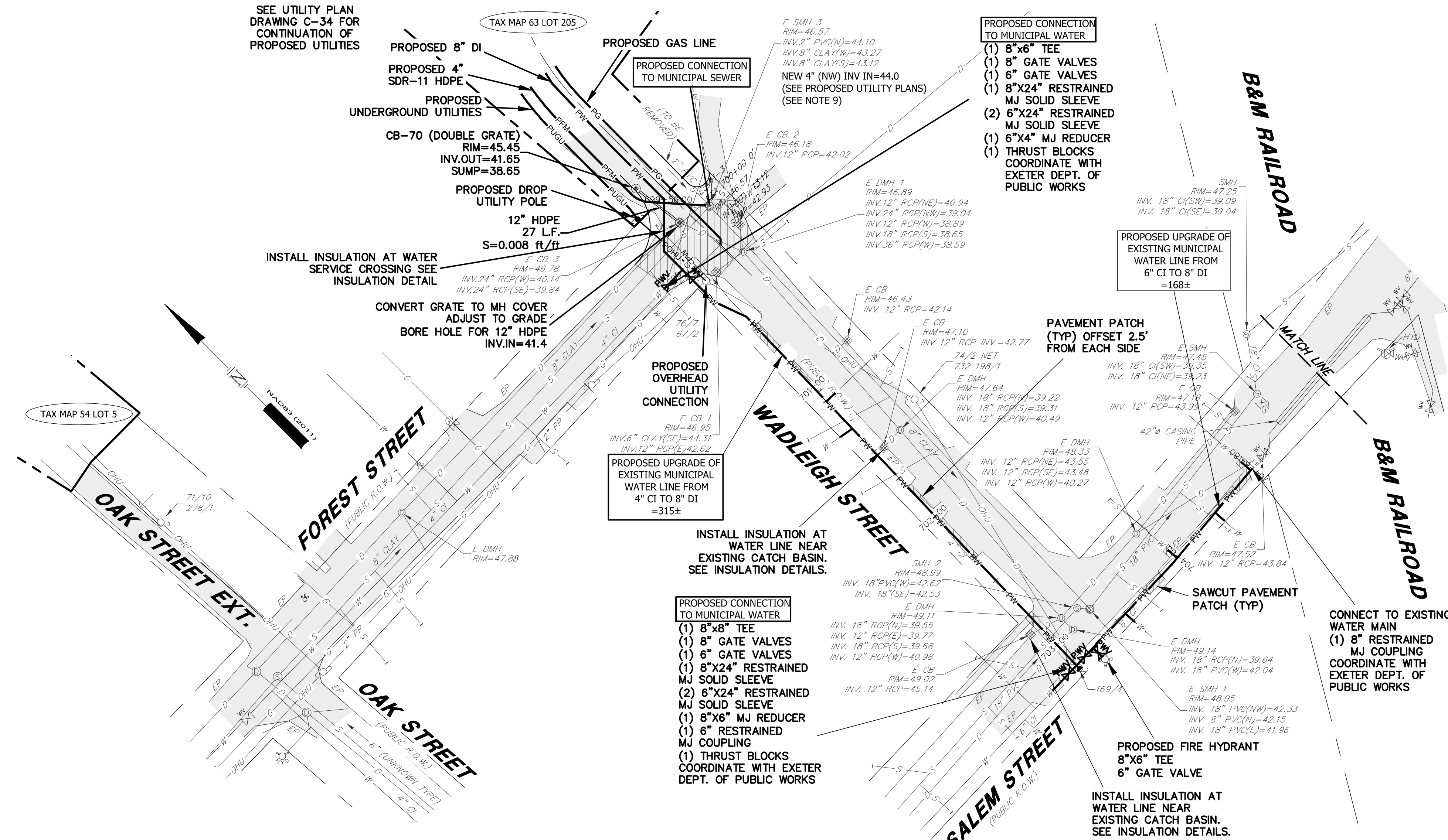


LEGEND:

- EP EDGE OF PAVEMENT
- CI CAST IRON
- DI DUCTILE IRON
- HDPE HIGH DENSITY POLYETHYLENE
- PVC POLYVINYL CHLORIDE PIPE
- E SMH EXISTING SEWER MANHOLE
- INV. INVERT
- E CB EXISTING CATCH BASIN
- E DMH EXISTING DRAIN MANHOLE
- UP UTILITY POLE
- PP PLASTIC PIPE
- HYDRANT
- DRAIN MANHOLE
- CATCH BASIN
- PROPOSED WATER VALVE
- PROPOSED THRUST BLOCK
- WATER VALVE
- WATER SHUT OFF
- UTILITY POLE
- PROPOSED UTILITY DROP POLE
- SEWER MANHOLE
- GUY WIRE
- GAS VALVE
- SITE BOUNDARY LINE
- APPROXIMATE LIMITS OF RIGHT OF WAY
- S SEWER LINE
- W WATER LINE
- OHU OVERHEAD UTILITIES
- G GAS LINE
- D DRAIN LINE
- PW PROPOSED WATER LINE
- PS PROPOSED SEWER LINE
- PFM PROPOSED FORCE MAIN
- PG PROPOSED GAS LINE
- PUGU PROPOSED UNDERGROUND UTILITIES
- POHU PROPOSED OVERHEAD UTILITIES
- EXISTING PAVEMENT

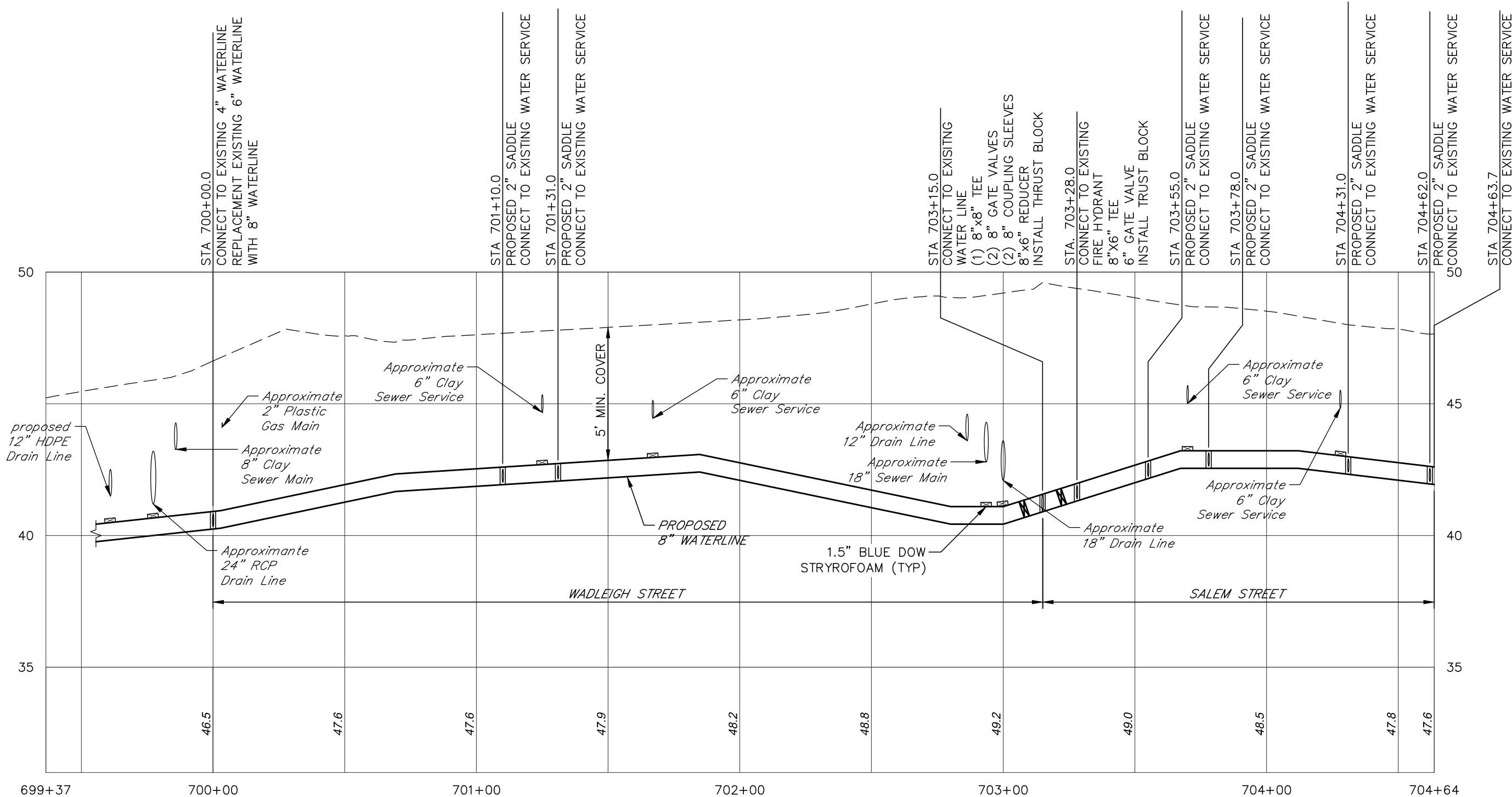
SEE UTILITY PLAN DRAWING C-34 FOR CONTINUATION OF PROPOSED UTILITIES



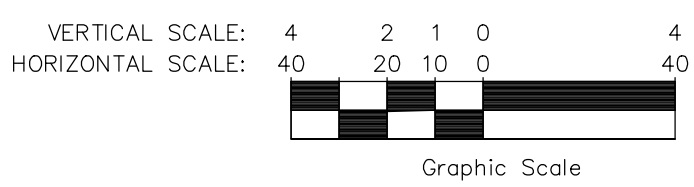
OFFSITE UTILITY NOTES

1. ANY TIE-INS TO EXISTING LINES THAT WILL RESULT IN INTERRUPTION OF SERVICE TO ANY CUSTOMER MUST BE COORDINATED WITH THE TOWN OF EXETER AS TO ACCEPTABLE TIME AND DURATION OF INTERRUPTION. SCHEDULED INTERRUPTIONS OF SERVICE (TIE-INS, ABANDONMENT, ETC.) REQUIRE 3 DAYS ADVANCE NOTICE.
2. THE LOCATIONS OF EXISTING AND/OR PROPOSED SEWER LATERALS, PRIVATE PROPERTY LINE CLEAN-OUTS AND WATER VALVE RELOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE, BASED ON CURRENT RECORDS AND PRELIMINARY FIELD INVESTIGATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING SEWER LATERAL AND WATER SERVICE CONNECTIONS AT THE MAIN, CLEANOUT BOXES, AND WATER SHUTOFF VALVES, (WHERE APPLICABLE) AND AT THE RESIDENCE PRIOR TO COMPLETING ANY REHAB OR REPLACEMENT WORK.
3. CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICES TO THE EXTENT POSSIBLE; ANY DAMAGE TO EXISTING UTILITIES SHALL BE IMMEDIATELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. CONTRACTOR TO PROVIDE TEMPORARY SERVICE AS NECESSARY. TEMPORARY WATER SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER AND SUBMITTED TO THE TOWN FOR REVIEW PRIOR TO FINAL APPROVAL. COST TO BE INCIDENTAL TO INSTALLATION OF NEW SEWER AND WATER LINES.
5. EXISTING FIRE HYDRANTS LOCATED IN THE PROJECT AREA SHALL BE VISIBLE AND ACCESSIBLE AT ALL TIMES. ANY HYDRANTS THAT WILL BE OUT OF SERVICE DURING CONSTRUCTION MUST BE BAGGED AND LABELED AS OUT OF SERVICE AS DIRECTED BY THE FIRE DEPARTMENT.
6. WATER SERVICE LINES
 - a. WHERE WATER MAINS AND SERVICE LINES MUST CROSS OVER SEWERS, STORM DRAINS OR GAS LINES, THE SERVICE LINE MUST BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER SERVICE LINE IS AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF THE SEWER OR OTHER PIPE. THIS VERTICAL SEPARATION MUST BE MAINTAINED FOR THAT PORTION OF THE WATER SERVICE LINE WITHIN TEN FEET HORIZONTALLY OF ANY SEWER LINE THAT IT CROSSES, MEASURED AS THE CLEARANCE FROM THE SERVICE LINE TO THE SEWER OR OTHER PIPE. MINIMUM COVER OF 24 INCHES AT THE DITCH INVERT SHALL BE MAINTAINED.
 - b. SHOULD TEMPORARY WATER SERVICE LINE REMOVAL BECOME NECESSARY DUE TO LAYING OF SEWERS, STORM DRAIN PIPES OR GAS LINES, THE WATER SERVICE LINE SHALL BE REPLACED IN ITS ENTIRETY BETWEEN THE CORPORATION STOP AND WATER SHUTOFF VALVE. CUTTING AND SPLICING WATER SERVICE LINES FOR RESOLVING UTILITY CONFLICTS SHALL NOT BE PERMITTED. WATER SERVICE REPLACEMENT WORK SHALL BE COORDINATED WITH THE EXETER WATER DEPARTMENT OR THEIR DESIGNATED REPRESENTATIVE.
7. REFER TO UTILITY PLAN(S) FOR ADDITIONAL UTILITY NOTES AND REQUIREMENT.
8. AT STATION 803+50 TO 804+71, BORINGS TO BE PERFORMED ALONG NEW WATER LINE LOCATION PRIOR TO CONSTRUCTION TO DETERMINE DEPTH OF LEDGE AND FINAL LAYOUT OF THE WATER MAIN. A VARIATION OF LOCATION OF THE WATER MAIN, OTHER THAN WHAT IS SHOWN ON THE APPROVED PLAN SET, SHALL BE REVIEWED AND APPROVED BY THE TOWN PRIOR TO INSTALLATION.
9. CONTRACTOR TO VERIFY CONDITION OF EXISTING SEWER MANHOLE WITH TOWN OF EXETER PRIOR TO CONSTRUCTION. REPLACE IF REQUIRED.

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.



EXISTING WATERMAIN REPLACEMENT PROFILE



CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

LICENSED LAND SURVEYOR 11/26/2018 DATE

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



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.tf Moran.com

FILE	47175.00	DR	BMK	FB	-	C-11A
OR	JCC	CADFILE	47175.00_OPS			

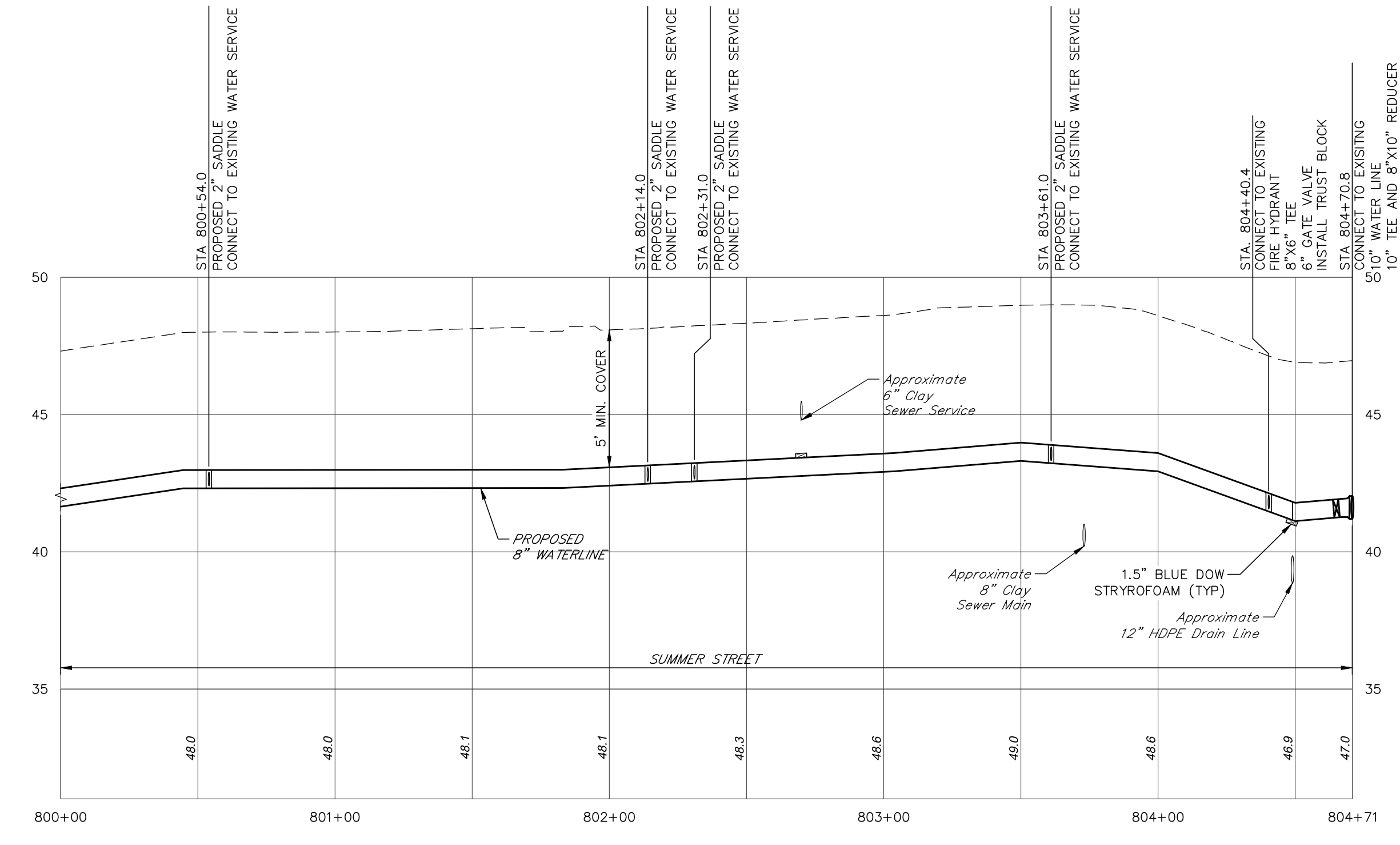
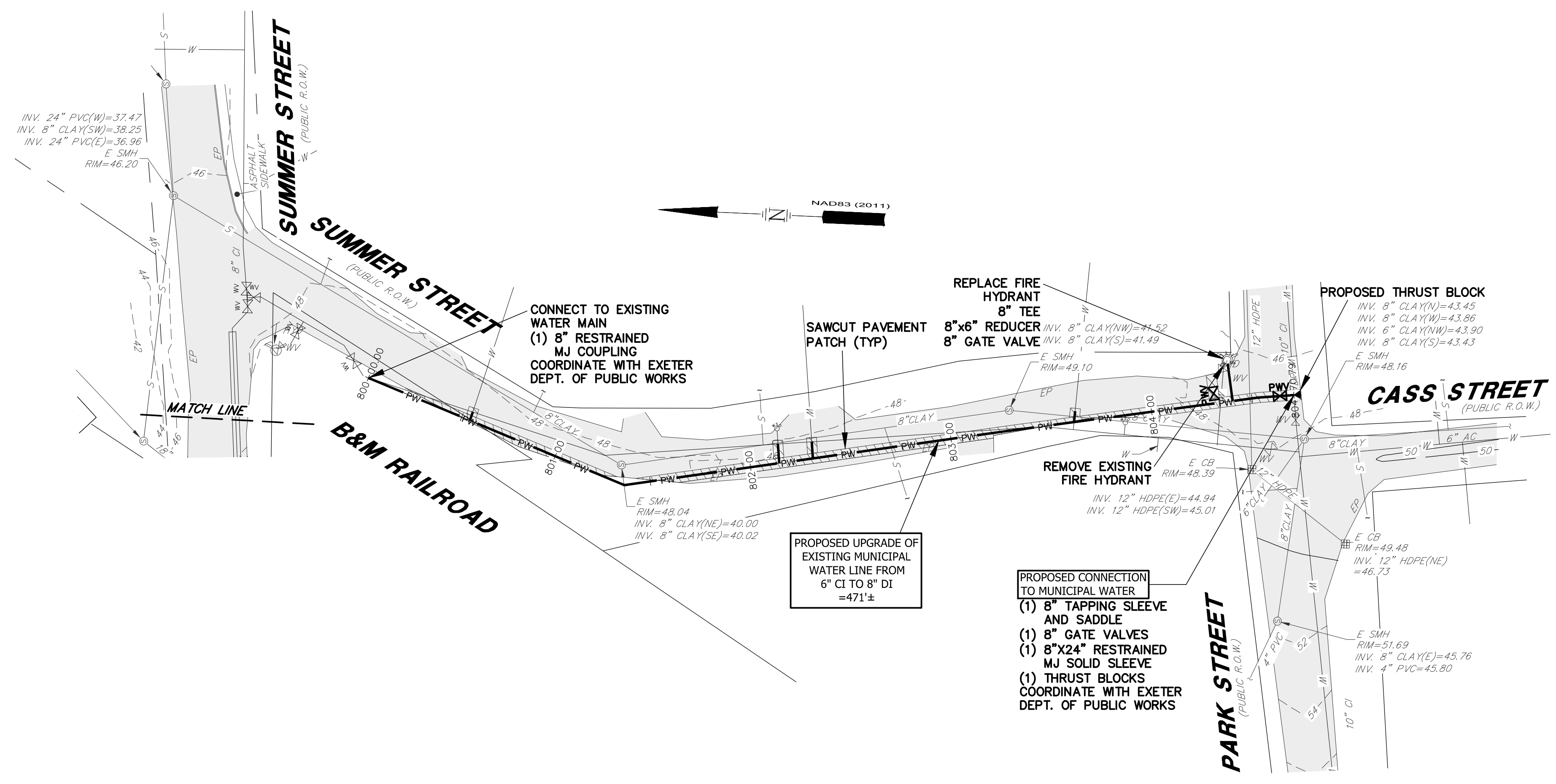
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TAX MAP 54 LOTS 5, 6 & 7 & TAX MAP 63 LOT 205

OFFSITE UTILITY CONNECTIONS 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

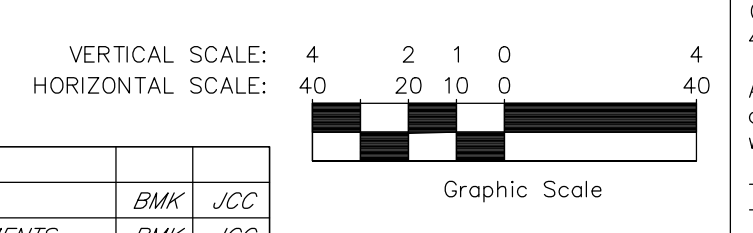
Sep 03, 2021 - 12:26pm
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EXISTING WATERMAIN REPLACEMENT PROFILE

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11/26/2018
 LICENSED LAND SURVEYOR DATE



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4	7/10/18	REVISED PER TRC COMMENTS	BMK	JCC
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2	10/31/17	REVISED PER DESIGN REVIEW COMMENTS	BMK	JCC
1	9/26/17	REVISED PER TRC COMMENTS	NUM	BMK



CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

 A Division of TFMoran, 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	47175.00 47175.00_OPS

TAX MAP 54 LOTS 5, 6 & 7 & TAX MAP 63 LOT 205
OFFSITE UTILITY CONNECTIONS 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**

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"HENDERSON-SWASEY TOWN FOREST"
 TAX MAP 49 LOT 8

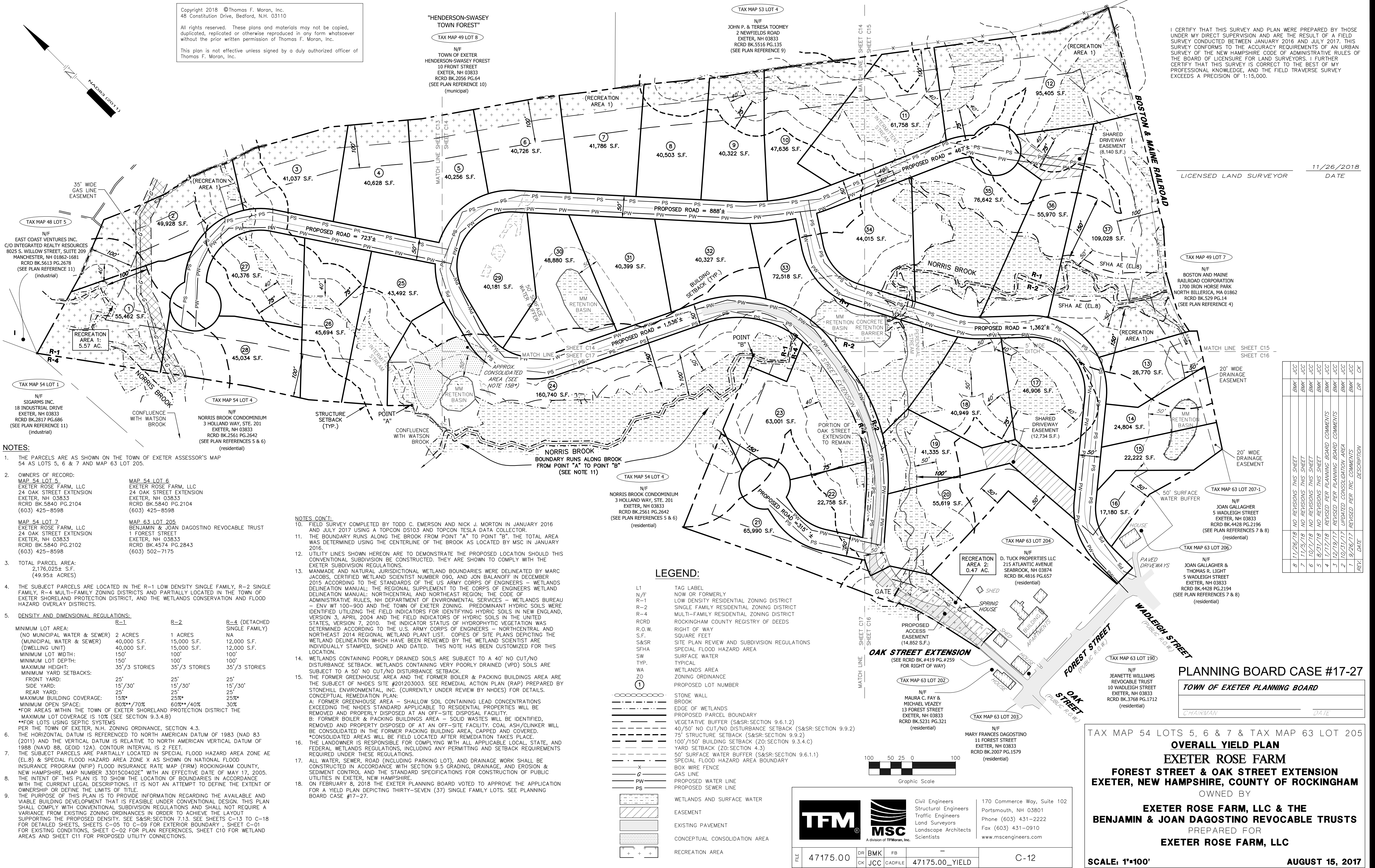
N/F
 TOWN OF EXETER
 HENDERSON-SWASEY FOREST
 10 FRONT STREET
 EXETER, NH 03833
 RCRD BK.2056 PG.64
 (SEE PLAN REFERENCE 10)
 (municipal)

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)

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
 LICENSED LAND SURVEYOR DATE



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: EAST COAST VENTURES INC. (Industrial)
 MAP 54 LOT 6: EXETER ROSE FARM, LLC
 MAP 54 LOT 7: EXETER ROSE FARM, LLC
 MAP 63 LOT 205: BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUST 1 FOREST STREET
 MAP 63 LOT 206: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 207-1: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 208: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 209: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 210: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 211: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 212: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 213: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 214: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 215: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 216: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 217: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 218: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 219: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 220: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 221: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 222: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 223: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 224: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 225: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 226: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 227: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 228: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 229: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 230: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 231: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 232: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 233: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 234: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 235: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 236: JOAN GALLAGHER & THOMAS R. LIGHT
 MAP 63 LOT 237: JOAN GALLAGHER & THOMAS R. LIGHT
- 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:

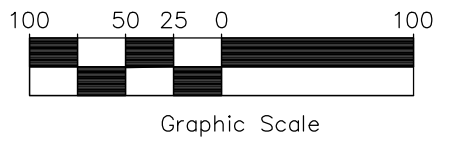
	R-1	R-2	R-4 (DETACHED SINGLE FAMILY)
MINIMUM LOT AREA: (NO MUNICIPAL WATER & SEWER)	2 ACRES	1 ACRES	NA
(MUNICIPAL WATER & SEWER)	40,000 S.F.	15,000 S.F.	12,000 S.F.
(DWELLING UNIT)	40,000 S.F.	15,000 S.F.	12,000 S.F.
MINIMUM LOT WIDTH:	150'	100'	100'
MINIMUM LOT DEPTH:	150'	100'	100'
MAXIMUM HEIGHT: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

NOTES CONT.:

- 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.
- THE BOUNDARY RUNS ALONG THE BROOK FROM POINT "A" TO POINT "B". THE TOTAL AREA WAS DETERMINED USING THE CENTERLINE OF THE BROOK AS LOCATED BY MSC IN JANUARY 2016.
- UTILITY LINES SHOWN HEREON ARE TO DEMONSTRATE THE PROPOSED LOCATION SHOULD THIS CONVENTIONAL SUBDIVISION BE CONSTRUCTED. THEY ARE SHOWN TO COMPLY WITH THE EXETER SUBDIVISION REGULATIONS.
- MANN 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 UT 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. 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 AT AN OFF-SITE DISPOSAL FACILITY.
 B: FORMER BOILER & PACKING BUILDINGS AREA - SOLID WASTES WILL BE IDENTIFIED, REMOVED AND PROPERLY DISPOSED OF AT AN OFF-SITE FACILITY. COAL ASH/CLINKER WILL BE CONSOLIDATED IN THE FORMER PACKING BUILDING AREA, CAPPED AND COVERED.
 *CONSOLIDATED AREAS WILL BE FIELD LOCATED AFTER REMEDIATION TAKES PLACE.
- 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.
- 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.
- 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.

LEGEND:

- L1 TAG LABEL
- N/F NOW OR FORMERLY
- R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT
- R-2 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT
- R-4 MULTI-FAMILY RESIDENTIAL ZONING DISTRICT
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- R.O.W. RIGHT OF WAY
- S.F. SQUARE FEET
- S&SR SITE PLAN REVIEW AND SUBDIVISION REGULATIONS
- SFHA SPECIAL FLOOD HAZARD AREA
- SW SURFACE WATER
- TYP. TYPICAL
- WA WETLANDS AREA
- ZO ZONING ORDINANCE
- PROPOSED LOT NUMBER
- STONE WALL
- BROOK
- EDGE OF WETLANDS
- PROPOSED PARCEL BOUNDARY
- VEGETATIVE BUFFER (S&SR:SECTION 9.6.1.2)
- 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)
- 50' SURFACE WATER BUFFER (S&SR:SECTION 9.6.1.1)
- SPECIAL FLOOD HAZARD AREA BOUNDARY
- BOX WIRE FENCE
- GAS LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- WETLANDS AND SURFACE WATER
- EASEMENT
- EXISTING PAVEMENT
- CONCEPTUAL CONSOLIDATION AREA
- RECREATION AREA



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

FILE 47175.00 DR BMK FB
 CK JCC CADFILE 47175.00_YIELD C-12

REV.	DATE	DESCRIPTION
8	11/26/18	NO REVISIONS THIS SHEET
7	11/23/18	NO REVISIONS THIS SHEET
6	10/17/18	NO REVISIONS THIS SHEET
5	8/31/18	NO REVISIONS THIS SHEET
4	1/17/18	REVISED PER PLANNING BOARD COMMENTS
3	12/19/17	REVISED PER PLANNING BOARD COMMENTS
2	10/31/17	UPDATED CONSOLIDATION AREA
1	9/26/17	REVISED PER TRC COMMENTS

PLANNING BOARD CASE #17-27

TOWN OF EXETER PLANNING BOARD

CHAIRMAN DATE

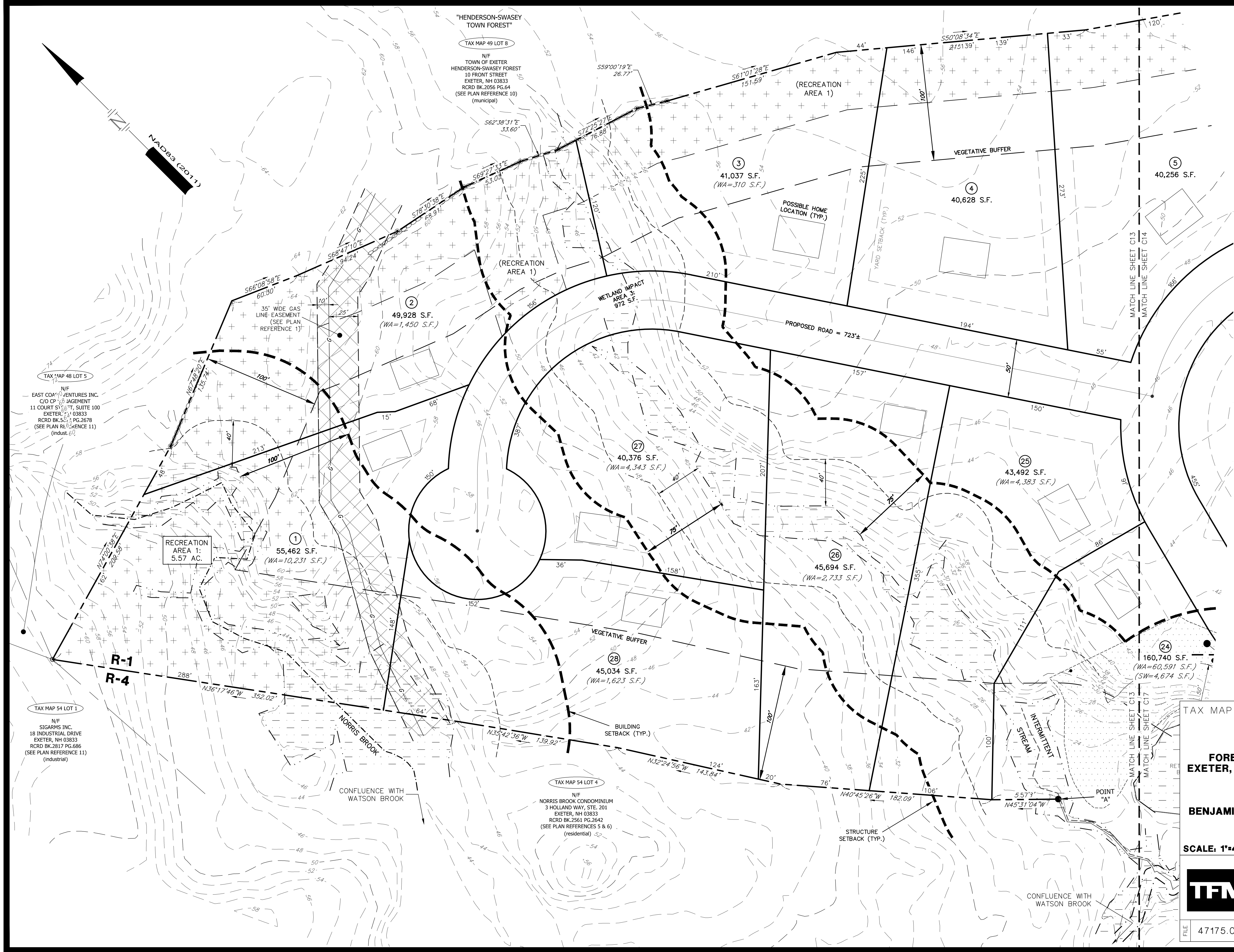
TAX MAP 54 LOTS 5, 6 & 7 & TAX MAP 63 LOT 205

OVERALL YIELD 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**

Nov 20, 2018 - 4:18pm
F:\MSC Projects\47175 - Oak Street Extension - Exeter\Drawings\Yield Plan\47175-00_C13-C17_Yield Plan_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.

LICENSED LAND SURVEYOR 11/26/2018
DATE

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

*SEE SHEET C-12 FOR NOTES, VICINITY MAP, AND LEGEND

Graphic Scale

REV.	DATE	DESCRIPTION	BMK	JCC
8	11/26/18	NO REVISIONS THIS SHEET	BMK	JCC
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6	10/11/18	NO REVISIONS THIS SHEET	BMK	JCC
5	8/31/18	NO REVISIONS THIS SHEET	BMK	JCC
4	1/17/18	REVISIONS PER PLANNING BOARD COMMENTS	BMK	JCC
3	12/19/17	REVISIONS PER PLANNING BOARD COMMENTS	BMK	JCC
2	10/31/17	MINOR DRAFTING REVISIONS	BMK	JCC
1	9/26/17	REVISED PER TRC COMMENTS	BMK	JCC

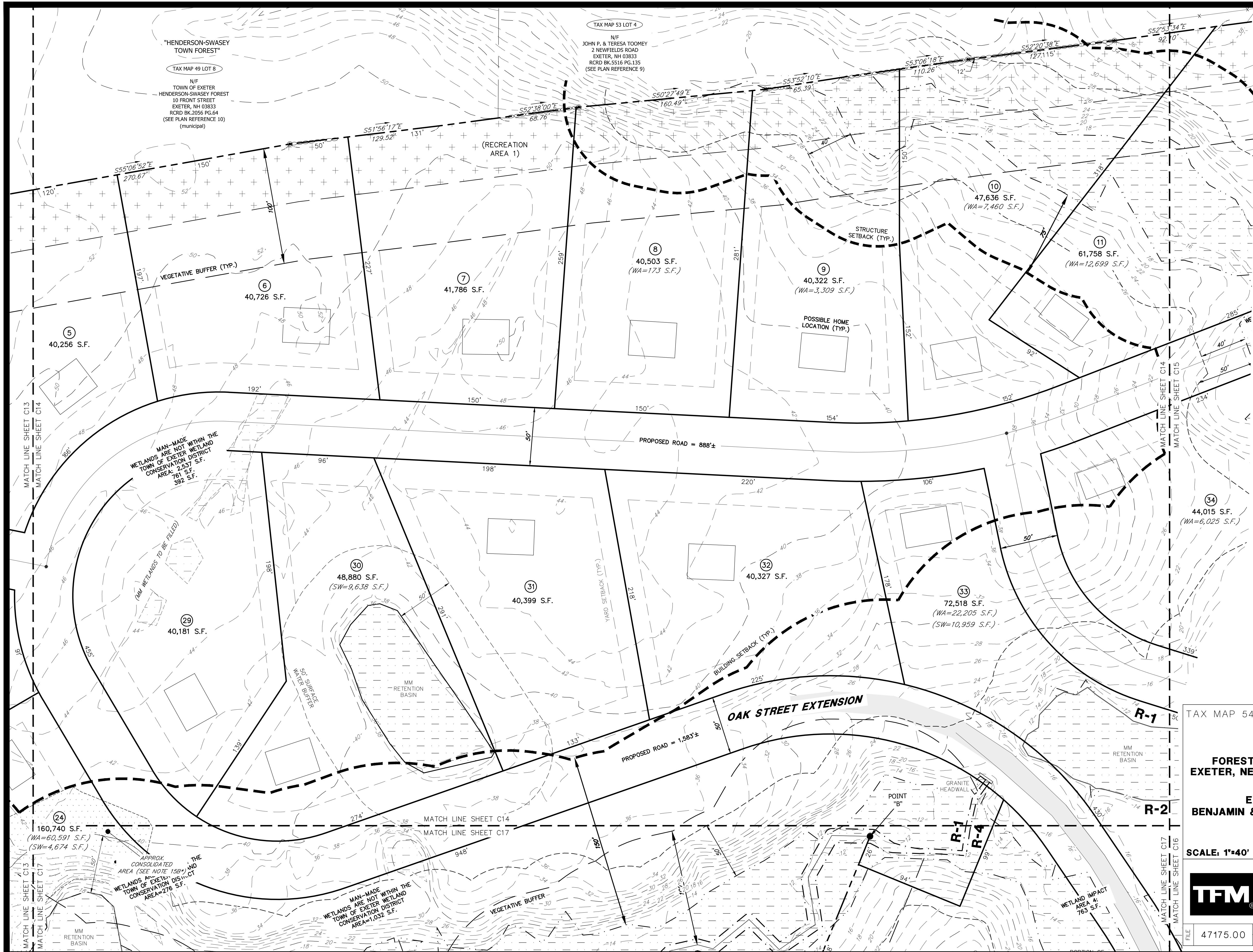
TAX MAP 54 LOTS 5, 6 & 7 & TAX MAP 63 LOT 205

YIELD 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

FILE	47175.00	DR	BMK	FB	-	CK	JCC	CADFILE	47175.00_YIELD	C-13
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Nov 20, 2018 - 4:20pm
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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

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

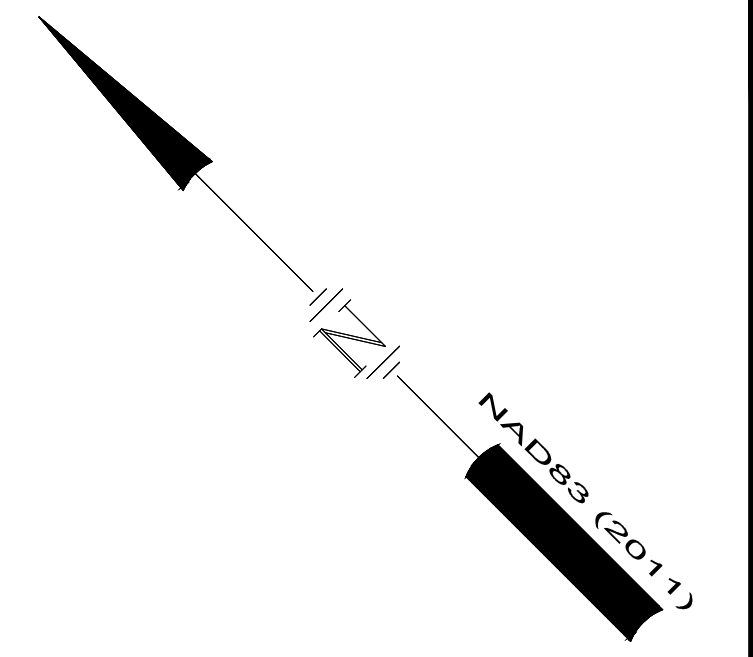
*SEE SHEET C-12 FOR NOTES, VICINITY MAP, AND LEGEND
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 Graphic Scale

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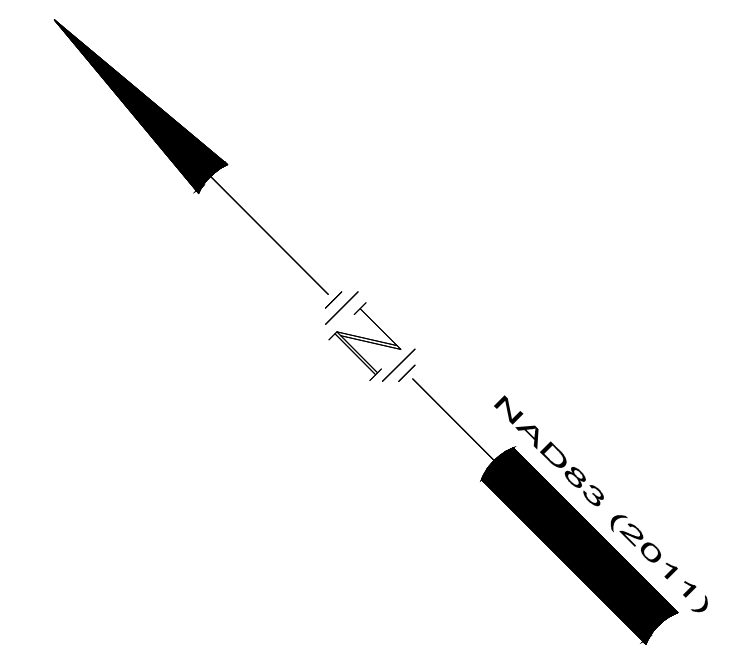
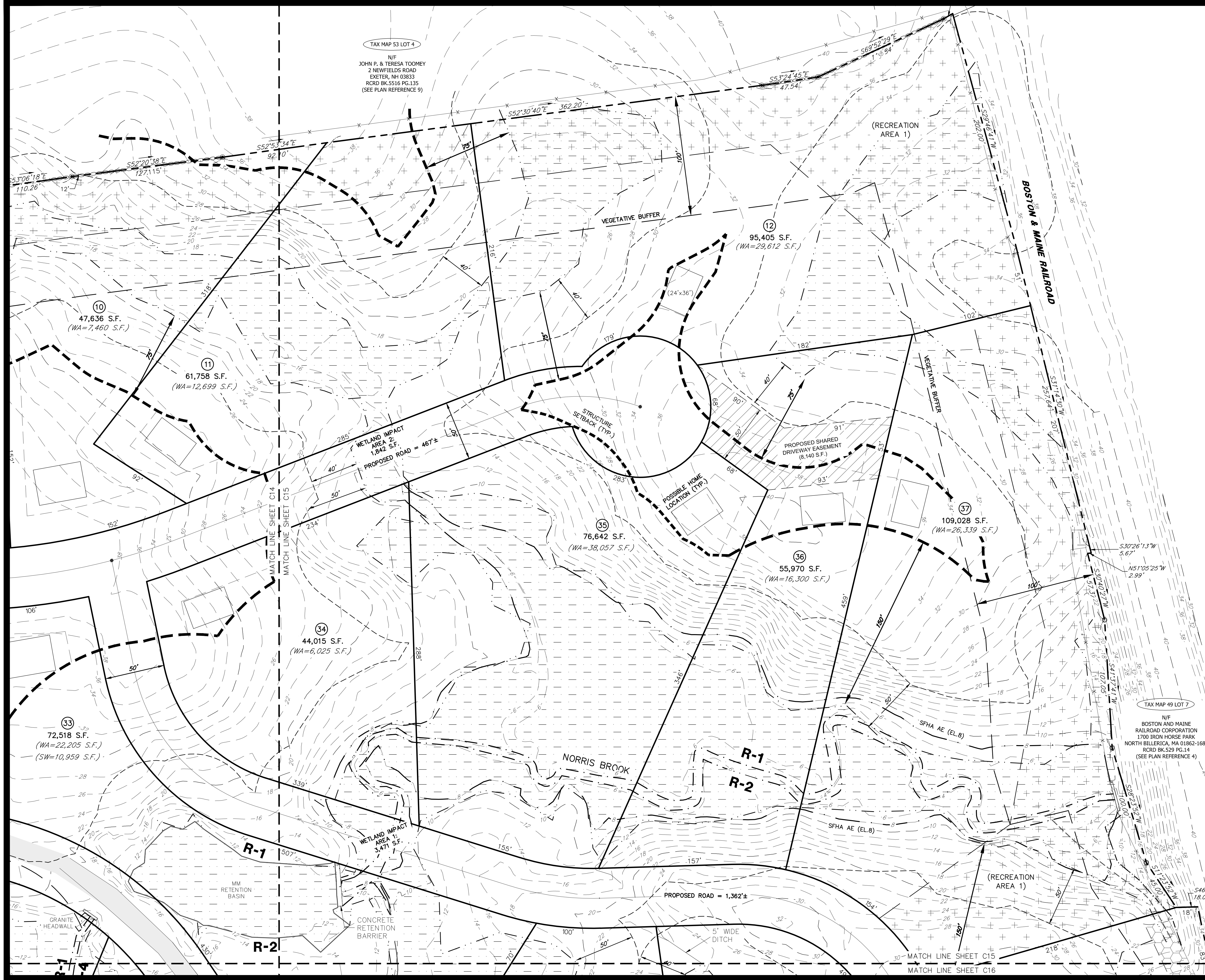
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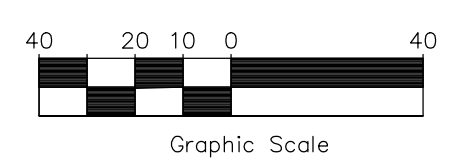
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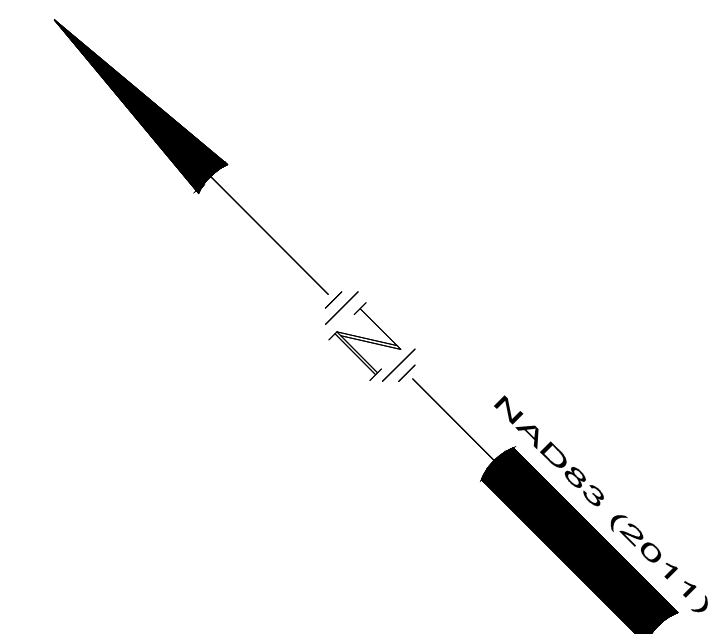
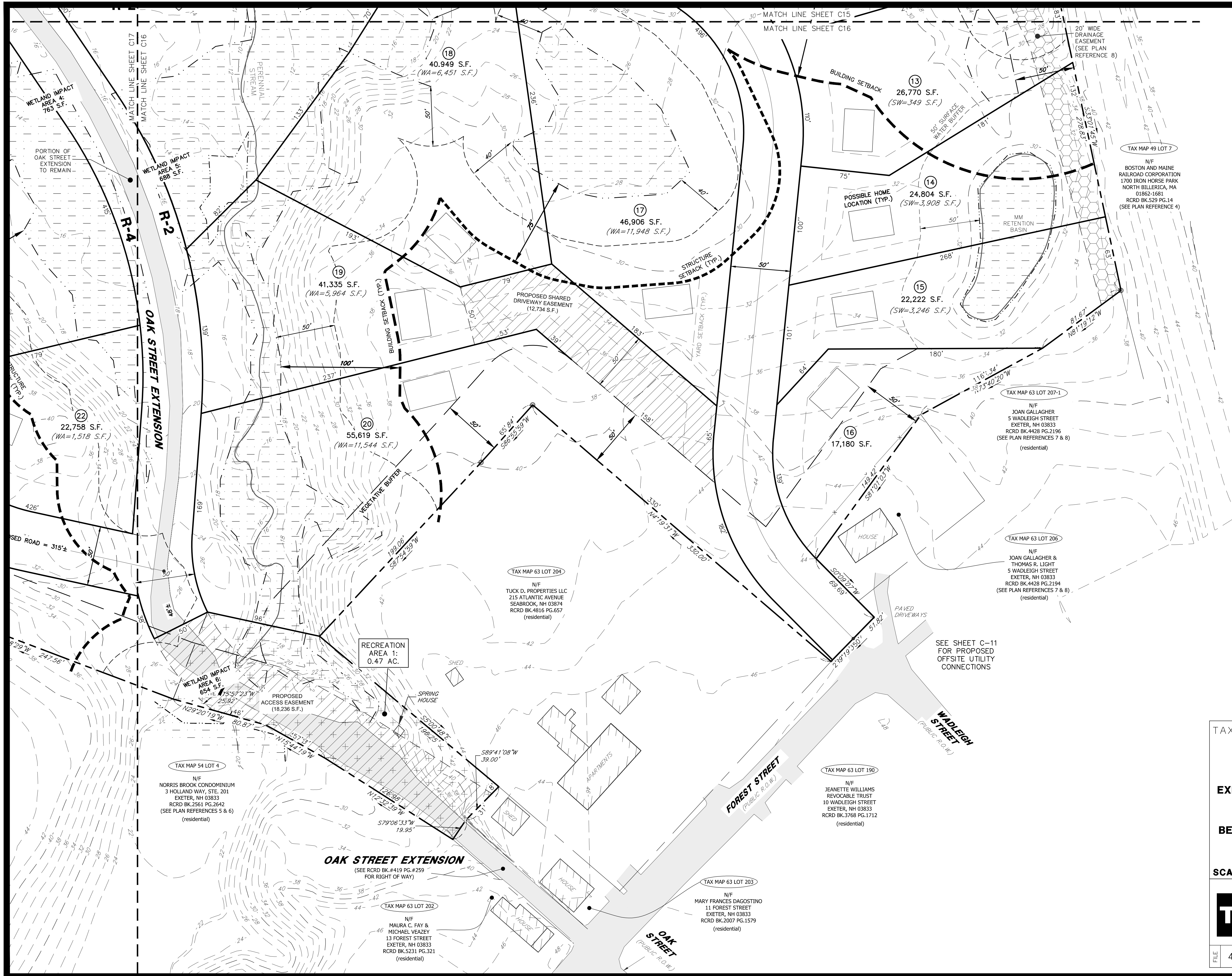
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PLANNING BOARD CASE #17-27

TOWN OF EXETER PLANNING BOARD

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Graphic Scale: 40 20 10 0 40

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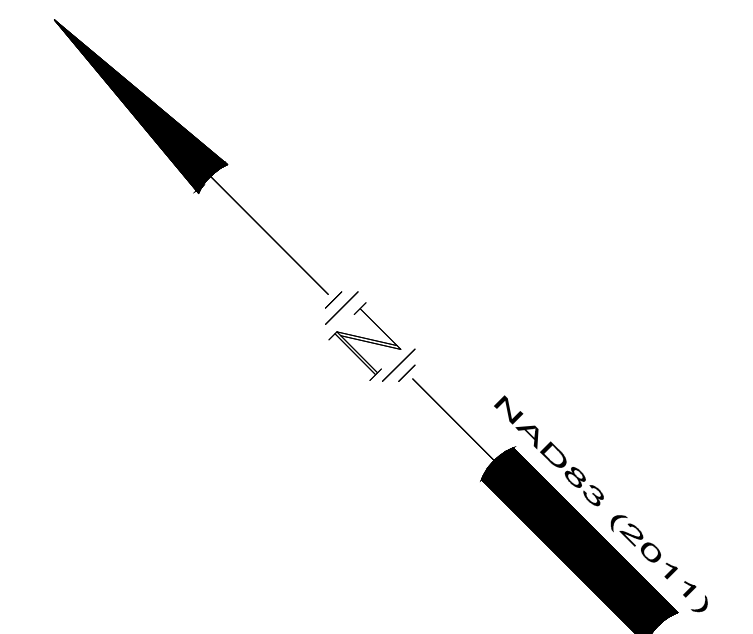
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EROSION CONTROL NOTES

- SEE GENERAL EROSION CONTROL NOTES ON THE EROSION CONTROL DETAIL SHEET AND THE APPROVED SWPPP.
- INSTALL SILT BARRIER ALONG THE PERIMETER OF THE AREA TO BE DISTURBED AS FIRST ORDER OF WORK.
- PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED. INLET PROTECTION BARRIERS SHALL BE IN PLACE AT ALL CATCH BASINS PRIOR TO THE DISTURBANCE OF SOIL.
- DUST CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IT SHALL BE ACCOMPLISHED BY THE UNIFORM APPLICATION OF CALCIUM CHLORIDE AT THE RATE OF 1-1/2 POUNDS PER SQUARE YARD BY MEANS OF A LIME SPREADER OR OTHER APPROVED METHOD. WATER MAY ALSO BE USED FOR DUST CONTROL, AND APPLIED BY SPRINKLING WITH WATER TRUCK DISTRIBUTORS, AS REQUIRED.
- THE SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE SITE CONSTRUCTION SINCE THE DISTURBANCE EXCEEDS ONE ACRE. THE CONSTRUCTION SITE OPERATOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH EPA REGULATIONS AND THE CONSTRUCTION GENERAL PERMIT WHICH SHALL REMAIN ON SITE AND MADE ACCESSIBLE TO THE PUBLIC. THE SITE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO SUBMIT AN NOI AT LEAST 14 DAYS IN ADVANCE OF ANY EARTHWORK ACTIVITIES AT THE SITE. A COMPLETED NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO NPDES PERMITTING AUTHORITY WITHIN 30 DAYS AFTER EITHER OF THE FOLLOWING CONDITIONS HAVE BEEN MET: FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITEE IS RESPONSIBLE FOR, OR ANOTHER OPERATOR/PERMITEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
- SILT PROTECTION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS CONTAINED IN THIS PLAN SET.
- CONSTRUCT JUTE MATTING ON ALL SLOPES STEEPER THAN 3:1, DISTURBED AREAS SLOPING TOWARDS WETLANDS AND ALL LOCATIONS SHOWN ON PLAN.
- INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER EACH RAIN STORM OF 0.10 INCH OR GREATER. REPAIR/MODIFY SILT BARRIER AS NECESSARY TO MAXIMIZE FILTER EFFICIENCY. REMOVE SEDIMENT WHEN SEDIMENT IS 1/3 THE STRUCTURE HEIGHT.
- PROVIDE SILT BARRIERS AT THE BASE OF CUT AND FILL SLOPES UNTIL COMPLETION OF THE PROJECT OR UNTIL VEGETATION BECOMES ESTABLISHED ON SLOPES. EROSION PROTECTION BELOW FILL SLOPES SHALL BE PLACED IMMEDIATELY AFTER CLEARING, PRIOR TO EMBANKMENT CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS QUICKLY AS POSSIBLE. ALL CUT AND FILL SLOPES SHALL BE SEEDED WITHIN 72 HOURS AFTER GRADING.
- ALL WORK AREAS TO BE STABILIZED AT THE END OF EACH WORK DAY AND PRIOR TO ANY PREDICTED SIGNIFICANT RAIN EVENT.
- ALL CATCH BASINS, MANHOLES, AND DRAIN LINES SHALL BE THOROUGHLY CLEANED OF ALL SEDIMENT AND DEBRIS AFTER ALL AREAS HAVE BEEN STABILIZED.
- THE EROSION CONTROL PRACTICES SHOWN ON THESE PLANS ARE ILLUSTRATIVE ONLY AND SHALL BE SUPPLEMENTED BY THE SITE CONTRACTOR AS NEEDED.

CONSTRUCTION SEQUENCE

- TO MINIMIZE EROSION AND SEDIMENTATION DUE TO CONSTRUCTION, CONSTRUCTION SHALL FOLLOW THIS GENERAL CONSTRUCTION SEQUENCE. MODIFICATIONS TO THE SEQUENCE NECESSARY DUE TO THE CONTRACTOR'S SCHEDULE SHALL INCLUDE APPROPRIATE TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES.
- THE CONTRACTOR SHALL SCHEDULE WORK SUCH THAT ANY CONSTRUCTION AREA IS STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE EXCEPT AS NOTED BELOW. NO MORE THAN 5 ACRES OF DISTURBED LAND SHALL BE UNSTABILIZED AT ANY ONE TIME.
- THE PROJECT SHALL BE MANAGED SO THAT IT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER ARG 3800 RELATIVE TO INVASIVE SPECIES.
- NOTIFY EASEMENT OWNERS PRIOR TO COMMENCEMENT OF WORK.
- INSTALL ALL PERIMETER EROSION PROTECTION MEASURES AS INDICATED ON THE PLANS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- PONDS AND SWALES SHALL BE INSTALLED.
- DURING CONSTRUCTION EVERY EFFORT SHALL BE MADE TO MANAGE SURFACE RUNOFF QUALITY.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT BARRIERS, SEDIMENT TRAPS, ETC.. MULCH AND SEED AS REQUIRED (TEMPORARY SEED MIXTURE OF WINTER RYE APPLIED AT A RATE OF 2.5 LBS/1000 SF SHALL BE USED).
- CONDUCT MAJOR EARTHWORK, INCLUDING CLEARING AND GRUBBING, WITHIN THE LIMITS OF WORK. ALL CUT AND FILL SLOPES SHALL BE SEEDED WITHIN 72 HOURS AFTER GRADING.
- ALL STRIPPED TOPSOIL AND OTHER EARTH MATERIALS SHALL BE STOCKPILED OUTSIDE THE IMMEDIATE WORK AND WETLAND AREAS. A SILT BARRIER SHALL BE CONSTRUCTED AROUND THESE PILES IN A MANNER TO PROVIDE ACCESS AND AVOID SEDIMENT OUTSIDE OF THE WORK AREA.
- CONSTRUCT TEMPORARY CULVERTS AND DIVERSIONS AS REQUIRED.
- BEGIN PERMANENT AND TEMPORARY INSTALLATION OF SEED AND MULCH.
- PERFORM EARTHWORK NECESSARY TO ESTABLISH ROUGH GRADING FOR ROADS. MANAGE EXPOSED SOIL SURFACES TO AVOID TRANSPORTING SEDIMENTS INTO WETLANDS. PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- INSTALL SUBSURFACE UTILITIES (WATER, SEWER, GAS, ELECTRIC, COMMUNICATIONS, DRAINAGE, DRAINAGE FACILITIES, ETC.).
- CONSTRUCT PROPOSED ROADWAY, GRAVEL WETLANDS AND DRAINAGE SWALES. ALL DITCHES, SWALES, AND GRAVEL WETLANDS SHALL BE FULLY STABILIZED PRIOR TO DIRECTING FLOW TO THEM.
- COMPLETE ALL OFF-SITE IMPROVEMENTS.
- COMPLETE SEEDING AND MULCHING. SEED TO BE APPLIED WITH BROADCAST SPREADER OR BY HYDRO-SEEDING, THEN ROLLED, RAKED OR DRAGGED TO ASSURE SEED/SOIL CONTACT.
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDED AREAS HAVE BECOME FIRMLY ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE.
- DURING THE COURSE OF THE WORK AND UPON COMPLETION, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT DEPOSITS, EITHER ON OR OFF SITE, INCLUDING CATCH BASINS AND SUMPS, DRAIN PIPES AND DITCHES, CURB LINES, ALONG SILT BARRIERS, ETC. RESULTING FROM SOIL AND/OR CONSTRUCTION OPERATIONS.
- SEE WINTER CONSTRUCTION SEQUENCE FOR WORK CONDUCTED AFTER OCTOBER 15TH.

CONSTRUCTION SEQUENCE NOTES (FOR AoT)

- DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE INFILTRATION BASINS.
- AFTER THE BASIN IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
- DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

ADDITIONAL NOTES (FOR AoT)

- IN ACCORDANCE WITH RSA 430:53 AND AGR 3800, THE CONTRACTOR SHALL NOT TRANSPORT INVASIVE SPECIES OFF THE PROPERTY, AND SHALL DISPOSE OF INVASIVE SPECIES ON-SITE IN A LEGAL MANNER.

SITE NOTES

- THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.
- PRIOR TO COMMENCING ANY SITE WORK ALL LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD.
- AN ALTERATION OF TERRAIN PERMIT IS REQUIRED AS THE DISTURBANCE IS GREATER THAN 100,000 SF. THE SITE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF NHDES ENV-WQ 1500 AS APPLICABLE.
- CONTACT EASEMENT OWNERS PRIOR TO COMMENCING ANY WORK WITHIN THE EASEMENTS.
- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF EXETER, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
- ALL WORK TO CONFORM TO TOWN OF EXETER, PUBLIC WORKS / ROAD AGENT STANDARD SPECIFICATIONS. ALL WORK WITHIN THE RIGHT-OF-WAY OF THE TOWN AND/OR STATE SHALL COMPLY WITH APPLICABLE STANDARDS.
- ALL DEMOLITION SHALL INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKWAYS AND ANY OTHER ADJACENT OPERATING FACILITIES. PRIOR WRITTEN PERMISSION FROM THE OWNER/DEVELOPER AND LOCAL PERMITTING AUTHORITY IS REQUIRED IF CLOSURE/OBSTRUCTIONS TO ROADS, STREET, WALKWAYS AND OTHERS IS DEEMED NECESSARY. CONTRACTOR TO PROVIDE ALTERNATE ROUTES AROUND CLOSURES/OBSTRUCTIONS PER CITY/GOVERNMENTAL REGULATIONS.
- IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
- THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. MSC A DIVISION OF TFMORAN, INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
- MSC A DIVISION OF TFMORAN, INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
- AT COMPLETION OF CONSTRUCTION, THE SITE CONTRACTOR SHALL PROVIDE A LETTER CERTIFYING THAT THE PROJECT WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND A LETTER STAMPED BY A QUALIFIED ENGINEER THAT THEY HAVE OBSERVED ALL UNDERGROUND DETENTION SYSTEMS, INFILTRATION SYSTEMS, OR FILTERING SYSTEMS PRIOR TO BACKFILL, AND THAT SUCH SYSTEMS CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS.
- IF ANY DEVIATIONS FROM THE APPROVED PLANS AND SPECIFICATIONS HAVE BEEN MADE, THE SITE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWING STAMPED BY A LICENSED SURVEYOR OR QUALIFIED ENGINEER ALONG WITH A LETTER STAMPED BY A QUALIFIED ENGINEER DESCRIBING ALL SUCH DEVIATIONS, AND BEAR ALL COSTS FOR PREPARING AND FILING ANY NEW PERMITS OR PERMIT AMENDMENTS THAT MAY BE REQUIRED.
- CONTRACTOR'S RESPONSIBILITIES:
 - TO NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES OF PROPOSED LAYOUT AND/OR EXISTING FEATURES.
 - EMPLOY A LICENSED SURVEYOR TO DETERMINE ALL LINES AND GRADES AND LAYOUT OF SITE ELEMENTS AND BUILDINGS.
 - PROVIDE AN AS-BUILT PLAN AT THE COMPLETION OF THE PROJECT TO THE PLANNING DIRECTOR AND PER TOWN REGULATIONS.
 - PROTECTING NEW AND EXISTING BURIED UTILITIES DURING INSTALLATION OF ALL SITE ELEMENTS. DAMAGED UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 - TAKE APPROPRIATE MEASURES TO REDUCE, TO THE FULLEST EXTENT POSSIBLE, NOISE, DUST AND UNSIGHTLY DEBRIS.
 - COORDINATE WITH ALL UTILITY COMPANIES AND CONTACT DIGSAFE (811 OR 888-344-7233) AND EXETER DPW (603-773-6157) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY MSC A DIVISION OF TFMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
 - THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS AND STANDARDS.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
 - THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
 - THE CONTRACTOR SHALL CONSULT A NEW HAMPSHIRE CERTIFIED ARBORIST FOR THE PURPOSE OF PROTECTING THE EXISTING TREES ALONG THE COMMON BOUNDARY OF TAX MAP 63 LOT 206, PRIOR TO ROAD CONSTRUCTION IN THAT AREA.
- ANY MAJOR MODIFICATION TO PLANS DUE TO NHDES PERMIT PROCESS TO BE SUBMITTED AND APPROVED BY TOWN PRIOR TO CONSTRUCTION.

GRADING NOTES

- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" LOAM, SEED, FERTILIZER AND MULCH.
- DENSITY REQUIREMENTS:**

MINIMUM DENSITY*	LOCATION
95%	BELOW PAVED OR CONCRETE AREAS
93%	TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL
90%	BELOW LOAM AND SEED AREAS

*ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM D-6938.
- ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE PRIOR TO INSTALLATION OF FINISHED PAVEMENT.
- SEE EXISTING FEATURES PLAN FOR BENCHMARK INFORMATION. VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
- THE SITE SHALL BE GRADED SO ALL FINISHED PAVEMENT HAS POSITIVE DRAINAGE AND SHALL NOT POND WATER DEEPER THEN 1/4 INCH FOR A PERIOD OF MORE THEN 15 MINUTES AFTER FLOODING.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SLOPE STABILITY DURING CONSTRUCTION.
- ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
- LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS AND ALIGNMENTS.
- THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION ABOUT SOIL AND GROUNDWATER CONDITIONS. THE CONTRACTOR SHALL FOLLOW THE GEOTECHNICAL ENGINEERS RECOMMENDED METHODS TO ADDRESS ANY SOIL AND GROUNDWATER ISSUES THAT ARE FOUND ON SITE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ACCURACY OF THE TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY EARTHWORK BEING PERFORMED ON THE SITE. NO CLAIM FOR EXTRA WORK WILL BE CONSIDERED FOR PAYMENT AFTER EARTHWORK HAS COMMENCED.

DEMOLITION NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATIONS, SIZE AND ELEVATIONS OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO THE START OF ANY DEMOLITION. THE LOCATIONS SHOWN ON THESE PLANS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DEMOLITION TO DETERMINE APPROPRIATE ACTION TO BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE CONFLICTS AND REPAIR EXISTING UTILITIES AS NECESSARY TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.

INVASIVE SPECIES

- THE FOLLOWING IS A LIST OF INVASIVE SPECIES FOUND ON THE SITE BY MARC JACOBS CWS 090 IN JULY 2018
 - JAPANESE KNOTWEED / BAMBOO (REYNOUTRIA JAPONICA OR POLYGONUM CUSPIDATUM)
 - PURPLE LOOSESTRIFE (LYTHRUM SALICARIA)
 - GARLIC MUSTARD (ALLIARIA PETIOLATA)
 - ASIAN BITTERSWEET (CELASTRUS ORBICULATA)
 - GLOSSY BUCKTHORN (FRANGULA ALNUS)
 - MULTIFLORA ROSE (ROSA MULTIFLORA)
 - OLIVE (ELAAGNIUS SP.)
 - HONEYSUCKLE (LONICERA SP.)
 - BURNING BUSH (EUONYMUS ALATUS)
 - JAPANESE BARBERRY (BERBERIS THUNBERGII)

NOTE: SEE ENVIRONMENTAL REPORT FOR AREAS OF EXISTING CONTAMINATION FOR SPECIFIC DIRECTION ON HOW TO HANDLE THOSE SOILS.

PLANNING BOARD FILE #17-27

APPROVED BY THE EXETER PLANNING BOARD

ON _____

CHAIRMAN: _____ AND

SECRETARY: _____

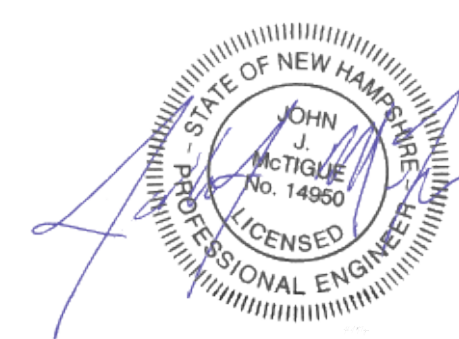
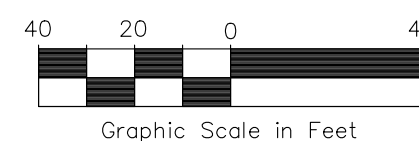


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CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



REV.	DATE	DESCRIPTION	DR	CK
9	02/09/21	REVISED PER AoT SUBMITTAL	JJM	
8	11/26/18	REVISED PER PLANNING BOARD COMMENTS	ETP	JJM
7	11/05/18	REVISED PER PLANNING BOARD COMMENTS	ETP	JJM
6	10/01/18	REVISED PER PLANNING BOARD COMMENTS	ETP	JJM
5	8/31/18	REVISED PER TRC COMMENTS	ETP	JJM
4	7/10/18	REVISED PER PLANNING BOARD COMMENTS	ETP	JJM
3	2/20/18	REVISED PER REVIEW COMMENTS	ETP	JJM
2	10/31/17	REVISED PER DESIGN REVIEW COMMENTS	ETP	JJM

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

MISCELLANEOUS NOTES

EXETER ROSE FARM

FOREST STREET & OAK STREET EXTENSION

EXETER, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM

BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUST

OWNED BY

EXETER ROSE FARM, LLC & BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUSTS

SCALE: 1"=40' 1"=80'

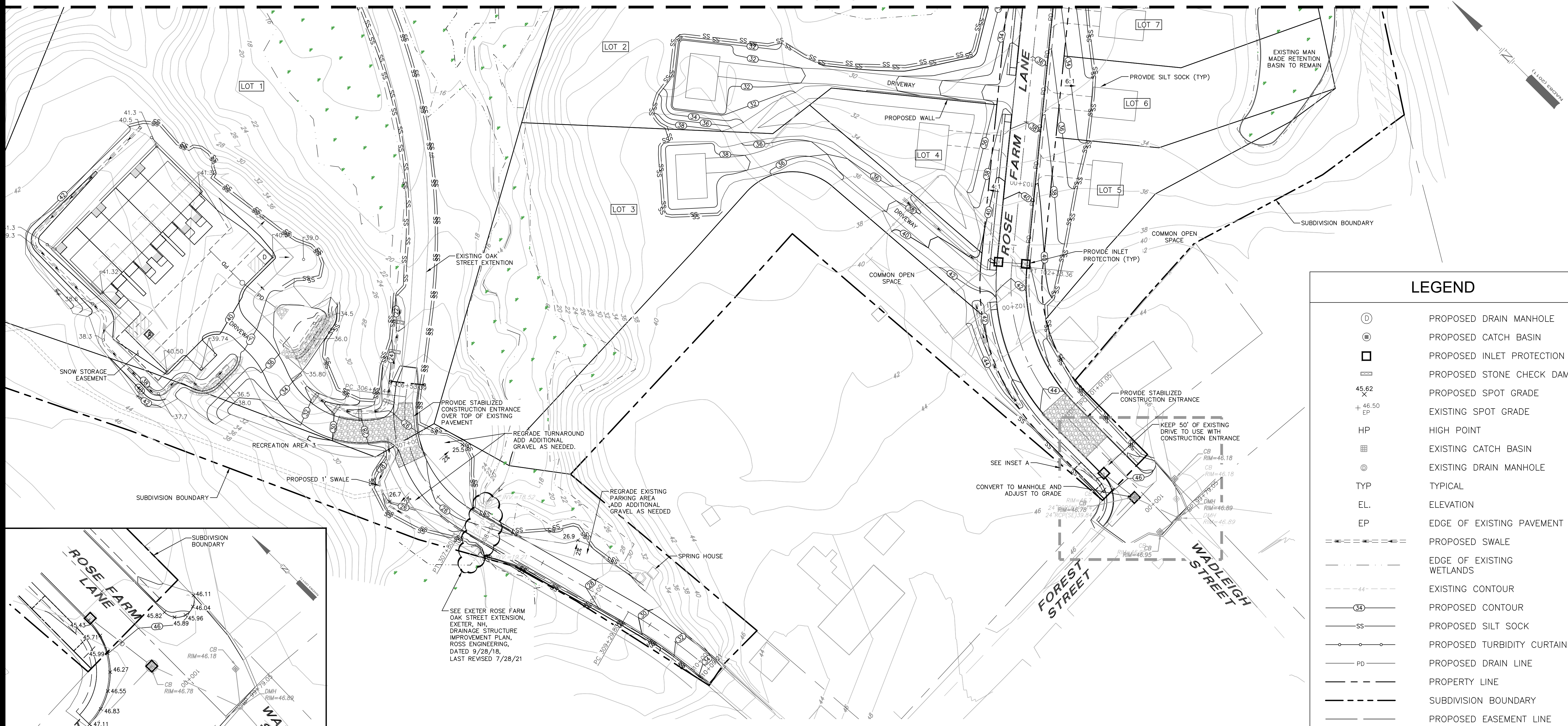
AUGUST 15, 2017

TFM	MSC A Division of TFMoran, Inc.	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.tfmoran.com
		Scientists	

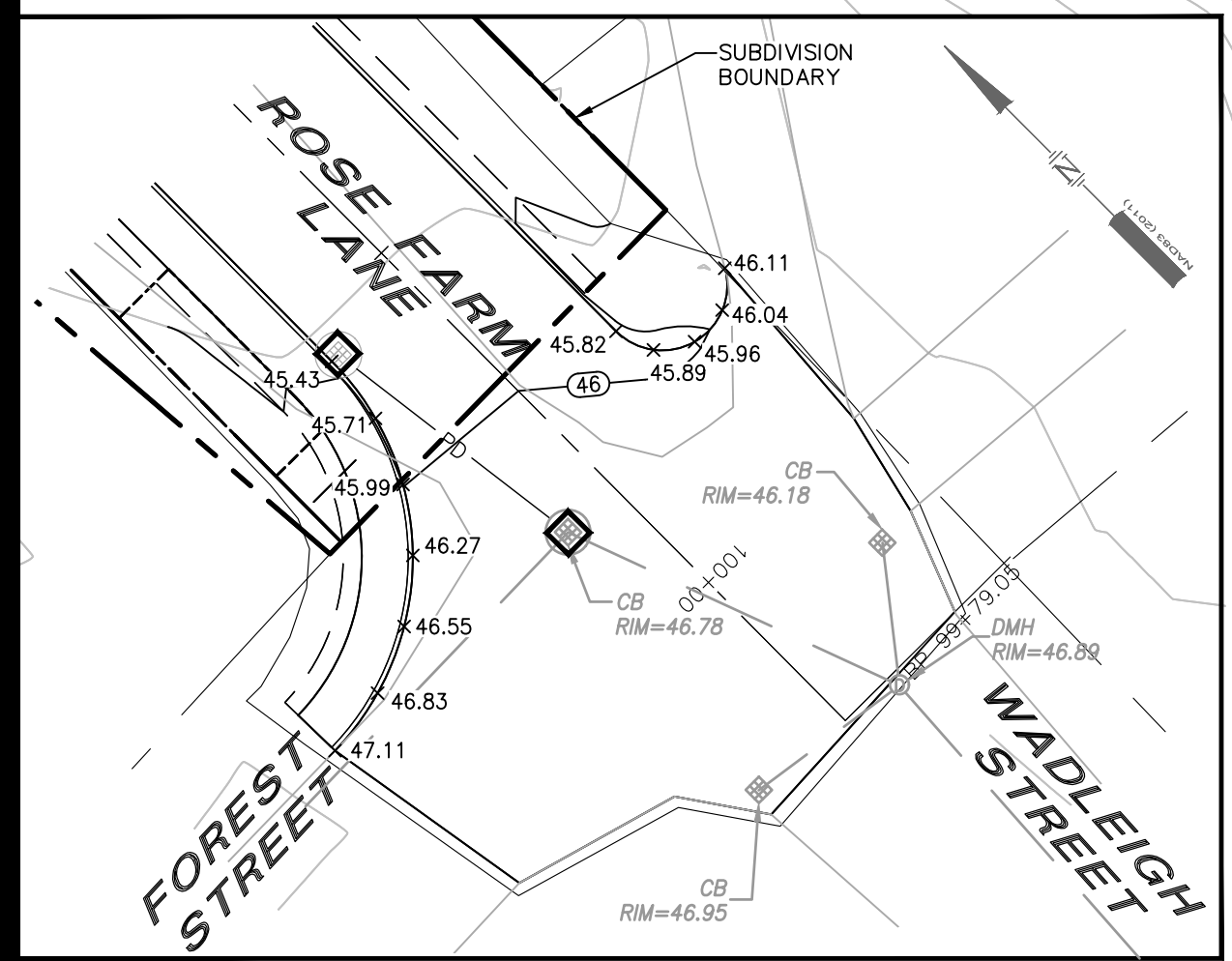
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MATCHLINE - C-20



LEGEND	
	PROPOSED DRAIN MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED INLET PROTECTION
	PROPOSED STONE CHECK DAM
	PROPOSED SPOT GRADE
	EXISTING SPOT GRADE
	HIGH POINT
	EXISTING CATCH BASIN
	EXISTING DRAIN MANHOLE
	TYPICAL
	ELEVATION
	EDGE OF EXISTING PAVEMENT
	PROPOSED SWALE
	EDGE OF EXISTING WETLANDS
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SILT SOCK
	PROPOSED TURBIDITY CURTAIN
	PROPOSED DRAIN LINE
	PROPERTY LINE
	SUBDIVISION BOUNDARY
	PROPOSED EASEMENT LINE



INSET A: INTERSECTION AT WADLEIGH STREET, FOREST STREET & ROSE FARM LANE
SCALE: 1"=20'

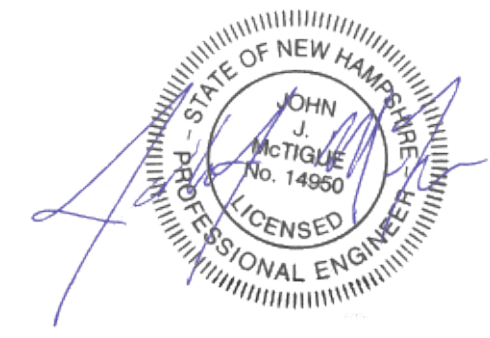
PLANNING BOARD FILE #17-27

APPROVED BY THE EXETER PLANNING BOARD

ON _____ AND
CHAIRMAN: _____ SECRETARY: _____

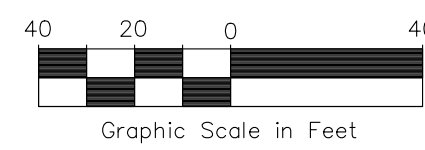


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CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



TAX MAP 54 LOTS 5, 6 & 7 TAX MAP 63 LOT 205
GRADING AND EROSION CONTROL PLAN
EXETER ROSE FARM
FOREST STREET & OAK STREET EXTENSION
EXETER, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM
BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUST
OWNED BY
EXETER ROSE FARM, LLC & BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUSTS
SCALE: 1"=40'
1"=80'
AUGUST 15, 2017

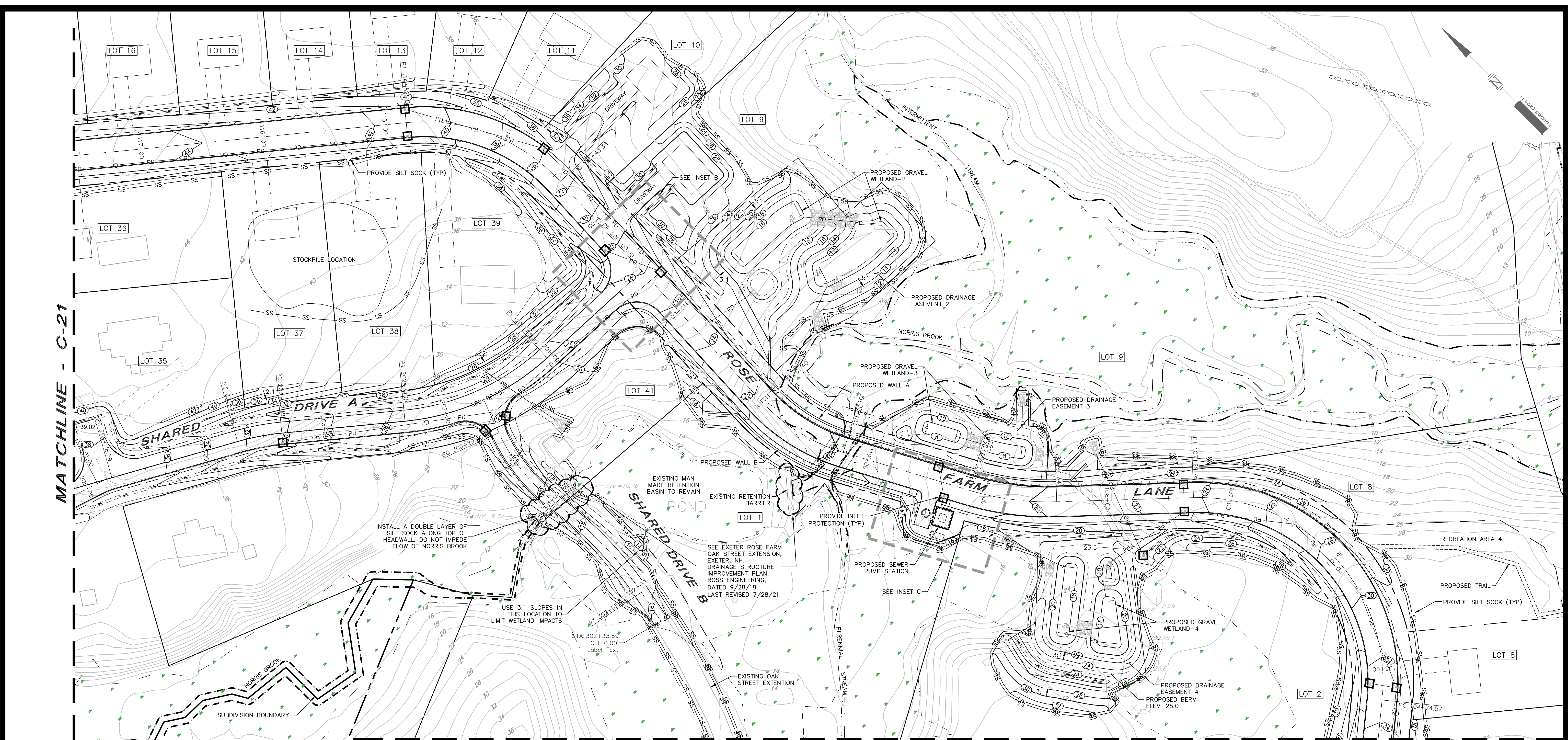
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Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE 47175.00 DR ETP FB
CK JUM CADFILE 47175-00_Grading.dwg C-19

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MATCHLINE - C-21

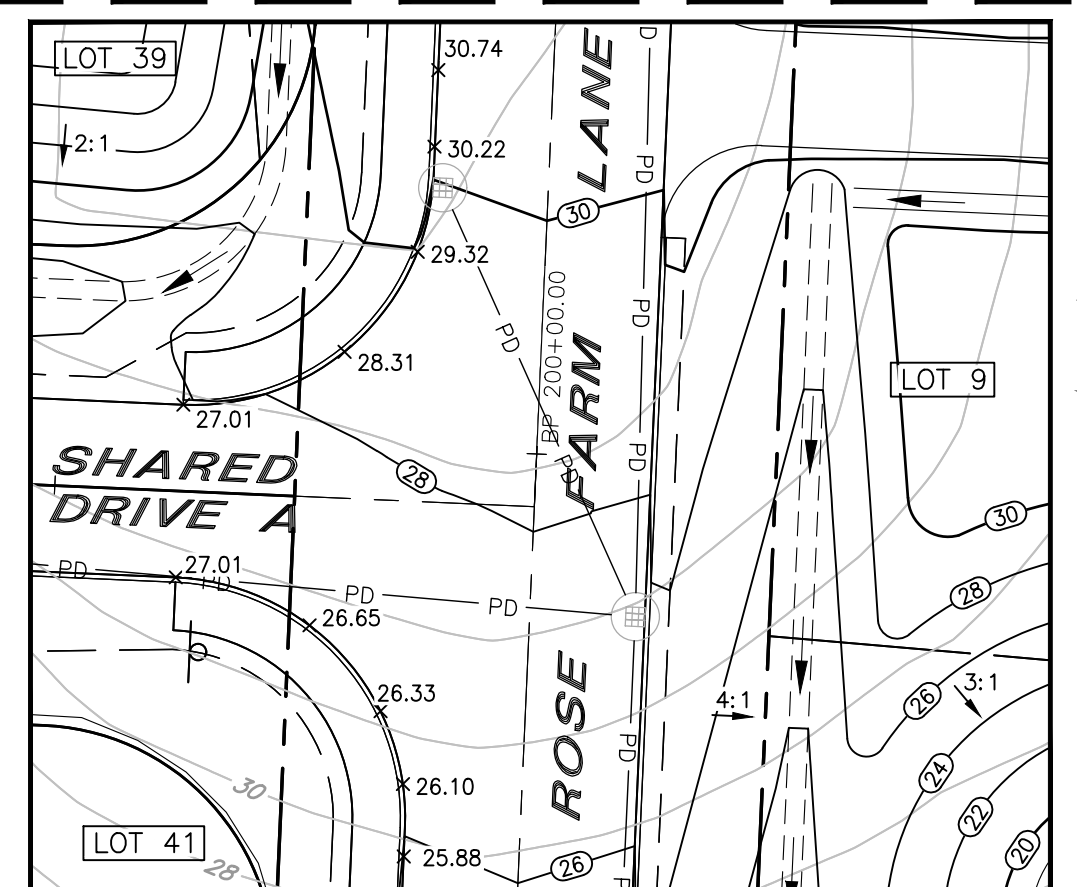
MATCHLINE - C-19

PLANNING BOARD FILE #17-27

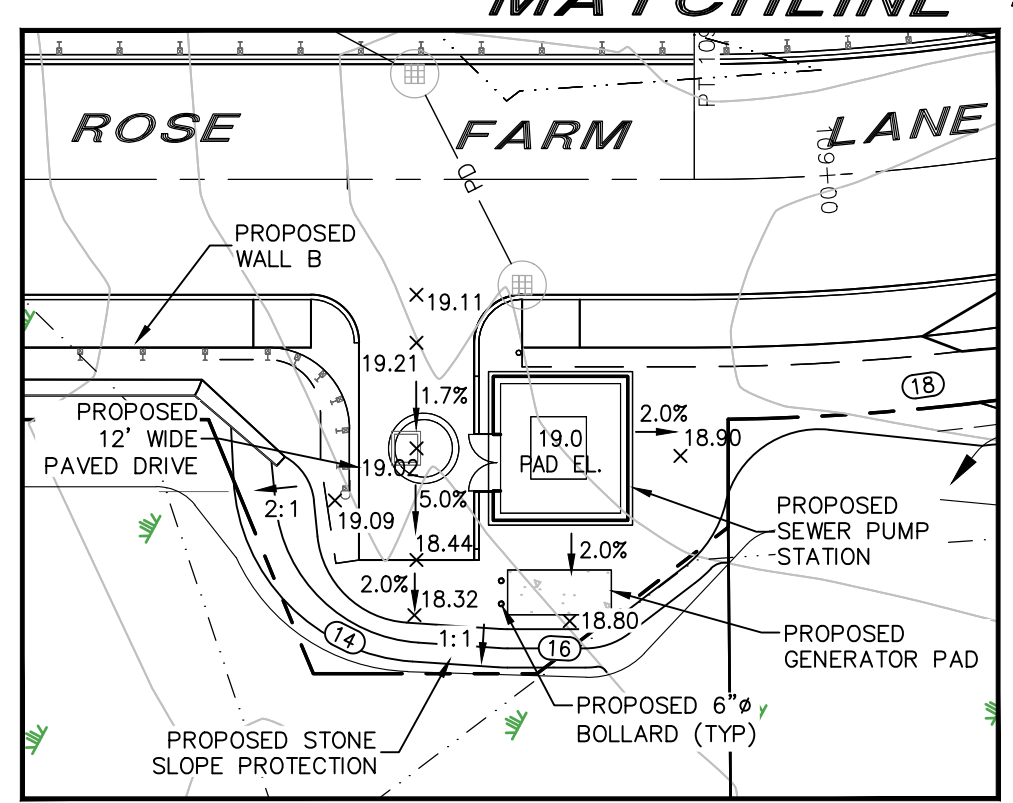
APPROVED BY THE EXETER PLANNING BOARD

ON _____ AND
 CHAIRMAN: _____ SECRETARY: _____

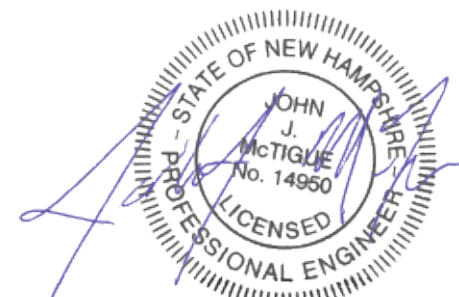
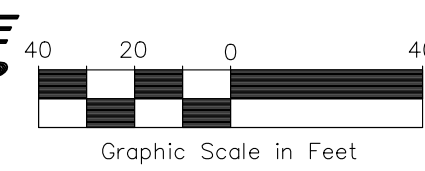
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INSET B: INTERSECTION AT ROSE FARM LANE & SHARED DRIVE A
 SCALE: 1"=20'



INSET C: PAVED DRIVE AT PROPOSED SEWER PUMP STATION
 SCALE: 1"=20'



LEGEND
 SEE SHEET C-19

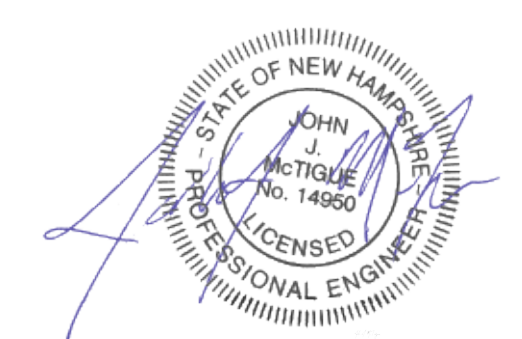
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EXETER ROSE FARM, LLC & BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUSTS
 SCALE: 1"=40'
 1"=80'
 AUGUST 15, 2017

		Civil Engineers Structural Engineers Traffic Engineers Landscape Architects Scientists	170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0910 www.tfmoran.com
		DR ETP FB CK JUM CADFILE	47175.00 47175-00_Grading.dwg

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 SCALE: 1"=40'
 1"=80'
AUGUST 15, 2017

PLANNING BOARD FILE #17-27

APPROVED BY THE EXETER PLANNING BOARD

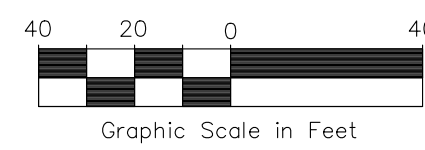
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 CHAIRMAN: _____ SECRETARY: _____

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