

RESIDENTIAL DEVELOPMENT

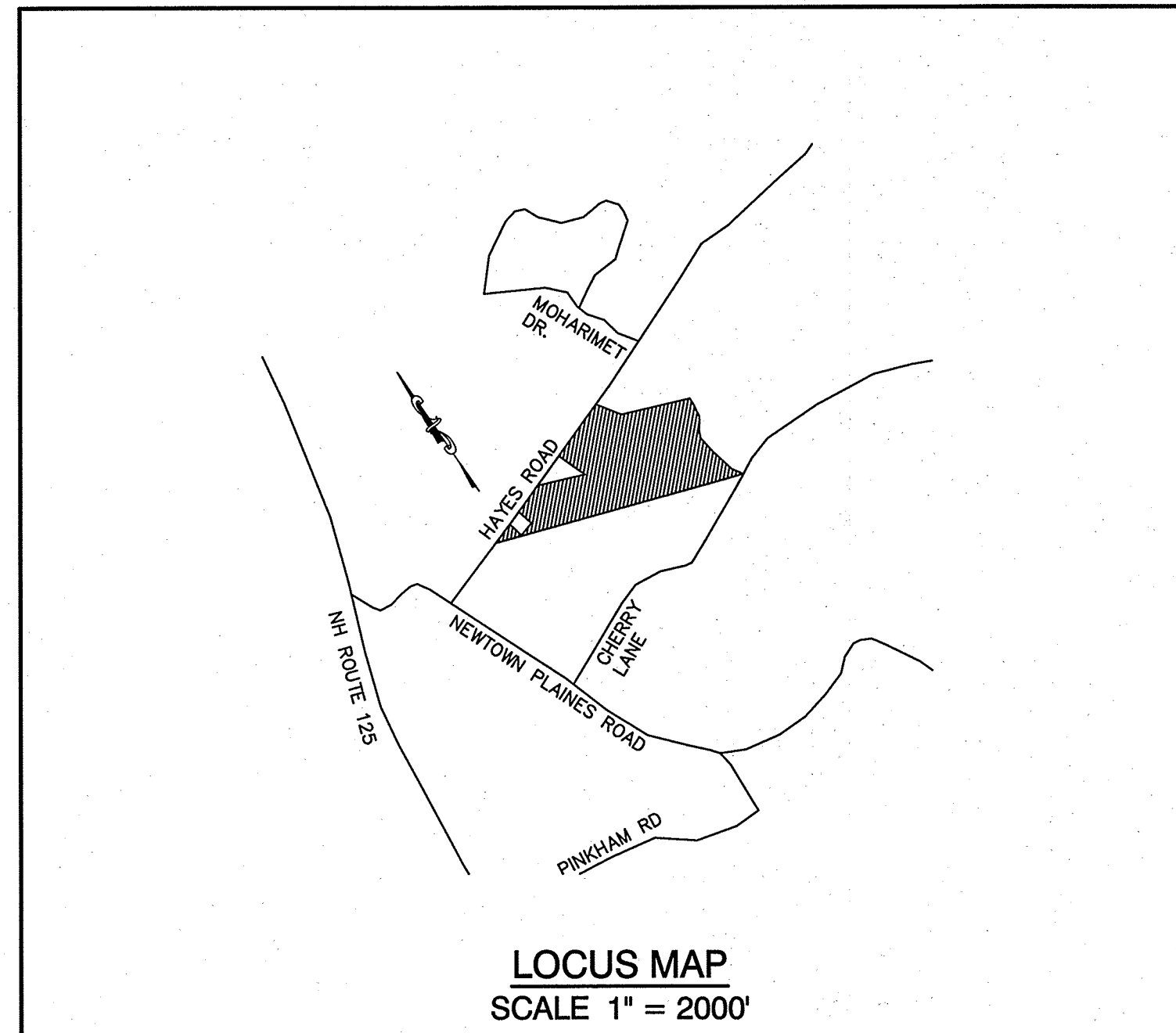
"HAYES ROAD SUBDIVISION"

TAX MAP 5, LOT 8

HAYES ROAD, MADBURY, NH

SHEET INDEX

CS	COVER SHEET
C1	EXISTING CONDITIONS PLAN
C2	SITE PLAN
S1	SUBDIVISION PLAN



APPLICANT / DEVELOPER
MAPLE HEIGHTS REALTY, LLC
149 EPPING RD
EXETER, NH 03833
(603) 778-6894
CONTACT: MIKE GARREPY
EMAIL: MGARREPY@GMAIL.COM

CIVIL ENGINEER / SURVEYOR
JONES & BEACH ENGINEERS, INC.
85 PORTSMOUTH AVENUE
PO BOX 219
STRATHAM, NH 03885
(603) 772-4746
CONTACT: WAYNE MORRILL
EMAIL: WMORRILL@JONESANDBEACH.COM

OWNER OF RECORD
MARSHA PUTNAM
14A BARRINGTON ROAD
BARRINGTON, NH 03825

WETLAND CONSULTANT
GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DR
SUITE H
EXETER, NH 03833
(603) 778-0644
CONTACT: JAMES GOVE

PROJECT PARCEL
TOWN OF MADBURY
MAP 5, LOT 8

APPLICANT
MAPLE HEIGHTS REALTY, LLC
149 EPPING RD., SUITE 2A
EXETER, NH 03833

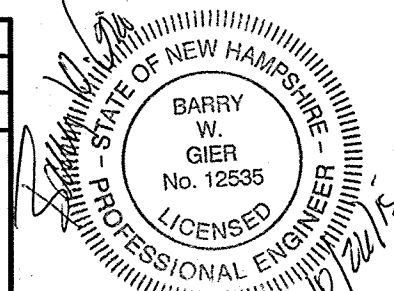
TOTAL LOT AREA
2,573,891 SQ.FT.
59.0 AC

APPROVED - MADBURY, NH
PLANNING BOARD

DATE:

F:\Land Projects\3\13084-LEE-HAYES-ROAD-LEE-PROPERTIES-LLC\dwg\13084_1-PLAN.dwg 10/26/2015 8:37:47 AM EDT

Design: WGM	Draft: ISM	Date: 07/01/2015
Checked: WGM	Scale: AS NOTED	Project No.: 13084
Drawing Name: 13084_1-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE).		
ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		



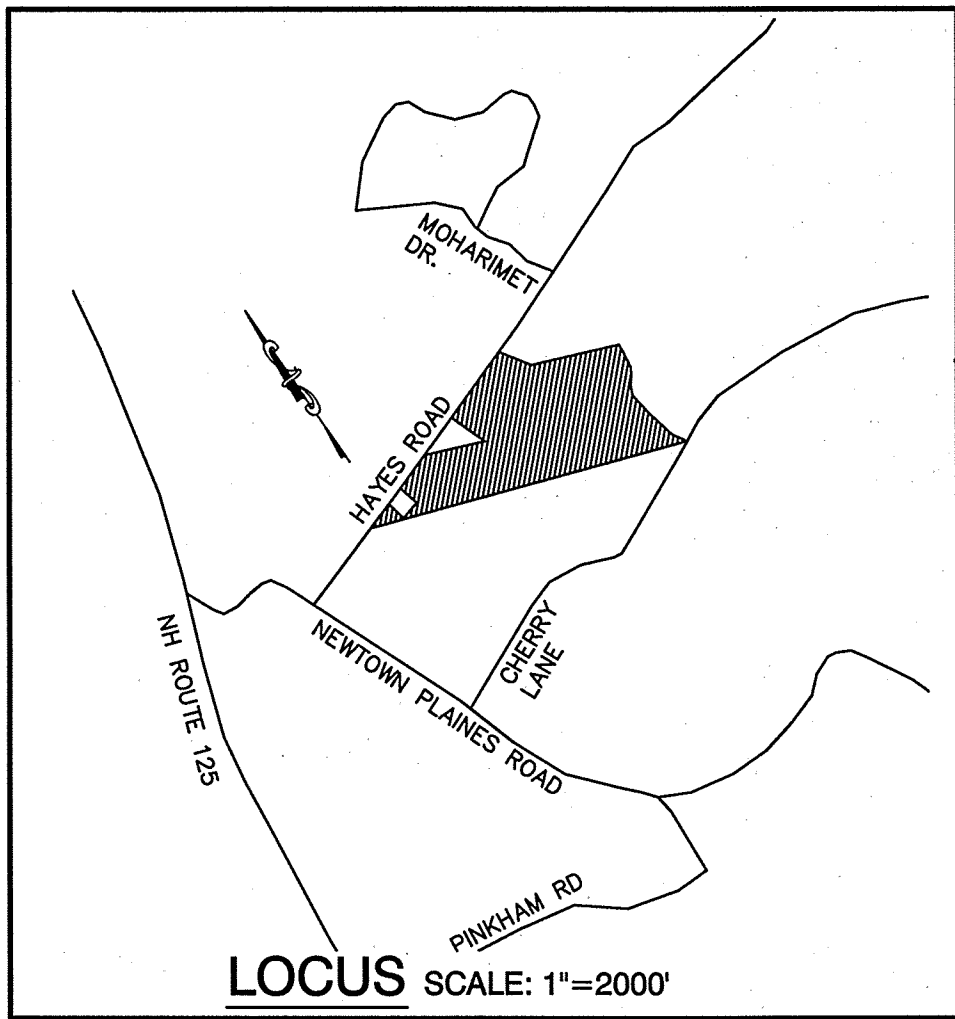
REV.	DATE	REVISION	BY
3	10/26/15	REVISED PER LOT M6 & M7 BOUNDARY ALTERATIONS	ISM
2	10/16/15	REVISED PER CONDITIONS OF APPROVAL	ISM
1	9/24/15	REVISED PER PLANNING BOARD COMMENTS	ISM
0	9/2/15	ISSUED FOR REVIEW	ISM

J/B
Jones & Beach Engineers, Inc.
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

Designed and Produced in NH
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	COVER SHEET
Project:	RESIDENTIAL DEVELOPMENT HAYES ROAD, MADBURY, NH
Owner of Record:	MARSHA PUTNAM 14A BARRINGTON ROAD, BARRINGTON, NH 03825

DRAWING No.
CS
SHEET 1 OF 4 JBE PROJECT NO. 13084



- LEGEND:**
- PROPERTY LINE
 - WETLAND LINE
 - TREE LINE
 - BARBED WIRE
 - FENCE
 - STOCKADE FENCE
 - SOIL BOUNDARY
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - EDGE OF PAVEMENT

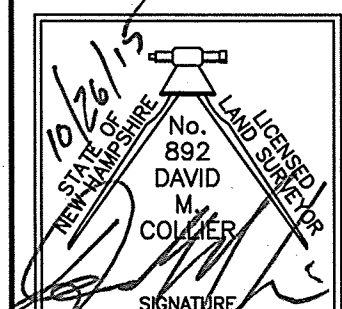
CERTIFICATION:

PURSUANT TO RSA 676:18-III AND RSA 672:14

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.

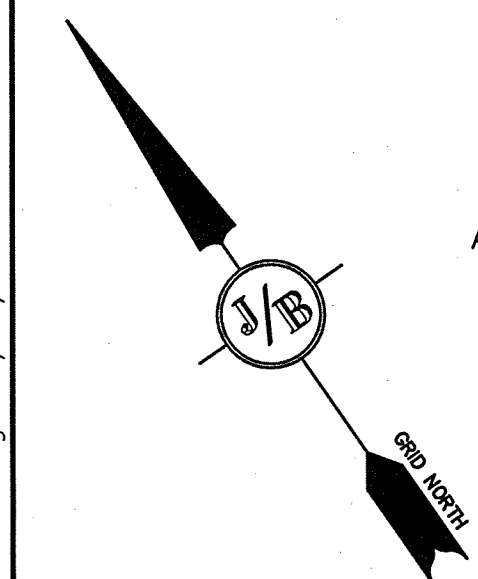
I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 10/26/15



MAP 4 LOT 6
HARRY A. & CAROL LOUGHLIN
105 HAYES RD
MADBURY, NH 03823

MAP 4 LOT 5A
ARTHUR J. HARTFORD JR
103 HAYES RD
MADBURY, NH 03823

MAP 4 LOT 5
JOAN HARTFORD
99 HAYES RD
MADBURY, NH 03823

MAP 4 LOT 1B2
LORNA H. JACOBSON
97B HAYES RD
MADBURY, NH 03823

MAP 4 LOT 1B1
CHAZA ZAKIA
97A HAYES RD
MADBURY, NH 03823

MAP 5 LOT 9
JOAN HARTFORD
100 HAYES RD
MADBURY, NH 03823

MAP 4 LOT 1A
REDMOND E. & BRENDA J. PAUL
93 HAYES RD
MADBURY, NH 03823

MAP 5 LOT 6
CHRISTOPHER & JUDY O'CONNELL
90 HAYES RD
MADBURY, NH 03823

MAP 5 LOT 2
BRUCE E. & RHONDA K. HODSON
91 HAYES RD
MADBURY, NH 03823

LEE TAX MAP 1 LOTS 4-0 & 7
MARLE HEIGHTS REALTY LLC
149 EPPING ROAD, UNIT 2A
EXETER, NH 03833
BK 24802/PG 0036

PROJECT PARCEL
TOWN OF MADBURY
MAP 5, LOT 8

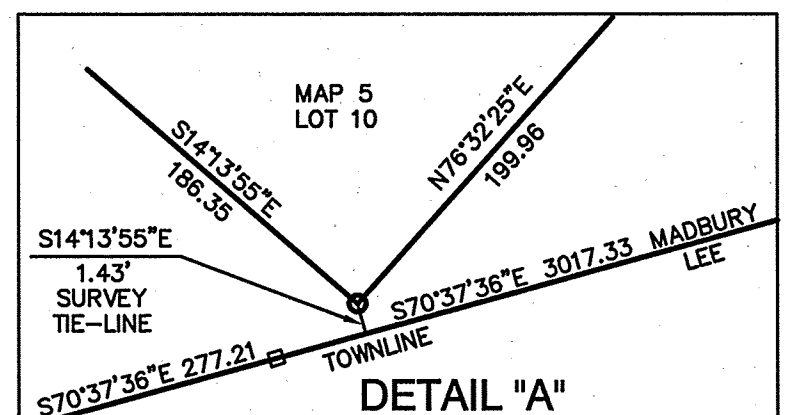
APPLICANT
MAPLE HEIGHTS REALTY, LLC
149 EPPING RD., SUITE 2A
EXETER, NH 03833

TOTAL LOT AREA
2,573,891 SQ.FT.
59.0 AC

EXISTING CONDITIONS:

- THE INTENT OF THIS PLAN IS TO SHOW EXISTING CONDITIONS OF TAX MAP 5 LOT 8.
- PROJECT DATUM: NGVD29. HORIZONTAL DATUM IS NAD 83 NH GRID.
- RESEARCH WAS PERFORMED AT THE TOWN OF MADBURY ASSESSORS OFFICE, TOWN OF LEE ASSESSORS OFFICE, THE STRAFFORD COUNTY REGISTRY OF DEEDS AND NH STATE ARCHIVES.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF MADBURY TAX RECORDS AND ARE SUBJECT TO CHANGE.
- ALL BOOK AND PAGE NUMBERS REFER TO THE STRAFFORD COUNTY REGISTRY OF DEEDS.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAT IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON.

- OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAT MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE. ANY USE OF THIS PLAT AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- THE SURVEY TIE LINES SHOWN ON THIS PLAT ARE NOT BOUNDARY LINES. THEY ONLY SHOULD BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY SURVEY.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY JAMES GOVE OF GOVE ENVIRONMENTAL SERVICES ON AUGUST 22, 2015, IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 - THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
 - THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
 - THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
 - THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- ON-SITE SOIL MAPPING COMPLETED USING NRCS WEB SOIL SURVEY.
- TEST PITS PERFORMED BY WAYNE MORRILL, FALL 2013, AND WAYNE MORRILL, SUMMER 2015.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE X. REFERENCE FEMA COMMUNITY PANEL NO. 33017C 0315 D, DATED MAY 17, 2005.
- SEE SUBDIVISION PLAT FOR REFERENCES.



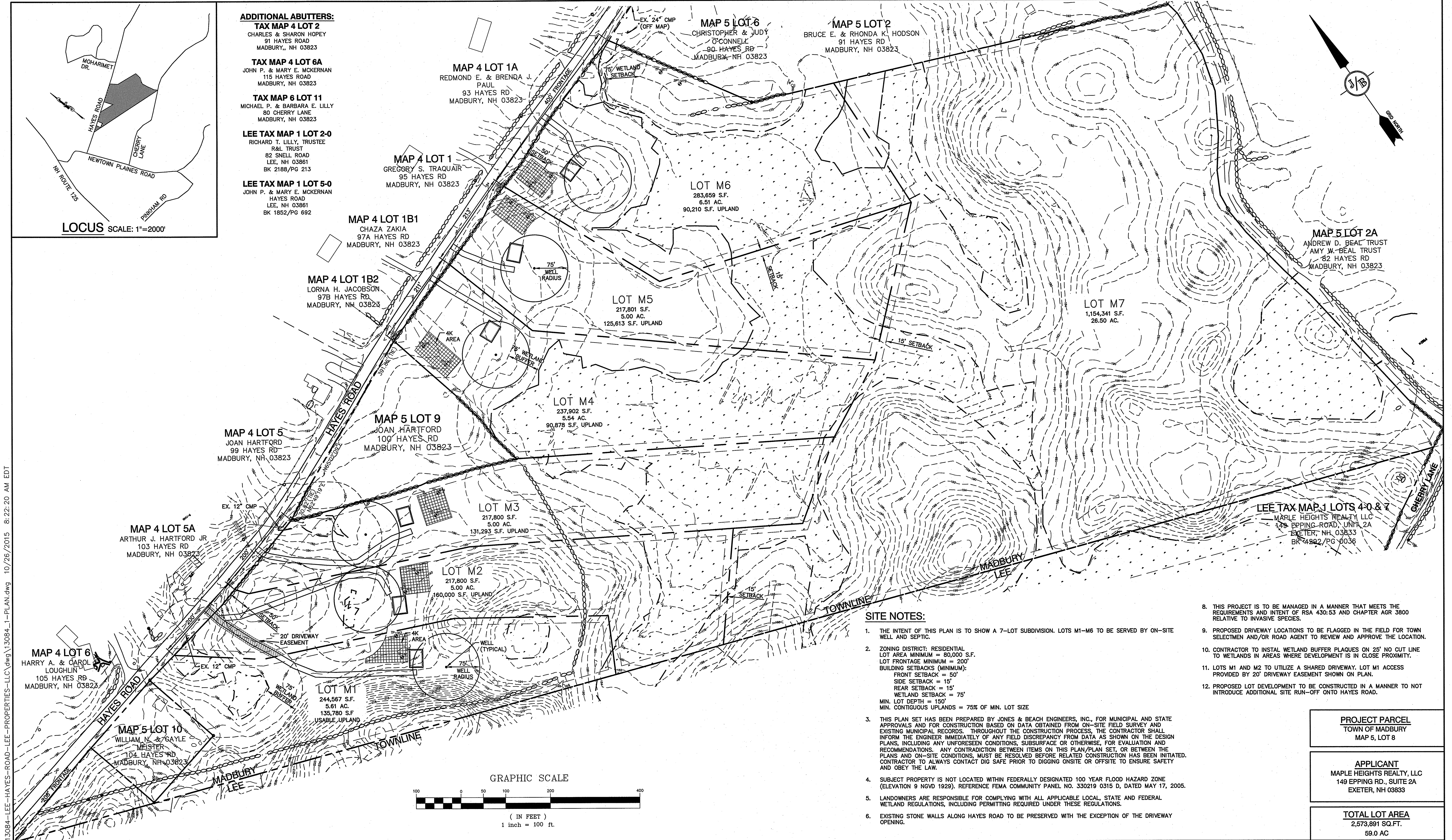
Design: WGM Draft: ISM Date: 07/01/2015
Checked: WGM Scale: AS NOTED Project No.: 13084
Drawing Name: 13084_1-PLAN.dwg
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
3	10/26/15	REVISED PER LOT M6 & M7 BOUNDARY ALTERATIONS	ISM
2	10/16/15	REVISED PER CONDITIONS OF APPROVAL	ISM
1	9/24/15	REVISED PER PLANNING BOARD COMMENTS	ISM
0	9/2/15	ISSUED FOR REVIEW	ISM

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

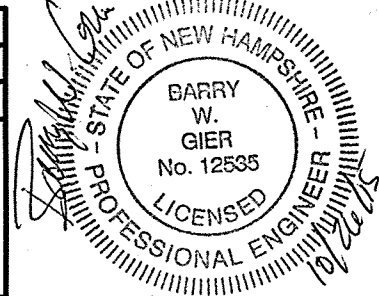
Plan Name: **EXISTING CONDITIONS PLAN**
Project: **RESIDENTIAL DEVELOPMENT HAYES ROAD, MADBURY, NH**
Owner of Record: **MARSHA PUTNAM 14A BARRINGTON ROAD, BARRINGTON, NH 03825**

DRAWING No. **C1**
SHEET 2 OF 4
JBE PROJECT NO. 13084



F:\land Projects\3\13084-LEE-HAYES-ROAD-LEE-PROPERTIES-LLC.dwg 10/26/2015 8:22:20 AM EDT

Design: WGM | Draft: ISM | Date: 07/01/2015
Checked: WGM | Scale: AS NOTED | Project No.: 13084
Drawing Name: 13084_1-PLAN.dwg
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.



REV.	DATE	REVISION	BY
3	10/26/15	REVISED PER LOT M6 & M7 BOUNDARY ALTERATIONS	ISM
2	10/16/15	REVISED PER CONDITIONS OF APPROVAL	ISM
1	9/24/15	REVISED PER PLANNING BOARD COMMENTS	ISM
0	9/2/15	ISSUED FOR REVIEW	ISM

J/B Jones & Beach Engineers, Inc.
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

Designed and Produced in NH
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SITE PLAN
Project:	RESIDENTIAL DEVELOPMENT HAYES ROAD, MADBURY, NH
Owner of Record:	MARSHA PUTNAM 14A BARRINGTON ROAD, BARRINGTON, NH 03825

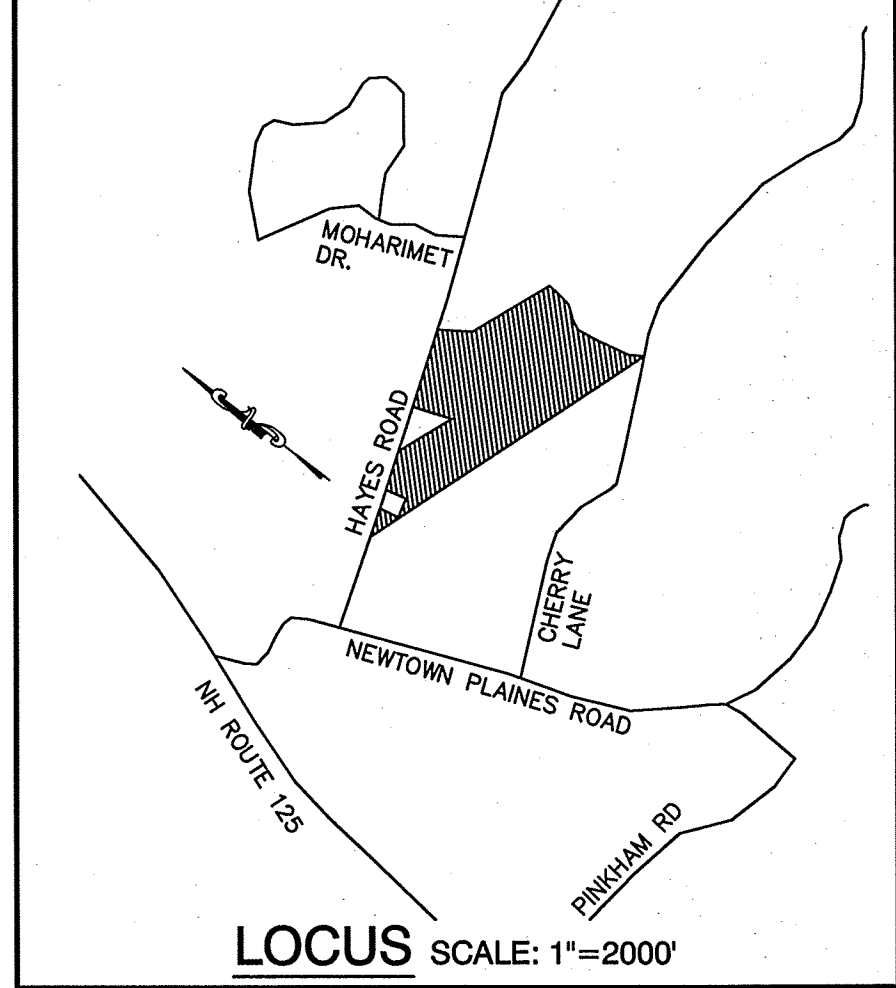
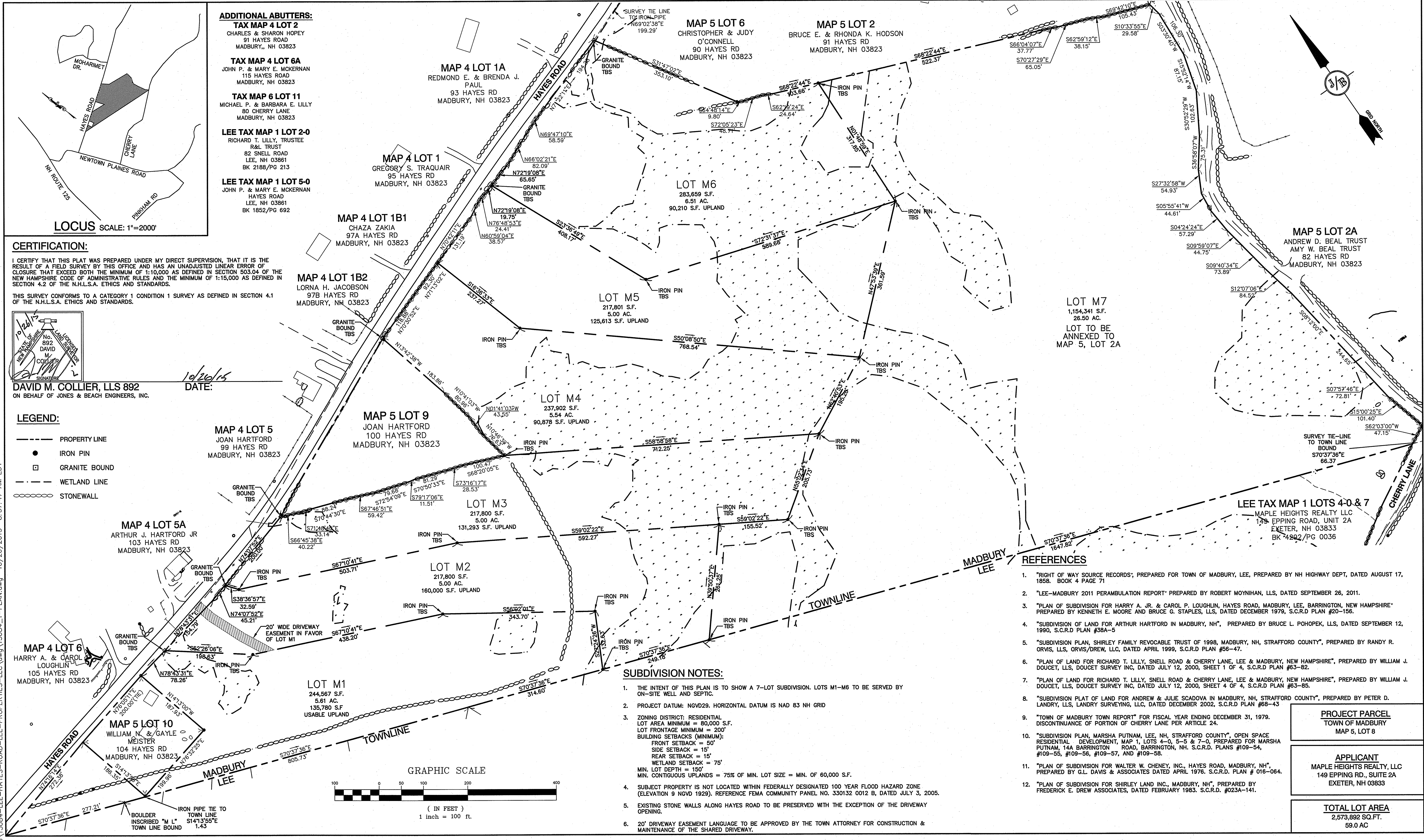
DRAWING No.
C2
SHEET 3 OF 4
JBE PROJECT NO. 13084

8. THIS PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.
9. PROPOSED DRIVEWAY LOCATIONS TO BE FLAGGED IN THE FIELD FOR TOWN SELECTMEN AND/OR ROAD AGENT TO REVIEW AND APPROVE THE LOCATION.
10. CONTRACTOR TO INSTALL WETLAND BUFFER PLAQUES ON 25' NO CUT LINE TO WETLANDS IN AREAS WHERE DEVELOPMENT IS IN CLOSE PROXIMITY.
11. LOTS M1 AND M2 TO UTILIZE A SHARED DRIVEWAY. LOT M1 ACCESS PROVIDED BY 20' DRIVEWAY EASEMENT SHOWN ON PLAN.
12. PROPOSED LOT DEVELOPMENT TO BE CONSTRUCTED IN A MANNER TO NOT INTRODUCE ADDITIONAL SITE RUN-OFF ONTO HAYES ROAD.

PROJECT PARCEL TOWN OF MADBURY MAP 5, LOT 8
APPLICANT MAPLE HEIGHTS REALTY, LLC 149 EPPING RD., SUITE 2A EXETER, NH 03833
TOTAL LOT AREA 2,573,891 SQ.FT. 59.0 AC

SITE NOTES:

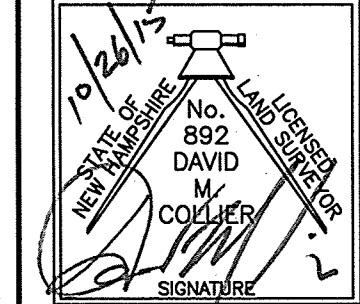
- THE INTENT OF THIS PLAN IS TO SHOW A 7-LOT SUBDIVISION. LOTS M1-M6 TO BE SERVED BY ON-SITE WELL AND SEPTIC.
- ZONING DISTRICT: RESIDENTIAL
LOT AREA MINIMUM = 20,000 S.F.
LOT FRONTAGE MINIMUM = 200'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 50'
SIDE SETBACK = 15'
REAR SETBACK = 15'
WETLAND SETBACK = 75'
MIN. LOT DEPTH = 150'
MIN. CONTIGUOUS UPLANDS = 75% OF MIN. LOT SIZE
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ON-SITE OR OFF-SITE TO ENSURE SAFETY AND OBEY THE LAW.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE (ELEVATION 9 NGVD 1929). REFERENCE FEMA COMMUNITY PANEL NO. 330219 0315 D, DATED MAY 17, 2005.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- EXISTING STONE WALLS ALONG HAYES ROAD TO BE PRESERVED WITH THE EXCEPTION OF THE DRIVEWAY OPENING.



CERTIFICATION:

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 UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 10/26/15

- LEGEND:**
- PROPERTY LINE
 - IRON PIN
 - GRANITE BOUND
 - - - WETLAND LINE
 - STONEWALL

MAP 4 LOT 5A
ARTHUR J. HARTFORD JR
103 HAYES RD
MADBURY, NH 03823

MAP 4 LOT 6
HARRY A. & CAROL LOUGHLIN
105 HAYES RD
MADBURY, NH 03823

MAP 5 LOT 10
WILLIAM N. & GAYLE MEISTER
104 HAYES RD
MADBURY, NH 03823

MAP 4 LOT 5
JOAN HARTFORD
99 HAYES RD
MADBURY, NH 03823

MAP 5 LOT 9
JOAN HARTFORD
100 HAYES RD
MADBURY, NH 03823

LOT M1
244,567 S.F.
5.61 AC.
135,780 S.F. USABLE UPLAND

LOT M2
217,800 S.F.
5.00 AC.
160,000 S.F. UPLAND

LOT M3
217,800 S.F.
5.00 AC.
131,293 S.F. UPLAND

LOT M4
237,902 S.F.
5.54 AC.
90,878 S.F. UPLAND

LOT M5
217,801 S.F.
5.00 AC.
125,613 S.F. UPLAND

LOT M6
283,658 S.F.
6.51 AC.
90,210 S.F. UPLAND

MAP 4 LOT 1
GREGORY S. TRAQUAIR
95 HAYES RD
MADBURY, NH 03823

MAP 4 LOT 1B1
CHAZA ZAKIA
97A HAYES RD
MADBURY, NH 03823

MAP 4 LOT 1B2
LORNA H. JACOBSON
97B HAYES RD
MADBURY, NH 03823

MAP 4 LOT 1A
REDMOND E. & BRENDA J. PAUL
93 HAYES RD
MADBURY, NH 03823

MAP 5 LOT 6
CHRISTOPHER & JUDY O'CONNELL
90 HAYES RD
MADBURY, NH 03823

MAP 5 LOT 2
BRUCE E. & RHONDA K. HODSON
91 HAYES RD
MADBURY, NH 03823

MAP 5 LOT 2A
ANDREW D. BEAL TRUST
AMY W. BEAL TRUST
82 HAYES RD
MADBURY, NH 03823

LEE TAX MAP 1 LOTS 4-0 & 7
MAPLE HEIGHTS REALTY LLC
149 EPPING ROAD, UNIT 2A
EXETER, NH 03833
BK 4892 / PG 0036

SUBDIVISION NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW A 7-LOT SUBDIVISION. LOTS M1-M6 TO BE SERVED BY ON-SITE WELL AND SEPTIC.
- PROJECT DATUM: NAD83. HORIZONTAL DATUM IS NAD 83 NH GRID
- ZONING DISTRICT: RESIDENTIAL
LOT AREA MINIMUM = 80,000 S.F.
LOT FRONTAGE MINIMUM = 200'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 50'
SIDE SETBACK = 15'
REAR SETBACK = 15'
WETLAND SETBACK = 75'
MIN. LOT DEPTH = 150'
MIN. CONTIGUOUS UPLANDS = 75% OF MIN. LOT SIZE = MIN. OF 60,000 S.F.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE (ELEVATION 9 NGVD 1929). REFERENCE FEMA COMMUNITY PANEL NO. 330132 0012 B, DATED JULY 3, 2005.
- EXISTING STONE WALLS ALONG HAYES ROAD TO BE PRESERVED WITH THE EXCEPTION OF THE DRIVEWAY OPENING.
- 20' DRIVEWAY EASEMENT LANGUAGE TO BE APPROVED BY THE TOWN ATTORNEY FOR CONSTRUCTION & MAINTENANCE OF THE SHARED DRIVEWAY.

REFERENCES

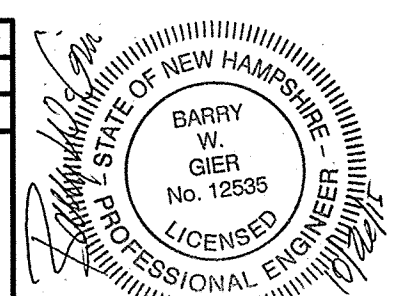
- "RIGHT OF WAY SOURCE RECORDS", PREPARED FOR TOWN OF MADBURY, LEE, PREPARED BY NH HIGHWAY DEPT, DATED AUGUST 17, 1858. BOOK 4 PAGE 71
- "LEE-MADBURY 2011 PERAMBULATION REPORT" PREPARED BY ROBERT MOYNIHAN, LLS, DATED SEPTEMBER 26, 2011.
- "PLAN OF SUBDIVISION FOR HARRY A. JR. & CAROL P. LOUGHLIN, HAYES ROAD, MADBURY, LEE, BARRINGTON, NEW HAMPSHIRE" PREPARED BY KENNETH E. MOORE AND BRUCE G. STAPLES, LLS, DATED DECEMBER 1979, S.C.R.D. PLAN #20-156.
- "SUBDIVISION OF LAND FOR ARTHUR HARTFORD IN MADBURY, NH", PREPARED BY BRUCE L. POHOPEK, LLS, DATED SEPTEMBER 12, 1990, S.C.R.D. PLAN #38A-5
- "SUBDIVISION PLAN, SHIRLEY FAMILY REVOCABLE TRUST OF 1998, MADBURY, NH, STRAFFORD COUNTY", PREPARED BY RANDY R. ORVIS, LLS, ORVIS/DREW, LLC, DATED APRIL 1999, S.C.R.D. PLAN #56-47.
- "PLAN OF LAND FOR RICHARD T. LILLY, SNELL ROAD & CHERRY LANE, LEE & MADBURY, NEW HAMPSHIRE", PREPARED BY WILLIAM J. DOUCET, LLS, DOUCET SURVEY INC, DATED JULY 12, 2000, SHEET 1 OF 4, S.C.R.D. PLAN #63-82.
- "PLAN OF LAND FOR RICHARD T. LILLY, SNELL ROAD & CHERRY LANE, LEE & MADBURY, NEW HAMPSHIRE", PREPARED BY WILLIAM J. DOUCET, LLS, DOUCET SURVEY INC, DATED JULY 12, 2000, SHEET 4 OF 4, S.C.R.D. PLAN #63-85.
- "SUBDIVISION PLAT OF LAND FOR ANDREW & JULIE SCADOVA IN MADBURY, NH, STRAFFORD COUNTY", PREPARED BY PETER D. LANDRY, LLS, LANDRY SURVEYING, LLC, DATED DECEMBER 2002, S.C.R.D. PLAN #68-43
- "TOWN OF MADBURY TOWN REPORT" FOR FISCAL YEAR ENDING DECEMBER 31, 1979. DISCONTINUANCE OF PORTION OF CHERRY LANE PER ARTICLE 24.
- "SUBDIVISION PLAN, MARSHA PUTNAM, LEE, NH, STRAFFORD COUNTY", OPEN SPACE RESIDENTIAL DEVELOPMENT, MAP 1, LOTS 4-0, 5-5 & 7-0, PREPARED FOR MARSHA PUTNAM, 14A BARRINGTON ROAD, BARRINGTON, NH. S.C.R.D. PLANS #109-54, #109-55, #109-56, #109-57, AND #109-58.
- "PLAN OF SUBDIVISION FOR WALTER W. CHENEY, INC., HAYES ROAD, MADBURY, NH", PREPARED BY G.L. DAVIS & ASSOCIATES DATED APRIL 1976. S.C.R.D. PLAN # 016-064.
- "PLAN OF SUBDIVISION FOR SHIRLEY LAND INC., MADBURY, NH", PREPARED BY FREDERICK E. DREW ASSOCIATES, DATED FEBRUARY 1983. S.C.R.D. #023A-141.

PROJECT PARCEL
TOWN OF MADBURY
MAP 5, LOT 8

APPLICANT
MAPLE HEIGHTS REALTY, LLC
149 EPPING RD., SUITE 2A
EXETER, NH 03833

TOTAL LOT AREA
2,573,892 SQ.FT.
59.0 AC

Design: WGM Draft: ISM Date: 07/01/2015
Checked: WGM Scale: AS NOTED Project No.: 13084
Drawing Name: 13084-1-PLAN.dwg
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE).
ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.



REV.	DATE	REVISION	BY
3	10/26/15	REVISED PER LOT M6 & M7 BOUNDARY ALTERATIONS	ISM
2	10/16/15	REVISED PER CONDITIONS OF APPROVAL	ISM
1	9/24/15	REVISED PER PLANNING BOARD COMMENTS	ISM
0	9/2/15	ISSUED FOR REVIEW	ISM

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SUBDIVISION PLAN
Project:	RESIDENTIAL DEVELOPMENT HAYES ROAD, MADBURY, NH
Owner of Record:	MARSHA PUTNAM 14A BARRINGTON ROAD, BARRINGTON, NH 03825

DRAWING No.

S1

SHEET 4 OF 4
JBE PROJECT NO. 13084