



## 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: 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.

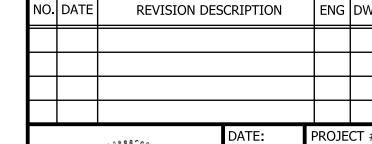


AARON & JILL GRUETER

22 CEDAR POINT ROAD

DOVER, NEW HAMPSHIRE

SITE PLAN



21532

DRAWN BY

MCS

ARCHIVE #

MICHAEL SIEVERT No. 8397

SCALE IN FEET

FOR REVIEW

NOT FOR CONSTRUCTION

DATE OF PRINT

APRIL 13 2021

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2021-04-12 ENGIN'D B<mark>`</mark> MJS CHECK'D B MJS SHEET 2 OF 2

CONSTRUCITON MANAGEMENT PLAN:

1. CONSTRUCTION SEQUENCE INSTALL ALL EROSION CONTROLS DEMOLITION OF EXISTING BUILDING AREAS TO BE

REMOVED INSTALL RAIN GARDEN

EXCAVATION OF NEW FOUNDATIONS AND CONSTRUCTION OF BUILDING ADDITIONS

INSTALLATION OF CATCH BASINS AND DRIP EDGE WTIH PERFORATED PIPE AND STONE TRENCH.

1.6. INSTALLATION OF GUTTERS 2. EROSION CONTROL

2.1. CONTROLS SHOULD BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLAN PRIOR TO ANY CONSTRUCTION ACTIVITY