



TOWN OF DURHAM
15 NEWMARKET RD
DURHAM, NH 03824-2898
603/868-8064 603/868-8065
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www.ci.durham.nh.us

NOTICE OF DECISION

Project Name: Kappa Delta Sorority Parking Lot Expansion
Address: 25 Madbury Road
Applicant: Alpha Sigma House Corporation of Kappa Delta Sorority
Engineer: Mike Sievert, MJS Engineering
Property Owner: Alpha Sigma House Corporation
Map and Lot: Map 2, Lot 12-2
Zoning: Central Business District
Date of approval: November 6, 2013

"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.

Precedent Conditions

[Office use only. Date certified: _____; CO signed off _____; As-built's received? _____; All surety returned: _____]

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Department. Certification of the plans is required prior to commencing any construction. Once these precedent conditions are met and the plans are certified the approval is considered final.

*****Please note. If all of the precedent conditions are not met within 6 calendar months to the day of the board's approval - by May 6, 2014 - the board's approval will be considered to have lapsed and resubmission of the application will be required (unless an after-the-fact extension is granted by the Planning Board). It is the sole responsibility of the applicant (or his/her agent) to ensure that these conditions are met by this deadline. We urge the applicant to carefully track his/her progress in meeting the individual conditions. See RSA 674:39 on vesting.**

- 1) Plan modifications. Make the following modifications to the plan drawings:
 - a) Add approval block on each page of drawings for signature of Planning Department. It should read: "Final Approval by Durham Planning Board. Certified by _____ Date _____"
 - b) Remove proposed bike rack and show location of existing bike rack.
 - c) Add gas line to sheets C1 and C2.

- d) Provide reinforcement detail for the step footing.
 - e) Submit final landscaping plan as shown to the Planning Board on November 6, 2013 (If there are any changes then the plan must come back to the Planning Board for review and approval).
- 2) Plan notes. Add the following notes (or equivalent) to the plan drawings:
- a) “For more information about this site plan, or to see the complete plan set, contact The Town of Durham Planning Department, 15 Newmarket Road, Durham, NH 03824. (603) 868-8064.”
 - b) “All outside construction 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 6:00 p.m. Saturday”.
 - c) “If construction occurs in the Fall/Winter then removal of the subbase material will be required prior to placement of the porous asphalt.”
- 3) Confirm that the arborvitae will not interfere with the drainage swale.
- 4) Inspectors. Make appropriate arrangements with the Town for inspectors to be on hand, paid for by the applicant, when the retaining wall is built and the porous pavement installed.
- 5) Landscaping surety. Provide landscaping surety per Section 175-120 L. of the Zoning Ordinance.
- 6) Signature. Sign this notice at the bottom.
- 7) Final drawings. The following complete sets of final approved drawings shall be submitted for signature (except the electronic version) by the Town: (a) one large set of mylars; (b) one large set of black line drawings; (c) one set of 11"x17" drawings; plus (d) one electronic version by pdf or CD. Each individual sheet in every set of drawings must be stamped and signed by the land surveyor, engineer, or architect responsible for the plans.

General and Subsequent Terms and Conditions

All of the conditions below are attached to this approval.

- 1)# Site work. No site work may be undertaken until: a) all of the precedent conditions are met; b) the preconstruction meeting with Town staff has taken place; c) all appropriate erosion and sedimentation control structures are in place; and d) per Note 6 on Sheet C2, the orange fence to protect the trees must be in place and approved by the Town. These erosion and sedimentation control measures and the orange fence must be in place prior to the pre-construction meeting in order that they may be inspected at the meeting. Contact the Planning Department to arrange for the preconstruction meeting.

- 2) As built. Two as-built drawings measuring 11x17” shall be submitted. The as-built drawings must include the following language or equivalent: “This as-built drawing substantially conforms with the final plans approved by the Town of Durham Planning Board and certified by the Planning and Development Department except for the following significant modifications:”. If no significant modifications were made simply state “none”. Otherwise, itemize the modifications on the as-built.

- 3) Execution. The project must be built and executed exactly as specified in the approved application package unless changes are approved by the Town.

- 4) Approval. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.

- 5) Other permits. It is the responsibility of the applicant to obtain all other local, state, and federal permits, licenses, and approvals which may be required as part of this project. Contact the Town of Durham Code Enforcement Department at 868-8064 regarding building permits.

- 6) Findings of fact. a) The applicant submitted an application, supporting documents, and plans for the project; b) The Planning Board accepted the application as complete on September 25, 2013, held a site walk on October 4, 2013, and held a public hearing on October 9, 2013; c) The Planning Board reviewed the application in accordance with state law, the Durham Zoning Ordinance, the Durham Site Plan Regulations, and other applicable law and found that the application meets all requirements; and d) The Planning Board duly approved the application as stated herein.

 Representative of Alpha Sigma House Corp
 of Kappa Delta Sorority

 date

 Peter Wolfe
 Planning Board chair

 date