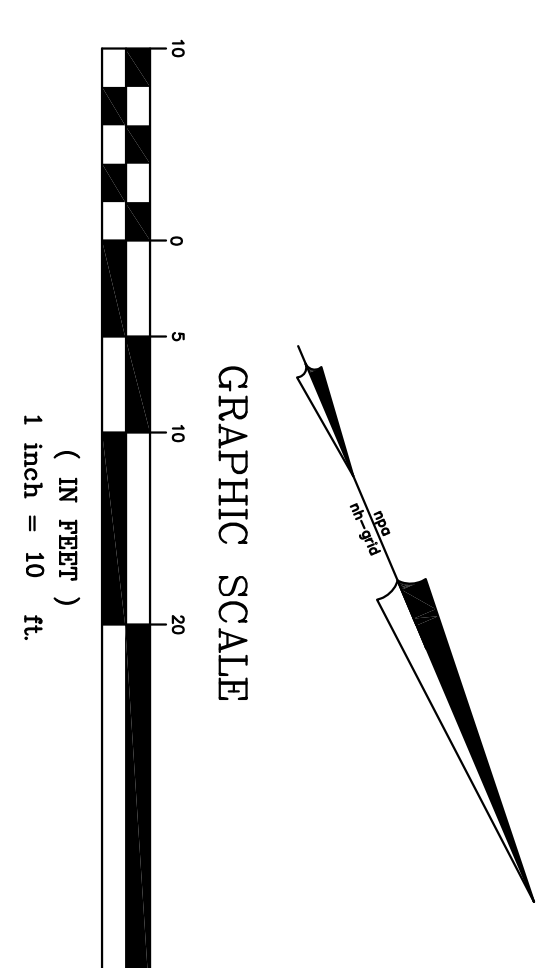
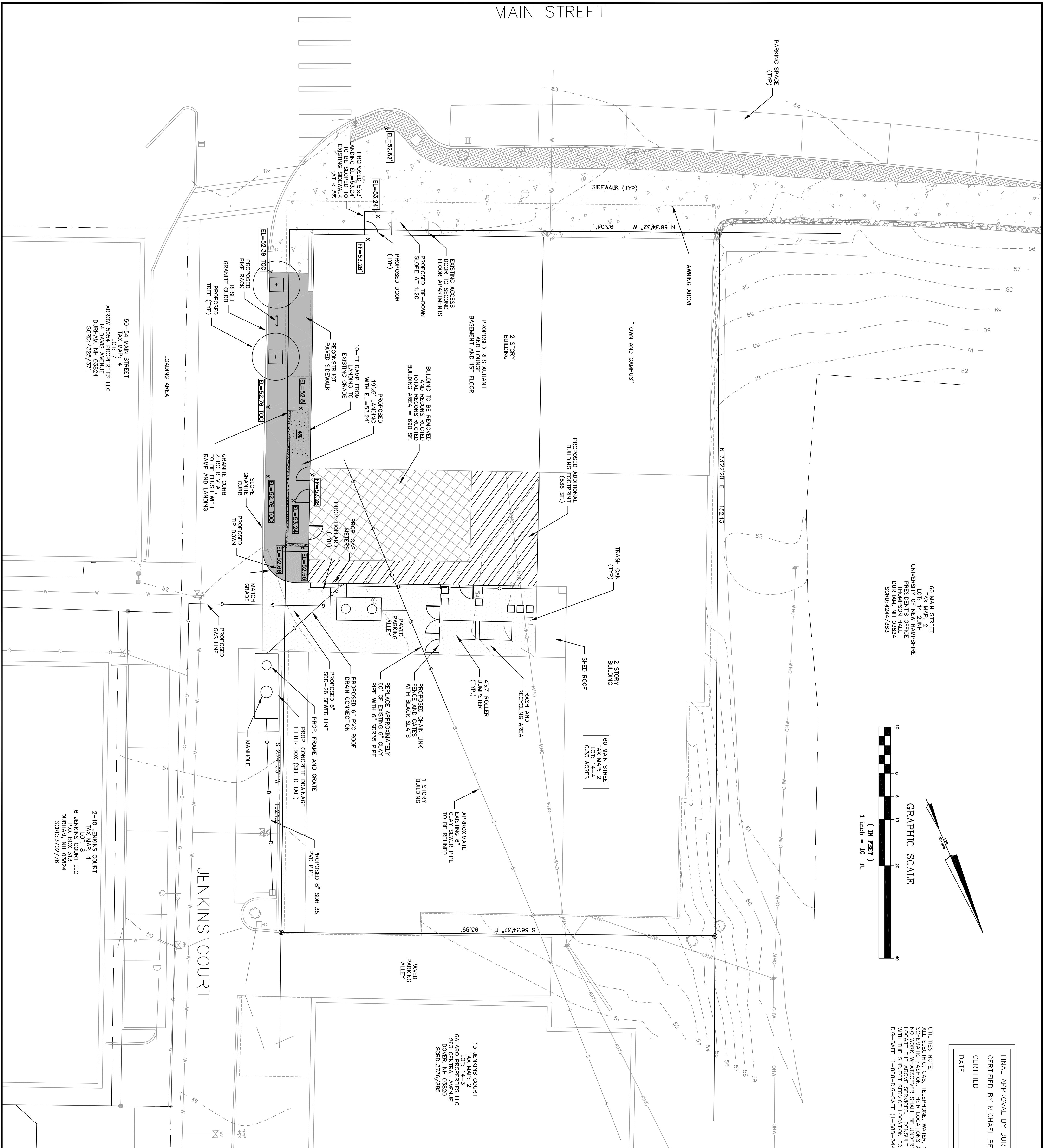
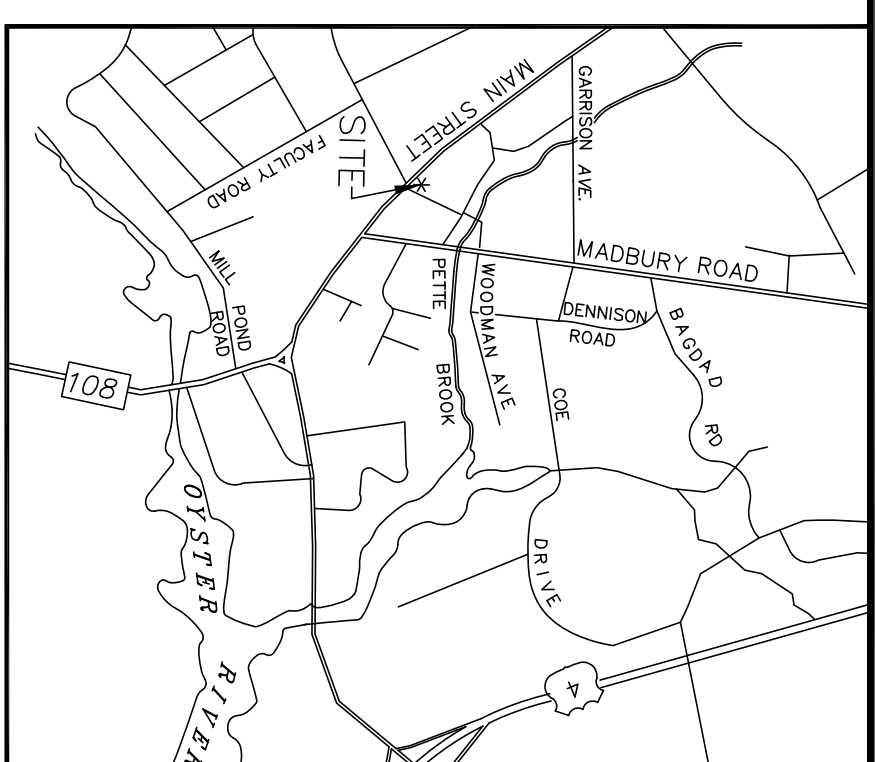


MAIN STREET



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 PROPER AUTHORITIES CONCERNED 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: 50 MAIN R.E. LLC, 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.)
 - BEFORE/BEHIND EXANS.
 - A. EXISTING FEATURES PLAN 60 MAIN ST. & JENKINS CT. DURHAM STRAFFORD COUNTY, NH PREPARED FOR 60 MAIN R.E. LLC. PREPARED BY NORWAY PLANS ASSOCIATES, INC. DATED SEPTEMBER, 2017.
 - VERTICAL DATUM IS ASSUMED.
 - ALL OUTSIDE CONSTRUCTION ACTIVITY RELATED TO THE PERFORMING 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 SPURNS HEREON ARE BASED ON OBSERVABLE PHYSICAL EVIDENCE. NO WORK SHALL BE UNDERTAKEN THAT MAY BE INTERFERING WITH THE PROPER SERVICE LOCATIONS FOR UTILITIES. 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

PLAN INTENT: THE PROPOSAL IS TO DEMOLISH PART OF THE EXISTING BUILDING AND CONSTRUCT A NEW 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 FRONTAGE (FEET)	50
MINIMUM LOT SETBACKS FROM (FEET)	NA
FRONT (FEET)	NA
REAR (FEET)	NA
MAXIMUM ROAD SETBACK (FEET)	NA
MAXIMUM HEIGHT W/ F.B. APPROVAL (FEET)	7
MAXIMUM HEIGHT W/ F.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 = 6 SPACES
4,000 SF	

- PARKING REQUIREMENTS**
- 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 PARKING SPACES REQUIRED BASED ON PARKING

50-54 MAIN STREET
 TAX MAP: 4
 ARROW 5054 PROPERTIES LLC
 14 DAVIS AVENUE
 DURHAM, NH 03824
 SCD#: 3529/371

2-10 JENKINS COURT
 TAX MAP: 8
 6 JENKINS COURT LLC
 P.O. BOX 13394
 DURHAM, NH 03824
 SCD#: 3702/75

MJS ENGINEERING, P.C.
 CIVIL • STRUCTURAL • ENVIRONMENTAL

5 RAILROAD ST., P.O. BOX 359
 NEWHAMPTON, 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

NO.	REVISIONS	DATE	INT.
2.	UPDATES TO MEET PRECEDENT CONDITIONS	7/9/19	MCS
1.	REVISIONS PER CONDITIONS OF APPROVAL	6/6/19	MCS
0.	INITIAL SUBMISSION TO DURHAM PLANNING BOARD	5/16/19	EHK

C2

JOB: 19-024