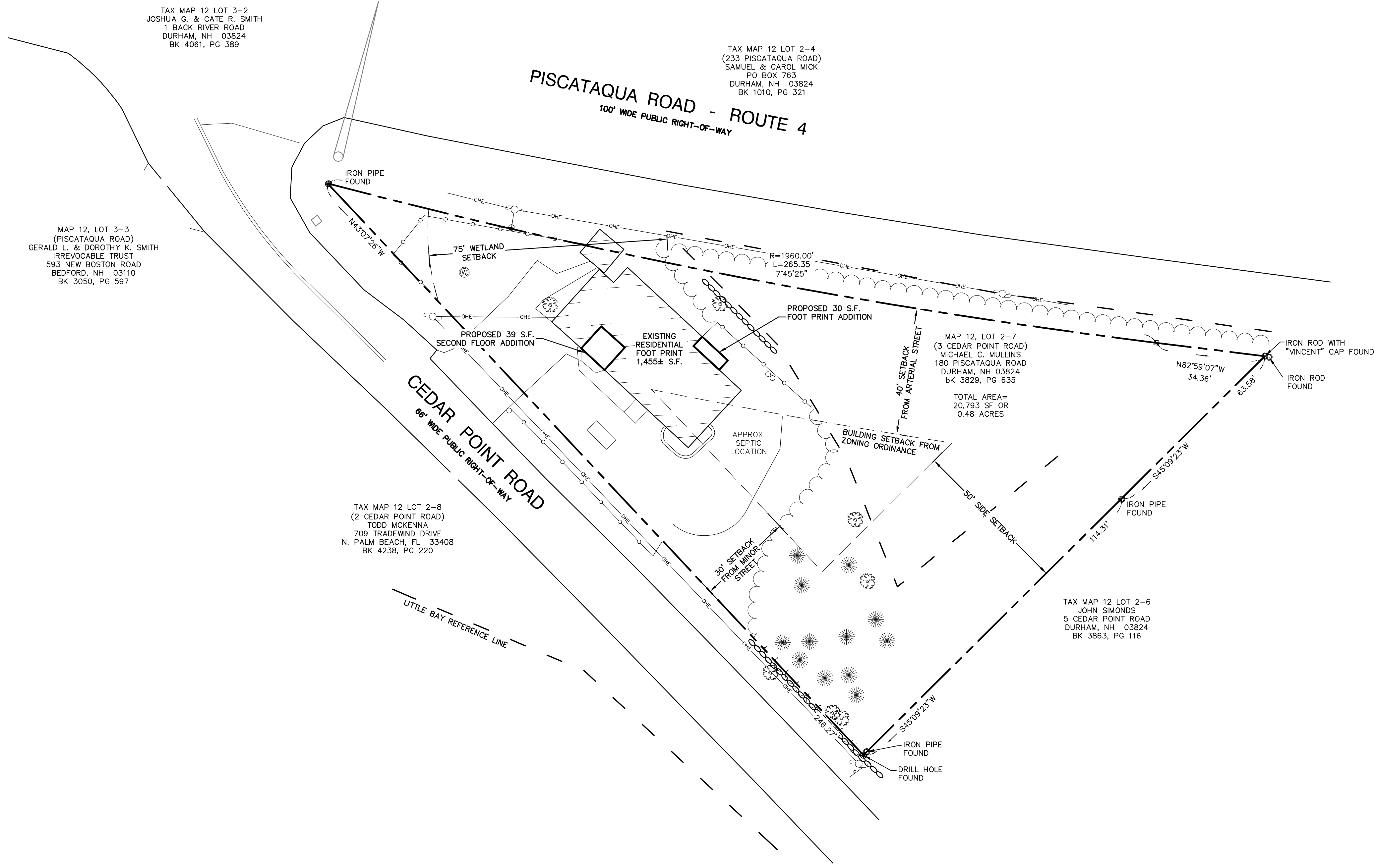


W:\15260-DURHAM-3 CEDAR POINT ROAD-ALEX BUILDERS-ALEXANDROPOULOS\DWG\15260-EX-CONDITIONS.dwg 11/18/2015 8:29:39 AM EST



MAP 12, LOT 3-3
(PISCATAQUA ROAD)
GERALD L. & DOROTHY K. SMITH
IRREVOCABLE TRUST
593 NEW BOSTON ROAD
BEDFORD, NH 03110
BK 3050, PG 597

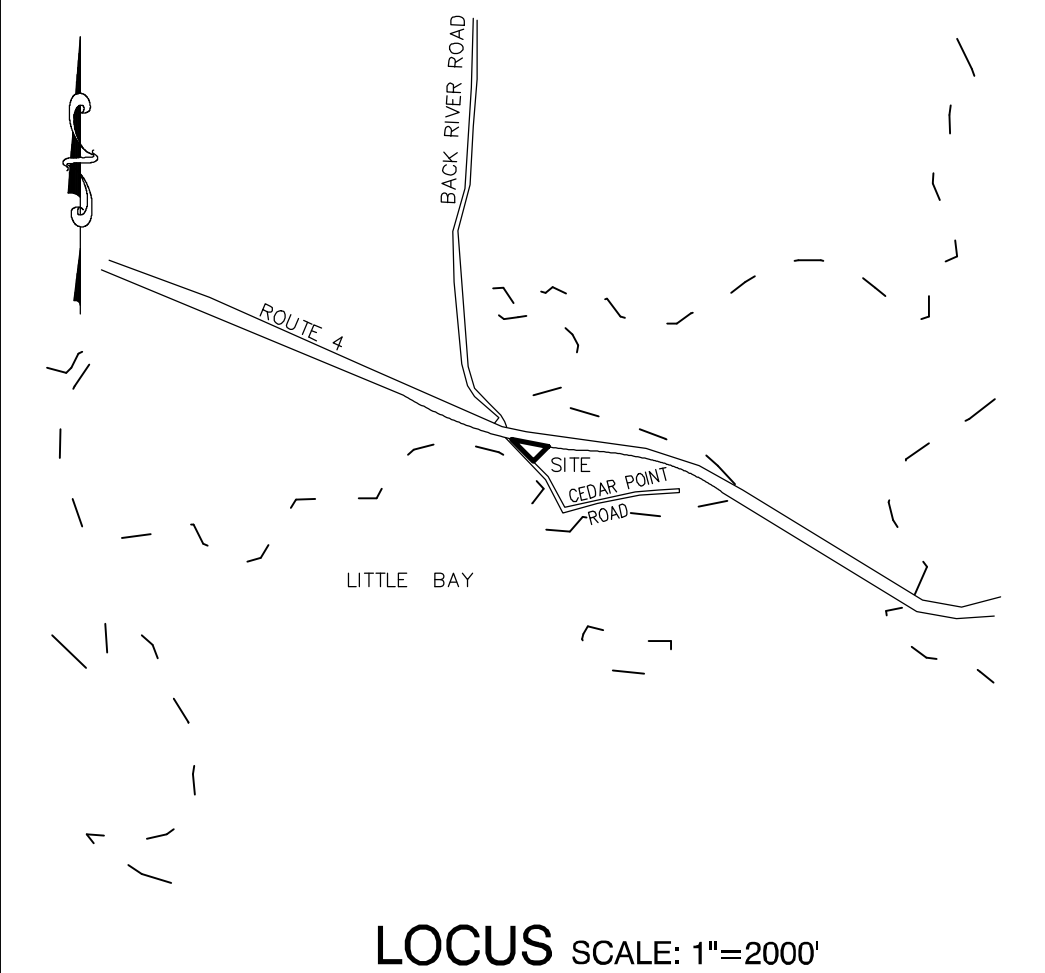
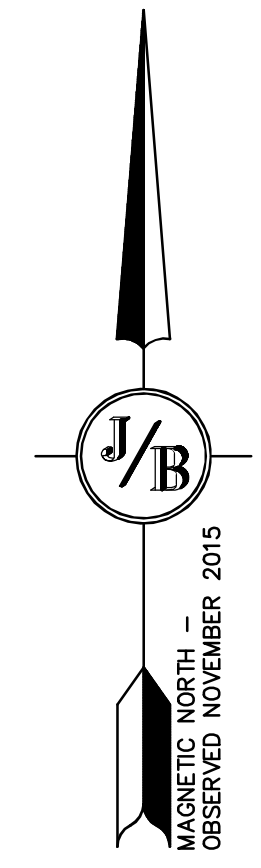
TAX MAP 12 LOT 3-2
JOSHUA G. & CATE R. SMITH
1 BACK RIVER ROAD
DURHAM, NH 03824
BK 4061, PG 389

TAX MAP 12 LOT 2-4
(233 PISCATAQUA ROAD)
SAMUEL & CAROL MICK
PO BOX 763
DURHAM, NH 03824
BK 1010, PG 321

MAP 12, LOT 2-7
(3 CEDAR POINT ROAD)
MICHAEL C. MULLINS
180 PISCATAQUA ROAD
DURHAM, NH 03824
BK 382B, PG 635
TOTAL AREA=
20,793 SF OR
0.48 ACRES

TAX MAP 12 LOT 2-6
JOHN SIMONDS
5 CEDAR POINT ROAD
DURHAM, NH 03824
BK 3863, PG 116

TAX MAP 12 LOT 2-8
(2 CEDAR POINT ROAD)
TODD MCKENNA
709 TRADEWIND DRIVE
N. PALM BEACH, FL 33408
BK 4238, PG 220

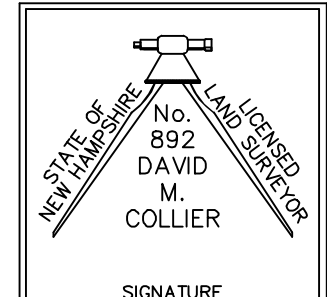


NOTES:

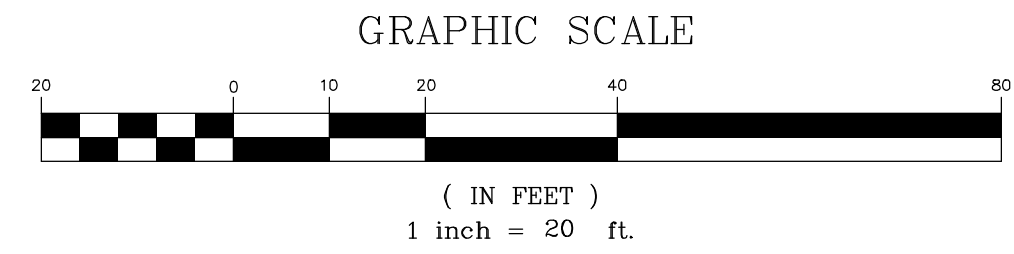
1. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS WITH PROPOSED ADDITIONS OF DURHAM TAX MAP 12 LOT 2-7.
2. ZONING DISTRICT: RESIDENTIAL C
LOT AREA MINIMUM = 150,000 SF
LOT FRONTAGE MINIMUM = 300'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 30' FROM MINOR STREET
FRONT SETBACK = 40' FROM ARTERIAL STREET
SIDE SETBACK = 50'
REAR SETBACK = 50'
WETLAND SETBACK = 75'
MAX. BUILDING HEIGHT = 30'
TOWN TIDAL BUFFER ZONE SETBACK=50' (NHDES=100')
MAX. SEALED SURFACE =20%
3. SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 33017C0340E, DATED SEPTEMBER 30, 2015.
4. WETLANDS WERE DELINEATED BY CHRISTOPHER S. ALBERT DURING THE FALL OF 2015, AND LOCATED BY THIS OFFICE.
5. LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
6. THIS PLAN IS NOT A SURVEY. BOUNDARY INFORMATION OBTAINED FROM RECORD PLAN. REFERENCE #1
7. ALL BOOK AND PAGE NUMBERS REFER TO THE STRAFFORD COUNTY REGISTRY OF DEEDS.
8. THE TAX MAP AND LOT NUMBERS AND ADJUTING OWNERS ARE BASED ON THE TOWN OF DURHAM TAX RECORDS AND ARE SUBJECT TO CHANGE.
9. PROPOSED BUILDING FOOT PRINT AFTER ADDITION = 1,485 S.F.

CERTIFICATION:

PURSUANT TO RSA 676:18-III AND RSA 672:14
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.
I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEED BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



DAVID M. COLLIER, LLS 892 DATE:
ON BEHALF OF JONES & BEACH ENGINEERS, INC.



Design: WGM	Draft: MJS	Date: 11/18/15
Checked: DMCI	Scale: XXXXXX	Project No.: 15260
Drawing Name: 15260-EX-CONDITIONS.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
0	11/20/15	ISSUED FOR REVIEW	GPC

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	ZBA SITE PLAN
Project:	TAX MAP 12, LOT 2-7 3 CEDAR POINT ROAD, DURHAM, NH
Owner of Record:	MICHAEL C. MULLINS 180 PISCATAQUA ROAD, DURHAM, NH 03824

DRAWING No.	ZS1
SHEET 1 OF 1	JBE PROJECT NO. 15260