

REFERENCE PLAN

1) "EXISTING CONDITIONS PLAN PREPARED FOR HILLS FAMILY TRUST & DAVID E. HILLS OF TAX MAP 11, LOT 22-3, LOCATED AT PISCATAQUA ROAD, DURHAM, N.H.", PREPARED BY DAVID W. VINCENT, LLS, DATED JAN. 30, 2006.

NOTES:

- 1) THE SUBJECT PARCEL IS LOCATED IN THE RESIDENCE C (RC) DISTRICT AND SUBJECT TO THE FOLLOWING DIMENSIONAL AND DENSITY REQUIREMENTS:
- | | REQUIRED | PROPOSED |
|-----------------------------|--------------|------------------|
| MINIMUM LOT SIZE: | 150,000 S.F. | 2,356,600 S.F. ± |
| MINIMUM LOT FRONTAGE: | 300 FT. | 1,366.81 FT. |
| MINIMUM FRONT YARD SETBACK: | 40 FT. | >235 FT. |
| MINIMUM SIDE YARD SETBACK: | 50 FT. | >520 FT. |
| MINIMUM REAR YARD SETBACK: | 50 FT. | >1400 FT. |
| MAXIMUM BLDG. HEIGHT: | 35 FT. | - |
| IMPERVIOUS SURFACE RATIO: | 20% | .007% (0.39 AC.) |
- (1) SETBACKS MEASURED TO SUBJECT FARMSTAND BUILDING
- 2) MAXIMUM ALLOWABLE IMPERVIOUS SURFACE PER "CONSERVATION EASEMENT DEED AND RESTRICTION, EMERY FARM, DURHAM, NH", AS RECORDED AT THE SCRD BOOK 3429, PAGE 867, SECTION 2.J, IS 2% OR APPROXIMATELY 1.0 ACRE. THE PROPOSED IMPERVIOUS SURFACE AREA IS 0.1 ACRES.
- 3) PARKING CALCULATIONS:
PER CONVERSATION WITH ZONING ADMINISTRATORS.
REQUIREMENT = 1 SPACE/250 S.F. PLUS 1 PER EMPLOYEE THEREFORE,
(3,378 S.F. / 250 SF) X 1 SPACE = 14 SPACES
6 EMPLOYEES (MAX.) = 6 SPACES
REQUIRED TOTAL = 20 SPACES
PROPOSED GRAVEL LAYOUT WILL ACCOMMODATE APPROXIMATELY 52 SPACES USING 9 FT. X 18 FT. SPACE ALLOCATION, INCLUDING TWO (2) PAVED VAN ACCESSIBLE HANDICAP SPACES, FOR PURPOSES OF SERVICING SEASONAL FLUCTUATIONS.
- 4) ON-SITE SNOW STORAGE SHALL OCCUR ALONG THE EDGES OF PROPOSED PARKING AREAS.
- 5) LAYOUT OF BUILDING CORNERS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR AND SHALL BE BASED UPON THE ARCHITECTS FINAL FOUNDATION PLAN.
- 6) THE PROJECT SITE IS SERVED BY SEPTIC SYSTEM AND PUBLIC WATER.
- 7) ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-388-7233.
- 8) ALL PROPOSED UTILITY SERVICES SHALL BE UNDERGROUND WITHIN THE SITE.
- 9) UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE TV CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH PSNH, VERIZON AND COMCAST STANDARDS AND SHALL BE COORDINATED WITH THE RESPECTIVE UTILITIES.

- 10) THE PROPOSED USE DOES NOT GENERATE INDUSTRIAL DISCHARGES. NO FLOOR DRAINS ARE PROPOSED.
- 11) ALL PARKING LOT AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ROAD REGULATIONS OF THE TOWN OF DURHAM, NH, AND "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION", LATEST EDITION.
- 12) PORTIONS OF THE PARCEL ARE ENCUMBERED BY THE WETLANDS CONSERVATION OVERLAY DISTRICT (WCO) AS NOTED ON THE PLAN.
- 13) THE EXISTING FARMSTAND ENCLOSES ON THE WCO WITH A STRUCTURE AREA OF 1,211 S.F. WITHIN THE 100 FT. SETBACK. THE PROPOSED STRUCTURE ENCLOSES WITH A STRUCTURE AREA OF 1,962 S.F. WITHIN THE SETBACK, THEREBY NOT INCREASING NON-CONFORMITY.
- 14) THE SITE IS NOT IN THE AQUIFER PROTECTION OVERLAY DISTRICT.
- 15) NO LIGHT SHALL BE DIRECTED ONTO ADJACENT PROPERTIES PER SECTION 175-15 OF THE ZONING ORDINANCE. FIXTURES SHALL BE USA ARCHITECTURAL LIGHTING MODEL DSCPM WITH SHARP CUTOFF OPTICS.
- 16) OUTSIDE AREAS SHALL CONTINUE TO BE USED PERIODICALLY FOR DISPLAY OF SEASONAL ITEMS (I.E. CHRISTMAS TREES, PLANTS ETC.)
- 17) THE GREENHOUSE BUILDING MAY BE USED FOR RETAIL SALES AND MAY BE IMPROVED IN ITS PRESENT SIZE AND LOCATION, INCLUDING REPLACING THE EXISTING STRUCTURE WITH A POLE BARN OR SIMILAR BUILDING.
- 18) "PICK YOUR OWN" AGRICULTURE, AGRICULTURAL DISPLAYS INCLUDING KEEPING AND SHOWING OF FARM ANIMALS, SEASONAL EVENTS, PICNICS, HAY RIDES, SLEIGH RIDES AND SIMILAR ACTIVITIES MAY CONTINUE TO BE CONDUCTED ON THE PROPERTY.
- 19) DIMENSIONS, LOCATIONS AND FINAL GRADES ARE APPROXIMATE. OWNER SHALL HAVE THE RIGHT TO MAKE MINOR FIELD CHANGES TO LOCATION, CONFIGURATION, SIZE AND FINAL GRADE OF BUILDINGS AND OTHER IMPROVEMENTS IN CONSULTATION WITH THE CODE ENFORCEMENT OFFICER AT THE TIME OF CONSTRUCTION, PROVIDED SUCH CHANGES MEET APPLICABLE REGULATIONS AND ARE CONSISTENT WITH THE INTENT OF THIS SITE PLAN.

LEGEND:

5'R	PROPOSED GRAVEL/PAVEMENT RADIUS
	PROPOSED UTILITY POLE
	HANDICAP SYMBOL (PER MUTCD STDS.)
	PROPOSED PARKING COUNT
	PROPOSED SIGN
OHW	OVERHEAD WIRES (ELECTRIC & TELEPHONE)
N/F	NOW OR FORMERLY
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
	WETLANDS BOUNDARY
	EXISTING UTILITY POLE
	STONE WALL
	GUY WIRE
	WATER SHUT-OFF
	DRILL HOLE SET

5	SJH	10-17-18	REVISED BUILDING LOCATION PER OWNER
4	SJH	8-20-18	REVISED BUILDING FOOT PRINT PER OWNER
3	SJH	8-13-18	REVISED BUILDING FOOT PRINT
2	DCL	4-18-07	REVISED PER OWNERS DIRECTIVE
1	DCL	12-20-06	REV. PER BLDG. INSP. DEPT. COMMENTS 12-19-06
No.	DATE	BY	REVISION

SITE LAYOUT & UTILITIES PLAN

TAX MAP 11, LOT 22-3
PISCATAQUA ROAD (a.k.a U.S. ROUTE 4)
DURHAM, NEW HAMPSHIRE

Prepared For \ Owner of Record:

DAVID E. HILLS & THE HILLS FAMILY TRUST
135 PISCATAQUA ROAD
DURHAM, NH 03824

GRAPHIC SCALE



(IN FEET)

SITE.DWG-0638

civilworks
engineers • surveyors

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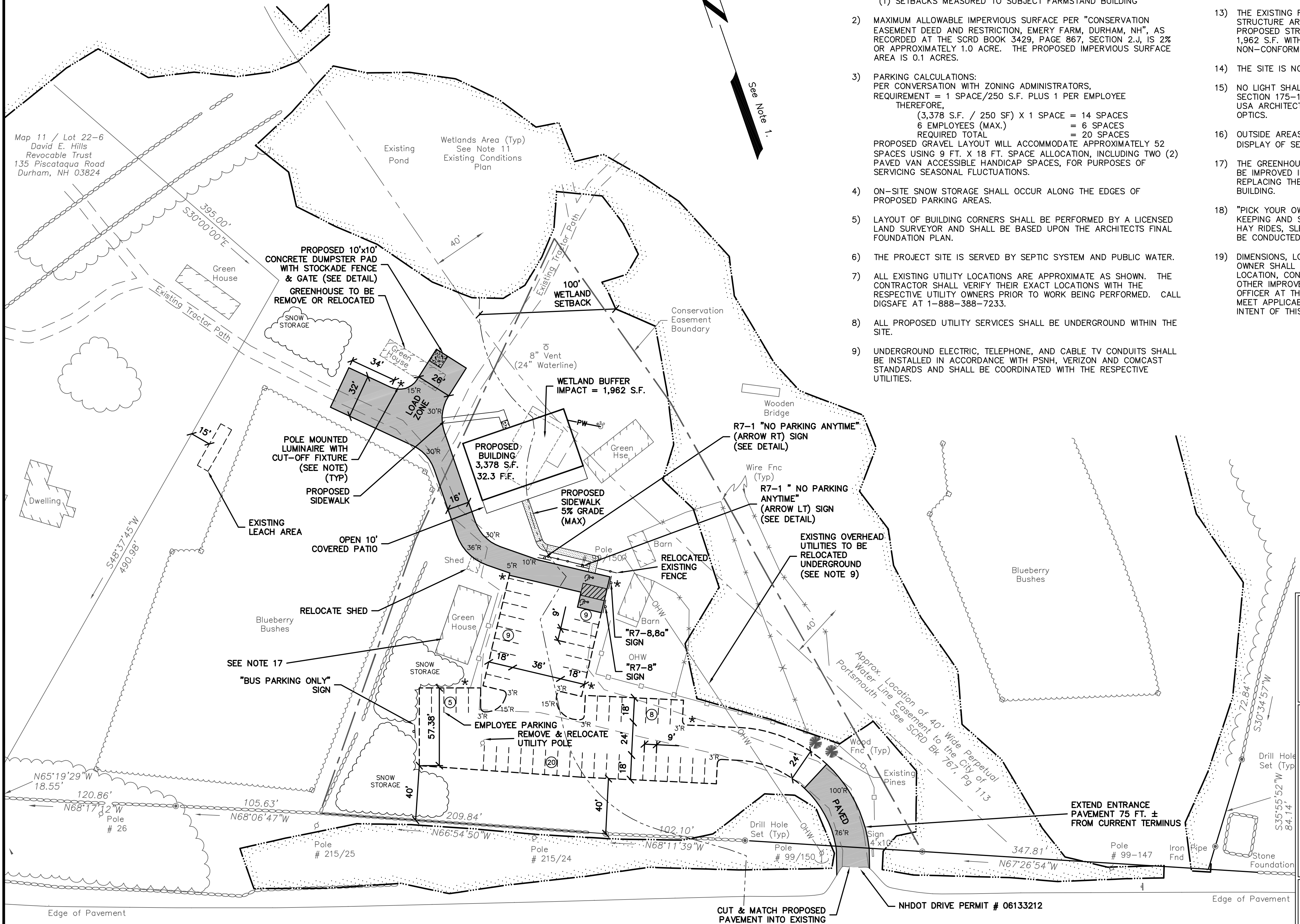
DESIGN: DCL

SCALE: 1"=40'

DATE: 12-5-06

SHEET: 2 OF 5

PROJECT # 06157



PISCATAQUA ROAD (2 - 12' LANES WITH 12' PAVED SHOULDERS)