

- THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED PARKING AREA AND CONVERT AN EXISTING ROOM IN THE BUILDING TO BE HABITABLE FOR FOR ONE ADDITIONAL RESIDENT.
- CONVERSION OF THE EXISTING ROOM IN THE BUILDING TO BE HABITABLE FOR A RESIDENT REQUIRES EXTENSION OF SPRINKLER LINE INTO THE ROOM, ADDITION OF A SMOKE DETECTOR, AND A DOOR CLOSER ON THE EXISTING DOOR PER MEETING WITH FIRE DEPARTMENT.
- 3. THIS PLAN IS CONCEPTUAL IN NATURE. NO FIELD SURVEY HAS BEEN COMPLETED AT THIS TIME. PLAN IS BASED ON INFORMATION DERIVED FROM LIDAR, AERIAL IMAGERY, PLAN REFERENCES,
- 4. THE FOLLOWING WAIVERS ARE REQUIRED FOR THIS PROPOSAL FROM THE SITE PLAN REVIEW REGULATIONS:
- A) SECTION 10.4.3(C) WIDTH OF DRIVE AISLE
  B) SECTION 10.4.1(B) FRONT SETBACK TO PARKING
- 5. PARKING CALCULATIONS:
  FRATERNITY USE 1 PARKING SPACE PER RESIDENT REQUIRED
  26 EXISTING RESIDENTS + 1 PROPOSED RESIDENT = 27 PARKING SPACES REQUIRED
  13 EXISTING SPACES 12 SPACES TO BE REUSED + 9 PARKING SPACES PROPOSED = 21 PARKING SPACES PROVIDED
- 6. LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.

PORCH = 360 S.F.PAVEMENT = 4,444 S.F.

TOTAL = 7,315 S.F. (40.5%)

PROPOSED IMPERVIOUS: HOUSE = 2,511 S.F. PORCH = 360 S.F.

PAVEMENT = 4,382 S.F.TOTAL = 8,024 S.F. (40.2%)

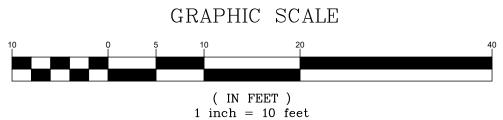
ZONING SUMMARY			
ZONE	PROFESSIONAL OFFICE (PO)		
MINIMUM LOT SIZE	10,000 S.F.		
MINIMUM LOT AREA PER DWELLING UNIT	3,000 S.F.		
MINIMUM FRONT SETBACK	30'		
MINIMUM SIDE SETBACK	15'		
MINIMUM REAR SETBACK	20'		
MAXIMUM BUILDING HEIGHT	35'		

## PLAN REFERENCES:

1. "PLAN OF LAND FOR PHI MU BUILDING CORPORATION, 35 MADBURY ROAD, DURHAM, NH" BY CIVILWORKS ENGINEERS & SURVEYORS, DATED SEPTEMBER 5, 1991.

50%

2. "MADBURY ROAD COMPLETE STREETS PROJECT, TOWN OF DURHAM, NH" BY VHB.



TOTAL LOT AREA ±18,045 SQ. FT. ±.41 ACRES

Design: KDR	Draft: KDR	Date: 4/24/25			
Checked: JAC	Scale: 1" = 10'	Project No.: 25073			
Drawing Name: 25073-CONCEPT2.dwg					
THIS PLAN SHALL	NOT BE MODIFIED WITI	HOUT WRITTEN			
PERMISSION FRO	M JONES & BEACH ENG	GINEERS, INC. (JBE).			
	S, AUTHORIZED OR OTH				
AT THE USER'S S	OLE RISK AND WITHOUT	LIABILITY TO JBE.			

0	4/24/25	ISSUED FOR REVIEW	KDR
REV.	DATE	REVISION	BY

Designed and Produced in NH Jones & Beach Engineers, Inc. 85 Portsmouth Ave. Civil Engineering Services
PO Box 219 603-772-4746

Stratham, NH 03885

E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	CONCEPTUAL SITE PLAN MAP 106, LOT 19	
Project:	35 MADBURY DRIVE DURHAM, NH	
Owner of Record:	DWS 35 LLC 288 CALEF HIGHWAY, LEE, NH 03861	

DRAWING No. SHEET 2 OF 2 JBE PROJECT NO. 25073