LEGEND

DENOTES DRILL HOLE IN STONE WALL

DENOTES EXISTING UTILITY POLE

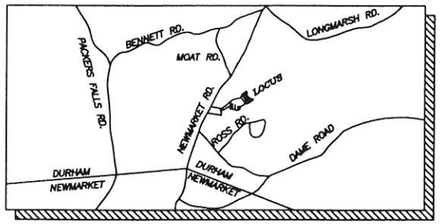
DENOTES UNMONUMENTED ANGLE POINT ON PROPERTY LINE

PLAN REFERENCE:

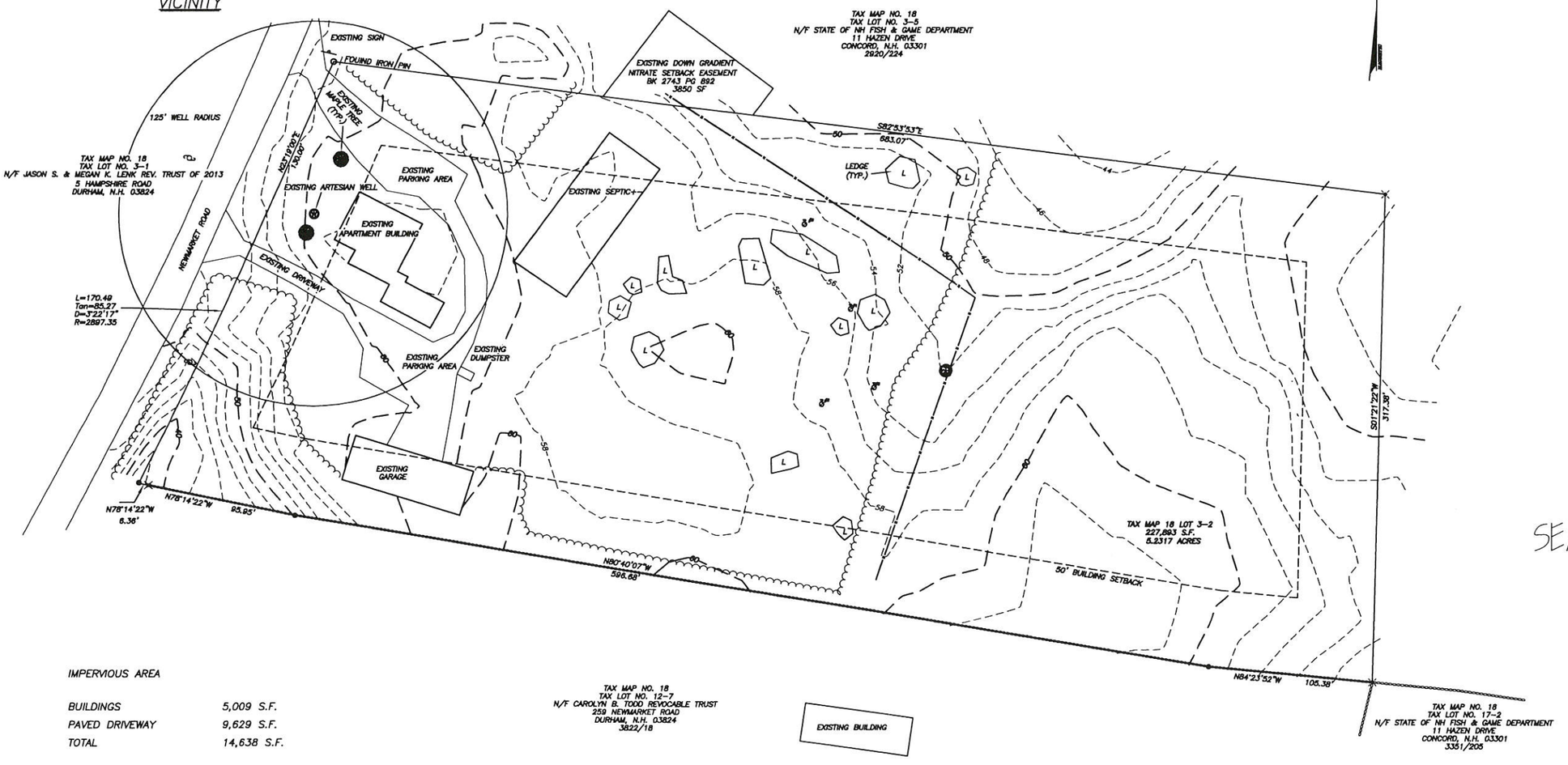
1. S.C.R.D. #69-13 "MINOR SUBDIVISION OF LAND FOR TIMOTHY AND JENNIFER POWERS TAX MAP 18, LOT 3-2 NH ROUTE 108-NEWMARKET ROAD, DURHAM, STRAFFORD COUNTY, NEW HAMPSHIRE" BY K E M LAND SURVEY, INC. DATED AUGUST 27, 2002 WITH LAST REVISION ON FEBRUARY 23, 2003.

NOTES:

1. LAND IS DESCRIBED BY DEED OF SEACOAST OPM REALTY, LLC OF PO BOX 1733 DOVER, NH 03865 AND IS RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS (S.C.R.D.), DOVER, N.H. 03821 IN BOOK 4204 PAGE 209 ON MARCH 28, 2014.
2. I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED IN SEP., 2014 USING A LEICA TCA1105 TOTAL STATION AND HAS A TRAVERSE ERROR OF CLOSURE BETTER THAN 1':10,000' ON THAT PORTION OF THE SUBJECT PROPERTY SURVEYED BY ME.
3. LAND IS NOT LOCATED IN THE FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 330146 EFFECTIVE AUGUST 23, 2001.
4. LAND IS LOCATED IN THE R ZONE.
5. PURPOSE OF PLAN: TO SHOW THE LOCATION FOR (2) THREE UNIT APARTMENT BUILDINGS AND ASSOCIATED DEVELOPMENT OF THE LOT.
6. ENTIRE SITE IS HOLLIS-CHARLETON VERY ROCKY SANDY LOAM. (BASED ON USDA NRCS WEB SOIL SURVEY)



VICINITY



IMPERVIOUS AREA

BUILDINGS	5,009 S.F.
PAVED DRIVEWAY	9,629 S.F.
TOTAL	14,638 S.F.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

NO.	DATE	DESCRIPTION	BY

RECEIVED
Town of Durham
DEC - 2 2014
Planning, Assessing and Zoning

EXISTING CONDITIONS
A SURVEY AND PLAT OF A

SITE PLAN

PREPARED FOR

SEACOAST OPM REALTY, LLC

SITUATED IN THE TOWN OF

DURHAM, NH

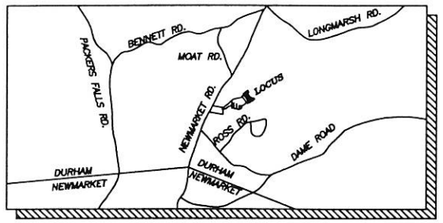
APPROVED BY THE DURHAM PLANNING BOARD
ON _____ CERTIFIED BY
_____ CHAIRMAN

PREPARED BY:
BLAISDELL SURVEY, LLC
ROSCOE T. BLAISDELL, LLS
22 SCRIBNER ROAD, RAYMOND, N.H. 03077
895-9947

DATE: 9/10/14 JOB NO. 2270
FB NO. 25 DRAWING NAME: 2270SITE DRAWN BY: RTB
SCALE: 1"=40' SHEET 1 OF 3

LEGEND

- DENOTES DRILL HOLE IN STONE WALL
- DENOTES EXISTING UTILITY POLE
- DENOTES UNMONUMENTED ANGLE POINT ON PROPERTY LINE



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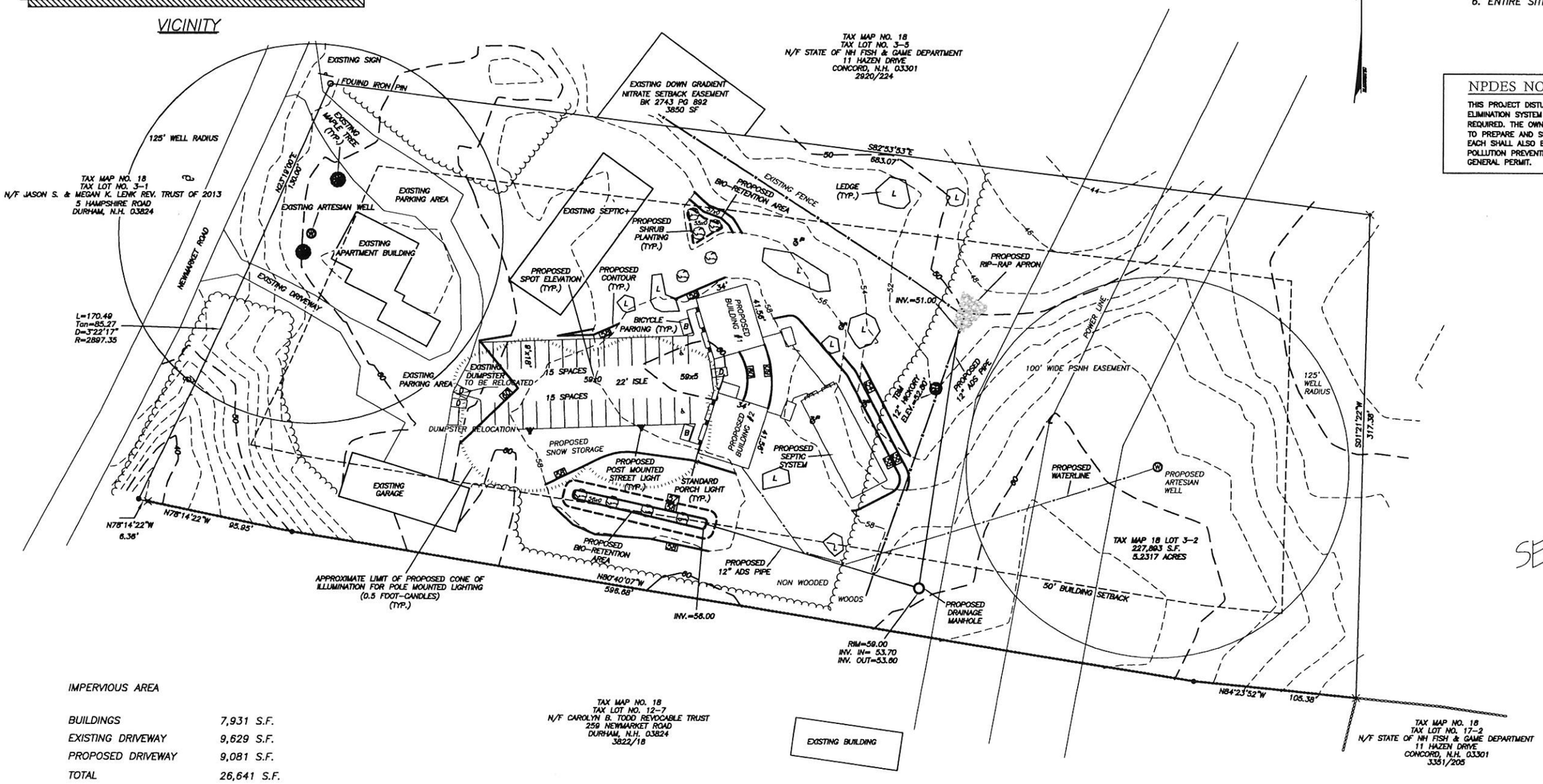
NPDES NOTE

THIS PROJECT DISTURBS IN EXCESS OF 1 ACRE OF LAND. THEREFORE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NHDES) PERMIT AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA) IS REQUIRED. THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION. EACH SHALL ALSO BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.



PROPOSED CONDITIONS
A SURVEY AND PLAT OF A
SITE PLAN
PREPARED FOR
SEACOAST OPM REALTY, LLC
SITUATED IN THE TOWN OF
DURHAM, NH

IMPERVIOUS AREA

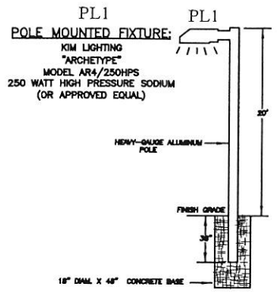
BUILDINGS	7,931 S.F.
EXISTING DRIVEWAY	9,629 S.F.
PROPOSED DRIVEWAY	9,081 S.F.
TOTAL	26,641 S.F.

APPROVED BY THE DURHAM PLANNING BOARD
ON _____ CERTIFIED BY
_____ CHAIRMAN

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

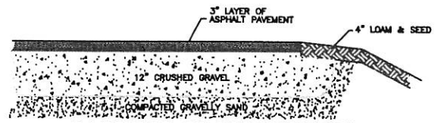
NO.	DATE	DESCRIPTION	BY

PREPARED BY:
BLAISDELL SURVEY, LLC
ROSCOE T. BLAISDELL, LLS
22 SCRIBNER ROAD, RAYMOND, N.H. 03077
DATE: 9/10/14 895-9947 JOB NO. 2270
FB NO. 25 DRAWING NAME: 2270SITE DRAWN BY: RTB
SCALE: 1"=40' SHEET 2 OF 3



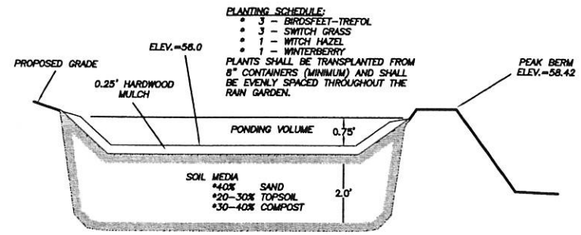
EXTERIOR LIGHTING FIXTURES

N.T.S.



PARKING CROSS SECTION

N.T.S.



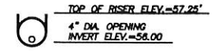
NOTES:

1. THE SOIL MEDIA SHALL BE UNIFORM, FREE OF STONES, STUMPS, ROOTS OR SIMILAR OBJECTS LARGER THAN 2".
2. THE SAND COMPONENT SHALL BE GRAVELLY SAND THAT MEETS ASTM D 422.
3. THE TOPSOIL COMPONENT SHALL BE A SANDY LOAM, LOAMY SAND OR LOAM TEXTURE.
4. THE COMPOST COMPONENT MUST BE PROCOSSED FROM YARD WASTE.

STORM EVENT	WATER LEVEL
1" STORM	56.04
2 YEAR	56.74
10 YEAR	57.13
25 YEAR	57.24
50 YEAR	57.33
100 YEAR	57.42

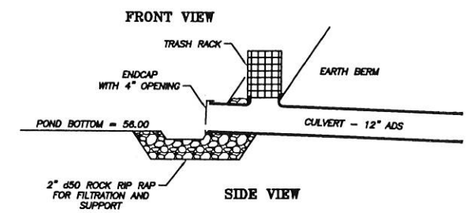
BIO-RETENTION AREA DETAIL

N.T.S.



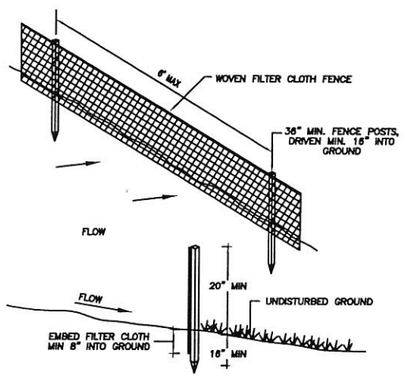
NOTES:

- VERTICAL PIPE SHALL BE 12" DIAMETER SCH 40 PVC.
- CONNECTION BETWEEN VERTICAL PIPE AND CULVERT – P1 SHALL BE WATER TIGHT.
- TRASH RACK SHALL BE ALUMINUM WARE WITH 2" O.C. SPACING.
- TRASH RACK SHALL BE FIXED TO VERTICAL PIPE IN A MINIMUM OF 4 EVENLY SPACED LOCATIONS, USING ALUMINUM OR STAINLESS STEEL FASTENERS.



OUTLET CONTROL DETAIL

N.T.S.



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. SILT FENCE SHALL BE PLACED PRIOR TO ANY CONSTRUCTION
2. WOVEN FILTER CLOTH TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE
EROSION CONTROL DETAIL

N.T.S.

LOAM AND SEED SECTION

NOT TO SCALE

GENERAL SEEDING NOTES

1. USE PERMANENT SEED MIXES AND RATES BETWEEN 5/15 AND 8/30
2. USE TEMPORARY SEED MIXES FOR PERIODS LESS THAN 12 MONTHS. IF USING TEMPORARY SEED MIXES AND RATES BETWEEN 10/1 AND 3/14, RE-SEED WITH PERMANENT SEED MIX AFTER 5/15

PERMANENT SEED:

CREEPING RED FESCUE	50.00 LBS/ACRE	
KENTUCKY BLUEGRASS	30.25 LBS/ACRE	
KENTUCKY 31 FESCUE	30.25 LBS/ACRE	
WHITE CLOVER	12.50 LBS/ACRE	
TOTAL SEED RATE	125.00 LBS/ACRE	

TEMPORARY SEED:

OATS	50.00 LBS/ACRE	4/01 - 5/14
ANNUAL RYEGRASS	40.00 LBS/ACRE	
SUDANGRASS	40.00 LBS/ACRE	5/15 - 8/14
ANNUAL RYEGRASS	50.00 LBS/ACRE	5/15 - 9/14
WINTER RYE	112.00 LBS/ACRE	9/15 - 4/30
WINTER RYE (PROTECT W/ MULCH COVER)	112.00 LBS/ACRE	10/01 - 3/31

PERENNIAL AND/OR BULBS PLANTING DETAIL

NOT TO SCALE

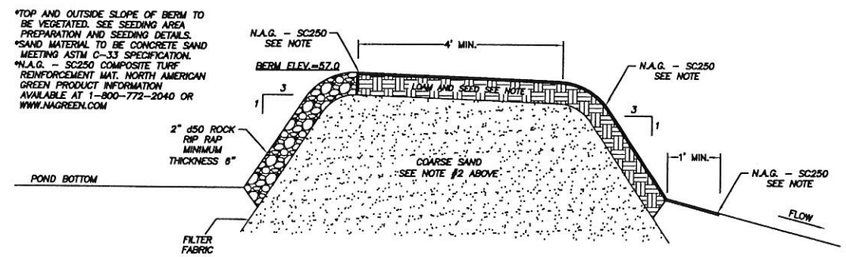
SEE BALM
MEADOW SWEET
CHOKEBERRY BROWNEI 1000
BLACK EYED SUSAN
FEATHER REED GRASS

SHRUB PLANTING

NOT TO SCALE

SILKY DOGWOOD
SPECKLED ALDER
SWEET PEPPERBUSH

*TOP AND OUTSIDE SLOPE OF BERM TO BE VEGETATED. SEE SEEDING AREA PREPARATION AND SEEDING DETAILS.
*SAND MATERIAL TO BE CONCRETE SAND MEETING ASTM C-33 SPECIFICATION.
*N.A.G. – SC250 COMPOSITE TURF REINFORCEMENT MAT. NORTH AMERICAN GREEN PRODUCT INFORMATION AVAILABLE AT 1-800-772-2040 OR WWW.NAGREEN.COM



LEACHING BERM DETAIL

N.T.S.

THE STATE OF NEW HAMPSHIRE
DENNIS G. QUINTAL No. 8401
LICENSED PROFESSIONAL ENGINEER

DENNIS G. QUINTAL, P.E. DATE

#	DATE	REVISION

SITE PLAN

TAX MAP 18 - LOT 3-2
257 NEWMARKET ROAD
DURHAM, NH

OWNER/APPLICANT: SEACOAST OPM REALTY, LLC
P.O. BOX 1733
DOVER, NH 03821

DESIGN BY:
Civil Construction Management Inc.
8 Merrimac Road, Box 475
Newton, NH 03858
Tel (603) 382-7650

DRAWN BY: D. NALLY, MSCE CHK BY: D. QUINTAL, PE
DESIGNED BY: D. NALLY, MSCE DATE: 11-14-14

Sheet:
D

JOB #14093