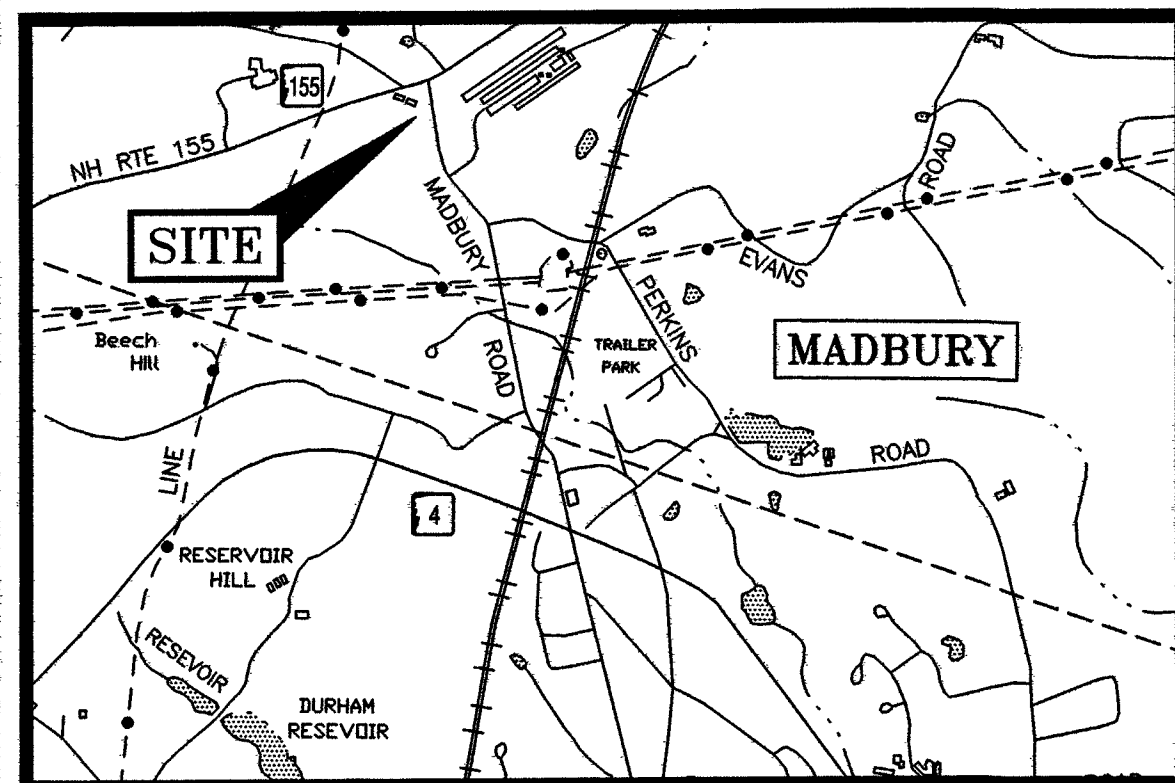


AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 436-2315



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. SCR.D PLAN #24-36.
- "BOUNDARY PLAT, MADBURY, STRAFFORD COUNTY, NEW HAMPSHIRE, FIRST NATIONAL BANK OF PORTSMOUTH" BY GEOMETRES BLUE HILLS, DATED MARCH 17, 1995. SCR.D 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. SCR.D 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. SCR.D PLAN #11082

EASEMENT CURVE TABLE

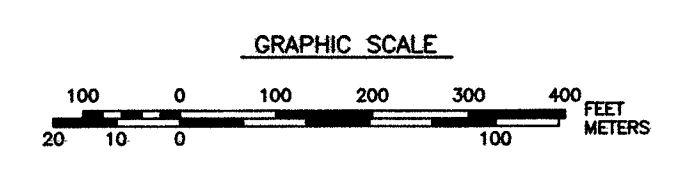
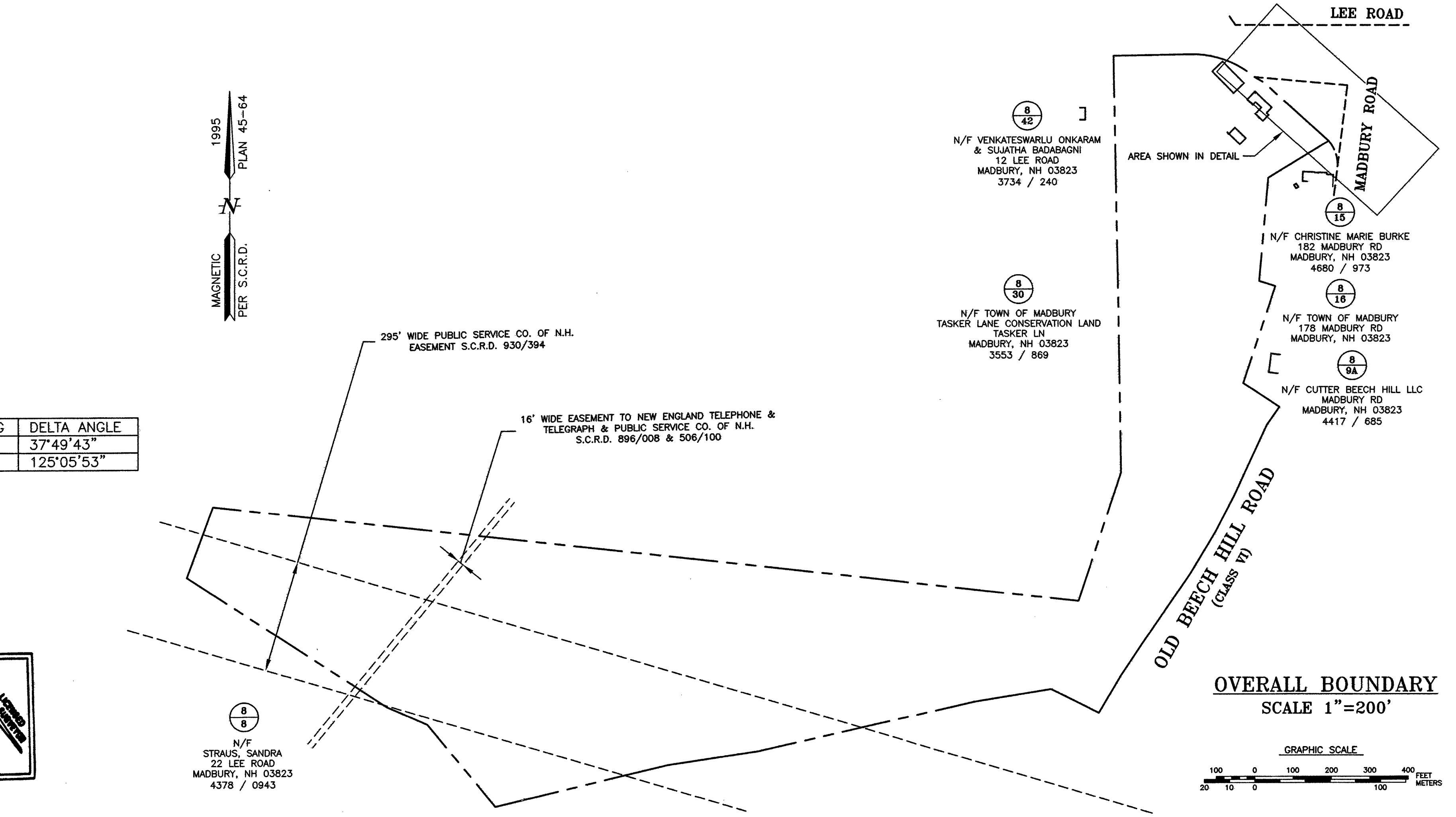
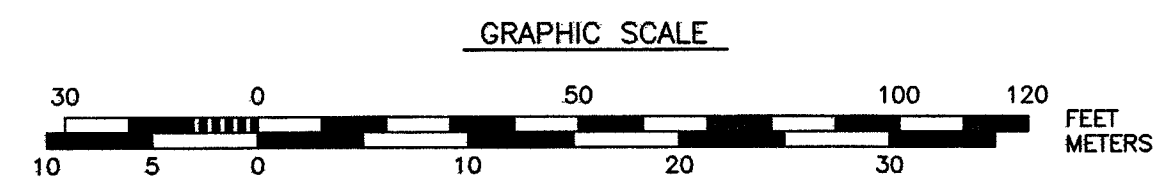
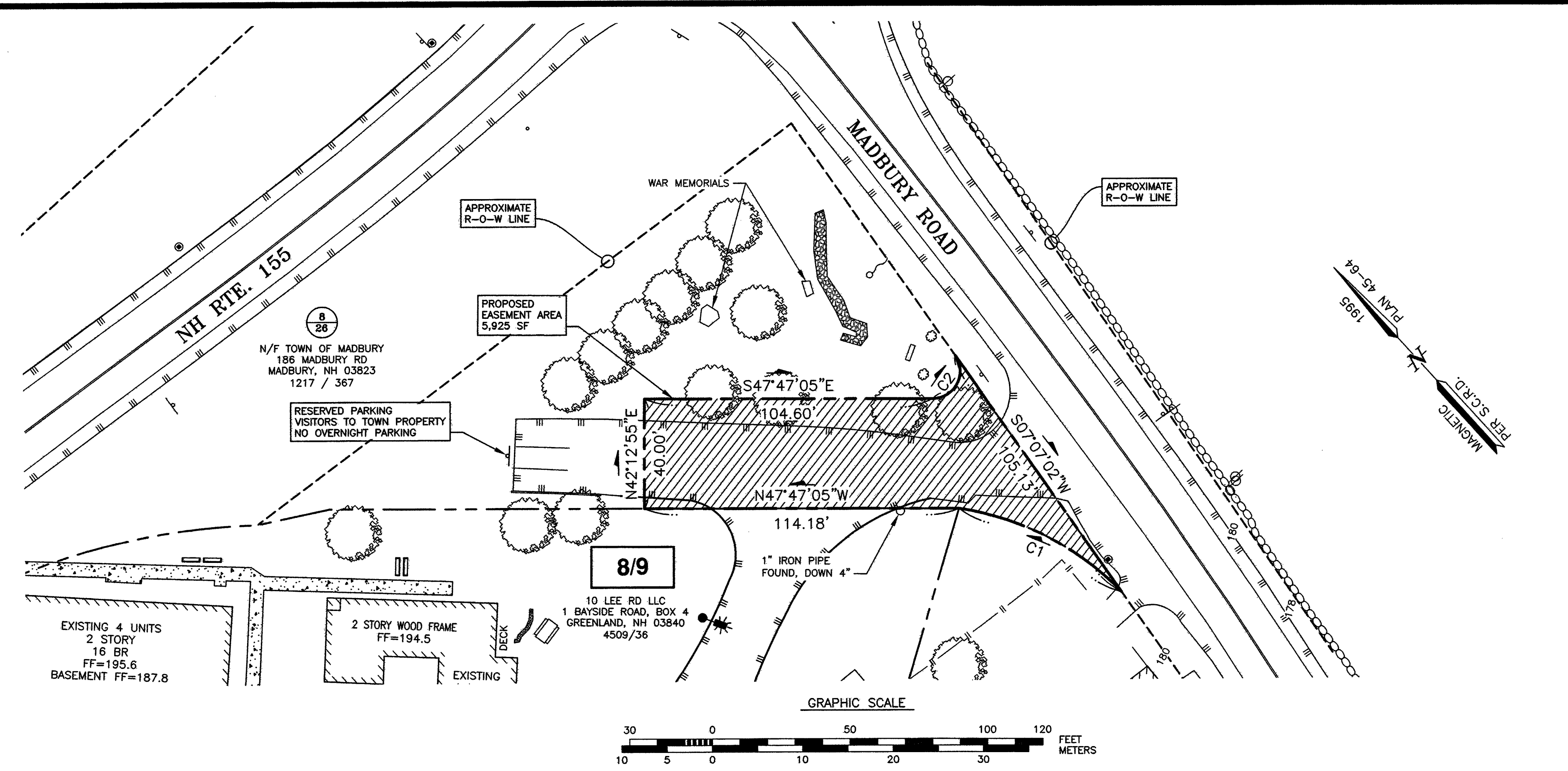
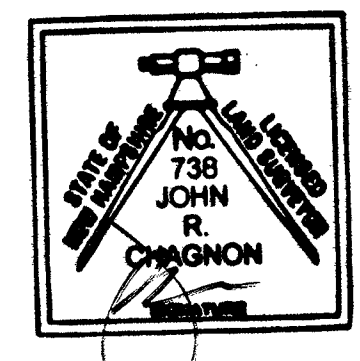
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1*	102.35'	67.57'	66.35'	N20°38'59"E	37°49'43"
C2	10.00'	21.83'	17.75'	N69°39'58"E	125°05'53"

*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
 DATE: 5.18.22



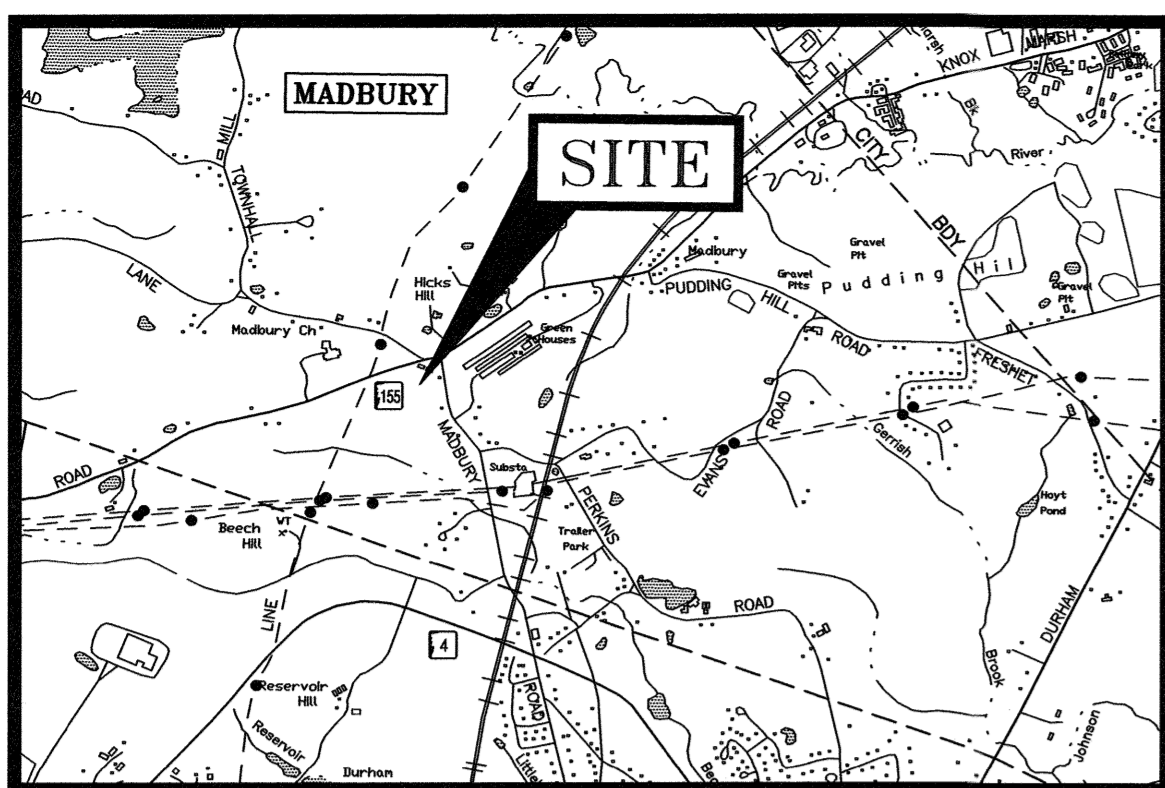
NOTES:

- 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 RD 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.

NO.	DESCRIPTION	DATE
1	NAME	5/18/22
0	ISSUED FOR COMMENT	4/6/22

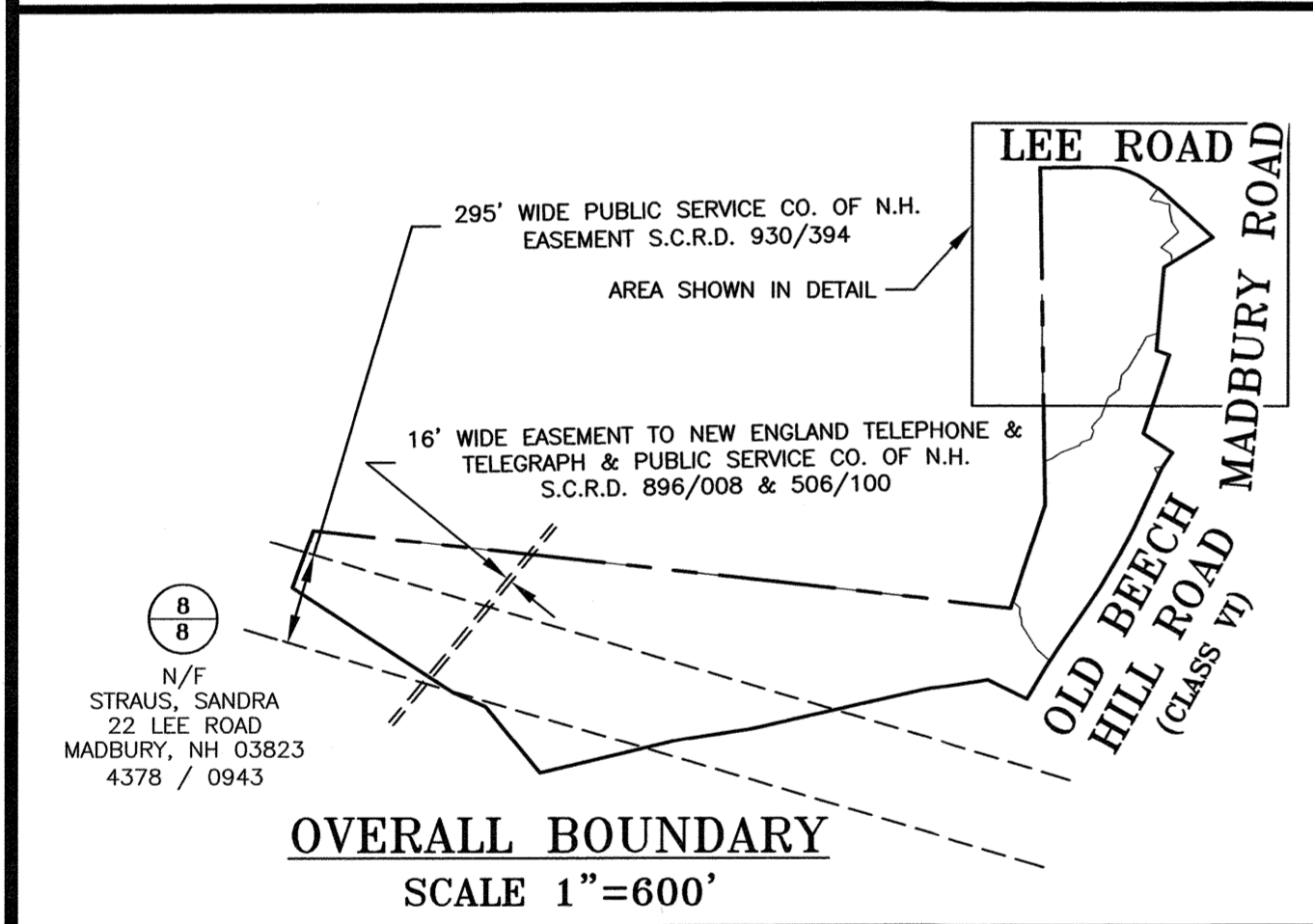
EASEMENT PLAN
 TAX MAP 8 - LOT 26
 TOWN OF MADBURY
 TO BENEFIT
 TAX MAP 8 - LOT 9
 10 LEE RD, LLC
 MADBURY ROAD
 TOWN OF MADBURY
 COUNTY OF STRAFFORD
 STATE OF NEW HAMPSHIRE



LOCATION MAP 1" = 3000'

LEGEND:

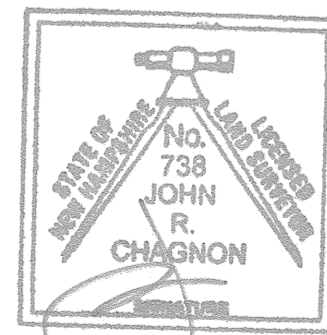
N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
(11/21)	MAP 11 / LOT 21
---	BOUNDARY
- - -	SETBACK
○	RAILROAD SPIKE FOUND
○	IRON ROD/PIPE FOUND
○	DRILL HOLE FOUND
○	STONE/CONCRETE BOUND FOUND
○	RAILROAD SPIKE SET
○	IRON ROD SET
○	DRILL HOLE SET
○	GRANITE BOUND SET
---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



OVERALL BOUNDARY SCALE 1"=600'

WETLAND NOTES:

- WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 12/27/19 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - 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.
 - 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).
 - NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), USFWS (MAY 1988).
 - CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFWS MANUAL FWS/OBS-79/31 (1997).
 - "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997), NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.



LENGTH TABLE

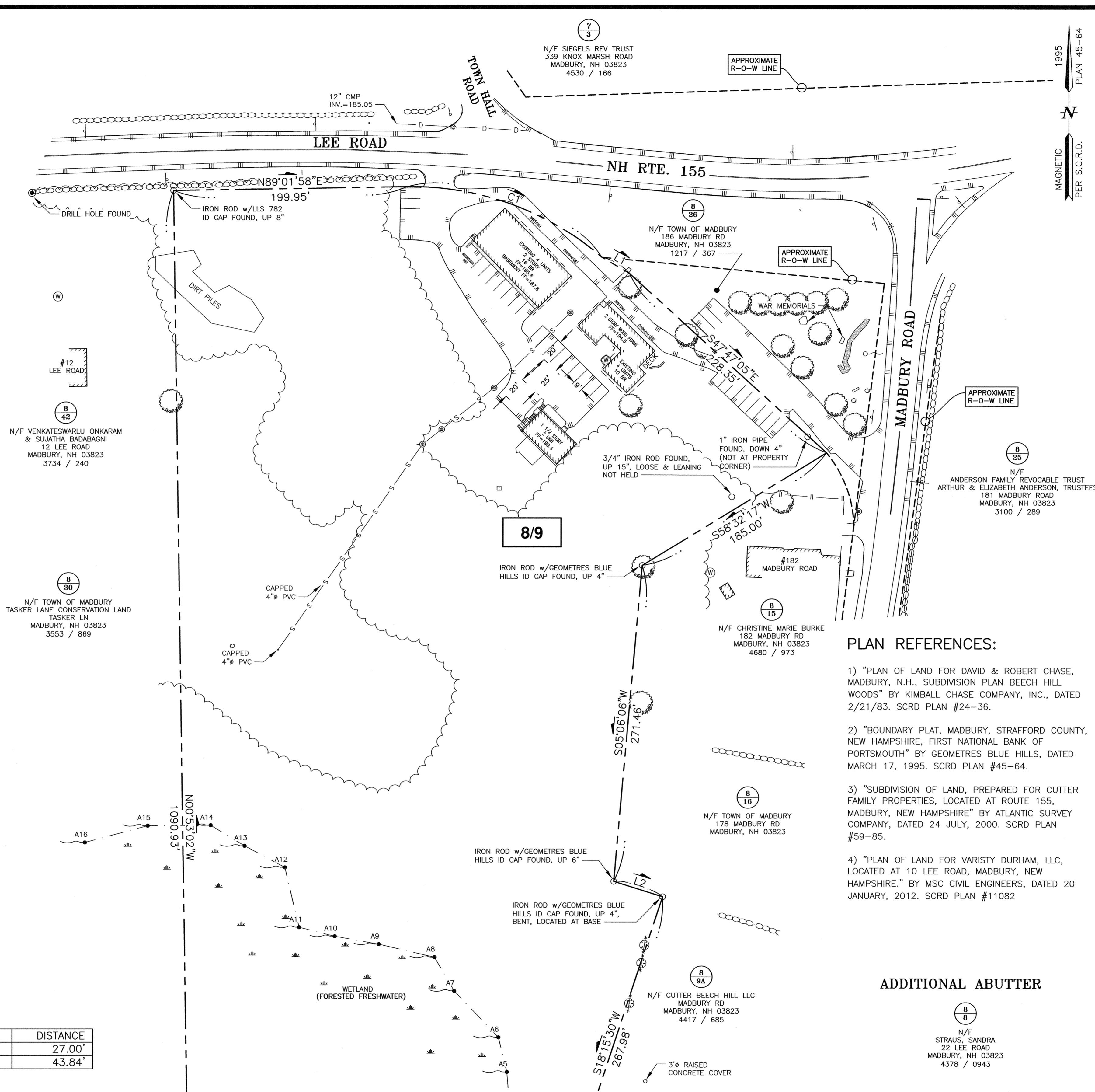
LINE	BEARING	DISTANCE
L1	S59°51'53"E	27.00'
L2	S72°39'56"E	43.84'

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

JOHN R. CHAGNON, LLS DATE 1/19/22

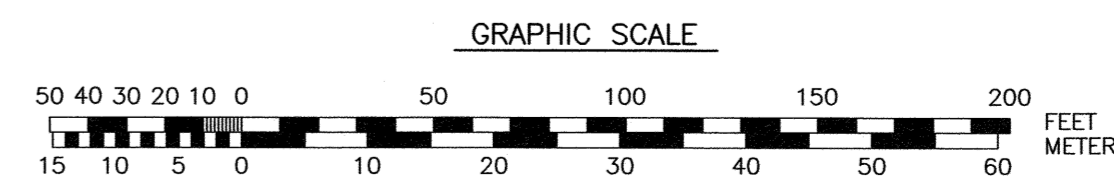


PLAN REFERENCES:

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ADDITIONAL ABUTTER

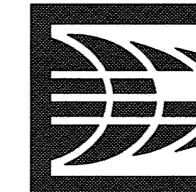
N/F STRAUS, SANDRA
22 LEE ROAD
MADBURY, NH 03823
4378 / 0943



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- NOTES:
- PARCEL IS SHOWN ON THE TOWN OF MADBURY ASSESSOR'S MAP 8 AS LOT 9.
 - OWNER OF RECORD:
10 LEE RD LLC
1 BAYSIDE ROAD, BOX 4
GREENLAND, NH 03840
4509/36
 - PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 330170320E, EFFECTIVE SEPTEMBER 30, 2015.
 - EXISTING LOT AREA:
1,586,890 S.F. (PER PLAN REFERENCE 2)
36.43 ACRES (PER PLAN REFERENCE 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)
 - 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%
 - PARCEL IS SERVED BY ON-SITE WELL AND SEPTIC SYSTEM.
 - 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 RD, LLC
10 LEE ROAD
TOWN OF MADBURY
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE



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) 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)
	5,674 SF (TO REMAIN)
PAVEMENT =	14,627 SF
TOTAL =	21,392 SF

 PROPOSED:

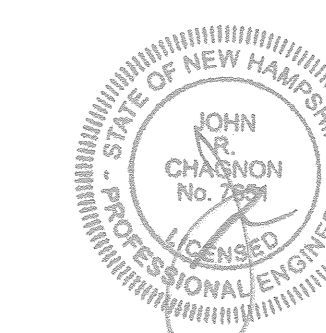
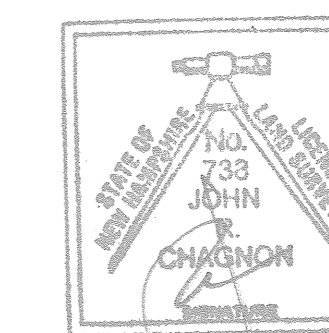
NEW PAVEMENT =	28,250 SF
EXISTING PAVEMENT =	14,627 SF
NEW STRUCTURE =	6,750 SF
EXISTING STRUCTURES =	5,674 SF
SIDEWALK =	2,832 SF
TOTAL =	58,133 SF

 PROPOSED COVERAGE: 58,133 SF/1,586,890 SF = 3.7%
- 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.

NO.	DESCRIPTION	DATE
7	SPECIAL EXCEPTION NOTE, COA	1/16/23
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

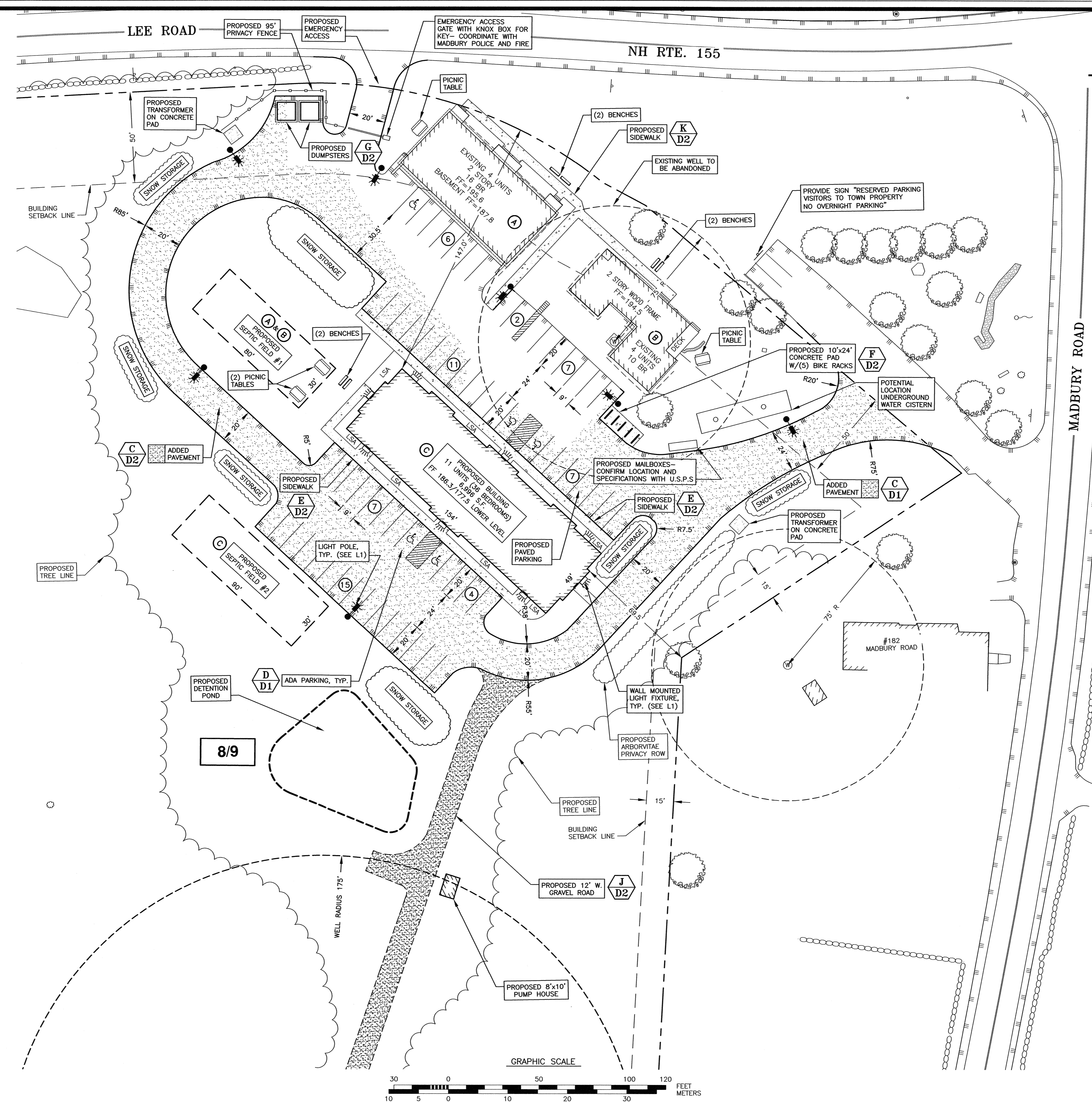
REVISIONS



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:	15 FEET
MAXIMUM STRUCTURE HEIGHT:	35 FEET
MAXIMUM BUILDING AREA:	25%

WAIVER REQUESTS:
 AT THE TIME OF APPROVAL A WAIVER WAS GRANTED FROM ARTICLE VII, SECTION II OF THE MADBURY SITE PLAN REVIEW REGULATIONS.

- CONDITIONS OF APPROVAL:**
1. A SPECIAL EXCEPTION FOR THE EXPANSION OF NON-CONFORMING USE BE APPROVED BY THE ZONING BOARD.
 2. COPIES OF ALL REQUIRED STATE PERMITS BE SUBMITTED.
 3. THE THIRD PARTY REVIEW CONDUCTED BY TOM BALLESTERO BE RECEIVED AND REVIEWED BY THE BOARD AT A COMPLIANCE HEARING WITH THE APPLICANT WITHIN 30 DAYS OF IT BEING SUBMITTED.
 4. A SIGNED COPY APPROVING THE EASEMENT FROM THE TOWN FOR THE NEW ENTRANCE ON MADBURY ROAD BE RECEIVED FROM THE SELECT BOARD.
 5. LANDSCAPING AS DETAILED ON THE SITE PLAN BE COMPLETED WITHIN 1 (ONE) YEAR OF RECEIPT OF A CERTIFICATE OF OCCUPANCY AND PICTURES CONFIRMING THE COMPLETION BE SUBMITTED TO THE BOARD.
 6. A NOTE BE ADDED TO THE SITE PLAN STATING THAT A WRITTEN WAIVER FROM THE REQUIREMENT OF ARTICLE VII, SECTION 11 OF THE SITE PLAN REGULATIONS WAS APPROVED BY THE BOARD.
 7. LETTER BE RECEIVED FROM THE TOWN FIRE CHIEF CONFIRMING HIS APPROVAL OF THE SITE PLAN.

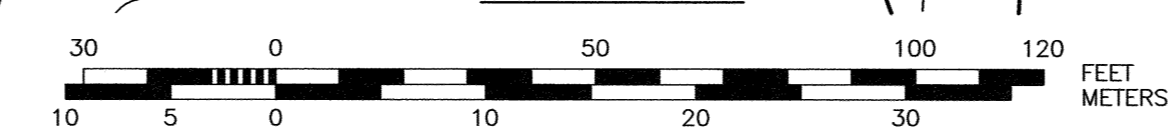
SPECIAL EXCEPTION NOTE:
 PURSUANT TO ARTICLE XV, SECTION 2.B., THE MADBURY ZONING BOARD OF ADJUSTMENT GRANTED A SPECIAL EXCEPTION FOR THE PROPERTY ON 10 LEE ROAD, TO ALLOW THE EXPANSION OR ENLARGEMENT OF A NON-CONFORMING USE, BY APPROVING 19 DWELLING UNITS WHERE 10 EXISTS ON THE PROPERTY, WHICH IS LOCATED IN THE GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT.

APPROVED 5/18/2022

- SUBJECT TO CONDITIONS:**
- 1) FINAL SITE PLAN REVIEW APPROVAL GRANTED BY THE MADBURY PLANNING BOARD.
 - 2) FUTURE LEASES AND LEASE RENEWALS SHALL CONTAIN THE LANGUAGE "REDUCED NOISE HOURS SHALL BE 7 DAYS PER WEEK BEGINNING AT 10PM AND ENDING AT 6AM THE FOLLOWING DAY". CONSPICUOUS SIGNAGE SHALL BE POSTED ON THE PROPERTY STATING "BE A GOOD NEIGHBOR" CONTACT INFORMATION FOR THE LANDLORD/MANAGEMENT COMPANY SHALL BE ON FILE AT THE MADBURY TOWN HALL AND UPDATED ANNUALLY.
 - 3)
 - 4)

APPROVED BY THE MADBURY PLANNING BOARD

CHAIRMAN _____ DATE _____



A:\0853\N 3100\3140\3142\2019 Site Plan\Plans & Specs\Site\3142 Site.dwg, 1/16/2023, 2:57:17 PM, Canon TX-3000.pcl