

MAP 204, LOTS 1 & 2
SITE PLAN

SITE IMPROVEMENTS PLAN

121 TECHNOLOGY DRIVE
DURHAM, NEW HAMPSHIRE

PREPARED FOR

R.J. KELLY COMPANY, INC.

55 CAMBRIDGE STREET
BURLINGTON, MASSACHUSETTS 01803
(781) 365-2416

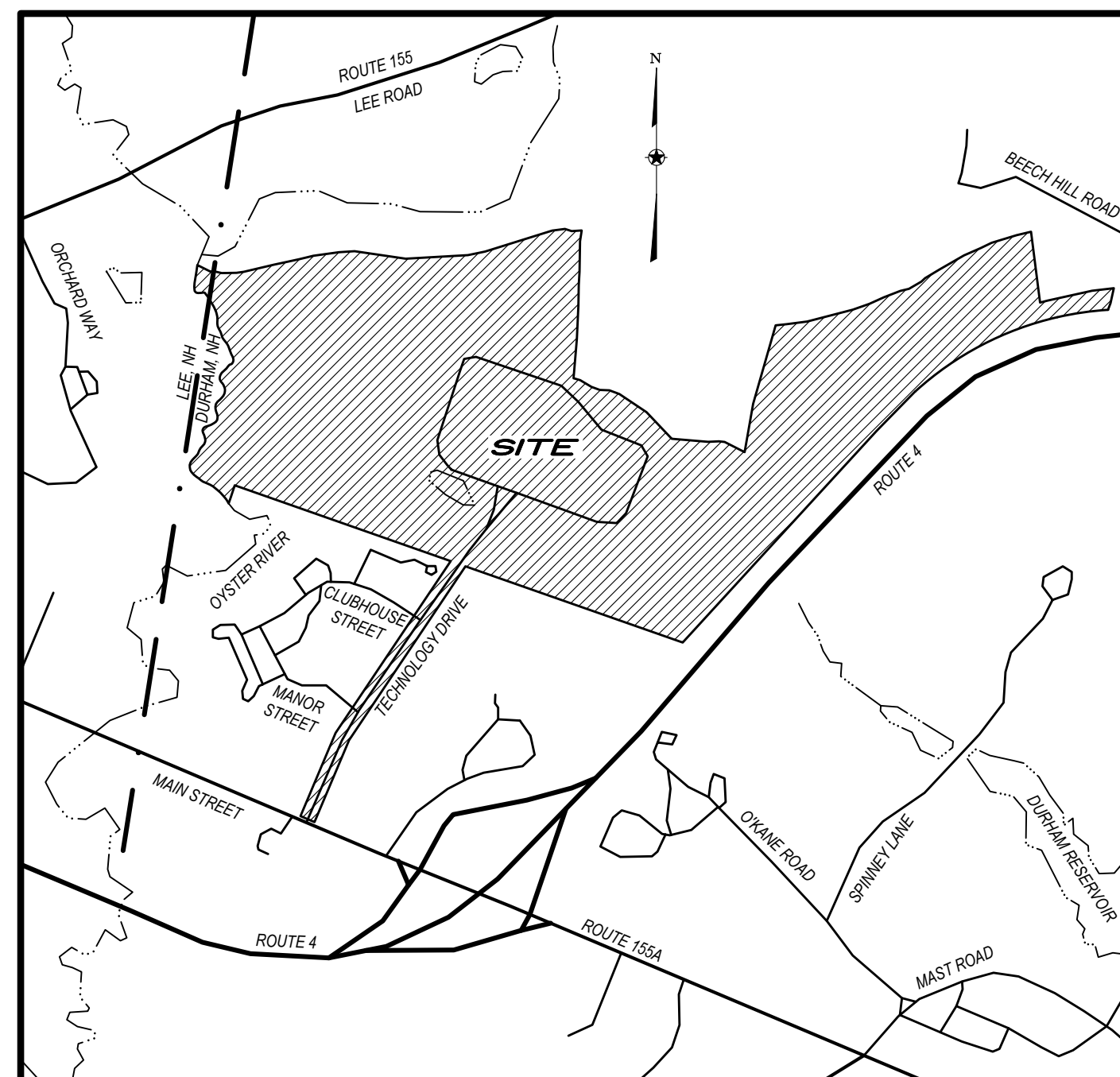
RECORD OWNER

121 TECH OWNER, L.L.C.

55 CAMBRIDGE STREET
BURLINGTON, MASSACHUSETTS 01803
(781) 365-2416

30 JUNE 2023

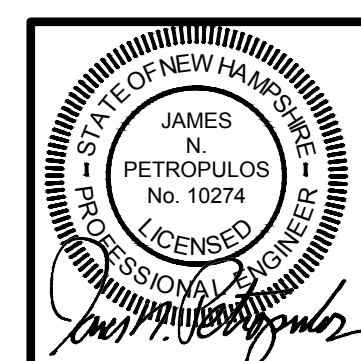
PRELIMINARY
ADMINISTRATIVE REVIEW



VICINITY PLAN
SCALE: 1" = 1,000'

INDEX OF PLANS		
SHEET No.	TITLE	
1 OF 5	MASTER SITE PLAN	1" = 100'
2 OF 5	EXISTING CONDITIONS PLAN	1" = 40'
3 OF 5	SITE PLAN	1" = 40'
4-5 OF 5	DETAIL SHEET	

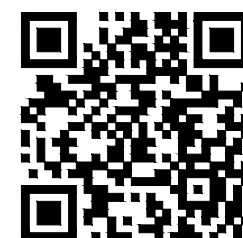
APPROVED DURHAM PLANNING BOARD	
CHAIRMAN _____	DATE _____
SECRETARY _____	DATE _____

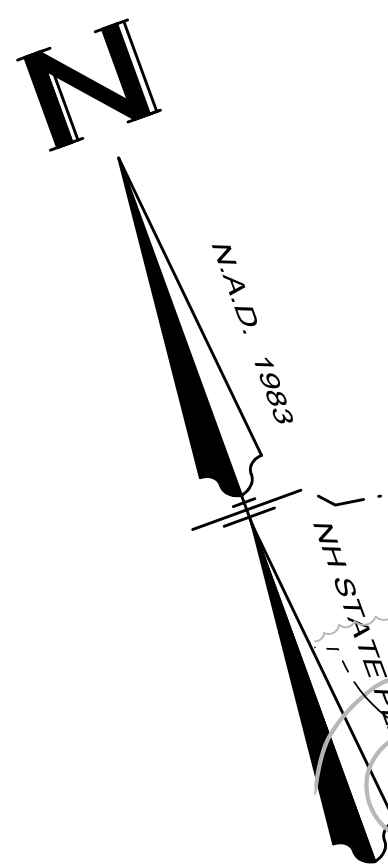


HSI Hayner/Swanson, Inc.

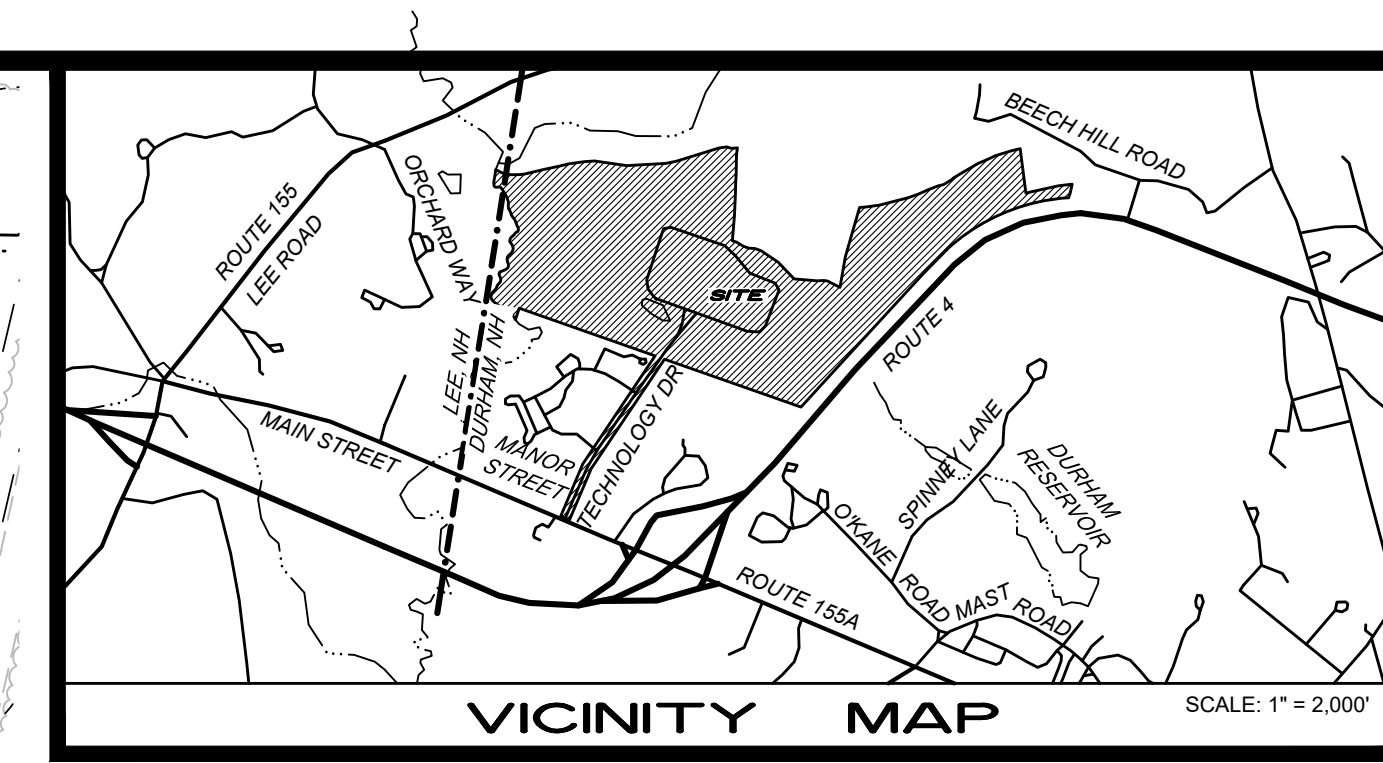
Civil Engineers/Land Surveyors
3 Congress Street
Nashua, NH 03062
(603) 883-2057
www.hayner-swanson.com

131 Middlesex Turnpike
Burlington, MA 01803
(781) 203-1501





MAP 204 LOT 9
WOODWARD-LEGARD FAMILY REVOC TRUST
 62 STAGE ROAD
 NOTTINGHAM, NH 03280
 BK 4502 PG 0349



PLAN REFERENCES:

- PLAN OF LAND, OWNER/APPLICANT: HARRIS GRAPHICS CORPORATION, ENGINEER: ECM, ERIC C. MITCHELL AND ASSOCIATES, INC., SCALE: 1" = 200' DATED: MARCH 20, 1991 WITH REVISIONS THRU 05/07/91. ON FILE AT SCRD: BK 41, PG 8 & 9
- WATER LINE EASEMENT FOR, TOWN OF DURHAM, OVER LAND OF: LEXINGTON DURHAM LIMITED PARTNERSHIP, (fka PREFCO XXV LIMITED PARTNERSHIP) A CONNECTICUT LIMITED PARTNERSHIP, TAX MAP 9, LOT 10-4, 121 TECHNOLOGY DRIVE, DURHAM, NEW HAMPSHIRE, DATED: DECEMBER 8, 2017 AND PREPARED BY: DOUCET SURVEY, INC. ON FILE AT SCRD: PLAN No. 11940.

NOTES:

- TOTAL SITE AREA: MAP 204
 LOT 1: 32.91 ACRES
 LOT 2: 147.98 ACRES
- BOUNDARY AND EASEMENT INFORMATION TAKEN FROM PLAN RECORDED IN SCRD BK 41, PG 8 & 9
- PRESENT ZONING: OFFICE & RESEARCH AND LIGHT INDUSTRY (ORLI)
 MINIMUM LOT REQUIREMENTS:
 - LOT SIZE: 150,000 SF
 - FRONTAGE: 150 FT
 MINIMUM BUILDING SETBACKS:
 - FRONT YARD: 30 FT
 - SIDE YARD: 20 FT
 - REAR YARD: 20 FT
- LOT NUMBERS REFER TO TOWN OF DURHAM ASSESSORS MAPS 201, 203 & 204
- PURPOSE OF PLAN:
 [A] TO AMEND THE PREVIOUS SITE PLAN TO PROPOSE SITE IMPROVEMENTS TO SUPPORT NEW TENANT SPACE IMPROVEMENTS. NO BUILDING ADDITIONS (EXCEPT CANOPIES) ARE PROPOSED.
- THE SITE IS CURRENTLY SERVICED BY MUNICIPAL WATER AND SEWER, TELEPHONE, ELECTRIC AND ON-SITE PROPANE
- MONUMENTS, WHERE REQUIRED, TO BE SET BY A LICENSED LAND SURVEYOR
- REQUIRED PARKING:
 USE:
 1. WAREHOUSE: 260,000 SF EXISTING, 184,000 SF PROPOSED (1 SPACE/1,000 SF)
 2. OFFICE/R&D: 224,000 SF EXISTING, 184 SPACES
 3. MANUFACTURING: 560 SPACES EXISTING, 560 SPACES PROPOSED (1 SPACE/400 SF)
 TOTAL PARKING REQUIRED: 820 SPACES EXISTING, 937 SPACES PROPOSED
- PARKING PROVIDED:
 EXISTING: 1,465 SPACES
 PROPOSED: 1,419 SPACES
- LOADING:
 EXISTING: 18 SPACES
 PROPOSED: 23 SPACES
- OPEN SPACE:
 REQUIRED: 50%
 EXISTING: >50%
 PROPOSED: >50%
- ALL OF MAP 204 LOT 2 AND THE MAJORITY OF MAP 204 LOT 1 ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, HOWEVER, A PORTION OF MAP 204 LOT 2 (ALONG THE OYSTER RIVER) IS LOCATED WITHIN ZONE 'A' AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), STRAFFORD COUNTY, TOWN OF DURHAM, NEW HAMPSHIRE, COMMUNITY No. 330146, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS: 33017003146 AND 33017003156, DATED: SEPTEMBER 30, 2015.
- EXTERIOR LIGHTING SHALL BE DOWNCAST AND DIRECTED ONTO THE SITE AND SHALL CONFORM WITH ALL APPLICABLE TOWN OF DURHAM REGULATIONS.
- LANDSCAPING SHALL MEET TOWN OF DURHAM STANDARDS FOR TYPE AND SIZE OF PLANTINGS.
- SITE PERMITS: N/A
- ALL ROAD (INCLUDING PARKING LOT) AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF DURHAM PUBLIC WORKS DEPARTMENT REGULATIONS.
- PRESENT OWNER OF RECORD:
 MAP 204, LOTS 1 & 2
 121 TECH OWNER, LLC
 55 CAMBRIDGE STREET
 BURLINGTON, MA 01803
 BK. 4967 PG. 908

TOWN OF DURHAM CONTACTS

- PLANNING DEPARTMENT**
 DURHAM PLANNING DEPARTMENT
 8 NEW MARKET ROAD
 DURHAM, NH 03824-2888
 ATT: MICHAEL BEHRENDT
 (603) 868-6064
- ENGINEERING DEPARTMENT**
 DURHAM DEPT. OF PUBLIC WORKS / ENGINEERING
 10 STONE QUARRY DRIVE
 DURHAM, NH 03824
 ATT: RICHARD REINE, DIRECTOR
 (603) 868-5578
- FIRE DEPARTMENT**
 DURHAM FIRE DEPARTMENT
 51 COLLEGE ROAD
 DURHAM, NH 03824
 ATT: CHIEF DAVID EMANUEL
 (603) 868-5531
- CODE ENFORCEMENT OFFICE:**
 DURHAM CODE ENFORCEMENT
 8 NEWMARKET ROAD
 DURHAM, NH 03824-2888
 ATT: AUDREY CLINE, BUILDING INSPECTOR
 (603) 868-8064

UTILITY COMPANY CONTACTS

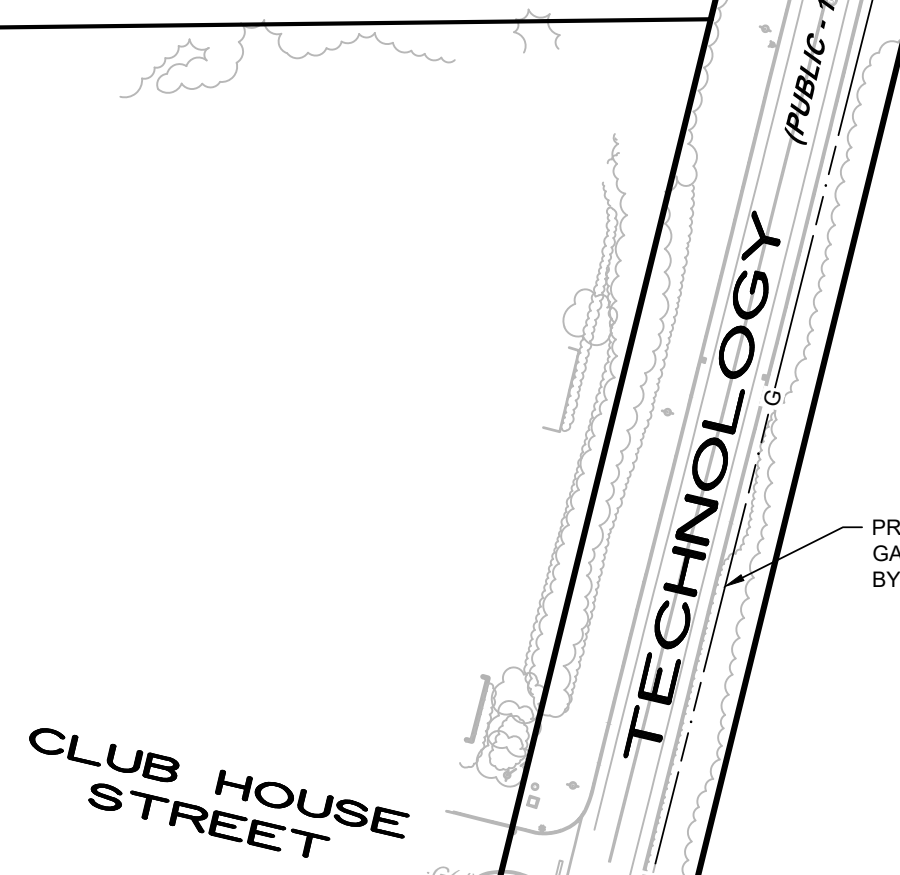
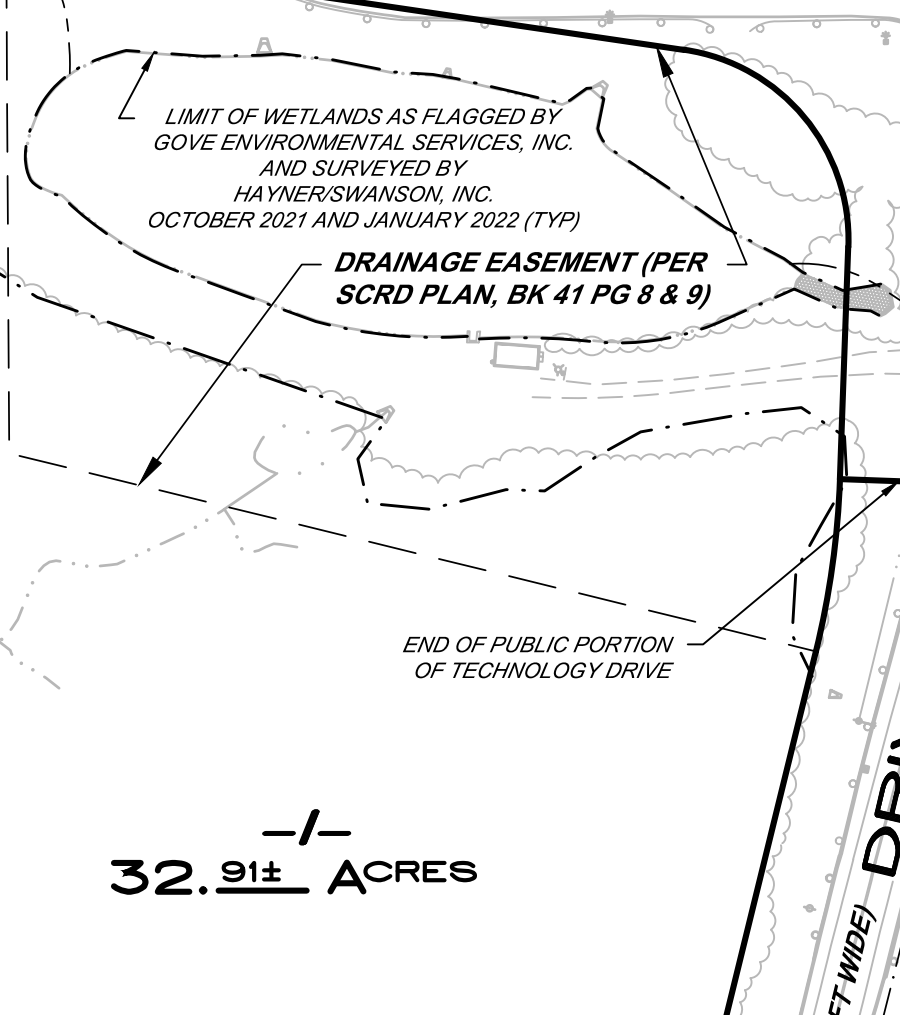
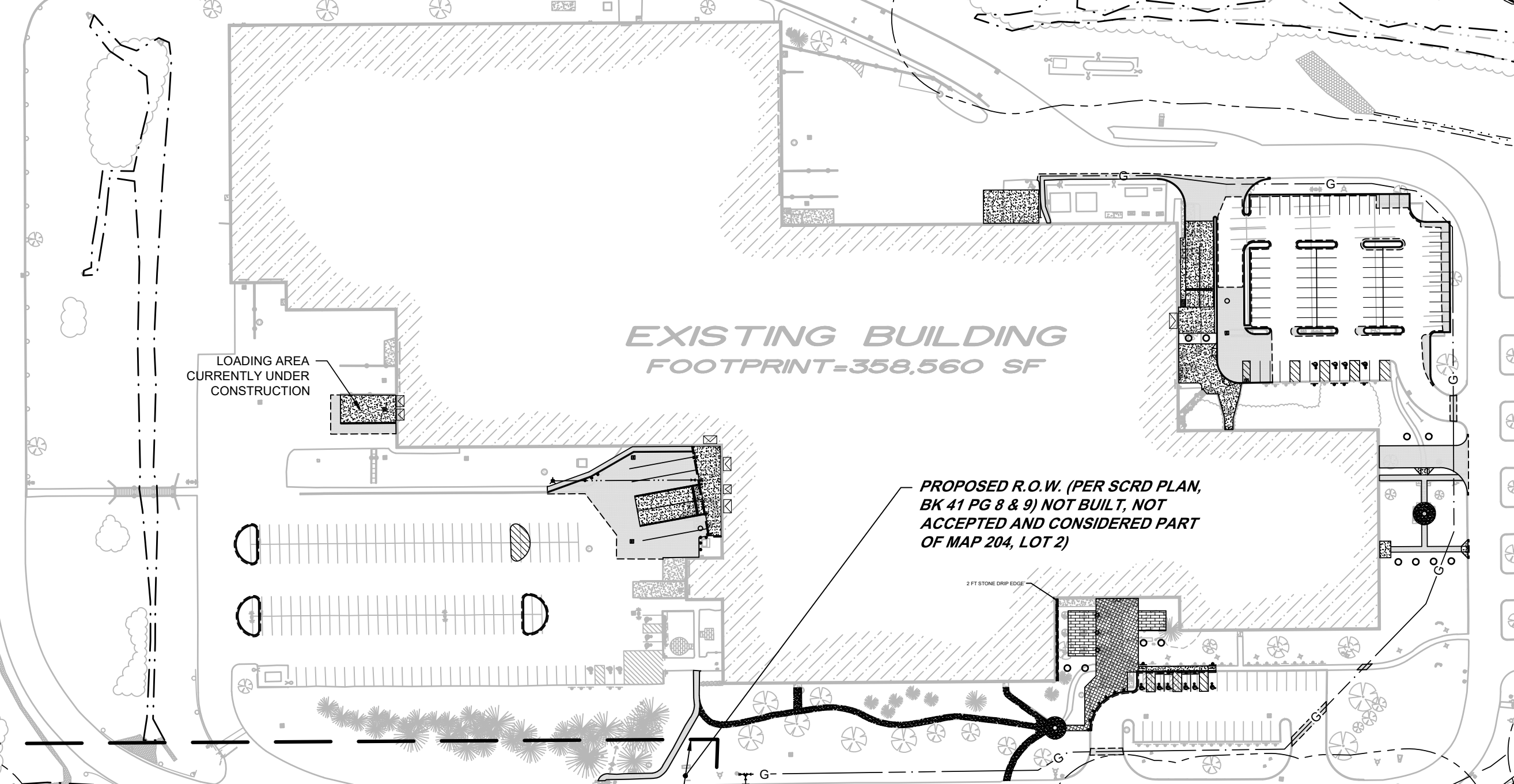
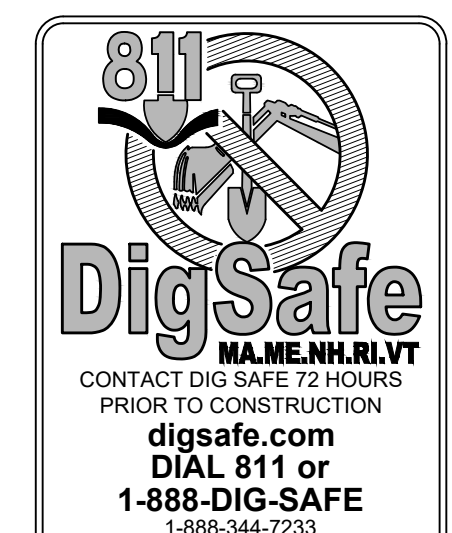
- WATER/SEWER:**
 DURHAM DEPT. OF PUBLIC WORKS
 10 STONE QUARRY DRIVE
 DURHAM, NH 03824
 ATT: RICHARD REINE, DIRECTOR
 (603) 868-5578
- NATURAL GAS:**
 UNTIL
 30 ENERGY WAY
 EXETER, NH 03833
 (603) 379-3837
- TELEPHONE:**
 CONSOLIDATED COMMUNICATIONS,
 1 GERRY AVENUE
 NEWMARKET, NH 03857
 (844) 968-7224
- POWER:**
 EVERSOURCE
 74 OLD DOVER ROAD
 ROCHESTER, NH 03867
 (800) 662-7784

ABUTTERS

- MAP 201, LOT 1
 REDHOUSE FAMILY TRUST
 MARGARET W. REDHOUSE, TRUSTEE
 20 SHEEP ROAD
 LEE, NH 03861
 BK 5050, PG 0689
- MAP 201, LOT 2
 CUTTER BEECH HILL, LLC
 P.O. BOX 190
 ROLLINSFORD, NH 03869
 BK 4417, PG 0685
- MAP 203, LOT 7
 CDC NEW HAMPSHIRE, LLC
 NXS# TOWN27-442
 P.O. BOX 530292
 BIRMINGHAM, AL 35253
- MAP 203, LOT 9
 MARY ELLEN WILSON
 20 ORCHARD WAY
 LEE, NH 03861
 BK 1618, PG 0791
- MAP 204, LOT 6
 UNIVERSITY OF NEW HAMPSHIRE
 OFFICE OF THE PRESIDENT
 THOMSON HALL
 DURHAM, NH 03824
- MAP 204, LOT 8
 UNIVERSITY OF NEW HAMPSHIRE
 OFFICE OF THE PRESIDENT
 THOMSON HALL
 DURHAM, NH 03824
 VERIZON WIRELESS
 P.O. BOX 2469
 ADDISON, TX 75001
 INDEPENDENT WIRELESS
 D/B/A SPRINT
 6391 SPRINT PARKWAY
 OVERLAND PARK, KS 66251
- MAP 204, LOT 10
 CUTTER BEECH HILL, LLC
 3 FRONT STREET, UNIT 411
 ROLLINSFORD, NH 03869
 BK 4417, PG 0685

UTILITY NOTE
 THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

ZONING NOTE
 THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNERSWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.



PREPARED FOR:
R.J. KELLY COMPANY, INC.
 55 CAMBRIDGE STREET BURLINGTON, MASSACHUSETTS 01803 (781) 365-2416

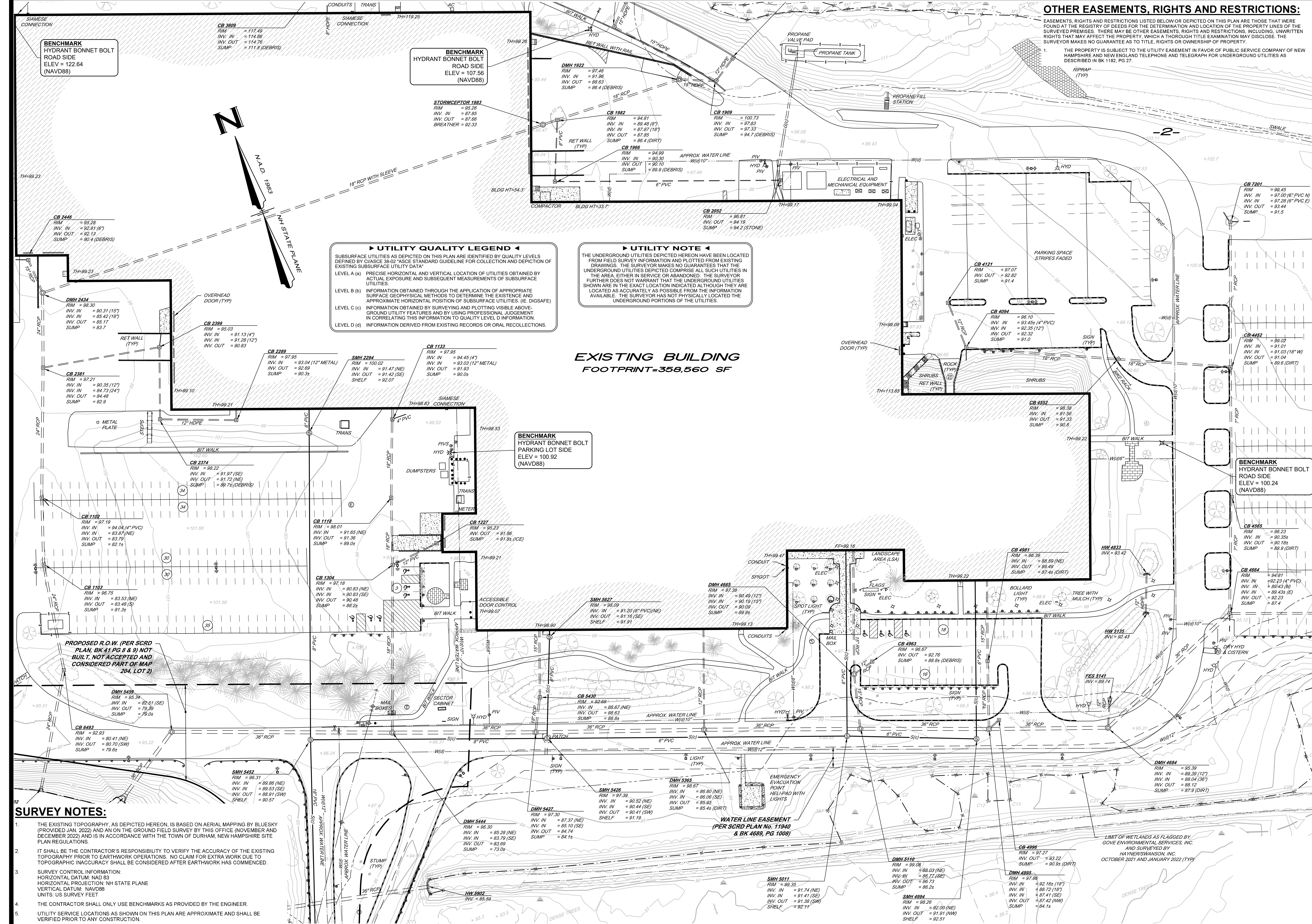
RECORD OWNER:
121 TECH OWNER, L.L.C.
 55 CAMBRIDGE STREET BURLINGTON, MASSACHUSETTS 01803 (781) 365-2416

MASTER SITE PLAN & 2) LOTS 1 & 2
SITE IMPROVEMENTS PLAN
 121 TECHNOLOGY DRIVE
 DURHAM, NEW HAMPSHIRE

HSI Hayner/Swanson, Inc.
 Civil Engineers/Land Surveyors
 3 Coopers Court
 North Andover, NH 03756
 North Andover, MA 01861
 (603) 862-2057
 www.haynerswanson.com

JAMES N. PETROPULOS
 No. 102714
 LICENSED PROFESSIONAL SURVEYOR
 STATE OF NEW HAMPSHIRE

FIELD BOOK: 1986, 1289 | DWG. LOC.: 1500019832A.DWG.USA2.EB1
 DWG. 5832EB1-PORT | Scale 1" = 100'
 1 OF 5 | 5832-EB1 | Date
 Sheet | P.C. Number | 150 JUNE 2023



OTHER EASEMENTS, RIGHTS AND RESTRICTIONS:
 EASEMENTS, RIGHTS AND RESTRICTIONS LISTED BELOW OR DEPICTED ON THIS PLAN ARE THOSE THAT WERE FOUND AT THE REISTRY OF DEEDS FOR THE DETERMINATION AND LOCATION OF THE PROPERTY LINES OF THE SURVEYED PREMISES. THERE MAY BE OTHER EASEMENTS, RIGHTS AND RESTRICTIONS, INCLUDING, UNWRITTEN RIGHTS THAT MAY AFFECT THE PROPERTY, WHICH A THOROUGH TITLE EXAMINATION MAY DISCLOSE. THE SURVEYOR MAKES NO GUARANTEE AS TO TITLE, RIGHTS OR OWNERSHIP OF PROPERTY.
 1. THE PROPERTY IS SUBJECT TO THE UTILITY EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AND NEW ENGLAND TELEPHONE AND TELEGRAPH FOR UNDERGROUND UTILITIES AS DESCRIBED IN BK 1182, PG 27.

UTILITY QUALITY LEGEND
 SUBSURFACE UTILITIES AS DEPICTED ON THIS PLAN ARE IDENTIFIED BY QUALITY LEVELS DEFINED BY CIVAS 38-02 "ASCE STANDARD GUIDELINE FOR COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA"
 LEVEL A (a) PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENTS OF SUBSURFACE UTILITIES.
 LEVEL B (b) INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. (IE DIGSAFE)
 LEVEL C (c) INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION.
 LEVEL D (d) INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

UTILITY NOTE
 THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

EXISTING BUILDING FOOTPRINT=358,560 SF

BENCHMARK HYDRANT BONNET BOLT ROAD SIDE ELEV = 122.64 (NAVD88)

BENCHMARK HYDRANT BONNET BOLT ROAD SIDE ELEV = 107.56 (NAVD88)

BENCHMARK HYDRANT BONNET BOLT PARKING LOT SIDE ELEV = 100.92 (NAVD88)

BENCHMARK HYDRANT BONNET BOLT ROAD SIDE ELEV = 100.24 (NAVD88)

SURVEY NOTES:

- THE EXISTING TOPOGRAPHY, AS DEPICTED HEREON, IS BASED ON AERIAL MAPPING BY BLUESKY (PROVIDED JAN. 2022) AND AN ON THE GROUND FIELD SURVEY BY THIS OFFICE (NOVEMBER AND DECEMBER 2022) AND IS IN ACCORDANCE WITH THE TOWN OF DURHAM, NEW HAMPSHIRE SITE PLAN REGULATIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE EXISTING TOPOGRAPHY PRIOR TO EARTHWORK OPERATIONS. NO CLAIM FOR EXTRA WORK DUE TO TOPOGRAPHIC INACCURACY SHALL BE CONSIDERED AFTER EARTHWORK HAS COMMENCED.
- SURVEY CONTROL INFORMATION:
 HORIZONTAL DATUM: NAD 83
 HORIZONTAL PROJECTION: NH STATE PLANE
 VERTICAL DATUM: NAVD88
 UNITS: US SURVEY FEET
- THE CONTRACTOR SHALL ONLY USE BENCHMARKS AS PROVIDED BY THE ENGINEER.
- UTILITY SERVICE LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO ANY CONSTRUCTION.

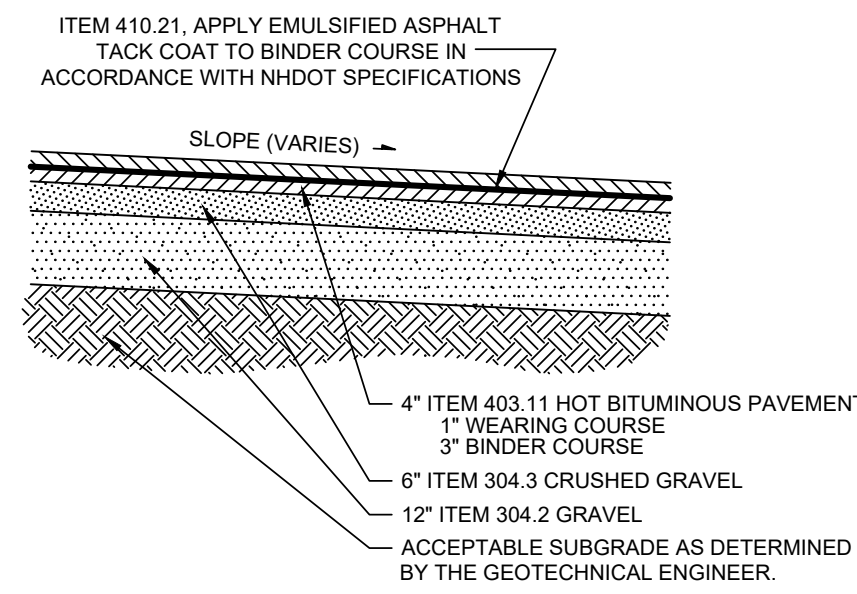
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 55 CAMBRIDGE STREET BURLINGTON, MASSACHUSETTS 01803 (781) 365-2416

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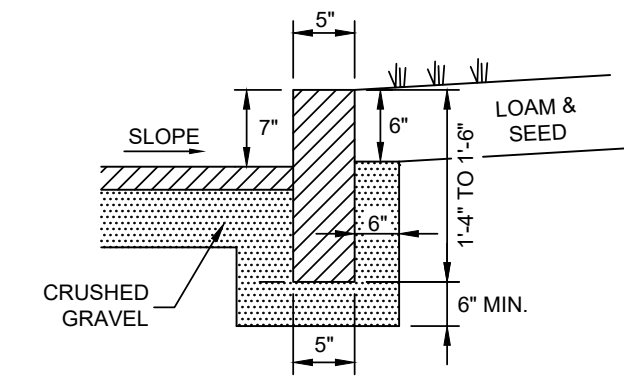
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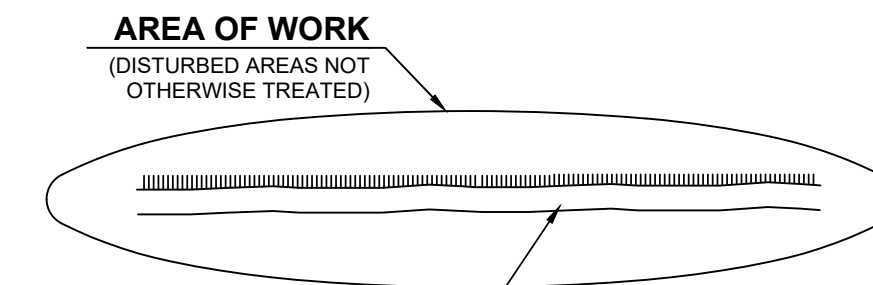
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 Scale: 1" = 40'
 Date: 5/13/2023
 2 of 5 5832-EB1
 DWG: 8832EB1-LOC1
 PLOT NUMBER: 150 JUNE 2023



HEAVY DUTY TYPICAL PAVEMENT SECTION
NOT TO SCALE



STRAIGHT OR CURVED GRANITE CURB
(ITEM 609.1 OR 609.2-MODIFIED)
NOT TO SCALE

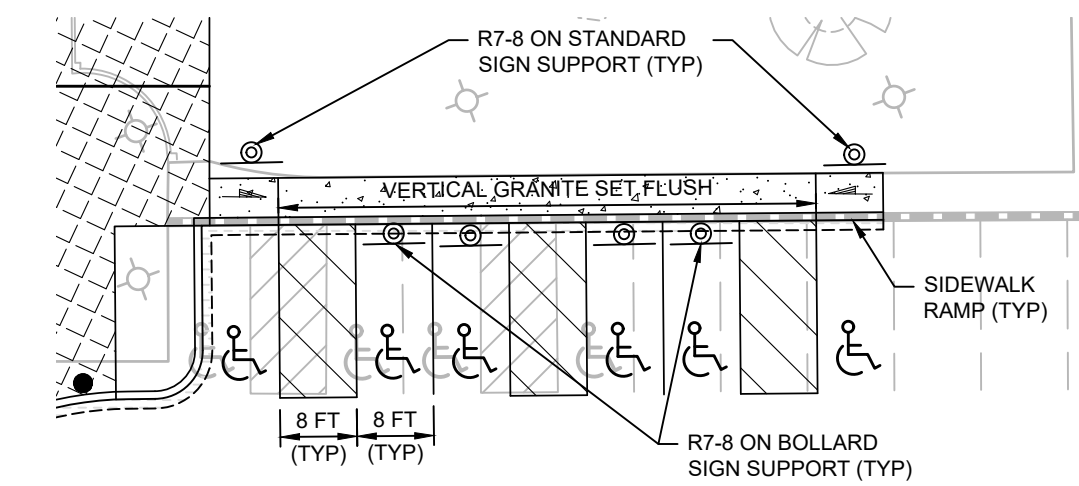


NHDOT ITEM	DESCRIPTION
641.06	6" LOAM LESTONE
642	FERTILIZER
643.11	SLOPE SEED TYPE 44
644.44	PARK SEED TYPE 15 (SEE EROSION CONTROL PLAN FOR SEED LOCATION)
OR 644.15	MULCH
645.1	MULCH

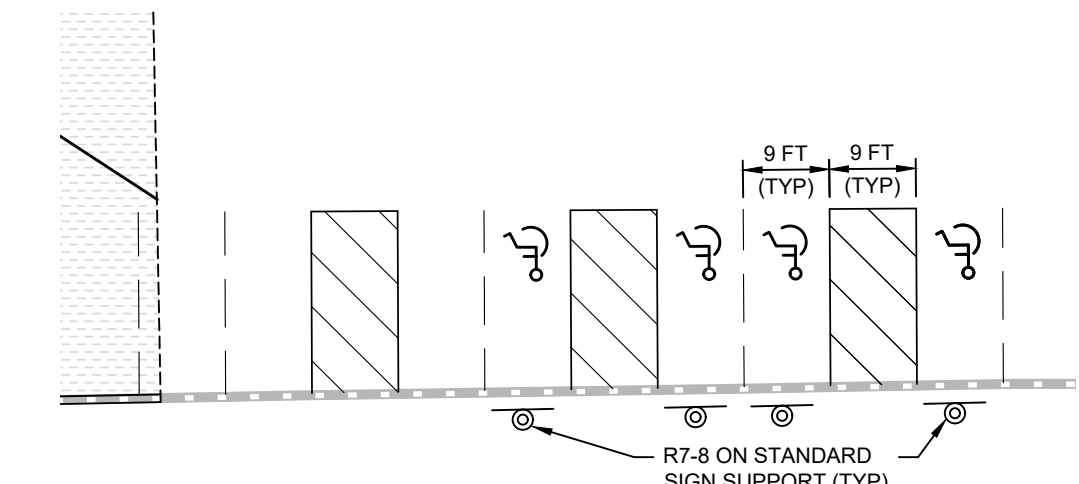
APPLICATION RATES
SEED: 80 LB./ACRE
FERTILIZER: 20 LB./1000 S.F. (10-10-10)
LIMESTONE: (PER NHDOT)
MULCH: 3 TONS/ACRE

LOAM AND SEED DETAIL
NOT TO SCALE

TEXT SEE MUTCD FOR TEXT DIMENSIONS	IDENTIFICATION NUMBER	SIZE WIDTH/HEIGHT
	TEXT DIMENSIONS	
	R7-8 (VAN MODIFIED)	12" x 18"
SEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS		

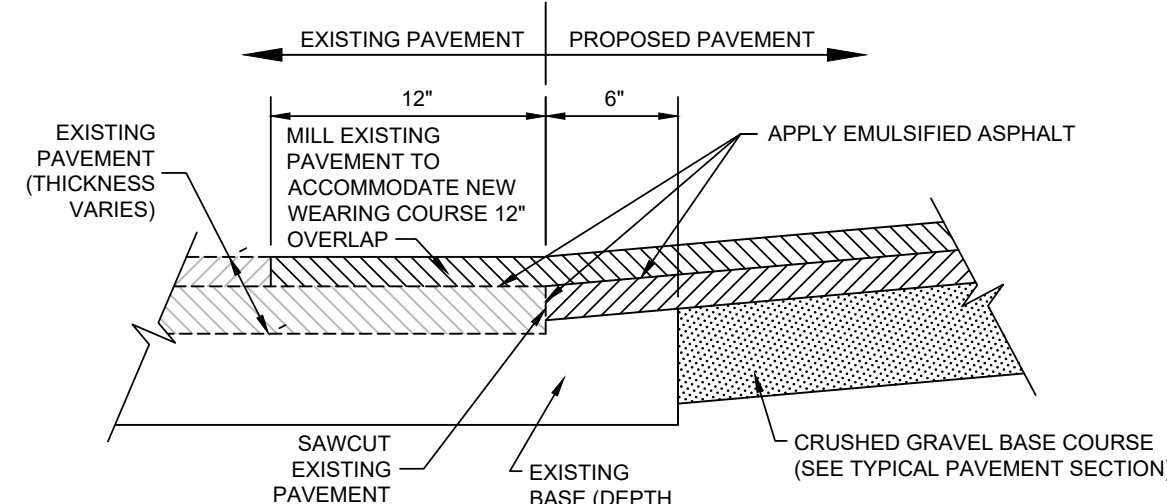


FRONT RIGHT ACCESSIBLE PARKING AREA DETAIL
SCALE: 1" = 20'

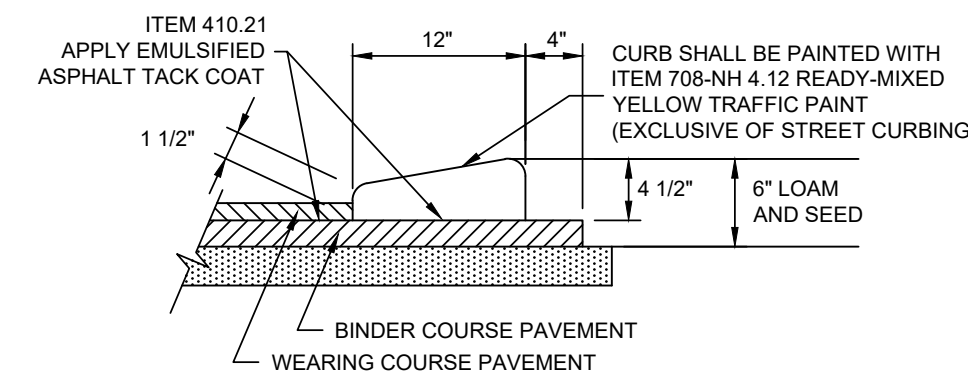


REAR ACCESSIBLE PARKING AREA DETAIL
SCALE: 1" = 20'

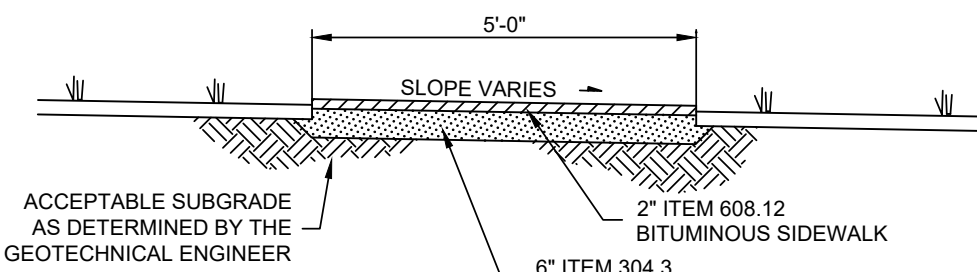
NOTE
GRADES IN PROPOSED ACCESSIBLE PARKING SPACES AND ACCESSIBLE AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION. CONTRACTOR TO VERIFY IN THE FIELD.



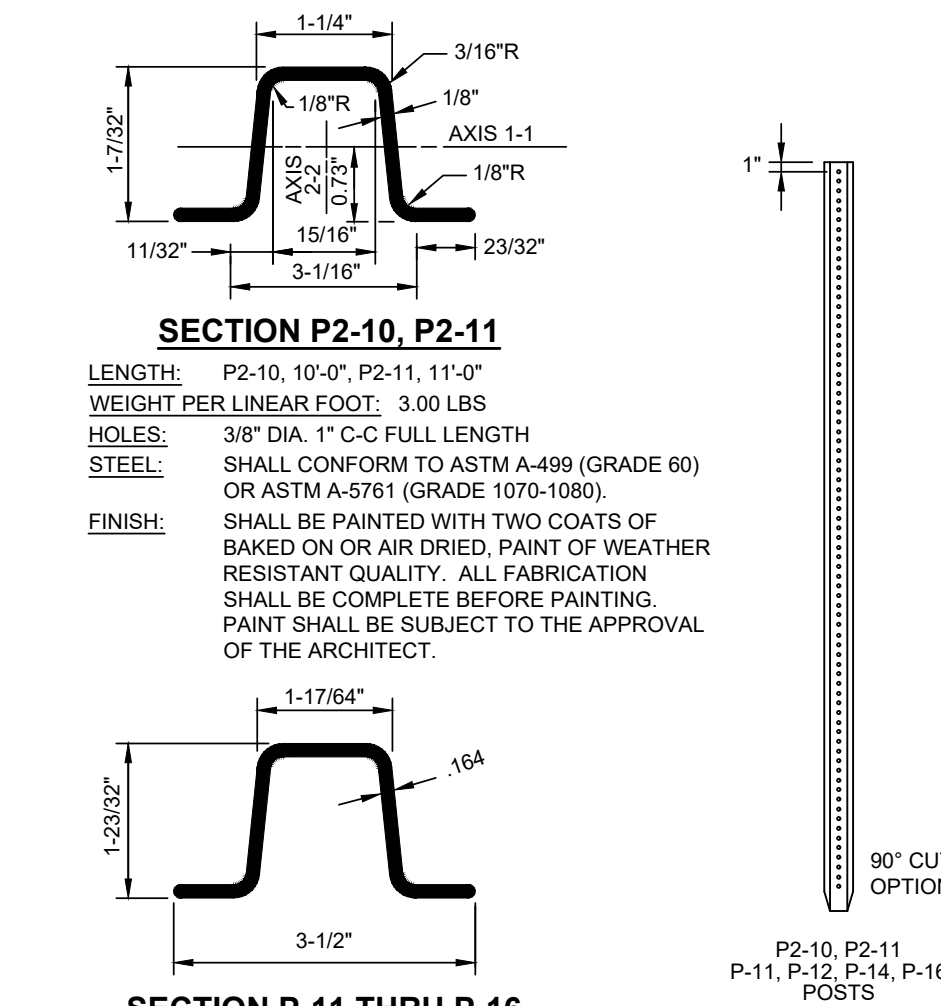
SAWCUT PAVEMENT DETAIL
NOT TO SCALE



CAPE COD BERM DETAIL
NOT TO SCALE

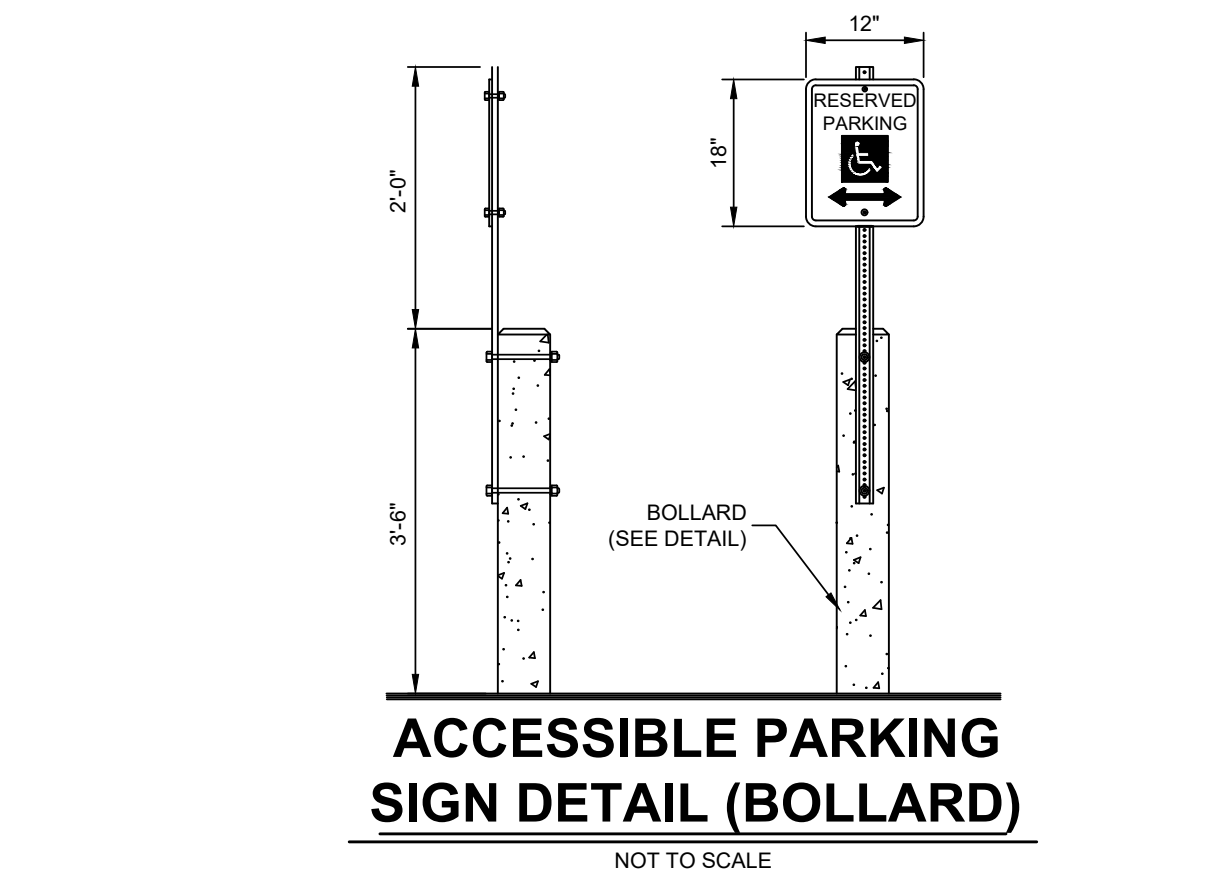


TYPICAL SECTION BITUMINOUS SIDEWALK
NOT TO SCALE

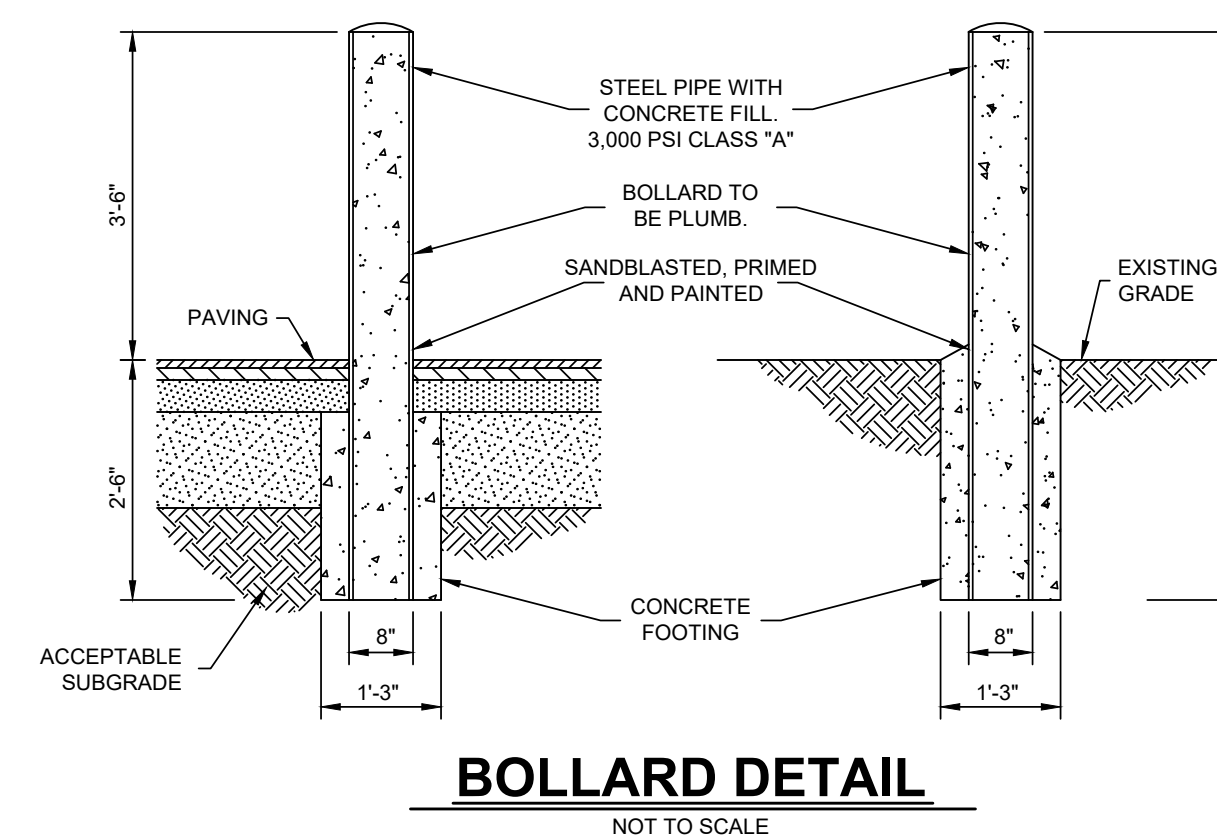


TRAFFIC SIGN SUPPORT DETAIL
NOT TO SCALE

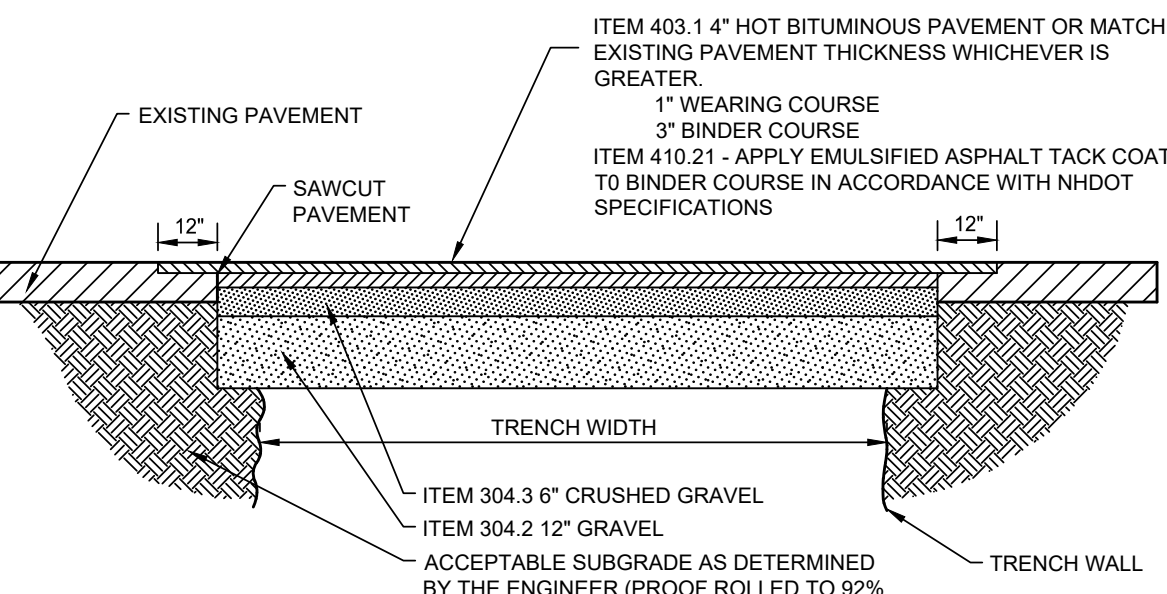
ACCESSIBLE PARKING SIGN DETAIL (BOLLARD)
NOT TO SCALE



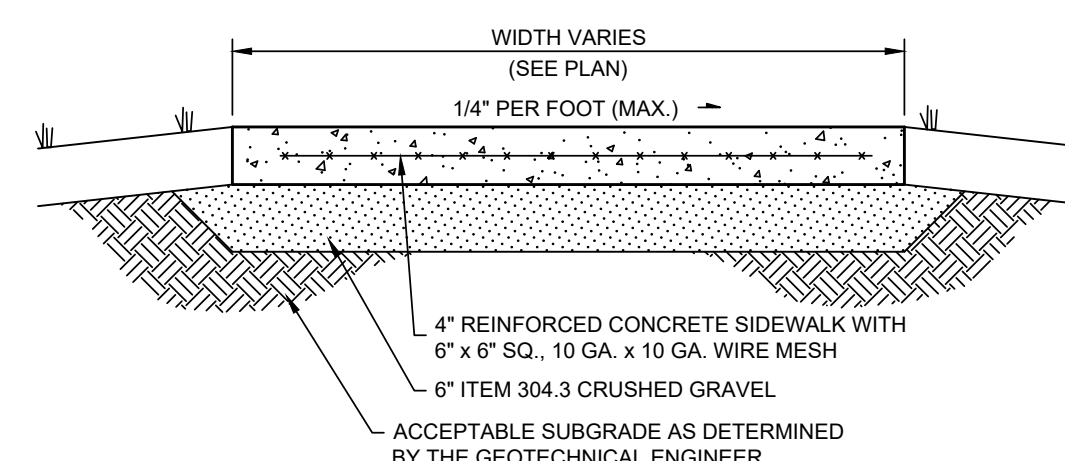
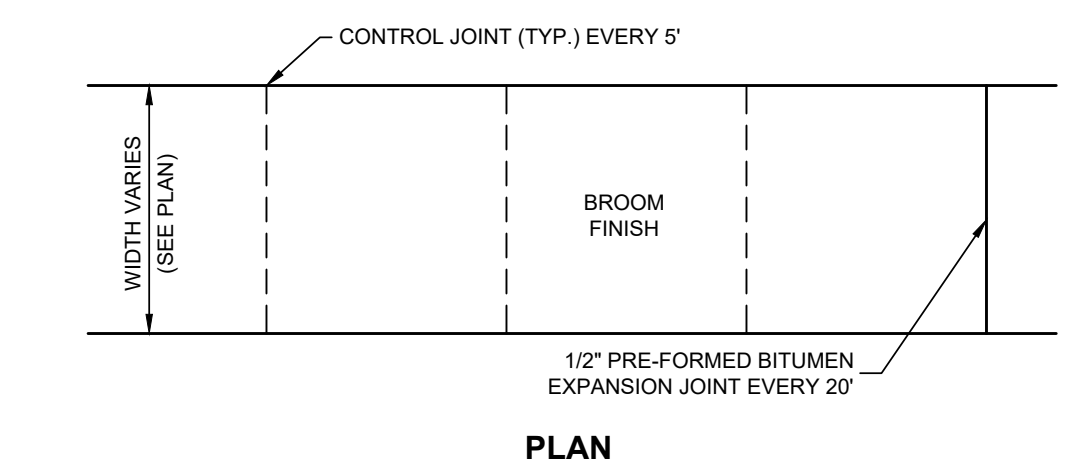
BOLLARD DETAIL
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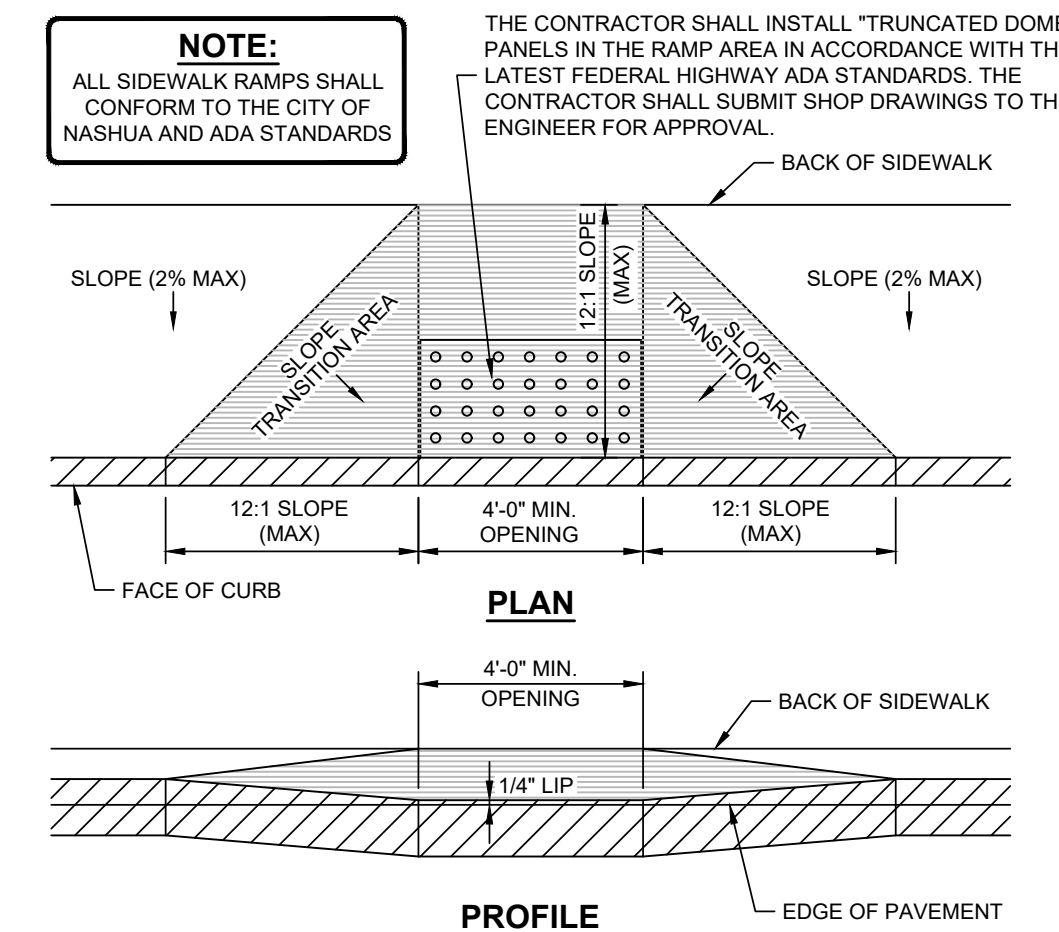
BOLLARD DETAIL
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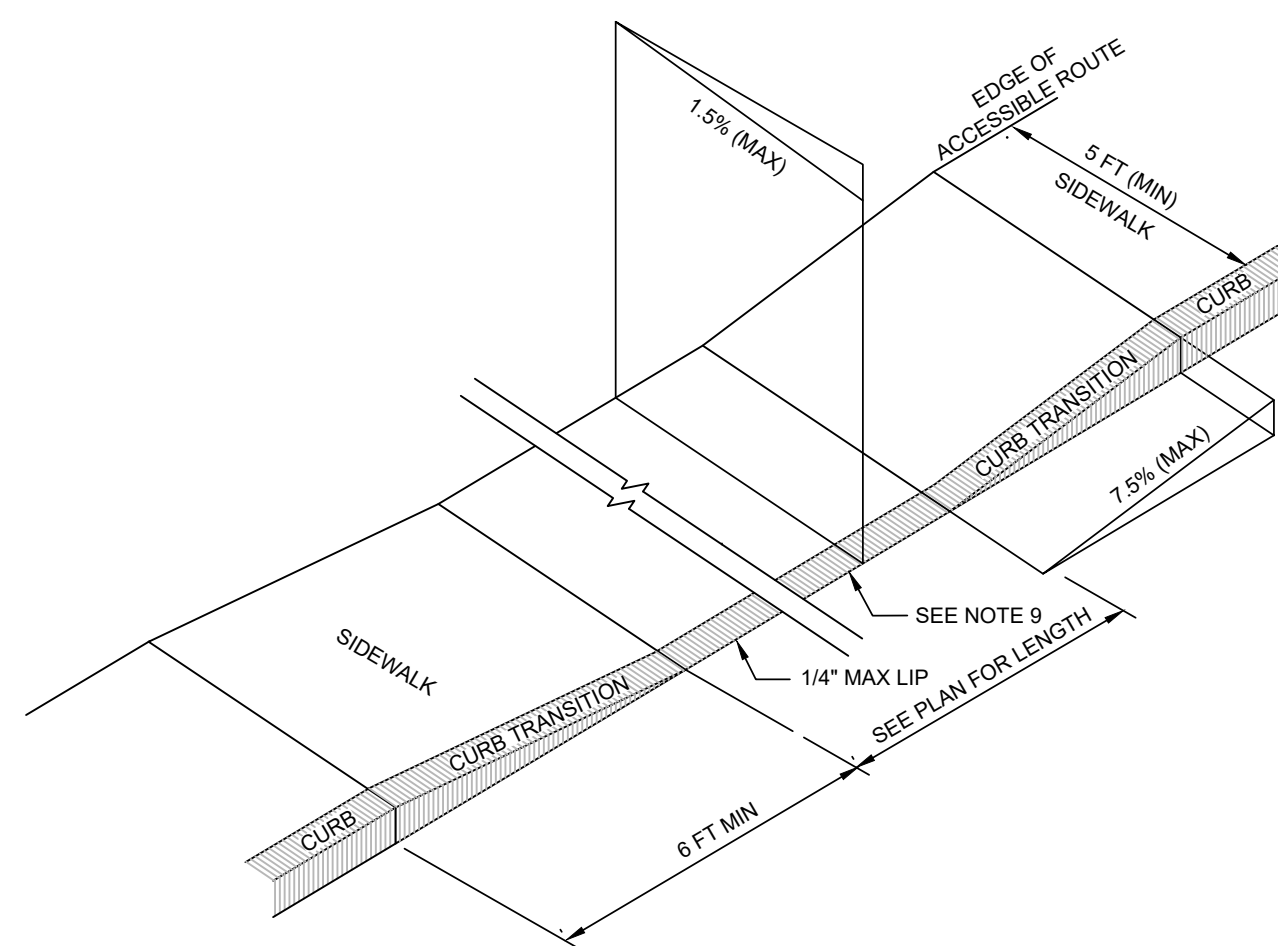
TRENCH PATCH DETAIL
NOT TO SCALE



REINFORCED CONCRETE SIDEWALK DETAIL (PEDESTRIAN TRAFFIC ONLY)
NOT TO SCALE



HANDICAP SIDEWALK RAMP
NOT TO SCALE



- NOTES:**
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (1" MIN).
 2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMP SHALL BE 5%.
 3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMP SHALL BE 7.5%.
 4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
 5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
 6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
 7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
 8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5 FT IN WIDTH (EXCLUDING CURB) A 5 FT X 5 FT PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
 9. ELIMINATE ALL CURBING AT RAMP (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS PAVEMENT.

HANDICAP ACCESSIBLE CURB RAMP DETAIL
NOT TO SCALE

CONSTRUCTION NOTES:

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF DURHAM, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, APPROVED AND ADOPTED, LATEST EDITION, ARE HEREBY INCORPORATED BY REFERENCE.
2. ROAD (PARKING LOT) AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS FOR ROAD CONSTRUCTION, BOARD OF PUBLIC WORKS, DURHAM, NEW HAMPSHIRE, AND THE STANDARD SPECIFICATIONS FOR SEWERS AND DRAINS, BOARD OF PUBLIC WORKS, MILFORD, NEW HAMPSHIRE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
4. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

EROSION CONTROL NOTES:

1. SILT SACKS AND OTHER EROSION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY EXCAVATION WORK.
2. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS DICTATED BY SITE CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
3. BEST MANAGEMENT PRACTICES (BMPs) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
4. LOAM AND MATERIAL STOCKPILE AREAS STOCKPILE AREAS SHALL BE SURROUNDED BY SILT FENCE AND BE TEMPORARILY SEEDED IF THEY ARE LEFT UNTOUCHED FOR MORE THAN TEN (10) DAYS.
5. AN AREA SHALL BE CONSIDERED STABLE ONLY IF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
 - A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
 - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED.
 - OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

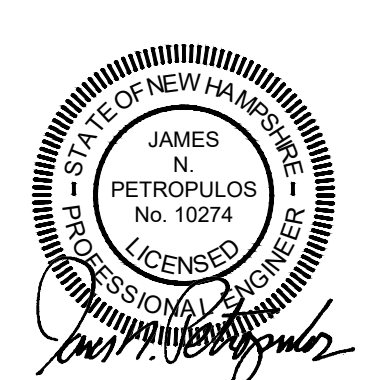
NO.	DATE	REVISION	BY

PREPARED FOR:
R.J. KELLY COMPANY, INC.
55 CAMBRIDGE STREET BURLINGTON, MASSACHUSETTS 01803 (781) 365-2416

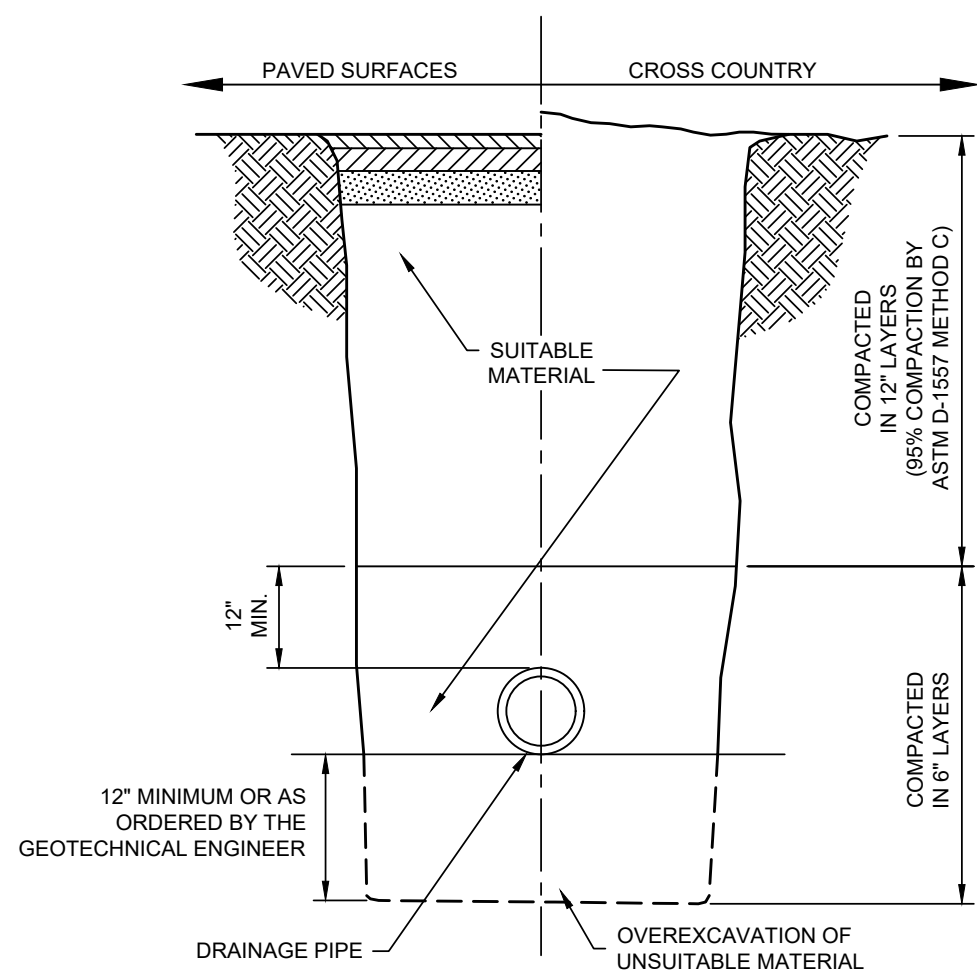
RECORD OWNER:
121 TECH OWNER, L.L.C.
121 TECHNOLOGY DRIVE BURLINGTON, MASSACHUSETTS 01803 (781) 365-2416

GENERAL SITE SHEET 204, LOTS 1 & 2
SITE IMPROVEMENTS PLAN
121 TECHNOLOGY DRIVE
DURHAM, NEW HAMPSHIRE

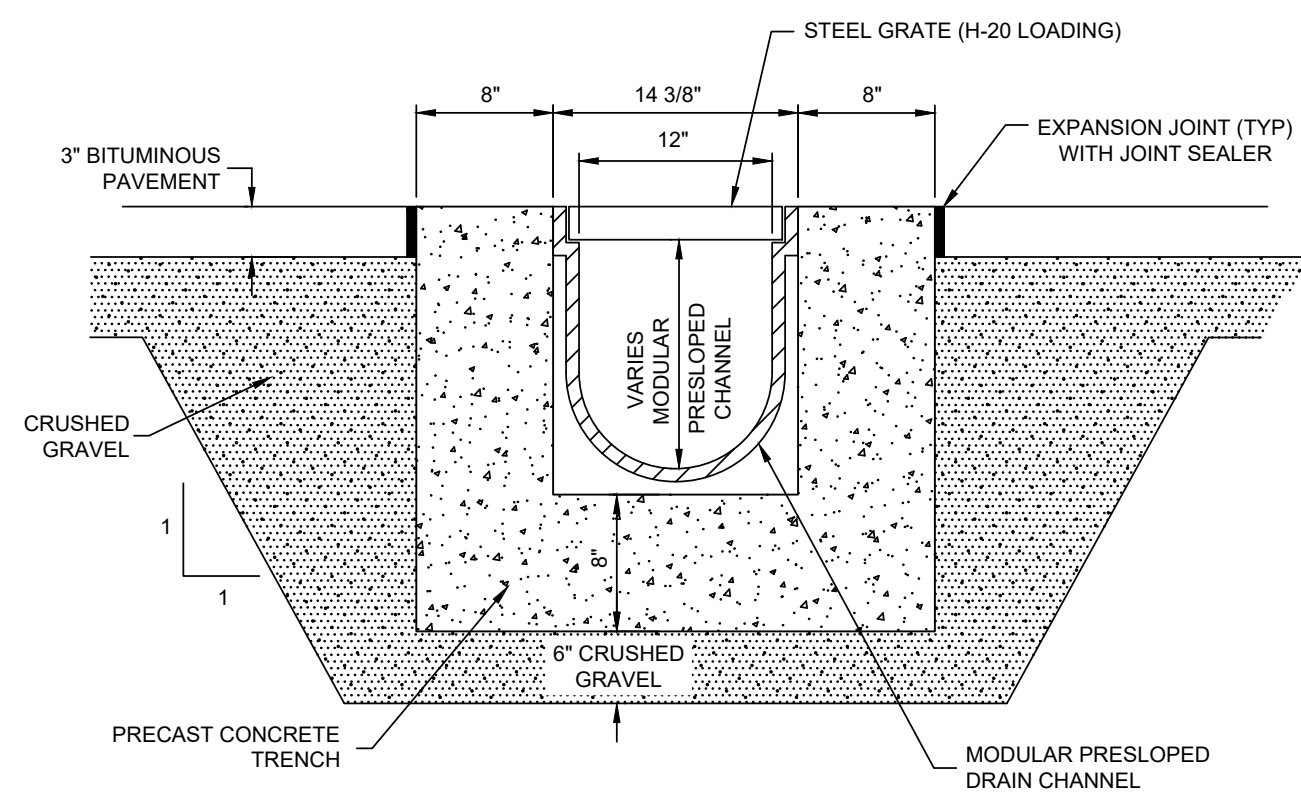
DATE: 30 JUNE 2023
SCALE: AS SHOWN
DWG: 5832-EB1
SHEET: 4 OF 5
FIELD BOOK: 1986, 1989
DWG. LOC.: 5000\9832\DWG\5832-EB1



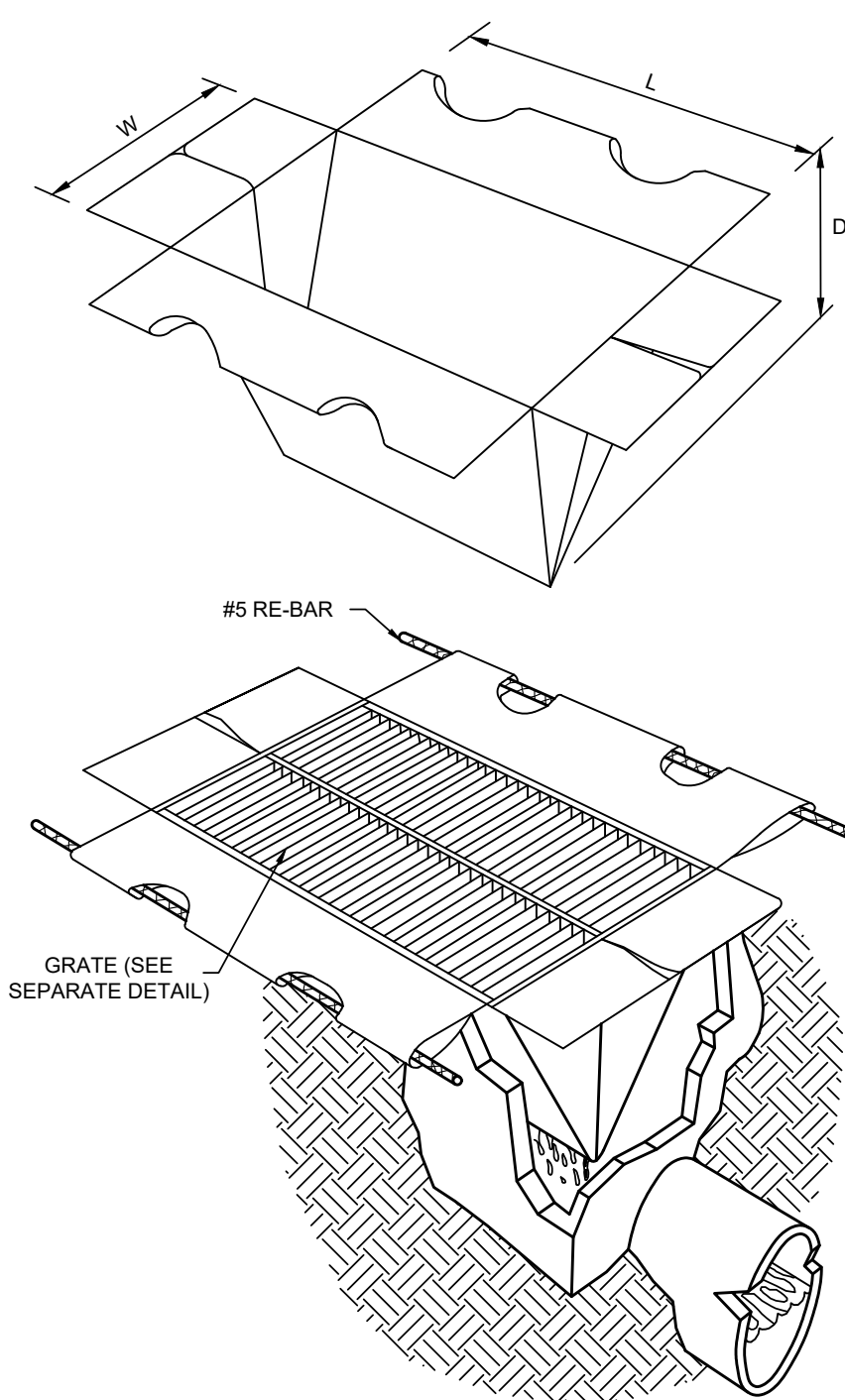
HESI Hayner/Swanson, Inc.
Civil Engineers/Land Surveyors
3 Coe Street, Middlebury, Vermont
New Berlin, Vermont
(802) 243-1501
www.haynerswanson.com



TYPICAL DRAINAGE TRENCH SECTION
NOT TO SCALE



TRENCH DRAIN DETAIL
NOT TO SCALE



SILTSAK® DETAIL
NOT TO SCALE

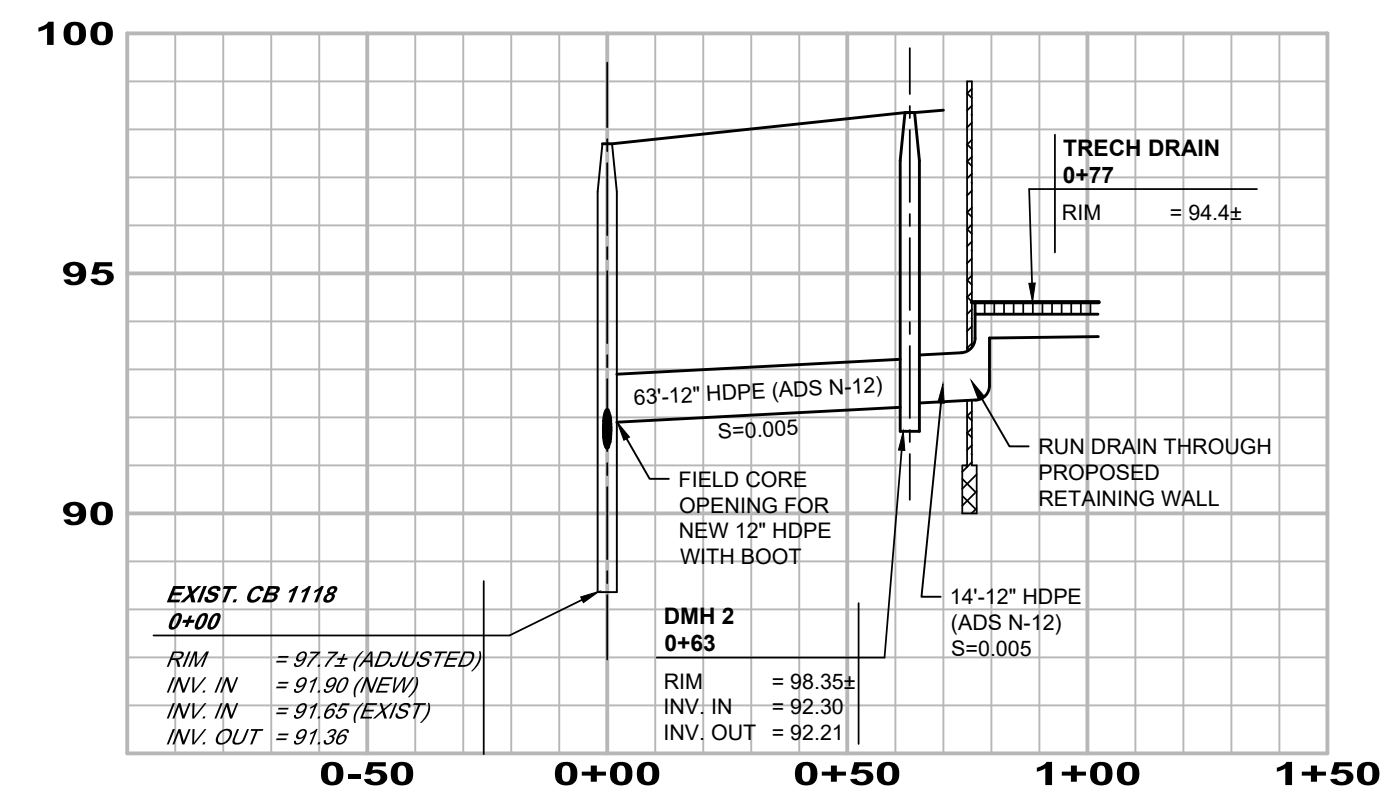
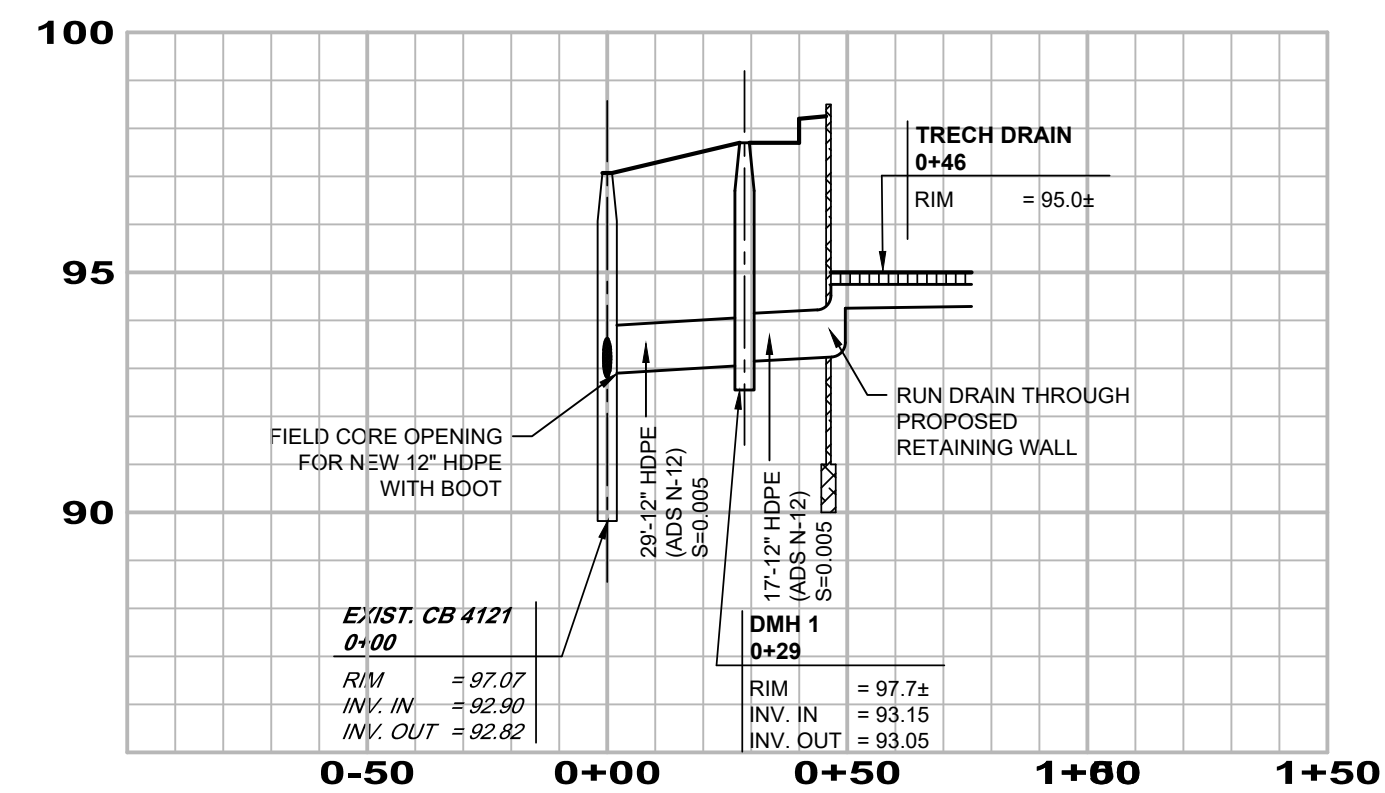
SILTSAK® NOTES:

- THE SILTSAK® SHALL BE MANUFACTURED FROM WOVEN POLYPROPYLENE AND SEWN BY A DOUBLE NEEDLE MACHINE, USING A HIGH STRENGTH NYLON THREAD.
- THE SILTSAK® SEAMS SHALL HAVE A CERTIFIED AVERAGE WIDTH STRENGTH PER ASTM D-4884 STANDARDS AS FOLLOWS:

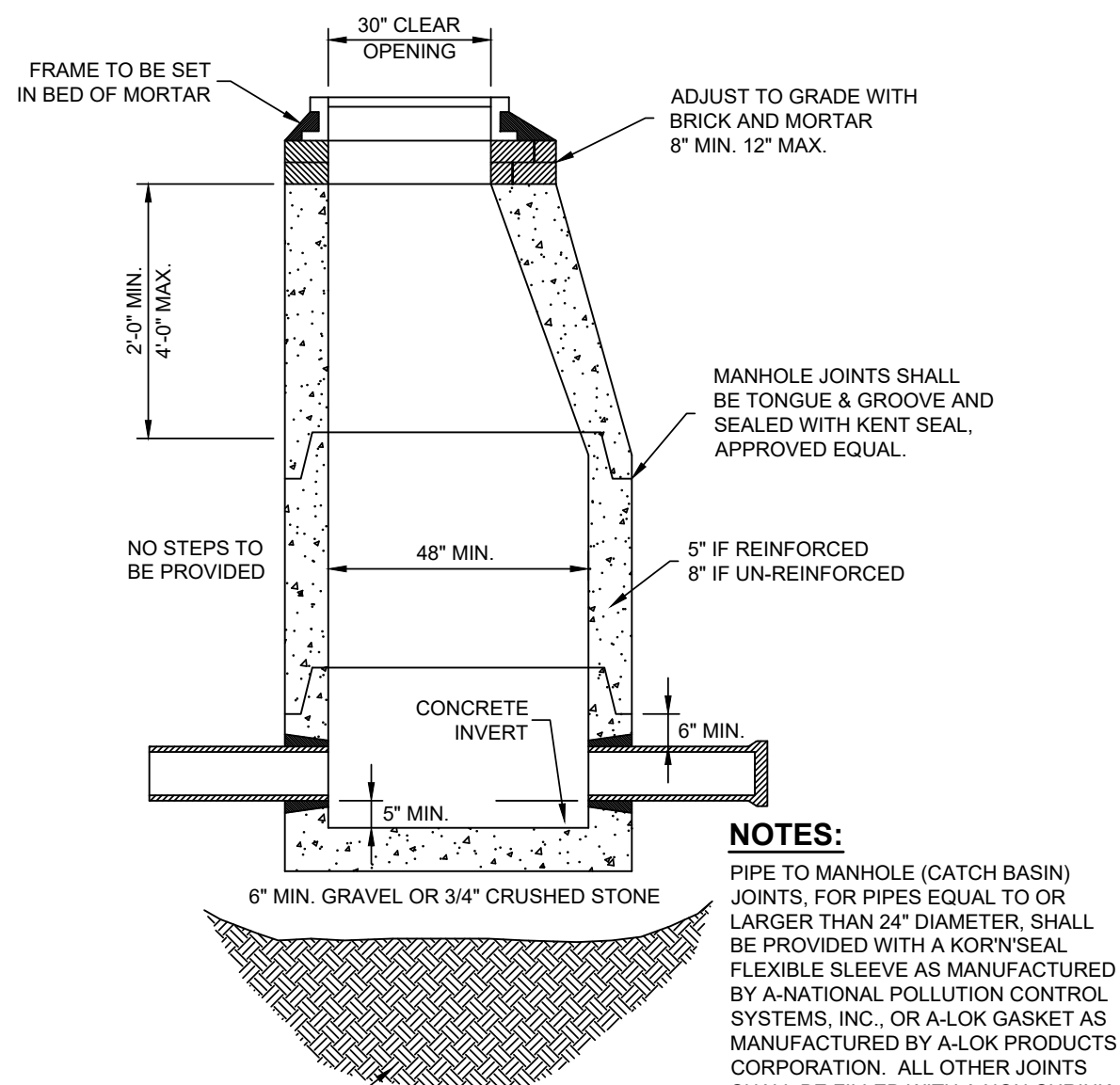
SILTSAK® STYLE	TEST METHOD	TEST RESULT
REGULAR FLOW	ASTM D-4884	114.6 LBS/IN
HI-FLOW	ASTM D-4884	165.0 LBS/IN
- THE SILTSAK® WILL BE MANUFACTURED TO FIT THE OPENING OF THE CATCH BASIN OR DROP INLET. THE SILTSAK® WILL HAVE THE FOLLOWING FEATURES: TWO DUMP STRAPS ATTACHED AT THE BOTTOM TO FACILITATE THE EMPTYING OF THE SILTSAK®; THE SILTSAK® SHALL HAVE LIFTING LOOPS AS AN INTEGRAL PART OF THE SYSTEM TO BE USED TO LIFT THE SILTSAK® FROM THE BASIN; THE SILTSAK® SHALL HAVE A RESTRAINT CORD APPROXIMATELY HALFWAY UP THE SACK TO KEEP THE SIDES AWAY FROM THE CATCH BASIN WALLS. THIS YELLOW CORD IS ALSO A VISIBLE MEANS OF INDICATING WHEN THE SACK SHOULD BE EMPTIED, CLEANED, AND PLACED BACK INTO THE BASIN.
- THE GEOTEXTILE FABRIC SHALL BE WOVEN POLYPROPYLENE FABRIC WITH THE FOLLOWING PROPERTIES:

PROPERTY	TEST METHOD	TEST RESULT
GRAB TENSILE	ASTM D-4632	300 LBS
GRAB ELONGATION	ASTM D-4631	20%
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/FT ²
PERMITTIVITY	ASTM D-4491	0.55 SEC

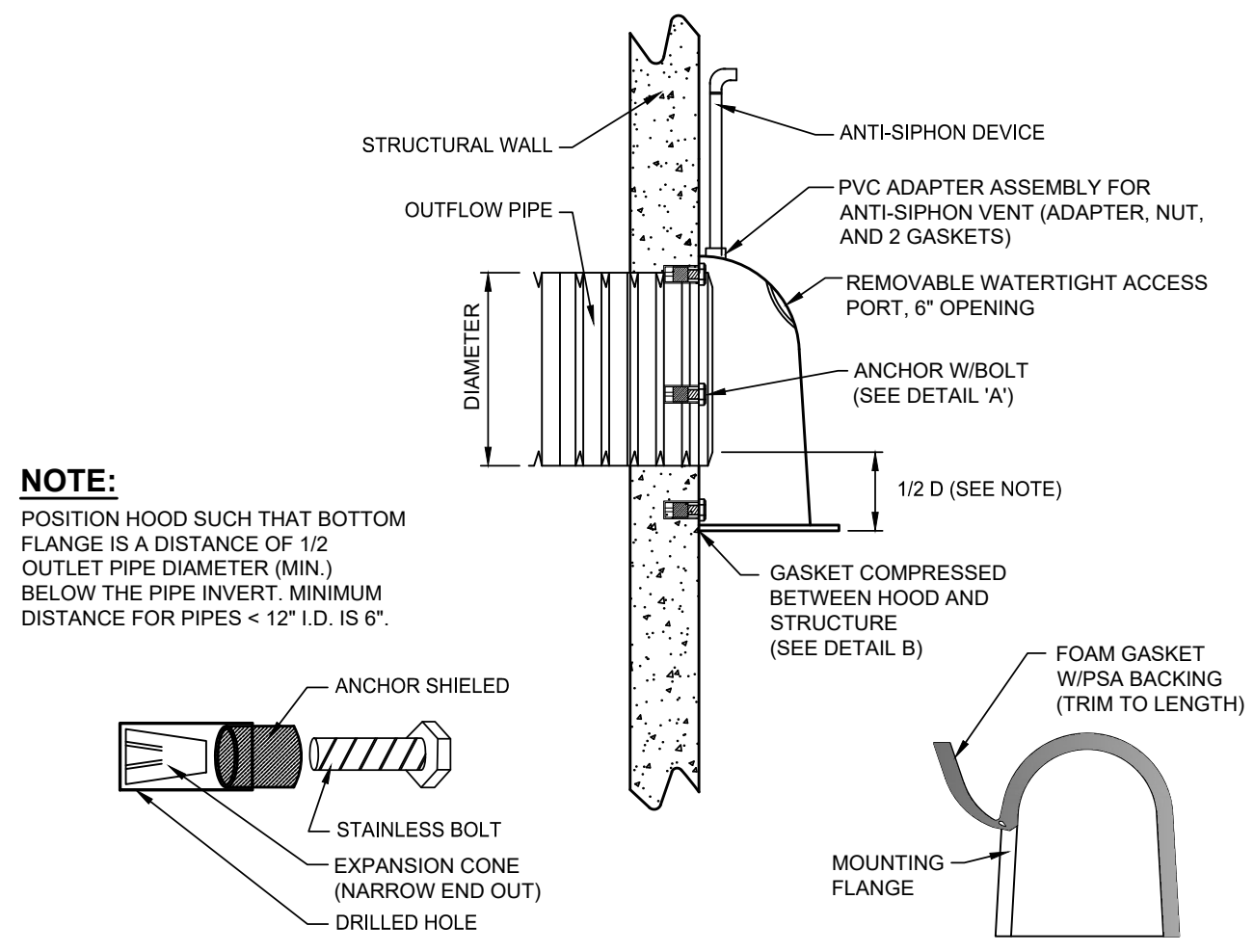
OR SILTSAK® HI-FLOW	TEST METHOD	TEST RESULT
GRAB TENSILE	ASTM D-4632	265 LBS
GRAB ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/FT ²
PERMITTIVITY	ASTM D-4491	1.5 SEC



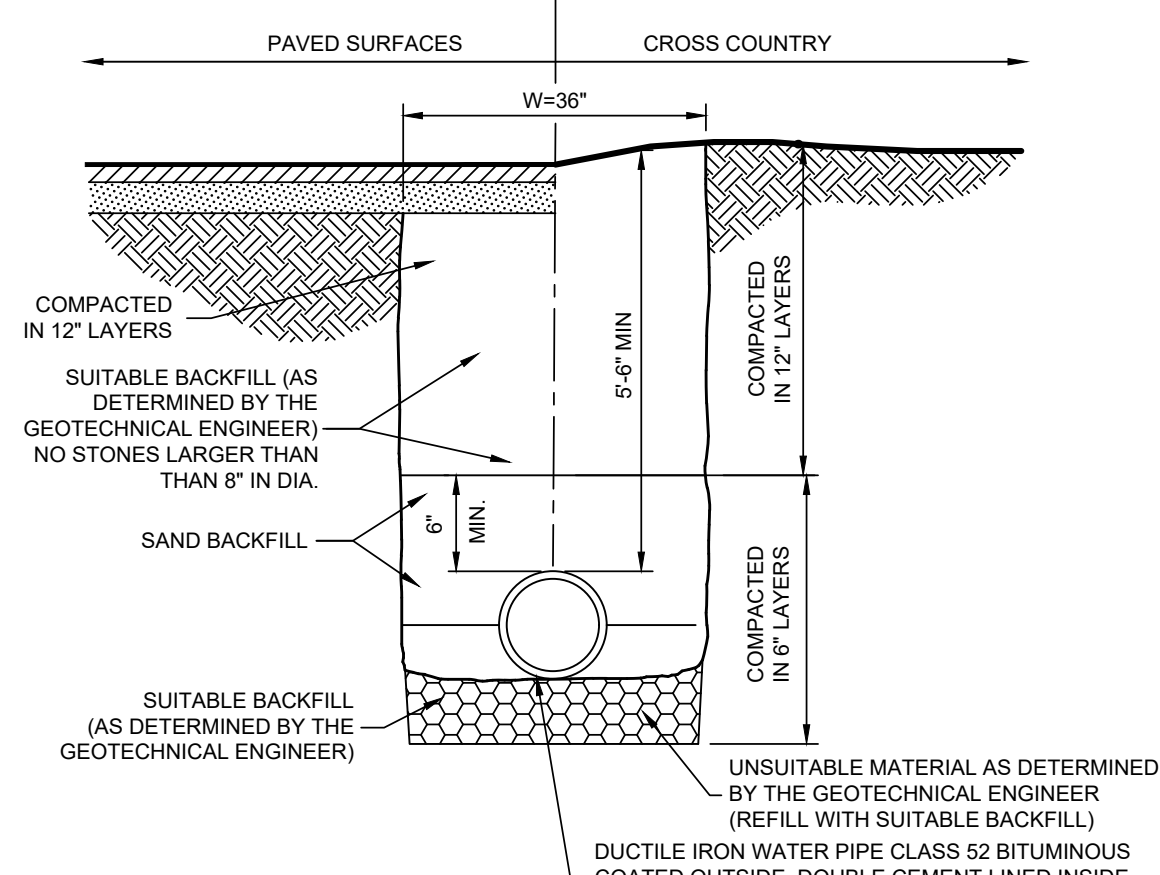
DRAINAGE PROFILES
SCALE: H/V 1" = 40' 1" = 4'



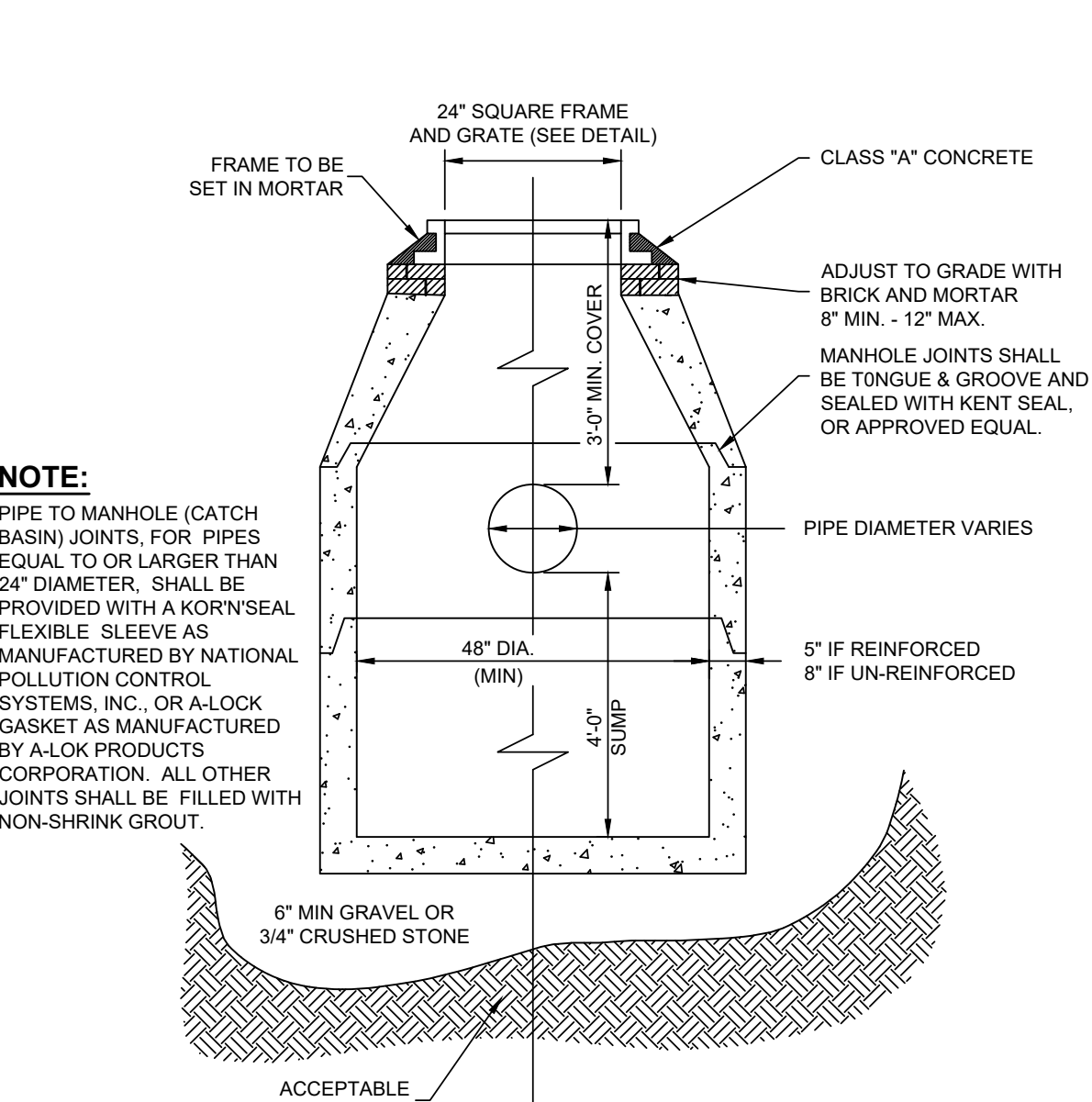
DRAIN MANHOLE DETAIL
NOT TO SCALE



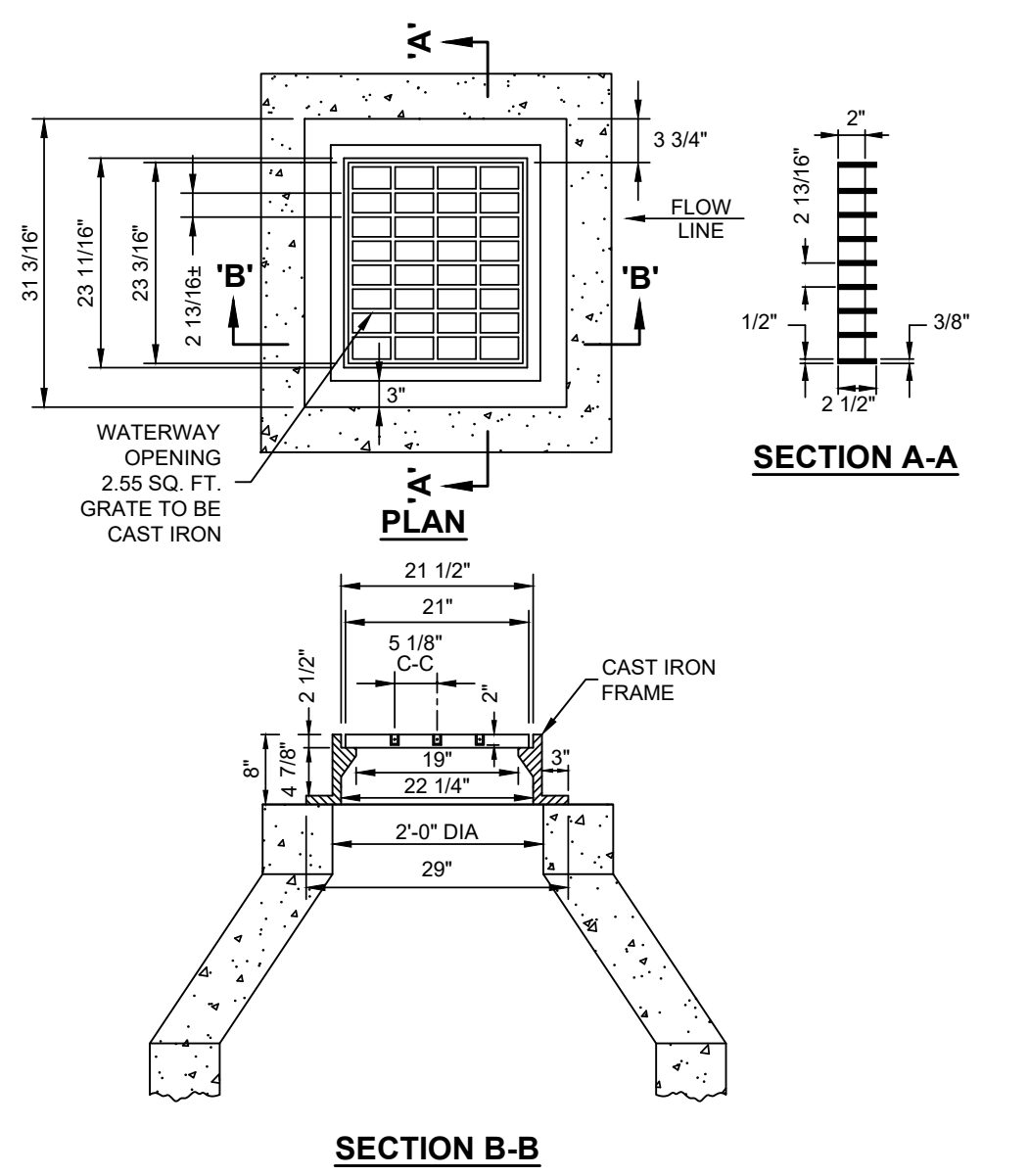
SNOUT® OIL AND DEBRIS STOP DETAIL
NOT TO SCALE



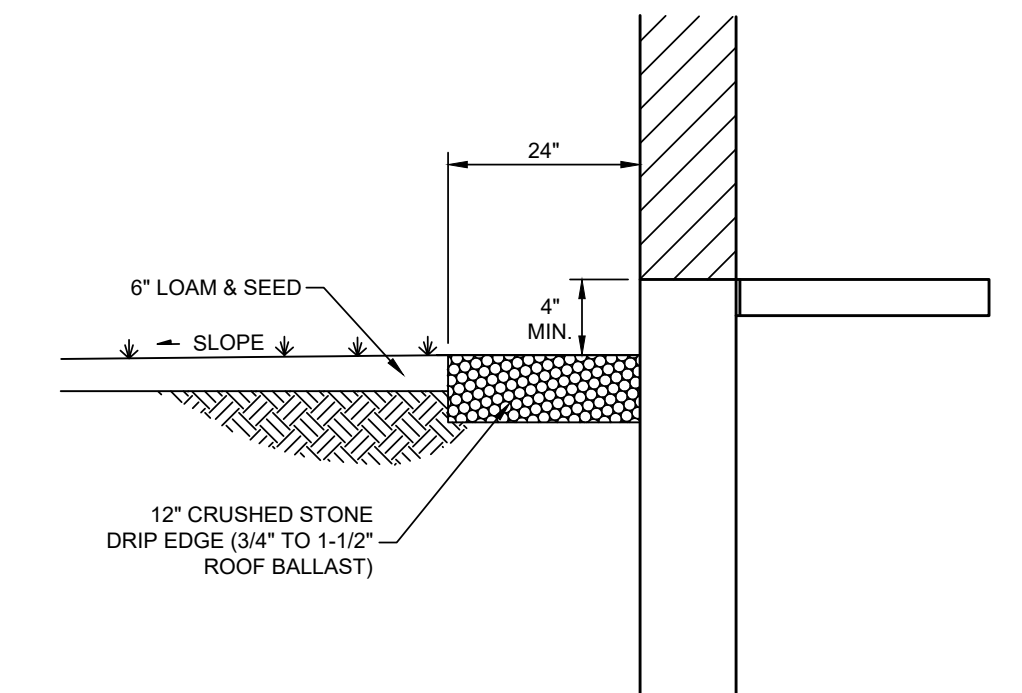
TYPICAL WATER TRENCH SECTION
NOT TO SCALE



CATCH BASIN DETAIL
NOT TO SCALE



CATCH BASIN - TYPE B FRAME AND COVER DETAIL
(NHDOT STANDARD)
NOT TO SCALE



CRUSHED STONE DRIP EDGE DETAIL
NOT TO SCALE

PREPARED FOR:
R.J. KELLY COMPANY, INC.
55 CAMBRIDGE STREET BURLINGTON, MASSACHUSETTS 01803 (781) 365-2416

RECORD OWNER:
121 TECH OWNER, L.L.C.
55 CAMBRIDGE STREET BURLINGTON, MASSACHUSETTS 01803 (781) 365-2416

DETAIL SHEET 1 & 2 GENERAL SITE
(MAP 204, LOTS 1 & 2)
SITE IMPROVEMENTS PLAN
121 TECHNOLOGY DRIVE
DURHAM, NEW HAMPSHIRE

DATE: 10/30/2023
SCALE: AS SHOWN
DWG: 5832-EB1
SHEET: 5 OF 5

FIELD BOOK: 1986, 1289 | DWG LOC.: S00001832.DWG | S&S2 EB1
No. 10274
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No. 10274
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Civil Engineers/Land Surveyors
100 Middlebury Street
Durham, NH 03824
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www.haynerswanson.com

JAMES N. PETROPULOS
No. 10274
LICENSED PROFESSIONAL ENGINEER
EXPIRES 12/31/2024