

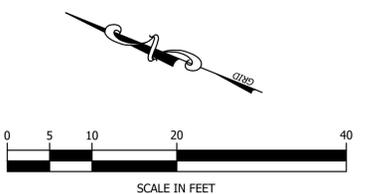
GENERAL NOTES

1. THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED IN JUNE OF 2020 WITH TOPCON HIPER-V DUAL FREQUENCY SURVEY GRADE GPS RECEIVERS AND A LEICA TS12 ROBOTIC TOTAL STATION. THE PROPERTY BOUNDARY WAS COMPILED FROM THE DEEDS OF RECORD, REFERENCE PLANS AND EVIDENCE FOUND IN THE FIELD. ABUTTING PROPERTY LINES ARE APPROXIMATE PER THE TOWN OF NEW LONDON TAX MAPS.
2. THE NEW LONDON BARN PLAYHOUSE, INC. PROPERTY IS LOCATED IN THE COMMERCIAL ZONING DISTRICT AND THE FOLLOWING SETBACKS APPLY:
 - 30 FT FRONT SETBACK
 - 30 FT CORNER SETBACK (APPLIES TO THIS LOT)
 - 10 FT REAR SETBACK
 - 10 FT SIDE SETBACK
3. NO EXISTING MONUMENTS, BOUNDS, OR BENCHMARKS SHALL BE DISTURBED WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION.
4. ALL WORK SHALL BE PERFORMED WITHIN THE PROPERTY OF, AND EASEMENTS SECURED BY, THE OWNER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DATA COLLECTION AND PREPARATION OF RECORD DRAWINGS.

6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONTROLLING EROSION IN ALL AREAS DISTURBED BY HIS ACTIONS. COSTS FOR REQUIRED EROSION CONTROL, REGARDLESS OF WHETHER OR NOT SUCH MEASURES ARE SHOWN ON THE ENGINEERING DRAWINGS, SHALL BE BORNE BY HIM.
7. UTILITY LOCATIONS ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF EXISTING UTILITIES AND SHALL REPAIR ANY DAMAGE AS QUICKLY AS POSSIBLE AT HIS OWN EXPENSE. ALL UTILITIES ENCOUNTERED SHALL BE LOCATED BY DEPTH AND TIES AND SHOWN BY THE CONTRACTOR ON HIS "AS BUILT" DRAWINGS. HAND EXCAVATION SHALL BE DONE WHEREVER UNDERGROUND UTILITIES ARE SHOWN OR ANTICIPATED. THE CONTRACTOR SHALL CONTACT DIG SAFE AND THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION IN ORDER TO VERIFY EXISTING CONDITIONS AND UTILITY LOCATIONS.
8. THE BASIS OF BEARING IS GRID. THE HORIZONTAL DATUM IS ON THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NAD83 (2011). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE ORTHOMETRIC HEIGHT WAS COMPUTED USING GEOID 12B. THE DATUMS WERE DERIVED FROM STATIC GPS OBSERVATIONS TAKEN AT THE TIME OF THE FIELD SURVEY AND PROCESSED USING THE ONLINE POSITIONING USER SYSTEM (OPUS).

LEGEND

- UTILITY POLE
- DECIDUOUS TREE
- SIGN
- SEWER MANHOLE
- IRON PIPE FOUND
- NH HIGHWAY MONUMENT FOUND
- GATE VALVE
- ABUTTER PROPERTY LINE
- FENCE
- PROPERTY LINE
- STONEWALL
- LANDSCAPED AREAS
- GRANITE CURB
- BUILDINGS
- OVERHEAD ELECTRIC WIRES
- SURVEY TIE LINE
- PAVEMENT
- GRAVEL



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29 LITTLE SUNAPEE ROAD
NEW LONDON, NEW HAMPSHIRE

EXISTING CONDITONS

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

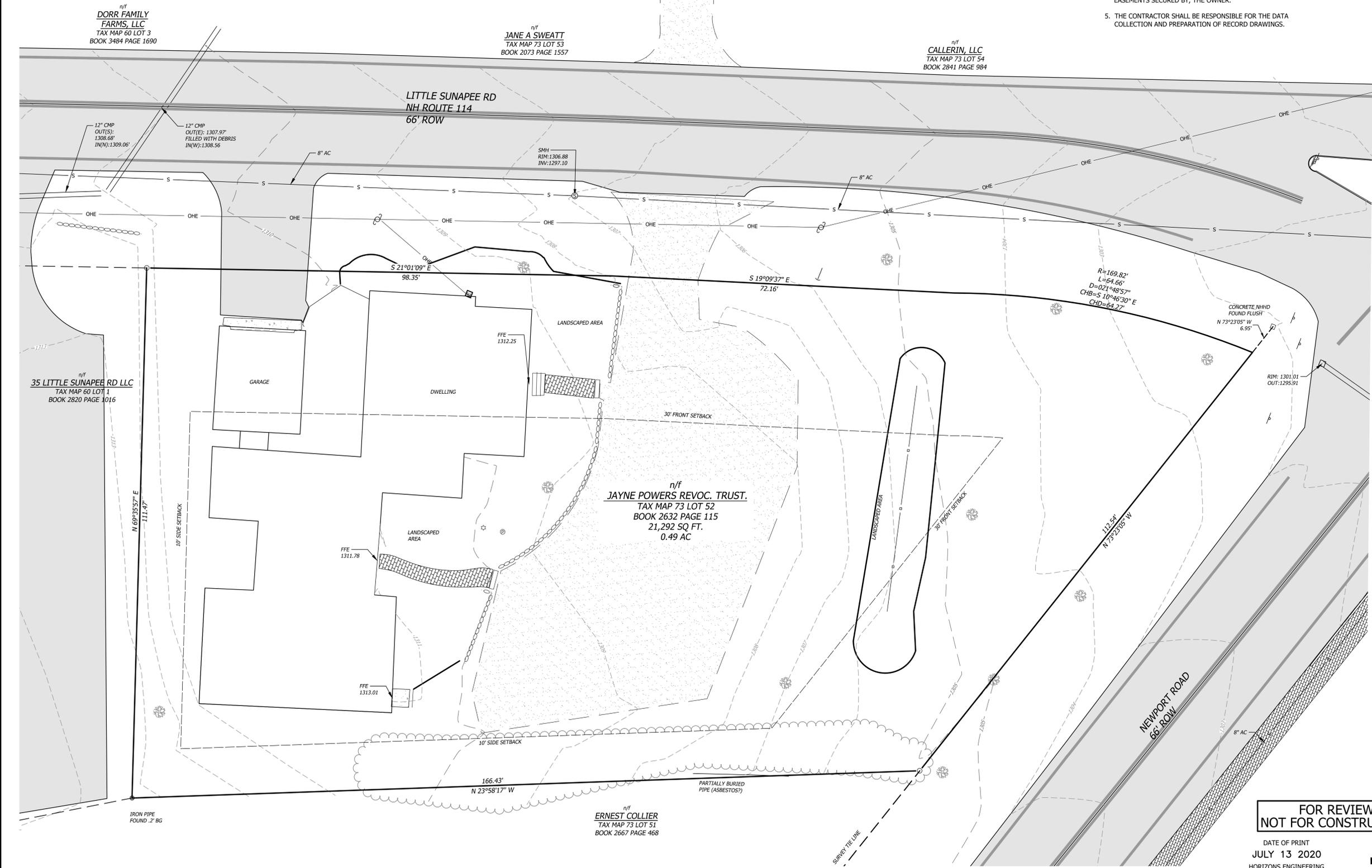
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JULY 2020	20827
ENG'ND BY:	DRAWN BY:
WTD	AST
CHECK'D BY:	ARCHIVE #:
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DATE OF PRINT
JULY 13 2020
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PRE-CONSTRUCTION IMPERVIOUS AREA	
STRUCTURE	AREA (SF)
PRIMARY STRUCTURE + ATTACHED DECKS + GARAGE	3,599
DRIVEWAY - PAVED	219
DRIVEWAY - GRAVEL	3,880
WALKWAYS + STAIRS	166
TOTAL IMPERVIOUS	7,864
TOTAL LOT AREA	21,292
PRE-CONSTRUCTION % COVERAGE	36.9%

POST-CONSTRUCTION IMPERVIOUS AREA	
STRUCTURE	AREA (SF)
PRIMARY STRUCTURE + ENTRY + GARAGE	6,577
DRIVEWAY - PAVED	3,892
TOTAL IMPERVIOUS	10,469
TOTAL LOT AREA	21,292
POST-CONSTRUCTION % COVERAGE	49.2%

SITE DATA

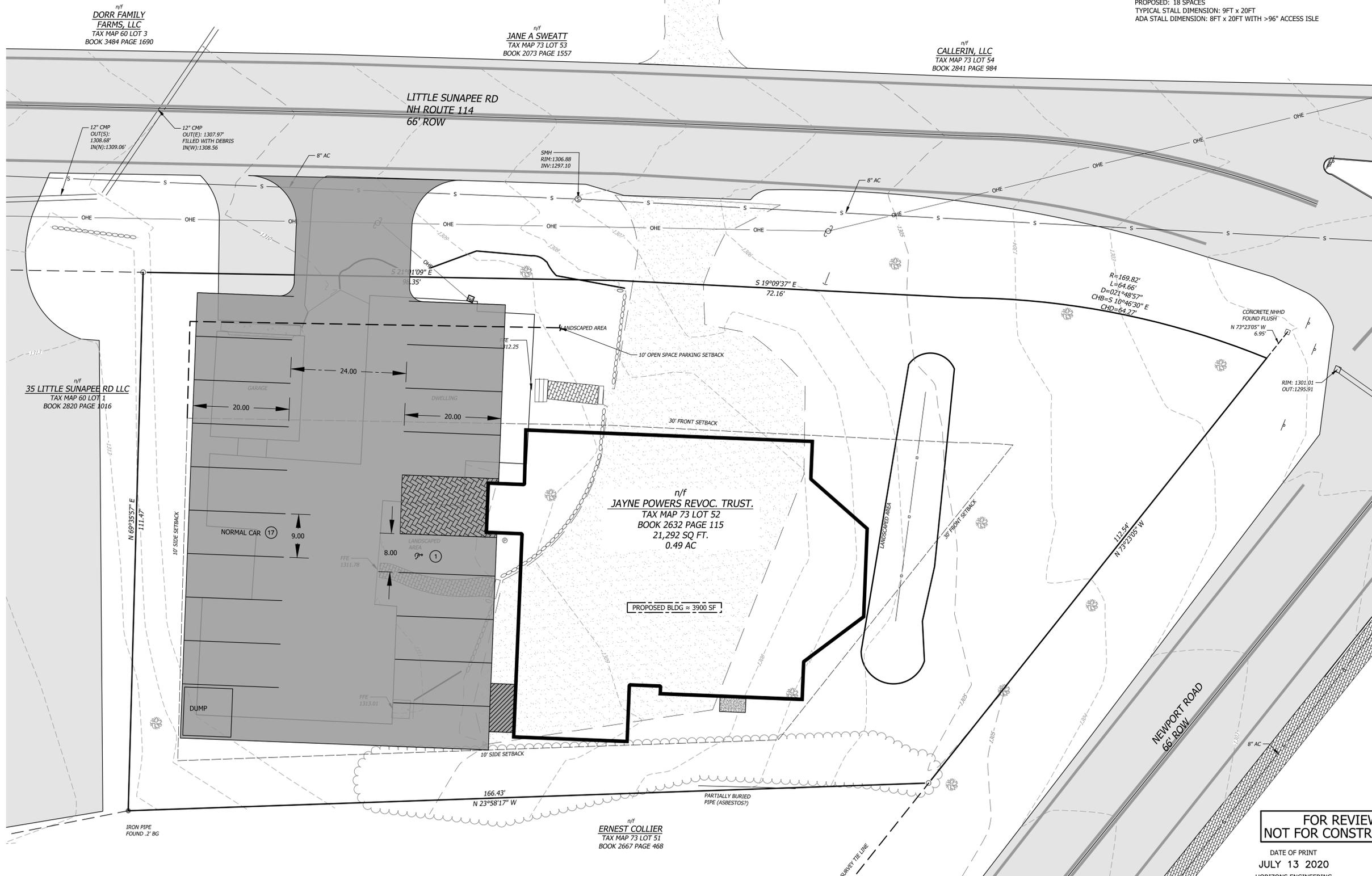
ZONE: COMMERCIAL
 EXISTING USE: COMMERCIAL
 PROPOSED USE: COMMERCIAL

DIMENSIONAL REQUIREMENTS		
MINIMUM LOT DIMENSIONS	REQUIRED	PROVIDED
LOT AREA	--- SF	21,292 SF
FRONTAGE	--- FT	347.70 FT
MINIMUM SETBACK DIMENSIONS		
FRONT	30 FT	> 30 FT
SIDE	10 FT	> 10 FT
REAR	10 FT	> 10 FT
MIN. % LANDSCAPED OPEN AREA	35%	50.8%

PARKING SUMMARY

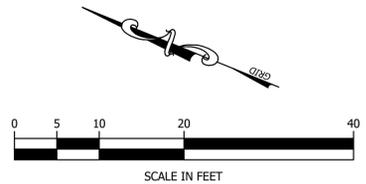
REQUIRED PARKING FOR MERCANTILE - RETAIL SALES USE:
 # 1000 GROSS SQUARE FOOT x 4 = (3,892 GSF/1000) x 4
 ≈ 16 REQUIRED PARKING SPACES

PROPOSED: 18 SPACES
 TYPICAL STALL DIMENSION: 9FT x 20FT
 ADA STALL DIMENSION: 8FT x 20FT WITH >96" ACCESS ISLE



PROPOSED LEGEND

- PAINT LINES
- BUILDING EXTERIOR
- OPEN SPACE PARKING SETBACK
- PAVEMENT
- PAVERS



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SITE PLAN

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