

6-4-6  
 RICHARD W. RENNER  
 28 NEWMARKET ROAD  
 DURHAM, NH 03824  
 3880 / 0777

6-11-2  
 SCOTT M. DENNIS  
 LOBE AN. DENNIS  
 49 OLD COUNTRY ROAD NORTH  
 FRANCESSTOWN, NH 03043  
 3858 / 697

6-11-8  
 483,089 S.F.  
 11.09 AC.

6-11-8  
 DOUGLAS A. MACLENNAN REVOCABLE TRUST  
 SUSAN R. MACLENNAN REVOCABLE TRUST  
 DURHAM, NH 03824  
 4462 / 547

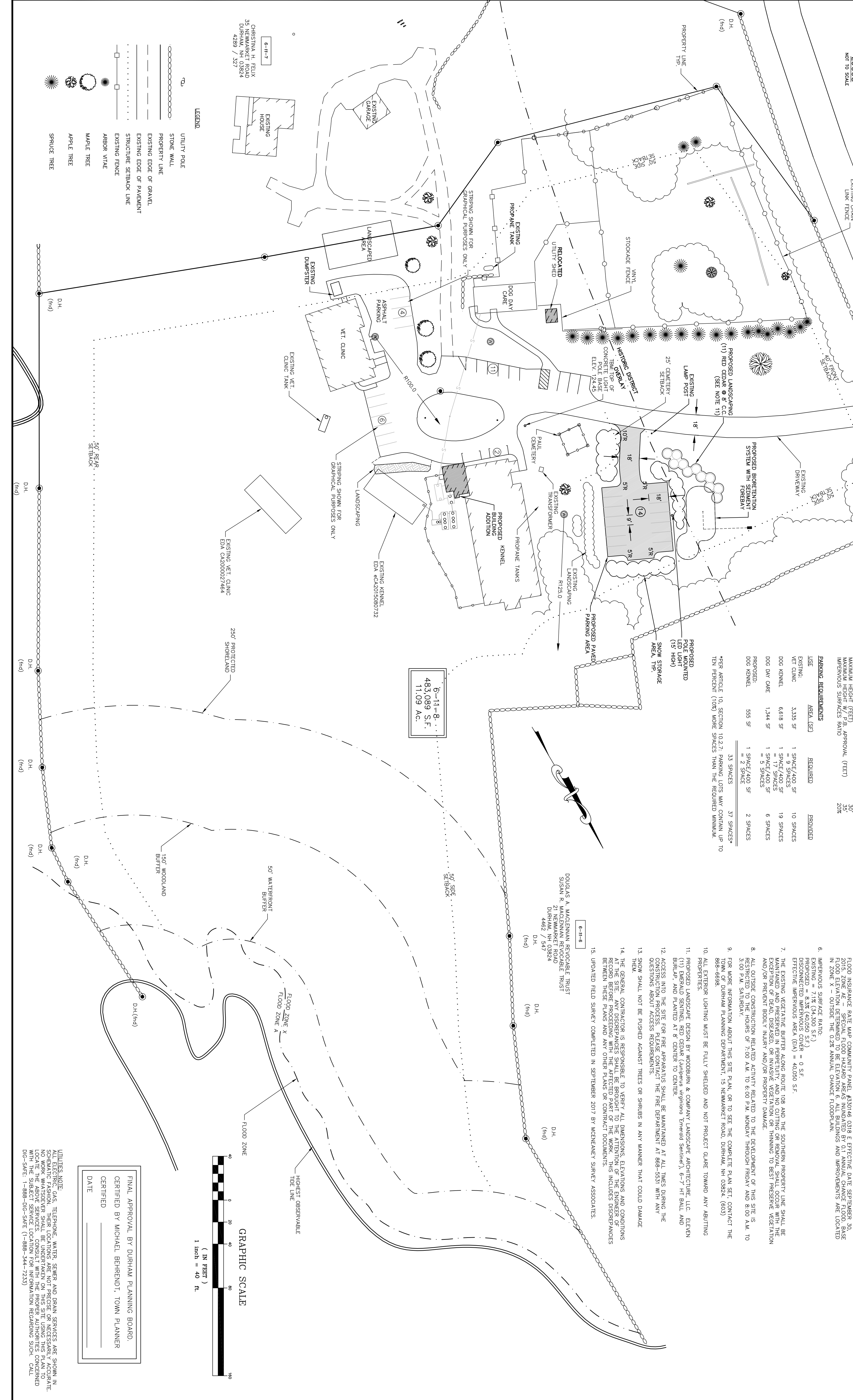
**SITE DATA BLOCK**  
 PLAN INTENT: THE PROPOSAL IS TO ADD PARKING AND AN ADDITION TO THE KENNEL BUILDING FOR USE AS OFFICE SPACE.  
 ZONE: RC - RESIDENCE COASTAL  
 OVERLAY DISTRICTS: HISTORIC AND SHORELAND PROTECTION DISTRICT  
 USE: COMMERCIAL

DIMENSIONAL REQUIREMENTS		
	REQUIRED	REQUIRED
MINIMUM LOT SIZE (SQUARE FEET)	150,000 SF	
MINIMUM LOT SETBACKS	300	
FRONT (FEET)	40'	
REAR (FEET)	50'	NA
MAXIMUM ROAD SETBACK (FEET)	NA	NA
MAXIMUM HEIGHT (FEET) B. APPROVAL (FEET)	35	20%
IMPERVIOUS SURFACES RATIO		

PARKING REQUIREMENTS		
USE	AREA (SQ)	REQUIRED
EXISTING VET CLINIC	3,335 SF	1 SPACE/400 SF = 9 SPACES
DOG KENNEL	6,618 SF	1 SPACE/400 SF = 17 SPACES
DOG DAY CARE	1,344 SF	1 SPACE/400 SF = 3 SPACES
PROPOSED: DOG KENNEL	555 SF	1 SPACE/400 SF = 2 SPACES
		33 SPACES

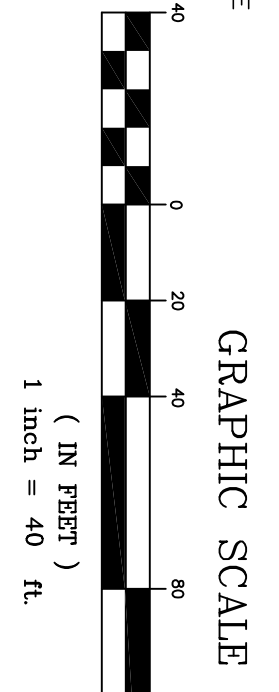
\*PER ARTICLE 10, SECTION 10.2.2, PARKING LOTS MAY CONTAIN UP TO TEN PERCENT (10%) MORE SPACES THAN THE REQUIRED MINIMUM.

- GENERAL NOTES:**
- OWNER OF RECORD: GREAT BAY ANIMAL HOSPITAL, LLC  
 100 NEWMARKET ROAD, DURHAM, NH 03824  
 S.C.R.D. BOOK 2239, PAGE 510  
 S.C.R.D. BOOK 4211, PAGE 005
  - LOT AREA: 11.09 ACRES (483,089 S.F.)
  - REFERENCE PLANS:  
 A. LOT LINE ADJUSTMENT PLAN PREPARED FOR GREAT BAY ANIMAL HOSPITAL, LLC, TAX MAP 6 LOT NOS. 11-7 & 11-8, NEWMARKET ROAD - NH ROUTE 108, TOWN OF DURHAM, COUNTY OF DURHAM, STATE OF NEW HAMPSHIRE, PREPARED BY MSA, INC. DATED MARCH 31, 2015, SC.R.D. 109-028
  - VERTICAL DATUM IS ASSUMED.
  - FLOOD HAZARD ZONE:  
 FLOOD INSURANCE RATE MAP COMMUNITY PANEL #33048 0318 E. EFFECTIVE DATE SEPTEMBER 30, 2015. FLOOD ELEVATION DETERMINED TO BE ELEVATION 6. ALL BUILDINGS AND IMPROVEMENTS ARE LOCATED IN ZONE X - OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - IMPERVIOUS SURFACE RATIO:  
 EXISTING = 7.1% (34,300 S.F.)  
 PROPOSED = 8.3% (40,050 S.F.)  
 EXISTING IMPERVIOUS SURFACE RATIO = 0.5%  
 PROPOSED IMPERVIOUS SURFACE RATIO = 40,050 S.F.
  - THE EXISTING VEGETATIVE BUFFER ALONG ROUTE 108 AND THE SOUTHERN PROPERTY LINE SHALL BE MAINTAINED AND/OR REPLANTED WITH NATIVE VEGETATION. ANY REMOVAL OF VEGETATION SHALL BE REPLACED AND/OR PREVENT BODILY INJURY AND/OR PROPERTY DAMAGE.
  - ALL OUTSIDE CONSTRUCTION RELATED ACTIVITY RELATED TO THE DEVELOPMENT OF THIS SITE IS RESTRICTED TO THE HOURS OF 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY AND 8:00 A.M. TO 3:00 P.M. SATURDAY.
  - 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) 868-6698.
  - ALL EXTERIOR LIGHTING MUST BE FULLY SHIELDED AND NOT PROJECT GLARE TOWARD ANY ADJUTING PROPERTIES.
  - PROPOSED LANDSCAPE DESIGN BY WOODBURN & COMPANY LANDSCAPE ARCHITECTURE, LLC, ELEVEN BURLAP, AND PLANTED AT 8' CENTER TO CENTER.
  - 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.
  - SNOW SHALL NOT BE PUSHED AGAINST TREES OR SHRUBS IN ANY MANNER THAT COULD DAMAGE THEM.
  - THE GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. THIS INCLUDES DISCREPANCIES BETWEEN THESE PLANS AND ANY OTHER PLANS OR CONTRACT DOCUMENTS.
  - UPDATED FIELD SURVEY COMPLETED IN SEPTEMBER 2017 BY MCKENNEY SURVEY ASSOCIATES.



**UTILITIES NOTE:**  
 ALL UTILITIES, 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 THE EXTENT THAT IT INTERFERES WITH ANY UTILITIES. THE ENGINEER HAS CONDUCTED WITH THE SUBJECT SERVICE LOCATION FOR INFORMATION REGARDING SUCH. CALL DIC-SAFE: 1-888-DIC-SAFE (1-888-344-7233)

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



PROPOSED SITE PLAN  
 prepared for  
**GREAT BAY ANIMAL HOSPITAL, LLC**  
 TAX MAP 6, LOT 11-8  
 31 NEWMARKET ROAD DURHAM, NH

DATE: 11/7/17  
 SCALE: 1"=40'  
 DESIGNED BY: MS  
 DRAWN BY: MS  
 APPROVED BY: MJS  
 DWG FILE: 17-043 C1E.dwg

SEAL

NO.	REVISIONS	DATE	INT.
1.	PLAN UPDATES PER TRG MEETING AND PLANNER REVIEW	12/4/17	EHK
0.	INITIAL SUBMISSION TO LEE PLANNING BOARD	11/7/17	MS

JOB: 17-043  
 C1

**MJS ENGINEERING, P.C.**  
 CIVIL • STRUCTURAL • ENVIRONMENTAL  
 5 RAILROAD ST., P.O. BOX 359  
 NEWBURY, NH 03857  
 PHONE: (603) 659-4979, FAX: (603) 659-4627  
 E-MAIL: MJS@MJS-ENGINEERING.COM