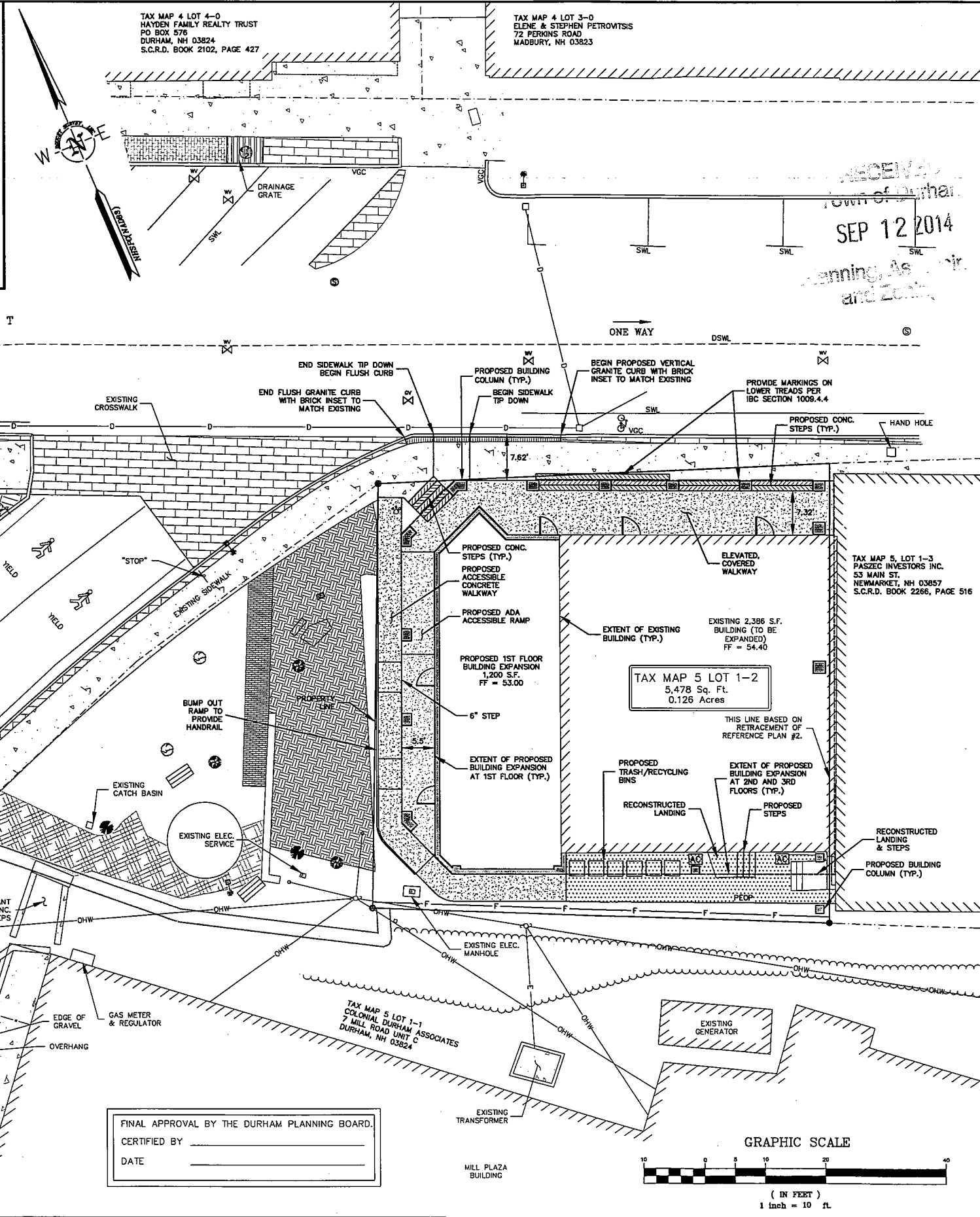
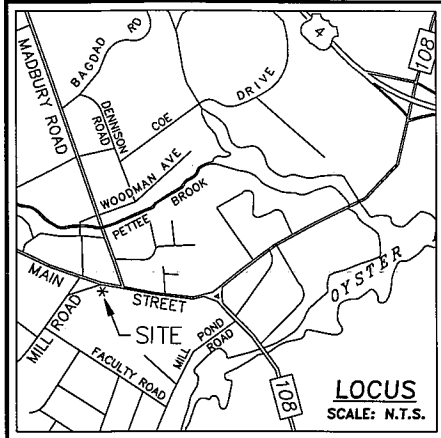


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- LEGEND**
- UTILITY POLE & GUY WIRE
  - SIGN
  - WOODEN POST
  - ELECTRIC BOX
  - WATER GATE VALVE
  - WATER SHUTOFF VALVE
  - CATCH BASIN
  - SEWER MANHOLE
  - SHRUB
  - CONIFEROUS TREE
  - DECIDUOUS TREE
  - TRAFFIC FLOW DIRECTION ARROW
  - LIGHT POLE
  - DRILL HOLE SET
  - IRON PIPE/ROD
  - EXISTING LANDSCAPED AREA
  - EXISTING CONCRETE
  - EXISTING BRICK
  - EXISTING BUILDING WALL
  - EXISTING TREE LINE
  - PROPERTY LINE
  - APPROX. ABUTTERS LOT LINE
  - EDGE OF PAVEMENT
  - SINGLE WHITE LINE
  - VERTICAL GRANITE CURB
  - SLOPED GRANITE CURB
  - SINGLE WHITE LINE
  - SINGLE YELLOW LINE
  - DASHED SINGLE WHITE LINE
  - CONCRETE
  - RETAINING
  - TYPICAL
  - FINISHED FLOOR
  - PROPOSED WATER GATE VALVE
  - PROPOSED WATER SHUT-OFF
  - PROPOSED CONCRETE WALKWAY
  - PROPOSED CONCRETE PORCH
  - PROPOSED PAVEMENT
  - PROPOSED STEP
  - PROPOSED BRICK
  - PROP. BUILDING WALL / COLUMN
  - PROP. VERTICAL GRANITE CURB
  - PROPOSED EDGE OF PAVEMENT
  - RADIUS
  - PROPOSED UTILITY POLE
  - PROPOSED FENCE
  - PROP. BUILDING EXTENT AT 2ND & 3RD FLOORS
- PARKING REQUIREMENTS**
- | USE            | RESIDENTS/S.F. | REQUIRED                     |
|----------------|----------------|------------------------------|
| RESIDENTIAL    | 34 RES.        | 1 SPACE/RESIDENT = 34 SPACES |
| COMMERCIAL     | 3,600± S.F.    | 1 SPACE/250 S.F. = 15 SPACES |
| TOTAL REQUIRED |                | 49 SPACES                    |
| TOTAL PROVIDED |                | 0 SPACES (SEE NOTE 1)        |
- NOTE**  
1. ARTICLE 21, SECTION 175-112.A ALLOWS EXEMPTIONS FROM PARKING REQUIREMENTS IN THE CB DISTRICT. REQUEST EXEMPTION FROM 49 SPACES.
- IMPERVIOUS SURFACE CALCULATIONS**
- |                           | TOTAL*           |
|---------------------------|------------------|
| EXISTING IMPERVIOUS COVER | 5,166 SF (94.3%) |
| PROPOSED IMPERVIOUS COVER | 5,257 SF (95.0%) |
| DIFFERENCE                | +91 SF (+1.7%)   |
- NOTE:** \* PERCENTAGES BASED ON A TOTAL LOT AREA OF 5,478 S.F.
- RESIDENTIAL DEVELOPMENT DENSITY**
- REQUIRED: 900 S.F./D.U.  
EXISTING LOT AREA = 5,478 S.F.  
MAXIMUM RESIDENTIAL DWELLING UNITS ALLOWED: 5,478 S.F. = 6.09 D.U.  
800 S.F./D.U.  
PROPOSED DWELLING UNITS (5 BEDROOM UNITS) = 6  
# RESIDENTIAL TENANTS = 34 MAX.

- GENERAL NOTES**
- REFERENCE: TAX MAP 5, LOT 1-2
  - TOTAL PARCEL AREA: 5,478 S.F. OR 0.126 AC.
  - OWNER OF RECORD: MARY-KYRIS, LLC  
49 MAIN STREET  
DURHAM, NH 03824  
S.C.R.D. BOOK 4132, PAGE 231
  - FIELD SURVEY PERFORMED BY P.J.S. & J.P.E. DURING 10/2013 USING A TRIMBLE S6 TOTAL STATION WITH A TRIMBLE TS03 DATA COLLECTOR AND A SOKKIA B21 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
  - HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83 DERIVED FROM STATIC GPS OBSERVATIONS PROCESSED BY THE NATIONAL GEODETIC SURVEY ON-LINE POSITIONING USER SERVICE (OPUS).
  - VERTICAL DATUM IS BASED ON NAVD83 (DISK AT DURHAM DISTRICT COURT).
  - THE PARCEL IS SUBJECT TO, AND/OR IN BENEFIT OF THE FOLLOWING EASEMENTS, RESTRICTIONS, ETC.
    - A. SUBJECT TO A SEWER EASEMENT (EXACT LOCATION UNDETERMINED), SEE S.C.R.D. BOOK 359, PAGE 449.
  - A HEIGHT VARIANCE WAS GRANTED BY THE ZBA ON 2/11/14 FROM ARTICLE 1725-4 (NOTE 7) TO ALLOW A MAXIMUM BUILDING HEIGHT OF 40 FT.
  - ACCESS INTO THE SITE FOR FIRE APPARATUS SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROCESS. PLEASE CONTACT THE FIRE DEPARTMENT AT 668-5531 WITH ANY QUESTIONS ABOUT ACCESS REQUIREMENTS.
  - ALL ON-SITE AND OFF-SITE IMPROVEMENTS SHOWN ON THE APPROVED SITE PLAN SHALL BE PROPERLY COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, UNLESS APPROPRIATE SURETY (SUFFICIENT TO COVER THE COST OF OUTSTANDING ITEMS, IN ACCORDANCE WITH SURETY STANDARDS FOR THE TOWN OF DURHAM) IS PLACED WITH THE PLANNING DEPARTMENT.
  - THIS APPROVAL IS FOR THE SITE PLAN ONLY. LIFE SAFETY CODE AND BUILDING CODE REVIEW WILL BE REQUIRED AS PART OF THE BUILDING PERMIT PROCESS WHEN THE CONSTRUCTION PLANS ARE SUBMITTED. VARIOUS REQUIREMENTS REGARDING THE BUILDING DESIGN MAY BE SPECIFIED AT THAT TIME. THE APPLICANT IS STRONGLY ENCOURAGED TO MEET WITH BUILDING AND FIRE OFFICIALS EARLY TO EXPEDITE THE REVIEW PROCESS.
  - FOR MORE INFORMATION ABOUT THIS SITE PLAN, OR TO SEE THE COMPLETE PLAN SET, CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 15 NEWMARKET ROAD, DURHAM, NH 03824. (603) 868-8064.
  - NO ADDITIONAL DWELLING UNITS OR BEDS MAY BE ESTABLISHED ON THIS PARCEL WITHOUT SPECIFIC NEW APPROVAL FROM THE PLANNING BOARD. THIS SPECIFICATION IS MADE PURSUANT TO THE PLANNING BOARD'S DETAILED REVIEW OF THE PROJECT AND A DETERMINATION THAT THE NUMBER OF UNITS/BEDS APPROVED IS THE MAXIMUM APPROPRIATE FOR THE PARCEL.
  - 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 (603) 868-8064 WITH ANY QUESTIONS OR CONCERNS.
  - EGRESS FROM THE REAR OF THE BUILDING (AND FROM THE LIBBY'S EXIT) SHALL BE MAINTAINED AND REMAIN UNOBSTRUCTED AT ALL TIMES. THIS EGRESS PATH MUST MAINTAIN THE REQUIRED WIDTH TO THE PUBLIC WAY AND WILL NEED TO HAVE REGULAR AND EMERGENCY ILLUMINATION, SNOW AND ICE REMOVAL WILL NEED TO BE CONDUCTED DURING WINTER MONTHS TO KEEP THIS EGRESS PATH AVAILABLE FOR IMMEDIATE USE.
  - THERE IS NO OVERNIGHT PARKING FOR ANY POTENTIAL APARTMENT RENTERS ON ANY ADJACENT STREETS NOR ON PROPERTY OWNED OR CONTROLLED BY THE TOWN OF DURHAM. THIS MUST BE COMMUNICATED TO ALL APARTMENT RENTERS PREFERABLY VIA A LEASE AGREEMENT. HOWEVER, THE COMMERCIAL ENTERPRISES MAY PURCHASE ANNUAL BUSINESS PERMITS FROM THE POLICE DEPARTMENT AT ESTABLISHED FEE STRUCTURE. THIS ALLOWS EMPLOYEES TO PARK AT SEVERAL SATELLITE LOCATIONS RESERVING THE CLOSEST PARKING FOR CUSTOMERS.
  - THE TRASH BINS WILL BE KEPT ALONG THE REAR FACE OF THE BUILDING IN ORDER TO NOT BLOCK EGRESS FROM LIBBY'S.
- REFERENCE PLANS**
- "EXISTING CONDITIONS PLAN OF MILL ROAD PLAZA FOR COLONIAL DURHAM ASSOCIATES", BY DOUCET SURVEY, INC. DATED MAY 8, 2008. NOT RECORDED.
  - "LOT LINE REVISION FOR NICHOLAS B. KARABELAS", BY JOHN W. DURGIN ASSOCIATES, INC. DATED JUNE 6, 1986. RECORDED AT THE S.C.R.D. PLAN #29A-22. WORKSHEETS AND SUPPLEMENTAL INFORMATION FROM THE FILES OF JOHN W. DURGIN ASSOCIATES, INC. WAS ALSO REVIEWED AS MADE AVAILABLE BY JAMES VERRA & ASSOCIATES, INC.
  - "MILL ROAD LAND SAMUEL A. TAMPOS AND EDWARD N. LEHOULLIER" BY G.L. DAVIS AND ASSOCIATES. DATED APRIL 1975. RECORDED AT THE S.C.R.D. PLAN POCKET 15 FOLDER 1 PLAN 38.
  - "BUILDING SITE PLAN PREPARE FOR PASZEC INVESTORS, INC." BY ATLANTIC SURVEY COMPANY. DATED DECEMBER 11, 2000. RECORDED AT THE S.C.R.D. PLAN #63-3.
- SITE DATA BLOCK**
- PLAN INTENT: EXPAND THE EXISTING 1-STORY COMMERCIAL USE BUILDING TO A 3-STORY MIXED USE BUILDING WITH INCREASED COMMERCIAL SPACE AT THE 1ST FLOOR AND RESIDENTIAL UNITS AT THE 2ND AND 3RD FLOORS.
- ZONE: CENTRAL BUSINESS DISTRICT (CB)
- DIMENSIONAL REQUIREMENTS**
- |                                             | STANDARD |
|---------------------------------------------|----------|
| MINIMUM LOT SIZE (SQUARE FEET)              | 5,000    |
| MINIMUM FRONTAGE (FEET)                     | 50       |
| MINIMUM BUILDING SETBACKS (FEET)            |          |
| SIDE (FEET)                                 | 0        |
| REAR (FEET)                                 | 0        |
| MAXIMUM ROAD SETBACK (FEET)                 | 15       |
| MAXIMUM HEIGHT (FEET) (SEE NOTE 1)          | 35       |
| MAX. DWELLING UNITS AT 800 S.F./D.U. (D.U.) | 6        |
| MAXIMUM IMPERVIOUS SURFACE RATIO (% (S.F.)) | 100%     |
- NOTES**
1. ALONG THE SOUTH SIDE OF MAIN STREET, A MAXIMUM BUILDING HEIGHT OF 35 FT IS ALLOWED. HOWEVER, A HEIGHT VARIANCE WAS GRANTED FOR THIS PROJECT ALLOWING A MAXIMUM HEIGHT OF 40 FT (SEE GENERAL NOTE 8, ABOVE).
- 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 WITHOUT THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE. LOCATION FOR INFORMATION REGARDING SUCH: CALL DIG-SAFE: 1-888-DIG-SAFE (1-888-344-7233).

MODIFY PLANS TO RETAIN PARK		REVIEW SET FOR COA		REVISIONS PER 7/1/14 TRC MEETING		DESIGN UPDATES		PLAN REVISIONS		INITIAL SUBMISSION TO PLANNING BOARD		REVISIONS		DATE		INT.	
NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
5.	4/23/14	4.	7/26/14	3.	7/26/14	2.	7/26/14	1.	7/26/14	0.	7/26/14	0.	7/26/14	0.	7/26/14	0.	7/26/14

**SEAL**

DATE: 4/23/14  
SCALE: 1"=10'  
DESIGNED BY: MJS  
DRAWN BY: JLG  
APPROVED BY: MJS  
DWG FILE: 13024C1S.dwg

**SITE PLAN**

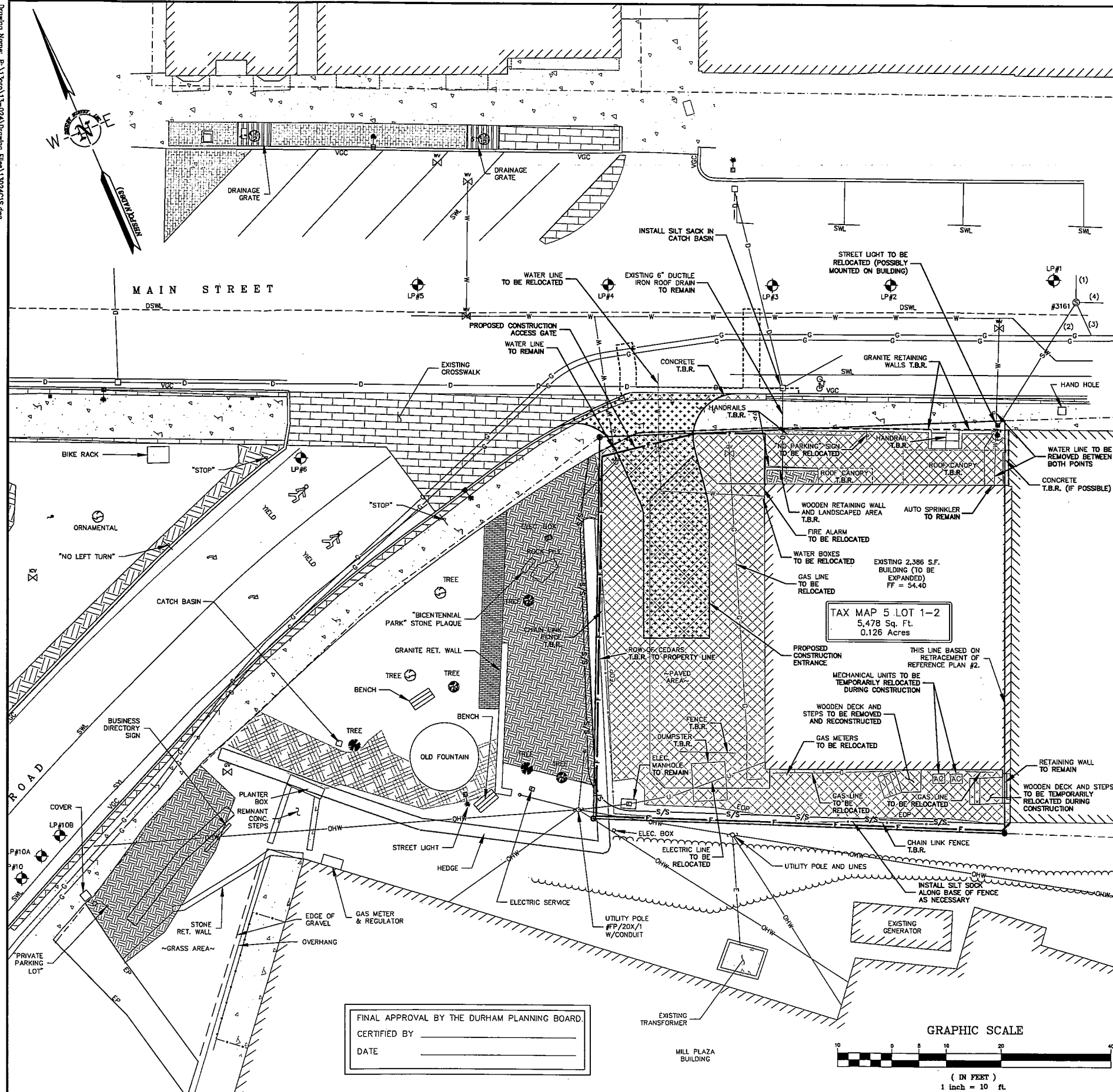
prepared for  
**PAUL EJA**  
(TAX MAP 5, LOT 1-2)  
49 MAIN STREET DURHAM, NH

**MJS ENGINEERING, PC**

5 FAIRBANK ST., P.O. BOX 359  
NEWBURY, NH 03857  
PHONE: (603) 659-4979, FAX: (603) 659-4427  
E-MAIL: MJS@MJS-ENGINEERING.COM

**JOB: 13-024**

**C1**



FINAL APPROVAL BY THE DURHAM PLANNING BOARD.  
 CERTIFIED BY \_\_\_\_\_  
 DATE \_\_\_\_\_

GRAPHIC SCALE

( IN FEET )  
1 inch = 10 ft.

### LEGEND

- |        |                                  |   |
|--------|----------------------------------|---|
|        | UTILITY POLE & GUY WIRE          |   |
|        | SIGN                             |   |
|        | WOODEN POST                      |   |
|        | ELECTRIC BOX                     | 4 |
|        | WATER GATE VALVE                 | C |
|        | WATER SHUTOFF VALVE              | P |
|        | CATCH BASIN                      | 5 |
|        | SEWER MANHOLE                    | S |
|        | SHRUB                            | 6 |
|        | CONIFEROUS TREE                  | R |
|        | DECIDUOUS TREE                   | M |
|        | TRAFFIC FLOW DIRECTION ARROW     | C |
|        | LIGHT POLE                       | 7 |
|        | DRILL HOLE SET                   | E |
|        | IRON PIPE/ROD                    | S |
|        | EXISTING LANDSCAPED AREA         | U |
|        | EXISTING CONCRETE                | 8 |
|        | EXISTING BRICK                   | N |
|        | EXISTING BUILDING WALL           | M |
|        | EXISTING TREE LINE               | 9 |
|        | PROPERTY LINE                    | E |
|        | APPROX. ABUTTERS LOT LINE        | F |
| EOP    | EDGE OF PAVEMENT                 | T |
| SWL    | SINGLE WHITE LINE                | S |
| VGC    | VERTICAL GRANITE CURB            | P |
| SGC    | SLOPED GRANITE CURB              | C |
| SWL    | SINGLE WHITE LINE                | S |
| SYL    | SINGLE YELLOW LINE               | P |
| DSLW   | DASHED SINGLE WHITE LINE         | D |
| CONC.  | CONCRETE                         | A |
| RET.   | RETAINING                        | B |
| T.B.R. | TO BE REMOVED                    | B |
| TYP.   | TYPICAL                          | R |
|        | EXISTING OVERHEAD WIRES          | I |
|        | EXISTING SEWER LINE              | N |
|        | EXISTING DRAIN LINE              | C |
|        | EXISTING WATER LINE              | C |
|        | T.B.R. PAVEMENT AND CONC.        |   |
|        | T.B.R. LANDSCAPING               |   |
|        | BRICK                            |   |
|        | PAVERS                           |   |
|        | STABILIZED CONSTRUCTION ENTRANCE |   |
|        | T.B.R. OVERHEAD WIRES            |   |
|        | T.B.R. WATER LINE                |   |
|        | T.B.R. GAS LINE                  |   |
|        | T.B.R. ELECTRIC LINE             |   |
|        | T.B.R. TREE LINE                 |   |
|        | T.B.R. CHAIN LINK FENCE          |   |
|        | T.B.R. WATER GATE VALVE          |   |
|        | T.B.R. WATER SHUTOFF VALVE       |   |
|        | T.B.R. UTILITY POLE              |   |
|        | PROP. CONSTRUCTION FENCE         |   |
|        | PROP. CONSTRUCTION LIMIT         |   |
|        | PROP. SILT SOCK                  |   |

**DEMOLITION NOTES:**

1. THERE SHALL BE NO CONSTRUCTION PARKING, UNLOADING, OR STAGING ON MAIN STREET AT ANY TIME DURING CONSTRUCTION WITHOUT PROPER TRAFFIC CONTROL. ALL CONSTRUCTION DELIVERIES AND MATERIALS SHALL BE MADE FROM THE ACCESS AT MAIN STREET OR FROM THE PARK.
2. LOCATIONS OF UTILITIES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE SITE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES. CONTRACTOR SHALL CALL DIGSAFE AT 1-888-DIG-SAFE (1-888-344-7253) PRIOR TO COMMENCING WITH ANY DEMOLITION WORK.
3. CONSTRUCTION SEQUENCING SHALL MEET THE REQUIREMENTS OF THE CONSTRUCTION SEQUENCING AND EROSION CONTROL NOTES FOUND ON THE PROJECT. TEMPORARY EROSION CONTROL STRUCTURES AND CONSTRUCTION FENCE SHALL BE INSTALLED PRIOR TO CONDUCTING EARTHWORK ACTIVITIES.
4. ALL DEMOLITION MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFICALLY INDICATED OTHERWISE ON THIS PLAN. MATERIALS SHALL BE REMOVED FROM THE SITE AS SOON AS POSSIBLE TO PREVENT UNDUE BURDEN ON THE BUILDING CONTRACTOR OF WORKING AROUND STOCKPILED MATERIALS.
5. ALL DEMOLITION MATERIALS SHALL BE PROPERLY DISPOSED OF OFF SITE PER CURRENT LOCAL, STATE, AND FEDERAL REGULATIONS. ALL STUMPS SHALL BE REMOVED FROM THE SITE.
6. THE INTENT OF THIS PLAN IS TO SHOW THE DEMOLITION REQUIREMENTS. THE DETAILED SCHEDULE OF ADDITIONAL ITEMS MAY BE REQUIRED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A SITE VISIT TO VERIFY ALL DEMOLITION REQUIREMENTS FOR THE PROJECT.
7. PROPERTY BOUNDARY MONUMENTS SHALL BE SET AS SHOWN. EXISTING MONUMENTATION THAT IS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A NH LICENSED LAND SURVEYOR OR PERSONS UNDER THE DIRECT SUPERVISION OF A NH U.S. DOUGET SURVEY, INC. (659-6560) IS THE SURVEYOR OF RECORD FOR THIS PROPERTY. COSTS FOR THIS WORK SHALL BE PAID FOR BY THE SITE CONTRACTOR.

8. THE SITE CONTRACTOR SHALL PROVIDE DAILY MAINTENANCE AS NECESSARY, INCLUDING SWEEPING MAIN STREET, TO REMOVE DEPOSITED MATERIALS, RUBBISH, ETC. ASSOCIATED WITH THE SITE AND BUILDING CONSTRUCTION ACTIVITIES.

9. ALL WORK SHALL BE CONDUCTED IN A MANNER TO PROTECT EXISTING FEATURES TO REMAIN AS SHOWN. THIS INCLUDES ONSITE FEATURES AND THOSE FEATURES WITHIN THE PUBLIC R.O.W. DAMAGE TO THESE FEATURES SHALL BE REPAIRED/REPLACED IN KIND BY THE SITE CONTRACTOR.

10. IN ANY LOCATION WHERE AN EXISTING PEDESTRIAN TRAVEL WAY LEADS TO THE CONSTRUCTION SITE (FOOT PATHS, ETC.), ACCESS TO THE CONSTRUCTION SITE SHALL BE BLOCKED AND SIGNAGE SHALL BE PROVIDED AS SHOWN BELOW:

**NO ACCESS  
CONSTRUCTION SITE**

11. A CONSTRUCTION FENCE SHALL BE INSTALLED ALONG THE ENTIRE PERIMETER OF THE CONSTRUCTION SITE, AS SHOWN ON THIS PLAN. GATES SHALL BE PROVIDED AT THE ACCESS POINTS ALONG MAIN STREET AND AT THE PARK. WHERE APPLICABLE, SILT SOXX SHALL BE PROVIDED INSIDE OF THE FENCE.

**DEMOLITION ITEMS:**

A. REMOVE ALL EXISTING PAVEMENT AND CONCRETE.

B. REMOVE THE EXISTING ROOF CANOPIES AT THE FRONT OF THE BUILDING AS WELL AS THE EXISTING STEPS, RETAINING WALLS, RAILINGS, AND PAVEMENT. REMOVAL OF THESE ITEMS SHALL BE DONE IN A MANNER WHICH ALLOWS THE EXISTING BUSINESSES TO OPERATE.

C. EXISTING UTILITIES THAT SERVICE THE SITE SHALL BE MAINTAINED OR RELOCATED AS SHOWN ON THIS PLAN AND THE UTILITIES PLAN.

UTILITIES NOTE:

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**MJS ENGINEERING, PC**

5 RAILROAD ST., P.O. BOX 359  
 DURHAM, NC 27701  
 PHONE: (603) 659-6975 FAX: (603) 659-4627  
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CIVIL  
 ENVIRONMENTAL  
 CONSULTING ENGINEERING

**DEMOLITION PLAN**

prepared for  
**PAUL EJA**

(TAX MAP 5, LOT 1-2)  
 49 MAIN STREET DURHAM, NH

DATE: 4/23/14

SCALE: 1"=10'

DESIGNED BY: MJS

DRAWN BY: JLG

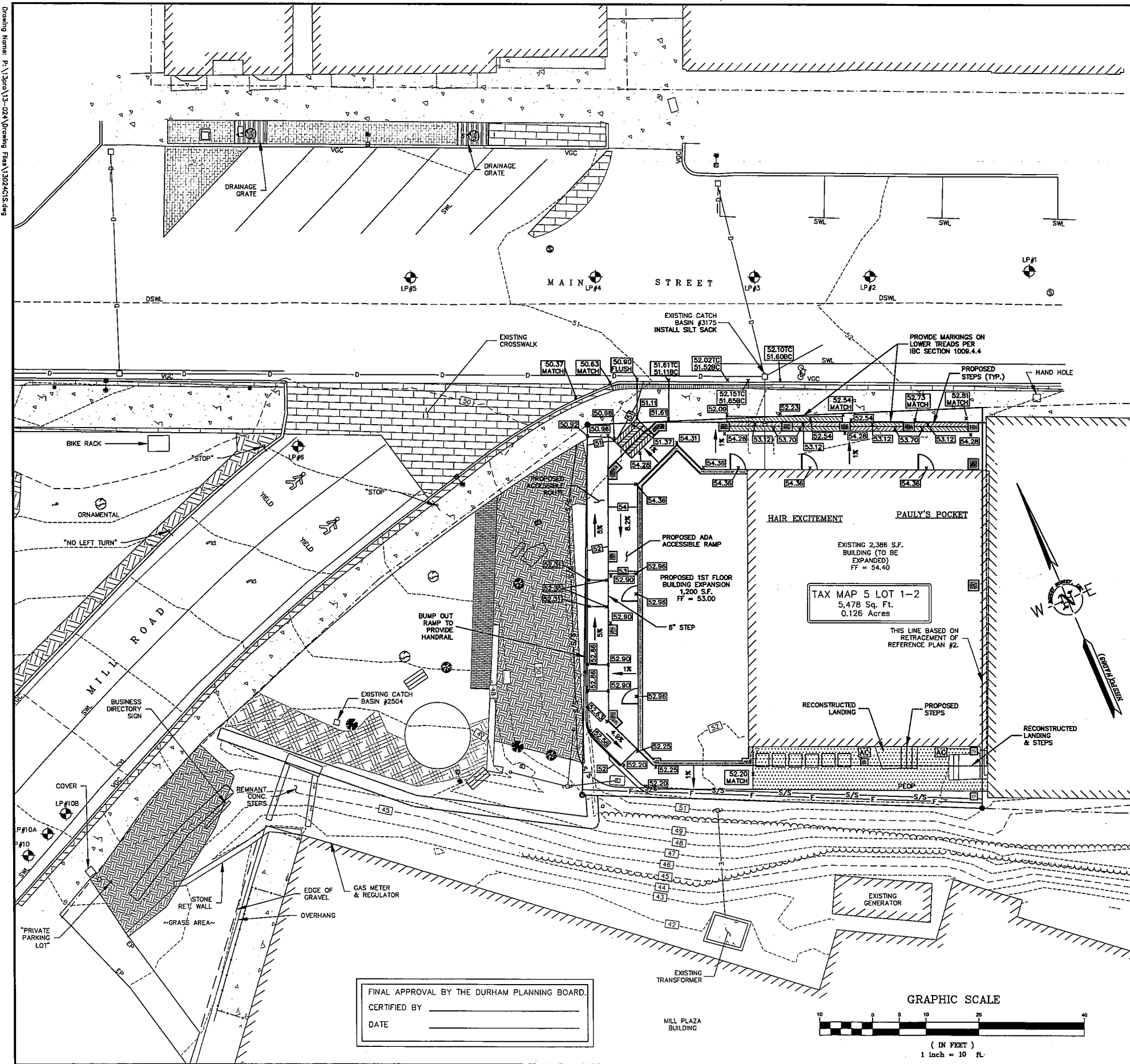
APPROVED BY: MJS

DWG FILE: 13024CIS.dwg

**SEAL**

	NO.	REVISIONS	DATE	INT.
5.	MODIFY PLANS TO RETAIN PARK		9/12/14	MS
4.	REVIEW SET FOR COA		8/26/14	MS
3.	REVISIONS PER 7/1/14 TRG MEETING		7/2/14	MS
2.	DESIGN UPDATES		7/1/14	MS
1.	PLAN REVISIONS		8/26/14	MS
0.	INITIAL SUBMISSION TO PLANNING BOARD		4/23/14	JLG

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**GRADING & EROSION CONTROL NOTES:**

1. REFER TO CONSTRUCTION SEQUENCING AND EROSION CONTROL NOTES ON SHEET CS.
2. ALL PARKING AREA AND DRAINAGE WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS PUBLISHED BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
3. ALL DISTURBED AREAS NOT PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" OF LOAM, SEED AND MULCH AS SPECIFIED.
4. **COMPACTION REQUIREMENTS:**  

LOCATION:	MINIMUM COMPACTION*
BELOW PAVED OR CONCRETE AREAS	95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL	95%
BELOW LOAM AND SEED AREAS	90%

\*ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM PROCTOR DENSITY.
5. ADJUST ALL MANHOLES, CATCH BASINS ETC. WITHIN LIMITS OF WORK TO FINISHED GRADE.
6. EROSION CONTROL DEVICES SHALL BE INSPECTED AFTER EACH RAIN STORM OF 0.50 INCHES OR GREATER. DAMAGED EROSION CONTROL DEVICES SHALL BE REPAIRED/MODIFIED AS NECESSARY.
7. ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.
8. ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE GROUND SURFACE IS STABILIZED. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MONITORED BY THE APPLICANT ON A PERIODIC BASIS DURING CONSTRUCTION AND ANY DEFICIENCIES SHALL BE CORRECTED AS SOON AS POSSIBLE.

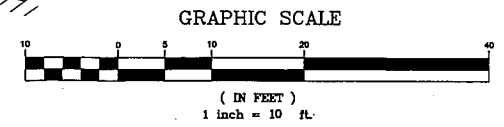
**LEGEND**

- UTILITY POLE & GUY WIRE
- SIGN
- WOODEN POST
- ELECTRIC BOX
- WATER GATE VALVE
- WATER SHUTOFF VALVE
- CATCH BASIN
- SEWER MANHOLE
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- LIGHT POLE
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- EXISTING LANDSCAPED AREA
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- EXISTING BRICK
- EXISTING BUILDING WALL
- EXISTING TREE LINE
- PROPERTY LINE
- APPROX. ADJUTERS LOT LINE
- EOP
- SWL
- VGC
- SGC
- SWL
- SYL
- DSWL
- CONC.
- RET.
- TYP.
- FF
- PROPOSED WATER GATE VALVE
- PROPOSED WATER SHUT-OFF
- PROPOSED CONCRETE WALKWAY
- PROPOSED CONCRETE PORCH
- PROPOSED PAVEMENT
- PROPOSED STEP
- PROPOSED BRICK
- PROP. BUILDING WALL / COLUMN
- PROP. VERTICAL GRANITE CURB
- PROPOSED EDGE OF PAVEMENT
- S/R
- PROPOSED UTILITY POLE
- PROPOSED FENCE
- S/S
- PROP. TEMPORARY SILT SOXX
- PROP. BUILDING EXTENT AT 2ND & 3RD FLOORS
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED SPOT GRADE
- PROPOSED SLOPE DOWN
- MATCH
- TC
- BC

**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)

FINAL APPROVAL BY THE DURHAM PLANNING BOARD.  
CERTIFIED BY \_\_\_\_\_  
DATE \_\_\_\_\_



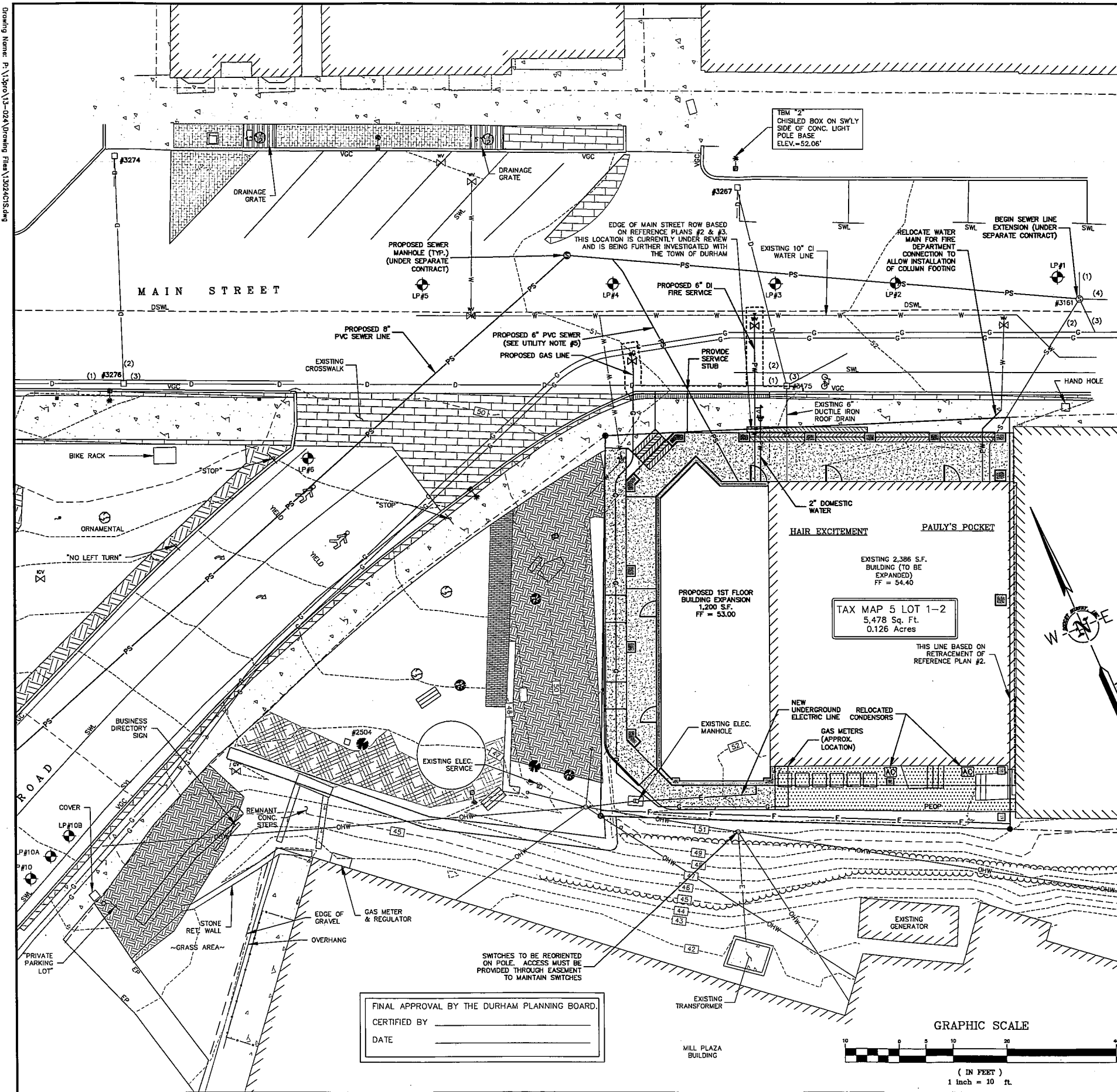
SEAL		DATE		SCALE		DESIGNED BY		DRAWN BY		APPROVED BY		DWG FILE	
4/23/14		1"=10'		MJS		JLG		MJS		13024C1S.dwg			

GRADING & EROSION CONTROL PLAN		prepared for		PAUL EJA		(TAX MAP 5, LOT 1-2)		49 MAIN STREET		DURHAM, NH					
MJS ENGINEERING, PC		5 SULLY ROAD ST., P.O. BOX 350		NASHUA, NH 03087		PHONE: (603) 453-9779, FAX: (603) 659-4627		E-MAIL: MJS@MJS-ENGINEERING.COM		CIVIL		ENVIRONMENTAL		CONSULTING ENGINEERING	

NO.		REVISIONS		DATE		INT.	
5.		MODIFY PLANS TO RETAIN PARK		9/12/14		MS	
4.		REVIEW SET FOR COA		8/26/14		MS	
3.		REVISIONS PER 7/1/14 TRG MEETING		7/2/14		MS	
2.		DESIGN UPDATES		7/1/14		MS	
1.		PLAN REVISIONS		8/26/14		MS	
0.		INITIAL SUBMISSION TO PLANNING BOARD		8/23/14		JLG	



- GRADING & EROSION CONTROL NOTES:**
1. REFER TO CONSTRUCTION SEQUENCING AND EROSION CONTROL NOTES ON SHEET C6.
  2. ALL ROAD AND DRAINAGE WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS PUBLISHED BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
  3. ALL DISTURBED AREAS NOT PAVED OR OTHERWISE TREATED SHALL RECEIVE 4\"/>
  4. **COMPACTION REQUIREMENTS:**  
LOCATION: MINIMUM COMPACTION\*  
BELOW PAVED OR CONCRETE AREAS 95%  
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL 95%  
BELOW LOAM AND SEED AREAS 90%  
\*ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM PROCTOR DENSITY.
  5. ADJUST ALL MANHOLES, CATCH BASINS ETC. WITHIN LIMITS OF WORK TO FINISHED GRADE.
  6. EROSION CONTROL DEVICES SHALL BE INSPECTED AFTER EACH RAIN STORM OF 0.50 INCHES OR GREATER UNLESS OTHERWISE SPECIFIED. DAMAGED EROSION CONTROL DEVICES SHALL BE REPAIRED/MODIFIED AS NECESSARY.
  7. ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.

- UTILITY NOTES:**
1. 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).
  2. ALL INSPECTION/OBSERVATION SERVICES FOR THE INSTALLATION OF WATER, WASTEWATER, STORMWATER MANAGEMENT, AND OTHER INFRASTRUCTURE SHALL BE PERFORMED BY AUTHORIZED REPRESENTATIVES OF THE TOWN OF DURHAM AS STIPULATED BY THE DURHAM DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER SHALL REIMBURSE THE TOWN FOR ALL ASSOCIATED INSPECTION/OBSERVATION COSTS.
  3. ALL UTILITY PIPING AND WIRING SHALL BE LOCATED UNDERGROUND.
  4. ALL STORMWATER MANAGEMENT INFRASTRUCTURE SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH DESIGN STANDARDS OF THE DURHAM SITE PLAN REVIEW REGULATIONS. THE INFRASTRUCTURE SHALL BE OWNED BY THE PROPERTY OWNER AND IT SHALL BE OPERATED AND MAINTAINED BY THE PROPERTY OWNER TO PROTECT THE QUALITY OF ON-SITE AND OFF-SITE WATER RESOURCES AND WETLAND HABITAT.
  5. THE EXISTING SEWER SERVICE WILL NEED TO REMAIN IN USE UNTIL CONSTRUCTION OF THE PROPOSED SEWER LINE EXTENSION. THE NEW SERVICE WILL BE CONSTRUCTED FROM THE BUILDING TO BEYOND THE CURB LINE AS SHOWN. THE REMAINDER OF THE SERVICE SHALL BE CONSTRUCTED DURING CONSTRUCTION OF THE SEWER LINE EXTENSION.

**LEGEND**

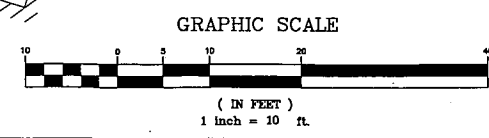
- UTILITY POLE & GUY WIRE
- SIGN
- WOODEN POST
- ELECTRIC BOX
- WATER GATE VALVE
- WATER SHUTOFF VALVE
- CATCH BASIN
- SEWER MANHOLE
- SHRUB
- CONIFEROUS TREE
- DECIDUOUS TREE
- TRAFFIC FLOW DIRECTION ARROW
- LIGHT POLE
- DRILL HOLE SET
- IRON PIPE/ROD
- EXISTING LANDSCAPED AREA
- EXISTING CONCRETE
- EXISTING BRICK
- EXISTING BUILDING WALL
- EXISTING TREE LINE
- PROPERTY LINE
- APPROX. ABUTTERS LOT LINE
- EDGE OF PAVEMENT
- SINGLE WHITE LINE
- VGC VERTICAL GRANITE CURB
- SGC SLOPED GRANITE CURB
- SWL SINGLE WHITE LINE
- SYL SINGLE YELLOW LINE
- DSWL DASHED SINGLE WHITE LINE
- CONC. CONCRETE
- RET. RETAINING
- TYP. TYPICAL
- FF FINISHED FLOOR
- OHV EXISTING OVERHEAD WIRES
- S EXISTING SEWER LINE
- D EXISTING DRAIN LINE
- W EXISTING WATER LINE
- PROPOSED WATER GATE VALVE
- PROPOSED WATER SHUT-OFF
- PROPOSED CONCRETE WALKWAY
- PROPOSED CONCRETE PORCH
- PROPOSED PAVEMENT
- PROPOSED STEP
- PROPOSED BRICK
- PROP. BUILDING WALL / COLUMN
- PROP. VERTICAL GRANITE CURB
- PEOP PROPOSED EDGE OF PAVEMENT
- S'R RADIUS
- PROPOSED UTILITY POLE
- PROPOSED FENCE
- PROPOSED WATER LINE
- PROPOSED GAS LINE
- PROP. UNDERGROUND ELECTRIC LINE
- PROP. BUILDING EXTENT AT 2ND & 3RD FLOORS

**DRAINAGE TABLE**

CB #1011	RIM=32.0'
(1) 18" RCP INV.=26.5'	
(2) 24" RCP INV.=26.8'	
CB #1012	RIM=31.9'
(1) 18" RCP INV.=26.7'	
(2) 18" RCP INV.=26.7'	
CB #1062	RIM=33.1'
(1) 18" RCP INV.=27.2'	
(2) 18" RCP INV.=27.2'	
DMH #2452	RIM=38.0'
(1) 8" PVC INV.=33.3'	
(2) 15" RCP INV.=30.4'	
(3) 15" RCP	
CB #2453	RIM=38.3'
8" PVC INV.=34.7'	
CB #2504	RIM=46.7'
SUMP ONLY	
CB #2630	RIM=32.0'
CB #2664	RIM=38.5'
(1) 15" RCP INV.=35.2'	
(2) 15" RCP INV.=31.1'	
DMH #2667	RIM=42.1'
(1) 12" RCP INV.=38.0'	
(2) 12" RCP INV.=38.0'	
MH #2668	RIM=34.7'
CB #2720	RIM=33.3'
(1) 18" RCP INV.=27.9'	
(2) 15" RCP INV.=28.1'	
CB #3175	RIM=51.6'
(1) 12" RCP INV.=48.2'	
(2) 12" RCP INV.=48.4'	
(3) 8" PVC INV.=48.4'	
CB #3267	RIM=51.1'
12" RCP INV.=49.0'	
CB #3274	RIM ELEV.=50.2'
12" RCP INV.=46.4'	
CB #3275	RIM=51.4'
CB #3278	RIM=50.4'
(1) 12" RCP INV.=45.9'	
(2) 10" PVC INV.=45.9'	
(3) 12" RCP INV.=45.9'	
CB #3334	RIM=50.8'
(1) 12" RCP INV.=43.2'	
(2) 12" RCP INV.=43.2'	
(3) 12" RCP INV.=43.3'	
CB #3346	RIM=50.3'
12" RCP INV.=48.4'	
CB #3418	RIM=39.5'
(1) 12" CMP INV.=36.2'	
(2) 15" CMP INV.=35.7'	
(3) 10" PVC INV. (CAPPED)	
TOP OF PIPE=37.2'	
(4) 15" RCP INV.=35.5'	

**SEWER TABLE**

SMH #3161	RIM=52.7'
(1) 8" PVC INV.=47.1'	
(2) 6" PVC INV.=47.2'	
(3) 6" PVC INV.=47.2'	
(4) 8" PVC INV.=47.2'	
SMH #3417	RIM=34.6'
(1) 8" CLAY INV.=27.3'	
(2) 6" CLAY INV.=27.3'	
(3) 8" CLAY INV.=27.1'	
SMH #3418	RIM=32.7'
(1) 8" CLAY INV.=24.8'	
(2) 6" CLAY INV.=25.2'	
(3) 8" CLAY INV.=24.8'	

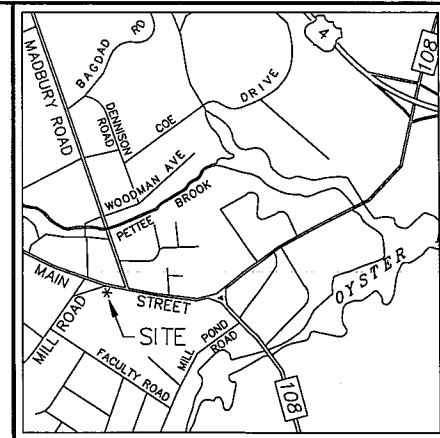
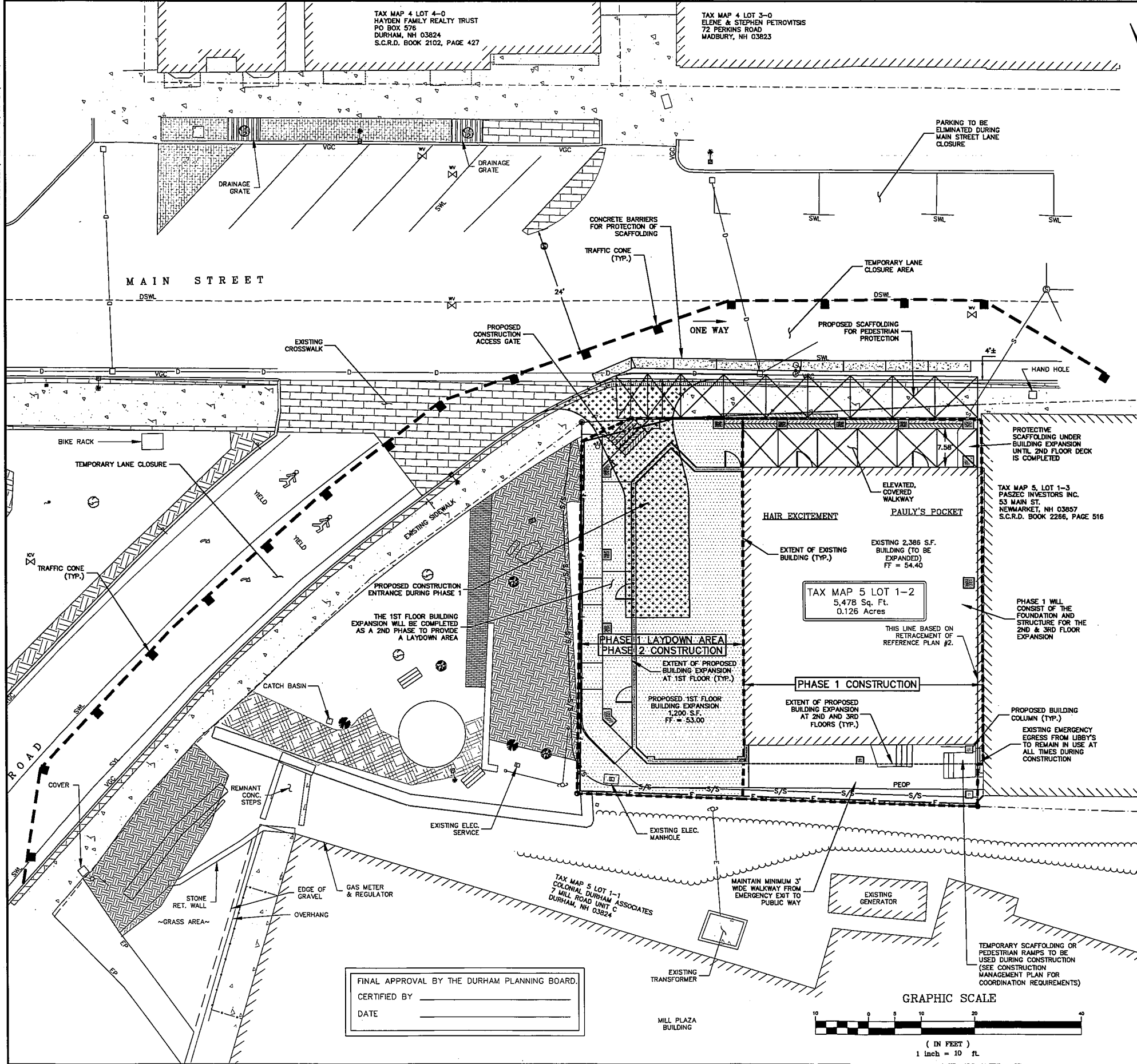


FINAL APPROVAL BY THE DURHAM PLANNING BOARD.  
CERTIFIED BY \_\_\_\_\_  
DATE \_\_\_\_\_

MS	9/12/14	MS	8/26/14	MS	7/2/14	MS	7/1/14	MS	6/20/14	MS	4/23/14	INT.	DATE
5.	MODIFY PLANS TO RETAIN PARK	4.	REVIEW SET FOR COA	3.	REVISIONS PER 7/1/14 TRG MEETING	2.	DESIGN UPDATES	1.	PLAN REVISIONS	0.	INITIAL SUBMISSION TO PLANNING BOARD	NO.	REVISIONS
DATE: 4/23/14 SCALE: 1"=10' DESIGNED BY: MJS DRAWN BY: JLG APPROVED BY: MJS DWG FILE: 13024C1S.dwg													
UTILITIES PLAN prepared for <b>PAUL EJA</b> (TAX MAP 5, LOT 1-2) 49 MAIN STREET DURHAM, NH													
<b>MJS ENGINEERING, PC</b> 5 HILL ROAD ST., P.O. BOX 359 NASHUA, NH 03063 PHONE: (603) 559-4979, FAX: (603) 659-4627 E-MAIL: MJS@MJS-ENGINEERING.COM CIVIL ENVIRONMENTAL CONSULTING ENGINEERING													
JOB: 13-024 <b>C4</b>													



Drawing Name: P:\13024\13-024\Working Files\13024C1S.dwg  
Plt: 12 Sep 2014 - 11:35am



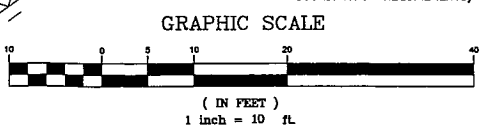
LEGEND

- UTILITY POLE & GUY WIRE
- SIGN
- WOODEN POST
- ELECTRIC BOX
- WATER GATE VALVE
- WATER SHUTOFF VALVE
- CATCH BASIN
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- EXISTING LANDSCAPED AREA
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- EXISTING BRICK
- EXISTING BUILDING WALL
- EXISTING TREE LINE
- PROPERTY LINE
- APPROX. ADJUTERS LOT LINE
- EOP
- SWL
- VGC
- SGC
- SWL
- SYL
- DSWL
- CONC.
- RET.
- TYP.
- FF
- PEOP
- S/R
- Q
- F
- EDGE OF PAVEMENT
- SINGLE WHITE LINE
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- PROPOSED STEP
- PROPOSED BRICK
- PROP. BUILDING WALL / COLUMN
- PROP. VERTICAL GRANITE CURB
- PROPOSED EDGE OF PAVEMENT
- RADIUS
- PROPOSED UTILITY POLE
- PROPOSED FENCE
- PROP. BUILDING EXTENT AT 2ND & 3RD FLOORS
- PROPOSED LAYDOWN AREA

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)

FINAL APPROVAL BY THE DURHAM PLANNING BOARD.  
CERTIFIED BY \_\_\_\_\_  
DATE \_\_\_\_\_



SEAL		DATE		NO.	
DATE:	6/20/14	DATE:	6/20/14	NO.	
SCALE:	1"=10'	DESIGNED BY:	MJS	NO.	
		DRAWN BY:	MJS	NO.	
		APPROVED BY:	MJS	NO.	
		DWG FILE:	13024C1S.dwg	NO.	

SITE LOGISTICS PLAN		DATE		NO.	
DATE:	6/20/14	DATE:	6/20/14	NO.	
SCALE:	1"=10'	DESIGNED BY:	MJS	NO.	
		DRAWN BY:	MJS	NO.	
		APPROVED BY:	MJS	NO.	
		DWG FILE:	13024C1S.dwg	NO.	

REVISIONS		DATE		NO.	
NO.		DATE		NO.	
1.	INITIAL SUBMISSION TO PLANNING BOARD	6/20/14		NO.	
2.	REVIEW SET FOR COA	8/28/14		NO.	
3.	MODIFY PLANS TO RETAIN PARK	9/12/14		NO.	

prepared for  
**PAUL EJA**  
(TAX MAP 5, LOT 1-2)  
49 MAIN STREET DURHAM, NH

**MJS ENGINEERING, PC**  
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CIVIL  
ENVIRONMENTAL  
CONSULTING ENGINEERING

JOB: 13-024

**SLP**