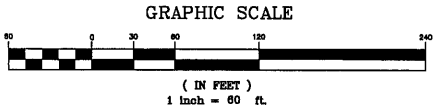


- PLAN REFERENCES:**
1. "LOT LINE ADJUSTMENT PLAN, TAX MAP 55 LOT 3 & TAX MAP 62 LOT 111, 80 EPPING ROAD AND 5 BRENTWOOD ROAD, EXETER, NH" SHEETS 1 AND 2 OF 2, DATED 3/11/15, AS LAST REVISED, SCALE 1" = 60', PREPARED BY JONES & BEACH ENGINEERS, INC., TO BE RECORDED.
  2. "SITE PLAN, 80 EPPING ROAD, EXETER, NH" SHEETS 1 TO 35 OF 35, DATED 1/15/14, AS LAST REVISED, SCALE 1" = 40', PREPARED BY JONES & BEACH ENGINEERS, INC.
  - SEE PLAN REFERENCE #1 FOR ADDITIONAL PLAN REFERENCES.



- NOTES:**
1. THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED CONSERVATION EASEMENT ON THIS PARCEL.
  2. C-2 HIGHWAY COMMERCIAL ZONING DISTRICT  
MINIMUM LOT AREA: 20,000 S.F.  
DWELLING UNIT: 5,000 S.F.  
MINIMUM WIDTH: 150'  
MINIMUM DEPTH: 100'  
MAXIMUM HEIGHT: 35'  
MAXIMUM BUILDING COVERAGE: 30%  
MINIMUM OPEN SPACE: 15%  
BUILDING SETBACKS-MINIMUM FRONT: 50'  
SIDE: 20'  
REAR: 50'  
PARKING SETBACK FROM WETLAND: 75'  
BUILDING SETBACK FROM WETLAND: 75'
  3. R-4 MULTI-FAMILY RESIDENTIAL ZONING DISTRICT  
MINIMUM LOT AREA: 21,000 S.F.  
DWELLING UNIT: 7,000 S.F.  
MINIMUM WIDTH: 100'  
MINIMUM DEPTH: 200'  
MAXIMUM HEIGHT: 40' (3 STORIES)  
MAXIMUM BUILDING COVERAGE: 30%  
MINIMUM OPEN SPACE: 30%  
BUILDING SETBACKS-MINIMUM FRONT: 100'  
SIDE & REAR: 50'  
PARKING SETBACK FROM WETLAND: 75'  
BUILDING SETBACK FROM WETLAND: 75'  
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, PER ZONING ARTICLE 8.1.3.3.
  4. 100 YEAR FLOOD LINE SHOWN AS APPROVED BY FEMA LOMA (LETTER OF MAP AMENDMENT) DATED JUNE 3, 2010, CASE NO. 10-01-12444, AT ELEVATION=47.0'.
  5. LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
  6. 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.
  7. ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
  8. THE TAX MAP AND LOT NUMBERS AND ABUTTING OWNERS ARE BASED ON THE TOWN OF EXETER TAX RECORDS AND ARE SUBJECT TO CHANGE.
  9. RESEARCH WAS PERFORMED AT THE TOWN OF EXETER ASSESSORS OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.



**CERTIFICATION:**

PURSUANT TO RSA 676:16-B AND RSA 674:14

I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 4.2 OF THE N.A.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.A.S.A. ETHICS AND STANDARDS.

A COPY OF THIS PLAN HAS BEEN FILED WITH THE TOWN OF EXETER PLANNING BOARD PER RSA 676:16 PAR. IV

DAVID M. COLLIER, LLS 892  
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: \_\_\_\_\_

**ABUTTERS**

- TAX MAP 55 LOT 18  
TOWN OF EXETER  
10 FRONT STREET  
EXETER NH 03833
- TAX MAP 55 LOT 15  
RICHARD & KIMBERLY LEFAVE  
15 COLCORD POND DRIVE  
EXETER NH 03833
- TAX MAP 55 LOT 14  
RONALD DEPRESNE  
114 GARVINS FALLS ROAD  
CONCORD NH 03301
- TAX MAP 55 LOT 13  
RAUL & SANDRA MATHIEU  
11 COLCORD POND DRIVE  
EXETER NH 03833
- TAX MAP 55 LOT 12  
ROBERT CONEY, JR. & KEVIN KNEELAND  
9 COLCORD POND DRIVE  
EXETER NH 03833
- TAX MAP 62 LOT 90  
CALVARY BAPTIST CHURCH  
12 LITTLE RIVER ROAD  
EXETER NH 03833
- TAX MAP 55 LOT 11  
KATHY METCALFE  
7 COLCORD POND DRIVE  
EXETER NH 03833
- TAX MAP 55 LOT 10  
EDWARD & DOLORES ELCK  
5 COLCORD POND DRIVE  
EXETER NH 03833
- TAX MAP 55 LOT 9  
KERRY ALEXANDER  
3 COLCORD POND DRIVE  
EXETER NH 03833
- TAX MAP 55 LOT 6  
ROCHELLE REALTY, LLC  
104 EPPING ROAD, SUITE 2  
EXETER NH 03833
- TAX MAP 55 LOT 5 & 4  
WESLEY NICKERSON, JR.  
GAIL NICKERSON  
300 ROUTE 125  
BRENTWOOD NH 03833

**ABUTTER NOT SHOWN:**

- TAX MAP 62 LOT 112  
GREAT BAY KIDS COMPANY  
81 NEW HAMPSHIRE AVE  
PORTSMOUTH NH 03801
- TAX MAP 55 LOT 72  
JOHN & GAIL PERKINS  
434 EPPING ROAD  
EXETER NH 03833
- TAX MAP 62 LOT 114  
78 EPPING ROAD, LLC  
78 EPPING ROAD  
EXETER NH 03833
- TAX MAP 55 LOT 74  
JULIETA & DONALD PETERSON  
150 PICKPOCKET ROAD  
BRENTWOOD NH 03833
- TAX MAP 62 LOT 107  
HERBERT SMITH & MARIAN GOODING-SMITH  
17 BRENTWOOD ROAD  
EXETER NH 03833
- TAX MAP 62 LOT 108  
RYAN YOUNG  
3321 LUNAR SKY ST.  
NORTH LAS VEGAS, NV 89032
- TAX MAP 62 LOT 109  
BRIAN & LYDIA HOYT  
13 BRENTWOOD ROAD  
EXETER NH 03833
- TAX MAP 62 LOT 110 & 63  
LOT 93  
ESTELLA ELLISON REVOCABLE LIVING TRUST  
KENNETH ELLISON REVOCABLE LIVING TRUST  
3240 HARRING RIDGE ROAD  
GOODIE VA 24559
- TAX MAP 62 LOT 2  
MARTIN & BRENDA MULREY  
105 WASHINGTON STREET  
EXETER, NH 03833
- TAX MAP 62 LOT 1  
PATRICK & SONJA ROBCHEAU  
12 BRENTWOOD ROAD  
EXETER, NH 03833

**PROJECT PARCEL**

TAX MAP 55 LOT 3  
TAX MAP 62 LOT 111  
**TOTAL LOT AREA (55/3)**  
724,825 SF ±  
16.64 ACRES ±

**APPLICANT**

TUCK REALTY CORP.  
149 EPPING ROAD, SUITE 2A  
EXETER, NH 03833

**OWNERS OF RECORD**

- TAX MAP 55 LOT 3  
80 EPPING ROAD REALTY TRUST  
DAVID SANDERSON, TRUSTEE  
33 HOBBS ROAD  
NORTH HAMPTON, NH 03862  
BK. 1744 PG. 1327
- TAX MAP 62 LOT 111  
PATRICIA WASHBURN  
REVOCABLE TRUST  
PATRICIA WASHBURN, TRUSTEE  
PO BOX 38  
MIDDLETON, NH 03887  
BK. 3521 PG. 2229

Design: JSR	Draft: LAZ	Date: 1/15/14
Checked: JSR	Scale: 1"=60'	Project No.: 14101
Drawing Name: 14101-CONDO-SITE-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
4	3/7/16	ADD BEARINGS AND DISTANCES	LAZ
3	3/4/16	REVISE PER PLANNER	LAZ
2	3/3/16	REVISIONS PER CONSERVATION COMMISSION	PSL
1	2/23/16	ISSUED FOR REVIEW	LAZ
REV.	DATE	REVISION	BY

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave.  
PO Box 219  
Stratham, NH 03886

Civil Engineering Services

603-772-4748  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

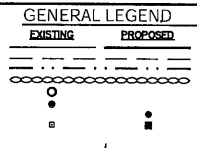
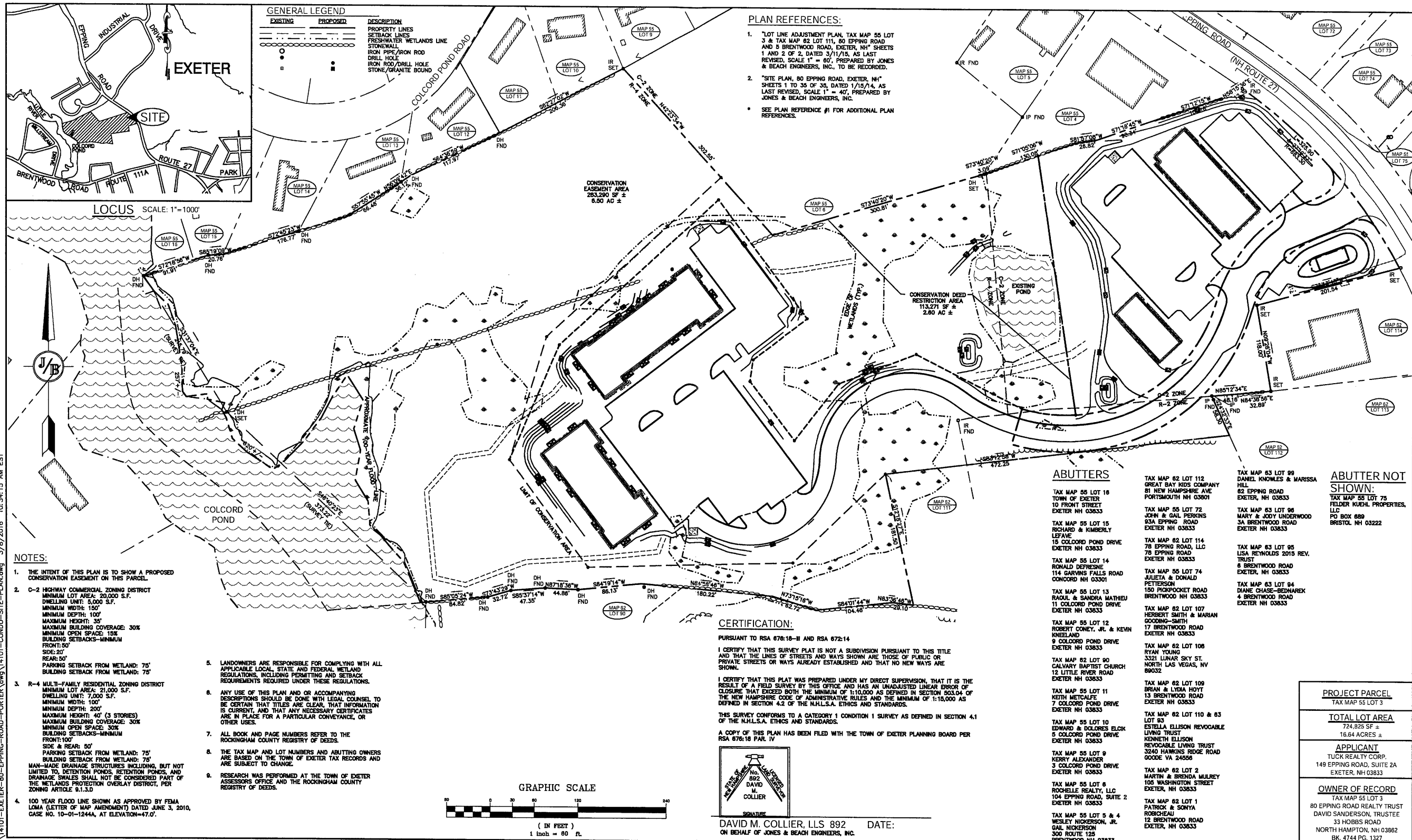
Plan Name:	CONSERVATION EASEMENT PLAN
Project:	COLCORD POND PROPERTIES CONDOMINIUM 80 EPPING ROAD, EXETER, NEW HAMPSHIRE
Owner of Record:	80 EPPING ROAD REALTY TRUST 33 HOBBS ROAD, NORTH HAMPTON, NH 03862

DRAWING No.

**CE1**

SHEET 1 OF 1  
JBE PROJECT NO. 14101

C:\Land Projects\14101-EXETER-80-EPPING-ROAD-PORTER.dwg\14101-CONDO-SITE-PLAN.dwg 3/7/2016 10:05:53 AM EST

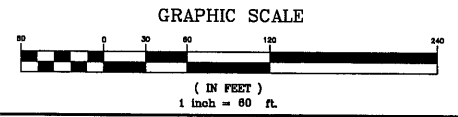


**PLAN REFERENCES:**

1. LOT LINE ADJUSTMENT PLAN, TAX MAP 55 LOT 3 & TAX MAP 82 LOT 111, 80 EPPING ROAD AND 5 BRENTWOOD ROAD, EXETER, NH, SHEETS 1 AND 2 OF 2, DATED 3/11/15, AS LAST REVISED, SCALE 1" = 60', PREPARED BY JONES & BEACH ENGINEERS, INC. TO BE RECORDED.
2. "SITE PLAN, 80 EPPING ROAD, EXETER, NH, SHEETS 1 TO 35 OF 35, DATED 1/15/14, AS LAST REVISED, SCALE 1" = 40', PREPARED BY JONES & BEACH ENGINEERS, INC.
3. SEE PLAN REFERENCE #1 FOR ADDITIONAL PLAN REFERENCES.

**NOTES:**

1. THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED CONSERVATION EASEMENT ON THIS PARCEL.
2. C-2 HIGHWAY COMMERCIAL ZONING DISTRICT  
MINIMUM LOT AREA: 20,000 S.F.  
DUELLING UNIT: 5,000 S.F.  
MINIMUM WIDTH: 150'  
MINIMUM DEPTH: 100'  
MAXIMUM HEIGHT: 35'  
MAXIMUM BUILDING COVERAGE: 30%  
MINIMUM OPEN SPACE: 15%  
BUILDING SETBACKS-MINIMUM FRONT: 50'  
SIDE: 20'  
REAR: 50'  
PARKING SETBACK FROM WETLAND: 75'  
BUILDING SETBACK FROM WETLAND: 75'
3. R-4 MULTI-FAMILY RESIDENTIAL ZONING DISTRICT  
MINIMUM LOT AREA: 21,000 S.F.  
DUELLING UNIT: 7,000 S.F.  
MINIMUM WIDTH: 100'  
MINIMUM DEPTH: 200'  
MAXIMUM HEIGHT: 40' (3 STORIES)  
MAXIMUM BUILDING COVERAGE: 30%  
MINIMUM OPEN SPACE: 50%  
BUILDING SETBACKS-MINIMUM FRONT: 100'  
SIDE & REAR: 50'  
PARKING SETBACK FROM WETLAND: 75'  
BUILDING SETBACK FROM WETLAND: 75'  
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, PER ZONING ARTICLE 9.1.3.0
4. 100 YEAR FLOOD LINE SHOWN AS APPROVED BY FEMA LOMA (LETTER OF MAP AMENDMENT) DATED JUNE 3, 2010, CASE NO. 10-01-1244A, AT ELEVATION=47.0'.
5. LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
6. 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.
7. ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
8. THE TAX MAP AND LOT NUMBERS AND ABUTTING OWNERS ARE BASED ON THE TOWN OF EXETER TAX RECORDS AND ARE SUBJECT TO CHANGE.
9. RESEARCH WAS PERFORMED AT THE TOWN OF EXETER ASSESSORS OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.



**CERTIFICATION:**

PURSUANT TO RSA 676:18-B AND RSA 672:14

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE, AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 504.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

A COPY OF THIS PLAN HAS BEEN FILED WITH THE TOWN OF EXETER PLANNING BOARD PER RSA 676:18 PAR. IV

DAVID M. COLLIER, LLS 892  
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE:

**ABUTTERS**

- TAX MAP 55 LOT 18  
TOWN OF EXETER  
EXETER NH 03833
- TAX MAP 55 LOT 15  
RICHARD & KIMBERLY LEFAYE  
15 COLCORD POND DRIVE  
EXETER NH 03833
- TAX MAP 55 LOT 14  
RONALD DEFRESNE  
114 GARVINS FALLS ROAD  
CONCORD NH 03301
- TAX MAP 55 LOT 13  
RAOUL & SANDRA MATHEU  
11 COLCORD POND DRIVE  
EXETER NH 03833
- TAX MAP 55 LOT 12  
ROBERT CONEY, JR. & KEVIN KNEELAND  
9 COLCORD POND DRIVE  
EXETER NH 03833
- TAX MAP 82 LOT 90  
CALVARY BAPTIST CHURCH  
12 LITTLE RIVER ROAD  
EXETER NH 03833
- TAX MAP 55 LOT 11  
KEITH METCALFE  
7 COLCORD POND DRIVE  
EXETER NH 03833
- TAX MAP 55 LOT 10  
EDWARD & DOLores ELCK  
5 COLCORD POND DRIVE  
EXETER NH 03833
- TAX MAP 55 LOT 9  
KERRY ALEXANDER  
3 COLCORD POND DRIVE  
EXETER NH 03833
- TAX MAP 55 LOT 8  
ROCHELLE REALTY, LLC  
104 EPPING ROAD, SUITE 2  
EXETER NH 03833
- TAX MAP 55 LOT 5 & 4  
WESLEY NICKERSON, JR.  
300 ROUTE 125  
BRENTWOOD NH 03833

**ABUTTER NOT SHOWN:**

- TAX MAP 83 LOT 99  
DANIEL KNOWLES & MARISSA HILL  
82 EPPING ROAD  
EXETER, NH 03833
- TAX MAP 55 LOT 72  
JOHN & GAIL PERKINS  
93A EPPING ROAD  
EXETER NH 03833
- TAX MAP 83 LOT 86  
MARY & JODY UNDERWOOD  
3A BRENTWOOD ROAD  
EXETER NH 03833
- TAX MAP 83 LOT 85  
LISA REYNOLDS 2015 REV. TRUST  
8 BRENTWOOD ROAD  
EXETER, NH 03833
- TAX MAP 83 LOT 84  
DIANE CHASE-BEDNAREK  
4 BRENTWOOD ROAD  
EXETER NH 03833

<b>PROJECT PARCEL</b> TAX MAP 55 LOT 3
<b>TOTAL LOT AREA</b> 724,825 SF ± 16.64 ACRES ±
<b>APPLICANT</b> TUCK REALTY CORP. 148 EPPING ROAD, SUITE 2A EXETER, NH 03833
<b>OWNER OF RECORD</b> TAX MAP 55 LOT 3 80 EPPING ROAD REALTY TRUST DAVID SANDERSON, TRUSTEE 33 HOBBS ROAD NORTH HAMPTON, NH 03862 BK. 4744 PG. 1327

Design: JSR	Draft: LAZ	Date: 1/16/14
Checked: JSR	Scale: 1"=60'	Project No.: 14101
Drawing Name: 14101-CONDO-SITE-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
4	3/7/16	ADD BEARINGS AND DISTANCES	LAZ
3	3/4/16	REVISE PER PLANNER	LAZ
2	3/3/16	REVISIONS PER CONSERVATION COMMISSION	PSL
1	2/23/16	ISSUED FOR REVIEW	LAZ
		ISSUED FOR REVIEW	BY

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4748 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	CONSERVATION EASEMENT PLAN
Project:	COLCORD POND PROPERTIES CONDOMINIUM 80 EPPING ROAD, EXETER, NEW HAMPSHIRE
Owner of Record:	80 EPPING ROAD REALTY TRUST 33 HOBBS ROAD, NORTH HAMPTON, NH 03862

DRAWING No.

**CE1**

SHEET 1 OF 1  
JBE PROJECT NO. 14101

F:\Land Projects\14101-EXETER-80-EPPING-ROAD-PORTER.dwg\14101-CONDO-SITE-PLAN.dwg 3/8/2016 10:34:15 AM EST