



TOWN OF EXETER, NEW HAMPSHIRE

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

www.exeternh.gov

PUBLIC NOTICE EXETER CONSERVATION COMMISSION

Monthly Meeting

The Exeter Conservation Commission will meet virtually (see connection info below* and details attached) on
Tuesday, February 9th, 2021 at 7:00 P.M.

Call to Order:

1. Introduction of Members Present
2. Public Comment

Action Items:

1. Standard Wetland Dredge and Fill application and Conditional Use Permit for the proposed construction of a vehicle storage lot on the property located at 110 Holland Way. Tax Map Parcels #51-14-1 & #51-17, PB Case #21-02. (*Chris Lane-McFarland Ford, Jim Gove-GEI, Erik Poulin/Wayne Morrill-Jones & Beech*)
2. Annual Work Plan
3. Committee Reports
 - a. Property Management
 - b. Trails
 - c. Outreach Events
4. Approval of Minutes: January 12th, 2021 Meeting
5. Correspondence
6. Other Business
7. Next Meeting: Date Scheduled (3/9/21), Submission Deadline (2/26/21)

Andrew Koff

Exeter Conservation Commission

Posted January 8, 2020 Exeter Town Website www.exeternh.gov and Town Office kiosk.

***ZOOM MEETING INFORMATION:**

Virtual Meetings can be watched on Channel 22 and on Exeter TV's Facebook and YouTube pages.

To participate in public comment, click this link: <https://exeternh.zoom.us/j/88985759363>

To participate via telephone, call: +1 646 558 8656 and enter the Webinar ID: 889 8575 9363

Please join the meeting with your full name if you want to speak.

Use the "Raise Hand" button to alert the chair you wish to speak. On the phone, press *9.

More instructions for how to participate can be found here: <https://www.exeternh.gov/townmanager/virtual-town-meetings>

Contact us at extvg@exeternh.gov or 603-418-6425 with any technical issues.

**TOWN OF EXETER
PLANNING DEPARTMENT MEMORANDUM**

Date: February 5th, 2021
To: Conservation Commission Board Members
From: Kristen Murphy, Natural Resource Planner
Subject: February 9th Conservation Commission Meeting

1. **110 Holland Way:**

The applicant has been before you conceptually on the following dates: [10/13/20](#) and [11/10/20](#) Meeting minutes/video is hyperlinked. A portion of the property includes prime wetland. You can view the boundary of our designated prime wetlands on the [Exeter MapsOnline](#) site. When the boundaries were mapped in the field, the wetland scientist Jim Gove noted different boundary than what was designated. In some cases this included an expansion of what he considered a prime wetland and in other cases it is a reduction (specifically at the crossing site). This is very difficult to discern from the plans submitted and I find no accompanying wetland report in either the wetland application or the CUP application that discusses the proposed change or justification. There was some discussion with regard to this in prior meetings. I did not see a functions/values report or narrative with the CUP.

I do also note that they did include a note on the plan set about a deed restriction for the remainder of the lot. I did not see proposed language to know what uses would be restricted.

Suggested Motion for Wetland Dredge and Fill Application: Send a memo to the State indicating:

_____ *We have reviewed this application and have **no objection to the application as proposed.***

_____ *We have reviewed this application and recommend that the application be **(approved with conditions)(denied)** as noted below:*

Suggested Motion for Wetland Conditional Use Permit:

_____ *We reviewed this application and feel the need to **table the application to a date certain** due to insufficient information on criteria necessary for the Commission to make a recommendation to the planning board as noted below: We recommend the required information be submitted by the next meeting submission deadline of _____ to be heard at the _____ conservation commission meeting date.*

_____ *We have reviewed this application and have **no objection** to the approval of the conditional use permit as proposed.*

_____ *We have reviewed this application and recommend that the wetland conditional use permit be **(approved with conditions) (denied)** as noted below:*

2. **Annual Workplan:**

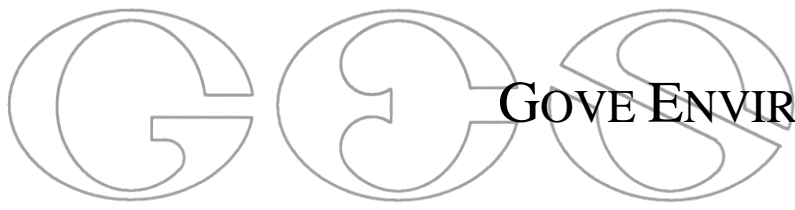
I combined the comments from the last meeting and created a google doc with the list of 2021 workplan items in the [ConCom share drive](#). Please review this item before the meeting and if you are interested in participating/leading an item, please add your name next to those items.

3. **Correspondence:**

- The exploratory drilling wetland notification was approved and work is scheduled to start on the White/Riverbend parcels the week of Feb 15th and 22nd. They are still working out details for Smith-Page with DNCR.
- Riverwoods easement language has been reviewed and approved by legal counsel. We are waiting on review of the metes and bounds description before moving the CC recommendation forward to the Select Board. I will notify you of the date it is scheduled.

4. **Other Business:**

- Note that deliberative session is scheduled for this Saturday. The \$50K contribution to the conservation fund is a warrant article.
- DPW is working with Mr. Fox composting to explore installing a composting bin at the transfer station. This will be before the Select Board for consideration at an upcoming meeting.



GOVE ENVIRONMENTAL SERVICES, INC.
AGENT

NHDES WETLANDS BUREAU
MINIMUM IMPACT
DREDGE & FILL APPLICATION

McFarland Ford Storage Lot
110 Holland Way
Exeter, NH
January, 2021

Prepared By:

Gove Environmental Services, Inc.
8 Continental Dr Bldg 2, Unit H, Exeter, NH 03833-7526
Ph (603) 778 0644 / *Fax* (603) 778 0654
info@gesinc.biz / www.gesinc.biz

GES# 2019194

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APPENDICES

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**STANDARD DREDGE AND FILL
WETLANDS PERMIT APPLICATION**
Water Division/Land Resources Management
Wetlands Bureau
[Check the Status of your Application](#)



RSA/Rule: RSA 482-A/Env-Wt 100-900

APPLICANT'S NAME: McFarland Ford Sales, Inc

TOWN NAME: Exeter

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.:
			Check No.:
			Amount:
			Initials:

A person may request a waiver of the requirements in Rules Env-Wt 100-900 to accommodate situations where strict adherence to the requirements would not be in the best interest of the public or the environment but is still in compliance with RSA 482-A. A person may also request a waiver of the standards for existing dwellings over water pursuant to RSA 482-A:26, III(b). For more information, please consult the [Waiver Request Form](#).

SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2))	
Please use the Wetland Permit Planning Tool (WPPT) , the Natural Heritage Bureau (NHB) DataCheck Tool , the Aquatic Restoration Mapper , or other sources to assist in identifying key features such as: priority resource areas (PRAs) , protected species or habitats , coastal areas, designated rivers, or designated prime wetlands.	
Has the required planning been completed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the property contain a PRA? If yes, provide the following information:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> • Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHF&G) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04. 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • Protected species or habitat? <ul style="list-style-type: none"> ○ If yes, species or habitat name(s): <input style="width: 100px;" type="text"/> ○ NHB Project ID #: <input style="width: 100px;" type="text" value="NHB20-2666"/> 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Bog?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Designated prime wetland or duly-established 100-foot buffer?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the property within a Designated River corridor? If yes, provide the following information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • Name of Local River Management Advisory Committee (LAC): <input style="width: 100px;" type="text"/> • A copy of the application was sent to the LAC on Month: <input style="width: 50px;" type="text"/> Day: <input style="width: 50px;" type="text"/> Year: <input style="width: 50px;" type="text"/> 	

irm@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

For dredging projects, is the subject property contaminated? • If yes, list contaminant: 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
For stream crossing projects, provide watershed size (see WPPT or Stream Stats): 	
SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i)) Provide a brief description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. DO NOT reply "See attached"; please use the space provided below.	
The applicant is proposing a to consttruct a vehicle storage lot on the subject property. The proposed project requires a wetland crossing to gain access to the buidable upland area. The applicant cannot access the property directly from holland way as the vehicles being stored are for sale and as such are unregistered for road use secondly Holland Way is a limited access highway and will not allow a curb cut for access. The wetland crossing proposed will have 1,300 sf of direct wetland impact with no direct wetland impact within the designated prime wetland on site. The wetland crossing will incorporate a 30 inch HDPE culvert to match that of the existing one under Holland Way to maintain the existing hydrologic connectivity.	
SECTION 3 - PROJECT LOCATION Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: 110 Holland Way	
TOWN/CITY: Exeter	
TAX MAP/BLOCK/LOT/UNIT: Map 51 Lot 14-1 & 17	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: <input checked="" type="checkbox"/> N/A	
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): ° North ° West	

SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a))		
If the applicant is a trust or a company, then complete with the trust or company information.		
NAME: McFarland Ford Sales, Inc. ATTN: Chris Lane		
MAILING ADDRESS: 151 Portsmouth Ave		
TOWN/CITY: Exeter	STATE: NH	ZIP CODE: 03833
EMAIL ADDRESS: Clane@mcfarlandford.com		
FAX: [REDACTED]	PHONE: 603-772-1144	
ELECTRONIC COMMUNICATION: By initialing here: [REDACTED], I hereby authorize NHDES to communicate all matters relative to this application electronically.		
SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))		
<input type="checkbox"/> N/A		
LAST NAME, FIRST NAME, M.I.: Walden, Brenden, M.		
COMPANY NAME: Gove Environmental Services, Inc.		
MAILING ADDRESS: 8 Continental Dr. Bldg 2, Unit H		
TOWN/CITY: Exeter	STATE: NH	ZIP CODE: 03833
EMAIL ADDRESS: bwalden@gesinc.biz		
FAX: [REDACTED]	PHONE: 603-778-0644	
ELECTRONIC COMMUNICATION: By initialing here BW, I hereby authorize NHDES to communicate all matters relative to this application electronically.		
SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))		
If the owner is a trust or a company, then complete with the trust or company information.		
<input type="checkbox"/> Same as applicant		
NAME: LOT 14-1: McFarland Realty Trust		
MAILING ADDRESS: 151 Portsmouth Ave		
TOWN/CITY: Exeter	STATE: NH	ZIP CODE: 03833
EMAIL ADDRESS: Clane@mcfarlandford.com		
FAX: [REDACTED]	PHONE: [REDACTED]	
ELECTRONIC COMMUNICATION: By initialing here [REDACTED], I hereby authorize NHDES to communicate all matters relative to this application electronically.		

SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a))		
If the applicant is a trust or a company, then complete with the trust or company information.		
NAME: McFarland ord Sales, Inc. ATTN: Chris Lane		
MAILING ADDRESS: 151 Portsnmouth Ave		
TOWN/CITY: Exeter	STATE: NH	ZIP CODE: 03833
EMAIL ADDRESS: Clane@mcfarlandford.com		
FAX: [REDACTED]	PHONE: 603-772-1144	
ELECTRONIC COMMUNICATION: By initialing here: [REDACTED], I hereby authorize NHDES to communicate all matters relative to this application electronically.		
SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))		
<input type="checkbox"/> N/A		
LAST NAME, FIRST NAME, M.I.: Walden, Brenden, M.		
COMPANY NAME: Gove Environmental Services, Inc.		
MAILING ADDRESS: 8 Continental Dr. Bldg 2, Unit H		
TOWN/CITY: Exeter	STATE: NH	ZIP CODE: 03833
EMAIL ADDRESS: bwalden@gesinc.biz		
FAX: [REDACTED]	PHONE: 603-778-0644	
ELECTRONIC COMMUNICATION: By initialing here BW, I hereby authorize NHDES to communicate all matters relative to this application electronically.		
SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))		
If the owner is a trust or a company, then complete with the trust or company information.		
<input type="checkbox"/> Same as applicant		
NAME: LOT 17: Osram Sylvania Inc.		
MAILING ADDRESS: 200 Ballardvale Street		
TOWN/CITY: Wilmington	STATE: MA	ZIP CODE: 01887
EMAIL ADDRESS: [REDACTED]		
FAX: [REDACTED]	PHONE: [REDACTED]	
ELECTRONIC COMMUNICATION: By initialing here [REDACTED], I hereby authorize NHDES to communicate all matters relative to this application electronically.		

SECTION 7 - RESOURCE-SPECIFIC CRITERIA ESTABLISHED IN Env-Wt 400, Env-Wt 500, Env-Wt 600, Env-Wt 700, OR Env-Wt 900 HAVE BEEN MET (Env-Wt 313.01(a)(3))

Describe how the resource-specific criteria have been met for each chapter listed above (please attach information about stream crossings, coastal resources, prime wetlands, or non-tidal wetlands and surface waters):

The applicant is proposing a project that will meet the minimum impact criteria. The wetland impact is unavoidable due to the location of the wetland on site relative to the buildable upland area. This proposed project will not directly impact any of the designated prime wetland area on site .

SECTION 8 - AVOIDANCE AND MINIMIZATION

Impacts within wetland jurisdiction must be avoided to the maximum extent practicable (Env-Wt 313.03(a)).* Any project with unavoidable jurisdictional impacts must then be minimized as described in the [Wetlands Best Management Practice Techniques For Avoidance and Minimization](#) and the [Wetlands Permitting: Avoidance, Minimization and Mitigation Fact Sheet](#). For minor or major projects, a functional assessment of all wetlands on the project site is required (Env-Wt 311.03(b)(10)).*

Please refer to the application checklist to ensure you have attached all documents related to avoidance and minimization, as well as functional assessment (where applicable). Use the [Avoidance and Minimization Checklist](#), the [Avoidance and Minimization Narrative](#), or your own avoidance and minimization narrative.

**See Env-Wt 311.03(b)(6) and Env-Wt 311.03(b)(10) for shoreline structure exemptions.*

SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)

If unavoidable jurisdictional impacts require mitigation, a mitigation [pre-application meeting](#) must occur at least 30 days but not more than 90 days prior to submitting this Standard Dredge and Fill Permit Application.

Mitigation Pre-Application Meeting Date: Month: 06 Day: 18 Year: 2020

N/A - Mitigation is not required

SECTION 10 - THE PROJECT MEETS COMPENSATORY MITIGATION REQUIREMENTS (Env-Wt 313.01(a)(1)c)

Confirm that you have submitted a compensatory mitigation proposal that meets the requirements of Env-Wt 800 for all permanent unavoidable impacts that will remain after avoidance and minimization techniques have been exercised to the maximum extent practicable: I confirm submittal.

N/A – Compensatory mitigation is not required

SECTION 11 - IMPACT AREA (Env-Wt 311.04(g))

For each jurisdictional area that will be/has been impacted, provide square feet (SF) and, if applicable, linear feet (LF) of impact, and note whether the impact is after-the-fact (ATF; i.e., work was started or completed without a permit).

For intermittent and ephemeral streams, the linear footage of impact is measured along the thread of the channel. *Please note, installation of a stream crossing in an ephemeral stream may be undertaken without a permit per Rule Env-Wt 309.02(d), however other dredge or fill impacts should be included below.*

For perennial streams/ivers, the linear footage of impact is calculated by summing the lengths of disturbances to the channel and banks.

Permanent impacts are impacts that will remain after the project is complete (e.g., changes in grade or surface materials).

Temporary impacts are impacts not intended to remain (and will be restored to pre-construction conditions) after the project is completed.

JURISDICTIONAL AREA		PERMANENT			TEMPORARY		
		SF	LF	ATF	SF	LF	ATF
Wetlands	Forested Wetland	1,300		<input type="checkbox"/>			<input type="checkbox"/>
	Scrub-shrub Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Emergent Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Wet Meadow			<input type="checkbox"/>			<input type="checkbox"/>
	Vernal Pool			<input type="checkbox"/>			<input type="checkbox"/>
	Designated Prime Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Duly-established 100-foot Prime Wetland Buffer			<input type="checkbox"/>			<input type="checkbox"/>
Surface Water	Intermittent / Ephemeral Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Perennial Stream or River			<input type="checkbox"/>			<input type="checkbox"/>
	Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - River			<input type="checkbox"/>			<input type="checkbox"/>
Banks	Bank - Intermittent Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Bank - Perennial Stream / River			<input type="checkbox"/>			<input type="checkbox"/>
	Bank / Shoreline - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
Tidal	Tidal Waters			<input type="checkbox"/>			<input type="checkbox"/>
	Tidal Marsh			<input type="checkbox"/>			<input type="checkbox"/>
	Sand Dune			<input type="checkbox"/>			<input type="checkbox"/>
	Undeveloped Tidal Buffer Zone (TBZ)			<input type="checkbox"/>			<input type="checkbox"/>
	Previously-developed TBZ			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Tidal Water			<input type="checkbox"/>			<input type="checkbox"/>
TOTAL							

SECTION 12 - APPLICATION FEE (RSA 482-A:3, I)

MINIMUM IMPACT FEE: Flat fee of \$400.

NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION: Flat fee of \$400 (refer to RSA 482-A:3, 1(c) for restrictions).

MINOR OR MAJOR IMPACT FEE: Calculate using the table below:

Permanent and temporary (non-docking): SF × \$0.40 = \$

Seasonal docking structure: SF × \$2.00 = \$

Permanent docking structure: SF × \$4.00 = \$

Projects proposing shoreline structures (including docks) add \$400 = \$

Total = \$

The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 400

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SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)
 Indicate the project classification.

<input checked="" type="checkbox"/> Minimum Impact Project	<input type="checkbox"/> Minor Project	<input type="checkbox"/> Major Project
--	--	--

SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)

Initial each box below to certify:

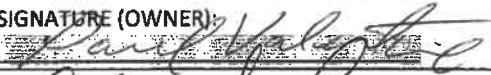


Initials: PV CL BW	To the best of the signer's knowledge and belief, all required notifications have been provided.
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Initials: PV CL BW	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.
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Initials: PV CL BW	The signer understands that: <ul style="list-style-type: none"> • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: <ol style="list-style-type: none"> 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1. • The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641. • The signature shall constitute authorization for the municipal conservation commission and the Department to inspect the site of the proposed project, except for minimum impact forestry SPN projects and minimum impact trail projects, where the signature shall authorize only the Department to inspect the site pursuant to RSA 482-A:6, II.
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Initials: PV CL BW	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.
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SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)

SIGNATURE (OWNER): 	PRINT NAME LEGIBLY: PAUL VALENTINE	DATE: 1/15/21
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): 	PRINT NAME LEGIBLY: CHRISTOPHER J. LOWE	DATE: 1/15/21
SIGNATURE (AGENT, IF APPLICABLE): 	PRINT NAME LEGIBLY: Brenden Walden	DATE: 1/18/2021

SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))

As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.

TOWN/CITY CLERK SIGNATURE:	PRINT NAME LEGIBLY:
TOWN/CITY:	DATE:

DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3, I(a)(1)

1. IMMEDIATELY sign the original application form and four copies in the signature space provided above.
2. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
3. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board.
4. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:

Submit the original permit application form bearing the signature of the Town/City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery at the address at the bottom of this page. Make check or money order payable to "Treasurer – State of NH".

Keep this checklist for your reference; do not submit with your application.

APPLICATION CHECKLIST

Unless specified, all items below are required. Failure to provide the required items will delay a decision on your project and may result in denial of your application. Please reference statute RSA 482-A, Fill and Dredge in Wetlands, and the [Wetland Rules Env-Wt 100-900](#).

- The completed, dated, signed, and certified application (Env-Wt 311.03(b)(1)).
- Correct fee as determined in RSA 482-A:3, I(b) or (c), subject to any cap established by RSA 482-A:3, X (Env-Wt 311.03(b)(2)). Make check or money order payable to "Treasurer – State of NH".
- The Required Planning actions required by Env-Wt 311.01(a)-(c) and Env-Wt 311.03(b)(3).
- [US Army Corps of Engineers \(ACE\) "Appendix B, New Hampshire General Permits \(GPs\), Required Information and Corps Secondary Impacts Checklist"](#) and its required attachments (Env-Wt 307.02). This includes the [US Fish and Wildlife Service IPAC review](#) and [Section 106 Historic/Archaeological Resource review](#).
- Project plans described in Env-Wt 311.05 (Env-Wt 311.03(b)(4)).
- Maps, or electronic shape files and meta data, and other attachments specified in Env-Wt 311.06 (Env-Wt 311.03(b)(5)).
- Explanation of the methods, timing, and manner as to how the project will meet standard permit conditions required in Env-Wt 307 (Env-Wt 311.03(b)(7)).
- If applicable, the information regarding proposed compensatory mitigation specified in Env-Wt 311.08 and Chapter Env-Wt 800 - [Permittee Responsible Mitigation Project Worksheet](#), unless not required under Env-Wt 313.04 (Env-Wt 311.03(b)(8); Env-Wt 311.08; Env-Wt 313.04).
- Any additional information specific to the **type of resource** as specified in Env-Wt 311.09 (Env-Wt 311.03(b)(9); Env-Wt 311.04(j)).
- Project specific information required by Env-Wt 500, Env-Wt 600, and Env-Wt 900 (Env-Wt 311.03(b)(11)).
- A list containing the name, mailing address and tax map/lot number of each abutter to the subject property (Env-Wt 311.03(b)(12)).
- Copies of certified postal receipts or other proof of receipt of the notices that are required by RSA 482-A:3, I(d) (Env-Wt 311.03(b)(13)).
- Project design considerations required by Env-Wt 313 (Env-Wt 311.04(j)).
- Town tax map showing the subject property, the location of the project on the property, and the location of properties of abutters with each lot labeled with the name and mailing address of the abutter (Env-Wt 311.06(a)).
- Dated and labeled color photographs that:
 - (1) Clearly depict:
 - a. All jurisdictional areas, including but not limited to portions of wetland, shoreline, or surface water where impacts have or are proposed to occur.
 - b. All existing shoreline structures.
 - (2) Are mounted or printed no more than 2 per sheet on 8.5 x 11 inch sheets (Env-Wt 311.06(b)).
- A copy of the appropriate US Geological Survey map or updated data based on LiDAR at a scale of one inch equals 2,000 feet showing the location of the subject property and proposed project (Env-Wt 311.06(c)).
- A narrative that describes the work sequence, including pre-construction through post-construction, and the relative timing and progression of all work (Env-Wt 311.06(d)).

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- For all projects in the protected tidal zone, a copy of the recorded deed with book and page numbers for the property (Env-Wt 311.06(e)).
 - If the applicant is not the owner in fee of the subject property, documentation of the applicant's legal interest in the subject property, provided that for utility projects in a utility corridor, such documentation may comprise a list that:
 - (1) Identifies the county registry of deeds and book and page numbers of all of the easements or other recorded instruments that provide the necessary legal interest; and
 - (2) Has been certified as complete and accurate by a knowledgeable representative of the applicant (Env-Wt 311.06(f)).
 - The NHB memo containing the NHB identification number and results as well as any written follow-up communications such as additional memos or email communications with either NHB or NHF&G (Env-Wt 311.06(g)). See [Wetlands Permitting: Protected Species and Habitat Fact Sheet](#).
 - A statement of whether the applicant has received comments from the local conservation commission and, if so, how the applicant has addressed the comments (Env-Wt 311.06(h)).
 - For projects in LAC jurisdiction, a statement of whether the applicant has received comments from the LAC and, if so, how the applicant has addressed the comments (Env-Wt 311.06(i)).
 - If the applicant is also seeking to be covered by the state general permits, a statement of whether comments have been received from any federal agency and, if so, how the applicant has addressed the comments (Env-Wt 311.06(j)).
 - [Avoidance and Minimization Written Narrative](#) or the [Avoidance and Minimization Checklist](#), or your own avoidance and minimization narrative (Env-Wt 311.07).
 - For after-the-fact applications: information required by Env-Wt 311.12.
 - [Coastal Resource Worksheet](#) for coastal projects as required under Env-Wt 600.
 - Prime Wetlands information required under Env-Wt 700. See [WPPT](#) for prime wetland mapping.
- Required Attachments for Minor and Major Projects**
- [Attachment A: Minor and Major Projects](#) (Env-Wt 313.03).
 - [Functional Assessment Worksheet](#) or others means of documenting the results of actions required by Env-Wt 311.10 as part of an application preparation for a standard permit (Env-Wt 311.03(b)(3); Env-Wt 311.03(b)(10)). See [Functional Assessments for Wetlands and Other Aquatic Resources Fact Sheet](#). For shoreline structures, see shoreline structures exemption in Env-Wt 311.03(b)(10)).
- Optional Materials**
- [Stream Crossing Worksheet](#) which summarizes the requirements for stream crossings under Env-Wt 900.
 - Request for [concurrent processing of related shoreland / wetlands permit applications](#) (Env-Wt 313.05).



AVOIDANCE AND MINIMIZATION
WRITTEN NARRATIVE
Water Division/Land Resources Management
Wetlands Bureau
[Check the Status of your Application](#)



RSA/ Rule: RSA 482-A/ Env-Wt 311.04(j); Env-Wt 311.07; Env-Wt 313.01(a)(1)b; Env-Wt 313.01(c)

APPLICANT'S NAME: McFarland Ford Sales, Inc.

TOWN NAME: Exeter

An applicant for a standard permit shall submit with the permit application a written narrative that explains how all impacts to functions and values of all jurisdictional areas have been avoided and minimized to the maximum extent practicable. This attachment can be used to guide the narrative (attach additional pages if needed). Alternatively, the applicant may attach a completed [Avoidance and Minimization Checklist \(NHDES-W-06-050\)](#) to the permit application.

SECTION 1 - WATER ACCESS STRUCTURES (Env-Wt 311.07(b)(1))

Is the primary purpose of the proposed project to construct a water access structure?

There are no proposed water access structures associated with this project.

SECTION 2 - BUILDABLE LOT (Env-Wt 311.07(b)(1))

Does the proposed project require access through wetlands to reach a buildable lot or portion thereof?

Yes, one wetland crossing is proposed to gain access to the buildable upland area.

SECTION 3 - AVAILABLE PROPERTY (Env-Wt 311.07(b)(2))*

For any project that proposes permanent impacts of more than one acre, or that proposes permanent impacts to a PRA, or both, are any other properties reasonably available to the applicant, whether already owned or controlled by the applicant or not, that could be used to achieve the project's purpose without altering the functions and values of any jurisdictional area, in particular wetlands, streams, and PRAs?

**Except as provided in any project-specific criteria and except for NH Department of Transportation projects that qualify for a categorical exclusion under the National Environmental Policy Act.*

The proposed project does is classified as a minimum impact project and will not directly impact any PRA's on site.

SECTION 4 - ALTERNATIVES (Env-Wt 311.07(b)(3))

Could alternative designs or techniques, such as different layouts, different construction sequencing, or alternative technologies be used to avoid impacts to jurisdictional areas or their functions and values as described in the [Wetlands Best Management Practice Techniques For Avoidance and Minimization?](#)

The applicant has worked diligently to design the least impacting alternative for the proposed project. Through coordination with the engineer the applicant has been able to stay outside of the designated prime wetland on site and maintain hydrologic connectivity within the wetland.

SECTION 5 - CONFORMANCE WITH Env-Wt 311.10(c) (Env-Wt 311.07(b)(4))**

How does the project conform to Env-Wt 311.10(c)?

***Except for projects solely limited to construction or modification of non-tidal shoreline structures only need to complete relevant sections of Attachment A.*

The applicants proposed project is the least impacting alternative to the wetlands on site. By crossing at the narrowest practicable point on the project site the applicant is able to stay outside of the higher functioning designated prime wetland on site.



**US Army Corps
of Engineers**®
New England District

**New Hampshire General Permits (GPs)
Appendix B - Corps Secondary Impacts Checklist
(for inland wetland/waterway fill projects in New Hampshire)**

1. Attach any explanations to this checklist. Lack of information could delay a Corps permit determination.
2. All references to “work” include all work associated with the project construction and operation. Work includes filling, clearing, flooding, draining, excavation, dozing, stumping, etc.
3. See GC 5, regarding single and complete projects.
4. Contact the Corps at (978) 318-8832 with any questions.

1. Impaired Waters	Yes	No
1.1 Will any work occur within 1 mile upstream in the watershed of an impaired water? See http://des.nh.gov/organization/divisions/water/wmb/section401/impaired_waters.htm to determine if there is an impaired water in the vicinity of your work area.*		X
2. Wetlands	Yes	No
2.1 Are there are streams, brooks, rivers, ponds, or lakes within 200 feet of any proposed work?		X
2.2 Are there proposed impacts to SAS, special wetlands. Applicants may obtain information from the NH Department of Resources and Economic Development Natural Heritage Bureau (NHB) DataCheck Tool for information about resources located on the property at https://www2.des.state.nh.us/nhb_datacheck/ . The book Natural Community Systems of New Hampshire also contains specific information about the natural communities found in NH.		X
2.3 If wetland crossings are proposed, are they adequately designed to maintain hydrology, sediment transport & wildlife passage?	Yes	
2.4 Would the project remove part or all of a riparian buffer? (Riparian buffers are lands adjacent to streams where vegetation is strongly influenced by the presence of water. They are often thin lines of vegetation containing native grasses, flowers, shrubs and/or trees that line the stream banks. They are also called vegetated buffer zones.)		X
2.5 The overall project site is more than 40 acres?		X
2.6 What is the area of the previously filled wetlands?	UNKNOWN	
2.7 What is the area of the proposed fill in wetlands?	1,300 SF	
2.8 What is the % of previously and proposed fill in wetlands to the overall project site?	UNKNOWN	
3. Wildlife	Yes	No
3.1 Has the NHB & USFWS determined that there are known occurrences of rare species, exemplary natural communities, Federal and State threatened and endangered species and habitat, in the vicinity of the proposed project? (All projects require an NHB ID number & a USFWS IPAC determination.) NHB DataCheck Tool: https://www2.des.state.nh.us/nhb_datacheck/ USFWS IPAC website: https://ecos.fws.gov/ipac/location/index		X

3.2 Would work occur in any area identified as either “Highest Ranked Habitat in N.H.” or “Highest Ranked Habitat in Ecological Region”? (These areas are colored magenta and green, respectively, on NH Fish and Game’s map, “2010 Highest Ranked Wildlife Habitat by Ecological Condition.”) Map information can be found at: <ul style="list-style-type: none"> • PDF: www.wildlife.state.nh.us/Wildlife/Wildlife_Plan/highest_ranking_habitat.htm. • Data Mapper: www.granit.unh.edu. • GIS: www.granit.unh.edu/data/downloadfreedata/category/databycategory.html. 		X
3.3 Would the project impact more than 20 acres of an undeveloped land block (upland, wetland/waterway) on the entire project site and/or on an adjoining property(s)?		X
3.4 Does the project propose more than a 10-lot residential subdivision, or a commercial or industrial development?		X
3.5 Are stream crossings designed in accordance with the GC 21?	N/A	
4. Flooding/Floodplain Values	Yes	No
4.1 Is the proposed project within the 100-year floodplain of an adjacent river or stream?		X
4.2 If 4.1 is yes, will compensatory flood storage be provided if the project results in a loss of flood storage?		
5. Historic/Archaeological Resources		
For a minimum, minor or major impact project - a copy of the Request for Project Review (RPR) Form (www.nh.gov/nhdhr/review) with your DES file number shall be sent to the NH Division of Historical Resources as required on Page 11 GC 8(d) of the GP document**	X	

*Although this checklist utilizes state information, its submittal to the Corps is a Federal requirement.

** If your project is not within Federal jurisdiction, coordination with NH DHR is not required under Federal law.

2.0 GENERAL INFORMATION

PREPARED BY (AGENT CONTACT): Brenden Walden

2.1 PROJECT NAME, PLANS, AND MAPS

PROJECT NAME: McFarland Ford Storage Lot

SITE PLANS/MAPS: Existing Conditions Plan
Proposed Plan
8½"x11" USGS Quad Sheet Locus Map
8½"x11" Wildlife Action Plan
8½"x11" Aerial Imagery
11x17" Overview Plan
11x17" Wetland Impact Plan Detail
11x17" Project Site Tax Map

2.2 TECHNICAL STANDARDS

2.2.1 Gove Environmental Services, Inc. delineated the wetlands during July 2020, utilizing the standards of the Corps of Engineers *Wetlands Delineation Manual*¹ and the NH DES Wetlands Bureau *Code of Administrative Rules*².

2.2.2 Wetland flags were surveyed by Jones & Beach Engineers, Inc.

2.2.3 Wetlands were classified by GES utilizing the criteria of *Classification of Wetlands and Deepwater Habitats of the United States*³.

2.2.4 Dominant hydric soil conditions within the wetlands were identified by GES utilizing the criteria of *Field Indicators for Identifying Hydric Soils in New England*⁴.

2.2.5 Dominance of wetland vegetation was assessed by GES utilizing the *National List of Plant Species That Occur in Wetlands: Northeast (Region 1)*⁵.

¹ Environmental Laboratory. 2012. "Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Northcentral and Northeast Region." Version 2.0. Technical Report ERDC/EL TR-10-12.

² NH Code Admin. R. [Wt] Ch. 100-800.

³ Cowardin, L. M., 1979. *Classification of Wetlands and Deepwater Habitats in the United States*. Washington, D.C.: U.S. Department of the Interior, Fish and Wildlife Service.

⁴ New England Hydric Soils Technical Committee, Version 4. April 2019. "Field Indicators for Identifying Hydric Soils in New England."

⁵ Lichvar, R.W. & Kartesz, J.T. 2009. North American Digital Flora: National Wetland Plant List. 2.2.1.

2.3 SITE DESCRIPTION/WETLANDS OVERVIEW

The subject property is located adjacent to the existing McFarland Ford dealership. This block of undisturbed forested area is bordered to the north west and south by highway, commercial development, and rural roadway respectively. The wetlands on the property are designated prime wetlands with no duly established state prime wetland buffer. These wetlands are primarily forested consisting of mature Red Maple, Iron Wood, and Hemlock. Uplands on site consist of mature White Pine, American Beach, and Red Oak.

3.0 PROJECT OVERVIEW

The applicant is proposing to construct a vehicle storage lot on the buildable upland area adjacent to Holland Way. The proposed project requires a wetland impact to access the buildable upland area. The proposed 1,300 SF wetland impact is outside of the limit of the designated prime wetland on site. The designated prime wetland line was reestablished by the current wetland delineation on site. The proposed wetland impact will incorporate a 30in HDPE culvert which will match the existing culvert extending under Holland Way. By maintaining the same size culvert, the applicant will not change the existing hydrologic connection on site. The applicants proposed design is the least impacting alternative available. There is no available access the property directly from holland way because the vehicles being stored are for sale and are unregistered for road use secondly Holland Way is a limited access highway and will not allow a curb cut for access.

**1985 USGS QUAD SHEET LOCUS MAP
Scale 1:24,000**

USGS



Legend

- State
- County
- City/Town

Map Scale

1: 25,000

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Map Generated: 1/15/2021

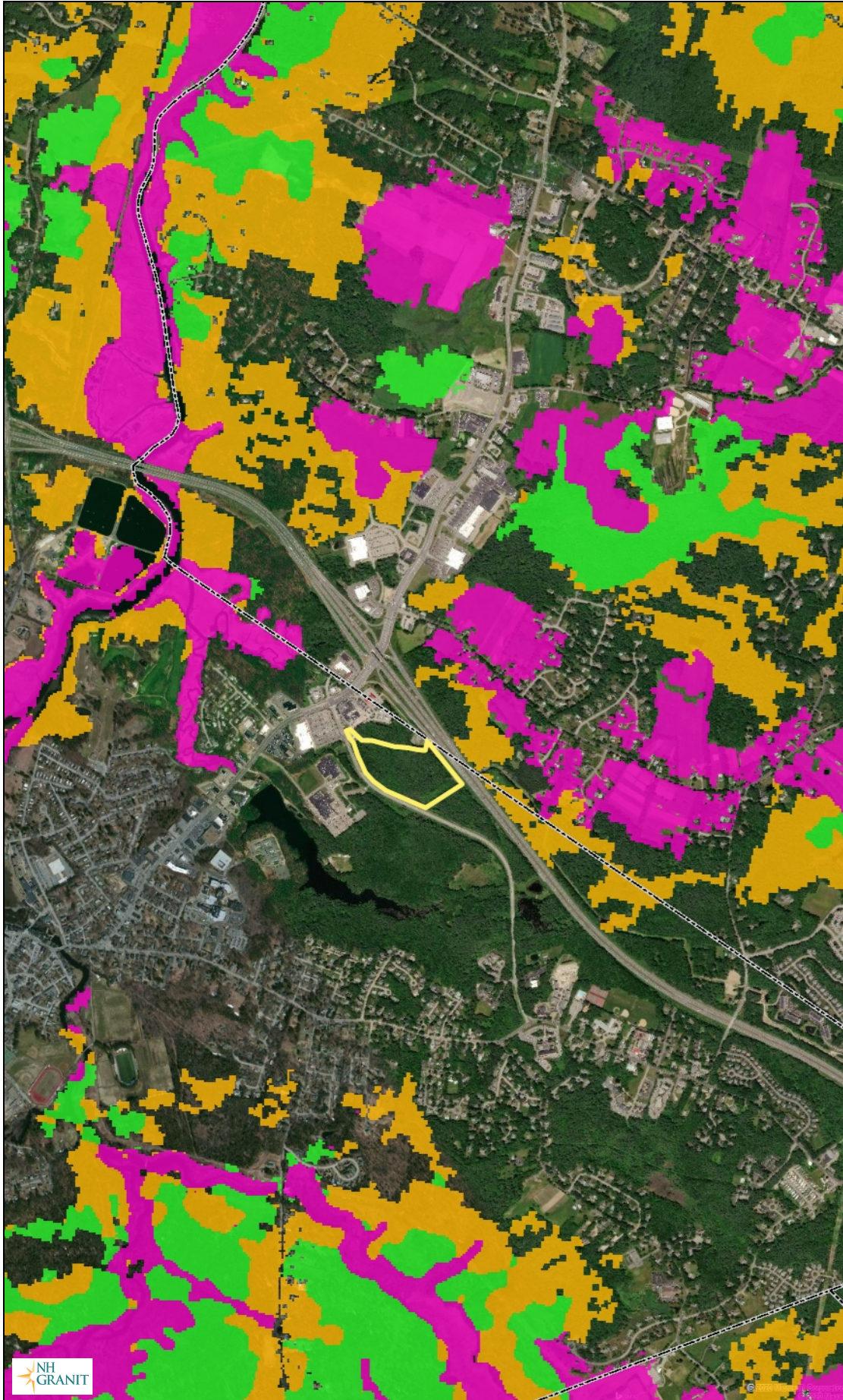


Notes



**Wildlife Action Plan
Scale 1:24,000**

Wildlife Action Plan



Legend

- State
- County
- City/Town
- WAP 2020: Highest Ranked Wildlife Habitat
 - 1 Highest Ranked Habitat in NH
 - 2 Highest Ranked Habitat in Region
 - 3 Supporting Landscape

Map Scale

1: 25,000

© NH GRANIT, www.granit.unh.edu

Map Generated: 1/15/2021



Notes



Aerial Imagery

Aerial



Legend

- State
- County
- City/Town

Map Scale

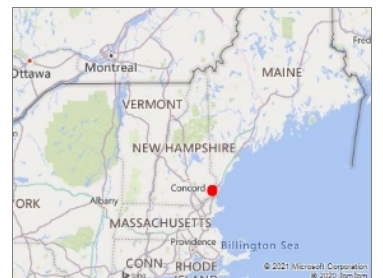
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Map Generated: 1/15/2021



Notes



Letter of Authorization

Letter of Authorization

Osram Sylvania Inc., 200 Ballardvale Street, Wilmington, MA 01887, owner of property located Off Holland Way in Exeter, NH known as Tax Map 51, Lot 17, does hereby authorize One Four Six Post Road, LLC and its consultants, Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH and Gove Environmental Services, 8 Continental Drive, Unit H, Exeter, NH 03833 to submit applications and documents required for site plan approval concerning the development of previously-mentioned property as a parking lot/area, together with any and all related municipal and State approvals.

Eva M. Shephard
Witness

Paul Valente
Osram Sylvania Inc.

11/12/21
Date

One Four Six Post Road, LLC agrees to provide Osram Sylvania Inc.' designee with copies of all applications and documents submitted to any State, municipal, or other government authority with respect to the above described project, which designee shall initially be Gordon Leedy at Tighe and Bond.

Gordon Leedy
Witness

Paul Valente
~~Osram Sylvania Inc.~~
ONE FOUR SIX POST RD. LLC

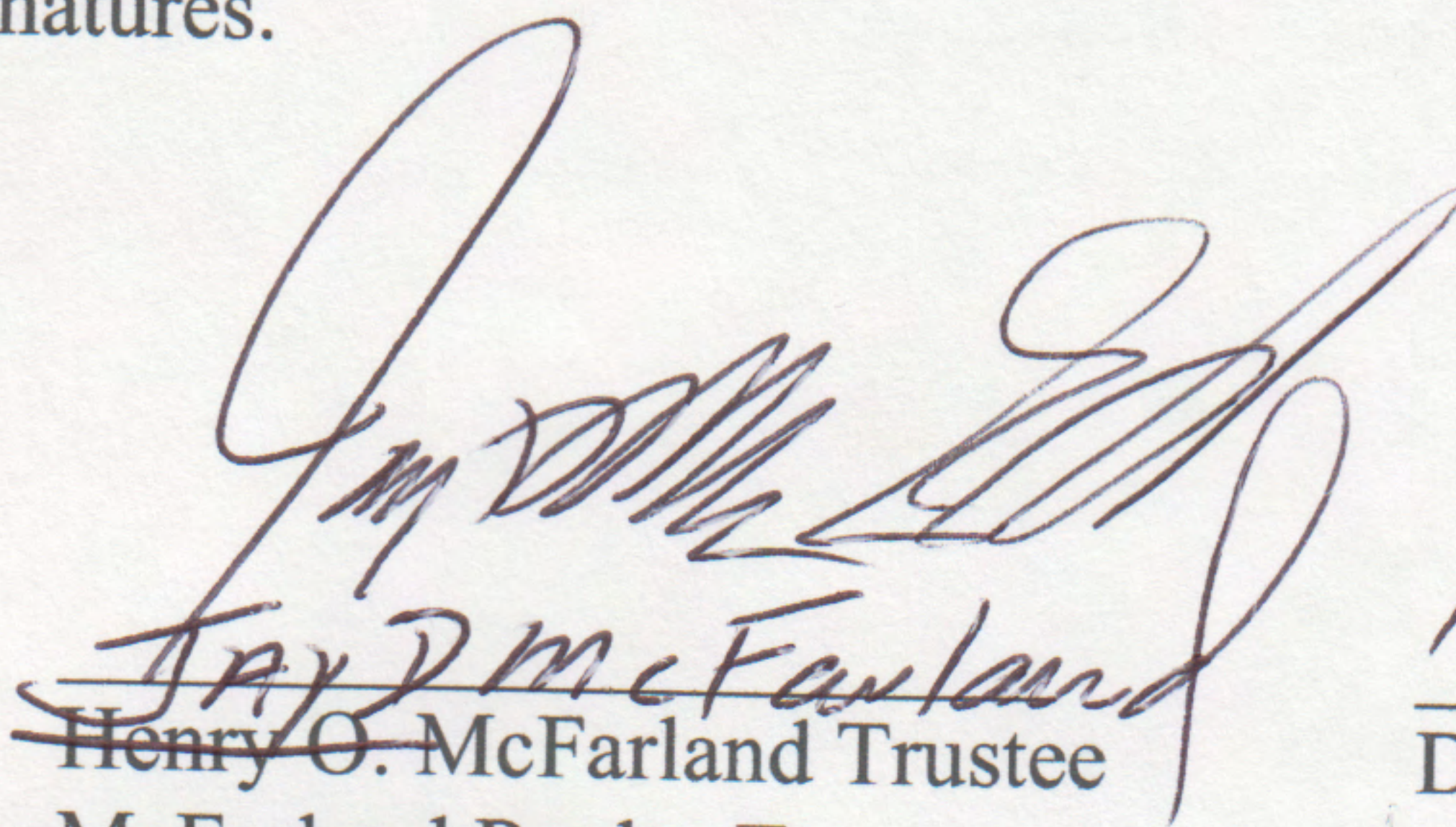
11/12/21
Date

Letter of Authorization

^{JAY D.}
McFarland Realty Tr, ~~Henry O.~~ McFarland Trustee Etal, 151 Portsmouth Avenue, Exeter, NH 03833, owner of property located in Exeter, NH, known as Tax Map 51, Lot 14-1, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on Off Portsmouth Avenue in Exeter, NH.

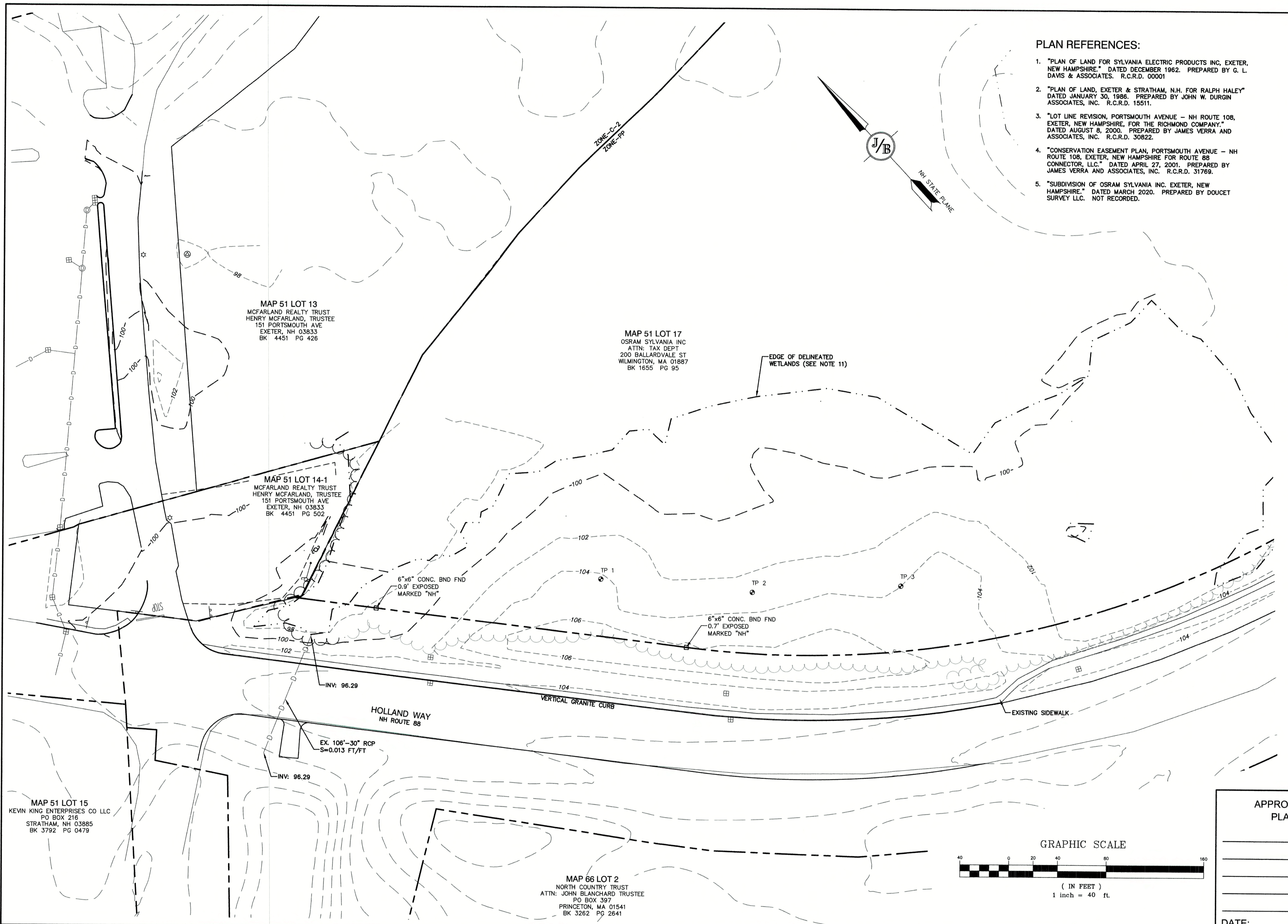
I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

Ada Purnee
Witness


~~JAY D. McFarland~~
Henry O. McFarland Trustee
McFarland Realty Tr.

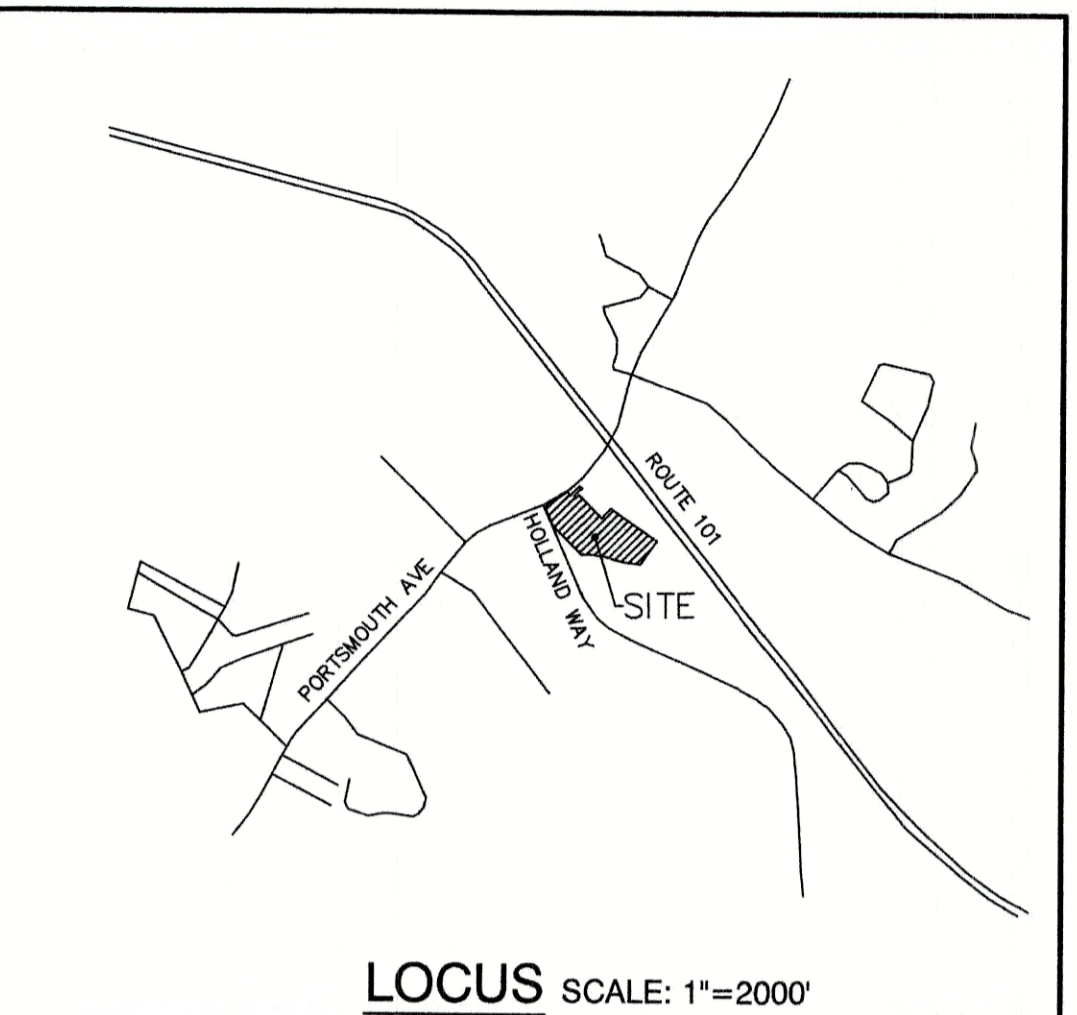
1-12-2021
Date

EXISTING CONDITIONS PLAN



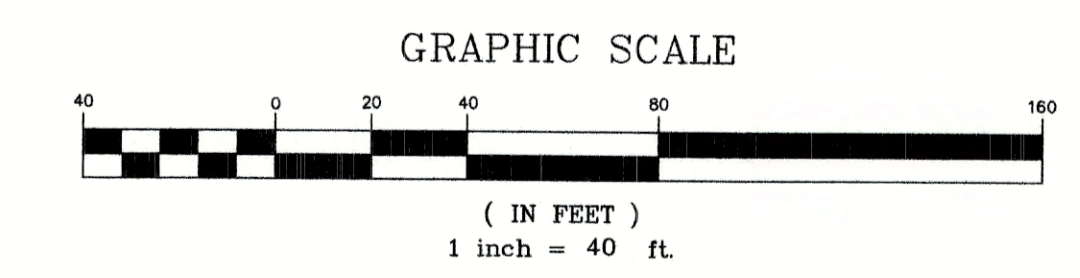
PLAN REFERENCES:

1. "PLAN OF LAND FOR SYLVANIA ELECTRIC PRODUCTS INC, EXETER, NEW HAMPSHIRE." DATED DECEMBER 1962. PREPARED BY G. L. DAVIS & ASSOCIATES. R.C.R.D. 00001
2. "PLAN OF LAND, EXETER & STRATHAM, N.H. FOR RALPH HALEY" DATED JANUARY 30, 1986. PREPARED BY JOHN W. DURGIN ASSOCIATES, INC. R.C.R.D. 15511.
3. "LOT LINE REVISION, PORTSMOUTH AVENUE - NH ROUTE 108, EXETER, NEW HAMPSHIRE, FOR THE RICHMOND COMPANY," DATED AUGUST 8, 2000. PREPARED BY JAMES VERRA AND ASSOCIATES, INC. R.C.R.D. 30822.
4. "CONSERVATION EASEMENT PLAN, PORTSMOUTH AVENUE - NH ROUTE 108, EXETER, NEW HAMPSHIRE FOR ROUTE 88 CONNECTOR, LLC." DATED APRIL 27, 2001. PREPARED BY JAMES VERRA AND ASSOCIATES, INC. R.C.R.D. 31769.
5. "SUBDIVISION OF OSRAM SYLVANIA INC, EXETER, NEW HAMPSHIRE." DATED MARCH 2020. PREPARED BY DOUCET SURVEY LLC. NOT RECORDED.



NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF A PORTION OF EXETER TAX MAP 51 LOT 17. PROPERTY LINES AS SHOWN HEREON ARE FROM TAX MAPS AND PLANS OF RECORD, AND SHALL BE CONSIDERED APPROXIMATE.
2. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
3. THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEMA, ON FLOOD INSURANCE RATE MAP NO. 33015C0406E, WITH EFFECTIVE DATE OF MAY 17, 2005.
4. BASIS OF BEARING: NH STATE PLANE.
5. CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
6. ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
7. THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF EXETER TAX RECORDS AND ARE SUBJECT TO CHANGE.
8. RESEARCH WAS PERFORMED AT THE TOWN OF EXETER ASSESSOR'S OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
9. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
10. 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.
11. THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY BRENDEN WALDEN & JIM GOVE OF GOVE ENVIRONMENTAL SERVICES IN JULY 2020 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 - A. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
 - B. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
 - C. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
 - D. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.



Design: EMP Draft: GDR Date: 12/01/2020
 Checked: WGM Scale: AS SHOWN Project No.: 19198
 Drawing Name: 19198-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
0	01/14/21	ISSUED FOR REVIEW	EMP

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **EXISTING CONDITIONS PLAN**

Project: **STORAGE LOT
110 HOLLAND WAY, EXETER, NH**

Owner of Record: **McFARLAND FORD SALES, INC
151 PORTSMOUTH AVE, EXETER, NH**

DRAWING No.

C1

SHEET 2 OF 8
JBE PROJECT NO. 19198

APPROVED - EXETER, NH
PLANNING BOARD

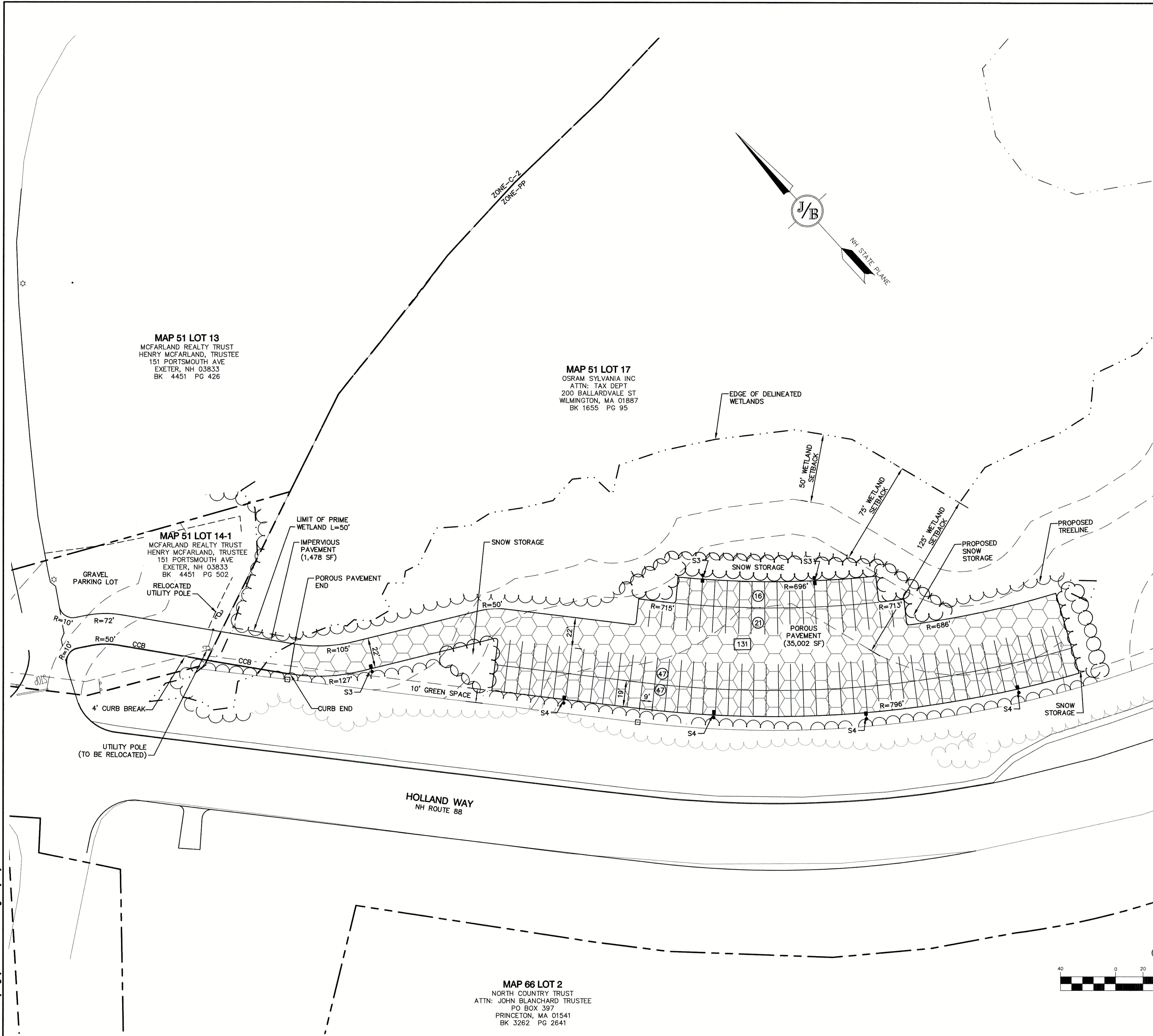
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PROJECT PARCEL
TOWN OF EXETER
TAX MAP 51, LOTS 14-1 & 17

APPLICANT
McFARLAND FORD SALES, INC
151 PORTSMOUTH AVE
EXETER, NH 03833

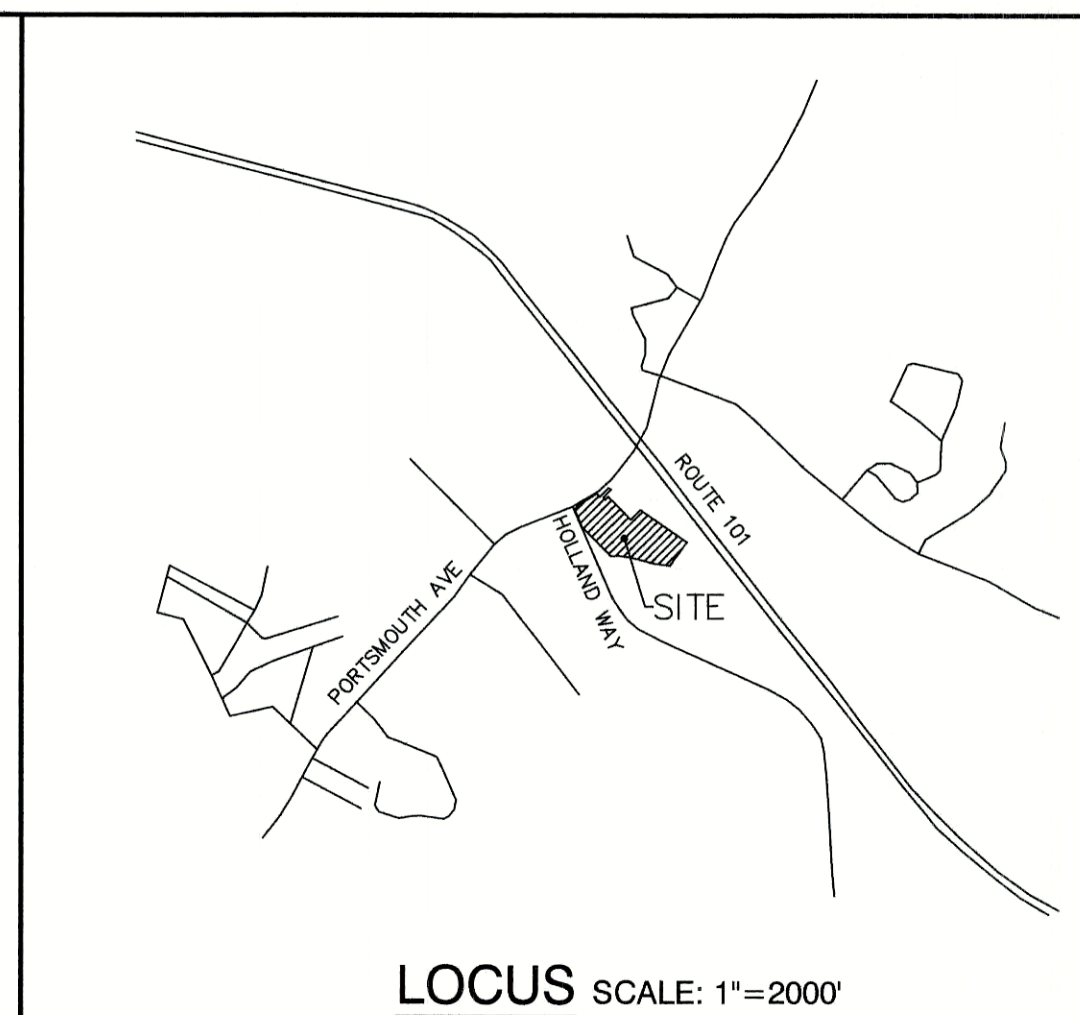
TOTAL LOT AREA
939,154 SQ. FT.
21.56 ACRES

SITE PLANS

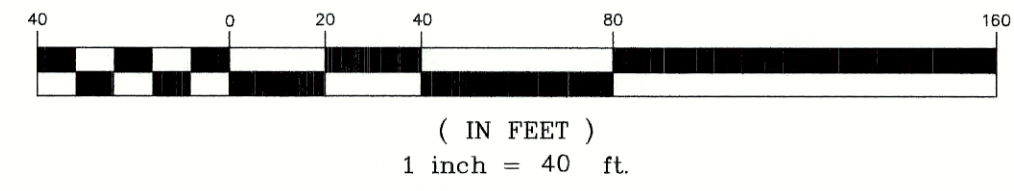


SITE NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED PARKING STORAGE LOT CONSISTING OF 131 SPACES IN EXETER NH TAX MAP 51, LOTS 14-1 AND 17.
- ZONING DISTRICT: C-2 HIGHWAY COMMERCIAL
 LOT AREA = 20,000 SF
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 50'
 SIDE SETBACK = 20'
 REAR SETBACK = 50'
 MAX. BUILDING COVERAGE = 20%
 MIN. OPEN SPACE = 15%
 ZONING DISTRICT: CT CORPORATE TECHNOLOGY PARK
 LOT AREA = 4 ACRES
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 75'
 SIDE SETBACK = 50'
 REAR SETBACK = 50'
 MAX. BUILDING COVERAGE = 20%
 MIN. OPEN SPACE = 35%
- PARKING CALCULATIONS:
 TOTAL SPACES PROVIDED = 131
- PROPOSED CONSERVATION EASEMENT = 18.7 AC
 4.59 AC UPLAND AREA
- TOTAL PAVED AREA = 36,482 S.F.
 TOTAL PERVIOUS PAVEMENT AREA = 35,002 S.F.
 TOTAL DISTURBANCE = 55,000 S.F.
 TOTAL DISTURBANCE IN 50' BUFFER = 9,425 S.F.
 TOTAL DISTURBANCE IN 75' BUFFER = 5,318 S.F.
 TOTAL DISTURBANCE IN 125' BUFFER = 23,652 S.F.
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., 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, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE (ELEVATION 9 NGVD 1929). REFERENCE FEMA COMMUNITY PANEL NO. 33015C0406E, DATED MAY 17, 2005.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.). THIS DOCUMENT IS TO BE KEPT ONSITE AT ALL TIMES AND UPDATED AS REQUIRED.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL BE 100% ACRYLIC TYPE, LOW VOC, FAST DRYING, IN A COLOR OF WHITE.
- ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
- ALL CURBING TO BE CAPE COD BERM WITH A MINIMUM RADIUS OF 2', UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
- SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), 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. SEE SECTION 9.14 ROADWAYS, ACCESS POINTS AND FIRE LANES AND SECTION 9.13 PARKING AREAS FOR EXCEPTIONS.



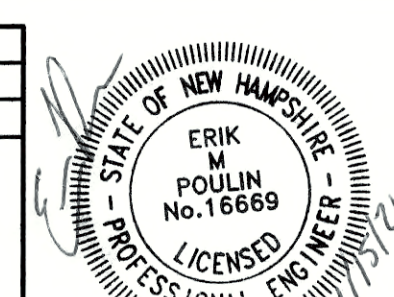
GRAPHIC SCALE



APPROVED - EXETER, NH PLANNING BOARD	PROJECT PARCEL TOWN OF EXETER TAX MAP 51, LOTS 14-1 & 17
	APPLICANT McFARLAND FORD SALES, INC 151 PORTSMOUTH AVE EXETER, NH 03833
DATE:	TOTAL LOT AREA 939,154 SQ. FT. 21.56 ACRES

F:\CADD\MASTER STANDARD\dwg\LB-LAYOUTS.dwg 3/12/2016 3:27:29 PM EDT

Design: EMP Draft: GDR Date: 12/01/2020
 Checked: WGM Scale: AS SHOWN Project No.: 19198
 Drawing Name: 19198-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
0	01/14/21	ISSUED FOR REVIEW	EMP

Designed and Produced in NH

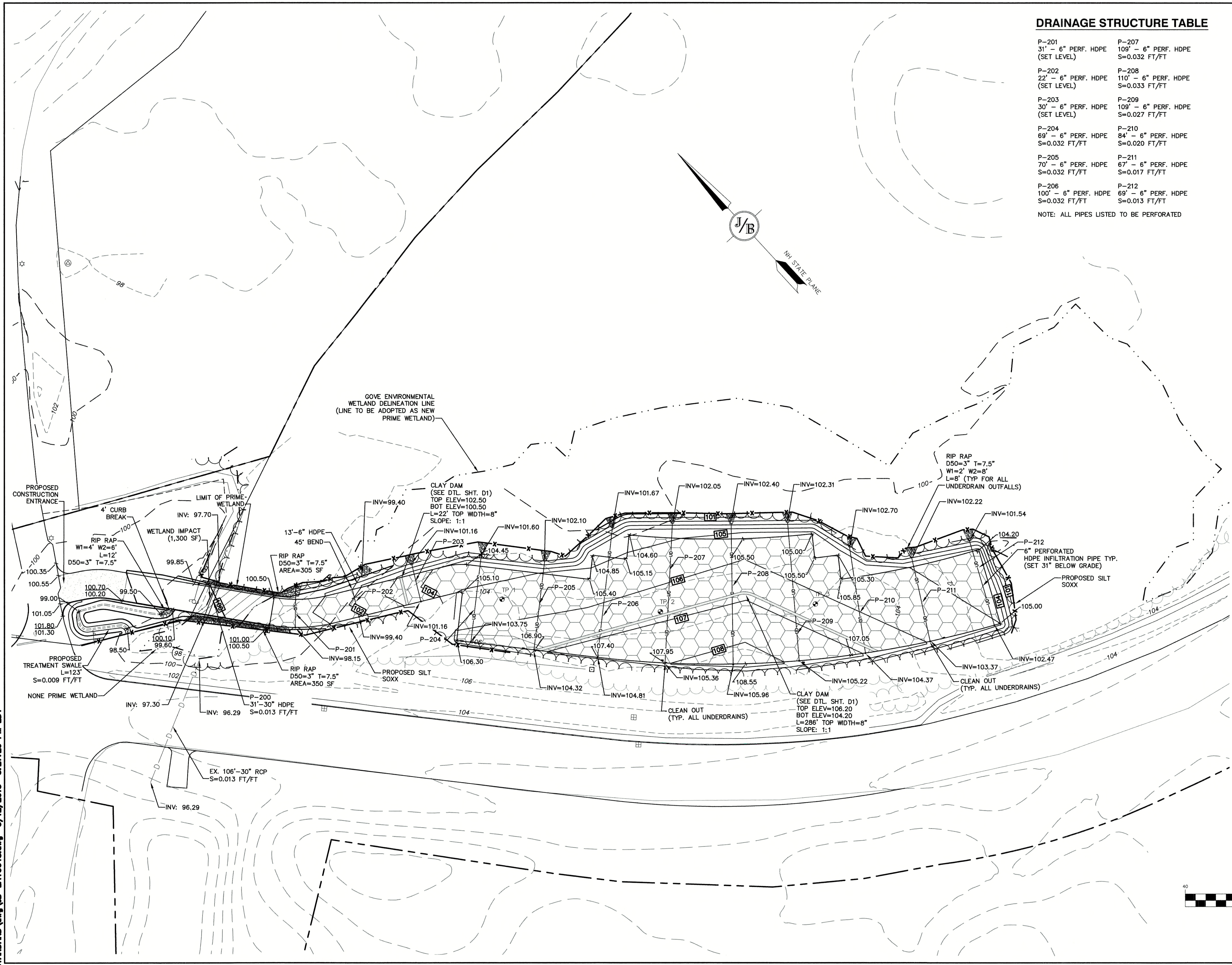
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SITE PLAN
Project:	STORAGE LOT 110 HOLLAND WAY, EXETER, NH
Owner of Record:	McFARLAND FORD SALES, INC 151 PORTSMOUTH AVE, EXETER, NH

DRAWING No.
C2-1
 SHEET 4 OF 8
 JBE PROJECT NO. 19198

WETLAND IMPACT PLAN



DRAINAGE STRUCTURE TABLE

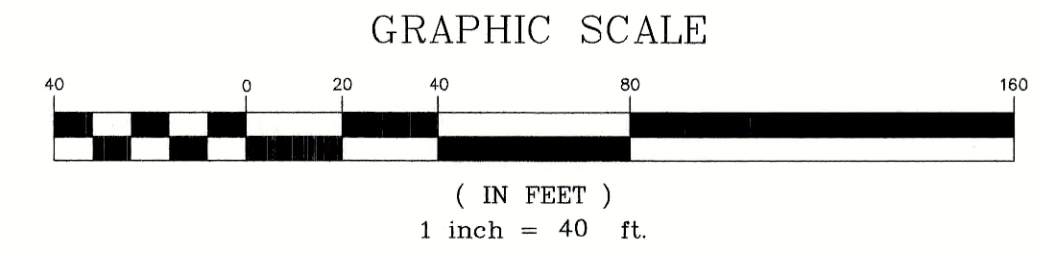
P-201 31" - 6" PERF. HDPE (SET LEVEL)	P-207 109" - 6" PERF. HDPE S=0.032 FT/FT
P-202 22" - 6" PERF. HDPE (SET LEVEL)	P-208 110" - 6" PERF. HDPE S=0.033 FT/FT
P-203 30" - 6" PERF. HDPE (SET LEVEL)	P-209 109" - 6" PERF. HDPE S=0.027 FT/FT
P-204 69" - 6" PERF. HDPE S=0.032 FT/FT	P-210 84" - 6" PERF. HDPE S=0.020 FT/FT
P-205 70" - 6" PERF. HDPE S=0.032 FT/FT	P-211 67" - 6" PERF. HDPE S=0.017 FT/FT
P-206 100" - 6" PERF. HDPE S=0.032 FT/FT	P-212 69" - 6" PERF. HDPE S=0.013 FT/FT

NOTE: ALL PIPES LISTED TO BE PERFORATED

GRADING AND DRAINAGE NOTES:

- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC. NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
- VERTICAL DATUM: ASSUMED. HORIZONTAL DATUM: NH STATE PLANE.
- ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
- ALL SWALES AND DETENTION PONDS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC H20 LOADING AND SHALL BE INSTALLED ACCORDINGLY.
- IMMEDIATELY APPLY AND COMPACT STONE BASE FOR BUILDING PAD TO $\pm 1/2"$ PRIOR TO EXCAVATING INTERIOR AND PERIMETER FOOTINGS.
- IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
- ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL.
- STONE INLET PROTECTION SHALL BE PLACED AT ALL CATCH BASINS. SEE DETAIL WITHIN THE DETAIL SHEETS.
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
- NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
- SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
- MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.5" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE. AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
- IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
- SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
- SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.

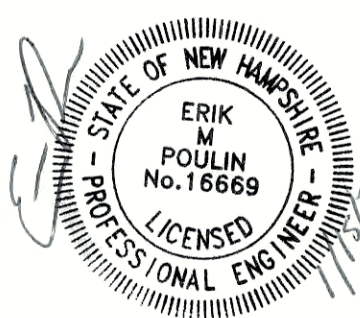
F:\CADD\MASTER STANDARD\DWG\LAB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT



PROJECT PARCEL TOWN OF EXETER TAX MAP 51, LOTS 14-1 & 17
APPLICANT McFARLAND FORD SALES, INC 151 PORTSMOUTH AVE EXETER, NH 03833
TOTAL LOT AREA 939,154 SQ. FT. 21.56 ACRES

Design: EMP Draft: GDR Date: 12/01/2020
 Checked: WGM Scale: AS SHOWN Project No.: 19198
 Drawing Name: 19198-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
0	01/14/21	ISSUED FOR REVIEW	EMP

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	GRADING AND DRAINAGE PLAN
Project:	STORAGE LOT 110 HOLLAND WAY, EXETER, NH
Owner of Record:	McFARLAND FORD SALES, INC 151 PORTSMOUTH AVE, EXETER, NH

DRAWING No.
C3
SHEET 5 OF 8
JBE PROJECT NO. 19198

PHOTOLOG OF IMPACT AREAS

Photo Log
McFarland Ford Vehicle Storage
Lot Taken: 10/29/20



Photo #1 Looking at the culvert inlet that extends under Holland Way



Photo #2 Looking to the south at Holland way from the proposed wetland crossing



Photo #3 Looking at the existing vehicle storage area on lot 14-1 from the proposed wetland crossing



Photo #4 Looking again at the existing vehicle storage area on lot 14-1 from the proposed wetland crossing



Photo #5 Looking to the north at the prime wetland from the proposed wetland crossing



Photo #6 Looking to the west at the upland area from the proposed wetland crossing

**Appendix I
New Hampshire Natural Heritage Bureau Inquiry**



To: Luke Hurley
8 Continental Drive
Exeter, NH 03833

Date: 9/3/2020

From: NH Natural Heritage Bureau

Re: Review by NH Natural Heritage Bureau of request dated 9/3/2020
NHB File ID: NHB20-2666

Applicant: n/a

Location: Tax Map(s)/Lot(s): Map 51 Lot 17
Exeter

Project Description: The applicant is proposing to construct an additional parking lot along Holland Way for additional vehicle storage for the McFarland Ford dealership

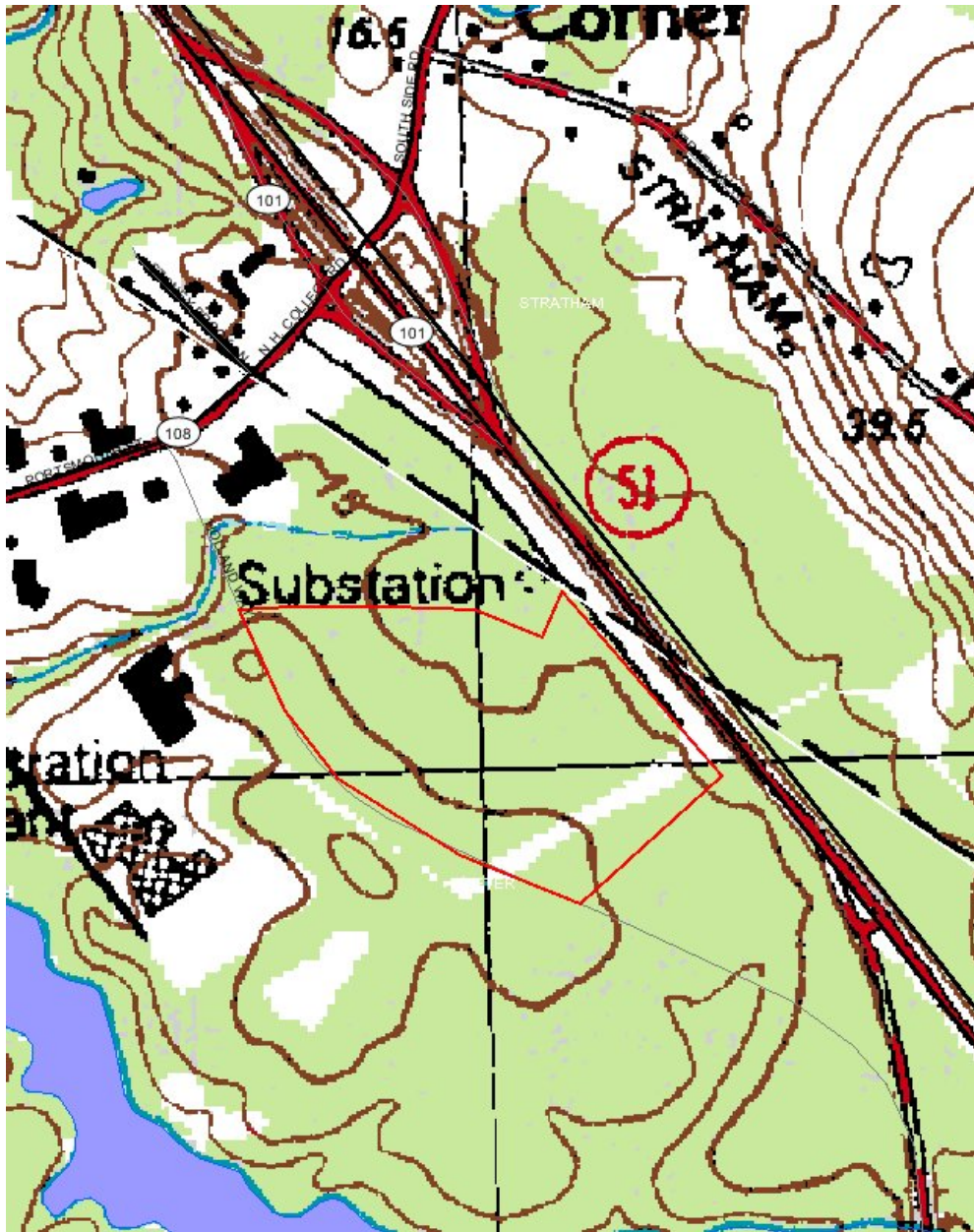
The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

This report is valid through 9/2/2021.



MAP OF PROJECT BOUNDARIES FOR NHB FILE ID: NHB20-2666



Appendix II
New Hampshire Department of Historic Resources Inquiry

Please mail the completed form and required material to:

New Hampshire Division of Historical Resources
State Historic Preservation Office
Attention: Review & Compliance
19 Pillsbury Street, Concord, NH 03301-3570

DHR Use Only	
R&C #	_____
Log In Date	___ / ___ / ___
Response Date	___ / ___ / ___
Sent Date	___ / ___ / ___

Request for Project Review by the New Hampshire Division of Historical Resources

- This is a new submittal
 This is additional information relating to DHR Review & Compliance (R&C) #:

GENERAL PROJECT INFORMATION

Project Title McFarland Ford Vehicle Storage Lot

Project Location 110 Holland Way

City/Town Exeter Tax Map 51 Lot # 14-1 & 17

NH State Plane - Feet Geographic Coordinates: Easting 42.988922 Northing -70.927793
(See RPR Instructions and R&C FAQs for guidance.)

Lead Federal Agency and Contact (if applicable)
(Agency providing funds, licenses, or permits)

Permit Type and Permit or Job Reference #

State Agency and Contact (if applicable) NH DES

Permit Type and Permit or Job Reference # Dredge and Fill

APPLICANT INFORMATION

Applicant Name McFarland Ford Sales, Inc. AttN: Chris Lane

Mailing Address 151 Portsmouth Ave Phone Number 603 772 1144

City Exeter State NH Zip 03833 Email clane@mcfarlandford.com

CONTACT PERSON TO RECEIVE RESPONSE

Name/Company Brenden Walden / Gove Environmental Services, Inc.

Mailing Address 8 Continental Dr, Bldg 2, Unit H Phone Number 6037780644

City Exeter State NH Zip 03833 Email bwalden@gesinc.biz

This form is updated periodically. Please download the current form at www.nh.gov/nhdhr/review. Please refer to the Request for Project Review Instructions for direction on completing this form. Submit one copy of this project review form for each project for which review is requested. Include a self-addressed stamped envelope to expedite review response. Project submissions will not be accepted via facsimile or e-mail. This form is required. Review request form must be complete for review to begin. Incomplete forms will be sent back to the applicant without comment. Please be aware that this form may only initiate consultation. For some projects, additional information will be needed to complete the Section 106 review. All items and supporting documentation submitted with a review request, including photographs and publications, will be retained by the DHR as part of its review records. Items to be kept confidential should be clearly identified. For questions regarding the DHR review process and the DHR's role in it, please visit our website at: www.nh.gov/nhdhr/review or contact the R&C Specialist at marika.labash@dncr.nh.gov or 603.271.3558.

PROJECTS CANNOT BE PROCESSED WITHOUT THIS INFORMATION

Project Boundaries and Description

- Attach the Project Mapping *using EMMIT or relevant portion of a 7.5' USGS Map.* (See RPR Instructions and R&C FAQs for guidance.)
- Attach a detailed narrative description of the proposed project.
- Attach a site plan. The site plan should include the project boundaries and areas of proposed excavation.
- Attach photos of the project area (overview of project location and area adjacent to project location, and specific areas of proposed impacts and disturbances.) *(Informative photo captions are requested.)*
- A DHR records search must be conducted to identify properties within or adjacent to the project area. Provide records search results via EMMIT or in **Table 1.** *(Blank table forms are available on the DHR website.)*
EMMIT or in-house records search conducted on 1/18/2021.

Architecture

Are there any buildings, structures (bridges, walls, culverts, etc.) objects, districts or landscapes within the project area? Yes No

If yes, skip to Archaeology section. If yes, submit all of the following information:

Approximate age(s):

- Photographs of *each* resource or streetscape located within the project area, with captions, along with a mapped photo key. (Digital photographs are accepted. All photographs must be clear, crisp and focused.)
- If the project involves rehabilitation, demolition, additions, or alterations to existing buildings or structures, provide additional photographs showing detailed project work locations. (i.e. Detail photo of windows if window replacement is proposed.)

Archaeology

Does the proposed undertaking involve ground-disturbing activity? Yes No

If yes, submit all of the following information:

- Description of current and previous land use and disturbances.
- Available information concerning known or suspected archaeological resources within the project area (such as cellar holes, wells, foundations, dams, etc.)

Please note that for many projects an architectural and/or archaeological survey or other additional information may be needed to complete the Section 106 process.

DHR Comment/Finding Recommendation *This Space for Division of Historical Resources Use Only*

- Insufficient information to initiate review.** Additional information is needed in order to complete review.
- No Potential to cause Effects No Historic Properties Affected No Adverse Effect Adverse Effect

Comments: _____

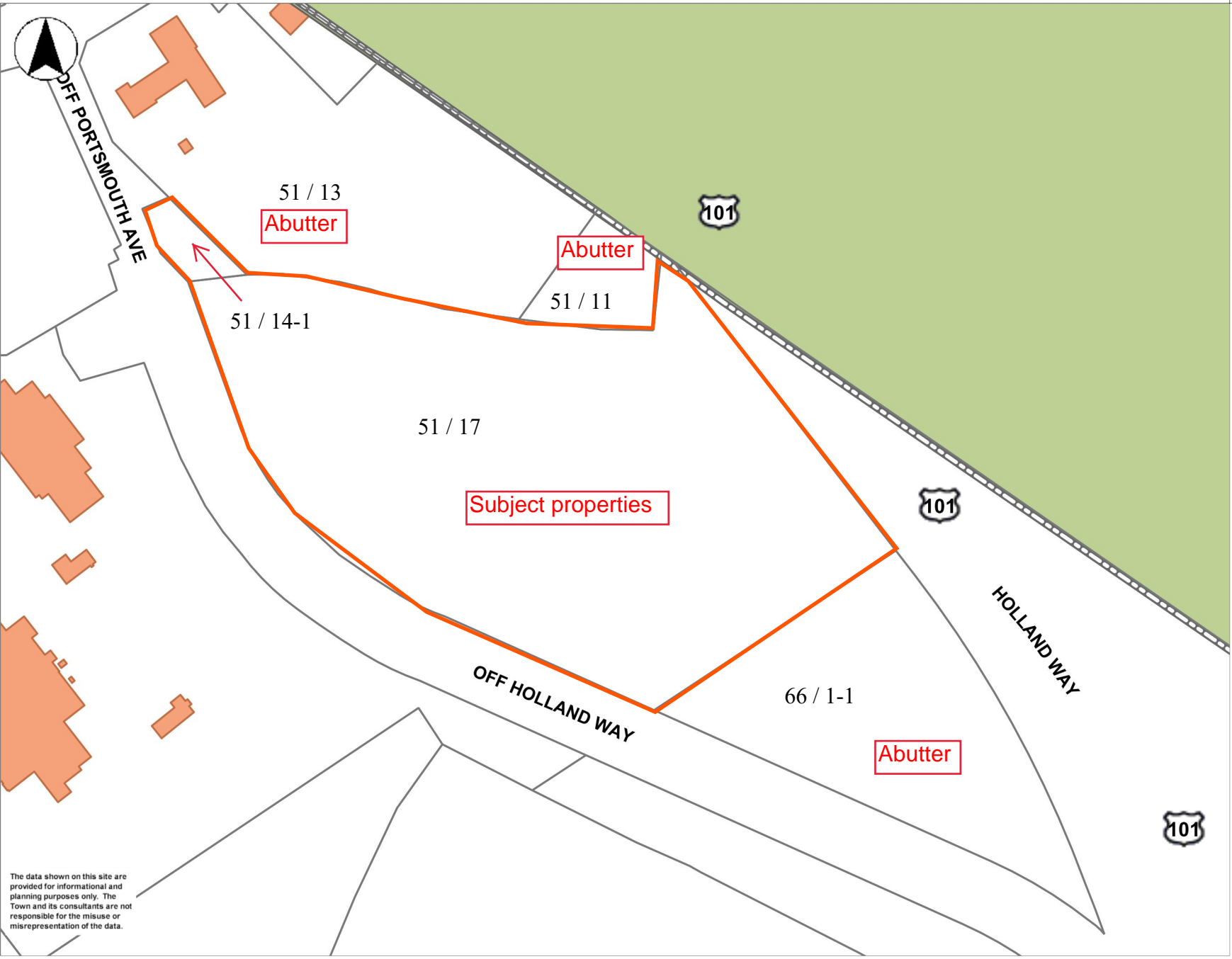
If plans change or resources are discovered in the course of this project, you must contact the Division of Historical Resources as required by federal law and regulation.

Authorized Signature: _____ Date: _____

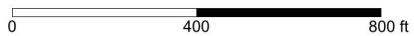
Appendix III
Tax Map, List of Abutters, Abutter Notification Letter, and Certified Mail Receipts



- Parcels
- NH Highways
 - Interstate
 - US Highway
 - State Highway
- Town Boundary
- Abutting Towns
- Streets (Updated Feb 2019)
- Misc Streams
- Parcel Streams
- Open Water
- Buildings



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



Printed on 01/18/2021 at 12:36 PM

Abutters List

Subject Properties

TAX MAP 51/LOT 14-1 – SUBJECT PROPERTY
MCFARLAND REALTY TR
HENRY O MCFARLAND TRUSTEE ETAL
151 PORTSMOUTH AVE
EXETER, NH 03833

TAX MAP 51/LOT 17 – SUBJECT PROPERTY
OSRAM SYLVANIA INC
ATTN. TAX DEPT
200 BALLARDVALE ST
WILMINGTON, MA 01887

Abutters

51 / 11
UNITIL ENERGY SYSTEMS, INC.
6 LIBERTY LANE
HAMPTON, NH 03842

51 / 13
MCFARLAND REALTY TR
HENRY O MCFARLAND TRUSTEE ETAL
151 PORTSMOUTH AVE
EXETER, NH 03833

66 / 1-1
PALMER & SICARD INC.
140 EPPING RD
EXETER, NH 03833

January 18, 2021

«Name»

«Street»

«TownStateZip»

Re: Proposed Vehicle Storage Lot
Subject: NH Department of Environmental Services Wetlands Bureau
Minimum Impact Dredge & Fill Application

Dear Abutter:

The purpose of this letter is to inform you that McFarland Ford Sales, Inc. of Exeter, NH is applying to the NH Department of Environmental Services Wetlands Bureau, which requires this notice for a dredge and fill permit to impact areas under its jurisdiction. The applicant is proposing a project that will have 1,300 SF of direct wetland impact. The wetland impact associated with the proposed project is necessary for the applicant to gain access to the buildable upland area. The project is proposed on Tax map 51 Lot 14-1 & 17 on 110 Holland Way, Exeter, NH.,

A copy of the application, including plans, will be made available for your review at the town offices and at the NH Department of Environmental Services Wetlands Bureau, 29 Hazen Drive in Concord.

If you have any questions that we might be able to answer, please do not hesitate to contact our office.

Sincerely,

Brenden Walden
GES, Inc.

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

February 1, 2021

Exeter Planning Board
Attn. Langdon Plumer, Chair
10 Front Street
Exeter, NH 03833

**RE: Conditional Use Application
110 Holland Way, Exeter, NH
Tax Map 51, Lots 14-1 & 17
JBE Project No. 19198**

Dear Mr. Plumer

On behalf of our client, McFarland Ford Sales, Inc., we respectfully submit a Conditional Use Application for the Planning Board. The intent of this application is to propose the construction of a vehicle storage lot located at 110 Holland Way, Tax Map 51, Lots 14-1 & 17.

Fifteen (15) copies of the following are included with this Conditional Use Application:

1. Completed Conditional Use Application.
2. Article 9.1.6.B Response Letter.
3. Fee Check.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.

Erik Poulin, P.E.

Erik Poulin, P.E.
Project Manager

cc: Chris Lane, McFarland Ford Sales, Inc. (application & plans via email)

Town of Exeter



Planning Board Application for Conditional Use Permit: Wetlands Conservation Overlay District

March 2020

**Town of Exeter
 Planning Board Application
 Conditional Use Permit: Wetland Conservation Overlay District**

Detailed Proposal including intent, project description, and use of property: (Use additional sheet as needed)

The intent of this application is to propose the construction of a vehicle storage lot located at 110 Holland Way, Tax Map 51, Lots 14-1 & 17.

Wetland Conservation Overlay District Impact (in square footage):

Temporary Impact	Wetland: (SQ FT.)	Buffer: (SQ FT.)
	<input type="checkbox"/> Prime Wetlands _____	<input type="checkbox"/> Prime Wetlands _____
	<input type="checkbox"/> Exemplary Wetlands _____	<input type="checkbox"/> Exemplary Wetlands _____
	<input type="checkbox"/> Vernal Pools (>200SF) _____	<input type="checkbox"/> Vernal Pools (>200SF) _____
	<input type="checkbox"/> VPD _____	<input type="checkbox"/> VPD _____
	<input type="checkbox"/> PD _____	<input type="checkbox"/> PD _____
	<input type="checkbox"/> Inland Stream _____	<input type="checkbox"/> Inland Stream _____
Permanent Impact	Wetland: (SQ FT.)	Buffer: (SQ FT.)
	<input type="checkbox"/> Prime Wetlands _____	<input checked="" type="checkbox"/> Prime Wetlands <u>20068</u>
	<input type="checkbox"/> Exemplary Wetlands _____	<input type="checkbox"/> Exemplary Wetlands _____
	<input type="checkbox"/> Vernal Pools (>200SF) _____	<input type="checkbox"/> Vernal Pools (>200SF) _____
	<input type="checkbox"/> VPD _____	<input type="checkbox"/> VPD _____
	<input checked="" type="checkbox"/> PD <u>1300</u>	<input type="checkbox"/> PD _____
	<input type="checkbox"/> Inland Stream _____	<input type="checkbox"/> Inland Stream _____

List any variances/special exceptions granted by Zoning Board of Adjustment including dates:

N/A

Describe how the proposal meets conditions in **Article 9.1.6.B** of the Zoning Ordinance (attached for reference):

See attached letter for detailed answers.

ABUTTERS: PLEASE LIST ALL PERSONS WHOSE PROPERTY IS LOCATED IN NEW HAMPSHIRE AND ADJOINS OR IS DIRECTLY ACROSS THE STREET OR STREAM FROM THE LAND UNDER CONSIDERATION BY THE BOARD. THIS LIST SHALL BE COMPILED FROM THE EXETER TAX ASSESSOR'S RECORDS.

TAX MAP _____
NAME _____
ADDRESS _____

TAXMAP _____
NAME _____
ADDRESS _____

TAX MAP _____
NAME _____
ADDRESS _____

TAX MAP _____
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ADDRESS _____

9.1.6. B: Conditions: Prior to issuance of a conditional use permit, the Planning Board shall conclude and make a part of the record, compliance with the following criteria:

1. That the proposed use is permitted in the underlying zoning district;
2. No alternative design which does not impact a wetland or wetland buffer or which has less detrimental impact on the wetland or wetland buffer is feasible;
3. A wetland scientist has provided an impact evaluation that includes the “functions and values” of the wetland(s), an assessment of the potential project-related impacts and concluded to the extent feasible, the proposed impact is not detrimental to the value and function of the wetland(s) or the greater hydrologic system.
4. That the design, construction and maintenance of the proposed use will, to the extent feasible, minimize detrimental impact on the wetland or wetland buffer;
5. That the proposed use will not create a hazard to individual or public health, safety and welfare due to the loss of wetland, the contamination of groundwater, or other reasons;
6. The applicant may propose an increase in wetland buffers elsewhere on the site that surround a wetland of equal or greater size, and of equal or greater functional value than the impacted wetland
7. In cases where the proposed use is temporary or where construction activity disturbs areas adjacent to the immediate use, the applicant has included a restoration proposal revegetating any disturbed area within the buffer with the goal to restore the site as nearly as possible to its original grade and condition following construction.
8. That all required permits shall be obtained from the New Hampshire Department of Environmental Services Water Supply and Pollution Control Division under NH RSA §485-A: 17, the New Hampshire Wetlands Board under NH RSA §483-A, and the United States Army Corps of Engineers under Section 404 of the Clean Water Act.;

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

February 01, 2021

Exeter Planning Board
Attn. Langdon Plumer, Chair
10 Front Street
Exeter, NH 03833

**RE: Condition Use Application
110 Holland Way, Exeter, NH
Tax Map 51, Lots 14-1 & 17
JBE Project No. 19198**

Dear Mr. Plumer

On behalf of our client, McFarland Ford Sales, Inc., we respectfully submit our responses to Section 9.1.6.B of the Town of Exeter Zoning Ordinance as part of our Conditional Use Application.

1. The underlying zone is the C2- Highway Commercial. The primary use for the property is a storage vehicle lot, which is an allowed use.
2. Following coordination with the Exeter Conservation Commission the storage lot design has been reduced to best extent practical to minimize impacts to wetlands and buffers.
3. Gove Environmental Services, Inc. has submitted a wetland permit application to be heard by the Exeter Conservation Commission.
4. The project proposes to use porous pavement, treatment swales, and natural perimeter erosion control measures to ensure impacts to the wetland and buffer a minimized to the best extent practical.
5. Wetland buffer will be primarily to porous pavement which will filter and infiltrate direct rainfall. The wetland crossing is proposed at the wetlands narrowest point.
6. A deed restriction of 18.7 acres is proposed for the remainder of the property to ensure no further impacts will occur on site following the completion of the project.
7. All permanent impacts are to be porous pavement or associated side slopes to the storage lot.
8. A wetland permit application has been submitted to the Exeter Conservation Commission. Following that review the application will be submitted to the State of New Hampshire.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.

Erik Poulin, P.E.

Erik Poulin, P.E.
Project Manager

cc: Chris Lane, McFarland Ford Sales, Inc. (application & plans via email)

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

January 12, 2021

Exeter Planning Board
Attn. Langdon Plumer, Chair
10 Front Street
Exeter, NH 03833

**RE: Site Plan Review Application
110 Holland Way, Exeter, NH
Tax Map 51, Lots 14-1 & 17
JBE Project No. 19198**

Dear Mr. Plumer

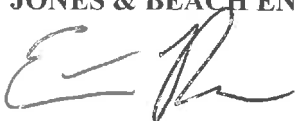
On behalf of our client, McFarland Ford Sales, Inc., we respectfully submit a Site Plan Review Application for the Planning Board. The intent of this application is to propose the construction of a vehicle storage lot located at 110 Holland Way, Tax Map 51, Lots 14-1 & 17.

The following are included with this Site Plan Review Application:

1. Completed Site Plan Review Application with Checklist.
2. Waiver Request.
3. Fee Check.
4. Letters of Authorization.
5. Current Deeds.
6. Abutters List with three (3) sets of mailing labels.
7. Tax Map.
8. Seven (7) Full Size Plan Sets.
9. Fifteen (15) Half Size Plan Sets.
10. Three (3) Drainage Reports.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Erik Poulin, P.E.
Project Manager

cc: Chris Lane, McFarland Ford Sales, Inc. (application & plans via email)

Town of Exeter



Planning Board Application for Site Plan Review

October 2019



Town of Exeter Planning Board Application for Site Plan Review

Date: October 2019
Memo To: Applicants for Site Plan Review
From: Planning Department
Re: Site Plan Review Application Process

The goal of the Planning Department is to process site plan review applications as quickly and efficiently as possible, in preparation for review by the Planning Board. To this end, we have designed an application form that is simple and easy to follow (see attached). If some of the information being requested does not seem to be applicable, please check with the Planning Department office, it may be that your particular proposal does not warrant such information.

It is recommended that you schedule a meeting with the Town Planner prior to formally submitting your application. The Town Planner will review your proposal for conformance with all applicable Town regulations and advise you regarding the procedure for obtaining Planning Board approval. Please contact the Planning Department office at (603) 773-6112 to schedule an appointment.

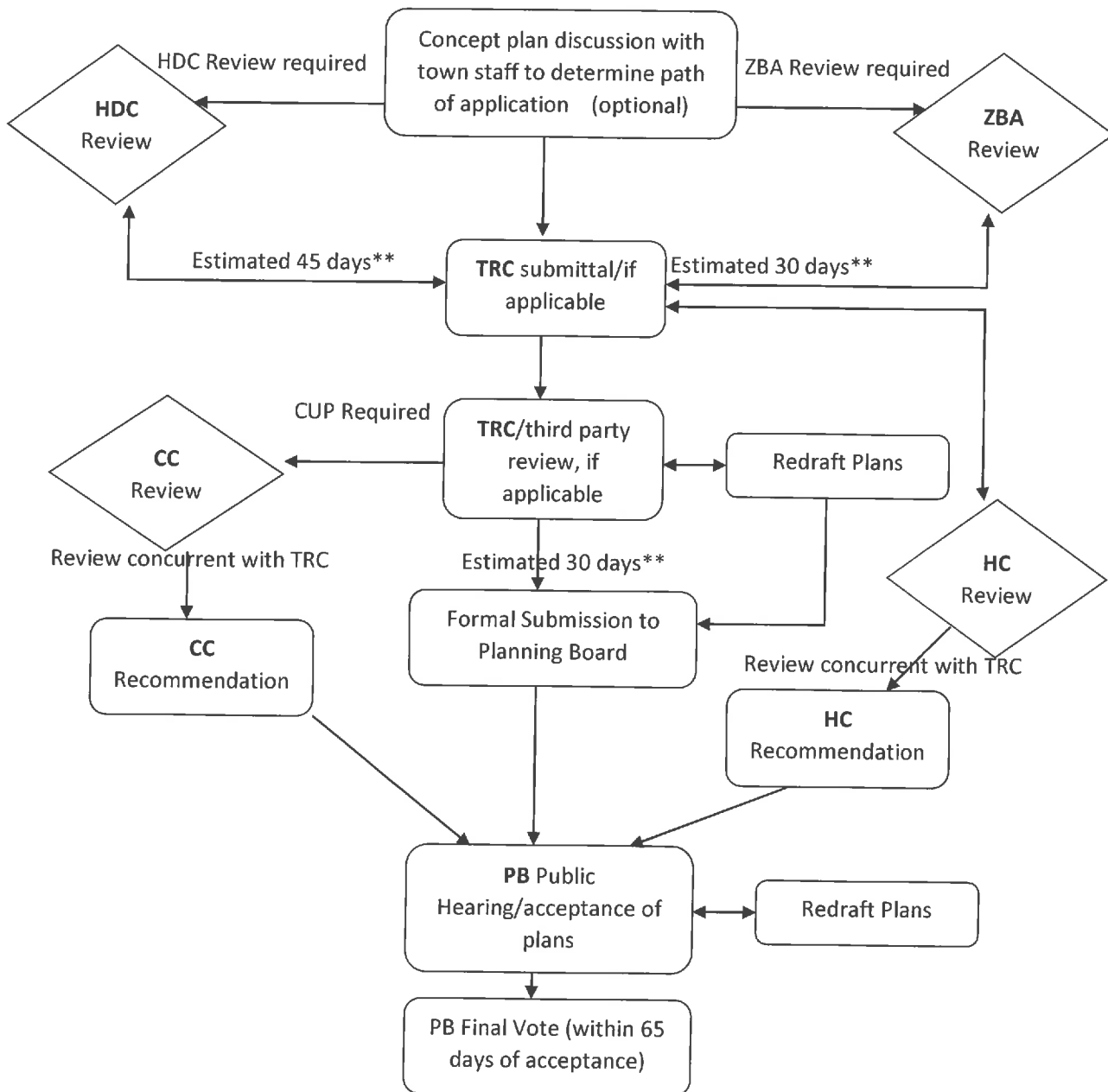
The key to receiving a prompt decision from the Planning Board is to adhere closely to the Board's procedures. A chart outlining the "Planning Board Review Procedure" is attached for your information. Please be aware that a technical review of your proposal by the Technical Review Committee (TRC) must precede Planning board consideration of your application. The Town Planner will only schedule you for a public hearing with the Planning Board after your application has gone through technical review and any required changes have been incorporated.

Copies of the applicable "Site Plan Review and Subdivision Regulations" are available for your review or purchase at the Planning Department office on the second floor of the Town Office Building located at 10 Front Street and are also on the Town's website at www.exeternh.gov

It is strongly recommended that you become familiar with these regulations, as they are the basis for review and approval of all site plans.



Exeter Planning Review Process Flow Chart*



ZBA – Zoning board of Adjustment **PB** – Planning Board **HDC** – Historic District Commission
HC – Heritage Commission **CC** – Conservation Commission **TRC** – Technical Review Committee
CUP – Conditional Use Permit

*This chart shows the local process only. State permits (Wetlands, Shoreland, etc. are not shown)

**All time estimates are approximate and can vary considerably. However, it is generally expected to take between 90 and 180 days to complete local review in the event review from all boards is required.



SITE PLAN REVIEW APPLICATION CHECKLIST

A COMPLETED APPLICATION FOR SITE PLAN REVIEW MUST CONTAIN THE FOLLOWING

1. Application for Hearing (x)
2. Abutter's List Keyed to Tax Map (x)
(including the name and business address of every engineer, architect,
land surveyor, or soils scientist whose professional seal appears on any
plan submitted to the Board)
3. Completed- " Checklist for Site Plan Review" (x)
4. Letter of Explanation (x)
5. Written Request for Waiver (s) from " Site Plan Review and Subdivision
Regulations" (if applicable) (x)
6. Completed "Preliminary Application to Connect and /or Discharge to Town
of Exeter- Sewer, Water or Storm Water Drainage System(s)"(if applicable) ()
7. Planning Board Fees (x)
8. Seven (7) full-sized copies of Site Plan (x)
9. Fifteen (15) 11"x17" copies of the final plan to be submitted **TEN DAYS**
PRIOR to the public hearing date. (x)
10. Three (3) pre-printed 1"x 2 5/8" labels for each abutter, the applicant and
all consultants. (x)

NOTES: All required submittals must be presented to the Planning Department office for distribution to other Town departments. Any material submitted directly to other departments will not be considered.



TOWN OF EXETER, NH APPLICATION FOR SITE PLAN REVIEW

OFFICE USE ONLY

THIS IS AN APPLICATION FOR:

- COMMERCIAL SITE PLAN REVIEW**
- INDUSTRIAL SITE PLAN REVIEW**
- MULTI-FAMILY SITE PLAN REVIEW**
- MINOR SITE PLAN REVIEW**
- INSTITUTIONAL/NON-PROFIT SPR**

_____ **APPLICATION #**
 _____ **DATE RECEIVED**
 _____ **APPLICATION FEE**
 _____ **PLAN REVIEW FEE**
 _____ **ABUTTERS FEE**
 _____ **LEGAL NOTICE FEE**
 _____ **TOTAL FEES**

_____ **INSPECTION FEE**
 _____ **INSPECTION COST**
 _____ **REFUND (IF ANY)**

1. **NAME OF LEGAL OWNER OF RECORD:** Osram Sylvania, Inc. (Map 51, Lot 17)

McFarland Realty Tr (Map 51, Lot 14-1) **TELEPHONE:** () _____

ADDRESS: 200 Ballardville Street, Wilmington, MA 01887 - Osram
151, Portsmouth Ave, Exeter, NH 03833 - McFarland

2. **NAME OF APPLICANT:** McFarland Realty Tr., Henry O. McFarland Trustee Etal

ADDRESS: 151 Portsmouth Avenue, Exeter, NH 03833

_____ **TELEPHONE:** (603) 772-1144

3. **RELATIONSHIP OF APPLICANT TO PROPERTY IF OTHER THAN OWNER:** _____

Same as McFarland Realty Tr.
(Written permission from Owner is required, please attach.)

4. **DESCRIPTION OF PROPERTY:** Ford Dealership Property (Map 51, Lot 14-1) Woodlands & Wetlands
(Map 51, Lot17)

ADDRESS: 110 Holland Way, Exeter, NH

TAX MAP: 51 **PARCEL #:** 14-1 & 17 **ZONING DISTRICT:** C-2 Highway Commercial

AREA OF ENTIRE TRACT: 21.56 Acres **PORION BEING DEVELOPED:** 1.26 Acres



5. ESTIMATED TOTAL SITE DEVELOPMENT COST \$ 165,000

6. EXPLANATION OF PROPOSAL: To construct the vehicle storage lot on Tax Map 51, Lots 14-1 & 17.

7. ARE MUNICIPAL SERVICES AVAILABLE? (YES/NO) N/A

If yes, Water and Sewer Superintendent must grant written approval for connection.
If no, septic system must comply with W.S.P.C.C. requirements.

8. LIST ALL MAPS, PLANS AND OTHER ACCOMPANYING MATERIAL SUBMITTED WITH THIS APPLICATION:

<u>ITEM:</u>	<u>NUMBER OF COPIES</u>
A. _____	_____
B. <u>See Cover Letter</u>	_____
C. _____	_____
D. _____	_____
E. _____	_____
F. _____	_____

9. ANY DEED RESTRICTIONS AND COVENANTS THAT APPLY OR ARE CONTEMPLATED (YES/NO) Yes IF YES, ATTACH COPY. Proposed deed restriction on remaining land

10. NAME AND PROFESSION OF PERSON DESIGNING PLAN:

NAME: Erik Poulin, P.E., Jones & Beach Engineers, Inc.

ADDRESS: PO Box 219, Stratham, NH 03885

PROFESSION: Civil Engineer TELEPHONE: (603) 772-4746

11. LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED:

Lighting



12. HAVE ANY SPECIAL EXCEPTIONS OR VARIANCES BEEN GRANTED BY THE ZONING BOARD OF ADJUSTMENT TO THIS PROPERTY PREVIOUSLY?

IF YES, DESCRIBE BELOW. (Please check with the Planning Department Office to verify)

No

13. WILL THE PROPOSED PROJECT INVOLVE DEMOLITION OF ANY EXISTING BUILDINGS OR APPURTENANCES? IF YES, DESCRIBE BELOW.

(Please note that any proposed demolition may require review by the Exeter Heritage Commission in accordance with Article 5, Section 5.3.5 of the Exeter Zoning Ordinance).

No

14. WILL THE PROPOSED PROJECT REQUIRE A "NOTICE OF INTENT TO EXCAVATE" (State of NH Form PA-38)? IF YES, DESCRIBE BELOW.

N/A

NOTICE: I CERTIFY THAT THIS APPLICATION AND THE ACCOMPANYING PLANS AND SUPPORTING INFORMATION HAVE BEEN PREPARED IN CONFORMANCE WITH ALL APPLICABLE REGULATIONS; INCLUDING BUT NOT LIMITED TO THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS" AND THE ZONING ORDINANCE. FURTHERMORE, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 15.2 OF THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS", I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE 1/15/21 OWNER'S SIGNATURE 

ACCORDING TO RSA 676.4.I (c), THE PLANNING BOARD MUST DETERMINE WHETHER THE APPLICATION IS COMPLETE WITHIN 30 DAYS OF SUBMISSION. THE PLANNING BOARD MUST ACT TO APPROVE, CONDITIONALLY APPROVE, OR DENY AN APPLICATION WITHIN SIXTY FIVE (65) DAYS OF ITS ACCEPTANCE BY THE BOARD AS A COMPLETE APPLICATION. A SEPARATE FORM ALLOWING AN EXTENSION OR WAIVER TO THIS REQUIREMENT MAY BE SUBMITTED BY THE APPLICANT.



ABUTTERS: PLEASE LIST ALL PERSONS WHOSE PROPERTY IS LOCATED IN NEW HAMPSHIRE AND ADJOINS OR IS DIRECTLY ACROSS THE STREET OR STREAM FROM THE LAND UNDER CONSIDERATION BY THE BOARD. THIS LIST SHALL BE COMPILED FROM THE EXETER TAX ASSESSOR'S RECORDS.

TAX MAP SEE ATTACHED LIST
NAME _____
ADDRESS _____

TAXMAP _____
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Please attach additional sheets, if needed



CHECKLIST FOR SITE PLAN REVIEW

The checklist on the following page has been prepared to assist you in the preparation of your site plan. The checklist items listed correspond to the site plan requirements set forth in Section 7 of the "Site Plan Review and Subdivision Regulations". Unless otherwise indicated, all section references within this checklist refer to these regulations. Each of the items listed on this checklist must be addressed by the applicant prior to technical review of the site plan by the Technical Review Committee (TRC) See section 6.5. of the "Site Plan Review and Subdivision Regulations". This checklist **DOES NOT** include all of the detailed information required for site plan preparation and therefore should not be the sole basis for the preparation of these plans. For a complete listing of site plan requirements, please refer to Section 7 of the "Site Plan Review and Subdivision Regulations". In addition to these required plan items, the Planning Board will review site plans based upon the standards set forth in Sections 8 and 9 of the "Site Plan Review and Subdivision Regulations". As the applicant, it is **YOUR RESPONSIBILITY** to familiarize yourself with these standards and to prepare your plans in conformance with them.

Please complete this checklist by marking each item in the column labeled "Applicant" with one of the following: "X: (information provided); "NA" (not applicable); "W: (waiver requested). For all checklist items marked "NA", a final determination regarding applicability will be made by the TRC. For all items marked "W", please refer to Section 13 of the "Site Plan Review and Subdivision Regulations" for the proper request procedure to be followed. If waivers are requested, a justification letter for requested waivers is strongly suggested. All waiver requests will be acted upon by the Planning Board at a public hearing. Please contact the Planning Department office if you have any questions concerning the proper completion of this checklist.

All of the required information for the plans listed in the checklist must be provided on separate sheets, unless otherwise approved by the TRC.

NOTE: AN INCOMPLETE CHECKLIST WILL BE GROUNDS FOR REJECTION OF YOUR APPLICATION.



SITE PLAN REQUIREMENTS

7.4 Existing Site Conditions Plan

Submission of this plan will not be applicable in all cases. The applicability of such a plan will be considered by the TRC during its review process as outlined in Section 6.5 Technical Review Committee (TRC) of these regulations. The purpose of this plan is to provide general information on the site, its existing conditions, and to provide the base data from which the site plan or subdivision will be designed. The plan shall show the following:

APPLICANT	TRC	REQUIRED EXHIBITS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.1 Names, addresses, and telephone numbers of the owner, applicant, and person(s) or firm(s) preparing the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.2 Location of the site under consideration, together with the current names and addresses of owners of record, of abutting properties and their existing land use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.3 Title, date, north arrow, scale, and Planning Board Case Number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.4 Tax map reference for the site under consideration, together with those of abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.5 Zoning (including overlay) district references.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.6 A vicinity sketch or aerial photo showing the location of the land/site in relation to the surrounding public street system and other pertinent location features within a distance of 2,000-feet, or larger area if deemed necessary by the Town Planner.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.7 Natural features including watercourses and water bodies, tree lines, significant trees (20-inches or greater in diameter at breast height) and other significant vegetative cover, topographic features, and any other environmental features that are important to the site design process.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.8 Man-made features such as, but not limited to, existing roads, structures, and stonewalls. The plan shall also indicate which features are to be retained and which are to be removed or altered.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.9 Existing contours at intervals not to exceed 2-feet with spot elevations provided when the grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
<input type="checkbox"/> N/A	<input type="checkbox"/>	7.4.10 A High Intensity Soil Survey (HISS) of the entire site, or appropriate portion thereof. Such soil surveys shall be prepared by a certified soil scientist in accordance with the standards established by the Rockingham County Conservation District. Any cover letters or explanatory data provided by the certified soil scientist shall also be submitted.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.11 State and Federally designated wetlands, setback information, total wetlands proposed to be filled, other pertinent information and the following wetlands note: "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."
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.12 Surveyed property lines including angles and bearings, distances, monument locations, and size of the entire parcel. A professional land surveyor licensed in New Hampshire must attest to said plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.13 The lines of existing abutting streets and driveway locations within 200-feet of the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.14 The location, elevation, and layout of existing catch basins and other surface drainage features.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.15 The shape, size, height, location, and use of all existing structures on the site and approximate location of structures within 200-feet of the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.16 The size and location of all existing public and private utilities, including off-site utilities to which connection is planned.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.17 The location of all existing easements, rights-of-way, and other encumbrances.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.18 All floodplain information, including the contours of the 100-year flood elevation, based upon the Flood Insurance Rate Map for Exeter, as prepared by the Federal Emergency Management Agency, dated May 17, 1982.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.19 All other features which would fully explain the existing conditions of the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.20 Name of the site plan or subdivision.



7.5 Proposed Site Conditions Plan (Pertains to Site Plans Only)

The purpose of this plan is to illustrate and fully explain the proposed changes taking place within the site. The proposed site conditions plan shall depict the following:

APPLICANT	TRC	REQUIRED EXHIBITS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.1 Proposed grades and topographic contours at intervals not to exceed 2-feet with spot elevations where grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.2 The location and layout of proposed drainage systems and structures including elevations for catch basins.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.3 The shape, size, height, and location of all proposed structures, including expansion of existing structures on the site and first floor elevation(s). Building elevation(s) and a rendering of the proposed structure(s).
<input type="checkbox"/> N/A	<input type="checkbox"/>	7.5.4 High Intensity Soil Survey (HISS) information for the site, including the total area of wetlands proposed to be filled.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.5 State and Federally designated wetlands, setback information, total wetlands proposed to be filled, other pertinent information and the following wetlands note: "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."
<input type="checkbox"/> N/A	<input type="checkbox"/>	7.5.6 Location and timing patterns of proposed traffic control devices.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.7 The location, width, curbing and paving of all existing and proposed streets, street rights-of-way, easements, alleys, driveways, sidewalks and other public ways. The plan shall indicate the direction of travel for one-way streets. See Section 9.14 – Roadways, Access Points, and Fire Lanes for further guidance.
<input type="checkbox"/> N/A	<input type="checkbox"/>	7.5.8 The location, size and layout of off-street parking, including loading zones. The plan shall indicate the calculations used to determine the number of parking spaces required and provided. See Section 9.13 – Parking Areas for further guidance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.9 The size and location of all proposed public and private utilities, including but not limited to: water lines, sewage disposal facilities, gas lines, power lines, telephone lines, cable lines, fire alarm connection, and other utilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.10 The location, type, and size of all proposed landscaping, screening, green space, and open space areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.11 The location and type of all site lighting, including the cone(s) of illumination to a measurement of 0.5-foot-candle.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.12 The location, size, and exterior design of all proposed signs to be located on the site.
<input type="checkbox"/> N/A	<input type="checkbox"/>	7.5.13 The type and location of all solid waste disposal facilities and accompanying screening.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.14 Location of proposed on-site snow storage.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.15 Location and description of all existing and proposed easement(s) and/or right-of-way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.16 A note indicating that: "All water, sewer, road (including parking lot), 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". See Section 9.14 Roadways, Access Points, and Fire Lanes and Section 9.13 Parking Areas for exceptions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.17 Signature block for Board approval

OTHER PLAN REQUIREMENTS (See Section indicated)

- 7.7 Construction plan
- 7.8 Utilities plan
- 7.9 Grading, drainage and erosion & sediment control plan
- 7.10 Landscape plan
- 7.11 Drainage Improvements and Storm Water Management Plan
- 7.12 Natural Resources Plan
- 7.13 Yield Plan

**FEE SCHEDULE
TOWN OF EXETER, NH
REVISED: January 2018**

Board of Adjustment Hearings:

Variance, Special Exception	\$ 100.00
Appeal from Admin. Decision	\$ 100.00
Legal notice	Applicant billed actual cost
Abutter notices	\$ 10.00 each

Planning Board Hearings:

Subdivision	\$125 App. Fee + \$50 per lot up to 3 lots +\$100 per lot 4 or more new lots
Abutter notice	\$ 10.00 each
Legal notice	Applicant billed actual cost

9 x \$10.00 = \$90.00

Site Plan:

Application- Minor	\$100.00
Major	\$250.00
Review	\$ 60.00/1000 square feet of total building floor area

\$250.00

Inspection Fee for Subdivision: (per 15.2 P.B. regs) – to be determined by TRC (based upon reasonable estimate of anticipated inspection costs – typically 1-3% of site development cost.

Lot Line Adjustment	\$ 60.00	TOTAL = \$340.00
Historic District Commission:		
Application/Plan Review	NO FEE	
Abutter notice	\$ 10.00 each	
Boundary change fee	\$ 60.00	
Flood Insurance Certificate	\$ 15.00	

FIRE DEPARTMENT:

Ambulance Service (per trip)	Established MEDICARE rates + 30%
Photocopies:	
Ambulance- Patient Care Record	\$ 15.00
Fire/Investigation Report	\$ 25.00
Copies - Non Reports	\$.50
Non Emergency Standby:	
Personnel (each)	\$ 58.00/hr, 2 hr min
Vehicle	\$ 25.00/hr
Fire Alarm Monitoring:	
Radio Controlled fire alarm box	\$ 80.00 annually
Master Fire Alarm Box	\$ 300.00 annually
Permits:	
Fire Alarm System Install/Mod.	\$ 25.00
Fire Suppress. System Install/Mod	\$ 25.00
Blasting/Explosive Use 1-7 days	\$ 150.00
Blasting/Explosive Use 8/14 days	\$ 250.00
Blasting/Explosive Use 15-31 days	\$ 350.00
Plans Review:	
Small Projects up to 1 hr(in house)	\$ 125.00
Large Projects	Determined by Fire Protection Engineer
Fire Alarm/Suppression System Acceptance Testing:	
4 hr Inspection/ ½ day	\$ 925.00
8 hr Inspection/ full day	\$1,850.00
Add'l time required/multi attempts	\$ 58.00/hr per person
Fire Alarm Box Connection (out-of-town)	\$ 24.00/month, billed yearly

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

January 12, 2021

Town of Exeter Planning Board
Attn: Lang Plumer, Chairman
10 Front Street
Exeter, NH 03833

**RE: Waiver Request Letter
110 Holland Way, Exeter, NH
Tax Map 51, Lots 14-1 & 17
JBE Project No. 19198**

Dear Mr. Plumer:

We respectfully request a waiver from the following sections featured in the Site Plan Review and Subdivision Regulations for the Town of Exeter, New Hampshire:

Section 9.7.5.5 – Landscaping for Parking Areas and New Roadway – Jones & Beach Engineers respectfully requests a waiver from this regulation as the proposed parking area is for storage of vehicle inventory for McFarland Ford and not for customer use. The storage lot is proposed to be a porous parking area that will provide treatment for storm events. Clearing for this storage lot is minimize with this porous design. The storage lot is shielded from Holland way by an existing vegetation that will remain along the right of way and only pine trees will be removed in this area to avoid damage to the stored vehicles.

We look forward to discussion of this waiver request at the Planning Board Hearing. Thank you very much for your time.

Very Truly Yours,
JONES & BEACH ENGINEERS, INC.



Erik Poulin, P.E.
Project Manager

Letter of Authorization

Osram Sylvania Inc., 200 Ballardvale Street, Wilmington, MA 01887, owner of property located Off Holland Way in Exeter, NH known as Tax Map 51, Lot 17, does hereby authorize One Four Six Post Road, LLC and its consultants, Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH and Gove Environmental Services, 8 Continental Drive, Unit H, Exeter, NH 03833 to submit applications and documents required for site plan approval concerning the development of previously-mentioned property as a parking lot/area, together with any and all related municipal and State approvals.

Evan M. Schifield
Witness

Paul White
Osram Sylvania Inc.

11/12/21
Date

One Four Six Post Road, LLC agrees to provide Osram Sylvania Inc.' designee with copies of all applications and documents submitted to any State, municipal, or other government authority with respect to the above described project, which designee shall initially be Gordon Leedy at Tighe and Bond.

Gordon Leedy
Witness

Paul White
~~Osram Sylvania Inc.~~
ONE FOUR SIX POST RD. LLC

11/12/21
Date

Letter of Authorization

JAY D.
McFarland Realty Tr, ~~Henry O.~~ McFarland Trustee Etal, 151 Portsmouth Avenue, Exeter, NH 03833, owner of property located in Exeter, NH, known as Tax Map 51, Lot 14-1, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on Off Portsmouth Avenue in Exeter, NH.

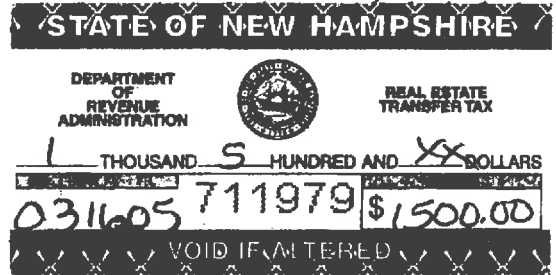
I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

Ada Pierce
Witness

Jay D. McFarland
~~Henry O. McFarland Trustee~~
McFarland Realty Tr.

1-12-2021
Date

017348



WARRANTY DEED

ROUTE 88 CONNECTOR, LLC, a Delaware limited liability company, with an address c/o The Richmond Company, Inc., 7 Essex Green Drive, Suite 56, Peabody, Massachusetts 01960 ("Grantor") for consideration paid, grants to Henry O. McFarland, Trustee, Susan McFarland Moynahan, Trustee, and Jay D. McFarland, Trustee, in their capacities as Trustees of McFARLAND REALTY TRUST under Declaration of Trust dated April 29, 1983 recorded with Rockingham Registry of Deeds in Book 2442, Page 1152, as amended, with an address of 151 Portsmouth Avenue, Exeter, New Hampshire 03833 ("Grantee"), with Warranty Covenants, the land in the Town of Exeter, County of Rockingham, State of New Hampshire described on Exhibit A attached hereto and made a part hereof.

Such premises are conveyed subject to (i) control of access (one point of access reserved) and a drainage easement in favor of the State of New Hampshire, as set forth in Notice of Condemnation dated February 5, 1997 and recorded in the Rockingham County Registry of Deeds (the "Registry") at Book 3198, Page 2303, (ii) the benefit and burden of certain easement rights and conditions as set forth in Easement Agreement by and among Grantor, Grantee and Kevin King Enterprises Company, Inc. ("King") dated February H, 2005 and recorded in the Registry prior hereto, and (iii) the right of King to locate directional signage for the benefit of the 2.95 acres of land owned by King on the south side of Portsmouth Avenue, Exeter and Stratham, New Hampshire, in common with the Grantee, such signage to be coordinated with the Grantee and documented in an easement agreement to be hereinafter executed by Grantee and King and recorded in the Registry.

For Grantor's title, see Warranty Deed of Kevin King Enterprises Company, Inc. dated September 2, 2004, and recorded in the Registry immediately prior hereto.

2005 MAR 16 PM 3:40

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

EXECUTED under seal this 10th day of February, 2005.

ROUTE 88 CONNECTOR, LLC

By: Redford Realty Corp., a
Massachusetts corporation, its
Manager

By: [Signature]
Philip Pastan, President

COMMONWEALTH OF MASSACHUSETTS

County of Essex

February 10, 2005

Then personally appeared the above-named Philip Pastan, President, of Redford Realty Corp., Manager of Route 88 Connector, LLC, and acknowledged the foregoing to be his free act and deed and the free act and deed of Redford Realty Corp., as Manager of Route 88 Connector, LLC, before me.



KATHRYN A. FOSSA
Notary Public
Commonwealth of Massachusetts
My Commission Expires
November 5, 2010

Notary Public [Signature]
My Commission expires:



EXHIBIT A

A certain tract or parcel of land in the Town of Exeter, County of Rockingham, State of New Hampshire, on the easterly side of Holland Way, a/k/a New Hampshire Route 88 Connector, being shown as Parcel 51/14.1 on a plan entitled "Lot Line Revision Portsmouth Avenue - NH Route 108 Exeter, New Hampshire for The Richmond Company, Inc." dated August 8, 2000 prepared by James Verra and Associates, Inc. recorded in Rockingham County Registry of Deeds as Plan No. D-30822 and bounded and described as follows:

Beginning at a point on the easterly sideline of said Holland Way at a concrete New Hampshire Highway Bound (NHHB) for station 1004+50, 45 feet left;

thence North 86°21'49" East by land of the State of New Hampshire through a NHHB a distance of 66.40 feet to land now or formerly McFarland Realty Trust;

thence South 26°11'54" East by land of said McFarland Realty Trust a distance of 77.87 feet to an iron rod found at land now or formerly Route 88 Connector, LLC;

thence South 26°22'34" East by land of said Route 88 Connector, LLC a distance of 177.66 feet to land now or formerly of GTE Products Corp/OSRAM Sylvania;

thence North 74°15'12" West by land of said GTE Products Corp. a distance of 141.91 feet to a concrete bound marked "DAVIS" on the easterly sideline of said Route 88 Connector;

thence North 24°06'51" West by said easterly sideline a distance of 88.86 feet;

thence North 3°38'11" West by said easterly sideline a distance of 10.42 feet to a NHHB at station 1005+45, 45 feet left;

thence North 3°38'11" West by said easterly sideline a distance of 95.00 feet to the Point of Beginning.

Containing 21,341 square feet or 0.490 acres.

Delaware

PAGE 1

BK 4428 PG 2139

The First State

I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THAT "OSRAM SYLVANIA INC." IS DULY INCORPORATED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL CORPORATE EXISTENCE NOT HAVING BEEN CANCELLED OR DISSOLVED SO FAR AS THE RECORDS OF THIS OFFICE SHOW AND IS DULY AUTHORIZED TO TRANSACT BUSINESS.

THE FOLLOWING DOCUMENTS HAVE BEEN FILED:

CERTIFICATE OF INCORPORATION, FILED THE TWENTY-FOURTH DAY OF DECEMBER, A.D. 1958, AT 12 O'CLOCK P.M.

CERTIFICATE OF AMENDMENT, CHANGING ITS NAME FROM "SEPCO, INC." TO "SYLVANIA ELECTRIC PRODUCTS INC.", FILED THE TWENTY-FIFTH DAY OF FEBRUARY, A.D. 1959, AT 9 O'CLOCK A.M.

CERTIFICATE OF AMENDMENT, CHANGING ITS NAME FROM "SYLVANIA ELECTRIC PRODUCTS INC." TO "GT&E SYLVANIA INCORPORATED", FILED THE TWENTY-THIRD DAY OF DECEMBER, A.D. 1970, AT 10 O'CLOCK A.M.

CERTIFICATE OF CORRECTION, CHANGING ITS NAME FROM "GT&E SYLVANIA INCORPORATED" TO "GTE SYLVANIA INCORPORATED", FILED THE THIRTY-FIRST DAY OF DECEMBER, A.D. 1970, AT 10 O'CLOCK A.M.

CERTIFICATE OF AGREEMENT OF MERGER, FILED THE SEVENTEENTH DAY OF FEBRUARY, A.D. 1971, AT 1:30 O'CLOCK P.M.



Harriet Smith Windsor

Harriet Smith Windsor, Secretary of State

0531214 8310

AUTHENTICATION: 3410054

040741365

DATE: 10-14-04

005399

2005 JAN 24 PM 2:50

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Delaware

PAGE 2

BK 4428 PG 2140

The First State

CERTIFICATE OF AGREEMENT OF MERGER, FILED THE TWENTIETH DAY OF NOVEMBER, A.D. 1973, AT 12 O'CLOCK P.M.

CERTIFICATE OF OWNERSHIP, FILED THE TWENTY-SIXTH DAY OF DECEMBER, A.D. 1973, AT 10 O'CLOCK A.M.

CERTIFICATE OF AGREEMENT OF MERGER, FILED THE SEVENTEENTH DAY OF APRIL, A.D. 1974, AT 4 O'CLOCK P.M.

CERTIFICATE OF OWNERSHIP, FILED THE THIRTY-FIRST DAY OF DECEMBER, A.D. 1975, AT 10 O'CLOCK A.M.

CERTIFICATE OF OWNERSHIP, FILED THE THIRTY-FIRST DAY OF OCTOBER, A.D. 1978, AT 10 O'CLOCK A.M.

CERTIFICATE OF OWNERSHIP, FILED THE NINTH DAY OF JANUARY, A.D. 1980, AT 9 O'CLOCK A.M.

CERTIFICATE OF AGREEMENT OF MERGER, CHANGING ITS NAME FROM "GTE SYLVANIA INCORPORATED" TO "GTE PRODUCTS CORPORATION", FILED THE NINTH DAY OF JANUARY, A.D. 1980, AT 9:01 O'CLOCK A.M.

CERTIFICATE OF OWNERSHIP, FILED THE TWENTY-EIGHTH DAY OF APRIL, A.D. 1980, AT 9 O'CLOCK A.M.

CERTIFICATE OF OWNERSHIP, FILED THE TWENTY-THIRD DAY OF JUNE, A.D. 1980, AT 10 O'CLOCK A.M.

CERTIFICATE OF OWNERSHIP, FILED THE THIRTEENTH DAY OF MAY,



0531214 8310

040741365

Harriet Smith Windsor

Harriet Smith Windsor, Secretary of State

AUTHENTICATION: 3410054

DATE: 10-14-04

Delaware

PAGE 3

BK 4428 PG 2141

The First State

A.D. 1981, AT 9 O'CLOCK A.M.

CERTIFICATE OF OWNERSHIP, FILED THE TWENTY-EIGHTH DAY OF
MAY, A.D. 1981, AT 9 O'CLOCK A.M.

CERTIFICATE OF OWNERSHIP, FILED THE FOURTH DAY OF JUNE, A.D.
1982, AT 2 O'CLOCK P.M.

CERTIFICATE OF OWNERSHIP, FILED THE THIRTIETH DAY OF
SEPTEMBER, A.D. 1982, AT 10 O'CLOCK A.M.

CERTIFICATE OF OWNERSHIP, FILED THE SIXTEENTH DAY OF
NOVEMBER, A.D. 1982, AT 10 O'CLOCK A.M.

CERTIFICATE OF OWNERSHIP, FILED THE FIFTEENTH DAY OF
DECEMBER, A.D. 1983, AT 3 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF
THE AFORESAID CERTIFICATE OF OWNERSHIP IS THE TWENTY-EIGHTH DAY
OF DECEMBER, A.D. 1983.

CERTIFICATE OF OWNERSHIP, FILED THE FIFTEENTH DAY OF
DECEMBER, A.D. 1983, AT 3:01 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF
THE AFORESAID CERTIFICATE OF OWNERSHIP IS THE TWENTY-EIGHTH DAY
OF DECEMBER, A.D. 1983.

RESTATED CERTIFICATE, FILED THE TWENTY-SIXTH DAY OF



0531214 8310

040741365

Harriet Smith Windsor

Harriet Smith Windsor, Secretary of State

AUTHENTICATION: 3410054

DATE: 10-14-04

Delaware

PAGE 4

BK 4428 PG 2142

The First State

NOVEMBER, A.D. 1986, AT 9 O'CLOCK A.M.

CERTIFICATE OF OWNERSHIP, FILED THE TWENTY-EIGHTH DAY OF
JANUARY, A.D. 1991, AT 10 O'CLOCK A.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF
THE AFORESAID CERTIFICATE OF OWNERSHIP IS THE THIRTY-FIRST DAY
OF JANUARY, A.D. 1991.

CERTIFICATE OF MERGER, CHANGING ITS NAME FROM "GTE PRODUCTS
CORPORATION" TO "OSRAM SYLVANIA INC.", FILED THE FIRST DAY OF
FEBRUARY, A.D. 1993, AT 4:30 O'CLOCK P.M.

CERTIFICATE OF OWNERSHIP, FILED THE THIRTIETH DAY OF APRIL,
A.D. 1993, AT 12 O'CLOCK P.M.

CERTIFICATE OF OWNERSHIP, FILED THE THIRTIETH DAY OF JUNE,
A.D. 1993, AT 10 O'CLOCK A.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE AFORESAID
CERTIFICATES ARE THE ONLY CERTIFICATES ON RECORD OF THE
AFORESAID CORPORATION.

AND I DO HEREBY FURTHER CERTIFY THAT THE FRANCHISE TAXES
HAVE BEEN PAID TO DATE.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL REPORTS HAVE
BEEN FILED TO DATE.



0531214 8310

040741365

Harriet Smith Windsor

Harriet Smith Windsor, Secretary of State

AUTHENTICATION: 3410054

DATE: 10-14-04

**ABUTTERS LIST (DIRECT)
AS OF
JANUARY 5, 2021
FOR
110 HOLLAND WAY, EXETER, NH
JBE PROJECT No. 19198**

OWNER OF RECORD/APPLICANT:

TAX MAP 51/LOT 13 – ABUTTING PROPERTY
TAX MAP 51/LOT 14-1 – SUBJECT PROPERTY
MCFARLAND REALTY TR
HENRY O MCFARLAND TRUSTEE ETAL
151 PORTSMOUTH AVE
EXETER, NH 03833
BK 4451/PG 0426 (12/30/04) – LOT 13
BK 4451/PG 0502 (02/10/05) – LOT 14-1

OWNER OF RECORD:

TAX MAP 51/LOT 17 – SUBJECT PROPERTY
TAX MAP 52/LOT 112 – ABUTTING PROPERTY
OSRAM SYLVANIA INC
ATTN. TAX DEPT
200 BALLARDVALE ST
WILMINGTON, MA 01887
BK 4428/PG 2139 (01/24/05)

EXETER ABUTTERS:

51/11
UNITIL ENERGY SYSTEMS, INC.
6 LIBERTY LANE
HAMPTON, NH 03842
3938/0701 (12/02/02)

51/15 - EXETER
4/21 - STRATHAM
KEVIN KING ENTERPRISES COMPANY
PO BOX 216
STRATHAM, NH 03885
4451/0495 (03/16/05) – STRATHAM
3792/0479 (06/28/02) - EXETER

66/1 & 1.1
PALMER & SICARD INC.
140 EPPING RD
EXETER, NH 03833
5998/2789 (05/10/19)

66/2
NORTH COUNTRY TRUST
JOHN BLANCHARD TRUSTEE
PO BOX 397
PRINCETON, MA 01541
3262/2641 (11/13/97)

NHDOT
7 HAZEN DR
CONCORD, NH 03301

ENGINEERS/SURVEYORS:

JONES & BEACH ENGINEERS, INC.
ATTN: WAYNE MORRILL
PO BOX 219
STRATHAM, NH 03885

WETLANDS/SOILS:

GOVE ENVIRONMENTAL SERVICES, INC.
ATTN. JAMES GOVE
8 CONTINENTAL DR, UNIT H
EXETER, NH 03833

MCFARLAND REALTY TR
HENRY O MCFARLAND TRUSTEE ETAL
151 PORTSMOUTH AVE
EXETER, NH 03833

MCFARLAND REALTY TR
HENRY O MCFARLAND TRUSTEE ETAL
151 PORTSMOUTH AVE
EXETER, NH 03833

MCFARLAND REALTY TR
HENRY O MCFARLAND TRUSTEE ETAL
151 PORTSMOUTH AVE
EXETER, NH 03833

OSRAM SYLVANIA INC
ATTN. TAX DEPT
200 BALLARDVALE ST
WILMINGTON, MA 01887

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HAMPTON, NH 03842

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6 LIBERTY LANE
HAMPTON, NH 03842

UNITIL ENERGY SYSTEMS, INC.
6 LIBERTY LANE
HAMPTON, NH 03842

KEVIN KING ENTERPRISES COMPANY
PO BOX 216
STRATHAM, NH 03885

KEVIN KING ENTERPRISES COMPANY
PO BOX 216
STRATHAM, NH 03885

KEVIN KING ENTERPRISES COMPANY
PO BOX 216
STRATHAM, NH 03885

PALMER & SICARD INC.
140 EPPING RD
EXETER, NH 03833

PALMER & SICARD INC.
140 EPPING RD
EXETER, NH 03833

PALMER & SICARD INC.
140 EPPING RD
EXETER, NH 03833

NORTH COUNTRY TRUST
JOHN BLANCHARD TRUSTEE
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PRINCETON, MA 01541

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JOHN BLANCHARD TRUSTEE
PO BOX 397
PRINCETON, MA 01541

NORTH COUNTRY TRUST
JOHN BLANCHARD TRUSTEE
PO BOX 397
PRINCETON, MA 01541

NHDOT
7 HAZEN DR
CONCORD, NH 03301

NHDOT
7 HAZEN DR
CONCORD, NH 03301

NHDOT
7 HAZEN DR
CONCORD, NH 03301

JONES & BEACH ENGINEERS, INC.
ATTN: WAYNE MORRILL
PO BOX 219
STRATHAM, NH 03885

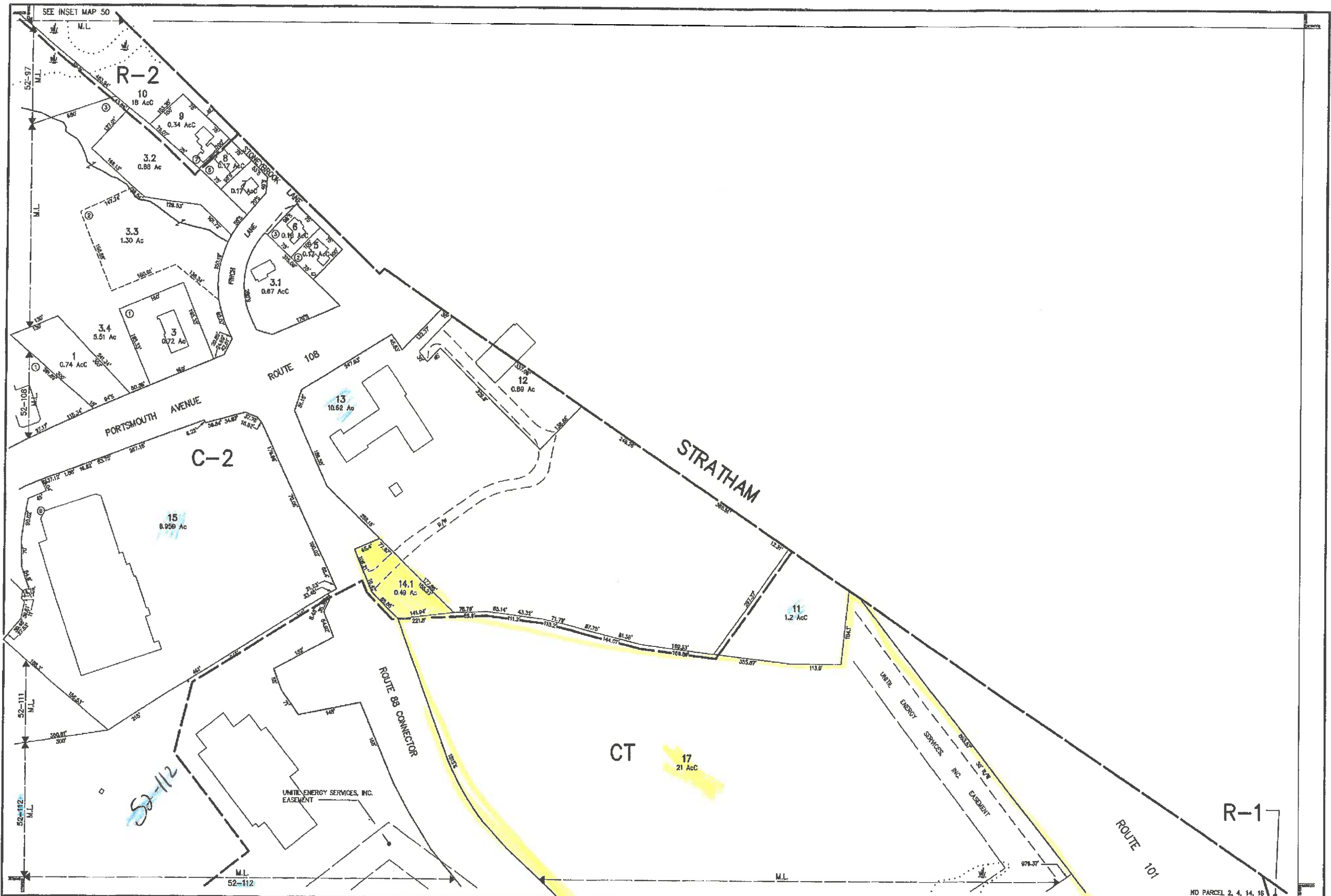
JONES & BEACH ENGINEERS, INC.
ATTN: WAYNE MORRILL
PO BOX 219
STRATHAM, NH 03885

JONES & BEACH ENGINEERS, INC.
ATTN: WAYNE MORRILL
PO BOX 219
STRATHAM, NH 03885

GOVE ENVIRONMENTAL SERVICES, INC.
ATTN. JAMES GOVE
8 CONTINENTAL DR, UNIT H
EXETER, NH 03833

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ATTN. JAMES GOVE
8 CONTINENTAL DR, UNIT H
EXETER, NH 03833



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
 THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.
 PHOTOGRAPHY DATE: APRIL 25, 1995
 COMPLETION DATE: MARCH 29, 1996

PRODUCED BY
CA Technologies
11 PRASANT STREET, LITTLETON, NH 03041
 603.332.4542 • 9045070@CA.COM

LEGEND

AREA SURVEYED	.....	Ac
AREA CALCULATED	.....	Ac
RECORD DIMENSION	.....	100'
SCALED DIMENSION	.....	100'
MATCH LINE	← M.L. →	
WATER	~~~~~	

EXEMPT PROPERTY	.....
SUBDIVISION LOT NO.	.....
ZONE LIMIT	.....
RIGHT OF WAY	.....
COMMON OWNERSHIP	.....
BUILDING	.....
WETLANDS	.....

SCALE 1" = 100'

FEET 0 100 200 300

METERS 0 20 40 60 80

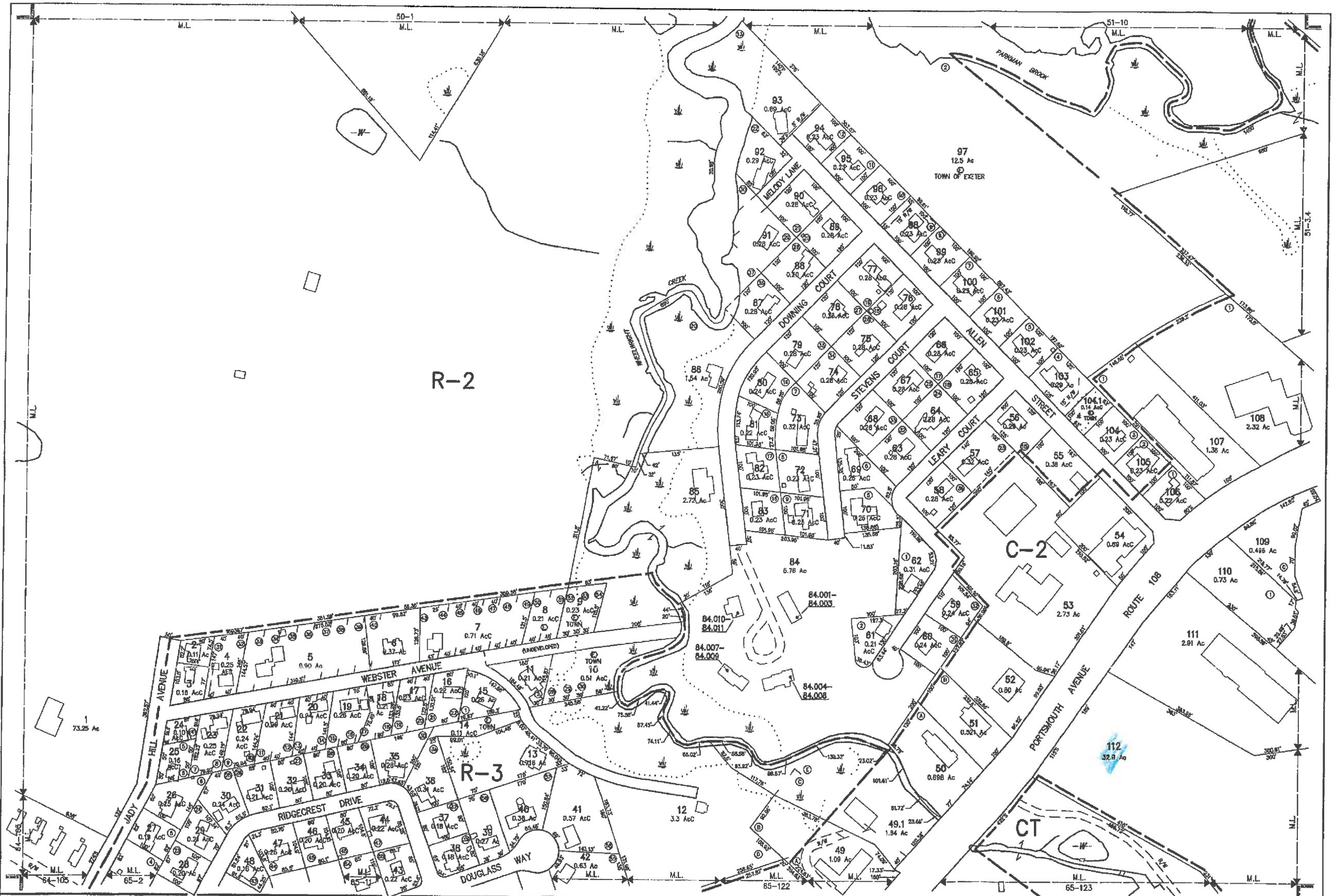
REVISED TO: APRIL 1, 2020

PROPERTY MAPS
EXETER
 NEW HAMPSHIRE

INDEX DIAGRAM

50	51	52
53	54	55
56	57	58

MAP NO.
51



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.

PHOTOGRAPHY DATE: APRIL 25, 1995

COMPLETION DATE: MARCH 29, 1998

PRODUCED IN 1998 BY

CAI Technologies

11 PLEASANT STREET, LITTLETON, NH 03051
603.322.6540 • WWW.CAI-TECH.COM

LEGEND

EXEMPT PROPERTY: (Symbol)

SUBDIVISION LOT NO.: (Symbol)

ZONE LIMIT: (Symbol)

RIGHT OF WAY: (Symbol)

COUNTY OWNERSHIP: (Symbol)

BUILDING: (Symbol)

WETLANDS: (Symbol)

AREA SURVEINED: (Symbol) Ac

AREA CALCULATED: (Symbol) Ac

REQUIRED DIMENSION: (Symbol) 100'

SCALED DIMENSION: (Symbol) 100'S

MATCH LINE: (Symbol)

WATER: (Symbol)

SCALE 1" = 100'

FEET 0 50 100 200 300

METERS 0 25 50 75

REVISED TO: APRIL 1, 2020

PROPERTY MAPS

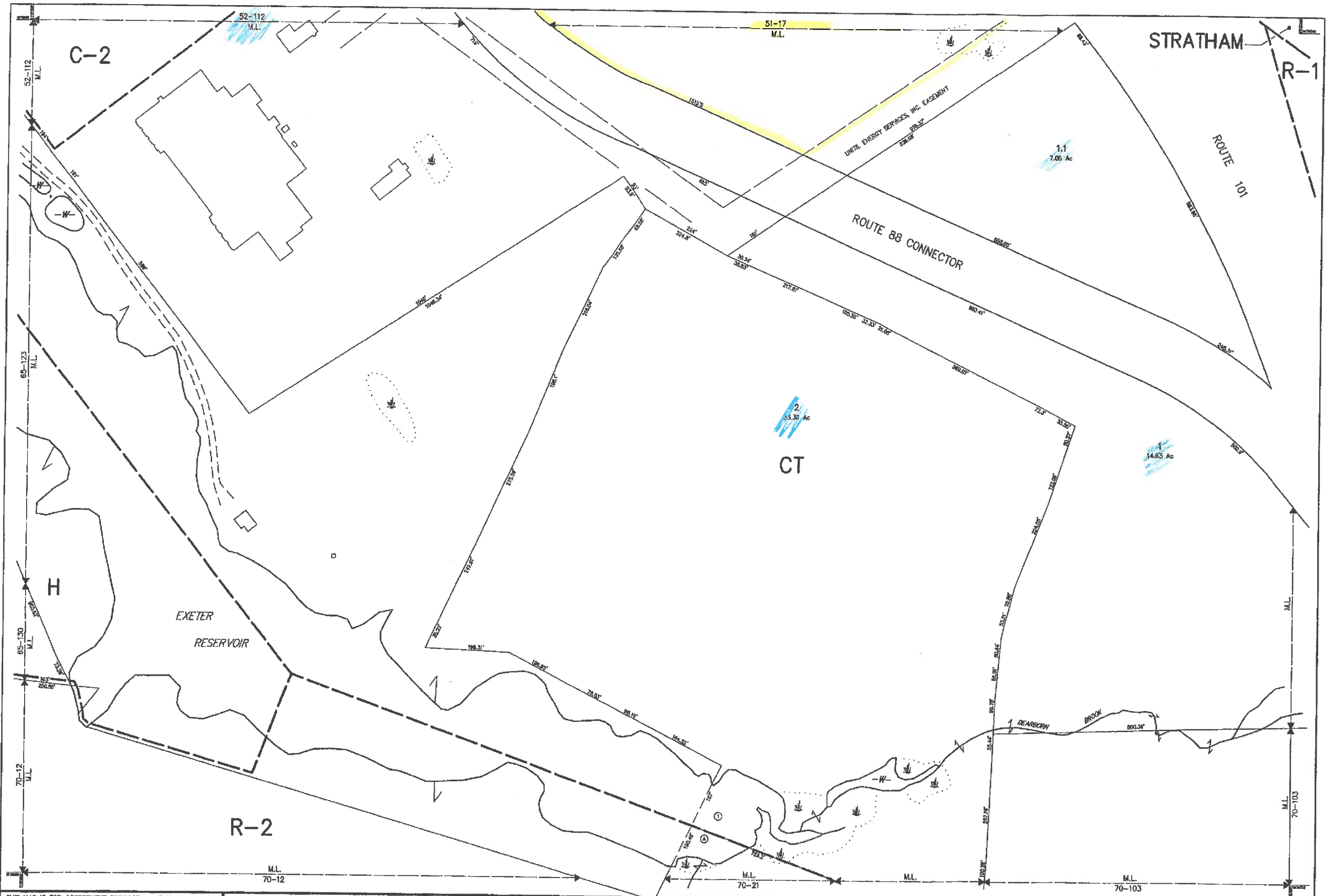
EXETER

NEW HAMPSHIRE

INDEX DIAGRAM

49	50	51
53	54	55
64	65	66

MAP NO. **52**



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
 THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.
 PHOTOGRAPHY DATE: APRIL 25, 1995
 COMPLETION DATE: MARCH 29, 1996

PRODUCED IN 1996 BY
CAT Technologies
11 PLEASANT STREET, LITTLETON, MASSACHUSETTS 01460-1996 • WWW.CAT-TECH.COM

AREA SURVEYED	Ac
AREA CALCULATED	Ac
RECORD DIMENSION	100'
SCALED DIMENSION	100'S
MATCH LINE	M.L.
WATER	—W—

LEGEND

- EMPTY PROPERTY
- SUBDIVISION LOT NO.
- ZONE LIMIT
- RIGHT OF WAY
- COMMON OWNERSHIP
- BUILDING
- WETLANDS

SCALE 1" = 100'

FEET 0 100 200 300

METERS 0 25 50 75

REVISED TO: APRIL 1, 2020

PROPERTY MAPS
EXETER
 NEW HAMPSHIRE

INDEX DIAGRAM

52	51
65	67
71	69

MAP NO.
66



Stratham, NH

1 inch = 275 Feet



January 5, 2021



Exeter

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

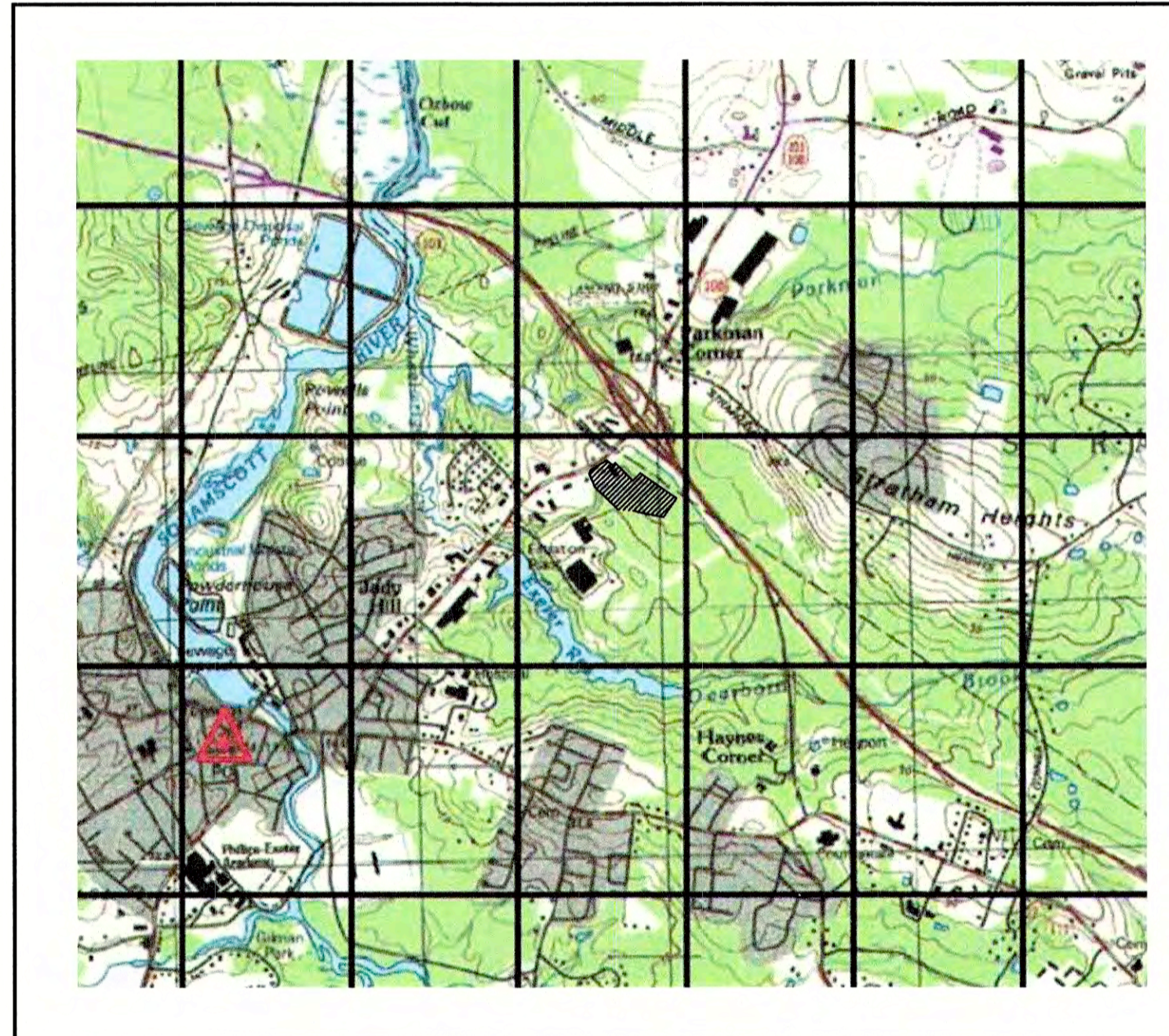
STORAGE LOT "McFARLAND FORD" TAX MAP 51, LOTS 14-1 AND 17 110 HOLLAND WAY, EXETER, NH

GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
---	---	FRESHWATER WETLANDS LINE
---	---	TIDAL WETLANDS LINE
---	---	STREAM CHANNEL
---	---	TREE LINE
---	---	STONEWALL
---	---	BARBED WIRE
---	---	FENCE
---	---	STOCKADE FENCE
---	---	SOIL BOUNDARY
---	---	AQUIFER PROTECTION LINE
---	---	FLOOD PLAIN LINE
---	---	ZONELINE
---	---	EASEMENT
100	100	MAJOR CONTOUR
98	98	MINOR CONTOUR
---	---	EDGE OF PAVEMENT
---	---	VERTICAL GRANITE CURB
---	---	SLOPE GRANITE CURB
---	---	CAPE COD BERM
---	---	POURED CONCRETE CURB
X	X	SILT FENCE
D	D	DRAINAGE LINE
S	S	SEWER LINE
FM	FM	SEWER FORCE MAIN
G	G	GAS LINE
W	W	WATER LINE
WS	WS	WATER SERVICE
OHE	OHE	OVERHEAD ELECTRIC
UGE	UGE	UNDERGROUND ELECTRIC
UD	UD	GUARDRAIL
F	F	UNDERDRAIN
---	---	FIRE PROTECTION LINE
---	---	THRUST BLOCK
---	---	IRON PIPE/IRON ROD
---	---	DRILL HOLE
---	---	IRON ROD/DRILL HOLE
---	---	STONE/GRAVITE BOUND
---	---	SPOT GRADE
---	---	PAVEMENT SPOT GRADE
---	---	CURB SPOT GRADE
---	---	BENCHMARK (TBM)
---	---	DOUBLE POST SIGN
---	---	SINGLE POST SIGN
---	---	WELL
---	---	TEST PIT
---	---	FAILED TEST PIT
---	---	MONITORING WELL
---	---	PERC TEST
---	---	PHOTO LOCATION
---	---	TREES AND BUSHES
---	---	UTILITY POLE
---	---	LIGHT POLES
---	---	DRAIN MANHOLE
---	---	SEWER MANHOLE
---	---	HYDRANT
---	---	WATER GATE
---	---	WATER SHUT OFF
---	---	REDUCER
---	---	SINGLE GRATE CATCH BASIN
---	---	DOUBLE GRATE CATCH BASIN
---	---	TRANSFORMER
---	---	CULVERT W/WINGWALLS
---	---	CULVERT W/FLARED END SECTION
---	---	CULVERT W/STRAIGHT HEADWALL
---	---	STONE CHECK DAM
---	---	DRAINAGE FLOW DIRECTION
---	---	4K SEPTIC AREA
---	---	WETLAND IMPACT
---	---	VEGETATED FILTER STRIP
---	---	RIPRAP
---	---	OPEN WATER
---	---	FRESHWATER WETLANDS
---	---	TIDAL WETLANDS
---	---	STABILIZED CONSTRUCTION ENTRANCE
---	---	CONCRETE
---	---	GRAVEL
---	---	SNOW STORAGE
---	---	RETAINING WALL

SHEET INDEX

CS	COVER SHEET
C1	EXISTING CONDITIONS PLAN
C2	SITE PLAN OVERVIEW
C2-1	SITE PLAN
C3	GRADING AND DRAINAGE PLAN
L1	LIGHTING PLAN
D1	DETAIL SHEET
E1	EROSION AND SEDIMENT CONTROL DETAILS



LOCUS MAP
SCALE 1" = 200'

PERMITS

TYPE OF PERMIT	STATUS	TYPE OF PERMIT	STATUS
NHDES WETLAND PERMIT: NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES- WETLANDS BUREAU 29 HAZEN DRIVE, P.O. BOX 95 CONCORD, NEW HAMPSHIRE 03302 (603) 271-2147 RESPONSIBLE CONSULTANT: JONES & BEACH ENGINEERS, INC.	SUBMITTED: PERMIT NO. DATED: EXPIRATION:	EXETER SITE PLAN APPROVAL: TOWN OF EXETER PLANNING BOARD 10 FRONT STREET EXETER, NEW HAMPSHIRE 03833 (603) 778-0591 RESPONSIBLE CONSULTANT: JONES & BEACH ENGINEERS, INC.	SUBMITTED: PERMIT NO. DATED: EXPIRATION:
EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT, NOTICE OF INTENT (NOI), AND NOTICE OF TERMINATION (NOT) TO BE FILED IN ACCORDANCE WITH FEDERAL AND LOCAL REGULATIONS PRIOR TO AND FOLLOWING CONSTRUCTION: EPA STORMWATER NOTICE PROCESSING CENTER MAIL CODE 4203M, US EPA 1200 PENNSYLVANIA AVENUE, NW WASHINGTON, DC 20460 RESPONSIBLE CONSULTANT: JONES & BEACH ENGINEERS, INC.			

APPLICANT / DEVELOPER

McFARLAND FORD SALES, INC
151 PORTSMOUTH AVE
EXETER, NH
(603) 772-1144
CONTACT: CHRIS LANE
CLANE@MCFARLANDFORD.COM

CIVIL ENGINEER / SURVEYOR

JONES & BEACH ENGINEERS, INC.
85 PORTSMOUTH AVENUE
PO BOX 219
STRATHAM, NH 03885
(603) 772-4746
CONTACT: WAYNE MORRILL
EMAIL: WMORRILL@JONESANDBEACH.COM

OWNER OF RECORD

TAX MAP 51 LOT 14-1
MCFARLAND REALTY TRUST
151 PORTSMOUTH AVE
EXETER, NH 03833

TAX MAP 51 LOT 17
OSRAM SYLVANIA INC.
200 BALLARDVALE STREET
WILMINGTON, MA 01887

WETLAND CONSULTANT

GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DRIVE, UNIT H
EXETER, NH 03833-7507
(603) 778-0644 X2
CONTACT: JAMES GOVE

WATER AND SEWER

EXETER DEPARTMENT PUBLIC WORKS
13 NEWFIELDS ROAD
EXETER, NH 03833
(603) 773-6157

ELECTRIC

UNITIL
114 DRINKWATER ROAD
KENSINGTON, NH 03833
(800) 582-7276

PROJECT PARCEL
TOWN OF EXETER
TAX MAP 51, LOTS 14-1 & 17

APPLICANT
McFARLAND FORD SALES, INC
151 PORTSMOUTH AVE
EXETER, NH 03833

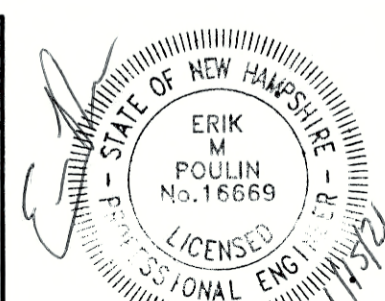
TOTAL LOT AREA
939,154 SQ. FT.
21.56 ACRES

APPROVED - EXETER, NH
PLANNING BOARD

DATE:

F:\CADD\MASTER STANDARD\dwg\JB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

Design: EMP	Draft: GDR	Date: 12/01/2020
Checked: WGM	Scale: AS NOTED	Project No.: 19198
Drawing Name: 19198-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
0	01/14/21	ISSUED FOR REVIEW	EMP

Designed and Produced in NH

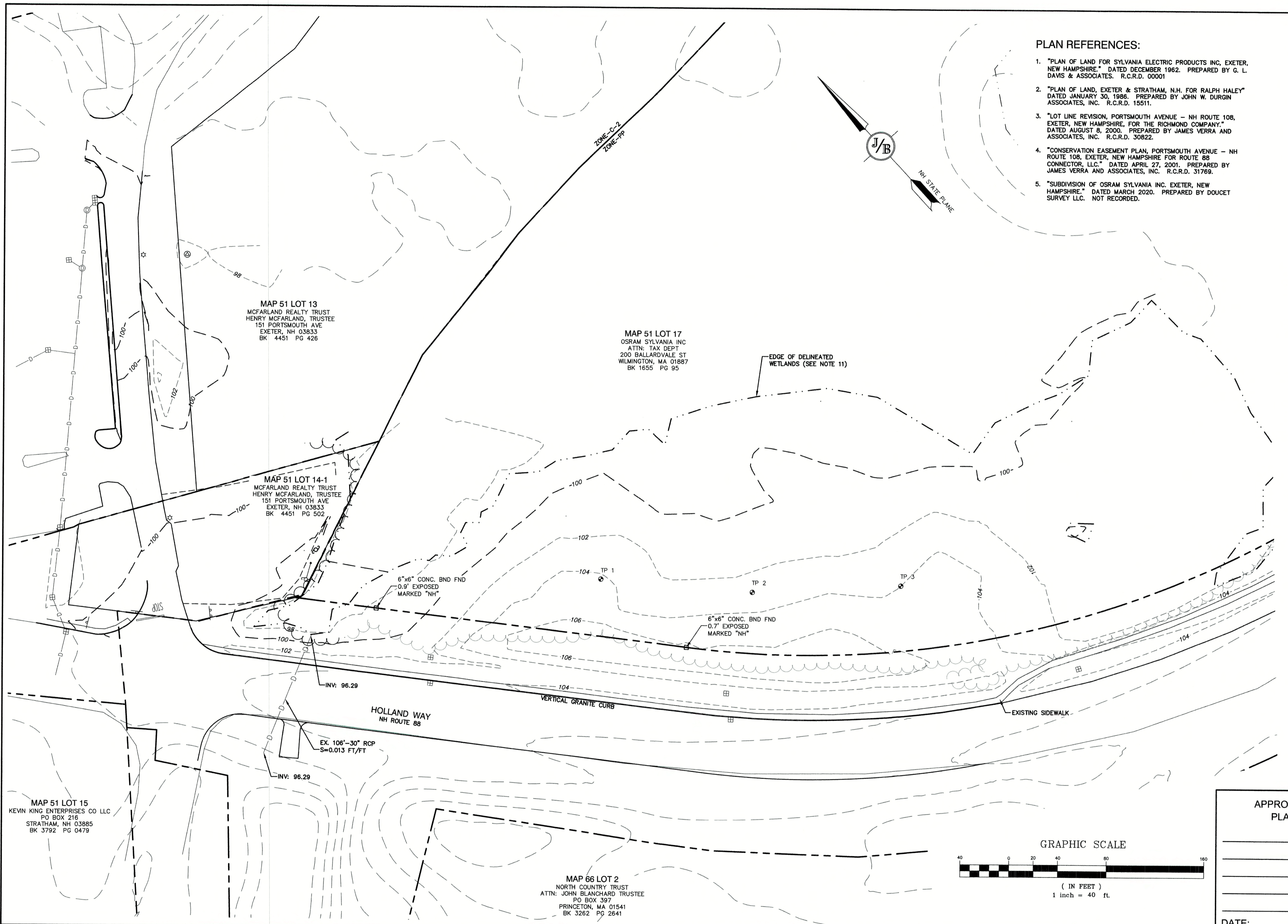
J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	COVER SHEET
Project:	STORAGE LOT 110 HOLLAND WAY, EXETER, NH
Owner of Record:	McFARLAND FORD SALES, INC 151 PORTSMOUTH AVE, EXETER, NH

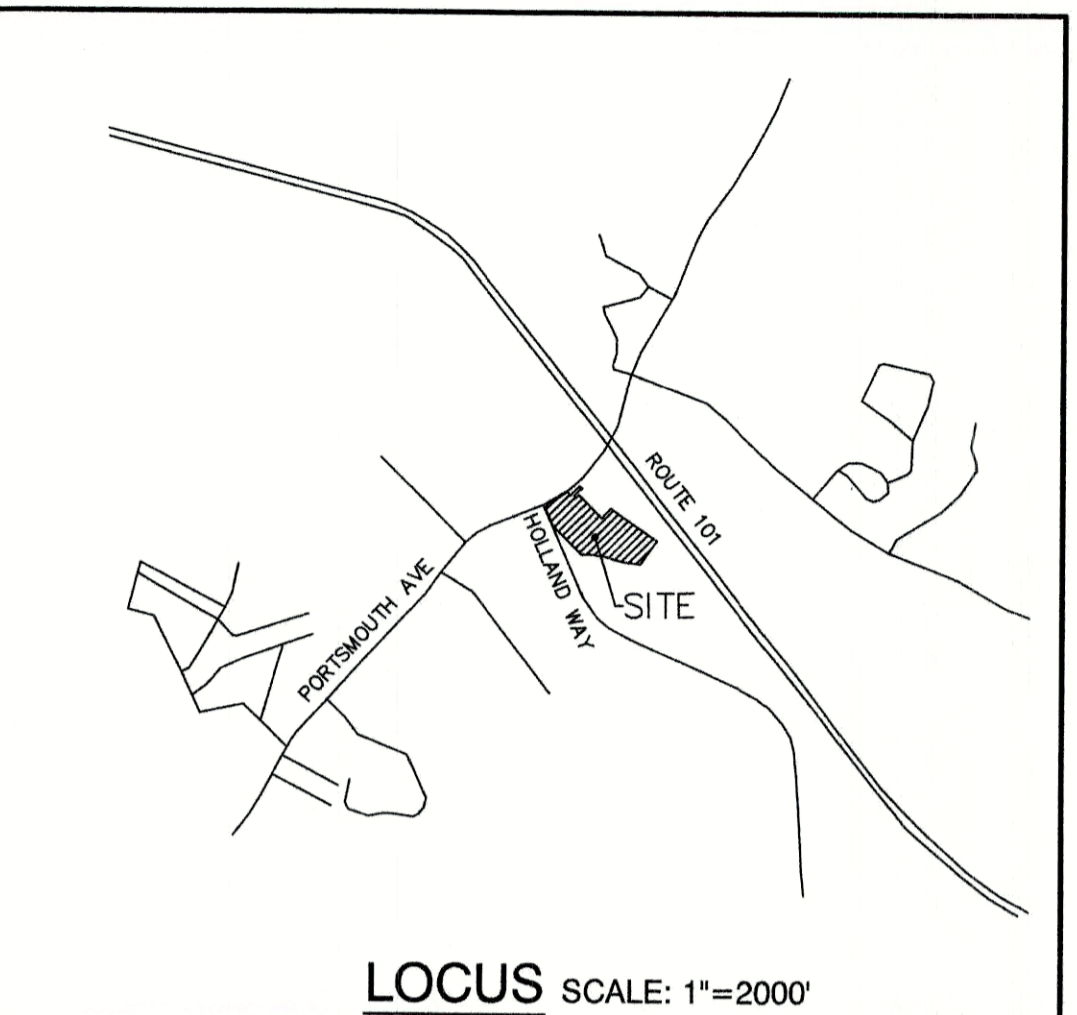
DRAWING No.	CS
SHEET 1 OF 8	JBE PROJECT NO. 19198

PARKING LOT EXPANSION, EXETER, NH



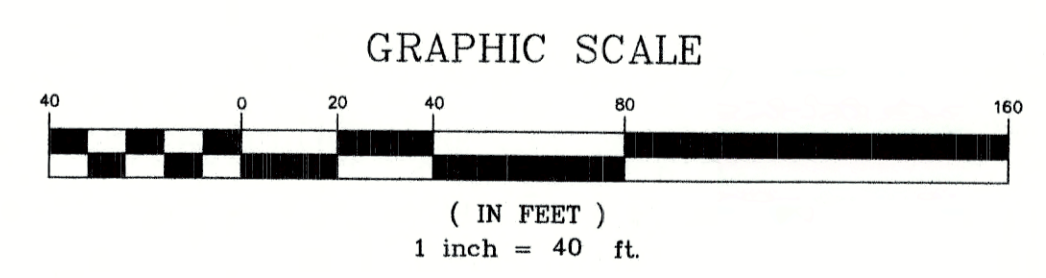
PLAN REFERENCES:

1. "PLAN OF LAND FOR SYLVANIA ELECTRIC PRODUCTS INC, EXETER, NEW HAMPSHIRE." DATED DECEMBER 1962. PREPARED BY G. L. DAVIS & ASSOCIATES. R.C.R.D. 00001
2. "PLAN OF LAND, EXETER & STRATHAM, N.H. FOR RALPH HALEY" DATED JANUARY 30, 1986. PREPARED BY JOHN W. DURGIN ASSOCIATES, INC. R.C.R.D. 15511.
3. "LOT LINE REVISION, PORTSMOUTH AVENUE - NH ROUTE 108, EXETER, NEW HAMPSHIRE, FOR THE RICHMOND COMPANY," DATED AUGUST 8, 2000. PREPARED BY JAMES VERRA AND ASSOCIATES, INC. R.C.R.D. 30822.
4. "CONSERVATION EASEMENT PLAN, PORTSMOUTH AVENUE - NH ROUTE 108, EXETER, NEW HAMPSHIRE FOR ROUTE 88 CONNECTOR, LLC." DATED APRIL 27, 2001. PREPARED BY JAMES VERRA AND ASSOCIATES, INC. R.C.R.D. 31769.
5. "SUBDIVISION OF OSRAM SYLVANIA INC, EXETER, NEW HAMPSHIRE." DATED MARCH 2020. PREPARED BY DOUCET SURVEY LLC. NOT RECORDED.



NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF A PORTION OF EXETER TAX MAP 51 LOT 17. PROPERTY LINES AS SHOWN HEREON ARE FROM TAX MAPS AND PLANS OF RECORD, AND SHALL BE CONSIDERED APPROXIMATE.
2. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
3. THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEMA, ON FLOOD INSURANCE RATE MAP NO. 33015C0406E, WITH EFFECTIVE DATE OF MAY 17, 2005.
4. BASIS OF BEARING: NH STATE PLANE.
5. CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
6. ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
7. THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF EXETER TAX RECORDS AND ARE SUBJECT TO CHANGE.
8. RESEARCH WAS PERFORMED AT THE TOWN OF EXETER ASSESSOR'S OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
9. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
10. 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.
11. THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY BRENDEN WALDEN & JIM GOVE OF GOVE ENVIRONMENTAL SERVICES IN JULY 2020 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 - A. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
 - B. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
 - C. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
 - D. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.



APPROVED - EXETER, NH
PLANNING BOARD

DATE: _____

PROJECT PARCEL
TOWN OF EXETER
TAX MAP 51, LOTS 14-1 & 17

APPLICANT
McFARLAND FORD SALES, INC
151 PORTSMOUTH AVE
EXETER, NH 03833

TOTAL LOT AREA
939,154 SQ. FT.
21.56 ACRES

Design: EMP Draft: GDR Date: 12/01/2020
Checked: WGM Scale: AS SHOWN Project No.: 19198
Drawing Name: 19198-PLAN.dwg

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REV.	DATE	REVISION	BY
0	01/14/21	ISSUED FOR REVIEW	EMP

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **EXISTING CONDITIONS PLAN**

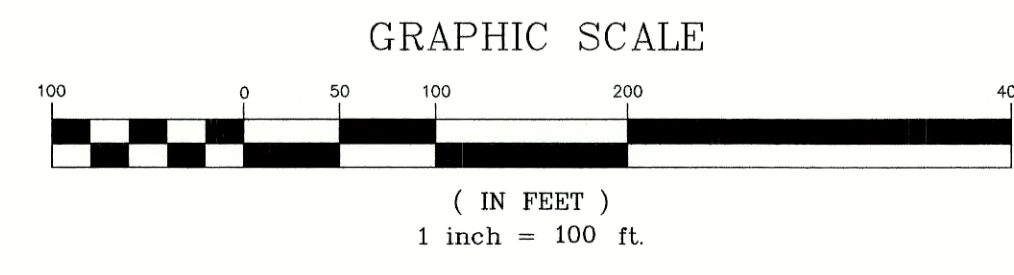
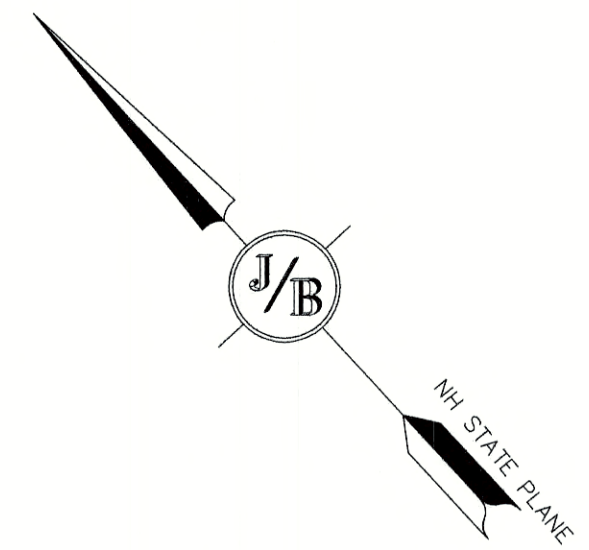
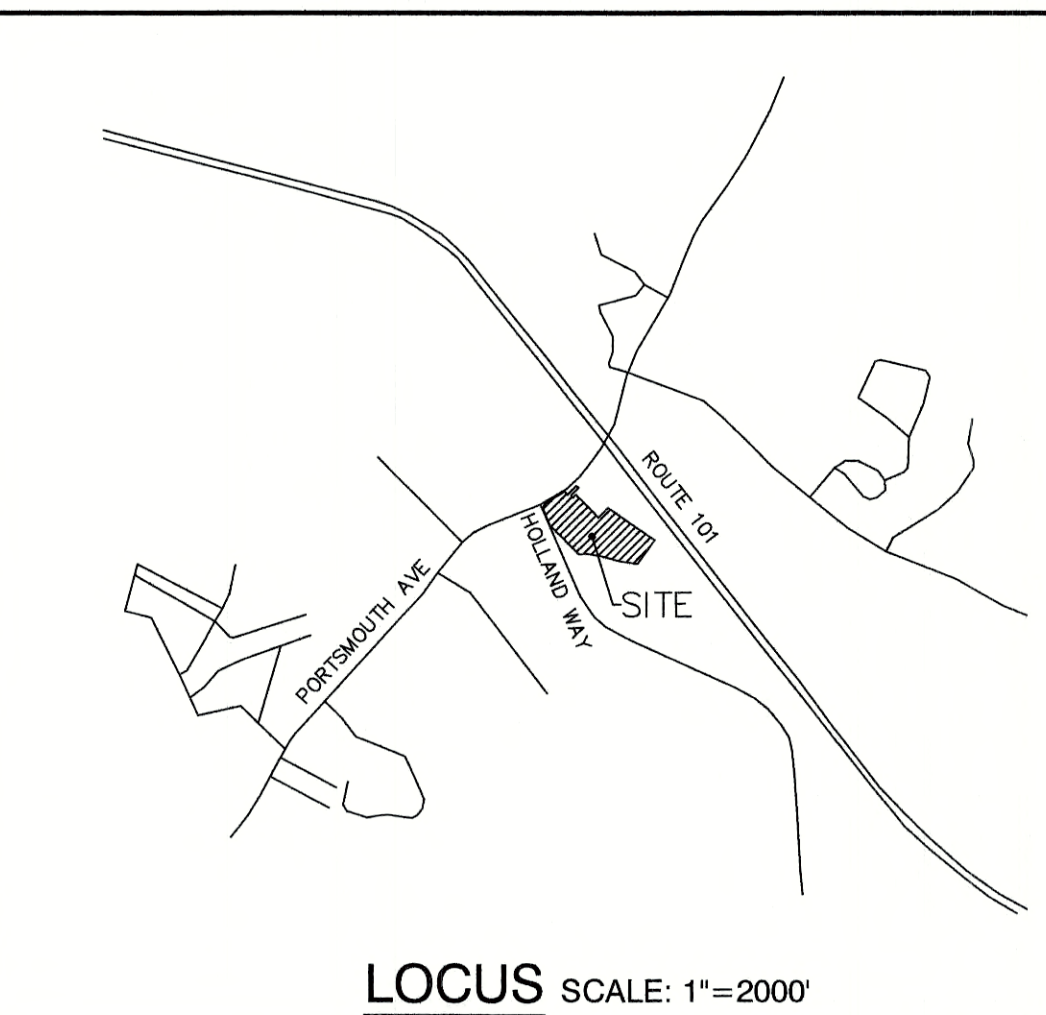
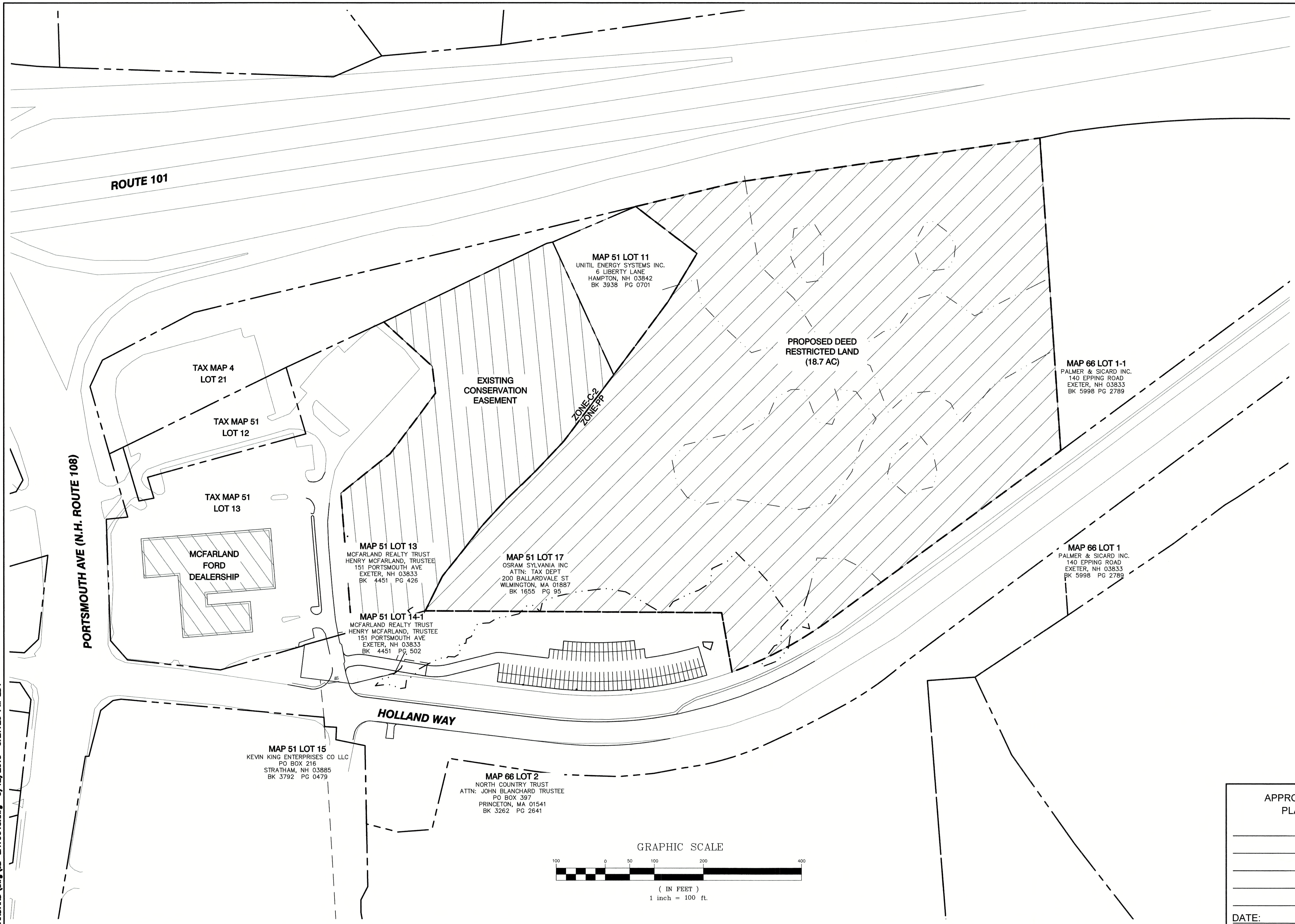
Project: **STORAGE LOT
110 HOLLAND WAY, EXETER, NH**

Owner of Record: **McFARLAND FORD SALES, INC
151 PORTSMOUTH AVE, EXETER, NH**

DRAWING No.

C1

SHEET 2 OF 8
JBE PROJECT NO. 19198



APPROVED - EXETER, NH PLANNING BOARD	PROJECT PARCEL TOWN OF EXETER TAX MAP 51, LOTS 14-1 & 17
APPLICANT MCFARLAND FORD SALES, INC 151 PORTSMOUTH AVE EXETER, NH 03833	TOTAL LOT AREA 939,154 SQ. FT. 21.56 ACRES
DATE:	

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Design: EMP Draft: GDR Date: 12/01/2020
 Checked: WGM Scale: AS SHOWN Project No.: 19198
 Drawing Name: 19198-PLAN.dwg

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REV.	DATE	REVISION	BY
0	01/14/21	ISSUED FOR REVIEW	EMP

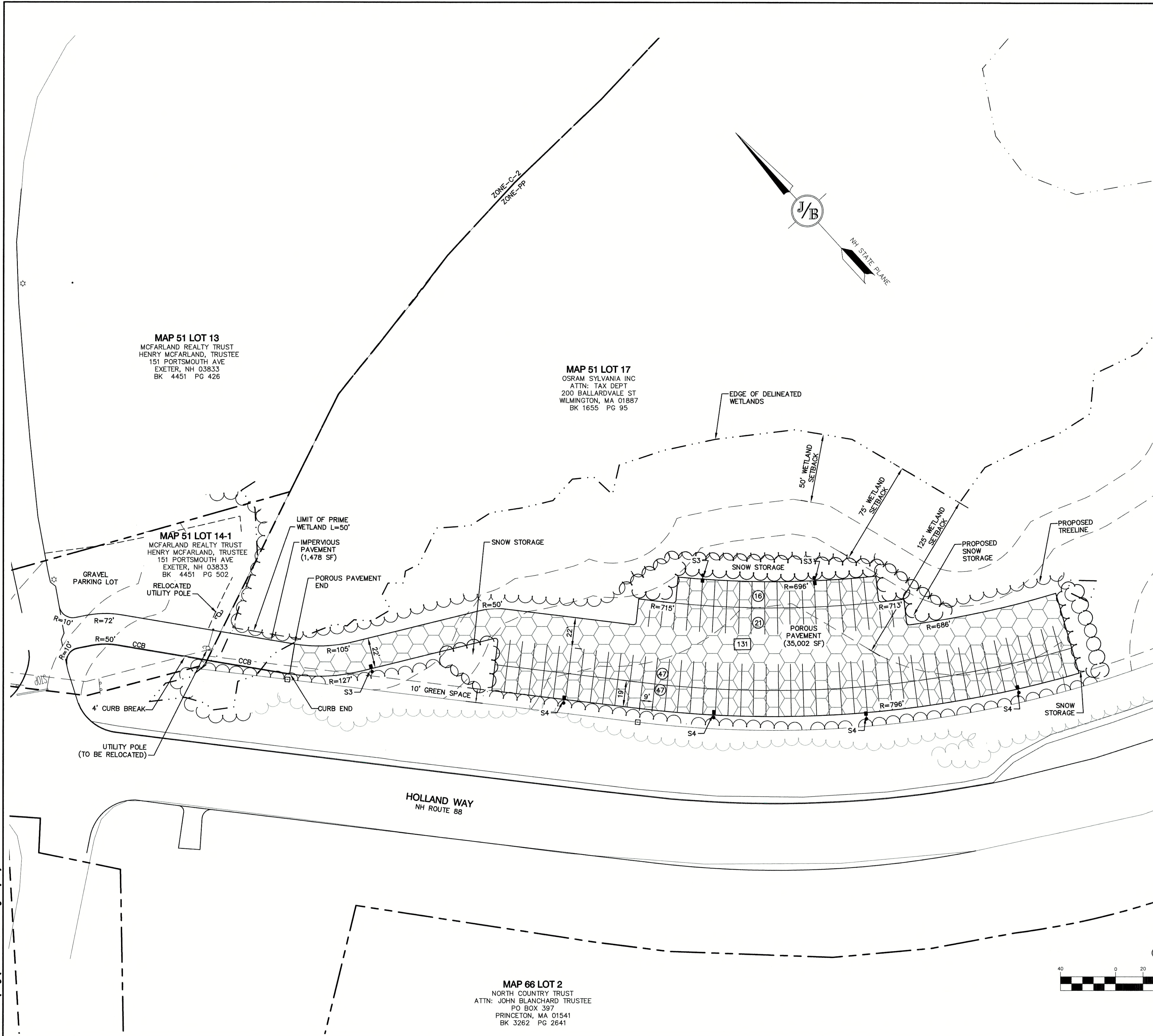
Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

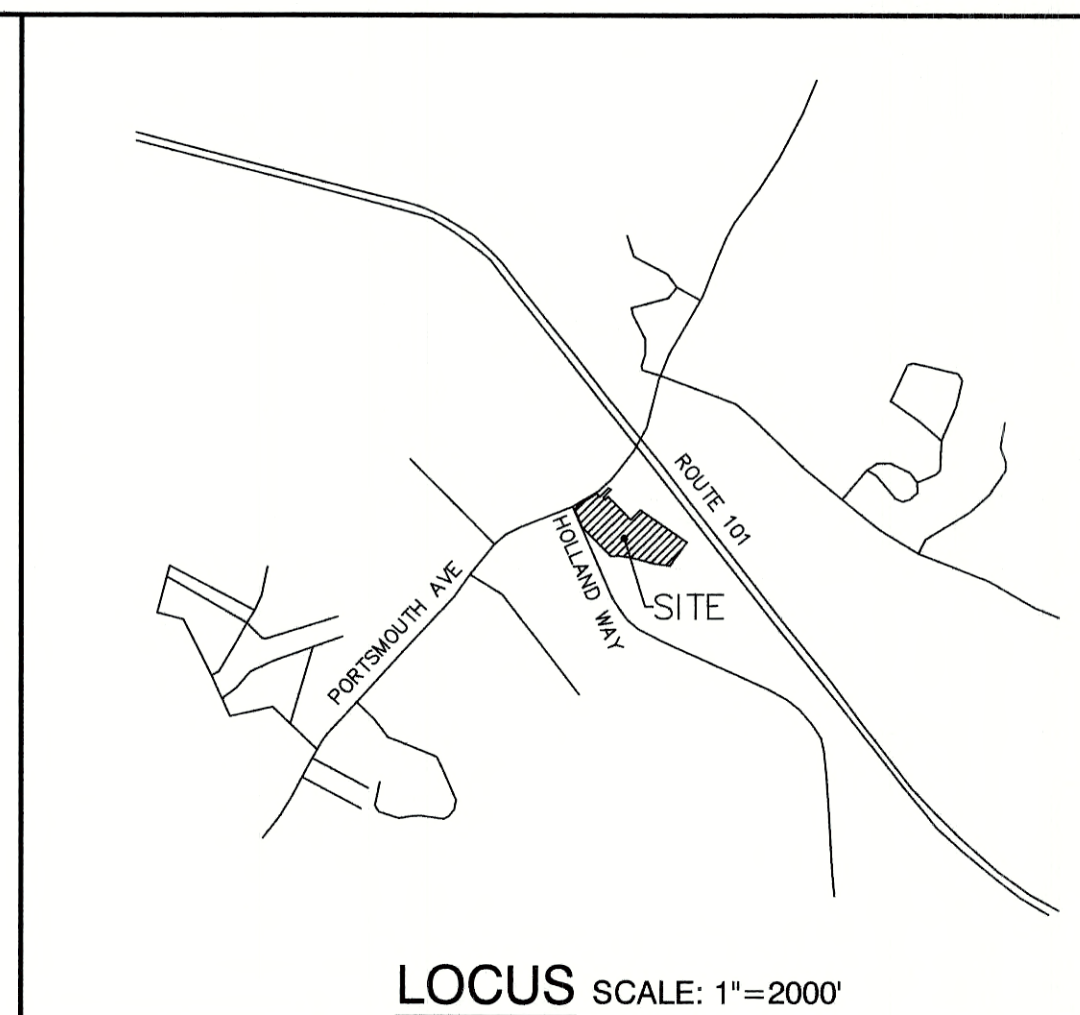
Plan Name:	SITE PLAN OVERVIEW
Project:	STORAGE LOT 110 HOLLAND WAY, EXETER, NH
Owner of Record:	MCFARLAND FORD SALES, INC 151 PORTSMOUTH AVE, EXETER, NH

DRAWING No.
C2
SHEET 3 OF 8
JBE PROJECT NO. 19198



SITE NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED PARKING STORAGE LOT CONSISTING OF 131 SPACES IN EXETER NH TAX MAP 51, LOTS 14-1 AND 17.
- ZONING DISTRICT: C-2 HIGHWAY COMMERCIAL
 LOT AREA = 20,000 SF
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 50'
 SIDE SETBACK = 20'
 REAR SETBACK = 50'
 MAX. BUILDING COVERAGE = 20%
 MIN. OPEN SPACE = 15%
 ZONING DISTRICT: CT CORPORATE TECHNOLOGY PARK
 LOT AREA = 4 ACRES
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 75'
 SIDE SETBACK = 50'
 REAR SETBACK = 50'
 MAX. BUILDING COVERAGE = 20%
 MIN. OPEN SPACE = 35%
- PARKING CALCULATIONS:
 TOTAL SPACES PROVIDED = 131
- PROPOSED CONSERVATION EASEMENT = 18.7 AC
 4.59 AC UPLAND AREA
- TOTAL PAVED AREA = 36,482 S.F.
 TOTAL PERVIOUS PAVEMENT AREA = 35,002 S.F.
 TOTAL DISTURBANCE = 55,000 S.F.
 TOTAL DISTURBANCE IN 50' BUFFER = 9,425 S.F.
 TOTAL DISTURBANCE IN 75' BUFFER = 5,318 S.F.
 TOTAL DISTURBANCE IN 125' BUFFER = 23,652 S.F.
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., 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, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE (ELEVATION 9 NGVD 1929). REFERENCE FEMA COMMUNITY PANEL NO. 33015C0406E, DATED MAY 17, 2005.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.). THIS DOCUMENT IS TO BE KEPT ONSITE AT ALL TIMES AND UPDATED AS REQUIRED.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL BE 100% ACRYLIC TYPE, LOW VOC, FAST DRYING, IN A COLOR OF WHITE.
- ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
- ALL CURBING TO BE CAPE COD BERM WITH A MINIMUM RADIUS OF 2', UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
- SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), 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. SEE SECTION 9.14 ROADWAYS, ACCESS POINTS AND FIRE LANES AND SECTION 9.13 PARKING AREAS FOR EXCEPTIONS.



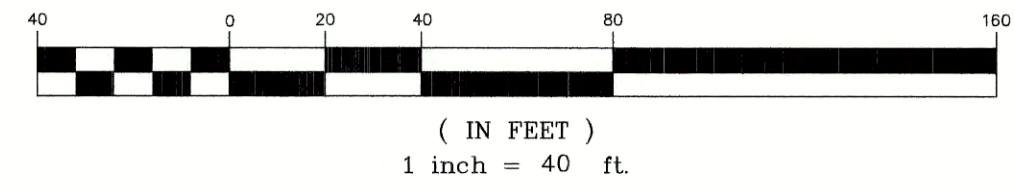
MAP 51 LOT 13
 MCFARLAND REALTY TRUST
 HENRY MCFARLAND, TRUSTEE
 151 PORTSMOUTH AVE
 EXETER, NH 03833
 BK 4451 PG 426

MAP 51 LOT 17
 OSRAM SYLVANIA INC
 ATTN: TAX DEPT
 200 BALLARDVALE ST
 WILMINGTON, MA 01887
 BK 1655 PG 95

MAP 51 LOT 14-1
 MCFARLAND REALTY TRUST
 HENRY MCFARLAND, TRUSTEE
 151 PORTSMOUTH AVE
 EXETER, NH 03833
 BK 4451 PG 502

MAP 66 LOT 2
 NORTH COUNTRY TRUST
 ATTN: JOHN BLANCHARD TRUSTEE
 PO BOX 397
 PRINCETON, MA 01541
 BK 3262 PG 2641

GRAPHIC SCALE



APPROVED - EXETER, NH
 PLANNING BOARD

PROJECT PARCEL
 TOWN OF EXETER
 TAX MAP 51, LOTS 14-1 & 17

APPLICANT
 MCFARLAND FORD SALES, INC
 151 PORTSMOUTH AVE
 EXETER, NH 03833

TOTAL LOT AREA
 939,154 SQ. FT.
 21.56 ACRES

DATE: _____

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Design: EMP Draft: GDR Date: 12/01/2020
 Checked: WGM Scale: AS SHOWN Project No.: 19198
 Drawing Name: 19198-PLAN.dwg

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Designed and Produced in NH

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Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

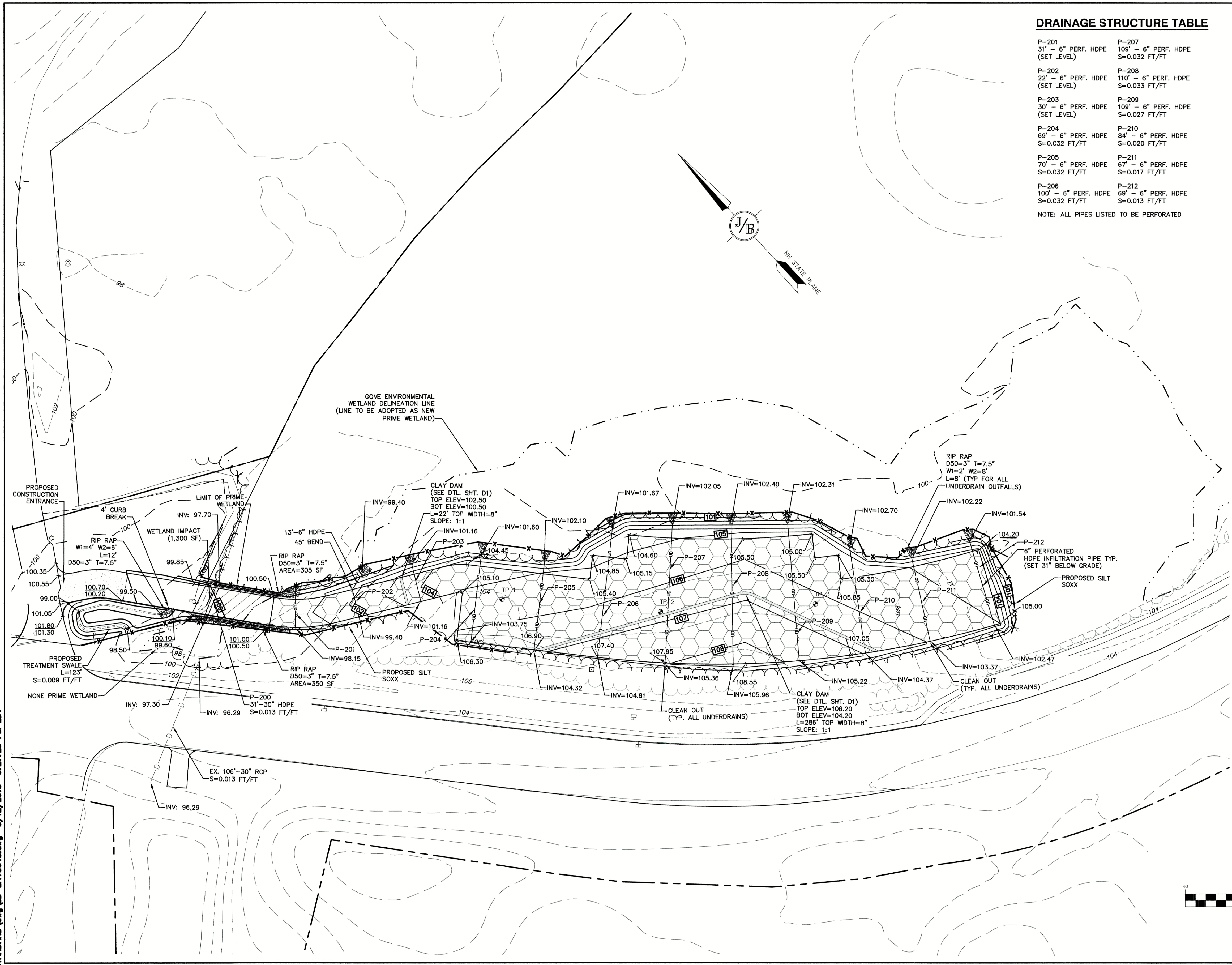
Plan Name: **SITE PLAN**

Project: **STORAGE LOT
110 HOLLAND WAY, EXETER, NH**

Owner of Record: **MCFARLAND FORD SALES, INC
151 PORTSMOUTH AVE, EXETER, NH**

DRAWING No. **C2-1**

SHEET 4 OF 8
 JBE PROJECT NO. 19198



DRAINAGE STRUCTURE TABLE

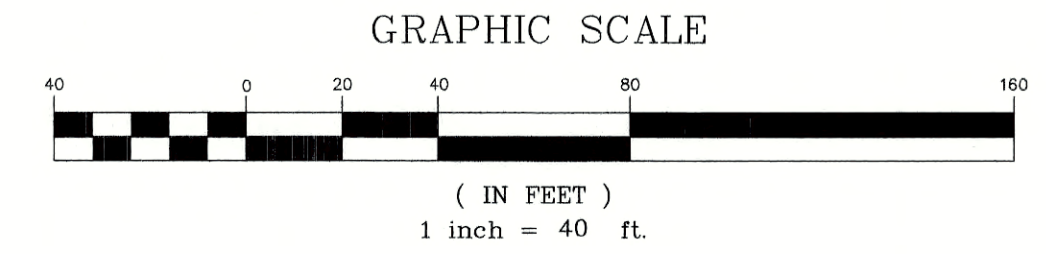
P-201 31" - 6" PERF. HDPE (SET LEVEL)	P-207 109" - 6" PERF. HDPE S=0.032 FT/FT
P-202 22" - 6" PERF. HDPE (SET LEVEL)	P-208 110" - 6" PERF. HDPE S=0.033 FT/FT
P-203 30" - 6" PERF. HDPE (SET LEVEL)	P-209 109" - 6" PERF. HDPE S=0.027 FT/FT
P-204 69" - 6" PERF. HDPE S=0.032 FT/FT	P-210 84" - 6" PERF. HDPE S=0.020 FT/FT
P-205 70" - 6" PERF. HDPE S=0.032 FT/FT	P-211 67" - 6" PERF. HDPE S=0.017 FT/FT
P-206 100" - 6" PERF. HDPE S=0.032 FT/FT	P-212 69" - 6" PERF. HDPE S=0.013 FT/FT

NOTE: ALL PIPES LISTED TO BE PERFORATED

GRADING AND DRAINAGE NOTES:

- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
- VERTICAL DATUM: ASSUMED. HORIZONTAL DATUM: NH STATE PLANE.
- ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
- ALL SWALES AND DETENTION PONDS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC H20 LOADING AND SHALL BE INSTALLED ACCORDINGLY.
- IMMEDIATELY APPLY AND COMPACT STONE BASE FOR BUILDING PAD TO $\pm 1/2"$ PRIOR TO EXCAVATING INTERIOR AND PERIMETER FOOTINGS.
- IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
- ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL.
- STONE INLET PROTECTION SHALL BE PLACED AT ALL CATCH BASINS. SEE DETAIL WITHIN THE DETAIL SHEETS.
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
- NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
- SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
- MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.5" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE. AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
- IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
- SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
- SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.

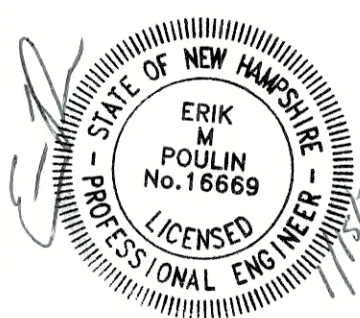
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PROJECT PARCEL TOWN OF EXETER TAX MAP 51, LOTS 14-1 & 17
APPLICANT McFARLAND FORD SALES, INC 151 PORTSMOUTH AVE EXETER, NH 03833
TOTAL LOT AREA 939,154 SQ. FT. 21.56 ACRES

Design: EMP Draft: GDR Date: 12/01/2020
 Checked: WGM Scale: AS SHOWN Project No.: 19198
 Drawing Name: 19198-PLAN.dwg

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Designed and Produced in NH

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Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	GRADING AND DRAINAGE PLAN
Project:	STORAGE LOT 110 HOLLAND WAY, EXETER, NH
Owner of Record:	McFARLAND FORD SALES, INC 151 PORTSMOUTH AVE, EXETER, NH

DRAWING No.
C3
SHEET 5 OF 8
JBE PROJECT NO. 19198

Symbol	Qty	Label	Arrangement	Description
[Symbol]	3	S3	SINGLE	GLEON-AF-02-LED-E1-SL3/ SSS4A20SFN1 (MTD ON A 2.5' BASE BY OTHERS) 22.5' AFG
[Symbol]	4	S4	SINGLE	GLEON-AF-04-LED-E1-SL4-WH/ SSS4A20SFN1-WH (MTDON 2.5' BASE BY OTHERS) 22.5' AFG

McGraw-Edison

DESCRIPTION
The GLEON™ LED luminaire delivers exceptional performance in a highly visible, low-profile design. Patented, high-efficiency AccuLED™ luminaire optics focus light and energy precisely. The luminaire is available in multiple finishes, including clear, white, and black. The luminaire is designed for long life and low maintenance. The luminaire is designed for easy installation and removal. The luminaire is designed for easy cleaning and maintenance.

FEATURES
• High efficiency
• Low maintenance
• Long life
• Easy installation
• Easy cleaning

OPERATING INFORMATION

Parameter	Value
Power	100W
Current	1.0A
Voltage	120V
Frequency	60Hz
Temperature	40°C
Humidity	95%
Altitude	10,000 ft
Wind Speed	100 mph
Seismic	0.2g
Corrosion	30 years
Life	50,000 hours

Steel Poles

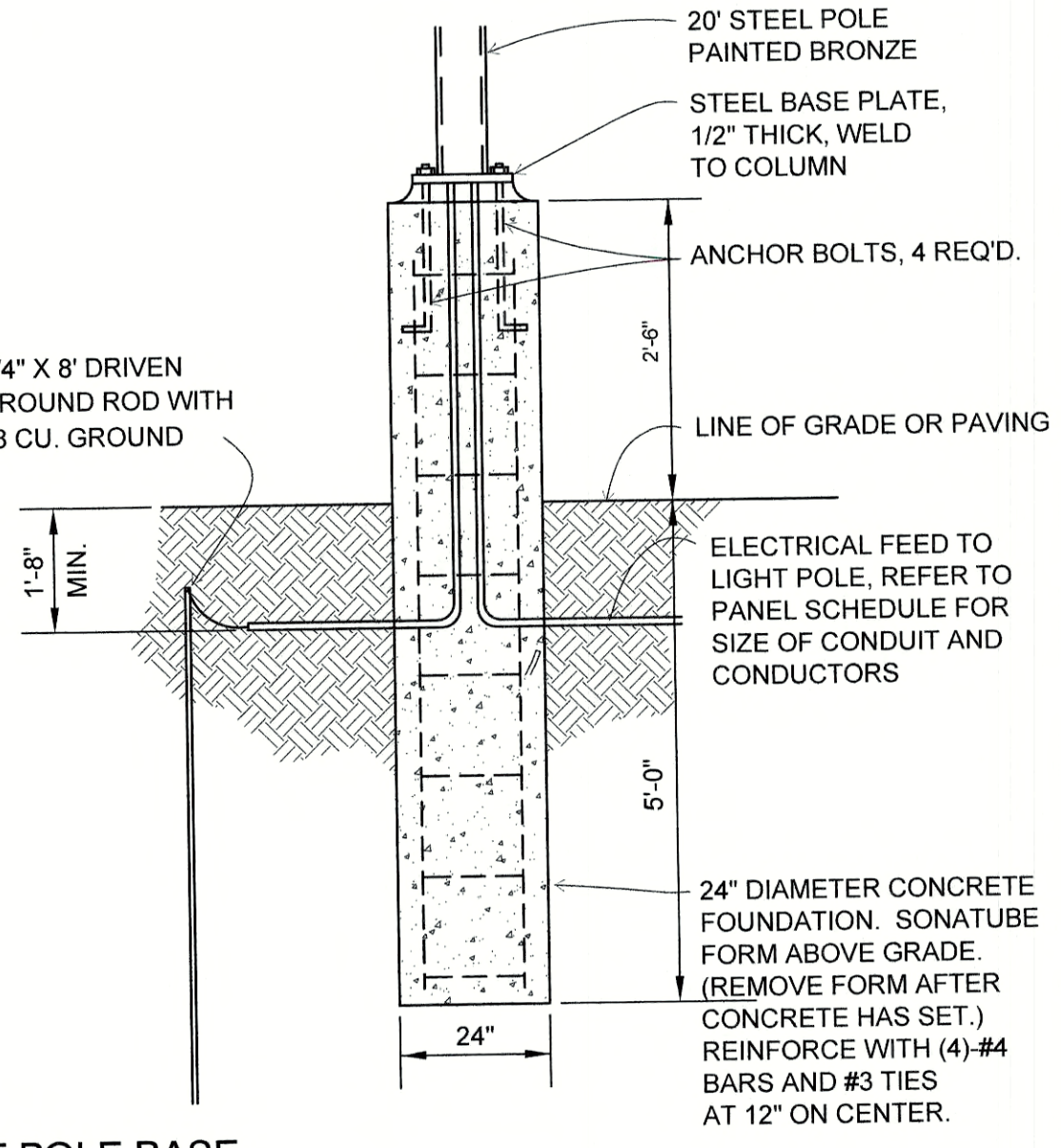
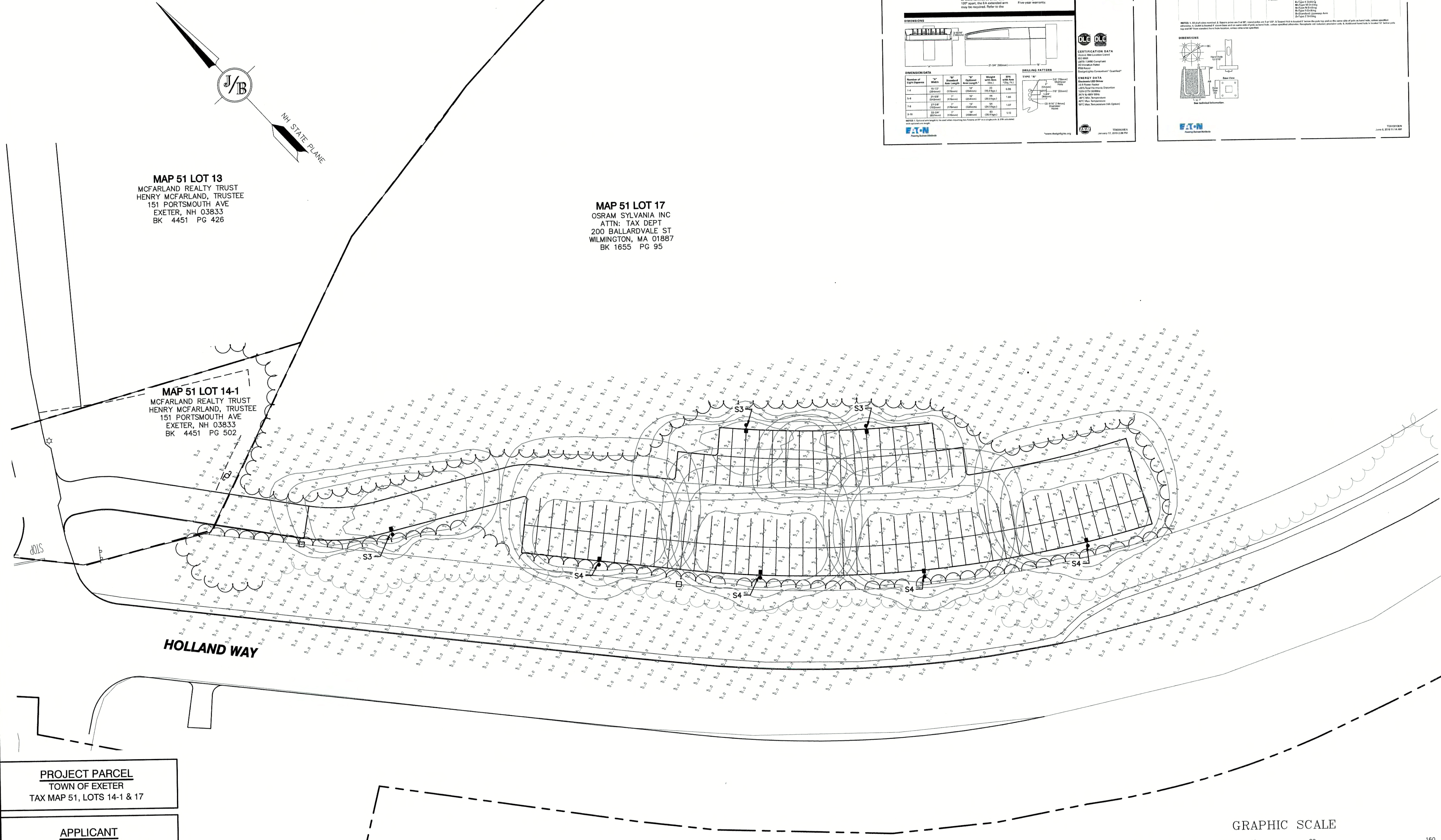
DESCRIPTION
The GLEON™ LED luminaire is designed for long life and low maintenance. The luminaire is designed for easy installation and removal. The luminaire is designed for easy cleaning and maintenance.

FEATURES
• High efficiency
• Low maintenance
• Long life
• Easy installation
• Easy cleaning

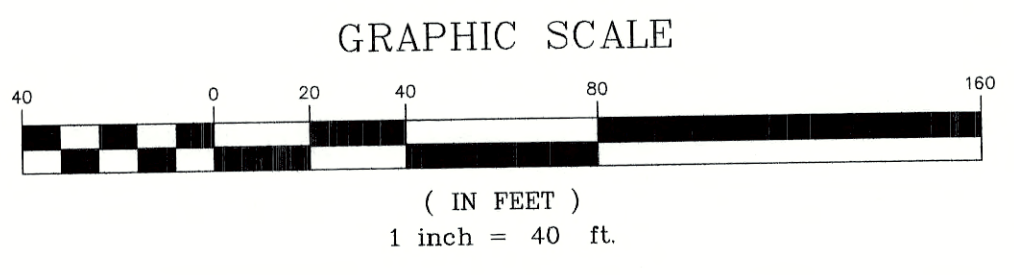
OPERATING INFORMATION

Parameter	Value
Power	100W
Current	1.0A
Voltage	120V
Frequency	60Hz
Temperature	40°C
Humidity	95%
Altitude	10,000 ft
Wind Speed	100 mph
Seismic	0.2g
Corrosion	30 years
Life	50,000 hours

- ### LIGHTING AND ELECTRICAL NOTES:
- SITE ELECTRICAL CONTRACTOR SHALL COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
 - CONTRACTOR SHALL INSTALL PROPOSED LIGHT POLES ACCORDING TO TOWN REGULATIONS.
 - ALL OUTDOOR LIGHTING SYSTEMS SHALL BE EQUIPPED WITH TIMERS TO REDUCE ILLUMINATION LEVELS TO NON-OPERATIONAL VALUES PER TOWN REGULATIONS.
 - LIGHTING CONDUIT SHALL BE SCHEDULE 40 PVC, AND SHALL BE INSTALLED IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE. CONTRACTOR SHALL PROVIDE EXCAVATION AND BACKFILL.
 - ILLUMINATION READINGS SHOWN ARE BASED ON A TOTAL LLF OF 0.75 AT GRADE. ILLUMINATION READINGS SHOWN ARE IN UNITS OF FOOT-CANDLES.
 - LIGHTING CALCULATIONS SHOWN ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM AND SAFETY.
 - ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF DARK-SKY COMPLIANT, UNLESS OTHERWISE NOTED.
 - NL INDICATES THAT THIS LUMINAIRE SHALL BE ON A NIGHT LIGHT CIRCUIT. FL INDICATES THAT THIS LUMINAIRE SHALL BE A FLOOD LIGHT FIXTURE. MOUNTING BRACKET FOR THIS FL FIXTURE SHALL BE MOUNTED 25" ABOVE BOTTOM OF POLE BASE FOR ALL LIGHT POLES CLOSEST TO STOREFRONT. THESE DESIGNATIONS INDICATE WHAT PHASE LIGHTS ARE WIRED TO (TYP).
 - SEE THIS SHEET FOR LIGHTING DETAILS.
 - THE PROPOSED LIGHTING CALCULATIONS AND DESIGN WAS PERFORMED BY CHARRON, INC., P.O. BOX 4650, MANCHESTER, NH 03108, ATTENTION KEN SWEENEY. ALL LIGHTS SHOULD BE PURCHASED FROM THIS COMPANY, OR AN EQUAL LIGHTING DESIGN SHOULD BE SUBMITTED FOR REVIEW IF EQUAL SUBSTITUTIONS ARE PROPOSED BY THE CONTRACTOR OR OWNER.



LIGHT POLE BASE
NOT TO SCALE



F:\CADD\MASTER STANDARD\dwg\JB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

PROJECT PARCEL
TOWN OF EXETER
TAX MAP 51, LOTS 14-1 & 17

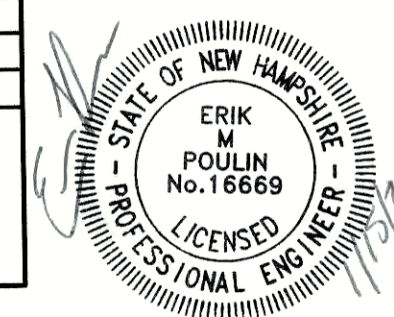
APPLICANT
McFARLAND FORD SALES, INC
151 PORTSMOUTH AVE
EXETER, NH 03833

TOTAL LOT AREA
939,154 SQ. FT.
21.56 ACRES

MAP 66 LOT 2
NORTH COUNTRY TRUST
ATTN: JOHN BLANCHARD TRUSTEE
PO BOX 397
PRINCETON, MA 01541
BK 3262 PG 2641

Design: EMP Draft: GDR Date: 12/01/2020
Checked: WGM Scale: AS SHOWN Project No.: 19198
Drawing Name: 19198-PLAN.dwg

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REV.	DATE	REVISION	BY
0	01/14/21	ISSUED FOR REVIEW	EMP

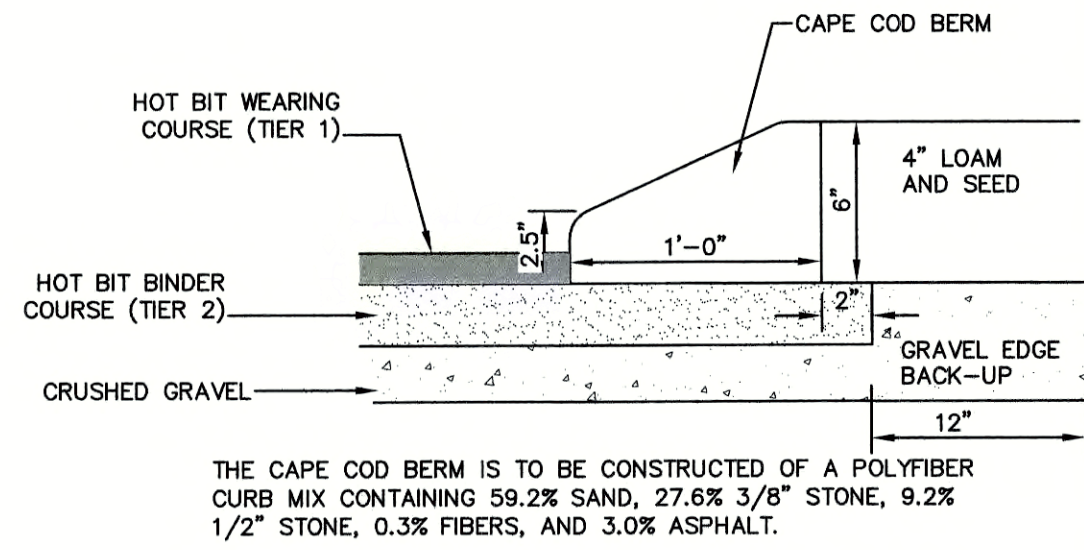
Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

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Civil Engineering Services
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FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	LIGHTING PLAN
Project:	STORAGE LOT 110 HOLLAND WAY, EXETER, NH
Owner of Record:	McFARLAND FORD SALES, INC 151 PORTSMOUTH AVE, EXETER, NH

DRAWING No.
L1
SHEET 6 OF 8
JBE PROJECT NO. 19198



THE CAPE COD BERM IS TO BE CONSTRUCTED OF A POLYFIBER CURB MIX CONTAINING 59.2% SAND, 27.6% 3/8\"/>

CAPE COD BERM

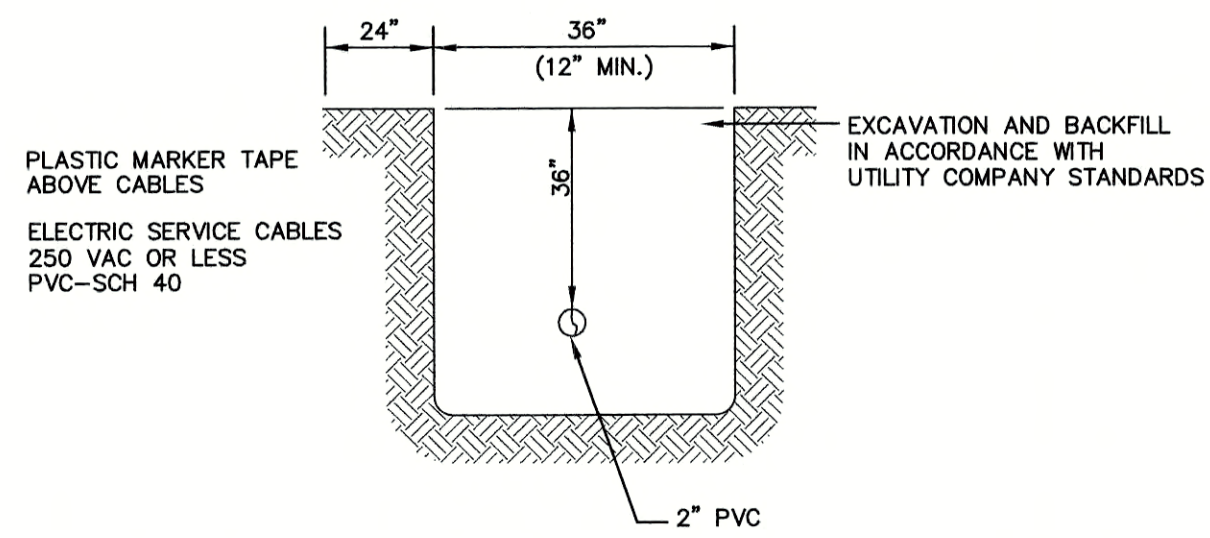
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POROUS ASPHALT PAVEMENT FOR STORM WATER MANAGEMENT MAINTENANCE REQUIREMENTS:

FLOW WITH SLIGHTLY RAISED BLADE ONLY
SANDING OF SURFACE PROHIBITED
DEICING PERMITTED (NaCl, MgCl₂ OR EQUIVALENT)
SEAL-COATING PROHIBITED
CLEANING BY PRESSURIZED AIR OR WATER PROHIBITED
DRY VACUUM SEMIANNUALLY

TYPICAL POROUS PAVEMENT MAINTENANCE SIGN

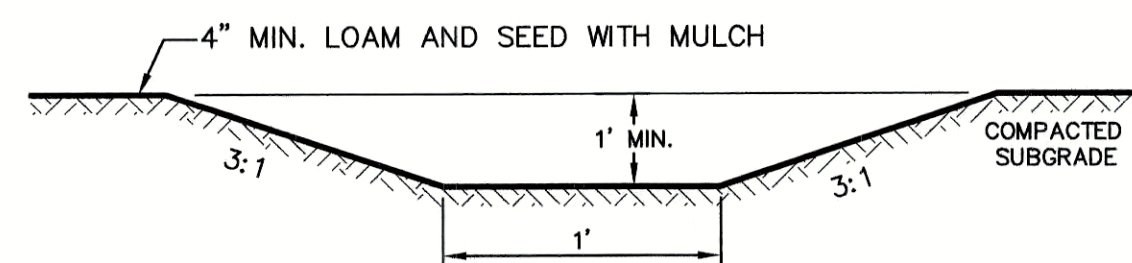
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NOTE: ALL UTILITIES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE UTILITY COMPANY.

UTILITY TRENCH

NOT TO SCALE



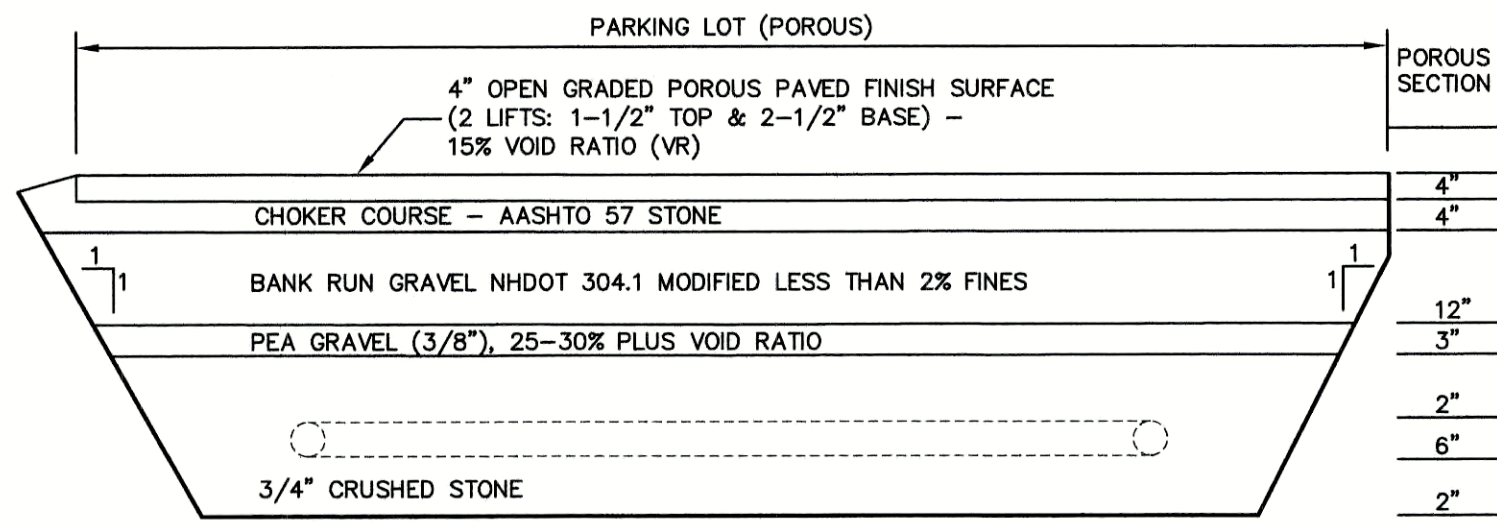
NOTE:

- ALL VEGETATED TREATMENT SWALES ARE TO BE STABILIZED WITH NORTH AMERICAN GREEN \"BIO-NET\" SERIES 0125B1 EROSION CONTROL BLANKET SECURED WITH BIODEGRADABLE \"BIO\" OR \"ECO-STAKES\".

REACH	LENGTH	WIDTH	SLOPE
3R	123'	1'	.009

VEGETATED TREATMENT SWALE

NOT TO SCALE

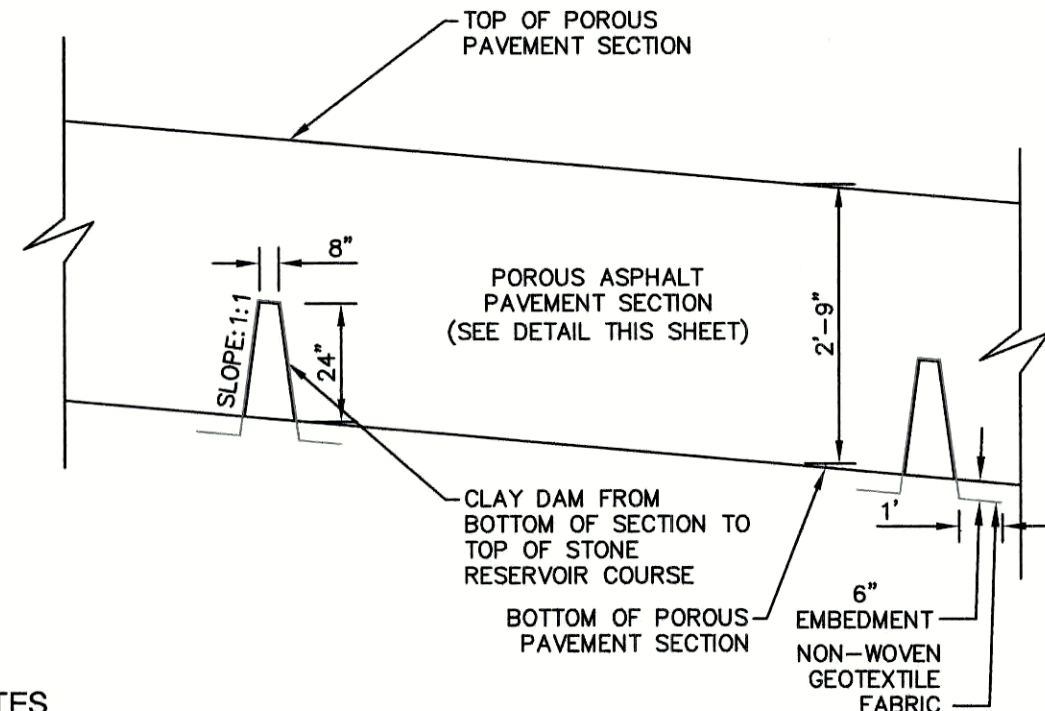


NOTES:

- CONTRACTOR IS TO REMOVE THE EXISTING BURIED LAYER OF ORIGINAL LOAM DURING THE EXCAVATION OF THE GRAVELS FOR THE ROADWAY AND WHENEVER ENCOUNTERED IN TRENCHES.
- DESIGN ENGINEER TO INSPECT SITE PREPARATION AND INSTALLATION OF POROUS PAVEMENT.
- THE TOP LAYER (WEARING COURSE) SHOULD BE PRE-BLENDED PG 76-28 MODIFIED WITH SBS. THE BASE COURSE SHOULD BE, AT A MINIMUM, PG 64-28 WITH 5 POUNDS OF FIBER PER TON OF ASPHALT MIX. IF SUFFICIENT STAGING OR USE OF THE BASE COURSE SECTION WILL BE REQUIRED PRIOR TO THE APPLICATION OF THE WEARING COURSE, THE ENGINEER MAY DECIDE TO USE PRE-BLENDED PG 76-28 MODIFIED WITH SBS ON BOTH COURSES.

POROUS PAVEMENT SECTION

NOT TO SCALE

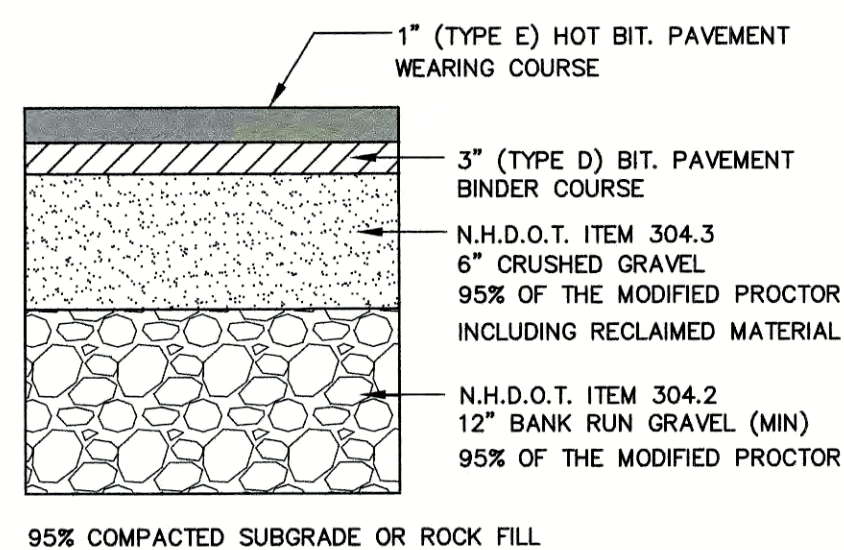


NOTES

- CLAY DAMS TO BE WRAPPED IN NON-WOVEN GEOTEXTILE FABRIC TO PREVENT MIGRATION OF FINES AS SHOWN.

POROUS PAVEMENT CLAY DAM DETAIL

NOT TO SCALE



TYPICAL BITUMINOUS PAVEMENT

NOT TO SCALE

CONSTRUCTION SPECIFICATIONS FOR POROUS ASPHALT PARKING LOT

REFERENCE DOCUMENT: THE UNH STORMWATER CENTER REVISED OCTOBER, 2009

INSTALLATION RECOMMENDATIONS

- THE FOLLOWING RECOMMENDATIONS WILL HELP ASSURE THAT THE POROUS ASPHALT PAVEMENT IS PROPERLY INSTALLED.
- THE FULL PAVEMENT SPECIFICATION MUST BE FOLLOWED CONSCIENTIOUSLY DURING CONSTRUCTION. IT IS BASED ON UNHSC DESIGN SPECIFICATIONS FOR POROUS ASPHALT PAVEMENT AND INFILTRATION BEDS. THE UNH SPECIFICATION INCLUDE NUMEROUS VITAL PROVISIONS FOR AGGREGATE AND BITUMINOUS MATERIALS, THEIR PLACEMENT, AND QUALITY CONTROL. AMONG ITS NOTABLE PROVISIONS ARE THE FOLLOWING EXAMPLES:
 - OPEN-GRADED AGGREGATE TO MAKE ALL PAVEMENT LAYERS POROUS AND PERMEABLE;
 - STIFF ASPHALT BINDER TO ADHERE TO THE AGGREGATE PARTICLES AND RESIST \"DRAINDOWN\" THROUGH THE PAVEMENT'S PORES, ENHANCING THE MATERIAL'S PERFORMANCE AND DURABILITY;
 - A SPECIFIC LIMIT ON ALLOWABLE DRAINDOWN, AND ADDITION OF A STYRENE-BUTADIENE-STYRENE (SBS) POLYMER ADDITIVE TO HELP MEET THAT REQUIREMENT;
 - THE POROUS PAVEMENT IS TO BE INSTALLED ONLY AFTER MAJOR CONSTRUCTION IS COMPLETED, SO THAT CONSTRUCTION TRAFFIC WILL NOT TRACK POTENTIALLY CLOGGING SEDIMENT ONTO THE PAVEMENT SURFACE. FOR CONSTRUCTION ACCESS, A TEMPORARY SURFACE WILL BE INSTALLED, SIMILAR IN CONSTRUCTION TO A STANDARD STABILIZED CONSTRUCTION ENTRANCE. THIS TYPE OF SURFACE CAN BEAR CONSTRUCTION TRAFFIC WITHOUT ERODING.
 - PROMINENT AND REPEATED STATEMENTS OF THE SPECIAL NATURE AND PURPOSE OF POROUS PAVEMENT, AND THE NECESSITY OF COMPLYING STRICTLY WITH THESE DISTINCTIVE SPECIFICATIONS.
 - PROTECTION OF THE FINISHED POROUS ASPHALT SURFACE FROM TRACKING OF CONSTRUCTION SEDIMENT.
 - THOROUGH COMMUNICATION WITH THE POROUS ASPHALT SUPPLIER AND PAVEMENT INSTALLER IS ESSENTIAL. THEY MUST UNDERSTAND THE POROUS PAVEMENT'S SPECIAL OBJECTIVES, THE SPECIAL MATERIALS AND PROCEDURES NECESSARY TO MAKE IT EFFECTIVE, AND WHY COMPLIANCE WITH SPECIFICATIONS IS ESSENTIAL. TO THIS END, THE SPECIFICATIONS STATE PROMINENTLY AND REPEATEDLY THE SPECIAL NATURE AND PURPOSE OF THE POROUS MATERIALS. IN ADDITION, THE PROJECT ENGINEER SHOULD MEET WITH THE CONTRACTORS IN PERSON TO REVIEW THE SPECIFICATIONS AND MAKE SURE THE CONTRACTORS UNDERSTAND THE OBJECTIVES. HE SHOULD OBSERVE THE CONTRACTORS ON-SITE FREQUENTLY, TO MAKE SURE THE OBJECTIVES ARE CARRIED OUT. HE SHOULD MAINTAIN A WRITTEN RECORD DOCUMENTING REVIEW AND APPROVAL AT CRITICAL PROJECT STAGES SUCH AS EXCAVATION OF THE SUB GRADE AND QUALITY CHECKS OF BASE AND SURFACE MATERIAL. HE SHOULD INSPECT THE SITE TO MAKE SURE CONSTRUCTION VEHICLES ARE NOT ALLOWED TO TRAVERSE EXCAVATED SUB GRADE OR THE PAVEMENT STRUCTURE AT ANY INAPPROPRIATE STAGE. HE SHOULD FORBID CONSTRUCTION TRAFFIC FROM TRACKING SOIL ONTO THE FINISHED PAVEMENT SURFACE.

INSTALLATION

- PERCOLATION BEDS
 - OWNER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO ALL PERCOLATION BED AND POROUS PAVING WORK.
 - SUB GRADE PREPARATION
 - EXISTING SUB GRADE UNDER BED AREAS SHALL NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC PRIOR TO STONE BED PLACEMENT.
 - WHERE EROSION OF SUB GRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS AND/OR SURFACE PONDING, THIS MATERIAL SHALL BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE OR EQUIVALENT AND LIGHT TRACTOR.
 - BRING SUB GRADE OF STONE PERCOLATION BED TO LINE, GRADE, AND ELEVATIONS INDICATED. FILL AND LIGHTLY REGRADE ANY AREAS DAMAGED BY EROSION, PONDING, OR TRAFFIC COMPACTION BEFORE THE PLACING OF STONE. ALL BED BOTTOMS ARE LEVEL GRADE.
 - WHERE PARKING LOT BASE IS NOT LEVEL, INTERNAL DAMS ARE TO BE INSTALLED EVERY 100 YARDS ALONG CONTOUR LINES IN THE COARSE SUBBASE MATERIALS (CRUSHED STONE). A SUBRAIN SHOULD BE LOCATED IMMEDIATELY UPSTREAM OF INTERNAL DAMS. DAMS ARE TO BE MADE OF OVERLYING FILTER COARSE OR MEDIUM TO FINE SAND EQUIVALENT.
 - RECHARGE BED INSTALLATION
 - UPON COMPLETION OF SUB GRADE WORK, THE ENGINEER SHALL BE NOTIFIED AND SHALL INSPECT AT HIS DISCRETION BEFORE PROCEEDING WITH PERCOLATION BED INSTALLATION.
 - PERCOLATION BED AGGREGATE SHALL BE PLACED IMMEDIATELY AFTER APPROVAL OF SUB GRADE PREPARATION. ANY ACCUMULATION OF DEBRIS OR SEDIMENT WHICH HAS TAKEN PLACE AFTER APPROVAL OF SUB GRADE SHALL BE REMOVED PRIOR TO INSTALLATION OF AGGREGATE AT NO EXTRA COST TO THE OWNER.
 - INSTALL COARSE AGGREGATE (CRUSHED STONE) IN 8-INCH MAXIMUM LIFTS, TO A MAXIMUM OF 95% STANDARD PROCTOR COMPACTION, KEEPING EQUIPMENT MOVEMENT OVER STORAGE BED SUBGRADES TO A MINIMUM. INSTALL AGGREGATE TO GRADES INDICATED ON THE DRAWINGS.
 - INSTALL FILTER COARSE (BANK RUN GRAVEL) IN 8-INCH MAXIMUM LIFTS, TO A MAXIMUM OF 95% STANDARD PROCTOR COMPACTION, KEEPING EQUIPMENT MOVEMENT OVER STORAGE BED SUBGRADES TO A MINIMUM. INSTALL AGGREGATE TO GRADES INDICATED ON THE DRAWINGS.
 - INSTALL CHOKER BASE COURSE (SEE MATERIALS SECTION) AGGREGATE EVENLY OVER SURFACE OF STONE BED, SUFFICIENT TO ALLOW PLACEMENT OF PAVEMENT, AND NOTIFY ENGINEER FOR APPROVAL. CHOKER BASE COURSE SHALL BE SUFFICIENT TO ALLOW FOR EVEN PLACEMENT OF ASPHALT BUT NO LESS THAN 4-INCH IN DEPTH.
- SURROUNDING AREAS
 - BEFORE THE POROUS PAVEMENT IS INSTALLED, ADJACENT SOIL AREAS SHOULD BE SLOPED AWAY FROM ALL PAVEMENT EDGES, TO PREVENT POTENTIAL SEDIMENT FROM WASHING ONTO THE PAVEMENT SURFACE.
 - TO ACCOMPLISH THIS, A SEQUENCE OF SWALES SHOULD BE EXCAVATED INTO ALL EARTHEN (UNPAVED) AREAS AT LEAST ON THE UPHILL SIDES OF THE PAVEMENT, AND WHERE NECESSARY, TO BELOW THE CURB OR PAVEMENT ELEVATION. ITS SHAPE AND PLANTINGS CAN BE INTEGRATED WITH THE PROJECT'S ARCHITECTURE AND LANDSCAPE, AND DESIGNED TO MAXIMIZE INFILTRATION. SWALE OVERFLOW, WHEN IT OCCURS, CAN BE DISCHARGED FROM ONE SWALE TO ANOTHER BY CONNECTING PIPES UNDER DRIVEWAYS.
 - BUILDING BASEMENTS AND FOUNDATIONS SHOULD BE WATERPROOFED AS NECESSARY, WHERE THE POROUS PAVEMENT ABUTS BUILDINGS.
- POROUS ASPHALT
 - TRANSPORTING MATERIAL
 - TRANSPORTING OF MIX TO THE SITE SHALL BE IN VEHICLES WITH SMOOTH, CLEAN DUMP BEDS THAT HAVE BEEN SPRAYED WITH A NON-PETROLEUM RELEASE AGENT.
 - THE MIX SHALL BE COVERED DURING TRANSPORT TO CONTROL COOLING.
 - POROUS BITUMINOUS ASPHALT SHALL NOT BE STORED IN EXCESS OF 90 MINUTES BEFORE PLACEMENT.
 - ASPHALT PLACEMENT
 - THE POROUS BITUMINOUS SURFACE COURSE SHALL BE LAID IN ONE OR TWO LIFTS DIRECTLY OVER THE CHOKER COURSE, FILTER COARSE, AND CRUSHED STONE BASE COURSE TO A 4-INCH FINISHED THICKNESS. IF LAID IN TWO LIFTS THE PAVEMENT SHALL BE CLEANED AND INSPECTED BY THE ENGINEER BEFORE PLACEMENT OF THE SECOND LIFT.
 - THE LAYING TEMPERATURE OF THE BITUMINOUS MIX SHALL BE BETWEEN 275 DEGREES FAHRENHEIT AND 325 DEGREES FAHRENHEIT (BASED ON THE RECOMMENDATIONS OF THE ASPHALT SUPPLIER).
 - INSTALLATION SHALL TAKE PLACE WHEN AMBIENT TEMPERATURES ARE 55 DEGREES FAHRENHEIT OR ABOVE, WHEN MEASURED IN THE SHADE AWAY FROM ARTIFICIAL HEAT. THE USE OF A REMIXING MATERIAL TRANSFER DEVICE BETWEEN THE TRUCKS AND THE PAVER IS HIGHLY RECOMMENDED TO ELIMINATE COLD LUMPS IN THE MIX.
 - THE POLYMER-MODIFIED ASPHALT IS VERY DIFFICULT TO RAKE, A WELL-HEATED SCREED SHOULD BE USED TO MINIMIZE THE NEED FOR RAKING.
 - COMPACTION OF THE SURFACE COURSE SHALL TAKE PLACE WHEN THE SURFACE IS COOL ENOUGH TO RESIST AN 8-12-TON ROLLER. BREAKDOWN ROLLING SHALL OCCUR WHEN THE MIX TEMPERATURE IS BETWEEN 275 DEGREES FAHRENHEIT AND 325 DEGREES FAHRENHEIT. INTERMEDIATE ROLLING SHALL OCCUR WHEN THE MIX TEMPERATURE IS BETWEEN 150

- DEGREES FAHRENHEIT AND 200 DEGREES FAHRENHEIT. THE CESSATION TEMPERATURE OCCURS AT APPROXIMATELY 175 DEGREES FAHRENHEIT. AT WHICH POINT THE MIX BECOMES RESISTANT TO COMPACTION. IF COMPACTION HAS NOT BEEN DONE AT TEMPERATURES GREATER THAN THE CESSATION TEMPERATURE, THE PAVEMENT WILL NOT ACHIEVE ADEQUATE DURABILITY.
- IN THE EVENT CONSTRUCTION SEDIMENT IS INADVERTENTLY DEPOSITED ON THE FINISHED POROUS SURFACE, IT MUST BE IMMEDIATELY REMOVED BY VACUUMING.
- AFTER FINAL ROLLING, NO VEHICULAR TRAFFIC OF ANY KIND SHALL BE PERMITTED ON THE SURFACE UNTIL COOLING AND HARDENING HAS TAKEN PLACE, AND IN NO CASE WITHIN THE FIRST 48 HOURS. PROVIDE BARRIERS AS NECESSARY AT NO EXTRA COST TO THE OWNER TO PREVENT VEHICULAR USE. REMOVE AT THE DISCRETION OF THE ENGINEER.
- STRIPING PAINT FOR TRAFFIC LANES AND PARKING BAYS SHALL BE CHLORINATED RUBBER BASE, FACTORY MIXED, NON-BLEEDING, FAST DRYING, BEST QUALITY, WHITE TRAFFIC PAINT WITH A LIFE EXPECTANCY OF TWO YEARS UNDER NORMAL TRAFFIC USE.
 - PAVEMENT-MARKING PAINT; LATEX, WATER-BASE EMULSION, READY-MIXED, COMPLYING WITH PS TT-P-1952.
 - SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL AND DUST.
 - PAINT 4 INCH WIDE PARKING STRIPING AND TRAFFIC LANE STRIPING IN ACCORDANCE WITH LAYOUTS OF PLAN. APPLY PAINT WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. APPLY IN TWO COATS AT MANUFACTURER'S RECOMMENDED RATES. PROVIDE CLEAR, SHARP LINES USING WHITE TRAFFIC PAINT, INSTALLED IN ACCORDANCE WITH NHDOT SPECIFICATIONS.
- WORK SHALL BE DONE EXPERTLY THROUGHOUT, WITHOUT STAINING OR INJURY TO OTHER WORK. TRANSITION TO ADJACENT IMPERVIOUS BITUMINOUS PAVING SHALL BE MERGED NEATLY WITH FLUSH, CLEAN LINE. FINISHED PAVING SHALL BE EVEN, WITHOUT POCKETS, AND GRADED TO ELEVATIONS SHOWN ON DRAWING.
- POROUS PAVEMENT BEDS SHALL NOT BE USED FOR EQUIPMENT OR MATERIALS STORAGE DURING CONSTRUCTION, AND UNDER NO CIRCUMSTANCES SHALL VEHICLES BE ALLOWED TO DEPOSIT SOIL ON PAVED POROUS SURFACES.
- REPAIR OF DAMAGED PAVING
 - ANY EXISTING PAVING ON OR ADJACENT TO THE SITE THAT HAS BEEN DAMAGED AS A RESULT OF CONSTRUCTION WORK SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER WITHOUT ADDITIONAL COST TO THE OWNER.
- FIELD QUALITY CONTROL
 - THE FULL PERMEABILITY OF THE PAVEMENT SURFACE SHALL BE TESTED BY APPLICATION OF CLEAN WATER AT THE RATE OF AT LEAST 5 GPM OVER THE SURFACE, USING A HOSE OR OTHER DISTRIBUTION DEVICE. WATER USED FOR THE TEST SHALL BE CLEAN, FREE OF SUSPENDED SOLIDS AND DELETERIOUS LIQUIDS AND WILL BE PROVIDED AT NO EXTRA COST TO THE OWNER. ALL APPLIED WATER SHALL INFILTRATE DIRECTLY WITHOUT PUDDLE FORMATION OR SURFACE RUNOFF, AND SHALL BE OBSERVED BY THE ENGINEER AND OWNER.
 - TEST IN-PLACE BASE AND SURFACE COURSE FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS. REPAIR OR REMOVE AND REPLACE UNACCEPTABLE WORK AS DIRECTED BY THE OWNER.
 - TEST FINISHED SURFACE FOR SMOOTHNESS AND EVEN DRAINAGE, USING A TEN-FOOT TO CENTERLINE OF PAVED AREA. SURFACE WILL NOT BE ACCEPTED IF GAPS OR RIDGES EXCEED 3/16 OF AN INCH.

MAINTENANCE SPECIFICATIONS FOR POROUS ASPHALT PARKING LOTS

THE FOLLOWING RECOMMENDATIONS WILL HELP ASSURE THAT THE PAVEMENT IS MAINTAINED TO PRESERVE ITS HYDROLOGIC EFFECTIVENESS.

WINTER MAINTENANCE:

- SANDING FOR WINTER TRACTION IS PROHIBITED. DEICING IS PERMITTED (NaCl, MgCl₂, OR EQUIVALENT). REDUCED SALT APPLICATION OF 50% OVER TRADITIONAL PAVEMENT APPLICATION RATES. NONTOXIC, ORGANIC DEICERS, APPLIED EITHER AS BLENDED, MAGNESIUM CHLORIDE-BASED LIQUID PRODUCTS OR AS PRE-TREATED SALT, ARE PREFERABLE.
- PLOWING IS ALLOWED, BLADE SHOULD BE SLIGHTLY RAISED (ALTHOUGH NOT NECESSARY, THIS WILL PREVENT PAVEMENT SCARING). ICE AND LIGHT SNOW ACCUMULATION ARE GENERALLY NOT AS PROBLEMATIC AS FOR STANDARD ASPHALT. SNOW WILL ACCUMULATE DURING HEAVIER STORMS AND SHOULD BE PLOWED AFTER 2 TO 4 INCHES OF SNOW ACCUMULATION.

ROUTINE MAINTENANCE:

- ASPHALT SEAL COATING MUST BE ABSOLUTELY FORBIDDEN. SURFACE SEAL COATING IS NOT REVERSIBLE.
- THE PAVEMENT SURFACE SHOULD BE VACUUMED 2 TO 4 TIMES PER YEAR, ESPECIALLY AFTER WINTER AND FALL SEASONS, AND AT ANY ADDITIONAL TIMES SEDIMENT IS SPILLED, ERODED, OR TRACKED ONTO THE SURFACE.
- PLANTED AREAS ADJACENT TO PEROUS PAVEMENT SHOULD BE WELL MAINTAINED TO PREVENT SOIL WASHOUT ONTO THE PAVEMENT. IF ANY BARE SPOTS OR ERODED AREAS ARE OBSERVED WITHIN THE PLANTED AREAS, THEY SHOULD BE REPLANTED AND/OR STABILIZED AT ONCE.
- IMMEDIATELY CLEAN ANY SOIL DEPOSITED ON PAVEMENT. SUPERFICIAL DIRT DOES NOT NECESSARILY CLOG THE PAVEMENT VOIDS. HOWEVER, DIRT THAT IS GROUND IN REPEATEDLY BY TIRES CAN LEAD TO CLOGGING. THEREFORE, TRUCKS OR OTHER HEAVY VEHICLES SHOULD BE PREVENTED FROM TRACKING OR SPILLING DIRT ONTO THE PAVEMENT.
- DO NOT ALLOW CONSTRUCTION STAGING, SOIL/MULCH STORAGE, ETC. ON UNPROTECTED PAVEMENT SURFACE.
- REPAIRS: POTHOLES OF LESS THAN 50 SQUARE FEET CAN BE PATCHED BY ANY MEANS SUITABLE WITH STANDARD PAVEMENT OR A PEROUS MIX IS PREFERRED. FOR AREAS GREATER THAN 50 SQ. FT. IS IN NEED OF REPAIR, APPROVAL OF PATCH TYPE SHOULD BE SOUGHT FROM A QUALIFIED ENGINEER. ANY REQUIRED REPAIR OF DRAINAGE STRUCTURES SHOULD BE DONE PROMPTLY TO ENSURE CONTINUED PROPER FUNCTIONING OF THE SYSTEM.
- WRITTEN AND VERBAL COMMUNICATION TO THE POROUS PAVEMENT'S FUTURE OWNER SHOULD MAKE CLEAR THE PAVEMENT'S SPECIAL PURPOSE AND SPECIAL MAINTENANCE REQUIREMENTS SUCH AS THOSE LISTED HERE.
- A PERMANENT SIGN SHOULD BE ADDED AT THE ENTRANCE AND END OF THE POROUS ASPHALT AREA TO INFORM RESIDENTS AND MAINTENANCE STAFF OF THE SPECIAL NATURE AND PURPOSE OF THE PAVEMENT, AND ITS SPECIAL MAINTENANCE REQUIREMENTS.

MIX SUMMARY

- POROUS ASPHALT PAVEMENT MIX PER THE CURRENT UNH STORM WATER CENTER DESIGN SPECIFICATIONS FOR POROUS ASPHALT PAVEMENT AND INFILTRATION BEDS MANUAL.
- NO WORK SHALL BE STARTED UNTIL THE CONTRACTOR HAS SUBMITTED AND THE ENGINEER HAS APPROVED A MIX DESIGN STATEMENT THAT SPECIFIES THE PERCENTAGE OF EACH INGREDIENT INCLUDING BINDER, POLYMER, AND THE JOB-MIX FORMULA FROM SUCH A COMBINATION. THE JOB-MIX FORMULA SHALL ESTABLISH A SINGLE PERCENTAGE OF AGGREGATE PASSING SIEVE AND A SINGLE PERCENTAGE OF BITUMINOUS MATERIAL TO BE ADDED TO THE AGGREGATE. NO CHANGE IN THE JOB-MIX FORMULA MAY BE MADE WITHOUT WRITTEN APPROVAL OF THE ENGINEER. THE JOB-MIX FORMULA MUST FALL WITH THE MASTER RANGE SPECIFIED IN COMPOSITION OF MIXTURE TABLE.

TRANSPORTING MATERIAL: SEE CONSTRUCTION AND INSTALL SPECIFICATIONS

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Design: EMP	Draft: GDR	Date: 12/01/2020
Checked: WGM	Scale: AS NOTED	Project No.: 19198
Drawing Name: 19198-PLAN.dwg		

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REV.	DATE	ISSUED FOR REVIEW	BY
0	01/14/21	ISSUED FOR REVIEW	EMP

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Stratham, NH 03885

Civil Engineering Services

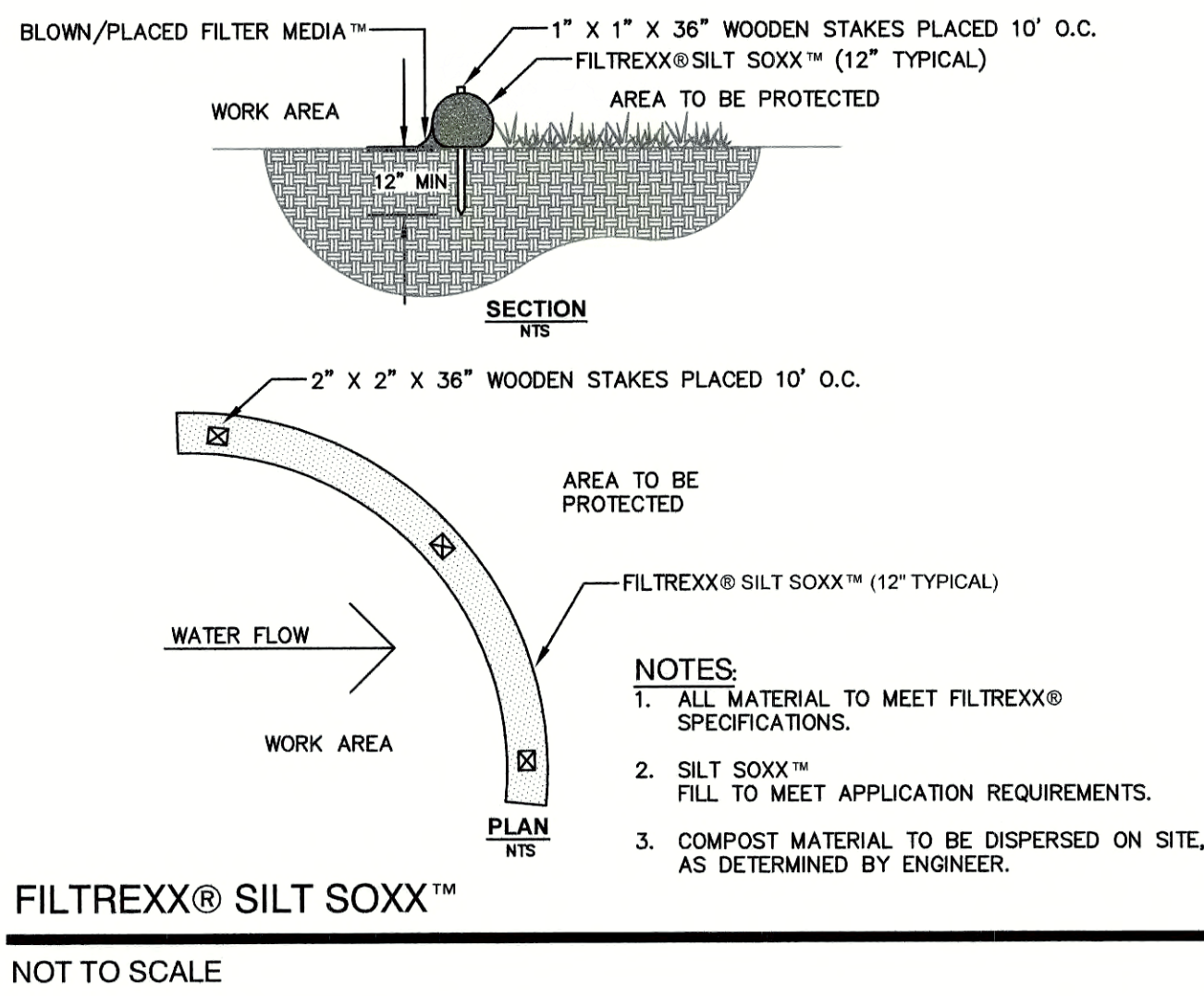
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
Project:	STORAGE LOT 110 HOLLAND WAY, EXETER, NH
Owner of Record:	McFARLAND FORD SALES, INC 151 PORTSMOUTH AVE, EXETER, NH

DRAWING No.	D1
SHEET 7 OF 8	JBE PROJECT NO. 19198

TEMPORARY EROSION CONTROL NOTES

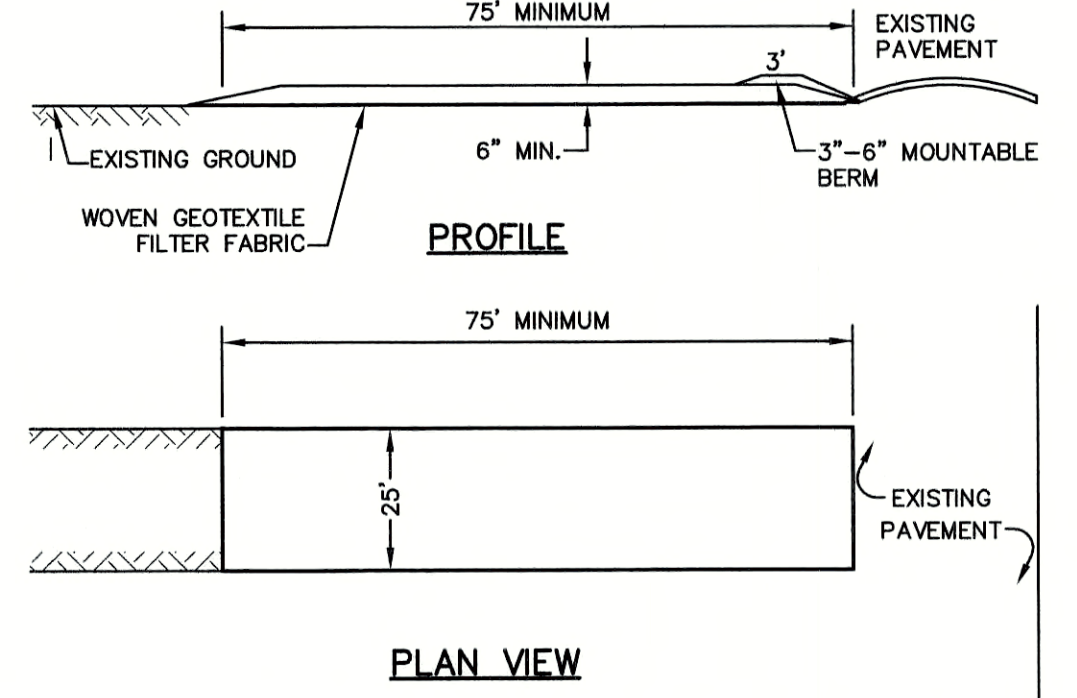
- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. AT NO TIME SHALL AN AREA IN EXCESS OF 5 ACRES BE EXPOSED AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
- EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
- ALL DISTURBED AREAS (INCLUDING POND AREAS BELOW THE PROPOSED WATERLINE) SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 6" OF SCREENED ORGANIC LOAM AND SEEDED WITH SEED MIXTURE 'C' AT A RATE NOT LESS THAN 1.10 POUNDS OF SEED PER 1,000 S.F. OF AREA (48 LBS. / ACRE).
- SILT FENCES AND OTHER BARRIERS SHALL BE INSPECTED EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5" OR GREATER. ALL DAMAGED AREAS SHALL BE REPAIRED, AND SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
- AREAS MUST BE SEEDDED AND MULCHED OR OTHERWISE PERMANENTLY STABILIZED WITHIN 3 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 14 DAYS OF THE INITIAL DISTURBANCE OF SOIL. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER) ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER OCTOBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED; OR
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- FUGITIVE DUST CONTROL IS REQUIRED TO BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000, AND THE PROJECT IS TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR'S NAME, ADDRESS, AND PHONE NUMBER SHALL BE SUBMITTED TO DES VIA EMAIL (SEE BELOW).
- PRIOR TO CONSTRUCTION, A PHASING PLAN THAT DELINEATES EACH PHASE OF THE PROJECT SHALL BE SUBMITTED. ALL TEMPORARY SEDIMENT BASINS THAT WILL BE NEEDED FOR DEWATERING WORK AREAS SHALL BE LOCATED AND IDENTIFIED ON THIS PLAN.
- IN ORDER TO ENSURE THE STABILITY OF THE SITE AND EFFECTIVE IMPLEMENTATION OF THE SEDIMENT AND EROSION CONTROL MEASURES SPECIFIED IN THE PLANS FOR THE DURATION OF CONSTRUCTION, THE CONTRACTOR SHALL BE IN STRICT COMPLIANCE WITH THE FOLLOWING INSPECTION AND MAINTENANCE REQUIREMENTS IN ADDITION TO THOSE CALLED FOR IN THE SWPPP:
 - A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL OR A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE ("MONITOR") SHALL BE EMPLOYED TO INSPECT THE SITE FROM THE START OF ALTERATION OF TERRAIN ACTIVITIES UNTIL THE SITE IS IN FULL COMPLIANCE WITH THE SITE SPECIFIC PERMIT ("PERMIT").
 - DURING THIS PERIOD, THE MONITOR SHALL INSPECT THE SUBJECT SITE AT LEAST ONCE A WEEK, AND IF POSSIBLE, DURING ANY 1/2 INCH OR GREATER RAIN EVENT (I.E. 1/2 INCH OF PRECIPITATION OR MORE WITHIN A 24 HOUR PERIOD). IF UNABLE TO BE PRESENT DURING SUCH A STORM, THE MONITOR SHALL INSPECT THE SITE WITHIN 24 HOURS OF THIS EVENT.
 - THE MONITOR SHALL PROVIDE TECHNICAL ASSISTANCE AND RECOMMENDATIONS TO THE CONTRACTOR ON THE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS REQUIRED TO MEET THE REQUIREMENTS OF RSA 485 A:17 AND ALL APPLICABLE DES PERMIT CONDITIONS.



NOT TO SCALE

SEEDING SPECIFICATIONS

- GRADING AND SHAPING**
 - SLOPES SHALL NOT BE STEEPER THAN 2:1 WITHOUT APPROPRIATE EROSION CONTROL MEASURES AS SPECIFIED ON THE PLANS (3:1 SLOPES OR FLATTER ARE PREFERRED).
 - WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
- SEEDBED PREPARATION**
 - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND FERTILIZER AND LIME MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
- ESTABLISHING A STAND**
 - LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. TYPES AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
 - AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ.FT.
 - NITROGEN(N), 50 LBS. PER ACRE OR 1.1 LBS. PER 1,000 SQ.FT.
 - PHOSPHATE(P2O5), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
 - POTASH(K2O), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
 (NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10.)
 - SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
 - REFER TO THE 'SEEDING GUIDE' AND 'SEEDING RATES' TABLES ON THIS SHEET FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING. ALL LEGUMES (CROWNVEITCH, BIRDSFOOT, TREFLOIL AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT PRIOR TO THEIR INTRODUCTION TO THE SITE.
 - WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20th OR FROM AUGUST 10th TO SEPTEMBER 1st.
- MULCH**
 - HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
 - MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 S.F.
- MAINTENANCE TO ESTABLISH A STAND**
 - PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
 - FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED.
 - IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, ANNUAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.



NOTES:

- STONE FOR STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 75 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS, OR 10 FEET, WHICHEVER IS GREATER.
- GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER FABRIC IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENTIAL LOT.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A STONE BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

CONSTRUCTION SEQUENCE

- PRIOR TO THE START OF ANY ACTIVITY, IT IS THE RESPONSIBILITY OF THE SITE'S SITE DEVELOPER (OR OWNER) TO FILE A NOTICE OF INTENT (NOI) FORM WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) IN ORDER TO GAIN COVERAGE UNDER THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES. A PRE CONSTRUCTION MEETING IS TO BE HELD WITH ALL DEPARTMENT HEADS PRIOR TO THE START OF CONSTRUCTION.
- WETLAND BOUNDARIES ARE TO BE CLEARLY MARKED PRIOR TO THE START OF CONSTRUCTION.
- CUT AND REMOVE TREES IN CONSTRUCTION AREA AS REQUIRED OR DIRECTED.
- INSTALL SILT FENCING, SILT SOXX, HAY BALES AND CONSTRUCTION ENTRANCES PRIOR TO THE START OF CONSTRUCTION. THESE ARE TO BE MAINTAINED UNTIL THE FINAL PAVEMENT SURFACING AND LANDSCAPING AREAS ARE ESTABLISHED.
- CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. THIS INCLUDES ANY REQUIRED DEMOLITION OF EXISTING STRUCTURES, UTILITIES, ETC.
- CONSTRUCT AND/OR INSTALL TEMPORARY OR PERMANENT SEDIMENT AND/OR DETENTION BASIN(S) AS REQUIRED. THESE FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO DIRECTING RUN-OFF TO THEM.
- STRIP LOAM AND PAVEMENT, OR RECLAIM EXISTING PAVEMENT WITHIN LIMITS OF WORK PER THE RECOMMENDATIONS OF THE PROJECT ENGINEER AND STOCKPILE EXCESS MATERIAL. STABILIZE STOCKPILE AS NECESSARY.
- PERFORM PRELIMINARY SITE GRADING IN ACCORDANCE WITH THE PLANS.
- INSTALL THE DRAINAGE SYSTEMS FIRST, THEN ANY OTHER UTILITIES IN ACCORDANCE WITH THE PLAN AND DETAILS. ANY CONFLICTS BETWEEN UTILITIES ARE TO BE RESOLVED WITH THE INVOLVEMENT AND APPROVAL OF THE ENGINEER.
- ALL SWALES AND DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE DITCHES, CHECK DAMS, SEDIMENT TRAPS, ETC., TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ADJUTING WATERS AND/OR PROPERTY.
- PERFORM FINAL FINE GRADING, INCLUDING PLACEMENT OF 'SELECT' SUBGRADE MATERIALS.
- PAVE ALL PARKING LOTS AND ROADWAYS WITH INITIAL 'BASE COURSE'.
- PERFORM ALL REMAINING SITE CONSTRUCTION (I.E. CURBING, UTILITY CONNECTIONS, ETC.).
- LOAM AND SEED ALL DISTURBED AREAS AND INSTALL ANY REQUIRED SEDIMENT AND EROSION CONTROL FACILITIES (I.E. RIP RAP, EROSION CONTROL BLANKETS, ETC.).
- FINISH PAVING ALL ROADWAYS AND PARKING AREAS WITH 'FINISH' COURSE.
- ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- ALL CUT AND FILL SLOPES SHALL BE SEEDDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE BEEN 75%-85% ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND RE-VEGETATE ALL DISTURBED AREAS.
- CLEAN SITE AND ALL DRAINAGE STRUCTURES, PIPES AND SUMPS OF ALL SILT AND DEBRIS.
- INSTALL ALL PAINTED PAVEMENT MARKINGS AND SIGNAGE PER THE PLANS AND DETAILS.
- ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.
- UPON COMPLETION OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ANY RELEVANT PERMITTING AGENCIES THAT THE CONSTRUCTION HAS BEEN FINISHED IN A SATISFACTORY MANNER.

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	E	FAIR	EXCELLENT	EXCELLENT	2/
	F	FAIR	EXCELLENT	EXCELLENT	2/
GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.					
1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE BELOW.					
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.					

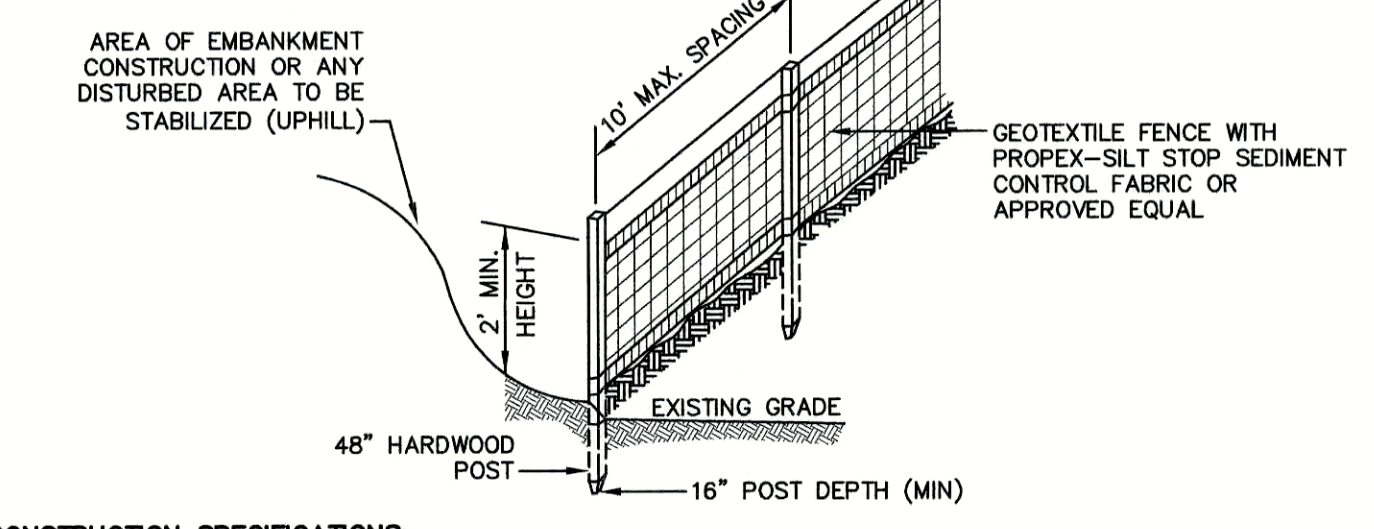
NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR OATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCTOBER 15th, IF PERMANENT SEEDING NOT YET COMPLETE.

SEEDING GUIDE

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREeping RED FESCUE	10	0.25
CROWN VETCH	15	0.35
OR		
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
BIRDS FOOT TREFLOIL	8	0.20
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREeping RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.

SEEDING RATES

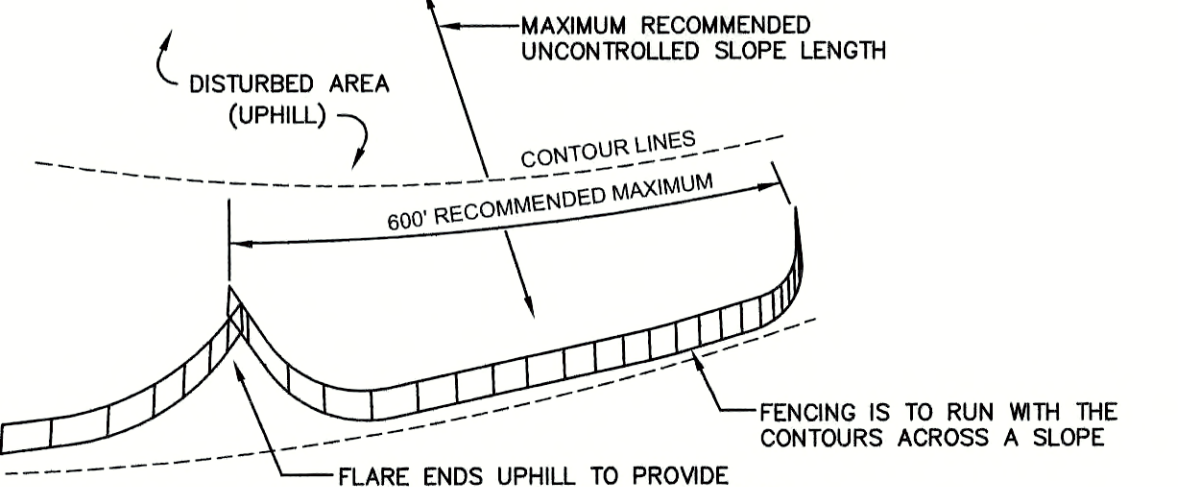


CONSTRUCTION SPECIFICATIONS:

- WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP, MID AND BOTTOM AND EMBEDDED IN THE GROUND A MINIMUM OF 8" AND THEN COVERED WITH SOIL.
- THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED 6", FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED AND PROPERLY DISPOSED OF WHEN IT IS 6" DEEP OR VISIBLE 'BULGES' DEVELOP IN THE SILT FENCE.
- PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
- SILT FENCE SHALL REMAIN IN PLACE FOR 24 MONTHS.

SILT FENCE

NOT TO SCALE



- SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND REVEGETATED.

MAINTENANCE:

- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE DONE IMMEDIATELY.
- IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
- SEDIMENT DEPOSITS THAT ARE REMOVED, OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

F:\CAD\MASTER STANDARD\dwg\JB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

Design: EMP	Draft: GDR	Date: 12/01/2020
Checked: WGM	Scale: AS NOTED	Project No.: 19198
Drawing Name: 19198-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
0	01/14/21	ISSUED FOR REVIEW	EMP

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EROSION AND SEDIMENT CONTROL DETAILS
Project:	STORAGE LOT 110 HOLLAND WAY, EXETER, NH
Owner of Record:	McFARLAND FORD SALES, INC 151 PORTSMOUTH AVE, EXETER, NH

DRAWING No.

E1

SHEET 8 OF 8
JBE PROJECT NO. 19198



Test Well Drilling in Exeter, New Hampshire

1 message

Daniel Tinkham <Daniel.Tinkham@gza.com>

Thu, Feb 4, 2021 at 11:03 AM

To: Kristen Murphy <kmurphy@exeternh.gov>, "Koff, Andrew" <Andrew.T.Koff@des.nh.gov>

Cc: Matt Berube <mberube@exeternh.gov>, Mike Metcalf <mmetcalf@underwoodengineers.com>, James Emery <James.Emery@gza.com>

Kristen and Andrew,

EGGI plans to perform two weeks of exploratory test well drilling in Exeter during the weeks of February 15th and 22nd. The drilling program will begin off Court Street on both the White Parcel (Parcel 104-3) and the Riverbend Circle Parcel. Access to both of these parcels requires the track-mounted drilling rig to cross the Perry Property (Parcel 104-4). Since our meeting with the Exeter Conservation Commission, we have mapped the wetlands in the areas of the exploratory test wells, such that we can largely avoid them during ingress/egress to/from the targets. There are two small areas where the rig will cross identified wetlands. On January 22, 2020 we submitted an Exploratory Test Borings Notification to the NHDES Wetlands Bureau and the Exeter Conservation Commission. The attached figure came from that Notification. We expect that the snow cover and anticipated cold temperatures will allow minimal disruption of the soil in those areas.

I anticipate that the drilling of the three exploratory test wells on the White and Riverbend Parcels to be completed in two to three days. The drilling equipment will be staged on the pull-off on the west side of Court Street just north of the crossing of the Exeter River and will block any other vehicles from parking there during the drilling operation. Exeter Public Works will clear any snow that might be present. The drilling equipment will be able to enter the site without coming into contact with any known invasive species.

We anticipate that people may want to visit the site during the drilling operation. We will ask that visitors stay back from the drilling rig itself for safety reasons, but the geologist on site will be happy to address any questions if time allows.

Currently, the entrance to the Perry Property off Court Street is blocked with a chain and padlock. Please advise on the best way to have the lock removed. We would be happy to hold the key/combination or perhaps the ECC can unlock the gate and leave it unlocked for the duration of the drilling operation. Alternatively, we can provide a temporary lock that we can daisy-chain onto the existing lock.

Please let me know if you have any concerns/questions.

Thanks.

Dan

Daniel J. Tinkham

Senior Consultant / Hydrogeologist

Emery & Garrett Groundwater Investigations, a Division of GZA

56 Main Street, PO Box 1578 | Meredith, NH 03253

o: 603.279.4425 | c: 703.623.7785 | Daniel.Tinkham@gza.com

www.gza.com | www.eggi.com | [GZA LinkedIn](#)

* *Please note:* Our office is currently working remotely. I can be reached at 703.623.7785.

GEOTECHNICAL | ENVIRONMENTAL | ECOLOGICAL | WATER | CONSTRUCTION MANAGEMENT



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For information about GZA GeoEnvironmental, Inc. and its services, please visit our website at www.gza.com.






Exeter SG4 Notification.pdf
1496K

FIGURE 2

Exploratory Test Wells, Parcels, Invasive Species, Selected Wetlands, and Proposed Drilling Equipment Access Groundwater Development Zone SG-4

Exeter, New Hampshire

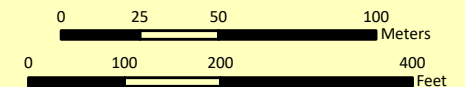
Legend

-  Exploratory Test Well Target
-  Proposed Access for Drilling Equipment
-  Wetlands Demarcated along Access Route
-  Prime Wetlands
-  Permission Granted by Land
-  Conservation Parcels
-  Town of Exeter Parcels

Only those wetlands in close proximity to the proposed access route were demarcated on this figure. No attempt was made to map all the wetlands on the parcels.



Scale is 1:2,400
1 inch = 200 feet



Invasive Species border the parking area (honeysuckle and buckthorn), but drilling equipment will not travel in contact with them.



J:\33-0083.100 to 33-0083.199\33-0083.130.00 EYT\Work\Phase 3\Working\GIS\Exeter SG4 Notification.mxd Last saved: 1/20/2021 10:12:24 AM by Daniel.Trinkham



Kristen Murphy <kmurphy@exeternh.gov>

RE: Exploratory Test Well Drilling Notification for Exeter, New Hampshire

1 message

Lewis, Eben <EBEN.M.LEWIS@des.nh.gov>

To: Daniel Tinkham <Daniel.Tinkham@gza.com>

Cc: Tracy Tarr <Tracy.Tarr@gza.com>, Kristen Murphy <kmurphy@exeternh.gov>

Thu, Feb 4, 2021 at 12:13 PM

Good afternoon, Dan,

Thank you for the email and reminder. I've reviewed the document attached to your email of January 22, 2021. Following our review of the project, NHDES finds the project is consistent with Env-Wt 309.02(i); therefore, a wetlands permit is not required as long as the conditions prescribed by Env-Wt 309.02(i) are maintained.

Please feel free to contact me directly with any further questions.

Best,

~Eben

Eben M. Lewis, Wetlands Inspector, Wetlands Bureau, Land Resources Management, Water Division, NH Department of Environmental Services, 222 International Drive, Suite 175, Portsmouth, NH 03801 Phone: (603) 559-1515

Email: eben.lewis@des.nh.gov



We greatly appreciate your feedback, please take a moment to fill out our NHDES-LRM customer satisfaction survey

From: Daniel Tinkham <Daniel.Tinkham@gza.com>

Sent: Thursday, February 4, 2021 11:21 AM

To: Lewis, Eben <EBEN.M.LEWIS@des.nh.gov>

Cc: Tracy Tarr <Tracy.Tarr@gza.com>; Kristen Murphy <kmurphy@exeternh.gov>

Subject: Exploratory Test Well Drilling Notification for Exeter, New Hampshire

EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

Eben,

I am the Project Manager for the proposed exploratory test well drilling program in Exeter, New Hampshire, for which I sent you Notification on January 22nd.

We have confirmed plans with the drilling company to mobilize on February 15th and continue drilling for the following two weeks.

Please contact me if you have any questions or concerns.

Thanks.

Dan

Daniel J. Tinkham

Senior Consultant / Hydrogeologist

Emery & Garrett Groundwater Investigations, a Division of GZA

56 Main Street, PO Box 1578 | Meredith, NH 03253

o: 603.279.4425 | c: 703.623.7785 | Daniel.Tinkham@gza.com

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*Please note: Our office is currently working remotely. I can be reached at 703.623.7785.



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Exeter Conservation Commission
January 12, 2021
Virtual Meeting
Draft Minutes

Call to Order

1. Introduction of Members Present (by Roll Call)

Present at tonight's meeting were by roll call, Chair Andrew Koff, Vice-Chair Trevor Mattera, Sally Ward, Clerk, Dave Short, Treasurer, Bill Campbell, Carlos Guindon (@7:26 PM), Alyson Eberhardt, Ginny Raub, (Alternate), Donald Clement, (Alternate), Nick Campion (Alternate), Conor Madison (Alternate) and Kristen Murphy, Natural Resource Planner.

Members present indicated there was no one else present in the room with them during this meeting.

Absent: Kristen Osterwood (Alternate) and Julie Gilman Select Board Liaison

Mr. Koff read the meeting preamble indicated that an emergency exists and the provisions of RSA 91-A:2 III (b) are being invoked. As federal, state and local officials have determined gatherings of ten or more people pose a substantial risk to the community and the meeting imperative to the continued operation of Town and government and services which are vital to public, health, safety and confidence. This meeting will be conducted without a quorum physically present in the same location and welcome members of the public accessing the meeting remotely.

2. Public Comment (7:00 PM)

None.

Mr. Koff called the meeting to order at 7 PM and activated Alternate Ginny Raub for Carlos Guindon.

Mr. Koff welcomed new alternate member, Conor Madison. Mr. Madison introduced himself. He works at GZA and is involved in permitting large construction projects. He attended graduate school with Mr. Mattera.

Action Items

1. Raynes Farm Winter Solstice Contest Drawing

Ms. Murphy reported the DIY Winter Solstice event at Raynes Farm was accompanied by a scavenger hunt and photo contest. 16 people submitted photographs for the contest which can be seen on the Exeter NH Conservation Facebook Page. Two winners were drawn at random by Ms. Murphy for the prize of a coco/coffee gift card. The winners were: Kate Seaver and Meredith Goss.

The Commission voted to reimburse for the expenditure of the two (\$20) gift cards.

Mr. Campbell moved to expend \$40 for the two (\$20) gift cards from the Community Service Account. Ms. Raub seconded the motion. A roll call vote was taken Koff – aye, Mattera – aye, Ward – aye, Short – aye, Campbell – aye, Eberhardt – aye and Raub – aye. The motion passed 7-0-0.

2. Prime Wetland Waiver Request for a Forestry Statutory Permit by Notification for Russel Hodge (Tax Map 107/8) (*Frank Varney, Logger, Crystal Eastman*)

Mr. Koff indicated the application had been withdrawn. Ms. Murphy read the withdrawal letter from Crystal Eastman out loud. The applicants are working with the Hampton Falls Conservation Commission as well and determined there is no need to take wood out of the prime wetland area in Exeter.

3. Annual Goal Discussion

Ms. Murphy indicated information in the member packets including 2020 goals. First for discussion are the Property Management, Trails and Outreach goals for 2021. Regulatory goals could also be discussed and might include proposed zoning amendments.

Mr. Clement noted 2021 will be affected by COVID into the Fall and any events should take social distancing into consideration. Mr. Koff agreed.

Property Management Goals 2021

Raynes Farm

Ms. Murphy noted focus on the L-Chip grant for Raynes Farm. An RFP would go out for an updated list of repair needs and cost estimates with a January 29th deadline. If the grant is received, then the Warrant Article would follow.

Ms. Ward noted a game camera was approved for Raynes Farm to document visitors and wildlife but has not been installed yet. Ms. Murphy recommended finding a way to setup a share app. Mr. Campion recommended a game camera bingo. Ms. Eberhardt recommended categories, such as things with feathers, four-legged animals, something with fur.

Ms. Eberhardt recommended hosting a BioBlitz with a focus on one property identifies natural resources, bird lists, etc with the assistance of graduate students and academic experts and volunteered to set that up.

Mr. Guindon recommended the I-Naturalist app to record and identify sightings including plant species. Users can become identifiers. Mr. Campion recommended the Picture This app for use as an identifier.

Henderson Swasey

Mr. Murphy noted Mr. Guindon will continue invasives removal at Henderson Swasey.

Mowing

Ms. Murphy noted Mr. O'Hearn experienced equipment issues and funds were encumbered to finish 2020 mowing work.

Bloody Bank

Ms. Murphy noted game cameras under Route 27 and Route 101 have documented use of the wildlife corridor and proposes working with DOT to ensure that use continues. Ms. Stone from the Cooperative Extension is in support of the wildlife corridor and writing an article to get ideas from other communities.

Pollinator Pathways

Ms. Murphy noted she did not know what Pollinator Pathways would look like in 2021 with COVID and social distancing.

Trails – Goals 2021

Mr. Short thanked Exeter Lumber for the big donation of lumber and a convex mirror which will be mounted at the rail bridge by the trestle lot. Approval was obtained from Pan Am. They are working on signage marking the bridge repair.

Mr. Campbell noted the trail committee is working with Tobey and crew at Fort Rock Riders who list trail conditions for biking on their webpage and help with repairs. A trail was identified encroaching on Dunkin Donuts on Epping Road and the person who did it was contacted. Another person was contacted after putting in a trail near **Deer Trees** and that was closed.

Ms. Murphy noted there was not a lot of submissions for the trail challenge to locate unusual places. The passport program needs to have the posts put back and possibly a new design for the rubbing markers. Ms. Eberhardt and Mr. Mattera volunteered to help with that. Ms. Murphy noted in Kingston they partnered with the local ice cream establishment.

Mr. Campbell asked about an ADA trail or viewing platform and some locations were discussed. Ms. Ward noted Raynes Farm could be accessed with minimal excavation. Ms. Murphy noted a marsh area where a viewing platform would showcase a lot of wildlife without being difficult to get to. Mr. Short recommended the circle at the industrial park where public works parks their backhoe. Ms. Ward recommended highlighting areas of accessibility on the website. Ms. Raub recommended the viewing platform would be an excellent Eagle Scout project.

Allen Street

Mr. Campbell indicated he and Mr. Guindon would continue work on extending the Allen Street trail in the spring.

Outreach Events

Ms. Murphy recommended working with Parks & Recreation on hikes for February vacation similar to the after-school hikes last fall. Mr. Campion volunteered to continue to assist with that.

The Commission agreed it would sponsor an Alewife Festival in 2022 and collaborate with other Committees, DES and Fish & Game. A short virtual presentation with Mr. Glowacky's underwater Alewife video could be presented this year. Mr. Mattera recommended a 5k Alewife Run.

Ms. Ward noted the Tree Committee will be planting trees in the spring at Park Street Common and were reapproved as a Tree City designee. Ms. Murphy noted they are looking for interns to help with inventory. As one example Ms. Murphy shared that Dover did an adopt a street identification process.

Ms. Murphy recommended coastal awareness with sea level rise and a once-a-month signs of spring posting such as vernal pool activity one month.

Ms. Murphy will post the goals to the shared drive and members can contribute other goal setting ideas for 2021.

4. Committee Reports

a. Property Management

b. Trails

Ms. Murphy reported a property owner with an easement, Mark Dolloff reported a new trail was put in to connect Little River trail network to the adjacent development without approval. The development has a homeowner's association which owns surrounding land. Mr. Dolloff is not interested in expanding the network and biking is not permitted. The easement is for value of wildlife conservation. Mr. Koff pointed to the location on the map. Mr. Guindon noted bike obstacles were set up. There was no consultation with the owners or the Town. Mr. Short will talk to Tobey at Fort Rock Riders.

c. Outreach Events

5. Approval of Minutes: December 8, 2020 Meeting

Mr. Koff recommended edits.

MOTION: Ms. Ward motioned to approve the December 8, 2020 minutes as amended. Mr. Guindon seconded the motion. A roll call vote was taken Koff – aye, Mattera – aye, Ward – aye, Short – aye, Campbell – aye, Guindon – aye and Eberhardt – aye. With all in favor the motion passed unanimously 7-0-0.

6. Correspondence

Ms. Murphy reported correspondence from the Town Consultant and a Site Meeting tomorrow with Eric Feldbaum at the Smith Page parcel. Mr. Campbell asked if the neighbor on the north side had been contacted. Ms. Murphy noted there is a substantial process to go through with the temporary disturbance application before it gets there. The group did contact the neighbor to the south, Mr. Dunbar, who allowed Public Works to meet out there and possibly provide access if the project moves forward. Mr. Campbell noted the sign needs to be replaced when the project is finished and asked how long the project would take. Ms. Murphy noted from approval to completion has a maximum allowed time of six months.

7. Other Business

Ms. Murphy noted Matt Berube of Public Works will be working on sewer line maintenance on some of the properties where root systems may interfere with underground pipes. Public Works will adopt best management practices for invasives management and online training to control spread. Public works will commit to frozen ground timelines when dealing with prime wetlands.

8. Next Meeting: Date Scheduled: February 9, 2021, Submission Deadline: January 29, 2021

Adjournment

MOTION: Mr. Campbell moved to adjourn at 8:26 PM. Ms. Ward seconded the motion. A roll call vote was taken Koff – aye, Mattera – aye, Ward – aye, Short – aye, Campbell – aye, Guindon – aye and Eberhardt – aye. With all in favor the motion passed unanimously.

Respectfully submitted,

Daniel Hoijer, Recording Secretary