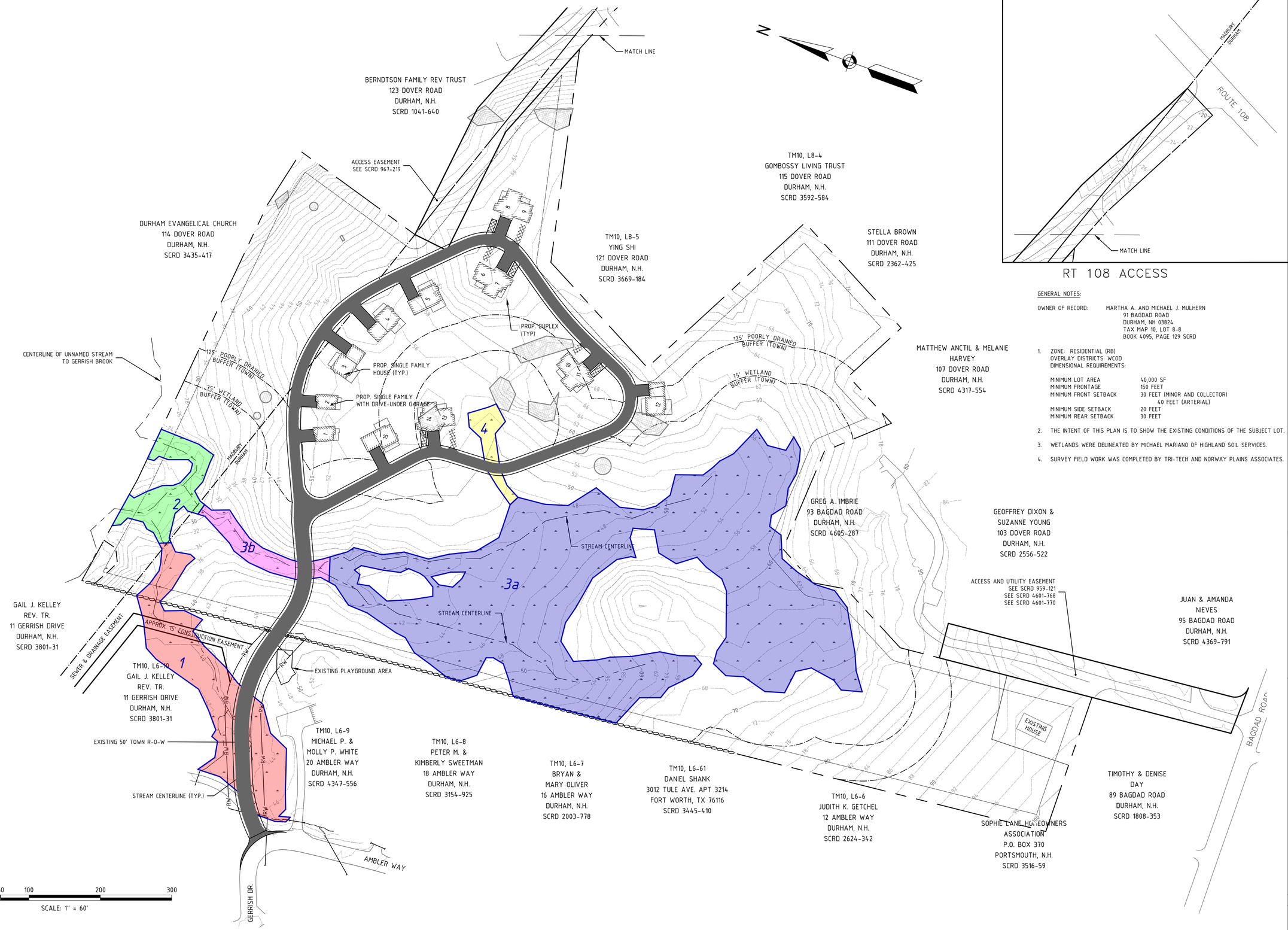
p:\19pro\19-063\internal\dwg\19063 civilzec-mcs.dwg
27 Nov 2019 - 5:16 PM



RT 108 ACCESS

GENERAL NOTES:

OWNER OF RECORD: MARTHA A. AND MICHAEL J. MULHERN
91 BAGDAD ROAD
DURHAM, NH 03824
TAX MAP 10, LOT 8-8
BOOK 4095, PAGE 129 SCRD

1. ZONE: RESIDENTIAL (RB)
   OVERLAY DISTRICTS: WCOD
   DIMENSIONAL REQUIREMENTS:

MINIMUM LOT AREA	40,000 SF
MINIMUM FRONTAGE	150 FEET
MINIMUM FRONT SETBACK	30 FEET (MINOR AND COLLECTOR) 40 FEET (ARTERIAL)
MINIMUM SIDE SETBACK	20 FEET
MINIMUM REAR SETBACK	30 FEET

2. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE SUBJECT LOT.
3. WETLANDS WERE DELINEATED BY MICHAEL MARIANO OF HIGHLAND SOIL SERVICES.
4. SURVEY FIELD WORK WAS COMPLETED BY TRI-TECH AND NORWAY PLAINS ASSOCIATES.

NO.	REVISIONS	DATE	INT.
0.	INITIAL SUBMISSION TO DURHAM PLANNING BOARD	4/10/20	MCS

SEAL

DATE ISSUED: 4/7/20
SCALE: 1"=60'
DESIGNED BY: MJS
DRAWN BY: MCS
APPROVED BY: MJS
DWG FILE:

WETLAND IDENTIFICATION PLAN

prepared for
MULHERN
MAP 10, LOT 8-6
93 BAGDAD ROAD
DURHAM, NH 03824

MJS ENGINEERING P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 Stonecrest, P.O. Box 859
Newcastle, NH 03853
Phone: (603) 659-4379, Fax: (603) 659-4427
E-mail: mjs@mjs-engineering.com

JOB: 19-063

C100

P:\19proj\19-063\Internal\Dwg\19063 CivlZH.dwg
2021-01-20T11:02:11

GENERAL NOTES:

OWNER OF RECORD: MARTHA A. AND MICHAEL J. MULHERN
91 BAGDAD ROAD
DURHAM, NH 03824
TAX MAP 10, LOT 8-8
BOOK 4095, PAGE 129 SCRD

1. ZONE: RESIDENTIAL (RB)
   OVERLAY DISTRICTS: WCOD
   DIMENSIONAL REQUIREMENTS:

MINIMUM LOT AREA	40 000 SF
MINIMUM FRONTAGE	150 FEET
MINIMUM FRONT SETBACK	30 FEET (MINOR AND COLLECTOR) 40 FEET (ARTERIAL)
MINIMUM SIDE SETBACK	20 FEET
MINIMUM REAR SETBACK	30 FEET

2. THE INTENT OF THIS PLAN IS TO SHOW THE GRADING OF THE PROPOSED DEVELOPMENT.
3. WETLANDS WERE DELINEATED BY MICHAEL MARIANO OF HIGHLAND SOIL SERVICES.
4. SURVEY FIELD WORK WAS COMPLETED BY TRI-TECH AND NORWAY PLAINS ASSOCIATES.

PROJECT DISTURBANCE AREAS'

	PARCEL		R-O-W		TOTAL	
	[SQ.FT.]	[Ac]	[SQ.FT.]	[Ac]	[SQ.FT.]	[Ac]
WETLAND DISTURBANCE	2319	0.05	6062	0.14	8381	0.19
BUFFER DISTURBANCE	31910	0.73	4764	0.11	36674	0.84
TOTAL DISTURBED AREA	180432	4.14	11213	0.26	191645	4.40

LEGEND:

CB	CATCH BASIN
CPP	CORRUGATED PLASTIC PIPE
DMH	STORM DRAIN MANHOLE
EX.	EXISTING
HW	HEADWALL
PROP.	PROPOSED
SFB	SEDIMENT FOREBAY
SGW	SUBSURFACE GRAVEL WETLAND
SMH	SANITARY MANHOLE

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

0 30 60 100
SCALE: 1" = 30'

NO.	REVISIONS	DATE	INT.
3.	REVISED SUBMISSION TO THE DURHAM CONSERVATION COMMISSION	1/20/21	MCS
2.	REVISED SUBMISSION TO THE DURHAM CONSERVATION COMMISSION	12/23/20	MCS
1.	REVISED SUBMISSION TO THE DURHAM PLANNING BOARD	12/8/20	MCS
0.	INITIAL SUBMISSION TO THE DURHAM PLANNING BOARD	10/28/20	MCS

SEAL

DATE ISSUED:	10/28/20
SCALE:	1"=30'
DESIGNED BY:	MCS
DRAWN BY:	MCS
APPROVED BY:	MJS
DWG FILE:	19063 CivlZH.dwg

CLUSTER GRADING PLAN

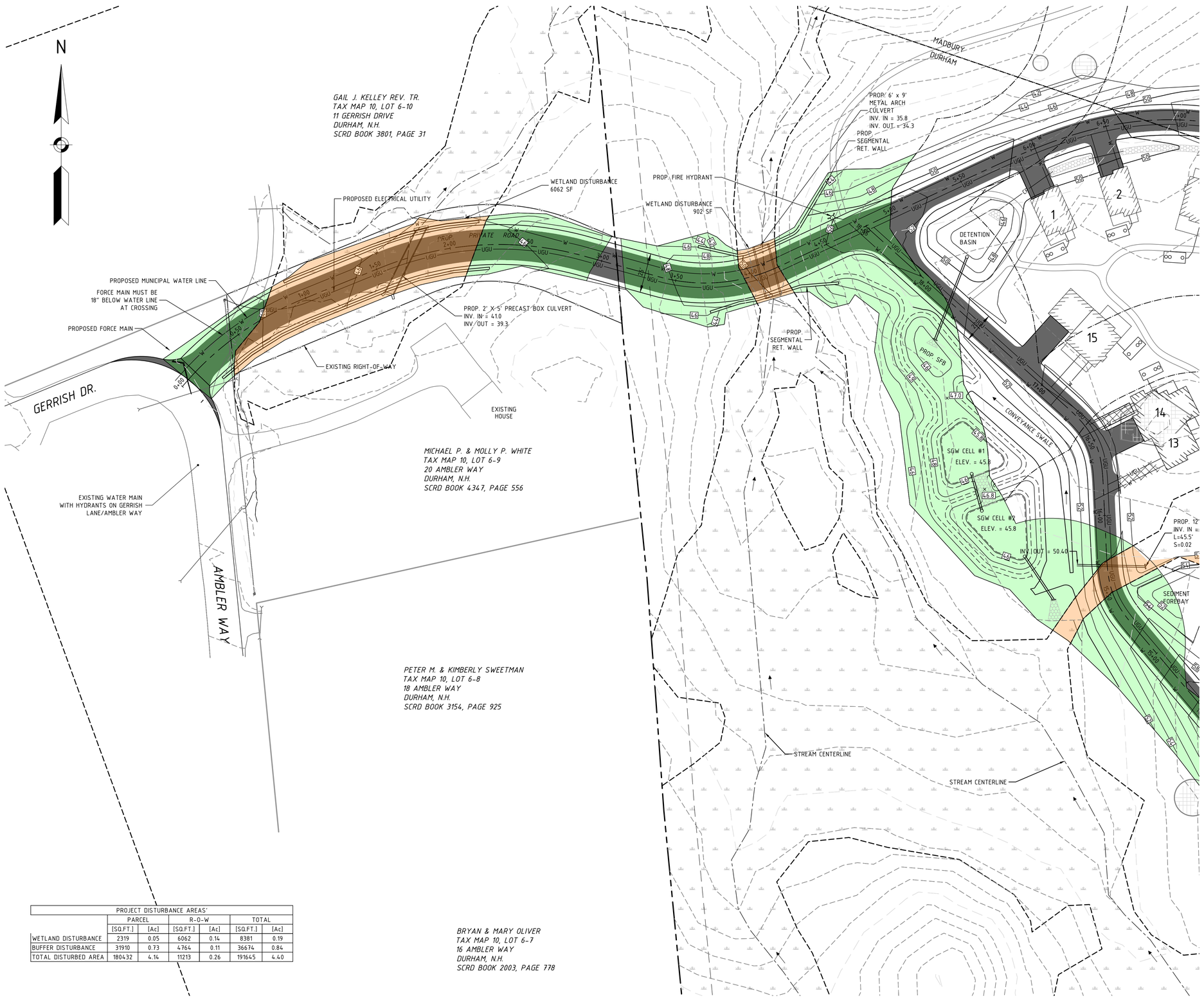
prepared for
MULHERN
TAX MAP 10, LOT 8-6
93 BAGDAD ROAD, DURHAM, NH 03824

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 Stagecoach Rd. P.O. Box 959
Newmarket, NH 03857
Phone: (603) 659-4979, Fax: (603) 659-4627
E-mail: mjs@mjs-engineering.com

JOB: 19-063

C105

P:\19pro\19-063\Internal\Dwg\19063 CivlZH.dwg
2021-10-20T10:01:52



PROJECT DISTURBANCE AREAS'						
	PARCEL		R-O-W		TOTAL	
	[SQ.FT.]	[Ac]	[SQ.FT.]	[Ac]	[SQ.FT.]	[Ac]
WETLAND DISTURBANCE	2319	0.05	6062	0.14	8381	0.19
BUFFER DISTURBANCE	31910	0.73	4764	0.11	36674	0.84
TOTAL DISTURBED AREA	180432	4.14	11213	0.26	191645	4.40

GENERAL NOTES:

OWNER OF RECORD: MARTHA A. AND MICHAEL J. MULHERN
91 BAGDAD ROAD
DURHAM, NH 03824
TAX MAP 10, LOT 8-8
BOOK 4095, PAGE 129 SCRD

1. ZONE: RESIDENTIAL (RB)
   OVERLAY DISTRICTS: WCOD
   DIMENSIONAL REQUIREMENTS:

MINIMUM LOT AREA	40 000 SF
MINIMUM FRONTAGE	150 FEET
MINIMUM FRONT SETBACK	30 FEET (MINOR AND COLLECTOR) 40 FEET (ARTERIAL)
MINIMUM SIDE SETBACK	20 FEET
MINIMUM REAR SETBACK	30 FEET

2. THE INTENT OF THIS PLAN IS TO SHOW THE GRADING OF THE PROPOSED DEVELOPMENT.
3. WETLANDS WERE DELINEATED BY MICHAEL MARIANO OF HIGHLAND SOIL SERVICES.
4. SURVEY FIELD WORK WAS COMPLETED BY TRI-TECH AND NORWAY PLAINS ASSOCIATES.
5. TOTAL WETLAND DISTURBANCE AREA = 8 381 SF
6. TOTAL BUFFER DISTURBANCE AREA = 36 674 SF (0.8 Ac)
7. TOTAL AREA OF DISTURBANCE = 191 645 SF (4.4 Ac)

LEGEND:

CB	CATCH BASIN
CPP	CORRUGATED PLASTIC PIPE
DMH	STORM DRAIN MANHOLE
EX.	EXISTING
HW	HEADWALL
PROP.	PROPOSED
SFB	SEDIMENT FOREBAY
SGW	SUBSURFACE GRAVEL WETLAND
SMH	SANITARY MANHOLE

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

0 30 60 100
SCALE: 1" = 30'

NO.	REVISIONS	DATE	INT.
3.	REVISED SUBMISSION TO THE DURHAM CONSERVATION COMMISION	1/20/21	MCS
2.	REVISED SUBMISSION TO THE DURHAM CONSERVATION COMMISION	12/23/20	MCS
1.	REVISED SUBMISSION TO THE DURHAM PLANNING BOARD	12/8/20	MCS
0.	INITIAL SUBMISSION TO THE DURHAM PLANNING BOARD	10/28/20	MCS

SEAL

DATE ISSUED: 10/28/20
SCALE: 1"=30'
DESIGNED BY: MCS
DRAWN BY: MCS
APPROVED BY: MJS
DWG FILE: 19063 CivlZH.dwg

CLUSTER GRADING PLAN

prepared for
MULHERN
TAX MAP 10, LOT 8-6
93 BAGDAD ROAD, DURHAM, NH 03824

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 Route 51, P.O. Box 759
Newmarket, NH 03857
Phone: (603) 659-4379, Fax: (603) 659-4627
E-mail: mjs@mjs-engineering.com

JOB: 19-063

C104