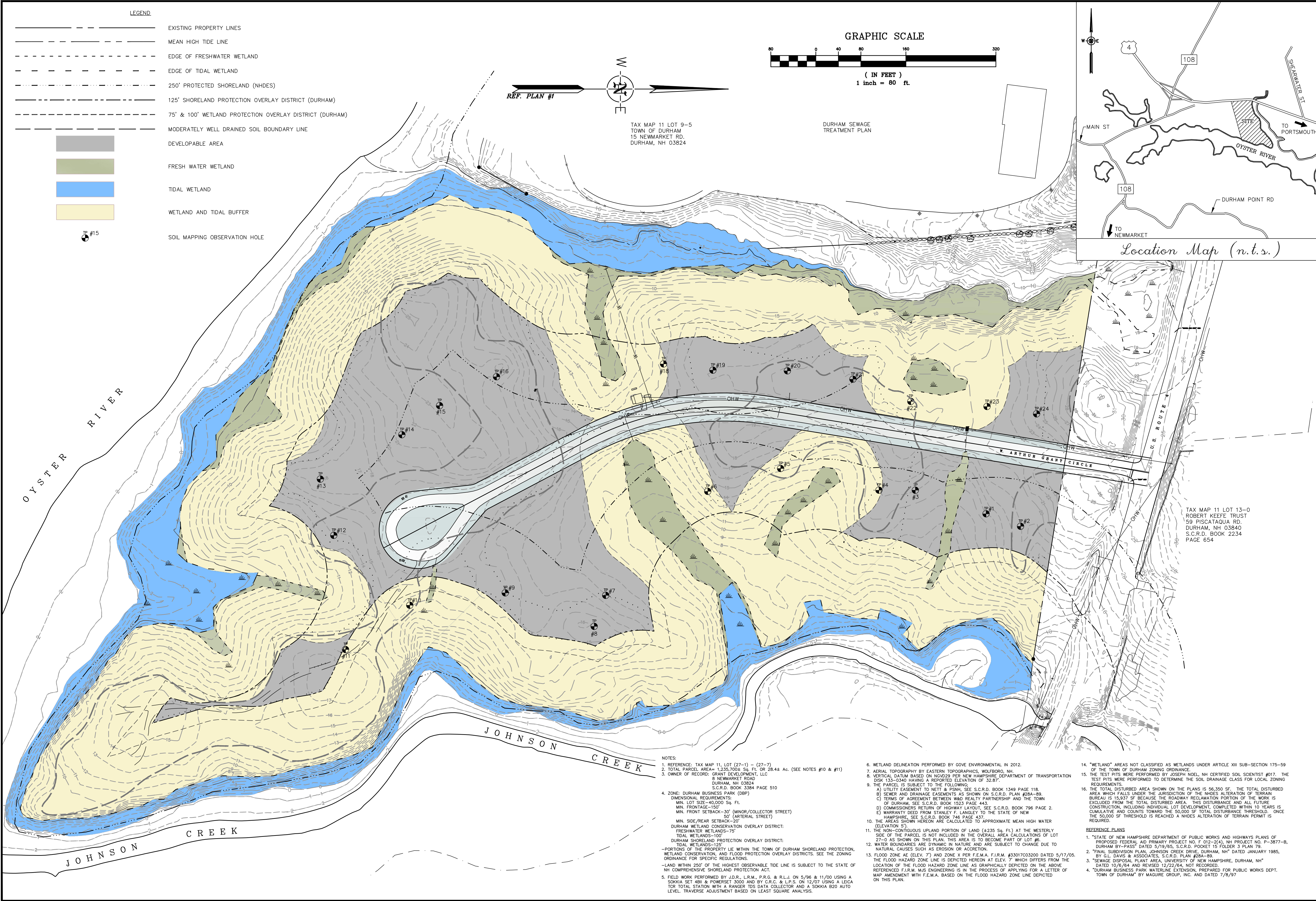


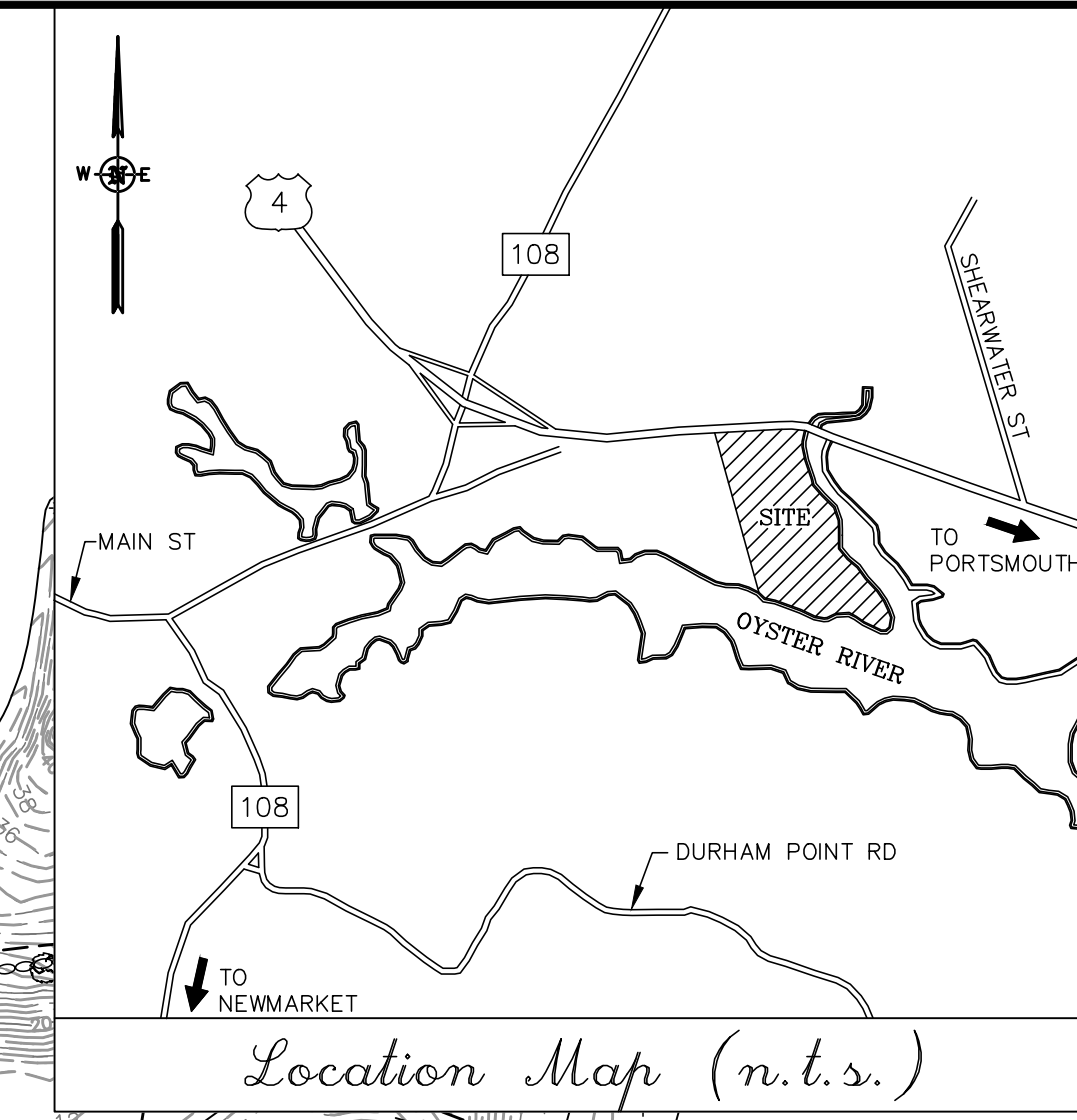
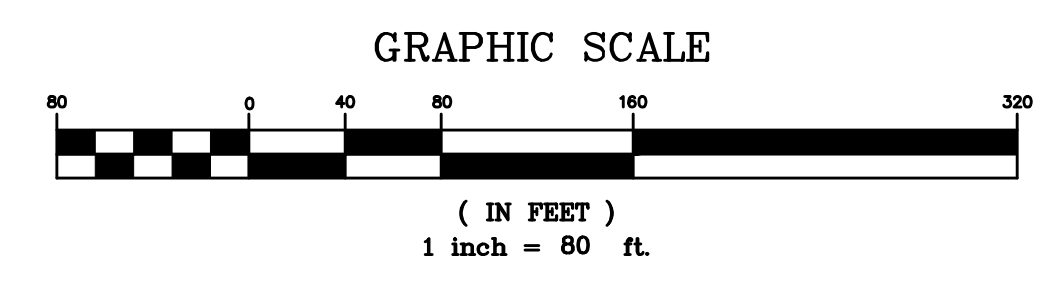




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106\_23 Dec 2014 5:09pm



LEGEND	
	EXISTING PROPERTY LINES
	MEAN HIGH TIDE LINE
	EDGE OF FRESHWATER WETLAND
	EDGE OF TIDAL WETLAND
	250' PROTECTED SHORELAND (NHDES)
	125' SHORELAND PROTECTION OVERLAY DISTRICT (DURHAM)
	75' & 100' WETLAND PROTECTION OVERLAY DISTRICT (DURHAM)
	MODERATELY WELL DRAINED SOIL BOUNDARY LINE
	DEVELOPABLE AREA
	FRESH WATER WETLAND
	TIDAL WETLAND
	WETLAND AND TIDAL BUFFER
	SOIL MAPPING OBSERVATION HOLE



- NOTES:
- REFERENCE: TAX MAP 11, LOT (27-1) - (27-7)
  - TOTAL PARCEL AREA= 1,235,702± Sq. Ft. OR 28.4± Ac. (SEE NOTES #10 & #11)
  - OWNER OF RECORD: GRANT DEVELOPMENT, LLC  
15 NEWMARKET RD  
DURHAM, NH 03824  
S.C.R.D. BOOK 3384 PAGE 510
  - ZONE: DURHAM BUSINESS PARK (DBP)  
DIMENSIONAL REQUIREMENTS:  
MIN. LOT SIZE=40,000 Sq. Ft.  
MIN. FRONTAGE=150'  
MIN. FRONT SETBACK=30' (MINOR/COLLECTOR STREET)  
50' (ARTERIAL STREET)  
MIN. SIDE/REAR SETBACK=20'  
DURHAM WETLAND CONSERVATION OVERLAY DISTRICT:  
FRESHWATER WETLANDS-75'  
TIDAL WETLANDS-100'  
DURHAM SHORELAND PROTECTION OVERLAY DISTRICT:  
TIDAL WETLANDS-125'  
-PORTIONS OF THE PROPERTY LIE WITHIN THE TOWN OF DURHAM SHORELAND PROTECTION, WETLAND CONSERVATION, AND FLOOD PROTECTION OVERLAY DISTRICTS. SEE THE ZONING ORDINANCE FOR SPECIFIC REGULATIONS.  
-LAND WITHIN 250' OF THE HIGHEST OBSERVABLE TIDE LINE IS SUBJECT TO THE STATE OF NH COMPREHENSIVE SHORELAND PROTECTION ACT.
  - FIELD WORK PERFORMED BY J.D.R., L.R.M., P.R.G. & R.L.J. ON 5/98 & 11/00 USING A SOKKIA SET 481 & POWERSET 3000 AND BY C.R.C. & L.P.S. ON 12/07 USING A LEICA TOR TOTAL STATION WITH A RANGER TDS DATA COLLECTOR AND A SOKKIA B20 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
  - WETLAND DELINEATION PERFORMED BY GOVE ENVIRONMENTAL IN 2012.
  - AERIAL TOPOGRAPHY BY EASTERN TOPOGRAPHICS, WOLFBORO, NH.
  - VERTICAL DATUM BASED ON NAVD83 PER NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION DISK 133-0340 HAVING A REPORTED ELEVATION OF 32.87'
  - THE PARCEL IS SUBJECT TO THE FOLLOWING:  
A) UTILITY EASEMENT TO NETT & POWH. SEE S.C.R.D. BOOK 1349 PAGE 118.  
B) SEWER AND DRAINAGE EASEMENTS AS SHOWN ON S.C.R.D. PLAN #28A-89.  
C) TERMS OF AGREEMENT BETWEEN W&D REALTY PARTNERSHIP AND THE TOWN OF DURHAM. SEE S.C.R.D. BOOK 1523 PAGE 443.  
D) COMMISSIONERS RETURN OF HIGHWAY LAYOUT, SEE S.C.R.D. BOOK 796 PAGE 2.  
E) WARRANTY DEED FROM STANLEY F. LANGLEY TO THE STATE OF NEW HAMPSHIRE, SEE S.C.R.D. BOOK 746 PAGE 437.
  - THE AREAS SHOWN HEREON ARE CALCULATED TO APPROXIMATE MEAN HIGH WATER (ELEVATION 5').
  - THE NON-CONTIGUOUS UPLAND PORTION OF LAND (±235 Sq. Ft.) AT THE WESTERLY SIDE OF THE PARCEL IS NOT INCLUDED IN THE OVERALL AREA CALCULATIONS OF LOT 27-0 AS SHOWN ON THIS PLAN. THIS AREA IS TO BECOME PART OF LOT #6.
  - WATER BOUNDARIES ARE DYNAMIC IN NATURE AND ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES SUCH AS EROSION OR ACCRETION.
  - FLOOD ZONE AE (ELEV. 7') AND ZONE X PER F.E.M.A. F.I.R.M. #33017003200 DATED 5/17/05. THE FLOOD HAZARD ZONE LINE IS DEPICTED HEREON AT ELEV. 7' WHICH DIFFERS FROM THE LOCATION OF THE FLOOD HAZARD ZONE LINE AS GRAPHICALLY DEPICTED ON THE ABOVE REFERENCED F.I.R.M. MJS ENGINEERING IS IN THE PROCESS OF APPLYING FOR A LETTER OF MAP AMENDMENT WITH F.E.M.A. BASED ON THE FLOOD HAZARD ZONE LINE DEPICTED ON THIS PLAN.
  - "WETLAND" AREAS NOT CLASSIFIED AS WETLANDS UNDER ARTICLE VIII SUB-SECTION 175-59 OF THE TOWN OF DURHAM ZONING ORDINANCE.
  - THE TEST PITS WERE PERFORMED BY JOSEPH NOEL, NH CERTIFIED SOIL SCIENTIST #017. THE TEST PITS WERE PERFORMED TO DETERMINE THE SOIL DRAINAGE CLASS FOR LOCAL ZONING REQUIREMENTS.
  - THE TOTAL DISTURBED AREA SHOWN ON THE PLANS IS 56,350 SF. THE TOTAL DISTURBED AREA WHICH FALLS UNDER THE JURISDICTION OF THE NHDES ALTERATION OF TERRAIN BUREAU IS 15,937 SF BECAUSE THE ROADWAY RECLAMATION PORTION OF THE WORK IS EXCLUDED FROM THE TOTAL DISTURBED AREA. THIS DISTURBANCE AND ALL FUTURE CONSTRUCTION, INCLUDING INDIVIDUAL LOT DEVELOPMENT, COMPLETED WITHIN 10 YEARS IS CUMULATIVE AND COUNTS TOWARD THE 50,000 SF TOTAL DISTURBANCE THRESHOLD. ONCE THE 50,000 SF THRESHOLD IS REACHED A NHDES ALTERATION OF TERRAIN PERMIT IS REQUIRED.
- REFERENCE PLANS:
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS 3 PLAN 79 - PROPOSED FEDERAL AID PRIMARY PROJECT NO. F 012-214, NH PROJECT NO. P-387-B, DURHAM BY-PASS" DATED 5/19/86, S.C.R.D. POCKET 15 FOLDER 3 PLAN 79.
  - "FINAL SUBDIVISION PLAN, JOHNSON CREEK DRIVE, DURHAM, NH" DATED JANUARY 1985, BY G.L. DAVIS & ASSOCIATES, S.C.R.D. PLAN #28A-89.
  - "SEWAGE DISPOSAL PLANT AREA, UNIVERSITY OF NEW HAMPSHIRE, DURHAM, NH" DATED 10/6/84 AND REVISED 12/22/84, NOT RECORDED.
  - "DURHAM BUSINESS PARK WATERLINE EXTENSION, PREPARED FOR PUBLIC WORKS DEPT. TOWN OF DURHAM" BY MAGUIRE GROUP, INC. AND DATED 7/8/97

NO.	REVISIONS	DATE	INT.

DATE:	12/23/14
SCALE:	1"=80'
DESIGNED BY:	MJS/MS
DRAWN BY:	KD
APPROVED BY:	MJS
DWG FILE:	

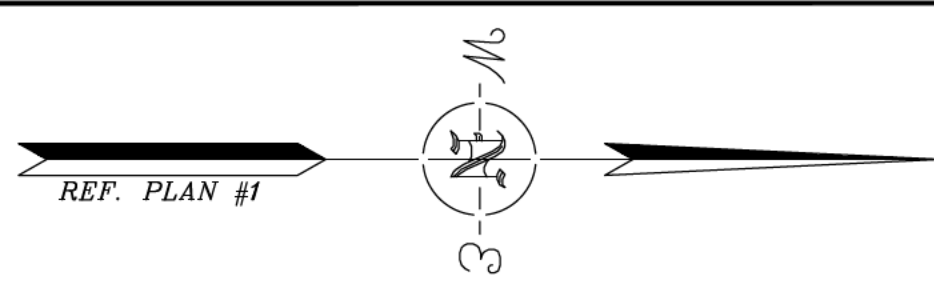
  

EXISTING CONDITIONS PLAN	SEAL
prepared for	
GRANT DEVELOPMENT LLC	
W. ARTHUR GRANT CIRCLE DURHAM, NH	

<b>MJS ENGINEERING, P.C.</b> CIVIL & STRUCTURAL • ENVIRONMENTAL	<b>JOB: 14-044</b>
5 Hill Road St., P.O. Box 259 Durham, NH 03824 PHONE: (603) 659-6079, FAX: (603) 659-4627 E-MAIL: MJS@MJS-ENGINEERING.COM	<b>EC</b>

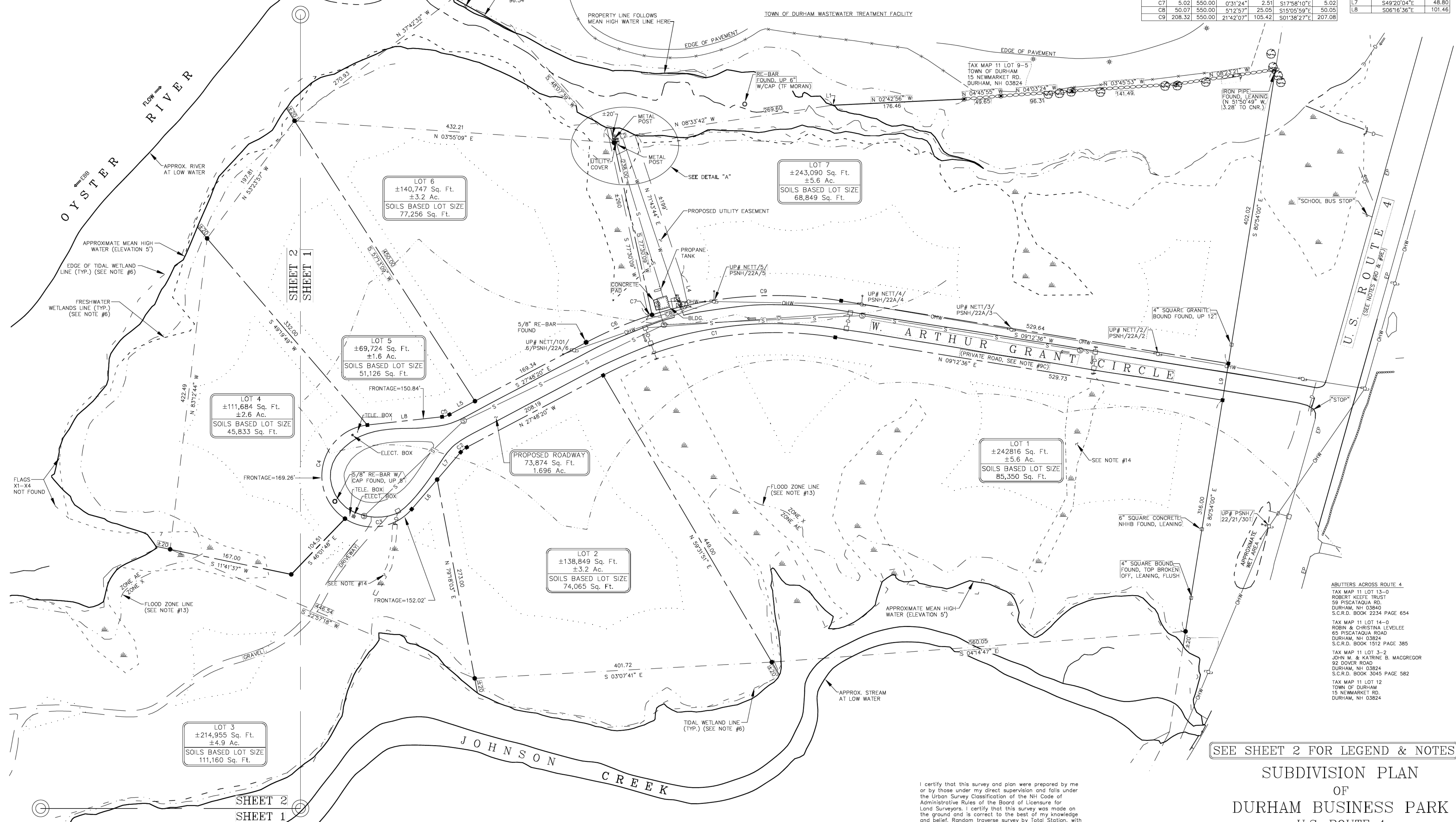




CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	323.02	500.00	37°00'56"	167.37	317.43
C2	10.52	28.00	21°31'44"	5.32	10.46
C3	99.36	69.00	82°30'28"	60.52	129.90
C4	169.26	69.00	140°33'01"	192.45	129.90
C5	10.52	28.00	21°31'44"	5.32	10.46
C6	91.91	550.00	9°34'29"	46.06	91.80
C7	5.02	550.00	0°31'24"	2.51	5.02
C8	50.07	550.00	3°12'57"	25.05	50.05
C9	208.32	550.00	21°42'07"	105.42	207.08

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°43'55"W	1.69
L2	S15°27'15"W	33.96
L4	S77°30'09"W	41.94
L5	N27°48'20"W	38.86
L6	S49°20'04"E	52.66
L7	S49°20'04"E	48.80
L8	S06°16'36"E	101.46



ABUTTERS ACROSS ROUTE 4  
TAX MAP 11 LOT 13-0  
ROBERT KEEFE TRUST  
59 PISCATAQUA RD.  
DURHAM, NH 03840  
S.C.R.D. BOOK 2234 PAGE 654

TAX MAP 11 LOT 14-0  
ROBIN & CHRISTINA LEVIELE  
65 PISCATAQUA ROAD  
DURHAM, NH 03824  
S.C.R.D. BOOK 1512 PAGE 385

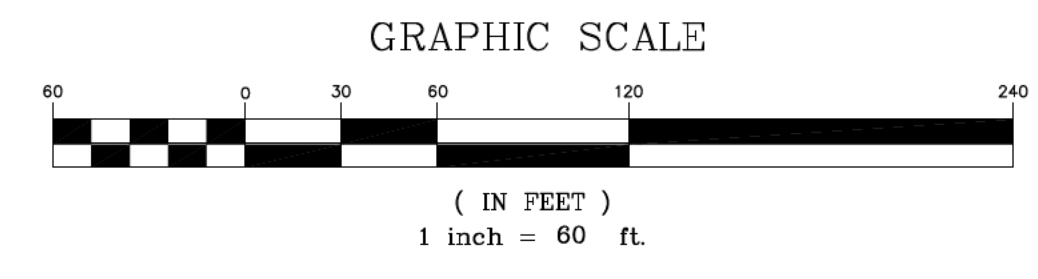
TAX MAP 11 LOT 3-2  
JOHN M. & KATRINE B. MACGREGOR  
92 DOVER ROAD  
DURHAM, NH 03824  
S.C.R.D. BOOK 3045 PAGE 582

TAX MAP 11 LOT 12  
TOWN OF DURHAM  
15 NEWMARKET RD.  
DURHAM, NH 03824

SEE SHEET 2 FOR LEGEND & NOTES

**SUBDIVISION PLAN**  
**OF**  
**DURHAM BUSINESS PARK**  
**U.S. ROUTE 4**  
**DURHAM, NEW HAMPSHIRE**

I certify that this survey and plan were prepared by me or by those under my direct supervision and falls under the Urban Survey Classification of the NH Code of Administrative Rules of the Board of Licensure for Land Surveyors. I certify that this survey was made on the ground and is correct to the best of my knowledge and belief. Random traverse survey by Total Station, with a precision greater than 1:15,000.

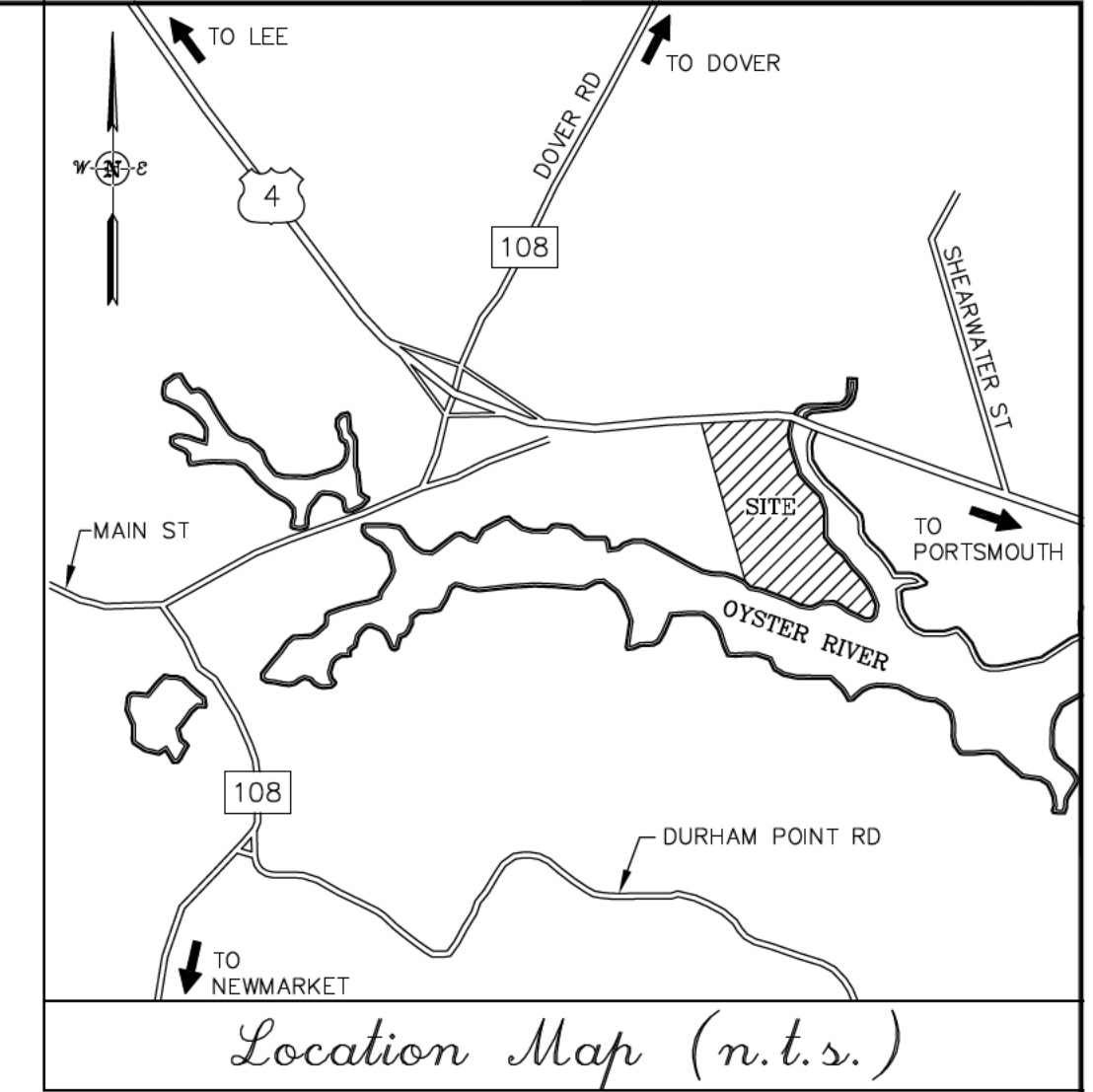
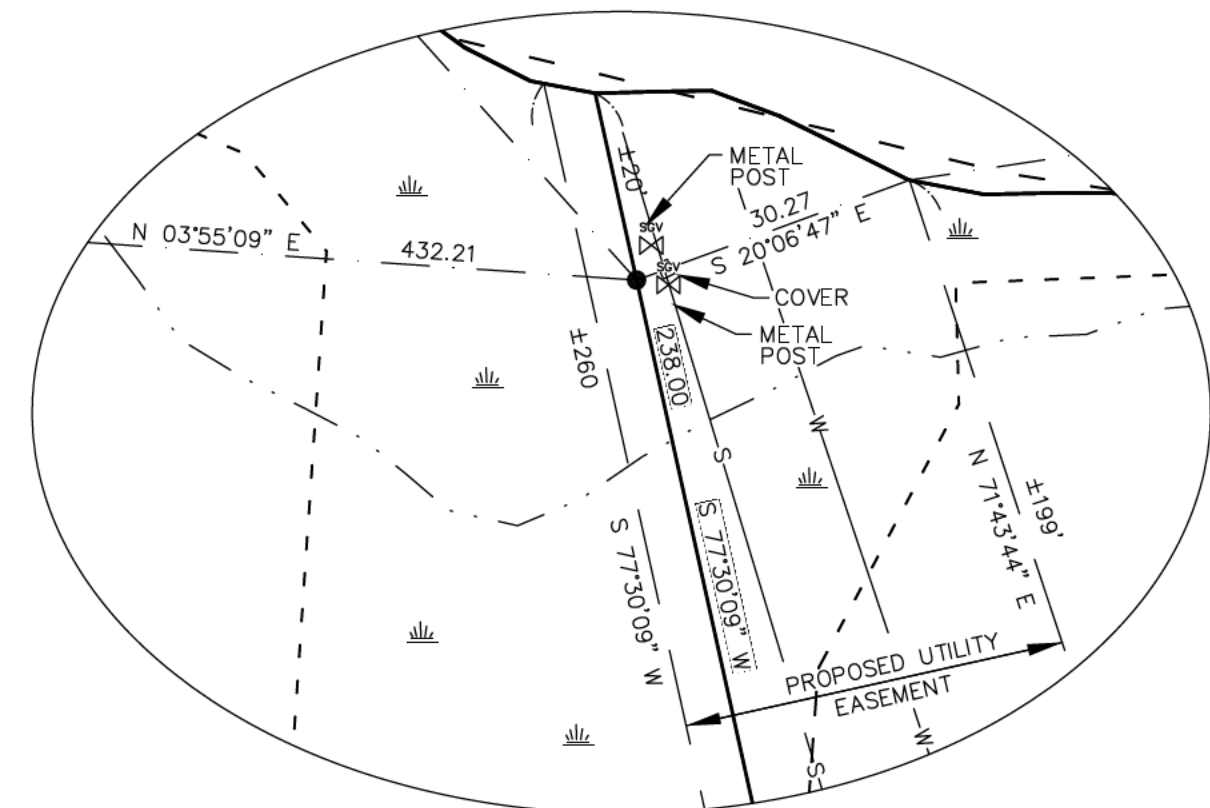
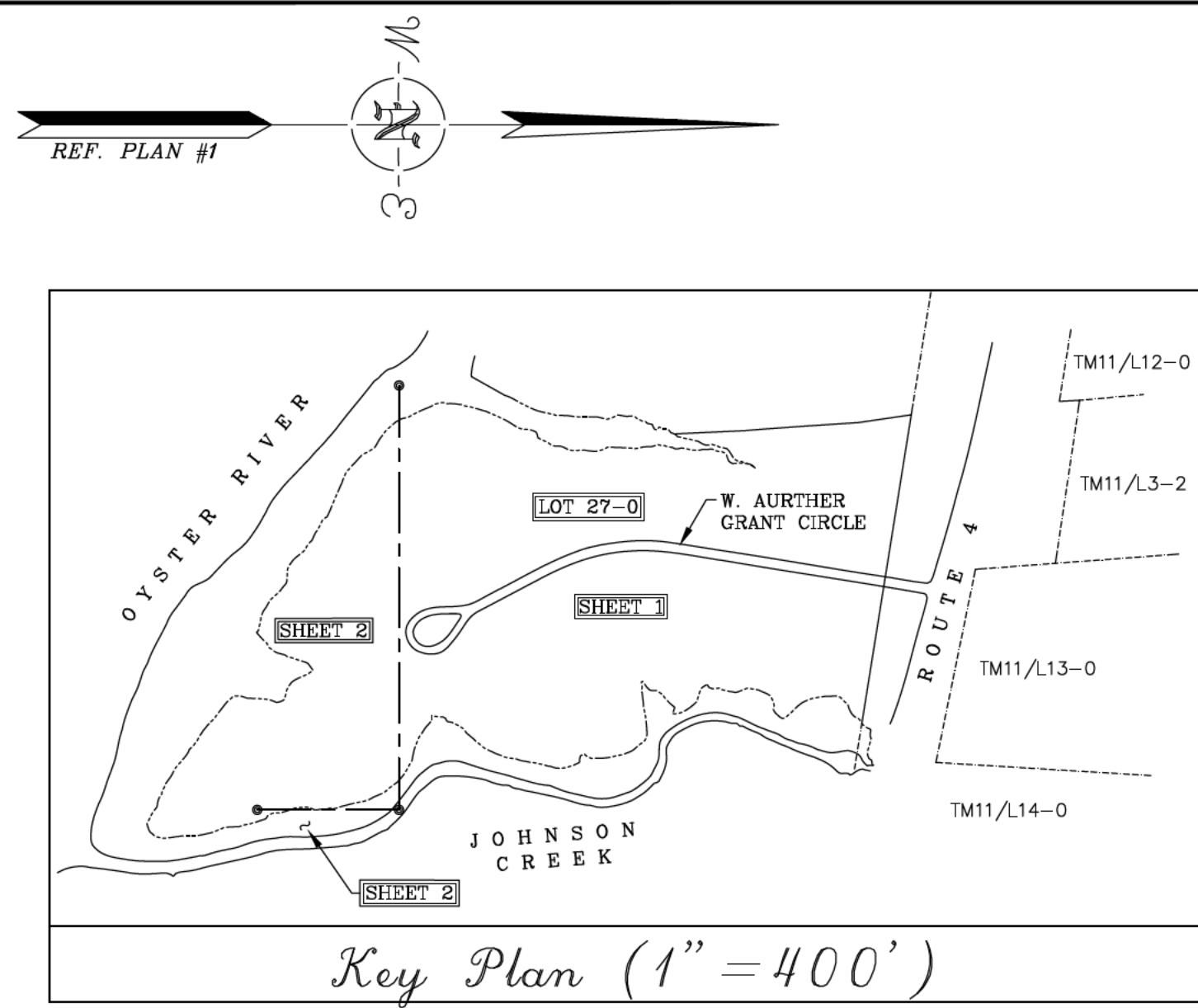


NO.	DATE	DESCRIPTION	BY

NOTE:  
ALL ELECTRIC, GAS, TEL. WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR 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 SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

DRAWN BY:	J.A.G.	DATE:	FEB. 14, 2012
CHECKED BY:	W.J.D.	DRAWING NO.:	2611A
JOB NO.:	2611	SHEET	1 OF 2





LINE TABLE

LINE	BEARING	LENGTH
L1	S00°43'55"W	1.69
L2	S15°27'15"W	33.96
L4	S77°30'09"W	41.94
L5	N27°48'20"W	38.86
L6	S49°20'04"E	52.66
L7	S49°20'04"E	48.80
L8	S06°16'36"E	101.46

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	DIRECTION	CHORD
C1	323.02	500.00	37°00'56"	167.37	S09°17'52"E	317.43	
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C3	99.36	69.00	82°30'28"	60.52	N08°04'51"W	91.00	
C4	169.26	69.00	140°33'01"	192.45	S76°33'06"E	129.90	
C5	10.52	28.00	21°31'44"	5.32	N17°02'28"W	10.46	
C6	91.91	550.00	9°34'29"	46.06	S23°01'06"E	91.80	
C7	5.02	550.00	0°31'24"	2.51	S17°58'10"E	5.02	

- LEGEND
- UTILITY POLE & GUY WIRE SIGN
  - GRANITE BOUND FOUND
  - DRILL HOLE FOUND
  - IRON PIPE/ROD FOUND
  - STONE BOUND TO BE SET
  - 5/8" RE-BAR W/ ID CAP TO BE SET
  - FIRE HYDRANT
  - WATER GATE VALVE
  - CATCH BASIN
  - DRAIN MANHOLE
  - SEWER MANHOLE
  - JURISDICTIONAL WETLAND SYMBOL
  - DECIDUOUS TREE
  - TYP.
  - EP
  - DYL
  - BEARING
  - DIST.
  - BEARING
  - DIST.
  - BEARING
  - DIST.
  - X - X
  - OH-W
  - S
  - W
  - D
  - APPROX. ABUTTERS LOT LINE
  - TREE LINE
  - STONE WALL
  - EDGE OF FRESHWATER WETLAND (SEE NOTE #6)
  - EDGE OF TIDAL WETLAND (SEE NOTE #6)
  - APPROX. MEAN HIGH WATER LINE (ELEVATION 5')(SEE NOTE #7)
  - FLOOD ZONE LINE (ELEVATION 7') (SEE NOTES #7 & #13)
  - BUILDABLE AREA FOR "STRUCTURES" (SEE NOTE #4)
  - 250' PROTECTED SHORELAND SETBACK (STATE OF NH)

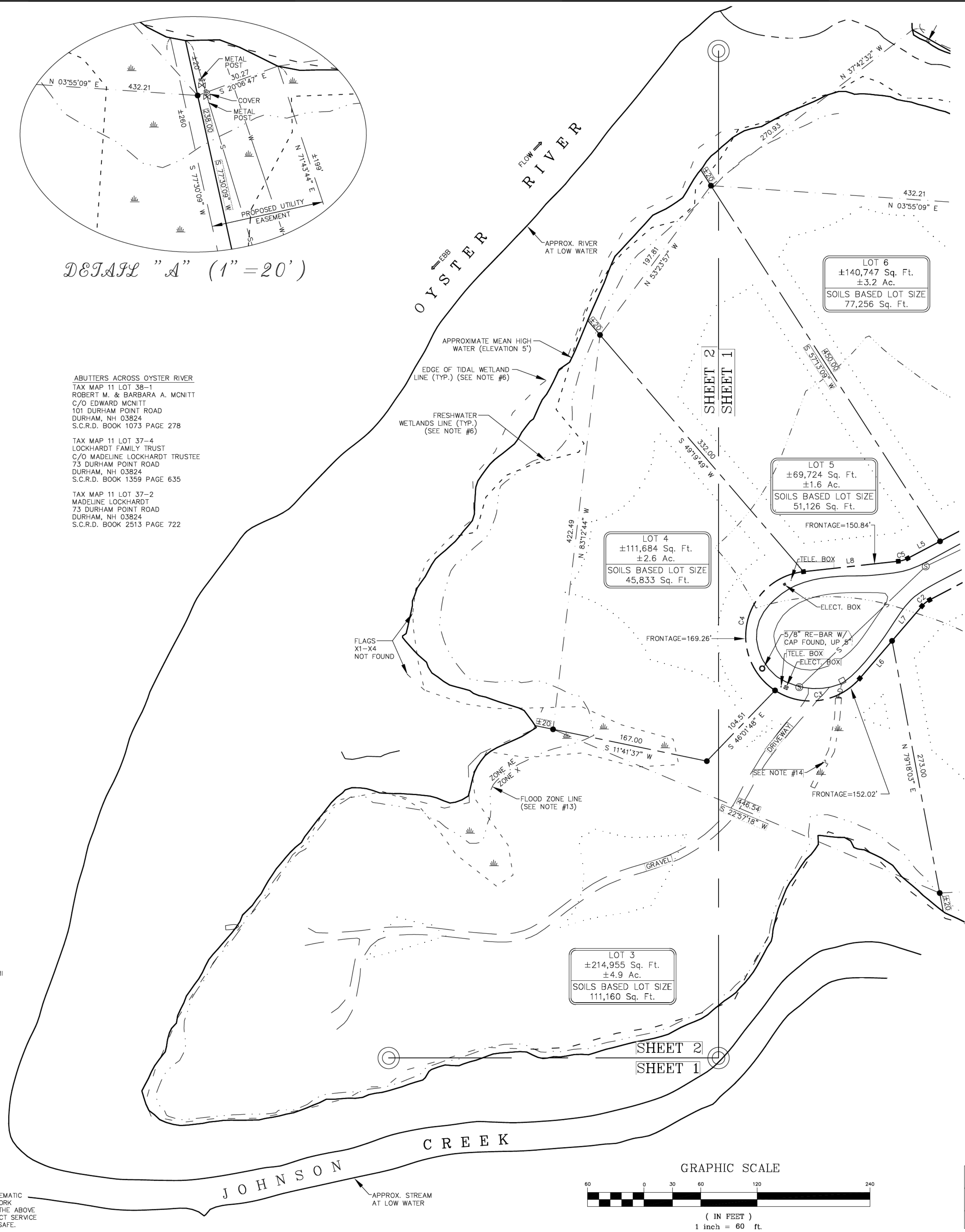
- ABUTTERS ACROSS JOHNSON CREEK
- TAX MAP 11 LOT 28-1  
GALE S. TERRI LIVING REV. TRUST  
7007 HARDWOOD RIDGE ROAD  
CARRABASSETT VALLEY, ME 04947  
S.C.R.D. BOOK 2178 PAGE 328
  - TAX MAP 11 LOT 29-0  
INGVAR & DONNA VITTANDS  
72 PISCATAQUA RD.  
DURHAM, NH 03840  
S.C.R.D. BOOK 1128 PAGE 202
  - TAX MAP 11 LOT 31-15  
INGVAR & DONNA VITTANDS  
72 PISCATAQUA RD.  
DURHAM, NH 03840  
S.C.R.D. BOOK 1128 PAGE 202
  - TAX MAP 11 LOT 31-14  
A-HA TRUST  
ANDREW HARTMAN, TRUSTEE  
39 GROVE STREET  
GREENLAND, NH 03840  
S.C.R.D. BOOK 3767 PAGE 023
  - TAX MAP 11 LOT 31-13  
AHMAD ETEBARI & MAHNAZ MOALLEMI  
3 RIVERVIEW COURT  
DURHAM, NH 03824  
S.C.R.D. BOOK 2814 PAGE 607
  - TAX MAP 11 LOT 31-11  
JOHNET H. CARPENTER REV. TRUST  
4 RIVERVIEW COURT  
DURHAM, NH 03824  
S.C.R.D. BOOK 2993 PAGE 699

DETAIL "A" (1"=20')

ABUTTERS ACROSS OYSTER RIVER  
TAX MAP 11 LOT 38-1  
ROBERT M. & BARBARA A. MCNITT  
C/O EDWARD MCNITT  
101 DURHAM POINT ROAD  
DURHAM, NH 03824  
S.C.R.D. BOOK 1073 PAGE 278

TAX MAP 11 LOT 37-4  
LOCKHART FAMILY TRUST  
C/O MADELINE LOCKHART TRUSTEE  
73 DURHAM POINT ROAD  
DURHAM, NH 03824  
S.C.R.D. BOOK 1359 PAGE 635

TAX MAP 11 LOT 37-2  
MADELINE LOCKHART  
73 DURHAM POINT ROAD  
DURHAM, NH 03824  
S.C.R.D. BOOK 2513 PAGE 222



- NOTES:
- REFERENCE: TAX MAP 11, LOT 27-0
  - TOTAL PARCEL AREA= 1,235,700± Sq. Ft. OR 28.4± Ac. (SEE NOTES #10 & #11)
  - OWNER OF RECORD: GRANT DEVELOPMENT, LLC  
8 NEWMARKET ROAD  
DURHAM, NH 03824  
S.C.R.D. BOOK 3384 PAGE 510
  - ZONE: DURHAM BUSINESS PARK (DBP)  
DIMENSIONAL REQUIREMENTS:  
MIN. LOT SIZE=40,000 Sq. Ft.  
MIN. FRONTAGE=150'  
MIN. FRONT SETBACK=30' (MINOR/COLLECTOR STREET)  
50' (ARTERIAL STREET)  
MIN. SIDE/REAR SETBACK=20'  
DURHAM WETLAND CONSERVATION OVERLAY DISTRICT:  
FRESHWATER WETLANDS=75'  
TIDAL WETLANDS=100'  
DURHAM SHORELAND PROTECTION OVERLAY DISTRICT:  
TIDAL WETLANDS=125'  
-PORTIONS OF THE PROPERTY LIE WITHIN THE TOWN OF DURHAM SHORELAND PROTECTION, WETLAND CONSERVATION, AND FLOOD PROTECTION OVERLAY DISTRICTS. SEE THE ZONING ORDINANCE FOR SPECIFIC REGULATIONS.  
-LAND WITHIN 250' OF THE HIGHEST OBSERVABLE TIDE LINE IS SUBJECT TO THE STATE OF NH COMPREHENSIVE SHORELAND PROTECTION ACT.  
5. FIELD WORK PERFORMED BY J.D.R., L.R.M., P.R.G. & R.L.J. ON 5/96 & 11/00 USING A SOKKIA SET 4BII & POWERSET 3000 AND BY C.R.C. & L.P.S. ON 12/07 USING A LEICA TCR TOTAL STATION WITH A RANGER TDS DATA COLLECTOR AND A SOKKIA B20 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.  
6. WETLANDS DELINEATION PERFORMED BY NHSC, INC & WEST ENVIRONMENTAL.  
7. AERIAL TOPOGRAPHY BY EASTERN TOPOGRAPHICS, WOLFBORO, NH.  
8. VERTICAL DATUM BASED ON NGVD29 PER NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION DISK 133-0340 HAVING A REPORTED ELEVATION OF 32.87'.  
9. THE PARCEL IS SUBJECT TO THE FOLLOWING:  
A) UTILITY EASEMENT TO NETT & PSH, SEE S.C.R.D. BOOK 1349 PAGE 118.  
B) SEWER AND DRAINAGE EASEMENTS AS SHOWN ON S.C.R.D. PLAN #28A-89.  
C) TERMS OF AGREEMENT BETWEEN W&O REALTY PARTNERSHIP AND THE TOWN OF DURHAM, SEE S.C.R.D. BOOK 1523 PAGE 443.  
D) COMMISSIONERS RETURN OF HIGHWAY LAYOUT, SEE S.C.R.D. BOOK 796 PAGE 2.  
E) WARRANTY DEED FROM STANLEY F. LANGLEY TO THE STATE OF NEW HAMPSHIRE, SEE S.C.R.D. BOOK 746 PAGE 437.  
10. THE AREAS SHOWN HEREON ARE CALCULATED TO APPROXIMATE MEAN HIGH WATER (ELEVATION 5').  
11. THE NON-CONTIGUOUS UPLAND PORTION OF LAND (±235 Sq. Ft.) AT THE WESTERLY SIDE OF THE PARCEL IS NOT INCLUDED IN THE OVERALL AREA CALCULATIONS OF LOT 27-0 AS SHOWN ON THIS PLAN. THIS AREA IS TO BECOME PART OF LOT #6.  
12. WATER BOUNDARIES ARE DYNAMIC IN NATURE AND ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES SUCH AS EROSION OR ACCRETION.  
13. FLOOD ZONE AE (ELEV. 7') AND ZONE X PER F.E.M.A. F.I.R.M. #3301703200 DATED 5/17/05. THE FLOOD HAZARD ZONE LINE IS DEPICTED HEREON AT ELEV. 7' WHICH DIFFERS FROM THE LOCATION OF THE FLOOD HAZARD ZONE LINE AS GRAPHICALLY DEPICTED ON THE ABOVE REFERENCED F.I.R.M. MJS ENGINEERING IS IN THE PROCESS OF APPLYING FOR A LETTER OF MAP AMENDMENT WITH F.E.M.A. BASED ON THE FLOOD HAZARD ZONE LINE DEPICTED ON THIS PLAN.  
14. "WETLAND" AREAS NOT CLASSIFIED AS WETLANDS UNDER ARTICLE XIII SUB-SECTION 175-59 OF THE TOWN OF DURHAM ZONING ORDINANCE.  
15. UNDERGROUND SEWER AND WATER LINE DATA PROVIDED BY MJS ENGINEERING INC. AND WERE NOT SURVEY LOCATED.
- REFERENCE PLANS
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS" PLANS OF PROPOSED FEDERAL AND PRIMARY PROJECT NO. F 012-2(4), NH PROJECT NO. P-3877-B, DURHAM BY-PASS" DATED 5/19/65, S.C.R.D. FOLDER 15 FOLDER 3 PLAN 79.
  - "FINAL SUBDIVISION PLAN, JOHNSON CREEK DRIVE, DURHAM, NH" DATED JANUARY 1985, BY G.L. DAVIS & ASSOCIATES, S.C.R.D. PLAN #28A-89.
  - "SEWAGE DISPOSAL PLANT AREA, UNIVERSITY OF NEW HAMPSHIRE, DURHAM, NH" DATED 10/6/64 AND REVISED 12/22/64, NOT RECORDED.
  - "DURHAM BUSINESS PARK WATERLINE EXTENSION, PREPARED FOR PUBLIC WORKS DEPT. TOWN OF DURHAM" BY MAGUIRE GROUP, INC. AND DATED 7/8/97

I certify that this survey and plan were prepared by me or by those under my direct supervision and falls under the Urban Survey Classification of the NH Code of Administrative Rules of the Board of Licensure for Land Surveyors. I certify that this survey was made on the ground and is correct to the best of my knowledge and belief. Random traverse survey by Total Station, with a precision greater than 1:15,000.

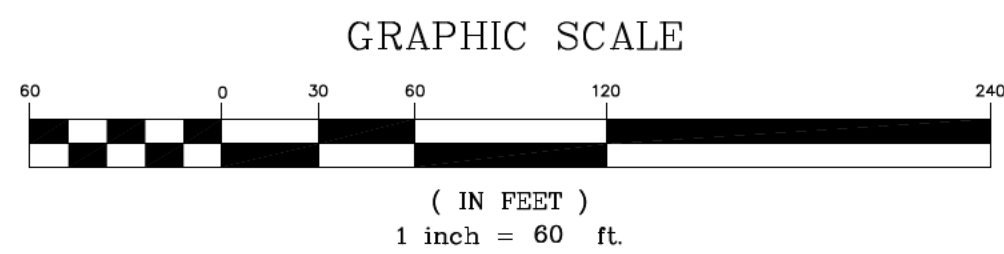
L.L.S. #824  
DATE

The certifications shown hereon are intended to meet registry of deed requirements and are not a certification of title or ownership of property shown. Owners of adjoining properties are according to current town assessors records.

SUBDIVISION PLAN  
OF  
DURHAM BUSINESS PARK  
U.S. ROUTE 4  
DURHAM, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

NOTE:  
ALL ELECTRIC, GAS, TEL. WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR 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 SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.



DRAWN BY:	J.A.G.	DATE:	FEB. 14, 2012
CHECKED BY:	W.J.D.	DRAWING NO.:	2611A
JOB NO.:	2611	SHEET	2 OF 2



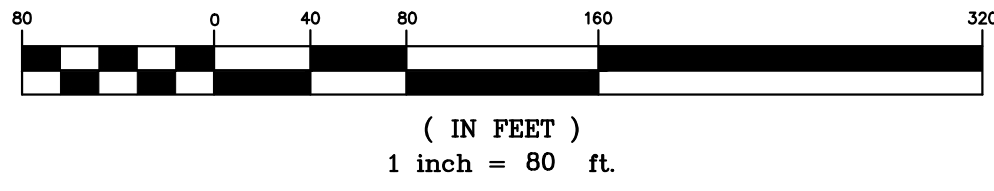


Drawing Name: P:\15proj\15-027\Internat\15-027 Site Concept - Copy.dwg  
 Mod: 17 Jun 2015 - 2:27pm

**LEGEND**

- PROPERTY LINE
- MEAN HIGH TIDE LINE
- - - - - EDGE OF FRESHWATER WETLAND
- - - - - EDGE OF TIDAL WETLAND
- · - · - · 250' PROTECTED SHORELAND (NHDES)
- 125' SHORELAND PROTECTION OVERLAY DISTRICT (DURHAM)
- - - - - 75' & 100' WETLAND PROTECTION OVERLAY DISTRICT (DURHAM)

**GRAPHIC SCALE**



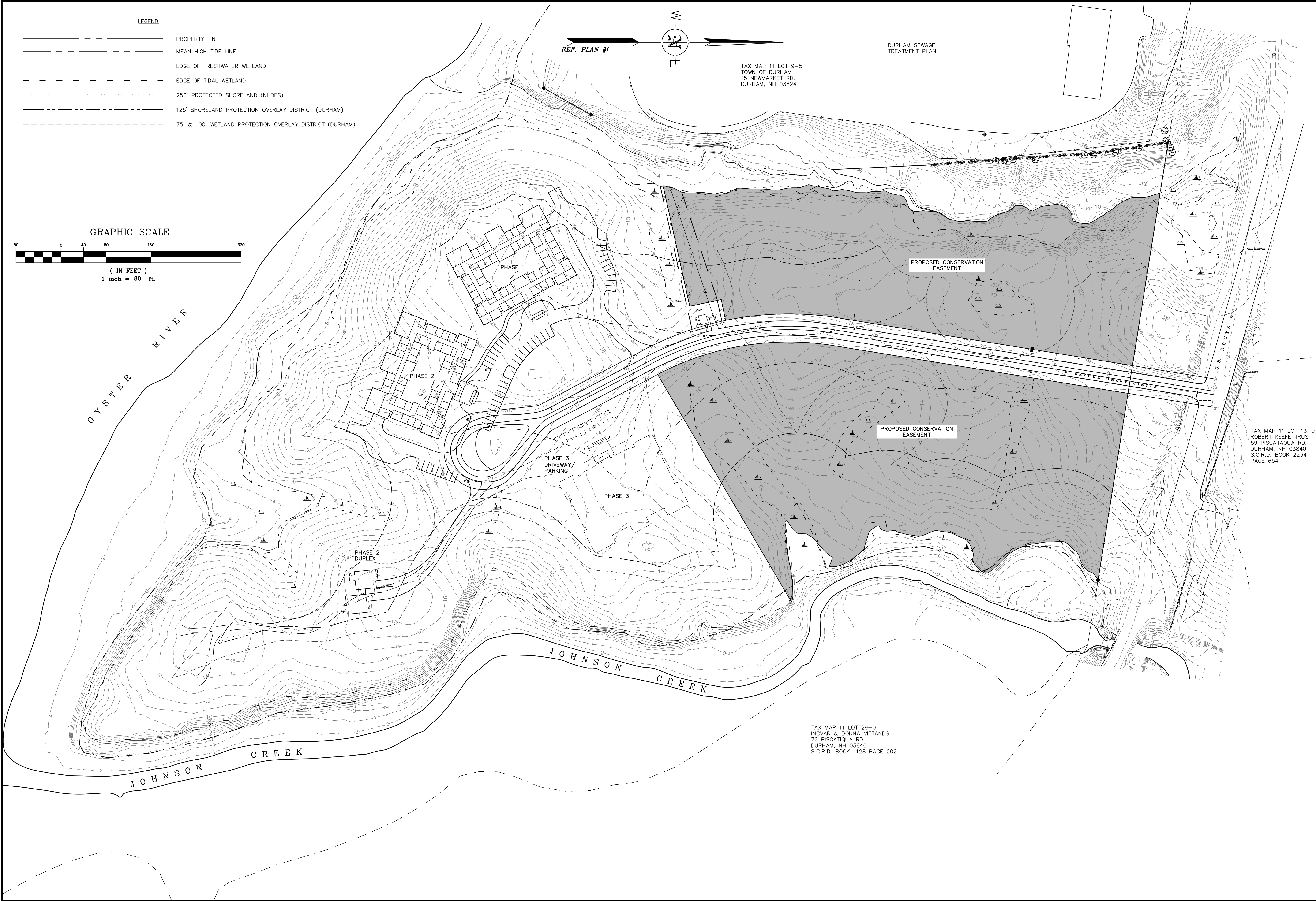
REF. PLAN #1

TAX MAP 11 LOT 9-5  
 TOWN OF DURHAM  
 15 NEWMARKET RD.  
 DURHAM, NH 03824

DURHAM SEWAGE  
 TREATMENT PLAN

TAX MAP 11 LOT 13-0  
 ROBERT KEEFE TRUST  
 59 PISCATAQUIA RD.  
 DURHAM, NH 03840  
 S.C.R.D. BOOK 2234  
 PAGE 654

TAX MAP 11 LOT 29-0  
 INGVAR & DONNA VITANDS  
 72 PISCATAQUIA RD.  
 DURHAM, NH 03840  
 S.C.R.D. BOOK 1128 PAGE 202



NO.	REVISIONS	DATE	INT.

DATE: 6/17/15  
 SCALE: 1"=60'  
 DESIGNED BY: MJS  
 DRAWN BY: KD  
 APPROVED BY: MJS  
 DWG FILE:

**CONCEPTUAL SITE PLAN**  
 prepared for  
**JOHN RANDOLPH  
 HARMONY HOMES**  
 TAX MAP 11, LOTS (27-1)-(27-7)  
 W. ARTHUR GRANT CIRCLE DURHAM, NH

**MJS ENGINEERING P.C.**  
 CIVIL • STRUCTURAL • ENVIRONMENTAL  
 5 RAILROAD ST., P.O. BOX 359  
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 PHONE: (603) 659-4975 FAX: (603) 659-4427  
 E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 15-027

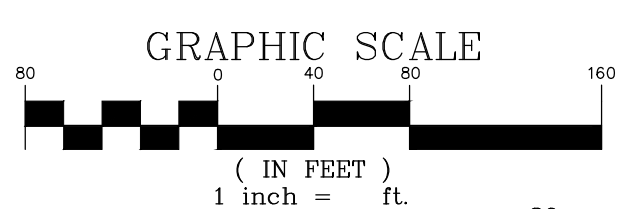
C1







Drawing Name: T:\Current Projects\273 Durham Elder Care\15-027.kpl concept REV B-16-15.dwg  
 Wed, 17 Jun 2015 2:33pm



Prepared by:

**g2 +1 LLC**  
 Landscape Architecture Site Planning Graphics  
 70 New Road Salisbury New Hampshire 03268  
 p/T 603 648 6434 www.g2plus1.com

In Association with:

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 5 BALDWIN ST., P.O. BOX 509  
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Prepared for:

John Randolph  
 H2 - By the Bay, Durham, NH

**Proposed Elderly Care Facility**  
 Durham New Hampshire  
 June 17, 2015



NOT FOR CONSTRUCTION  
 PERMIT SET ONLY

No.	Description	Date

Project Name:  
 H2 By the Bay

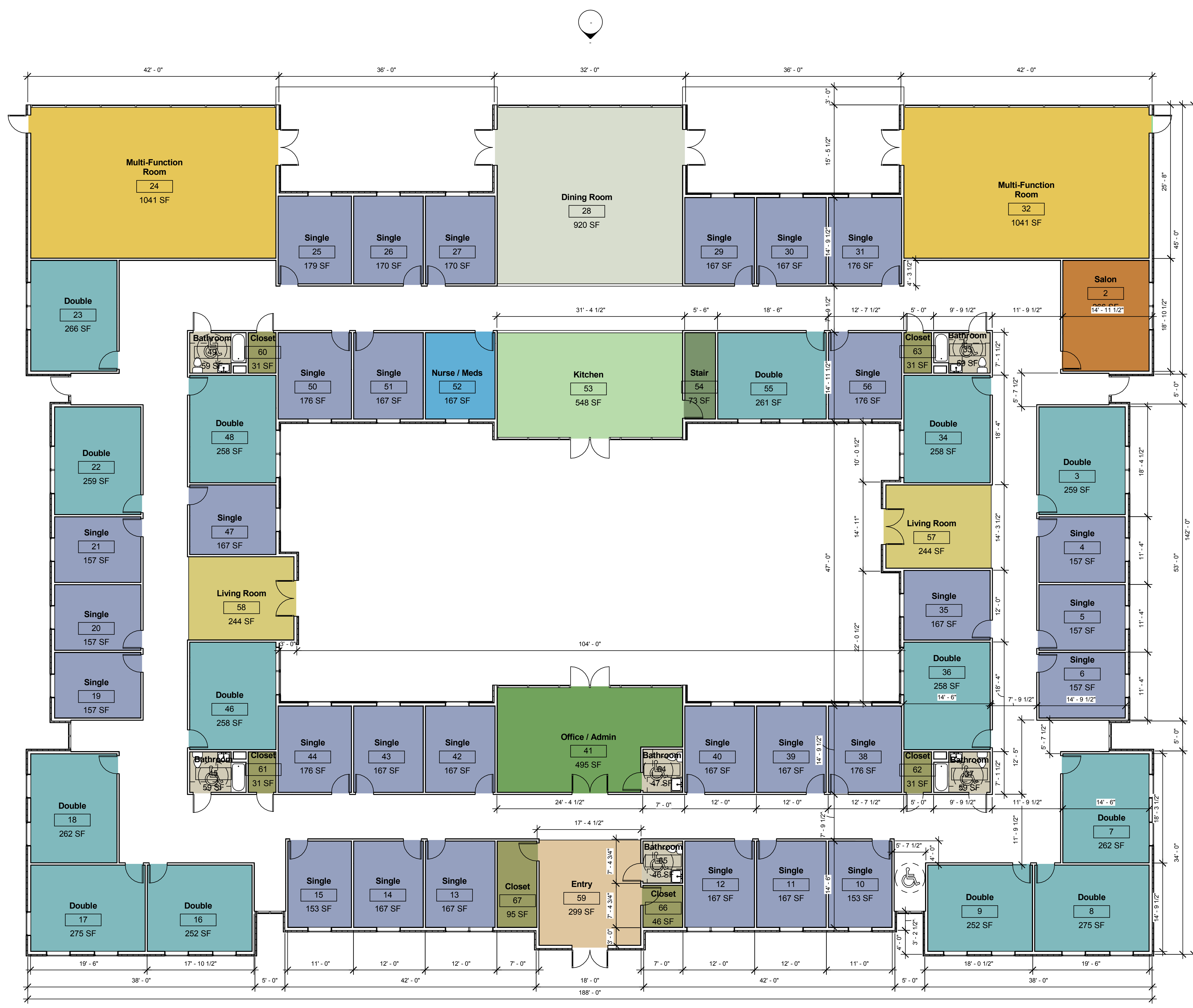
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 FLOOR PLANS

Project number: 15053  
 Date: 06.17.2015  
 Drawn by: MWR  
 Checked by: BMH

**A101**  
 Scale: 1/8" = 1'-0"

Room Legend

- Double
- Single
- Living Room
- Multi-Function Room
- Salon
- Dining Room
- Kitchen
- Office / Admin
- Nurse / Meds
- Entry
- Bathroom
- Stair
- Closet



1 Level 1  
 1/8" = 1'-0"



H2 By the Bay  
 Harmony Homes  
 Durham, NH

McHENRY  
 ARCHITECTURE  
 4 Market Street  
 Portsmouth, New Hampshire  
 603.430.0274

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No.	Description	Date

Project Name:  
 H2 By the Bay

Drawing Name:  
 EXTERIOR ELEVATIONS

Project number: 15053  
 Date: 06.17.2015  
 Drawn by: Author  
 Checked by: Checker

**A301**

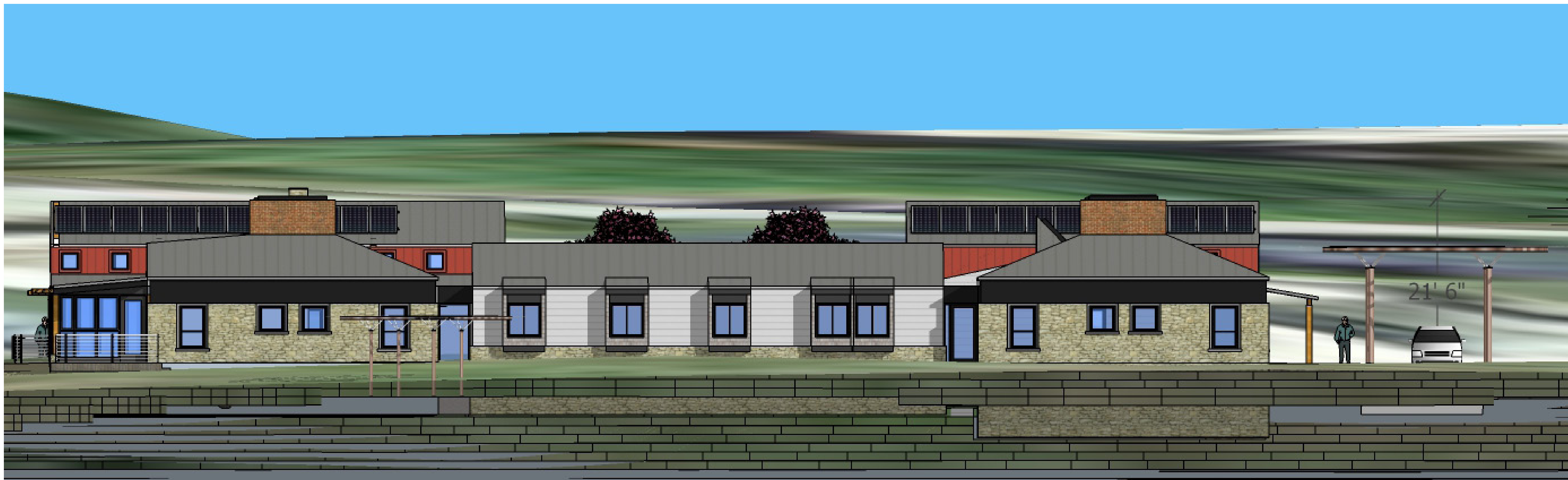
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6/17/2015 9:26:44 AM



East Elevation

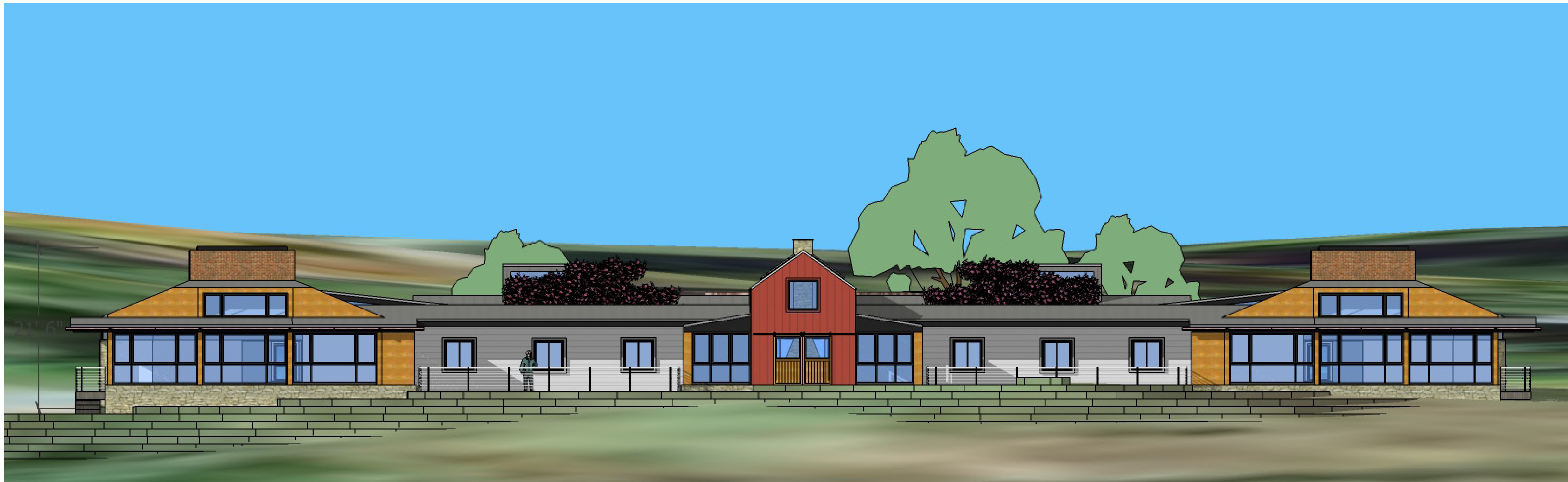
Not to Scale



South Elevation

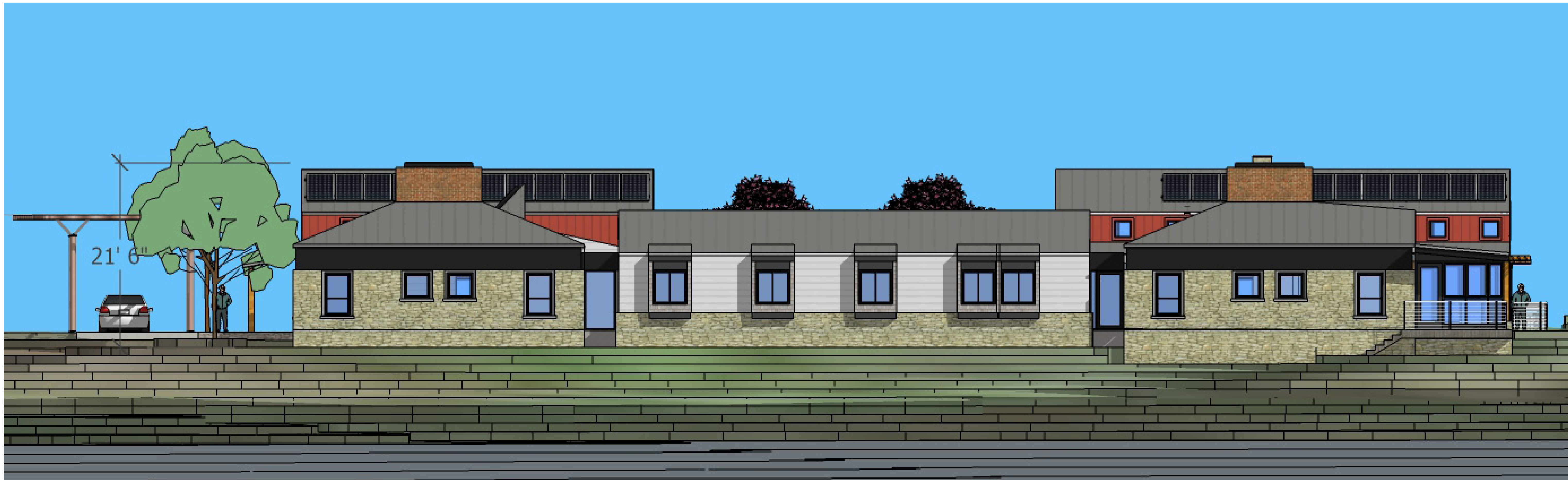
Not to Scale





West Elevation

Not to Scale



North Elevation

Not to Scale

H2 By the Bay  
Harmony Homes  
Durham, NH

McHENRY  
ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire  
603.430.0274

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PERMIT SET ONLY**

No.	Description	Date

Project Name:  
H2 By the Bay

Drawing Name:  
EXTERIOR ELEVATIONS

Project number: 15053  
Date: 06.17.2015  
Drawn by: Author  
Checked by: Checker

**A302**

Scale:





Aerial View One

Not to Scale



Aerial View Two

Not to Scale



View from Water

Not to Scale

H2 By the Bay  
Harmony Homes  
Durham, NH

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No.	Description	Date

Project Name:  
H2 By the Bay

Drawing Name:  
EXTERIOR ELEVATIONS

Project number: 15053

Date: 06.17.2015

Drawn by: Author

Checked by: Checker

**A303**

Scale: