

PROPOSED HOUSING DEVELOPMENT

10 LEE ROAD

MADBURY, NEW HAMPSHIRE

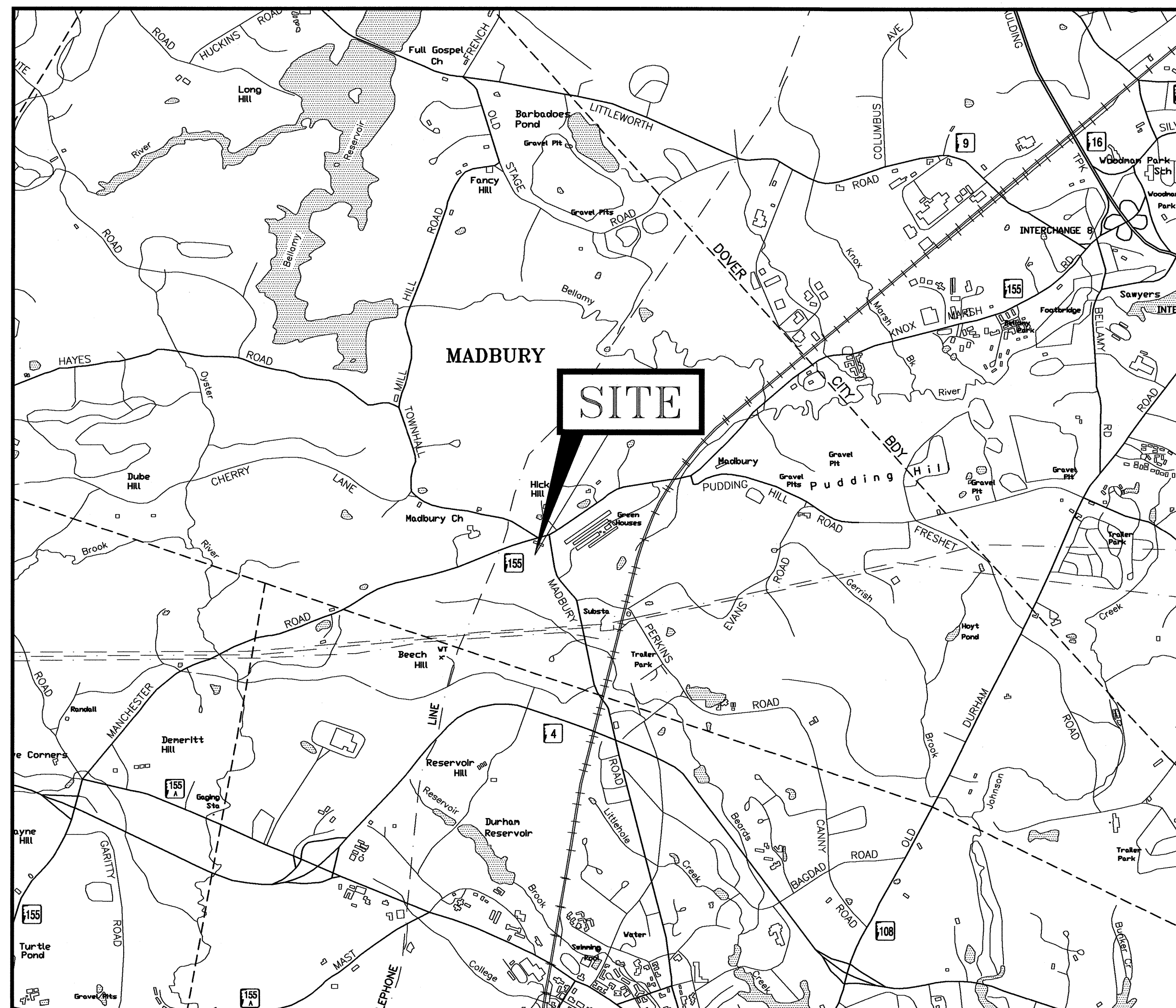
PERMIT PLANS

INDEX OF SHEETS
 PARTIAL BOUNDARY PLAN
 C1 – EXISTING CONDITIONS PLAN
 C2 – SITE CONCEPT PLAN
 C3 – GRADING CONCEPT PLAN
 C4 – UTILITY & SEPTIC CONCEPT PLAN

LEGEND:

| | | | |
|------|--------------------------------|--|--|
| N/F | NOW OR FORMERLY | | |
| RP | RECORD OF PROBATE | | |
| RCRD | ROCKINGHAM COUNTY | | |
| | REGISTRY OF DEEDS | | |
| | MAP 11/LOT 21 | | |
| | IRON ROD FOUND | | |
| | IRON PIPE FOUND | | |
| | IRON ROD SET | | |
| | DRILL HOLE FOUND | | |
| | DRILL HOLE SET | | |
| | GRANITE BOUND w/IRON ROD FOUND | | |

| EXISTING | PROPOSED | |
|----------|----------|------------------------------|
| FM | FM | FORCE MAIN |
| S | S | SEWER PIPE |
| SL | SL | SEWER LATERAL |
| G | G | GAS LINE |
| D | D | STORM DRAIN |
| RD | RD | ROOF DRAIN (GUTTER) |
| W | W | WATER LINE |
| WS | WS | WATER SERVICE |
| UU | UU | UNDERGROUND UTILITIES |
| FD | FD | FOUNDATION DRAIN |
| HOTL | HOTL | HIGHEST OBSERVABLE TIDE LINE |
| MHW | MHW | MEAN HIGH WATER LINE |
| FHZ | FHZ | FLOOD HAZARD LINE |
| EP | EP | EDGE OF PAVEMENT (EP) |
| 100 | 100 | CONTOUR |
| 97x3 | 98x0 | SPOT ELEVATION |
| | | UTILITY POLE |
| | | ELECTRIC METER |
| | | TRANSFORMER ON CONCRETE PAD |
| | | WATER SHUT OFF/CURB STOP |
| | | GATE VALVE |
| | | HYDRANT |
| | | CATCH BASIN |
| | | SEWER MANHOLE |
| | | DRAIN MANHOLE |
| | | WATER METER MANHOLE |
| | | PHOTO LOCATION |
| | | TEST PIT |
| | | LANDSCAPED AREA |
| | | BUILDABLE AREA |
| | | RUBBLE STONE WALL |
| | | LEDGE OUTCROP |
| | | EDGE OF WETLAND FLAGGING |
| CI | CI | CAST IRON PIPE |
| COP | COP | COPPER PIPE |
| CMP | CMP | CORRUGATED METAL PIPE |
| DI | DI | DUCTILE IRON PIPE |
| PVC | PVC | POLYVINYL CHLORIDE PIPE |
| EP | EP | EDGE OF PAVEMENT |
| RCP | RCP | REINFORCED CONCRETE PIPE |
| EL | EL | ELEVATION |
| FF | FF | FINISHED FLOOR |
| INV | INV | INVERT |
| TBM | TBM | TEMPORARY BENCH MARK |
| TYP | TYP | TYPICAL |
| C | C | CENTERLINE |



SCALE: 1" = 2000'

OWNER:
10 LEE ROAD, LLC
 1 BAYSIDE ROAD, BOX 4
 GREENLAND, N.H. 03840

CIVIL ENGINEER & LAND SURVEYOR:
AMBIT ENGINEERING, INC.
 200 GRIFFIN ROAD, UNIT 3
 PORTSMOUTH, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 436-2315

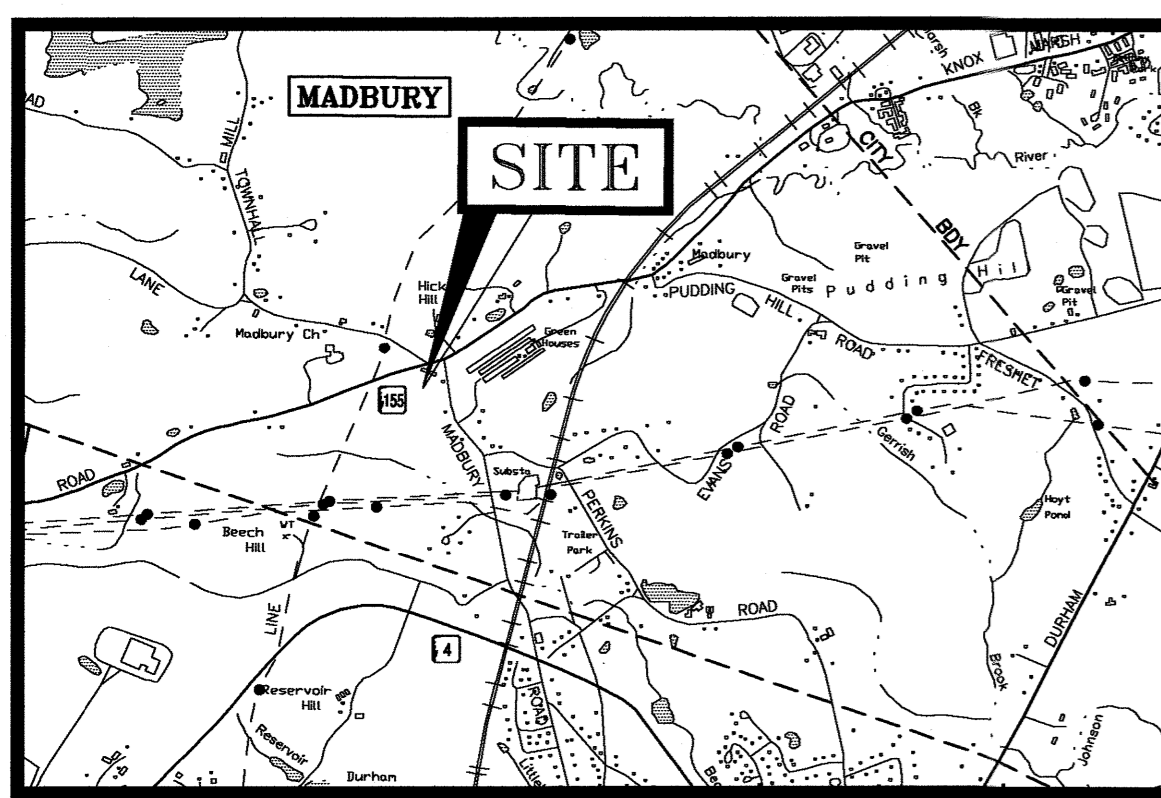
ARCHITECT:
CJ ARCHITECTS
 233 VAUGHAN STREET, #101
 PORTSMOUTH, N.H. 03801
 603-431-2808

ATTORNEY:
DURBIN LAW
 144 WASHINGTON ST.
 PORTSMOUTH, N.H. 03801
 603-287-4764

PROPOSED HOUSING DEVELOPMENT
10 LEE ROAD, LLC.
TAX MAP 8 LOT 9
10 LEE ROAD
MADBURY, N.H.

AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 436-2315

PLAN SET SUBMITTAL DATE: 5 NOVEMBER 2020

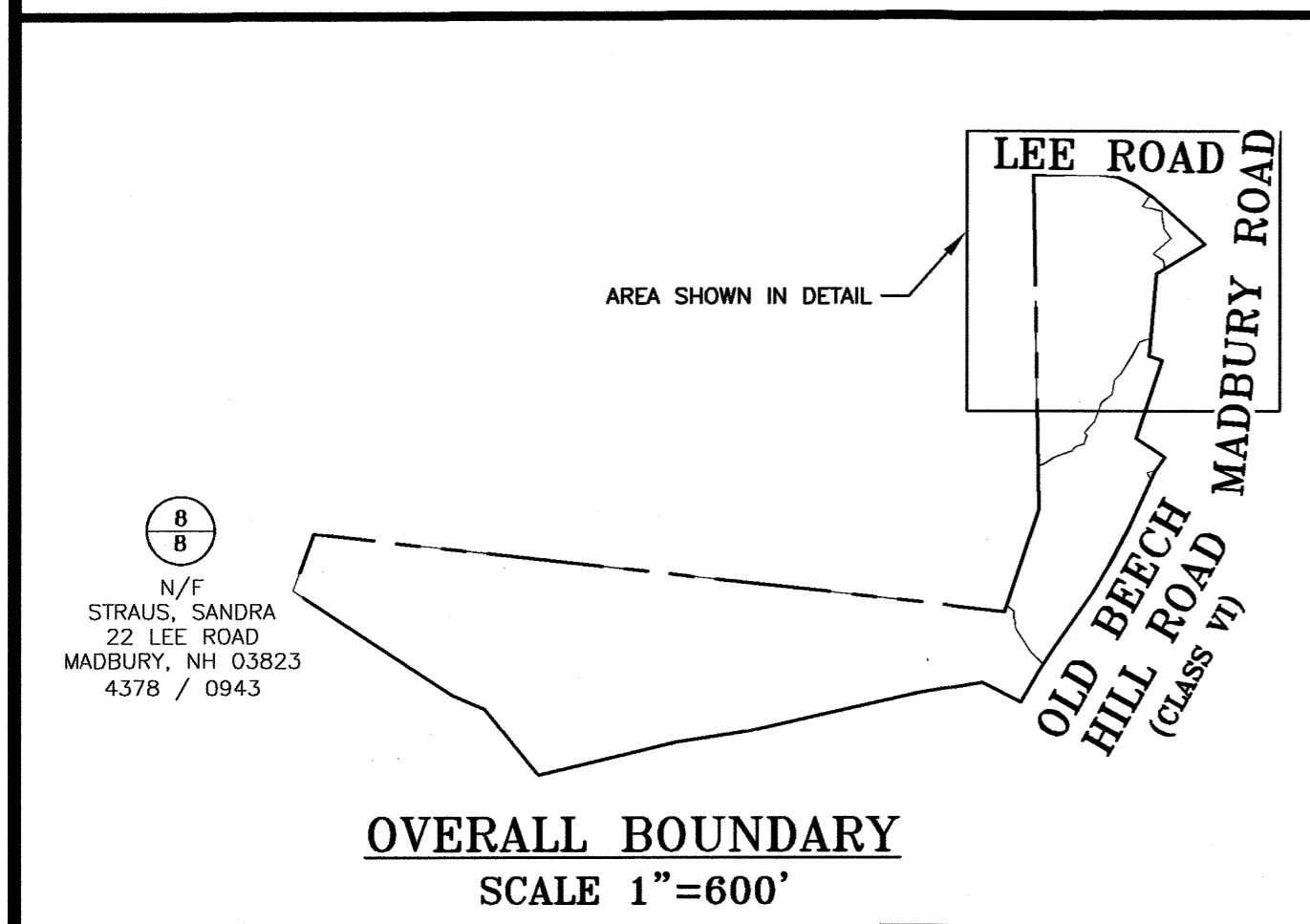


LOCATION MAP

1" = 3000'

LEGEND:

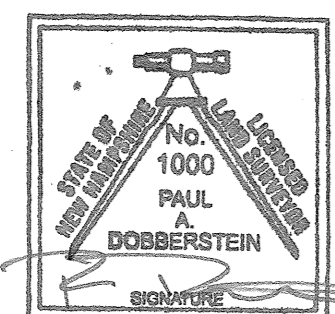
- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- SCRD STRAFFORD COUNTY REGISTRY OF DEEDS
- MAP 11 / LOT 21
- BOUNDARY
- SETBACK
- RAILROAD SPIKE FOUND
- IRON ROD/PIPE FOUND
- DRILL HOLE FOUND
- STONE/CONCRETE BOUND FOUND
- RAILROAD SPIKE SET
- IRON ROD SET
- DRILL HOLE SET
- GRANITE BOUND SET
- EDGE OF PAVEMENT (EP)
- WOODS / TREE LINE
- UTILITY POLE (w/ GUY)
- METER (GAS, WATER, ELECTRIC)
- TYP. TYPICAL
- LSA LANDSCAPED AREA



OVERALL BOUNDARY
SCALE 1" = 600'

WETLAND NOTES:

- 1) WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 12/27/19 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEAST AND NORTHWEST REGION, VERSION 2.0, JANUARY 2012.
 - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, NEIWPCC WETLANDS WORK GROUP (2019).
 - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), USFWS (MAY 1988).
 - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFWS MANUAL FWS/OBS-79/31 (1997).
 - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997), NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- 2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.



LENGTH TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S59°51'53"E | 27.00' |
| L2 | S72°39'56"E | 43.84' |

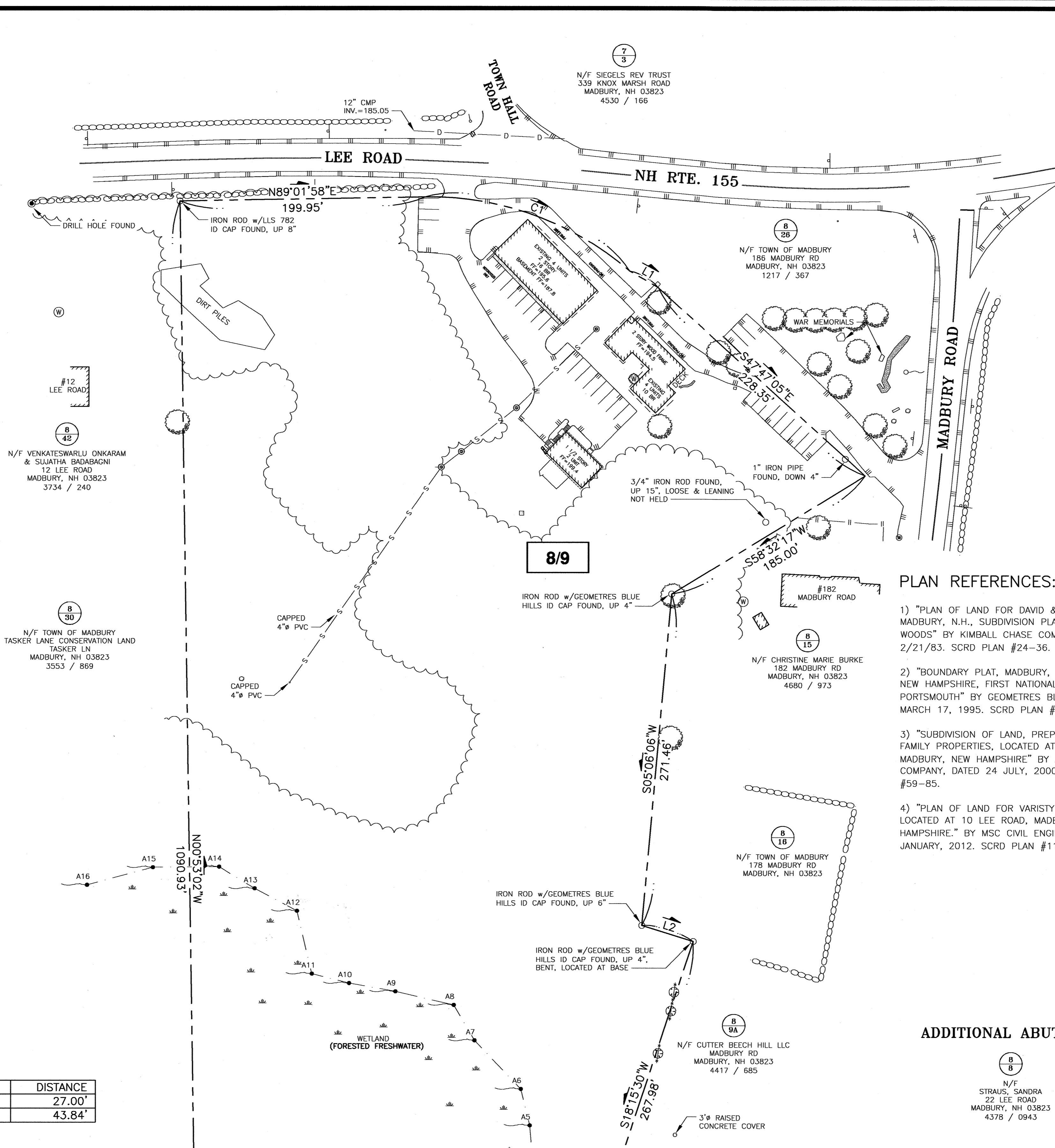
CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1* | 250.00' | 181.35' | 177.40' | S70°06'18"E | 41°33'44" |

*NON-TANGENT OUT

PAUL A. DOBBERSTEIN, LLS

DATE



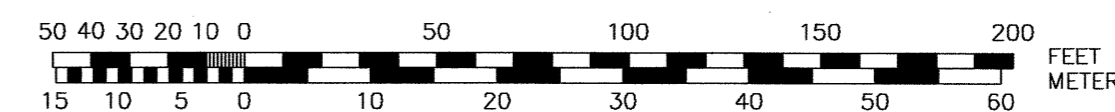
PLAN REFERENCES:

- 1) "PLAN OF LAND FOR DAVID & ROBERT CHASE, MADBURY, N.H., SUBDIVISION PLAN BEECH HILL WOODS" BY KIMBALL CHASE COMPANY, INC., DATED 2/21/83. SCRD PLAN #24-36.
- 2) "BOUNDARY PLAT, MADBURY, STRAFFORD COUNTY, NEW HAMPSHIRE, FIRST NATIONAL BANK OF PORTSMOUTH" BY GEOMETRES BLUE HILLS, DATED MARCH 17, 1995. SCRD PLAN #45-64.
- 3) "SUBDIVISION OF LAND, PREPARED FOR CUTTER FAMILY PROPERTIES, LOCATED AT ROUTE 155, MADBURY, NEW HAMPSHIRE" BY ATLANTIC SURVEY COMPANY, DATED 24 JULY, 2000. SCRD PLAN #59-85.
- 4) "PLAN OF LAND FOR VARISTY DURHAM, LLC, LOCATED AT 10 LEE ROAD, MADBURY, NEW HAMPSHIRE." BY MSC CIVIL ENGINEERS, DATED 20 JANUARY, 2012. SCRD PLAN #11082

ADDITIONAL ABUTTER

N/F STRAUS, SANDRA
22 LEE ROAD
MADBURY, NH 03823
4378 / 0943

GRAPHIC SCALE



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) PARCEL IS SHOWN ON THE TOWN OF MADBURY ASSESSOR'S MAP 8 AS LOT 9.
- 2) OWNER OF RECORD:
10 LEE ROAD LLC
1 BAYSIDE ROAD, BOX 4
GREENLAND, NH 03840
4509/36
- 3) PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 330170320E, EFFECTIVE SEPTEMBER 30, 2015.
- 4) EXISTING LOT AREA:
1,586,890 S.F. (PER PLAN REFERENCE 2)
36.43 ACRES (PER PLAN REFERENCE 2)
- 5) THE PARCEL IS LOCATED IN THE GENERAL RESIDENTIAL AND AGRICULTURAL ZONE.
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA:
SINGLE FAMILY 80,000 S.F.
TWO FAMILY DWELLING 120,000 S.F.
FRONTAGE: 200 FEET
SETBACKS:
FRONT 50 FEET
SIDE 15 FEET
REAR 15 FEET
MAXIMUM STRUCTURE HEIGHT: 38 FEET
MAXIMUM LOT COVERAGE: 25%
- 7) PARCEL IS SERVED BY ON-SITE WELL AND SEPTIC SYSTEM.
- 8) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY OF A PORTION OF ASSESSOR'S MAP 8 LOT 9 IN THE TOWN OF MADBURY.

PARTIAL BOUNDARY PLAN
TAX MAP 8 - LOT 9

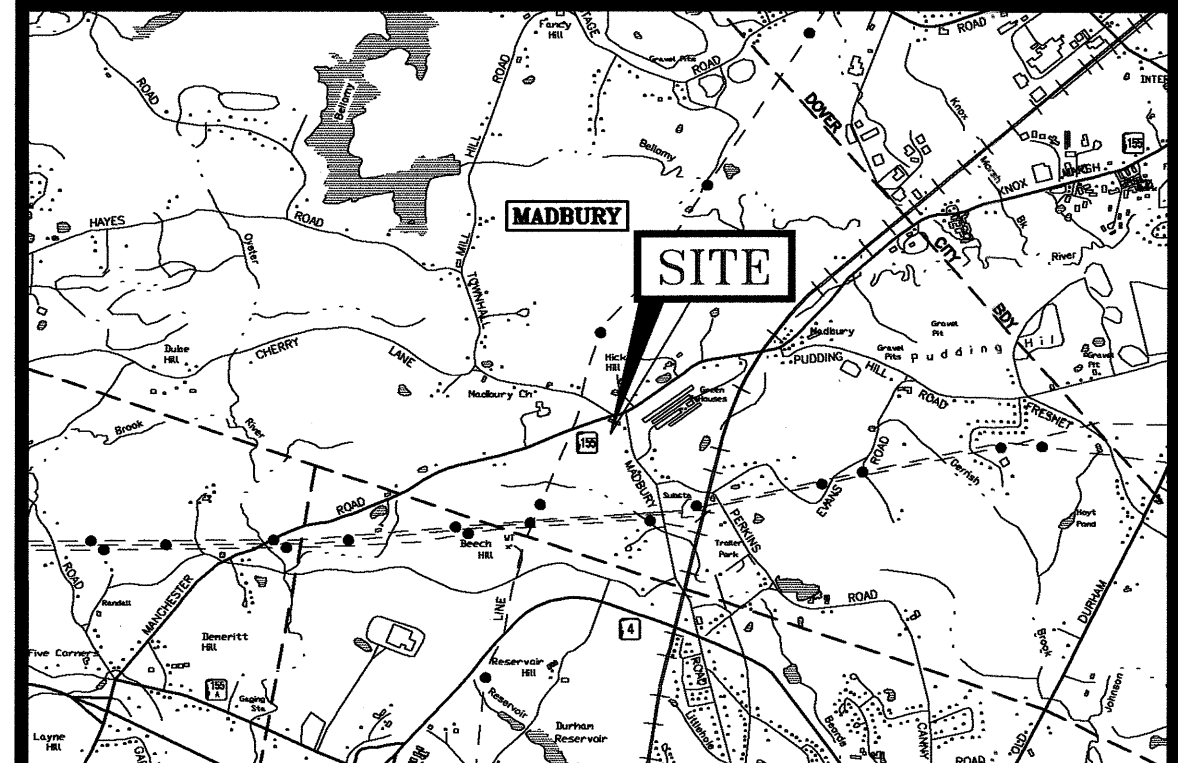
OWNER
10 LEE ROAD, LLC
10 LEE ROAD
TOWN OF MADBURY
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

SCALE: 1" = 50' / 1" = 600'

JULY 2020

FB 318 PG 20

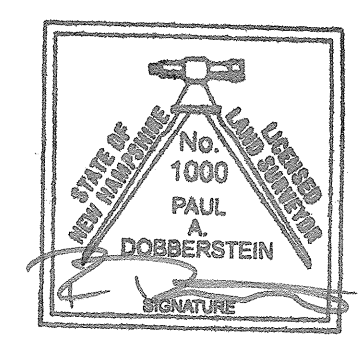
3142



LOCATION MAP 1" = 4000'

DEMOLITION NOTES

- A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.
- F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.
- I) ALL WORK WITHIN THE STATE OF NH RIGHT OF WAY SHALL BE COORDINATED WITH THE NHDOT.
- J) REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL SLIMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- K) CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED, THE CONTRACTOR SHALL EMPLOY A NH LICENSED LAND SURVEYOR TO REPLACE THEM.
- L) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- M) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- N) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS.



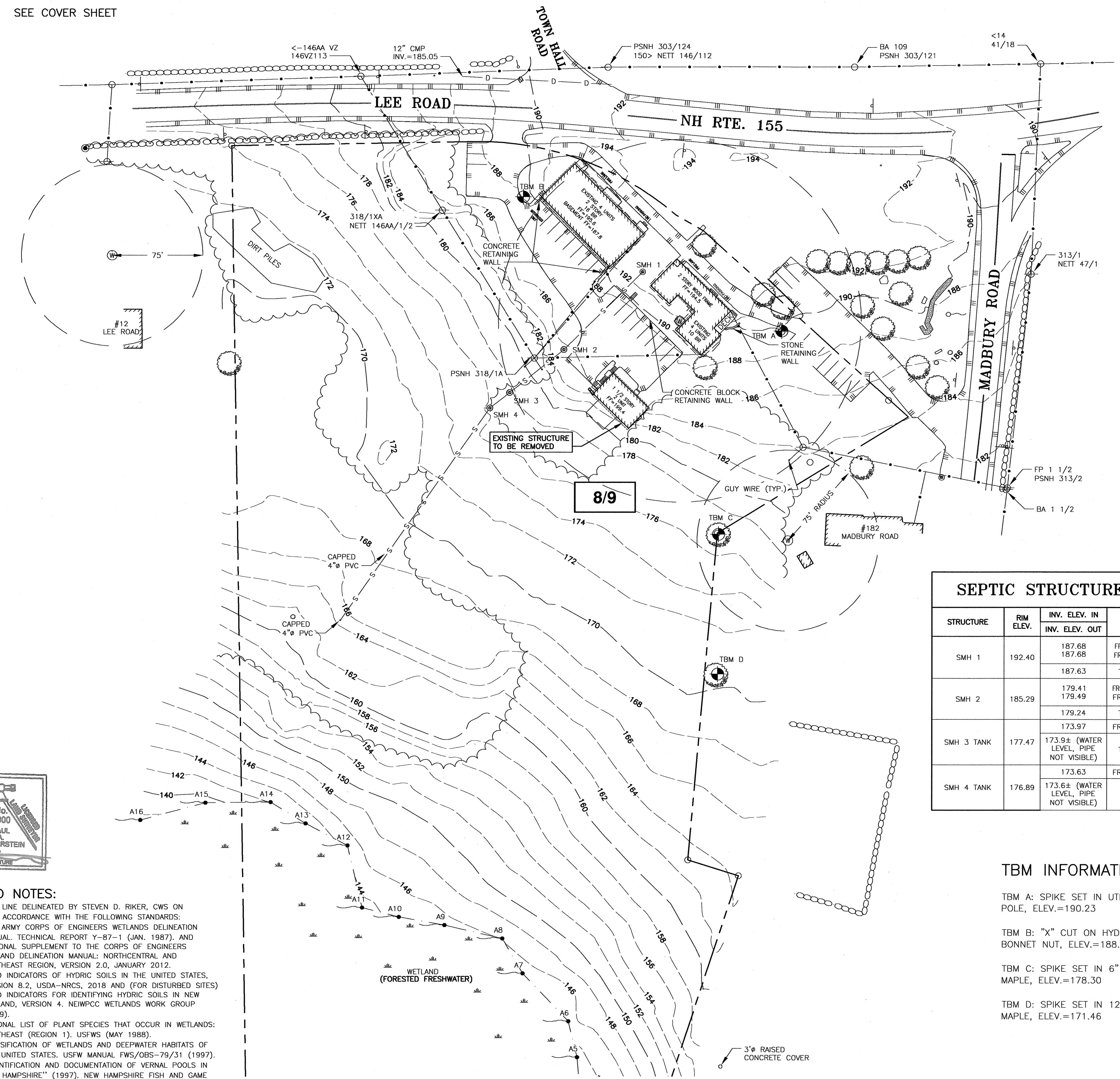
WETLAND NOTES:

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- 2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PAUL A. DOBBERSTEIN, LLS DATE

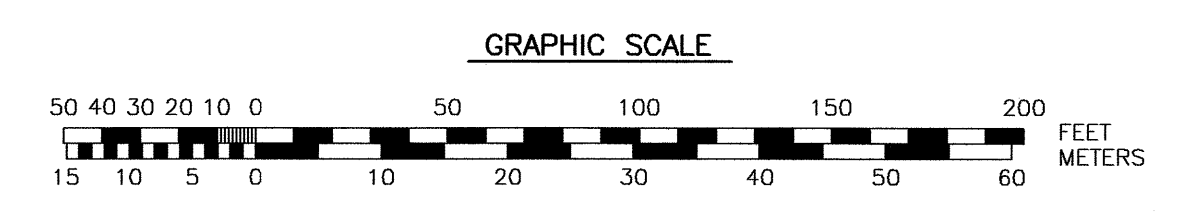
LEGEND:
SEE COVER SHEET



| STRUCTURE | RIM ELEV. | INV. ELEV. IN | INV. ELEV. OUT | FROM/TO |
|------------|-----------|--|----------------|---------------------------|
| SMH 1 | 192.40 | 187.68 | 187.68 | FROM SE'LY BLDG - 4" PVC |
| | | 187.63 | 187.63 | FROM NW'LY BLDG - 4" PVC |
| SMH 2 | 185.29 | 179.41 | 179.49 | FROM 2 UNIT BLDG - 4" PVC |
| | | 179.24 | 179.24 | FROM SMH 1 - 8" PVC |
| SMH 3 TANK | 177.47 | 173.97 | 173.97 | TO SMH 3 - 8" PVC |
| | | 173.9± (WATER LEVEL, PIPE NOT VISIBLE) | 173.63 | FROM SMH 2 - 8" PVC |
| SMH 4 TANK | 176.89 | 173.6± (WATER LEVEL, PIPE NOT VISIBLE) | 173.63 | TO LEACHFIELD |

TBM INFORMATION:

- TBM A: SPIKE SET IN UTILITY POLE, ELEV.=190.23
- TBM B: "X" CUT ON HYDRANT BONNET NUT, ELEV.=188.23
- TBM C: SPIKE SET IN 6" MAPLE, ELEV.=178.30
- TBM D: SPIKE SET IN 12" MAPLE, ELEV.=171.46



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-8282
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- NOTES:**
- 1) PARCEL IS SHOWN ON THE TOWN OF MADBURY ASSESSOR'S MAP 8 AS LOT 9.
 - 2) OWNER OF RECORD:
10 LEE ROAD LLC
1 BAYSIDE ROAD, BOX 4
GREENLAND, NH 03840
4509/36
 - 3) PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 330170320E, EFFECTIVE SEPTEMBER 30, 2015.
 - 4) EXISTING LOT AREA:
1,586,890 S.F. (PER PLAN REFERENCE 2)
36.43 ACRES (PER PLAN REFERENCE 2)
 - 5) THE PARCEL IS LOCATED IN THE GENERAL RESIDENTIAL AND AGRICULTURAL ZONE.
 - 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA:
SINGLE FAMILY 80,000 S.F.
TWO FAMILY DWELLING 120,000 S.F.
FRONTAGE: 200 FEET
SETBACKS:
FRONT 50 FEET
SIDE 15 FEET
REAR 15 FEET
MAXIMUM STRUCTURE HEIGHT: 38 FEET
MAXIMUM LOT COVERAGE: 25%
 - 7) PARCEL IS SERVED BY ON-SITE WELL AND SEPTIC SYSTEM.
 - 8) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON A PORTION OF ASSESSOR'S MAP 8 LOT 9 IN THE TOWN OF MADBURY.

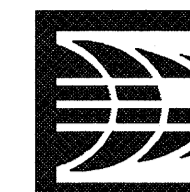
**PROPOSED HOUSING
10 LEE ROAD
MADBURY, N.H.**

| NO. | DESCRIPTION | DATE |
|-----|-----------------------|---------|
| 1 | ISSUED FOR SUBMISSION | 11/5/20 |
| 0 | ISSUED FOR COMMENT | 7/21/20 |

REVISIONS

SCALE: 1" = 50' JULY 2020

EXISTING CONDITIONS PLAN **C1**



AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

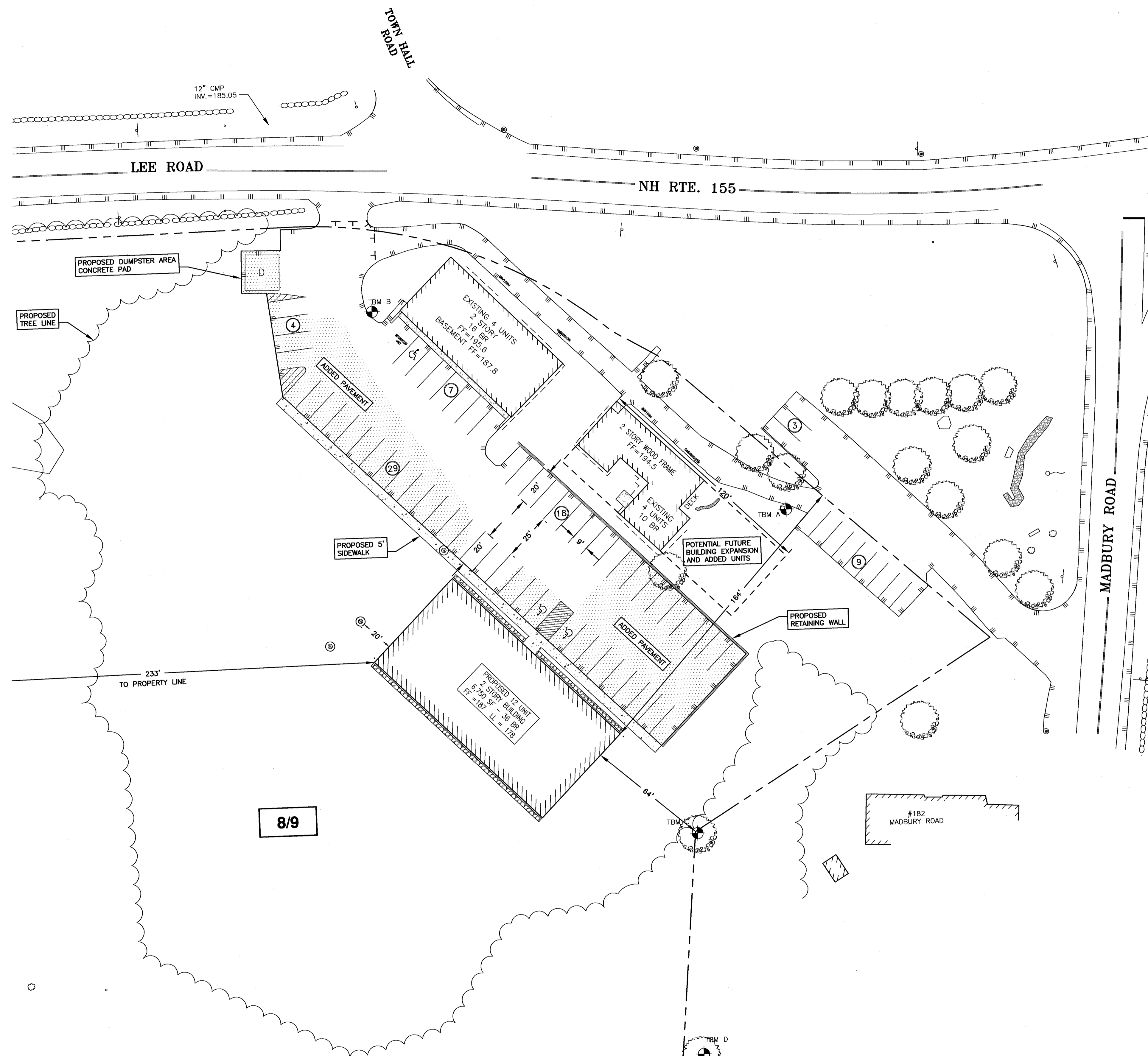
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- 2) THE PARCEL IS LOCATED IN THE GENERAL RESIDENTIAL AND AGRICULTURAL ZONE.
- 3) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 80,000 S.F.
FRONTAGE: 200 FEET
SETBACKS:
FRONT 50 FEET
SIDE 15 FEET
REAR 15 FEET
MAXIMUM STRUCTURE HEIGHT: 38 FEET
MAXIMUM LOT COVERAGE: 25%
- 4) PARKING CALCULATIONS:
EXISTING 30 SPACES SERVING 10 UNITS
PROPOSED 58 SPACES SERVING 20 UNITS
- 5) EXISTING COVERAGE CALCULATIONS:
STRUCTURES = 969 SF (TO BE DEMOLISHED)
5,582 SF (TO REMAIN)
PAVEMENT = 14,575 SF
TOTAL = 21,126 SF

PROPOSED -
NEW PAVEMENT = 11,470 SF
EXISTING PAVEMENT = 14,575 SF
NEW STRUCTURE = 6,750 SF
EXISTING STRUCTURES = 5,582 SF
SIDEWALK = 1,395 SF
RETAINING WALL = 253 SF
TOTAL = 40,025 SF

PROPOSED COVERAGE: 40,025 SF / 1,586,890 SF = 2.5%

1995
PLAN 45-64
MAGNETIC
PER S.C.R.D.



DIMENSIONAL REQUIREMENTS:

GENERAL RESIDENCE DISTRICT
MIN. LOT AREA: 80,000 S.F.
FRONTAGE: 200 FEET
SETBACKS: FRONT 50 FEET
SIDE 15 FEET
REAR 15 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM BUILDING AREA: 25%

REQUESTED SPECIAL EXCEPTION:

10 LEE ROAD, LLC FOR PROPERTY OWNED AND LOCATED AT 10 LEE ROAD, TAX MAP 8, LOT 9 REQUESTS A SPECIAL EXCEPTION FROM ARTICLE V-2B FOR CONSTRUCTING A 12 UNIT MULTI-FAMILY DWELLING IN PLACE OF A CURRENTLY NON-CONFORMING 2 UNIT DWELLING. THE PROPERTY IS IN THE GENERAL RESIDENTIAL AND AGRICULTURE OVERLAY DISTRICTS. CASE #

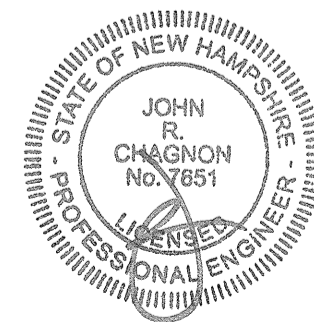
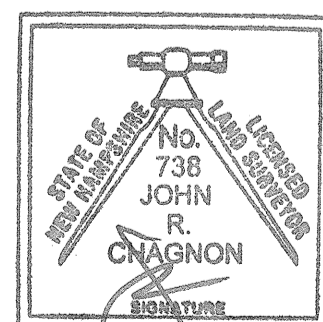
B. Grant a Special Exception in the General Residential and Agricultural District for the expansion, enlargement, change or intensification of a non-conforming use or lot as provided for in Article XIII, SECTION 1. C and SECTION 3.A if approval criteria are met and appropriate conditions are specified in the Special Exception approval.

1. Criteria for Special Exception approval:

a. The Planning Board has granted Site Plan Review approval where authorized by RSA 674:43 (e.g. for nonresidential uses or for multi-family dwelling units).

b. The Zoning Board has specifically found that the proposed use:

- is compatible with the neighborhood;
- is appropriate to the specific location within the neighborhood;
- will not have a negative effect upon the neighborhood;
- does not present a hazard to pedestrians or vehicles;
- does not have a negative effect on the health and welfare of the neighborhood and the general community;
- is consistent with the spirit of the ordinance.

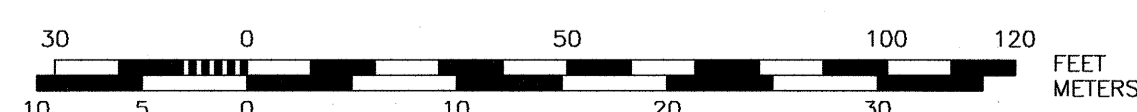


APPROVED BY THE MADBURY PLANNING/ZONING BOARD

CHAIRMAN

DATE

GRAPHIC SCALE



**PROPOSED HOUSING
10 LEE ROAD
MADBURY, N.H.**

| NO. | DESCRIPTION | DATE |
|-----|-----------------------|---------|
| 1 | ISSUED FOR SUBMISSION | 11/5/20 |
| 0 | ISSUED FOR COMMENT | 7/21/20 |

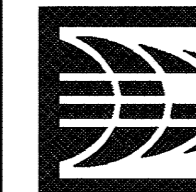
REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |

SCALE: 1" = 30' JULY 2020

**SITE CONCEPT
PLAN**

C2



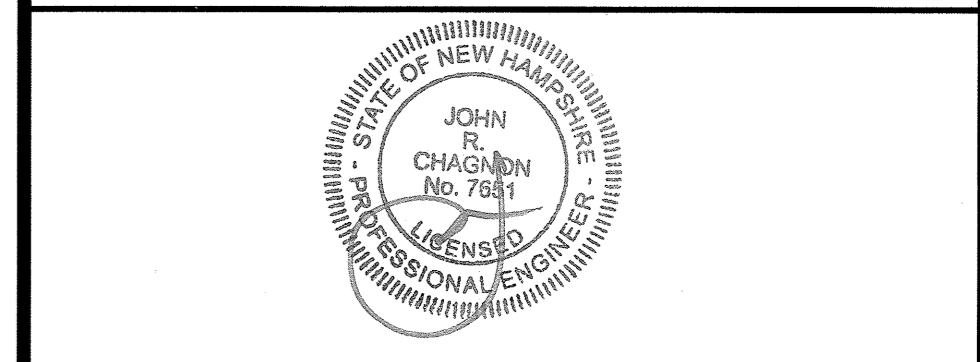
AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 436-2315

NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

**PROPOSED HOUSING
 10 LEE ROAD
 MADBURY, N.H.**

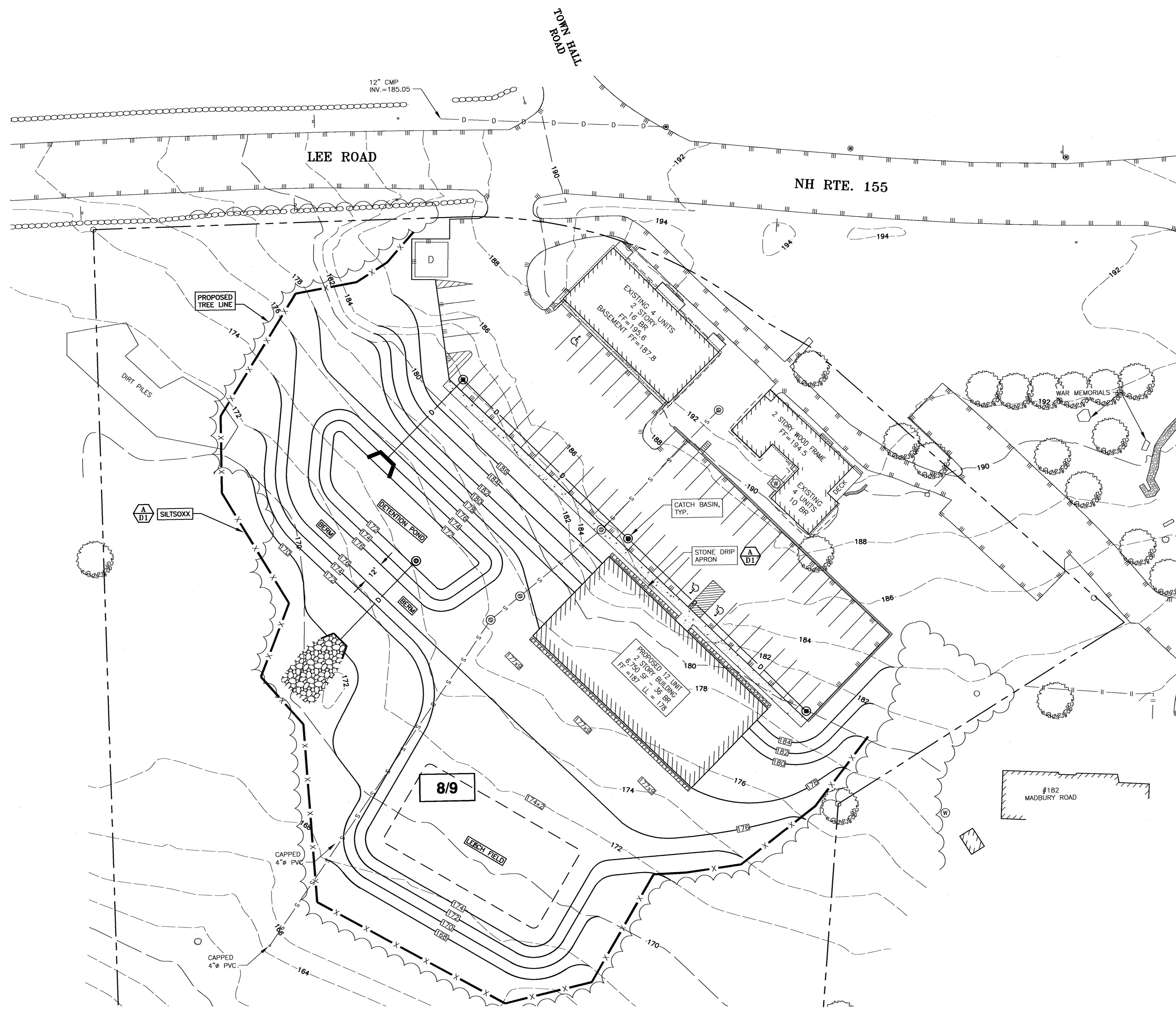
| NO. | DESCRIPTION | DATE |
|-----|-----------------------|---------|
| 1 | ISSUED FOR SUBMISSION | 11/5/20 |
| 0 | ISSUED FOR COMMENT | 7/21/20 |



SCALE: 1" = 30' JULY 2020

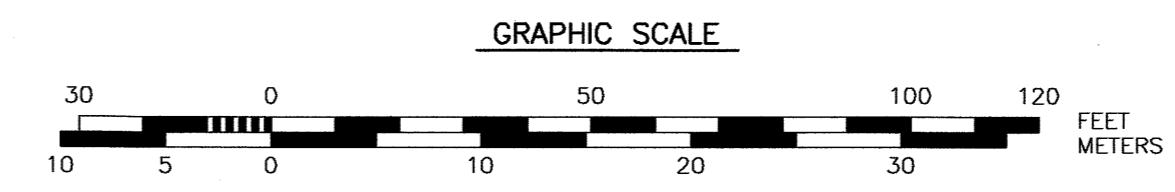
**GRADING
 CONCEPT PLAN** **C3**

1995
 MAGNETIC
 PER S.C.R.D.



APPROVED BY THE MADBURY PLANNING/ZONING BOARD

CHAIRMAN _____ DATE _____



AMBIT ENGINEERING, INC. 200 Griffin Road - Unit 3 Portsmouth, NH 03801-7114 Tel: (603) 430-9282 Fax: (603) 436-2315



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- 4) EXISTING FLOW:
 4-4 BEDROOM UNITS: 4 X 600 GPD = 2,400 GPD
 2-3 BEDROOM UNITS: 2 X 450 GPD = 900 GPD
 2-2 BEDROOM UNITS: 2 X 300 GPD = 600 GPD
 TOTAL FLOW: 3,900 GPD
 PROPOSED FLOW:
 12-3 BEDROOM UNITS: 12 X 450 GPD = 5,400 GPD
 TOTAL PROPOSED FLOW: 9,300 GPD

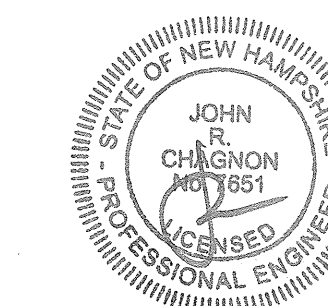
SEPTIC STRUCTURE TABLE

| STRUCTURE | RIM ELEV. | INV. ELEV. IN INV. ELEV. OUT | FROM/TO |
|------------|-----------|--|---------------------------|
| SMH 1 | 192.40 | 187.68 | FROM SE'LY BLDG - 4" PVC |
| | | 187.66 | FROM NW'LY BLDG - 4" PVC |
| SMH 2 | 185.29 | 179.41 | FROM 2 UNIT BLDG - 4" PVC |
| | | 179.49 | FROM SMH 1 - 8" PVC |
| SMH 3 TANK | 177.47 | 179.24 | TO SMH 3 - 8" PVC |
| | | 173.97 | FROM SMH 2 - 8" PVC |
| SMH 4 TANK | 176.89 | 173.9± (WATER LEVEL, PIPE NOT VISIBLE) | TO SMH 4 - 8" PVC |
| | | 173.6± (WATER LEVEL, PIPE NOT VISIBLE) | FROM SMH 3 - 8" PVC |
| | | 173.6± (WATER LEVEL, PIPE NOT VISIBLE) | TO LEACHFIELD |

**PROPOSED HOUSING
10 LEE ROAD
MADBURY, N.H.**

| NO. | DESCRIPTION | DATE |
|-----|-----------------------|---------|
| 1 | ISSUED FOR SUBMISSION | 11/5/20 |
| 0 | ISSUED FOR COMMENT | 7/21/20 |

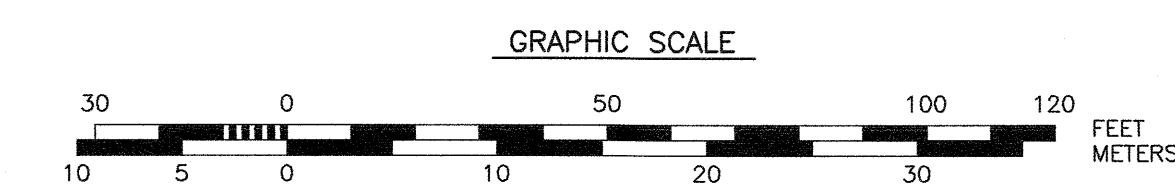
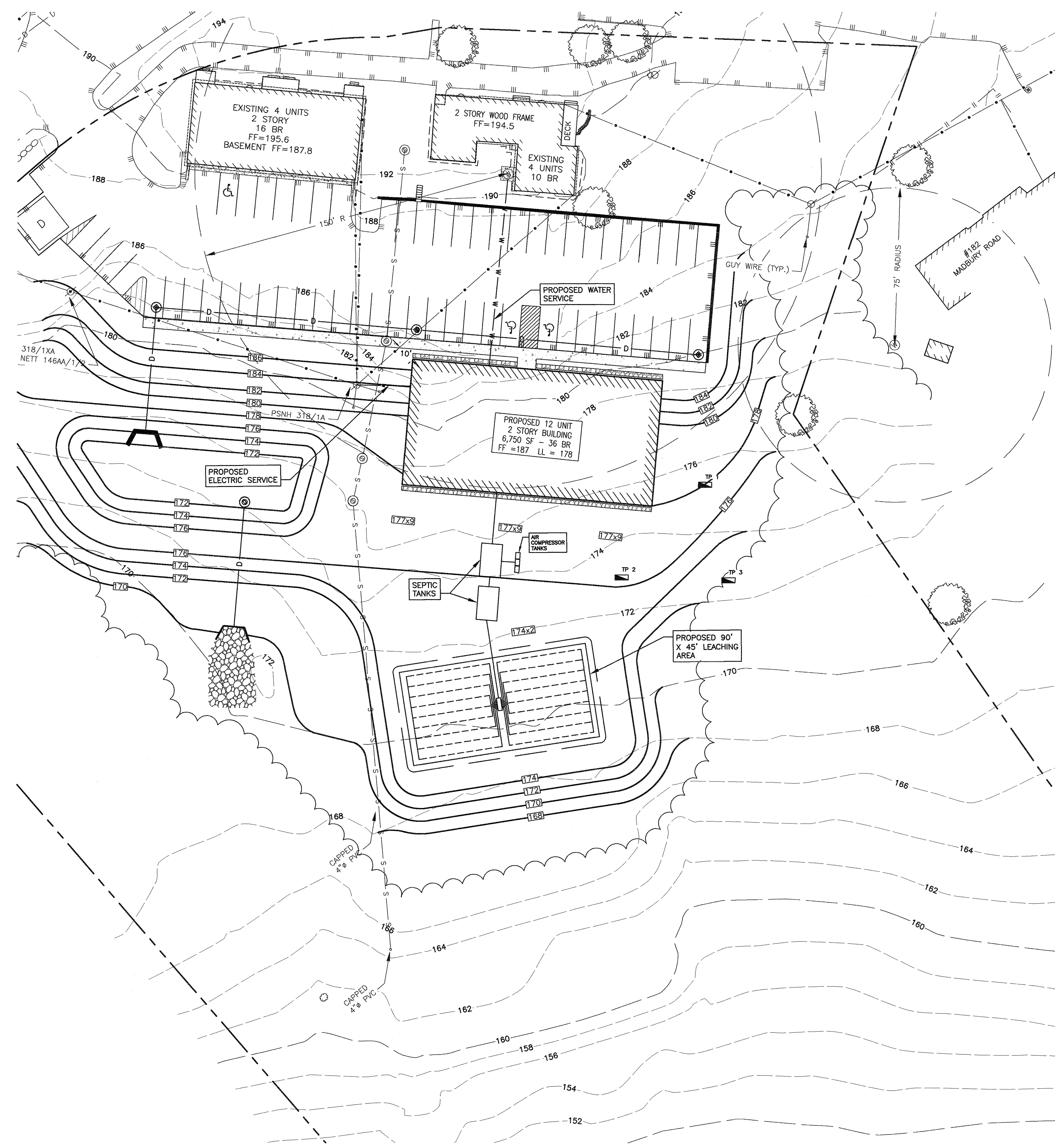
REVISIONS



SCALE 1"=30' JULY 2020

UTILITY & SEPTIC
CONCEPT PLAN

C4



TEST PIT 1, ELEV.

Date: 7/22/20
 Logged by: STEVEN RIKER
 Witnessed by: MICHAEL CUOMO
 ESHWT: 54"
 Observed Water: NONE
 Restrictive layer: 65'
 REFUSAL: NONE TO 76"
 Percolation rate: 10 min./inch
 Roots: 36" FEW, FINE

DEPTH DESCRIPTION
 0" - 10" 10YR 4/3 FINE SANDY LOAM, GRANULAR, FRIABLE
 10" - 36" 10Y 4/4 GRAVELLY FINE SANDY LOAM, GRANULAR, FRIABLE
 36" - 54" 2.5YR 5/3 GRAVELLY COARSE SAND, LOOSE, SINGLE GRAIN
 54" - 65" 2.5YR 5/2 SILT LOAM, FIRM, MASSIVE
 65" - 76" 2.5YR 4/2 SILT LOAM, FIRM, MASSIVE

LOT LOADING CALCULATIONS

LOT AREA: 1,586,890 S.F. 36.43 ACRES
 27.75 ACRES NOT USEABLE (WETLAND, EASEMENT)
 8.68 ACRES USEABLE OF WHICH:
 5.87 ACRES / 286,625 S.F.
 Charlton fine sandy loam, very stony
 0-8% slope (+/-6%)
 Soil Group 2
 Loading Factor = 1.30
 5.87 ACRES * (2000 GPD/ACRES/1.30) = 9,030 GPD

TEST PIT 2, ELEV.

Date: 7/22/20
 Logged by: STEVEN RIKER
 Witnessed by: MICHAEL CUOMO
 ESHWT: 45"
 Observed Water: NONE
 Restrictive layer: 57"
 REFUSAL: NONE TO 78"
 Percolation rate: 10 min./inch
 Roots: 30" FEW, FINE

DEPTH DESCRIPTION
 0" - 9" 10Y 4/3 FINE SANDY LOAM, GRANULAR, FRIABLE
 9" - 28" 10Y 5/6 FINE SANDY LOAM, GRANULAR, FRIABLE
 28" - 45" 10YR 4/3 GRAVELLY COARSE SAND, LOOSE, SINGLE GRAIN
 45" - 57" 2.5YR 5/2 SILT LOAM, FIRM, MASSIVE
 57" - 78" 2.5YR 4/2 SILT LOAM, FIRM, MASSIVE

0.71 ACRES / 31,075 S.F.
 Sutton fine sandy loam, very stony
 8-15% slope (+/-9%)
 Soil Group 3
 Loading Factor = 1.76
 0.71 ACRES * (2000 GPD/ACRES/1.76) = 807 GPD

TEST PIT 3, ELEV.

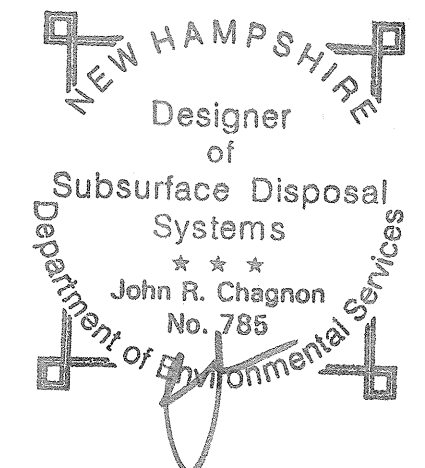
Date: 7/22/20
 Logged by: STEVEN RIKER
 Witnessed by: MICHAEL CUOMO
 ESHWT: 26"
 Observed Water: NONE
 Restrictive layer: 30"
 REFUSAL: NONE TO 66"
 Percolation rate: 12 min./inch
 Roots: 18" FEW, FINE

DEPTH DESCRIPTION
 0" - 6" 10Y 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
 6" - 26" 2.5Y 6/6 FINE SANDY LOAM, GRANULAR, FRIABLE
 26" - 30" 2.5YR 6/4 FINE SANDY LOAM, FIRM, MASSIVE
 30" - 66" 2.5YR 6/2 SILT LOAM, FIRM, MASSIVE

0.85 ACRES / 37,026 SF
 Charlton fine sandy loam, very stony
 0-8% slope
 Soil Group 2
 Loading Factor = 1.30
 0.85 ACRES * (2000 GPD/ACRES/1.30) = 1,308 GPD

1.33 ACRES / 57,935 S.F.
 Woolbridge fine sandy loam, very stony
 0-8% slope
 Soil Group 3
 Loading Factor = 1.60
 1.33 ACRES * (2000 GPD/ACRES/1.60) = 1,662 GPD

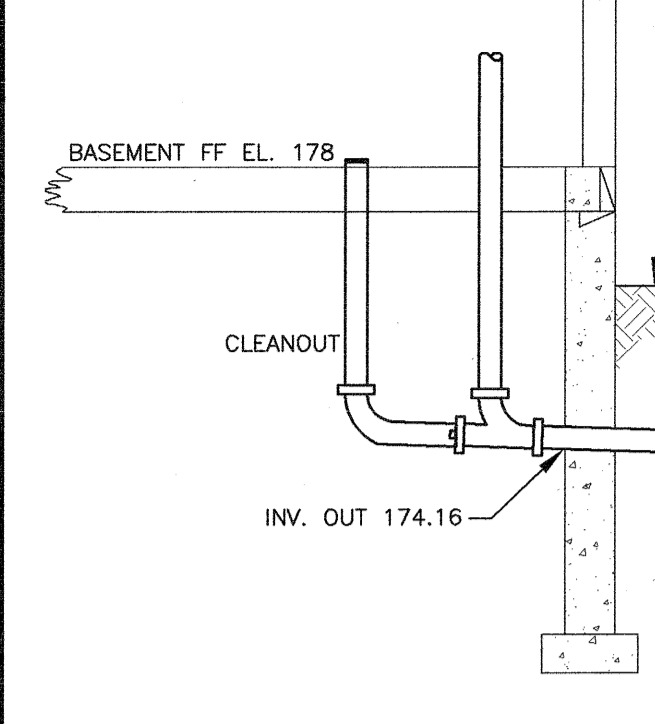
TOTAL ALLOWABLE FLOW = 12,693 GPD
 PROPOSED FLOW = 9,300 GPD



APPROVED BY THE MADBURY PLANNING/ZONING BOARD

CHAIRMAN _____ DATE _____

FIRST FLOOR FF 186±



ALL CHAMBERS TO HAVE ACCESS TO GRADE. (24" MIN. DIAMETER) IF COVER EXCEEDS 24". CONTRACTOR SHALL PROVIDE 30" DIA. RISERS AND COVERS TO GRADE. IF COVER IS BETWEEN 36" AND 48", CONTRACTOR SHALL PROVIDE 36" DIA. ACCESS STACKS AND COVERS FOR THE BIOCON AND SETTLING CHAMBERS. IF COVER IS BETWEEN 48" AND 60", CONTRACTOR SHALL PROVIDE 48" DIA. ACCESS STACKS AND COVERS FOR THE BIOCON AND SETTLING CHAMBERS. IF COVER EXCEEDS 60" CONTACT AOS FOR DESIGN MODIFICATIONS.

AIR SUPPLY FROM COMPRESSOR AT HOUSE COMPRESSOR TO BE LOCATED WITHIN 50' OF THE CLEAN SOLUTION SYSTEM (SEE NOTE 12).

FINISH GRADE: 179.95

24" x 4" SCHED. 40 PVC OR 4" CAST IRON PIPE

MIN. SLOPE: 1/4" PER FT.

12" EXTENDED BASE (ANTI-FLOATATION)

SEPTIC CHAMBER INV. IN 173.63

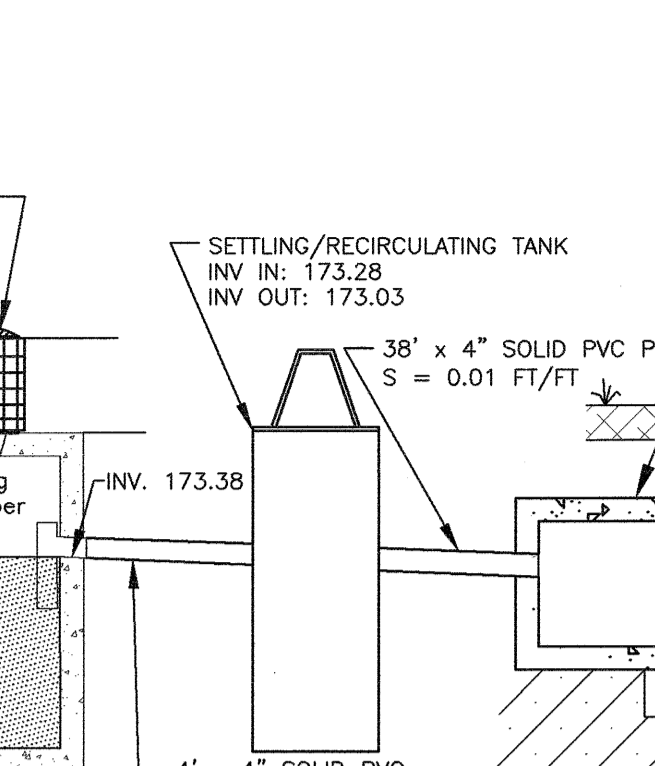
BioCon Tank

Settling Chamber INV. 173.38

38" x 4" SOLID PVC PIPE S = 0.01 FT/FT

4" x 4" SOLID PVC S = 0.01 (MIN) FT/FT

INSTALL 12" LAYER OF 3/4 CRUSHED STONE UNDER TANK



NOTE: LEACH LINES SHALL BE SEALED INTO THE D-BOX WITH SEALANTS APPROVED BY REGIONAL INSPECTOR

D - BOX

18 OUTLET DISTRIBUTION WITH FLOW EQUALIZERS AT EACH OUTLET

INVERT IN = 172.66

INVERT OUT = 172.58

FINISHED GROUND EL. 174

3' FILL EXTENSION

SINGLE LAYER OF GEOTEXTILE FABRIC

3:1 SIDE SLOPE

4" LOAM & SEED WITH SUITABLE GRASSES

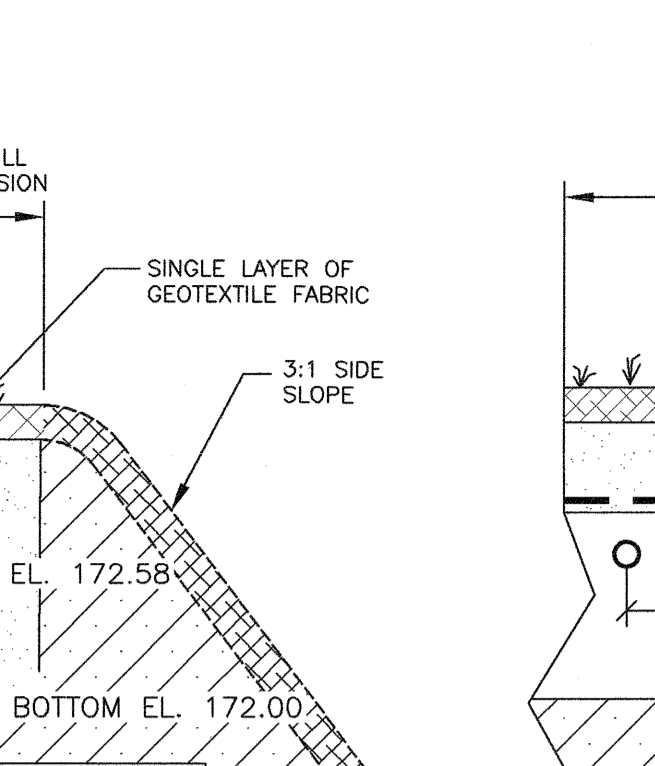
SAND FILL - 0.5 TO 1.00 MM (ASTM C-33)

4" PERFORATED PIPE - LAID LEVEL

CLEAN, UNIFORM SIZED (3/4" - 1-1/2") WASHED SEPTIC STONE

BED BOTTOM EL. 172.00

ORIGINAL GROUND



45'

3' FILL EXTENSION

9" MIN.

5.0' O/C

2.5'

7"

24" (50%)

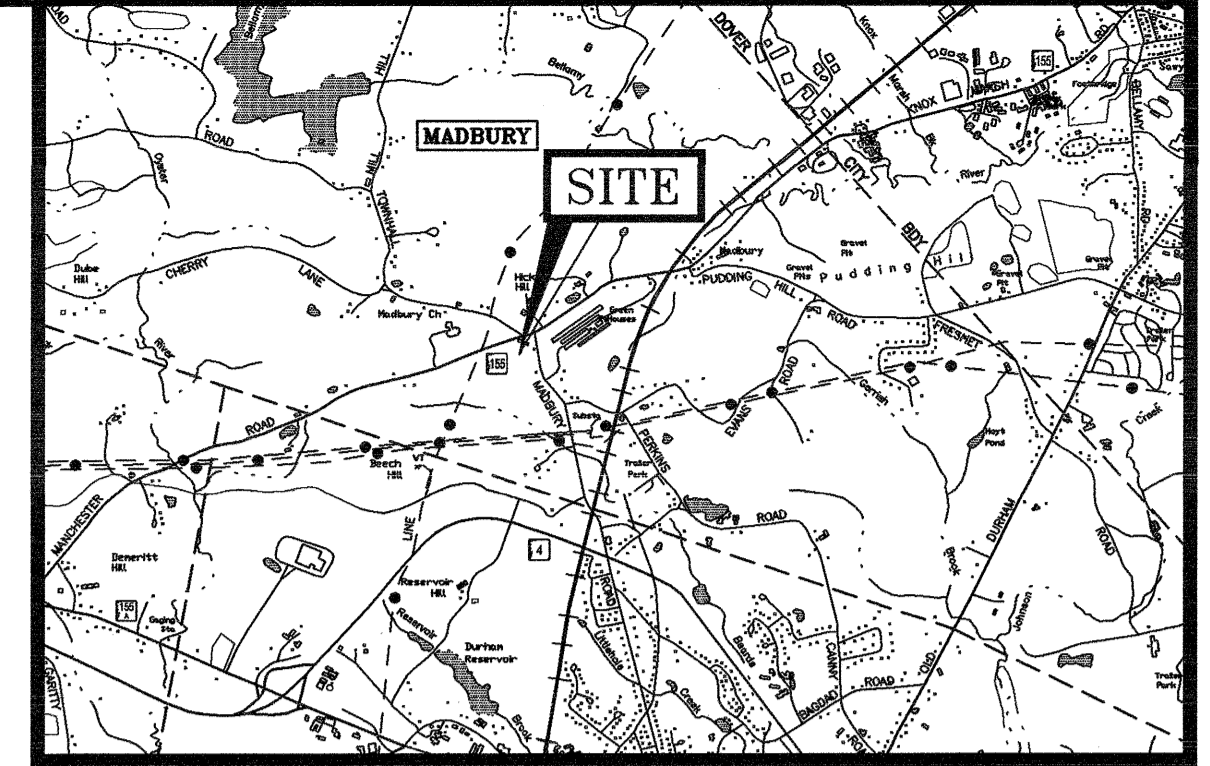
3:1 SIDE SLOPE

CONCRETE PRODUCTS SUPPLIER: PHOENIX PRECAST PRODUCTS 1-800 (639)-2199 (OR APPROVED EQUAL)

"CLEAN SOLUTION" SYSTEM RC-SAN 5400, AS DESIGNED, INSTALLED AND SERVICED BY ADVANCED ONSITE SOLUTIONS, LLC, CANTERBURY, N.H. 603-783-8042

THE CLEAN SOLUTION TANK IS RATED AS STANDARD DUTY; NOT RATED FOR VEHICLE LOADING

NOTE: REMOVE ORGANIC SOIL LAYER UNDER LEACH BED OUT TO FILL EXTENSIONS PRIOR TO CONSTRUCTION.



LOCATION MAP 1" = 4000'

- NOTES:
- PROPOSED FLOW: PROPOSED (12) 3 BEDROOM APARTMENTS, 3 X 150 X 12 = 5400 GPD
 - PROPOSED FIELD SIZE: AT 10 MINUTE PERC CONVENTIONAL EFFLUENT DISPOSAL AREA: 9,990 S.F. ADVANCED ON SITE REQUIRED LEACHFIELD: 4,050 S.F. 4,050 S.F. PROVIDED
 - THIS PLAN IS PREPARED FOR SEPTIC SYSTEM DESIGN ONLY, IT IS NOT A BOUNDARY SURVEY.
 - FOUNDATION DRAINS: SEE PLAN LOCATION
 - PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 330170320E, EFFECTIVE SEPTEMBER 30, 2015.
 - ANY CHANGES TO THE SPECIFICATIONS SHOWN HEREON SHALL BE SUBMITTED TO THE DESIGNER, IN WRITING, FOR APPROVAL PRIOR TO ANY CONSTRUCTION ON SAID CHANGES.
 - IN THE EVENT OF SYSTEM FAILURE: REBUILD IN PLACE.
 - WATER SUPPLY: WELL ON LOT
 - THE OWNER IS RESPONSIBLE TO OPERATE THIS SYSTEM WITHIN ITS DESIGN CAPACITY. THE AVERAGE DAILY FLOW TO THE LEACHFIELD SHOULD BE NO MORE THAN 1/2 ITS APPROVED DESIGN CAPACITY. FOR SUCCESSFUL OPERATION OF DISPOSAL SYSTEM, MAINTENANCE IS REQUIRED.
 - HAVE SEPTIC TANK (1ST CHAMBER) PUMPED AS REQUIRED (2 YEAR MAXIMUM).
 - DO NOT DISPOSE BULKY WASTES, TOXIC MATERIALS, OR OIL INTO SYSTEM.
 - DO NOT DISPOSE GREASE INTO THE SYSTEM. CLEAN SEPTIC TANK FILTER WHEN PUMPING TANK.
 - DO NOT ALLOW VEHICLES OR LIVESTOCK ONTO SYSTEM UNLESS SPECIFICALLY DESIGNED FOR SUCH LOADS.
 - DO NOT USE COLORED TOILET PAPER.
 - CONSULT THE SYSTEM DESIGNER PRIOR TO PLACING ANY ADDITIONAL LOADING ON THE SYSTEM, SUCH AS: KITCHEN GARBAGE GRINDERS, HOT TUBS, WHIRLPOOLS, OR BACKWASH SYSTEMS.
 - THIS SEPTIC SYSTEM SHALL BE INSTALLED BY OR UNDER THE SUPERVISION OF A NHDES LICENSED INSTALLER. INSTALLER IS RESPONSIBLE FOR PLACING THE LEACH FIELD IN LOCATION SHOWN ON THIS PLAN, USING TIES PROVIDED. ANY DISCREPANCY BETWEEN THESE PLANS AND THE APPARENT FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION. SYSTEM MUST BE INSPECTED AND APPROVED BY NH-DES PRIOR TO BACKFILLING.
 - CONSTRUCTION APPROVAL FOR THIS SYSTEM SHALL EXPIRE 4 YEARS FROM DATE OF ISSUE.
 - FOR EASE OF INSPECTION AND MAINTENANCE, AOS RECOMMENDS UTILIZING AN OUTDOOR COMPRESSOR ENCLOSURE UNIT.
 - SOIL TYPE: CHARLTON FINE SANDY LOAM

BENCHMARK: IRON ROD w/GEOMETRES BLUE HILLS ID CAP FOUND, UP 4" (SEE PLAN) ELEV. 178.30 NAVD 88 PER GPS

DISTANCE TO NEAREST SURFACE WATER: GREATER THAN 100 FT.

DIRECTIONS TO SITE

FROM ROUTE 16 NORTHBOUND, TAKE EXIT 8W SOUTHBOUND ON ROUTE 155. IN THREE MILES THE PROPERTY IS ON THE LEFT HAND SIDE IMMEDIATELY AFTER PASSING MADBURY ROAD.

TAX MAP 8 LOT 9 - CONCEPT SUBSURFACE DISPOSAL SYSTEM PLAN 10 LEE ROAD MADBURY, N.H.

REGISTRY: STRAFFORD
BOOK / PAGE: 4509 / 0036
NHDES SUBDIVISION APPROVAL NO.: NOT AVAILABLE 1975 ESTIMATED
NHDES SYSTEM APPROVAL NO.: PENDING

OWNER: 10 LEE ROAD LLC.
1 BAYSIDE ROAD; BOX 4
GREENLAND, N.H. 03840

APPLICANT: **AMBIT ENGINEERING, INC.**
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 450-9282
Fax (603) 456-2315

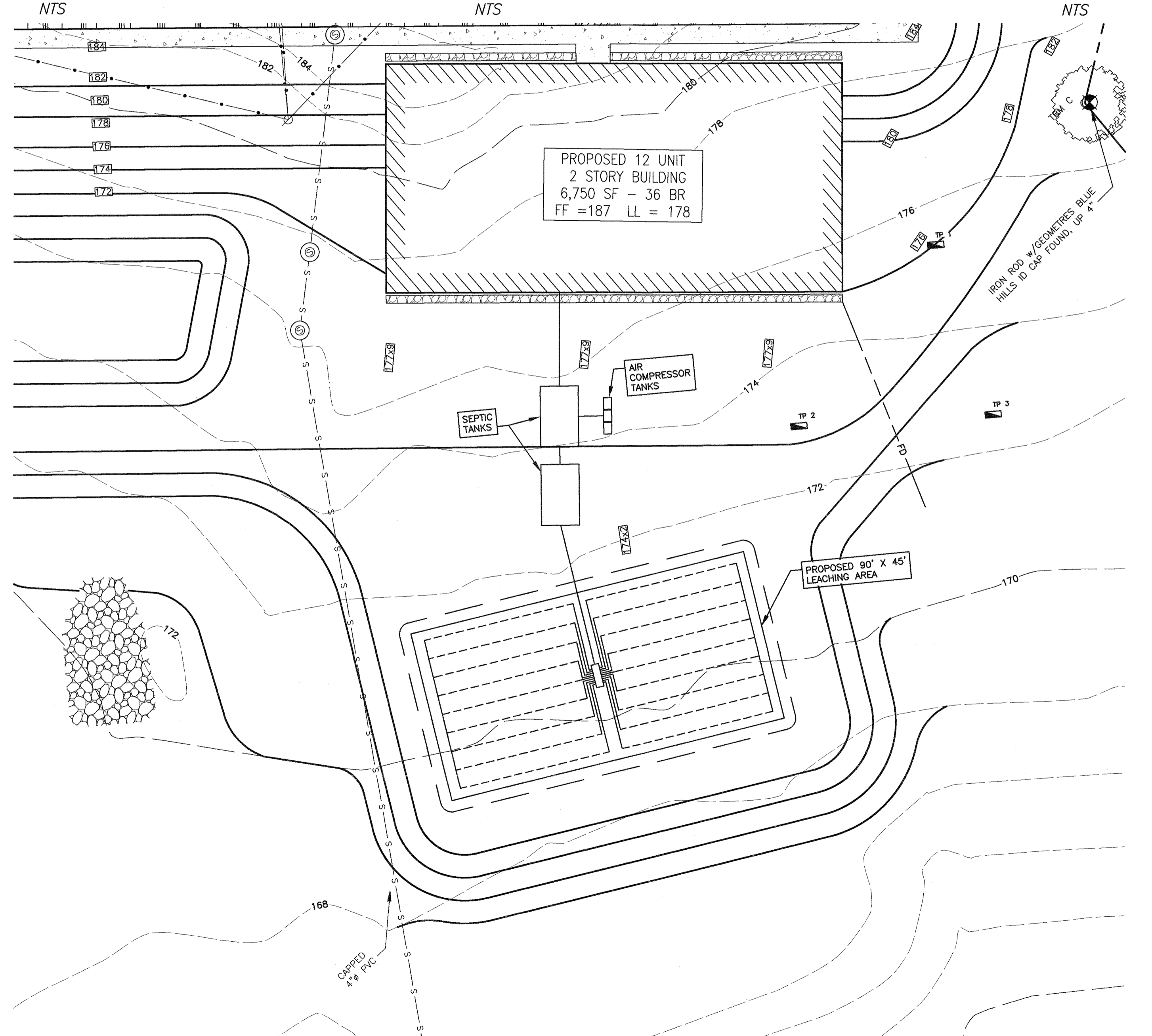
COLLECTION SYSTEM PROFILE LEACH FIELD PROFILE LEACH FIELD SECTION

TANK NOTES:

- SETTLING TANKS MUST BE PUMPED EVERY 2-1/2 YEARS.
- TANK IS NOT SUITABLE FOR DRIVE ON INSTALLATION.
- PLASTIC TUFF-TITE RISERS TO BE CAST IN.

DESIGN INTENT:

THE PURPOSE OF THIS DESIGN IS TO MAINTAIN 4' ABOVE SEASONAL HIGH WATER TABLE & 4' ABOVE LEDGE OR ANY IMPERMEABLE SUBSTRATUM BY CONSTRUCTING THE LEACH BED BOTTOM AT ELEVATION 172' WHICH IS 24" ABOVE EXISTING GROUND AT THE HIGHEST POINT. (HP 171.5/170-50% RULE)



- LEGEND:
- 100- EXISTING CONTOUR
 - 100- PROPOSED CONTOUR
 - TP TEST PIT
 - PT PERC TEST
 - ST SEPTIC TANK
 - FF FINISH FLOOR
 - INV. INVERT
 - MIN. MINIMUM
 - FD FOUNDATION DRAIN

- MINIMUM DISTANCES:
- (UNLESS OTHERWISE GOVERNED BY LOCAL CODE)
- SURFACE WATER TO:
TANK 75' - FIELD 75'
- PRIVATE WELL TO:
TANK 75' - FIELD 75'
- PRESSURE WATER LINE TO:
TANK 10' - FIELD 25'
- SUCTION WATER LINE TO:
TANK 50' - FIELD 50'
- PROPERTY LINE TO:
TANK 10' - FIELD 10'

- TEST PIT 1, ELEV.
- Date: 7/22/20
Logged by: STEVEN RIKER
Witnessed by: MICHAEL CUOMO
ESHW: 54"
Observed Water: NONE
Restrictive layer: 65"
REFUSAL: NONE TO 76"
Percolation rate: 10 min./inch
Roots: 36" FEW, FINE
- | DEPTH | DESCRIPTION |
|-----------|---|
| 0" - 10" | 10YR 4/3 FINE SANDY LOAM, GRANULAR, FRAGILE |
| 10" - 36" | 10Y 4/4 GRAVELLY FINE SANDY LOAM, GRANULAR, FRAGILE |
| 36" - 54" | 2.5YR 5/3 GRAVELLY COARSE SAND, LOOSE, SINGLE GRAIN |
| 54" - 65" | 2.5YR 5/2 SILT LOAM, FIRM, MASSIVE |
| 65" - 76" | 2.5YR 4/2 SILT LOAM, FIRM, MASSIVE |

- TEST PIT 2, ELEV.
- Date: 7/22/20
Logged by: STEVEN RIKER
Witnessed by: MICHAEL CUOMO
ESHW: 45"
Observed Water: NONE
Restrictive layer: 57"
REFUSAL: NONE TO 78"
Percolation rate: 10 min./inch
Roots: 30" FEW, FINE
- | DEPTH | DESCRIPTION |
|-----------|--|
| 0" - 9" | 10Y 4/3 FINE SANDY LOAM, GRANULAR, FRAGILE |
| 9" - 28" | 10Y 5/6 FINE SANDY LOAM, GRANULAR, FRAGILE |
| 28" - 45" | 10YR 4/3 GRAVELLY COARSE SAND, LOOSE, SINGLE GRAIN |
| 45" - 57" | 2.5YR 5/2 SILT LOAM, FIRM, MASSIVE |
| 57" - 78" | 2.5YR 4/2 SILT LOAM, FIRM, MASSIVE |

- TEST PIT 3, ELEV.
- Date: 7/22/20
Logged by: STEVEN RIKER
Witnessed by: MICHAEL CUOMO
ESHW: 26"
Observed Water: NONE
Restrictive layer: 30"
REFUSAL: NONE TO 86"
Percolation rate: 12 min./inch
Roots: 18" FEW, FINE
- | DEPTH | DESCRIPTION |
|-----------|---|
| 0" - 6" | 10Y 3/2 FINE SANDY LOAM, GRANULAR, FRAGILE |
| 6" - 26" | 2.5Y 6/6 FINE SANDY LOAM, GRANULAR, FRAGILE |
| 26" - 30" | 2.5YR 6/4 FINE SANDY LOAM, FIRM, MASSIVE |
| 30" - 66" | 2.5YR 6/2 SILT LOAM, FIRM, MASSIVE |

SEPTIC STRUCTURE TABLE

| STRUCTURE | RIM ELEV. | INV. ELEV. IN | INV. ELEV. OUT | FROM/TO |
|-----------|-----------|---------------|----------------|---------------------------|
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| | | 187.68 | 187.68 | FROM NW'LY BLDG - 4" PVC |
| SMH 2 | 185.29 | 187.63 | 187.63 | TO SMH 2 - 8" PVC |
| | | 179.41 | 179.49 | FROM 2 UNIT BLDG - 4" PVC |
| SMH 3 | 177.47 | 179.24 | 179.24 | FROM SMH 1 - 8" PVC |
| | | 173.97 | 173.97 | TO SMH 3 - 8" PVC |
| SMH 4 | 176.89 | 173.97 | 173.97 | FROM SMH 2 - 8" PVC |
| | | 173.97 | 173.97 | TO SMH 4 - 8" PVC |
| SMH 4 | 176.89 | 173.63 | 173.63 | FROM SMH 3 - 8" PVC |
| | | 173.63 | 173.63 | TO LEACHFIELD - ?" PVC |

NEW HAMPSHIRE
Designer of
Subsurface Disposal
Systems
John R. Chagnon
No. 785
Department of Environmental Services

