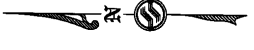


MagNet 2007



PLANS OF REFERENCE

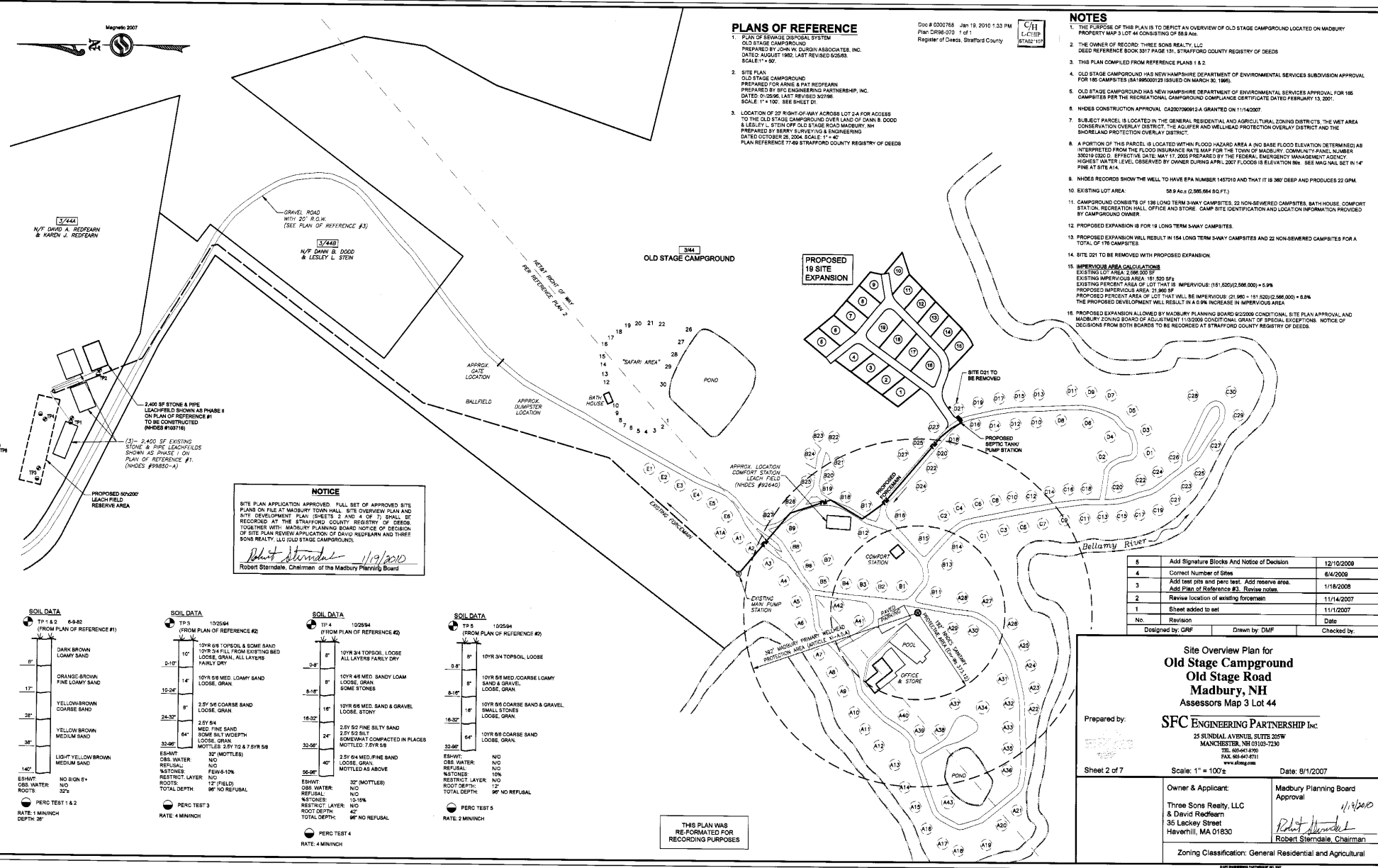
1. PLAN OF SEWAGE DISPOSAL SYSTEM OLD STAGE CAMPGROUND PREPARED BY JOHN W. DURAN ASSOCIATES, INC. DATED AUGUST 1982, LAST REVISED 9/28/83, SCALE 1" = 50'
2. SITE PLAN OLD STAGE CAMPGROUND PREPARED FOR ANNE & PAT REDFEARN PREPARED BY SFC ENGINEERING PARTNERSHIP, INC. DATED 01/25/06, LAST REVISED 9/27/06, SCALE 1" = 100', SEE SHEET 01
3. LOCATION OF 20' RIGHT-OF-WAY ACROSS LOT 2-A FOR ACCESS TO THE OLD STAGE CAMPGROUND OVER LAND OF DANN B. ODDO & LESLEY L. STEN OFF OLD STAGE ROAD MADURRY, NH PREPARED BY BERRY SURVEYING & ENGINEERING DATED OCTOBER 26, 2004, SCALE 1" = 40', PLAN REFERENCE 7749 STRAFFORD COUNTY REGISTRY OF DEEDS

DWG # 0200768 Jan 19, 2010 1:33 PM
Plan DR98-070 1 of 1
Register of Deeds, Strafford County



NOTES

1. THE PURPOSE OF THIS PLAN IS TO DEPICT AN OVERVIEW OF OLD STAGE CAMPGROUND LOCATED ON MADURRY PROPERTY MAP 3, LOT 44 CONSISTING OF 83.8 AC.
2. THE OWNER OF RECORD: THREE SONS REALTY, LLC DEED REFERENCE BOOK 3317 PAGE 131, STRAFFORD COUNTY REGISTRY OF DEEDS
3. THIS PLAN COMPILED FROM REFERENCE PLANS 1 & 2
4. OLD STAGE CAMPGROUND HAS NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES SUBDIVISION APPROVAL FOR 185 CAMPSITES (SA 1960072) ISSUED ON MARCH 30, 1965.
5. OLD STAGE CAMPGROUND HAS NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES APPROVAL FOR 185 CAMPSITES PER THE RECREATIONAL CAMPGROUND COMPLIANCE CERTIFICATE DATED FEBRUARY 13, 2001.
6. NHDES CONSTRUCTION APPROVAL CA200706912-A GRANTED ON 11/14/2007.
7. SUBJECT PARCEL IS LOCATED IN THE GENERAL RESIDENTIAL AND AGRICULTURAL ZONING DISTRICTS, THE WET AREA CONSERVATION OVERLAY DISTRICT, THE ACQUIFER AND WELLSHEAD PROTECTION OVERLAY DISTRICT AND THE SHORELAND PROTECTION OVERLAY DISTRICT.
8. A PORTION OF THIS PARCEL IS LOCATED WITHIN FLOOD HAZARD AREA A AND BASE FLOOD ELEVATION (DETERMINED) AS INTERPRETED FROM THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF MADURRY, CONSERVATION PANEL NUMBER 33019 030 D, EFFECTIVE DATE: MAY 17, 2005 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY HIGHEST WATER LEVEL OBSERVED BY OWNER DURING APRIL 2007 FLOODS IS ELEVATION 96'. SEE MAG NAL SET 1-F IN PLAN SITE A14.
9. NHDES RECORDS SHOW THE WELL TO HAVE EPA NUMBER 145710 AND THAT IT IS 360' DEEP AND PRODUCES 22 GPM.
10. EXISTING LOT AREA: 58.9 AC (2,595,564 SQ. FT.)
11. CAMPGROUND CONSISTS OF 138 LONG TERM 3-WAY CAMPSITES, 22 NON-BEVERED CAMPSITES, BATH HOUSE, COMFORT STATION, RECREATION HALL, OFFICE AND STORE. CAMP SITE IDENTIFICATION AND LOCATION INFORMATION PROVIDED BY CAMPGROUND OWNER.
12. PROPOSED EXPANSION IS FOR 18 LONG TERM 3-WAY CAMPSITES.
13. PROPOSED EXPANSION WILL RESULT IN 154 LONG TERM 3-WAY CAMPSITES AND 22 NON-BEVERED CAMPSITES FOR A TOTAL OF 176 CAMPSITES.
14. SITE D21 TO BE REMOVED WITH PROPOSED EXPANSION.
15. IMPERVIOUS AREA CALCULATIONS
EXISTING LOT AREA: 2,596,000 SF
EXISTING IMPERVIOUS AREA: 181,520 SF
EXISTING PERCENT AREA OF LOT THAT IS IMPERVIOUS: (181,520/2,596,000) = 6.9%
PROPOSED IMPERVIOUS AREA: 21,960 SF
PROPOSED PERCENT AREA OF LOT THAT WILL BE IMPERVIOUS: (21,960 + 181,520)/2,596,000 = 8.9%
THE PROPOSED DEVELOPMENT WILL RESULT IN A 0.9% INCREASE IN IMPERVIOUS AREA.
16. PROPOSED EXPANSION ALLOWED BY MADURRY PLANNING BOARD 9/22/2009 CONDITIONAL SITE PLAN APPROVAL AND MADURRY ZONING BOARD OF ADJUSTMENT 11/30/09 CONDITIONAL GRANTS OF SPECIAL EXCEPTIONS. NOTICE OF DECISIONS FROM BOTH BOARDS TO BE RECORDED AT STRAFFORD COUNTY REGISTRY OF DEEDS.



NOTICE
SITE PLAN APPLICATION APPROVED. FULL SET OF APPROVED SITE PLANS ON FILE AT MADURRY TOWN HALL. SITE OVERVIEW PLAN AND SITE DEVELOPMENT PLAN (SHEETS 2 AND 4 OF 7) SHALL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS TOGETHER WITH MADURRY PLANNING BOARD NOTICE OF DECISION OF SITE PLAN REVIEW APPLICATION OF DAVID HURBANK AND THOSE SONS REALTY, LLC (OLD STAGE CAMPGROUND).
Robert Stensdale 1/9/2010
Robert Stensdale, Chairman of the Madbury Planning Board

5	Add Signature Blocks And Notice of Decision	12/10/2009
4	Correct Number of Sites	8/4/2009
3	Add test pits and perc test. Add reserve area. Add Plan of Reference #3. Review notes.	1/18/2008
2	Revise location of existing forceman	11/14/2007
1	Sheet added to set	11/14/2007
No.	Revision	Date
Designed by: GPF		Drawn by: DMF
		Checked by:

**Site Overview Plan for
Old Stage Campground
Old Stage Road
Madbury, NH
Assessors Map 3 Lot 44**

Prepared by: **SFC ENGINEERING PARTNERSHIP INC.**
25 SUNING AVENUE, SUITE 205W
MANCHESTER, NH 03103-7230
TEL: 603-671-9700
FAX: 603-671-8711
www.sfceng.com

Sheet 2 of 7 Scale: 1" = 100' Date: 9/1/2007

Owner & Applicant: Three Sons Realty, LLC & David Redfearn 35 Lacey Street Haverhill, MA 01830	Madbury Planning Board Approval <i>1/9/2010</i> <i>Robert Stensdale</i> Robert Stensdale, Chairman
Zoning Classification: General Residential and Agricultural	

SOIL DATA	SOIL DATA	SOIL DATA	SOIL DATA
TP-1 & 2 6-8-82 (FROM PLAN OF REFERENCE #1)	TP-3 10/25/84 (FROM PLAN OF REFERENCE #2)	TP-4 10/25/84 (FROM PLAN OF REFERENCE #2)	TP-5 10/25/84 (FROM PLAN OF REFERENCE #2)
0'-8" DARK BROWN LOAMY SAND	10" 10YR 5/8 TOPSOIL & SOME SAND 10YR 5/4 FILL FROM EXISTING BED LOOSE, GRAN, ALL LAYERS FAIRLY DRY	0'-4" 10YR 5/4 TOPSOIL, LOOSE	0'-8" 10YR 5/8 MED COARSE LOAMY SAND & GRAVEL LOOSE, GRAN
8"-17" ORANGE-BROWN FINE LOAMY SAND	14" 10YR 5/8 MED LOAMY SAND LOOSE, GRAN	8"-16" 10YR 5/8 COARSE SAND & GRAVEL SMALL STONES LOOSE, GRAN	8"-16" 10YR 5/8 COARSE SAND & GRAVEL SMALL STONES LOOSE, GRAN
17"-28" YELLOW-BROWN COARSE SAND	24-32" 2.5Y 5/8 COARSE SAND LOOSE, GRAN	16"-18-32" 2.5Y 5/8 COARSE SAND & GRAVEL LOOSE, STONY	16"-32" 10YR 5/8 COARSE SAND LOOSE, GRAN
28"-38" YELLOW BROWN MEDIUM SAND	32-56" 2 BY 64 MED FINE SAND SOME SILT W/DEPTH LOOSE, GRAN	32-56" 2.5Y 5/8 COARSE SAND & GRAVEL SOMEWHAT COMPACTED IN PLACES MOTTLED: 2.5Y 7/2 & 7.5YR 5/8	32-56" 2.5Y 5/8 COARSE SAND LOOSE, GRAN
140" LIGHT-YELLOW-BROWN MEDIUM SAND	ESHW: 32" (MOTTLES) CBB: WATER: NO REFUSAL: NO NETONES: FEW-10% RESTRICT LAYER: NO ROOTS: 12" (FIELD) TOTAL DEPTH: 96" NO REFUSAL	ESHW: 32" (MOTTLES) CBB: WATER: NO REFUSAL: NO NETONES: 10% RESTRICT LAYER: NO ROOT DEPTH: 12" TOTAL DEPTH: 96" NO REFUSAL	ESHW: NO CBB: WATER: NO REFUSAL: NO NETONES: NO RESTRICT LAYER: NO ROOT DEPTH: 12" TOTAL DEPTH: 96" NO REFUSAL
PERC TEST 1 & 2 RATE: 1 MIN/INCH DEPTH: 20"	PERC TEST 3 RATE: 4 MIN/INCH	PERC TEST 5 RATE: 2 MIN/INCH	PERC TEST 4 RATE: 4 MIN/INCH

THIS PLAN WAS RE-FORMATTED FOR RECORDING PURPOSES