

GENERAL INFORMATION

OWNER/APPLICANT:

TAX MAP 54 LOTS 5, 6, & 7
EXETER ROSE FARM, LLC
953 ISLINGTON STREET - #23D
PORTSMOUTH, NH 03801

TAX MAP 63 LOT 205
BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUSTS
1 FOREST STREET
EXETER, NH 03833

RESOURCE LIST:

PLANNING DEPARTMENT
10 FRONT STREET
EXETER, NH 03833
(603) 773-6112
DAVID SHARPLES, TOWN PLANNER

DEPARTMENT OF PUBLIC WORKS
13 NEWFIELDS ROAD
EXETER, NH 03833
(603) 418-6431
JENNIFER MATES, P.E.

DESIGN REVIEW
UNDERWOOD ENGINEERS, INC.
25 VAUGHAN MALL UNIT 1
PORTSMOUTH, NH 03801
(603) 436-6192

WETLAND & SOIL SCIENTIST
MARC JACOBS
PO BOX 417
GREENLAND, NH 03840
(603) 686-5097

ENVIRONMENTAL CONSULTANTS
STONEHILL ENVIRONMENTAL, INC.
600 STATE STREET, SUITE 2
PORTSMOUTH, NH 03801
(603) 433-1935

ATTORNEYS
HOEFLE, PHOENIX, GORMLEY & ROBERTS P.A.
127 PARROTT AVENUE
PORTSMOUTH, NH 03801
(603) 436-0666

AERIAL TOPOGRAPHY
WSP PARSONS BRINKERHOFF
9 TROLLEY CROSSING ROAD
CHARLTON, MA 01507
(508) 248-1970

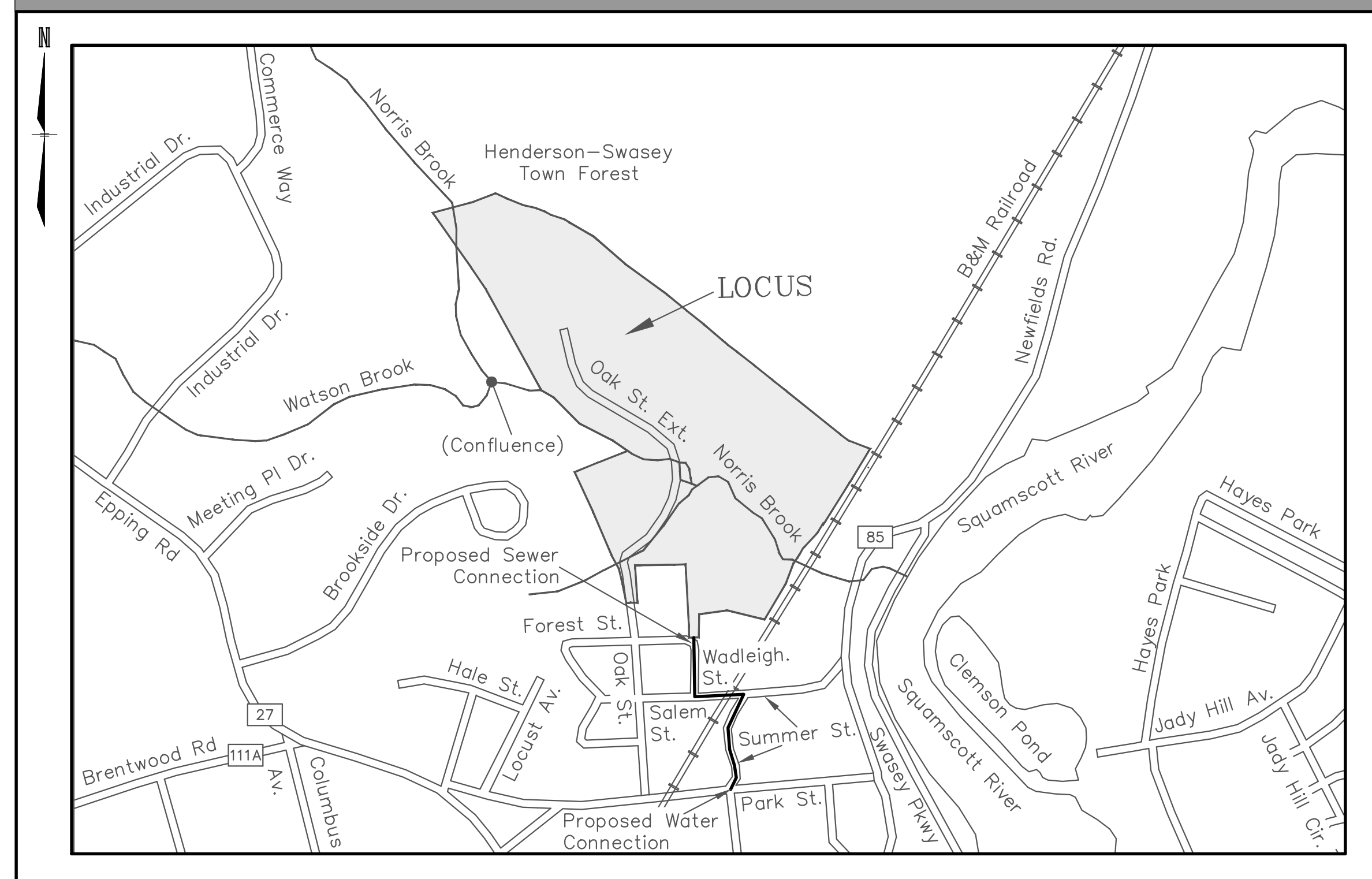
TRAFFIC ENGINEER
STEPHEN G. PERNAW & COMPANY, INC.
P.O. BOX 1721
CONCORD, NH 03302
(603) 731-8500

GEOTECHNICAL ENGINEER
S.W. COLE ENGINEERING, INC.
10 CENTRE ROAD
SOMERSWORTH, NH 03878
(603) 692-0088

ARCHITECTURE & DESIGN
ATAD ALYSON TANGUAY
ARCHITECTURE & DESIGN
P.O. BOX 75
NEW CASTLE, NH 03854
(617) 894-4690

**SUBDIVISION PLANS
AN OPEN SPACE DEVELOPMENT
"EXETER ROSE FARM"
OAK STREET EXTENSION & FOREST STREET
EXETER, NEW HAMPSHIRE
LAST REVISED AUGUST 31, 2021**

VICINITY PLAN



INDEX OF SHEETS

SHEET	SHEET TITLE	LAST REVISED
C-00	COVER SHEET	8/31/21
C-01	EXISTING SITE CONDITIONS PLAN	11/26/18
C-02	EXISTING SITE CONDITIONS DETAILS	11/26/18
C-03	SITE-SPECIFIC SOILS MAP & TOPOGRAPHY PLAN	11/26/18
C-04	OVERALL OPEN SPACE SUBDIVISION PLAN	11/26/18
C-05 TO C-09	OPEN SPACE SUBDIVISION PLAN	11/26/18
C-10A	TOWN OF EXETER WETLAND CONSERVATION DISTRICT AREAS & IMPACTS PLAN	11/26/18
C-10B	TOWN OF EXETER SHORELAND PROTECTION DISTRICT AREA & IMPACTS PLAN	11/26/18
C-11A TO C-11B	OFFSITE UTILITY CONNECTIONS PLAN	11/26/18
C-12	OVERALL YIELD PLAN	11/26/18
C-13 TO C-17	YIELD PLAN	11/26/18
C-18	MISCELLANEOUS NOTES	02/21/21
C-19 TO C-21	GRADING AND EROSION CONTROL PLAN	08/31/21
C-22	OVERALL DRAINAGE PLAN	02/21/21
C-23 TO C-25	DRAINAGE PLAN	08/31/21
C-26 TO C-31	PLAN AND PROFILE	02/21/21
C-32 TO C-34C	SEWER PROFILES	02/21/21
C-35	OVERALL UTILITY PLAN	02/21/21
C-36 TO C-38	UTILITY PLAN	02/21/21
C-39	LIGHTING PLAN	02/21/21
C-40	STREAM CROSSING SEQUENCE OF CONSTRUCTION	07/12/21
C-41 TO C-48	ROSE FARM LANE CROSS SECTIONS	02/21/21
C-49 TO C-51	SHARED DRIVE A CROSS SECTIONS	02/21/21
C-52A	EROSION CONTROL NOTES & DETAILS	02/21/21
C-52B	ENVIRONMENTAL CONCERN NOTES	08/31/21
C-53 TO C-55	DETAILS	02/21/21
C-56	DETAILS	08/31/21
C-57 TO C-65	DETAILS	02/21/21
C-66	DETAILS	08/31/21
C-67 TO C-68	SEWER DETAILS	02/21/21
C-69	OPEN BOX CULVERT DETAIL	02/21/21
C-70	MULTI-FAMILY SITE PLAN	02/21/21
C-71	MULTI-FAMILY DRIVEWAY & PARKING PLAN	08/31/21
L-1	LANDSCAPING PLAN #1	02/21/21
L-2	LANDSCAPING PLAN #2	02/21/21
L-3	LANDSCAPING PLAN #3	02/21/21
L-4	LANDSCAPING NOTES & DETAILS	02/21/21

WAIVERS REQUESTED

DESCRIPTION	APPROVED
FULL AND/OR PARTIAL WAIVERS PERTINENT TO THE EXISTING SITE PLAN (1-3) AND THE SUBDIVISION PLAN (4-8) ARE REQUESTED FROM SITE PLAN REVIEW AND SUBDIVISION REGULATIONS FOR THE TOWN OF EXETER SECTIONS:	
(1) 7.4.7 (PARTIAL WAIVER)-REGARDING THE LOCATION OF SIGNIFICANT TREES.	2019/01/10
(2) 7.4.10-REGARDING A HIGH INTENSITY SOIL SURVEY (HISS) OF ENTIRE SITE (REQUEST FOR A SITE-SPECIFIC SOILS MAP TO BE USED INSTEAD, SEE SHEET C-03).	2019/01/10
(3) 7.6.11-REGARDING A HIGH INTENSITY SOIL SURVEY FOR THE ENTIRE SITE. (REQUEST FOR A SITE-SPECIFIC SOILS MAP TO BE USED INSTEAD, SEE SHEET C-03).	2019/01/10
(4) 9.9.2-WETLAND BUFFER-REGARDING WETLAND BUFFER IMPACTS.	2019/01/10
(5) 9.6.1.2-PERIMETER BUFFER STRIP-REGARDING OWNERSHIP OF THE PERIMETER (VEGETATIVE) BUFFER STRIP.	2019/01/10
(6) 9.17.5-SHARED DRIVEWAY-REGARDING SHARED DRIVEWAYS SERVING MORE THAN TWO LOTS.	2019/01/10
(7) 9.3.4.F.12-FOR THE USE OF FERTILIZERS FOR THE ESTABLISHMENT OF VEGETATION POST CONSTRUCTION.	2019/01/10
(8) 9.17.2-DEAD END STREETS AND CUL-DE-SACS-REGARDING A ROAD LENGTH EXCEEDING 1,200 FEET.	2019/01/10

PERMITS / APPROVALS

	NUMBER	APPROVED	EXPIRES
NHDES REMEDIAL ACTION PLAN		PENDING	
NHDES ALTERATION OF TERRAIN		PENDING	
NHDES WETLANDS DREDGE AND FILL		PENDING	
NHDES WASTE WATER CONNECTION		PENDING	
NHDES PUMP STATION DESIGN REVIEW		PENDING	
STORMWATER POLLUTION & PREVENTION PLAN		PENDING	
TOWN OF EXETER YIELD PLAN APPROVAL	#17-27	2018/02/08	
TOWN OF EXETER SUBDIVISION APPROVAL	#17-27	2019/01/10	
TOWN OF EXETER SHORELAND CONDITIONAL USE PERMIT	#17-27	2019/01/10	
TOWN OF EXETER WETLAND CONDITIONAL USE PERMIT	#17-27	2019/01/10	

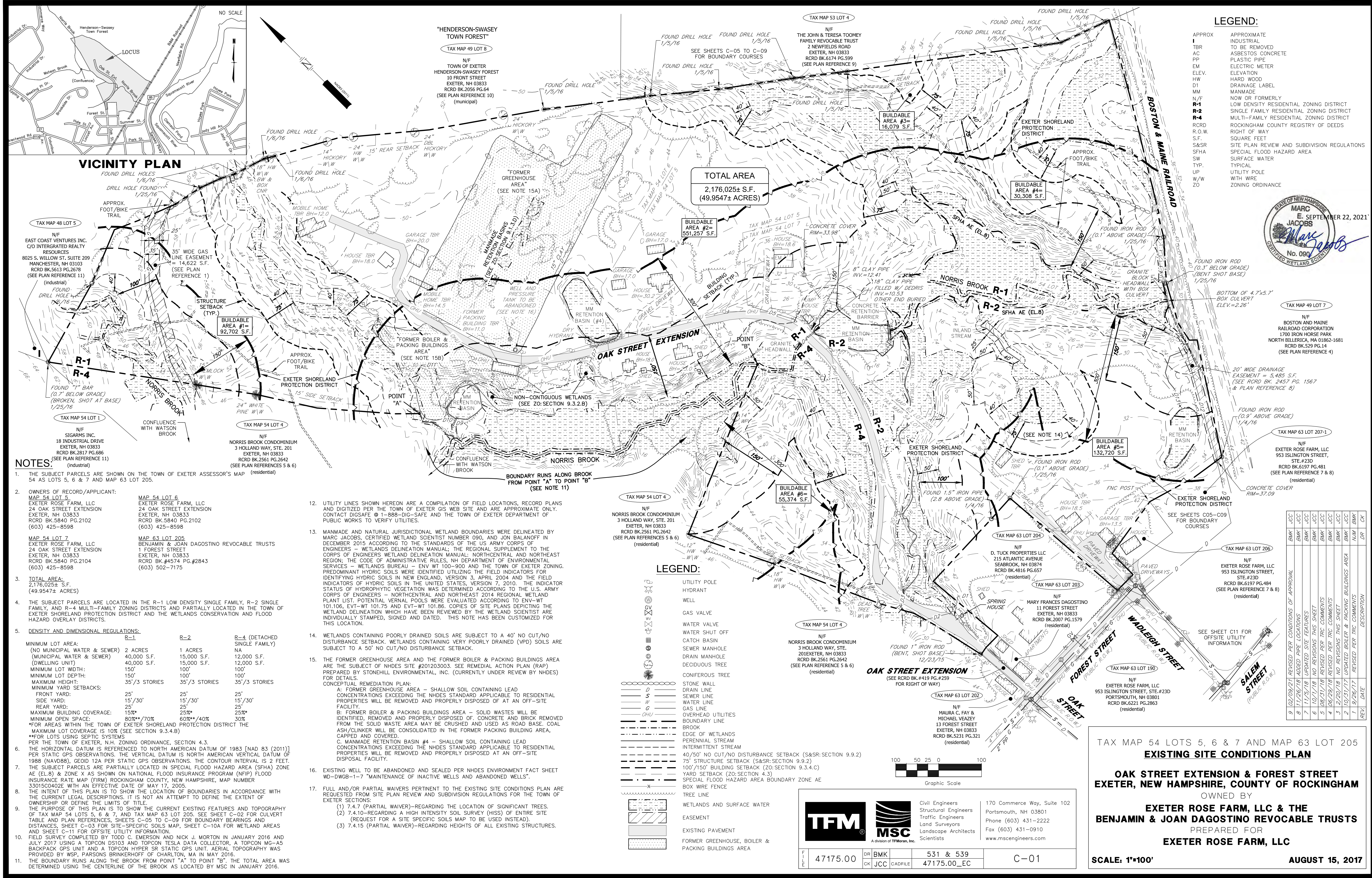


Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

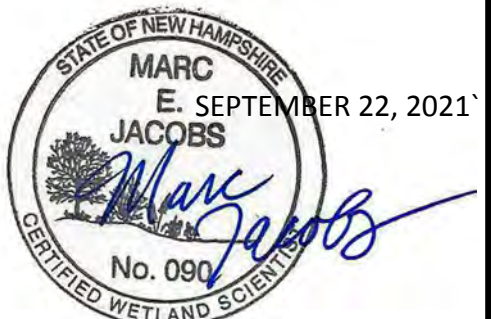
Copyright 2021 © Thomas F. Moran, Inc.
48 Constitution Drive, Bedford, N.H. 03110
All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Thomas F. Moran, Inc.
This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

	Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists	170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0910 www.tfmoran.com
	DR BMK FB CK JCC CADFILE	-

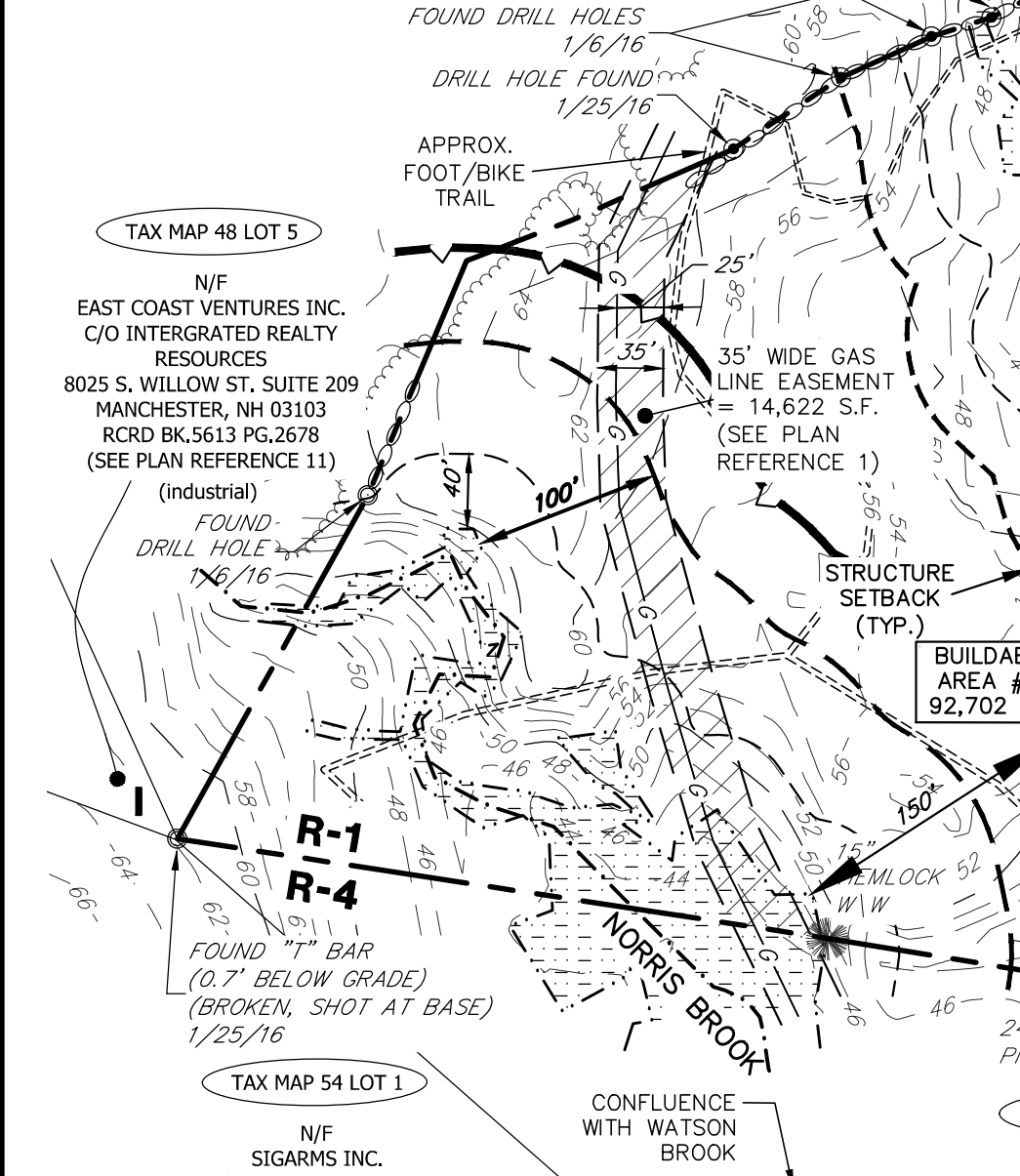


LEGEND:

APPROX	APPROXIMATE
AC	INDUSTRIAL
PP	TO BE REMOVED
EM	ASBESTOS CONCRETE
ELEV.	PLASTIC PIPE
HW	ELECTRIC METER
D1	ELEVATION
MM	HARD WOOD
N/F	DRAINAGE LABEL
R-1	MANMADE
R-2	NOW OR FORMERLY
R-4	LOW DENSITY RESIDENTIAL ZONING DISTRICT
R-4	SINGLE FAMILY RESIDENTIAL ZONING DISTRICT
R.O.W.	MULTI-FAMILY RESIDENTIAL ZONING DISTRICT
S.F.	ROCKINGHAM COUNTY REGISTRY OF DEEDS
S&SR	SQUARE FEET
SW	SITE PLAN REVIEW AND SUBDIVISION REGULATIONS
TP.	SPECIAL FLOOD HAZARD AREA
UP	SURFACE WATER
W/W	TYPICAL
ZO	UTILITY POLE WITH WIRE
	ZONING ORDINANCE



VICINITY PLAN



TOTAL AREA
2,176,025± S.F.
(49.9547± ACRES)

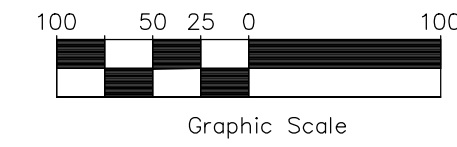
- NOTES:**
- THE SUBJECT PARCELS ARE SHOWN ON THE TOWN OF EXETER ASSESSOR'S MAP 54 AS LOTS 5, 6 & 7 AND MAP 63 LOT 205.
 - OWNERS OF RECORD/APPLICANT:

MAP 54 LOT 5 EXETER ROSE FARM, LLC 24 OAK STREET EXTENSION EXETER, NH 03833 RCRD BK.5840 PG.2102 (603) 425-8598	MAP 54 LOT 6 EXETER ROSE FARM, LLC 24 OAK STREET EXTENSION EXETER, NH 03833 RCRD BK.5840 PG.2102 (603) 425-8598	MAP 63 LOT 205 BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUSTS 1 FOREST STREET EXETER, NH 03833 RCRD BK.#4574 PG.#2843 (603) 502-7175
--	--	---

- UTILITY LINES SHOWN HEREON ARE A COMPILATION OF FIELD LOCATIONS, RECORD PLANS AND DIGITIZED PER THE TOWN OF EXETER GIS WEB SITE AND ARE APPROXIMATE ONLY. CONTACT DIGSAFE @ 1-888-DIG-SAFE AND THE TOWN OF EXETER DEPARTMENT OF PUBLIC WORKS TO VERIFY UTILITIES.
- MANMADE AND NATURAL JURISDICTIONAL WETLAND BOUNDARIES WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, AND JON BALANOFF IN DECEMBER 2015 ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL; THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES' WETLANDS BUREAU - ENV-WT 100-900 AND THE TOWN OF EXETER ZONING. PREDOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7, 2010. THE INDICATOR STATUS OF HYDROPHYTIC VEGETATION WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTHCENTRAL AND NORTHEAST 2014 REGIONAL WETLAND PLANT LIST. POTENTIAL VERNAL POOLS WERE EVALUATED ACCORDING TO ENV-WT 101.106, EVT-WT 101.75 AND EVT-WT 101.86. COPIES OF SITE PLANS DEPICTING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS LOCATION.
- WETLANDS CONTAINING POORLY DRAINED SOILS ARE SUBJECT TO A 40' NO CUT/NO DISTURBANCE SETBACK. WETLANDS CONTAINING VERY POORLY DRAINED (VPD) SOILS ARE SUBJECT TO A 50' NO CUT/NO DISTURBANCE SETBACK.
- THE FORMER GREENHOUSE AREA AND THE FORMER BOILER & PACKING BUILDINGS AREA ARE THE SUBJECT OF NHDES SITE #201203003. SEE REMEDIAL ACTION PLAN (RAP) PREPARED BY STONEHILL ENVIRONMENTAL, INC. (CURRENTLY UNDER REVIEW BY NHDES) FOR DETAILS.
CONCEPTUAL REMEDIATION PLAN:
A. FORMER GREENHOUSE AREA - SHALLOW SOIL CONTAINING LEAD CONCENTRATIONS EXCEEDING THE NHDES STANDARD APPLICABLE TO RESIDENTIAL PROPERTIES WILL BE REMOVED AND PROPERLY DISPOSED OF AT AN OFF-SITE FACILITY.
B. FORMER BOILER & PACKING BUILDINGS AREA - SOLID WASTES WILL BE IDENTIFIED, REMOVED AND PROPERLY DISPOSED OF. CONCRETE AND BRICK REMOVED FROM THE SOLID WASTE AREA MAY BE CRUSHED AND USED AS ROAD BASE. COAL ASH/CLINKER WILL BE CONSOLIDATED IN THE FORMER PACKING BUILDING AREA, CAPPED AND COVERED.
C. MANMADE RETENTION BASIN #4 - SHALLOW SOIL CONTAINING LEAD CONCENTRATIONS EXCEEDING THE NHDES STANDARD APPLICABLE TO RESIDENTIAL PROPERTIES WILL BE REMOVED AND PROPERLY DISPOSED AT AN OFF-SITE DISPOSAL FACILITY.
- EXISTING WELL TO BE ABANDONED AND SEALED PER NHDES ENVIRONMENT FACT SHEET WD-DWGB-1-7 "MAINTENANCE OF INACTIVE WELLS AND ABANDONED WELLS".
- FULL AND/OR PARTIAL WAIVERS PERTINENT TO THE EXISTING SITE CONDITIONS PLAN ARE REQUESTED FROM SITE PLAN REVIEW AND SUBDIVISION REGULATIONS FOR THE TOWN OF EXETER SECTIONS:
(1) 7.4.7 (PARTIAL WAIVER)-REGARDING THE LOCATION OF SIGNIFICANT TREES.
(2) 7.4.10-REGARDING A HIGH INTENSITY SOIL SURVEY (HISS) OF ENTIRE SITE (REQUEST FOR A SITE SPECIFIC SOILS MAP TO BE USED INSTEAD).
(3) 7.4.15 (PARTIAL WAIVER)-REGARDING HEIGHTS OF ALL EXISTING STRUCTURES.

LEGEND:

- UTILITY POLE
- HYDRANT
- WELL
- GAS VALVE
- WATER VALVE
- WATER SHUT OFF
- CATCH BASIN
- SEWER MANHOLE
- DRAIN MANHOLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- STONE WALL
- DRAIN LINE
- SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD UTILITIES
- BOUNDARY LINE
- BROOK
- EDGE OF WETLANDS
- PERENNIAL STREAM
- INTERMITTENT STREAM
- 40/50' NO CUT/NO DISTURBANCE SETBACK (S&SR:SECTION 9.9.2)
- 75' STRUCTURE SETBACK (S&SR:SECTION 9.9.2)
- 100'/150' BUILDING SETBACK (ZO:SECTION 9.3.4.C)
- YARD SETBACK (ZO:SECTION 4.3)
- SPECIAL FLOOD HAZARD AREA BOUNDARY ZONE AE
- BOX WIRE FENCE
- TREE LINE
- WETLANDS AND SURFACE WATER
- EASEMENT
- EXISTING PAVEMENT
- FORMER GREENHOUSE, BOILER & PACKING BUILDINGS AREA



PROJECT NO.	47175.00	DR	BMK	DATE	5/31/23	SCALE	C-01
		OK	JCC	CADFILE	47175.00_EC		

**TAX MAP 54 LOTS 5, 6 & 7 AND MAP 63 LOT 205
EXISTING SITE CONDITIONS PLAN**

**OAK STREET EXTENSION & FOREST STREET
EXETER, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM**
OWNED BY
**EXETER ROSE FARM, LLC & THE
BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUSTS**
PREPARED FOR
EXETER ROSE FARM, LLC

SCALE: 1"=100' AUGUST 15, 2017

REV#	DATE	DESCRIPTION
9	10/29/21	REVISED PER CONDITIONS OF APPROVAL
8	11/26/18	ADDED PIPE LOCATIONS
7	11/29/18	UPDATED SITE FEATURES
6	10/1/18	NO REVISIONS THIS SHEET
5	08/31/18	REVISED PER TRC COMMENTS
4	06/29/18	REVISED PER TRC COMMENTS
3	2/20/18	NO REVISIONS THIS SHEET
2	10/31/17	UPDATED BOILER & PACKING BUILDINGS AREA
1	9/26/17	REVISED PER TRC COMMENTS

TEST PIT LOGS: (SEE SHEET C-03)

EVALUATOR: MARC JACOBS, CSS 038 DATE: 06/01/17 & 06/15/17

TEST PIT 5001
 0" 2.5Y 3/2 VERY DARK GRAYISH BROWN, SILT LOAM, WEAK FINE GRANULAR, MOIST FRIABLE
 10" 2.5Y 4/3 OLIVE BROWN, SILT LOAM, MASSIVE, MOIST FRIABLE, 5% 2.5Y 5/6 LIGHT OLIVE BROWN, REDOXIMORPHIC CONCENTRATIONS AND 5% 2.5Y 4/2 DARK GRAYISH BROWN REDOXIMORPHIC DEPLETIONS
 25" 2.5Y 4/3 OLIVE BROWN (PED INTERIORS) AND 2.5Y 5/1 GRAY (PED FACES), CLAY LOAM, BLOCKY, MOIST FIRM AND RESTRICTIVE
 90" TERMINATED, NO REFUSAL, OBSERVED SLOW SEEP AT 30'; ESTIMATED SEASONAL HIGH WATER TABLE (ESHWT) @ ≤10"

TEST PIT 5002
 0" 2.5Y 3/2 VERY DARK GRAYISH BROWN, SILT LOAM, WEAK FINE GRANULAR, MOIST FRIABLE 13" 2.5Y 5/3 LIGHT OLIVE BROWN, SILT LOAM, MASSIVE, MOIST FRIABLE
 27" 2.5Y 5/2 GRAYISH BROWN, STONY SILT CLAY LOAM, MASSIVE/BLOCKY, MOIST FIRM AND RESTRICTIVE, 5% 2.5Y 5/1 GRAY REDOXIMORPHIC DEPLETIONS
 78" TERMINATED, NO REFUSAL OR OBSERVED WATER, ESHWT @ 27"

TEST PIT 5003
 0" 2.5Y 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, WEAK FINE GRANULAR, MOIST FRIABLE
 8" 2.5Y 4/3 OLIVE BROWN, FINE SANDY LOAM, MASSIVE, MOIST FRIABLE, 5% 2.5Y 5/4 LIGHT OLIVE BROWN REDOXIMORPHIC CONCENTRATIONS AND 1% 2.5Y 5/1 GRAY REDOXIMORPHIC DEPLETIONS
 24" 2.5Y 4/3 OLIVE BROWN, SILT LOAM WITH LENSES OF FINE SAND, BLOCKY, MOIST FIRM AND RESTRICTIVE, 20% 7.5YR 5/6 STRONG BROWN REDOXIMORPHIC CONCENTRATIONS AND 20% 2.5Y 6/1 GRAY REDOXIMORPHIC DEPLETIONS
 84" TERMINATED, NO REFUSAL, OBSERVED VERY SLOW SEEPS AT 42'; ESTIMATED SEASONAL HIGH WATER TABLE (ESHWT) @ ≤15"

TEST PIT 5004
 0" 2.5Y 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, WEAK FINE GRANULAR, MOIST FRIABLE, MANY ROOTS 6" 2.5Y 4/3 OLIVE BROWN, SILT LOAM, MASSIVE, MOIST FRIABLE, 3% 2.5Y 5/6 LIGHT OLIVE BROWN REDOXIMORPHIC CONCENTRATIONS AND 1% 2.5Y 5/1 GRAY REDOXIMORPHIC DEPLETIONS
 18" 2.5Y 5/1 GRAY, SILT LOAM AND SILT CLAY LOAM, BLOCKY/PLATY, MOIST FIRM TO VERY FIRM AND RESTRICTIVE, 5% COARSE ANGULAR ROCK FRAGMENTS
 66" TERMINATED, POSSIBLE REFUSAL, NO OBSERVED WATER; ESHWT @ ≤9"

TEST PIT 5005
 0" 5Y 3/2 DARK OLIVE GRAY, LOAMY SAND (FILL), WEAK FINE GRANULAR, MOIST FRIABLE
 10" 2.5Y 5/3 OLIVE, FINE SANDY LOAM (FILL), MASSIVE, MOIST FRIABLE, 10% 7.5YR 5/6 STRONG BROWN REDOXIMORPHIC CONCENTRATIONS
 21" 5Y 2.5/1 BLACK, SILT LOAM, MASSIVE, MOIST TO WET FRIABLE
 26" 10Y 4/1 DARK GREENISH GRAY, CLAY, MASSIVE, MOIST TO WET FIRM 54" TERMINATED, NO REFUSAL, OBSERVED STRONG SEEP AT ONE CORNER 24" FROM SOIL SURFACE AND NUMEROUS SEEPS AT 10" ALL AROUND PIT, ESHWT @ 0"

(PIT WAS DUG MOSTLY WITHIN DRIVEWAY AS WETLANDS COME TO THE EDGE OF ROAD ON ONE SIDE AND THE WATER LINE IS BURIED WITHIN THE SHOULDER ON THE OTHER SIDE. PIT WAS EXCAVATED TO 54" TO MINIMIZE DISTURBANCE TO THE EXISTING DRIVEWAY AND CONTRACTOR WAS CONCERNED THAT PIT WILL SETTLE AND VEHICLES WILL GET STUCK.)

TEST PIT 5006
 0" 2.5Y 3/1 VERY DARK GRAY, SILT LOAM (FILL), WEAK FINE GRANULAR, MOIST FRIABLE
 4" 2.5Y 4/2 DARK GRAYISH BROWN, 2.5Y 3/1 VERY DARK GRAY, 2.5Y 5/2 GRAYISH BROWN, SILT LOAM (FILL), MASSIVE, MOIST TO WET - FRIABLE TO FIRM, NUMEROUS BRICKS AND BRICK PIECES
 102" 5Y 6/1 GREENISH GRAY, SANDY CLAY, MASSIVE, MOIST TO WET FIRM AND RESTRICTIVE, MANY PROMINENT REDOXIMORPHIC FEATURES
 126" TERMINATED, NO REFUSAL, SLOW SEEPS OBSERVED AT 102", SHWT INDETERMINABLE USING SOIL MORPHOLOGY -ESTIMATED @ 60"

(PIT REPRESENTS [DREDDGE] SPOILS FROM NEARBY MAN-MADE POND TO A DEPTH OF 102")

TEST PIT 5007
 0" 2.5Y 3/2 VERY DARK GRAYISH BROWN, SILT LOAM, WEAK FINE GRANULAR, MOIST FRIABLE, MANY ROOTS 6" 2.5Y 4/3 OLIVE BROWN, SILT LOAM, WEAK FINE GRANULAR, MOIST FRIABLE
 20" 2.5Y 5/2 GRAYISH BROWN, SILT CLAY LOAM, MASSIVE/BLOCKY, MOIST FIRM TO VERY FIRM AND RESTRICTIVE, 30% 7.5YR 5/6 STRONG BROWN REDOXIMORPHIC CONCENTRATIONS
 84" TERMINATED, NO REFUSAL OR OBSERVED WATER; ESHWT @ 20"

TEST PIT 5008
 0" 10YR 2/2 VERY DARK BROWN, SANDY LOAM (FILL), WEAK FINE GRANULAR, MOIST FRIABLE 6" 2.5Y 5/2 GRAYISH BROWN, FINE SANDY LOAM (FILL), MASSIVE, MOIST VERY FRIABLE
 13" 2.5Y 3/2 VERY DARK GRAYISH BROWN, SANDY LOAM (FILL), MASSIVE, VERY FRIABLE
 42" 5Y 4/1 DARK GRAY, CLAY LOAM (FILL), MASSIVE/BLOCKY, MOIST FIRM AND RESTRICTIVE, MANY PROMINENT REDOXIMORPHIC FEATURES
 96" TERMINATED, NO REFUSAL, SLOW SEEPS OBSERVED AT 42", SHWT INDETERMINABLE USING SOIL MORPHOLOGY -ESTIMATED @ ≤18"

TEST PIT 5009
 0" 10YR 3/3 DARK BROWN, FINE SANDY LOAM (FILL), MASSIVE, MOIST FRIABLE, ASPHALT PIECES
 26" 2.5Y 5/2 GRAYISH BROWN, FINE SANDY LOAM (FILL), MASSIVE, MOIST VERY FRIABLE, 10% 10YR 5/8 YELLOWISH BROWN REDOXIMORPHIC CONCENTRATIONS AND 10% 10YR 6/1 REDOXIMORPHIC DEPLETIONS (LIKELY IMPORTED WITH FILL)
 32" 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM (FILL), MASSIVE, MOIST FRIABLE, NUMEROUS BRICKS AND SMALL POCKETS OF SILT LOAM, CONCRETE SLAB PIECES OBSERVED
 96" TERMINATED, NO REFUSAL OR OBSERVED WATER, SHWT INDETERMINABLE USING SOIL MORPHOLOGY -ESTIMATED @ ≤36"

TEST PIT 5010
 0" 10YR 3/3 DARK BROWN, FINE SANDY LOAM (FILL), MASSIVE, MOIST FRIABLE
 18" 2.5Y 5/2 GRAYISH BROWN, FINE SANDY LOAM (FILL), MASSIVE, MOIST VERY FRIABLE, 10% 10YR 5/8 YELLOWISH BROWN REDOXIMORPHIC CONCENTRATIONS AND 10% 10YR 6/1 REDOXIMORPHIC DEPLETIONS (LIKELY IMPORTED WITH FILL)
 24" 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM (FILL), MASSIVE, MOIST VERY FRIABLE, NUMEROUS BRICKS, SMALL POCKETS OF COAL ASH(?) AND POTTERY FRAGMENTS OBSERVED
 108" TERMINATED, NO REFUSAL OR OBSERVED WATER, SHWT INDETERMINABLE USING SOIL MORPHOLOGY -ESTIMATED @ ≤36"

TEST PIT 5011
 0" 10YR 3/2 VERY DARK GRAYISH BROWN, STONY FINE SANDY LOAM (FILL), MASSIVE, MOIST FRIABLE, REDOXIMORPHIC FEATURES (LIKELY IMPORTED WITH FILL)
 60" 2.5Y 5/3 LIGHT OLIVE BROWN, SILT LOAM, MASSIVE, MOIST TO WET FRIABLE, MANY DISTINCT REDOXIMORPHIC FEATURES, LENSES OF FINE SAND
 96" TERMINATED, NO REFUSAL OR OBSERVED WATER AT 84", SHWT INDETERMINABLE USING SOIL MORPHOLOGY -ESTIMATED @ ≤36"

TEST PIT 5012
 0" 10YR 2/2 VERY DARK BROWN, LOAMY SAND, WEAK FINE GRANULAR, MOIST FRIABLE 8" 10YR 3/4 DARK YELLOWISH BROWN, LOAMY SAND, MASSIVE, MOIST FRIABLE
 14" 10 YR 5/6 YELLOWISH BROWN, FINE SAND, MASSIVE, MOIST FRIABLE, 3% 10YR 5/8 YELLOWISH BROWN REDOXIMORPHIC CONCENTRATIONS AND 3% 10YR 5/3 BROWN REDOXIMORPHIC DEPLETIONS
 27" 2.5Y 5/2 GRAYISH BROWN, SILT LOAM, BLOCKY, MOIST FIRM, MANY PROMINENT REDOXIMORPHIC FEATURES 102" TERMINATED, NO REFUSAL OR OBSERVED WATER, ESHWT @ 14"

TEST PIT 5013
 0" 2.5Y 3/3 DARK OLIVE BROWN, VERY FINE SANDY LOAM, WEAK FINE GRANULAR, MOIST FRIABLE 6" 2.5Y 4/3 OLIVE BROWN, SILT LOAM, MASSIVE, MOIST FRIABLE
 18" 2.5Y 4/2 DARK GRAYISH BROWN, SILT CLAY LOAM, MASSIVE/BLOCKY, MOIST FIRM AND RESTRICTIVE, 10% 2.5Y 5/6 LIGHT OLIVE BROWN REDOXIMORPHIC CONCENTRATIONS AND 5% 2.5Y 6/1 GRAY REDOXIMORPHIC DEPLETIONS
 84" TERMINATED, NO REFUSAL OR OBSERVED WATER; ESHWT @ 18"

TEST PIT 5014
 0" 2.5Y 3/2 VERY DARK GRAYISH BROWN, SILT LOAM, WEAK FINE GRANULAR, MOIST FRIABLE
 8" 2.5Y 4/3 OLIVE BROWN, SILT LOAM, MASSIVE, MOIST FRIABLE, 1% 2.5Y 5/4 LIGHT OLIVE BROWN REDOXIMORPHIC CONCENTRATIONS AND 1% 2.5Y 5/2 GRAYISH BROWN REDOXIMORPHIC DEPLETIONS
 17" 2.5Y 4/3 OLIVE BROWN, SILT LOAM, WEAK FINE ANGULAR BLOCKY, MOIST FIRM IN PLACE
 32" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SAND, MODERATE MEDIUM PLATY, MOIST TO WET FIRM AND RESTRICTIVE, 10% 10YR 5/6 YELLOWISH BROWN REDOXIMORPHIC CONCENTRATIONS AND 10% 2.5Y 5/1 GRAY REDOXIMORPHIC DEPLETIONS
 40" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SAND, MASSIVE, WET LOOSE
 90" TERMINATED, NO REFUSAL, SIGNIFICANT WATER OBSERVED @ 36"; ESHWT @ 8"

TEST PIT 5015
 0" 2.5Y 3/2 VERY DARK GRAYISH BROWN, VERY FINE SANDY LOAM, WEAK FINE GRANULAR, MOIST FRIABLE, MANY ROOTS
 5" 2.5Y 4/3 OLIVE BROWN, SILT LOAM, MASSIVE, MOIST FRIABLE, MANY ROOTS
 13" 2.5Y 5/1 GRAY, SILT CLAY LOAM, MASSIVE/BLOCKY, MOIST FIRM AND RESTRICTIVE, 20% 2.5Y 5/6 LIGHT OLIVE BROWN REDOXIMORPHIC CONCENTRATIONS, 3% COARSE ROCK FRAGMENTS, FEW MEDIUM ROOTS
 90" TERMINATED, NO REFUSAL OR OBSERVED WATER; ESHWT @ 13"

TEST PIT 5016
 0" 2.5Y 4/3 OLIVE BROWN, SILT LOAM, WEAK MEDIUM GRANULAR, MOIST FRIABLE
 4" 2.5Y 5/3 LIGHT OLIVE BROWN, SILT LOAM, MASSIVE, MOIST FRIABLE, 5% 2.5Y 5/6 LIGHT OLIVE BROWN REDOXIMORPHIC CONCENTRATIONS AND 1% 2.5Y 6/1 GRAY REDOXIMORPHIC DEPLETIONS
 14" 2.5Y 4/2 DARK GRAYISH BROWN, CLAY LOAM, BLOCKY, MOIST FIRM AND RESTRICTIVE, 15% 2.5Y 5/6 LIGHT OLIVE BROWN REDOXIMORPHIC CONCENTRATIONS AND 15% 2.5Y 6/1 GRAY REDOXIMORPHIC DEPLETIONS
 84" TERMINATED, NO REFUSAL, SLOW SEEPS OBSERVED @ 24"; ESHWT @ 12"

TEST PIT 5017
 0" 2.5Y 3/2 VERY DARK GRAYISH BROWN, SILT LOAM, WEAK MEDIUM GRANULAR, MOIST FRIABLE
 3" 2.5Y 4/3 OLIVE BROWN, SILT LOAM, MASSIVE, MOIST FRIABLE, 10% 2.5Y 5/6 LIGHT OLIVE BROWN REDOXIMORPHIC CONCENTRATIONS
 7" 2.5Y 4/2 DARK GRAYISH BROWN, SILT CLAY LOAM, MASSIVE/BLOCKY, MOIST FIRM TO VERY FIRM AND RESTRICTIVE, MANY COARSE MANGANESE NODULES
 84" TERMINATED, NO REFUSAL OR OBSERVED WATER; ESHWT @ 6"

TEST PIT 5018
 0" 2.5Y 3/3 DARK OLIVE BROWN, VERY FINE SANDY LOAM, WEAK FINE GRANULAR, MOIST FRIABLE 5" 10YR 4/4 DARK YELLOWISH BROWN, SILT LOAM, WEAK MEDIUM GRANULAR, MOIST FRIABLE
 12" 2.5Y 5/3 LIGHT OLIVE BROWN, SILT LOAM, MASSIVE, MOIST FRIABLE, 3% 2.5Y 5/6 LIGHT OLIVE BROWN REDOXIMORPHIC CONCENTRATIONS
 22" 2.5Y 4/2 DARK GRAYISH BROWN, SILT CLAY LOAM, MASSIVE MOIST FIRM, FEW FINE TO MEDIUM ROOTS, MANGANESE NODULES COMMON
 84" TERMINATED, NO REFUSAL OR OBSERVED WATER; ESHWT @ 15"

EXISTING CULVERT TABLE				
PIPE #	PIPE SIZE	PIPE TYPE	INVERT ELEVATION IN	INVERT ELEVATION OUT
D1	UNKNOWN	CMP	27.80'	26.97'
D2	12"	CMP	27.67'	23.61'
D3	24"	RCP	19.21'	18.52'
D4	36"	RCP	10.83'	9.54'
D5	12"	CMP	25.24'	19.37'
D6	8"	CMP	RIM=33.98'	24.08'
D7	12"	RCP	UNKNOWN	36.08'
D8	12"	CMP	UNKNOWN	32.49'
D9	18"	CMP	17.67'	17.54'
D10	18"	CMP	17.85'	17.66'
D11	12"	CMP	UNKNOWN	22.87'
D12	36"	RCP	RIM = 37.09'	21.54'
D13	12"	RCP	29.60'	28.54'

TEST PIT LOGS: (SEE SHEET C-03)

EVALUATOR: MARC JACOBS, CSS 038 DATE: 06/01/17 & 06/15/17

TEST PIT #770 (TP-770)
 TOP 2" - FOREST DUFF
 0"-9" 10 YR 3/4 DARK YELLOW BROWN, FINE SAND, MASSIVE, MOIST FRIABLE
 9"-13" 10 YR 5/6 YELLOWISH BROWN, FINE SAND, MASSIVE, MOIST FRIABLE
 13"-80"+ 10 YR 7/3 VERY PALE BROWN, FINE SAND AND SAND, MASSIVE/SINGLE GRAIN, MOIST FRIABLE
 ESHWT: N/A REFUSAL: N/A OBSERVED WATER: N/A

TEST PIT #771 (TP-771)
 TOP 2" - FOREST DUFF
 0"-10" 10 YR 3/4 DARK YELLOW BROWN, FINE SAND, MASSIVE, MOIST FRIABLE
 10"-24" 10 YR 5/6 YELLOWISH BROWN, FINE SAND, MASSIVE, MOIST FRIABLE
 24"-27"+ 2.5 YR 5/3 LIGHT OLIVE BROWN, 20% 7.5 YR 5/6 STRONG BROWN REDOXIMORPHIC CONCENTRATIONS AND 10 YR 6/1 GRAY REDOXIMORPHIC DEPLETIONS, SILTY LOAM, MASSIVE, MOIST FRIABLE TO FIRM
 27"-78"+ 10 YR 5/3 BROWN, 1% 7.5 STRONG BROWN REDOXIMORPHIC CONCENTRATIONS, FINE SAND, MASSIVE/SINGLE GRAIN, MOIST FRIABLE ALTERNATING 3" LAYERS OF SILT LOAM AND FINE SAND FROM 27" TO PIT BOTTOM
 ESHWT: 24" REFUSAL: N/A OBSERVED WATER: N/A

TEST PIT #772 (TP-772)
 TOP 2" - FOREST DUFF
 0"-9" 10 YR 3/4 DARK YELLOW BROWN, LOAMY FINE SAND, MASSIVE, MOIST FRIABLE
 9"-12" 10 YR 5/4 YELLOWISH BROWN, LOAMY FINE SAND, MASSIVE, MOIST FRIABLE
 12"-15" 2.5 YR 5/3 LIGHT OLIVE BROWN, 1% 7.5 STRONG BROWN REDOXIMORPHIC CONCENTRATIONS, FINE SAND/SAND, MASSIVE, MOIST FRIABLE
 15"-72"+ 10 YR 5/6 YELLOWISH BROWN, 1% 7.5 STRONG BROWN REDOXIMORPHIC CONCENTRATIONS, FINE SAND/SAND, MASSIVE, MOIST FRIABLE ALTERNATING 3" LAYERS OF SILT LOAM AND FINE SAND FROM 15" TO PIT BOTTOM
 ESHWT: 45" REFUSAL: N/A OBSERVED WATER: N/A

TEST PIT #773 (TP-773)
 TOP 2" - FOREST DUFF
 0"-9" 10 YR 3/4 DARK YELLOW BROWN, FINE SAND, MASSIVE, MOIST FRIABLE
 9"-36" 10 YR 5/3 BROWN, 1% REDOXIMORPHIC CONCENTRATIONS AT 35", FINE SAND, MASSIVE, MOIST FRIABLE
 36"-43" 2.5 YR 5/3 LIGHT OLIVE BROWN, 5% 10YR 5/6 YELLOWISH BROWN REDOXIMORPHIC CONCENTRATIONS, SILT LOAM, MASSIVE/WEAK PLATY, MOIST FIRM
 43"-57" 10 YR 7/3 VERY PALE BROWN, FINE SAND & SAND, MASSIVE/SINGLE GRAIN, MOIST FRIABLE TO LOOSE
 57"-59" 2.5 YR 5/3 LIGHT OLIVE BROWN, SILT LOAM, MASSIVE/WEAK PLATY, MOIST FIRM
 59"-84"+ 10 YR 5/6 YELLOWISH BROWN, FINE SAND, MASSIVE, MOIST FRIABLE
 ESHWT: 36"PERCHED REFUSAL: N/A OBSERVED WATER: N/A

NOTES:

- THE PARCELS ARE AS SHOWN ON THE TOWN OF EXETER ASSESSOR'S MAP 54 AS LOTS 5, 6 & 7 AND MAP 63 LOT 205.
- OWNERS OF RECORD:
 MAP 54 LOT 5: EXETER ROSE FARM, LLC 24 OAK STREET EXTENSION EXETER, NH 03833 RCRD BK.5840 PG.2104 (603) 425-8598
 MAP 54 LOT 6: EXETER ROSE FARM, LLC 24 OAK STREET EXTENSION EXETER, NH 03833 RCRD BK.5840 PG.2104 (603) 425-8598
 MAP 54 LOT 7: EXETER ROSE FARM, LLC 24 OAK STREET EXTENSION EXETER, NH 03833 RCRD BK.5840 PG.2102 (603) 425-8598
 MAP 63 LOT 205: BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUST 1 FOREST STREET EXETER, NH 03833 RCRD BK.4574 PG.2843 (603) 502-7175
- TOTAL PARCEL AREA: 2,176,025± S.F. (49.95± ACRES)
- THE SUBJECT PARCELS ARE LOCATED IN THE R-1 LOW DENSITY SINGLE FAMILY, R-2 SINGLE FAMILY R-4 MULTI-FAMILY ZONING DISTRICTS AND PARTIALLY LOCATED IN THE TOWN OF EXETER SHORELAND PROTECTION DISTRICT, AND THE WETLANDS CONSERVATION AND FLOOD HAZARD OVERLAY DISTRICTS.
- DENSITY AND DIMENSIONAL REGULATIONS:**

	R-1	R-2	R-4 (DETACHED SINGLE FAMILY)
MINIMUM LOT AREA: (NO MUNICIPAL WATER & SEWER) (MUNICIPAL WATER & SEWER)	2 ACRES	1 ACRES	NA
MINIMUM LOT WIDTH:	40,000 S.F.	15,000 S.F.	12,000 S.F.
MINIMUM LOT DEPTH:	150'	100'	100'
MINIMUM HEIGHT:	35/3 STORIES	35/3 STORIES	35/3 STORIES
MINIMUM YARD SETBACKS:			
FRONT YARD:	25'	25'	25'
REAR YARD:	15'/30'	15'/30'	15'/30'
SIDE YARD:	25'	25'	25'
MAXIMUM BUILDING COVERAGE:	15%*	25%*	25%*
MINIMUM OPEN SPACE:	80%*/70%	60%*/40%	30%

*FOR AREAS WITHIN THE TOWN OF EXETER SHORELAND PROTECTION DISTRICT THE MAXIMUM LOT COVERAGE IS 10% (SEE SECTION 9.3.4.B)
 **FOR LOTS USING SEPTIC SYSTEMS PER THE TOWN OF EXETER, N.H. ZONING ORDINANCE, SECTION 4.3.

OPEN SPACE DEVELOPMENT**
INTERNAL DIMENSIONAL REQUIREMENTS:
 MINIMUM RIGHT OF WAY FRONTAGE: 50'
 FRONT YARD SETBACK: 25'
 SIDE YARD SETBACK: 15'
 REAR SETBACK: 20'
 MINIMUM LOT SIZE: 15,000 SF* 10,000 SF**
 *IN R-1 ZONE
 **IN R-2 & R-4 ZONES PER THE TOWN OF EXETER, N.H. ZONING ORDINANCE, SECTION 7.5.6.
 ***THE TOWN OF EXETER, N.H. ZONING ORDINANCE, SECTION 4.3, SCHEDULE II NOTE 19 STATES "FOR PROPOSED SUBDIVISIONS OF AN EXISTING LOT OF RECORD HAVING A TOTAL COMBINED AREA OF 20 OR GREATER ACRES, OPEN SPACE DEVELOPMENT PURSUANT TO ARTICLE 7 IS REQUIRED UNLESS WAIVED BY THE EXETER PLANNING BOARD."
 THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 [NAD 83 (2011)] AND THE VERTICAL DATUM IS RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 12A. CONTOUR INTERVAL IS 2 FEET.
 THE SUBJECT PARCELS ARE PARTIALLY LOCATED IN SPECIAL FLOOD HAZARD AREA ZONE AE (ELB) & SPECIAL FLOOD HAZARD AREA ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0402E" WITH AN EFFECTIVE DATE OF MAY 17, 2005.

PLAN REFERENCES:

- "SUBDIVISION OF LAND FOR EXETER ROSE FARMS INC. IN EXETER, N.H." BY PARKER SURVEY ASSOCIATES, INC. EXETER & SEABROOK, N.H. DATED JAN., 1980, REVISED MARCH, 1980. RCRD PLAN #D-9921.
- "PLAT OF LAND FOR BENJAMIN J. DAGOSTINO IN EXETER, N.H." BY PARKER SURVEY ASSOCIATES, INC. EXETER & SEABROOK, N.H. DATED NOV. 1977. RCRD PLAN #C-8555.
- "HOUSE LOT OF DAGOSTINO EXETER, N.H." BY JOHN H. DUDLEY SURVEYOR. DATED OCT. 1961. RCRD PLAN #03300.
- "LAND IN EXETER, N.H. BOSTON & MAINE R.R. -TO- WALTER S. CARLISLE" BY F.B. ROWELL, ENGINEER OF REAL ESTATE. DATED AUG. 1913. RCRD PLAN #00492.
- "SUBDIVISION PLAN OF LAND IN EXETER, N.H. PREPARED FOR RICHARD K. BENDETSON, TRUSTEE OF OAKLANDS TRUST 62 ATLANTIC AVE. BOSTON, MA." BY DAVIS, BENOIT & TESSIER, INC. DATED JULY 18, 1984. RCRD PLAN #D-12719.
- "BOUNDARY PLAN OF LAND OF MARY E. ZARNOWSKI FOR OAKLAND HEIGHTS REALTY TRUST OAKLAND HEIGHTS IN EXETER, N.H. JOSEPH S. DURSO, LOUIS J. MANNO, TRUSTEES EPPING ROAD, EXETER, N.H." BY DAVIS, BENOIT & TESSIER, INC. DATED NOVEMBER 21, 1973. RCRD PLAN #D-4179.
- "SUBDIVISION OF LAND FOR BENJAMIN & JOAN DAGOSTINO FOREST STREET & WADLEIGH STREET EXETER, N.H." BY E.J. COTE & ASSOCIATES INC. LAND SURVEYORS. DATED SEPTEMBER 17, 2004. WITH REVISION 2 DATED 12-9-04. RCRD PLAN #D-32344.
- "PLAN SHOWING EASEMENT FOR DRAINAGE FACILITIES ACROSS LANDS OF B. DAGOSTINO & P. BERGERON WADLEIGH STREET EXETER, NEW HAMPSHIRE." BY JONES & BEACH ENGINEERS, INC. DATED 6/13/83. RCRD PLAN #C-11867.
- "SUBDIVISION OF LAND EXETER, N.H. FOR THE ESTATE OF: LEONA D. HENDERSON" BY JOHN W. DURGIN ASSOCIATES, INC. DATED JULY 11, 1985. RCRD PLAN #D-13883.
- "HENDERSON-SWASEY PARK EXETER, N.H. OWNER EXETER CONSERVATION COMMISSION" BY ROGER P. SLOAN SURVEYOR. DATED APRIL 30, 1973. RCRD PLAN #D-4046.
- "CONSOLIDATION & RESUBDIVISION PLAN, EXETER INDUSTRIAL PARK, PREPARED FOR WILLEY CREEK DEVELOPMENT COMPANY, EXETER, NH", BY HOLDEN ENGINEERING & SURVEYING INC. DATED 9-9-86 WITH REVISION 2 DATED 12-4-86. RCRD PLAN #D-15807.
- "STANDARD BOUNDARY SURVEY, OAK STREET EXTENSION, EXETER, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM, OWNED BY FRANK & MARY DAGOSTINO HEIRS, EXETER ROSE FARM & FRANK A. & BETTY JANE DAGOSTINO, PREPARED FOR EXETER ROSE FARM, LLC" PREPARED BY MSC, A DIVISION OF TFMORAN, INC AND DATED JULY 31, 2017. RCRD PLAN #D-40288.

TAX MAP 54 LOTS 5, 6 & 7 AND MAP 63 LOT 205

EXISTING SITE CONDITIONS DETAILS

OAK STREET EXTENSION & FOREST STREET EXETER, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM

OWNED BY
EXETER ROSE FARM, LLC & THE BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUSTS

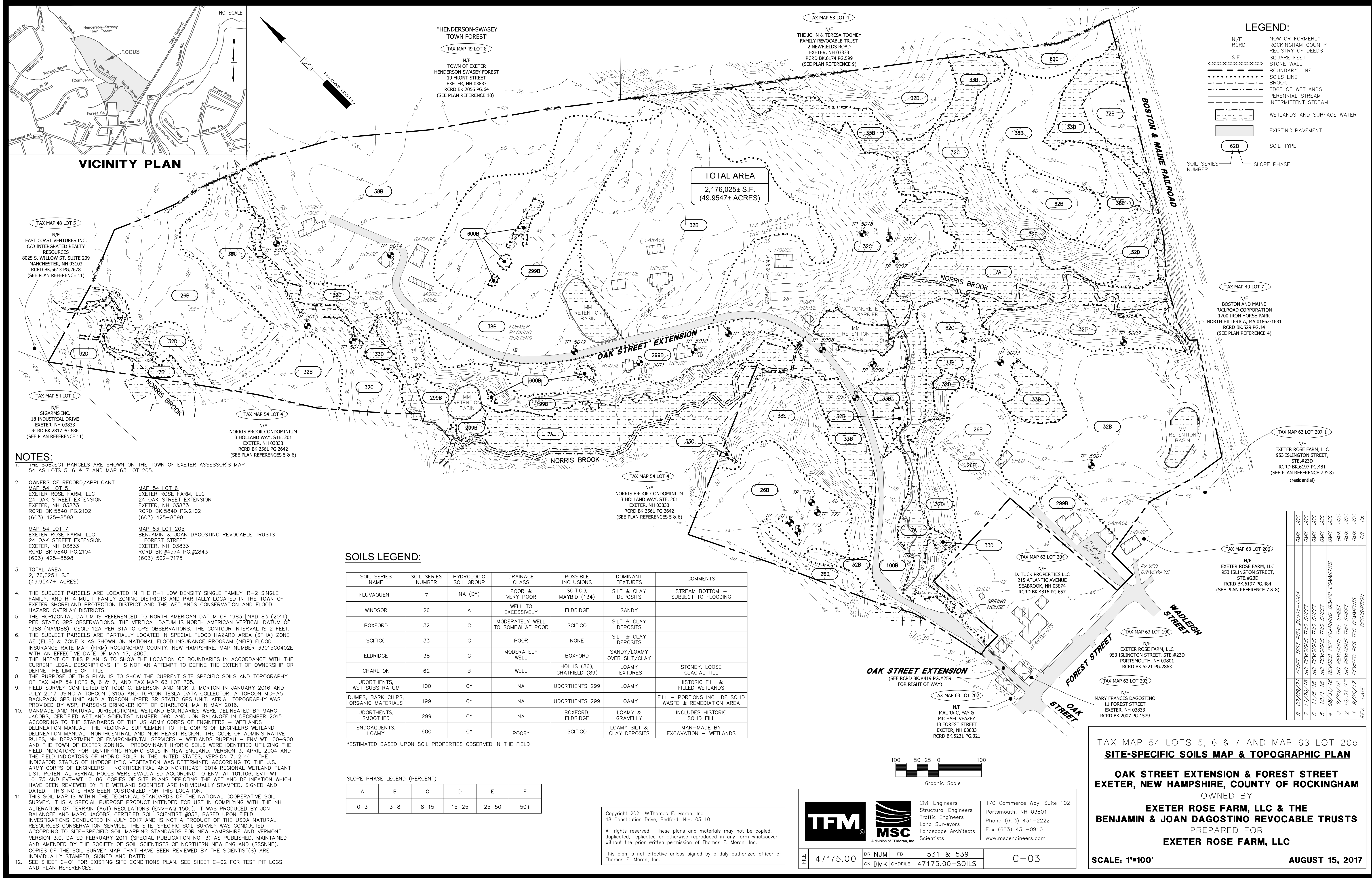
PREPARED FOR
EXETER ROSE FARM, LLC

AUGUST 15, 2017

		Civil Engineers	170 Commerce Way, Suite 102
		Structural Engineers	Portsmouth, NH 03801
		Traffic Engineers	Phone (603) 431-2222
		Land Surveyors	Fax (603) 431-0910
		Landscape Architects	www.msceengineers.com
		Scientists	

47175.00	DR	BMK	FB	-	C-02
	CK	JCC	CADFILE	47175.00_EC-D1	

Sep 03, 2021 - 11:47am
 F:\MSC Projects\47175 - Oak Street Extension - Exeter\47175.00 - Baker Properties\47175.00 C3D\SurveyDrawings\47175-00_C01-C02_Existing Conditions.dwg



NOTES:

- THE SUBJECT PARCELS ARE SHOWN ON THE TOWN OF EXETER ASSESSOR'S MAP 54 AS LOTS 5, 6 & 7 AND MAP 63 LOT 205.
- OWNERS OF RECORD/APPLICANT:

MAP 54 LOT 5 EXETER ROSE FARM, LLC 24 OAK STREET EXTENSION EXETER, NH 03833 RCRD BK.5840 PG.2102 (603) 425-8598	MAP 54 LOT 6 EXETER ROSE FARM, LLC 24 OAK STREET EXTENSION EXETER, NH 03833 RCRD BK.5840 PG.2102 (603) 425-8598	MAP 54 LOT 7 EXETER ROSE FARM, LLC 24 OAK STREET EXTENSION EXETER, NH 03833 RCRD BK.5840 PG.2104 (603) 425-8598	MAP 63 LOT 205 BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUSTS 1 FOREST STREET EXETER, NH 03833 RCRD BK.#4574 PG.#2843 (603) 502-7175
--	--	--	---
- TOTAL AREA:
2,176,025± S.F.
(49.9547± ACRES)
- THE SUBJECT PARCELS ARE LOCATED IN THE R-1 LOW DENSITY SINGLE FAMILY, R-2 SINGLE FAMILY, AND R-4 MULTI-FAMILY ZONING DISTRICTS AND PARTIALLY LOCATED IN THE TOWN OF EXETER SHORELAND PROTECTION DISTRICT AND THE WETLANDS CONSERVATION AND FLOOD HAZARD OVERLAY DISTRICTS.
- THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 [NAD 83 (2011)] PER STATIC GPS OBSERVATIONS. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12A PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET.
- THE SUBJECT PARCELS ARE PARTIALLY LOCATED IN SPECIAL FLOOD HAZARD AREA (SFHA) ZONE AE (EL3) & ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0402E WITH AN EFFECTIVE DATE OF MAY 17, 2005.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE CURRENT SITE SPECIFIC SOILS AND TOPOGRAPHY OF TAX MAP 54 LOTS 5, 6 & 7, AND TAX MAP 63 LOT 205.
- FIELD SURVEY COMPLETED BY TODD C. EMERSON AND NICK J. MORTON IN JANUARY 2016 AND JULY 2017 USING A TOPCON DSI13 AND TOPCON TESLA DATA COLLECTOR, A TOPCON MG-AS BACKPACK GPS UNIT AND A TOPCON HYPER SR STATIC GPS UNIT. AERIAL TOPOGRAPHY WAS PROVIDED BY WSP, PARSONS BRINCKERHOFF OF CHARLTON, MA IN MAY 2016.
- MANMADE AND NATURAL JURISDICTIONAL WETLAND BOUNDARIES WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, AND JON BALANOFF IN DECEMBER 2015 ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL; THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV-WT 100-900 AND THE TOWN OF EXETER ZONING - PREDOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7, 2010. THE INDICATOR STATUS OF HYDROPHYTIC VEGETATION WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTH-CENTRAL AND NORTHEAST 2014 REGIONAL WETLAND PLANT LIST. POTENTIAL VERNAL POOLS WERE EVALUATED ACCORDING TO ENV-WT 101.106, EVT-WT 101.75 AND EVT-WT 101.86. COPIES OF SITE PLANS DEPICTING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS LOCATION.
- THIS SOIL MAP IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT INTENDED FOR USE IN COMPLYING WITH THE NH ALTERATION OF TERRAIN (AOT) REGULATIONS (ENV-WO 1500). IT WAS PRODUCED BY JON BALANOFF AND MARC JACOBS, CERTIFIED SOIL SCIENTIST #038, BASED UPON FIELD INVESTIGATIONS CONDUCTED IN JULY 2017 AND IS NOT A PRODUCT OF THE DATA NATURAL RESOURCES CONSERVATION SERVICE. THE SITE-SPECIFIC SOIL SURVEY WAS CONDUCTED ACCORDING TO SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT, VERSION 3.0, DATED FEBRUARY 2011 (SPECIAL PUBLICATION NO. 3) AS PUBLISHED, MAINTAINED AND AMENDED BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND (SSSNE). COPIES OF THE SOIL SURVEY MAP THAT HAVE BEEN REVIEWED BY THE SCIENTIST(S) ARE INDIVIDUALLY STAMPED, SIGNED AND DATED.
- SEE SHEET C-01 FOR EXISTING SITE CONDITIONS PLAN. SEE SHEET C-02 FOR TEST PIT LOGS AND PLAN REFERENCES.

SOILS LEGEND:

SOIL SERIES NAME	SOIL SERIES NUMBER	HYDROLOGIC SOIL GROUP	DRAINAGE CLASS	POSSIBLE INCLUSIONS	DOMINANT TEXTURES	COMMENTS
FLUVAQUENT	7	NA (D*)	POOR & VERY POOR	SCITICO, MAYBID (134)	SILT & CLAY DEPOSITS	STREAM BOTTOM - SUBJECT TO FLOODING
WINDSOR	26	A	WELL TO EXCESSIVELY	ELDRIDGE	SANDY	
BOXFORD	32	C	MODERATELY WELL TO SOMEWHAT POOR	SCITICO	SILT & CLAY DEPOSITS	
SCITICO	33	C	POOR	NONE	SILT & CLAY DEPOSITS	
ELDRIDGE	38	C	MODERATELY WELL	BOXFORD	SANDY/LOAMY OVER SILT/CLAY	
CHARLTON	62	B	WELL	HOLLIS (86), CHATFIELD (89)	LOAMY TEXTURES	STONEY, LOOSE GLACIAL TILL
UDORTHERTS, WET SUBSTRATUM	100	C*	NA	UDORTHERTS 299	LOAMY	HISTORIC FILL & FILLED WETLANDS
DUMPS, BARK CHIPS, ORGANIC MATERIALS	199	C*	NA	UDORTHERTS 299	LOAMY	FILL - PORTIONS INCLUDE SOLID WASTE & REMEDIATION AREA
UDORTHERTS, SMOOTHED	299	C*	NA	BOXFORD, ELDRIDGE	LOAMY & GRAVELLY	INCLUDES HISTORIC SOLID FILL
ENDOQUEUNTS, LOAMY	600	C*	POOR*	SCITICO	LOAMY SILT & CLAY DEPOSITS	MAN-MADE BY EXCAVATION - WETLANDS

*ESTIMATED BASED UPON SOIL PROPERTIES OBSERVED IN THE FIELD

SLOPE PHASE LEGEND (PERCENT)

A	B	C	D	E	F
0-3	3-8	8-15	15-25	25-50	50+

Copyright 2021 © Thomas F. Moran, Inc.
48 Constitution Drive, Bedford, NH, 03110

All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Thomas F. Moran, Inc.

This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

TFM	MSC	Civil Engineers	170 Commerce Way, Suite 102
		Structural Engineers	Portsmouth, NH 03801
		Traffic Engineers	Phone (603) 431-2222
		Land Surveyors	Fax (603) 431-0910
		Landscape Architects	www.msceingineers.com
		Scientists	

FILE 47175.00 DR NJM FB 531 & 539 C-03
CK BMK CADFILE 47175.00-SOILS

TAX MAP 54 LOTS 5, 6 & 7 AND MAP 63 LOT 205
SITE-SPECIFIC SOILS MAP & TOPOGRAPHIC PLAN

OAK STREET EXTENSION & FOREST STREET
EXETER, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM

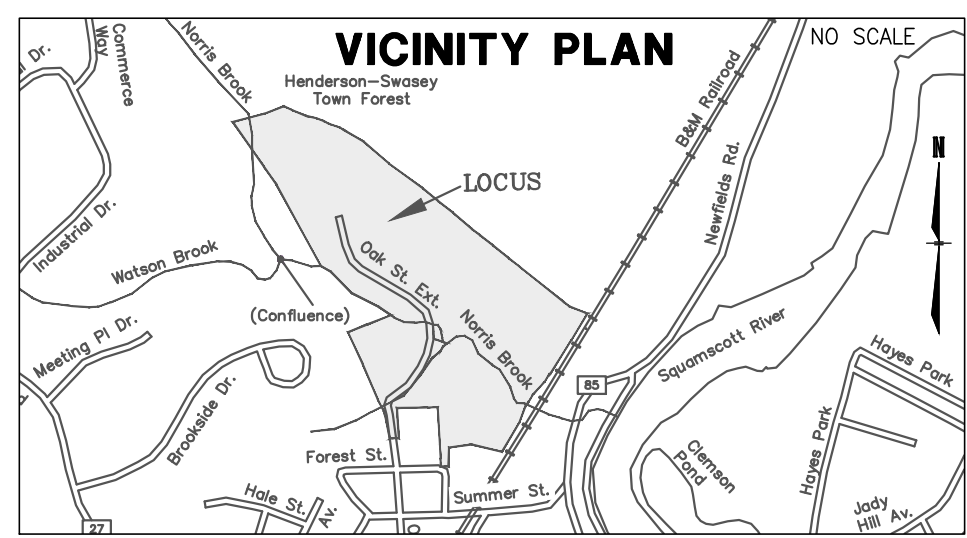
OWNED BY
EXETER ROSE FARM, LLC & THE
BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUSTS

PREPARED FOR
EXETER ROSE FARM, LLC

SCALE: 1"=100' **AUGUST 15, 2017**

REV.	DATE	DESCRIPTION
8	10/29/21	ADDED TEST PITS #001-004
7	11/26/18	NO REVISIONS THIS SHEET
6	11/25/18	NO REVISIONS THIS SHEET
5	10/17/18	NO REVISIONS THIS SHEET
4	10/17/18	REVISED PER PLANNING BOARD COMMENTS
3	2/29/18	NO REVISIONS THIS SHEET
2	10/31/17	NO REVISIONS THIS SHEET
1	9/26/17	REVISED PER TRC COMMENTS

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED BETWEEN JANUARY 2016 AND JULY 2017. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSES FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.



"HENDERSON-SWASEY TOWN FOREST"
 TAX MAP 49 LOT 8
 N/F TOWN OF EXETER HENDERSON-SWASEY FOREST
 10 FRONT STREET
 EXETER, NH 03833
 RCRD BK.2056 PG.64
 (SEE PLAN REFERENCE 10)
 (municipal)

Copyright 2021 © Thomas F. Moran, Inc.
 48 Constitution Drive, Bedford, N.H. 03110

All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Thomas F. Moran, Inc.
 This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

TAX MAP 53 LOT 4
 N/F THE JOHN & TERESA TOOMEY FAMILY REVOCABLE TRUST
 2 NEWFIELDS ROAD
 EXETER, NH 03833
 RCRD BK.6174 PG.599
 (SEE PLAN REFERENCE 9)

NOTES CONT.:
 20. ROSE FARM LANE AND ASSOCIATED DRAINAGE, SIGHT AND SLOPE EASEMENTS ARE TO BE OFFERED FOR ACCEPTANCE TO THE TOWN OF EXETER AS A CLASS V PUBLIC ROAD. SEE HOA DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS RECORDED IN RCRD (BK. & PG. PENDING) FOR MAINTENANCE AGREEMENT.
 21. THE COMMON OPEN SPACE (INCLUDING RECREATION AREA 3) IS TO BE OWNED AND MAINTAINED BY THE HOA AND IS SUBJECT TO THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS RECORDED IN RCRD (BK. & PG. PENDING).
 22. RECREATION AREAS 2 & 4 ARE TO BE MAINTAINED BY THE HOA AND ARE SUBJECT TO THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS RECORDED IN RCRD (PENDING).
 23. THE PROPOSED DRIVEWAYS AND BUILDINGS SHOWN ON SHEETS C-04 TO C-09 ARE FOR PLANNING PURPOSES ONLY AND WILL DIFFER FROM AS-BUILT LOCATIONS.
 24. ANY DRIVEWAY SLOPED TOWARD THE PUBLIC STREET SHALL BE PAVED.
 25. STREET NAMES WILL BE DESIGNATED IN ACCORDANCE WITH CHAPTER 14.
 26. (1) OAK STREET EXTENSION FROM THE INTERSECTION OF FOREST STREET, NORTHERLY TO THE INTERSECTION OF ROSE FARM LANE, AS SHOWN HEREON, WILL BE MAINTAINED BY THE HOA. THIS SECTION OF OAK STREET EXTENSION WILL BE USED FOR SECONDARY EMERGENCY ACCESS BY THE TOWN OF EXETER AND THE HOA IN THE EVENT THAT ROSE FARM LANE IS IMPASSABLE. (2) THE SECTION OF SAID OAK STREET EXTENSION FROM THE INTERSECTION OF FOREST STREET, NORTHERLY TO THE GATE WILL BE USED FOR ACCESS TO RECREATION AREA 4 BY THE HOA AND THE PUBLIC. (3) THE SECTION OF SAID OAK STREET EXTENSION FROM THE INTERSECTION OF FOREST STREET, NORTHERLY TO THE GATE WILL BE USED AS A SHARED DRIVEWAY FOR ACCESS TO LOT 1. (4) THE PORTION OF OAK STREET EXTENSION FROM ROSE FARM LANE TO RECREATION AREA 2 WILL BE USED AS A SHARED DRIVEWAY TO LOTS 35, 40 AND 41 AND ACCESS TO RECREATION AREA 2. SEE HOA DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS RECORDED IN RCRD (BK. & PG. PENDING) FOR MAINTENANCE AGREEMENT AND USE RESTRICTIONS.
 27. ALL RESIDENTIAL STRUCTURES, INCLUDING OVERHANGS, SHALL BE A MINIMUM OF 25' APART FROM EACH OTHER PER ZO:SECTION 7.5.6.C.
 28. A MINIMUM OF ONE DECIDUOUS SHADE TREE SHALL EITHER REMAIN OR BE PLANTED IN THE FRONT YARD OF ALL LOTS.
 29. RECREATION AREA 1 IS TO BE DEEDED TO THE TOWN OF EXETER SELECT BOARD, MANAGED BY THE CONSERVATION COMMISSION AND USED FOR PASSIVE RECREATION ACTIVITIES BY THE HOA AND THE PUBLIC. SEE HOA DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS RECORDED IN RCRD (BK. & PG. PENDING) FOR MAINTENANCE AGREEMENT AND USE RESTRICTIONS. SAID AREA IS TO BE MARKED BY A PERMANENT MARKING SYSTEM ALONG RESIDENTIAL LOTS FOLLOWING CONFORMANCE WITH THE PROPOSED TRAIL WITH FOOT-BRIDGE IS TO BE CONSTRUCTED BY THE HOA AND MAINTAINED BY THE TOWN.
 30. TRAIL SIGNS WILL BE PLACED AND MAINTAINED BY THE HOA AT THE BEGINNING OF THE TRAILS WITHIN THE SUBDIVISION, SHOWN HEREON, SHOWING THEIR CONNECTION TO THE TOWN FOREST, IF ANY.
 31. A SIX FOOT HIGH PRIVACY FENCE WILL BE INSTALLED AND MAINTAINED BY THE HOA WITHIN THE AREA OF THE FENCE EASEMENT, SHOWN HEREON, FOR THE PURPOSE OF NOISE/LIGHT PROTECTION FOR TAX MAP 63 LOT 206.
 32. EXISTING WELL ON LOT 32 IS TO BE ABANDONED AND SEALED PER NHDES ENVIRONMENT FACT SHEET WD-DWGB-1-7 "MAINTENANCE OF INACTIVE WELLS AND ABANDONED WELLS".
 33. LOTS 8 & 9 ARE SUBJECT TO THE RIGHTS OF THE HOA FOR PASSIVE RECREATIONAL USE AND CONSTRUCTION/ MAINTENANCE OF TRAILS SHOWN HEREON.
 34. ON FEBRUARY 8, 2018 THE EXETER PLANNING BOARD VOTED TO APPROVE THE APPLICATION FOR A YIELD PLAN DEPICTING THIRTY-SEVEN (37) SINGLE FAMILY LOTS. SEE PLANNING BOARD CASE #17-27.
 35. SHEETS C-04 TO C-09 ARE TO BE RECORDED. THE PROPOSED DRIVEWAYS, BUILDINGS AND TOPOGRAPHY ARE TO BE REMOVED PRIOR TO RECORDING.
 36. ALL LOTS ARE RESTRICTED FROM THE USE OF FERTILIZER.
 37. THERE SHALL BE NO DUMPING OF WASTE WITHIN THE OPEN SPACE AREA.
 38. THERE SHALL BE NO HUNTING AND NO DISCHARGING AND/OR USE OF FIREARMS.
 39. A SUBDIVISION SIGN SHALL BE INSTALLED AND MAINTAINED BY THE HOA IN THE AREA SHOWN HEREON AS "SIGN EASEMENT".
 40. ALL LOTS ARE SUBJECT TO THE RIGHT OF THE UTILITY COMPANIES TO INSTALL AND MAINTAIN THE RESIDENTIAL UTILITY SERVICES.

LICENSED LAND SURVEYOR DATE 11/26/2018

35' WIDE GAS LINE EASEMENT
 TAX MAP 48 LOT 5
 N/F EAST COAST VENTURES INC.
 C/O INTEGRATED REALTY RESOURCES
 8025 S. WILLOW STREET, SUITE 209
 MANCHESTER, NH 03103
 RCRD BK.5613 PG.2678
 (SEE PLAN REFERENCE 11)
 (industrial)

TAX MAP 54 LOT 1
 N/F SIG SAUER, INC.
 18 INDUSTRIAL DRIVE
 EXETER, NH 03833
 RCRD BK.2817 PG.686
 (SEE PLAN REFERENCE 11)
 (industrial)

TAX MAP 54 LOT 4
 N/F NORRIS BROOK CONDOMINIUM
 3 HOLLAND WAY, STE. 201
 EXETER, NH 03833
 RCRD BK.2561 PG.2642
 (SEE PLAN REFERENCES 5 & 6)
 (residential)

TAX MAP 54 LOT 6
 N/F EXETER ROSE FARM, LLC
 953 ISLINGTON STREET #23D
 PORTSMOUTH, NH 03801
 RCRD BK.5840 PG.2104
 (603) 425-8598

TAX MAP 54 LOT 7
 N/F EXETER ROSE FARM, LLC
 953 ISLINGTON STREET #23D
 PORTSMOUTH, NH 03801
 RCRD BK.5840 PG.2102
 (603) 425-8598

TAX MAP 54 LOT 205
 N/F BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUST
 1 FOREST STREET
 EXETER, NH 03833
 RCRD BK.4574 PG.2843
 (603) 502-7175

TOTAL PARCEL AREA:
 2,176,025± S.F.
 (49.95± ACRES)

THE SUBJECT PARCELS ARE LOCATED IN THE R-1 LOW DENSITY RESIDENTIAL, R-2 SINGLE FAMILY RESIDENTIAL, R-4 MULTI-FAMILY RESIDENTIAL ZONING DISTRICTS AND PARTIALLY LOCATED IN THE TOWN OF EXETER SHORELAND PROTECTION DISTRICT (SPD), AND THE WETLANDS CONSERVATION (W) AND FLOOD HAZARD (F) OVERLAY DISTRICTS.

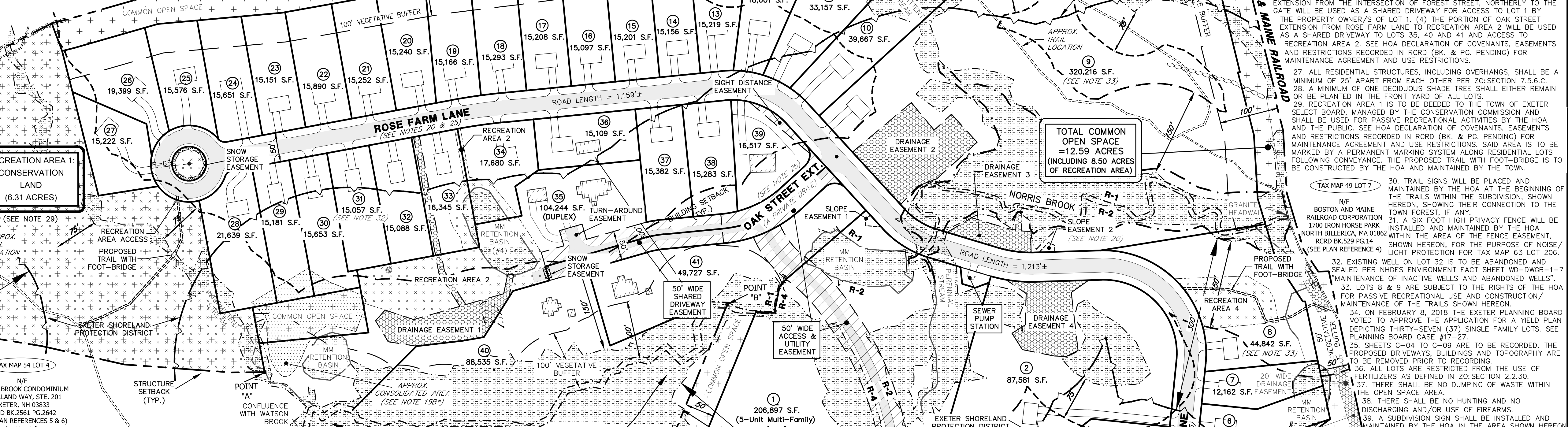
	R-1	R-2 (SINGLE FAMILY)	R-4 (THREE OR MORE)
MINIMUM LOT AREA: (NO MUNICIPAL WATER & SEWER)	2 ACRES	1 ACRES	NA
(MUNICIPAL WATER & SEWER)	40,000 S.F.	15,000 S.F.	21,000 S.F.
(DWELLING UNIT)	40,000 S.F.	15,000 S.F.	7,000 S.F.
MINIMUM LOT WIDTH:	150'	100'	100'
MINIMUM LOT DEPTH:	150'	100'	200'
MINIMUM LOT FRONTAGE:	150'	100'	100'
MAXIMUM HEIGHT:	35'/3 STORIES	35'/3 STORIES	40'/3 STORIES
MINIMUM YARD SETBACKS:			
FRONT YARD:	25'	25'	25'
SIDE YARD:	15'/30'	15'/30'	15'
REAR YARD:	25'	40'	40'
MAXIMUM BUILDING COVERAGE:	15%**	25%**	30%**
MINIMUM OPEN SPACE:	80%**/70%	60%**/40%	30%

*10' + 1 FOOT PER DWELLING UNIT FOR EACH SIDE
 **FOR AREAS WITHIN THE TOWN OF EXETER SHORELAND PROTECTION DISTRICT THE MAXIMUM LOT COVERAGE IS 10% (SEE ZO:SECTION 9.3.4.B)
 ***FOR LOTS USING SEPTIC SYSTEMS PER THE TOWN OF EXETER, N.H. ZONING ORDINANCE, SECTION 4.3. OPEN SPACE DEVELOPMENT**

INTERNAL DIMENSIONAL REQUIREMENTS:
 MINIMUM RIGHT OF WAY FRONTAGE:
 FRONT YARD SETBACK:
 SIDE YARD SETBACK:
 REAR SETBACK:
 MINIMUM LOT SIZE:
 *FOR LOTS WITHIN R-1 ZONE
 **FOR LOTS WITHIN R-2 & R-4 ZONES
 ***THE TOWN OF EXETER, N.H. ZONING ORDINANCE, SECTION 7.5.6.
 **THE TOWN OF EXETER, N.H. ZONING ORDINANCE, SECTION 4.3, SCHEDULE II NOTE 19 STATES "FOR PROPOSED SUBDIVISIONS OF AN EXISTING LOT OF RECORD HAVING A TOTAL COMBINED AREA OF 20 OR GREATER ACRES, OPEN SPACE DEVELOPMENT PURSUANT TO ARTICLE 7 IS REQUIRED UNLESS WAIVED BY THE EXETER PLANNING BOARD."

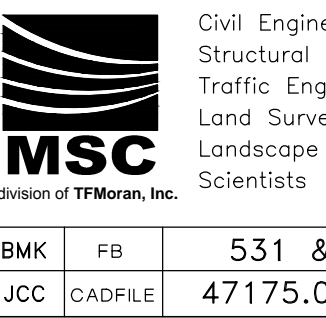
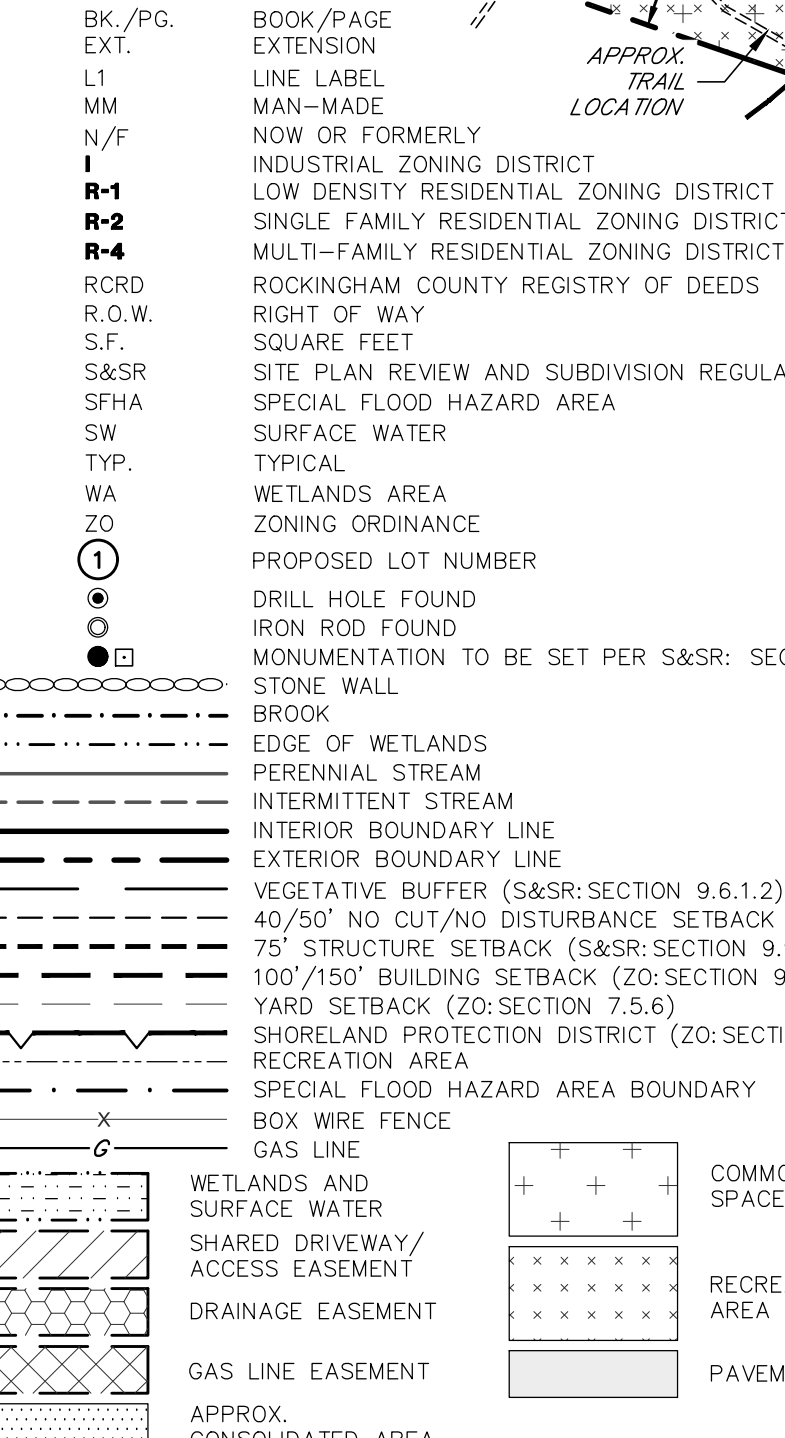
THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 [NAD 83 (2011)] AND THE VERTICAL DATUM IS RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88, GEOID 12A). CONTOUR INTERVAL IS 2 FEET.

THE SUBJECT PARCELS ARE PARTIALLY LOCATED IN SPECIAL FLOOD HAZARD AREA (SFHA) ZONE AE (ELB) & SFHA ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 402 OF 681, MAP NUMBER 33015C0402E WITH AN EFFECTIVE DATE OF MAY 17, 2005.



NOTES CONT.:
 8. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
 9. THE PURPOSE OF THIS PLAN IS TO SHOW AN OPEN SPACE DEVELOPMENT AND SUBDIVIDING 4 EXISTING LOTS INTO 41 LOTS.
 10. FIELD SURVEY COMPLETED BY TODD C. EMERSON AND NICK J. MORTON IN JANUARY 2016 AND JULY 2017 USING A TOPCON DS103 AND TOPCON TESLA DATA COLLECTOR, A TOPCON MG-AS BACKPACK GPS UNIT AND A TOPCON HYPER SR STATIC GPS UNIT. AERIAL TOPOGRAPHY WAS PROVIDED BY WSP-PACKARD BRINKERHOFF OF CHARLTON, MA IN MAY 2016.
 11. THE BOUNDARY RUNS ALONG NORRIS BROOK FROM POINT "A" TO POINT "B". THE TOTAL LOT AREA WAS DETERMINED USING THE CENTERLINE OF THE BROOK AS LOCATED BY MSC IN JANUARY 2016.
 12. UTILITY LINES SHOWN HEREON ARE A COMPILATION OF FIELD LOCATIONS, RECORD PLANS AND DIGITIZED PER THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL: THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENVY-WT 100-900 AND THE TOWN OF EXETER ZONING, PREDOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7, 2010. THE INDICATOR STATUS OF HYDRIC VEGETATION WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTHCENTRAL AND NORTHEAST 2014 REGIONAL WETLAND PLANT LIST. POTENTIAL VERNAL POOLS WERE EVALUATED ACCORDING TO ENVY-WT 101.106, ENVY-WT 101.75 AND ENVY-WT 101.86. COPIES OF SITE PLANS DEPICTING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS LOCATION.
 13. WETLANDS CONTAINING POORLY DRAINED SOILS ARE SUBJECT TO A 40' NO CUT/NO DISTURBANCE SETBACK. WETLANDS CONTAINING VERY POORLY DRAINED (VPD) SOILS ARE SUBJECT TO A 50' NO CUT/NO DISTURBANCE SETBACK. SAID BUFFERS IN THE VICINITY OF HOUSE SITES ARE TO BE MARKED WITH AN IDENTIFIABLE PERMANENT MARKING SYSTEM AND MAINTAINED BY THE HOA.
 14. THE FORMER GREENHOUSE AREA AND THE FORMER BOILER & PACKING BUILDINGS AREA ARE THE SUBJECT OF NHDES SITE #201203003. SEE REMEDIAL ACTION PLAN (RAP) PREPARED BY STONEHILL ENVIRONMENTAL, INC. (CURRENTLY UNDER REVIEW BY NHDES) FOR DETAILS.
 15. WETLANDS REMEDIATION PLAN:
 A: FORMER GREENHOUSE AREA - SHALLOW SOIL CONTAINING LEAD CONCENTRATIONS EXCEEDING THE NHDES STANDARD APPLICABLE TO RESIDENTIAL PROPERTIES WILL BE REMOVED AND PROPERLY DISPOSED AT AN OFF-SITE DISPOSAL FACILITY.
 B: FORMER BOILER & PACKING BUILDINGS AREA - SOLID WASTES WILL BE IDENTIFIED, REMOVED AND PROPERLY DISPOSED OF. CONCRETE AND BRICK REMOVED FROM THE SOLID WASTE AREA MAY BE CRUSHED AND USED AS ROAD BASE. COAL ASH/CLINKER WILL BE CONSOLIDATED IN THE FORMER PACKING BUILDING AREA, CAPPED AND COVERED. *CONSOLIDATED AREAS WILL BE FIELD LOCATED AND SHOWN ON THIS PLAN AFTER REMEDIATION TAKES PLACE. THE CONSOLIDATED AREA IS SUBJECT TO AN ACTIVITY AND USE RESTRICTION PURSUANT TO ENVY-OR 608. TO BE RECORDED FOLLOWING REMEDIATION.
 C: MANMADE RETENTION BASIN #4 - SHALLOW SOIL CONTAINING LEAD CONCENTRATIONS EXCEEDING THE NHDES STANDARD APPLICABLE TO RESIDENTIAL PROPERTIES WILL BE REMOVED AND PROPERLY DISPOSED AT AN OFF-SITE DISPOSAL FACILITY.
 16. 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.
 17. 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.
 18. THE 50'/100' PERIMETER (VEGETATIVE) BUFFER STRIP, PER S&SR:SECTION 9.6.1.2, SHALL BE COMPRISED OF NATURAL OR PLANTED VEGETATION AS FOLLOWS:
 0-25'/0-50' MEASURED FROM THE EXTERNAL PROPERTY LINES SHALL BE LEFT NATURAL.
 25-50'/50-100' SHALL BE NATURAL OR PLANTED VEGETATED.
 SAID BUFFER STRIPS IN THE VICINITY OF HOUSE SITES ARE TO BE MARKED WITH AN IDENTIFIABLE PERMANENT MARKING SYSTEM AND MAINTAINED BY THE HOA.
 19. FULL AND/OR PARTIAL WAIVERS PERTINENT TO THE SUBDIVISION PLAN ARE REQUESTED FROM THE TOWN OF EXETER SUBDIVISION AND SITE PLAN REVIEW REGULATIONS SECTIONS:
 (1) 7.6.11-REGARDING A HIGH INTENSITY SOIL SURVEY FOR THE ENTIRE SITE (REQUEST FOR A SITE-SPECIFIC SOILS MAP TO BE USED INSTEAD, SEE SHEET C-03).
 (2) 9.2-REGARDING WETLAND BUFFER IMPACTS.
 (3) 9.17.5-REGARDING SHARED DRIVEWAYS SERVING MORE THAN TWO LOTS/UNITS (LOTS 1, 35, 40 & 41).
 (4) 9.6.1.2-REGARDING OWNERSHIP OF THE PERIMETER (VEGETATIVE) BUFFER STRIP.
 (5) ZO:9.3.4.F.12-REGARDING THE USE OF FERTILIZERS FOR THE ESTABLISHMENT OF VEGETATION POST CONSTRUCTION.

LEGEND:
 (SHEETS C-04 - C-09)
 APPROX. BOOK/PAGE EXTENSION
 LINE LABEL
 L1
 L2
 L3
 L4
 L5
 L6
 L7
 L8
 L9
 L10
 L11
 L12
 L13
 L14
 L15
 L16
 L17
 L18
 L19
 L20
 L21
 L22
 L23
 L24
 L25
 L26
 L27
 L28
 L29
 L30
 L31
 L32
 L33
 L34
 L35
 L36
 L37
 L38
 L39
 L40
 L41
 L42
 L43
 L44
 L45
 L46
 L47
 L48
 L49
 L50
 L51
 L52
 L53
 L54
 L55
 L56
 L57
 L58
 L59
 L60
 L61
 L62
 L63
 L64
 L65
 L66
 L67
 L68
 L69
 L70
 L71
 L72
 L73
 L74
 L75
 L76
 L77
 L78
 L79
 L80
 L81
 L82
 L83
 L84
 L85
 L86
 L87
 L88
 L89
 L90
 L91
 L92
 L93
 L94
 L95
 L96
 L97
 L98
 L99
 L100



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists
 170 Commerce Way, Suite 102
 Portsmouth, NH 03801
 Phone (603) 431-2222
 Fax (603) 431-0910
 www.msceengineers.com

F	47175.00	DR	BK	FB	531 & 539	C-04
E		CK	JCC	CADFILE	47175.00_OPS	

PLANNING BOARD CASE #17-27
 TOWN OF EXETER PLANNING BOARD
 CHAIRMAN DATE

REV.	DATE	DESCRIPTION	CHK.
9	02/09/21	REVISED PER CONDITIONS OF APPROVAL	BK/JCC
8	11/26/18	REVISED PER PLANNING BOARD COMMENTS	BK/JCC
7	11/26/18	REVISED PER PLANNING BOARD COMMENTS	BK/JCC
6	10/17/18	REVISED PER PLANNING BOARD COMMENTS	BK/JCC
5	08/31/18	REVISED PER TRC COMMENTS	BK/JCC
4	07/10/18	REVISED PER PLANNING BOARD COMMENTS	BK/JCC
3	2/20/18	REVISED PER PLANNING BOARD COMMENTS	BK/JCC
2	10/31/17	REVISED PER DESIGN BOARD COMMENTS	BK/JCC
1	9/26/17	REVISED PER TRC COMMENTS	BK/JCC

TAX MAP 54 LOTS 5, 6 & 7 & TAX MAP 63 LOT 205
OVERALL OPEN SPACE SUBDIVISION PLAN
EXETER ROSE FARM
FOREST STREET & OAK STREET EXTENSION
EXETER, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM
 OWNED BY
EXETER ROSE FARM, LLC & THE
BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUSTS
 PREPARED FOR
EXETER ROSE FARM, LLC
 SCALE: 1"=100'
 August 15, 2017

TAX MAP 54 LOT 5
 N/F MAURA C. FAY & MICHAEL VEZEY
 13 FOREST STREET
 EXETER, NH 03833
 RCRD BK.6221 PG.2863
 (residential)

TAX MAP 54 LOT 6
 N/F MARY FRANCES DAGOSTINO
 11 FOREST STREET
 EXETER, NH 03833
 RCRD BK.2007 PG.1579
 (residential)

TAX MAP 54 LOT 7
 N/F EXETER ROSE FARM, LLC
 953 ISLINGTON STREET, STE.#23D
 PORTSMOUTH, NH 03801
 RCRD BK.6197 PG.481
 (SEE PLAN REFERENCE 7 & 8)
 (residential)

TAX MAP 63 LOT 202
 N/F MAURA C. FAY & MICHAEL VEZEY
 13 FOREST STREET
 EXETER, NH 03833
 RCRD BK.6221 PG.2863
 (residential)

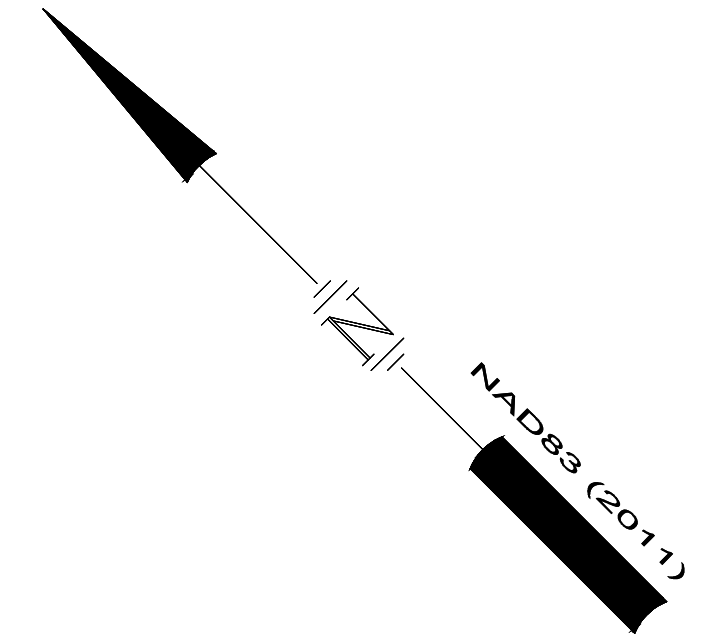
TAX MAP 63 LOT 203
 N/F MAURA C. FAY & MICHAEL VEZEY
 13 FOREST STREET
 EXETER, NH 03833
 RCRD BK.6221 PG.2863
 (residential)

TAX MAP 63 LOT 204
 N/F D. TUCK PROPERTIES LLC
 215 ATLANTIC AVENUE
 SEABROOK, NH 03814
 RCRD BK.4816 PG.657
 (residential)

TAX MAP 63 LOT 206
 N/F EXETER ROSE FARM, LLC
 953 ISLINGTON STREET, STE.#23D
 RCRD BK.6197 PG.484
 (SEE PLAN REFERENCE 7 & 8)
 (residential)

TAX MAP 63 LOT 207-1
 N/F EXETER ROSE FARM, LLC
 953 ISLINGTON STREET, STE.#23D
 RCRD BK.6197 PG.481
 (SEE PLAN REFERENCE 7 & 8)
 (residential)

Sep 03, 2021 - 12:07pm
F:\MSC Projects\47175 - Oak Street Extension - Exeter\47175-00 - Baker Properties\Drawings\OPEN SPACE\47175-00_C05-C09_Open Space Subdivision_Sheets.dwg



"HENDERSON-SWASEY TOWN FOREST"
TAX MAP 49 LOT 8
N/F
TOWN OF EXETER
HENDERSON-SWASEY FOREST
10 FRONT STREET
EXETER, NH 03833
RCRD BK.2056 PG.64
(SEE PLAN REFERENCE 10)
(municipal)

TAX MAP 48 LOT 5
N/F
EAST COAST VENTURES INC.
C/O INTEGRATED REALTY RESOURCES
8025 S. WILLOW STREET, SUITE 209
MANCHESTER, NH 03103
RCRD BK.5613 PG.2678
(SEE PLAN REFERENCE 11)
(Industrial)

TAX MAP 54 LOT 1
N/F
SIG SAUER, INC.
18 INDUSTRIAL DRIVE
EXETER, NH 03833
RCRD BK.2817 PG.686
(SEE PLAN REFERENCE 11)
(Industrial)

TAX MAP 54 LOT 4
N/F
NORRIS BROOK CONDOMINIUM
3 HOLLAND WAY, STE. 201
EXETER, NH 03833
RCRD BK.2561 PG.2642
(SEE PLAN REFERENCES 5 & 6)
(residential)

TOTAL COMMON OPEN SPACE
=12.59 ACRES
(INCLUDING 8.50 ACRES OF RECREATION AREA)

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED BETWEEN JANUARY 2016 AND JULY 2017. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

LICENSED LAND SURVEYOR _____ DATE _____

*SEE SHEET C-04 FOR NOTES, LEGEND AND LOCUS.
**SEE SHEET C-09 FOR LINE TABLES AND PLAN REFERENCES.

PLANNING BOARD CASE #17-27


TOWN OF EXETER PLANNING BOARD
CHAIRMAN _____ DATE _____

*SEE SHEET C-04 FOR NOTES, VICINITY MAP, AND LEGEND


REV.	DATE	DESCRIPTION	NUM	BMK	JCC
9	02/09/21	NO REVISIONS THIS SHEET		BMK	JCC
8	11/26/18	NO REVISIONS THIS SHEET		BMK	JCC
7	11/15/18	REVISED PER PLANNING BOARD COMMENTS		BMK	JCC
6	10/11/18	REVISED PER PLANNING BOARD COMMENTS		BMK	JCC
5	8/31/18	REVISED PER TRC COMMENTS		BMK	JCC
4	7/10/18	REVISED PER PLANNING BOARD COMMENTS		BMK	JCC
3	2/20/18	REVISED PER PLANNING BOARD COMMENTS		BMK	JCC
2	10/31/17	REVISED PER DESIGN REVIEW COMMENTS		BMK	JCC
1	9/26/17	REVISED PER TRC COMMENTS		NUM	BMK
				DR	CK

TAX MAP 54 LOTS 5, 6 & 7 & TAX MAP 63 LOT 205
OPEN SPACE SUBDIVISION PLAN
EXETER ROSE FARM
FOREST STREET & OAK STREET EXTENSION
EXETER, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM
OWNED BY
EXETER ROSE FARM, LLC & THE BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUSTS
PREPARED FOR
EXETER ROSE FARM, LLC

SCALE: 1"=40' AUGUST 15, 2017



47175.00

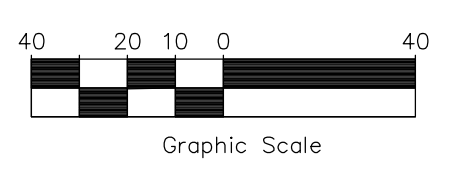


531 & 539
47175.00_OPS

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.msceengineers.com

DR	BMK	FB	531 & 539	C-05
CK	JCC	CADFILE	47175.00_OPS	

Copyright 2021 © Thomas F. Moran, Inc.
48 Constitution Drive, Bedford, N.H. 03110
All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Thomas F. Moran, Inc.
This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



"HENDERSON-SWASEY TOWN FOREST"

TAX MAP 49 LOT 8

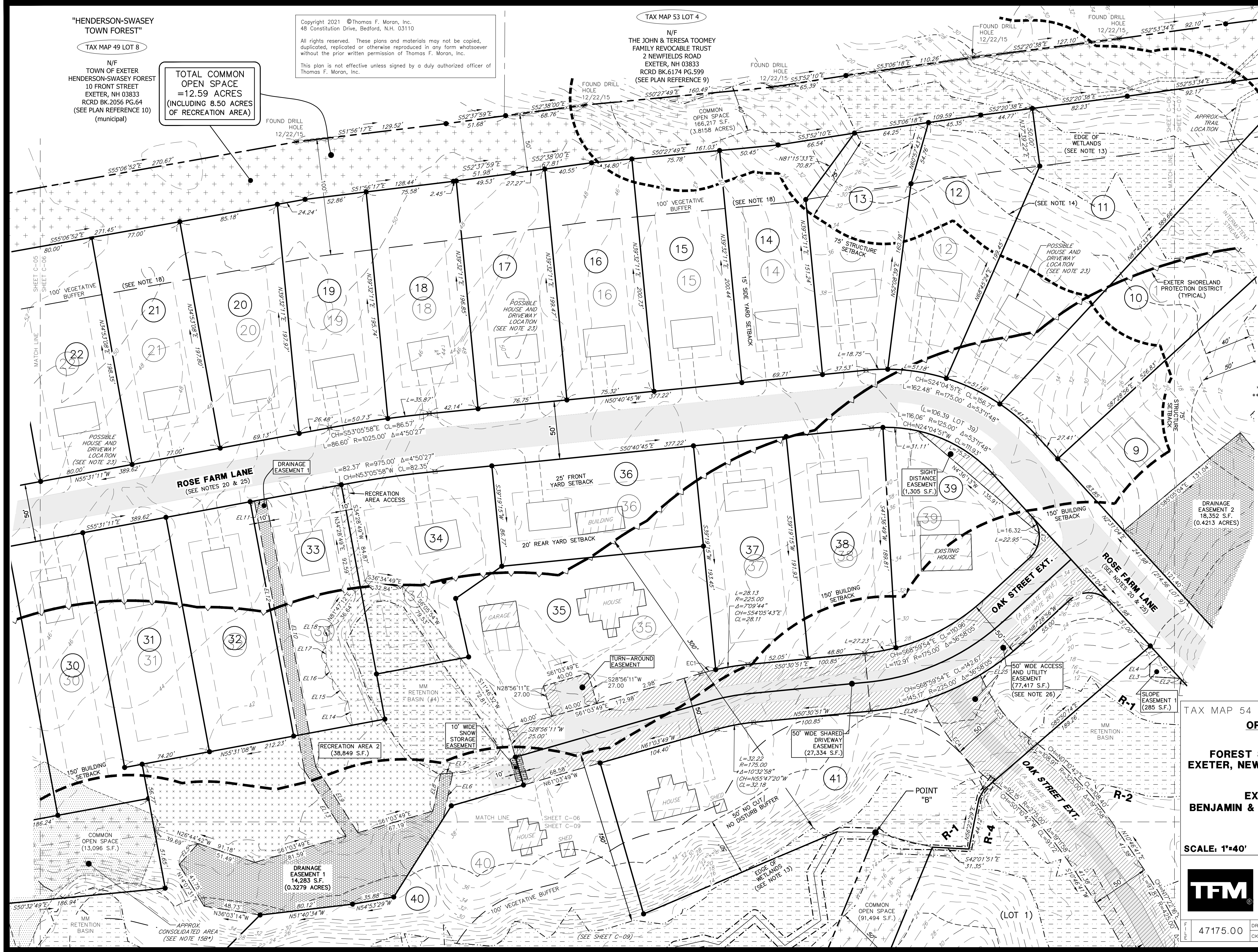
N/F TOWN OF EXETER HENDERSON-SWASEY FOREST 10 FRONT STREET EXETER, NH 03833 RCRD BK.2056 PG.64 (SEE PLAN REFERENCE 10) (municipal)

TOTAL COMMON OPEN SPACE =12.59 ACRES (INCLUDING 8.50 ACRES OF RECREATION AREA)

Copyright 2021 ©Thomas F. Moran, Inc. 48 Constitution Drive, Bedford, N.H. 03110 All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Thomas F. Moran, Inc. This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

TAX MAP 53 LOT 4

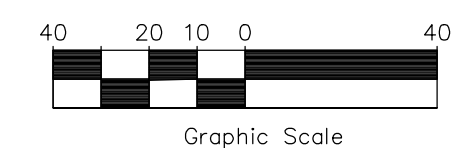
N/F THE JOHN & TERESA TOOMEY FAMILY REVOCABLE TRUST 2 NEWFIELDS ROAD EXETER, NH 03833 RCRD BK.6174 PG.599 (SEE PLAN REFERENCE 9)



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED BETWEEN JANUARY 2016 AND JULY 2017. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

LICENSED LAND SURVEYOR DATE

*SEE SHEET C-04 FOR NOTES, LEGEND AND LOCUS. **SEE SHEET C-09 FOR LINE TABLES AND PLAN REFERENCES.



*SEE SHEET C-04 FOR NOTES, VICINITY MAP, AND LEGEND

PLANNING BOARD CASE #17-27

TOWN OF EXETER PLANNING BOARD CHAIRMAN DATE

TAX MAP 54 LOTS 5, 6 & 7 & TAX MAP 63 LOT 205 OPEN SPACE SUBDIVISION PLAN EXETER ROSE FARM FOREST STREET & OAK STREET EXTENSION EXETER, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM

OWNED BY EXETER ROSE FARM LLC & THE BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUSTS PREPARED FOR EXETER ROSE FARM, LLC

SCALE: 1"=40' AUGUST 15, 2017

TFM MSC Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists 170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0910 www.msceengineers.com

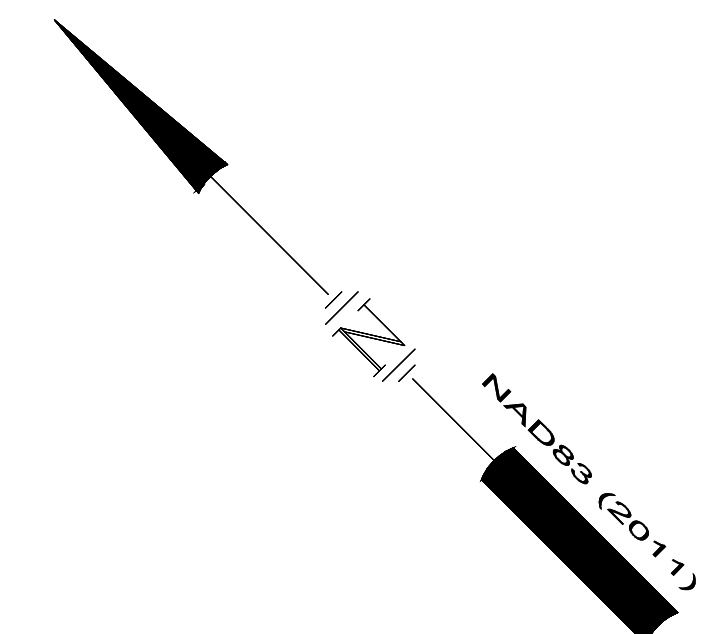
Table with project details: 47175.00, DR BMK, FB 531 & 539, CK JCC, CADFILE 47175.00_OPS, C-06

Vertical text on the left edge: Sep 03, 2021 - 12:07pm F:\MSC Projects\47175 - Oak Street Extension - Exeter\47175.00 - Baker Properties\Drawings\OPEN SPACE\47175.00_C05-C09_Open Space Subdivision_Sheets.dwg

Copyright 2018 © Thomas F. Moran, Inc.
 48 Constitution Drive, Bedford, N.H. 03110
 All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Thomas F. Moran, Inc.
 This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

TAX MAP 53 LOT 4

N/F
 THE JOHN & TERESA TOOMEY
 FAMILY REVOCABLE TRUST
 2 NEWFIELDS ROAD
 EXETER, NH 03833
 RCRD BK.6174 PG.599
 (SEE PLAN REFERENCE 9)



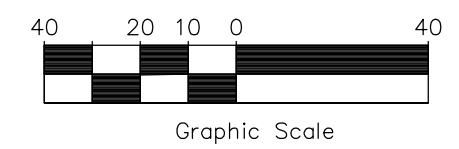
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED BETWEEN JANUARY 2016 AND JULY 2017. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

LICENSED LAND SURVEYOR DATE 11/26/2018

*SEE SHEET C-04 FOR NOTES, LEGEND AND LOCUS.
 **SEE SHEET C-09 FOR LINE TABLES AND PLAN REFERENCES.

TOTAL COMMON
 OPEN SPACE
 =12.59 ACRES
 (INCLUDING 8.50 ACRES
 OF RECREATION AREA)

*SEE SHEET C-04 FOR
 NOTES, VICINITY MAP,
 AND LEGEND



REV.	DATE	DESCRIPTION	BY	CHK
9	11/26/18	NO REVISIONS THIS SHEET	JCC	CK
8	11/25/18	REVISED PER PLANNING BOARD COMMENTS	BMK	JCC
7	11/25/18	REVISED PER PLANNING BOARD COMMENTS	BMK	JCC
6	10/31/18	REVISED PER TRC COMMENTS	BMK	JCC
5	10/31/18	REVISED PER TRC COMMENTS	BMK	JCC
4	10/31/18	REVISED PER TRC COMMENTS	BMK	JCC
3	10/31/18	REVISED PER TRC COMMENTS	BMK	JCC
2	10/31/18	REVISED PER TRC COMMENTS	BMK	JCC
1	9/26/17	REVISED PER TRC COMMENTS	NJM	BMK

PLANNING BOARD CASE #17-27

TOWN OF EXETER PLANNING BOARD
 CHAIRMAN DATE

TAX MAP 54 LOTS 5, 6 & 7 & TAX MAP 63 LOT 205

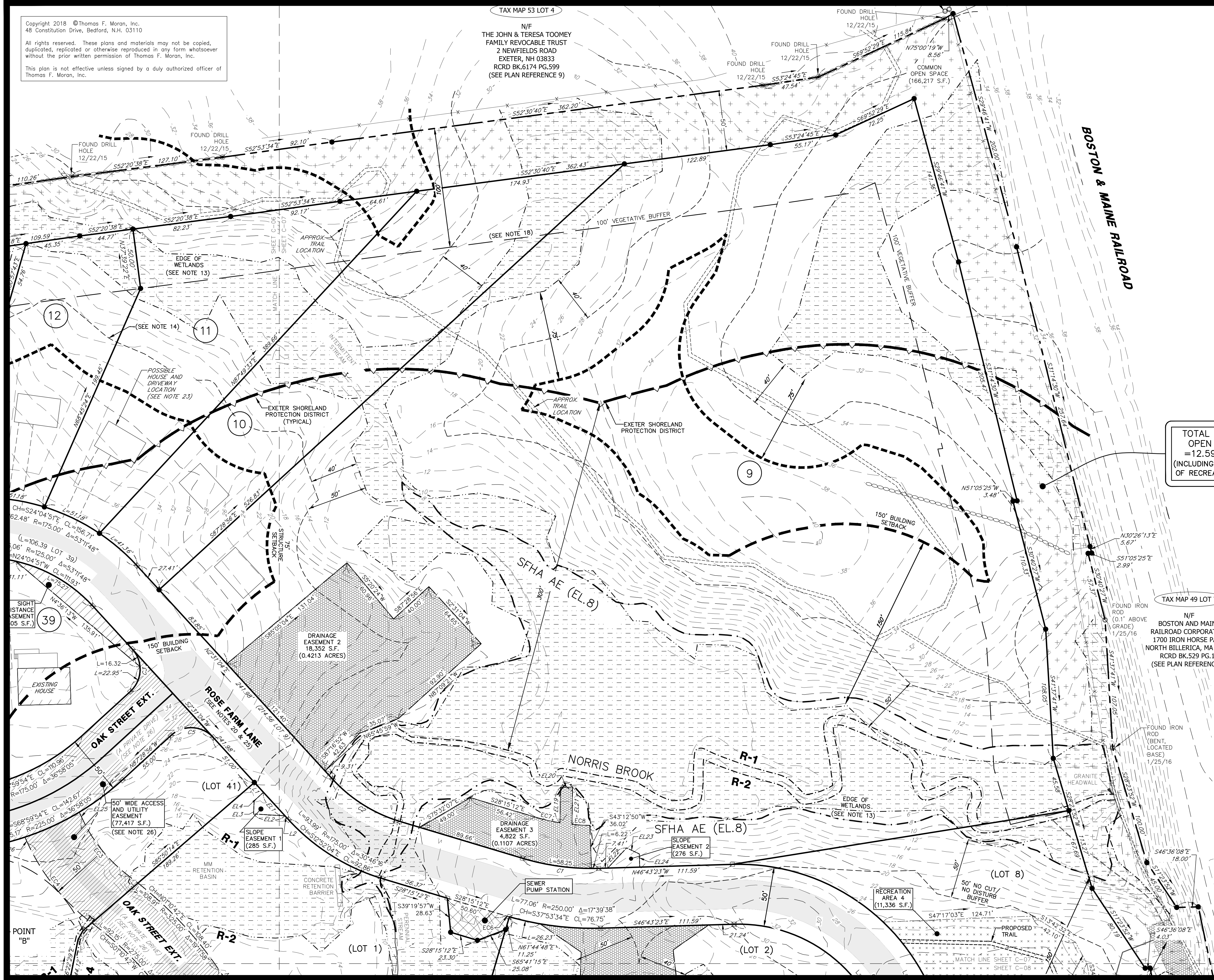
OPEN SPACE SUBDIVISION PLAN
EXETER ROSE FARM
FOREST STREET & OAK STREET EXTENSION
EXETER, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM
 OWNED BY
EXETER ROSE FARM, LLC & THE
BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUSTS
 PREPARED FOR
EXETER ROSE FARM, LLC

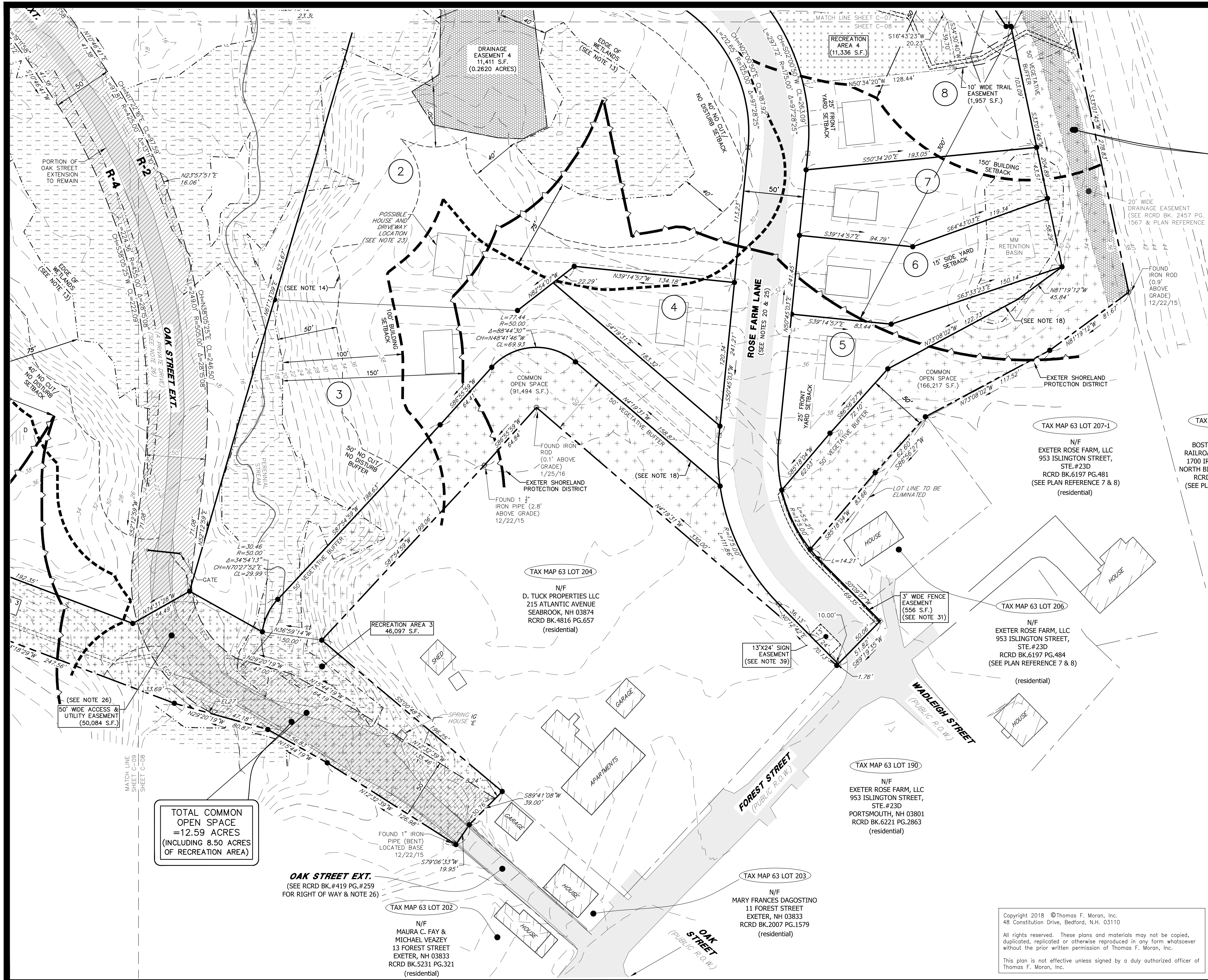
SCALE: 1"=40' AUGUST 15, 2017

TFM **MSC**
 Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists
 170 Commerce Way, Suite 102
 Portsmouth, NH 03801
 Phone (603) 431-2222
 Fax (603) 431-0910
 www.mscengineers.com

47175.00	DR	BMK	FB		
	CK	JCC	CADFILE	47175.00_OPS	C-07

Sep 03, 2021 - 12:16pm
 F:\MSC Projects\47175 - Oak Street Extension - Exeter\Drawings\OPEN SPACE\47175-00_C05-C09_Open Space Subdivision_Sheets.dwg





TOTAL COMMON OPEN SPACE = 12.59 ACRES (INCLUDING 8.50 ACRES OF RECREATION AREA)

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED BETWEEN JANUARY 2016 AND JULY 2017. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

LICENSED LAND SURVEYOR 11/26/2018
DATE

*SEE SHEET C-04 FOR NOTES, LEGEND AND LOCUS.
**SEE SHEET C-09 FOR LINE TABLES AND PLAN REFERENCES.

TAX MAP 63 LOT 207-1
N/F
EXETER ROSE FARM, LLC
953 ISLINGTON STREET,
STE.#23D
RCRD BK.6197 PG.481
(SEE PLAN REFERENCE 7 & 8)
(residential)

TAX MAP 49 LOT 7
N/F
BOSTON AND MAINE
RAILROAD CORPORATION
1700 IRON HORSE PARK
NORTH BILLERICA, MA 01862
RCRD BK.529 PG.14
(SEE PLAN REFERENCE 4)

TAX MAP 63 LOT 204
N/F
D. TUCK PROPERTIES LLC
215 ATLANTIC AVENUE
SEABROOK, NH 03874
RCRD BK.4816 PG.657
(residential)

TAX MAP 63 LOT 206
N/F
EXETER ROSE FARM, LLC
953 ISLINGTON STREET,
STE.#23D
RCRD BK.6197 PG.484
(SEE PLAN REFERENCE 7 & 8)
(residential)

TAX MAP 63 LOT 190
N/F
EXETER ROSE FARM, LLC
953 ISLINGTON STREET,
STE.#23D
PORTSMOUTH, NH 03801
RCRD BK.6221 PG.2863
(residential)

TAX MAP 63 LOT 203
N/F
MARY FRANCES DAGOSTINO
11 FOREST STREET
EXETER, NH 03833
RCRD BK.2007 PG.1579
(residential)

TAX MAP 63 LOT 202
N/F
MAURA C. FAY &
MICHAEL VEAZEY
13 FOREST STREET
EXETER, NH 03833
RCRD BK.5231 PG.321
(residential)

TOTAL COMMON OPEN SPACE = 12.59 ACRES (INCLUDING 8.50 ACRES OF RECREATION AREA)

*SEE SHEET C-04 FOR NOTES, VICINITY MAP, AND LEGEND

Graphic Scale

REV.	DATE	DESCRIPTION	BY	CHK
9	11/26/18	REVISED PER PLANNING BOARD COMMENTS	BMK	JCC
8	11/26/18	REVISED PER PLANNING BOARD COMMENTS	BMK	JCC
7	11/26/18	REVISED PER PLANNING BOARD COMMENTS	BMK	JCC
6	10/31/18	REVISED PER PLANNING BOARD COMMENTS	BMK	JCC
5	10/31/18	REVISED PER TRC COMMENTS	BMK	JCC
4	11/10/18	REVISED PER PLANNING BOARD COMMENTS	BMK	JCC
3	12/20/18	REVISED PER PLANNING BOARD COMMENTS	BMK	JCC
2	10/31/17	REVISED PER DESIGN REVIEW COMMENTS	BMK	JCC
1	9/26/17	REVISED PER TRC COMMENTS	NLM	BMK

PLANNING BOARD CASE #17-27
TOWN OF EXETER PLANNING BOARD
CHAIRMAN _____ DATE _____

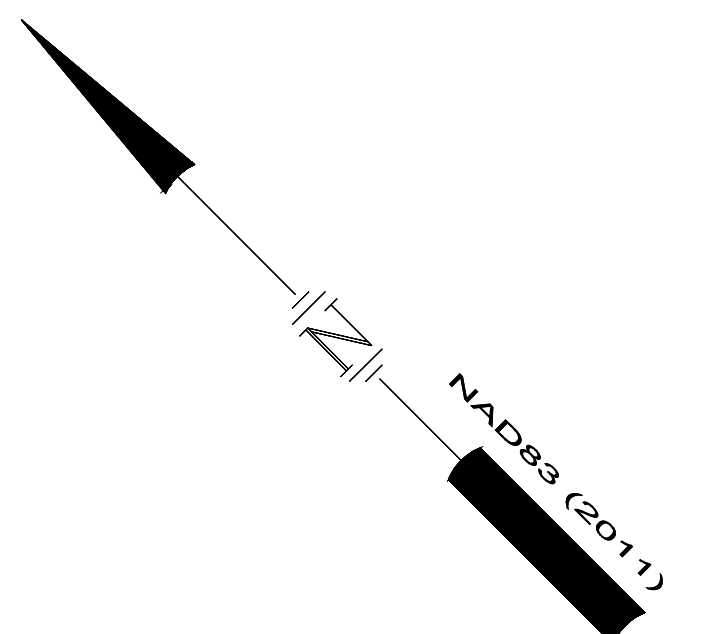
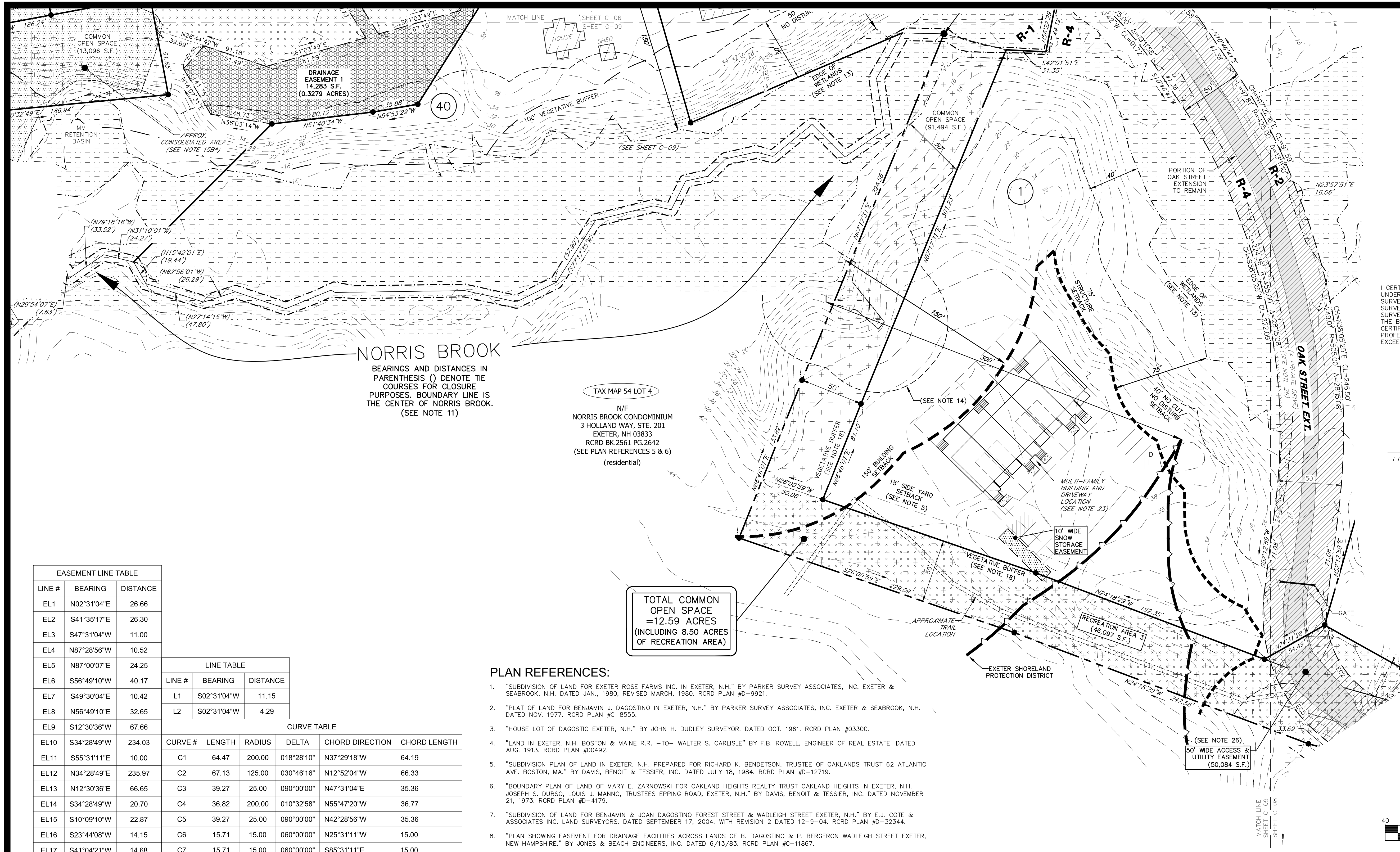
TAX MAP 54 LOTS 5, 6 & 7 & TAX MAP 63 LOT 205
OPEN SPACE SUBDIVISION PLAN
EXETER ROSE FARM
FOREST STREET & OAK STREET EXTENSION
EXETER, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM
OWNED BY
EXETER ROSE FARM, LLC & THE BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUSTS
PREPARED FOR
EXETER ROSE FARM, LLC
SCALE: 1"=40' AUGUST 15, 2017

TFM **MSC**
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.msceengineers.com

Copyright 2018 © Thomas F. Moran, Inc.
48 Constitution Drive, Bedford, N.H. 03110
All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Thomas F. Moran, Inc.
This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

47175.00 DR BMK FB 531 & 539
CK JCC CADFILE 47175.00_OPS C-08

Sep 03, 2021 - 12:18pm
F:\MSC Projects\47175 - Oak Street Extension - Exeter\47175-00 - Baker Properties\Drawings\OPEN SPACE\47175-00_C05-C09_Open Space Subdivision_Sheets.dwg



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED BETWEEN JANUARY 2016 AND JULY 2017. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

11/26/2018
DATE
LICENSED LAND SURVEYOR

*SEE SHEET C-04 FOR NOTES, VICINITY MAP, AND LEGEND

EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
EL1	N02°31'04"E	26.66
EL2	S41°35'17"E	26.30
EL3	S47°31'04"W	11.00
EL4	N87°28'56"W	10.52
EL5	N87°00'07"E	24.25
EL6	S56°49'10"W	40.17
EL7	S49°30'04"E	10.42
EL8	N56°49'10"E	32.65
EL9	S12°30'36"W	67.66

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S02°31'04"W	11.15
L2	S02°31'04"W	4.29

CURVE TABLE								
LINE #	CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH		
EL10	S34°28'49"W	234.03						
EL11	S55°31'11"E	10.00	C1	64.47	018°28'10"	N37°29'18"W	64.19	
EL12	N34°28'49"E	235.97	C2	67.13	030°46'16"	N12°52'04"W	66.33	
EL13	N12°30'36"E	66.65	C3	39.27	25.00	090°00'00"	N47°31'04"E	35.36
EL14	S34°28'49"W	20.70	C4	36.82	200.00	010°32'58"	N55°47'20"W	36.77
EL15	S10°09'10"W	22.87	C5	39.27	25.00	090°00'00"	N42°28'56"W	35.36
EL16	S23°44'08"W	14.15	C6	15.71	15.00	060°00'00"	N25°31'11"E	15.00
EL17	S41°04'21"W	14.68	C7	15.71	15.00	060°00'00"	S85°31'11"E	15.00

EASEMENT CURVE TABLE								
LINE #	CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH		
EL19	N45°46'04"E	29.67						
EL20	S46°19'58"E	10.01	EC1	13.30	225.00	003°23'14"	N59°22'12"W	13.30
EL21	S45°46'04"W	31.21	EC2	88.24	75.00	067°24'36"	N18°30'41"E	83.24
EL22	N88°16'37"E	23.12	EC3	62.72	125.00	028°44'48"	N05°57'07"E	62.06
EL23	S19°46'48"E	11.69	EC4	87.80	175.00	028°44'48"	S05°57'07"W	86.88
EL24	S43°16'37"W	11.05	EC5	147.35	125.00	067°32'29"	S18°26'44"W	138.97
EL25	N20°19'31"E	5.79	EC6	3.53	250.00	000°48'32"	S28°39'29"E	3.53
EL26	S20°19'31"W	5.79	EC7	21.47	164.00	007°29'58"	S32°00'11"E	21.45
EL27	S15°19'30"E	5.97	EC8	15.07	164.00	005°15'52"	S41°54'13"E	15.06

PLAN REFERENCES:

- "SUBDIVISION OF LAND FOR EXETER ROSE FARMS INC. IN EXETER, N.H." BY PARKER SURVEY ASSOCIATES, INC. EXETER & SEABROOK, N.H. DATED JAN., 1980, REVISED MARCH, 1980. RCRD PLAN #D-9921.
- "PLAT OF LAND FOR BENJAMIN J. DAGOSTINO IN EXETER, N.H." BY PARKER SURVEY ASSOCIATES, INC. EXETER & SEABROOK, N.H. DATED NOV. 1977. RCRD PLAN #C-8555.
- "HOUSE LOT OF DAGOSTIO EXETER, N.H." BY JOHN H. DUDLEY SURVEYOR. DATED OCT. 1961. RCRD PLAN #03300.
- "LAND IN EXETER, N.H. BOSTON & MAINE R.R. - TO- WALTER S. CARLISLE" BY F.B. ROWELL, ENGINEER OF REAL ESTATE. DATED AUG. 1913. RCRD PLAN #00492.
- "SUBDIVISION PLAN OF LAND IN EXETER, N.H. PREPARED FOR RICHARD K. BENDETSON, TRUSTEE OF OAKLANDS TRUST 62 ATLANTIC AVE. BOSTON, MA." BY DAVIS, BENOIT & TESSIER, INC. DATED JULY 18, 1984. RCRD PLAN #D-12719.
- "BOUNDARY PLAN OF LAND OF MARY E. ZARNOWSKI FOR OAKLAND HEIGHTS REALTY TRUST OAKLAND HEIGHTS IN EXETER, N.H. JOSEPH S. DURSO, LOUIS J. MANNO, TRUSTEES EPPING ROAD, EXETER, N.H." BY DAVIS, BENOIT & TESSIER, INC. DATED NOVEMBER 21, 1973. RCRD PLAN #D-4179.
- "SUBDIVISION OF LAND FOR BENJAMIN & JOAN DAGOSTINO FOREST STREET & WADLEIGH STREET EXETER, N.H." BY E.J. COTE & ASSOCIATES INC. LAND SURVEYORS. DATED SEPTEMBER 17, 2004. WITH REVISION 2 DATED 12-9-04. RCRD PLAN #D-32344.
- "PLAN SHOWING EASEMENT FOR DRAINAGE FACILITIES ACROSS LANDS OF B. DAGOSTINO & P. BERGERON WADLEIGH STREET EXETER, NEW HAMPSHIRE." BY JONES & BEACH ENGINEERS, INC. DATED 6/13/83. RCRD PLAN #C-11867.
- "SUBDIVISION OF LAND EXETER, N.H. FOR THE ESTATE OF: LEONA D. HENDERSON" BY JOHN W. DURGIN ASSOCIATES, INC. DATED JULY 11, 1985. RCRD PLAN #D-13883.
- "HENDERSON-SWASEY PARK EXETER, N.H. OWNER EXETER CONSERVATION COMMISSION" BY ROGER P. SLOAN SURVEYOR. DATED APRIL 30, 1973. RCRD PLAN #D-4046.
- "CONSOLIDATION & RESUBDIVISION PLAN, EXETER INDUSTRIAL PARK, PREPARED FOR WILLEY CREEK DEVELOPMENT COMPANY, EXETER, NH." BY HOLDEN ENGINEERING & SURVEYING INC. DATED 9-9-86 WITH REVISION 12-4-86. RCRD PLAN #D-15807.
- "STANDARD BOUNDARY SURVEY, OAK STREET EXTENSION, EXETER, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM, OWNED BY FRANK & MARY DAGOSTINO HEIRS, EXETER ROSE FARM & FRANK A. & BETTY JANE DAGOSTINO, PREPARED FOR EXETER ROSE FARM, LLC" PREPARED BY MSC, A DIVISION OF TFMORAN, INC AND DATED JULY 31, 2017. RCRD PLAN #D-40288.

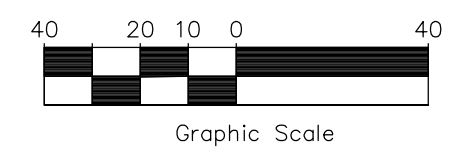
*SEE SHEET C-04 FOR NOTES, LEGEND AND LOCUS.

Copyright 2018 ©Thomas F. Moran, Inc.
48 Constitution Drive, Bedford, N.H. 03110
All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Thomas F. Moran, Inc.
This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

TOTAL COMMON OPEN SPACE =12.59 ACRES (INCLUDING 8.50 ACRES OF RECREATION AREA)

TAX MAP 54 LOT 4
N/F
NORRIS BROOK CONDOMINIUM
3 HOLLAND WAY, STE. 201
EXETER, NH 03833
RCRD BK.2561 PG.2642
(SEE PLAN REFERENCES 5 & 6)
(residential)

TAX MAP 54 LOTS 5, 6 & 7 & TAX MAP 63 LOT 205
OPEN SPACE SUBDIVISION PLAN
EXETER ROSE FARM
FOREST STREET & OAK STREET EXTENSION
EXETER, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM
OWNED BY
EXETER ROSE FARM, LLC & THE
BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUSTS
PREPARED FOR
EXETER ROSE FARM, LLC
SCALE: 1"=40' **AUGUST 15, 2017**

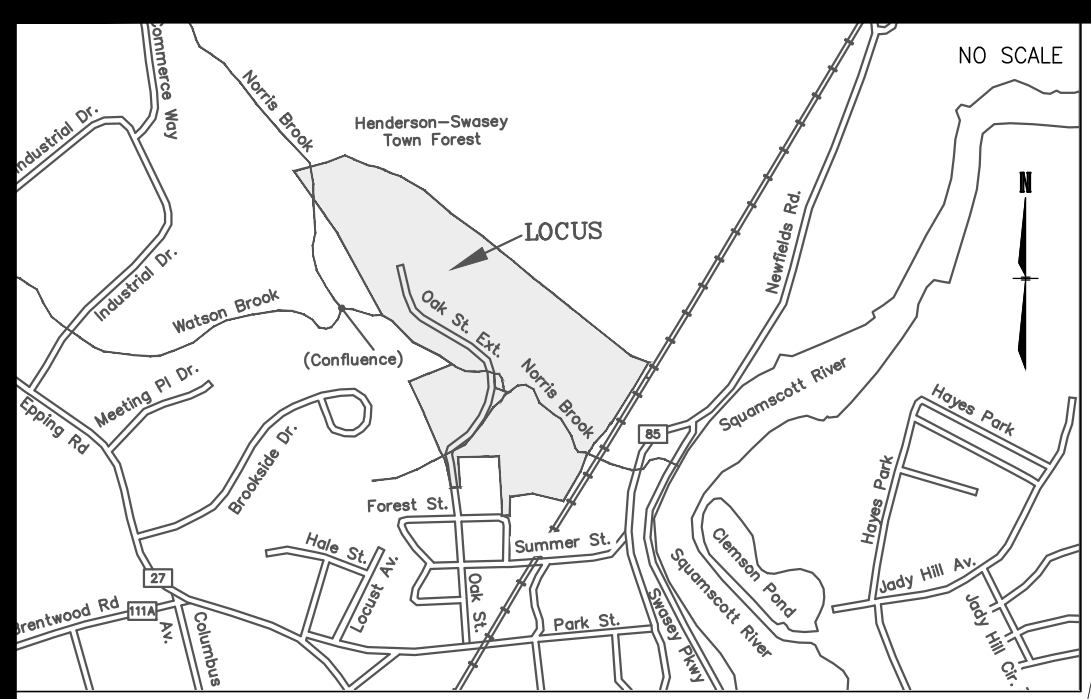


REV#	DATE	DESCRIPTION	CHK
8	11/26/18	REVISED PER PLANNING BOARD COMMENTS	BMK/JCC
7	11/15/18	REVISED PER PLANNING BOARD COMMENTS	BMK/JCC
6	10/11/18	REVISED PER PLANNING BOARD COMMENTS	BMK/JCC
5	8/31/18	REVISED PER TRC COMMENTS	BMK/JCC
4	7/10/18	REVISED PER PLANNING BOARD COMMENTS	BMK/JCC
3	2/20/18	REVISED PER PLANNING BOARD COMMENTS	BMK/JCC
2	10/31/17	REVISED PER DESIGN REVIEW COMMENTS	BMK/JCC
1	9/26/17	REVISED PER TRC COMMENTS	NJM/BMK

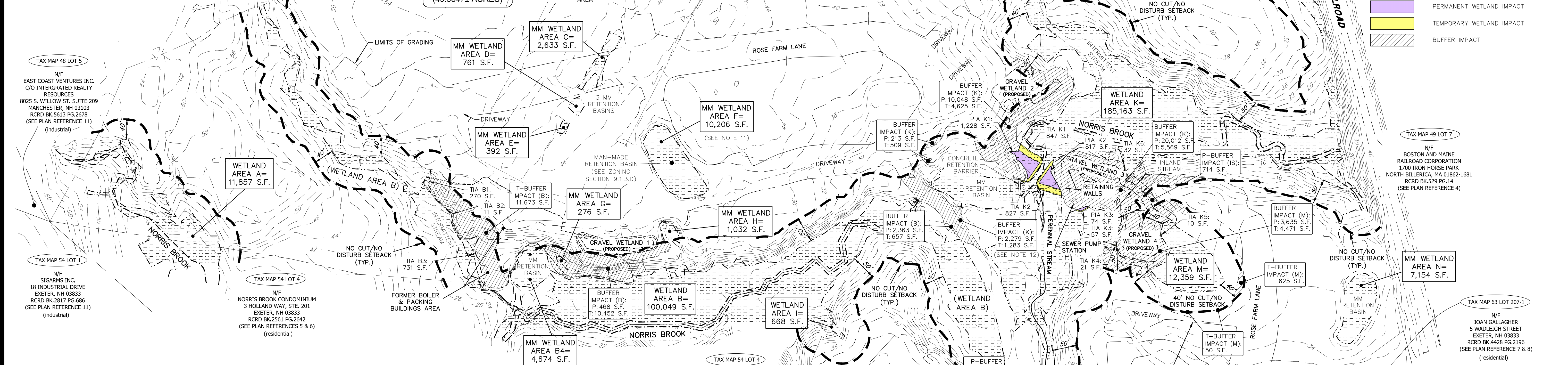
PLANNING BOARD CASE #17-27
TOWN OF EXETER PLANNING BOARD
CHAIRMAN _____ DATE _____

TFM **MSC**
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.msceengineers.com

47175.00 DR BMK FB 531 & 539
CK JCC CADFILE 47175.00_OPS C-09



VICINITY PLAN



LEGEND:

IS	INLAND STREAM
LF	LINEAR FEET
N/F	NOW OR FORMERLY
MM	MANMADE
RCD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
PIA	PERMANENT IMPACT AREA
TIA	TEMPORARY IMPACT AREA
T	TEMPORARY
---	BOUNDARY LINE
---	BROOK
---	EDGE OF WETLANDS
---	PERENNIAL STREAM
---	INTERMITTENT STREAM
---	40'/50' NO CUT/NO DISTURBANCE SETBACK
---	S&SR: SECTION 9.9.2 (WETLANDS DISTRICT)
---	LIMITS OF GRADING
---	WETLANDS
---	PERMANENT WETLAND IMPACT
---	TEMPORARY WETLAND IMPACT
---	BUFFER IMPACT

- NOTES:**
- THE SUBJECT PARCELS ARE SHOWN ON THE TOWN OF EXETER ASSESSOR'S MAP 54 AS LOTS 5, 6 & 7 AND MAP 63 LOT 205.
 - OWNERS OF RECORD/APPLICANT:
 - MAP 54 LOT 5: EXETER ROSE FARM, LLC
 - MAP 54 LOT 6: EXETER ROSE FARM, LLC
 - MAP 54 LOT 7: EXETER ROSE FARM, LLC
 - MAP 54 LOT 8: EXETER ROSE FARM, LLC
 - MAP 54 LOT 9: EXETER ROSE FARM, LLC
 - MAP 54 LOT 10: EXETER ROSE FARM, LLC
 - MAP 54 LOT 11: EXETER ROSE FARM, LLC
 - MAP 54 LOT 12: EXETER ROSE FARM, LLC
 - MAP 54 LOT 13: EXETER ROSE FARM, LLC
 - MAP 54 LOT 14: EXETER ROSE FARM, LLC
 - MAP 54 LOT 15: EXETER ROSE FARM, LLC
 - MAP 54 LOT 16: EXETER ROSE FARM, LLC
 - MAP 54 LOT 17: EXETER ROSE FARM, LLC
 - MAP 54 LOT 18: EXETER ROSE FARM, LLC
 - MAP 54 LOT 19: EXETER ROSE FARM, LLC
 - MAP 54 LOT 20: EXETER ROSE FARM, LLC
 - MAP 54 LOT 21: EXETER ROSE FARM, LLC
 - MAP 54 LOT 22: EXETER ROSE FARM, LLC
 - MAP 54 LOT 23: EXETER ROSE FARM, LLC
 - MAP 54 LOT 24: EXETER ROSE FARM, LLC
 - MAP 54 LOT 25: EXETER ROSE FARM, LLC
 - MAP 54 LOT 26: EXETER ROSE FARM, LLC
 - MAP 54 LOT 27: EXETER ROSE FARM, LLC
 - MAP 54 LOT 28: EXETER ROSE FARM, LLC
 - MAP 54 LOT 29: EXETER ROSE FARM, LLC
 - MAP 54 LOT 30: EXETER ROSE FARM, LLC
 - MAP 54 LOT 31: EXETER ROSE FARM, LLC
 - MAP 54 LOT 32: EXETER ROSE FARM, LLC
 - MAP 54 LOT 33: EXETER ROSE FARM, LLC
 - MAP 54 LOT 34: EXETER ROSE FARM, LLC
 - MAP 54 LOT 35: EXETER ROSE FARM, LLC
 - MAP 54 LOT 36: EXETER ROSE FARM, LLC
 - MAP 54 LOT 37: EXETER ROSE FARM, LLC
 - MAP 54 LOT 38: EXETER ROSE FARM, LLC
 - MAP 54 LOT 39: EXETER ROSE FARM, LLC
 - MAP 54 LOT 40: EXETER ROSE FARM, LLC
 - MAP 54 LOT 41: EXETER ROSE FARM, LLC
 - MAP 54 LOT 42: EXETER ROSE FARM, LLC
 - MAP 54 LOT 43: EXETER ROSE FARM, LLC
 - MAP 54 LOT 44: EXETER ROSE FARM, LLC
 - MAP 54 LOT 45: EXETER ROSE FARM, LLC
 - MAP 54 LOT 46: EXETER ROSE FARM, LLC
 - MAP 54 LOT 47: EXETER ROSE FARM, LLC
 - MAP 54 LOT 48: EXETER ROSE FARM, LLC
 - MAP 54 LOT 49: EXETER ROSE FARM, LLC
 - MAP 54 LOT 50: EXETER ROSE FARM, LLC
 - MAP 54 LOT 51: EXETER ROSE FARM, LLC
 - MAP 54 LOT 52: EXETER ROSE FARM, LLC
 - MAP 54 LOT 53: EXETER ROSE FARM, LLC
 - MAP 54 LOT 54: EXETER ROSE FARM, LLC
 - MAP 54 LOT 55: EXETER ROSE FARM, LLC
 - MAP 54 LOT 56: EXETER ROSE FARM, LLC
 - MAP 54 LOT 57: EXETER ROSE FARM, LLC
 - MAP 54 LOT 58: EXETER ROSE FARM, LLC
 - MAP 54 LOT 59: EXETER ROSE FARM, LLC
 - MAP 54 LOT 60: EXETER ROSE FARM, LLC
 - MAP 54 LOT 61: EXETER ROSE FARM, LLC
 - MAP 54 LOT 62: EXETER ROSE FARM, LLC
 - MAP 54 LOT 63: EXETER ROSE FARM, LLC
 - MAP 54 LOT 64: EXETER ROSE FARM, LLC
 - MAP 54 LOT 65: EXETER ROSE FARM, LLC
 - MAP 54 LOT 66: EXETER ROSE FARM, LLC
 - MAP 54 LOT 67: EXETER ROSE FARM, LLC
 - MAP 54 LOT 68: EXETER ROSE FARM, LLC
 - MAP 54 LOT 69: EXETER ROSE FARM, LLC
 - MAP 54 LOT 70: EXETER ROSE FARM, LLC
 - MAP 54 LOT 71: EXETER ROSE FARM, LLC
 - MAP 54 LOT 72: EXETER ROSE FARM, LLC
 - MAP 54 LOT 73: EXETER ROSE FARM, LLC
 - MAP 54 LOT 74: EXETER ROSE FARM, LLC
 - MAP 54 LOT 75: EXETER ROSE FARM, LLC
 - MAP 54 LOT 76: EXETER ROSE FARM, LLC
 - MAP 54 LOT 77: EXETER ROSE FARM, LLC
 - MAP 54 LOT 78: EXETER ROSE FARM, LLC
 - MAP 54 LOT 79: EXETER ROSE FARM, LLC
 - MAP 54 LOT 80: EXETER ROSE FARM, LLC
 - MAP 54 LOT 81: EXETER ROSE FARM, LLC
 - MAP 54 LOT 82: EXETER ROSE FARM, LLC
 - MAP 54 LOT 83: EXETER ROSE FARM, LLC
 - MAP 54 LOT 84: EXETER ROSE FARM, LLC
 - MAP 54 LOT 85: EXETER ROSE FARM, LLC
 - MAP 54 LOT 86: EXETER ROSE FARM, LLC
 - MAP 54 LOT 87: EXETER ROSE FARM, LLC
 - MAP 54 LOT 88: EXETER ROSE FARM, LLC
 - MAP 54 LOT 89: EXETER ROSE FARM, LLC
 - MAP 54 LOT 90: EXETER ROSE FARM, LLC
 - MAP 54 LOT 91: EXETER ROSE FARM, LLC
 - MAP 54 LOT 92: EXETER ROSE FARM, LLC
 - MAP 54 LOT 93: EXETER ROSE FARM, LLC
 - MAP 54 LOT 94: EXETER ROSE FARM, LLC
 - MAP 54 LOT 95: EXETER ROSE FARM, LLC
 - MAP 54 LOT 96: EXETER ROSE FARM, LLC
 - MAP 54 LOT 97: EXETER ROSE FARM, LLC
 - MAP 54 LOT 98: EXETER ROSE FARM, LLC
 - MAP 54 LOT 99: EXETER ROSE FARM, LLC
 - MAP 54 LOT 100: EXETER ROSE FARM, LLC
 - TOTAL AREA: 2,176,025± S.F. (49.9547± ACRES)
 - THE SUBJECT PARCELS ARE LOCATED IN THE R-1 LOW DENSITY SINGLE FAMILY, R-2 SINGLE FAMILY, AND R-4 MULTI-FAMILY ZONING DISTRICTS AND PARTIALLY LOCATED IN THE TOWN OF EXETER SHORELAND PROTECTION DISTRICT AND THE WETLANDS CONSERVATION AND FLOOD HAZARD OVERLAY DISTRICTS.
 - THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 [NAD 83 (2011)] PER STATIC GPS OBSERVATIONS.
 - THE SUBJECT PARCELS ARE PARTIALLY LOCATED IN SPECIAL FLOOD HAZARD AREA (SFHA) ZONE AE (EL-8) & ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 3301SC0402E WITH AN EFFECTIVE DATE OF MAY 17, 2005.
 - THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE TOWN OF EXETER WETLAND CONSERVATION DISTRICT WETLAND & 40'/50' NO CUT/NO DISTURBANCE BUFFER IMPACT AREAS ASSOCIATED WITH THE OPEN SPACE DEVELOPMENT OF TAX MAP 54 LOTS 5, 6 & 7, AND TAX MAP 63 LOT 205. SEE PLANNING BOARD CASE #17-27.
 - FIELD SURVEY COMPLETED BY TODD C. EMERSON AND NICK J. MORTON IN JANUARY 2016 AND JULY 2017 USING A TOPCON DS103 AND TOPCON TESLA DATA COLLECTOR, A TOPCON MG-AS BACKPACK GPS UNIT AND A TOPCON HYPER SR STATIC GPS UNIT.
 - MAN-MADE AND NATURAL JURISDICTIONAL WETLAND BOUNDARIES WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, AND JON BALANOFF IN DECEMBER 2015 ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL; THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL; NORTH-CENTRAL AND NORTH-EAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV-WT 100-900 AND THE TOWN OF EXETER ZONING, PREDOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7, 2010. THE INDICATOR STATUS OF HYDROPHYTIC VEGETATION WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTH-CENTRAL AND NORTH-EAST 2014 REGIONAL WETLAND PLANT LIST. POTENTIAL VERNAL POOLS WERE EVALUATED ACCORDING TO ENV-WT 101.106, ENV-WT 101.75 AND ENV-WT 101.86. COPIES OF SITE PLANS DEPICTING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS LOCATION.

- MAN-MADE WETLANDS ARE NOT A PART OF THE TOWN OF EXETER WETLAND CONSERVATION DISTRICT PER THE TOWN OF EXETER ZONING ORDINANCE SECTION 9.1.3.D.
- TIA B1, TIA B2 AND TIA B3 AND TIA F ARE TEMPORARY WETLAND IMPACTS ASSOCIATED WITH THE REMEDIATION PROCESS. SEE REMEDIAL ACTION PLAN PREPARED BY STONEHILL ENVIRONMENTAL, INC. FOR DETAILS. DES SITE #201203003, PROJECT #27859.
- PIA C, PIA D, PIA E & PIA F ARE PERMANENT WETLAND IMPACTS ASSOCIATED WITH THE REMEDIATION PROCESS. SEE REMEDIAL ACTION PLAN PREPARED BY STONEHILL ENVIRONMENTAL, INC. FOR DETAILS. DES SITE #201203003, PROJECT #27859.
- PIA K1, PIA K2, PIA K3, TIA K1, TIA K2, TIA K3, TIA K4, TIA K5 AND TIA K6 ARE PERMANENT AND TEMPORARY WETLAND IMPACTS ASSOCIATED WITH THE CONSTRUCTION OF A 24' WIDE ROAD (ROSE FARM LANE).
- TIA K7 IS TEMPORARY WETLAND IMPACT ASSOCIATED WITH THE REPAIR OF EXISTING OAK STREET EXTENSION.
- ADDITIONAL WETLAND IMPACTS PER PLAN REFERENCE 1 ARE PERMANENT AND TEMPORARY WETLAND IMPACTS ASSOCIATED WITH THE REPAIR/REPLACEMENT OF 3 EXISTING CULVERTS ALONG OAK STREET EXTENSION AND THE REPAIR OF THE EXISTING CONCRETE RETENTION BARRIER (CONCRETE SPILLWAY) LOCATED ON THE SOUTHEASTERLY SIDE OF A MANMADE POND WITHIN WETLAND AREA K. SEE PLAN REFERENCE 1 FOR ADDITIONAL WETLAND IMPACTS.
- THE BUFFER IMPACT AREAS ARE ASSOCIATED WITH THE REMEDIATION PROCESS, CONSTRUCTION OF A 24' WIDE PAVED ROAD (ROSE FARM LANE) AND THE CONNECTION OF OAK STREET EXTENSION TO ROSE FARM LANE.

TOWN OF EXETER WETLAND CONSERVATION DISTRICT WETLAND & 40'/50' NO CUT/NO DISTURBANCE BUFFER AREAS & IMPACTS TABLE

WETLAND	WETLAND AREA	TEMPORARY IMPACT	PERMANENT IMPACT	TEMPORARY BUFFER IMPACT	PERMANENT BUFFER IMPACT
A	11,857 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
B	100,049 S.F.	1,080 S.F.	0 S.F.	22,782 S.F.	3,439 S.F.
I	668 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
J	15 S.F.	0 S.F.	0 S.F.	0 S.F.	3,567 S.F.
K	185,163 S.F.	1,806 S.F.	2,119 S.F.	11,986 S.F.	38,674 S.F.
L	23,073 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
M	12,359 S.F.	0 S.F.	0 S.F.	5,146 S.F.	3,635 S.F.
IS	(373 L.F.)	0 S.F.	(155 L.F.)	0 S.F.	714 S.F.
TOTAL:	333,184 S.F.	2,886 S.F.	2,119 S.F.	39,914 S.F.	50,029 S.F.

***BUFFER IMPACT #'S NEED TO BE UPDATED**

***BUFFER IMPACTS NEED TO BE UPDATED**

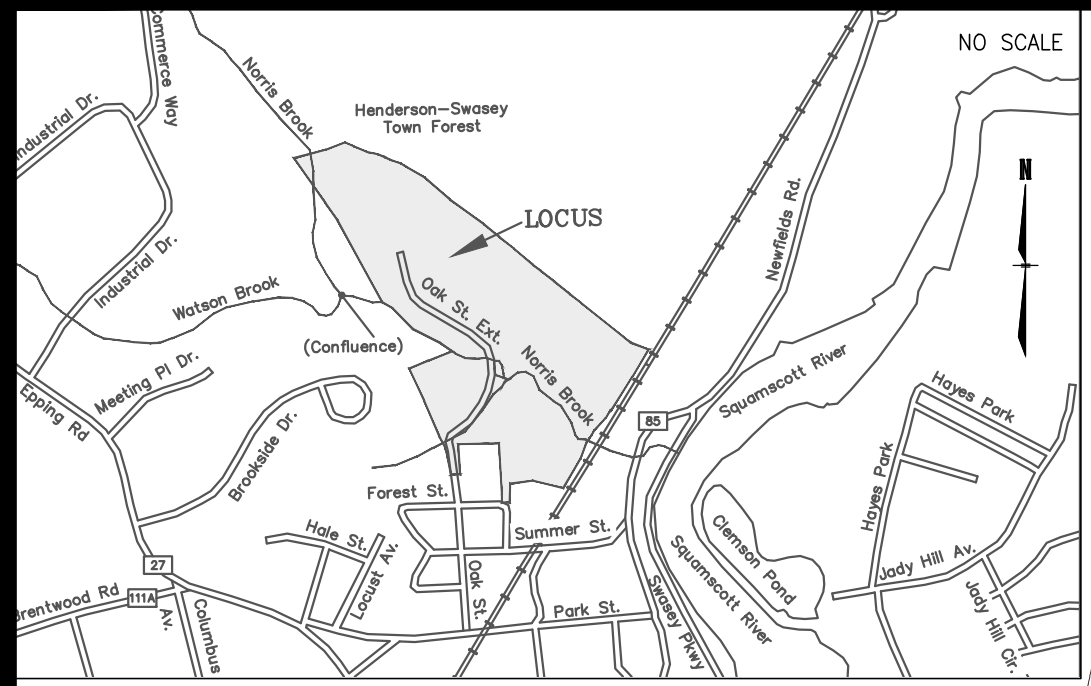
REV.	DATE	DESCRIPTION
1	11/26/18	UPDATED WETLAND IMPACTS
2	11/26/18	UPDATED PER PLANNING BOARD COMMENTS
3	11/26/18	UPDATED PER PLANNING BOARD COMMENTS
4	10/11/18	UPDATED PER PLANNING BOARD COMMENTS
5	08/31/18	REVISED PER TRC COMMENTS
6	07/10/18	REVISED PER PLANNING BOARD COMMENTS
7	02/20/18	ADDED THIS SHEET

TAX MAP 54 LOTS 5, 6 & 7 AND MAP 63 LOT 205
TOWN OF EXETER WETLAND CONSERVATION DISTRICT
AREA & IMPACTS PLAN
OAK STREET EXTENSION & FOREST STREET
EXETER, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM
 OWNED BY
EXETER ROSE FARM, LLC & THE
BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUSTS
 PREPARED FOR
EXETER ROSE FARM, LLC
SCALE: 1"=100'
FEBRUARY 20, 2018

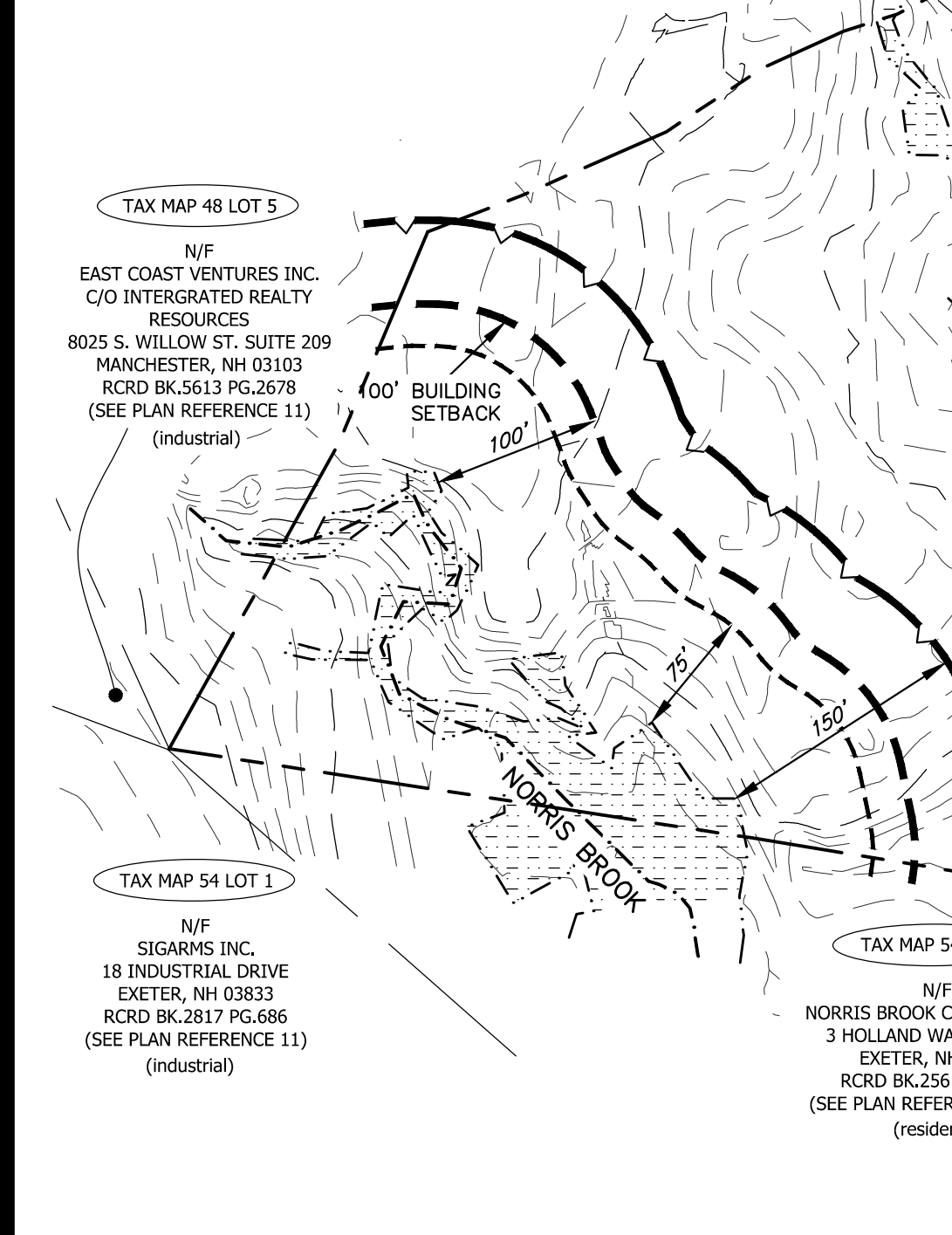
TFM **MSC**
 Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists
 170 Commerce Way, Suite 102
 Portsmouth, NH 03801
 Phone (603) 431-2222
 Fax (603) 431-0910
 www.msceingineers.com

Copyright 2021 © Thomas F. Moran, Inc.
 48 Constitution Drive, Bedford, N.H. 03110
 All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Thomas F. Moran, Inc.
 This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

47175.00 DR FB 531 & 539 C-10A
 CK CADFILE 47175.00-WETLAND



VICINITY PLAN



LEGEND:

N/F	NOW OR FORMERLY
MM	MANMADE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
---	BOUNDARY LINE
---	BROOK
---	EDGE OF WETLANDS
---	PERENNIAL STREAM
---	INTERMITTENT STREAM
---	EXETER SHORELAND PROTECTION DISTRICT (ZO: SECTION 9.3.1.C)
---	EXETER SHORELAND PROTECTION DISTRICT (ZO: SECTION 9.3.4.C)
---	100'/150' BUILDING SETBACK (ZO: SECTION 9.3.4.C)
---	75' VEGETATIVE BUFFER (ZO: SECTION 9.3.4.E)
---	LIMITS OF GRADING
---	WETLANDS
---	IMPACT AREA 1
---	IMPACT AREA 2
---	IMPACT AREA 3
---	IMPACT AREA 4
---	IMPACT AREA 5

"HENDERSON-SWASEY TOWN FOREST"
TAX MAP 49 LOT 8
N/F
TOWN OF EXETER
HENDERSON-SWASEY FOREST
10 FRONT STREET
EXETER, NH 03833
RCRD BK.2056 PG.64
(SEE PLAN REFERENCE 10)
(municipal)

TAX MAP 53 LOT 4
N/F
JOHN P. & TERESA TOOMEY
2 NEWFIELDS ROAD
EXETER, NH 03833
RCRD BK.5516 PG.135
(SEE PLAN REFERENCE 9)

TAX MAP 49 LOT 7
N/F
BOSTON AND MAINE RAILROAD CORPORATION
1700 IRON HORSE PARK
NORTH BILLERICA, MA 01862-1681
RCRD BK.529 PG.14
(SEE PLAN REFERENCE 4)

TAX MAP 63 LOT 207-1
N/F
JOAN GALLAGHER
5 WADLEIGH STREET
EXETER, NH 03833
RCRD BK.4428 PG.2196
(SEE PLAN REFERENCE 7 & 8)
(residential)

TAX MAP 63 LOT 206
N/F
JOAN GALLAGHER & THOMAS R. LIGHT
5 WADLEIGH STREET
EXETER, NH 03833
RCRD BK.4428 PG.2194
(SEE PLAN REFERENCE 7 & 8)
(residential)

TAX MAP 63 LOT 190
N/F
JEANETTE WILLIAMS REVOCABLE TRUST
10 WADLEIGH STREET
EXETER, NH 03833
RCRD BK.3768 PG.1712
(residential)

TAX MAP 63 LOT 203
N/F
MARY FRANCES DAGOSTINO
11 FOREST STREET
EXETER, NH 03833
RCRD BK.2007 PG.1579
(residential)

TAX MAP 63 LOT 202
N/F
MAURA C. FAY & MICHAEL VEAZEY
13 FOREST STREET
EXETER, NH 03833
RCRD BK.5231 PG.321
(residential)

TAX MAP 54 LOT 4
N/F
NORRIS BROOK CONDOMINIUM
3 HOLLAND WAY, STE. 201
EXETER, NH 03833
RCRD BK.2561 PG.2642
(SEE PLAN REFERENCES 5 & 6)
(residential)

TAX MAP 54 LOT 4
N/F
NORRIS BROOK CONDOMINIUM
3 HOLLAND WAY, STE. 201
EXETER, NH 03833
RCRD BK.2561 PG.2642
(SEE PLAN REFERENCES 5 & 6)
(residential)

TAX MAP 48 LOT 5
N/F
EAST COAST VENTURES INC.
C/O INTEGRATED REALTY RESOURCES
8025 S. WILLOW ST. SUITE 209
MANCHESTER, NH 03103
RCRD BK.5613 PG.2678
(SEE PLAN REFERENCE 11)
(Industrial)

TAX MAP 54 LOT 1
N/F
SIGARMS INC.
18 INDUSTRIAL DRIVE
EXETER, NH 03833
RCRD BK.2817 PG.686
(SEE PLAN REFERENCE 11)
(Industrial)

TOTAL AREA
2,176,025± S.F.
(49.9547± ACRES)

11. IMPACTS 1A, 5A AND A PORTION OF 3A & 5B ARE ASSOCIATED WITH THE REMEDIATION PROCESS. SEE REMEDIAL ACTION PLAN PREPARED BY STONEHILL ENVIRONMENTAL, INC. FOR DETAILS.
THE REMAINING IMPACTS ARE ASSOCIATED WITH THE CONSTRUCTION OF A 24' WIDE PAVED ROAD, THE CONNECTION OF OAK STREET EXTENSION AND THE DEVELOPMENT OF RESIDENTIAL HOUSE LOTS.

TOWN OF EXETER SHORELAND PROTECTION DISTRICT (SPD) AREAS AND IMPACTS TABLE

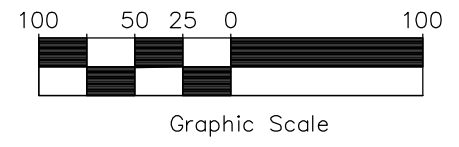
SPD	0-75' VEGETATIVE BUFFER (AREA 1)	75-100' BUILDING SETBACK (AREA 2)	75-150' BUILDING SETBACK (AREA 3)	100-150' SPD (AREA 4)	150-300' SPD (AREA 5)	TOTAL
AREA	586,230 S.F.	36,074 S.F.	216,989 S.F.	60,077 S.F.	420,802 S.F.	1,320,172 S.F.
PERMANENT IMPACT	70,144 S.F.	4,089 S.F.	71,991 S.F.	8,990 S.F.	146,879 S.F.	302,093 S.F.
TEMPORARY IMPACT	19,393 S.F.	858 S.F.	16,352 S.F.	804 S.F.	22,346 S.F.	59,753 S.F.

IMPACTS NEED TO BE UPDATED

IMPACTS NEED TO BE UPDATED

- NOTES:**
- THE SUBJECT PARCELS ARE SHOWN ON THE TOWN OF EXETER ASSESSOR'S MAP 54 AS LOTS 5, 6 & 7 AND MAP 63 LOT 205.
 - OWNERS OF RECORD/APPLICANT:
MAP 54 LOT 5: EXETER ROSE FARM, LLC
MAP 54 LOT 6: EXETER ROSE FARM, LLC
MAP 54 LOT 7: EXETER ROSE FARM, LLC
MAP 63 LOT 205: BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUSTS
 - TOTAL AREA: 2,176,025± S.F. (49.9547± ACRES)
 - THE SUBJECT PARCELS ARE LOCATED IN THE R-1 LOW DENSITY SINGLE FAMILY, R-2 SINGLE FAMILY, AND R-4 MULTI-FAMILY ZONING DISTRICTS AND PARTIALLY LOCATED IN THE TOWN OF EXETER SHORELAND PROTECTION DISTRICT AND THE WETLANDS CONSERVATION AND FLOOD HAZARD OVERLAY DISTRICTS.
 - THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 [NAD 83 (2011)] PER STATIC GPS OBSERVATIONS.
 - THE SUBJECT PARCELS ARE PARTIALLY LOCATED IN SPECIAL FLOOD HAZARD AREA (SFHA) ZONE AE (EL-8) & ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 3301SC0402E WITH AN EFFECTIVE DATE OF MAY 17, 2005.
 - THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE EXTENT OF THE TOWN OF EXETER SHORELAND DISTRICT (SPD) AREAS AND IMPACTS ASSOCIATED WITH THE OPEN SPACE DEVELOPMENT OF TAX MAP 54 LOTS 5, 6 & 7, AND TAX MAP 63 LOT 205. SEE PLANNING BOARD CASE #17-27.
 - FIELD SURVEY COMPLETED BY TODD C. EMERSON AND NICK J. MORTON IN JANUARY 2016 AND JULY 2017 USING A TOPCON DSI13 AND TOPCON TESLA DATA COLLECTOR, A TOPCON MG-AS BACKPACK GPS UNIT AND A TOPCON HYPER SR STATIC GPS UNIT.
 - MANMADE AND NATURAL JURISDICTIONAL WETLAND BOUNDARIES WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, AND JON BALANOFF IN DECEMBER 2015 ACCORDING TO THE STANDARDS OF THE US ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL; THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL; NORTH-CENTRAL AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV-WT 100-900 AND THE TOWN OF EXETER ZONING, PREDOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7, 2010. THE INDICATOR STATUS OF HYDROPHYTIC VEGETATION WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTH-CENTRAL AND NORTHEAST 2014 REGIONAL WETLAND PLANT LIST. POTENTIAL VERNAL POOLS WERE EVALUATED ACCORDING TO ENV-WT 101.106, ENV-WT 101.75 AND ENV-WT 101.86. COPIES OF SITE PLANS DEPICTING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS LOCATION.

REV.	DATE	DESCRIPTION
8	11/26/18	REVISED PER PLANNING BOARD COMMENTS
7	11/15/18	REVISED PER PLANNING BOARD COMMENTS
6	10/11/18	REVISED PER PLANNING BOARD COMMENTS
5	08/31/18	REVISED PER TRC COMMENTS
4	07/10/18	ADDED THIS SHEET



Copyright 2018 © Thomas F. Moran, Inc.
48 Constitution Drive, Bedford, N.H. 03110
All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Thomas F. Moran, Inc.
This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

TFM **MSC**
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.mscengineers.com

47175.00 DR ETP FB 531 & 539
CK BMK CADFILE 47175.00-SHORELAND C-10B

TAX MAP 54 LOTS 5, 6 & 7 AND MAP 63 LOT 205
TOWN OF EXETER SHORELAND PROTECTION DISTRICT AREA & IMPACTS PLAN
OAK STREET EXTENSION & FOREST STREET
EXETER, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM
OWNED BY
EXETER ROSE FARM, LLC & THE BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUSTS
PREPARED FOR
EXETER ROSE FARM, LLC
SCALE: 1"=100' **JULY 10, 2018**