



CONCORD  
WILSHIRE

Atlanta, GA

Los Angeles, CA

Miami, FL

Washington, DC

February 3, 2017

**RE: Young Drive – Planning Board Design Review & Site Plan Revisions**

Michael – in connection with the Planning Board meeting scheduled for February 8th, 2017, please see attached for:

- (i) revised Young Drive site plan; and,
- (ii) perspectives of the proposed buildings with vantage points from Dover Road (Views 1 and 2), Bayview Road (Views 2 and 3), and Beards Landing (View 5).

After discussions with the Planning Board subcommittee, several modifications were made to the site plan, including:

- (a) **Elimination of Emergency Access to Bayview** – after discussion with the Durham Fire Chief, an internal turn-around was integrated into the site plan. This will allow the Durham Fire Department to access all of the proposed buildings without the need to utilize the Bayview emergency vehicle access right of way.

The site plan does preserve a limited area that could – if required in the future – allow for emergency access to Bayview, but this would be a future improvement not connected to the site plan approval.

- (b) **Elimination of Building D** – Building D (20 units) was eliminated and replaced with four (4) townhomes that will be two (2) stories in height. The townhomes are of a much smaller scale and increase the buffer to the nearest homes on Bayview.
- (c) **Addition of Community Building** – a community building of approximately 2,000 SF was added near the entrance to the site.
- (d) **Building Shifted Out of Shoreland Buffer** – Buildings A, B, and C have been shifted out of the shoreland buffer.

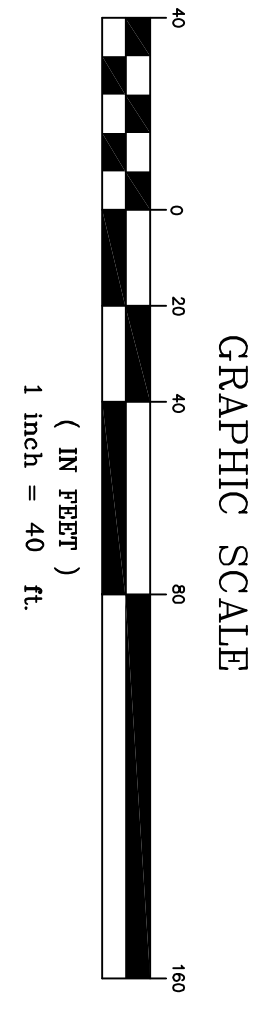
Respectfully,

Eric Metz  
Vice President of Development  
Concord Wilshire Companies  
213-814-8829  
emetz@concordwilshire.com



ASSESSORS MAP - MAP 4, LOTS (42-2) THRU (42-14)  
 & LOTS (42-15) THRU (42-17)  
 CURRENT OWNER - YOUNG DRIVE, LLC  
 548 CABOT STREET  
 BEVERLY, MA 01915  
 DEED - S.C.R.D. BK 4126, PG 615  
 TOTAL PARCEL AREA - 10.1 ACRES  
 ZONING - COE'S CORNER

- LEGEND**
- - - - - EXISTING CONTOUR
  - — — — — EDGE OF PAVEMENT
  - — — — — PROPERTY LINES
  - - - - - EDGE OF WETLAND
  - - - - - WETLAND SETBACK



OWNER: YOUNG DRIVE, LLC  
 548 CABOT STREET  
 BEVERLY, MA. 01915

PRELIMINARY SITE PLAN  
 YOUNG DRIVE  
 DURHAM, NH

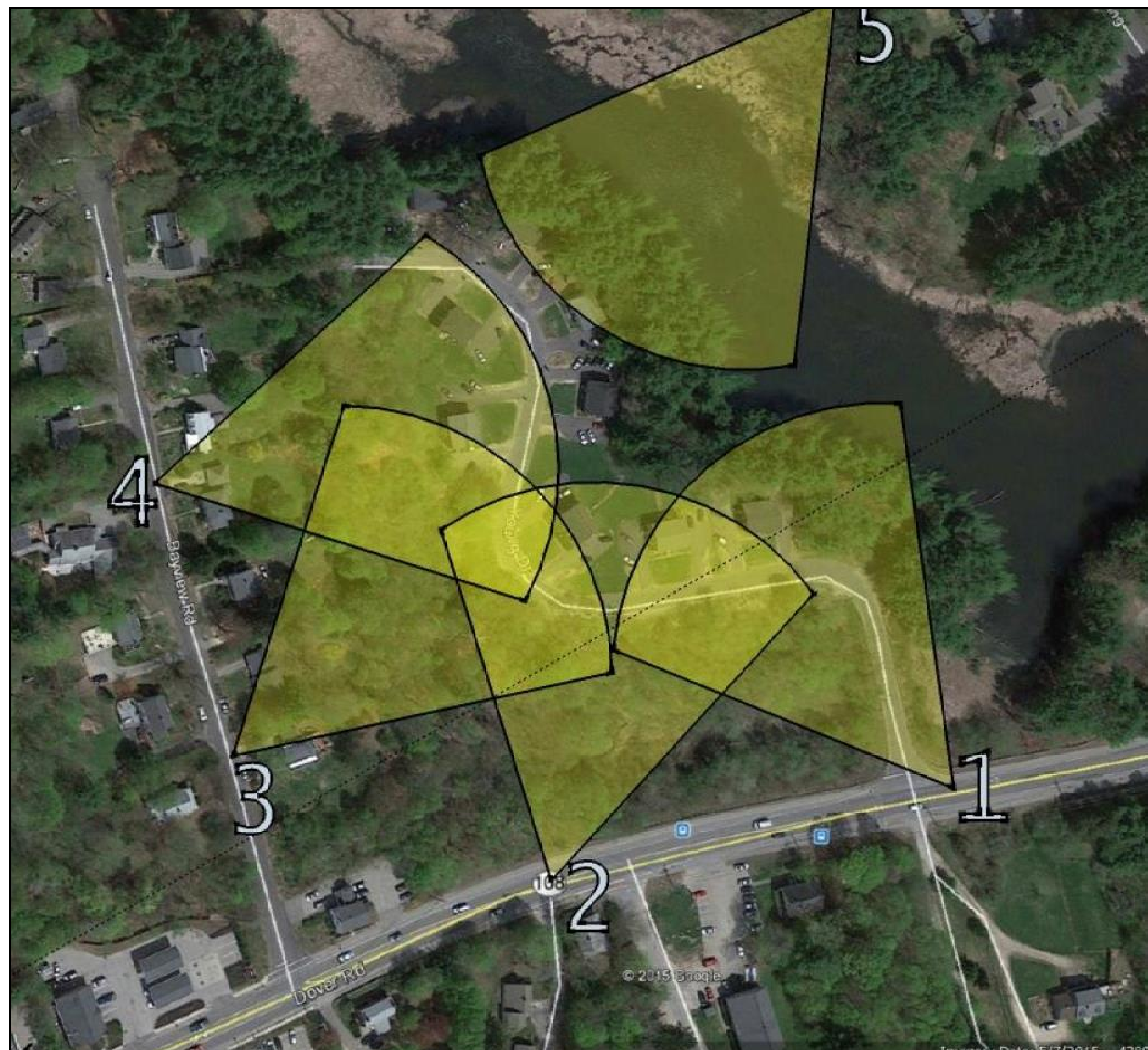
ENGINEERS: CIVIL CONSTRUCTION MANAGEMENT, INC.  
 8 MERRIMAC ROAD PO BOX 475  
 NEWTON, NH 03858

DATE: FEBRUARY 2, 2017



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| PROJECT NUMBER | REVISION NO. | DATE |
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| FILE NAME      |              |      |
| SCALE          | N.T.S.       |      |
| DATE           | 2/3/2017     |      |
| DRAWN BY       |              |      |



VIEW ANGLES KEY

**LOWE ASSOCIATES**  
Architects, Inc.

643 VFW Parkway  
Suite 200  
Chestnut Hill  
Massachusetts 02467

Tel: (617) 323-0078  
Fax: (617) 323-8670

**PROPOSED 55+ HOUSING FOR YOUNG DRIVE**

DURHAM  
NEW HAMPSHIRE

**VIEW ANGLES KEY**





VIEW 1



VIEW 2

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VIEW 3



VIEW 4



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VIEW 5

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