

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 DEPTH (FEET)	50
MINIMUM SIDE SETBACKS	0
REAR (FEET)	0
SIDE (FEET)	0
MAXIMUM BUILDING HEIGHT (FEET)	35
MAXIMUM HEIGHT (FEET) (SEE NOTE 2) (D.U.)	30/50+
MAXIMUM DWELLING UNITS AT 900 S.F./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 35' HEIGHT OF BUILDINGS ON THE 1ST FLOOR AND 50' HEIGHT OF MAIN STREET ARE LIMITED TO A MAXIMUM OF 3 STORIES AND 35' HEIGHT.
RESIDENTIAL DEVELOPMENT DENSITY:
REQUIRED: 900 S.F./D.U.
EXISTING LOT AREA = 5,429 S.F.
MAXIMUM RESIDENTIAL DWELLING UNITS ALLOWED: 900 S.F./D.U. = 6.0 D.U.

GENERAL NOTES

1. REFERENCE: TAX MAP 5, LOT 1-2
2. TOTAL PARCEL AREA: 5,429 SQ. FT. OR 0.124 ACRES
3. OWNER OF RECORD:
PAUL EJA
51 MAIN STREET
DURHAM, NH 03824

4. THE EXISTING BUILDING IS APPROXIMATELY 2,200 S.F. AND IS USED FOR COMMERCIAL SPACE.
5. THE PROPOSED USE FOR THE BUILDING IS AS FOLLOWS:
PROPOSED COMMERCIAL 1ST FLOOR = 1,160 S.F.
PROPOSED RESIDENTIAL 2ND AND 3RD FLOORS = 8,350 S.F.

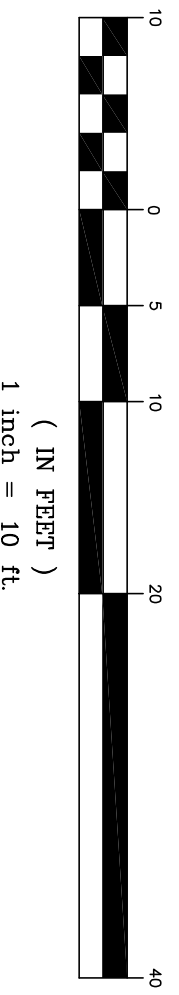
REFERENCE PLAN:

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

MAP 5, LOT 1-1
COLONIAL DURHAM
ASSOCIATES

MAP 5, LOT 1-3
MASCHE INVESTMENTS,
INC.

MAP 5, LOT 1-4



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			SCALE: 1"=10'								
JOB: 13-024					NO.	REVISIONS	DATE	INT.			