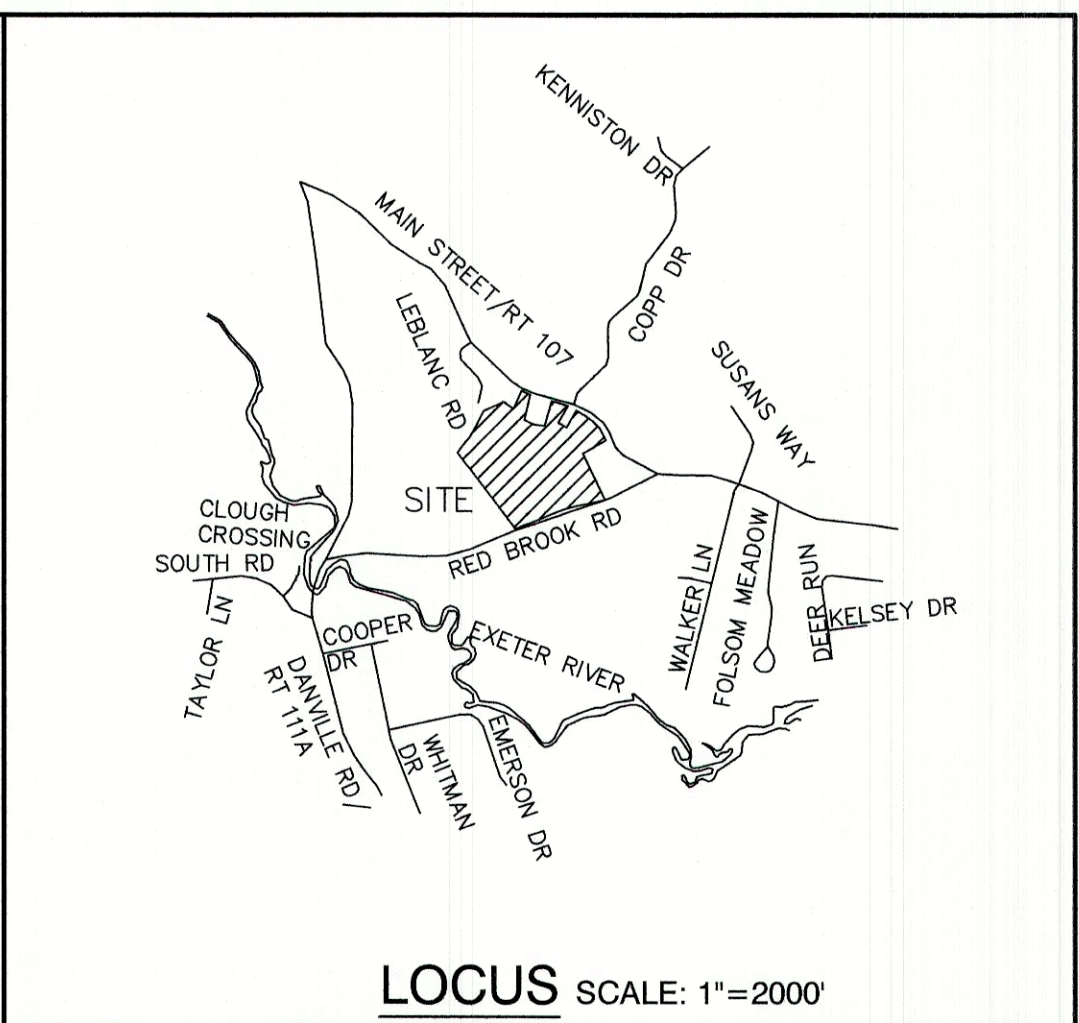


PLAN REFERENCES:

- "PLAN OF SUB-DIVISION, DOROTHY A. PURINGTON, FREMONT, NEW HAMPSHIRE." DATED JUNE 1972. PREPARED BY K. E. MOORE & B. G. STAPLES, LAND SURVEYORS. R.C.R.D. 3167.
- "SURVEY OF PROPERTY IN FREMONT, N.H. AND OWNED BY ROBERT BARTLEY." DATED SEPTEMBER 23, 1972. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 4111.
- "PLAN OF LAND IN FREMONT, NEW HAMPSHIRE OWNED BY WILLIAM J. LeBLANC." DATED SEPTEMBER 1973. PREPARED BY R. PENNEY R.C.R.D. 4318.
- "SUB-DIVISION PLAN, LAND OF EDWARD SMITH, FREMONT, N.H." ORIGINAL SURVEY BY MOORE AND STAPLES, DOVER, N.H., REDRAWN BY T.W. CHESLEY, NORTHWOOD, N.H. DATED MARCH 1974, R.C.R.D. 4425.
- "PLAN OF SUBDIVISION FOR JAMES F. WATKINS JR., RED BROOK ROAD, FREMONT, NEW HAMPSHIRE." DATED FEBRUARY 1981. PREPARED BY K. E. MOORE & B. G. STAPLES. R.C.R.D. 10326.
- "PLAT OF LAND, MAIN STREET (NH RT 107), TAX MAP 2 LOT 70, FREMONT, NEW HAMPSHIRE FOR MAGNUSSON FARM, LLC." DATED JANUARY 21, 2005. PREPARED BY JAMES VERRA AND ASSOCIATES. R.C.R.D. 32523.
- "PLAT OF LAND, 701 MAIN STREET (NH RT 107), TAX MAP 2 LOT 68, FREMONT, NEW HAMPSHIRE FOR WARREN J. HARTFORD. DATED MAY 2, 2005. PREPARED BY JAMES VERRA AND ASSOCIATES. R.C.R.D. 32617.
- "PLAT OF LAND, 705 MAIN STREET (NH RT 107), TAX MAP 2 LOT 69, FREMONT, NEW HAMPSHIRE FOR LLOYD & BETTY METEVIER." DATED MAY 2, 2005. PREPARED BY JAMES VERRA AND ASSOCIATES. R.C.R.D. 32651.
- "LeBLANC WOODS, FREMONT, NEW HAMPSHIRE, SUBDIVISION PLAN, PREPARED FOR SIMON ACKERMAN." DATED MAY 22, 2007. PREPARED BY DK ENGINEERING ASSOCIATES, INC. R.C.R.D. 35109.
- "PLANS OF PROPOSED UPGRADING PROJECT, B-2151, NH PROJECT NO. S-2212, NH ROUTE #107." PREPARED BY STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS. DATED NOVEMBER 9, 1973.



NOTES:

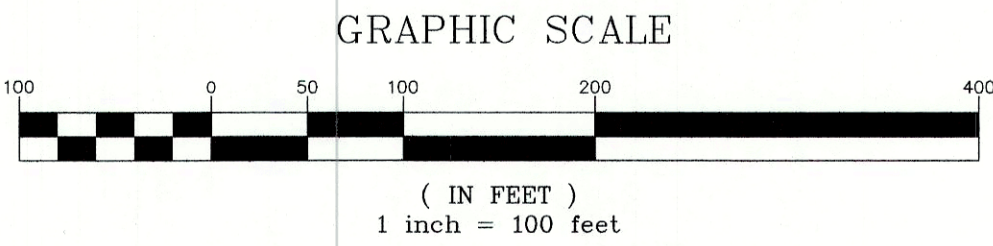
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF FREMONT NH TAX MAP 2, LOT 70.
- ZONING DISTRICT: MAIN STREET DISTRICT (AQUIFER PROTECTION DISTRICT)
LOT AREA MINIMUM = 87,120 SF
LOT FRONTAGE MINIMUM = 200'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 50'
SIDE & REAR SETBACK = 30'
WETLAND BUFFER = 100'
MAX. BUILDING HEIGHT = 35'
MAX. LOT COVERAGE = 15%
- THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP No. 33015C0378E AND 33015C0380E, BOTH WITH EFFECTIVE DATE OF MAY 17, 2005.
- BASIS OF BEARING HORIZONTAL - NH STATE PLANE PER PLAN REF 6. VERTICAL - ASSUMED.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF FREMONT TAX RECORDS AND ARE SUBJECT TO CHANGE.
- 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.
- 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.
- 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.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY MR. PETER PERTKAUSKOS UNDER THE SUPERVISION OF MR. JAMES LONG OF GZA GEOENVIRONMENTAL, INC. IN NOVEMBER 2020, AND JANUARY 2021 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
A. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
B. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
C. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
D. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- 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.
- "OLD ROAD LEADING FROM COUGH BRIDGE TO THE ROCKS ROAD" DISCONTINUED BY TOWN VOTE MARCH 14, 1876. NO LAYOUT FOUND BY THIS OFFICE AT THIS TIME. BOUNDARY ALONG OLD ROAD HELD AS NEAR EDGE, PER RECORD PLANS 3, 6, AND 9.
- SEE BOUNDARY LINE FINE AGREEMENT BETWEEN MAGNUSSON FARM LLC, WARREN HARTFORD, AND LLOYD & BETTY METEVIER, R.C.R.D. BOOK 4459, PAGE 2345, AND PLAN REFERENCES 7 & 8.

PROJECT PARCEL
TOWN OF FREMONT
TAX MAP 2, LOT 70

OWNER
TIMOTHY AND GERALDINE PALMER
706 MAIN STREET
FREMONT, NH 03044
BK 5673, PG 0101

APPLICANT
HAUS EMILY, LLC
56 WESTVILLE ROAD, UNIT 4
PLAISTOW, NH 03865

TOTAL LOT AREA
1,322,917 SQ. FT.
30.37 ACRES



Design: BWG	Draft: DFP	Date: 12/17/21
Checked: BWG	Scale: AS NOTED	Project No.: 20724
Drawing Name: 20724-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.		

REV.	DATE	REVISION	BY
2	12/6/21	REVISED PER PB COMMENTS	BWG
1	11/22/21	REVISED PER TECHNICAL REVIEW	BWG
0	10/6/21	ISSUED FOR REVIEW	BWG

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

Designed and Produced in NH
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN
Project:	LIBERTY LANTERN ESTATES MAIN STREET, FREMONT, NH
Owner of Record:	TIMOTHY & GERALDINE PALMER 706 MAIN STREET, FREMONT, NH 03044

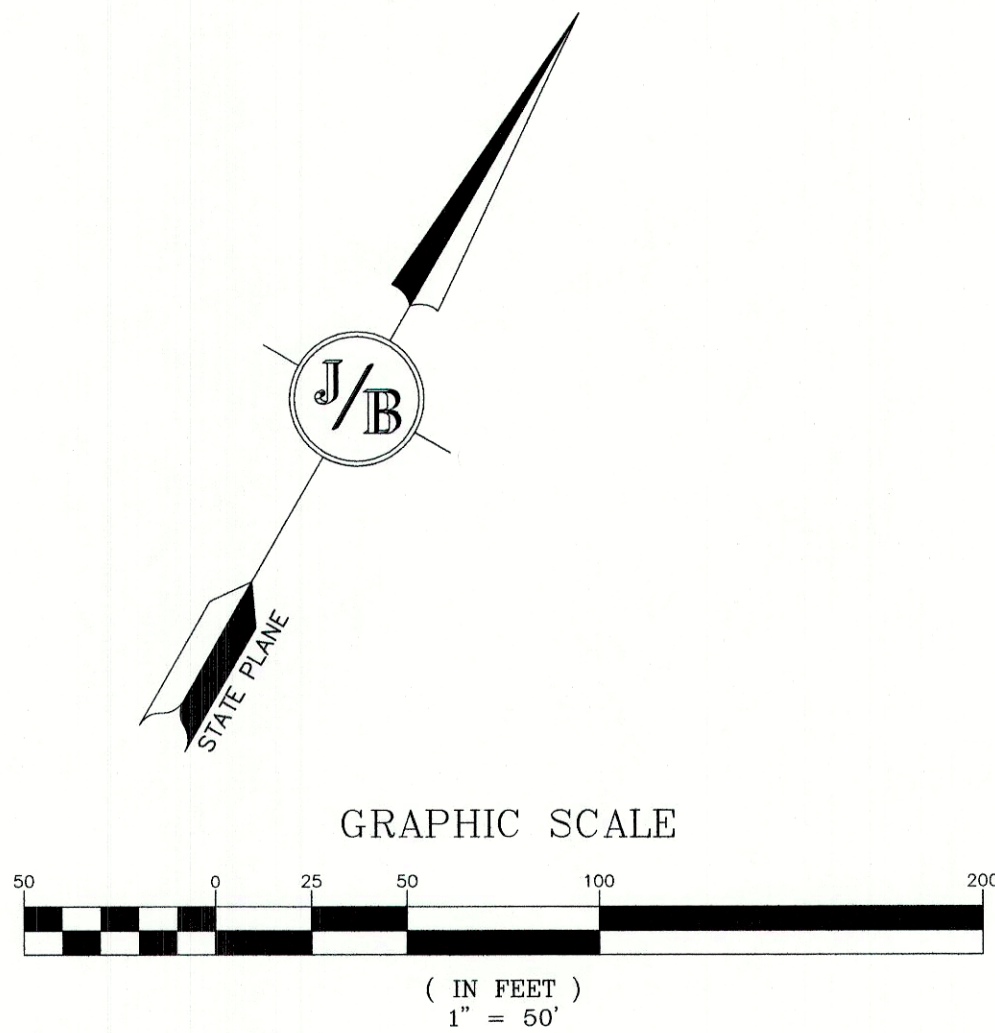
DRAWING No.
C1
SHEET 2 OF 21
JBE PROJECT NO. 20724

F:\CADD\MASTER STANDARD\dwg\B-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT



GRADING AND DRAINAGE NOTES:

- 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).
- BASIS OF BEARING: HORIZONTAL - NH STATE PLANE PER PLAN REF 6. VERTICAL - ASSUMED.
- ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
- 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.
- ALL SWALES AND DETENTION PONDS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- 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.
- ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED. SEE SHEET D2 FOR DRAINAGE DETAILS.
- SEE SHEET P1--PROFILE FOR DRAINAGE DESIGN DETAILS.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC H20 LOADING AND SHALL BE INSTALLED ACCORDINGLY.
- IMMEDIATELY APPLY AND COMPACT STONE BASE FOR BUILDING PAD TO +/-1/2" PRIOR TO EXCAVATING INTERIOR AND PERIMETER FOOTINGS.
- IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
- ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL.
- 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.
- NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
- SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
- MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.25" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
- IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
- SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
- SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.
- WETLAND IMPACTS:
WETLAND IMPACTS = 0
WETLAND BUFFER IMPACTS: 8,147 SQ. FT.



PROJECT PARCEL
TOWN OF FREMONT
TAX MAP 2, LOT 70

OWNER
TIMOTHY AND GERALDINE PALMER
706 MAIN STREET
FREMONT, NH 03044
BK 5673, PG 0101

APPLICANT
HAUS EMILY, LLC
56 WESTVILLE ROAD, UNIT 4
PLAISTOW, NH 03865

TOTAL LOT AREA
1,322,917 SQ. FT.
30.37 ACRES

Design: BWG	Draft: DFP	Date: 12/17/21
Checked: BWG	Scale: AS NOTED	Project No.: 20724
Drawing Name: 20724-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.		

REV.	DATE	REVISION	BY
2	12/6/21	REVISED PER PB COMMENTS	BWG
1	11/22/21	REVISED PER TECHNICAL REVIEW	BWG
0	10/6/21	ISSUED FOR REVIEW	BWG

J/B Jones & Beach Engineers, Inc.
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

Designed and Produced in NH
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	GRADING AND DRAINAGE PLAN
Project:	LIBERTY LANTERN ESTATES MAIN STREET, FREMONT, NH
Owner of Record:	TIMOTHY & GERALDINE PALMER 706 MAIN STREET, FREMONT, NH 03044

DRAWING No.

C3

SHEET 7 OF 21
JBE PROJECT NO. 20724

F:\CADD\MASTER STANDARD\dwg\JB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT



Design: BWG	Draft: DFP	Date: 12/17/21
Checked: BWG	Scale: AS NOTED	Project No.: 20724
Drawing Name: 20724-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.		

REV.	DATE	REVISION	BY
2	12/6/21	REVISED PER PB COMMENTS	BWG
1	11/22/21	REVISED PER TECHNICAL REVIEW	BWG
0	10/6/21	ISSUED FOR REVIEW	BWG

J/B Jones & Beach Engineers, Inc.
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03865

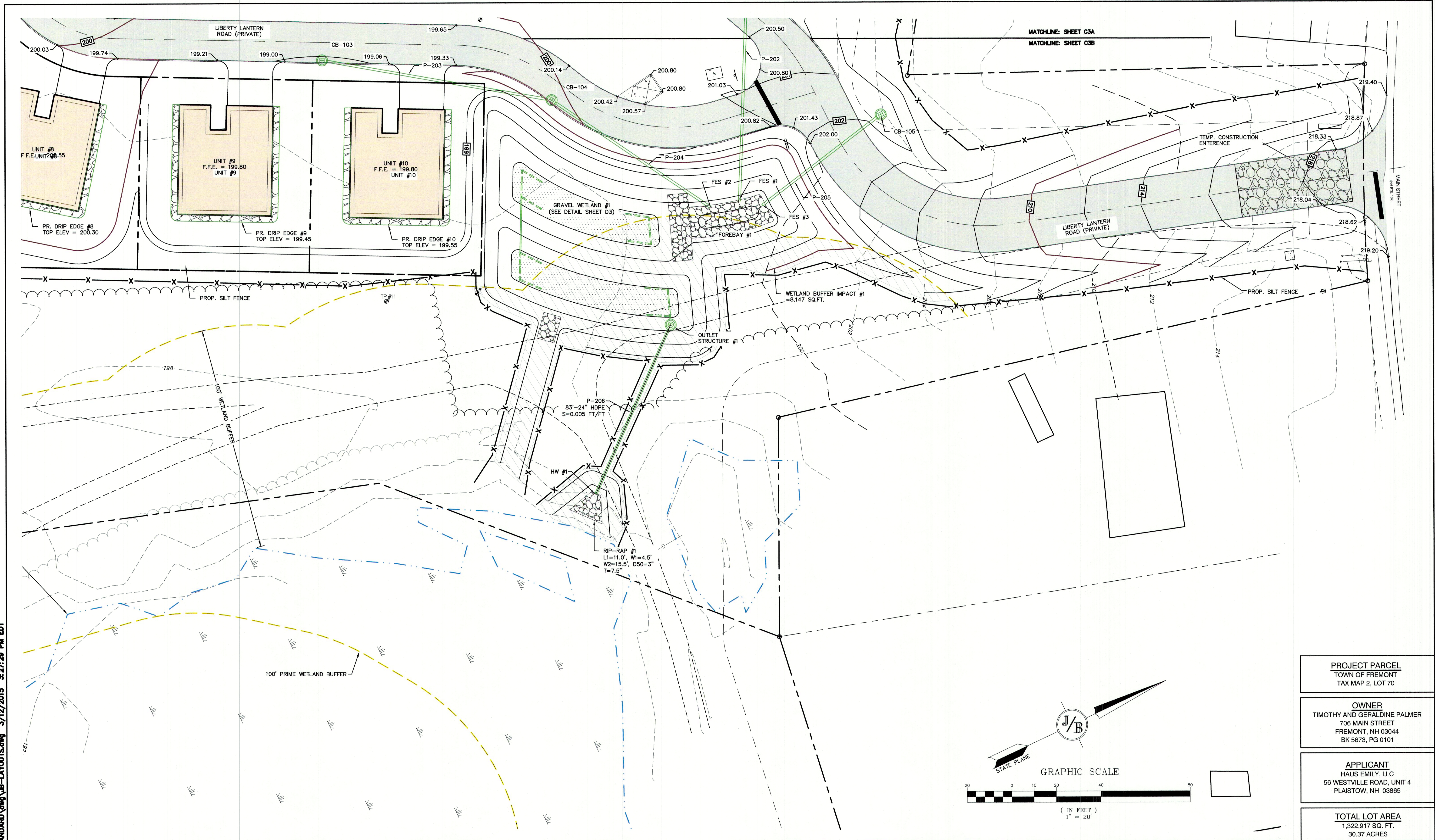
Designed and Produced in NH
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	GRADING AND DRAINAGE PLAN
Project:	LIBERTY LANTERN ESTATES MAIN STREET, FREMONT, NH
Owner of Record:	TIMOTHY & GERALDINE PALMER 706 MAIN STREET, FREMONT, NH 03044

DRAWING No.
C3A
SHEET 8 OF 21
JBE PROJECT NO. 20724

PROJECT PARCEL TOWN OF FREMONT TAX MAP 2, LOT 70
OWNER TIMOTHY AND GERALDINE PALMER 706 MAIN STREET FREMONT, NH 03044 BK 5673, PG 0101
APPLICANT HAUS EMILY, LLC 56 WESTVILLE ROAD, UNIT 4 PLAISTOW, NH 03865
TOTAL LOT AREA 1,322,917 SQ. FT. 30.37 ACRES

F:\CADD\MASTER STANDARD\dwg\B-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT



Design: BWG	Draft: DFP	Date: 12/17/21
Checked: BWG	Scale: AS NOTED	Project No.: 20724
Drawing Name: 20724-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.		

REV.	DATE	REVISION	BY
2	12/6/21	REVISED PER PB COMMENTS	BWG
1	11/22/21	REVISED PER TECHNICAL REVIEW	BWG
0	10/6/21	ISSUED FOR REVIEW	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:	GRADING AND DRAINAGE PLAN
Project:	LIBERTY LANTERN ESTATES MAIN STREET, FREMONT, NH
Owner of Record:	TIMOTHY & GERALDINE PALMER 706 MAIN STREET, FREMONT, NH 03044

DRAWING No.

C3B

SHEET 9 OF 21
JBE PROJECT NO. 20724

PROJECT PARCEL
TOWN OF FREMONT
TAX MAP 2, LOT 70

OWNER
TIMOTHY AND GERALDINE PALMER
706 MAIN STREET
FREMONT, NH 03044
BK 5673, PG 0101

APPLICANT
HAUS EMILY, LLC
56 WESTVILLE ROAD, UNIT 4
PLAISTOW, NH 03885

TOTAL LOT AREA
1,322,917 SQ. FT.
30.37 ACRES