LOT AREA CALCULATIONS

(PER ENV–WQ 1005.03)
– TOTAL LOT AREA BY SURVEY = 64,258 S.F.
– LEDGE OUCROPS = 0 S.F.
– TOTAL LOT AREA AVAILABLE = 64,258 S.F.

– SOIL TYPE = BUXTON (BzB) PER SCS, WHICH NHDES CLASSIFIES AS GROUP 3.
– PER TABLE 1005–1, GROUP 3, A/B SLOPES, REQUIRE 48,000 S.F. FOR 3–BEDROOMS

NOTES:

1. PARCEL AREA = 64,258 S.F.± / 1.48 Ac.± TO REFERENCE LINE.

2. ZONING DISTRICT IS RC – RESIDENCE COASTAL DISTRICT
   MINIMUM LOT SIZE = 150,000 S.F.
   MINIMUM LOT FRONTAGE = 300 FEET
   MINIMUM FRONT YARD SETBACK = 30 FEET
   MAXIMUM FRONT YARD SETBACK = N/A
   MINIMUM SIDE YARD SETBACK = 50 FEET
   MINIMUM REAR YARD SETBACK = 50 FEET
   MINIMUM SHORE FRONTAGE = 200 FEET
   MAXIMUM BUILDING HEIGHT = 30 FEET
   IMPERVIOUS SURFACE RATIO = 20 PERCENT

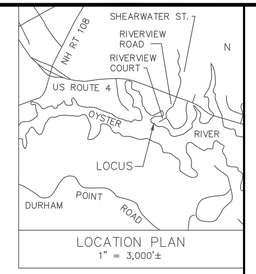
   THE SUBJECT PARCEL IS ALSO LOCATED WITHIN THE SHORELAND PROTECTION OVERLAY DISTRICT –
   SETBACK FROM REFERENCE LINE = 125 FEET
   REPLACEMENT SEPTIC SYSTEM SETBACK = 125 FEET
   (UNLESS PHYSICALLY IMPOSSIBLE DUE TO CONDITIONS)

3. JURISDICTIONAL WETLANDS AND HIGHEST OBSERVABLE TIDE LINE (H.O.T.L.) IDENTIFIED AND FLAGGED BY MARK WEST, N.H.C.W.S. #10 OF WEST ENVIRONMENTAL, INC. DURING JANUARY 2017 AND FIELD LOCATED BY McENEANEY SURVEY ASSOCIATES, INC.

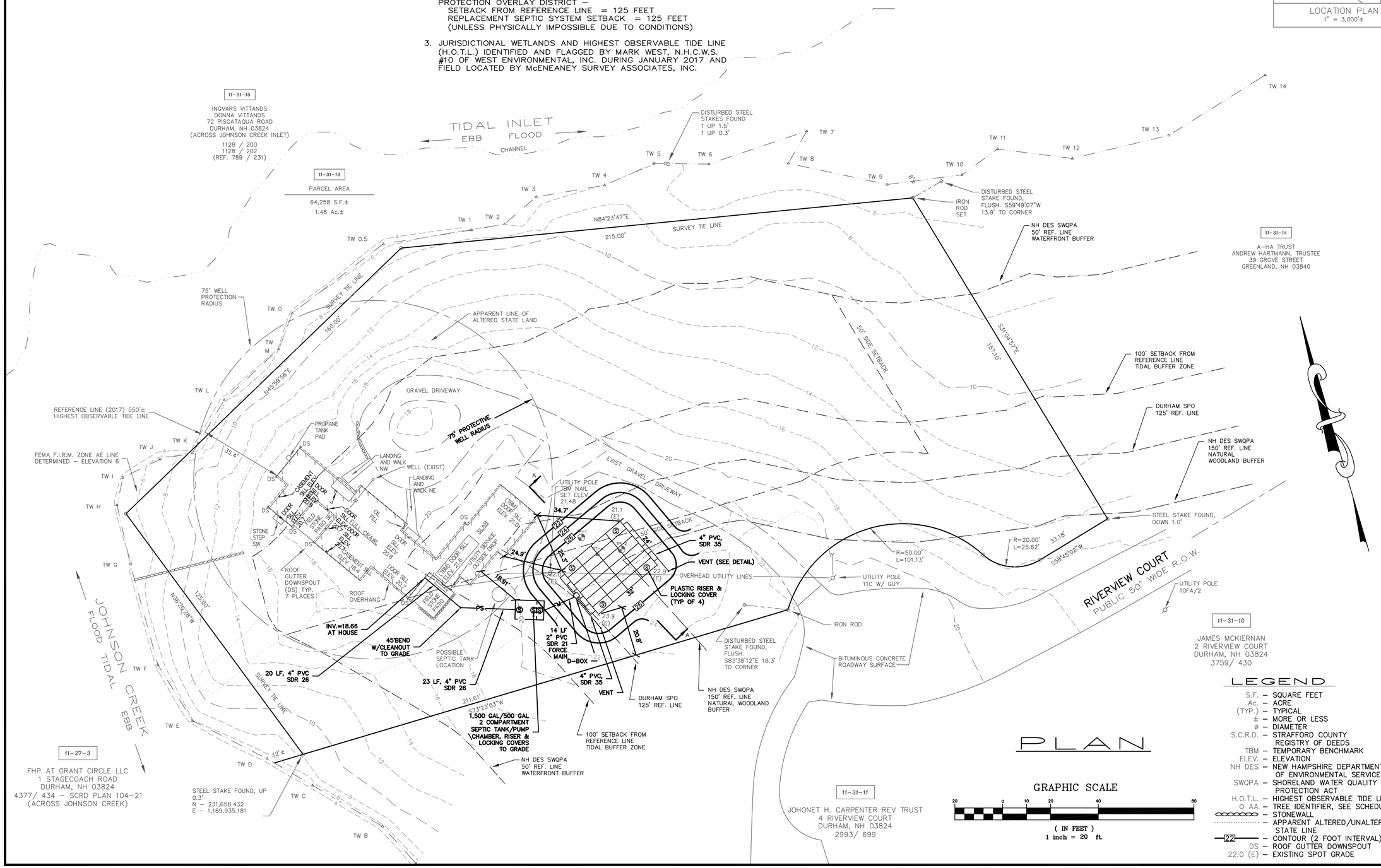
cont.

4. THE ENTIRETY OF THE PARCEL IS SUBJECT TO THE RULES OF THE SHORLAND WATER QUALITY PROTECTION ACT (NH RSA 483–B), THOSE AREAS WITHIN TWO HUNDRED AND FIFTY (250) FEET OF THE OYSTER RIVER AND OR JOHNSON CREEK H.O.T.L. (REFERENCE LINE). PER ENV–WQ 1406.04 (d)(8), A SHORELAND PERMIT IS NOT REQUIRED FOR REPLACEMENT OF A FAILED SEPTIC SYSTEM, PROVIDED THERE IS NO INCREASE IN LOADING.

5. THE SOIL TYPE ON THIS SITE IS:
   BzB – BUXTON SILT LOAM, 3 TO 8 PERCENT SLOPES
   THE SOURCE FOR THE SOIL TYPE DATA USDA NRCS WEB SOIL SURVEY http://websoilsurvey.nrcs.usda.gov/app/webSoilSurvey.aspx.



LOCATION PLAN
1" = 3,000'±



PLAN

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

LEGEND

S.F. – SQUARE FEET
Ac. – ACRE
(TYP.) – TYPICAL
± – MORE OR LESS
ø – DIAMETER
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
TBM – TEMPORARY BENCHMARK
ELEV. – ELEVATION
NH DES – NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES
SWQPA – SHORELAND WATER QUALITY PROTECTION ACT
H.O.T.L. – HIGHEST OBSERVABLE TIDE LINE
○ AA – TREE IDENTIFIER, SEE SCHEDULE
○○○○○○○ – STONEWALL
..... – APPARENT ALTERED/UNALTERED STATE LINE
22 – CONTOUR (2 FOOT INTERVAL)
DS – ROOF GUTTER DOWNSPOUT
22.0 (E) – EXISTING SPOT GRADE

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

NO.	REVISION	APP'D	DATE
	ISSUED FOR ZBA APPLICATION	DCL	6–26–19

DATE: 4–26–17
SCALE: AS NOTED
DRAWN BY: SRD
DESIGN BY: DCL
APPROVED BY:DCL
PROJECT NO:1701
FILE: SITE–SEPTIC

SUBSURFACE DISPOSAL SYSTEM PLAN

Prepared for:
AHMAD ETEBARI
3 RIVERVIEW COURT
DURHAM, NH 03824

Address:
3 RIVERVIEW COURT
DURHAM, NH 03824
TAX MAP 11, LOT 31–13

Owner of Record:
AHMAD ETEBARI
3 RIVERVIEW COURT
DURHAM, NH 03824