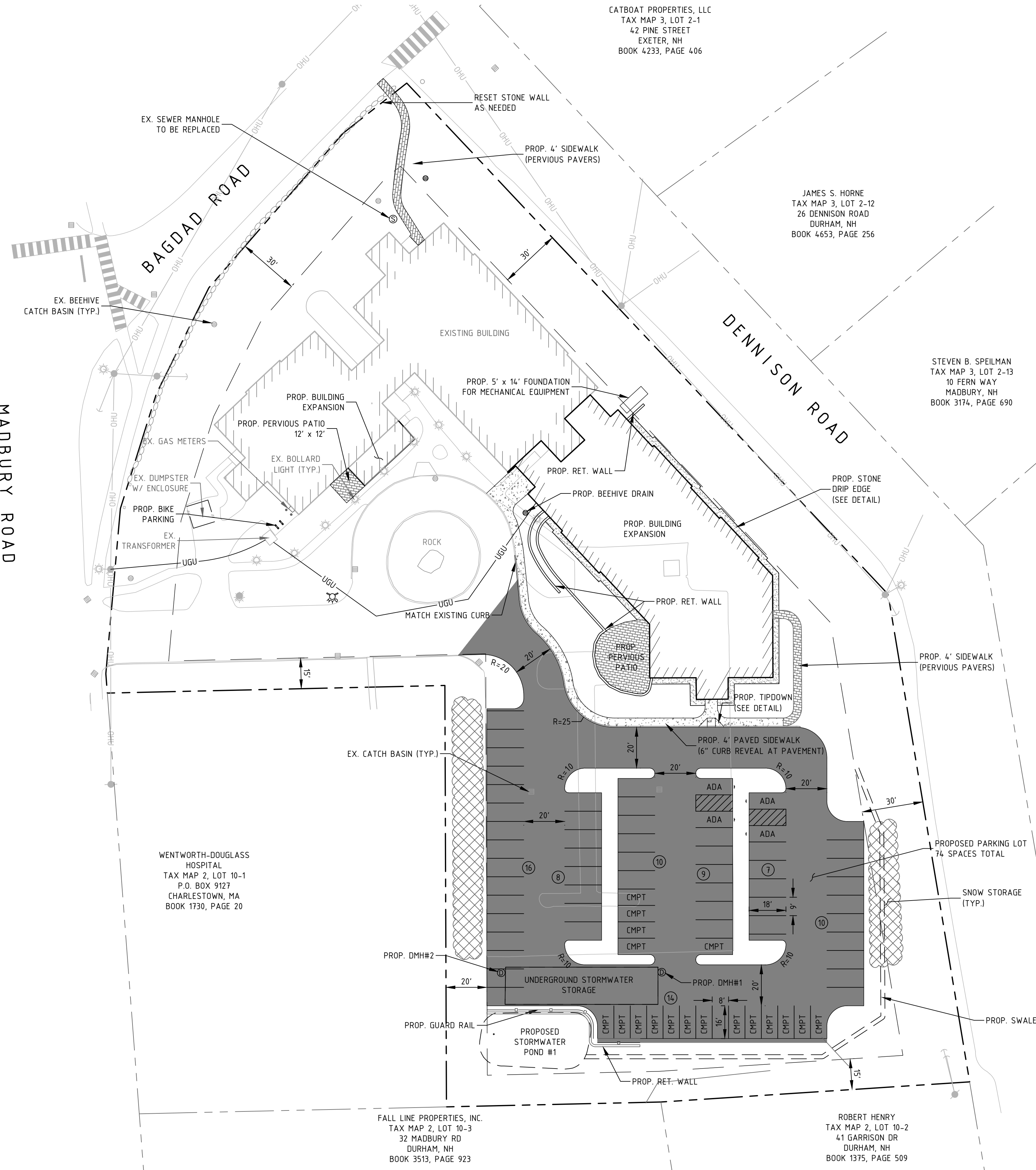


MADBURY ROAD



CATBOAT PROPERTIES, LLC
TAX MAP 3, LOT 2-1
42 PINE STREET
EXETER, NH
BOOK 4233, PAGE 406

JAMES S. HORNE
TAX MAP 3, LOT 2-12
26 DENNISON ROAD
DURHAM, NH
BOOK 4653, PAGE 256

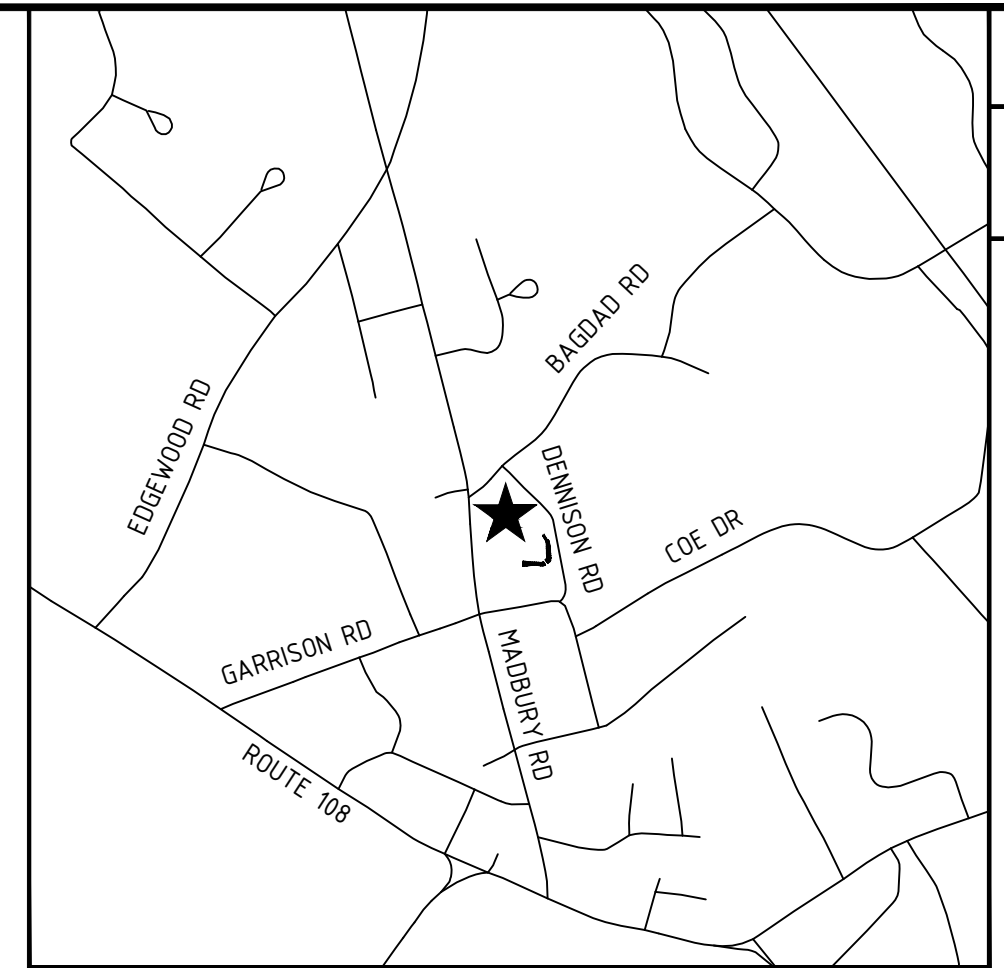
STEVEN B. SPEILMAN
TAX MAP 3, LOT 2-13
10 FERN WAY
MADBURY, NH
BOOK 3174, PAGE 690

WENTWORTH-DOUGLASS
HOSPITAL
TAX MAP 2, LOT 10-1
P.O. BOX 9123
CHARLESTOWN, MA
BOOK 1730, PAGE 20

FALL LINE PROPERTIES, INC.
TAX MAP 2, LOT 10-3
32 MADBURY RD
DURHAM, NH
BOOK 3513, PAGE 923

ROBERT HENRY
TAX MAP 2, LOT 10-2
41 GARRISON DR
DURHAM, NH
BOOK 1375, PAGE 509

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



LOCUS MAP
SCALE 1:12 000

NOTES:

- SUBJECT LOT:
38 MADBURY ROAD
TAX MAP 2, LOT 10-4
S.C.R.D. BOOK 1783, PAGE 539
- OWNER OR RECORD:
BW2 LLC
C/O HOUSING INITIATIVES OF NEW ENGLAND CORP.
264 US ROUTE 1
BUILDING 300 SUITE 2A
SCARBOROUGH, ME 04074
- LOT AREA: 2.74 ACRES / 119,138 SQ. FT.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED CHANGES TO THE SUBJECT PARCEL FOR THE EXPANSION OF THE BAGDAD WOODS SENIOR HOUSING FACILITY.
- ZONING REQUIREMENTS:
THE SUBJECT PARCEL IS LOCATED IN THE PROFESSIONAL OFFICE DISTRICT (PO) AND IS NOT WITHIN ANY OF THE ZONING OVERLAY DISTRICTS.

DIMENSIONAL STANDARDS FOR PO DISTRICT

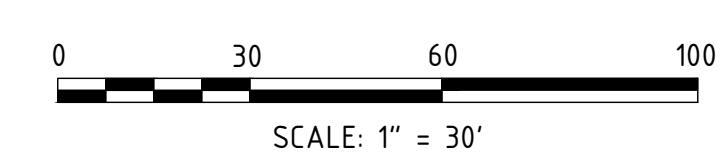
| | |
|-------------------------------------|----------------|
| MINIMUM LOT SIZE | 10,000 SQ. FT. |
| MINIMUM LOT AREA PER DWELLING UNIT* | 3,000 SQ. FT.* |
| MINIMUM FRONTAGE | 100 FT |
| MINIMUM SETBACKS | |
| FRONT | 30'/30'/50 FT |
| SIDE | 15 FT |
| REAR | 20 FT |
| MAXIMUM IMPERVIOUS SURFACE RATIO | 50% |

*PROPOSED DWELLING UNITS ARE SENIOR RESIDENTIAL AND SUBJECT TO THE SPECIAL DENSITY REQUIREMENTS IN DURHAM ZONING ORDINANCE 175-57(A).

- THE SURVEYED PARCEL IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 33017C0318E, MAP REVISED SEPTEMBER 30, 2015.
- BEARINGS SHOWN ON THIS PLAN ARE BASED ON GRID NORTH, NEW HAMPSHIRE STATE PLANE, NAD83. ELEVATIONS AND CONTOURS ARE BASED ON NAVD88(GEIOD12B), BASED ON GPS OBSERVATIONS TAKEN JANUARY 31, 2020. DISTANCES SHOWN ARE GROUND DISTANCES.
- FOR MORE INFORMATION ABOUT THIS SITE PLAN, OR TO SEE THE COMPLETE PLAN SET, CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 9 NEWMARKET ROAD, DURHAM, NH 03824. (603) 868-8064.
- 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.
- THE PROPOSED IMPERVIOUS SURFACE RATIO IS 49.8%

PARKING CALCULATION

| USE | STANDARD | REQUIRED | PROVIDED |
|-----------------|------------------|-------------|--------------------|
| ELDERLY HOUSING | 1 SPACE/UNIT | 66 UNITS | 66 + 4 = 70 SPACES |
| | 1 SPACE/EMPLOYEE | 4 EMPLOYEES | 74 SPACES |



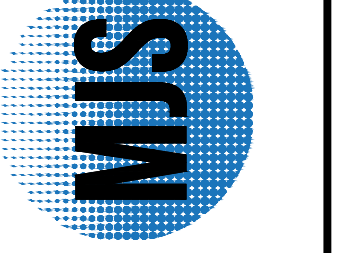
| NO. | REVISIONS | DATE | INT. |
|-----|---|---------|------|
| 2 | REVISED DRAINAGE AND GRADING | 7/13/20 | MCS |
| 1 | REVISED SITE PLAN AND GRADING | 7/27/20 | MCS |
| 0 | INITIAL SUBMISSION TO THE DURHAM PLANNING BOARD | 6/3/20 | MCS |

SEAL

| | |
|--------------|-----------------|
| DATE ISSUED: | 6/3/20 |
| SCALE: | 1"=30' |
| DESIGNED BY: | MCS |
| DRAWN BY: | MCS |
| APPROVED BY: | MJS |
| DWG FILE: | 19057 CIVIL.dwg |

SITE PLAN
prepared for
BW2 LLC C/O
HOUSING INITIATIVES OF NEW ENGLAND
TAX MAP 2, LOT 10-4
BAGDAD ROAD, DURHAM, NH

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 Railroad St., P.O. Box 359
Newmarket, NH 03857
Phone: (603) 659-4979, Fax: (603) 659-4677
E-mail: mjs@engr.com



JOB: 19-057

C101