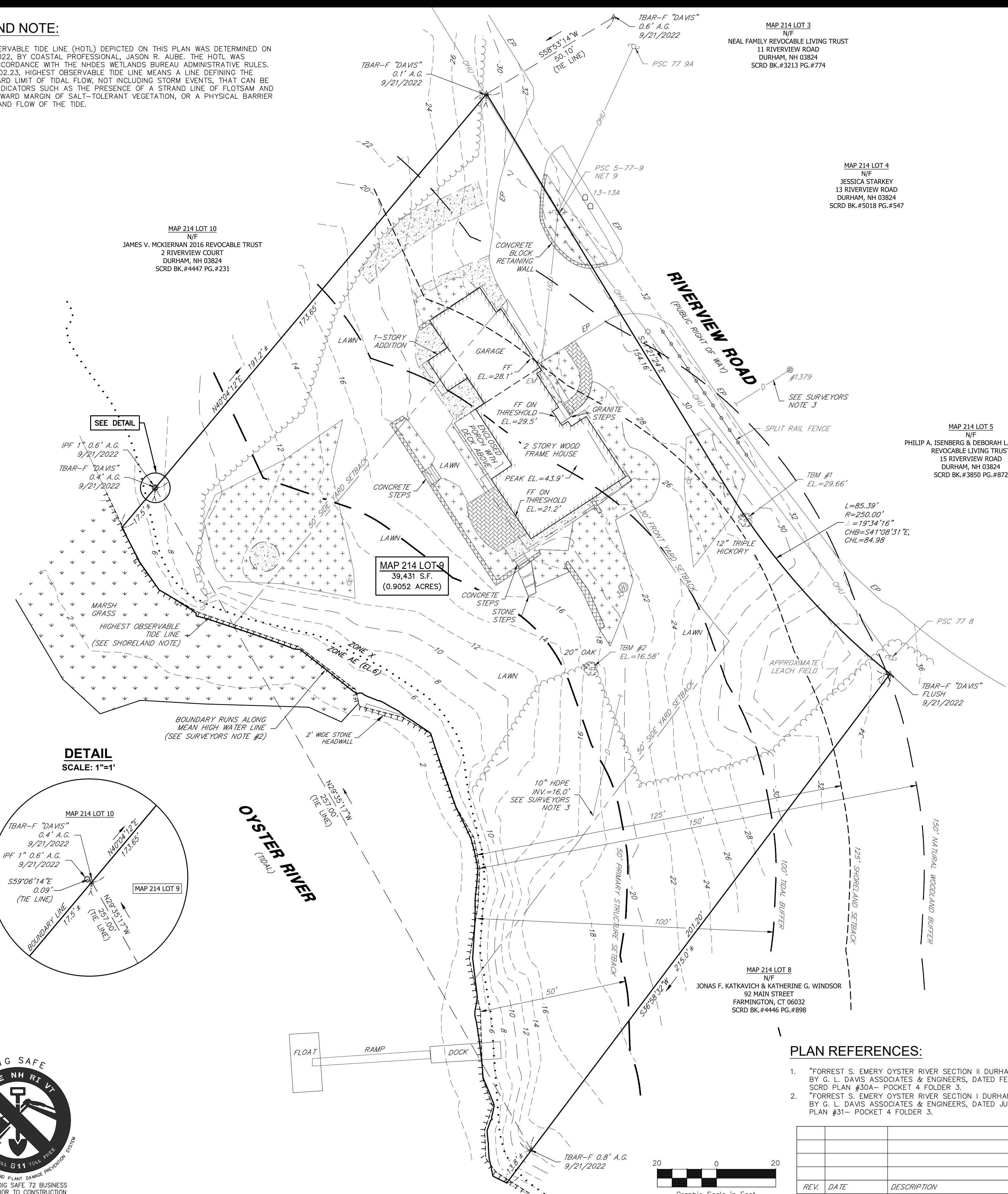


**NOTES:**

- THE PARCEL IS LOCATED IN THE RESIDENCE COASTAL DISTRICT (RC), SHORELAND PROTECTION OVERLAY DISTRICT AND THE FLOOD HAZARD OVERLAY DISTRICT.
- THE PARCEL IS SHOWN ON THE TOWN OF DURHAM ASSESSORS MAP 214 AS LOT 9.
- THE PARCEL IS PARTIALLY LOCATED IN SPECIAL FLOOD HAZARD ZONE AE (EL.6) AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAP(FIRM), PANEL 320 OF 405, STRAFFORD COUNTY, NEW HAMPSHIRE, MAP NUMBER 33017C0320E, EFFECTIVE DATE: 9/30/2015.
- OWNERS OF RECORD:  
MAP 214 LOT 9  
ADRIAN R. SHULMAN & KEITH CARNEY  
14 RIVERVIEW ROAD  
DURHAM, NH 03824  
SCRD BK.#5042 PG.#217
- 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 120,000 S.F.  
MINIMUM LOT FRONTAGE 300'  
MINIMUM FRONT YARD SETBACK 30'  
MINOR STREET COLLECTOR STREET 40'  
ARTERIAL STREET 50'  
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)
- PARCEL AREA:  
MAP 214 LOT 9  
EXISTING AREA:  
59,431 S.F.  
(0.9052 ACRES)
- HORIZONTAL DATUM IS NAD83 (2011). THE VERTICAL DATUM IS NAVD88. THE CONTOUR INTERVAL IS 2 FEET.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY, TOPOGRAPHY AND CURRENT SITE CONDITIONS OF MAP 214 LOT 9.
- FIELD SURVEY COMPLETED BY TCE & RJB IN SEPTEMBER 2022 USING A LEICA TS-16, A TOPCON HIRER AND A CARLSON RT-4 DATA COLLECTOR.
- THE INTENT OF THIS PLAN IS TO SHOW LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- UTILITIES SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE AND RECORD PLANS. THEY ARE APPROXIMATE LOCATIONS ONLY. CONTACT DIG SAFE @ 1-888-DIGSAFE TO VERIFY UTILITIES.

**SURVEYORS NOTES:**

- MAP 214 LOT 9 IS SUBJECT TO BUILDING RESTRICTIONS AS DESCRIBED IN SCRD BK. 785 PG. 109.
- THE BOUNDARY OF MAP 214 LOT 9 WAS DESCRIBED IN SCRD BK. 785 PG. 109 AS RUNNING TO AND BY THE LOW WATER LINE OF THE OYSTER RIVER. THE BOUNDARY ALONG THE OYSTER RIVER AS DEPICTED BY THIS SURVEY RUNS ALONG THE MEAN HIGH WATER LINE (ELEVATION 4 NAVD88) PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 483-B:1 II, 483-B:4 XVI (b) AND IN HARMONY WITH THE PUBLIC TRUST DOCTRINE AS IT RELATES TO TIDAL WATERS.
- A SECTION OF 10" HDPE PIPE LOCATED HEREON, BY ESTIMATION, MAY BE CONNECTED TO THE CATCH BASIN SHOWN HEREON AS #1379. NO RECORDED EASEMENT WAS FOUND HOWEVER THE POTENTIAL FOR AN UNRECORDED DRAINAGE EASEMENT EXISTS.



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN SEPTEMBER 2022. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.  
I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

**FOR REVIEW**

LICENSED LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.  
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



**PLAN REFERENCES:**

- "FORREST S. EMERY OYSTER RIVER SECTION II DURHAM NEW HAMPSHIRE" BY G. L. DAVIS ASSOCIATES & ENGINEERS, DATED FEBRUARY 21, 1959. SCRD PLAN #30A- POCKET 4 FOLDER 3.
- "FORREST S. EMERY OYSTER RIVER SECTION I DURHAM NEW HAMPSHIRE" BY G. L. DAVIS ASSOCIATES & ENGINEERS, DATED JUNE 19, 1958. SCRD PLAN #31- POCKET 4 FOLDER 3.

REV.	DATE	DESCRIPTION	DR	CK

**TAX MAP 214 LOT 9**  
**EXISTING CONDITIONS PLAN**  
**14 RIVERVIEW ROAD**  
**DURHAM, NEW HAMPSHIRE**  
**COUNTY OF STRAFFORD**  
OWNED BY  
**ADRIAN R. SHULMAN & KEITH CARNEY**  
SCALE: 1" = 20' (22x34)  
1" = 40' (11x17) **SEPTEMBER 15, 2022**

Seacoast Division  
**TFM**  
Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists  
170 Commerce Way, Suite 102  
Portsmouth, NH 03801  
Phone (603) 431-2222  
Fax (603) 431-0910  
www.tfmoran.com

FIRM	47511-00	DR		ID		FB	
		CK	MVP	CADFILE			

SEE MARGIN **S-1**

Oct 10, 2022 - 4:03pm  
F:\MSC Projects\47511-00 14 Riverview Rd, Durham, NH\Carlson Survey\Draws\47511-00 Survey.dwg