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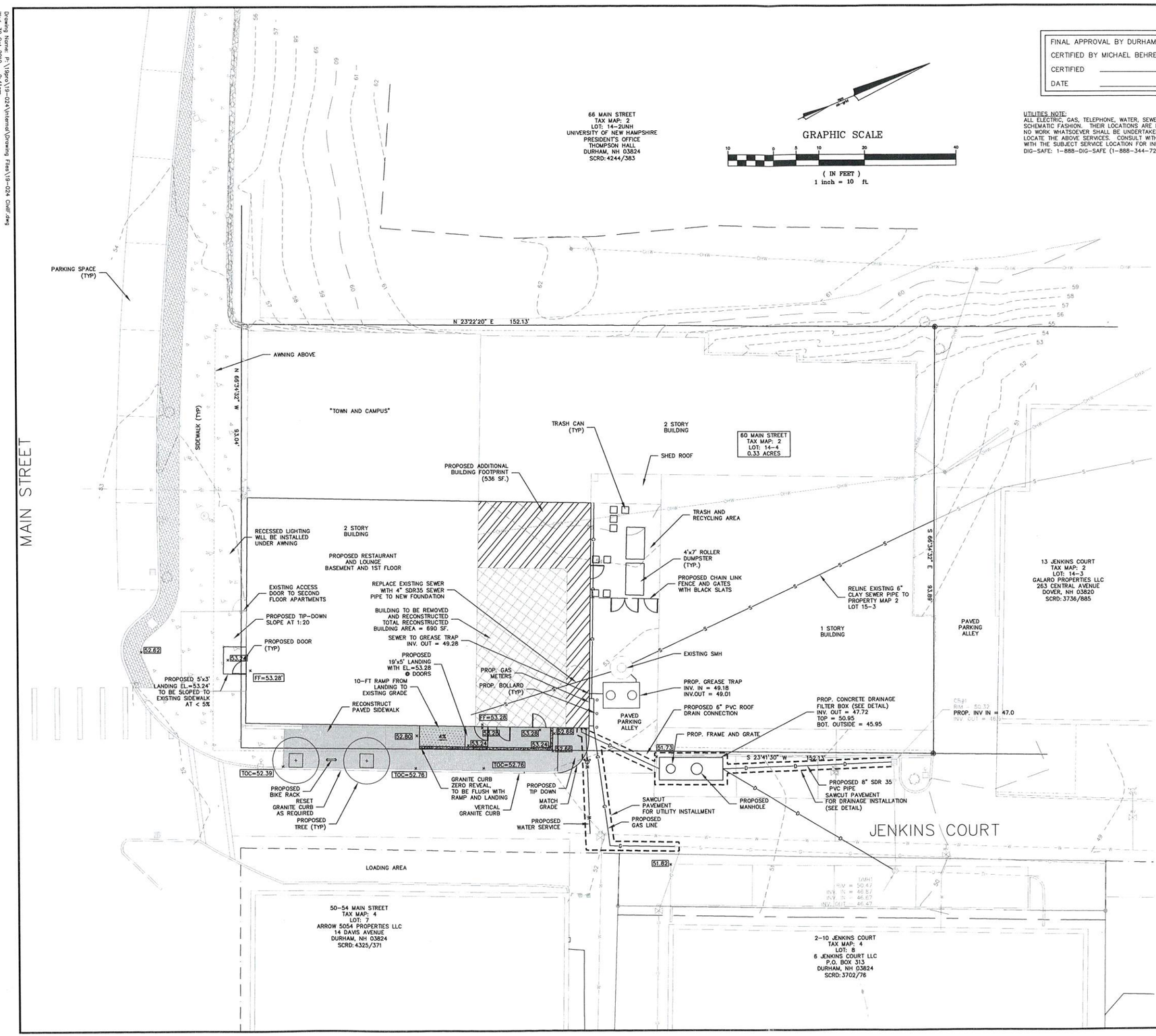
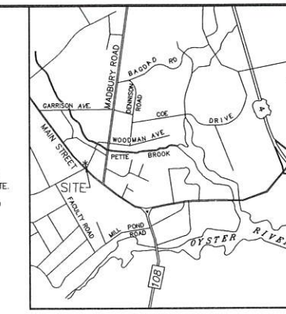
Wed, 30 Oct 2019 - 9:41am



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



LOCUS
NOT TO SCALE

RECEIVED
Town of Durham
OCT 30 2019
Planning, Assessing and Zoning

GENERAL NOTES:

1. OWNER OF RECORD:
60 MAIN R.E., LLC
37 MAIN STREET UNIT O
DURHAM, NEW HAMPSHIRE 03824
S.C.R.D. BOOK 4459, PAGE 587
2. LOT AREA: .33 ACRES (14,219 S.F.)
3. IMPERVIOUS SURFACE RATIO:
EXISTING = 94.2% (13,401 S.F.)
PROPOSED = 94.2% (13,401 S.F.)
4. REFERENCE PLANS:
A. EXISTING FEATURES PLAN 60 MAIN ST. & JENKINS CT. DURHAM STRAFFORD COUNTY, NH PREPARED FOR 60 MAIN R.E. LLC, PREPARED BY NORWAY PLAINS ASSOCIATES, INC. DATED SEPTEMBER, 2017.
5. VERTICAL DATUM IS ASSUMED.
6. ALL OUTSIDE CONSTRUCTION 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.
7. 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.
8. ALL EXTERIOR LIGHTING MUST BE FULLY SHIELDED AND NOT PROJECT GLARE TOWARD ANY ABUTTING PROPERTIES.
9. 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.
10. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVABLE PHYSICAL EVIDENCE, 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 LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.
11. IT IS THE APPLICANT'S, SITE CONTRACTOR'S, AND BUILDING CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL REQUIREMENTS RELATED TO THIS SITE PLAN APPROVAL. PLEASE REVIEW THESE PLANS AND THE PLANNING BOARD NOTICE OF DECISION CAREFULLY. CONTACT THE DURHAM PLANNING DEPARTMENT AT 9603) 868-8064 WITH ANY QUESTIONS OR CONCERNS.
12. THE PROPERTY IS NOT LOCATED IN THE FLOOD ZONE.

SITE DATA BLOCK

PLAN INTENT: THE PROPOSAL IS TO DEMOLISH PART OF THE EXTING 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
RESIDENTIAL–SECOND FLOOR (6 UNITS)

DIMENSIONAL REQUIREMENTS	REQUIRED IN CB DISTRICT
MINIMUM LOT SIZE (SQUARE FEET)	5,000 SF
MINIMUM FRONTAGE (FEET)	50
MINIMUM LOT SETBACKS	
FRONT (FEET)	NA
SIDE (FEET)	NA
REAR (FEET)	NA
MAXIMUM ROAD SETBACK (FEET)	NA
MAXIMUM HEIGHT (FEET)	30'
MAXIMUM HEIGHT W/ P.B. APPROVAL (FEET)	3 STORIES
IMPERVIOUS SURFACES RATIO	100%

PARKING REQUIREMENTS

USE	AREA	SPACES REQUIRED
RESTAURANTS LESS THAN 4,000 SF	1088 SF BASEMENT AND 1ST FLOOR EXPANSION	1 SPACE/100 SF = 11 SPACES

*PER ZONING ORDINANCE, SECTION 175-112: CENTRAL BUSINESS DISTRICT SPECIAL CONDITIONS:

ALL NEW DEVELOPMENT MAY BE EXEMPT FROM THE PARKING REQUIREMENTS PROVIDED THAT ONE OF THE FOLLOWING CONDITIONS IS MET:

1. A ONE-TIME PARKING IMPACT FEE IS PAID BY THE OWNER AND/OR DEVELOPER.
2. THE EXISTING NUMBER OF REQUIRED PARKING SPACES IS NOT REDUCED BY ANY PROPOSED DEVELOPMENT UNLESS APPROVED BY THE PLANNING BOARD.
3. THE PLANNING BOARD WAIVES THE REQUIREMENT FOR THE NUMBER OF PARKING SPACES REQUIRED BASED ON PARKING CALCULATIONS.

NO.	REVISIONS	DATE	INT.
4.	REVISIONS FOR MODIFIED SEWER IMPROVEMENTS	10/29/19	MCS
3.	REVISIONS PER CONDITIONS OF APPROVAL	8/7/19	MCS
2.	UPDATED 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

SEAL

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

AMENDED SITE, GRADING AND UTILITY PLAN

prepared for
DOUG CLARK
56 MAIN STREET
DURHAM, NH

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 Railroad Dr., P.O. Box 359
Newmarket, NH 03857
Phone: (603) 659-5183 Fax: (603) 659-6227
E-mail: mcsmjs@mjsengineering.com

JOB: 19-024

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