SITE DATA BLOCK

PLAN INTENT: TO SHOW PROPOSED ADDITION, GRADING, AND CHANGES TO THE EXISTING SEPTIC SYSTEM.
ZONE: R – RURAL
EXISTING USE: SINGLE FAMILY HOME
PROPOSED USE: SINGLE FAMILY HOME WITH ACCESSORY APARTMENT

DIMENSIONAL REQUIREMENTS

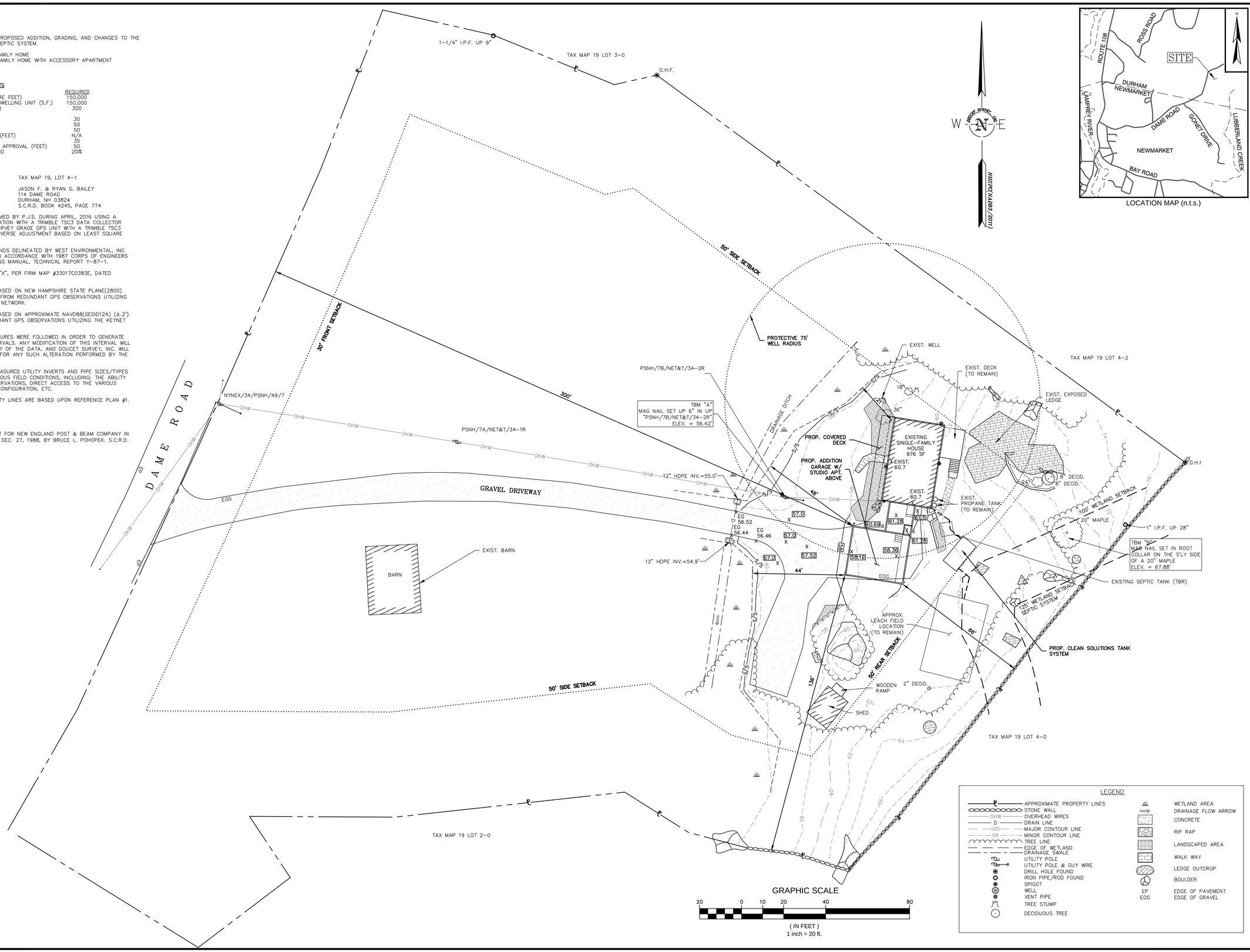
	REQUIRED
MINIMUM LOT SIZE (SQUARE FEET)	150,000
MINIMUM LOT AREA PER DWELLING UNIT (S.F.)	150,000
MINIMUM FRONTAGE (FEET)	300
MINIMUM LOT SETBACKS	
FRONT (FEET)	30
SIDE (FEET)	50
REAR (FEET)	50
MAXIMUM ROAD SETBACK (FEET)	N/A
MAXIMUM HEIGHT (FEET)	35
MAXIMUM HEIGHT W/ P.B. APPROVAL (FEET)	50
IMPERVIOUS SURFACE RATIO	20%

NOTES:

1. REFERENCE: TAX MAP 19, LOT 4–1
2. OWNER OF RECORD: JASON F. & RYAN G. BAILEY, 114 DAME ROAD, DURHAM, NH 03824, S.C.R.D. BOOK 4245, PAGE 774
3. FIELD SURVEY PERFORMED BY P.J.S. DURING APRIL, 2016 USING A TRIMBLE S6 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR AND A TRIMBLE R8 SURVEY GRADE GPS UNIT WITH A TRIMBLE TSC3 DATA COLLECTOR. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
4. JURISDICTIONAL WETLANDS DELINEATED BY WEST ENVIRONMENTAL, INC DURING APRIL, 2016 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATIONS MANUAL, TECHNICAL REPORT Y–87–1.
5. FLOOD HAZARD ZONE: "X", PER FIRM MAP #33017C0383E, DATED SEPTEMBER 30, 2015.
6. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
7. VERTICAL DATUM IS BASED ON APPROXIMATE NAVD88(GEOID12A) (±.2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
8. PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 2' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY, INC. WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
9. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING; THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.
10. APPROXIMATE PROPERTY LINES ARE BASED UPON REFERENCE PLAN #1.

REFERENCE PLANS:

1. "LOT LINE ADJUSTMENT FOR NEW ENGLAND POST & BEAM COMPANY IN DURHAM, N.H." DATED DEC. 27, 1988, BY BRUCE L. POHOPEK. S.C.R.D. PLAN #32–80.



LOCATION MAP (n.t.s.)

NO.	REVISIONS	DATE	INT.
0.	INITIAL SUBMISSION TO ZBA	7/25/16	KD

SEAL

DATE: 7/22/16
SCALE: 1"=20'
DESIGNED BY: MJS
DRAWN BY: KD
APPROVED BY: MJS
DWG FILE: 16–016 C1.dwg

OVERALL SITE PLAN
prepared for
JASON BAILEY
TAX MAP 19, LOT 4–1
114 DAME ROAD DURHAM, NH

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 RAILROAD ST., P.O. BOX 359
NEWMARKET, NH 03857
PHONE: (603) 659–4079, FAX: (603) 659–4627
E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 16–016

C1