

TAX MAP 2, LOT 12-0
 ALPHA CHI-OMEGA NATIONAL HOUSING
 9339 CASTLE CREEK PARKWAY NORTH
 MONAPOULS, NH 03209-4343
 S.C.R.D. 2851, PAGE 189

TAX MAP 2, LOT 12-2
 ALPHA SIGMA HOUSE CORP. OF
 KAPPA DELTA SORORITY
 C/O IN DEMAND REALTY
 1000 DOWER, NH 03820
 S.C.R.D. 1859, PAGE 0532

TAX MAP 2, LOT 11-6
 SIMMER PROPERTIES, LLC
 433, ROUTE 108
 SOMERSWORTH, NH 03878
 S.C.R.D. 2337, PAGE 574

LOT 12-4
 10,716 sq. ft.
 2.382 acres

LOT 12-3
 9,126 sq. ft.
 0.222 acres

UNLITES NOTE:
 ALL ELECTRIC, GAS, TELEPHONE, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK SHALL BE UNDERTAKEN ON THIS SITE USING THE INFORMATION PROVIDED HEREIN WITHOUT THE SUBJECT SERVICE LOCATION FOR INFORMATION REGARDING SUCH. CALL DIO-SAFE: 1-888-DIG-SAFE (1-888-344-7233)

APPROVED BY THE DURHAM PLANNING BOARD
 ON _____ CERTIFIED BY
 _____ CHAIRPERSON, AND/OR
 SECRETARY OR OTHER MEMBERS ON _____

GRAPHIC SCALE
 (IN FEET)
 1 inch = 20 ft

MAGNETIC

LEGEND

- UTILITY POLE & GUY WIRE
- UTILITY POLE W/ ONE LIGHT
- SIGN
- GAS GATE VALVE
- METAL POST
- JURISDICTIONAL WETLAND SYMBOL
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- CONCRETE PAD
- LANDSCAPED AREA
- DUMPSTER
- OVERHEAD WIRES
- APPROX. ABUTTERS LOT LINE
- APPROX. PROPERTY LINES
- STONE WALL
- TREE LINE
- EDGE OF JURISDICTIONAL WETLAND
- APPROX. FLOOD ZONE LINE
- SEWER LINE
- DRAIN LINE
- PROPOSED EDGE OF PAVEMENT
- EDGE OF PAVEMENT

LOCUS
 NOT TO SCALE

SITE DATA BLOCK

PLAN INTENT: TO CONSTRUCT 8-9'X8' PARKING SPACES TO REPLACE THE 8 SPACES DISPLACED ON LOT 12-4. THE PARKING EASEMENT (REF. IN EASEMENT NOTE A) IN PARCELS 12-2, 12-3, AND 12-4 SHALL BE REMOVED ALONG WITH THE 8' WIDE LANDSCAPING EASEMENT (REF. IN EASEMENT NOTE B).

ZONE: CG (GENERAL BUSINESS)

MIN. LOT AREA: 5,000 sq. ft.

MIN. FRONT YIELD/REAR SETBACK: 50 FT.

MIN. SIDE YIELD/REAR SETBACK: 10 FT.

SETBACK REQUIREMENTS ARE OUTLINED IN THE "DEVELOPMENT STANDARD" SECTION OF THE DURHAM ZONING ORDINANCE.

THE PROPERTY IS SUBJECT TO ANY AND ALL APPLICABLE ZONING REGULATIONS NOT OUTLINED ABOVE.

GENERAL NOTES:

- OWNER OF RECORD: KAPPA DELTA SORORITY, C/O IN DEMAND REALTY, PO BOX 9, 03820, S.C.R.D. 1859, PAGE 0532
- LOT AREA: 0.63 ACRES (27429± SF)
- REFERENCE: KAPPA DELTA SORORITY
- FIELD SURVEY PERFORMED BY JML & L.P.S. DURING 08/13 USING A GEODEMETER 600 PRO TOTAL STATION WITH A TDS RANGER DATA COLLECTOR AND A SOKKIA B21AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
- HORIZONTAL DATUM BASED ON MAGNETIC ORIENTATION (1999)
- VERTICAL DATUM IS BASED ON NAD89 PER DISK UH3 ELEV.=76.72'

PARKING CALCULATIONS:

SORORITIES: 1 PER RESIDENT
 MAX RESIDENTS: 42
 REQUIRED PARKING: 42 SPACES
 PROVIDED PARKING: 24 SPACES

* THIS PROPOSAL DOES NOT CHANGE THE OCCUPANCY AT THE SITE. THE NUMBER OF PARKING SPACES PROVIDED AT THE PROPERTY USE IS 24 WITH 8 SPACES OF DIFFERENT SIZE ON THE ADJACENT PARCEL AT 17 MADBURY ROAD.

EASEMENT NOTES:

PARCELS 12-2, 12-3, AND 12-4 SUBJECT TO, AND/OR IN BENEFIT OF, THE FOLLOWING EASEMENTS RESTRICTIONS, ETC:

- SUBJECT TO A PARKING EASEMENT IN FAVOR OF TAX MAP 2 LOT 12-2.
- SUBJECT TO A LANDSCAPING EASEMENT IN FAVOR OF TAX MAP 2 LOT 12-2, IN BENEFIT OF AN 8' WIDE LANDSCAPING EASEMENT OVER TAX MAP 2 LOT 12-2, SEE S.C.R.D. BOOK 1060 PAGE 320.
- SUBJECT TO THE RESTRICTION THAT THE NORTHERLY PORTION OF THE LOT, WHICH IS THE 8' WIDE LANDSCAPING EASEMENT, SHALL BE USED AS A PARKING LOT IN ADDITION TO THE ADJACENT PARCEL AT 17 MADBURY ROAD. THIS PARCEL IS A NON-BUILDING LOT.

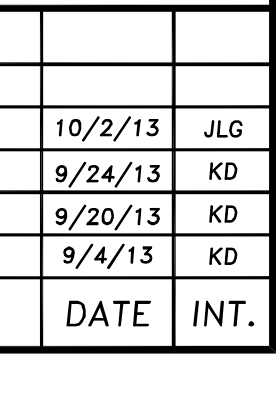
PROPOSED SITE PLAN
 prepared for
KAPPA DELTA SORORITY
 (TAX MAP 2, LOT 12-2)
 25 MADBURY ROAD DURHAM, NH

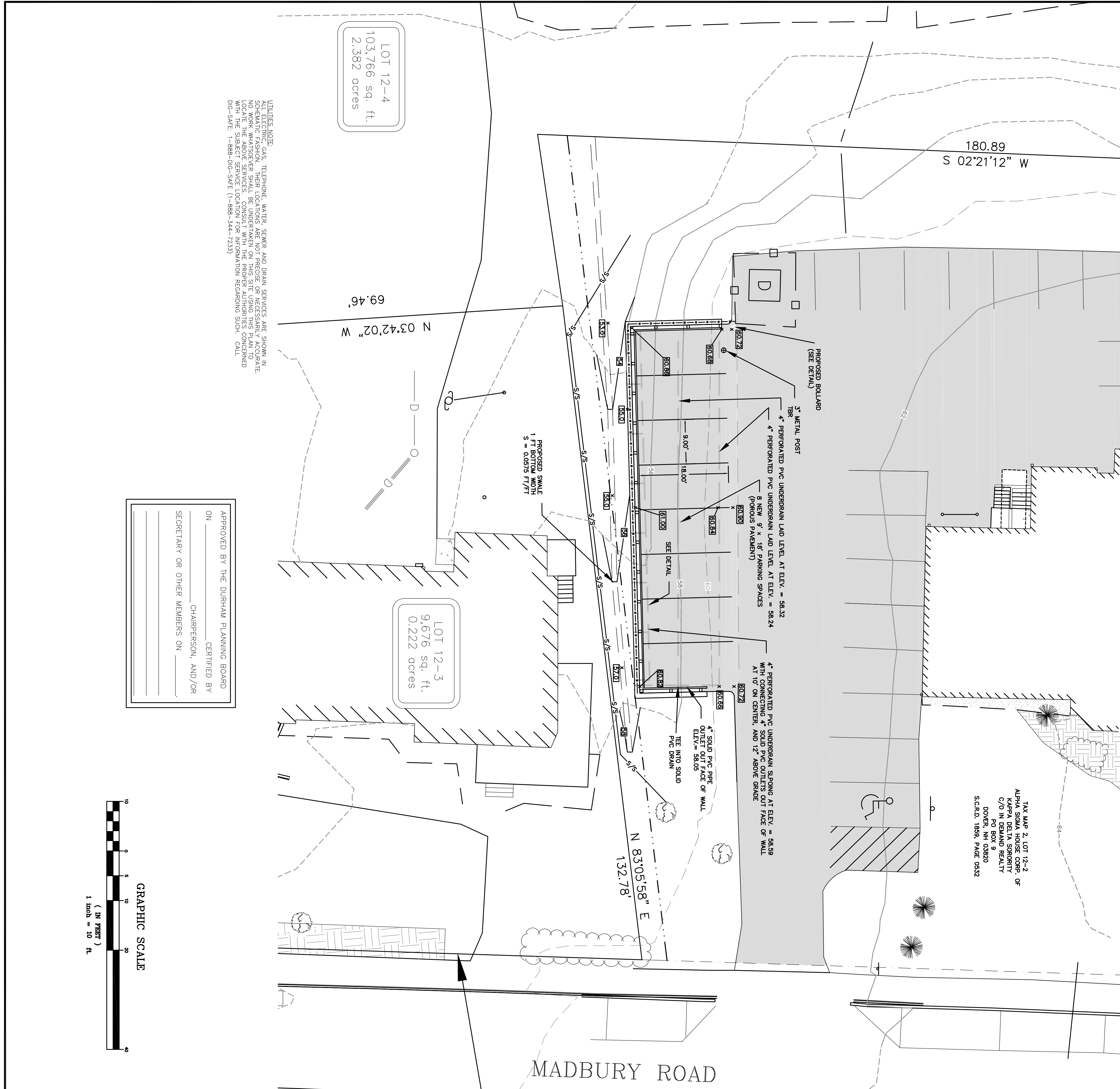
DATE: 9/4/13
 SCALE: 1"=20'
 DESIGNED BY: KD
 DRAWN BY: KD
 APPROVED BY: MJS
 DWG FILE: 13-040

SEAL

NO.	REVISIONS	DATE	INT.
3.	REVISED PER PLANNER RECOMMENDATIONS	10/2/13	JLG
2.	INITIAL SUBMISSION TO DEPARTMENT OF PUBLIC WORKS	9/24/13	KD
1.	REVISION PER TRG REVIEW ON (9-17-13)	9/20/13	KD
0.	INITIAL SUBMISSION TO PLANNING BOARD	9/4/13	KD

JOB: 13-040
 C1





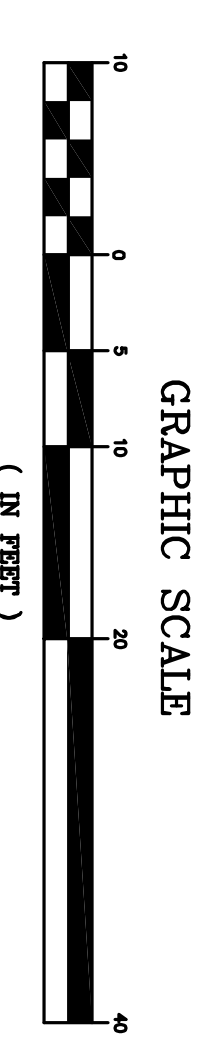
UTILITIES NOTE:
 ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND DRAIN SERVICES ARE SHOWN IN SCHEDULED LOCATIONS. APPROXIMATE LOCATIONS ARE NOT NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE ABOVE SERVICES. FOR ADDITIONAL INFORMATION REGARDING SPOIL, CALL DIG-SAFE: 1-888-400-SAFE (1-888-344-7233)

LOT 12-4
 103,766 sq. ft.
 2.382 acres

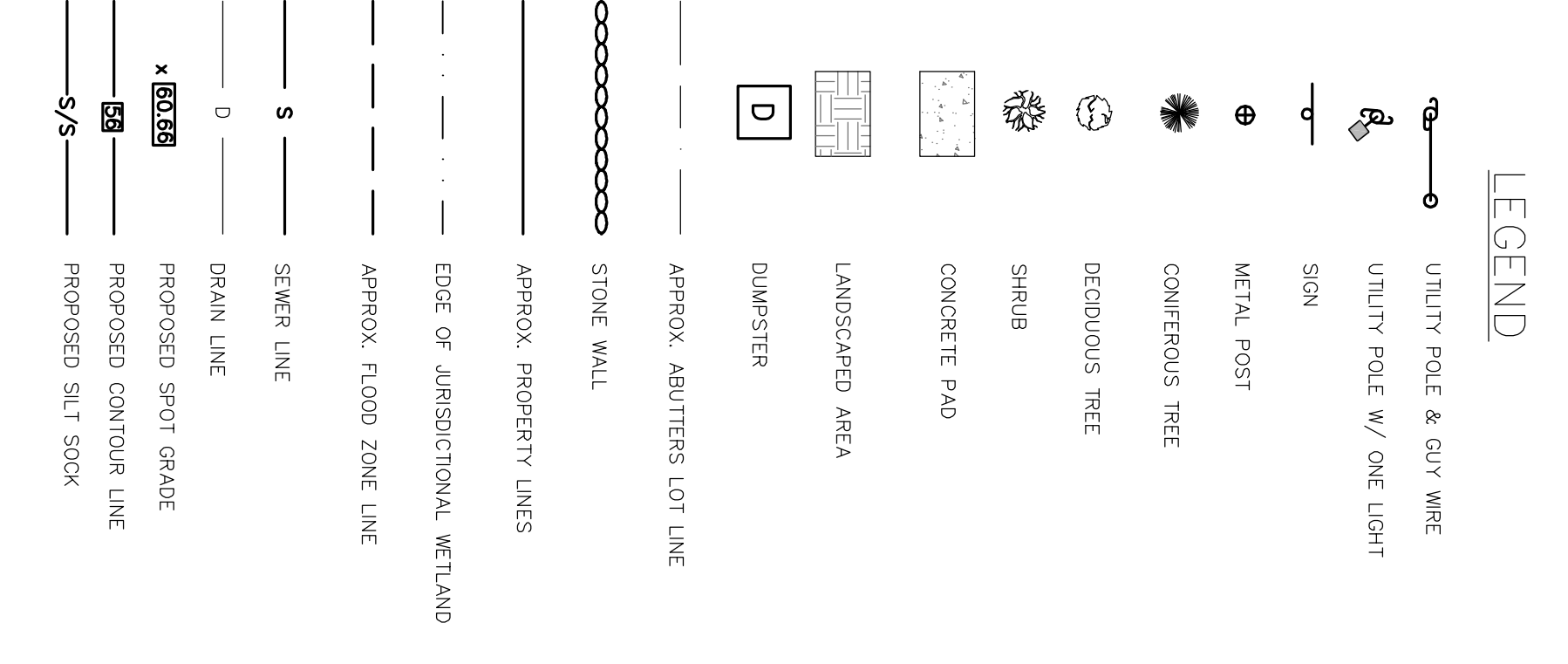
LOT 12-3
 9,676 sq. ft.
 0.222 acres

APPROVED BY THE DURHAM PLANNING BOARD
 ON _____ CERTIFIED BY
 _____ CHAIRPERSON, AND/OR
 SECRETARY OR OTHER MEMBERS ON _____

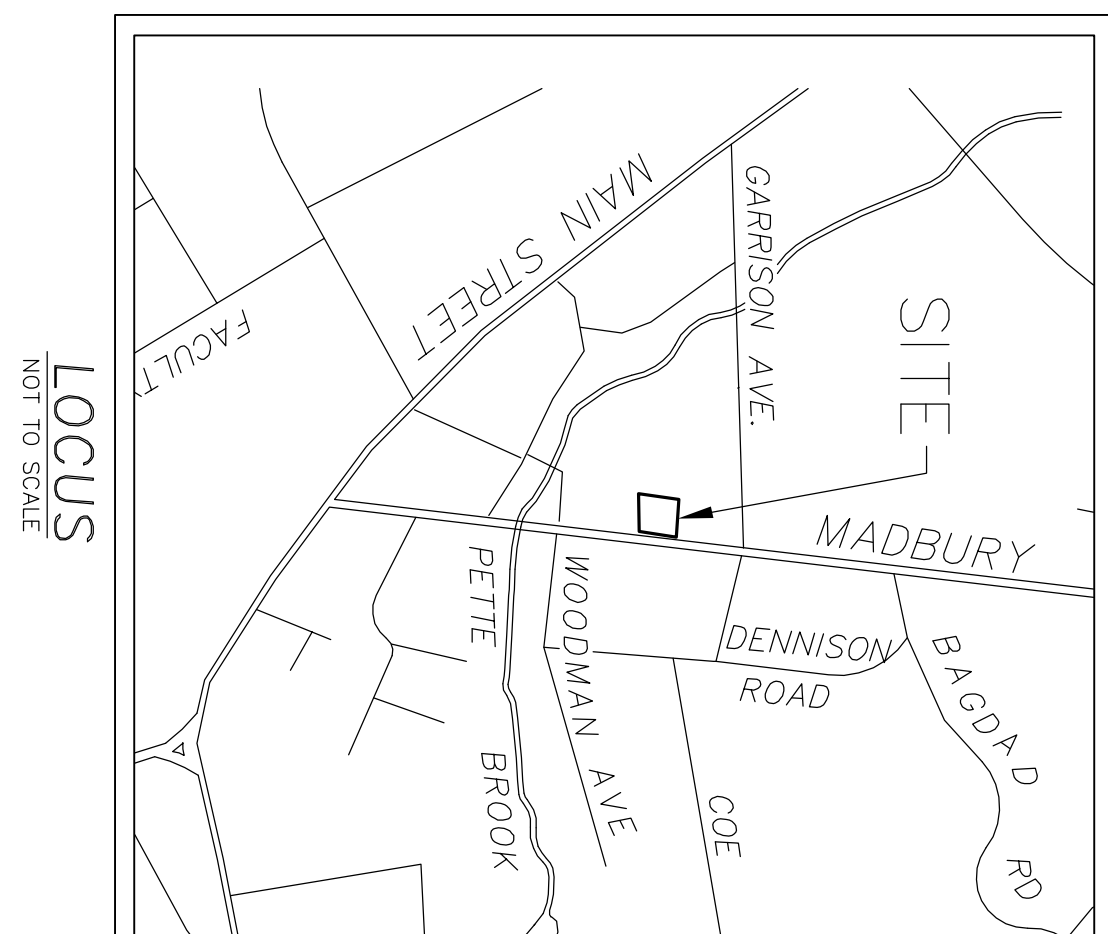
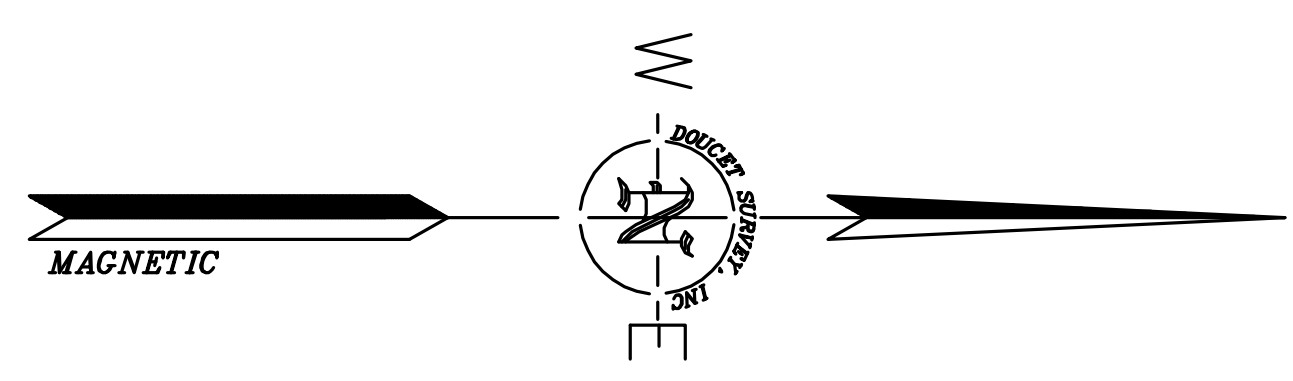
TAX MAP 2, LOT 12-2
 ALPHA SQA HOUSE CORP. OF
 ALPHA SQA REALTY
 C/O IN DEMAND REALTY
 PO BOX 9
 DOVER, NH 03860
 S.C.R.D. 1859 PAGE 0332



MADBURY ROAD



GRADING & EROSION CONTROL NOTES:
 1. SILT SOCK SHALL BE PLACED AROUND WALL CONSTRUCTION AREA.
 2. ALL DISTURBED AREAS NOT PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" OF LOAM, SEED AND MULCH AS SPECIFIED IN THE NOTES ON THE EROSION CONTROL DETAIL SHEET D1. (SEE EROSION CONTROL DETAIL SHEET D1 FOR EROSION CONTROL LOCATIONS).
 3. CONSTRUCTION REQUIREMENT:
 LOCATION: MINIMUM COMPACTION:
 BELOW PAVED OR CONCRETE AREAS 92%
 SAND BLANKET MATERIAL AND TRENCH BEDDING MATERIAL 92%
 BELOW LOAM AND SEED AREAS 90%
 *ALL PERCENTAGES OF COMPACTION SHALL BE MAXIMUM DRY DENSITY.
 4. REFER TO EROSION CONTROL NOTES ON SHEET D1.
 5. ALL TEMPORARY LOAM SILT SOCKS SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.



<p>MJS ENGINEERING, PC 5 RAILROAD ST., P.O. BOX 359 NEWBURY, NH 03857 PHONE: (603) 659-6979, FAX: (603) 659-4627 E-MAIL: MJS@MJS-ENGINEERING.COM</p>	GRADING & DRAINAGE PLAN prepared for KAPPA DELTA SORORITY (TAX MAP 2, LOT 12-2) 25 MADBURY ROAD DURHAM, NH		DATE: 9/4/13 SCALE: 1"=10' DESIGNED BY: KD DRAWN BY: KD APPROVED BY: MJS DWG FILE: 13-040	SEAL	<table border="1"> <tr> <td>NO.</td> <td>REVISIONS</td> <td>DATE</td> <td>INT.</td> </tr> <tr> <td>2.</td> <td>REVISED PER PLANNER RECOMMENDATIONS</td> <td>10/2/13</td> <td>JLG</td> </tr> <tr> <td>1.</td> <td>INITIAL SUBMISSION TO DEPARTMENT OF PUBLIC WORKS</td> <td>9/24/13</td> <td>KD</td> </tr> <tr> <td>0.</td> <td>INITIAL SUBMISSION TO PLANNING BOARD</td> <td>9/4/13</td> <td>KD</td> </tr> </table>	NO.	REVISIONS	DATE	INT.	2.	REVISED PER PLANNER RECOMMENDATIONS	10/2/13	JLG	1.	INITIAL SUBMISSION TO DEPARTMENT OF PUBLIC WORKS	9/24/13	KD	0.	INITIAL SUBMISSION TO PLANNING BOARD	9/4/13	KD
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JOB: 13-040 C2																					

CONSTRUCTION SEQUENCING AND EROSION CONTROL NOTES:

- AREA OF DISTURBANCE/STABILIZATION**
- THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION.
 - AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - VEGETATION HAS BEEN ESTABLISHED AND MAINTAINED FOR 1 YEAR.
 - CONSTRUCTION, 2006, ITEM NO. 304.1 OR 304.2 HAVE BEEN INSTALLED.
 - IN AREAS NOT TO BE FENCED:
 - A MINIMUM OF 3" OF NON-EROSIVE GROWTH HAS BEEN ESTABLISHED.
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED.
 - EROSION CONTROL BLANKETS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS.
 - ALL DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED WITHIN 45 DAYS AND PERMANENTLY STABILIZED NO LATER THAN 3 DAYS AFTER FINAL GRADING.

- EROSION CONTROL PRACTICES**
- INSTALLATION: ALL EROSION CONTROLS AS SHOWN ON THE GRADING PLAN, TYPICAL DETAILS, AND IN CONFORMANCE WITH THE EROSION AND SEDIMENT CONTROL NOTES ON THIS PAGE. MANUFACTURER'S SPECIFICATIONS SHALL BE FOLLOWED.
 - INSPECT ALL EROSION CONTROLS WEEKLY AND AFTER EVERY RAIN EVENT OF 0.5 INCHES OR GREATER UNLESS OTHERWISE NOTED.
 - REPAIR AND MAINTENANCE: EROSION CONTROL STRUCTURES SHALL BE INSPECTED ONCE PER WEEK FOR DAMAGE AND REPAIR AS NEEDED.
 - ANY SIGNS OF RILL OR GULLY EROSION SHALL BE IMMEDIATELY REPAIRED.

- MAINTENANCE:** EROSION CONTROLS PER THE TYPICAL DETAILS AND IN CONFORMANCE WITH THE SPECIFICATIONS SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
- WITH THE EROSION AND SEDIMENT CONTROL NOTES ON THIS PAGE.
 - REPAIR AND MAINTENANCE: EROSION CONTROL STRUCTURES SHALL BE REMOVED ONCE 65% VEGETATIVE COVER HAS BEEN ESTABLISHED.
 - AFTER REMOVAL, ALL DISTURBED AREAS SHALL BE REGRADED, FERTILIZED, AND RESEED MONITOR TO ENSURE VEGETATIVE GROWTH IS ESTABLISHED AND REPAIR AS NEEDED UNTIL A MINIMUM OF 85% VEGETATIVE COVER IS ESTABLISHED.

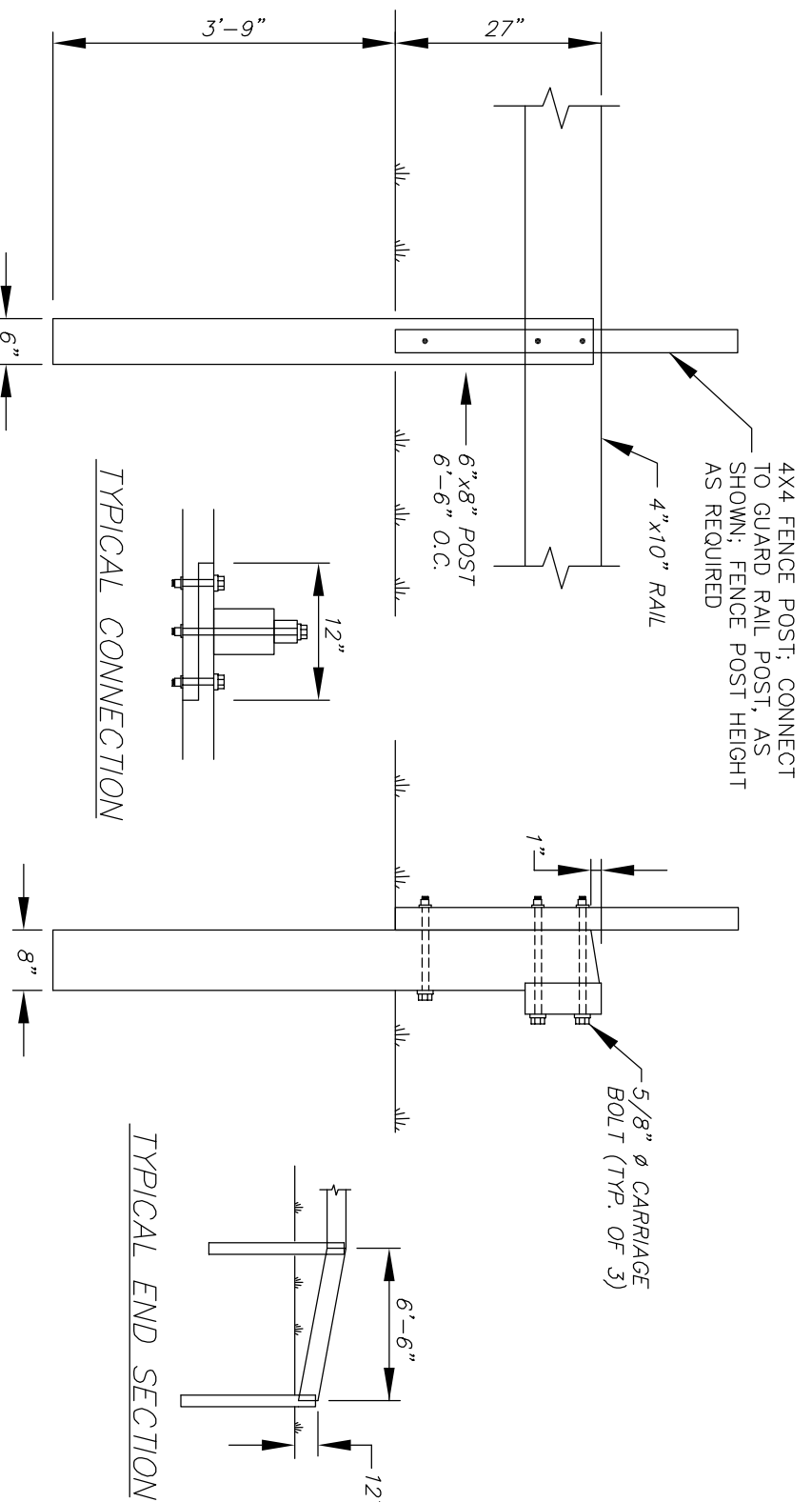
- EROSION CONTROL NOTES**
- INSTALLATION: EROSION CONTROL MEASURES PER THE PLAN AND DETAILS.
 - ALL DISTURBED AREAS NOT FENCED OR OTHERWISE FENCED SHALL RECEIVE 4" OF LOAM.
 - PERMANENT SEEDING OF DISTURBED AREAS SHALL BE COMPLETED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
 - APPLY FERTILIZER AT A RATE OF 1000 LBS PER ACRE OF 10-10-10. SEED MIXTURES OR EQUIVALENT BETWEEN APRIL 15TH AND OCTOBER 15TH.
 - SEED MIXTURE SHALL BE APPLIED AT A RATE OF 85% VEGETATIVE COVER PLUS MAGNESIUM OXIDE AT A RATE OF 3 TONS PER ACRE.
 - SEED MIXTURE AND LAWN AREAS

SEASON	APPLICATION DATE	MIXTURE TYPE	QUANTITY (lb./Ac.)
EARLY SPRING	NO LATER THAN 5/15	OATS	80
LATE SPRING/ FALL	4/1 TO 6/1 & 8/15 TO 9/15	PERENNIAL RYE	30
EARLY SPRING/ FALL	4/1 TO 5/15 & 8/15 TO 9/15	ANNUAL RYE	40
FALL	8/15 TO 9/15	WINTER RYE	112
 - WHICH AT 1.5-2.0 TONS/AC.

- TEMPORARY SEEDING OF DISTURBED AREAS**
- ALL AREAS NOT OTHERWISE PERMANENTLY OR TEMPORARILY STABILIZED, SHALL BE SEEDING AS SHOWN ON THE GRADING PLAN, TYPICAL DETAILS AND IN CONFORMANCE WITH THE FOLLOWING SEED MIXTURES IF LEFT UNMULCHED FOR MORE THAN 14 DAYS.

SEASON	APPLICATION DATE	MIXTURE TYPE	QUANTITY (lb./Ac.)
EARLY SPRING	NO LATER THAN 5/15	OATS	80
LATE SPRING/ FALL	4/1 TO 6/1 & 8/15 TO 9/15	PERENNIAL RYE	30
EARLY SPRING/ FALL	4/1 TO 5/15 & 8/15 TO 9/15	ANNUAL RYE	40
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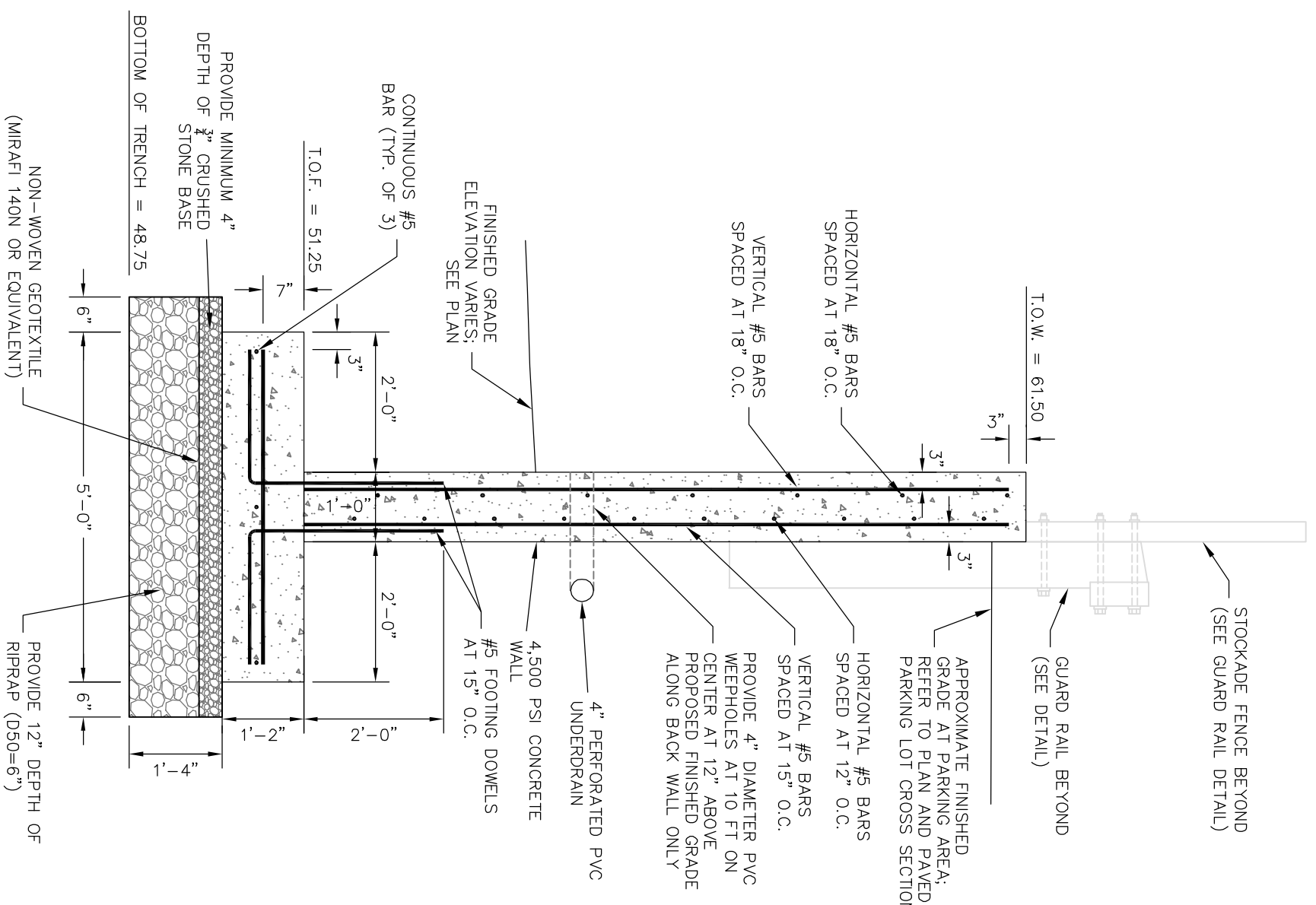
- ADDITIONAL NOTES**
- ALL CONSTRUCTION MATERIALS THAT ARE SPILLED OR DEPOSITED ON THE PUBLIC ROADWAYS SHALL BE REMOVED BY THE CONTRACTOR.
 - DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE, AND FEDERAL PERMITS HAVE BEEN OBTAINED.
 - DURING CONSTRUCTION DUST SHALL BE PREVENTED FROM BECOMING A SAFETY OR HEALTH HAZARD BY THE IMPLEMENTATION OF ACCEPTED CONTROL METHODS SUCH AS WATERING.



GUARD RAIL

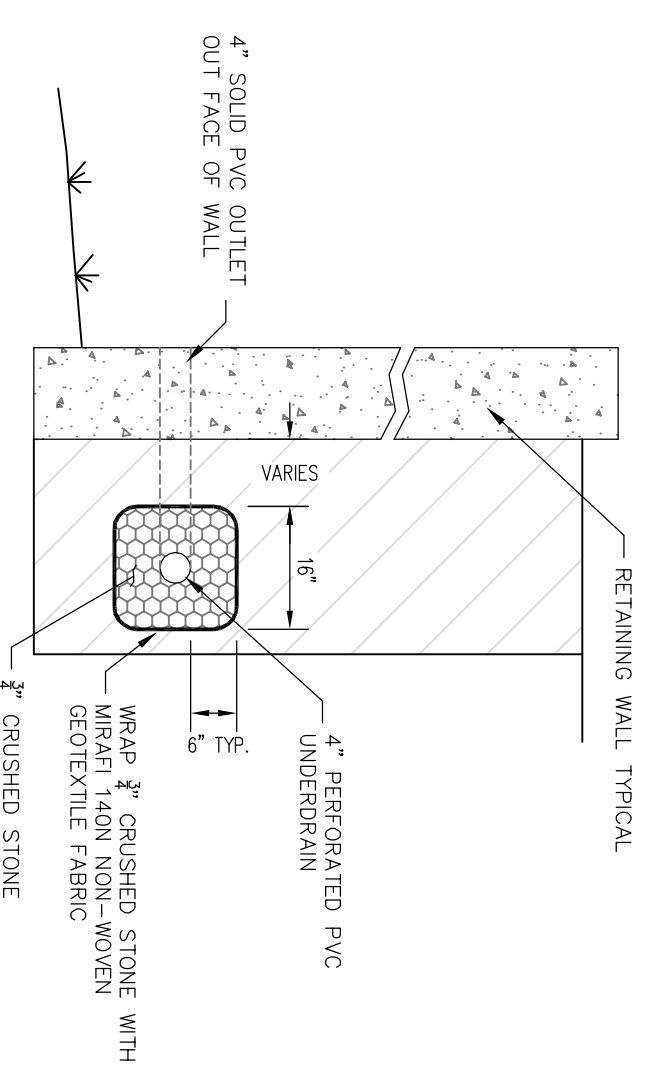
SCALE: 1/2" = 1'-0"

- GUARD RAIL NOTES:**
- WHERE GUARD RAIL POSTS ARE LOCATED, THE GUARD RAIL SHALL BE SECURELY FASTENED TO IT PRIOR TO BACKFILLING. CONNECTION METHOD TO BE APPROVED BY ENGINEER.



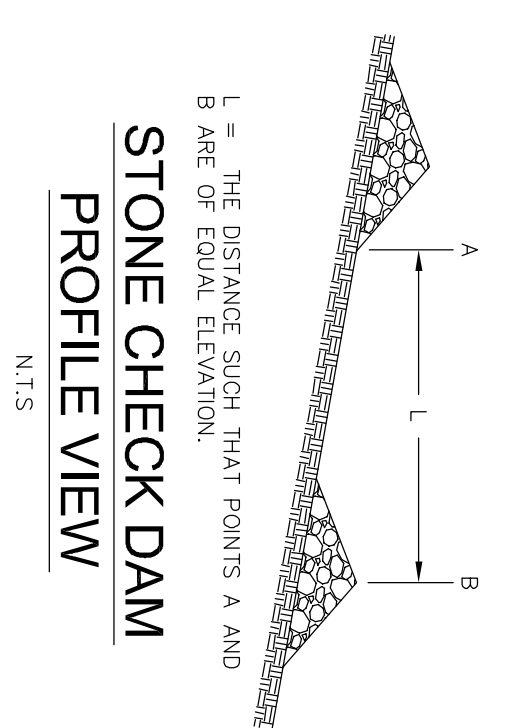
TYPICAL RETAINING WALL DETAIL

SCALE: 1/2" = 1'-0"



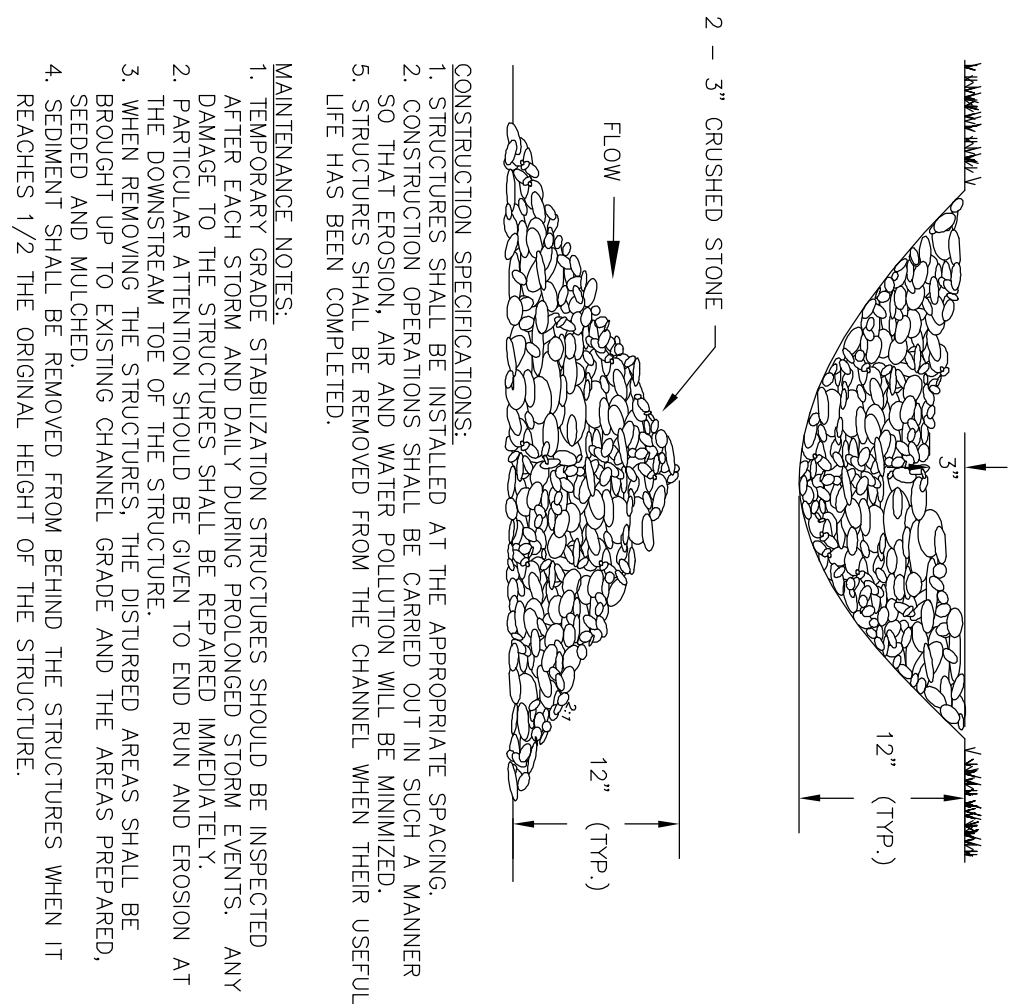
UNDERDRAIN DETAIL AT BACK OF RETAINING WALL

N.T.S.



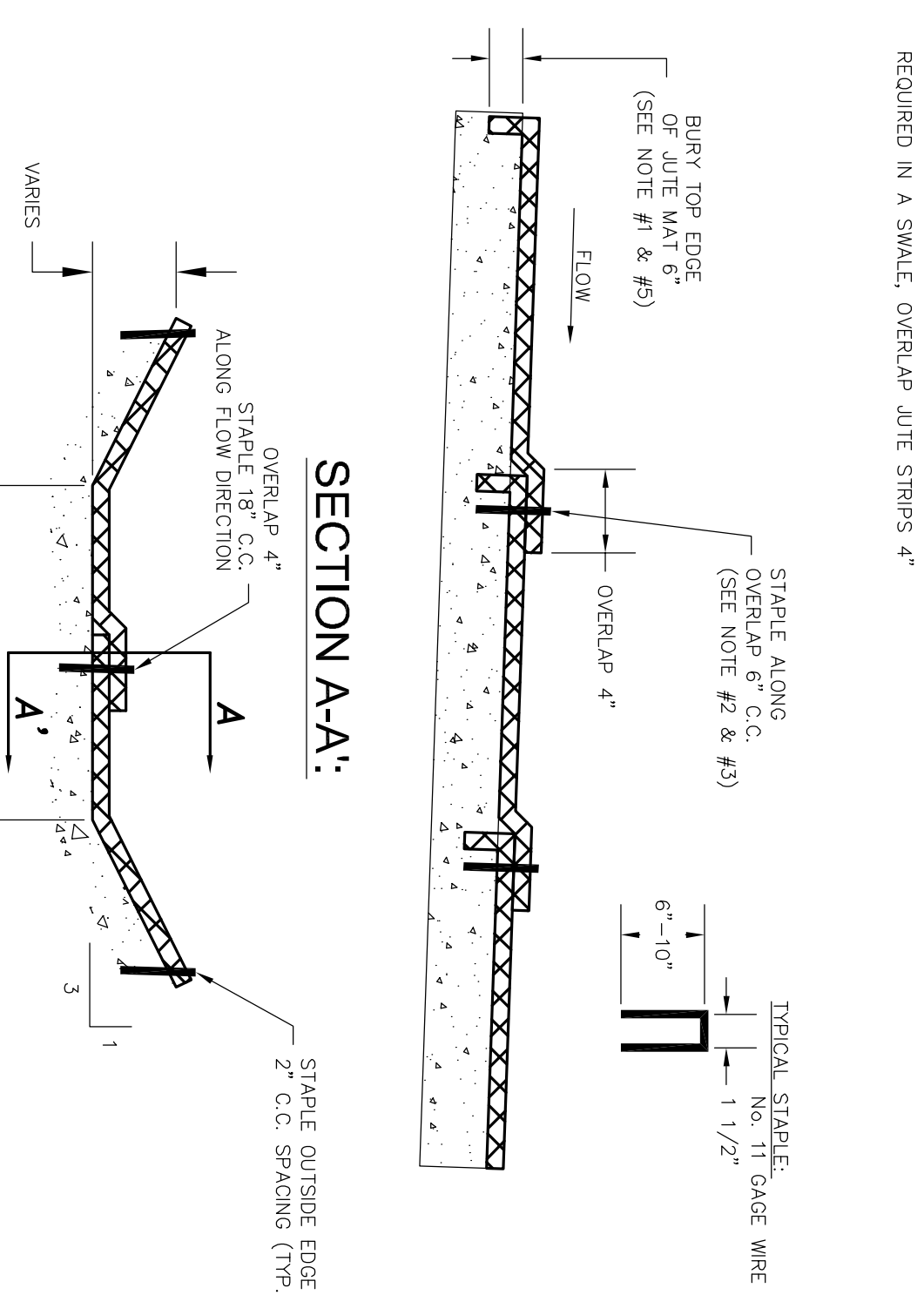
STONE CHECK DAM PROFILE VIEW

N.T.S.



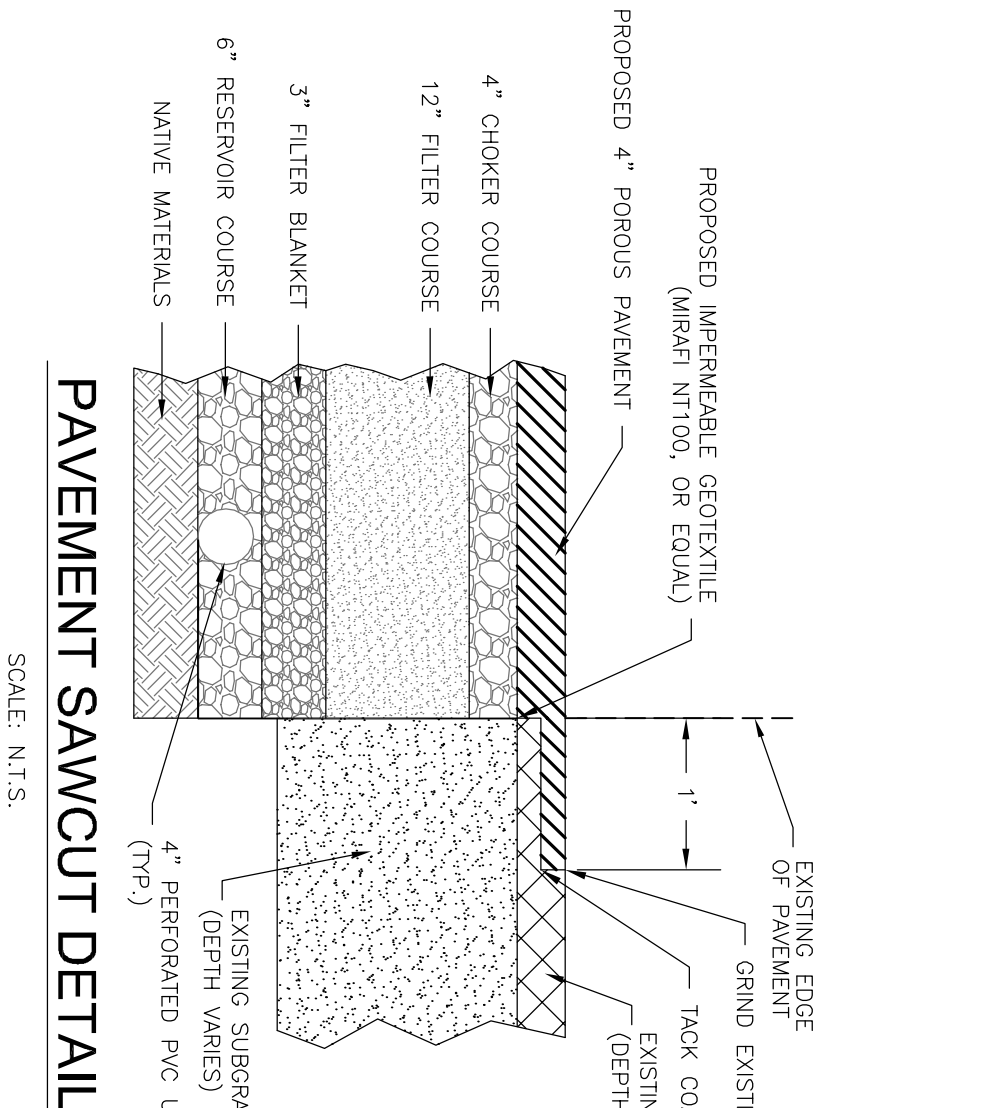
VEGETATED SWALE DETAIL

N.T.S.



JUTE MATTING DETAIL

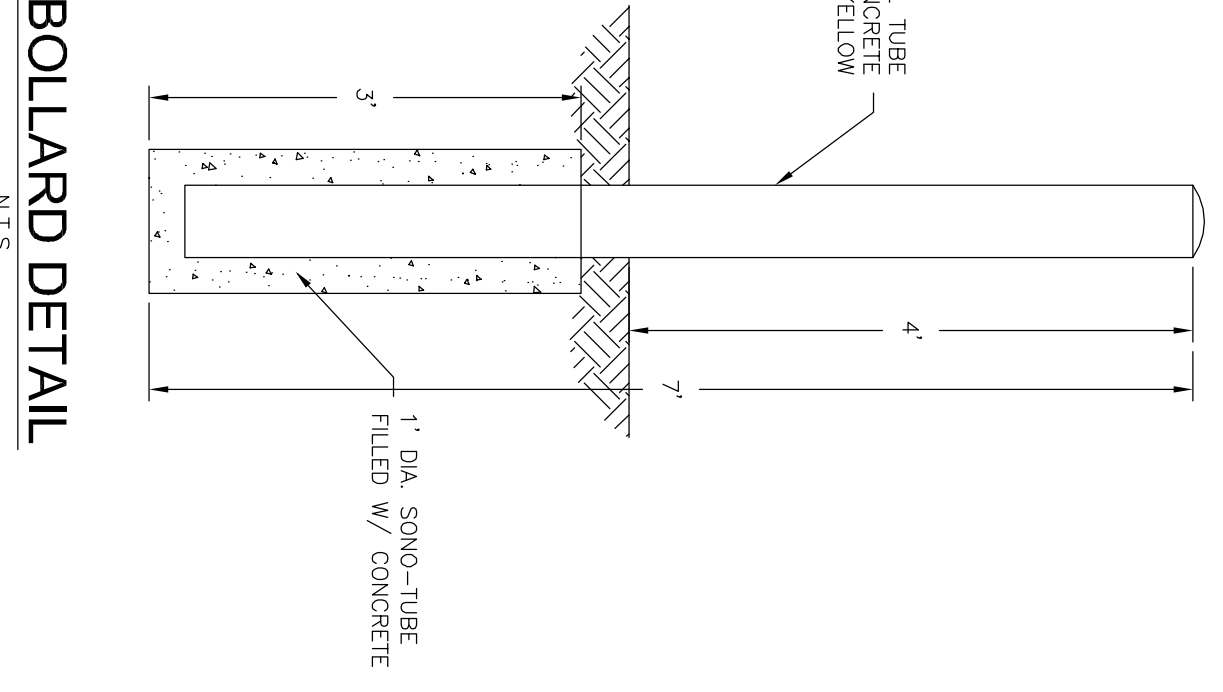
N.T.S.



POROUS PAVEMENT PARKING LOT CROSS SECTION

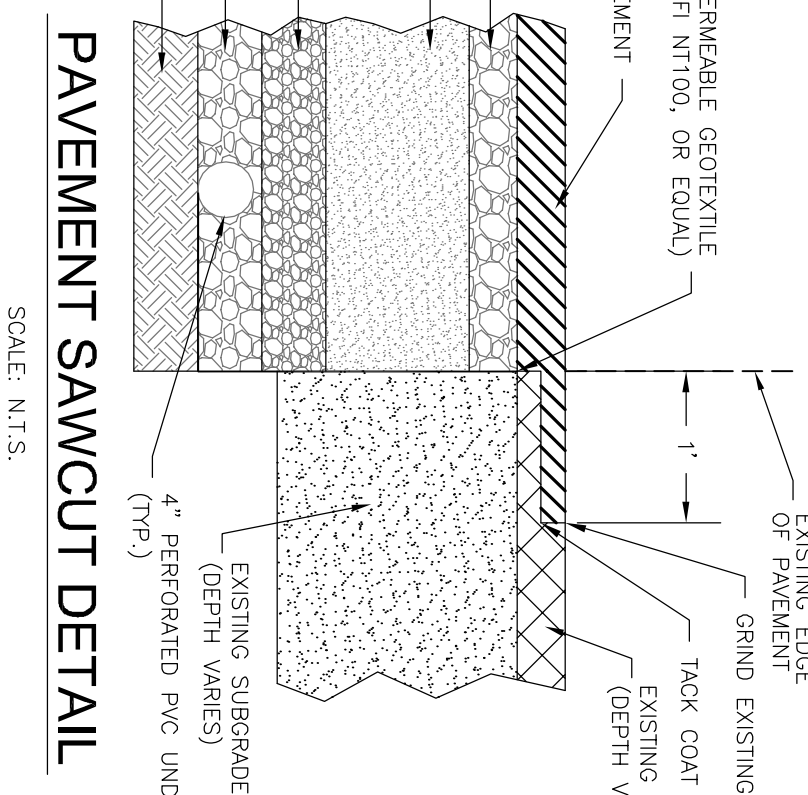
N.T.S.

- NOTES:**
- INSTALL IN ACCORDANCE WITH DMV STORMWATER CENTER.
 - DELETERIOUS MATERIALS DISCOVERED BELOW PAVED AREAS AND PARKING AREA SHALL BE COMPLETELY REMOVED.
 - COMPACT SUBGRADE TO 95% MAX. DRY DENSITY.
 - REFER TO PAVEMENT SAWCUT DETAIL.



BOLLARD DETAIL

N.T.S.



PAVEMENT SAWCUT DETAIL

SCALE: N.T.S.

- PAVEMENT SAWCUT NOTES:**
- GRIND INTO EXISTING PAVEMENT 1" AT A LENGTH OF 8" TO 12" TO SHOW IMPERMEABLE GEOTEXTILE BETWEEN EXISTING AND PROPOSED AS SHOWN.
 - TACK COAT ALL EXISTING PAVEMENT SURFACES WITH TACK COAT (SHEET 1.0.1) PRIOR TO PLACING NEW PAVEMENT.
 - REPAIR FENCED AREAS REMOVE INVASIVE SPECIES AND DEAD VEGETATION, AND RESEED WITH APPLICABLE GRASS MAX AS WARRANTED BY INSPECTION.
 - REPAIR FENCED AREAS REMOVE INVASIVE SPECIES AND DEAD VEGETATION, AND RESEED WITH APPLICABLE GRASS MAX AS WARRANTED BY INSPECTION.

CONSTRUCTION DETAILS
prepared for
KAPPA DELTA SORORITY
(TAX MAP 2, LOT 12-2)
25 MADBURY ROAD DURHAM, NH

DATE: 9/4/13
SCALE: AS NOTED
DESIGNED BY: MJS
DRAWN BY: JLG
APPROVED BY: MJS
DWG FILE: 13-040

NO.	REVISIONS	DATE	INT.
2.	REVISED PER PLANNER RECOMMENDATIONS	10/2/13	JLG
1.	INITIAL SUBMISSION TO DEPARTMENT OF PUBLIC WORKS	9/24/13	KD
1.	INITIAL SUBMISSION TO PLANNING BOARD	9/4/13	JLG

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CIVIL ENVIRONMENTAL CONSULTING ENGINEERING
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E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 13-040
D1