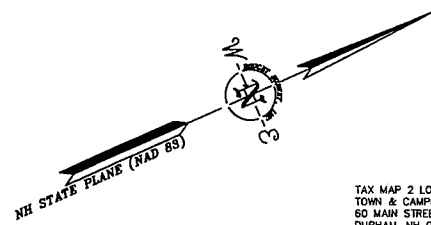


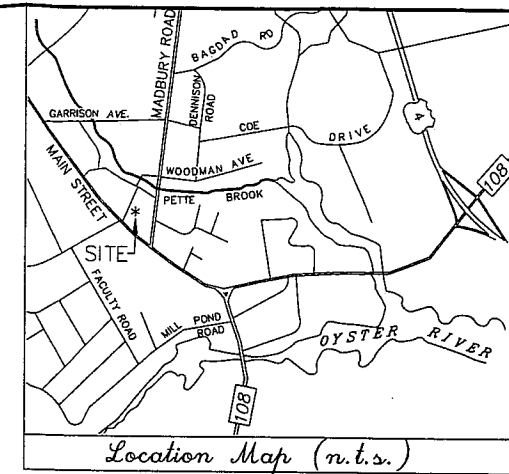
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 Date: 02 Jul 2009 - 11:37am



TAX MAP 2 LOT 14-4  
 TOWN & CAMPUS, INC.  
 60 MAIN STREET  
 DURHAM, NH 03824  
 S.C.R.D. BOOK 1795 PAGE 248

TAX MAP 2 LOT 14-3  
 RAY D. DONNER REVOCABLE TRUST  
 338 BACK ROAD  
 DOVER, NH 03820  
 S.C.R.D. BOOK 3143 PAGE 36

APPROVED BY THE DURHAM PLANNING BOARD  
 ON \_\_\_\_\_ CERTIFIED BY \_\_\_\_\_  
 CHAIRPERSON, AND/OR  
 SECRETARY OR OTHER MEMBERS ON \_\_\_\_\_



**SITE DATA BLOCK**

PLAN INTENT: CONSTRUCT NEW 3-STORY MIXED USE BUILDING CONSISTING OF NON-RESIDENTIAL SPACE ON THE FIRST FLOOR AND A TOTAL OF TEN 6-BEDROOM RESIDENTIAL UNITS COMBINED ON THE SECOND AND THIRD FLOOR. THE BUILDING INCLUDES A PARTIAL BASEMENT FOR ACCESSORY STORAGE AND UTILITIES AND AN UNFINISHED ATTIC.

ZONE: CENTRAL BUSINESS DISTRICT (CB)

USE: MULTI-UNIT RESIDENTIAL

DIMENSIONAL REQUIREMENTS			
	STANDARD	EXISTING	PROPOSED
MINIMUM LOT SIZE (SQUARE FEET)	5,000	9,382±	9,382±
MINIMUM FRONTAGE (FEET)	50	107±	107±
MINIMUM BUILDING SETBACKS			
ROAD (FEET)	0	0	8±
SIDE (FEET)	0	0	0.75±
REAR (FEET)	0	0	0.75±
MAXIMUM ROAD SETBACK (FEET)	15	8.5±	13±
MAXIMUM HEIGHT (FEET)	30/50*	<30	49±
MAX. DWELLING UNITS AT 900 S.F./D.U. (D.U.)	10.42	2	10
MAXIMUM IMPERVIOUS SURFACE RATIO (X (S.F.))	100X (N/A)	95±	98X (9,190±)

NOTES:  
 1. MAXIMUM BUILDING HEIGHT OF 50' ALLOWED WITH PLANNING BOARD APPROVAL. OTHERWISE, BUILDINGS ARE LIMITED TO 30' HEIGHT.

USE: RESIDENTIAL/S.E. REQUIRED PROVIDED (SEE NOTE 1)

RESIDENTIAL	60 RES.	1 SPACE/RESIDENT	0 SPACES
COMMERCIAL	5,050 S.F.	1 SPACE/250 S.F. = 21 SPACES	0 SPACES
<b>TOTAL</b>		<b>81 SPACES</b>	<b>0 SPACES</b>

NOTE 1: ARTICLE 21, SECTION 175-112.A ALLOWS EXEMPTIONS FROM PARKING REQUIREMENTS IN THE CB DISTRICT. REQUEST EXEMPTION FROM 81 SPACES.

RESIDENTIAL DEVELOPMENT DENSITY:

REQUIRED: 900 S.F./D.U.  
 EXISTING LOT AREA = 9,382 S.F.  
 MAXIMUM RESIDENTIAL DWELLING UNITS ALLOWED: 9,382 S.F. = 10.4 DWELLING UNITS  
 900 S.F./D.U.

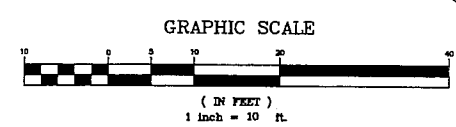
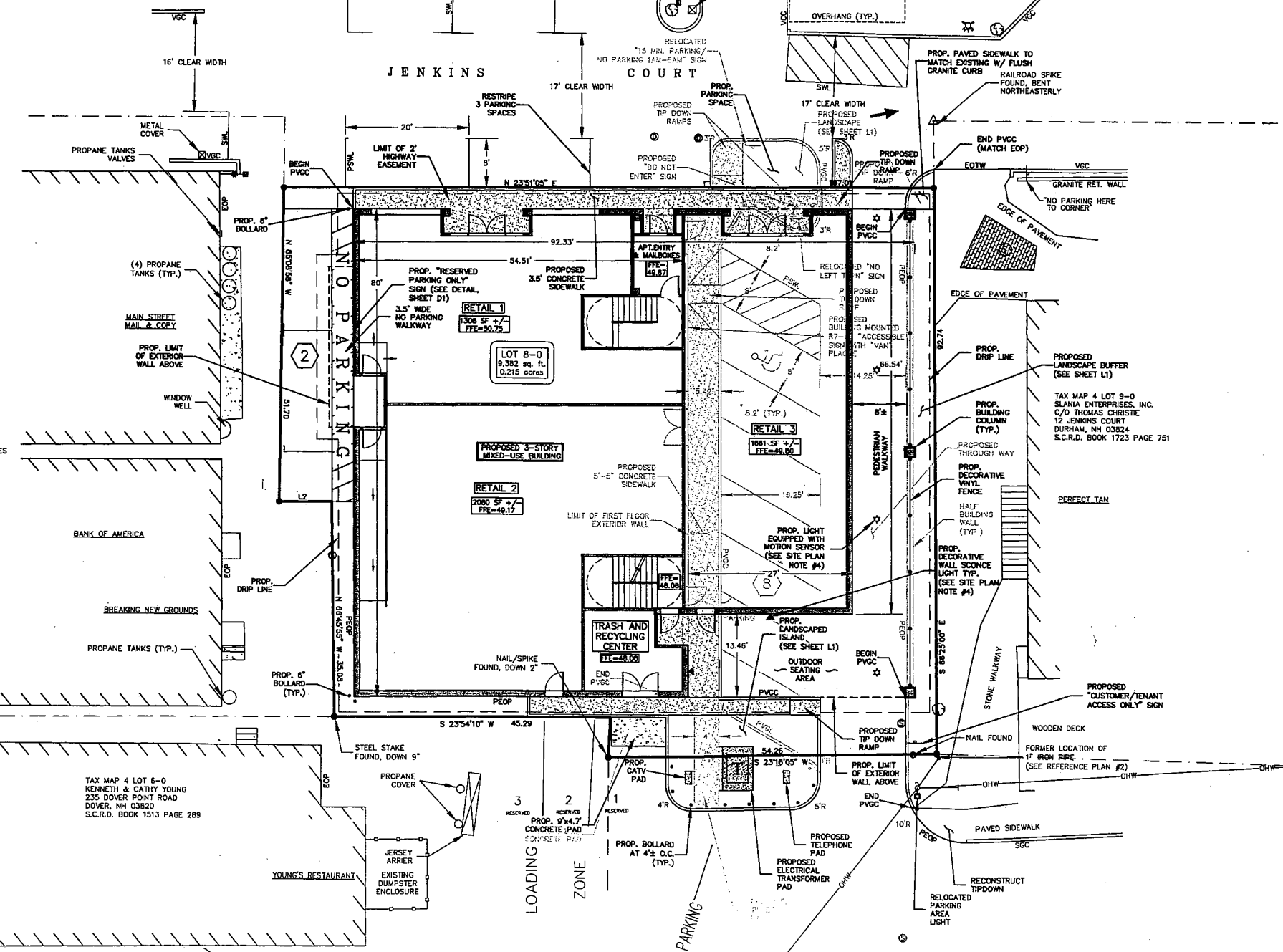
PROPOSED DWELLING UNITS (6 BEDROOM UNITS) = 10

- GENERAL NOTES:
- REFERENCE PLANS:  
 A) MAP 4, "PROPERTY MAP, DURHAM NEW HAMPSHIRE" PREPARED BY STRAFFORD REGIONAL PLANNING COMMISSION, OCTOBER 2004, UPDATED APRIL 2006 BY THE TOWN OF DURHAM.  
 B) EXISTING CONDITIONS PLAN OF LAND OF 10 PETTEE BROOK, LLC, FOR M&J ENGINEERING, JENKINS COURT, (TAX MAP 4 LOT 8-0) DURHAM, NEW HAMPSHIRE, PREPARED BY DOUCET SURVEY, INC, DATED JANUARY 14, 2009.

- OWNER OF RECORD:  
 6 JENKINS COURT LLC  
 8 JENKINS CT. #3  
 DURHAM, NH 03824  
 S.C.R.D. BK 3683, PG 0078  
 TAX MAP 4, LOT 8-0
- FIELD SURVEY PERFORMED BY J.A.C. & L.P.S. ON 1/09 USING A LEICA TCRA 1105 PLUS TOTAL STATION AND A SOKKIA B20 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
- FLOOD HAZARD ZONE: "X", PER FIRM MAP #33017C03180, DATED 5/17/05.
- HORIZONTAL DATUM BASED ON NH STATE PLANE NAD 83 BASED ON AN OPUS CORRECTED GPS SOLUTION.
- VERTICAL DATUM IS BASED ON NAVD 88.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- FINAL MONUMENTATION MAY BE DIFFERENT THAN THE PROPOSED MONUMENTATION SHOWN HEREON, DUE TO THE FACT THAT SITE CONDITIONS WILL DICTATE THE ACTUAL LOCATION AND TYPE OF MONUMENTS INSTALLED IN THE FIELD. PLEASE REFER TO EITHER THE "MONUMENTATION LOCATION PLAN" TO BE RECORDED OR CONTACT DOUCET SURVEY, INC. FOR CLARIFICATION OF MONUMENTS SET. (A RECORDED PLAN WILL BE PRODUCED AT THE DISCRETION OF DOUCET SURVEY, INC.)
- THE PARCEL IS SUBJECT TO, AND/OR IN BENEFIT OF THE FOLLOWING EASEMENTS, RESTRICTIONS, ETC.  
 A) SUBJECT TO A UTILITY EASEMENT CONVEYED FROM DAVID & VICTORIA DEMOULPED TO NHEC & NETT, SEE S.C.R.D. BOOK 630 PAGE 15.  
 B) SUBJECT TO A UTILITY EASEMENT CONVEYED FROM DAVID DEMOULPED TO NHEC & NETT, SEE S.C.R.D. BOOK 736 PAGE 71.  
 C) SUBJECT TO SEWER RIGHTS CONVEYED FROM DAVID DEMOULPED TO THE TOWN OF DURHAM, SEE S.C.R.D. BOOK 985 PAGE 940.  
 D) SUBJECT TO A 2' WIDE EASEMENT FOR HIGHWAY PURPOSES CONVEYED FROM RICHARD & GAIL HOUGHTON TO THE TOWN OF DURHAM, SEE S.C.R.D. BOOK 1103 PAGE 624.
- THIS SURVEY WAS PERFORMED IN WINTER CONDITIONS WITH SNOW COVER ON THE GROUND. A SITE CHECK IS RECOMMENDED IN THE SPRING IN ORDER TO ENSURE THE COMPLETENESS/ACCURACY OF THE INFORMATION SHOWN HEREON.

- SITE PLAN NOTES:
- SNOW STORAGE SHALL BE LOCATED ON LANDSCAPED ISLANDS LOCATED ON JENKINS COURT AND AT VEHICLE ENTRANCE SIDE OF BUILDING. LANDSCAPING DESIGN PROVIDED ON SHEET L1 WAS PURPOSELY DESIGNED TO ACCOMMODATE SNOW STORAGE IN THESE AREAS. EXCESS SNOW SHALL BE REMOVED OFF SITE.
  - PARKING DESIGN:  
 THE INCLUDED PARKING DESIGN IS BASED ON PARKING LOT DESIGN PRINCIPLES DESCRIBED IN "ARCHITECTURAL GRAPHIC STANDARDS, TENTH EDITION", RAMSEY AND SLEEPER, 2000.  
 3. SOLID WASTE TEMPORARY STORAGE FACILITIES SHALL BE LOCATED INSIDE PROPOSED BUILDING.  
 4. LIGHTING SHALL BE DOWNWARD LIGHTING FULLY RECESSED (FULL CUTOFF) FROM THE SECOND FLOOR OVER THE PEDESTRIAN WALKWAY. THE LIGHTING SHALL BE PLACED AT APPROPRIATE INTERVALS. THE LIGHTS LOCATED ALONG THE PEDESTRIAN WALKWAY SHALL BE EQUIPPED WITH MOTION SENSORS. THE LIGHTING FOR THE OUTDOOR SEATING AREA SHALL BE DECORATIVE WALL SCOWCES. EXCESS LIGHTING SHALL COMPLY WITH MINIMUM BUILDING SAFETY CODES.  
 5. BIKE STORAGE FOR TENANTS WILL BE PROVIDED IN THE ACCESSORY STORAGE AREAS LOCATED IN THE PROPOSED BUILDING.  
 6. MAINTENANCE OF THE FRONT SIDEWALK AREA AND PEDESTRIAN WALKWAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

- LEGEND**
- UTILITY POLE & GUY WIRE
  - UTILITY POLE W/ LIGHT
  - LIGHT POLE (ONE ARM)
  - SIGN
  - IRON PIPE/ROD FOUND
  - 5/8" RE-BAR W/ 10 CAP TO BE SET (OR OTHER SUITABLE MONUMENT)
  - FIRE HYDRANT
  - SEWER MANHOLE
  - BOLLARD
  - DECIDUOUS TREE
  - CONCRETE
  - TRAFFIC FLOW DIRECTION ARROW
  - TYP. TYPICAL
  - RET. RETAINING
  - EOTW EDGE OF TRAVEL WAY
  - SWL SINGLE WHITE LINE
  - STL SINGLE YELLOW LINE
  - CONC. CONCRETE
  - VCC VERTICAL GRANITE CURB
  - VCC VERTICAL CONCRETE CURB
  - SGC SLOPED GRANITE CURB
  - ORN. ORNAMENTAL
  - PRP. PROPERTY LINES
  - OHW OVERHEAD WIRES
  - APPROX. ADJUTERS LOT LINE
  - EASEMENT LINE
  - PEOP PROPOSED EDGE OF PAVEMENT
  - PEOP PROPOSED VERTICAL GRANITE CURB
  - PEOP PROPOSED SINGLE WHITE LINE
  - PEOP PROPOSED NUMBER OF PARKING SPACES
  - PEOP PROPOSED BOLLARD
  - PEOP PROPOSED PAVEMENT RADIUS
  - PEOP PROPOSED VERTICAL GRANITE CURB
  - PEOP PROPOSED RECESSED OVERHEAD LIGHT W/ MOTION SENSOR
  - PEOP PROPOSED DECORATIVE WALL SCOWCE



NO.	REVISIONS	DATE	INT.
1.	REVISIONS PER 8/22/09 MEMO FROM PLANNING DEPT.	8/20/09	MS
2.	SUBMISSION WITH AMENDED SITE PLAN APPLICATION	9/29/09	JAG

**SITE PLAN - AMENDED**  
 prepared for  
**JENKINS COURT LLC**  
 TAX MAP 4 LOT 8-0  
 6 JENKINS COURT DURHAM, NH

**MJS ENGINEERING, PC**  
 5 Franklin St., 1st Fl., Durham, NH 03824  
 Phone: (603) 659-4279, Fax: (603) 659-4287  
 E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 08-057  
**C1A**