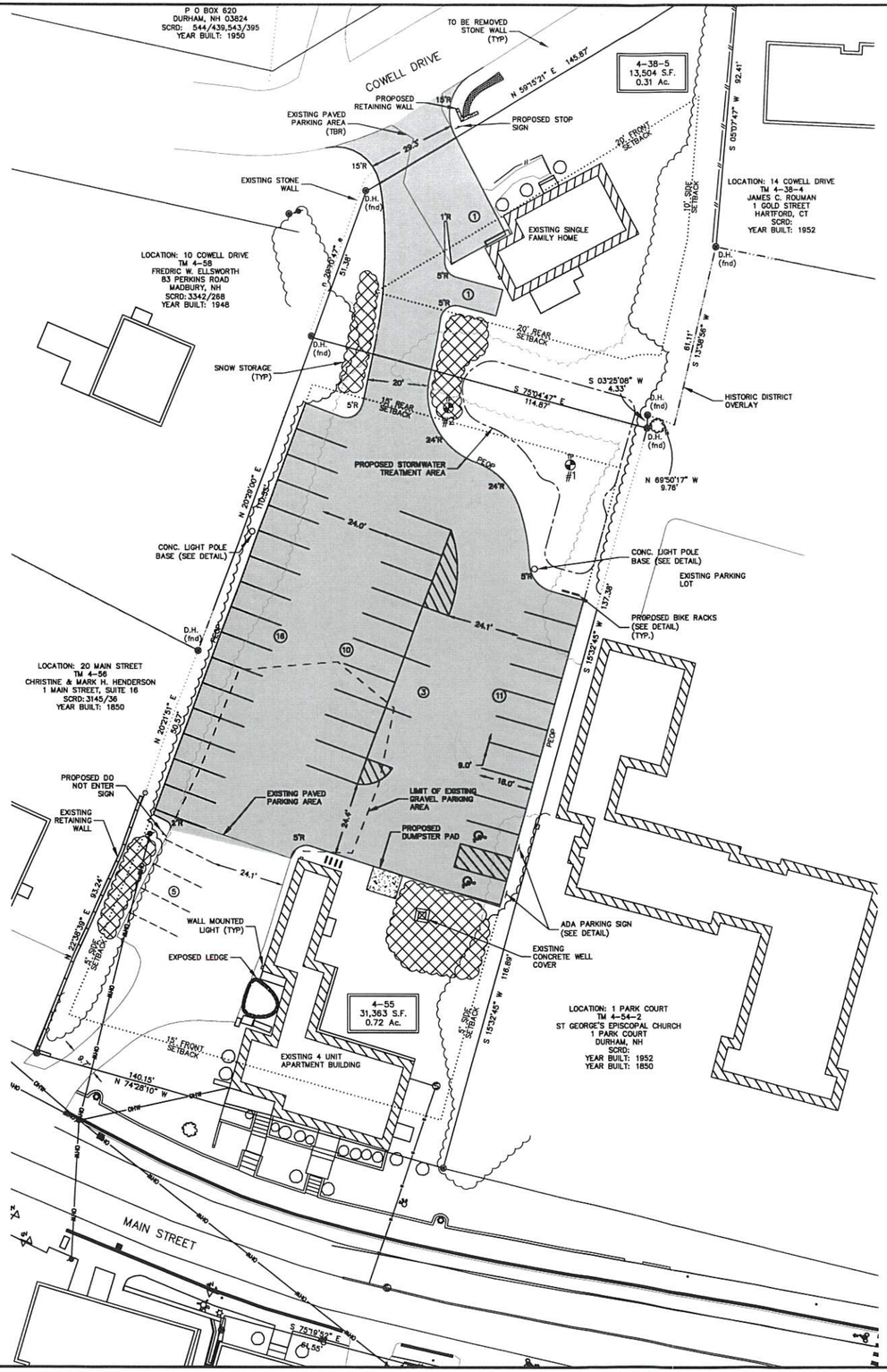
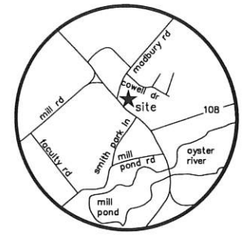


GENERAL NOTES:

1. OWNER OF RECORD:
   TOOMERFS, LLC
   18 MAIN STREET
   DURHAM, NEW HAMPSHIRE 03824
   S.C.R.D. BOOK 4486, PAGE 213

   OWNER OF RECORD:
   TOOMERFS, LLC
   37 MAIN STREET UNIT O
   DURHAM, NEW HAMPSHIRE 03824
   S.C.R.D. BOOK 4486, PAGE 213
2. LOT AREA: .72 ACRES (31,363 S.F.)
3. REFERENCE PLANS:

   A. EXISTING FEATURES PLAN MAIN STREET AKA NH ROUTE 108 AND COWELL DRIVE, DURHAM STRAFFORD COUNTY, NH PREPARED FOR TOOMERFS, LLC, PREPARED BY NORWAY PLAINS ASSOCIATES, INC. DATED AUGUST, 2018.
4. VERTICAL DATUM IS ASSUMED.
5. IMPERVIOUS SURFACE RATIO:
   EXISTING = 22.5% (6,058 S.F.)
   PROPOSED = 69.4% (18,643 S.F.)
   DISCONNECTED IMPERVIOUS COVER = 0 S.F.
   EFFECTIVE IMPERVIOUS AREA (EIA) = 18,643 S.F.
6. ALL OUTSIDE CONSTRUCTION RELATED 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. SNOW SHALL NOT BE PUSHED AGAINST TREES OR SHRUBS IN ANY MANNER THAT COULD DAMAGE THEM.
11. THE GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. THIS INCLUDES DISCREPANCIES BETWEEN THESE PLANS AND ANY OTHER PLANS OR CONTRACT DOCUMENTS.



locus
n.t.s

SITE DATA BLOCK

PLAN INTENT: THE PROPOSAL IS TO CONSTRUCT A NEW PAVED PARKING LOT ON THE SUBJECT PARCEL

ZONE: CH - CHURCH HILL

OVERLAY DISTRICTS: HISTORIC DISTRICT

USE: COMMERCIAL

DIMENSIONAL REQUIREMENTS	REQUIRED IN CH DISTRICT	REQUIRED IN RA DISTRICT
MINIMUM LOT SIZE (SQUARE FEET)	5,000 SF	20,000 SF
MINIMUM FRONTAGE (FEET)	50	100'
MINIMUM LOT SETBACKS		
FRONT (FEET)	15'	30'
SIDE (FEET)	5'	10'
REAR (FEET)	15'	20'
MAXIMUM ROAD SETBACK (FEET)	NA	NA
MAXIMUM HEIGHT (FEET)	30'	30'
MAXIMUM HEIGHT W/ P.B. APPROVAL (FEET)	35'	35'
IMPERVIOUS SURFACES RATIO	80%	33%

PARKING REQUIREMENTS

USE	OCCUPANTS	REQUIRED	PROVIDED
LOT 4-38-5 DWELLING UNITS - PERMITTED FOR 3 OR MORE UNRELATED OCCUPANTS	3	1 SPACE/OCCUPANT = 3 SPACES	3 SPACES
LOT 4-55 DWELLING UNITS - PERMITTED FOR 3 OR MORE UNRELATED OCCUPANTS	15	1 SPACE/OCCUPANT = 15 SPACES	45 SPACES
		18 SPACES	*48 SPACES

*PER ARTICLE 10, SECTION 10.2.7: PARKING LOTS MAY CONTAIN UP TO TEN PERCENT (10%) MORE SPACES THAN THE REQUIRED MINIMUM. CONDITIONAL USE REQUIRED.

NOTE: ADDITIONAL PARKING SPACES FOR USE BY LOTS 1-9, 1-10, AND 1-15 ON TAX MAP 5 AND RENTAL SPACES. CONDITIONAL USE REQUIRED.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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)

NO.	REVISIONS	DATE	INT.
1	INITIAL SUBMISSION TO DURHAM PLANNING BOARD	10/5/18	EHK

SEAL: MICHAEL J. BERRIDGE No. 10307 LICENSED PROFESSIONAL ENGINEER NEW HAMPSHIRE

DATE: 10/5/18
SCALE: 1"=20'
DESIGNED BY: EHK
DRAWN BY: EHK
APPROVED BY: MJS
DWG FILE: 18-040 C1 D.dwg

PROPOSED SITE PLAN

prepared for
TOOMERFS, LLC

TAX MAP 4, LOTS 38-5 AND 55
18 MAIN ST AND 12 COWELL DR. DURHAM, NH

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 Robinhood St., P.O. Box 359
Newmarket, NH 03857
Phone: (603) 659-4079, Fax: (603) 659-4627
E-mail: mjs@mjsengineering.com

JOB: 18-040

C1

Drawing Name: P:\18pro\18-040\Internal\Drawing Files\18-040 C1 D.dwg
Wed, 24 Oct 2018 - 10:38am