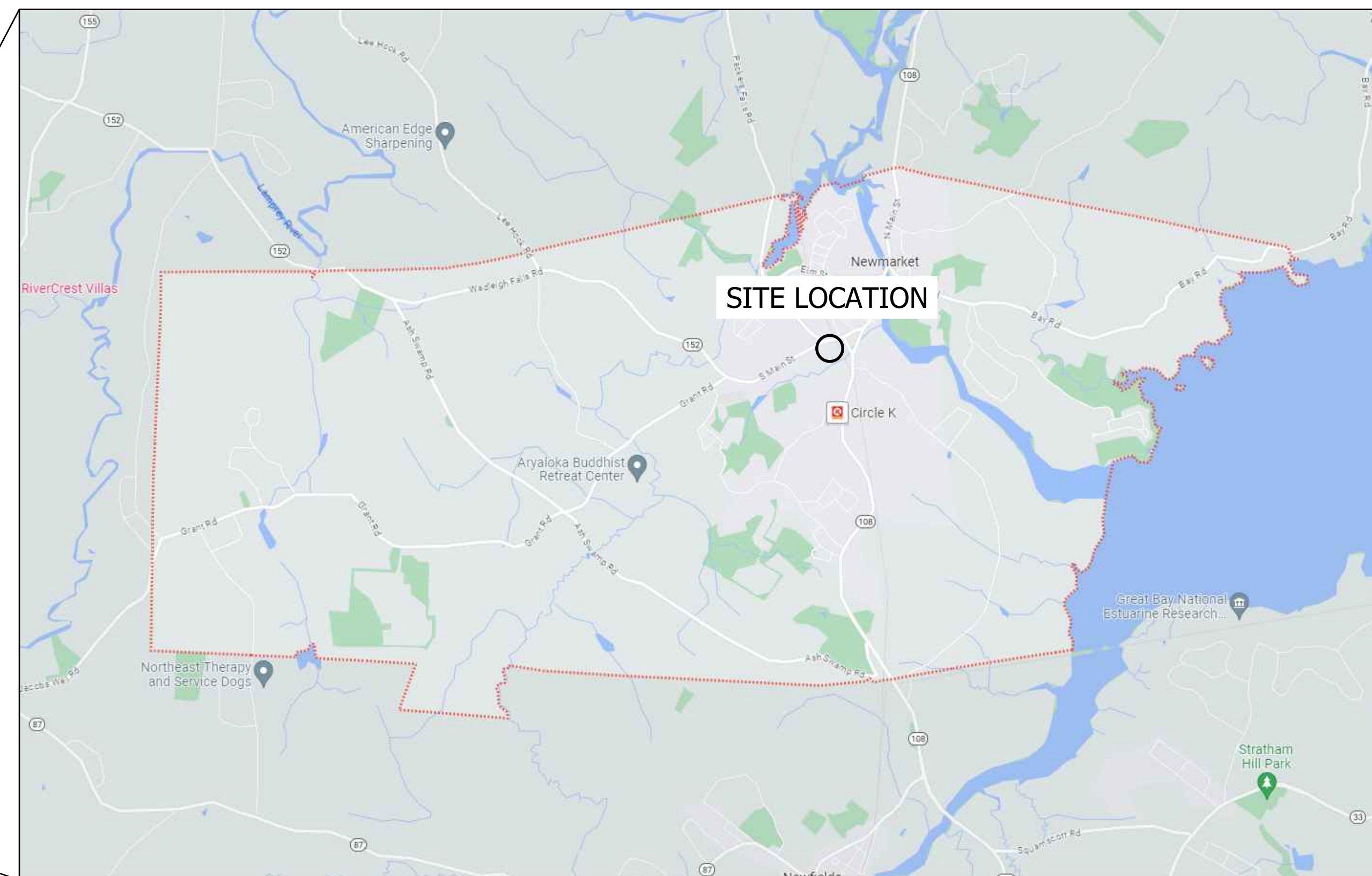
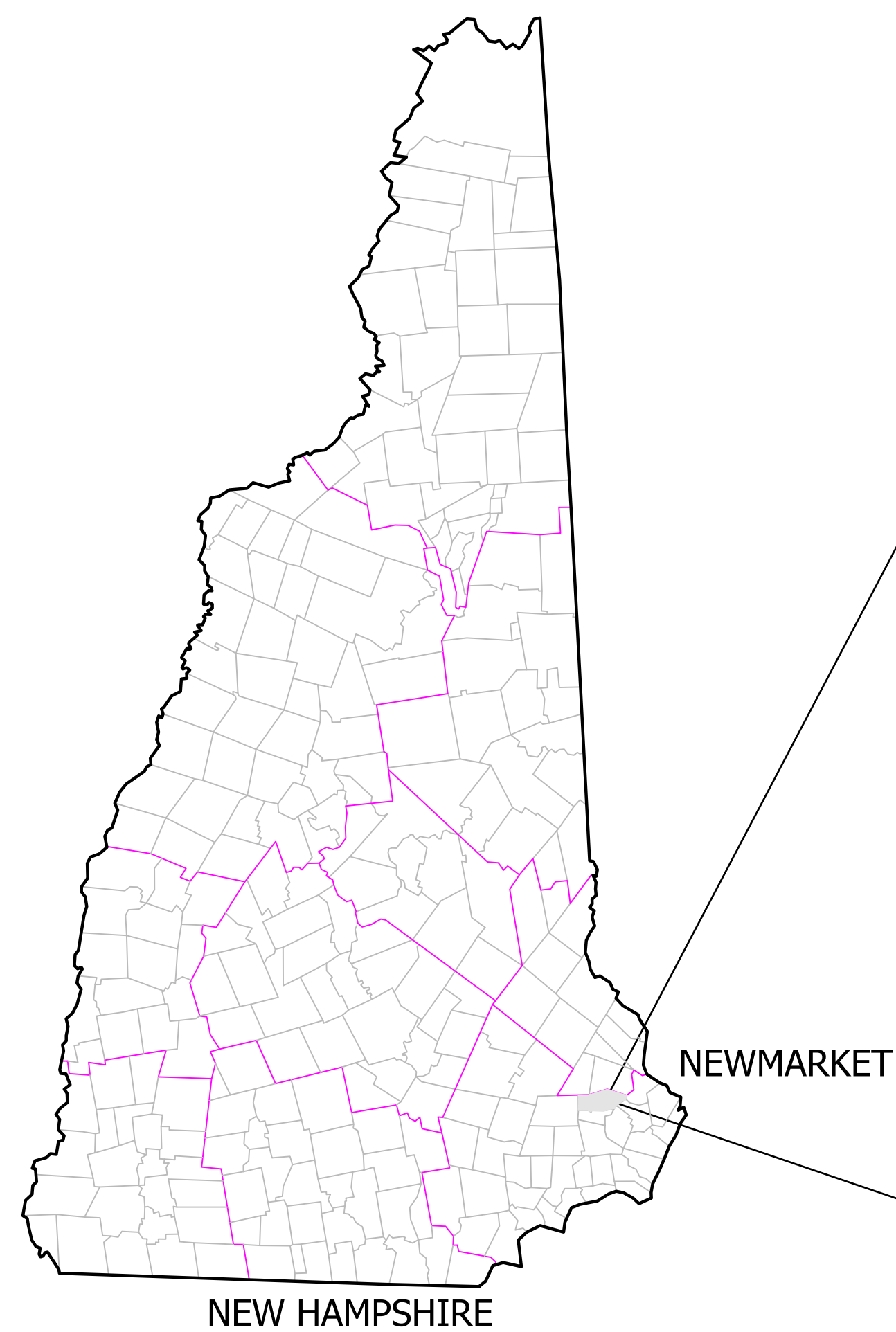


CONDOR CAPITAL LLC

SITE PLAN

3 RAILROAD STREET

NEWMARKET, NEW HAMPSHIRE
OCTOBER 2023



LOCATION PLAN

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CONDOR CAPITAL, LLC

3 RAIL ROAD STREET
NEWMARKET, NH 03857

COVER

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COVER

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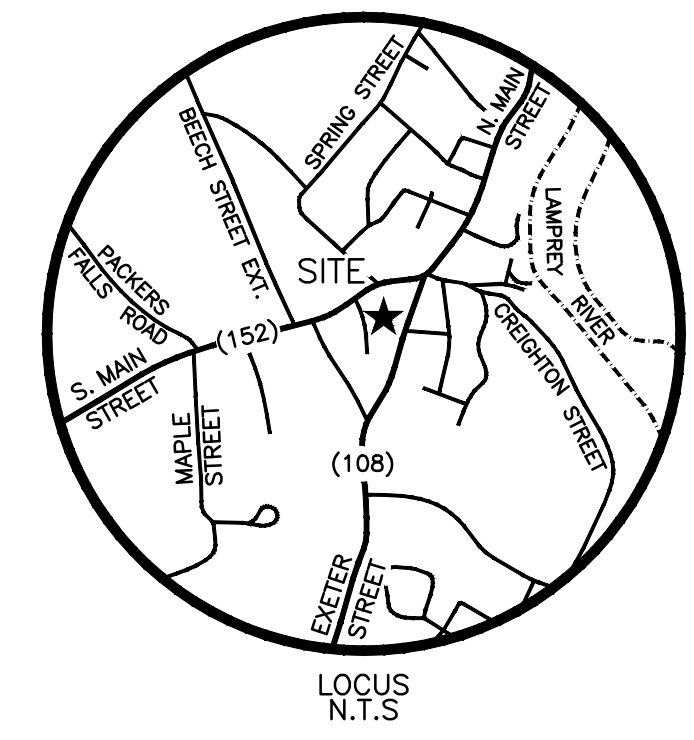
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GENERAL NOTES:

- OWNER OF RECORD
CONDOR CAPITAL LLC
PO BOX 571
GREENLAND, NH 03840
- THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY.
- THE INTENT OF THIS PLAN IS TO SHOW EXISTING CONDITIONS ON PARCEL U4-16 AND U3-138A.
- THE BEARINGS SHOWN ON THIS PLAN REFER TO GRID NORTH, NH STATE PLANE (NAD83), BASED ON A RTK GPS OBSERVATION TAKEN WITH A LEICA GS-16 ON 11/06/19. DISTANCE SHOWN ARE GROUND DISTANCES.
- THE STATE OF NEW HAMPSHIRE HAS AN EASEMENT WITH A WIDTH OF FORTY NINE AND A HALF FEET (49.5') ON EITHER SIDE OF THE BASELINE OF THE WESTERN PORTLAND BRANCH LINE. SEE THE RETURN OF LAYOUT, THE BOSTON AND MAINE CORPORATION TO THE STATE OF NEW HAMPSHIRE, OFFICE OF THE SECRETARY OF STATE, DATED NOVEMBER 9TH, 1891. SEE VOLUME 4, PAGES 177 THROUGH 179 AT THE STATE OF NEW HAMPSHIRE ARCHIVES.
- PARCELS U4-16 & U3-138A LIE WITHIN ZONE M-2A. A PORTION OF PARCEL U4-16 IS IN ZONE R2.
- MINIMUM LOT SIZE: ZONE M-2A (0.25 ACRES), ZONE R2 (0.5 ACRES)
- MINIMUM FRONTAGE: ZONE M-2A (50 FEET), ZONE R2 (100 FEET)
- BUILDING SETBACKS:
ZONE M-2A: FY. = 5', SY. = 10', RY. = 10' MFY: = 10'
ZONE R2: FY. = 25', SY. = 15', RY. = 15' MFY: = N/A
- LOTS U4-16 & U3-138A ARE SERVICED BY THE MUNICIPAL WATER AND SEWER SYSTEM.
- LOTS U3-138A & U4-16 DO NOT LIE WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 05/17/2005 COMMUNITY PANEL 33015C0230E

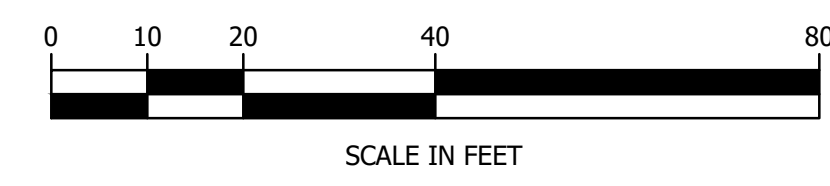
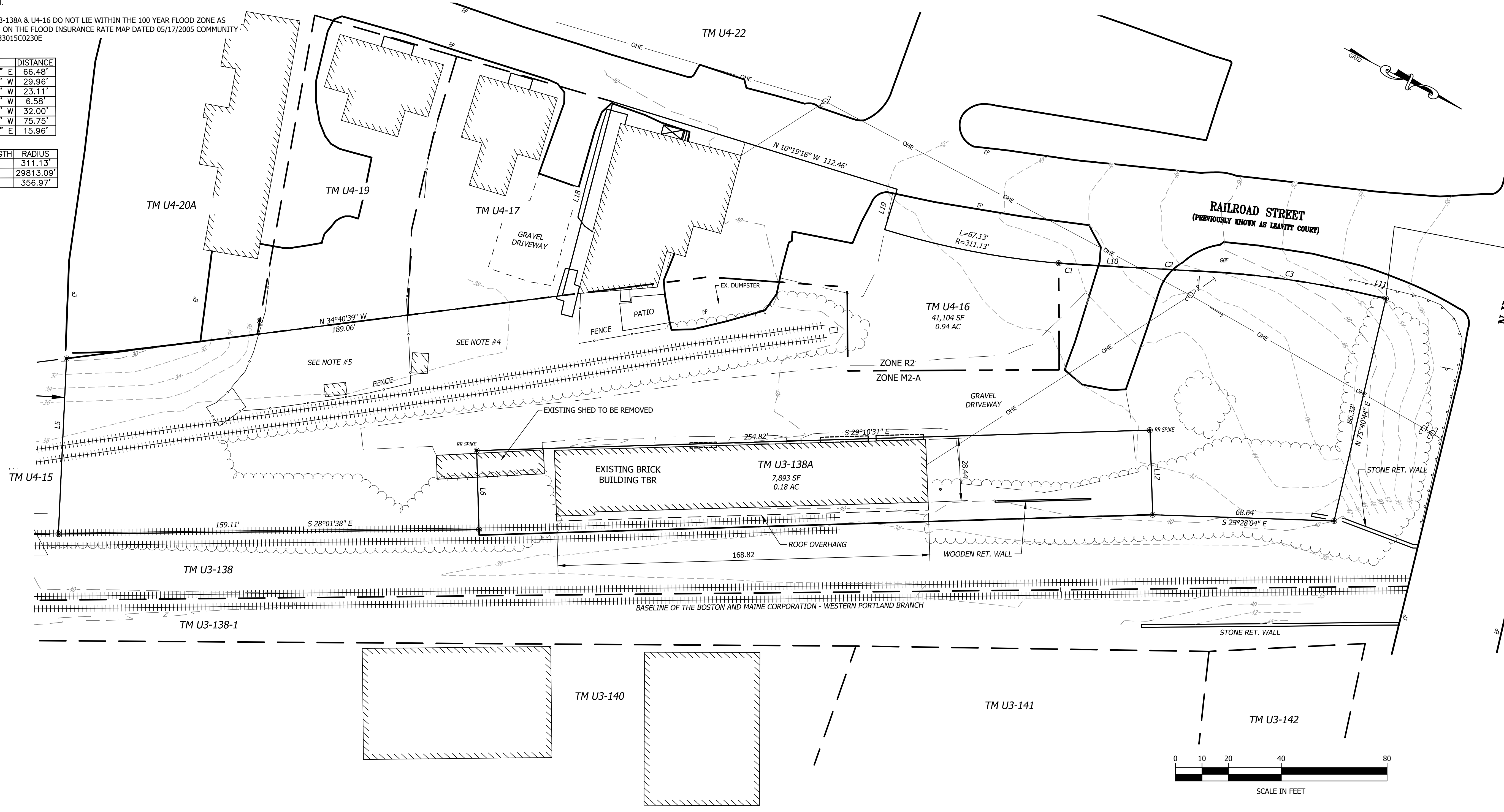
REFERENCE PLANS:

BOUNDARY LINE ADJUSTMENT PLAN RAILROAD STREET, SOUTH MAIN STREET, AND EXETER ROAD. NEWMARKET, ROCKINGHAM COUNTY, NEW HAMPSHIRE
FOR: THE BOSTON AND MAINE CORPORATION, CHENY PROPERTY MANAGEMENT, AND FIVE RAILROAD STREET, LLC
DATED: JANUARY 2020
BY: NORWAY PLAINS ASSOCIATES



LINE	BEARING	DISTANCE
L5	N 65°13'09" E	66.48'
L6	S 60°49'29" W	29.96'
L10	N 24°19'23" W	23.11'
L11	N 14°19'31" W	6.58'
L12	S 60°49'29" W	32.00'
L18	S 77°10'30" W	75.75'
L19	N 79°39'12" E	15.96'

CURVE	ARC LENGTH	RADIUS
C1	8.86'	311.13'
C2	23.84'	29813.09'
C3	62.31'	356.97'



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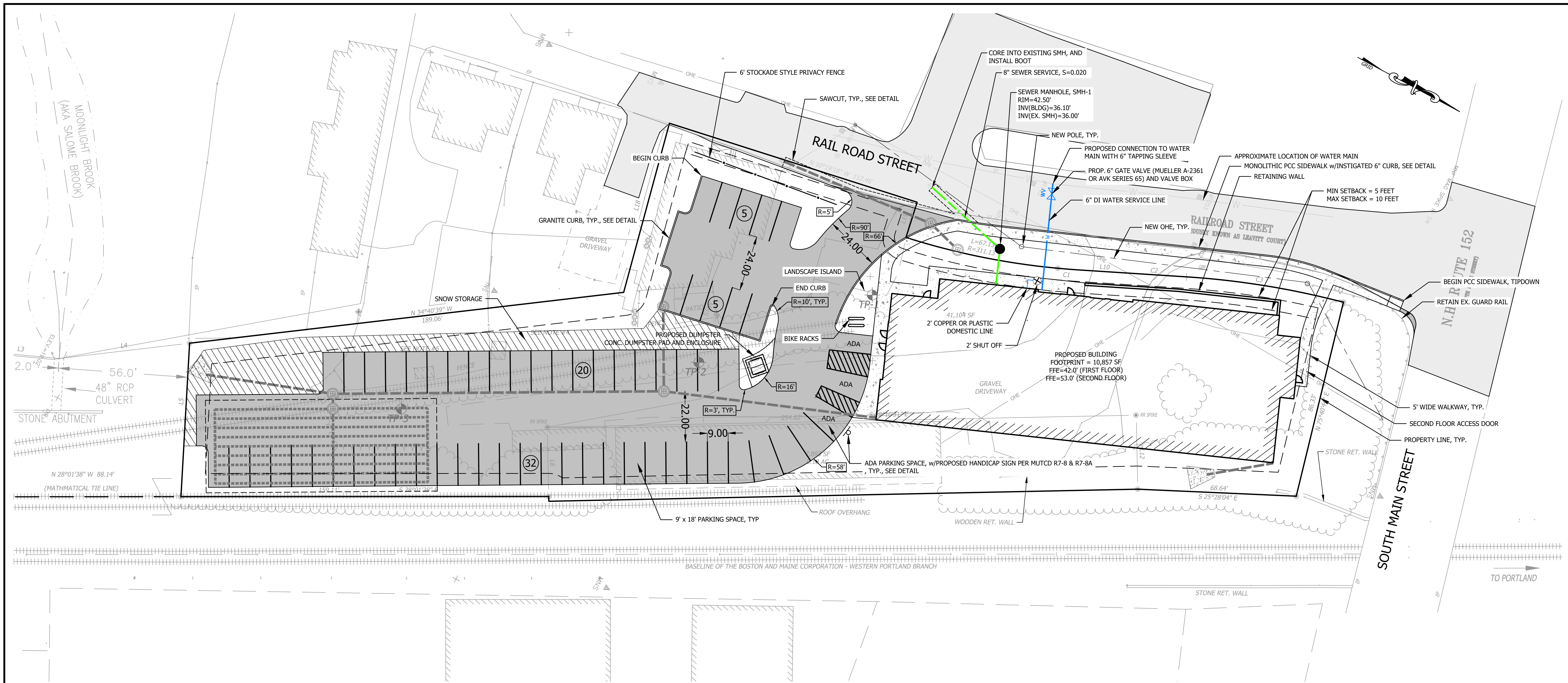
EXISTING CONDITIONS

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GENERAL NOTES:

- OWNER OF RECORD
CONDOR CAPITAL, LLC
PO BOX 571
GREENLAND, NH 03840
- THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY.
- THE INTENT OF THIS PLAN IS TO SHOW PROPOSED CONDITIONS FOR THE CONSTRUCTION OF AN 41-UNIT APARTMENT BUILDING WITH COMMERCIAL SPACE ON THE FIRST FLOOR.
- PARCELS U4-16 & U3-138A LIE WITHIN ZONE M-2A. A PORTION OF PARCEL U4-16 IS IN ZONE R2.
- MINIMUM LOT SIZE:
MAP U4-16: 0.94 ACRES
MAP U3-138A: 0.18 ACRES
- THE FIELD SURVEY WAS COMPLETED BY NORWAY PLAINS ASSOCIATES AND HORIZONS ENGINEERING, INC.
- VERTICAL DATUM BASED ON NAD83.
- THERE ARE NO WETLANDS ON THIS PROPERTY.
- MAP U3-138A HAS NO FRONTAGE BUT HAS AN ACCESS EASEMENT ACROSS LOT 16.
- IMPERVIOUS LOT COVERAGE:
LOT 138A: PRE 67.2% POST 62.1%
LOT 16: 32.4% 25.7%
- AUTOMOBILE PARKING CALCULATIONS
62 PARKING SPACES PER APPROVED VARIANCE

GENERAL NOTES CONTINUED:

- THE TOTAL AREA DISTURBED FOR THIS DEVELOPMENT IS 47,000 Sq.Ft.
- THE PROJECT IS SUBJECT TO THE FOLLOWING RELIEF FROM THE NEWMARKET ZONING AND SITE PLAN REGULATIONS:
- VARIANCE: RELIEF FROM SECTION 32-56 PERMITTED USES OF THE MUNICIPAL CODE OF THE TOWN OF NEWMARKET TO PERMIT A MIXED-USE DEVELOPMENT IN THE R2 ZONING DISTRICT.
- VARIANCE: RELIEF FROM SECTION 32-46A(8)(2)E M2A PERMITTED USES OF THE MUNICIPAL CODE OF THE TOWN OF NEWMARKET TO PERMIT A RESIDENTIAL UNITS ON THE FIRST FLOOR OF A MIXED USE BUILDING WITH FRONTAGE ON SOUTH MAIN STREET IN THE M2A ZONING DISTRICT.
- VARIANCE: RELIEF FROM SECTION 32-89 DIMENSIONS TABLE OF THE MUNICIPAL CODE OF THE TOWN OF NEWMARKET TO PERMIT A TOTAL OF 41 RESIDENTIAL UNITS WITH 35 RESIDENTIAL UNITS IN THE M2A ZONING DISTRICT AND 6 RESIDENTIAL UNITS IN THE R2 ZONING DISTRICT.
- VARIANCE: RELIEF FROM SECTION 32-46A(8)(2)C M2A PERMITTED USES OF THE MUNICIPAL CODE OF THE TOWN OF NEWMARKET TO PERMIT 62 ON-SITE PARKING SPACES INSTEAD OF THE REQUIRED 2 ON-SITE PARKING SPACES PER RESIDENTIAL UNIT.
- ZONE: M-2A
DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED
MIN. LOT AREA	0.25 AC	0.18 AC*
MIN. FRONTAGE	50 FT	N/A*
MIN. ROAD SETBACK	5 FT	89.2 FT*
MAX. ROAD SETBACK	10 FT	89.2 FT*
MIN. SIDE/REAR SETBACK	10 FT	41.7 FT / 6.8 FT
MAX. BUILDING HEIGHT	35 FT	30.6 FT

*EXISTING NONCONFORMING
- ZONE: R-2
DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED
MIN. LOT AREA	0.50 AC	
MIN. FRONTAGE	100 FT	
MIN. ROAD SETBACK	25 FT	
MAX. ROAD SETBACK	N/A	
MIN. SIDE/REAR SETBACK	15 FT	
MAX. BUILDING HEIGHT	35 FT	

ZONING INFORMATION IS BASED ON THE TOWN OF NEWMARKET ZONING ORDINANCE DATED 8/7/13.

GENERAL NOTES CONTINUED:

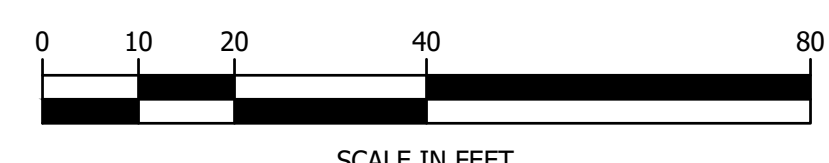
- PARKING REQUIREMENTS:
62 SPACES PER APPROVED VARIANCE
- IF CONTAMINATED SOILS ARE FOUND TO EXIST ON THE LOT, THEY MUST BE PROPERLY HANDLED AND DISPOSED OF IN ACCORDANCE WITH ALL STATE AND FEDERAL REGULATIONS. SOIL BELOW EXISTING RR IS SUSPECTED TO BE CONTAMINATED WITH CREOSOTE.
- SITE IMPROVEMENTS ON LOT 16 THAT WILL BE USED BY THE SUBJECT PROPERTY (LOT 138A):
19.1. AN EASEMENT TO CONSTRUCT, MAINTAIN AND USE A "5" WIDE BRICK PAVEMENT WALKWAY" AS SHOWN ON THE PLAN;
19.2. A NONEXCLUSIVE EASEMENT TO PAVE AND/OR REPAVE, USE AND MAINTAIN THE EXISTING DRIVEWAYS FROM RAILROAD STREET AND TO PLACE OVER OR UNDER SUCH EXISTING DRIVEWAYS UTILITY LINES SERVING THE 3 RAILROAD PROPERTY;
19.3. A NONEXCLUSIVE EASEMENT FOR ACCESS TO AND USE OF THE AREA ON THE PLAN SHOWN AS "PROPOSED DUMPSTER TO REPLACE EXISTING DUMPSTER AND SERVICE PROPOSED RESIDENTIAL UNITS AND EXISTING COMMERCIAL USE" AND FOR THE PLACEMENT, USE AND MAINTENANCE OF SUCH DUMPSTER.
19.4. AN EASEMENT TO CONSTRUCT AND MAINTAIN A "ROOF OVERHANG ABOVE ENTRY" AS SHOWN ON THE PLAN.
19.5. A NONEXCLUSIVE EASEMENT FOR ACCESS TO AND USE OF THE AREA SHOWN ON THE PLAN AS "SNOW STORAGE" FOR SNOW STORAGE.
19.6. AN EASEMENT TO CONSTRUCT, MAINTAIN AND USE THE "PADS" OUTSIDE OF THE GARAGE DOOR AS SHOWN ON THE PLAN.
19.7. AN EASEMENT 10 FEET WIDE ALONG THE NORTHWESTERLY BOUNDARY LINE OF THE PROPOSED BUILDING ON THE LOT IN WHICH NO STRUCTURES MAY BE CONSTRUCTED. [THIS NEEDS TO BE ADDED TO THE PLAN].
19.8. AN EASEMENT FOR ACCESS TO AND TO CONSTRUCT, USE AND MAINTAIN THE "TWO BICYCLE STANDS" SHOWN ON THE PLAN.
- ALL PROPOSED AND FUTURE LIGHTING FIXTURES ON THE LOT SHALL BE DARK SKY COMPLIANT.

REFERENCE PLANS:

BOUNDARY LINE ADJUSTMENT PLAN RAILROAD STREET, SOUTH MAIN STREET, AND EXETER ROAD. NEWMARKET, ROCKINGHAM COUNTY, NEW HAMPSHIRE
FOR: THE BOSTON AND MAINE CORPORATION, CHENY PROPERTY MANAGEMENT, AND FIVE RAILROAD STREET, LLC
DATED: JANUARY 2020
BY: NORWAY PLAINS ASSOCIATES

CONSTRUCTION PHASING:

- THE SUBJECT PROPERTY WILL BE DEVELOPED AS TWO PRIMARY PHASES:
- PHASE 1 INCLUDES THE SITE PREPARATION AND CONSTRUCTION FOR THE PROPOSED BUILDING ONLY. THE EXISTING HISTORIC BRICK BUILDING LOCATED ALONG THE RAILROAD TRACKS WILL BE REMOVED AS PART OF PHASE 1. EARTHWORK WILL ONLY BE CONDUCTED ON THE NORTHERN PORTION OF THE SUBJECT PROPERTY IN THE VICINITY OF THE PROPOSED BUILDING. PHASE 1 STORMWATER CONTROL BMPs WILL BE IMPLEMENTED ACCORDINGLY, WHICH INCLUDED A CONSTRUCTION ENTRANCE ALONG RAILROAD STREET AND SILT FENCE ALONG THE DOWNGRADIENT PERIMETER OF THE PROPOSED BUILDING. THE BMPs WILL REMAIN IN PLACE UNTIL VERTICAL CONSTRUCTION IS COMPLETE. PHASE 1 ALSO INCLUDES THE PROPOSED WATER AND SEWER UTILITY CONNECTIONS.
 - PHASE 2 INCLUDES THE CONSTRUCTION OF THE PARKING AREA, SIDEWALK, STORMWATER INFRASTRUCTURE LOCATED AT THE SOUTHERN AND WESTERN PORTION OF THE PROPERTY. THE EXISTING OFFICE BUILDING AND HISTORIC RAILROAD TRACKS WILL BE REMOVED AS PART OF PHASE 2. PHASE 2 STORMWATER CONTROL BMPs WILL BE IMPLEMENTED ACCORDINGLY, WHICH INCLUDED A CONSTRUCTION ENTRANCE ALONG PARKING LOT ENTRANCE AND SILT FENCE ALONG THE PERIMETER OF THE PROPOSED PARKING AREA. THE BMPs WILL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND THE SITE ACHIEVES FINAL STABILIZATION.



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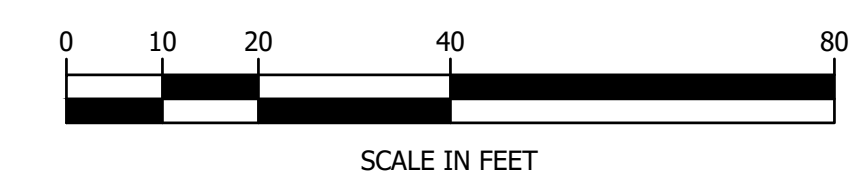
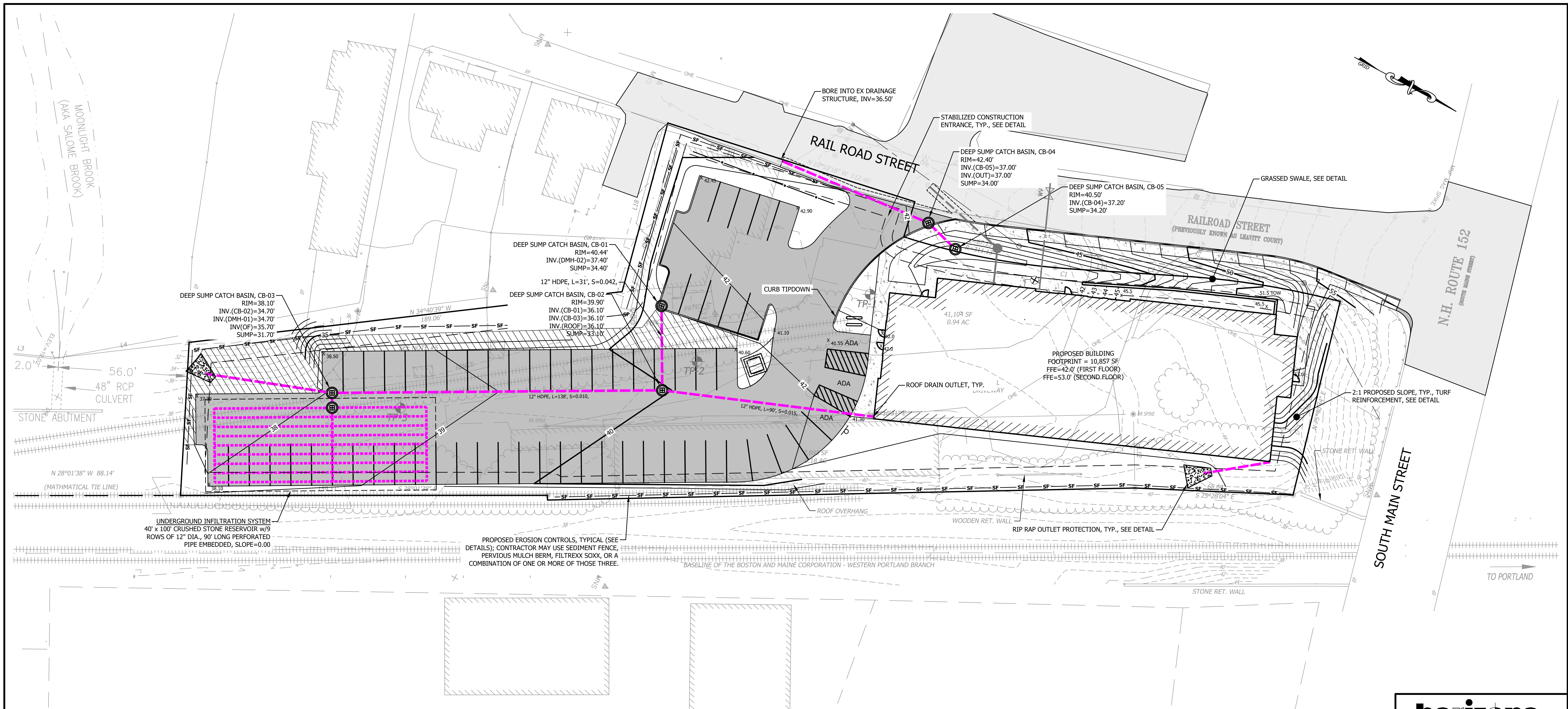
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SITE & UTILITY PLAN

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3 RAIL ROAD STREET
NEWMARKET, NH 03857

GRADING & EROSION AND
SEDIMENTATION CONTROL PLAN

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SEEDING RECOMMENDATIONS

- GRADING AND SHAPING**
 - SLOPES SHALL NOT BE STEEPER THAN 2:1; 3:1 SLOPES OR FLATTER ARE PREFERRED. WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
- SEEDBED PREPARATION**
 - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE AMENDED WITH ORGANIC MATTER AND TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER AND LIME THOROUGHLY INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
- ESTABLISHING VEGETATION**
 - LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
 - AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ. FT.
 - NITROGEN (N), 50 LBS. PER ACRE OR 1.1 LBS. PER 1,000 SQ. FT.
 - PHOSPHATE (P₂O₅), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ. FT.
 - POTASH (K₂O), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ. FT.
 - (NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10).
 - SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING, AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.

USE	SEEDING MIXTURE (SEE 3D)	SOIL TYPE			
		DROUGHTY	WELL DRAINED	MOD. WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILL-WAYS, AND OTHER CHANNELS WITH FLOWING WATER	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 SQ. FT.
A TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
REDTOP	2	0.05
TOTAL:	42	0.95
B TALL FESCUE	15	0.35
CREeping RED FESCUE	10	0.25
CROWN VETCH OR FLATPEA	15 OR 30	0.35 OR 0.75
TOTAL:	40 OR 55	0.95 OR 1.35
C TALL FESCUE	20	0.45
FLATPEA	30	0.75
TOTAL:	50	1.20

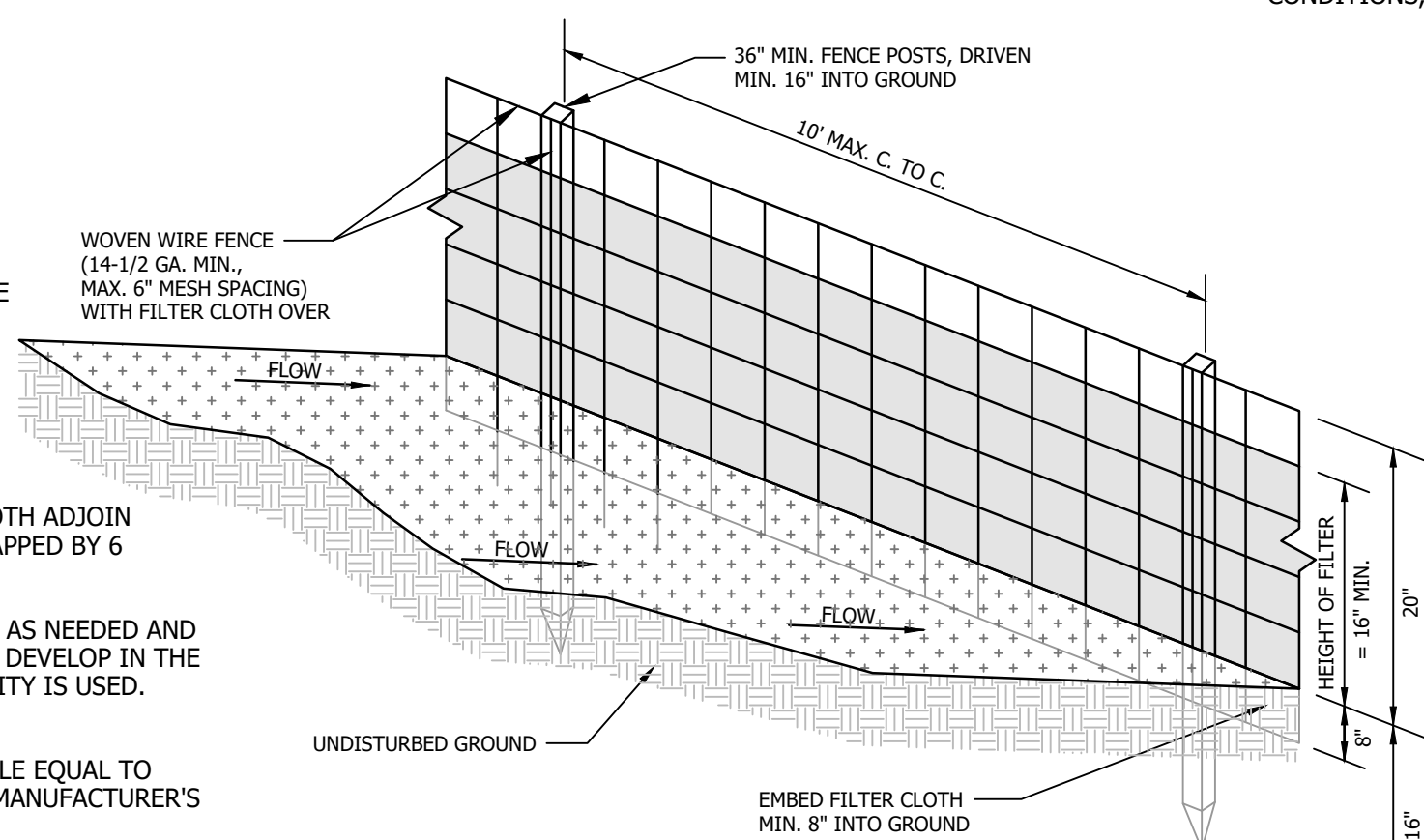
- WHEN SEEDING AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO SEPTEMBER 15. WHEN SEEDING AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.

SPECIES	POUNDS PER ACRE	POUNDS PER 1,000 SQ. FT.	REMARKS
WINTER RYE	112	2.5	BEST FOR FALL SEEDING. SEED FROM AUGUST TO SEPTEMBER 5TH FOR BEST COVER. SEED TO A DEPTH OF 1 INCH.
OATS	80	2.0	BEST FOR SPRING SEEDING. SEED NO LATER THAN MAY 15TH FOR SUMMER PROTECTION. SEED TO A DEPTH OF 1 INCH.
ANNUAL RYEGRASS	40	1.0	GROWS QUICKLY, BUT IS OF SHORT DURATION. USE WHERE APPEARANCES ARE NOT IMPORTANT. SEED EARLY SPRING AND/OR BETWEEN AUGUST 15TH AND SEPTEMBER 15TH. COVER SEED WITH NO MORE THAN 0.25 INCH OF SOIL.
PERENNIAL RYEGRASS	30	0.7	GOOD COVER WHICH IS LONGER LASTING THAN ANNUAL RYEGRASS. SEED BETWEEN APRIL 1ST AND JUNE 1ST AND/OR BETWEEN AUGUST 15TH AND SEPTEMBER 15TH. MULCHING WILL ALLOW SEEDING THROUGHOUT THE GROWING SEASON. SEED TO A DEPTH OF APPROXIMATELY 0.5 INCH.

- MULCH**
 - HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
 - MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING.
- MAINTENANCE TO ESTABLISH A STAND**
 - PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
 - FERTILIZATION NEEDS SHOULD BE DETERMINED BY ON SITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
 - IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

CONSTRUCTION NOTES FOR SEDIMENT FENCE

- WOVEN WIRE FENCE, IF REQUIRED, TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP, MID SECTION, AND BOTTOM.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SEDIMENT FENCE, OR 50% OF CAPACITY IS USED.
- 12" DIAMETER FILTREXX SILTBOX SHALL BE CONSIDERED AN ACCEPTABLE EQUAL TO SEDIMENT FENCE IF INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.



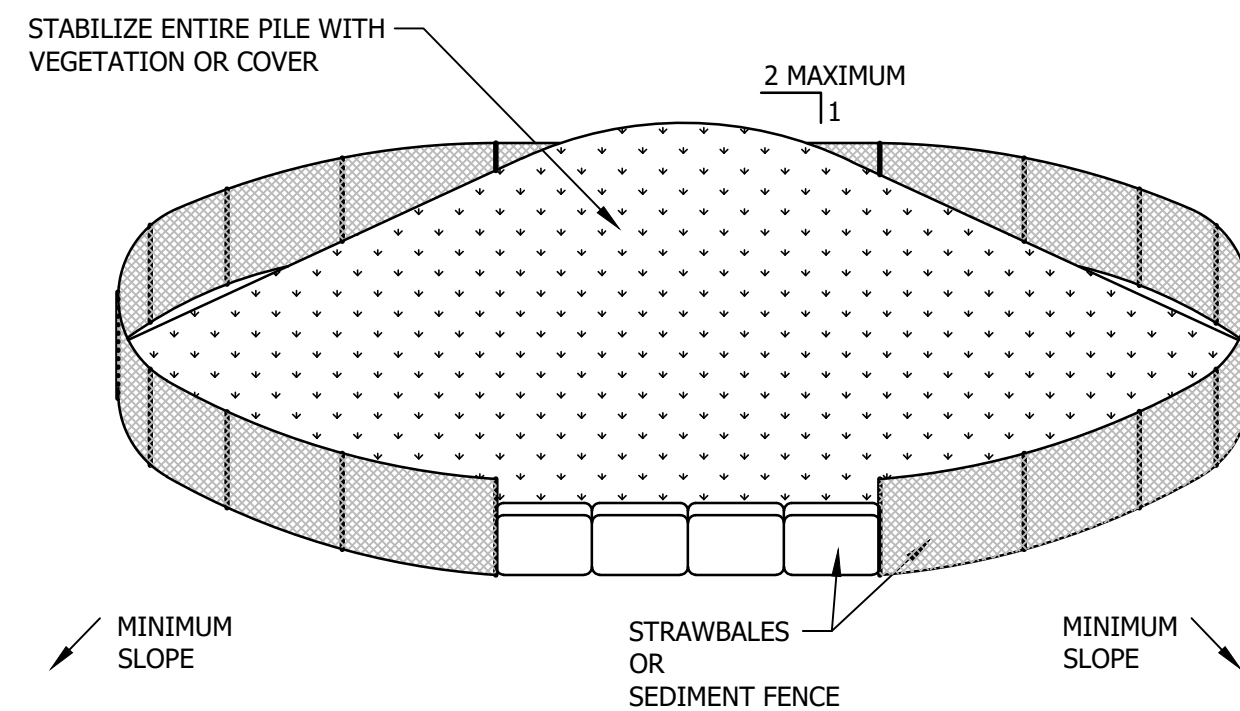
SEDIMENT FENCE

NO SCALE

EROSION CONTROL GENERAL NOTES

- KEEP SITE MODIFICATION TO A MINIMUM**
 - CONSIDER FITTING THE BUILDING AND DRIVEWAY TO THE NATURAL TOPOGRAPHY. THIS REDUCES THE NEED FOR CUTS AND FILLS, AVOID EXTENSIVE GRADING THAT WOULD ALTER DRAINAGE PATTERNS OR CREATE VERY STEEP SLOPES.
 - EXPOSE AREAS OF BARE SOIL TO EROSION ELEMENTS FOR THE SHORTEST TIME POSSIBLE.
 - SAVE AND PROTECT DESIRABLE EXISTING VEGETATION WHERE POSSIBLE. ERECT BARRIERS TO PREVENT DAMAGE FROM CONSTRUCTION EQUIPMENT.
 - LIMIT THE GRADES OF SLOPES SO VEGETATION CAN BE EASILY ESTABLISHED AND MAINTAINED.
 - AVOID SUBSTANTIAL INCREASE IN RUNOFF LEAVING THE SITE.
- MINIMIZE POLLUTION OF WATER DURING CONSTRUCTION ACTIVITIES**
 - STOCKPILE TOPSOIL REMOVED FROM CONSTRUCTION AREA AND SPREAD OVER ANY DISTURBED AREAS PRIOR TO REVEGETATION. TOPSOIL STOCKPILES MUST BE PROTECTED FROM EROSION.
 - PROTECT BARE SOIL AREAS EXPOSED BY GRADING ACTIVITIES WITH TEMPORARY VEGETATION OR MULCHES.
 - USE SEDIMENT BASINS TO TRAP DEBRIS AND SEDIMENT WHICH WILL PREVENT THESE MATERIALS FROM MOVING OFF SITE.
 - USE DIVERSIONS TO DIRECT WATER AROUND THE CONSTRUCTION AREA AND AWAY FROM EROSION PRONE AREAS TO POINTS OF SAFE DISPOSAL.
 - USE TEMPORARY CULVERTS OR BRIDGES WHEN CROSSING STREAMS WITH EQUIPMENT.
 - PLACE CONSTRUCTION FACILITIES, MATERIALS, AND EQUIPMENT STORAGE AND MAINTENANCE AREAS AWAY FROM DRAINAGE WAYS.
- PROTECT AREA AFTER CONSTRUCTION.**
 - ESTABLISH GRASS OR OTHER SUITABLE VEGETATION ON ALL DISTURBED AREAS. SELECT SPECIES ADAPTED TO THE SITE CONDITIONS AND THE FUTURE USE OF THE AREA. FINAL GRADES SHALL BE SEEDING WITHIN 72 HOURS. STABILIZATION SHALL BE DEFINED AS 85% VEGETATIVE COVER.
 - MAINTAIN VEGETATED AREAS USING PROPER VEGETATIVE 'BEST MANAGEMENT PRACTICES' DURING THE CONSTRUCTION PERIOD.
 - MAINTAIN NEEDED STRUCTURAL 'BEST MANAGEMENT PRACTICES' AND REMOVE SEDIMENT FROM DETENTION PONDS AND SEDIMENT BASINS AS NEEDED.
 - DETERMINE RESPONSIBILITY FOR LONG TERM MAINTENANCE OF PERMANENT 'BEST MANAGEMENT PRACTICES'.
 - IF CONSTRUCTION IS ANTICIPATED DURING WINTER MONTHS, REFER TO 'COLD WEATHER SITE STABILIZATION REQUIREMENTS'.

- INVASIVE SPECIES AND FUGITIVE DUST**
 - THE PROJECT SHALL NOT CONTRIBUTE TO THE SPREAD OF INVASIVE SPECIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EVALUATE WORK AREAS FOR THE PRESENCE OF INVASIVE SPECIES, AND IF FOUND SHALL TAKE NECESSARY MEASURES TO PREVENT THEIR SPREAD IN ACCORDANCE WITH RSA 430:51-57 AND AGR 3800. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT THE INTRODUCTION OF INVASIVE SPECIES BY INSPECTING AND CLEANING ALL EQUIPMENT ARRIVING ON SITE.
 - FUGITIVE DUST SHALL BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000.



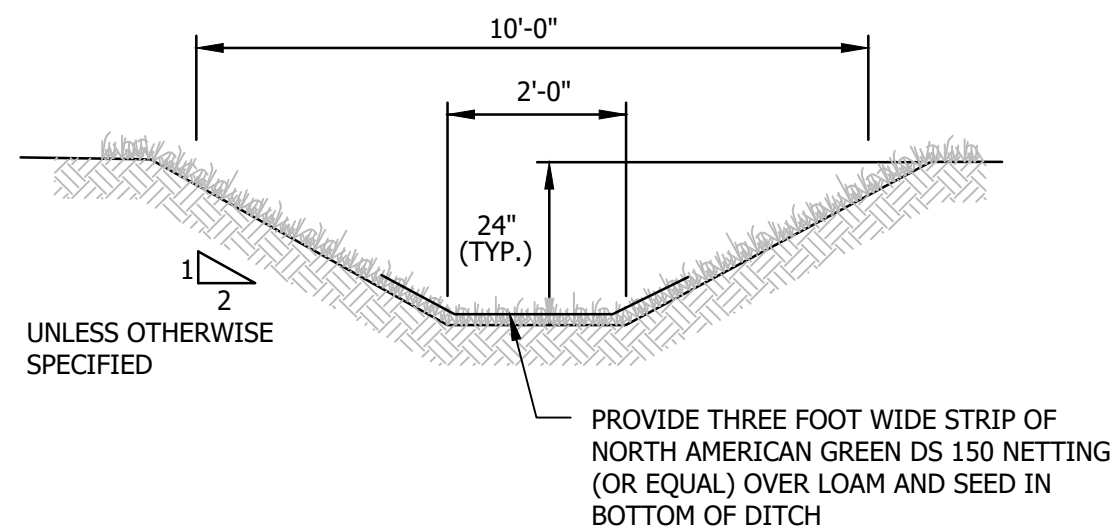
SOIL STOCKPILING IS TO BE USED WHERE TOPSOIL IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS.

TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVERS, MULCH, NON-VEGETATIVE COVERS, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED PERIOD OF USE.

- INSTALLATION NOTES:**
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 - MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
 - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES AND THEN STABILIZED WITH VEGETATION OR COVERED.

SOIL STOCKPILING DETAIL

NOT TO SCALE



GRASS LINED DITCH DETAIL

NOT TO SCALE

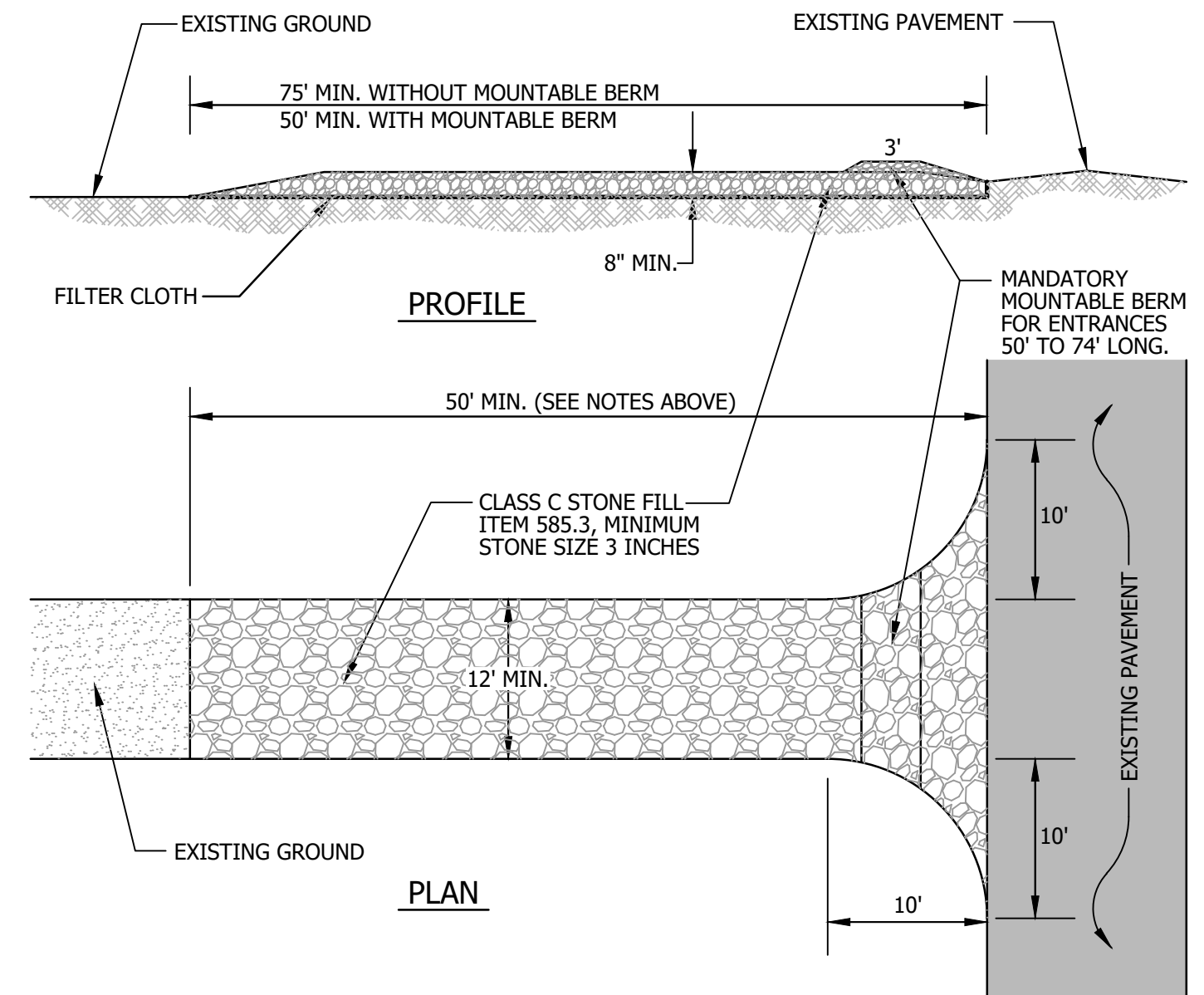
COLD WEATHER SITE STABILIZATION REQUIREMENTS

TO ADEQUATELY PROTECT WATER QUALITY DURING COLD WEATHER AND DURING SPRING RUNOFF, THE FOLLOWING ADDITIONAL STABILIZATION TECHNIQUES SHALL BE EMPLOYED DURING THE PERIOD FROM OCTOBER 15 THROUGH MAY 1:

- THE AREA OF EXPOSED, UNSTABILIZED SOIL SHALL BE LIMITED TO 1 ACRE AND SHALL BE PROTECTED AGAINST EROSION BY THE METHODS DESCRIBED IN THIS SECTION PRIOR TO ANY THAW OR SPRING MELT EVENT. THE ALLOWABLE AREA OF EXPOSED SOIL MAY BE INCREASED IF A WINTER CONSTRUCTION PLAN, DEVELOPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST, IS REVIEWED AND APPROVED BY NHDES.
- ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF LESS THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE SEEDING AND COVERED WITH 3 TO 4 TONS OF HAY OR STRAW MULCH PER ACRE, SECURED WITH ANCHORED NETTING OR TACKIFIER, OR 2 INCHES OF EROSION CONTROL MIX MEETING THE CRITERIA OF ENV-WQ 1506.05(D) THROUGH (H).
- ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF GREATER THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE SEEDING AND COVERED WITH PROPERLY INSTALLED AND ANCHORED EROSION CONTROL MATTING OR WITH A MINIMUM 4 INCH THICKNESS OF EROSION CONTROL MIX MEETING THE CRITERIA OF ENV-WQ 1506.05(D) THROUGH (H).
- INSTALLATION OF ANCHORED HAY MULCH OR EROSION CONTROL MIX, MEETING THE CRITERIA OF ENV-WQ 1506.05(D) THROUGH (H), SHALL NOT OCCUR OVER SNOW OF GREATER THAN 1 INCH IN DEPTH.
- INSTALLATION OF EROSION CONTROL MATTING SHALL NOT OCCUR OVER SNOW OF GREATER THAN ONE INCH IN DEPTH OR ON FROZEN GROUND.
- ALL PROPOSED STABILIZATION IN ACCORDANCE WITH NOTES 2 OR 3 ABOVE, SHALL BE COMPLETED WITHIN 1 DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS, AS DETERMINED BY THE OWNER'S ENGINEERING CONSULTANT.
- AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING AREAS WHERE ACTIVE CONSTRUCTION OF THE ROAD OR PARKING AREA HAS STOPPED FOR THE WINTER SEASON SHALL BE PROTECTED WITH A MINIMUM 3 INCH LAYER OF BASE COURSE GRAVELS MEETING THE GRADATION REQUIREMENTS OF NHDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM NO. 304.1 OR 304.2.

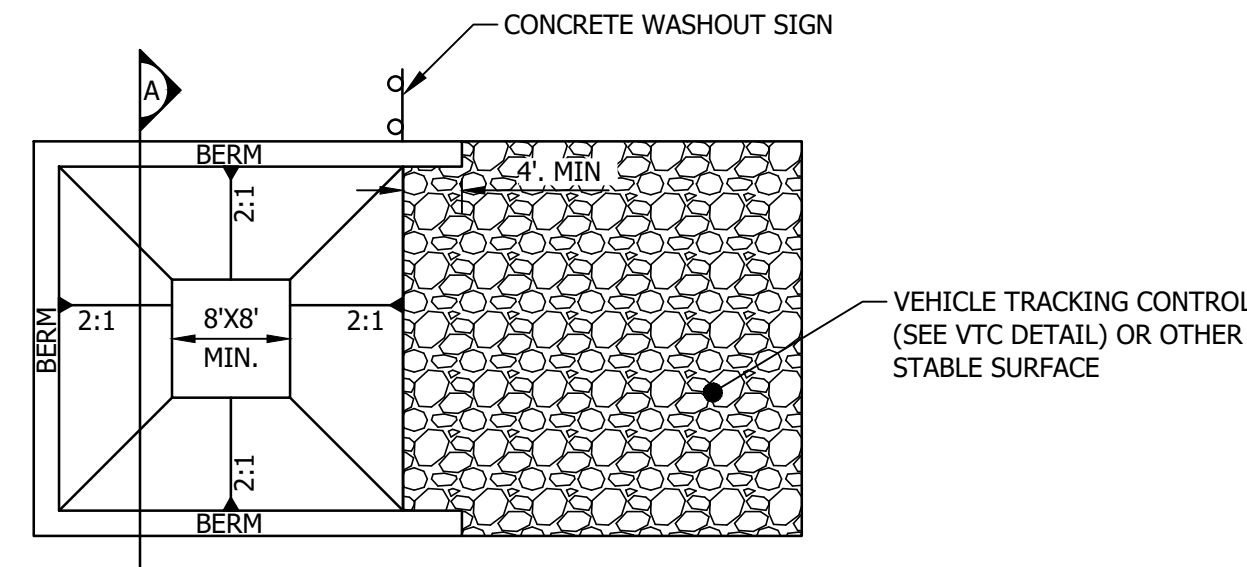
CONSTRUCTION SEQUENCE

- INSTALL CONSTRUCTION ENTRANCE, SEE DETAIL.
- CUT AND CLEAR TREES WITHIN THE CLEARING LIMITS.
- INSTALL SEDIMENT FENCES, ROCK CHECK DAMS, AND OTHER APPROPRIATE EROSION CONTROL MEASURES AT LOCATIONS SHOWN ON THE PLANS AND AS NEEDED.
- GRUB SITE WITHIN GRADING LIMITS.
- STRIP AND STOCKPILE TOPSOIL AND INSTALL EROSION CONTROL MEASURES.
- INSTALL/ADJUST SEDIMENT FENCE, CHECK DAMS, AND HAYBALES, AS REQUIRED.
- PROCEED WITH WORK, LIMITING THE DURATION OF DISTURBANCE. THE MAXIMUM OF UNCOVERED DISTURBED EARTH AT ANY ONE TIME IS FIVE ACRES. THE MAXIMUM LENGTH OF TIME THAT DISTURBED EARTH MAY BE LEFT UNSTABILIZED IS 45 DAYS.
- BEGIN SEEDING AND MULCHING IMMEDIATELY AFTER GRADING. ALL DISTURBED AREAS SHALL BE STABILIZED WITH APPROVED METHODS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
 - AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- INSPECT ALL EROSION CONTROL MEASURES ON A DAILY BASIS AND AFTER EVERY 0.5 INCHES OF PRECIPITATION. MAINTAIN SEDIMENT FENCE, SEDIMENT TRAPS, HAY BALES, ETC., AS NECESSARY.
- PAVE DRIVEWAY AND PARKING AREAS.
- PLACE TOPSOIL, SEED AND MULCH.
- COMPLETE ALL REMAINING PERMANENT EROSION CONTROL STRUCTURES.



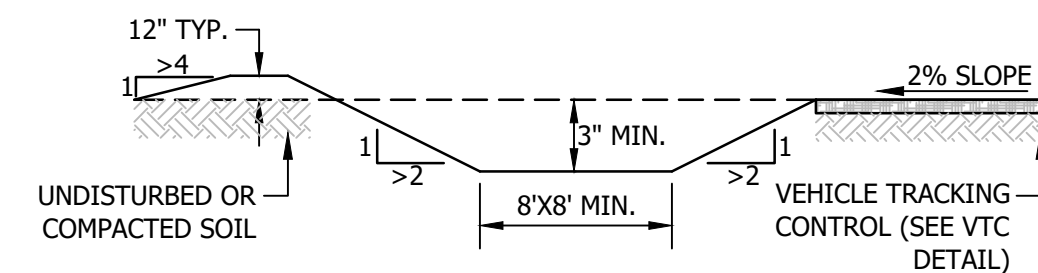
STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



CONCRETE WASHOUT AREA PLAN

NOT TO SCALE



SECTION A

NOT TO SCALE

INSTALLATION NOTES:

- SEE PLAN FOR CWA INSTALLATION LOCATION.
- DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE TO BE USED.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8'. SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 2:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
- BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
- VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
- SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

MAINTENANCE NOTES:

- INSPECT BMPs EACH WORKDAY AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NO REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
- CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
- THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
- WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

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NEWMARKET, NH 03857

EROSION AND SEDIMENT CONTROL
DETAILS

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

DATE: 10.17.23	PROJECT #: 230750
ENG'D BY: TAL	DRAWN BY: TAL
CHECK'D BY: MJS	ARCHIVE #: H-___

C501

SEWER NOTES

1. GENERAL

CONSTRUCTION OF ALL COMPONENTS OF THE SANITARY SEWER SYSTEM SHALL CONFORM TO THE MOST CURRENT VERSION OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES ENV-WQ 700 AND ARTICLE III OF THE MUNICIPAL CODE OF THE TOWN OF NEWMARKET, NEW HAMPSHIRE.

2. TYPES OF SEWERS

- THERE SHALL BE NO CONNECTION BETWEEN SANITARY SEWERS AND STORM SEWERS.
- RUNOFF FROM ROOFS, STREETS, AND OTHER AREAS AND GROUNDWATER FROM FOUNDATION DRAINS, SUMP PUMPS, OR OTHER SUBSURFACE DRAINS SHALL BE EXCLUDED FROM SANITARY SEWERS.

3. SEWER SIZE AND COVER

- MINIMUM PIPE SIZE FOR GRAVITY SEWER MAINS SHALL BE 8 INCHES.
- MINIMUM PIPE SIZE FOR GRAVITY SEWER SERVICES SHALL BE 4 INCHES.
- MINIMUM PIPE SIZE FOR FORCE MAIN SEWER SERVICES SHALL BE 2 INCHES.
- SANITARY SEWERS SHALL HAVE 6 FEET MINIMUM COVER IN ALL ROADWAY LOCATIONS AND 4 FEET MINIMUM COVER IN ALL CROSS-COUNTRY LOCATIONS.

4. PIPE AND FITTING MATERIALS:

A. DUCTILE IRON PIPE

DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE AMERICAN WATER WORKS ASSOCIATION:
 (1) AWWA C151 FOR DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL OR SAND LINED MOLDS, FOR WATER OR OTHER LIQUIDS;
 (2) AWWA C150 FOR THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A 536 IRON CASTINGS; AND
 (3) JOINTS SHALL BE MECHANICAL TYPE, PUSH-ON TYPE, OR BALL-AND-SOCKET TYPE;

B. PVC (POLY VINYL CHLORIDE) PIPE

PVC PIPE AND FITTINGS SHALL BE APPROVED FOR SEWAGE SERVICE AND CONFORM TO THE FOLLOWING:
 (1) PVC PIPE USED FOR GRAVITY SEWERS SHALL BE TYPE SDR 35 CONFORMING TO ASTM D3034;
 (2) PVC PIPE USED FOR FORCE MAINS SHALL BE TYPE SDR 26 CONFORMING TO ASTM D2241 OR ASTM D1785;
 (3) JOINTS SHALL BE PUSH-ON, BELL-AND-SPIGOT TYPE HAVING OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D3212.

5. BEDDING

PIPE BEDDING SHALL BE SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM ORGANIC MATTER, CLAY, AND/OR LOAM MEETING ASTM C33 STONE SIZE NO. 67. BEDDING SHALL EXTEND FROM THE SPRING LINE OF THE PIPE TO A MINIMUM DEPTH OF 6" BELOW THE BOTTOM OF THE PIPE OUTSIDE SURFACE.

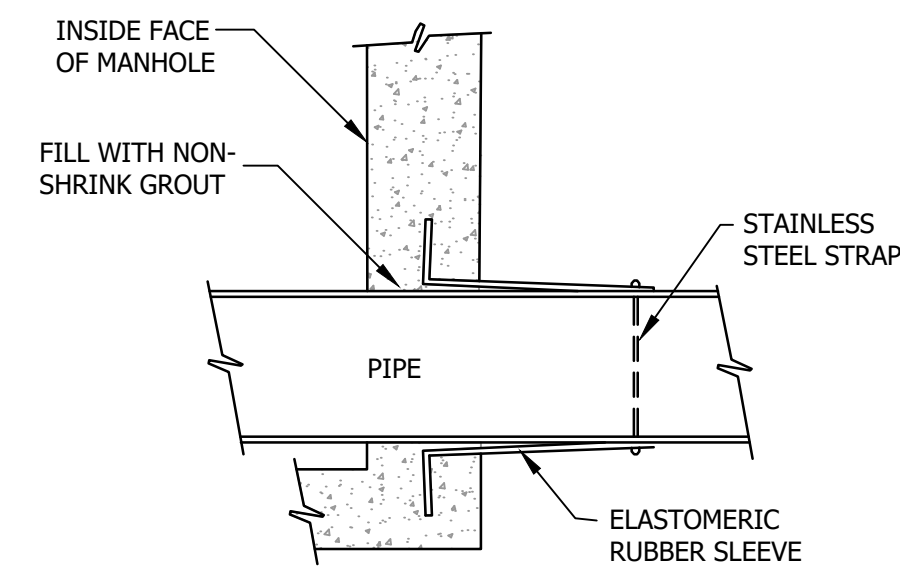
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6. MANHOLES

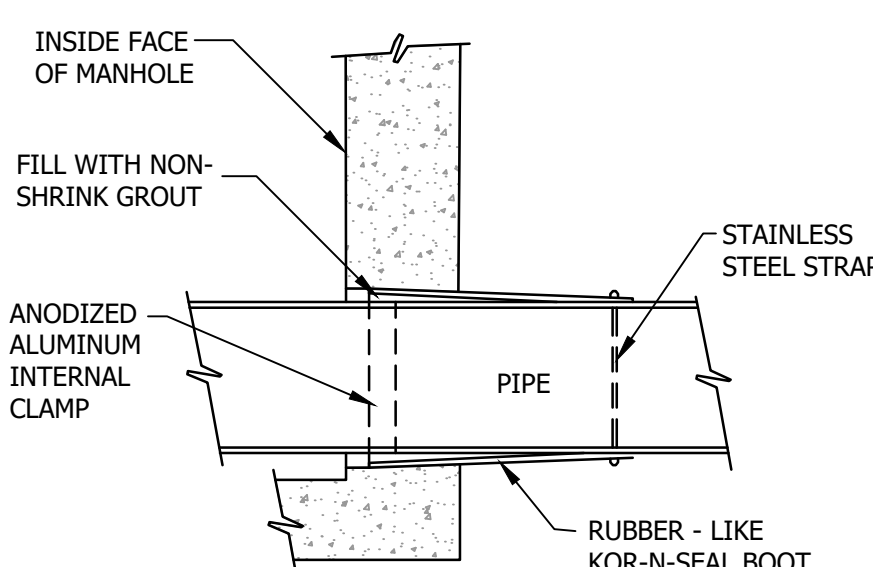
- PRECAST CONCRETE BARREL SECTIONS, CONES, AND BASES SHALL CONFORM TO ASTM C478.
- MANHOLES SHALL BE DESIGNED FOR H-20 LOADING.
- HORIZONTAL JOINTS BETWEEN BARREL SECTIONS SHALL BE OF AN OVERLAPPING TYPE WHICH SHALL DEPEND UPON A DOUBLE ROW OF ELASTOMERIC OR MASTIC-LIKE SEALANT FOR WATER TIGHTNESS.
- PIPE TO MANHOLE JOINTS SHALL BE AS FOLLOWS:
 (1) ELASTOMERIC, RUBBER SLEEVE WITH WATERTIGHT JOINTS AT THE MANHOLE OPENING AND PIPE SURFACES;
 (2) CAST INTO THE WALL OR SECURED WITH STAINLESS STEEL CLAMPS;
 (3) ELASTOMERIC SEALING RING CAST IN THE MANHOLE OPENING WITH SEAL FORMED ON THE SURFACE OF THE PIPE BY COMPRESSION OF THE RING; AND
 (4) NON-SHRINK GROUTED JOINTS WHERE WATERTIGHT BONDING TO THE MANHOLE AND PIPE CAN BE OBTAINED.
- MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW. AT CHANGES IN DIRECTION, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPED TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY. INVERTS AND SHELVES SHALL BE PLACED AFTER TESTING.

7. PROTECTION OF WATER SUPPLIES

- THERE SHALL BE NO PHYSICAL CONNECTION BETWEEN A PUBLIC OR PRIVATE WATER SUPPLY SYSTEM AND A SEWER OR SEWER APPURTENANCE WHICH WOULD PERMIT THE PASSAGE OF SEWAGE OR POLLUTED WATER INTO THE POTABLE SUPPLY. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER OR SEWER MANHOLE.
- NO SEWER SHALL BE LOCATED WITHIN THE WELL PROTECTIVE RADII ESTABLISHED IN ENV-WS 300 FOR ANY PUBLIC WATER SUPPLY WELLS OR WITHIN 100 FEET OF ANY PRIVATE WATER SUPPLY WELL.
- SEWERS SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN.
- A DEVIATION FROM THE SEPARATION REQUIREMENTS OF (B) OR (C) ABOVE SHALL BE ALLOWED WHERE NECESSARY TO AVOID CONFLICT WITH SUBSURFACE STRUCTURES, UTILITY CHAMBERS, AND BUILDING FOUNDATIONS, PROVIDED THAT THE SEWER IS CONSTRUCTED IN ACCORDANCE WITH THE FORCE MAIN CONSTRUCTION REQUIREMENTS SPECIFIED IN ENV-WQ 704.06.
- WHENEVER SEWERS MUST CROSS WATER MAINS, THE SEWER SHALL BE CONSTRUCTED AS FOLLOWS:
 (1) VERTICAL SEPARATION OF THE SEWER AND WATER MAIN SHALL BE NOT LESS THAN 18 INCHES, WITH WATER ABOVE SEWER; AND
 (2) SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATER MAIN.



LOCK-JOINT FLEXIBLE MANHOLE SLEEVE



KOR-N-SEAL JOINT SLEEVE

JOINTING DETAILS

NOT TO SCALE

STANDARD TRENCH NOTES - SEWER

1. ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE SHALL BE REPLACED WITH BEDDING MATERIAL. SEE ALSO NOTE 4.

2. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM ORGANIC MATTER, CLAY, AND/OR LOAM MEETING ASTM C33 STONE SIZE NO. 67.

100% PASSING	1 INCH SCREEN
90-100% PASSING	3/4 INCH SCREEN
20-55% PASSING	3/8 INCH SCREEN
0-10% PASSING	#4 SIEVE
0-5% PASSING	#8 SIEVE

3. SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER, SO GRADED THAT 100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAN 15% PASSES A #200 SIEVE.

4. SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS, AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED FROM THE TRENCH DURING THE COURSE OF CONSTRUCTION, AFTER EXCLUDING DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, WET OR SOFT MUCK, PEAT OR CLAY, EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIAL NOT APPROVED BY THE ENGINEER.

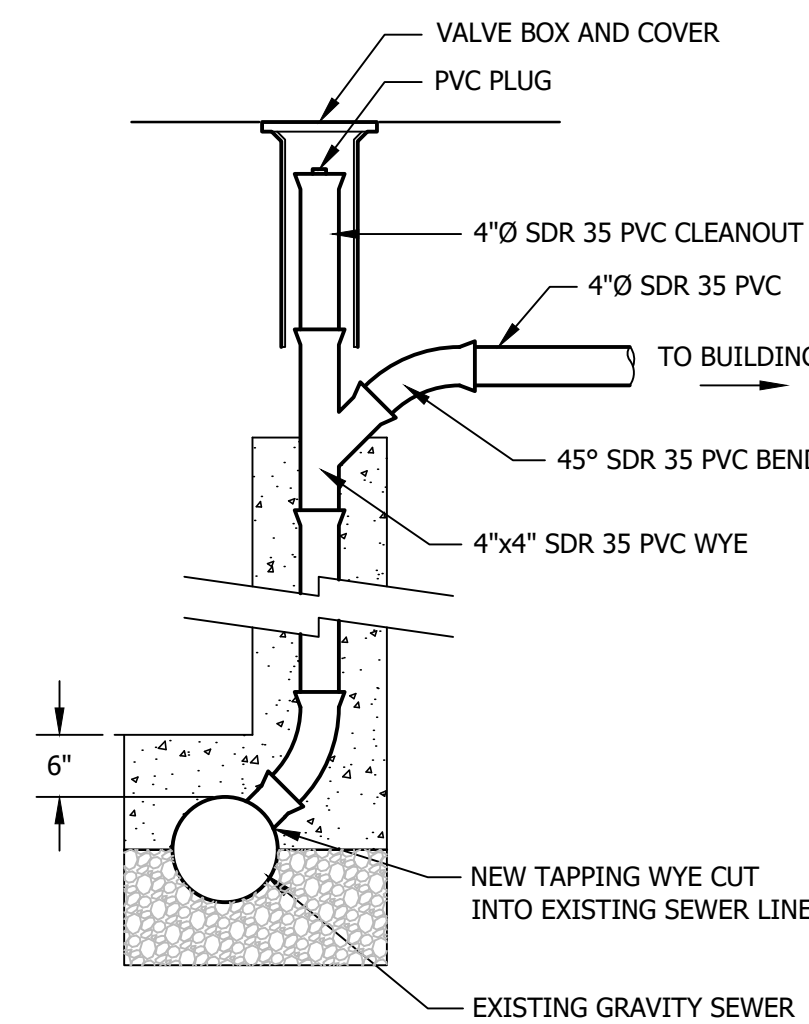
TRENCH BACKFILL IN CROSS-COUNTRY LOCATIONS SHALL BE SUITABLE MATERIAL AS DESCRIBED ABOVE, EXCEPT THAT TOP SOIL, LOAM, MUCK, OR PEAT MAY BE USED PROVIDED THAT THE COMPLETED CONSTRUCTION WILL BE STABLE AND ACCESS TO THE PIPE FOR MAINTENANCE AND RECONSTRUCTION IS PRESERVED. BACKFILL SHALL BE MOUND TO A HEIGHT OF SIX INCHES ABOVE THE ORIGINAL GROUND SURFACE.

5. BASE COURSE FOR TRENCH REPAIR SHALL MEET THE REQUIREMENTS OF SECTION 300 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.

6. SHEETING: ALL TRENCH SUPPORTS SHALL CONFORM TO OSHA STANDARDS. CONTRACTOR IS RESPONSIBLE FOR OSHA COMPLIANCE AND WORKER SAFETY THROUGHOUT CONSTRUCTION.

7. TRENCH DIMENSIONS: W = MAXIMUM ALLOWABLE TRENCH WIDTH MEASURED 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER (D) OR LESS, W SHALL BE NO MORE THAN 36 INCHES; FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS THE PIPE OUTSIDE DIAMETER. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE. THE MAXIMUM ALLOWABLE TRENCH PAVEMENT PAYMENT WIDTH SHALL BE 8 FEET CENTERED OVER PIPE.

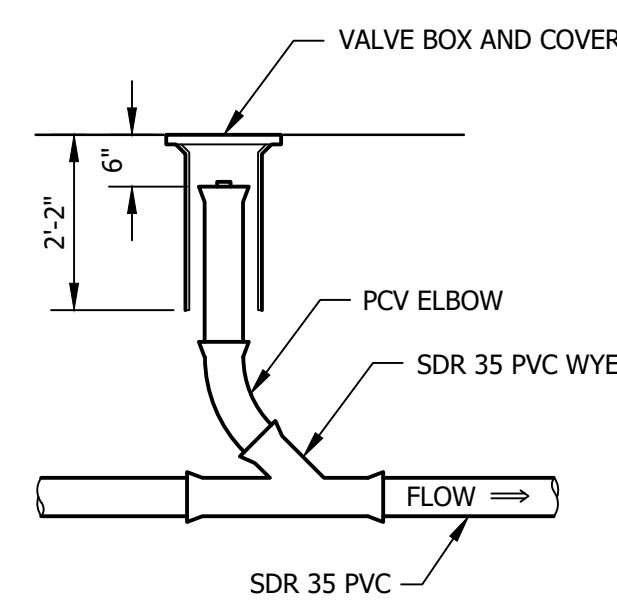
8. PIPE INSULATION AT STORM DRAIN CROSSING: INSTALL 2" THICK RIGID FOAM INSULATION OVER SEWER AT STORM DRAIN CROSSINGS, EXTEND INSULATION 4 FEET EITHER SIDE OF STORM DRAIN ALONG SEWER.



IF VERTICAL DROP INTO SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED AT THE CONNECTION.

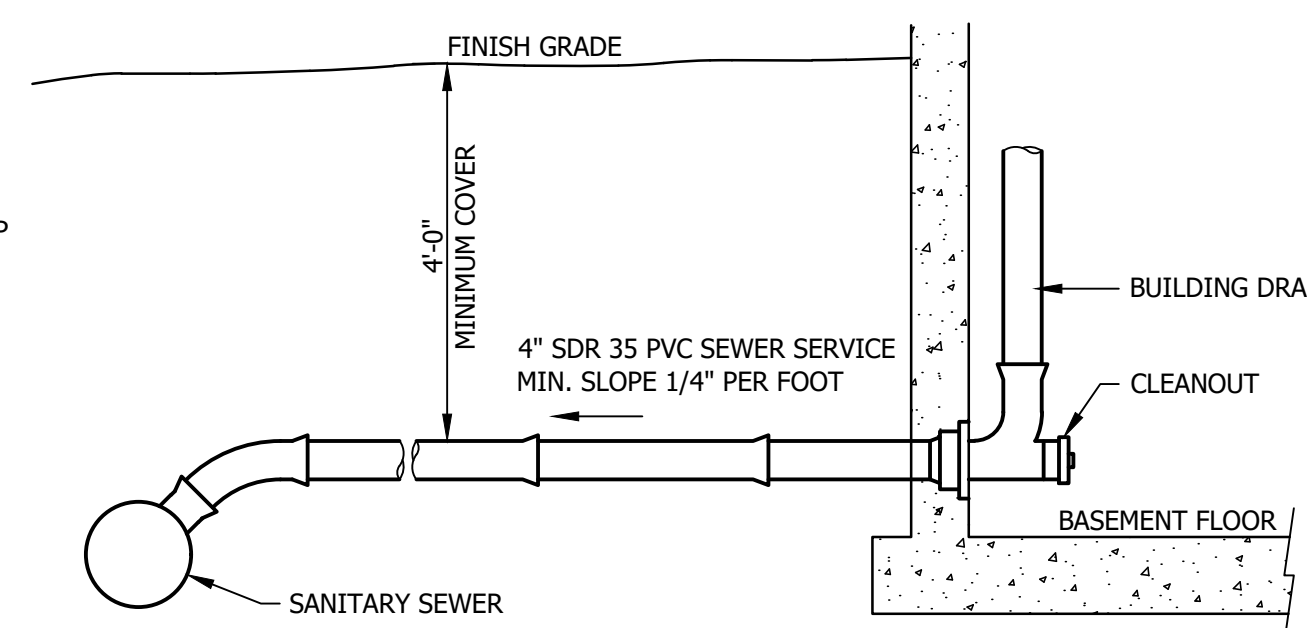
CHIMNEY AT NEW SEWER CONNECTION

NOT TO SCALE



SEWER CLEANOUT DETAIL

NOT TO SCALE



SEWER SERVICE DETAIL

NOT TO SCALE

STANDARD TRENCH NOTES - WATER

1. ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE SHALL BE REPLACED WITH BEDDING MATERIAL. SEE ALSO NOTE 4.

2. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM ORGANIC MATTER, CLAY, AND/OR LOAM MEETING ASTM C33 STONE SIZE NO. 67.

100% PASSING	1 INCH SCREEN
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4. SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS, AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED FROM THE TRENCH DURING THE COURSE OF CONSTRUCTION, AFTER EXCLUDING DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, WET OR SOFT MUCK, PEAT OR CLAY, EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIAL NOT APPROVED BY THE ENGINEER.

TRENCH BACKFILL IN CROSS-COUNTRY LOCATIONS SHALL BE SUITABLE MATERIAL AS DESCRIBED ABOVE, EXCEPT THAT TOP SOIL, LOAM, MUCK, OR PEAT MAY BE USED PROVIDED THAT THE COMPLETED CONSTRUCTION WILL BE STABLE AND ACCESS TO THE PIPE FOR MAINTENANCE AND RECONSTRUCTION IS PRESERVED. BACKFILL SHALL BE MOUND TO A HEIGHT OF SIX INCHES ABOVE THE ORIGINAL GROUND SURFACE.

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8. WATER/SEWER SEPARATION: WATER MAINS SHALL BE SEPARATED FROM SANITARY SEWER BY A MINIMUM OF 10 FEET HORIZONTALLY AND A MINIMUM OF 18 INCHES VERTICALLY, WITH THE WATER MAIN ABOVE THE SEWER.

9. PIPE COVER: COVER OVER WATER SHALL BE 6 FEET MINIMUM IN ALL LOCATIONS.

WATER SUPPLY NOTES

1. GENERAL

BUILD THE WATER SUPPLY SYSTEM IN CONFORMANCE WITH THE MOST CURRENT VERSION OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES, NEWMARKET'S WATER USE RULES, REGULATIONS AND CONSTRUCTION SPECIFICATIONS, AND CHAPTER 31 OF THE MUNICIPAL CODE OF THE TOWN OF NEWMARKET, NEW HAMPSHIRE.

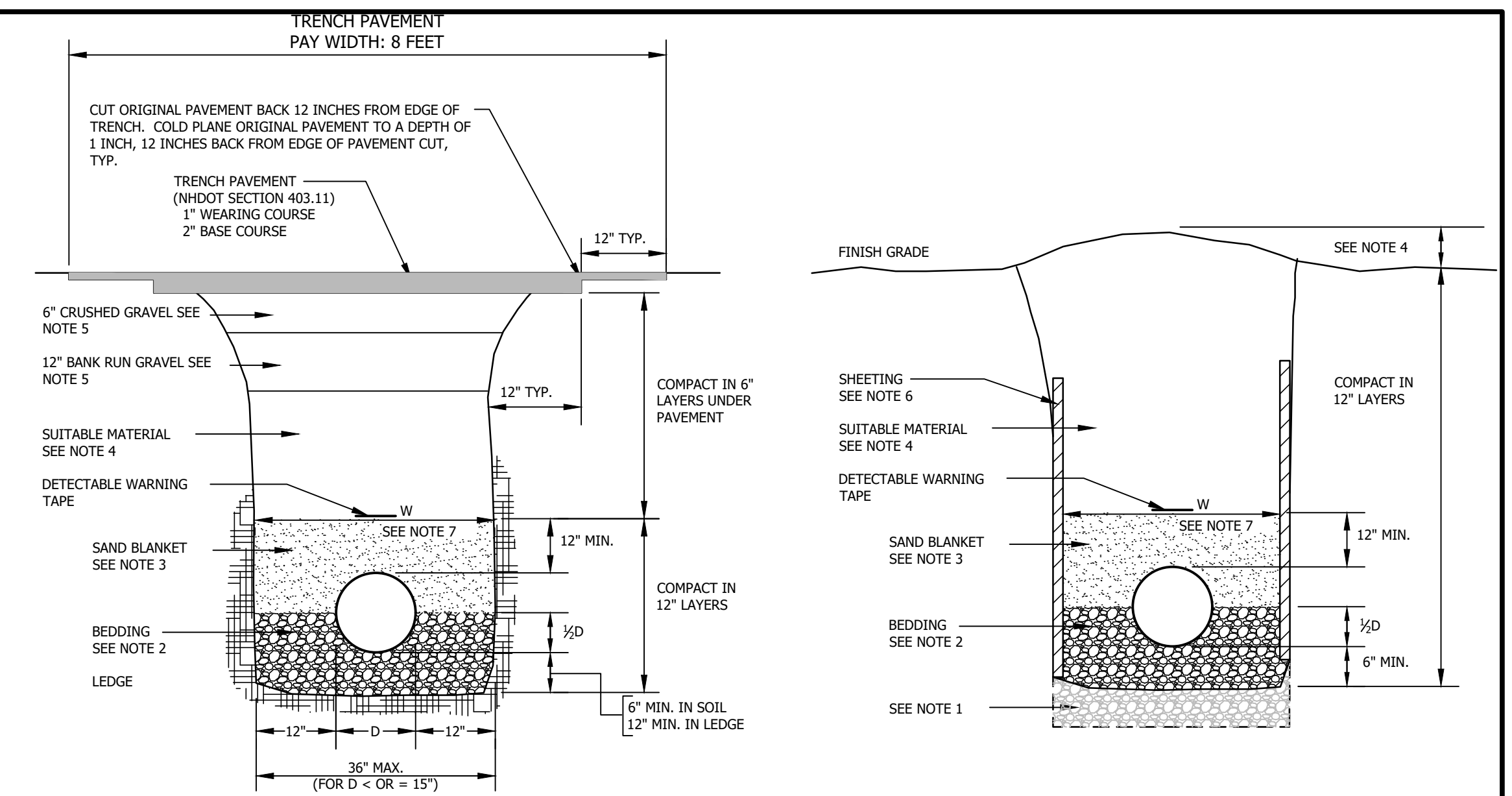
2. PIPE AND FITTING MATERIALS:

PIPES WITH DIAMETERS GREATER THAN 2 INCHES MUST BE PVC OR PVCO COMPLYING WITH AWWA C900 OR C909 RESPECTIVELY. ALL PIPES MUST HAVE A PRESSURE RATING OF 200 PSI OR GREATER.

3. JOINT RESTRAINT: USE MECHANICALLY RESTRAINED JOINTS FOR THE ENTIRE LENGTH OF THE NEW 4" PVC FIRE SERVICE LINE.

4. PRESSURE TESTING: PRESSURE TEST IN ACCORDANCE WITH NEWMARKET DPW REQUIREMENTS OR ANSI/AWWA C600 IF AHJ DOES NOT HAVE A PREFERRED METHOD OF TESTING. MINIMUM TEST PRESSURE IS 1.5 x MAXIMUM SYSTEM PRESSURE OR 100 PSI, WHICHEVER IS GREATER.

5. DISINFECTION: DISINFECT WATER MAIN AND DOMESTIC SERVICES IN ACCORDANCE WITH NEWMARKET REQUIREMENTS AND ANSI/AWWA C651.

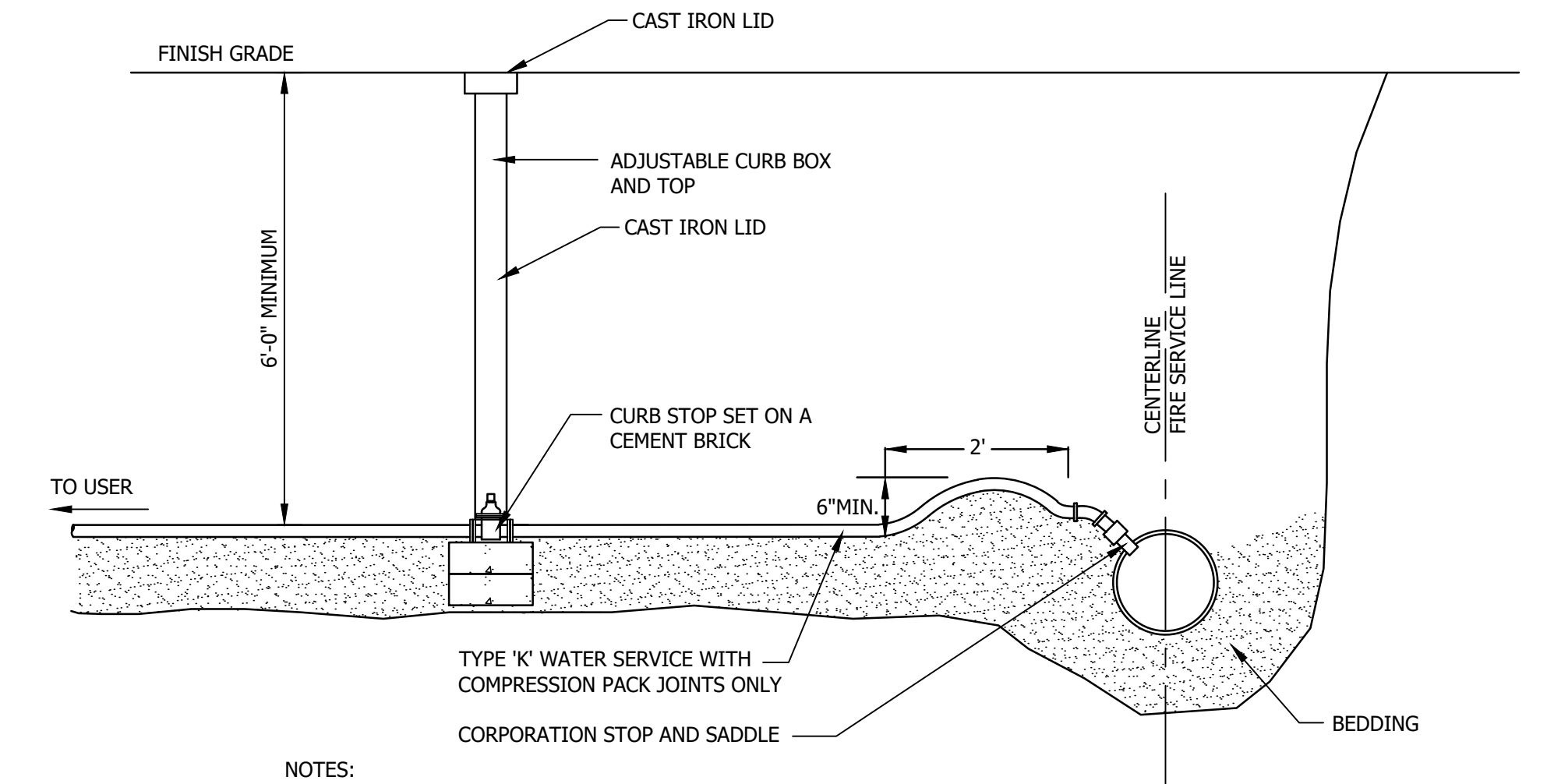


NOTE: MINIMUM BEDDING DEPTH AND MAXIMUM PAYMENT LIMIT FOR LEDGE EXCAVATION = 1/2 D (12" MINIMUM)

LEDGE/SUB PAVEMENT CONSTRUCTION

STANDARD TRENCH SECTIONS

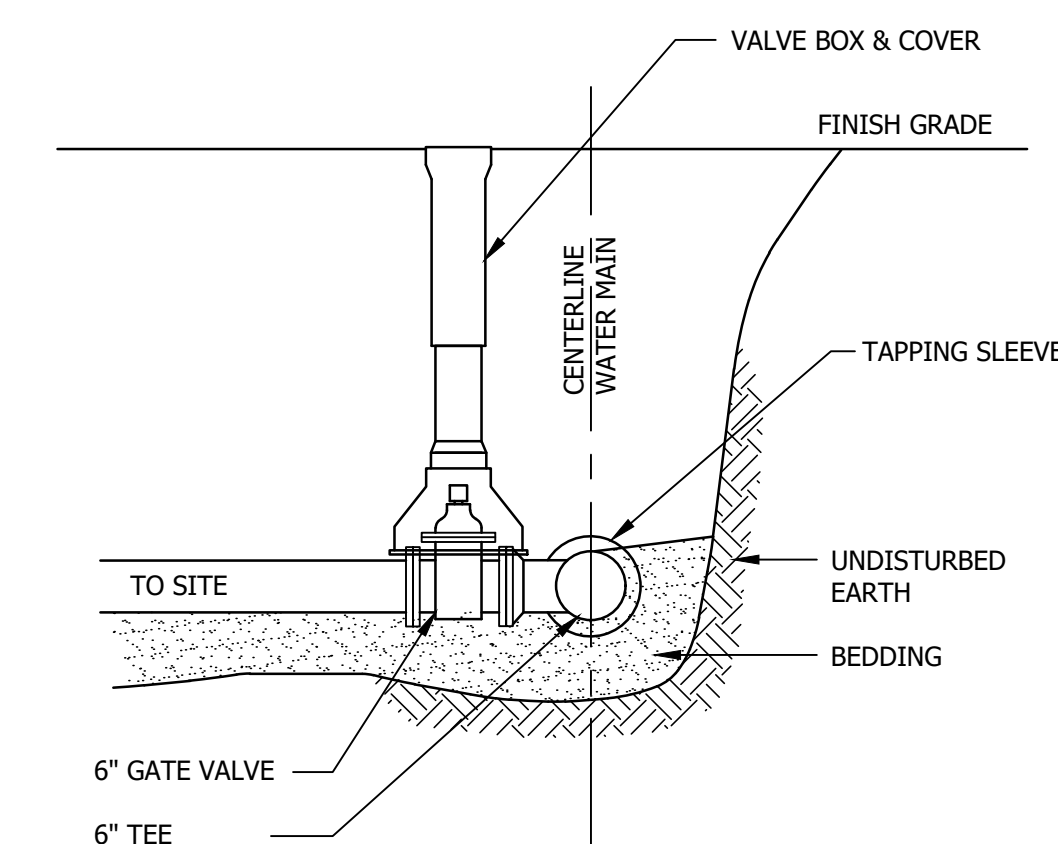
NOT TO SCALE



- NOTES:
- INSTALL 2" BALL VALVE CURB STOP, MUELLER 300 SERIES, FORD Z SERIES OR APPROVED EQUAL.
 - CURB BOX MUST BE INSTALLED PLUMB AND FLUSH WITH FINAL GRADE.
 - DO NOT PLACE ANY OBSTRUCTION WITHIN 4 FEET OF THE CURB BOX THAT WOULD OBSTRUCT USE OF THE VALVE.

DOMESTIC WATER SERVICE CONNECTION

NOT TO SCALE



- NOTES:
- ALL CONNECTIONS MUST USE FULLY RESTRAINED MECHANICAL JOINTS
 - DO NOT REDUCE SIZE OF WATER PIPE FROM 6" TO 4" UNTIL OUTSIDE OF PAVED ROAD.

WATER MAIN TAPPING DETAIL

NOT TO SCALE

EARTH CONSTRUCTION WITH OR WITHOUT SHEETING

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CONDOR CAPITAL, LLC

3 RAIL ROAD STREET
NEWMARKET, NH 03857

UTILITY DETAILS

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

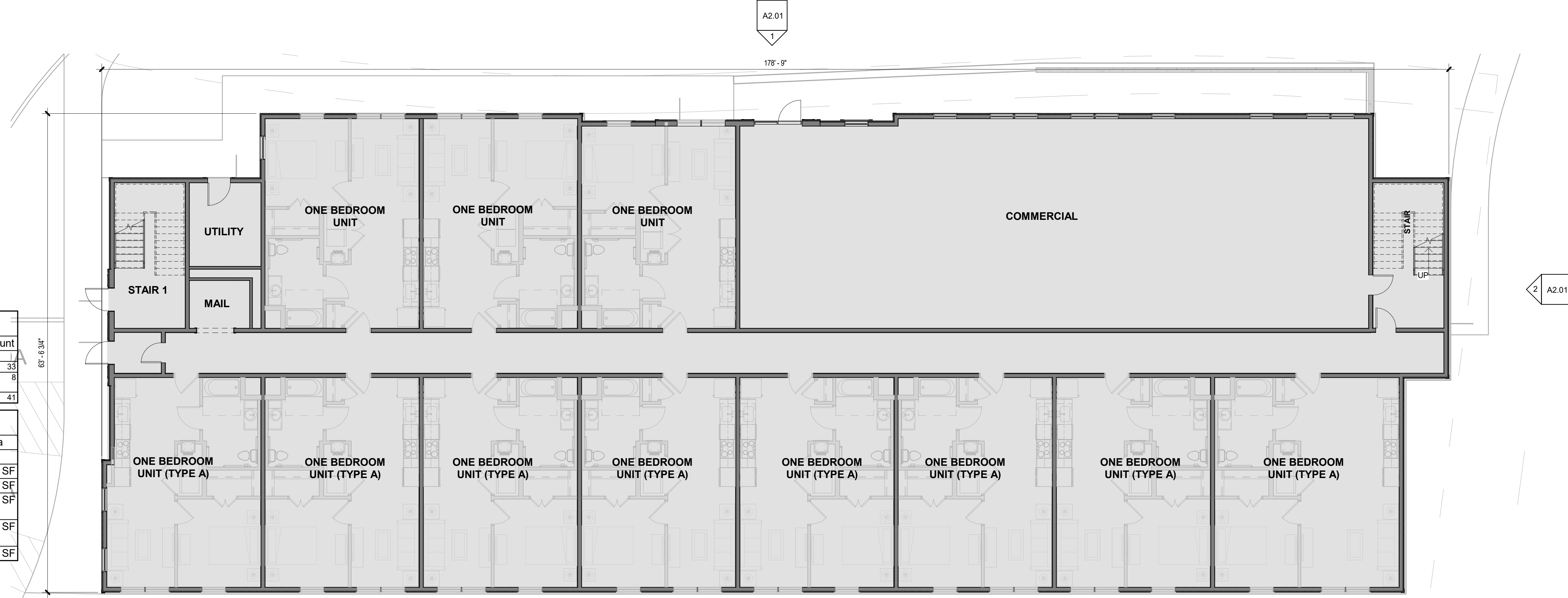
DATE:	PROJECT #:
10.17.23	230750
ENG'D BY:	DRAWN BY:
TAL	TAL
CHECK'D BY:	ARCHIVE #:
MJS	H----

C503

10/23/2023 2:49:05 PM

UNIT SCHEDULE		
Name	Area	Count
ONE BEDROOM UNIT	547 SF ... 680 SF	33
ONE BEDROOM UNIT (TYPE A)	553 SF ... 680 SF	8
TOTAL UNIT COUNT		41

GROSS AREA SCHEDULE		
Level	Name	Area
1ST FLOOR	COMMERCIAL	2404 SF
1ST FLOOR	RESIDENTIAL	8453 SF
SECOND FLOOR	RESIDENTIAL	10857 SF
THIRD FLOOR	RESIDENTIAL	10857 SF
GRAND TOTAL		32570 SF



① OVERALL FIRST FLOOR PLAN W/ SITE
1/8" = 1'-0"



② TYPICAL SECOND + THIRD FLOOR
1/8" = 1'-0"

RAILROAD STREET MIXED-USE
RAILROAD STREET
NEWMARKET, NH

PROJECT:

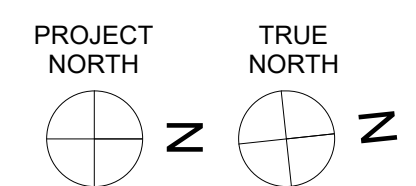
Date	Issue Description
10/24/2023	PLANNING BOARD

Drawn By: ANM
Project No.: 2020001

Drawing Sheet
OVERALL FLOOR PLANS

Drawing Sheet

A1.01





Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outside of Parking Lot	+	0.1 fc	4.9 fc	0.0 fc	N/A	N/A
Parking Lot	+	1.4 fc	3.8 fc	0.3 fc	12.7:1	4.7:1

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	LLF	Wattage	Distribution	Polar Plot
	D	5	Juno Lighting	JPDZ4 DB 1000LM 3000K 90CRI WWH	Juno Podz 4in LED Downlight; mounted at 10ft	LED	JPDZ4_DB_1000LM_3000K_90CRI_WWH.ies	1027	0.9	13.6	DIRECT, SC-0=1.12, SC-90=1.12	
	S3	1	Lithonia Lighting	DSX0 LED P3 30K 80CRI T3M MVOLT SPA DDBXD with SSS 14 4C DM19AS DDBXD	D-Series Size 0 Area Fixture; mounted at 16ft (14ft pole on 2ft base)	LED	DSX0_LED_P3_30K_80CRI_T3M.ies	7661	0.9	68.95	TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G3	
	S3-B	1	Lithonia Lighting	DSX0 LED P3 30K 80CRI BLC3 MVOLT SPA DDBXD with SSS 14 4C DM19AS DDBXD	D-Series Size 0 Area Fixture with Extreme Backlight Control; mounted at 16ft (14ft pole on 2ft base)	LED	DSX0_LED_P3_30K_80CRI_BLC3.ies	5573	0.9	68.95	TYPE III, SHORT, BUG RATING: B0 - U0 - G2	
	S4-B	3	Lithonia Lighting	DSX0 LED P3 30K 80CRI TFTM HS MVOLT SPA DDBXD with SSS 14 4C DM19AS DDBXD	D-Series Size 0 Area Fixture with Houseside Shield; mounted at 16ft (14ft pole on 2ft base)	LED	DSX0_LED_P3_30K_80CRI_TFTM_HS.ies	6566	0.9	68.95	TYPE IV, SHORT, BUG RATING: B1 - U0 - G2	
	S5	1	Lithonia Lighting	DSX0 LED P3 30K 80CRI T5M MVOLT SPA DDBXD with SSS 14 4C DM19AS DDBXD	D-Series Size 0 Area Fixture; mounted at 16ft (14ft pole on 2ft base)	LED	DSX0_LED_P3_30K_80CRI_T5M.ies	8000	0.9	68.95	TYPE VS, BUG RATING: B3 - U0 - G2	



Plan View
Scale - 1" = 30ft