

Drawing Name: P:\13-037\13-037.dwg  
 Wed, 13 Nov 2013 3:42pm

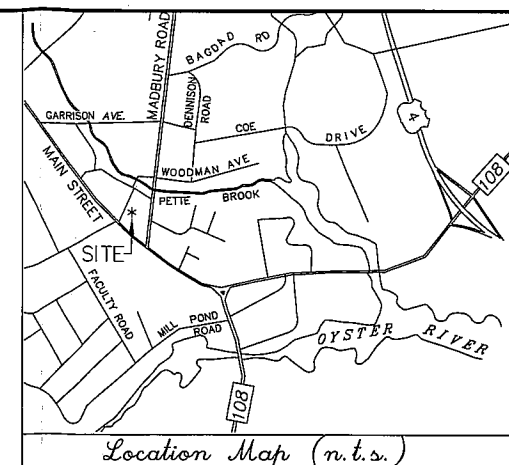
I certify that this survey plot is not a subdivision pursuant to this title and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown.

I certify that this survey and plan were prepared by me or by those under my direct supervision and falls under the Urban Survey Classification of the NH Code of Administrative Rules of the Board of Licensure for Land Surveyors. I certify that this survey was made on the ground and is correct to the best of my knowledge and belief. Random traverse survey by Total Station, with a precision greater than 1:15,000.

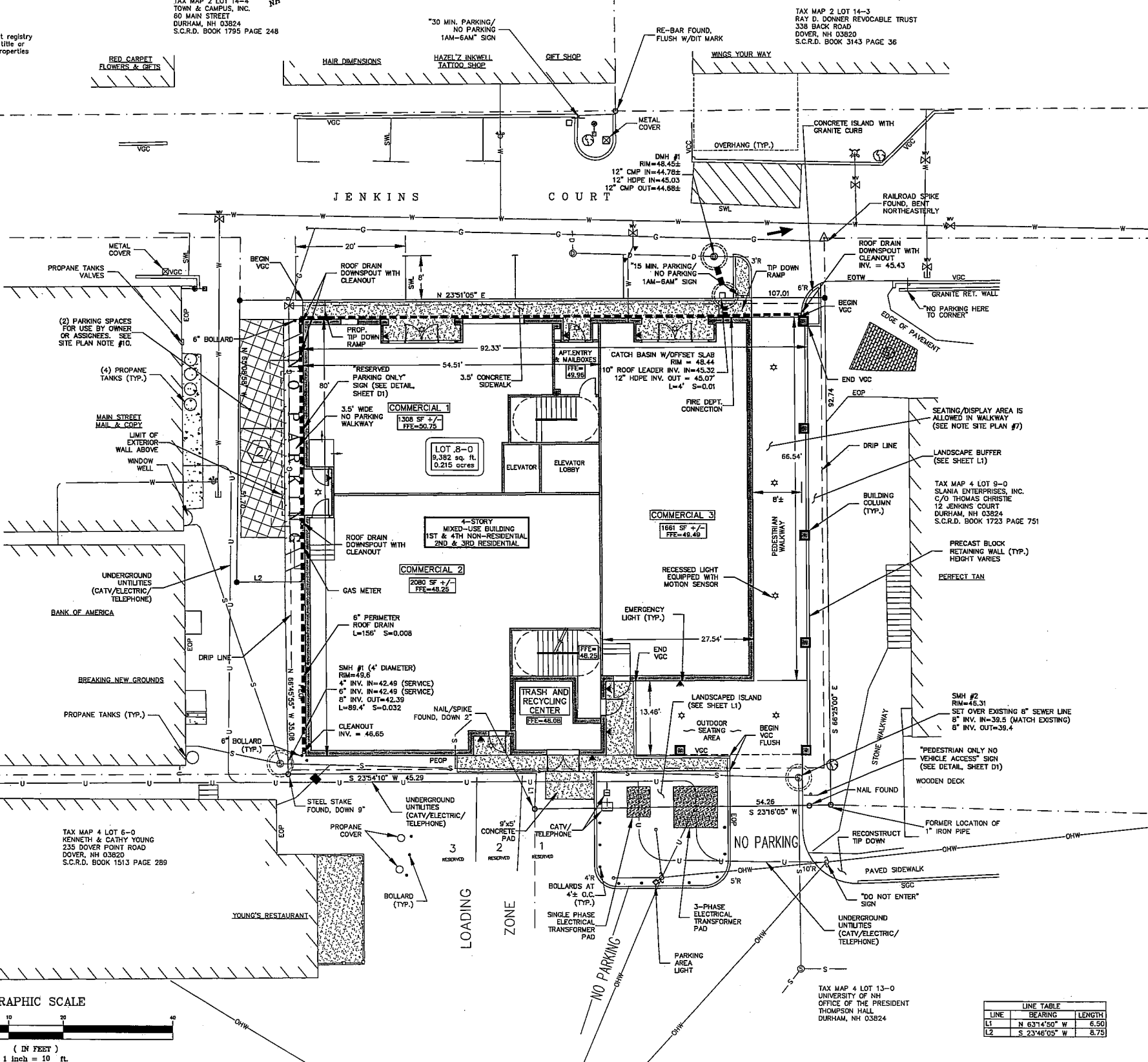
LLS. #916  
 DATE

The certifications shown hereon are intended to meet registry of deed requirements and are not a certification to title or ownership of property shown. Owners of adjoining properties are according to current town assessors records.

APPROVED BY THE DURHAM PLANNING BOARD  
 ON \_\_\_\_\_ CERTIFIED BY  
 \_\_\_\_\_ CHAIRPERSON, AND/OR  
 SECRETARY OR OTHER MEMBERS ON \_\_\_\_\_



- LEGEND**
- UTILITY POLE & GUY WIRE
  - UTILITY POLE W/ LIGHT
  - LIGHT POLE (ONE ARM)
  - SIGN
  - IRON PIPE/ROD FOUND
  - 5/8" RE-BAR W/ ID CAP TO BE SET (OR OTHER SUITABLE MONUMENT)
  - FIRE HYDRANT
  - SEWER MANHOLE
  - BOLLARD
  - DECIDUOUS TREE
  - CONCRETE
  - TRAFFIC FLOW DIRECTION ARROW
  - TYP.
  - RET.
  - EOTW
  - SWL
  - SYL
  - CONC.
  - VCC
  - SGC
  - ORN.
  - SB
  - N 87°32'50" E
  - OHW
  - APPROX. ABUTTERS LOT LINE
  - EOP
  - 2
  - 5'R
  - RECESSED OVERHEAD LIGHT
  - EMERGENCY LIGHTING



**SITE DATA BLOCK**

PLAN INTENT: AMEND THE AMENDED SITE PLAN APPROVAL TO CLARIFY PERMITTED USE OF ON-SITE RESERVED PARKING SPACES.

ZONE: CENTRAL BUSINESS DISTRICT (CB)

USE: MULTI-UNIT RESIDENTIAL

DIMENSIONAL REQUIREMENT	STANDARD	EXISTING	PROPOSED
MINIMUM LOT SIZE (SQUARE FEET)	5,000	9,382	9,382
MINIMUM FRONTAGE (FEET)	50	107.4	107.4
MINIMUM BUILDING SETBACKS			
ROAD (FEET)	0	8.5	8.5
SIDE (FEET)	0	0	0.75
REAR (FEET)	0	0	0.75
MAXIMUM ROAD SETBACK (FEET)	15	8.5	13.4
MAXIMUM HEIGHT (FEET)	30/50*	<30	49
MAX. DWELLING UNITS AT 900 S.F./D.U. (D.U.)	10.42	2	10
MAXIMUM IMPERVIOUS SURFACE RATIO (% (S.F.))	100% (N/A)	99%	98% (9,190±)

**NOTES**

1. MAXIMUM BUILDING HEIGHT OF 50' ALLOWED WITH PLANNING BOARD APPROVAL. OTHERWISE, BUILDINGS ARE LIMITED TO 30' HEIGHT.

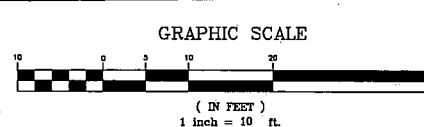
**PARKING REQUIREMENTS**

USE	RESIDENTS/S.F.	REQUIRED	PROVIDED (SEE NOTE 1)
RESIDENTIAL	60 RES.	1 SPACE/RESIDENT	0 SPACES
		= 60 SPACES	
COMMERCIAL			
1ST FLOOR (RETAIL)	5,050 S.F.	1 SPACE/250 S.F.	0 SPACES
4TH FLOOR (PROFESSIONAL OFFICE)	4,562 S.F.	1 SPACE/350 S.F.	0 SPACES
		= 14 SPACES	
<b>TOTAL</b>			<b>0 SPACES</b>
			<b>95 SPACES</b>

**NOTE 1:** ARTICLE 21, SECTION 175-112.A ALLOWS EXEMPTIONS FROM PARKING REQUIREMENTS IN THE DISTRICT. REQUEST EXEMPTION FROM 95 TOTAL SPACES. THE ORIGINAL APPROVAL REQUESTED 81 SPACES, THEREFORE THE REQUEST UNDER THE AMENDED APPROVAL WOULD BE AN ADDITIONAL 14 SPACES FOR THE ATTIC CONVERSION.

- RESIDENTIAL DEVELOPMENT DENSITY:**
- REQUIRED: 900 S.F./D.U.  
 EXISTING LOT AREA = 9,382 S.F.  
 MAXIMUM RESIDENTIAL DWELLING UNITS ALLOWED: 9,382 S.F. = 10.4 DWELLING UNITS  
 PROPOSED DWELLING UNITS (8 BEDROOM UNITS) = 10
- GENERAL NOTES:**
1. REFERENCE PLANS:  
 A) MAP 4, "PROPERTY MAP, DURHAM NEW HAMPSHIRE" PREPARED BY STRAFFORD REGIONAL PLANNING COMMISSION, OCTOBER 2004, UPDATED APRIL 2006 BY THE TOWN OF DURHAM.  
 B) EXISTING CONDITIONS PLAN OF LAND OF 10 PETTE BROOK, LLC. FOR MJS ENGINEERING, JENKINS COURT, (TAX MAP 4 LOT B-0) DURHAM, NEW HAMPSHIRE, PREPARED BY DOUCET SURVEY, INC. DATED JANUARY 14, 2009.
  2. OWNER OF RECORD:  
 6 JENKINS COURT LLC  
 6 JENKINS CT. #3  
 DURHAM, NH 03824  
 S.C.R.D. BK 3683, PG 0076  
 TAX MAP 4, LOT B-0
  3. FIELD SURVEY PERFORMED BY J.A.G. & L.P.S. ON 1/09 USING A LEICA TCRA 1105 PLUS TOTAL STATION AND A SOKKIA B20 AUTO LEVEL TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
  4. FLOOD HAZARD ZONE: "X", PER FIRM MAP #33017C03180, DATED 5/17/05.
  5. HORIZONTAL DATUM BASED ON NH STATE PLANE NAD 83 BASED ON AN OPUS CORRECTED GPS STATION.
  6. VERTICAL DATUM IS BASED ON NAVD 88.
  7. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
  8. FINAL MONUMENTATION MAY BE DIFFERENT THAN THE PROPOSED MONUMENTATION SHOWN HEREON, DUE TO THE FACT THAT SITE CONDITIONS WILL DICTATE THE ACTUAL LOCATION AND TYPE OF MONUMENTS INSTALLED IN THE FIELD. PLEASE REFER TO EITHER THE "MONUMENTATION LOCATION PLAN" TO BE RECORDED OR CONTACT DOUCET SURVEY, INC. FOR CLARIFICATION OF MONUMENTS SET. (A RECORDED PLAN WILL BE PRODUCED AT THE DISCRETION OF DOUCET SURVEY, INC.)
  9. THE PARCEL IS SUBJECT TO, AND/OR IN BENEFIT OF THE FOLLOWING EASEMENTS, RESTRICTIONS, ETC.  
 A) SUBJECT TO A UTILITY EASEMENT CONVEYED FROM DAVID & VICTORIA DEMOLISHED TO NHEC & NETT, SEE S.C.R.D. BOOK 630 PAGE 15.  
 B) SUBJECT TO A UTILITY EASEMENT CONVEYED FROM DAVID DEMOLISHED TO NHEC & NETT, SEE S.C.R.D. BOOK 735 PAGE 71.  
 C) SUBJECT TO SEWER RIGHTS CONVEYED FROM DAVID DEMOLISHED TO THE TOWN OF DURHAM, SEE S.C.R.D. BOOK 985 PAGE 940.  
 D) SUBJECT TO A 2' WIDE EASEMENT FOR HIGHWAY PURPOSES CONVEYED FROM RICHARD & GAIL WIGHTON TO THE TOWN OF DURHAM, SEE S.C.R.D. BOOK 1103 PAGE 254.

- SITE PLAN NOTES:**
1. SNOW STORAGE SHALL BE LOCATED ON LANDSCAPED ISLANDS LOCATED ON JENKINS COURT AND AT VEHICLE ENTRANCE SIDE OF BUILDING. LANDSCAPING DESIGN PROVIDED ON SHEET L1 WAS PURPOSELY DESIGNED TO ACCOMMODATE SNOW STORAGE IN THESE AREAS. EXCESS SNOW SHALL BE REMOVED OFF SITE.
  2. ALL USES ALLOWED UNDER THE CURRENT ZONING FOR THE CB DISTRICT ARE ALLOWED TO OCCUPY THE GROUND-FLOOR COMMERCIAL SPACE.
  3. SOLID WASTE TEMPORARY STORAGE FACILITIES SHALL BE LOCATED INSIDE PROPOSED BUILDING. ALL AREAS OF STORAGE WILL BE KEPT IN AN ORDERLY FASHION.
  4. ALL LIGHTING SHALL BE DIRECTED AWAY FROM ABUTTING PROPERTIES. LIGHTING FOR THE PEDESTRIAN WALKWAY SHALL BE DOWNWARD LIGHTING FULLY RECESSED (FULL CUTOFF) FROM THE SECOND FLOOR. THE LIGHTING SHALL BE PLACED AT APPROPRIATE INTERVALS. THE LIGHTS LOCATED ALONG THE PEDESTRIAN WALKWAY SHALL BE EQUIPPED WITH MOTION SENSORS. THE LIGHTING FOR THE OUTDOOR SEATING AREA SHALL BE DECORATIVE WALL SCONES WITH A MAXIMUM 100 WATT BULB. EGRESS LIGHTING SHALL COMPLY WITH MINIMUM BUILDING SAFETY CODES.
  5. BIKE STORAGE FOR TENANTS WILL BE PROVIDED IN THE ACCESSORY STORAGE AREAS LOCATED IN THE PROPOSED BUILDING. ADDITIONALLY, A BIKE RACK SHALL BE PROVIDED ON-SITE.
  6. MAINTENANCE OF THE FRONT SIDEWALK AREA AND PEDESTRIAN WALKWAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
  7. A SEATING AREA IS ALLOWED WITHIN THE PEDESTRIAN WALKWAY. THE WALKWAY WIDTH MUST MEET BUILDING CODE AND THE NFPA LIFE SAFETY CODE.
  8. THE OUTDOOR SEATING AREA WILL BE DEMARCATED AT THE TIME OF OCCUPANCY.
  9. ALL ROOF GUTTERS SHALL BE PROPERLY MAINTAINED YEAR ROUND.
  10. THE (2) ON SITE PARKING SPACES ARE RESERVED FOR USE BY THE OWNER OR THOSE ASSIGNED BY THE OWNER. THE OWNER'S UTILITY TRAILER SHALL BE STORED IN OTHER SPACE IF THE UTILITY TRAILER IS WHOLLY WITHIN THE INDIVIDUAL PARKING SPACE LIMITS. THE UTILITY TRAILER SHALL BE EMPTY AT ALL TIMES DURING STORAGE WITHIN THIS SPACE AND SHALL SPECIFICALLY NOT BE USED TO STORE SOLID WASTE CONTAINERS.



**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 63°14'20" W	6.50
L2	S 23°46'05" W	8.75

11/12/13  
 DATE: 11/12/13  
 SCALE: 1"=10'  
 DESIGNED BY: MJS  
 DRAWN BY: MJS  
 APPROVED BY: MJS  
 DWG FILE:  
 NO.

SUBMISSION WITH AMENDMENT TO APPROVED SITE PLAN APPLICATION  
 11/12/13 MS  
 DATE INT.

**AMENDED SITE PLAN**  
 prepared for  
**6 JENKINS COURT LLC**  
 TAX MAP 4 LOT B-0  
 6 JENKINS COURT DURHAM, NH

**MJS ENGINEERING, PC**  
 5 RAILROAD ST., P.O. BOX 589  
 NEW HAMPSHIRE, NH 03827  
 PHONE: (603) 862-9274, FAX: (603) 869-4247  
 EMAIL: MJS@MJSENGINEERING.COM

CIVIL  
 ENVIRONMENTAL  
 CONSULTING ENGINEERING

JOB: 13-037  
**C1A**