TOWN OF EXETER, NEW HAMPSHIRE

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www.exeternh.gov

PUBLIC NOTICE
EXETER CONSERVATION COMMISSION
MONTHLY MEETING

The Exeter Conservation Commission will meet in the Nowak Room, Exeter Town Offices at 10 Front Street, Exeter on **Tuesday, July 8th, 2025 at 7:00 P.M.**

Call to Order:

1. Introduction of Members Present
2. Public Comment

Action Items:

1. Wetland Conditional Use Permit application for impacts to the prime and poorly drained wetland buffer for the construction of a 30'x 25' addition at 18 Ashbrook Drive (Tax Map 90 Lot 30). *(Sonny Iannacone, Property owner)*
2. Shoreland Conditional Use Permit application for impacts to the Exeter Shoreland Protection District by J. Caley Associates, for the proposed redevelopment of the property at 97 Portsmouth Avenue. The developer is proposing to demolish the existing Blue-Ribbon Dry Cleaners building on the site and construct a multi-use building to include commercial space, amenities, and 14 residential units with parking and associated site improvements. (Tax Map Parcel #65-125. PB Case #25-3). *(Christian Smith, Beals Associates)*
3. Great Bay Changemaker Program in the Exeter/Squamscott Watershed – seeking input on ideas for priority issues, case studies or local speakers to include in the program, and assistance with recruitment. (Katri Hillman, GB Changemaker Coordinator)
4. Board Empowerment Workshop Series – Re-energizing this former program and seeking to evaluate potential topics and materials for a training, and get input on timing and format. (Lynn Vaccaro, GBNERR Training & Education Coordinator)
5. Committee Reports
6. Approval of Minutes: 6/10/25 Meeting
7. Correspondence

Other Business

8. Next Meeting: 8/12/25, Submission Deadline 8/1/25

Dave Short
Exeter Conservation Commission
Posted July 3rd, 2025 Exeter Town Website and Town Office kiosk.

ZOOM Public Access Information:

Virtual Meetings can be watched on Ch 22 or Ch 6 and YouTube.
To access the meeting, click this link: https://us02web.zoom.us/j/87586977298
To access the meeting via telephone, call: +1 646 558 8656 and enter the Webinar ID: 875 8697 7298
Please join the meeting with your full name if you want to speak.
Use the "Raise Hand" button to alert the chair you wish to speak. On the phone, press *9.
More instructions for how to access the meeting can be found here:
https://www.exeternh.gov/townmanager/virtual-town-meetings

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

TOWN OF EXETER
PLANNING DEPARTMENT MEMORANDUM

Date: July 1st, 2025
To: Conservation Commission Board Members
From: Kristen Murphy, Conservation & Sustainability Planner
Subject: July 8th Meeting

1. **18 Ashbrook**
   The homeowner is seeking to add an addition to their home. The lot has both a prime wetland and a poorly drained wetland onsite and has submitted a CUP in accordance with our regulations.

2. **97 Portsmouth Ave CUP**
   A portion of this property falls within the Exeter Shoreland Protection District associated with Waterworks Pond. Though much of the property is within the existing footprint, there are some minor impacts to the district that triggers the CUP. There is also relief needed for the impervious cover limitation.

   SHORELAND CUP

   ____ *We have reviewed the Shoreland Conditional Use Permit application and ARE IN SUPPORT of the application (as proposed) (with the following amendments/conditions):*

   ____ *We have reviewed the Shoreland Conditional Use Permit application and ARE NOT IN SUPPORT of the application as noted below:*

3. **Great Bay Changemaker**
   The next session of this program will focus on the Exeter-Squamscott watershed but is open to anyone in the Great Bay region. If you are unfamiliar with this program you can learn more HERE. The organizers for this are interested in getting feedback from the board as described in the agenda.

4. **Board Empowerment Workshop**
   For those who have been in the area for a while, this is a re-boot of the program that used to be led by Steve Miller. Lynn has replaced in at GBNERR and is looking for feedback to reignite this program.

Town of Exeter

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

July 2023

Town of Exeter Planning Board Application

Conditional Use Permit: Wetland Conservation Overlay District
in accordance with Zoning Ordinance Article: 9.1

SUBMITTAL REQUIREMENTS:

1. Refer to the Land Use Board Meeting Schedule and Deadlines for Submission Requirements.
2. Plans Must Include:

   Existing Conditions

   a. Property Boundaries
   b. Edge of Wetland and associated Buffer (Wetlands Conservation Overlay District – WCOD)
      --Prime wetland: 100' ✓ --Very Poorly Drained: 50'
      --Vernal Pool (>200 SF): 75' --Poorly Drained: 40'
      --Exemplary Wetland: 50' --Inland Stream: 25'
   c. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements

   Proposed Conditions

   a. Edge of Wetlands and Wetland Buffers and distances to the following:
      i. Edge of Disturbance
      ii. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements
   b. Name and phone number of all individuals whose professional seal appears on the plan
3. If applicant and/or agent is not the owner, a letter of authorization must accompany this application
4. Supporting documents i.e. Letters from the Department of Environmental Services, Standard Dredge and Fill Application and Photos of the property
5. A Town of Exeter Assessors list of names and mailing addresses of all abutters

Required Fees:		
Planning Board Fee: **$50.00**	Abutter Fee: **$10.00**	Recording Fee (if applicable): **$25.00**

The Planning Office must receive the completed application, plans and fees on the day indicated on the Planning Board Schedule of Deadlines and Public Hearings.

APPLICANT	Name: SONNY IANNACONE
	Address: 18 ASHBROOK ROAD
	Email Address: SIANNACONE@YAHOO.COM
	Phone: 857-335-3143
PROPOSAL	Address: 18 ASHBROOK ROAD
	Tax Map # 90 Lot# 30 Zoning District: _____
	Owner of Record: SONNY IANNACONE
Person/Business performing work outlined in proposal	Name: SELECT SERVICES
	Address: 40 LOWELL ROAD, SALEM NH 03079
	Phone: 603-386-0391
Professional that delineated wetlands	Name: BREADEN WALDEN \ GOVE ENVIRONMENTAL
	Address: 8 CONTINENTAL DRIVE, BLDG 2, UNIT H
	Phone: 603-778-0644

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

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

Scope of work:

Build A 25x30' Addition AT BACK OF House.

• THE ENTIRE BACK OF Dwelling is within BUFFER ZONE.

Wetland Conservation Overlay District Impact (in square footage):				
Temporary Impact	Wetland:	(SQ FT.)	Buffer:	(SQ FT.)
	☑ Prime Wetlands	650 sq FT	☐ Prime Wetlands	
	☐ Exemplary Wetlands		☐ Exemplary Wetlands	
	☐ Vernal Pools (>200SF)		☐ Vernal Pools (>200SF)	
	☐ VPD		☐ VPD	
	☐ PD		☐ PD	
	☐ Inland Stream		☐ Inland Stream	
Permanent Impact	Wetland:		Buffer:	
	☐ Prime Wetlands		☑ Prime Wetlands	750 Sq Ft.
	☐ Exemplary Wetlands		☐ Exemplary Wetlands	
	☐ Vernal Pools (>200SF)		☐ Vernal Pools (>200SF)	
	☐ VPD		☐ VPD	
	☐ PD		☐ PD	
	☐ Inland Stream		☐ Inland Stream	

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

DON'T APPLY.

Describe how the proposal meets conditions in **Article 9.1.6.B** of the Zoning Ordinance (attached for reference). Written justification for each criterion must be provided to be deemed administratively complete.

SEE ATTACHED

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

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

Describe how the proposal meets conditions in Article 9.1.6.B of the Zoning Ordinance (attached for reference). Written justification for each criterion must be provided to be deemed administratively complete.

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

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

WETLAND DELINEATION REPORT & FUNCTIONAL ASSESSMENT

Tax Map 90 Lots 30
18 Ashbrook Rd
Exeter, NH

May 30, 2025

INTRODUCTION

This report documents the results of the wetland delineation and functional assessment performed by Gove Environmental Services, Inc. for the above referenced property. The property is consists of one single lot, referenced on the Exeter accessors map 90 as lot 30, which totals approximately 2.22 acres (the Site). A sketch plan showing the resources discussed in this report has been included in the attachments along with the assessment data form. The context of this report is related to the proposed addition to the existing single family residential dwelling on the site resulting in permanent and temporary wetland buffer impacts.

WETLAND DELINEATION

The delineation work was performed on May 29 of 2025 by Brenden Walden of this office utilizing the following standards:

1. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region,* (Version 2.0) January 2012, U.S. Army Corps of Engineers.
2. *Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils*, Version 8.2. United States Department of Agriculture (2018).
3. *New England Hydric Soils Technical Committee. 2019 Version 4, Field Indicators for Identifying Hydric Soils in New England.* New England Interstate Water Pollution Control Commission, Lowell, MA.
4. *U.S. Army Corps of Engineers National Wetland Plant List, version 3.5.* (2020)

Wetland boundary flagging was surveyed by Brenden Walden using a Trimble Geo 7X which has an accuracy of ±3 feet. This survey is provided to show the relative limits of jurisdictional wetlands on the property.

Site Description:
The site is located on the northern side of Ashbrook Road, with the property frontage consisting of maintained lawn and areas of upland buffer along both the eastern and western boundaries. A single-family residential dwelling with an attached garage is situated further into the site. Behind the house is an existing yard that transitions abruptly in topography before reaching the wetland boundary. With the exception of the frontage area, the on-site wetlands are located adjacent to the developed portion of the property. Two wetland areas were identified: one is an isolated

wetland adjacent to the driveway and road, and the other is a larger wetland associated with a state-designated prime wetland. Although this mapped prime wetland does not have a state-designated 100-foot buffer, the Town does recognize and regulate a 100-foot buffer to prime wetlands under the current ordinance.

Table 1—Wetland Descriptions

Wetland ID	Cowardin Class[1]	Description/Notes
A Wetland Flags 1-20	PFO1E	Large wetland system expanding off site to the north of the subject property. Wetland consists of a typical red maple swamp with undergrowth consisting of highbush blueberry, ironwood, red maple saplings, sensitive fern, skunk cabbage and royal fern. Soils were identified to be poorly drained along the boundary and interior of the wetland to approximately 50ft which was the limit of investigation. This wetland is associated with a state designated prime wetland area interior of the identified wetland boundary.
B Wetland Flags A1-A4	PEM2E	Wetland area associated with runoff adjacent to the existing driveway. Wetland vegetation in this area is managed with yard maintenance and appears to be a low area with poorly drained hydric soils and noted signs of surface hydrology, stunted lawn growth and water staining.

WETLAND FUNCTION AND VALUE ASSESSMENT

A wetland assessment was conducted using the US Army Corps Highway Methodology guidelines. Functions are self-sustaining properties of wetlands which exist in the absence of human involvement. Values refers to the benefits gained by society from a given wetland or ecosystem by their inherent functions. Functions and values identified as "primary" have been determined to be significant features of the wetland being evaluated. An important distinction is that the primary functions and values of a particular wetland don't necessarily indicate the wetland supports them at a significant *level* in comparison to other wetlands in the region or even near the site.

The Highway Methodology considers 13 functions and values:

1. **Groundwater recharge/discharge:** This function considers the potential for a wetland to serve as a groundwater recharge and/or discharge area. Recharge should relate to the potential for the wetland to contribute water to an aquifer. Discharge should relate to the potential for the wetland to serve as an area where ground water can be discharged to the surface.

[1] *Classification of Wetlands and Deepwater Habitats of the United States*. USFW Manual FWS/OBS–79/31 (1979)

2. **Floodflow Alteration:** This function considers the effectiveness of the wetland in reducing flood damage by attenuation of floodwaters for prolonged periods following precipitation events.
3. **Fish and Shellfish Habitat:** This function considers the effectiveness of seasonal or permanent water bodies associated with the wetland in question for fish and shellfish habitat.
4. **Sediment/Toxicant/Pathogen Retention:** This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants or pathogens.
5. **Nutrient Removal/Retention/Transformation:** This function relates to the effectiveness of the wetland to prevent adverse effects of excess nutrients entering aquifers or surface waters such as ponds, lakes, streams, rivers or estuaries.
6. **Production Export:** This function relates to the effectiveness of the wetland to produce food or usable products for human, or other living organisms.
7. **Sediment/Shoreline Stabilization:** This function relates to the effectiveness of a wetland to stabilize stream banks and shorelines against erosion.
8. **Wildlife Habitat:** This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with wetlands and the wetland edge. Both resident and or migrating species must be considered.
9. **Recreation:** This value considers the effectiveness of the wetland and associated watercourses to provide recreational opportunities such as canoeing, boating, fishing, hunting and other active or passive recreational activities. Consumptive opportunities consume or diminish the plants, animals or other resources that are intrinsic to the wetland, whereas non-consumptive opportunities do not.
10. **Educational/Scientific Value:** This value considers the effectiveness of the wetland as a site for an "outdoor classroom" or as a location for scientific study or research.
11. **Uniqueness/Heritage:** This value relates to the effectiveness of the wetland or its associated water bodies to produce certain special values. Special values may include such things as archeological sites, unusual aesthetic quality, historical events, or unique plants, animals, or geological features.
12. **Visual Quality/Aesthetics:** This value relates to the visual and aesthetic qualities of the wetland.
13. **Threatened or Endangered Species Habitat:** This value relates to the effectiveness of the wetland or associated water bodies to support threatened or endangered species.

The results of the functional assessment are summarized in the table below. The Highway Methodology data forms and Ecological Integrity forms are also attached.

Table 2—Wetland Function & Value Summary

Wetland ID	Principle Function(s) [Ecological Integrity]	Justification/Discussion
A	Groundwater Recharge/Discharge Floodflow Alteration Sediment and Toxicant Retention Nutrient Removal Wildlife Habitat	This wetland system is a large mature forested wetland primarily consisting of poorly drained soils in a low-lying area of the landscape. The wetland extends off property to the west, and includes a designated prime wetland interior of the wetland boundary. The principal functions associated with the wetland system are attributed to its large size, undisturbed conditions, areas of dense vegetation, location on the landscape and ability to retain water and runoff.
B	Groundwater Recharge/Discharge	This is a small wetland area that has developed due to the topography at this location associated with the driveway and roadway. The location paired with the overall size of the wetland significantly limit the functions of the wetland.

Functional Assessment Relative to Proposed Development

The purpose of this functional assessment is to address the proposed addition and its relationship to the identified resource areas. Since there are no direct jurisdictional wetland impacts associated with the addition, the review will focus specifically on the potential effects to the identified buffer zones. This site includes both the 100-foot buffer to the state-designated prime wetland and the 40-foot buffer to poorly drained wetlands, as outlined in the zoning ordinance.

Typically, wetland buffers are associated with protecting or enhancing the principal functions of wetland systems in various capacities. Undisturbed buffers are generally expected to provide the greatest benefit to functions related to water quality, such as infiltration and natural treatment, and offer secondary benefits to wildlife habitat. On this site, however, the wetland boundary lies essentially at the edge of the existing maintained yard surrounding the dwelling. As a result, the buffer's capacity to provide significant protection or enhancement to the wetland's principal functions is limited. Nonetheless, the existing conditions do not appear to have any observable negative impact on these identified functions.

The proposed addition to the residential dwelling is located at the rear of the house within the existing yard area. This location currently consists of sparse grass and areas of exposed, compacted soil. There is a distinct topographic break between the upland and wetland boundaries, with native vegetation beginning at the wetland edge. Given that the addition is proposed within an already disturbed and maintained area, and considering the current site conditions, it is reasonable to conclude that there would be no significant observable impacts to the principal functions of the wetland system or to their continued viability on the site. It is recommended that standard best management practices (BMPs) be implemented during construction to protect water quality and prevent unintended impacts from erosion and stormwater runoff.

In conclusion, based on the existing conditions of the site and the location of the proposed addition within an already disturbed portion of the yard, the project is not expected to result in any measurable degradation of the identified wetland functions. With the application of appropriate construction BMPs, the temporary and long-term impacts to buffer functions can be effectively minimized, supporting the conclusion that the proposed work is consistent with the intent of local wetland buffer protections.

This concludes the wetland delineation reports and functional assessment for the property located at 18 Ashbrook Rd, in Exeter. If you have any questions on any of the materials provided please feel free to contact me directly by email: bwalden@gesinc.biz or phone 207-710-7863.

Sincerely,

Brenden Walden
President & NH CWS 297
Gove Environmental Services

Attachments: Wetland Delineation Plan
ACOE Highway Methodology Forms
Site Photos

** ***The intent of the plan provided by GES is to demonstrate that there are no practicable alternatives that would result in lesser impacts to the identified buffer areas on the subject property, given the existing resource constraints. If any reviewing board determines that the submitted plan does not adequately demonstrate this, we recommend that a standard site survey be conducted by a Licensed Land Surveyor (LLS) to locate the jurisdictional boundaries and existing structures, and to present this information on a stamped plan to satisfy any necessary requirements.***

Wetland Delineation Report-
Wetland Sketch Plan

PLAN NOTES:

Aerial photo, NH GRANIT, 2020/2021

Property lines were obtained from GIS data and are approximate

The wetland boundaries depicted on this plan were Delineated by Gove Environmental Services on 5/29/25 and located using Trimble Geo7x GNSS equipment with an accuracy of approximately +/- 1 meter.

Prime Wetland #81 has a 100-foot buffer under the Exeter Zoning Ordinance only, it does not not have a 100-foot buffer under state statute (482-A:15)

NOTES:
- The purpose of this figure is to demonstrate a representative drawing of the proposed structure to visually show proximity to the wetland and the associated buffers. The drawing was done with adobe utilizing the scale on the plan for a 25x30 FT addition to the existing house. The location of the addition has been approximated based on the aerial features of the existing house. This drawing is not intended to be considered an architectural or engineered drawing with exact measurements or locations for the proposed structure. Should this drawing not satisfy any public board or requirements outlined in zoning then an engineered plan should be completed outlining the proposed conditions to the minimum standards required.
-Erosion control perimeter shown on this plan as a recommendation however type and exact location should be determined by the contractor prior to any ground disturbing activity.
-Permanent in Prime Wetland Buffer Impact: 750 SF
-Temporary Prime Wetland Buffer Impact: 475 SF (assumes approximately 5 ft disturbance around proposed structure)

Approximate Erosion Control Location

090-031-0000

090-015-0000

090-030-0000

090-029-0000

Ashbrook Rd

#18

Addition

~30ft

~25ft

1 inch = 30 feet

Wetland Boundary (see notes)
40-foot Buffer
Prime Wetlands
100-foot Prime Wetland Buffer (see notes)

Gove Environmental Services, Inc.

Date: 5/30/25

Wetland Plan

18 Ashbrook Road
Exeter, NH

Wetland Delineation Report-
Functional Assessment Forms

Wetland Function-Value Evaluation Form

Total area of wetland Unknown Human made? Yes Is wetland part of a wildlife corridor? No or a "habitat island"? No

Adjacent land use Residential / Roadway Distance to nearest roadway or other development 0 FT

Dominant wetland systems present PEM2 Contiguous undeveloped buffer zone present No

Is the wetland a separate hydraulic system? Yes If not, where does the wetland lie in the drainage basin? X

How many tributaries contribute to the wetland? 0 Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. Wetland B

Latitude _____ Longitude _____

Prepared by: _____ Date _____

Wetland Impact:
Type _____ Area _____

Evaluation based on:
Office _____ Field _____

Corps manual wetland delineation completed? Y____ N____

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	Y	4, 15	Y	Small Likely Man-made Wetland Pocket Near Road
Floodflow Alteration	N	5	N	No Potential for flood
Fish and Shellfish Habitat	N	N/A	N	No Permanent Water
Sediment/Toxicant Retention	Y	1, 4	N	Near Roadway but too small to be effective
Nutrient Removal	N		N	Maintained Lawn Area
Production Export	N		N	↓ ↓
Sediment/Shoreline Stabilization	N		N	No Shoreline
Wildlife Habitat	N		N	Too Small / Lawn
Recreation	N		N	No Public Access
Educational/Scientific Value	N		N	↓ ↓
Uniqueness/Heritage	N		N	
Visual Quality/Aesthetics	N		N	
ES Endangered Species Habitat	N		N	Lawn area.
Other				

Notes:

* Refer to backup list of numbered considerations.

Wetland Function-Value Evaluation Form

Total area of wetland Unknown Human made? No Is wetland part of a wildlife corridor? _____ or a "habitat island"? No

Adjacent land use Residential / Undeveloped Distance to nearest roadway or other development < 100 FT

Dominant wetland systems present PFO1E Contiguous undeveloped buffer zone present No

Is the wetland a separate hydraulic system? No If not, where does the wetland lie in the drainage basin? UPPER

How many tributaries contribute to the wetland? Unknown Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. Wetland A

Latitude _____ Longitude _____

Prepared by: BMW Date 5/30/25

Wetland Impact:
Type Buffer Area _____

Evaluation based on:
Office X Field X

Corps manual wetland delineation completed? Y X N _____

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	Y	1, 4, 15	Y	Large Wetland With Mapped Prime + Areas of Saturation
Floodflow Alteration	Y	1, 2, 3, 5, 6, 8, 9, 18	Y	Large Flat Wetland With depressions
Fish and Shellfish Habitat	N	N/A	N	No Permanent Water
Sediment/Toxicant Retention	Y	1, 3, 4, 5, 6, 8, 9	Y	Large Flat Wetland with Potential for Function
Nutrient Removal	Y	1, 3, 5, 7, 8, 9, 10, 11	Y	Large Flat wetland With dense vegetation
Production Export	N	N/A	N	No Signs of Export
Sediment/Shoreline Stabilization	N	N/A	N	No Shoreline Present
Wildlife Habitat	Y	1, 3, 6, 8, 10, 11, 13, 14, 17, 18, 19, 20, 21	Y	Large undisturbed wetland
Recreation	N		N	Private Property No access
Educational/Scientific Value	N		N	↓ ↓
Uniqueness/Heritage	Y		Y	Designated Prime
Visual Quality/Aesthetics	N		N	No view points At site location
ES Endangered Species Habitat		No NHB Rev		
Other				

Notes:

* Refer to backup list of numbered considerations.

Wetland Delineation Report-
Site Photos

GOVE ENVIRONMENTAL SERVICES, INC.

Photo Log
18 Ashbrook Rd, Exeter, NH
Taken: 5/29/25

Photo #1: Looking into the site at the existing dwelling and yard space.

Photo #2: Looking wetland B adjacent to the existing driveway.

Photo #3: Looking at the driveway area and existing attached garage.

Photo #4: Looking at the wetland boundary along the lawn area and adjacent to the existing deck.

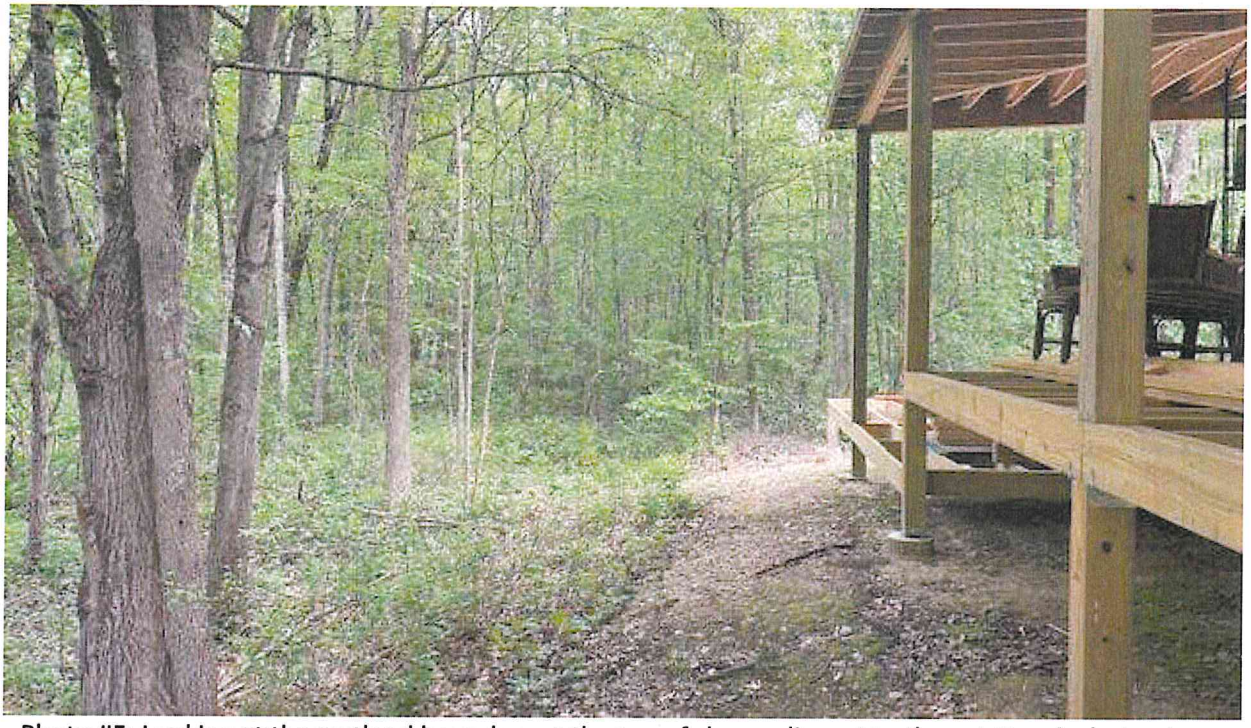


Photo #5: Looking at the wetland boundary at the toe of slope adjacent to the existing deck structure.

Photo #6: Looking at the existing back yard noting limited grass present and proximity to wetland.

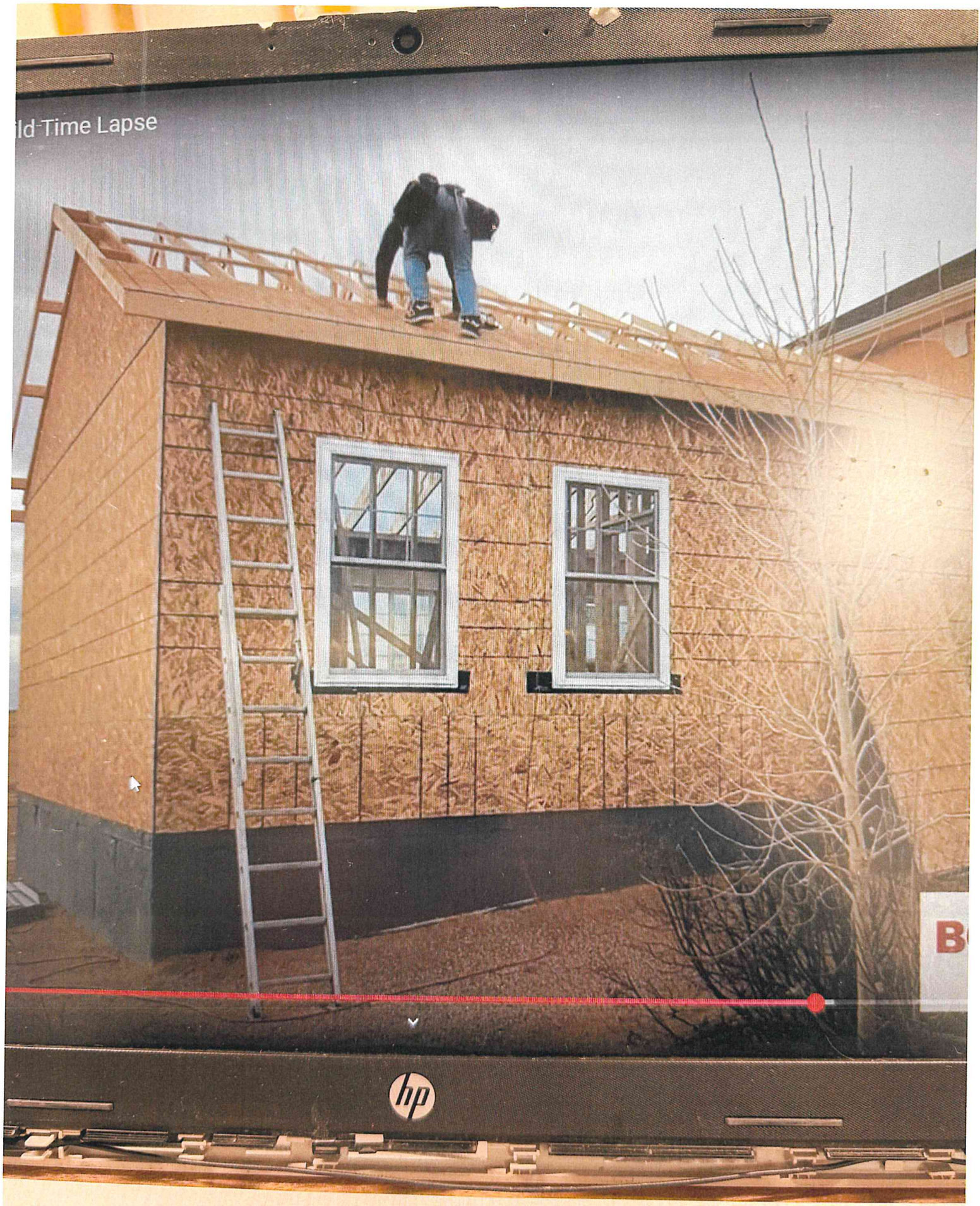
Photo #7: Opposite view of photo #6 showing the area of yard space at the rear of the house.

Photo #8: Looking at the boundary between the yard area and the existing native vegetation.

Photo #9: Looking at the access route for equipment to access the rear of the dwelling.

Photo #10: Looking interior of the wetland system.

Photo #11: Another interior view of the wetland system.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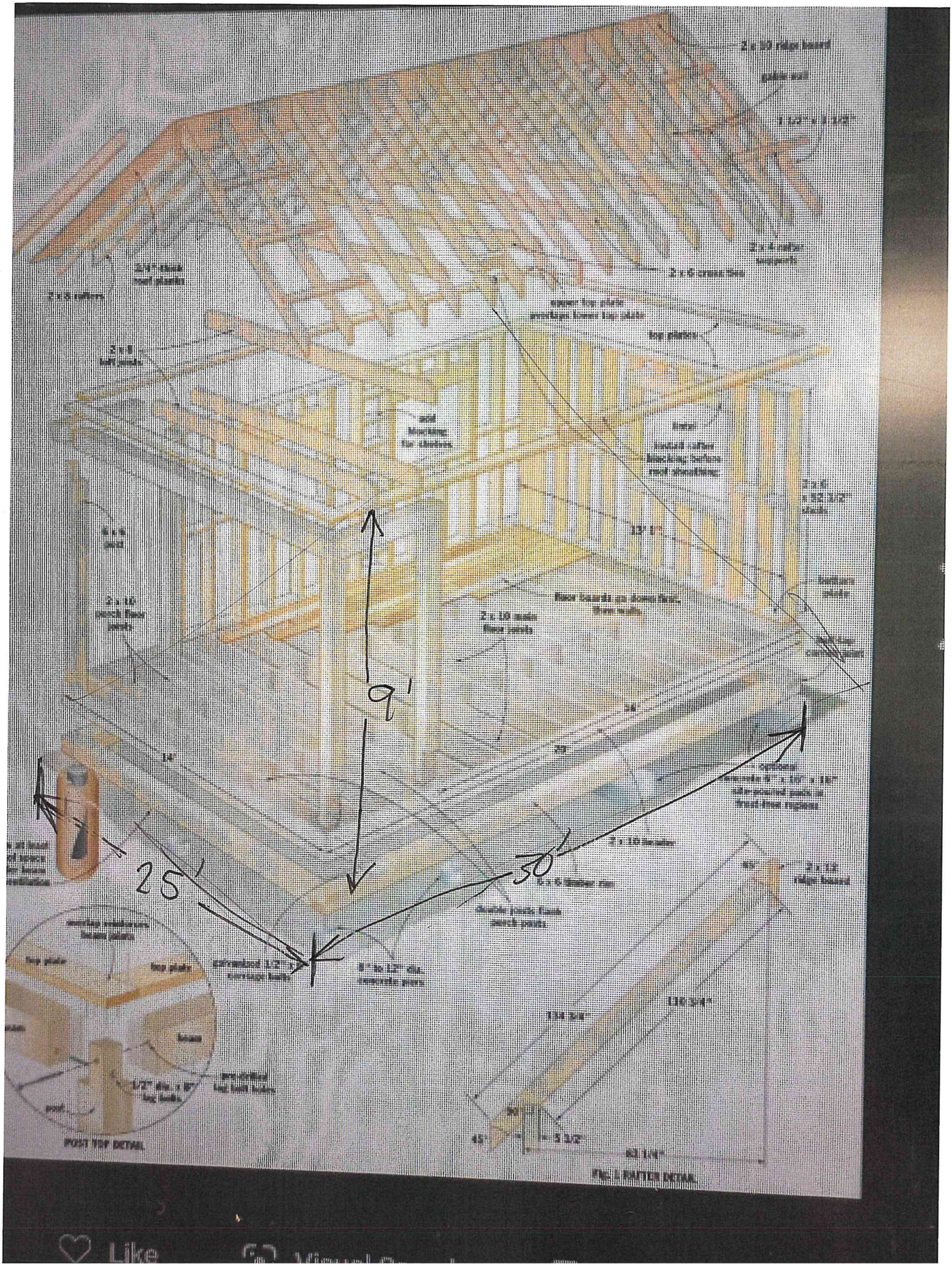
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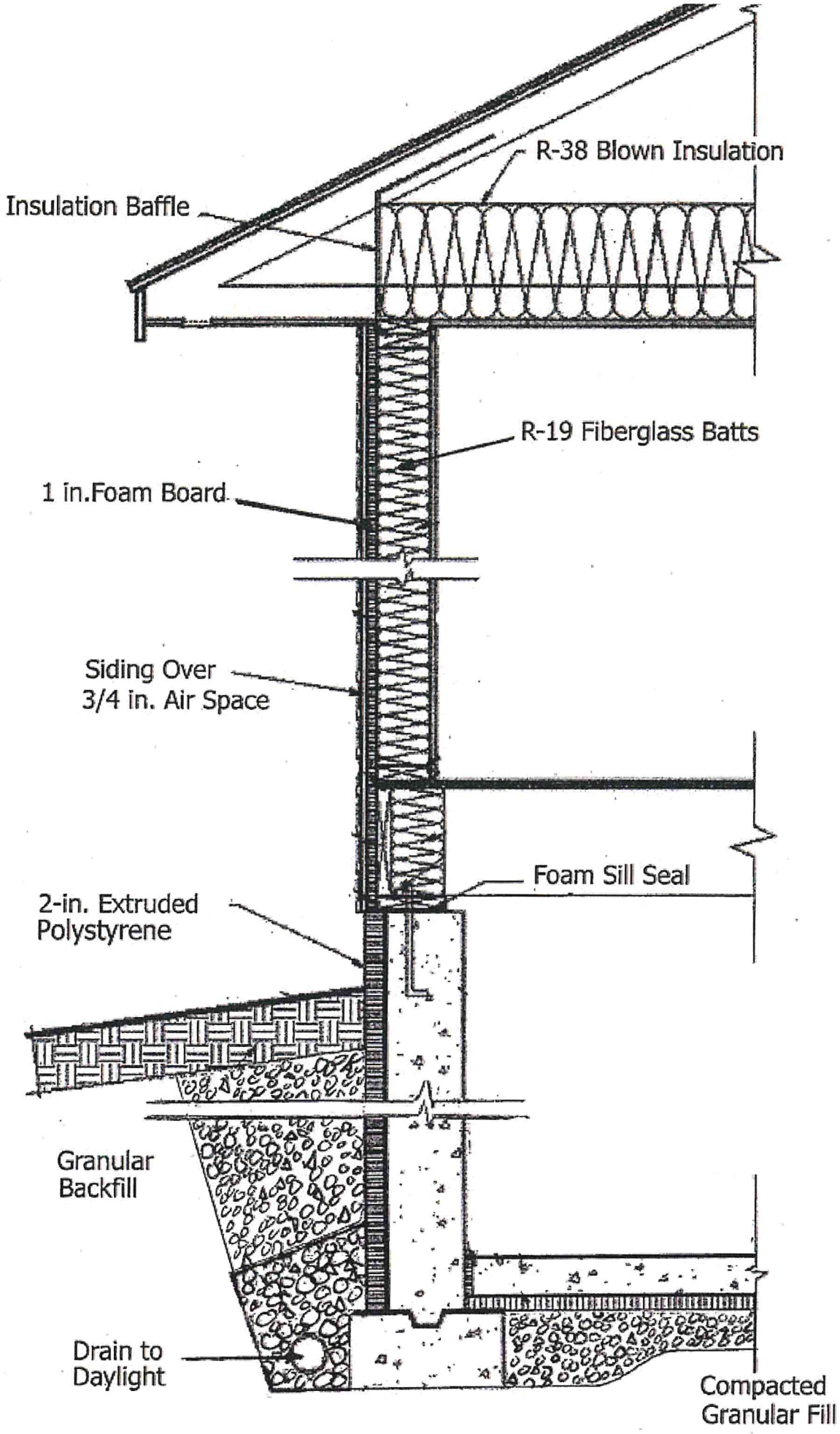
25'
30'
POST TOP DETAIL



WALL SECTION - TYP

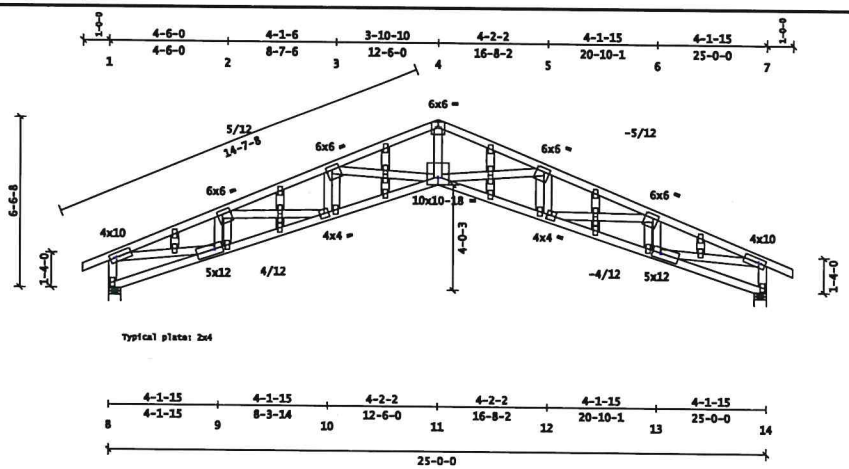
2503P-6010 - Sonny Iannacone floor and roof | **Qty: 1** | **Truss: R1G**

Customer: Counter Sale

Truss Mfr. Contact: Keagan Kinney

COUNTY TRUSS

SID:
TID: 2503P-6010
Date: 05 / 05 / 25
Page: 1 of 1



Truss Weight = 183.1 lb

```
Code/Design: IRC-2021/TPI-2014
PSF  Live  Dead          Dur Factors
TC   47.0  10.0       Live  Wind  Snow
BC    0.0  10.0  Lum 1.15  1.60  1.15
Total      67.0  Plt 1.15  1.60  1.15
Spacing:  2-00-00 o.c.    Plies: 1
Repetitive Member Increase: Yes
Green Lumber:  No  Wet Service:  No
Fab Tolerance:  20% Creep (Kcr) = 2.0
OH Soffit Load:  2.0 psf
```

```
----------Snow Load Specs----------
ASCE7-16 Ground Snow(Pg) =  61.0 psf
Risk Cat: II  Terrain Cat: C
Roof Exposure: Partially Exposed
Thermal Condition: Cold Ventilated(1.1)
Unobstructed Slippery Roof: No
Low-Slope Minimums(Pfmin):  No
Unbalanced Snow Loads:      Yes
Rain Surcharge: No Ice Dam Chk: No
Lu(max) = 20-00-00
```

```
---------Wind Load Specs----------
ASCE7-16  Wind Speed(V) = 115 mph
Risk Cat: II  Exposure Cat: C
Bldg Dims: L =   0.0 ft  B =   0.0 ft
M.R.H(h)=  15.0ft Kzt = 1.0 Ke = 1.00
Bldg Enclosure: Enclosed
Wind DL(psf): TC =  6.0 BC =  6.0
End Vertical Exposed: L = Yes R = Yes
Wind Uplift Reporting: ASCE7 MWFRS
C&C End Zone: 4-00-00
```

```
-------Additional Design Checks------
10 psf Non-Concurrent BCLL:       Yes
20 psf BC Limited Storage:        Yes
200 lb BC Accessible Ceiling:     No
300 lb TC Maintenance Load:       No
2000 lb TC Safe Load:             No
Unbalanced TCLL:                  Yes
```

Material Summary

```
TC      2x4   SP  2400/2.0
BC      2x4   SP  2400/2.0
Webs    2x4   SPF  #2
```

Member Forces Summary

```
Max CSI in TC PANEL   2 -  3   0.46
Max CSI in BC PANEL  10 - 11   0.49
Max CSI in Web        1 -  9   0.95
```

...Mem...	Ten	Comp	.CSI.
TC OH- 1	51	0	0.09
1- 2	530	4275	0.33
2- 3	627	5550	0.46
3- 4	523	5110	0.44
4- 5	523	5110	0.44
5- 6	641	5550	0.46
6- 7	538	4275	0.33
7-OH	51	0	0.09
BC OH- 8	1	0	0.00
8- 9	117	113	0.07
9-10	4091	443	0.43
10-11	5305	463	0.49
11-12	5305	477	0.49
12-13	4091	460	0.43
13-14	28	22	0.07
14-OH	1	0	0.00
Web 1- 8	326	1814	0.23
1- 9	3873	413	0.95
2- 9	179	1063	0.14
2-10	1206	43	0.29
3-10	68	362	0.05
3-11	315	739	0.23
4-11	3383	280	0.83
5-11	315	739	0.23
5-12	66	362	0.05
6-12	1206	38	0.29
6-13	181	1063	0.14
7-13	3873	420	0.95
7-14	329	1814	0.23

Reaction Summary

```
--------------Reaction Summary(Lbs)----------------
Jnt  --X-Loc- React -Up- --Width- -Reqd   -Mat  PSI
 8     01-12  1865   77    05-08 02-05    SPF  531
 14  24-10-04  1865   77    05-08 02-05    SPF  531
Max Horiz =   -110 /   +110 at Joint   8
```

Loads Summary

This truss has been designed for the effects of an unbalanced top chord live load occurring at [12-06-00] using a 1.00 Full and 0.00 Reduced load factor.
*20.0 psf TCLL reduced for pitch and/or area (A=54 sf) to 16.0 psf as allowed by the selected code.
See Loadcase Report for load combinations and additional details.
Snow load reported as Live Load. Roof Live Load = 16.0 psf

Notes

If this truss is exposed to wind load perpendicular to the plane of the truss, gable studs must be braced according to the Construction Documents, BCSI-B3, or a gable stud bracing detail matching the design wind speed shown. Lateral bracing of the truss itself to resist out-of-plane wind load must be in accordance with the Construction Documents.
The maximum rake overhang length is 12.0".
Gable requires 7/16" OSB sheathing on front from 0-00-00 to 20-00-00; connection details to be provided by the Building Designer.
Plates designed for Cq at 0.80 and Rotational Tolerance of 10.0 degrees.
Plates located at TC pitch breaks meet the prescriptive minimum size requirement to transfer unblocked diaphragm loads across those joints.
Lumber and plating have been applied symmetrically.

Deflection Summary

TrussSpan	Limit	Actual(in)	Location
Vert LL	L/240	L/552(-0.54)	10-11
Vert DL	L/120	L/999(-0.23)	11-12
Vert CR	L/180	L/387(-0.77)	11-12
Horz LL	0.75in	(0.43)	@Jt14
Horz CR	1.25in	(0.62)	@Jt14
Ohng CR	2L/180	2L/999(-0.01)	1- 1
Ohng CR	2L/180	2L/999(-0.01)	7- 7

Bracing Data Summary

```
------------Bracing Data------------
Chords; continuous except where shown
Web Bracing -- None
```

Plate offsets (X, Y):

(None unless indicated below)
Jnt1(01-14,00-13), Jnt4(0,-00-07), Jnt7(-01-14,00-13), Jnt9(-02-03,-00-12), Jnt11(0,01-14), Jnt13(02-03,-00-12)

SIMPSON Strong-Tie

Component Solutions
Truss Studio V
2024.3.2.1

EngDrwg: 2021rSRGT

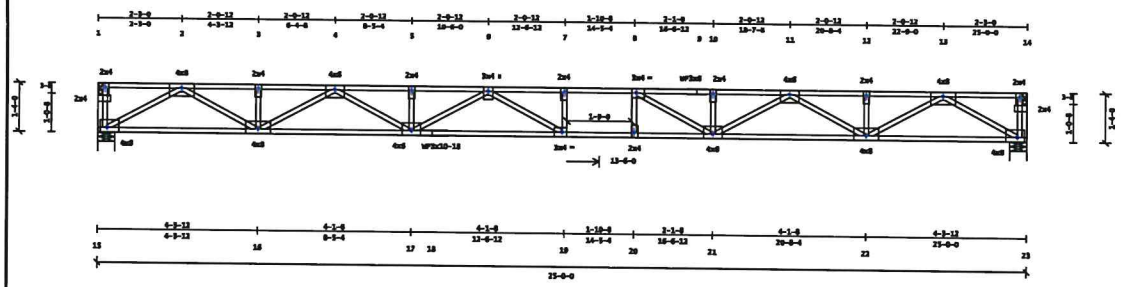
2503P-6010 - Sonny Iannacone floor and roof | **Qty: 23** | **Truss: F1**

Customer: Counter Sale

Truss Mfr. Contact: Keagan Kinney

COUNTY TRUSS

SID:
TID: 2503P-6010
Date: 05 / 05 / 25
Page: 1 of 1



Truss Weight = 125.7 lb

Code/Design: IRC-2015/TPI-2014

PSF	Live	Dead		Dur Factors		
				Live	Wind	Snow
TC	40.0	10.0		1.00	N/A	N/A
BC	0.0	5.0	Lum	1.00	N/A	N/A
Total		55.0	Plt	1.00	N/A	N/A

Spacing: 1-04-00 o.c. Plies: 1
Repetitive Member Increase: Yes
Green Lumber: No Wet Service: No
Fab Tolerance: 10% Creep (Kcr) = 2.0
OH Soffit Load: 2.0 psf

-------Additional Design Checks------

10 psf Non-Concurrent BCLL:	No
20 psf BC Limited Storage:	No
200 lb BC Accessible Ceiling:	No
300 lb TC Maintenance Load:	No
2000 lb TC Safe Load:	No
Unbalanced TCLL:	No

Material Summary

TC	4x2	SPF	#2
BC	4x2	SPF	1650/1.5
Webs	4x2	SPF	#2
RB	4x2	SPF	#2

Member Forces Summary

Max CSI in TC PANEL	6 - 7	0.77
Max CSI in BC PANEL	19 - 20	0.96
Max CSI in Web	2 - 16	0.38

...Mem...	Ten	Comp	.CSI.
TC OH- 1	0	0	0.00
1- 2	0	0	0.14
2- 3	0	2581	0.25
3- 4	0	2581	0.26
4- 5	0	4113	0.49
5- 6	0	4113	0.47
6- 7	0	4550	0.77
7- 8	0	4550	0.76
8- 9	0	4095	0.69
9-10	0	4095	0.40
10-11	0	4095	0.51
11-12	0	2584	0.25
12-13	0	2584	0.25
13-14	0	0	0.14
14-OH	0	0	0.00
BC OH-15	0	0	0.00
15-16	1423	0	0.29
16-17	3468	0	0.63
17-18	4477	0	0.79
18-19	4477	0	0.92
19-20	4550	0	0.96
20-21	4550	0	0.96
21-22	3464	0	0.66
22-23	1425	0	0.29
23-OH	0	0	0.00
Web 1-15	0	60	0.01
2-15	0	1649	0.29
2-16	1341	0	0.38
3-16	0	130	0.02
4-16	0	1028	0.18
4-17	747	0	0.21
5-17	0	126	0.02
6-17	0	431	0.07
6-19	457	245	0.13
7-19	33	153	0.02
8-20	150	63	0.04
8-21	5	794	0.14
10-21	51	173	0.02
11-21	731	0	0.20
11-22	0	1020	0.18
12-22	0	133	0.02
13-22	1343	0	0.38
13-23	0	1651	0.29
14-23	0	60	0.01

Reaction Summary

Reaction Summary(Lbs)

Jnt	--X-Loc-	React	-Up-	--Width-	-Reqd	-Mat	PSI
15	02-04	908	0	05-08	01-08	SPF	470
23	24-09-12	908	0	05-08	01-08	SPF	470

Loads Summary

See Loadcase Report for load combinations and additional details.

Notes

Plates designed for Cq at 0.90 and Rotational Tolerance of 10.0 degrees.
When strongbacks are required, see the Construction Documents, TPI-1, BCSI-B7 or detail TD-FLR-0002A for installation criteria.
This truss is not symmetric - proper orientation is critical.

Deflection Summary

TrussSpan	Limit	Actual(in)	Location
Vert LL	L/360	L/472(-0.63)	17-19
Vert DL	L/120	L/999(-0.24)	17-19
Vert CR	L/240	L/339(-0.87)	17-19
Horz LL	0.75in	(0.09)	@Jt23
Horz CR	1.25in	(0.12)	@Jt23

Bracing Data Summary

Bracing Data
Chords; continuous except where shown
Web Bracing -- None

Plate offsets (X, Y):

(None unless indicated below)
Jnt1(00-04,-00-08), Jnt2(0,-00-08),
Jnt3(0,-00-08), Jnt4(0,-00-08),
Jnt5(0,-00-08), Jnt6(0,-00-08),
Jnt7(-00-04,-00-08), Jnt8(00-08,0),
Jnt10(0,-00-08), Jnt11(0,-00-08),
Jnt12(0,-00-08), Jnt13(0,-00-08),
Jnt14(-00-04,-00-08), Jnt15(00-12,00-08),
Jnt16(0,00-08), Jnt17(0,00-08),
Jnt19(-00-08,0), Jnt20(00-04,00-08),
Jnt21(0,00-08), Jnt22(0,00-08),
Jnt23(-00-12,00-08)

SIMPSON Strong-Tie

Component Solutions
Truss Studio V
2024.3.2.1

EngDrwg: 2021rSRGT

BEALS · ASSOCIATES *PLLC*

70 Portsmouth Avenue
3rd Floor, Suite 2
Stratham, N.H. 03885
603 – 583 - 4860
Fax: 583 - 4863

June 19, 2025

Chairman
Town of Exeter Planning Board
10 Front Street
Exeter, NH 03833

RE: Letter of Explanation
97 Portsmouth Avenue
Proposed Mixed-Use Development
Tax Map 65 Lot # 125

Dear Members of the Board:

The applicant is proposing to demolish the existing dry-cleaning building and remove the foundation/slab. The proposed redevelopment consists of a mixed-use building consisting of commercial space, amenities, and 14 residential units utilizing the existing shared driveway, proposed parking, and shared parking and access within the plaza. In addition, a covered espresso bar is proposed at the front of the site. Proposed drainage includes two pervious patios and an area of porous pavement behind the building. The new building will be serviced with underground water, sewer, gas, and electric/communication services.

As a portion of the site is within the Town of Exeter's Shoreland Protection District, disturbance within that district requires a Conditional Use Permit. The parcel consists of 6.24-acres which is encumbered by 150-foot and 300-foot municipal Shoreland Protection District (SPD) buffers adjacent to the Exeter Reservoir. The 150-foot SPD impact area proposed is 3,227+/- sf including 121 s.f. of temporary impact for grading, the 300-foot SPD impact area is 10,515+/- sf including 189 s.f. of temporary impact., and a 3,600 sf building proposed over the existing dry-cleaner building footprint within the SPD. Disturbance and impacts associated with the proposed development requires applications for a Conditional Use Permit for the Shoreland Protection District. A reduction in impervious surface of 9% is proposed, as well as storm water treatment though an area of pervious pavement, and with pervious paver patio areas which will treat and infiltrate the runoff where none exists currently.

We met with the TRC for on June 18, 2025, and look forward to reviewing the project with the Conservation Commission in July of 2025 to obtain feedback. We have addressed much of the TRC comments in the attached plan set, and will address any comments/concerns from the Commission at a future date as appropriate.

Thank you for your consideration.

Very truly yours,
BEALS ASSOCIATES, PLLC
Christian O. Smith
Christian O. Smith P.E.
Principal

Town of Exeter

Planning Board Application for <u>Conditional Use Permit</u>: Shoreland Protection District

July 2023

Town of Exeter
Planning Board Application
Conditional Use Permit: Shoreland Protection District

SUBMITTAL REQUIREMENTS:

1. Refer to the Land Use Board Meeting Schedule and Deadlines for Submission Requirements.
2. Plans Must Include:

   Existing Conditions

   a. Property Boundaries
   b. Exeter Shoreland Protection District (ESPD): Edge of seasonal high-water mark (HWM) including contiguous wetlands and associated buffer as described in 9.3.3 A-C.

      --Exeter, Fresh, Squamscott River and Major Tributaries: **300'**

      --Mean High Water Level of Perennial Brooks and Streams in the Exeter, Fresh and Squamscott River Watersheds: **150'**

      --Upland Extent of Tidal Marsh adj. to Squamscott River: **150'**

      -- Building Setbacks as defined in 9.3.4.C: **300', 150', or 100'**

      --Vegetative Buffer: **75'**

   c. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements

   Proposed Conditions

   a. Edge of Shoreland and Shoreland Buffers and distances to the following:
      i. Edge of Disturbance
      ii. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements
   b. Percent of impervious surface in ESPD
   c. Name and phone number of all individuals whose professional seal appears on the plan
3. If applicant and/or agent is not the owner, a letter of authorization must accompany this application
4. Supporting documents i.e. Letters from the Department of Environmental Services, Standard Dredge and Fill Application and Photos of the property
5. A Town of Exeter Assessors list of names and mailing addresses of all abutters

Required Fees:
Planning Board Fee: **$50.00** Abutter Fee: **$10.00** Recording Fee (if applicable): **$25.00**

The Planning Office must receive the completed application, plans and fees NO LATER THAN 4:00 PM on the day indicated on the Planning Board Schedule of Deadlines and Public Hearings.

APPLICANT	Name:
	Address: 11 Taylor Court, Stratham, NH 03885
	Email Address:
	Phone: 603.231.4512
PROPOSAL	Address:
	Tax Map # 65 Lot#_____ Zoning District: C2
	Owner of Record:
Person/Business performing work outlined in proposal	Name: Same as Applicant
	Address:
	Phone:
Professional that delineated wetlands	Name:
	Address:
	Phone: 603.205.4396

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

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

Shoreland Protection District Impact (in square footage): Waterworks Pond
District Impacted: Exeter River ☐ Fresh River ☐ Squamscott River ☐

	Temporary: (SQ FT.)		Permanent: (SQ FT.)	
Buffer Impact	☒ 300' Buffer	_____	☒ 300' Buffer	_____
	☐ 150 Buffer	121	☐ 150 Buffer	3,106
	☐ Building Setback	_____	☐ Building Setback	_____
	☐ Veg Buffer	_____	☐ Veg Buffer	_____
			☐ % Impervious Cover PRE _____	POST 45.2%

Project Proposal Does Not Include Any Prohibited Uses as Defined By 9.3.4.F.
☒ No Prohibited Uses Proposed

Is a State Shoreland Permit Required? ☐ Yes ☐ No

If YES, include filing date or expected filing date:

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

Indicate whether your proposal meets the conditions of Article 9.3.4.G.2 of the Town of Exeter Zoning Ordinance.

Note: Written justification for each criterion must be provided to be deemed administratively complete.

☐ YES ☐ No a. The proposed use will not detrimentally affect the surface water quality of the adjacent river or tributary, or otherwise result in unhealthful conditions.

☒ YES ☐ No b. The proposed use will discharge no waste water on site other than that normally discharged by domestic waste water disposal systems and will not involve on-site storage or disposal of hazardous or toxic wastes as herein defined.

☐ YES ☐ No c. The proposed use will not result in undue damage to spawning grounds and other wildlife habitat.

☒ YES ☐ No d. The proposed use complies with the use regulations identified in Article 9.3.4 Exeter Shoreland Protection District Ordinance – Use Regulations and all other applicable sections of this article.

☐ YES ☐ No e. The design and construction of the proposed use will be consistent with the intent of the purposes set forth in Article 9.3.1 Exeter Shoreland Protection District Ordinance – Authority and Purpose.

BEALS · ASSOCIATES *PLLC*

70 Portsmouth Avenue
3rd Floor, Suite 2
Stratham, N.H. 03885
603 – 583 - 4860
Fax: 583 - 4863

April 29, 2025

Chairman
Town of Exeter Planning Board
10 Front Street
Exeter, NH 03833

RE: Shoreland Protection District Conditional Use Section 9.3.4.G.2
97 Portsmouth Avenue - Proposed Mixed-Use Development
Tax Map 65 Lot # 125

Members of the Board:

As part of the Application for Conditional Use Permit for disturbances within the Shoreland Protection District, the following addresses the conditions of Article 9.3.4.G.2 of the Exeter Zoning Ordinance:

9.3.4.G.2. Conditional Uses:

a. The proposed development will not detrimentally affect surface water quality to Waterworks Pond, or result in unhealthful conditions due to the proposed stormwater management system that meets the Town of Exeter's requirements. In addition, no snow will be stored within the Shoreland Protection District (SPD).

b. The project will solely discharge domestic wastewater through the municipal sewer system. There will be no on-site storage or disposal of hazardous or toxic wastes at the project site.

c. The proposed development will not result in any damage to spawning grounds or other habitat. All stormwater from the developed area that directs towards Waterworks Pond will be infiltrated into the ground.

d. The layout has been designed to minimize disturbance within the SPD and complies with use regulations identified in Article 9.3.4 with the exception of the following which is part of this Conditional Use Permit request:
    a. Maximum Lot Coverage: The maximum impervious lot coverage is limited to 10% where we are requesting an impervious lot coverage of 45.2%. This is a reduction from the existing site which is 79.5% impervious within the SPD.

e. Article 9.3.1 of the Exeter Shoreland Protection District Ordinance – Authority and Purpose. The protection, maintenance, and enhancement of the water

quality of Waterworks Pond is achieved through the drainage design. The existing site directs stormwater to Waterworks Pond without any treatment. The proposal provides porous pavement with a sand filter treatment and infiltrates all stormwater up to the 50-year storm event.

Thank you for your consideration.

Very truly yours,
BEALS ASSOCIATES, PLLC

Christian O Smith

Christian O. Smith P.E.
Principal

MIXED–USE SITE PLAN
97 PORTSMOUTH AVE.
(NH ROUTE 108)
TAX MAP 65, LOT 125

APRIL 29, 2025

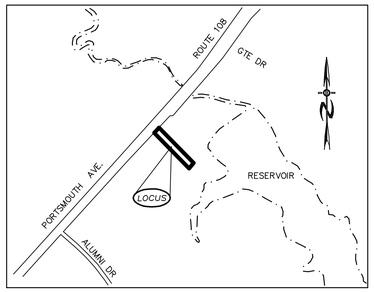
NOT FOR CONSTRUCTION

CIVIL ENGINEERS:

BA BEALS ASSOCIATES, PLLC

70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX. 603-583-4863

LOCATION MAP



SCALE: 1"=500'

DRAWING INDEX

LAND SURVEYORS:

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
603-332-2863

WETLAND/SOIL CONSULTANT:

JOHN P. HAYES, CSS CWS
7 LIMESTONE WAY
N. HAMPTON, NH 03862
603-205-4396
JOHNPHAYES@COMCAST.NET

PLAN SET LEGEND

5/8" REBAR	●	VGC	VERTICAL GRANITE CURB
DRILL HOLE	◉	OVERHEAD ELEC. LINE	
CONC. BOUND	⊡	FENCING	x
UTILITY POLE		DRAINAGE LINE	
DRAIN MANHOLE	Ⓓ	SEWER LINE	S
SEWER MANHOLE	Ⓢ	GAS LINE	G
EXISTING LIGHT POLE	☼	WATER LINE	
EXISTING CATCH BASIN	□	STONE WALL	
PROPOSED CATCH BASIN	⊞	TREE LINE	
WATER GATE	WV	ABUT. PROPERTY LINES	
WATER SHUT OFF		EXIST. PROPERTY LINES	
HYDRANT		BUILDING SETBACK LINES	
PINES, ETC.		EXIST. CONTOUR	100
MAPLES, ETC.		PROP. CONTOUR	100
EXIST. SPOT GRADE	96x69	SOIL LINES	
PROP. SPOT GRADE	96x69		
DOUBLE POST SIGN			
SINGLE POST SIGN			

RECORD OWNER

BLUE FIELDS PROPERTY
97 PORTSMOUTH AVE.
EXETER, NEW HAMPSHIRE

RECORD APPLICANT

JEFF CALEY ASSOCIATES
11 TAYLOR COURT
STRATHAM, NEW HAMPSHIRE

REQUIRED PERMITS

NHDES SEWER CONNECTION
NHDES WATER CONNECTION

PB CASE # TBD
CHAIRMAN SIGNATURE:

	REVISIONS:	DATE:
1	REVISED OVERALL LAYOUT	06/06/25
2	REVISED PER TRC REVIEW	06/19/25
3		
4		
5		

NH-1547 PROPOSED MIXED-USE SITE PLAN

PLAN REFERENCES:

1.) "PLAN OF LAND FOR SYLVANIA ELECTRIC PRODUCTS INC. EXETER NEW HAMPSHIRE"
BY: G.L. DAVIS
DATED: DECEMBER 1962
R.C.R.D. FOLDER #1, PLAN #1

2.) "LAND EXETER, N.H. WAYNE M. COLBY TO EXETER REALTY CORP."
BY: JOHN W. DURGIN CIVIL ENGINEERS
DATED: APRIL, 1955
R.C.R.D. BOOK #1279, PAGE #161

3.) "POLE LINE OVER LAND OF EXETER REALTY CORPORATION"
BY: EXETER & HAMPTON ELEC. CO.
DATED: MARCH 28, 1962
R.C.R.D. BOOK #1623, PAGE #156

4.) "SUBDIVISION OF LAND LAND OF BENJAMIN J. & JOAN E. DAGOSTINO OPTIONED BY HARRY F. MCLAINE EXETER, N.H."
BY: MCKENNA ASSOCIATES
DATED: JULY 1, 1971
R.C.R.D. PLAN #D-2540

5.) "SUBDIVISION PLAN OF LAND IN EXETER, NEW HAMPSHIRE FOR FIRST DEVELOPMENT CORP. OF GORHAM, N.H."
BY: SOMERVILLE ENGINEERING INC.
DATED: NOVEMBER 14, 1972
R.C.R.D. PLAN #D-3445

6.) "SUBDIVISION OF LAND OF TOWN OF EXETER FOR JOHN FLYNN IN EXETER, N.H."
BY: PARKER SURVEY ASSOC., INC.
DATED: APRIL, 1981
R.C.R.D. PLAN #D-10196

7.) "SITE PLAN PROPOSED ADDITIONS GLOBE STORE EXETER N.H. FOR FIRST DEVELOPMENT CORP 451 ANDOVER STREET NO. ANDOVER MA"
BY: GREAT BAY ENGINEERING
DATED: AUGUST, 1987
R.C.R.D. PLAN #D-20867

8.) "LOT LINE ADJUSTMENT PLAN EXETER HOSPITAL NEW HEALTH CARE CENTER EXETER, NEW HAMPSHIRE"
BY: KIMBALL CHASE
DATED: AUGUST 21, 1991
R.C.R.D. PLAN #D-21261

9.) "A SURVEY AND PLAT OF A CONDOMINIUM SITE PLAN OF McLANE MANOR SITUATED IN THE TOWN OF EXETER, N.H. PREPARED FOR McLANE MANOR CONDOMINIUM ASSOC."
BY: R.S.L. LAYOUT & DESIGN, INC.
DATED: OCTOBER 13, 1997
R.C.R.D. PLAN #D-25840

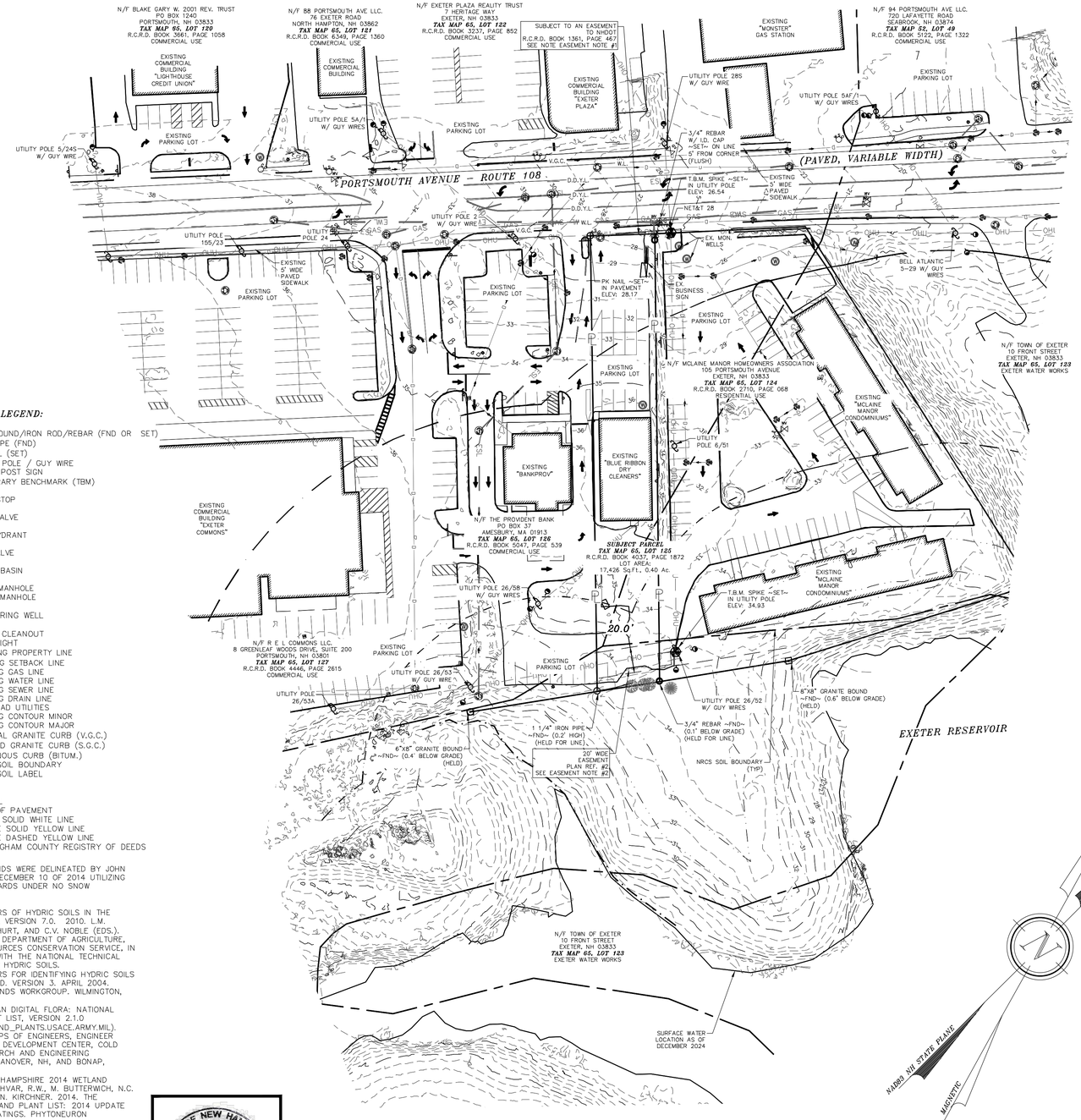
10.) "SEWER EASEMENT PLAN THE PROVIDENT BANK 95 PORTSMOUTH AVENUE, EXETER, NH 03833"
BY: JONES & BEACH ENGINEERS, INC.
DATED: MAY 25, 2010
R.C.R.D. PLAN #D-36632

11.) "BENJAMIN J. & JOHN E. DAGOSTINO, ALTAT/ACSM LAND TITLE SURVEY FOR EXISTING SITE CONDITIONS PLAN"
BY: JONES AND BEACH ENGINEERS, INC.
DATED: APRIL 25, 1997
NOT RECORDED. ON FILE AT THIS OFFICE

EXISTING LEGEND:

- IRON BOUND/IRON ROD/REBAR (FND OR SET)
- IRON PIPE (FND)
- PK NAIL (SET)
- UTILITY POLE / GUY WIRE
- SINGLE POST SIGN
- TEMPORARY BENCHMARK (TBM)
- CURB STOP
- GATE VALVE
- FIRE HYDRANT
- GAS VALVE
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- MONITORING WELL
- SEWER CLEANOUT
- POLE LIGHT
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING DRAIN LINE
- OVERHEAD UTILITIES
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- VERTICAL GRANITE CURB (V.G.C.)
- SLANTED GRANITE CURB (S.G.C.)
- BITUMINOUS CURB (BITUM.)
- NRCS SOIL BOUNDARY
- NRCS SOIL SYMBOL

FND	FOUND
TYP	TYPICAL
E.O.P.	EDGE OF PAVEMENT
S.S.W.L.	SINGLE SOLID WHITE LINE
D.S.Y.L.	DOUBLE SOLID YELLOW LINE
D.D.Y.L.	DOUBLE DASHED YELLOW LINE
R.C.R.D.	ROCKINGHAM COUNTY REGISTRY OF DEEDS



MONITORING WELLS:

THE PROPERTY CONTAINS MONITORING WELL(S). THE USE OR FUNCTIONS OF THESE WELLS ARE UNKNOWN.

EASEMENT NOTES:

#1 "CONVEYING HEREBY THE RIGHT TO CONSTRUCT AND MAINTAIN SLOPES BEYOND THE LIMITS OF THE ABOVE DESCRIBED PARCEL, AS INDICATED ON SAID PLAN. THE RIGHT TO CONSTRUCTION AND MAINTAIN DRAINAGE ALSO INDICATED ON SAID PLAN."
R.C.R.D. BOOK 1361, PAGE 467

#2 THE PARCEL IS SUBJECT TO AN EASEMENT TO EXETER & HAMPTON ELECTRIC COMPANY, AND ITS SUCCESSORS AND ASSIGNS TO A PERPETUAL AND EXCLUSIVE EASEMENT AS NOTED IN R.C.R.D BOOK 1623, PAGE 152

#3 TOGETHER WITH THE BLANKET EASEMENT FOR LOTS 124, 125 & 126 TO ACCESS AND PARK CARS ON ABUTTING LOT 127. R.C.R.D. BOOK 1712, PAGE 201.

SUBJECT TO THE BLANKET EASEMENT OVER LOTS 124, 125, 126 ALLOWING ACCESS AND THE PARKING OF CARS FOR LOT 127. R.C.R.D. BOOK 1712, PAGE 201

#4 RELEASE OF ACCESS AND PARKING RIGHTS FOUND IN R.C.R.D. BOOK 2091, PAGE 41 & BOOK 2091, PAGE 42 (AFFECTS LOT 127)

#5 RESTORATION OF RIGHTS OF EASEMENT TO FIRST DEVELOPMENT CORPORATION. R.C.R.D. BOOK 2970, PAGE 1211

#6 SEE LEASE AGREEMENT R.C.R.D. BOOK 1879, PAGE 110 (NOT A MATTER OF SURVEY)

JURISDICTIONAL WETLANDS WERE DELINEATED BY JOHN P. HAYES III, CWS IN DECEMBER 10 OF 2014 UTILIZING THE FOLLOWING STANDARDS UNDER NO SNOW CONDITIONS:

1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. VERSION 3. APRIL 2004. NEIWPCC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

JOHN P. HAYES III, CWS #18

SOILS:

699 – URBAN LAND
299 – UDORTHENTS, SMOOTHED
38B – ELDRIDGE FINE SANDY LOAM, 3 TO 8% SLOPES

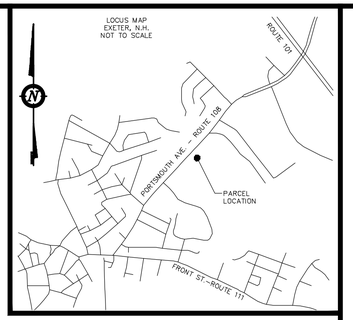
SEE: USDA/NRCS WEBSOIL

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR NOR THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.



NOTES:

1.) OWNER: BLUE FIELDS PROPERTY MANAGEMENT, LLC
97 PORTSMOUTH AVENUE
EXETER, NH 03833

1A.) APPLICANT: J.CALEY ASSOCIATES
11 TAYLOR COURT
STRATHAM, NH 03885

2.) TAX MAP 65, LOT 125
PROJECT ADDRESS: 97 PORTSMOUTH AVE.

3.) R.C.R.D. BOOK 4037, PAGE 1872
SEE R.C.R.D. BOOK 2540, PAGE 2971

4.) LOT AREA: 17,426 Sq.Ft., 0.40 Ac.

5.) ZONING: C-2, HIGHWAY COMMERCIAL DISTRICT

MIN. LOT SIZE: 20,000 Sq.Ft.
MIN. LOT WIDTH: 150'
MIN LOT DEPTH: 100'
MAX. BUILDING HEIGHT: 35'
50' PERMITTED BY SPECIAL EXCEPTION
FRONT BUILDING SETBACK: 50'
SIDE BUILDING SETBACK: 20'
REAR BUILDING SETBACK: 50'
20' PERMITTED BY SPECIAL EXCEPTION
MAX. BUILDING COVERAGE: 30%
MIN. OPEN SPACE: 15%

WETLANDS CONSERVATION DISTRICT

LIMITED USE BUFFER: 40'
PARKING AND STRUCTURE BUFFER: 75'

EXETER SHORE LAND PROTECTION OVERLAY

SHORE LAND PROTECTION ZONE: 300'
BUILDING SETBACK: 150'
VEGETATIVE BUFFER: 75'

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN. FLOOD HAZARD REFERENCE: FEMA, COMMUNITY # – 330130, MAP # – 33015C0406E, DATED: MAY 17, 2005.

7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS. TOPOGRAPHY PROVIDED BY BS&E AT A 1' CONTOUR INTERVAL UTILIZING, CONVENTIONAL SURVEY METHODS, RTK SURVEY GRADE GPS, AND PENTA-RETURN LIDAR OBTAINED FROM AN RTK ENABLED SURVEY GRADE DRONE, WITH FIELD VERIFICATION.

8.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF EXETER TAX MAP 65, LOT 125 AS OF THE DATE OF THE SURVEY: DECEMBER 2024.

9.) THE LOT IS SERVICED BY MUNICIPAL WATER AND SEWER.

10.) A DILIGENT RESEARCH EFFORT FOUND SEVERAL EASEMENTS ENCUMBERING THE PROJECT SITE, AND FOUND THAT THE SITE IS BENEFITED BY EASEMENTS. THERE MAY BE RECORDED AND UNRECORDED RIGHTS THAT WERE NOT FOUND DURING THE RESEARCH EFFORT. SEE EASEMENT NOTES SECTION OF THIS PLAN.

11.) THERE WERE NO CEMETERIES FOUND ONSITE DURING THE GROUND SURVEY PERFORMED UNDER NO SNOW CONDITIONS IN DECEMBER OF 2024. NO CEMETERIES ARE MENTIONED IN THE SUBJECT PARCELS CHAIN OF TITLE.

THIS PLAN IS NOT SUITABLE FOR RECORDING UNDER THE RECORDING LAWS OF THE STATE OF NEW HAMPSHIRE.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.
6-20-25

KENNETH A. BERRY L.L.S. 805 DATE

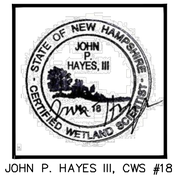
REVISION	DATE	DESCRIPTION
#1	6-20-25	REVISED PER TRC REQUEST

OVERVIEW EXISTING CONDITIONS PLAN
LAND OF
BLUE FIELDS PROPERTY MANAGEMENT LLC
97 PORTSMOUTH AVENUE
EXETER, N.H.
TAX MAP 65, LOT 125

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 50 FT.
DATE : DECEMBER 12, 2024
FILE NO. : DB 2024 – 140

STATE OF NEW HAMPSHIRE — No. 805 — KENNETH A BERRY — LICENSED LAND SURVEYOR
SIGNATURE



JOHN P. HAYES III, CWS #18

JURISDICTIONAL WETLANDS WERE DELINEATED BY JOHN P. HAYES III, CWS IN DECEMBER 10 OF 2024 UTILIZING THE FOLLOWING STANDARDS UNDER NO SNOW CONDITIONS:

1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
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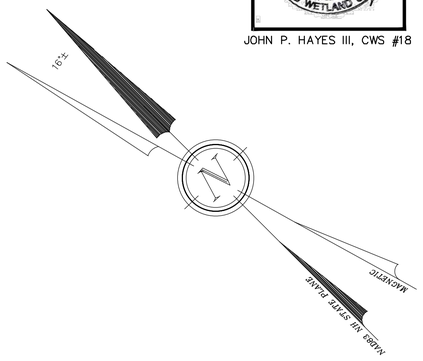

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- CURB STOP
- GATE VALVE
- FIRE HYDRANT
- GAS VALVE
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
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- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING DRAIN LINE
- OVERHEAD UTILITIES
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- VERTICAL GRANITE CURB (V.G.C.)
- SLANTED GRANITE CURB (S.G.C.)
- BITUMINOUS CURB (BITUM.)
- 300' EXETER SHORE LAND PROTECTION LINE
- 150' EXETER SHORE LAND BUILDING SETBACK
- NRCS SOIL BOUNDARY
- NRCS SOIL LABEL
- SPOT ELEVATION

FND FOUND
TYP TYPICAL
E.O.P. EDGE OF PAVEMENT
S.S.W.L. SINGLE SOLID WHITE LINE
D.S.Y.L. DOUBLE SOLID YELLOW LINE
D.D.Y.L. DOUBLE DASHED YELLOW LINE
R.C.R.D. ROCKINGHAM COUNTY REGISTRY OF DEEDS

EASEMENT NOTES:

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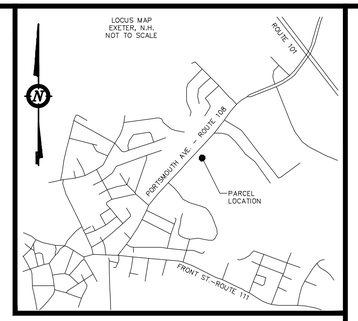
8.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF EXETER TAX MAP 65, LOT 125 AS OF THE DATE OF THE SURVEY: DECEMBER 2024.

9.) THE LOT IS SERVICED BY MUNICIPAL WATER AND SEWER.

10.) SEE OVERVIEW EXISTING CONDITIONS PAGE FOR COMPLETE NOTES AND ABUTTERS.



NOTES:

1.) OWNER: BLUE FIELDS PROPERTY MANAGEMENT, LLC
97 PORTSMOUTH AVENUE
EXETER, NH 03833

1A.) APPLICANT: J.CALEY ASSOCIATES
11 TAYLOR COURT
STRATHAM, NH 03885

2.) TAX MAP 65, LOT 125
PROJECT ADDRESS: 97 PORTSMOUTH AVE.

3.) R.C.R.D. BOOK 4037, PAGE 1872
SEE R.C.R.D. BOOK 2540, PAGE 2971

4.) LOT AREA: 17,426 Sq.Ft., 0.40 Ac.

5.) ZONING: C-2, HIGHWAY COMMERCIAL DISTRICT

MIN. LOT SIZE: 20,000 Sq.Ft.
MIN. LOT WIDTH: 150'
MIN LOT DEPTH: 100'
MAX. BUILDING HEIGHT: 35'
50' PERMITTED BY SPECIAL EXCEPTION
FRONT BUILDING SETBACK: 50'
SIDE BUILDING SETBACK: 20'
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20' PERMITTED BY SPECIAL EXCEPTION
MAX. BUILDING COVERAGE: 30%
MIN. OPEN SPACE: 15%

WETLANDS CONSERVATION DISTRICT

LIMITED USE BUFFER: 40'
PARKING AND STRUCTURE BUFFER: 75'

EXETER SHORE LAND PROTECTION OVERLAY

SHORE LAND PROTECTION ZONE: 300'
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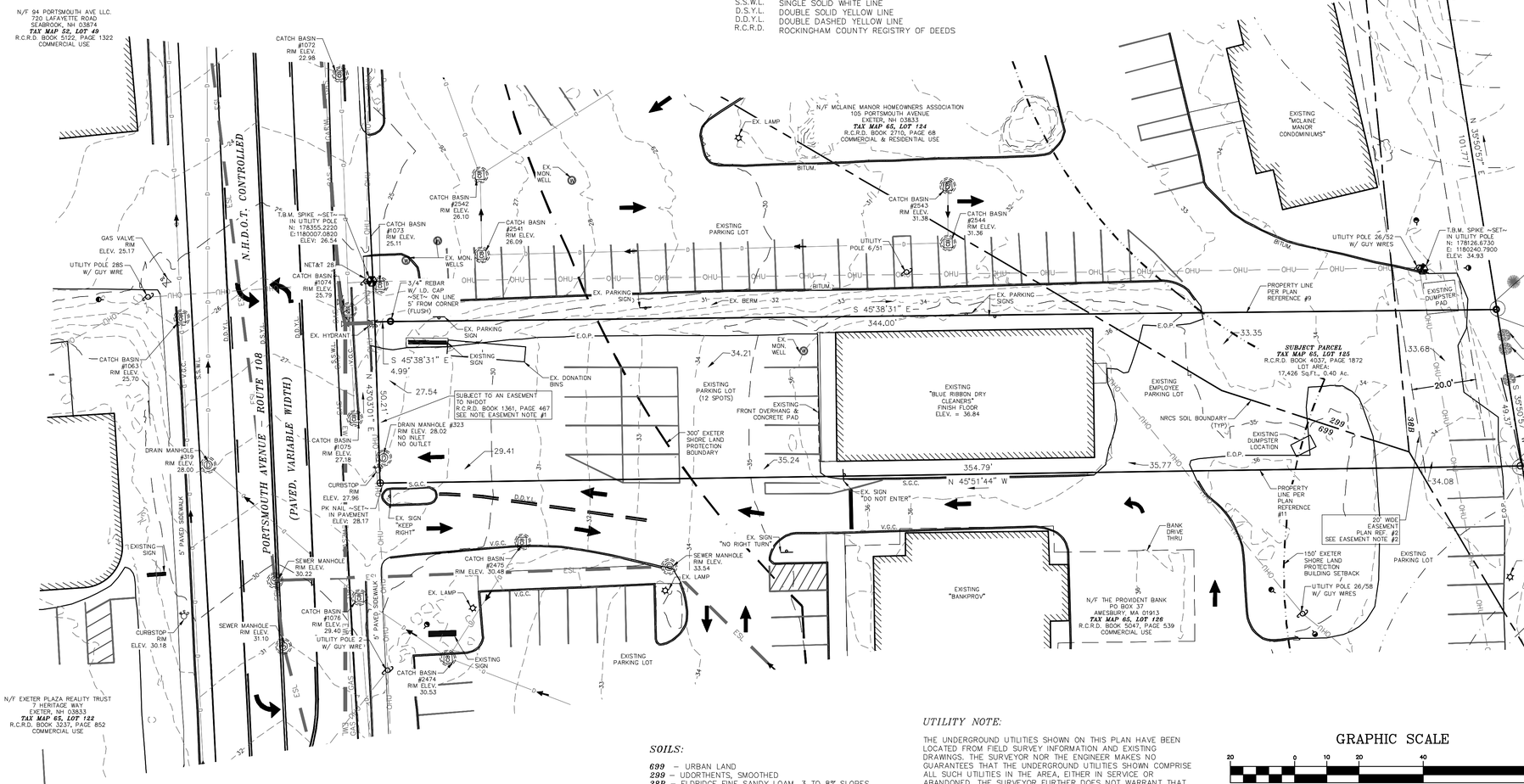
VEGETATIVE BUFFER: 75'



SOILS:

699 – URBAN LAND
299 – UDORTHENTS, SMOOTHED
38B – ELDRIDGE FINE SANDY LOAM, 3 TO 8% SLOPES

SEE: USDA/NRCS WEBSOIL

UTILITY NOTE:

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

THIS PLAN IS NOT SUITABLE FOR RECORDING UNDER THE RECORDING LAWS OF THE STATE OF NEW HAMPSHIRE.

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

6-20-25

KENNETH A. BERRY L.L.S. 805 DATE

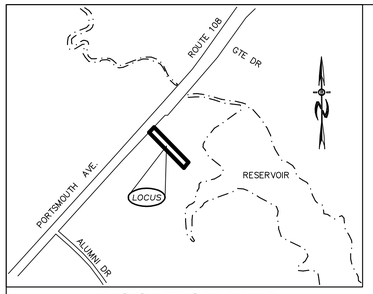
#	DATE	DESCRIPTION
#1	6-20-25	REVISED PER TRC REQUEST

EXISTING CONDITIONS PLAN
LAND OF
BLUE FIELDS PROPERTY MANAGEMENT LLC
97 PORTSMOUTH AVENUE
EXETER, N.H.
TAX MAP 65, LOT 125

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : DECEMBER 12, 2024
FILE NO. : DB 2024 - 140

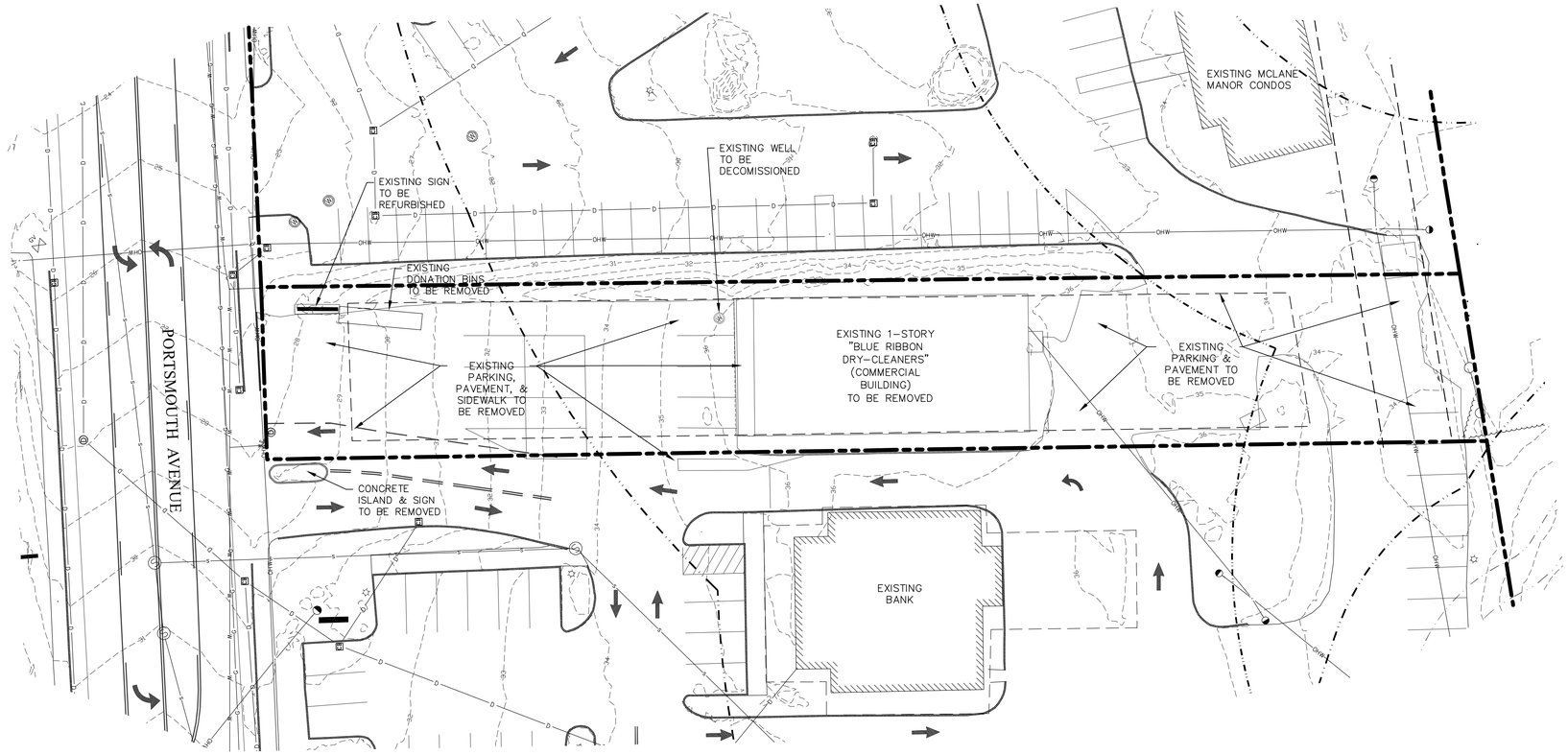
STATE OF NEW HAMPSHIRE
No. 805
KENNETH A. BERRY
LICENSED LAND SURVEYOR
SIGNATURE



LOCATION MAP
1"=500'

PREPARED FOR:
J CALEY ASSOCIATES
11 TAYLOR COURT
STRATHAM NH 03885

BEALS ASSOCIATES, PLLC
70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX. 603-583-4863



NOTES

1. ALL EXISTING STRUCTURES IN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS, UNLESS NOTED TO REMAIN ON THE SITE PLANS. ANY BURNING ON-SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
2. ALL EXISTING UTILITIES SHALL BE TERMINATED AT THE PROPERTY LINE, OR AS SHOWN ON THE DESIGN PLANS, IN CONFORMANCE WITH LOCAL, STATE, AND UTILITY COMPANY STANDARDS, SPECIFICATIONS, AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES PRIOR TO THE START OF WORK.
3. EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED PRIOR TO ANY EARTH MOVING ACTIVITIES.
4. THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES.
5. EXISTING SEWER SERVICE AND APPURTENANCES TO BE REMOVED AND DISPOSED OF PER TOWN AND STATE REQUIREMENTS. NEW SERVICES FOR EACH UNIT TO BE INSTALLED & CONNECTED PER TOWN SPECIFICATIONS. SEQUENCING AND SCHEDULING: (SEE DETAIL SHEETS FOR COMPLETE CONSTRUCTION SEQUENCE AND EROSION CONTROL SPECIFICATION.)
6. DEMOLITION REQUIREMENTS: CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH THE ADJACENT AND OCCUPIED BUILDING AREAS, IN COMPLIANCE WITH THE GOVERNING LAWS. PRIME CONSIDERATION SHALL BE GIVEN TO THE SAFETY, PROTECTION AND CONVENIENCE OF THE PUBLIC AND OWNER'S PERSONNEL.
7. LEAVE SITE IN CLEAN CONDITION.
8. TEMPORARY EARTH MATERIAL STOCKPILES TO BE IN UPLAND AREAS AND COMPLETELY IMPOUNDED BY SILT FENCE/HAYBALE EROSION CONTROLS.
9. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
10. ALL WATER, SEWER, ROAD (INCLUDING DRIVEWAY), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.3 STORMWATER MANAGEMENT STANDARDS, STORMWATER MANAGEMENT PLAN, STORMWATER POLLUTION PREVENTION PLAN, AND EROSION AND SEDIMENT CONTROL STANDARDS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE". SEE SECTION 9.14 ROADWAYS, ACCESS POINTS, AND FIRE LANES AND SECTION 9.13 PARKING AREAS FOR EXCEPTIONS.
11. THE CONTRACTOR MUST OBTAIN A VALID UTILITY PIPE INSTALLER'S LICENSE AND THE JOB SUPERVISOR OR FOREMAN MUST BE CERTIFIED BY THE TOWN PRIOR TO WORKING ON ANY WATER, SEWER, OR DRAINAGE PIPES THAT ARE IN A TOWN STREET OR RIGHT OF WAY, OR THAT WILL CONNECT OR MAY BE CONNECTED TO A TOWN WATER, SEWER, OR DRAINAGE SYSTEM. A LICENSED SUPERVISOR OR FOREMAN MUST BE PRESENT AT THE JOB SITE AT ALL TIMES DURING CONSTRUCTION OF THESE UTILITIES.

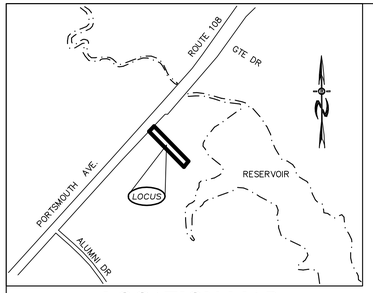
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REVISIONS:	DATE:
REVISED OVERALL LAYOUT	06/06/25
REVISED PER TRC REVIEW	06/19/25

DEMOLITION PLAN

MIXED-USE DEVELOPMENT
97 PORTSMOUTH AVENUE
EXETER, NH
TAX MAP 65, LOT 125

DATE: APRIL 29, 2025	SCALE: 1" = 20'
PROJ. N0: NH-1547	SHEET NO. 3



LOCATION MAP
1"=500'

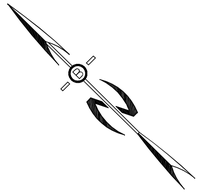
TOWN NOTES

1. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
2. THE APPLICANT HAS DESIGNED THIS SITE TO SAFELY ACCOMMODATE MAXIMUM SIZE VEHICLES AND TRUCKS, (DESIGN VEHICLE IS THE EXETER LADDER TRUCK OR 35' BOX TRUCK) EITHER DELIVERING TO, OR USING THE PROPERTY.
3. ALL SNOW SHALL BE STORED IN THE AREA(S) DEPICTED ON THIS PLAN AS SNOW STORAGE AREAS. IN THE EVENT THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN TRAVEL AISLES.
4. ALL WASTE MATERIALS AND RECYCLABLE SHALL BE CONTAINED WITHIN THE BUILDING(S) OR APPROVED STORAGE FACILITIES AND SHALL NOT BE OTHERWISE STORED ON THE PROPERTY. REFUSE COLLECTION WILL BE BY DUMPSTER AS NEEDED.
5. ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 GRADING, DRAINAGE, AND EROSION & SEDIMENT CONTROL AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE.

ZONING REQUIREMENTS:
ZONING DISTRICT – HIGHWAY COMMERCIAL (C2)
MINIMUM LOT SIZE – 20,000 S.F.
MINIMUM LOT WIDTH – 150 FT.
MINIMUM LOT DEPTH – 100 FT.

BUILDING SETBACKS
FRONT 50 FT.
SIDE 20 FT.
REAR 50 FT.
BUILDING HEIGHT 35 FT.
(50' BY SPECIAL EXCEPTION)
MAXIMUM BUILDING COVERAGE = 30%
EXISTING–18.4%, PROPOSED–18.4%
MINIMUM OPEN SPACE = 15%
EXISTING–12.4%, PROPOSED–21%

PARKING SPACES
EXISTING–12, PROPOSED–19



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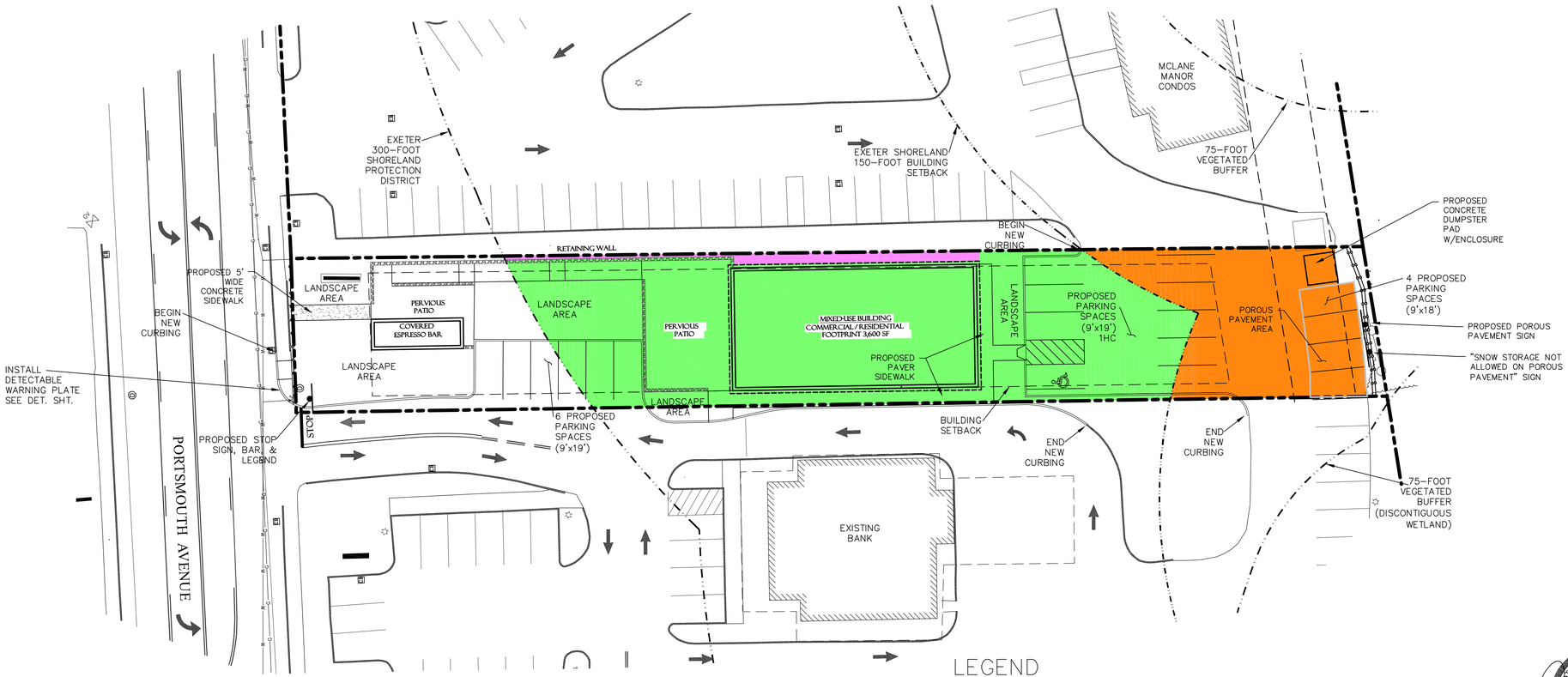

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW TWO 4–STORY BUILDINGS (1 MIXED USE AND 1 RESIDENTIAL) WITH ASSOCIATED PARKING SPACES.
2. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF EXETER STANDARDS AND REGULATIONS.
3. ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.3 STORMWATER MANAGEMENT STANDARDS, STORMWATER MANAGEMENT PLAN, STORMWATER POLLUTION PREVENTION PLAN, AND EROSION AND SEDIMENT CONTROL STANDARDS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE". SEE SECTION 9.14 ROADWAYS, ACCESS POINTS, AND FIRE LANES AND SECTION 9.13 PARKING AREAS FOR EXCEPTIONS.
4. IN ACCORDANCE WITH SITE PLAN REVIEW & SUBDIVISION REGULATIONS SECTIONS 7.15.10 AND 9.3.4 THE APPLICANT SHALL PROVIDE THE TOWN WITH THREE COPIES OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND ALSO ENSURE THAT ONE COPY REMAINS ON SITE.
5. ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS UNLESS A VARIANCE IS OTHERWISE REQUESTED.
6. TOTAL PROPOSED DISTURBANCE FOR CONSTRUCTION = 0.4± ACRES.
7. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO RELEASE OF BOND, THE APPLICANT SHALL SUBMIT A LETTER TO THE TOWN, SIGNED AND STAMPED BY THE DESIGN ENGINEER, WHO MUST BE A LICENSED PROFESSIONAL ENGINEER IN NH, STATING CONSTRUCTION HAS BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLANS.
8. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1–888–DIG–SAFE.
9. THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON–SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON–SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
10. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.

SHORELAND IMPACT SUMMARY

	0–150 FOOT	150–300 FOOT
TEMPORARY IMPACTS	121 SF	189 SF
PERMANENT IMPACTS	3,106 SF	10,326 SF

TOTAL PARCEL AREA IN EXETER SHORELAND SETBACK = 13,334 SF

	EXISTING	PROPOSED
SF IMPERVIOUS	10,595 SF	9,400 SF
% IMPERVIOUS	79.5%	70.5%

LEGEND

PERMANENT SHORELAND IMPACT (150'–300')

TEMPORARY SHORELAND IMPACT (150'–300')

PERMANENT SHORELAND IMPACT (0'–150')

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REVISED PER TRC REVIEW	06/19/25
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REVISIONS:	DATE:

SITE PLAN

MIXED-USE DEVELOPMENT
97 PORTSMOUTH AVENUE
EXETER, NH
TAX MAP 65, LOT 125

DATE:	APRIL 29, 2025	SCALE:	1" = 20'
PROJ. NO:	NH-1547	SHEET NO.	4

SOIL INFORMATION WAS OBTAINED FROM USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS):

SOIL IDENTIFICATION LEGEND:

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
38B	ELDRIDGE FINE SANDY LOAM	C/D
299	UDORTHENTS, SMOOTHED	
699	URBAN LAND	

SLOPE PHASES:
A=0-3%, B=3-8%, C=8-15%, D=15-25%, E=25%+

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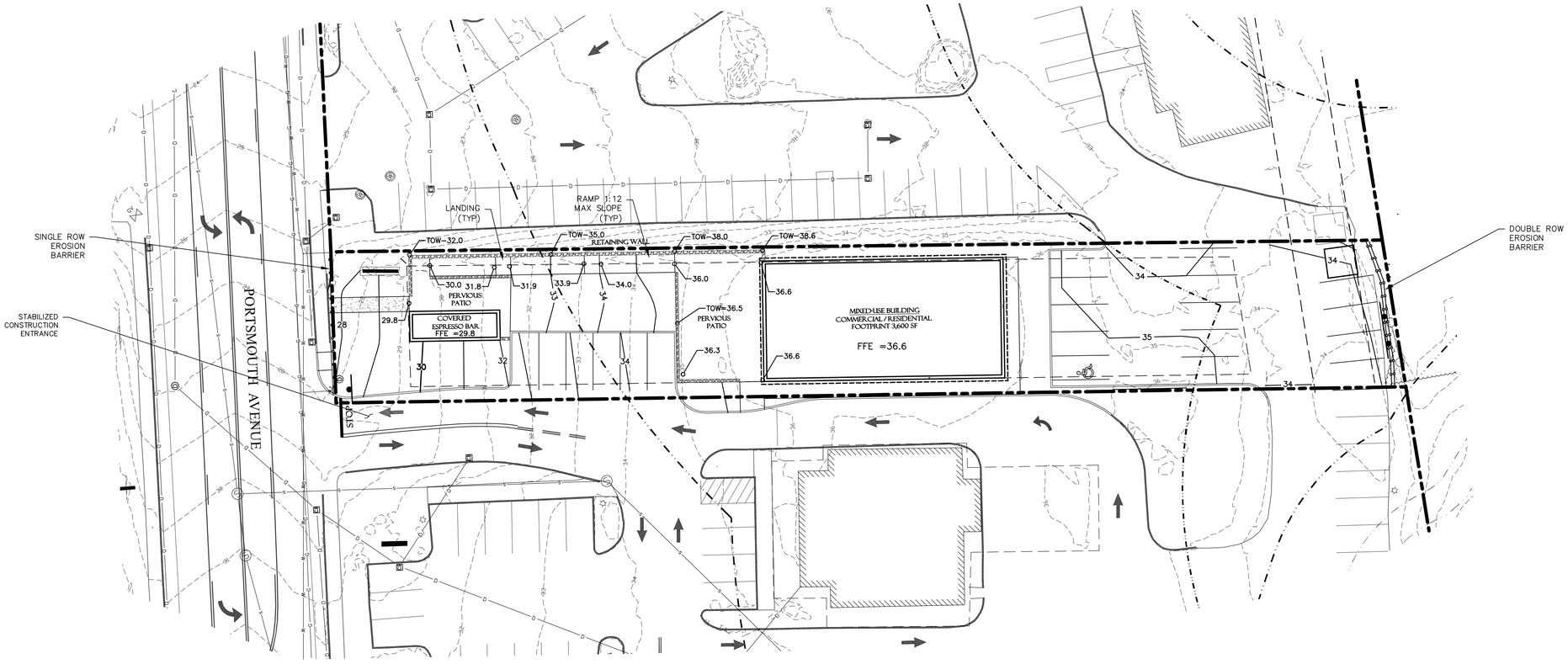

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NOTES:

1. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED.
2. STRAW BALES SHALL BE ANCHORED INTO THE SOIL USING 2" X 2" STAKES DRIVEN THROUGH THE BALES AND AT LEAST 18 INCHES IN TO THE SOIL.
3. SEEDING, FERTILIZING, AND MULCHING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROPRIATED VEGETATIVE BMP.
4. THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL TAKE PRECAUTIONS AND INSTRUCTIONS FROM THE PLANNING DEPARTMENT IN ORDER TO PREVENT, ABATE AND CONTROL THE EMISSION OF FUGITIVE DUST INCLUDING BUT NOT LIMITED TO WETTING, COVERING, SHIELDING, OR VACUUMING.
5. THE NH COMMISSIONER OF AGRICULTURE PROHIBITS THE COLLECTION, POSSESSION, IMPORTATION, TRANSPORTATION, SALE, PROPAGATION, TRANSPLANTATION, OR CULTIVATION OF PLANTS BANNED BY NH LAW RSA 430:53 AND NH CODE ADMINISTRATIVE RULES AGR 3800. THE PROJECT SHALL MEET ALL REQUIREMENTS AND THE INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.

STATE OF NEW HAMPSHIRE
CHRISTIAN O. SMITH
No.9900
PROFESSIONAL ENGINEER

REVISED PER TRC REVIEW	06/19/25
REVISED OVERALL LAYOUT	06/06/25
REVISIONS:	DATE:

GRADING, DRAINAGE, & EROSION CONTROL PLAN

MIXED-USE DEVELOPMENT
97 PORTSMOUTH AVENUE
EXETER, NH
TAX MAP 65, LOT 125

DATE:	APRIL 29, 2025	SCALE:	1" = 20'
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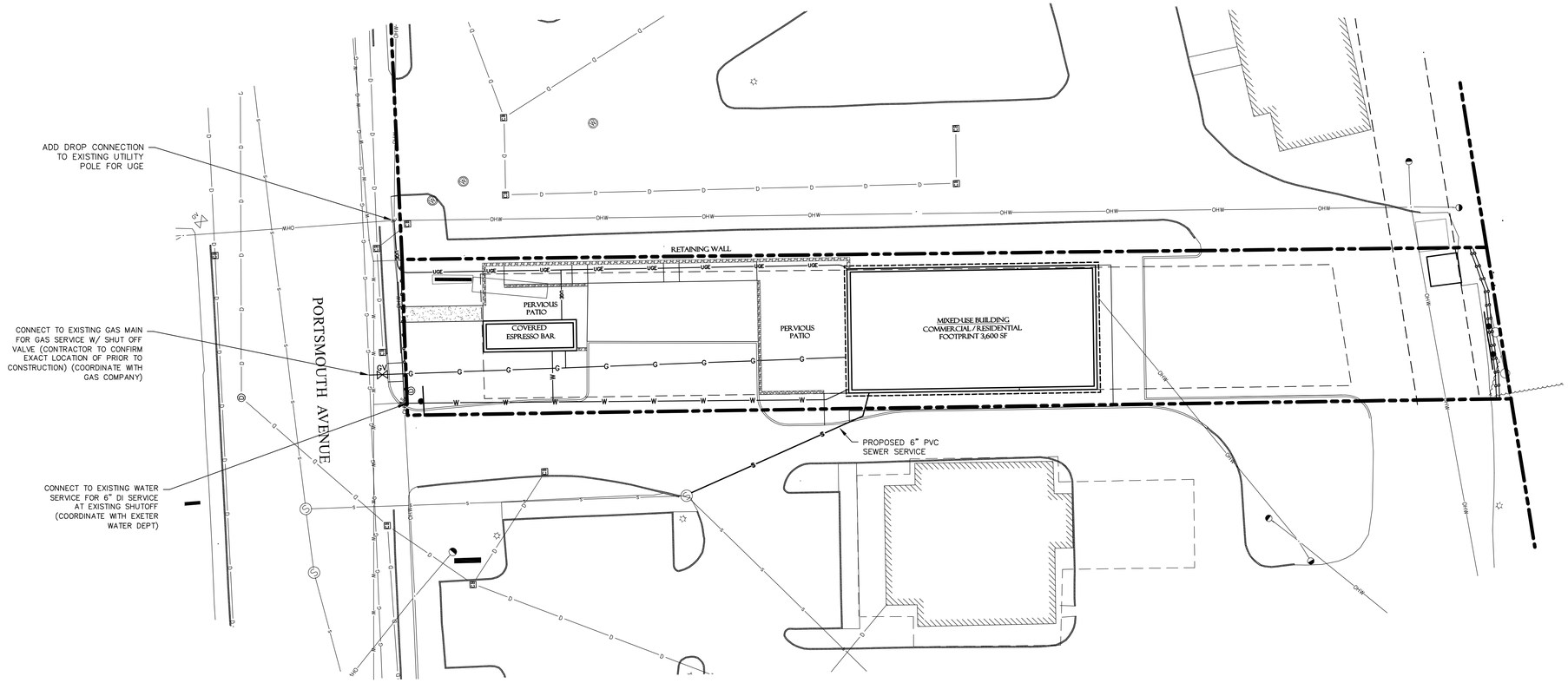
UTILITY NOTES:

1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES, AND BONDS.
2. THE CONTRACTOR SHALL PROVIDE NOTICE TO ALL COMPANIES AND LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH, OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
3. THE SPECIFICATIONS FOR PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR PROPER UTILITY CROSSING REQUIREMENTS PRIOR TO CONSTRUCTION.
4. PRIOR TO THE PRE-CONSTRUCTION MEETING UGE&T PLANS FROM THE UTILITY COMPANIES NEED TO BE REDRAWN ON THIS SHEET. ADDITIONALLY THE CONTRACTOR NEEDS TO HAVE A COMPLETED SWPPP. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, LOCAL OFFICIALS, AND ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
5. ALL CONSTRUCTION SHALL CONFORM TO EXETER STANDARDS AND REGULATIONS, UNLESS OTHERWISE SPECIFIED. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR (OSHA) RULES AND REGULATIONS. BUILDINGS ARE TO BE SERVICED BY UNDERGROUND UTILITIES.
6. THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS (IF REQUIRED) IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS.
7. WATER LINE SHALL BE INSTALLED UNDER ALL UTILITY LINES WITH A MINIMUM OF 18" OF VERTICAL CLEARANCE BETWEEN UTILITIES AT CROSSINGS.
8. AN AS-BUILT PLAN IS TO BE PREPARED AND SUBMITTED TO DEPARTMENT OF PUBLIC WORKS IN DIGITAL (.DWG AND .PDF) AND MYLAR FORMATS.
9. THE CONTRACTOR IS RESPONSIBLE FOR PAYMENT OF ALL CONNECTION FEES.
10. SANITARY SEWER FLOW CALCULATIONS:
    24 UNITS AT 2 BEDROOMS EACH= 48 BEDROOMS
    ESTIMATED FLOW AT 150 GPD/BEDROOM= 7,200 GPD

    FOOD SERVICE WITH 70 SEATS AND 3 EMPLOYEES
    ESTIMATED FLOW AT 40 GPD/SEAT = 2,800 GPD + 20 GPD/EMPLOYEE = 60 GPD = 2,860 GPD

    TOTAL ESTIMATED FLOW = 10,060 GPD
11. ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY CAP AND WITNESS AT END.
12. THRUST BLOCKS SHALL BE PROVIDED AT ALL WATER LINE BENDS, TEES, AND MECHANICAL JOINTS.
13. CONTRACTOR SHALL MINIMIZE DISRUPTIONS TO EXISTING WATER SERVICES AND ALL REQUIREMENTS OF EXETER WATER DEPARTMENT SHALL BE FOLLOWED REGARDING NOTIFICATION OF INTERRUPTION OF SERVICE (MIN 48 HOURS). TEE INSTALLATION MAY NEED TO BE CONDUCTED AT NIGHT AS DIRECTED BY EXETER WATER DEPT.
14. WATER VALVES ARE TO BE OPERATED ONLY BY MUNICIPAL STAFF.
15. THE INSTALLATION OF SMOKE, HEAT, FIRE, OR CARBON MONOXIDE ALARMS OR SYSTEMS SHALL COMPLY WITH NFPA 72 REQUIREMENTS.
16. ALL SEWER SERVICE BENDS SHALL HAVE CLEANOUTS INSTALLED.
17. ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.3 STORMWATER MANAGEMENT STANDARDS, STORMWATER MANAGEMENT PLAN, STORMWATER POLLUTION PREVENTION PLAN, AND EROSION AND SEDIMENT CONTROL STANDARDS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE", SEE SECTION 9.14 ROADWAYS, ACCESS POINTS, AND FIRE LANES AND SECTION 9.13 PARKING AREAS FOR EXCEPTIONS.
18. THE CONTRACTOR MUST OBTAIN A VALID UTILITY PIPE INSTALLER'S LICENSE AND THE JOB SUPERVISOR OR FOREMAN MUST BE CERTIFIED BY THE TOWN PRIOR TO WORKING ON ANY WATER, SEWER, OR DRAINAGE PIPES THAT ARE IN A TOWN STREET OR RIGHT OF WAY, OR THAT WILL CONNECT OR MAY BE CONNECTED TO A TOWN WATER, SEWER, OR DRAINAGE SYSTEM. A LICENSED SUPERVISOR OR FOREMAN MUST BE PRESENT AT THE JOB SITE AT ALL TIMES DURING CONSTRUCTION OF THESE UTILITIES.



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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

STATE OF NEW HAMPSHIRE
CHRISTIAN O. SMITH
No. 9900
PROFESSIONAL ENGINEER

REVISIONS:	DATE:
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UTILITY PLAN

MIXED-USE DEVELOPMENT
97 PORTSMOUTH AVENUE
EXETER, NH
TAX MAP 65, LOT 125

DATE:	APRIL 29, 2025	SCALE:	1" = 20'
PROJ. NO:	NH-1547	SHEET NO.	6

POLE MOUNT

WALL MOUNT

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens
	1	P4	Single	NLS: NV-1-T4-32L-7-30K7-UNV-ASA-CXX	MTD 20' AFG ON 20' NLS POLE: SSSP-20-4S-11G-9BC-SGL-CXX-3430	0.900	7739
	1	P4-HSS	Single	NLS: NV-1-T4-32L-7-30K7-UNV-ASA-CXX-HSS	MTD 20' AFG ON 20' NLS POLE: SSSP-20-4S-11G-9BC-SGL-CXX-3430	0.900	5083
	12	W1	Single	TMS: 10W-O-15LED-30K-VXX-WM-CXX-DIML-W12	WALL MTD 8' AFG	0.900	1090

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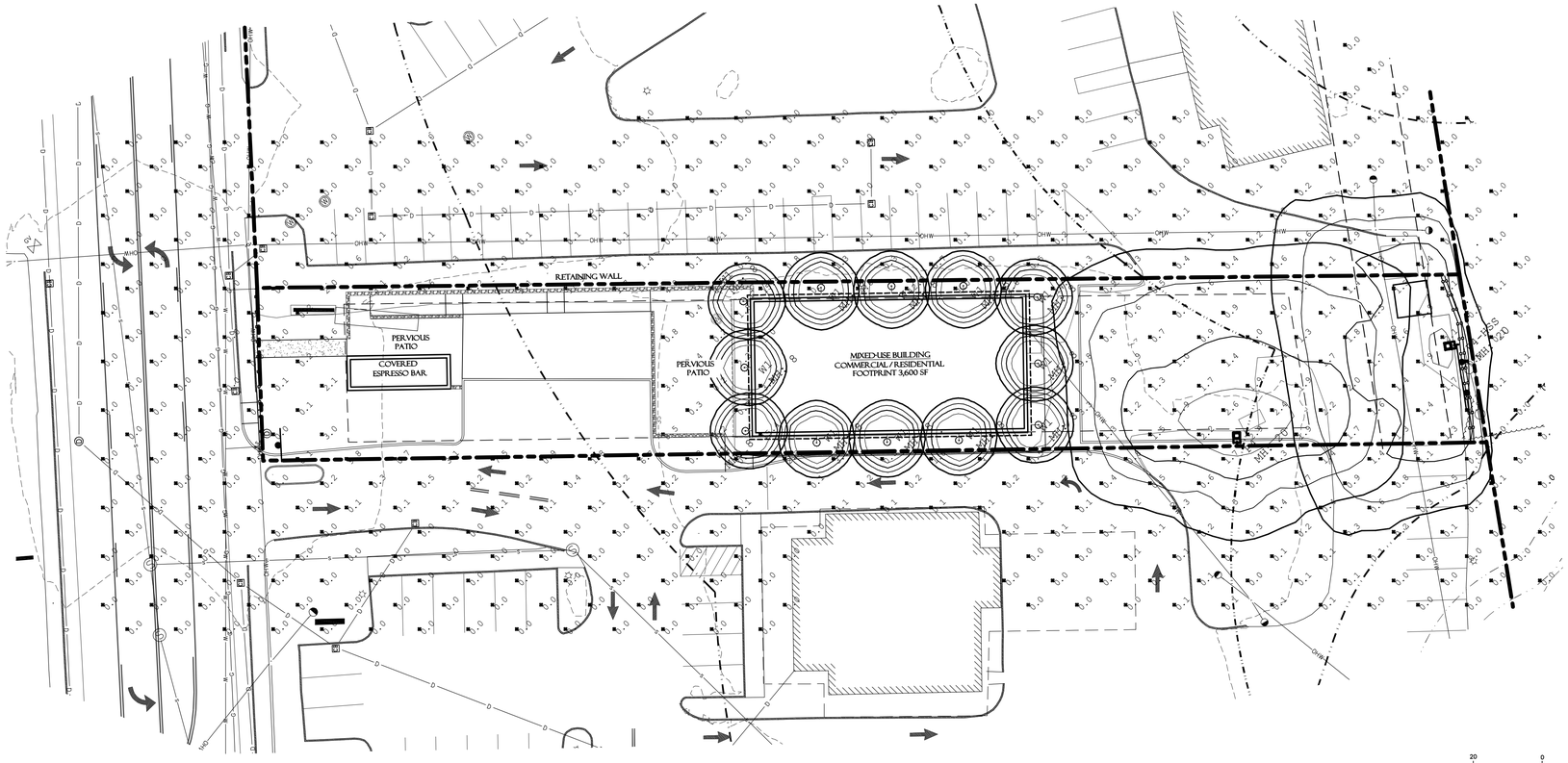

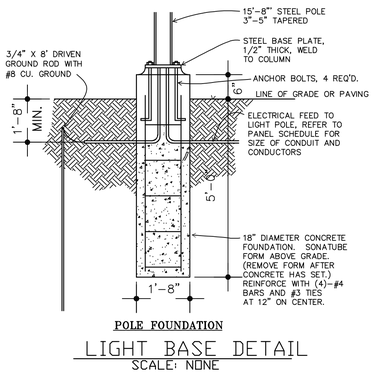

POLE FOUNDATION

LIGHT BASE DETAIL
SCALE: NONE

LIGHTING NOTES:

1. ALL OUTDOOR LIGHTING SHALL BE SO DIRECTED & SHIELDED THAT NO GLARE WILL SPILL OUT ONTO RESIDENTIALLY ZONED ABUTTERS

2. AFTER 10:00 PM ONLY THAT AMOUNT OF LIGHT NECESSARY FOR THE SECURITY OF THE PREMISES SHALL BE PERMITTED.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
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LIGHTING PLAN

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EXETER, NH
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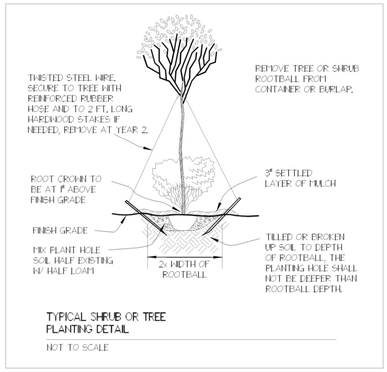
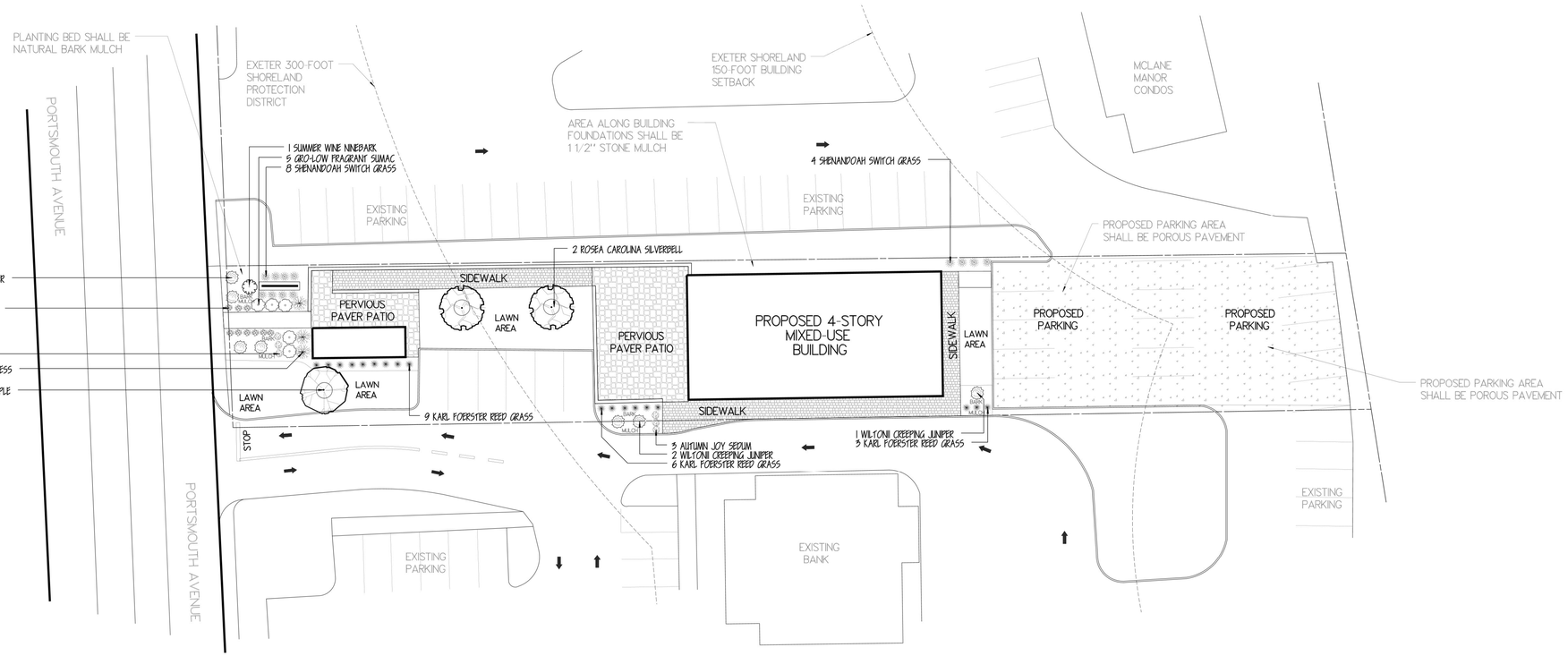


TYPICAL SHRUB OR TREE PLANTING DETAIL

NOT TO SCALE



PLANTING NOTES:

THE LANDSCAPE INSTALLATION CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO STARTING WORK.

THE CONTRACTOR SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

THE DEVELOPER SHALL PLANT A MINIMUM OF THE AMOUNT OF SHRUBS AND TREES SHOWN ON THE PLANT LIST, BUT EXACT SPECIES MAY VARY BASED ON AVAILABILITY. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE FULL YEAR FROM THE TIME OF OWNER ACCEPTANCE.

ALL PLANT MATERIAL SHALL BE WATERED THOROUGHLY DURING THE FIRST 24 HOUR PERIOD AFTER PLANTED. PLANTS SHALL BE WATERED WEEKLY OR MORE AS NECESSARY DURING THE FIRST GROWING YEAR.

ALL TREES, SHRUBS AND PERENNIALS SHALL BE PLANTED IN MULCH BEDS EXCEPT WHERE SPECIFIED ON THE PLAN. ALL MULCH AREAS SHALL RECEIVE A 3 INCH LAYER OF NATURAL BARK MULCH OVER A CONSTRUCTION GRADE WEED MAT BARRIER.

THE CONTRACTOR SHALL REMOVE WEEDS, ROCKS, CONSTRUCTION DEBRIE, ETC. FROM ANY LANDSCAPE AREA UNLESS DESIGNATED TO REMAIN.

ALL DISTURBED AREAS TO BE LANDSCAPED SHALL BE REPLACED WITH SUITABLE TOPSOIL.

THE BUILDING FOUNDATIONS WILL HAVE STONE MULCH BORDER EXTENDING OUT 18 INCHES FROM FOUNDATION AS DRIP EDGE. THE STONE MULCH SHALL BE 3 INCH DEPTH OVER A CONSTRUCTION GRADE WEED MAT BARRIER.

THIS PLAN SHEET IS INTENDED FOR LANDSCAPING PURPOSES ONLY. REFER TO CIVIL AND SITE SHEETS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

ALL PLANTING SHALL CONFORM TO THE TOWN OF EXETER, NEW HAMPSHIRE'S SITE PLAN REVIEW REGULATIONS PLANTING REQUIREMENTS.

Qty	Botanical Name	Common Name	Size/Condition
Trees			
1	Acer rubrum 'October Glory'	OCTOBER GLORY RED MAPLE	3" Caliper B¢B
2	Halesia tetraptera 'Rosea'	ROSEA CAROLINA SILVERBELL	2" Caliper B¢B
Shrubs			
3	Chamaecyparis pisifera 'Mop'	MOP GOLD THREAD CYPRESS	5 Gallon
7	Juniperus horizontalis 'Wiltonii'	WILTONII CREEPING JUNIPER	3 Gallon
1	Physocarpus opulifolius 'Seward'	SUMMER WINE NINEBARK	5 Gallon
5	Rhus aromatica 'Gro-low'	GRO-LOW FRAGRANT SUMAC	3 Gallon
Ornamental Grasses			
18	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER REED GRASS	2 Gallon
12	Panicum virgatum 'Shenandoah'	SHENANDOAH SWITCH GRASS	2 Gallon
Perennials			
9	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY	1 Gallon
6	Sedum 'Autumn Joy'	AUTUMN JOY SEDUM	1 Gallon

NOTE: PLANT CONTAINER SIZES MAY VARY BASED ON AVAILABILITY.

GRAPHIC SCALE

0 5 10 20 30 50 100

(IN FEET)
1 INCH = 20 FEET

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LM Land Design, LLC
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LMLandDesign.com
AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

PLANTING PLAN

MIXED-USE DEVELOPMENT
97 PORTSMOUTH AVENUE
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TAX MAP 65, LOT 125

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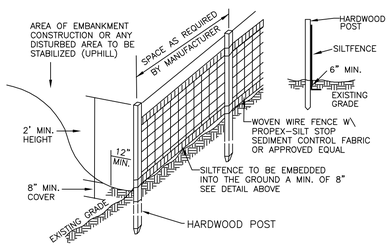
CONSTRUCTION SEQUENCE

1. CUT AND REMOVE TREES IN CONSTRUCTION AREAS AS REQUIRED OR DIRECTED.
2. CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS REQUIRED. EROSION, SEDIMENT AND DETENTION CONTROL FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO ANY EARTH MOVING OPERATION AND PRIOR TO DIRECTING RUNOFF TO THEM.
3. CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. STUMPS AND DEBRIS ARE TO BE REMOVED FROM SITE AND DISPOSED OF PER STATE AND LOCAL REGULATIONS.
4. EXCAVATE AND STOCKPILE TOPSOIL /LOAM. ALL AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
5. CONSTRUCT TEMPORARY CULVERTS AS REQUIRED OR DIRECTED.
6. CONSTRUCT THE ROADWAY AND ITS ASSOCIATED DRAINAGE STRUCTURES.
7. INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. ALL DISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.
8. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEEDED OR MULCHED AS REQUIRED, OR DIRECTED.
9. DAILY OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE CHECK DAMS, DITCHES, SEDIMENT TRAPS, ETC. TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ABUTTING WATERS OR PROPERTY.
10. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION
11. COMPLETE PERMANENT SEEDING AND LANDSCAPING
12. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND RE-VEGETATE ALL DISTURBED AREAS.
13. ALL SWALES AND DRAINAGE STRUCTURES WILL BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUNOFF DIRECTED TO THEM.
14. FINISH PAVING ALL DRIVEWAYS



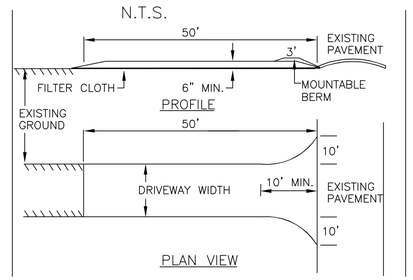
SILT FENCE CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A
2. MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER,
3. THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BYPASSING MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT
4. REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE
5. FOR SEDIMENT STORAGE SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND
6. THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED

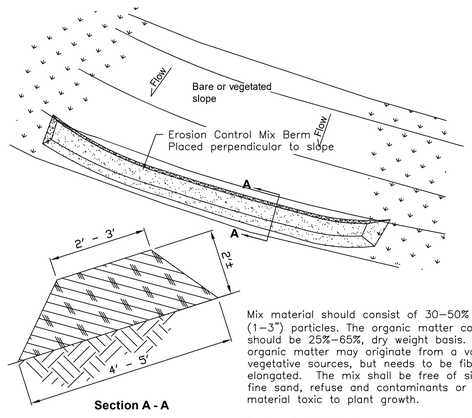
SILT FENCE MAINTENANCE

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

STABILIZED CONSTRUCTION ENTRANCE



1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET,
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE, IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.



Section A - A

Mix material should consist of 30-50% large (1-3") particles. The organic matter content should be 25%-65%, dry weight basis. The organic matter may originate from a variety of vegetative sources, but needs to be fibrous and elongated. The mix shall be free of silt, clay, fine sand, refuse and contaminants or any material toxic to plant growth.

Erosion Control Mix berms are effective filters for overland flow conditions and should not be used to filter concentrated flow such as that found in drainage ditchs, streams, etc.

SEEDING RATES

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

TEMPORARY EROSION CONTROL MEASURES

1. NO MORE THAN 1.58 ACRES OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED OR DIRECTED BY THE ENGINEER ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS.
3. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH NOT LESS THAN 1.10 POUNDS OF SEED PER 1000 SQUARE FEET OF AREA. (48 POUNDS PER ACRE) SEE SEED SPECIFICATIONS THIS SHEET.
4. SILT FENCES AND OTHER EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAIN EVENT GREATER THAN 0.5" DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
5. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
6. AREAS MUST BE SEEDED AND MULCHED WITHIN 3 DAYS OF FINAL GRADING, PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF SOIL.

WINTER MAINTENANCE

1. ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH, SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3-4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "JUTE MATTING" (EXCELSIOR'S CURLEX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3-4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR JUTE MATTING SHALL NOT OCCUR OVER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER OCTOBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.

2. ALL SWALES THAT DO NOT HAVE FULLY ESTABLISHED VEGETATION SHALL BE EITHER LINED WITH TEMPORARY JUTE MATTING OR TEMPORARY STONE CHECK DAMS (APPROPRIATELY SPACED). STONE CHECK DAMS WILL BE MAINTAINED THROUGHOUT THE WINTER MONTHS. IF THE SWALES ARE TO BE MATTED WITH PERMANENT LINERS OR RIPRAP WITH ENGINEERING FABRIC, THIS SHALL BE COMPLETED PRIOR TO WINTER SHUTDOWN OR AS SOON AS THEY ARE PROPERLY GRADED AND SHAPED.

3. PRIOR TO OCT. 15TH ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRAVEL APPLICATION. IF THESE AREAS' ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE ROUGHLY CROWNED AND A 3" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NH DOT 304.3, BUT SHALL HAVE BETWEEN 15-25% PASSING THE #200 SIEVE AND THE LARGEST STONE SIZE SHALL BE 2". IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.

4. AFTER OCTOBER 15TH, THE END OF NEW HAMPSHIRE'S AVERAGE GROWING SEASON, NO ADDITIONAL LOAM SHALL BE SPREAD ON SIDE SLOPES AND SWALES. THE STOCKPILES THAT WILL BE LEFT UNDISTURBED UNTIL SPRING SHALL BE SEEDED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILES SHALL BE MULCHED AT A RATE OF 3-4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.

SEEDING SPECIFICATIONS

1. GRADING AND SHAPING
   A. 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.
2. SEEDBED PREPARATION
   A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
   B. 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 REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
3. ESTABLISHING A STAND
   A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:

   AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS PER 1,000 SQ. FT..

   NITROGEN(N), 50 LBS PER ACRE OR 1. 1 LBS PER 1,000 SQ.FT.

   PHOSPHATE(P205), 100 LBS PER ACRE OR 2. 2 LBS PER 1,000 SQ.FT.

   POTASH(K20), 100 LBS PER ACRE OR 2. 2 LBS PER 1,000 SQ.FT.

   (NOTE: THIS IS THE EQUIVALENT OF 500 LBS PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS PER ACRE OF 5-10-10.)

Erosion Control Mix Berm

B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.

C. REFER TO TABLE(G-E1 THIS SHEET) FOR APPROPRIATE SEED MIXTURES AND TABLE(H-E1 THIS SHEET) FOR RATES OF SEEDING. ALL LEGUMES (CROWN VETCH, BIRDS FOOT TREFOIL, AND FLAT PEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT.

D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.

4. MULCH
   A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
   B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 SQ. FT.

5. MAINTENANCE TO ESTABLISH A STAND
   A. PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
   B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL STAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
   C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

SEEDING GUIDE

USE	SEEDING MIXTURE*	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	FAIR	GOOD	EXCELLENT
	E	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	FAIR	GOOD	GOOD	EXCELLENT
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	F	FAIR	EXCELLENT	EXCELLENT	**
	G	FAIR	EXCELLENT	EXCELLENT	**

RECOMMENDED

GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.

* REFER TO SEEDING MIXTURES AND RATES IN TABLE 7-36.
** POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAY AREAS OR ATHLETIC FIELDS.

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

PREPARED FOR:
J CALEY ASSOCIATES
11 TAYLOR COURT
STRATHAM NH 03885

BA BEALS ASSOCIATES, PLLC
70 PORTSMOUTH AVE,
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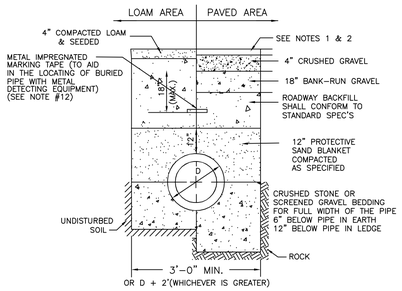
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX. 603-583-4863

REVISED PER TRC REVIEW	
REVISIONS:	DATE:

EROSION & SEDIMENT CONTROL DETAILS

MIXED-USE DEVELOPMENT
97 PORTSMOUTH AVENUE
EXETER, NH
TAX MAP 65, LOT 125

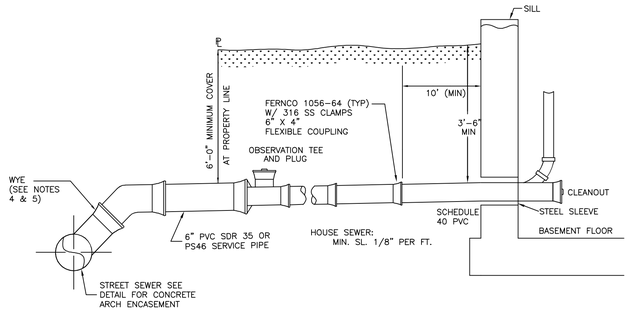
DATE:	APRIL 29, 2025	SCALE:	NTS'
PROJ. NO:	NH-1547	SHEET NO.	9



NOTE:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPEC'S.

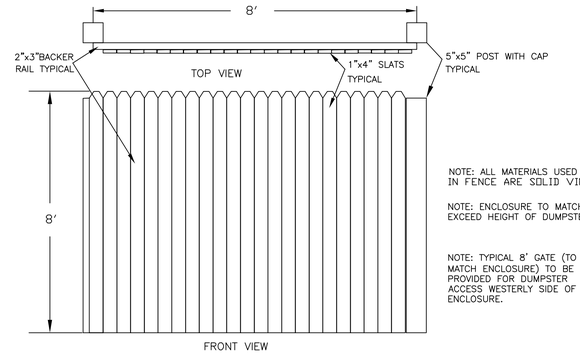
TYPICAL SEWER TRENCH DETAIL

NOT TO SCALE



NOTES:
1) SEWER SERVICE FROM PROPERTY LINE TO 10' OUTSIDE OF BUILDING SHALL BE INSTALLED UNDER THIS CONTRACT ONLY WHEN OUTSIDE THE TRENCH DEWATERING OR LEDGE EXCAVATION IS REQUIRED.
2) PIPE DEPTH AT HOUSE SHALL BE ABOVE THE SEASONAL GROUND WATER LEVEL.
3) SEWER SHALL BE BELOW SLAB ONLY WHEN BASEMENT TOILETS EXIST.
4) JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AST AT THE STREET SEWER WYE OR, AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED
5) WYES: WHERE WYE IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE FOLLOWING MANUFACTURERS INSTRUCTIONS USING A BOLTED, CLAMPED, OR EPOXY-CEMENTED SADDLE, TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING IN THE SEWER.

DETAIL OF HOUSE SEWER SERVICE



NOTE: ALL MATERIALS USED IN FENCE ARE SOLID VINYL BOARD

NOTE: ENCLOSURE TO MATCH OR EXCEED HEIGHT OF DUMPSTER

NOTE: TYPICAL 8' GATE (TO MATCH ENCLOSURE) TO BE PROVIDED FOR DUMPSTER ACCESS WESTERLY SIDE OF THE ENCLOSURE.

STOCKADE FENCE DETAIL

N.T.S.

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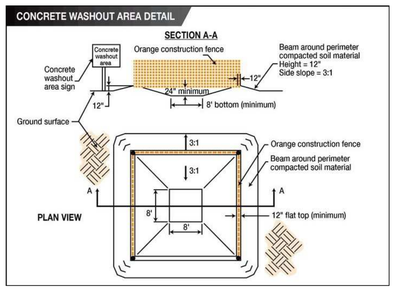

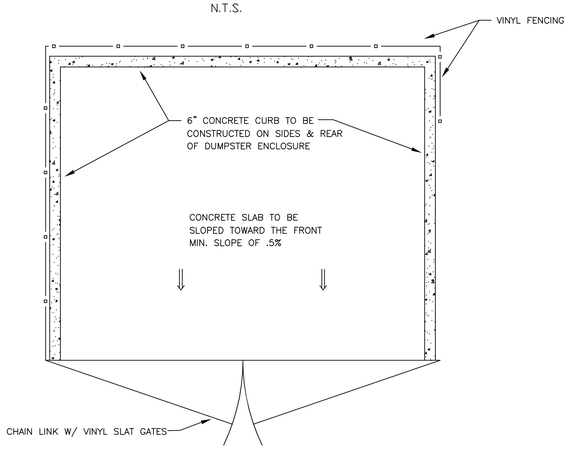

DUMPSTER SLAB DETAILS

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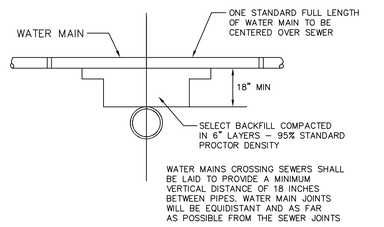
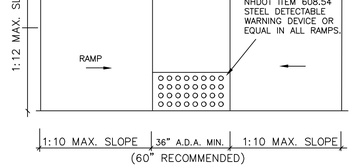


WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN PIPES. WATER MAIN JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER JOINTS

SEPARATION NOTES:

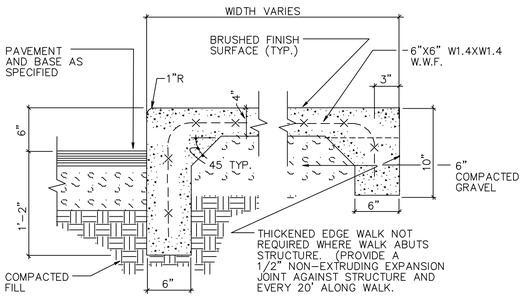
SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES (460 MM) BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO MAINTAIN LINE AND GRADE.

WATER/SEWER MAIN CROSSING



SIDEWALK RAMP DETAIL

NOT TO SCALE



BRUSHED CONCRETE WALK

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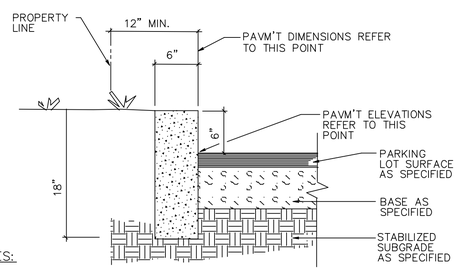
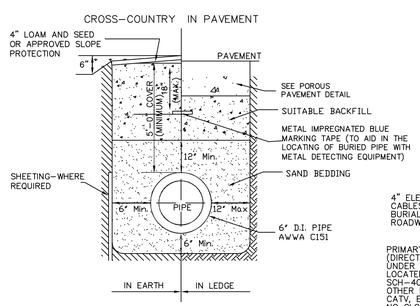


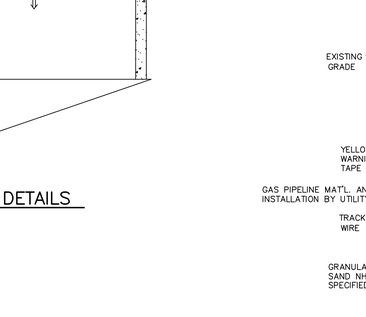
NOTES:
1. EDGING TO BE PLACED PRIOR TO PLACING TOP SURFACE COURSE.
2. JOINTS BETWEEN STONES SHALL BE MORTARED.

6" VERTICAL GRANITE CURB

NOT TO SCALE

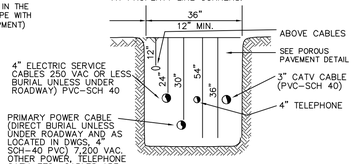


TYPICAL TRENCH DETAIL FOR WATER SYSTEM



GAS TRENCH DETAIL

NOTE: ALL UTILITIES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE UTILITY COMPANY. SERVICE BOX CONNECTIONS SHALL BE "FLUSH MOUNT" TO GREATEST EXTENT POSSIBLE AND LOCATED AT PROPERTY LINE CORNERS.



UTILITY TRENCH DETAIL

REVISED PER TRC REVIEW	
REVISED OVERALL LAYOUT	06/06/25
REVISIONS:	DATE:

CONSTRUCTION DETAILS

MIXED-USE DEVELOPMENT
97 PORTSMOUTH AVENUE
EXETER, NH
TAX MAP 65, LOT 125

DATE:	APRIL 29, 2025	SCALE:	NTS
PROJ. N0:	NH-1547	SHEET NO.	10

CONSTRUCTION SPECIFICATIONS FOR POROUS ASPHALT
THE UNH STORM WATER CENTER

INSTALLATION RECOMMENDATIONS

INSTALLATION
A. PERCOLATION BEDS (REFERS TO NO 57 STONE)
I. OWNER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO ALL PERCOLATION BED AND POROUS PAVING WORK.
2. SUB GRADE PREPARATION
A.EXISTING SUB GRADE UNDER BED AREAS SHALL NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC PRIOR TO STONE BED PLACEMENT.
B. WHERE EROSION OF SUB GRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS AND/OR SURFACE PONDING, THIS MATERIAL SHALL BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE OR EQUIVALENT AND LIGHT TRACTOR.
C. BRING SUB GRADE OF STONE PERCOLATION BED TO LINE, GRADE, AND ELEVATIONS INDICATED. FILL AND LIGHTLY REGRADE ANY AREAS DAMAGED BY EROSION, PONDING, OR TRAFFIC COMPACTION BEFORE THE PLACING OF STONE. ALL BED BOTTOMS ARE LEVEL GRADE.
3. RECHARGE BED INSTALLATION (REFERS TO NO 3 STONE)
A.UPON COMPLETION OF SUB GRADE WORK, THE ENGINEER SHALL BE NOTIFIED AND SHALL INSPECT AT HIS DISCRETION BEFORE PROCEEDING WITH PERCOLATION BED INSTALLATION.
B.PERCOLATION BED AGGREGATE SHALL BE PLACED IMMEDIATELY AFTER APPROVAL OF SUB GRADE PREPARATION. ANY ACCUMULATION OF DEBRIS OR SEDIMENT WHICH HAS TAKEN PLACE AFTER APPROVAL OF SUB GRADE SHALL BE REMOVED PRIOR TO INSTALLATION OF AGGREGATE AT NO EXTRA COST TO THE OWNER.
C.INSTALL COARSE AGGREGATE NO. 3 (1 1/2" STONE) IN 8–INCH MAXIMUM LIFTS. LIGHTLY COMPACT EACH LAYER WITH EQUIPMENT, KEEPING EQUIPMENT MOVEMENT OVER STORAGE BED SUBGRADES TO A MINIMUM. INSTALL AGGREGATE TO GRADES INDICATED ON THE DRAWINGS.
D. INSTALL 3" LIFT PEA GRAVEL LAYER TO PREVENT MIGRATION OF FINES FROM THE FILTER COARSE (NHDOT 304.1)
E.INSTALL FILTER COARSE (NHDOT 304.1 SAND LESS THAN 2% FINES) IN 2, 4" LIFTS. LIGHTLY COMPACT EACH LAYER WITH EQUIPMENT, KEEPING EQUIPMENT MOVEMENT OVER STORAGE BED SUBGRADES TO A MINIMUM. INSTALL AGGREGATE TO GRADES INDICATED ON THE DRAWNGS.
F. INSTALL CHOKER BASE COURSE (AASHTO # 57 STONE) AGGREGATE EVENLY OVER SURFACE OF STONE BED, SUFFICIENT TO ALLOW PLACEMENT OF PAVEMENT, AND NOTIFY ENGINEER FOR APPROVAL. CHOKER BASE COURSE SHALL BE SUFFICIENT TO ALLOW FOR EVEN PLACEMENT OF ASPHALT BUT NO THICKER THAN 4–INCH IN DEPTH.
4. SURROUNDING AREAS
A.BEFORE THE POROUS PAVEMENT IS INSTALLED, ADJACENT SOIL AREAS SHOULD BE SLOPED AWAY FROM ALL PAVEMENT EDGES, TO PREVENT POTENTIAL SEDIMENT FROM WASHING ONTO THE PAVEMENT SURFACE.
B.TO ACCOMPLISH THIS, A SEQUENCE OF SWALES SHOULD BE EXCAVATED INTO ALL EARTHEN (UNPAVED) AREAS AT LEAST ON THE UPHILL SIDES OF THE PAVEMENT, AND WHERE NECESSARY, TO BELOW THE CURB OR PAVEMENT ELEVATION. ITS SHAPE AND PAINTINGS CAN BE INTEGRATED WITH THE PROJECT'S ARCHITECTURE AND LANDSCAPE, AND DESIGNED TO MAXIMIZE INFILTRATION. SWALE OVERFLOW, WHEN IT OCCURS, CAN BE DISCHARGED FROM ONE SWALE TO ANOTHER BY CONNECTING PIPES UNDER DRIVEWAYS.
C.BUILDING BASEMENTS AND FOUNDATIONS SHOULD BE WATERPROOFED AS NECESSARY, WHERE THE POROUS PAVEMENT ABUTS BUILDINGS.
B. POROUS ASPHALT
1. TRANSPORTING MATERIAL
A.TRANSPORTING OF MIX TO THE SITE SHALL BE IN VEHICLES WITH SMOOTH, CLEAN DUMP BEDS THAT HAVE BEEN SPRAYED WITH A NON–PETROLEUM RELEASE AGENT.
B.THE MIX SHALL BE COVERED DURING TRANSPORT TO CONTROL COOLING.
2. POROUS BITUMINOUS ASPHALT SHALL NOT BE STORED IN EXCESS OF 90 MINUTES BEFORE PLACEMENT.
3. ASPHALT PLACEMENT
A.THE POROUS BITUMINOUS SURFACE COURSE SHALL BE LAID IN ONE LIFT DIRECTLY OVER THE CHOKER COARSE, FILTER COARSE, AND CRUSHED STONE BASE COURSE TO A 4–INCH FINISHED THICKNESS. THE SURFACE CAN BE LAID IN TWO LIFTS IF SECOND LIFT IS DONE WITHIN 10 BUSINESS DAYS
AND THE INITIAL COURSE IS CLEAN AND FREE OF SEDIMENT.
B.THE LAYING TEMPERATURE OF THE BITUMINOUS MIX SHALL BE BETWEEN 300 DEGREES FAHRENHEIT AND 350 DEGREES FAHRENHEIT (BASED ON THE RECOMMENDATIONS OF THE ASPHALT SUPPLIER).
C.INSTALLATION SHALL TAKE PLACE WHEN AMBIENT TEMPERATURES ARE 55 DEGREES FAHRENHEIT OR ABOVE, WHEN MEASURED IN THE SHADE AWAY FROM ARTIFICIAL HEAT.
D.THE USE OF A REMIXING MATERIAL TRANSFER DEVICE BETWEEN THE TRUCKS AND THE PAVER IS HIGHLY RECOMMENDED TO ELIMINATE COLD LUMPS IN THE MIX.
E. THE POLYMER–MODIFIED ASPHALT IS VERY DIFFICULT TO RAKE, A WELL–HEATED SCREED SHOULD BE USED TO MINIMIZE THE NEED FOR RAKING.
F. COMPACTION OF THE SURFACE COURSE SHALL TAKE PLACE WHEN THE SURFACE IS COOL ENOUGH TO RESIST A 10–TON ROLLER. (140°F. SURFACE TEMPERATURE) ONE OR TWO PASSES IS ALL THAT IS REQUIRED FOR PROPER COMPACTION. MORE ROLLING COULD CAUSE A REDUCTION IN THE SURFACE POROSITY WHICH IS UNACCEPTABLE.
4. IN THE EVENT CONSTRUCTION SEDIMENT IS INADVERTENTLY DEPOSITED ON THE FINISHED POROUS
SURFACE, IT MUST BE IMMEDIATELY REMOVED BY VACUUMING.
5. AFTER FINAL ROLLING, NO VEHICULAR TRAFFIC OF ANY KIND SHALL BE PERMITTED ON THE SURFACE UNTIL COOLING AND HARDENING HAS TAKEN PLACE, AND IN NO CASE WITHIN THE FIRST 48 HOURS. PROVIDE BARRIERS AS NECESSARY AT NO EXTRA COST TO THE OWNER TO PREVENT VEHICULAR USE; REMOVE AT THE DISCRETION OF THE ENGINEER.
6. STRIPING PAINT FOR TRAFFIC LANES AND PARKING BAYS SHALL BE CHLORINATED RUBBER BASE, FACTORY MIXED, NON–BLEEDING, FAST DRYING, BEST QUALITY, WHITE TRAFFIC PAINT WITH A LIFE EXPECTANCY OF TWO YEARS UNDER NORMAL TRAFFIC USE.
A.PAVEMENT–MARKING PAINT; LATEX, WATER–BASE EMULSION, READY–MIXED, COMPLYING WITH PS TT–P–1952.
B.SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL AND DUST.
C.PAINT 4 INCH WIDE TRAFFIC LANE STRIPING IN ACCORDANCE WITH LAYOUTS OF PLAN. APPLY PAINT WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. APPLY IN TWO COATS AT MANUFACTURER'S RECOMMENDED RATES. PROVIDE CLEAR, SHARP LINES USING WHITE TRAFFIC PAINT, INSTALLED IN ACCORDANCE WITH NHDOT SPECIFICATIONS.
6. WORK SHALL BE DONE EXPERTLY THROUGHOUT, WITHOUT STAINING OR INJURY TO OTHER WORK.
TRANSITION TO ADJACENT IMPERVIOUS BITUMINOUS PAVING SHALL BE MERGED NEATLY WITH FLUSH, CLEAN LINE. FINISHED PAVING SHALL BE EVEN, WITHOUT POCKETS, AND GRADED TO ELEVATIONS SHOWN ON DRAWING.
7. POROUS PAVEMENT BEDS SHALL NOT BE USED FOR EQUIPMENT OR MATERIALS STORAGE DURING CONSTRUCTION, AND UNDER NO CIRCUMSTANCES SHALL VEHICLES BE ALLOWED TO DEPOSIT SOIL ON PAVED POROUS SURFACES.
8. REPAIR OF DAMAGED PAVING
A.ANY EXISTING PAVING ON OR ADJACENT TO THE SITE THAT HAS BEEN DAMAGED AS A RESULT OF CONSTRUCTION WORK SHALL HE REPAIRED TO THE SATISFACTION OF THE OWNER WITHOUT ADDITIONAL COST TO THE OWNER.
9. FIELD QUALITY CONTROL
A.THE FULL PERMEABILITY OF THE PAVEMENT SURFACE SHALL BE TESTED BY APPLICATION OF CLEAN WATER AT THE RATE OF AT LEAST 5 GPM OVER THE SURFACE, USING A HOSE OR OTHER DISTRIBUTION DEVISE. WATER USED FOR THE TEST SHALL BE CLEAN, FREE OF SUSPENDED SOLIDS AND DELETERIOUS LIQUIDS AND WILL BE PROVIDED AT NO EXTRA COST TO THE OWNER. ALL APPLIED WATER SHALL INFILTRATE DIRECTLY WITHOUT PUDDLE FORMATION OR SURFACE RUNOFF, AND SHALL BE OBSERVED BY THE ENGINEER AND OWNER.
B.TEST IN–PLACE BASE AND SURFACE COURSE FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS. REPAIR OR REMOVE AND REPLACE UNACCEPTABLE WORK AS DIRECTED BY THE OWNER.
C.SURFACE SMOOTHNESS: TEST FINISHED SURFACE FOR SMOOTHNESS AND EVEN DRAINAGE, USING A TEN–FOOT TO CENTERLINE OF PAVED AREA. SURFACE WILL NOT BE ACCEPTED IF GAPS OR RIDGES EXCEED 3116 OF AN INCH.

MINIMUM COMPACTION REQUIREMENTS

COMPACTION SHALL BE PERFORMED TO NOT LESS THAN NINETY–FIVE PERCENT (95%) MAXIMUM DENSITY AS DETERMINED IN A LABORATORY COMPACTION TEST, PERFORMED UNDER THE SPECIFICATIONS OF ASTM D1557–64T, METHOD "A", (BACK FILL MATERIAL OF A STONY NATURE SHALL BE TESTED UNDER METHOD "C" OR "D" OF THE SAME ASTM DESIGNATION) OR OTHER APPROVED ASTM OR AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) SPECIFICATIONS. SUCH TEXT SHALL ALSO BE USED FOR ESTABLISHING THE OPTIMUM MOISTURE CONTENT OF THE MATERIALS. THE IN–PLACE DRY UNIT WEIGHT OF THE COMPACTED MATERIALS SHALL BE DETERMINED BY METHODS SPECIFIED UNDER ASTM "D" 1556–58T OR OTHER APPROVED ASTM OR AASHTO SPECIFICATIONS. THE IN–PLACE COMPACTION TEST TO BE CONSISTENT WITH THE APPROVED LABORATORY COMPACTION TEST.

TABLE 5. POROUS ASPHALT MIX DESIGN CRITERIA.

SIEVE SIZE (INCH/MM)	PERCENT PASSING (%)
0.75/19	100
0.50/12.5	85–100
0.375/9.5	55–75
NO.4/4.75	10–25
NO.8/2.36	5–10
NO.200/0.075 (#200)	2–4
BINDER CONTENT (AASHTO T164)	6.0–6.5%
AIR VOID CONTENT BY CORELOK (ASTM D6752)*	16.0–20.0%
AIR VOID CONTENT BY PARAFFIN WAX (AASHTO T275)*	18.0–22.0%
DRAINDOWN (ASTM D6390)**	<= 0.3 %
RETAINED TENSILE STRENGTH (AASHTO 283)***	>= 80 %

* EITHER METHOD IS ACCEPTABLE
**CELLULOSE OR MINERAL FIBERS MAY BE USED TO REDUCE DRAINDOWN.
***IF THE TSR (RETAINED TENSILE STRENGTH) VALUES FALL BELOW 80% WHEN TESTED PER NAPA IS 131 (WITH A SINGLE FREEZE THAW CYCLE RATHER THAN 5), STEP 4, THE CONTRACTOR SHALL EMPLOY AN ANTISTRIP ADDITIVE, SUCH AS HYDRATED LIME (ASTM C977) OR A FATTY AMINE, TO RAISE THE TSR VALUE ABOVE 80%.

MIX SUMMARY
POROUS ASPHALT PAVEMENT MIX
THE UNH STORM WATER CENTER

POROUS ASPHALT SHALL BE FOUR INCHES THICK WITH A BITUMINOUS MIX OF 6% TO 6.5% BY WEIGHT DRY AGGREGATE AND AIR VOIDS OF 18–22% IN ACCORDANCE WITH ASTM D6390, DRAIN DOWN OF THE BINDER SHALL BE NO GREATER THAN 0.3%. IF MORE ABSORPTIVE AGGREGATES, SUCH AS LIMESTONE, ARE USED IN THE MIX, THEN THE AMOUNT OF BITUMEN IS TO BE BASED ON THE TESTING PROCEDURES OUTLINED IN THE NATIONAL ASPHALT PAVEMENT ASSOCIATION'S INFORMATION SERIES 131 – "PERVIOUS ASPHALT PAVEMENTS" (2003) OR NHDOT EQUIVALENT. MIX SUPPLIERS MAY HAVE A SUITABLE IN–HOUSE SPECIFICATION FOR OPEN GRADED FRICTION COURSE (OGFC) THAT CAN BE USED.

USE NEAT ASPHALT BINDER MODIFIED WITH AN ELASTOMERIC POLYMER TO PRODUCE A BINDER MEETING THE REQUIREMENTS OF PG 76–22 AS SPECIFIED IN AASHTO MP– I. THE ELASTOMER POLYMER SHALL BE STYRENE–BUTADIENE–STYRENE (SBS), OR APPROVED EQUAL, APPLIED AT A RATE OF 3% BY WEIGHT OF THE TOTAL BINDER. THE COMPOSITE MATERIALS SHALL BE THOROUGHLY BLENDED AT THE ASPHALT REFINERY OR TERMINAL PRIOR TO BEING LOADED INTO THE TRANSPORT VEHICLE. THE POLYMER MODIFIED ASPHALT BINDER SHALL BE HEAT AND STORAGE STABLE.

AGGREGATE SHALL BE MINIMUM 90% CRUSHED MATERIAL AND HAVE A GRADATION OF:

COMPOSITION OF MIXTURE
SIEVE SIZE (INCH/MM)PERCENT PASSING0.75/191000.50/12.585–1000.375/9.555–75NO.4/4.7510–25NO.8/2.365–10NO.200/0.0752–4TOTAL AGGREGATES93–5–94% ASPHALT OF TOTAL MIX6–6.5
ADD HYDRATED LIME AT A DOSAGE RATE OF 1.0% BY WEIGHT OF THE TOTAL DRY AGGREGATE TO MIXES CONTAINING GRANITE. HYDRATED LIME SHALL MEET THE REQUIREMENTS OF ASTM C 977. THE ADDITIVE MUST BE ABLE TO PREVENT THE SEPARATION OF THE ASPHALT BINDER FROM THE AGGREGATE AND ACHIEVE A REQUIRED TENSILE STRENGTH RATIO (TSR) OF AT LEAST 80% ON THE ASPHALT MIX WHEN TESTED IN ACCORDANCE WITH AASHTO T 283. THE ASPHALTIC MIX SHALL BE TESTED FOR ITS RESISTANCE TO STRIPPING BY WATER IN ACCORDANCE WITH ASTM D–1664. IF THE ESTIMATED COATING AREA IS NOT ABOVE 95 PERCENT, ANTI–STRIPPING AGENTS SHALL BE ADDED TO THE ASPHALT.

NO WORK SHALL BE STARTED UNTIL THE CONTRACTOR HAS SUBMITTED AND THE ENGINEER HAS APPROVED A MIX DESIGN INCLUDING THE PERCENTAGE OF EACH INGREDIENT INCLUDING BINDER, POLYMER, AND THE JOB–MIX FORMULA FROM SUCH A COMBINATION. THE JOB–MIX FORMULA SHALL ESTABLISH A SINGLE PERCENTAGE OF AGGREGATE PASSING SIEVE AND A SINGLE PERCENTAGE OF BITUMINOUS MATERIAL TO BE ADDED TO THE AGGREGATE. NO CHANGE IN THE JOB–MIX FORMULA MAY BE MADE WITHOUT WRITTEN APPROVAL OF THE ENGINEER. THE JOB–MIX FORMULA MUST FALL WIT H THE MASTER RANGE SPECIFIED IN COMPOSITION OF MIXTURE TABLE.

TRANSPORTING MATERIAL: SEE CONSTRUCTION AND INSTALL SPECIFICATIONS

FOR QUESTIONS ON MIX SPECIFICATIONS CONTACT ROBERT ROSEEN, PHD, AT THE UNH STORM WATER CENTER. 603–862–4024.

MAINTENANCE SPECIFICATIONS FOR POROUS ASPHALT PARKING LOT AREAS AND LOW VOLUME ROADS
THE UNH STORM WATER CENTER

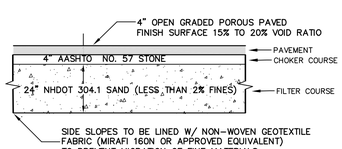
THE FOLLOWING RECOMMENDATIONS WILL HELP ASSURE THAT THE PAVEMENT IS MAINTAINED TO PRESERVE ITS HYDROLOGIC EFFECTIVENESS.

WINTER MAINTENANCE:

1. SANDING FOR WINTER TRACTION IS PROHIBITED. DEICING IS PERMITTED (NAC1, MGC12, OR EQUIVALENT). REDUCED SALT APPLICATION IS POSSIBLE AND CAN BE A COST SAVINGS FOR WINTER MAINTENANCE. NONTOXIC, ORGANIC DEICERS, APPLIED EITHER AS BLENDED, MAGNESIUM CHLORIDE–BASED LIQUID PRODUCTS OR AS PRETREATED SALT, ARE PREFERABLE.
2. PLOWING IS ALLOWED, BLADE SHOULD BE SET APPROXIMATELY 1" ABOVE ROAD SURFACE. ICE AND LIGHT SNOW ACCUMULATION ARE GENERALLY NOT AS PROBLEMATIC AS FOR STANDARD ASPHALT. SNOW WILL ACCUMULATE DURING HEAVIER STORMS AND SHOULD BE PLOWED.

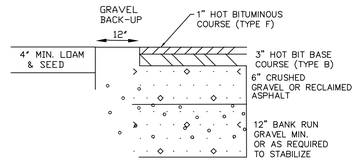
ROUTINE MAINTENANCE;

1. ASPHALT SEAL COATING MUST BE ABSOLUTELY FORBIDDEN. SURFACE SEAL COATING IS NOT REVERSIBLE.
2. THE PAVEMENT SURFACE SHOULD BE VACUUMED 1 OR 2 TIMES PER YEAR, AND AT ANY ADDITIONAL TIMES SEDIMENT IS SPILLED, ERODED, OR TRACKED ONTO THE SURFACE.
3. PLANTED AREAS ADJACENT TO PERVIOUS PAVEMENT SHOULD BE WELL MAINTAINED TO PREVENT SOIL WASHOUT ONTO THE PAVEMENT. IF ANY BARE SPOTS OR ERODED AREAS ARE OBSERVED WITHIN THE PLANTED AREAS, THEY SHOULD BE REPLANTED AND/OR STABILIZED AT ONCE.
4. IMMEDIATELY CLEAN ANY SOIL DEPOSITED ON PAVEMENT. SUPERFICIAL DIRT DOES NOT NECESSARILY CLOG THE PAVEMENT VOIDS. HOWEVER, DIRT THAT IS GROUND IN REPEATEDLY BY TIRES CAN LEAD TO CLOGGING. THEREFORE, TRUCKS OR OTHER HEAVY VEHICLES SHOULD BE PREVENTED FROM TRACKING OR SPILLING DIRT ONTO THE PAVEMENT.
5. DO NOT ALLOW CONSTRUCTION STAGING, SOIL/MULCH STORAGE, ETC. ON UNPROTECTED PAVEMENT SURFACE.
6. REPAIRS: POTHOLES OF LESS THAN 50 SQUARE FEET CAN BE PATCHED BY ANY MEANS SUITABLE WITH STANDARD PAVEMENT OR A PERVIOUS MIX IS PREFERRED. FOR AREAS GREATER THAN 50 SQ. FT. IN NEED OF REPAIR, APPROVAL OF PATCH TYPE SHOULD BE SOUGHT FROM A QUALIFIED ENGINEER. ANY REQUIRED REPAIR OF DRAINAGE STRUCTURES SHOULD BE DONE PROMPTLY TO ENSURE CONTINUED PROPER FUNCTIONING OF THE SYSTEM.
7. WRITTEN AND VERBAL COMMUNICATION TO THE POROUS PAVEMENT'S FUTURE OWNER SHOULD MAKE CLEAR THE PAVEMENT'S SPECIAL PURPOSE AND SPECIAL MAINTENANCE REQUIREMENTS SUCH AS THOSE LISTED HERE.
8. A PERMANENT SIGN SHOULD BE ADDED AT THE ENTRANCE AND END OF THE POROUS ASPHALT AREA TO INFORM RESIDENTS AND MAINTENANCE STAFF OF THE SPECIAL NATURE AND PURPOSE OF THE PAVEMENT, AND ITS SPECIAL MAINTENANCE REQUIREMENTS.



NOTES:
1. 4" FRICTION COARSE CONSISTS OF COARSER AGGREGATE AND STIFFER BINDER. SEE TABLE
2. A WORKING COURSE 4" THICK CONSISTS OF AASHTO NO. 57 STONE.
3. TOP COAT SHOULD BE VACUUMED A MINIMUM OF TWICE A YEAR.
4. ROOF RUNOFF CAN FLOW ONTO PAVEMENT OR INTO SUBBASE MATERIAL.

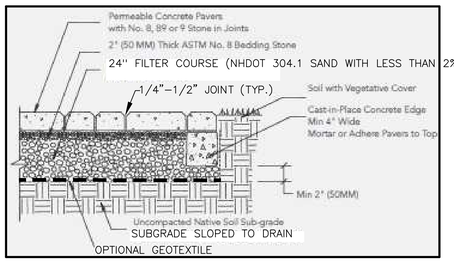
POROUS PAVEMENT
NOT TO SCALE



NOTES: * IN AREAS OF BEDROCK, MINIMUM 24" SEPARATION FROM BANK RUN GRAVEL
* PAVEMENT TRENCH PATCH SHALL MATCH EXISTING PAVEMENT DEPTHS.

TYPICAL PAVEMENT SECTION
NEW ASPHALT

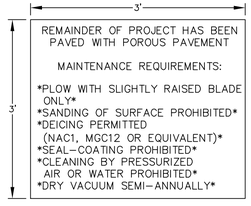
1. THE DEVELOPER SHALL INSPECT THE CROSS–SECTION OF THE CURRENT DRIVEWAY FOR CONFORMANCE TO THE MUNICIPAL REQUIREMENTS. IF ADDITIONAL SELECT GRAVELS, ETC. ARE NEEDED, THE DRIVE SHALL BE BUILT TO TOWN SPECIFICATIONS.
2. IF ADDITIONAL CRUSHED OR BANK RUN GRAVEL IS NEEDED, THE DEVELOPER RESERVES THE RIGHT TO UTILIZED RECLAIMED GRAVEL PROCESSED FROM ON SITE MATERIALS.



ROUTINE MAINTENANCE: VISUAL INSPECTION OF THE PERVIOUS PAVERS TO ENSURE THAT THEY ARE CLEAN OF DEBRIS AND SEDIMENTS. ROUTINE CLEANING PROCEDURES WOULD INCLUDE BLOWING (WITH LEAF BLOWER OR SIMILAR) IN FALL, TRUCK–SWEEPING AND/OR DRY VACUUMING. ADD STONE TO REFILL JOINT SPACE AFTER SWEEPING/VACUUMING IF NEEDED.

PERVIOUS PAVER DETAIL
TO BE "TREMRON" OR APPROVED EQUAL

NOT TO SCALE



POROUS PAVEMENT SIGN DETAIL
NOT TO SCALE

PREPARED FOR:
J CALEY ASSOCIATES
11 TAYLOR COURT
STRATHAM NH 03885

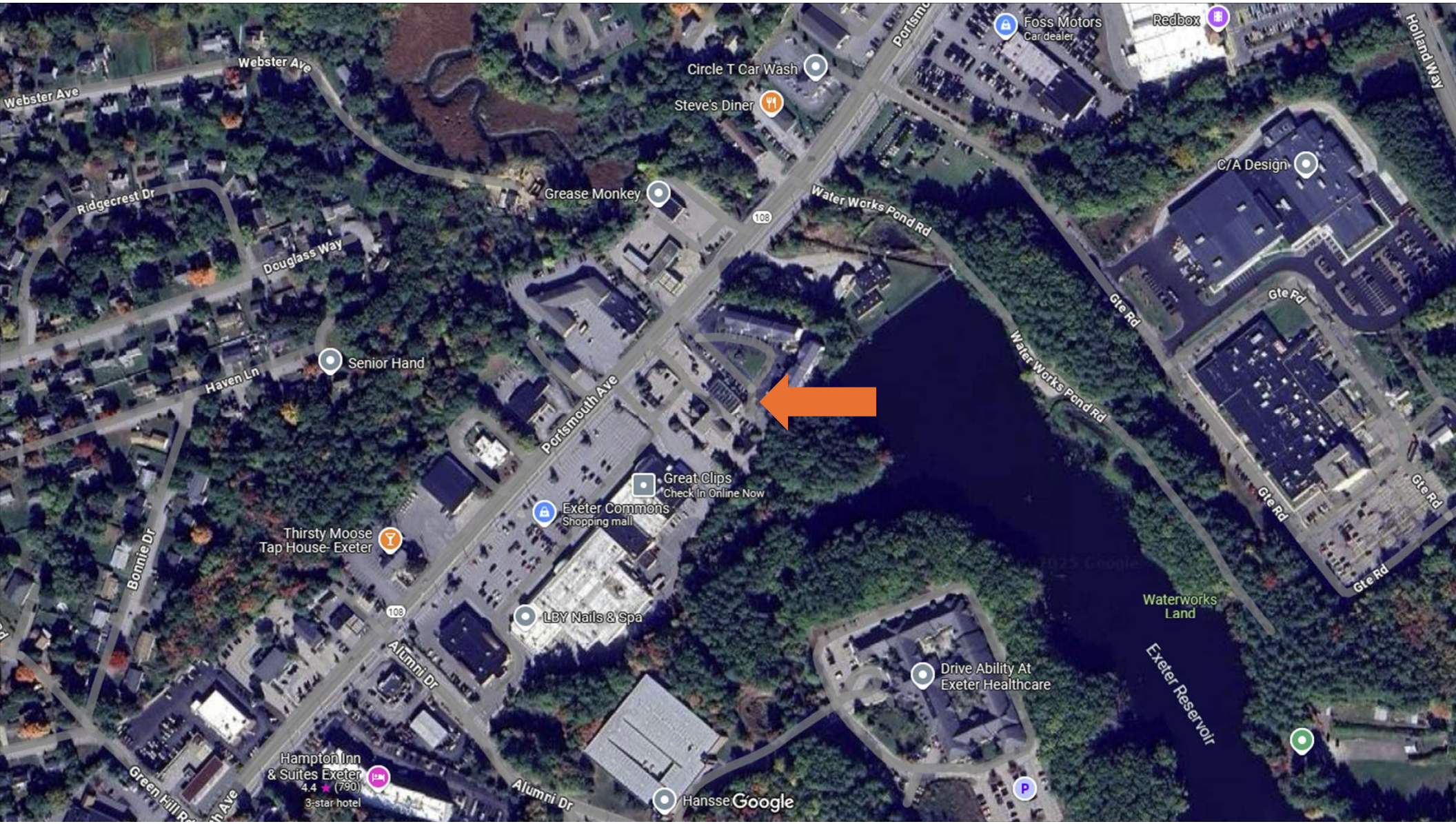
BEALS ASSOCIATES, PLLC
70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603–583–4860,
FAX. 603–583–4863

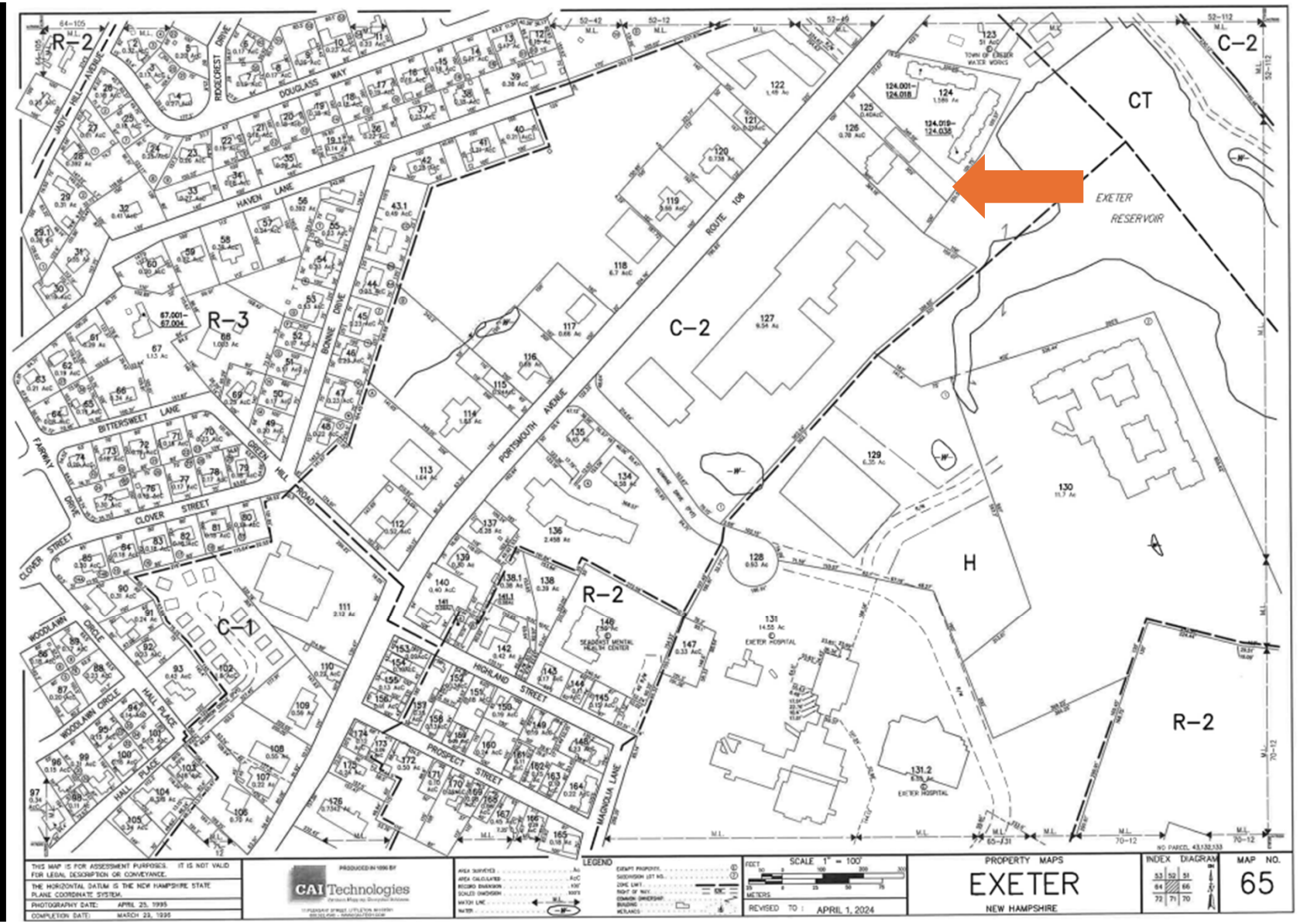
REVISED PER TRC REVIEW	06/19/25
REVISIONS:	DATE:

CONSTRUCTION DETAILS

MIXED–USE DEVELOPMENT
97 PORTSMOUTH AVENUE
EXETER, NH
TAX MAP 65, LOT 125

DATE:	APRIL 29, 2025	SCALE:	NTS
PROJ. NO:	NH–1547	SHEET NO.	11


Webster Ave
Webster Ave
Circle T Car Wash
Steve's Diner
Foss Motors
Car dealer
Redbox
Holland Way
Ridgecrest Dr
Grease Monkey
Douglass Way
108
Water Works Pond Rd
C/A Design
Gte Rd
Gte Fd
Senior Hand
Haven Ln
Portsmouth Ave
Water Works Pond Rd
Great Clips
Check In Online Now
Exeter Commons
Shopping mall
Thirsty Moose
Tap House- Exeter
Bonnie Dr
108
LBY Nails & Spa
Waterworks
Land
Alumni Dr
Drive Ability At
Exeter Healthcare
Exeter Reservoir
Hampton Inn
& Suites Exeter
4.4 ★ (790)
3-star hotel
Alumni Dr
Hansse
Google


R-2
C-2
CT
R-3
C-1
H
EXETER RESERVOIR
ROUTE 108
PORTSMOUTH AVENUE
DOUGLASS WAY
HAVEN LANE
BONNIE DRIVE
BITTERSWEET LANE
FAIRWAY DRIVE
GREEN HILL ROAD
CLOVER STREET
WOODLAWN CIRCLE
HALL PLACE
HIGHLAND STREET
PROSPECT STREET
MAGNOLIA LANE
EXETER HOSPITAL
SEACOAST MENTAL HEALTH CENTER
THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.
PHOTOGRAPHY DATE: APRIL 25, 1995
COMPLETION DATE: MARCH 29, 1996
PRODUCED IN 1996 BY
CAI Technologies
LEGEND
SCALE 1" = 100'
REVISED TO : APRIL 1, 2024
PROPERTY MAPS
EXETER
NEW HAMPSHIRE
INDEX DIAGRAM
MAP NO.
65


C–2
CT
123
51 AcC
TOWN OF EXETER
WATER WORKS
122
1.49 Ac
124
1.586 Ac
124.001–
124.018
124.019–
124.038
125
0.40AcC
126
0.78 AcC
121
0.21AcC
120
0.738 Ac
119
0.66 AcC
118
6.7 AcC
ROUTE 108
EXETER
RESERVOIR
C–2
127
9.54 Ac

Exeter Conservation Commission
June 10, 2025
Nowak Room
10 Front Street
7:00 PM
Draft Minutes

Call to Order

1. Introduction of Members Present (by Roll Call)

Present at tonight's meeting were: Chair Dave Short, Vice-Chair Conor Madison, Andrew Koff, Trevor Mattera, Valorie Fanger, Alternate Kyle Welch, Alternate Michele Crepeau, Alternate Bill Campbell (remotely), Alternate Sean Torrez, and Alternate Don Clement (remotely).

Staff Present: Kristen Murphy, Conservation and Sustainability Planner

Chair Short called the meeting to order at 7:00 PM and introduced the members.

2. Public Comment

There was no public comment.

Action Items

1. Conceptual Review of Redevelopment plan for 133 Portsmouth Ave, Foss Motors (Bruce Scammon/JJ MacBride, Emanuel Engineers)

Chair Short indicated this would be a conceptual review for 133 Portsmouth Avenue.

Bruce Scammon presented the conceptual plan for the addition to the building at Foss Motors. He noted that Tim Foss was present.

Mr. Scammon pointed out the three lots and survey with wetlands and a man-made ditch. He noted that the new building would be constructed where the existing building is and will be three stories. He mentioned the previous proposal that was to construct an additional building on the other parcel but was changed due to feedback concerning the impact to the reservoir.

Mr. Scammon described the proposed 36" sand filter which he described as a 20' swale with stone at the top and bottom and sand in between. Currently stormwater runs to the rear of the lot untreated and is piped to the sluiceway to existing water works.

Mr. Scammon described the 36,000 SF footprint and proposed 83,000 SF total. Ms. Murphy described the wetland impact as 15,900 SF of natural and 22,050 SF total. Mr. Scammon noted that 7,041 SF was man-made.

Ms. Fangor asked about the buffer impact and the existing buffer being halfway through the building. Mr. Scammon noted the area was previously impacted. He also described the area where the state rebuilt drainage behind Hannaford's with rip rap and gabions.

Ms. Fangor asked about an underground stream and Mr. Scammon pointed to the outlet of the reservoir.

Mr. Scammon discussed porous pavement and described treatment under the parking lot. Chair Short asked if the catch basin and dry wells would come up into the parking lot and he indicated yes. Vice-Chair Short asked what kept the sand from being silted in, as fine particulates, and Mr. Scammon indicated they are still working on the design and will be going to Alteration of Terrain (AoT). He may work with the Department of Environment Services (DES) on a denitrification or anaerobic process. Sumps will need to be maintained.

Mr. Clement asked about drainage from Holland Way coming through and Mr. Scammon indicated it would not. Mr. Koff noted they are extending the culverted section and in general want to remove these long culverts. He discussed the potential loss of attenuation. He noted he appreciated avoiding the impact of the prior area proposed.

Ms. Murphy indicated there may be some minor shoreland grading. Mr. Scammon indicated it would be a small strip and be minor.

Ms. Fangor asked why they wouldn't build on the former Toyota property. Mr. Scammon indicated it was not a big enough area and described how they would be able to stay in business during construction.

Mr. Mattera asked if the pavers would go to the property line and Mr. Scammon indicated yes. He discussed retaining walls and the existing man-made pond.

Chair Short asked about snow storage and Mr. Scammon noted it had not been designed but assumed it would be the back parking lot or removed off site or continued as they have been doing. Chair Short asked that it does not go over the wall. Mr. Scammon noted he would put that on the plan.

Mr. Koff noted there would be a lot of wetland impact without avoidance and minimization and would be a significant ask.

Mr. Mattera noted that it would be a complete removal of what's there and noted he could not focus on the buffer if the wetland were being wiped out. He noted there is no wildlife connectivity now, but he would ask *do I want to save that wetland and why*. He noted the value may not be there for this one, at least on paper versus across the street where the reservoir is. He noted it would be all gone for a

parking lot and not be looked on kindly but questioned the low values. Ms. Fangor agreed it would be a big ask. She noted that she didn't see any offsetting land in conservation. Mr. Scammon noted the million-dollar biofilter is a big give.

Ms. Murphy asked about the removal efficiencies and if those would meet the town's requirements. Mr. Scammon noted they would exceed and that they would be going to AoT.

Ms. Murphy asked if the whole site would be treated or just the new development and Mr. Scammon indicated the rear half would be treated. Chair Short asked about the roof of the new building and Mr. Scammon noted that it is part of AoT requirements. Ms. Murphy noted the redevelopment standards that existing impervious coverage be less than 50%.

Mr. Koff noted he was interested in wetland function and values. He noted the filtration system could not replace the loss of wildlife function and values. He questioned how to measure the total flow. Mr. Scammon noted it would be simulated through hydro cad per State of NH and designed for the 25–50-year storm and approximately 8-10" of rainfall. Mr. Koff asked about increased flow through the headwall and Mr. Scammon indicated water would percolate down and be released slower. Mr. Koff noted it will be in a wetland. Mr. Koff indicated he would want to be sure of the system and outfall. Mr. Koff noted it would be worthwhile for the town to look into the whole area.

Mr. Clement noted that Hannaford's system is overgrown and doesn't work. Mr. Scammon noted that is why he likes the biosystem because vegetation disturbs other systems.

Ms. Murphy reported the Town Planner had received a request for field modification.

2. Wetland & Shoreland Conditional Use Permit for Ray Farm LLC, Ray Farm Condominiums for the relocation of "Building D" at Ray Farmstead Road (Tax Map Parcels #47-8 and #47-8.1) PB Case 22-3 (Katharena Morrill, MEI)

Chair Short read out loud the public hearing notice and recused himself after activating alternate Sean Torres. Vice-Chair Madison took the seat of the Chair.

Katharena Morrill of Millenium Engineering presented the request of wetland and shoreland conditional use permits. She noted they were last before the Commission in 2022 and since then Building D has been relocated and the access way redesigned using the TIFF road to reduce wetland impacts. The road will taper to 24' wide for the duration of the driveway. She posted the 2022 plan and revised shoreland impact plan. She pointed out the footpath and stormwater management pulled out of the buffer more. She noted the footpath and that there was new legislation concerning the number of required parking spaces. Previously they needed 72. They have 36 underground and are still trying to figure out how much impact can be removed but that will reduce the number. There will still be two handicapped and Electric Vehicle Charger spaces on the ground and expects to gain 3,500 SF in shoreland buffer.

Ms. Fangor asked if any land would be conserved and Ms. Morrill described an "open space" which was determined to be undeveloped condominium land.

Ms. Fangor asked about the 6' pavement connecting one building to the other. Ms. Morrill noted it was pedestrian access and would be a paved walkway. Ms. Fangor questioned whether there could be a smaller impact using trails and noted it would be nice for it not to be concrete. Mr. Koff noted there were a lot of large boulders in the woods that would need to be removed and questioned keeping the remaining features and wrapping around them. He noted some trails would be destroyed and connect to the town forest. He questioned if outside public access would be continued and Ms. Morrill indicated once construction is completed.

Ms. Fangor asked about the stream and Mr. Quigley described Watson Brook and the stream crossing as well as the previous building D location with what he described as a kettle-shaped pond wetland. Mr. Koff noted he didn't want to see a building there 10 years from now.

Mr. Koff referenced the earlier site walk and the culvert under the accessway shown in pink on the plan.

Brendan Quigley, wetland scientist of Gove Environmental Services, described the metal culvert and benefits of upgrading the crossing in connectivity for the brook with an open bottom box culvert. Mr. Koff agreed that it was a better design.

Mr. Quigley noted there was no sewer or septic.

Mr. Campbell asked about the ROW to the Carlisle property and Ms. Murphy noted that it is a separate issue. Mr. Koff noted this plan accommodates the ROW.

Vice-Chair Madison asked about rip rap and Mr. Quigley described the proposed restoration of the vegetation on the slopes of the detention areas shown in pink with the appropriate seed mix. Vice-Chair Madison asked about the finger wetland and Mr. Quigley showed the areas on the plan as 1,790 SF of wetland impact for the 40' long crossing with box culvert. He noted the flagging was still valid but noticed more water. He updated the functions and values report for the use of the roadway.

Mr. Koff questioned the footbridge impacts.

Vice-Chair Madison reviewed the criteria for a wetlands conditional use permit.

No alternate design with less impact – Mr. Quigley noted past designs had issues and were proven to be not feasible. This is the preferred option after going through other iterations. Mr. Torres noted the previous proposal had an elevated road with utilities and the driveway was too long. There were health and safety concerns.

Mr. Mattera noted the open bottom box culvert would be excellent for the crossing.

Mr. Koff noted there were still undetermined issues, but they would need to look at worst case scenarios. Mr. Quigley noted he would encourage comments.

Mr. Quigley reviewed functions and values and improvement of the primary water quality, flood attenuation and connectivity. He noted this design makes improvements with no large road impacting wildlife.

Public health, safety welfare and loss of wetland – Mr. Quigley noted there was no use that could cause any of those problems.

Restoration proposal – Mr. Quigley noted there would be a native seed mix for the side slow grading area.

Mr. Quigley noted the original building D area will receive substantial improvement and be much better protected.

Design minimization/detrimental impact – Mr. Quigley referenced the upgrading of the crossing and not paving. He described the walls and narrow crossing. Ms. Morrill noted the condominium documents will address maintenance, reduced salt areas, winter plowing and snow removal, fertilizer and pesticides. There will be annual reporting requirements.

Propose wetland equal function and value – Mr. Quigley noted there is not a lot of buffer impact unrelated to the road itself and the protection of the prior building D site.

Mr. Quigley noted he will be obtaining all permits for NHDES etc. and will be back in a couple of weeks for the dredge and fill permit application.

Vice-Chair Madison noted there was no public comment.

Mr. Koff discussed comments. That the original area (building D) be added to the "open space," minimizing foot bridge buffer impacts to the extent possible. Ms. Murphy noted there is no "open space" just undeveloped condominium property. She noted they could ask to protect the area associated with former building D location in perpetuity. Mr. Welch agreed.

Vice-Chair Madison added reducing pedestrian impacts between buildings C and D.

Mr. Torres asked about adding buffers to offset impact. He noted very steep slopes and referenced the failed slope restoration with building A. Mr. Quigley noted there was no work in the buffer area other than the connecting trail. Ms. Morrill noted a landscaping plan was provided. She noted the standard Planning Board condition about dead and dying vegetation being replaced. Mr. Quigley noted the area was completely outside the wetland buffer.

Vice-Chair Madison reviewed the two conditions to be included in the condominium documents.

Vice-Chair Madison motioned after reviewing the criteria for granting a wetland CUP that the Commission support the application with the two conditions:

1. Reduce the impacts associated with the pedestrian trail connecting buildings C and D and keep natural and limit buffer impacts to the greatest extent possible.

2. Protect from further development the original proposed building D location in perpetuity within the condominium documentation.

Mr. Koff seconded the motion. A vote was taken, all were in favor the motion passed 7-0-0.

Vice-Chair Madison reviewed the criteria for the shoreland CUP, A-E.

Not affect surface water of adjacent tributary. Mr. Quigley noted that the impact is intended to improve water quality, the slopes will be revegetated with a natural seed mix.

No discharge on site storage, hazardous, toxic waste. Mr. Quigley noted the parcel is serviced by sewer and there will be no hazardous discharge within the multi-family residential use.

Damage to spawning areas and wildlife habitat – Mr. Quigley noted the spawning will not be affected by the crossing and there is no longer a large, elevated road to impact wildlife.

Mr. Quigley referenced 9.3.4 of the ordinance and the lot size, coverage and number of parking spaces which can be removed. He noted it was close before at 9% and will be met. He noted the 100' building setback to Watson Brook and that the surface alteration and vegetative buffer were not applicable, onl apply to major rivers and tributaries. Watson Brook is a perennial stream.

He noted there are no prohibited uses, hazardous waste etc. Trash is by private collection and design is consistent with the ordinance. The crossing is being improved significantly to protect water quality. Ms. Morrill noted Building A was sloped more and the other permits they must obtain, AoT, Army Corp. will talk about vegetation requirements of 85% or greater.

Vice-Chair Madison reviewed the two proposed conditions:

1. Reduce parking and associated impacts in the shoreland buffer to the greatest extent possible.

2. Additional landscaping plan specifying seed mix within temporary disturbed areas be provided.

3. Impacts within shoreland buffer to meet 85% revegetation, upon completion of project.

4. Mr. Koff recommended the low salt area in the crossing be addressed.

Vice-Chair Madison motioned that after reviewing the criteria for approving shoreland CUP that the Commission support the application with the following conditions:

1. Reduce parking and associated impacts in the shoreland buffer to the greatest extent possible.

2. Additional landscaping plan specifying seed mix within temporary disturbed areas, be provided.

3. Temporary impacts in shoreland buffer are to meet 85% revegetation upon completion of project.

4. Minimize salting within the access road specifically at the wetland crossing.

Mr. Mattera seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.

3. Expense Approvals ***- Tabled***

4. Committee Reports

a. Property Management
b. Outreach Events
c. Other Committee Reports (River Study, Sustainability, Energy/CPAC, Tree, CC Roundtable)

5. Approval of Minutes

May 13, 2025 Minutes

Vice-Chair Madison motioned to approve the May 13, 2025 meeting minutes. Mr. Koff seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Next Meeting: 7/8/25, Submission Deadline: 6/27/25

6. Correspondence

Ms. Murphy reported correspondence was received concerning the Brentwood Joint Paddle event on September 20th. The Board indicated they were interested and would discuss it further at the next meeting.

7. Adjournment

MOTION: Vice-Chair Madison adjourned the meeting at 10:01 PM.

Respectfully submitted,

Daniel Hoijer, Recording Secretary
Via Exeter TV
Webinar ID: 816 5077 5096

Styrofoam Recycling Event

SATURDAY, July 19
9AM TO 11AM

EXETER PUBLIC WORKS
13 NEWFIELDS ROAD

For more info:
www.exeternh.gov

Brought to you by: The Town of Exeter Sustainability Advisory Committee in partnership with the Town of Gilford