

NOTES

RANDOM TRAVERSE ERROR OF CLOSURE IS LESS THAN 1 PART IN 10,000.
 OWNER OF RECORD:

AARON & JILL GRUETER 22 CEDAR POINT ROAD DURHAM, NH 03824 TAX MAP 12, LOT 1-19

3. ELEVATIONS BASED ON NAVD 1988.

4. ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS:

a. ZONING DISTRICT: RESIDENCE C (RC)b. MINIMUM LOT SIZE IS 150,000 Sq.Ft.c. MINIMUM LOT FRONTAGE IS 300 Ft.

BOOK 4792, PAGE 380 S.C.R.D.

d. BUILDING SETBACKS:
FRONT: 30'
SIDE: 50'
REAR: 50'

SIDE: 50' REAR: 50' PISCATAQUA RIVER: 125'

5. ENTIRE PARCEL IS IN AN ALTERED STATE.

PRE-CONSTRUCTION CONDITIONS PLAN

OWNER: AARON & JILL GRUETER
22 CEDAR POINT ROAD

DURHAM, NH 03824

LOT ADDRESS: 22 CEDAR POINT ROAD DURHAM, NH

TOWN INFO: TAX MAP 12, LOT 1-19

REGISTRY of DEEDS: STRAFFORD BOOK 4792, PAGE 380

2' CONTOUR LINE

EDGE OF GRAVEL

EXISTING FENCE

HIGHEST OBSERVABLE TIDE LINE

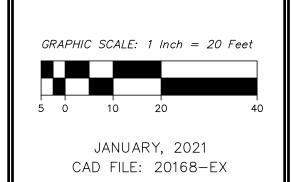
IRON ROD FOUND

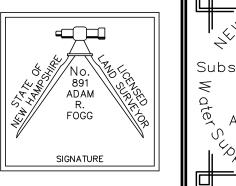
GRANITE BOUND FOUND

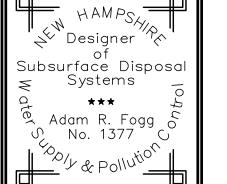
PHOTO LOCATION

EXISTING TREE

EXISTING WELL









PLANNERS

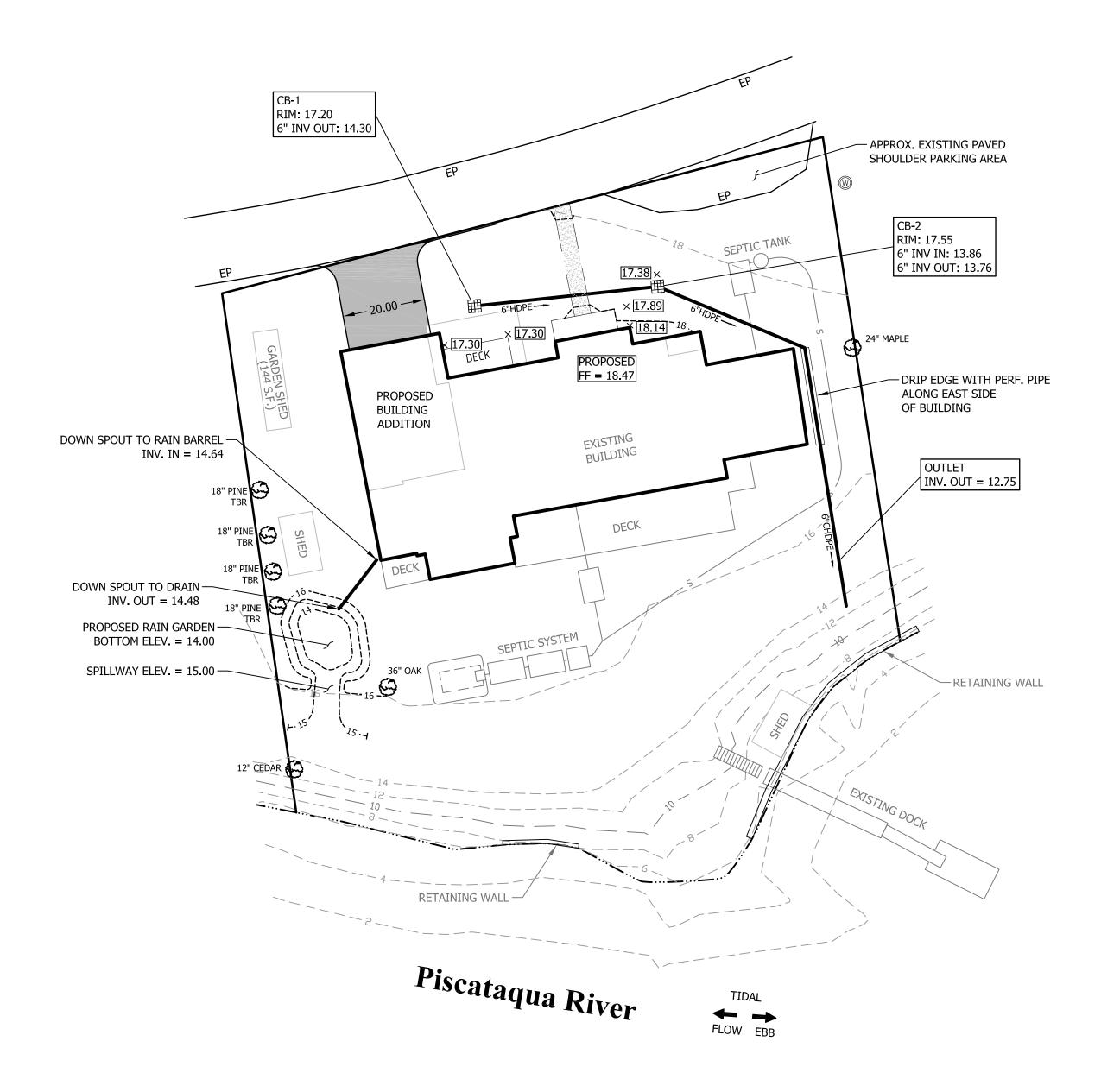
SEPTIC DESIGNERS

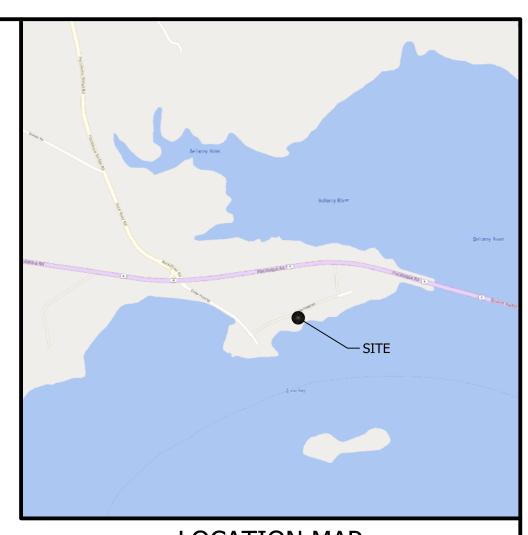
25 Nute Road, Dover, New Hampshire 03820

603-659-8939

PREPARED BY:







LOCATION MAP 1:24 000

GENERAL NOTES:

- 1. OWNER OF RECORD: TOOMERFS, LLC 22 CEDAR POINT ROAD DURHAM, NEW HAMPSHIRE 03824 S.C.R.D. BOOK 4792, PAGE 380
- 2. LOT AREA: 0.50 ACRES (21 824 S.F.)
- 3. ELEVATIONS BASED ON NAVD88
- 4. DIMENSIONAL REQUIREMENTS: ZONING DISTRICT: RESIDENCE C (RC) MINIMUM LOT SIZE IS 150 000 S.F. MINIMUM LOT FRONATGE IS 300 FT BUILDING SETBACKS: FRONT: 30' SIDE:

REAR: 50' TIDAL: 125'

- 5. IMPERVIOUS SURFACE RATIO: EXISTING = 30.6% (6689 S.F.) PROPOSED = 30.3% (6615 S.F.)
- 6. CALL 811 TO LOCATE UNDERGROUND UTILITIES BEFORE ANY EARTHWORKS
- 7. THE GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. THIS INCLUDES DISCREPANCIES BETWEEN THESE PLANS AND ANY OTHER PLANS OR CONTRACT DOCUMENTS.

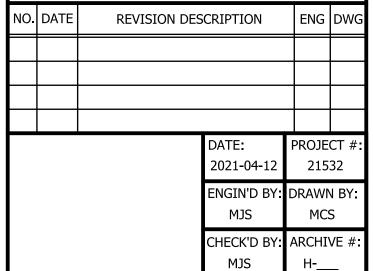


AARON & JILL GRUETER

22 CEDAR POINT ROAD

DOVER, NEW HAMPSHIRE

SITE PLAN



SHEET 2 OF 2

DATE OF PRINT APRIL 12 2021 HORIZONS ENGINEERING

SCALE IN FEET

FOR REVIEW

NOT FOR CONSTRUCTION

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