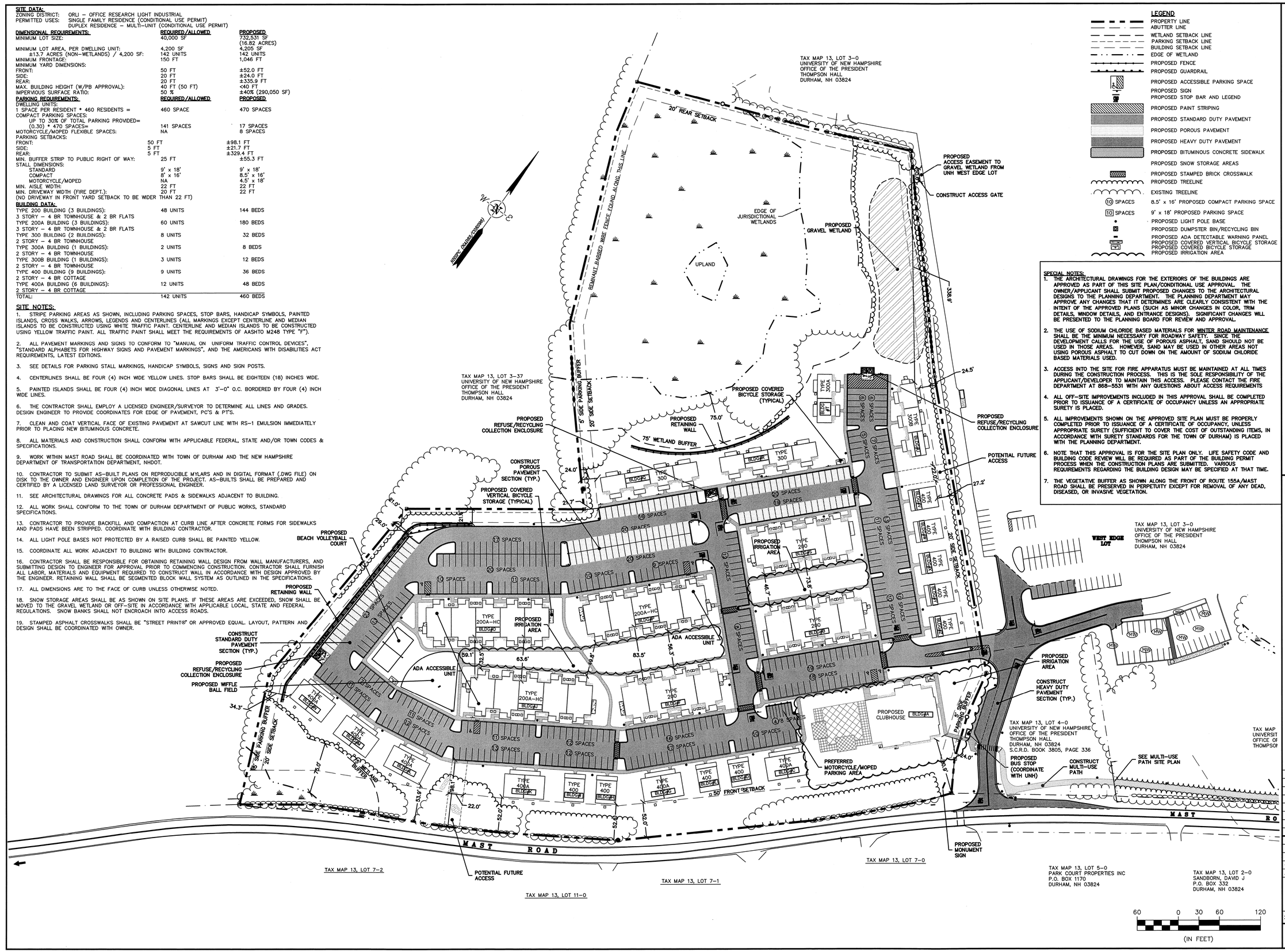
SITE DATA:
ZONING DISTRICT: ORLI – OFFICE RESEARCH LIGHT INDUSTRIAL
PERMITTED USES: SINGLE FAMILY RESIDENCE (CONDITIONAL USE PERMIT)
DUPLEX RESIDENCE – MULTI–UNIT (CONDITIONAL USE PERMIT)

DIMENSIONAL REQUIREMENTS:	**REQUIRED/ALLOWED**	**PROPOSED**
MINIMUM LOT SIZE:	40,000 SF	732,531 SF (16.82 ACRES)
MINIMUM LOT AREA, PER DWELLING UNIT:	4,200 SF	4,205 SF
±13.7 ACRES (NON–WETLANDS) / 4,200 SF:	142 UNITS	142 UNITS
MINIMUM FRONTAGE:	150 FT	1,046 FT
MINIMUM YARD DIMENSIONS:		
FRONT:	50 FT	±52.0 FT
SIDE:	20 FT	±24.0 FT
REAR:	20 FT	±335.9 FT
MAX. BUILDING HEIGHT (W/PB APPROVAL):	40 FT (50 FT)	<40 FT
IMPERVIOUS SURFACE RATIO:	50 %	±40% (290,050 SF)
PARKING REQUIREMENTS:	**REQUIRED/ALLOWED**	**PROPOSED**
DWELLING UNITS:		
1 SPACE PER RESIDENT * 460 RESIDENTS =	460 SPACE	470 SPACES
COMPACT PARKING SPACES: UP TO 30% OF TOTAL PARKING PROVIDED= (0.30) * 470 SPACES=	141 SPACES	17 SPACES
MOTORCYCLE/MOPED FLEXIBLE SPACES:	NA	8 SPACES
PARKING SETBACKS:		
FRONT:	50 FT	±98.1 FT
SIDE:	5 FT	±21.7 FT
REAR:	5 FT	±329.4 FT
MIN. BUFFER STRIP TO PUBLIC RIGHT OF WAY:	25 FT	±55.3 FT
STALL DIMENSIONS:		
STANDARD	9' x 18'	9' x 18'
COMPACT	8' x 16'	8.5' x 16'
MOTORCYCLE/MOPED	NA	4.5' x 18'
MIN. AISLE WIDTH:	22 FT	22 FT
MIN. DRIVEWAY WIDTH (FIRE DEPT.):	20 FT	22 FT
(NO DRIVEWAY IN FRONT YARD SETBACK TO BE WIDER THAN 22 FT)		
BUILDING DATA:		
TYPE 200 BUILDING (3 BUILDINGS): 3 STORY – 4 BR TOWNHOUSE & 2 BR FLATS	48 UNITS	144 BEDS
TYPE 200A BUILDING (3 BUILDINGS): 3 STORY – 4 BR TOWNHOUSE & 2 BR FLATS	60 UNITS	180 BEDS
TYPE 300 BUILDING (2 BUILDINGS): 2 STORY – 4 BR TOWNHOUSE	8 UNITS	32 BEDS
TYPE 300A BUILDING (1 BUILDINGS): 2 STORY – 4 BR TOWNHOUSE	2 UNITS	8 BEDS
TYPE 300B BUILDING (1 BUILDINGS): 2 STORY – 4 BR TOWNHOUSE	3 UNITS	12 BEDS
TYPE 400 BUILDING (9 BUILDINGS): 2 STORY – 4 BR COTTAGE	9 UNITS	36 BEDS
TYPE 400A BUILDING (6 BUILDINGS): 2 STORY – 4 BR COTTAGE	12 UNITS	48 BEDS
TOTAL:	142 UNITS	460 BEDS

SITE NOTES:

1. STRIPE PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, HANDICAP SYMBOLS, PAINTED ISLANDS, CROSS WALKS, ARROWS, LEGENDS AND CENTERLINES (ALL MARKINGS EXCEPT CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT. CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING YELLOW TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F").
2. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
3. SEE DETAILS FOR PARKING STALL MARKINGS, HANDICAP SYMBOLS, SIGNS AND SIGN POSTS.
4. CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE.
5. PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'–0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
6. THE CONTRACTOR SHALL EMPLOY A LICENSED ENGINEER/SURVEYOR TO DETERMINE ALL LINES AND GRADES. DESIGN ENGINEER TO PROVIDE COORDINATES FOR EDGE OF PAVEMENT, PC'S & PT'S.
7. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS–1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
8. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND/OR TOWN CODES & SPECIFICATIONS.
9. WORK WITHIN MAST ROAD SHALL BE COORDINATED WITH TOWN OF DURHAM AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION DEPARTMENT, NHDOT.
10. CONTRACTOR TO SUBMIT AS–BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DWG FILE) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS–BUILTS SHALL BE PREPARED AND CERTIFIED BY A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
11. SEE ARCHITECTURAL DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
12. ALL WORK SHALL CONFORM TO THE TOWN OF DURHAM DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS.
13. CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED. COORDINATE WITH BUILDING CONTRACTOR.
14. ALL LIGHT POLE BASES NOT PROTECTED BY A RAISED CURB SHALL BE PAINTED YELLOW.
15. COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING RETAINING WALL DESIGN FROM WALL MANUFACTURERS, AND SUBMITTING DESIGN TO ENGINEER FOR APPROVAL PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO CONSTRUCT WALL IN ACCORDANCE WITH DESIGN APPROVED BY THE ENGINEER. RETAINING WALL SHALL BE SEGMENTED BLOCK WALL SYSTEM AS OUTLINED IN THE SPECIFICATIONS.
17. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
18. SNOW STORAGE AREAS SHALL BE AS SHOWN ON SITE PLANS. IF THESE AREAS ARE EXCEEDED, SNOW SHALL BE MOVED TO THE GRAVEL WETLAND OR OFF–SITE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. SNOW BANKS SHALL NOT ENCROACH INTO ACCESS ROADS.
19. STAMPED ASPHALT CROSSWALKS SHALL BE "STREET PRINT®" OR APPROVED EQUAL. LAYOUT, PATTERN AND DESIGN SHALL BE COORDINATED WITH OWNER.



LEGEND

- PROPERTY LINE
- ABUTTER LINE
- WETLAND SETBACK LINE
- PARKING SETBACK LINE
- BUILDING SETBACK LINE
- EDGE OF WETLAND
- PROPOSED FENCE
- PROPOSED GUARDRAIL
- PROPOSED ACCESSIBLE PARKING SPACE
- PROPOSED SIGN
- PROPOSED STOP BAR AND LEGEND
- PROPOSED PAINT STRIPING
- PROPOSED STANDARD DUTY PAVEMENT
- PROPOSED POROUS PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED BITUMINOUS CONCRETE SIDEWALK
- PROPOSED SNOW STORAGE AREAS
- PROPOSED STAMPED BRICK CROSSWALK
- PROPOSED TREELINE
- EXISTING TREELINE
- (10) SPACES — 8.5' x 16' PROPOSED COMPACT PARKING SPACE
- (10) SPACES — 9' x 18' PROPOSED PARKING SPACE
- PROPOSED LIGHT POLE BASE
- PROPOSED DUMPSTER BIN/RECYCLING BIN
- PROPOSED ADA DETECTABLE WARNING PANEL
- PROPOSED COVERED VERTICAL BICYCLE STORAGE
- PROPOSED COVERED BICYCLE STORAGE
- PROPOSED IRRIGATION AREA

SPECIAL NOTES:

1. THE ARCHITECTURAL DRAWINGS FOR THE EXTERIORS OF THE BUILDINGS ARE APPROVED AS PART OF THIS SITE PLAN/CONDITIONAL USE APPROVAL. THE OWNER/APPLICANT SHALL SUBMIT PROPOSED CHANGES TO THE ARCHITECTURAL DESIGNS TO THE PLANNING DEPARTMENT. THE PLANNING DEPARTMENT MAY APPROVE ANY CHANGES THAT IT DETERMINES ARE CLEARLY CONSISTENT WITH THE INTENT OF THE APPROVED PLANS (SUCH AS MINOR CHANGES IN COLOR, TRIM DETAILS, WINDOW DETAILS, AND ENTRANCE DESIGNS). SIGNIFICANT CHANGES WILL BE PRESENTED TO THE PLANNING BOARD FOR REVIEW AND APPROVAL.
2. THE USE OF SODIUM CHLORIDE BASED MATERIALS FOR WINTER ROAD MAINTENANCE SHALL BE THE MINIMUM NECESSARY FOR ROADWAY SAFETY. SINCE THE DEVELOPMENT CALLS FOR THE USE OF POROUS ASPHALT, SAND SHOULD NOT BE USED IN THOSE AREAS. HOWEVER, SAND MAY BE USED IN OTHER AREAS NOT USING POROUS ASPHALT TO CUT DOWN ON THE AMOUNT OF SODIUM CHLORIDE BASED MATERIALS USED.
3. ACCESS INTO THE SITE FOR FIRE APPARATUS MUST BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROCESS. THIS IS THE SOLE RESPONSIBILITY OF THE APPLICANT/DEVELOPER TO MAINTAIN THIS ACCESS. PLEASE CONTACT THE FIRE DEPARTMENT AT 868–5531 WITH ANY QUESTIONS ABOUT ACCESS REQUIREMENTS
4. ALL OFF–SITE IMPROVEMENTS INCLUDED IN THIS APPROVAL SHALL BE COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY UNLESS AN APPROPRIATE SURETY IS PLACED.
5. ALL IMPROVEMENTS SHOWN ON THE APPROVED SITE PLAN MUST BE PROPERLY COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, UNLESS APPROPRIATE SURETY (SUFFICIENT TO COVER THE COST OF OUTSTANDING ITEMS, IN ACCORDANCE WITH SURETY STANDARDS FOR THE TOWN OF DURHAM) IS PLACED WITH THE PLANNING DEPARTMENT.
6. NOTE THAT THIS APPROVAL IS FOR THE SITE PLAN ONLY. LIFE SAFETY CODE AND BUILDING CODE REVIEW WILL BE REQUIRED AS PART OF THE BUILDING PERMIT PROCESS WHEN THE CONSTRUCTION PLANS ARE SUBMITTED. VARIOUS REQUIREMENTS REGARDING THE BUILDING DESIGN MAY BE SPECIFIED AT THAT TIME.
7. THE VEGETATIVE BUFFER AS SHOWN ALONG THE FRONT OF ROUTE 155A/MAST ROAD SHALL BE PRESERVED IN PERPETUITY EXCEPT FOR REMOVAL OF ANY DEAD, DISEASED, OR INVASIVE VEGETATION.

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STATE OF NEW HAMPSHIRE BRADLEE MEZQUITA No. 08830 LICENSED PROFESSIONAL ENGINEER

Peak Campus Development, LLC

The Lodges at West Edge

Durham, NH

Mark	Date	Description
E	6/21/13	REVISED FOR FINAL APPROVAL
D	6/11/13	ISSUED FOR BUILDING PERMIT
C	11/1/12	REVISED FOR PB SUBMISSION
B	9/26/12	REVISED FOR PB SUBMISSION
A	8/22/12	PB SUBMISSION

PROJECT NO:	P0637
FILE:	P0637_SITE.dwg
DRAWN BY:	KAM/SLK1
CHECKED:	JMP2
APPROVED BY:	GMM

OVERALL SITE PLAN

SCALE: AS SHOWN

SHEET 4