

RESIDENTIAL SITE PLAN

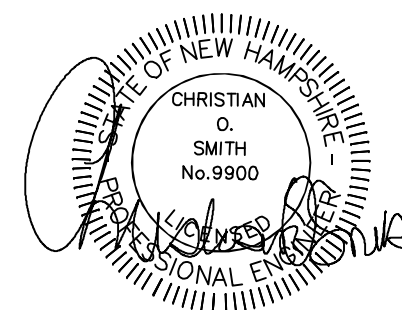
242 SOUTH MAIN ST.

TAX MAP U4, LOT 69

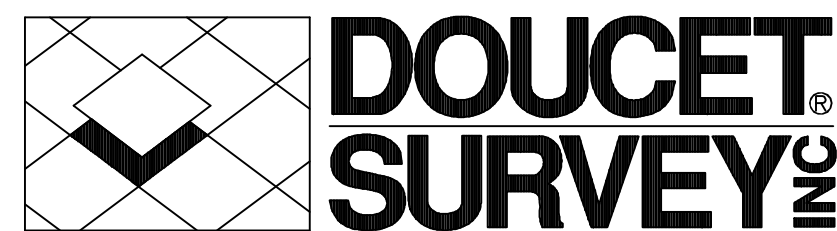
CIVIL ENGINEERS:



70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX: 603-583-4863



LAND SURVEYOR:



Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857-0163
Voice (603) 659-6560, Data (603) 659-4118

LANDSCAPE ARCHITECT

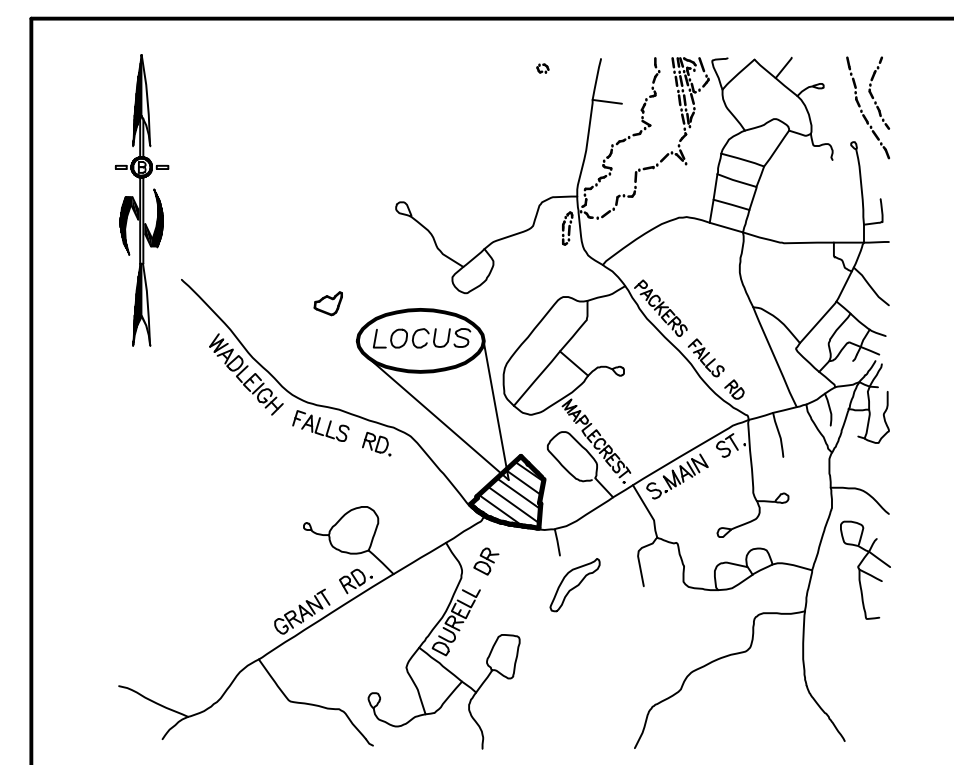
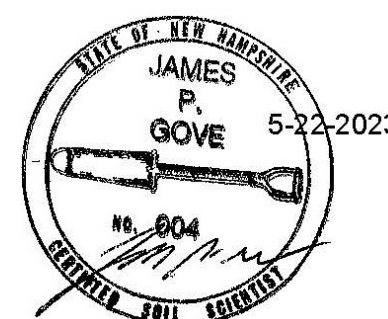


103 Kent Place
Newmarket, NH 03857
603.659.5949

www.woodburnandcompany.com
www.houzz.com/pro/robwoodburn

WETLAND / SOIL CONSULTANT:

GOVE ENVIRONMENTAL SERVICES INC.
8 CONTINENTAL DRIVE,
BLDG 2 UNIT H
EXETER, NH 03833
1-603-778-0644



LOCATION MAP

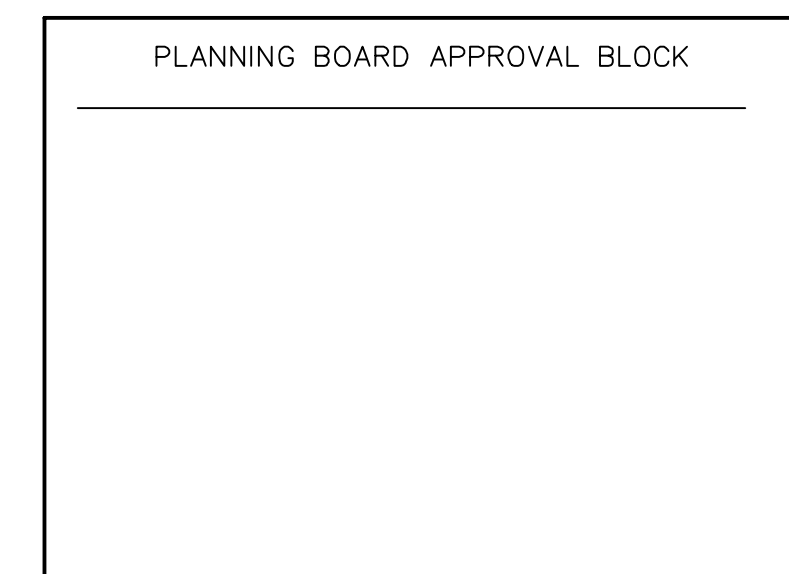
PLAN INDEX

TITLE SHEET	
SUBDIVISION PLANS	1,1A
EXISTING CONDITIONS PLANS	2,2A
OVERALL SITE PLAN	3
PARKING/PAVEMENT PLAN	4
GRADING & DRAINAGE PLAN	5
UTILITY/LIGHTING PLAN	6
CONSTRUCTION DETAILS	7-10
EROSION & SEDIMENT CONTROL DETAILS	11
LANDSCAPE PLANS	

PLAN SET LEGEND

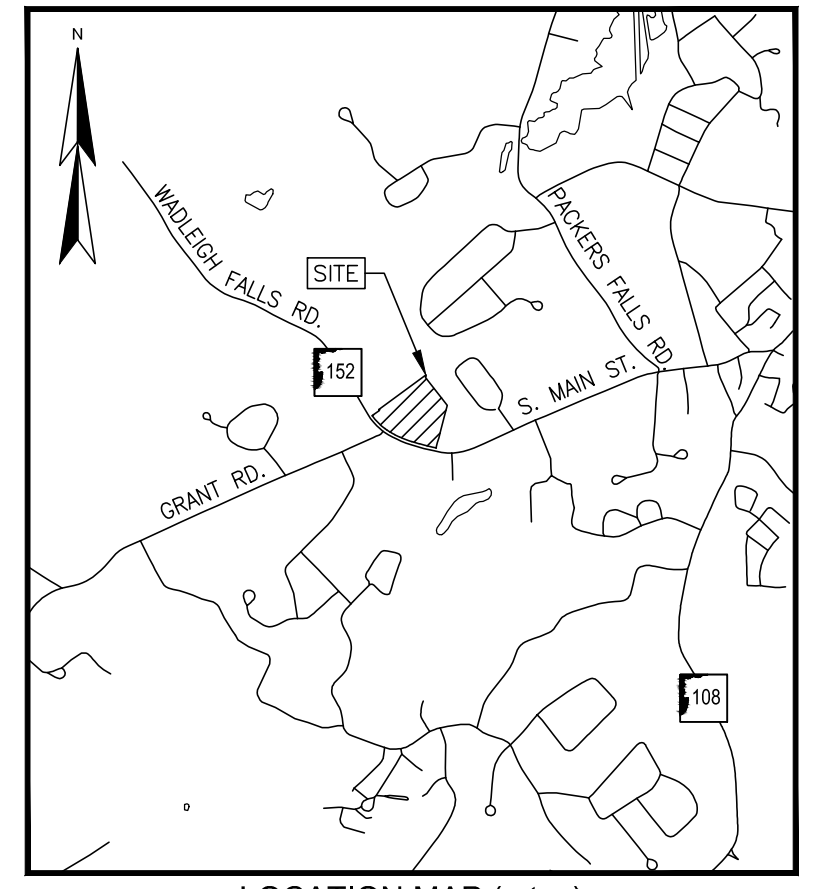
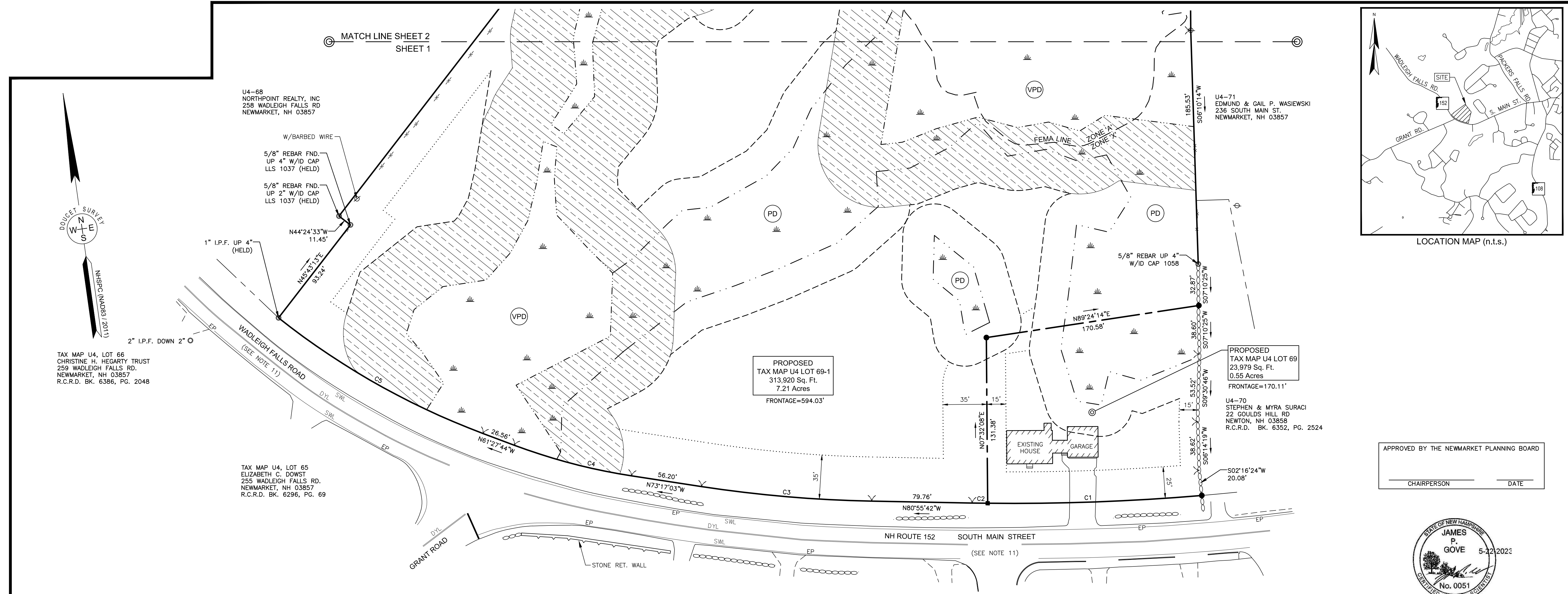
● 5/8" REBAR	● UNDERGROUND ELEC. LINE	— UGE —
○ DRILL HOLE	○ OVERHEAD ELEC. LINE	— OHE —
□ CONC. BOUND	— D — D —	— S —
○ UTILITY POLE	— W —	— W —
○ DRAIN MANHOLE	○ STONE WALL	○ ○ ○ ○ ○
○ SEWER MANHOLE	○ TREE LINE	○ ○ ○ ○ ○
○ EXISTING LIGHT POLE	○ ABUT. PROPERTY LINES	○ ○ ○ ○ ○
○ WATER SHUT OFF	○ EXIST. PROPERTY LINES	— — — — —
○ PINES, ETC.	○ BUILDING SETBACK LINES	— — — — —
○ MAPLES, ETC.	○ EXIST. CONTOUR	— — — — —
○ PROP. SPOT GRADE	○ PROP. CONTOUR	— — — — —
○ SINGLE POST SIGN	○ SOIL LINES	○ ○ ○ ○ ○
○ TEST PIT W/NO.	○ SILT FENCING	○ ○ ○ ○ ○

OWNER/APPLICANT:
DR LEMIEUX BUILDERS, INC.
76 EXETER ROAD
NEWMARKET, NH 03857

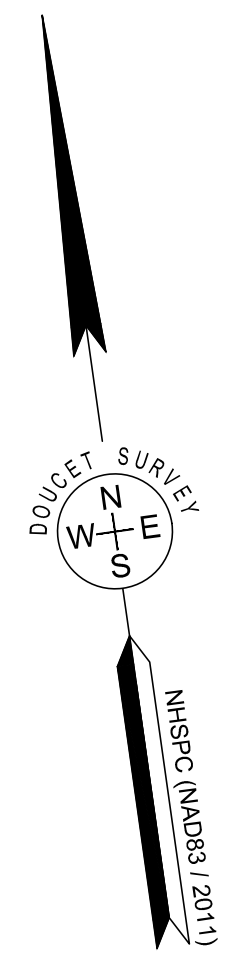


REQUIRED PERMITS
NHDES SEWER EXTENSION #
NHDES DW/GW PERMIT #
LOCAL DRIVEWAY PERMIT#

REVISIONS PER REVIEW COMMENTS	10-18-23
REVISIONS PER REVIEW COMMENTS	8-16-23



LOCATION MAP (n.t.s.)



TAX MAP U4, LOT 66
CHRISTINE H. HEGARTY TRUST
259 WADLEIGH FALLS RD.
NEWMARKET, NH 03857
R.C.R.D. BK. 6386, PG. 2048

U4-68
NORTHPOINT REALTY, INC
258 WADLEIGH FALLS RD
NEWMARKET, NH 03857

TAX MAP U4, LOT 65
ELIZABETH C. DOWST
255 WADLEIGH FALLS RD.
NEWMARKET, NH 03857
R.C.R.D. BK. 6296, PG. 69

TAX MAP R5, LOT 93
GENE & CHRISTINA CONNOLLY
1 GRANT DR.
NEWMARKET, NH 03857-2102
R.C.R.D. BK. 5306, PG. 1118

TAX MAP U4, LOT 57
LINDA DOSHER REV. TRUST
PO BOX 242
NEWMARKET, NH 03857
R.C.R.D. BK. 5516, PG. 2526

TAX MAP U4, LOT 56
AGATHA A. HALLIDAY
247 SOUTH MAIN ST.
NEWMARKET, NH 03857
R.C.R.D. BK. 5658, PG. 1782

TAX MAP U4, LOT 55
DEREK ARTHUR & THORA CONRAD
245 SOUTH MAIN ST.
NEWMARKET, NH 03857
R.C.R.D. BK. 6055, PG. 508

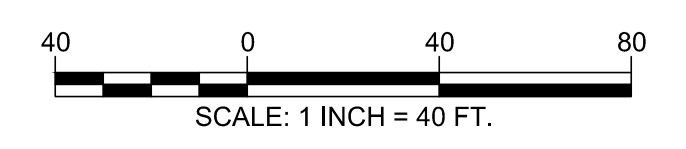
TAX MAP R5, LOT 95
NEWMARKET SCHOOL DISTRICT
186 A MAIN ST.
NEWMARKET, NH 03857

TAX MAP U4, LOT 54
GARY M. MASTIN REV. TRUST
15 CAROLYN DR.
NEWMARKET, NH 03857-1004
R.C.R.D. BK. 4411, PG. 2552

TAX MAP U4, LOT 53
NEWMARKET SCHOOL DISTRICT
239 SOUTH MAIN ST.
NEWMARKET, NH 03857
R.C.R.D. BK. 5735, PG. 1664

APPROVED BY THE NEWMARKET PLANNING BOARD

CHAIRPERSON _____ DATE _____

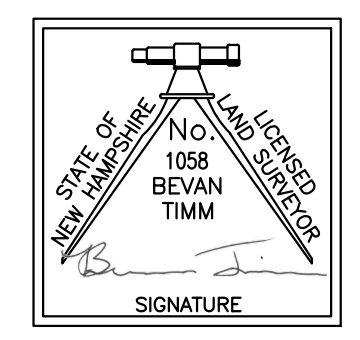


- NOTES:
- REFERENCE: TAX MAP U4, LOT 69
 - EXISTING LOT AREA: 337,899 SQ. FT. OR 7.76 AC.
 - OWNER OF RECORD: D.R. LEMIEUX BUILDERS, LLC
76 EXETER ROAD
NEWMARKET, NH 03857
R.C.R.D. BOOK 6439, PAGE 1906
 - ZONE: R-2
DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA 21,780 sq.ft. OR 0.5 AC.
MIN. FRONTAGE 100 ft.
FRONT SETBACK 25 ft. - SINGLE RESIDENCE 35 ft. - AGE-RESTRICTED HOUSING
SIDE/REAR SETBACK 15 ft. - SINGLE RESIDENCE 35 ft. - AGE-RESTRICTED HOUSING
MAX. BUILDING HEIGHT 35 ft.
MAX. BUILDING COVERAGE -- %
WETLAND SETBACKS
POORLY DRAINED 25 ft.
VERY POORLY DRAINED 50 ft.
 - ZONING INFORMATION LISTED HEREON IS BASED ON THE TOWN OF NEWMARKET ZONING ORDINANCE DATED 12/08/2020 AS AVAILABLE ON THE TOWN WEBSITE ON 05/17/2023. ADDITIONAL REGULATIONS APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS
 - FIELD SURVEY PERFORMED BY DOUCET SURVEY DURING AUGUST, SEPTEMBER, AND OCTOBER 2022 USING A TRIMBLE S5 TOTAL STATION AND A TRIMBLE R10 SURVEY GRADE GPS WITH A TRIMBLE TSC3 DATA COLLECTOR AND A TRIMBLE DINI DIGITAL LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
 - HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 - JURISDICTIONAL WETLANDS DELINEATED BY JAMES P. GOVE, CWS 051, CSS 004 OF GOVE ENVIRONMENTAL SERVICES, INC. DURING AUGUST 2022 ACCORDING TO THE:
+US ARMY COPRS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN 1987).
+REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
+FIELD INDICATORS FOR IDENTIFYING DYDRIC SOILS IN NEW ENGLAND, VERSION 4, NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE.
 - PRIME WETLANDS SHOWN HEREON BASED ON "TOWN OF NEWMARKET, NH PRIME WETLANDS MAP 2: NORTH-CENTRAL SECTION" PRODUCED BY THE TOWN OF NEWMARKET MARCH 24, 2004 UPDATED BY STRAFFORD RPC JANUARY 8, 2013.

- FLOOD HAZARD ZONE: "X" & "A", PER FIRM MAP #33015C0230F, DATED 1/29/2021.
 - THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
 - SOUTH MAIN STREET/WADLEIGH FALLS ROAD (ROUTE 152) RIGHT OF WAY IS FOUR RODS (66') IN WIDTH, SEE S.R. SHEET 5-49 (BOOK 18, PAGE 849) ON FILE AT THE STATE OF NEW HAMPSHIRE ARCHIVES. THE RIGHT OF WAY AS SHOWN HEREON IS BASED ON THE EXISTING CENTERLINE AND MONUMENTS FOUND IN THE FIELD.
 - DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF (THE ROAD) AS DEPICTED HEREON IS BASED ON RESEARCH CONDUCTED AT THE TOWN OF NEWMARKET, THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION AND ROCKINGHAM COUNTY REGISTRY OF DEEDS.
 - FINAL MONUMENTATION MAY BE DIFFERENT THAN THE PROPOSED MONUMENTATION SHOWN HEREON. DUE TO THE FACT THAT SITE CONDITIONS WILL DICTATE THE ACTUAL LOCATION AND TYPE OF MONUMENTS INSTALLED IN THE FIELD. PLEASE REFER TO EITHER THE "MONUMENTATION LOCATION PLAN" TO BE RECORDED OR CONTACT DOUCET SURVEY. FOR CLARIFICATION OF MONUMENTS SET. (A RECORDED PLAN WILL BE PRODUCED AT THE DISCRETION OF DOUCET SURVEY).
- REFERENCE PLANS:
- "D.W. HOYT DEVELOPMENT MAPLECREST NEWMARKET - N.H." DATED OCTOBER 4, 1951 BY H.V. SHEAHAN C.E. R.C.R.D. PLAN 01752.
 - "D.W. HOYT HOUSING PROJECT 30 MAIN STREET NEWMARKET - N.H." DATED JULY 1951 BY H.V. SHEAHAN R.C.R.D. PLAN 01753.
 - "TAX MAP U-2 LOT 68 CONDOMINIUM SITE PLAN 258 WADLEIGH FALLS RD., A-B 258 WADLEIGH FALLS ROAD NEWMARKET, NEW HAMPSHIRE COUNTY OF ROCKINGHAM OWNED BY NORTHPOINT REALTY, INC." DATED MAY 28, 2021 REVISED 6/7/2021 AND 7/20/2021 BY TMORAN R.C.R.D. PLAN D-42885.
 - "SUBDIVISION OF LAND OF JOHN CARPENTER IN NEWMARKET N.H." DATED 11/5/76 BY MOULTON ENGINEERING CO. R.C.R.D. PLAN D-6451.
 - "SUBDIVISION PLAN FOR AMERICAN LAND DEVELOPMENT INC. WOOD HAVEN PHASE II IN NEWMARKET, N.H." DATED NOV. 2, 1981 BY KIMBALL CHASE COMPANY R.C.R.D PLAN D-10912.

- LEGEND
- EXISTING LOT LINE
 - PROPOSED LOT LINE
 - BUILDING SETBACK LINE
 - APPROXIMATE ABUTTERS LOT LINE
 - STONE WALL
 - RETAINING WALL
 - FEMA FLOOD ZONE LINE
 - EDGE OF DELINEATED WETLAND
 - POORLY DRAINED - PD (SEE NOTE 7)
 - EDGE OF DELINEATED WETLAND
 - VERY POORLY DRAINED - VPD (SEE NOTE 7)
 - WETLAND AREA (SEE NOTE 7)
 - PRIME WETLAND AREA (SEE NOTE 8)
 - 50' NOT CUT/NO DISTURB AREA
 - VERY POORLY DRAINED
 - 25' WETLAND SETBACK LINE - POORLY DRAINED
 - PRIME WETLAND SETBACK LINE
 - PIPE/ROD FOUND
 - DRILL HOLE FOUND (D.H.F.)
 - 5/8" REBAR W/ID CAP TO BE SET
 - 4"x4" GRANITE BOUND TO BE SET
 - BARBED WIRE FOUND ON GROUND
 - FENCE POST
 - DOUBLE YELLOW LINE
 - EDGE OF PAVEMENT
 - IRON PIPE FOUND
 - RETAINING WALL
 - SINGLE WHITE LINE

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	170.11'	1767.00'	5'30'58"	S84°05'12"E	170.05'
C2	12.35'	1767.00'	0'24'02"	S81°07'43"E	12.35'
C3	135.68'	1017.00'	7'38'39"	S77°06'22"E	135.58'
C4	96.36'	467.00'	11°49'19"	S67°22'23"E	96.19'
C5	187.12'	600.00'	17°52'06"	S52°31'41"E	186.36'



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY 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 WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

L.L.S. #1058
AUGUST 22, 2023 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

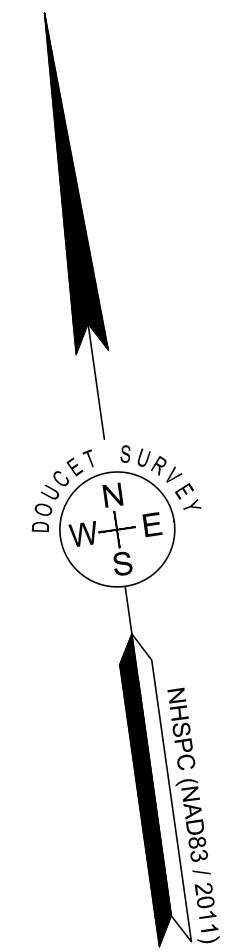
SUBDIVISION PLAN
FOR
D.R. LEMIEUX BUILDERS, LLC
OF
TAX MAP U4, LOT 69
242 SOUTH MAIN STREET
NEWMARKET, NEW HAMPSHIRE

NO.	DATE	REVISION DESCRIPTION	J.R.P. BY
1	8/22/23	REVISE PROPOSED LOT	J.R.P.

DRAWN BY: M.T.L.	DATE: MAY 23, 2023
CHECKED BY: B.T.	DRAWING NO. 7630D
JOB NO. 7630	SHEET 1 OF 2

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http://www.doucetsurvey.com

FILE NAME: C:\Users\jgove\Documents\Projects\2023\2023-08-22\2023-08-22.dwg PLOT DATE: 8/22/23 10:00 AM PLOT BY: JGove PLOT SIZE: 11x17 PLOT SCALE: 1"=40'



MATCH LINE SHEET 2
SHEET 1

U4-68
NORTHPOINT REALTY, INC
258 WADLEIGH FALLS RD
NEWMARKET, NH 03857

PROPOSED
TAX MAP U4 LOT 69-1
313,920 Sq. Ft.
7.21 Acres

U4-85
DAMAN I. SANTANA &
LAUREN E. MCGINLEY
32 MAPLECREST ST.
NEWMARKET, NH 03857-1402
R.C.R.D. BK. 5395, PG. 295

U4-84
DAWN M. MAZUR 2020 REV. TRUST
34 MAPLECREST ST.
NEWMARKET, NH 03857
R.C.R.D. BK. 6183, PG. 1977

U4-83
SHARON M. MCCRILLIS
35 MAPLECREST ST.
NEWMARKET, NH 03857-1402
R.C.R.D. BK. 5048, PG. 965

U4-82
TIMOTHY R. & JESSICA J. NOYES
38 MAPLECREST ST.
NEWMARKET, NH 03857
R.C.R.D. BK. 6352, PG. 1482

1" I.P.F. UP 10"
IN CONC.
(HELD FOR LINE)

S42°15'24"E
107.59'
(TIE LINE I.P.F. TO REBAR)

S42°15'24"E
2.41'

S04°06'34"W
28.00'

5/8" REBAR FND.
UP 8" W/ID CAP
LLS 1037 (HELD)

FEMA LINE ZONE 'X'
ZONE 'A'

S46°22'18"E
252.39'

100' PRIME
WETLAND SETBACK

1" I.P.F. DOWN 3"
(HELD)

S46°22'18"E
115.05'

5/8" X 3" IRON STAKE
FND. UP 3"

N46°22'18"W
36.49' (TIE LINE I.P.F.
TO CORNER)

1" I.P.F. DOWN 18"
(HELD FOR LINE)

S07°37'24"W
92.20'

APPROVED BY THE NEWMARKET PLANNING BOARD
CHAIRPERSON _____ DATE _____

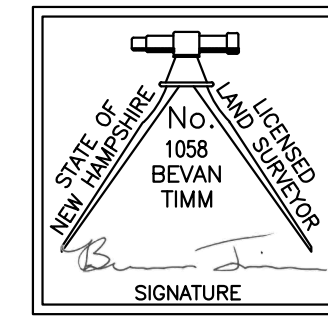


40 0 40 80
SCALE: 1 INCH = 40 FT.

SUBDIVISION PLAN
FOR
D.R. LEMIEUX BUILDERS, LLC
OF
TAX MAP U4, LOT 69
242 SOUTH MAIN STREET
NEWMARKET, NEW HAMPSHIRE

NO.	DATE	REVISION	DESCRIPTION	BY
1	8/22/23	REVISE PROPOSED LOT		J.R.P.

DRAWN BY:	M.T.L.	DATE:	MAY 23, 2023
CHECKED BY:	B.T.	DRAWING NO.	7630D
JOB NO.	7630	SHEET	2 OF 2



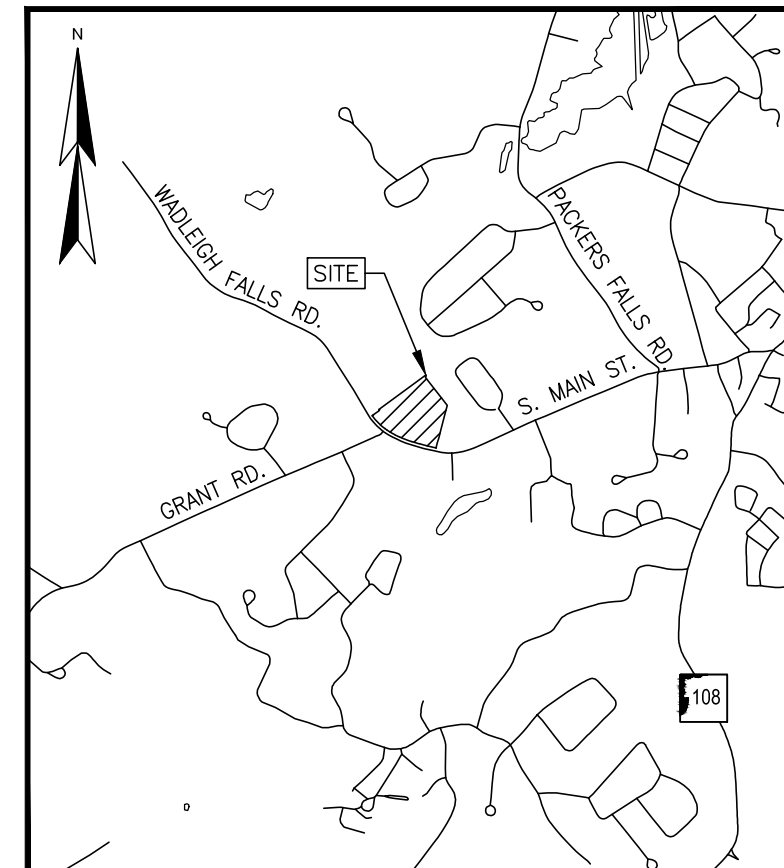
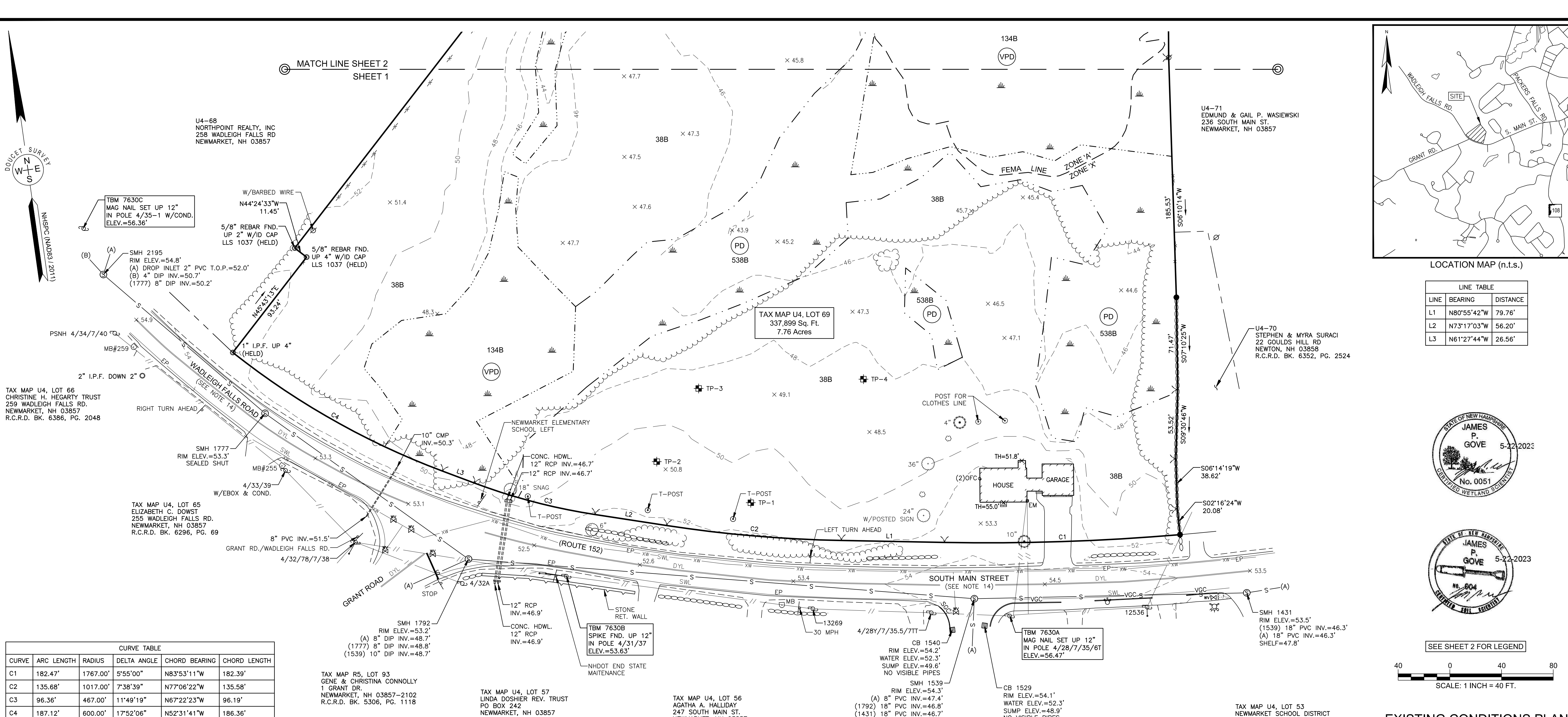
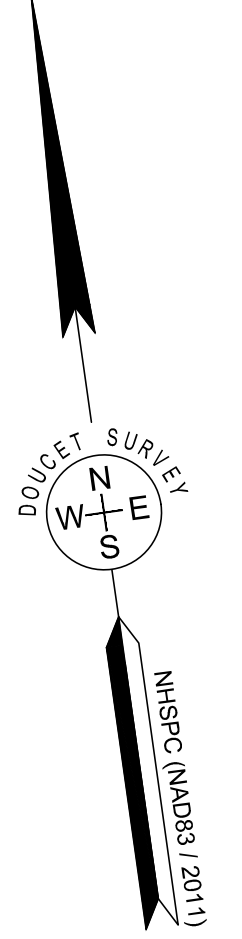
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

Bevan Timm L.L.S. #1058
AUGUST 22, 2023 DATE

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FILE NAME: C:\Users\jgover\Documents\Survey\Drawings\194823\7630D\7630D.dwg USER: jgove DATE: 22/08/2023 10:41:02 PLOTTER: Format 22x34 300 PLOT: 123

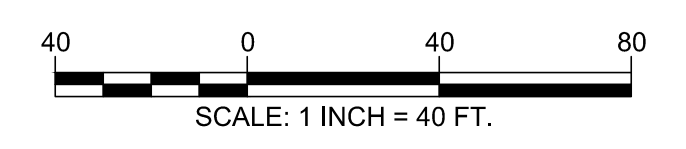
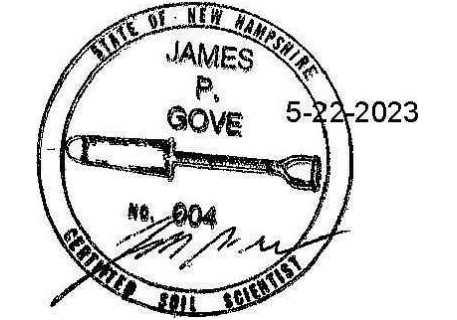


LINE TABLE

LINE	BEARING	DISTANCE
L1	N80°55'42"W	79.76'
L2	N73°17'03"W	56.20'
L3	N61°27'44"W	26.56'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	182.47'	1767.00'	5°55'00"	N83°53'11"W	182.39'
C2	135.68'	1017.00'	7°38'39"	N77°06'22"W	135.58'
C3	96.36'	467.00'	11°49'19"	N67°22'23"W	96.19'
C4	187.12'	600.00'	17°52'06"	N52°31'41"W	186.36'



EXISTING CONDITIONS PLAN
FOR
D.R. LEMIEUX BUILDERS, LLC
OF
TAX MAP U4, LOT 69
242 SOUTH MAIN STREET
NEWMARKET, NEW HAMPSHIRE

- NOTES:
- REFERENCE: TAX MAP U4, LOT 69, 242 SOUTH MAIN STREET, NEWMARKET, NH 03857
 - TOTAL PARCEL AREA: 337,899 SQ. FT. OR 7.76 AC.
 - OWNER OF RECORD: D.R. LEMIEUX BUILDERS, LLC, 76 EXETER ROAD, NEWMARKET, NH 03857, R.C.R.D. BOOK 6439, PAGE 1906
 - FIELD SURVEY PERFORMED BY DOUCET SURVEY DURING AUGUST, SEPTEMBER, AND OCTOBER 2022 USING A TRIMBLE S5 TOTAL STATION AND A TRIMBLE R10 SURVEY GRADE GPS WITH A TRIMBLE TSC3 DATA COLLECTOR AND A TRIMBLE DINI DIGITAL LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
 - HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 - VERTICAL DATUM IS BASED ON APPROXIMATE NAVD83(GEOD18) (±2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 - JURISDICTIONAL WETLANDS DELINEATED BY JAMES P. GOVE, CWS 051, CSS 004 OF GOVE ENVIRONMENTAL SERVICES, INC. DURING AUGUST 2022 ACCORDING TO THE:
 - US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN 1987).
 - REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE.
 - FLOOD HAZARD ZONE: "X" & "A", PER FIRM MAP #33015C0230F, DATED 1/29/2021.
 - PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 2' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA. AND DOUCET SURVEY WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
 - UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVED PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON-SITE. NO UTILITIES WERE MARKED AS PART OF THIS SURVEY. THE WATER LINE AS SHOWN HEREON WAS PROVIDED BY BEALS ASSOCIATES, PLLC.

- THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING; THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- SOUTH MAIN STREET/WADLEIGH FALLS ROAD (ROUTE 152) RIGHT OF WAY IS FOUR RODS (66') IN WIDTH, SEE S.R. SHEET 5-49 (BOOK 18, PAGE 849) ON FILE AT THE STATE OF NEW HAMPSHIRE ARCHIVES. THE RIGHT OF WAY AS SHOWN HEREON IS BASED ON THE EXISTING CENTERLINE AND MONUMENTS FOUND IN THE FIELD.
- ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL, WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.
- PRIME WETLANDS SHOWN HEREON BASED ON "TOWN OF NEWMARKET, NH PRIME WETLANDS MAP 2: NORTH-CENTRAL SECTION" PRODUCED BY THE TOWN OF NEWMARKET MARCH 24, 2004 UPDATED BY STRAFFORD RPC JANUARY 8, 2013.
- SITE SPECIFIC SOILS SHOWN HEREON WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR INFILTRATION REQUIREMENTS BY THE NH DES. ALTERATION OF TERRAIN BUREAU. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP.
- THE SITE SPECIFIC SOIL MAP (SSSM) WAS PRODUCED 04-10-2023, AND WAS PREPARED BY JAMES P. GOVE, CSS # 004, GOVE ENVIRONMENTAL SERVICES, INC. THE SURVEY AREA IS LOCATED AT 242 SOUTH MAIN STREET, NEWMARKET, NH. SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH. ISSUE # 10, JANUARY 2011. THE NUMERIC LEGEND WAS AMENDED TO IDENTIFY THE CORRECT SOIL COMPONENTS OF THE COMPLEX.

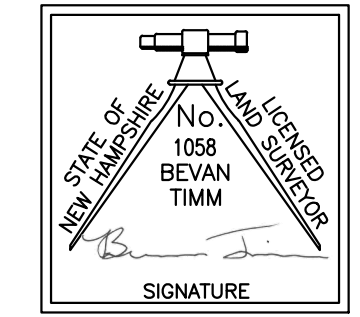
HYDROLOGIC SOIL GROUP FROM KSAT VALUES FOR NEW HAMPSHIRE SOILS, SOCIETY OF SOIL SCIENTISTS OF NEW ENGLAND, SPECIAL PUBLICATION NO. 5, SEPTEMBER, 2009.

SSSM SYM.	SSSM MAP NAME	HISS NO.	HYDRO. SOIL GROUP
38	ELDRIDGE LOAMY SAND	343	C
538	SQUAMSCOTT LOAMY SAND	543	C
134	MAYBID MUCKY SILT	643	D

SLOPE PHASE:
0-8% = B, 8-15% = C, 15-25% = D, 25%+ = E

REFERENCE PLANS:

- "D.W. HOYT DEVELOPMENT MAPLECREST NEWMARKET - N.H." DATED OCTOBER 4, 1951 BY H.V. SHEAHAN C.E. R.C.R.D. PLAN 01752.
- "D.W. HOYT HOUSING PROJECT 30 MAIN STREET NEWMARKET - N.H." DATED JULY 1951 BY H.V. SHEAHAN R.C.R.D. PLAN 01753.
- "TAX MAP U-2 LOT 68 CONDOMINIUM SITE PLAN 258 WADLEIGH FALLS RD., A-B 258 WADLEIGH FALLS ROAD NEWMARKET, NEW HAMPSHIRE COUNTY OF ROCKINGHAM OWNED BY NORTHPOINT REALTY, INC." DATED MAY 28, 2021 REVISED 6/7/2021 AND 7/20/2021 BY TFMORAN R.C.R.D. PLAN D-42885.
- "SUBDIVISION OF LAND OF JOHN CARPENTER IN NEWMARKET N.H." DATED 11/5/76 BY MOULTON ENGINEERING CO. R.C.R.D. PLAN D-6451.
- "SUBDIVISION PLAN FOR AMERICAN LAND DEVELOPMENT INC. WOOD HAVEN PHASE II IN NEWMARKET, N.H." DATED NOV. 2, 1981 BY KIMBALL CHASE COMPANY R.C.R.D. PLAN D-10912.



PURSUANT TO RSA 676:18, III:

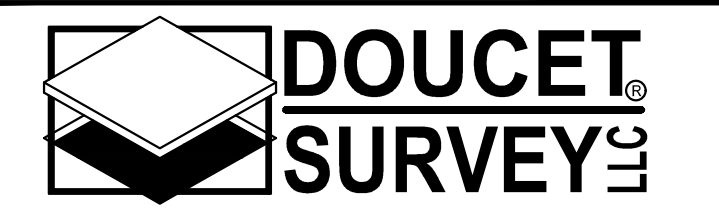
I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY 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 WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000."

L.L.S. #1058
OCTOBER 18, 2023 DATE

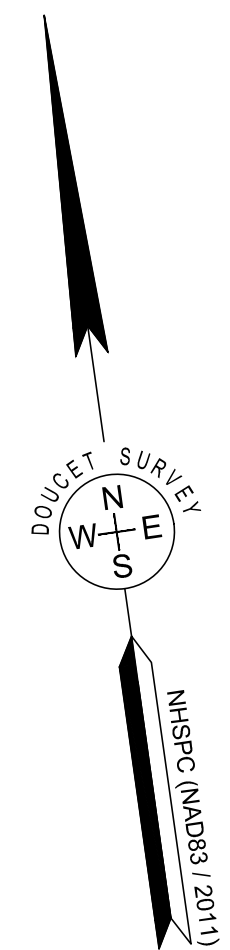
NO.	DATE	DESCRIPTION	BY
2	10/18/23	ADD WATER LINE - UPDATED NOTE 11	B.T.
1	05/22/23	ADD PRIME WETLANDS & SOILS	M.T.L.

DRAWN BY:	W.D.C.	DATE:	OCTOBER 10, 2022
CHECKED BY:	B.T.	DRAWING NO.:	7630B
JOB NO.:	7630	SHEET	1 OF 2



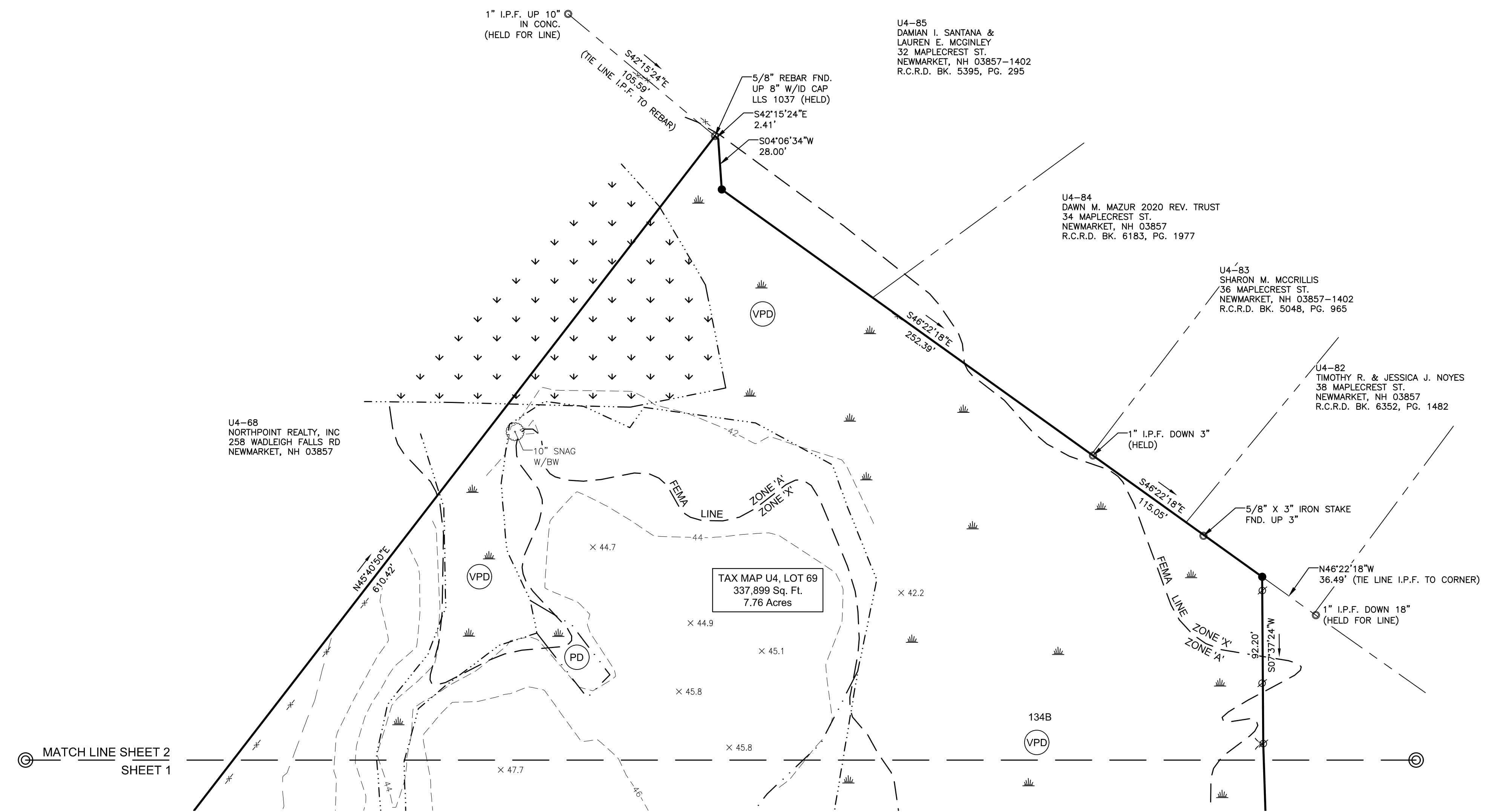
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

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LEGEND

---	EXISTING LOT LINE
- - - -	APPROXIMATE ADJUTERS LOT LINE (PER GIS)
---	MAJOR CONTOUR LINE
- - - -	MINOR CONTOUR LINE
○ ○ ○ ○	STONE WALL
▬ ▬ ▬ ▬	RETAINING WALL
	OVERHEAD WIRE
D	DRAIN LINE
S	SEWER LINE
○	TREE LINE
---	FEMA FLOOD ZONE LINE
---	EDGE OF DELINEATED WETLAND
---	POORLY DRAINED (SEE NOTE 8)
---	EDGE OF DELINEATED WETLAND
---	VERY POORLY DRAINED (SEE NOTE 8)
---	WETLAND AREA (SEE NOTE 8)
---	PRIME WETLAND AREA (SEE NOTE 16)
---	CONCRETE
×	SPOT GRADE
○	PIPE/ROD FOUND
○	DRILL HOLE FOUND (D.H.F.)
○	5/8" REBAR W/ID CAP OR OTHER SUITABLE MONUMENT TO BE SET
○	BARBED WIRE FOUND ON GROUND
○	WOODEN POST
○	UTILITY POLE
○	UTILITY POLE & GUY WIRE
○	CATCH BASIN
○	SEWER MANHOLE
○	FIRE HYDRANT
○	WATER GATE VALVE
○	WATER SHUTOFF VALVE
○	ELECTRIC METER
○	MANHOLE
○	SIGN
○	POST
○	MAIL BOX
○	PROPOSED TEST PIT LOCATION
○	CONIFEROUS TREE
○	DECIDUOUS TREE
○	DECIDUOUS BUSH
○	CONC.
○	D.H.
○	DIP
○	DUCTILE IRON PIPE
○	DOUBLE YELLOW LINE
○	EDGE OF PAVEMENT
○	I.P.F.
○	IRON PIPE FOUND
○	PVC
○	POLYVINYL CHLORIDE PIPE
○	RET. WALL
○	SGC
○	SLOPED GRANITE CURB
○	SWL
○	TH
○	THRESHOLD ELEVATION
○	TOP OF PIPE
○	TYP.
○	TYPICAL
○	VGC
○	VERTICAL GRANITE CURB
○	VERY POORLY DRAINED (SEE NOTE 8)
○	POORLY DRAINED (SEE NOTE 8)



EXISTING CONDITIONS PLAN
 FOR
D.R. LEMIEUX BUILDERS, LLC
 OF
TAX MAP U4, LOT 69
 242 SOUTH MAIN STREET
 NEWMARKET, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
1	05/22/23	ADD PRIME WETLANDS & SOILS	M.T.L.

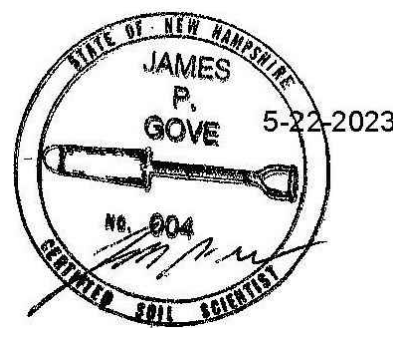
DRAWN BY:	W.D.C.	DATE:	OCTOBER 10, 2022
CHECKED BY:	B.T.	DRAWING NO.	7630B
JOB NO.	7630	SHEET	2 OF 2

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 BY 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 WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000."

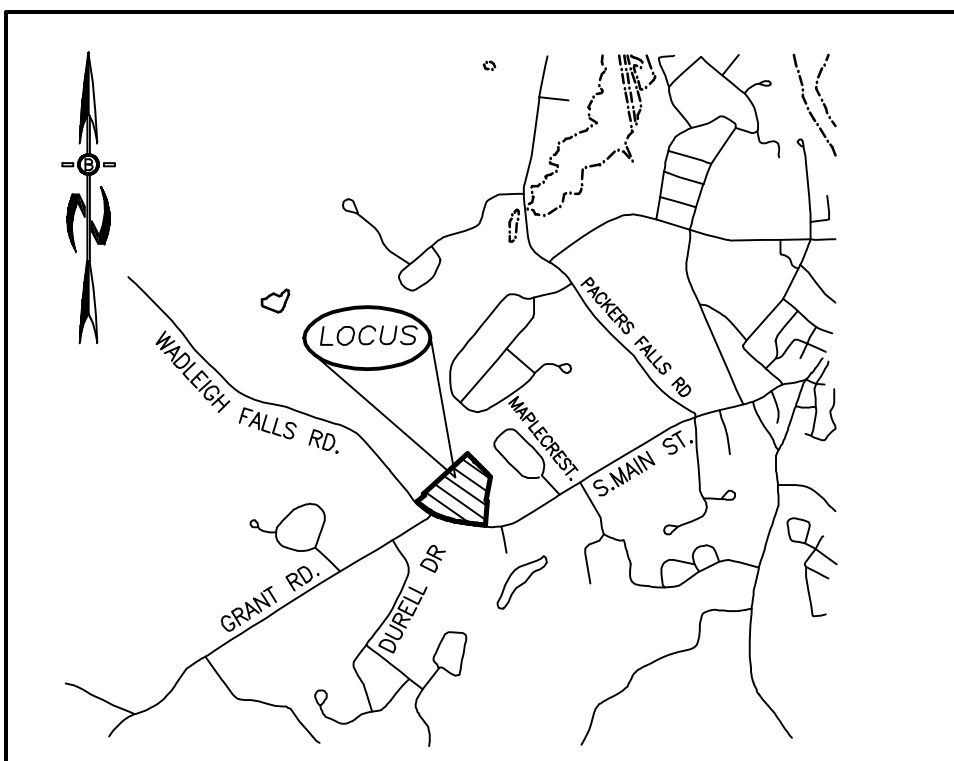
STATE OF NEW HAMPSHIRE
 No. 1058
 BEVAN
 TIMM
 SIGNATURE

 L.L.S. #1058
 MAY 22, 2023 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.



FILE NAME: C:\Users\jgove\Documents\Survey\N.H.S.P.C. 2023\1008 EC.dwg PLOTDATE: Monday, May 22, 2023 11:23am



LOCATION MAP

LEGEND

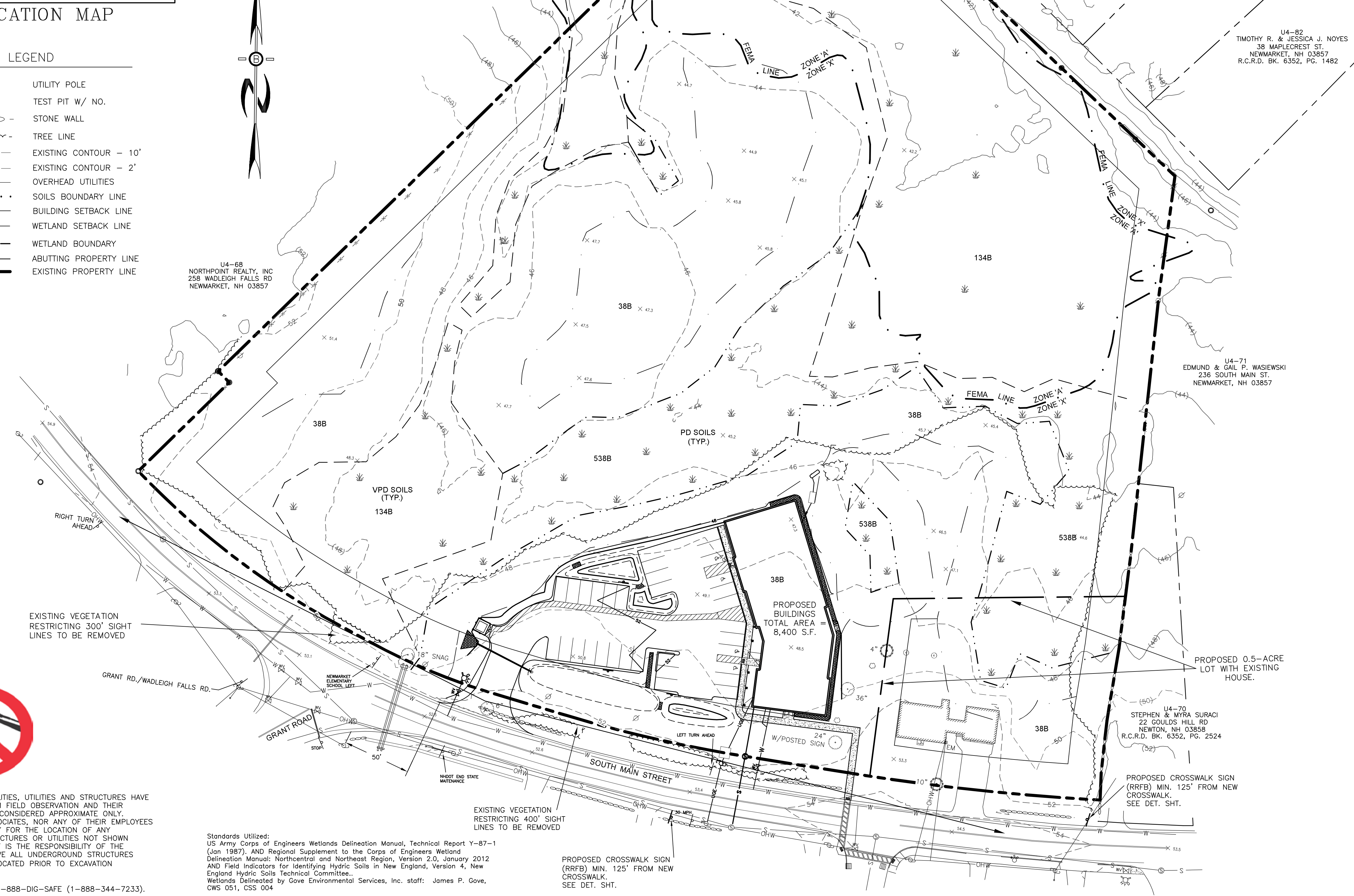
- UTILITY POLE
- TEST PIT W/ NO.
- STONE WALL
- TREE LINE
- EXISTING CONTOUR - 10'
- EXISTING CONTOUR - 2'
- OVERHEAD UTILITIES
- SOILS BOUNDARY LINE
- BUILDING SETBACK LINE
- WETLAND SETBACK LINE
- WETLAND BOUNDARY
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE

This map product is within the technical standards of the National Cooperative Soil Survey. It is a special purpose product, intended for infiltration requirements by the NH DES Alteration of Terrain Bureau. It was produced by a professional soil scientist, and is not a product of the USDA Natural Resources Conservation Service. There is a report that accompanies this map. The site specific soil map (SSSM) was produced 04-10-2023, and was prepared by James P. Gove, CSS # 004, Gove Environmental Services, Inc. The survey area is located at 242 South Main Street, Newmarket, NH. Soils were identified with the New Hampshire State-wide Numerical Soils Legend, USDA NRCS, Durham, NH, Issue # 10, January 2011. The numeric legend was amended to identify the correct soil components of the complex. Hydrologic Soil Group from Ksat Values for New Hampshire Soils, Society of Soil Scientists of New England, Special Publication No. 5, September, 2009.

SSSM SYM.	SSSM MAP NAME	HISS#	HYDRO.	SOIL GRP.
38	Eldridge loamy sand	343	C	
538	Squamscott loamy sand	543	C	
134	Maybid mucky silt	643	D	

SLOPE PHASE:
0-8%=B, 8-15%=C, 15-25%=D, 25%+=E

U4-68
NORTHPOINT REALTY, INC
258 WADLEIGH FALLS RD
NEWMARKET, NH 03857



DENSITY CALCULATIONS:
AGE RESTRICTED HOUSING
UPLAND AREA = 3.998ACx8 UNITS/AC = 32
PD WETLAND AREA = 0.926ACx8 UNITS/AC = 7
TOTAL = 39 (WITHOUT BONUSES)

SINGLE FAMILY DWELLING
UPLAND AREA = 0.43AC = 85% OF REQUIRED AREA
WETLAND AREA = 0.12AC

- U4-85
DAMIAN I. SANTANA & LAUREN E. MCGINLEY
32 MAPLECREST ST.
NEWMARKET, NH 03857-1402
R.C.R.D. BK. 5395, PG. 295
- U4-84
DAWN M. MAZUR 2020 REV. TRUST
34 MAPLECREST ST.
NEWMARKET, NH 03857
R.C.R.D. BK. 6183, PG. 1977
- U4-83
SHARON M. MCCRILLIS
36 MAPLECREST ST.
NEWMARKET, NH 03857-1402
R.C.R.D. BK. 5048, PG. 965
- U4-82
TIMOTHY R. & JESSICA J. NOYES
38 MAPLECREST ST.
NEWMARKET, NH 03857
R.C.R.D. BK. 6352, PG. 1482
- U4-71
EDMUND & GAIL P. WASIEWSKI
236 SOUTH MAIN ST.
NEWMARKET, NH 03857
- U4-70
STEPHEN & MYRA SURACI
22 GOULDS HILL RD
NEWMARKET, NH 03858
R.C.R.D. BK. 6352, PG. 2524

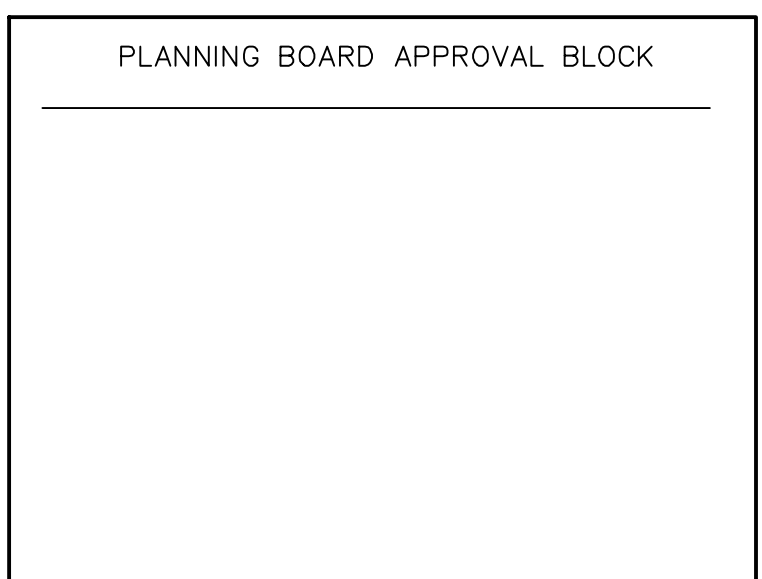
PREPARED FOR:
DR LEMIEUX BUILDERS, INC.
76 EXETER ROAD
NEWMARKET, NH 03857

BA BEALS ASSOCIATES, PLLC
70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860
FAX: 603-583-4863

- NOTES
- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE
 - THIS PLAN HAS BEEN PREPARED 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. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
 - THE INTENT OF THIS PROPOSAL CONSISTS OF A PROPOSED 32 UNIT AGE RESTRICTED BUILDING AND ASSOCIATED PARKING.
 - ALL SNOW SHALL BE STORED IN THE AREA(S) OFF PAVEMENT & PARKING AREAS. IN THE EVENT THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN TRAVEL AISLES.
 - ALL WASTE MATERIALS AND RECYCLABLE SHALL BE CONTAINED WITHIN THE BUILDING(S) OR APPROVED STORAGE FACILITIES.
 - THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
 - SEE DETAIL SHEET FOR STANDARD CONSTRUCTION NOTES AND DETAILS.

ZONING REQUIREMENTS

ZONE:	R2
MIN. LOT SIZE =	1/2 ACRE
MIN. FRONTAGE =	100'
MAX. HEIGHT =	35'
BUILDING SETBACKS:	
FRONT	25'
SIDE & REAR	15'
WETLANDS	50'



UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER BEALS ASSOCIATES, NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION

Standards Utilized:
US Army Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1 (Jan 1987), AND Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northeast and Northcentral Region, Version 2.0, January 2012 AND Field Indicators for Identifying Hydric Soils in New England, Version 4, New England Hydric Soils Technical Committee.
Wetlands Delineated by Gove Environmental Services, Inc. staff: James P. Gove, CWS 051, CSS 004

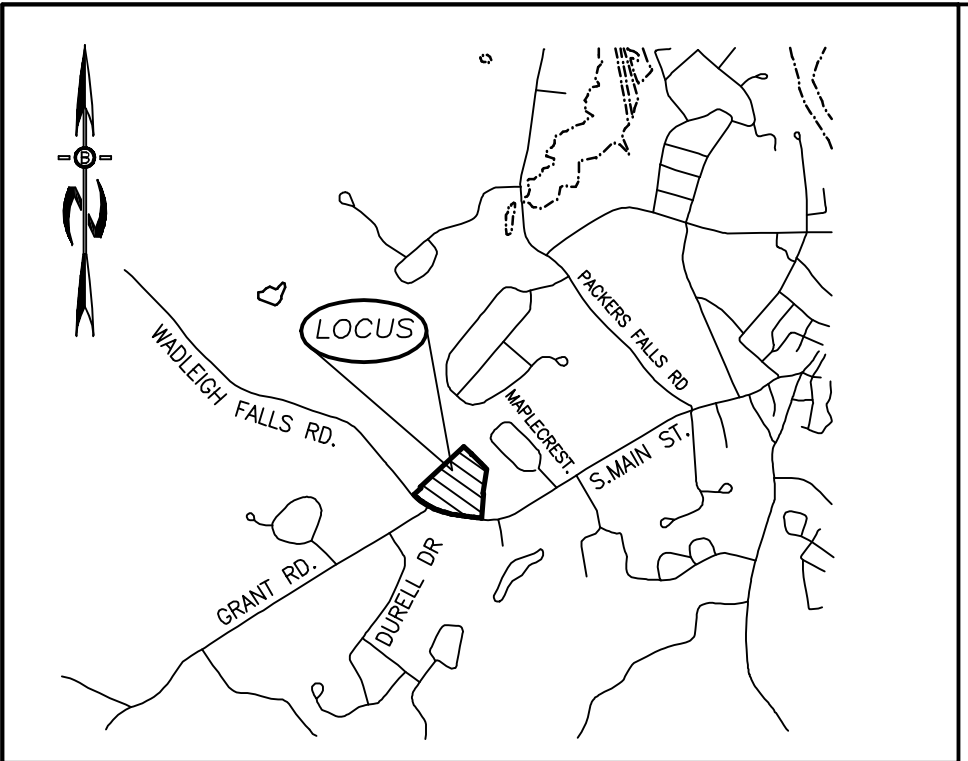
WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233).

REVISIONS PER REVIEW COMMENTS	10-18-23
REVISIONS PER REVIEW COMMENTS	8-16-23
REVISIONS:	DATE:

PROPOSED SITE PLAN

RESIDENTIAL DEVELOPMENT
TAX MAP U4, LOT 69
242 SOUTH MAIN STREET
NEWMARKET, NEW HAMPSHIRE

DATE:	JAN 2023	SCALE:	1"=40'
PROJ. NO:	NH-1449	SHEET NO.	3



LOCATION MAP

LEGEND

	UTILITY POLE
	TEST PIT W/ NO.
	STONE WALL
	TREE LINE
	EXISTING CONTOUR - 10'
	EXISTING CONTOUR - 2'
	OVERHEAD UTILITIES
	SOILS BOUNDARY LINE
	BUILDING SETBACK LINE
	WETLAND SETBACK LINE
	WETLAND BOUNDARY
	ABUTTING PROPERTY LINE
	EXISTING PROPERTY LINE

ZONING REQUIREMENTS

ZONE: R2
 MIN. LOT SIZE = 1/2 ACRE
 MIN. FRONTAGE = 100'
 MAX. HEIGHT = 35'

BUILDING SETBACKS:
 FRONT 25'
 SIDE & REAR 15'
 WETLANDS 50'

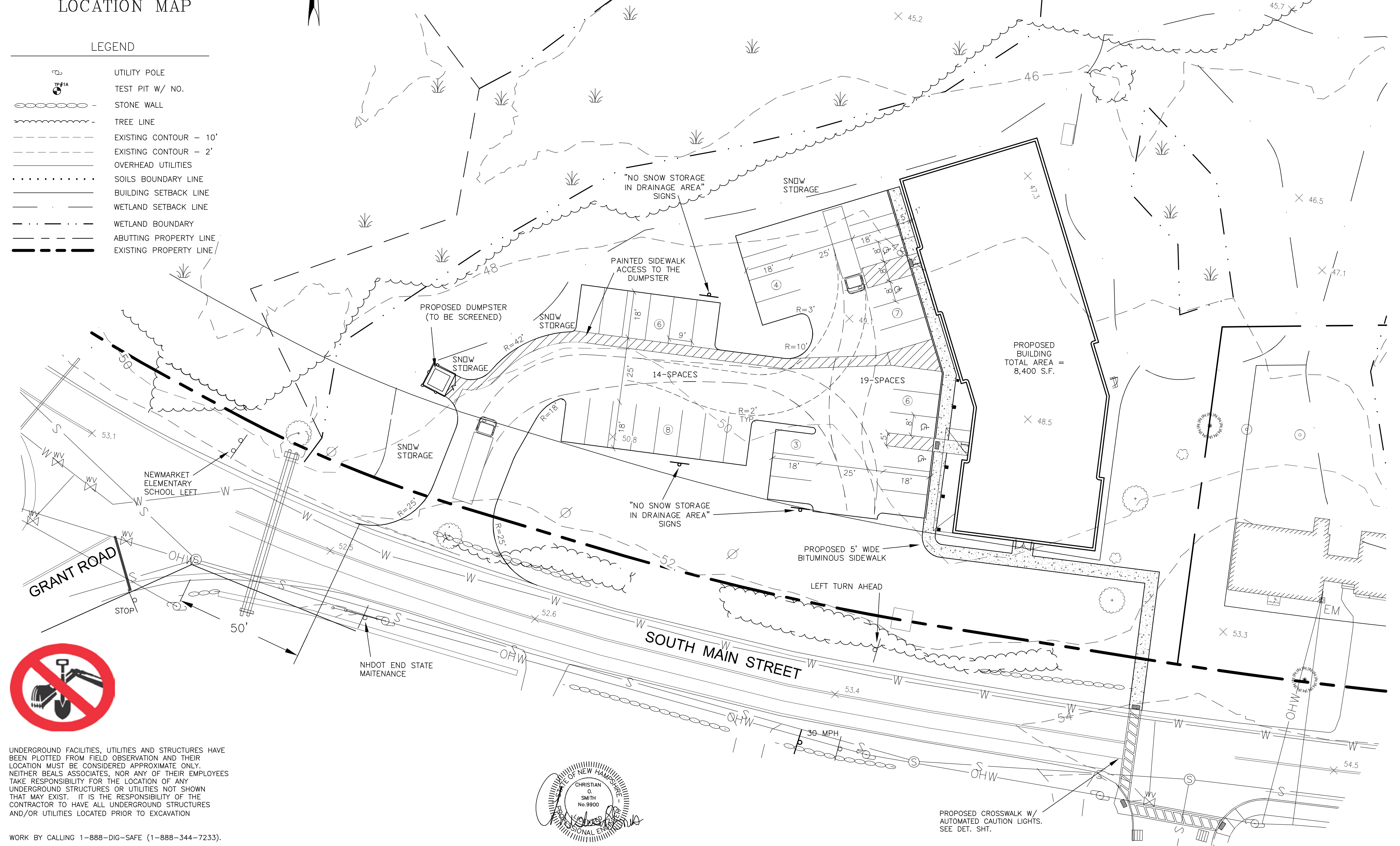
PARKING CALCULATIONS:
 AGE RESTRICTED HOUSING
 1/ UNIT = 32

TOTAL SPACES REQUIRED= 32
 TOTAL SPACES PROVIDED= 33

PREPARED FOR:
DR LEMIEUX BUILDERS, INC.
 76 EXETER ROAD
 NEWMARKET, NH 03857

BA BEALS ASSOCIATES, PLLC
 70 PORTSMOUTH AVE,
 THIRD FLOOR, SUITE 2
 STRATHAM, N.H. 03885
 PHONE: 603-583-4860,
 FAX: 603-583-4863

- NOTES**
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 - SEE DETAIL SHEET FOR STANDARD CONSTRUCTION NOTES AND DETAILS.



PLANNING BOARD APPROVAL BLOCK

REVISIONS PER REVIEW COMMENTS	10-18-23
REVISIONS PER REVIEW COMMENTS	8-16-23
REVISIONS:	DATE:

PARKING/PAVEMENT PLAN

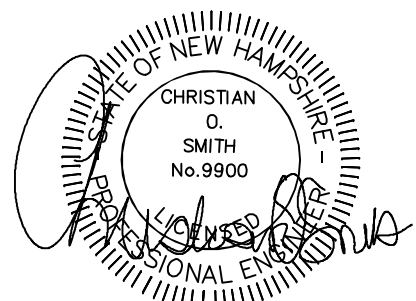
RESIDENTIAL DEVELOPMENT
 TAX MAP U4, LOT 69
 242 SOUTH MAIN STREET
 NEWMARKET, NEW HAMPSHIRE

DATE:	JAN 2023	SCALE:	1"=20'
PROJ. NO.:	NH-1449	SHEET NO.:	4

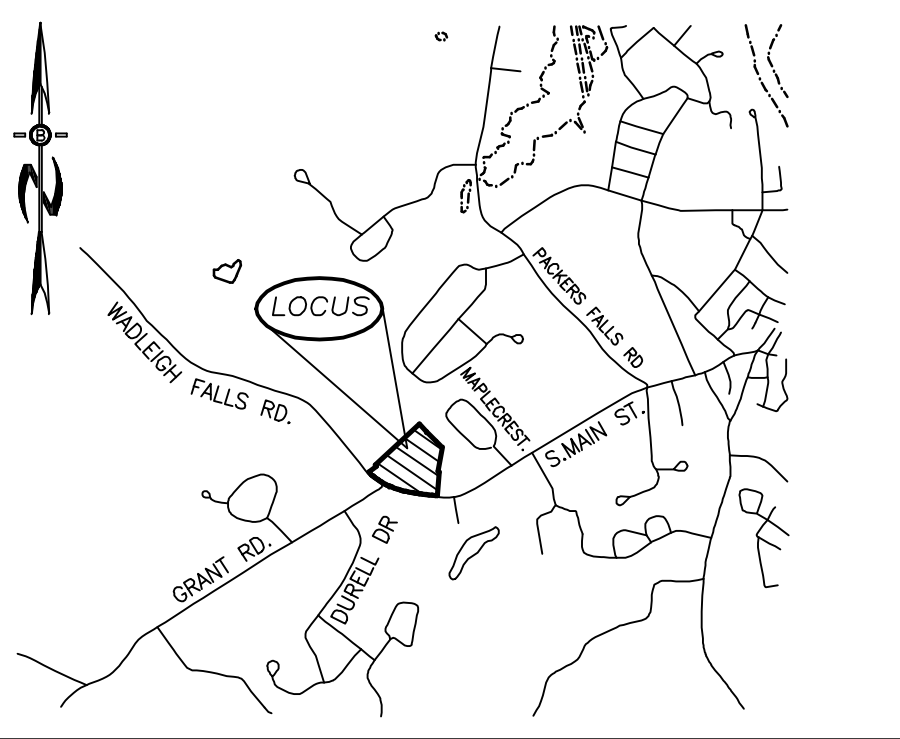


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WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233).



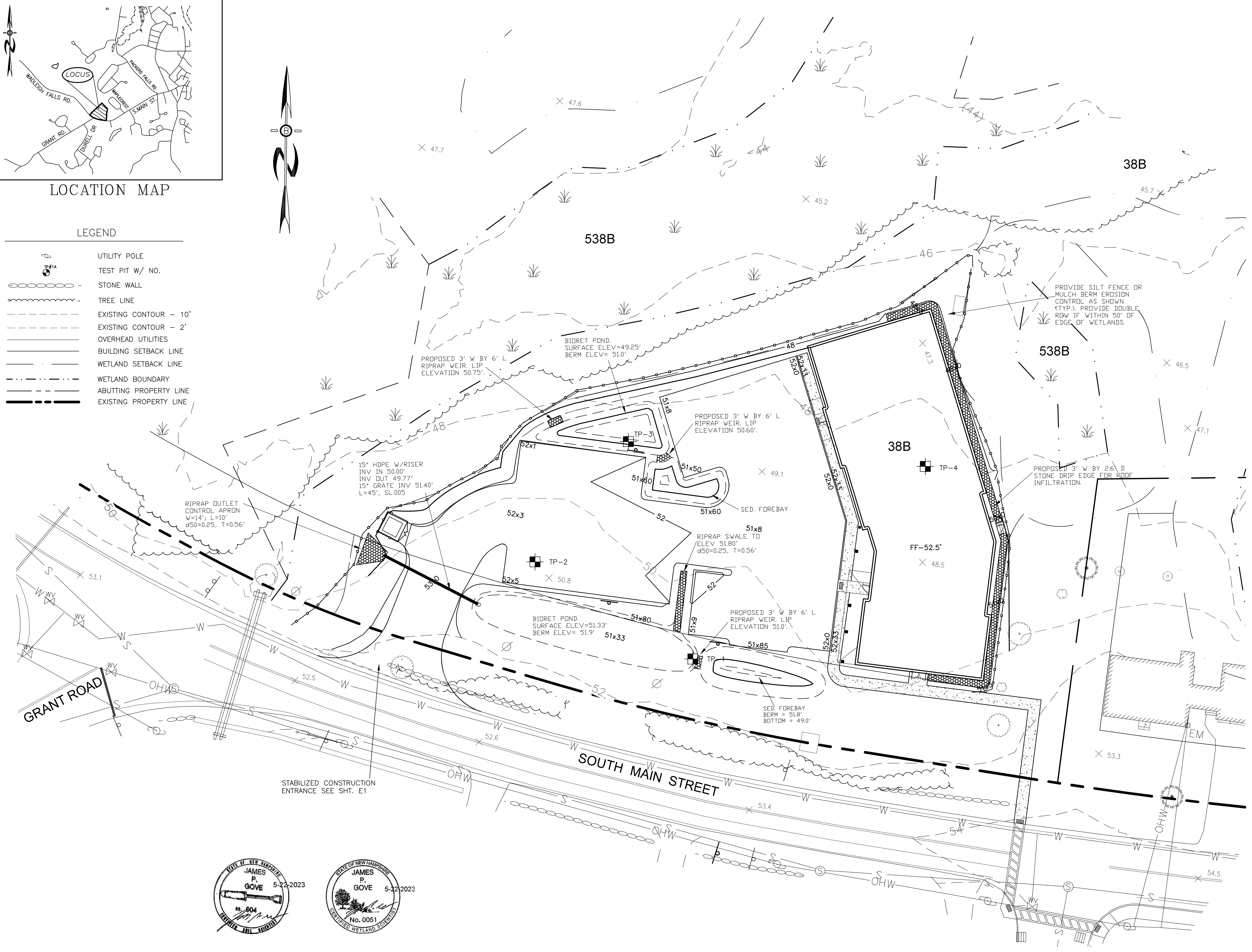
PROPOSED CROSSWALK W/ AUTOMATED CAUTION LIGHTS. SEE DET. SHT.



LOCATION MAP

LEGEND

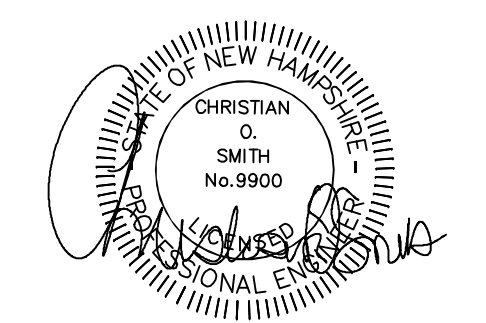
- UTILITY POLE
- TEST PIT W/ NO.
- STONE WALL
- TREE LINE
- EXISTING CONTOUR - 10'
- EXISTING CONTOUR - 2'
- OVERHEAD UTILITIES
- BUILDING SETBACK LINE
- WETLAND SETBACK LINE
- WETLAND BOUNDARY
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE



PREPARED FOR:
DR LEMIEUX BUILDERS, INC.
 76 EXETER ROAD
 NEWMARKET, NH 03857

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 ASSOCIATES, PLLC
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 FAX: 603-583-4863

- NOTES**
- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE.
 - THIS PLAN HAS BEEN PREPARED 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. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
 - ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
 - ALL ROAD AND DRAINAGE WORK TO CONFORM TO TOWN STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - ALL PROPOSED SIGNS SHALL CONFORM TO THE TOWN ZONING REGULATIONS.
 - IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
 - THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
 - SEE DETAIL SHEET FOR STANDARD CONSTRUCTION NOTES AND DETAILS.
 - ALTERATION OF TERRAIN PERMIT RSA 485:A-17 IS NOT REQUIRED.
 - THIS SITE IS PARTIALLY LOCATED IN THE 100 YEAR FLOOD ZONE.
 - REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.



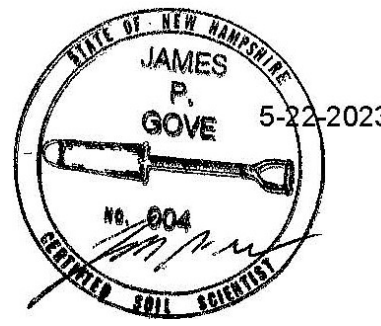
PLANNING BOARD APPROVAL BLOCK

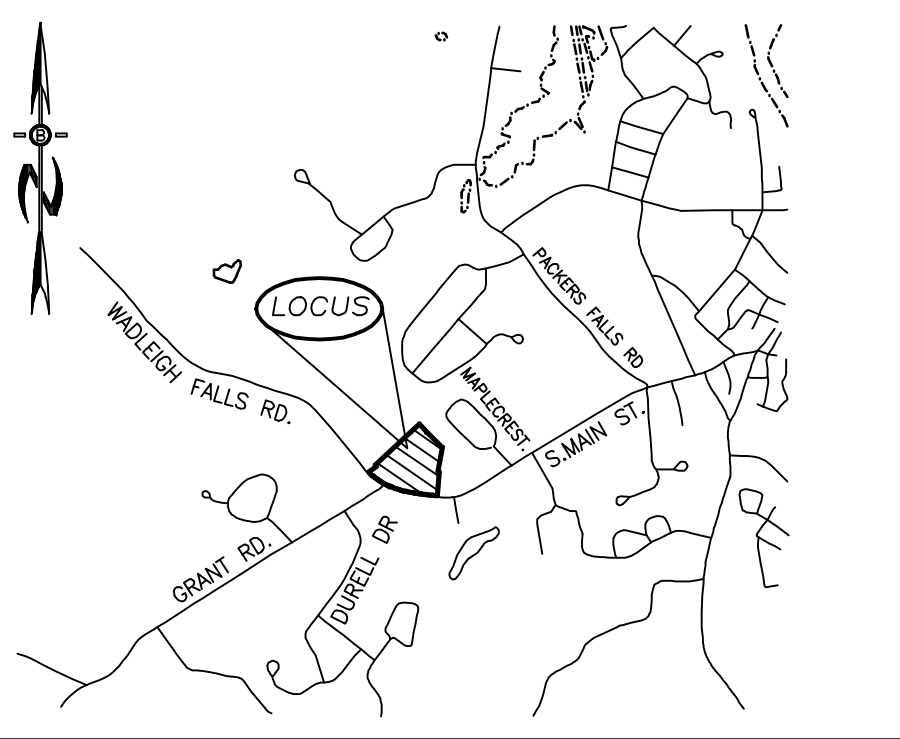
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REVISIONS PER REVIEW COMMENTS	8-16-23
REVISIONS:	DATE:

GRADING & DRAINAGE PLAN

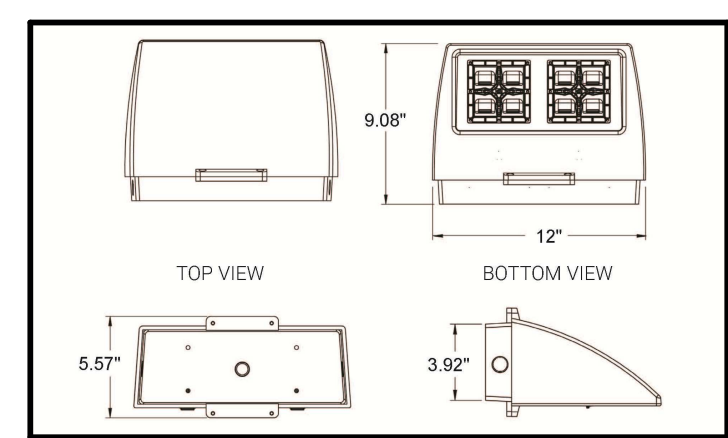
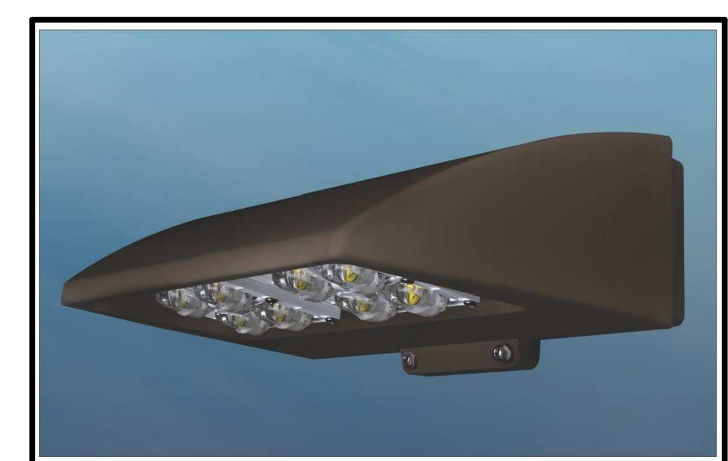
RESIDENTIAL DEVELOPMENT
 TAX MAP U4, LOT 69
 242 SOUTH MAIN STREET
 NEWMARKET, NEW HAMPSHIRE

DATE:	JAN 2023	SCALE:	1"=20'
PROJ. NO:	NH-1449	SHEET NO.	5

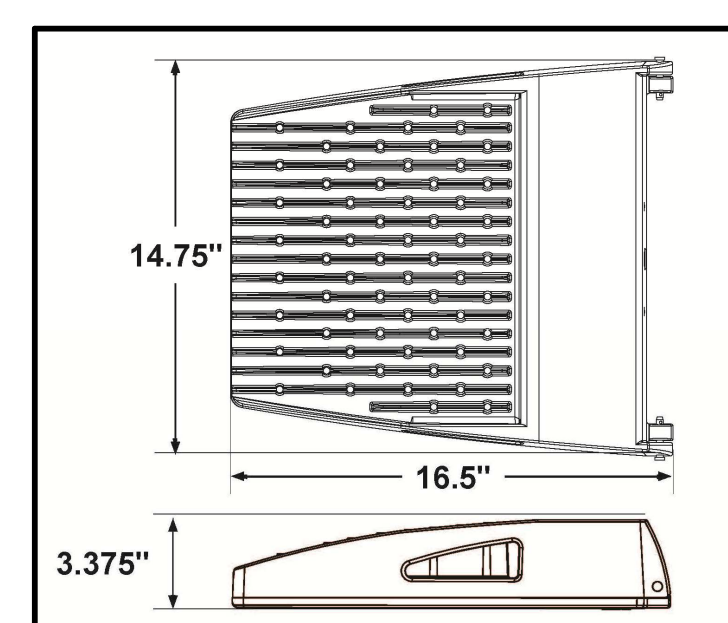




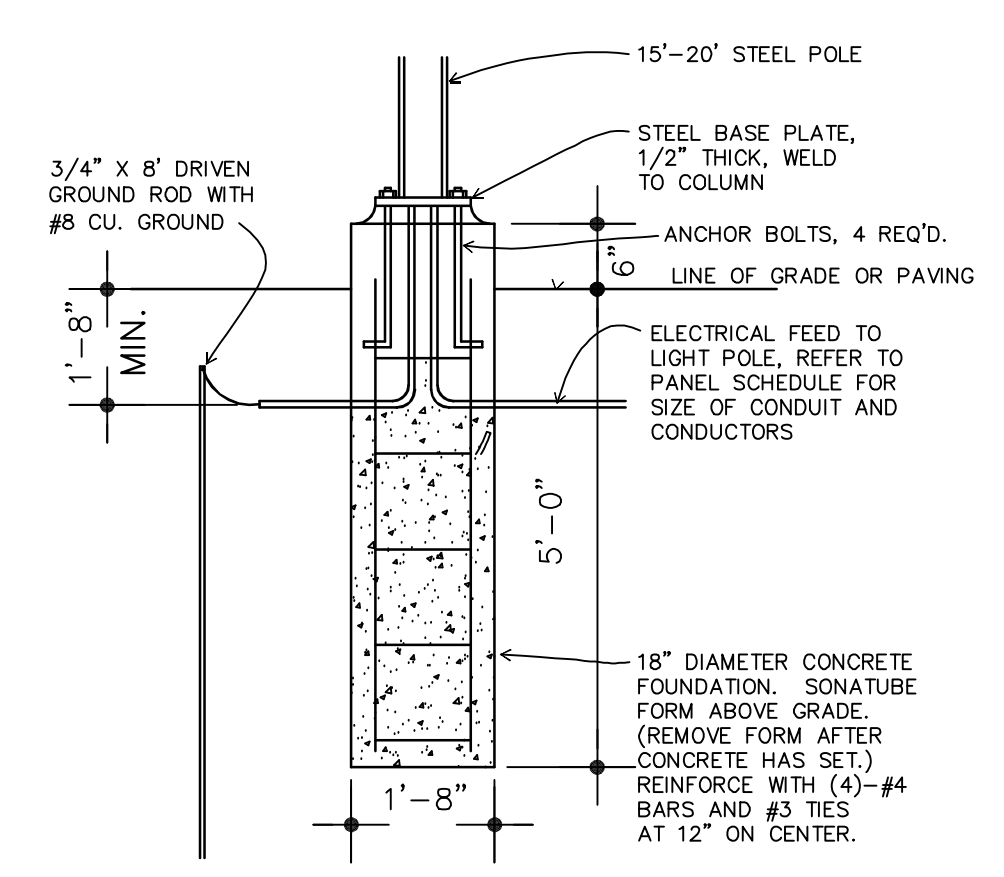
LOCATION MAP



WALLPACK DETAIL



POLE MOUNTED DETAIL



POLE FOUNDATION LIGHT BASE DETAIL
SCALE: NONE

Symbol	Qty	Label	Arrangement	Description	Tag
→	1	P1	Single	NLS LIGHTING: NV-1-T4-16L-53-40K7-UNV-ASA-BRZ	MOUNTED ON 15' NLS LIGHTING POLE: SSSP-15-4S-11G-9BC-SGL-BRZ-3430
→	3	P2	Single	NLS LIGHTING: NV-1-T5-32L-1-40K7-UNV-ASA-BRZ	MOUNTED ON 20' NLS LIGHTING POLE: SSSP-20-4S-11G-9BC-SGL-BRZ-3430
→	2	W1	Single	NLS LIGHTING: NV-W-T4-16L-1-40K7-UNV-WM-BRZ	WALL MTD 18' AFG
→	1	W2	Single	NLS LIGHTING: NV-W-T4-16L-53-40K7-UNV-WM-BRZ	WALL MTD 16' AFG

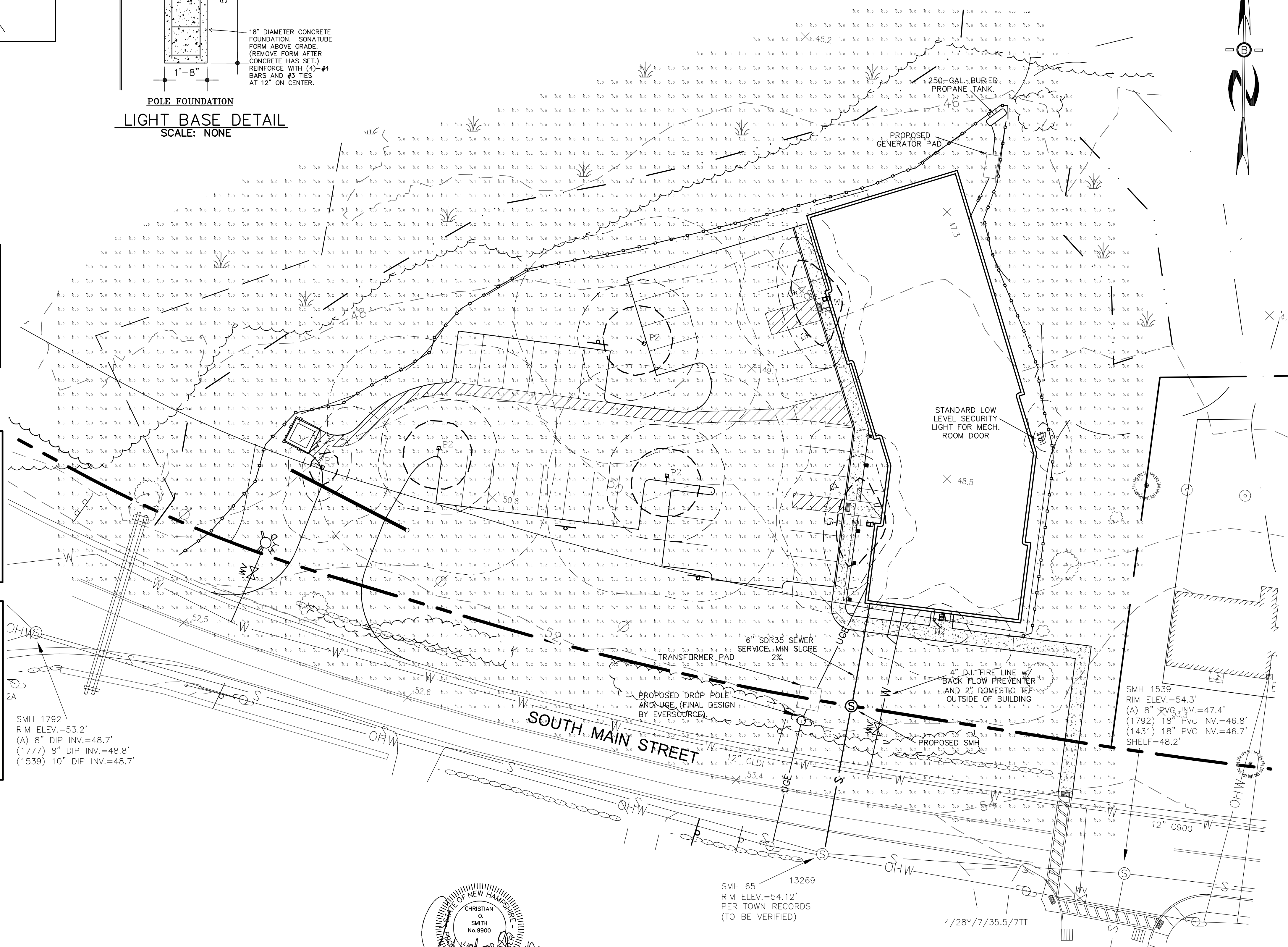
Parking Lot
Illuminance (Fc)
Average = 2.05
Maximum = 3.2
Minimum = 1.0
Avg/Min Ratio = 2.05
Max/Min Ratio = 3.20

PREPARED FOR:
DR LEMIEUX BUILDERS, INC.
76 EXETER ROAD
NEWMARKET, NH 03857

BA BEALS
ASSOCIATES, PLLC
70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX: 603-583-4863

- LIGHTING NOTES:**
- ALL OUTDOOR LIGHTING SHALL BE SO DIRECTED & SHIELDED THAT NO GLARE WILL SPILL OUT ONTO OTHER RESIDENTIALLY ZONED PROPERTIES.
 - AFTER 10:00 PM ONLY THAT AMOUNT OF LIGHT NECESSARY FOR THE SECURITY OF THE PREMISES SHALL BE PERMITTED.

- UTILITY NOTES**
- 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.
 - THE CONTRACTOR SHALL PROVIDE NOTICE TO ALL COMPANIES AND LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
 - THE SPECIFICATIONS FOR PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY CO. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR PROPER UTILITY CROSSING REQUIREMENTS.
 - A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, LOCAL OFFICIALS, AND ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
 - ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, UNLESS OTHERWISE SPECIFIED. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR (OSHA) RULES AND REGULATIONS.
 - BUILDINGS ARE TO BE SERVICED BY UNDERGROUND UTILITIES.
 - THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS (IF REQUIRED) IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS.
 - SEWER AND WATER INFRASTRUCTURE ON PRIVATE PROPERTY SHALL REMAIN PRIVATE, HOWEVER, THE TOWN RESERVES THE RIGHT TO ENTER THE PROPERTY IN ORDER TO INSPECT, REPAIR AND/OR TERMINATE INDIVIDUAL SEWER OR WATER SERVICES (AT OWNER'S EXPENSE).
 - ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY CAP AND WITNESS AT END.
 - THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES AND MECHANICAL JOINTS.
 - CONTRACTOR SHALL MINIMIZE DISRUPTIONS TO EXISTING WATER SERVICES AND ALL REQUIREMENTS OF WATER DEPARTMENT SHALL BE FOLLOWED REGARDING NOTIFICATION OF INTERRUPTION OF SERVICE.
 - WATER VALVES ARE TO BE OPERATED ONLY BY MUNICIPAL STAFF.



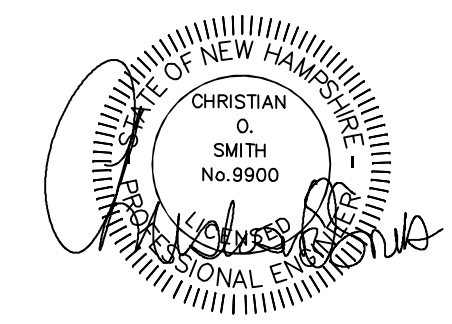
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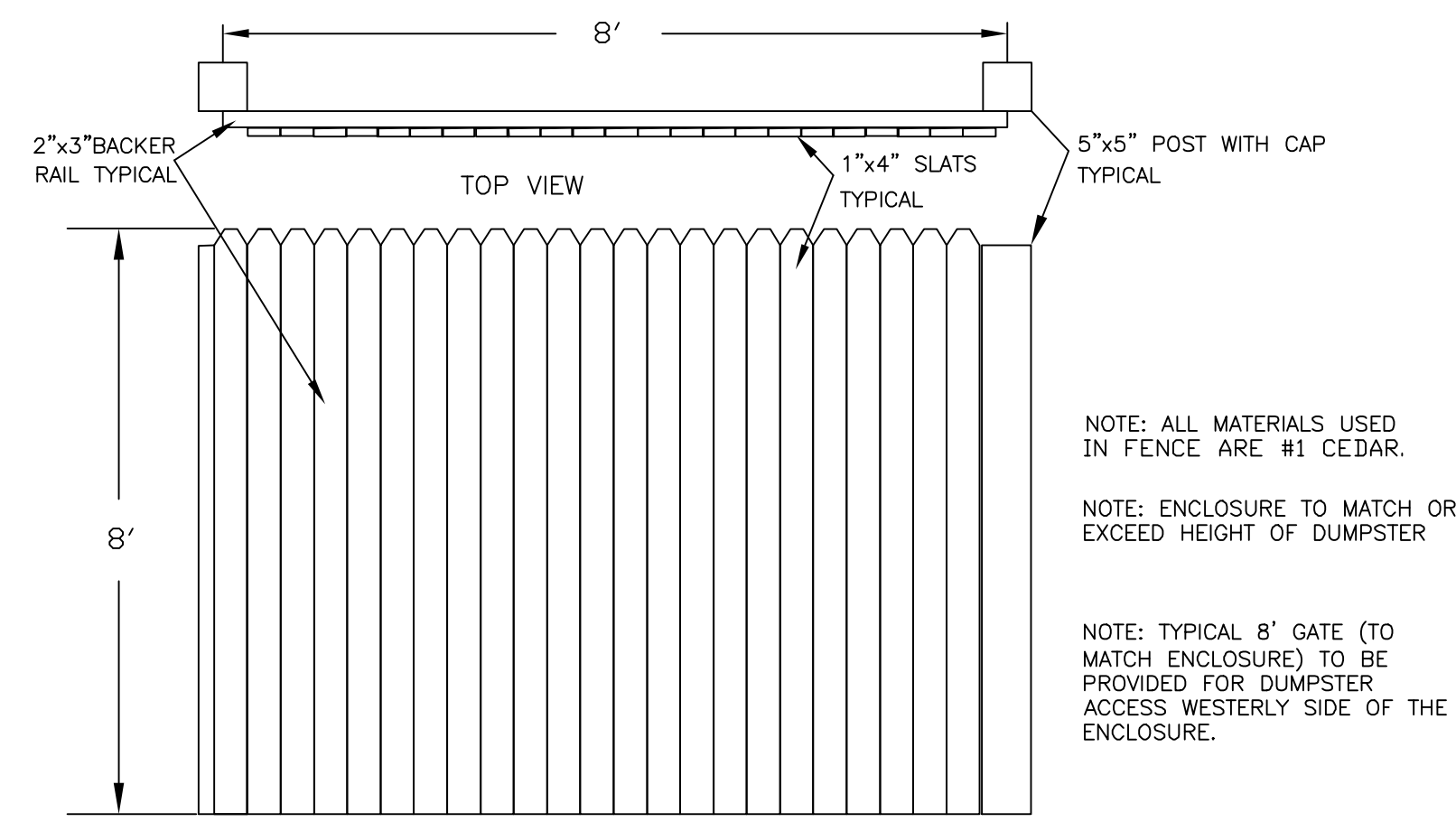
REVISIONS PER REVIEW COMMENTS	10-18-23
REVISIONS PER REVIEW COMMENTS	8-16-23
REVISIONS:	DATE:

UTILITY/LIGHTING PLAN

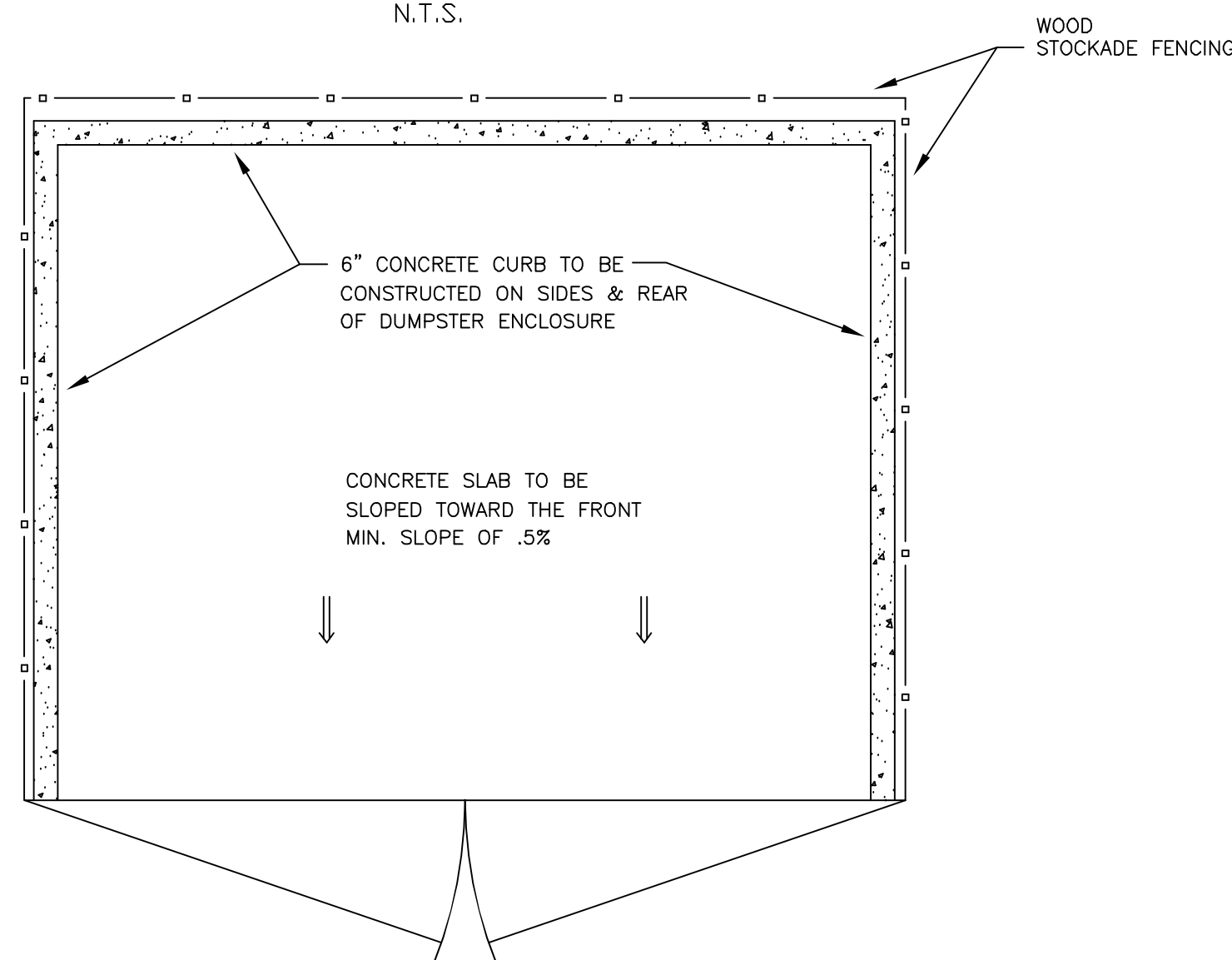
RESIDENTIAL DEVELOPMENT
TAX MAP U4, LOT 69
242 SOUTH MAIN STREET
NEWMARKET, NEW HAMPSHIRE

DATE:	JAN 2023	SCALE:	1"=20'
PROJ. NO:	NH-1449	SHEET NO.	6

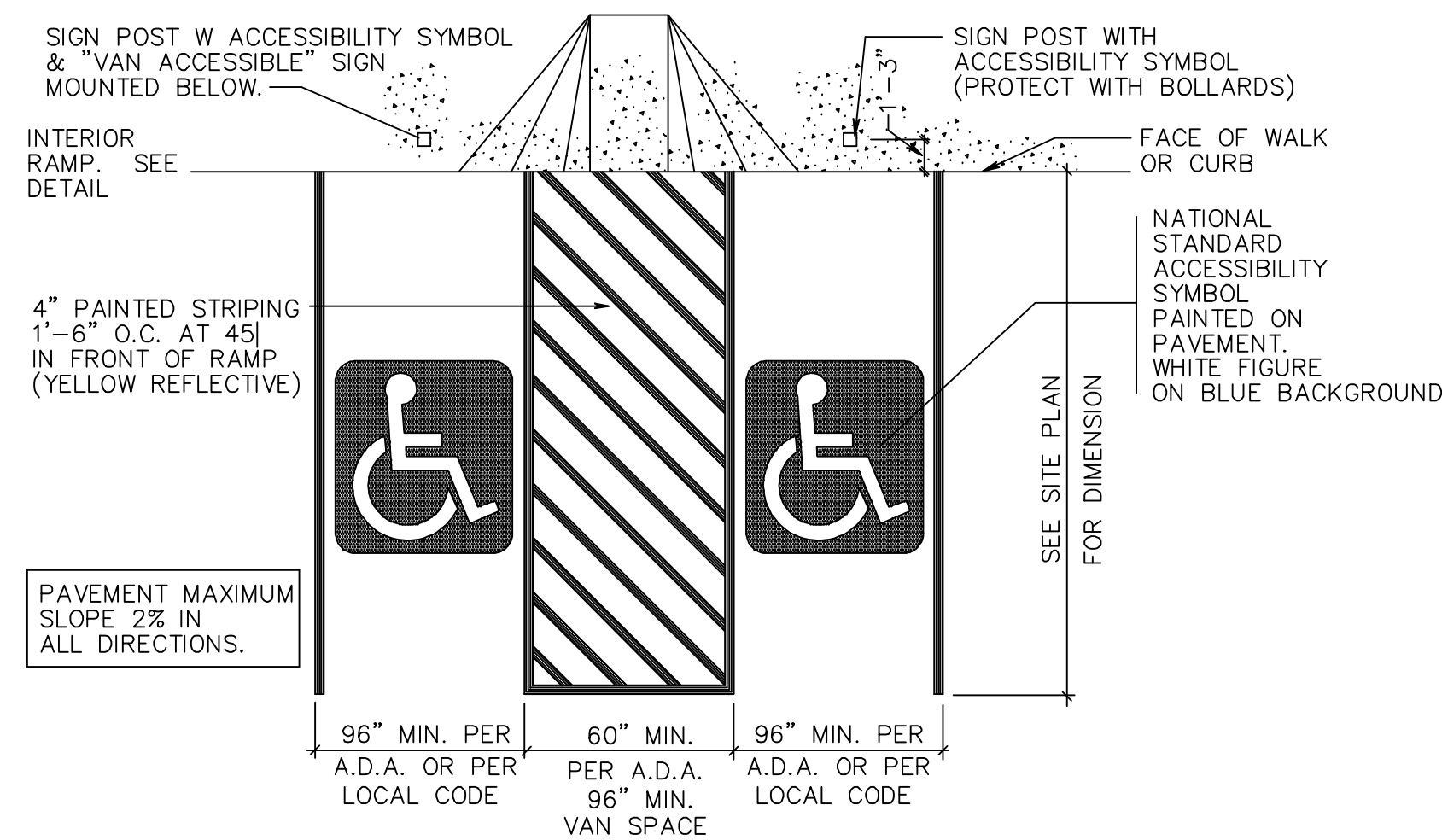




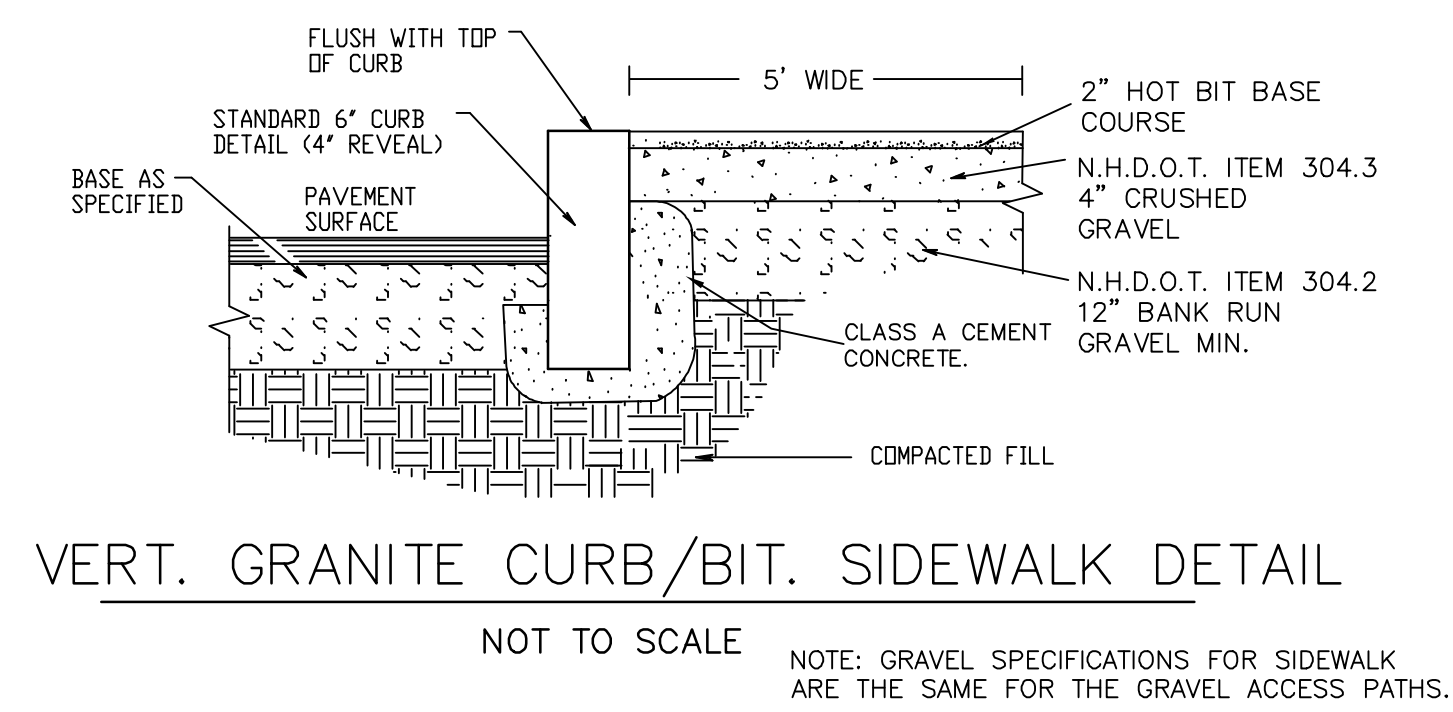
STOCKADE FENCE DETAIL
N.T.S.



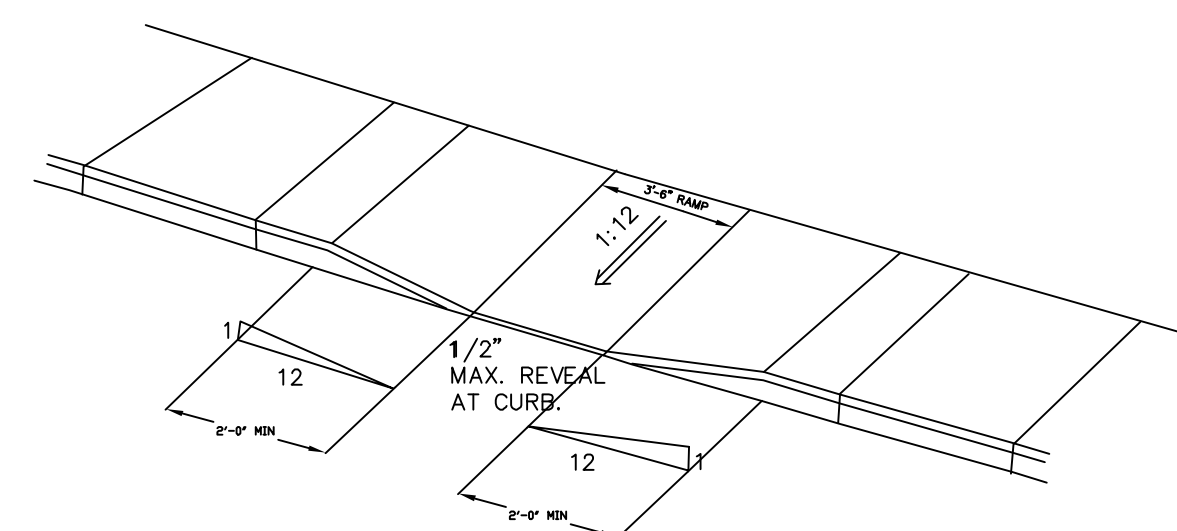
DUMPSTER SLAB DETAILS
N.T.S.



PARKING STALL FOR THE PHYSICALLY CHALLENGED
NOT TO SCALE



VERT. GRANITE CURB/BIT. SIDEWALK DETAIL
NOT TO SCALE



SECTION VIEW

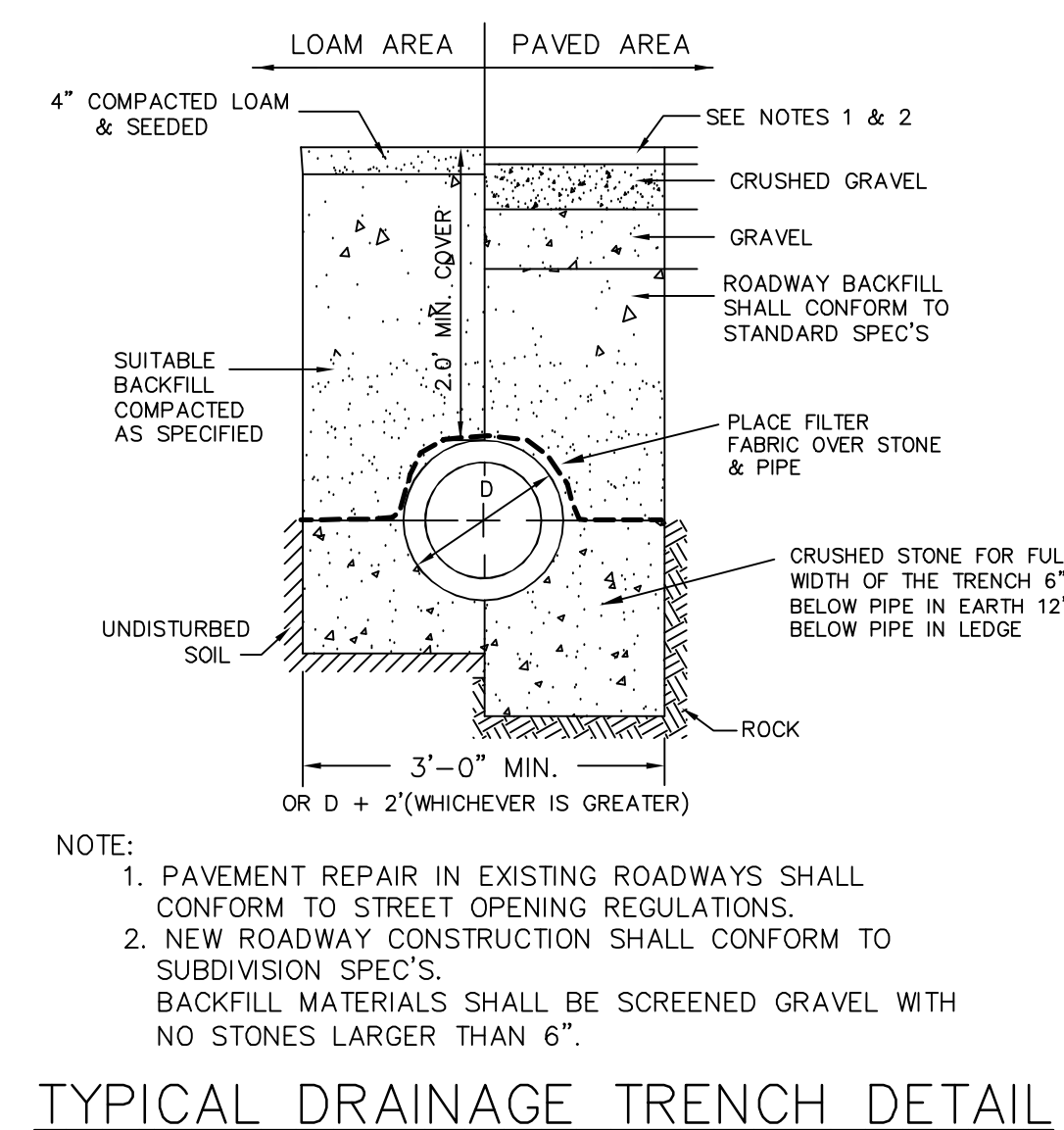
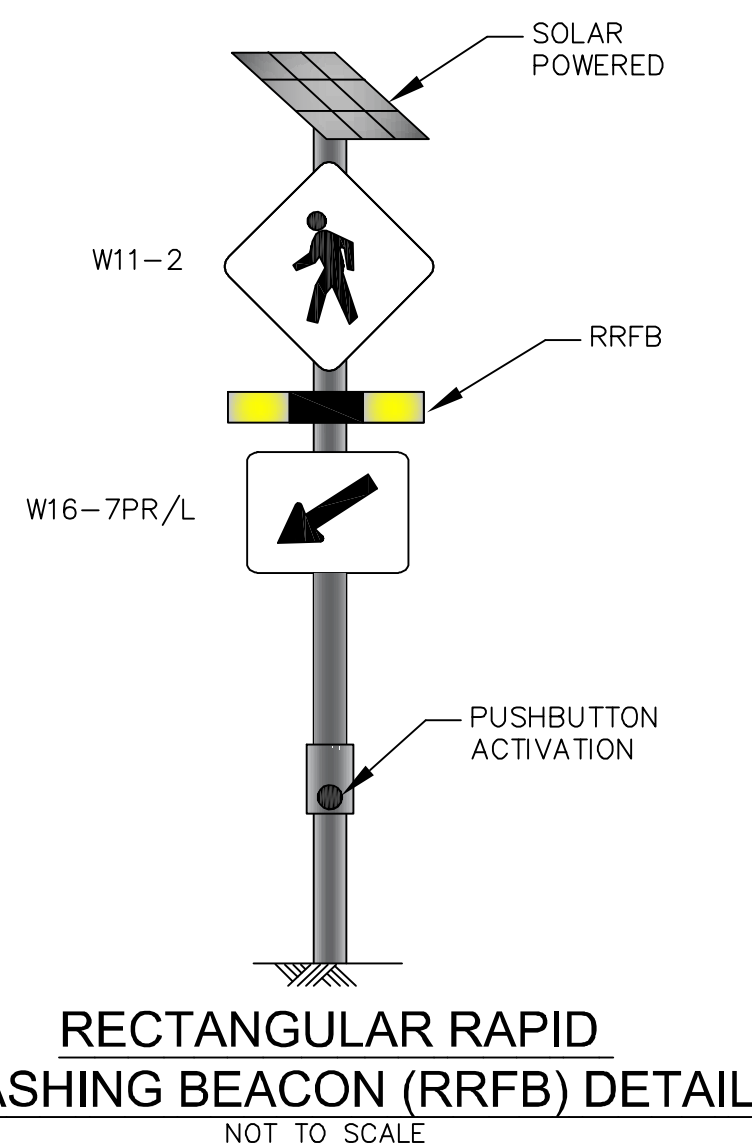
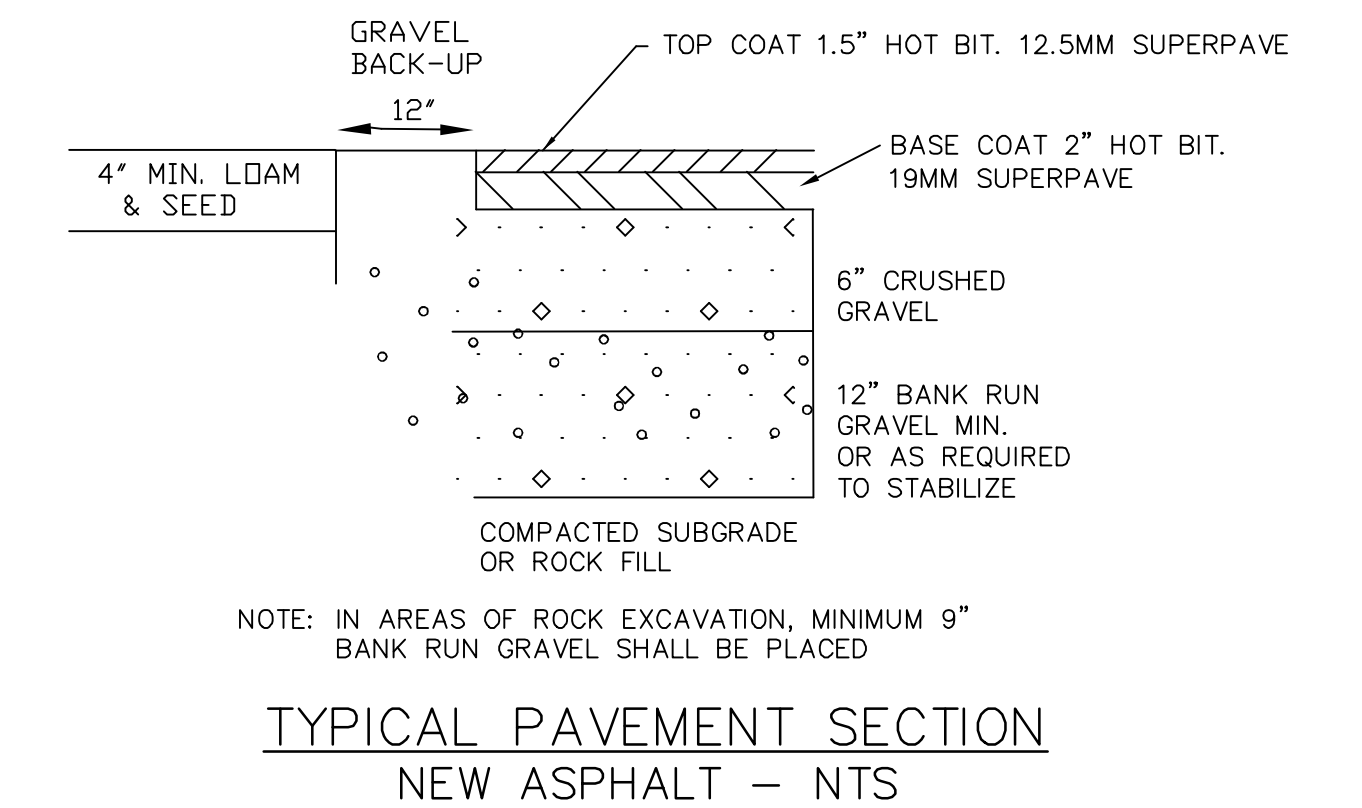
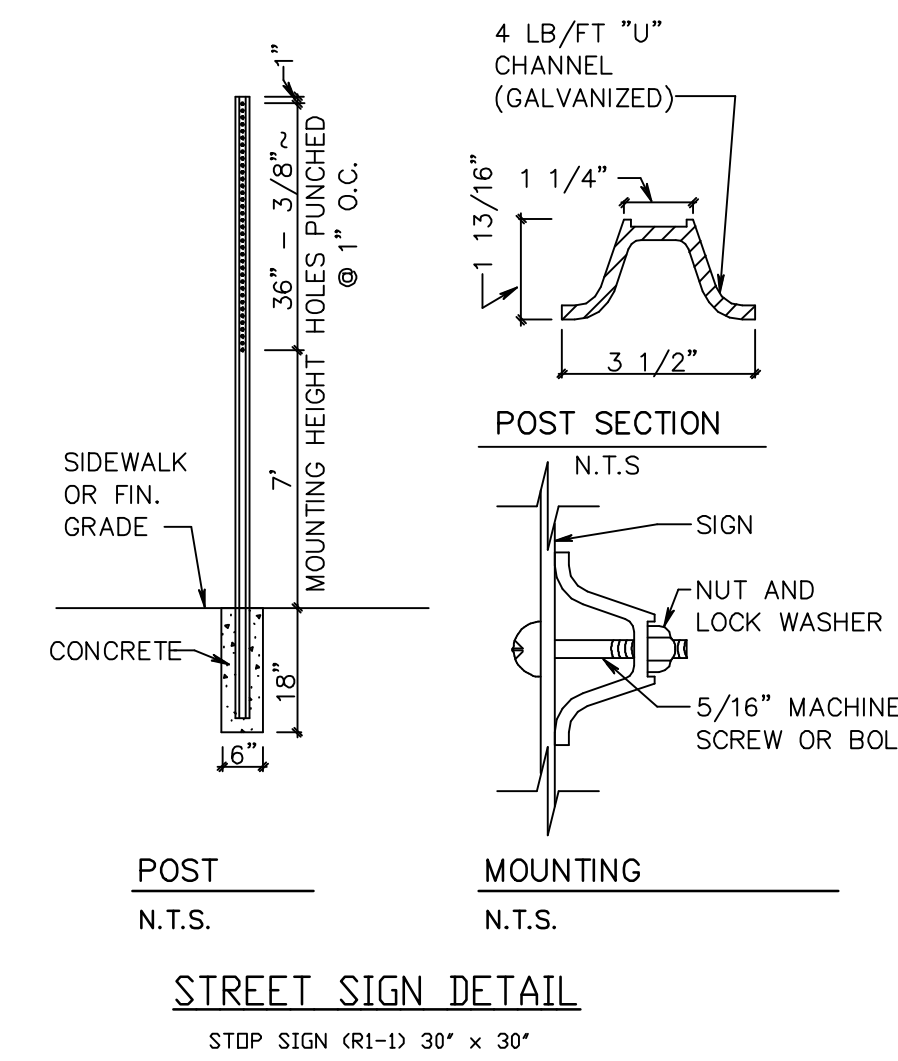
1:12 MAX. SLOPE | 36" A.D.A. MIN. | 1:12 MAX. SLOPE

(PROVIDE PLATFORM FULL WIDTH OF HC PARKING STALLS) SEE SITE PLAN SHEETS

SIDEWALK RAMP DETAIL
NOT TO SCALE

TRAFFIC CONTROL SCHEDULE

SIGN NUMBER	SIGN	SIZE OF SIGN WIDTH HEIGHT	DESCRIPTION	MOUNT TYPE	MOUNT HEIGHT	REMARKS
R1-1	STOP	30" x 30"	WHITE ON RED	CHANNEL	7'-0"	REFLECTORIZED SIGN
41-0342	WALK	30" x 30"	BLACK ON YELLOW	CHANNEL	8'-6"	REFLECTORIZED SIGN
R7-8	WHEELCHAIR	12" x 18"	BLUE & GREEN ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN

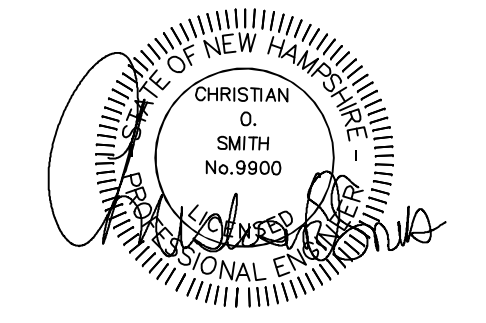


PREPARED FOR:

DR LEMIEUX BUILDERS, INC.
76 EXETER ROAD
NEWMARKET, NH 03857



70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX: 603-583-4863



REVISIONS:	DATE:
CONSTRUCTION DETAILS D1	
RESIDENTIAL DEVELOPMENT TAX MAP U4, LOT 69 242 SOUTH MAIN STREET NEWMARKET, NEW HAMPSHIRE	
DATE:	MAY 2023
SCALE:	NTS
PROJ. NO:	NH-1449
SHEET NO.	7

SEEDING GUIDE

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	GOOD	FAIR
	C	POOR	EXCELLENT	EXCELLENT	POOR
	D	FAIR	FAIR	GOOD	EXCELLENT
	E	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	FAIR	GOOD	GOOD	EXCELLENT
PLAY AREAS AND ATHLETIC FIELDS (TOPSOIL IS ESSENTIAL FOR GOOD TURF)	F	FAIR	EXCELLENT	EXCELLENT	2/
	G	FAIR	EXCELLENT	EXCELLENT	2/

SEEDING RATES

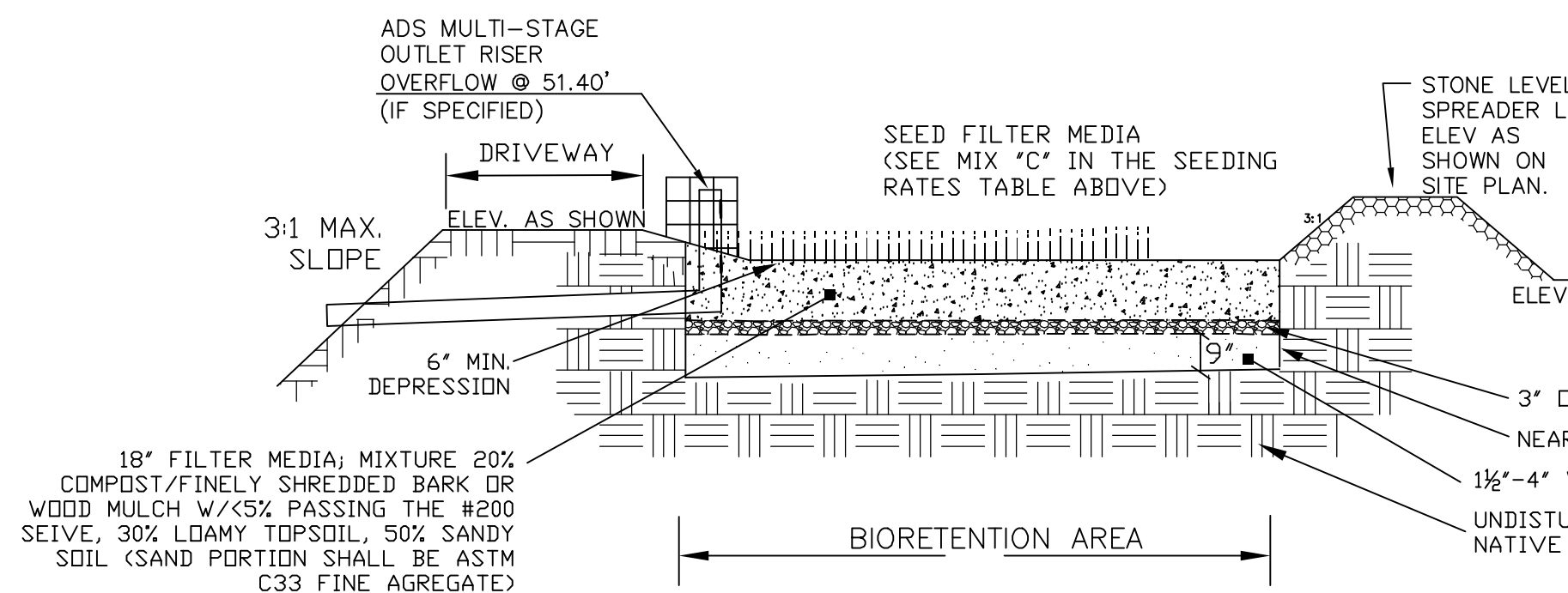
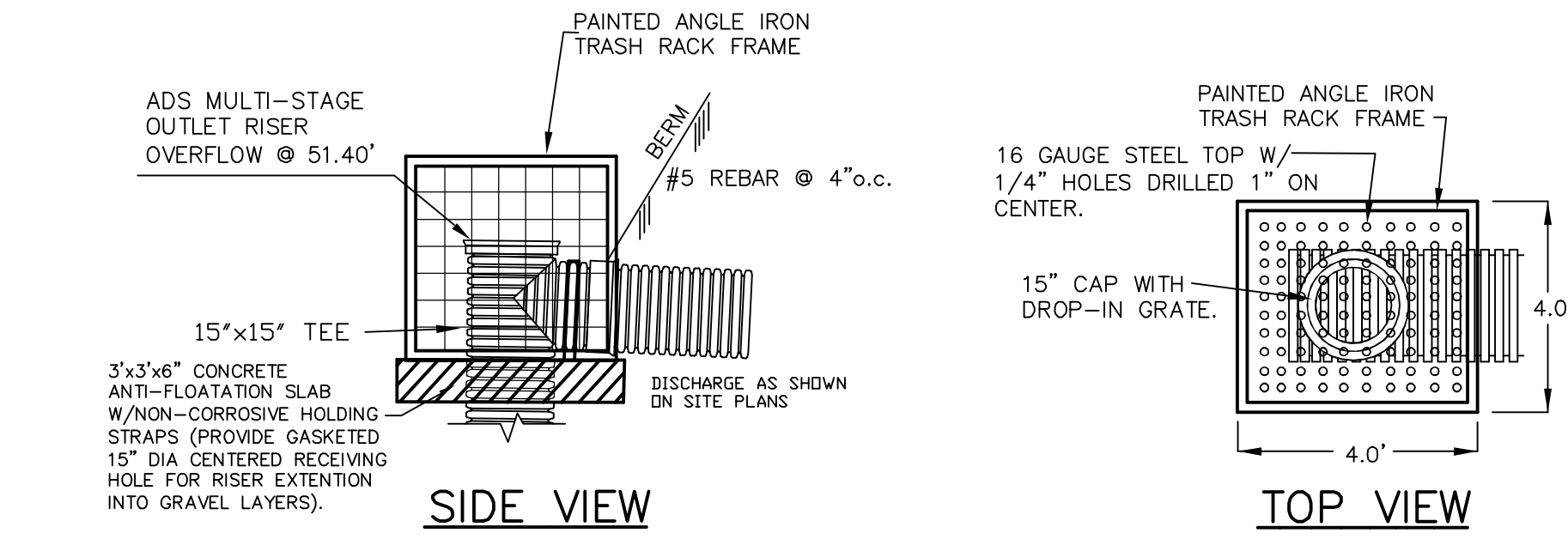
MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREeping RED FESCUE	10	0.25
CROWN VETCH	15	0.35
OR		
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
BIRDS FOOT TREFOIL	8	0.20
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREeping RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

* REFER TO SEEDING MIXTURES AND RATES IN TABLE 7-36. (PREFERRED MIX INDICATED WITH AN ASTERISK).

1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.

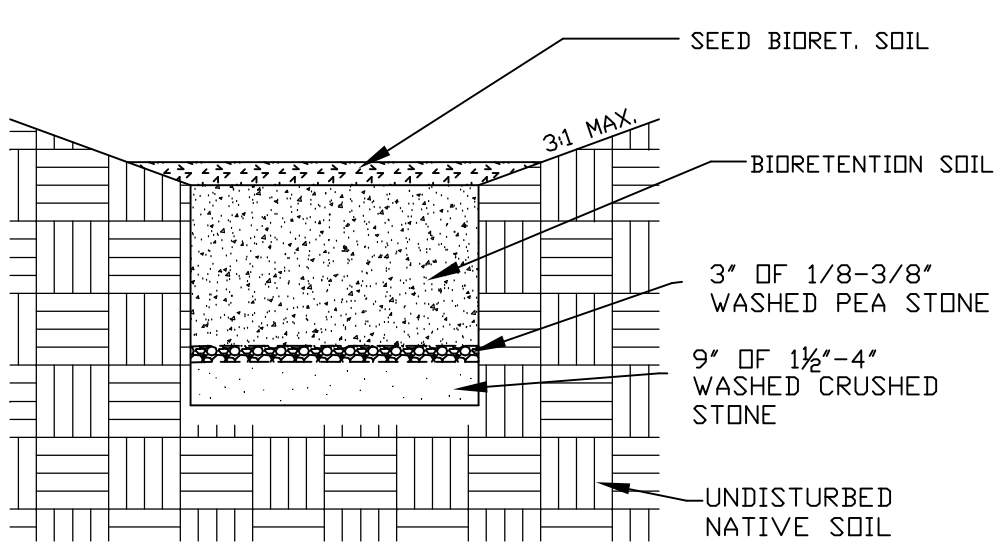
TABLE 7-36

NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR DATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE LAYED PRIOR TO OCT. 15, IF PERMANENT SEEDING NOT YET COMPLETE.



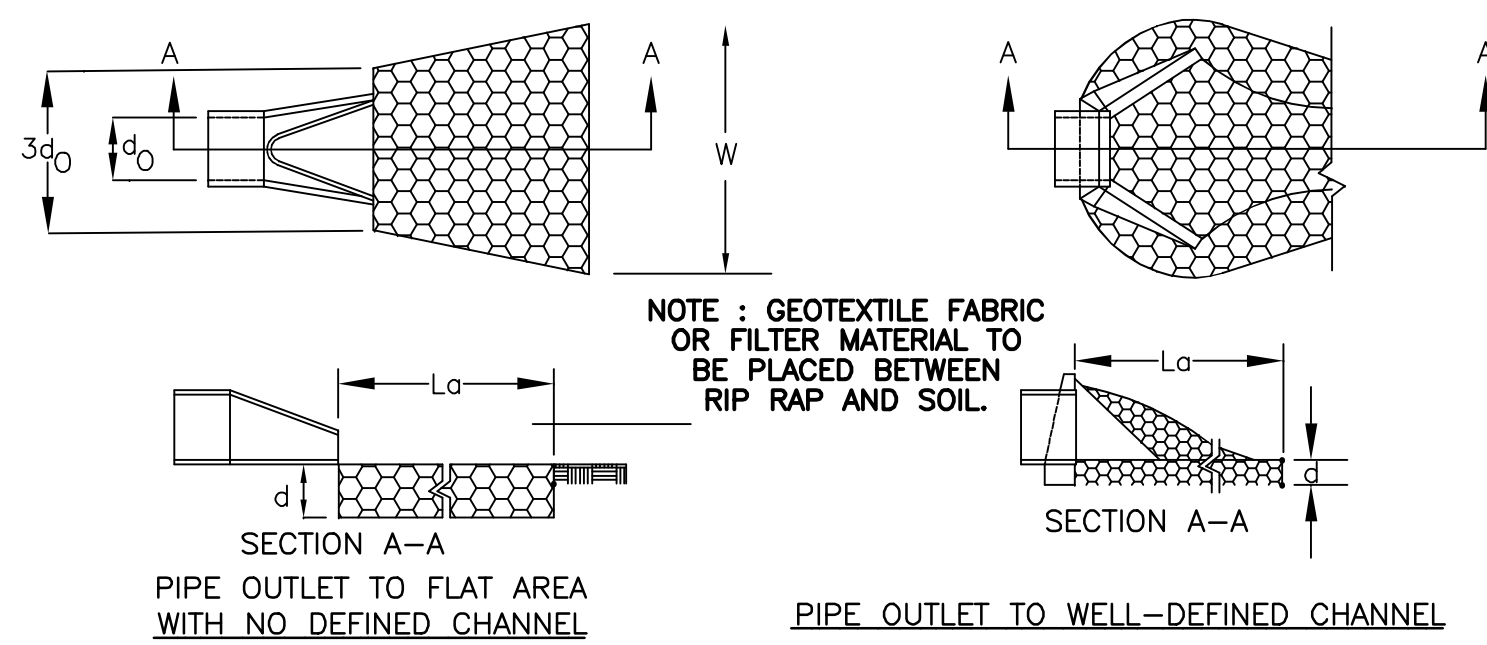
NOTES:
 1. SCARIFY SIDES AND BOTTOM OF BIORETENTION AREA TO FACILITATE NATURAL INFILTRATION RATES.
 2. POND SURFACE TO BE FINISHED WITH 3" BARK MULCH OR 4" LOAM & SEED

A. FOR FILTRATION BASIN:
 • DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
 • AFTER THE INFILTRATION SYSTEM AREA IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
 • DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.



NOTE: UD PIPE TO BE ENVELOPED IN A MIN. OF 4" WASHED STONE AS SHOWN.

DRAINAGE NOTES:
 DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATION WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.
 DO NOT PLACE SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
 DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF WATER FROM EXCAVATIONS) TO THE BIO-RETENTION AREA DURING ANY STAGE OF CONSTRUCTION.

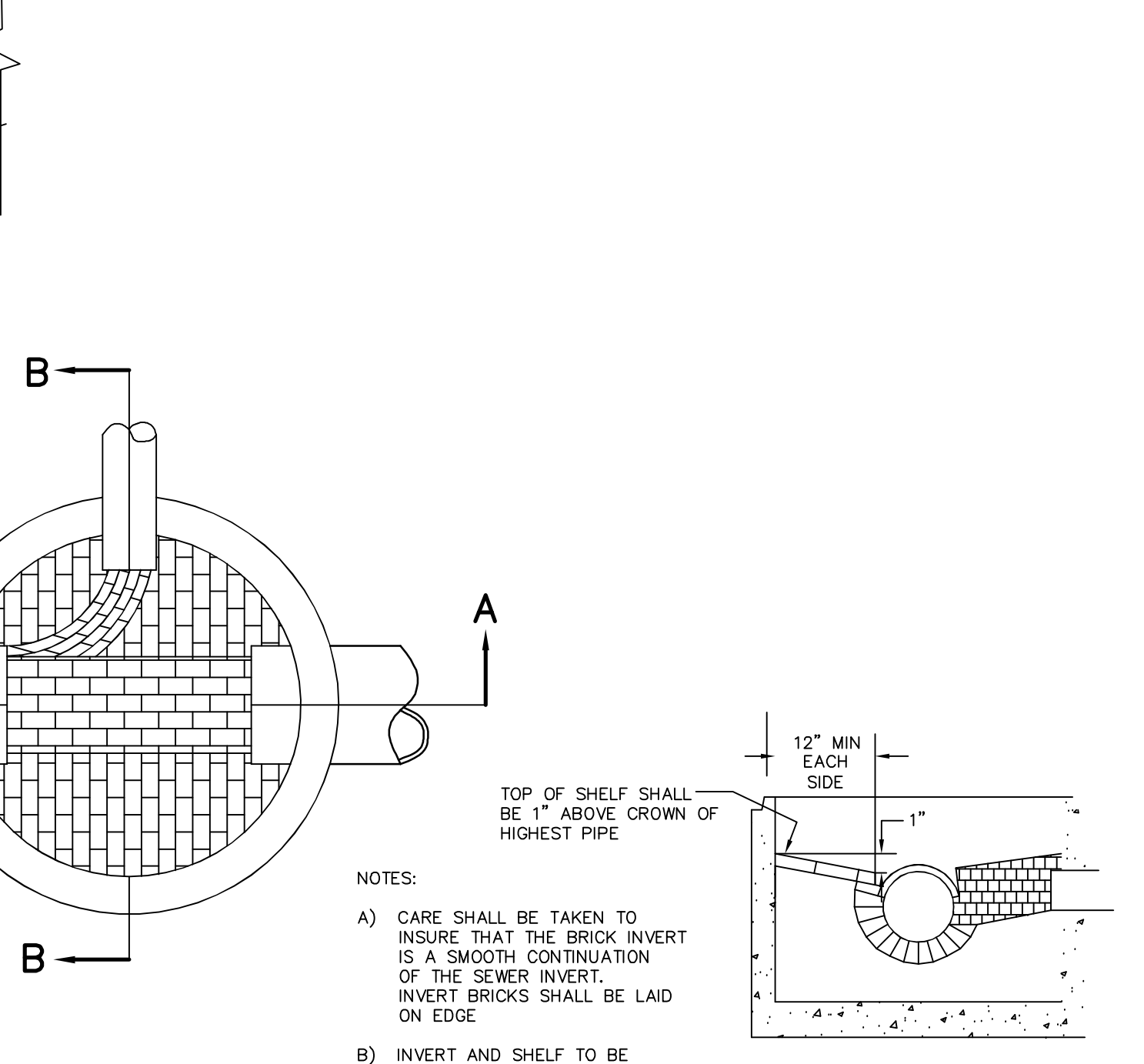


PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL PIPE OUTLET TO WELL-DEFINED CHANNEL

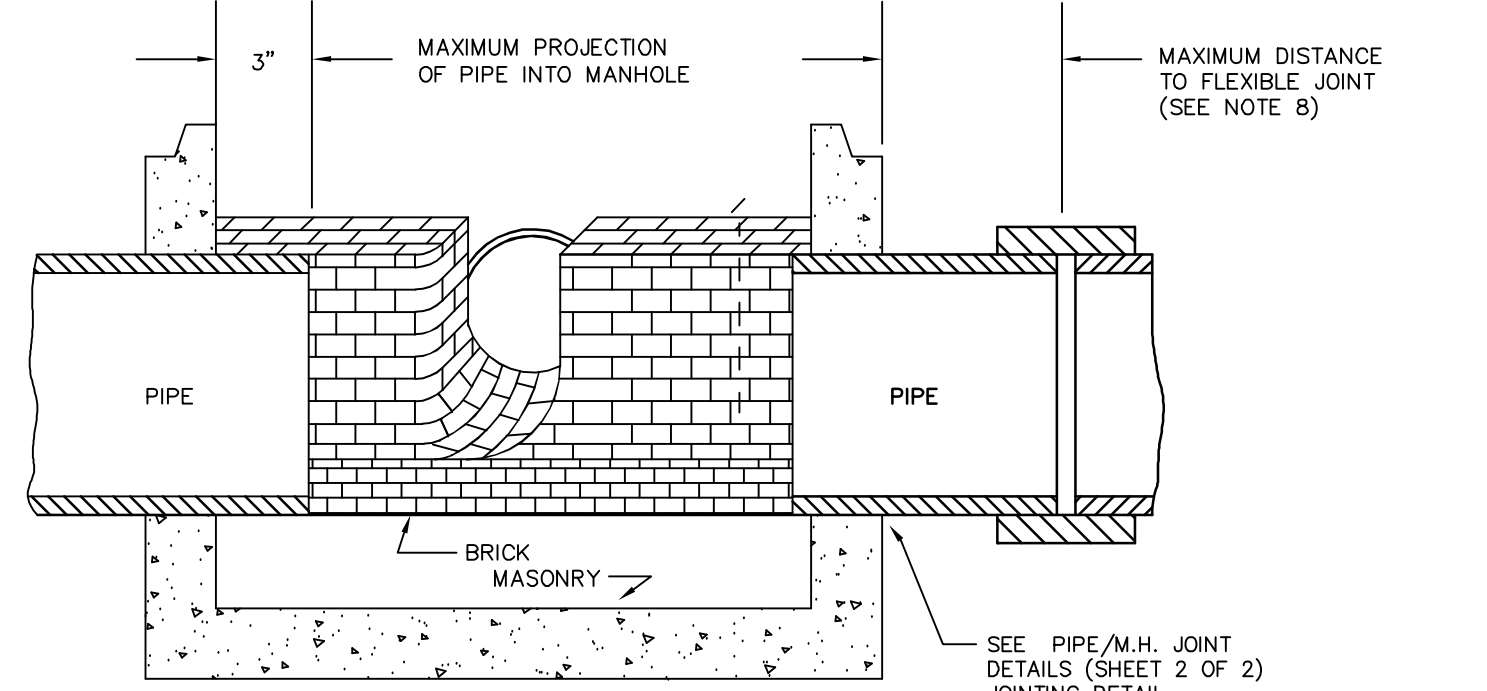
CONSTRUCTION SPECIFICATIONS
 1. THE SUB GRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
 2. THE ROCK OR GRAVEL USED FOR FILTER OF RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION. 3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
 4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
 5. STONE FOR RIPRAP SHALL BE ANGULAR OR SUBANGULAR. THE STONES SHOULD BE SHAPED SO THAT THE LEAST DIMENSION OF THE STONE FRAGMENT SHALL BE NOT LESS THAN ONE-THIRD OF THE GREATEST DIMENSION OF THE FRAGMENT.
 6. FLAT ROCKS SHALL NOT USED FOR RIP RAP. VOIDS IN THE ROCK RIPRAP SHOULD BE FILLED WITH SPALLS AND SMALLER ROCKS.

MAINTENANCE
 1. THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO OUTLET PROTECTION.

PIPE OUTLET PROTECTION



SECTION B-B

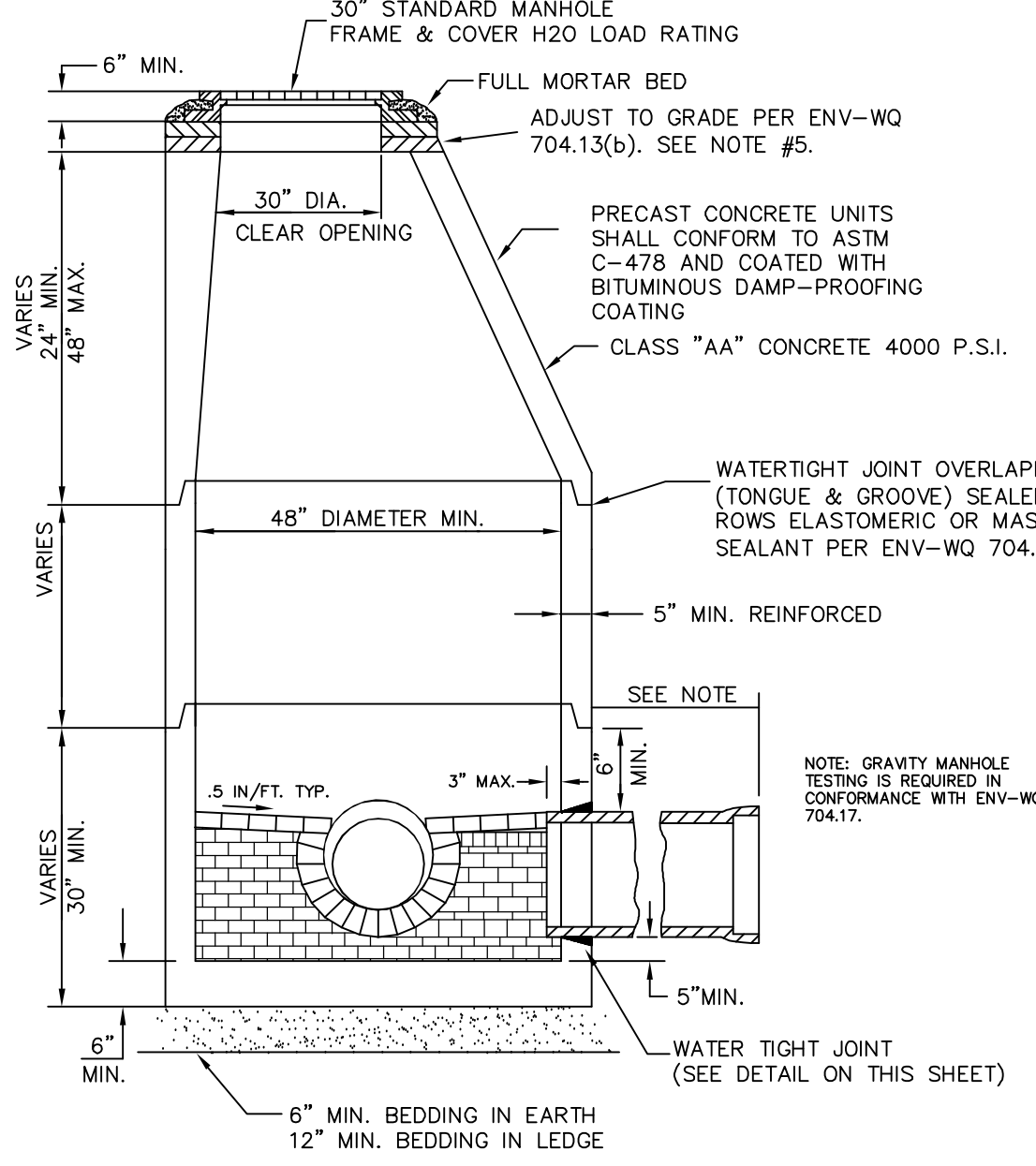


SECTION A-A

PIPE OUTLET PROTECTION

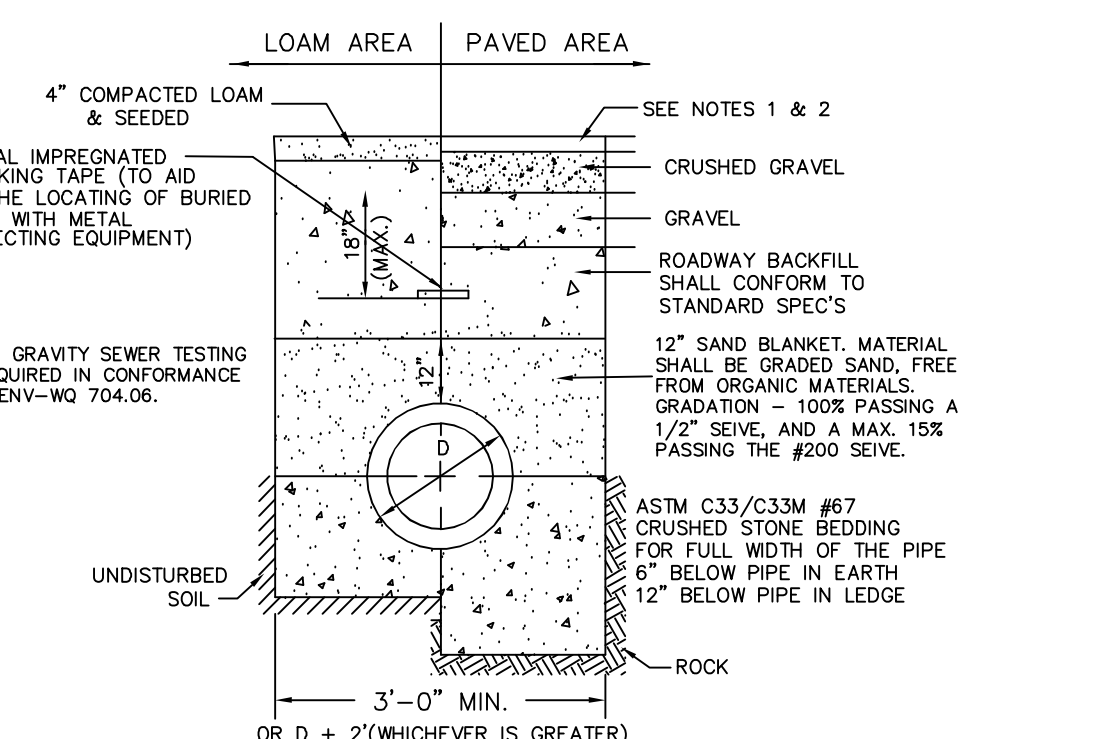
TABLE 7-24-RECOMMENDED RIP RAP GRADATION RANGES

d50 SIZE=	FEET	3 INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE(INCHES) FROM	TO
100%	5	6
85%	4	5
50%	3	5
15%	1	2



SEWER MANHOLE NOT TO SCALE

UNDERLAYMENT OF MANHOLE INVERT AND SHELF SHALL BE BRICK MASONRY PER ENV-WQ 704.12(K). BRICK MASONRY SHALL CONFORM WITH ASTM C32 PER ENV-WQ (A)(9). MORTAR SHALL CONFORM WITH ENV-WQ 704.13 (C). MANHOLE STEPS ARE PROHIBITED.



TYPICAL SEWER TRENCH DETAIL NOT TO SCALE

PREPARED FOR:
 DR LEMIEUX BUILDERS, INC.
 76 EXETER ROAD
 NEWMARKET, NH 03857

BA BEALS ASSOCIATES, PLLC
 70 PORTSMOUTH AVE,
 THIRD FLOOR, SUITE 2
 STRATHAM, N.H. 03885
 PHONE: 603-583-4860,
 FAX: 603-583-4863



MANHOLE SEAL DETAIL N.T.S.

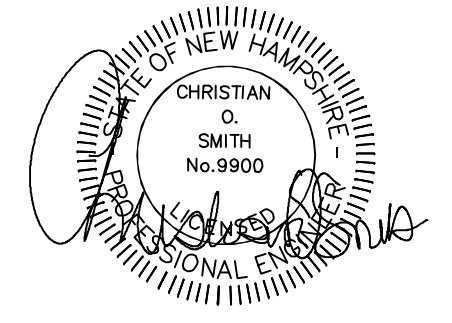
NOTE: GRAVITY MANHOLE TESTING IS REQUIRED IN CONFORMANCE WITH ENV-WQ 704.17.
 NOTE: PIPE TO MANHOLE JOINTS SHALL CONFORM WITH ENV-WQ 704.12(g) - JOINT SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D3212-96(A)(2003)E1 AND SHALL BE PUSH-ON, BELL-AND-SPIGOT TYPE.
 NOTE: SAND BLANKET MATERIAL SHALL BE GRADED SAND, FREE FROM ORGANIC MATERIALS. GRADATION - 100% PASSING A 1/2" SEIVE, AND A MAX. 15% PASSING THE #200 SEIVE.

NOTE: GRAVITY SEWER TESTING IS REQUIRED IN CONFORMANCE WITH ENV-WQ 704.06.
 NOTE: PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL MATCH EXISTING PAVEMENT DEPTHS.
 2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO MUNICIPAL SPEC'S.
 3. PLASTIC SEWER PIPE SHALL HAVE A PIPE STIFFNESS RATING OF AT LEAST 46 POUNDS PER SQUARE INCH AT 5 PERCENT PIPE DIAMETER DEFLECTION, AS MEASURED IN ACCORDANCE WITH ASTM D2412-02 DURING MANUFACTURE
 STANDARD BACKFILL SPEC'S. (ENV-WQ 704.11(C))
 -NATURAL MATERIALS EXCAVATED FROM THE TRENCH DURING CONSTRUCTION EXCLUDING:
 1. DEBRIS;
 2. PAVEMENT PIECES;
 3. ORGANIC MATTER;
 4. TOP SOIL;
 5. WET OR SOFT MUCK;
 6. PEAT OR CLAY;
 7. EXCAVATED LEDGE;
 8. ROCKS 3/4" IN LARGEST DIMENSION;
 9. ANY MATERIAL NOT APPROVED BY THE ENGINEER

REVISIONS PER REVIEW COMMENTS	8-16-23
REVISIONS:	DATE:

CONSTRUCTION DETAILS D1
 RESIDENTIAL DEVELOPMENT
 TAX MAP U4, LOT 69
 242 SOUTH MAIN STREET
 NEWMARKET, NEW HAMPSHIRE

DATE: MAY 2023	SCALE: NTS
PROJ. NO: NH-1449	SHEET NO. 8

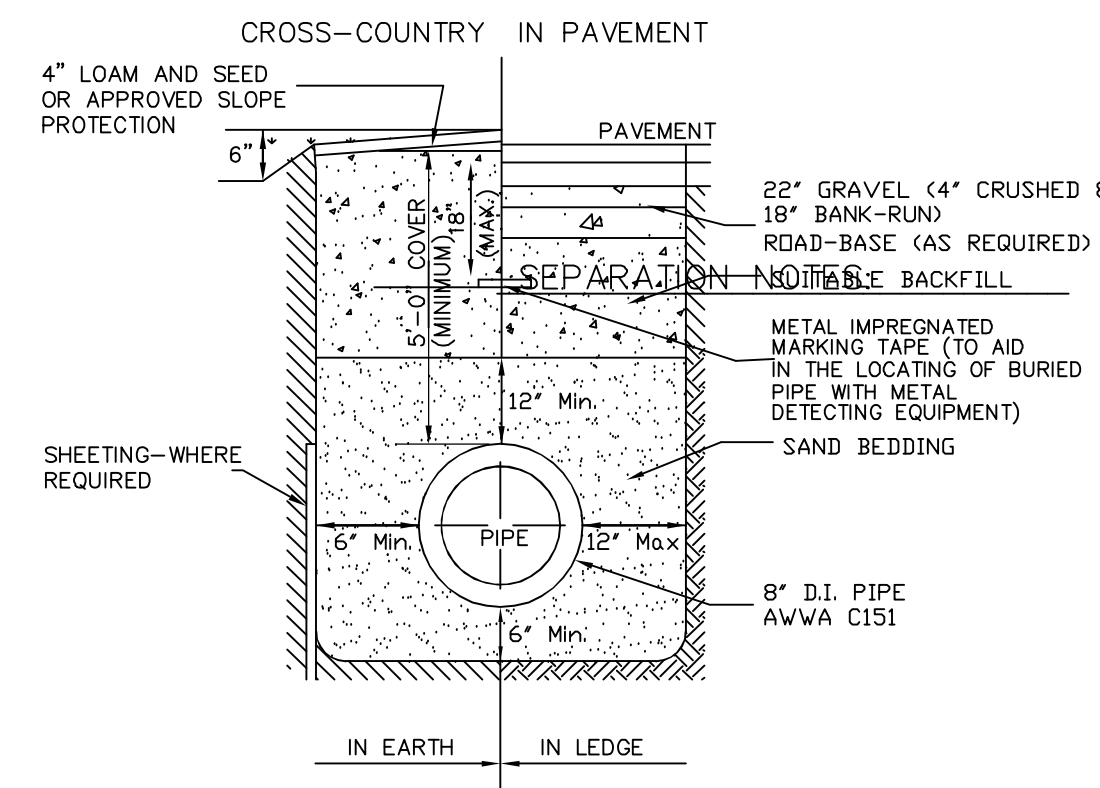


PREPARED FOR:

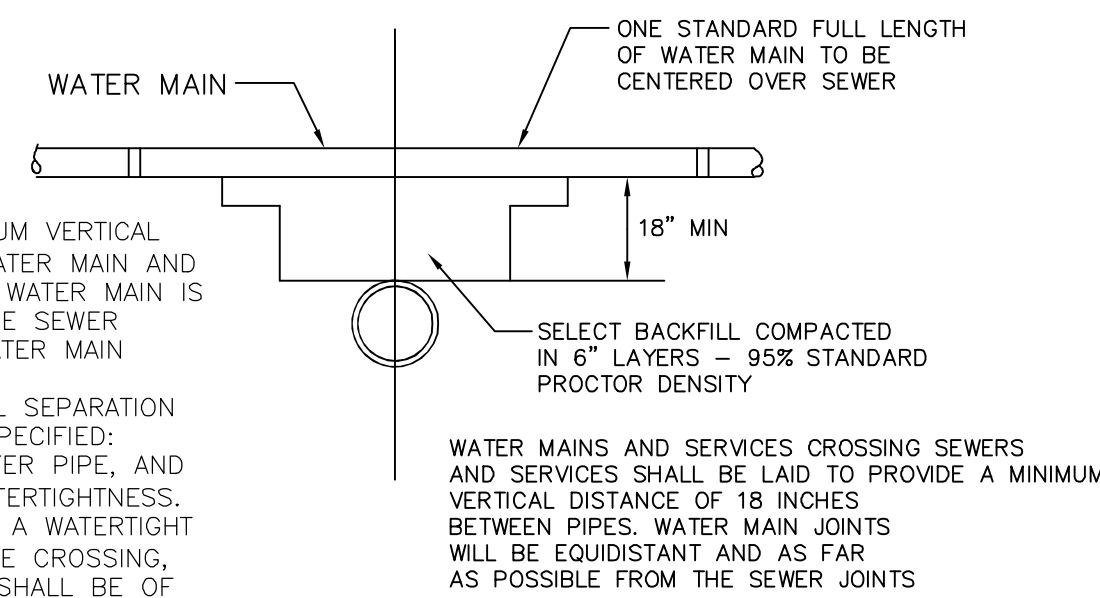
DR LEMIEUX BUILDERS, INC.
76 EXETER ROAD
NEWMARKET, NH 03857



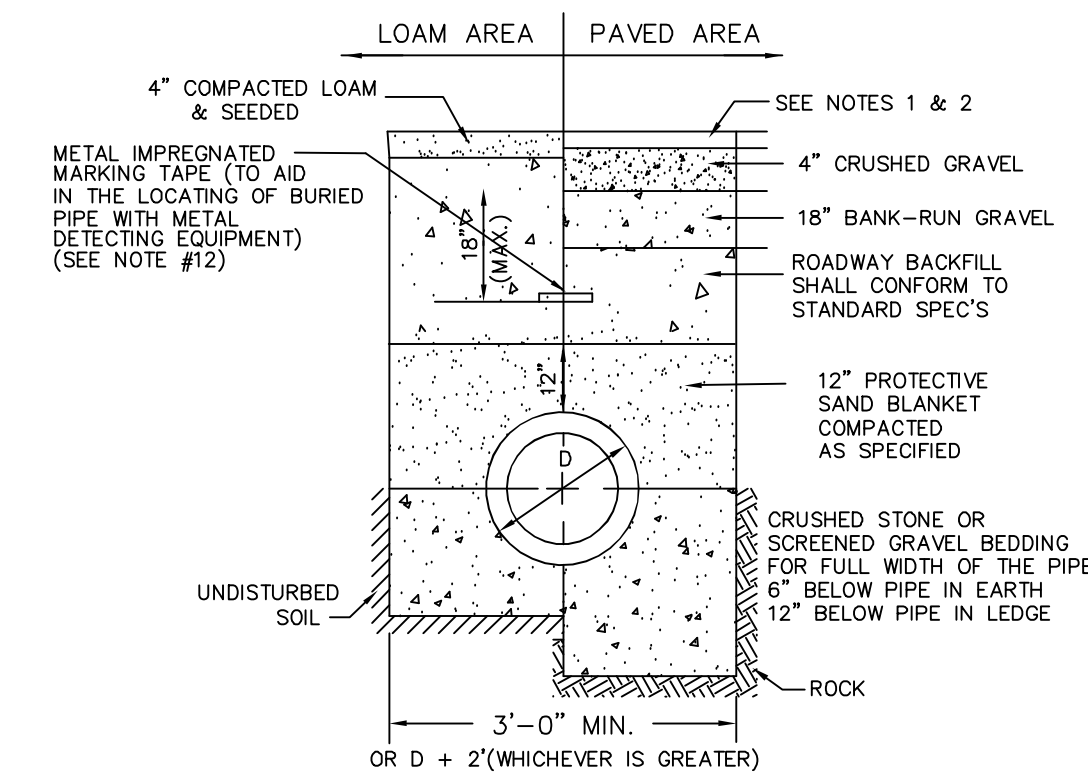
70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX: 603-583-4863



TYPICAL TRENCH DETAIL FOR WATER SYSTEM

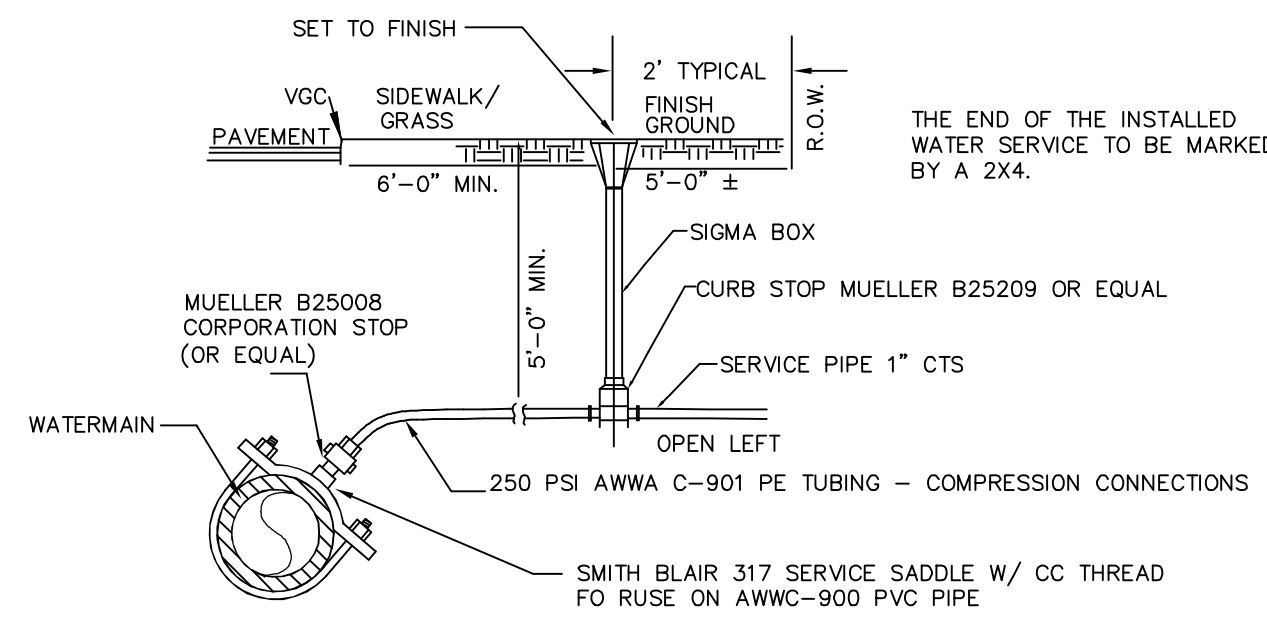


TYPICAL WATER/SEWER SEPERATION DETAILS NOT TO SCALE

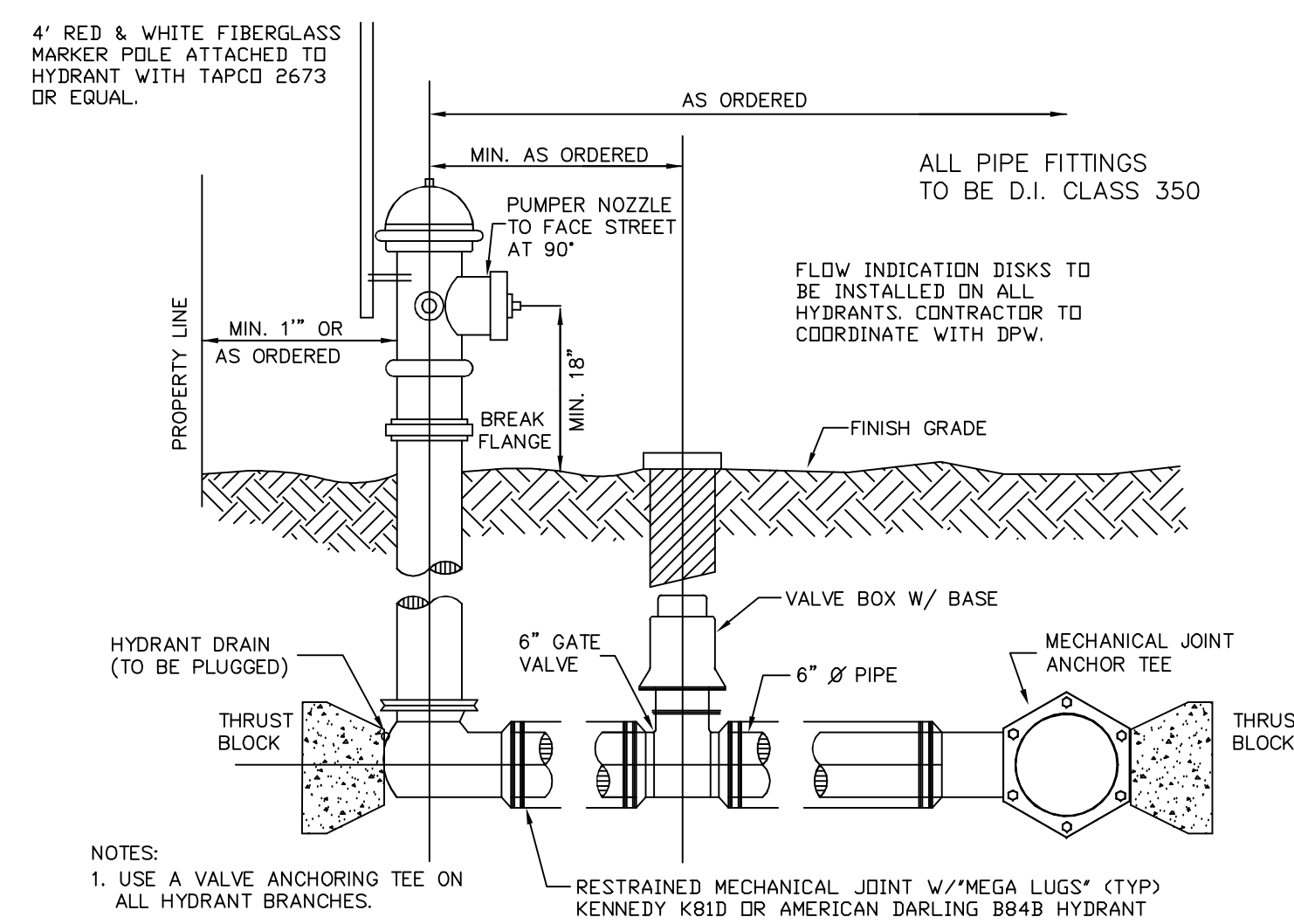


NOTE:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPEC'S.

TYPICAL SEWER TRENCH DETAIL NOT TO SCALE

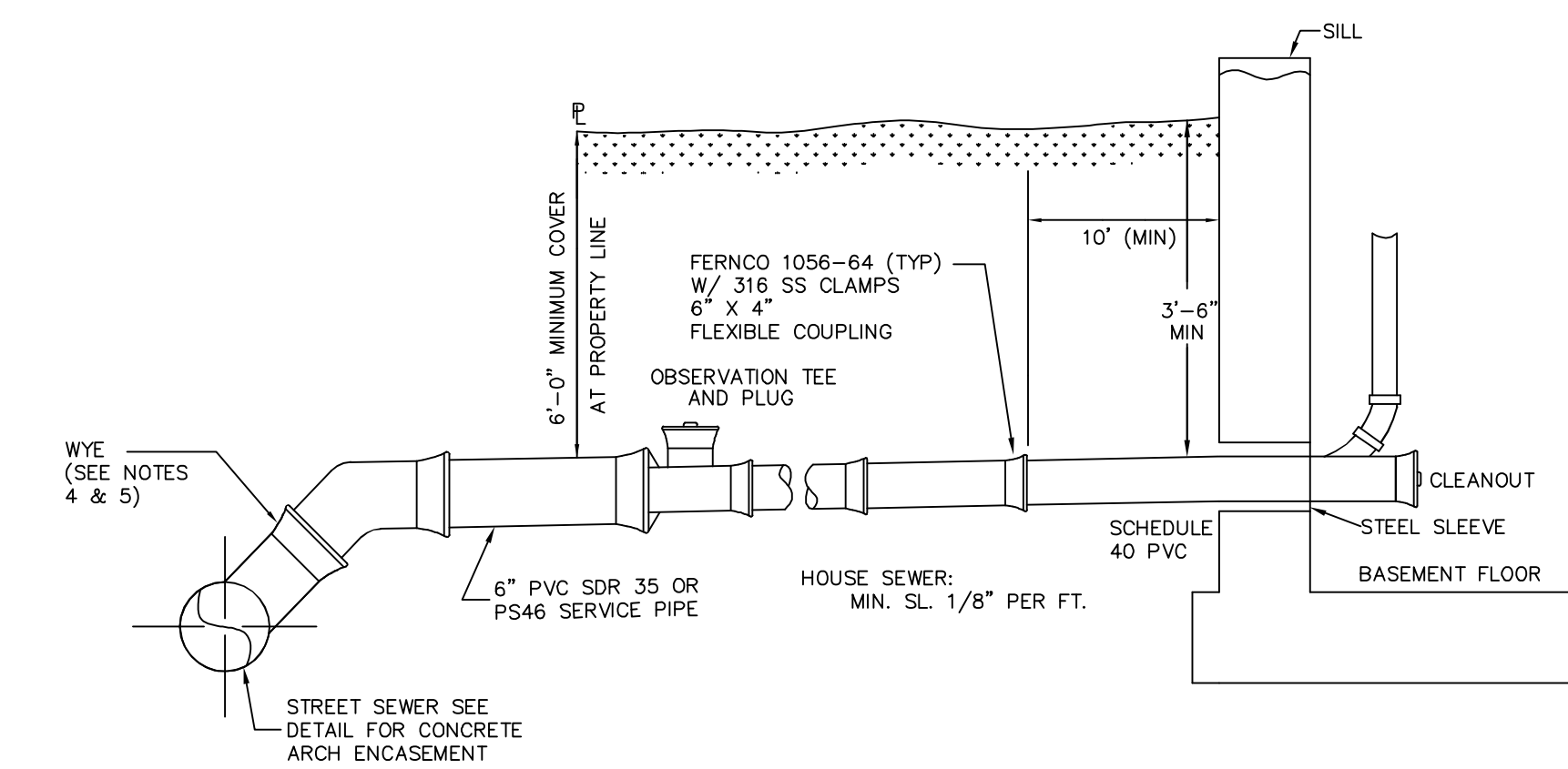


TYPICAL WATER SERVICE CONNECTION



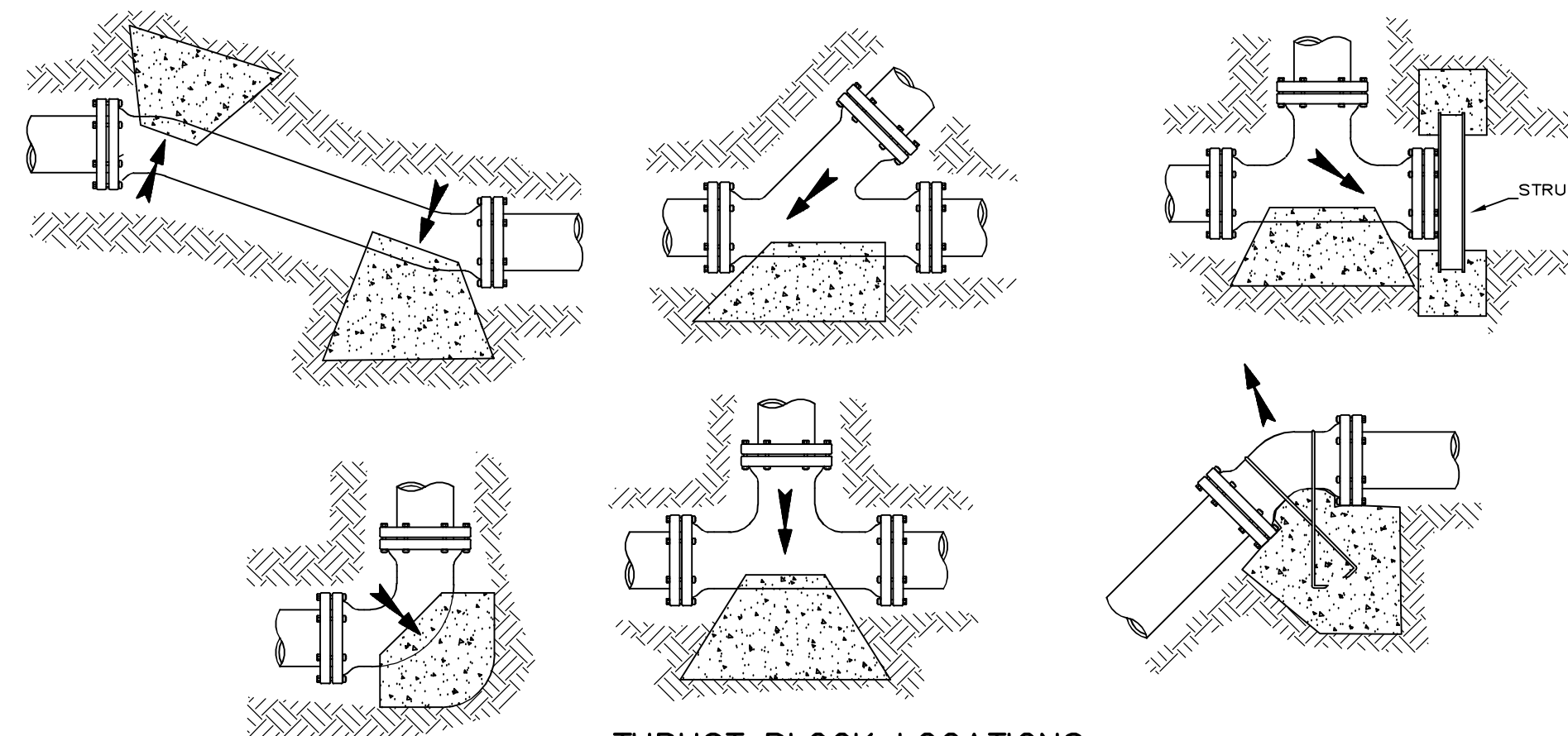
NOTES:
1. USE A VALVE ANCHORING TEE ON ALL HYDRANT BRANCHES.
2. ALL FITTINGS SHALL BE MEGALUG OR APPROVED EQUAL.

HYDRANT INSTALLATION DETAIL



NOTES:
1) SEWER SERVICE FROM PROPERTY LINE TO 10' OUTSIDE OF BUILDING SHALL BE INSTALLED UNDER THIS CONTRACT ONLY WHEN OUTSIDE THE TRENCH DEWATERING OR LEDGE EXCAVATION IS REQUIRED.
2) PIPE DEPTH AT HOUSE SHALL BE ABOVE THE SEASONAL GROUND WATER LEVEL.
3) SEWER SHALL BE BELOW SLAB ONLY WHEN BASEMENT TOILETS EXIST.
4) JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR, AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.
5) WYES: WHERE WYE IS NOT AVAILABLE, IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE FOLLOWING MANUFACTURER'S INSTRUCTIONS USING A BOLTED, CLAMPED, OR EPOXY-CEMENTED SADDLE, TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING IN THE SEWER.

DETAIL OF SEWER SERVICE



THRUST BLOCK LOCATIONS TYPICAL THRUST BLOCK DETAILS NOT TO SCALE

THRUST FORCES ARE CREATED IN A PIPELINE AT CHANGES IN DIRECTION, TEE, DEADENDS OR WHERE CHANGES IN PIPE SIZE OCCUR AT REDUCERS. AVAILABLE RESTRAINT METHODS INCLUDE CONCRETE THRUST BLOCKS, RESTRAINED JOINTS AND TIE RODS. FORCES TO BE RESTRAINED ARE SHOWN BELOW:

RESULTANT THRUST AT FITTINGS @ 100 PSI (TOTAL POUNDS)					
NOM. PIPE DIA. (IN.)	DEAD END	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4	1810	2559	1385	706	355
6	3739	5288	2852	1450	733
8	6377	8923	4925	2510	1281
10	9877	13685	7406	3776	1897
12	13685	19353	10274	5340	2685
14	18383	26001	14072	7174	3604
16	23779	33928	18188	9276	4681
18	29885	42243	22858	11653	5855
20	36644	51292	28046	14298	7185
24	52279	73934	40013	20388	10248
30	85245	117945	62046	31785	15768
36	115209	162931	84177	44952	22585
42	155528	216950	119036	60884	30489
48	202583	286650	155127	79083	39733
54	258072	362140	195989	99914	50109

NOTE: TO DETERMINE THRUST AT PRESSURES OTHER THAN 100 PSI, MULTIPLY THE THRUST OBTAINED IN THE TABLE BY THE RATIO OF THE PRESSURE TO 100. FOR EXAMPLE: THE THRUST ON A 12", 90° BEND @ 125 PSI IS: 19353x125/100 = 24191 LBS.

TO DETERMINE THE SIZE OF A CONCRETE THRUST BLOCK, DIVIDE THE TOTAL FORCE BY THE BEARING VALUE OF THE CONSTITUENT SOIL. THE QUOTIENT WILL BE THE SIZE OF THE BEARING OF THE THRUST BLOCK IN SQUARE FEET. APPROXIMATE VALUES FOR VARIOUS TYPES OF SOIL ARE LISTED BELOW. NO RESPONSIBILITY CAN BE ASSUMED FOR THE ACCURACY OF THE DATA REPRESENTED DUE TO THE WIDE VARIATION OF BEARING VALUES FOR EACH SOIL TYPE.

SOIL	BEARING CAPACITY (PSF)
MUCK	0
SOFT CLAY	1000
SILT	1500
SANDY SILT	3000
SAND	4000
SANDY CLAY	6000
HARD CLAY	9000

THE FOLLOWING PRECAUTIONS MUST BE OBSERVED WHEN CONSTRUCTING BLOCKS:
1. BLOCKS MUST BE POURED AGAINST UNDISTURBED SOIL.
2. PIPE JOINTS AND BOLTS MUST BE ACCESSIBLE.
3. CONCRETE SHOULD BE CURED AT LEAST 5 DAYS AND SHALL HAVE A COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS.
4. BLOCKS MUST BE POSITIONED TO COUNTERACT THE DIRECTION OF THE RESULTANT THRUST FORCE.

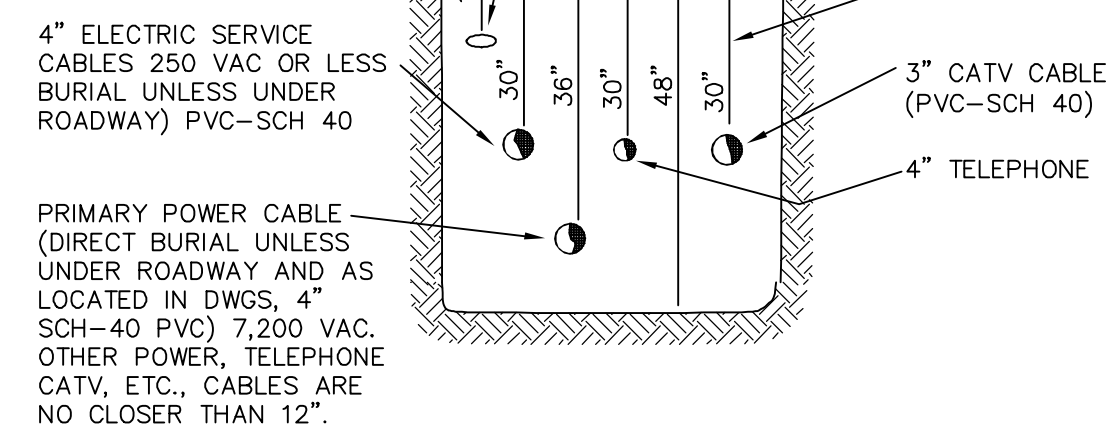
RESTRAINED PUSH-ON AND MECHANICAL JOINTS ARE AVAILABLE FOR ALL PIPE SIZES AND PRESENT NO INSTALLATION PROBLEMS. THEY ARE USED FOR RESISTING THRUST FORCES WHERE THERE IS NO SPACE OR WHERE SOIL BEHIND THE FITTING WILL NOT PROVIDE ADEQUATE SUPPORT. THIS RESTRAINING METHOD INVOLVES THE PLACEMENT OF THESE SPECIAL JOINTS AT APPROPRIATE FITTINGS AND FOR A PREDETERMINED NUMBER OF PIPE LENGTHS ON EACH SIDE.

TIE RODS MAY BE USED BY THEMSELVES OR IN COMBINATION WITH OTHER RESTRAINT DEVICES. WHEN TIE RODS ARE USED WITH STEEL BANDS AROUND THE PIPE BARREL, ONLY ONE (1) ROD SHALL BE ATTACHED TO EACH BAND AND THE BAND SHALL BE COATED TO PREVENT SURFACE ALONG THE PIPE BARREL. A BAND PLACED BEHIND A BELL MAY BE USED WITH TWO (2) RODS. FOR MECHANICAL JOINT PIPE, TIE RODS MAY BE THREADED THROUGH THE BOLT HOLES IN A FLANGE AND SECURED BY NUTS. ALL RODS SHALL BE MADE OF OR COATED WITH CORROSION RESISTANT MATERIALS TO PREVENT RUST AND DETERIORATION.

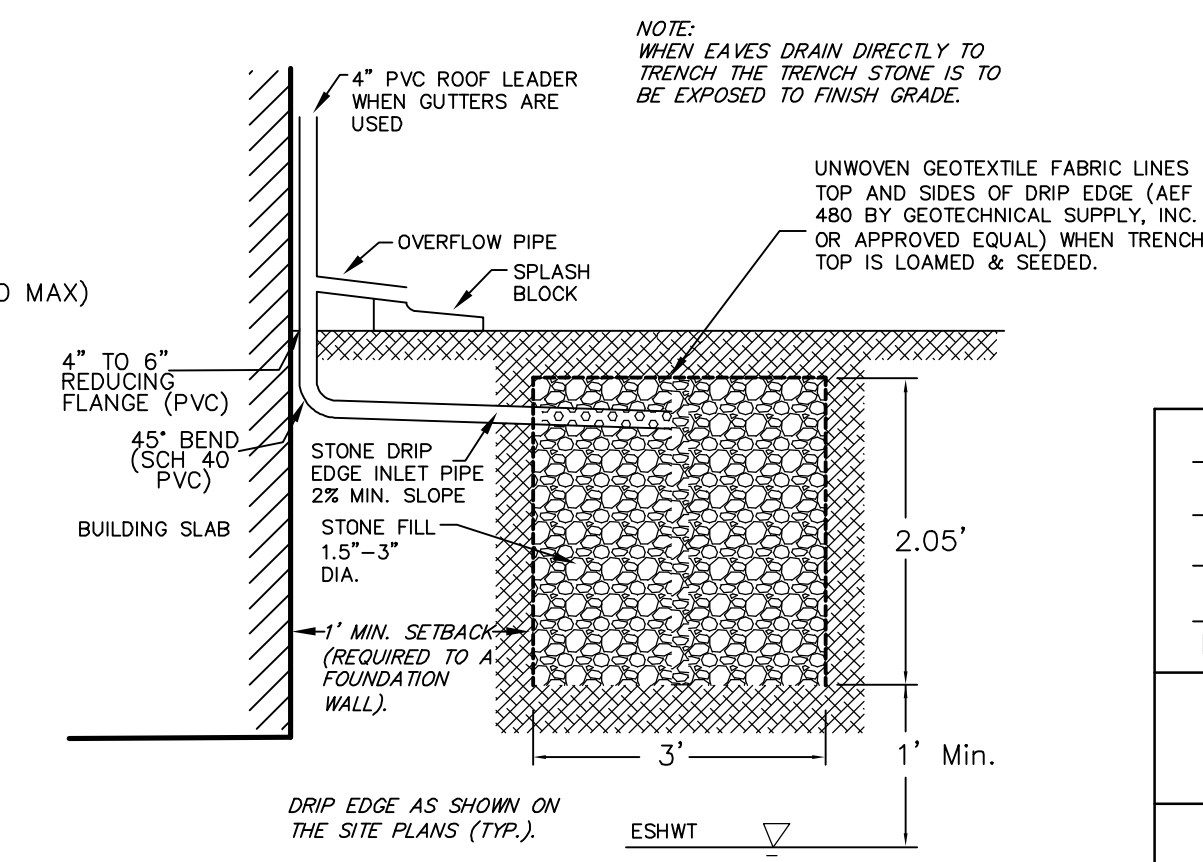
RESTRAINT MAY BE NECESSARY FOR MORE THAN ONE (1) PIPE LENGTH ON EACH SIDE OF ANY CHANGE IN DIRECTION, DEADEND OR TEE.

NOTE: ALL UTILITIES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE UTILITY COMPANY.

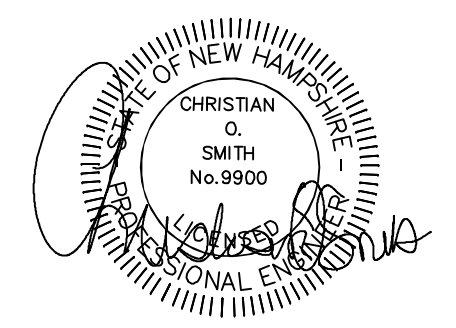
SERVICE BOX CONNECTIONS SHALL BE "FLUSH MOUNT" TO GREATEST EXTENT POSSIBLE AND LOCATED AT PROPERTY LINE CORNERS.



UTILITY TRENCH DETAIL



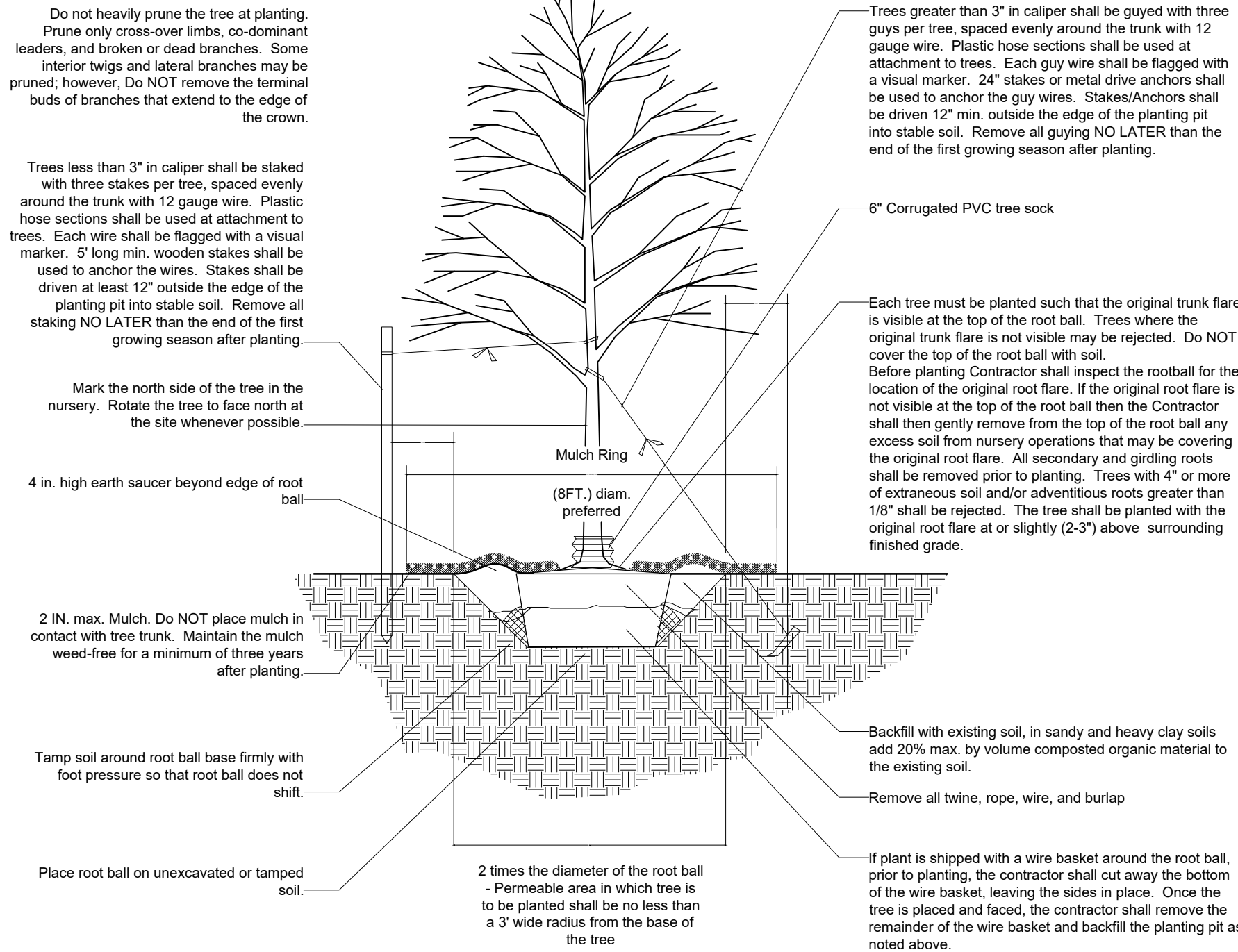
STONE DRIP EDGE SECTION NOT TO SCALE



REVISIONS PER REVIEW COMMENTS		8-16-23
REVISIONS:		DATE:
CONSTRUCTION DETAILS D2		
RESIDENTIAL DEVELOPMENT TAX MAP U4, LOT 69 242 SOUTH MAIN STREET NEWMARKET, NEW HAMPSHIRE		
DATE:	MAY 2023	SCALE: NTS
PROJ. NO:	NH-1449	SHEET NO. 10

Landscape Notes

- Design is based on drawings by Beals Associates, PLLC. Drawings may require adjustment due to actual field conditions.
- The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
- Erosion Control shall be in place prior to construction.
- Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
- The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
- It is the contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
- Trees to remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line or at the distance in feet from the trunk equal to the diameter of the tree caliper in inches, whichever is greater, and shall be expanded to include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portalets within the tree protection area.
- This plan is for review purposes only, NOT for Construction. Construction Documents will be provided upon request.
- Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
- The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 811 or 888-DIG-SAFE (1-888-344-7233.)
- The Contractor shall procure any required permits prior to construction.
- Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, metals, and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
- Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a Contractor is aware of a potential issue and does not bring it to the attention of the Landscape Architect or Owner's Representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
- The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
- A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
- All plants shall be legibly tagged with proper botanical name.
- The Contractor shall guarantee all plants including seeding, for not less than one year from time of acceptance.
- Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
- No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
- All landscaping shall be provided with the following:
 - Outside hose attachments spaced a maximum of 150 feet apart, and
 - An underground irrigation system, or
 - A temporary irrigation system designed for a two-year period of plant establishment.
- If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
- The contractor is responsible for all plant material from the time their work commences until final acceptance. This includes but is not limited to maintaining all plants in good condition, the security of the plant material once delivered to the site, watering of plants, including seeding and weeding. Plants shall be appropriately watered prior to, during, and after planting. It is the Contractor's responsibility to provide clean water suitable for plant health from off site, should it not be available on site.
- Contractor shall provide an alternate price for irrigating all newly landscaped areas and resetting of any existing irrigation that will be disturbed during planting. Contractor shall provide irrigation design for review by Landscape Architect or Owner's Representative when awarded the project.
- All disturbed areas will be dressed with 6" of loam and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
- Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and 1/2" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
- Drip strip shall extend to 6" beyond roof overhang and shall be edged with 3/16" thick metal edger.
- In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) on the root ball of any plant.
- Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy. Shrubs and ornamental plantings near vehicular travel shall not exceed three feet in height. If pruning is necessary to maintain the required maximum height, plants shall be pruned to a natural form and shall not be sheared.
- Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
- Landscape Architect is not responsible for the means and methods of the Contractor.

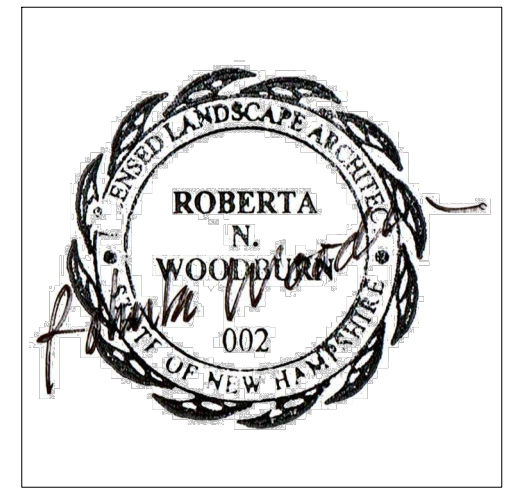


Tree Planting Detail

Scale: NTS

Plant List

TREES						
Symbol	Botanical Name	Common Name	Quantity	Size	Comments	
EX	<i>Existing to Remain</i>					
LS	<i>Liquidambar styraciflua</i>	American Sweetgum	2	3" cal	B&B	
TH	<i>Thuja plicata 'Green Giant'</i>	Green Giant Western Red Cedar	39	8-10' ht	B&B	
UP	<i>Ulmus americana 'Princeton'</i>	Princeton American Elm	7	3" cal	B&B	
BN	<i>Betula nigra 'Dura-Heat'</i>	Dura-Heat River Birch	1	10-12' ht	Multi-stemmed, B&B	
SHRUBS						
Symbol	Botanical Name	Common Name	Quantity	Size	Comments	
HY2	<i>Hydrangea macrophylla 'All Summer Beauty'</i>	All Summer Beauty Hydrangea (Blue hortensia)	9	5 gal		
IG	<i>Ilex glabra 'Shamrock'</i>	Shamrock Inkberry	17	5 gal	full to ground	
JV	<i>Juniperus virginiana 'Emerald Sentinel'</i>	Emerald Sentinel Red Cedar	10	6-7' ht		
RA	<i>Rhus aromatica 'Grow-Low'</i>	Grow Low Sumac	20	5 gal		
JSS	<i>Juniperus scopulorum 'Skyrocket'</i>	Skyrocket Juniper	2	5-6' ht		
SAW	<i>Spiraea x bumalda 'Anthony Waterer'</i>	Anthony Waterer Spirea	14	3 gal		

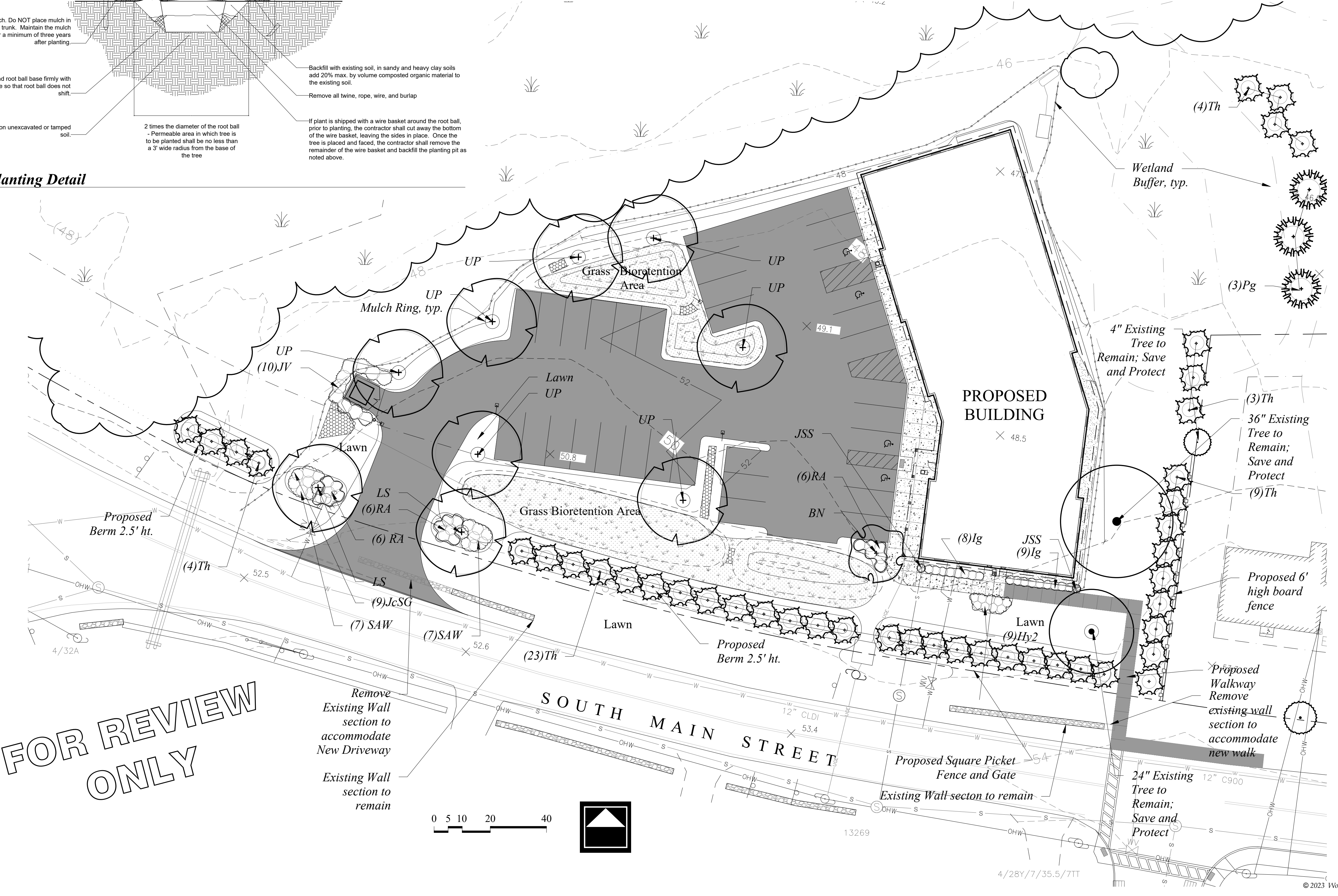


woodburn & company
 LANDSCAPE ARCHITECTURE
 103 Kent Place
 Neumarket, New Hampshire
 Phone: 603.659.5949

242 Main Street
LANDSCAPE PLAN - Option 1
 for L e m i e u x B u i l d e r s , L L C
 242 South Main Street, Neumarket, New Hampshire

Drawn By: WSA
 Checked By: RW
 Scale: 1"=20'-0"
 Date: 2023-05-23 for PB submission
 Revisions: 2023-07-19 for PB Submission
 2023-10-05

L-1
 Sheet 1 of 1
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FOR REVIEW ONLY

