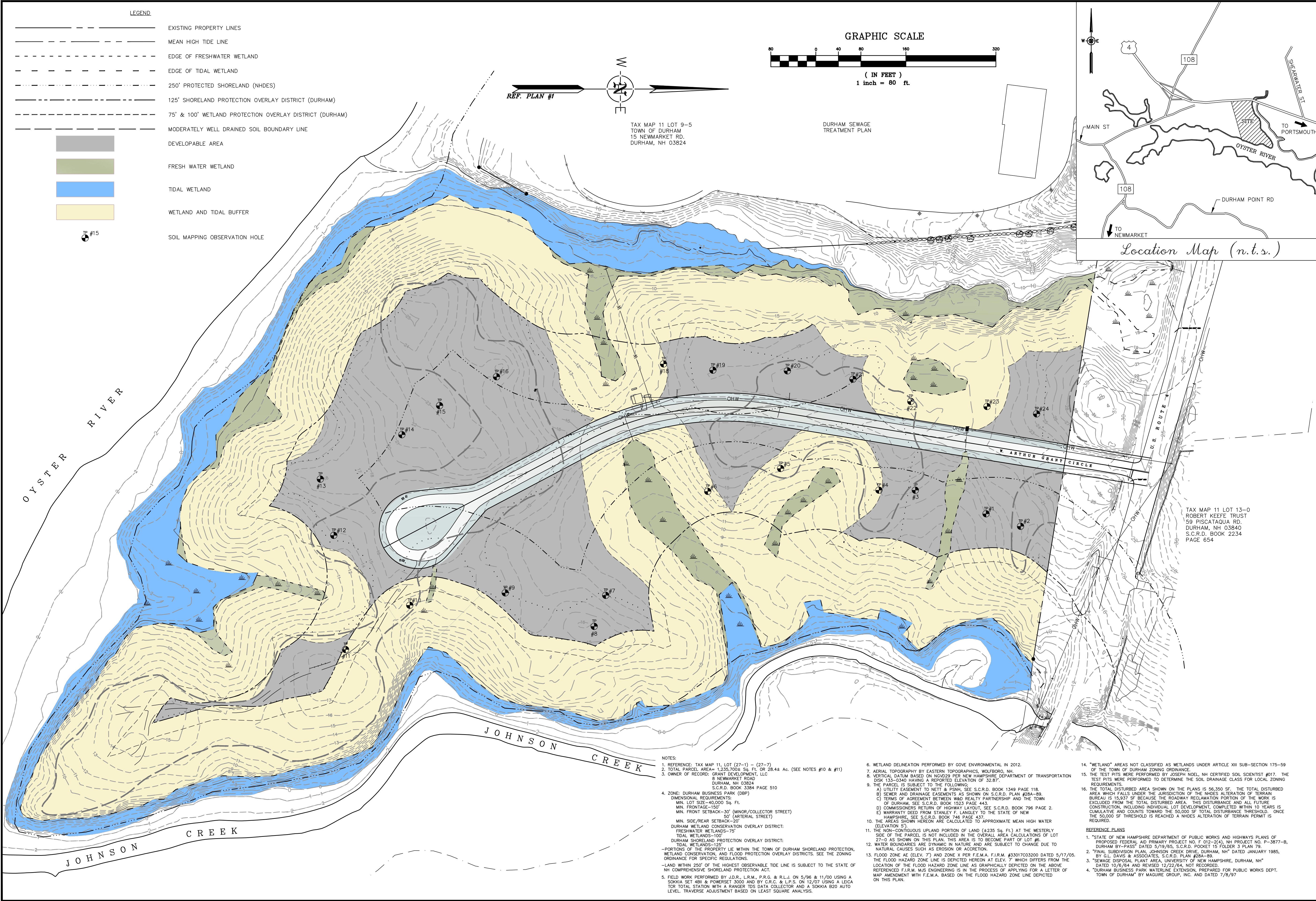
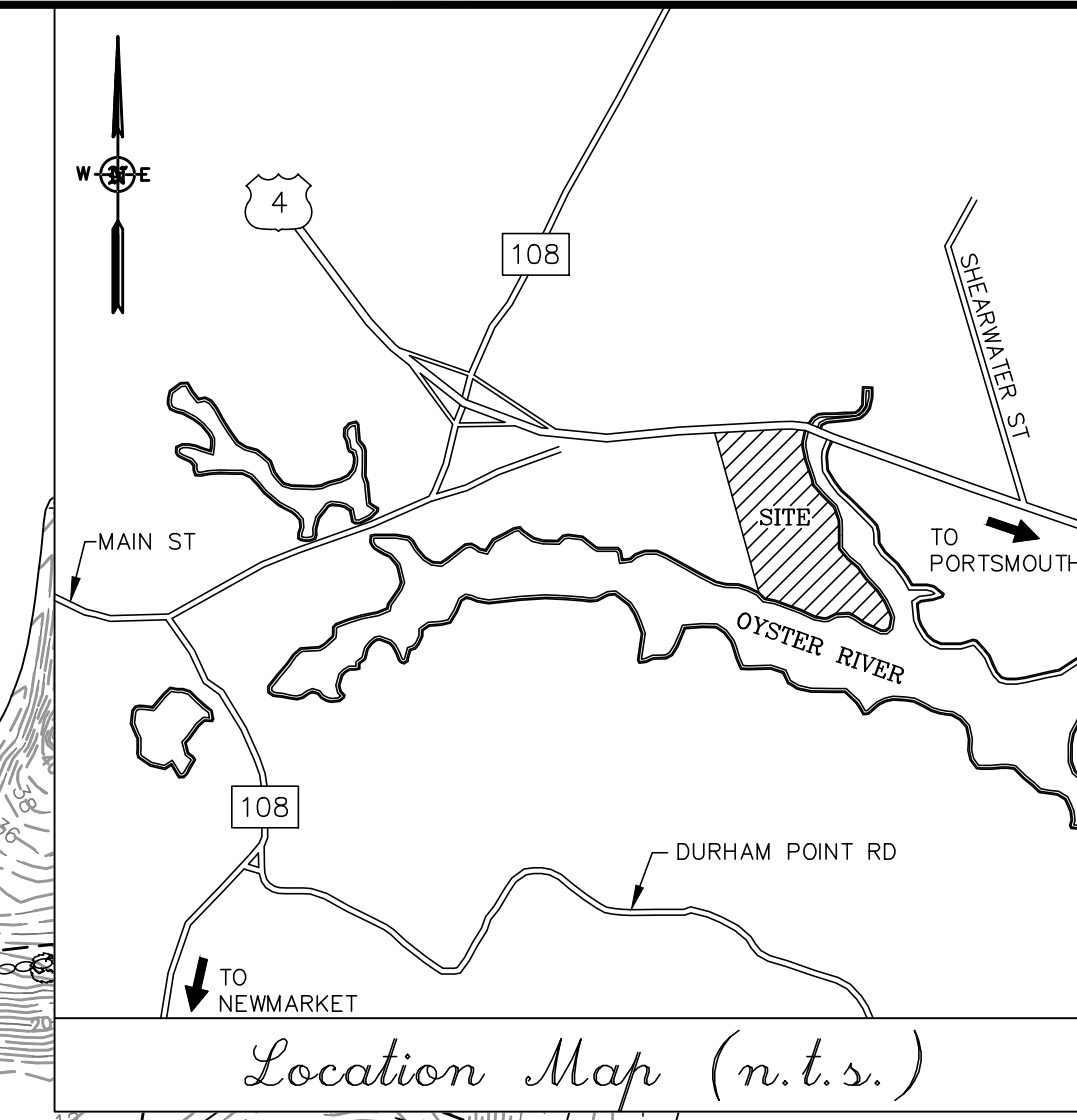
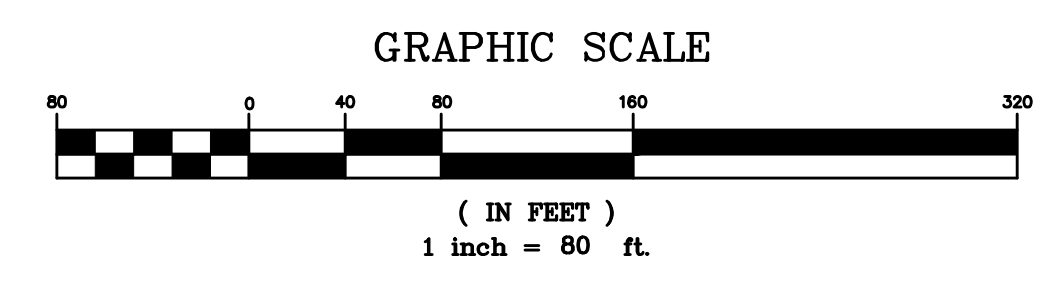


Drawing Name: C:\Users\jmf\appdata\local\Temp\MapJulesh_5376\14-044 Subdivision-ECW REV 12-22-14.dwg
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LEGEND	
	EXISTING PROPERTY LINES
	MEAN HIGH TIDE LINE
	EDGE OF FRESHWATER WETLAND
	EDGE OF TIDAL WETLAND
	250' PROTECTED SHORELAND (NHDES)
	125' SHORELAND PROTECTION OVERLAY DISTRICT (DURHAM)
	75' & 100' WETLAND PROTECTION OVERLAY DISTRICT (DURHAM)
	MODERATELY WELL DRAINED SOIL BOUNDARY LINE
	DEVELOPABLE AREA
	FRESH WATER WETLAND
	TIDAL WETLAND
	WETLAND AND TIDAL BUFFER
	SOIL MAPPING OBSERVATION HOLE



- NOTES:
- REFERENCE: TAX MAP 11, LOT (27-1) - (27-7)
 - TOTAL PARCEL AREA= 1,235,702± Sq. Ft. OR 28.4± Ac. (SEE NOTES #10 & #11)
 - OWNER OF RECORD: GRANT DEVELOPMENT, LLC
15 NEWMARKET RD
DURHAM, NH 03824
S.C.R.D. BOOK 3384 PAGE 510
 - ZONE: DURHAM BUSINESS PARK (DBP)
DIMENSIONAL REQUIREMENTS:
MIN. LOT SIZE=40,000 Sq. Ft.
MIN. FRONTAGE=150'
MIN. FRONT SETBACK=30' (MINOR/COLLECTOR STREET)
50' (ARTERIAL STREET)
MIN. SIDE/REAR SETBACK=20'
DURHAM WETLAND CONSERVATION OVERLAY DISTRICT:
FRESHWATER WETLANDS-75'
TIDAL WETLANDS-100'
DURHAM SHORELAND PROTECTION OVERLAY DISTRICT:
TIDAL WETLANDS-125'
-PORTIONS OF THE PROPERTY LIE WITHIN THE TOWN OF DURHAM SHORELAND PROTECTION, WETLAND CONSERVATION, AND FLOOD PROTECTION OVERLAY DISTRICTS. SEE THE ZONING ORDINANCE FOR SPECIFIC REGULATIONS.
-LAND WITHIN 250' OF THE HIGHEST OBSERVABLE TIDE LINE IS SUBJECT TO THE STATE OF NH COMPREHENSIVE SHORELAND PROTECTION ACT.
 - FIELD WORK PERFORMED BY J.D.R., L.R.M., P.R.G. & R.L.J. ON 5/98 & 11/00 USING A SOKKIA SET 481 & POWERSET 3000 AND BY C.R.C. & L.P.S. ON 12/07 USING A LEICA TOR TOTAL STATION WITH A RANGER TDS DATA COLLECTOR AND A SOKKIA B20 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
 - WETLAND DELINEATION PERFORMED BY GOVE ENVIRONMENTAL IN 2012.
 - AERIAL TOPOGRAPHY BY EASTERN TOPOGRAPHICS, WOLFBORO, NH.
 - VERTICAL DATUM BASED ON NAVD83 PER NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION DISK 133-0340 HAVING A REPORTED ELEVATION OF 32.87'
 - THE PARCEL IS SUBJECT TO THE FOLLOWING:
A) UTILITY EASEMENT TO NETT & POW. SEE S.C.R.D. BOOK 1349 PAGE 118.
B) SEWER AND DRAINAGE EASEMENTS AS SHOWN ON S.C.R.D. PLAN #28A-89.
C) TERMS OF AGREEMENT BETWEEN W&D REALTY PARTNERSHIP AND THE TOWN OF DURHAM. SEE S.C.R.D. BOOK 1523 PAGE 443.
D) COMMISSIONERS RETURN OF HIGHWAY LAYOUT, SEE S.C.R.D. BOOK 796 PAGE 2.
E) WARRANTY DEED FROM STANLEY F. LANGLEY TO THE STATE OF NEW HAMPSHIRE, SEE S.C.R.D. BOOK 746 PAGE 437.
 - THE AREAS SHOWN HEREON ARE CALCULATED TO APPROXIMATE MEAN HIGH WATER (ELEVATION 5').
 - THE NON-CONTIGUOUS UPLAND PORTION OF LAND (±235 Sq. Ft.) AT THE WESTERLY SIDE OF THE PARCEL IS NOT INCLUDED IN THE OVERALL AREA CALCULATIONS OF LOT 27-0 AS SHOWN ON THIS PLAN. THIS AREA IS TO BECOME PART OF LOT #6.
 - WATER BOUNDARIES ARE DYNAMIC IN NATURE AND ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES SUCH AS EROSION OR ACCRETION.
 - FLOOD ZONE AE (ELEV. 7') AND ZONE X PER F.E.M.A. F.I.R.M. #33017003200 DATED 5/17/05. THE FLOOD HAZARD ZONE LINE IS DEPICTED HEREON AT ELEV. 7' WHICH DIFFERS FROM THE LOCATION OF THE FLOOD HAZARD ZONE LINE AS GRAPHICALLY DEPICTED ON THE ABOVE REFERENCED F.I.R.M. MJS ENGINEERING IS IN THE PROCESS OF APPLYING FOR A LETTER OF MAP AMENDMENT WITH F.E.M.A. BASED ON THE FLOOD HAZARD ZONE LINE DEPICTED ON THIS PLAN.
 - "WETLAND" AREAS NOT CLASSIFIED AS WETLANDS UNDER ARTICLE VIII SUB-SECTION 175-59 OF THE TOWN OF DURHAM ZONING ORDINANCE.
 - THE TEST PITS WERE PERFORMED BY JOSEPH NOEL, NH CERTIFIED SOIL SCIENTIST #017. THE TEST PITS WERE PERFORMED TO DETERMINE THE SOIL DRAINAGE CLASS FOR LOCAL ZONING REQUIREMENTS.
 - THE TOTAL DISTURBED AREA SHOWN ON THE PLANS IS 56,350 SF. THE TOTAL DISTURBED AREA WHICH FALLS UNDER THE JURISDICTION OF THE NHDES ALTERATION OF TERRAIN BUREAU IS 15,937 SF BECAUSE THE ROADWAY RECLAMATION PORTION OF THE WORK IS EXCLUDED FROM THE TOTAL DISTURBED AREA. THIS DISTURBANCE AND ALL FUTURE CONSTRUCTION, INCLUDING INDIVIDUAL LOT DEVELOPMENT, COMPLETED WITHIN 10 YEARS IS CUMULATIVE AND COUNTS TOWARD THE 50,000 SF TOTAL DISTURBANCE THRESHOLD. ONCE THE 50,000 SF THRESHOLD IS REACHED A NHDES ALTERATION OF TERRAIN PERMIT IS REQUIRED.
- REFERENCE PLANS:
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS 3 PLAN 79 - PROPOSED FEDERAL AID PRIMARY PROJECT NO. F 012-214, NH PROJECT NO. P-387-B, DURHAM BY-PASS" DATED 5/19/85, S.C.R.D. POCKET 15 FOLDER 3 PLAN 79.
 - "FINAL SUBDIVISION PLAN, JOHNSON CREEK DRIVE, DURHAM, NH" DATED JANUARY 1985, BY G.L. DAVIS & ASSOCIATES, S.C.R.D. PLAN #28A-89.
 - "SEWAGE DISPOSAL PLANT AREA, UNIVERSITY OF NEW HAMPSHIRE, DURHAM, NH" DATED 10/6/84 AND REVISED 12/22/84, NOT RECORDED.
 - "DURHAM BUSINESS PARK WATERLINE EXTENSION, PREPARED FOR PUBLIC WORKS DEPT. TOWN OF DURHAM" BY MAGUIRE GROUP, INC. AND DATED 7/8/97

NO.	REVISIONS	DATE	INT.

DATE:	12/23/14
SCALE:	1"=80'
DESIGNED BY:	MJS/MS
DRAWN BY:	KD
APPROVED BY:	MJS
DWG FILE:	

EXISTING CONDITIONS PLAN	SEAL
prepared for	
GRANT DEVELOPMENT LLC	
W. ARTHUR GRANT CIRCLE DURHAM, NH	

MJS ENGINEERING, P.C. CIVIL & STRUCTURAL • ENVIRONMENTAL 5 HALLROAD ST., P.O. Box 259 DURHAM, NH 03824 PHONE: (603) 659-6079, FAX: (603) 659-4627 E-MAIL: MJS@MJS-ENGINEERING.COM	JOB: 14-044
EC	