

- NOTES:**
- REFERENCE: NEWMARKET TAX MAP R3 LOT 13
NEWFIELDS TAX MAP 202 LOT 20.2
R.C.R.D. BOOK 6001 PAGE 208
 - TOTAL PARCEL AREA: 33,993 SQ. FT. OR 0.78 AC.
 - OWNER OF RECORD: BINGHAM JUNCTION, LLC
51 HEMLOCK COURT
NEWFIELDS, NH 03856
 - ZONING: ZONE: NEWMARKET B-1 DISTRICT
NEWFIELDS C DISTRICT
 - DIMENSIONAL REQUIREMENTS:

MINIMUM LOT AREA	1/2 acre	87,120 sq
MINIMUM FRONTAGE	150 ft.	50 ft.
MINIMUM FRONT SETBACK	15 ft.	60 ft.
MINIMUM SIDE SETBACK	25 ft.	25 ft.
MINIMUM REAR SETBACK	25 ft.	25 ft.
MAXIMUM BUILDING HEIGHT	35 ft.	35 ft.

 - HORIZONTAL DATUM IS NHPSC (NAD '83) BASED ON GPS OBSERVATIONS.
 - VERTICAL DATUM SHOWN IS NAVD '88 BASED ON GPS OBSERVATIONS.
 - THE SURVEYED PREMISES IS SUBJECT TO A RIGHT-OF-WAY AND ACCESS EASEMENT AS DESCRIBED IN DEED BOOK 5231 PAGE 595, GRANTING BOSTON AND MAINE (1) AN ACCESS EASEMENT WITHIN OLD ROUTE 108 RIGHT-OF-WAY AND (2) AN ACCESS EASEMENT FROM OLD ROUTE 108 TO STATE OF NEW HAMPSHIRE LAND, A STRIP 20 FEET IN WIDTH.
 - PARKING REGULATIONS: NEWMARKET OFFICE/BUSINESS SERVICE 1 SPACE/250 SF
NEWFIELDS SINGLE FAMILY 2 SPACES/FAMILY

MINIMUM STALL SIZE	9' X 18'	9' X 20'
REQUIRED SPACES (NEWMARKET)	4 SPACES REQUIRED	
OFFICE (994 SF)	4 SPACES REQUIRED	
10 SPACES SHOWN - ONE VAN ACCESSIBLE		

 - LOT LOADING CALCULATIONS (NHDES ENV-WQ 1005-03):
LOT SIZE - (Q/GPD) / 2000(GPD/ACRE) X SEWAGE LOADING FACTOR
Q/GPD - LOT SIZE X 2000(GPD/ACRE) / SEWAGE LOADING FACTOR
ENV-WQ 1005.03 TABLE 1005-1:
SOIL GROUP 2
SLOPE A/B
SEWAGE LOADING FACTOR = 1.3
LOT LOADING CALCULATIONS:
0.78 ACRES X 2000 GPD/ACRE / 1.3 = 1,200 GPD
 - SEPTIC LOADING:
OFFICE - 4 EMPLOYEES (10GPD/EMPLOYEE) = 40 GPD
TOTAL DESIGN FLOW = 300 GPD
 - ON JUNE 14, 2022, THE NEWMARKET PLANNING BOARD APPROVED THE FOLLOWING WAIVERS:
1. SECTION 3.02(B)(6) ALL PARKING LOTS, DRIVEWAYS, AND AISLES SHALL BE PAVED.
2. SECTION 3.02(C) PARKING AREAS SHALL COMPLY WITH THE SETBACK REQUIREMENTS, IN NO CASES SHALL PARKING BE PERMITTED IN THE FRONT SETBACK.
3. SECTION 3.07 A STORMWATER MANAGEMENT PLAN IS NOT APPLICABLE TO THE APPROVED APPLICATION.

SITE PLAN
PREPARED FOR
BINGHAM JUNCTION, LLC
NEWMARKET TAX MAP R3 LOT 13
NEWFIELDS TAX MAP 202 LOT 20.2
3 ROCKINGHAM JUNCTION
NEWMARKET, NH

DRAWN BY: SDB
CHECKED BY:
JOB NAME: 21011

DATE: JUNE 12, 2023
DRAWING NAME: 21011C4
SHEET: 2

Boudreau Land Surveying, LLC
SCOTT D. BOUDREAU, L.L.S.
#961
2 BEATRICE LANE
NEWMARKET, NH 03857
(603) 659-3468

PURSUANT TO RSA 676:18, III

"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 SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY IS THE RESULT OF AN ACTUAL FIELD SURVEY USING A TOTAL STATION, HAVING A RELATIVE ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 15,000 FEET, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

L.L.S. #961
DATE



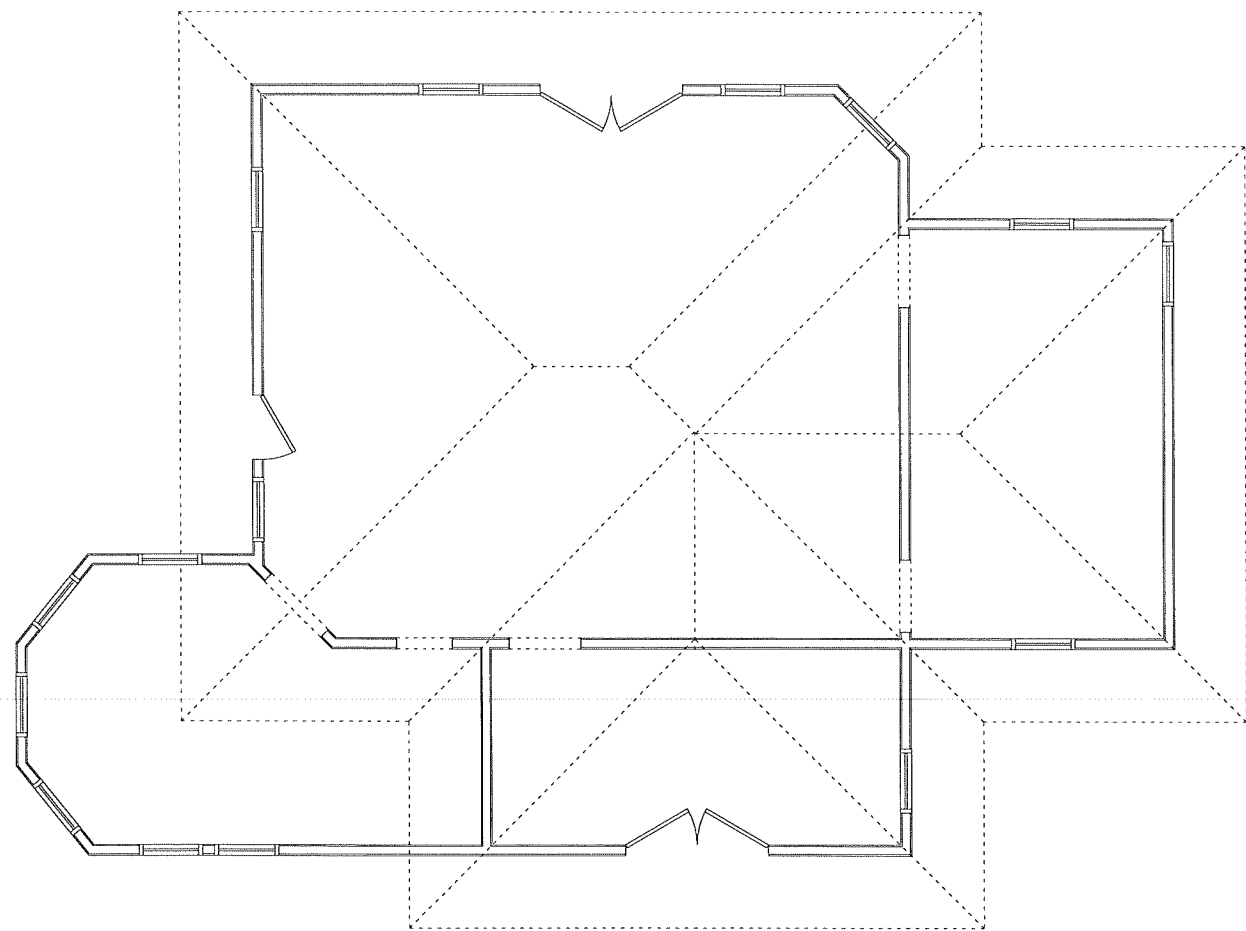
SCHEMATIC
DESIGN
21 JUNE 2023

PROPERTY OWNER
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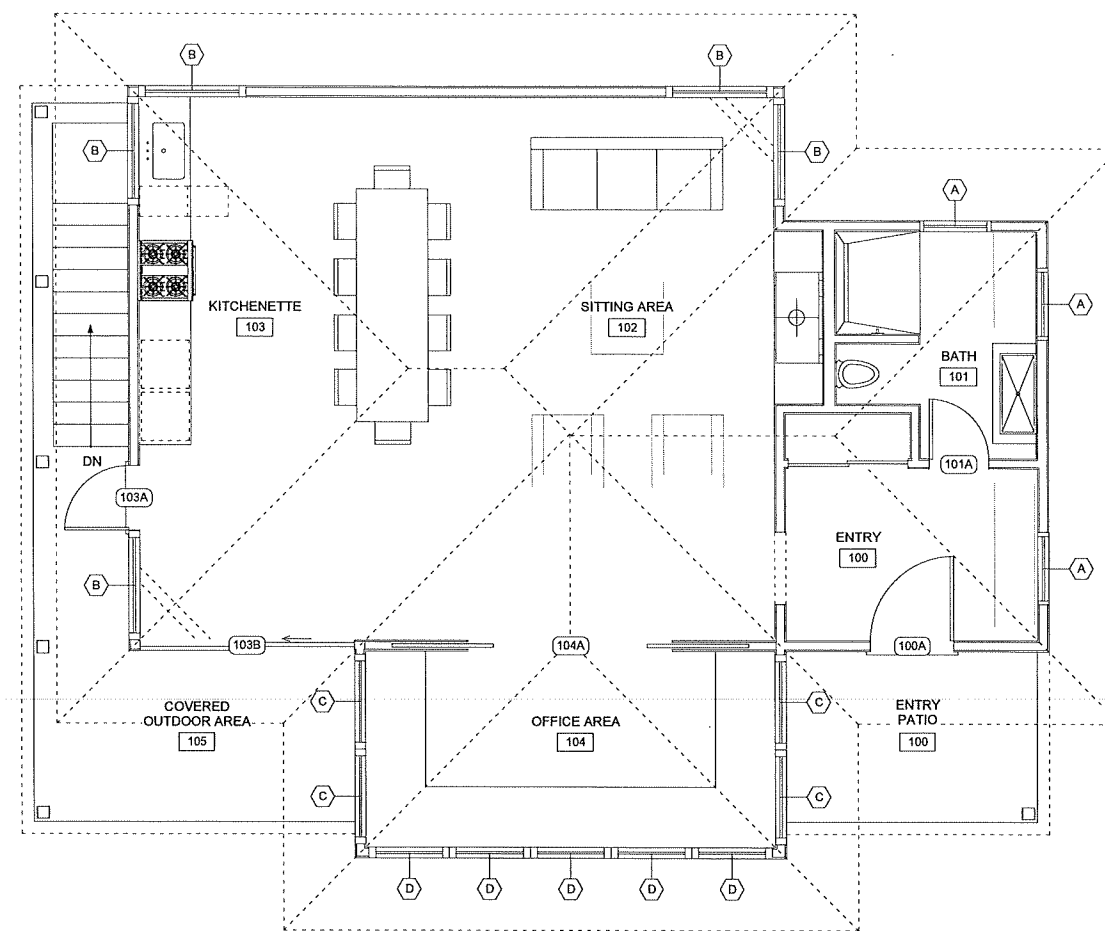
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REVISIONS

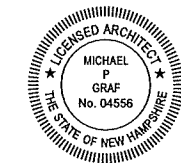


1 Existing First Floor Plan
Scale: 1/8" = 1'-0"



2 Proposed First Floor Plan
Scale: 1/8" = 1'-0"

Existing +
Proposed
Floor Plans
1/8" = 1'-0"



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21 JUNE 2023

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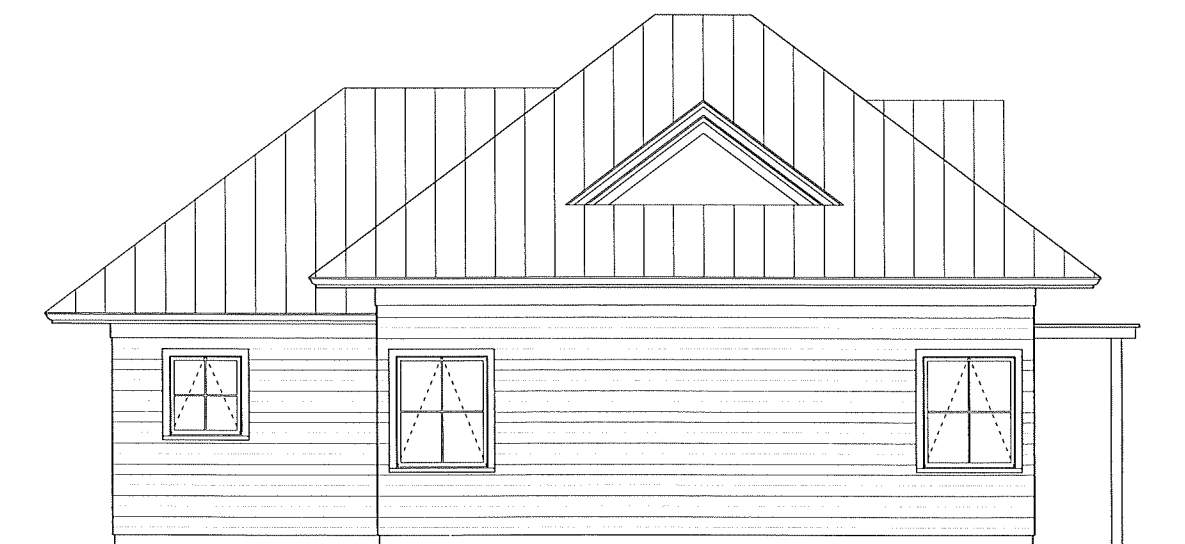
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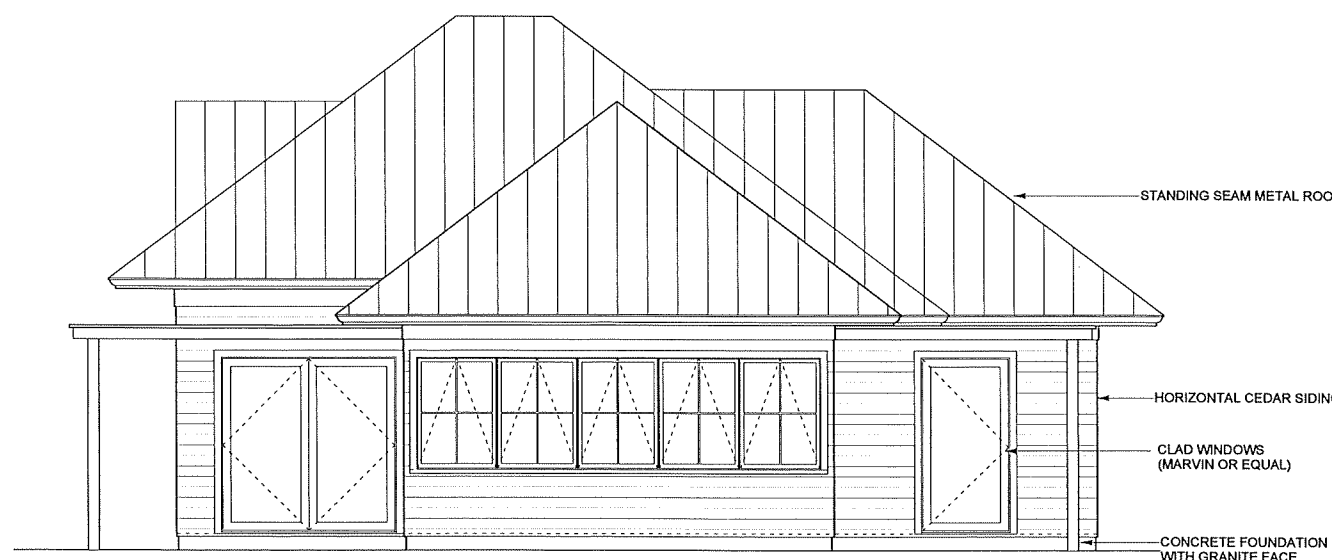
1 Proposed West Elevation
Scale: 1/8" = 1'-0"



2 Proposed East Elevation
Scale: 1/8" = 1'-0"



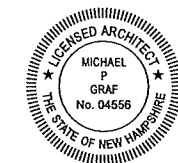
3 Proposed North Elevation
Scale: 1/8" = 1'-0"



4 Proposed South Elevation
Scale: 1/8" = 1'-0"

West Elevation
East Elevation
North Elevation
South Elevation

1/8" = 1'-0"



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21 JUNE 2023

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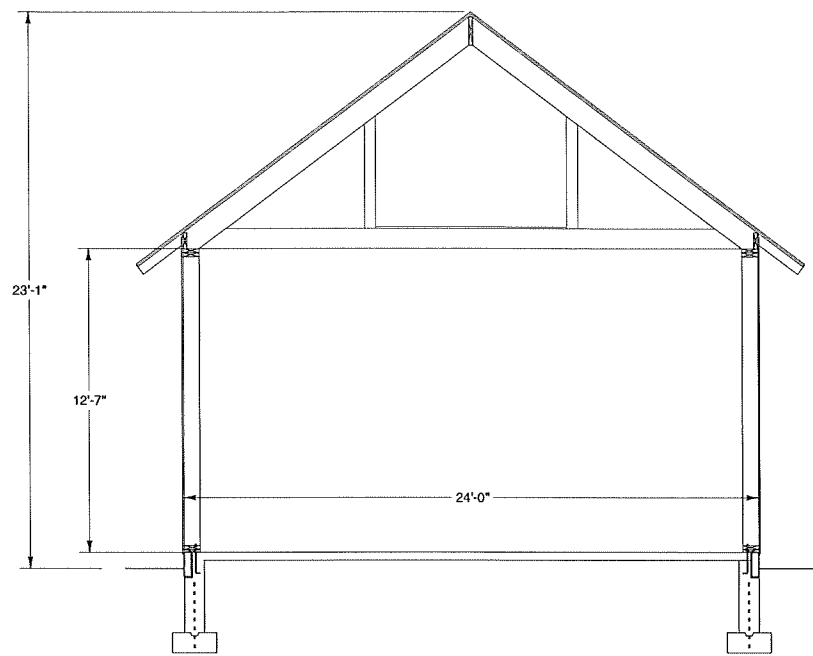
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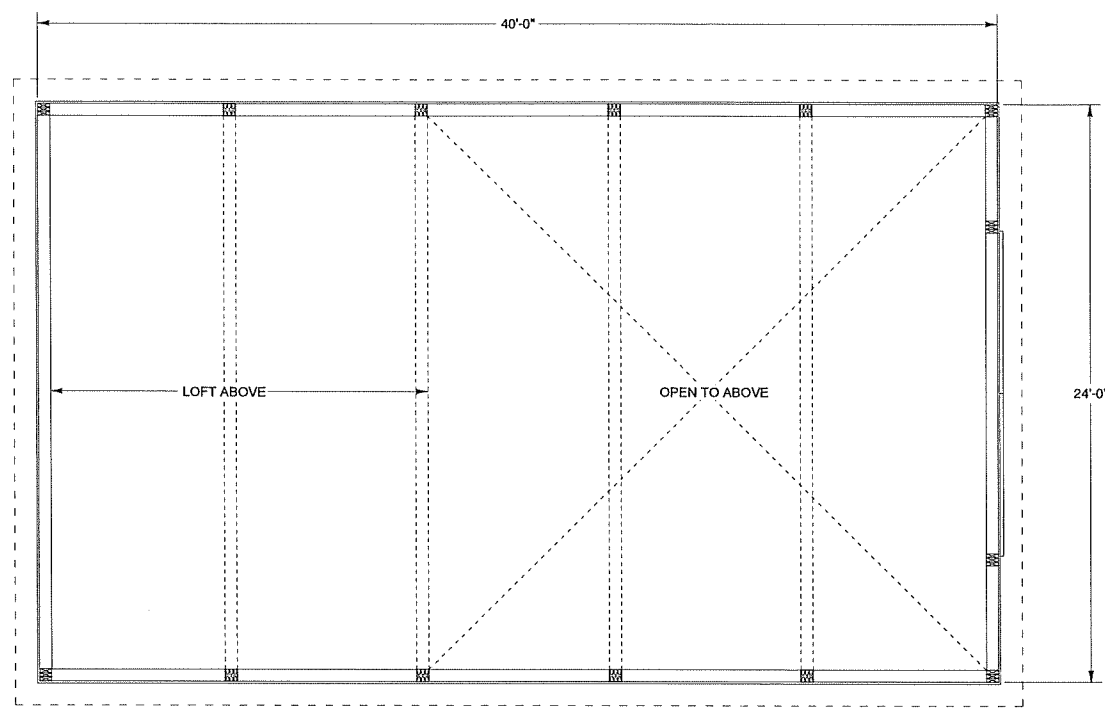
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Barn Plan,
Section, &
Elevation
1/8" = 1'-0"

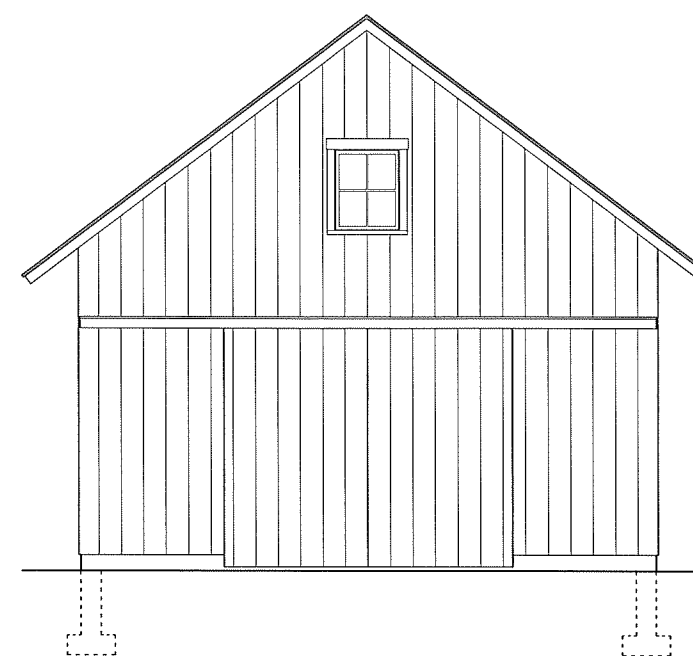
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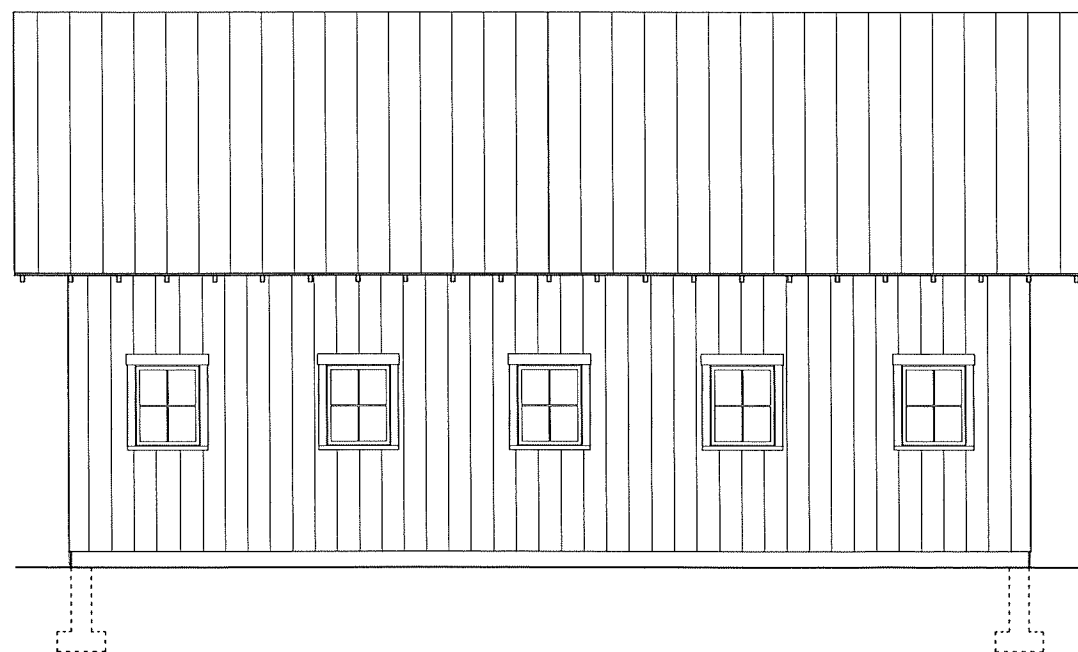
1 Proposed Barn Section
Scale: 1/8" = 1'-0"



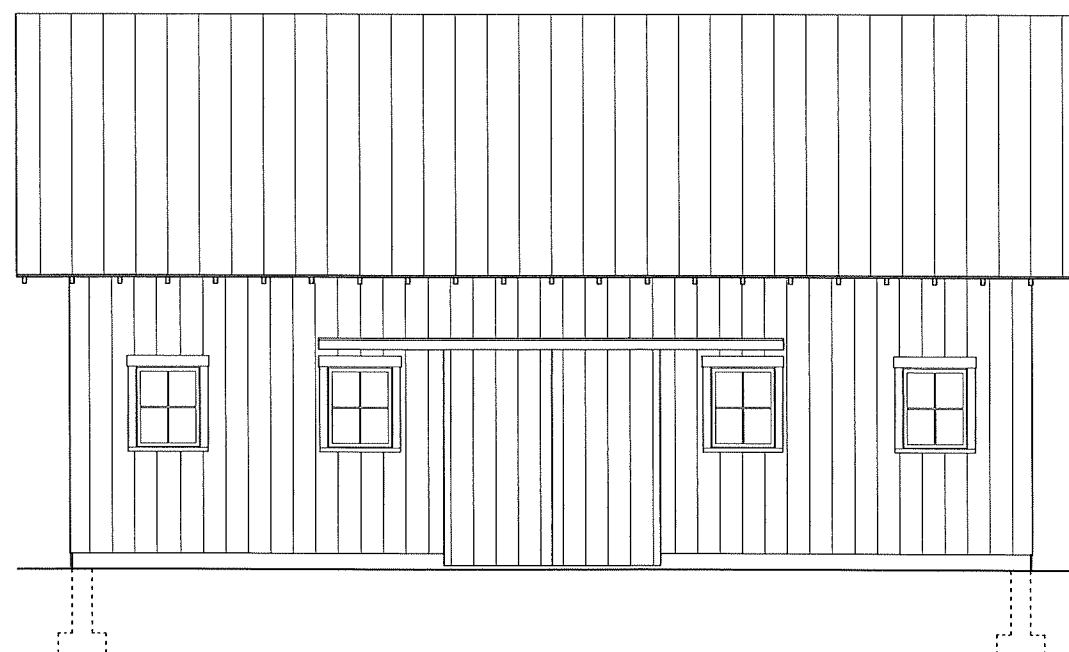
2 Proposed Barn Plan
Scale: 1/8" = 1'-0"



3 Proposed Barn South Elevation
Scale: 1/8" = 1'-0"



4 Proposed Barn East Elevation
Scale: 1/8" = 1'-0"



5 Proposed Barn West Elevation
Scale: 1/8" = 1'-0"

MICHAEL GRAF ARCHITECT + BUILDER, PLLC
BINGHAM JUNCTION, LLC
 3 ROCKINGHAM JUNCTION, NEWMARKET, NH
CONSTRUCTION SEQUENCE

8/1/23 9/1/23 10/1/23 11/1/23 12/1/23 1/1/24 2/1/24 3/1/24 4/1/24 5/1/24 6/1/24 7/1/24 8/1/24 9/1/24 10/1/24 11/1/24 12/1/24

1	TEMPORARY FENCING @ PROPOSED OFFICE LOCATION	-----
2	EXCAVATION OF PROPOSED OFFICE LOCATION	-----
3	FOUNDATION AND BACKFILL OF PROPOSED OFFICE LOCATION	-----
4	UTILITY TRENCHING AND DISCONNECT FROM EXISTING JUNCTION	-----
5	TEMPORARY FENCING AT EXISTING JUNCTION LOCATION	-----
6	LIFT AND MOVE EXISTING JUNCTION BUILDING TO PROPOSED LOCATION	-----
7	OFFICE FRAMING, ROOFING, AND SIDING	-----
8	OFFICE MECHANICALS	-----
9	OFFICE INSULATION AND FINISHES	-----
10	SEPTIC INSTALLATION AND GRADING	-----
11	LANDSCAPING AT JUNCTION OFFICE	-----
12	BARN LOCATION TEMPORARY FENCING	-----
13	BARN EXCAVATION AND FOUNDATION	-----
14	BARN FRAMING	-----
15	BARN ROOFING AND SIDING	-----
16	BARN ELECTRICAL AND FINISHES	-----