

LEGEND

| | |
|---|---|
| Symbol | Description |
| Utility Pole & Guy Wire | UTILITY POLE & GUY WIRE |
| Wooden Post | WOODEN POST |
| Electric Box | ELECTRIC BOX |
| Water Shut-off Valve | WATER SHUT-OFF VALVE |
| Water Gate Valve | WATER GATE VALVE |
| Catch Basin | CATCH BASIN |
| Manhole | SEWER MANHOLE |
| Shrub | SHRUB |
| Deciduous Tree | DECIDUOUS TREE |
| Traffic Flow Direction Arrow | TRAFFIC FLOW DIRECTION ARROW |
| Light Pole | LIGHT POLE |
| Drill Hole Set | DRILL HOLE SET |
| Iron Pipe/Rod | IRON PIPE/ROD |
| Existing Landscaped Area | EXISTING LANDSCAPED AREA |
| Existing Concrete | EXISTING CONCRETE |
| Existing Brick | EXISTING BRICK |
| Existing Building Wall | EXISTING BUILDING WALL |
| Existing Tree Line | EXISTING TREE LINE |
| Property Line | PROPERTY LINE |
| Approach Abutters Lot Line | APPROACH ABUTTERS LOT LINE |
| Edge of Pavement | EDGE OF PAVEMENT |
| Single White Line | SINGLE WHITE LINE |
| Vertical Granite Curb | VERTICAL GRANITE CURB |
| Sloped Granite Curb | SLOPED GRANITE CURB |
| Single White Line | SINGLE WHITE LINE |
| Single Yellow Line | SINGLE YELLOW LINE |
| Dashed Single White Line | DASHED SINGLE WHITE LINE |
| Concrete | CONCRETE |
| RT. | RETAINING WALL |
| FF | FINISHED FLOOR |
| Proposed Water Gate Valve | PROPOSED WATER GATE VALVE |
| Proposed Water Shut-off | PROPOSED WATER SHUT-OFF |
| Proposed Concrete Walkway | PROPOSED CONCRETE WALKWAY |
| Proposed Concrete Porch | PROPOSED CONCRETE PORCH |
| Proposed Pavement | PROPOSED PAVEMENT |
| Proposed Step | PROPOSED STEP |
| Proposed Brick | PROPOSED BRICK |
| Prop. Building Wall / Column | PROP. BUILDING WALL / COLUMN |
| Prop. Vertical Granite Curb | PROP. VERTICAL GRANITE CURB |
| Prop. Edge of Pavement | PROP. EDGE OF PAVEMENT |
| Prop. Radius | PROP. RADIUS |
| Prop. Utility Pole | PROP. UTILITY POLE |
| Prop. Fence | PROP. FENCE |
| Prop. Building Extent at 2nd & 3rd Floors | PROP. BUILDING EXTENT AT 2ND & 3RD FLOORS |

PARKING REQUIREMENTS

| USE | RESIDENTS/SE | REQUIRED |
|----------------|--------------|------------------|
| RESIDENTIAL | 34 RES. | 1 SPACE/RESIDENT |
| COMMERCIAL | 3,600+ S.F. | 1 SPACE/250 S.F. |
| TOTAL PROVIDED | | 0 SPACES |
| TOTAL REQUIRED | | 15 SPACES |

IMPERVIOUS SURFACE CALCULATIONS

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

RESIDENTIAL DEVELOPMENT DENSITY

REQUIRED: 900 S.F./D.U.
 EXISTING LOT AREA = 5,478 S.F.
 MAXIMUM RESIDENTIAL DWELLING UNITS ALLOWED: 6
 PROPOSED DWELLING UNITS (5 BEDROOM UNITS) = 6
 # RESIDENTIAL TENANTS = 34 MAX.

GENERAL NOTES

- REFERENCE: TAX MAP 5, LOT 1-2
- TOTAL PARCEL AREA: 5,478 S.F. OR 0.126 AC.
- OWNER OF RECORD: MARY-KRIS, LLC
 DURHAM, NH 03824
 S.C.R.D. BOOK 4132, PAGE 231
- FIELD SURVEY PERFORMED BY P.J.S. & J.P.E. DURING 10/2013. FIELD TRIMBLIN, STATION WITH 152.00' TRIMBLIN, STATION 152.00' ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
- HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE DATUM.
- VERTICAL DATUM IS BASED ON NAVD83 (DISK AT DURHAM DISTRICT COURT).
- 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 149.
- A HEIGHT VARIANCE WAS GRANTED BY THE ZBA ON 2/11/14 FROM ARTICLE 175-A (NOTE 7) TO ALLOW A MAXIMUM BUILDING HEIGHT OF 40 FT.
- ACCESS INTO THE SITE FOR FIRE APPARATUS SHALL BE MAINTAINED AT ALL TIMES. DURING THE CONSTRUCTION PROCESS, ANY QUESTIONS ABOUT ACCESS REQUIREMENTS SHALL BE ANSWERED BY THE PLANNING BOARD (866-3531) WITHIN 48 HOURS.
- APPROVED SITE PLAN SHALL BE PROPERLY COMPLETED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE COST OF 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.
- FINAL 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 APPLICATION IS STRONGLY ENCOURAGED TO MEET WITH BUILDING AND FIRE OFFICIALS EARLY TO EXPEDITE THE REVIEW PROCESS FOR MORE INFORMATION ABOUT THIS SITE PLAN, OR TO SEE PLANNING DEPARTMENT (866-3531) WITHIN 48 HOURS.
- NO ADDITIONAL DWELLING UNITS, BEDROOMS, NOR OCCUPANTS MAY BE ESTABLISHED ON THIS PARCEL WITHOUT SPECIFIC NEW 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.
- THESE APPLICANTS, SITE CONTRACTORS, AND BUILDING DEPARTMENT OFFICIALS SHALL BE REQUIRED TO REVIEW AND SIGN RETAINING PLANS AND THE PLANNING BOARD NOTICE OF DECISION (G.O.D.) BEFORE ANY CONSTRUCTION BEGINS.
- CONTRACTORS SHALL MAINTAIN THE EXISTING PATH AND WILL MAINTAIN THE REQUIRED WIDTH TO THE PUBLIC WAY AND WILL NOT REMOVE ANY EXISTING UTILITIES OR STRUCTURES UNLESS THEY ARE TO BE RECONSTRUCTED DURING THE CONSTRUCTION. TO KEEP THIS EGRESS PATH AVAILABLE FOR IMMEDIATE USE.
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REFERENCE PLANS

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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

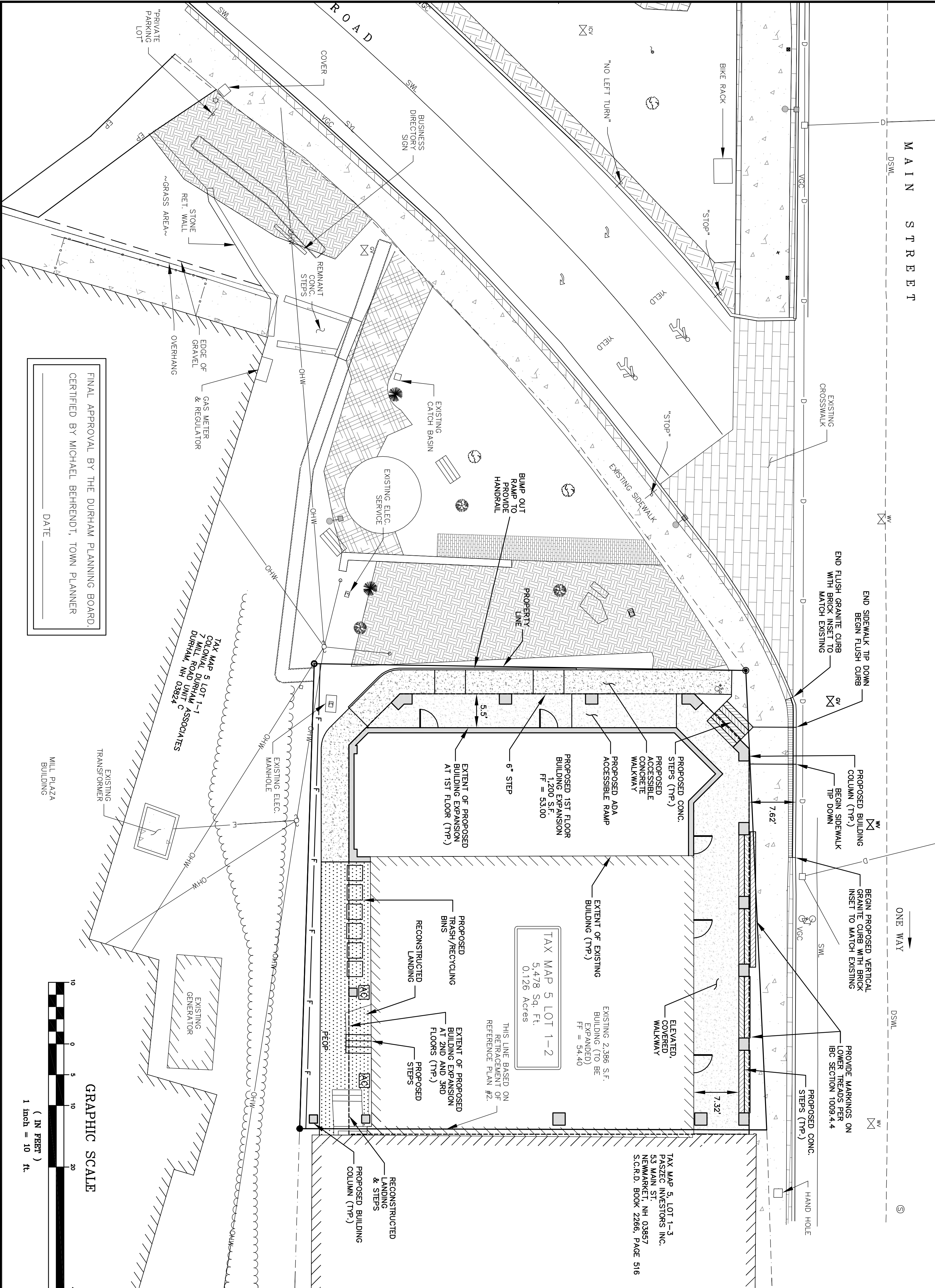
| MINIMUM LOT SIZE (SQUARE FEET) | STANDARD |
|---|----------|
| 50 | 50 |
| MINIMUM FRONTAGE (FEET) | 0 |
| MINIMUM BUILDING SETBACKS | 0 |
| REAR (FEET) | 0 |
| MAXIMUM ROAD SETBACK (FEET) | 15 |
| MAX. DWELLING UNITS AT 900 S.F./D.U. (0.U.) | 2 |
| MAXIMUM IMPERVIOUS SURFACE RATIO (% (S.F.)) | 100% |

NOTES

- ALONG THE SOUTH SIDE OF MAIN STREET, A MAXIMUM 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. CONTRACTORS SHALL VERIFY THE LOCATION OF ALL UTILITIES USING THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATION FOR INFORMATION REGARDING SUCH. CALL DUC-SAFE: 1-888-DIG-SAFE (1-888-544-7235).



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ZONE: CENTRAL BUSINESS DISTRICT (CB)

DIMENSIONAL REQUIREMENTS

| MINIMUM LOT SIZE (SQUARE FEET) | STANDARD |
|---|----------|
| 50 | 50 |
| MINIMUM FRONTAGE (FEET) | 0 |
| MINIMUM BUILDING SETBACKS | 0 |
| REAR (FEET) | 0 |
| MAXIMUM ROAD SETBACK (FEET) | 15 |
| MAX. DWELLING UNITS AT 900 S.F./D.U. (0.U.) | 2 |
| MAXIMUM IMPERVIOUS SURFACE RATIO (% (S.F.)) | 100% |

NOTES

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UTILITIES NOTE:

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| <p>MJS ENGINEERING, PC 5 RAILROAD ST., P.O. BOX 359 NEWMARRIETHAM, NH 03857 PHONE: (603) 659-4979, FAX: (603) 659-4627 E-MAIL: MJS@MJS-ENGINEERING.COM</p> | <p>SITE PLAN prepared for PAUL EJA</p> <p>(TAX MAP 5, LOT 1-2) 49 MAIN STREET DURHAM, NH</p> | <p>DATE: 4/23/14 SCALE: 1"=10' DESIGNED BY: MJS DRAWN BY: JLG APPROVED BY: MJS</p> | <p>SEAL </p> | <table border="1"> <tr><th>NO.</th><th>REVISIONS</th><th>DATE</th><th>INT.</th></tr> <tr><td>6.</td><td>REVISED PER FINAL COA DATED 9/17/14 FOR OPTION B</td><td>9/18/14</td><td>MS</td></tr> <tr><td>5.</td><td>MODIFY PLANS TO RETAIN PARK</td><td>9/12/14</td><td>MS</td></tr> <tr><td>4.</td><td>REVIEW SET FOR COA</td><td>8/26/14</td><td>MS</td></tr> <tr><td>3.</td><td>REVISIONS PER 7/1/14 TRG MEETING</td><td>7/2/14</td><td>MS</td></tr> <tr><td>2.</td><td>DESIGN UPDATES</td><td>7/1/14</td><td>MS</td></tr> <tr><td>1.</td><td>PLAN REVISIONS</td><td>6/20/14</td><td>MS</td></tr> </table> | NO. | REVISIONS | DATE | INT. | 6. | REVISED PER FINAL COA DATED 9/17/14 FOR OPTION B | 9/18/14 | MS | 5. | MODIFY PLANS TO RETAIN PARK | 9/12/14 | MS | 4. | REVIEW SET FOR COA | 8/26/14 | MS | 3. | REVISIONS PER 7/1/14 TRG MEETING | 7/2/14 | MS | 2. | DESIGN UPDATES | 7/1/14 | MS | 1. | PLAN REVISIONS | 6/20/14 | MS |
|---|---|--|-------------------|--|-----|-----------|------|------|----|--|---------|----|----|-----------------------------|---------|----|----|--------------------|---------|----|----|----------------------------------|--------|----|----|----------------|--------|----|----|----------------|---------|----|
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| <p>JOB: 13-024</p> | <p>Civil</p> | <p>DWG FILE:</p> | <p>NO.</p> | <p>NO.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | |