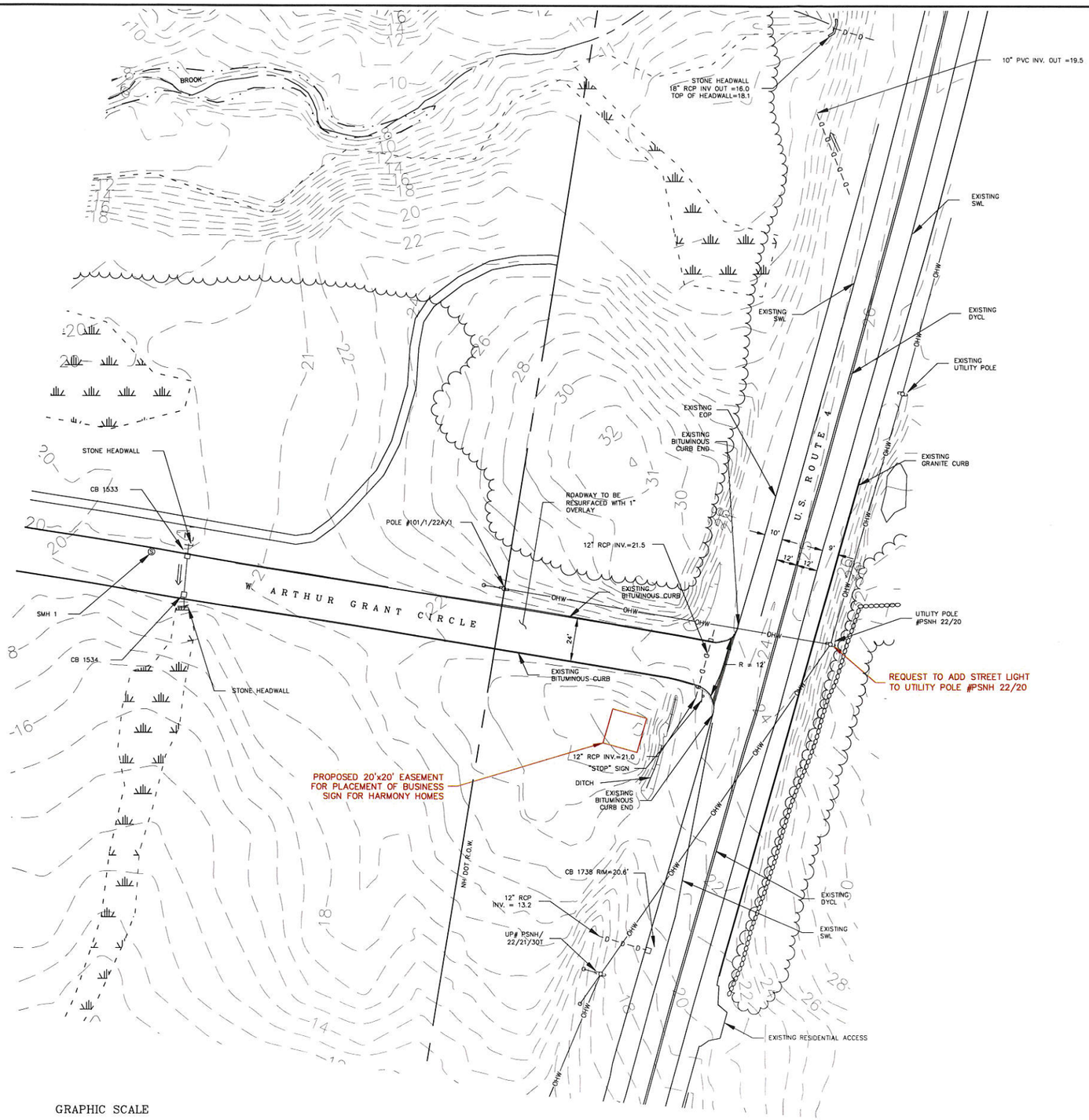

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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: FHP AT GRANT CIRCLE LLC
   1 STAGECOACH ROAD
   DURHAM, NH 03824

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 4BII & 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 2012. TIDAL WETLAND DELINEATION PERFORMED BY JAMES LONG OF NHSC, INC. IN 2001 AND CONFIRMED BY MARK WEST OF WEST ENVIRONMENTAL, INC. IN 2011.

7. AERIAL TOPOGRAPHY BY EASTERN TOPOGRAPHICS, WOLFBORO, NH.
8. VERTICAL DATUM BASED ON NGVD29 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&D 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 NAVD88) AND ZONE X PER F.E.M.A. F.I.R.M. #33017C0320E DATED 9/30/15.
14. 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.
15. "COAST" BUS STOP LOCATED APPROXIMATELY 1,000 FT TO EAST OF SITE ENTRANCE.
16. ALL AREAS WHICH ARE NOT LAWN OR LANDSCAPED SHALL REMAIN UNDISTURBED AND SHALL BE MOWED ANNUALLY.

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-B, 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 10/8/64 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

NO.	REVISIONS	DATE	INT.

SEAL

DATE: 11/30/16
SCALE: 1"=30'
DESIGNED BY: MS
DRAWN BY: MS
APPROVED BY: MJS
DWG FILE: 15-027 DOT Sign A.dwg

DOT ROW SIGN & LIGHT PLACEMENT 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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DOT1