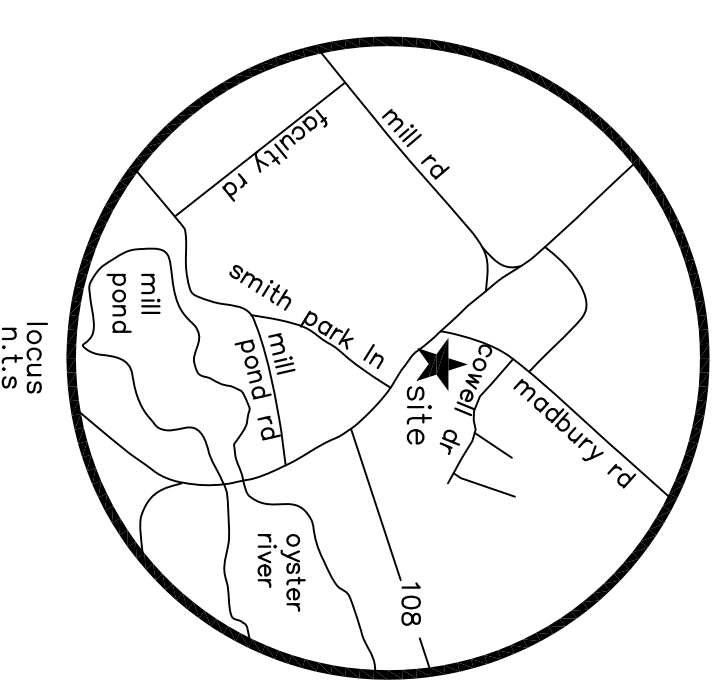


SITE PLAN

for
TOOMERFS, LLC
 18 MAIN STREET & 12 COWELL DRIVE
 DURHAM, NH
 OCTOBER 3, 2018



LEGEND

.....	EXISTING PROPERTY LINE
-----	SEBACK EDGE OF GRAVEL
-----	EXISTING EDGE OF PAVEMENT
-----	EXISTING TREE LINE
-----	PROPOSED TREE LINE
-----	TO BE REMOVED TREE LINE
-----	PROPOSED TREE LINE
-----	PROPOSED PARKING SPACES
-----	PROPOSED SILT SOCK
-----	PROPOSED PAVEMENT RADUS
-----	PROPOSED CONTOUR LINE
-----	EXISTING CONTOUR LINE

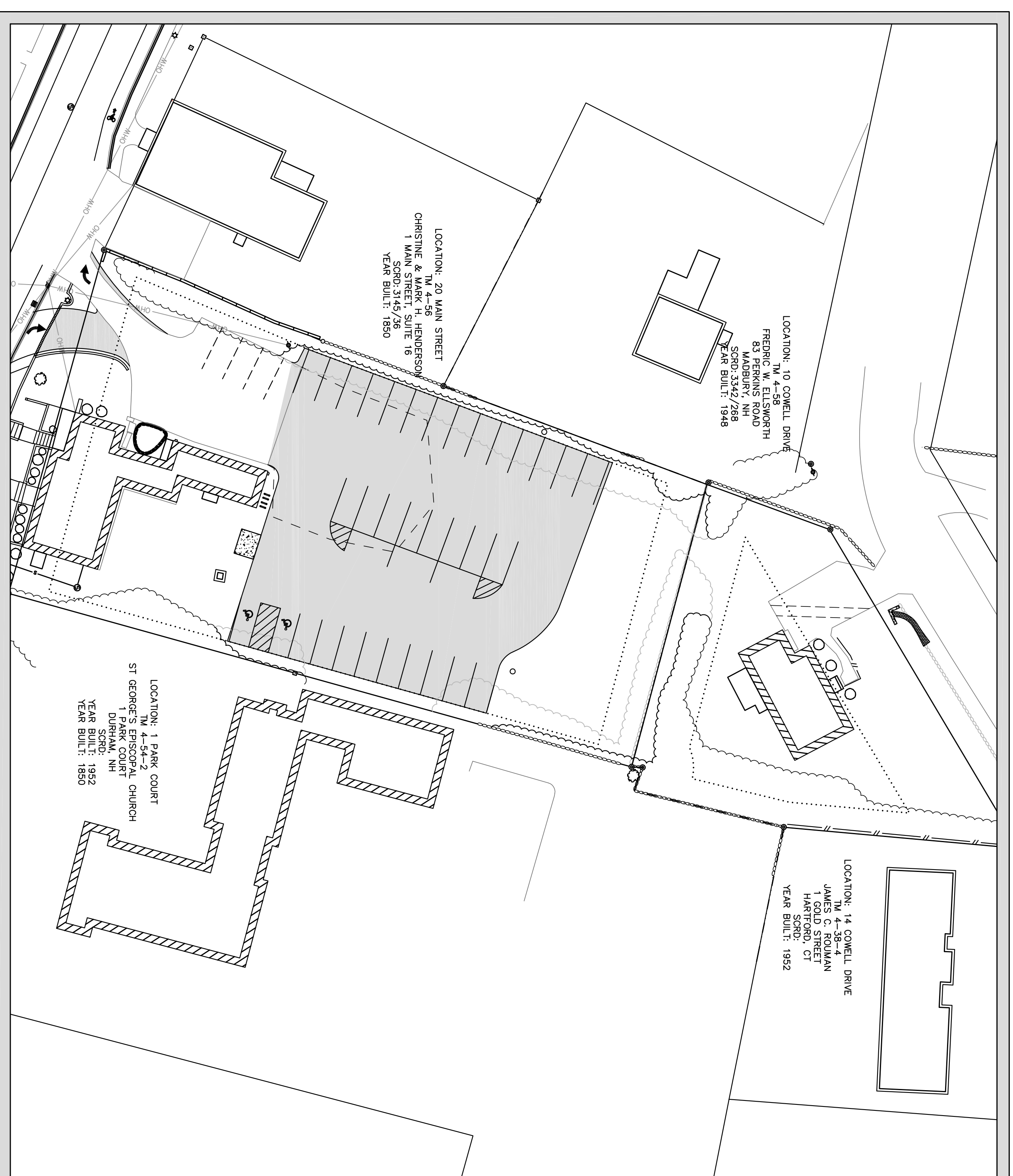
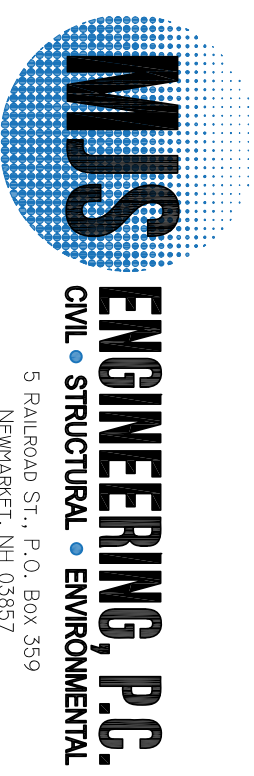


TABLE OF CONTENTS	
TITLE	SHEET
EXISTING CONDITIONS PLAN.....	C1
PROPOSED SITE PLAN.....	C1
UTILITY & EROSION CONTROL PLAN.....	C2
LANDSCAPING PLAN.....	L1
LIGHTING PLAN.....	L1
CONSTRUCTION DETAILS.....	D1-D3

OWNER

TOOMERFS, LLC
 37 MAIN STREET
 UNIT 0
 DURHAM, NH 03824

CIVIL ENGINEER



5 BARNHART ST., 2ND FLOOR
 NEWMARRKET, NH 03857
 PHONE: (603) 659-4979, FAX: (603) 659-4627
 E-MAIL: MJS@MJS-ENGINEERING.COM

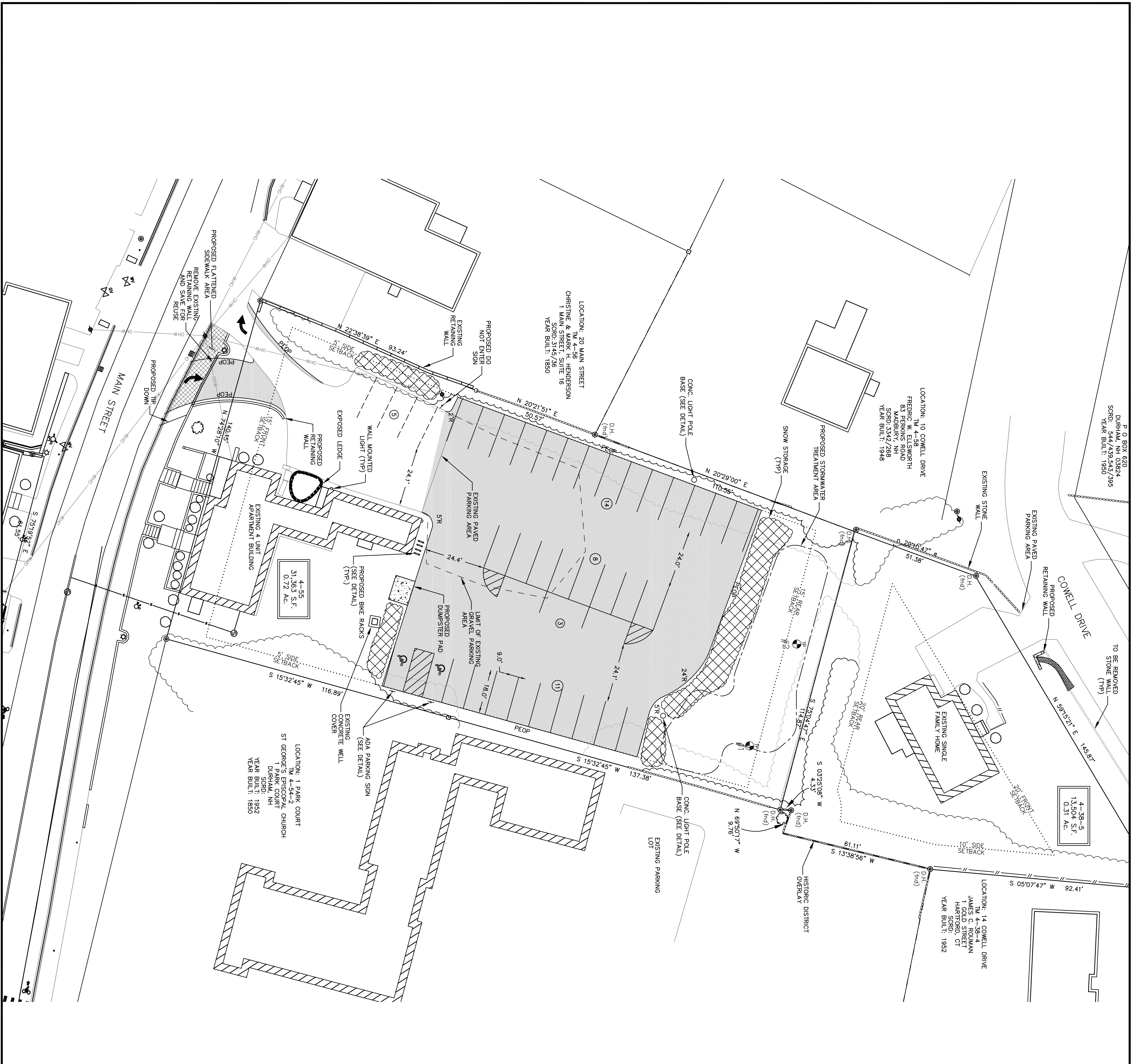
SURVEYOR

NORWAY PLAINS ASSOCIATES, INC.
 2 CONTINENTAL BOULEVARD
 ROCHESTER, NEW HAMPSHIRE
 03867 (603) 335-3948

LANDSCAPE ARCHITECT

WOODBURN & COMPANY
 103 KENT PLACE
 NEWMARRKET, NEW HAMPSHIRE
 (603) 659-5949

NO.	REVISIONS	DATE	INT.
1.	PLAN UPDATES	11/29/18	EHK
0.	INITIAL SUBMISSION TO DURHAM PLANNING BOARD	10/5/18	EHK



- GENERAL NOTES:**
- OWNER OF RECORD: 18 MAIN STREET DURHAM, NEW HAMPSHIRE 03824 S.C.R.D. BOOK 4486, PAGE 213 OWNER OF RECORD: TOOMERS, LLC 1000 STATE STREET, SUITE 0 DURHAM, NEW HAMPSHIRE 03824 S.C.R.D. BOOK 4486, PAGE 213
 - LOT AREA: 72 ACRES (31,363 S.F.)
 - REFERENCE PLANS:
 - EXISTING FEATURES PLAN MAIN STREET AKA NH ROUTE 108 AND COWELL DRIVE, DURHAM STRAFFORD COUNTY, NH PREPARED FOR TOOMERS, LLC, PREPARED BY NORWAY PLANS ASSOCIATES, INC. DATED AUGUST, 2018.
 - VERTICAL DATUM IS ASSUMED.
 - IMPERVIOUS SURFACE RATIO: EXISTING = 22.5% (6,028 S.F.) PROPOSED = 69.4% (18,643 S.F.) DISCONNECTED IMPERVIOUS COVER EFFECTIVE IMPERVIOUS AREA (EIA) = 0 S.F.
 - ALL OUTSIDE CONSTRUCTION RELATED ACTIVITY RELATED TO THE DEVELOPMENT OF THIS SITE IS RESTRICTED TO THE HOURS OF 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY AND 8:00 A.M. TO 5:00 P.M. SATURDAY.
 - FOR MORE INFORMATION ABOUT THIS SITE PLAN, OR TO SEE THE COMPLETE PLAN SET, CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 8 NEWMARKET ROAD, DURHAM, NH 03824, (603) 888-8064.
 - ALL EXTERIOR LIGHTING MUST BE FULLY SHIELDED AND NOT PROJECT GLARE TOWARD ANY ABUTTING PROPERTIES.
 - ACCESS INTO THE SITE FOR FIRE APPARATUS SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROCESS. PLEASE CONTACT THE FIRE DEPARTMENT AT 888-5531 WITH ANY QUESTIONS ABOUT ACCESS REQUIREMENTS.
 - SNOW SHALL NOT BE PUSHED AGAINST TREES OR SHRUBS IN ANY MANNER THAT COULD DAMAGE THEM.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE PROJECT. FOR THE WORK BEING PERFORMED, THE ENGINEER OF RECORD HAS REVIEWED THESE PLANS AND ANY OTHER PLANS OR CONTRACT DOCUMENTS.

SITE DATA BLOCK

PLAN INTENT: THE PROPOSAL IS TO CONSTRUCT A NEW PAVED PARKING LOT ON THE SUBJECT PARCEL.

ZONE: CH - CHURCH HILL

OVERLAY DISTRICTS: HISTORIC DISTRICT

USE: COMMERCIAL

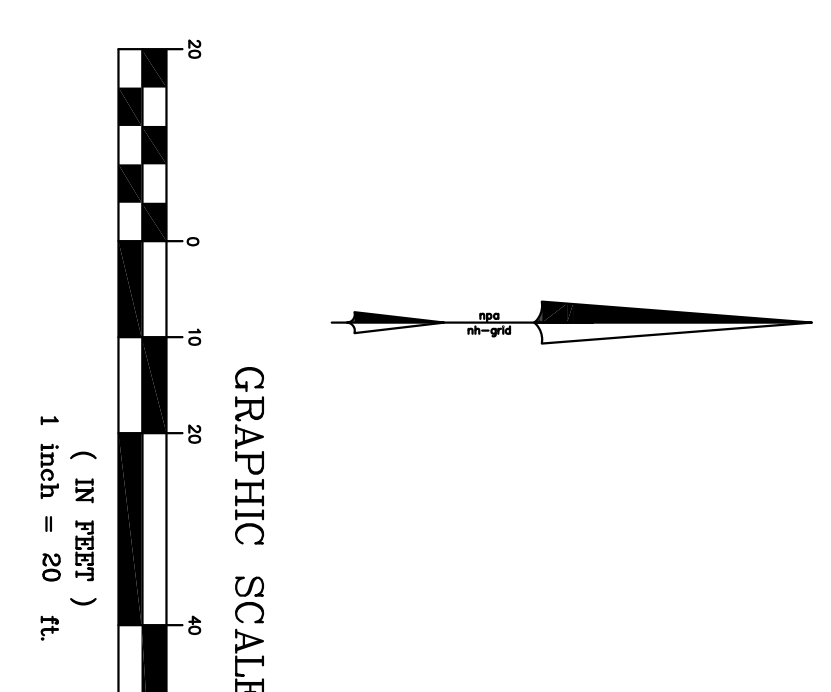
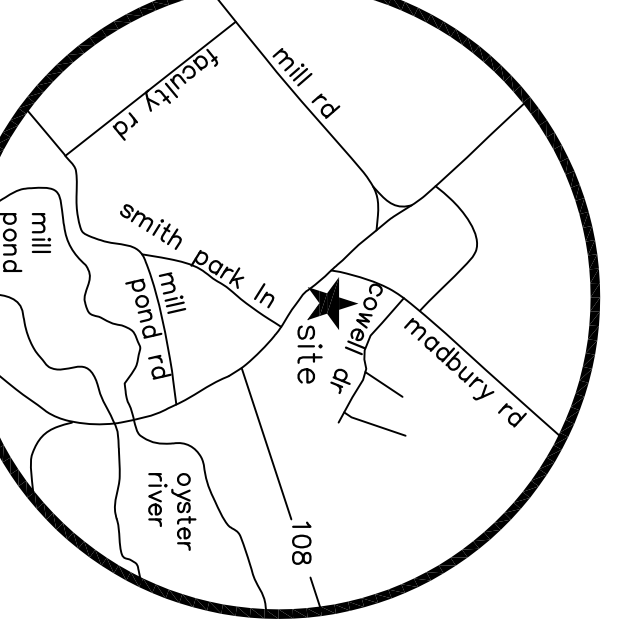
DIMENSIONAL REQUIREMENTS	REQUIRED IN CH DISTRICT	REQUIRED IN EA DISTRICT
MINIMUM LOT SIZE (SQUARE FEET)	5,000 SF	20,000 SF
MINIMUM FRONTAGE (FEET)	50	100
MINIMUM LOT SETBACKS		
SIDE (FEET)	15'	30'
REAR (FEET)	5'	10'
MAXIMUM REAR SETBACK (FEET)	15'	20'
MAXIMUM REAR SETBACK (FEET)	15'	20'
MAXIMUM HEIGHT W/ P.B. APPROVAL (FEET)	35'	35'
IMPERVIOUS SURFACES RATIO	80%	33%

PARKING REQUIREMENTS

USE	OCCUPANTS	REQUIRED	EXISTING	REQUIRED
LOT 4-55	15	1	17	41
DWELLING UNITS - PERMITTED FOR 3 OR MORE UNRELATED OCCUPANTS = 15 SPACES				

4889 ARTICLE 10, SECTION 10.2.2: PARKING LOTS MAY CONTAIN UP TO THE PERCENT (17%) OF THE TOTAL PERMITTED USE CONDITIONAL USE REQUIRED.

NOTE: ADDITIONAL PARKING SPACES FOR USE BY LOTS 1-3, 1-10, AND 1-11 ARE NOT REQUIRED. 15% MAX AND REMAIN SPACES, CONDITIONAL USE REQUIRED.

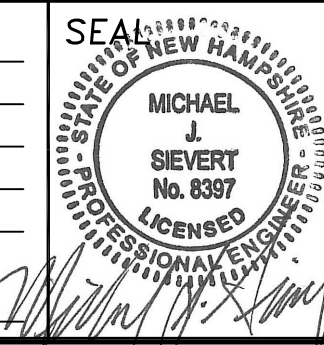


FINAL APPROVAL BY DURHAM PLANNING BOARD.
 CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER
 DATE _____

UTILITIES NOTE:
 ALL ELECTRIC, GAS, TELEPHONE, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. LOCATIONS ARE SHOWN FOR INFORMATION ONLY. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATION FOR INFORMATION REGARDING SUCH. CALL DIG-5486: (1-888-00-SAFE (1-888-344-7233))

NO.	REVISIONS	DATE	INT.
2.	PLAN UPDATES	11/29/18	EHK
1.	REDESIGN PARKING LOT ENTRANCE AND DRAINAGE	11/26/18	EHK
0.	INITIAL SUBMITTAL TO DURHAM PLANNING BOARD	10/5/18	EHK

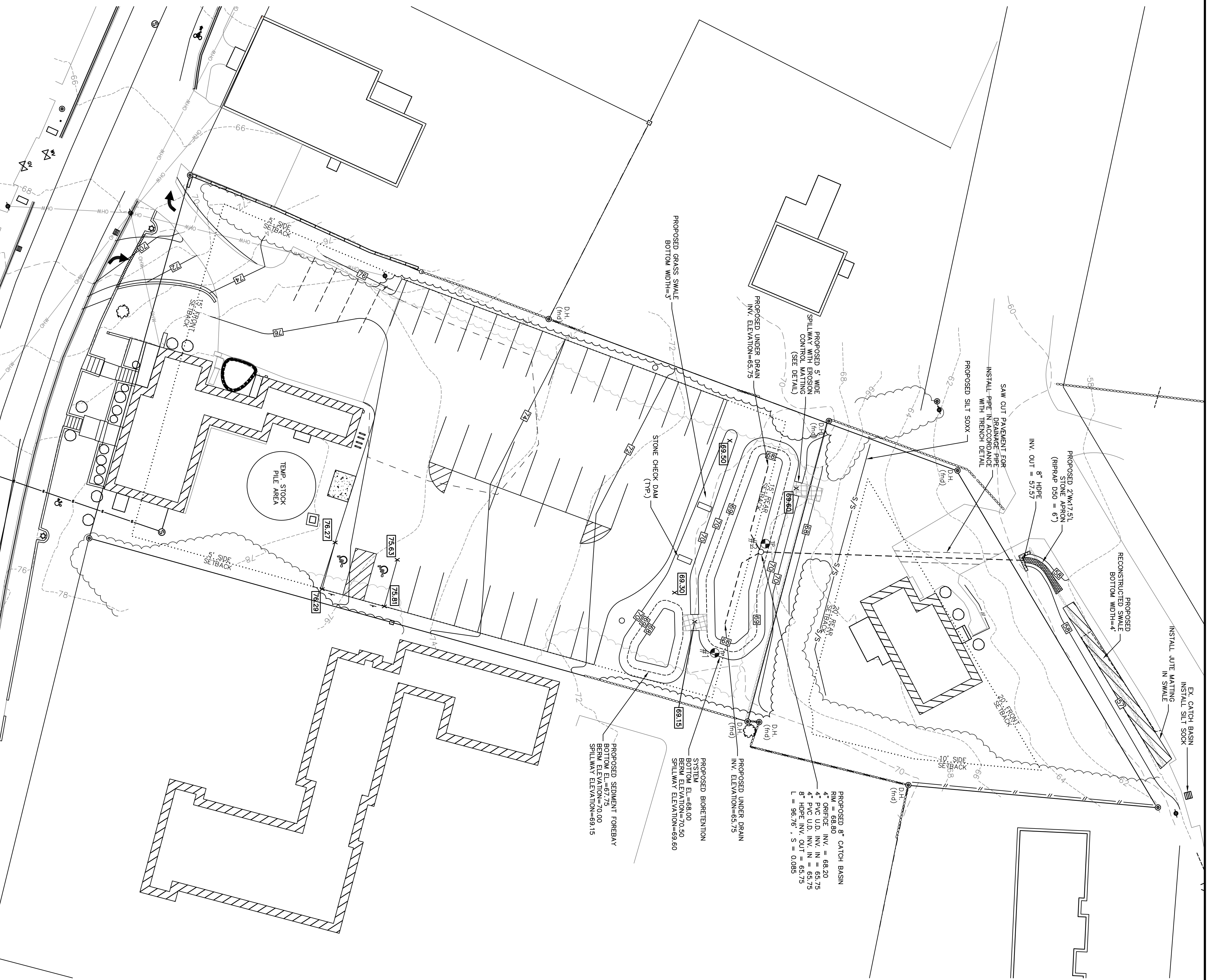
DATE: 10/5/18
 SCALE: 1"=20'
 DESIGNED BY: EHK
 DRAWN BY: EHK
 APPROVED BY: MJS
 DWG FILE: 18-040 Civil.dwg



MODIFIED SITE PLAN
 prepared for
TOOMERS, LLC
 TAX MAP 4, LOTS 38-5 AND 55
 18 MAIN ST AND 12 COWELL DR., DURHAM, NH

MJS ENGINEERING, P.C.
 CIVIL • STRUCTURAL • ENVIRONMENTAL
 5 RAILROAD ST., P.O. BOX 359
 NEWBURY, NH 03857
 PHONE: (603) 659-4979, FAX: (603) 659-4627
 E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 18-040
 C1



PROPOSED 6" CATCH BASIN
 4" ORIFICE INV. = 68.20
 4" PVC U.D. INV. IN = 65.75
 8" HOPPE INV. IN = 65.75
 L = 96.76, S = 0.085

PROPOSED UNDER DRAIN
 INV. ELEVATION=65.75

PROPOSED BIORETENTION SYSTEM
 BOTTOM EL.=68.00
 SPILLWAY ELEVATION=69.50
 SPILLWAY ELEVATION=69.60

PROPOSED SEDIMENT FOREBAY
 BOTTOM EL.=67.75
 SPILLWAY ELEVATION=69.15

PROPOSED 2" W/17.5" STONE MANNING (TYPICAL D50 = 6")
 INV. OUT = 57.57

PROPOSED RECONSTRUCTED SWALE
 BOTTOM WIDTH=4'

EX. CATCH BASIN
 INSTALL SILT SOCK
 INSTALL JUTE MATTING
 IN SWALE

SAW CUT PARAPET FOR
 DRAINAGE PIPE
 INSTALL PIPE IN ACCORDANCE
 WITH MICHIGAN DET.M.L.

PROPOSED SILT SOCK

PROPOSED GRASS SWALE
 BOTTOM WIDTH=3'

STONE CHECK DAM
 (TYP.)

TEMP. STOCK
 PILE AREA

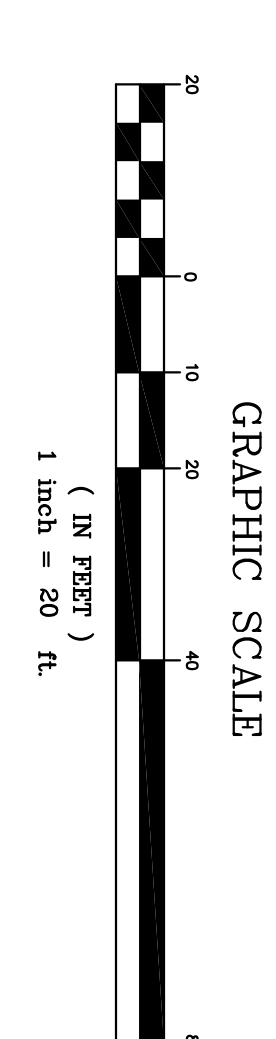
- GRADING, DRAINAGE, UTILITY & EROSION CONTROL NOTES**
1. ALL EXISTING EROSION CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNDER VEGEATION UNTIL ESTABLISHED AND THE GROUND SURFACE IS STABILIZED. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MONITORED BY THE APPLICANT ON A PERIODIC BASIS DURING CONSTRUCTION AND ANY EROSION OR SEDIMENTATION SHALL BE STOPPED IMMEDIATELY.
 2. REFER TO CONSTRUCTION AND SEQUENCING AND EROSION CONTROL NOTES ON SHEET 01. DRIVEWAY AND PARKING AREA WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS PUBLISHED BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
 3. ALL DISTURBED AREAS NOT PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" OF GRANULAR FILL AS SPECIFIED IN THE NOTES ON SHEET 01.
 4. COMPACTION REQUIREMENTS:
 - BELOW PAVED OR CONCRETE AREAS: MINIMUM COMPACTION: 95%
 - TRENCH BEDDING MATERIAL AND BELOW LOW AND SED AREAS: 90%
 5. ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM PROCTOR DENSITY.
 6. ADJUST ALL MANHOLES, CATCH BASINS ETC. WITHIN LIMITS OF WORK TO FINISHED EROSION CONTROL DEVICES SHALL BE INSPECTED AFTER EACH RAIN STORM OF 0.25 INCHES OR GREATER. DAMAGED EROSION CONTROL DEVICES SHALL BE REPAIRED/MODIFIED AS NECESSARY.
 7. GRANULAR LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.

TEST PIT DATA:

- TEST PITS LOCATED ON 8/22/18 BY MICHAEL J. SEVERT, M.J.S. ENGINEERING, P.C.
- | DEPTH | TEST PIT DATA: |
|-----------------|---|
| 0-12" | LAGG |
| 12-36" | VERY FINE SILT LOAM AND FILL WITH GRANITE |
| NO SHWIT TO 36" | |
| DEPTH | TEST PIT DATA: |
| 0-3" | TOPSOIL |
| 3-15" | FINE SANDY LOAM |
| 15-28" | GRANULAR FINE (10R 3/3) |
| 28-32" | GRANULAR LOOSE (10R 4/4) |
| | LOAMY FINE SAND |
| | GRANULAR FRABLE (2.5V 5/3) |
| | ESHWIT AT 32" |

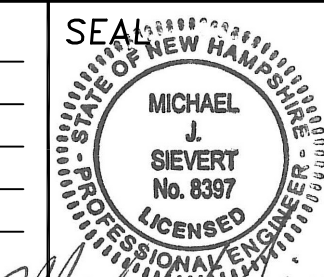
FINAL APPROVAL BY DURHAM PLANNING BOARD.
 CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER
 DATE _____

UTILITIES NOTE:
 GAS, TELEPHONE, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. LANDLORDS AND WORKERS SHALL BE UNDERSTAND ON WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATION FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE. 1-888-DIG-SAFE (1-888-344-7233)



NO.	REVISIONS	DATE	INT.
2.	PLAN UPDATES	11/29/18	EHK
1.	REDESIGN PARKING LOT ENTRANCE AND DRAINAGE	11/26/18	EHK
0.	INITIAL SUBMISSION TO DURHAM PLANNING BOARD	10/5/18	EHK

DATE: 10/5/18
 SCALE: 1"=20'
 DESIGNED BY: EHK
 DRAWN BY: EHK
 APPROVED BY: MJS
 DWG FILE: 18-040 CivilG.dwg



GRADING, DRAINAGE & EROSION CONTROL PLAN
 prepared for TOOMERFS, LLC
 TAX MAP 4, LOTS 38-5 AND 55
 18 MAIN ST AND 12 COWELL DR., DURHAM, NH

MJS ENGINEERING, P.C.
 CIVIL • STRUCTURAL • ENVIRONMENTAL
 5 RAILROAD ST., P.O. BOX 359
 NEWHAMPSHIRE, NH 03857
 PHONE: (603) 659-4979, FAX: (603) 659-4627
 E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 18-040
 C2