

SITE DATA BLOCK

PLAN INTENT: DEVELOP THE VACANT PARCEL KNOWN AS THE DURHAM BUSINESS PARK WITH CONSTRUCTION OF AN ELDERCARE FACILITY.

ZONE: DBP - DURHAM BUSINESS PARK

USE: RESIDENTIAL - ELDERCARE / ELDERLY HOUSING

DIMENSIONAL REQUIREMENTS

	REQUIRED
MINIMUM LOT SIZE (SQUARE FEET)	40,000
MINIMUM LOT AREA PER DWELLING UNIT (S.F.)	N/A
MINIMUM FRONTAGE (FEET)	150
MINIMUM LOT SETBACKS	
FRONT (FEET)	30/50
SIDE (FEET)	20
REAR (FEET)	20
MAXIMUM ROAD SETBACK (FEET)	N/A
MAXIMUM HEIGHT (FEET)	40
MAXIMUM HEIGHT W/ P.B. APPROVAL (FEET)	50
IMPERVIOUS SURFACE RATIO	50%

PARKING CALCULATIONS:

175-113.

HOMES FOR AGED, DISABLED, OR HANDICAPPED

1 SPACE PER 5 BEDS + 1 PER EMPLOYEE

= (110)/5 + (20 EMPLOYEES) X 1

TOTAL PARKING SPACES REQ'D = 42

TOTAL PARKING SPACES PROVIDED:

45 FOR PROPOSED DEVELOPMENT

6 FOR PUBLIC USE

OYSTER RIVER

125' SHORELAND PROTECTION OVERLAY DISTRICT SETBACK (DURHAM)

PROPOSED PRE-TREATMENT & TREATMENT SWALE

FRESHWATER WETLAND

PROPOSED DUPLEX OR SINGLE FAMILY DWELLING

PROPOSED GRAVEL WETLAND #2

JOHNSON CREEK

100' WETLAND PROTECTION OVERLAY DISTRICT SETBACK (DURHAM) & TIDAL BUFFER (STATE)

75' WETLAND PROTECTION OVERLAY DISTRICT SETBACK (DURHAM)

JOHNSON CREEK

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SITE PLAN NOTES:

- THE GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. THIS INCLUDES DISCREPANCIES BETWEEN THESE PLANS AND ANY OTHER PLANS OR CONTRACT DOCUMENTS.
- ALL UTILITY PIPING AND WIRING SHALL BE LOCATED UNDERGROUND.
- NO CUT TREES, STUMPS, DEBRIS, JUNK, RUBBISH, OR OTHER WASTE MATERIALS SHALL BE BURIED IN THE LAND, OR LEFT OR DEPOSITED ON SITE AT THE TIME THE CERTIFICATE OF OCCUPANCY IS ISSUED, OR AT ANY TIME AFTER THAT.
- THIS PROJECT WILL DISTURB OVER ONE ACRE OF GROUND COVER AND/OR MEETS OTHER THRESHOLDS RELATED TO PERMIT CRITERIA FOR EPA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) COMPLIANCE. THE SITE CONTRACTOR IS RESPONSIBLE FOR DEVELOPMENT AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). SUBMISSION OF A NOTICE OF INTENT (NOI) TO EPA, INSPECTION AND MAINTENANCE OF SEDIMENT CONTROL MEASURES, DOCUMENTATION OF MAINTENANCE ACTIVITIES, AND SUBMISSION A NOTICE OF TERMINATION (NOT) TO EPA. THE SITE CONTRACTOR IS ALSO RESPONSIBLE TO COMPLY WITH ALL OTHER FEDERAL, STATE AND LOCAL STORMWATER OR NPDES REQUIREMENTS.
- ACCESS INTO THE SITE FOR FIRE APPARATUS SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROCESS. PLEASE CONTACT THE FIRE DEPARTMENT AT 868-5531 WITH ANY QUESTIONS ABOUT ACCESS REQUIREMENTS.
- SNOW SHALL NOT BE PUSHED AGAINST TREES OR SHRUBS IN ANY MANNER THAT COULD DAMAGE THEM.
- FOR MORE INFORMATION ABOUT THIS SITE PLAN, OR TO SEE THE COMPLETE PLAN SET, CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 8 NEWMARKET ROAD, DURHAM, NH 03824. (603) 868-8064.
- IT IS THE APPLICANTS, SITE CONTRACTORS, AND BUILDING CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL REQUIREMENTS RELATED TO THIS SITE PLAN APPROVAL. PLEASE REVIEW THESE PLANS AND THE PLANNING BOARD NOTICE OF DECISION CAREFULLY. CONTACT THE DURHAM PLANNING DEPARTMENT AT (603) 868-8064 WITH ANY QUESTIONS OR CONCERNS.
- THE USE OF SODIUM-CHLORIDE BASED MATERIALS FOR WINTER ROAD MAINTENANCE SHALL BE THE MINIMUM NECESSARY FOR ROADWAY SAFETY.

GENERAL NOTES:

- REFERENCE: TAX MAP 11, LOT (27-1) - (27-7)
- TOTAL PARCEL AREA= 1,235,700± Sq. Ft. OR 28.4± Ac. (SEE NOTES #10 & #11)
- OWNER OF RECORD: GRANT DEVELOPMENT, LLC
8 NEWMARKET ROAD
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 DOUCET SURVEY INC. ON 5/96 & 11/00 USING A SOKKIA SET 481 & POWERSET 3000 AND ON 12/07 USING A LEICA TOR TOTAL STATION WITH A RANGER TDS DATA COLLECTOR AND A SOKKIA 820 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.

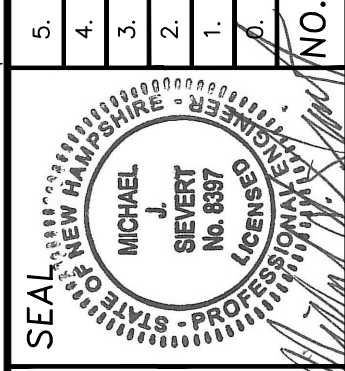
- WETLAND DELINEATION OF NON TIDAL WETLANDS PERFORMED BY JIM GOVE OF GOVE ENVIRONMENTAL IN 2012. TIDAL WETLANDS DELINEATED BY MARK WEST OF WEST ENVIRONMENTAL IN 2011.
- AERIAL TOPOGRAPHY BY EASTERN TOPOGRAPHICS, WOLFBORO, NH.
- VERTICAL DATUM BASED ON NGVD29 PER NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION DISK 133-0340 HAVING A REPORTED ELEVATION OF 32.87'.
- THE PARCEL IS SUBJECT TO THE FOLLOWING:
A) UTILITY EASEMENT TO NETT & PSNH, 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&O REALTY PARTNERSHIP AND THE TOWN OF DURHAM, SEE S.C.R.D. BOOK 1523 PAGE 443.
D) COMMISSIONER'S 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 (4235 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 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. 6' PER NAVD88) AND ZONE X PER F.E.M.A. #33017C0320E DATED 9/30/15.
- THE TOTAL DISTURBED AREA SHOWN ON THE PLANS IS 322,000 SF. THE TOTAL IMPERVIOUS AREA ON THE LOT IS 149,984 SF INCLUDING THE EXISTING ROADWAY. THIS IS EQUAL TO 12.1% IMPERVIOUS SURFACE RATIO.
- "COAST" BUS STOP LOCATED APPROXIMATELY 1,000 FT TO EAST OF SITE ENTRANCE.
- ALL AREAS WHICH ARE NOT LAWN OR LANDSCAPED SHALL REMAIN UNDISTURBED AND SHALL BE MOVED ANNUALLY.

REFERENCE PLANS

- "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT NO. F 012-2(4), NH PROJECT NO. P-3877-B, DURHAM BY-PASS" DATED 5/19/65, 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 10/6/64 AND REVISED 12/22/64, NOT RECORDED.
- "DURHAM BUSINESS PARK WATERLINE EXTENSION, PREPARED FOR PUBLIC WORKS DEPT. TOWN OF DURHAM" BY MAGUIRE GROUP, INC. AND DATED 7/8/97

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

REV. NO.	DATE	REVISIONS
1.	9/2/15	INITIAL SUBMISSION TO DURHAM PLANNING BOARD
2.	10/28/15	REVISED PER TOWN PLANNER COMMENTS DATED 10/16/15
3.	2/10/16	SUBMISSION FOR ALTERATION OF TERRAIN PERMIT
4.	4/21/16	REVISIONS PER ACT REVIEW LETTER DATED 3/31/16
5.	4/26/16	REVISIONS PER CONDITIONS OF APPROVAL



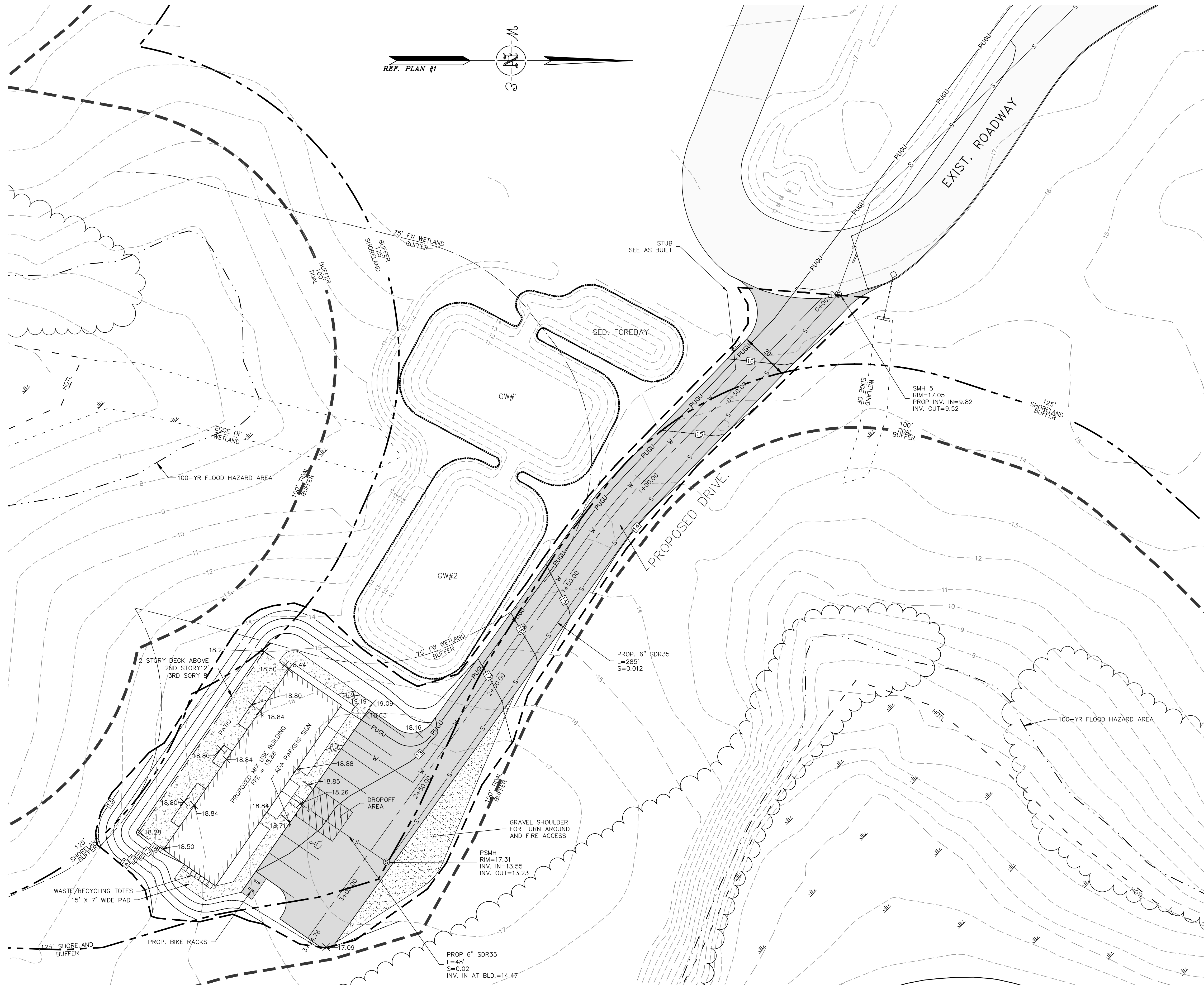
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SCALE:	1"=80'
DESIGNED BY:	MJS/JLG
DRAWN BY:	JLG
APPROVED BY:	MJS
DWG FILE:	15-027 C100.dwg

OVERALL SITE PLAN
prepared for
HARMONY HOMES BY THE BAY
TAX MAP 11, LOTS (27-1)-(27-7)
W. ARTHUR GRANT CIRCLE DURHAM, NH







MJS ENGINEERING, P.C.
CIVIL STRUCTURAL & ENVIRONMENTAL
5 HARRIS ROAD, SUITE 200, BOX 259
DURHAM, NH 03824
PHONE: (603) 659-4979, FAX: (603) 659-4627
E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 15-027

C100



LEGEND

-  HIGHEST OBSERVABLE TIDE LINE (HOTL)
 EDGE OF FRESHWATER WETLAND
 100-YR FLOOD HAZARD AREA
 125' SHORELAND BUFFER
 100' TIDAL WETLAND BUFFER
 75' FRESHWATER WETLAND BUFFER
 EXIST. TREELINE

GENERAL NOTE

1. SEE SHEET C100 FOR ALL GENERAL SITE PLAN AND ZONING NOTES.
 2. THE TOTAL DISTURBED AREA FOR THIS PHASE IS 19,400 SF. THIS AREA WAS INCLUDED IN THE ORIGINAL AREA OF DISTURBANCE CALCULATIONS FOR THE ENTIRE PROJECT.
- SITE PLAN NOTES:**
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 2. ALL UTILITY PIPING AND WIRING SHALL BE LOCATED UNDERGROUND.
 3. GARBAGE AND RECYCLING TOTES WILL BE PROVIDED FOR ALL RESIDENTS AND EMPLOYEES AT THIS BUILDING. THE MAINTENANCE CREW WILL PICK UP THE TOTES ON A WEEKLY BASIS AND EMPTY THEM INTO THE RECEPTACLES AT THE MAIN BUILDING. THE TRASH AND RECYCLING FROM THIS BUILDING WILL BE INCORPORATED INTO THE CURRENT TRASH AND RECYCLING PROGRAM AT THE FACILITY.
 4. NO CUT TREES, STUMPS, DEBRIS, JUNK, RUBBISH, OR OTHER WASTE MATERIALS SHALL BE LEFT IN THE LAND, OR LEFT OR DISPOSED AT THE SITE AT THE TIME THE CERTIFICATE OF ORIGINANCE IS ISSUED, OR AT ANY TIME AFTER THAT.
 5. THIS PROJECT WILL DISTURB OVER ONE ACRE OF GROUND COVER AND/OR MEETS OR EXCEEDS THE CRITERIA TO PERMIT CONSTRUCTION OF A BATTERY POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) COMPLIANCE. THE SITE CONTRACTOR IS RESPONSIBLE FOR DEVELOPMENT AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). SUBMISSION OF A NOTICE OF INTENT (NOI) TO EPA, INITIAL AND Ongoing MONITORING OF SEDIMENT CONTROL MEASURES, DOCUMENTATION OF MAINTENANCE ACTIVITIES, AND SUBMISSION A NOTICE OF TERMINATION (NOT) TO EPA. THE SITE CONTRACTOR IS ALSO RESPONSIBLE TO COMPLY WITH ALL OTHER FEDERAL, STATE AND LOCAL STORMWATER OR NPDES REQUIREMENTS.
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 10. THE USE OF SODIUM-CHLORIDE BASED MATERIALS FOR WINTER ROAD MAINTENANCE SHALL BE THE MINIMUM NECESSARY FOR ROADWAY SAFETY.

SITE PLAN NOTES:

7. CABBAGE AND

TRASH AND

1000

RESPONSIBLE
PREVENTION

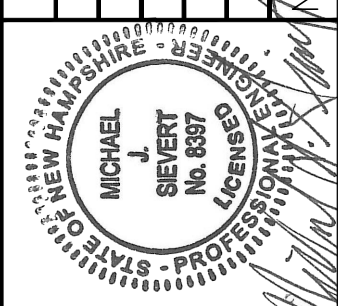
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7. CONCLUSIONS

CONTACT THE

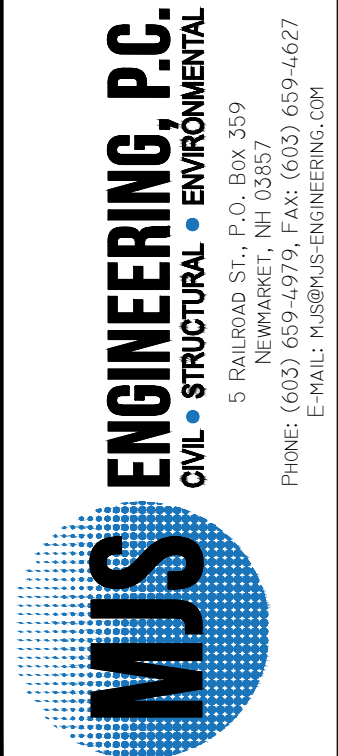
RESPONSIBILITY
PLEASE REVIEW

10. THE USE OF
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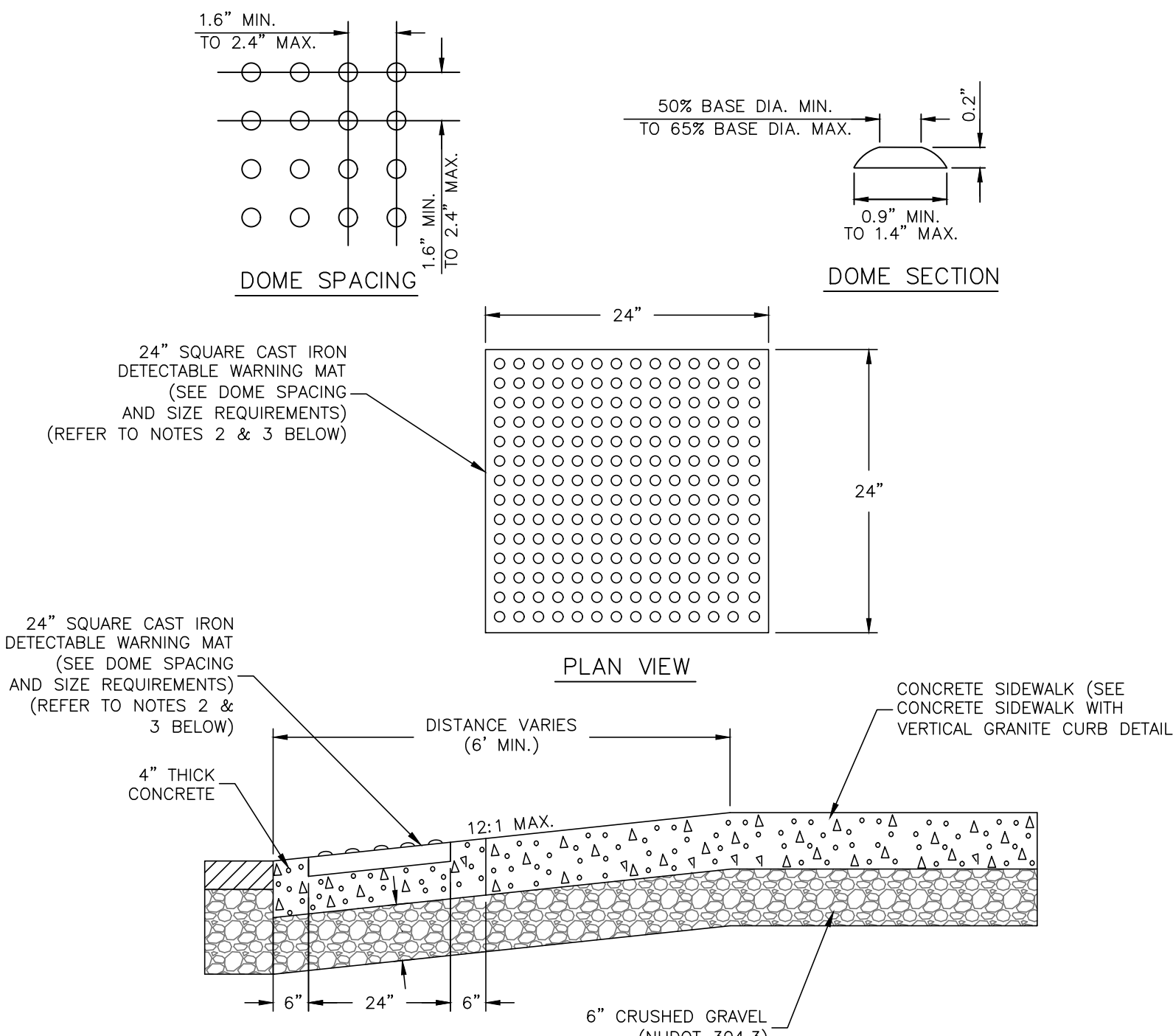
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APPROVED BY: MJS
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REVISED SITE PLAN
ENLARGMENT
prepared for
HARMONY PLACE
TAX MAP 11, LOT 27-0
40 BRIGGS WAY, DURHAM NH



JOB: 19-070

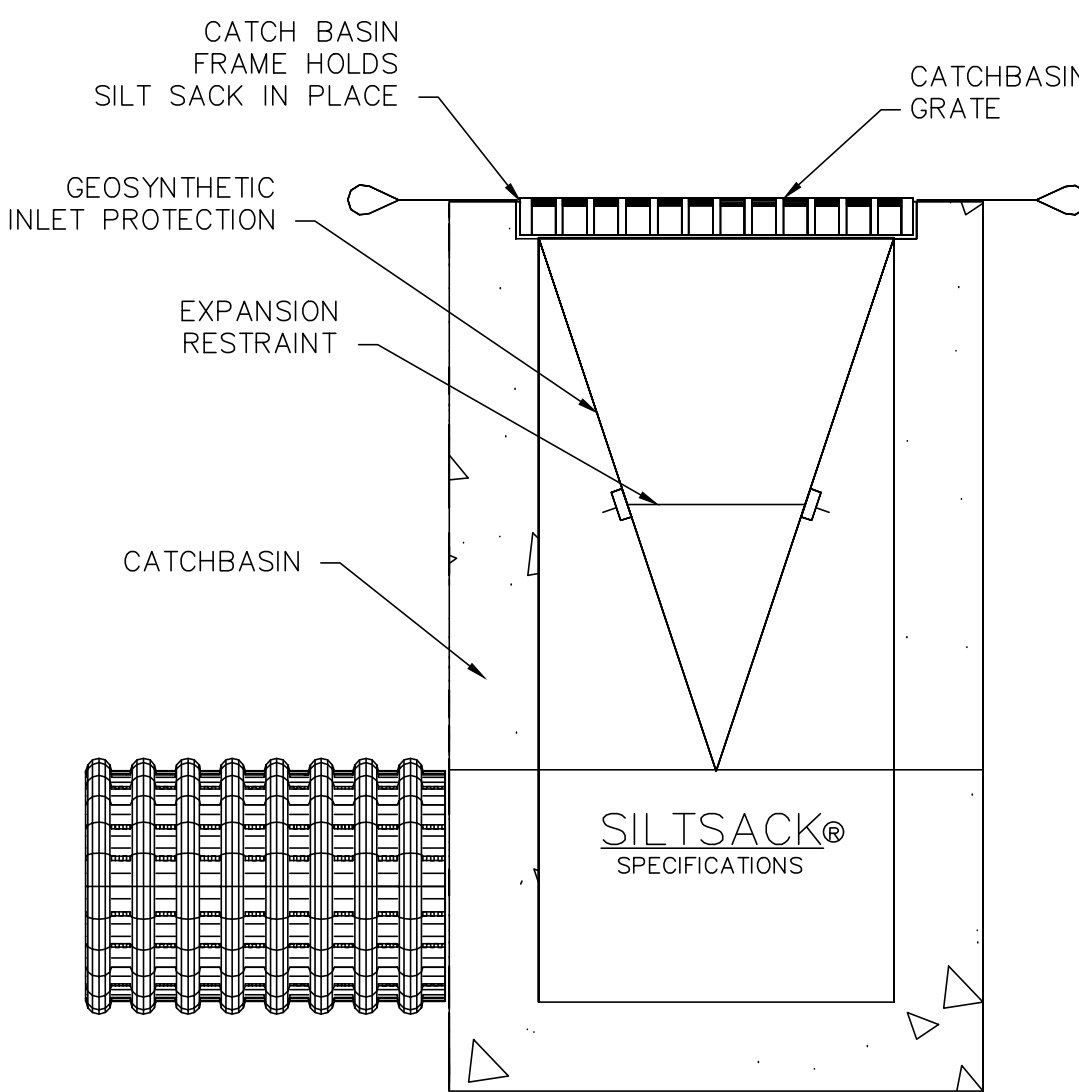
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DETECTABLE WARNING MAT DETAIL

NOTES:

1. CONCRETE TO BE 4,000 PSF.
2. REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF DETECTABLE WARNING MATS.



REGULAR FLOW SILTSACK®

(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

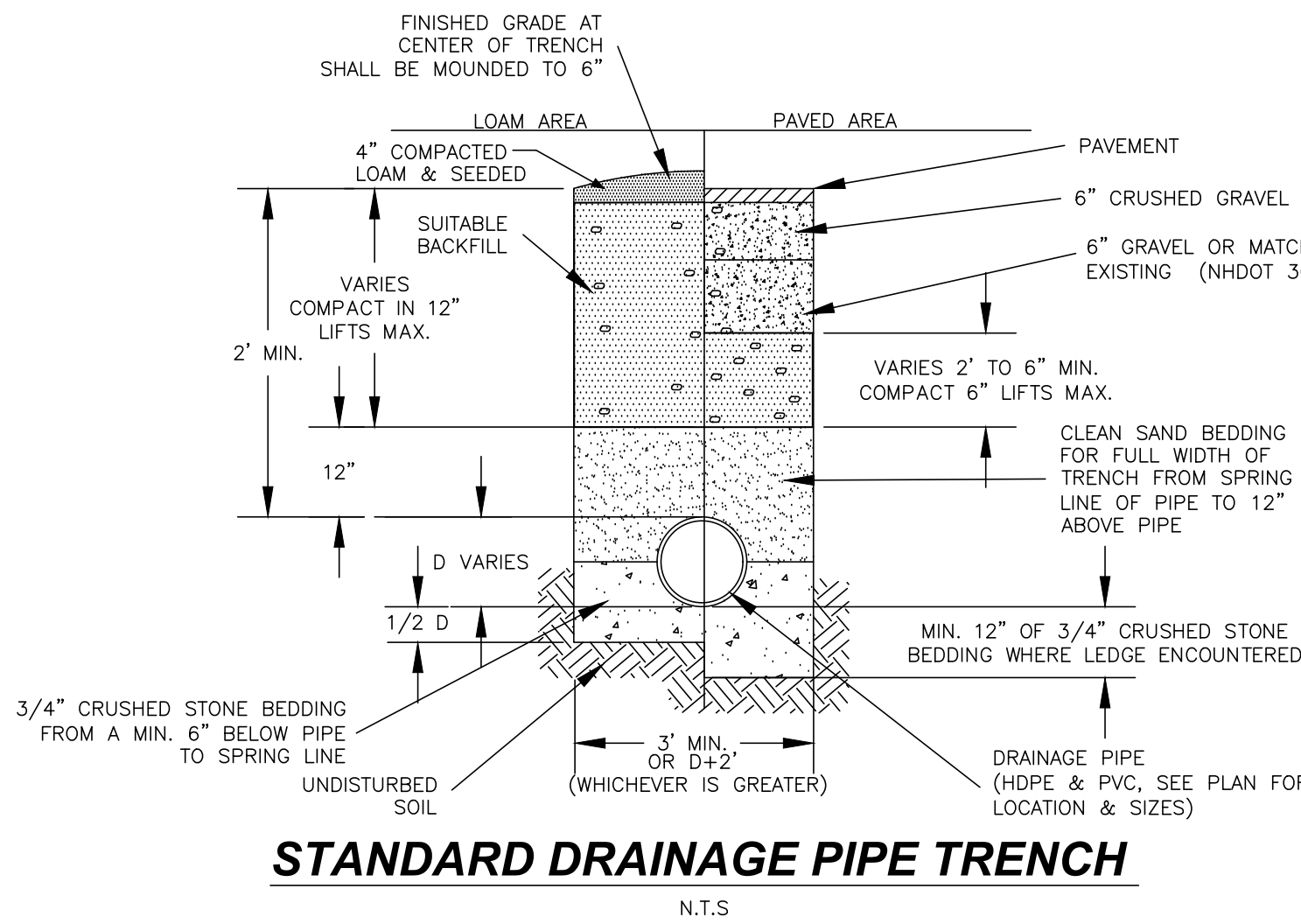
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-5533	120 LBS
UV RESISTANCE	ASTM D-4355	80 HRS
APPARENT OPENING SIZE	ASTM D-4751	40 US VIE
FLOW RATE	ASTM D-4491	40 GAL./MIN./SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

NOTES:

1. GEOSYNTHETIC SEDIMENT FILTER TRAP SHALL BE 'REGULAR FLOW SILTSACK®' OR APPROVED EQUAL. SPECIFICATIONS FOR SILTSACK® ARE DETAILED.
2. FILTER TRAPS SHALL BE INSPECTED AFTER EVERY RAIN EVENT OF 0.25" OR GREATER AND SEDIMENTS SHALL BE REMOVED FROM TRAP WHEN SEDIMENT HAS REACHED TWO THIRDS OF THE DEPTH OF THE TRAP, OR IF PONDING OF WATER AT SURFACE BEGINS TO OCCUR. DO NOT PUNCTURE FILTER TRAP TO MITIGATE PONDING.

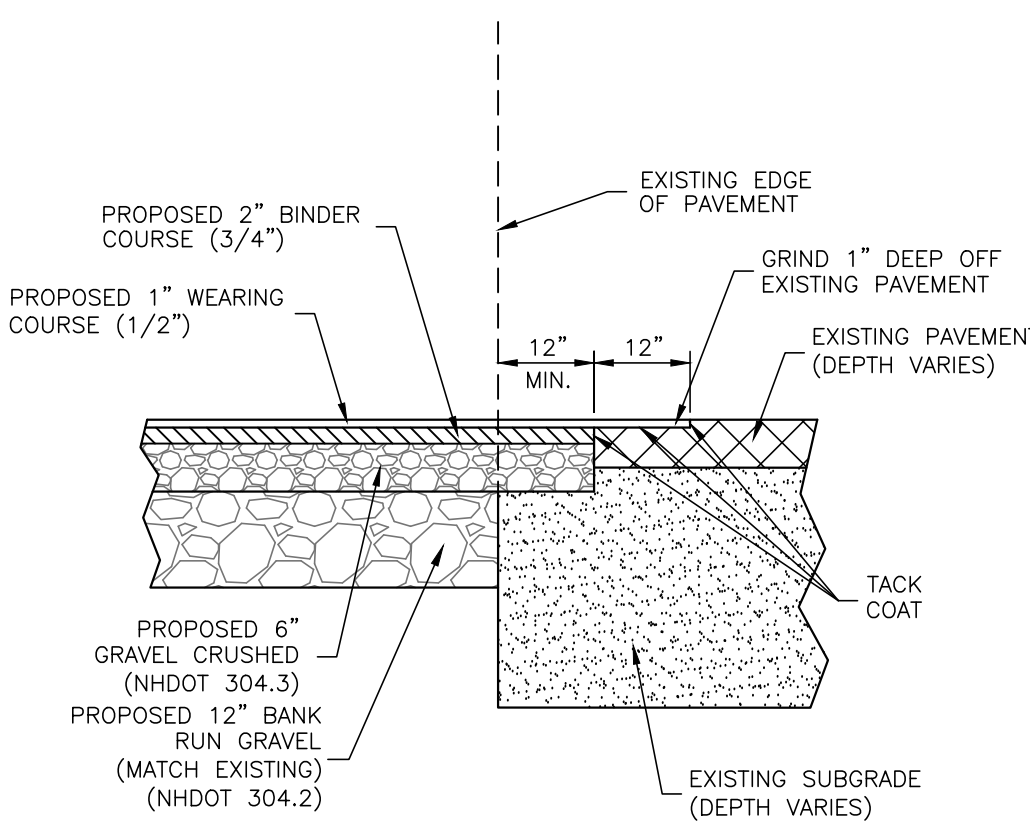
CATCH BASIN GEOSYNTHETIC SEDIMENT TRAP

N.T.S.



STANDARD DRAINAGE PIPE TRENCH

N.T.S

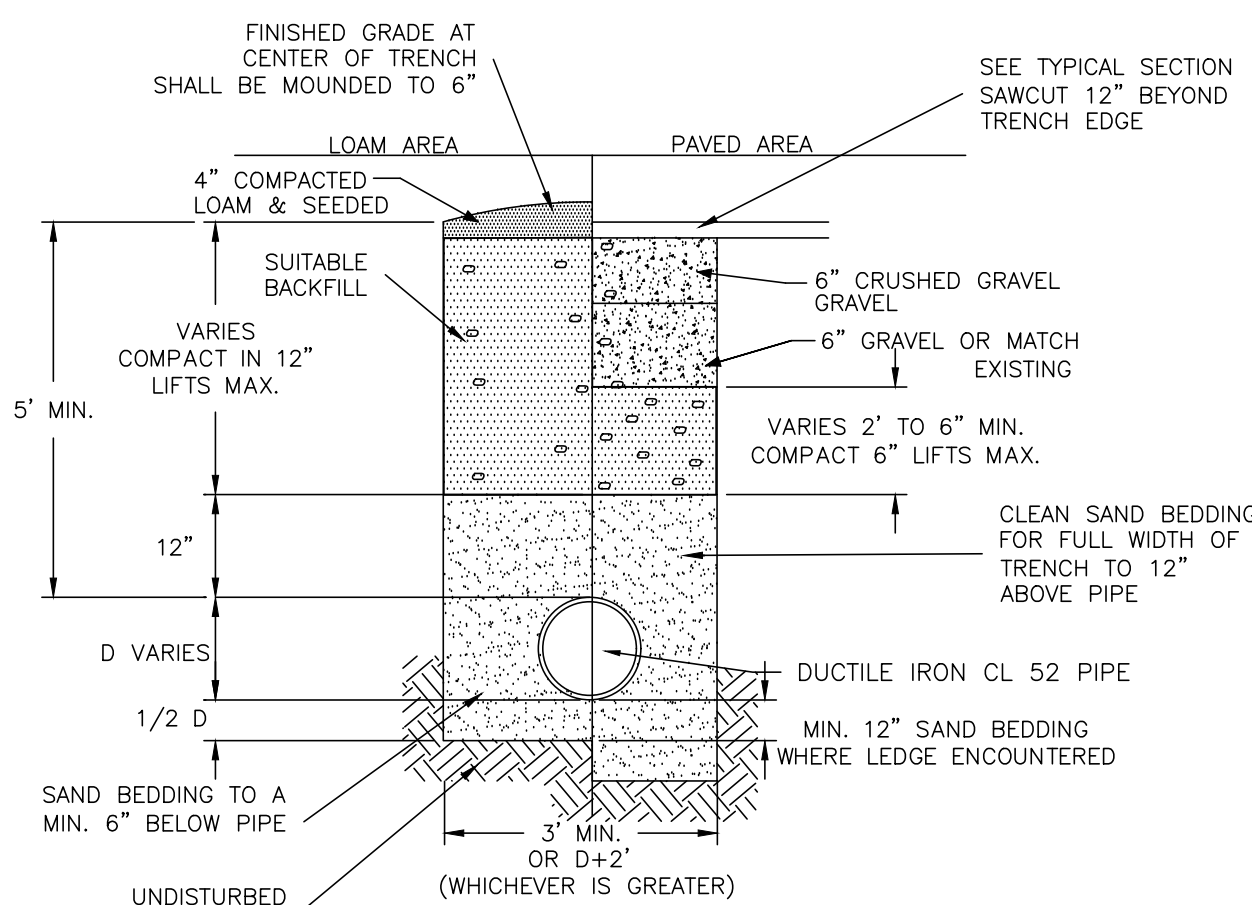


TYPICAL PAVEMENT SAWCUT DETAIL

SCALE: N.T.S.

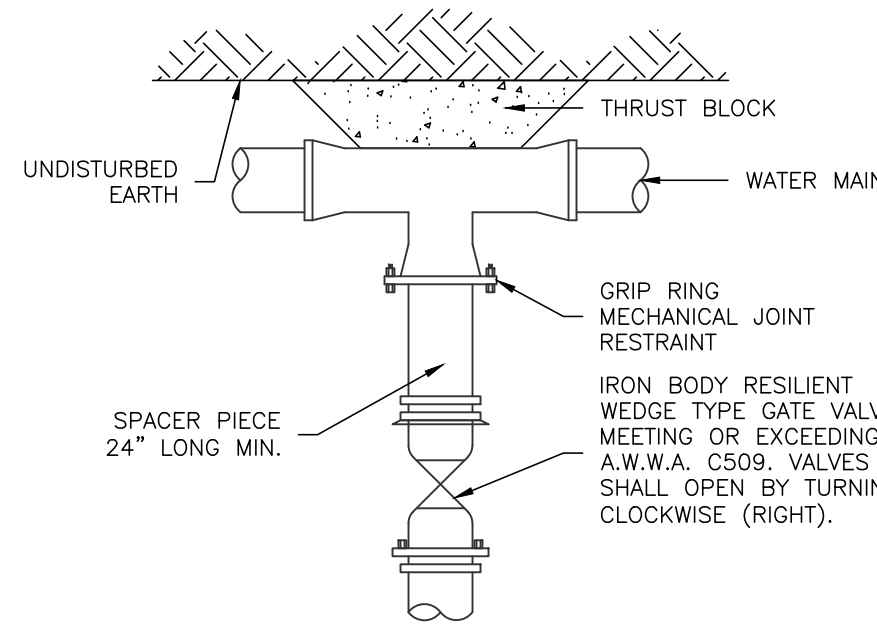
PAVEMENT SAWCUT NOTES:

1. SAWCUT THROUGH DEPTH OF PAVEMENT AT LEAST 1 FT. FROM EDGE OR GREATER IF REQUIRED BY NHDOT.
2. INSTALL AND COMPACT CRUSHED GRAVEL TO GRADE.
3. PLACE BINDER COURSE.
4. GRIND EXISTING PAVEMENT 1 FT. WIDE TO A DEPTH NECESSARY TO PROPERLY MATCH NEW WEARING COURSE PAVEMENT.
5. TACK COAT ALL EXISTING PAVEMENT SURFACES WITH EMULSIFIED ASPHALT (MS-1) PRIOR TO PLACING NEW PAVEMENT.

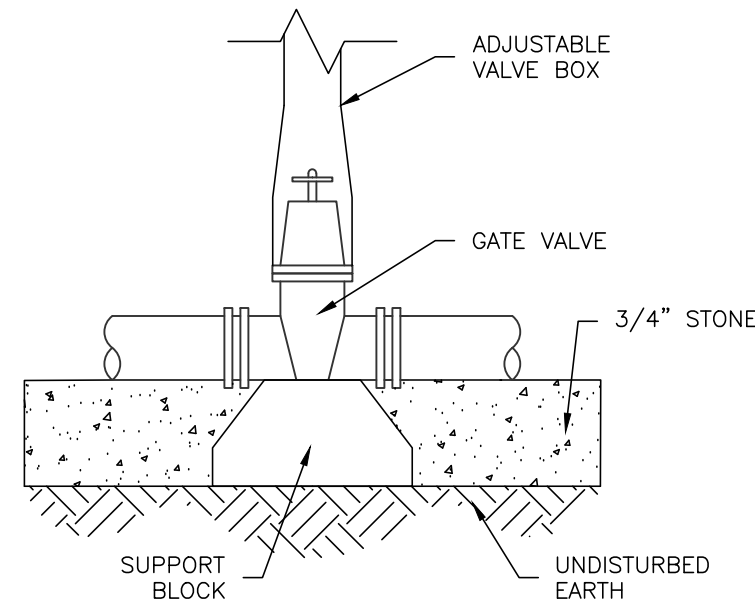


STANDARD WATER MAIN TRENCH

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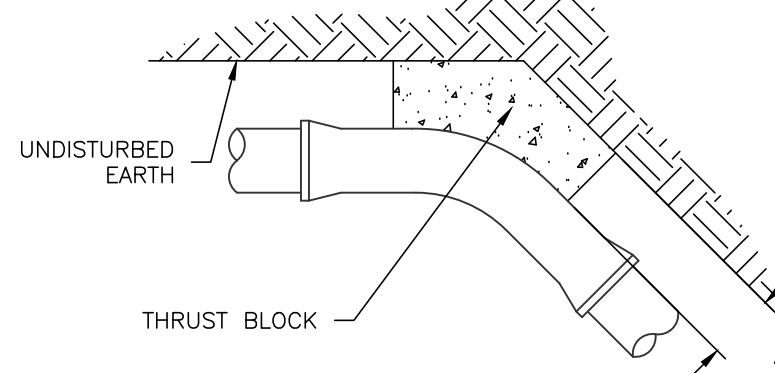
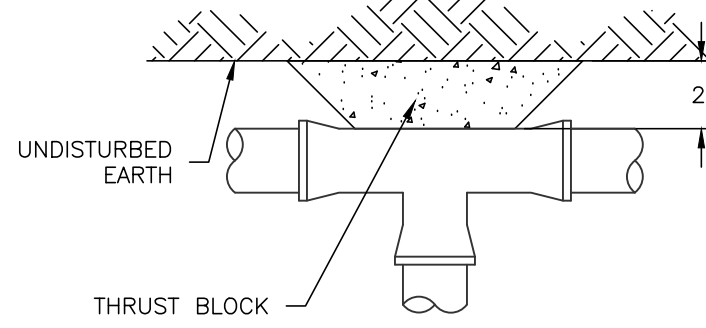
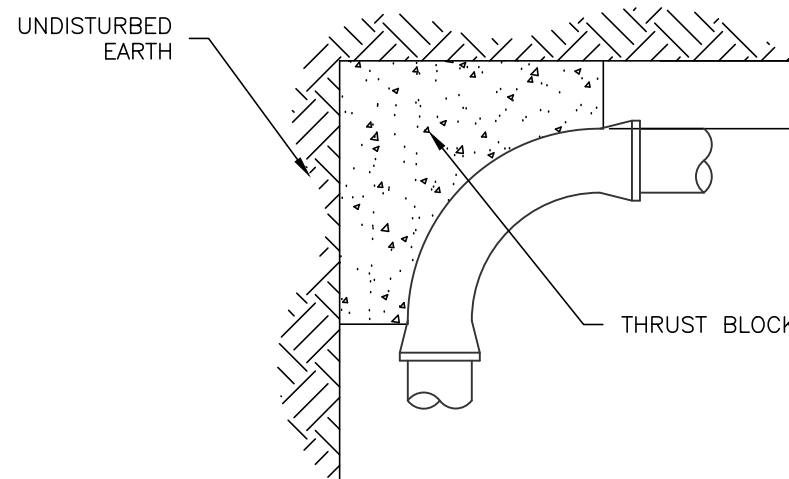


PLAN VIEW



ELEVATION VIEW

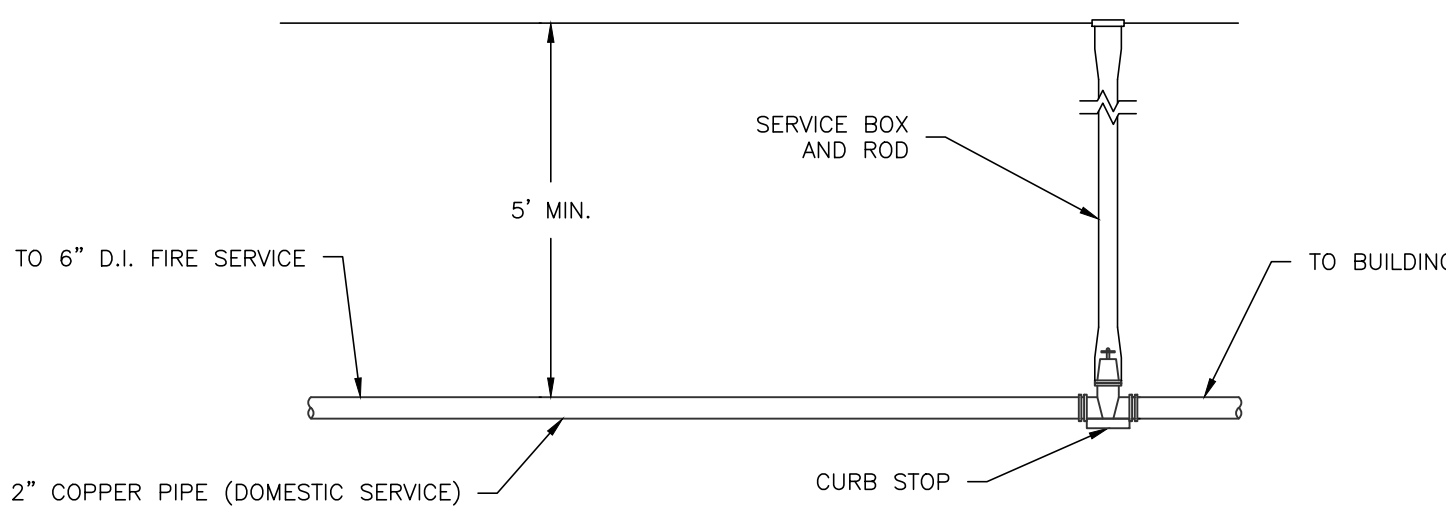
VE CONNECTION



MINIMUM BEARING AREA REQUIRED AGAINST UNDISTURBED MATERIAL (SQ. FT.)					
PIPE DIAMETER	90° BEND	TEE	PLUG	45° BEND	22.5° BEND OR LESS
4-6"	3	3	3	3	3
8"	6	4	6	4	3
10"	9	6	9	5	3.5
12"	12	9	12	7	4

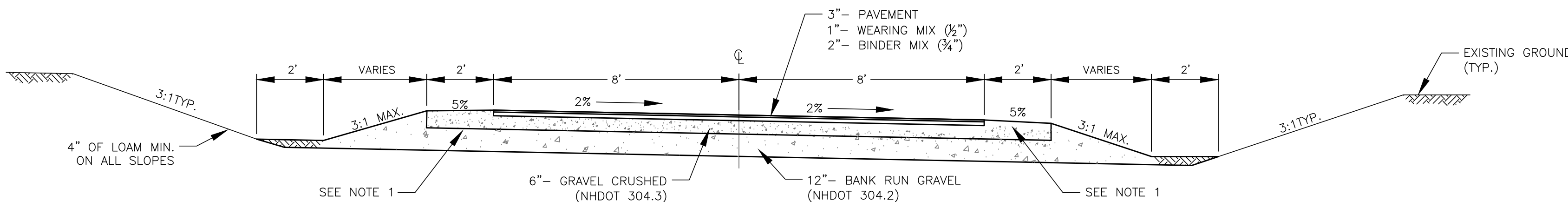
NOTE: THE SIZE OF THE THRUST BLOCK MAY BE INCREASED BY THE ENGINEER TO MEET SOIL CONDITIONS FOUND DURING THE CONSTRUCTION OF THE PIPING.

TYPICAL THRUST BLOCK DETAILS



TYPICAL WATER SHUTOFF CONNECTION

N.T.9



TYPICAL ROAD CROSS SECTION

SCALE: NO SCALE

- ## NOTES

1. AT ALL SHOULDER LOCATIONS, NHDOT ITEM 304.33 - MODIFIED CRUSHED GRAVEL IS REQUIRED.
2. ACCESS DRIVE CROSS SLOPE DIRECTION VARIES. REFER TO GRADING PLAN.
3. ROAD CROSS-SECTION VARIES AT PARKING AND DROP-OFF AREAS. REFER TO SITE PLAN FOR WIDTHS AND GRADES.

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

