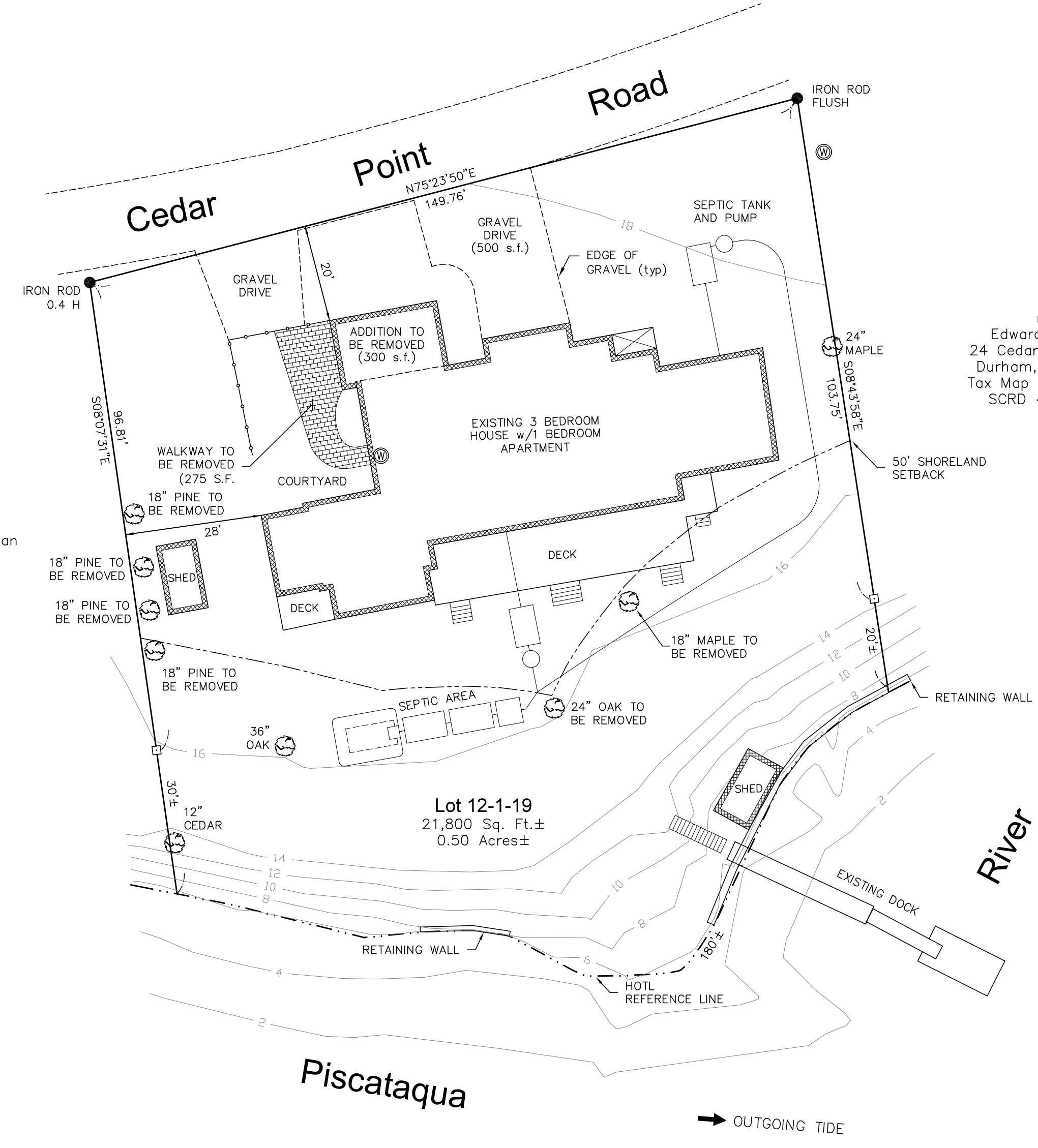


n/f
 Michael D. & Susan M. Lehrman
 20 Cedar Point Road
 Durham, NH 03824
 Tax Map 12 Lot 1-21
 SCRD 4399/744

n/f
 Edward Williams
 24 Cedar Point Road
 Durham, NH 03824
 Tax Map 12 Lot 1-17
 SCRD 4440/650



NOTES

1. RANDOM TRAVERSE ERROR OF CLOSURE IS LESS THAN 1 PART IN 10,000.
2. OWNER OF RECORD:
 AARON & JILL GRUETER
 22 CEDAR POINT ROAD
 DURHAM, NH 03824
 TAX MAP 12, LOT 1-19
 BOOK 4792, PAGE 380 S.C.R.D.
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.
 d. BUILDING SETBACKS:
 FRONT: 30'
 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

LEGEND:

	2' CONTOUR LINE		IRON ROD FOUND
	EDGE OF GRAVEL		GRANITE BOUND FOUND
	EXISTING FENCE		PHOTO LOCATION
	HIGHEST OBSERVABLE TIDE LINE		EXISTING TREE
			EXISTING WELL

GRAPHIC SCALE: 1 Inch = 20 Feet

JANUARY, 2021
 CAD FILE: 20168-EX

STATE OF NEW HAMPSHIRE
 LAND SURVEYOR
 No. 891
 ADAM R. FOGG
 SIGNATURE

NEW HAMPSHIRE
 Designer of
 Subsurface Disposal
 Systems

 Adam R. Fogg
 No. 1377
 New Hampshire Supply & Pollution Control

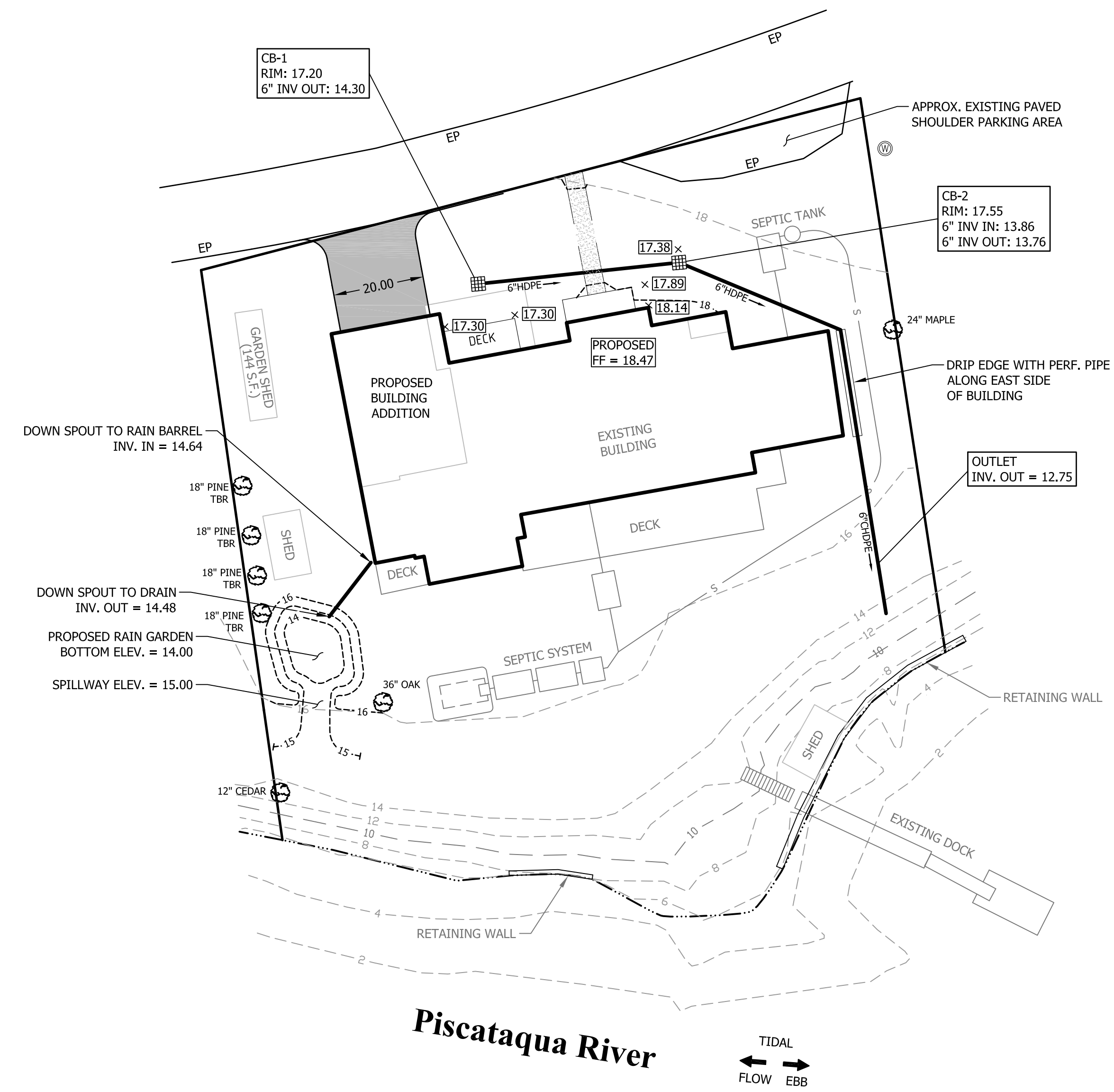
PREPARED BY:
 SURVEYORS
 PLANNERS
 SEPTIC DESIGNERS

ATLANTIC
 SURVEY CO, LLC

25 Nute Road, Dover, New Hampshire 03820
 603-659-8939



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 FRONTAGE IS 300 FT
BUILDING SETBACKS:
FRONT: 30'
SIDE: 50'
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.



NEWPORT VT • LITTLETON NH • NEW LONDON NH
POMFRET VT • KENNEBUNK ME • CONWAY NH

AARON & JILL GRUETER

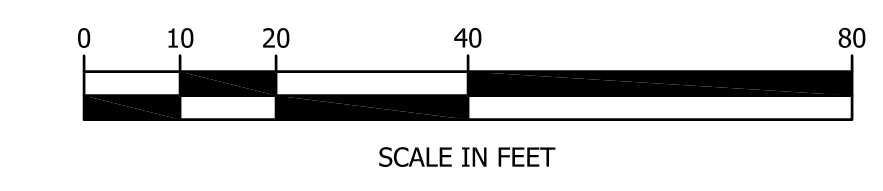
22 CEDAR POINT ROAD

DOVER, NEW HAMPSHIRE

SITE PLAN

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

DATE: 2021-04-12	PROJECT #: 21532
ENGIN'D BY: MJS	DRAWN BY: MCS
CHECK'D BY: MJS	ARCHIVE #: H-___



**FOR REVIEW
NOT FOR CONSTRUCTION**

DATE OF PRINT
APRIL 12 2021
HORIZONS ENGINEERING



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