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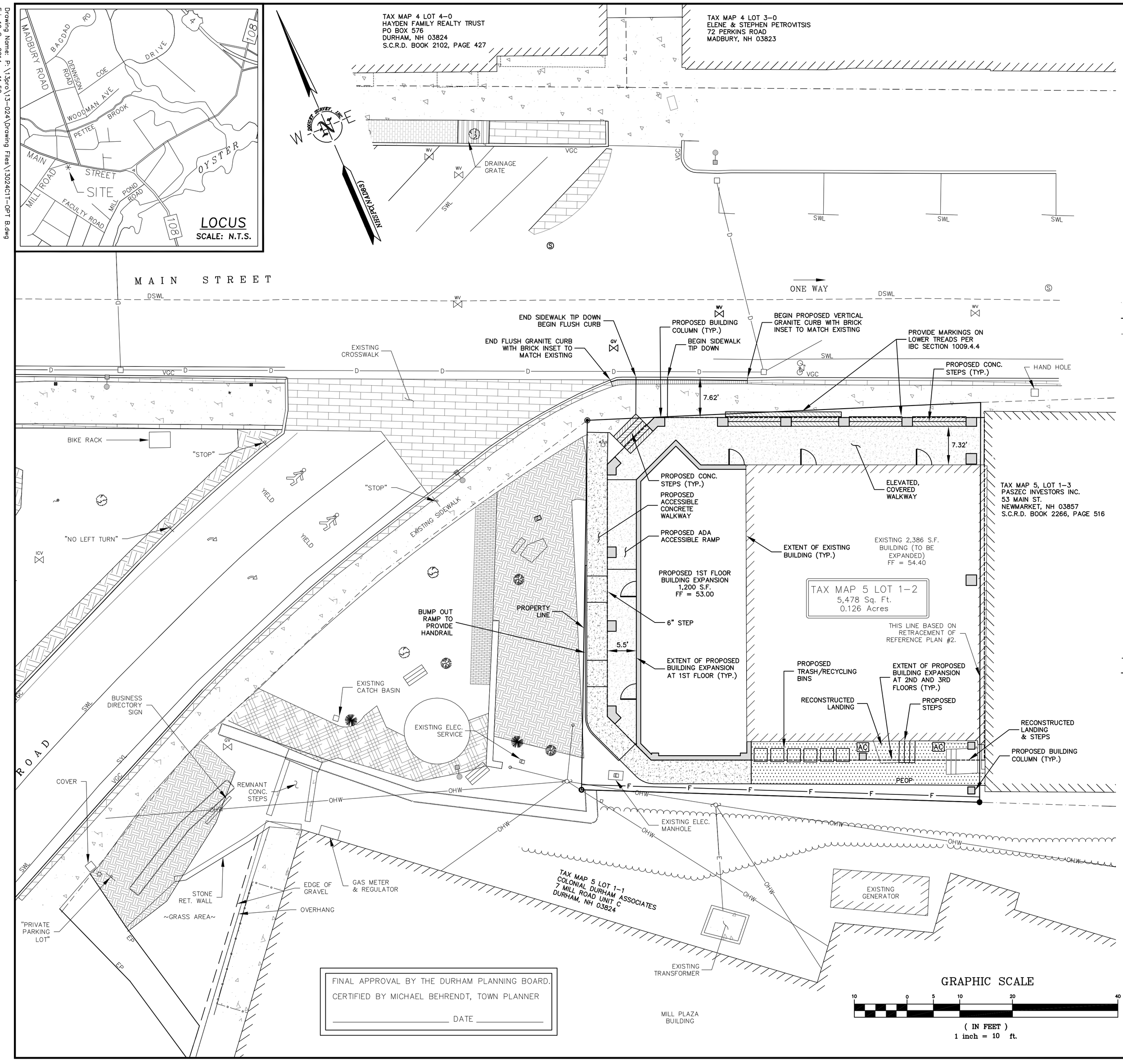
Fri, 19 Sep 2014 - 11:58am



LEGEND

- UTILITY POLE & GUY WIRE
- SIGN
- WOODEN POST
- ELECTRIC BOX
- WATER GATE VALVE
- WATER SHUTOFF VALVE
- CATCH BASIN
- SEWER MANHOLE
- SHRUB
- CONIFEROUS TREE
- DECIDUOUS TREE
- TRAFFIC FLOW DIRECTION ARROW
- LIGHT POLE
- DRILL HOLE SET
- IRON PIPE/ROD
- EXISTING LANDSCAPED AREA
- EXISTING CONCRETE
- EXISTING BRICK
- EXISTING BUILDING WALL
- EXISTING TREE LINE
- PROPERTY LINE
- APPROX. ABUTTERS LOT LINE
- EOP — EDGE OF PAVEMENT
- SWL — SINGLE WHITE LINE
- VGC — VERTICAL GRANITE CURB
- SGC — SLOPED GRANITE CURB
- SWL — SINGLE WHITE LINE
- SYL — SINGLE YELLOW LINE
- DSWL — DASHED SINGLE WHITE LINE
- CONC. — CONCRETE
- RET. — RETAINING
- TYP. — TYPICAL
- FF — FINISHED FLOOR
- PROPOSED WATER GATE VALVE
- PROPOSED WATER SHUT-OFF
- PROPOSED CONCRETE WALKWAY
- PROPOSED CONCRETE PORCH
- PROPOSED PAVEMENT
- PROPOSED STEP
- PROPOSED BRICK
- PROP. BUILDING WALL / COLUMN
- PVGC — PROP. VERTICAL GRANITE CURB
- PEOP — PROPOSED EDGE OF PAVEMENT
- 5'R — RADIUS
- PROPOSED UTILITY POLE
- F — PROPOSED FENCE
- PROP. BUILDING EXTENT AT 2ND & 3RD FLOORS

PARKING REQUIREMENTS

USE	RESIDENTS/S.F.	REQUIRED
RESIDENTIAL	34 RES.	1 SPACE/RESIDENT = 34 SPACES
COMMERCIAL	3,600± S.F.	1 SPACE/250 S.F. = 15 SPACES
TOTAL REQUIRED		49 SPACES
TOTAL PROVIDED		0 SPACES (SEE NOTE 1)

NOTE
1. ARTICLE 21, SECTION 175-112.A ALLOWS EXEMPTIONS FROM PARKING REQUIREMENTS IN THE CB DISTRICT. REQUEST EXEMPTION FROM 49 SPACES.

IMPERVIOUS SURFACE CALCULATIONS

	TOTAL*
EXISTING IMPERVIOUS COVER	5,166 SF (94.3%)
PROPOSED IMPERVIOUS COVER	5,257 SF (96.0%)
DIFFERENCE	+91 SF (+1.7%)

NOTE: * PERCENTAGES BASED ON A TOTAL LOT AREA OF 5,478 S.F.

RESIDENTIAL DEVELOPMENT DENSITY

REQUIRED: 900 S.F./D.U.
EXISTING LOT AREA = 5,478 S.F.

MAXIMUM RESIDENTIAL DWELLING UNITS ALLOWED:

5,478 S.F. / 900 S.F./D.U. = 6.09 D.U.

PROPOSED DWELLING UNITS (5 BEDROOM UNITS) = 6
RESIDENTIAL TENANTS = 34 MAX.

GENERAL NOTES

1. REFERENCE: TAX MAP 5, LOT 1-2
2. TOTAL PARCEL AREA: 5,478 S.F. OR 0.126 AC.
3. OWNER OF RECORD: MARY-KYRLS, LLC
   49 MAIN STREET
   DURHAM, NH 03824
   S.C.R.D. BOOK 4132, PAGE 231
4. FIELD SURVEY PERFORMED BY P.J.S. & J.P.E. DURING 10/2013 USING A TRIMBLE S6 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR AND A SOKKIA B21 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
5. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83 DERIVED FROM STATIC GPS OBSERVATIONS PROCESSED BY THE NATIONAL GEODETIC SURVEY ON-LINE POSITIONING USER SERVICE (OPUS).
6. VERTICAL DATUM IS BASED ON NAVD88 (DISK AT DURHAM DISTRICT COURT).
7. THE PARCEL IS SUBJECT TO, AND/OR IN BENEFIT OF THE FOLLOWING EASEMENTS, RESTRICTIONS, ETC.

   A. SUBJECT TO A SEWER EASEMENT (EXACT LOCATION UNDETERMINED), SEE S.C.R.D. BOOK 359, PAGE 449.

8. A HEIGHT VARIANCE WAS GRANTED BY THE ZBA ON 2/11/14 FROM ARTICLE 175-54 (NOTE 7) TO ALLOW A MAXIMUM BUILDING HEIGHT OF 40 FT.
9. ACCESS INTO THE SITE FOR FIRE APPARATUS SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROCESS. PLEASE CONTACT THE FIRE DEPARTMENT AT 868-5531 WITH ANY QUESTIONS ABOUT ACCESS REQUIREMENTS.
10. ALL ON-SITE AND OFF-SITE IMPROVEMENTS SHOWN ON THE APPROVED SITE PLAN SHALL BE PROPERLY COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, UNLESS APPROPRIATE SURETY (SUFFICIENT TO COVER THE COST OF OUTSTANDING ITEMS, IN ACCORDANCE WITH SURETY STANDARDS FOR THE TOWN OF DURHAM) IS PLACED WITH THE PLANNING DEPARTMENT.
11. THIS APPROVAL IS FOR THE SITE PLAN ONLY. LIFE SAFETY CODE AND BUILDING CODE REVIEW WILL BE REQUIRED AS PART OF THE BUILDING PERMIT PROCESS WHEN THE CONSTRUCTION PLANS ARE SUBMITTED. VARIOUS REQUIREMENTS REGARDING THE BUILDING DESIGN MAY BE SPECIFIED AT THAT TIME. THE APPLICANT IS STRONGLY ENCOURAGED TO MEET WITH BUILDING AND FIRE OFFICIALS EARLY TO EXPEDITE THE REVIEW PROCESS.
12. FOR MORE INFORMATION ABOUT THIS SITE PLAN, OR TO SEE THE COMPLETE PLAN SET, CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 15 NEWMARKET ROAD, DURHAM, NH 03824. (603) 868-8064.
13. NO ADDITIONAL DWELLING UNITS, BEDROOMS, NOR OCCUPANTS MAY BE ESTABLISHED ON THIS PARCEL WITHOUT SPECIFIC NEW APPROVAL FROM THE PLANNING BOARD. THIS SPECIFICATION IS MADE PURSUANT TO THE PLANNING BOARD'S DETAILED REVIEW OF THE PROJECT AND A DETERMINATION THAT THE NUMBER OF UNITS/BEDS APPROVED IS THE MAXIMUM APPROPRIATE FOR THE PARCEL.
14. IT IS THE APPLICANT'S, SITE CONTRACTOR'S, AND BUILDING CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL REQUIREMENTS RELATED TO THIS SITE PLAN APPROVAL. PLEASE REVIEW THESE PLANS AND THE PLANNING BOARD NOTICE OF DECISION CAREFULLY. CONTACT THE DURHAM PLANNING DEPARTMENT AT (603) 868-8064 WITH ANY QUESTIONS OR CONCERNS.
15. EGRESS FROM THE REAR OF THE BUILDING (AND FROM THE LIBBY'S EXIT) SHALL BE MAINTAINED AND REMAIN UNOBSTRUCTED AT ALL TIMES. THIS EGRESS PATH MUST MAINTAIN THE REQUIRED WIDTH TO THE PUBLIC WAY AND WILL NEED TO HAVE REGULAR AND EMERGENCY ILLUMINATION. SNOW AND ICE REMOVAL WILL NEED TO BE CONDUCTED DURING WINTER MONTHS TO KEEP THIS EGRESS PATH AVAILABLE FOR IMMEDIATE USE.
16. THERE IS NO OVERNIGHT PARKING FOR ANY POTENTIAL APARTMENT RENTERS ON ANY ADJACENT STREETS NOR ON PROPERTY OWNED OR CONTROLLED BY THE TOWN OF DURHAM. THIS MUST BE COMMUNICATED TO ALL APARTMENT RENTERS PREFERABLY VIA A LEASE AGREEMENT. HOWEVER, THE COMMERCIAL ENTERPRISES MAY PURCHASE ANNUAL BUSINESS PERMITS FROM THE POLICE DEPARTMENT AT ESTABLISHED FEE STRUCTURE. THIS ALLOWS EMPLOYEES TO PARK AT SEVERAL SATELLITE LOCATIONS RESERVING THE CLOSEST PARKING FOR CUSTOMERS.
17. THE TRASH BINS WILL BE KEPT ALONG THE REAR FACE OF THE BUILDING IN ORDER TO NOT BLOCK EGRESS FROM LIBBY'S.

REFERENCE PLANS

1. "EXISTING CONDITIONS PLAN OF MILL ROAD PLAZA FOR COLONIAL DURHAM ASSOCIATES", BY DOUCET SURVEY, INC. DATED MAY 8, 2008. NOT RECORDED.
2. "LOT LINE REVISION FOR NICHOLAS B. KARABELAS", BY JOHN W. DURGIN ASSOCIATES, INC. DATED JUNE 6, 1986. RECORDED AT THE S.C.R.D. PLAN #29A-22. WORKSHEETS AND SUPPLEMENTAL INFORMATION FROM THE FILES OF JOHN W. DURGIN ASSOCIATES, INC. WAS ALSO REVIEWED AS MADE AVAILABLE BY JAMES VERRA & ASSOCIATES, INC.
3. "MILL ROAD LAND SAMUEL A. TAMPOSI AND EDWARD N. LEHOULLIER" BY G.L. DAVIS AND ASSOCIATES. DATED APRIL 1975. RECORDED AT THE S.C.R.D. PLAN POCKET 15 FOLDER 1 PLAN 38.
4. "BUILDING SITE PLAN PREPARE FOR PASZEC INVESTORS, INC." BY ATLANTIC SURVEY COMPANY. DATED DECEMBER 11, 2000. RECORDED AT THE S.C.R.D. PLAN #63-3.

SITE DATA BLOCK

PLAN INTENT: EXPAND THE EXISTING 1-STORY COMMERCIAL USE BUILDING TO A 3-STORY MIXED USE BUILDING WITH INCREASED COMMERCIAL SPACE AT THE 1ST FLOOR AND RESIDENTIAL UNITS AT THE 2ND AND 3RD FLOORS.

ZONE: CENTRAL BUSINESS DISTRICT (CB)

DIMENSIONAL REQUIREMENTS

	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 1)	35*
MAX. DWELLING UNITS AT 900 S.F./D.U. (D.U.)	6
MAXIMUM IMPERVIOUS SURFACE RATIO (% (S.F))	100%

NOTES
1. ALONG THE SOUTH SIDE OF MAIN STREET, A MAXIMUM BUILDING HEIGHT OF 35 FT IS ALLOWED. HOWEVER, A HEIGHT VARIANCE WAS GRANTED FOR THIS PROJECT ALLOWING A MAXIMUM HEIGHT OF 40 FT (SEE GENERAL NOTE 8, ABOVE)

UTILITIES NOTE:

ALL ELECTRIC, GAS, TELEPHONE, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATION FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE: 1-888-DIG-SAFE (1-888-344-7233).

NO.	DATE	INT.
6.	9/18/14	MS
5.	9/12/14	MS
4.	8/26/14	MS
3.	7/2/14	MS
2.	7/1/14	MS
1.	6/20/14	MS

REVISIONS

1. REVISED PER FINAL COA DATED 9/17/14 FOR OPTION B
5. MODIFY PLANS TO RETAIN PARK
4. REVIEW SET FOR COA
3. REVISIONS PER 7/1/14 TRG MEETING
2. DESIGN UPDATES
1. PLAN REVISIONS

SEAL: STATE OF NEW HAMPSHIRE — MICHAEL J. SIEVERT No. 8397 — LICENSED PROFESSIONAL ENGINEER

DATE: 4/23/14
SCALE: 1"=10'
DESIGNED BY: MJS
DRAWN BY: JLG
APPROVED BY: MJS
DWG FILE:

SITE PLAN
prepared for
PAUL EJA
(TAX MAP 5, LOT 1-2)
49 MAIN STREET DURHAM, NH

MJS ENGINEERING, PC
CIVIL ENVIRONMENTAL CONSULTING ENGINEERING
5 RAILROAD ST., P.O. BOX 359
NEWMARKET, NH 03857
PHONE (603) 659-4179, FAX (603) 659-4627
E-MAIL: MJSENGINEERING@GMAIL.COM

JOB: 13-024

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