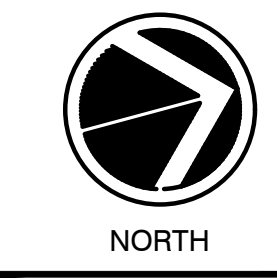


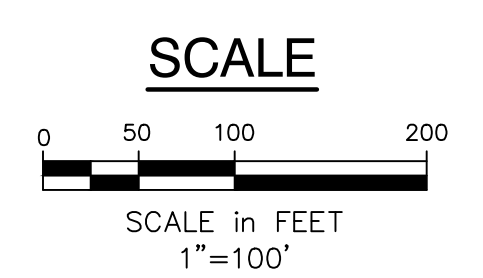
**DURHAM PLANNING BOARD
SITE WALK MEETING AGENDA
May 12, 2022
5 PM Durham Town Offices**

1. Discussion of Revised Sketch Plan
2. Site Visit 735 Hallowell Road



NO.	DESCRIPTION	DATE
1	PRELIMINARY	5/4/2022
2	REVISION	5/4/2022
3	REVISION	5/4/2022
4	REVISION	5/4/2022
5	REVISION	5/4/2022
6	REVISION	5/4/2022
7	REVISION	5/4/2022
8	REVISION	5/4/2022
9	REVISION	5/4/2022
10	REVISION	5/4/2022
11	REVISION	5/4/2022
12	REVISION	5/4/2022
13	REVISION	5/4/2022
14	REVISION	5/4/2022
15	REVISION	5/4/2022
16	REVISION	5/4/2022
17	REVISION	5/4/2022
18	REVISION	5/4/2022
19	REVISION	5/4/2022
20	REVISION	5/4/2022
21	REVISION	5/4/2022
22	REVISION	5/4/2022
23	REVISION	5/4/2022
24	REVISION	5/4/2022
25	REVISION	5/4/2022
26	REVISION	5/4/2022
27	REVISION	5/4/2022
28	REVISION	5/4/2022
29	REVISION	5/4/2022
30	REVISION	5/4/2022
31	REVISION	5/4/2022
32	REVISION	5/4/2022
33	REVISION	5/4/2022
34	REVISION	5/4/2022
35	REVISION	5/4/2022
36	REVISION	5/4/2022
37	REVISION	5/4/2022
38	REVISION	5/4/2022
39	REVISION	5/4/2022
40	REVISION	5/4/2022
41	REVISION	5/4/2022
42	REVISION	5/4/2022
43	REVISION	5/4/2022
44	REVISION	5/4/2022
45	REVISION	5/4/2022
46	REVISION	5/4/2022
47	REVISION	5/4/2022
48	REVISION	5/4/2022
49	REVISION	5/4/2022
50	REVISION	5/4/2022
51	REVISION	5/4/2022
52	REVISION	5/4/2022
53	REVISION	5/4/2022
54	REVISION	5/4/2022
55	REVISION	5/4/2022
56	REVISION	5/4/2022
57	REVISION	5/4/2022
58	REVISION	5/4/2022
59	REVISION	5/4/2022
60	REVISION	5/4/2022
61	REVISION	5/4/2022
62	REVISION	5/4/2022
63	REVISION	5/4/2022
64	REVISION	5/4/2022
65	REVISION	5/4/2022
66	REVISION	5/4/2022
67	REVISION	5/4/2022
68	REVISION	5/4/2022
69	REVISION	5/4/2022
70	REVISION	5/4/2022
71	REVISION	5/4/2022
72	REVISION	5/4/2022
73	REVISION	5/4/2022
74	REVISION	5/4/2022
75	REVISION	5/4/2022
76	REVISION	5/4/2022
77	REVISION	5/4/2022
78	REVISION	5/4/2022
79	REVISION	5/4/2022
80	REVISION	5/4/2022
81	REVISION	5/4/2022
82	REVISION	5/4/2022
83	REVISION	5/4/2022
84	REVISION	5/4/2022
85	REVISION	5/4/2022
86	REVISION	5/4/2022
87	REVISION	5/4/2022
88	REVISION	5/4/2022
89	REVISION	5/4/2022
90	REVISION	5/4/2022
91	REVISION	5/4/2022
92	REVISION	5/4/2022
93	REVISION	5/4/2022
94	REVISION	5/4/2022
95	REVISION	5/4/2022
96	REVISION	5/4/2022
97	REVISION	5/4/2022
98	REVISION	5/4/2022
99	REVISION	5/4/2022
100	REVISION	5/4/2022

- GENERAL NOTES:**
1. WETLAND DELINEATION WAS PERFORMED BY ALEX FINEMORE.
 2. CONTOURS ARE FROM GIS.
 3. EACH LOT WILL BE LIMITED TO 20,000 SQUARE FEET OF DEVELOPED AREA (LAWN INCLUDED).
 4. THE SIDE SETBACKS WILL REMAIN VEGETATED. IF THE SIDE SETBACKS ARE CLEARED DURING THE GRADING OF THE LOTS OR ROAD THE SAME NUMBER OF TREES THAT WERE REMOVED WILL BE REPLANTED.
 5. TRAIL CONSTRUCTION WILL BE LIMITED TO THE REMOVAL OF TREES SMALLER THAN 3-INCHES IN DIAMETER. ANY STREAM CROSSING WILL SPAN THE WIDTH OF THE STREAM BED BY A MINIMUM OF 5' ON EITHER SIDE OF THE STREAM.
 6. NO DUG WELLS ARE PERMITTED ON ANY PART OF THE PROPERTY.
 7. THERE IS A 100' SETBACK FROM ALL STREAMS ON THE PROPERTY.
 8. ALL RESIDENTIAL STRUCTURES SHALL HAVE SPRINKLERS IN ACCORDANCE WITH THE MOST RECENT STATE FIRE CODES.
 9. ANY STONE WALLS MOVED DURING THE CONSTRUCTION OF THE ROAD OR RESIDENTIAL LOTS WILL NEED TO BE RELOCATED ON SITE.
 10. OPEN SPACE SHALL REMAIN VEGETATED.
 11. EXISTING STRUCTURES WILL NOT BE REMOVED.
 12. FURTHER SUBDIVISION OF THE OPEN SPACE AND ITS USE FOR THAN NONCOMMERCIAL RECREATION, AGRICULTURE, OR CONSERVATION PURPOSES, EXCEPT FOR EASEMENTS FOR UNDERGROUND UTILITIES, SHALL BE PROHIBITED. STRUCTURES AND BUILDINGS ACCESSORY TO NON-COMMERCIAL RECREATIONAL OR CONSERVATION USES MAY BE ERECTED ON COMMON LAND ONLY WITH PLANNING BOARD REVIEW AND APPROVAL.
 13. ALL DEDICATED OPEN SPACE SHALL NOT BE USED FOR FUTURE BUILDING LOTS.
 14. DURING STREET CONSTRUCTION, THE ENTIRE RIGHT OF WAY SHALL NOT BE CLEARED UNLESS CLEARING IS NECESSARY FOR UTILITIES, DRAINAGE OR OTHER INFRASTRUCTURE NECESSITIES BEYOND THE CLEAR ZONE. FOLLOWING STREET CONSTRUCTION, THE DEVELOPER OR CONTRACTOR SHALL CONDUCT A THOROUGH CLEAN-UP OF STUMPS AND OTHER DEBRIS FROM THE ENTIRE RIGHT OF WAY CREATED DURING THE STREET CONSTRUCTION PROCESS. IF ON-SITE DISPOSAL OF THE STUMPS AND DEBRIS IS PROPOSED, THE SITE SHALL BE INDICATED ON THE PLAN, AND BE SUITABLY COVERED WITH FILL AND TOPSOIL, LIMED, FERTILIZED, AND SEEDS.



HALLOWELL SUBDIVISION		Grange Engineering LLC 241 Rowe Station Road New Gloucester, ME 04260 Tel: 207.712.6990	
DURHAM, MAINE		DRAWN: CB DATE:	
OVERALL SITE		DESIGNED: CB SCALE: 1" = 100'	
LAYOUT PLAN		CHECKED: CEB JOB NO. 1	
PO BOX 12 DURHAM, MAINE 04530		FILE NAME:	
SHEET: C-101		REVISIONS	
1	5/4/2022	SKETCH PLAN SUBMISSION	
REV	DATE	DESCRIPTION	

NET RESIDENTIAL DENSITY CALCULATIONS		
Total Area	1,552,102	SQFT
Unbuildable Land	373,102	SQFT
ROW (15%)	232,815	SQFT
Wetlands	115,161	SQFT
Steep Slopes (20%)	25,126	SQFT
Net Residential Area	1,179,000	SQFT
Minimum Lot Area	90,000	SQFT
Number of Units Allowed	13.10	
	816,337	SQFT
Open Space	53%	Of Project Area
	95,153	Wetlands In Open Space
	12%	Percent of Open Space that is Wetlands