

REFERENCE PLAN

1) EXISTING CONDITIONS PLAN PREPARED FOR HILLS FAMILY TRUST & DAVID E. HILLS OF TAX MAP 11, LOT 22-3, LOCATED AT PISCATAQUA ROAD, DURHAM, N.H., PREPARED BY DAVID W. VINCENT, LLS, DATED JAN. 30, 2006.

NOTES:

- THE SUBJECT PARCEL IS LOCATED IN THE RESIDENCE C. (RC) DISTRICT AND SUBJECT TO THE FOLLOWING DIMENSIONAL AND DENSITY REQUIREMENTS:

MINIMUM LOT SIZE:	150,000 S.F.	PROPOSED
MINIMUM FRONT YARD SETBACK:	500 FT.	2,356,600 S.F. ±
MINIMUM SIDE YARD SETBACK:	50 FT.	1,966,811 FT.
MINIMUM REAR YARD SETBACK:	50 FT.	2,544 FT.
MINIMUM BLDG. HEIGHT:	35 FT.	21,400 FT.
IMPERVIOUS SURFACE RATIO:	20%	.007% (0.39 AC.)

(1) SETBACKS MEASURED TO SUBJECT FARMSTAND BUILDING
 (2) MAXIMUM ALLOWABLE IMPERVIOUS SURFACE PER "CONSERVATION EASEMENT DEED AND RESTRICTION, EMERY FARM, DURHAM, NH," AS RECORDED IN THE SCRD BOOK 349, PAGE 166/167, SECTION 2.3, 4.2% OR APPROXIMATELY 1.0 ACRE. THE PROPOSED IMPERVIOUS SURFACE AREA IS 0.1 ACRES.
- PARKING CALCULATIONS:
 PER CONVERSATION WITH ZONING ADMINISTRATORS,
 REQUIREMENT = 1 SPACE/250 S.F. PLUS 1 PER EMPLOYEE THEREFORE:
 (3,868 S.F. / 250 S.F.) X 1 SPACE = 16 SPACES
 = 6 SPACES
 = 6 EMPLOYEES (MAX.)
 PROPOSED GRAVEL LAYOUT WILL ACCOMMODATE APPROXIMATELY 52 SPACES USING 9 FT. X 18 FT. SPACE ALLOCATION, INCLUDING TWO (2) PAVED VAN ACCESSIBLE HANDICAP SPACES, FOR PURPOSES OF SERVING SEASONAL FLUCTUATIONS.
- ON-SITE SNOW STORAGE SHALL OCCUR ALONG THE EDGES OF PROPOSED PARKING AREAS.
- LAND OF BUILDING CORNERS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR AND SHALL BE BASED UPON THE ARCHITECTS FINAL FOUNDATION PLAN.
- THE PROJECT SITE IS SERVED BY SEPTIC SYSTEM AND PUBLIC WATER.
- ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE UTILITY COMPANIES PRIOR TO WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-388-7233.
- ALL PROPOSED UTILITY SERVICES SHALL BE UNDERGROUND WITHIN THE SITE.
- UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE TV CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH PSNH, VERIZON AND COMCAST STANDARDS AND SHALL BE COORDINATED WITH THE RESPECTIVE UTILITIES.

- THE PROPOSED USE DOES NOT GENERATE INDUSTRIAL DISCHARGES. NO FLOOR DRAINS ARE PROPOSED.
- ALL PARKING LOT AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ROAD REGULATIONS OF THE TOWN OF DURHAM, NH, AND "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION", LATEST EDITION.
- PORTIONS OF THE PARCEL ARE ENCLIMBERED BY THE WETLANDS CONSERVATION OVERLAY DISTRICT (WCO) AS NOTED ON THE PLAN.
- THE EXISTING FARMSTAND ENCROACHES ON THE WCO WITH A STRUCTURE AREA OF 1,211 S.F. WITHIN THE 100 FT. SETBACK. THE PROPOSED STRUCTURE ENCROACHES WITH A STRUCTURE AREA OF 670 S.F. WITHIN THE SETBACK, THEREBY NOT INCREASING NON-COMPLIANT.
- THE SITE IS NOT IN THE AQUIFER PROTECTION OVERLAY DISTRICT.
- NO LIGHT SHALL BE DIRECTED ONTO ADJACENT PROPERTIES PER SECTION 175-15 OF THE ZONING ORDINANCE. FIXTURES SHALL BE USA ARCHITECTURAL LIGHTING MODEL D5CPM WITH SHARP CUTOFF OPTICS.
- OUTSIDE AREAS SHALL CONTINUE TO BE USED PERIODICALLY FOR DISPLAY OF SEASONAL ITEMS (I.E. CHRISTMAS TREES, PLANTS ETC.)
- THE GREENHOUSE BUILDING MAY BE USED FOR RETAIL SALES AND MAY BE IMPROVED IN ITS PRESENT SIZE AND LOCATION, INCLUDING REPLACING THE EXISTING STRUCTURE WITH A POLE BARN OR SIMILAR BUILDING.
- "PICK YOUR OWN" AGRICULTURE, AGRICULTURAL DISPLAYS INCLUDING KEEPING OF STOCK OF PARSNIPS, CARROTS, POTATOES, SQUASHES, HAY RIDES, SLEIGH RIDES, AND SIMILAR ACTIVITIES MAY CONTINUE TO BE CONDUCTED ON THE PROPERTY.
- DIMENSIONS, LOCATIONS AND FINAL GRADES ARE APPROXIMATE. OWNER SHALL HAVE THE RIGHT TO MAKE MINOR FIELD CHANGES TO LOCATION, CONFIGURATION, SIZE AND FINAL GRADE OF BUILDINGS AND DRIVEWAYS. THE TIME OF CONSTRUCTION PROVIDED IN THESE PLANS MEET APPLICABLE REGULATIONS AND ARE CONSISTENT WITH THE INTENT OF THIS SITE PLAN.

LEGEND:

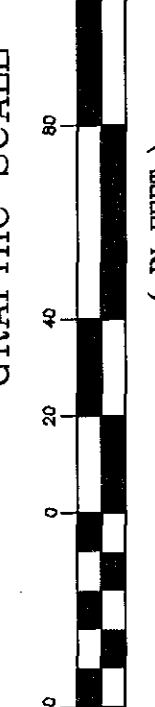
- 5R PROPOSED GRAVEL/PAVEMENT RADIUS
- PROPOSED UTILITY POLE
- HANDICAP SYMBOL (PER MUTCD STDS.)
- PROPOSED PARKING COUNT
- PROPOSED SIGN
- OVERHEAD WIRES (ELECTRIC & TELEPHONE)
- NOW OR FORMERLY
- STRAFFORD COUNTY REGISTRY OF DEEDS
- WETLANDS BOUNDARY
- EXISTING UTILITY POLE
- STONE WALL
- GUY WIRE
- WATER SHUT-OFF
- DRILL HOLE SET

NO.	DATE	BY	REVISION
2	DCL		REVISED PER OWNERS DIRECTIVE
1	DCL		REV. PER BLDG. INSP. DEPT. COMMENTS 12-19-06

SITE LAYOUT & UTILITIES PLAN

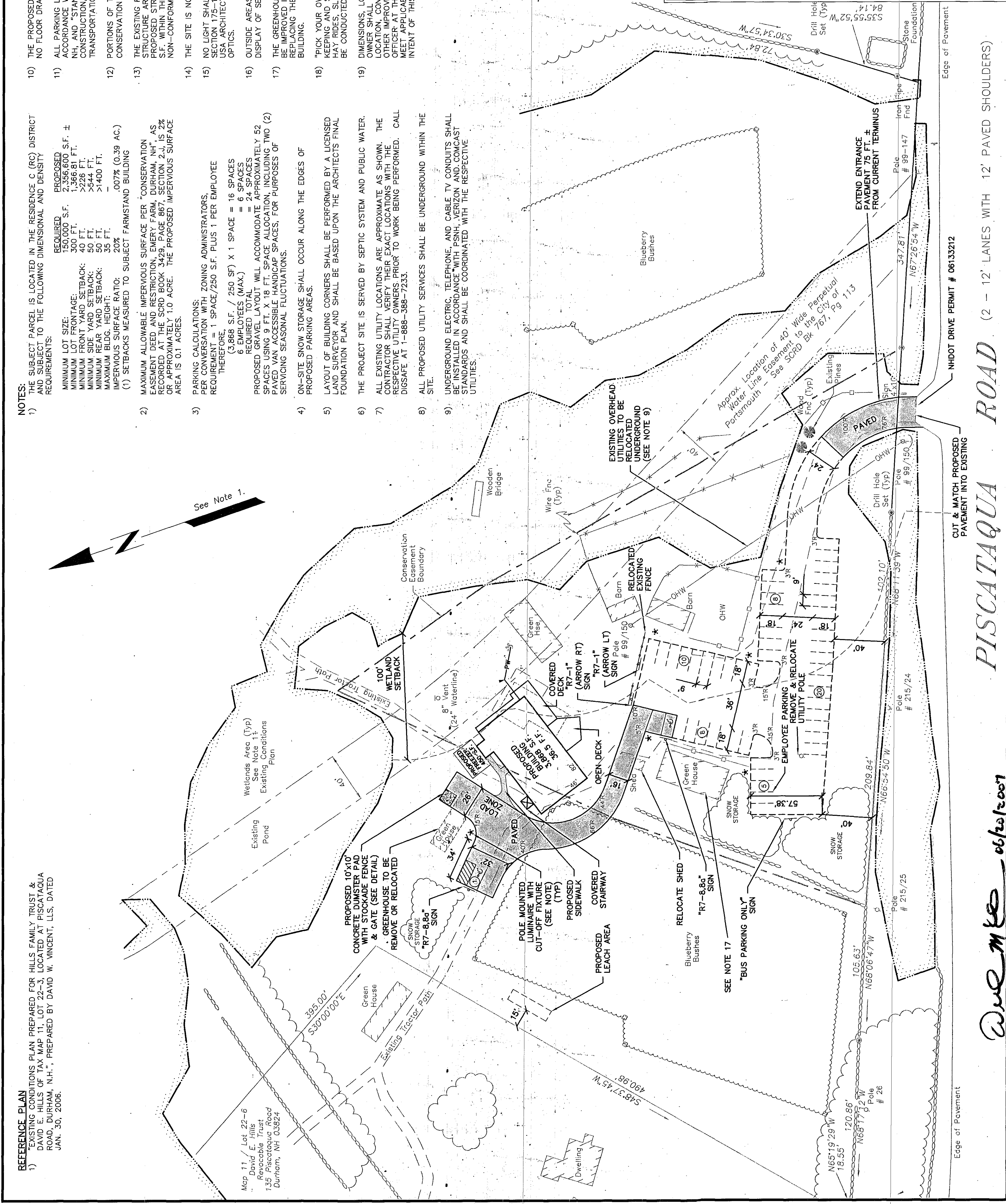
TAX MAP 11, LOT 22-3
 PISCATAQUA ROAD (a.k.a U.S. ROUTE 4)
 DURHAM, NEW HAMPSHIRE

Prepared For \ Owner of Record:
 DAVID E. HILLS & THE HILLS FAMILY TRUST
 135 PISCATAQUA ROAD
 DURHAM, NH 03824



DESIGN: DCL
 SCALE: 1"=40'
 DATE: 12-5-06
 SHEET: 2 OF 5
 PROJECT # 06157

Civilworks
 e n g i n e e r s • s u r v e y o r s
 P.O. Box 1166
 Dover, NH 603-749-0443



PISCATAQUA ROAD (2 - 12' LANES WITH 12' PAVED SHOULDERS)

Due Mke
 PLANNING BOARD CHAIR

NHDOT DRIVE PERMIT # 06133212

CUT & MATCH PROPOSED PAVEMENT INTO EXISTING

Edge of Pavement