

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
- C5 - WELL LOCATIONS
- A1 - ARCHITECTURAL ELEVATIONS

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

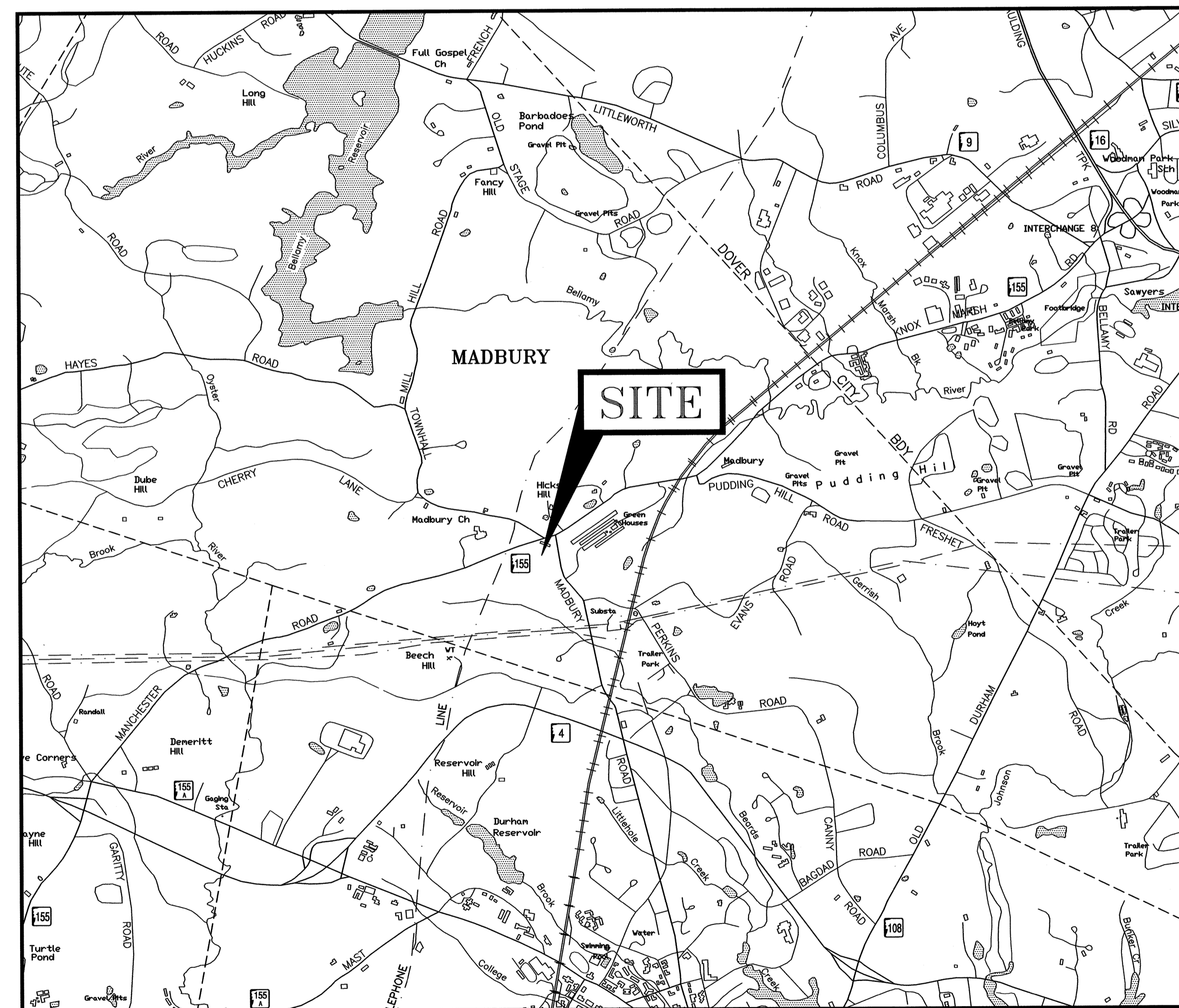
PROPOSED HOUSING DEVELOPMENT

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

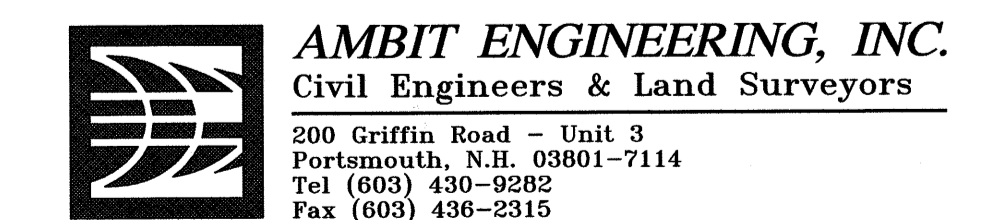
LEGEND:

- | | |
|----------|--------------------------------|
| N/F | NOW OR FORMERLY |
| RP | RECORD OF PROBATE |
| RCRD | ROCKINGHAM COUNTY |
| | REGISTRY OF DEEDS |
| (11/21) | MAP 11/LOT 21 |
| ● IR FND | IRON ROD FOUND |
| ○ IP FND | IRON PIPE FOUND |
| ● IR SET | IRON ROD SET |
| ○ DH FND | DRILL HOLE FOUND |
| ○ DH SET | DRILL HOLE SET |
| □ | GRANITE BOUND w/IRON ROD FOUND |

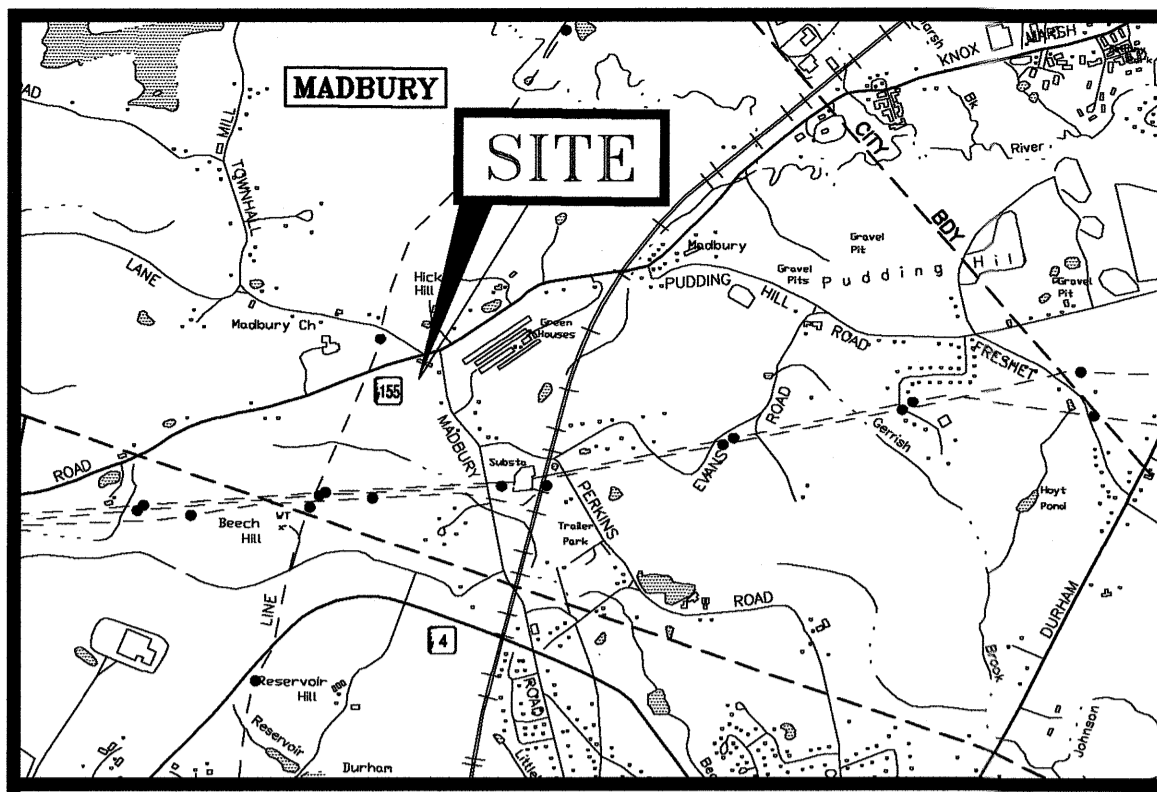
EXISTING	PROPOSED	
FM	FM	FORCE MAIN
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	G	GAS LINE
D	D	STORM DRAIN
RD	RD	ROOF DRAIN (GUTTER)
W	W	WATER LINE
WS	WS	WATER SERVICE
UU	UU	UNDERGROUND UTILITIES
FD	FD	FOUNDATION DRAIN
HOTL	HOTL	OVERHEAD ELECTRIC/WIRES
MHW	MHW	HIGHEST OBSERVABLE TIDE LINE
FHZ	FHZ	MEAN HIGH WATER LINE
		FLOOD HAZARD LINE
		EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x.3	98x.0	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
1		PHOTO LOCATION
TP 1		TEST PIT
LSA	LSA	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'



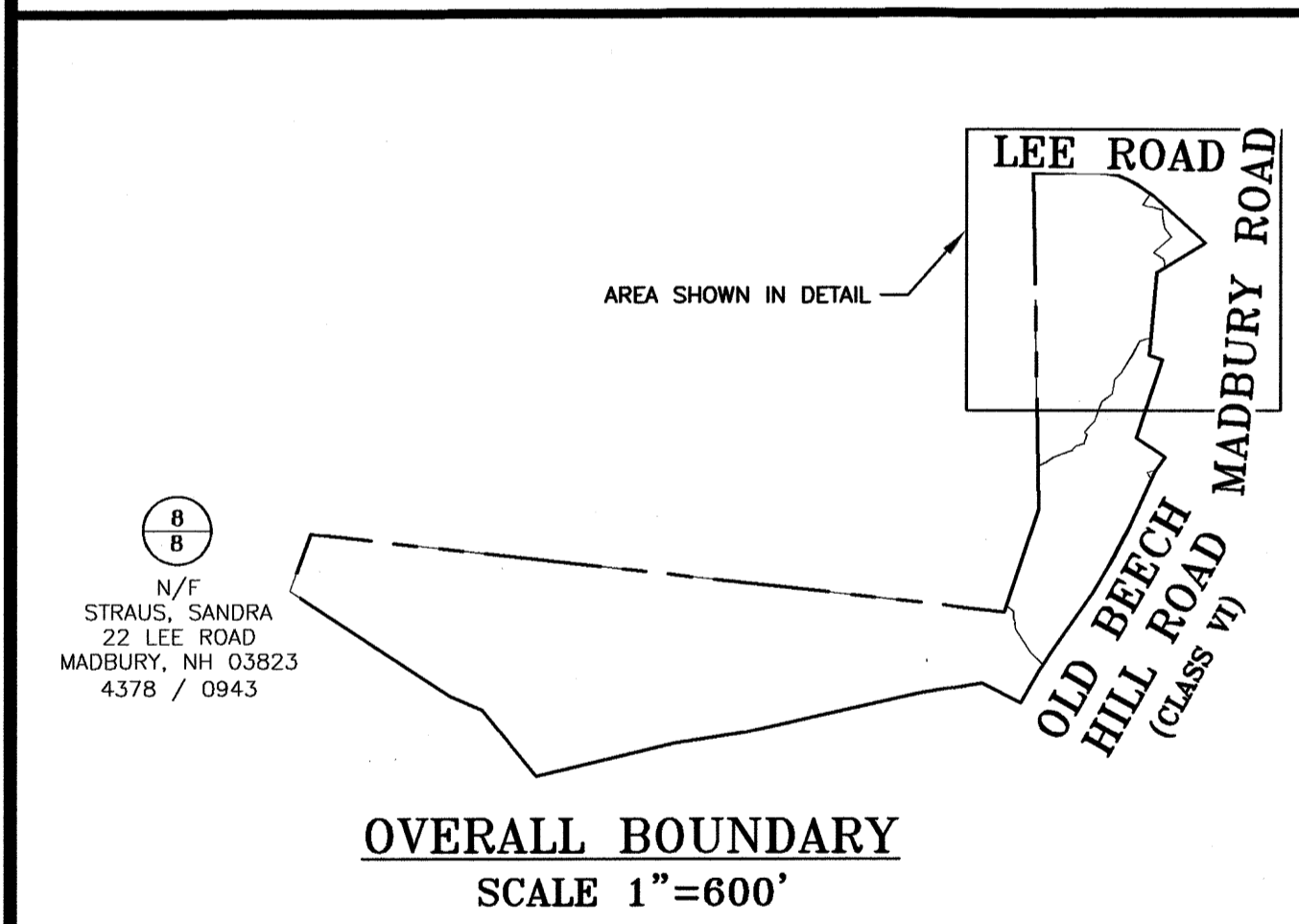
PLAN SET SUBMITTAL DATE: 3 MAY 2021



LOCATION MAP
1" = 3000'

LEGEND:

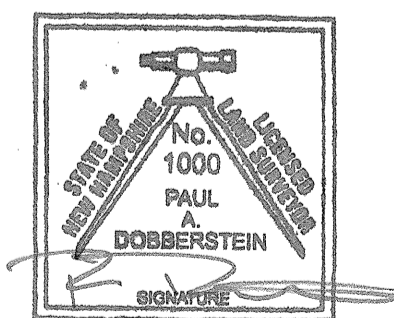
- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- SCRD STRAFFORD COUNTY REGISTRY OF DEEDS
- MAP 11 / LOT 21
- BOUNDARY
- SETBACK
- RAILROAD SPIKE FOUND
- IRON ROD/PIPE FOUND
- DRILL HOLE FOUND
- STONE/CONCRETE BOUND FOUND
- RAILROAD SPIKE SET
- IRON ROD SET
- DRILL HOLE SET
- GRANITE BOUND SET
- EDGE OF 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: NORTHCENTRAL AND NORTHEAST 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

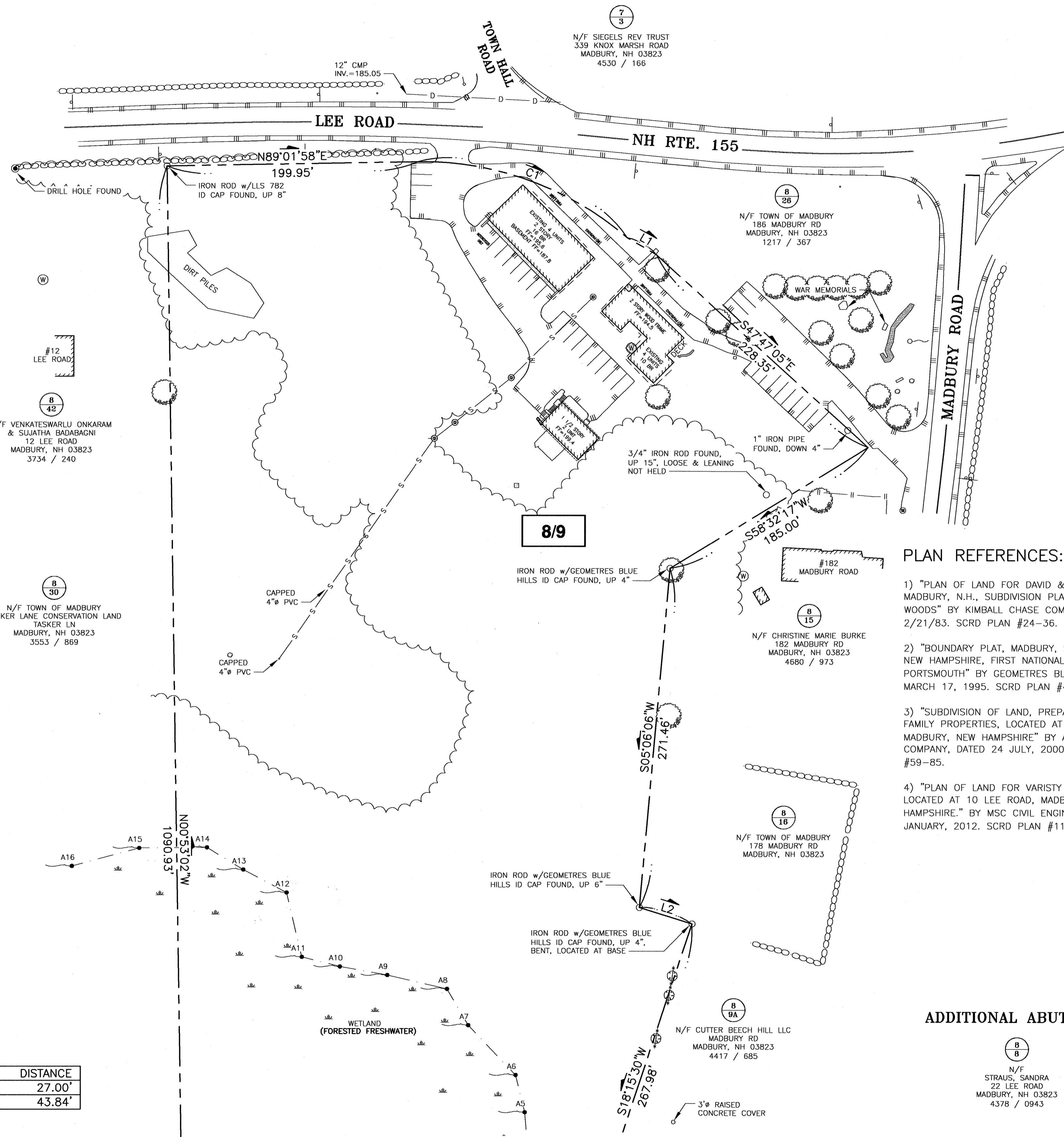
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1*	250.00'	181.35'	177.40'	S70°06'18"E	41°33'44"

*NON-TANGENT OUT

"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



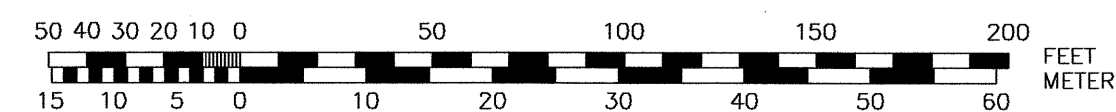
PLAN REFERENCES:

- 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

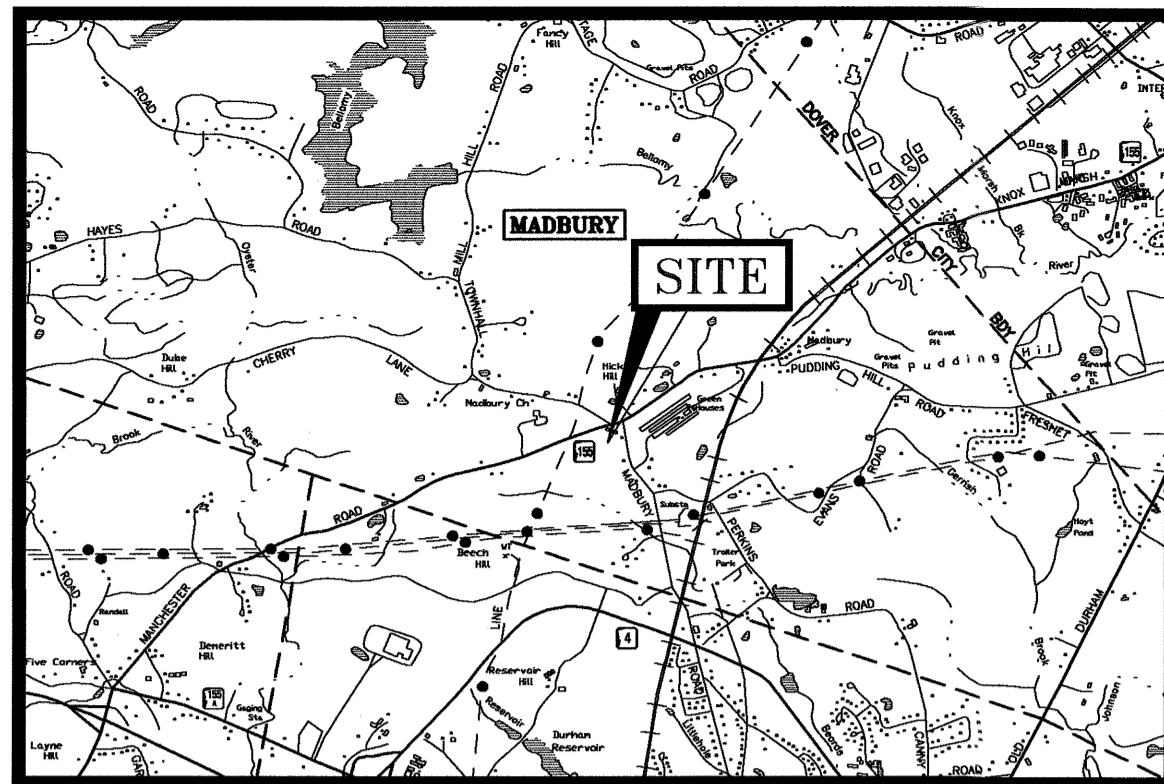
OWNER
10 LEE ROAD, LLC
10 LEE ROAD
TOWN OF MADBURY
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

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

JULY 2020

FB 318 PG 20

3142

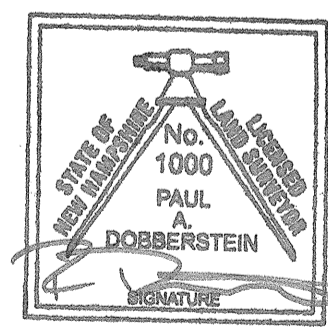


LOCATION MAP

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 SLUMPS 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.



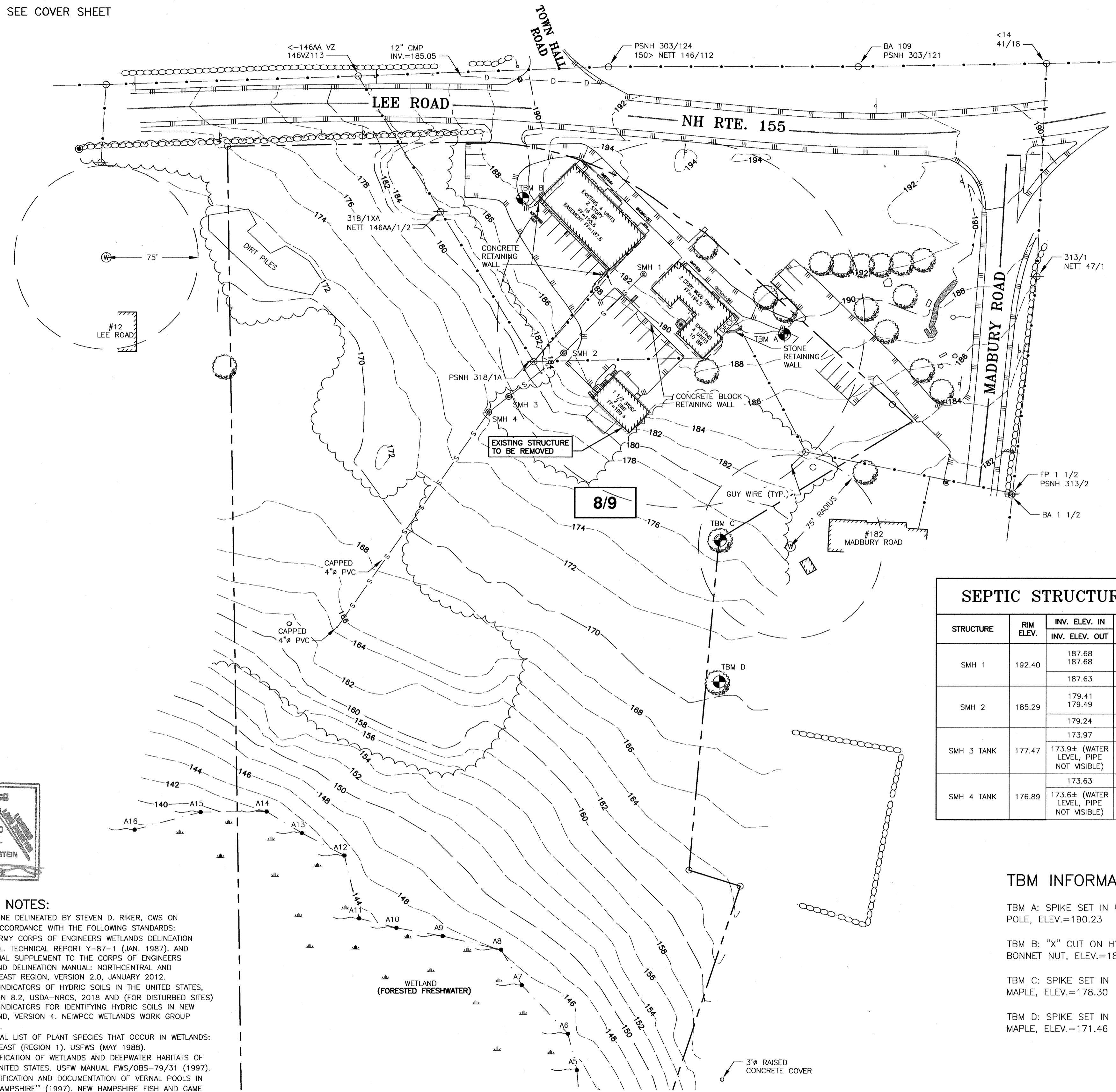
WETLAND NOTES:

- 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: NORTHCENTRAL AND NORTHEAST 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, NEWPPCC 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.

"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: 12/30/20

LEGEND:
SEE COVER SHEET



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

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

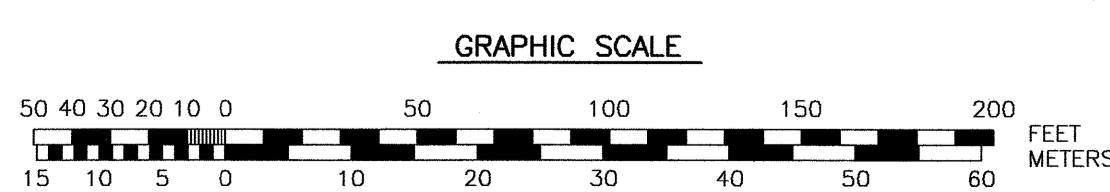
- NOTES:**
- 1) PARCEL IS SHOWN ON THE TOWN OF MADBURY ASSESSOR'S MAP 8 AS LOT 9.
 - 2) OWNER OF RECORD:
10 LEE ROAD LLC
1 BAYSIDE ROAD, BOX 4
GREENLAND, NH 03840
4509/36
 - 3) PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 330170320E, EFFECTIVE SEPTEMBER 30, 2015.
 - 4) EXISTING 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 EXISTING CONDITIONS ON A PORTION OF ASSESSOR'S MAP 8 LOT 9 IN THE TOWN OF MADBURY.

SEPTIC STRUCTURE TABLE

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	179.41	FROM 2 UNIT BLDG - 4" PVC
		179.49	179.49	FROM SMH 1 - 8" PVC
SMH 3 TANK	177.47	173.97	173.97	TO SMH 3 - 8" PVC
		173.9±	173.9±	FROM SMH 2 - 8" PVC
SMH 4 TANK	176.89	173.6±	173.6±	TO SMH 4 - 8" PVC
		173.6±	173.6±	FROM SMH 3 - 8" PVC
				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



**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" = 50' JULY 2020

EXISTING CONDITIONS PLAN **C1**

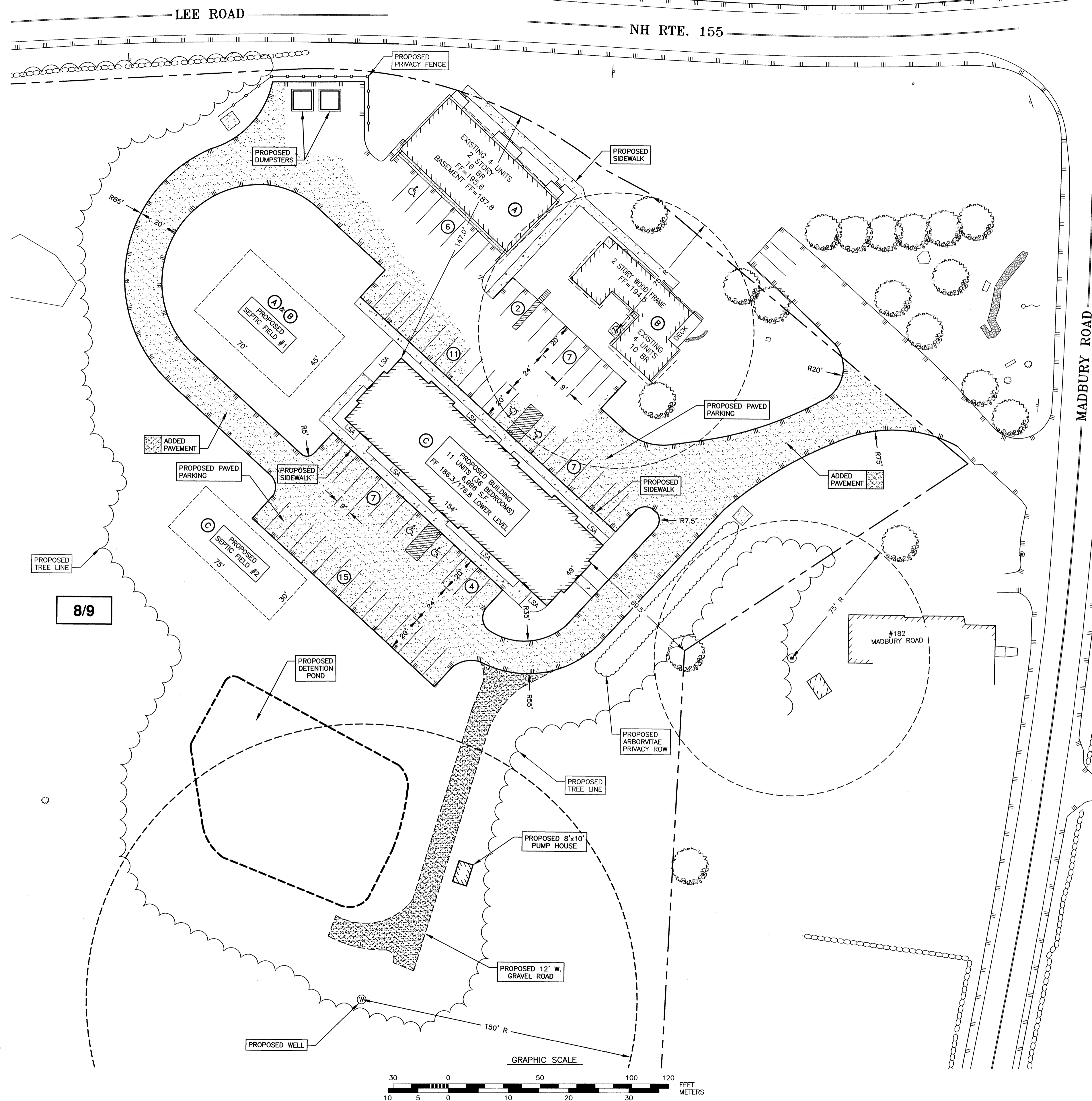


AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

300 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) 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 64 SPACES SERVING 21 UNITS
 - 5) EXISTING COVERAGE CALCULATIONS:
STRUCTURES = 1,091 SF (TO BE DEMOLISHED)
5,674 SF (TO REMAIN)
PAVEMENT = 14,627 SF
TOTAL = 21,392 SF
- PROPOSED:
NEW PAVEMENT = 28,250 SF
EXISTING PAVEMENT = 14,627 SF
NEW STRUCTURE = 6,750 SF
EXISTING STRUCTURES = 5,674 SF
SIDEWALK = 2,832 SF
TOTAL = 58,133 SF
- PROPOSED COVERAGE: 58,133 SF / 1,586,890 SF = 3.7%



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 11 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 #

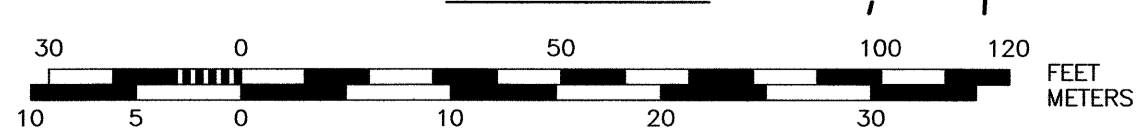
B. Grant a Special Exception in the General Residential and Agricultural District for the expansion, enlargement, change or intensification of a non-conforming use or lot as provided for in Article XIII, SECTION 1. C and SECTION 3.A if approval criteria are met and appropriate conditions are specified 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:
i. is compatible with the neighborhood;
ii. is appropriate to the specific location within the neighborhood;
iii. will not have a negative effect upon the neighborhood;
iv. does not present a hazard to pedestrians or vehicles;
v. does not have a negative effect on the health and welfare of the neighborhood and the general community;
vi. is consistent with the spirit of the ordinance.

8/9

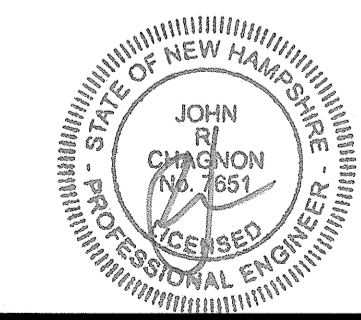
APPROVED BY THE MADBURY PLANNING/ZONING BOARD

CHAIRMAN _____ DATE _____



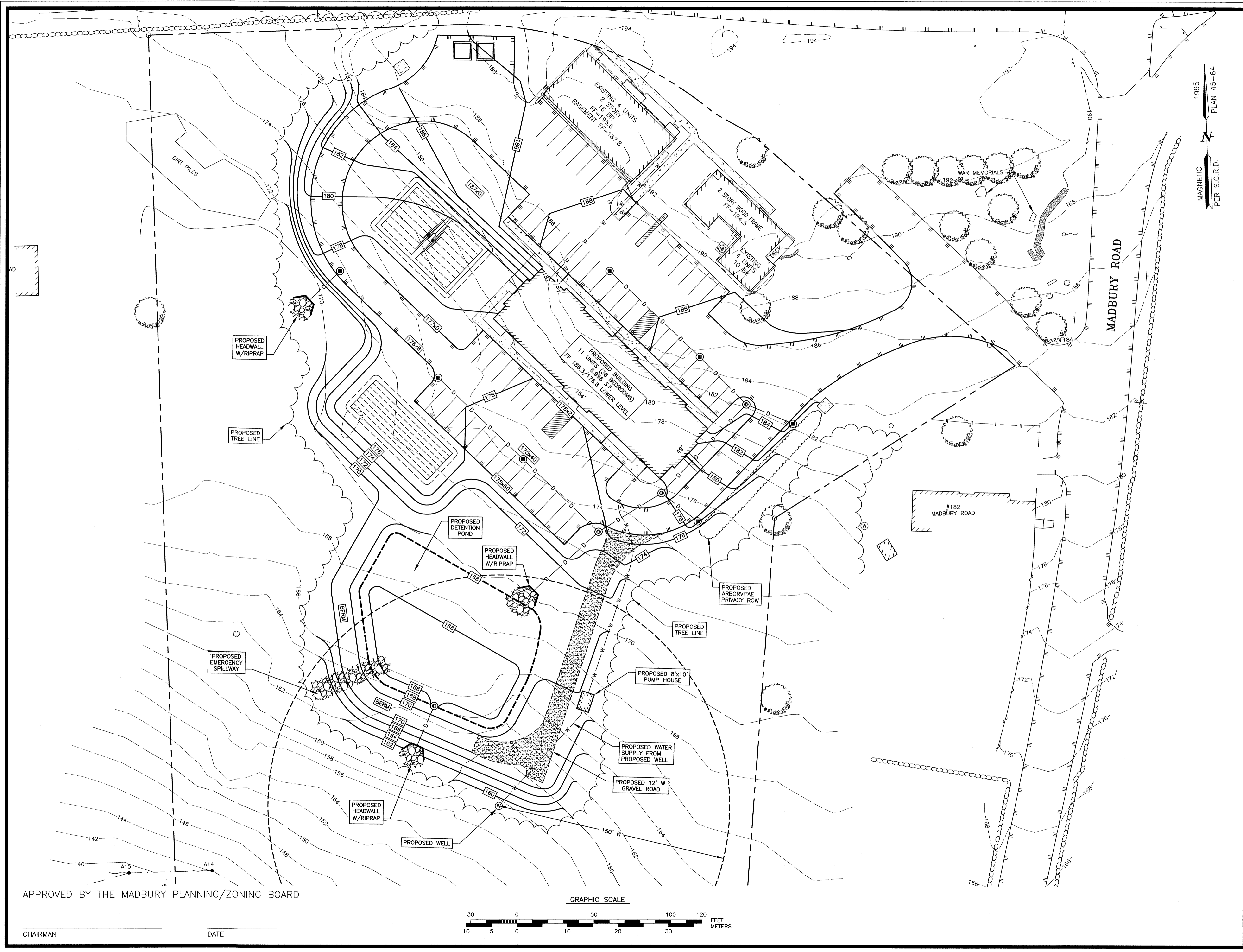
PROPOSED HOUSING
10 LEE ROAD
MADBURY, N.H.

NO.	DESCRIPTION	DATE
2	REVISED LAYOUT	5/3/21
1	ISSUED FOR SUBMISSION	11/5/20
0	ISSUED FOR COMMENT	7/21/20



SCALE: 1" = 30' JULY 2020

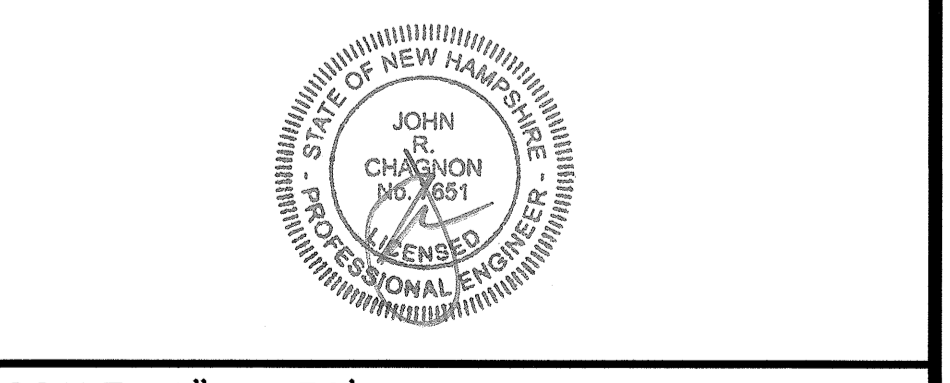
SITE CONCEPT PLAN **C2**



- 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
2	REVISED LAYOUT	5/3/21
1	ISSUED FOR SUBMISSION	11/5/20
0	ISSUED FOR COMMENT	7/21/20

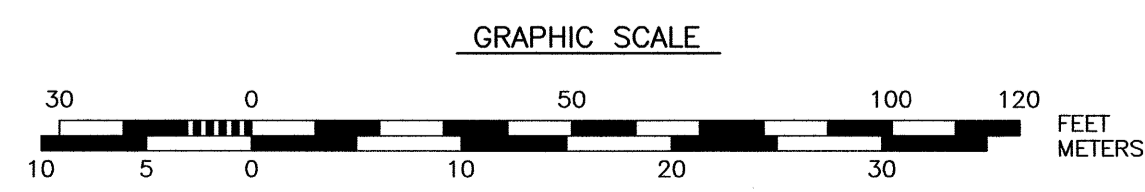


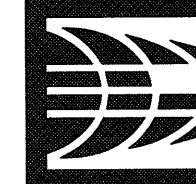
SCALE: 1" = 30' JULY 2020

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

APPROVED BY THE MADBURY PLANNING/ZONING BOARD

CHAIRMAN _____ DATE _____





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.
- 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).
- 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:
36 BEDROOM UNITS: 36 X 150 GPD = 5,400 GPD
TOTAL PROPOSED FLOW: 9,300 GPD

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, 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

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, 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

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 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

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,
0-8% slope (+/-6%)
Soil Group 2
Loading Factor = 1.30
5.87 ACRES * (2000 GPD/ACRES/1.30) = 9,030 GPD

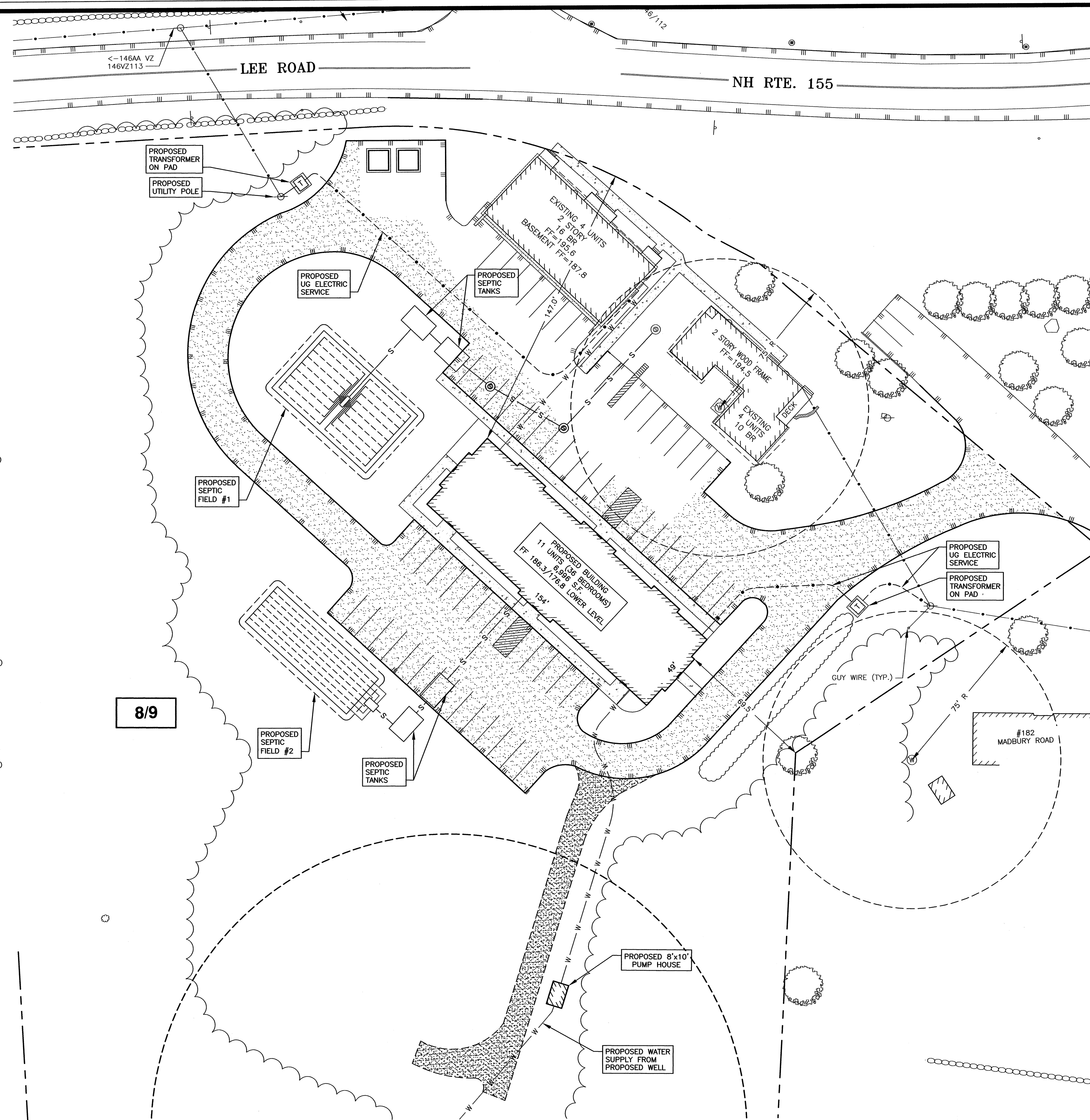
0.71 ACRES / 31,075 S.F.
Sutton fine sandy loam, very stony
8-15% slope (+/-9%)
Soil Group 3
Loading Factor = 1.76
0.71 ACRES * (2000 GPD/ACRES/1.76) = 807 GPD

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

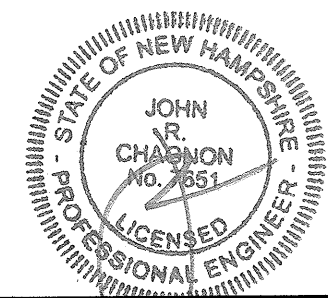
TOTAL ALLOWABLE FLOW = 12,693 GPD
PROPOSED FLOW = 9,300 GPD

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



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

NO.	DESCRIPTION	DATE
2	REVISED LAYOUT	5/3/21
1	ISSUED FOR SUBMISSION	11/5/20
0	ISSUED FOR COMMENT	7/21/20

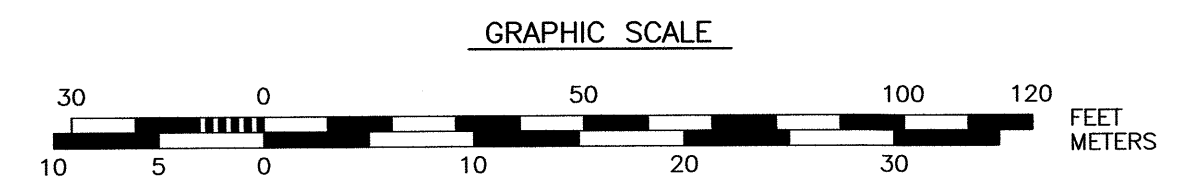


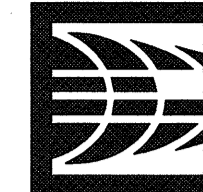
SCALE: 1" = 30' JULY 2020

UTILITY & SEPTIC
CONCEPT PLAN **C4**

APPROVED BY THE MADBURY PLANNING/ZONING BOARD

CHAIRMAN _____ DATE _____





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

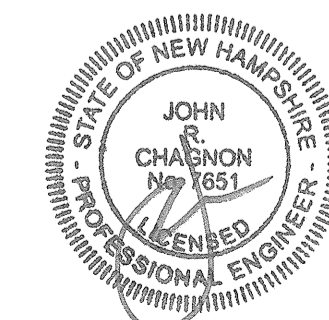
NOTES:

- 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).
- 4) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING AND PROPOSED WELL LOCATIONS.

PROPOSED HOUSING 10 LEE ROAD MADBURY, N.H.

0	ISSUED FOR COMMENT	5/3/21
NO.	DESCRIPTION	DATE

REVISIONS

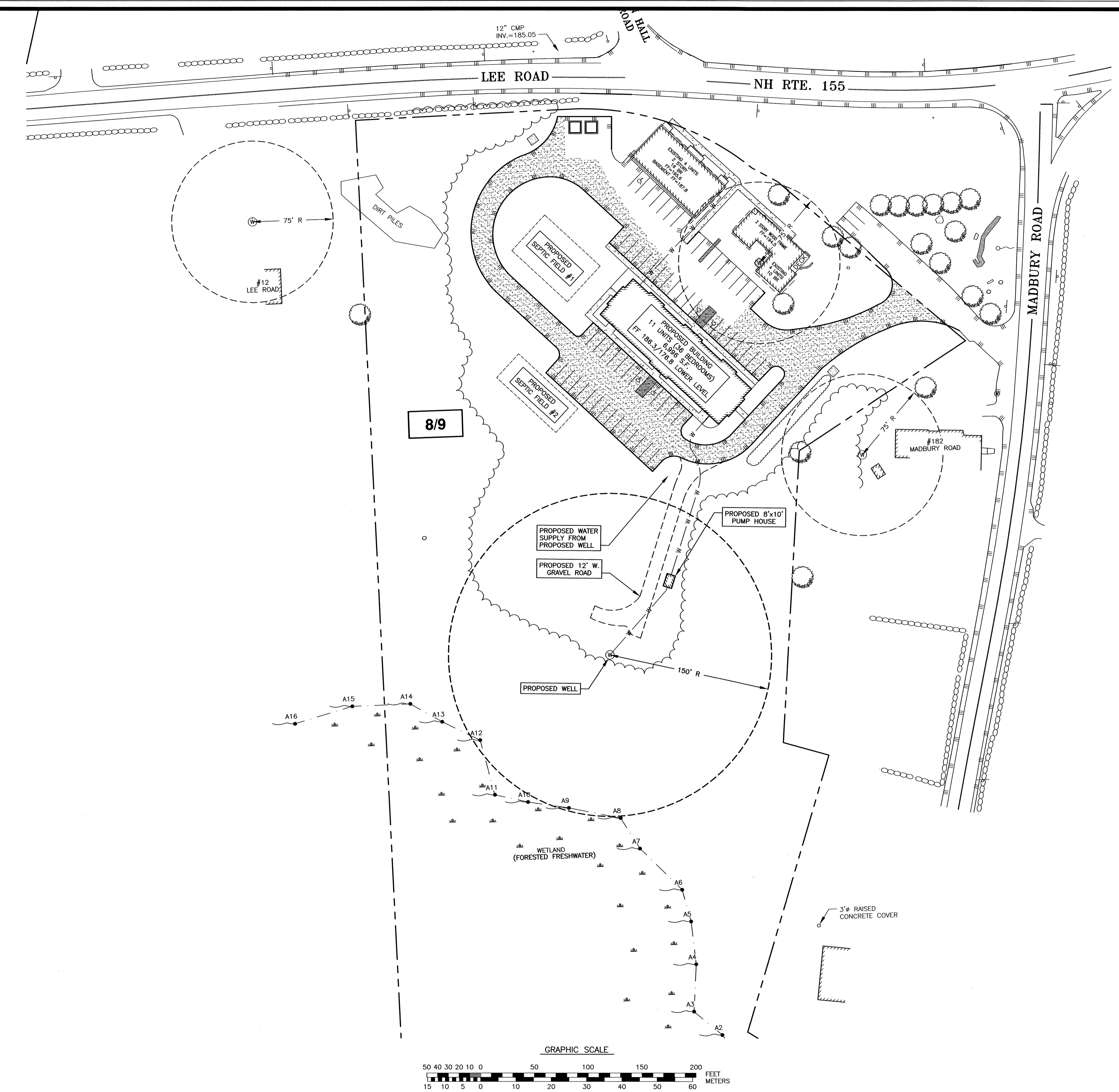


SCALE: 1" = 50' JULY 2020

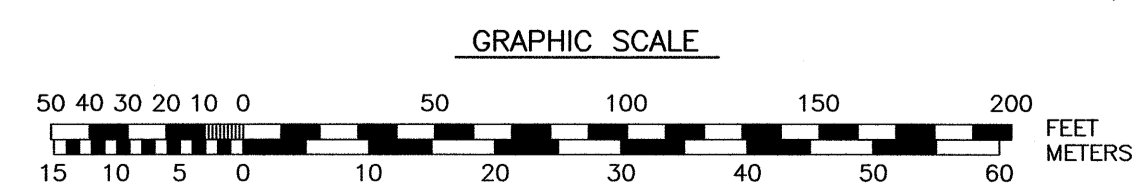
**WELL LOCATION
PLAN**

C5

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



8/9



ANDREWS 1100033 10/13/2019 Site Plan/Well & Septic/04/21 Date 2021 Aug 15 10:00:11 4:10:35 PM, Canon, T10, 3000 Drawing



1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"

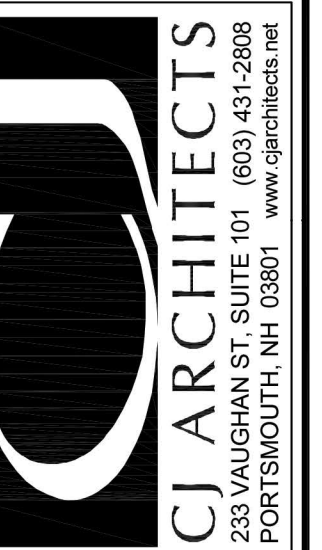


4 EAST ELEVATION
1/8" = 1'-0"

NOT FOR CONSTRUCTION

REVISIONS:

10 LEE ROAD, LLC
10 LEE ROAD
MADBURY, NEW HAMPSHIRE



ELEVATIONS

DATE: 05/07/21
DRAWN BY: RLD
APPROVED BY: C.JG
SCALE: 1/8" = 1'-0"
JOB NUMBER: 22101

A1