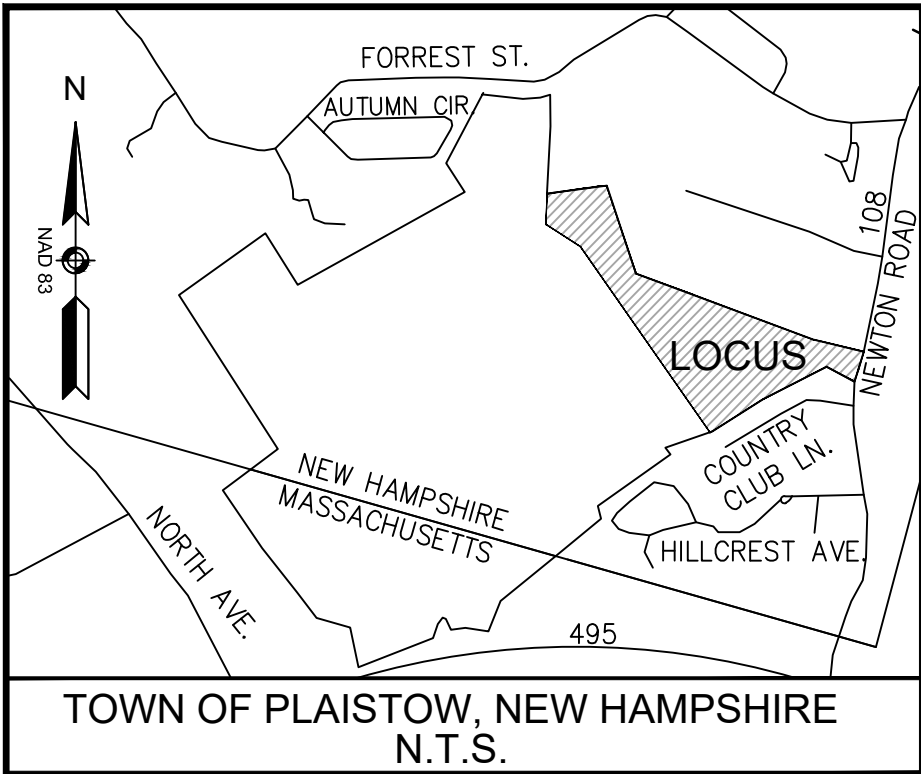


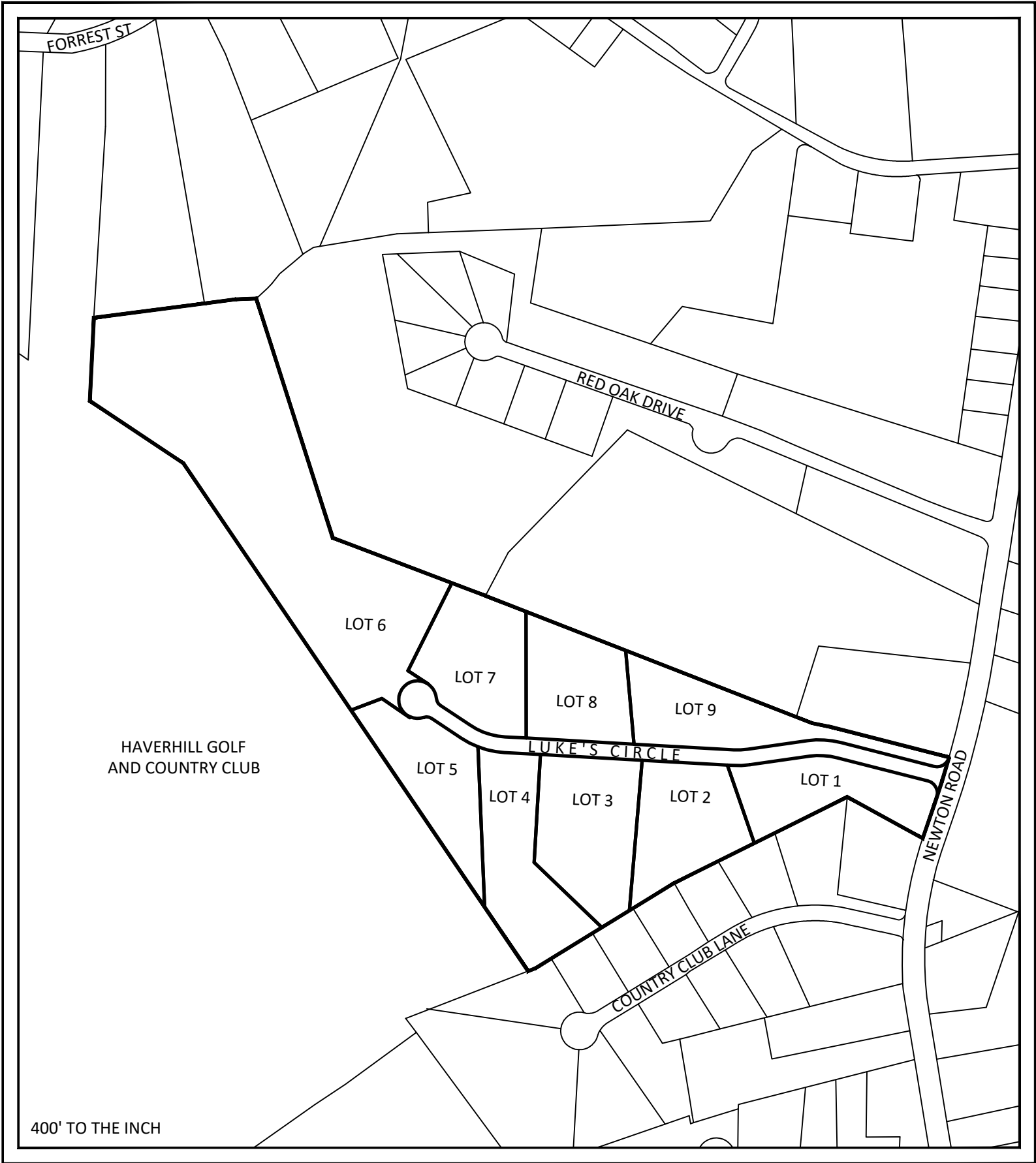
NEWTON ROAD ESTATES PLAISTOW, NEW HAMPSHIRE

INDEX

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1	TITLE
2	SUBDIVISION
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6	EXISTING CONDITION E-1
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11	GRADING PLAN GP-3
12	PROFILE P-1
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14	CROSS SECTIONS C-1
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16	DETAILS D-1
17	DETAILS D-2
18	DETAILS D-3
19	SOILS SURVEY

LEGEND

N/F	NOW OR FORMERLY
WETLAND FEATURE	
BOUND TO BE SET	
IRON ROD TO BE SET	
BOUND FOUND	
IRON ROD FOUND	
IRON PIPE FOUND	
DRILL HOLE FOUND OR SET	
TEMPORARY BENCH MARK	
UTILITY POLE	
EXISTING GROUND ELEVATION	
STONE WALL	
TREE LINE	
INDEX CONTOUR	
INTERMEDIATE CONTOUR	
ZONING SETBACK	
EDGE OF WETLAND FEATURE	
50' WETLAND BUFFER	
75' WETLAND BUFFER	
LIMIT OF 100 YEAR FLOOD ZONE	
LIMIT OF ZONING DISTRICT	
EASEMENT LINE	



NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW A SUBDIVISION OF MAP 66, BLOCK 17 LOT 0, DEED BOOK 1202, PAGE 101, INTO 9 PARCELS AND A ROAD.
2. THE EXISTING PROPERTY LINES AND IMPROVEMENTS SHOWN HEREON ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY WHICH OCCURRED IN NOVEMBER AND DECEMBER OF 2023.
3. HORIZONTAL AND VERTICAL DATUM ARE RELATED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE THE RESULT OF JC LAND SERVICES GPS OBSERVATIONS, TOTAL STATION NETWORK TRAVERSING AND DIFFERENTIAL LEVELING RELATIVE TO THE SMART NET NETWORK OF GPS CORS STATIONS.
6. LINES SHOWING DIVISION OF PRIVATE OWNERSHIP OF ABUTTING PROPERTIES ARE RELATIVE TO TOWN ASSESSOR'S RECORDS AND THEIR LOCATIONS ARE CONSIDERED TO BE APPROXIMATE.
7. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY.
8. CONTOURS SHOWN HEREON ARE GENERATED FROM PUBLIC USE LIDAR DATA FROM 2021 PROVIDED BY GRANITE LIDAR DISTRIBUTION AND ARE SUPPLEMENTED WITH ON-THE-GROUND INSTRUMENT SURVEY AT ROADWAY AND SELECT LOCATIONS.
9. FLOOD ZONE LIMITS SHOWN HEREON ARE GLEANED FROM THE FLOOD INSURANCE RATE MAP 33015C0590E OF 2005. COMMUNITY PANEL NO. 33018 0590 E, EFFECTIVE DATE: MAY 17, 2005.
10. PROPOSED IMPROVEMENTS ON LOT 6 ARE GREATER THAN 2,000 FEET FROM GAS TRANSMISSION LINES, THEREFOR NO NOTIFICATION IS REQUIRED.

SOIL MAPPING CERTIFICATION STATEMENT

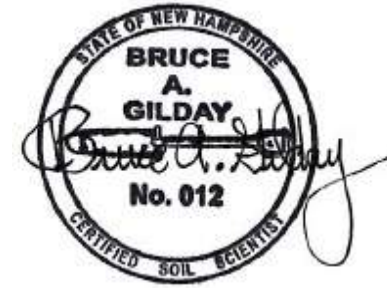
THE SOILS ON THIS PROPERTY WERE MAPPED TO THE STANDARDS SET FORTH IN THE SSSNNE PUBLICATION NO. 1 HIGH INTENSITY SOIL MAPS FOR NEW HAMPSHIRE(12/17). FIELDWORK WAS CONDUCTED IN JULY AND AUGUST 2023 BY BAG LAND CONSULTANTS, 43 ROCKINGHAM STREET, CONCORD, NH (603) 228-5775.

WETLAND CERTIFICATION

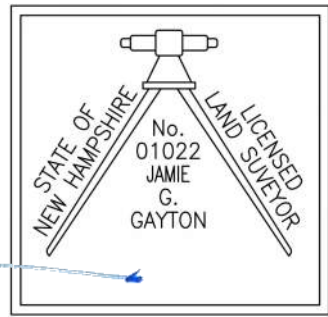
THE WETLANDS ON THIS PROJECT WERE DELINEATED BY BAG LAND CONSULTANTS - 43 ROCKINGHAM STREET, CONCORD NH 03301 (BRUCE GILDAY, CWS #88) IN SPRING 2023.

WETLAND BOUNDARIES WERE PREPARED UTILIZING THE FOLLOWING STANDARDS AND METHODOLOGIES:

CORPS OF ENGINEERS WETLAND DELINEATION MANUAL;
REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL:
NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0 (JANUARY 2012)
NORTHCENTRAL - NORTHEAST REGIONAL WETLAND PLANT LIST PUBLISHED BY THE USACE;
FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2 PUBLISHED BY THE USDA NRCS;
FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4 PUBLISHED BY THE NEWPCC;



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY SUPERVISION AND FALL 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.



FEBRUARY 27, 2024

JAMIE G. GAYTON L.S. No. 1022

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

ABUTTERS LIST

BRIAN & ANASTASIA SHEEHAN 8 HOYT
FARM ROAD PLAISTOW, NH 03865
PARCEL ID 48-033-022

WALTER & JUNE KOSCIOWICZ 11 COUNTRY
CLUB LANE PLAISTOW, NH 03865
PARCEL ID 58-009-000

AARON TILTON
1 COUNTRY CLUB LANE PLAISTOW, NH 03865
PARCEL ID 66-015-000

BRIANA PAIGE CONNOR 5 COUNTRY
CLUB LANE PLAISTOW, NH 03865
PARCEL ID 66-014-000

KRISTOPHER & OLIVIA LIEN 32 NEWTON
ROAD
PLAISTOW, NH 03865
PARCEL ID 66-018-000

DEBRA MITCHELL & RICHARD SPEAR
99 FORREST STREET
PLAISTOW, NH 03865
PARCEL ID 60-056-000

GRANITE STATE GAS TRANS 6 LIBERTY
LANE WEST HAMPTON, NH 03842
PARCEL ID 60-066-000

LISA HENNESSEY 13 AUTUMN CIRCLE
PLAISTOW, NH 03865
PARCEL ID 59-007-000

JAMES & BEVERLY COOMBS 19 AUTUMN
CIRCLE
PLAISTOW, NH 03865
PARCEL ID 59-008-000

PETER LESICZKA
49 CORLUSS HILL ROAD HAVERHILL, MA 01830
PARCEL ID 48-028-000

TODD & KIMBERLY RANDALL 9 COUNTRY
CLUB LANE PLAISTOW, NH 03865
PARCEL ID 58-010-000

PYNN REALTY LLC 29 NEWTON ROAD
PLAISTOW, NH 03865
PARCEL ID 66-020-000

KRISTEN BEECHER
P.O. BOX 8 PLAISTOW, NH 03865 PARCEL
ID 60-064-000

GRANITE STATE GAS
6 LIBERTY LANE WEST
HAMPTON, NH 03842
PARCEL ID 60-065-000

THERESA BEAULIE
15 COUNTRY CLUB LANE PLAISTOW, NH
03865
PARCEL ID 58-007-000

ERNEST & DEBRA WINTER 92 FORREST
STREET
PLAISTOW, NH 03865
PARCEL ID 60-067-000

DAVID & KRISTINA HOYT 63 FORREST
STREET
PLAISTOW, NH 03865
PARCEL ID 48-032-000

THE RESERVE HILLCREST AVE 34 CONDO UNITS
118 ROCKY ROAD
P.O. BOX 376 RINDGE, NH 03461
PARCEL ID 58-006-000

EDWARD & SHERRIE PETERSON
87 FORREST STREET
PLAISTOW, NH 03865
PARCEL ID 60-050-000

JAMES AND DORIS HOW 13
COUNTRY CLUB LANE PLAISTOW, NH
03865
PARCEL ID 58-008-000

JASON & PERLA BURGESS 28 NEWTON
ROAD
PLAISTOW, NH 03865
PARCEL ID 66-016-000

SCOTT & KEENAN HEBERT 7
COUNTRY CLUB LANE PLAISTOW, NH
03865
PARCEL ID 66-013-000

JAMES & BARBARA CAMPBELL 12 AUTUMN
CIRCLE
PLAISTOW, NH 03865
PARCEL ID 59-002-000

GEORGE ZAPSALIS 10 AUTUMN
CIRCLE
PLAISTOW, NH 03865
PARCEL ID 59-001-000

ADAM & LIANNA GREEN 16 COUNTRY
CLUB LANE PLAISTOW, NH 03865
PARCEL ID 58-005-000

JARED M. DELUCIA 43 FORREST
STREET
PLAISTOW, NH 03865
PARCEL ID 48-040-000

KEVIN & JANICE MURPHY 97 FORREST
STREET
PLAISTOW, NH 03865
PARCEL ID 60-057-000

ABBY ROAD REALTY TRUST 82 SEVEN
SISTER ROAD HAVERHILL, MA 01830
PARCEL ID 47-003-008

ASHLEY & DAVID HOYT 55 FORREST
STREET
PLAISTOW, NH 03865
PARCEL ID 48-032-000

NORTH AVE DEVELOPMENT LLC 9 BOBCAT
WAY, UNIT 2
SANDOWN, NH 03873
PARCEL ID 47-003-006

PARCEL ID 47-003-007
PARCEL ID 47-003-009
ALBERT COUILLARD
82 SEVEN SISTER ROAD
HAVERHILL, MA 01830

MARION SARACUSA 4 HOYT FARM ROAD
PLAISTOW, NH 03865
PARCEL ID 48-033-000

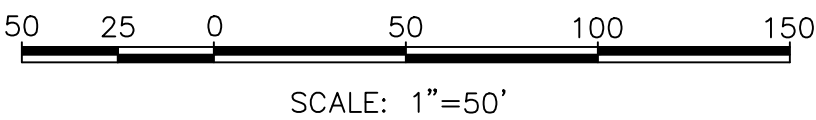
MERARI PELLOT 75 ABBY ROAD
PLAISTOW, NH 03865
PARCEL ID 47-003-011

ERIC & CHRIS PAQUETTE 34 NEWTON ROAD
PLAISTOW, NH 03865
PARCEL ID 67-001-000

ZONING SUMMARY					
	REQUIRED	REQUIRED	EXISTING	EXISTING	EXISTING
CRITERIA	LDR	ICR	PARCELA	PARCELB	REMAINING PARCEL
MIN. LOT SIZE (S.F.)	110,000	110,000	1,109,102	3,096,268	11,235,963
MIN. LOT FRONTAGE (FEET)	200	200	271.92	388.00	202.24
MIN. FRONT SETBACK	35	50	N/A	N/A	N/A
MIN. SIDE AND REAR SETBACK	20	25	N/A	N/A	N/A

TEMPORARY BENCHMARK LISTING - NAVD 88		
ID	ELEVATION	DESCRIPTION
TBM B	163.906875	MAGS IN NW FACE OF UPOLE 97 710/518 1' A.G.
TBM C	156.859375	MAGS IN WEST FACE OF UPOLE 98 70/59 1' A.G.

GRAPHIC SCALE



APPROVED BY THE TOWN OF PLAISTOW PLANNING BOARD

CHAIRMAN:
DATE:

PGC Engineering PLLC
Civil and Environmental Engineering
10 Chase Street West Newbury MA 01985
978-994-4550 philchristiansen.pe@gmail.com

PREPARED BY:

JG Land Services LLC
Professional Land Surveyors
20 Washington Street
Haverhill, MA 01832



REVISIONS		
REV.	COMMENTS	DATE

SCALE: 50 FEET TO THE INCH

FILE NAME:	5209-HCC-SUB2.dwg
FIELD BOOK NO:	5300
DRAWN BY:	JGG
CHECKED BY:	JGG
FIELD CHIEF:	JGG
PROJECT NO:	5209

SUBDIVISION PLAN OF LAND
NEWTON ROAD ESTATES
A PORTION OF TAX MAP 66 BLOCK 017 LOT 000
PLAISTOW, NEW HAMPSHIRE

PREPARED FOR

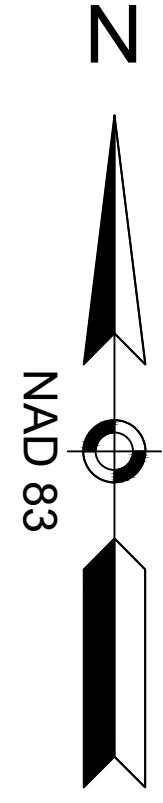
OWNER : HAVERHILL GOLF AND COUNTRY CLUB, INC
58 BRICKETT LANE, HAVERHILL, MASSACHUSETTS 01830

APPLICANT : ALBERT COUILLARD

82 SEVEN SISTERS ROAD, HAVERHILL, MASSACHUSETTS 01830

DATE: FEBRUARY 25, 2024

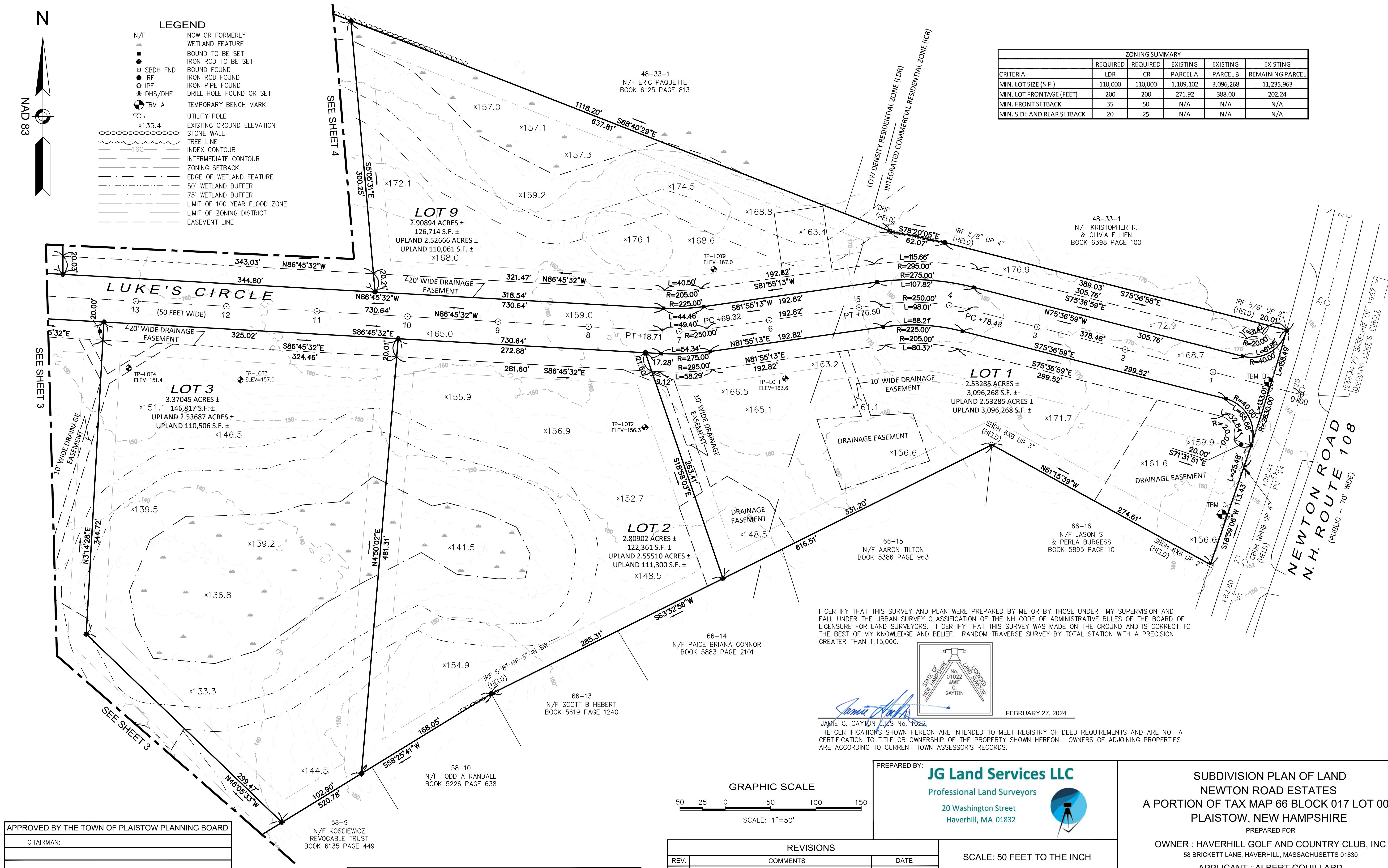
SHEET 1 OF 19



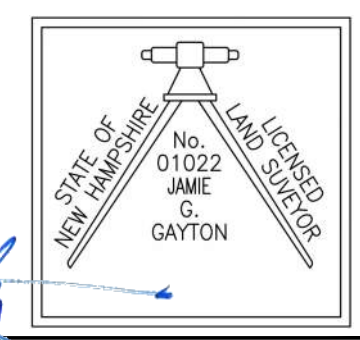
LEGEND

- N/F NOW OR FORMERLY
- WETLAND FEATURE
- BOUND TO BE SET
- IRON ROD TO BE SET
- SBDH FND BOUND FOUND
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- DHS/DHF DRILL HOLE FOUND OR SET
- TBM A TEMPORARY BENCH MARK
- UTILITY POLE
- EXISTING GROUND ELEVATION
- STONE WALL
- TREE LINE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- ZONING SETBACK
- EDGE OF WETLAND FEATURE
- 50' WETLAND BUFFER
- 75' WETLAND BUFFER
- LIMIT OF 100 YEAR FLOOD ZONE
- LIMIT OF ZONING DISTRICT
- EASEMENT LINE

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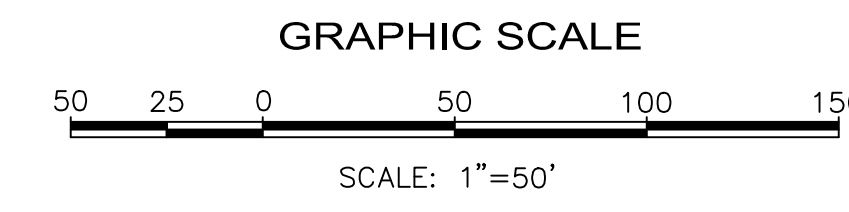


FEBRUARY 27, 2024

JAMIE G. GAYTON, L.S. No. 01022
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN HEREON. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSOR'S RECORDS.

APPROVED BY THE TOWN OF PLAISTOW PLANNING BOARD	
CHAIRMAN:	
DATE:	

TEMPORARY BENCHMARK LISTING - NAVD 88		
ID	ELEVATION	DESCRIPTION
TBM B	163.906875	MAGS IN NW FACE OF UPOLE 97 710/518 1' A.G.
TBM C	156.859375	MAGS IN WEST FACE OF UPOLE 98 70/59 1' A.G.



PREPARED BY:

JG Land Services LLC
Professional Land Surveyors
20 Washington Street
Haverhill, MA 01832

SCALE: 50 FEET TO THE INCH

FILE NAME: 5209-HCC-SUB2.dwg
FIELD BOOK NO: 5300
DRAWN BY: JGG
CHECKED BY: JGG
FIELD CHIEF: JGG
PROJECT NO: 5209

SUBDIVISION PLAN OF LAND
NEWTON ROAD ESTATES
A PORTION OF TAX MAP 66 BLOCK 017 LOT 000
PLAISTOW, NEW HAMPSHIRE

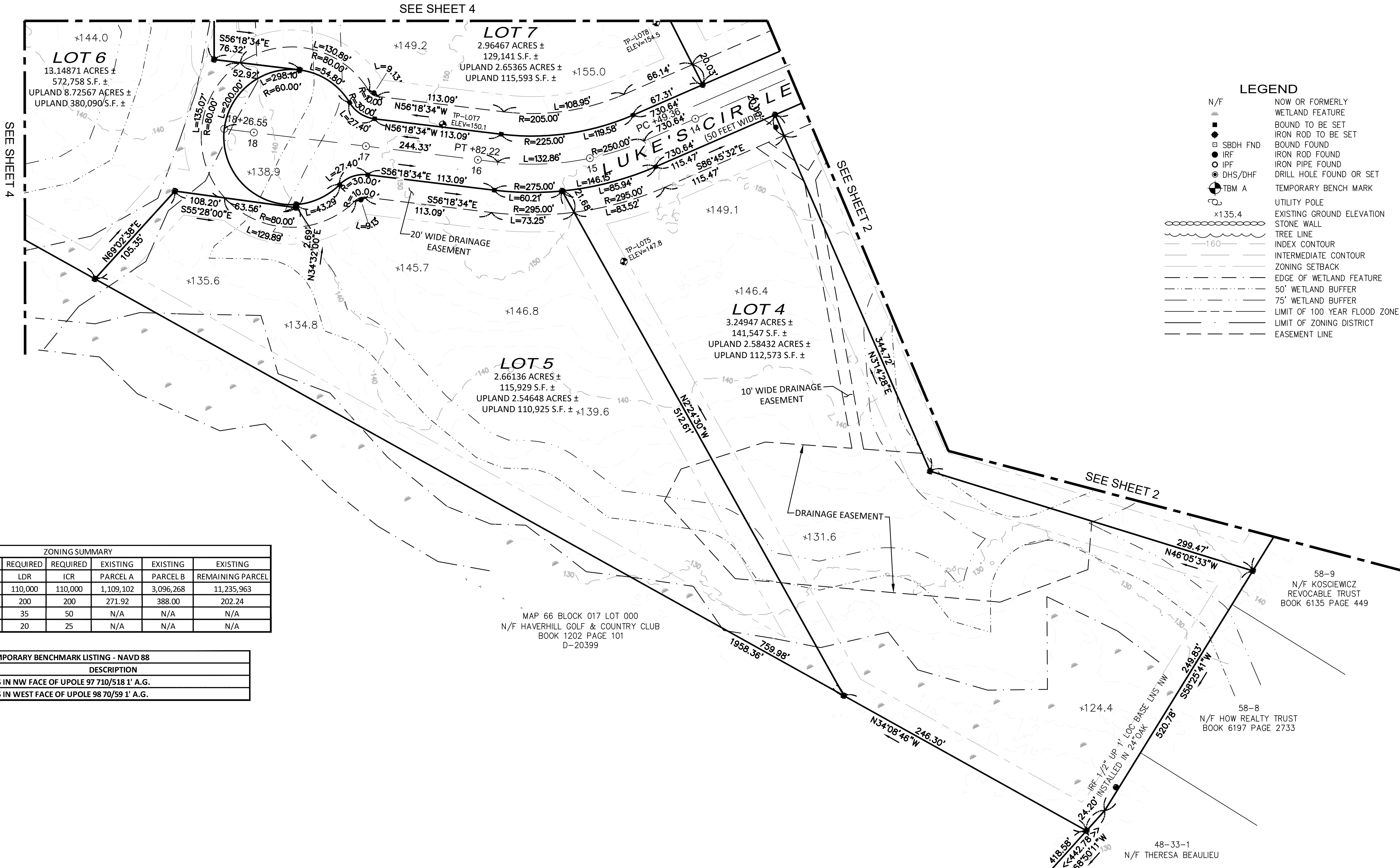
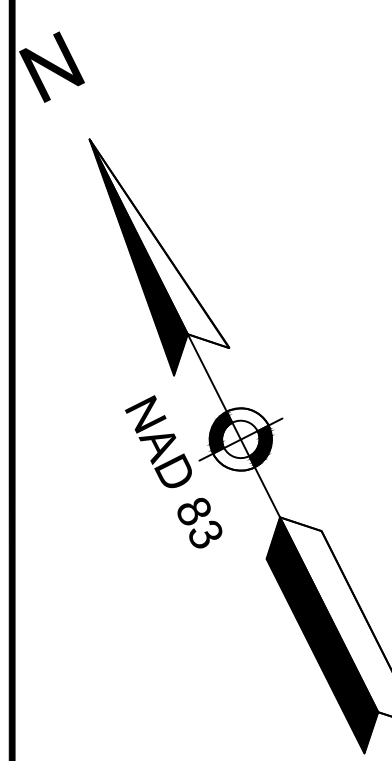
PREPARED FOR

OWNER : HAVERHILL GOLF AND COUNTRY CLUB, INC
58 BRICKETT LANE, HAVERHILL, MASSACHUSETTS 01830

APPLICANT : ALBERT COUILLARD
82 SEVEN SISTERS ROAD, HAVERHILL, MASSACHUSETTS 01830

DATE: FEBRUARY 28, 2024

SHEET 2 OF 19

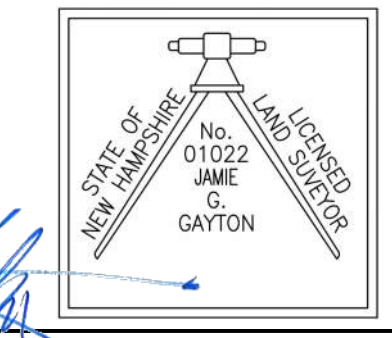


LEGEND	
N/F	NOW OR FORMERLY
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■	BOUND TO BE SET
●	IRON ROD TO BE SET
□	SBDH FND
●	IRF
○	IPF
○	DHS/DHF
●	TBM A
○	UTILITY POLE
135.4	EXISTING GROUND ELEVATION
—	STONE WALL
—	TREE LINE
—	INDEX CONTOUR
—	INTERMEDIATE CONTOUR
—	ZONING SETBACK
—	EDGE OF WETLAND FEATURE
—	50' WETLAND BUFFER
—	75' WETLAND BUFFER
—	LIMIT OF 100 YEAR FLOOD ZONE
—	LIMIT OF ZONING DISTRICT
—	EASEMENT LINE

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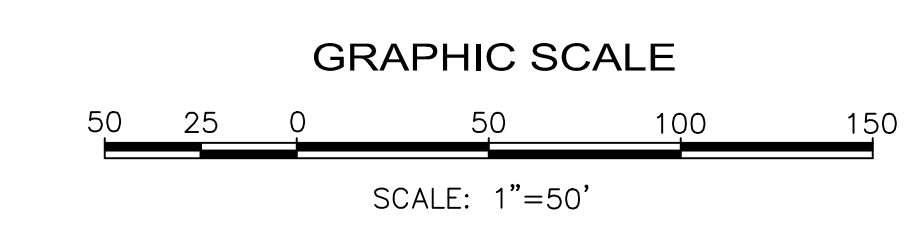
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FEBRUARY 27, 2024

JAMIE G. GAYTON, L.S. No. 1082
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APPROVED BY THE TOWN OF PLAISTOW PLANNING BOARD	
CHAIRMAN:	
DATE:	



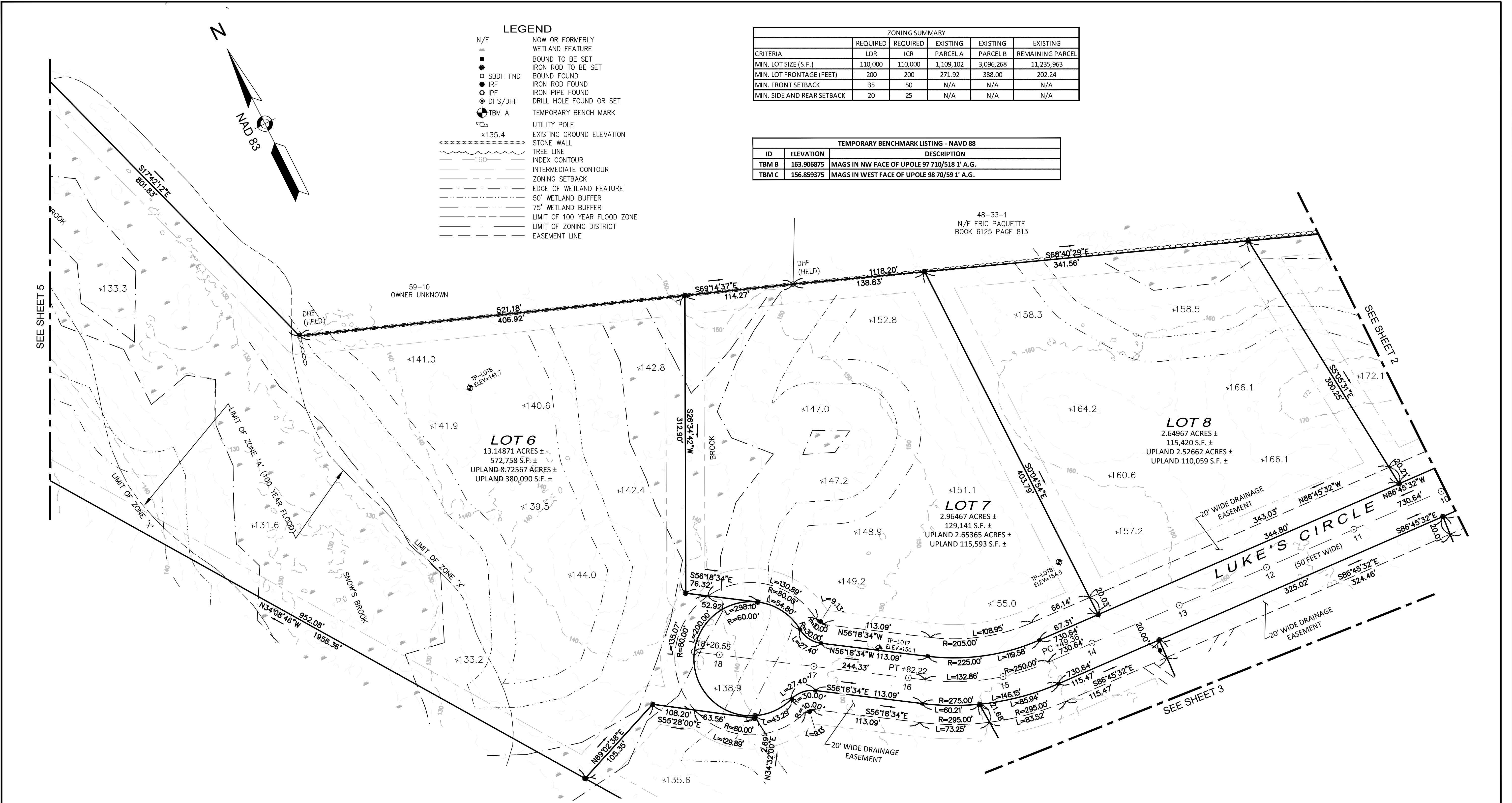
PREPARED BY:
JG Land Services LLC
Professional Land Surveyors
20 Washington Street
Haverhill, MA 01832

REVISIONS			SCALE: 50 FEET TO THE INCH	
REV.	COMMENTS	DATE	FILE NAME: 5209-HCC-SUB2.dwg	
			FIELD BOOK NO: 5300	
			DRAWN BY: JGG	CHECKED BY: JGG
			FIELD CHIEF: JGG	PROJECT NO: 5209

SUBDIVISION PLAN OF LAND
NEWTON ROAD ESTATES
A PORTION OF TAX MAP 66 BLOCK 017 LOT 000
PLAISTOW, NEW HAMPSHIRE
PREPARED FOR
OWNER : HAVERHILL GOLF AND COUNTRY CLUB, INC
58 BRICKETT LANE, HAVERHILL, MASSACHUSETTS 01830
APPLICANT : ALBERT COUILLARD
82 SEVEN SISTERS ROAD, HAVERHILL, MASSACHUSETTS 01830

DATE: FEBRUARY 28, 2024

SHEET 3 OF 19



APPROVED BY THE TOWN OF PLAISTOW PLANNING BOARD

CHAIRMAN:
DATE:

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY SUPERVISION AND FALL 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.

FEBRUARY 27, 2024

JAMIE G. GAYTON L.S. No. 1022

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GRAPHIC SCALE

50 25 0 50 100 150

SCALE: 1"=50'

PREPARED BY:

JG Land Services LLC

Professional Land Surveyors

20 Washington Street
Haverhill, MA 01832

REVISIONS		
REV.	COMMENTS	DATE

SCALE: 50 FEET TO THE INCH	
FILE NAME:	5209-HCC-SUB2.dwg
FIELD BOOK NO.:	5300
DRAWN BY:	JGG
CHECKED BY:	JGG
FIELD CHIEF:	JGG
PROJECT NO.:	5209

SUBDIVISION PLAN OF LAND
NEWTON ROAD ESTATES
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PLAISTOW, NEW HAMPSHIRE

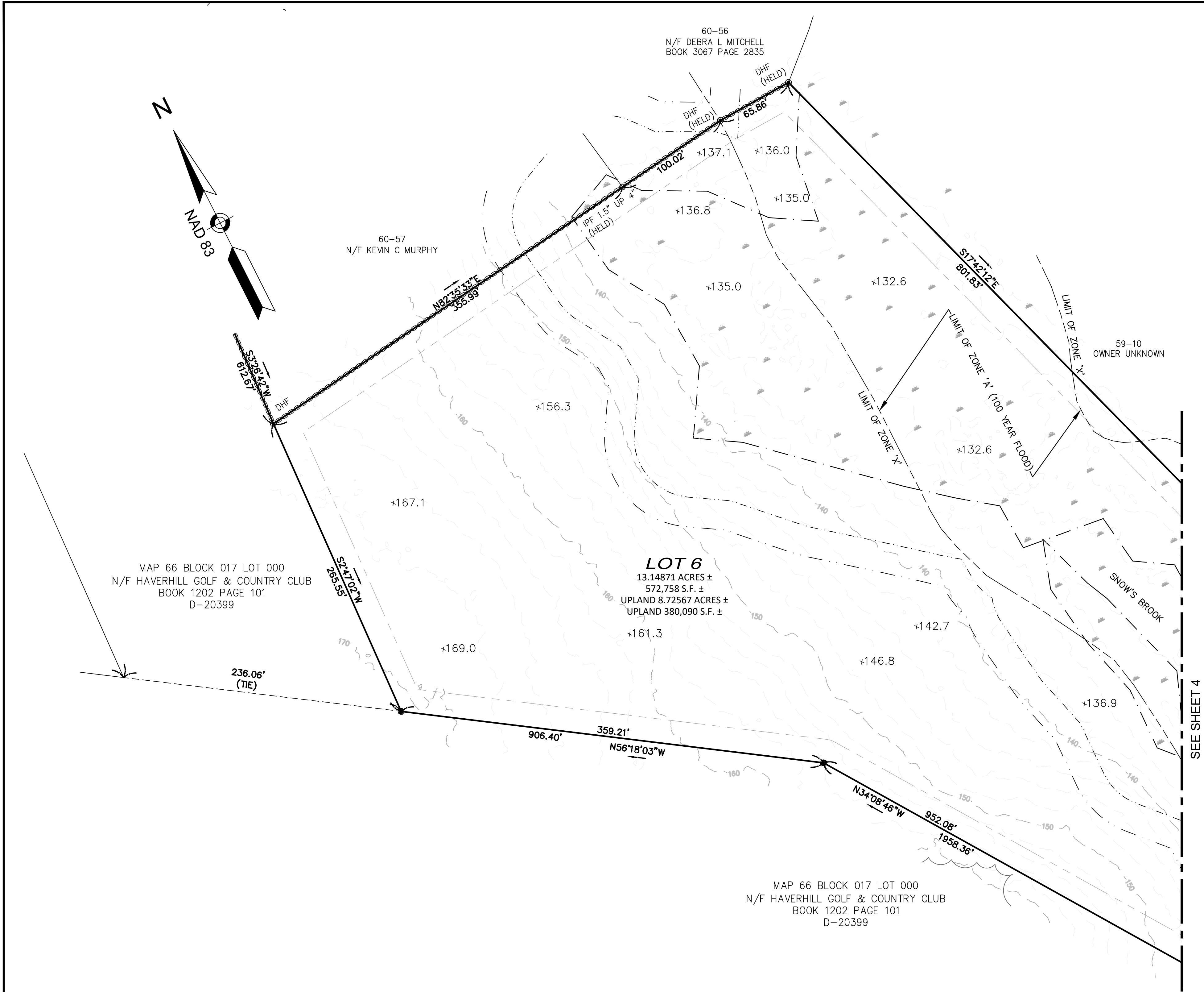
PREPARED FOR

OWNER : HAVERHILL GOLF AND COUNTRY CLUB, INC
58 BRICKETT LANE, HAVERHILL, MASSACHUSETTS 01830

APPLICANT : ALBERT COUILLARD
82 SEVEN SISTERS ROAD, HAVERHILL, MASSACHUSETTS 01830

DATE: FEBRUARY 25, 2024

SHEET 4 OF 19



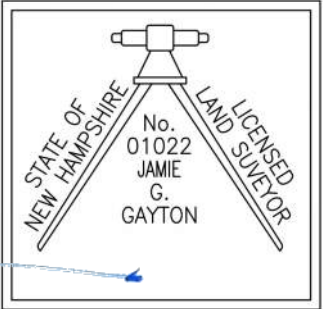
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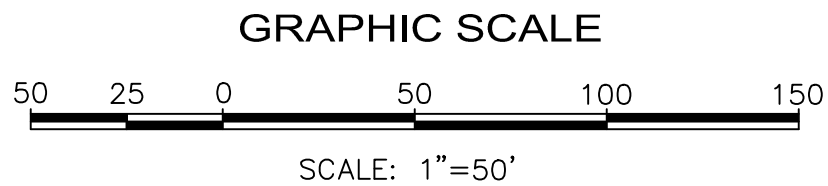
APPROVED BY THE TOWN OF PLAISTOW PLANNING BOARD
CHAIRMAN:
DATE:

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY SUPERVISION AND FALL 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.



JAMIE G. GAYTON (L.S. No. 1022)

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



PREPARED BY:

**JG Land Services LLC**

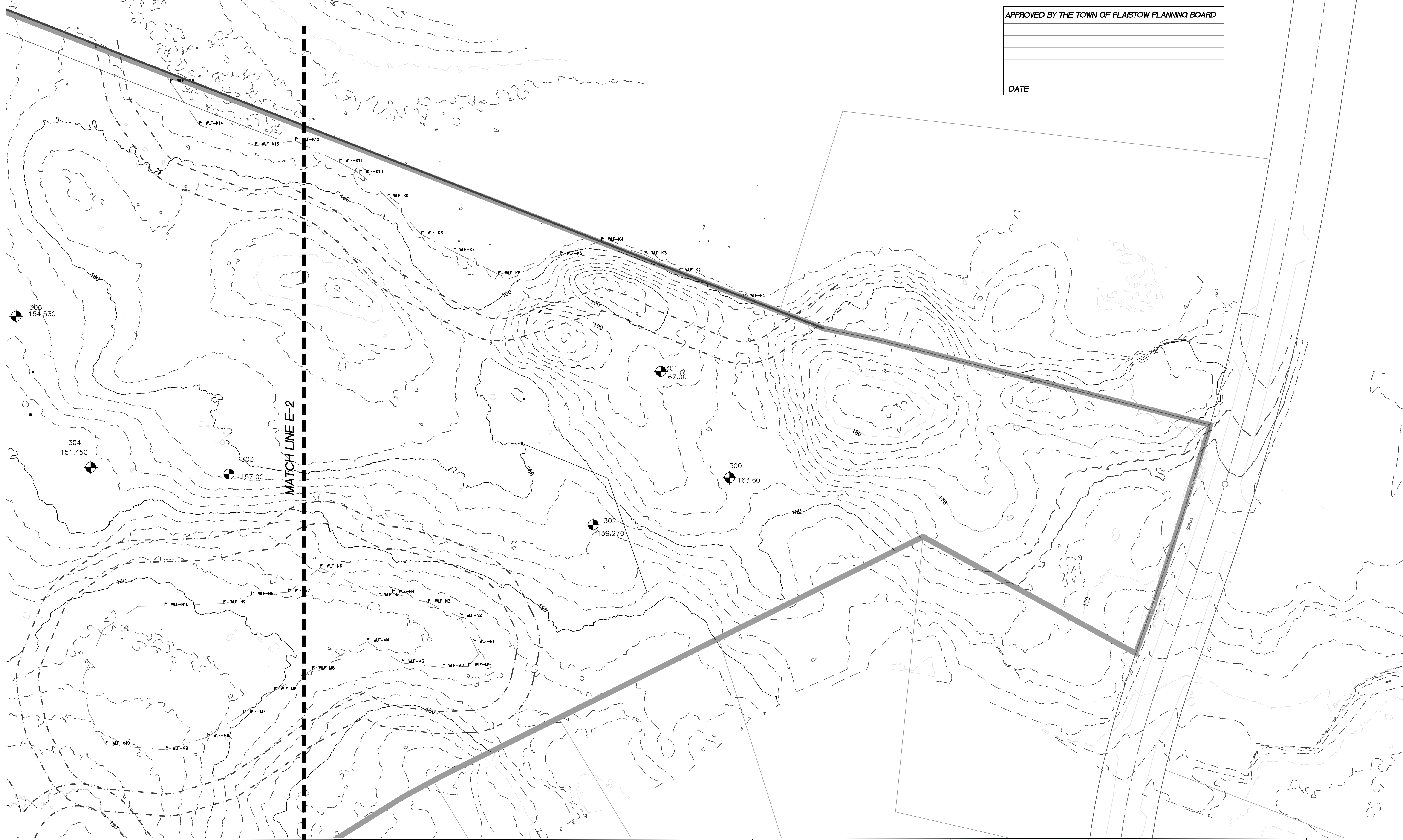
Professional Land Surveyors

20 Washington Street  
Haverhill, MA 01832

REVISIONS			SCALE: 50 FEET TO THE INCH	
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			FIELD BOOK NO: 5300	
			DRAWN BY: JGG	CHECKED BY: JGG
			FIELD CHIEF: JGG	PROJECT NO: 5209

SUBDIVISION PLAN OF LAND  
NEWTON ROAD ESTATES  
A PORTION OF TAX MAP 66 BLOCK 017 LOT 000  
PLAISTOW, NEW HAMPSHIRE  
PREPARED FOR  
OWNER : HAVERHILL GOLF AND COUNTRY CLUB, INC  
58 BRICKETT LANE, HAVERHILL, MASSACHUSETTS 01830  
APPLICANT : ALBERT COUILLARD  
82 SEVEN SISTERS ROAD, HAVERHILL, MASSACHUSETTS 01830





APPROVED BY THE TOWN OF PLAISTOW PLANNING BOARD
DATE

NEWTON ROAD ESTATES

REVISIONS		
NO.	DESCRIPTIONS	DATE

DEFINITIVE PLAN  
FOR  
HAVERHILL COUNTRY CLUB LAND

DESIGNED BY PGC  
CHECKED BY PGC  
DATE FEB 24, 2023



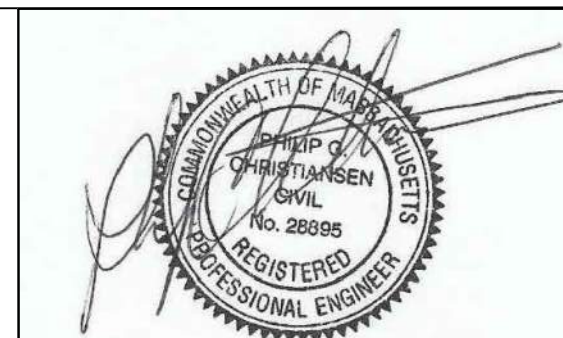
PGC Engineering PLLC  
Civil and Environmental Engineering  
10 Chase Street West Newbury MA 01985  
978-994-4550 philchristiansen.pe@gmail.com

EXISTING  
CONDITIONS  
SHEET E-3  
SHEET 6 OF 19  
JOB NUMBER  
2312022



[illegible][illegible]

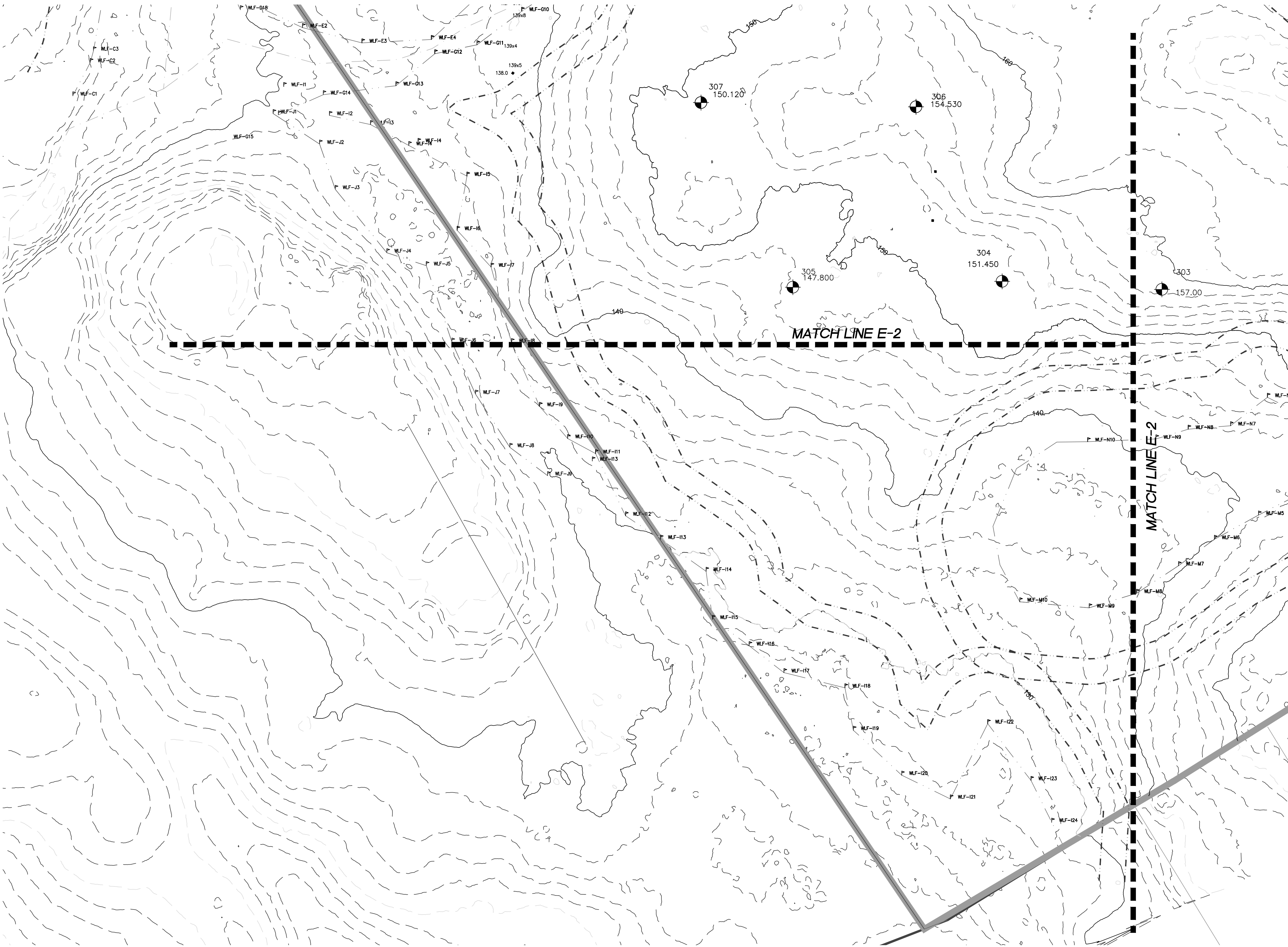
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DATE FEB 24, 2023



EXISTING  
CONDITIONS  
SHEET E-3  
SHEET 7 OF 19

JOB NUMBER  
2312022





APPROVED BY THE TOWN OF PLAISTOW PLANNING BOARD
DATE

NEWTON ROAD ESTATES

REVISIONS		
NO.	DESCRIPTIONS	DATE

DEFINITIVE PLAN  
FOR  
HAVERHILL COUNTRY CLUB LAND

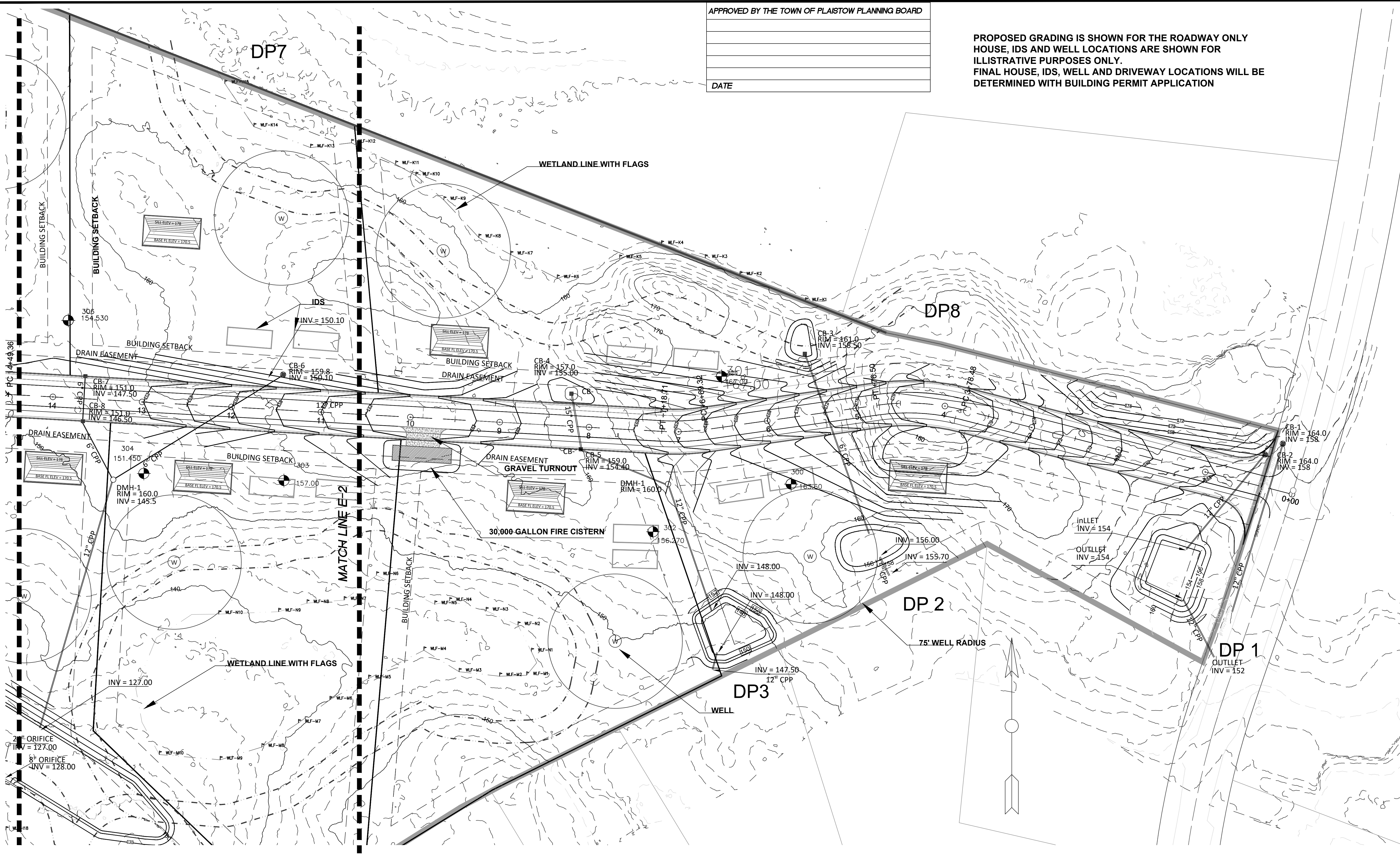
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EXISTING  
CONDITIONS  
SHEET E-3  
SHEET 8 OF 19  
JOB NUMBER  
2312022





APPROVED BY THE TOWN OF PLAISTOW PLANNING BOARD
DATE

PROPOSED GRADING IS SHOWN FOR THE ROADWAY ONLY  
HOUSE, IDS AND WELL LOCATIONS ARE SHOWN FOR  
ILLISTRATIVE PURPOSES ONLY.  
FINAL HOUSE, IDS, WELL AND DRIVEWAY LOCATIONS WILL BE  
DETERMINED WITH BUILDING PERMIT APPLICATION

NEWTON ROAD ESTATES

REVISIONS		
NO.	DESCRIPTIONS	DATE

DEFINITIVE PLAN  
FOR  
HAVERHILL COUNTRY CLUB LAND

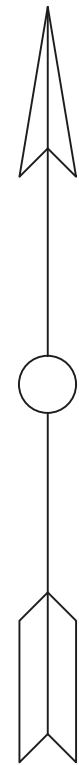
DESIGNED BY PGC  
CHECKED BY PGC  
DATE DEC 22, 2023



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978-994-4550 philchristiansen.pe@gmail.com

GRADING PLAN  
SHEET GP-1  
SHEET 9 OF 19  
JOB NUMBER  
2312022

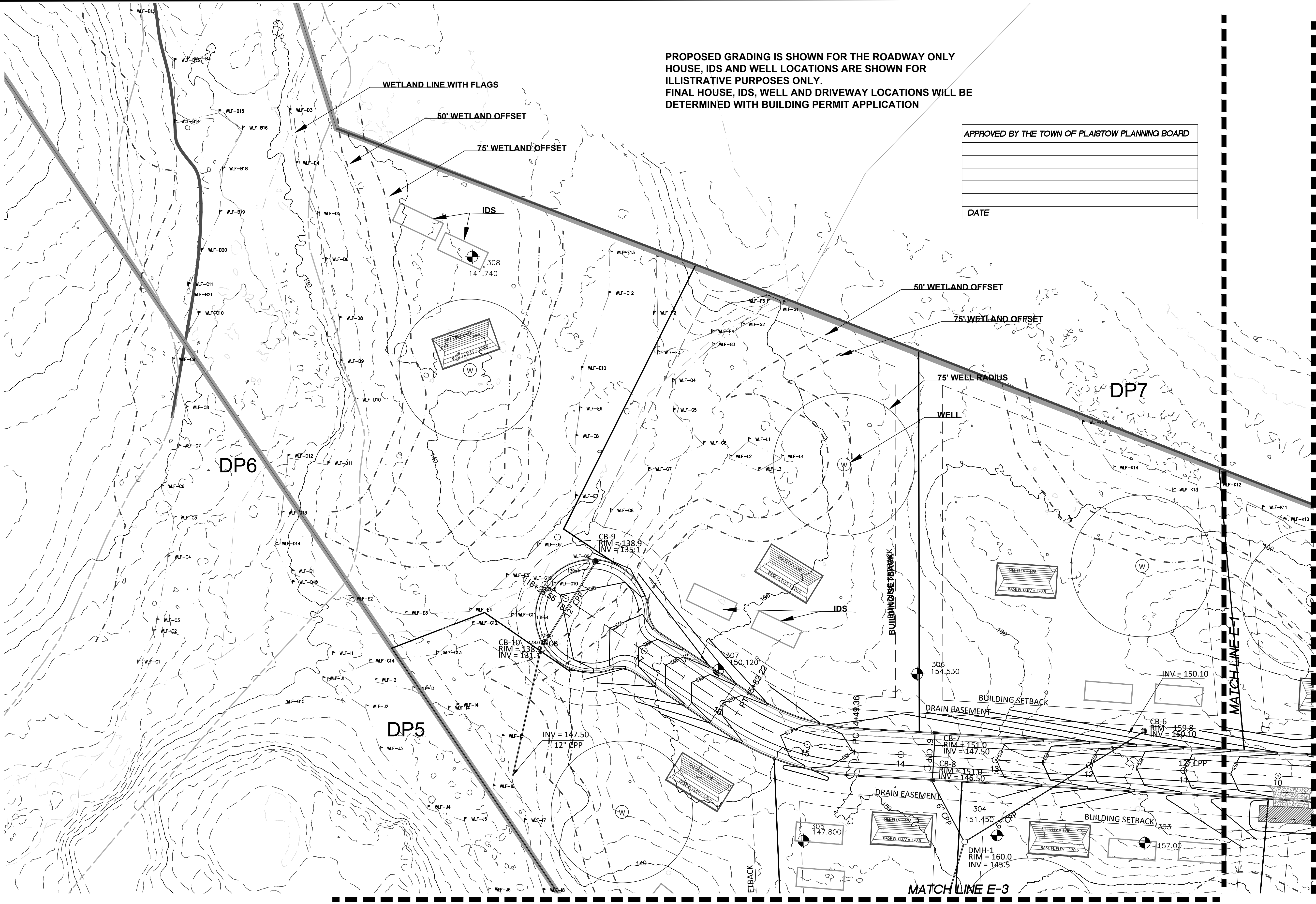




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APPROVED BY THE TOWN OF PLAISTOW PLANNING BOARD

DATE



NEWTON ROAD ESTATES

REVISIONS		
NO.	DESCRIPTIONS	DATE

DEFINITIVE PLAN  
FOR  
HAVERHILL COUNTRY CLUB LAND

DESIGNED BY  
CHECKED BY  
DATE

PGC  
PGC  
DEC 22, 2023

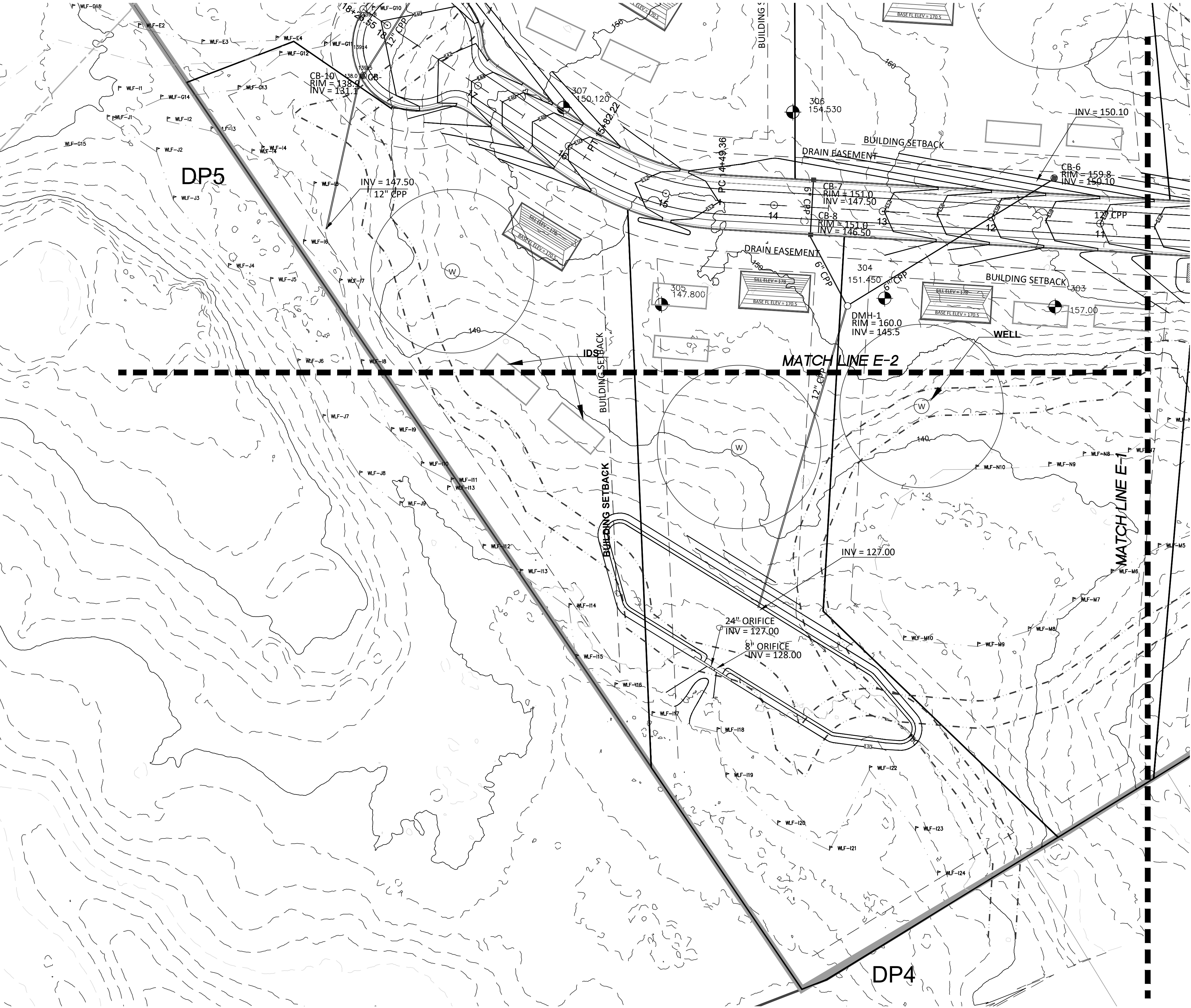


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GRADING PLAN  
SHEET GP-2  
SHEET 10 OF 19  
JOB NUMBER  
2312022



PROPOSED GRADING IS SHOWN FOR THE ROADWAY ONLY  
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ILLUSTRATIVE PURPOSES ONLY.  
FINAL HOUSE, IDS, WELL AND DRIVEWAY LOCATIONS WILL BE  
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APPROVED BY THE TOWN OF PLAISTOW PLANNING BOARD
DATE

NEWTON ROAD ESTATES

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NO.	DESCRIPTIONS	DATE

DEFINITIVE PLAN  
FOR  
HAVERHILL COUNTRY CLUB LAND

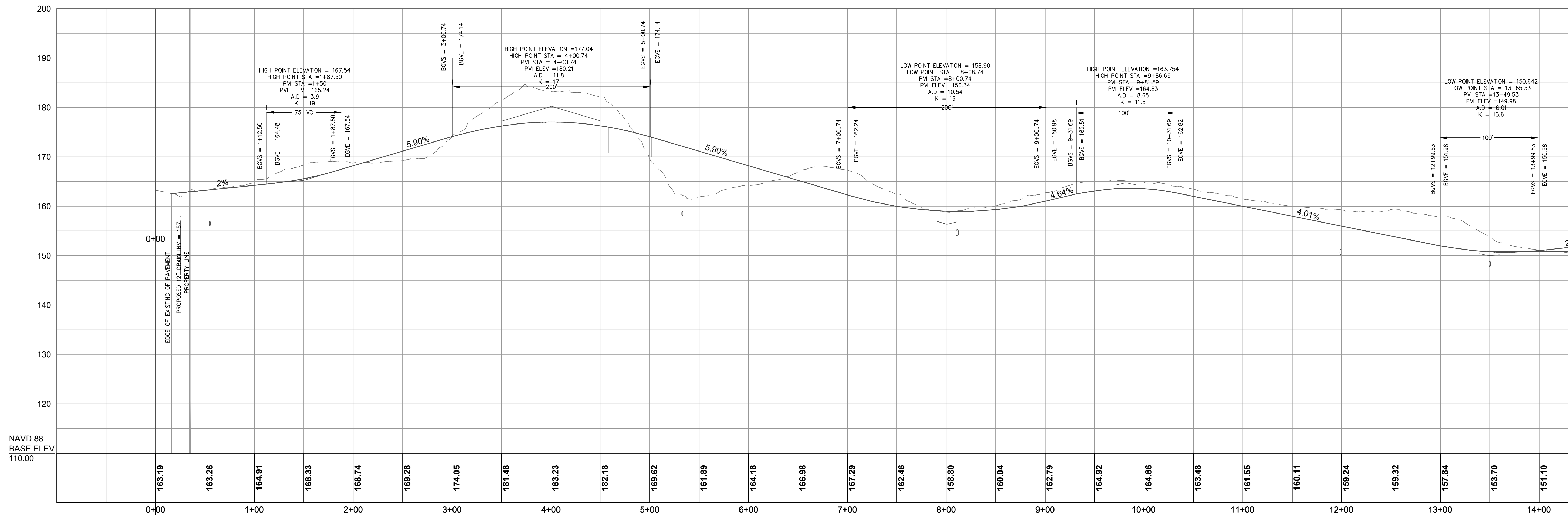
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CHECKED BY PGC  
DATE DEC 22, 2023



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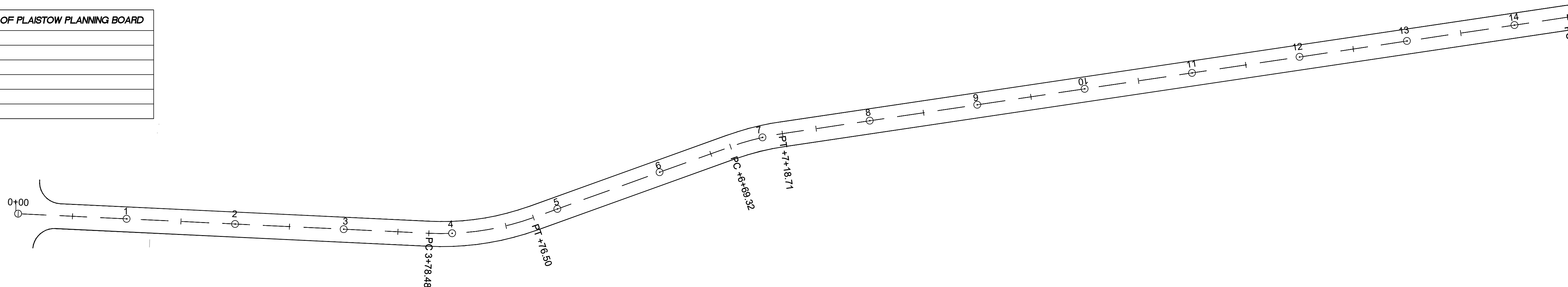
GRADING PLAN  
SHEET GP-3  
SHEET 11 OF 19  
JOB NUMBER  
2312022





NAVD 88  
BASE ELEV  
110.00

APPROVED BY THE TOWN OF PLAISTOW PLANNING BOARD	
DATE	



NEWTON ROAD ESTATES

REVISIONS		
NO.	DESCRIPTIONS	DATE

DEFINITIVE PLAN  
FOR  
HAVERHILL COUNTRY CLUB LAND

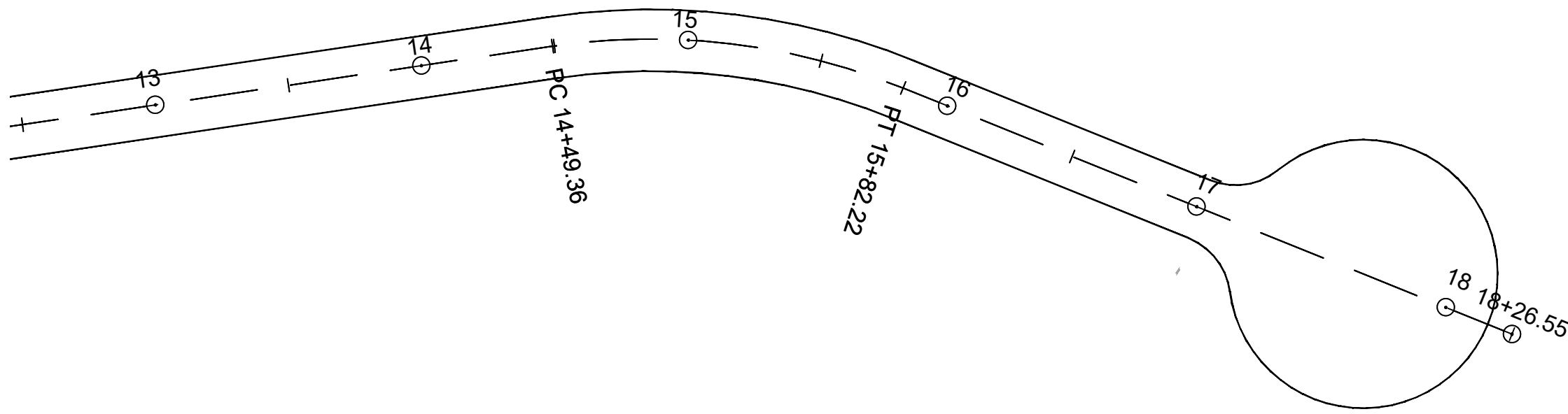
DESIGNED BY PGC  
CHECKED BY PGC  
DATE FEB 24, 2023



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978-994-4550 philchristiansen.pe@gmail.com

ROADWAY  
PROFILE  
SHEET P-2  
SHEET 12 OF 19  
JOB NUMBER  
2312022





APPROVED BY THE TOWN OF PLAISTOW PLANNING BOARD
DATE

NEWTON ROAD ESTATES

REVISIONS		
NO.	DESCRIPTIONS	DATE

DEFINITIVE PLAN  
FOR  
HAVERHILL COUNTRY CLUB LAND

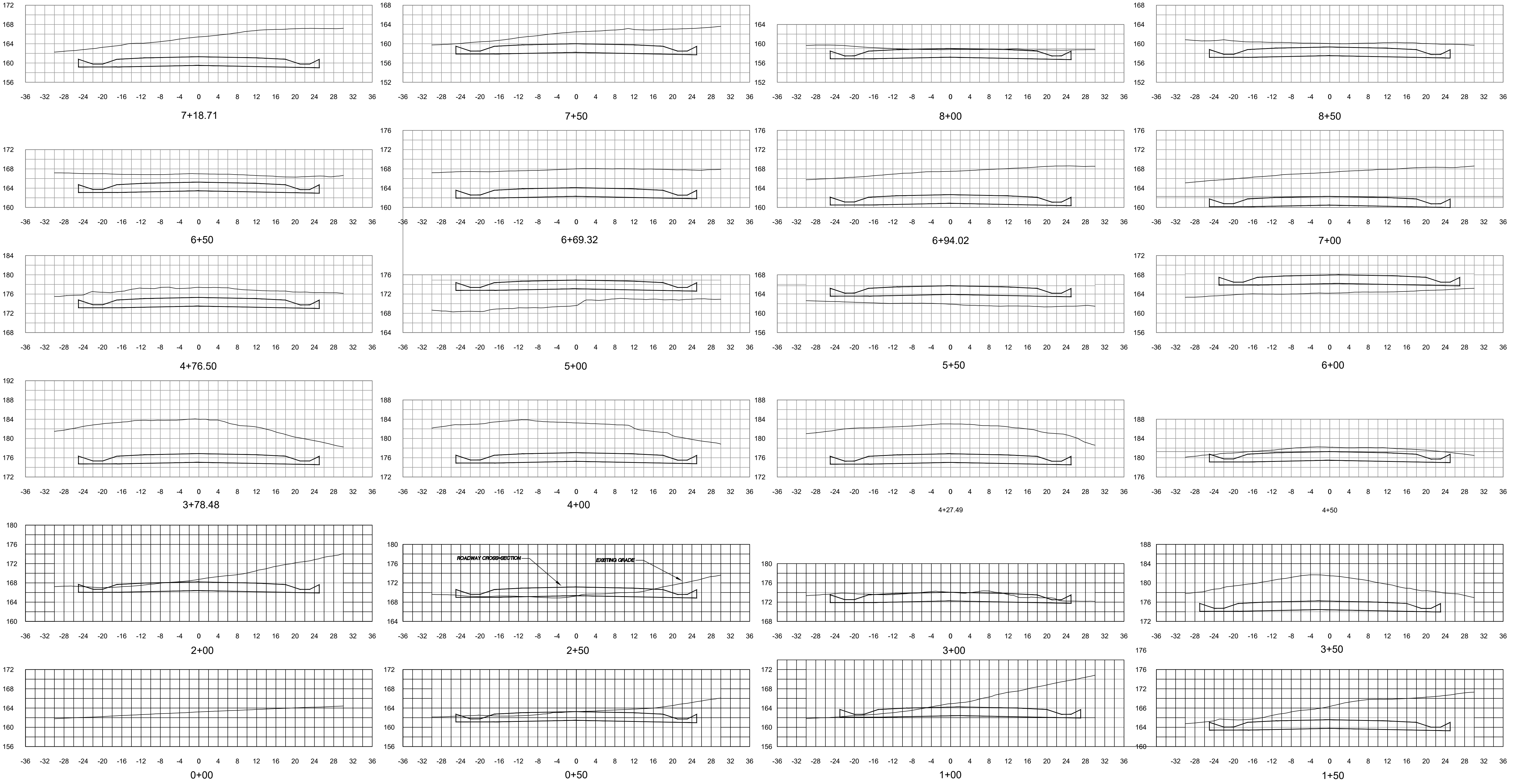
DESIGNED BY PGC  
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DATE FEB 24, 2023



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ROADWAY  
PROFILE  
SHEET P-2  
SHEET 13 OF 19  
JOB NUMBER  
2312022





APPROVED BY THE TOWN OF PLAISTOW PLANNING BOARD		
DATE		

NEWTON ROAD ESTATES

REVISIONS		
NO.	DESCRIPTIONS	DATE

DEFINITIVE PLAN  
FOR  
HAVERHILL COUNTRY CLUB LAND

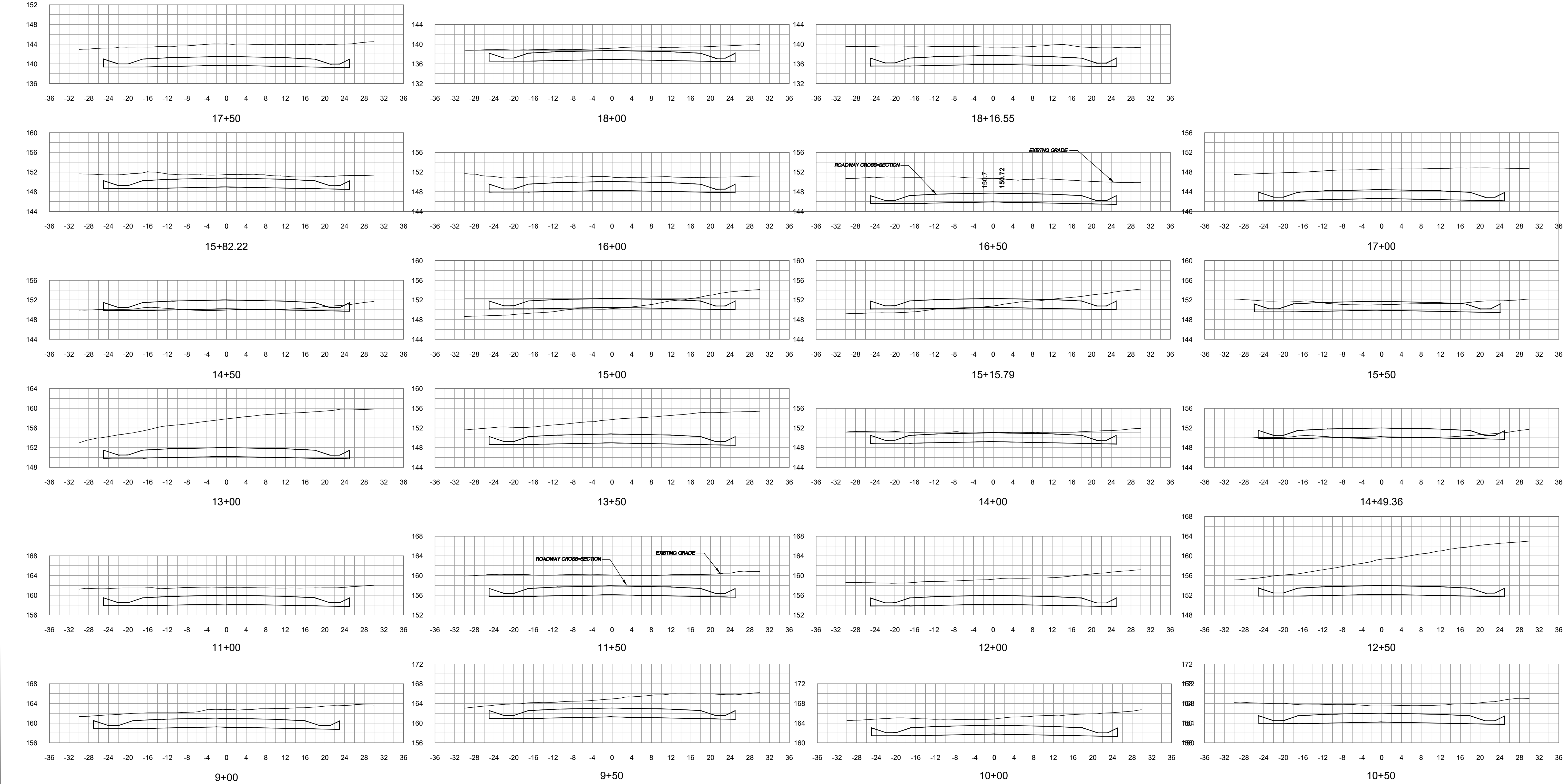
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ROADWAY  
CROSS-SECTIONS  
SHEET CS-1  
SHEET 14 OF 19  
JOB NUMBER  
2312022





APPROVED BY THE TOWN OF PLAISTOW PLANNING BOARD


DATE

NEWTON ROAD ESTATES

REVISIONS		
NO.	DESCRIPTIONS	DATE

DEFINITIVE PLAN  
FOR  
HAVERHILL COUNTRY CLUB LAND

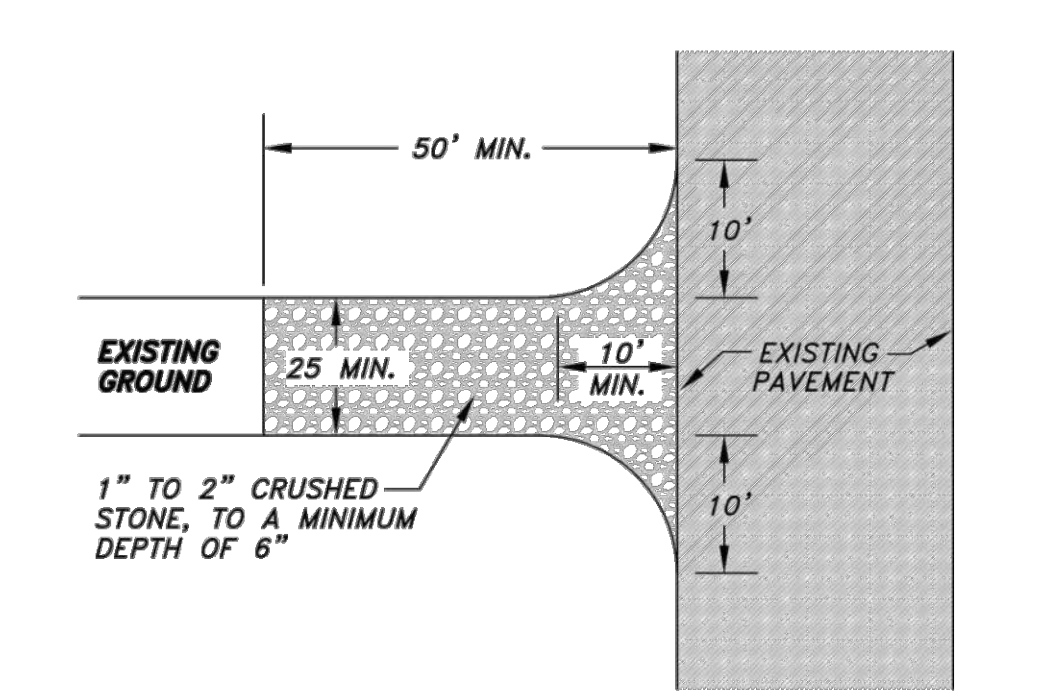
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ROADWAY  
CROSS-SECTIONS  
SHEET CS-2  
SHEET 15 OF 19  
JOB NUMBER  
2312022

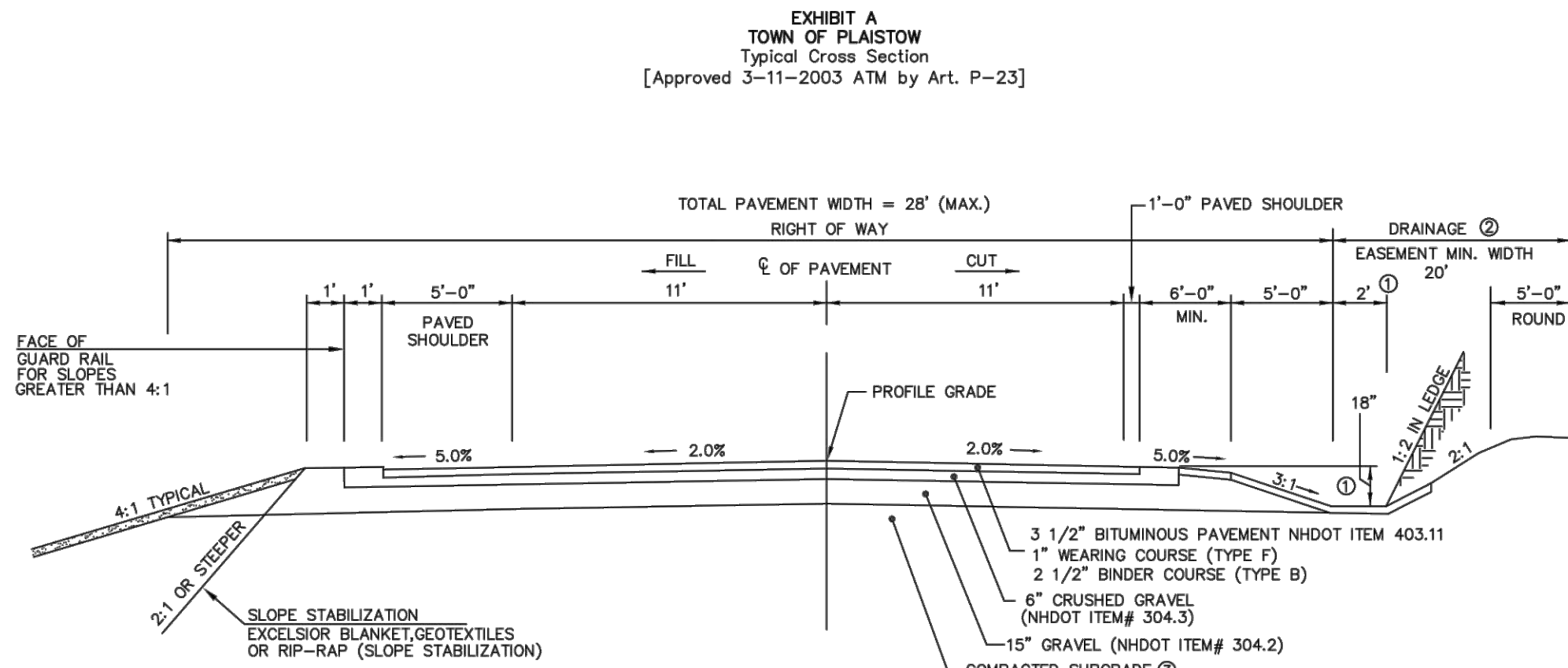




**CRUSHED STONE CONSTRUCTION ENTRANCE**

NOT TO SCALE

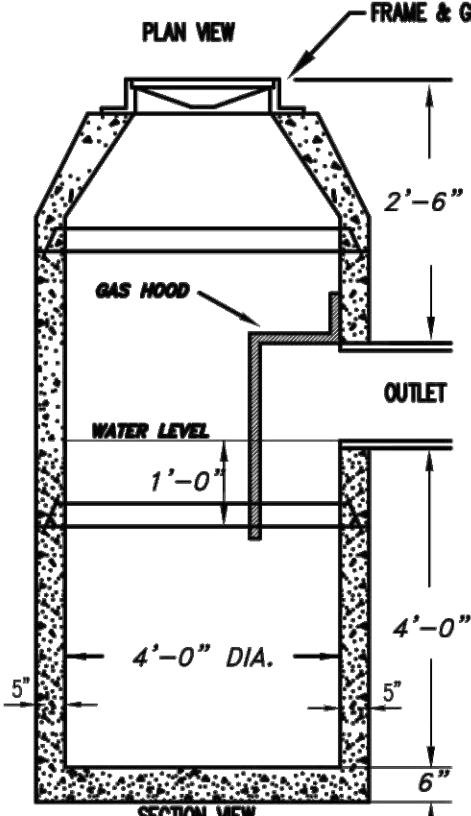
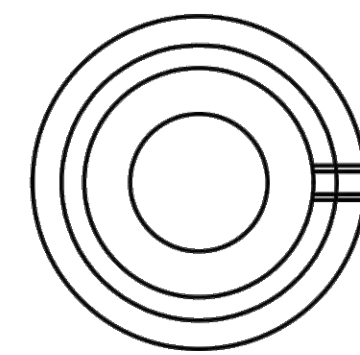
THE CRUSHED STONE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE ADJACENT ROADWAY.



NOT TO SCALE

**NOTES:**

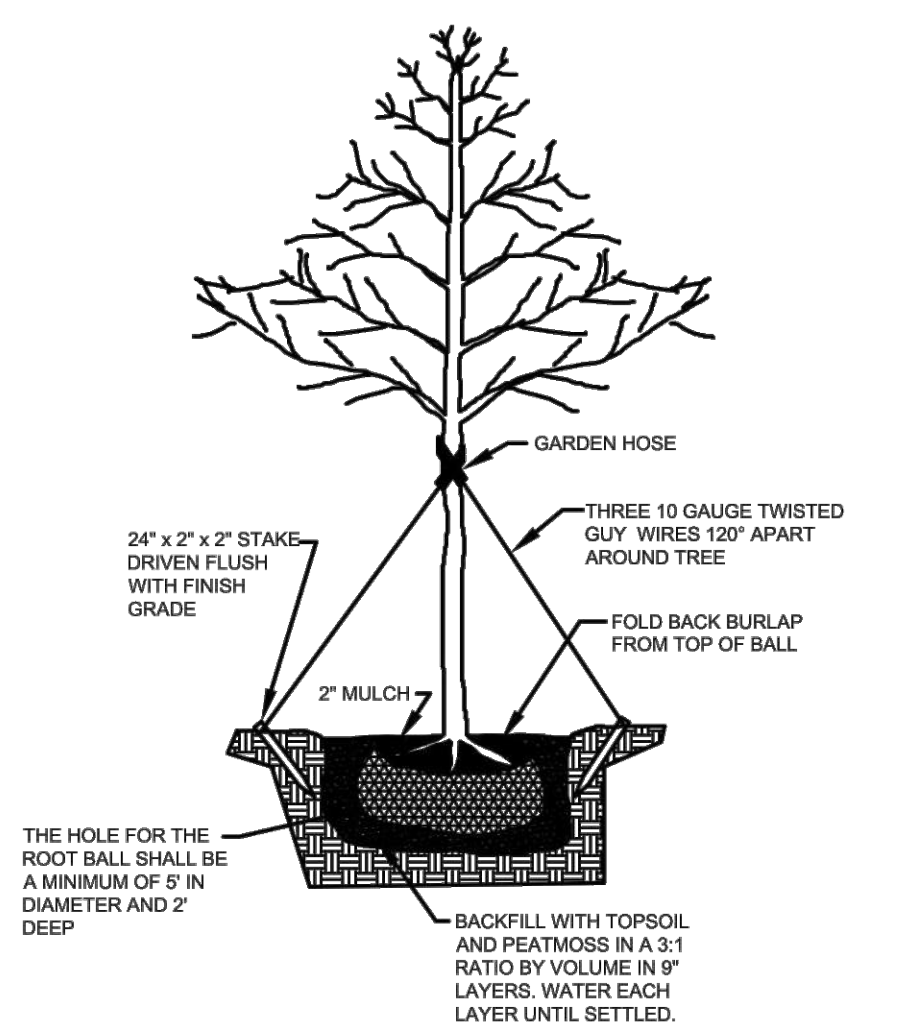
- DESIGN OF DITCHES MAY VARY DEPENDING UPON DRAINAGE DESIGN. ROADSIDE DITCHES SHALL BE DESIGNED FOR 10 YR. STORMS. USE 6" CLASS "C" STONE NHDOT ITEM 585.3 ON 3" GRANULAR BEDDING OR NON-WOVEN GEOTEXTILE WHERE EROSION VELOCITIES EXIST.
- DRAINAGE DITCHES WHICH LIE OUTSIDE THE RIGHT OF WAY SHALL BE CONTAINED WITHIN A DRAINAGE EASEMENT.
- SUBGRADE SHALL BE NATIVE GRANULAR MATERIAL OR SAND FILL. ALL ORGANIC, HUMUS MATERIAL SHALL BE REMOVED PRIOR TO PLACEMENT OF GRAVEL SAND AND GRAVEL BURROW SHALL BE PLACED, COMPACTED AND TESTED IN ACCORDANCE WITH NHDOT
- EMBANKMENTS AND ALL DISTURBED AREAS TO BE LOAMED (4" DEPTH) SEEDED & MULCHED.
- STRIPING: CENTERLINE - SOLID DOUBLE YELLOW 4" LINES (IF REQUIRED) SHOULDERS - SOLID SINGLE WHITE 4" LINES (EACH SIDE) CONTACT PLAISTOW HIGHWAY DEPARTMENT TO DETERMINE LIMITS OF CENTERLINE STRIPING.
- MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS.



**CATCH BASIN**

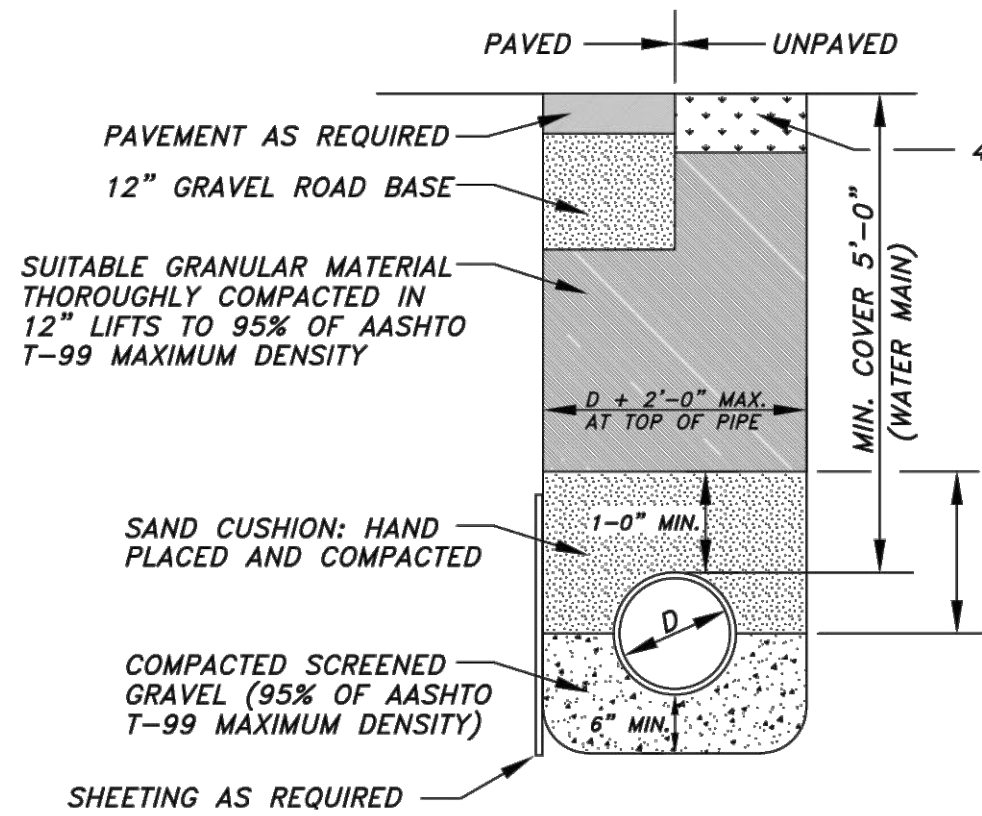
NOT TO SCALE

- NOTES:**
- CAST IRON FRAME AND GRATE ARE TO MEET TOWN STANDARDS.



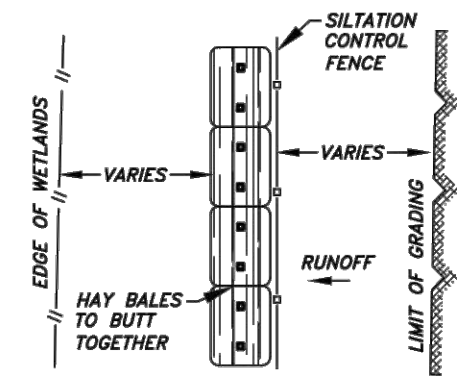
**TREE PLANTING DETAIL**

NOT TO SCALE

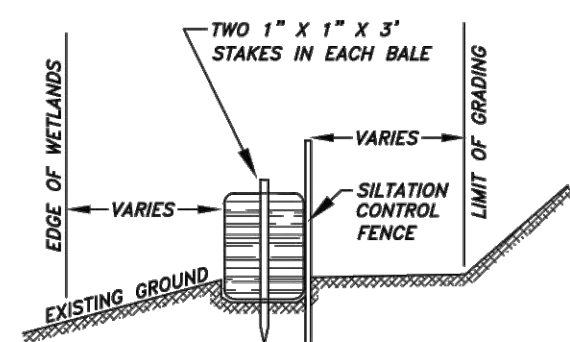


**TYPICAL TRENCH**

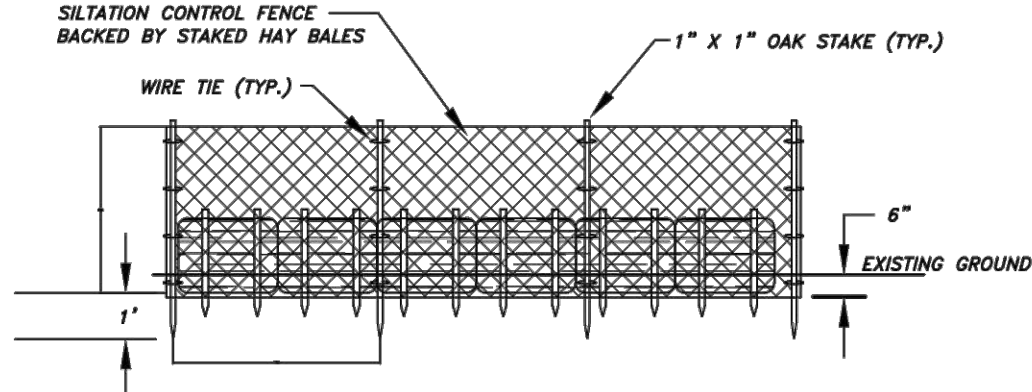
NOT TO SCALE



**PLAN**



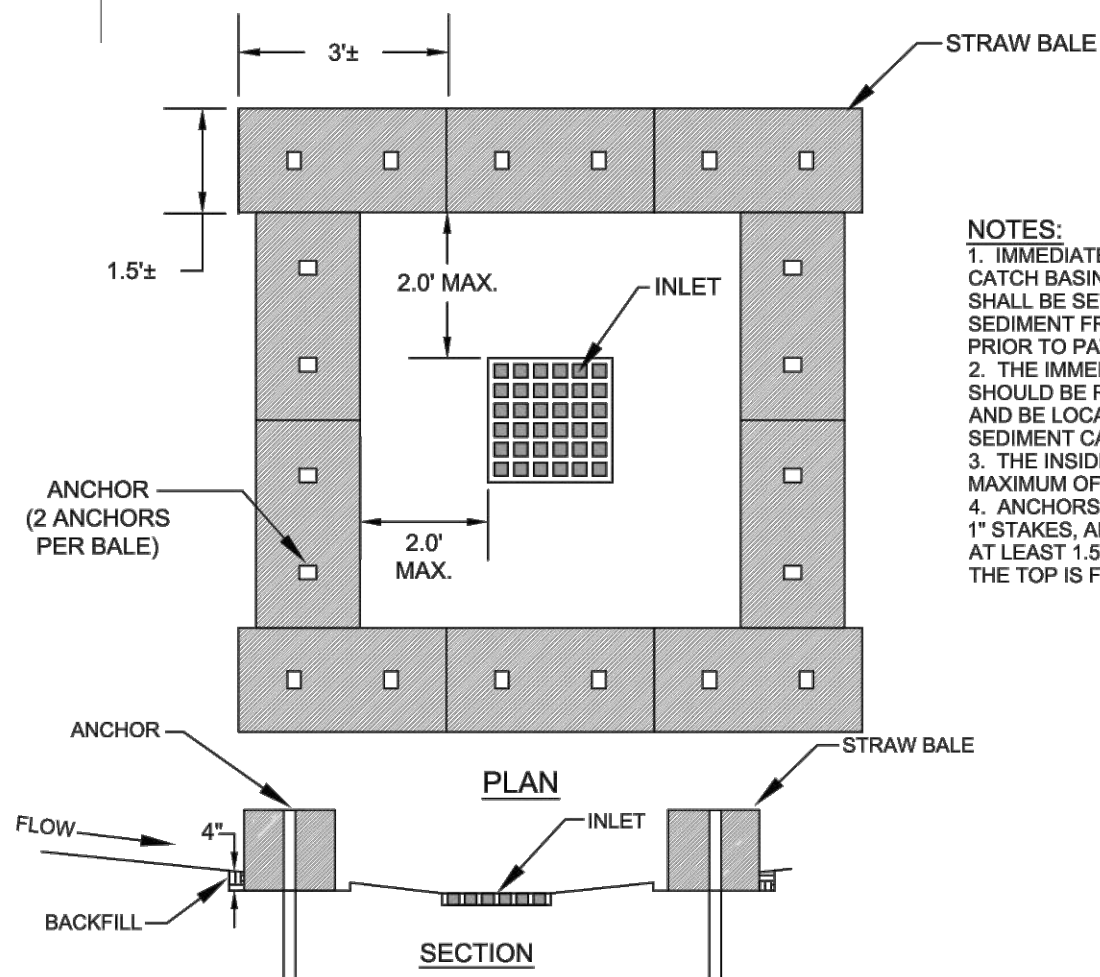
**SECTION**



**PROFILE**

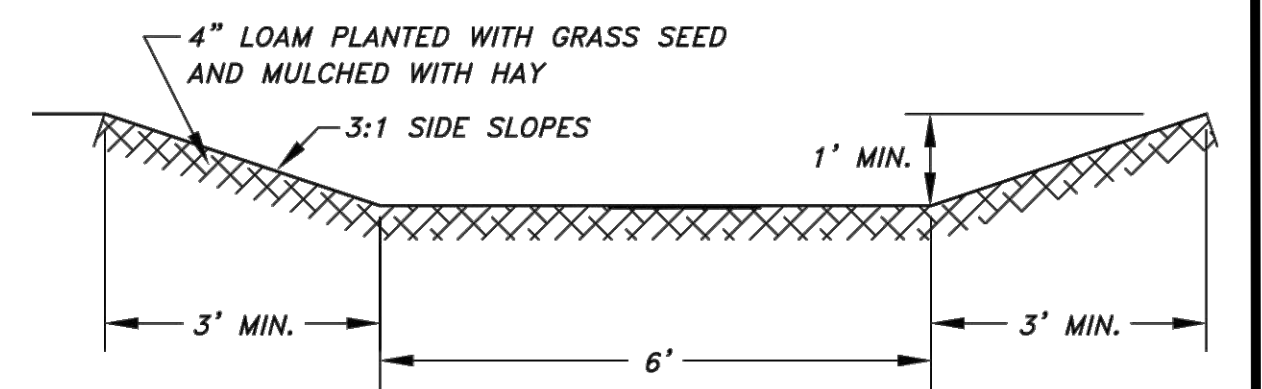
**NOTES:**

- IMMEDIATELY AFTER THE INSTALLATION OF ANY CATCH BASIN OR STORM DRAIN, STAKED STRAW BALES SHALL BE SET AROUND THE INLET TO PREVENT SEDIMENT FROM ENTERING THE DRAINAGE SYSTEM PRIOR TO PAVING.
- THE IMMEDIATE LAND AREA AROUND THE INLET SHOULD BE RELATIVELY FLAT (LESS THAN 1% SLOPE) AND BE LOCATED SUCH THAT THE ACCUMULATED SEDIMENT CAN BE EASILY REMOVED.
- THE INSIDE EDGE OF THE BALES SHALL BE A MAXIMUM OF 2 FEET FROM THE EDGE OF THE INLET.
- ANCHORS SHALL BE REBAR, STEEL PICKETS, OR 1" X 1" STAKES, AND SHALL BE LONG ENOUGH TO EXTEND AT LEAST 1.5 TO 2.0 FEET INTO THE GROUND WHEN THE TOP IS FLUSH WITH THE BALE.



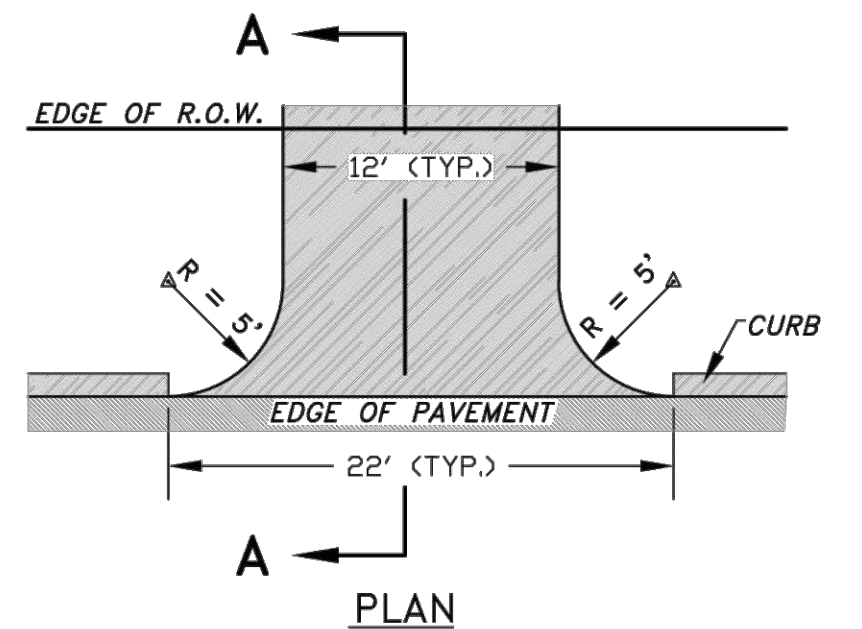
**CATCH BASIN INLET PROTECTION**

NOT TO SCALE

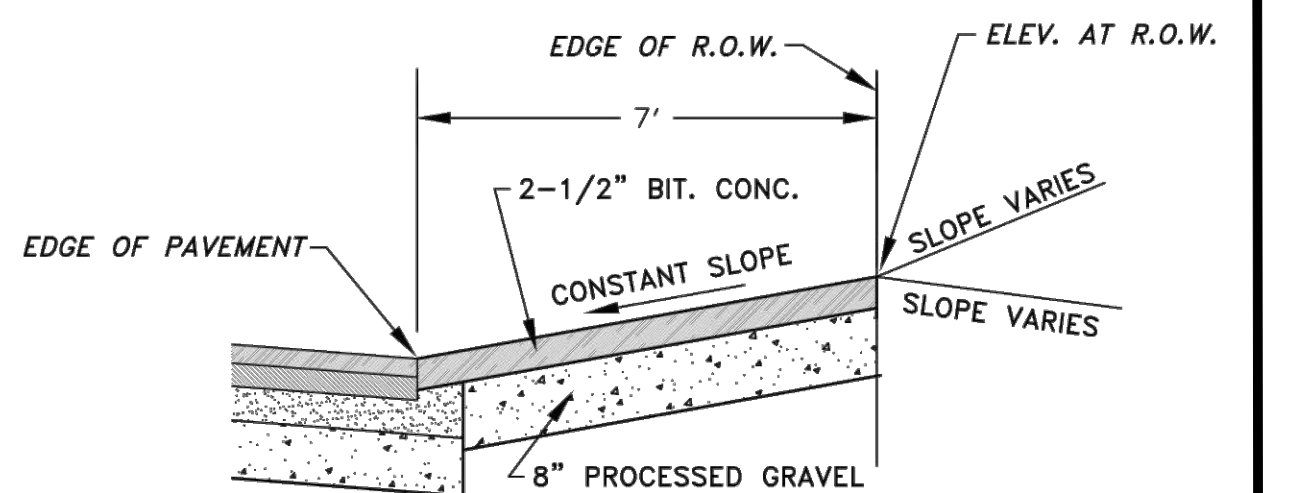


**CROSS SECTION**

**WATER QUALITY SWALE**



**PLAN**



**SECTION A-A**

**TYPICAL DRIVEWAY DETAIL**

NOT TO SCALE

NEWTON ROAD ESTATES

REVISIONS		
NO.	DESCRIPTIONS	DATE

**DEFINITIVE PLAN  
FOR  
HAVERHILL COUNTRY CLUB LAND**

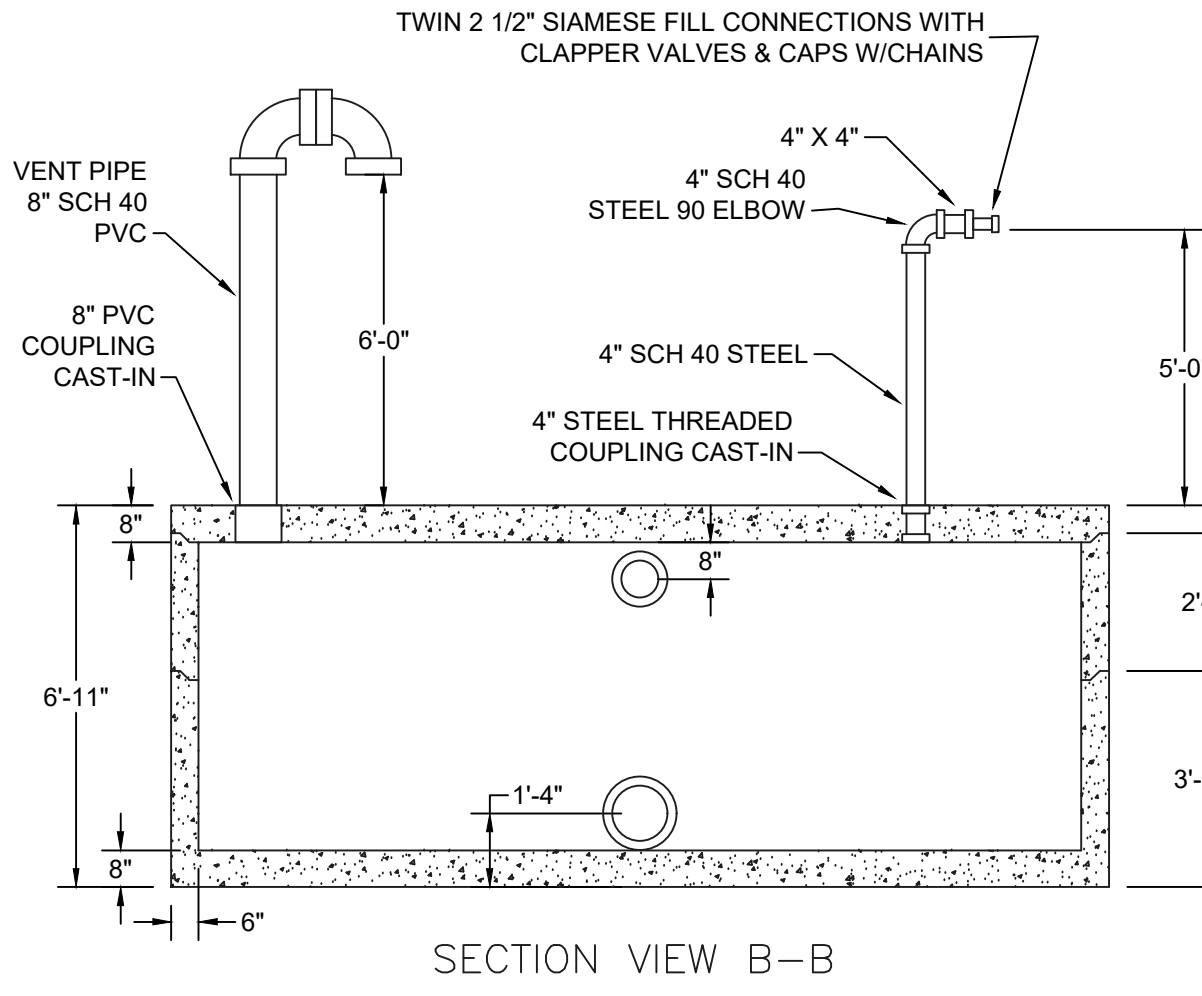
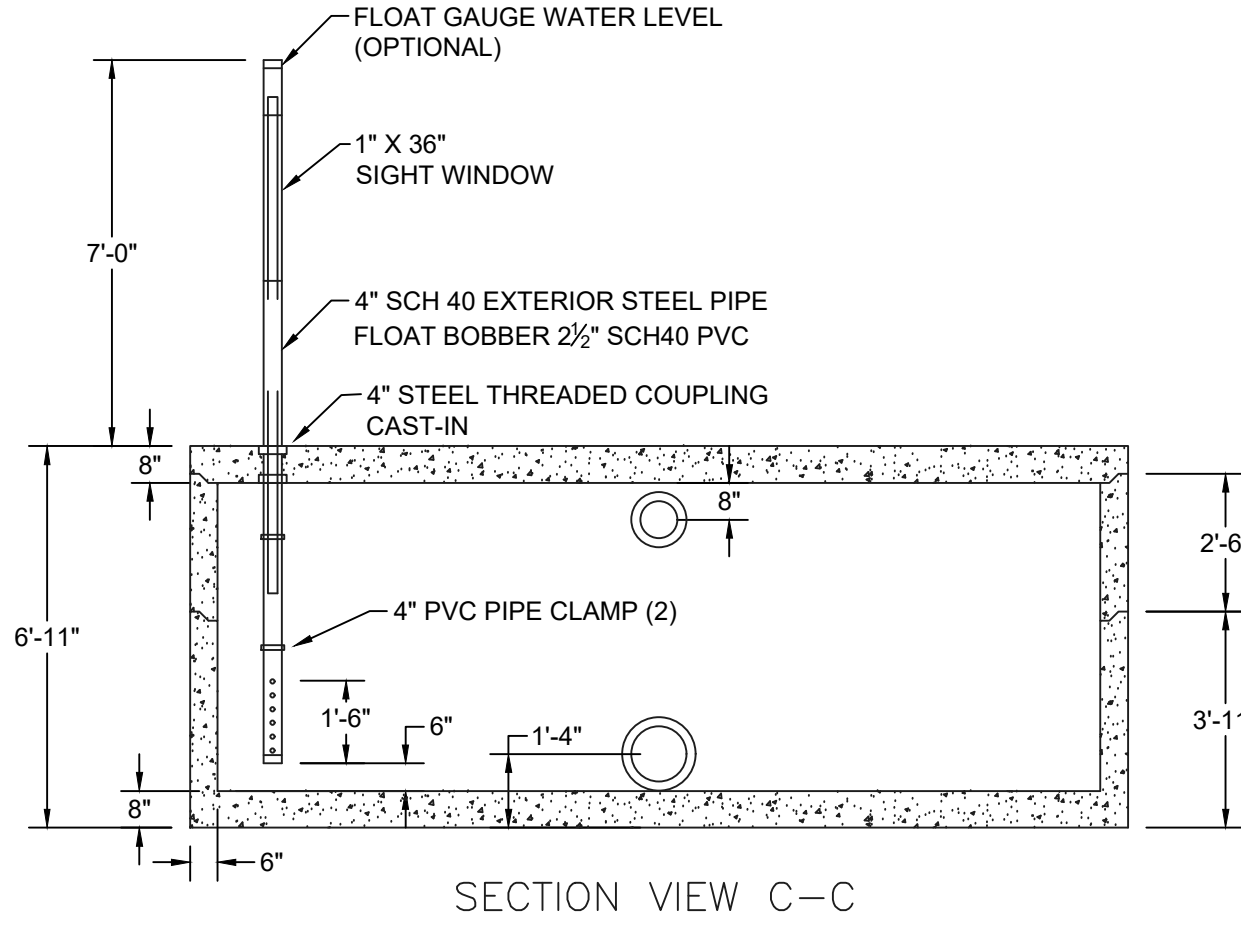
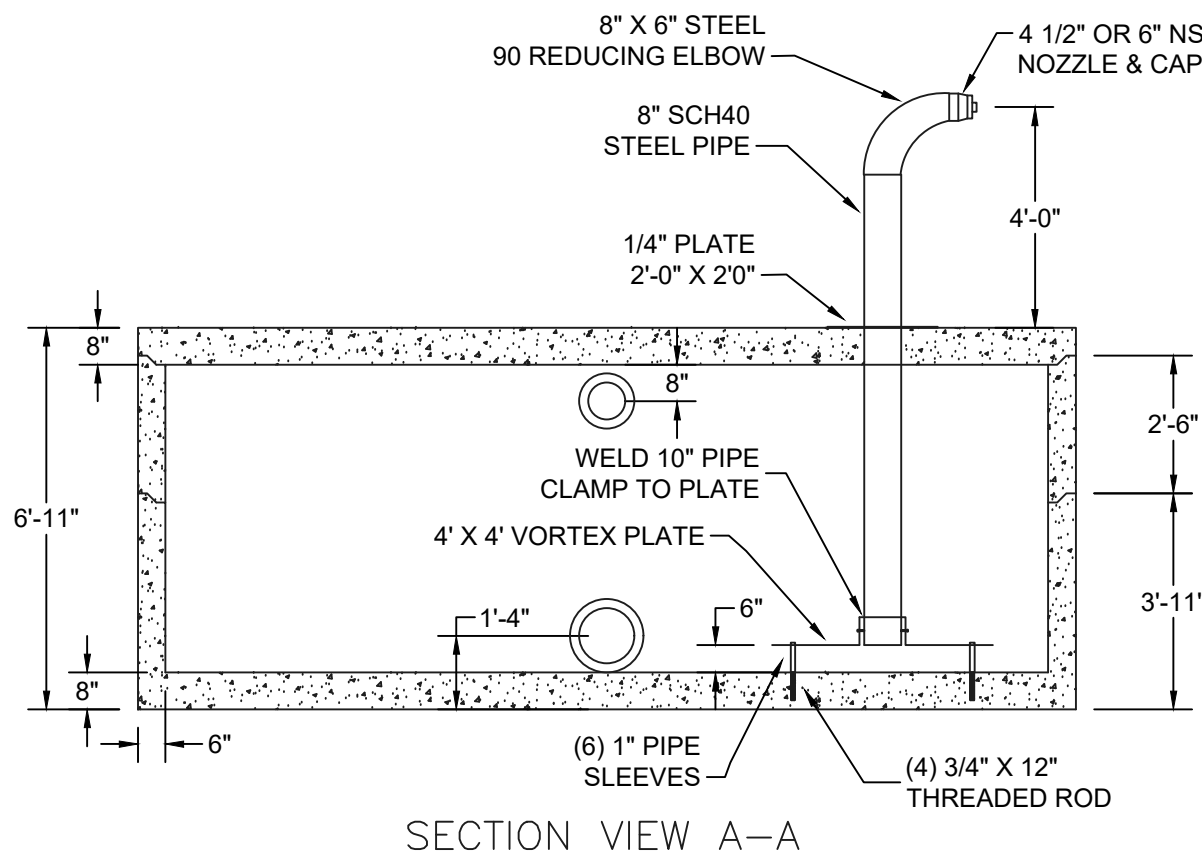
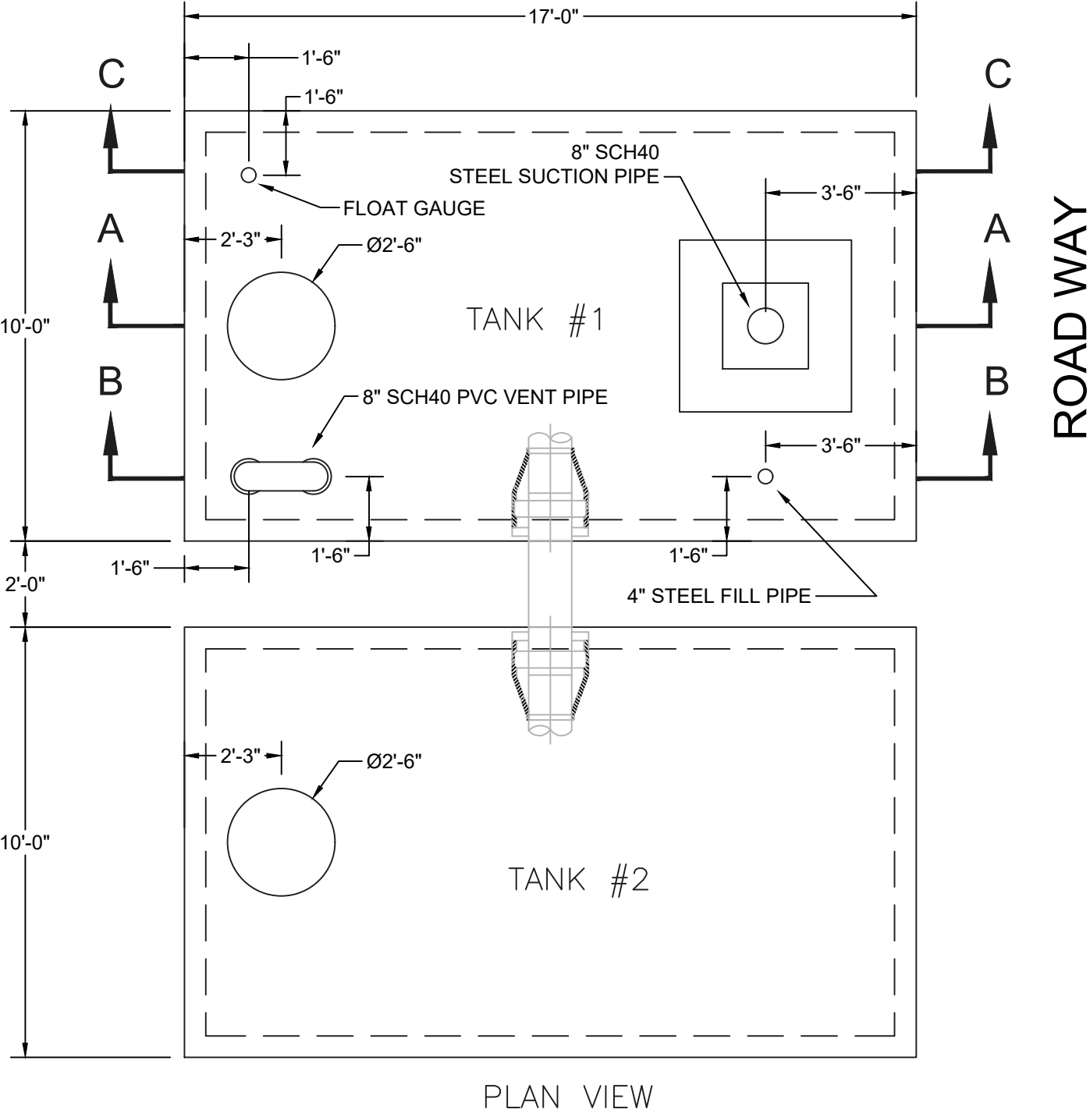
DESIGNED BY PGC  
CHECKED BY PGC  
DATE FEB 24, 2023



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Civil and Environmental Engineering  
10 Chase Street West Newbury MA 01985  
978-994-4550 philchristiansen.pe@gmail.com

**DETAILS  
SHEET D-1  
SHEET 16 OF 19  
JOB NUMBER  
2312022**





WEIGHTS:  
47" BOTTOM 31,500LBS  
30" CENTER 11,300LBS  
8" TOP 16,800LBS

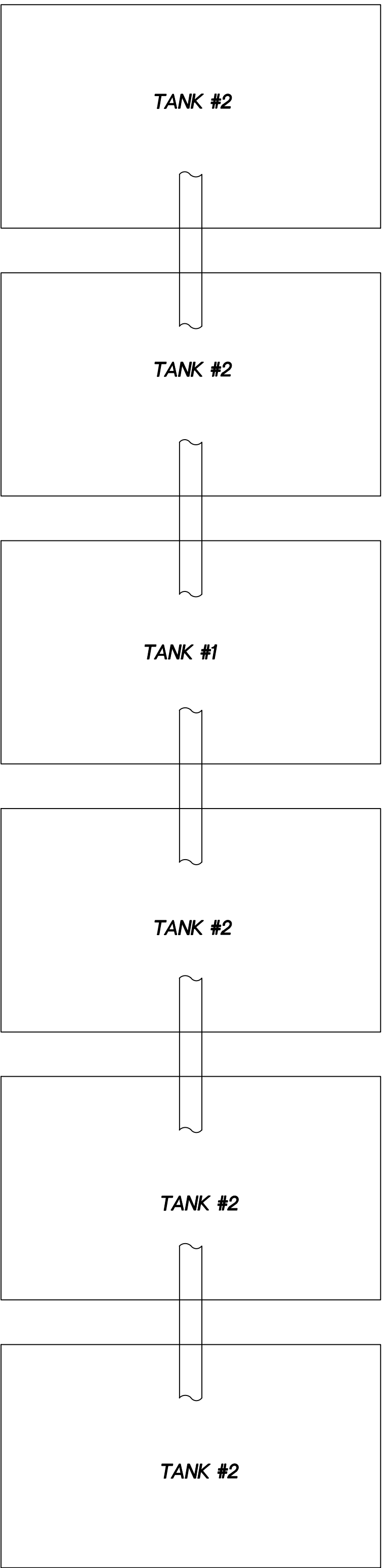
10,000 GALLON FIRE CISTERN SHOWN

- BACKFILL NOTES:
- 1) FOUNDATION MATERIAL SHALL BE 3/4" CRUSHED STONE, MINIMUM 12" THICK.
  - 2) BACKFILL MATERIAL SHALL BE NO GREATER THAN 1 1/2" AND SHALL BE COMPACTED TO 95% PROCTOR. ALL COMPACTION TO BE DONE WITH HAND-OPERATED EQUIPMENT.
  - 3) ALL AREAS BETWEEN TANKS SHALL BE FILLED TO A MINIMUM OF 12" ABOVE CROWN OF INTERCONNECTION PIPE WITH 3/4" CRUSHED STONE.
  - 4) ALL BACKFILL MATERIAL AROUND AND BETWEEN TANKS SHALL BE PLACED IN 12" LIFTS EVENLY ON ALL SIDES.
  - 5) 2" INSULATION IS REQUIRED IF THE FILL OVER THE FIRE CISTERN IS LESS THAN 4 FEET. SUPPLIED BY OTHERS.

- NOTES:
- 1) CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
  - 2) REINFORCING PER ASTM-615, GRADE 60 MINIMUM 1" COVER.
  - 3) DESIGNED FOR AASHTO HS20-44 LOADING, COVER 1 TO 5 FEET.
  - 4) TONGUE AND GROOVE JOINT SEALED WITH BUTYL RESIN PER ASTM C990. OVERALL HEIGHT MAY INCREASE SLIGHTLY DUE TO THE BUTYL RESIN USED.
  - 5) EXTERIOR COATED.

		New England's Premier Precaster	
800-696-7432 (SHEA)		www.sheaconcrete.com	
773 Salem Street P.O. Box 520 Wilmington, MA 01887	87 Haverhill Road P.O. Box 807 Amesbury, MA 01913	160 Old Turnpike Road Nottingham, NH 03290	FIRE CISTERN
Page: 1 OF 1		6/17/2011	
Firecistern 10000.dwg			

THE CISTERN SHOWN ABOVE IS FOR A 10,000 GALLON CAPACITY. FOR THIS PROJECT 30,000 CAPACITY NEEDS TO BE INSTALLED  
ADD FIVE #2 TANKS AS SHOWN IN THE INSTALLATION SKETCH



INSTALLATION SKETCH

APPROVED BY THE TOWN OF PLAISTOW PLANNING BOARD
DATE

NEWTON ROAD ESTATES

REVISIONS		
NO.	DESCRIPTIONS	DATE

DEFINITIVE PLAN  
FOR  
HAVERHILL COUNTRY CLUB LAND

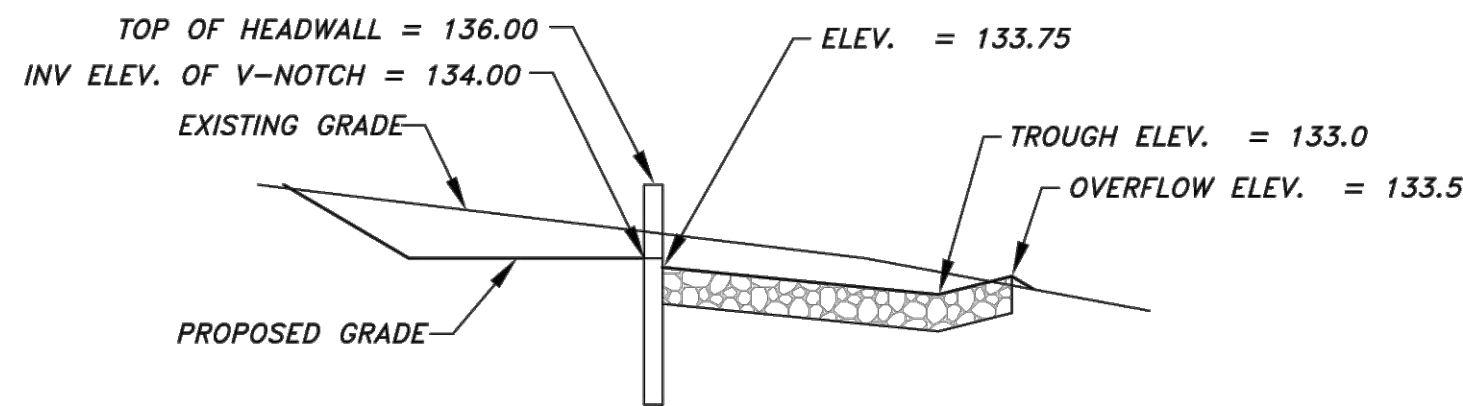
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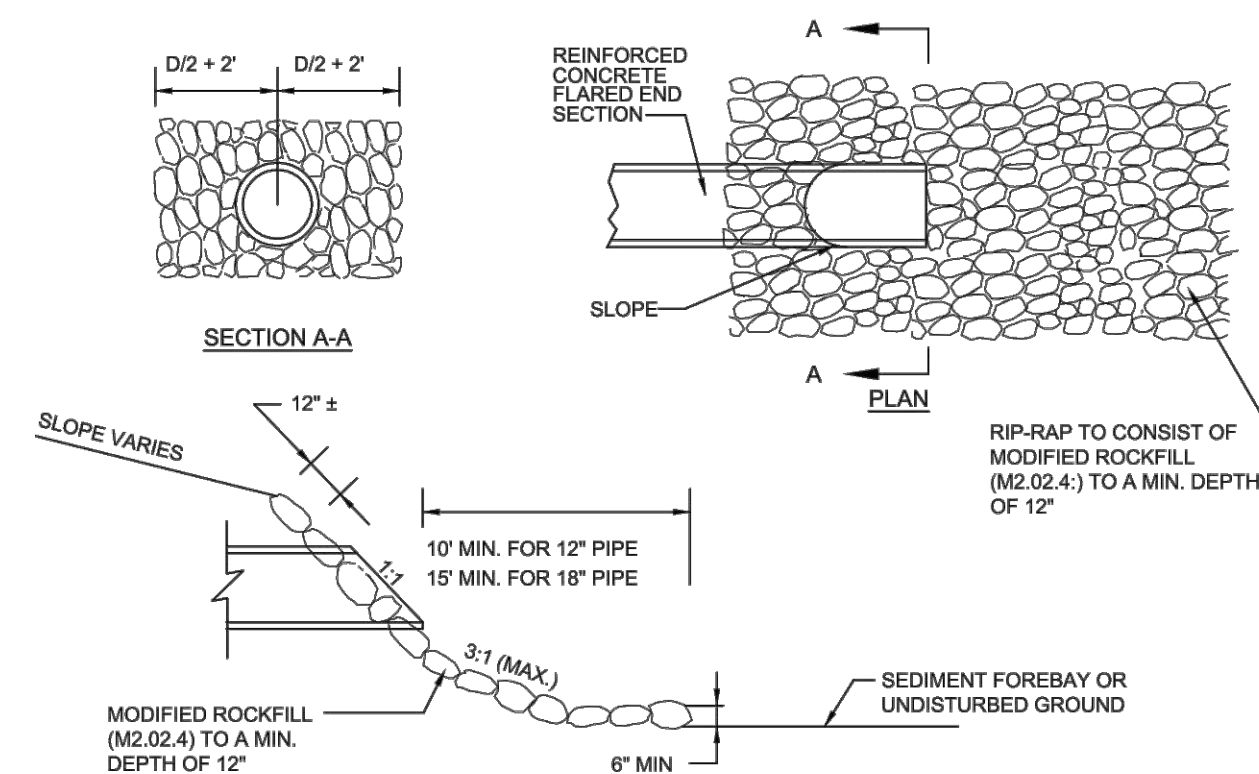
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DETAILS  
SHEET D-2  
SHEET 17 OF 19  
JOB NUMBER  
2312022





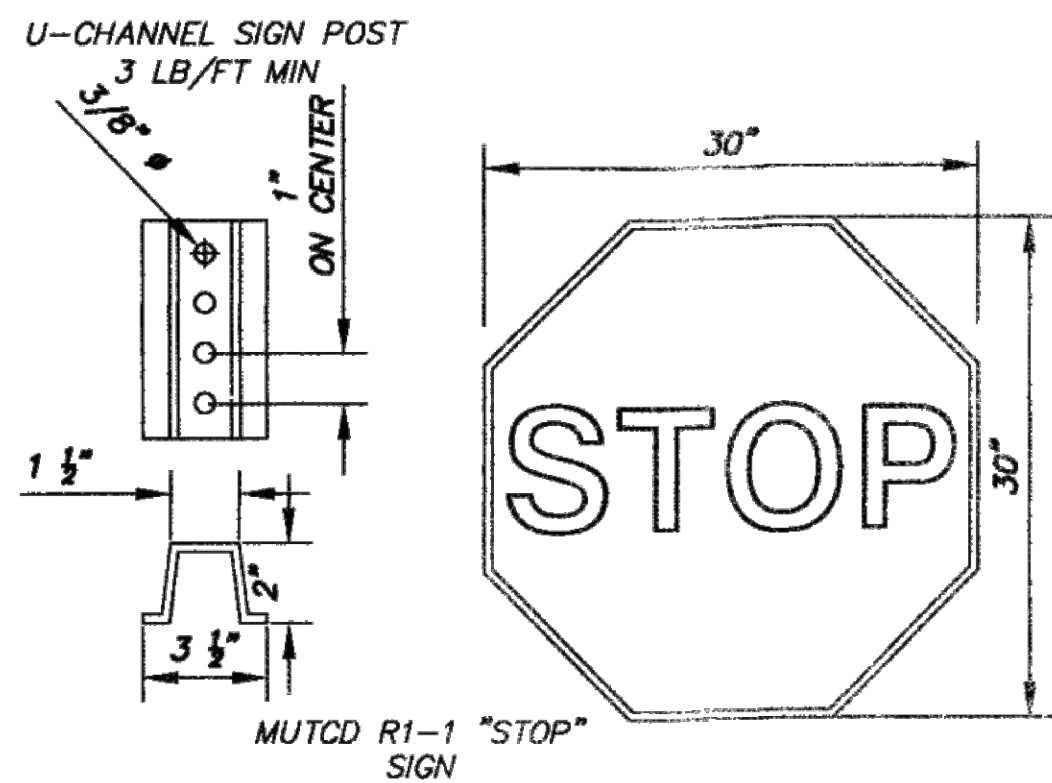
SECTION A-A  
HORIZONTAL SCALE: 1" = 10'±  
VERTICAL SCALE: 1" = 5'±  
**RIP-RAP LEVEL SPREADER**  
NOT TO SCALE



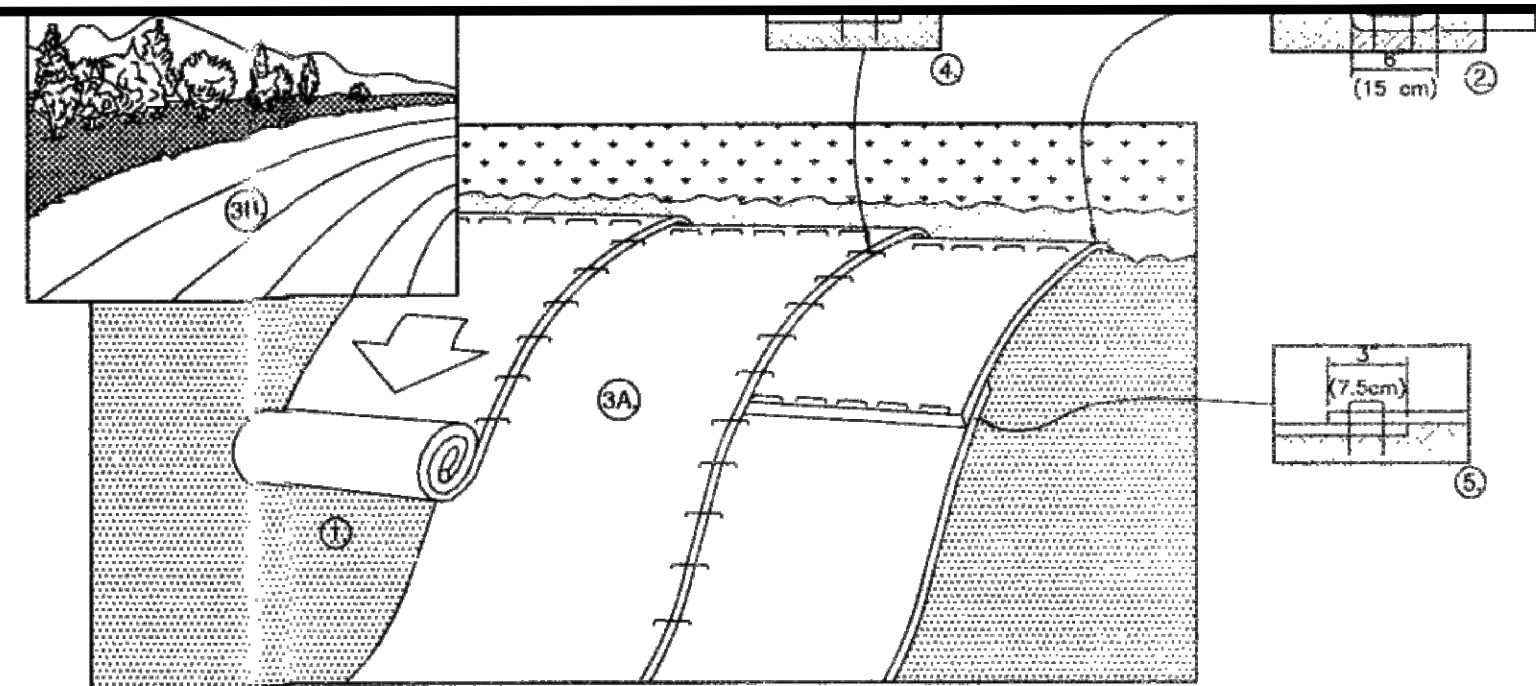
**STONE FOR PIPE ENDS**  
NOT TO SCALE

MODIFIED ROCKFILL SHALL CONSIST OF HARD, DURABLE ANGULAR SHAPED STONES WHICH ARE THE PRIMARY PRODUCT OF A STONE CRUSHER. ROUNDED STONE, BOULDERS, SANDSTONE AND SIMILAR SOFT STONE OR RELATIVELY THIN SLABS ARE NOT ACCEPTABLE. THE STONE SHALL BE FREE FROM OVERBURDEN, SPOIL, SHALE, AND ORGANIC MATTER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIZE OF STONE	PERCENT PASSING
8 IN.	95-100
4 IN.	0-25
2-1/2	0-5



**SITE SIGNAGE DETAIL**  
NOT TO SCALE



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH* ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE:  
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

14649 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47725  
USA 1-800-772-2040 CANADA 1-800-448-2040  
www.nagreen.com

- NOTE:  
1) THIS PRACTICE SHALL BE USED FOR ALL ROADWAY SLOPES STEEPER THAN 3:1  
2) "NORTH AMERICAN GREEN" OR EQUAL



**SLOPE STABILIZATION**  
FOR EROSION CONTROL

NOT TO SCALE

CONSTRUCTION DETAILS	
TAX MAP 47- LOT 3 & TAX MAP 36-LOT	
<b>BRIGHTON ESTATES</b>	
PROPERTY ADDRESS	
<b>34 NORTH AVENUE</b>	

APPROVED BY THE TOWN OF PLAISTOW PLANNING BOARD

DATE

NEWTON ROAD ESTATES

**DEFINITIVE PLAN  
FOR  
HAVERHILL COUNTRY CLUB LAND**

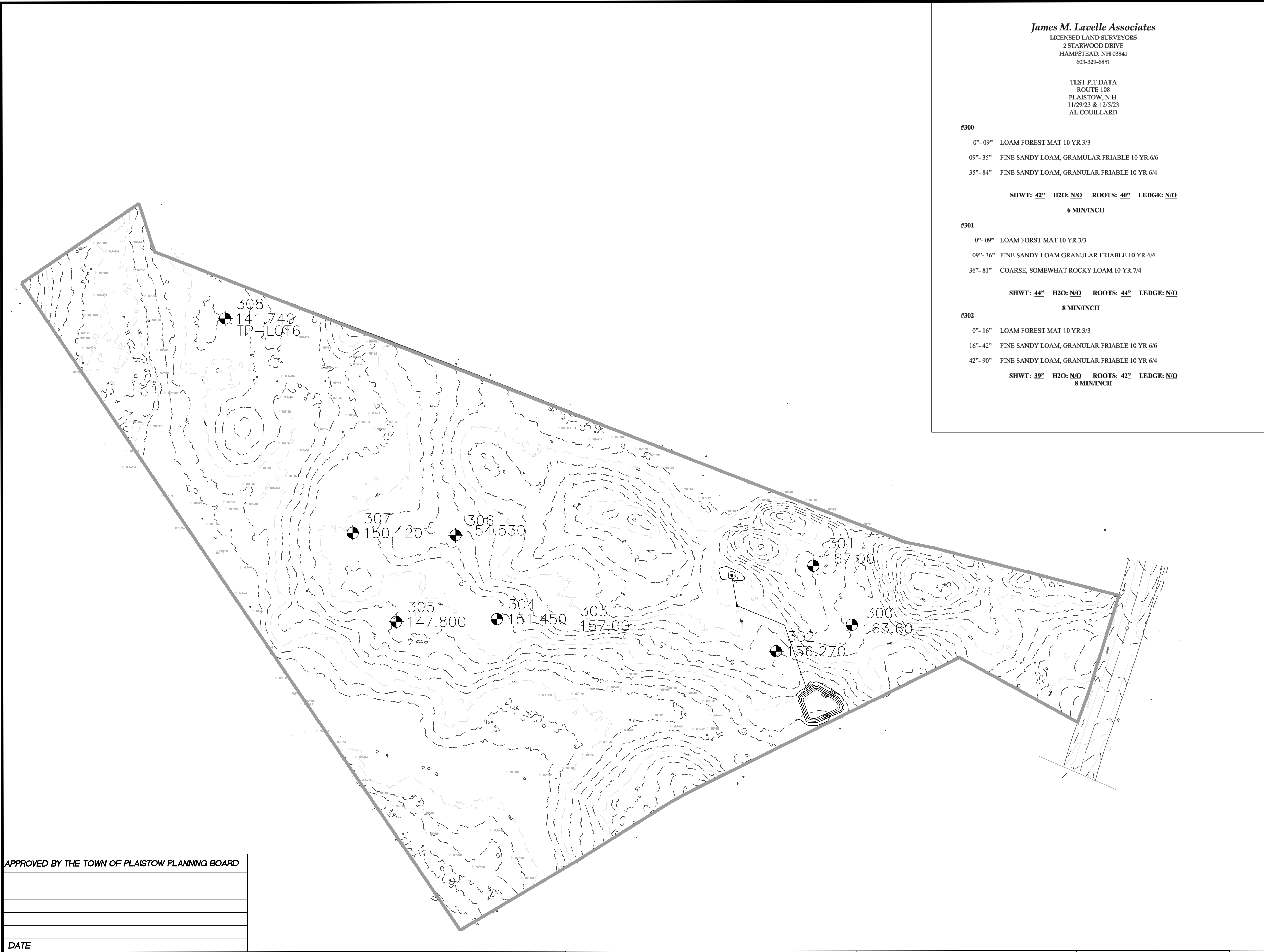
DESIGNED BY PGC  
CHECKED BY PGC  
DATE FEB 24, 2023



**PGC Engineering PLLC**  
Civil and Environmental Engineering  
10 Chase Street West Newbury MA 01985  
978-994-4550 philchristiansen.pe@gmail.com

**DETAILS  
SHEET D-3  
SHEET 18 OF 19**  
**JOB NUMBER  
2312022**





APPROVED BY THE TOWN OF PLAISTOW PLANNING BOARD
DATE

NEWTON ROAD ESTATES

REVISIONS		
NO.	DESCRIPTIONS	DATE

DEFINITIVE PLAN  
FOR  
HAVERHILL COUNTRY CLUB LAND

DESIGNED BY PGC  
CHECKED BY PGC  
DATE FEB 24, 2023



PGC Engineering PLLC  
Civil and Environmental Engineering  
10 Chase Street West Newbury MA 01985  
978-994-4550 philchristiansen.pe@gmail.com

TEST PIT DATA  
SHEET S-1  
SHEET 19 OF 19  
JOB NUMBER  
2312022

James M. Lavelle Associates  
LICENSED LAND SURVEYORS  
2 STARWOOD DRIVE  
HAMPSTEAD, NH 03841  
603-329-6851

TEST PIT DATA  
ROUTE 108  
PLAISTOW, N.H.  
11/29/23 & 12/5/23  
AL COUILLARD

- #300
- 0'- 09" LOAM FOREST MAT 10 YR 3/3
- 09'- 35" FINE SANDY LOAM, GRAMULAR FRIABLE 10 YR 6/6
- 35'- 84" FINE SANDY LOAM, GRANULAR FRIABLE 10 YR 6/4
- SHWT: 42" H2O: N/O ROOTS: 40" LEDGE: N/O
- 6 MIN/INCH
- #301
- 0'- 09" LOAM FORST MAT 10 YR 3/3
- 09'- 36" FINE SANDY LOAM GRANULAR FRIABLE 10 YR 6/6
- 36'- 81" COARSE, SOMEWHAT ROCKY LOAM 10 YR 7/4
- SHWT: 44" H2O: N/O ROOTS: 44" LEDGE: N/O
- 8 MIN/INCH
- #302
- 0'- 16" LOAM FOREST MAT 10 YR 3/3
- 16'- 42" FINE SANDY LOAM, GRANULAR FRIABLE 10 YR 6/6
- 42'- 90" FINE SANDY LOAM, GRANULAR FRIABLE 10 YR 6/4
- SHWT: 39" H2O: N/O ROOTS: 42" LEDGE: N/O
- 8 MIN/INCH

James M. Lavelle Associates  
LICENSED LAND SURVEYORS  
2 STARWOOD DRIVE  
HAMPSTEAD, NH 03841  
603-329-6851

- #303
- 0'- 08" LOAM FOREST MAT 10 YR 3/3
- 08'- 22" FINE SANDY LOAM, GRANULAR FRIABLE 10 YR 6/8
- 22'- 31" FINE SANDY LOAM, GRANULAR FRIABLE 10 YR 6/6
- 31'- 84" FINE SANDY LOAM, GRANULAR FRIABLE 10 YR 6/4
- SHWT: 42" H2O: N/O ROOTS: 40" LEDGE: N/O
- 8 MIN/INCH
- #304
- 0'- 12" LOAM FOREST MAT 10 YR 3/3
- 12'- 38" FINE SANDY LOAM, GRANULAR FRIABLE 10 YR 6/6
- 38'- 92" FINE SANDY LOAM, GRANULAR FRIABLE 10 YR 6/4
- SHWT: 56" H2O: N/O ROOTS: 44" LEDGE: N/O
- 8 MIN/INCH
- #305
- 0'- 12" LOAM FOREST MAT 10 YR 3/3
- 12'- 46" FINE SANDY LOAM, GRANULAR FRIABLE 10 YR 6/8
- 46'- 80" FINE SANDY LOAM, GRANULAR FRIABLE 10 YR 6/4
- SHWT: 60" H2O: N/O ROOTS: 58" LEDGE: N/O
- 6 MIN/INCH

James M. Lavelle Associates  
LICENSED LAND SURVEYORS  
2 STARWOOD DRIVE  
HAMPSTEAD, NH 03841  
603-329-6851

- #306
- 0'- 12" LOAM FOREST MAT 10 YR 3/3
- 12'- 38" FINE SANDY LOAM, GRANULAR FRIABLE 10 YR 6/6
- 38'- 92" FINE SANDY LOAM, GRANULAR FRIABLE 10 YR 6/4
- SHWT: 56" H2O: N/O ROOTS: 44" LEDGE: N/O
- 8 MIN/INCH
- #307
- 0'- 21" LOAM FOREST MAT 10 YR 3/4
- 21'- 56" FINE SANDY LOAM, GRANULAR FRIABLE 10 YR 5/6
- 56'- 90" FINE SANDY LOAM, GRANULAR FRIABLE 10 YR 6/4
- SHWT: 60" H2O: N/O ROOTS: 60" LEDGE: N/O
- 6 MIN/INCH
- #308
- 0'- 12" LOAM FOREST MAT 10 YR 3/4
- 12'- 43" FINE SANDY LOAM, GRANULAR FRIABLE 10 YR 7/8
- 43'- 73" FINE SANDY LOAM, BLOCKY 10 YR 5/4
- 73'- 90" COARSE GRAVEL WITH WATER FLOWING THROUGH
- SHWT: 55" H2O: 73" ROOTS: 50" LEDGE: N/O
- 6 MIN/INCH