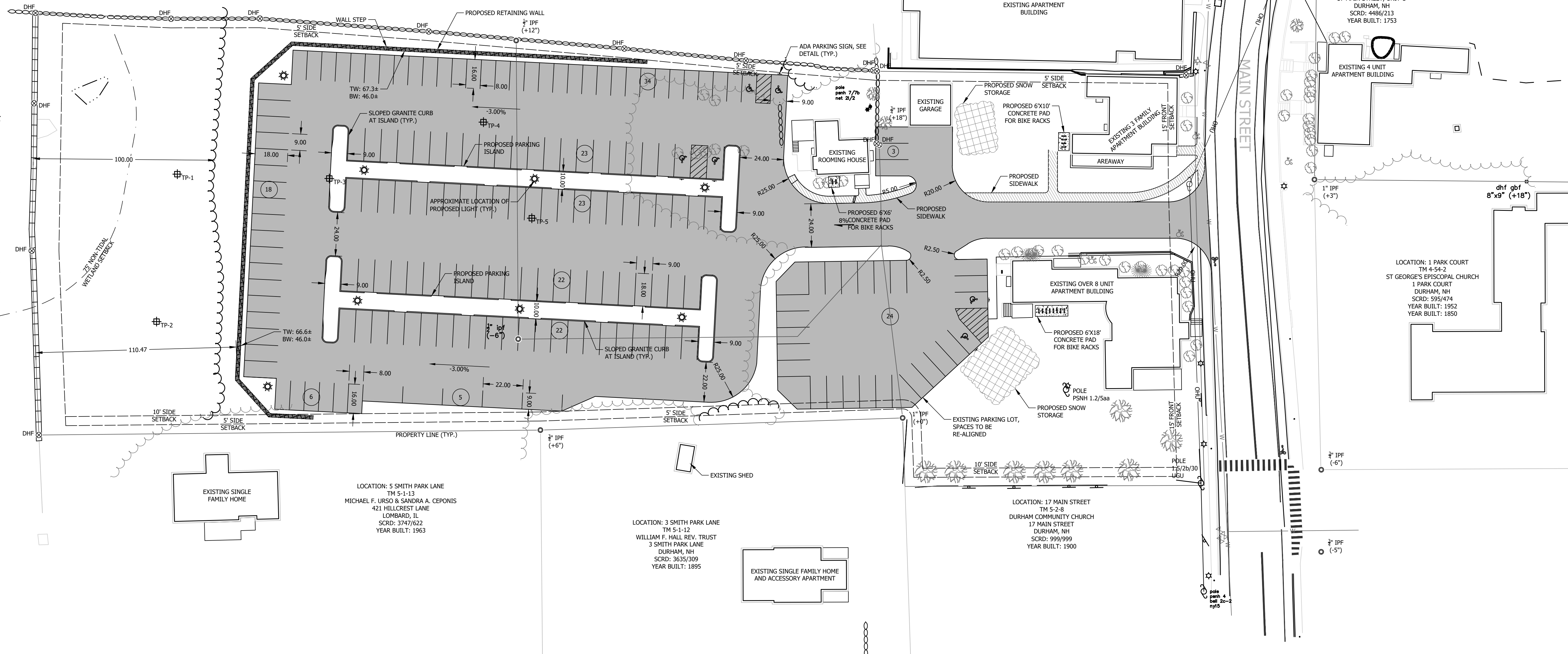


LOCATION: 5 MILL ROAD
TM 5-1-1
COLONIAL DURHAM ASSOCIATES
7 MILL ROAD, UNIT 1
DURHAM, NH
SCRD: 3747/622
YEAR BUILT: 1974

LOCUS MAP
NTS



LOCATION: 8 CHESLEY DRIVE
TM 6-7-59
ANDERSON WILLIAMS GROUP, LLC
8 CHESLEY DRIVE
DURHAM, NH
SCRD: 3496/629
YEAR BUILT: 1959

LOCATION: 1 PARK COURT
TM 4-54-2
ST GEORGE'S EPISCOPAL CHURCH
1 PARK COURT
DURHAM, NH
SCRD: 595/474
YEAR BUILT: 1952
YEAR BUILT: 1850

EXISTING SINGLE FAMILY HOME

LOCATION: 5 SMITH PARK LANE
TM 5-1-13
MICHAEL F. URSO & SANDRA A. CEPONIS
421 HILLCREST LANE
LOMBARD, IL
SCRD: 3747/622
YEAR BUILT: 1963

LOCATION: 3 SMITH PARK LANE
TM 5-1-12
WILLIAM F. HALL REV. TRUST
3 SMITH PARK LANE
DURHAM, NH
SCRD: 3635/309
YEAR BUILT: 1895

EXISTING SINGLE FAMILY HOME AND ACCESSORY APARTMENT

LOCATION: 17 MAIN STREET
TM 5-2-8
DURHAM COMMUNITY CHURCH
17 MAIN STREET
DURHAM, NH
SCRD: 999/999
YEAR BUILT: 1900

GENERAL NOTES:

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

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

OWNER OF RECORD:
TOOMERFS, LLC
19A/B MAIN STREET
DURHAM, NEW HAMPSHIRE 03824
S.C.R.D. BOOK 4486, PAGE 213

OWNER OF RECORD:
TOOMERFS, LLC
RED TOWER
DURHAM, NEW HAMPSHIRE 03824
S.C.R.D. BOOK 4486, PAGE 213
- LOT AREA: 3.26 ACRES (142,005 S.F.)
- 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 PLANS ASSOCIATES, INC. DATED AUGUST, 2018.
- VERTICAL DATUM IS ASSUMED.
- IMPERVIOUS SURFACE RATIO:
EXISTING = 19.3% (27,398 S.F.)
PROPOSED = 52.4% (47,443 S.F.)
- 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.
- 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.

- ALL EXTERIOR LIGHTING MUST BE FULLY SHIELDED AND NOT PROJECT GLARE TOWARD ANY ABUTTING PROPERTIES.
- 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.
- SNOW SHALL NOT BE PUSHED AGAINST TREES OR SHRUBS IN ANY MANNER THAT COULD DAMAGE THEM. SNOW REMOVAL SHALL BE ACCOMPLISHED BY UTILIZING A MELTING MACHINE BROUGHT TO THE SITE AS NEEDED.
- 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.

SITE DATA BLOCK

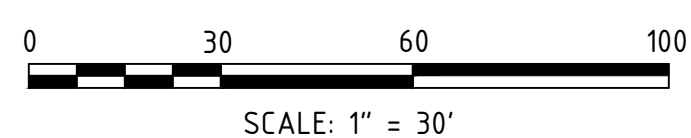
PLAN INTENT: THE PROPOSAL IS TO CONSTRUCT A NEW PAVED PARKING LOT ON THE SUBJECT PARCEL
ZONE: CH - CHURCH HILL
OVERLAY DISTRICTS: HISTORIC DISTRICT
USE: COMMERCIAL

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

PARKING CALCULATION

USE	STANDARD	REQUIRED	PROVIDED
DWELLING UNITS AND BOARDING HOUSES	1 SPACE/RESIDENT	38 RESIDENTS	38 SPACES
			183 SPACES

NOTE: ADDITIONAL PARKING SPACES FOR RENT BY OTHER PROPERTIES.



FINAL APPROVAL BY DURHAM PLANNING BOARD.
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER
DATE _____

NO.	REVISIONS	DATE
1.	AMENDED DESIGN SUBMISSION FOR SITE PLAN REVIEW	12/15/20
0.	INITIAL SUBMISSION FOR SITE PLAN REVIEW	10/28/20

DATE ISSUED: 12/15/20
SCALE: 1"=30'
DESIGNED BY: AWS
DRAWN BY: MJS
APPROVED BY: MJS
DWG FILE: 18041 EWP1 (ALT) LAYOUT1.dwg

PROPOSED AMENDED SITE PLAN
prepared for
TOOMERFS, LLC
TAX MAP 5, LOTS 1-9 AND 1-10
19 MAIN ST AND 21 MAIN ST, DURHAM, NH 03824

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 RAILROAD ST., P.O. BOX 309
NEWMARKET, NH 03857
PHONE: (603) 659-4070 FAX: (603) 659-4027
E-MAIL: mjs@engineerinc.com

JOB: 18-041
C-101