

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2916

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. THE PARCEL IS IN THE FOLLOWING OVERLAY DISTRICTS:
 - AQUIFER & WELLHEAD PROTECTION
 - SHORELAND PROTECTION (NOT IN DEVELOPMENT AREA)
 - WET AREAS CONSERVATION (NOT IN DEVELOPMENT AREA)
- 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)
PAVEMENT =	5,674 SF (TO REMAIN)
TOTAL =	21,392 SF

PROPOSED:

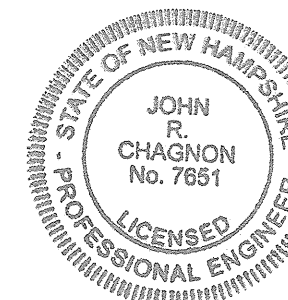
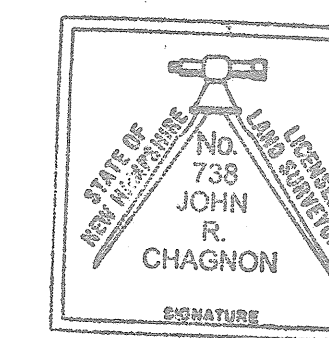
NEW PAVEMENT =	28,250 SF
EXISTING PAVEMENT =	14,627 SF
NEW STRUCTURE =	6,750 SF
EXISTING STRUCTURES =	5,674 SF
SIDEWALK =	2,832 SF
TOTAL =	58,133 SF

PROPOSED COVERAGE: 58,133 SF / 1,586,890 SF = 3.7%
- 6) PROJECT PERMITS:
 - NHDOT: PENDING
 - NHDES SUBSURFACE:
 - SEPTIC FIELD 1: PENDING
 - SEPTIC FIELD 2: PENDING
 - NHDES WATER SYSTEM APPROVAL: PENDING
- 7) BUILDING HEIGHT REGULATIONS ARE ADMINISTERED BY THE TOWN OF MADBURY BUILDING INSPECTOR IN ACCORDANCE WITH THE REQUISITE REGULATIONS.

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

6	PUBLIC PARKING SIGN, CISTERN	4/6/22
5	EMERGENCY ENTRANCE, CISTERN	3/18/22
4	NHDOT ROW, GATE, SETBACKS, NOTE 6&7, SNOW STORAGE, MAIL, BENCHES, TABLES	1/19/22
3	REVISED LAYOUT	10/7/21
2	REVISED LAYOUT	5/3/21
1	ISSUED FOR SUBMISSION	11/5/20
0	ISSUED FOR COMMENT	7/21/20

NO.	DESCRIPTION	DATE
REVISIONS		

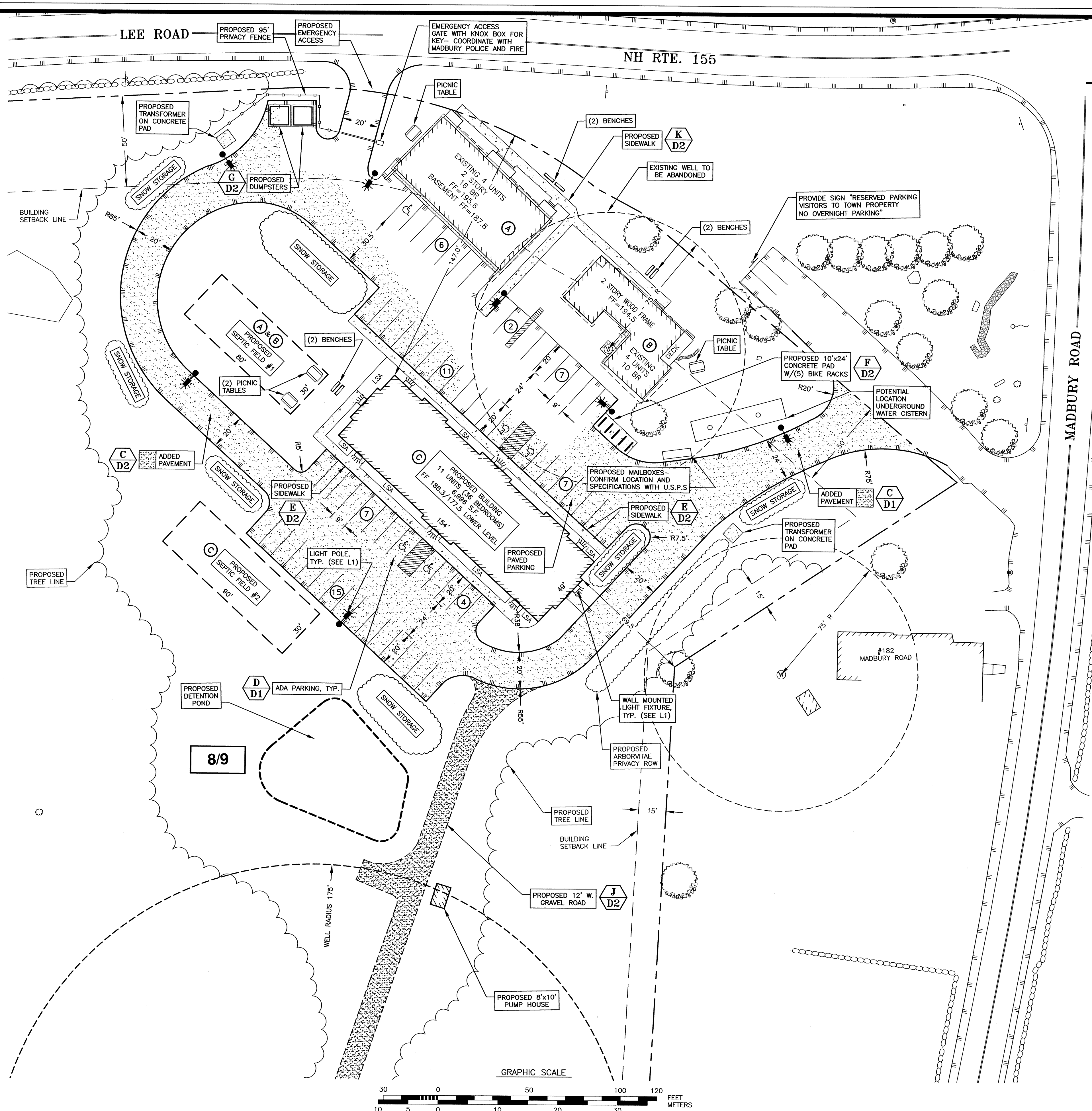


SCALE: 1" = 30'

JULY 2020

**SITE
PLAN**

C2



DIMENSIONAL REQUIREMENTS:

GENERAL RESIDENCE DISTRICT	
MIN. LOT AREA:	80,000 S.F.
FRONTAGE:	200 FEET
SETBACKS:	
FRONT:	50 FEET
SIDE:	15 FEET
REAR:	35 FEET
MAXIMUM STRUCTURE HEIGHT:	38 FEET
MAXIMUM BUILDING AREA:	25%

APPROVED BY THE MADBURY PLANNING BOARD

CHAIRMAN _____ DATE _____



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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 4, ELEV.

Date: 6/16/21
Logged by: STEVEN RIKER
Witnessed by: MICHAEL CUOMO
ESHW: 29"
Observed Water: NONE
Restrictive layer: @ 29"
REFUSAL: NONE TO 72"
Percolation rate: 12 mins./inch
Roots: 18"

DEPTH	DESCRIPTION
0" - 5"	10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
5" - 29"	10YR 4/4 FINE SANDY LOAM, GRANULAR, FRIABLE
29" - 34"	10YR 4/3 COARSE SAND, MASSIVE, FIRM
34" - 72"	2.5YR 4/2 CLAY LOAM, MASSIVE, FIRM

TEST PIT 6, ELEV.

Date: 6/16/21
Logged by: STEVEN RIKER
Witnessed by: MICHAEL CUOMO
ESHW: 52"
Observed Water: NONE
Restrictive layer: NONE
REFUSAL: NONE TO 72"
Percolation rate: 8 mins./inch
Roots: 24"

DEPTH	DESCRIPTION
0" - 3"	10YR 3/3 FINE SANDY LOAM, GRANULAR, FRIABLE
3" - 10"	10YR 4/4 FINE SANDY LOAM, GRANULAR, FRIABLE
10" - 25"	10YR 5/6 FINE SANDY LOAM, GRANULAR, FRIABLE
25" - 52"	2.5YR 5/4 COARSE SAND, SINGLE GRAIN, LOOSE
52" - 76"	2.5YR 5/6 COARSE SAND, SINGLE GRAIN, LOOSE

TEST PIT 5, ELEV.

Date: 6/16/21
Logged by: STEVEN RIKER
Witnessed by: MICHAEL CUOMO
ESHW: 30"
Observed Water: NONE
Restrictive layer: 30"
REFUSAL: NONE TO 72"
Percolation rate: 12 mins./inch
Roots: 18"

DEPTH	DESCRIPTION
0" - 4"	10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
4" - 30"	10YR 4/4 FINE SANDY LOAM, GRANULAR, FRIABLE
30" - 72"	2.5YR 5/3 CLAY LOAM, MASSIVE, FIRM

TEST PIT 7, ELEV.

Date: 6/16/21
Logged by: STEVEN RIKER
Witnessed by: MICHAEL CUOMO
ESHW: 76"
Observed Water: NONE
Restrictive layer: NONE
REFUSAL: NONE TO 84"
Percolation rate: 8 mins./inch
Roots: 26"

DEPTH	DESCRIPTION
0" - 3"	10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE (FILL)
3" - 17"	10YR 4/4 FINE SANDY LOAM, GRANULAR, FRIABLE (FILL)
17" - 29"	10YR 5/6 FINE SANDY LOAM, GRANULAR, FRIABLE
29" - 76"	10YR 4/4 GRAVELLY COARSE SAND, SINGLE GRAIN, LOOSE
76" - 84"	2.5YR 5/4 GRAVELLY COARSE SAND, SINGLE GRAIN, LOOSE

LOT LOADING CALCULATIONS:

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

LOT AREA: 1,586,890 S.F. 36.43 ACRES

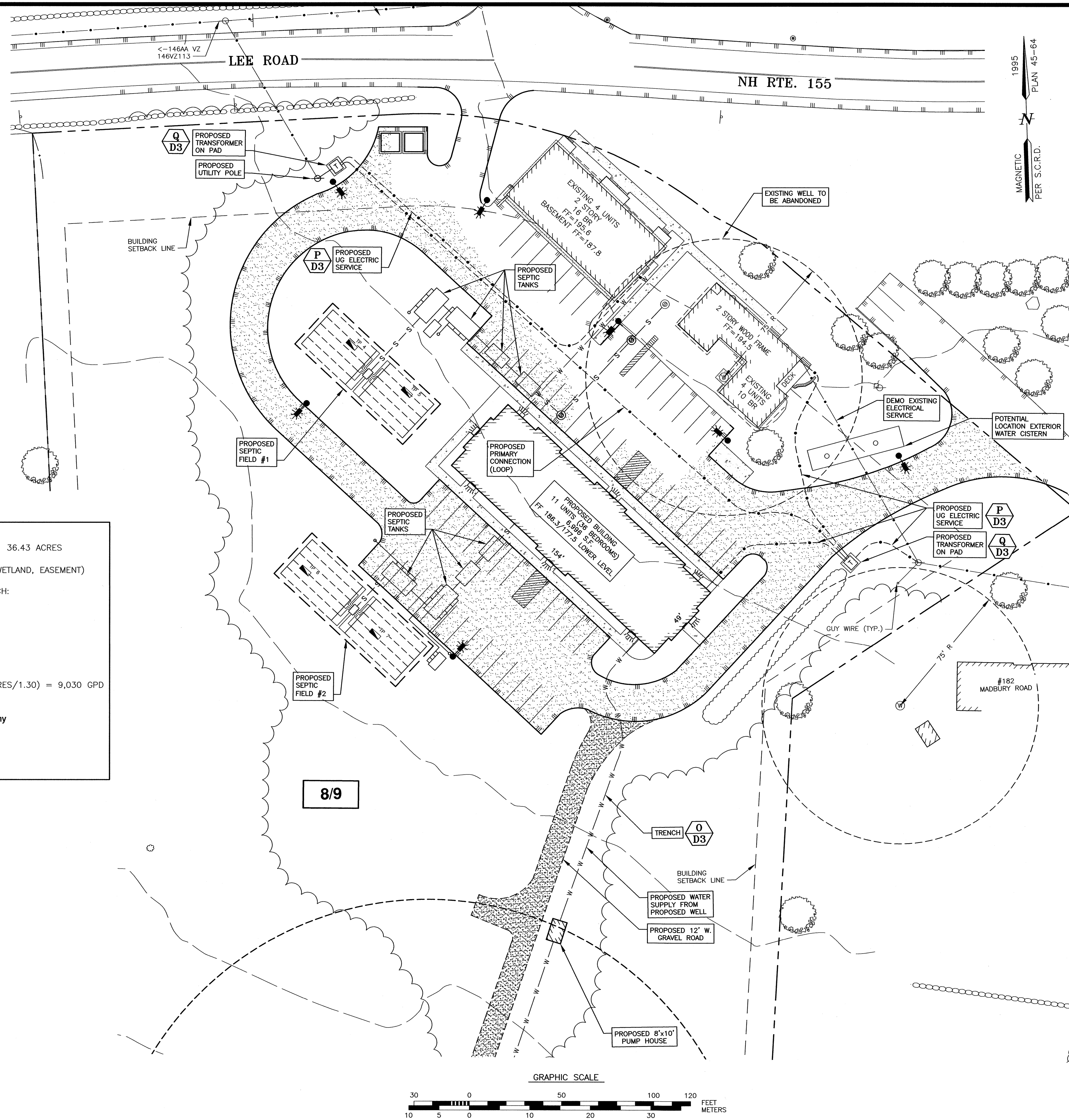
27.75 ACRES NOT USEABLE (WETLAND, EASEMENT)

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



APPROVED BY THE MADBURY PLANNING BOARD

CHAIRMAN _____ DATE _____

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

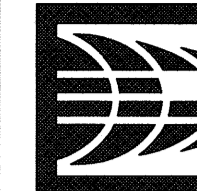
NO.	DESCRIPTION	DATE
6	UNDERGROUND ELECTRIC LOCATION	4/6/22
5	EMERGENCY ENTRANCE, CISTERN	3/18/22
4	UGE SERVICE	1/19/22
3	REVISED LAYOUT	10/7/21
2	REVISED LAYOUT	5/3/21
1	ISSUED FOR SUBMISSION	11/5/20
0	ISSUED FOR COMMENT	7/21/20

REVISIONS

DESIGNER OF
Subsurface Disposal
Systems
John R. Chagnon
Professional Engineer
No. 7785
Department of Environmental Services
NEW HAMPSHIRE
STATE OF NEW HAMPSHIRE
JOHN R. CHAGNON
No. 7861
LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 30' JULY 2020

UTILITY & SEPTIC
PLAN **C4**



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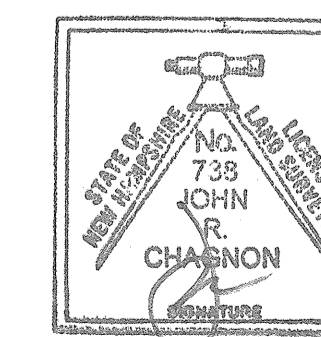
NOTES:

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

PROPOSED HOUSING 10 LEE ROAD MADBURY, N.H.

2	EMERGENCY ACCESS	4/6/22
1	WELL LOCATION AND RADIUS	10/7/21
0	ISSUED FOR COMMENT	5/3/21
NO.	DESCRIPTION	DATE

REVISIONS

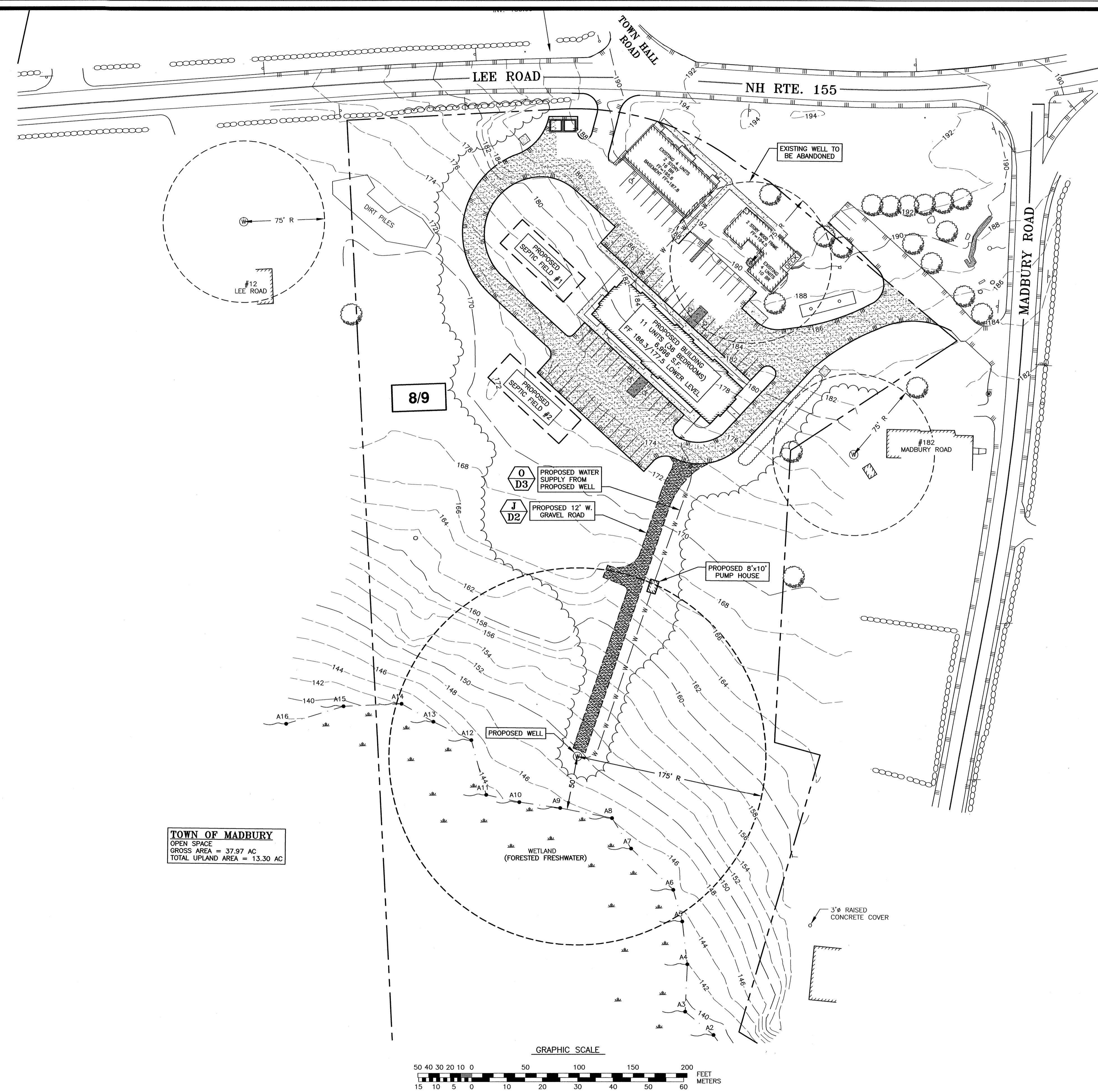


SCALE: 1" = 50'

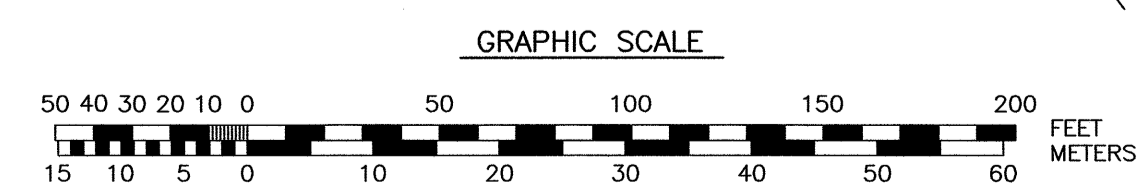
JULY 2020

**WELL LOCATION
PLAN**

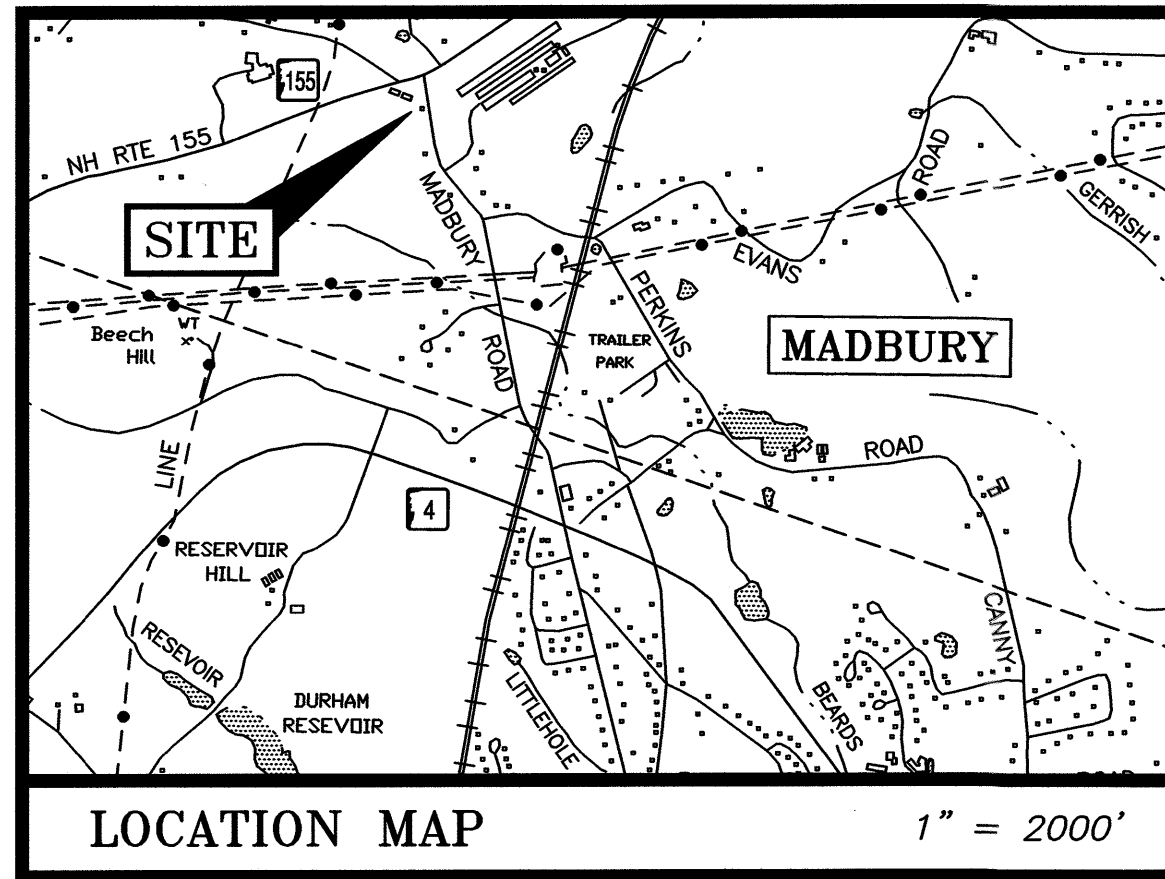
C5



TOWN OF MADBURY
 OPEN SPACE
 GROSS AREA = 37.97 AC
 TOTAL UPLAND AREA = 13.30 AC



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LOCATION MAP 1" = 2000'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
11/21	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

PLAN REFERENCES:

- "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.
- "BOUNDARY PLAT, MADBURY, STRAFFORD COUNTY, NEW HAMPSHIRE, FIRST NATIONAL BANK OF PORTSMOUTH" BY GEOMETRES BLUE HILLS, DATED MARCH 17, 1995. SCRD PLAN #45-64.
- "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.
- "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

EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1*	102.35'	67.57'	66.35'	N20°38'59"E	37°49'43"
C2	10.00'	21.83'	17.75'	N69°39'58"E	125°05'53"

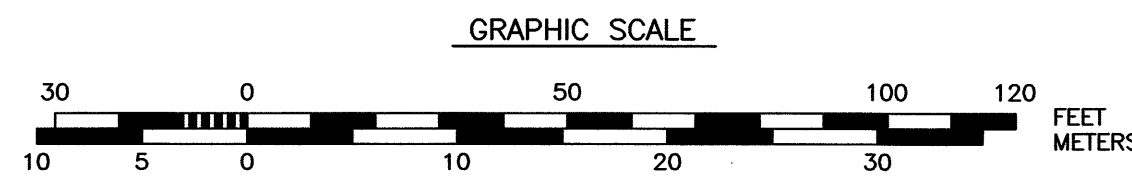
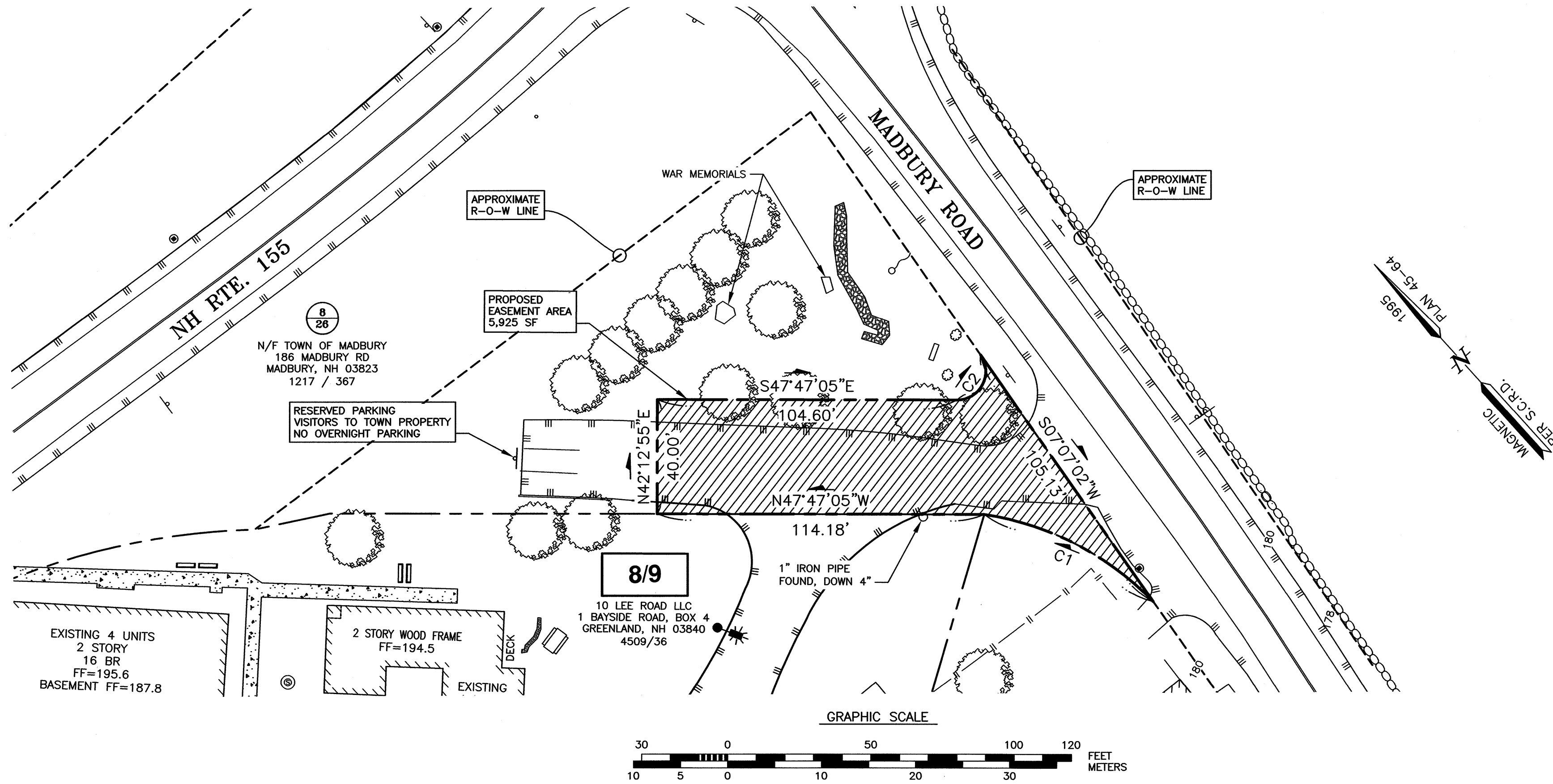
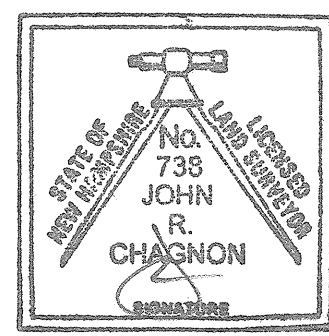
*NON-TANGENT OUT

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.

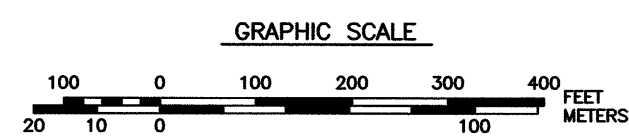
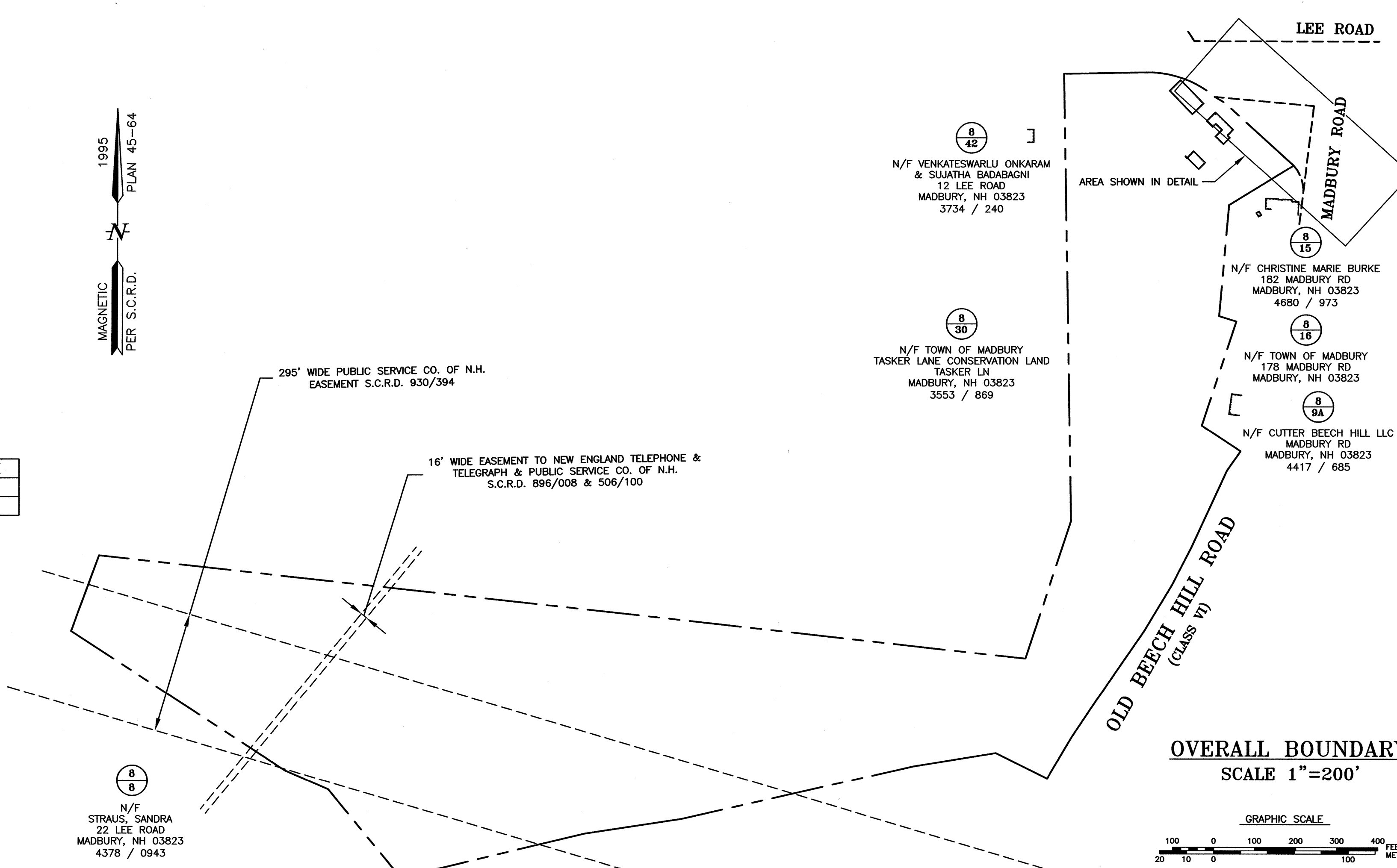
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

John R. Chagnon
JOHN R. CHAGNON, LLS-738

4.6.22
DATE



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



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2316

NOTES:

- PARCELS ARE SHOWN ON THE TOWN OF MADBURY ASSESSOR'S MAP 8 AS LOT 9 AND MAP 8 AS LOT 26
- OWNERS OF RECORD:
MAP 8 LOT 9
10 LEE ROAD LLC
1 BAYSIDE ROAD, BOX 4
GREENLAND, NH 03840
4509/36

MAP 8 LOT 26
TOWN OF MADBURY
186 MADBURY RD
MADBURY, NH 03823
1217/367
- THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF A PROPOSED ACCESS EASEMENT ON TAX MAP 8 LOT 26 IN THE TOWN OF MADBURY.

0	ISSUED FOR COMMENT	4/6/22
NO.	DESCRIPTION	DATE

REVISIONS

EASEMENT PLAN
TAX MAP 8 - LOT 26
TOWN OF MADBURY

TO BENEFIT
TAX MAP 8 - LOT 9
10 LEE ROAD, LLC

MADBURY ROAD
TOWN OF MADBURY
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

SCALE: 1" = 30' / 1" = 200' APRIL 2022



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NOTES:

- 1) PARCEL IS SHOWN ON THE TOWN OF MADBURY ASSESSOR'S MAP 8 AS LOT 9.
- 2) THE PURPOSE OF THIS PLAN IS TO SHOW THE ACCESSIBILITY OF THE DURHAM TRUCK 3 (LADDER) FIRE TRUCK AROUND THE PROPOSED SITE.

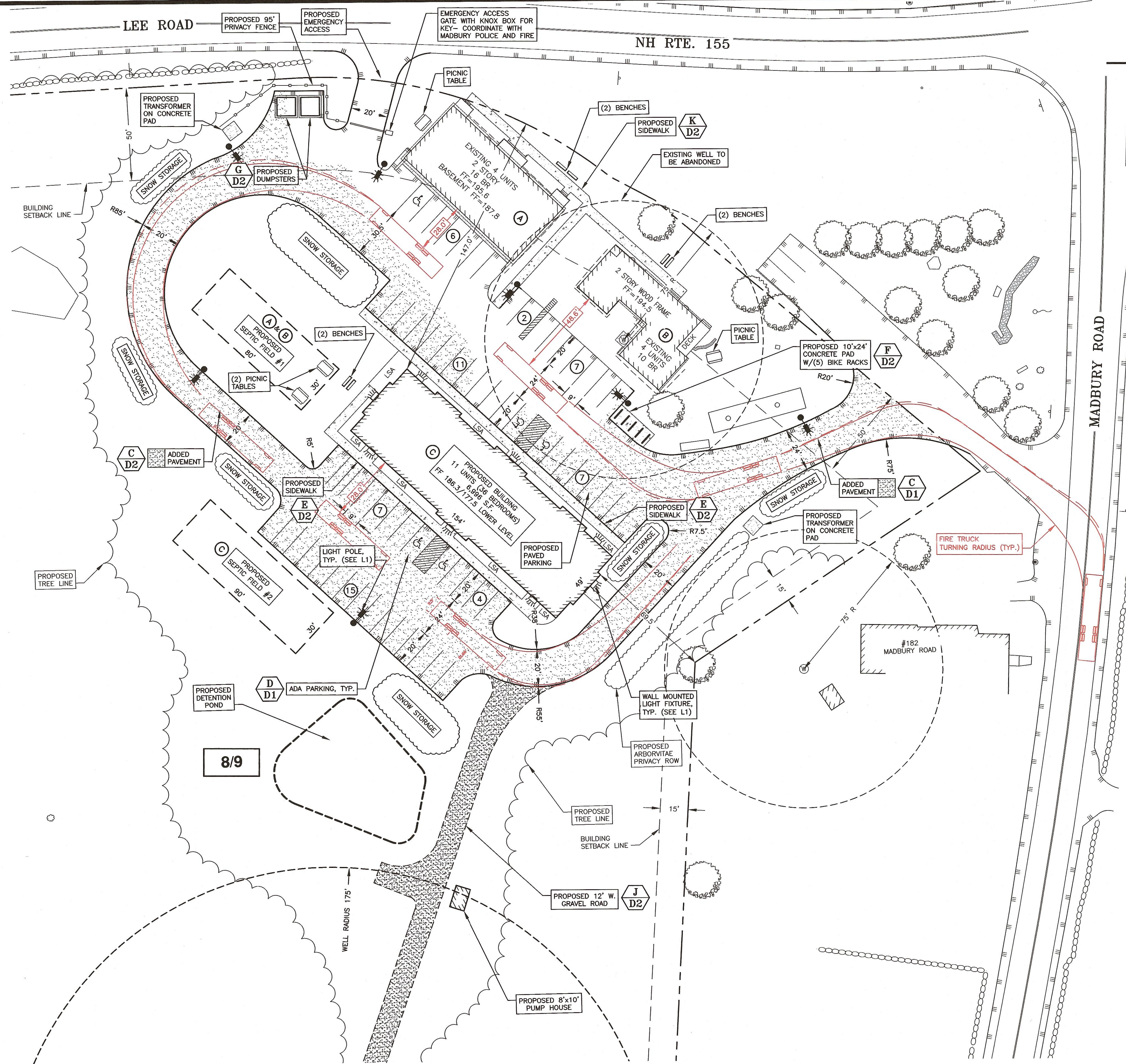
**PROPOSED HOUSING
10 LEE ROAD
MADBURY, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	4/4/20
REVISIONS		

SCALE: 1" = 30' APRIL 2022

**FIRE TRUCK TURNING
TEMPLATE PLAN**

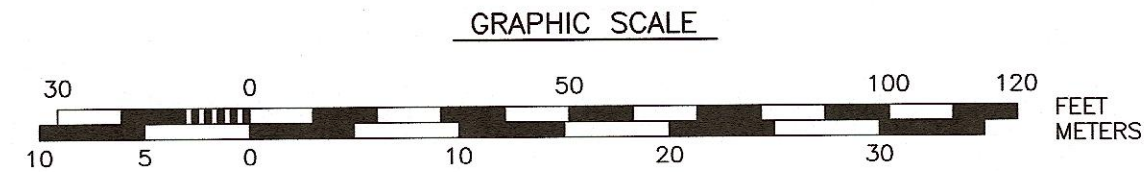
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1995
MAGNETIC
PER S.C.R.D.
PLAN 45-64

APPROVED BY THE MADBURY PLANNING BOARD

CHAIRMAN _____ DATE _____



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