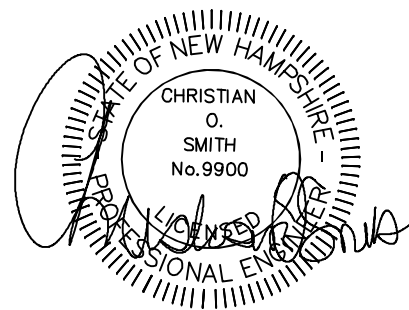


PROPOSED SUBDIVISION PLAN
JOHN WEST & KINGSTON ROAD
TAX MAP 101, LOT 8-1

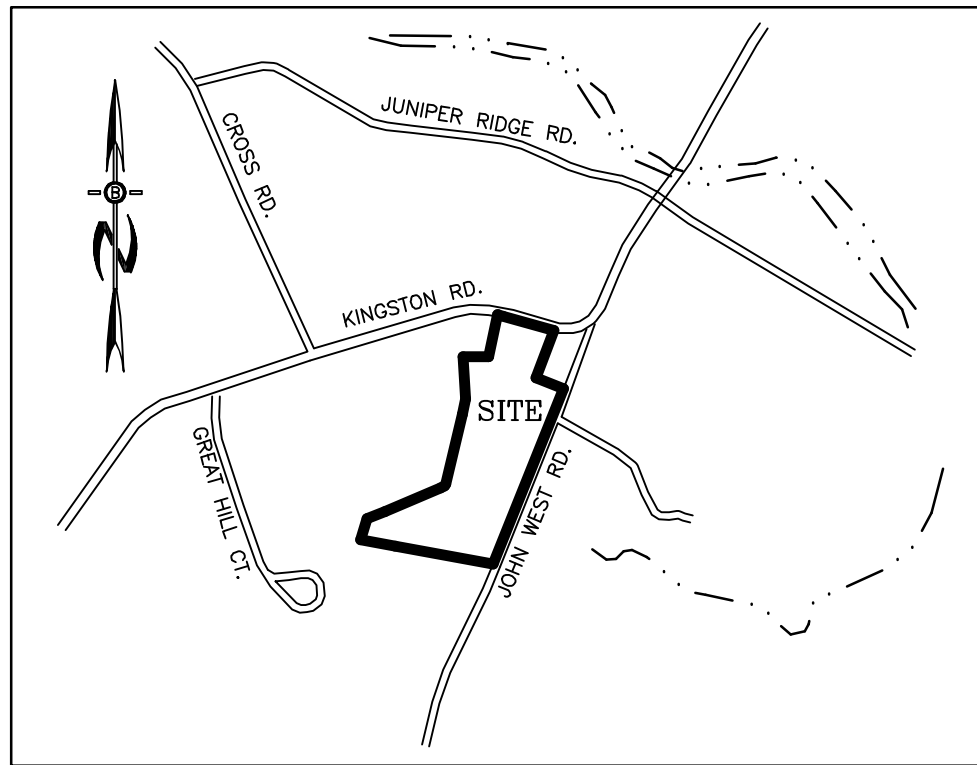
CIVIL ENGINEERS:

BEALS • ASSOCIATES PLLC

70 PORTSMOUTH AVE,
STRATHAM, NEW HAMPSHIRE
PHN. 603-583-4860, FAX. 603-583-4863



LOCATION MAP



INDEX

- TITLE SHEET
- 1 EXISTING CONDITIONS PLAN
- 2 SUBDIVISION PLAN
- 3 SUBDIVISION SITE PLAN
- 4 SUBDIVISION SITE PLAN

LAND SURVEYORS:

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
PO BOX 1622
DOVER, NH 03821
TEL/FAX (603) 664-5786

RECORD OWNER/ APPLICANT

CABERNET BUILDERS
P.O. BOX 291
STRATHAM, N.H. 03885

WETLAND / SOIL
CONSULTANT:

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

PLAN SET LEGEND

UTILITY POLE
DRAIN MANHOLE
SEWER MANHOLE
EXISTING LIGHT POLE
EXISTING CATCH BASIN
PROPOSED CATCH BASIN
WATER GATE
WATER SHUT OFF
HYDRANT
PINES, ETC.
MAPLES, ETC.
EXIST. SPOT GRADE
DOUBLE POST SIGN
SINGLE POST SIGN

OVERHEAD ELEC. LINE
FENCING
DRAINAGE LINE
SEWER LINE
GAS LINE
WATER LINE
STONE WALL
TREE LINE
ABUT. PROPERTY LINES
EXIST. PROPERTY LINES
BUILDING SETBACK LINES
EXIST. CONTOUR
SOIL LINES

REQUIRED STATE AND FEDERAL PERMITS
NHDES STATE SUBD. #2020-

PB CASE #20-

CHAIRMAN SIGNATURE:

	REVISIONS:	DATE:
1		
2		
3		
4		
5		

Notes:

- 1.) The purpose of this plan is to depict the existing conditions survey of the subject property between July 7, 2020 and August 3, 2020 and is not a determination of title.
- 2.) Field Procedure: Topcon (GM-105) Electronic Total Station Instrument & Carlson Surveyor Plus Data Collector, Adjusted Closed Traverse Performed July 2020, Least Squares Balance.
- 3.) Error of Closure Better Than 1:20,000.
- 4.) Parcel is shown as Lots 8.1 on the Town of Exeter Assessor's Map 101.
- 5.) Parcel is located in the Residential Zoning District R1 Single Family, Wetlands Conservation & Aquifer Protection Overlay Districts.
- 6.) Owner of Record: Cabernet Builders of Stratham LLC
PO Box 291
Stratham, NH 03885
RCRD Bk 6158, Pg 2693
- a.) Parcel is subject to a right of way as described in RCRD Bk 766, Pg 244.
- b.) Parcel is subject to a sight distance easement as described in RCRD Bk 2353, Pg 214.
- 6.) This plan does not show any unrecorded or unwritten easements which may exist. A reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however this does not constitute that no such easements exist.
- 7.) Parcel is not located in a Flood Hazard Zone A as depicted on Flood Insurance Rate Map, No. 33015C0403E, Rockingham County, NH, (All Jurisdictions), Effective Date: May 17, 2005.
- 8.) The wetland areas shown hereon were field delineated by Gove Environmental Services, Inc., of 8 Continental Drive, Building #2, Unit H, Exeter, NH.
- 9.) Horizontal & Vertical control based upon NH Grid North & NGVD83.
- 10.) The licensed land surveyor of this plan does not warranty nor guarantee the location of utilities shown or not shown on this plan. Pursuant to New Hampshire Statute RSA 374, Sections 47-56, the contractor, prior to the commencement of any construction, shall verify the location of all utilities and contact "DigSafe" at 1-800-344-7233 or dial 811.

WETLAND SCIENTIST CERTIFICATION

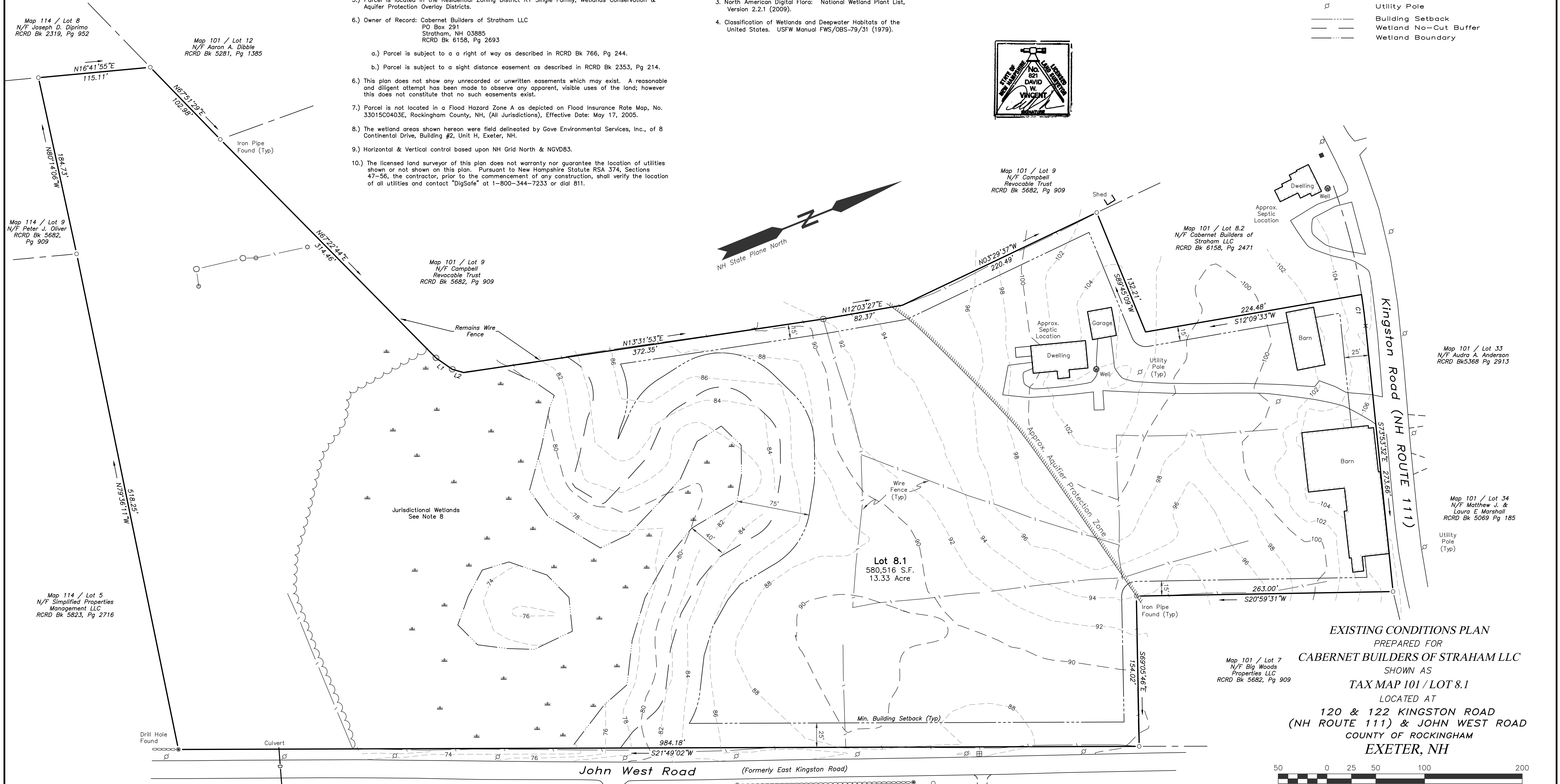
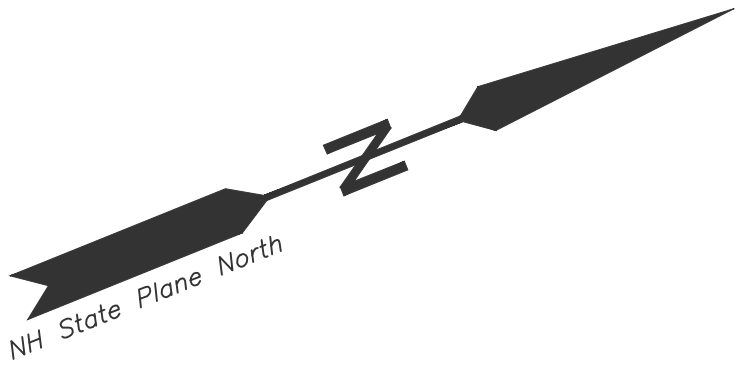
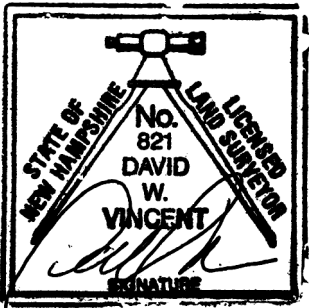
1. US Army Corps of Engineers Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Technical Report ERDC/EL TR-09-19 (Oct 2009).
2. Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 7.0. United States Department of Agriculture (2010).
3. North American Digital Flora: National Wetland Plant List, Version 2.2.1 (2009).
4. Classification of Wetlands and Deepwater Habitats of the United States: USFW Manual FWS/OBS-79/31 (1979).

Plan Reference:

"Plan of Land Prepared for Helen M. Stone Estate Shown as Tax Map 101 / Lots 8.1 & 8.2 Located at 120 & 122 Kingston Road (NH Route 111) & John West Road, Exeter, NH," dated August 18, 2020, prepared by this office, RCRD Plan No. D-42320.

Legend:

- C1 See Curve Table
L1 See Length Table
RCRD Rockingham County Registry of Deeds
○ Iron Pipe Found
● Drill Hole Found
● Iron Rod Found
⊕ Utility Pole
--- Building Setback
--- Wetland No-Cut Buffer
--- Wetland Boundary



ZONING REQUIREMENTS

ZONE	R-1 LOW DENSITY
LOT AREA MIN.	2 ACRES
LOT FRONTAGE WIDTH MIN.	150 FT.
FRONT YARD	25 FT.
SIDE YARD	15 FT.
REAR YARD	25 FT.
WETLAND SETBACK	50 FT.
WETLAND NO-CUT BUFFER	25 FT.
MAX. BUILDING HEIGHT	35 FT.
MAX. BUILDING STORIES	3
MAX. BUILDING COVERAGE	15%

Map 114 / Lot 2
N/F Hagen Revocable Trust
RCRD Bk 4726 Pg 1431

Map 114 / Lot 1
N/F J & J Properties LLC
RCRD Bk 6035, Pg 132

Length Table:

LINE	BEARING	DISTANCE
L1	N57°00'47"E	20.42'
L2	N37°54'19"E	12.14'

Curve Table:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	32.33'	600.00'	3°05'15"	S75°26'10"E	32.33'

4			
3			
2			
1			
NO.	DATE	DESCRIPTION	BY

EXISTING CONDITIONS PLAN
PREPARED FOR
CABERNET BUILDERS OF STRAHAM LLC
SHOWN AS
TAX MAP 101 / LOT 8.1
LOCATED AT
120 & 122 KINGSTON ROAD
(NH ROUTE 111) & JOHN WEST ROAD
COUNTY OF ROCKINGHAM
EXETER, NH

SCALE: 1"= 50' DATE: SEPTEMBER 8, 2020

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
PO BOX 1622
DOVER, NH 03821
TEL/FAX (603) 664-5786
www.landsurveyingservices.net

Plan Reference:

"Plan of Land Prepared for Helen M. Stone Estate
Shown as Tax Map 101 / Lots 8.1 & 8.2 Located at
120 & 122 Kingston Road (NH Route 111) & John
West Road, Exeter, NH," dated August 18, 2020,
prepared by this office, RCRD Plan No. D-42320.

Notes:

- 1.) The purpose of this plan is to subdivide the property into 4 residential lots. Each lot to be served by individual septic systems and wells. The existing conditions shown hereon as of the existing conditions survey of the subject property between July 7, 2020 and August 3, 2020 and is not a determination of title.
- 2.) Field Procedure: Topcon (GM-105) Electronic Total Station Instrument & Carlson Surveyor Plus Data Collector, Adjusted Closed Traverse Performed July 2020, Least Squares Balance.
- 3.) Error of Closure Better Than 1:20,000.
- 4.) Parcel is shown as Lot 8.1 on the Town of Exeter Assessor's Map 101.
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PO Box 291
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- 7.) Parcel is not located in a Flood Hazard Zone A as depicted on Flood Insurance Rate Map, No. 33015C0403E, Rockingham County, NH, (All Jurisdictions), Effective Date: May 17, 2005.
- 8.) The wetland areas shown hereon were field delineated by Gove Environmental Services, Inc., of 8 Continental Drive, Building #2, Unit H, Exeter, NH.
- 9.) Horizontal & Vertical control based upon NH Grid North & NGVD83.
- 10.) NHDES Subdivision Approval No. eSA2020112506, dated 11/25/2020.

WETLAND SCIENTIST CERTIFICATION

1. US Army Corps of Engineers Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Technical Report ERDC/EL TR-09-19 (Oct 2009).
2. Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 7.0. United States Department of Agriculture (2010).
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4. Classification of Wetlands and Deepwater Habitats of the United States. USFW Manual FWS/OBS-79/31 (1979).

Legend:

- | | |
|------|-------------------------------------|
| C1 | See Curve Table |
| L1 | See Length Table |
| RCRD | Rockingham County Registry of Deeds |
| ○ | Iron Pipe Found |
| ● | Drill Hole Found |
| ● | Iron Rod Found |
| ⊙ | Iron Rod Set |
| ⊙ | Drill Hole Set - DHS |
| □ | Granite Bound Set |
| ⋈ | Utility Pole |
| --- | Building Setback |
| --- | Wetland No-Cut Buffer |
| --- | Wetland Boundary |

Conditions of Approval:

1. The driveway access for Lot 8.3 shall be off John West Road. No driveway access on Lot 8.3 shall be allowed from Kingston Road.
2. All new homes shall be constructed with stone trenches around the foundations to promote stormwater infiltration.
3. The large oak tree on Lot 8.1 shall remain.
4. A waiver was granted from the Site Review and Subdivision Regulations; Section 7.9 - Submission of a formal drainage analysis.

Map 114 / Lot 8
N/F Joseph D. Diprimo
RCRD Bk 2319, Pg 952

Map 101 / Lot 12
N/F Aaron A. Dibble
RCRD Bk 5281, Pg 1385

Map 114 / Lot 9
N/F Peter J. Oliver
RCRD Bk 5682, Pg 909

Map 101 / Lot 9
N/F Campbell
Revocable Trust
RCRD Bk 5682, Pg 909

Map 101 / Lot 8.2
N/F Cabernet Builders
of Stratham LLC
RCRD Bk 6158 Pg 2471

Map 101 / Lot 33
N/F Audra A. Anderson
RCRD Bk 5368 Pg 2913

Map 101 / Lot 34
N/F Matthew J. &
Laura E Marshall
RCRD Bk 5069 Pg 185

Map 101 / Lot 7
N/F Big Woods
Properties LLC
RCRD Bk 5682, Pg 909

Map 101 / Lot 6
N/F David A. White
Revocable Trust
RCRD Bk 5844, Pg 1719

Map 101 / Lot 6.1
N/F Berke Family Trust
RCRD Bk 3873, Pg 1560

ZONING REQUIREMENTS

ZONE	R-1 LOW DENSITY
LOT AREA MIN.	2 ACRES
LOT FRONTAGE WIDTH MIN.	150 FT.
FRONT YARD	25 FT.
SIDE YARD	15 FT.
REAR YARD	25 FT.
WETLAND SETBACK	50 FT.
WETLAND NO-CUT BUFFER	25 FT.
MAX. BUILDING HEIGHT	35 FT.
MAX. BUILDING STORIES	3
MAX. BUILDING COVERAGE	15%

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

Map 114 / Lot 2
N/F Hagen Revocable Trust
RCRD Bk 4726 Pg 1431

Map 114 / Lot 1
N/F J & J Properties LLC
RCRD Bk 6035, Pg 132

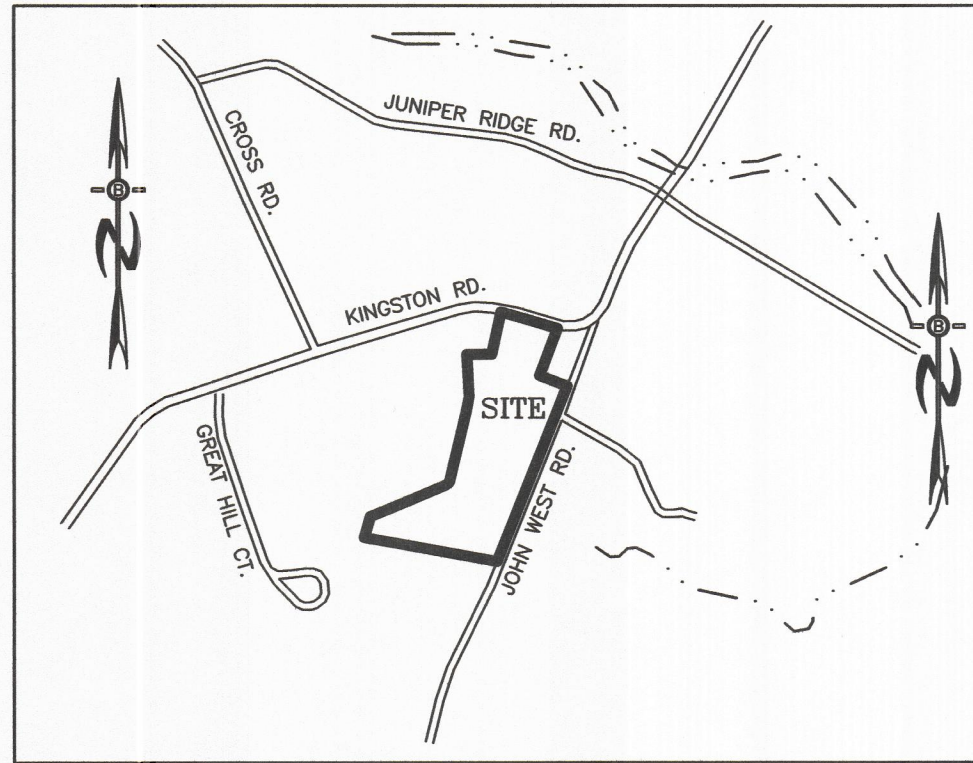
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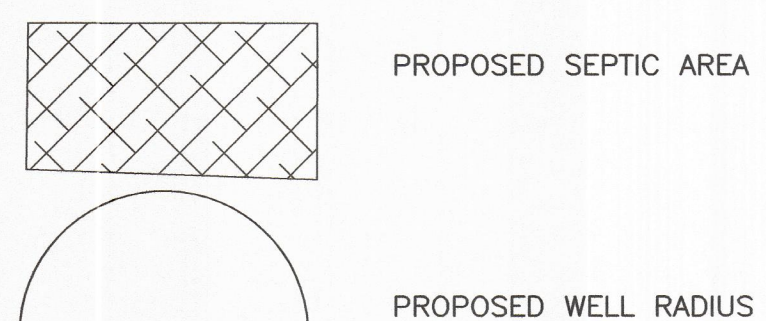
4			
3			
2			
1	12/1/20	revs PB comment & mons set	dnv
NO.	DATE	DESCRIPTION	BY



LOCATION MAP

LEGEND

- UTILITY POLE
- STONE WALL
- TREE LINE
- EXISTING CONTOUR - 5'
- EXISTING CONTOUR - 1'
- WETLAND BOUNDARY
- SOILS BOUNDARY LINE
- BUILDING SETBACK LINE
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE



KEY TO SOIL TYPES

HIGH INTENSITY SOIL SURVEYS UTILIZE A FIVE-PART CLASSIFICATION TO IDENTIFY SOIL TYPES. SYMBOLS A-E READ FROM LEFT TO RIGHT IN THE CLASSIFICATION.

SYMBOL A: DRAINAGE CLASS

- 1- EXCESSIVELY DRAINED
- 2- WELL DRAINED
- 3- MODERATELY WELL DRAINED
- 4- SOMEWHAT POORLY DRAINED
- 5- POORLY DRAINED
- 6- VERY POORLY DRAINED

SYMBOL B: PARENT MATERIAL

- 1- GLACIOFLUVIAL DEPOSITS (OUTWASH/TERRACES)
- 2- GLACIAL TILL
- 3- VERY FINE SAND AND SILT DEPOSITS
- 4- LOAMY/SANDY OVER SILT/CLAY DEPOSITS
- 5- SILT AND CLAY DEPOSITS
- 6- EXCAVATED, REGRADED, OR FILLED
- 7- ALLUVIAL DEPOSITS
- 8- ORGANIC MATERIALS - FRESHWATER
- 9- ORGANIC MATERIALS - TIDAL MARSH

SYMBOL C: RESTRICTIVE FEATURES

- 1- NONE
- 2- BOULDER
- 3- MINERAL RESTRICTIVE LAYER WITHIN 40 INCHES OF SOIL SURFACE
- 4- BEDROCK PRESENT WITHIN 20 INCHES OF SOIL SURFACE
- 5- SUBJECT TO FLOODING (FLOODPLAIN)
- 6- DOES NOT MEET FILL STANDARDS (SEE PUBLICATION)
- 7- BEDROCK PRESENT 20-40 INCHES BELOW SOIL SURFACE
- 8- BEDROCK DEPTH VARIABLE (GENERALLY WITHIN 40 INCHES OF SOIL SURFACE)

SYMBOL D: SLOPE CLASS

- B- 0% TO 8%
- C- 8% TO 15%
- D- 15% TO 25%
- E- 15% TO 25%
- F- 35%+

SYMBOL E: HIGH INTENSITY SOIL MAP IDENTIFIER

- H- MAP MEETS HIGH INTENSITY SOIL MAPPING STANDARDS
- P- MAP IS FOR PRELIMINARY PLANNING ONLY AND DOES NOT MEET STANDARDS

THIS SOIL MAP WAS PREPARED BY A PROFESSIONAL SOIL SCIENTIST AND MEETS THE TECHNICAL STANDARDS OF THE SSNNP PUBLICATION NO. 1, HIGH INTENSITY SOIL MAPS FOR NH, DECEMBER 2017. SOILS WERE IDENTIFIED USING THE KEY TO SOIL TYPES.

SOIL MAPPING WAS PERFORMED BY JAMES GOVE, CSS # 004 IN OCTOBER, 2020.

WETLAND NOTES

THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC., IN JUNE OF 2019 IN ACCORDANCE WITH:

1. US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-12-1, JANUARY 2012, VERSION 2.0
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.2.1 (2009).

4. HIGH INTENSITY SOIL MAPPING WAS PERFORMED BY G.E.S. USING THE STANDARDS OF THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND SPECIAL PUBLICATION NUMBER 1, HIGH INTENSITY SOIL MAPS FOR NEW HAMPSHIRE STANDARDS, JAN 1994

2019 ZONING ORDINANCE ARTICLE 9, NATURAL RESOURCE PROTECTION

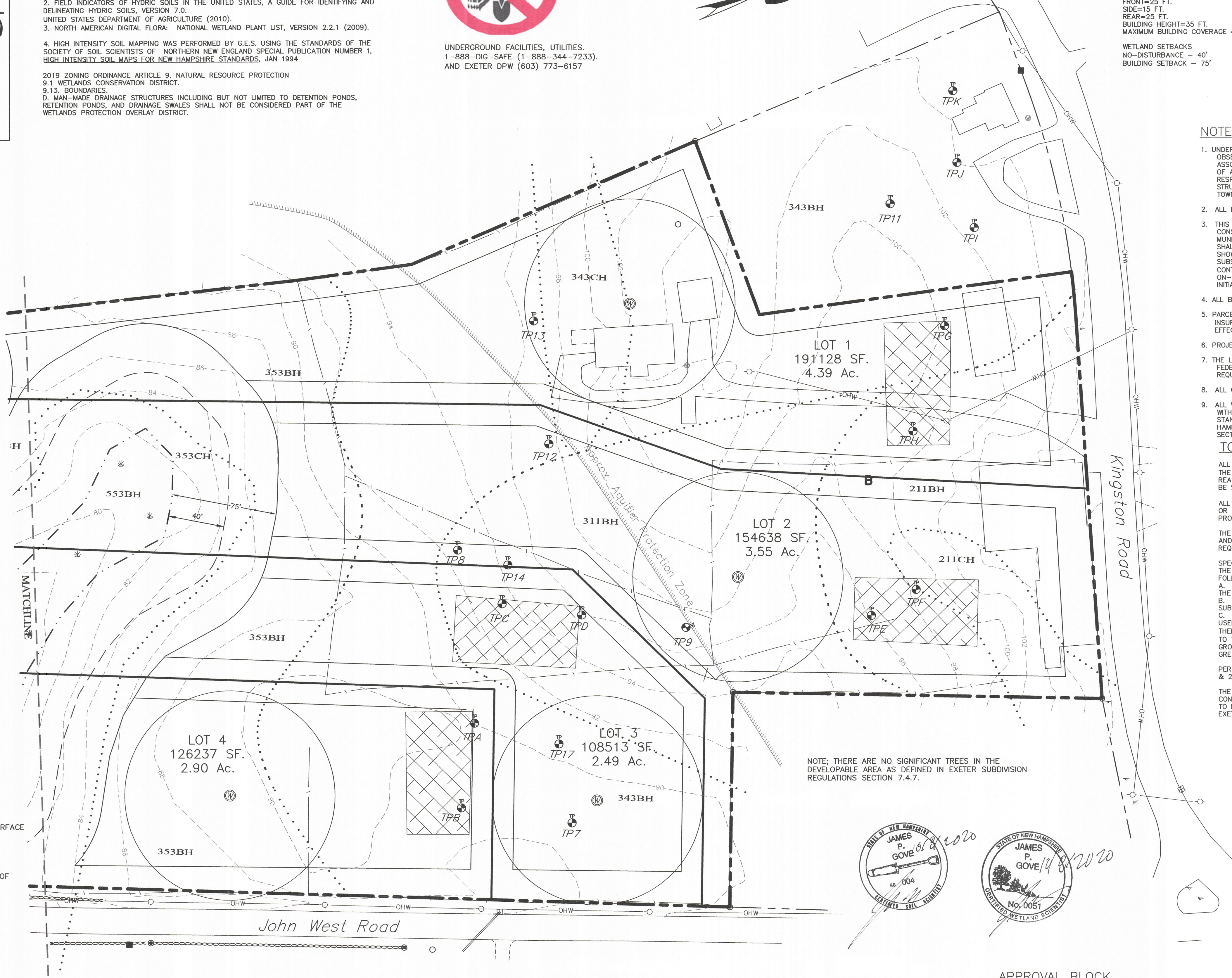
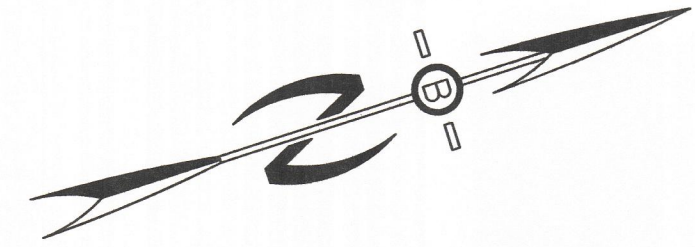
9.1 WETLANDS CONSERVATION DISTRICT.

9.13. BOUNDARIES.

D. MAN-MADE DRAINAGE STRUCTURES INCLUDING BUT NOT LIMITED TO DETENTION PONDS, RETENTION PONDS, AND DRAINAGE SWALES SHALL NOT BE CONSIDERED PART OF THE WETLANDS PROTECTION OVERLAY DISTRICT.



UNDERGROUND FACILITIES, UTILITIES.
1-888-DIG-SAFE (1-888-344-7233).
AND EXETER DPW (603) 773-6157



ZONING REQUIREMENTS:
ZONING DISTRICT - RES.1 (R1)
MINIMUM LOT SIZE - 2 AC.
MINIMUM LOT WIDTH - 3 AC.
MINIMUM LOT DEPTH - 150 FT.
MINIMUM FRONTAGE - 150'

BUILDING SETBACKS:
FRONT=25 FT.
SIDE=15 FT.
REAR=25 FT.
BUILDING HEIGHT=35 FT.
MAXIMUM BUILDING COVERAGE = 15%

WETLAND SETBACKS:
NO-DISTURBANCE - 40'
BUILDING SETBACK - 75'

PREPARED FOR:

CABERNET BUILDERS
P.O. BOX 291
STRATHAM, N.H. 03885

BEALS ASSOCIATES PLLC

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

NOTES

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE, AND TOWN OF EXETER DPW.
2. ALL NEWLY INSTALLED UTILITIES SHALL BE UNDERGROUND.
3. THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
4. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
5. PARCELS ARE NOT LOCATED IN A FLOOD HAZARD ZONE A AS DEPICTED ON FLOOD INSURANCE RATE MAP, NO. 33015C0403E, ROCKINGHAM COUNTY, NH, (ALL JURISDICTIONS), EFFECTIVE DATE: MAY 17, 2005
6. PROJECT IS BASED ON USGS DATUM NAVD 1988.
7. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
8. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF EXETER STANDARDS AND REGULATIONS.
9. ALL WATER, SEWER, ROAD, AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 GRADING, DRAINAGE, AND EROSION AND SEDIMENT CONTROL AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE. SEE SECTION 9.14 ROADWAYS, ACCESS POINTS, AND FIRE LANES AND SECTION 9.15 PARKING AREAS FOR EXCEPTIONS.

TOWN NOTES

ALL SNOW SHALL BE STORED OFF OF PAVEMENT ACCESS WAYS. IN THE EVENT THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN TRAVEL AISLES.

ALL WASTE MATERIALS AND RECYCLABLE SHALL BE CONTAINED WITHIN THE BUILDING(S) OR APPROVED STORAGE FACILITIES AND SHALL NOT BE OTHERWISE STORED ON THE PROPERTY. REFUSE COLLECTION WILL BE BY CURBSIDE PICK-UP.

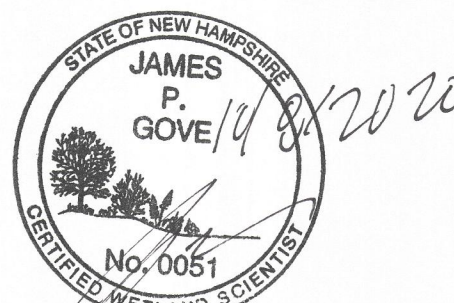
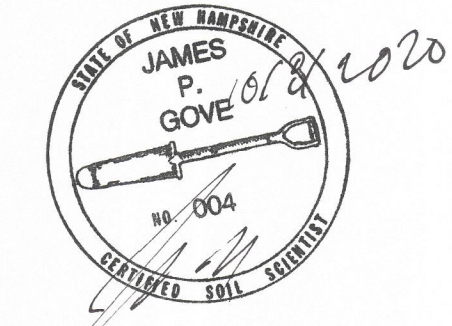
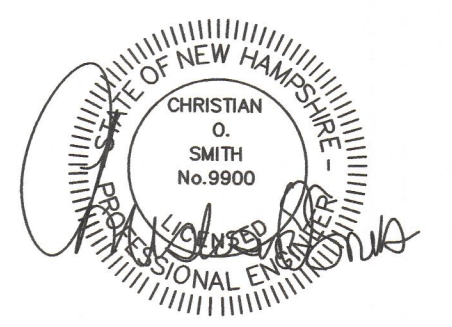
THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.

SPECIFIC TO ONSITE SEPTIC SYSTEMS:

THE TOWN OF EXETER, IN AN EFFORT TO IMPROVE WATER QUALITY, MAKES THE FOLLOWING REQUIREMENTS:
A. 2- FEET RATHER THAN 6-INCHES OF NATURAL PERMEABLE SOIL IS REQUIRED ABOVE THE SEASONAL HIGH WATER TABLE.
B. 3- FEET OF NATURAL SOIL IS REQUIRED ABOVE BEDROCK OR ANY IMPERVIOUS SUBSTRATUM.
C. ANY LAND AREA HAVING A NATURAL SLOPE OF 20% OR GREATER SHALL NOT BE USED FOR WASTEWATER DISPOSAL AS CAN BE SEEN BASED ON THE TEST PIT DATA. THERE IS NO PROPOSED SEPTIC RECEIVING AREA WITH LESS THAN 2' OF NATURAL SOIL TO THE ESHWT. NO BEDROCK OR IMPERVIOUS SUBSTRATUM EXISTS WITHIN 5' OF THE GROUND SURFACE, AND NONE ARE PROPOSED IN AN AREA OF 20% SLOPES OR GREATER.

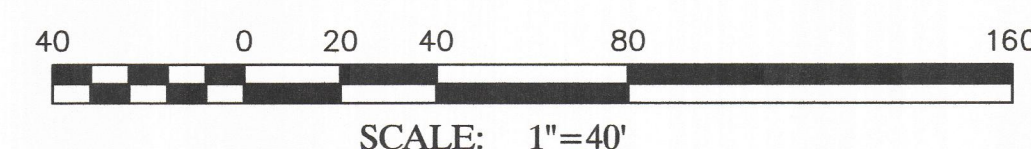
PER THE EXETER Z.O., SECTION 9.2.3.C.3 REQUIRES 10% IMPERVIOUS COVER FOR LOTS 1 & 2. LOT 1 HAS 10,227 S.F. OF EXISTING IMPERVIOUS AREA = 5.35%.

THE SEPTIC INSTALLATION FOR LOT 2 & LOT 1 WHEN REPLACED, NEEDS TO BE CONDUCTED UNDER THE SUPERVISION OF A SANITARY ENGINEER LICENSED IN NH. PRIOR TO BACKFILL, THE SYSTEM MUST BE INSPECTED BY AN AGENT OF THE TOWN OF EXETER.



APPROVAL BLOCK

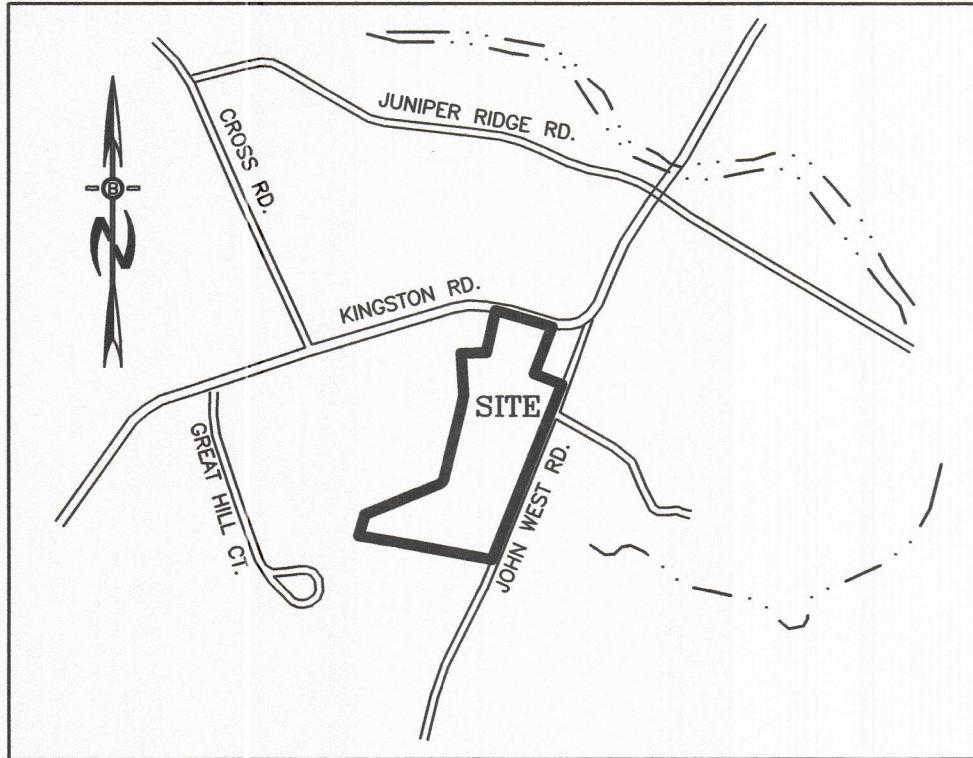
APPROVED TOWN OF EXETER PLANNING BOARD	
CHAIRPERSON	DATE



SUBDIVISION SITE PLAN

PLAN FOR:
RESIDENTIAL DEVELOPMENT
BRENTWOOD ROAD
EXETER, NH

DATE:	SEPT, 2020	SCALE:	1"=40'
PROJ. NO:	NH-1213	SHEET NO.	3 OF 4



LOCATION MAP

LEGEND

	UTILITY POLE
	STONE WALL
	TREE LINE
	EXISTING CONTOUR - 5'
	EXISTING CONTOUR - 1'
	WETLAND BOUNDARY
	SOILS BOUNDARY LINE
	BUILDING SETBACK LINE
	ABUTTING PROPERTY LINE
	EXISTING PROPERTY LINE

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- 3- MODERATELY WELL DRAINED
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SYMBOL B: PARENT MATERIAL

- 1- GLACIOFLUVIAL DEPOSITS (OUTWASH/TERRACES)
- 2- GLACIAL TILL
- 3- VERY FINE SAND AND SILT DEPOSITS
- 4- LOAMY/SANDY OVER SILT/CLAY DEPOSITS
- 5- SILT AND CLAY DEPOSITS
- 6- EXCAVATED, REGRADED, OR FILLED
- 7- ALLUVIAL DEPOSITS
- 8- ORGANIC MATERIALS - FRESHWATER
- 9- ORGANIC MATERIALS - TIDAL MARSH

SYMBOL C: RESTRICTIVE FEATURES

- 1- NONE
- 2- BOULDERS
- 3- MINERAL RESTRICTIVE LAYER WITHIN 40 INCHES OF SOIL SURFACE
- 4- BEDROCK PRESENT WITHIN 20 INCHES OF SOIL SURFACE
- 5- SUBJECT TO FLOODING (FLOODPLAIN)
- 6- DOES NOT MEET FILL STANDARDS (SEE PUBLICATION)
- 7- BEDROCK PRESENT 20-40 INCHES BELOW SOIL SURFACE
- 8- BEDROCK DEPTH VARIABLE (GENERALLY WITHIN 40 INCHES OF SOIL SURFACE)

SYMBOL D: SLOPE CLASS

- B- 0% TO 8%
C- 8% TO 15%
D- 15% TO 25%
E- 25% TO 35%
F- 35%+

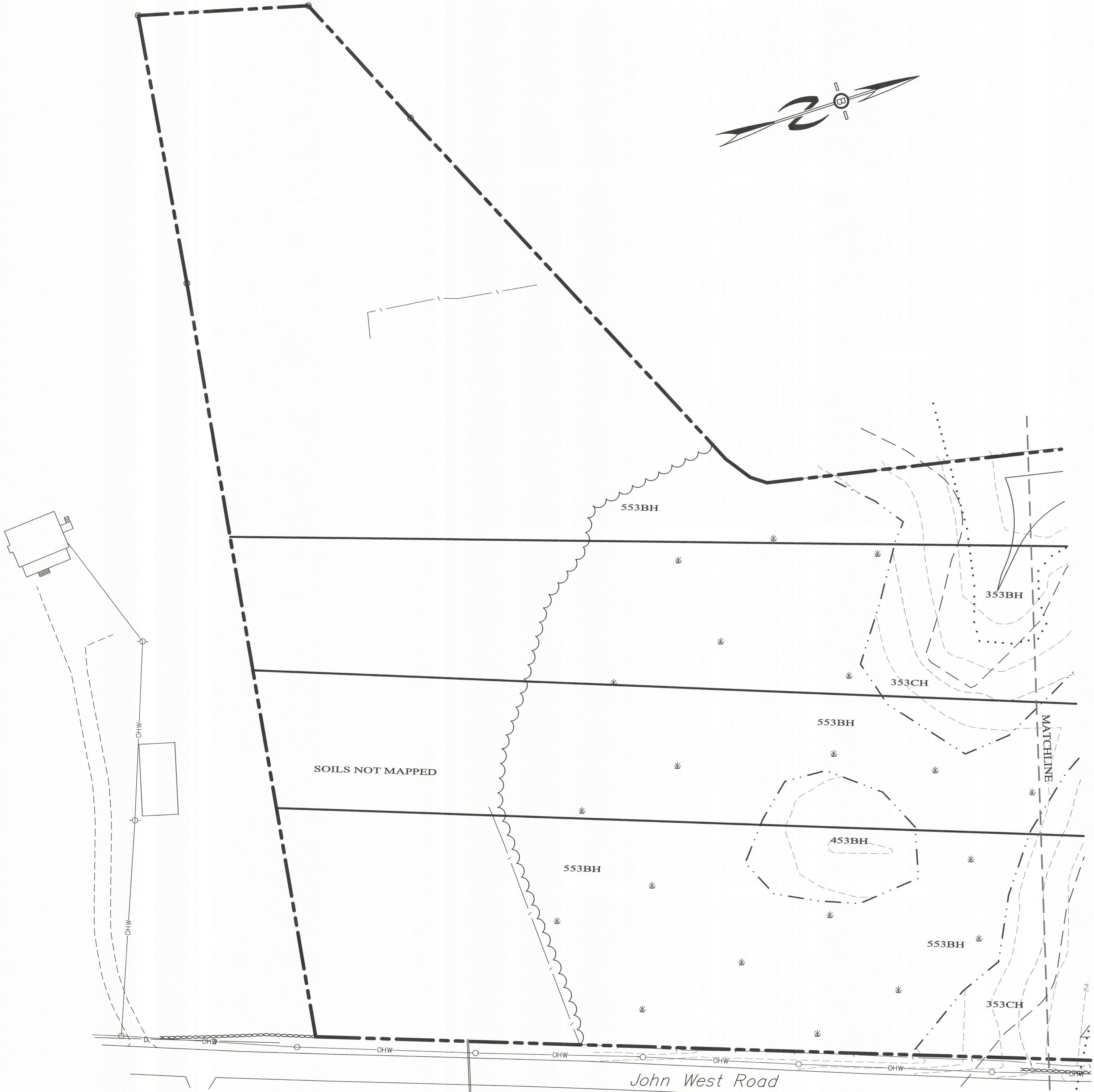
SYMBOL E: HIGH INTENSITY SOIL MAP IDENTIFIER

- H- MAP MEETS HIGH INTENSITY SOIL MAPPING STANDARDS
P- MAP IS FOR PRELIMINARY PLANNING ONLY AND DOES NOT MEET STANDARDS

THIS SOIL MAP WAS PREPARED BY A PROFESSIONAL SOIL SCIENTIST AND MEETS THE TECHNICAL STANDARDS OF THE SSSNNE PUBLICATION NO. 1, HIGH INTENSITY SOIL MAPS FOR NH, DECEMBER 2017. SOILS WERE IDENTIFIED USING THE KEY TO SOIL TYPES.

SOIL MAPPING WAS PERFORMED BY JAMES GOVE, CSS # 004 IN OCTOBER, 2020.

653BH
A B C D E



ZONING REQUIREMENTS:
ZONING DISTRICT - RES.1 (R1)
MINIMUM LOT SIZE - 2 AC.
MINIMUM LOT WIDTH - 150 FT.
MINIMUM LOT DEPTH - 150 FT.
MINIMUM FRONTAGE - 150'

BUILDING SETBACKS
FRONT=25 FT.
SIDE=15 FT.
REAR=25 FT.
BUILDING HEIGHT=35 FT.
MAXIMUM BUILDING COVERAGE = 15%

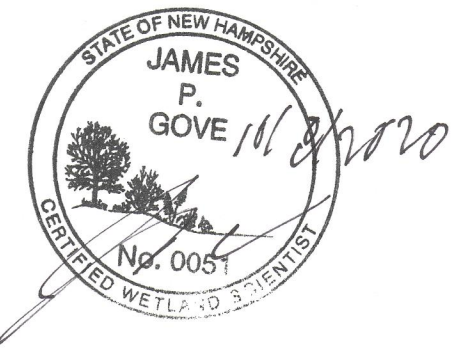
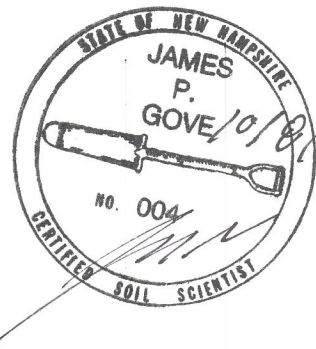
WETLAND SETBACKS
NO-DISTURBANCE - 40'
BUILDING SETBACK - 75'

PREPARED FOR:

CABERNET BUILDERS
P.O. BOX 291
STRATHAM, N.H. 03885

BEALS • ASSOCIATES PLLC

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



APPROVAL BLOCK

APPROVED TOWN OF EXETER PLANNING BOARD

CHAIRPERSON

DATE

REVISED PER TRC REVIEW

10-7-20

REVISIONS:

DATE:

SUBDIVISION SITE PLAN

PLAN FOR:
RESIDENTIAL DEVELOPMENT
BRENTWOOD ROAD
EXETER, NH

DATE: SEPT, 2020

SCALE: 1"=40'

PROJ. NO: NH-1213

SHEET NO. 4 OF 4