

LOCATION: 66 MAIN STREET
 TM 2-14-2UNH
 UNIVERSITY OF NEW HAMPSHIRE
 PRESIDENT'S OFFICE
 THOMPSON HALL
 DURHAM, NH 03824
 SCR0:4244/383

LOCATION: 60 MAIN STREET
 TM 2-14-4
 60 MAIN R.E. LLC
 6 PARK STREET
 NEWBURYPORT, MA 01950
 SCR0: 4459/587

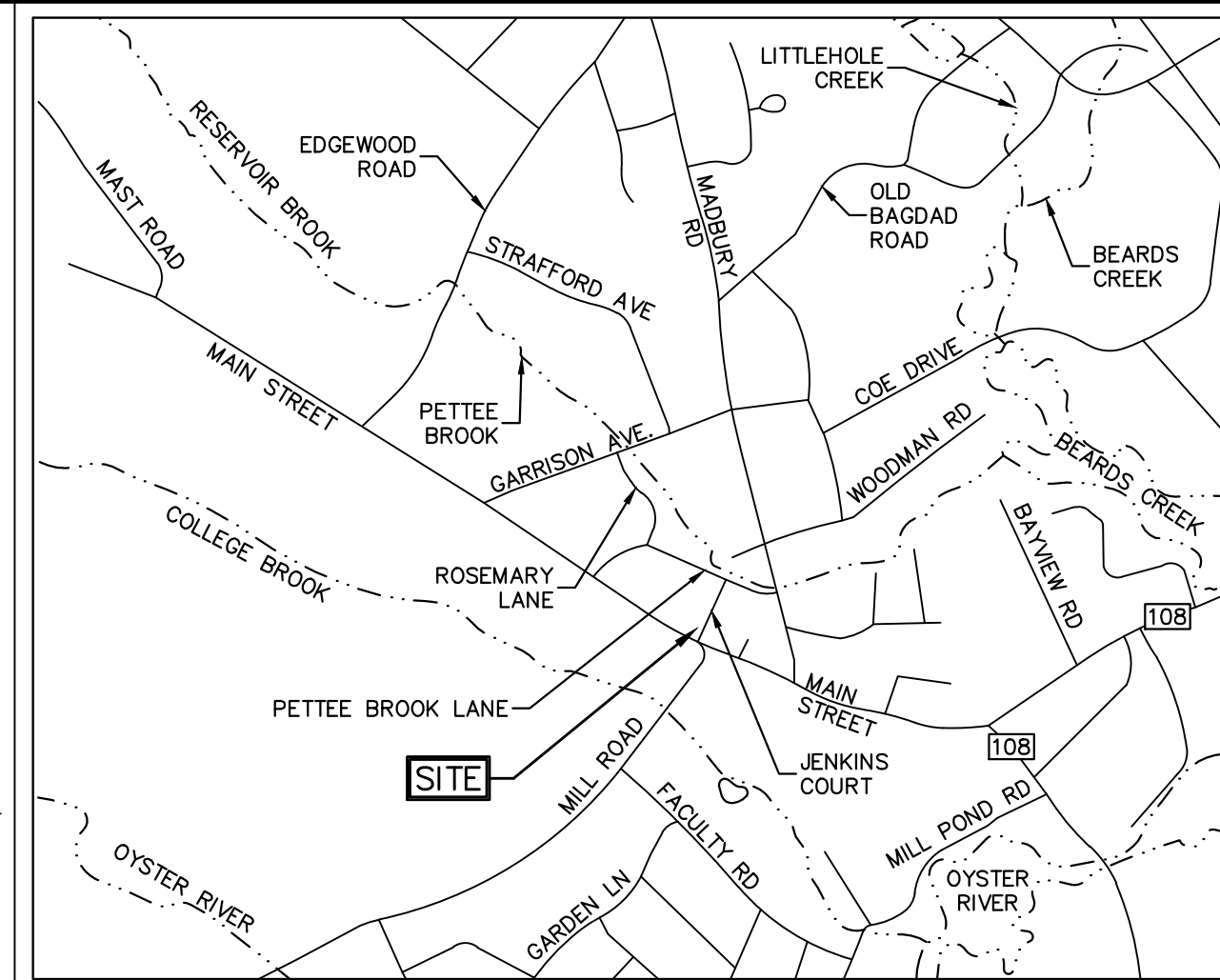
EXISTING BUILDING
 BASEMENT: 4,384 SF COMMERCIAL
 1ST FLOOR: 4,384 SF COMMERCIAL
 2ND FLOOR: 4,384 SF APARTMENTS

PROPOSED MIXED USE BUILDING
 1ST FLOOR: 3,230 SF COMMERCIAL
 2ND FLOOR: 8,514 SF PROFESSIONAL OFFICE
 3RD FLOOR: 8,514 SF APARTMENTS

LOCATION: 13 JENKINS COURT
 TM 2-14-3
 GALARO PROPERTIES LLC
 263 CENTRAL AVENUE
 DOVER, NH 03820
 SCR0:3736/885

LOCATION: 50-54 MAIN STREET
 TM 4-7
 ARROW 5054 PROPERTIES LLC
 14 DAVIS AVENUE
 DURHAM, NH 03824
 SCR0: 4325/371

LOCATION: 2-10 JENKINS COURT
 TM 4-8
 6 JENKINS COURT LLC
 P.O. BOX 313
 DURHAM, NH 03824
 SCR0:3702/76



LOCUS
 SCALE: 1"=1000'

SITE DATA BLOCK

PLAN INTENT: LOT REDEVELOPMENT TO INCLUDE NEW MIXED USE BUILDING WITH COMMERCIAL SPACE ON THE FIRST AND SECOND FLOOR AND RESIDENTIAL UNITS ON THE THIRD FLOOR.

ZONE: CB - CENTRAL BUSINESS DISTRICT
 USE: COMMERCIAL & RESIDENTIAL

DIMENSIONAL REQUIREMENTS

REQUIREMENT	REQUIRED
MINIMUM LOT SIZE (SQUARE FEET)	5,000
MINIMUM LOT AREA PER DWELLING UNIT (S.F.)	1,200
MINIMUM FRONTAGE (FEET)	50
MINIMUM LOT SETBACKS	
FRONT (FEET)	NONE
SIDE (FEET)	NONE
REAR (FEET)	NONE
MAXIMUM HEIGHT (FEET)	30
MAXIMUM HEIGHT W/ P.B. APPROVAL (FEET)	35

RESIDENTIAL DEVELOPMENT DENSITY

REQUIRED: 1,200 S.F./D.U.
 EXISTING LOT AREA = 14,219 SF
 MAXIMUM RESIDENTIAL DWELLING UNITS ALLOWED: 14,219 S.F. / 1,200 S.F./D.U. = 11.85 DWELLING UNITS

EXISTING DWELLING UNITS = 6
 PROPOSED DWELLING UNITS = 6
 TOTAL DWELLING UNITS = 12

RESIDENTIAL DWELLING DENSITY

USE: APARTMENT, UNRELATED HOUSEHOLD
 MAXIMUM ALLOWED DWELLING DENSITY: 0.5 OCCUPANTS PER 300 S.F. OF HABITABLE FLOOR AREA

PARKING REQUIREMENTS

USE	RESIDENTS/S.F.	REQUIRED
RESIDENTIAL	6 NEW RESIDENTS	1 SPACE/RESIDENT = 6 SPACES
COMMERCIAL EXISTING	8,768± S.F.	1 SPACE/250 S.F. = 36 SPACES
COMMERCIAL RETAIL	3,230± S.F.	1 SPACE/250 S.F. = 13 SPACES
COMMERCIAL PROFESSIONAL OFFICE	8,514± S.F.	1 SPACE/350 S.F. = 25 SPACES
TOTAL REQUIRED		80 SPACES
TOTAL PROVIDED		10 SPACES (SEE NOTE 1)

NOTE
 1. ARTICLE 21, SECTION 175-112.A ALLOWS EXEMPTIONS FROM PARKING REQUIREMENTS IN THE CB DISTRICT. REQUEST EXEMPTION FROM 70 SPACES.

GENERAL NOTES:

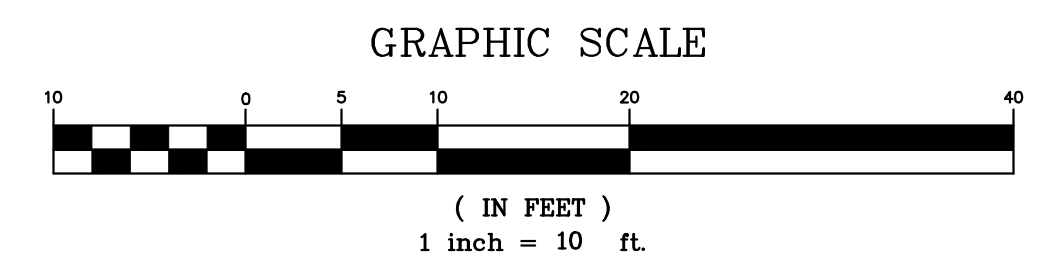
- REFERENCE: TAX MAP 2, LOT 14-4.
- TOTAL PARCEL AREA: 14,219 SF (0.33 AC.)
- OWNER OF RECORD: TAX MAP 2, LOT 14-4
 60 MAIN R.E. LLC
 6 PARK STREET
 NEWBURYPORT, MA 01950
 S.C.R.D. BOOK 4459 PAGE 587
- THE LOTS ARE SERVICED BY MUNICIPAL WATER AND SEWER.
- THE LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 5/17/05 COMMUNITY PANEL 33017C0318D.

REFERENCE PLANS:

- "EXISTING FEATURES PLAN 60 MAIN ST. & JENKINS CT, DURHAM STRAFFORD COUNTY, NH FOR 60 MAIN R.E., LLC." PREPARED BY NORWAY PLAINS INC. AND DATED SEPTEMBER, 2017.

FINAL APPROVAL BY DURHAM PLANNING BOARD.
 CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER
 DATE _____

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)



DATE:	10/4/17
SCALE:	1"=10'
DESIGNED BY:	MS
DRAWN BY:	MS
APPROVED BY:	MJS
DWG FILE:	17-033_Concept.dwg
NO.	
REVISIONS	
DATE	10/4/17
MS	
INT.	

CONCEPTUAL SITE PLAN
 prepared for
60 MAIN R.E. LLC
 TAX MAP 2 LOT 14-4
 60 MAIN STREET DURHAM, NH

MJS ENGINEERING PC
 CIVIL • STRUCTURAL • ENVIRONMENTAL
 5 NEWBURYPORT, NH 03859
 PHONE: (603) 659-4979, FAX: (603) 659-6927
 E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 17-033

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