

**Wetland Delineation Report
Oak Street Extension
Exeter, NH 03833**

Prepared for:

Exeter Rose Farm, LLC
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Prepared by:

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June 25, 2018

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Oak Street Extension
Exeter, New Hampshire**

Introduction

The following remarks summarize our preliminary observations made during a delineation of jurisdictional wetlands at the above-referenced location. The subject property is comprised of the following parcels; assessors map 54, Lots 5-7 and map 63, Lot 205. The combined parcels total approximately 49 acres. Numerous site inspections were conducted in December 2015 to identify and delineate wetlands and confirm their extent. This report has been prepared based upon observations made during those on-the-ground investigations. Wetlands were identified and delineated according to the New Hampshire Department of Environmental Services (NHDES) – Code of Administrative Rules Section Env-Wt 100 – 900 and the Town of Exeter Zoning Ordinance – Article 9 – Natural Resource Protection – §9.1 Wetlands Conservation District.

General Site Description

The site is bounded to the east by active railroad tracks, to the north by the Henderson-Swasey Town Forest belonging to the Town of Exeter, to the west by developed industrial lands (Industrial Drive and Commerce Way) as well as Norris Brook Condominiums and to the south by densely developed residential neighborhoods of single-family homes. Refer to Exhibit 1.

Historic land uses at this location included a brick yard and later, rose growing greenhouses. Portions of the site, including wetlands, have been altered and some are contaminated with lead, coal ash and solid waste associated with prior land use. Numerous man-made wetlands and retention basins exist as a result of excavation and other earth moving activities. The man-made retention basin located east of and adjacent to Oak Street Extension, between the spring house and the pump house, was created by excavation and impoundment. The impoundment is the result of a poured concrete weir structure constructed across Norris Brook. The concrete weir has been partially breached by erosion along the south end. This retention basin contains a large plume of sediment. The man-made retention basins located north of Oak Street Extension captured runoff from the greenhouses. The runoff collected in the largest retention basin was then reused for irrigation. The hydrant along Oak Street Extension indicates that this retention basin also serves as fire protection.

The property is partially developed with 9 existing residential dwellings (5 of which are currently occupied or were occupied until recently) and several garages / outbuildings that are accessed by Oak Street Extension. Oak Street Extension is mostly asphalt but turns to gravel after the former rose packing house. The asphalt section is in significant disrepair. The concrete structure that formerly housed the rose packing operation and boiler house also remains. Areas of the property that formerly housed the greenhouse operations are now generally vegetated with fields that have a shrub / sapling component dominated by black locust (*Robinia pseudoacacia*). Remaining areas of the property are generally forested with a mix of softwood and hardwood tree species. Norris Brook, a perennial stream, runs along and through portions of the property. Another unnamed perennial stream (according to some sources) and two unnamed intermittent streams also drain the property and all are tributary to Norris Brook within the confines of the site. Norris Brook eventually drains to the Squamscott River, which is tidally influenced at that juncture. The tidal influence does not extend to the subject properties under normal circumstances. Most streams within the property sustain associated adjacent wetlands with the exception of the inland stream that drains the large wetland on Lot 205. There are numerous mountain bicycle trails throughout the property. A gas line/easement, 35-feet in width, traverses the western tip of the property along Norris Brook. There is a spring house on the property, along Oak Street Extension, near Forest Street, which is visited frequently.

Field Conditions

The winter of 2014-2015 involved snowfalls that were well above average. Climatic conditions leading up to the delineation involved below average precipitation and moderate drought conditions but Rockingham County experienced above average precipitation for the month of December 2015 when field investigations were conducted. In stark contrast to the winter of 2014-2015, the winter of 2015-2016 experienced below average snowfall. The ground was bare well into the 2016, which permitted the successful delineation of wetlands.

Methods

Site investigations utilized the routine methodology described in the 1987 Federal Manual for Identifying and Delineating Jurisdictional Wetlands which employs a three factor approach that includes (hydrophytic) vegetation, (hydric) soils and signs of hydrology, consistent with Exeter zoning regulations as summarized below. The routine method involves observing the plant community and visually estimating to ascertain if and where it is dominated by hydrophytic vegetation. If the plant community is dominated by hydrophytic vegetation then holes are dug and soils are evaluated along transects above and below the estimated boundary of dominant hydrophytic vegetation (using tile spade and/or Dutch auger) to ascertain the presence or absence of hydric soils. Where the soils are determined to be hydric and apparent signs of hydrology are also present the area is considered a wetland. The process is repeated as needed for perceived or apparent changes in the plant community.

Jurisdictional wetlands were identified and wetland-upland boundaries within the subject properties were delineated and marked in the field with solid color pink survey flags. Each flag bears a letter and number to assist in their subsequent field location by instrument survey. The flag sequences used were as follows: A1-A6, B1-B4, C1-C43, D1-D14, E1-E66, F1-F18 + F1a-F1e, G1-G51, H1-H30, I1-I52, J1-J60, K1-K7, L1-L5, M1-M4, N1-N15, O1-O15, P1-P5, Q1-Q12, R1-R10, S1-S48, T1-T35, U1-U69 + U47a, V1-V14, W1-W14 + W1a-W1f, X1-X6, Y1-Y39, Z1-27. The flags were subsequently located via instrument survey and their locations were plotted. Proper connection of the flag locations results in the wetland-upland boundary depicted on various site plans prepared in support of a proposed project, which necessitated the preparation of this report. (Copies of site plans depicting the wetland delineation which have been reviewed by the wetland scientists(s) are individually stamped, signed and dated.) Due to the altered nature of some wetlands at this location, delineation methodology required the use of best professional judgment in addition to the technical guidance cited above and in the certification statement found toward the end of this report.

General Wetland Descriptions

Wetlands are identified on the Existing Conditions Plan prepared for the proposed Exeter Rose Farms, LLC residential development. Wetland areas discussed in this report are also identified alphabetically A – N on the Town of Exeter Wetland Conservation District Area & Impacts Plan. These alphabetical designations are intended to illuminate the discussion regarding wetlands at this location but have no correlation to the flag series identified above. The following remarks briefly describe each wetland area.

Area A

This wetland area involves a deeply incised ravine (and associated wetlands) that convey Norris Brook. This section of Norris Brook is located above the confluence with Watson Brook and is largely unaltered with the exception of the portion of the area which falls within the gas line easement. Norris Brook is a perennial water course. Wetlands are sustained by Norris Brook as well as by ground water hydrology. There are approximately 11,857± square feet (SF) of this wetland complex which fall within the confines of the site in this area.

Area B

Wetland Area B involves three distinct sections. The westerly section involves an intermittent stream and associated wetlands upstream of the confluence of Watson and Norris Brooks. These wetlands involve poorly drained soils and are largely unaltered. The middle section includes Norris Brook and associated wetlands downstream of the confluence with Watson Brook to Oak Street Extension. The middle section of wetlands involve a combination of poorly and very poorly drained hydric mineral soils. This area has been significantly altered by filling along the northern boundary. Portions of the slope overlooking this area contain coal ash and solid waste and are proposed for remediation. Finally, there is a lobe of this wetland complex that extends north-south parallel to and west of Oak Street Extension. This lobe is dominated by poorly drained hydric soils and a sapling/shrub vegetation community. This lobe was fragmented from wetlands located along the unnamed perennial stream east of Oak Street Extension by the construction of Oak Street Extension (which likely dates back 100 years or more). Area B includes a man-made retention basin near the confluence of the intermittent stream and Norris Brook. The retention basin was created by excavation and filling. The basin is sustained primarily by groundwater. During periods of high groundwater the area temporarily becomes hydraulically connected to Wetland Area B through twin culverts to the south as well as a spillway to the east. There are approximately 100,049± SF of this wetland complex which falls within the confines of the site.

Areas C-E

Wetland Areas C-E are isolated man-made retention basins created by excavation that intercepted seasonal high groundwater and formally received runoff from the greenhouses. These areas contain significant amounts of concrete blocks and chunks from the former greenhouse slabs as well as automobile tires and polyvinyl chloride (PVC) pipe among other debris. These areas are proposed for remediation as part of the Remedial Action Plan as they are contaminated with lead. Wetland areas C-D are 2,633± SF, 761± SF and 392± SF in size respectively.

Area F

Wetland Area F is an isolated man-made retention basin created by excavation and is 10,206± SF in size. This basin has steep sides and provided irrigation for the former greenhouse operations. The basin has a hydrant and also provides fire protection. Area F overflows occasionally during periods of high ground water into Area H through a culvert beneath Oak Street Extension. This area is contaminated by lead and is included in the Remedial Action Plan. The water quality is low owing to poor water circulation and large quantities of aquatic vegetation.

Area G

Wetland Area G is an isolated wetland area created by a combination of excavation and filling, and was likely created unintentionally during the construction of the nearby man-made retention basin (depicted as Area B4). Wetland Area G is 276± SF in size. This area is situated within the slope that contains coal ash and solid waste and is therefore included in the Remedial Action Plan. The area is sparsely vegetated and was identified as a wetland based largely on the presence of soils that are marginally hydric.

Area H

Wetland Area H is an isolated man-made wetland area created by excavation and filling and is 1,032± SF in size. The area receives intermittent overflow drainage from Area F during periods of high runoff. This runoff then infiltrates into the ground and discharges as groundwater at the toe-of-slope in wetlands adjacent to Norris Brook. The dominant substrate in this area involves poorly drained hydric soils. The area is vegetated with shrubs, saplings and small diameter trees.

Area I

Wetland Area I involves a steep slope and is sustained primarily by groundwater discharging from adjacent upland slopes. This area could be considered part of Wetland Area B complex but we have designated it Wetland Area I for ease of description and distinction. The area has sustained some erosion and slumping but is currently stable. The erosion is natural and does not appear to have been induced or exacerbated by human activity. There are approximately 668± SF of this wetland complex which fall within the confines of the site in this area.

Area J

Area J involves emergent and scrub-shrub wetlands associated with the unnamed perennial stream on the west side of Oak Street Extension. The wetland-upland boundary is man-made by filling in this location. The dominant substrate involves poorly drained soils. There are approximately 15± SF of this larger off-site wetland complex which fall within the confines of the site in this area.

Area K

Wetland Area K involves Norris Brook and associated wetlands from Oak Street Extension east to the railroad tracks. This area also includes the unnamed perennial brook and an intermittent stream and their associated wetlands respectively. Finally, this area also includes the man-made retention basin created by excavation and impoundment (concrete weir retention structure) immediately adjacent and downstream (east) of Oak Street Extension. The dredge spoils which resulted from this man-made retention basin were stockpiled immediately south of the basin and may have resulted in made land or upland (conversely filled wetlands). This activity likely predated local and state jurisdiction.

The wetlands along Norris Brook in this area generally involve emergent and scrub-shrub types. The habitat along the unnamed perennial stream and the intermittent stream generally involve forested wetlands. The dominant substrate involves poorly drained hydric soils. There are approximately 185,163± SF of this wetland complex which fall within the confines of the site in this area.

Area L

This area involves intermittently flooded forested wetlands with poorly drained soils. This area periodically drains to the south along the railroad tracks. There are approximately 23,073± SF of this larger wetland complex which falls within the confines of the site in this area.

Area M

Area M primarily involves a wet meadow with poorly drained soils. This area is drained by a scoured channel which receives intermittent flow as described in greater detail below. Wetland area M is approximately 12,359± SF in size.

Area N

Area N is a man-made retention basin created primarily by excavation. The area is sustained primarily by precipitation which falls directly on the pond as well as groundwater and some sheet flow from adjacent uplands. The basin periodically, though infrequently overflows to the north through a perched culvert. The basin supports a significant population of broad-leaved cat-tail (*Typha latifolia*). Wetland area N is approximately 7,154± SF in size.

Local Jurisdiction

Exeter zoning, §9.1.4.I., defines wetlands as follows:

Wetland: Pursuant to RSA 482-A:2.X, an area that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. They include, but are not limited to, swamps, bogs, marshes, ponds, lakes, and all such areas as included in the jurisdictional definition of the New Hampshire Wetlands Board Administrative Rules, Chapter Wt 100 as subsequently amended.

Wetlands are subject to various buffers as per §9.1.3.E of the zoning and various structure setbacks as per §9.9.2 of the Exeter Subdivision regulations. We have inserted the table from §9.9.2 of the subdivision regulations below because it succinctly summarizes both buffers and setbacks by wetland category. It should be noted that there are no prime or exemplary wetlands within the confines of the project site. Wetlands with very poorly drained mineral soils may exist within the confines of Wetland Area B, adjacent to Norris Brook, upstream of Oak Street Extension. The presence of very poorly drained soils are likely influenced by historic beaver activity and are intricately co-mingled with poorly drained soils in this area such that it was not practical to accurately separate the two (for mapping or administration of the buffer). For this reason the project plans depict a 50 foot buffer, instead of a 40 foot buffer, along Norris Brook, both upstream and downstream of Oak Street Extension.

Wetlands categories and setbacks:

Wetland Category	No cut / No Disturbance Setback (1)	Parking Setback (2) Waste Water Systems Structural Setback
Prime Wetland	100' no cut/no disturb	125'
Exemplary Wetlands	50' no cut/no disturb buffer	75'
Vernal Pool (V.P. >= 200 sf)	75' no cut/ no disturb buffer	100'
Wetlands with Very Poorly Drained (VPD) Soils	50' no cut/ no disturb buffer	75'
Wetlands with Poorly Drained	40' no cut/ no disturb buffer	75'
Inland Streams (incl. intermittent)	25' no cut/ no disturb buffer	75' (1)

Wetlands and the impoundment /retention basin created by the concrete retaining structure on Norris Brook downstream (east) of Oak Street Extension are not locally jurisdictional as wetlands by virtue of their man-made status according to §9.1.3.D of the zoning. Additionally, §9.3.2.B and §9.3.2.G in the Exeter Shoreland Protection District Ordinance refer to contiguous wetlands and the extent of same being

dependent upon the existence of discontinuities. The zoning defines man-made and natural discontinuities. Man-made discontinuities include dikes and barriers such as roads, etc. The zoning implies, but does not specifically state, the need for a lack of hydrologic continuity as a result of the discontinuity. The presence of the concrete barrier on Norris Brook constitutes a discontinuity. The barrier is breached however therefore hydrologic continuity exists. Other discontinuities exist at this site.

The Wetland Conservation District, specifically §9.1.3.C., includes inland streams shown on the United States Geological Survey (USGS) 7.5 X 15 minute quadrangle, including intermittent streams, and further provides a 25 foot no cut / no clear vegetated buffer per §9.1.3.E.5. Exeter zoning does not clearly define inland streams except to say they appear on 7.5 X 15 Minute USGS quadrangles but it is our understanding that inland streams are those streams with banks that transition directly to uplands. There are two intermittent streams within the project that transition directly to uplands, one that drains the wet meadow – Wetland M and one that drains the man-made retention basin – Wetland N during times of high flow. Both are located on the Dagostino property (Lot 205) but are not found on the USGS quadrangle (Refer to Exhibit 2).

The scoured channel that drains the wet meadow (Area M) was not created by excavation but is man-made. The channel appears to experience continued erosion although it is our opinion that the channel has reached equilibrium and the erosion is minimal at this point. The original erosion was likely the result of the conversion of the forest and creation of the meadow and the associated loss of the tree canopy with subsequent increases in runoff rates due to the change in land cover. (The meadow was created more than 25 years ago.)

The ditch that drains the man-made retention pond on the Dagostino property (Area N on Assessors Lot 205) is also man-made by excavation and appears to receive minimal intermittent flow. This is due to the small catchment area which drains to this pond. The pond rarely fills up or discharges as a result.

Another scoured channel, adjacent to the railroad tracks and associated with a municipal storm drain outfall, is experiencing considerable ongoing erosion and associated scouring and sedimentation of downgradient wetlands. Any wetlands in this area were created and are now sustained by the intermittent storm flows and are therefore man-made. These wetlands are contiguous to Wetland Area K.

The status of streams as intermittent was confirmed by direct observation during non-drought conditions.

Invasive Species

Infestations of 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 (*Elaeagnus* sp.), honeysuckle (*Lonicera* sp.), burning bush (*Euonymus alatus*) and Japanese barberry (*Berberis thunbergii*), all of which are considered invasive species, are apparent within the site. Japanese knotweed is especially dense along the east side of Oak Street Extension, between the unnamed perennial stream and Norris Brook, and was likely imported with fill materials deposited in this area. The fill is not of recent deposition.

Shoreland Protection

None of the water courses which drain the property are identified on the New Hampshire Department of Environmental Services – Consolidated List of Waterbodies Subject to RSA 483-B, therefore there is no jurisdiction subject to the state Shoreland Water Quality Protection Act within the subject properties.

Norris Brook, from the Squamscott River to its confluence with Watson Brook, is subject to the local Shoreland Protection District Ordinance (§9.3.3.C.1). Additionally, perennial streams within the Squamscott River watershed are also subject to the local Shoreland Protection District Ordinance (§9.3.3.C.2). The zones extend horizontally 300 feet and 150 feet from Norris Brook and other perennial streams respectively and impose building setbacks of 150 feet and 100 feet respectively.

Vernal Pools

Vernal pools are temporary bodies of water that provide essential breeding habitat for certain amphibians and invertebrates as well as important supporting habitat for numerous other species, especially reptiles such as turtles. We observed several areas within the subject properties that we thought had potential to constitute vernal pools according to the NH Code of Administrative Rules – Env-Wt 101.106, Env-Wt 101.75 and Env-Wt 101.86. One such area is located within the gas easement at the western tip of the property and has not been further evaluated as a result. Other areas which appear to temporarily pond water, such as Wetland Areas C-G were investigated for secondary vernal pool indicators since field investigations conducted to delineate wetlands took place outside of the window normally considered ideal for confirming the presence of primary vernal pool indicator species such as wood frogs (*Lithobates sylvaticus*) and mole salamanders (*Ambystoma* sp.). We did not observe any secondary vernal pool indicators therefore a number of follow up inspections were conducted to observe these areas during April and May 2018 and no primary or secondary vernal pool indicators were observed therefore field data sheets were not completed.

Prime Wetlands

The NHDES applies applicable rules and law to all municipally designated prime wetlands (and in certain municipalities all land within 100-feet of municipally designated prime wetlands). Prime wetlands are those wetlands with higher functions and values and receive additional protection under the law. Exeter has municipally designated prime wetlands recognized by NHDES. There are no prime wetlands on the subject properties. Refer to Exhibit 3.

Certification Statement

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 - 1987; the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region - 2012; 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 status of vegetation as hydrophytic was determined according to the U.S. Army Corps of Engineers - Northcentral and Northeast 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 and delineation.





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

Henderson-Swasey Town Forest

EXETER ROSE FARM (approx.)

Dagostino (approx.)

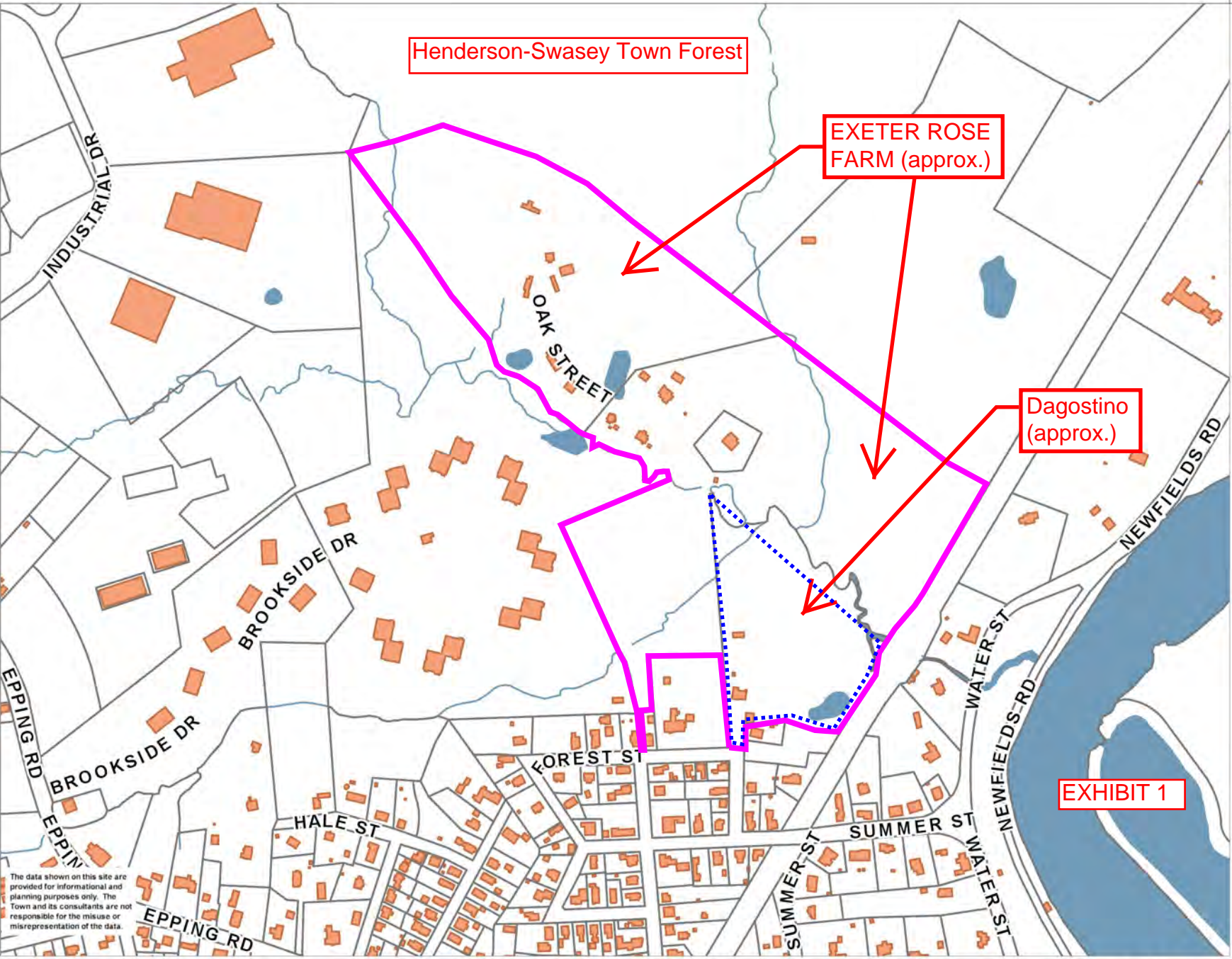
EXHIBIT 1

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

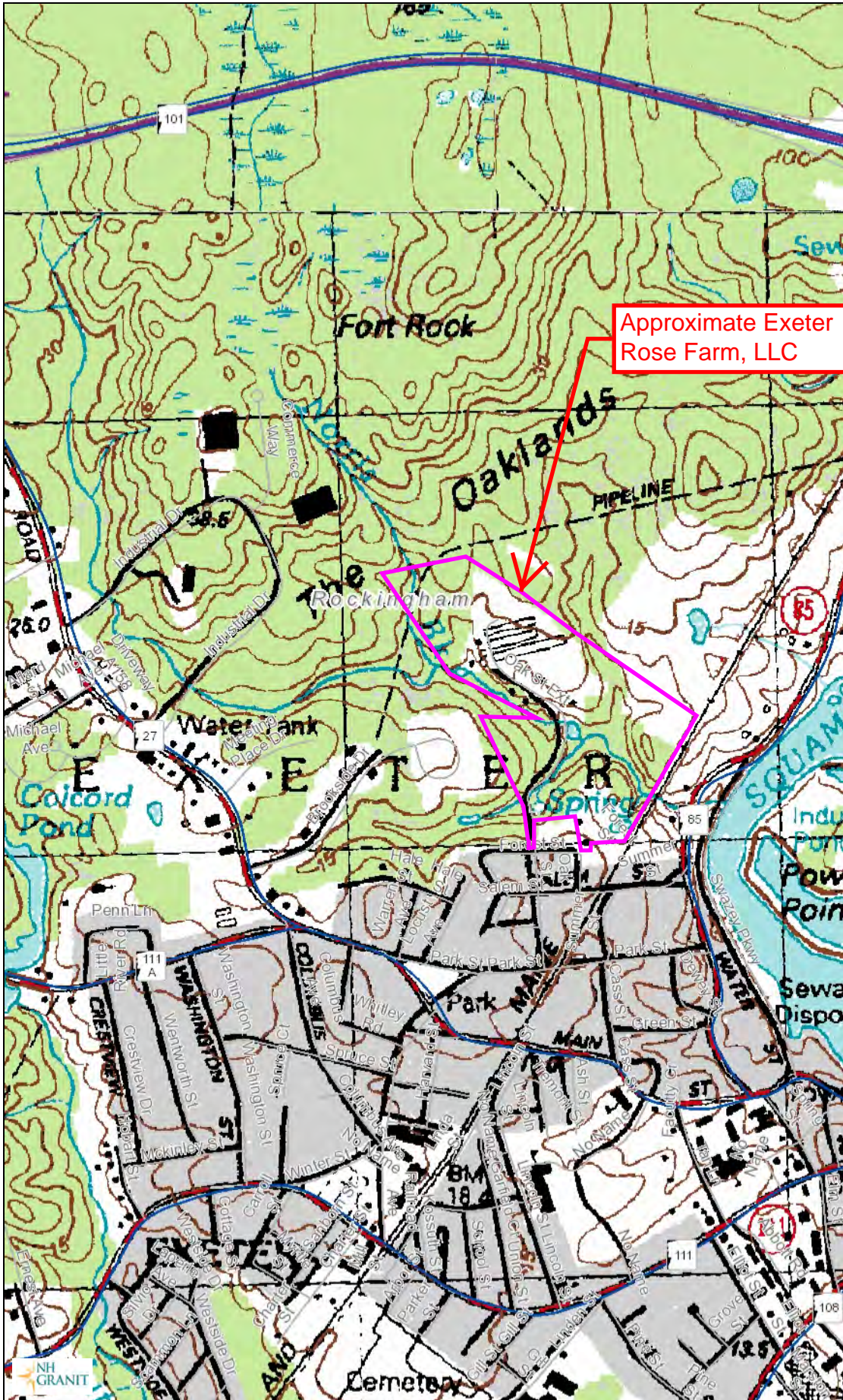
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Exeter MapsOnline



Map by NH GRANIT



Legend

- State
- County
- City/Town
- Interstates
- Turnpikes
- US Routes
- State Routes
- Local Roads

EXHIBIT 2

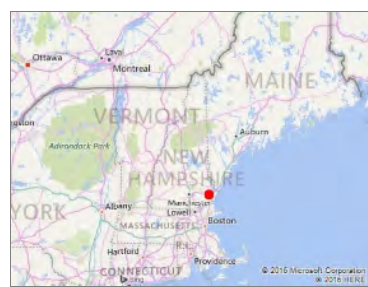
mcj

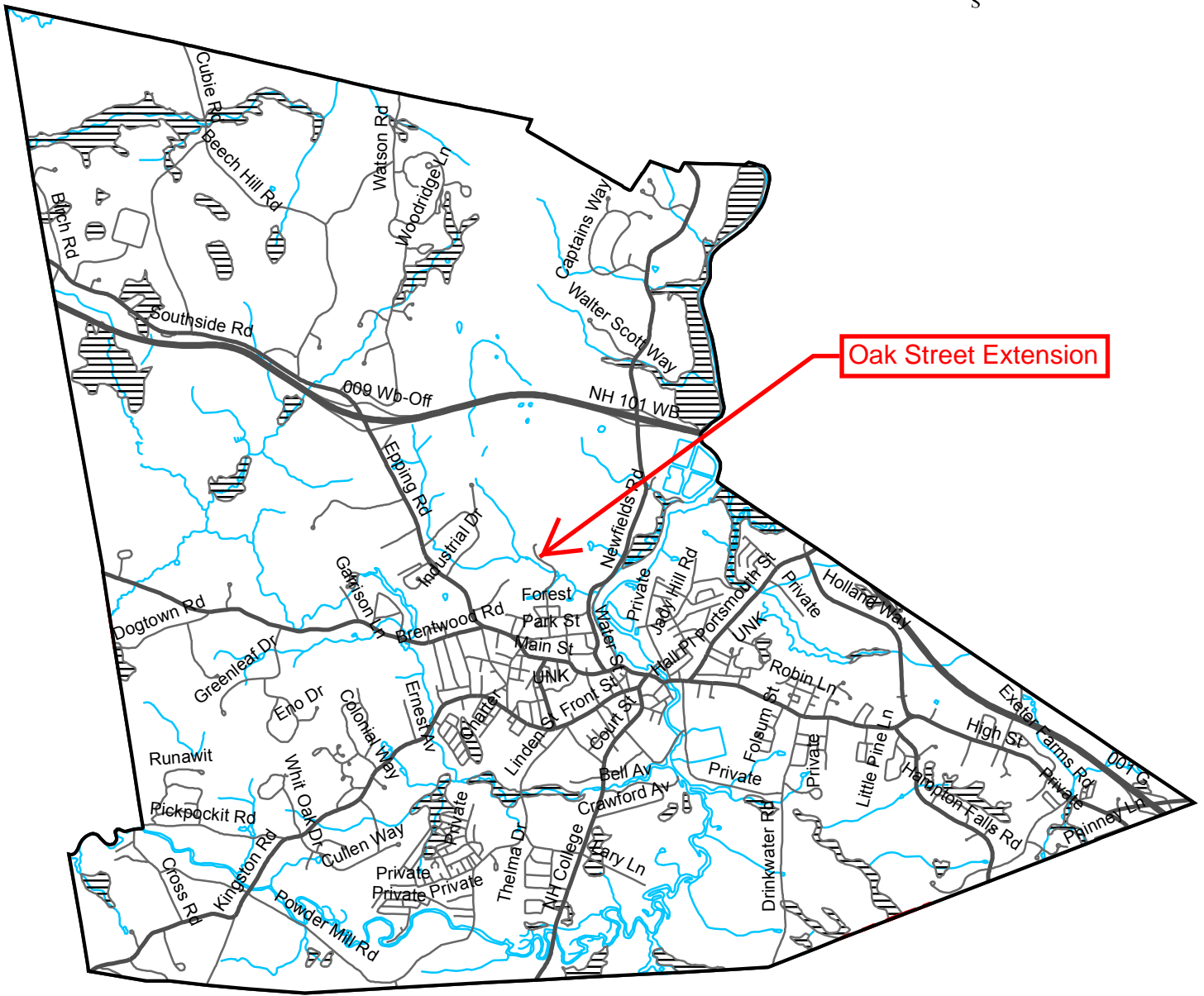
Map Scale
 1: 12,988



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 Map Generated: 8/18/2016

Notes
 Rose Farm
 Oak Street Extension
 Exeter, NH





Oak Street Extension

- Legend**
- Roads**
- Town
 - State
- Hydrography**
- Surface Water
- Prime Wetland 100 Foot Buffer**
- NO
 - YES
 - 100 Foot Buffer

Prime Wetlands in Exeter, NH

New Hampshire State Plane Coordinate System
North American Datum 1983 (feet)

The coverages presented are under constant revision as new sites or facilities are added, and may not contain all potential or existing sites or facilities. These maps were prepared using data supplied by the municipality and the information was digitized to the best of our ability. For prime wetland and prime wetland buffer locations for a specific site, please contact the municipal office where the project is proposed. NHDES is not responsible for the use or interpretation of this information by third parties.

New Hampshire Department of Environmental Services
Wetlands Bureau
29 Hazen Drive
P.O. Box 95
Concord, NH 03302-0095

DATE PRODUCED
October, 2012

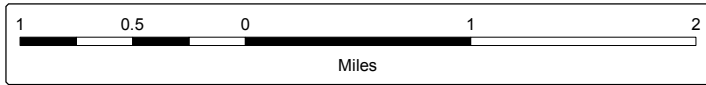


EXHIBIT 3

Return to:

**DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS
OF
EXETER ROSE FARM SUBDIVISION – AN OPEN SPACE DEVELOPMENT
AND
EXETER ROSE FARM SUBDIVISION HOMEOWNERS ASSOCIATION**

2. USE OF LOTS.

(a) **Residential Purpose.** No Lot shall be used for any purpose other than for residential purposes in conformance with all applicable land use regulations of the Town. All Lots shall be developed with single-family homes, excepting only those Lots designated as duplex or multi-family on the Subdivision Plan. Accessory dwellings may be constructed as permitted by applicable municipal and state regulations. No commercial business activity of any nature shall be carried on upon any of the Lots. Personal business activity shall be limited to the maintenance of a private office within the dwelling. No calling hours or regular business appointments shall be held or scheduled for any personal business conducted on the premises, and no signs shall be maintained indicating the presence of any business upon the premises, except as set forth in Section 7 hereof.

(b) **Affordable Housing Requirement.** Lot 1 (5 Units), Lot 40, Lot 41 and Lot 35 (2 Units), shall be subject to the affordable housing requirements of Section 7.7.1B of the Town Zoning Ordinance in effect as of the date of this Declaration (said lots, including any units located within referred to herein as the “Affordable Lots”), which includes, for convenience, the following restrictions:

(i) Seven of the Affordable Lots shall be sold at initial sale for a price that can be afforded by a household with an income not more than 120% of the median family income for the then current New Hampshire portion of the Portsmouth-Rochester NH-ME PMSA, as published by US Department of Housing and Urban Development (“HUD”);

(ii) Two of the Affordable Lots shall be sold at initial sale for a price that can be afforded by a household with an income not more than 80% of the median family income for the then current New Hampshire portion of the Portsmouth-Rochester NH-ME PMSA, as published by HUD;

(iii) All of the Affordable Lots shall be sold with deed restrictions and a recorded housing agreement that limit, for a period of thirty (30) years, the resale value of the lot or unit to not more than the purchase price plus two times the accumulated consumer price index, said restriction to run with the land and be binding on future owner(s) in the event of any sale or transfer;

(iv) The owner of any Affordable Lot shall obtain a transfer certificate issued by an independent management company and signed by the Town Code Enforcement Officer prior the sale of any Affordable Lot; and

(v) Rent for any of the Affordable Lots shall be capped at 100% of the then current Fair Market Rent (“FMR”) for Western Rockingham County, NH metro FMR area as published by HUD or comparable reference as approved by the Town Planner.

(vi) All of the Affordable Lots shall be “affordable”. For the purposes of this Declaration, “affordability”, as defined by Section 7.7.1B of the Town Zoning Ordinance (in effect of the date of this Declaration) as “housing that can be purchased under a conventional mortgage

whereby the combined annual expenses for principal, interest, property taxes, homeowner's insurance and condominium fees (if applicable) will not exceed 30% of household income."

(c) Wetlands. Upon completion of the subdivision improvements pursuant to the Subdivision Plan, there shall be no further alteration of wetlands for Lot development, driveways and culverts. The owner of any Lot who alters or otherwise impacts the wetlands, or any Lot owner who causes or allows the wetland to be cleared or destroyed, shall be liable and shall indemnify the Declarant and/or Association (defined below) for any fines, penalties or costs incurred for restoration of the wetland in accordance with the specifications set forth in NH Department of Environmental Services Wetland Permit No. _____, recorded in the Registry at Book _____, Page _____.

(d) Wetland Conservation District No Cut/No Disturbance Setback Areas: All those areas shown or denoted on the Subdivision Plan as being within the "No Cut/No Disturbance Setback" are subject to the restriction that the natural buffer shall be preserved and that the owner of any Lot who clears or otherwise destroys the natural buffer, or any Lot owner who causes or allows the natural buffer to be cleared or destroyed, shall be liable for restoration of the buffer in accordance with the specifications set forth in Section 9.9.2 of the Town Site Plan Review & Subdivision Regulations, as the same may be amended from time to time. Any Lot owner who causes or allows the natural buffer to be cleared or destroyed shall be liable and shall indemnify the Declarant and/or Association for any fines, penalties or costs imposed by the Town. For lots within the Town Wetland Conservation District, a waiver for grading within the No Cut/No Disturbance Setback related to lot development has been issued for the limits of grading as shown on the Subdivision Plans. Any additional disturbance shall require a separate Conditional Use Permit pursuant to the Town Zoning Ordinance Section 9.1.6. Said "No Cut/No Disturbance Setback", in the vicinity of house sites, is to be marked with an identifiable permanent marking system and periodically maintained by the Association, as necessary.

(e) Shoreland Protection District Areas: All those areas shown or denoted on the Subdivision Plan as being within the "Shoreland Protection District" are subject to the restrictions of Section 9.3.4. of the Town Zoning Ordinance, as the same may be amended from time to time. Any Lot owner who causes or allows a violation of said restrictions shall be liable and shall indemnify the Declarant and/or Association for any fines, penalties or costs imposed by the Town. For lots within the Town Shoreland Protection District, a Conditional Use Permit for grading related to lot development has been issued for the limits of grading as shown on the Subdivision Plans. Any additional disturbance shall require a separate Conditional Use Permit pursuant to Section 9.3.4.G of the Town Zoning Ordinance.

(f) Vegetative Buffer Strip: All those areas shown or denoted on the Subdivision Plan as being within the "Vegetative Buffer Strip" are subject to the restriction that the natural buffer shall be preserved as set forth in Section 9.6.1.2 of the Town Site Plan Review & Subdivision Regulations, as the same may be amended. Any Lot owner causes or allows a violation of said restrictions shall be liable and shall indemnify the Declarant and/or Association for any fines, penalties or costs imposed by the Town. Said "Vegetative Buffer Strip", in the vicinity of house sites, is to be marked with an identifiable permanent marking system and periodically maintained by the Association, as necessary.

(g) Activity and Use Restriction: The Lot owners acknowledge that a portion of the Lots and Common Open Space may be subject to a recorded activity and use restriction (“AUR”) imposed by the New Hampshire Department of Environmental Services (“NHDES”), pursuant to Env-Or 608, limiting the use of such area. All Lot owners shall comply with the terms of the AUR, as the same may be amended from time to time. Any Lot owner who causes or allows a violation of the AUR shall be liable and shall indemnify the Declarant and/or Association for any fines, penalties or costs imposed by NHDES and/or the State of New Hampshire.

(h) Road Maintenance Agreement. The Lot owners acknowledge that the Association is a party to a certain agreement with the Town known as Oak Street Extension Road Maintenance Agreement dated _____ for the maintenance of that portion of Oak Street Extension running from the northern most boundary line of Forest Street to the southern boundary of the Subdivision. A copy of said Oak Street Extension Road Maintenance Agreement is appended hereto as Exhibit C.

(i) Operation and Maintenance Plan. The Lot owners acknowledge that the Subdivision is subject to and it shall be a responsibility of the Lot owners to comply with a certain Stormwater Management System Operation and Maintenance Plan dated September 26, 2017 and last revised August 31, 2018 setting forth procedures for the inspection and maintenance requirements for the stormwater management system for the Subdivision. A copy of said Operation and Maintenance Plan is appended hereto as Exhibit D.

3. CONSTRUCTION TIME.

Once construction is commenced upon a structure or other improvements, completion of all construction shall be accomplished as soon as is reasonable and, in no event shall it take longer than twelve (12) months from time of commencement to complete construction. Completion shall include, but shall not be limited to exterior finishing, including exterior landscaping, decorating and driveways. If the work is not completed within the twelve (12) month period, absent an extension granted by the Declarant or Association, the owner of the dwelling or structure shall be subject to penalty assessments as provided in these Covenants until completion of the work.

4. ARCHITECTURAL REVIEW.

Architectural Review. All buildings and structures constructed on any Lot, including any additions thereto, shall be architecturally designed in keeping with traditional styles. The Declarant, prior to the transfer of control to the Association, and thereafter the Board of Directors (or any subcommittee thereof), reserves the right, in its sole discretion, to approve the plans and specifications of all residences in the subdivision. Prior to commencement of construction on each Lot, the Lot owner shall submit for approval, some or all of the following as the Declarant or Board of Directors shall require:

(i) A site plan showing the location on the lot of the dwelling, the garage, the driveway, landscaping and any proposed tree cutting;

(ii) Architectural design plans showing the building elevations (all four sides) with a description of proposed materials;

(iii) Architectural design plans showing the finished floor elevations of the building(s); and

(iv) A detailed plan of the proposed lot landscaping and grading to ensure that the finished site blends attractively with the surroundings and provides for adequate storm water runoff in accordance with the approved Subdivision plan.

5. OUTBUILDINGS, ADDITIONAL STRUCTURES, ETC.

(a) Temporary Structures. No temporary building, shed, structure or mobile home shall be erected on a Lot except during the construction of a residence. For purposes of interpreting this Declaration, the term "construction" shall refer to the term of one year from the day work commenced in clearing the Lot for the foundation of the residence.

(b) Outdoor Toilets. No outside toilets or lavatories shall be permitted, excepting only during construction and provided they are located behind any existing building to the greatest extent reasonably possible.

(c) Driveways. All dwelling unit driveways shall be constructed with asphalt, concrete, pavers or other similar material.

(d) Roof, Foundation and Walls. No building shall be erected having a simple tarpaper roof or concrete block foundation or walls.

(e) Oil and Gas Tanks. All oil tanks shall be installed in either the garage or the residence. No oil tanks shall be buried. Propane tanks (other than ancillary tanks to accommodate barbeque grills and the like) must be buried or located behind the residence and screened from view from the street by vegetation or solid fencing.

(f) Garbage and Trash. All garbage and trash containers must be placed in an attractive and suitable walled or screened area so that they are not visible from adjoining or neighboring properties or public or private roads and ways.

(g) Incinerators. No incinerator shall be allowed on any Lot.

(h) Clothes Lines. No clothes lines shall be allowed on the exterior of any Lot.

(i) Satellite Dishes. No satellite dish exceeding twelve (12) inches in diameter shall be allowed on any Lot.

(k) Above Ground Pools. No above ground pool shall be allowed on any Lot.

6. FENCES.

(a) Location. If a fence or fences are erected, the same shall be placed in proximity to any Lot line so as to assure an owner's ability to maintain the fence from the owner's property. No fence shall be constructed or erected in the front yard, the front yard being the area defined by the frontage of the Lot along the roads within the Subdivision and a line drawn parallel to the road at a distance from the Road to meet the foundation of the house closest to the road. No fence exceeding six (6) feet in height shall be permitted on any Lot. All fences shall be constructed with the finished side facing away from the dwelling.

(b) Declarant Fencing. Notwithstanding paragraph (a) above, Declarant, or the Association upon transfer of these rights to such Association, may place ornamental posts and fencing along the entrance of the Subdivision and portions of the roads within the Subdivision to enhance the aesthetics of the Subdivision.

7. SIGNS.

Commercial Signs. During the period of time the Declarant owns a Lot or Lots within the Subdivision, no signs of any kind, including signs for the sale or rent of a Lot or house, except those of the Declarant or its agents, contractor and representatives, are permitted without the express written consent of the Declarant. Thereafter, no commercial or advertising sign of any kind shall be erected, placed, permitted or maintained on any Lot or improvement except for a single sign no larger than four (4) square feet advertising a Lot or house for sale or rent. This prohibition shall apply to any sign advertising the builder of a home or his subcontractors but shall not apply to mortgage bank's required signage.

8. PARKING, VEHICLE STORAGE.

(a) Unregistered Motor Vehicles, etc. No unregistered motor vehicle of any type and no unregistered boat or trailer of any type shall be stored or parked on a Lot unless stored in a garage so as not to be visible from the adjoining or neighboring properties or public or private roads or ways. No junk shall be allowed to remain on any Lot.

(b) Other Vehicles. No commercial vehicles shall be allowed to be parked overnight on any Lot except for registered commercial vehicles owned by the Lot owner except that no busses or tractor-trailers will be allowed under any circumstances. This restriction shall not apply to the Declarant, any successor Declarant, or any contractors or employees of the Declarant during the development and sale of the Lots.

(c) Obstructions of Access. No obstructions of traffic on the public or private roads or ways and no blocking of entries to the various lots by reason of the parking of vehicles are allowed. Lot owners shall be responsible for any such obstruction by members of their household, their lessees, invitees and guests.

9. ANIMALS.

(a) No Farm Animals. No farm animals or fowl shall be maintained on any Lot. A reasonable number of household pets shall be allowed, but shall not be bred or maintained for purposes of resale.

(b) No Unreasonable Noise or Nuisance. No animals shall create unreasonable noise or create a nuisance or annoyance to neighbors.

10. LANDSCAPING, TREE REMOVAL, ETC.

(a) Landscaping. All lawns or other suitable landscaped areas shall be maintained in an attractive manner. No trash, waste, filth, tools, garden equipment, children's playthings or other equipment shall be allowed to accumulate on the Lot or the exterior of the residence in such a manner as to give an unsightly appearance or create a nuisance; provided, however, that children's swing sets may be maintain behind the house out of sight from the road. No landscaping shall occur within any area designated on the Subdivision Plan as "No Cut /No Disturbance" or "Vegetated Buffer", other than allowed per Section 9.6.1.2 of the Town Site Plan Review & Subdivision Regulations, as the same may be amended from time to time.

(b) Fertilizers. The use of "Fertilizers" as defined in the Town Zoning Ordinance is prohibited within the Subdivision. For the purpose of reference only, Section 2.2.30 of the Town Zoning Ordinance, in effect as of the date of this Declaration, defines "Fertilizers" as "[a]ny substance containing one or more recognized plant nutrients which is designed for use in promoting plant growth such as nitrogen, phosphorus and potassium." Pursuant to said section, "Fertilizer shall not include vegetable compost, lime, limestone, wood ashes, or any nitrogen-free horticultural medium (e.g. vermiculite)" the application of which shall be permitted within the Subdivision. Acceptance of a deed to a lot within the property constitutes consent to this restriction upon each lot owner, which shall run with each lot.

(c) Tree Cutting. Within thirty (30) days of cutting, any felled trees shall be cut up and the logs neatly stacked or removed from the Lot. Any stumps or slash shall be buried or removed from the Lot. If buried, the location must be within owner's Lot, not in the road and in compliance with all state and local laws, rules and regulations.

(d) No Obstructions. No obstructions of traffic on the public or private roads or ways and no blocking of entries to the various lots by reason of the parking of vehicles are allowed. Lot owners shall be responsible for any such obstruction by members of their household, their lessees, invitees and guests.

(e) Grading. No Lot shall be graded in such a way as to divert the natural flow of water onto adjoining properties, or to flood or damage public road or drainage systems serving other Lots.

(f) Front Yards. A minimum of one deciduous shade tree (not ornamental) shall either remain or be planted in the front yard of all Lots.

11. EASEMENTS.

(a) Primary Access:

(i) Declarant retains the right to create slopes, embankments and drainage in the easement areas as shown on the Subdivision Plan and/or as required by the Town and the right to convey easements said slopes, embankments and drainage areas to the Town and the right to convey the road known as Rose Farm Lane to the Town to be accepted as a public way. Such easements may be created on any Lot with only the signature of the Declarant only, without the signature of the owner thereof.

(ii) Declarant shall have access to Lots in the Subdivision for the purpose of maintaining the various drainage, grading and slope easements shown on the Subdivision Plan. Declarant and the Association shall indemnify and hold harmless any Lot owners with respect to any claims arising from work done to maintain an easement area.

(iii) Each owner of a Lot conveyed by the Declarant shall have the right of ingress and egress over Rose Farm Lane to the extent necessary for access to the Lot, but no Lot owner except the Declarant shall have fee title to the strip of land known as Rose Farm Lane. A deed description for a Lot by or along Rose Farm Lane shall not be construed as running to the centerline of said Road/Drive.

(iv) The Declarant retains the fee title to said Rose Farm Lane and to the area shown as "Sewer Pump Station" with the right to convey same to the Town, and to grant easements for utilities for the Subdivision. In the event the Town does not accept title to Rose Farm Lane and/or the Sewer Pump Station, the Declarant will convey title to the Association.

(v) No property owner shall install in-ground irrigation systems in any portion of any roadway abutting the conveyed premises, the roadway shoulders, in any drainage easement area(s), or maintenance access easements located within the road or roadway shoulders, or even if the same are located in any individual lot or lots, and shall not loam, seed, or fill any such roadway, roadway shoulder, drainage easement area(s), or maintenance access easements.

(b) Secondary Emergency Access Easement:

(i) Declarant retains the right to create slopes, embankments and drainage and to and improve, repair, maintain, access and use the areas shown on the Subdivision Plan as "Oak Street Extension" and/or "50' Wide Access & Utility Easement" over Lots 1, 35, 40, 41 and the Common Open Space on the Subdivision Plan for emergency access and/or for the installation and maintenance of utilities servicing the Subdivision (the "Emergency Access Easement"). The rights and obligations of the Emergency Access Easement shall run to the Association and, with respect to the right of access and use, to third parties for the provisioning of emergency services. The Association shall improve, repair and maintain the Emergency Access Easement as necessary to provide reasonable access and utility service to Rose Farm Lane, Lots 1, 35, 40, 41 and the Common Open Space.

(ii) In addition to the Emergency Access Easement, Lots 35, 40, 41, 1 and the

Common Open Space shall be subject to an easement granting other Lot owners in the Subdivision, their guests and invitees, the right of ingress and egress over and the right to install and maintain above or below ground utilities within the areas shown on the Subdivision Plan as “Oak Street Ext.” and “50’ Wide Access & Utility Easement” (the “Access and Utility Easement”). The rights and obligations of the Access and Utility Easement shall be more particularly set forth in the deeds to Lots 35, 40, 41, and 1.

(iii) Declarant and the Association shall indemnify and hold harmless the owners of Lots 1, 35, 40 and 41 with respect to any claims arising from any work done on their Lot to maintain the Emergency Access Easement.

(c) Shared Driveway Easements:

(i) Primary access to Lot 1 is to be from Oak Street Extension via Forest Street, however, in addition to the Emergency Access Easement, Lots 35, 40 and 41 shall be subject to a driveway easement granting to the Lot 1 owners, their guests and invitees, the right of ingress and egress for over the area shown as “50’ Wide Access & Utility Easement” (the “Lot 1 Driveway Easement”). The rights and obligations of the Lot 1 Driveway Easement shall be more particularly set forth in the deeds to Lots 35, 40, 41 and 1.

(ii) Lots 35 and 40 shall be subject to an easement granting to the Lots 35, 40 and 41 owners, its guests and invitees, the right of ingress and egress and for the installation and maintenance of utilities servicing the lots for over the areas shown as “50’ Wide Access & Utility Easement” and “50’ Wide Shared Driveway Easement” located on Lots 35 and 40 (the “Lots 35, 40 and 41 Driveway Easement”), which easement shall include the turn-around easement on Lot 35. The Lot 35, 40 and 41 Owners shall be responsible to maintain, repair, and replace any driveways and/or utility infrastructure within the Lots 35, 40 and 41 Driveway Easement. The rights and obligations of the Lots 35, 40 and 41 Driveway Easement shall be more particularly set forth in the deed to Lots 35, 40 and 41. In addition, Lots 35 and 40 shall be subject to an easement granting to the other Lot owners, their guests and invitees, the right of ingress and egress over said “Lots 35, 40 and 41 Driveway Easement” for access to Recreation Area 2, as shown on the subdivision plan.

(d) Sewer Pump Station: The Declarant reserves for itself and the Association the right to install, maintain, repair and replace a sewer pump station in the area shown as “Sewer Pump Station” on the Subdivision Plan as shown. Such grant shall include the right of access to such areas for maintenance, repair and replacement of utilities and may be assigned to the Town; provided that the Town shall have the right but shall not be obligated to accept the Sewer Pump Station. The Declarant retains the right to convey the Pump Station area to the Town as part of its conveyance of Rose Farm Lane.

(e) Utility Easement: The Declarant reserves for itself and the Association the right to install, maintain, repair and replace utility and related services allowed and/or required by the Town Planning Board, including but not limited to roadways, sewer, gas, electricity, telephone and cable (including any possible future replacement systems) over and under Rose Farm Lane Oak Street Extension and “50’ Wide Shared Driveway Easement” and those areas shown as

Recreation or Common Open Space and Lot 1 on the Subdivision Plan. Such grant shall include the right of access to such areas for maintenance, repair and replacement of utilities and may be assigned as necessary to the Town and/or any utility service provider.

(f) Sight Distance Easement: The Declarant reserves for itself and the Association a sight distance easement on Lot 39, in the area shown as “Sight Distance Easement” on the Subdivision Plans, conveying to the Declarant and the Association the right to restrict the erection of any structures and growing of vegetation and to enter onto Lot 39 as necessary to maintain, trim or remove such structures or vegetation for the purposes of maintaining safe sight distances on Rose Farm Lane and Oak Street Extension. The rights and obligations of the Sight Distance Easement shall be more particularly set forth in the deed to Lot 39.

(g) Fence Easement: The Declarant reserves for itself and the Association a fence easement in the Rose Farm Lane right of way, in the area shown as “Fence Easement” on the Subdivision Plans, conveying to the Declarant and the Association the right to install and maintain a privacy fence for the purpose of noise/headlight protection for the abutting property.

(h) Sign Easement: The Declarant reserves for itself and the Association a sign easement in the Rose Farm Lane right of way, in the area shown as “Sign Easement” on the Subdivision Plan, conveying the Declarant and the Association the right to install and maintain a subdivision sign and landscaping. The Declarant and/or the Association shall be responsible for all maintenance, repair or replacement of the subdivision sign and associated landscaping.

(i) Emergency Access Gate. The Declarant (and the Association following the transfer of control) shall install and maintain an emergency access gate on Oak Street Extension, as shown on the Subdivision Plan (the “Emergency Access Gate”). The Association shall ensure that the Emergency Access Gate remains locked at all times, except in the event of emergency, and shall keep the area around the Emergency Access Gate clear and free from obstructions at all times as necessary for emergency access use.

12. COMMON OPEN SPACE.

(a) Open Space.

(i) Those areas shown as “Common Open Space” on the Subdivision Plan (the “Open Space”) shall only be used for open space, utility and access easement purposes in conformity with these Covenants, the Subdivision Plan and the Town land use regulations. Consistent with the spirit and purpose of the Open Space Subdivision Regulations of the Town, the Open Space shall be left in its natural and undeveloped state, except as otherwise provided herein, and shall be managed and maintained in such a manner as to perpetuate the current undeveloped state of the Open Space in a manner consistent with Section 7.7.3 of the Town Zoning Ordinance, as it may be amended.

(ii) Passive recreational uses of the Open Space, such as nature trails and cross-country ski or snowshoe trails, including the installation of trail bridges and signage, are

encouraged and shall be allowed with the approval of the Association. Any such approved trails shall be maintained by the Association, which may institute reasonable rules for trail use consistent with the terms of these Covenants. Motorized vehicles are strictly prohibited in the Open Space, except for the provision of emergency services and/or management activities completed pursuant to subsection (iv) hereof.

(iii) Tree houses, wood camps and buildings of any kind and nature shall not be allowed in the Open Space.

(iv) The cutting of any live tree in the Open Space Area is prohibited without the express consent of the Association. The cutting of live trees and the gathering of firewood in the Open Space Area shall be permitted only under the control and direction of the Association and in a manner consistent with Section 7.7.3 of the Town Zoning Ordinance, as they may be amended. Any tree removal must be conducted in accordance with NH Best Management Practices for Erosion Control on Timber Harvesting Activities (2016) (as it may be amended or replaced by any similar publication) with activities designed to preserve and protect slopes, wetland and water resources, soils and habitat values.

(v) The dumping of yard waste or any other material is prohibited within the Open Space area.

(vi) Hunting and the discharge and/or use of firearms, bows and arrows or slingshots or any other dangerous activity in the Open Space is strictly prohibited.

(vii) The Open Space shall be deeded to the Association upon recording of this document.

(b) Recreation Areas.

(i) Those areas shown as "Recreation Area" on the Subdivision Plan (the "Recreation Area") shall be maintained by the Association. The Recreation Area may be developed with playgrounds, picnic areas, exercise equipment and similar structures with the consent of and to be maintained by the Association.

(ii) The area within the Recreation Area, known as "Jail House Spring" and shown as "Spring House" on the Subdivision Plan (the "Spring"), shall be maintained by the Association in its sole discretion. That the Association may institute reasonable rules for the use of the Spring and may, but shall not be obligated to, install associated signage, equipment and other infrastructure. Any use of the Spring by the public shall be at its own risk. The Association makes no representation of warranty concerning the quality or quantity of water from the Spring.

(iii) The Recreation Area within the open space shall be deeded to the Association upon recording of this document. The remainder of the Open Space shall be easements running to the Association as shown on the Subdivision Plan. The rights and obligations of any Lot Owner burdened by any open space easement shall be more particularly described in

the deed to the said Owner.

(c) Maintenance. The cost for maintenance of, and liability insurance for common areas, including Open Space and Recreation Area, and any signs, equipment, nesting boxes, retention basins, drainage structures, structures and infrastructure related to the Spring, weirs or other water impoundments, or other infrastructure located therein, shall be the responsibility of the Association. In addition, the Association shall maintain the concrete retention barrier and any retention basins shown on Lots on the Subdivision Plan. Lot owners shall be assessed for such costs as provided in the Bylaws.

DRAFT



TOWN OF EXETER, NEW HAMPSHIRE

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

www.exeternh.gov

January 14, 2019

Exeter Rose Farm, LLC
953 Islington Street, #23
Portsmouth, New Hampshire 03801

Re: Exeter Rose Farm, LLC - PB Case #17-27
Open Space Subdivision and Shoreland Conditional Use Permit
Oak Street Extension and Forest Street, Exeter, N.H.
Tax Map Parcels #54-5, 54-6, 54-7, 63-205.

Dear Messrs. Baker and Pattison:

Please be advised that at the meeting of January 10th, 2019, the Exeter Planning Board **APPROVED** the open space subdivision plans and Shoreland Conditional Use Permit for the proposed construction of a 41-lot open space development and associated site improvements on the above-captioned properties, as presented, subject to the following conditions:

1. A dwg file of the subdivision plan shall be provided to the Town Planner showing all property lines and monumentation prior to signing the final plans. This plan must be in NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates.
2. All monumentation shall be set prior to the issuance of the first Certificate of Occupancy;
3. A preconstruction meeting shall be arranged by the applicant and his contractor with the Town engineer prior to any site work commencing. The following must be submitted for review and approval prior to the preconstruction meeting:
 - i. The SWPPP (storm water pollution prevention plan), if applicable, be submitted to and reviewed for approval by DPW prior to preconstruction meeting.
 - ii. A project schedule and construction cost estimate.
4. All comments in the Underwood Engineer Inc. review letter dated September 20, 2018 and the TRC comment letter dated July 24, 2018 and any subsequent comments as the result of further review shall be addressed to the satisfaction of the Town Planner prior to signing the final plans;
5. The Norris Brook culvert and granite headwall referenced in comment # 17 in the TRC comment letter referenced above shall be further analyzed by a Structural Engineer beyond the initial Drainage Structure Inspection performed by Ross Engineering and dated August 8, 2018 and include design/plans of needed repairs. The analysis and design/plans shall consider an open box culvert and shall be equipped with a trash rack. The design/plans shall be submitted to the Town Engineer for review and approval prior to signing the final plans. The granite headwall shall have

a “rock ramp” or similar structure to allow the passage of American eels. The Applicant shall consult with New Hampshire Fish and Game Fisheries Biologists regarding the final design of the “rock ramp” or similar structure intended to improve on and allow for the passage of American Eels into the upper Norris Brook watershed;

6. All appropriate fees to be paid including but not limited to: sewer/water connection fees, impact fees, and inspection fees(including third party inspections), prior to the issuance of a building permit or a Certificate of Occupancy whichever is applicable;
7. The final plans shall show and note an easement to access and maintain the portions of the retaining wall (associated with the proposed public roadway shown as Rose Farm Lane) that are outside the 50’ right-of-way in the event the Select Board accepts the proposed public roadway;
8. The Stormwater Management System Operation and Maintenance Plan Log Sheet in the Stormwater Management System Operation and Maintenance Plan dated September 26, 2017 and last revised on August 31, 2018 shall be submitted to the Town Engineer annually on or before January 31st. This requirement shall be an ongoing condition of approval and noted in the Home Owner’s Association by-laws and Declaration where appropriate;
9. All applicable State permit approval numbers shall be noted on the final plans. This shall include the Remedial Action Plan regarding the clean-up of the site;
10. The culvert, closest to the jailhouse spring on the southerly end of Oak St Ext shall be inspected and repaired subject to the review and approval of the Town Engineer;
11. All condominium documents (including the Declaration and By-laws) shall be submitted to the Town Planner for review and approval prior to signing the final plans. In the event the Town Planner deems that review is needed by the Town attorney, this review shall be at the applicant’s expense;
12. The Oak Street Extension Maintenance Agreement (the Agreement) shall be reviewed and approved by the Town Planner prior to signing the final plans. The Agreement will include language designating the Homeowner’s Association being responsible for maintaining all utilities within the private roadway. The Agreement shall also include language that the gate on Oak St Extension shall remained locked at all times except for emergency access and the roadway shall be kept clear at all times for emergency access use. In the event the Town Planner deems that review is needed by the Town attorney, this review shall be at the applicant’s expense;
13. As proposed by the applicant on page 2 of their cover letter dated October 1, 2018, the Exeter Rose Farm, LLC, agrees to perform structural engineering inspections of the foundation of Maura Fay’s house pre and post construction;
14. The limit of cut/disturbance shall be flagged in the field prior to any site work and these flags shall be maintained until a Certificate of occupancy is issued;

15. As proposed by the applicant, the access drives off the proposed public way shall remain private and all future maintenance shall be the responsibility of the Homeowner's Association and this condition shall be noted on the final subdivision plan and included in the applicable homeowners association documents;
16. If determined applicable by the Exeter Department of Public Works, the applicant shall submit the land use and stormwater management information about the project using the PTAPP Online Municipal Tracking Tool (<https://ptapp.unh.edu/>). The PTAPP submittal must be accepted by DPW prior to the pre-construction meeting;
17. The applicant shall provide oversight for the project during construction by an environmental monitor experienced in erosion control and slope stabilization with particular emphasis on active construction activities in and around wetland buffer areas. The Environmental Monitor shall be available and responsible for oversight of erosion controls during periods of active wetland filling and crossing construction events to identify and quickly remedy erosion control needs, repairs or upgrades during subdivision construction until significant crossing and slope stabilization has been achieved. The name and background of the environmental monitor shall be supplied at the preconstruction meeting to insure the firm/person hired satisfies this condition;
18. The applicant shall submit proposed names of the private access drives and proposed public way to the E911 Committee for review in accordance with Town Ordinance Chapter 14. The street name shall be adopted prior to the issuance of a Certificate of Occupancy for any units;
19. All designated affordable units shall be identified in the Home Owners Association Declaration and by-laws and these documents shall include language regarding the sale and rental of the units consistent with this approval and Section 7.7.1 in Article 7 of the Town of Exeter Zoning Ordinance as amended through March 2016. The deeds for the designated affordable units shall be submitted to the Town Planner for review and approval prior to signing the final plans. In the event the Town Planner deems that review is needed by the Town attorney, this review shall be at the applicant's expense. The sale of any designated affordable unit shall require a transfer certificate issued by an independent management company and signed by the Code Enforcement Officer prior to the sale of any designated affordable unit. The transfer certificate shall be in a form approved by the Town Planner to insure it is consistent with this approval. No transfer certificate shall be unreasonably delayed, conditioned, or denied by the Code Enforcement Officer after receipt of the approved certificate from the independent management company. Renting of any of the designated affordable units shall be capped at 100% of the Fair Market Rent (FMR) area Western Rockingham County, NH HUD Metro FMR Area or comparable source as approved by the Town Planner. A rental certificate shall be issued by an independent management company and signed by the Code Enforcement Officer prior to the rental of any designated affordable unit. The rental certificate shall be in a form approved by the Town Planner to insure it is consistent with this approval. No rental certificate shall be unreasonably delayed, conditioned, or denied by the Code Enforcement Officer after receipt of the approved certificate from the independent management company;
20. If an identification sign for the development is installed in the sign easement shown at the intersection of Forest and Wadleigh Streets, it should be included in the HOA documents in

addition to being mentioned in Note 39 on the subdivision plan. The documents should include language that the Town will not be held liable for any damage to sign and recommends that the Select Board require a liability waiver if they accept the proposed public way;

21. Assurances for completion of all proposed public improvements shall be provided in accordance with Section 12 of the Site Plan Review and Subdivision Regulations prior to any site work;
22. A maintenance guarantee in accordance with Section 12.3.1 of the Site Plan Review and Subdivision Regulations shall be provided. This guarantee shall run for a period of two years from the date of acceptance of the roadway;
23. All site clean-up, in accordance with an approved remedial action plan, shall be completed prior to the issuance of a certificate of occupancy (C/O) for any dwelling unit or structure. One C/O may be given, prior to clean-up, on one of the lots along the proposed public roadway prior to the crossing of Norris Brook. This condition is to allow a home to be built and occupied by Joan and Benjamin Dagostino to replace their existing home that is being removed;
24. The 6.31 acre open space parcel shall be deeded to the Town in accordance with the Exeter Conservation Commission's vote to accept this parcel for conservation. This shall be completed prior to the issuance of a building permit for any dwelling unit or structure;
25. All recreation areas shall be developed in accordance with the plan set with the last revision date of 11/5/18. The final plans shall remove the word (Conceptual) on plan sheets L1 and L3;
26. The street light in the cul-de-sac shall be moved to the start of the cul-de-sac subject to the review and approval of the Exeter DPW. The streets' lights shall be behind the meter and be the responsibility of the Homeowner's Association unless they utilize a Unitil-maintained fixture;
27. An aeration system shall be installed within Rec Area 3 and will be on a timer to automatically shut down during times when bats are active;
28. Bird houses and bat houses shall be installed in consultation with the Natural Resource Planner;
29. Signage shall be provided on Oak Street Extension with language that discourages cars from driving down to gate unless in emergencies;
30. The Applicant shall provide an Irrevocable Letter of Credit in an amount agreed upon by the Town Engineer, to provide security to repair any damage to adjacent public roadways due to the development of this subdivision; and
31. The conditions set forth in the e-mail from Kim Tuttle, dated October 26, 2018, shall be satisfied.

At this same meeting, the Board also **GRANTED** the following waivers in conjunction with the project:

- Section 9.17.2 - Dead End Streets/Cul-de-sacs
- Section 7.4.7 - Significant Trees (16-inches diameter {caliper} or greater)
- Section 7.4.10 and Section 7.6.11 - High Intensity Soils Survey (HISS) for Existing Site Conditions Plan and High Intensity Soils Survey (HISS) for Proposed Site Conditions
- Section 9.9.2 - Wetlands Buffer Impacts
- Section 9.6.1.2 - Perimeter Buffer Strip
- Section 9.17.5 - Shared Driveway
- Section 9.3.4.F.12 - Shoreland Protection District – Use of Fertilizer

Please feel free to contact the Planning Department at 773-6114 with any questions.

Sincerely,

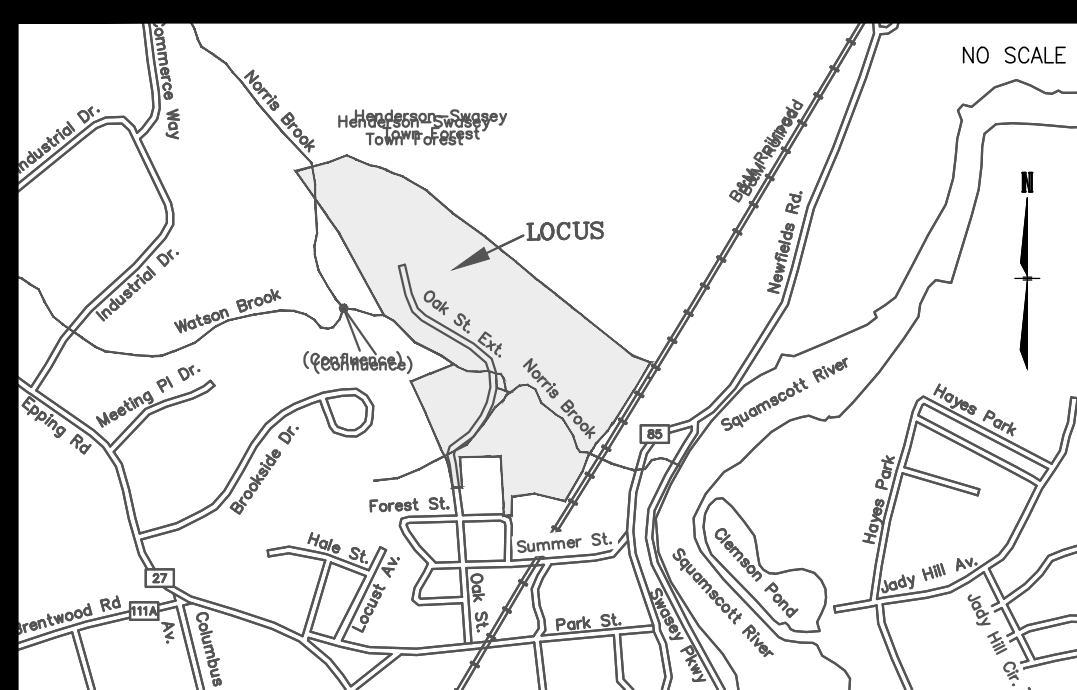


Langdon J. Plumer
Chairman
Exeter Planning Board

cc: Corey Colwell, LLS, MSC a division of TFMoran, Inc.
Brenda Kolbow, PLS, MSC a division of TFMoran, Inc.
Benjamin Dagostino Revocable Trust, property owner
Jennifer Mates, P.E., Ass't. Town Engineer
Douglas Eastman, Building Inspector/Code Enforcement Officer

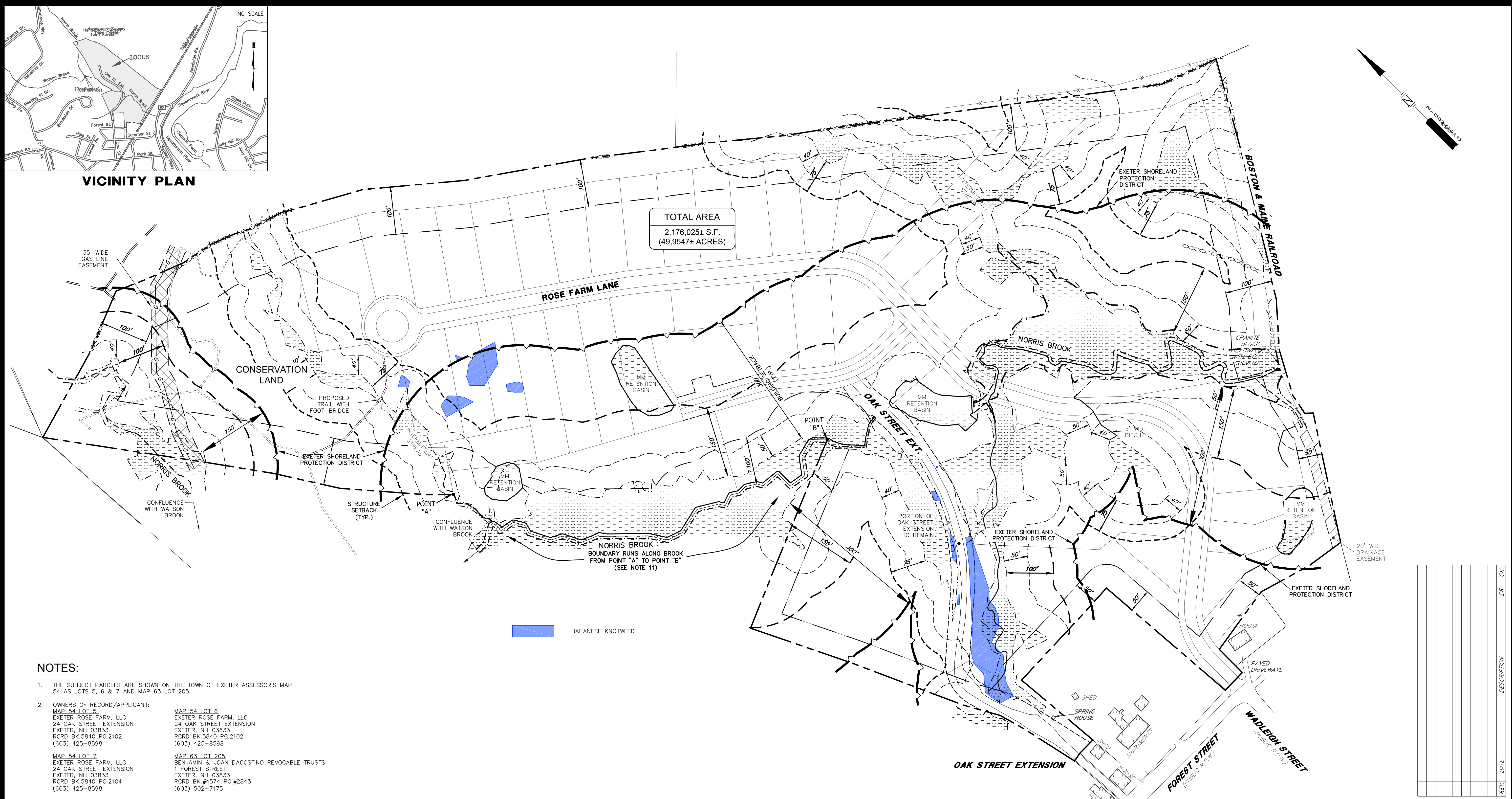
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VICINITY PLAN

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

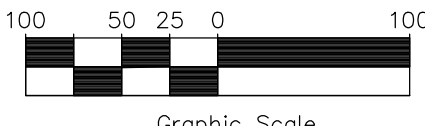


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NOTES:

- 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 PURPOSE OF THIS PLAN IS TO SHOW THE EXTENT OF JAPANESE KNOTWEED, AN INVASIVE SPECIES, IN THE AREAS WHERE CONSTRUCTION ACTIVITIES MAY TAKE PLACE. THE APPROXIMATE EXTENT OF THE JAPANESE KNOTWEED (POLYGONUM CUSPIDATUM) WAS IDENTIFIED IN THE FIELD BY MARC JACOBS, CWS 090 AND SURVEY LOCATED BY MSC/TFM IN JULY 2018. WHERE PROPOSED FOR ALTERATION DURING CONSTRUCTION, AREAS IDENTIFIED IN BLUE AS BEING INFESTED WITH KNOTWEED WILL UTILIZE DISPOSAL PRACTICES IDENTIFIED IN NHDOT - BEST MANAGEMENT PRACTICES FOR ROADSIDE INVASIVE PLANTS 2008 AND METHODS FOR DISPOSING NON-NATIVE INVASIVE PLANTS - UNH COOPERATIVE EXTENSION 2010.



		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		JCC	

TAX MAP 54 LOTS 5, 6 & 7 AND MAP 63 LOT 205
LIMITED INVASIVE SPECIES 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 9, 2018

REV.	DATE	DESCRIPTION	DR.	CK.

Aug 09, 2018 - 4:46pm F:\MSC Projects\47175 - Oak Street Extension - Exeter\Drawings\47175-00_C3D(Survey)\Drawings\47175-00_C01-C02_Invasive Species.dwg



032355

2017 AUG - 1 AM 10:18

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **FRANK DAGOSTINO** (w/k/o **FRANCIS DAGOSTINO** and **FRANK A. DAGOSTINO**), married, of 24 Oak Street Extension, Exeter, New Hampshire 03833, owner of a 50% interest in the below described premises, **BENJAMIN DAGOSTINO**, unmarried, of 1 Forest Street, Exeter, New Hampshire 03833, owner of a 6.68% interest in the below described premises, **ANTHONY H. DAGOSTINO**, married, of 22 Oak Street Extension, Exeter, New Hampshire 03833, owner of a 16.70% interest in the below described premises, and **MARY FRANCES DAGOSTINO**, unmarried, of 11 Forest Street, Exeter, New Hampshire 03833, owner of a 26.62% interest in the below described premises, for consideration paid, grant to **EXETER ROSE FARM, LLC**, a New Hampshire limited liability company with a place of business at 953 Islington Street, #23D, Portsmouth, NH 03801, with **WARRANTY COVENANTS**, all of our right, title and interest in and to the following described premises:

A certain tract or parcel of land, with any buildings and other improvements thereon, including any mobile homes and manufactured housing, situated in the Town of Exeter, County of Rockingham and State of New Hampshire, and shown on the plan entitled: "Tax Map 54 Lots 5, 6 & 7, 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" dated June 23, 2017 and recorded in the Rockingham County Registry of Deeds as Plan # D-49298

Beginning at a found iron rod situated on the Westerly side of Oak Street Extension, as shown on said Plan, which point is along the Easterly sideline of land now or formerly of Norris Brook Condominium and the Southwesterly corner of the within described premises; thence continuing along said Norris Brook Condominium land the following courses and distances:

- N 12° 32' 39" W a distance of 126.98 feet to a point;
- N 15° 44' 19" W a distance of 56.83 feet to a point;
- N 29° 20' 19" W a distance of 80.87 feet to a point;

N 24° 18' 29" W a distance of 247.56 feet to a point;
 N 26° 00' 59" W a distance of 229.09 feet to a point;
 thence turning and running still along land now or formerly of Norris Brook Condominium the following courses and distances:

N 66° 46' 01" E a distance of 133.82 feet to a point;
 N 67° 17' 31" E a distance of 294.56 feet to Point B at Norris Brook as shown on the said plan;

thence turning and running along the said Norris Brook and land now or formerly of the Norris Brook Condominium in a generally northwesterly direction to Point "A" as shown on said Plan;

thence continuing along land now or formerly of Norris Brook Condominium the following courses and distances:

N 45° 31' 04" W a distance of 57.18 feet to a point;
 N 40° 45' 26" W a distance of 182.09 feet to a point;
 N 32° 24' 56" W a distance of 143.84 feet to a point;
 N 35° 42' 36" W a distance of 139.92 feet to a point;
 N 36° 17' 46" W a distance of 352.02 feet to a point at land now or formerly of East Coast Ventures Inc.

thence turning and running along land now or formerly of the Town of Exeter and known as the "Henderson-Swasey Town Forest" the following courses and distances:

N 74° 00' 38" E a distance of 209.58 feet to a found drill hole;
 N 67° 48' 20" E a distance of 135.74 feet to a point;
 S 66° 08' 58" E a distance of 60.30 feet to a point;
 S 68° 47' 10" E a distance of 94.24 feet to a drill hole found;
 S 78° 30' 38" E a distance of 68.91 feet to a point to a drill hole found;
 S 69° 27' 33" E a distance of 53.03 feet to a point to a drill hole found;
 S 62° 38' 31" E a distance of 33.60 feet to a point to a drill hole found;
 S 72° 25' 27" E a distance of 76.88 feet to a found drill hole;
 S 59° 00' 19" E a distance of 26.77 feet to a found drill hole;
 S 61° 01' 28" E a distance of 151.59 feet to a point;
 S 50° 08' 34" E a distance of 215.04 feet to a point;
 S 55° 06' 52" E a distance of 270.67 feet to a found drill hole;
 S 51° 56' 17" E a distance of 129.52 feet to a point;
 S 52° 37' 59" E a distance of 51.68 feet to a point at land now or formerly of John P. & Teresa Toomey;

Thence continuing along land now or formerly of Toomey the following courses and distances:

S 52° 38' 00" E a distance of 68.76 feet to a found drill hole;
 S 50° 27' 49" E a distance of 160.49 feet to a found drill hole;
 S 53° 52' 10" E a distance of 65.39 feet to a point;
 S 53° 06' 18" E a distance of 110.26 feet to a found drill hole;

S 52° 20' 38" E a distance of 127.10 feet to a found drill hole;
 S 52° 53' 34" E a distance of 92.10 feet to a point;
 S 52° 30' 40" E a distance of 362.19 feet to a found drill hole;
 S 53° 24' 44" E a distance of 47.55 feet to a found drill hole;
 S 69° 52' 29" E a distance of 115.84 feet to a point;
 S 75° 00' 19" E a distance of 8.56 feet to a found iron pipe at land now or formerly of the Boston and Maine Railroad Corporation;

thence turning and running along said Boston and Maine Railroad Corporation land the following courses and distances:

S 29° 46' 41" W a distance of 202.00 feet to a point;
 S 31° 14' 30" W a distance of 257.64 feet to a point;
 S 30° 26' 13" W a distance of 5.67 feet to a point;
 S 51° 05' 25" E a distance of 2.99 feet to a point;
 S 30° 40' 27" W a distance of 57.37 feet to a found iron rod;
 S 41° 37' 41" W a distance of 107.05 feet to a found iron rod;
 S 28° 23' 52" W a distance of 39.42 feet to Point "D" as shown on said Plan;

thence turning and running in a generally northwesterly direction along Norris Brook and land now or formerly of Benjamin and Joan Dagostino to Point "C" at a concrete dam as shown on the said Plan;

thence running N 50° 13' 02" W a distance of 164.41 feet to a point at the northerly corner of said land of Benjamin and Joan Dagostino as shown on said Plan;

thence turning and running still along land now or formerly of Benjamin and Joan Dagostino S 5° 10' 40" E a distance of 580.20 feet to a found iron rod at land now or formerly of Tuck D Properties, LLC;

thence turning and running along said Tuck D. Properties land the following courses and distances:

S 86° 55' 59" W a distance of 64.84 feet to a found iron pipe;
 S 87° 54' 59" W a distance of 199.06 feet to a point;
 S 5° 00' 48" E a distance of 196.25 feet to a point at land now or formerly of Mary Frances Dagostino;

thence turning and running S 89° 41' 08" W a distance of 39.00 feet along land now or formerly of Mary Frances Dagostino and the Oak Street Extension to the point of beginning.

Containing 41.8664 acres, more or less.

TOGETHER WITH the right to pass and repass, together with the right of others, over the section of the roadway known as "Oak Street Extension" and shown on the said Plan.

TOGETHER WITH a 1986 Patriot Saratoga mobile home, Serial #1572-70-66-14 located on the property.

SUBJECT TO the conditions contained in the Application for Electric Service and Line Extension to Exeter & Hampton Electric Company dated May 5, 1939 and recorded in the Rockingham County Registry of Deeds at Book 996, Page 131.

SUBJECT TO a Right of Way Agreement from Exeter Rose Farms, Inc. to Allied New Hampshire Gas Company dated October 1, 1955 and recorded in the Rockingham County Registry of Deeds at Book 1380, Page 344.

SUBJECT TO Application for Current Use recorded in the Rockingham County Registry of Deeds on August 1, 1991 at Book 2886, Page 0221.

SUBJECT TO all notes, easements, conditions and restrictions as depicted on plan entitled "Subdivision of Land for Exeter Rose Farms Inc. in Exeter, N.H." dated January 1980 and recorded in the Rockingham County Registry of Deeds as Plan D-9921.

For title reference see the following:

- Deed of Benedetto Iannarelli dated October 24, 1939 and recorded in the Rockingham County Registry of Deeds at Book 963, Page 64.
- Deed of Paul F. Kusiak to Francisco Dagostino and Mary Dagostino recorded in the said Registry on July 10, 1950 at Book 1175, Page 487.
- Estate of Frank Dagostino, Probate Docket #49943 who deceased on September 25, 1962.
- Estate of Mary Dagostino, Probate Docket #52864 who deceased on November 26, 1975.
- Deed from Exeter Rose Farms, Inc. to Michael Dagostino and Margaret Dagostino dated February 21, 1962 and recorded in the Rockingham County Registry of Deeds at Book 1623, Page 185.
- Estate of Michael Dagostino who deceased on June 4, 2001, Probate Docket No. 2001-0721.
- Deed of Frank A. Dagostino to Frank A. and Betty Jane Dagostino, as joint tenants dated February 9, 2009 and recorded in the Rockingham County Registry of Deeds at Book 4980, Page 48.
- Deed from Frank A. Dagostino and Betty Jane Dagostino to the within Grantee to be recorded herewith.

See also Affidavit of Frank A. Dagostino to be recorded herewith.

The Grantors release to the Grantee all rights of homestead and other interests therein. We, **BETTY JANE DAGOSTINO**, spouse of Frank A. Dagostino, and **MARGIE DAGOSTINO**, spouse of Anthony H. Dagostino, hereby release to the Grantee all of our rights of homestead and other interests therein.

DATED: July 13, 2017
[Signature]
Witness
[Signature]
Witness

[Signature]
FRANK DAGOSTINO (A/K/A FRANCIS DAGOSTINO AND FRANK A. DAGOSTINO)

DATED: July 13, 2017
[Signature]
Witness
[Signature]
Witness

[Signature]
BETTY JANE DAGOSTINO

DATED: July 24, 2017

[Signature]
BENJAMIN DAGOSTINO

Dated: July 19, 2017

[Signature]
ANTHONY H. DAGOSTINO

Dated: July 19, 2017

[Signature]
MARGIE DAGOSTINO

Dated: July 21, 2017

[Signature]
MARY FRANCES DAGOSTINO

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

July 13, 2017

Personally appeared **FRANK DAGOSTINO (A/K/A FRANCIS DAGOSTINO) AND BETTY JANE DAGOSTINO**, known to me or proven to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained and through her signature by mark.

Before me,
[Signature]
Notary Public
My Commission Expires



STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

July 18, 2017

Personally appeared **BENJAMIN DAGOSTINO**, known to me or proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.



Before me,

Corinne M. Brown

Notary Public

My Commission Expires: _____

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

July 19, 2017

Personally appeared **ANTHONY H. DAGOSTINO and MARGIE DAGOSTINO**, known to me or proven to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.



Before me,

Corinne M. Brown

Notary Public

My Commission Expires: _____

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

July 21, 2017

Personally appeared **MARY FRANCES DAGOSTINO**, known to me or proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.



Before me,

Corinne M. Brown

Notary Public

My Commission Expires: _____

Jack McTigue

From: Tuttle, Kim <Kim.Tuttle@wildlife.nh.gov>
Sent: Friday, October 26, 2018 2:56 PM
To: 'Marc Jacobs'
Cc: Jack McTigue
Subject: Exeter Rose Farm, LLC - NHB17-2271 and NHB18-2776
Attachments: SnakeFlyer_FinalVersion.pdf; SEEKING REPORTS OF RARE TURTLES.PDF

Categories: Filed by Newforma

Marc,

The NHFG Nongame and Endangered Species Program has reviewed NHB18-2776 for the proposed 39 lot subdivision with associated road, utilities, and storm water management systems. The following species were identified in the vicinity of the project:

American Eel (*Anguilla rostrata*) SC --
Northern Black Racer (*Coluber constrictor constrictor*)T --
Wood Turtle (*Glyptemys insculpta*) SC --
1Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern

We do not expect impacts to Northern black racer, wood turtle and American eel as efforts have been taken to permanently protect conservation land and a naturally vegetated buffer to Norris Brook as well as limit the application of chemical fertilizers. We recommend that catch basins not be placed in grassed or graveled areas along the perimeter of the development or that there be sumps in outlet pipes in stormwater detention basins as these will entrap and kill amphibians and reptiles.

Construction personnel should be made aware of the potential to encounter Blanding's, spotted and wood turtles, especially during turtle nesting season which extends from late May through the beginning of July. IF WOOD, SPOTTED OR BLANDING'S TURTLES ARE FOUND LAYING EGGS IN THE WORK AREA, PLEASE CONTACT MELISSA DOPERALSKI AT 271-1738 or JOSH MEGYESY AT 271-1125 FOR FURTHER INSTRUCTIONS.

Please make sure that construction personnel receive training in the identification of these turtle species as well as northern black racer and are aware of their protected status. The attached turtle and snake sheets must be distributed to the contractors working on site as well as the property owners. We recommend that the use of welded plastic or 'biodegradable plastic' netting or thread in erosion control matting not be allowed consistent with our usual recommendation for the protection of these species. There are numerous documented cases of snakes and other wildlife being trapped and killed in erosion control matting with synthetic netting. The use of erosion control berm, Filtrexx or equal filter sock, or several 'wildlife friendly' options such as woven organic material (e.g. coco or jute matting such as North American Green SC150BN or equivalent) are commercially available.

Please add this statement to the plans:

All observations of northern black racer snakes encountered from the end of September through the month of April must be immediately reported to the NHFG Department (Brendan Clifford 603-271-0463 or Melissa Doperalski 603-271-1738).

Regards,

Kim Tuttle

Wildlife Biologist
NH Fish and Game
11 Hazen Drive
Concord, NH 03301
603-271-6544

From: Marc Jacobs [mailto:jacobs2wetsoil2004@yahoo.com]
Sent: Thursday, September 13, 2018 10:55 AM
To: Tuttle, Kim
Cc: Jack McTigue
Subject: Re: RE: Exeter Rose Farm, LLC - NHB17-2271 and NHB18-2776

Kim,

There are no vernal pools. Wetland Areas C-E will be eliminated during remediation of the site for lead contamination and are not proposed for restoration. Wetland Area F will be dredged to remove lead contamination but will remain otherwise.

Marc Jacobs

Certified Soil Scientist
Certified Wetland Scientist
Certified Professional in Erosion and Sediment Control

P.O. Box 417
Greenland, NH 03840-0417
603-686-5097 Tel
603-534-SOIL (7645) Cell

On Thursday, September 13, 2018, 10:44:24 AM EDT, Tuttle, Kim <Kim.Tuttle@wildlife.nh.gov> wrote:

Marc and/or others,

Could you show the vernal pool locations on the aerial plan and describe how they will be protected?

Thanks,

Kim Tuttle

Wildlife Biologist
NH Fish and Game
11 Hazen Drive

Concord, NH 03301

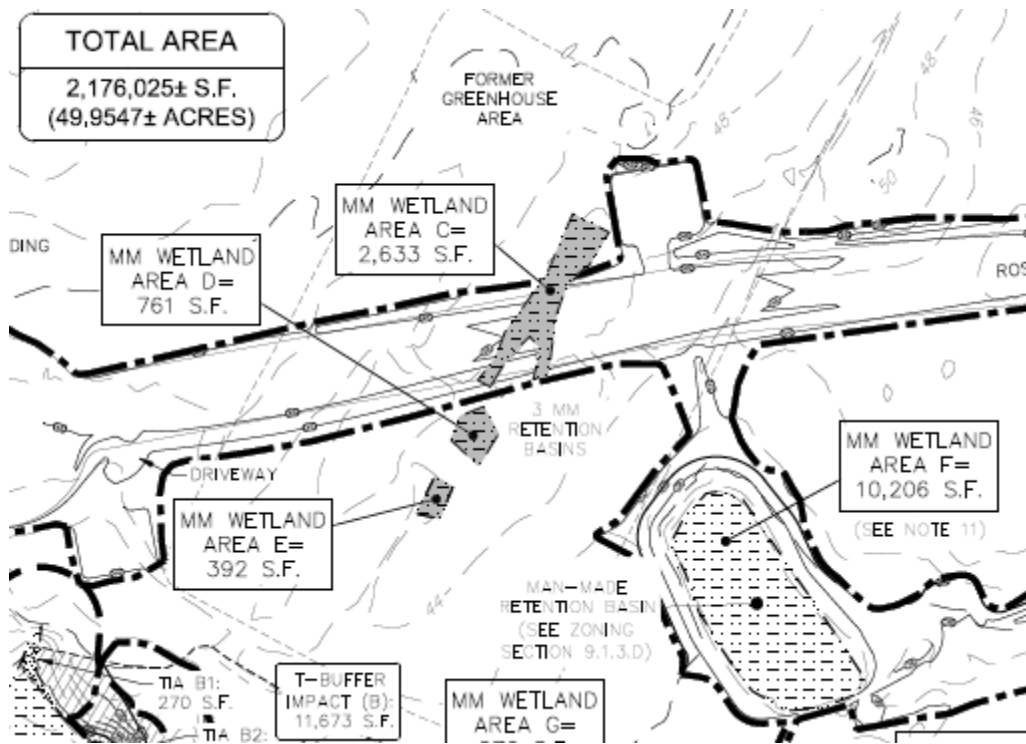
603-271-6544

From: Marc Jacobs [mailto:jacobs2wetsoil2004@yahoo.com]
Sent: Thursday, September 13, 2018 10:37 AM
To: Tuttle, Kim
Cc: Kim Tuttle; Jack McTigue
Subject: Exeter Rose Farm, LLC - NHB #17-2271 and 18-2776

Kim,

I am following up on your recent email to Jack McTigue regarding the above-referenced project. I have attached a copy of my Wetland Delineation Report for this project as well as some images regarding areas that appeared to provide potential vernal pool habitat. The images are from March, April and May of this year but I have looked at these areas repeatedly during all seasons since I first delineated the site in 2015. I have returned to the site many times to map soils, examine test pits and conduct numerous other investigations.

I believe you are in receipt of site plans for the project but I have included below a section of the plan that identifies the wetland areas in the attached images.



Please do not hesitate to contact me with any questions.

Marc Jacobs

Certified Soil Scientist
 Certified Wetland Scientist
 Certified Professional in Erosion and Sediment Control

P.O. Box 417
 Greenland, NH 03840-0417
 603-686-5097 Tel
 603-534-SOIL (7645) Cell

FW: Permit #20210218-020 Exeter Rose Farm

From: Jack McTigue (jmctigue@tfmoran.com)
To: jacobs2wetsoil2004@yahoo.com
Date: Monday, September 20, 2021, 12:51 PM EDT

Marc,

She wrote the email to Ridge (AoT) but copied me on it. See below.

Sincerely,

Jack McTigue, PE, CPESC

From: Jack McTigue
Sent: Monday, March 15, 2021 1:38 PM
To: Marc Jacobs (jacobs2wetsoil2004@yahoo.com) <jacobs2wetsoil2004@yahoo.com>
Subject: FW: Permit #20210218-020 Exeter Rose Farm

Sincerely,

Jack McTigue, PE, CPESC

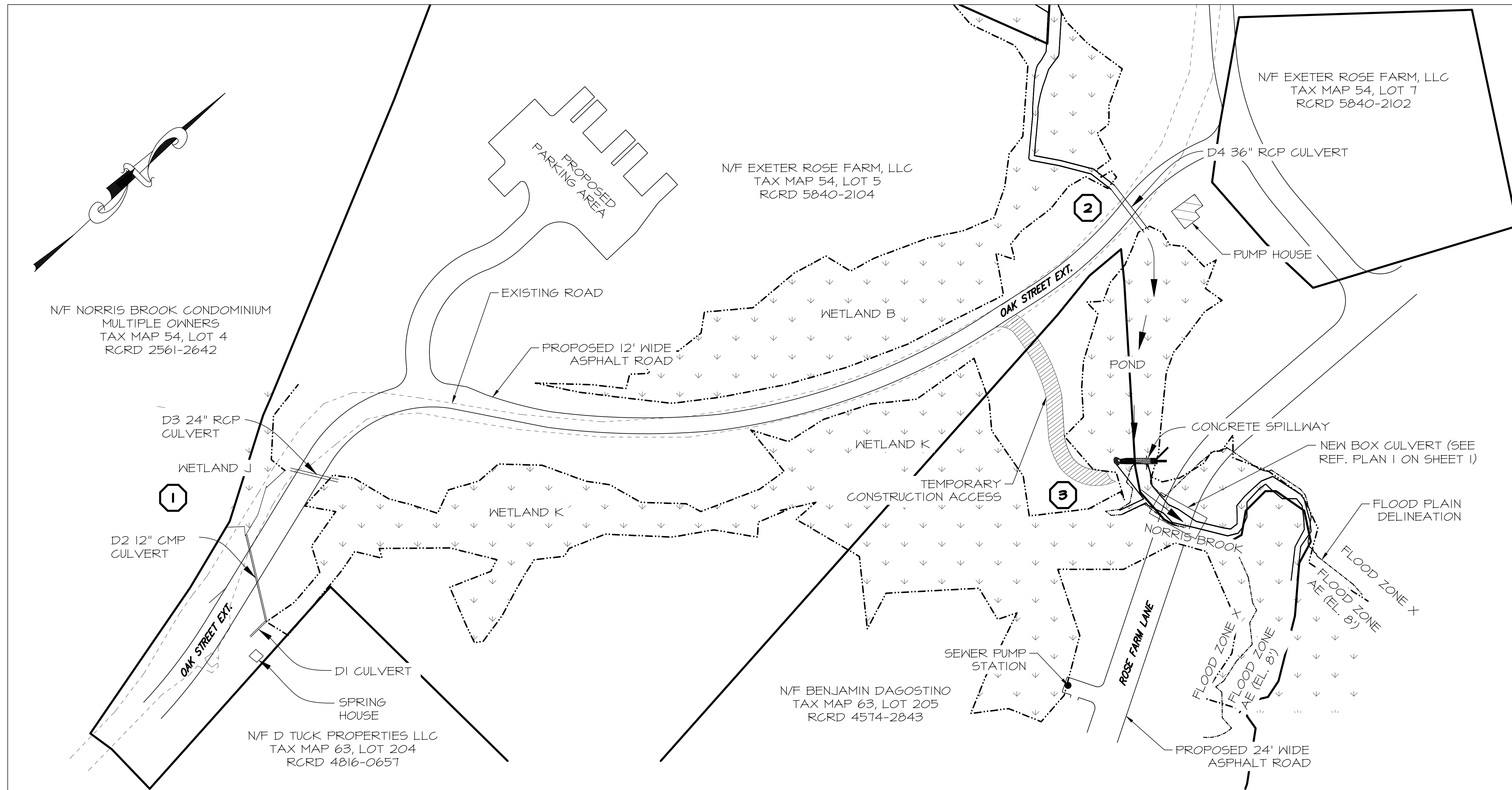
From: Theresa Walker <theresawalker@comcast.net>
Sent: Wednesday, February 24, 2021 10:44 AM
To: ridgely.mauck@des.nh.gov
Cc: Bill Meserve <meservev@gmail.com>; Don Clement <dclement43@comcast.net>; 'Kristen Murphy' <kmurphy@exeternh.gov>; David O'Hearn <mountaingobbler@comcast.net>; Jack McTigue <jmctigue@tfmoran.com>
Subject: Permit #20210218-020 Exeter Rose Farm

Mr. Mauck – The Exeter-Squamscott River Local Advisory Committee met on February 23rd and reviewed the Alteration of Terrain permit application submitted for the Exeter Rose Farm subdivision in Exeter, permit #20210218-020. Jack McTigue of TF Moran reviewed the permit with ESRLAC during the meeting. ESRLAC has no concerns with the permit as proposed and noted the project incorporates LID and includes maintenance agreements for the gravel wetlands proposed for treating stormwater. – Theresa Walker, Rockingham Planning Commission, 603-534-3913

EXETER ROSE FARM

OAK STREET EXTENSION, EXETER, NEW HAMPSHIRE

DRAINAGE STRUCTURE IMPROVEMENT PLAN



LIST OF PROJECT PLANS AND DOCUMENTS:

- SITE PLANS**
- S1 - Site Plan
 - S2 - Spillway Restoration Plan
 - S3 - Reinforcing Details
 - S4 - Culvert Replacement Plan
 - S5 - Details
 - S6 - Erosion Control Plan

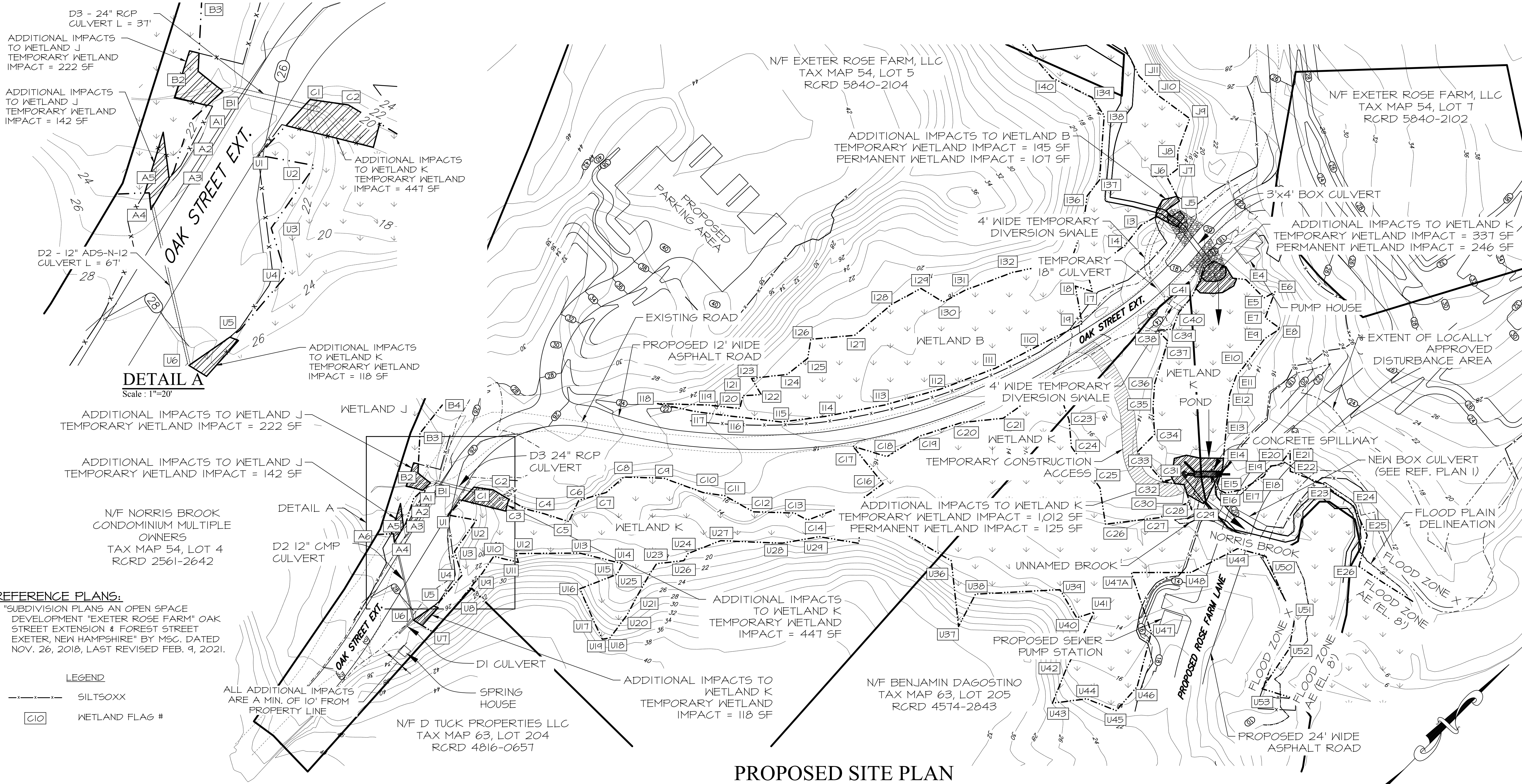
PROPOSED IMPROVEMENTS

AREA	STRUCTURE	DESCRIPTION	LOADING	LENGTH	EXISTING INVERTS	PROPOSED INVERTS
①	CULVERT D2	REMOVE & REPLACE WITH 12" ADS-N-12 CULVERT	H-20	67'	27.7' IN, 23.6' OUT	27.7' IN, 23.6' OUT
	CULVERT D3	REMOVE & REPLACE WITH 24" RCP, NHDOT CLASS II CULVERT	H-20	37'	19.2 IN, 18.5' OUT	19.2 IN, 18.5' OUT
②	CULVERT D4	REMOVE & REPLACE WITH 3'x4' BOX CULVERT (SEE SHEET S3)	H-20	45.0'	9.54' IN, 10.83' OUT	10.80' IN, 10.40' OUT
③	SPILLWAY	REPAIR EXISTING CONCRETE SPILLWAY & INSTALL FISH RAMP (SEE SHEET S2)				

PREPARED BY: AUGUST 24, 2021

ROSS ENGINEERING
 Civil/Structural Engineering
 & Surveying
 909 Islington St.
 Portsmouth, NH 03801
 (603) 433-7560

PREPARED FOR:
EXETER ROSE FARM, LLC
 80 OAK ST EXT
 EXETER, NH 03833

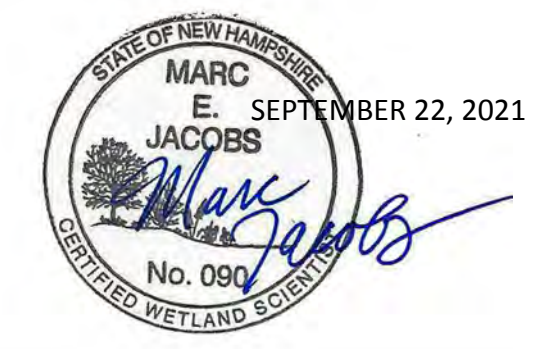


PROPOSED SITE PLAN
Scale: 1"=40'

NOTES:
1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE ADDITIONAL IMPACTS TO WETLANDS B, K, & J.

- ADDITIONAL IMPACTS:**
- WETLAND B**
 - INSTALLATION OF 3'x4' BOX CULVERT (NORTH SIDE OF OAK ST EXT.)
 - WETLAND K**
 - INSTALLATION OF 3'x4' BOX CULVERT (SOUTH SIDE OF OAK ST EXT.)
 - REPAIR OF AN EXISTING CONCRETE SPILLWAY AND FISH RAMP.
 - CONSTRUCTION OF A TEMPORARY ACCESS TO THE EXISTING CONCRETE SPILLWAY.
 - REPLACEMENT OF CULVERT D2 (SOUTH SIDE OF OAK ST EXT.)
 - REPLACEMENT OF CULVERT D3 (SOUTH SIDE OF OAK ST EXT.)
 - WETLAND J**
 - REPLACEMENT OF CULVERT D2 (NORTH SIDE OF OAK ST EXT.)
 - REPLACEMENT OF CULVERT D3 (NORTH SIDE OF OAK ST EXT.)

- EXISTING WETLAND IMPACTS CAN BE SEEN ON REFERENCE PLAN #1, SHEET C-10A.
- EXISTING CULVERT LOCATIONS AND SIZES CAN BE SEEN ON REFERENCE PLAN #1, SHEET C-01 & C-02.
- THE SUBJECT PARCELS ARE PARTIALLY LOCATED IN SPECIAL FLOOD HAZARD AREA (SFHA) ZONE AE (EL. 8) & SFHA 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.
- 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 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 W/1 100-900 AND THE TOWN OF EXETER ZONING. PREDOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING 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-W/1 101.106, ENV-W/1 101.105 AND ENV-W/1 101.86. 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. DELINEATED WETLANDS HAVE NOT BEEN DESIGNATED PRIME IN ACCORDANCE WITH NH RSA 482-A:15. DELINEATED WETLANDS HAVE BEEN REVIEWED AND REAFFIRMED.



WETLAND IMPACT AREA - PROPOSED

WETLAND	TEMPORARY WETLAND IMPACT	PERMANENT WETLAND IMPACT
B - ADDITIONAL	195 SF	107 SF
J - ADDITIONAL	364 SF	0 SF
K - ADDITIONAL	1,914 SF	371 SF
TOTAL	2,473 SF	478 SF

REFERENCE PLANS:
1) "SUBDIVISION PLANS AN OPEN SPACE DEVELOPMENT 'EXETER ROSE FARM' OAK STREET EXTENSION & FOREST STREET EXETER, NEW HAMPSHIRE" BY MSC, DATED NOV. 26, 2018, LAST REVISED FEB. 9, 2021.

LEGEND
--- SILT/SOXX
C10 WETLAND FLAG #

REVISION HISTORY

REV	DATE	DESCRIPTION	CHK
1	8/24/2021	FOR REVIEW	

ROSS ENGINEERING
Civil/Structural Engineering & Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

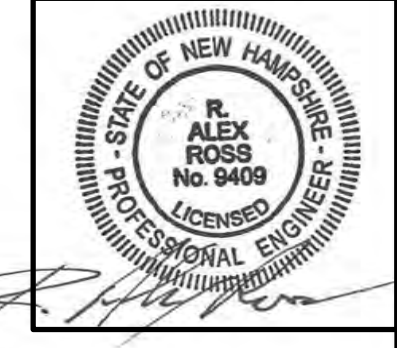
DRAINAGE STRUCTURE IMPROVEMENT & WETLAND IMPACT PLAN
OAK STREET EXT.
NEW HAMPSHIRE
EXETER

PREPARED FOR:
EXETER ROSE FARM, LLC

DESIGNED BY:
ALG 9/19/2018

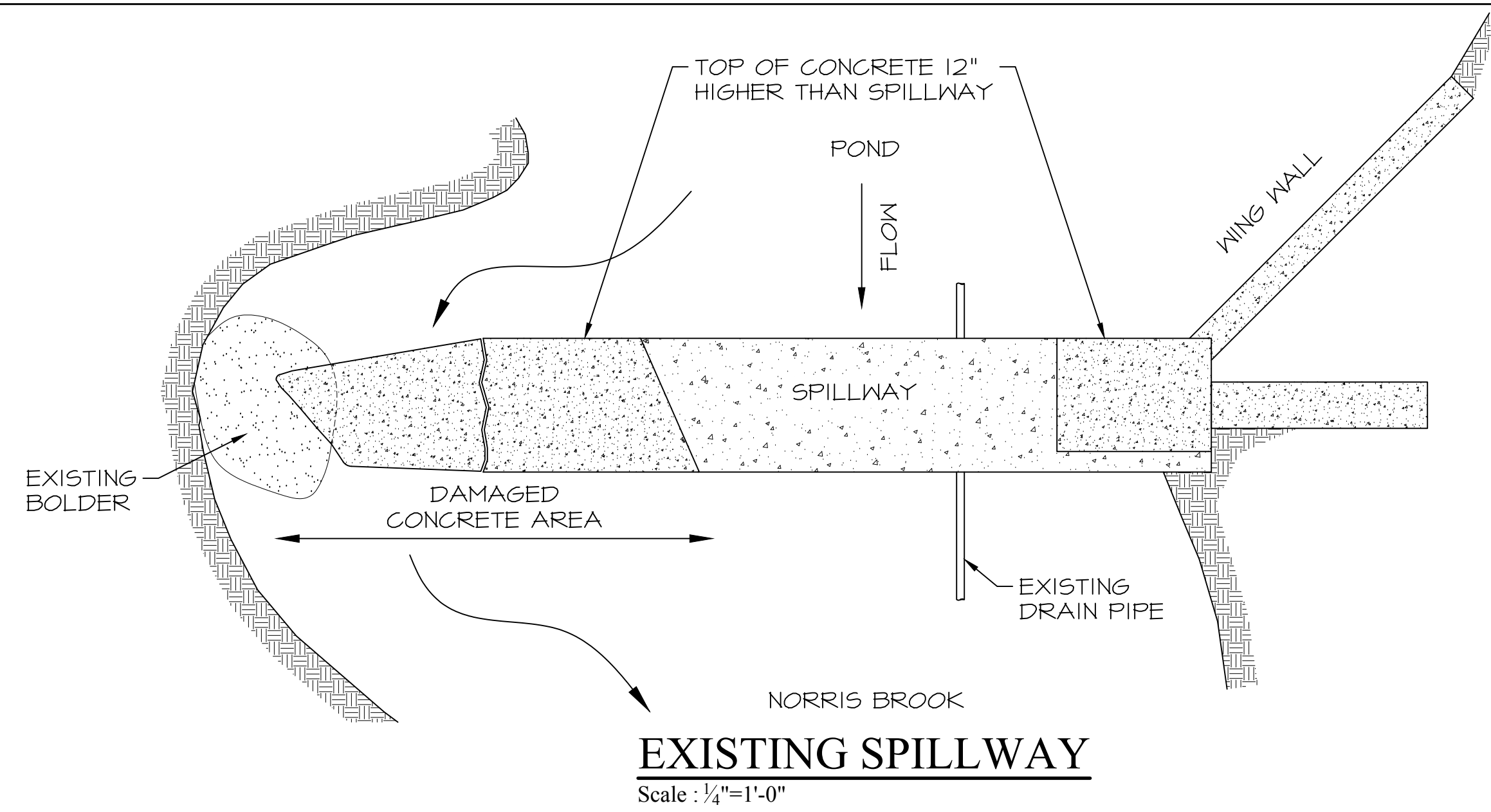
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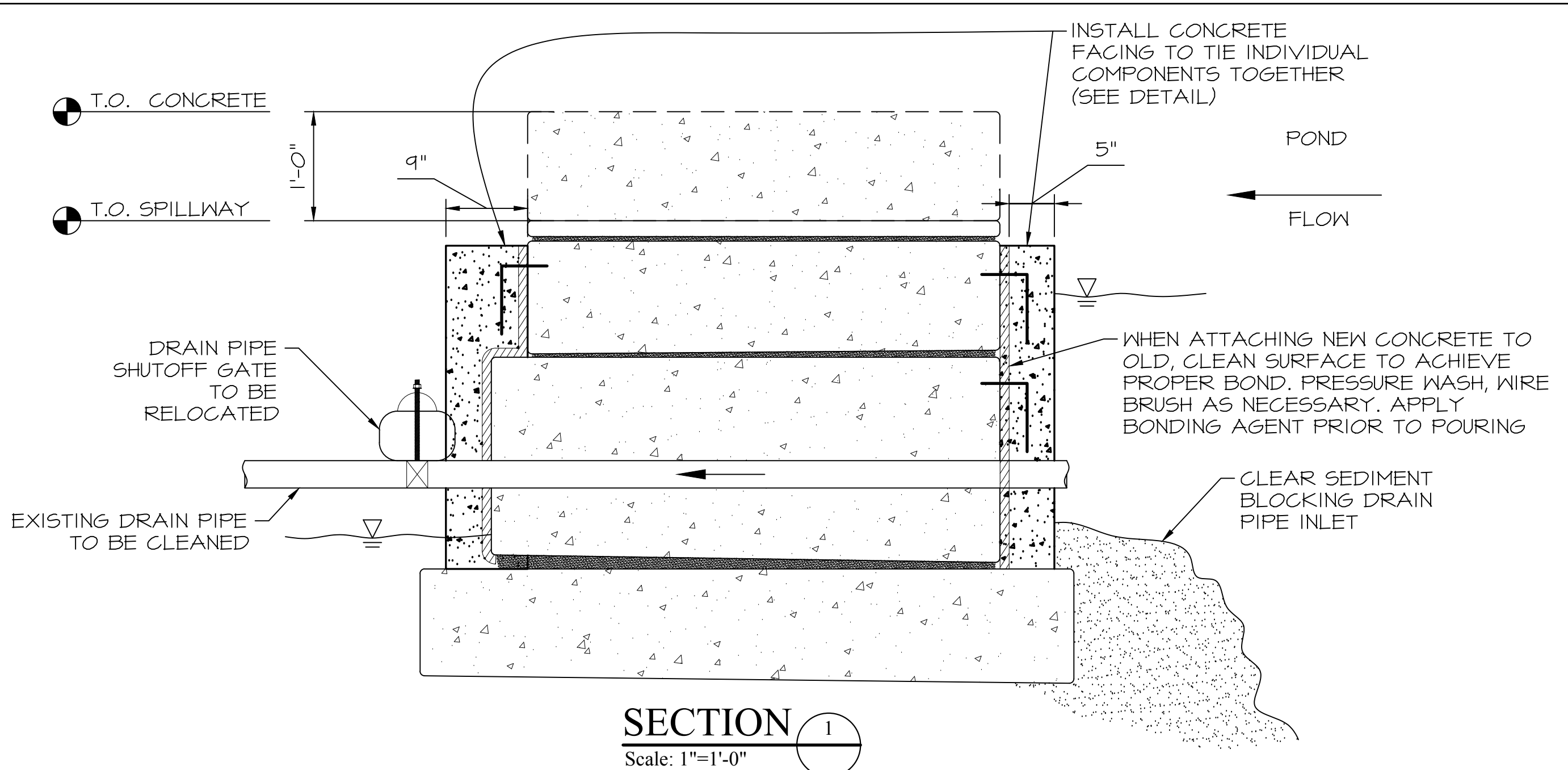


JOB #: 18-096
SCALE: AS NOTED
SHEET: 1 OF 6
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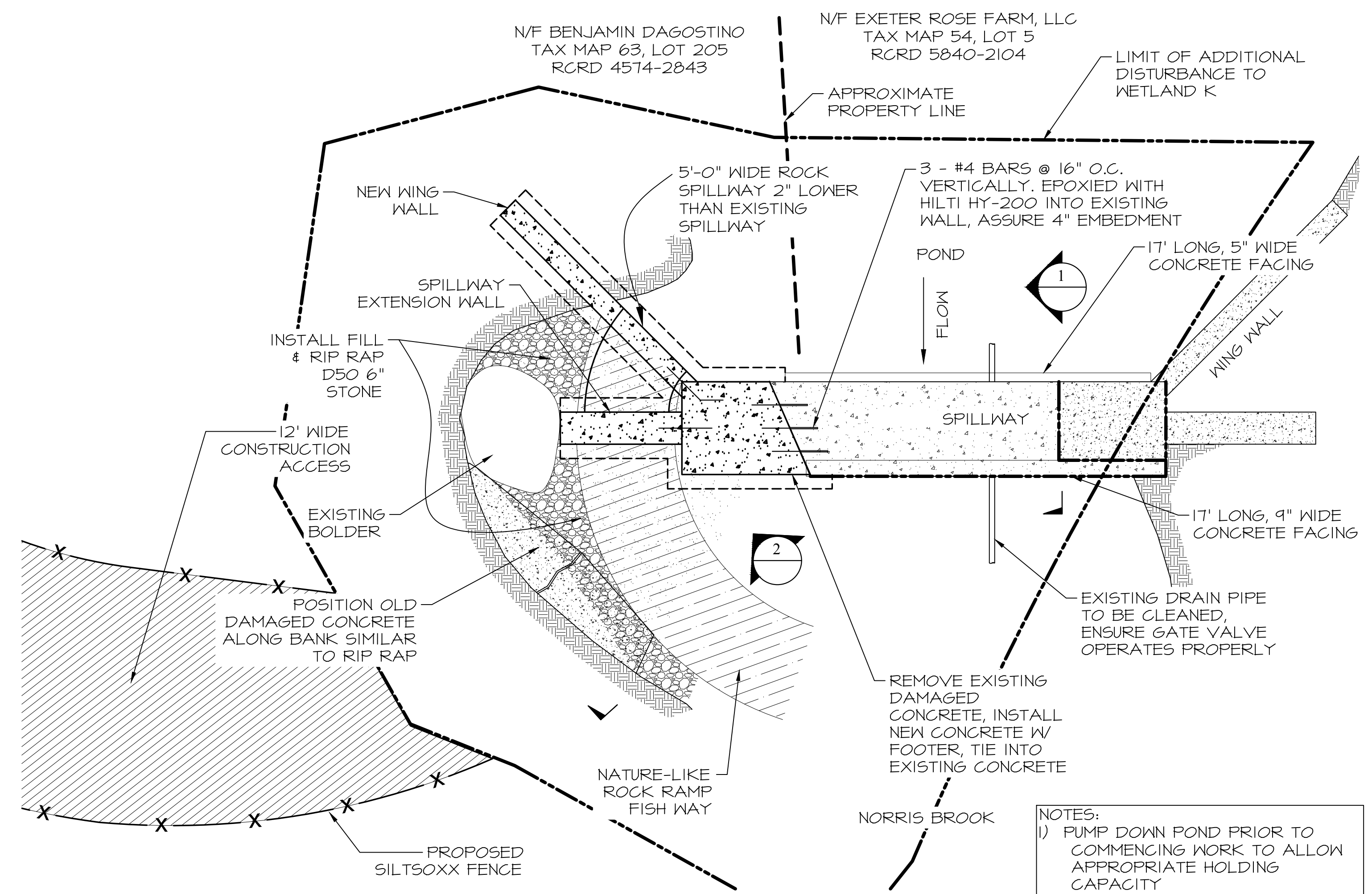
S1



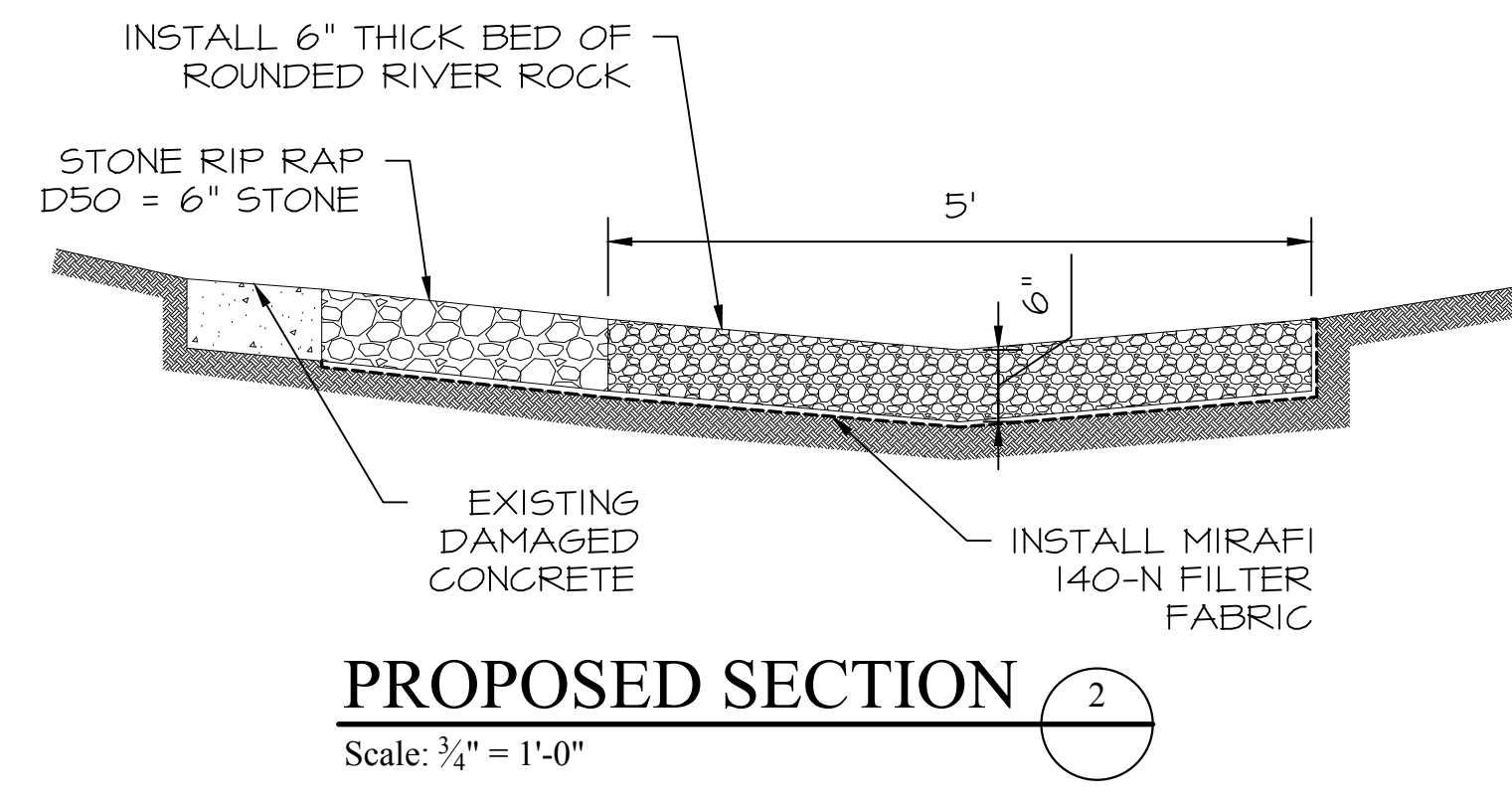
EXISTING SPILLWAY
Scale: 1/4"=1'-0"



SECTION 1
Scale: 1"=1'-0"



PROPOSED SPILLWAY
Scale: 1/4"=1'-0"



PROPOSED SECTION 2
Scale: 3/4"=1'-0"

ROUNDED RIVER ROCK
SPILLWAY ROCK RAMP AND PROPOSED BOX CULVERT BEDDING TO USE 6" THICK BED OF ROUNDED RIVER ROCK AND COBBLES. SIZE AND TYPE TO BE REVIEWED AND APPROVED BY ENGINEER AND WETLAND SCIENTIST PRIOR TO PLACEMENT.

- NOTES:**
- 1) PUMP DOWN POND PRIOR TO COMMENCING WORK TO ALLOW APPROPRIATE HOLDING CAPACITY
 - 2) REBUILD CONCRETE SPILLWAY TO RESULT IN SIMILAR SPILLWAY WIDTH AS EXISTING

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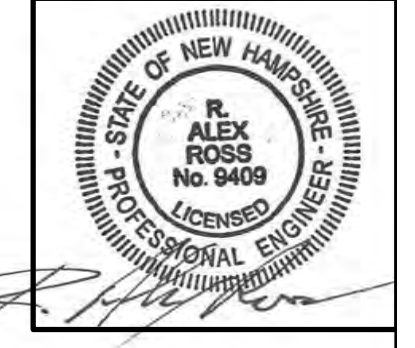
SPILLWAY RESTORATION PLAN
OAK STREET EXT.
NEW HAMPSHIRE
EXETER

PREPARED FOR:
EXETER ROSE FARM, LLC

DESIGNED BY:
ALG 9/19/2018

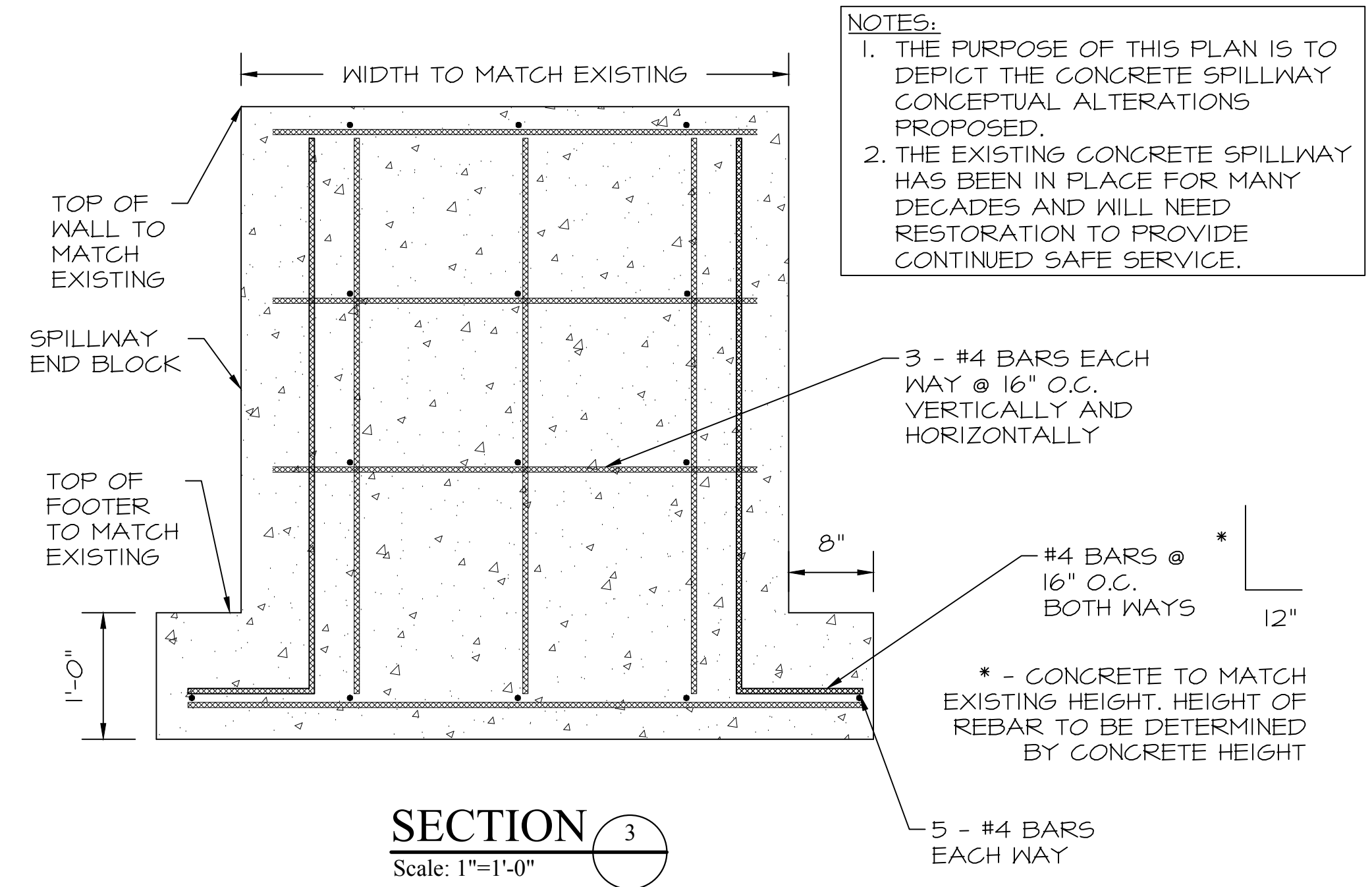
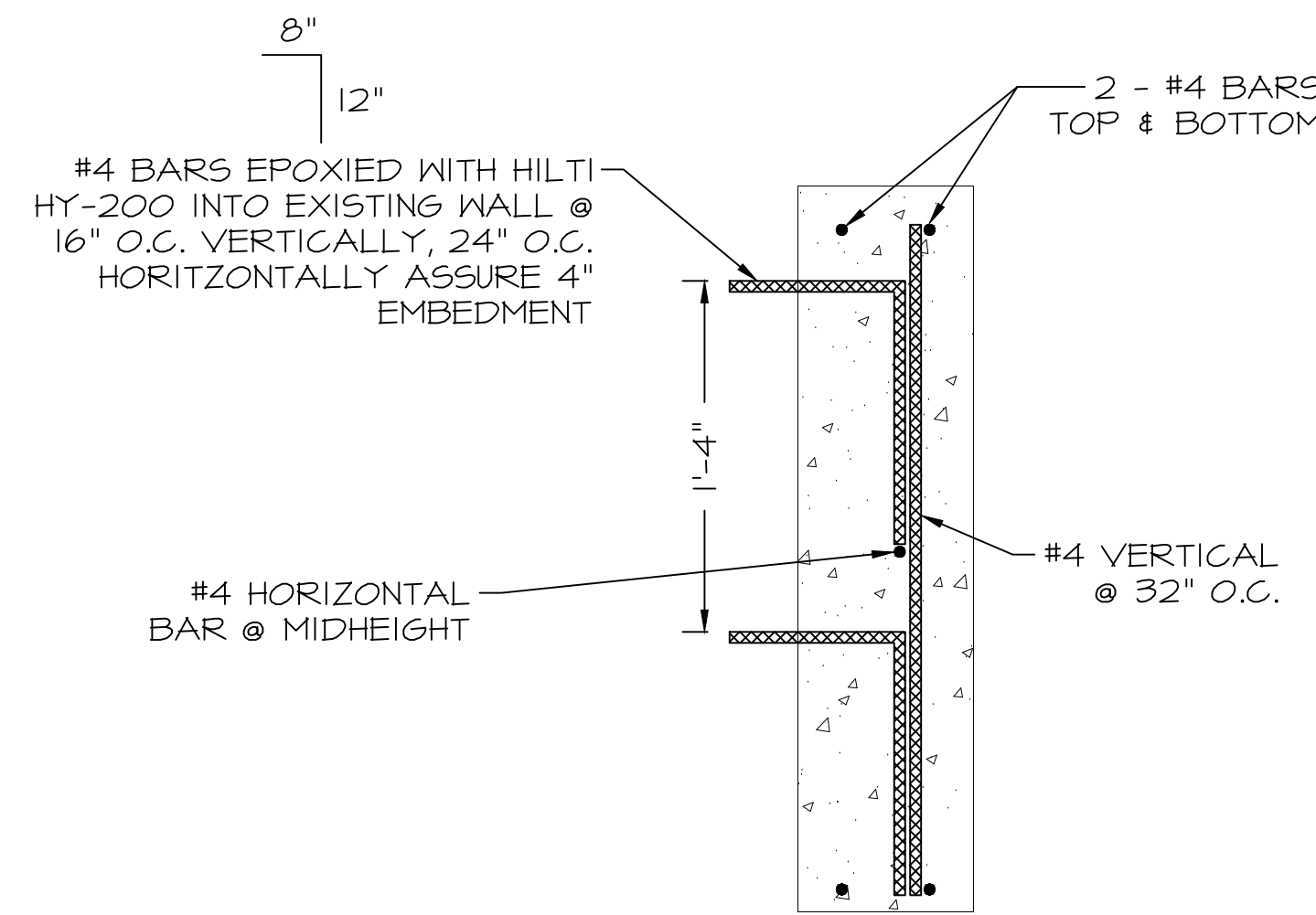
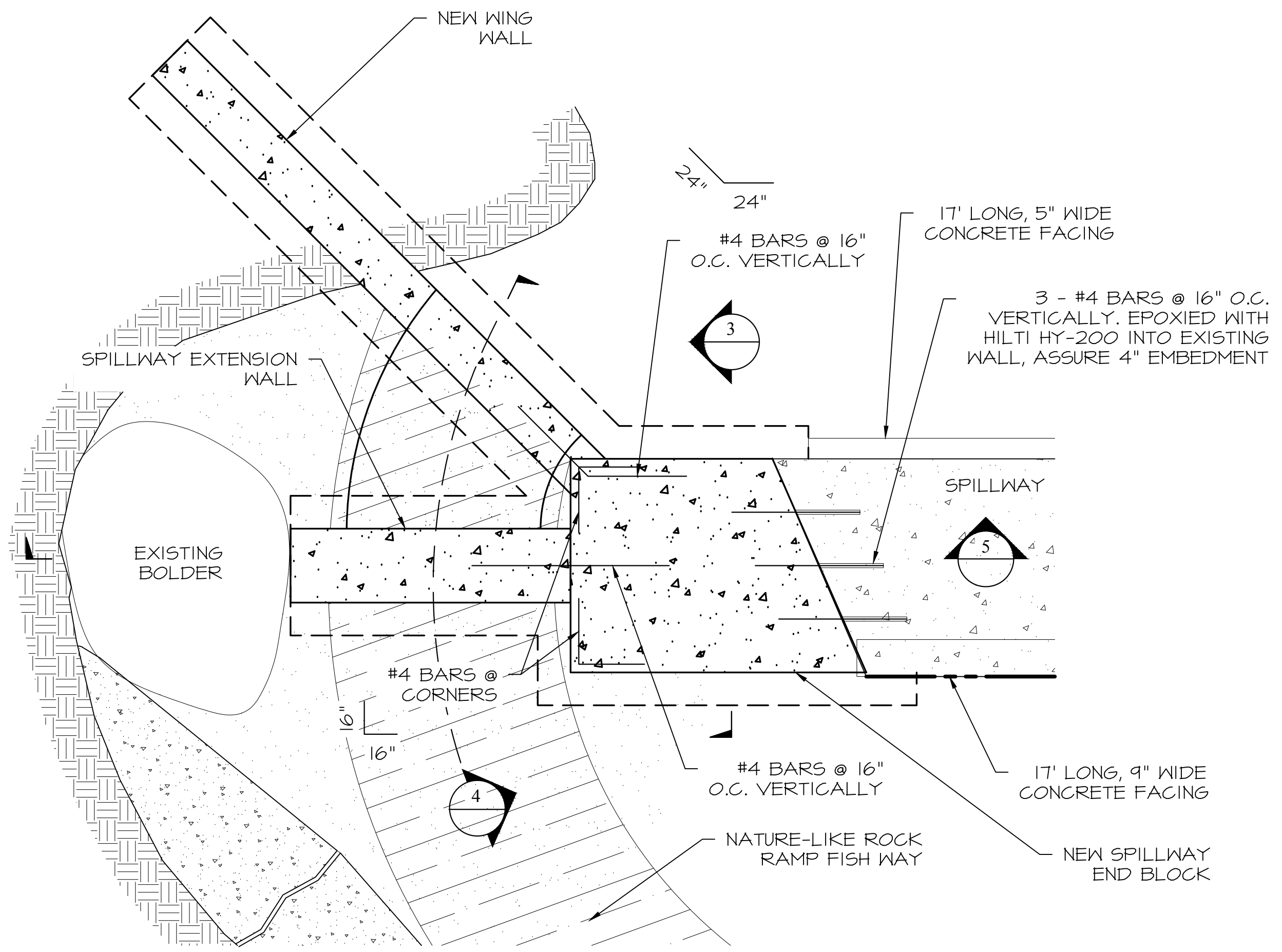
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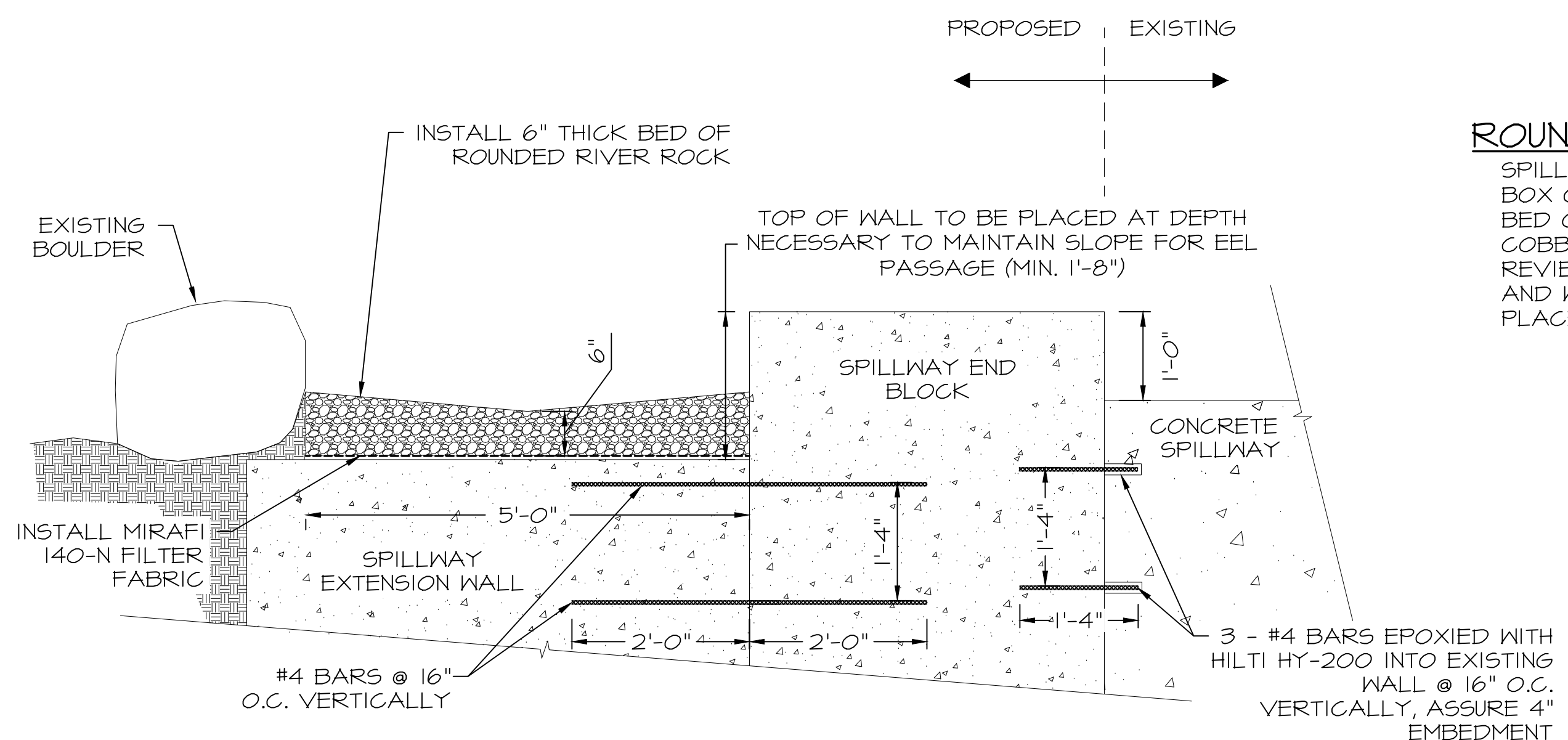
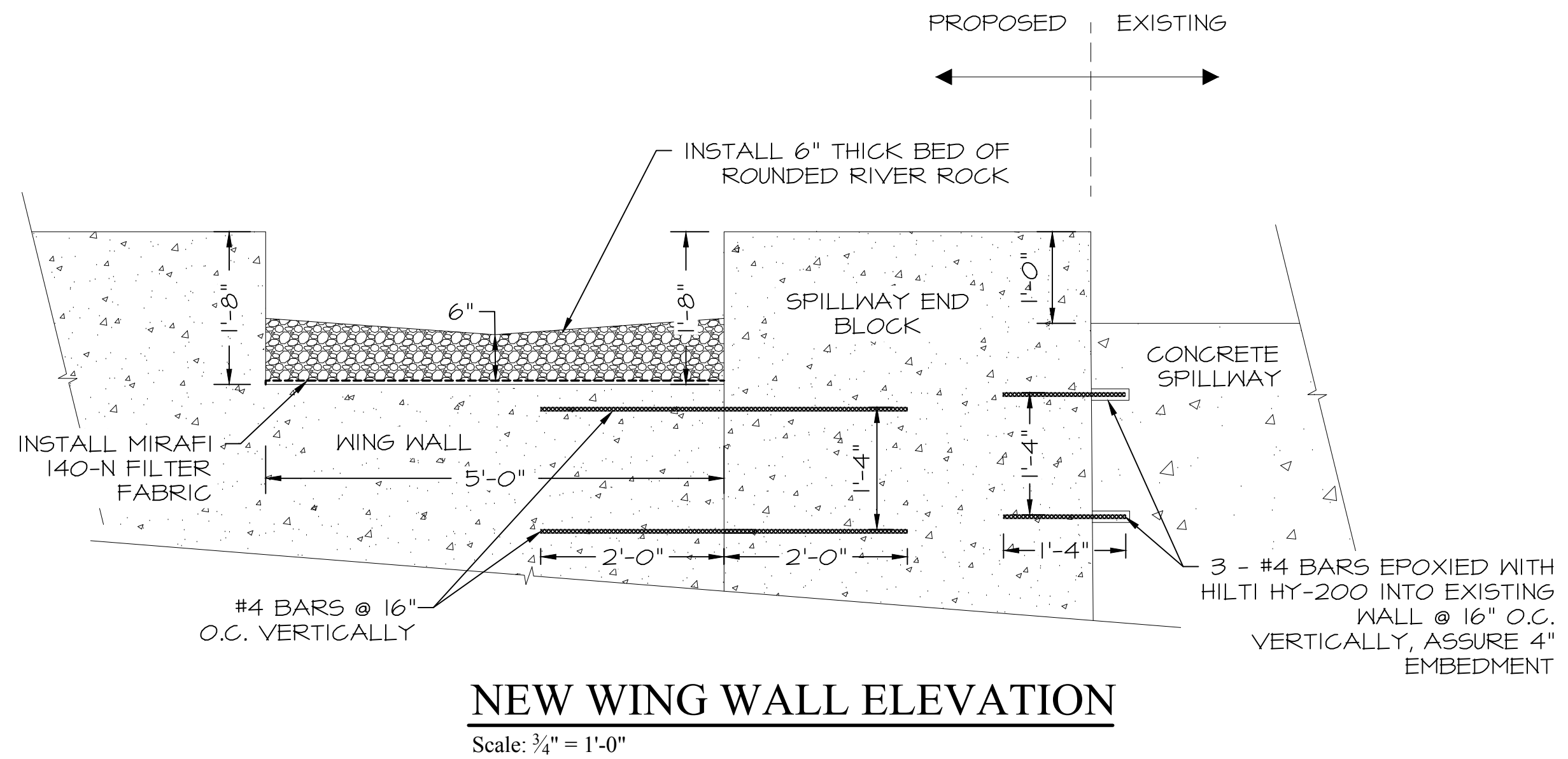
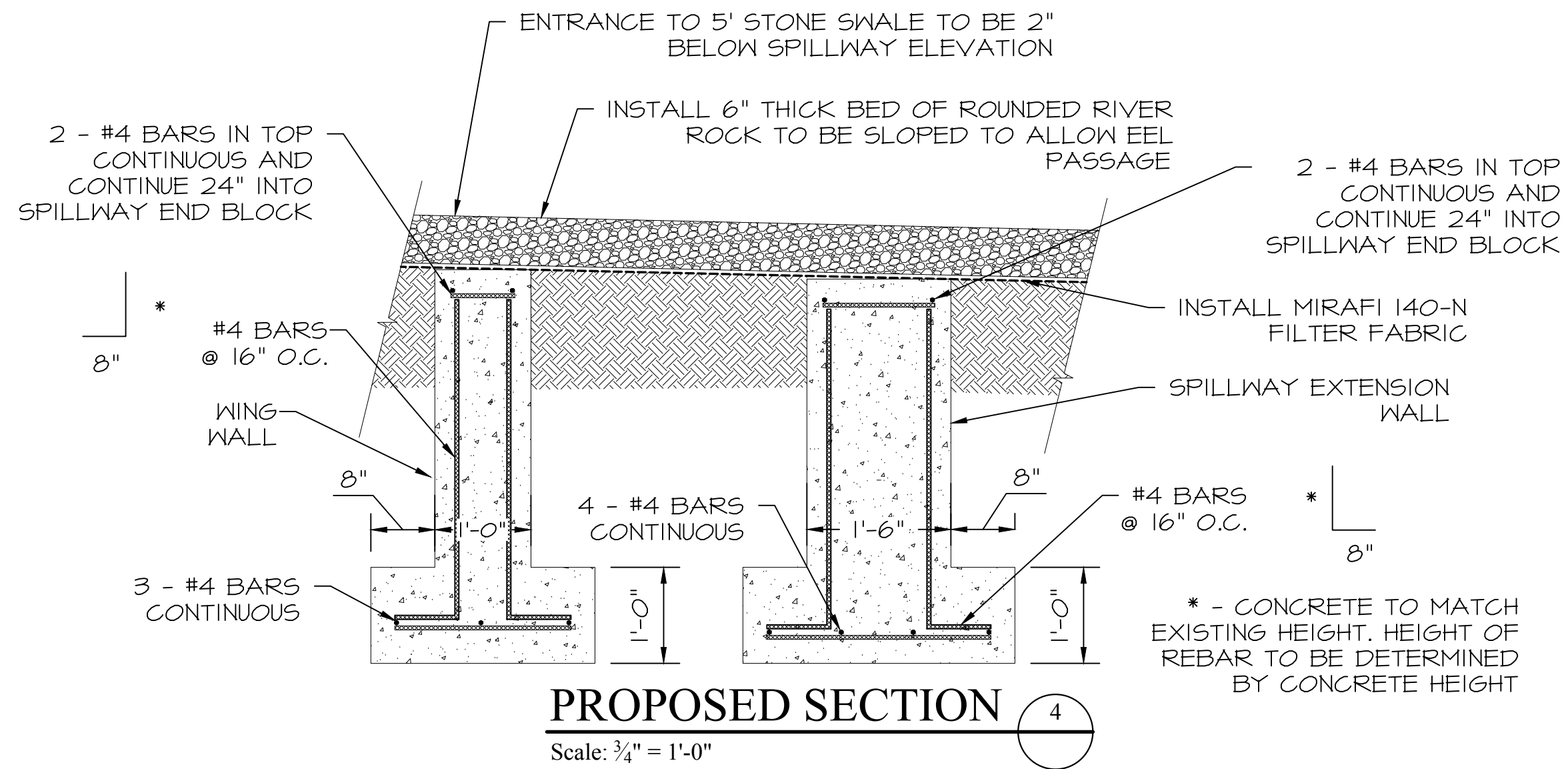


JOB #: 18-096
SCALE: AS NOTED
SHEET: 2 OF 6
DRAWING:

S2



NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE CONCRETE SPILLWAY CONCEPTUAL ALTERATIONS PROPOSED.
2. THE EXISTING CONCRETE SPILLWAY HAS BEEN IN PLACE FOR MANY DECADES AND WILL NEED RESTORATION TO PROVIDE CONTINUED SAFE SERVICE.



ROUNDED RIVER ROCK
SPILLWAY ROCK RAMP AND PROPOSED BOX CULVERT BEDDING TO USE 6" THICK BED OF ROUNDED RIVER ROCK AND COBBLES. SIZE AND TYPE TO BE REVIEWED AND APPROVED BY ENGINEER AND WETLAND SCIENTIST PRIOR TO PLACEMENT.

REVISION HISTORY	DESCRIPTION	FOR REVIEW
REV	DATE	8/24/2021
1		

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REINFORCING DETAILS
OAK STREET EXT.
NEW HAMPSHIRE
EXETER

PREPARED FOR:
EXETER ROSE FARM, LLC

DESIGNED BY:
ALG 4/19/2018

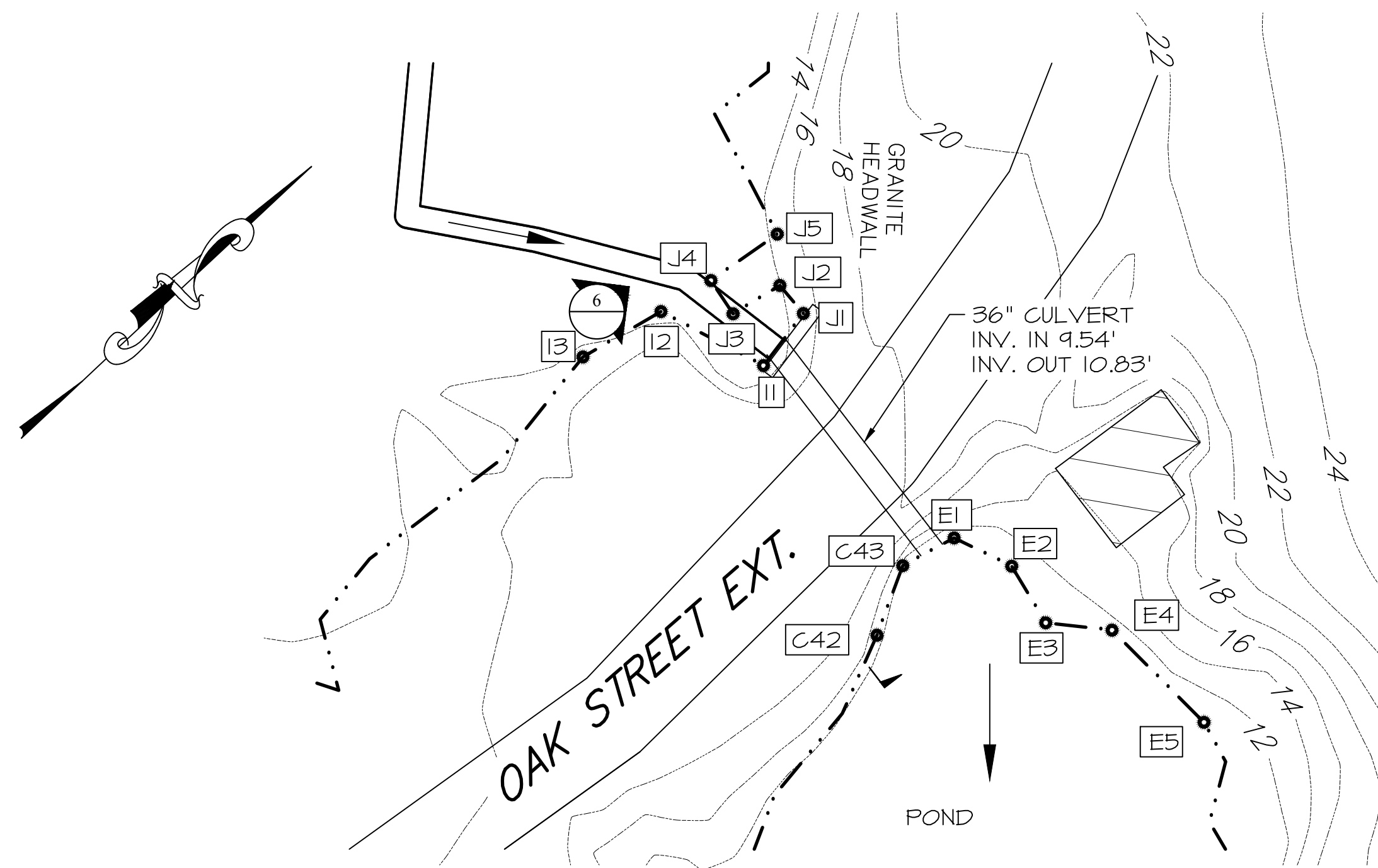
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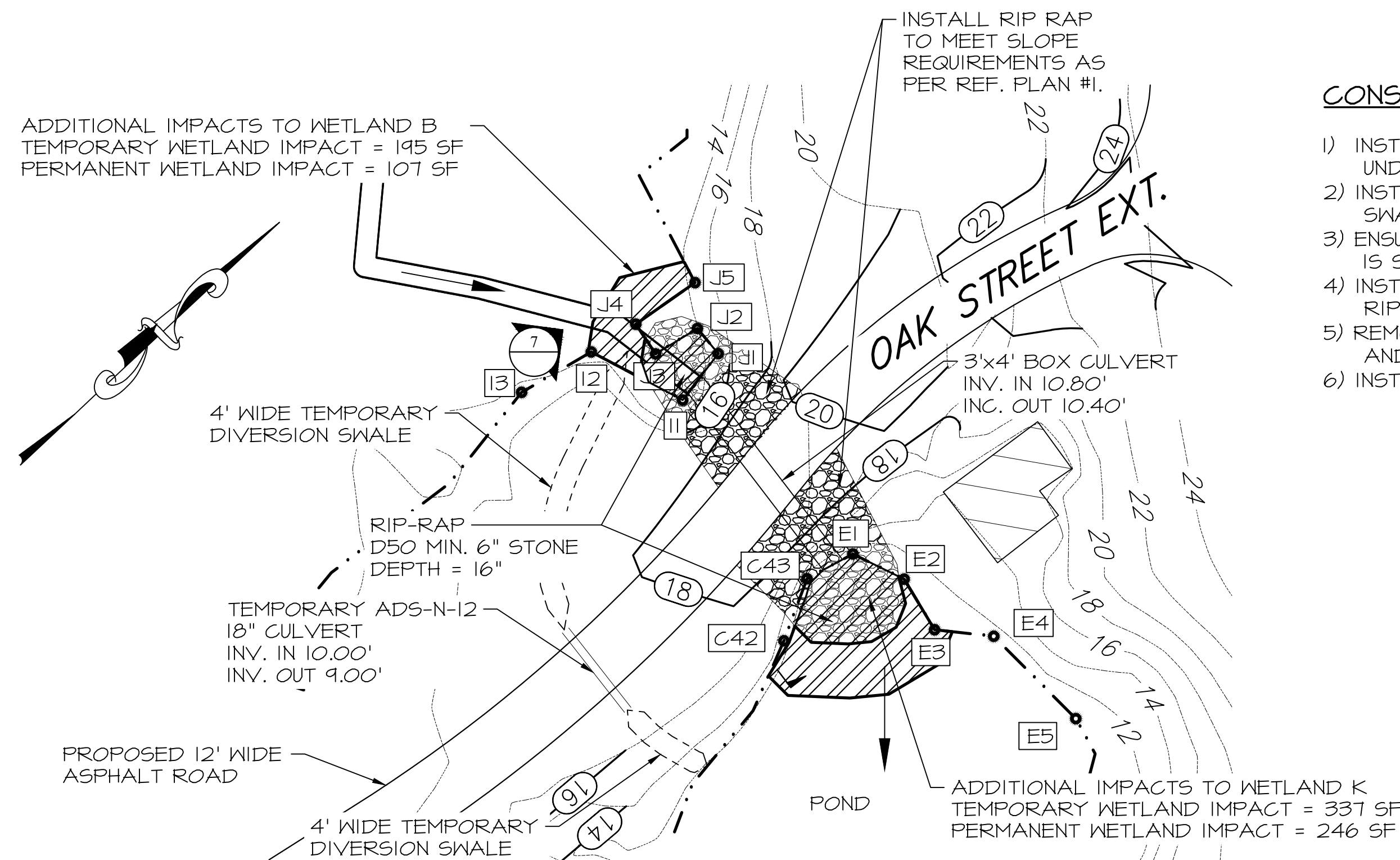
STATE OF NEW HAMPSHIRE
ALEX ROSS
No. 9409
LICENSED PROFESSIONAL ENGINEER

JOB #: 18-046
SCALE: AS NOTED
SHEET: 3 OF 6
DRAWING:

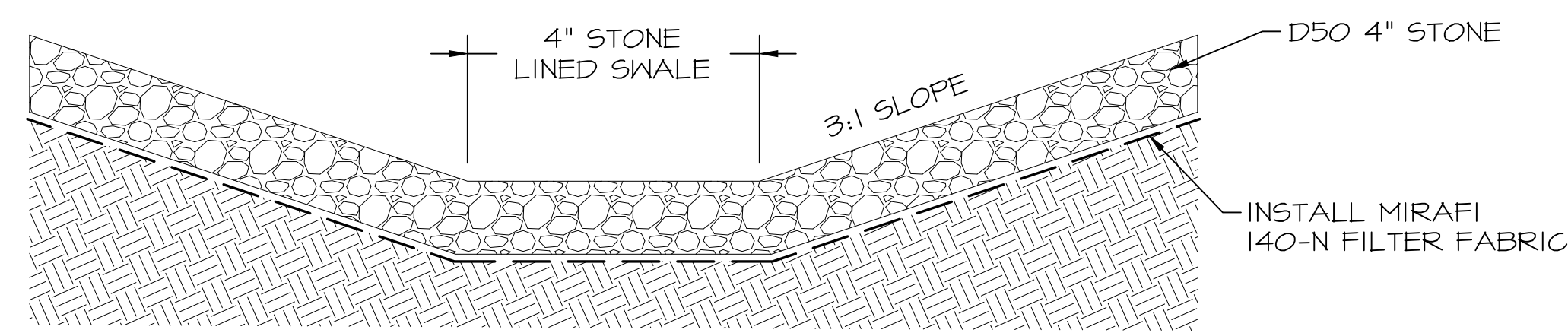
S3



EXISTING SITE PLAN
Scale: 1"=20'



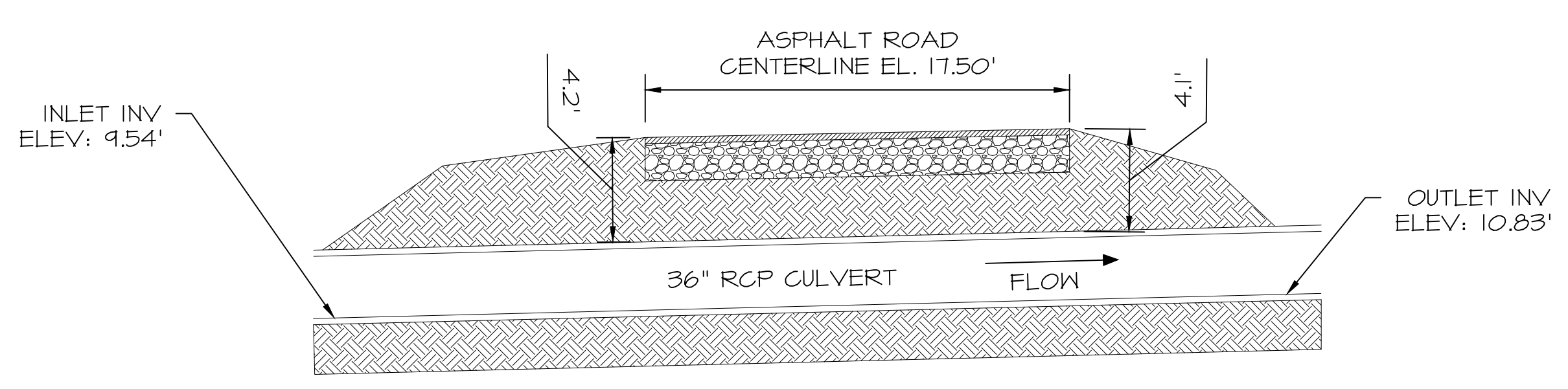
PROPOSED SITE PLAN
Scale: 1"=20'



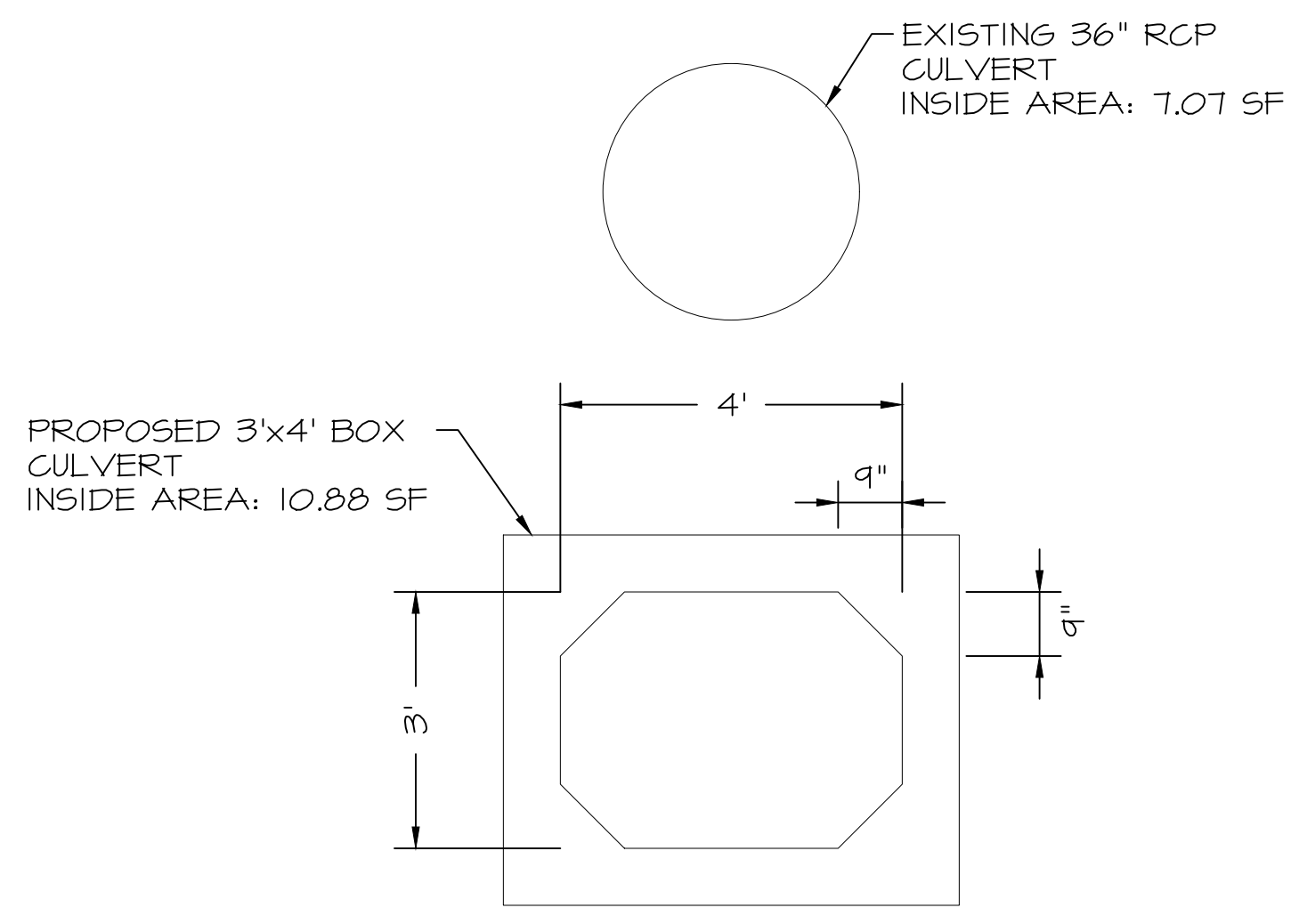
TEMPORARY DIVERSION SWALE

CONSTRUCTION SEQUENCE:

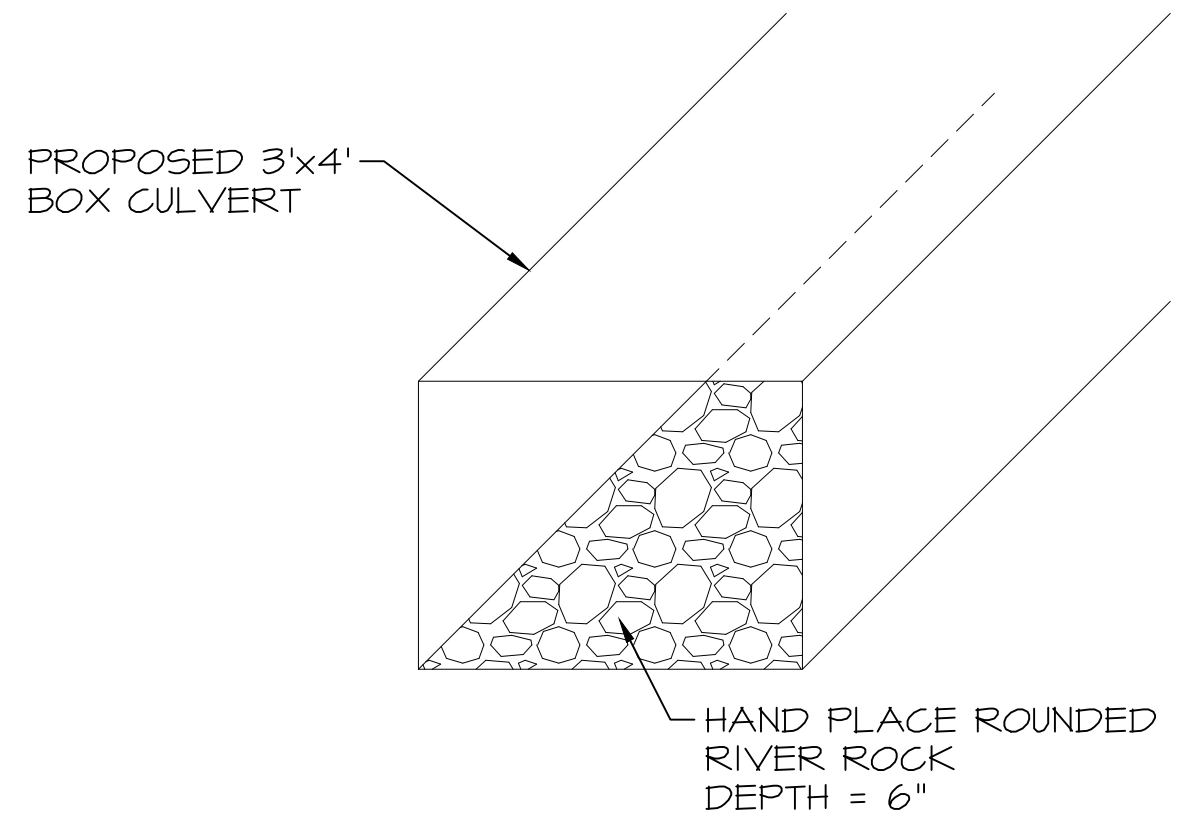
- 1) INSTALL TEMPORARY 18" CULVERT UNDERNEATH EXISTING GRAVEL ROAD.
- 2) INSTALL TEMPORARY 4' WIDE DIVERSION SWALES.
- 3) ENSURE THAT GROUND SURROUNDING SWALE IS STABILIZED.
- 4) INSTALL 3'x4' BOX CULVERT AND STONE RIP-RAP.
- 5) REMOVE TEMPORARY DIVERSION SWALE AND 18" CULVERT.
- 6) INSTALL 12' WIDE ROAD.



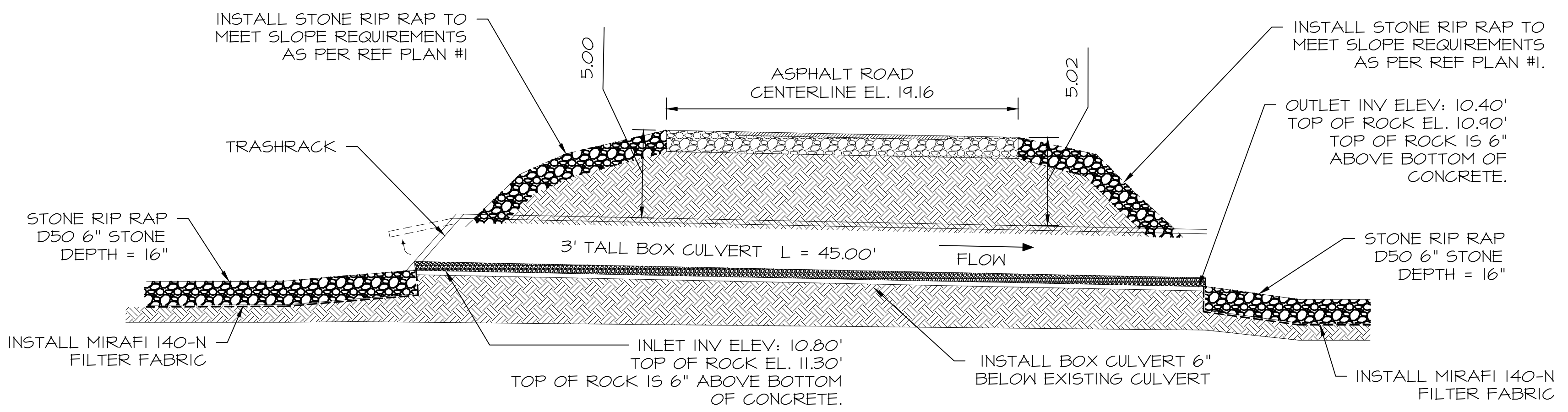
EXISTING SECTION 6
Scale: 1"=5'



CULVERT AREA CROSS SECTIONS



CULVERT BEDDING DETAIL



PROPOSED SECTION 7
Scale: 1"=5'

ROUNDED RIVER ROCK
SPILLWAY ROCK RAMP AND PROPOSED BOX CULVERT BEDDING TO USE 6" THICK BED OF ROUNDED RIVER ROCK AND COBBLES. SIZE AND TYPE TO BE REVIEWED AND APPROVED BY ENGINEER AND WETLAND SCIENTIST PRIOR TO PLACEMENT.

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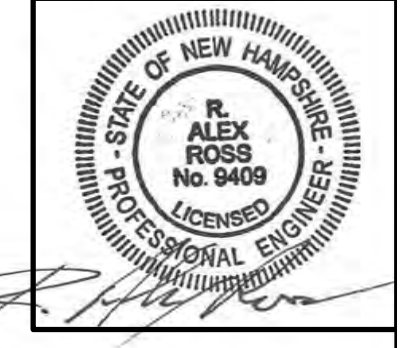
CULVERT REPLACEMENT PLAN
OAK STREET EXT.
NEW HAMPSHIRE
EXETER

PREPARED FOR:
EXETER ROSE FARM, LLC

DESIGNED BY:
ALG 9/19/2018

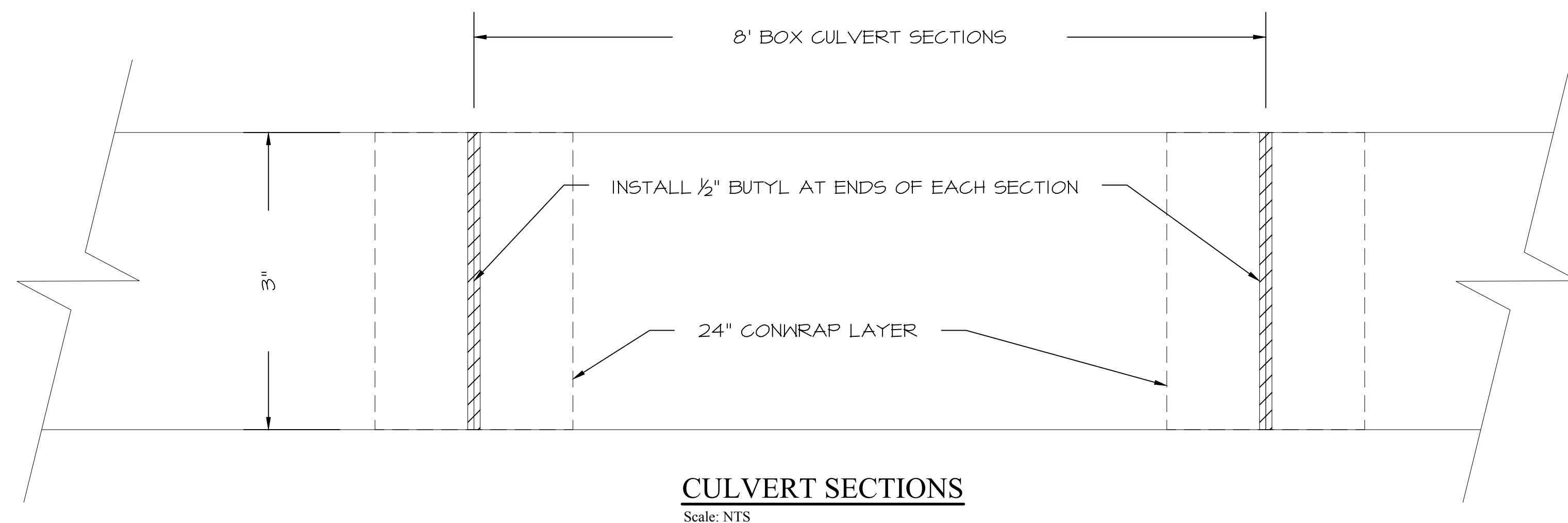
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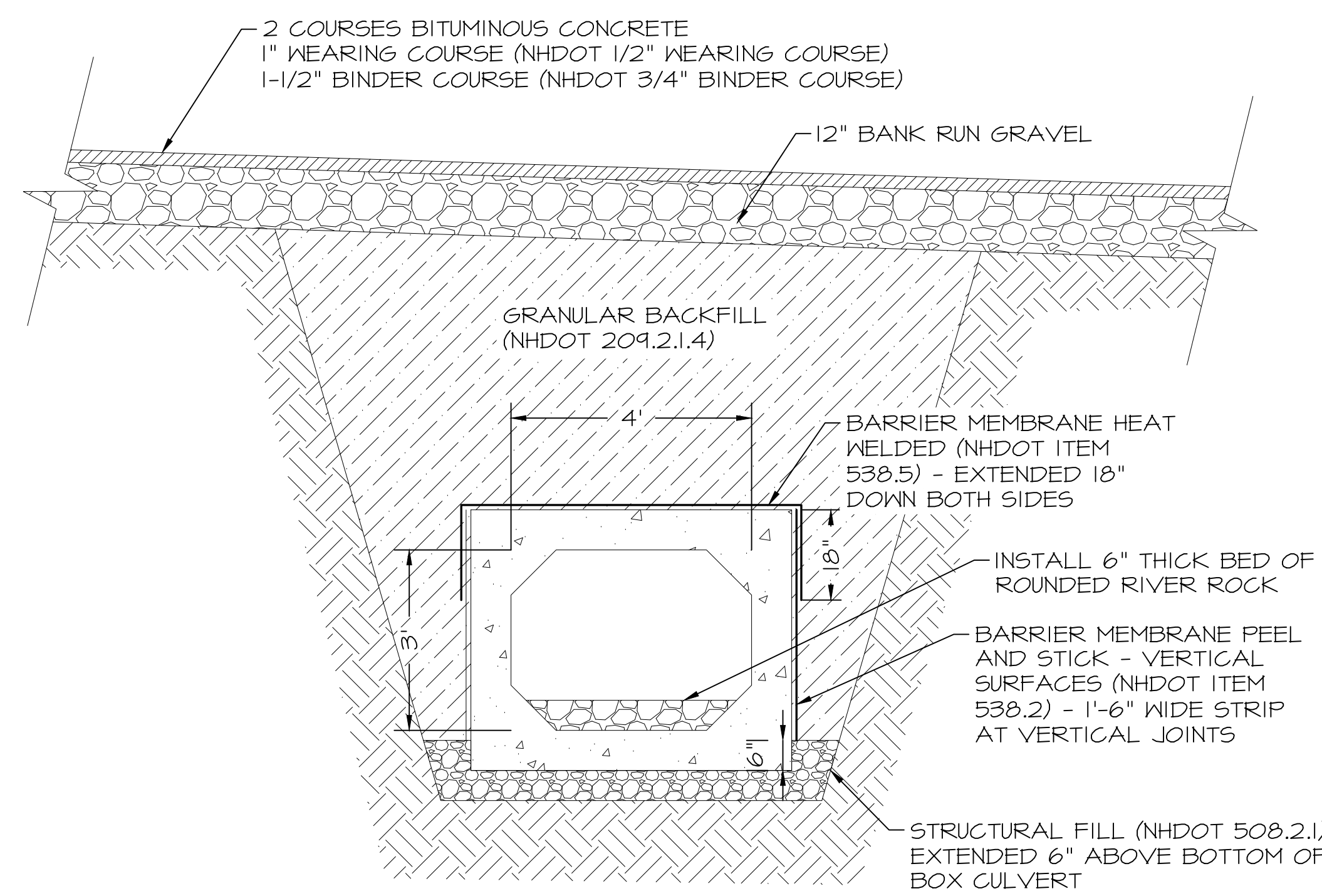


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SCALE: AS NOTED
SHEET: 4 OF 6
DRAWING:

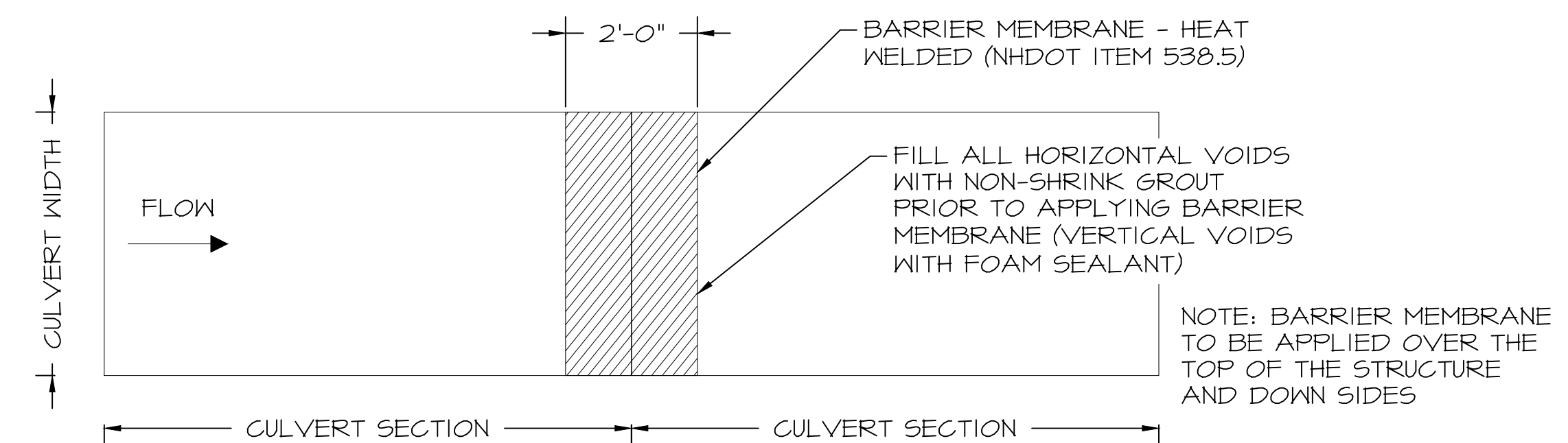
S4



CULVERT SECTIONS
Scale: NTS



CULVERT BEDDING DETAIL
Scale: NTS



MEMBRANE PLAN VIEW
Scale: NTS

CONSEAL CS-75 PRIMER PROCEDURES

THE FOLLOWING PROCEDURES TO BE FOLLOWED FOR OPTIMUM PRIMER PERFORMANCE.

1. CLEAN THE SURFACE WITH A BRUSH AND REMOVE ANY DIRT, DEBRIS, FLASHING, OR CONCRETE HIGH POINTS, THAT MAY PREVENT CONSEAL CS-75 PRIMER FROM ADHERING TO THE CONCRETE.
2. JOINT CS-75 PRIMER IS TO BE APPLIED TO IMPROVE SEALANT ADHESION. CS-75 PRIMER IS A WATER-BASED PRIMER THAT DRIES TACKY AND MUST BE APPLIED AT THE TIME OF INSTALLATION OF THE CONWRAP.
3. PRIMER TO BE APPLIED IN DRY CONDITIONS.
4. ALLOW THE PRIMER TO DRY BEFORE PLACING SEALANT, THE PRIMER WILL NORMALLY BE TACKY WITHIN 15-20 MINUTES.
5. APPLYING CS-75 PRIMER: CONSEAL CS-75 IS AN ADHESIVE PRIMER THAT DRIES TACKY. IT IS WATER BASED AND DOES NOT CONTAIN VOLATILE OR FLAMMABLE COMPONENTS, OPEN THE PAIL AND APPLY THE PRODUCT USING A STANDARD PAINTBRUSH OR PAINT ROLLER.

CS-130 1 1/2" BUTYL PLACEMENT PROCEDURES

THE FOLLOWING PROCEDURES TO BE FOLLOWED FOR OPTIMUM SEALANT PERFORMANCE.

1. CLEAN THE UPPER AND LOWER JOINT SURFACE WITH A STIFF BRISTLE BRUSH, REMOVE ANY DIRT, DEBRIS, FLASHING, OR CONCRETE HIGH POINTS, THAT MAY PREVENT THE JOINT FROM COMING TOGETHER.
2. APPLY JOINT PRIMER (I.E. CS-75) TO IMPROVE SEALANT ADHESION. WHEN USING A PRIMER ALLOW THE PRIMER TO DRY BEFORE PLACING SEALANT. THE PRIMER WILL NORMALLY BE DRY TO THE TOUCH WITHIN 15-20 MINUTES.
3. PLACE SEALANT ON THE LOWER JOINT IN THE CORRECT LOCATION. DO NOT PLACE ANY JOINTS WITHIN 12" OF A CORNER.
4. JOIN THE SEALANT INTO ONE CONTINUOUS STRAND BY KNEADING THE ENDS TOGETHER WHERE THEY MEET. DO NOT STRETCH THE SEALANT. DO NOT OVERLAP THE SEALANT.
5. ONCE THE SEALANT IS INSTALLED, DO NOT STEP ON THE SEALANT. ALLOW DIRT OR DEBRIS TO FALL ON THE SEALANT.
6. A MINIMUM COMPRESSION OF 75% IS REQUIRED BEFORE BACKFILLING THE STRUCTURE. GREATER THAN 75% COMPRESSION IS OPTIMAL. IT MAY TAKE 15-20 MINUTES FOR THE SEALANT TO FULLY COMPRESS. THIS WILL VARY ACCORDING TO THE AMBIENT TEMPERATURE AND THE WEIGHT BEING APPLIED.

24" CONWRAP CS-212 PLACEMENT PROCEDURES

THE FOLLOWING PROCEDURES TO BE FOLLOWED FOR OPTIMUM CONWRAP PERFORMANCE.

1. THE CONWRAP MAY NOT BE APPLIED TO THE TANKS UNTIL THE CS-130 1/2" BUTYL HAS ACHIEVED A CLOSED COMPRESSION OF 75%.
2. CLEAN THE SURFACE WITH A BRUSH AND REMOVE ANY DIRT, DEBRIS, FLASHING, OR CONCRETE HIGH POINTS, THAT MAY PREVENT THE CONWRAP CS-212 FROM ADHERING TO THE CONCRETE.
3. JOIN CS-75 PRIMER TO BE APPLIED TO IMPROVE ADHESION. CS-75 IS A WATER-BASED PRIMER THAT DRIES TACKY AND MUST BE APPLIED AT THE TIME OF INSTALLATION OF THE CONWRAP.
4. ALLOW THE PRIMER TO DRY BEFORE PLACING SEALANT. THE PRIMER CS-75 WILL NORMALLY BE DRY TO THE TOUCH/TACKY WITHIN 15-20 MINUTES.
5. TO APPLY CONWRAP TO A HORIZONTAL JOINT, BEGIN BY REMOVING THE RELEASE PAPER FROM THE ADHESIVE SIDE AND APPLY THE CONWRAP TO THE CONCRETE. CONTINUE AROUND THE JOINT BY REMOVING THE RELEASE PAPER AS THE ROLL OF CONWRAP IS UNROLLED, PRESS THE WRAP FIRMLY BY HAND AGAINST THE ENTIRE SURFACE AS IT IS APPLIED TO ASSURE FULL CONTACT.
6. WHERE JOINING TWO SECTIONS, OR WHERE TWO ENDS MEET TOGETHER, PROVIDE AN OVERLAP OF APPROXIMATELY 2" AND FIRMLY PRESS THE OVERLAPPING STRIP ONTO THE END OF THE UNDERLYING STRIP TO SEAL THE JOINT.

BOX CULVERT NOTES

1. BOX CULVERT MUST BE DESIGNED FOR:
 - H-20 LIVE LOAD
 - MINIMUM EARTH COVER OF 4 FEET

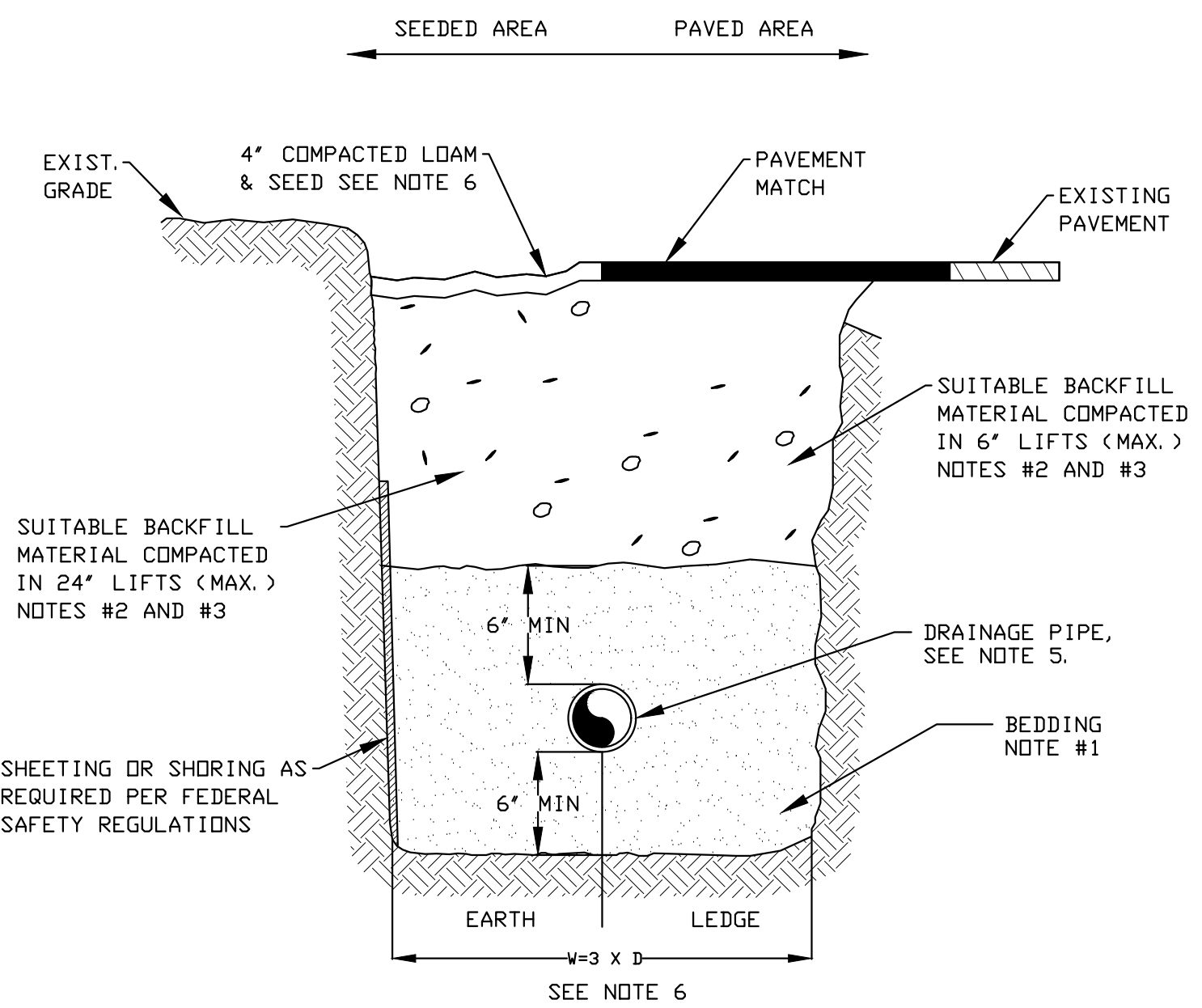
ROUNDED RIVER ROCK

SPILLWAY ROCK RAMP AND PROPOSED BOX CULVERT BEDDING TO USE 6" THICK BED OF ROUNDED RIVER ROCK AND COBBLES. SIZE AND TYPE TO BE REVIEWED AND APPROVED BY ENGINEER AND WETLAND SCIENTIST PRIOR TO PLACEMENT

TRENCH NOTES - CULVERT:

- 1) **BEDDING:** BEDDING FOR PIPES SHALL CONSIST OF PREPARING THE BOTTOM OF THE TRENCH TO SUPPORT THE ENTIRE LENGTH OF THE PIPE AT A UNIFORM SLOPE AND ALIGNMENT. CRUSHED STONE SHALL BE USED TO BED THE PIPE TO THE ELEVATION SHOWN ON THE DRAWINGS. NORMAL PIPE BEDDING IS CRUSHED STONE TO THE HAUNCH OF THE PIPE AND SAND BEDDING 6" ABOVE THE CROWN. IF THE TOP OF THE PIPE IS LESS THAN 30' FROM FINISH GRADE, BED PIPE COMPLETELY IN STONE UP TO 6" ABOVE PIPE CROWN. UNDERDRAIN TO HAVE 4" MIN' OF STONE OVER PIPE OR AS NECESSARY TO BE IN CONTACT WITH GRAVEL LAYER OF SELECTS ABOVE. FILTER FABRIC TO BE PLACED IN BETWEEN ALL STONE BEDDING MATERIAL AND SUBSEQUENT LAYERS OF FILL MATERIAL.
- 2) **COMPACTION:** ALL BACKFILL SHALL BE COMPACTED AT OR NEAR OPTIMUM MOISTURE CONTENT BY PNEUMATIC TAMPERS, VIBRATORY COMPACTORS OR OTHER APPROVED MEANS. BACKFILL BENEATH PAVED SURFACES SHALL BE COMPACTED TO NOT LESS THAN 95 PERCENT OF AASHTO T99, METHOD C.
- 3) **SUITABLE MATERIAL:** IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS; PIECES OF PAVEMENT; ORGANIC MATTER; TOP SOIL; ALL WET OR SOFT MUCK, PEAT, OR CLAY; ALL EXCAVATED LEDGE MATERIAL; ROCKS OVER 6 INCHES IN LARGEST DIMENSION; FROZEN EARTH AND ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.

IN SEEDED AREAS, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAD, ROCKS UNDER 12', FROZEN EARTH OR CLAY, IF HE/SHE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EAST ACCESS TO THE PIPE WILL BE PRESERVED.
- 4) **BASE COURSE AND PAVEMENT:** SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES - DIVISIONS 300 AND 400 RESPECTIVELY.
- 5) **DRAINAGE PIPE:** PIPE MATERIALS SHALL BE POLYETHYLENE (SEE SPECIFICATIONS).
- 6) **W MAXIMUM ALLOWABLE TRENCH WIDTH:** W SHALL BE THE MAXIMUM PAYMENT WIDTH FOR ROCK EXCAVATION (TRENCH) AND FOR ORDERED EXCAVATION BELOW GRADE.



TRENCH DETAIL-CULVERT
Scale: N.T.S.

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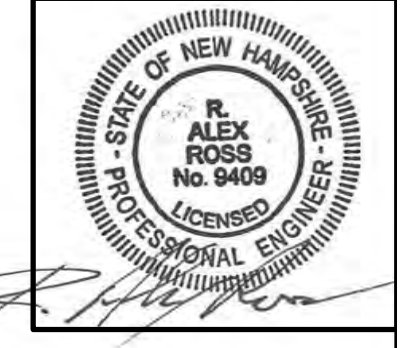
DETAILS
OAK STREET EXT.
NEW HAMPSHIRE
EXETER

PREPARED FOR:
EXETER ROSE FARM, LLC

DESIGNED BY:
ALG 9/19/2018

DRAFTED BY:
ALG 9/19/2018

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AR 9/20/2018



JOB #: 18-096
SCALE: AS NOTED
SHEET: 5 OF 6
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S5

EROSION AND SEDIMENTATION CONTROL CONSTRUCTION PHASING AND SEQUENCING

- SEE "EROSION AND SEDIMENTATION CONTROL GENERAL NOTES" WHICH ARE TO BE AN INTEGRAL PART OF THIS PROCESS.
- INSTALL SILT/STAXX FENCING AS PER DETAILS AND AT SEDIMENT MIGRATION.
- CONSTRUCT TREATMENT SWALES, LEVEL SPREADERS AND DETENTION STRUCTURES AS DEPICTED ON DRAWINGS.
- INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE(S) AS PER DETAIL AND AT LOCATIONS SHOWN ON THE DRAWINGS. MAINTAIN (TOP DRESS) REGULARLY TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS.
- STRIP AND STOCKPILE TOPSOIL. STABILIZE PILES OF SOIL CONSTRUCTION MATERIAL & COVER WHERE PRACTICABLE.
- MINIMIZE DUST THROUGH APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES ON SITE.
- ROUGH GRADE SITE. INSTALL CULVERTS AND ROAD DITCHES.
- FINISH GRADE AND COMPACT SITE.
- RE-SPREAD AND ADD TOPSOIL TO ALL ROADSIDE SLOPES. TOTAL TOPSOIL THICKNESS TO BE A MINIMUM OF FOUR TO SIX INCHES.
- STABILIZE ALL AREAS OF BARE SOIL WITH MULCH AND SEEDING.
- RE-SEED PER EROSION AND SEDIMENTATION CONTROL GENERAL NOTES.
- SILT SOXX FENCING TO REMAIN AND BE MAINTAINED FOR TWENTY FOUR MONTHS AFTER CONSTRUCTION TO ENSURE ESTABLISHMENT OF ADEQUATE SOIL STABILIZATION AND VEGETATIVE COVER. ALL SILT SOXX FENCING ARE THEN TO BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
- PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
- ALL TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC. MUST BE USED AS NECESSARY UNTIL AREAS ARE STABILIZED.
- PONDS AND SWALES SHALL BE INSTALLED EARLY ON IN THE CONSTRUCTION SEQUENCE - BEFORE ROUGH GRADING THE SITE.
- ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
- ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.
- THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
- LOT DISTURBANCE, OTHER THAN THAT SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.

PLANTING NOTES:

- ALL PLANT MATERIALS SHALL BE FIRST QUALITY NURSERY GROWN STOCK.
- ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH NEW HAMPSHIRE LANDSCAPE ASSOCIATION STANDARDS AND GUARANTEED FOR ONE YEAR BY THE LANDSCAPE CONTRACTOR.
- ALL TREES AND SHRUBS SHALL HAVE WATER SAUCERS BUILT AROUND THEIR BASES AND THESE SHALL BE MULCHED WITH 4" OF DARK BROWN AGED BARK MULCH. MULCH MUST BE KEPT 2" AWAY FROM THEIR TRUNKS.
- ALL TREES AND SHRUBS SHALL BE PLANTED AND MULCHED BEFORE LAWN IS SEEDED.

MAINTENANCE REQUIREMENTS:

- ALL TREES, SHRUBS, AND PERENNIALS WILL NEED TO BE WATERED THROUGH THANKSGIVING DURING THE FIRST SEASON IN WHICH THEY ARE INSTALLED.
- AN UNDERGROUND DRIP IRRIGATION SYSTEM IS RECOMMENDED. IF AN UNDERGROUND DRIP IRRIGATION SYSTEM IS NOT INSTALLED, SOAKER HOSES WOUND THROUGHOUT PLANTING BEDS ARE ACCEPTABLE. ALTHOUGH OVERHEAD SPRINKLERS ARE RECOMMENDED FOR LAWN AREAS, THEY ARE NOT ACCEPTABLE FOR IRRIGATING TREES AND SHRUBS.

SEEDING AND STABILIZATION FOR LOAMED SITE:

FOR TEMPORARY & LONG TERM SEEDINGS USE AGRWAY'S SOIL CONSERVATION GRASS SEED OR EQUAL COMPONENTS: ANNUAL RYE GRASS, PERENNIAL RYE GRASS, WHITE CLOVER, 2 FESCUES, SEED AT A RATE OF 100 POUNDS PER ACRE, FERTILIZER & LIME: NITROGEN (N) 50 LBS/ACRE, PHOSPHATE (P2O5) 100 LBS/ACRE, POTASH (K2O) 100 LBS/ACRE, LIME 2000 LBS/ACRE MULCH: HAY OR STRAW 1.5-2 TONS/ACRE

A) GRADING AND SHAPING

- SLOPES SHALL NOT BE STEEPER THAN 2:1; 3:1 SLOPES OR FLATTER ARE PREFERRED. WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.

B) SEED BED PREPARATION

- SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
- STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

- CONDUCT ALL CONSTRUCTION IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE PHYSICAL ENVIRONMENT, BUT IN NO CASE SHALL EXCEED 2 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
- ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- ALL DITCHES, SWALES AND PONDS MUST BE STABILIZED PRIOR TO DIRECTING FLOW TO THEM.
- ALL GROUND AREAS OPENED UP FOR CONSTRUCTION WILL BE STABILIZED WITHIN 24 HOURS OF EARTH-DISTURBING ACTIVITIES BEING CEASED, AND WILL BE FULLY STABILIZED NO LONGER THAN 14 DAYS AFTER INITIATION. (SEE NOTE II FOR DEFINITION OF STABLE). ALL SOILS FINISH GRADED MUST BE STABILIZED WITHIN SEVENTY TWO HOURS OF DISTURBANCE. ALL TEMPORARY OR LONG TERM SEEDING MUST BE APPLIED TO COMPLY WITH "WINTER CONSTRUCTION NOTES" (SEE WINTER CONSTRUCTION NOTES). EMPLOY TEMPORARY EROSION AND SEDIMENTATION CONTROL DEVICES AS DETAILED ON THIS PLAN AS NECESSARY UNTIL ADEQUATE STABILIZATION HAS BEEN ASSURED (SEE NOTE II FOR DEFINITION OF STABLE).
- TEMPORARY & LONG TERM SEEDING: USE SEED MIXTURES, FERTILIZER, LIME AND MULCHING AS RECOMMENDED (SEE SEEDING AND STABILIZATION NOTES).
- SILT/STAXX FENCING TO BE SECURELY EMBEDDED AND STAKED AS DETAILED. WHEREVER POSSIBLE A VEGETATED STRIP OF AT LEAST TWENTY FIVE FEET IS TO BE KEPT BETWEEN SILT/STAXX AND ANY EDGE OF WET AREA.
- SEEDED AREAS WILL BE FERTILIZED AND RE-SEEDED AS NECESSARY TO ENSURE VEGETATIVE ESTABLISHMENT.
- SEDIMENT BASIN(S), IF REQUIRED, TO BE CHECKED AFTER EACH SIGNIFICANT RAINFALL AND CLEANED AS NEEDED TO RETAIN DESIGN CAPACITY.
- SILT/STAXX FENCING WILL BE CHECKED REGULARLY AND AFTER EACH SIGNIFICANT RAINFALL. NECESSARY REPAIRS WILL BE MADE TO CORRECT UNDERMINING OR DETERIORATION OF THE BARRIER AS WELL AS CLEANING, REMOVAL AND PROPER DISPOSAL OF TRAPPED SEDIMENT.
- TREATMENT SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATIVE COVER HAS BEEN ESTABLISHED.
- AN AREA SHALL BE CONSIDERED FULLY STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED.
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES IN THE PLAN SHALL MEET THE DESIGN BASED ON STANDARDS AND SPECIFICATIONS SET FORTH IN THE STORM WATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE (DECEMBER 2008 OR LATEST) PREPARED BY ROCKINGHAM COUNTY CONSERVATION DISTRICT, N.H. DES AND NRCS.

WINTER CONSTRUCTION NOTES

- ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENT.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.

OUTLET PROTECTION

THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED, OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS; FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAIL WATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

LONG TERM SEEDING

*WELL TO MODERATELY WELL DRAINED SOILS

FOR CUT AND FILL AREA AND FOR WATERWAYS AND CHANNELS

SEEDING MIXTURE C	LB/ACRE	LB/1000SF
TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED CLOVER (ALSIKE)	20	0.45
TOTAL	48	1.35

LIME: AT 2 TONS PER ACRE OR 100 LBS PER 1,000 S.F.
 FERTILIZER: 10 20 20 (NITROGEN, PHOSPHATE, POTASH AT 500# PER ACRE.
 MULCH: HAY OR CLEAN STRAW; 2 TONS/ACRE OR 2 BALES/1000 S.F.

GRADING AND SHAPING:

SLOPES SHALL NOT BE STEEPER THAN 2 TO 1. 3 TO 1 OR FLATTER SLOPES ARE PREFERRED.
 SEEDBED PREPARATION: SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS. STONES LARGER THAN FOUR INCHES AND TRASH SHOULD BE REMOVED. SOD SHOULD BE TILLED TO A DEPTH OF FOUR INCHES TO PREPARE SEEDBED. FERTILIZER & LIME SHOULD BE MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

* FROM: STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE, DECEMBER 2008.

SHORT TERM SEEDING

*WELL TO MODERATELY WELL DRAINED SOILS

FOR CUT AND FILL AREA AND FOR WATERWAYS AND CHANNELS

SEEDING MIXTURE C	#/ACRE	#/1000SF
FOR APRIL 1 - AUGUST 15		
ANNUAL RYE GRASS	40	1
FOR FALL SEEDING		
WINTER RYE	112	2.5

LIME: AT 1 TON PER ACRE OR 100 LBS PER 1,000 S.F.
 FERTILIZER: 10 10 10 (NITROGEN, PHOSPHATE, POTASH AT 500# PER ACRE.
 MULCH: HAY OR CLEAN STRAW; 2 TONS/ACRE OR 2 BALES/1000 S.F.

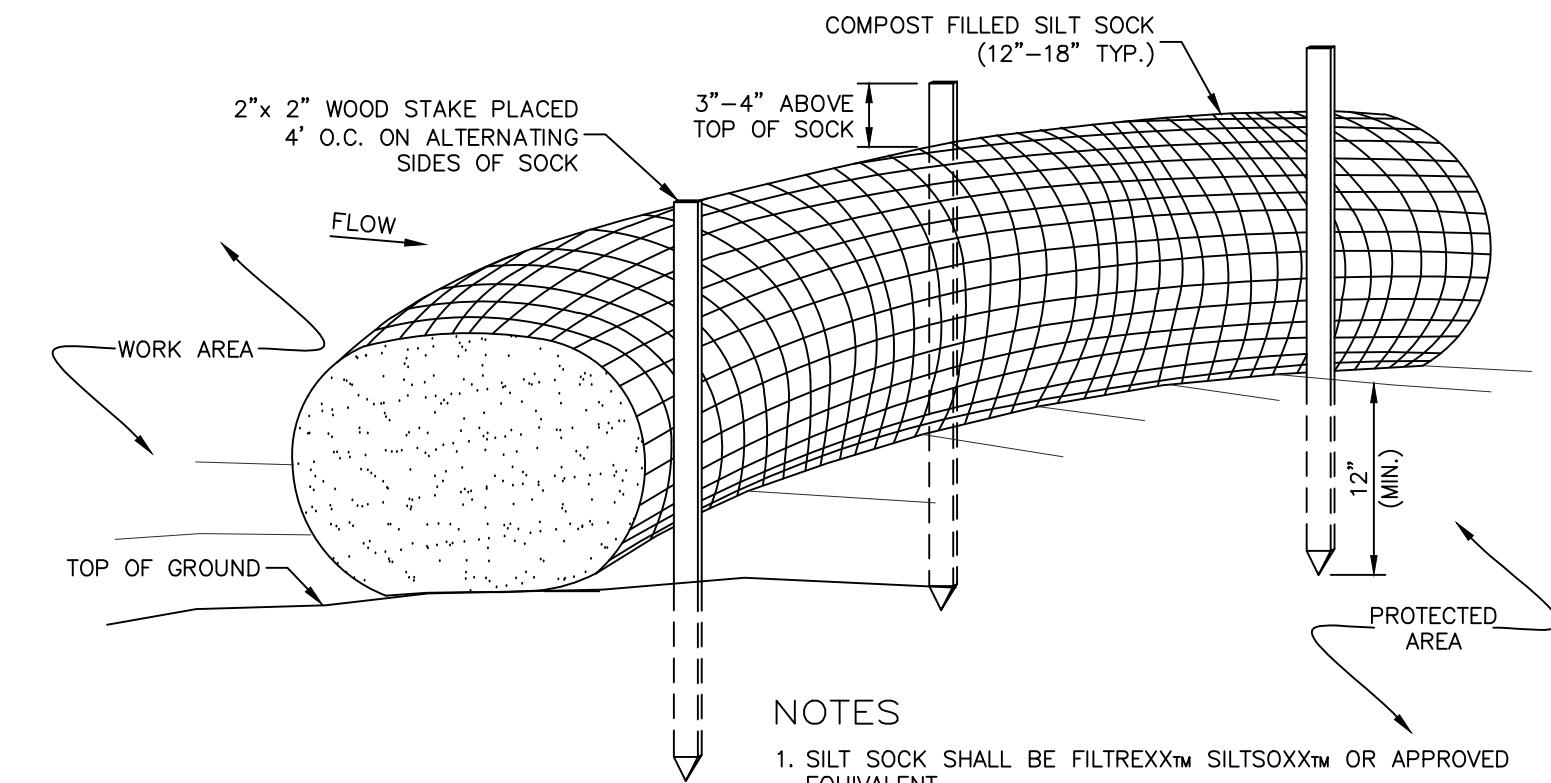
GRADING AND SHAPING:

SLOPES SHALL NOT BE STEEPER THAN 2 TO 1. 3 TO 1 OR FLATTER SLOPES ARE PREFERRED.
 SEEDBED PREPARATION: SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 STONES LARGER THAN FOUR INCHES AND TRASH SHOULD BE REMOVED. SOD SHOULD BE TILLED TO A DEPTH OF FOUR INCHES TO PREPARE SEEDBED. FERTILIZER & LIME SHOULD BE MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

* FROM: STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE, DECEMBER 2008.

WHEN PROPOSED FOR ALTERATION DURING CONSTRUCTION AS BEING INFESTED WITH INVASIVE SPECIES SHALL BE MANAGED APPROPRIATELY USING THE DISPOSAL PRACTICES IDENTIFIED IN "NHDOT - BEST MANAGEMENT PRACTICES FOR ROADSIDE INVASIVE PLANTS - 2008" AND "METHODS FOR DISPOSING NON-NATIVE INVASIVE PLANTS - UNH COOPERATIVE EXTENSION - 2010"
 SEED MIXES SHALL NOT CONTAIN ANY SPECIES IDENTIFIED BY THE NEW HAMPSHIRE PROHIBITED INVASIVE PLANT SPECIES LIST.

COMMON REED (PHRAGMITES SP.) AND JAPANESE KNOTWEED (POLYGONUM CUSPIDATUM) ARE INVASIVE SPECIES, AND ARE COMMON TO THIS SITE. CONSTRUCTION AREAS WILL BE INSPECTED FOR KNOTWEED AND OTHER INVASIVE SPECIES PRIOR TO COMMENCING WORK. ANY AREAS INFESTED WITH INVASIVE SPECIES WILL BE MANAGED ACCORDING TO THE "NHDOT - BEST MANAGEMENT PRACTICES FOR THE CONTROL OF INVASIVE AND NOXIOUS PLANT SPECIES - 2018" PER ENV-WT 307.05(E).



- NOTES**
- SILT SOCK SHALL BE FILTREXXSM SILT/STAXXSM OR APPROVED EQUIVALENT.
 - SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
 - SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
 - COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.

SILT SOCK NOT TO SCALE

REV	DATE	DESCRIPTION	CHK
1	8/24/2021	FOR REVIEW	

ROSS ENGINEERING
 Civil/Structural Engineering & Surveying
 909 Islington St
 Portsmouth, NH 03801
 (603) 433-7560

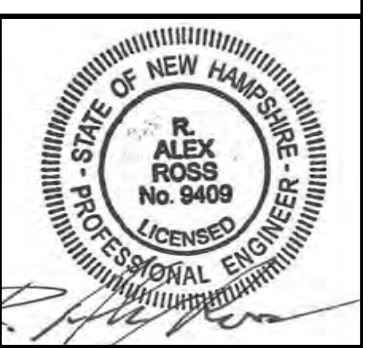
EROSION CONTROL PLAN
 OAK STREET EXT.
 NEW HAMPSHIRE
 EXETER

PREPARED FOR:
 EXETER ROSE FARM, LLC

DESIGNED BY:
 ALG 9/19/2018

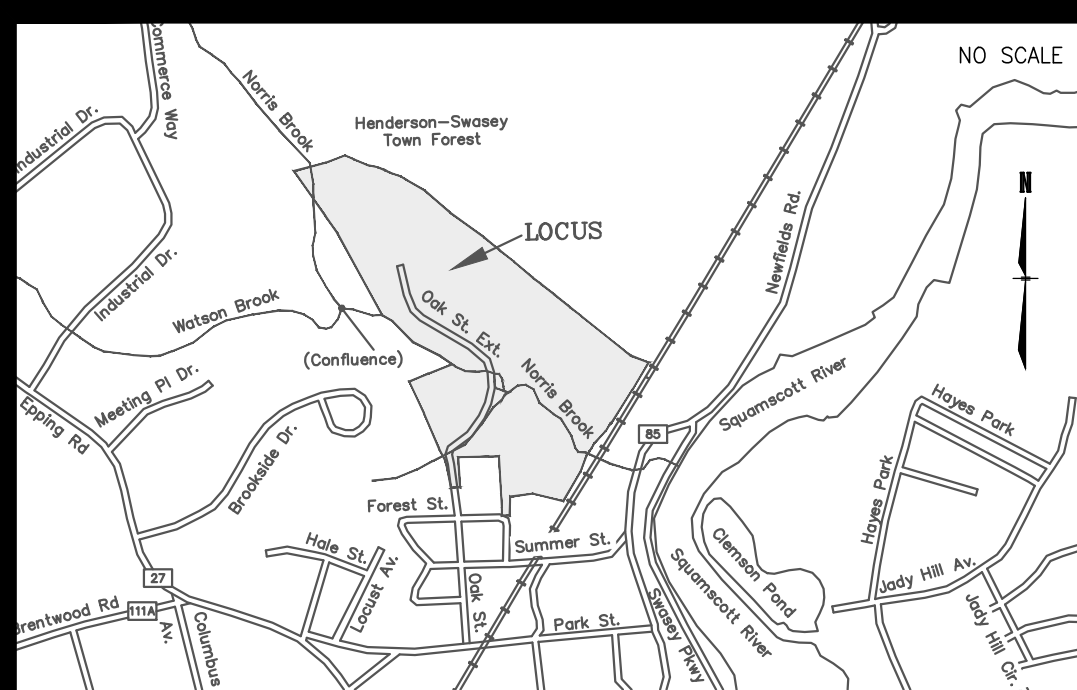
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 ALG 9/19/2018

CHECKED BY:
 AR 9/20/2018

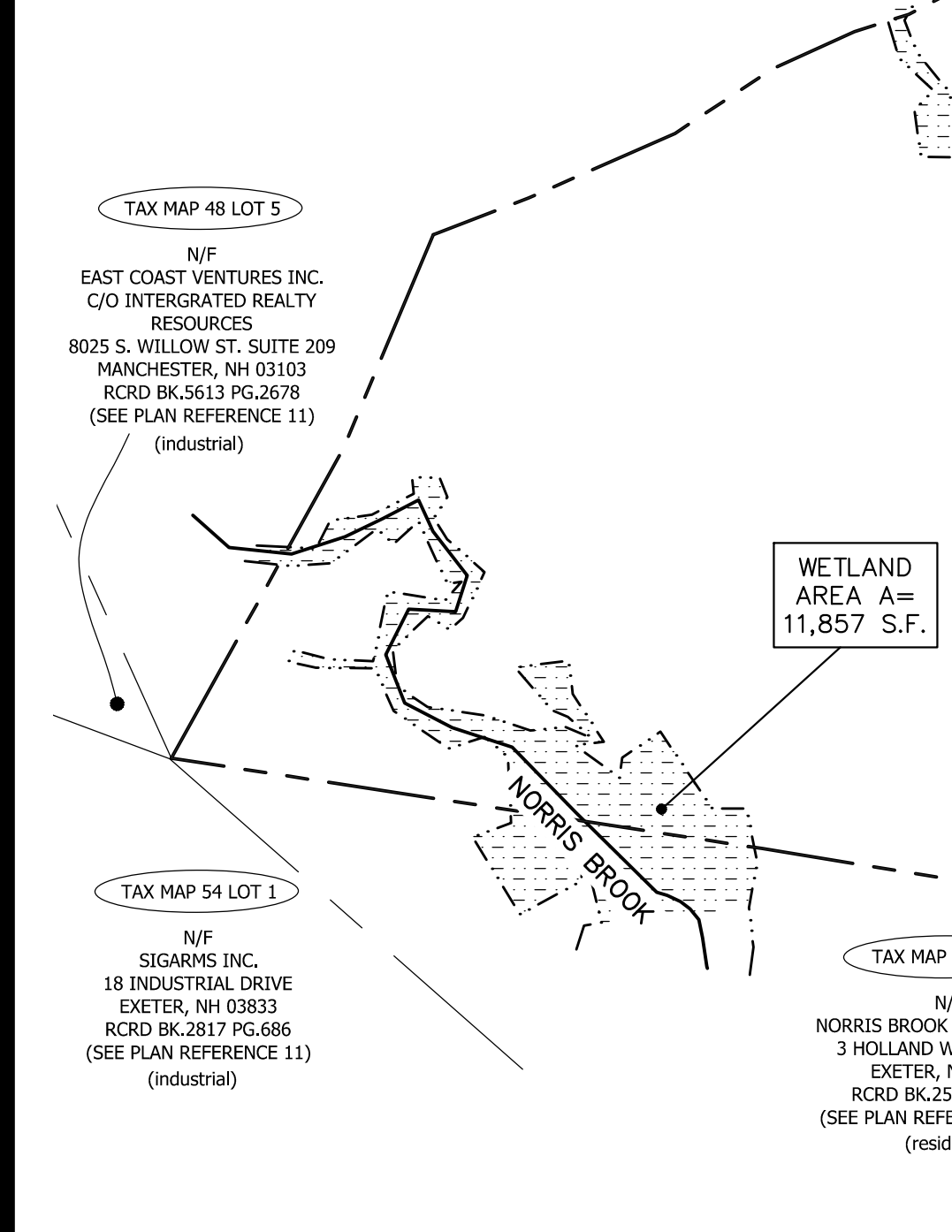


JOB #: 18-096
 SCALE: AS NOTED
 SHEET: 6 OF 6
 DRAWING:

S6

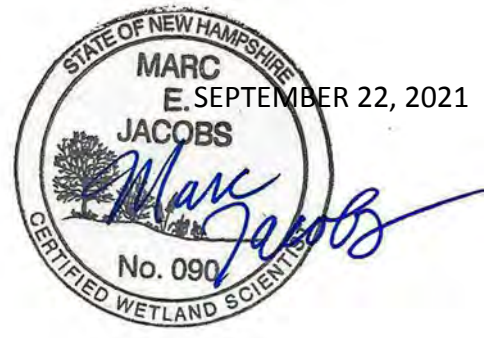


VICINITY PLAN



LEGEND:

N/F	NOW OR FORMERLY
MM	MANMADE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
PIA	PERMANENT IMPACT AREA
TIA	TEMPORARY IMPACT AREA
---	BOUNDARY LINE
---	BROOK
---	EDGE OF WETLANDS
---	SPECIAL FLOOD HAZARD AREA LINE
---	PERENNIAL STREAM
---	LIMITS OF GRADING
---	WETLANDS
---	PERMANENT WETLAND IMPACT
---	TEMPORARY WETLAND 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 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 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 NHDES JURISDICTIONAL WETLAND & 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-A5 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 US 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 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. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS LOCATION. DELINEATED WETLANDS HAVE NOT BEEN DESIGNATED PRIME IN ACCORDANCE WITH NH RSA 482-A:15. DELINEATED WETLANDS HAVE BEEN REVIEWED AND REAFFIRMED.
 - SEE SHEET W-03 FOR STREAM CROSSING - SEQUENCE OF CONSTRUCTION AND WILDLIFE NOTES.

- 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 G 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 SOUTHEASTERN SIDE OF A MANMADE POND WITHIN WETLAND AREA K. SEE PLAN REFERENCE 1 FOR ADDITIONAL WETLAND IMPACTS.

NHDES JURISDICTIONAL WETLANDS AREA & IMPACT TABLE*

WETLAND	WETLAND AREA	TEMPORARY IMPACT	PERMANENT IMPACT	TEMP/PERM WETLAND IMPACT**
A	11,857 S.F.	0 S.F.	0 S.F.	0 S.F.**
B	104,723 S.F.	1,080 S.F.	0 S.F.	0 S.F.**
C	2,633 S.F.	0 S.F.	2,633 S.F.	0 S.F.**
D	761 S.F.	0 S.F.	761 S.F.	0 S.F.**
E	392 S.F.	0 S.F.	392 S.F.	0 S.F.**
F	10,206 S.F.	10,206 S.F.	0 S.F.	0 S.F.**
G	276 S.F.	0 S.F.	276 S.F.	0 S.F.**
H	1,032 S.F.	0 S.F.	0 S.F.	0 S.F.
I	668 S.F.	0 S.F.	0 S.F.	0 S.F.
J	15 S.F.	0 S.F.	0 S.F.	0 S.F.
K	185,163 S.F.	1,806 S.F.	2,119 S.F.	3,925 S.F.
L	23,073 S.F.	0 S.F.	0 S.F.	0 S.F.
M	12,359 S.F.	0 S.F.	0 S.F.	0 S.F.
N	7,154 S.F.	0 S.F.	0 S.F.	0 S.F.
TOTAL*	355,638 S.F.	13,092 S.F.	6,181 S.F.	19,273 S.F.

**TOTAL MINUS REMEDIAL ACTION PLAN IMPACTS: 3,925 S.F.

*SEE PLAN REFERENCE 1 FOR ADDITIONAL WETLAND IMPACTS
 **IMPACTS RESULTING FROM REMEDIAL ACTION PLANS ARE NOT INCLUDED IN IMPACT TOTALS

PLAN REFERENCE:

- "DRAINAGE STRUCTURE IMPROVEMENT & WETLAND IMPACT PLAN, OAK STREET EXT. EXETER, NEW HAMPSHIRE" PREPARED BY ROSS ENGINEERING, DATED 9/20/2018 WITH REVISION 1 DATED 8/24/2021. PLAN NOT RECORDED.

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TFM **MSC**
 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.msceengineers.com

47175.01 DR FB 531 & 539 W-01
 CK CADFILE 47175.00-WETLAND

TAX MAP 54 LOTS 5, 6 & 7 AND MAP 63 LOT 205
NHDES JURISDICTIONAL WETLAND AREAS & IMPACTS PLAN

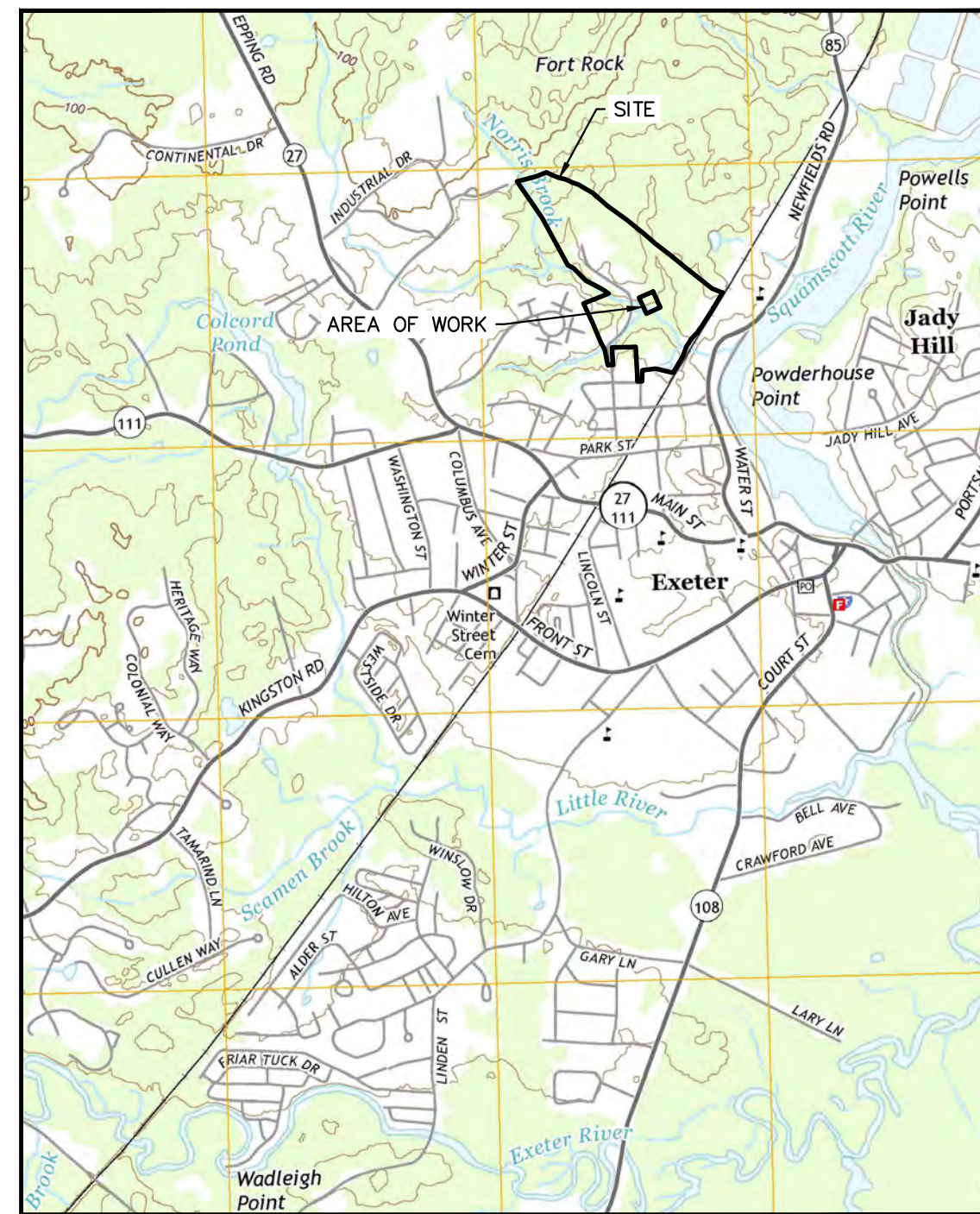
OAK STREET EXTENSION & FOREST STREET
 EXETER, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM
 OWNED BY
EXETER ROSE FARM, LLC & THE BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUSTS
 PREPARED FOR
EXETER ROSE FARM, LLC
 SCALE: 1"=100'
 AUGUST 30, 2021

REV.	DATE	DESCRIPTION	CHK.

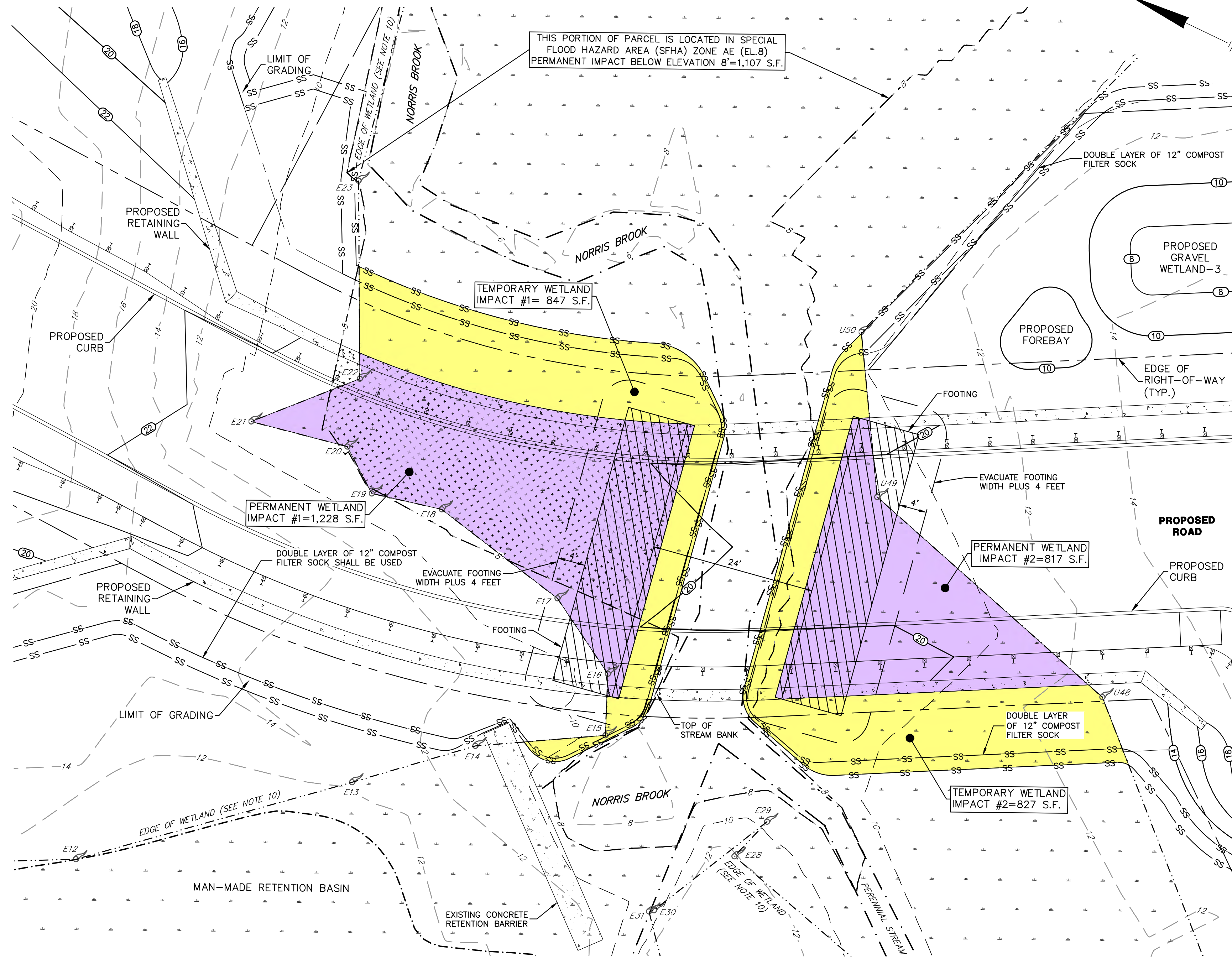
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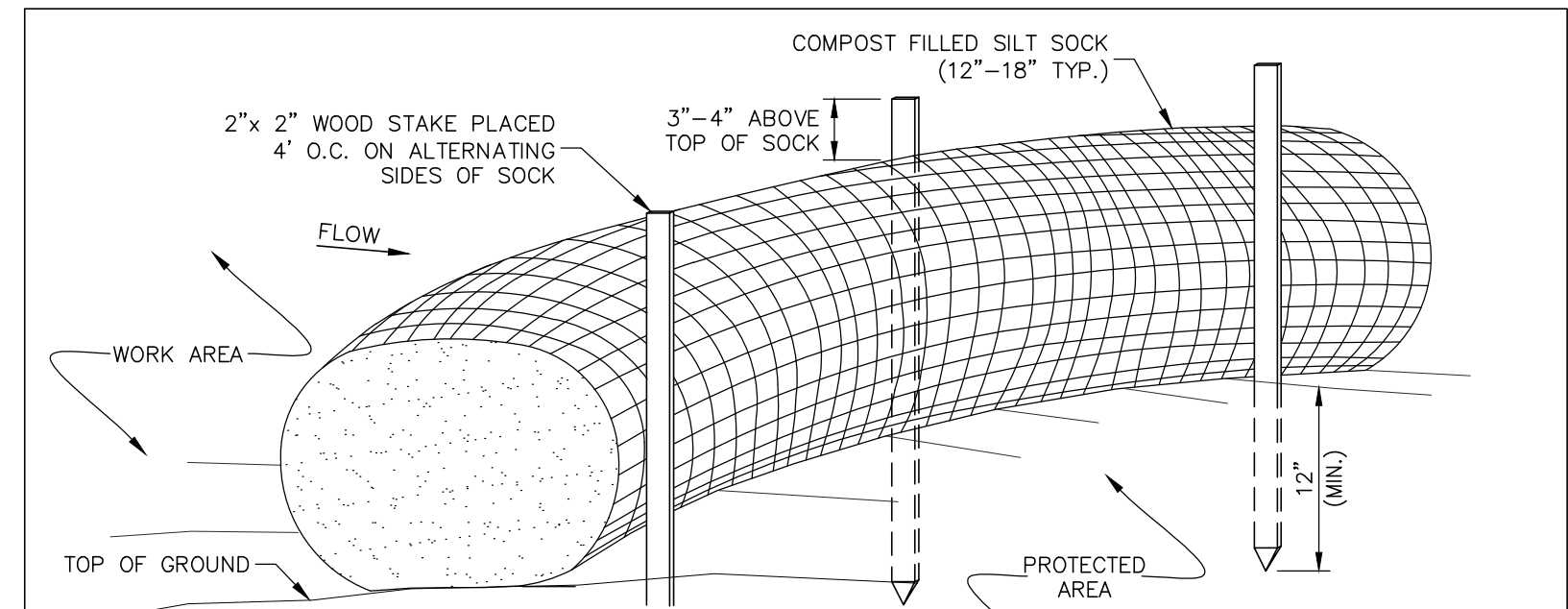
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- S.F. SQUARE FEET
- WETLAND FLAG
- RIGHT OF WAY LINE
- BROOK
- EDGE OF WETLANDS
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED GUARD RAIL
- LIMITS OF GRADING
- SILT SOXX
- EXISTING CONCRETE RETENTION BARRIER
- PROPOSED CONCRETE RETAINING WALL
- WETLANDS
- PERMANENT WETLAND IMPACT
- TEMPORARY WETLAND IMPACT
- PERMANENT FLOODPLAIN IMPACT



USGS MAP
1"=2,000'

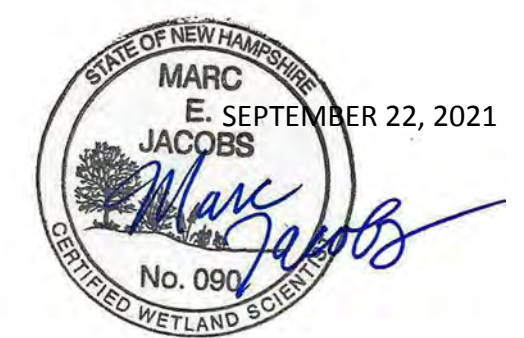


STREAM CROSSING
1"=10'

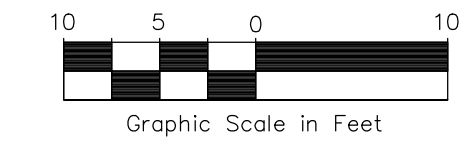


- NOTES**
1. SILT SOCK SHALL BE FILTREXXTM SILTSSOXXTM OR APPROVED EQUIVALENT.
 2. SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
 3. INSTALL DOUBLE LAYER.
 4. SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
 5. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.

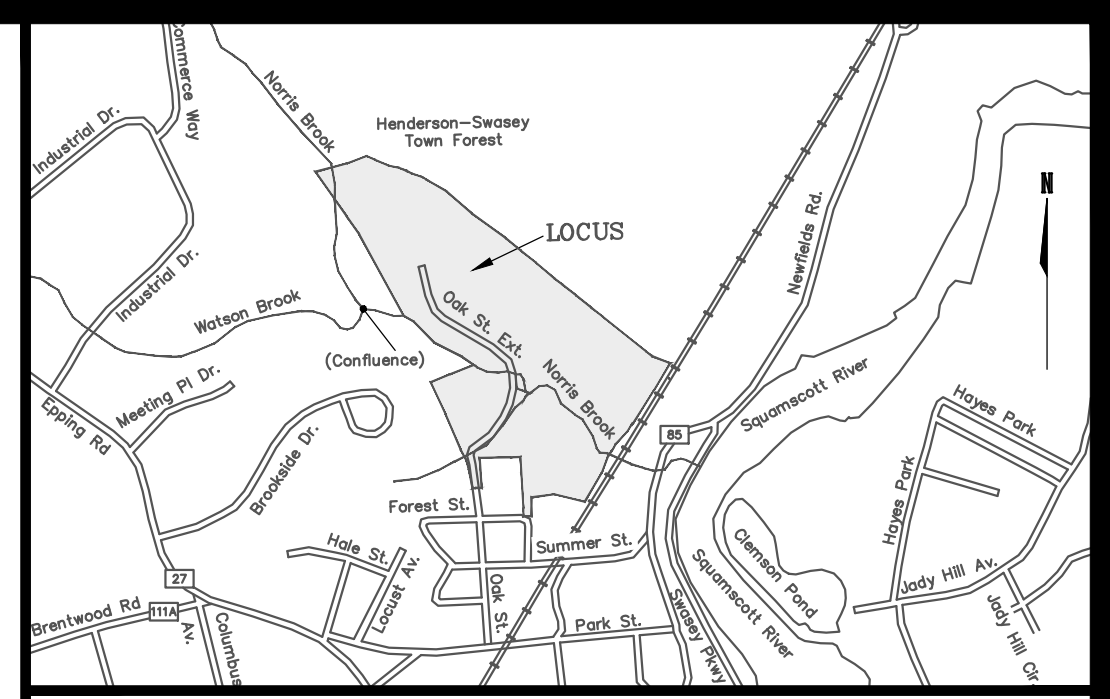
SILT SOCK
NOT TO SCALE



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



REV.	DATE	DESCRIPTION	DR	CK



LOCATION PLAN

NOTES:

1. THE SUBJECT PARCELS ARE SHOWN ON THE TOWN OF EXETER ASSESSOR'S MAP 54 AS LOTS 5, 6 & 7 AND MAP 63 LOT 205.
2. 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
3. TOTAL AREA: 2,176,025± S.F. (49.9547± ACRES)
4. 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.
5. THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 [NAD 83 (2011)] PER STATIC GPS OBSERVATIONS.
6. 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 33015C0402E WITH AN EFFECTIVE DATE OF MAY 17, 2005.
7. 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.
8. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED IMPACT AREAS ASSOCIATED WITH THE STREAM CROSSING FOR THE OPEN SPACE DEVELOPMENT OF TAX MAP 54 LOTS 5, 6 & 7, AND TAX MAP 63 LOT 205. SEE PLANNING BOARD CASE #17-27.
9. 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-A5 BACKPACK GPS UNIT AND A TOPCON HAYER SR STATIC GPS UNIT.
10. 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 US 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, 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. DELINEATED WETLANDS HAVE NOT BEEN DESIGNATED PRIME IN ACCORDANCE WITH NH RSA 482-A:15. DELINEATED WETLANDS HAVE BEEN REVIEWED AND REAFFIRMED.
11. THE APPLICANT SHALL REGISTER THE PERMIT APPROVAL WITH THE APPROPRIATE REGISTRY OF DEEDS AND WILL FORWARD A COPY OF REGISTERED PERMIT WITH NHDES PRIOR TO COMMENCING CONSTRUCTION PER ENV-WT 524.03(B).
12. A COPY OF THE APPROVED PERMIT SHALL BE POSTED IN A CONSPICUOUS LOCATION AT THE SITE PRIOR TO THE COMMENCING CONSTRUCTION.
13. CONSTRUCTION NOTICE SHALL BE FILED WITH THE NHDES AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION PER ENV-WT 524.05(A).
14. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE APPROVED PLAN AS PER ENV-WT 524.05(B).
15. NOTICE OF COMPLETION AND A CERTIFICATE OF COMPLIANCE WILL BE FILED WITH NHDES WITHIN 10 WORKING DAYS OF COMPLETION OF WORK PER ENV-WT 414.06(A-C).
16. SEE SHEET W-03 FOR CROSS SECTION.
17. SEE SHEET W-03 FOR STREAM CROSSING - SEQUENCE OF CONSTRUCTION AND WILDLIFE NOTES.

TAX MAP 54 LOTS 5, 6 & 7 AND MAP 63 LOT 205
STREAM CROSSING IMPACT PLAN
EXETER ROSE FARM
OAK STREET EXTENSION & FOREST STREET
EXETER, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
 OWNED BY
EXETER ROSE FARM, LLC AND
THE BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUSTS
 SCALE: 1" = 10' (22x34)
 1" = 20' (11x17) **AUGUST 30, 2021**

Seacoast Division

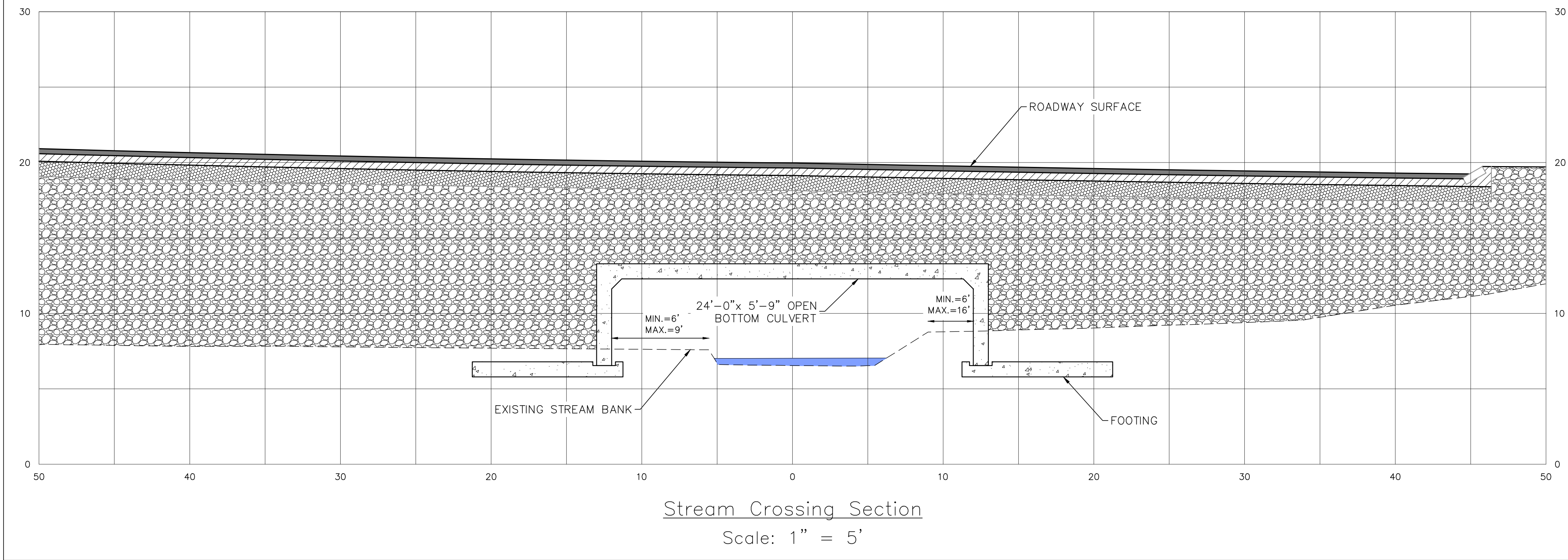
 Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists	170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0910 www.tfmoran.com
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FILE	47175-00	DR	MVP	FB	570	W-02
		CK	BMK	CADFILE		

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NOTES:

- GRUBBING SHALL NOT TAKE PLACE WITHIN 50' OF TOP-OF-BANK UNTIL ALL MATERIALS REQUIRED TO COMPLETE CROSSING ARE ON SITE AND OPEN BOTTOM BOX CULVERT IS READY FOR INSTALLATION.
- WATER ACCUMULATING WITHIN THE WORK AREA SHALL BE PUMPED TO A SEDIMENT BAG, SEDIMENT TRAP OR OTHER APPROVED EQUIVALENT PRIOR TO DISCHARGING INTO ANY RECEIVING SURFACE WATER.
- PROVIDE SECONDARY CONTAINMENT TO CAPTURE DRIPS, SPILLS, OR LEAKS OF FUEL OR OIL.
- HAZARDOUS OR POLLUTANT MATERIAL STORAGE AREAS AND EQUIPMENT REFUELING AREAS SHALL BE LOCATED AT LEAST 100' BACK FROM THE TOP OF STREAM OR ANY WETLAND.
- ALL EXCESS EXCAVATED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE STREAM CROSSING AREA.
- ALL DISTURBED AREAS WITHIN 50' OF TOP-OF-BANK SHALL BE BLANKETED WITH WILDLIFE FRIENDLY BLANKET OR MATTED WITHIN 24 HOURS OF INITIAL DISTURBANCE UNLESS OTHERWISE AUTHORIZED BY THE ENVIRONMENTAL MONITOR. APPROPRIATE STREAM BANK PROTECTION SHALL BE PROVIDED.
- PUMP HOSE-END / INTAKE SCREEN SHALL BE PROTECTED AND SHALL NOT REST DIRECTLY ON SOIL OR THE BOTTOM OF THE FOOTING EXCAVATION.



STREAM CROSSING - SEQUENCE OF CONSTRUCTION:

THE PLACEMENT OF THESE STRUCTURES WILL BE DONE IN THE ORDER AS NUMBERED BELOW. EACH SEQUENCE BELOW WILL BE COMPLETED BEFORE THE NEXT STEP IN THE SEQUENCE COMMENCES. NO STEPS WILL BE REMOVED.

ALL CONSTRUCTION ASSOCIATED WITH CULVERT INSTALLATIONS AND OTHER PROPOSED / APPROVED WETLAND IMPACTS SHALL BE MONITORED BY A CERTIFIED WETLAND SCIENTIST / ENVIRONMENTAL MONITOR / CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL WHO SHALL REPORT ANY WATER QUALITY VIOLATIONS TO NHDES WITHIN 24 HOURS.

THE TIME OF WETLAND OR STREAM BUFFER DISTURBANCE WILL BE LIMITED AND WILL BE SCHEDULED DURING LOW FLOW OR NO FLOW CONDITIONS.

UNTIL COMPLETION OF THE CROSSING, ACCESS TO THE FAR STREAM BANK WILL BE THROUGH THE EXISTING CROSSING AT OAK STREET EXTENSION. THERE SHALL BE NO TEMPORARY CROSSING OR IMPACTS TO NORRIS BROOK.

- AT STREAM CROSSINGS, A STREAM BANK BUFFER AREA SHOULD BE MAINTAINED TO THE LARGEST EXTENT FEASIBLE. CLEARING, SOIL DISTURBANCE, EXCAVATION, AND EQUIPMENT TRAFFIC SHOULD BE MINIMIZED WITHIN THE BUFFER. ACTIVITIES SUCH AS STACKING CUT LOGS, DISCHARGING RAINWATER FROM TRENCHES, WELDING PIPE JOINTS, STORING PIPE SECTIONS, REFUELING AND MAINTAINING EQUIPMENT SHOULD BE ACCOMPLISHED OUTSIDE OF THESE BUFFERS.
- INSTALL APPROPRIATE SEDIMENT BARRIER DOWNSLOPE OF ALL SPOIL/EXCAVATION FROM WETLAND IMPACT AREAS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - NOTE: THE SEDIMENT BARRIER FOR THE SPOIL AREAS MUST BE A MINIMUM OF 10' FROM TOP OF STREAM BANK.
- SELECT A LOCATION FOR AND INSTALL WATER PUMP. IF A LEVEL AREA IS REQUIRED, GRADE THE PUMP AREA, THEN PLACE A 4" LAYER OF #57 STONE OR REINFORCED EROSION CONTROL BLANKET.
- DURING THE EXCAVATION FOR THE PLACEMENT OF THE FOOTINGS:
 - ALL WATER THAT NEEDS TO BE PUMPED FROM THE FOOTING EXCAVATIONS SHALL BE REMOVED BY DISCHARGE THROUGH A PUMPED WATER FILTER BAG. SEE FILTER BAG PAD DETAIL.
 - IF THE AREA THAT THE BAG IS PLACED ON IS GREATER THAN 5% SLOPE, THEN A PUMPED WATER FILTER BAG PAD WILL BE CONSTRUCTED. SEE FILTER BAG PAD DETAIL.

- EXCAVATE MATERIAL FOR THE FOOTINGS. THE MATERIAL WILL THEN BE PLACED IN THE DESIGNATED SPOIL AREAS. SEGREGATE WETLAND TOPSOIL SEPARATE FROM SUBSOIL FOR LATER USE IN BACKFILLING (IN THE REVERSE ORDER OF ORIGINAL EXCAVATION) AND RESTORING TEMPORARY WETLAND AND WETLAND BUFFER IMPACTS.
- INSTALL CROSSING
 - INSTALL CULVERT FOOTING.
 - FOOTINGS WILL BE CONSTRUCTED / ACCESSED FROM THE APPROPRIATE SIDE OF NORRIS BROOK USING OAK STREET EXTENSION AS APPROPRIATE. THERE WILL BE NO TEMPORARY ACCESS ACROSS NORRIS BROOK DURING CONSTRUCTION.
 - INSTALL BOX CULVERT.
 - BACKFILL WILL THEN BE PLACED AROUND AND ON THE FOOTING AND BOX CULVERT. BACK FILL AND COMPACT IN A MAXIMUM OF 12" LIFTS.
- THE TEMPORARY WETLAND IMPACTS AND WETLAND BUFFER AREAS WILL BE RESTORED TO ORIGINAL CONTOURS. ALL DISTURBED AREAS WILL BE SEEDED AND MULCHED.
 - USE NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR MOIST SITES BY NEW ENGLAND WETLAND PLANTS, INC. OR APPROVED EQUIVALENT.
 - SEED AT A RATE OF 1LB/1250SF. APPLY TO BARE SOIL. LIGHTLY MULCH WITH CLEAN WEED FREE STRAW.
 - THE SILT BARRIER DOWN SLOPE OF THE SPOIL FROM CROSSING PLACEMENT AREAS WILL REMAIN IN PLACE AND MAINTAINED UNTIL PERMANENT VEGETATED STABILIZATION IS ACHIEVED.
 - PERMANENT STABILIZATION WILL BE ACHIEVED WHEN A UNIFORM 85% VEGETATIVE COVER OF THE ENTIRE SEEDED AREA IS ESTABLISHED.
- THE PUMPING OF WATER TO THE WATER FILTER BAG AS SHOWN IN STEP 4 OF THE INSTALLATION WILL CONTINUE DURING RESTORATION AND FOOTING BACKFILL PROCEDURES.
- REMOVE PUMPED WATER FILTER BAGS. THE AREA UTILIZED FOR THE PUMPED WATER FILTER BAG/PAD WILL BE REGRADED, SEEDED AND MULCHED.
- THE PUMPING AREA AS SHOWN IN INSTALLATION SEQUENCE 4 WILL BE REGRADED, SEEDED AND MULCHED.
- UPON COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED WITH STRAW (NO HAY SHALL BE USED), OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION.

WILDLIFE NOTES:

- WELDED PLASTIC OR "BIODEGRADABLE PLASTIC" NETTING OR THREAD SHALL NOT BE USED IN EROSION CONTROL MATTING. BLANKET SHALL BE NORTH AMERICAN GREEN C125BN, EAST COAST EROSION CONTROL ECC-2B, AMERICAN EXCELSIOR COMPANY CULEX III FIBRENET, ROLANKA GEONATURAL EROSION & SEDIMENT CONTROL MATTE JUTEMATT OR BIOD-OCR 30 OR APPROVED EQUAL.
- FLYERS TO BE POSTED ON THE PROJECT OF SPECIES OF CONCERN. THESE INCLUDE THE NORTHERN BLACK RACER AND WOOD TURTLE. CONTRACTORS ON THE SITE SHALL BE MADE AWARE OF THE SPECIES AND EDUCATED AND FOLLOW THE CONTACT GUIDANCE AND PROCEDURES IF EITHER SPECIES IS OBSERVED.
- WOOD, SPOTTED OR BLANDING'S TURTLES ARE FOUND LAYING EGGS IN THE WORK AREA, PLEASE CONTACT MELISSA DOPERALSKI AT (603) 271-1738 OR JOSH MEGYESY AT (603) 271-1125 FOR FURTHER INSTRUCTIONS.
- ALL OBSERVATIONS OF NORTHERN BLACK RACER SNAKES FROM THE END OF SEPTEMBER THROUGH THE MONTH OF APRIL MUST BE IMMEDIATELY REPORTED TO NHFG (BRENDAN CLIFFORD AT (603) 271-0463 OR MELISSA DOPERALSKI AT (603) 271-1738).
- SCREEN COVERS SHALL BE FITTED ON THE STANDPIPES IN THE CONSTRUCTED GRAVEL WETLANDS TO PREVENT SMALLER WILDLIFE GETTING TRAPPED (AS SHOWN ON SUBSURFACE GRAVEL WETLAND DETAIL).
- ALL IMAGES TAKE FROM NEW HAMPSHIRE FISH AND GAME DEPARTMENT. "TURTLES | NONGAME | NEW HAMPSHIRE FISH AND GAME DEPARTMENT". WELCOME | NEW HAMPSHIRE FISH AND GAME DEPARTMENT. [HTTPS://WWW.WILDLIFE.STATE.NH.US/NONGAME/TURTLES.HTML](https://www.wildlife.state.nh.us/nongame/turtles.html). ACCESSED 24 AUGUST 2021.



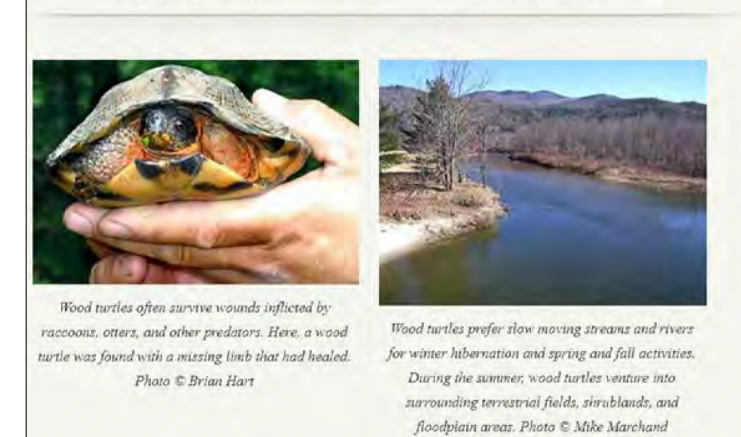
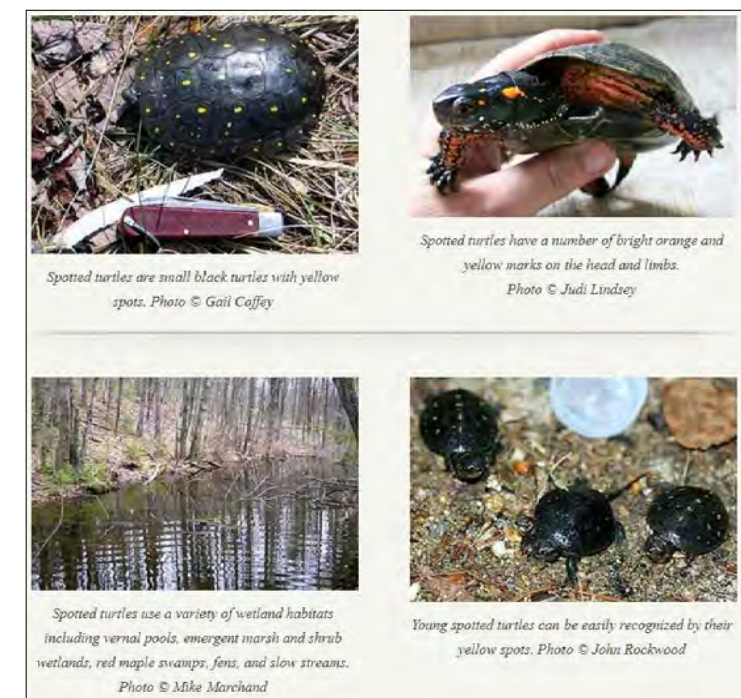
Get to Know Blanding's Turtles

Blanding's turtles are distinguished by their bright yellow chin and throat. Their domed shell, looking much like an army-helmet, is often speckled with yellow on a gray to black shell. As hatchlings, they are the size of a half-dollar, but full grown adults can have a shell 12-inches long and weigh several pounds.

Did you know..?

- Blanding's turtles can live upwards of 70 years
- The Blanding's turtle survives the winter in the bottoms of wetlands, entering a state of dormancy that is somewhat like hibernation.

Blanding's turtles may be confused with the Eastern box turtle, which can have a yellow chin but lacks a yellow throat and are smaller in length at 4-7 inches. They may also be confused with the spotted turtle, which is much smaller at only around 4 inches in length and has distinct round yellow spots.



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Seacoast Division

 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.tfmor.com

REV	DATE	DESCRIPTION	DR	CK

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