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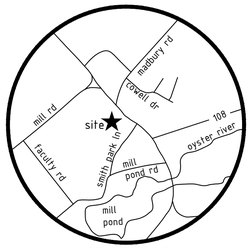
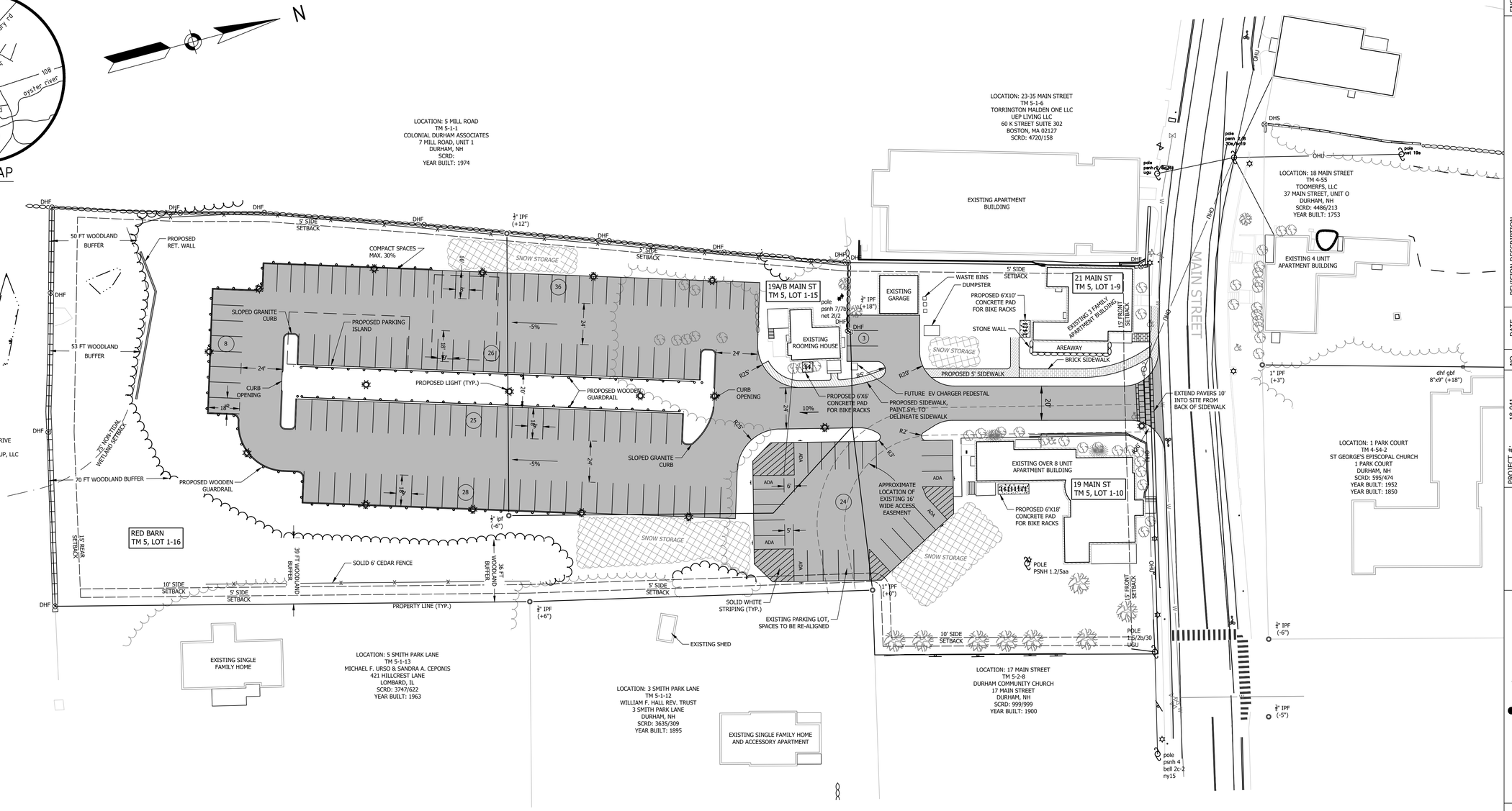


LOCUS MAP
NTS



GENERAL NOTES:

1. SUBJECT PROPERTY — OWNER OF RECORD
   21 MAIN STREET — TOOMERFS, LLC
   DURHAM, NH 03824 — 37 MAIN STREET UNIT O
   TAX MAP 5, LOT 1-9 — DURHAM, NH 03824
   SCRD BK 4486, PG 213

   SUBJECT PROPERTY — OWNER OF RECORD
   19 MAIN STREET — TOOMERFS, LLC
   DURHAM, NH 03824 — 37 MAIN STREET UNIT O
   TAX MAP 5, LOT 1-10 — DURHAM, NH 03824
   SCRD BK 4486, PG 213

   SUBJECT PROPERTY — OWNER OF RECORD
   19A/B MAIN STREET — TOOMERFS, LLC
   DURHAM, NH 03824 — 37 MAIN STREET UNIT O
   TAX MAP 5, LOT 1-15 — DURHAM, NH 03824
   SCRD BK 4486, PG 213

   SUBJECT PROPERTY — OWNER OF RECORD
   RED TOWER — TOOMERFS, LLC
   DURHAM, NH 03824 — 37 MAIN STREET UNIT O
   TAX MAP 5, LOT 1-16 — DURHAM, NH 03824
   SCRD BK 4486, PG 213

2. COMBINED LOT AREA: 3.26 ACRES (142,005 S.F.)

3. REFERENCE PLANS:

A. EXISTING FEATURES PLAN 19, 20, & 21 MAIN STREET, DURHAM STRAFFORD COUNTY, NH PREPARED FOR TOOMERFS, LLC, PREPARED BY NORWAY PLAINS ASSOCIATES, INC. DATED AUGUST, 2019.

4. VERTICAL DATUM IS ASSUMED.

5. IMPERVIOUS SURFACE RATIO:
   EXISTING = 19.3% (27,398 S.F.)
   PROPOSED = 43.1% (61,141 S.F.)

6. ALL OUTSIDE CONSTRUCTION RELATED ACTIVITY RELATED TO THE DEVELOPMENT OF THIS SITE IS RESTRICTED TO THE HOURS OF 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY AND 8:00 A.M. TO 3:00 P.M. SATURDAY.

7. 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.

8. ALL EXTERIOR LIGHTING MUST BE FULLY SHIELDED AND NOT PROJECT GLARE TOWARD ANY ABUTTING PROPERTIES.

9. 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.

10. SNOW STORAGE LOCATIONS ARE SHOWN ON SITE. SNOW WILL BE REMOVED FROM THE SITE IF REQUIRED.

11. 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.

12. PLAN INTENT: THE PROPOSAL IS TO CONSTRUCT A NEW PAVED PARKING LOT AND NEW ACCESS DRIVEWAY ON THE SUBJECT PARCELS. ONE (1) EXISTING RESIDENTIAL UNIT WILL BE REMOVED FROM PARCEL 5-1-15

SITE DATA BLOCK

ZONE: CH - CHURCH HILL
OVERLAY DISTRICTS: HISTORIC DISTRICT
USE: COMMERCIAL

DIMENSIONAL REQUIREMENTS	REQUIRED IN CH DISTRICT
MINIMUM LOT SIZE (SQUARE FEET)	5,000 SF
MINIMUM FRONTAGE (FEET)	50
MINIMUM LOT SETBACKS	
FRONT (FEET)	15'
SIDE (FEET)	5'
REAR (FEET)	15'
MAXIMUM ROAD SETBACK (FEET)	NA
MAXIMUM HEIGHT (FEET)	30'
MAXIMUM HEIGHT W/ P.B. APPROVAL (FEET)	35'
IMPERVIOUS SURFACES RATIO	80%

PARKING CALCULATION

USE	STANDARD		REQUIRED	PROVIDED
DWELLING UNITS AND BOARDING HOUSES	1 SPACE/RESIDENT	38 RESIDENTS	38 SPACES	150 SPACES (6 ADA 41 COMPACT)

NOTE: ADDITIONAL PARKING SPACES FOR RENT BY OTHER PROPERTIES.

FRONT (NORTH) PARKING SPACES = 27
REAR (SOUTH) PARKING SPACES = 123

0 30 60 100
SCALE: 1" = 30'

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

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NO.	DATE	REVISION DESCRIPTION	ENG	DWG
3.	03/17/22	REVISED SNOW STORAGE AREAS AND TREELINE	MCS	
2.	02/15/22	REVISED DRAINAGE AND PARKING LAYOUT	MCS	
1.	02/02/22	REVISED SUBMISSION PER TRC COMMENTS	MCS	
0.	11/30/21	INITIAL SUBMISSION FOR 2 ROW PARKING LAYOUT	AWS	

PROJECT #: 18-041
DATE: 11/30/2021
SCALE: 1" = 30'
ENGINEERED BY: AWS
DRAWN BY: AWS
CHECKED BY: MJS

horizons Engineering
Civil and Structural Engineering
Land Surveying and Environmental Consulting
MAINE • NEW HAMPSHIRE • VERMONT
www.horizonsengineering.com

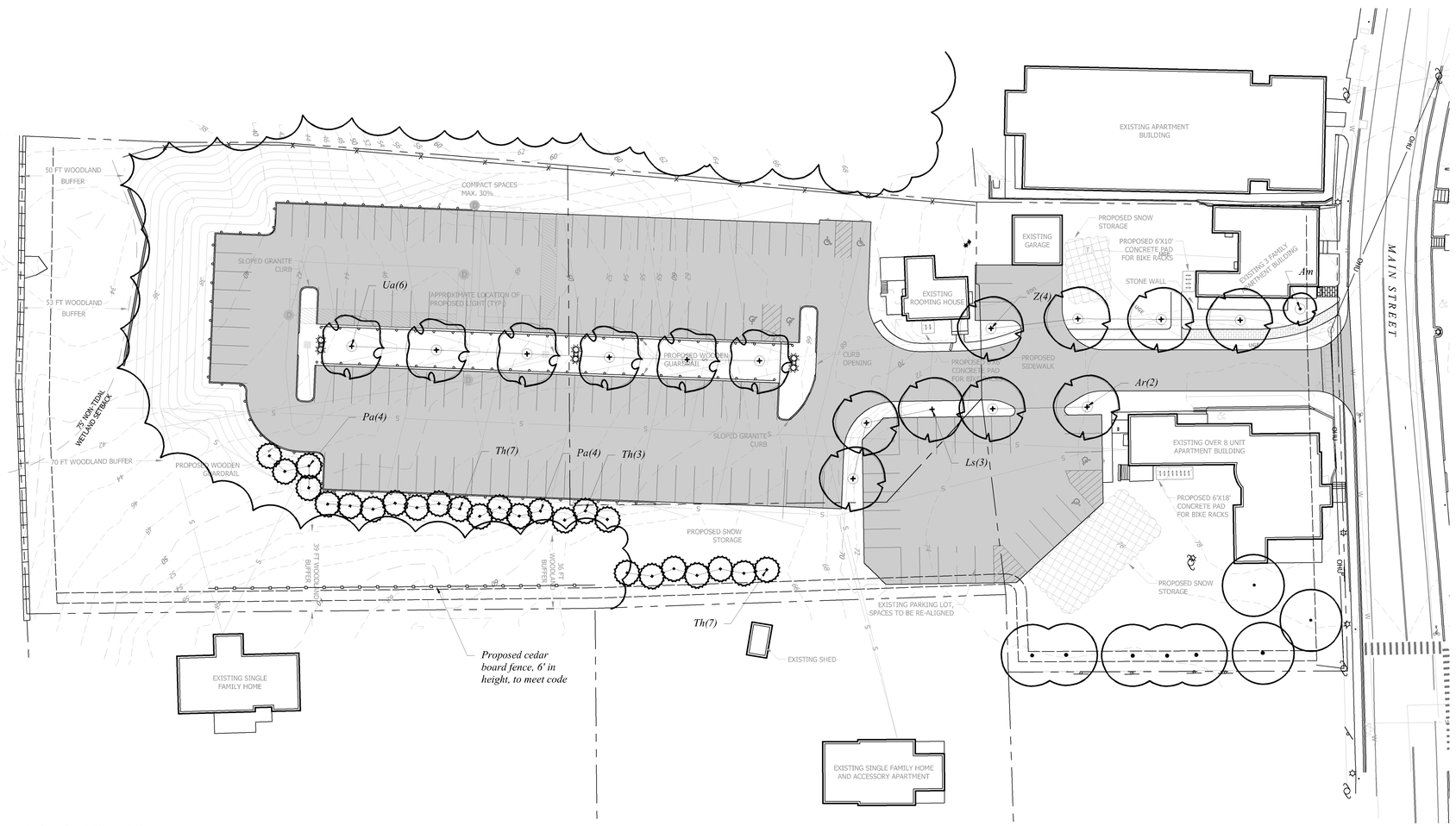
SITE PLAN

PREPARED FOR
TOOMERFS, LLC
TAX MAP 5, LOTS 1-9, 1-10, 1-15, 1-16
19 MAIN ST AND 21 MAIN ST, DURHAM, NH 03824

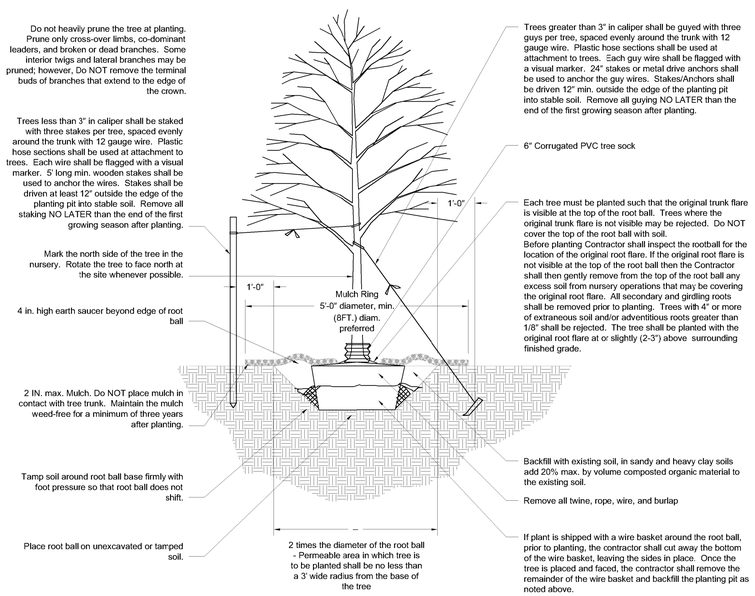
C101

LANDSCAPE NOTES:

1. Design is based on drawings by MJS Engineering, P.C. dated November 22, 2021, and may require adjustment due to actual field conditions.
2. The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
3. Erosion Control shall be in place prior to construction.
4. Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
5. The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction
6. It is the contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
7. Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portalets within the tree protection area.
8. This plan is for review purposes only, NOT for Construction. Construction Documents will be provided upon request.
9. Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
10. The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
11. The Contractor shall procure any required permits prior to construction.
12. Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
13. Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
14. The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in ANSI Z60.1 of the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
15. A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
16. All plants shall be legibly tagged with proper botanical name.
17. The Contractor shall guarantee all plants for not less than one year from time of acceptance.
18. Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
19. No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
20. All landscaping shall be provided with either of the following
    a. An underground sprinkling system
    b. An outside hose attachment within 150 feet
21. If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
22. The contractor is responsible for all plant material from the time their work commences until final acceptance. This includes but is not limited to maintaining all plants in good condition, the security of the plant material once delivered to the site, and watering of plants. Plants shall be appropriately watered prior to, during and after planting. It is the contractor's responsibility to provide water from off site, should it not be available on site.
23. All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
24. Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and ½" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5 diameter min. saucer. Color of mulch shall be black.
25. In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
26. Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy.
27. Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
26. Landscape Architect is not responsible for the means and methods of the contractor.



TREE PLANTING DETAIL



Plant List

TREES

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Am	*Amelanchier canadensis*	Shadblow Serviceberry	1	2.5-3" cal	B&B
Ar	*Acer rubrum 'October Glory'*	October Glory Red Maple	2	2.5-3" cal	B&B
Ls	*Liquidambar styraciflua*	American Sweetgum	3	2.5-3" cal	B&B
Pa	*Picea abies*	Norway Spruce	8	7-8' ht.	B&B
Th	*Thuja plicata 'Green Giant'*	Green Giant Arborvitae	17	10' ht.	B&B
Ua	*Ulmus americana 'Princeton'*	Princeton American Elm	6	2.5-3" cal	B&B
Z	*Zelkova serrata 'Green Vase'*	Green Vase Zelkova	4	2.5-3" cal	B&B

woodburn & company
LANDSCAPE ARCHITECTURE
103 Kent Place Newmarket, New Hampshire Phone: 603.659.5949

0 10 15 30 60

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

NO.	DATE	REVISION DESCRIPTION	ENG	DWG
4.	03/17/22	TREES MOVED TO ALLOW FOR SNOW STORAGE	VM	
3.	02/01/22	FENCING ADDED AT EASTERN PL	VM	
2.	12/01/21	PER REVISED SITE PLAN	VM	
1.	01/21/21	PER REVISED SITE PLAN	VM	
0.	10/20/20	INITIAL SUBMISSION FOR SITE PLAN REVIEW	VM	

PROJECT #: 18-041
DATE: 10/19/2020
SCALE: 1" = 30'
DESIGNED BY: RW/VM
DRAWN BY: VM
CHECKED BY: RW

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LANDSCAPE PLAN
PREPARED FOR
TOOMERFS, LLC
TAX MAP 5, LOTS 1-9 AND 1-10
19 MAIN ST AND 21 MAIN ST, DURHAM, NH 03824

SHEET L-100