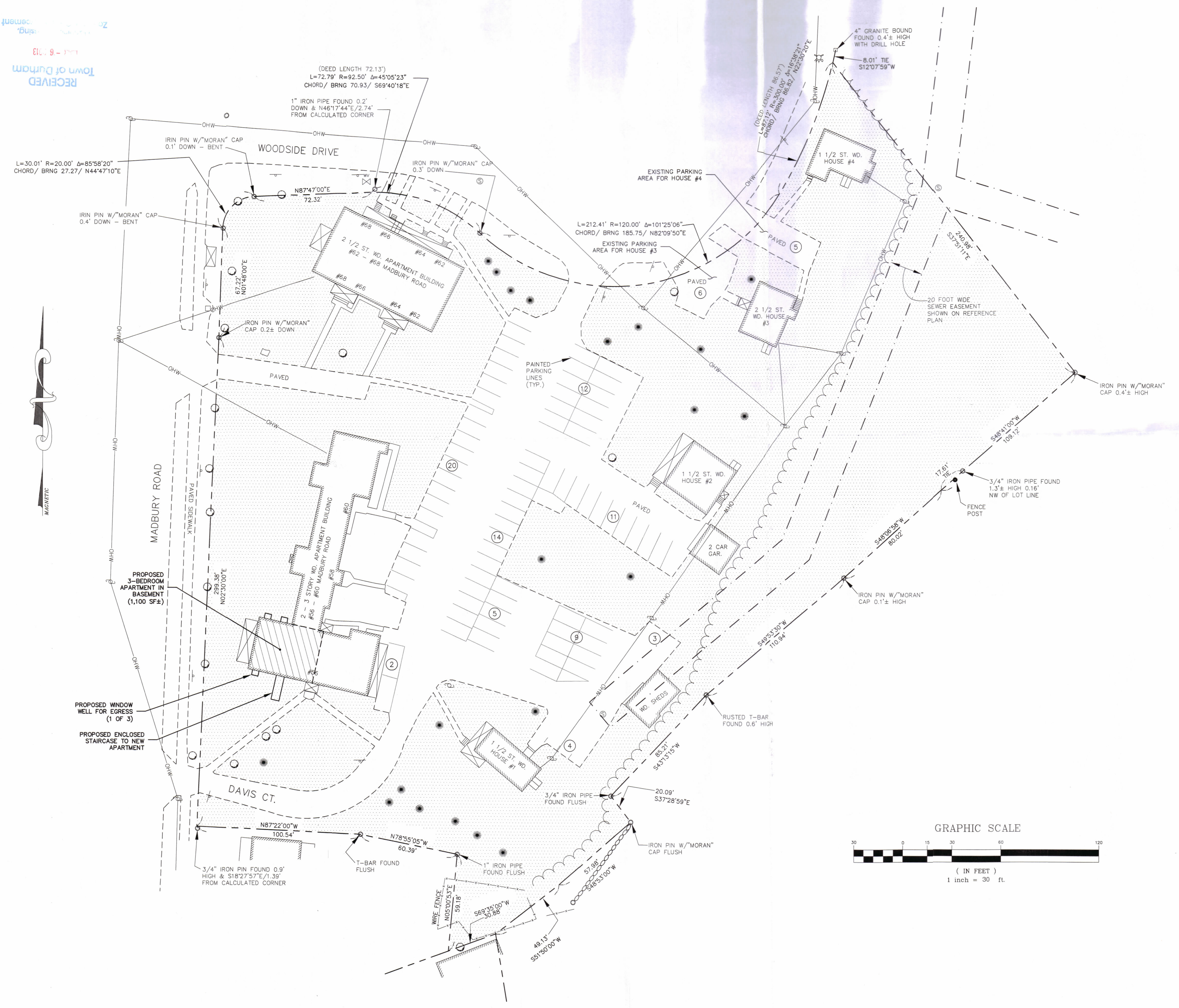
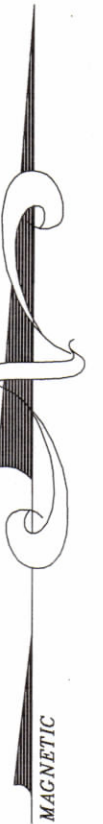


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NOTES:

- TOTAL PARCEL AREA: 3.627 ACRES (158,000 SF)
- OWNERS OF RECORD: TAX MAP 3, LOT 1-11
GOLDEN GOOSE PROPERTIES, LLC
56 MADBURY ROAD
DURHAM, NH 03824
SCRD BK. 4011 PG. 416
- ZONE: RA (RESIDENCE A)
DIMENSIONAL REQUIREMENTS (SEE NOTE 1):
MINIMUM LOT SIZE (SQUARE FEET) NA
MINIMUM FRONTAGE (FEET) 100
MINIMUM BUILDING SETBACKS (FEET)
ROAD (FEET) 30
SIDE (FEET) 10
REAR (FEET) 20
MAXIMUM ROAD SETBACK (FEET) NA
MAXIMUM HEIGHT (FEET) (SEE NOTE 1) 30/35*
MAX. DWELLING UNITS AT 20,000 S.F./D.U. (D.U.) GRANDFATHERED FOR 25 UNITS
MAXIMUM IMPERVIOUS SURFACE RATIO (% (S.F.)) 33%
DIMENSIONAL REQUIREMENT NOTE:
1. MAXIMUM BUILDING HEIGHT OF 35' ALLOWED WITH PLANNING BOARD APPROVAL.
OTHERWISE, BUILDINGS ARE LIMITED TO 30' HEIGHT.
- THE EXISTING BOUNDARY/SITE DETAILS SHOWN ARE THE RESULTS OF AN ON THE GROUND INSTRUMENT SURVEY COMPLETED BY KNIGHT HILL LAND SURVEYING SERVICES ON AUGUST 9 & 10, 2012.
- IMPERVIOUS SURFACE AREA RATIO CALCULATION:
EXISTING: 52,750 SF / 158,000 SF = 33%
PROPOSED: 52,825 SF / 158,000 SF = 33%
- PARKING REQUIREMENTS: RESIDENTIAL USE REQUIRES 1 SPACE/TENANT. PROPOSED BUILDING USE INCLUDES NEW 3-BEDROOM APARTMENT IN 56-60 MADBURY ROAD BUILDING.

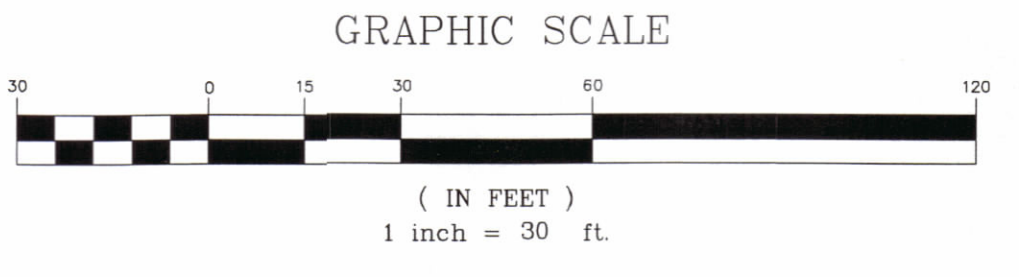
EXISTING BUILDING USE	TENANTS	REQUIRED SPACES	PROVIDED SPACES
56-60 MADBURY RD., 62-68 MADBURY RD., HOUSE #1 & HOUSE #2:	77	77	80
HOUSE #3:	6	6	6
HOUSE #4:	5	5	5
PROPOSED BUILDING USE			
56-60 MADBURY RD., 62-68 MADBURY RD., HOUSE #1 & HOUSE #2:	80	80	80
HOUSE #3:	6	6	6
HOUSE #4:	5	5	5

PLAN REFERENCE:
1. "SUBDIVISION PLAN PREPARED FOR ROBERT WATSON, DURHAM, N.H." BY THOMAS F. MORAN INC., APPROVED BY THE PLANNING BOARD ON AUG. 3, 1988 AND RECORDED AT STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN #34A-16. (SEE ALSO SCRD PLAN #19 POCKET #4 FOLDER #3)

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LEGEND

PROPERTY LINE	---
EDGE OF PAVEMENT	----
EDGE OF SEWER EASEMENT	-----
OVERHEAD ELECTRIC	--- ---
SEWER MANHOLE	⊙
UTILITY POLE	⊙
HYDRANT	⊙
SIGN	⊙
CONIFEROUS TREE	⊙
DECIDUOUS TREE	⊙
EXISTING IMPERVIOUS GROUND SURFACE AREA	⊙
IRON PIN OR PIPE (AS-LABELLED)	⊙
GRANITE BOUND	⊙
CATCH BASIN	⊙
NUMBER OF PARKING SPACES	⊙



DATE:	3/16/13	NO.	
SCALE:	1"=30'	NO.	
DESIGNED BY:	MJS	NO.	
DRAWN BY:	MS	NO.	
APPROVED BY:	MJS	NO.	
DWG FILE:	13-009_C1.dwg	NO.	

EXISTING CONDITIONS & SITE PLAN prepared for
GOLDEN GOOSE PROPERTIES, LLC
TAX MAP 3 LOT 1-11
56 MADBURY ROAD DURHAM, NH

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JOB: 13-009
C1

MAR 06 2013