

P-0637-1
August 22, 2012

Mr. Michael Behrendt
Director of Planning and Community Development
Durham Town Hall
15 Newmarket Road
Durham, New Hampshire 03824

RECEIVED
Town of Durham

AUG 22 2012

Re: Mast Road Apartments, Durham, New Hampshire

**Planning, Assessing,
Zoning & Code Enforcement**

Dear Mr. Behrendt:

On behalf of Peak Campus Development, LLC, we are pleased to provide the following information in support of a Site Plan Review Application and Conditional Use Plan Application for The Mast Road Apartments:

- Five (5) copies of the Site Plans dated August 22, 2012 (24" x 36")
- Ten (10) copies of the Site Plans dated August 22, 2012, (11" x 17")
- Application for Site Plan Review & Checklist
- Application for Condition Use Permit (Binder) including:
 - Cover Letter dated August 22, 2012
 - Application for Conditional Use Permit
 - Abutter's List
 - Letters of Authorization from the Property Owners (McGinty, Tecce, and UNH)
 - Site and Architectural Renderings
 - Fiscal Impact Analysis, by Applied Economic Research dated August 2012
 - Management Plan
 - Public School Impact Fee Waiver Request
- Application Fee, check # 001150, for \$5,220.00 to the Town of Durham
- Energy Checklist
- Stormwater Management Checklist
- Two (2) Copies of the Drainage Study dated August 22, 2012
- Traffic Memorandum by Stephen G. Pernaw & Company, Inc. dated August 16, 2012
- Current Deeds



The proposed project consists of an apartment style housing development, located on approximately 16.8 acres on the north side of Mast Road. The development will have 460 bedrooms spread out amongst 2 and 4 bedroom apartments, townhouses, duplexes and cottages totaling 142 units. The development will include a clubhouse with gym and other indoor and outdoor amenities. The project will be managed by full time on site personnel.

Since the Design Review meeting with the Planning Board on August 8, 2012, we have made the following improvements to the design of the project in response to comments by the Planning Board:

- Significantly increased the area of the green space in the courtyards between the 200 series buildings;
- Increased the size of the outdoor amenity area to support a variety of uses including an official-sized wiffle ball field;
- Reduced the amount of impervious coverage;
- Added parking for 2-wheeled vehicles near the clubhouse;
- Added three rain gardens throughout the project as additional Low Impact Development stormwater Best Management Practices.

We look forward to working with the Town of Durham on this exciting project. If you have any questions, please do not hesitate to reach me by email at JMPersechino@tighebond.com or by phone at (603) 433-8818.

Very truly yours,

TIGHE & BOND, INC.



Joseph Persechino, P.E.
Project Engineer

Cc: Jeff Githens (w/encl)

J:\P\0637 Peak Campus Development - Durham, NH - Mast Road Student Housing\ADMIN\2506371-006(Site Plan Review Cover Letter).Doc



TOWN OF DURHAM
15 NEWMARKET RD
DURHAM, NH 03824-2898
603/868-8064 603/868-8065
FAX 603/868-8033
www.ci.durham.nh.us

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APPLICATION FOR SITE PLAN REVIEW

Note: This form and all required information must be filed at least 21 days before the date of the meeting at which it is to be submitted to the Board. Filing is to be done at the Planning Office, Durham Town Office Building or by mail to 15 Newmarket Road, Durham NH 03824.

1. Name, mailing address and telephone number of applicant

Peak Campus Development, LLC
2970 Clairmont Road, Suite 310
Atlanta, GA 30329

2. Name, mailing address and telephone number of owner of record if other than applicant

Chet Tecce, 240 Mast Road, Durham, NH 03824 603.868.2353
John & Patricia McGinty, 251 Mast Road, Durham, NH 03824 603.868.2738
Douglas Bencks, University of New Hampshire, 22 Colovos Road, Durham, NH 03824 603.862.2791

3. Location of Proposed Project 251 Mast Road

6-1, 10-0, 3-0, 4-0
Tax Map 13 Lot Number Zoning District ORLI

4. Name of Proposed Project Mast Road Apartments

5. Number of units for which approval is sought 142

6. Name, mailing address and telephone number of surveyor and/or agent

Joseph M. Persechino, P.E., Tighe & Bond, Inc. 177 Corporate Drive, Portsmouth, NH 03801 603.433.8818

7. Abutters: Attach a separate sheet listing the Durham Tax Map number, Lot number, name, and mailing address of all abutters, including those across a street, brook or stream. The list of abutters must also include any holders of conservation, preservation, or agricultural preservation restrictions in accordance with RSA 676:4(I)(d). Names should be those of current owners as recorded in the tax records five (5) days prior to the submission of this application. *Note: Names submitted on the Request for Preapplication Review may not be current. No application shall be heard unless all abutters as described herein have been notified.*

8. Items on the attached Site Plan Review Application Submission Checklist

9. Payment of all applicable fees:


submittal fees	<u>\$ 5,000.00</u>
advertising/posting costs	<u>150.00</u>
abutter notification (each)	<u>70.00</u> (\$7.00 x 10 abutters)
proposed road (per foot)	<u> </u>
administrative and technical review costs	<u> </u>

TOTAL \$ 5,220.00 *pd. 8/22 check # 1150*

9. The applicant and/or owner or agent*, certifies that this application is correctly completed with all attachments and requirements, and that any additional costs for engineering or professional services incurred by the Planning Board or the Town of Durham, in the site plan review process of this property, shall be borne by the applicant and/or owner.
10. Within five (5) business days of submitting a formal application, the applicant shall meet with the Director of Planning and Community Development to discuss issues related to completeness and acceptance of the application. If this review discloses that all requirements specified on the Site Plan Application Checklist have not been met, the applicant will be notified in writing what specific items are still needed.
11. Prior to the next regularly scheduled meeting of the Planning Board, the applicant, at the discretion of the Director of Planning and Community Development, shall meet with the appropriate Department Heads of the Town of Durham to discuss the implications the application will have on the various Departments of the town.
12. If this application is determined by the Planning Staff to be complete, it will be placed on the Planning Board agenda on September 12, 2012 for acceptance.

***If the applicant is an agent of the owner, a separate signed letter from the owner of record is required which clearly states the authority of the agent or representative for this application. If the agent does not have the power of attorney of the owner, all documents shall be signed by the owner.**

"I hereby authorize the Durham Planning Board and its agents to access my land for the purpose of reviewing the proposed site plan, performing road inspections and any other inspections deemed necessary by the Board or its agents, to ensure conformance of the on-site improvements with the approved plan and all Town of Durham ordinances and regulations."

Date 8/22/12 Applicant, Owner, or Agent 



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SITE PLAN REVIEW APPLICATION CHECKLIST

Date: August 22, 2012

Name of Applicant: Peak Campus Development, LLC

Location of Property: 251 Mast Road

Tax Map and Lot Number: Map 13, Lots 6-1, 10-0, 3-0, 4-3

Name of Plan: Mast Road Apartments

- ☒ a letter of intent detailing the proposal
- ☒ a list of the names and addresses of all the abutters, as shown in town records not more than five (5) days before the day of filing; and a listing of all holders of conservation, preservation, or agricultural preservation restrictions on the subject property
- ☒ Copies of the current deed, purchase and sale agreement, and copies of all easements, deed restrictions, rights-of-ways, or other encumbrances currently affecting the property.
- ☒ five copies, 24" x 36" and ten additional copies at 11" x 17" of the plat.

The Plan shall show:

- ☒ Title Block with title, owner's name and address, date, scale and name, address and seal of the preparer of the plan
- ☒ names of owners of abutting properties
- ☒ North Arrow and bar scale
- ☒ locus plan sat a minimum scale of one (1) inch equals one thousand (1,000) feet showing required information
- ☒ Surveyed property lines of the parcel showing their bearings;
- ☒ Location and layout of existing and proposed structures and buildings;
- ☒ Existing and proposed contours at two (2) foot intervals for the entire site. Where a change in grade is proposed, existing contours shall be dotted lines and finished elevations solid;
- ☒ Area of entire parcel in acres and square feet;
- ☒ Zoning and special district boundaries;
- ☒ Deed reference and tax map number;
- ☒ Location width, curbing and paving of access ways, egress ways and streets within the site;
- ☒ Location and layout of all on-site parking and loading facilities;

- X Location and size of all municipal and non-municipal utilities and appurtenances including: water, sewer, electric, telephone, gas lines and fire alarm connections, indicating whether overhead or underground, and the location of wells and septic systems;
 - X Type and location of solid waste disposal facilities;
 - X Location, elevation and layout of catch basin and other surface drainage features;
 - X Location of all physical/natural features including: water bodies, watercourses, wetlands, vegetation/foilage lines, soil types, railroads, rock outcroppings and stone walls;
 - N/A Dimensions and area of all property to be dedicated for public use of common ownership;
 - N/A Location of 100 year flood hazard boundaries;
 - X Date and permit numbers of all required state and federal permits.
 - X Location of all buildings, wells and leach fields within one hundred and fifty (150) feet of the parcel;
 - N/A Dimensions, area and minimum setback requirements on all existing and proposed lots;
 - X Proposed landscaping plan including size and type of plant material;
 - X Pedestrian walks providing circulation through the site;
 - X Location and size of proposed and existing signs, walls and fences;
 - X Location and type of lighting for outdoor activities; and
 - N/A Location, widths and purposes of any easements or rights-of-way.
 - X Total on-site square footage of impervious surfaces.
-
- X Streets and Access meet Section 9.02 of the Site Plan Review Regulations for the Town of Durham.
 - X Storm Water Drainage meets Section 9.03 of the Site Plan Review Regulations for the Town of Durham.
 - X Water Supply meets Section 9.04 of the Site Plan Review Regulations for the Town of Durham.
 - X Sewerage meets Section 9.05 of the Site plan Review Regulations for the Town of Durham.
 - X Non-Municipal Utilities meets Section 9.06 of the Site Plan Review Regulations for the Town of Durham.
 - X Signs meet Section 9.07 of the Site Plan Review Regulations for the Town of Durham.
 - N/A Special Flood Hazard Areas meet Section 9.09 of the Site Plan Review Regulations for the Town of Durham.
 - X Independent Studies and Investigations meet Section 10 of the Site Plan Review Regulations for the Town of Durham.
 - X Applicant has met with neighbors to discuss project and concerns.

Written waivers from these requirements may be requested with specific justification to the requirements of Section 12.02 of the Site Plan Review Regulations for the Town of Durham.