

PROJECT NARRATIVE
for the
ZELAND SCHWARTZ REVOCABLE TRUST
SUBDIVISION
Huckins Road - Madbury, NH
Tax Map 1, Lot 16

April 25, 2022

PARCEL DESCRIPTION

This site currently consists of 20.89 acres, with an existing single family home and approved septic system towards the rear of the lot with access on Huckins Road. The applicant is seeking to create three new lots along the frontage of Huckins Road, each having a separate driveway and served by individual septic systems and private wells.

DRIVEWAYS

Each driveway has been located within the frontage of each proposed lot and each provides the appropriate sight distance.

WETLAND IMPACT

This project requires a Conditional Use Permit Application to allow the construction of individual driveways for the proposed lots that will impact wetlands and also the 50' wetland buffers. Total total wetland impact will be 1507 s.f. and the 50' wetland buffer impact will be 8,801 s.f.

UTILITIES: WATER AND SEWER

All lots created as a result of this subdivision will be served by individual septic designs and private wells. Two test pits within 50 feet of each other have been conducted for each lot, shown within the 4K areas reflected on the submitted plans, along with a proposed well location with the required 75 foot well radius shown.