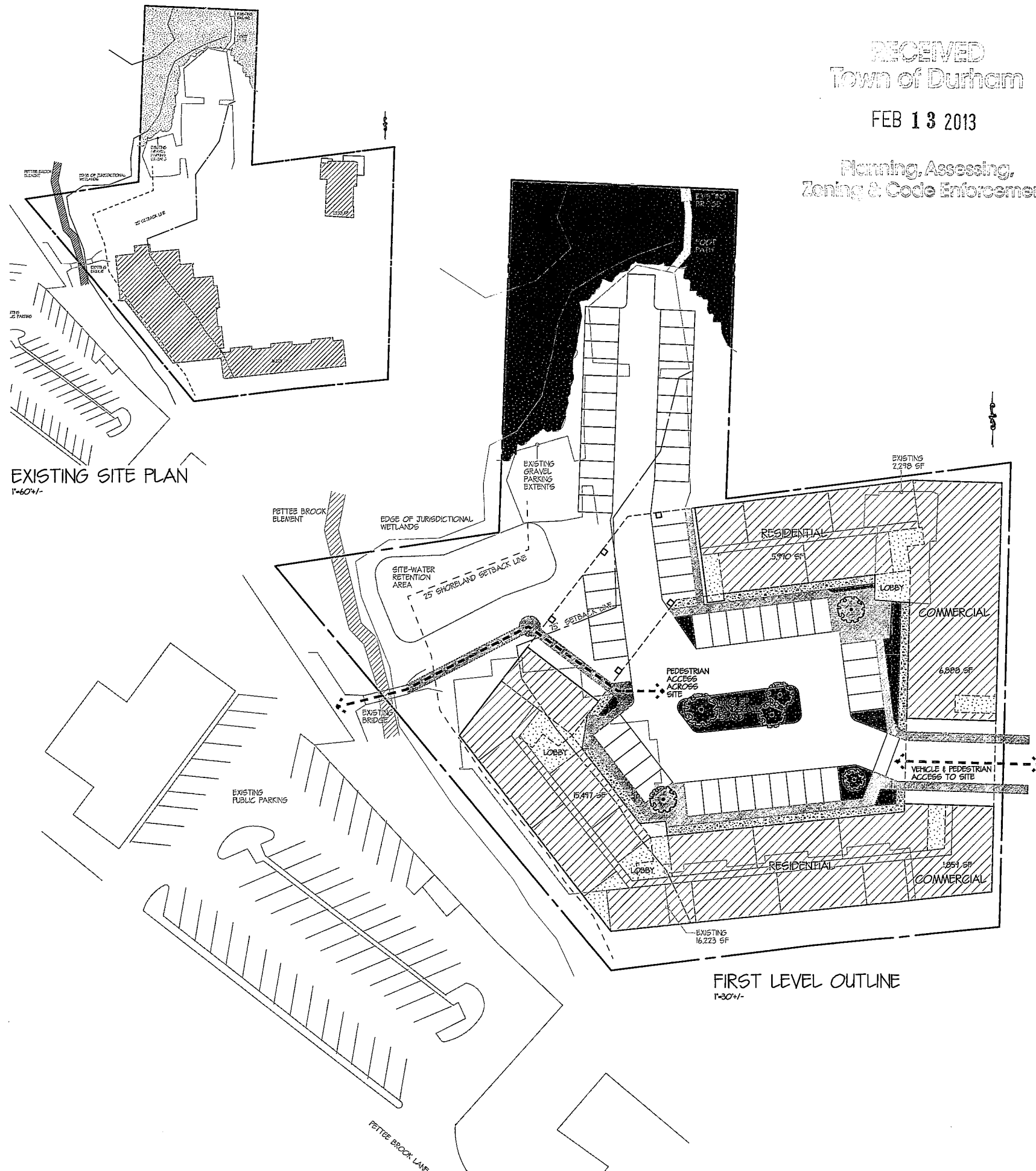


RECEIVED  
Town of Durham

FEB 13 2013

Planning, Assessing,  
Zoning & Code Enforcement



SITE DATA:

PLAN INTENT: MIXED USE REDEVELOPMENT OF 17 & 21 MADBURY ROAD.

ZONE: CENTRAL BUSINESS DISTRICT (CB)  
LOT AREA: LOT 12-3: 0.222 ACRES, LOT 12-4: 2.382 ACRES  
TOTAL COMBINED LOT AREA: 2.604 ACRES

GENERAL NOTES:

1. REFERENCE PLANS:  
"EXISTING CONDITIONS PLAN OF TAX MAP 2, LOT 12-4 & 12-3 FOR 17 & 21 MADBURY ROAD, DURHAM, NEW HAMPSHIRE," PREPARED BY DOUCET SURVEY, INC.

2. OWNER OF RECORD: 17 MADBURY ROAD

ROSE LAWN PROPERTIES, LLC  
116 KING ROAD  
BEDFORD, NH 03110  
MAP 2 LOT 12-4

OWNER OF RECORD: 21 MADBURY ROAD

GP MADBURY 17, LLC  
1 PLEASANT STREET  
UNIT A1-21  
WESTFORD, MA 01886  
MAP 2 LOT 12-3

DIMENSIONAL REQUIREMENTS (SEE NOTE 1)

	STANDARD
MINIMUM LOT SIZE (SQUARE FEET)	5,000
MINIMUM FRONTAGE (FEET)	50
MINIMUM BUILDING SETBACKS	
ROAD (FEET)	0
SIDE (FEET)	0
REAR (FEET)	0
MAXIMUM ROAD SETBACK (FEET)	15
MAXIMUM HEIGHT (FEET) (SEE NOTE 1)	30/50*
MAX. DWELLING UNITS AT 900 S.F./D.U. (D.U.)	126
MAXIMUM IMPERVIOUS SURFACE RATIO (% (S.F.))	100%

NOTES

1. MAXIMUM BUILDING HEIGHT OF 50' ALLOWED WITH PLANNING BOARD APPROVAL. OTHERWISE, BUILDINGS ARE LIMITED TO 30' HEIGHT.

RESIDENTIAL DEVELOPMENT DENSITY:

REQUIRED: 900 S.F./D.U.  
EXISTING COMBINED LOT AREA = 13,442 S.F.

MAXIMUM RESIDENTIAL DWELLING UNITS ALLOWED:  $\frac{13,442 \text{ S.F.}}{900 \text{ S.F./D.U.}} = 126 \text{ D.U.}$

ALLOWABLE BEDS (4 -6 BEDROOM UNITS) = 504-756

PROPOSED TOTAL BEDS (1-4 BEDROOM UNITS) = 460 +/- 10%  
PROPOSED NET ADDITIONAL BEDS = 320 +/- 10%

EXISTING CONDITIONS: AREA OF FIRST FLOOR RESIDENTIAL UNITS = 18,521 S.F.

TOTAL NUMBER OF EXISTING BEDS = 140

PROPOSED CONDITIONS: AREA OF FIRST FLOOR RESIDENTIAL UNITS = 21,487 SF +/-  
TOTAL AREA OF RESIDENTIAL UNITS = 150,000 SF +/-  
TOTAL NUMBER OF NEW BEDS = 340 +/-

REQUIRED HABITABLE FLOOR AREA PER OCCUPANT: 200 S.F.  
GROSS FLOOR AREA = 165,000 S.F. +/-

AVERAGE FLOOR AREA PER UNIT: 1,190 SF

BED COUNT OPTIONS:

126 UNITS @ 6 BEDS EACH = 756 BEDS  
126 UNITS @ 4 BEDS EACH = 504 BEDS  
\*\*126 UNITS @ 4-3-2-1 (MIX) BEDS EACH = 460 BEDS +/- 10%

\*\*150,000 SF +/- OF RESIDENTIAL AREA / 126 UNITS = 1,190 SF PER UNIT +/-

PARKING REQUIREMENTS

PROPOSED PARKING SPACES: 57 TO 100 SPACES  
ARTICLE 21, SECTION 175-112.A:  
ALLOWS EXEMPTIONS FROM PARKING REQUIREMENTS IN THE CB DISTRICT.

TMS  
architects  
ONE CATE STREET  
ELDRIDGE PARK  
PORTSMOUTH, NH  
603-435-8228  
FAX: 603-435-8228  
www.tmsarch.com

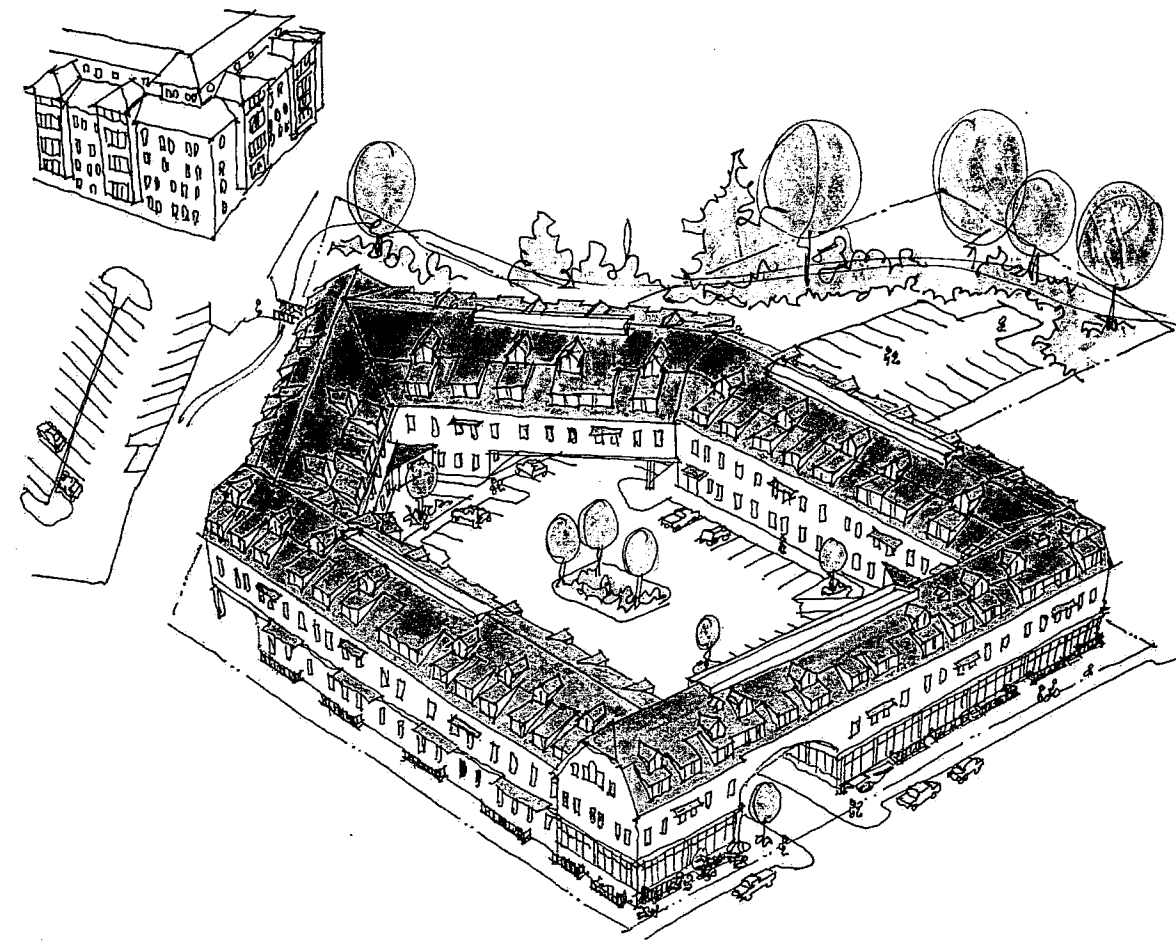
DESCRIPTION	DATE	REVISION

MADBURY COMMONS  
MADBURY ROAD  
DURHAM NH

SITE IMAGES AND DATA



PARTIAL ELEVATION (MATERIALS AND MASSING)  
1/4"=0'-0"



AERIAL VIEW FROM ABOVE MADBURY ROAD LOOKING WEST  
NOT TO SCALE



EAST ELEVATION FROM MADBURY STREET (SOME ELEMENTS NOT SHOWN FOR CLARITY)  
1/8"=0'-0"

REVISION	DATE	DESCRIPTION

DRAWN BY: [blank]  
CHECKED BY: [blank]  
SCALE: AS NOTED  
DATE: 7-15-2013  
PROJECT NO: 65P

MADBURY COMMONS  
MADBURY ROAD  
DURHAM NH

ELEVATION / IMAGE DIAGRAMS