



NOW OR FORMERLY
 ALPHA PHI INTERNATIONAL FRATERNITY
 & NATIONAL HOUSING CORP., INC
 TAX MAP 2 LOT 8-9
 SCRD BK. 4282 PG. 1140
 P.O. BOX 270
 WILTON, CA., 95693
 LOCATION: 8 STRATFORD AVENUE

NOW OR FORMERLY
 ALPHA GAMMA RHO
 TAX MAP 2 LOT 8-12
 SCRD PLAN #103-94
 318 HALL ROAD
 BARRINGTON, N. H., 03825
 LOCATION: 6 STRATFORD AVENUE

NOW OR FORMERLY
 ORION UNH LLC
 TAX MAP 2 LOT 8-14
 SCRD BK. 3990 PG. 886
 (PARCEL II)
 TO LIBERTY SQUARE, 2ND FLOOR
 BOSTON, MA., 12109
 LOCATION: 2 STRATFORD AVENUE

NOW OR FORMERLY
 ORION UNH LLC
 TAX MAP 2 LOT 8-9
 SCRD BK. 3990 PG. 886
 (PARCEL V)
 TO LIBERTY SQUARE, 2ND FLOOR
 BOSTON, MA., 12109
 LOCATION: 37 MADBURY ROAD

1.3 STORY WOOD
 HOUSE #37 MADBURY RD.

TAX MAP 2 LOT 8-11
 #35 MADBURY ROAD
 2 1/2 STORY WOOD
 FRATERNITY HOUSE
 BUILDING FOOTPRINT AREA = 2,534± SQ. FT.
 FIN. FLOOR EL. = 102.5

2. STORY WOOD
 HOUSE #33 MADBURY RD.
 ORION UNH LLC
 TAX MAP 2 LOT 8-13
 SCRD BK. 3990 PG. 886
 (PARCEL IV)
 TO LIBERTY SQUARE, 2ND FLOOR
 BOSTON, MA., 12109
 LOCATION: 33 MADBURY ROAD

GENERAL NOTES:

- OWNER OF RECORD: 22 ROSEMARY LANE, DURHAM, NH 03824. LOT AREA: 8,055 SF. 0.4145 ACRES. ZONING DISTRICT: "PO" PROFESSIONAL OFFICE.
- EXISTING LOT AREA: 10,000 SF. PROPOSED LOT AREA: 10,000 SF. CONTINUOUS STREET FRONTAGE: 100 FEET. FRONT SETBACK: 50 FEET. SIDE SETBACK: 20.5± FEET. REAR SETBACK: 17 FEET. IMPERVIOUS RATIO (MEASURED PERVIOUS AREA = 10,979± SQ. FT.): 50%. MAX. BUILDING HEIGHT: 39' (7,077 SF).
- THIS PLAN REFLECTS EXISTING SITE CONDITION DETAILS WHICH ARE THE RESULTS OF AN ON THE GROUND INSTRUMENT FIELD SURVEY PERFORMED BY KNIGHT HILL LAND SURVEYING SERVICES, INC. SEPTEMBER 2015 AND DECEMBER 2017.
- THIS PARCEL DOES NOT LIE IN A FLOOD HAZARD ZONE PER FLOOD INSURANCE MAP 330170038D WITH AN EFFECTIVE DATE OF 5-17-2005.
- SUBJECT LOT IS SERVED BY MUNICIPAL SEWER AND WATER. THE SEWER IS THOUGHT TO RUN OUT TO MADBURY ROAD PER DAN PETERSON OF THE DURHAM SEWER DEPT. AT SITE INSPECTION.
- BEARINGS WERE ESTABLISHED TO MATCH THE HORIZONTAL DATUM ON SORD PLAN #99-49, ABOVE PLAN REF. #1.
- THE GAS LINE SHOWN ALONG MADBURY ROAD WAS PLOTTED FROM GROUND MARKINGS FOUND.
- SUBJECT LOT MAY BENEFIT FROM THE 20 FOOT ALLEY WAY IN THE REAR PER SCRD BK. 4282 PG. 647. THIS ALLEY WAY IS MENTIONED IN A EARLIER 1921 (BK. 397 PG. 114) DESCRIPTION THAT DESCRIBES THE NORTH LOT LINE GOING THROUGH THE CENTER OF A DRIVE. SEE ALSO BK. 329 PG. 50 & BK. 375 PG. 181.

REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000 SF	10,000 SF
CONTINUOUS STREET FRONTAGE	100 FEET	100 FEET
FRONT SETBACK	50 FEET	50 FEET
SIDE SETBACK	20.5± FEET	20.5± FEET
REAR SETBACK	17 FEET	17 FEET
IMPERVIOUS RATIO (MEASURED PERVIOUS AREA = 10,979± SQ. FT.)	50%	50%
MAX. BUILDING HEIGHT	39' (7,077 SF)	39' (7,077 SF)
		3 STORIES

FULL LINE PROPERTIES
 TAX MAP 2 LOT 10-3
 SCRD BK. 3513 PG. 923
 32 MADBURY ROAD
 DURHAM, N. H., 03824
 LOCATION: 32, 34 MADBURY ROAD

WENTWORTH DOUGLAS HOSPITAL
 TAX MAP 2 LOT 10-1
 SCRD BK. 1750 PG. 20
 300 GARDNER ROAD
 DORCHESTER, NH 03820
 LOCATION: 36 MADBURY ROAD

<p>MJS ENGINEERING, P.C. CIVIL • STRUCTURAL • ENVIRONMENTAL</p> <p>5 RAILROAD ST., P.O. BOX 359 NEWBURY, NH 03857 PHONE: (603) 659-4979, FAX: (603) 659-4627 E-MAIL: MJS@MJS-ENGINEERING.COM</p>	<p>REVISIONS PRE TRC MEETING 7/3/18 MJS</p> <p>SENT FOR REVIEW 6/18 MJS</p>	<p>DATE: 6/61/18</p> <p>SCALE: 1"=10'</p> <p>DESIGNED BY: MS</p> <p>DRAWN BY: MS</p> <p>APPROVED BY: MJS</p> <p>DWG FILE: 17-070 C1D.dwg</p>	<p>SEAL</p>	NO.	REVISIONS	DATE	INT.
				<p>JOB: 17-070</p> <p>CPS3</p>	<p>TAX MAP 2, LOTS 8-11 35 MADBURY ROAD, NH</p> <p>REVISED CONCEPT 3 prepared for GP MADBURY 35, LLC</p>		