

**ZONING SUMMARY TABLE
INDUSTRIAL 2 (I-2) DISTRICT**

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. FRONT SETBACK (MINOR ST)	30 FEET	33.4 FEET	33.4 FEET
MIN. FRONT SETBACK (COLLECTOR ST)	30 FEET	33.4 FEET	33.4 FEET
MIN. FRONT SETBACK (ARTERIAL ST)	50 FEET	98.2 FEET	98.2 FEET
MINIMUM SIDE SETBACK	15 FEET	41.5 FEET	41.5 FEET
MINIMUM REAR SETBACK	20 FEET	NONE	NONE
MINIMUM LOT SIZE	10,000 SF	38,396 SF	38,396 SF
MINIMUM FRONTAGE	100 FEET	150 FEET	150 FEET
MAXIMUM BUILDING HEIGHT	30 FEET	39 FEET*	39 FEET*
IMPERVIOUS SURFACE RATIO	50 %	60.6%*	60.6%*

* EXISTING NON-CONFIRMING

OFF-STREET PARKING SUMMARY TABLE

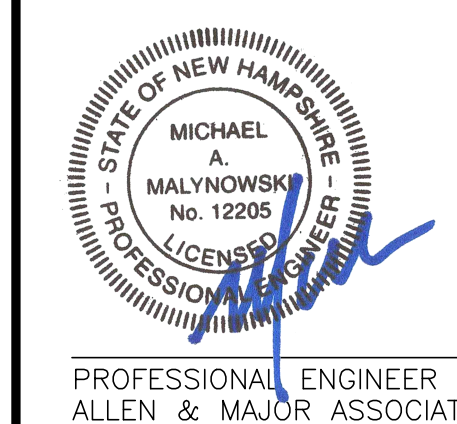
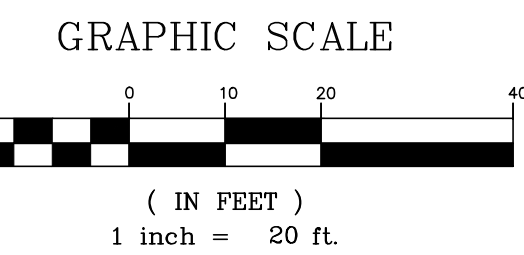
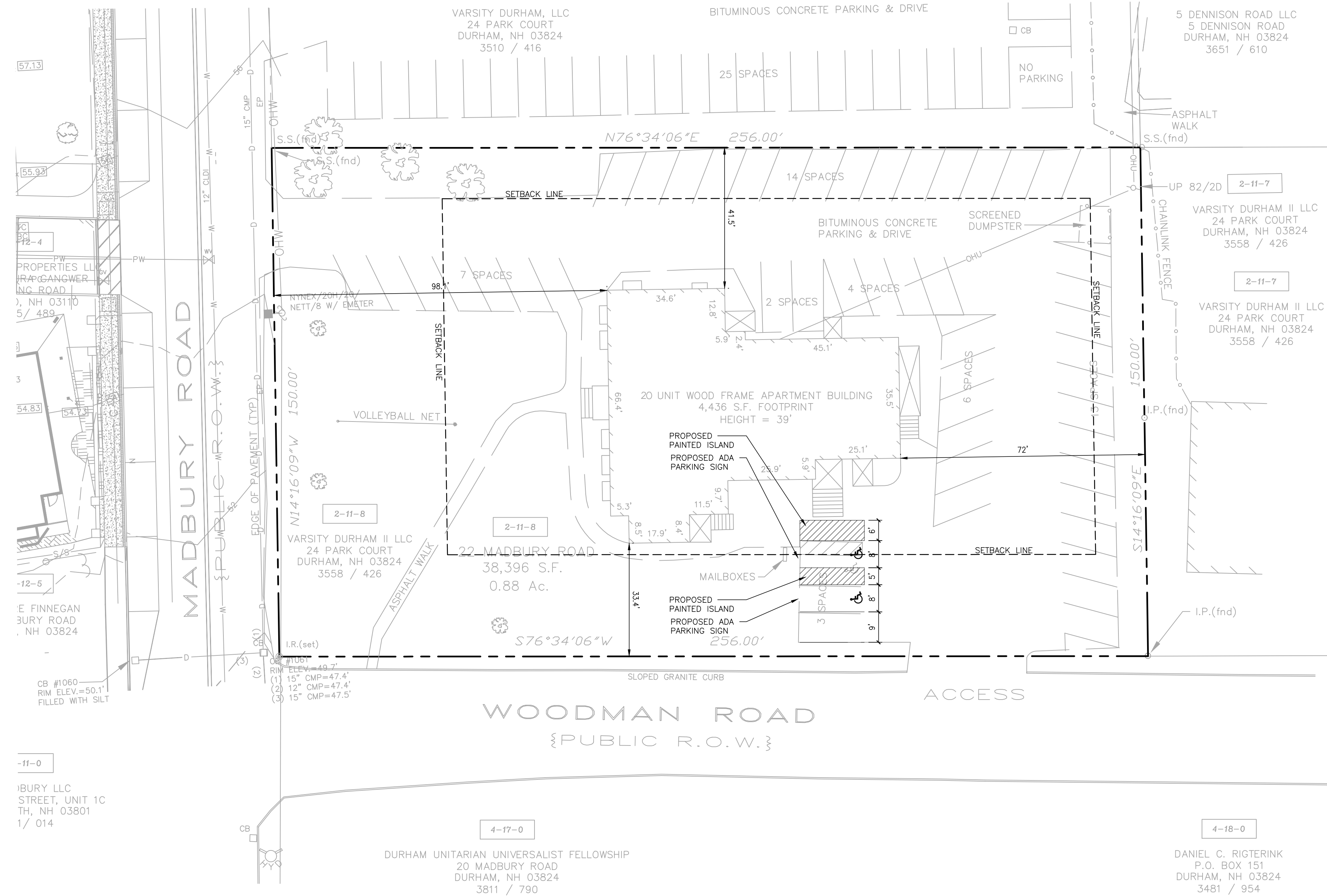
USE: APARTMENT HOUSE	PARKING SPACES
EXISTING APARTMENT HOUSE: 2 SPACE PER UNIT (20 UNITS * 2) = 40	40
TOTAL PARKING SPACES PROVIDED	= 49

ADA SPACES REQUIRED:
(26-50) PARKING SPACES PROVIDED, 2 ADA PARKING SPACES REQUIRED, 1 SPACE BEING VAN ACCESSIBLE

ADA SPACES PROVIDED:
2 TOTAL WITH 1 BEING VAN ACCESSIBLE

GENERAL NOTES

- THE OWNER OF RECORD OF MAP 2, LOTS 11-8 IS TORRINGTON PROPERTIES, INC., 11 ELKINS STREET, SUITE 420 - BOSTON, MA 02127
- ZONING DISTRICT: PROFESSIONAL OFFICE (PO) AND ALL ABUTTING PARCELS
- LOT AREA = 0.88 AC. (38,396 SF ±)
- EXISTING USE IS RESIDENTIAL APARTMENT HOUSE, WHICH IS "CUA" CONDITIONAL USE THAT IS ALLOWED ONLY AS AN ADAPTIVE REUSED OF AN EXISTING BUILDING WITHIN THE PO ZONING DISTRICT.
- THE PURPOSE OF THIS PLAN IS TO SEEK A VARIANCE TO ALLOW THE USE OF THE EXISTING BASEMENT LEVEL DWELLING UNITS WHICH EXIST AT THE TIME OF THE PREPARATION OF THE PLAN.
- NO PORTION OF THE PROPERTY IS WITHIN THE 100 YEAR FLOOD BOUNDARY HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP #33017C0318D - COMMUNITY PANEL #330136 0318 D WITH AN EFFECTIVE DATE: MAY 17, 2005.
- IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH THE NHDES REGULATIONS.
- THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
- THE SITE IS SERVICED BY MUNICIPAL SEWER PROVIDED BY THE DURHAM SEWER DEPARTMENT.
- THE SITE IS SERVICED BY MUNICIPAL WATER PROVIDED BY TOWN OF DURHAM.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY THE ALLEN & MAJOR ASSOC. INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND ALL OTHER REGULATIONS.



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
TORRINGTON PROPERTIES, INCL
11 ELKINS STREET, SUITE 420
BOSTON, MA 02127

PROJECT:
BUILDING RENOVATIONS
22-24 MADBURY ROAD
DURHAM, NEW HAMPSHIRE

PROJECT NO. 2840-03 DATE: 05-11-2022

SCALE: AS SHOWN DWG. NAME: LAYOUT

DRAFTED BY: MM CHECKED BY: MAM

PREPARED BY:

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DRAWING TITLE: SHEET No.

IMPROVEMENTS PLAN 1 of 1