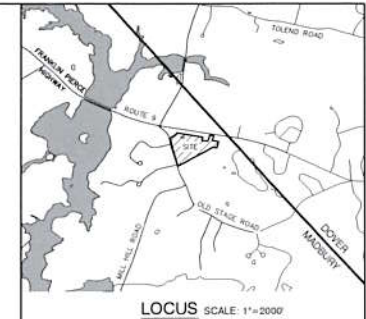
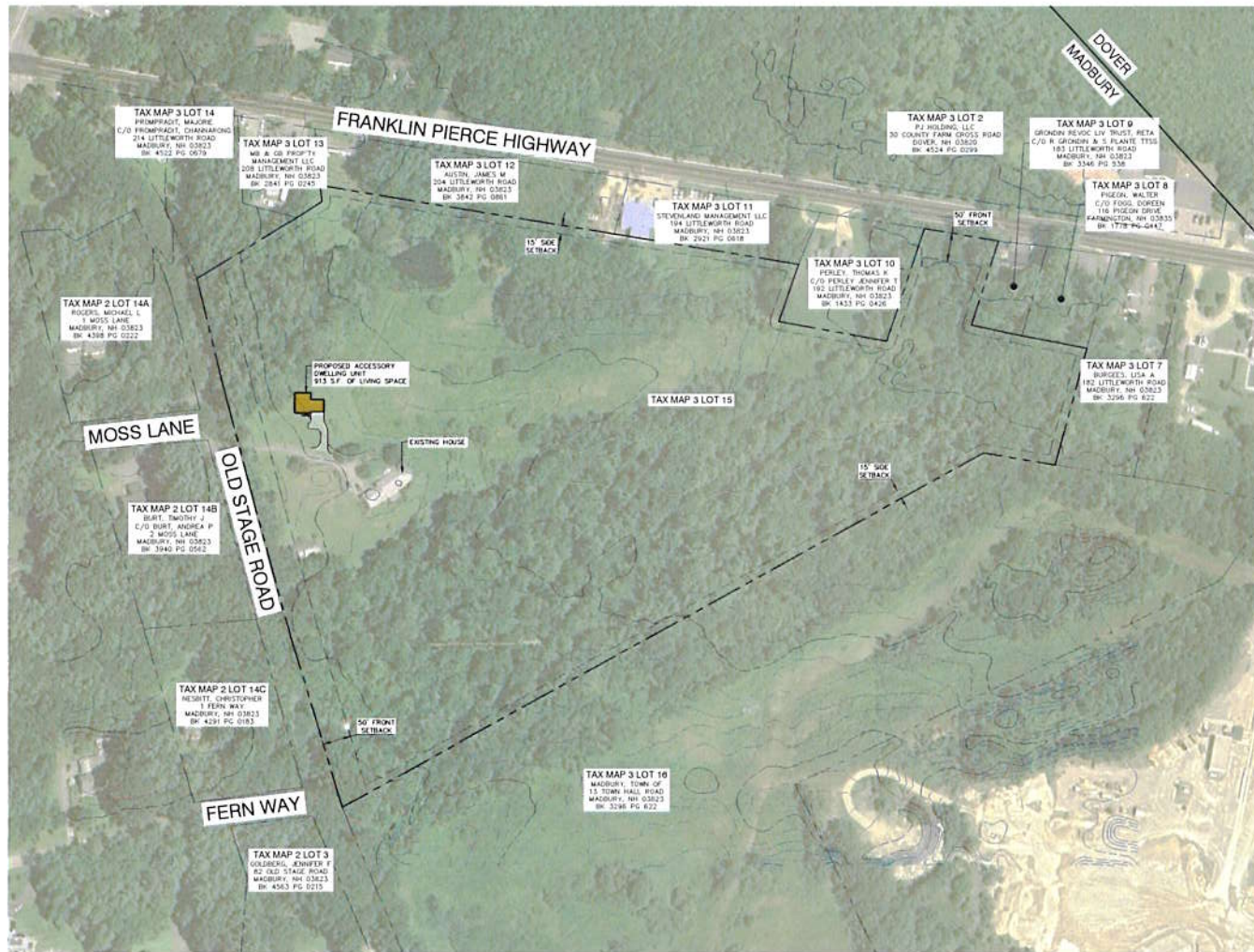
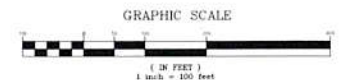




SITE NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW A CONCEPTUAL DETACHED ACCESSORY DWELLING UNIT.
2. PROPERTY LINES SHOWN WERE DERIVED FROM TAX MAP DATA AND SHOULD BE CONSIDERED APPROXIMATE.
3. TOPOGRAPHY SHOWN IS FROM STATE LOTAR DATA AND SHOULD BE CONSIDERED APPROXIMATE.
4. ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS AND WHIST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
5. SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 330703030E, DATED SEPTEMBER 30, 2015.
6. LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL METLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
7. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
8. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
9. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.

ZONING SUMMARY	
ZONE	RESIDENTIAL/AGRICULTURAL
MINIMUM LOT SIZE	80,000 S.F.
MINIMUM FRONTAGE	200'
FRONT SETBACK	50'
SIDE SETBACK	15'
REAR SETBACK	15'
MINIMUM LOT DEPTH	150'
MAXIMUM INTERVIEWS SURFACE	25%



APPROVED - MADBURY, NH
PLANNING BOARD

DATE: _____

PROJECT PARCEL
TOWN OF MADBURY
TAX MAP 3, LOT 15

TOTAL LOT AREA
8.22 ACRES

Design: PBL	Draft: RDH	Date: 2/25/25
Checked: PSL	Scale: AS SHOWN	Project No.: 25011
Drawing Name: 25011 PLAR.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
0	2/25/25	ISSUED FOR REVIEW	KDR

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

80 Portsmouth Ave
PO Box 219
Stratham, NH 03885

Civil Engineering Services

903-772-4746
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	CONCEPTUAL SITE PLAN
Project:	81 OLD STAGE ROAD MADBURY, NH
Owner of Record:	GARY SONNENSCHN 81 OLD STAGE ROAD, MADBURY, NH 03823

Drawing No.	C2
SHEET 1 OF 1	JBE PROJECT NO. 25011