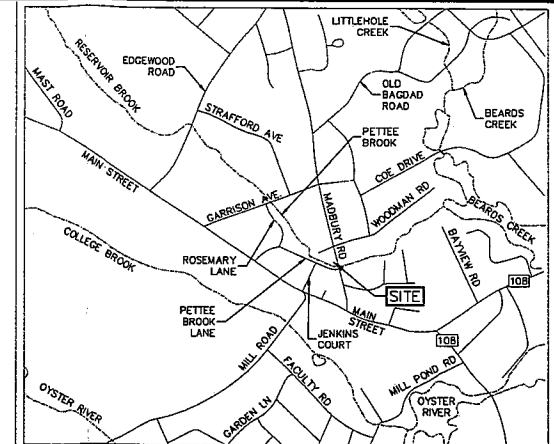


Drawing Name: 10-006-C1-AMENDED SITE PLAN
 Date: 26 Aug 2013 10:00 AM
 Path: C:\Users\james\Documents\10-006-C1-AMENDED SITE PLAN.dwg

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



LOCUST
SCALE: 1"=1000'

SITE DATA BLOCK
 PLAN INTENT: LOT REDEVELOPMENT WITH NEW 8,300± S.F. FOUR-STORY, MIXED USE BUILDING WITH COMMERCIAL SPACE ON THE FIRST AND FOURTH FLOORS AND A TOTAL OF 16 RESIDENTIAL UNITS ON THE SECOND AND THIRD FLOORS. EXISTING BUILDING SHALL BE REMOVED.

ZONE: CB - CENTRAL BUSINESS DISTRICT
 USE: COMMERCIAL & RESIDENTIAL

DIMENSIONAL REQUIREMENTS		REQUIRED	PROPOSED
MINIMUM LOT SIZE (SQUARE FEET)		5,000	15,266
MINIMUM LOT AREA PER DWELLING UNIT (S.F.)		300	307
MINIMUM FRONTAGE (FEET)		50	307
MINIMUM LOT SETBACKS			
FRONT (FEET)		NONE	0
SIDE (FEET)		NONE	2
REAR (FEET)		NONE	NA
MAXIMUM ROAD SETBACK (FEET)		15	0
MAXIMUM HEIGHT (FEET)		30	48±
MAXIMUM HEIGHT // P.B. APPROVAL (FEET)		30	48±

RESIDENTIAL DEVELOPMENT DENSITY:
 REQUIRED: 900 S.F./D.U.
 EXISTING LOT AREA = 15,266 SF LESS 759 SF WETLANDS = 14,507 S.F. DEVELOPABLE
 MAXIMUM RESIDENTIAL DWELLING UNITS ALLOWED: 14,507 S.F. / 900 S.F./D.U. = 16.1 DWELLING UNITS

PARKING REQUIREMENTS

USE	RESIDENTS/AREA/SEATS	REQUIRED	PROVIDED (SEE NOTE 1)
RESIDENTIAL	76 RES.	1 SPACE/RESIDENT = 76 SPACES	0 SPACES
COMMERCIAL			
RETAIL	8,391 SF	1 SPACE/250 SF = 34 SPACES	0 SPACE
PROFESSIONAL OFFICE	3,422 SF	1 SPACE/350 SF = 10 SPACES	0 SPACE
RESTAURANT (<4,000 SF)	2,738 SF 10 EMPLOYEES	1 SPACE/100 SF + 1 SPACE/EMPLOYEE (MAX. SHIFT) = 38 SPACES	0 SPACE

158 SPACES 0 SPACES

NOTE 1: ARTICLE 21, SECTION 175-112.A ALLOWS EXEMPTIONS FROM PARKING REQUIREMENTS IN THE CB DISTRICT. REQUEST EXEMPTION FROM 158 SPACES.

GENERAL NOTES:

- OWNER OF RECORD: CWC PROPERTIES, LLC
C/O DR. WESLEY MERRITT
13 JENKINS COURT
DURHAM, NH 03824
S.C.R.D. BOOK 3102, PAGE 573
- LOT AREA: 0.35 ACRES (15,266± S.F.)
- REFERENCE PLANS:
A. "BOUNDARY PLAN, MAP 4 LOT 12-0, 9-11 MADBURY ROAD, DURHAM, NH FOR CWC PROPERTIES INC., C/O SCHONMAKER ARCHITECTS, 10 MATHES TERRACE, DURHAM, NH" PREPARED BY ROARING BROOK CONSULTANTS INC., DATED AUGUST 2, 2006.
- ADDITIONAL FIELD SURVEY PERFORMED BY DOUGET SURVEY, INC. TO LOCATE WETLAND FLATS AND EDGE OF PETTEE BROOK IN JANUARY 2010.
- JURISDICTIONAL WETLANDS DELINEATED BY WEST ENVIRONMENTAL, INC. DURING JANUARY 2010 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATIONS MANUAL, TECHNICAL REPORT Y-87-1.
- NORTH ARROW SHOWN IS BASED ON PLAN OF LOTS, JAMES GUY SMART, DURHAM, NH BY GRANT L. DAVIS, DATED SEPTEMBER 1949 AND RECORDED WITH THE STRAFFORD COUNTY REGISTRY OF DEEDS APRIL 29, 1975, POCKET 1, FOLDER 12, PLAN 34.
- ELEVATIONS REFERENCED TO CULVERT INVERT AT FOOTBRIDGE, ELEVATION 38.50' SCALED FROM FLOOD PROFILE 50P IN THE FLOOD INSURANCE STUDY FOR STRAFFORD COUNTY.
- FLOOD ZONES "X" & "AE" PER FIRM MAP #33017C0318D, DATED 5/17/05.
- BUILDING AREA CALCULATION:
BASEMENT: 8,280 S.F.
1ST FLOOR: 6,250 S.F.
2ND FLOOR: 6,744 S.F.
3RD FLOOR: 6,744 S.F.
4TH FLOOR: 6,400 S.F.
TOTAL BUILDING AREA = 40,418 S.F.
- IMPERVIOUS SURFACE RATIO:
EXISTING = 57.8% (8,626 S.F.)
PROPOSED = 61.3% (9,355 S.F.)

SITE PLAN NOTES:

- SOLID WASTE TEMPORARY STORAGE FACILITIES SHALL BE LOCATED INSIDE PROPOSED BUILDING. ALL AREAS OF TRASH STORAGE WILL BE KEPT IN AN ORDERLY FASHION. SOLID WASTE SHALL NOT BE LEFT OUTSIDE BUT SHALL BE BROUGHT OUT AT TIME OF PICKUP AND RETURNED TO STORAGE FACILITY.
- ALL LIGHTING SHALL BE DIRECTED AWAY FROM ADJUTING PROPERTIES. LIGHTING FOR THE STAIRS AND RAMP OF MADBURY ROAD AND THE SIDEWALK LOCATED ADJACENT TO LOT 11-0 SHALL BE DOWNWARD LIGHTING FULLY RECESSED (FULL CUTOFF) FROM THE SECOND FLOOR. THE LIGHTING SHALL BE PLACED AT APPROPRIATE INTERVALS. THE LIGHTING FOR THE OUTDOOR SEATING AREA SHALL BE DECORATIVE WALL SCONES WITH A MAXIMUM 100 WATT B.L.B. EGRESS LIGHTING SHALL COMPLY WITH MINIMUM BUILDING SAFETY CODES 5 ALL ROOF DRAINS SHALL BE PROPERLY MAINTAINED YEAR ROUND.

STATE PERMITS:

- NHDES WETLANDS PERM 1 #2110-0167 APPROVED 6/5/10
- NHDES WASTEWATER CONNECTION PERM 1 #2010-0802 APPROVED 6/8/10

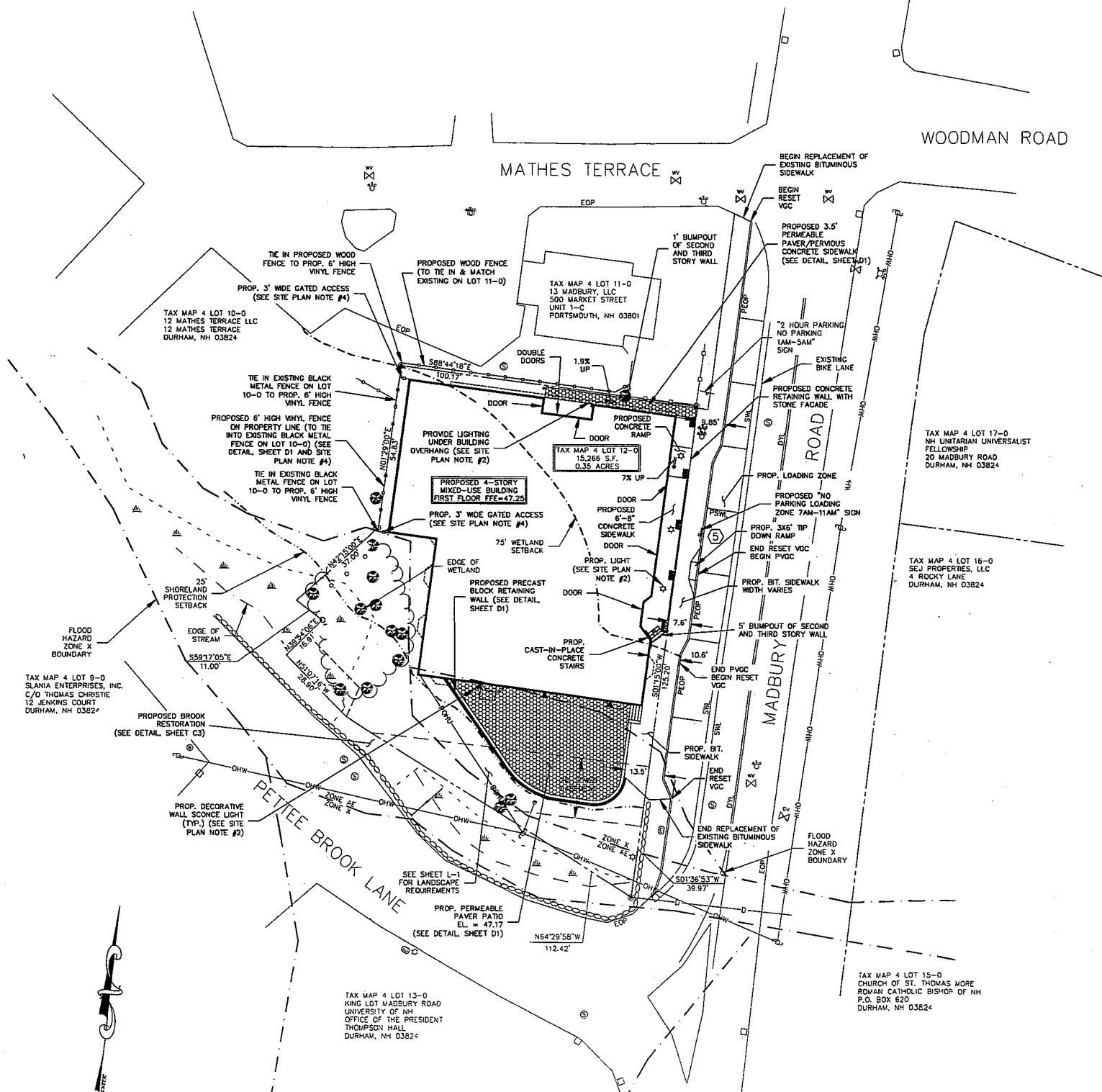
NO.	REVISIONS	DATE	INT.
1.	REVISIONS PER PLANNING BOARD	11/02/10	MS
2.	SUBMISSION WITH AMENDED SITE PLAN AND C.U.P. APPLICATIONS	9/26/10	MS
3.			
4.			

SEAL: DATE: 9/8/10 SCALE: 1"=20' DESIGNED BY: MJS/MS DRAWN BY: MJS APPROVED BY: MJS DWG FILE: 10-006-C1-AMENDED.DWG

AMENDED SITE PLAN PREPARED FOR CWC PROPERTIES, LLC (TAX MAP 4, LOT 12-0) 9-11 MADBURY ROAD DURHAM, NH

MJS ENGINEERING, PC
 5 RALPH RD., P.O. BOX 309
 DURHAM, NH 03824
 PHONE: (603) 843-4444 FAX: (603) 843-4437
 WWW.MJS-ENGINEERING.COM

JOB: 10-006
C1A

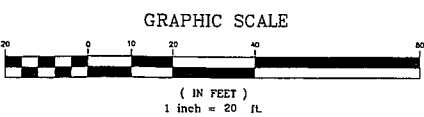


LEGEND

○	UTILITY POLE
●	IRON PIPE FOUND
○	#5 REBAR SET
●	EXISTING FIRE HYDRANT
○	EXISTING BOUND FOUND
○	BOUND SET
○	IRON ROD FOUND
○	STONE WALL
○	FENCE LINE
○	PROPERTY LINE
○	EXISTING EDGE OF PAVEMENT
○	OVERHEAD POWER LINE
○	WATER SHUTOFF
○	CATCH BASIN
○	EXTERIOR LIGHT POLE
○	ELECTRIC HANDHOLE
○	FEMA FLOOD ZONE
○	EDGE OF JURISDICTIONAL WETLANDS
○	75' WETLAND BUFFER LINE (TOWN)
○	25' SHORELAND SETBACK LINE (TOWN)
○	TREE
○	DOUBLE YELLOW LINE
○	SINGLE WHITE LINE
○	PROPOSED EDGE OF PAVEMENT
○	PROPOSED SINGLE WHITE LINE
○	PROPOSED NUMBER OF PARKING SPACES
○	PROPOSED VERTICAL GRANITE CURB
○	PROPOSED LIGHT
○	TREELINE
○	PROPOSED TREELINE
○	PROPOSED STONE WALL
○	PROPOSED OVERHEAD ELEC., TEL., DATA
○	PROPOSED WATER SHUTOFF
○	PROPOSED WATER VALVE

THIS SITE PLAN SHOWS THE PROPERTY LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

DATE: _____ LICENSED LAND SURVEYOR



UTILITY NOTES:
 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)