



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. 418
- ZONE: RA (RESIDENCE A)
DIMENSIONAL REQUIREMENTS (SEE NOTE 1):
MINIMUM LOT SIZE (SQUARE FEET) NA
MINIMUM LOT DEPTH (FEET) 100
MINIMUM BUILDING SETBACKS 10
SIDE (FEET) 10
REAR (FEET) 20
MAXIMUM ROAD STREET (SEE NOTE 1) NA 25%
MAXIMUM DRIVEWAY (SEE NOTE 1) 20
MAXIMUM IMPERVIOUS SURFACE RATIO (% (SF)) 33%
MAXIMUM DWELLING UNITS AT 20,000 S.F./DU (DU) 33%
DIMENSIONAL REQUIREMENT NOTE 35: ALLOWED WITH PLANNING BOARD APPROVAL.
1. 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:
PROPOSED: 52,825 SF / 158,000 SF = 33%
- INCLUDES NEW 3-BEDROOM APARTMENT IN 56-60 MADBURY ROAD BUILDING.
EXISTING BUILDING USE: TENANTS REQUIRED SPACES: 80
56-60 MADBURY RD. 62-68 MADBURY RD., TENANTS
HOUSE #1: 6 6
HOUSE #3: 5 5
HOUSE #4: 5 5
PROPOSED BUILDING USE: TENANTS REQUIRED SPACES: 80
56-60 MADBURY RD. 62-68 MADBURY RD.,
HOUSE #1 & HOUSE #2: 6 6
HOUSE #3: 5 5
HOUSE #4: 5 5

PLAN REFERENCE:
1. "SUBDIVISION PLAN PREPARED FOR ROBERT WATSON, DURHAM, N.H." BY THOMAS F. MORGAN INC., APPROVED BY THE PLANNING BOARD ON AUG. 3, 1988 AND RECORDED AT STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN #344-16. (SEE ALSO SCRD PLAN #19 FOLDER #4 FOLDER #3)

LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- EDGE OF SEWER EXIST
- OVERHEAD ELECTRIC
- SEWER MANHOLE
- HYDRANT
- HYDRANT POLE
- SIGN
- CONIFEROUS TREE
- DECIDUOUS TREE
- EXISTING PERVIOUS GROUND
- SWATH AREA
- IRON PIN OR PIPE (AS-LABELLED)
- GRANITE BOUND
- CATCH BASIN
- NUMBER OF PARKING SPACES

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

DATE: 3/6/13
SCALE: 1"=30'
DESIGNED BY: MJS
DRAWN BY: MJS
APPROVED BY: MJS
DWG FILE: 13-009 C1.dwg

SEAL

NO.	REVISIONS	DATE	INT.

MJS
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