

**AMBIT ENGINEERING, INC.** CIVIL ENGINEERS AND LAND SURVEYORS

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Phone (603) 430-9282 Fax 436-2315

1 November, 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 and applications for Planning Board Site Plan 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 Plan C2 – This plan shows the proposed site layout.
- Grading Plans C3A and C3B – These plans shows the proposed grading, stormwater treatment, and erosion control.
- Utility & Septic Plan C4 – This plan shows the proposed utilities and septic system location.
- Well Location Plan C5 – This plan shows the proposed / existing well locations at the project site. The development will drill a new well to serve the entire project.
- Lighting Plan L1 – This plan shows the proposed site lighting.
- Septic System Plans – These plans show the proposed advanced treatment septic systems.
- Details D1 to D4 – These plans show construction details.
- Elevations A1 – This plan shows the proposed building elevations.

Also included is a copy of the Drainage Analysis Front End and the Inspection and Maintenance Plan along with 3 copies of the Complete Drainage Analysis. We hereby request to be added to the Agenda for your next available Planning Board Meeting. Please feel free to call if you have any questions or comments.

Sincerely,

*John Chagnon*

John R. Chagnon, PE, LLS  
CC: Design Team