

NOTES:

- OWNER: DOUGLAS DEVELOPERS INC.
11 WHITEHOUSE DRIVE
BATE, NH 03810
- APPLICANT: DOUGLAS DEVELOPERS INC.
11 WHITEHOUSE DRIVE
BATE, NH 03810
- TAX MAP 6, LOT 22
- LOT AREA: 116,688 Sq. Ft. 26.74 ACRES
- R.C.D. BOOK 5971, PAGE 2790
- CONV. COMMERCIAL/INDUSTRIAL & RESIDENTIAL/AGRICULTURAL
SINGLE FAMILY DWELLING:
SETBACKS:
FRONT - 50.0'
SIDE - 50.0'
REAR - 50.0'
WETLAND SETBACK - 50.0' POORLY DRAINED
WETLAND SETBACK - 75.0' VERY POORLY DRAINED
MIN. LOT SIZE - 87,120 Sq. Ft.
MIN. LOT FRONTAGE - 300.0'
MAX. BLDG. HEIGHT - 34'
- MULTI-FAMILY DWELLING:
SETBACKS:
FRONT - 100.0'
SIDE - 100.0'
REAR - 100.0'
WETLAND SETBACK - 50.0' POORLY DRAINED
WETLAND SETBACK - 75.0' VERY POORLY DRAINED
MIN. LOT SIZE - 87,120 Sq. Ft.
MIN. LOT FRONTAGE - 300.0'
MAX. BLDG. HEIGHT - 34'
- THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE OVERLAP OF THE DESIGN FOR THE PROPOSED MULTI-FAMILY DEVELOPMENT ON SERA DRIVE FOR TOWNHOMES WITH GARAGE (UDCZ).
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PLAN, DOES NOT VIOLATE THE FLOOD PLAIN FLOOD HAZARD MAP, FEMA COMMUNITY # 330137, MAP# - 330150C1152 & MAP# - 330150C1216, DATE 08/17/2005.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN AUGUST 2016 WITH AN ERROR OF CLASUR GREATER THAN 1 IN 1,922 UNDER NO SNOW CONDITIONS.
- AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE 1/4" IN WIDTH AND 1/4" IN DEPTH, FOR FILING ON 8/24 TO THE TOWN OF NOTHURHAM PLANNING OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.S. OR P.E.
- TOPOGRAPHIC SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN JANUARY OF 2016 UNDER NO SNOW CONDITIONS AND IS SHOWN AT 2 FOOT INTERVALS.
- UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABANDONED AND/OR UNKNOWN UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
- ALL ON-SITE UTILITIES OF ALL BE INSTALLED UNDERGROUND.
- THE PROPOSED MULTI-FAMILY UNITS WILL BE SERVED BY ON-SITE SEPTIC AND WELLS AND WILL BE SPRINKLED.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE TOWN AND STATE CODES.
- ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL, MEASURES, AND FUNDAMENTAL STANDARDS SUCH AS SOIL SPREAD RATE, FOR DISTURBED AREAS, RATES OF LAKE, TYPE AND RATES FOR FERTILIZER, AND SOIL AND WHICH MATTERS WITH RATES OF APPLICATION.
- THE DATES OF CONSTRUCTION DISTURBANCE SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
- ALL INGRAINMENT SWALES TO BE CONSTRUCTED SHALL HAVE 500 BOTTOMS.
- A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS OF THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS. COORDINATE WITH TOWN OF NOTHURHAM PLANNING OFFICE.
- A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE TOWN ENGINEER, CONTRACTOR, AND THE TOWN ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
EPA NOTICE OF INTENT (NOI); PENDING
NATURAL HERITAGE BUREAU (NHB); (FLE #18-2811)
DIVISION OF HISTORICAL RESOURCES; PENDING
NHDES WETLANDS IMPACT PERMIT; PENDING
NHDES SUBDIVISION PERMIT; PENDING
NHDES ALTERATION OF TERRAIN PERMIT; PENDING
- CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233)
- ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONSTRUCTION SHALL ALSO CONFORM TO THE TOWN OF NOTHURHAM POLICES AND PRACTICES, AND TOWN OF NOTHURHAM SUBDIVISION REGULATIONS.
- WRITTEN DIVISION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALED DIMENSIONS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CORRECT ALL CLARIFICATION CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EXISTENCE AT (603) 438-7728. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVIDENCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.
- CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427-3523, AS APPLICABLE.
- CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH ATLANTIC BROADBAND.
- THIS PROJECT PROPOSES 155,000 Sq. Ft. OF DISTURBANCE.

NOTES CONTINUED:

- EXISTING BUILDING IMPERVIOUS AREA: 0 Sq. Ft. (0%)
EXISTING PAVED IMPERVIOUS AREA: 0 Sq. Ft. (0%)
TOTAL EXISTING IMPERVIOUS AREA: 0 Sq. Ft. (0%)
PROPOSED BUILDING IMPERVIOUS AREA: 10,760 Sq. Ft. (10.92%)
PROPOSED NEW PAVED IMPERVIOUS AREA: 22,122 Sq. Ft. (19.00%)
TOTAL PROPOSED IMPERVIOUS COVER: 32,882 Sq. Ft. (28.92%)

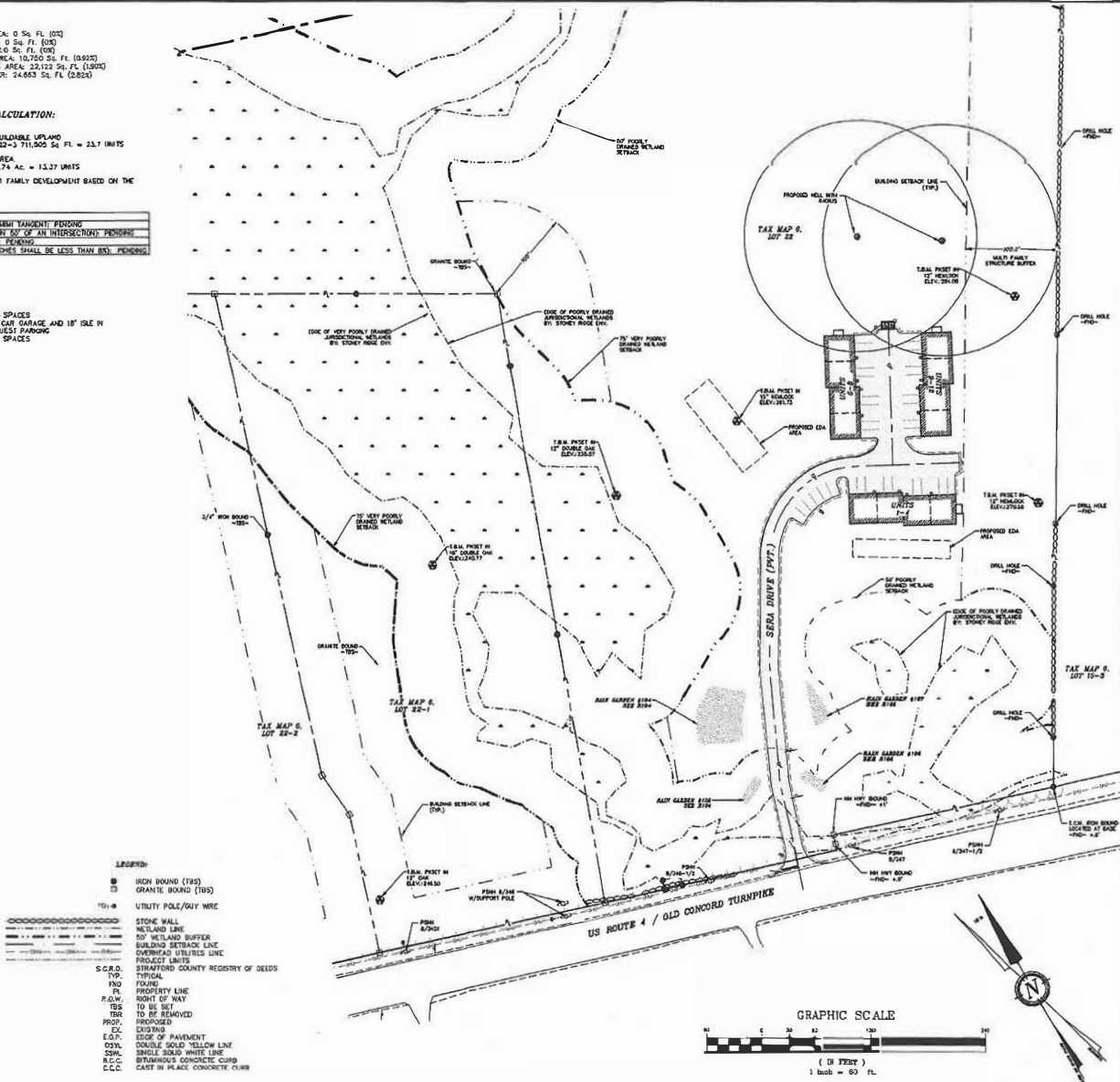
MULTI-FAMILY DENSITY CALCULATION:

- MULTI-FAMILY ZONING REGULATIONS**
 1. UNIT PER 30,000 Sq. Ft. OF BUILDABLE UPLAND
 BUILDABLE UPLAND IN LOT 22-3 711,800 Sq. Ft. = 23.7 UNITS
 LOT SITE FOR LOT 22-3 267.4 AC. = 13.37 UNITS
 1 UNIT PER 2 ACRES OF LAND AREA
 THIS LOT YIELDS 12 UNITS FOR MULTI-FAMILY DEVELOPMENT BASED ON THE LOT AREA.

SECTION	TABLE	REVERSE CURVE UNIT TANGENT PERFORM
SECTION 15.3.1	TABLE 1	MAX GRADE WITHIN 50' OF AN INTERSECTION PERFORM
SECTION 15.3.1	TABLE 1	MAXIMUM SLOPE PERFORM
SECTION 15.3.1	TABLE 1	MAXIMUM SLOPE PERFORM

PARKING CALCULATIONS:

- MINIMUM PARKING REQUIREMENTS**
 2 SPACES PER UNIT
 12 UNITS x 2 SPACES/UNIT = 24 SPACES
 EACH UNIT HAS A DRIVE UNDER TWO CAR GARAGE AND 18' USE IN FRONT OF GARAGE FOR ADDITIONAL GUEST PARKING
 12 UNITS x 2 SPACES/UNIT = 48 SPACES
 6 ADDITIONAL GUEST SPACES
 TOTAL REQUIRED: 24
 TOTAL PROVIDED: 24



REVISION	DATE	DESCRIPTION
1	8/17/20	REUSED PER NHOT COMMENT
2	4/28/20	REUSED PER NHOT COMMENT
3	4/28/20	REUSED PER NHOT COMMENT
4	9/22/19	REUSED PER NHOT COMMENT
5	8/15/19	REUSED PER NHOT COMMENT

OVERVIEW SITE PLAN LAND DE DOUGLAS DEVELOPERS INC. US ROUTE 4 / OLD TURNPIKE ROAD BATE, NH 03810 TAX MAP 6, LOT 22

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603) 332-2863
 SCALE: 1 IN. EQUALS 60 FT.
 DATE: JUNE 3, 2019
 FILE NO.: DB 2018-030
 SHEET 7 OF 31