


















	UTILITY POLE & GUY WIRE
	SIGN
	WOODEN POST
	ELECTRIC BOX
	WATER GATE VALVE
	WATER SHUT-OFF 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 BUILDING WALL
	EXISTING TREE LINE
	PROPERTY LINE

## LEGEND

### GENERAL NOTES

1. REFERENCE: TAX MAP 5, LOT 1-SF 2.
2. TOTAL PARCEL AREA: 5.478 ± AC.
3. OWNER OF RECORD: MARY-KRISTE, LLC  
DURHAM, NH 03824
4. FIELD SURVEY PERFORMED BY D.S.I. INC. DURING 10/2013 USING  
GPS. THE SURVEY WAS CONDUCTED WITH 10 POINTS OF DATA  
COLLECTED AND SPREADSHEET DATA TO DETERMINE  
HORIZONTAL PARCEL BASED ON LEAST SQUARE ANALYSIS.
5. HORIZONTAL PARCEL BASED ON NEW HAMPSHIRE STATE  
PLANE(2000) NAD83 DERIVED FROM STATIC GPS OBSERVATIONS  
PROCESSED BY THE NATIONAL GEODETIC SURVEY ON-LINE  
COMPUTER SYSTEM.
6. VERTICAL DATUM IS BASED ON NAD08 (DIN4 AT DURHAM  
VERTICAL CONTROL)
7. THE PARCEL IS SUBJECT TO, AND/OR IN BENEFIT OF THE  
FOLLOWING EASEMENTS, RESTRICTIONS, ETC.

- A. SUBJECT TO A SEVERE EASEMENT (TAKING PLACE UNDETERMINED). SEE S.C.D.M. BOOK 359, PAGE 469.
8. A HEIGHT VARIANCE WAS GRANTED BY THE ZBA ON 2/11/14 BUILDING HEIGHT OF 40 FT. FIRE APPARATUS SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROCESS. ANY QUESTIONS ABOUT ACCESS REQUIREMENTS, OR APPROVED SITE PLAN SHALL BE PROPERLY COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. UNLESS APPROPRIATE SAFETY (SUFFICIENT TO COVER THE COST OF OUTSTANDING ITEMS, IN ACCORDANCE WITH SAFETY STANDARDS DEPARTMENT OF DURHAM) IS PLACED WITH THE PLANNING
11. THIS APPROVAL IS FOR THE SITE PLAN ONLY. LIFE SAFETY CODE AND BUILDING CODE REVIEW WILL BE REQUIRED AS PART

11. THE BUILDING DESIGN TEAM MUST SUBMIT THE CONSTRUCTION OF THE BUILDING DESIGN TEAM MAY BE SPECIFIED AT THAT TIME, THE APPLICANT IS STRONGLY ENCOURAGED TO MEET WITH BUILDING AND FIRE OFFICIALS EARLY TO EXPLORE THE REVIEW PROCESS.
12. THE COMPLETE PLAN SET, CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 15 NEWMARKET ROAD, DURHAM, NH 03824, (603) 868-8064.
13. THE COMPLETE PLAN SET MUST BE SUBMITTED WITHIN 60 DAYS OF THE BUILDING BOARD'S SPECIFIC NEW APPROVAL, FROM THE PLANNING BOARD. THIS SPECIFICATION IS MADE PURSUANT TO A DETERMINATION THAT THE NUMBER OF UNITS/BEDS APPROVED BY THE BUILDING BOARD IS NOT THE SAME AS THE NUMBER OF UNITS/BEDS APPROVED BY THE PLANNING BOARD.
14. 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.
15. THE APPLICANT SHALL SUBMIT A LETTER OF AGREEMENT AT 603) 868-8064 WITH ANY QUESTIONS OR CONCERNS.
16. EGRESS FROM THE REAR OF THE BUILDING (AND FROM THE LIBRARY'S EXIT) SHALL BE MAINTAINED AND REMAIN UNOCCUPIED AT ALL TIMES. THIS EGRESS PATH MUST BE MAINTAINED CLEAR OF ALL OBSTRUCTIONS AND MUST BE USED TO HAVE REQUIRED AND EMERGENCY EVACUATION. SNOW AND ICE REMOVAL WILL NEED TO BE CONDUCTED DURING WINTER MONTHS TO KEEP THIS EGRESS PATH AVAILABLE FOR IMMEDIATE USE.
17. UNOCCUPIED AND UNOCCUPIED PARKING FOR ANY POTENTIAL APPLICANT'S RESIDENTS ON ANY ADJACENT STREETS NOR ON PROPERTY OWNED OR CONTROLLED BY THE TOWN OF DURHAM. THIS MUST BE COMMUNICATED TO ALL APPLICANT'S RESIDENTS.
18. THE APPLICANT SHALL BE RESPONSIBLE FOR ALL COMMERCIAL ENTERPRISES (ANY PURCHASE ANNUAL BUSINESS PERMITS FROM THE POLICE DEPARTMENT AT ESTABLISHED FEE STRUCTURE, FROM THE POLICE DEPARTMENT AT SEVERAL TIMES THE YEAR) AND CONDITIONS REGARDING THE CLOSEST PARKING FOR CUSTOMERS.
19. THE BUILDING SIGN WILL BE KEPT ALONG THE REAR FACE OF THE REAR IN ORDER TO NOT BLOCK EGRESS FROM LIBRARY.

## REFERENCE PLANS

1. "EXISTING CONDITIONS PLAN OF PAULY'S POCKETS FOR MJS ENGINEERING". BY DOUCET SURVEY, INC. DATED NOVEMBER 5, 2013.

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

- MINIMUM LOT SIZE (SQUARE FEET)  
MINIMUM FRONTAGE (FEET)  
MINIMUM BUILDING SETBACKS  
ROAD (FEET)  
SIDE (FEET)  
REAR (FEET)  
MAXIMUM ROAD SETBACK (FEET)  
MAXIMUM HEIGHT (FEET) (SEE NOTE 1)  
MAX. DWELLING UNITS AT 900 S.F./D.U. (D.U.)  
MAXIMUM IMPROVEMENTS SURFACE RATIO (%) (S.C.)

UTILITIES NOTE:

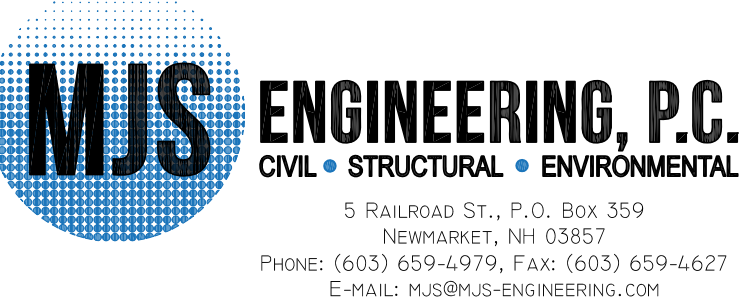
- ALL ELECTRIC, GAS, TELEPHONE, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THERE ARE NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SPECIFIC SERVICE LOCATION FOR INFORMATION REGARDING SUCH. 5,000  
G-DATE: 1-888-DIG-SAFE (1-888-344-7235). 10%

5.	CREATE AS BUILT PLANS	10/24/17	EHK
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	6/20/14	MS
0.	INITIAL SUBMISSION TO PLANNING BOARD	4/23/14	JLG
NO.	REVISIONS	DATE	INT.

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

AS BUILT SITE PLAN  
prepared for  
PAUL EJA

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



JOB: 13-024