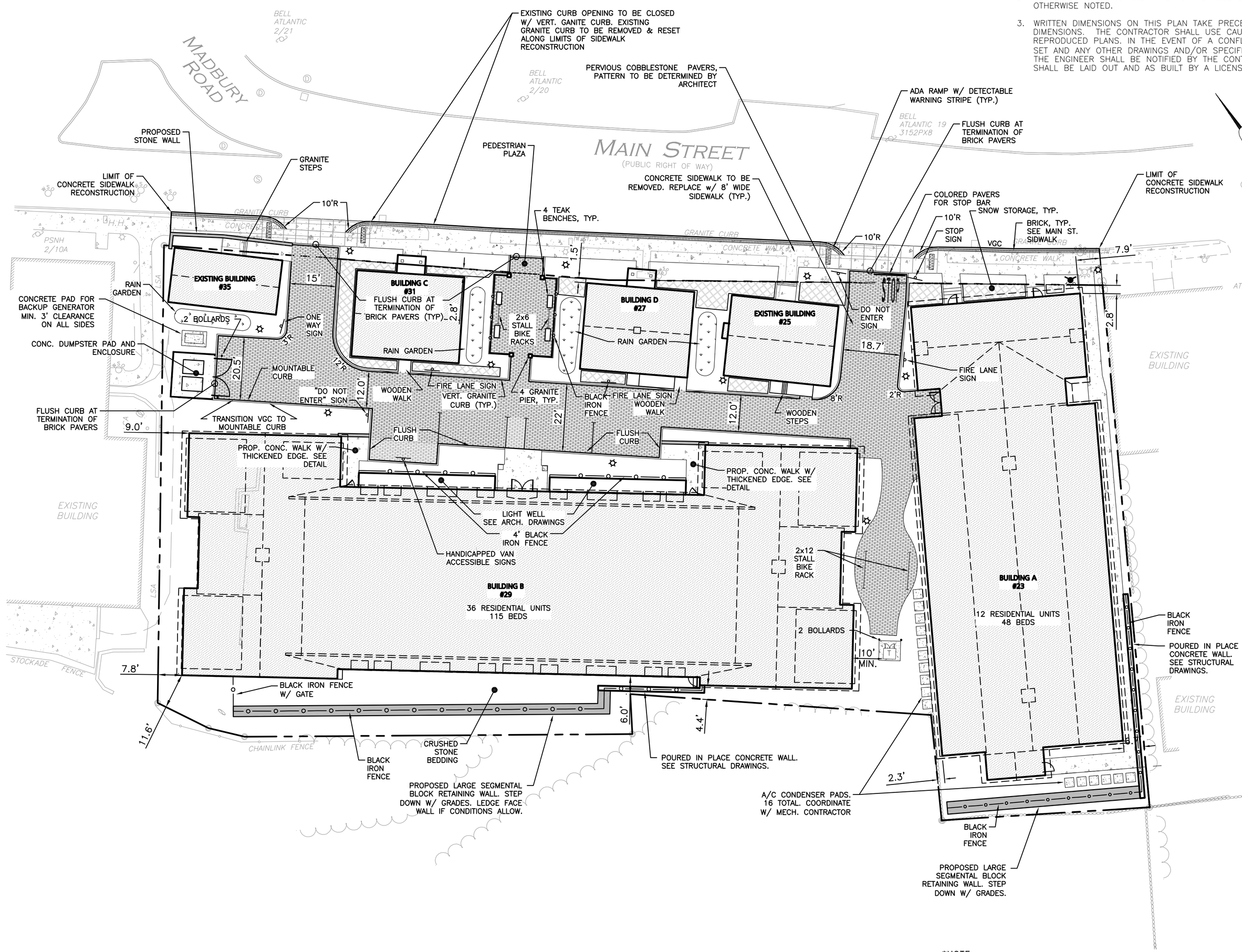
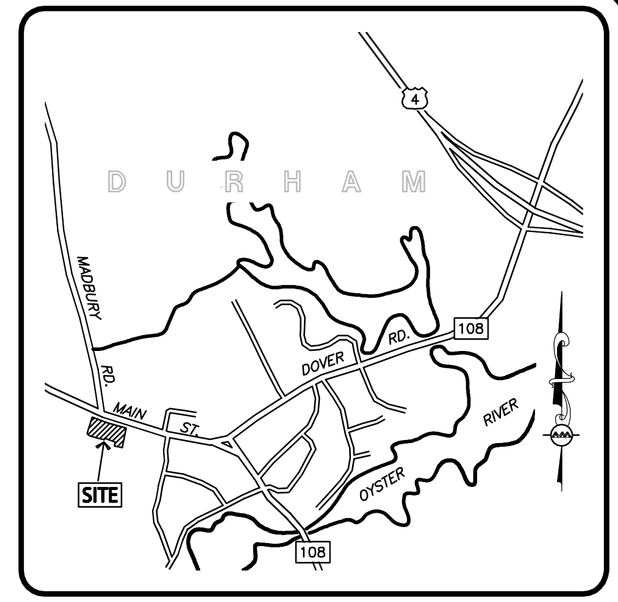


LAYOUT NOTES:

1. CURB RADII SHALL BE AS SHOWN ON THE PLAN.
2. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
3. WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS OR CONDITIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR. ALL SITE ITEMS SHALL BE LAID OUT AND AS BUILT BY A LICENSED LAND SURVEYOR.



LOCUS MAP

SCALE: 1"=1,000'

GENERAL NOTES:

1. EXISTING CONDITIONS BASED ON PLAN ENTITLED "EXISTING FEATURES PLAN" BY MSC, DATED 2-2-2012. TOPOGRAPHIC AND SUPPLEMENTAL PHYSICAL FEATURES WERE COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES, BETWEEN DECEMBER 2012 AND FEBRUARY 2014.
2. THIS PROJECT WILL BE SERVED BY PUBLIC SEWER, WATER, NATURAL GAS, TELEPHONE, CABLE AND ELECTRIC. ALL UTILITY LINES WILL BE INSTALLED UNDERGROUND.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL ALSO CONTACT THE TOWN OF DURHAM DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF LOCAL UTILITIES. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
5. ALL PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AND RESTORED BY A SURVEYOR REGISTERED IN THE STATE OF NEW HAMPSHIRE AT THE CONTRACTORS EXPENSE.
6. ALL APPLICABLE PERMITS AND AN APPROVED SET OF PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE.
7. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRECONSTRUCTION MEETING WITH THE TOWN/CITY, THE APPROPRIATE UTILITY COMPANIES, THE OWNER AND OWNER'S REPRESENTATIVE. THE MEETING SHALL TAKE PLACE PRIOR TO THE START OF CONSTRUCTION AND THE CONTRACTOR MUST PROVIDE 48 HOURS NOTICE TO ALL ATTENDEES PRIOR TO THE START OF THE MEETING.
8. APPROPRIATE WARNING SIGNS, MARKERS, BARRICADES AND/OR FLAGMEN SHALL BE PROVIDED TO REGULATE TRAFFIC. CONSTRUCTION TRAFFIC CONTROL SHALL BE IMPLEMENTED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE LOCAL AUTHORITY.
9. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL BENCHMARK INFORMATION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING BENCHMARKS. IF IT IS NECESSARY TO RELOCATE A BENCHMARK, IT SHALL BE RELOCATED BY A NEW HAMPSHIRE PROFESSIONAL LAND SURVEYOR AND DONE SO AT THE CONTRACTOR'S EXPENSE.
10. ALL PERMITS AND APPROVALS NECESSARY FROM AGENCIES GOVERNING THE WORK SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
11. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR EARTHWORK OPERATIONS, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES, OR REGULATORY AGENCIES HAVING JURISDICTION AT NO ADDITIONAL COST TO THE OWNER.
12. CONSTRUCTION DURING WET WEATHER OR WINTER CONDITIONS IS TO BE ANTICIPATED AND PROVISIONS TO ADEQUATELY ADDRESS THESE CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. SNOW STORAGE SHOWN FOR CONCEPTUAL PURPOSES ONLY. SNOW SHALL BE TAKEN OFF-SITE ONCE SNOW STORAGE AREAS ON SITE BECOME INADEQUATE, AND BEGINS TO BLOCK ACCESS TO AND FROM THE SITE OR BLOCKS THE USE OF ON-SITE PARKING. ANY EXCESS WILL BE BE TRUCKED OFF-SITE & DISPOSED OF IN ACCORDANCE WITH TOWN OF DURHAM AND NHDES GUIDELINES.
14. PERMEABLE PAVERS TO BE ECO-PRIORA (STYLE) SIERRA AND GRANITE (COLORS) BY UNILOCK, UXBRIDGE, MA, 35 COMMERCE DRIVE (508-278-4536). THE MAJORITY SHALL BE SIERRA WHILE THE VAN ACCESSIBLE AISLE AND PARKING SPACES SHALL BE MARKED WITH GRANITE COLOR PAVERS.
15. SEE SHEET D-5 FOR SIGN DETAILS.
16. THE FENCE WILL BE MADE OF THE HEAVY DUTY METAL MATERIAL THAT WAS PRESENTED TO THE PLANNING BOARD ON JANUARY 8, 2014.
17. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, SPECIFICATIONS, OR RELATIVE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
18. THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.
19. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), STATE, AND LOCAL REGULATIONS.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND:

PROP. PROPERTY LINE	SIDEWALK
SIGN	COBBLESTONE PAVERS
BOLLARD	ADA ACCESSIBLE RAMP
BUILDING	ADA DET. WARNING SURFACE
BUILDING ARCHITECTURE	SNOW STORAGE
BUILDING INTERIOR WALLS	SETBACK LINE
CURB	BLACK IRON FENCE
RETAINING WALL	TRANSFORMER
LIGHT POLE	

DURHAM ZONING SUMMARY TABLE

CENTRAL BUSINESS(CB) WITHIN HISTORIC DISTRICT

ITEM	REQUIRED	PROPOSED
LOT AREA (MIN.)	5,000 SF	47,676 SF
FRONTAGE (MIN.)	50'	305.68'
FRONT YARD SETBACK (MAX.)	15'*	1.51'
SIDE YARD SETBACK (MIN.)	NA	2.31'
REAR YARD SETBACK (MIN.)	NA	4.28'
BUILDING HEIGHT (MAX.)	50'**	36.6'
TOTAL ON-SITE IMPERVIOUS AREA	NA	32,504 SF
TOTAL PERVIOUS PAVER	NA	7,055 SF
TOTAL RESIDENTIAL UNITS	52***	52

*NOTE:
175-41. CENTRAL BUSINESS DISTRICT (CB)
SECTION F:
BUILDING SETBACK - THE FRONT WALL OF THE PRINCIPAL BUILDING SHALL BE LOCATED WITHIN FIFTEEN (15) FEET OF THE FRONT PROPERTY LINE. FOR CORNER LOTS, THIS REQUIREMENT SHALL APPLY TO ALL FRONTAGES ABUTTING A PUBLIC STREET. UP TO FIFTY PERCENT (50%) OF THE FRONT FAÇADE MAY BE RECESSED BEYOND THE MAXIMUM SETBACK DISTANCE IF THE SPACE BETWEEN THE FRONT WALL AND THE FRONT PROPERTY LINE IS USED AS PEDESTRIAN AREA IN ACCORDANCE WITH PARAGRAPH 4. BELOW. THE EXPANSION OR MODIFICATION OF AN EXISTING BUILDING SHALL BE EXEMPT FROM THIS REQUIREMENT IF THE PLANNING BOARD FINDS THAT CONFORMANCE WITH THIS REQUIREMENT WOULD NOT BE CONSISTENT WITH THE CHARACTER OF THE EXISTING BUILDING.

**NOTE:
175-54. DIMENSIONAL STANDARDS TABLE
CENTRAL BUSINESS(CB) 50' MAX ALLOWED W/ PLANNING BOARD APPROVAL

***NOTE:
ALLOWED RESIDENTIAL UNIT CALCULATION:
1 UNIT PER 900 SQUARE FEET OF LOT AREA
47,676 SQUARE FEET / 900 = 52.97 DWELLING UNITS

R:\PROJECTS\1925-01\CIVIL\DRAWINGS\CURRENT\C-1925-01_C-1_LAYOUT & MATERIALS.DWG

DeSTEFANO ARCHITECTS
23 High Street
Portsmouth, NH 03801
P: 603.431.8701
F: 603.422.8707

FINAL APPROVAL BY DURHAM PLANNING BOARD. CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER.

MICHAEL BEHRENDT — DATE

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT\OWNER:
ORION UNH LLC
225 FRANKLIN STREET, 26TH FLOOR
BOSTON, MA 02110

PROJECT:
ORION STUDENT HOUSING
25/35 MAIN STREET
DURHAM, NEW HAMPSHIRE

PROJECT NO.	1925-01	DATE:	06-09-14
SCALE:	1" = 20'	DWG. NAME:	LAYOUT
DRAFTED BY:	SM	CHECKED BY:	RPC

PREPARED BY:

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environmental consulting ◆ landscape architecture
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DRAWING TITLE:
LAYOUT & MATERIALS PLAN

SHEET No.
C-1

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