

SITE PLAN

for
TOOMERFS, LLC
19 MAIN STREET & 21 MAIN STREET
DURHAM, NH
REVISED 30 NOVEMBER, 2021

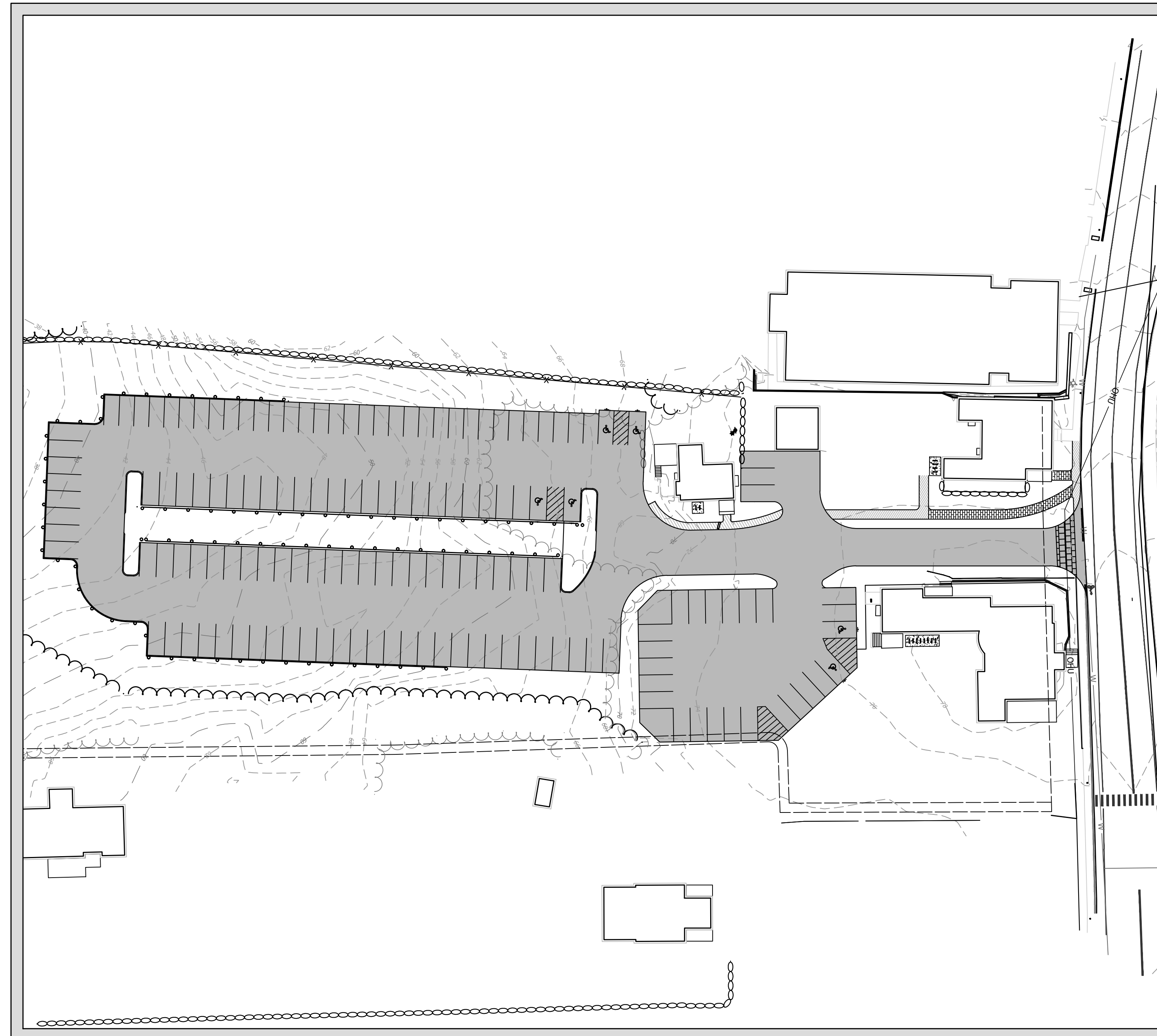
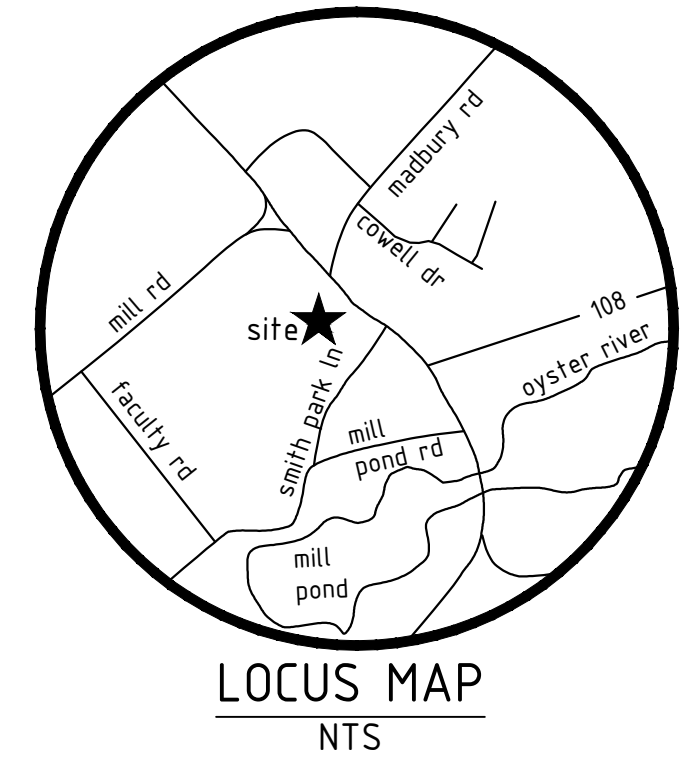


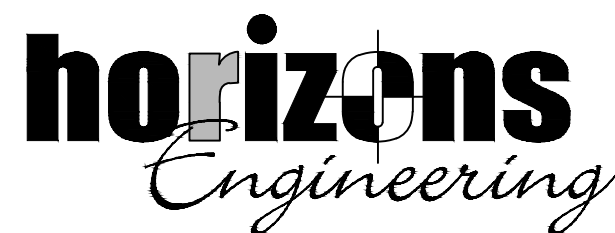
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OWNER

TOOMERFS, LLC
37 MAIN STREET
UNIT 0
DURHAM, NH 03824

CIVIL ENGINEER



5 RAILROAD STREET
NEWMARKET, NEW HAMPSHIRE
(603) 659-4979

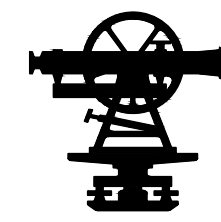
LANDSCAPE ARCHITECT

WOODBURN & COMPANY
103 KENT PLACE
NEWMARKET, NEW HAMPSHIRE
(603) 659-5949

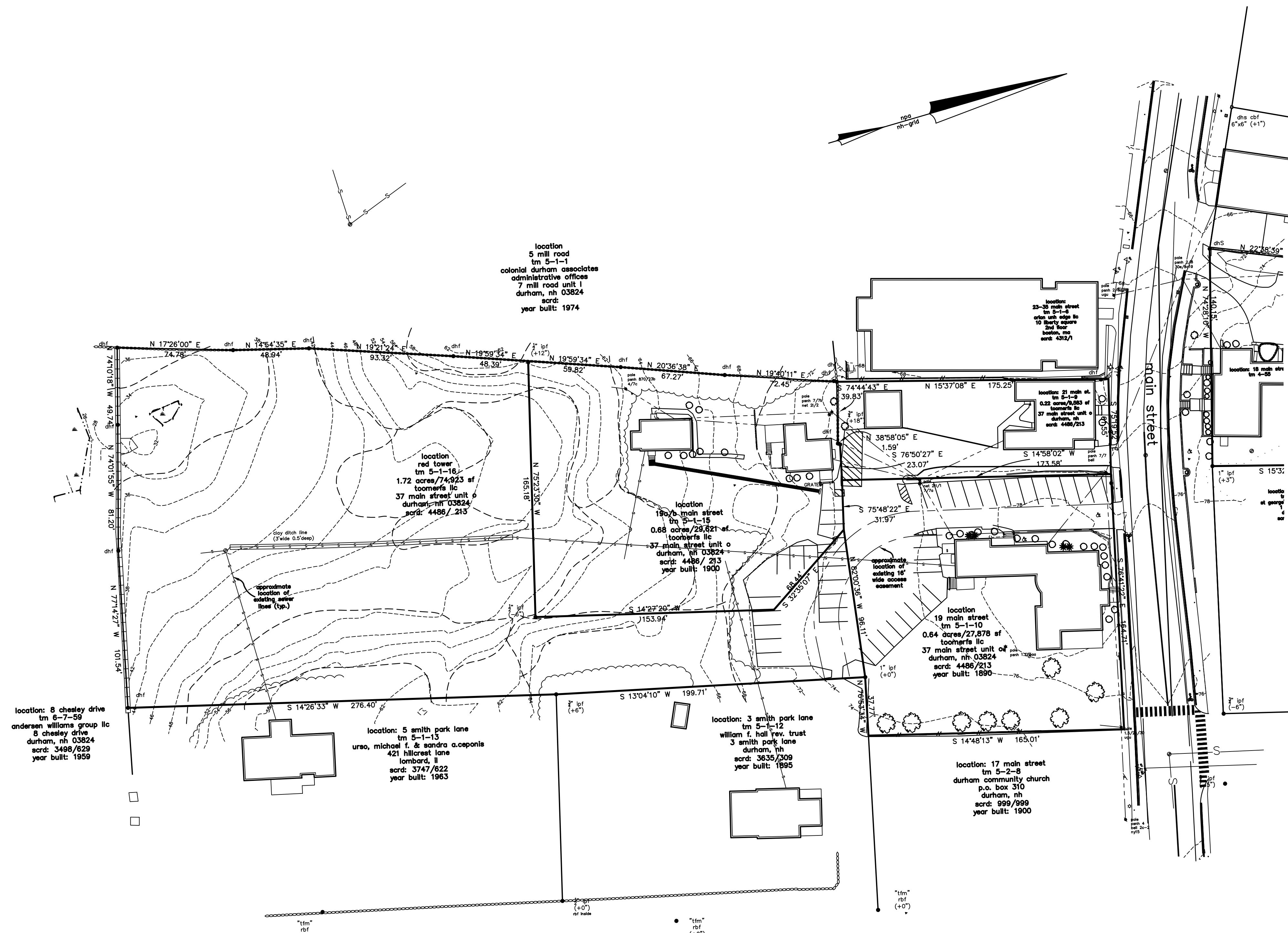
SURVEYOR

NORWAY PLAINS ASSOCIATES, INC.
2 CONTINENTAL BOULEVARD
ROCHESTER, NEW HAMPSHIRE
03867 (603) 335-3948

NO.	REVISIONS	DATE	INT.
0.	INITIAL SUBMISSION FOR 2 ROW PARKING LAYOUT	11/30/21	AWS



reserved registry of deeds



NOTES:

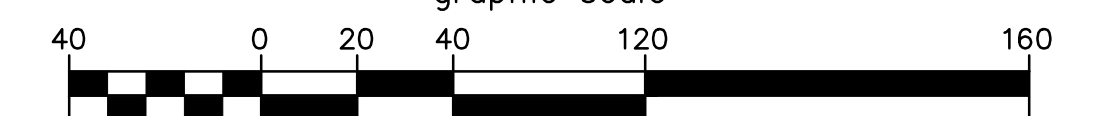
1. Total parcel area: Map 5, Lots 1-9,1-10,1-15,1-16 3.2 acres
2. The parcel is zoned Church Hill Dirstirct. Tax map 5 Lots 1-9 & 1-10 are within the historic overlay district.
3. Minimum lot requirements: lot size = 5000 SF,
4. Building setbacks:
Front = 15' (all Streets)
Side = 5'
Rear = 15'
Maximum building height: 30'
Maximum Impervious Surface Ratio 80%
5. The lots are serviced by the municipal water and sewer system.
6. The proposed lot is not located within the 100 year flood zone as shown on the flood insurance rate map dated 09/30/15 community panel 33017c0318e.

Tax Map & Lot Number
5-1-9,1-10,1-15,1-16
OWNER OF RECORD:
TOOMERFS, LLC
37 MAIN STREET, UNIT 0
DURHAM, NH.

existing features plan
19-21 main street
durham, strafford county, nh
for: Toomerfs, LLC

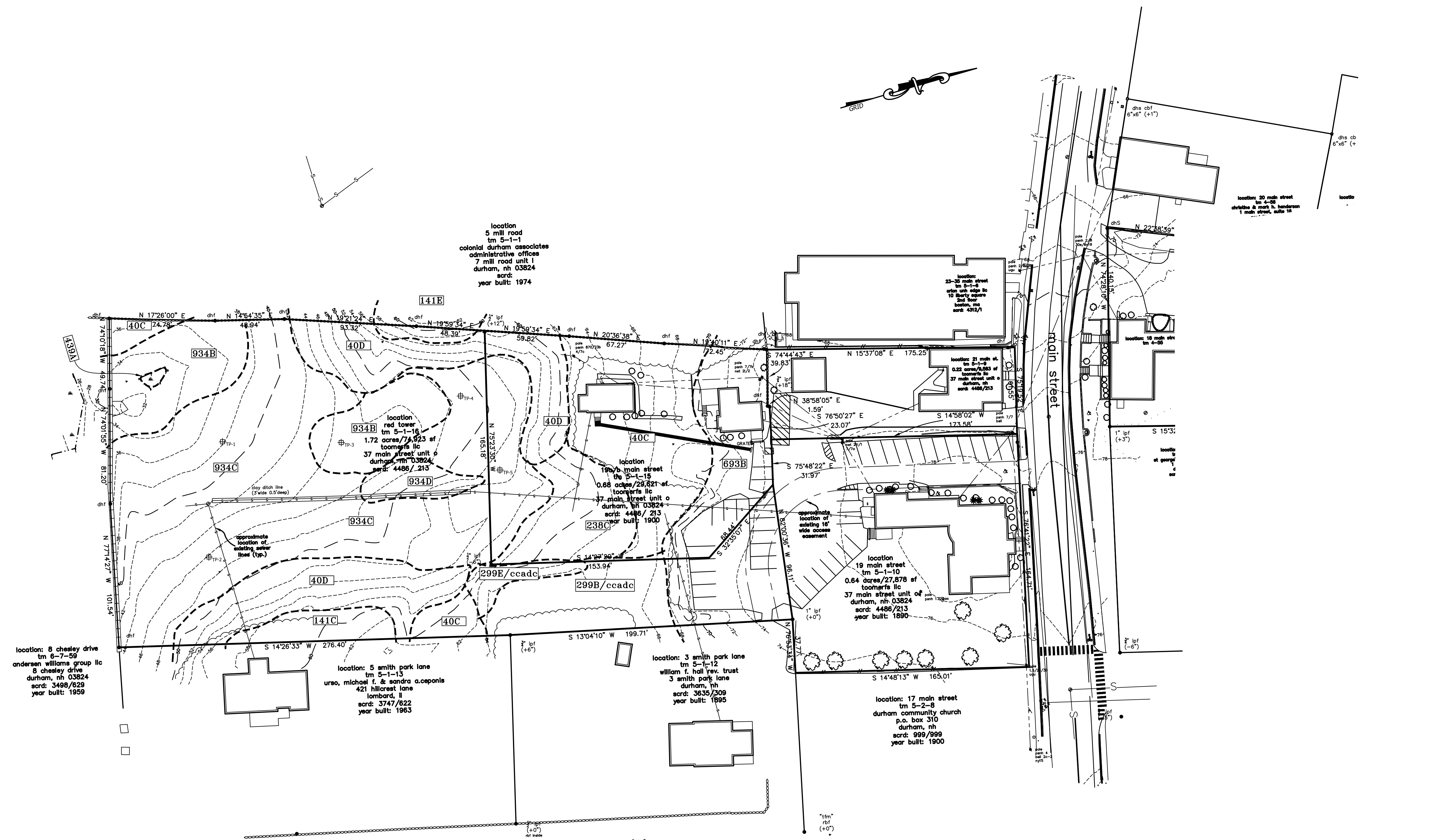
1"=40' August, 2019

graphic scale



revisions:

FILE NO.#
PLAN NO.#
DWG. NO.#
F.B. NO. #



location: 8 chealey drive
tm 6-7-59
anderson williams group llc
8 chealey drive
durham, nh 03824
scr: 3498/629
year built: 1959

location
5 mill road
tm 5-1-1
colonial durham associates
administrative offices
7 mill road unit 1
durham, nh 03824
scr:
year built: 1974

location
red tower
tm 5-1-16
1.72 acres/74,923 sf
loomeris llc
37 main street unit 0
durham, nh 03824
scr: 4486/213

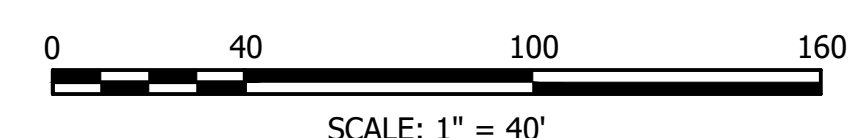
location
190/6 main street
tm 5-1-15
0.68 acres/29,821 sf
loomeris llc
37 main street unit 0
durham, nh 03824
scr: 4486/213
year built: 1990

location: 17 main street
tm 5-2-8
durham community church
p.o. box 310
durham, nh
scr: 999/999
year built: 1900

SOIL LEGEND		
NUMERICAL SYMBOL	SOIL MAP UNIT NAME	HSG
40	CHATFIELD (WELL DRAINED) - HOLLIS (WELL DRAINED) COMPLEX	B
141	HOLLIS (WELL DRAINED) - ROCK OUTCROP - CHATFIELD (WELL DRAINED) COMPLEX	D
238	ELWRIDGE	C
299	UDORNTENTS, SMOOTHED	C ESTIMATED
439	SHAKER (POORLY DRAINED)	C
693	HOLLIS (WELL DRAINED) - CHARLTON - URBAN LAND COMPLEX	D
934	SHAKER VARIANT (SOMEWHAT POORLY DRAINED)	C
ALPHA SLOPE SYMBOL	RANGE	
A	0-3%	
B	3-8%	
C	8-15%	
D	15-25%	
E	>25%	

TEST PIT LOGS

TEST PIT 1:	TEST PIT 4:
1-0 INCHES PARTIALLY DECOMPOSED ORGANIC MATTER	1-0 INCHES PARTIALLY DECOMPOSED ORGANIC MATTER
0-8 INCHES BROWN (10YR 4/3) VERY FINE SANDY LOAM, FRIABLE, GRANULAR	0-6 INCHES DARK BROWN (10YR 3/3) VERY FINE SANDY LOAM, FRIABLE, GRANULAR
8-11 INCHES LIGHT OLIVE BROWN (2.5YR 5/3) VERY FINE SANDY LOAM, FRIABLE, BLOCKY	6-11 INCHES DARK YELLOWISH BROWN (10YR 4/4) VERY FINE SANDY LOAM, FRIABLE, BLOCKY
11-40 INCHES LIGHT YELLOWISH BROWN (2.5YR 6/3) SILT TO SILT LOAM, FIRM, MASSIVE, COMMON PROMINENT REDOX FEATURES	11-40 INCHES LIGHT OLIVE BROWN (2.5Y 5/3) SILT LOAM, FIRM TO VERY COMMON PROMINENT REDOX FEATURES
SEASONAL HIGH WATER TABLE @ 11" (PERCHED)	SEASONAL HIGH WATER TABLE @ 11" (PERCHED)
OBSERVED WATER TABLE NONE TO 40"	OBSERVED WATER TABLE NONE TO 40"
RESTRICTIVE HORIZON @ 11"	RESTRICTIVE HORIZON @ 11"
BEDROCK NONE TO 40"	BEDROCK NONE TO 40"
TEST PIT 2:	TEST PIT 5:
1-0 INCHES PARTIALLY DECOMPOSED ORGANIC MATTER	1-0 INCHES PARTIALLY DECOMPOSED ORGANIC MATTER
0-9 INCHES BROWN (10YR 4/3) VERY FINE SANDY LOAM, FRIABLE, GRANULAR	0-8 INCHES VERY DARK GRAYISH BROWN (10YR 3/2) VERY FINE SANDY LOAM, FRIABLE, GRANULAR
9-12 INCHES DARK YELLOWISH BROWN (10YR 4/4) VERY FINE SANDY LOAM, FRIABLE, BLOCKY	8-13 INCHES DARK YELLOWISH BROWN (10YR 4/4) VERY FINE SANDY LOAM, FRIABLE, BLOCKY
12-22 INCHES LIGHT OLIVE BROWN (2.5Y 5/3) SILT LOAM, FIRM, BLOCKY, COMMON DISTINCT REDOX FEATURES	13-40 INCHES LIGHT OLIVE BROWN (2.5Y 5/3) SILT LOAM, FIRM TO VERY COMMON PROMINENT REDOX FEATURES
22-48 INCHES OLIVE GRAY (5Y 4/2) SILT LOAM, VERY FIRM, BLOCKY, COMMON DISTINCT REDOX FEATURES AND MANGANESE STAINS ON PED FACES.	SEASONAL HIGH WATER TABLE @ 13" (PERCHED)
SEASONAL HIGH WATER TABLE @ 12" (PERCHED)	OBSERVED WATER TABLE NONE TO 40"
OBSERVED WATER TABLE NONE TO 48"	RESTRICTIVE HORIZON @ 12"
RESTRICTIVE HORIZON @ 12"	BEDROCK NONE TO 40"
BEDROCK NONE TO 48"	
TEST PIT 3:	
1-0 INCHES PARTIALLY DECOMPOSED ORGANIC MATTER	
0-8 INCHES BROWN (10YR 4/3) VERY FINE SANDY LOAM, FRIABLE, GRANULAR	
8-13 INCHES DARK YELLOWISH BROWN (10YR 4/4) VERY FINE SANDY LOAM, FRIABLE, BLOCKY	
13-43 INCHES LIGHT OLIVE BROWN (2.5Y 5/3) SILT LOAM, FIRM TO VERY COMMON PROMINENT REDOX FEATURES	
SEASONAL HIGH WATER TABLE @ 13" (PERCHED)	
OBSERVED WATER TABLE NONE TO 43"	
RESTRICTIVE HORIZON @ 13"	
BEDROCK NONE TO 43"	



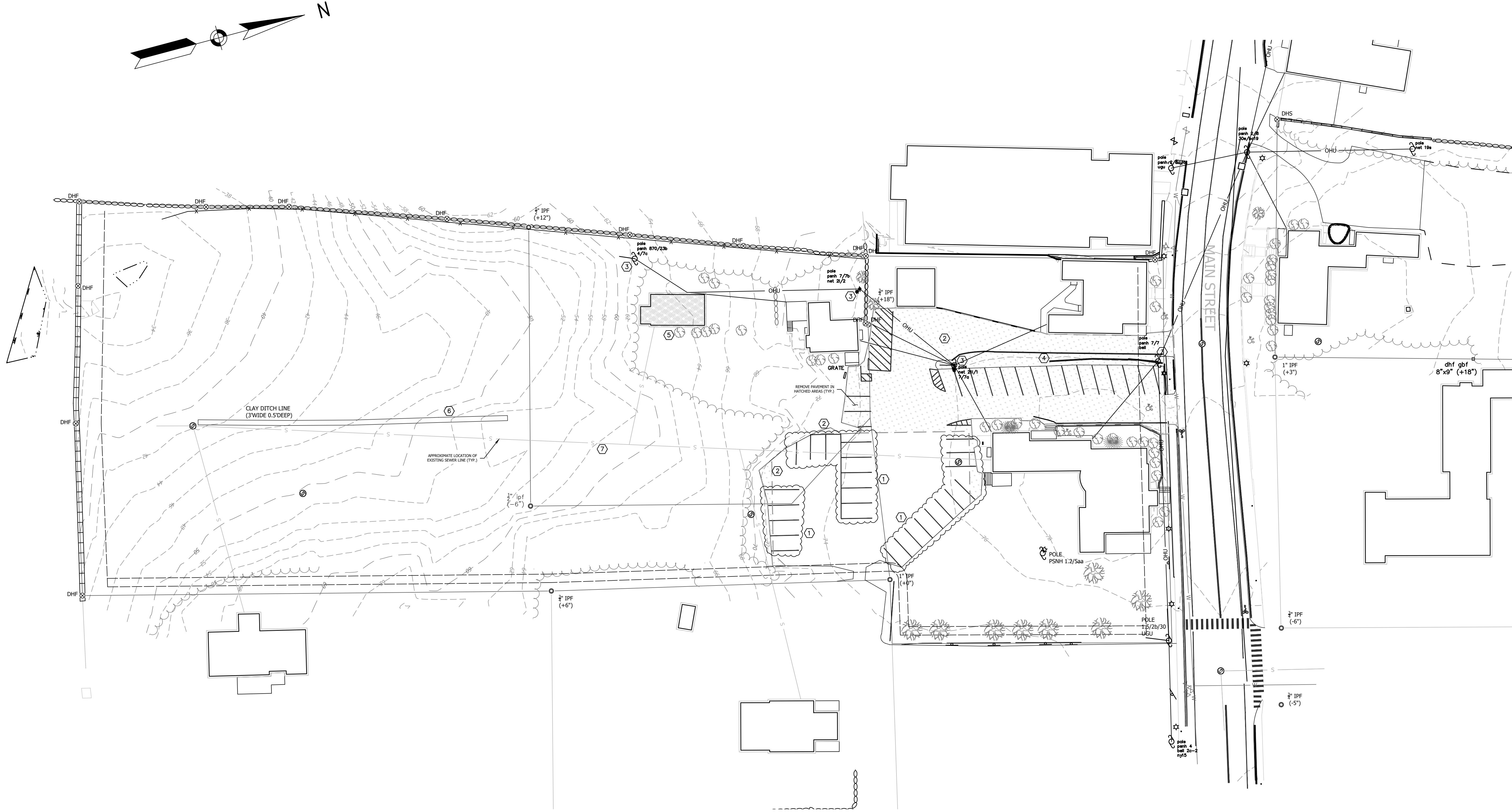
PROJECT #:	18-041	NO.		REVISION DESCRIPTION
DATE:	11/30/2021	NO.		
SCALE:	1" = 40'	NO.		
ENGINEERED BY:	AWIS	NO.		
DRAWN BY:	AWIS	NO.		
CHECKED BY:	MUS	NO.		

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

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

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Engineering
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SHEET E2



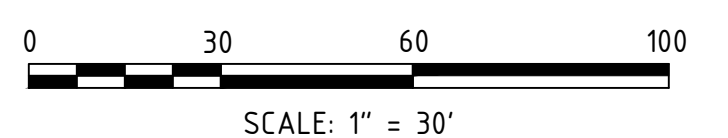
DEMOLITION ITEMS
(REFER TO DEMOLITION NOTE 5)

- ① SAWCUT AND REMOVE PAVEMENT AND ALL MARKINGS OR REMOVE OR GRIND PAVEMENT AS REQUIRED TO RECONSTRUCT AS SHOWN ON SITE PLAN.
- ② SAWCUT AND REMOVE EXISTING PAVEMENT TO THE LIMITS SHOWN.
- ③ REMOVE UTILITY POLE AND CONNECTED CABLES. COORDINATION WITH EVERSOURCE AND INTERNET/TV/PHONE PROVIDER MAY BE REQUIRED.
- ④ REMOVE EXISTING CURBING.
- ⑤ DEMOLISH EXISTING BUILDING, FOUNDATION, AND ALL ASSOCIATED UTILITIES AND STRUCTURES.
- ⑥ EXCAVATE EXISTING CLAY DITCH LINE TO PROJECT EXTENTS.
- ⑦ REMOVE EXISTING SEWER LINE WHERE NECESSARY TO AVOID INTERFERENCE WITH CONSTRUCTION.

DEMOLITION NOTES

1. LOCATIONS OF UTILITIES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE SITE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES. CONTRACTOR SHALL CALL DISSAFE AT 1-888-DIG-SAFE (1-888-344-7253) PRIOR TO COMMENCING WITH ANY DEMOLITION WORK. ALL UTILITY WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE SPECIFIC UTILITY COMPANY. CONSULT WITH THE SPECIFIC UTILITY COMPANY.
2. CONSTRUCTION SEQUENCING SHALL MEET THE REQUIREMENTS OF THE CONSTRUCTION SEQUENCING AND EROSION CONTROL NOTES FOUND ON SHEET 01. TEMPORARY EROSION CONTROL STRUCTURES AND TEMPORARY CHAINLINK FENCE SHALL BE INSTALLED PRIOR TO CONDUCTING EARTHWORK ACTIVITIES.
3. ALL SALVAGED MATERIALS FROM WITHIN THE CITY RIGHT OF WAY SHALL BE TAKEN TO THE DPW FACILITY. ALL DEMOLITION MATERIALS FROM WITHIN THE LOTS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFICALLY INDICATED OTHERWISE ON THIS PLAN. MATERIALS SHALL BE REMOVED FROM THE SITE AS SOON AS POSSIBLE TO PREVENT UNDUE BURDEN ON THE BUILDING CONTRACTOR OF WORKING AROUND STOCKPILED MATERIALS.
4. ALL DEMOLITION MATERIALS SHALL BE PROPERLY DISPOSED OF OFF SITE PER CURRENT LOCAL, STATE, AND FEDERAL REGULATIONS.
5. THE INTENT OF THIS PLAN IS TO SHOW THE DEMOLITION REQUIREMENTS. THE DEMOLITION OR REMOVAL OF ADDITIONAL ITEMS MAY BE REQUIRED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A SITE VISIT TO VERIFY ALL DEMOLITION REQUIREMENTS FOR THE PROJECT.
6. EXISTING MONUMENTATION THAT IS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A NH LICENSED LAND SURVEYOR OR PERSONS UNDER THE DIRECT SUPERVISION OF A NH L.L.S. NORWAY PLAINS & ASSOCIATES INC. (335-3948) IS THE SURVEYOR OF RECORD FOR THIS PROPERTY. COSTS FOR THIS WORK SHALL BE PAID FOR BY THE SITE CONTRACTOR.
7. THE SITE CONTRACTOR SHALL PROVIDE DAILY MAINTENANCE AS NECESSARY, INCLUDING SWEEPING AS NECESSARY, TO REMOVE DEPOSITED MATERIALS, SPILLS, ETC. ASSOCIATED WITH THE SITE CONSTRUCTION ACTIVITIES.
8. ALL WORK SHALL BE CONDUCTED IN A MANNER TO PROTECT EXISTING FEATURES TO REMAIN AS SHOWN. THIS INCLUDES ONSITE FEATURES AND THOSE FEATURES WITHIN THE PUBLIC R.O.W. DAMAGE TO THESE FEATURES SHALL BE REPAIRED/REPLACED IN KIND BY THE SITE CONTRACTOR.
9. IN ANY LOCATION WHERE AN EXISTING PEDESTRIAN TRAVEL WAY LEADS TO THE CONSTRUCTION SITE (CROSSWALK, SIDEWALK, ETC.), ACCESS TO THE CONSTRUCTION SITE SHALL BE BLOCKED AND SIGNAGE SHALL BE PROVIDED AS SHOWN BELOW:

NO ACCESS
CONSTRUCTION SITE
10. UTILITIES: THE SITE CONTRACTOR SHALL COORDINATE WITH EVERSOURCE TO REMOVE AND RELOCATE THE EXISTING TRANSFORMER.
11. CONSTRUCTION FENCING SHALL BE PLACED ALONG THE WESTERLY STONE WALL TO PROTECT THIS PROPERTY BOUNDARY DURING CONSTRUCTION.



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

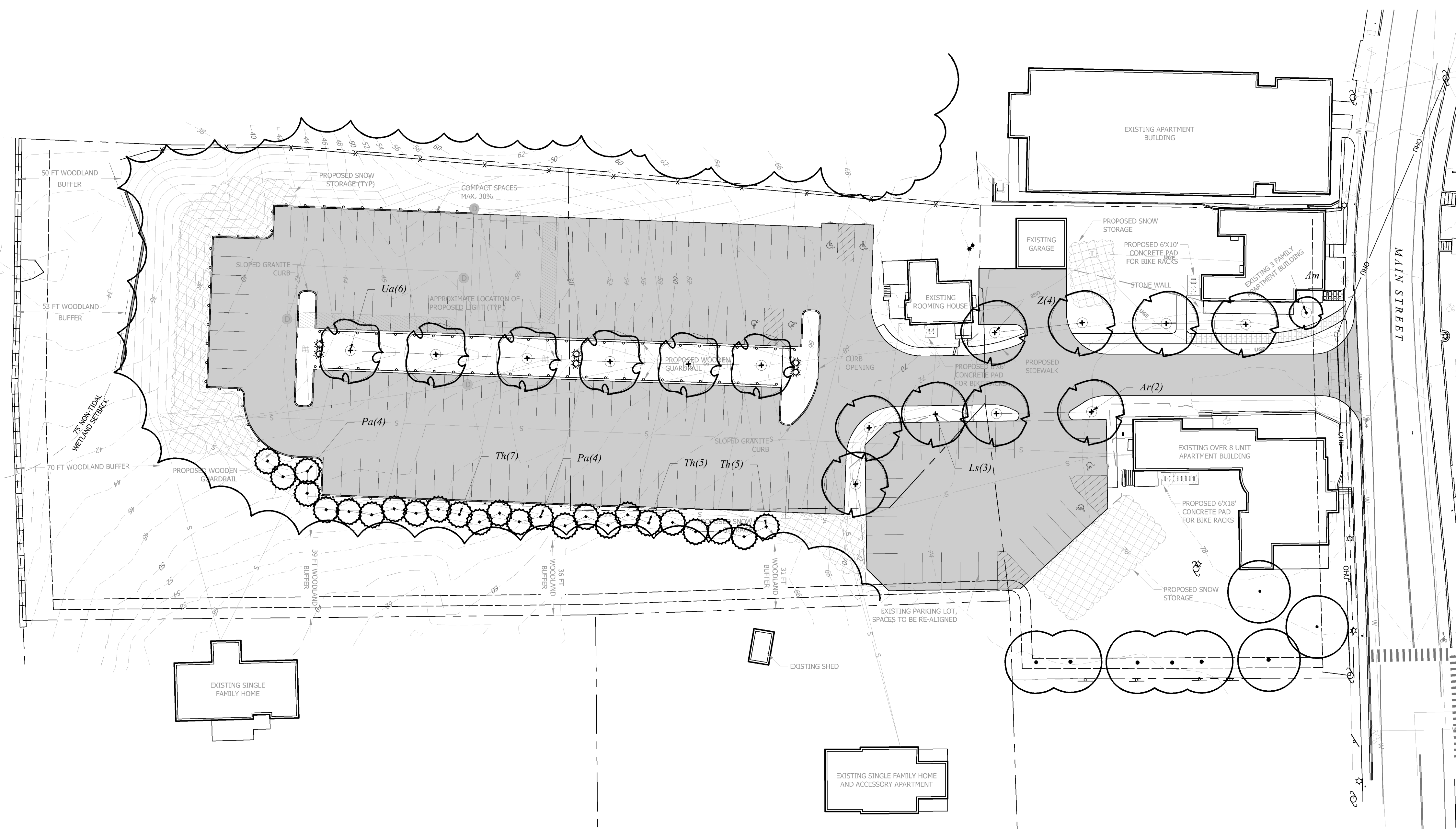
CERTIFIED _____
DATE _____

	ENG	DWG	
DEMOLITION PLAN	PROJECT #:	DATE	REVISION DESCRIPTION
PREPARED FOR TOOMERES, LLC TAX MAP 5, LOTS 1-9 AND 1-10 19 MAIN ST AND 21 MAIN ST, DURHAM, NH 03824	18-041	11/30/2021	
	SCALE:	ENGINEERED BY:	
	1" = 30'	AWS	
		DRAWN BY:	
		AWS	
		CHECKED BY:	
		MJS	
SHEET C103			

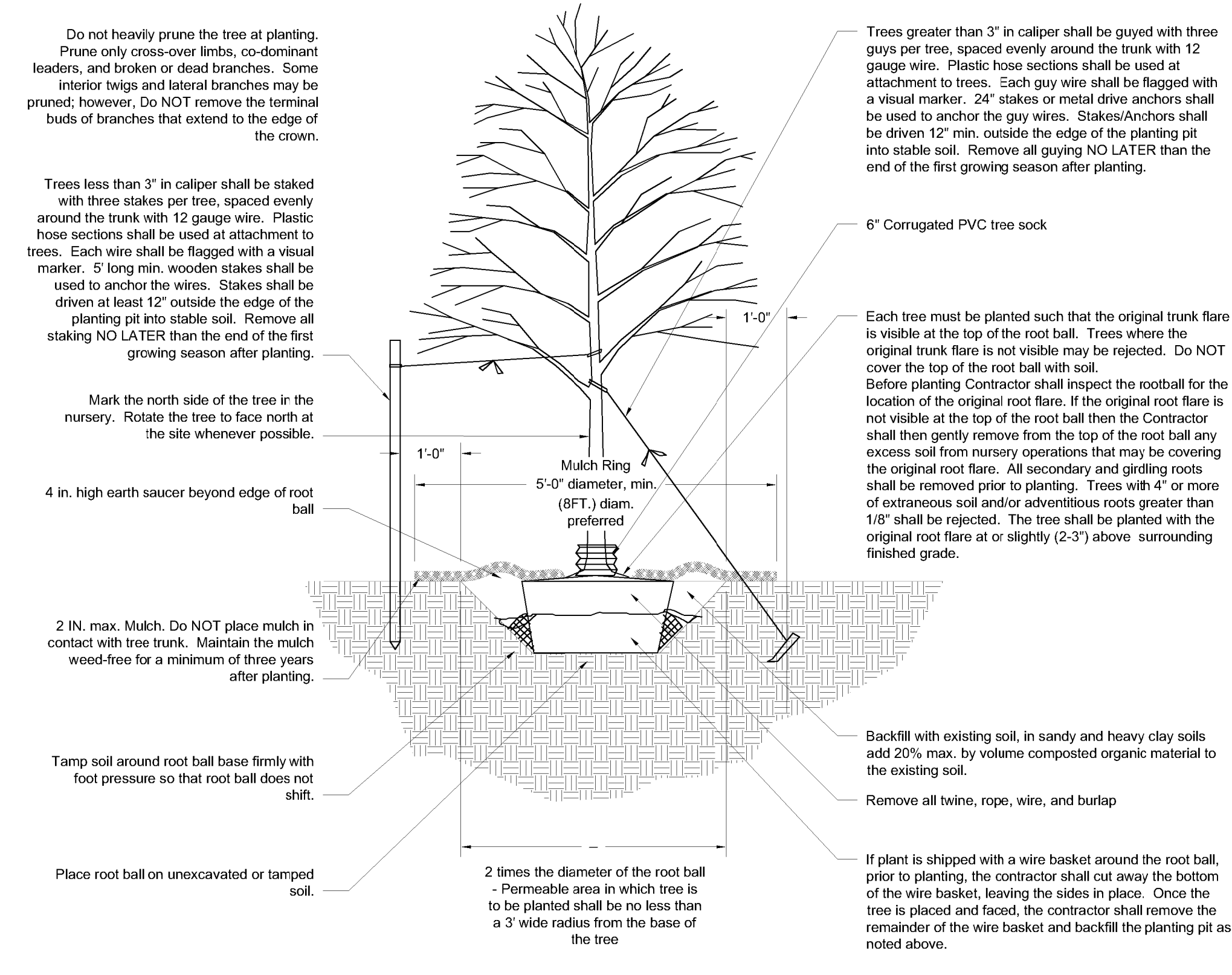


LANDSCAPE NOTES:

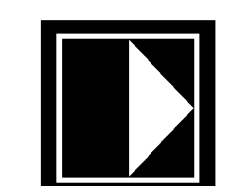
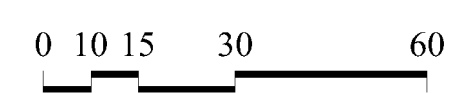
- Design is based on drawings by MJS Engineering, P.C. dated November 22, 2021, and may require adjustment due to actual field conditions.
- The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
- Erosion Control shall be in place prior to construction.
- 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.
- 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.
- 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.
- 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 portables within the tree protection area.
- This plan is for review purposes only, NOT for construction. Construction Documents will be provided upon request.
- Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
- 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.
- The Contractor shall procure any required permits prior to construction.
- 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 micronutrients, urea, 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.
- 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.
- 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.
- 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.
- All plants shall be legibly tagged with proper botanical name.
- The Contractor shall guarantee all plants for not less than one year from time of acceptance.
- 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.
- No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
- All landscaping shall be provided with either of the following:
 - An underground sprinkling system
 - An outside hose attachment within 150 feet
- If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
- 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.
- 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.
- 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 1/2" 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.
- 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.
- 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.
- Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
- Landscape Architect is not responsible for the means and methods of the contractor.



TREE PLANTING DETAIL



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



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

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

DATE ISSUED:	10/19/20
SCALE:	1"=30'
DESIGNED BY:	RW
DRAWN BY:	VH
APPROVED BY:	RW
DWG FILE:	

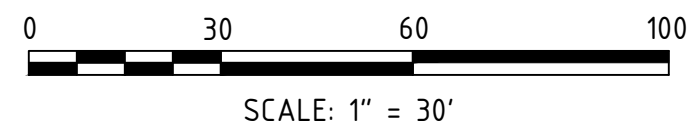
LANDSCAPE PLAN
 prepared for
TOOMERS, LLC
 TAX MAP 5, LOTS 1-9 AND 1-10
 19 MAIN ST AND 21 MAIN ST, DURHAM, NH 03824

NO.	REVISIONS	DATE
2	PER REVISED SITE PLAN	12/01/21
1	PER REVISED SITE PLAN	07/27/21
0	INITIAL SUBMISSION FOR SITE PLAN REVIEW	07/28/20

AWS
 INT.

MJS ENGINEERING, P.C.
 CIVIL • STRUCTURAL • ENVIRONMENTAL
 6 FAIRBANKS ST., P.O. BOX 359
 NEWMARKET, NH 03857
 PHONE: 603.659.4979 FAX: 603.659.4627
 E-MAIL: info@mjs-engineering.com

JOB: 18-041
L-100



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



AERIAL PLAN

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



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

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

