

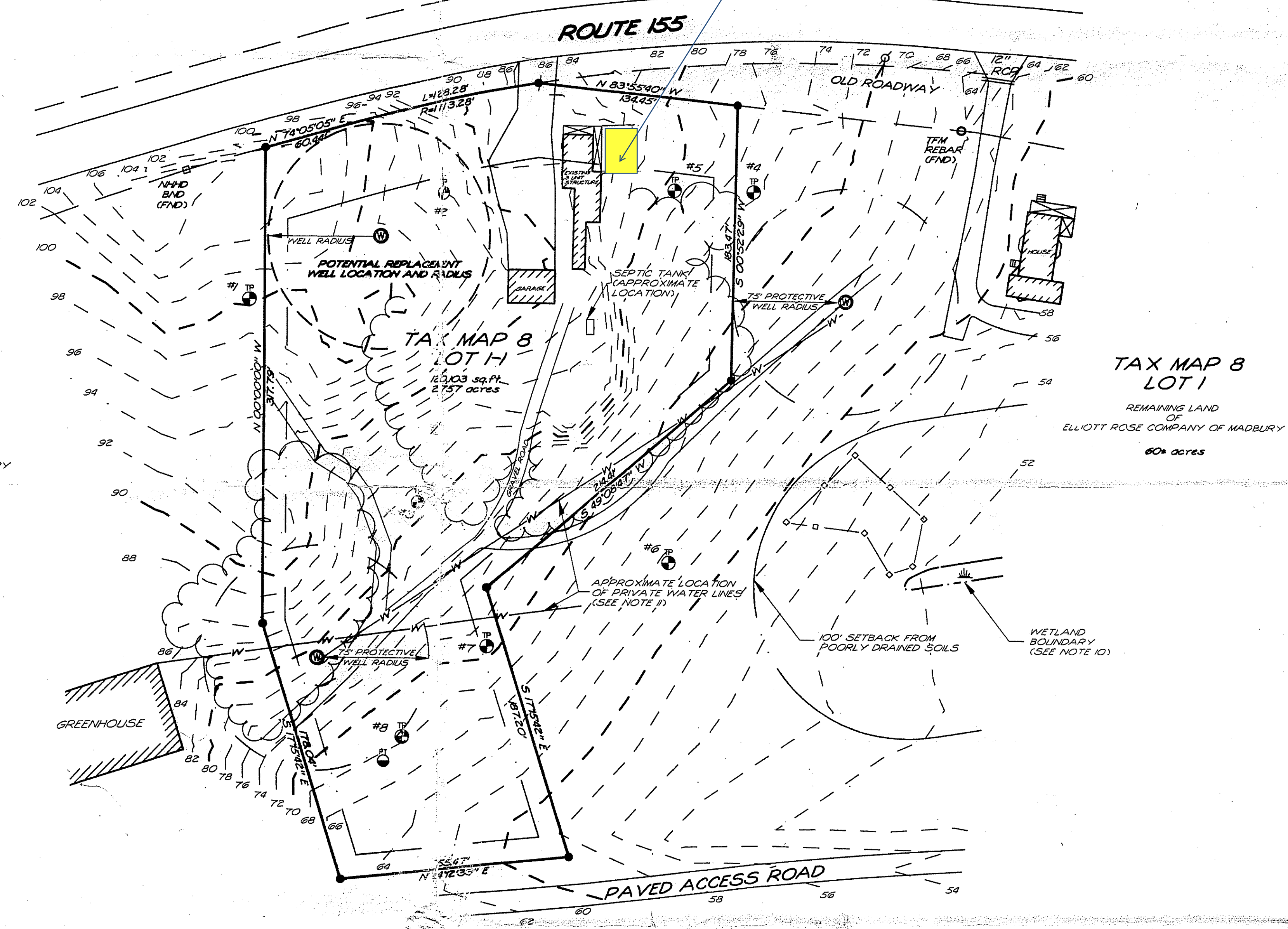


PAPPAS & GUILLETTE  
330 B KNOX MARSH ROAD  
MADBURY, NEW HAMPSHIRE  
03823

TAX MAP 7  
LOT 1

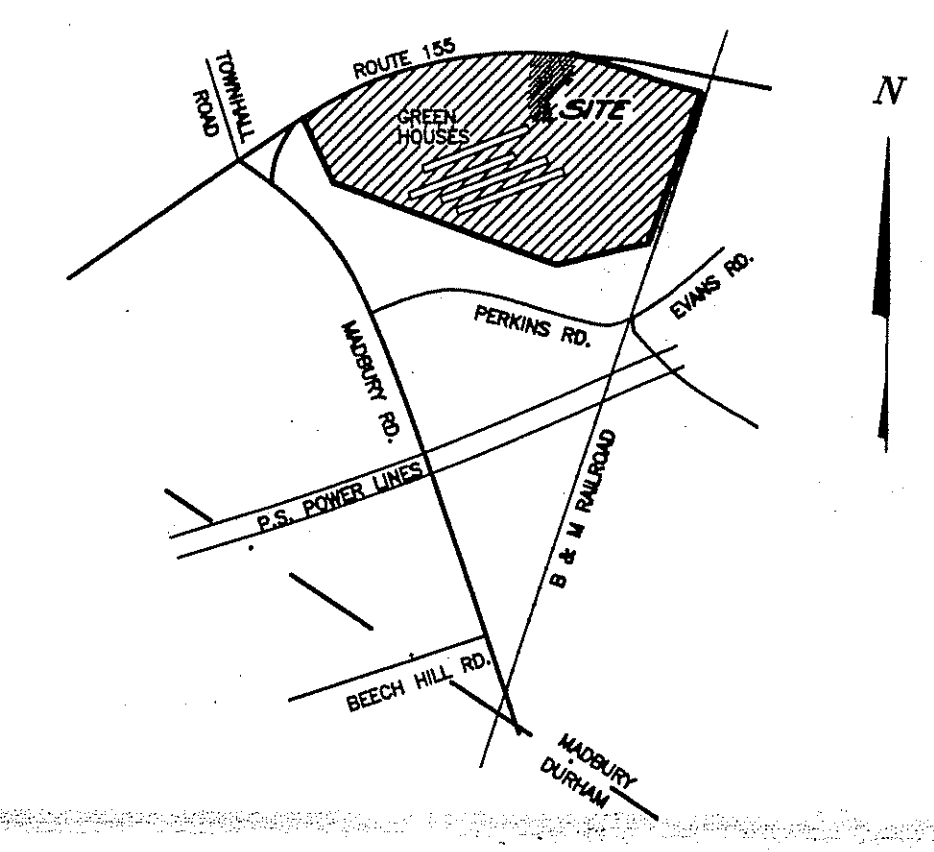
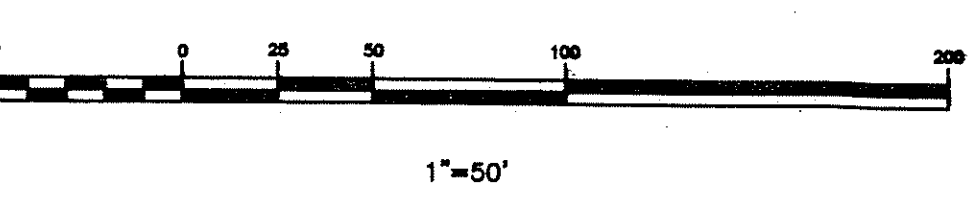
UNH KINGMAN FARM C/O VICTOR AZZI  
THOMPSON HALL  
DURHAM, N.H. 03824

Proposed Addition



- LEGEND
- 5/8" REBAR W/CAP TO BE SET
  - UTILITY POLE
  - ⊙ TEST PIT
  - ⊙ TEST PIT
  - FENCE
  - ⊙ WELL
  - WATER LINE

TAX MAP 8  
LOT 1  
REMAINING LAND  
OF  
ELLIOTT ROSE COMPANY OF MADBURY  
60+ acres



LOCUS  
(NOT TO SCALE)

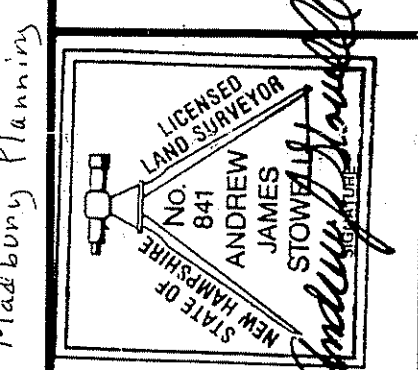
NOTES

- 1.) INTENT: TO SUBDIVIDE 2.757 ACRES SHOWN AS LOT 1-1 FROM TAX MAP 8 LOT 1.
- 2.) CURRENT OWNER OF RECORD: ELLIOTT ROSE COMPANY OF MADBURY, INC.  
P.O. BOX 208  
DOVER, N.H. 03820
- 3.) TOTAL LOT AREA: 120,103 SQ.FT. = 2.757 ACRES
- 4.) TAX MAP 8 LOT 1.
- 5.) PROJECT DEED REFERENCE: BOOK 1008 PAGE 317.
- 6.) PROJECT PLAN REFERENCE: RIGHT-OF-WAY AND TRACK MAP  
BOSTON & MAINE RAILROAD  
OPERATED BY THE B & M R.R.  
STATION 3337+37 TO STATION 3390+17  
OFFICE OF VALUATION ENGINEER  
JUNE 30, 1914
- 7.) ZONING: GENERAL - AGRICULTURAL  
MIN. LOT SIZE: 80,000 SQ.FT. - SINGLE FAMILY  
120,000 SQ.FT. - DUPLEX  
MIN. FRONTAGE: 200 FT  
MIN. SETBACKS:  
FRONT: 50 FT  
SIDE: 15 FT  
REAR: 15 FT
- 8.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE  
WAS 1 PART IN 74,000, AND WAS ACCOMPLISHED USING A LIETZ  
SET3 TOTAL STATION, DURING THE MONTH OF SEPTEMBER, 1997.
- 9.) BASIS OF BEARING WAS DETERMINED MAGNETICALLY ON SEPTEMBER 9, 1997.
- 10.) WETLANDS DELINEATED BY JOSEPH W. NOEL NEW HAMPSHIRE CERTIFIED  
SOIL SCIENTIST #017, IN ACCORDANCE WITH THE TECHNICAL CRITERIA OUTLINED  
IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987).
- 11.) 20' EASEMENTS (10' EITHER SIDE OF WATER LINES) TO BE RETAINED BY THE  
OWNER OF MAP 8 LOT 1 TO USE AND MAINTAIN PRIVATE WATER LINES CROSSING  
MAP 8 LOT 1-1. LOCATIONS SHOWN ARE APPROXIMATE. THE WELL ON LOT 1-1  
CURRENTLY OPERATES AS PART OF THE WATER SYSTEM ON LOT 1. AS PART OF  
THIS APPROVAL, THE WELL ON LOT 1-1 WILL BE CONVERTED TO A STAND ALONE  
WATER SYSTEM.

**TRITECH**  
ENGINEERING CORPORATION

45N DOVER POINT OFFICE PARK  
DOVER NEW HAMPSHIRE 03860  
TELEPHONE 603 742 8077  
FAX 603 742 9830

Kevin L. Hunt - 4/15/98  
Madbury Planning Board Chair



SUBDIVISION AND SITE PLAN  
**ELLIOTT ROSE COMPANY  
OF MADBURY, INC.**  
ROUTE 155  
MADBURY, NEW HAMPSHIRE  
DECEMBER 1, 1997  
JOB NO. 97154  
SCALE: 1" = 50'

SHEET NO.

8-1

Application - special exc.  
Site Plan - Regal