

ISSUED FOR: **SITE PLAN REVIEW**

ISSUE DATE: **JULY 7, 2017**

FILE NAME: **1719-ALPHA-PHI**

NO.	DATE	CONDITIONS OF APPROVAL	TKF	BY
1	9/5/17			

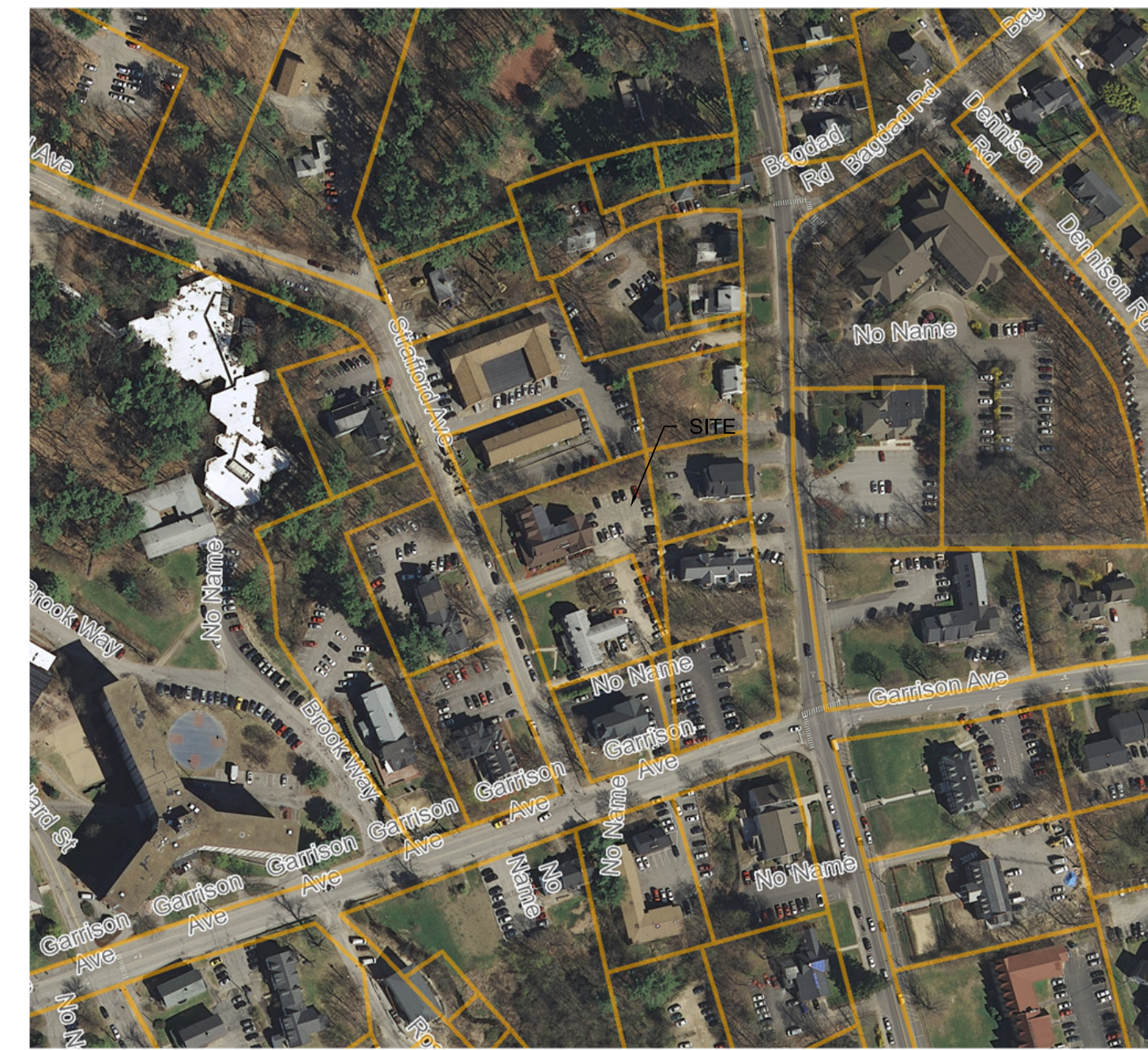
SCALE: **1" = 20'**

OWNER/APPLICANT:
**ALPHA PHI INTERNATIONAL FRATERNITY NATIONAL HOUSING CORPORATION
8 STRAFFORD AVE
DURHAM, NH 03824**

PROJECT:
**TAX MAP 2
LOT 10
8 STRAFFORD AVE
Durham, NH**

TITLE:
PAVING PLAN

SHEET NUMBER:
C-1



LOCATION MAP

1" = 200'

Notes:

- EXISTING CONDITIONS BASED ON BOUNDARY PLAN SURVEY PREPARED FOR ALPHA PHI FRATERNITY - LOCATED AT 8 STRAFFORD AVE, DURHAM NH PREPARED BY ATLANTIC SURVEY CO. LLC DATED APRIL 2017.
- THE INTENT OF THIS PLAN IS TO PAVE THE AREA AS SHOWN FOR AN ADDITIONAL 8 PARKING SPACES.
- site plan review - Article 10 Section 10.1 required number of parking spaces. THERE WERE 54 RESIDENTS FOR SCHOOL YEAR 2016-2017. TOWN ALLOWS 1 SPACE PER RESIDENT. CURRENTLY 18 PARKING SPACES AND 2 HANDI CAP SPACES. NEW PARKING 8 SPACES. TOTAL OF 26 PARKING SPACES AND 2 HANDI CAP SPACES.
- Zoning Ordinance Article XXI Section 175-111 - G-5-A requires a 5 foot landscaping buffer adjacent to parking.
- TOTAL DISTURBED AREA = 3700 SF.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES DOWNGRADIENT OF THE WORK. SILT FENCE OR SILT SOX IS AN ACCEPTABLE METHOD OF EROSION CONTROL.
- ALL DISTURBED AREAS UNLESS OTHERWISE NOTED SHALL BE LOAMED AND SEEDED.
- SNOW STORAGE: SNOW FOR THE 8 NEW PARKING SPACES SHALL BE PLOWED TO THE REAR OF THE PROPERTY, NOT TO THE LANDSCAPE BUFFER.

PLAN INDEX:

C-1	PAVING PLAN	1/3
D-1	DETAIL SHEET	2/3
	BOUNDARY SURVEY PLAN- ATLANTIC SURVEY	3/3

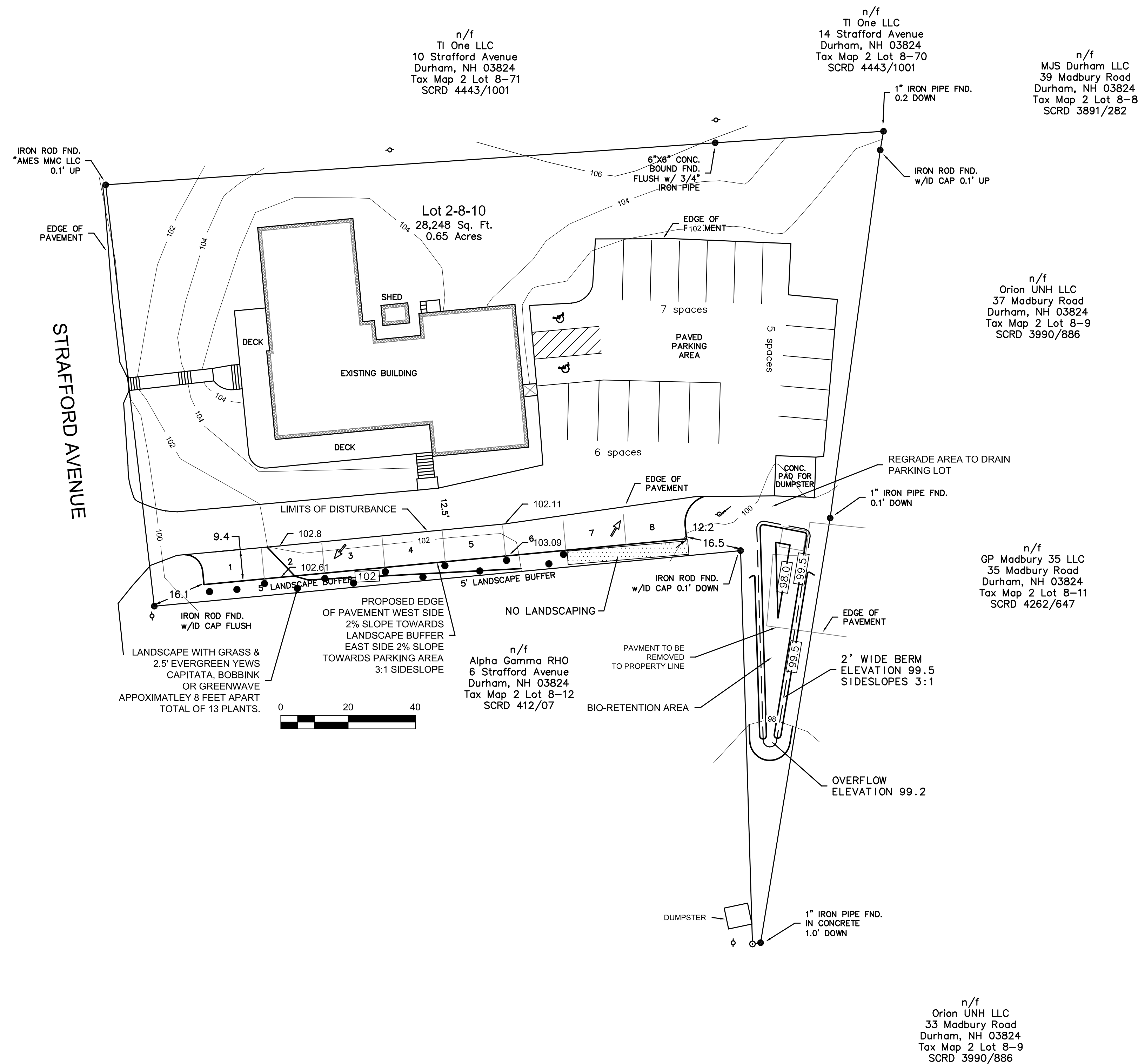
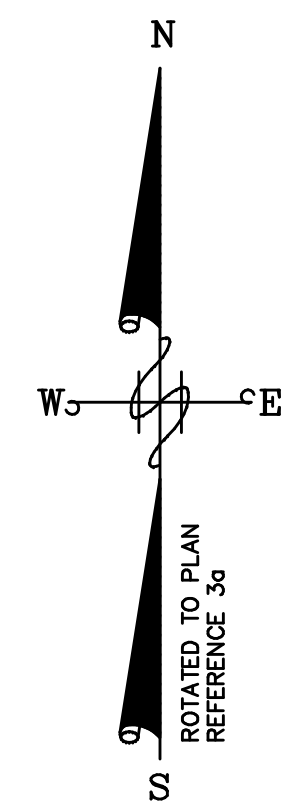
LEGEND:

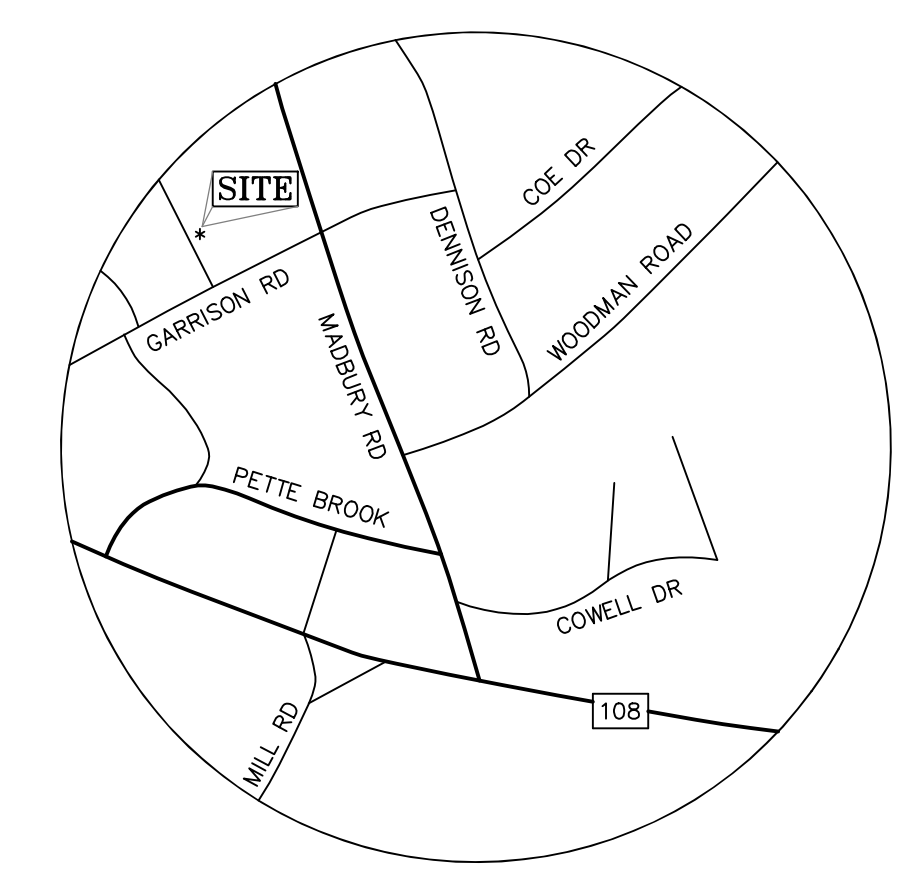
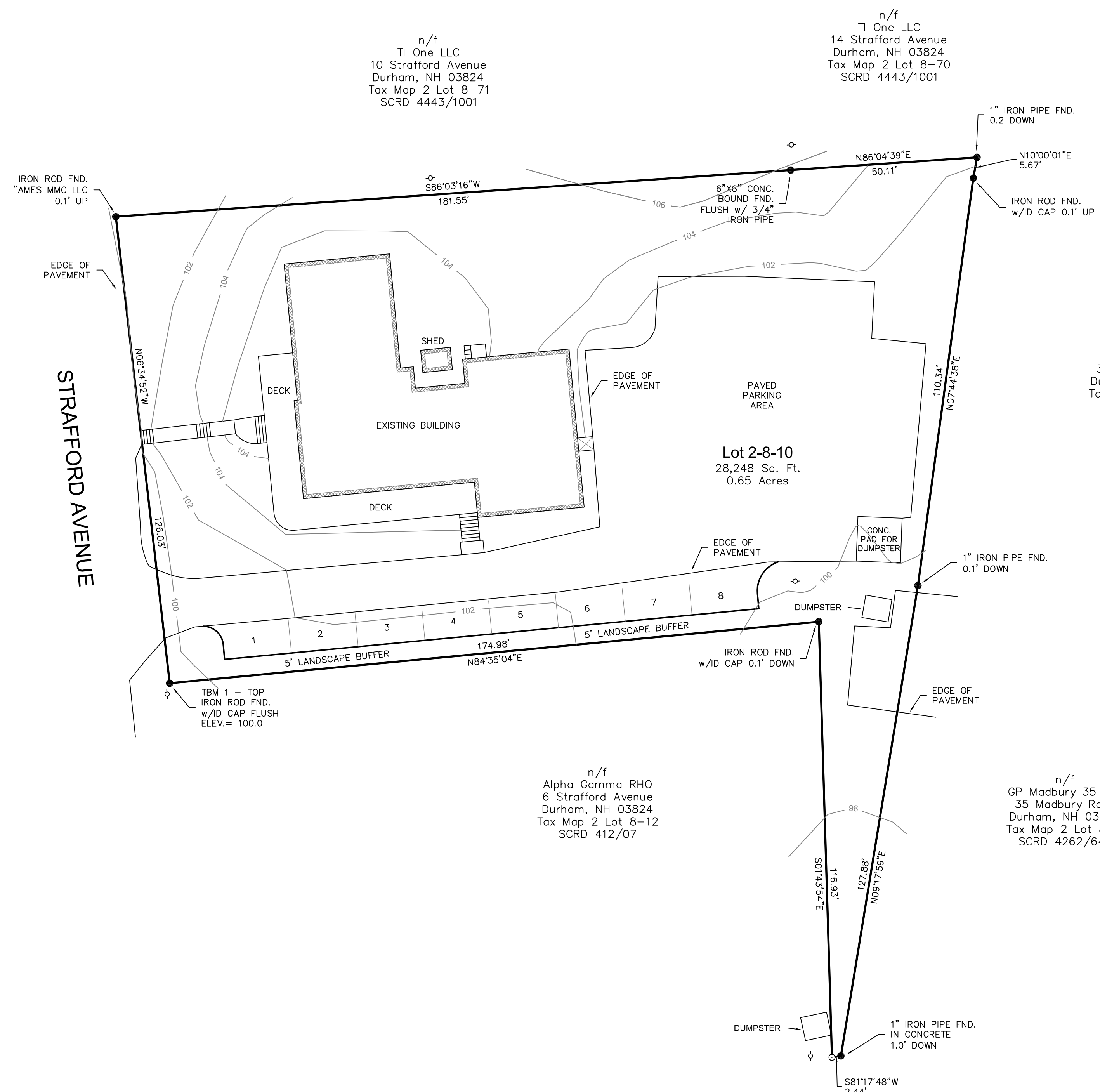
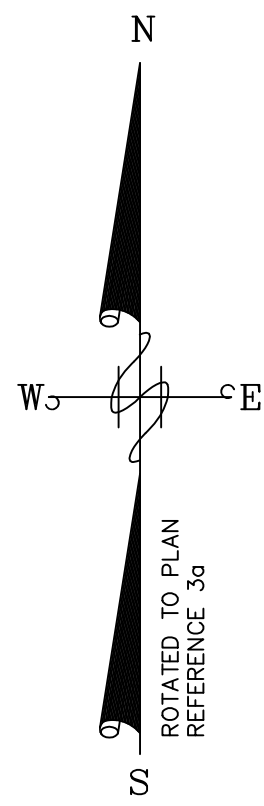
- UTILITY POLE
- PROPOSED CONTOUR
- RUNOFF DIRECTION

APPROVAL BLOCK:

Final Approval by Durham Planning Board. Certified by Michael Behrendt, Town Planner

Date _____





NOTES

1. RANDOM TRAVERSE ERROR OF CLOSURE IS LESS THAN 1 PART IN 10,000.
2. OWNER OF RECORD:
 - ALPHA PHI INTERNATIONAL FRATERNITY NATIONAL HOUSING CORPORATION
8 STRAFFORD AVENUE
DURHAM, NH 03824
TAX MAP 2, LOT 10
BK. 4195, PG. 340 S.C.R.D.
3. a) "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR ALPHA PHI INTERNATIONAL FRATERNITY NATIONAL HOUSING CORPORATION" BY HOLDEN SURVEYING, INC DATED 9-12-13. NOT RECORDED
- b) "STANDARD BOUNDARY SURVEY TAX MAP 2 LOT 8-12 PROPERTY OF OMEGA CHAPTER OF ALPHA GAMMA RHO-6 STRAFFORD AVE, DURHAM, NEW HAMPSHIRE COUNTY OF STRAFFORD" BY MSC CIVIL ENGINEERS & LAND SURVEYORS, INC. DATED APRIL 20, 2012. SCR PLAN 103-094
- c) "PLAN OF LAND-35 MADBURY ROAD TOWN OF DURHAM COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE FOR PHI MU BUILDING CORPORATION" BY CIVILWORKS DATED 8-21-91. SCR PLAN 39-49
- d) "STRAFFORD PLACE PREPARED FOR YANKEE DEVELOPMENT-DURHAM, NEW HAMPSHIRE" BY THOMAS F. MORAN INC DATED 6-27-88. SCR PLAN 34-146

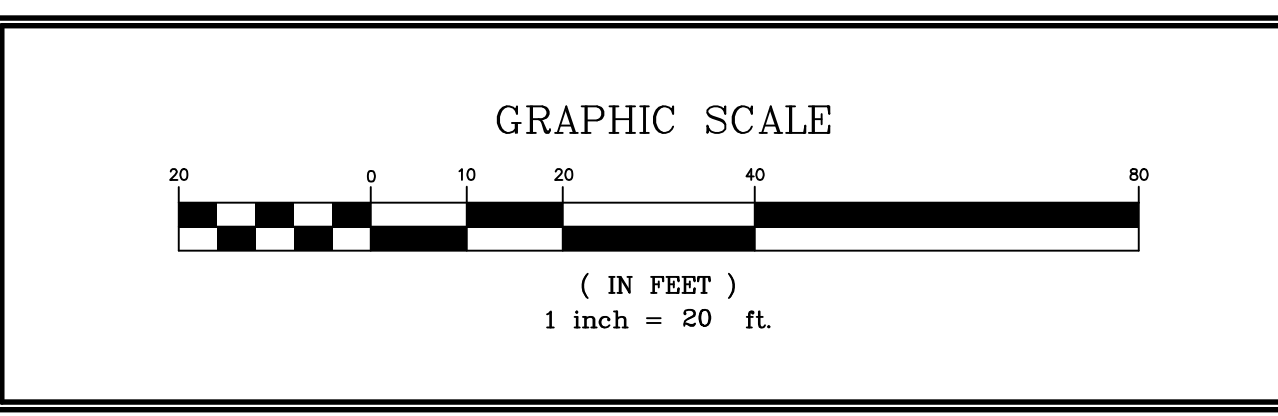
Pursuant to RSA 676:18, and RSA 672:14
"I certify that this Survey Plat is not a Subdivision pursuant to this title and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown."

Adam R. Fogg, LLS No. 891 Dated

LEGEND

- 5/8" IRON ROD w/ID CAP TO BE SET STAMPED "ATLANTIC LLS 891"
- IRON PIPE OR PIN FOUND AS NOTED
- n/f NOW OR FORMERLY
- ◇ UTILITY POLE

ISSUE	DATE	DESCRIPTION	BY

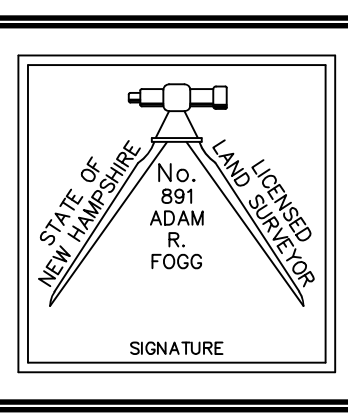


ATLANTIC
SURVEY CO, LLC

25 Nute Road, Dover, New Hampshire 03820

PREPARED BY:
SURVEYORS
PLANNERS
SEPTIC DESIGNERS

603-659-8939



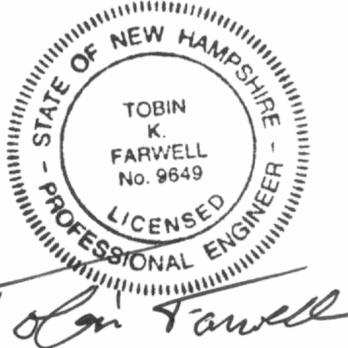
DATE: April, 2017

FIELDWORK BY:	AF
DESIGNED BY:	AF
CAD FILE:	17107
PROJECT No.:	17107
SHEET	1 OF 1

PROPOSED PARKING PLAN

PREPARED FOR
Alpha Phi Fraternity
LOCATED AT
8 Strafford Avenue, Durham, N.H.

SHEET 3 OF 3



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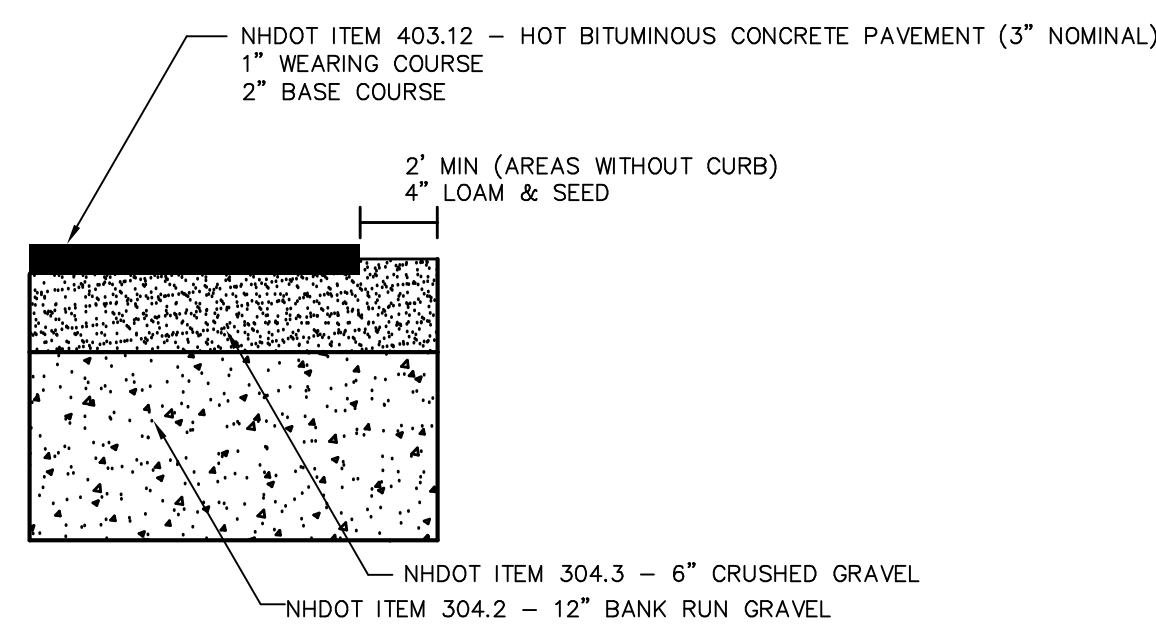
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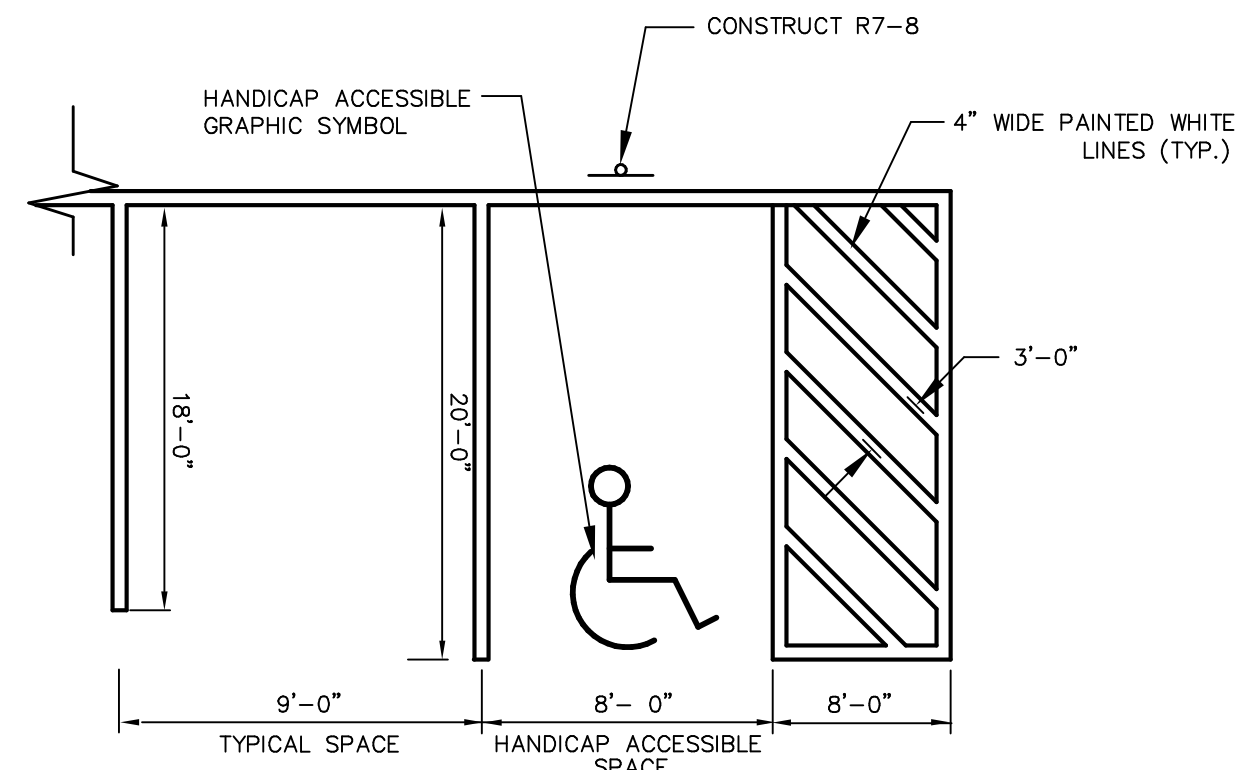
PROJECT:
**TAX MAP 2
LOT 10
8 STRAFFORD AVE
Durham, NH**

TITLE:
DETAILS

SHEET NUMBER:
D-1



PAVEMENT DETAIL
NOT TO SCALE



STALL PARKING
NOT TO SCALE

FILTRATION RAIN GARDEN NOTES

- DESIGN NOTES:
1. PLANT WITH NATIVE PLANTS ARE PREFERRED, BECAUSE NON-NATIVE AND INVASIVE SPECIES CAN MOVE DOWNSTREAM AND DAMAGE HABITAT.
2. IMPERMEABLE LINER MAY BE 30 MIL PE OR PVC POND LINER OR BENTONITE CLAY MAT.
CONSTRUCTION NOTES:
3. BUILD AND VEGETATE RAIN GARDEN AS EARLY AS POSSIBLE TO ESTABLISH PLANTINGS BEFORE DIRECTING STORMWATER RUNOFF TO IT OR DIVERT STORMWATER AROUND FACILITY. PREFERABLY, THIS PERIOD WOULD LAST A MINIMUM OF 3 MONTHS.
4. INFILTRATION AREAS (THE AREA OF THE RAIN GARDEN AS DEFINED BY THE TOP ELEVATION OF THE FACILITY) SHALL BE FENCED OFF FROM THE FIRST DAY OF EARTH MOVING UNTIL PROJECT COMPLETION TO PREVENT COMPACTION OF THE SUBGRADE, DIRT TRACKING ONTO ANY LAYER OF THE FACILITY AND STOCKPILING OF CONSTRUCTION MATERIALS THAT MAY CLOG THE SURFACE.
5. DURING EXCAVATION OF NATIVE SOILS TO THE BOTTOM OF THE FACILITY, RAINFALL MAY CAUSE FINES TO CLOG THE SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL, HANDRAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
6. CALL THE CIVIL ENGINEER, [ENTER NAME HERE] AT [ENTER PHONE NUMBER HERE] 24 HOURS IN ADVANCE OF CONSTRUCTING THIS FACILITY SO VARIATIONS IN THE FIELD CAN BE IDENTIFIED BY CONSTRUCTION OBSERVATION.
7. DURING AREA DRAIN INSTALLATION, DISTURB NATIVE SOILS AS LITTLE AS POSSIBLE.
8. DO NOT PUNCTURE LINER ANYWHERE EXCEPT AT THE TOP AS SHOWN. IF AN ALTERNATE LINER CONFIGURATION IS USED, ENSURE THAT DURING EVERY STORM FOR EVERY DEPTH OF WATER THAT MAY BE RETAINED, THE LINER PROTECTS STRUCTURES FROM WATER DAMAGE.

AMENDED PLANTING SOIL MIX SPECIFICATIONS

1. AMENDED PLANTING SOIL MIX SHALL HAVE THE FOLLOWING CHARACTERISTICS:
a. 60% LOAMY SAND AND 40% COMPOST.
b. ORGANIC CONTENT MATTER FROM 8-10% BY WEIGHT
c. CATION EXCHANGE CAPACITY (CEC) GREATER THAN OR EQUAL TO 5 MILLIEQUIVALENTS/100 GRAMS OF DRY SOIL
d. 2-5% MINERAL FINES CONTENT
e.

US STANDARD SIEVE SIZE	PERCENT PASSING
#2	100
#4	95-100
#10	75-90
#40	25-40
#100	4-10
#200	2-5

f. MINIMUM LONG-TERM HYDRAULIC CONDUCTIVITY OF 1 INCH/HOUR PER ASTM D2434 AT 85% COMPACTION PER ASTM D 1557.
g. MAXIMUM IMMEDIATE HYDRAULIC CONDUCTIVITY OF 12 INCHES/HOUR.
2. AMENDED PLANTING SOIL MIX MAY BE CREATED BY TESTING ON-SITE NATIVE SOILS AND MIXING MATERIALS FROM OFF-SITE AS NEEDED TO MEET THE SPECIFICATIONS IN NOTE 1 ABOVE.
3. AMENDED PLANTING SOIL MIX SHOULD BE UNIFORMLY MIXED WITH A SOIL MIXER.
4. PLACEMENT OF AMENDED PLANTING SOIL MIX SHALL OCCUR PER THE FOLLOWING GUIDELINES:
a. PLACE SOIL IN 12" LIFTS, KEEPING MACHINERY OUTSIDE OF INFILTRATION AREA.
b. DO NOT PLACE SOILS IF SATURATED.
c. COMPACT EACH LIFT WITH WATER OR BOOT PACKING UNTIL JUST SATURATED TO 85% COMPACTION. DO NOT COMPACT WITH HEAVY MACHINERY OR VIBRATORY COMPACTION.

SEPARATION/FILTER ROCK SPECIFICATIONS

1. SEPARATION/FILTER ROCK SHALL BE WASHED ROCK.
2. THE COARSE SAND PORTION SHALL MEET HAVE THE FOLLOWING GRADATION:

US STANDARD SIEVE SIZE	PERCENT PASSING
#2	100
#4	54-82
#10	34-56
#40	9-17
#100	0-3

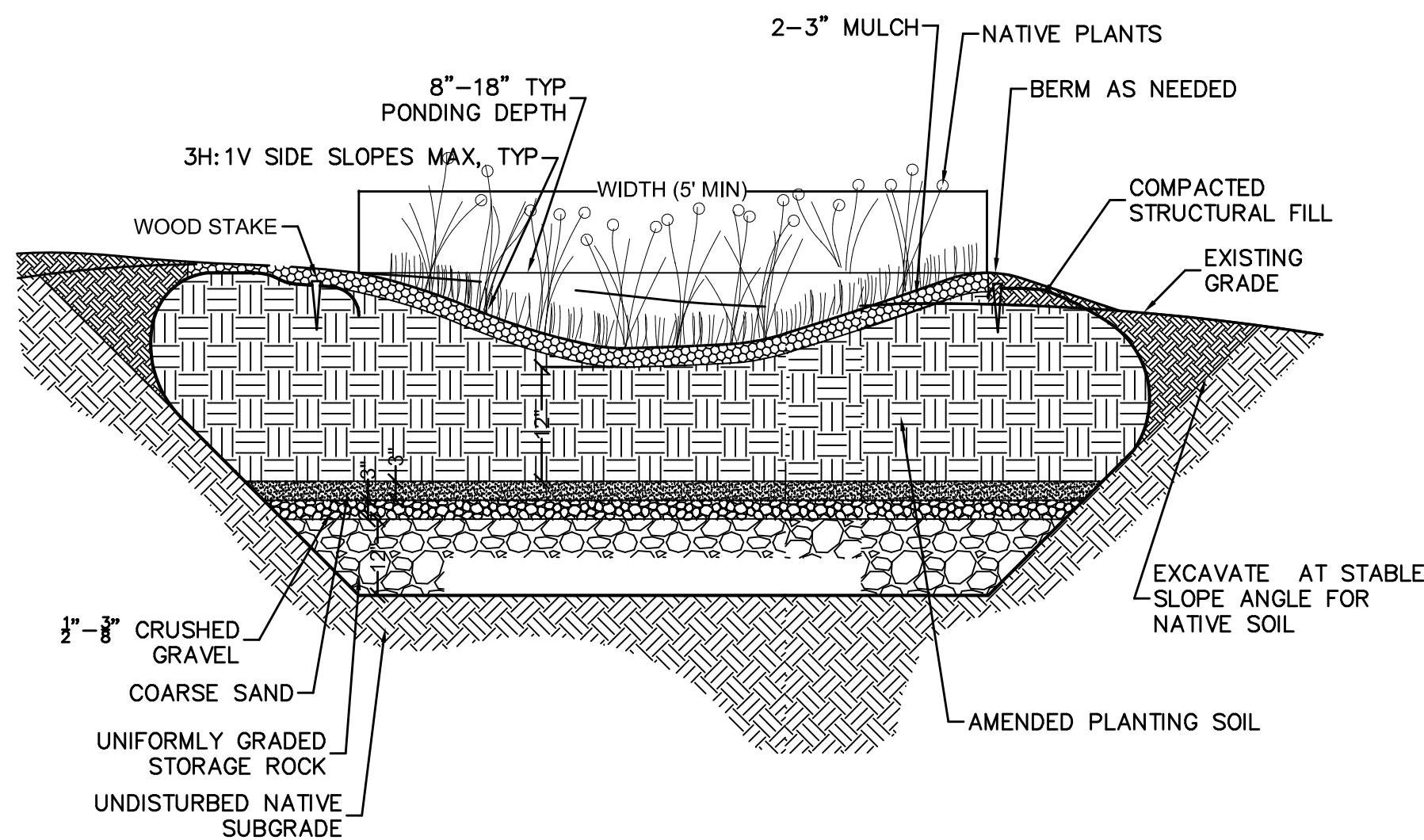
3. THE #20 CRUSHED GRAVEL PORTION SHALL MEET THE FOLLOWING GRADATION (ASTM C-33):

US STANDARD SIEVE SIZE	PERCENT PASSING
#2	100
#4	85-100
#10	10-30
#20	0-10
#40	0-5

4. UNIFORMLY GRADED STORAGE ROCK SHALL MEET THE FOLLOWING GRADATION:

US STANDARD SIEVE SIZE	PERCENT PASSING
#1/2	100
#1	95-100
#2	25-60
#4	0-10
#8	0-5

5. UNIFORMLY GRADED STORAGE ROCK SHALL HAVE A MINIMUM VOID RATIO OF 30%.



RAIN GARDEN DETAIL
NOT TO SCALE

APPROVAL BLOCK:

Final Approval by Durham Planning Board. Certified by Michael Behrendt, Town Planner
_____ Date _____