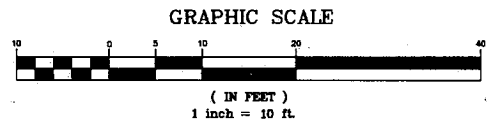
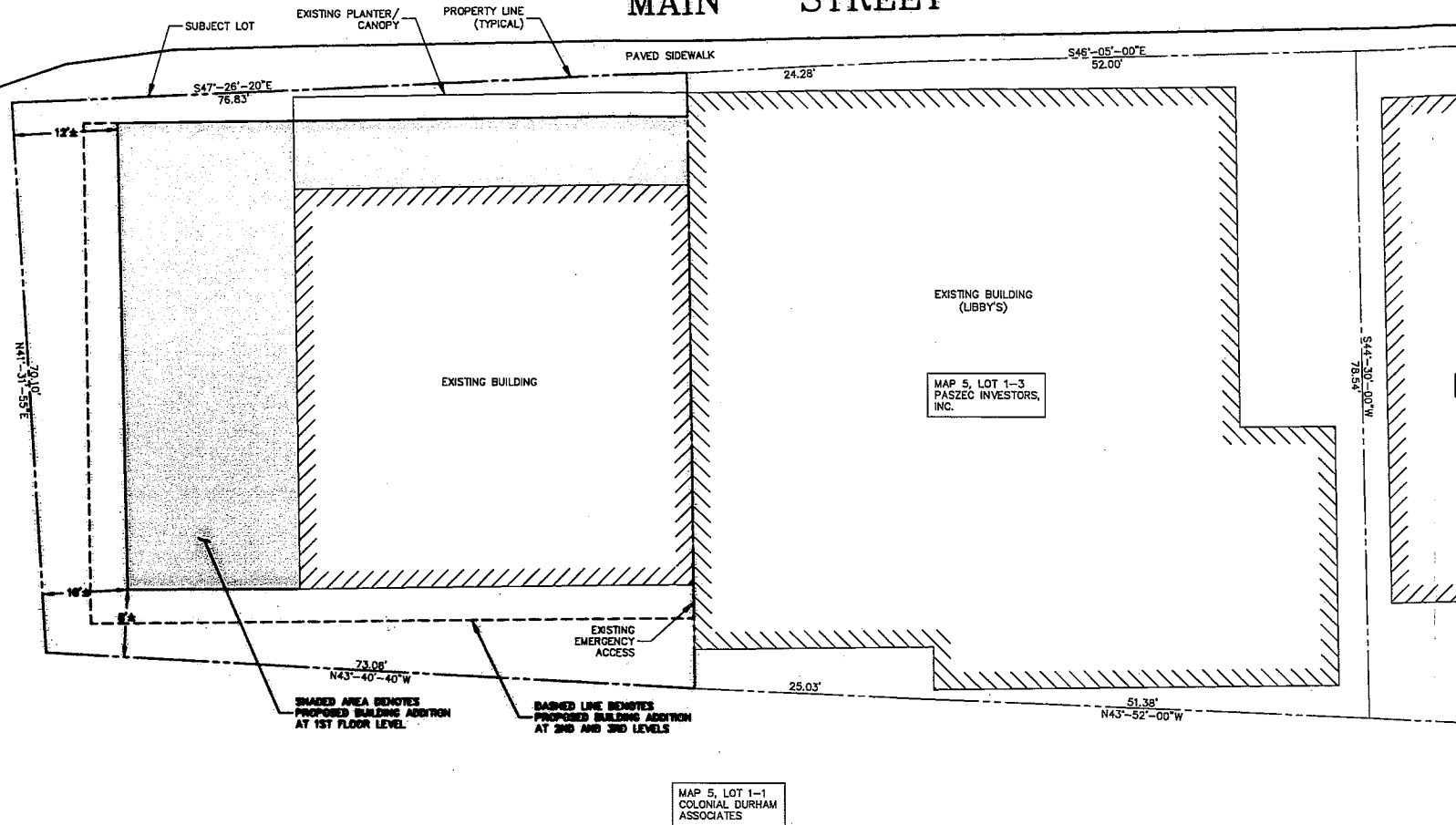


Drawing Name: P:\13\13-024\13024.ctb
 Mod: 05 Jun 2013 - 10:43am

MILL ROAD

MAIN STREET



SITE DATA BLOCK

PLAN INTENT: EXPAND THE FOOTPRINT AND ADD TWO ADDITIONAL STORIES TO THE EXISTING BUILDING. THE BUILDING WILL BE MIXED USE WITH COMMERCIAL ON THE 1ST FLOOR AND RESIDENTIAL APARTMENTS ON THE 2ND AND 3RD FLOORS.

ZONE: CENTRAL BUSINESS DISTRICT (CB)

DIMENSIONAL REQUIREMENTS (SEE NOTE 1)

	STANDARD
MINIMUM LOT SIZE (SQUARE FEET)	5,000
MINIMUM FRONTAGE (FEET)	50
MINIMUM BUILDING SETBACKS	
ROAD (FEET)	0
SIDE (FEET)	0
REAR (FEET)	0
MAXIMUM ROAD SETBACK (FEET)	15
MAXIMUM HEIGHT (FEET) (SEE NOTE 2)	30/50*
MAX. DWELLING UNITS AT 900 S.F./D.U. (D.U.)	6
MAXIMUM IMPERVIOUS SURFACE RATIO (% (S.F.))	100%

NOTES

1. MAXIMUM BUILDING HEIGHT OF 50' ALLOWED WITH PLANNING BOARD APPROVAL. OTHERWISE, BUILDINGS ARE LIMITED TO 30' HEIGHT. BUILDINGS ON THE SOUTH SIDE OF MAIN STREET ARE LIMITED TO A MAXIMUM OF 3 STORIES.

RESIDENTIAL DEVELOPMENT DENSITY:

REQUIRED: 900 S.F./D.U.
 EXISTING LOT AREA = 5,429 S.F.
 MAXIMUM RESIDENTIAL DWELLING UNITS ALLOWED: $\frac{5,429 \text{ S.F.}}{900 \text{ S.F./D.U.}} = 6.0 \text{ D.U.}$

GENERAL NOTES:

- REFERENCE: TAX MAP 5, LOT 1-2
- TOTAL PARCEL AREA: 5,429 SQ. FT. OR 0.124 ACRES
- OWNER OF RECORD:
 PAUL EJA
 51 MAIN STREET
 DURHAM, NH 03824
- THE EXISTING BUILDING IS APPROXIMATELY 2,200 S.F. AND IS USED FOR COMMERCIAL SPACE.
- THE PRELIMINARY PROPOSAL FOR THE BUILDING IS AS FOLLOWS:
 COMMERCIAL 1ST FLOOR = 3,740 S.F.
 RESIDENTIAL 2ND AND 3RD FLOORS = 8,640 S.F.

REFERENCE PLAN:

LOT LINE REVISION PLAN, DURHAM, NH FOR NICHOLAS B. KARABELAS DATED JUNE 6, 1986 BY JOHN W. DURGIN ASSOCIATES, INC.

NO.	REVISIONS	DATE	INT.

SEAL

DATE: 6/4/13
 SCALE: 1"=10'
 DESIGNED BY: MJS
 DRAWN BY: JLG
 APPROVED BY: MJS
 DWG FILE:

PROP. DEVELOPMENT SKETCH
 prepared for
 PAUL EJA
 (TAX MAP 5, LOT 1-2)
 49 & 51 MAIN STREET DURHAM, NH

MJS ENGINEERING, PC
 5 HARRIS ST., P.O. BOX 259
 DURHAM, NH 03824
 PHONE: (603) 659-4979, FAX: (603) 659-4827
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