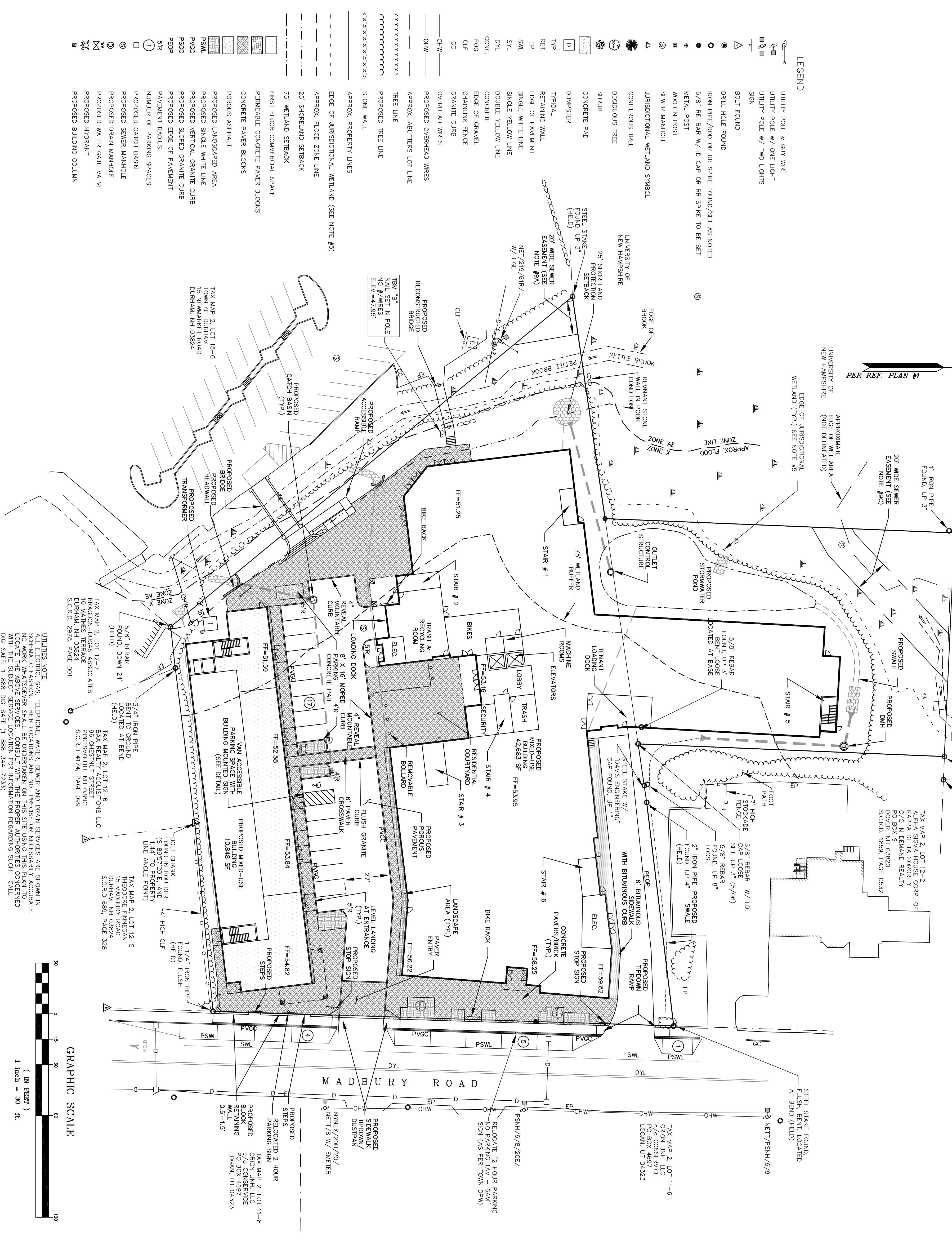
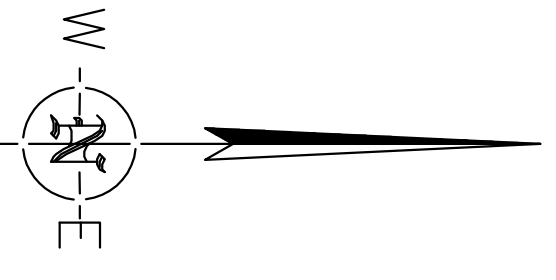
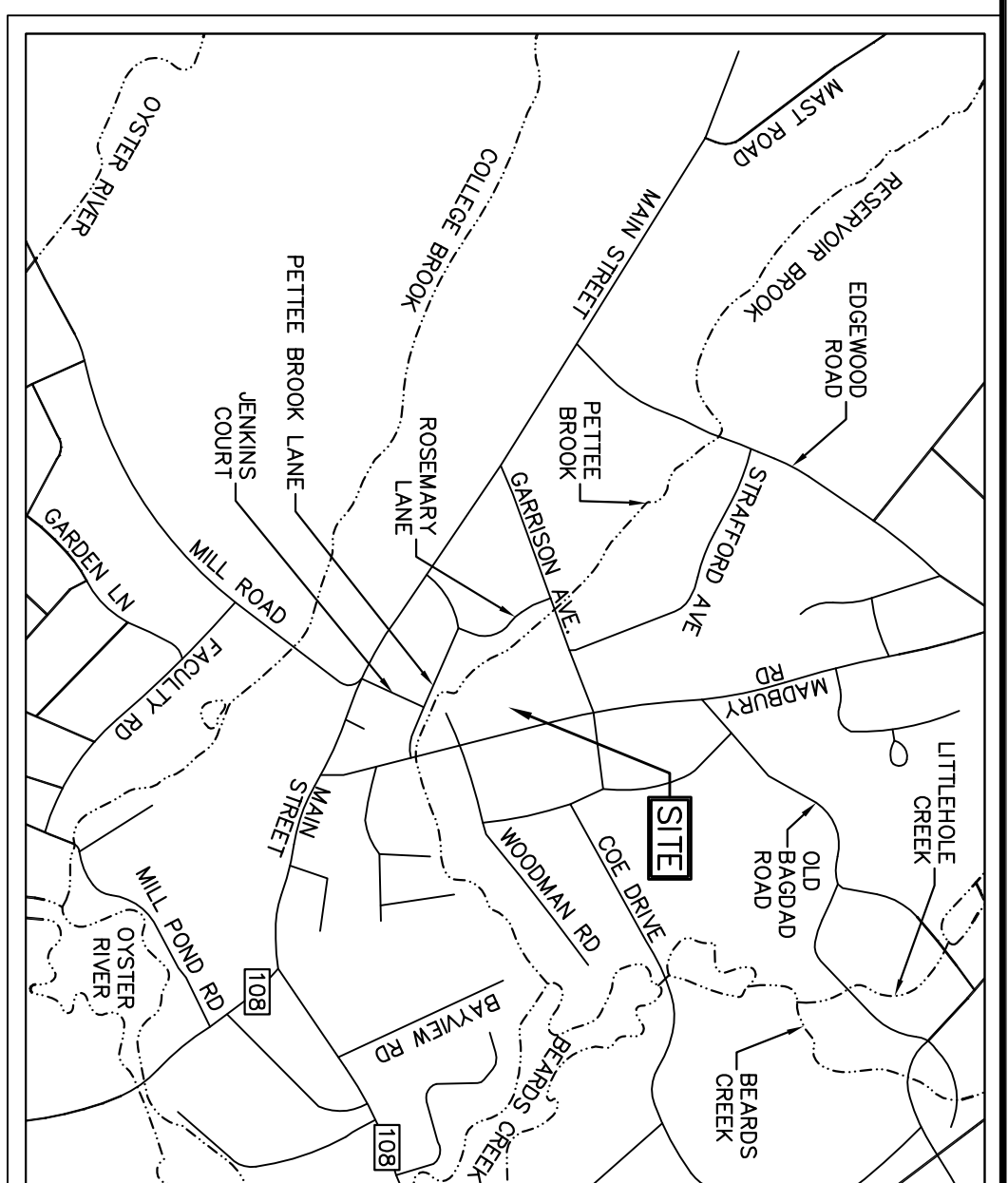


APPROVED BY THE DURHAM PLANNING BOARD
ON _____ CERTIFIED BY
_____ CHAIRPERSON, AND/OR
SECRETARY OR OTHER MEMBERS ON _____



- SITE PLAN NOTES**
1. SOLID WASTE TEMPORARY STORAGE FACILITIES SHALL BE LOCATED INSIDE PROPOSED BUILDING FOOTPRINT. ALL SOLID WASTE SHALL NOT BE LEFT OUTSIDE BUT SHALL BE BROUGHT OUT AT TIME OF PICKUP AND RETURNED TO STORAGE FACILITY.
 2. ALL LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL BE CUT-OFF TYPE FIXTURES. EGRESS LIGHTING SHALL COMPLY WITH MINIMUM BUILDING SAFETY CODES.
 3. ALL ROOF DRAINS SHALL BE PROPERLY MAINTAINED YEAR ROUND.
 4. THE GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL IMPROVEMENTS, ELEVATIONS AND CONDITIONS AT THE SITE BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. THIS INCLUDES DISCREPANCIES BETWEEN THESE PLANS AND ANY OTHER PLANS OR CONTRACT DOCUMENTS.



LOCUS
SCALE: 1"=1000'

SITE DATA BLOCK

PLAN INTENT: LOT REDEVELOPMENT WITH TWO NEW MULTI-STORY, MIXED USE BUILDINGS WITH RESIDENTIAL UNITS AND FIRST FLOOR COMMERCIAL.

ZONE: CB - CENTRAL BUSINESS DISTRICT

USE: COMMERCIAL & RESIDENTIAL

DIMENSIONAL REQUIREMENTS

MINIMUM LOT SIZE (SQUARE FEET)	REQUIRED
5,000	5,000
MINIMUM LOT WIDTH (FEET)	50
MINIMUM LOT DEPTH (FEET)	50
MINIMUM LOT SETBACKS	NONE
REAR (FEET)	NONE
SIDE (FEET)	NONE
FRONT (FEET)	NONE
MAXIMUM HEIGHT (FEET)	30
MAXIMUM HEIGHT W/ P.B. APPROVAL (FEET)	50

RESIDENTIAL DEVELOPMENT DENSITY

REQUIRED: 990 S.F./DU
EXISTING LOT AREA = 113,442 S.F. (12.2 & 3)
MAXIMUM RESIDENTIAL DWELLING UNITS ALLOWED: 113,442 S.F. = 126.0 DWELLING UNITS

PROPOSED DWELLING UNITS = 126

PARKING REQUIREMENTS

USE	RESIDENTS/AREAS/SEATS	REQUIRED	PROVIDED (SEE NOTE 1)
RESIDENTIAL	490 RES.	1 SPACE/RESIDENT	0 SPACES
COMMERCIAL	RESEARCH TESTING 42,883	1 SPACE/400 SF	10 SPACES
RESTAURANT	10,000 (4,000 SF)	1 SPACE/100 SF + 1 SPACE/400 SF (MAX SHIFTS)	17 SPACES = 125 SPACES

GENERAL NOTES:

1. REFERENCE TAX MAP 2, LOTS 12-2 & 12-4.
2. TOTAL PARCEL AREA: LOT 12-3, 9,676 SF (0.222 AC), LOT 12-4, 103,786 SF (2.382 AC).
3. OWNERS OF RECORD: TAX MAP 2, LOT 12-2, 1 PLEASANT ST., LTD. BEDFORD, NH 03110 S.C.R.D. BOOK 4084 PAGE 489
4. FIELD SURVEY PERFORMED BY DOUCET SURVEY (G.R.C. & B.M.A.) ON 4/06 USING A LEICA 1105 12/12 USING A TRIMBLE 56 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
5. JURISDICTIONAL WETLANDS DELINEATED BY GZA GEOSCIENCE/ENVIRONMENTAL, INC. DURING DECEMBER 2012 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS Delineations Manual, TECHNICAL REPORT Y-87-1.
6. FLOOD HAZARD ZONES: "X" (OUTSIDE THE 100 YEAR FLOOD ZONE) & "AE" (WITHIN 100 YEAR FLOOD ZONE) PER F.L.R.M. #307020180, DATED 5/17/05.
7. HORIZONTAL DATUM BASED ON NAD83 PER DISK UNIT'S ELEVATION = 76.72' TO CONVERT TO NAVD83 ADD 0.172').
8. THE PARCELS ARE SUBJECT TO AND/OR IN BENEFIT OF THE FOLLOWING EASEMENTS RESTRICTIONS, ETC.:

- A) SUBJECT TO A 20' WIDE SEWER EASEMENT IN FAVOR OF THE TOWN OF DURHAM, NEW HAMPSHIRE, PREPARED BY DOUCET SURVEY, INC. AND DATED DECEMBER 12, 2012.
- B) SUBJECT TO A UTILITY EASEMENT IN FAVOR OF NH ELECTRIC COMPANY AND NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY. SEE S.C.R.D. BOOK 658 PAGE 41.
- C) THE SEWER EASEMENT IN FAVOR OF THE NH COLLEGE OF ASSOCIATION AND MACHINIC ARTS. SEE S.C.R.D. BOOK 367 PAGE 445.
- D) SUBJECT TO A PARKING EASEMENT IN FAVOR OF TAX MAP 2 LOT 12-2. SEE S.C.R.D. BOOK 600 PAGE 302.
- E) 12' SETBACK TO A 20' WIDE SEWER EASEMENT OVER TAX MAP 2 LOT 12-4.
- F) SUBJECT TO THE RESTRICTION THAT THE NORTHERLY PORTION OF THE LOT, WHICH WAS ACQUIRED BY DEED 1060 PAGE 313, SHALL BE USED ONLY AS A PARKING LOT. IN ADDITION, ACCORDING TO REFERENCE PLAN #7, THIS A. PARKING LOT, IN BENEFIT OF A 20' WIDE SEWER EASEMENT OVER TAX MAP 2 LOT 15-0, SEE S.C.R.D. BOOK 359 PAGE 388.
- G) IN BENEFIT OF A 20' WIDE SEWER EASEMENT OVER TAX MAP 2 LOT 15-0, SEE S.C.R.D. BOOK 359 PAGE 388.
- H) SUBJECT TO AND IN BENEFIT OF SEWER AND WATER RIGHTS. SEE S.C.R.D. BOOK 390 PAGE 354.
- I) SUBJECT TO WATER LINE RIGHTS GRANTED TO CHARLES PETTEE, SEE S.C.R.D. BOOK 390 PAGE 354.

REFERENCE PLANS:

1. "EXISTING CONDITIONS PLAN OF 17 & 21 MADBURY ROAD FOR GOLDEN GOOSE PROPERTIES, LLC, DURHAM, NEW HAMPSHIRE, PREPARED BY DOUCET SURVEY, INC. AND DATED DECEMBER 12, 2012.
2. "A17A/CSM LAND THE SURVEY FOR N.H. BETA ASSOC. OF SIGMA ALPHA EPSILON," BY DOUCET SURVEY, INC., DATED APRIL 30, 1999.

LEGEND

- UTILITY POLE & GUY WIRE
- UTILITY POLE W/ ONE LIGHT
- UTILITY POLE W/ TWO LIGHTS
- SIGN
- BOLT FOUND
- DRILL HOLE FOUND
- IRON PIPE/ROD OR RR SPIKE FOUND/SET AS NOTED
- 5/8" RE-BAR W/ ID CAP OR RR SPIKE TO BE SET
- WOODEN POST
- SEWER MANHOLE
- JURISDICTIONAL WETLAND SYMBOL
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- CONCRETE PAD
- DUMPSTER
- TYP.
- RET.
- EP
- SWK
- SYL
- DYL
- CONC.
- EOG
- CLF
- OC
- OHW
- OHV
- APPROX. ABUTTERS LOT LINE
- APPROX. OVERHEAD WIRES
- APPROX. PROPERTY LINES
- EDGE OF JURISDICTIONAL WETLAND (SEE NOTE #6)
- APPROX. FLOOD ZONE LINE
- 25' SHOVELAND SETBACK
- 75' WETLAND SETBACK
- FIRST FLOOR COMMERCIAL SPACE
- PERMEABLE CONCRETE PAVEMENT BLOCKS
- CONCRETE PAVEMENT BLOCKS
- PORUOUS ASPHALT
- PROPOSED LANDSCAPED AREA
- PROPOSED SINGLE WHITE LINE
- PROPOSED VERTICAL GRANITE CURB
- PROPOSED SLOPED GRANITE CURB
- PROPOSED EDGE OF PAVEMENT
- PAVEMENT RADIUS
- NUMBER OF PARKING SPACES
- PROPOSED CATCH BASIN
- PROPOSED SEWER MANHOLE
- PROPOSED WATER GATE VALVE
- PROPOSED HYDRANT
- PROPOSED BUILDING COLUMN

- GRAPHIC SCALE**
- 1"=30'
- 10' 20' 30'
- UTILITIES NOTE:**
- ALL ELECTRIC, GAS, TELEPHONE, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACQUAITE. LOCATIONS OF UTILITIES SERVICES BEING CONSIDERED ARE BASED ON INFORMATION CONCERNED WITH THE SUBJECT PROPERTY LOCATION FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE: 1-888-DIG-SAFE (1-888-344-7233)

MJS ENGINEERING, PC

5 RAILROAD ST., P.O. BOX 359
NEW HAMPSHIRE, NH 02855
PHONE: (603) 659-4979, FAX: (603) 659-4627
E-MAIL: MJS@MJS-ENGINEERING.COM

PROPOSED SITE PLAN

prepared for

MADBURY COMMONS

17 & 21 MADBURY ROAD DURHAM, NH

DATE: 10/16/13
SCALE: 1"=30'
DESIGNED BY: MJS
DRAWN BY: KD
APPROVED BY: MJS

DWG FILE: 13-007 C1D.dwg

SEAL

NO.	REVISIONS	DATE	INT.
1.	SUBMISSION FOR SITE PLAN REVIEW	10/16/13	MS
2.	SITE PLAN REVISIONS PER TRG	11/30/13	KD
3.	NEW SITE PLAN FOR TRG	12/30/13	KD