

125' SHORELAND PROTECTION OVERLAY DISTRICT SETBACK (DURHAM)

75' WETLAND PROTECTION OVERLAY DISTRICT SETBACK (DURHAM)

100' WETLAND PROTECTION OVERLAY DISTRICT SETBACK (DURHAM) & TIDAL BUFFER (STATE)

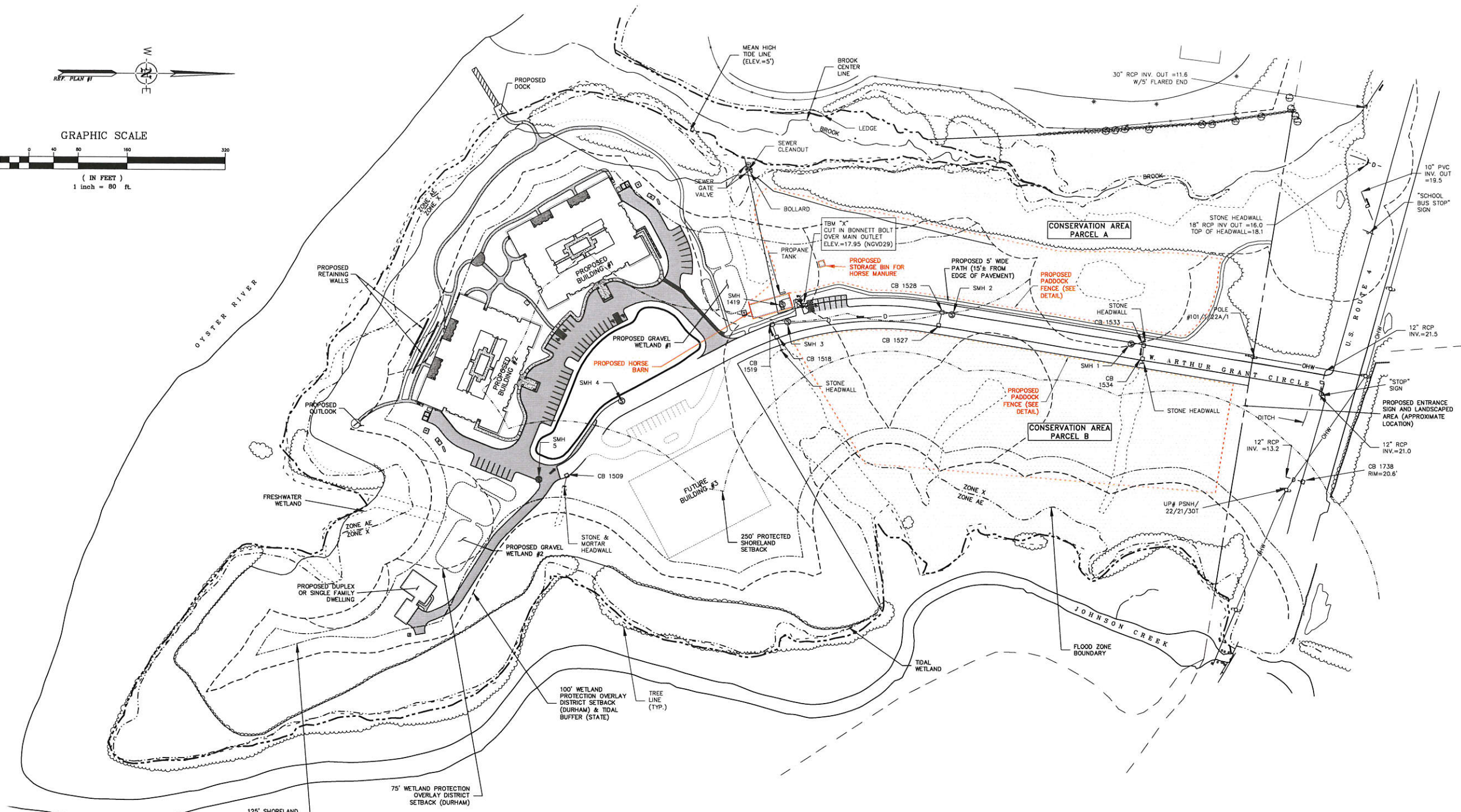
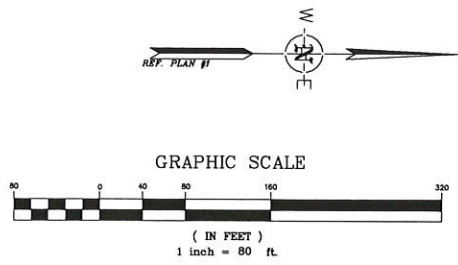
NOTES:
 1. REFERENCE: TAX MAP 11, LOT (27-1) - (27-7)
 2. TOTAL PARCEL AREA= 1,235,700± Sq. Ft. OR 28.4± AC. (SEE NOTES #10 & #11)
 3. OWNER OF RECORD: GRANT DEVELOPMENT, LLC
 8 NEWMARKET ROAD
 DURHAM, NH 03824
 S.C.R.D. BOOK 3384 PAGE 510
 4. ZONE: DURHAM BUSINESS PARK (DBP)
 DIMENSIONAL REQUIREMENTS:
 MIN. LOT SIZE-40,000 Sq. Ft.
 MIN. FRONTAGE-150'
 MIN. FRONT SETBACK-30' (MINOR/COLLECTOR STREET)
 50' (ARTERIAL STREET)
 MIN. SIDE/REAR SETBACK-20'
 DURHAM WETLAND CONSERVATION OVERLAY DISTRICT:
 FRESHWATER WETLANDS-75'
 TIDAL WETLANDS-100'
 DURHAM SHORELAND PROTECTION OVERLAY DISTRICT:
 TIDAL WETLANDS-125'
 -PORTIONS OF THE PROPERTY LIE WITHIN THE TOWN OF DURHAM SHORELAND PROTECTION, WETLAND CONSERVATION, AND FLOOD PROTECTION OVERLAY DISTRICTS. SEE THE ZONING ORDINANCE FOR SPECIFIC REGULATIONS.
 -LAND WITHIN 250' OF THE HIGHEST OBSERVABLE TIDE LINE IS SUBJECT TO THE STATE OF NH COMPREHENSIVE SHORELAND PROTECTION ACT.
 5. FIELD WORK PERFORMED BY DOUCET SURVEY INC. ON 5/96 & 11/00 USING A SOKKIA SET 48II & POWERSET 3000 AND ON 12/07 USING A LEICA TCR TOTAL STATION WITH A RANGER TDS DATA COLLECTOR AND A SOKKIA B20 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.

6. WETLAND DELINEATION OF NON TIDAL WETLANDS PERFORMED BY JIM GOVE OF GOVE ENVIRONMENTAL IN 2011. TIDAL WETLANDS DELINEATED BY MARK WEST OF WEST ENVIRONMENTAL IN 2011.
 7. AERIAL TOPOGRAPHY BY EASTERN TOPOGRAPHICS, WOLFBORO, NH.
 8. VERTICAL DATUM BASED ON NAVD83 PER NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION DISK 133-0340 HAVING A REPORTED ELEVATION OF 32.87'.
 9. THE PARCEL IS SUBJECT TO THE FOLLOWING:
 A) UTILITY EASEMENT TO NETT & PSNH, SEE S.C.R.D. BOOK 1349 PAGE 118.
 B) SEWER AND DRAINAGE EASEMENTS AS SHOWN ON S.C.R.D. PLAN #28A-89.
 C) TERMS OF AGREEMENT BETWEEN W&O REALTY PARTNERSHIP AND THE TOWN OF DURHAM, SEE S.C.R.D. BOOK 1523 PAGE 443.
 D) COMMISSIONERS RETURN OF HIGHWAY LAYOUT, SEE S.C.R.D. BOOK 796 PAGE 2.
 E) WARRANTY DEED FROM STANLEY F. LANGLEY TO THE STATE OF NEW HAMPSHIRE, SEE S.C.R.D. BOOK 746 PAGE 437.
 10. THE AREAS SHOWN HEREON ARE CALCULATED TO APPROXIMATE MEAN HIGH WATER (ELEVATION 5').
 11. THE NON-CONTIGUOUS UPLAND PORTION OF LAND (±235 Sq. Ft.) AT THE WESTERLY SIDE OF THE PARCEL IS NOT INCLUDED IN THE OVERALL AREA CALCULATIONS OF LOT 27-0 AS SHOWN ON THIS PLAN. THIS AREA IS PART OF LOT #6.
 12. WATER BOUNDARIES ARE DYNAMIC IN NATURE AND ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES SUCH AS EROSION OR ACCRETION.
 13. FLOOD ZONE AE (ELEV. 6' PER NAVD83) AND ZONE X PER F.E.M.A. F.I.R.M. #33017C03202 DATED 9/30/15.

REFERENCE PLANS
 1. "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT NO. F 012-2(4), NH PROJECT NO. P-3877-8, DURHAM BY-PASS" DATED 5/19/65, S.C.R.D. POCKET 15 FOLDER 3 PLAN 79.
 2. "FINAL SUBDIVISION PLAN, JOHNSON CREEK DRIVE, DURHAM, NH" DATED JANUARY 1985, BY G.L. DAVIS & ASSOCIATES, S.C.R.D. PLAN #28A-89.
 3. "SEWAGE DISPOSAL PLANT AREA, UNIVERSITY OF NEW HAMPSHIRE, DURHAM, NH" DATED 10/6/64 AND REVISED 12/22/64, NOT RECORDED.
 4. "DURHAM BUSINESS PARK WATERLINE EXTENSION, PREPARED FOR PUBLIC WORKS DEPT. TOWN OF DURHAM" BY MAGUIRE GROUP, INC. AND DATED 7/8/97.

DATE:	9/2/15	SEAL
SCALE:	1"=80'	
DESIGNED BY:	MS/JLG	
DRAWN BY:	JLG	
APPROVED BY:	MJS	
DWG FILE:	15-027 EC.dwg	
EXISTING CONDITIONS PLAN		
prepared for		
HARMONY HOMES BY THE BAY		
TAX MAP 11, LOTS (27-1)-(27-7)		
W. ARTHUR GRANT CIRCLE DURHAM, NH		
NO.		REVISIONS
1.	REVISED PER TOWN PLANNER COMMENTS DATED 10/16/15	MS
0.	INITIAL SUBMISSION TO DURHAM PLANNING BOARD	JLG
		DATE
		INT.
JOB:	15-027	
EC		

MJS ENGINEERING P.C.
 CIVIL • STRUCTURAL • ENVIRONMENTAL
 5 BALFOUR ST., P.O. BOX 359
 NEWHAMPTON, NH 03857
 PHONE: (603) 459-4979, FAX: (603) 659-4627
 E-MAIL: info@mjs-engineering.com



SITE DATA BLOCK

PLAN INTENT: DEVELOP THE VACANT PARCEL KNOWN AS THE DURHAM BUSINESS PARK WITH CONSTRUCTION OF AN ELDERCARE FACILITY.
 ZONE: DBP - DURHAM BUSINESS PARK
 USE: RESIDENTIAL - ELDERCARE / ELDERLY HOUSING

DIMENSIONAL REQUIREMENTS	REQUIRED
MINIMUM LOT SIZE (SQUARE FEET)	40,000
MINIMUM LOT AREA PER DWELLING UNIT (S.F.)	N/A
MINIMUM FRONTAGE (FEET)	150
MINIMUM LOT SETBACKS	
FRONT (FEET)	30/50
SIDE (FEET)	20
REAR (FEET)	20
MAXIMUM ROAD SETBACK (FEET)	N/A
MAXIMUM HEIGHT (FEET)	40
MAXIMUM HEIGHT W/ P.B. APPROVAL (FEET)	50
IMPERVIOUS SURFACE RATIO	50%

PARKING CALCULATIONS:
 175-113:
 HOMES FOR AGED, DISABLED, OR HANDICAPPED
 1 SPACE PER 5 BEDS + 1 PER EMPLOYEE
 = (110)/5 + (20 EMPLOYEES) X 1
 TOTAL PARKING SPACES REQ'D = 42
 TOTAL PARKING SPACES PROVIDED:
 45 FOR PROPOSED DEVELOPMENT
 6 FOR PUBLIC USE

DENSITY CALCULATIONS:
 TABLE 175-54 TABLE OF DIMENSIONAL REQUIREMENTS:
 MINIMUM LOT AREA PER DWELLING UNIT = 35,000 SF
 EXISTING LOT AREA = 1,235,700 SF
 MAXIMUM NUMBER OF DWELLING UNITS = 35.3
 ZONING ORDINANCE SECTION 176-56:
 SITUATIONS AFFECTING DIMENSIONS
 DENSITY FOR ELDERLY CARE OR ELDERLY HOUSING
 DWELLING UNIT FOR ELDERLY OCCUPANCY CONTAINING TWO OR MORE BEDROOMS = 0.5 DWELLING UNIT
 EXAMPLE:
 DUPLEX = 2 UNITS X 0.5 DWELLING UNIT/UNIT = 1 UNIT
 ELDERCARE = 4 BEDS / DWELLING UNIT
 34 DWELLING UNITS X 4 BEDS/DWELLING UNIT = 136 BEDS

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- WATER BOUNDARIES ARE DYNAMIC IN NATURE AND ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES SUCH AS EROSION OR ACCRETION.
- FLOOD ZONE AE (ELEV. 6' PER NAVD88) AND ZONE X PER F.E.M.A. F.I.R.M. #33017C0320E DATED 9/30/15.
- THE TOTAL DISTURBED AREA SHOWN ON THE PLANS IS 250,000 SF. THE TOTAL IMPERVIOUS AREA ON THE LOT IS 151,564 SF INCLUDING THE EXISTING ROADWAY.
- "DASST" BUS STOP LOCATED APPROXIMATELY 1,000 FT TO EAST OF SITE ENTRANCE.
- ALL AREAS WHICH ARE NOT LAWN OR LANDSCAPED SHALL REMAIN UNDISTURBED AND SHALL BE MOWED ANNUALLY.

REFERENCE PLANS

- "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT NO. F 012-2(4), NH PROJECT NO. P-3877-B, DURHAM BY-PASS" DATED 5/19/85, S.C.R.D. FOLDER 15 FOLDER 3 PLAN 79.
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NO.	REVISIONS	DATE
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2.	REVISIONS FOR ADDITIONAL SITE DESIGN	9/17/15
0.	INITIAL SUBMISSION TO DURHAM PLANNING BOARD	9/2/15

DATE: 9/2/15
 SCALE: 1" = 80'
 DESIGNED BY: MS/JLG
 DRAWN BY: JLG
 APPROVED BY: MJS
 DWG. FILE: 15-027 CIN-28A.dwg

OVERALL SITE PLAN
 prepared for
HARMONY HOMES BY THE BAY
 TAX MAP 11, LOTS (27-1)-(27-7)
 W. ARTHUR GRANT CIRCLE DURHAM, NH

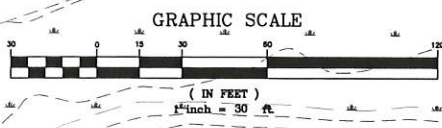
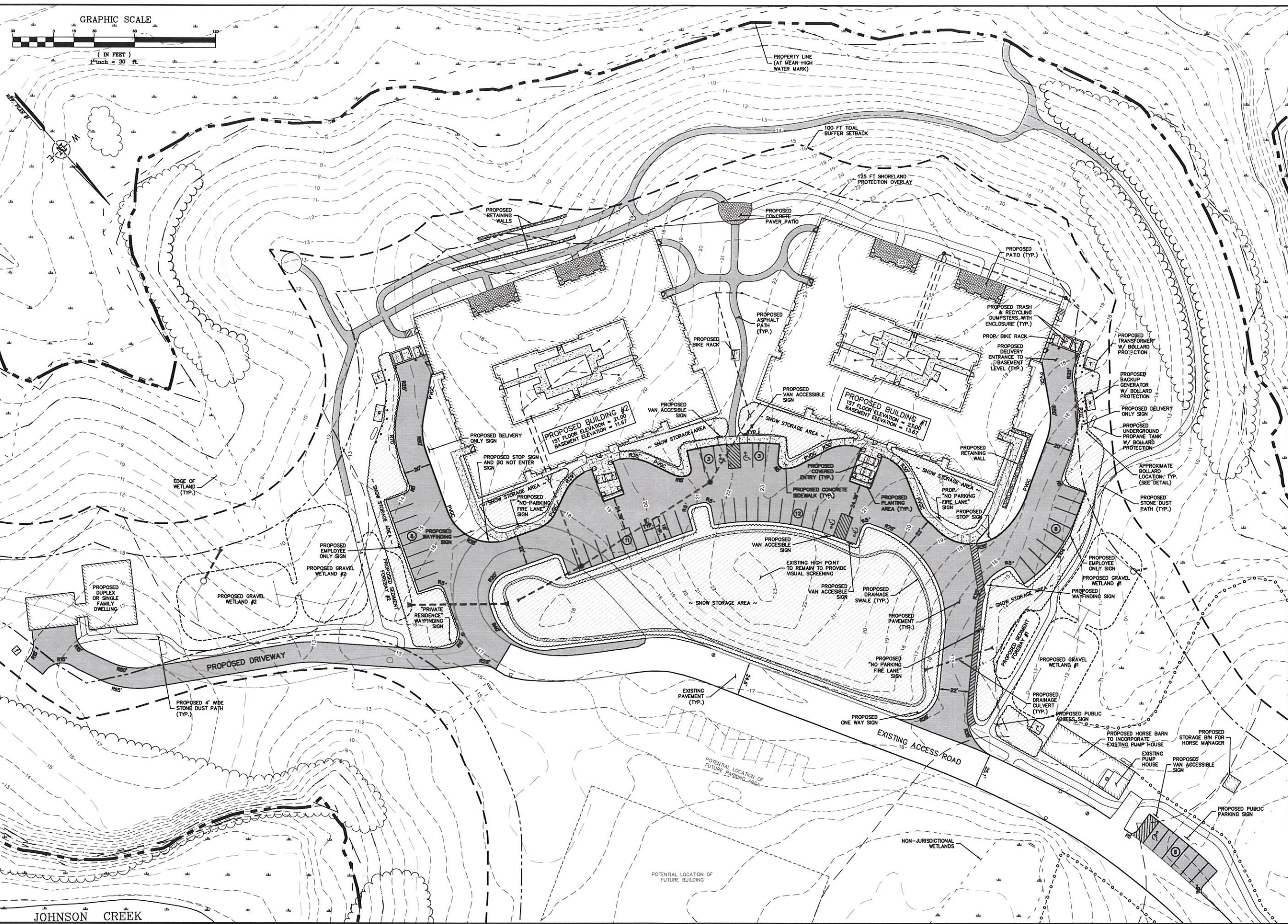
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 5 Bala Road Ste. P.O. Box 359
 Durham, NH 03824
 PHONE: (603) 659-4070; FAX: (603) 659-4027
 E-MAIL: mjs@mjse.com

SEAL

JOB: 15-027

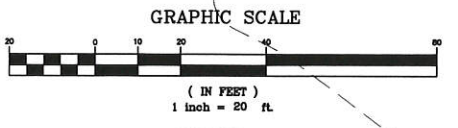
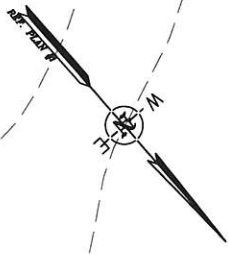
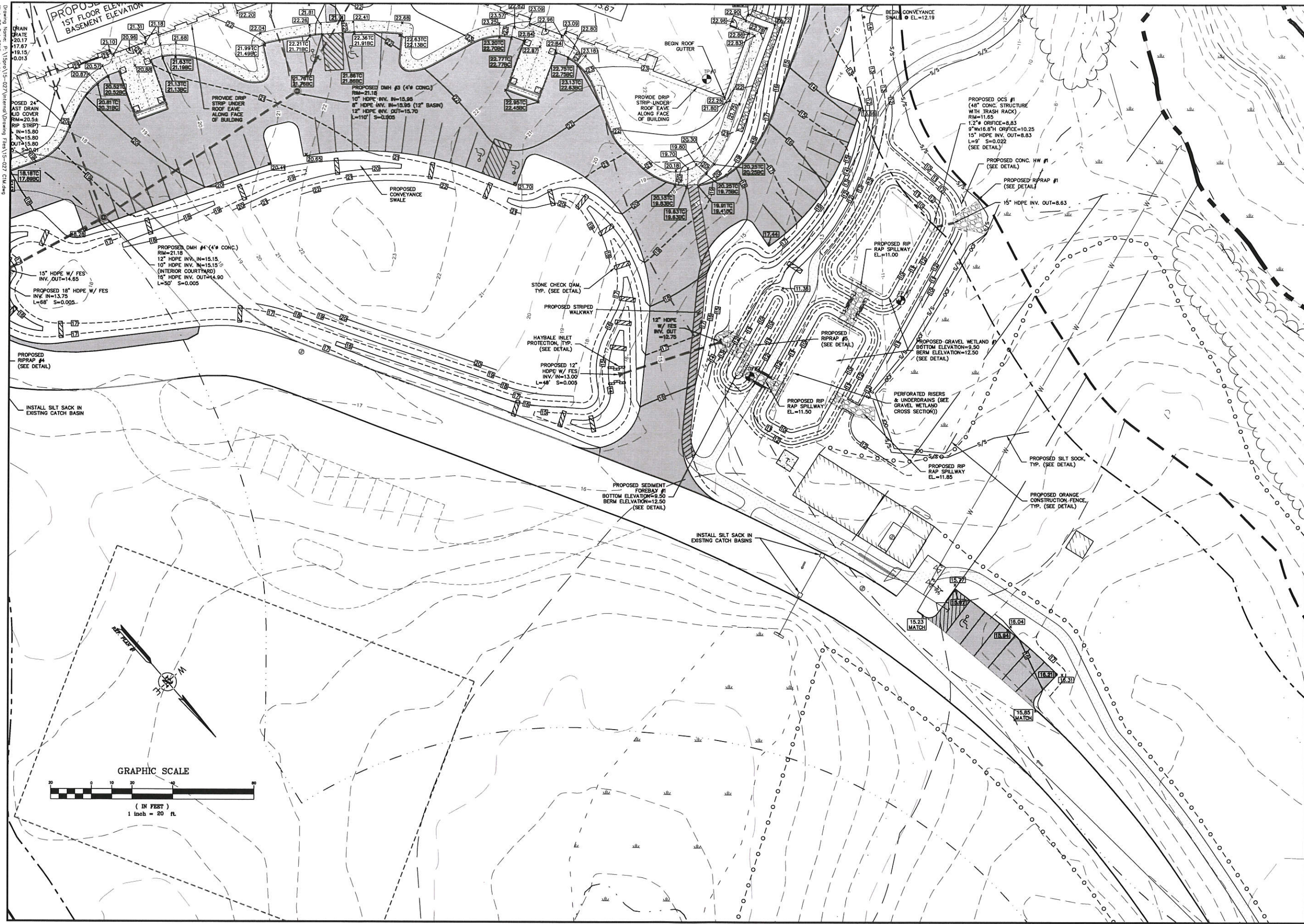
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 Date: 28 Oct 2015 - 3:41pm



<p>DATE: 9/27/15 SCALE: 1"=30' DESIGNED BY: MS/JLG DRAWN BY: JLG APPROVED BY: MJS DWG FILE: 15-027_C101.dwg</p>		<p>SEAL</p>
<p>SITE PLAN prepared for HARMONY HOMES BY THE BAY TAX MAP 11, LOTS (27-1)-(27-7) W. ARTHUR GRANT CIRCLE DURHAM, NH</p>		<p>NO. DATE INT.</p> <p>2. REISED PER TOWN PLANNER COMMENTS DATED 10/16/15 JLG</p> <p>1. REVISIONS FOR ADDITIONAL SITE DESIGN 9/17/15 JLG</p> <p>0. INITIAL SUBMISSION TO DURHAM PLANNING BOARD 9/27/15 JLG</p>
<p>MJS ENGINEERING P.C. CIVIL • STRUCTURAL • ENVIRONMENTAL 5 HANCOCK ST., P.O. BOX 305 NEWCASTLE, NH 03057 PHONE: (603) 659-4979, FAX: (603) 659-4687 E-MAIL: MJS@MJS-ENGINEERING.COM</p>		<p>JOB: 15-027</p> <p>C101</p>

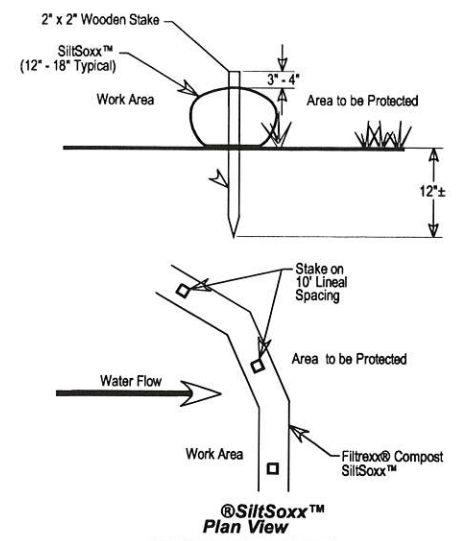
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 Date: 28 Oct 2015 - 4:11pm



DATE: 9/2/15		SEAL SITE GRADING PLAN #1 prepared for JOHN RANDOLPH HARMONY HOMES TAX MAP 11, LOTS (27-1)-(27-7) W. ARTHUR GRANT CIRCLE DURHAM, NH
SCALE: 1"=20'		
DESIGNED BY: MS/JLG		
DRAWN BY: JLG		
APPROVED BY: MJS		
DWG FILE: 15-027 CIM.dwg		
2. REVISED PER TOWN PLANNER COMMENTS DATED 10/16/15 J.G. 1. REVISIONS PER ADDITIONAL SITE DESIGN J.G. 0. INITIAL SUBMISSION TO DURHAM PLANNING BOARD J.G.		REVISIONS NO. DATE INT.
JOB: 15-027		C102

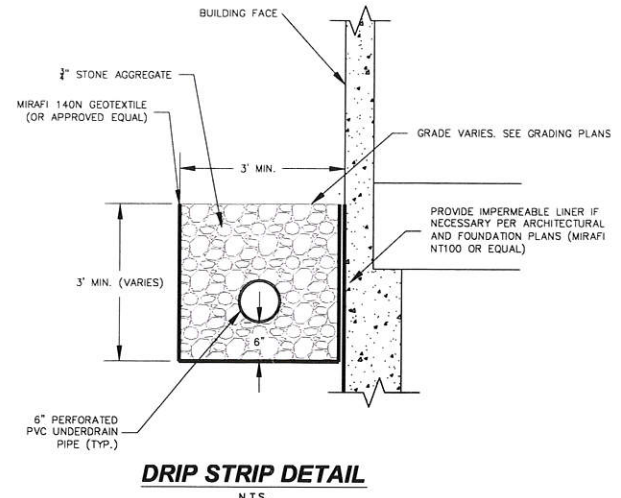
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 PHONE: (845) 659-4979, FAX: (845) 659-4487
 E-MAIL: PUBLISH@mjsengineering.com

Drawing Name: P:\Sitemaps\15-027\Durham\Drawings\15-027 Cover&Detail.dwg
 Date: 28 Oct 2015 - 3:38pm



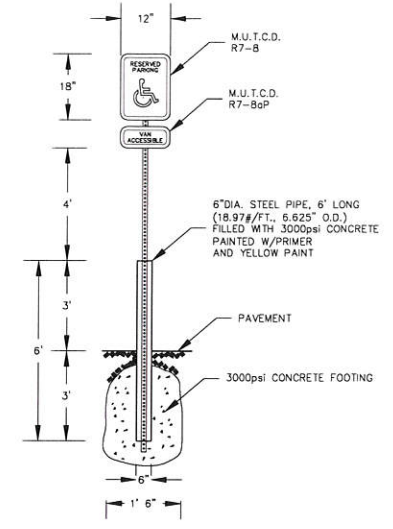
SILTSOXX DETAIL
N.T.S.

- Notes:**
- All material to meet Filtrax specifications.
 - Compost material to be dispersed on site up slope from protected area.

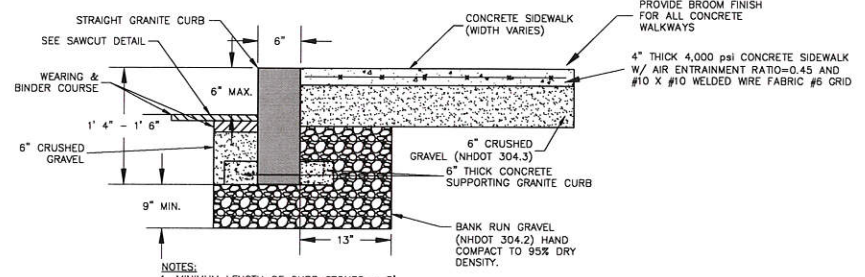


DRIP STRIP DETAIL
N.T.S.

- Notes:**
- SEE PLANS FOR LOCATION.

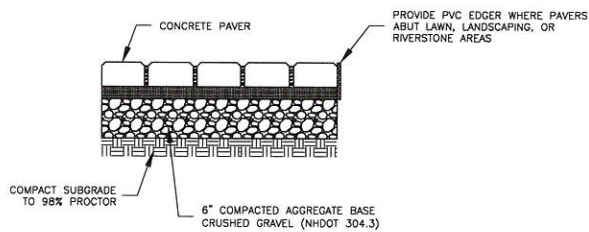


TYPICAL SIGN DETAIL
N.T.S.



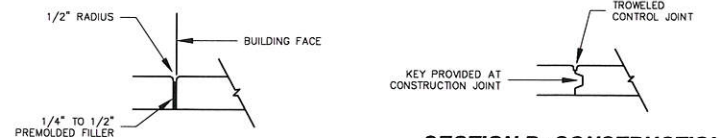
TYPICAL SECTION
N.T.S.

CONCRETE SIDEWALK WITH VERTICAL GRANITE CURB
N.T.S.



TYPICAL CONCRETE PAVER CROSS SECTION
N.T.S.

- Notes:**
- INSTALL SELECTED CONCRETE PAVER PER MANUFACTURERS SPECIFICATIONS.
 - PAVERS TO BE GENEST ACADIA CONCRETE BLOCK (OR EQUAL). ACTUAL PAVER MODEL TO BE SELECTED BY OWNER.
 - FOR SALES, CONTACT: GENEST SALES REPRESENTATIVE RAY PETRARCA - (207) 324-3250
 - PAVERS SHALL BE USED IN OVERLOOK AND INTERIOR COURTYARDS.

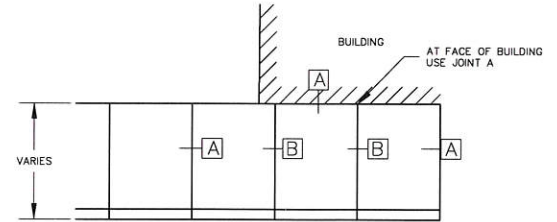


SECTION A: EXPANSION JOINT
N.T.S.

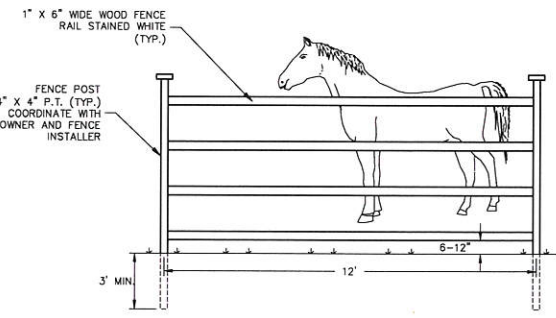
1. EXPANSION JOINTS SHALL BE LOCATED AT 25' INTERVALS.

SECTION B: CONSTRUCTION CONTROL JOINT
N.T.S.

1. CONTROL JOINTS SHALL BE SPACED AT 5' INTERVALS.

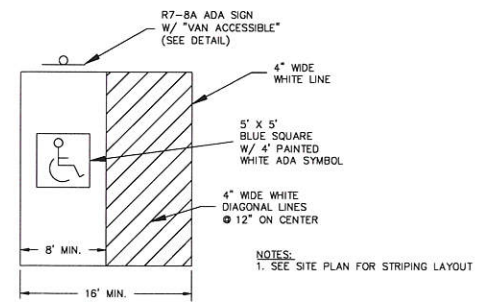


PLAN VIEW
N.T.S.



HORSE PADDOCK FENCE DETAIL
N.T.S.

- Notes:**
- FENCE SHALL BE PAINTED OR STAINED WHITE.



ADA STRIPING AND SIGN DETAIL
N.T.S.

- PAVEMENT MARKINGS:**
- STRIPED PARKING AREAS AND DRIVES AS SHOWN, INCLUDING PARKING SPACES, HANDICAP SYMBOLS, AND PAINTED ISLANDS. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDTI) AND AASHTO M248 TYPE 'F'. MEDIAN ISLANDS AND CENTERLINES TO BE CONSTRUCTED USING YELLOW TRAFFIC PAINT.
 - ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE LATEST EDITIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE "STANDARD ALPHABETS FOR HIGHWAY SIGN AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
 - PAINTED ISLANDS SHALL BE 4 INCH WIDE DIAGONAL LINES SPACED AT 3 FT. O.C. BORDERED BY 4 INCH WIDE LINES.

ITEM NO.	SIGN SIZE		TEXT	NO. SIGNS REQ'D
	HEIGHT	WIDTH		
R1-1	30"	30"	STOP	3
R7-8a	18"	12"	RESERVED PARKING	5
R7-8b	6"	12"	VAN ACCESSIBLE	5
R8-31	18"	12"	NO PARKING FIRE LANE	3
R5-1	30"	30"	DO NOT ENTER	1
R6-2R	18"	12"	ONE WAY	1
N/A	18"	12"	NO PARKING DELIVERY ONLY	2
N/A	6"	12"	EMPLOYEE PARKING	2
N/A	18"	12"	HARMONY HOMES BY THE BAY OFFICE DELIVERIES	TBD

SIGN SCHEDULE
N.T.S.

- Notes:**
- ALL SIGNS SHALL BE PER "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION UNLESS OTHERWISE SPECIFIED.
 - SEE PLANS FOR SIGN LOCATIONS.

FINAL APPROVAL BY THE DURHAM PLANNING BOARD.

NO.	REVISIONS	DATE
1.	REVISIONS PER TOWN PLANNER COMMENTS DATED 10/16/15	10/28/15
2.	REVISIONS FOR ADDITIONAL SITE DESIGN	9/17/15
3.	INITIAL SUBMISSION TO DURHAM PLANNING BOARD	9/2/15
4.		

SEAL
DATE: 9/2/15
SCALE: AS SHOWN
DESIGNED BY: MJS
DRAWN BY: BOB
APPROVED BY: MJS
DWG FILE: 15-027 Cover&Detail.dwg

SITE CONSTRUCTION DETAILS prepared for
HARMONY HOMES BY THE BAY
TAX MAP 11, LOTS (27-1)-(27-7)
W. ARTHUR GRANT CIRCLE DURHAM, NH

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E-MAIL: mjs@mjs-engineering.com

JOB: 15-027

D107