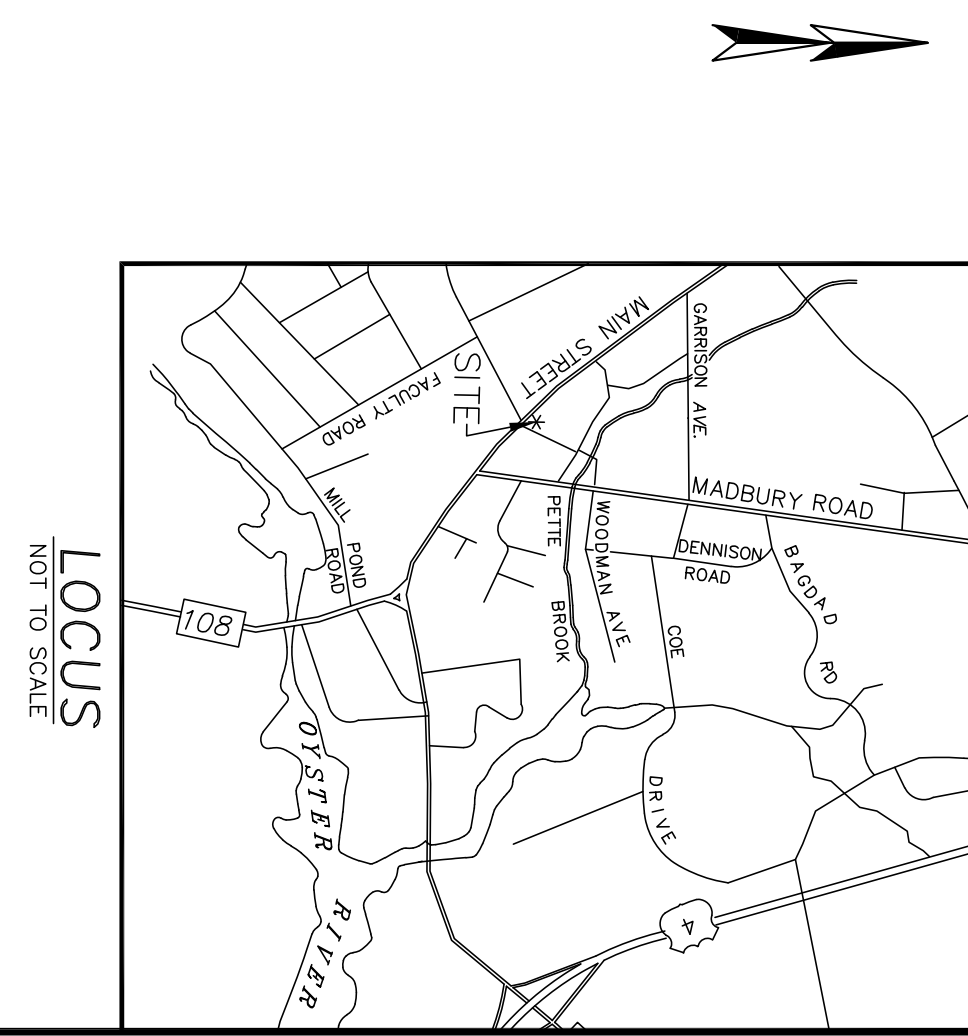


DEMOLITION AND CONSTRUCTION OF ADDITION

for
DOUG CLARK
 56 MAIN STREET
 DURHAM, NH
 MAY 16, 2019
 REVISED: 6-6-19



LEGEND

	EXISTING FENCE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	PROPOSED PAVEMENT SAWCUT
	PROPOSED SPOT GRADE
	PROPOSED SLOPE DOWN
	EXISTING SIGN
	EXISTING UTILITY POLE
	EXISTING LIGHT
	EXISTING CATCH BASIN
	EXISTING FIRE HYDRANT
	TOP OF CURB
	BOTTOM OF CURB
	TYPICAL
	TO BE REMOVED
	PROPOSED PAVEMENT

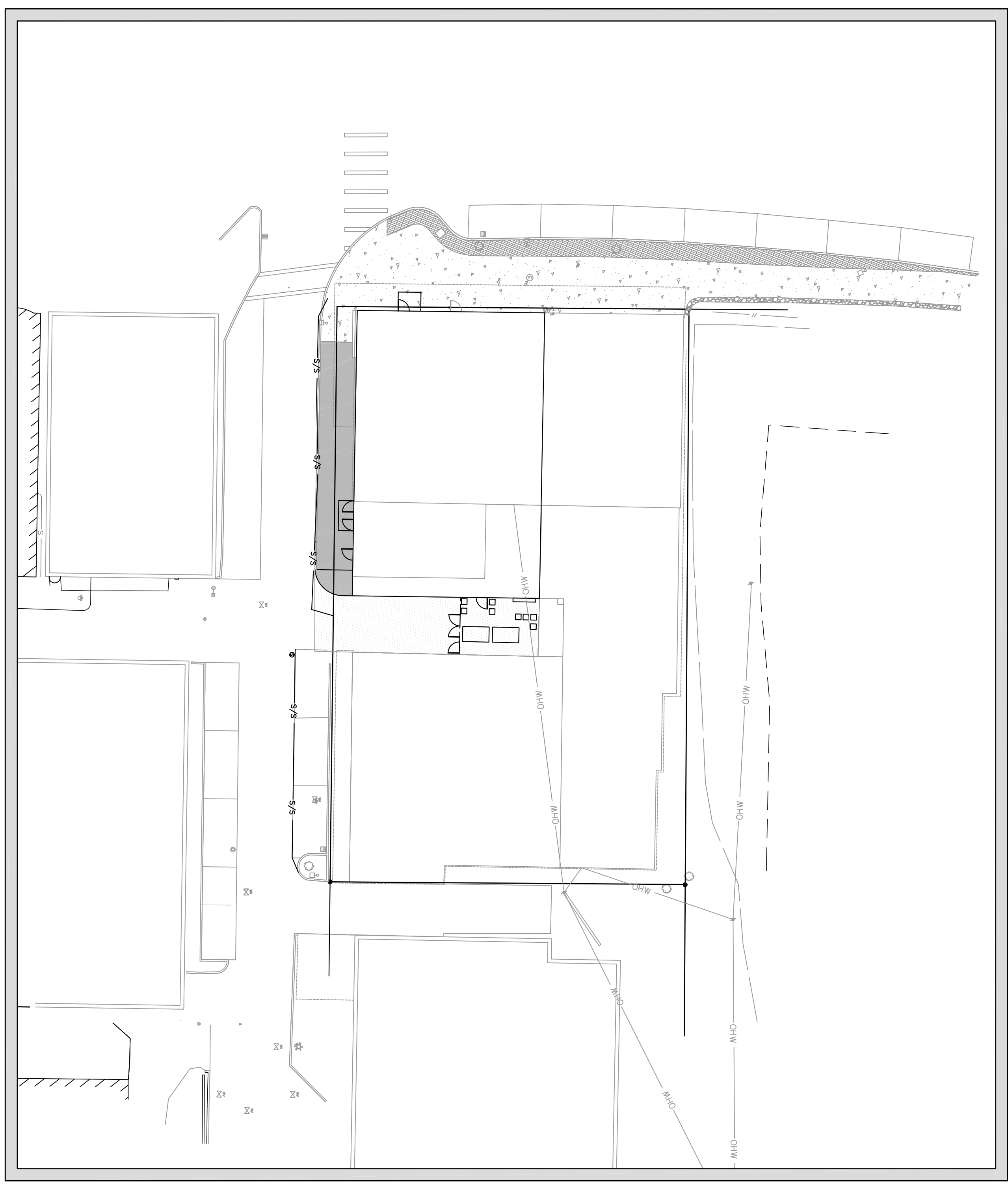
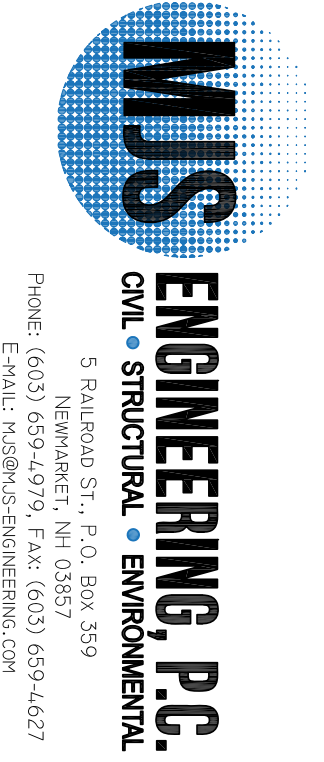


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OWNER
 BO MAIN R.E., LLC
 57 MAIN STREET
 DURHAM, NH 03824
 S.C.R.D. BOOK 4459, PAGE 2587

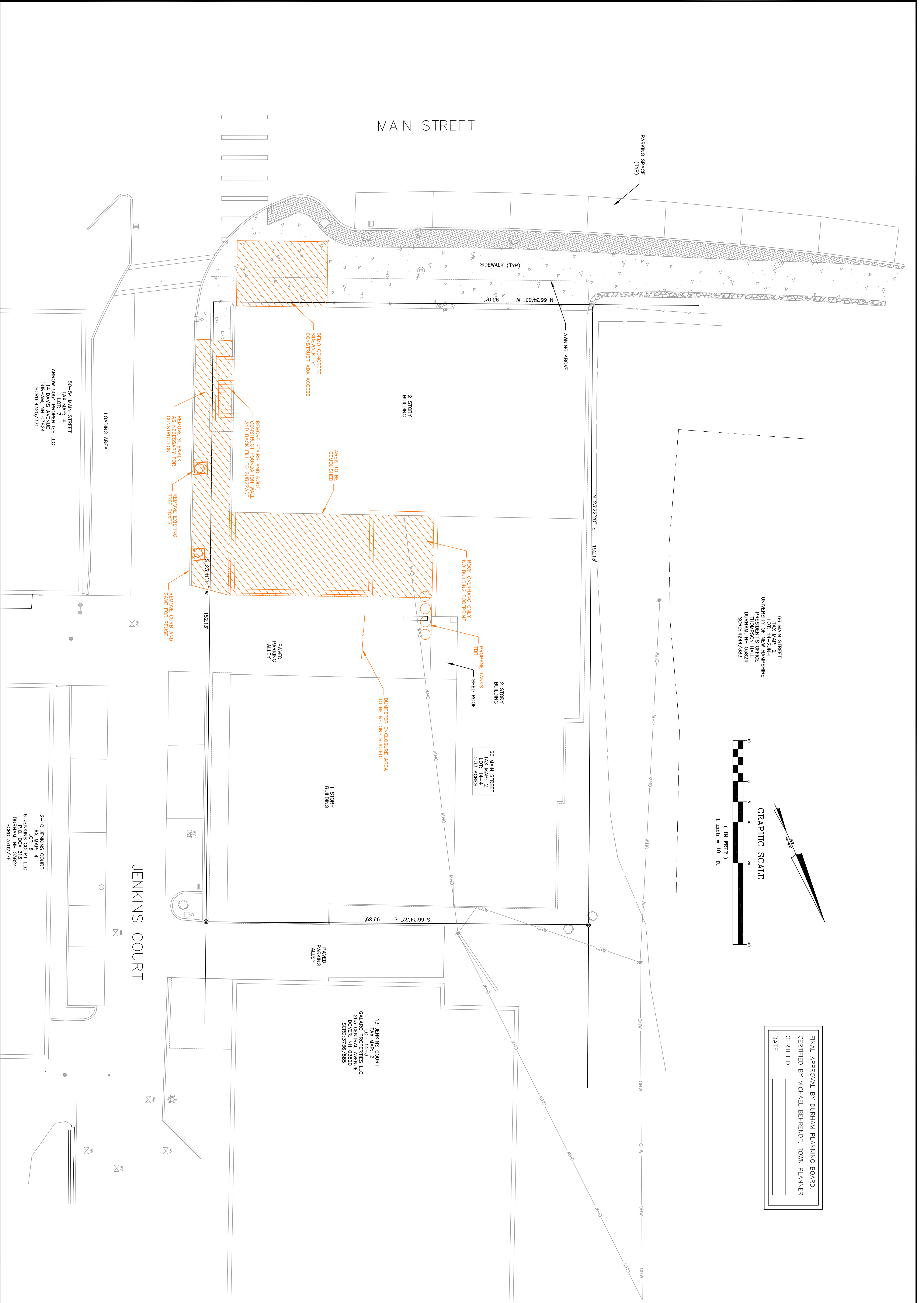
CIVIL/STRUCTURAL ENGINEER



SURVEYOR
 NORWAY PLAINS ASSOCIATES, INC.
 2 CONTINENTAL BOULEVARD
 ROCHESTER, NEW HAMPSHIRE
 03867 (603) 335-3948

ARCHITECT
 THA ARCHITECT, LLC
 105 WILLOW BROOK AVE.
 STRATHAM, NH 03885
 603-770-2491

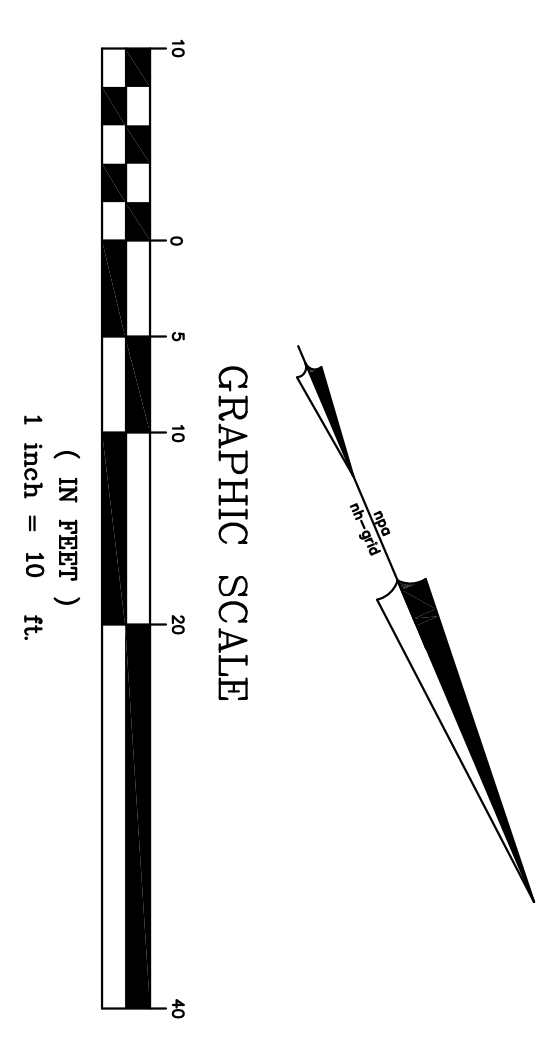
NO.	REVISIONS	DATE	INT.
1.	REVISIONS PER CONDITIONS OF APPROVAL	6/6/19	MCS
0	INITIAL SUBMISSION TO DURHAM PLANNING BOARD	5/16/19	EHK



NO.	REVISIONS	DATE	INT.
1.	REVISIONS PER CONDITIONS OF APPROVAL	6/6/19	MCS
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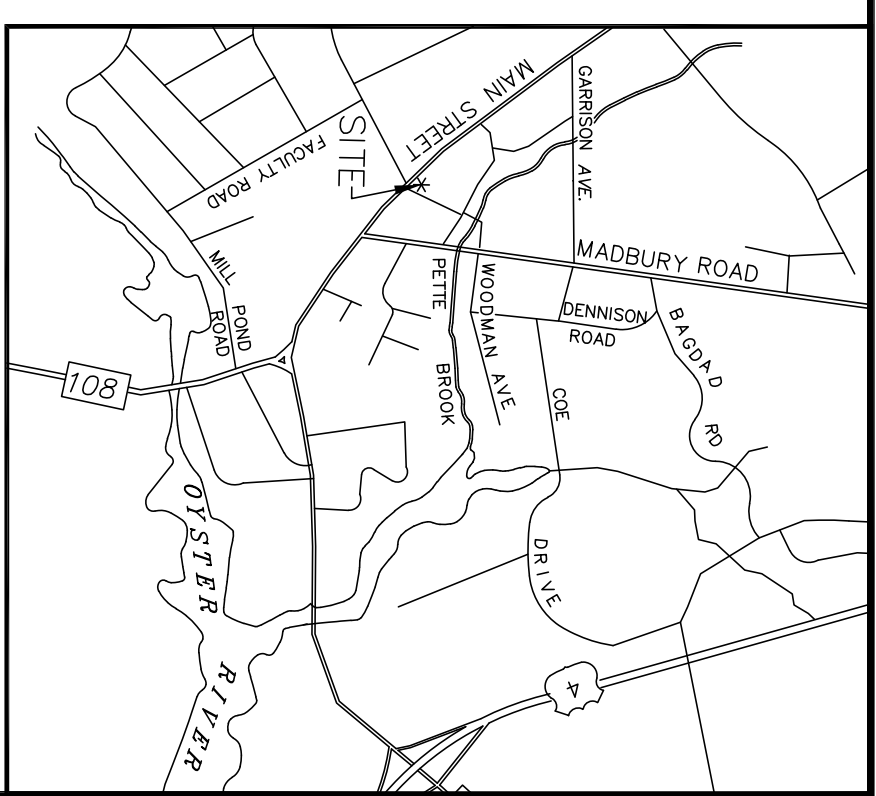
SEAL

JOB: 19-024
C1



UTILITIES NOTE:
 ALL ELECTRIC, GAS, TELEPHONE, WATER SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. LOCATIONS OF ALL UTILITIES ARE TO BE VERIFIED BY THE CONTRACTOR. CONSULT WITH THE SUBJECT SERVICE LOCATION FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE: 1-888-DIG-SAFE (1-888-344-7233)

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



- GENERAL NOTES:**
- OWNER OF RECORD.
 60 MAIN STREET LLC
 50 MAIN STREET, SUITE 0
 DURHAM, NEW HAMPSHIRE 03824
 S.C.R.D. BOOK 4459, PAGE 587
 - LOT AREA: .33 ACRES (14,219 S.F.)
 - IMPERVIOUS SURFACE RATIO:
 EXISTING = 94.2% (13,401 S.F.)
 PROPOSED = 94.2% (13,401 S.F.)
 - BEFOREHAND EXAMS.
 A. EXISTING FEATURES PLAN 60 MAIN ST. & JENKINS CT. DURHAM STRAFFORD COUNTY, NH PREPARED FOR 60 MAIN STREET LLC, PREPARED BY NORWAY PLANS ASSOCIATES, INC. DATED SEPTEMBER, 2017.
 - VERTICAL DATUM IS ASSUMED.
 - ALL OUTSIDE CONSTRUCTION ACTIVITY RELATED TO THE DEVELOPMENT OF THIS SITE IS RESTRICTED TO THE HOURS OF 7:30 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY AND 8:00 A.M. TO 5:00 P.M. SATURDAY.
 - FOR MORE INFORMATION ABOUT THIS SITE PLAN, OR TO SEE THE COMPLETE PLAN SET, CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 8 NEWMARKET ROAD, DURHAM, NH 03824, (603) 868-8064.
 - ALL EXTERIOR LIGHTING MUST BE FULLY SHIELDED AND NOT PROJECT GLARE TOWARD ANY ADJUTING PROPERTIES.
 - ACCESS INTO THE SITE FOR FIRE APPARATUS SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.
 - UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVABLE PHYSICAL EVIDENCE. NO WORK SHALL BE DONE IN ANY AREAS WHERE THERE ARE ANY UNIDENTIFIED UTILITIES. THE CONTRACTOR SHALL CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.
 - IT IS THE APPLICANT'S, SITE CONTRACTOR'S, AND BUILDING CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL REQUIREMENTS NOTICED 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.
 - THE PROPERTY IS NOT LOCATED IN THE FLOOD ZONE.

SITE DATA BLOCK
 THE PROPOSAL IS TO DEMOLISH PART OF THE EXISTING BUILDING AND CONSTRUCT A NEW PLAN INTENT: ADDITION IN ROUGHLY THE SAME FOOTPRINT WITH A 536 SF EXPANSION TO ALLOW FOR KITCHEN AND OFFICE.
 ZONE: CBD - CENTRAL BUSINESS DISTRICT
 USE: COMMERCIAL-BASEMENT AND FIRST FLOOR
 USE: RESIDENTIAL-SECOND FLOOR (6 UNITS)

DIMENSIONAL REQUIREMENTS

REQUIREMENT	REQUIRED IN CB DISTRICT
MINIMUM LOT SIZE (SQUARE FEET)	5,000 SF
MINIMUM LOT FRONTAGE (FEET)	50
MINIMUM LOT SETBACKS (FEET)	NA
FRONT (FEET)	NA
REAR (FEET)	NA
MAXIMUM ROAD SETBACK (FEET)	NA
MAXIMUM HEIGHT W/ P.B. APPROVAL (FEET)	3 STORIES
IMPERVIOUS SURFACES RATIO	100%

PARKING REQUIREMENTS

AREA	SPACES REQUIRED
RESTAURANTS LESS THAN 536 SF BUILDING EXPANSION	1 SPACE/100 SF = 5 SPACES
4,000 SF	

- PER ZONING ORDINANCE, SECTION 175-112, CENTRAL BUSINESS DISTRICT SPECIAL CONDITIONS:**
- ALL NEW DEVELOPMENT MUST BE EXEMPT FROM THE PARKING REQUIREMENTS PROVIDED THAT ONE OF THE FOLLOWING CONDITIONS IS MET:
 - A ONE-TIME PARKING IMPACT FEE IS PAID BY THE OWNER AND/OR DEVELOPER.
 - THE EXISTING NUMBER OF REQUIRED PARKING SPACES IS NOT REDUCED BY ANY PROPOSED DEVELOPMENT UNLESS APPROVED BY THE PLANNING BOARD.
 - THE PLANNING BOARD WAIVES THE REQUIREMENT FOR THE CALCULATION OF REQUIRED PARKING SPACES BASED ON PARKING CALCULATION.

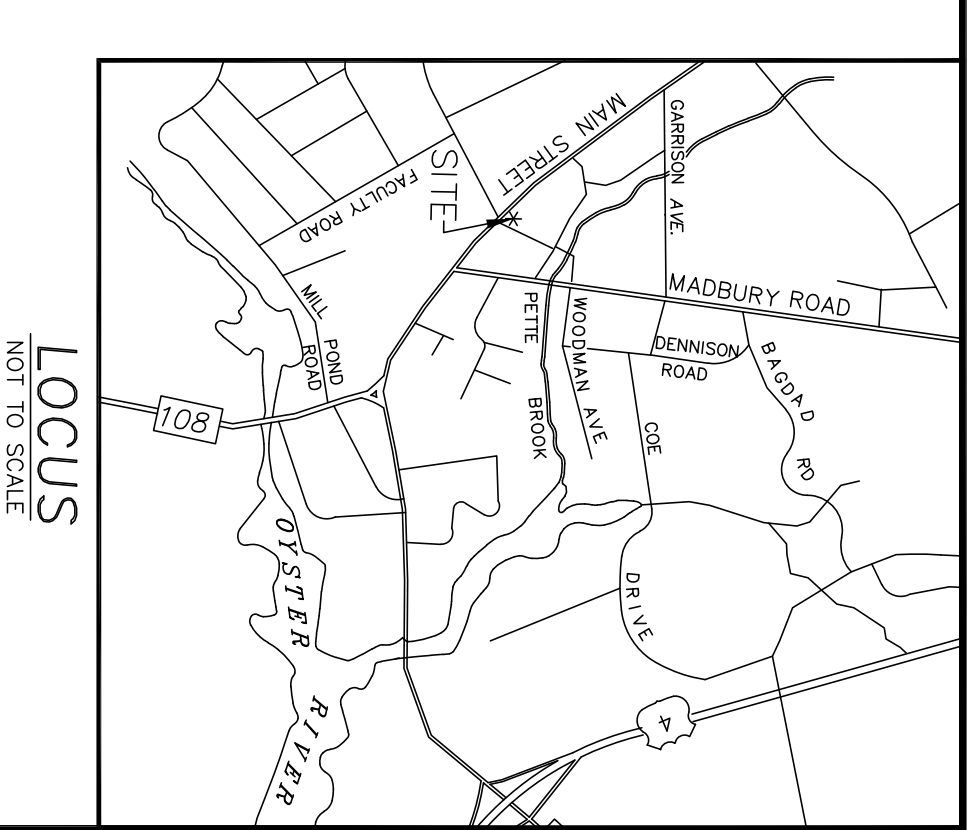
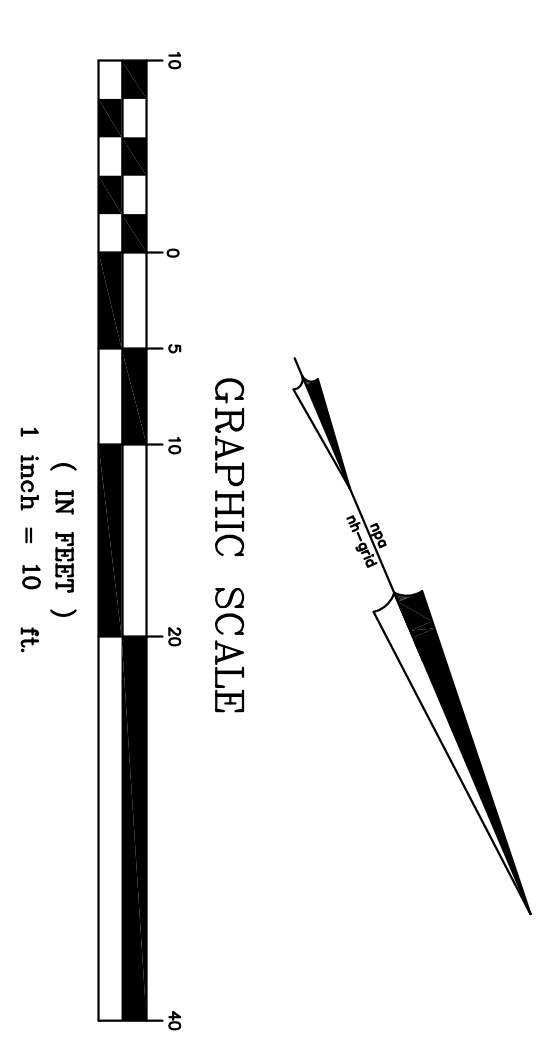
50-54 MAIN STREET
 TAX MAP: 4
 ARROW 5054 PROPERTIES LLC
 14 DAVIS AVENUE
 DURHAM, NH 03824
 SCRD: 4529/571

2-10 JENKINS COURT
 TAX MAP: 4
 6 JENKINS COURT LLC
 140 BOX 13324
 DURHAM, NH 03824
 SCRD: 3702/75

 5 RAILROAD ST., P.O. BOX 359 NEWBURY, NH 03857 PHONE: (603) 659-4979, FAX: (603) 659-4627 E-MAIL: MJS@MJS-ENGINEERING.COM	SITE, GRADING AND UTILITY PLAN prepared for DOUG CLARK 56 MAIN STREET DURHAM, NH	DATE: 5/16/18 SCALE: 1"=10' DESIGNED BY: MJS DRAWN BY: EHK APPROVED BY: MJS DWG FILE: 19-024 CIVIL.dwg	SEAL
		REVISIONS	NO. DATE INT.



66 MAIN STREET
 TAX MAP: 2
 LOT: 14-20/1N
 DURHAM, NH 03824
 SCRD: 424/353



- CONSTRUCTION STAGING NOTES:**
1. CONSTRUCTION TO BEGIN IN SPRING OF 2019 UPON RECEIPT OF APPROVALS.
 2. CONSTRUCTION HOURS SHALL BE MONDAY THROUGH FRIDAY 7:00AM TO 6:00PM SATURDAY 8:00AM TO 3:00PM.
 3. CONSTRUCTION DELIVERIES SHALL BE MADE BETWEEN WORKING HOURS AND IN THE DELIVERY AREA ONLY.
 4. NO CONSTRUCTION DEBRIS OR SOIL MATERIALS SHALL BE STORED ON SITE OR TOWN PROPERTY OVERNIGHT.
 5. CONSTRUCTION SIGNAGE SHALL BE USED TO INFORM THE PUBLIC OF SIDEWALK LANE CLOSURES AND/OR ROAD CLOSURES AS REQUIRED.
 6. JENKINS CT WILL REQUIRE FULL CLOSURE FOR SPUR CONSTRUCTION. THE INSTALLATION OF A NEW WATER SERVICE AND GAS SERVICE WILL REQUIRE A TEMPORARY CLOSURE COORDINATE WITH DURHAM DPW PRIOR TO CLOSURE. IS REQUIRED AND POLICE DETAIL MAY BE REQUIRED.
 7. THE TEMPORARY LANE CLOSURE ON JENKINS CT WILL BE REQUIRED FOR BUILDING DEMOLITION AND NEW ADDITION CONSTRUCTION. ADDITIONAL LANE CLOSURES MAY BE REQUIRED.
 8. ALL PUBLIC STREETS AND SIDEWALKS SHALL BE CLEANED AT THE END OF EACH DAY.
 9. THE CONSTRUCTION FENCING SHALL BE IN PLACE AROUND THE CORNER OF THE SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE SECURED AFTER HOURS.
 10. DUST SHALL BE CONTROLLED ON SITE BY USE OF DUST CONTROL MEASURES SUCH AS WATERING.
 11. EROSION SHALL BE CONTROLLED BY USING SILT SOCKS AT THE PERIMETER OF THE CONSTRUCTION AREA AND SILT SOCKS SHALL BE INSTALLED IN CATCH BASINS ON JENKINS CT.
 12. ANY DEWATERING AT THE SITE WILL BE PUMPED INTO A TANK AND HAULED AWAY.
 13. CONCRETE WASHOUT SHALL NOT BE ALLOWED ON SITE.

ORANGE - CONSTRUCTION AREAS AND FENCING DURING DEMOLITIONS
GREEN - CONSTRUCTION AREAS AND FENCING DURING ENTIRE PROJECT
BLUE - TEMPORARY CONSTRUCTION AREAS AND FENCING

50-54 MAIN STREET
 TAX MAP: 4
 LOT: 10/1N/1E/1S
 ARROW SQUARE PROPERTIES LLC
 14 DAVIS AVENUE
 DURHAM, NH 03824
 SCRD: 4325/371

2-10 JENKINS COURT
 TAX MAP: 4
 6 JENKINS COURT LLC
 P.O. BOX 313
 DURHAM, NH 03824
 SCRD: 3702/78

13 JENKINS COURT
 TAX MAP: 2
 GALARD PROPERTIES LLC
 283 CENTRAL AVENUE
 DOWEN, NH 03820
 SCRD: 3789/859

DATE: 5/16/18
 SCALE: 1"=10'
 DESIGNED BY: MJS
 DRAWN BY: EHK
 APPROVED BY: MJS
 DWG FILE: 19-024 CIVIL.dwg

SEAL

CONSTRUCTION STAGING PLAN
 prepared for
 DOUG CLARK
 56 MAIN STREET
 DURHAM, NH

MJS ENGINEERING, P.C.
 CIVIL • STRUCTURAL • ENVIRONMENTAL
 5 RAILROAD ST., P.O. BOX 3559
 NEWBURY, NH 03857
 PHONE: (603) 659-4979, FAX: (603) 659-4627
 E-MAIL: MJS@MJS-ENGINEERING.COM

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

JOB: 19-024
 C3

NO.	REVISIONS	DATE	INT.
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