

GENERAL NOTES

- OWNER OF RECORD
- EXISTING SITE PLAN (REBUILT/ANDREA)
REV JANUARY CT 2040
REV 05/24/2010
- THE SUBJECT PROPERTY IS TO BE CONSTRUCTED FOR THE DEVELOPMENT OF A SINGLE FAMILY RESIDENCE.
- THE SUBJECT PROPERTY IS IN THE GENERAL RESIDENCE ZONING DISTRICT. THE SETBACKS AND REQUIREMENTS ARE AS FOLLOWS:
FRONT 30' (OR AVERAGE DEPTH OF ADJACENT LOTS)
REAR 30' OR 1/4 OF THE LOT DEPTH (LESSER)
CORNER CLEARANCE: 5' CALCULATED (D11-2022)
CANNOT IMPIDE VISION BETWEEN A HEIGHT INTERSECTING STREETS FROM 50' OF THE BUILDING COVERAGE - 15% MAX. (900 SQ. FT. MIN)
MAX IMPERVIOUS 30%
HEIGHT 28'
THE BUILDING SETBACK FROM ADJACENT LOTS ON SURF LANE.
- THE BUILDING SETBACK ON JENNESS AVE WAS BASED ON THE BUILDING SETBACK FROM ADJACENT LOTS ON JENNESS AVE.
- HORIZONTAL LOCATIONS ARE BASED ON THE 2011 HAMPSHIRE STATE PLANE COORDINATE SYSTEM (EPSG 3417).
- ELEVATIONS ARE GIVEN IN FEET ABOVE THE NORTH DATUM OF 1988 (NAD83) BASED ON REFERENCE PLAIN A.
- THE FLOOD INSURANCE STUDY 30015C0018 (REVISED 29 JANUARY 2021) INDICATES THAT PORTIONS OF THE STILL WATER ELEVATION (R.36) (WADSWORTH) OF THE ATLANTIC OCEAN WAVE.
- WETLANDS WERE FLAGGED BY STEVEN D. BAKER, CIVIL ENGINEER, ON 05/24/2010. WETLANDS LOCATIONS WERE TAKEN FROM THE REFERENCE PLAN.
- UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM BEFORE 2010 DB.
- UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM ABOVE GROUND VISUAL EVIDENCE, CALL DRS SAFE BEFORE 2010 DB.
- EXISTING TREES TO BE REMOVED FOR THE LOCATION OF EXISTING TREES TO BE REMOVED AND NEW PLANTING.
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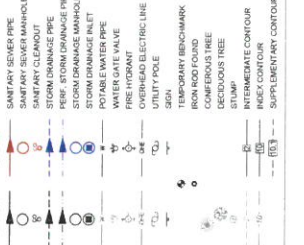
IMPERVIOUS LOT COVERAGE

Category	Proposed
(Sq Ft)	(Sq Ft)
Main structure (w/ carport)	0.00
Porches, decks, and stairs	0.00
Walkways	0.00
Paved driveways	0.00
TOTAL	0.00
LOT SIZE	1556
IMPERVIOUS COVERAGE	0.00

BUILDING COVERAGE

Category	Proposed
(Sq Ft)	(Sq Ft)
Main structure (w/ carport)	0.00
Porches, decks, and stairs	0.00
Walkways	0.00
Paved driveways	0.00
TOTAL	0.00
LOT SIZE	1556
BUILDING COVERAGE	0.00

LEGEND



PLAN REFERENCE

- "STANDARD SURVEY AND RECORDING SURVEY" TAX MAP # 4 LOT # 48, FOR ELDERBERRY STREET, WADSWORTH, TOWN OF THE STATE OF NEW HAMPSHIRE, LAST REVISED 28 APRIL 2021.
- "STANDARD SURVEY AND RECORDING SURVEY" TAX MAP # 4 LOT # 49, FOR ELDERBERRY STREET, WADSWORTH, TOWN OF THE STATE OF NEW HAMPSHIRE, LAST REVISED 28 APRIL 2021.
- "STANDARD SURVEY AND RECORDING SURVEY" TAX MAP # 4 LOT # 50, FOR ELDERBERRY STREET, WADSWORTH, TOWN OF THE STATE OF NEW HAMPSHIRE, LAST REVISED 28 APRIL 2021.



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PROPOSED SITE PLAN PREPARED FOR
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53 JENNESS LANE
RYE, ROCKINGHAM COUNTY, NH
03078-1018
TEL: 603.883.1187

DATE: 12/07/2023
PROJECT # 23023
SHEET # 1 OF 1
CHECKED BY: [Signature]
DATE: 12/07/2023

NO DATE REVISION DESCRIPTION (NO) (HOW)

DATE OF PRINT
DECEMBER 07 2023
HORISONS ENGINEERING

