

AMBIT ENGINEERING, INC.

CIVIL ENGINEERS AND LAND SURVEYORS

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Phone (603) 430-9282 Fax 436-2315

10 May, 2021

Mark Avery
Chairman
Madbury Planning Board
13 Town Hall Road
Madbury, NH 03820

RE: Proposed Housing Expansion for 10 Lee Road, LLC, Tax Map 8 / Lot 9, 10 Lee Road

Dear Mr. Avery:

On behalf of 10 Lee Road, LLC we hereby submit the attached and enclosed Site Plans for Planning Board Conceptual Review for Proposed Additional Housing at 10 Lee Road. The project proposes the construction of a new building to replace an aging structure with the associated and required site improvements. The site is currently housing and is proposed to remain housing, we understand a Special Exception from the Madbury Zoning Board will be required as a part of the approval process.

The following plans are included in our submission:

- Cover Sheet – This shows the Development Team, Legend, Site Location, and Sheet Index.
- Partial Boundary Survey – This sheet shows the property boundary in the vicinity of the project.
- Existing Conditions Plan C1 – This plan shows the existing features on the property.
- Site Concept Plan C2 – This plan shows the proposed site layout.
- Grading Concept Plan C3 – This plan shows the proposed grading and erosion control.
- Utility & Septic Concept Plan C4 – This plan shows the proposed utilities and septic system.
- Well Location Plan – This plan shows the proposed / existing well locations at the project site.
- Elevations A1 – This plan shows the proposed building elevations.

The plans have been revised to address the comment received at your meeting on December 16, 2020. Specifically:

- ✓ The proposed driveway has been relocated to access the site from Madbury Road. Discussions with NHDOT and the Madbury Selectman are ongoing.
- ✓ The attached Architectural plan details the proposed look of the building as well as the proposed height.
- ✓ The site design provides opportunities for a postal kiosk; we are in consultation with the post office for final location.
- ✓ Landscape shielding to the abutter has been provided.
- ✓ The site contains a Well Location Plan to address the revised Wellhead Aquifer Ordinance.

We hereby request to be added to the Agenda for your meeting on May 19 to review the proposal. Please feel free to call if you have any questions or comments.

Sincerely,

John Chagnon

John R. Chagnon, PE, LLS

CC: 10 Lee Road, LLC, Derek Durbin