

**GENERAL NOTES**

- OWNERS OF RECORD:  
CHASE FAMILY SECURITY TRUST  
SUSAN M CHASE & DAVID A CHASE, TRUSTEES  
C/O SUSAN CHASE  
7 HOLLY LANE  
COHASSET, MA 02025
- 20-16-1 - DENOTES TAX MAP AND PARCEL NUMBER.
- ZONING DISTRICT: RC (RESIDENCE COASTAL)
 

	REQUIRED	EXISTING/PROPOSED
MINIMUM LOT SIZE	= 120,000 SF	54,230 SF
MAXIMUM IMPERVIOUS RATIO	= 20%	16.9%
MINIMUM FRONTAGE	= 300 FEET	115.6 FEET
MINIMUM SHOREFRONTAGE	= 200 FEET	154.8 FEET
FRONT SETBACK	= 30 FEET	130.6 FEET
SIDE SETBACK	= 50 FEET	25.6 FEET
SPOD BUILDING SETBACK	= 125 FEET	114.2
MAXIMUM BUILDING HEIGHT	= 30 FEET	<30
- A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE WITHIN THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330146; PANEL 0405; SUFFIX E; MAP NUMBERS 33017C0405E; EFFECTIVE DATE SEPTEMBER 30, 2015. BASE FLOOD ELEVATION = 6
- BASIS OF BEARING: REFERENCE PLAN No. 1
- JURISDICTIONAL WETLANDS AND HIGHEST OBSERVABLE TIDE LINE FLAGGED BY DAMON E. BURT, N.H.C.W.S #163 OF FRAGGLE ROCK ENVIRONMENTAL SERVICES ON JANUARY 7, 2021 BY McNEANEY SURVEY ASSOCIATES OF NEW ENGLAND.

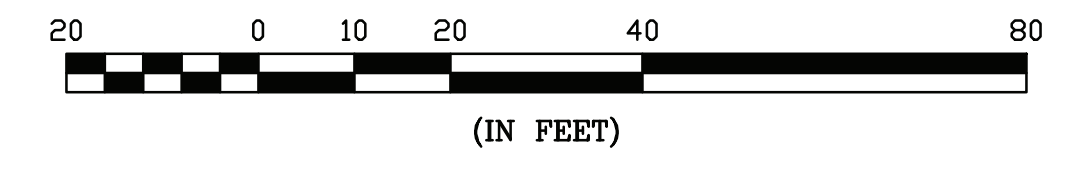
**PLAN OF INTENT:**

THE INTENT OF THIS PLAN IS TO SHOW THE IMPROVEMENTS ASSOCIATED WITH CONSTRUCTION OF A FIRST FLOOR BEDROOM ADDITION.

**LEGEND**

- S.F. SQUARE FEET
- Ac. ACRE
- FF FINISH FLOOR
- UGU UNDERGROUND UTILITIES
- U.P. UTILITY POLE
- ± MORE OR LESS
- HOTL HIGHEST OBSERVABLE TIDE LINE
- EOW EDGE OF WET
- SPOD SHORELAND PROTECTION OVERLAY DISTRICT
- WOOD WETLAND CONSERVATION OVERLAY DISTRICT
- x 74.00 EXISTING SPOT GRADE
- - - - -94- EXISTING GRADE
- - - - - EXISTING STONE RETAINING WALL
- - - - - EXISTING TREELINE
- ⊙ EXISTING WELL
- ▨ EXISTING BRICK PAVER WALK
- ▩ EXISTING STONE PAVER WALK
- - - - - HIGHEST OBSERVABLE TIDE LINE
- - - - - PROPOSED SILTSOXX
- - - - - PROPOSED BUILDING
- ▬ TOTAL IMPACT TO 250' SPOD & WOOD

**GRAPHIC SCALE**



20-14-6  
STEPHEN E. CHALETZKY  
20 RANDOLPH ROAD  
CHESTNUT HILL, MA 02467  
4192 / 646

20-16-2  
ROBERT P. RYAN  
BRENDA C. RYAN  
269 DURHAM POINT ROAD  
DURHAM, NH 03824  
4354 / 545

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

DATE: 3-5-21	SCALE: 1"=20'	DRAWN BY: JRG	DESIGN BY: JRG	APPROVED BY: JRG	PROJECT NO: 20082	FILE: SITE	NO.	REVISION	APP'D	DATE
--------------	---------------	---------------	----------------	------------------	-------------------	------------	-----	----------	-------	------

**CHASE FAMILY SECURITY TRUST**  
**7 HOLLY LANE**  
**COHASSET, MA 02025**

**271 DURHAM POINT ROAD**  
**DURHAM, NH 03824**

**SITE PLAN**  
**S-1**