

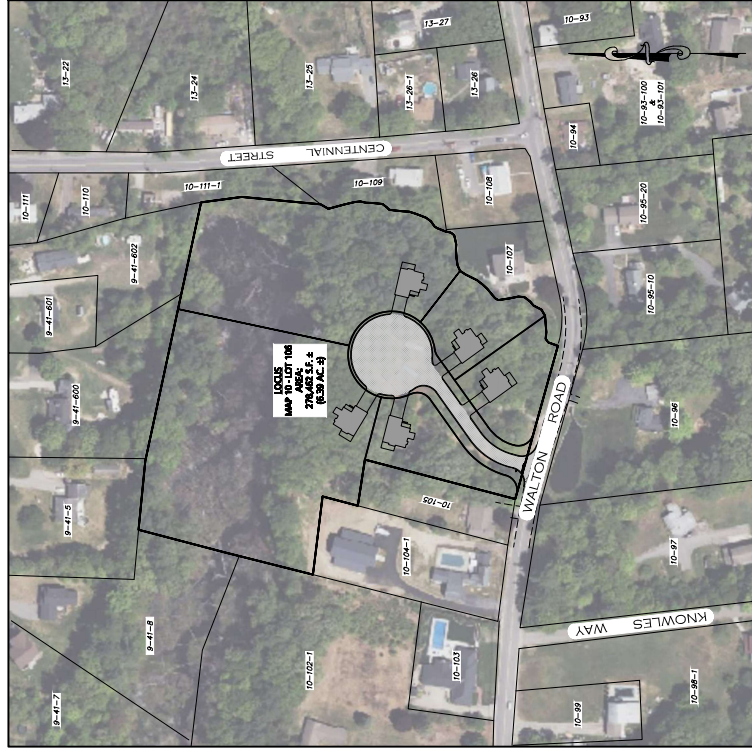
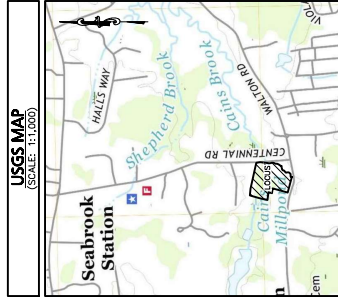
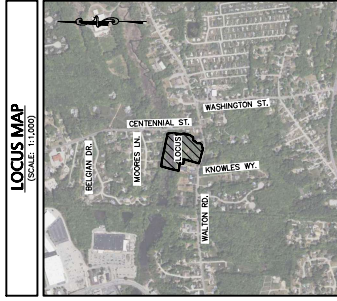
SITE DEVELOPMENT PLAN

FOR

111 WALTON ROAD

(MAP 10 / LOT 106)

SEABROOK, NEW HAMPSHIRE 03874

[illegible][illegible]

9-41-5
 ALAN S. MOORE TEE
 124 WALTON RD
 SEABROOK, NH 03574

9-41-8
 ALICE K. ROSS
 1
 SEABROOK, NH 03574

9-41-400
 ROBERT E. MOORE
 1
 SEABROOK, NH 03574

9-41-602
 1 MADONNA LN
 SEABROOK, NH 03574

9-41-603
 GARY BUTTE
 124 WALTON RD
 SEABROOK, NH 03574

9-41-604
 CLARE DANIEL MARC LIVING
 124 WALTON RD
 SEABROOK, NH 03574

9-41-605
 DANIEL S. CLARE TEE
 124 WALTON RD
 SEABROOK, NH 03574

10-96
 JAMES E. LEANE S. LEITZ
 112 WALTON RD
 SEABROOK, NH 03574

TITLE	DATE ISSUED
C-1 COVER SHEET	03/05/25
C-2 EXISTING CONDITIONS PLAN	03/05/25
C-3 EXISTING UTILITIES PLAN	03/05/25
C-4 GRADING & DRAINAGE PLAN	03/05/25
C-5 PLAN & PROFILE	03/05/25
C-6 EROSION CONTROL PLAN	03/05/25
C-7 HOMEOWNER PLAN	03/05/25
D-1 CONSTRUCTION DETAILS	03/05/25
D-2 CONSTRUCTION DETAILS	03/05/25
D-3 CONSTRUCTION DETAILS	03/05/25
D-4 CONSTRUCTION DETAILS	03/05/25

**PROFESSIONAL ENGINEER FOR CIVIL DESIGN
CONSULTANTS, INC.**

CIVIL
DESIGN
CONSULTANTS, INC.

COVER SHEET

DRAWING:

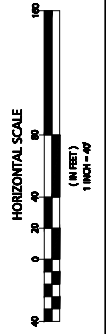
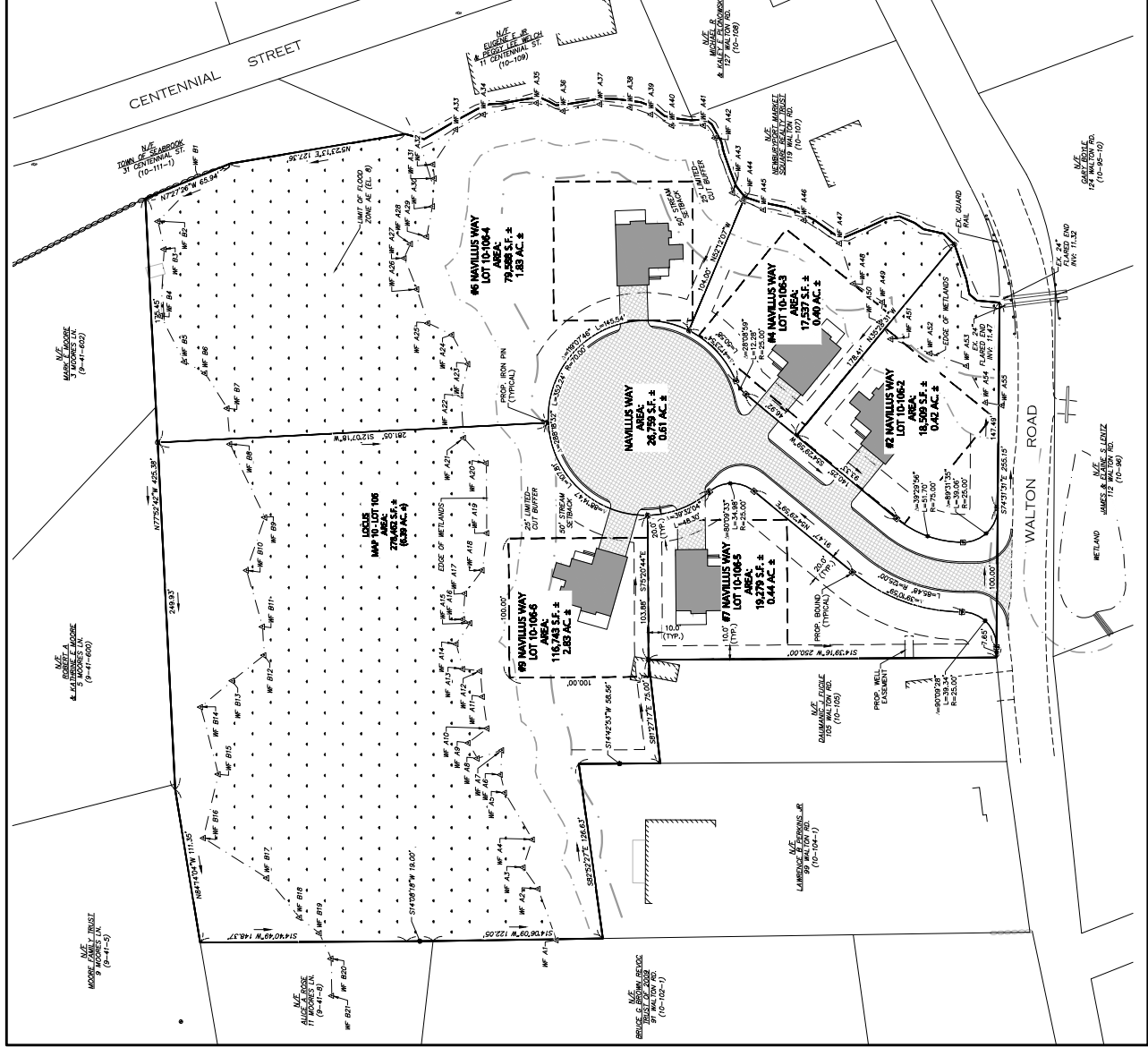
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ISSUED FOR REVIEW: MARCH 5, 2025

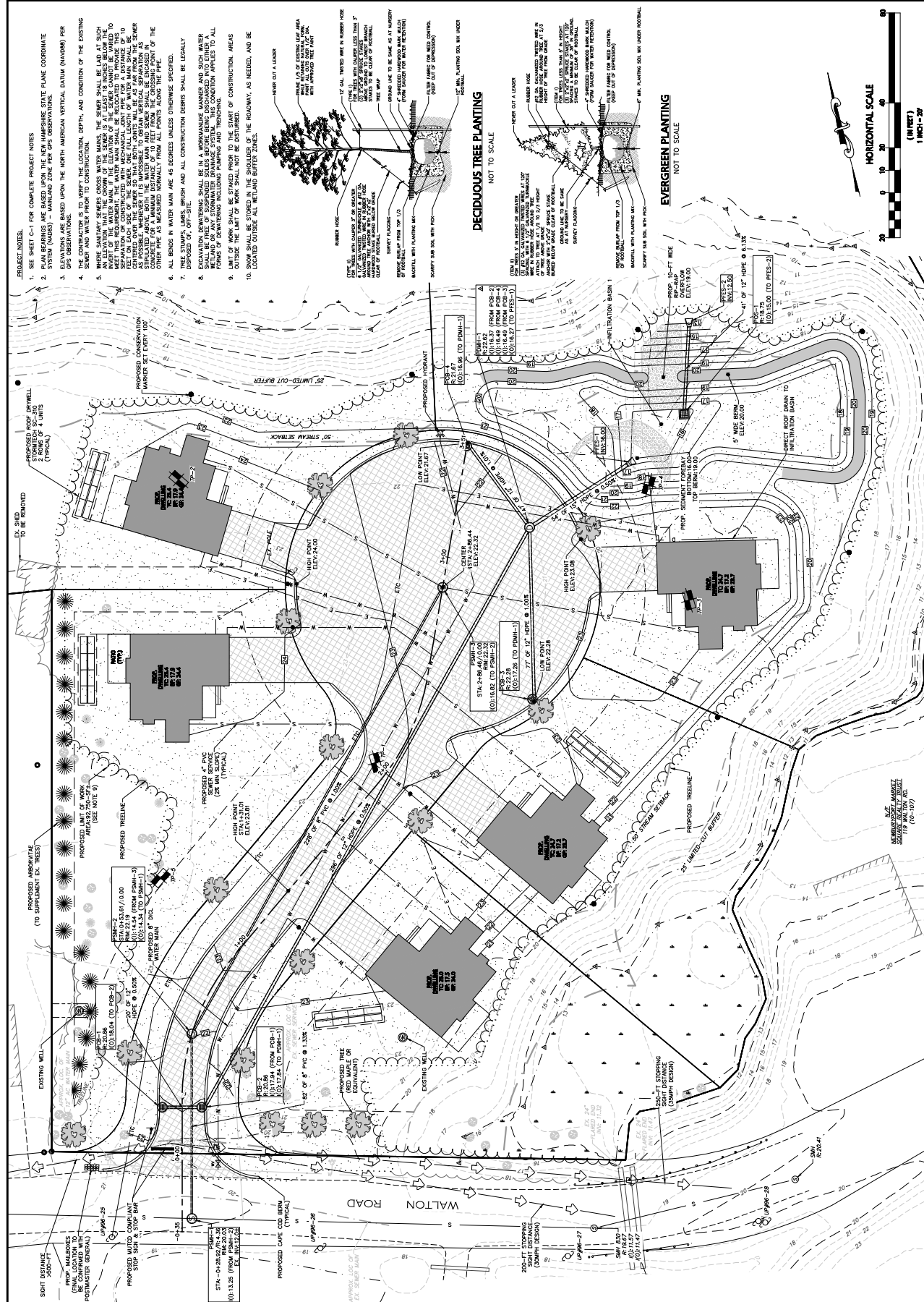


LAND USE TABLE

LOCATION: 111 WALTON ROAD (MAY 10 LOT 106)				
ACREAGE: 6.39-AC± 278,482-SF±				
ZONE: RESIDENTIAL ZONE 2R				
USE: RESIDENTIAL				
REQUIRED (1)	LOT 1	LOT 2	LOT 3	LOT 4
MINIMUM LOT AREA	15,000-SF	11,279-SF	11,279-SF	15,075-SF
MIN. CONTIGUOUS ROAD FRONTAGE	100-FT	284-FT	108-FT	145-FT
MINIMUM DEPTH AND WIDTH	100-FT X 100-FT	100-FT X 100-FT	100-FT X 100-FT	100-FT X 100-FT
MINIMUM FRONT SETBACK	20-FT	27-FT	25-FT	25-FT
MINIMUM SIDE AND REAR SETBACK	10-FT	36-FT / 43-FT	13-FT / 111-FT	15-FT / 67-FT
MIN. POND & STREAM SETBACK	50-FT	150-FT	51-FT	58-FT
				82-FT



APPROVED BY THE BOARD OF SEABOARD NAVILLUS ROAD		OWNER/APPLICANT: GEN 4 BUILDERS, LLC 623 WARRLE ROAD SEABOARD, NH 03874	PROJECT: NAVILLUS WAY 111 WALTON ROAD SEABOARD, NH 03874	DATE ISSUED: MAY 3, 2024 PROJECT #: 23-1062 PREPARED BY: WILLIAM HALL, P.E.		PROFESSIONAL LAND SURVEYOR FOR CIVIL DESIGN CONSULTANTS, INC.	DRAWING TITLE: SUBDIVISION PLAN	DRAWING #: C-3
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APPROVED BY THE TOWN OF SEABROOK PLANNING BOARD		3/9/25 PLANNING BOARD REVIEW 3/25/25 PLANNING BOARD REVIEW 4/1/25 THE REVIEW TO CONVENTIONAL LAYOUT 4/1/25 THE REVIEW TO CONVENTIONAL LAYOUT 5/24/24 THE REVIEW 5/24/24 THE REVIEW DATE DESCRIPTION REVISIONS		OWNER / APPLICANT: GEN 4 BUILDERS, LLC 623 WHIRPLE ROAD TEMBESURY, MA 01876	PROJECT: NAVILLUS WAY 111 WALTON ROAD SEABROOK, NH 03874	DATE SUBMITTED: MAY 3, 2024 PROJECT #: 23-10623 PREPARED BY: WILLIAM HALL, P.E.		PROFESSIONAL ENGINEER FOR CIVIL DESIGN CONSULTANTS, INC. 	DRAWING TITLE: GRADING & DRAINAGE PLAN	DRAWING #:	C-4
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NOTES:

1. SEE SHEET C-1 FOR FULL PROJECT NOTES.

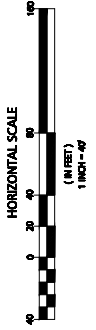
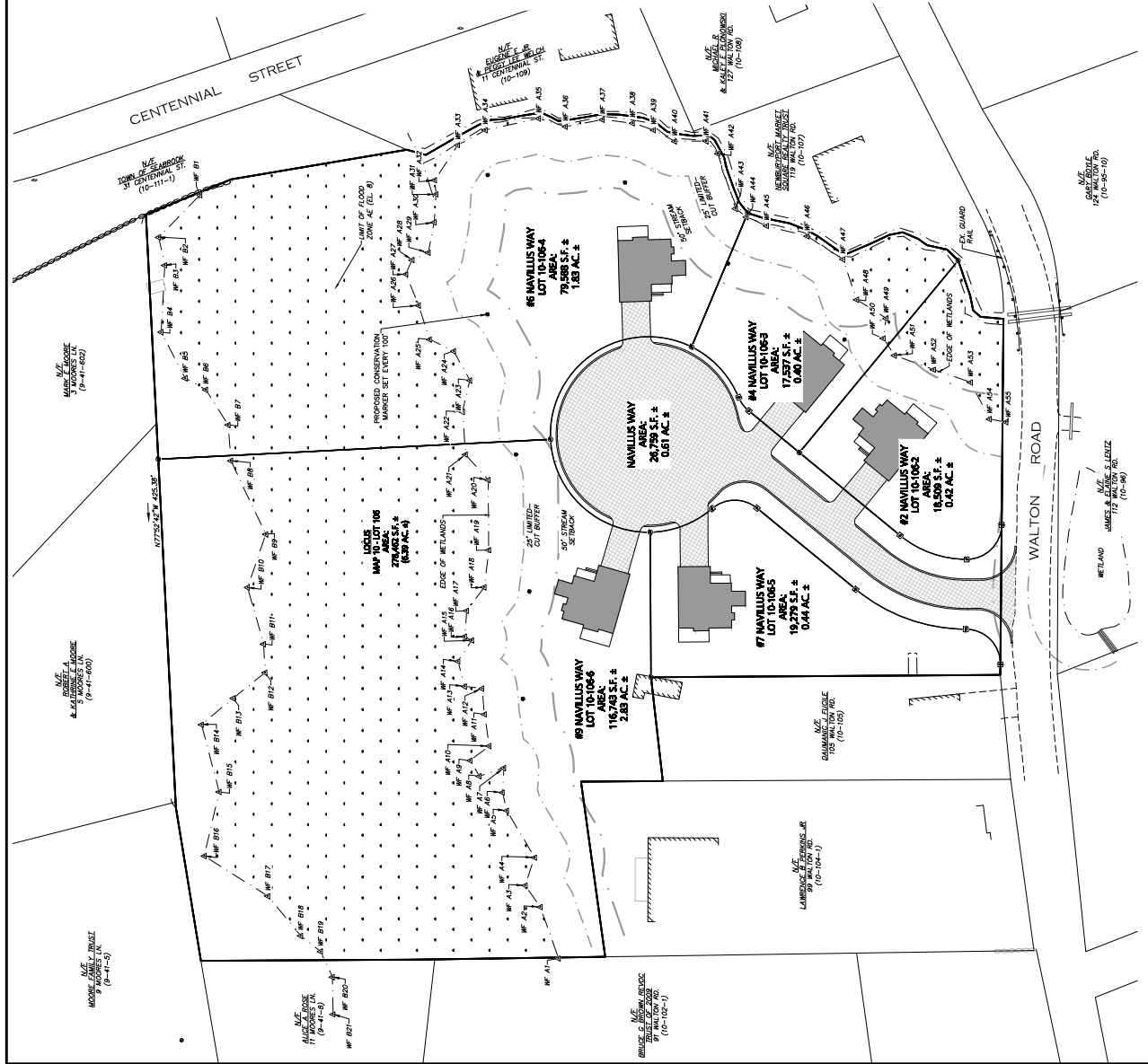
DEEDS AND HOMEOWNER RESPONSIBILITIES:

EDGE OF WETLANDS: AN AREA THAT IS INUNDATED OR SATURATED BY SURFACE OR GROUND WATER AT A FREQUENCY AND DURATION SUFFICIENT TO SUPPORT A PREVALENCE OF VEGETATION, TYPICALLY ADAPTED FOR LIFE IN SATURATED SOIL, WHICH IS NOT USUALLY FOUND IN ADJACENT AREAS OF NON-SATURATED SOIL. PLANTING, GRADING, AND MOWING SHALL OCCUR WITHIN THE WETLANDS WITHOUT PRIOR NOTIFICATION AND AUTHORIZATION OF THE CONSERVATION COMMISSION.

25-FT LIMITED OUT BUFFER: A HEALTHY, WELL-DISTRIBUTED STAND OF TREES, SHRUBS, AND PLANTS, INCLUDING BUT NOT LIMITED TO CLEARING, PLANTING, GRADING, AND MOWING LEAVES AN INTACT AGGRAVATED BUFFER. TREE OUTLINES SHALL BE LIMITED TO 50% OF THE BASAL AREA OF THE TREES, AND 50% OF THE TOTAL SAPLINGS OVER A 20-YEAR PERIOD.

50-FT STREAM SETBACK: NO PERMANENT STRUCTURES MAY BE ERECTED WITHIN 50-FT OF THE STREAM. PERMANENT STRUCTURES SHALL BE ERECTED WITHIN 100-FT OF THE STREAM. PERMANENT STRUCTURES SHALL BE ERECTED WITHIN 100-FT OF THE STREAM. PERMANENT STRUCTURES SHALL BE ERECTED WITHIN 100-FT OF THE STREAM.

PERMANENT CONSERVATION MARKERS SET EVERY 100-FT: NO ACTIVITY, INCLUDING BUT NOT LIMITED TO CLEARING, PLANTING, GRADING, AND MOWING CONSERVATION MARKERS, WITHOUT PRIOR NOTIFICATION AND AUTHORIZATION OF THE CONSERVATION COMMISSION.



APPROVED BY THE BOARD OF SEABOARD
NAVILLUS WAY

CERTIFICATE OF ACTION

DATE OF ENDORSEMENT

3/7/25 PLANNING BOARD REVIEW

3/9/25 PLANNING BOARD REVIEW

1/23/25 TRC REVIEW

1/23/25 TRC REVIEW

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1/23/25 TRC REVIEW

1/23/25 TRC REVIEW

OWNER/APPLICANT:
GEN 4 BUILDERS, LLC
623 WILKIE ROAD
TAMPA, FL 33606

PROJECT:

NAVILLUS WAY

11 WALTON ROAD

SEABOARD, FL 33606

DATE ISSUED: MAY 3, 2024

PROJECT #:

25-1062

PREPARED BY:

WILLIAM HALL, P.E.



DRAWING TITLE:
HOMEOWNER PLAN

DRAWING #:

C-7

DESCRIBED BELOW ARE THE MAJOR CONSTRUCTION ACTIVITIES. THEY ARE PRESENTED IN THE ORDER OF SEQUENCE IN WHICH THEY ARE EXPECTED TO BEGIN, BUT THEY MAY NOT NECESSARILY BE COMPLETED BEFORE THE NEXT ACTIVITY BEGINS. THE ORDER OF ACTIVITIES MAY VARY FROM PROJECT TO PROJECT. ALL MAJOR CONSTRUCTION ACTIVITIES AND THE TIMEFRAME (BEGINNING AND ENDING DATES) SHALL BE RECORDED BY THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL HAVE A PRECONSTRUCTION MEETING WITH THE OWNER, ENGINEER, SITE CONTRACTOR, AND OTHER APPLICABLE TOWN DEPARTMENTS AND THEIR AGENTS.

1. CONTRACTOR TO REVIEW ALL LOCAL, STATE AND FEDERAL PERMITS.
2. REVIEW AND CERTIFY THE STORMWATER POLLUTION PREVENTION PLAN.

3. DEDICATE THE LIMIT OF THE TREE CLEARING OPERATIONS.
4. INSTALL STABILIZED CONSTRUCTION INFENCE.
5. CUT AND CLEAR TREES WITHIN THE AREA OF DISTURBANCE.
6. PLACE REMAINING DROBEN CONTROL MEASURES PRIOR TO ANY EARTH MOVING OPERATIONS.
7. CONSTRUCT INFILTRATION BASIN, SEE INFILTRATION BASIN CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
8. BEGIN ROAD GRADING AND LANDWORK OPERATIONS.
9. CONSTRUCT PERIMETER EROSION CONTROL MEASURES TO BE INSTALLED IMMEDIATELY AFTER GRADING OPERATIONS BEGIN. THESE MEASURES SHALL BE DESIGNED TO STABILIZE THE EXPOSED SOILS AND PREVENT EROSION. THESE MEASURES SHALL BE DESIGNED TO STABILIZE THE EXPOSED SOILS AND PREVENT EROSION. THESE MEASURES SHALL BE DESIGNED TO STABILIZE THE EXPOSED SOILS AND PREVENT EROSION.
10. DRAINAGE CONTROL MEASURES SHALL BE INSTALLED IN AREAS TO BE PAVED:
 - A. A MINIMUM OF 2" OF NON-EROSIVE MATERIAL SHALL BE TYPED OR RIP-RAP HAS BEEN
 - B. EROSION CONTROL MEASURES SHALL BE PROPERLY INSTALLED.
11. INSTALL ALL UNDERGROUND UTILITIES.
12. CONSTRUCT ROADWAY ACCORDING TO THE PLAN. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
13. MAINTAIN ACCESSWAYS AND ASSOCIATED INFRASTRUCTURE ONE BINDER COURSE PAVEMENT HAS BEEN PLACED AND CURBS AND INTERSECTIONS ARE COMPLETE.
14. SURFACE TREATMENT OF ALL DISTURBED AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE TREATED WITH 4" OF LOAM AND SEED.
15. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH A MIXTURE OF SEEDS AND PLANTS SPECIFIC TO THE PROJECT AND SUGGESTED BY THE CITY OF CHICAGO. THE SEEDING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. THE SEEDING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
16. COMPLETE PERMANENT SEEDINGS AND LANDSCAPING.

[illegible]

- [illegible]



3/27/23	PLANNING BOARD REVIEW
3/27/23	PLANNING BOARD REVIEW
4/11/24	REVISION TO CONVENTIONAL LAYOUT
6/14/24	TIC REVIEW
5/24/24	TIC REVIEW
	REVISIONS
	REVISIONS

OWNER / APPLICANT:	GEN 4 BUILDERS, LLC
	623 WHIPPLE ROAD
	TEMPESBURY, MA 01976
PROJECT:	NAVILLUS WAY
	111 WALTON ROAD
	SEABOARD, NH 03874
DATE ISSUED:	MAY 3, 2024
PROJECT #:	25-10922
PREPARED BY:	WILLIAM HALL, P.E.

Professional Engineer for Civil Design Consultants, Inc.

[illegible]

USE	WEL	WEL DRAINER	ROUGH	WEL WELL DRAINER	DOUBLY DRAINER
STEP, CURB & FILL	A	GOOD	GOOD	GOOD	FAIR
WALKWAY & DRIVEWAY	B	FAIR	GOOD	GOOD	FAIR
PAVING	C	FAIR	FAIR	EXCELLENT	EXCELLENT
ROAD	D	FAIR	FAIR	EXCELLENT	EXCELLENT
WATERWAYS, EMERGENCY	A	GOOD	GOOD	GOOD	GOOD
CHANNELS & FLOWING	B	GOOD	GOOD	GOOD	GOOD
WATER	C	GOOD	GOOD	EXCELLENT	EXCELLENT
LIGHTLY USED PARKING	A	GOOD	GOOD	GOOD	GOOD
HEAVILY USED PARKING	B	GOOD	GOOD	EXCELLENT	EXCELLENT
LANDS, & LOW TRAFFIC	C	GOOD	GOOD	EXCELLENT	EXCELLENT
USE RECREATIONAL SITES	D	FAIR	GOOD	GOOD	GOOD
PLAY AREAS & ATHLETIC	F	FAIR	EXCELLENT	EXCELLENT	EXCELLENT
ESSENTIAL FOR GOOD TURF	G	FAIR	EXCELLENT	EXCELLENT	EXCELLENT

SEE SOURCE DOCUMENT FOR PERFORMANCE CRITERIA ✓
 USDA NATURAL RESOURCES CONSERVATION SERVICE

[illegible]

THE FOLLOWING PREPARATION AND SEEDING CONDITIONS ARE BASED ON SUCH FACTORS AS SLOPE, BARBERS, DIVERSITY, AND SOIL TYPE. THE FOLLOWING ARE THE EQUIPMENT FOR SEEDING PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH REMOVAL. THE SEEDING AREA SHOULD BE PREPARED BY THE FOLLOWING METHODS:

1. PREPARE THE SEEDING AREA BY REMOVING ALL WEEDS AND GRASS. THE SEEDING AREA SHOULD BE PREPARED ON SLOPES AT 10% OR STEEPER. THE FINAL PREPARATION SHOULD INCLUDE CREATING HORIZONTAL GROOVES PERPENDICULAR TO THE DIRECTION OF THE SLOPE TO CATCH SEED AND REDUCE RUNOFF.

2. TURN THE MULCH AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DIGG. SPRING TINE HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OPERATION SHOULD BE PERFORMED ALTHOUGH THE SURFACE OF THE SOIL IS NOT PERFECTLY FLAT. THE MULCH SHOULD BE REMOVED FROM THE SURFACE. ALL STONES 2 INCHES OR LARGER IN ANY DIMENSION SHOULD BE REMOVED. THE MULCH SHOULD BE REMOVED BY HAND OR BY USING A MULCH REMOVER OR OTHER UNSUITABLE MATERIAL.

3. FERTILIZER SHOULD BE APPLIED TO THE SEEDING AREA AS FOLLOWS:

a. 2 INCHES DEEP AND 4 INCHES WIDE.

b. 100 POUNDS PER ACRE.

4. FERTILIZER SHOULD BE APPLIED TO THE SEEDING AREA AS FOLLOWS:

a. 2 INCHES DEEP AND 4 INCHES WIDE.

b. 100 POUNDS PER ACRE.

5. APPLY LIMEFLOE AND ORGANIC SOIL AMENDMENTS SHOULD BE APPLIED DURING THE GROWING SEASON.

6.1. APPLY LIMEFLOE AND ORGANIC SOIL AMENDMENTS TO SOIL TEST RECOMMENDATIONS. IF SOIL TEST RECOMMENDATIONS ARE NOT AVAILABLE, APPLY LIMEFLOE TO THE SEEDING AREA AT 150 POUNDS PER ACRE. LIMEFLOE MAY BE APPLIED AT THE RATE OF 50 POUNDS PER ACRE OR 1.58 POUNDS PER TON PER ACRE. LIMEFLOE (EQUIVALENT TO 50 PERCENT CALCIUM SULFIDE MANNESSON GRADE) AT A RATE OF 3 TONS PER ACRE (108 LBS PER 100 SQUARE FEET).

6.2. APPLY ORGANIC SOIL AMENDMENTS TO THE SEEDING AREA AT 150 POUNDS PER ACRE. ORGANIC SOIL AMENDMENTS MAY BE APPLIED TO ORGANIC MATTER 20 FEET AND 250 FEET FROM A SURFACE WATER BODY. ORGANIC SOIL AMENDMENTS SHOULD BE APPLIED TO ORGANIC MATTER 20 FEET AND 250 FEET FROM A SURFACE WATER BODY. THESE LIMITATIONS ARE ASSIGNMENTS FOR ANY WATER BODY PROTECTED IN THE COMPREHENSIVE ZONING PROTECTION AREA.

[illegible]

HYDROSEEDING: (HYDRAULIC APPLICATION). PREPARE THE SEEDBED AS SPECIFIED ABOVE OR BY HAND RAKING TO LOOSEN AND SMOOTH THE SOIL AND TO REMOVE SURFACE STONES LARGER THAN 2 INCHES IN DIAMETER. SEEDS SHOULD BE DEEPER THAN 1/2 TO 1 INCH HORIZONTALLY TO 1 FOOT VERTICALLY. SEEDS AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. THE USE OF FIBER MULCH ON CRITICAL AREAS IS NOT RECOMMENDED (UNLESS IT IS USED TO HOLD STRAW OR HAY). BETTER PROTECTION IS GAINED BY USING STRAW MULCH AND HOLDING IT WITH ADHESIVE MATERIALS OR 500 LB. OF STRAW PER ACRE. SEEDING RATES MUST BE INCREASED 10X WHEN HYDROSEEDING.

USE	MIX	WELL GRAINED	SINGLE GRAIN	MOD. WELL GRAINED	POORLY GRAINED
STEP, RITS & WALLS	A	GOOD	GOOD	GOOD	FAR
WATER & SEWAGE	B	GOOD	GOOD	GOOD	FAR
PAVING	C	GOOD	GOOD	GOOD	POOR
WATERWAYS, EMERGENCY	D	GOOD	GOOD	GOOD	POOR
WATERWAYS, CHANNELS & FLOWING	D	GOOD	GOOD	GOOD	FAR
WATER	D	GOOD	GOOD	GOOD	FAR
LIGHTLY USED PARKING	A	GOOD	GOOD	GOOD	FAR
HEAVILY USED PARKING	B	GOOD	GOOD	GOOD	FAR
LANES, LOW TRAFFIC	C	GOOD	GOOD	GOOD	FAR
LANES, MOD. TRAFFIC	D	GOOD	GOOD	GOOD	FAR
USE RECREATIONAL SITES	D	GOOD	GOOD	GOOD	FAR
PLAY AREAS & ATHLETIC	F	GOOD	GOOD	GOOD	FAR
ESSENTIAL FOR GOOD TURF	F	GOOD	GOOD	GOOD	FAR
GRAVEL PITS		GOOD	GOOD	GOOD	POOR

SEE SOURCE DOCUMENT FOR DETAILED INFORMATION ON GRAVEL PITS

MIXTURE SPECIES	POUND/ACRE	POUND / 1000-SF
E TALL FESCUE	20	0.45
E LAIPEA	30	0.75
TOTAL	50	1.20
G TALL FESCUE(2)	150	3.60

1. RED CARPETGRASS IS ON THE INVASIVE SPECIES WATCH LIST DUE TO ITS RAPID, AGGRESSIVE GROWTH AND ABILITY TO OUTCOMPETE OTHER DESIRABLE WETLAND PLANTS.
2. CAUTION SHOULD BE USED WHEN PLANTED NEAR METALLIC STRUCTURES.
3. FOR HEAVY USE AND ATHLETIC FIELDS, CONSULT THE UNIFORM CORP. EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.
4. THE UNIFORM CORP. EXTENSION RECOMMENDS RED CLOVER TO SUBSTITUTE FOR CROWN VETCH OR BROMSPROT PRETOL IF THEY ARE GOING TO BE MOVED TO A HEIGHT OF 4" OR LESS.
5. "AUSIE VARIETY" SHOULD BE SEEDD AT A RATE OF 10 POUNDS PER ACRE.
6. SEED MIXTURES 5 & 6 ARE THE ONLY TWO MIXES RECOMMENDED FOR USE ON THIS PROJECT.

[illegible][illegible]

NOT TO SCALE

Diagram illustrating the dimensions and components of a stop bar and stop sign assembly.

Top View (Plan View):

- Stop sign dimensions: 3'-0" x 3'-0".
- Post dimensions: 2'-0" x 4'-0" SQUARE STEEL POST.
- Post offset from edge of pavement: 12".
- Radius point indicated.

Side View (Elevation View):

- Post dimensions: 4" x 4" x 1/2" STEEL.
- Radius point indicated.
- Offset from edge of pavement: 12".

Notes:

1. LOCATION OF THE PAINTED STOP BAR MAY VARY DUE TO PAVEMENT CONSTRUCTION. THE STOP BAR SHOULD BE PAINTED AND MAY NOT ALWAYS COINCIDE WITH THE STOP SIGN.
2. IF THERE IS NO EDGE LINE, THE STOP BAR 12" FROM THE EDGE OF PAVEMENT.
3. IF THERE IS NO EDGE LINE, THE STOP BAR 12" FROM THE EDGE OF PAVEMENT.

NOT TO SCALE

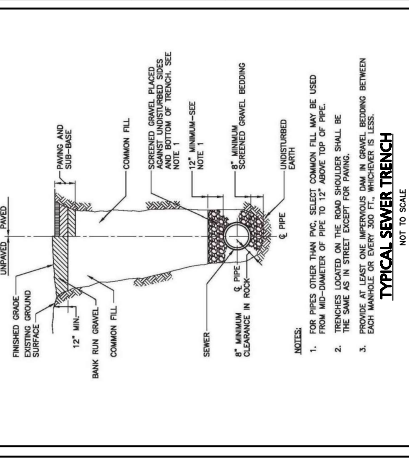
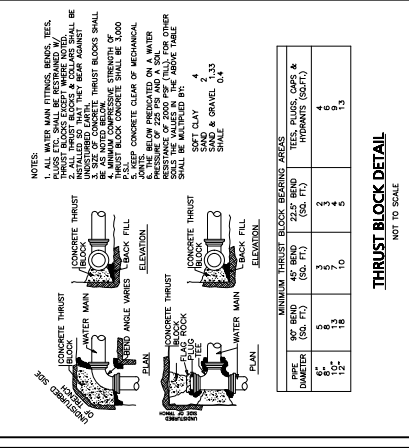
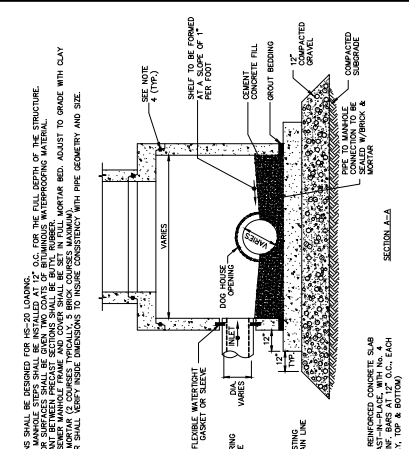
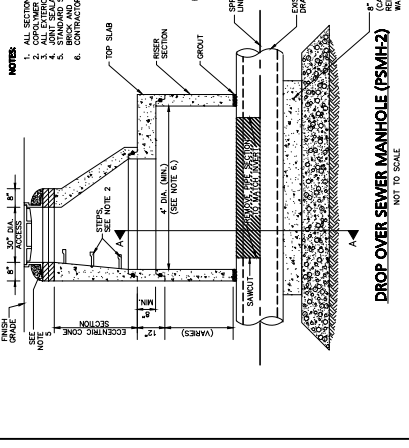
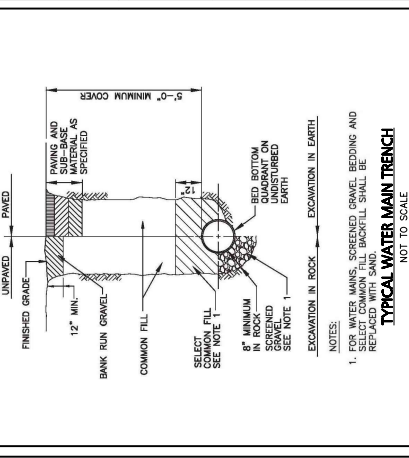
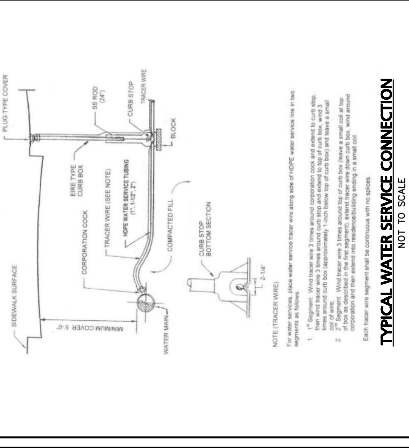
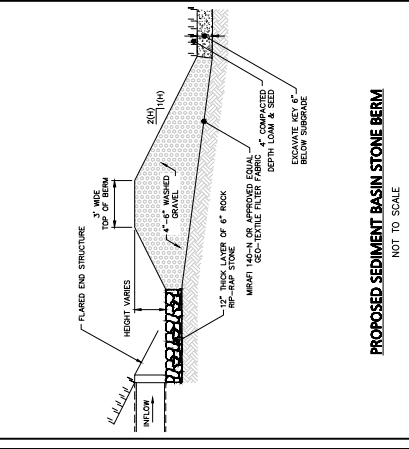
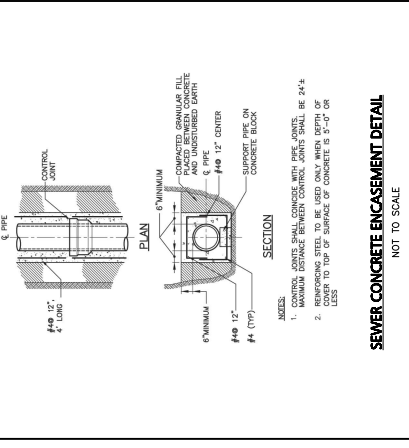
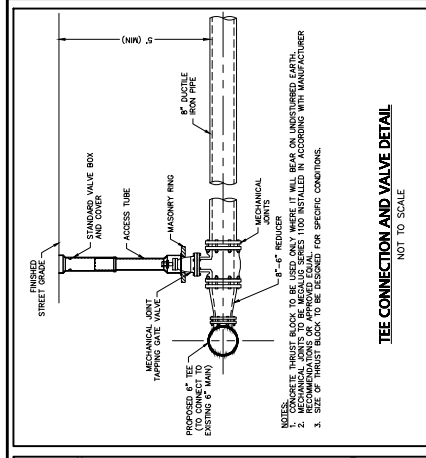
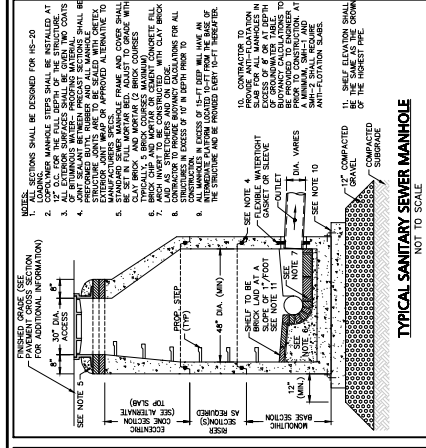
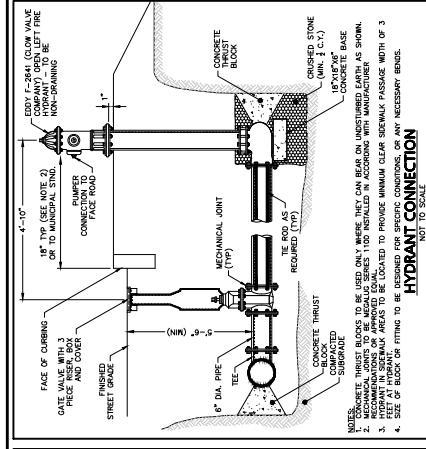
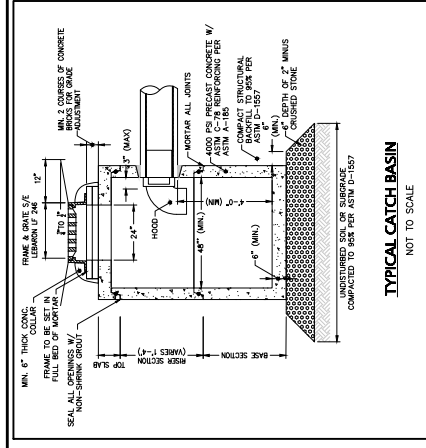
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OWNER / APPLICANT:	GEN 4 BUILDERS, LLC	
	633 WHIMPLE ROAD	
	TEWKSURY, MA 01876	
PROJECT:	NAVILLUS WAY	
	111 WALTON ROAD	
	SEABROOK, NH 03874	
	DATE ISSUED:	MAY 3, 2024
	PROJECT #:	23-10822
	PREPARED BY:	WILLIAM HALL, P.E.

	PROFESSIONAL ENGINEER FOR CIVIL DESIGN CONSULTANTS, INC.	CIVIL [DESIGN] CONSULTANTS, INC. 10000 WOODBURN DRIVE SUITE 1000 • WOODBURN, VA 22094	DRAWING TITLE: CONSTRUCTION DETAILS	DRAWING #: D-2
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APPROVED BY THE TOWN OF SANBORN
PLANNING BOARD

DATE OF ENDORSEMENT

CERTIFICATE OF ACTION

OWNER/APPLICANT:
GEN 4 BUILDERS, LLC
623 WARRLE ROAD
TECHAMUN, WA 01076

PROJECT:
NAVILLUS WAY
111 WALTON ROAD
SANBORN, NH 03874

DATE ISSUED: MAY 3, 2024
PROJECT #: 23-1062
DRAWING BY: WILLIAM HALL, P.E.

PROFESSIONAL ENGINEER FOR CIVIL DESIGN
COMPLIANTS, INC.

CIVIL DESIGN
CONSULTANTS, INC.

DRAWING TITLE:
CONSTRUCTION DETAILS

DRAWING #:
D-4