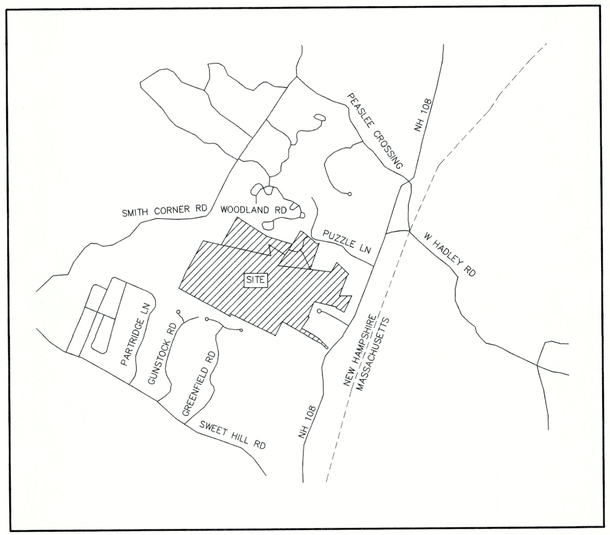
SOUTHERN NEW HAMPSHIRE INDUSTRIAL PARK
CONDOMINIUM SITE PLANS
TAX MAP 14, BLOCK 1, LOT 27-3
PUZZLE LANE, NEWTON, NH 03858

SHEET INDEX

CS	COVER SHEET
C1	EXISTING CONDITIONS OVERALL PLAN
C1A - C1B	EXISTING CONDITIONS PLANS
	EXISTING EXCAVATION CONDITIONS PLAN
A1	OVERALL CONDOMINIUM SITE PLAN
A1A - A1B	CONDOMINIUM SITE PLANS
C2	SITE OVERALL PLAN
C2A - C2E	EXISTING CONDITIONS PLANS
C3	GRADING AND DRAINAGE OVERALL PLAN
C3A - C3G	GRADING AND DRAINAGE PLANS
P1 - P3	PLAN AND PROFILE
X1-X7	ROAD CROSS SECTIONS
HA1-HX3	HIGHWAY ACCESS PLAN
L1	LIGHTING AND LANDSCAPE PLAN
S1 - S5	SEPTIC PLANS
D1 - D8	DETAIL SHEETS
E1 - E3	EROSION AND SEDIMENT CONTROL DETAILS
CP1-CP2	CONSTRUCTION PHASING PLAN
	ARCHITECTURAL PLANS

SEE SHEET E3 FOR NEW HAMPSHIRE FISH AND GAME PERMIT CONDITIONS

SEE SHEET E3 FOR ENDANGERED SPECIES IDENTIFICATION FLYERS



LOCUS MAP
SCALE 1" = 2000'

GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINES
		SETBACK LINES
		CENTERLINE
		FRESHWATER WETLANDS LINE
		TIDAL WETLANDS LINE
		STREAM CHANNEL
		TREE LINE
		STONEWALL
		BARBED WIRE
		FENCE
		STOCKADE FENCE
		SOIL BOUNDARY
		AQUIFER PROTECTION LINE
		FLOOD PLAIN LINE
		ZONELINE
		EASEMENT
100	100	MAJOR CONTOUR
98	98	MINOR CONTOUR
		EDGE OF PAVEMENT
VGC	VGC	VERTICAL GRANITE CURB
SGC	SGC	SLOPE GRANITE CURB
CCB	CCB	CAPE COD BERM
PCC	PCC	POURED CONCRETE CURB
X	X	SILT FENCE
D		DRAINAGE LINE
S	S	SEWER LINE
FM	FM	SEWER FORCE MAIN
G	G	GAS LINE
W	W	WATER LINE
WS	WS	WATER SERVICE
OHE	OHE	OVERHEAD ELECTRIC
UGE	UGE	UNDERGROUND ELECTRIC
		GUARDRAIL
UD	UD	UNDERDRAIN
F	F	FIRE PROTECTION LINE
	W	THRUST BLOCK
		IRON PIPE/IRON ROD
		DRILL HOLE
		IRON ROD/DRILL HOLE
		STONE/GRANITE BOUND

100x0 / 100.00	100x0 / 100.00	SPOT GRADE / PAVEMENT SPOT GRADE
100.00 / 99.50	100.00 / 99.50	CURB SPOT GRADE
		BENCHMARK (TBM)
		DOUBLE POST SIGN
		SINGLE POST SIGN
		WELL
TP1		TEST PIT
		FAILED TEST PIT
P1		MONITORING WELL
		PERC TEST
1		PHOTO LOCATION
		TREES AND BUSHES
		UTILITY POLE
		LIGHT POLES
		DRAIN MANHOLE
		SEWER MANHOLE
		HYDRANT
		WATER GATE
		WATER SHUT OFF
		REDUCER
		SINGLE GRATE CATCH BASIN
		DOUBLE GRATE CATCH BASIN
		TRANSFORMER
		CULVERT W/WINGWALLS
		CULVERT W/FLARED END SECTION
		CULVERT W/STRAIGHT HEADWALL
		STONE CHECK DAM
		DRAINAGE FLOW DIRECTION
		4K SEPTIC AREA
		WETLAND IMPACT
		VEGETATED FILTER STRIP
		RIPRAP
		OPEN WATER
		FRESHWATER WETLANDS
		TIDAL WETLANDS
		STABILIZED CONSTRUCTION ENTRANCE
		CONCRETE
		GRAVEL
		SNOW STORAGE
		RETAINING WALL

APPLICANT / DEVELOPER
125 DEVELOPMENT NH CORP.
PO BOX 532
PLAISTOW, NH 03865
(603) 399-5029
CONTACT: COLEMAN McDONOUGH

CIVIL ENGINEER
JONES & BEACH ENGINEERS, INC.
85 PORTSMOUTH AVENUE
PO BOX 219
STRATHAM, NH 03885
(603) 772-4746
CONTACT: BARRY GIER
EMAIL: BGIER@JONESANDBEACH.COM

LAND SURVEYOR
JAMES M. LAVELLE ASSOCIATES
2 STARWOOD DRIVE
HAMPSTEAD, NH 03841
(603) 329-6851
EMAIL: INFO@JMLASURVEY.COM

OWNER OF RECORD
125 DEVELOPMENT NH CORP.
PO BOX 532
PLAISTOW, NH 03865
(603) 399-5029

WETLAND CONSULTANT
FERWERDA MAPPING LLC
45 BARTLETT HILL ROAD
DEERING, NH 03244
CONTACT: TIM F. FERWERDA, CWS 039

WETLANDS WERE VERIFIED ON THE GROUND DURING FEBRUARY OF 2020 BY TIMOTHY J FERWERDA, CWS 039, OF FERWERDA MAPPING LLC, 43 BARTLETT HILL ROAD, DEERING, NH 03244

I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A GROUND FIELD SURVEY VERIFIED IN FEBRUARY OF 2020 AND MEETS THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000, AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF NEWTON, NH.

FOR THAT PORTION OF THE LAND WITHIN THE TOWN OF PLAISTOW, 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.
DATE:

NOTES:

1. LAND SHOWN IN PLAISTOW, AS PART OF NEWTON LOT 27-3, DOES NOT INVOLVE DEVELOPMENT NOR SUBDIVISION OF LAND IN PLAISTOW. DEVELOPMENT OR SUBDIVISION OF ANY PART OF THE LAND SHOWN IN PLAISTOW WILL REQUIRE PLANNING BOARD REVIEW AND APPROVAL.
2. THE TOWN OF NEWTON ZONING BOARD VOTED ON JANUARY 4TH, 2023 TO APPROVE 20 VARIANCES TO ALLOW SETBACK REDUCTIONS FOR DRIVEWAYS, STRUCTURES ,AND DRAINAGE FOR A 4-BUILDING SITE PLAN (PHASE 2).

PERMITS

TYPE OF PERMIT	STATUS
NEWTON SITE PLAN APPROVAL: TOWN OF NEWTON PLANNING BOARD 2 TOWN HALL ROAD NEWTON, NEW HAMPSHIRE 03858 (603) 382-3419 RESPONSIBLE CONSULTANT: JONES & BEACH ENGINEERS, INC.	SUBMITTED:
	PERMIT NO.
	DATED:
	EXPIRATION:
TOWN OF PLAISTOW SITE PLAN APPROVAL: TOWN OF PLAISTOW PLANNING BOARD 145 MAIN STREET PLAISTOW, NEW HAMPSHIRE 03865 (603) 382-5200 RESPONSIBLE CONSULTANT: JONES & BEACH ENGINEERS, INC.	SUBMITTED:
	PERMIT NO.
	DATED:
	EXPIRATION:
NHDOT DRIVEWAY PERMIT: NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, DISTRICT SIX P.O. BOX 740 DURHAM, NEW HAMPSHIRE 03824 (603) 868-1133 RESPONSIBLE CONSULTANT- JONES & BEACH ENGINEERS, INC.	SUBMITTED:
	PERMIT NO.
	DATED:
	EXPIRATION:

TYPE OF PERMIT	STATUS
NHDES ALTERATION OF TERRAIN PERMIT: NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES - WATER DIVISION 29 HAZEN DRIVE, P.O. BOX 95 CONCORD, NEW HAMPSHIRE 03302-0095 (603) 271-3503 RESPONSIBLE CONSULTANT: JONES & BEACH ENGINEERS, INC.	SUBMITTED:
	PERMIT NO.
	DATED:
	EXPIRATION:
NHDES INDIVIDUAL SEPTIC PERMIT: NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES - SUBSURFACE SYSTEMS BUREAU 29 HAZEN DRIVE, P.O. BOX 95 CONCORD, NEW HAMPSHIRE 03302-0095 (603) 271-3503 RESPONSIBLE CONSULTANT: JONES & BEACH ENGINEERS, INC.	SUBMITTED:
	PERMIT NO.
	DATED:
	EXPIRATION:
NHDES WETLAND PERMIT: NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES- WETLANDS BUREAU 29 HAZEN DRIVE, P.O. BOX 95 CONCORD, NEW HAMPSHIRE 03302 (603) 271-2147 RESPONSIBLE CONSULTANT- JONES & BEACH ENGINEERS, INC.	SUBMITTED:
	PERMIT NO.
	DATED:
	EXPIRATION:

PROJECT PARCEL
TOWN OF NEWTON
TAX MAP 14, BLOCK 1, LOT 27-3

APPLICANT/OWNER
125 DEVELOPMENT CORP.
PO BOX 532
PLAISTOW, NH 03865
BK 4348 PG 1700

TOTAL LOT AREA
6,262,337 SQ. FT.
143.76 ACRES

APPROVED – PLAISTOW, NH PLANNING BOARD

DATE:

APPROVED – NEWTON, NH PLANNING BOARD

DATE:

Design: BWG	Draft: DFP	Date: 10/16/23
Checked: BWG	Scale: AS NOTED	Project No.: 21117
Drawing Name: 21117-PLAN.dwg		

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

STATE OF NEW HAMPSHIRE — BARRY W. GIER No. 12535 LICENSED PROFESSIONAL ENGINEER

REV.	DATE	REVISION	BY
9	10/16/23	REVISED PER DOT COMMENT	BWG
8	08/02/23	REVISED PER AOT COMMENT	BWG
7	05/31/23	REVISED PER AOT COMMENT	BWG
6	04/13/23	REVISED PER AOT COMMENT	BWG
5	02/10/23	REVISED PER DOT COMMENT	BWG

Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: COVER SHEET
Project: SOUTHERN NH INDUSTRIAL PARK
NH ROUTE 108 & PUZZLE LANE, NEWTON, NH 03858
Owner of Record: 125 DEVELOPMENT NH CORP.
PO BOX 532, PLAISTOW, NH 03865

DRAWING No.
CS
SHEET 1 OF 57
JBE PROJECT NO. 21117

4-LOT SUBDIVISION, NEWTON, NH
JBE # 21117 REVISION 0: 7/15/2021

TM 14-1-27-3
LAND OF
125 DEVELOPMENT NH CORP.
143-3/4± AC

TM 14-1-2
125 DEVELOPMENT NH CORP.

TM 14-1-1
125 DEVELOPMENT NH CORP.

TM 14-1-27-5
125 DEVELOPMENT NH CORP.

TM 14-1-27-6
125 DEVELOPMENT NH CORP.

TM 14-1-27-2
125 DEVELOPMENT NH CORP.

TM 14-1-27-1
125 DEVELOPMENT NH CORP.

TM 8-3-7
KAINAS REALTY I LLC

TM 8-3-1-7
CATA

TM 83-53
SWEET HILL ESTATES

TM 82-1-4
BROWN HILL ESTATES

TM 14-1-7-1
HERMAN

TM 14-1-8
FLANAGAN

TM 14-1-9
DALY

TM 14-1-10
MCGRAHAN

TM 14-1-11
DAVIDSON

TM 14-1-19
SWEENEY

TM 14-1-18
CLOHECY

TM 14-1-17
MANCINI

TM 14-1-19-1
BOWDEN

TM 14-1-14
BURNS

TM 14-1-24
NEWTON PROPERTIES LLC

TM 14-1-28
STATE OF NH DEPT. FISH & GAME

TM 14-1-26
VICTORY NEWTON LLC

TM 14-1-25
NEWTON PROPERTIES LLC

TM 70-21
VALLEYFIELD

TM 71-85
ALBERTI

TM 71-4
ANDRADE

TM 71-5
DESROCHERS

TM 71-6
BURRI

TM 71-7
HOSMER

TM 71-8
JEFFRIES

TM 71-9
MITCHELL

TM 71-10
MONETTE

TM 71-11
FREDERICKS

TM 71-12
BEGHT

PD WETLANDS

STUMP DUMP

AREA B
4-1/2± AC

AREA A
1/4± AC

AREA 9
1/2± AC

AREA 2
1-1/2± AC

AREA 1
8± AC

STOCK PILE

CURRENT GRUBER LOCATION

TREELINE

UTILITY EASEMENT

EXISTING ROAD

HOWARD LANE

NEWTON N.H.
PLAISTON N.H.

RT 108

N
W E
S
GRID NORTH

REFERENCES:

1. "SOUTHERN NH INDUSTRIAL PARK, NH ROUTE 108 & PUZZLE LANE, NEWTON, NH 03858", PREPARED BY JONES & BEACH ENGINEERS, INC., DATED: 9/5/2022, NOT RECORDED.
2. GOOGLE EARTH (MAXAR TECHNOLOGIES, USDA FARM SERVICE AGENCY) FOR AERIAL PHOTOGRAPHY
3. VERTICAL DATUM IS NAVD 88 PER NGS OPUS-RS SOLUTION REPORT. THOSE AREAS SHOWN OUTSIDE THE FIELD SURVEYED AREAS ARE PER WWW.GRANITE.UNH.EDU LIDAR-DERIVED 2-FOOT HYPSOGRAPHIC CONTOURS (NAVD88)

LOCUS MAP

PLAISTOW
HAVERHILL
PLAISTOW
NEWTON
RT 125A
RT 125
RT 108
SITE
NEW HAMPSHIRE
MASSACHUSETTS

NOTES:

1. PLAN INTENT: TO SHOW CURRENT EXCAVATION AND GRADING CONDITIONS OF THE SUBJECT LOT.
2. OWNER(S) OF RECORD BY DEED RECORDED AT RCRD BK 4711-2934:
   125 DEVELOPMENT NH CORP
   PO BOX 532
   PLAISTOW, N.H. 03865
3. SUBJECT LOT IS NEWTON TAX MAP 014-001-027
4. ON-SITE FIELD SURVEY OF THOSE RECENTLY EXCAVATED AREAS WAS COMPLETED ON 10-19-22 USING SURVEY GRADE GNSS/GPS EQUIPMENT
5. LOT LINES AND WETLANDS SHOWN ARE PER REFERENCE 1
6. TOPOGRAPHY SHOWN OUTSIDE OF THOSE RECENTLY EXCAVATED AREAS IS PER REFERENCE 3

revisions:		
id:	date:	description:

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

LAND TECH
LAND TECHNICAL SERVICE CORP.
127 NH ROUTE 28 - UNIT 4
OSSIPEE, NEW HAMPSHIRE 03864
TELEPHONE: 603-539-4900
www.land-tech.com

research by:	DBY
field work by:	DBY
computations by:	DBY
drawn by:	DBY
checked by:	BDB
date:	10/24/2022
scale:	1" = 150'
field book: 242	drawing id: 221020SITE

EXISTING EXCAVATION CONDITIONS PLAN
prepared for
125 DEVELOPMENT NH CORP.
NH ROUTE 108 & PUZZLE LANE
NEWTON, NH 03858
TAX MAP 14, BLOCK 1, LOT 27-3

sheet #: 1 of 1

LAND TECH
file #: 22155

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR
No. 701
BRYAN D. BERLIND
SIGNATURE

PUBLISHED DATE: 10/25/22

ABUTTERS LIST:

NEWTON, NH:

TAX MAP 8, BLOCK 3, LOT 1–5
CHASE, WILLIAM L.
6 CRYSTAL LANE
NEWTON, NH 03858

TAX MAP 8, BLOCK 3, LOT 1–6
ALEMAN, GENE
ALEMAN, JULIE–ANN
5 CRYSTAL LANE
NEWTON, NH 03858

TAX MAP 8, BLOCK 3, LOT 1–7
CATA, JOSE L.
CATA, SYLVIA E.
9 CRYSTAL LANE
NEWTON, NH 03858

TAX MAP 8, BLOCK 3, LOT 7
KAUNAS REALTY I, LLC
77 EASTERN POINT BOULEVARD
GLOUCESTER, MA 01930

TAX MAP 8, BLOCK 3, LOT 11
SARGENT WOODS CONDOMINIUM ASSO
2 NICHOLS DRIVE
NEWTON, NH 03858

TAX MAP 14, BLOCK 1, LOTS 1–1, 2
MCDONOUGH, COLEMAN
P. O. BOX 532
PLAISTOW, NH 03865

TAX MAP 14, BLOCK 1, LOT 7–1
HERMAN, SCOTT R.
HERMAN, CHRISTINA E.
P.O. BOX 373
NEWTON, NH 03858

TAX MAP 14, BLOCK 1, LOT 8
FLANAGAN, STEVEN
BERRY, CHERIE CLOUGHPO
BOX 423
NEWTON, NH 03858

TAX MAP 14, BLOCK 1, LOT 9
DALY, RICHARD F.
69 BAY STATE AVENUE
SOMERVILLE, MA 02144

TAX MAP 14, BLOCK 1, LOT 10
MCGRAHAN, ROBERT S.
BOULAIS, MICHELLE
165 SOUTH MAIN STREET
NEWTON, NH 03858

TAX MAP 14, BLOCK 1, LOT 11
GORE III, JOSEPH RICHARD
BLANEY, KARA
167 SOUTH MAIN STREET
NEWTON, NH 03858

TAX MAP 14, BLOCK 1, LOT 13
A.K.C. REVOCABLE TRUST CRONK,
ANNE & KLEINERMAN, FRED
171 SOUTH MAIN STREET
NEWTON, NH 03858

TAX MAP 14, BLOCK 1, LOT 14
BURNS, CASEY C.
BURNS, HEATHER
173 SOUTH MAIN STREET
NEWTON, NH 03858

TAX MAP 14, BLOCK 1, LOT 17
MANCINI, GORDON
5 HOWARD LANE
NEWTON, NH 03858

TAX MAP 14, BLOCK 1, LOT 18
CLOHECY, MATTHEW D.
CLOHECY, SABRINA K.
9 HOWARD LANE
NEWTON, NH 03858

TAX MAP 14, BLOCK 1, LOT 19
SWEENEY, MEGAN P.
11 HOWARD LANE
NEWTON, NH 03858

TAX MAP 14, BLOCK 1, LOT 19–1
BOWDEN, JOHN R.
BOWDEN, SHAWNEE
10 HOWARD LANE
NEWTON, NH 03858

TAX MAP 14, BLOCK 1, LOTS 24, 25
NEWTON PROPERTIES, LLC
185 SOUTH MAIN STREET
NEWTON, NH 03858

TAX MAP 14, BLOCK 1, LOT 26
191 VICTORY NEWTON LLC RS
COMMERCIAL EAT MERGER SUB L
191 SOUTH MAIN STREET
NEWTON, NH 03858

TAX MAP 14, BLOCK 1, LOT 27
RAVENSBURGER NORTH AMERICA, IN
1 PUZZLE LANE
NEWTON, NH 03858

TAX MAP 14, BLOCK 1,
LOTS 27–1, 27–2, 27–4
125 DEVELOPMENT NH CORP.
P. O. BOX 532
PLAISTOW, NH 03865

TAX MAP 14, BLOCK 1, LOT 28
STATE OF NH FISH & GAME DEPT.
2 HAZEN DRIVE
CONCORD, NH 03301

PLAISTOW, NH:

TAX MAP 63, LOT 53
SWEET HILL EST HOMEOWNER ASSOC

TAX MAP 63, LOT 82
125 DEVELOPMENT NH CORP
PO BOX 532
PLAISTOW, NH 03865

TAX MAP 70, LOT 21
MASTERCARD FOR VALLEYFIELD TOWNHOUSES
138 NEWTON RD

TAX MAP 71, LOT 10
SCHENA, RICHARD J. & JULIE C.
16 RIDGEWOOD ROAD
PLAISTOW, NH 03865

TAX MAP 71, LOT 11
FREDERICKS, ERNEST J
FREDERICKS, JOAN E
18 RIDGEWOOD DRIVE
PLAISTOW, NH 03865

TAX MAP 71, LOT 12
BECHT, STEPHEN J. AND CHARLENE M.
TRUSTE 20 RIDGEWOOD ROAD
REALTY TRUST
20 RIDGEWOOD ROAD
PLAISTOW, NH 03865

TAX MAP 71, LOT 13
GREENFIELD ESTATES HOMEOWNERS
ASSOC

TAX MAP 71, LOT 19
125 DEVELOPMENT NH CORP
PO BOX 532
PLAISTOW, NH 03865

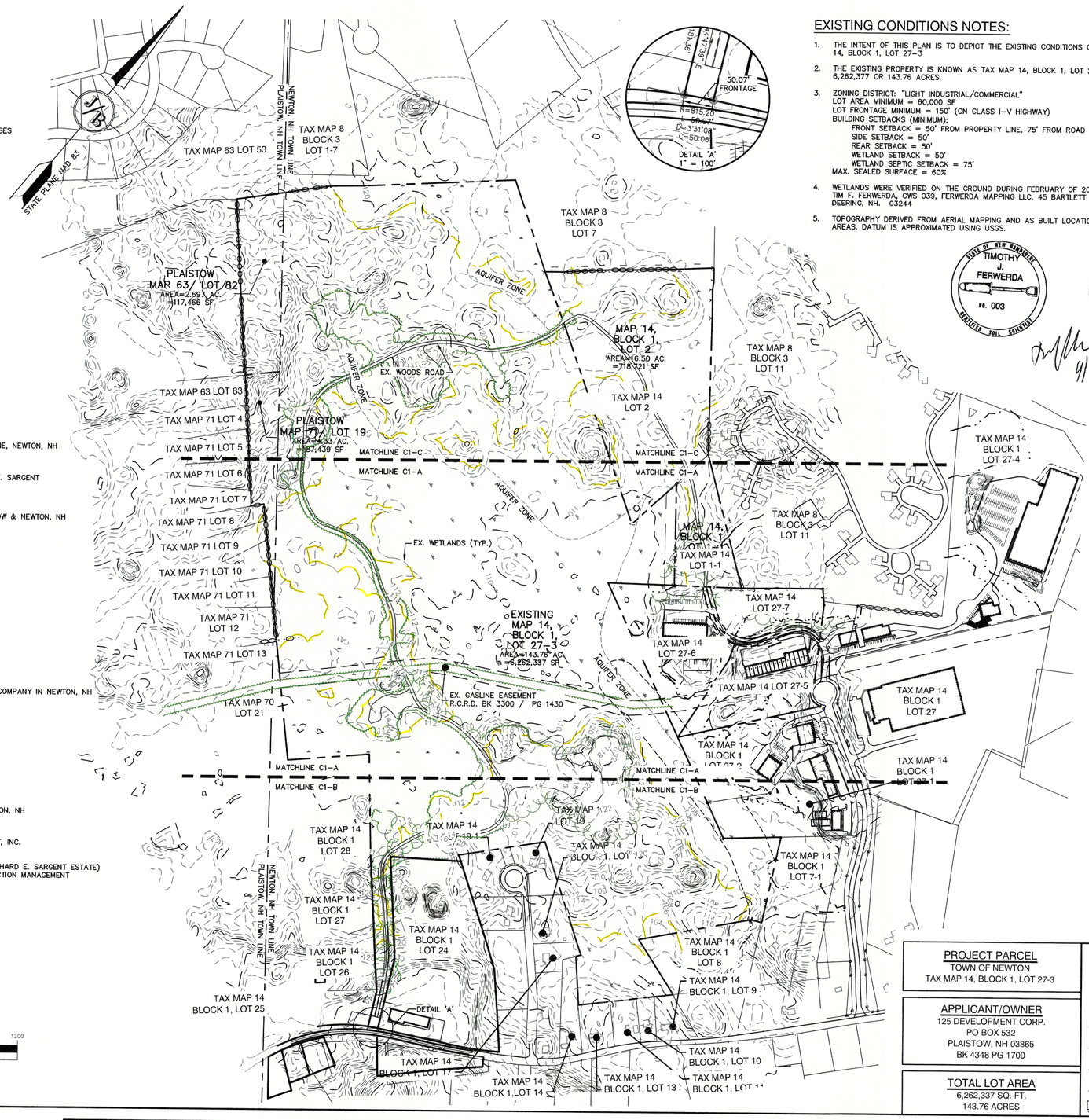
PLAN REFERENCES:

1. LOT LINE ADJUSTMENT PLAN
   WALNUT FARM ROAD & PUZZLE LANE, NEWTON, NH
   S.E.C. & ASSOCIATES, INC
   D–35624
2. PLAN SHOWING LAND OF RICHARD E. SARGENT
   ESTATE NEWTON, NH
   CHARLES C. MARTIN, ASSOCIATES
   D–16136
3. PLAN OF LAND LOCATED IN PLAISTOW & NEWTON, NH
   PREPARED FOR K&P, INC.
   NYSTEN ENGINEERING & ASSOC.
   D–15972
4. BOUNDARY PLAN OF LAND
   OWNED BY FITZ REALTY TRUST ON
   SMITH CORNER RD, NEWTON, NH
   JAMES M. LAVELLE ASSOCIATES
   D–21424
5. PLAN OF LAND IN NEWTON, NH
   FOR STEPHEN SPENCER
   VERNON W. DINGMAN, III
   C–15136
6. SUBDIVISION OF LAND
   FOR PHILIP MASTIANO
   TETON LAND CONSULTANTS, INC.
   D–17561
7. LOT LINE ADJUSTMENT
   FOR COMMUNITY BANK AND TRUST COMPANY IN NEWTON, NH
   PARKER SURVEY, ASSOC. INC.
   D–26373
8. DEFINITIVE SUBDIVISION PLAN
   PHEASANT CROSSING, NEWTON, NH
   PEMBROKE LAND SURVEY, CO.
   D–23159
9. SITE PLAN 125 DEV. NH CORP.
   PUZZLE LANE SITE PLAN
   WOODLAND DESIGN GROUP
   D–34859
10. SUBDIVISION PLAN OF LAND
    PUZZLE ESTATES SUBDIVISION, NEWTON, NH
    FOR COLEMAN MCDONOUGH
    SURVEY JOINT VENTURE:
    FRANCIS M. DECESARE, LLC, ESP.
    & CIVIL CONSTRUCTION MANAGEMENT, INC.
    D–31883
11. PROPERTY OF F.X. SCHMID/USA (RICHARD E. SARGENT ESTATE)
    SURVEYED FOR OPECHEE CONSSTRUCTION MANAGEMENT
    J.R. BLAIS ASSOCIATES
    D–27012
12. 4 LOT SUBDIVISION
    TAX MAP 14, BLOCK 1, LOT 27–3
    PUZZLE LANE, NEWTON, NH 03858
    D–43139

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.



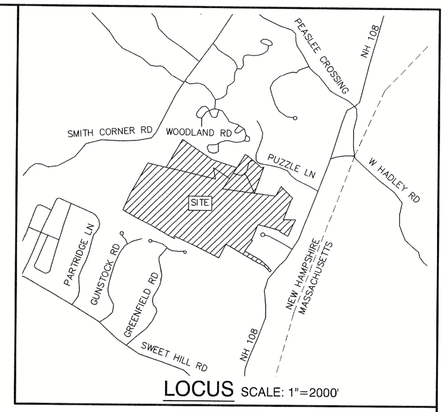
EXISTING CONDITIONS NOTES:

1. THE INTENT OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF TOWN OF NEWTON, NH TAX MAP 14, BLOCK 1, LOT 27–3
2. THE EXISTING PROPERTY IS KNOWN AS TAX MAP 14, BLOCK 1, LOT 27–3, WITH AN AREA OF 6,262,377 OR 143.76 ACRES.
3. ZONING DISTRICT: "LIGHT INDUSTRIAL/COMMERCIAL"
   LOT AREA MINIMUM = 60,000 SF
   LOT FRONTAGE MINIMUM = 150' (ON CLASS I–V HIGHWAY)
   BUILDING SETBACKS (MINIMUM):
   FRONT SETBACK = 50' FROM PROPERTY LINE, 75' FROM ROAD CENTERLINE
   SIDE SETBACK = 50'
   REAR SETBACK = 50'
   WETLAND SETBACK = 50'
   WETLAND SEPTIC SETBACK = 75'
   MAX. SEALED SURFACE = 60%
4. WETLANDS WERE VERIFIED ON THE GROUND DURING FEBRUARY OF 2020 BY TIM F. FERWERDA, CWS 039, FERWERDA MAPPING LLC, 45 BARTLETT HILL ROAD DEERING, NH. 03244
5. TOPOGRAPHY DERIVED FROM AERIAL MAPPING AND AS BUILT LOCATIONS OF BUILDINGS AND PARKING AREAS. DATUM IS APPROXIMATED USING USGS.

STATE OF NEW HAMPSHIRE
TIMOTHY J. FERWERDA
No. 003
CERTIFIED SOIL SCIENTIST

STATE OF NEW HAMPSHIRE
TIMOTHY J. FERWERDA
No. 039
CERTIFIED WETLAND SCIENTIST

4/27/23



LOCUS SCALE: 1"=2000'

SOILS LEGEND:

SITE SPECIFIC SOILS WERE COMPLETED BY TIM FERWERDA, CSS OF FERWERDA MAPPING, LLC PER THE GUIDELINES OUTLINED IN THE SITE SPECIFIC MAPPING STANDARDS FOR VERMONT AND NEW HAMPSHIRE, VERSION 4 DATED FEBRUARY 2011. ON SITE MAPPING WAS CONDUCTED JUNE 10–18, 2022.

12A–E	HINCKLEY SERIES	EXCESSIVELY WELL DRAINED, HYDROLOGIC GROUP A
26B–D	WINDSOR SERIES	EXCESSIVELY WELL DRAINED, HYDROLOGIC GROUP A
34B	WAREHAM SERIES	POORLY DRAINED, HYDROLOGIC GROUP C
42B–E	CANTON SERIES	WELL DRAINED, HYDROLOGIC GROUP B
444B–C	NEWFIELDS SERIES	WELL DRAINED, HYDROLOGIC GROUP B
115A	SCARBORO SERIES	VERY POORLY DRAINED, HYDROLOGIC GROUP D
313B–C	DEERFIELD SERIES	MODERATELY WELL DRAINED, HYDROLOGIC GROUP B
395A	SWANSEA SERIES	VERY POORLY DRAINED, HYDROLOGIC GROUP D
915B	DEERFIELD VARIANT SERIES	SOMEWHAT POORLY DRAINED, HYDROLOGIC GROUP B
921B	NEWFIELDS VARIANT SERIES	SOMEWHAT POORLY DRAINED, HYDROLOGIC GROUP B

HUMAN DISTURBED SOILS:

300aA	UDIPSAMMENTS	EXCESSIVELY WELL DRAINED, HYDROLOGIC GROUP A
300cB–E	UDIPSAMMENTS	WELL DRAINED, HYDROLOGIC GROUP A
300dB	UDIPSAMMENTS	MODERATELY WELL DRAINED, HYDROLOGIC GROUP A
350dB	UDIPSAMMENTS	MODERATELY WELL DRAINED, HYDROLOGIC GROUP B
350eB	UDIPSAMMENTS	SOMEWHAT POORLY DRAINED, HYDROLOGIC GROUP B
500cB	UDORTHENTS, LOAMY	WELL DRAINED, HYDROLOGIC GROUP B
500dB	UDORTHENTS, LOAMY	MODERATELY WELL DRAINED, HYDROLOGIC GROUP B
500eB	UDORTHENTS, LOAMY	SOMEWHAT POORLY DRAINED, HYDROLOGIC GROUP C
900eB	ENDOAQUENTS	POORLY DRAINED, HYDROLOGIC GROUP C
900gA	ENDOAQUENTS	VERY POORLY DRAINED, HYDROLOGIC GROUP D

WETLANDS WERE VERIFIED ON THE GROUND DURING FEBRUARY OF 2020 BY TIMOTHY J FERWERDA, CWS 039, OF FERWERDA MAPPING LLC, 43 BARTLETT HILL ROAD, DEERING, NH 03244

I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A GROUND FIELD SURVEY VERIFIED IN FEBRUARY OF 2020 AND MEETS THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000, AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF NEWTON, NH.

FOR THAT PORTION OF THE LAND WITHIN THE TOWN OF PLAISTOW, 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.
DATE:

PROJECT PARCEL
TOWN OF NEWTON
TAX MAP 14, BLOCK 1, LOT 27-3

APPLICANT/OWNER
125 DEVELOPMENT CORP.
PO BOX 532
PLAISTOW, NH 03865
BK 4348 PG 1700

TOTAL LOT AREA
6,262,337 SQ. FT.
143.76 ACRES

APPROVED – PLAISTOW, NH PLANNING BOARD

DATE:

APPROVED – NEWTON, NH PLANNING BOARD

DATE:

Design: BWG	Draft: DFP	Date: 05/31/23
Checked: BWG	Scale: AS NOTED	Project No.: 21117
Drawing Name: 21117-PLAN.dwg		

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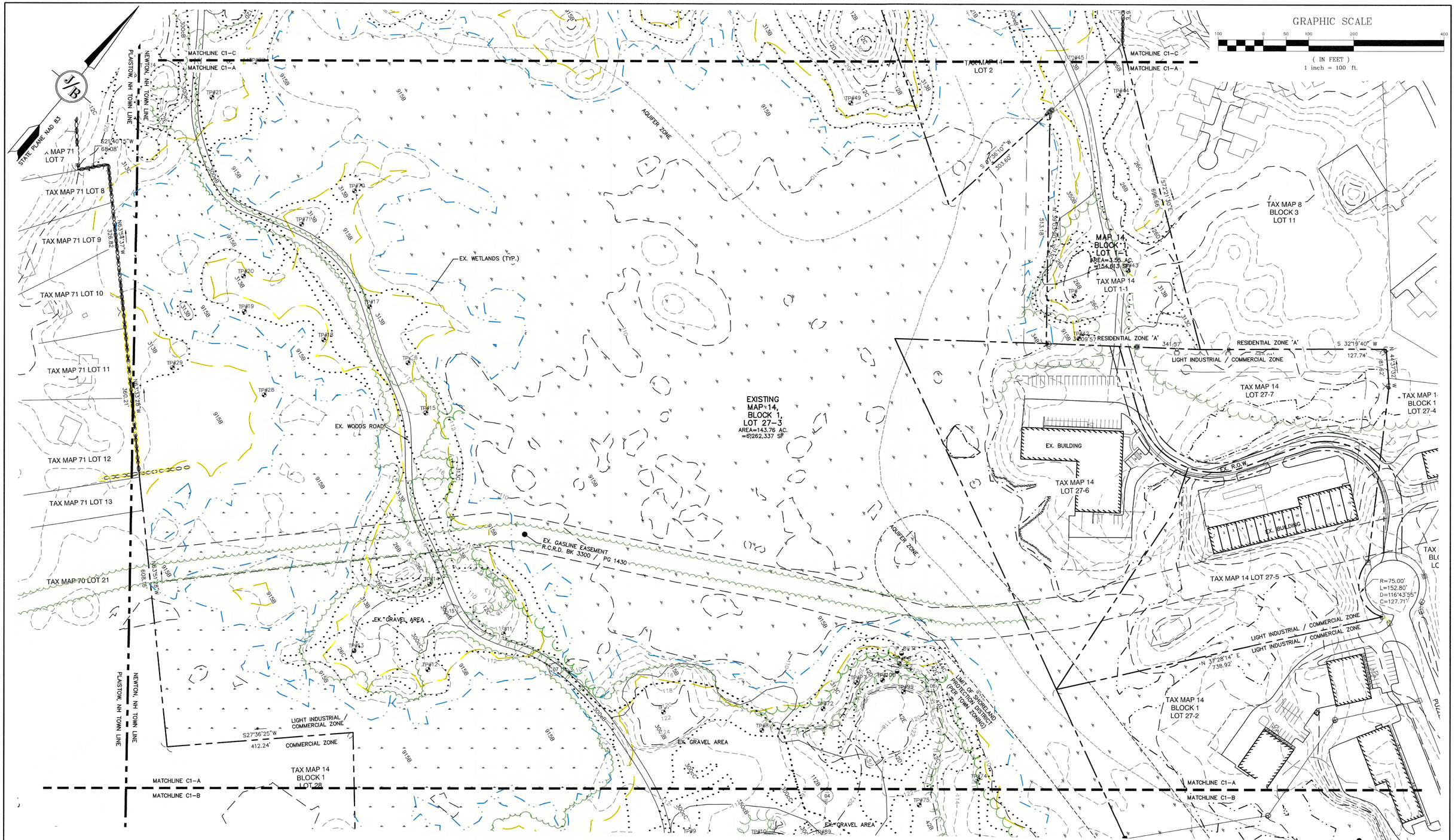
REV.	DATE	REVISION	BY
7	05/31/23	REVISED PER AOT COMMENT	BWG
6	04/13/23	REVISED PER AOT COMMENT	BWG
5	02/10/23	REVISED PER DOT COMMENT	BWG
4	12/30/22	REVISED PER PB COMMENT	BWG
3	09/05/22	REVISED PER ZONING BOARD COMMENTS	BWG

Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: EXISTING CONDITIONS PLAN
Project: SOUTHERN NH INDUSTRIAL PARK
NH ROUTE 108 & PUZZLE LANE, NEWTON, NH 03858
Owner of Record: 125 DEVELOPMENT NH CORP.
PO BOX 532, PLAISTOW, NH 03865

DRAWING No.
C1
SHEET 2 OF 56
JBE PROJECT NO. 21117



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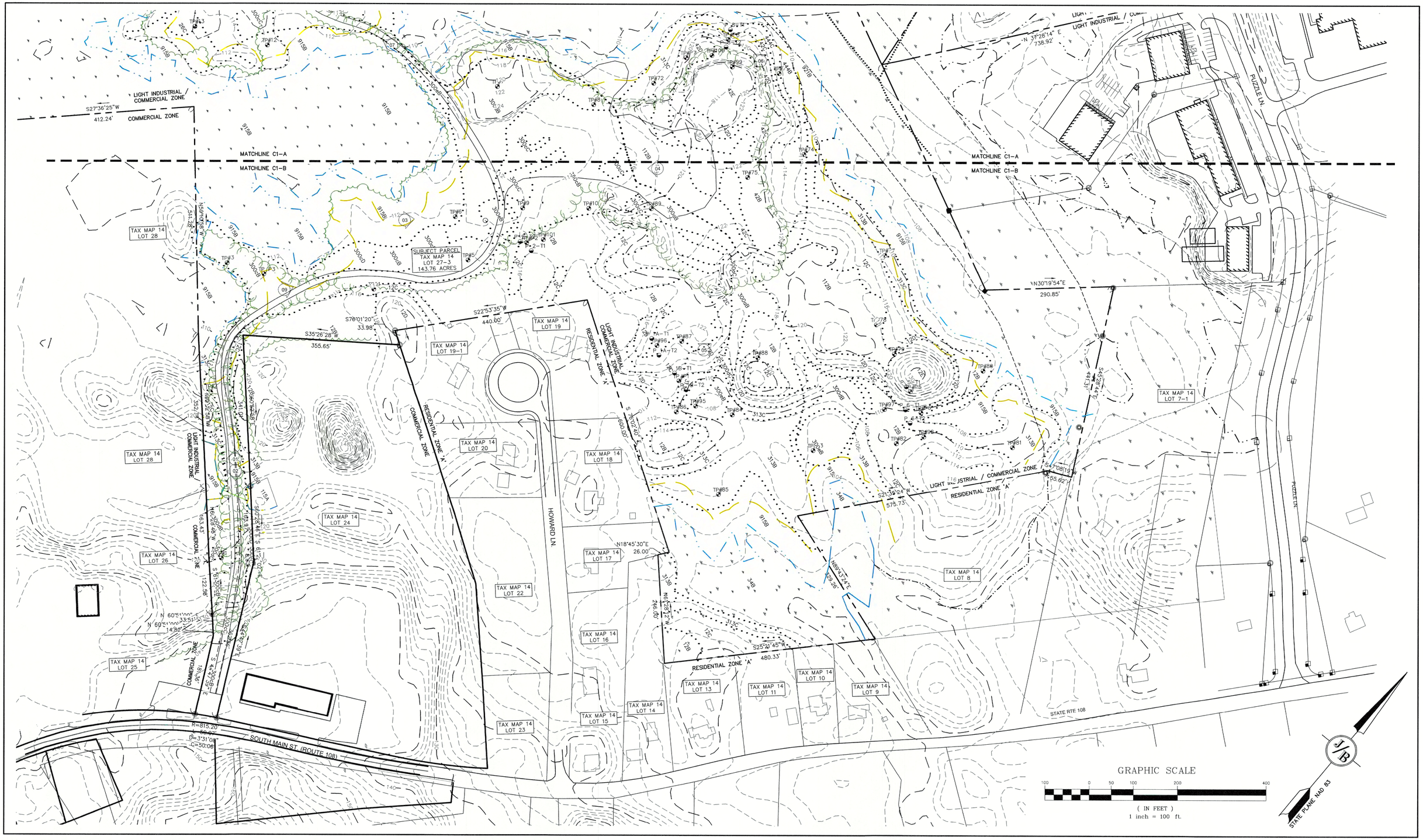
Owner of Record:	125 DEVELOPMENT NH CORP. PO BOX 532, PLAISTOW, NH 03865

DRAWING No.
C1-A
SHEET 3 OF 56
JBE PROJECT NO. 21117



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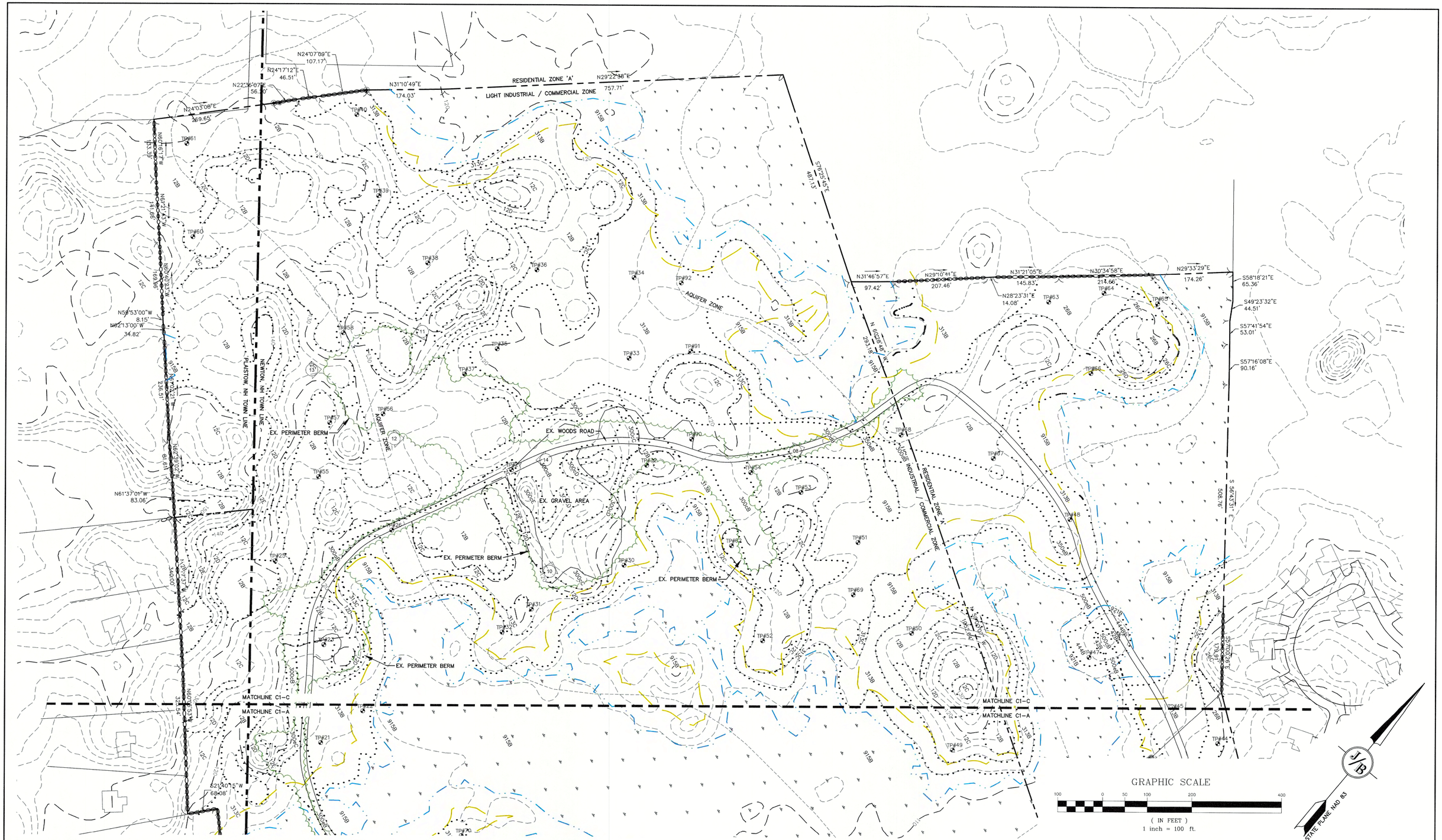
DRAWING No.

C1-B

SHEET 4 OF 56
JBE PROJECT NO. 21117



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Plan Name:	EXISTING CONDITIONS PLAN
Project:	SOUTHERN NH INDUSTRIAL PARK NH ROUTE 108 & PUZZLE LANE, NEWTON, NH 03858
Owner of Record:	125 DEVELOPMENT NH CORP. PO BOX 532, PLAISTOW, NH 03865

DRAWING No.

C1-C

SHEET 5 OF 56
JBE PROJECT NO. 21117

ABUTTERS LIST:

NEWTON, NH:

TAX MAP 8, BLOCK 3, LOT 1–5
CHASE, WILLIAM L.
6 CRYSTAL LANE
NEWTON, NH 03858

TAX MAP 8, BLOCK 3, LOT 1–6
ALEMAN, GENE
ALEMAN, JULIE–ANN
5 CRYSTAL LANE
NEWTON, NH 03858

TAX MAP 8, BLOCK 3, LOT 1–7
CATA, JOSE L.
CATA, SYLVIA E.
9 CRYSTAL LANE
NEWTON, NH 03858

TAX MAP 8, BLOCK 3, LOT 7
KAUNAS REALTY I, LLC
77 EASTERN POINT BOULEVARD
GLOUCESTER, MA 01930

TAX MAP 8, BLOCK 3, LOT 11
SARGENT WOODS CONDOMINIUM ASSO
2 NICHOLS DRIVE
NEWTON, NH 03858

TAX MAP 14, BLOCK 1, LOTS 1–1, 2
MCDONOUGH, COLEMAN
P. O. BOX 532
PLAISTOW, NH 03865

TAX MAP 14, BLOCK 1, LOT 7–1
HERMAN, SCOTT R.
HERMAN, CHRISTINA E.
P.O. BOX 373
NEWTON, NH 03858

TAX MAP 14, BLOCK 1, LOT 8
FLANAGAN, STEVEN
BERRY, CHERIE CLOUGHPO
BOX 423
NEWTON, NH 03858

TAX MAP 14, BLOCK 1, LOT 9
DALY, RICHARD F.
69 BAY STATE AVENUE
SOMERVILLE, MA 02144

TAX MAP 14, BLOCK 1, LOT 10
MCGRAHAN, ROBERT S.
BOULAIS, MICHELLE
165 SOUTH MAIN STREET
NEWTON, NH 03858

TAX MAP 14, BLOCK 1, LOT 11
GORE III, JOSEPH RICHARD
BLANEY, KARA
167 SOUTH MAIN STREET
NEWTON, NH 03858

TAX MAP 14, BLOCK 1, LOT 13
A.K.C. REVOCABLE TRUST CRONK,
ANNE & KLEINERMAN, FRED
171 SOUTH MAIN STREET
NEWTON, NH 03858

TAX MAP 14, BLOCK 1, LOT 14
BURNS, CASEY
BURNS, HEATHER
173 SOUTH MAIN STREET
NEWTON, NH 03858

TAX MAP 14, BLOCK 1, LOT 17
MANCINI, GORDON
5 HOWARD LANE
NEWTON, NH 03858

TAX MAP 14, BLOCK 1, LOT 18
CLOHECY, MATTHEW D.
CLOHECY, SABRINA K.
9 HOWARD LANE
NEWTON, NH 03858

TAX MAP 14, BLOCK 1, LOT 19
SWEENEY, MEGAN P.
11 HOWARD LANE
NEWTON, NH 03858

TAX MAP 14, BLOCK 1, LOT 19–1
BOWDEN, JOHN R.
BOWDEN, SHAWNEE
10 HOWARD LANE
NEWTON, NH 03858

TAX MAP 14, BLOCK 1, LOTS 24, 25
NEWTON PROPERTIES, LLC
185 SOUTH MAIN STREET
NEWTON, NH 03858

TAX MAP 14, BLOCK 1, LOT 26
191 VICTORY NEWTON LLC RS
COMMERCIAL EAT MERGER SUB L
191 SOUTH MAIN STREET
NEWTON, NH 03858

TAX MAP 14, BLOCK 1, LOT 27
RAVENSBURGER NORTH AMERICA, IN
1 PUZZLE LANE
NEWTON, NH 03858

TAX MAP 14, BLOCK 1,
LOTS 27–1, 27–2, 27–4
125 DEVELOPMENT NH CORP.
P. O. BOX 532
PLAISTOW, NH 03865

TAX MAP 14, BLOCK 1, LOT 28
STATE OF NH FISH & GAME DEPT.
2 HAZEN DRIVE
CONCORD, NH 03301

PLAISTOW, NH:

TAX MAP 63, LOT 53
SWEET HILL EST HOMEOWNER ASSOC

TAX MAP 63, LOT 82
125 DEVELOPMENT NH CORP
PO BOX 532
PLAISTOW, NH 03865

TAX MAP 70, LOT 21
MASTERCARD FOR VALLEYFIELD TOWNHOUSES
138 NEWTON RD

TAX MAP 71, LOT 10
SCHENA, RICHARD J. & JULIE C.
16 RIDGEWOOD ROAD
PLAISTOW, NH 03865

TAX MAP 71, LOT 11
FREDERICKS, ERNEST J
FREDERICKS, JOAN E
18 RIDGEWOOD DRIVE
PLAISTOW, NH 03865

TAX MAP 71, LOT 12
BECHT, STEPHEN J. AND CHARLENE M.
TRUSTE 20 RIDGEWOOD ROAD
REALTY TRUST
20 RIDGEWOOD ROAD
PLAISTOW, NH 03865

TAX MAP 71, LOT 13
GREENFIELD ESTATES HOMEOWNERS
ASSOC

TAX MAP 71, LOT 19
125 DEVELOPMENT NH CORP
PO BOX 532
PLAISTOW, NH 03865

PLAN REFERENCES:

1. LOT LINE ADJUSTMENT PLAN
WALNUT FARM ROAD & PUZZLE LANE, NEWTON, NH
S.E.C. & ASSOCIATES, INC
D–35624

2. PLAN SHOWING LAND OF RICHARD E. SARGENT
ESTATE NEWTON, NH
CHARLES C. MARTIN, ASSOCIATES
D–16136

3. PLAN OF LAND LOCATED IN PLAISTOW & NEWTON, NH
PREPARED FOR K&P, INC.
NYSTEN ENGINEERING & ASSOC.
D–15972

4. BOUNDARY PLAN OF LAND
OWNED BY FITZ REALTY TRUST ON
SMITH CORNER RD, NEWTON, NH
JAMES M. LAVELLE ASSOCIATES
D–21424

5. PLAN OF LAND IN NEWTON, NH
FOR STEPHEN SPENCER
VERNON W. DINGMAN, III
C–15136

6. SUBDIVISION OF LAND
FOR PHILIP MASTIANO
TETON LAND CONSULTANTS, INC.
D–17561

7. LOT LINE ADJUSTMENT
FOR COMMUNITY BANK AND TRUST COMPANY IN NEWTON, NH
PARKER SURVEY, ASSOC. INC.
D–26373

8. DEFINITIVE SUBDIVISION PLAN
PHEASANT CROSSING, NEWTON, NH
PEMBROKE LAND SURVEY, CO.
D–23159

9. SITE PLAN 125 DEV. NH CORP.
PUZZLE LANE SITE PLAN
WOODLAND DESIGN GROUP
D–34859

10. SUBDIVISION PLAN OF LAND
PUZZLE ESTATES SUBDIVISION, NEWTON, NH
FOR COLEMAN MCDONOUGH
SURVEY JOINT VENTURE:
FRANCIS M. DECESARE, LLC, ESP.
& CIVIL CONSTRUCTION MANAGEMENT, INC.
D–31883

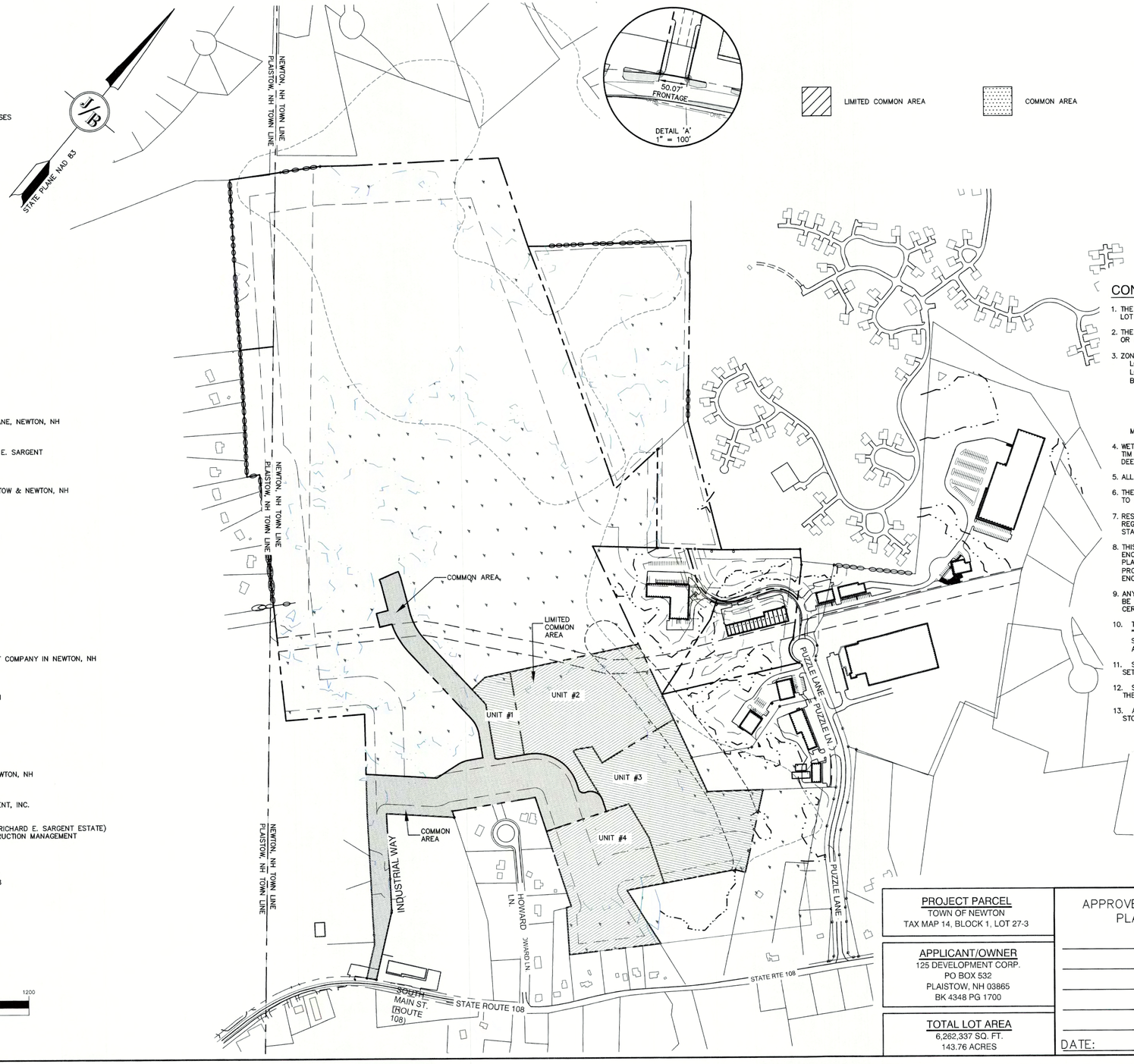
11. PROPERTY OF F.X. SCHMID/USA (RICHARD E. SARGENT ESTATE)
SURVEYED FOR OPECHEE CONSSTRUCTION MANAGEMENT
J.R. BLAIS ASSOCIATES
D–27012

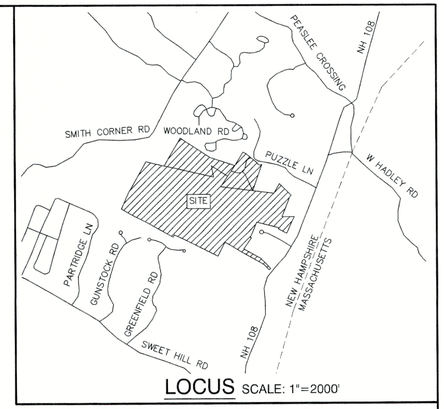
12. 4 LOT SUBDIVISION
TAX MAP 14, BLOCK 1, LOT 27–3
PUZZLE LANE, NEWTON, NH 03858
D–43139

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.





LOCUS SCALE: 1"=2000'

CONDOMINIUM SITE PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW DEVELOPMENT OF TOWN OF NEWTON, NH TAX MAP 14, BLOCK 1, LOT 27–3 WITH 4 CONDOMINIUM LAND UNITS.

2. THE EXISTING PROPERTY IS KNOWN AS TAX MAP 14, BLOCK 1, LOT 27–3, WITH AN AREA OF 7,172,672 S.F. OR 164.66 ACRES.

3. ZONING DISTRICT: "LIGHT INDUSTRIAL/COMMERCIAL"
LOT AREA MINIMUM = 60,000 SF
LOT FRONTAGE MINIMUM = 150' (ON CLASS I–V HIGHWAY)
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 50' FROM PROPERTY LINE, 75' FROM ROAD CENTERLINE
SIDE SETBACK = 50'
REAR SETBACK = 50'
WETLAND SETBACK = 50'
WETLAND SEPTIC SETBACK = 75'
MAX. SEALED SURFACE = 60%

4. WETLANDS WERE VERIFIED ON THE GROUND DURING FEBRUARY OF 2020 BY TIM F. FERWERDA, CWS 039, FERWERDA MAPPING LLC, 45 BARTLETT HILL ROAD DEERING, NH. 03244

5. ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

6. THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF NEWTON TAX RECORDS AND ARE SUBJECT TO CHANGE.

7. RESEARCH WAS PERFORMED AT THE TOWN OF FREMONT ASSESSOR'S OFFICE, THE ROCKINGHAM COUNTY REGISTRY OF DEEDS, THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, AND THE NEW HAMPSHIRE STATE ARCHIVES.

8. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.

9. ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.

10. THE HORIZONTAL BOUNDARIES OF THE BUILDING SHALL BE:
"THE OUTSIDE FINISHED EXTERIOR SURFACE OF THE WALLS, FOUNDATIONS, AND ROOFS AND THE LOWER SURFACE OF THE BASEMENT SLAB, INCLUDING ALL SUPPORTS, VENTS, CHIMNEYS, STAIRWAYS, PORCHES, AND DECKS APPURTENANT THERETO."

11. SHEET A1, A1–A, & A1–B SHALL BE RECORDED AT ROCKINGHAM COUNTY REGISTRY OF DEEDS. FULL PLAN SET ON FILE IN THE TOWN OF NEWTON, NH PLANNING BOARD OFFICE.

12. SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.

13. ALL OPERATION, MAINTENANCE, INSTALLATION, AND REPORTING SHALL COMPLY WITH THE TOWN OF NEWTON STORMWATER MAINTENANCE REGULATIONS.

WETLANDS WERE VERIFIED ON THE GROUND DURING FEBRUARY OF 2020 BY TIMOTHY J FERWERDA, CWS 039, OF FERWERDA MAPPING LLC, 43 BARTLETT HILL ROAD, DEERING, NH 03244

I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A GROUND FIELD SURVEY VERIFIED IN FEBRUARY OF 2020 AND MEETS THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000, AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF NEWTON, NH.

PROJECT PARCEL	APPROVED – PLAISTOW, NH PLANNING BOARD	APPROVED – NEWTON, NH PLANNING BOARD
TOWN OF NEWTON TAX MAP 14, BLOCK 1, LOT 27-3		
APPLICANT/OWNER 125 DEVELOPMENT CORP. PO BOX 532 PLAISTOW, NH 03865 BK 4348 PG 1700		
TOTAL LOT AREA 6,262,337 SQ. FT. 143.76 ACRES	DATE:	DATE:

Design: BWG	Draft: DFP	Date: 10/16/23
Checked: BWG	Scale: AS NOTED	Project No.: 21117
Drawing Name: 21117-PLAN.dwg		

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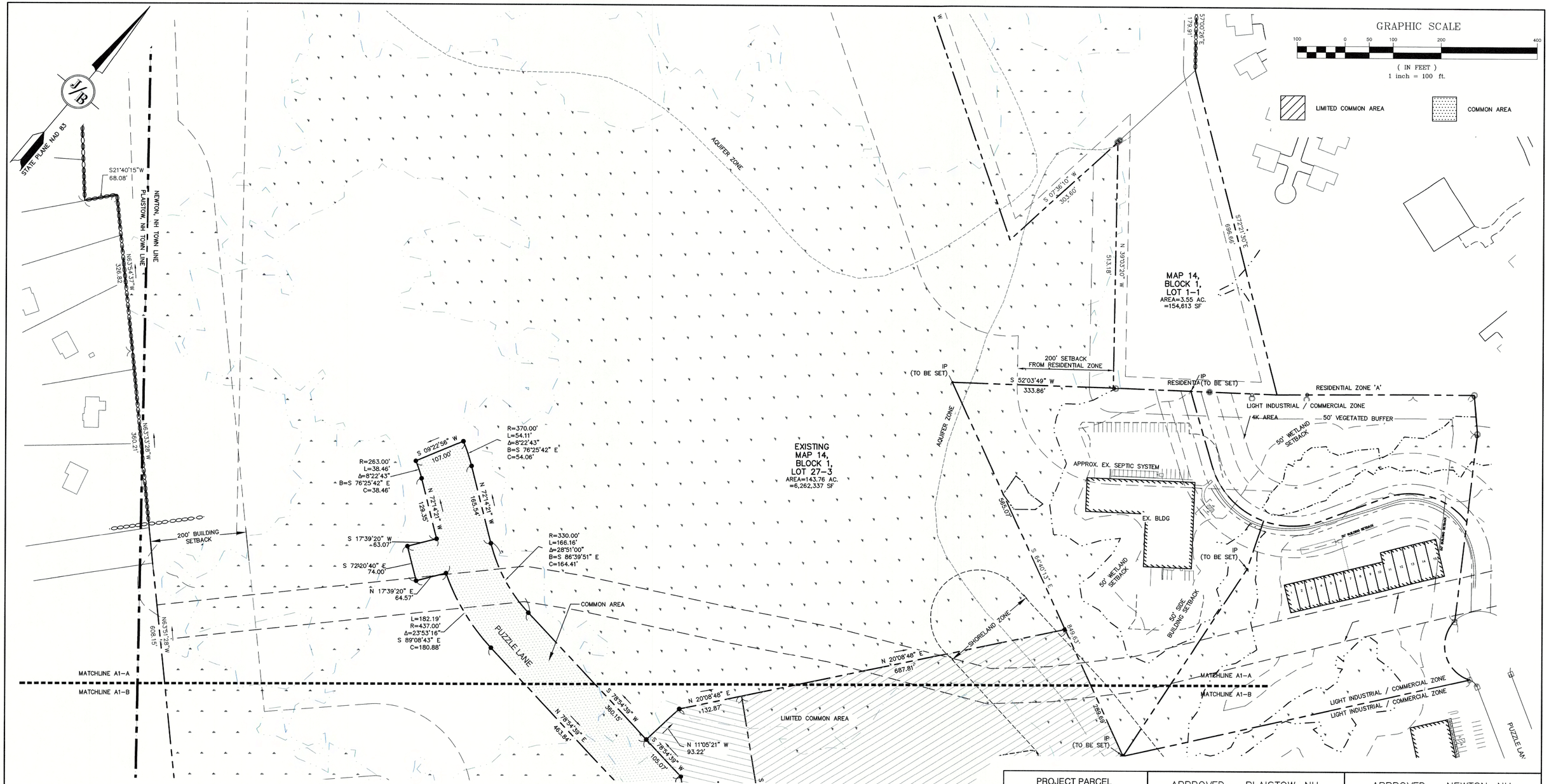
Plan Name: OVERALL CONDO SITE PLAN
Project: SOUTHERN NH INDUSTRIAL PARK
NH ROUTE 108 & PUZZLE LANE, NEWTON, NH 03858
Owner of Record: 125 DEVELOPMENT NH CORP.
PO BOX 532, PLAISTOW, NH 03865

DRAWING No.
A1
SHEET 6 OF 57
JBE PROJECT NO. 21117



PROJECT PARCEL	APPROVED – PLAISTOW, NH PLANNING BOARD	APPROVED – NEWTON, NH PLANNING BOARD
TOWN OF NEWTON TAX MAP 14, BLOCK 1, LOT 27-3		
APPLICANT/OWNER 125 DEVELOPMENT CORP. PO BOX 532 PLAISTOW, NH 03865 BK 4348 PG 1700		
TOTAL LOT AREA 6,262,337 SQ. FT. 143.76 ACRES	DATE:	DATE:

Design: BWG	Draft: DFP	Date: 10/16/23
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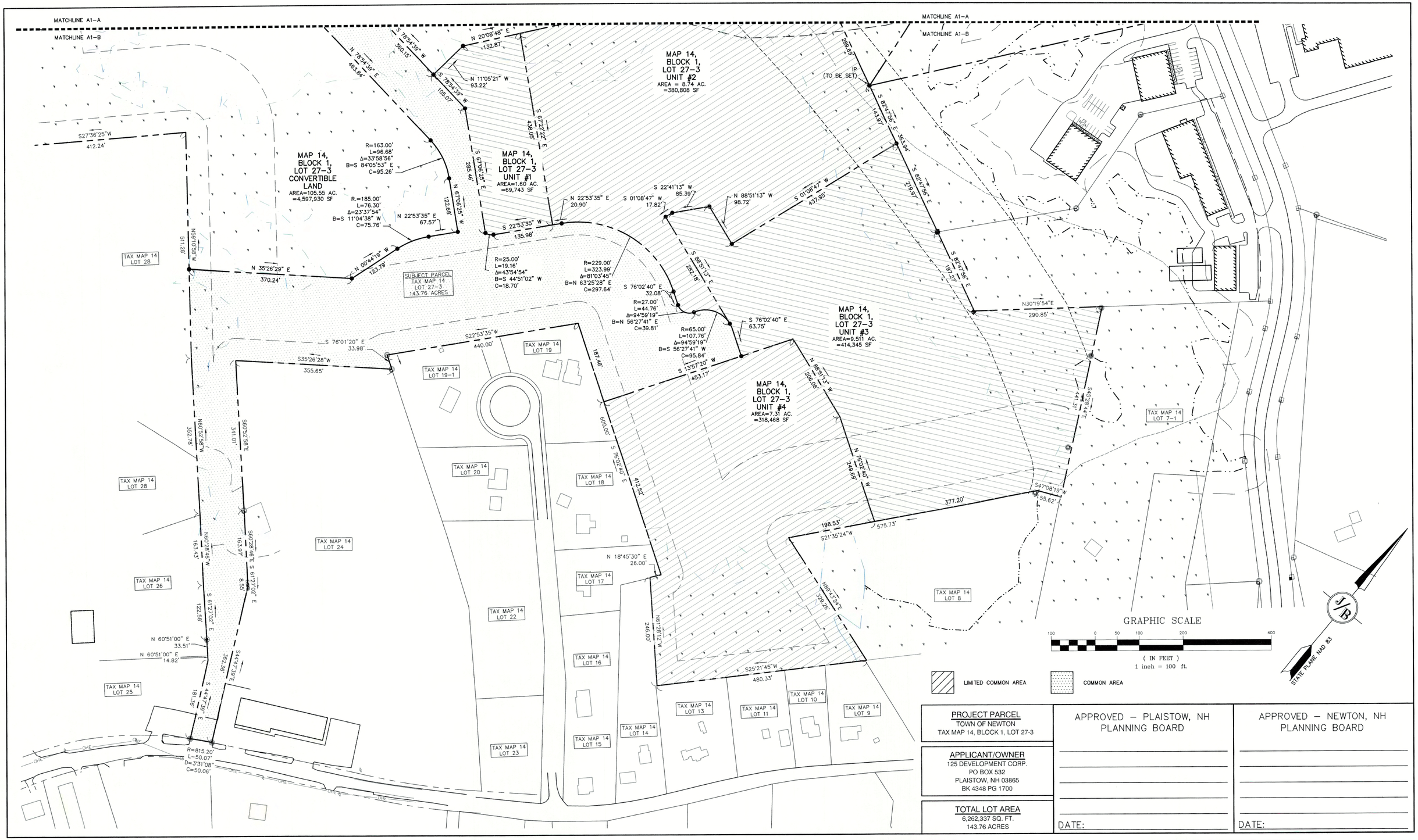
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	CONDOMINIUM SITE PLAN
Project:	SOUTHERN NH INDUSTRIAL PARK NH ROUTE 108 & PUZZLE LANE, NEWTON, NH 03858
Owner of Record:	125 DEVELOPMENT NH CORP. PO BOX 532, PLAISTOW, NH 03865

DRAWING No.
A1-A
SHEET 7 OF 57
JBE PROJECT NO. 21117



PROJECT PARCEL	TOWN OF NEWTON TAX MAP 14, BLOCK 1, LOT 27-3
APPLICANT/OWNER	125 DEVELOPMENT CORP. PO BOX 532 PLAISTOW, NH 03865 BK 4348 PG 1700
TOTAL LOT AREA	6,262,337 SQ. FT. 143.76 ACRES

APPROVED – PLAISTOW, NH PLANNING BOARD

DATE:

APPROVED – NEWTON, NH PLANNING BOARD

DATE:

Design: BWG	Draft: DFP
Checked: BWG	Scale: AS NOTED
Drawing Name: 21117-PLAN.dwg	Date: 10/16/23 Project No.: 21117

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Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	CONDOMINIUM SITE PLAN
Project:	SOUTHERN NH INDUSTRIAL PARK NH ROUTE 108 & PUZZLE LANE, NEWTON, NH 03858
Owner of Record:	125 DEVELOPMENT NH CORP. PO BOX 532, PLAISTOW, NH 03865

DRAWING No.

A1-B

SHEET 8 OF 57

JBE PROJECT NO. 21117

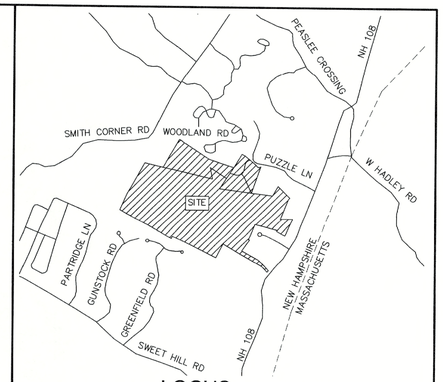
PARKING CALULATIONS:

BUILDING #1:
AREA = 15,750 SQ.FT.
PARKING REQ = (1 SPACE/750SF) = 21 SPACES
PARKING PROVIDED = 21 SPACES

BUILDING #2:
AREA = 86,250 SQ.FT.
PARKING REQ = (1 SPACE/750SF) = 115 SPACES
PARKING PROVIDED = 115 SPACES

BUILDING #3:
AREA = 67,500 SQ.FT.
PARKING REQ = (1 SPACE/750SF) = 90 SPACES
PARKING PROVIDED = 90 SPACES

BUILDING #4:
AREA = 34,500 SQ.FT.
PARKING REQ = (1 SPACE/750SF) = 46 SPACES
PARKING PROVIDED = 46 SPACES



LOCUS SCALE: 1"=2000'

SITE NOTES:

1. THE INTENT OF THIS PLAN IS TO DEPICT THE DEVELOPMENT OF TOWN OF NEWTON TAX MAP 14 / BLOCK 1 / LOT 27-3 WITH A COMMERCIAL/INDUSTRIAL BUILDING. FULL PLAN SET IS AVAILABLE AT THE TOWN OF NEWTON PLANNING OFFICE.

2. THE EXISTING PROPERTY IS KNOWN AS TAX MAP 14, BLOCK 1, LOT 27-3, WITH AN AREA OF 6,565,307 S.F. OR 150.65 ACRES.

3. ZONING DISTRICT: "LIGHT INDUSTRIAL/COMMERCIAL"
LOT AREA MINIMUM = 60,000 SF
LOT FRONTAGE MINIMUM = 150' (ON CLASS I-V HIGHWAY)
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 50' FROM PROPERTY LINE, 75' FROM ROAD CENTERLINE
SIDE SETBACK = 50'
REAR SETBACK = 50'
WETLAND SETBACK = 50'
WETLAND SEPTIC SETBACK = 75'
MAX. SEALED SURFACE = 60%
MAX. BUILDING HEIGHT = 35'

4. PROPOSED COVERAGE:
TOTAL IMPERVIOUS COVER = 428,522 SQ. FT. (6.84%)

5. WETLANDS WERE VERIFIED ON THE GROUND DURING FEBRUARY OF 2020 BY TIM F. FERWERDA, CWS 039, FERWERDA MAPPING LLC, 45 BARTLETT HILL ROAD DEERING, NH. 03244

6. ALL CONSTRUCTION WILL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.

7. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.

8. GRANITE BOUNDS TO BE SET AT ALL ROADWAY POINTS OF CURVATURE AND TANGENCY. IRON RODS WITH SURVEY CAPS TO BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE INDICATED. ALL MONUMENTS SET ARE 5/8" IRON RODS WITH ALUMINUM CAPS.

9. LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.

10. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

11. ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

12. THE TAX MAP AND LOT NUMBERS AND ABUTTING OWNERS ARE BASED ON THE TOWN OF NEWTON & PLAISTOW TAX RECORDS AND ARE SUBJECT TO CHANGE.

13. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.

14. ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.

15. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.

16. LAND SHOWN IN PLAISTOW, AS PART OF NEWTON LOT 27-3, DOES NOT INVOLVE DEVELOPMENT NOR SUBDIVISION OF LAND IN PLAISTOW. DEVELOPMENT OR SUBDIVISION OF ANY PART OF THE LAND SHOWN IN PLAISTOW WILL REQUIRE PLANNING BOARD REVIEW AND APPROVAL.

17. AS BUILT DRAWINGS ARE TO BE SUBMITTED TO THE TOWN UPON PROJECT COMPLETION

GRAPHIC SCALE
300 0 150 300 600 1200
(IN FEET)
1 inch = 300 ft.

APPROVED – NEWTON, NH
PLANNING BOARD

DATE:

PROJECT PARCEL
TOWN OF NEWTON
TAX MAP 14, BLOCK 1, LOT 27-3

APPLICANT/OWNER
125 DEVELOPMENT CORP.
PO BOX 532
PLAISTOW, NH 03865
BK 4348 PG 1700

TOTAL LOT AREA
6,262,337 SQ. FT.
143.76 ACRES

Design: BWG	Draft: DFP	Date: 10/16/23
Checked: BWG	Scale: AS NOTED	Project No.: 21117
Drawing Name: 21117-PLAN.dwg		

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8	08/02/23	REVISED PER AOT COMMENT	BWG
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5	02/10/23	REVISED PER DOT COMMENT	BWG

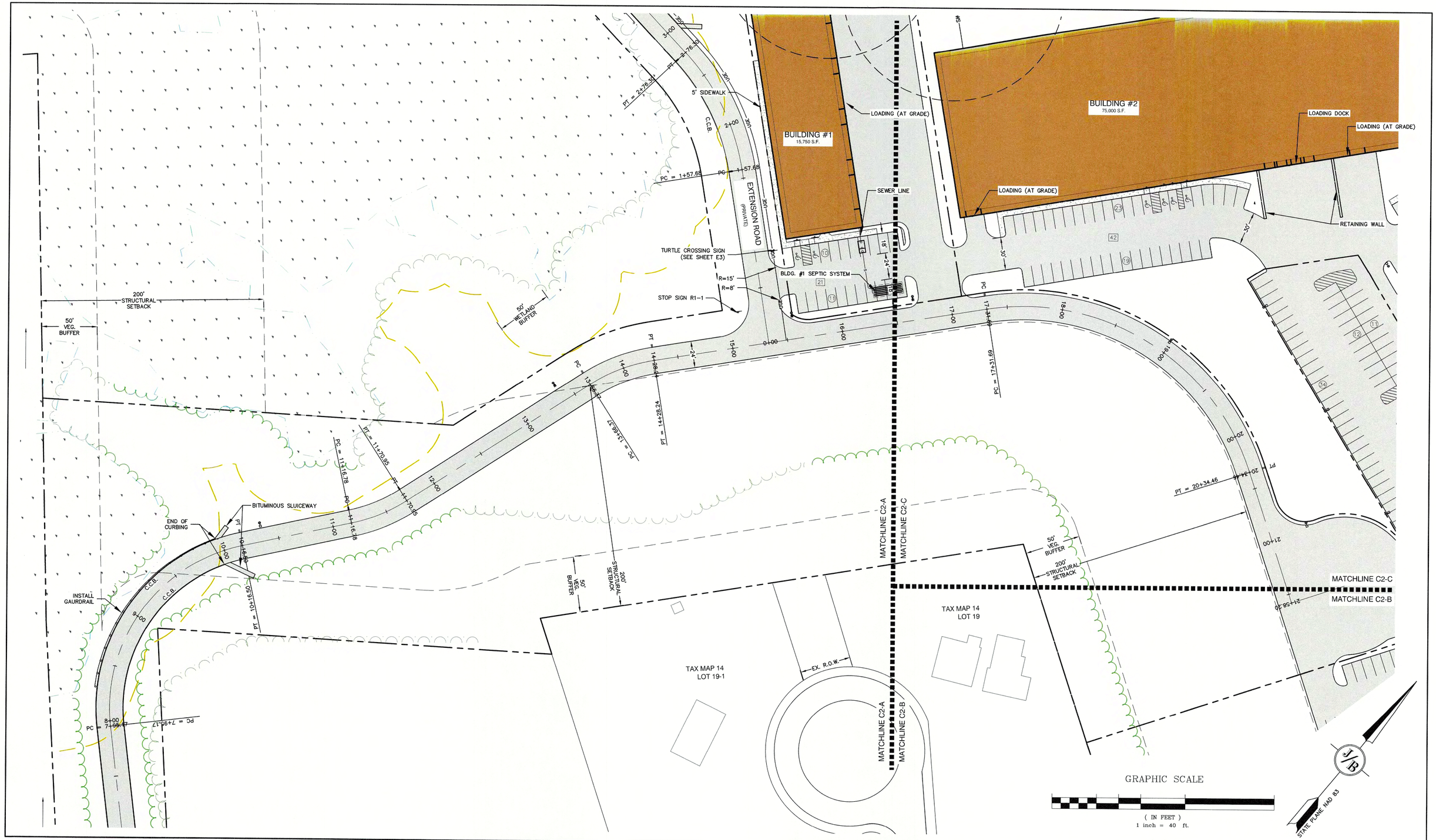
Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: OVERALL SITE PLAN
MAP 14, BLOCK 1 , LOT 27-3

Project: SOUTHERN NH INDUSTRIAL PARK
NH ROUTE 108 & PUZZLE LANE, NEWTON, NH 03858

Owner of Record: 125 DEVELOPMENT NH CORP.
PO BOX 532, PLAISTOW, NH 03865

DRAWING No.
C2
SHEET 9 OF 57
JBE PROJECT NO. 21117



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Plan Name:	SITE PLAN "A"
Project:	SOUTHERN NH INDUSTRIAL PARK NH ROUTE 108 & PUZZLE LANE, NEWTON, NH 03858
Owner of Record:	125 DEVELOPMENT NH CORP. PO BOX 532, PLAISTOW, NH 03865

DRAWING No.
C2-A
SHEET 10 OF 57
JBE PROJECT NO. 21117

Design: BWG	Draft: DFP	Date: 10/16/23
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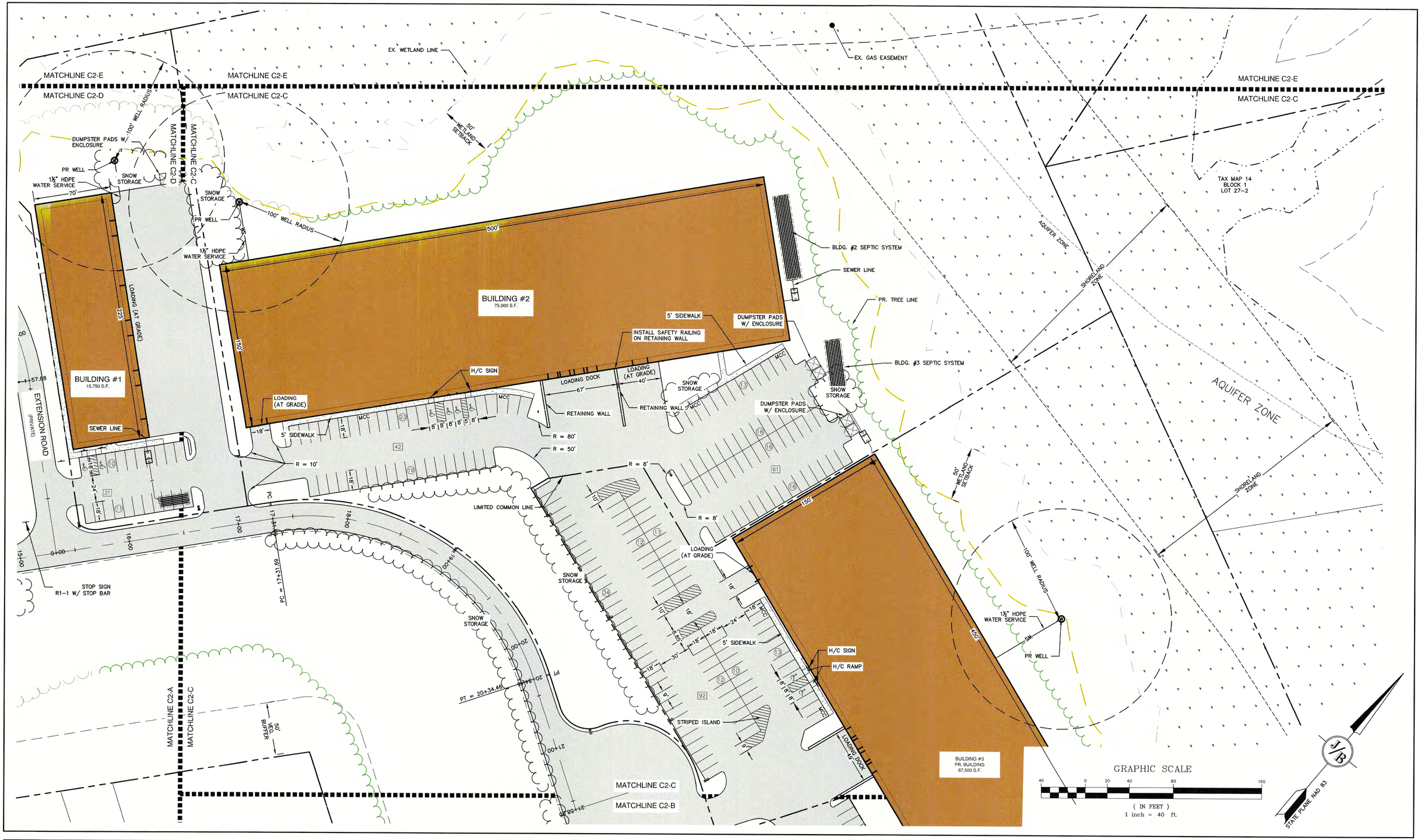
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SITE PLAN "B"
Project:	SOUTHERN NH INDUSTRIAL PARK NH ROUTE 108 & PUZZLE LANE, NEWTON, NH 03858
Owner of Record:	125 DEVELOPMENT NH CORP. PO BOX 532, PLAISTOW, NH 03865

DRAWING No.

C2-B

SHEET 11 OF 57
JBE PROJECT NO. 21117



Design: BWG	Draft: DFP	Date: 10/16/23
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Drawing Name: 21117-PLAN.dwg		

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Stratham, NH 03885
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SITE PLAN "C"
Project:	SOUTHERN NH INDUSTRIAL PARK NH ROUTE 108 & PUZZLE LANE, NEWTON, NH 03858
Owner of Record:	125 DEVELOPMENT NH CORP. PO BOX 532, PLAISTOW, NH 03865

DRAWING No.
C2-C
SHEET 12 OF 57
JBE PROJECT NO. 21117

Design: BWG	Draft: DFP	Date: 10/16/23	
Checked: BWG	Scale: AS NOTED	Project No.: 21117	
Drawing Name: 21117-PLAN.dwg			

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Stratham, NH 03885
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SITE PLAN "D"
Project:	SOUTHERN NH INDUSTRIAL PARK NH ROUTE 108 & PUZZLE LANE, NEWTON, NH 03858
Owner of Record:	125 DEVELOPMENT NH CORP. PO BOX 532, PLAISTOW, NH 03865

DRAWING No.

C2-D

SHEET 13 OF 57
JBE PROJECT NO. 21117

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

STATE PLANE NAD 83

PR. TREELINE

EX. TREELINE

EX. GAS EASEMENT

EX. GAS EASEMENT

EX. WETLAND LINE

50' WETLAND SETBACK

R.=25'

R.=25'

75'

24'

PT = 9+41.56

PT = 9+41.56

10+00

9+00

8+00

PC = 7+49.14

PC = 7+49.14

24'

7+00

6+00

BITUMINOUS SLUICEWAY

5+00

C.C.B.

C.C.B.

4+00

3+00

PT = 2+76.30'

PT = 2+76.30

2+00

PC = 1+57.68

MATCHLINE C2-E

MATCHLINE C2-D

MATCHLINE C2-E

MATCHLINE C2-C

MATCHLINE C2-D

MATCHLINE C2-C

50' WETLAND SETBACK

BITUMINOUS SLUICEWAY

50' VEG. BUFFER

200' STRUCTURAL SETBACK

TAX MAP 14

BUILDING #1
15,750 S.F.

BUILDING #2
75,000 S.F.

Design: BWG	Draft: DFP	Date: 10/16/23
Checked: BWG	Scale: AS NOTED	Project No.: 21117
Drawing Name: 21117-PLAN.dwg		

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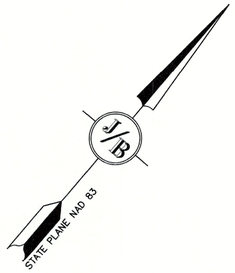
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SITE PLAN "E"
Project:	SOUTHERN NH INDUSTRIAL PARK NH ROUTE 108 & PUZZLE LANE, NEWTON, NH 03858
Owner of Record:	125 DEVELOPMENT NH CORP. PO BOX 532, PLAISTOW, NH 03865

DRAWING No.

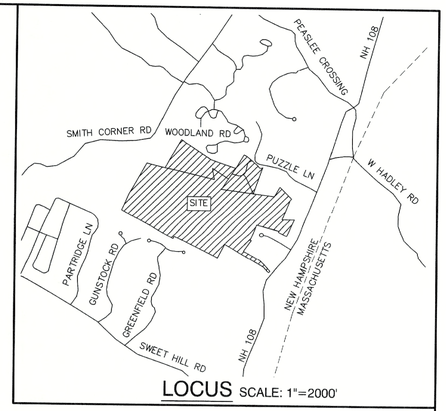
C2-E

SHEET 14 OF 57
JBE PROJECT NO. 21117



GRADING AND DRAINAGE NOTES:

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/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 WORK BY CALLING 888-DIG-SAFE (888-344-7233).
2. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
4. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
5. ALL ROOF DRAINS FROM BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT THE END. ALL EXTERIOR ROOF DOWNSPOUTS ARE TO BE INSTALLED WITH OVERFLOW DEVICES.
6. ALL SWALES AND DETENTION PONDS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
7. PROPOSED RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES.
8. ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
9. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS. CATCH BASINS SHALL HAVE 3' DEEP SUMPS WITH GREASE HOODS, UNLESS OTHERWISE NOTED.
10. ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED.
11. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC H20 LOADING AND SHALL BE INSTALLED ACCORDINGLY.
12. IMMEDIATELY APPLY AND COMPACT STONE BASE FOR BUILDING PAD TO +/-½" PRIOR TO EXCAVATING INTERIOR AND PERIMETER FOOTINGS.
13. ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL.
14. STONE INLET PROTECTION SHALL BE PLACED AT ALL CATCH BASINS. SEE DETAIL WITHIN THE DETAIL SHEETS.
15. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
16. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING AND ANYTIME CONSTRUCTION STOPS FOR LONGER THAN 3 DAYS.
17. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.25" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
18. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
19. CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
20. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
21. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
22. SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
23. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
24. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
25. SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEETS E1 & E2.
26. ALL OPERATION, MAINTENANCE, INSTALLATION, AND REPORTING SHALL COMPLY WITH THE TOWN OF NEWTON STORMWATER MAINTENANCE REGULATIONS.



LOCUS SCALE: 1"=2000'

SOILS LEGEND:

SITE SPECIFIC SOILS WERE COMPLETED BY TIM FERWERDA, CSS OF FERWERDA MAPPING, LLC PER THE GUIDELINES OUTLINED IN THE SITE SPECIFIC MAPPING STANDARDS FOR VERMONT AND NEW HAMPSHIRE, VERSION 4 DATED FEBRUARY 2011. ON SITE MAPPING WAS CONDUCTED JUNE 10-18, 2022.

12A-E	HINCKLEY SERIES	EXCESSIVELY WELL DRAINED, HYDROLOGIC GROUP A
26B-D	WINDSOR SERIES	EXCESSIVELY WELL DRAINED, HYDROLOGIC GROUP A
34B	WAREHAM SERIES	POORLY DRAINED, HYDROLOGIC GROUP C
42B-E	CANTON SERIES	WELL DRAINED, HYDROLOGIC GROUP B
444B-C	NEWFIELDS SERIES	WELL DRAINED, HYDROLOGIC GROUP B
115A	SCARBORO SERIES	VERY POORLY DRAINED, HYDROLOGIC GROUP D
313B-C	DEERFIELD SERIES	MODERATELY WELL DRAINED, HYDROLOGIC GROUP B
395A	SWANSEA SERIES	VERY POORLY DRAINED, HYDROLOGIC GROUP D
915B	DEERFIELD VARIANT SERIES	SOMEWHAT POORLY DRAINED, HYDROLOGIC GROUP B
921B	NEWFIELDS VARIANT SERIES	SOMEWHAT POORLY DRAINED, HYDROLOGIC GROUP B

HUMAN DISTURBED SOILS:

300aA	UDIPSAMMENTS	EXCESSIVELY WELL DRAINED, HYDROLOGIC GROUP A
300cB-E	UDIPSAMMENTS	WELL DRAINED, HYDROLOGIC GROUP A
300dB	UDIPSAMMENTS	MODERATELY WELL DRAINED, HYDROLOGIC GROUP A
350dB	UDIPSAMMENTS	MODERATELY WELL DRAINED, HYDROLOGIC GROUP B
350eB	UDIPSAMMENTS	SOMEWHAT POORLY DRAINED, HYDROLOGIC GROUP B
500cB	UDORTHENTS, LOAMY	WELL DRAINED, HYDROLOGIC GROUP B
500dB	UDORTHENTS, LOAMY	MODERATELY WELL DRAINED, HYDROLOGIC GROUP B
500eB	UDORTHENTS, LOAMY	SOMEWHAT POORLY DRAINED, HYDROLOGIC GROUP C
900eB	ENDOAQUENTS	POORLY DRAINED, HYDROLOGIC GROUP C
900gA	ENDOAQUENTS	VERY POORLY DRAINED, HYDROLOGIC GROUP D

WETLAND IMPACT:

#1= 373 S.F.
#2= 612 S.F.
#3= 1,752 S.F.
#4= 900 S.F.

TOTAL= 3,637 S.F.

WETLANDS WERE VERIFIED ON THE GROUND DURING FEBRUARY OF 2020 BY TIMOTHY J FERWERDA, CWS 039, OF FERWERDA MAPPING LLC, 43 BARTLETT HILL ROAD, DEERING, NH 03244

WETLAND BUFFER IMPACT:

#1= 11,173 S.F.
#2= 22,564 S.F.
#3= 17,209
#4= 1,274 S.F.

TOTAL= 50,406 S.F.

GENERAL LEGEND

EXISTING

- PHOTO LOCATION
- FRESHWATER WETLANDS
- WETLAND IMPACT

APPROVED – NEWTON, NH PLANNING BOARD

DATE:

PROJECT PARCEL
TOWN OF NEWTON
TAX MAP 14, BLOCK 1, LOT 27-3

APPLICANT/OWNER
125 DEVELOPMENT CORP.
PO BOX 532
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BK 4348 PG 1700

TOTAL LOT AREA
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Plan Name: OVERALL GRADING & DRAINAGE PLAN
MAP 14, BLOCK 1, LOT 27-3
Project: SOUTHERN NH INDUSTRIAL PARK
NH ROUTE 108 & PUZZLE LANE, NEWTON, NH 03858
Owner of Record: 125 DEVELOPMENT NH CORP.
PO BOX 532, PLAISTOW, NH 03865

DRAWING No.
C3
SHEET 15 OF 57
JBE PROJECT NO. 21117

DRAINAGE SCHEDULE

P-204
165' – 12" HDPE
S=0.005 FT/FT
INVin=112.70
INVout=111.88

P-205
115' – 12" HDPE
S=0.005 FT/FT
INVin=112.00
INVout=111.42

P-206
125' – 18" HDPE
S=0.005 FT/FT
INVin=111.50
INVout=110.88

P-207
180' – 12" HDPE
S=0.005 FT/FT
INVin=112.35
INVout=111.45

P-208
189' – 12" HDPE
S=0.005 FT/FT
INVin=113.40
INVout=112.45

P-209
62' – 12" HPDE
S=0.008 FT/FT
INVin=112.50
INVout=112.00

P-210
30' – 12" HPDE
S=0.005 FT/FT
INVin=111.00
INVout=110.70

P-214
187' – 18" HDPE
S=0.009 FT/FT
INVin=115.25
INVout=113.60

P-216
12' – 8" HDPE
S=0.010 FT/FT
INVin=112.58
INVout=112.46

P-217
32' – 12" HDPE
S=0.005 FT/FT
INVin=113.00
INVout=112.84

P-218
86' – 18" HDPE
S=0.006 FT/FT
INVin=113.50
INVout=113.00

CB-103
RIM=118.00
INVin=112.45
INVout=112.35

CB-104 (DOUBLE)
RIM=116.40
INVout=113.40

CB-106
RIM=117.74
INVin=113.60
INVout=113.50

CB-107
RIM=116.96
INVout=113.80
(P-221)

RIP-RAP SCHEDULE

RIP-RAP #4
L1=21.50', W1=6'
W2=24.50', D50=4'
T=10"

RIP-RAP #5
L1=9.75', W1=3'
W2=12.75', D50=4'
T=10"

RIP-RAP #6
L1=13.75', W1=3'
W2=16.75', D50=4'
T=10"

RIP-RAP #7
L1=8.50', W1=3'
W2=11.50', D50=4'
T=10"

RIP-RAP #8
L1=12.25', W1=3'
W2=15.25', D50=4'
T=10"

RIP-RAP #10
L1=8.50', W1=3'
W2=11.50', D50=4'
T=10"

RIP-RAP #11
L1=12.75', W1=3'
W2=15.75', D50=4'
T=10"

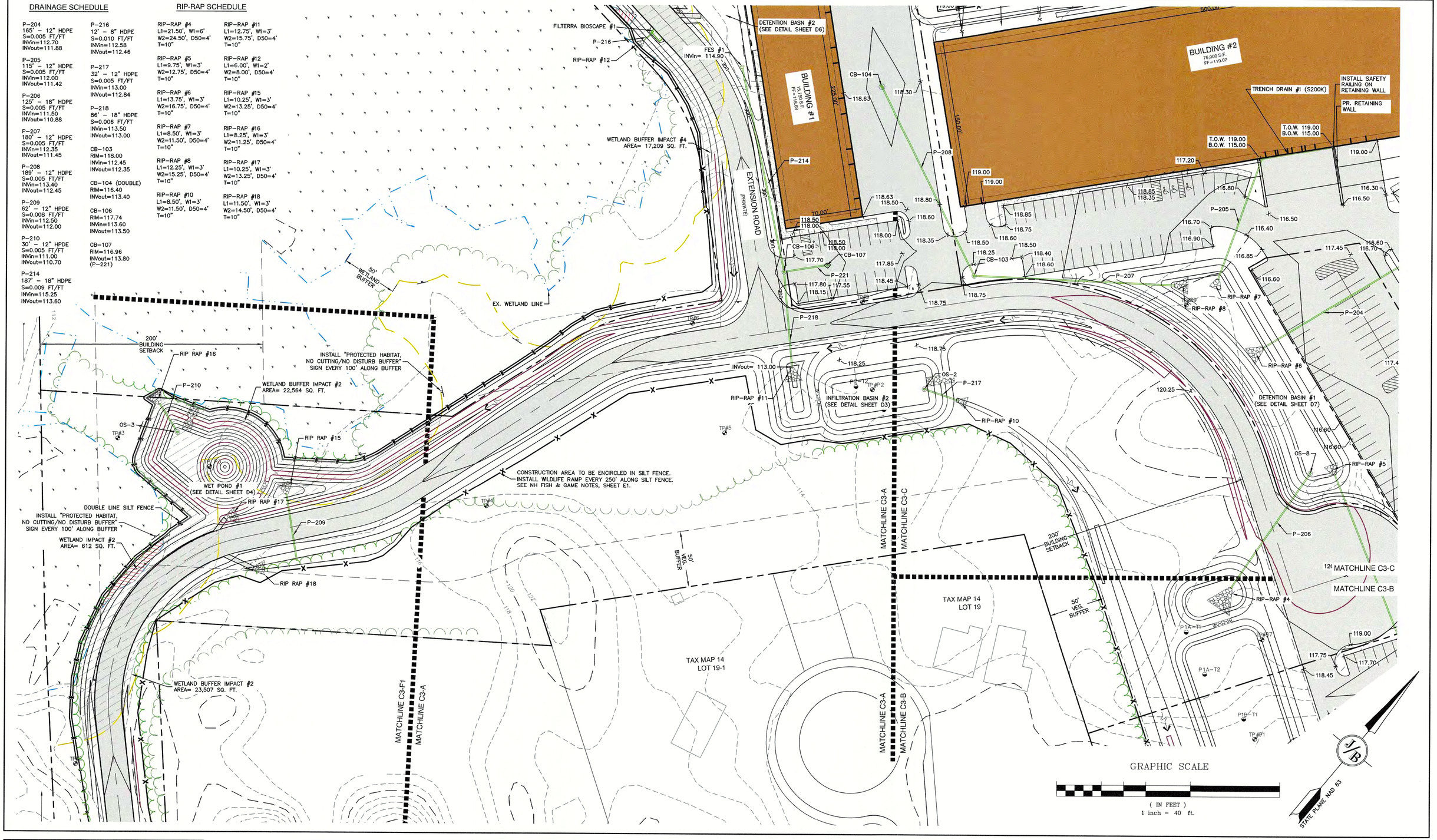
RIP-RAP #12
L1=6.00', W1=2'
W2=8.00', D50=4'
T=10"

RIP-RAP #15
L1=10.25', W1=3'
W2=13.25', D50=4'
T=10"

RIP-RAP #16
L1=8.25', W1=3'
W2=11.25', D50=4'
T=10"

RIP-RAP #17
L1=10.25', W1=3'
W2=13.25', D50=4'
T=10"

RIP-RAP #18
L1=11.50', W1=3'
W2=14.50', D50=4'
T=10"



Design: BWG	Draft: DFP	Date: 10/16/23
Checked: BWG	Scale: AS NOTED	Project No.: 21117
Drawing Name: 21117-PLAN.dwg		

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5	02/10/23	REVISED PER DOT COMMENT	BWG

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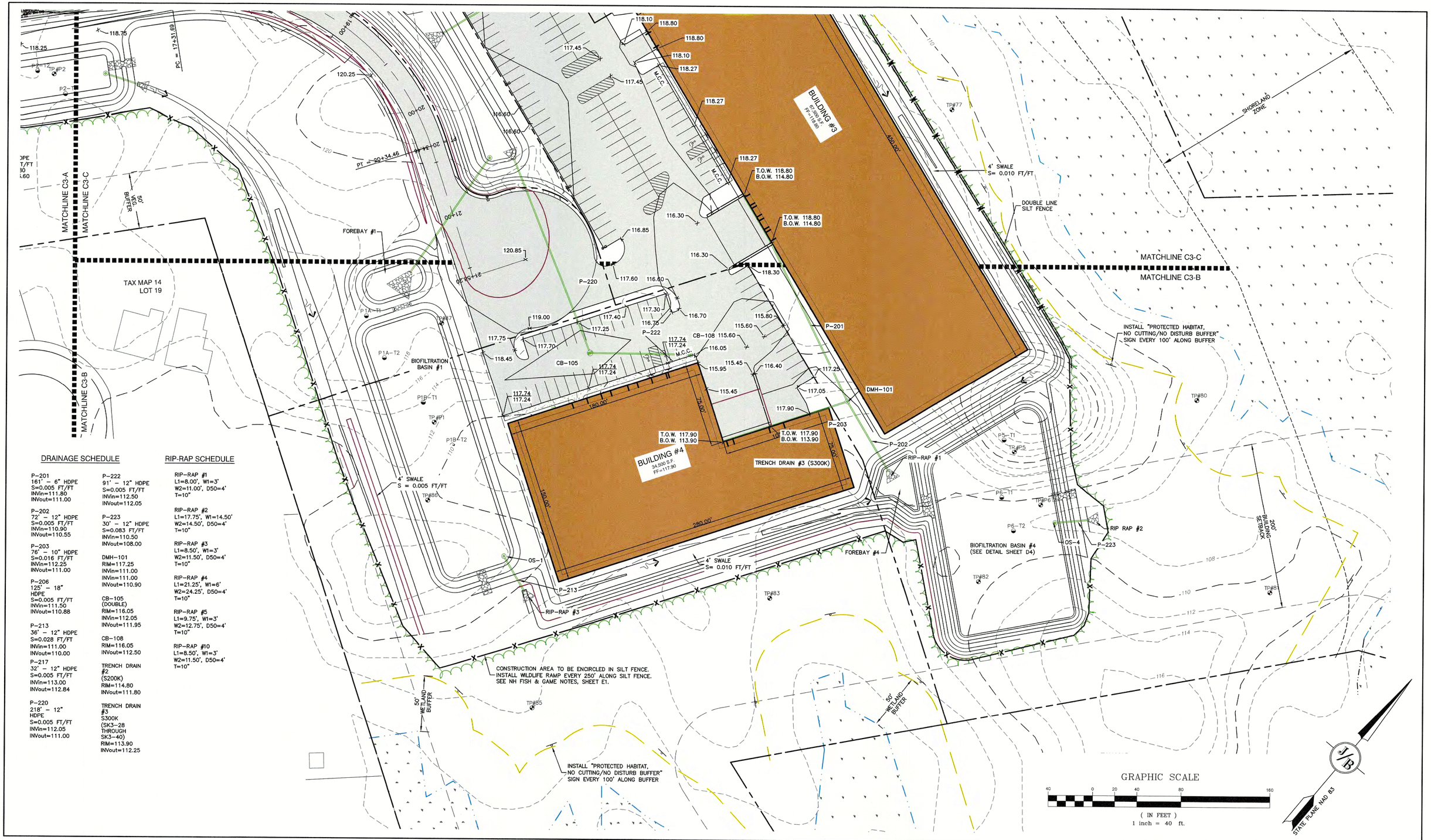
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	GRADING AND DRAINAGE PLAN "A"
Project:	SOUTHERN NH INDUSTRIAL PARK NH ROUTE 108 & PUZZLE LANE, NEWTON, NH 03858
Owner of Record:	125 DEVELOPMENT NH CORP. PO BOX 532, PLAISTOW, NH 03865

DRAWING No.
C3-A
SHEET 16 OF 57
JBE PROJECT NO. 21117



DRAINAGE SCHEDULE

P-201
161' – 6" HDPE
S=0.005 FT/FT
INVin=111.80
INVout=111.00

P-202
72' – 12" HDPE
S=0.005 FT/FT
INVin=110.90
INVout=110.55

P-203
76' – 10" HDPE
S=0.016 FT/FT
INVin=112.25
INVout=111.00

P-206
125' – 18" HDPE
S=0.005 FT/FT
INVin=111.50
INVout=110.88

P-213
36' – 12" HDPE
S=0.028 FT/FT
INVin=111.00
INVout=110.00

P-217
32' – 12" HDPE
S=0.005 FT/FT
INVin=113.00
INVout=112.84

P-220
218' – 12" HDPE
S=0.005 FT/FT
INVin=112.05
INVout=111.00

P-222
91' – 12" HDPE
S=0.005 FT/FT
INVin=112.50
INVout=112.05

P-223
30' – 12" HDPE
S=0.083 FT/FT
INVin=110.50
INVout=108.00

DMH-101
RIM=117.25
INVin=111.00
INVin=111.00
INVout=110.90

CB-105 (DOUBLE)
RIM=116.05
INVin=112.05
INVout=111.95

CB-108
RIM=116.05
INVout=112.50

TRENCH DRAIN #2 (S200K)
RIM=114.80
INVout=111.80

TRENCH DRAIN #3
S300K
(SK3-28 THROUGH SK3-40)
RIM=113.90
INVout=112.25

RIP-RAP SCHEDULE

RIP-RAP #1
L1=8.00', W1=3'
W2=11.00', D50=4'
T=10"

RIP-RAP #2
L1=17.75', W1=14.50'
W2=14.50', D50=4'
T=10"

RIP-RAP #3
L1=8.50', W1=3'
W2=11.50', D50=4'
T=10"

RIP-RAP #4
L1=21.25', W1=6'
W2=24.25', D50=4'
T=10"

RIP-RAP #5
L1=9.75', W1=3'
W2=12.75', D50=4'
T=10"

RIP-RAP #10
L1=8.50', W1=3'
W2=11.50', D50=4'
T=10"

Design: BWG	Draft: DFP	Date: 10/16/23
Checked: BWG	Scale: AS NOTED	Project No.: 21117
Drawing Name: 21117-PLAN.dwg		

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5	02/10/23	REVISED PER DOT COMMENT	BWG

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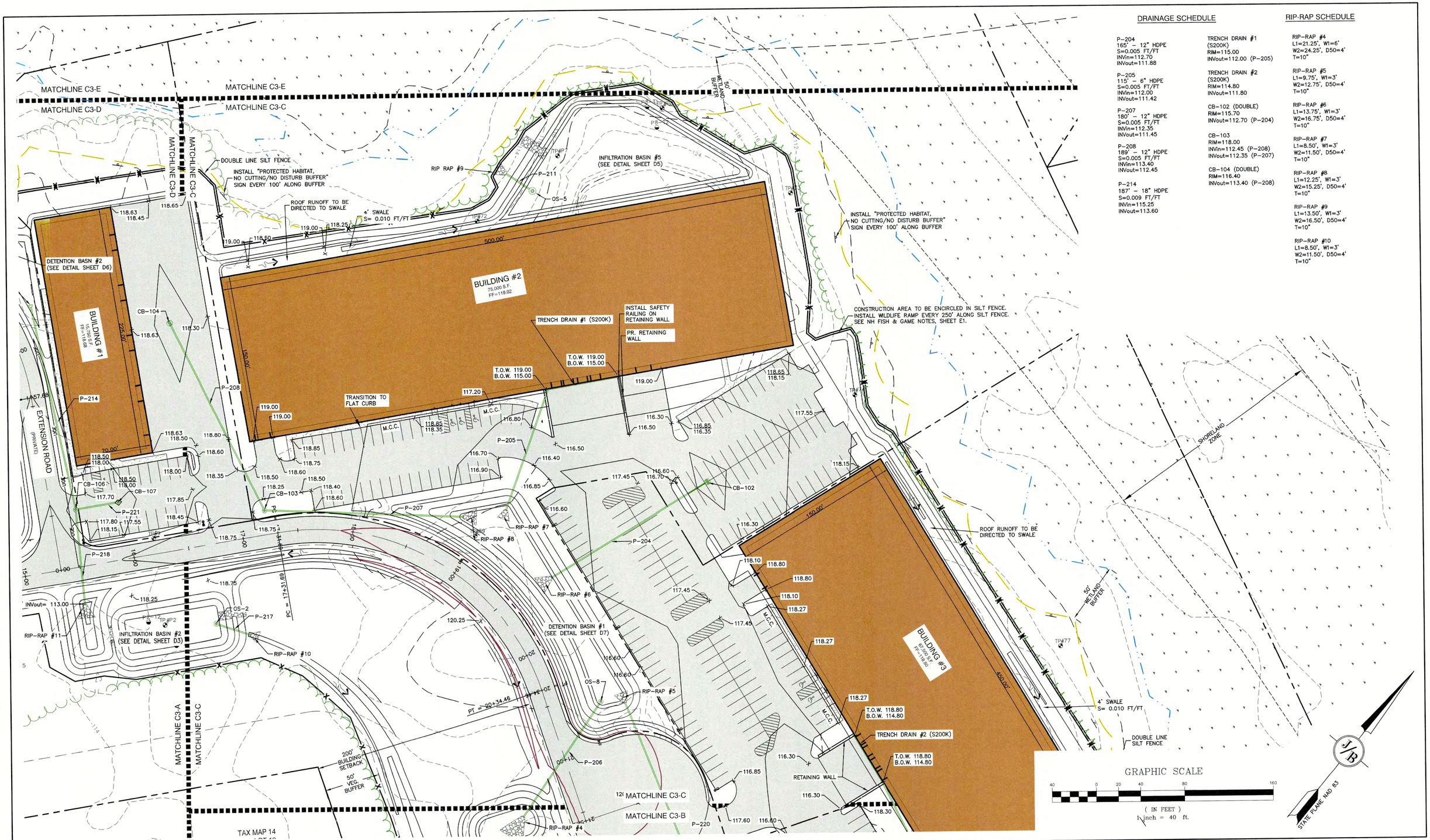
Plan Name:	GRADING AND DRAINAGE PLAN "B"
Project:	SOUTHERN NH INDUSTRIAL PARK NH ROUTE 108 & PUZZLE LANE, NEWTON, NH 03858
Owner of Record:	125 DEVELOPMENT NH CORP. PO BOX 532, PLAISTOW, NH 03865

DRAWING No.
C3-B
SHEET 17 OF 57
JBE PROJECT NO. 21117



DRAINAGE SCHEDULE

P-204
165' – 12" HDPE
S=0.005 FT/FT
INVin=112.70
INVout=111.88

P-205
115' – 6" HDPE
S=0.005 FT/FT
INVin=112.00
INVout=111.42

P-207
180' – 12" HDPE
S=0.005 FT/FT
INVin=112.35
INVout=111.45

P-208
189' – 12" HDPE
S=0.005 FT/FT
INVin=113.40
INVout=112.45

P-214
187' – 18" HDPE
S=0.009 FT/FT
INVin=115.25
INVout=113.60

TRENCH DRAIN #1 (S200K)
RIM=115.00
INVout=112.00 (P-205)

TRENCH DRAIN #2 (S200K)
RIM=114.80
INVout=111.80

CB-102 (DOUBLE)
RIM=115.70
INVout=112.70 (P-204)

CB-103
RIM=118.00
INVin=112.45 (P-208)
INVout=112.35 (P-207)

CB-104 (DOUBLE)
RIM=116.40
INVout=113.40 (P-208)

RIP-RAP SCHEDULE

RIP-RAP #4
L1=21.25', W1=6'
W2=24.25', D50=4'
T=10"

RIP-RAP #5
L1=9.75', W1=3'
W2=12.75', D50=4'
T=10"

RIP-RAP #6
L1=13.75', W1=3'
W2=16.75', D50=4'
T=10"

RIP-RAP #7
L1=8.50', W1=3'
W2=11.50', D50=4'
T=10"

RIP-RAP #8
L1=12.25', W1=3'
W2=15.25', D50=4'
T=10"

RIP-RAP #9
L1=13.50', W1=3'
W2=16.50', D50=4'
T=10"

RIP-RAP #10
L1=8.50', W1=3'
W2=11.50', D50=4'
T=10"

Design: BWG	Draft: DFP	Date: 10/16/23
Checked: BWG	Scale: AS NOTED	Project No.: 21117
Drawing Name: 21117-PLAN.dwg		

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6	04/13/23	REVISED PER AOT COMMENT	BWG
5	02/10/23	REVISED PER DOT COMMENT	BWG

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E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: GRADING AND DRAINAGE PLAN "C"

Project: SOUTHERN NH INDUSTRIAL PARK
NH ROUTE 108 & PUZZLE LANE, NEWTON, NH 03858

Owner of Record: 125 DEVELOPMENT NH CORP.
PO BOX 532, PLAISTOW, NH 03865

DRAWING No.
C3-C
SHEET 18 OF 57
JBE PROJECT NO. 21117

DRAINAGE SCHEDULE

P-204
165' – 12" HDPE
S=0.005 FT/FT
INVin=112.70
INVout=111.88

P-214
187' – 18" HDPE
S=0.009 FT/FT
INVin=115.25
INVout=113.60

P-216
12' – 8" HDPE
S=0.010 FT/FT
INVin=112.58
INVout=112.46

P-219
3'W X 3'H X 40'L
OPEN BOTTOM BOX CULVERT
S=0.018 FT/FT
INVin=110.63
INVout=109.91

P-221
39' – 12" HDPE
S=0.005 FT/FT
INVin=113.80
INVout=113.60

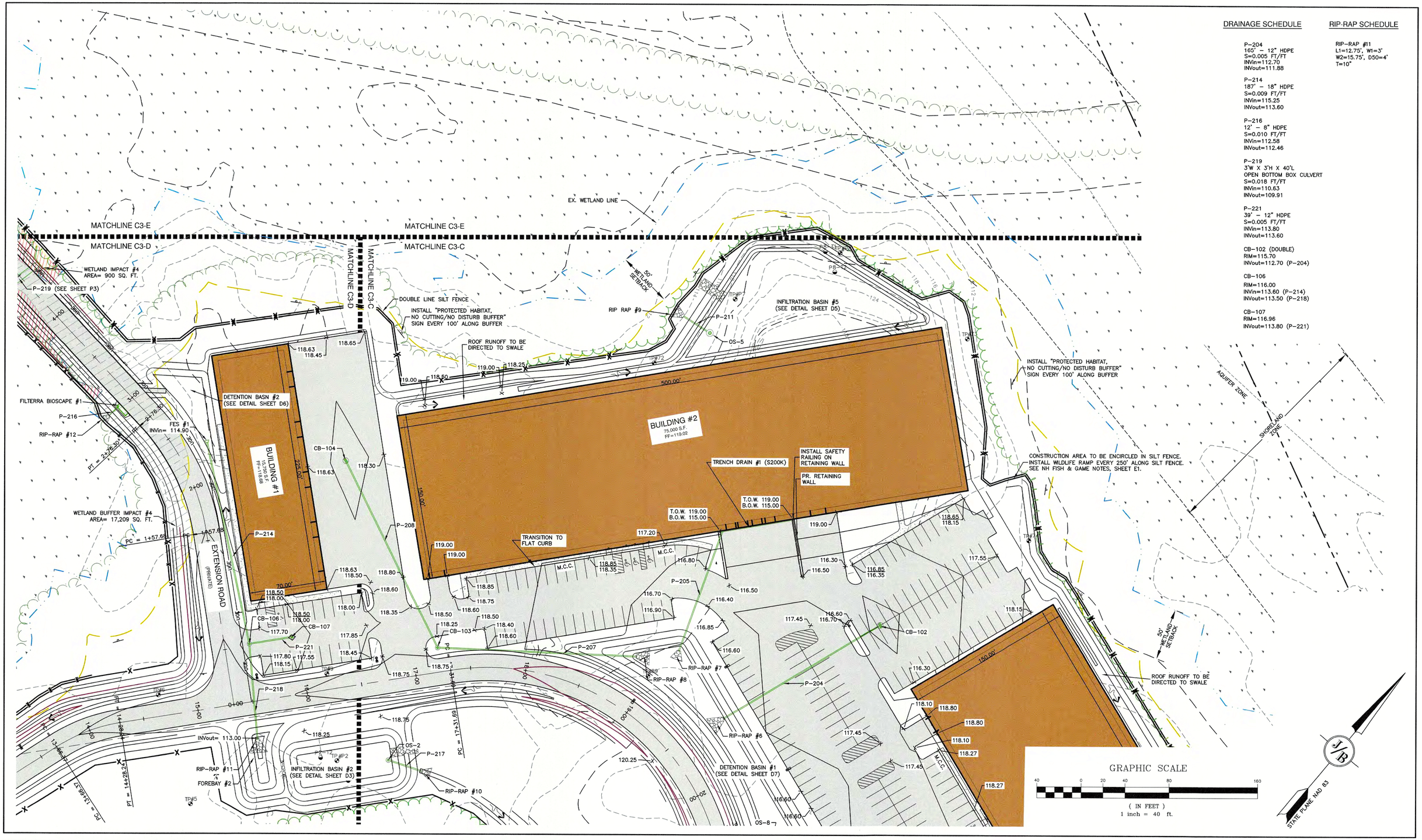
CB-102 (DOUBLE)
RIM=115.70
INVout=112.70 (P-204)

CB-106
RIM=116.00
INVin=113.60 (P-214)
INVout=113.50 (P-218)

CB-107
RIM=116.96
INVout=113.80 (P-221)

RIP-RAP SCHEDULE

RIP-RAP #11
L1=12.75', W1=3'
W2=15.75', D50=4'
T=10"



Design: BWG	Draft: DFP	Date: 10/16/23	
Checked: BWG	Scale: AS NOTED	Project No.: 21117	
Drawing Name: 21117-PLAN.dwg			

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6	04/13/23	REVISED PER AOT COMMENT	BWG
5	02/10/23	REVISED PER DOT COMMENT	BWG

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Jones & Beach Engineers, Inc.
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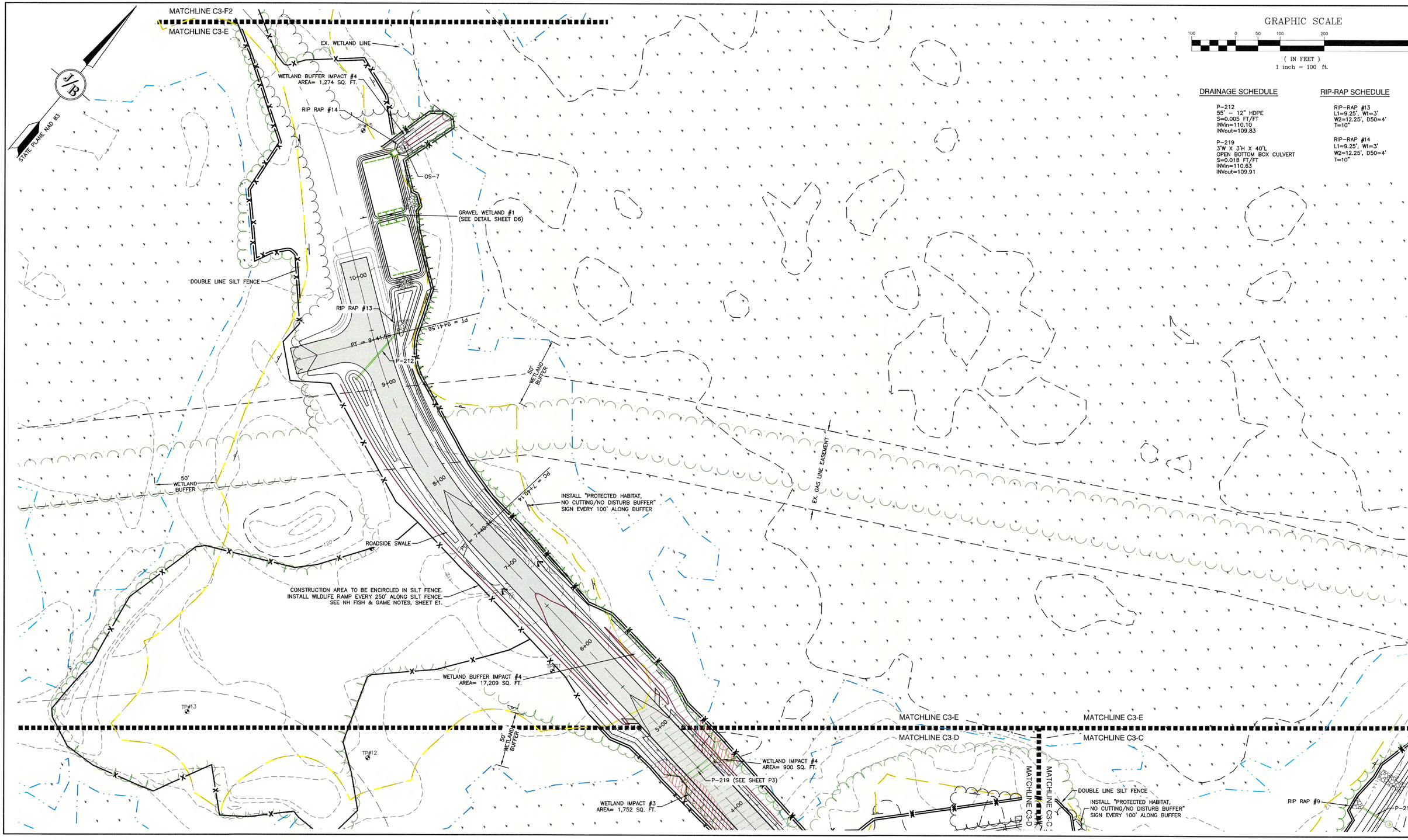
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	GRADING AND DRAINAGE PLAN "D"
Project:	SOUTHERN NH INDUSTRIAL PARK NH ROUTE 108 & PUZZLE LANE, NEWTON, NH 03858
Owner of Record:	125 DEVELOPMENT NH CORP. PO BOX 532, PLAISTOW, NH 03865

DRAWING No.
C3-D
SHEET 19 OF 57
JBE PROJECT NO. 21117



DRAINAGE SCHEDULE

P-212
55' - 12" HDPE
S=0.005 FT/FT
INVin=110.10
INVout=109.83

P-219
3'W X 3'H X 40'L
OPEN BOTTOM BOX CULVERT
S=0.018 FT/FT
INVin=110.63
INVout=109.91

RIP-RAP SCHEDULE

RIP-RAP #13
L1=9.25', W1=3'
W2=12.25', D50=4'
T=10"

RIP-RAP #14
L1=9.25', W1=3'
W2=12.25', D50=4'
T=10"

Design: BWG	Draft: DFP	Date: 10/16/23
Checked: BWG	Scale: AS NOTED	Project No.: 21117
Drawing Name: 21117-PLAN.dwg		

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6	04/13/23	REVISED PER AOT COMMENT	BWG
5	02/10/23	REVISED PER DOT COMMENT	BWG

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Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: GRADING AND DRAINAGE PLAN "E"

Project: SOUTHERN NH INDUSTRIAL PARK
NH ROUTE 108 & PUZZLE LANE, NEWTON, NH 03858

Owner of Record: 125 DEVELOPMENT NH CORP.
PO BOX 532, PLAISTOW, NH 03865

DRAWING No.
C3-E
SHEET 20 OF 57
JBE PROJECT NO. 21117