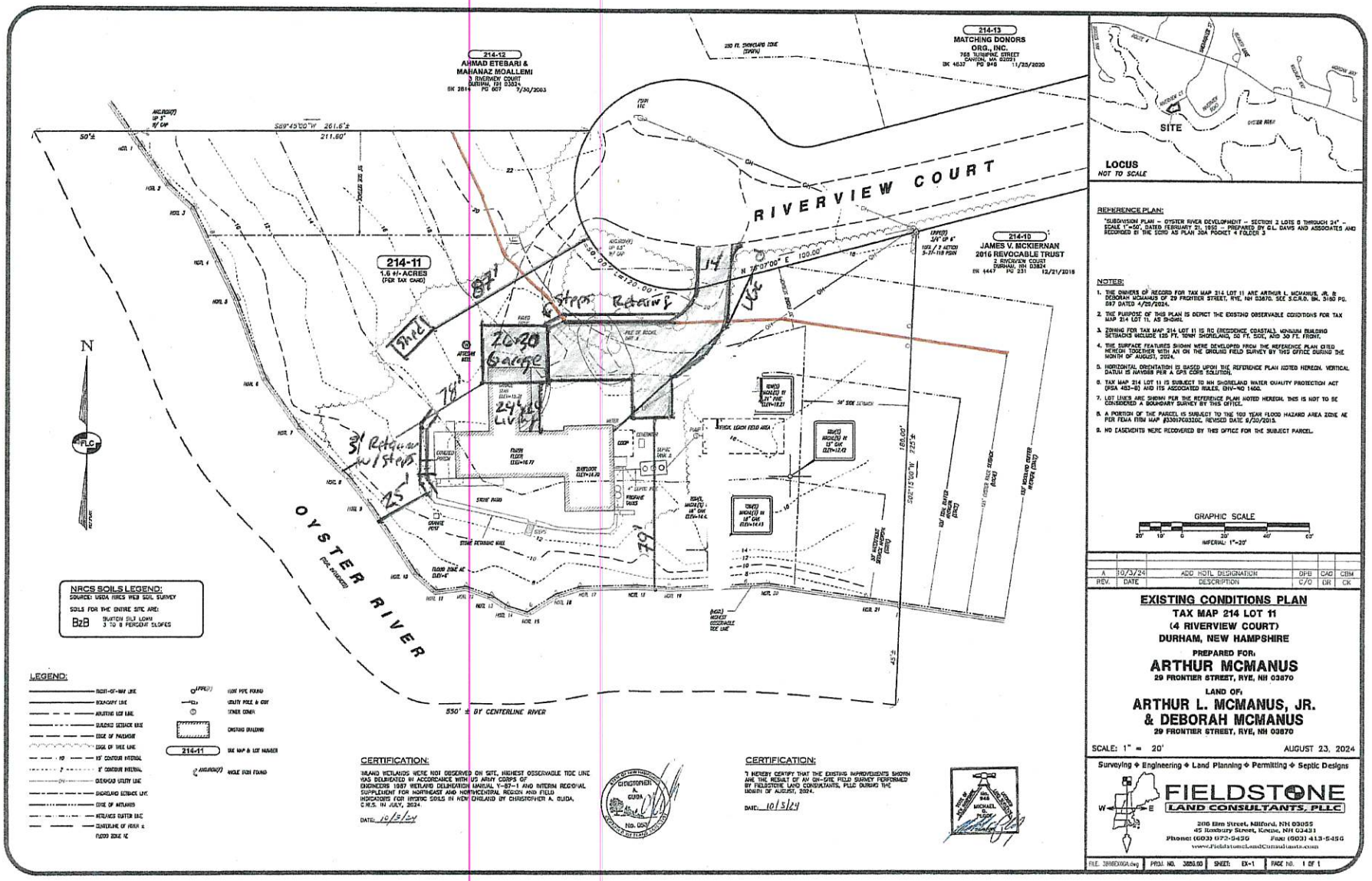
McManus

Expanding Existing Garage Proposal



REFERENCE PLAN:

"SUBDIVISION PLAN – OYSTER RIVER DEVELOPMENT – SECTION 2 LOTS 8 THROUGH 24" – SCALE 1"=50', DATED FEBRUARY 21, 1992 – PREPARED BY G.L. DAVIS AND ASSOCIATES AND RECORDED AT THE SCRD AS PLAN 30A POCKET 4 FOLDER 3

NOTES:

1. THE OWNERS OF RECORD FOR TAX MAP 214 LOT 11 ARE ARTHUR L. MCMANUS, JR. & DEBORAH MCMANUS OF 29 FRONTIER STREET, RYE, NH 03870. SEE S.C.R.D. BK. 5165 PG. 597 DATED 4/29/2024.
2. THE PURPOSE OF THIS PLAN IS DEPICT THE EXISTING OBSERVABLE CONDITIONS FOR TAX MAP 214 LOT 11, AS SHOWN.
3. ZONING FOR TAX MAP 214 LOT 11 IS RG (RESIDENCE COASTAL). MINIMUM BUILDING SETBACKS INCLUDE 125 FT. 10MH SHORELAND, 50 FT. SIDE, AND 30 FT. FRONT.
4. THE SURFACE FEATURES SHOWN WERE DEVELOPED FROM THE REFERENCE PLAN CITED HEREON TOGETHER WITH AN ON THE GROUND FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF AUGUST, 2024.
5. HORIZONTAL ORIENTATION IS BASED UPON THE REFERENCE PLAN NOTED HEREON. VERTICAL DATUM IS NAVD88 PER A GPS CORS SOLUTION.
6. TAX MAP 214 LOT 11 IS SUBJECT TO NH SHORELAND WATER QUALITY PROTECTION ACT (RSA 483-B) AND ITS ASSOCIATED RULES, ENV-WQ 1600.
7. LOT LINES ARE SHOWN PER THE REFERENCE PLAN NOTED HEREON. THIS IS NOT TO BE CONSIDERED A BOUNDARY SURVEY BY THIS OFFICE.
8. A PORTION OF THE PARCEL IS SUBJECT TO THE 100 YEAR FLOOD HAZARD AREA ZONE AE PER FEMA FIRM MAP #33017C0332C, REVISED DATE 8/30/2013.
9. NO EASEMENTS WERE RECOVERED BY THIS OFFICE FOR THE SUBJECT PARCEL.

GRAPHIC SCALE
20' 10' 0 20' 40' 60'
IMPERIAL 1"=20'

REV.	DATE	DESCRIPTION	DFB	CAD	CBM
A	10/3/24	ADD HOTL DESIGNATION	DFB	CAD	CBM

EXISTING CONDITIONS PLAN
TAX MAP 214 LOT 11
(4 RIVERVIEW COURT)
DURHAM, NEW HAMPSHIRE

PREPARED FOR:
ARTHUR MCMANUS
29 FRONTIER STREET, RYE, NH 03870

LAND OF:
ARTHUR L. MCMANUS, JR.
& DEBORAH MCMANUS
29 FRONTIER STREET, RYE, NH 03870

SCALE: 1" = 20' AUGUST 23, 2024

CERTIFICATION:

INLAND WETLANDS WERE NOT OBSERVED ON SITE. HIGHEST OBSERVABLE TIDE LINE WAS DELINEATED IN ACCORDANCE WITH US ARMY CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL Y-87-1 AND INTERIM REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND BY CHRISTOPHER A. GUIDA, C.W.S. IN JULY, 2024.

DATE: 10/3/24

CERTIFICATION:

"I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF AUGUST, 2024.

DATE: 10/3/24

Surveying ◆ Engineering ◆ Land Planning ◆ Permitting ◆ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC
206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 3086EXCGA.dwg | PROJ. NO. 3086.00 | SHEET: EX-1 | PAGE NO. 1 OF 1