

GENERAL NOTES

- 1) ALL INSPECTION/OBSERVATION SERVICES FOR THE INSTALLATION OF WATER, WASTEWATER, STORMWATER MANAGEMENT, FLOOD PREVENT, AND OTHER SERVICES SHALL BE STIPULATED BY THE DURHAM DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER SHALL REIMBURSE THE TOWN FOR ALL ASSOCIATED INSPECTION/OBSERVATION COSTS.
- 2) THE USE OF SODIUM-CHLORIDE-BASED MATERIAL/SALT FOR WINTER ROAD MAINTENANCE SHALL BE THE MINIMUM NECESSARY FOR ROADWAY SAFETY.
- 3) ALL NEW UTILITY PIPING AND WIRING SHALL BE LOCATED UNDERGROUND.
- 4) PRESERVATION OF NATURAL FEATURES, GRADING AND CLEARING SHALL BE MINIMIZED IN ORDER TO AVOID UNDEE EROSION OR INTERRUPTION OF NATURAL DRAINAGE WAYS. PARTICULAR ATTENTION SHALL BE GIVEN TO NATURAL FEATURES SUITABLE AS BUFFER STRIPS. THE APPLICANT SHALL USE CONSTRUCTION METHODS WHICH CAUSE THE LEAST POSSIBLE DISTURBANCE TO THE ENVIRONMENT. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES PRIOR TO COMMENCEMENT OF CLEARING.
- 5) NO CUT TREES, STUMPS, DEBRIS, JUNK, RUBBISH, OR OTHER WASTE MATERIALS SHALL BE BURNED IN THE LAND, OR LEFT OR DEPOSITED ON SITE AT THE TIME THE CERTIFICATE OF OCCUPANCY IS ISSUED, OR AT ANY TIME AFTER THAT.
- 6) LOW PHOSPHORUS/SLOW RELEASE NITROGEN FERTILIZERS FOR LANDSCAPING MATERIALS SHALL BE USED.
- 7) ACCESS INTO THE SITE FOR FIRE APPARATUS SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROCESS. PLEASE CONTACT THE FIRE DEPARTMENT AT 868-5531 WITH ANY QUESTIONS ABOUT ACCESS REQUIREMENTS.
- 8) 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. THE APPLICANT IS STRONGLY ENCOURAGED TO MEET WITH BUILDING AND FIRE OFFICIALS EARLY TO EXPEDITE THE REVIEW PROCESS.
- 9) THE EXISTING VEGETATIVE BUFFER ALONG THE SOUTHERLY SIDE OF THE SITE SHALL BE PRESERVED IN PERPETUITY TO BUFFER THE RESIDENTIAL ADJUTER TO THE SOUTH. DEAD, DISASED, AND INVASIVE VEGETATION MAY BE REMOVED AS REASONABLY NEEDED.
- 10) 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 9:00 A.M. TO 6:00 P.M. SATURDAY.
- 11) 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.
- 12) NO ADDITIONAL DWELLING UNITS OR BEDS MAY BE ESTABLISHED ON THIS PARCEL WITHOUT THE APPLICANT'S WRITTEN CONSENT AND BUILDING PERMIT. THE APPLICANT SHALL MAKE DETERMINATION THAT THE PLANNING BOARD'S DETAILED REVIEW OF THE PROJECT AND APPROPRIATE FOR THE PARCEL.
- 13) THE BUILDING OFFICIAL ADMINISTERS THE TOWN OF DURHAM SIGN ORDINANCE. A SIGN PERMIT MUST BE OBTAINED PRIOR TO INSTALLATION OF ANY SIGNS ON SITE.
- 14) IF IT IS THE APPLICANT'S, SITE CONTRACTOR'S, AND BUILDING CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL REQUIREMENTS RELATED TO THIS SITE PLAN APPROVAL, PLEASE REVIEW THESE PLANS CAREFULLY AND CONTACT THE DURHAM PLANNING DEPARTMENT AT (603) 868-8064 WITH ANY QUESTIONS OR CONCERNS.
- 15) THIS PROJECT WILL DISTURB OVER ONE ACRE OF GROUND COVER OR METS OTHER THRESHOLDS RELATED TO PERMIT CRITERIA FOR EPA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) COMPLIANCE. THE SITE CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND SUBMISSION OF A NOTICE OF INTENT (NOI) TO EPA, INSPECTION AND MAINTENANCE OF SEDIMENT CONTROL MEASURES, DOCUMENTATION OF MAINTENANCE ACTIVITIES, AND SUBMISSION A NOTICE OF TERMINATION (NOT) TO EPA. THE SITE CONTRACTOR IS ALSO RESPONSIBLE TO COMPLY WITH ALL OTHER FEDERAL, STATE AND LOCAL STORMWATER OR NPDES REQUIREMENTS.
- 16) ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED AND THE GROUND SURFACE IS STABILIZED. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MONITORED BY THE APPLICANT ON A PERIODIC BASIS AS NECESSARY.
- 17) THE PROVISION FOR MAINTENANCE OF LANDSCAPING MATERIALS AS SPECIFIED IN SECTION 175-124 - MAINTENANCE REQUIREMENTS OF THE ARTICLE XXII - LANDSCAPING IN THE DURHAM ZONING ORDINANCE, SHALL APPLY.
- 18) BLASTING AND ON-SITE CHIPPING (OF STONE) IS RESTRICTED TO THE HOURS OF 9:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY. THE APPLICANT SHALL FOLLOW THE PROTOCOLS OF THE DURHAM FIRE DEPARTMENT AND NOTIFY ALL RESIDENTIAL ADJUTERS WHEN BLASTING WILL OCCUR.
- 19) THE APPLICANT/CONTRACTOR SHALL HOLD WEEKLY MEETINGS WITH THE TOWN ENGINEER AND OTHER APPROPRIATE TOWN DEPARTMENTS TO DISCUSS THE CONSTRUCTION PROCESS AND THE SCHEDULE FOR THE UPCOMING WEEK.
- 20) THE TOWN OF DURHAM FIRE CODE OFFICIAL, OR DESIGNEE, SHALL PERFORM ON-SITE INSPECTIONS DURING FIRE CODE AND LIFE-SAFETY MATTERS. THE APPLICANT SHALL PAY THE COSTS OF ANY SUPPLEMENTAL STAFF HIRED BY THE TOWN TO ASSIST THE FIRE DEPARTMENT IN ITS INSPECTION OF THIS PROJECT.
- 21) BEST MANAGEMENT PRACTICES SHALL BE FOLLOWED FOR THE PROTECTION OF EXISTING TREES AND VEGETATION THAT ARE PLANNED TO BE PRESERVED ALSO. THE PROVISIONS OF SECTION 175-123 - PROTECTION DURING CONSTRUCTION UNDER ARTICLE XXII - LANDSCAPING OF THE DURHAM ZONING ORDINANCE SHALL BE FOLLOWED.



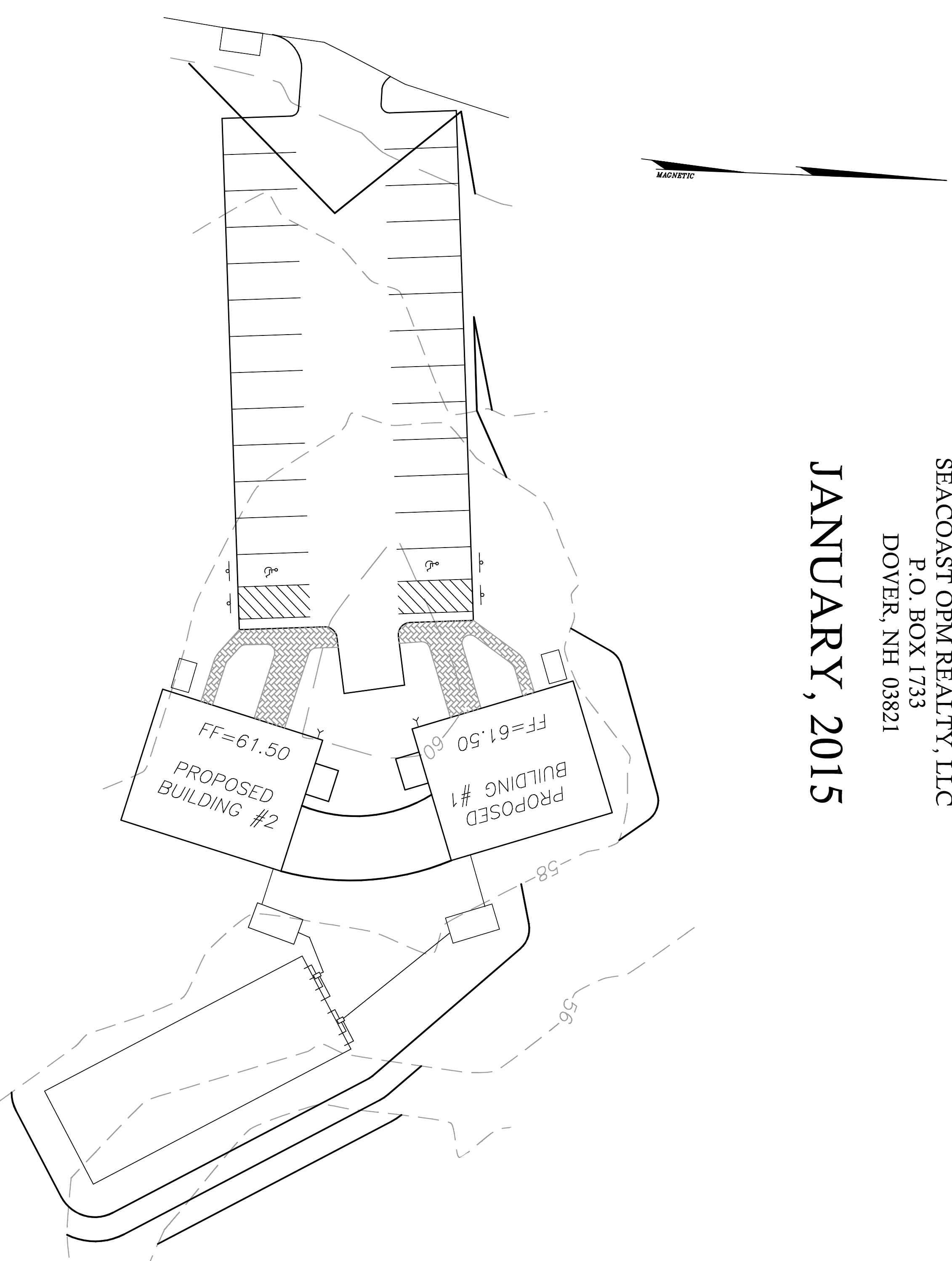
LICENSED LAND SURVEYOR:
 ROSCOE BLAISDELL, LLS
 22 SCRIBNER ROAD
 RAYMOND, NH 03077

PROFESSIONAL ENGINEER:
 DENNIS QUINTAL, PE, CWS, DESIGNER
 OF CIVIL CONSTRUCTION MANAGEMENT, INC.
 PO BOX 473, NEWTON, NH 03858

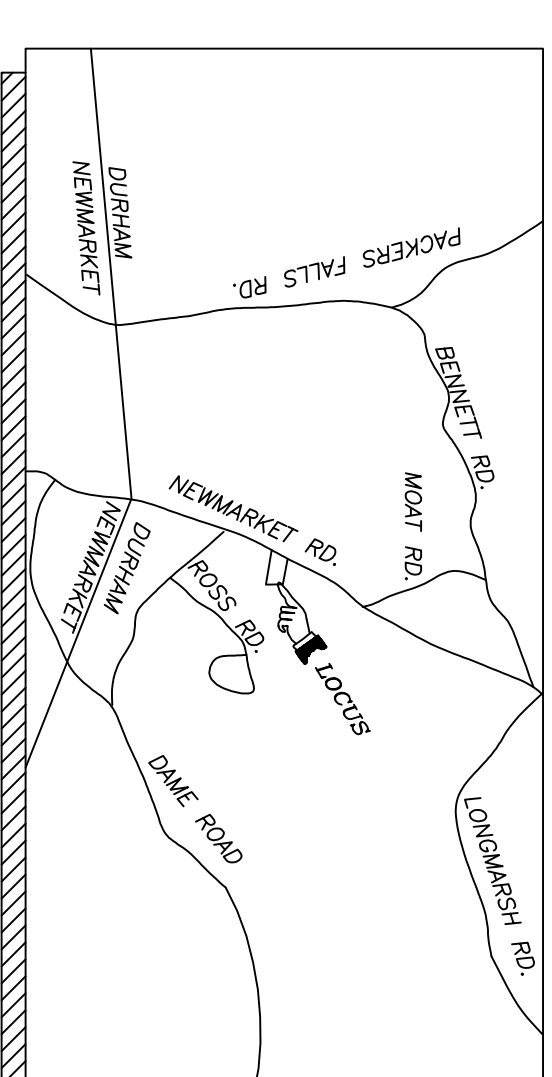
"SEACOAST OPM REALTY, LLC"

STUDENT HOUSING ~2 PROPOSED BUILDINGS - 3 UNITS EACH~ ASSESSORS MAP 18, LOTS 3-2 257 NEWMARKET ROAD DURHAM, NH

APPLICANT
 SEACOAST OPM REALTY, LLC
 P.O. BOX 1733
 DOVER, NH 03821
 JANUARY, 2015



OWNER OF RECORD: SEACOAST OPM REALTY, LLC
 APPLICANT: CHRIS MEYER, EDWARD MAROUAHO
 ASSESSORS MAP 18, LOT 3-2
 PARCEL AREA: 227,993 SF, 5.2317 ACF
 LOCAL DESIGN REGULATIONS
 - SITE PLAN REVIEW REGULATIONS, DURHAM, NEW HAMPSHIRE.
 ZONING: RURAL (R)
 BUILDING SETBACKS - FRONT : 40 FEET
 SIDE : 50 FEET
 REAR : 50 FEET



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

TABLE OF CONTENTS

SHEET #	TITLE
E1	EXISTING CONDITIONS PLAN
S1	SITE PLAN
D	DETAILS
ES	EROSION & SEDIMENTATION PLAN
L	LANDSCAPE PLAN
CE1	COLOR EXISTING CONDITIONS PLAN
CS1	COLOR SITE PLAN

#	DATE	ADD NOTES	DESCRIPTION	BY
1	04-06-15			