

LOCATION MAP
NTS'

TOWN NOTES

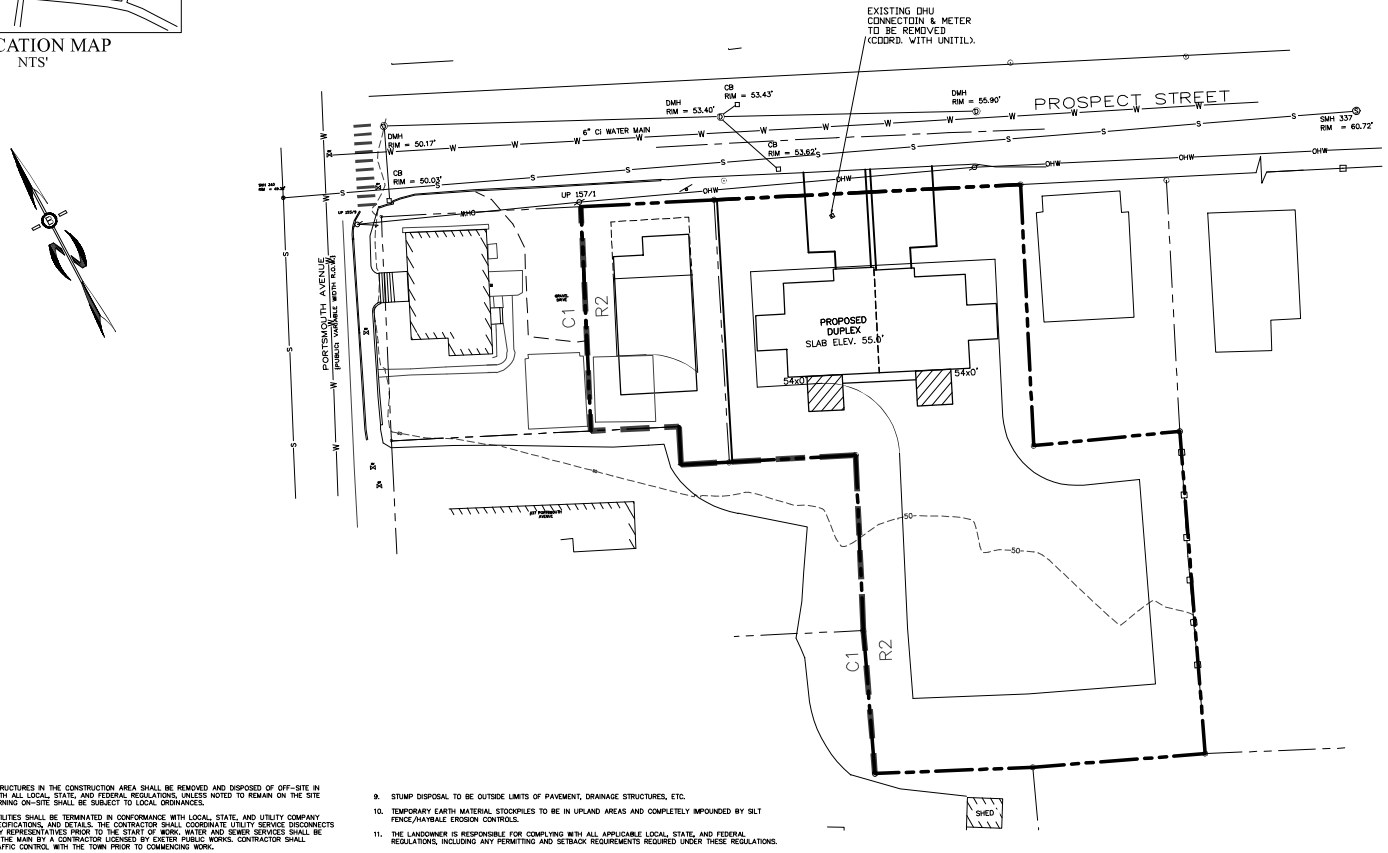
1. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
2. THE APPLICANT HAS DESIGNED THIS SITE TO SAFELY ACCOMMODATE MAXIMUM SIZE VEHICLES AND TRUCKS EITHER DELIVERING TO, OR USING THE PROPERTY.
3. ALL SNOW SHALL BE STORED IN THE AREA(S) DEPICTED ON THIS PLAN AS SNOW STORAGE AREAS. 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.
4. 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 BIWEEKLY STREET SIDE PICK-UP.
5. ALL WATER, SEWER, DRIVEWAYS (INCLUDING PARKING STALLS), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 GRADING, DRAINAGE, AND EROSION & SEDIMENT CONTROL AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE.
6. APPLICANT IS ACTIVELY WORKING WITH DPW FOR DETERMINATION OF EXISTING MAIN DATA, AS WELL AS REQUIRED SIZE FOR UNIT UTILITY SERVICES.

ZONING REQUIREMENTS:
ZONING DISTRICT – SINGLE FAMILY (R2)
MINIMUM LOT SIZE SINGLE – 15,000 SF
MINIMUM LOT SIZE 2 FAMILY – 24,000 SF
MINIMUM LOT WIDTH – 100 FT.
MINIMUM LOT DEPTH – 100 FT.
MINIMUM DWELLING UNIT SINGLE – 15000 S.F.

BUILDING SETBACKS
FRONT=25 FT.
SIDE=15 FT.
REAR=25 FT.
BUILDING HEIGHT=35 FT.
MAXIMUM BUILDING COVERAGE 25% (PROPOSED 22%)
MINIMUM OPEN SPACE = 40%

PREPARED FOR:
PROSPECT EXETER, LLC
PO BOX 334
STRATHAM, NH 03885

BA BEALS ASSOCIATES, PLLC
70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX. 603-583-4863



NOTES

1. ALL EXISTING STRUCTURES IN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS, UNLESS NOTED TO REMAIN ON THE SITE PLANS. ANY BURNING ON-SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
2. ALL EXISTING UTILITIES SHALL BE TERMINATED IN CONFORMANCE WITH LOCAL, STATE, AND UTILITY COMPANY STANDARDS, SPECIFICATIONS, AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES PRIOR TO THE START OF WORK. WATER AND SEWER SERVICES SHALL BE ABANDONED AT THE MAIN BY A CONTRACTOR LICENSED BY EXETER PUBLIC WORKS. CONTRACTOR SHALL COORDINATE TRAFFIC CONTROL WITH THE TOWN PRIOR TO COMMENCING WORK.
3. EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED PRIOR TO ANY EARTH MOVING ACTIVITIES.
4. A TREE CLEARING PERMIT FROM LOCAL AND STATE AUTHORITIES MAY BE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL STUMPS AND DEBRIS ARE TO BE REMOVED FROM SITE.
5. THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES.
6. EXISTING SEWER SERVICE AND APPURTENANCES TO BE REMOVED AND DISPOSED OF PER TOWN AND STATE REQUIREMENTS. NEW SERVICES FOR EACH UNIT TO BE INSTALLED & CONNECTED PER TOWN SPECIFICATIONS. SEQUENCING AND SCHEDULING: (SEE DETAIL SHEETS FOR COMPLETE CONSTRUCTION SEQUENCE AND EROSION CONTROL SPECIFICATION.)
7. DEMOLITION REQUIREMENTS: CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH THE ADJACENT AND OCCUPIED BUILDING AREAS, IN COMPLIANCE WITH THE GOVERNING LAWS. PRIME CONSIDERATION SHALL BE GIVEN TO THE SAFETY, PROTECTION AND CONVENIENCE OF THE PUBLIC AND OWNER'S PERSONNEL.
8. LEAVE SITE IN CLEAN CONDITION.
9. STUMP DISPOSAL TO BE OUTSIDE LIMITS OF PAVEMENT, DRAINAGE STRUCTURES, ETC.
10. TEMPORARY EARTH MATERIAL STOCKPILES TO BE IN UPLAND AREAS AND COMPLETELY IMPOUNDED BY SILT FENCE/HAYBALE EROSION CONTROLS.
11. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
12. WETLANDS WERE NOT FOUND ON SITE BY GOVE ENVIRONMENTAL SERVICES, INC. OF EXETER, NH STANDARDS UTILIZED:US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012 AND FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. WETLANDS DELINEATED BY CWS JAMES GOVE, #004, FIELD WORK 9-11-2024.
13. ALL WATER, SEWER, ROAD (INCLUDING DRIVEWAY), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.3 STORMWATER MANAGEMENT STANDARDS, STORMWATER MANAGEMENT PLAN, STORMWATER POLLUTION PREVENTION PLAN, AND EROSION AND SEDIMENT CONTROL STANDARDS 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 9.13 PARKING AREAS FOR EXCEPTIONS.
14. THE CONTRACTOR MUST OBTAIN A VALID UTILITY PIPE INSTALLER'S LICENSE AND THE JOB SUPERVISOR OR FOREMAN MUST BE CERTIFIED BY THE TOWN PRIOR TO WORKING ON ANY WATER, SEWER, OR DRAINAGE PIPES THAT ARE IN A TOWN STREET OR RIGHT OF WAY, OR THAT WILL CONNECT OR MAY BE CONNECTED TO A TOWN WATER, SEWER, OR DRAINAGE SYSTEM. A LICENSED SUPERVISOR OR FOREMAN MUST BE PRESENT AT THE JOB SITE AT ALL TIMES DURING CONSTRUCTION OF THESE UTILITIES.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REVISIONS:	DATE:

PARKING & PAVEMENT PLAN

RESIDENTIAL DEVELOPMENT
PROSPECT STREET
EXETER, NH
TAX MAP 65, LOT 172-173

DATE: MARCH 9, 2026	SCALE: 1" = 20'
PROJ. NO: NH-1570	SHEET NO. 3