MARKETING CENTER FOR RIVERWOODS DURHAM

56 DOVER ROAD DURHAM. NEW HAMPSHIRE

SITE PLAN REVIEW

May 24, 2017

June 8, 2017

PB Submission

PB Re-Submission

Applicant:

The RiverWoods Group

7 Riverwoods Drive Exeter, New Hampshire 03833

Owner:

Land Options, LLC

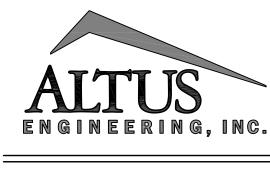
96 Cliff Road Portsmouth, NH 03801

Architect:

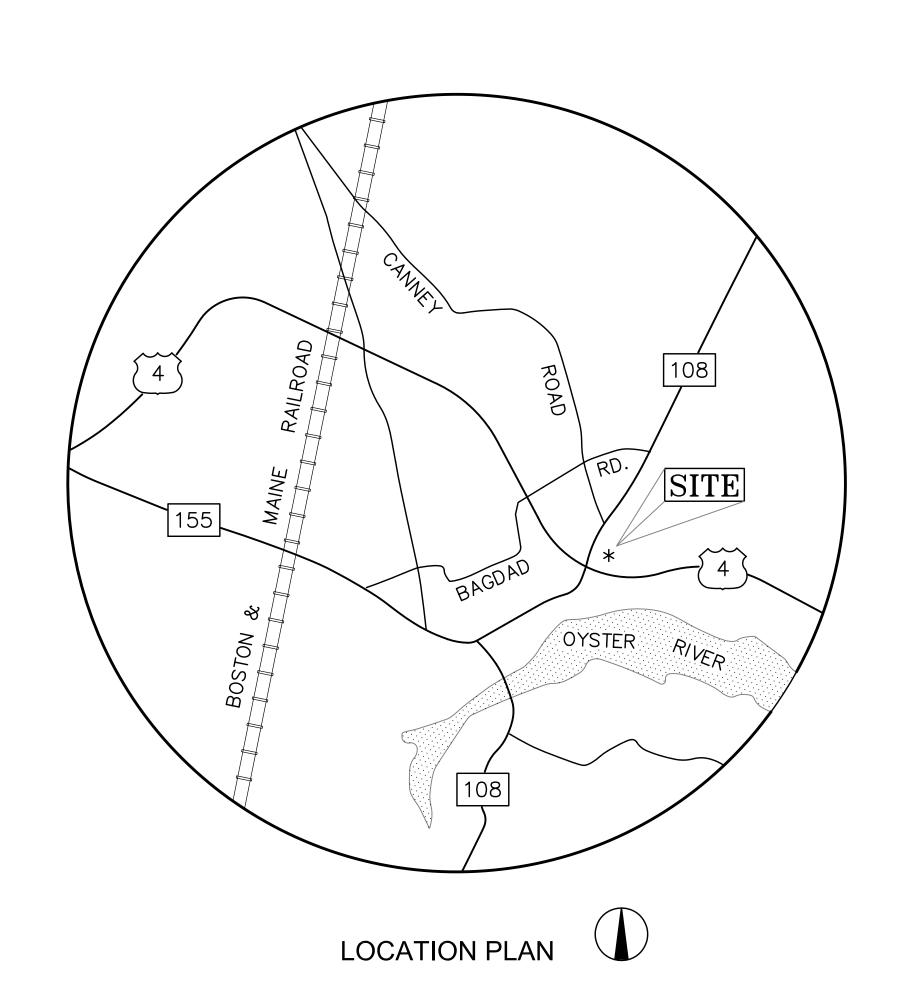
Manypenny Murphy Architecture

96 Penhallow Street Portsmouth, NH 03801 Phone (603) 319-8199

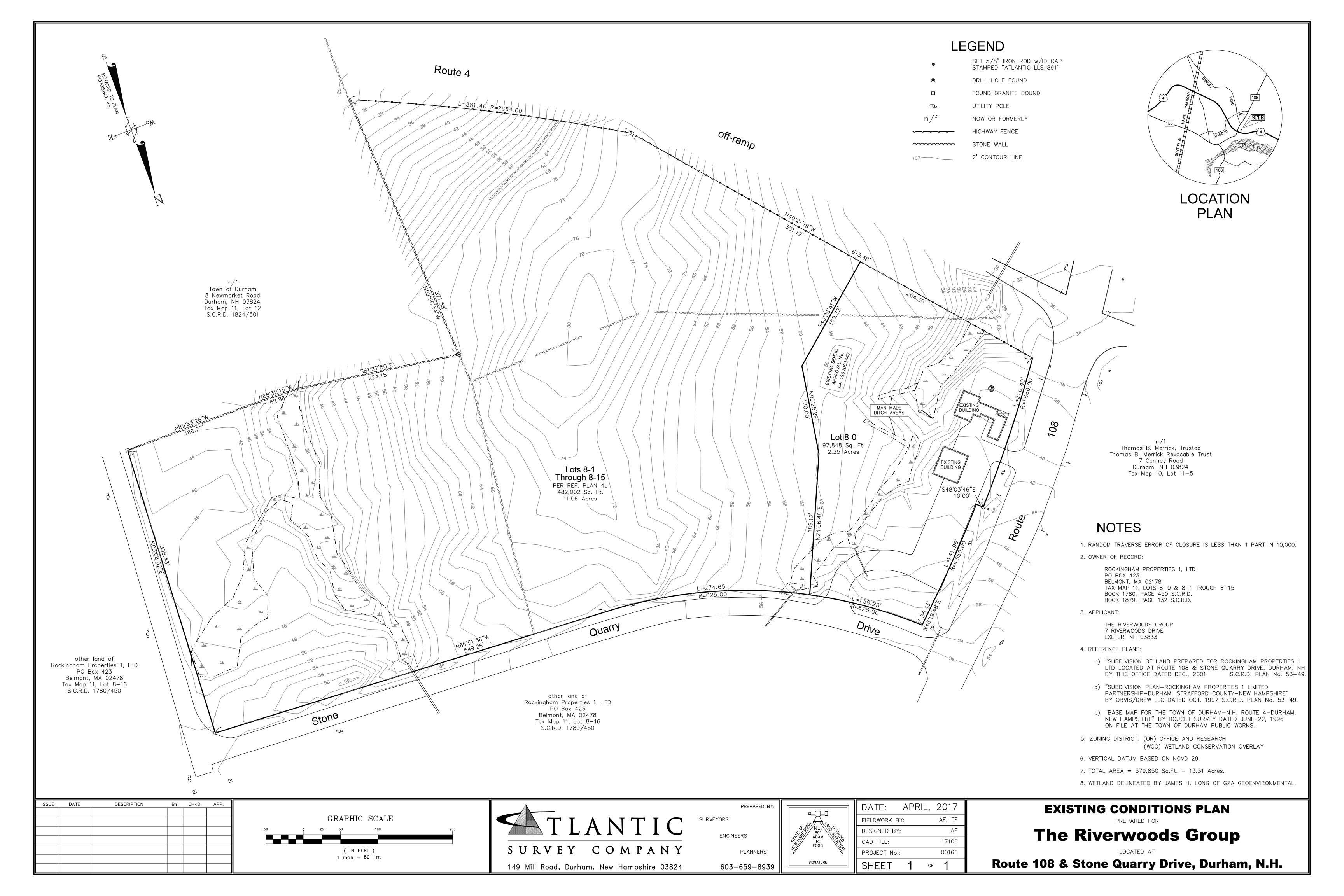
Civil Engineer:

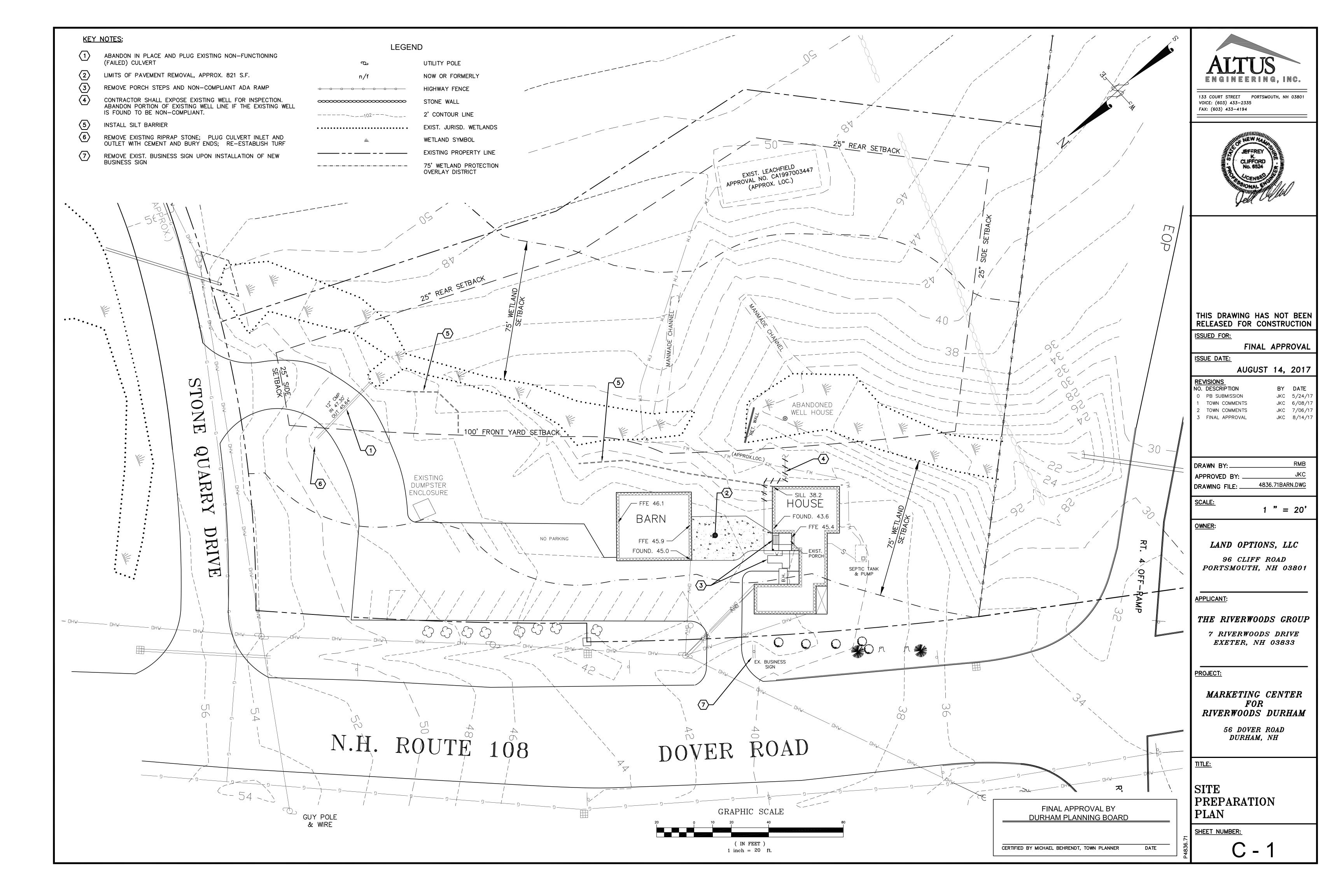


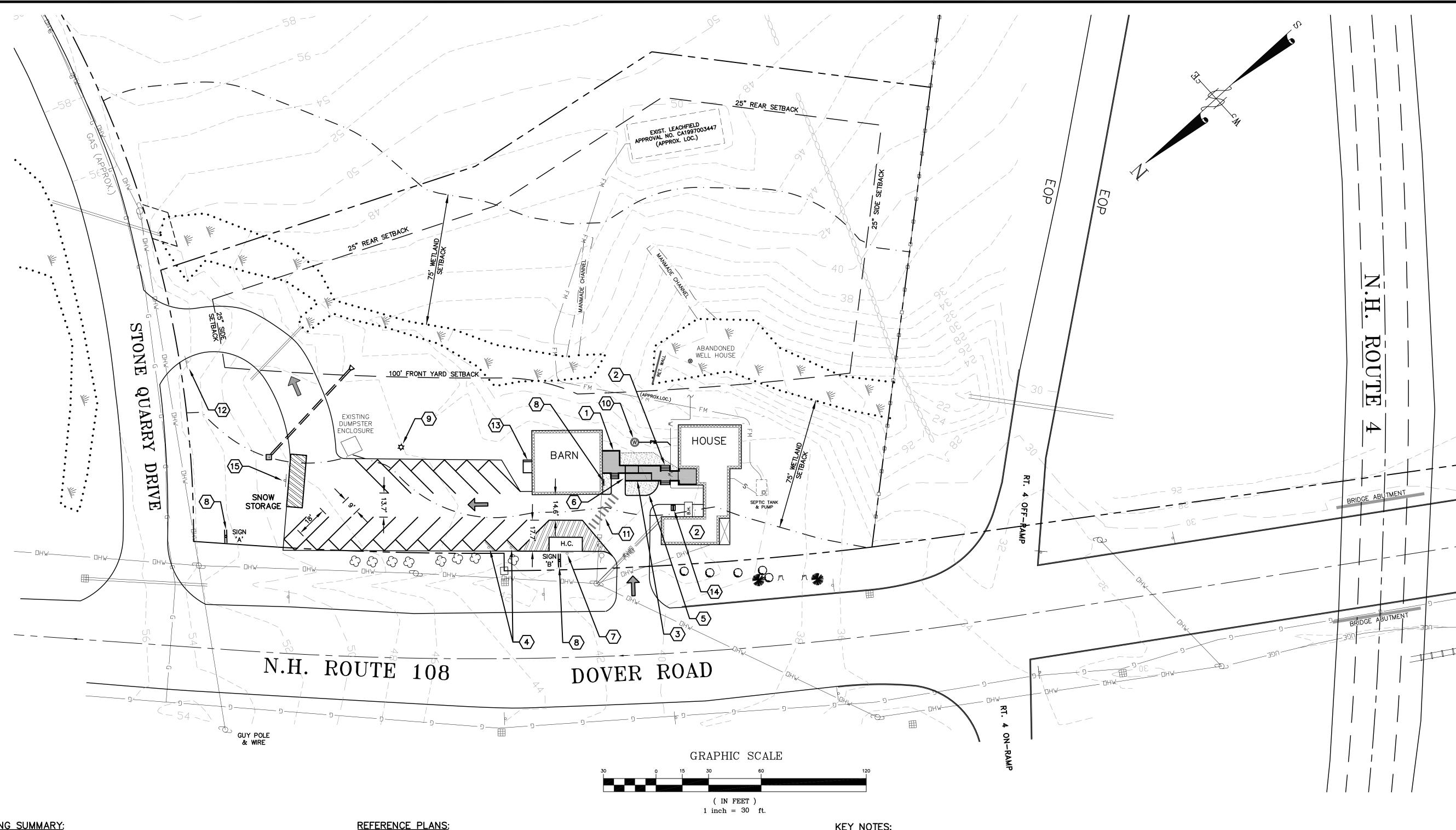
133 COURT STREET PORTSMOUTH, NH 03801 VOICE: (603) 433-2335 FAX: (603) 433-4194



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ZONING SUMMARY:

PROPERTY REFERENCE MAP 11, LOT 8-0

97,848 S.F. OR 2.24 AC. AREA

OFFICE AND RESEARCH DISTRICT-ROUTE 108 (OR) ZONING

WETLANDS CONSERVATION OVERLAY DISTRICT (WCO)

OWNER:

LAND OPTIONS, LLC 96 CLIFF ROAD PORTSMOUTH, NH 03801

USE: PROFESSIONAL OFFICE (INCL. REALTOR SERVICES)

SETBACKS

BUILDING GROSS S.F.

PARKING:

SEIBACKS	REQ'D	EXISTING	<u>PROPOSED</u>
FRONT YARD SIDE YARD REAR YARD	100' MIN. 25' MIN. 25' MIN.	9.3' >25' >25'	9.3' >25' >25'
WETLANDS BUFFER MAX. IMPERVIOUS	75' MIN. 50% MAX.	9.3' 17.8%	9.3' 17.4%
BUILDING HEIGHT:	50'	<50'	<50'
OVERALL BUILDING FOOTPR	INT:	3,456 S.F.	3,456 S.F. (2 BUILD

5,512 S.F.

16 SPACES 19 SPACES 18 SPACES

5,512 S.F. (2 BUILDINGS)

- 1. "EXISTING CONDITIONS PLAN, PREPARED FOR THE RIVERWOODS GROUP", PREPARED BY ATLANTIC SURVEY COMPANY, DATED APRIL 2017.
- 2. "PLAN STONE QUARRY OFFICE PARK, DURHAM NH", PREPARED BY AMERICAN ENGINEERING CONSULTANTS, CORP., DATED SEPT. 04, 2002.
- 3. "SUBDIVISION OF LAND, PREPARED FOR ROCKINGHAM PROPERTIES 1, LTD", PREPARED BY ATLANTIC SURVEY COMPANY, DATED DECEMBER 2001.
- 4. "SEWAGE DISPOSAL SYSTEM PLAN FOR ROCKINGHAM PROPERTIES, 68 LEONARD STREET, 2ND
- FLOOR, BELMONT, MA 02178" BY ROUND POND SOIL SURVEY, REVISED 7/23/97.
- 5. "C.I. WHITE INC, PHELPS FARM PROPOSED OFFICE SITE, DURHAM, NEW HAMPSHIRE" DATED MARCH 1977, REVISED APRIL 4 AND MAY 17, 1977.

NOTES:

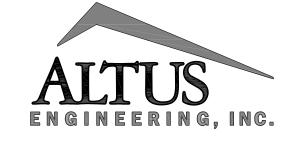
- 1. SUBSURFACE SYSTEM APPROVAL NO. CA1997003447; 24 EMPLOYEES (NO CAFETERIA); 525 GPD; APPROVED 7/23/97; OPERATIONAL APPROVAL 9/8/97
- 2. NO 100-YEAR FLOOD HAZARD EXIST WITHIN THE PARCEL.
- 3. FOR MORE INFORMATION ABOUT THIS SITE PLAN CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 8 NEWMARKET ROAD, DURHAM, NH 03824. TEL. (603) 868-8064
- 4. 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 AND THE PLANNING BOARD NOTICE OF DECISION CAREFULLY. CONTACT THE DURHAM PLANNING DEPARTMENT AT (603) 868-8064 WITH ANY QUESTIONS OR CONCERNS.
- 5. 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 DURING CONSTRUCTION AND ANY DEFICIENCIES SHALL BE CORRECTED AS SOON AS POSSIBLE.

KEY NOTES:

- INSTALL CONNECTING RAISED WALKWAY WITH HANDRAIL BETWEEN HOUSE AND BARN (SEE ARCH. DWG.S FOR DETAILS)
- INSTALL STEPS, TYP. (SEE ARCH. DWG.S FOR DETAILS)
- INSTALL ADA COMPLIANT RAMP (SEE ARCH. DWG.S FOR DETAILS)
- INSTALL (2) COMPACT CAR SPACES (9'X16') WITH "COMPACT CAR PARKING ONLY" SIGNAGE
- INSTALL 6" OF LOAM AND SOD, TYP.
- PROVIDE SMOOTH TRANSITION FROM PAVEMENT TO ADA RAMP
- INSTALL 8'x19' ADA PARKING SPACE WITH SIGN AND PAVEMENT MARKINGS; GRADE SHALL NOT EXCEED 2% IN ANY DIRECTION AT PARKING SPACE AND ADJACENT AISLE
- INSTALL NEW BUSINESS SIGNS; SEE SIGNAGE MASTER PLAN FOR ADDITIONAL INFORMATION
- 9 INSTALL LIGHT POLE
- SEE KEY NOTE #4, SHEET C-1. INSTALL DRILLED WELL AND WATERLINE IF EXISTING WELL IS NON-COMPLIANT
- INSTALL STRIPED CROSSWALK MARKINGS
- INSTALL "DO NOT ENTER" SIGN
- INSTALL LANDING AND ONE STEP (SEE ARCH. DWG.S FOR DETAILS)
- INSTALL INVERTED-U BIKE RACK
- INSTALL "LOADING AREA ONLY" ARE AND SIGNAGE

URHAM PLANNING BOARD	FINAL APPROVAL BY	
	URHAM PLANNING BOARD	

CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER DATE



133 COURT STREET PORTSMOUTH, NH 03801 VOICE: (603) 433-2335 FAX: (603) 433-4194



THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

ISSUED FOR:

ISSUE DATE:

FINAL APPROVAL

AUGUST 14, 2017

REVISIONS NO. DESCRIPTION

- BY DATE JKC 5/24/1 O PB SUBMISSION TOWN COMMENTS JKC 6/08/17 TOWN COMMENTS JKC 7/06/1 3 FINAL APPROVAL JKC 8/14/17
- APPROVED BY: . 4836.71BARN.DWG DRAWING FILE: _

SCALE: 1 " = 30'

LAND OPTIONS, LLC

96 CLIFF ROAD PORTSMOUTH, NH 03801

APPLICANT:

THE RIVERWOODS GROUP

7 RIVERWOODS DRIVE EXETER, NH 03833

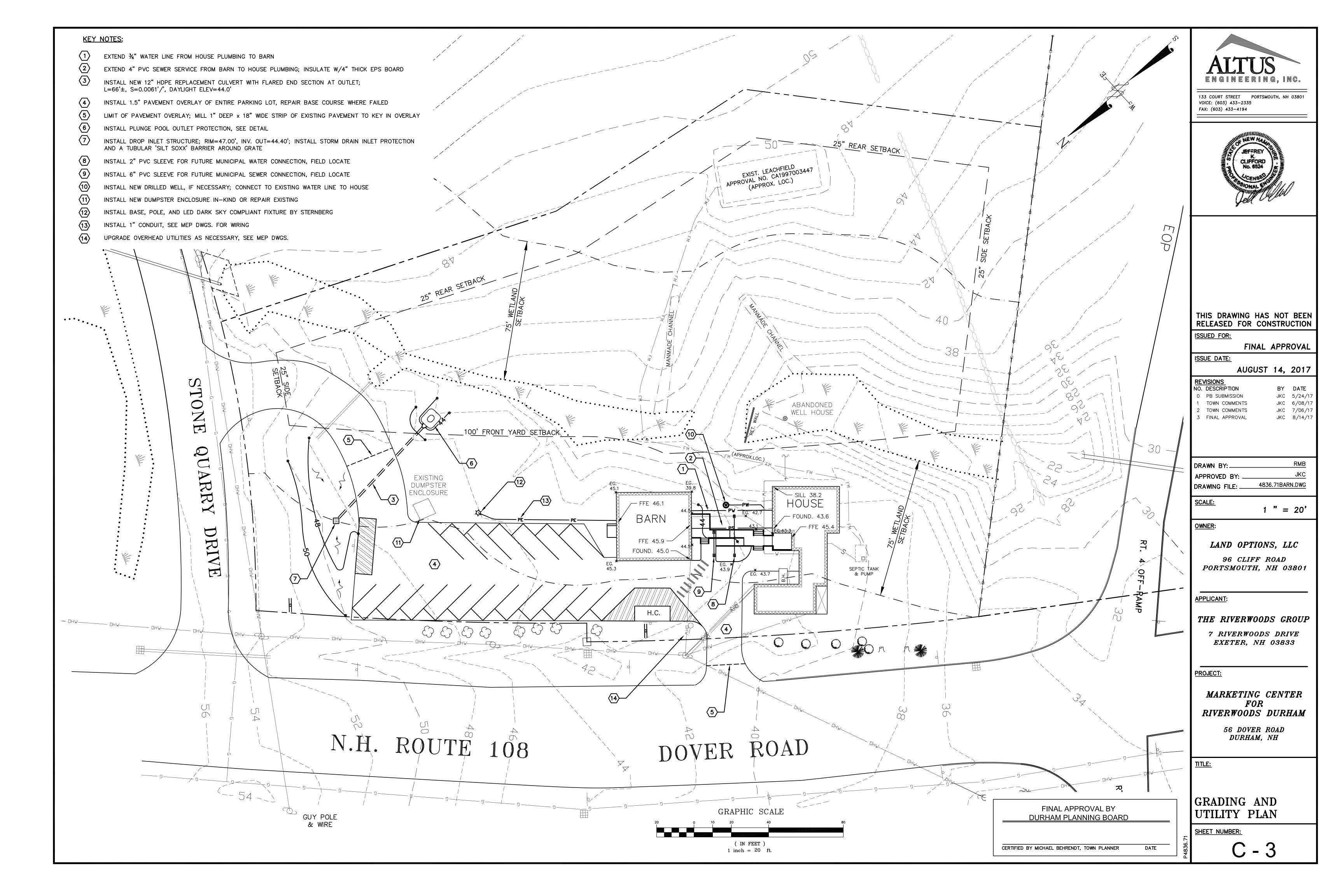
PROJECT:

MARKETING CENTER FORRIVERWOODS DURHAM

> 56 DOVER ROAD DURHAM, NH

SITE PLAN

SHEET NUMBER:



CONSTRUCTION NOTES:

SEDIMENT

- 1. DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED. THE LANDOWNER AND CONTRACTOR ARE RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACKS REQUIREMENTS REQUIRED UNDER THESE REGULATIONS. SEE
- PROJECT MANUAL APPENDICES FOR COPY OF PERMITS. CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AND NOTIFY <u>TOWN OF DURHAM</u> AND <u>OWNER'S AUTHORIZED</u> <u>REPRESENTATIVE</u> AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AS PUBLISHED IN THE FEDERAL REGISTER, VOL. 56, NO. 144, DATED JULY 26, 1991.
- 4. COORDINATE ALL WORK WITHIN TEN (10') FEET OF PROPOSED BUILDINGS WITH BUILDING CONTRACTOR AND ARCHITECTURAL CONTRACTOR SHALL VERIFY LOCATION OF EXISTING ELECTRICAL LINES, COMMUNICATION LINES, AND WATER MAIN PRIOR TO
- COMMENCING CONSTRUCTION. PRESERVE AND PROTECT UTILITY LINES TO BE RETAINED. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE
- STRIPE PARKING AND DRIVE AS SHOWN INCLUDING PARKING SPACES. ALL MARKINGS TO BE CONSTRUCTED USING WHITE
- TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248, TYPE F. 8. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO ADA EQUIREMENTS AND "MANUAL ON UNIFORM TRAFFIC DEVICES"
- AND "STANDARD ALPHABETS OF HIGHWAY SIGNS AND PAVEMENT MARKINGS" LATEST EDITIONS. UPON COMPLETION OF CONSTRUCTION, THE DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND
- 10. PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY
- SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL 11. IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
- 12. EXCAVATED MATERIALS SHALL BE PLACED AS FILL MATERIALS WITHIN UPLAND AREAS ONLY AND SHALL NOT BE PLACED WITHIN THE 100 YEAR FLOOD ZONE. 13. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING ON-SITE STRUCTURES, BITUMINOUS CONCRETE, DEBRIS, AND
- CONSTRUCTION WASTE PRODUCTS WHICH ARE NOT AUTHORIZED TO BE USED AS PART OF CONSTRUCTION. 14. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED
- WITH FINE MATERIALS. 15. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE FOUR (6") INCHES OF LOAM,
- LIMESTONE, FERTILIZER, SOD, AND APPROPRIATE SOIL STABILIZATION TECHNIQUES. 16. CONTRACTOR TO ESTABLISH AND MAINTAIN TEMPORARY BENCHMARKS (TBMS) AND PERFORM CONSTRUCTION SURVEY
- 17. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE ENGINEER, SURVEYOR, OR OWNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR DAMAGE TO EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES AT NO EXTRA COST TO THE OWNER.
- 18. COORDINATE ALL UTILITY WORK WITH RESPECTIVE UTILITIES. 19. UNDERGROUND UTILITIES INSTALLATION SHALL MEET THE MINIMUM REQUIREMENTS OF THE UTILITY COMPANIES AND THE
- TOWN OF DURHAM. CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES. 20. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES BETWEEN FIELD AND PLAN SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.

GRADING NOTES:

- WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ACCEPTED. ABRUPT
- RIDGES AT TOPS AND BOTTOM WILL NOT BE ACCEPTED. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATION, STRUCTURE AND PLANTING
- MAXIMUM SLOPE IN DISTURBED AREAS SHALL BE NO STEEPER THAN 3:1 (h: v), UNLESS OTHERWISE NOTED. WHERE
- SLOPES IN DISTURBED AREAS ARE STEEPER THAN 3:1, CONTRACTOR SHALL PROVIDE CURLEX II EROSION CONTROL BLANKET FROM AMERICAN EXCELSIOR COMPANY (800) 777-7645 OR APPROVED EQUAL UNLESS OTHERWISE NOTED. CONTRACTOR SHALL ADJUST UTILITY ELEMENTS MEANT TO BE FLUSH WITH GRADE (CLEANOUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS
- CROSS SLOPES AT ALL WALKS SHALL BE PITCHED TO DRAIN 1.5% MINIMUM 2% MAXIMUM. PITCH ALL WALKS AWAY FROM BUILDINGS AT 2% MINIMUM.
- CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. ALL UNSUITABLE MATERIALS AND SURPLUS MATERIALS WHICH CAN NOT BE APPROPRIATELY WASTED ON SITE SHALL BE
- REMOVED AT NO ADDITIONAL COST TO THE OWNER.
- THE GRADING ON THIS PLAN SHOWS THE GENERAL INTENT AND DIRECTION OF THE STORMWATER FLOW. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY FIELD CONDITIONS THAT WILL IMPACT THE GRADING DESIGN SHOWN ON THIS PLAN FOR RESOLUTION.
- 10. SAWCUT AND REMOVE EXISTING PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT OR CURB LINE IN ALL AREAS WHERE NEW PAVEMENT OR CURBING ABUTS EXISTING PAVEMENT.
- 11. REFER TO ARCHITECT DRAWINGS FOR GRADING ADJACENT TO BUILDINGS

- COORDINATE UTILITY WORK WITH UTILITY COMPANIES.
- CONTRACTOR SHALL VERIFY THE EXACT LOCATION & ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES BETWEEN FIELD AND PLAN SHALL BE IMMEDIATELY REPORTED TO ENGINEER. VERIFY LOCATION OF UTILITY BOXES WITH OWNER AND UTILITY COMPANIES.
- CONTRACTOR SHALL TEST WATER AND SEWER LINES. CONTRACTOR SHALL MAINTAIN WATER SERVICE AT ALL TIMES TO CURRENT USERS.
- ALL UTILITY STRUCTURES SHALL BE SET FLUSH WITH PROPOSED GRADE.

EROSION AND SEDIMENT CONTROL NOTES

SEQUENCE OF MAJOR ACTIVITIES: 1. SUBMIT DETAILED EROSION AND SEDIMENT CONTROL PLAN FOR REVIEW AND APPROVAL BY OWNER AT

- LEAST 14 DAYS PRIOR TO COMMENCING CONSTRUCTION. THE PLAN SHALL BE BASED ON THE SPECIFIC CONSTRUCTION ACTIVITIES AND SEQUENCE PROPOSED BY THE CONTRACTOR
- FOLLOWING APPROVAL OF THE EROSION AND SEDIMENT CONTROL PLAN, INSTALL AND MAINTAIN TEMPORARY EROSION CONTROL MEASURES INCLUDING SILT BARRIER, INLET SEDIMENT FILTERS, FILTER BAGS, TEMPORARY SEDIMENTATION TRAPS AND OTHER BMP'S AS NECESSARY TO MEET DISCHARGE REGULATORY EFFLUENT LIMITS.
- CUT TREES AND GRUB STUMPS. REMOVE EXISTING STRUCTURES AND PAVED SURFACES. STRIP SURFACE MATERIALS AND STOCKPILE. STABILIZE STOCKPILES TO PREVENT EROSION. CONSTRUCT AND MAINTAIN TEMPORARY DRAINAGE FACILITIES TO CONVEY OFFSITE DRAINAGE THROUGH THE
- CONSTRUCT PERMANENT DRAINAGE STRUCTURES, UTILITIES & MATERIALS. CONSTRUCT BUILDING AND PAVED SURFACES.
- INSTALL LANDSCAPING. LOAM, SOD AND MULCH ALL DISTURBED AREAS.
 WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND SITE IS STABILIZED, REMOVE ALL REMOVE ALL TEMPORARY EROSION CONTROL FACILITIES.

TEMPORARY EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

ALL WORK SHALL BE IN ACCORDANCE WITH STATE AND LOCAL PERMITS. WORK SHALL CONFORM TO THE PRACTICES DESCRIBED IN THE "STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPINGAREAS IN NEW HAMPSHIRE", AUGUST 1992, PUBLISHED BY THE ROCKINGHAM COUNTY CONSERVATION DISTRICT.

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE HAY BALES AND SILT FENCES SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT FENCES AND HAY BALE BARRIERS AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.

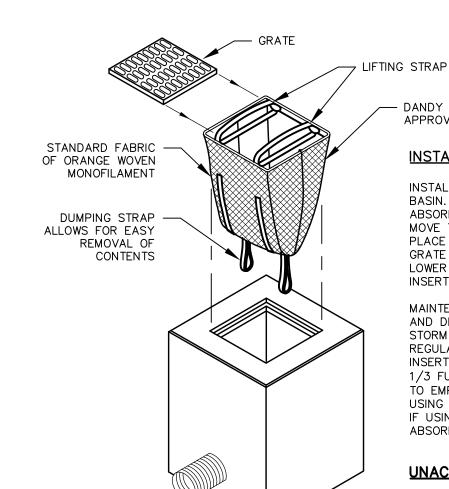
DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE SHALL BE FILTERED THROUGH HAY BALE BARRIERS, STONE CHECK DAMS, AND SILT FENCES. ALL STORM DRAIN INLETS SHALL BE PROVIDED WITH HAY BALE FILTERS OR STONE CHECK DAMS. STONE RIP RAP SHALL BE PROVIDED AT THE OUTLETS OF DRAIN PIPES AND CULVERTS WHERE SHOWN ON THE DRAWINGS.

TEMPORARY AND PERMANENT VEGETATION AND MULCHING IS AN INTEGRAL COMPONENT OF THE EROSION AND SEDIMENTATION CONTROL PLAN. ALL AREAS SHALL BE INSPECTED AND MAINTAINED UNTIL VEGETATIVE COVER IS ESTABLISHED. THESE CONTROL MEASURES ARE ESSENTIAL TO EROSION PREVENTION AND ALSO REDUCE COSTLY REWORK OF GRADED AND SHAPED AREAS.

TEMPORARY VEGETATION SHALL BE MAINTAINED IN THESE AREAS UNTIL PERMANENT SEEDING IS APPLIED. ADDITIONALLY, EROSION SEDIMENTATION MEASURES SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

- GENERAL
 THESE ARE THE GENERAL INSPECTION AND MAINTENANCE PRACTICES THAT SHALL BE USED TO IMPLEMENT THE PLAN.
- THE SMALLEST PRACTICAL PORTION OF THE SITE SHALL BE DENUDED AT ONE TIME. ALL CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 0.5 INCHES OR GREATER
- ALL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS
- BUILT UP SEDIMENT SHALL BE REMOVED FROM SILT BARRIERS WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE BARRIERS.
- ALL DIVERSION DIKES SHALL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED. TEMPORARY SEEDING AND PLANTING SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.
- A MAINTENANCE INSPECTION REPORT SHALL BE MADE AFTER EACH INSPECTION.
- THE CONTRACTOR'S SITE SUPERINTENDENT SHALL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED: BASE COARSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED:
- A MINIMUM OF 85% VEGETATED GROWTH AS BEEN ESTABLISHED: A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OF RIPRAP HAS BEEN INSTALLED OR
- EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED. 10. THE LENGTH OF TIME OF EXPOSURE OF AREA DISTURBED DURING CONSTRUCTION SHALL NOT EXCEED 45 DAYS.



INSTALLATION AND MAINTENANCE:

DANDY BAG II OR

APPROVED EQUAL

INSTALLATION: REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO CATCH BASIN INSERT SO THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

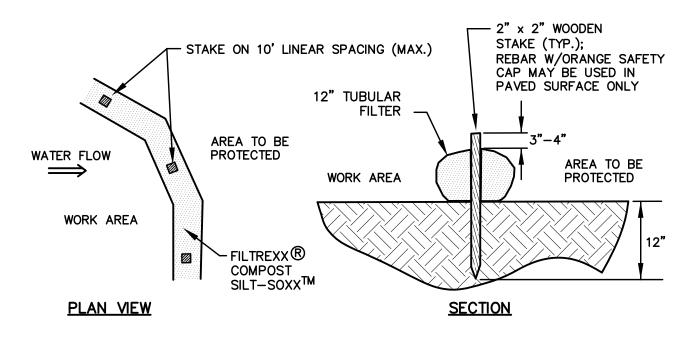
MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF THE UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE CATCH BASIN INSERT. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY THE UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

UNACCEPTABLE INLET PROTECTION METHOD:

A SIMPLE SHEET OF GEOTEXTILE UNDER THE GRATE IS NOT ACCEPTABLE.

STORM DRAIN INLET PROTECTION

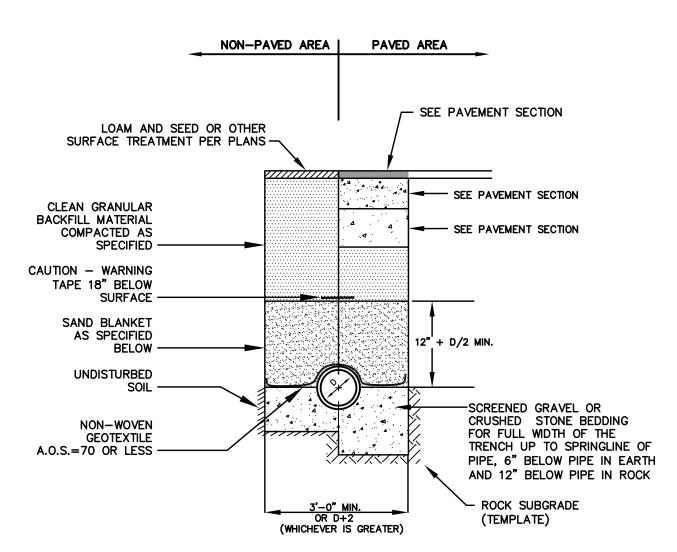
NOT TO SCALE



- 1. SILTSOXX OR APPROVED EQUAL SHALL BE USED FOR TUBULAR SEDIMENT BARRIERS. 2. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS.
- 3. COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
- 4. ALL SEDIMENT TRAPPED BY BARRIER SHALL BE DISPOSED OF PROPERLY.

TUBULAR SEDIMENT BARRIER DETAIL

NOT TO SCALE



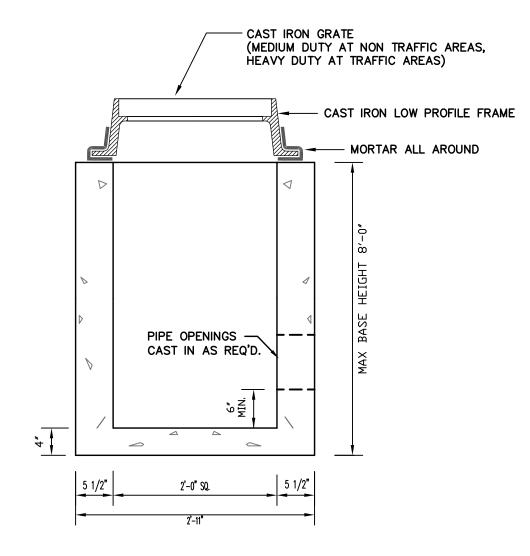
BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

SAND BLANKET/BARRIER		SCREENED GRAVEL O	SCREENED GRAVEL OR CRUSHED STONE BEDDING*	
SIEVE SIZE	% FINER BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT	
1/2"	90 - 100	1"	100	
200	0 — 15	3/4"	90 — 100	
		3/8"	20 - 55	
		# 4	0 - 10	
		# 8	0 - 5	
* EQUIVALENT TO STANDARD STONE SIZE #67 SECTION 703 OF NHDOT STANDARD SPECIFIC				

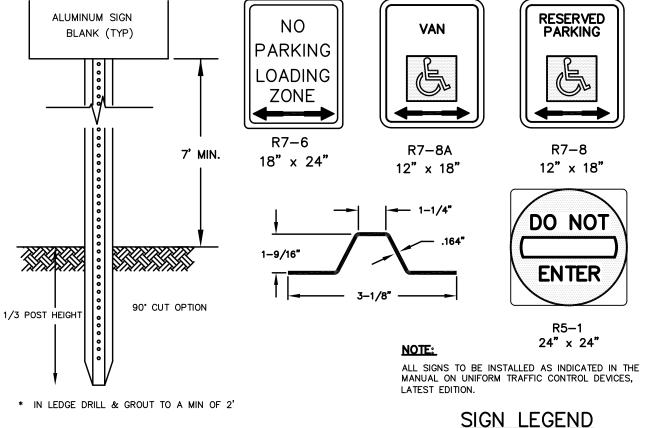
DRAIN TRENCH DETAIL

NOT TO SCALE

- 1. TO ACCOMMODATE A 24" SQ. C.I. FRAME AND GRATE. 2. SUPERIOR CONCRETE CO. (800-482-7417) OR
- APPROVED EQUAL. CONCRETE: 5,000 PSI AFTER 28 DAYS.
- 4. MATERIALS SHALL WITHSTAND H-20 LOADING AT TRAFFIC AREAS.



DROP INLET STRUCTURE NOT TO SCALE

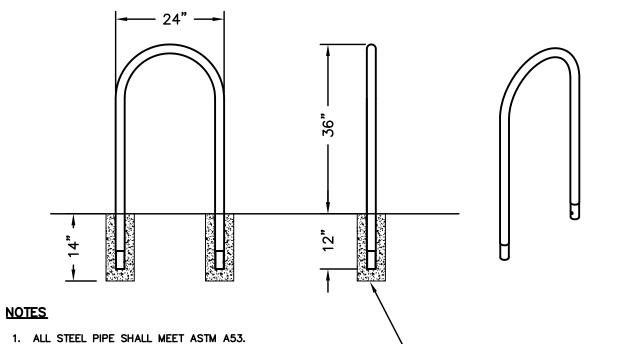


LENGTH: AS REQUIRED

FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

NOT TO SCALE WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.) HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 FINISH: SHALL BE PÁINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL

SIGN POST DETAIL



1. ALL STEEL PIPE SHALL MEET ASTM A53.

2. RACK(S) SHALL BE INSTALLED IN THE QUANTITY AND ORIENTATION SHOWN ON THE PLANS.

INCLUDE BUT MAY NOT BE LIMITED TO GALVANIZED, POWDER

- 3. CONTRACTOR SHALL INSTALL IN-GROUND MOUNTED RACK. RACK(S) SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. 4. RACK FINISH TO BE AT THE OWNER'S DISCRETION. OPTIONS
- COATED OR STAINLESS STEEL.

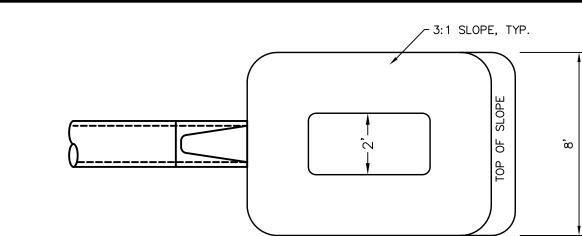
INVERTED U BIKE RACK

CORE 6" DIA. HOLE 14" DEEP;

CONSTRUCTION ADHESIVE

INSTALL 2" LAYER OF CRUSH STONE:

SECURE RACK WITH QUIKCRETE OR



PLAN VIEW METAL FLARED END SECTION -1'-0" AT EDGE 9" MIN. OUTLET PIPE -3' MIN. NON-WOVEN GEOTEXTILE (10 OZ/SY)EROSION STONE, d50=8" MIN.

SECTION

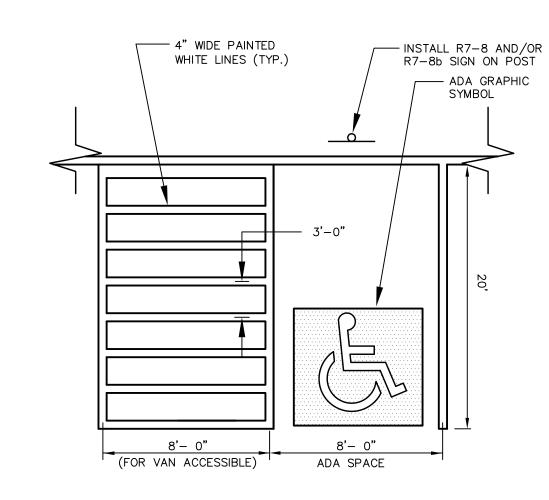
CONSTRUCT PLUNGE POOL TO THE WIDTHS AND LENGTHS SHOWN ON THE PLAN. 2. THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIPRAP SHALL BE PREPARED

18" MIN. DEPTH

- TO LINES AND GRADES SHOWN ON THE PLANS. 3. EROSION STONE USED FOR THE PLUNGE POOL SHALL MEET THE FOLLOWING GRADATION.
- 4. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE EROSION STONE. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 18 INCHES.
- 5. THE EROSION STONE MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

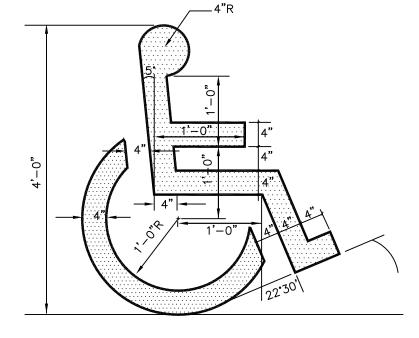
PLUNGE POOL DETAIL

NOT TO SCALE



ADA PARKING STALL

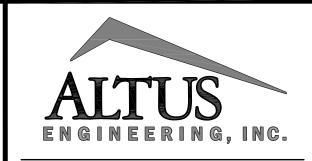
NOT TO SCALE



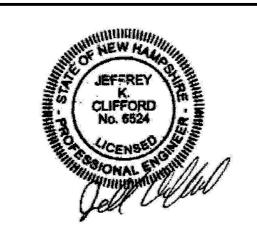
SYMBOL TO BE PAINTED IN ALL HANDICAPPED ACCESSIBLE SPACES

ADA SYMBOL NOT TO SCALE

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



133 COURT STREET PORTSMOUTH, NH 03801 VOICE: (603) 433-2335 FAX: (603) 433-4194



THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

ISSUED FOR:

2 TOWN COMMENTS

3 FINAL APPROVAL

FINAL APPROVAL **ISSUE DATE:**

AUGUST 14, 2017

JKC 7/06/1

JKC 8/14/17

N.T.S.

NO. DESCRIPTION BY DATE O PB SUBMISSION JKC 5/24/1 1 TOWN COMMENTS JKC 6/08/17

RMB DRAWN BY: APPROVED BY: 4836.71BARN.DWG DRAWING FILE: _

SCALE:

OWNER:

LAND OPTIONS, LLC

96 CLIFF ROAD PORTSMOUTH, NH 03801

<u>APPLICANT</u>:

THE RIVERWOODS GROUP 7 RIVERWOODS DRIVE

EXETER, NH 03833

PROJECT:

MARKETING CENTER FORRIVERWOODS DURHAM

> 56 DOVER ROAD DURHAM, NH

TITLE:

DETAIL SHEET

SHEET NUMBER: