



TOWN OF EXETER, NEW HAMPSHIRE

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

www.exeternh.gov

PUBLIC NOTICE **EXETER CONSERVATION COMMISSION** **SITE WALK**

The Exeter Conservation Commission will meet on **Tuesday, July 14th, 2026 at 5:00 P.M at 5 Brentwood Road** to conduct a site walk to inform their project review of the application scheduled for later that evening.

PUBLIC NOTICE **EXETER CONSERVATION COMMISSION** **MONTHLY MEETING**

The Exeter Conservation Commission will meet in the Nowak Room at 10 Front Street, Exeter on **Tuesday, July 14th, 2026 at 7:00 P.M.**

Call to Order:

1. Introduction of Members Present
2. Public Comment

Action Items:

1. Wetland Conditional Use Permit Application from Stonearch Development LLC, for the construction of a proposed 8-unit residential single family condo development at 5 Brentwood Rd, Tax Map/Lot 62-111. Additional request to consider holding conservation interest in a 4.5-acre portion of the land. (Christian Smith, Beals Assoc.)
2. NHACC – Land Use Change Tax Discussion (via zoom)
3. Committee Reports
 - a. Property Management
 - b. Outreach Events
 - i. Raynes Barn Re-Opening Event Planning (July 18th 10-1)
 - ii. Art in the Barn Event (9/26) Update
 - c. Other Committee Reports (River Study, Sustainability, Energy, Tree, CC Roundtable)
4. Approval of Minutes: June 9th Site Walk and Meeting
5. Correspondence

Other Business

6. Next Meeting: 8/11/26, Submission Deadline 7/31/26

Dave Short

Exeter Conservation Commission

Posted July 10th, 2026 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/88230871156>

To access the meeting via telephone, call: +1 646 558 8656 and enter the Webinar ID: 882 3087 1156

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 9th, 2026
To: Conservation Commission Board Members
From: Kristen Murphy, Conservation & Sustainability Planner
Subject: July 14th Meeting

1. 5 Brentwood

The applicant is submitting applications in support of an open space development. For newer members, these applications require a yield plan to determine the allowed density, then the actual plans for development typically have flexible placement of house lots (closer together than standard zoning for example) to minimize resource impacts. Open space regulations are addressed in Chapter 7 of our zoning ordinance. Item 7.7.1.A allows a 10% density bonus if 50% or more of the non-buildable, undeveloped, or common open space land is permanently conveyed to the Town or Conservation Commission for the benefit of the general public for recreational and/or conservation purposes. The applicant is therefore before you for 2 purposes:

- 1) to determine your willingness to hold a deed or easement. The planning board requires written notice by the Town or Conservation Commission of their intent to accept a deed or easement conveying the interest. There are lots of unknown components of this at the time of this memo like the boundary, the method of conveyance, allowed uses, etc. so if you intend to move to accept the land, I recommend you consider accepting “in concept” contingent upon finalizing details at a future Conservation Commission meeting prior to final approval of Planning Board.
- 2) Recommendation to the Planning Board for the conditional use permit.

Considerations:

- I have provided a copy of the 2021 Land Protection Policy for reference.
- If you do wish to consider the conservation proposal, it would be a good time to discuss potential allowed uses and our standard requirements including a survey plan, baseline documentation report, on-site boundary marker placement confirmed by CC and Grantor, and Phase 1 Environmental Review (if necessary).

Suggested Motion:

Conservation Land Interest Recommendation:

Motion that we prepare a memo to the Planning Board indicating that the Conservation Commission:
_____ *is supportive “IN CONCEPT” of the Town holding conservation interest in this land (AS PROPOSED) (WITH THE FOLLOWING MODIFICATIONS) with details on deed/easement terms to be developed prior to acceptance.*

_____ *is NOT supportive of the Town holding conservation interest in this land for the following reasons:*

Suggested Motion:

Wetland CUP

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

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

2. Land Use Change Tax

As part of a prior meeting, the Commission discussed different options for funding the Conservation Fund. Many NH communities dedicate a portion of their Land Use Change Tax to the Conservation Fund. Exeter utilizes this money to offset general fund costs to provide taxpayer relief. Michele invited Barbara Richter to attend the meeting virtually to discuss this process with the Commission.

3. Raynes Barn Re-Opening

July 18th 10 – 1

Tasks:

- Barn clean up and prep
- Event day set up (arrive by 9:30 latest)
- Parking director at start of event
- Kids crafts table
- “Milking” station & butter making
- Raynes History talk – 11a, 12p
-
-
-
-



May26, 2026

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

RE: Letter of Intent
Stonearch development, LLC
Proposed 8-unit residential single-family Condominium development
Tax Map 0062 Lot #: 111

Dear Members of the Board:

The applicant is proposing to demolish a portion of a gravel parking area. A proposed 250' long road terminating in a cul-de-sac is proposed. The redevelopment will consist of 8 residential condominium units of single-family homes. The project includes a new roadway, underground utilities and drainage structures. Specifically, a bioretention basin and infiltration trenches (stone drip-edges for drainage mitigation) & underground water, sewer, gas & elec./cable services. The sole lighting proposed will be building mounted door entry and over-garage luminaires. As there is required grading within the wetland setback (no wetland disturbance is proposed), a CUP is provided for review by the Conservation Commission & the Planning board.

The Yield plan results in seven single family units. We are proposing a 1-unit bonus (10% is allowed for greater than 50% of the parent parcel being open-space/conservation land under EZO section 7.7.1.A. We are proposing 4.5-AC of open-space/7.797-AC existing = 57.7% preserved. Therefore $7\text{-units} \times 0.1 = 0.7$ (round up to 1 bonus unit).

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 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: STONEARCH DEVEL. CORP.
	Address: 3 QUILL LN, SUITE 107, BARRINGTON, NH 03825
	Email Address: johnoneill.nh@gmail.com
	Phone: (978) 375-3153
PROPOSAL	Address: 5 Brentwood road
	Tax Map # 62 Lot# 111 Zoning District: res 2
	Owner of Record: PATRICIA WASHBURNE
Person/Business performing work outlined in proposal	Name:
	Address:
	Phone:
Professional that delineated wetlands	Name: JOHN P. HAYES III CSS, CWS
	Address: 7 LIMESTONE WAY, NORTH HAMPTON, NH 03862
	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)

Proposed 8 unit condo development with cul-de-sac and associated drainage.

Wetland Conservation Overlay District Impact (in square footage):

Temporary Impact	Wetland:	(SQ FT.)	Buffer:	(SQ FT.)
	☐ Prime Wetlands	_____	☐ 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	_____
	☐ Exemplary Wetlands	_____	☐ Exemplary Wetlands	_____
	☐ Vernal Pools (>200SF)	_____	☐ Vernal Pools (>200SF)	_____
	☐ VPD	_____	☐ VPD	_____
	☐ PD	_____	☐ PD	11500 SF
	☐ Inland Stream	_____	☐ Inland Stream	_____

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

N/A

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

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

**Seventy Portsmouth Avenue
Stratham, New Hampshire
03885
603 – 583 - 4860
Fax: 583 - 4863**

May 26, 2026
Town of Exeter Planning Board
10 Front Street
Exeter, NH 03833

RE: Wetlands Conditional Use Section 9.1.6 - Proposed Condominium Site Plan – 5
Brentwood Road

Dear Members of the Board:

The following addresses the conditions of Article 9.1.6.B of the Exeter Zoning Ordinance.

9.1.6.B Conditions:

1. The proposed open-space use is permitted in the R2 Zone.
2. The use cannot be feasibly carried out on portions of the lot completely outside the WCD. Though the proposed development is located as far away from the WCD as possible. No homes are proposed within the WCD.
3. The proposed layout has been designed to eliminate wetland and minimize WCD impacts to the maximum extent possible, but cannot be configured to be completely outside the WCD due to the existing wetland boundaries.
4. All soil disturbance that is temporary or adjacent to the immediate development will be restored as nearly as possible to original grade and condition. The design has been configured to minimize any detrimental impact on the wetlands and buffers. Only ancillary grading and a stormwater pond is proposed within the WCD, again, no physical wetland impact is proposed.
5. Based on the the stormwater treatment and collection structures proposed, no hazard to public or individual health will be realized from this development. No loss of wetland or groundwater contamination will result from the proposal.
6. The proposal for increased buffers is proposed for the 0project as function and values of the wetland system will not occur.
7. As stated above, All soil disturbance that is temporary or adjacent to the immediate development will be restored as nearly as possible to original grade and condition. The design has been configured to minimize any detrimental impact on the wetlands and buffers.
8. NHDES Wetlands Dredge and Fill permit is not required as no physical wetland disturbance is proposed.

Thank you for your consideration.
Very truly yours,
BEALS ASSOCIATES, PLLC

Christian O Smith

Christian O. Smith, P.E.
Principal

**John P. Hayes III CSS, CWS,
7 Limestone Way
North Hampton, NH 03862
603-205-4396
johnphayes@comcast.net**

12/31/25

Job # 25-041

**Christian Smith
Berals Associates
70 Portsmouth Avenue 3rd Floor
Exeter NH 03385**

**12/31/25
Wetland Delineation
Map R2 Lot 111
5 Brentwood Road Exeter NH**

Dear Christian:

This letter reports the completion of a wetland delineation that was conducted on the above referenced property by John P. Hayes III on December 22, 2025. The property is located on the northwest side of Brentwood Road, southwest of Route 27, and south of McKay Drive, in Exeter, NH. The parcel is approximately 7.5 acres in size. The purpose of the delineation is to assess any potential for future site development options in that area of the property.

This was conducted in accordance with the 1987 Army Corps of Engineers Wetlands Delineation Manual using the Routine Determinations Method, as required by the New Hampshire Department of Environmental Services Wetlands Bureau and the US Army Corps of Engineers.

The following standards were used to determine jurisdiction under the manual and to classify the wetland systems on the site;

- 1) Field Indicators for Identifying Hydric Soils in the United States* Version 7.0. 2010.
- 2) Regional Supplement to the Corps of Engineers Wetland Delineation Manual: North central and Northeast Region* Version 2.0 2012
- 3) Field Indicators for Identifying Hydric Soils in New England* New England Hydric Soils Technical Committee. April 2004. 3rd Edition. NEIWPC Lowell, MA. .
- 4) National List of Plant Species That Occur in Wetlands: 2012 New Hampshire.* United States Department of the Interior. Fish and Wildlife Service. NERC-88/18.29.
- 5) Corps of Engineers Wetlands Delineation Manual*, January 1987. Wetlands Research Program Technical Report Y-87-1.
- 6) Classification of Wetlands and Deep water Habitats of the United States.* December 1979. US Department of the Interior. Fish and Wildlife Service. FWS/OBS-79/31.

This wetland delineation complies with the poorly, and very poorly drained soil criteria defined in SSSNNE Special Publication Field Indicators for Identifying Hydric Soils in New England New England Hydric Soils Technical Committee June 2019 Version 4. These soils meet the hydric soil criterion F2 and F3. The wetland soils have textures of silt loam, with some organic soils present.

The area of the property where the wetland delineation was performed, was also given a preliminary examination for the presence, or any evidence, of any vernal pools. No evidence was found to be present at this time in that area.

Wetland boundaries identified on the property are witnessed in the field with pink flagging tape, hung periodically on vegetation using an alpha-numeric system as follows:

A1 to A178 (stop)

B1 to B 12 (stop) (connect B1 to F9)

C1 to C19 (connect)(upland island)

D1 to D10 (stop)

E1 to E7 (connect)(upland island)

F1 to F9 (connect F9 to B1)

G1 to G9 (stop)

A sketch of the approximate flagged line(s) with start and stop points was provided. This sketch is a general spatial representation of the location of the wetland boundary intended to aid your survey location of the wetland flags. There is no representation of its accuracy. It is strongly recommended that the flagged line(s) be survey located as soon as possible and depicted on a base plan.

According to the "Classification of Wetlands and Deep water Habitats of the United States" (USFWS December 1979), the wetland areas delineated, by A,B,D, and F lines would be classified as a combination of a Palustrine, Scrub Shrub, Broad Leaved Deciduous and Emergent Persistent systems, that are seasonally flooded and/or saturated, with some organic soils present. (PSS/EM1Eg).

The plant species located in or near the wetlands include, but are not limited to: Red maple (*Acer rubrum*), Grey birch (*Betula populifolia*), Red oak (*Quercus rubra*), Eastern hemlock (*Tsuga canadensis*), White pine (*Pinus strobes*), Speckled alder (*Alnus rugosa*), Silky dogwood (*Cornus amomum*), Witchhazel (*Hamamelis virginiana*), Highbush blueberry (*Vaccinium corymbosum*), Meadow sweet (*Spiraea latifolia*), Purple loostrife (*Lythrum salicaria*), Soft rush (*Juncus effusus*), Tussock sedge (*Carex stricta*), Broad leaved cattail (*Typha latifolia*), Cinnamon fern (*Osmunda cinnamomea*), and Sensitive fern (*Onoclea sensibilis*).

Please contact me if you have any questions or if I can be of further assistance.

Sincerely,

John P. Hayes III



John P. Hayes III CWS, CSS,

**John P. Hayes III CSS, CWS,
7 Limestone Way
North Hampton, NH 03862
603-205-4396
johnphayes@comcast.net**

**Christian Smith
Beals Associates
70 Portsmouth Ave 3rd Floor
Stratham NH 03885**

**Wetland Impact Evaluation
Map R2 Lot 111
5 Brentwood Road Exeter, NH**

The subject wetland of this evaluation on the above mentioned lot is located on the northern side of the proposed subdivision. According to the Classification of Wetlands and Deep water Habitats of the United States (USFWS December 1979), the subject wetland would be classified as a combination of a Palustrine, Scrub Shrub, Broad Leaved Deciduous and Emergent Persistent systems, that are seasonally flooded and/or saturated, with some organic soils present. The soil texture of the wetland soils is silt loam. The functions and values were determined using information referenced in the United States Army Corps of Engineers -New England Region Highway Methodology Workbook Supplement (Sept. 1999)

Wetland Functions and Values Assessment

Groundwater Recharge/Discharge: (No)

This function considers the potential to move surface water into the groundwater aquifer or discharge groundwater to the surface.

The wetland is not located in an aquifer protection area. The wetland soil type is mostly Scitico and Mabid which are silt loam in texture with restive layers present. Vertical infiltration is slow. Permeability in the subsoil is slow or very slow. Accordingly, groundwater interchange would not be considered a function.

Flood Storage / Floodflow Alteration: (No)

This Function The effectiveness of an aquatic resource to slow and store floodwaters following precipitation events, thereby reducing downstream flooding.

The subject property is not in a FEMA floodzone. The landscape positioning and the fact that the wetland area is mostly flat, with no significant depressions, contributes to the subject wetland having little effectiveness with water storage capacity.

Fish or Shellfish Habitat: (No)

The ability to contain or influence suitable habitats for fish and shellfish.

The subject wetland area lacks seasonal or permanent surface water to provide a suitable environment for fish or shellfish habitat.

Sediment/Toxicant Retention: (Yes)

The ability to reduce or prevent the degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants, or pathogens.

Several roads and businesses surround the area of the subject wetland which could be potential sources for sediments or toxicants. The soil types in the subject wetland are poorly drained Scitico, and very poorly drained Mabid. The soil textures are silt loam underlain by silty clay loam and silty clay. Fine textured soils such as these soil series have a small particle size, but a large surface area. Therefore these soils are very effective in binding and trapping sediment. Threatened or Endangered Species Habitat - The effectiveness of the wetland to specifically support threatened or endangered species runoff, as well as various toxicants.

Nutrient Removal, Retention, or Transformation: (No)

The ability to prevent excess nutrients from entering aquifers or surface waters by trapping nutrients.

The subject wetland area has some capacity for excessive nutrient removal and retention, it has no areas of permanent standing water, and it lacks the dense herbaceous vegetation, and soils with high amounts of organic matter necessary to attenuate excessive nutrients.

Production Export: (No)

The ability to produce food or usable products for all organisms, including humans. The majority of the subject wetland is an emergent persistent system. Except for a few high bush blueberry shrubs, the wetland area lacks vegetation diversity, or other fruit bearing shrubs.

Sediment or Shoreline Stabilization: (No)

The ability to effectively stabilize streambanks and shorelines against erosion.

The subject wetland area is not associated with any streams or water courses.

Wildlife Habitat: (No)

The effectiveness of the wetland to provide habitat for various types and populations of animals

Although some birds and other wildlife may be present in areas around the the subject wetland, the majority of it is open field area that is not suitable for most wildlife habitat. There are very few sources of food, and the area is surrounded by businesses and residential housing.

Recreation: (No)

The effectiveness of the wetland to provide, or assist in the establishment of, recreational opportunities such as boating, fishing, hunting, and other leisurely pursuits.

The Subject wetland is on private property with no public access for recreational activities.

Education or Scientific Value: (No)

The effectiveness of the wetland as a site for public education or as a location for scientific research.

The subject wetland is on private property, and provides no educational or scientific research opportunities.

Uniqueness or Heritage: (No)

The ability to contain or demonstrate a singular or rare quality. Such qualities may include the presence of archaeological sites; an unusual aesthetic quality; historical events that took place at the wetland; or unique plants, animals, or geologic features

None of these qualities are present on the subject wetland.

Visual Quality and Aesthetics (No)

The ability to provide pleasing or unique visual and aesthetic qualities.

The majority of the wetland area is an open field. There are no unique or aesthetic qualities present.

Threatened or Endangered Species Habitat: (No)

The effectiveness of the wetland to specifically support threatened or endangered species.

Some endangered species may be present in areas along the Exeter and Little rivers. None have been reported in the area of the subject wetland.

Assessment of potential project related impacts:

The major potential impacts of the proposed subdivision include soil erosion, siltation, and sediment runoff from construction activity.

Proposed solutions and Best Management Practices for potential project related impacts:

Soil erosion:

During the construction of their proposed subdivision, either mulch berms or silt socks will encompass the area of disturbance to prevent soil erosion, and protect the wetland buffer area that abuts the area of the proposed construction.

Siltation:

During construction, closed drainage culverts and catch basins will be used. These will lead to a sediment forebay that is lined with 3 inches of rip rap to trap silt sediments. This will in turn lead to a constructed bioretention pond.

Sediment Runoff:

A shallow sediment basin will be dug during the construction phase to collect excess sediment runoff. Also, two foot extended roof eaves will be put on the structures with stone drip edges, to collect and filter excess runoff after the construction process is completed.

Conclusion:

The functions and values assessment of the subject wetland areas conclusion is that the said wetland area has only one principal function which is sediment and toxicant retention. Groundwater recharge and discharge is not a major function. So it is my opinion, that with the implement of the proposed Best Management Practices, the functions and values of the wetland system, and the surrounding hydrologic systems will not be adversely affected by the construction of the proposed subdivision.

The mulch berm or silt socks will be adequate protection for soil erosion control and wetland buffer protection. The closed drainage, proposed sediment forebay leading into the bioretention pond will control any siltation issues. And the temporary proposed sediment basin that will be in place during construction, will be sufficient to control excess sediment runoff during the construction process.

If you have any questions feel free to contact me about them.

Sincerely,

John P, Hayes III
Certified Wetland Scientist #18
Certified Soil Scientist #87

**John P. Hayes III CSS, CWS,
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1/21/26

Job # 25-041

**Christian Smith
Beals Associates
70 Portsmouth Avenue 3rd Floor
Exeter NH 03385**

**1/9/26
Site Specific Soil Map
Map R2 Lot 111
5 Brentwood Road Exeter NH**

Dear Christian,

This letter report presents the findings of a Site Specific Soil Survey conducted on the referenced property by John P. Hayes III on January 9, 2026. The soil survey was conducted in accordance with the New Hampshire Supplement of the Site-Specific Soil Mapping Standard For New Hampshire and Vermont, Special Publication # 3, Version 7.0 July 2021, published by the Society of Soil Scientist of Northern New England.

The property that is the subject of the soil survey is located on the northwest side of Brentwood Road, southwest of Route 27, and south of McKay Drive, in Exeter, NH. The parcel is approximately 7.5 acres in size. The plans used for these soil maps are a 50 scale plan, where 1 inch equals 50 feet, with two foot contours.

The purpose of the soil survey is to provide the client with soils information for urban and suburban or rural land planning. Soil characteristics on the property were evaluated through observation of numerous test pits, and hand auger probes, conducted throughout the property. Slope phases were determined with the use of the topography provided on the plan. The Site-specific Soil Map Units identified are taken from the New Hampshire State-Wide Numerical Soils Legend, Issue #10 January 2011, and are briefly described below. Official Series Descriptions (OSD) for each of these soil series are enclosed with this report. The soil map units comply with the Range In Characteristics described in the OSD. Any limiting inclusions on the site, do not exceed 15 percent of any of the soil map units. Dissimilar inclusions, if any, will be noted in the report. Limits of the Site Specific mapping units are highlighted on the plan. The Hydrological Soil Groups for each of the soil series was determined using SSSNNE Publication No. 5 Ksat Values for New Hampshire Soils September 2009. Limits of the Site Specific mapping units are highlighted on the plan.

The portions of the soil map with the map unit denominator of P and VP contain poorly drained soils, and very poorly drained soils respectively. Portions of the soil map with the map unit 299, contain soils that have been disturbed, and contain fill material. A Disturbed Soil Mapping Unit Supplement for New Hampshire DES AoT Site Specific Soil Maps is also included. This supplement explains the additional information given about each disturbed soil map units that are present on the site.

MAP UNIT #	SOIL TAXANOMIC NAME	SLOPES	HYDRO LOGIC SOIL GROUP	DESCRIPTION
32	Boxford (moderately well drained)	B	C	The Boxford series consists of very deep, moderately well drained soils that are formed in clayey marine sediments. These soils are located in the upland areas on the northern side of the property, adjacent to McKay drive. These soils are deep to bedrock. Saturated hydraulic conductivity is moderately high in the surface horizon and the upper part of the subsoil, and low to moderately low in the lower part of the subsoil and in the substratum. A typical soil profile of these soils onsite would be: 0-6 inches 10YR 3/2 silt loam, granular, friable 6-18 inches 10YR 5/4 silt loam, blocky, friable 18-40 inches 2.5Y 6/2 silt loam with redoximorphic features present, blocky, firm Some inclusions of the somewhat poorly drained component of the Boxford soils, and may be present, but are less than 10 percent of the mapped area. Estimated seasonal high water tables in these soils range from 15 to 30 inches.
<u>33</u> P	Scitico	A B	C	The Scitico series consists of very deep, poorly drained soils formed in silty and clayey sediments. These soils are located in the poorly drained wetland areas throughout the lot. These soils are deep to bedrock. Permeability is moderate or moderately slow in the surface layer, moderately slow or slow in the upper subsoil, slow or very slow in the lower subsoil, and very slow in the substratum. These soils are moderately deep to bedrock. A typical soil profile of these soils onsite would be: 0-6 inches 2.5Y 3/2 silt loam, with redoximorphic features present, granular, friable 6-22 inches 2.5Y 5/3 silt loam, with redoximorphic features present, blocky, firm 22-30 inches 5Y 5/2 silty clay loam, with redoximorphic features present, blocky, firm Estimated seasonal high water tables in these soils range from 0 to 10 inches

MAP UNIT #	SOIL TAXANOMIC NAME	SLOPES	HYDRO LOGIC SOIL GROUP	DESCRIPTION
38	Eldridge	B	C	The Eldridge series consists of very deep, moderately well drained soils formed in sandy glaciofluvial deposits that are underlain by loamy estaurine, or glaciolacustrine deposits. These soils are located in the western/central portion of the parcel. These soils are deep to bedrock. Permeability is rapid in the solum and moderately slow or slow in the substratum. A typical soil profile of these soils onsite would be: 0-8 inches 10YR 3/2 fine sandy loam granular, friable. 8-20 inches 10YR 4/6 fine sandy loam granular friable 20-32 inches 2.5Y 5/4 loamy fine sand massive, friable. 32-40 inches 2.5Y4/3 very fine sand and silt with redoximorphic features present massive firm Some inclusions of the well drained Charlton, and moderately well drained Boxford soils, may be present, but are less than 10 percent of the mapped area. Estimated seasonal high water tables in these soils range from 15 to 36 inches.
<u>134</u> VP	Mabid	A	D	The Maybid series consists of very deep, very poorly drained soils formed in lacustrine or marine sediments. These soils are located in the wetland areas on the southeastern side, and northwestern corner of lot. These soils are deep to bedrock. Saturated hydraulic conductivity is moderately high or high in the surface layer and very low to moderately high in the subsoil and substratum. A typical soil profile of these soils onsite would be: 0-6 inches 2.5Y 3/2 silt loam and organic matter, with redoximorphic features present, granular, friable 6-20 inches 2.5Y 5/3 silt loam, with redoximorphic features present, blocky, firm 20-30 inches 5Y 5/2 silty clay loam, with redoximorphic features present, blocky, firm Some inclusions poorly drained Scitico soils, may be present, but are less than 10 percent of the mapped area. These soils are semi permanantly to permanately saturated.

MAP UNIT #	SOIL TAXANOMIC NAME	SLOPES	HYDRO LOGIC SOIL GROUP	DESCRIPTION
<u>175</u> Rk	Hollis Charlton Complex (well drained) (very rocky)	C D	B/D	The Hollis component of this soil complex consists of well drained and somewhat excessively drained soils formed in a thin mantle of till, and are shallow to bedrock. The Charlton component of this soil complex consists of very deep, well drained soils formed in loamy melt-out till. This soil complex is located in the western/central portion of the property. The soil texture of the Charlton component is fine sandy loam over a gravelly fine sandy loam. The Hollis component of the soil complex is shallow to bedrock. The majority of the Charlton component is moderately deep to bedrock. The saturated hydraulic conductivity is moderately high to high in the Hollis component, and high to very high in the Charlton component. A typical soil profile of the Charlton component of this soil complex onsite would be: 0-8 inches 2.5Y 3/2 fine sandy loam, granular, friable 8-24 inches 10YR 5/6 fine sandy loam, granular, friable 24-40 inches 2.5Y 5/4 gravelly fine sandy loam, granular, friable There are two areas of the property with this soil complex. One in the central portion of the lot, and one in the southwestern portion of the lot. The percentage of each component of the soil complex in the central portion is 70 percent Hollis (Group D), and 30 percent Charlton (Group B). The percentage of each component of the soil complex in the southwestern portion is 60 percent Hollis (Group D), and 40 percent Charlton (Group B). Some inclusions of moderately well drained Eldridge soils may be present, but are less than 10 percent of the mapped area. Estimated seasonal high water table range from none to 44 inches.

MAP UNIT #	SOIL TAXANOMIC NAME	SLOPES	HYDRO LOGIC SOIL GROUP	DESCRIPTION
299 (decdec)	Udorthents (filled land) (moderately well drained)	A B C	C	The Udorthents filled land map unit represents soils that contain fill material, and are moderately well drained. The fill material often comes from the soils in the immediate surrounding areas, however on this site, the fill material is a gravelly fine sandy loam, not typical of the surrounding soils, so it was most likely brought in from somewhere else. The soil texture of these soils is a gravelly fine sandy loam fill material over the the original silt loam subsurface. These disturbed soil mapping unit is located in the southern portion of the parcel, adjacent to Brentwood road. These soils are deep to bedrock. Saturated hydraulic conductivity is moderately high to high in the fill material in the surface horizon, and moderately slow to very slow in the silt loam substratum. A typical soil profile of these soils onsite would be: 0-12 inches 2.5Y 4/4 gravelly fine sandy loam, granular, friable 12-20 inches 10YR 3/2 fine sandy loam, granular friable. 20-24 inches 2.5Y 5/4 gravelly fine sandy loam, granular, friable. 24-34 inches 2.5Y5/3 fine sandy loam granular, friable. 34-55 inches 5Y 4/2 stratified very fine sand and silt loam massive, firm. Some inclusions of moderately well drained Eldridge and Boxford soils may be present, but are less than 10 percent of the mapped area. Estimated seasonal high water tables in these soils range from 16 to 36 inches.
953	Boxford (somewhat poorly drained)	B	C	This component of the Boxford series consists of very deep, somewhat poorly drained soils that are formed in clayey marine sediments. These soils are located in the northern portion of lot, and on the upland island in the central portion of the parcel. These soils are deep to bedrock. Saturated hydraulic conductivity is moderately high in the surface horizon and the upper part of the subsoil, and low to moderately low in the lower part of the subsoil and in the substratum.

MAP UNIT #	SOIL TAXANOMIC NAME	SLOPES	HYDRO LOGIC SOIL GROUP	DESCRIPTION
953	Boxford (somewhat poorly drained)	B	C	A typical soil profile of these soils onsite would be: 0- 6 inches, 2.5Y 3/2 silt loam, granular, friable 6-12 inches 2.5Y 5/4, silt loam, blocky, friable 12-28 2.5Y 6/2 silt loam, with redoximorphic features present, blocky, firm. Some inclusions of the moderately well drained component of the Boxford soils, may be present, but are less than 10 percent of the mapped area. Estimated seasonal high water tables in these soils range from 10 to 15 inches.

Slope Phases

Alpha Slope Symbol

Range

A	0 – 3%
B	3 – 8%
C	8 – 15%
D	15 – 25%
E	25 – 50%
F	> 50%

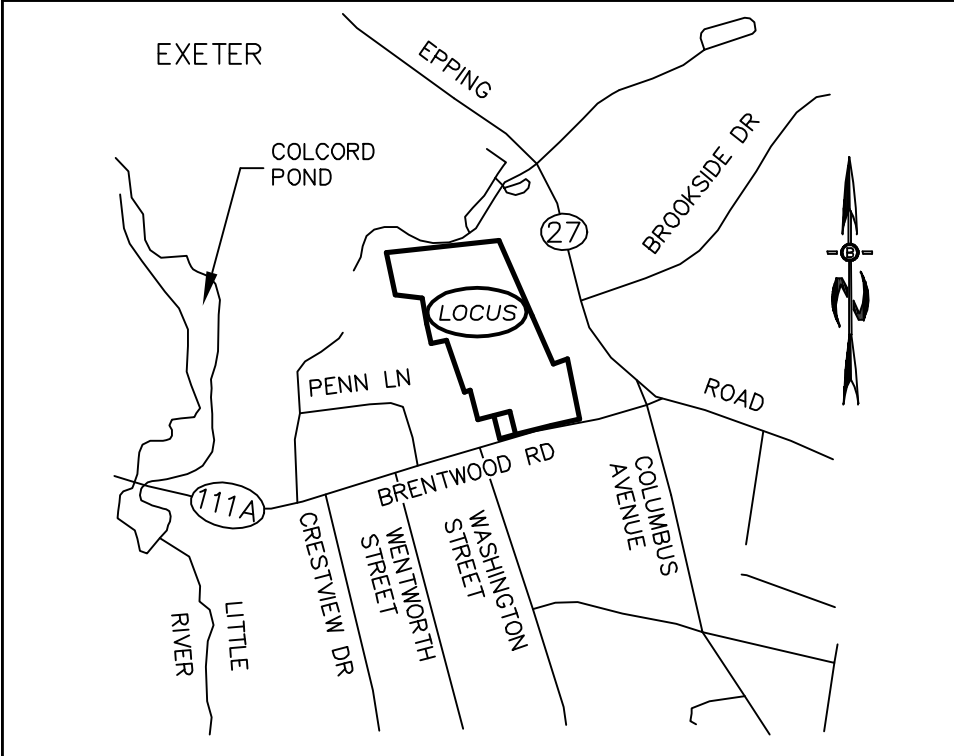
I trust that this Soil Survey and report meet your current planning needs. Please do not hesitate to contact me if you have any questions.

Sincerely:

John P. Hayes III



John P. Hayes III CSS, CWS



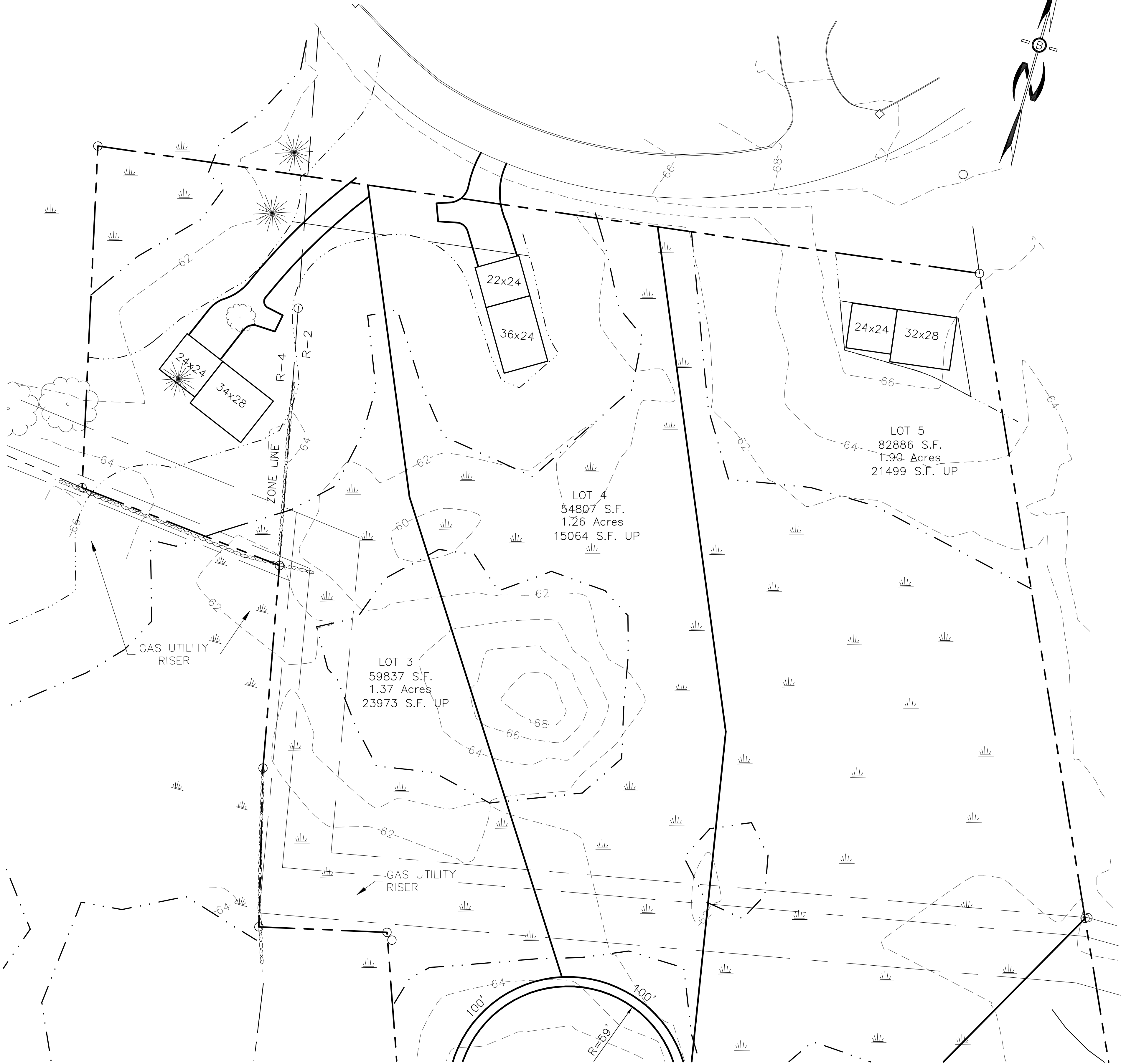
LOCATION MAP
1"=500'

ZONING DISTRICT: RESIDENTIAL - 2 SINGLE FAMILY / RESIDENTIAL 4

DISTRICT (R-2)

DIMENSIONAL REQUIREMENTS: W/ UTILITIES

MINIMUM LOT SIZE	= 15,000 SF
MINIMUM WIDTH	= 100 FEET
MINIMUM DEPTH	= 100 FEET
MINIMUM FRONTAGE	= 100 FEET
MAXIMUM BUILDING COVERAGE	= 25 PERCENT
MINIMUM OPEN SPACE	= 60/40 PERCENT
MINIMUM YARD SETBACKS:	
FRONT SETBACK	= 25 FEET
SIDE SETBACK (ONE)	= 15 FEET
SIDE SETBACK (BOTH)	= 30 FEET
REAR SETBACK	= 25 FEET
MAXIMUM BUILDING HEIGHT	= 35 FEET / 3 STORIES



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.

PREPARED FOR:

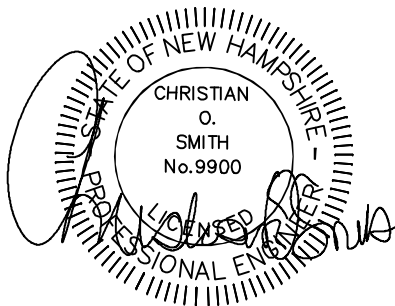
STONEARCH DEVEL. CORP.
3 QUILL LN, SUITE 107
BARRINGTON, NH 03825



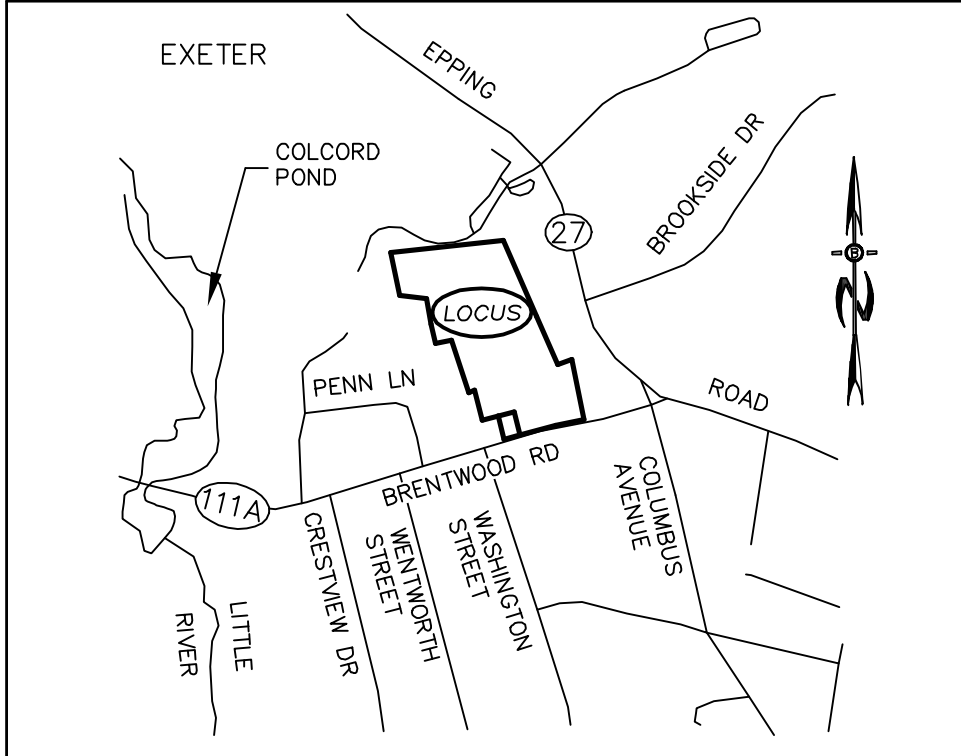
70 PORTSMOUTH AVE.
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW 7 NEW RESIDENTIAL HOMES WITH A PROPOSED CDS ROADWAY.
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 POLLUTION PREVENTION 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 = _____ 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.
11. THIS SITE IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE.



REVISIONS:		DATE:
SUBDIVISION YIELD PLAN 1		
RESIDENTIAL DEVELOPMENT 5 BRENTWOOD ROAD EXETER, NH TAX MAP 62, LOT 111		
DATE:	FEB, 2026	SCALE: 1" = 50'
PROJ. NO:	NH-1585	SHEET NO. 3

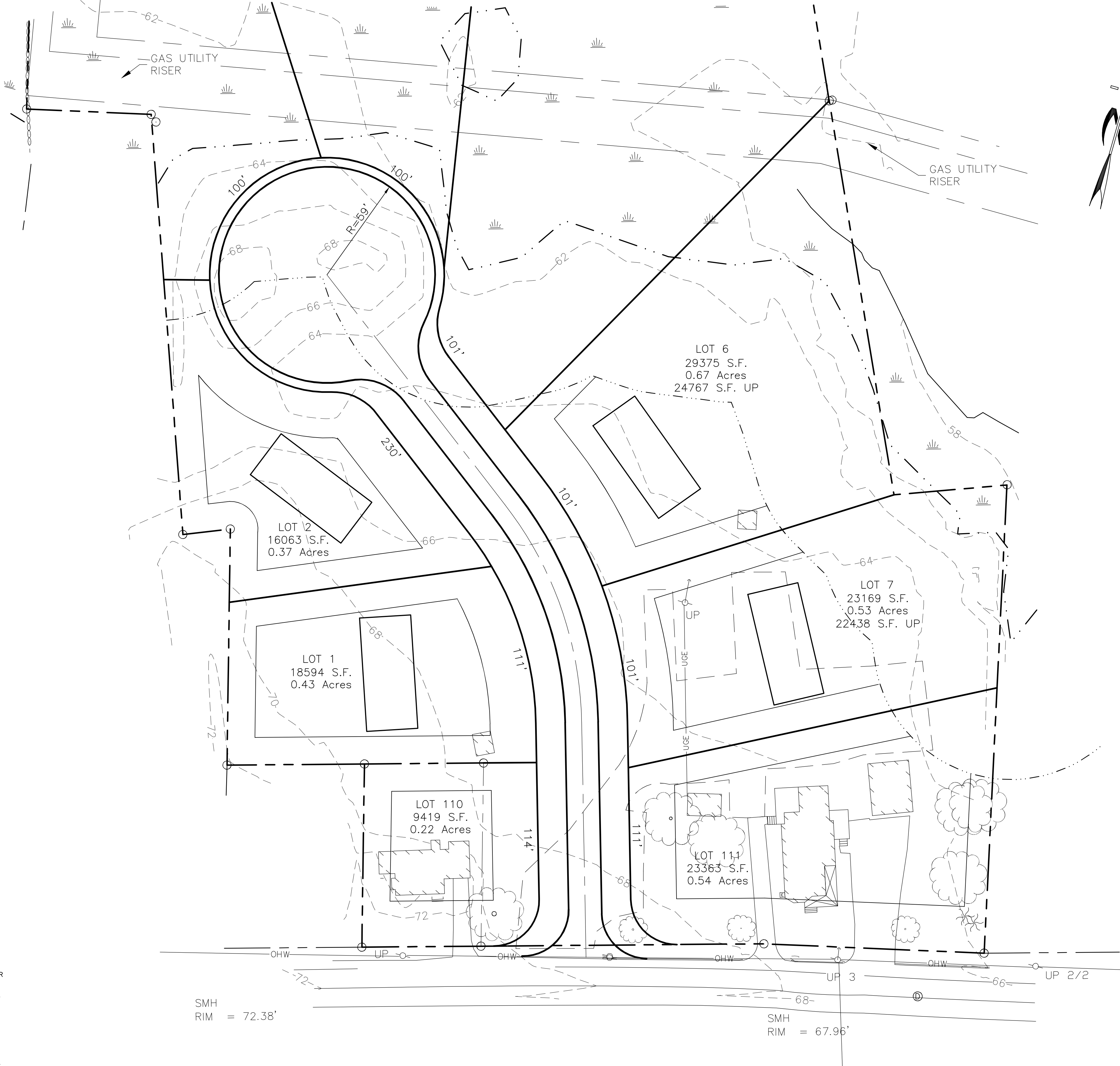


LOCATION MAP
1"=500'

ZONING DISTRICT: RESIDENTIAL - 2 SINGLE FAMILY // RESIDENTIAL 4

DISTRICT (R-2)
DIMENSIONAL REQUIREMENTS: W/ UTILITIES

MINIMUM LOT SIZE	= 15,000 SF
MINIMUM WIDTH	= 100 FEET
MINIMUM DEPTH	= 100 FEET
MINIMUM FRONTAGE	= 100 FEET
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FRONT SETBACK	= 25 FEET
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PREPARED FOR:

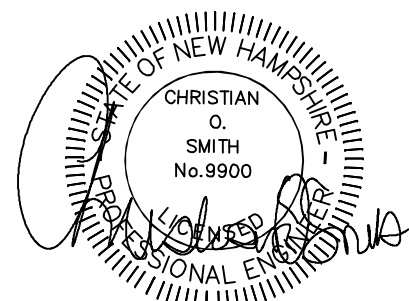
STONEARCH DEVEL. CORP.
3 QUILL LN, SUITE 107
BARRINGTON, NH 03825



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

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11. THIS SITE IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE.



REVISIONS:

DATE:

SUBDIVISION YIELD PLAN 2

RESIDENTIAL DEVELOPMENT
5 BRENTWOOD ROAD
EXETER, NH
TAX MAP 62, LOT 111

DATE: FEB, 2026

SCALE: 1" = 30'

PROJ. NO: NH-1585

SHEET NO. 3

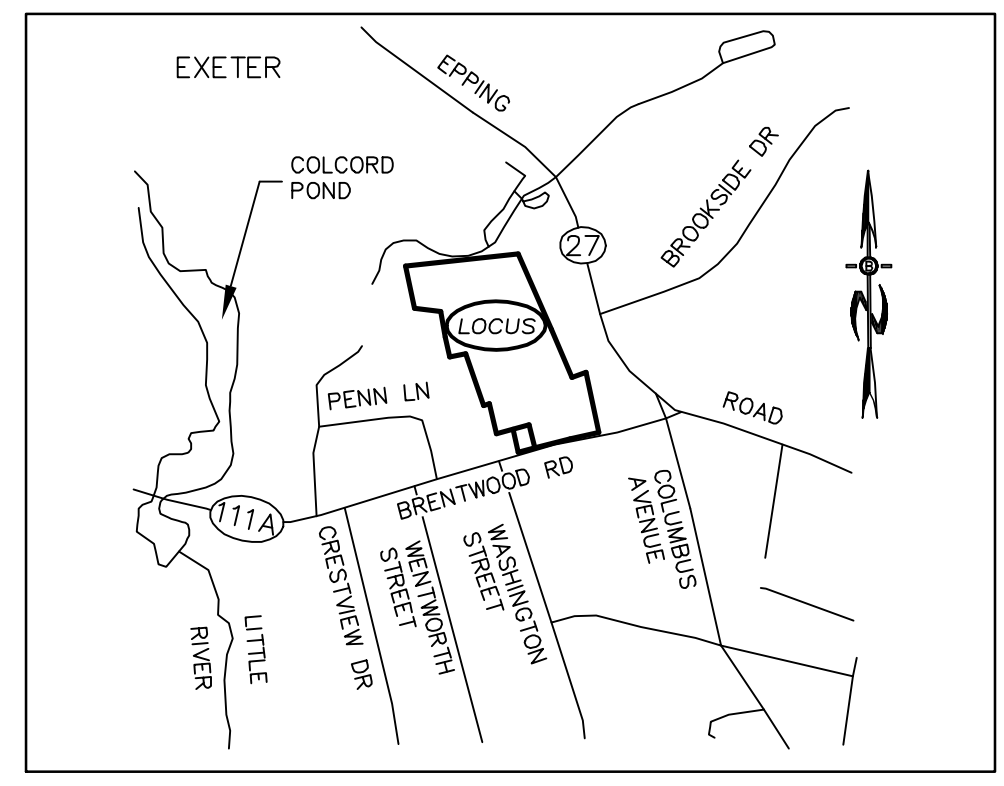
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RESIDENTIAL SITE PLAN
5 BRENTWOOD ROAD
TAX MAP 62, LOTS 110 & 111

NOT FOR CONSTRUCTION

DRAWING INDEX

LOCATION MAP

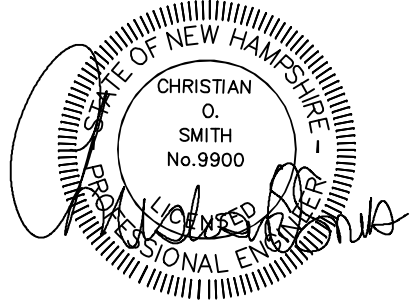


SHEET #	TITLE
	COVER SHEET
1	LOT LINE ADJUSTMENT PLAN
2	EXISTING CONDITION PLAN
3-4	CONDOMINIUM SITE PLANS
5	SUBDIVISION SITE PLAN
6	PROFILE & UTILITY PLAN
7	EROSION & SEDIMENT CONTROL DETAILS
8	CONSTRUCTION DETAILS

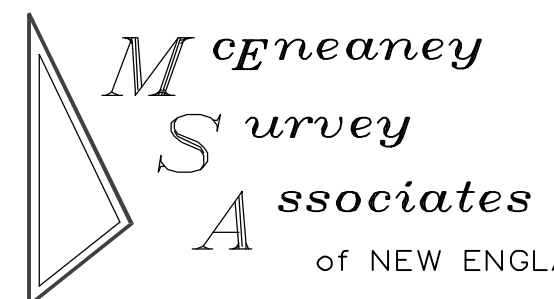
CIVIL ENGINEERS:



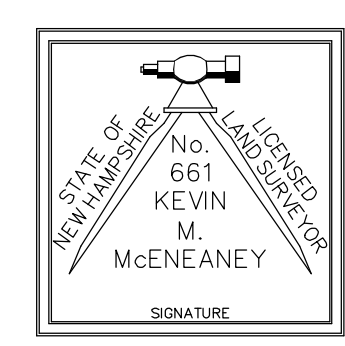
70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860



LAND SURVEYORS:



P.O. Box 1166 — 181 WATSON ROAD
DOVER, NH 03820 (603) 742-0911



PLAN SET LEGEND

5/8" REBAR	●	VGC	VERTICAL GRANITE CURB
DRILL HOLE	○	OVERHEAD ELEC. LINE	— GR —
CONC. BOUND	⊙	FENCING	— D —
UTILITY POLE	⊗	DRAINAGE LINE	— S —
DRAIN MANHOLE	⊕	SEWER LINE	— G —
SEWER MANHOLE	⊖	GAS LINE	— W —
EXISTING LIGHT POLE	⊙	WATER LINE	— — — — —
EXISTING CATCH BASIN	⊗	STONE WALL	— — — — —
PROPOSED CATCH BASIN	⊕	TREE LINE	— — — — —
WATER GATE	⊖	ABUT. PROPERTY LINES	— — — — —
WATER SHUT OFF	⊙	EXIST. PROPERTY LINES	— — — — —
HYDRANT	⊗	BUILDING SETBACK LINES	— — — — —
PINES, ETC.	⊕	EXIST. CONTOUR	— — — — —
MAPLES, ETC.	⊖	PROP. CONTOUR	— — — — —
EXIST. SPOT GRADE	⊙	SOIL LINES	— — — — —
PROP. SPOT GRADE	⊗		
DOUBLE POST SIGN	⊕		
SINGLE POST SIGN	⊖		

RECORD OWNER

DONALD E. KELSEY II REVOCABLE LIVING TRUST
DONALD E. KELSEY II TRUSTEE
39 BOW VIEW DRIVE
STRAFFORD, NEW HAMPSHIRE 03884

PATRICIA A. WASHBURNE REVOCABLE TRUST
PATRICIA A. WASHBURNE TRUSTEE
39 BOW VIEW DRIVE
STRAFFORD, NEW HAMPSHIRE 03884

RECORD APPLICANT

STONEARCH DEVEL. CORP.
3 QUILL LN, SUITE 107
BARRINGTON, NH 03825

REQUIRED PERMITS
NHDES SEWER CONNECTION

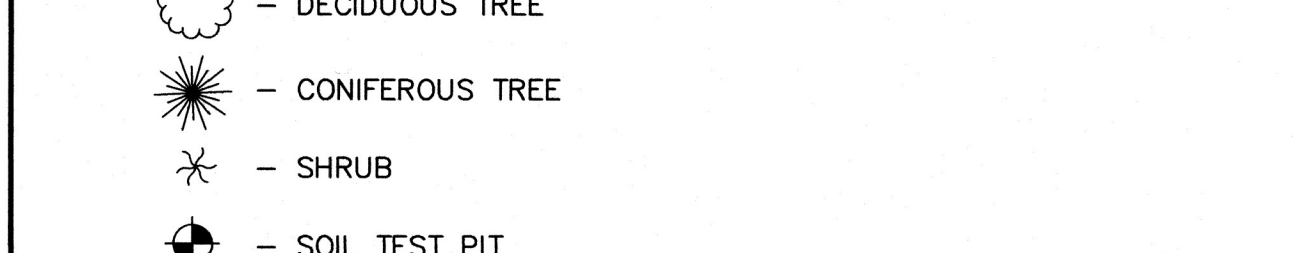
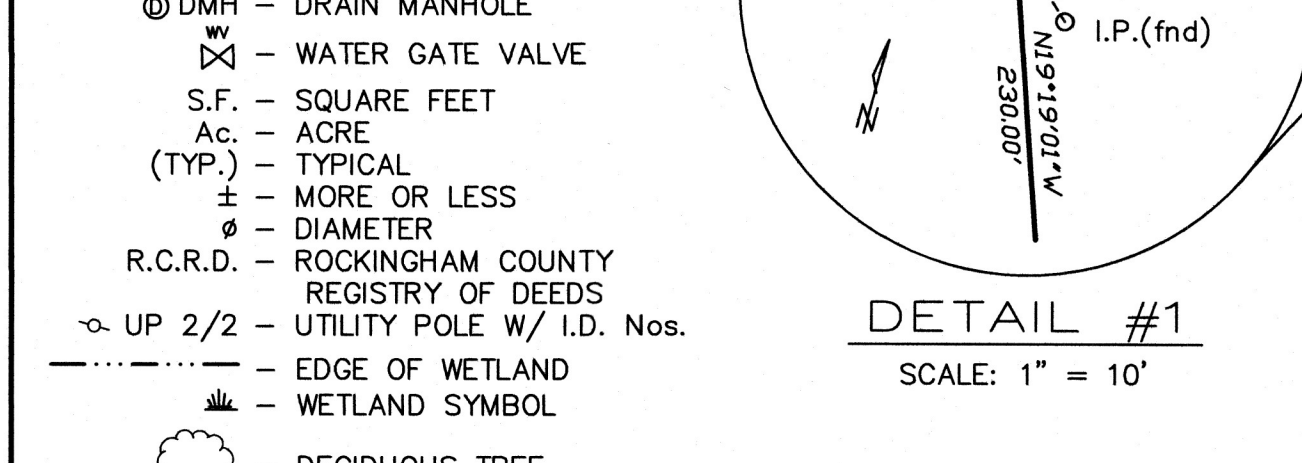
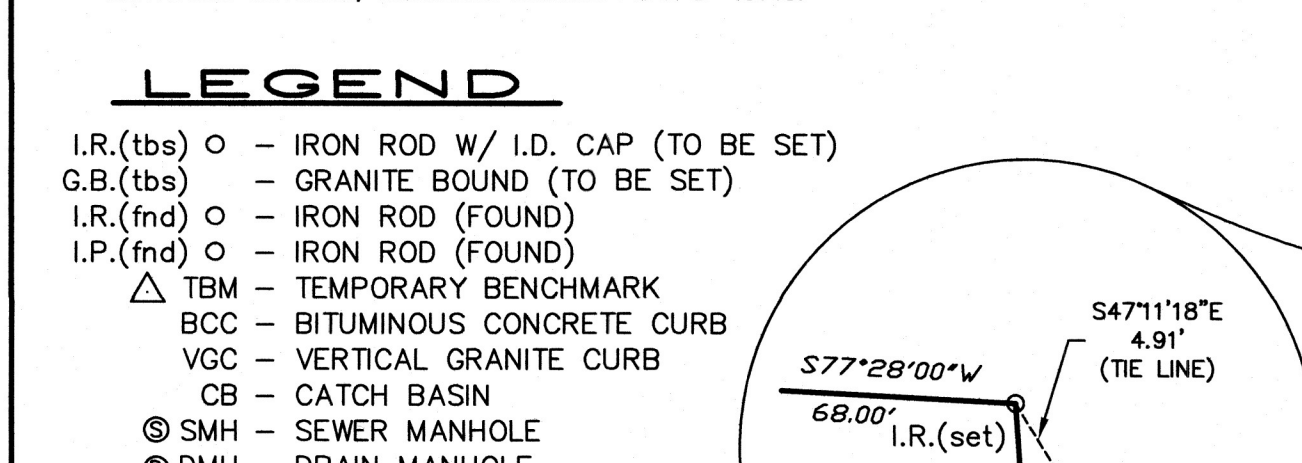
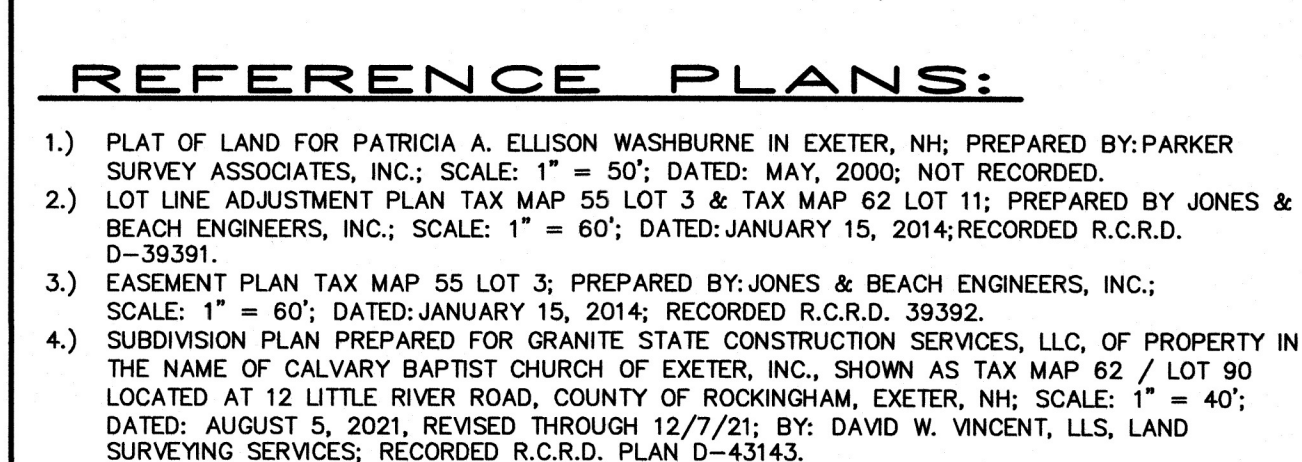
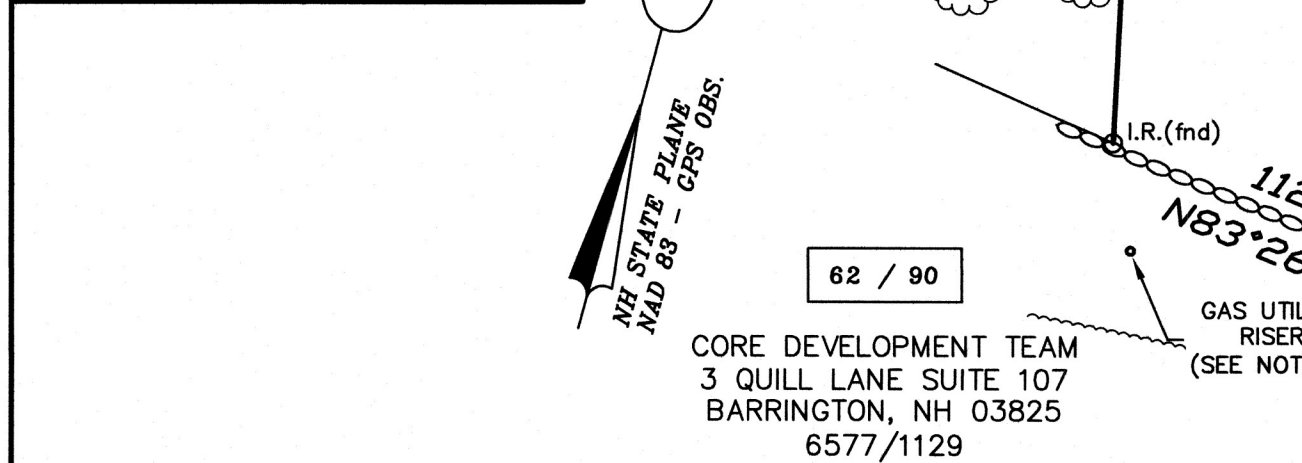
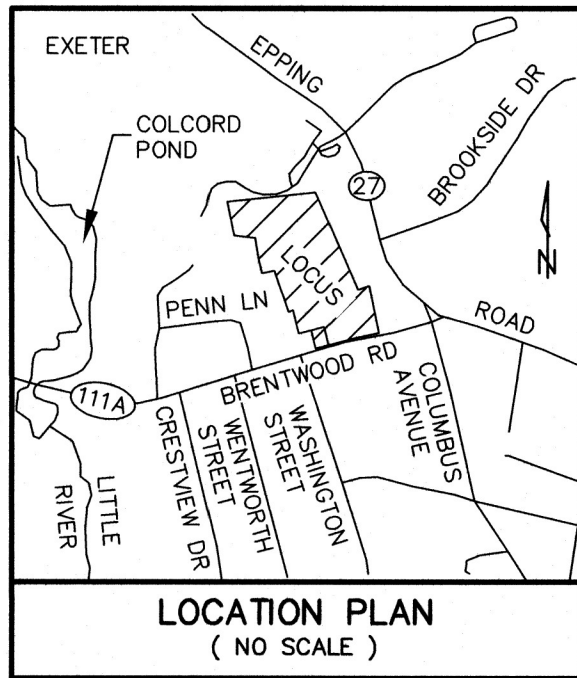
PB CASE # PENDING
CHAIRMAN SIGNATURE:

	REVISIONS:	DATE:
1		
2		
3		
4		
5		

WETLAND/ENVIRONMENTAL CONSULTANT:

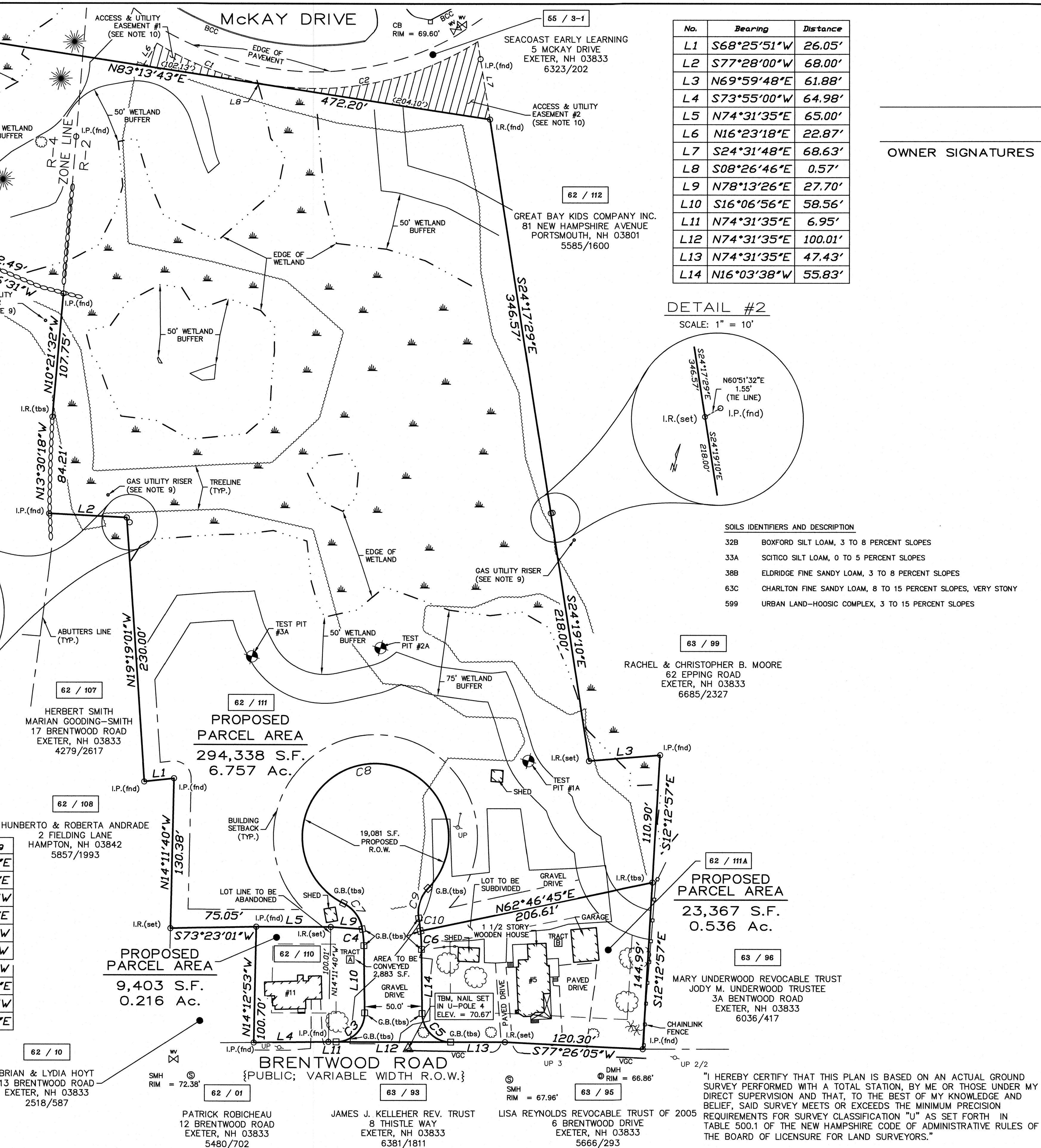
JOHN P. HAYES III CSS, CWS
7 LIMESTONE WAY
NORTH HAMPTON, NH 03862
603-205-4396

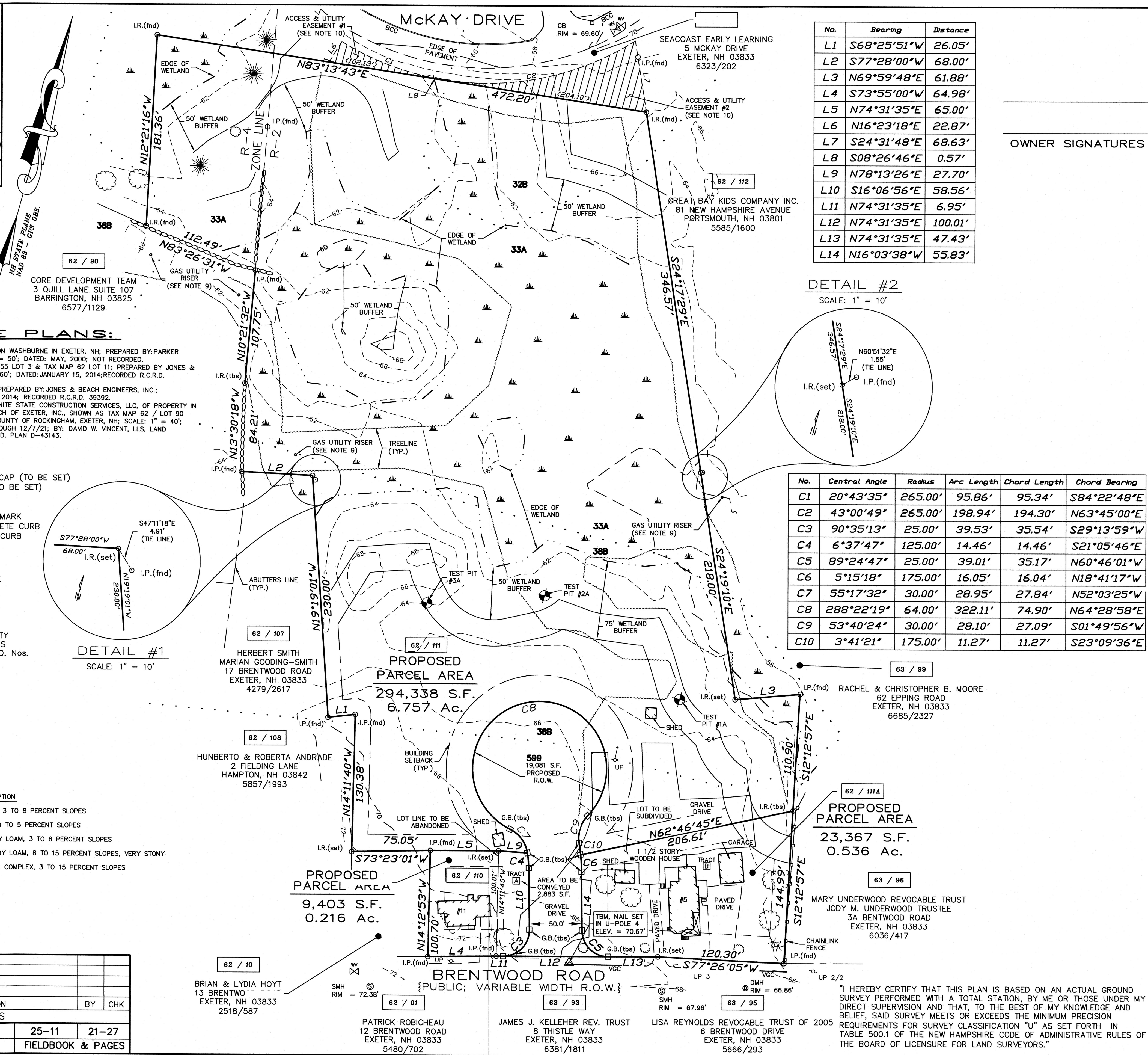
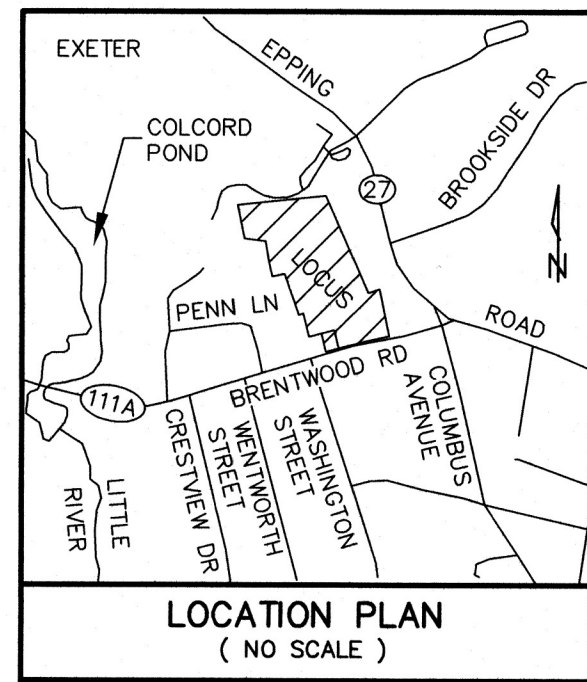
NH-1585 BRENTWOOD ROAD RESIDENTIAL PLAN



No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	20°43'35"	265.00'	95.86'	95.34'	S84°22'48"E
C2	43°00'49"	265.00'	198.94'	194.30'	N63°45'00"E
C3	90°35'13"	25.00'	39.53'	35.54'	S29°13'59"W
C4	6°37'47"	125.00'	14.46'	14.46'	S21°05'46"E
C5	89°24'47"	25.00'	39.01'	35.17'	N60°46'01"W
C6	5°15'18"	175.00'	16.05'	16.04'	N18°41'17"W
C7	55°17'32"	30.00'	28.95'	27.84'	N52°03'25"W
C8	288°22'19"	64.00'	322.11'	74.90'	N64°28'58"E
C9	53°40'24"	30.00'	28.10'	27.09'	S01°49'56"W
C10	3°41'21"	175.00'	11.27'	11.27'	S23°09'36"E

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
25218	LLA & SUBD.	25-11	21-27	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

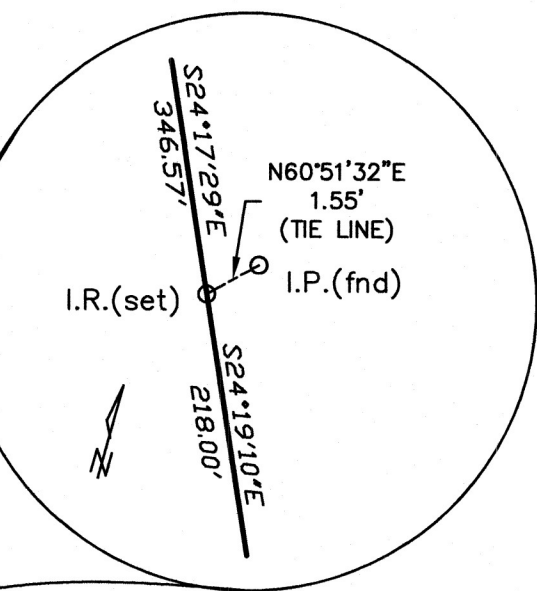




No.	Bearing	Distance
L1	S68°25'51"W	26.05'
L2	S77°28'00"W	68.00'
L3	N69°59'48"E	61.88'
L4	S73°55'00"W	64.98'
L5	N74°31'35"E	65.00'
L6	N16°23'18"E	22.87'
L7	S24°31'48"E	68.63'
L8	S08°26'46"E	0.57'
L9	N78°13'26"E	27.70'
L10	S16°06'56"E	58.56'
L11	N74°31'35"E	6.95'
L12	N74°31'35"E	100.01'
L13	N74°31'35"E	47.43'
L14	N16°03'38"W	55.83'

DETAIL #2

SCALE: 1" = 10'



No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	20°43'35"	265.00'	95.86'	95.34'	S84°22'48"E
C2	43°00'49"	265.00'	198.94'	194.30'	N63°45'00"E
C3	90°35'13"	25.00'	39.53'	35.54'	S29°13'59"W
C4	6°37'47"	125.00'	14.46'	14.46'	S21°05'46"E
C5	89°24'47"	25.00'	39.01'	35.17'	N60°46'01"W
C6	5°15'18"	175.00'	16.05'	16.04'	N18°41'17"W
C7	55°17'32"	30.00'	28.95'	27.84'	N52°03'25"W
C8	288°22'19"	64.00'	322.11'	74.90'	N64°28'58"E
C9	53°40'24"	30.00'	28.10'	27.09'	S01°49'56"W
C10	3°41'21"	175.00'	11.27'	11.27'	S23°09'36"E

NOTES:

1.) OWNERS OF RECORD:

DONALD E. KELSEY II REVOCABLE LIVING TRUST
DONALD E. KELSEY II TRUSTEE
39 BOW VIEW DRIVE
STRAFFORD, NEW HAMPSHIRE 03884
R.C.R.D. VOLUME 6158, PAGE 1525

PATRICIA A. WASHBURNE REVOCABLE TRUST
PATRICIA A. WASHBURNE TRUSTEE
39 BOW VIEW DRIVE
STRAFFORD, NEW HAMPSHIRE 03884
R.C.R.D. VOLUME 3521, PAGE 2229

2.) 62 / 110 - DENOTES TAX MAP AND PARCEL NUMBER.

3.) PARCEL AREAS:

EXISTING

PROPOSED

62 / 110 = 6,520 S.F. / 0.149 Ac. = 9,403 S.F. / 0.149 Ac.

62 / 111 = 339,669 S.F. / 7.797 Ac. = 294,338 S.F. / 6.757 Ac.

62 / 111A N/A = 23,367 S.F. / 0.536 Ac.

PROPOSED R.O.W. N/A = 19,081 S.F. / 0.536 Ac.

4.) THE INTENT OF THIS PLAN IS TO DEPICT A LOT LINE ADJUSTMENT WHERE A PORTION OF LOT 62/111 WILL BE CONVEYED TO LOT 62/110. THIS PORTION OF LOT 62/111 CONSISTS OF 2,883 S.F. AND IS LABELED AS TRACT [A]. THIS PLAN ALSO DEPICTS A MINOR SUBDIVISION OF THE SUBJECT PARCEL 62/111, CREATING LOT 62/111A. THIS LOT IS LABELED AS TRACT [B]. THIS PLAN ALSO DEPICTS A PROPOSED RIGHT OF WAY. ALL EXISTING AND PROPOSED AREAS ARE DEPICTED IN THE TABLE ABOVE. EVERYTHING SHOWN HEREON DEPICTS SITE CONDITIONS AS OF JANUARY 14, 2026.

5.) ZONING DISTRICT: RESIDENTIAL - 2 / RESIDENTIAL - 4

DISTRICT

(R-2)

DIMENSIONAL REQUIREMENTS:

(R-2)

MINIMUM LOT SIZE

= 1 Ac.

MINIMUM WIDTH

= 100 FEET

MINIMUM DEPTH

= 100 FEET

MINIMUM FRONTAGE

= 100 FEET

MAXIMUM BUILDING COVERAGE

= 25 PERCENT

MINIMUM OPEN SPACE

= 60/40 PERCENT

MINIMUM YARD SETBACKS:

FRONT SETBACK

= 25 FEET

SIDE SETBACK (ONE)

= 15 FEET

SIDE SETBACK (BOTH)

= 30 FEET

REAR SETBACK

= 25 FEET

MAXIMUM BUILDING HEIGHT

= 35 FEET / 3 STORIES

6.) THE SUBJECT PARCELS ARE OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP: 33015C0402E WITH AN EFFECTIVE DATE OF MAY 17, 2005.

7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED DECEMBER 4, 2025. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED DECEMBER 4, 2025.

8.) WETLANDS SHOWN WERE DELINEATED BY JOHN P. HAYES III, C.W.S. No. 18, ON DECEMBER 22, 2025, IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.

9.) PARCEL 62/111 IS SUBJECT TO A GAS UTILITY EASEMENT AS DESCRIBED IN R.C.R.D. VOLUME 1374, PAGE 138. AS DEPICTED ON R.C.R.D. PLAN #0449.

10.) PARCEL 62/111 IS IN BENEFIT TO AN ACCESS & UTILITY EASEMENT AS RECORDED AT R.C.R.D. VOLUME 5704, PAGE 2351, AS SHOWN ON REFERENCE PLAN #3 R.C.R.D. #0-39392.

11.) 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.

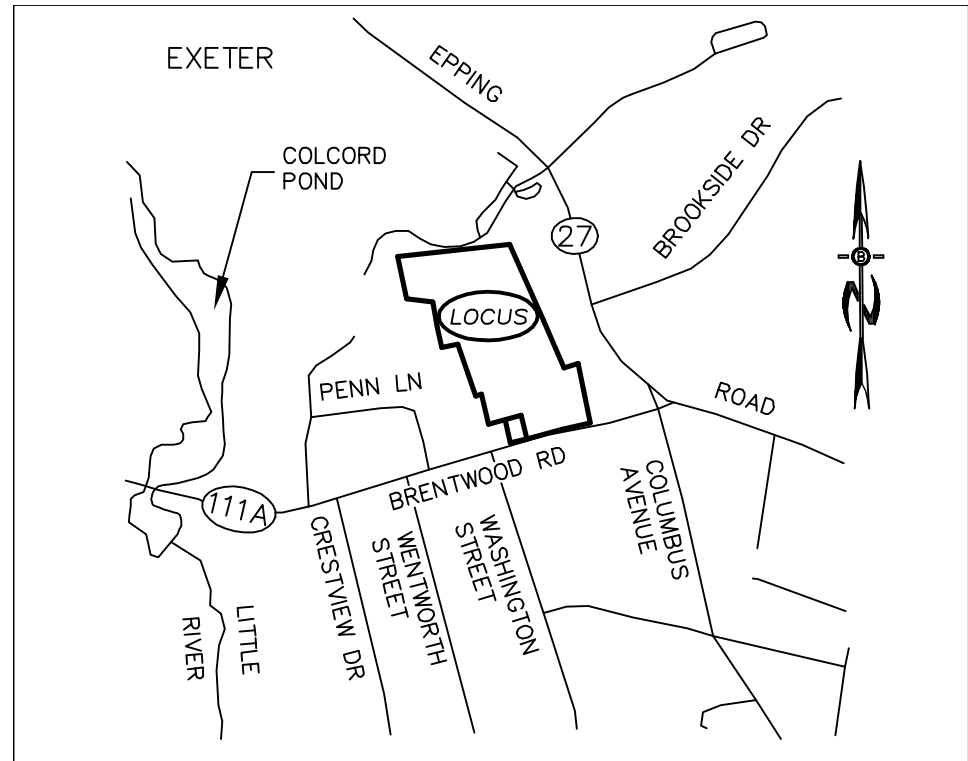
12.) THE SOURCE FOR THE SOIL TYPE DATA IS USDA NRCS WEB SOIL SURVEY HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/APP/WEBSOILSURVEY.ASPX.

TOPOGRAPHY
LOT LINE ADJUSTMENT &
MINOR SUBDIVISION
PREPARED FOR
DONALD E. KELSEY, II REV. TRUST
TAX MAP 62, LOT No. 110
& PATRICIA A. WASHBURNE REV. TRUST
TAX MAP 62, LOT No. 111
5 & 11 BRENTWOOD ROAD
TOWN of EXETER
COUNTY of ROCKINGHAM
STATE of NEW HAMPSHIRE

DRAWN BY: JJH
SCALE: 1" = 50'
FILE: P:\25218\DWG\25218.LLA
DATE: MAY 8, 2026

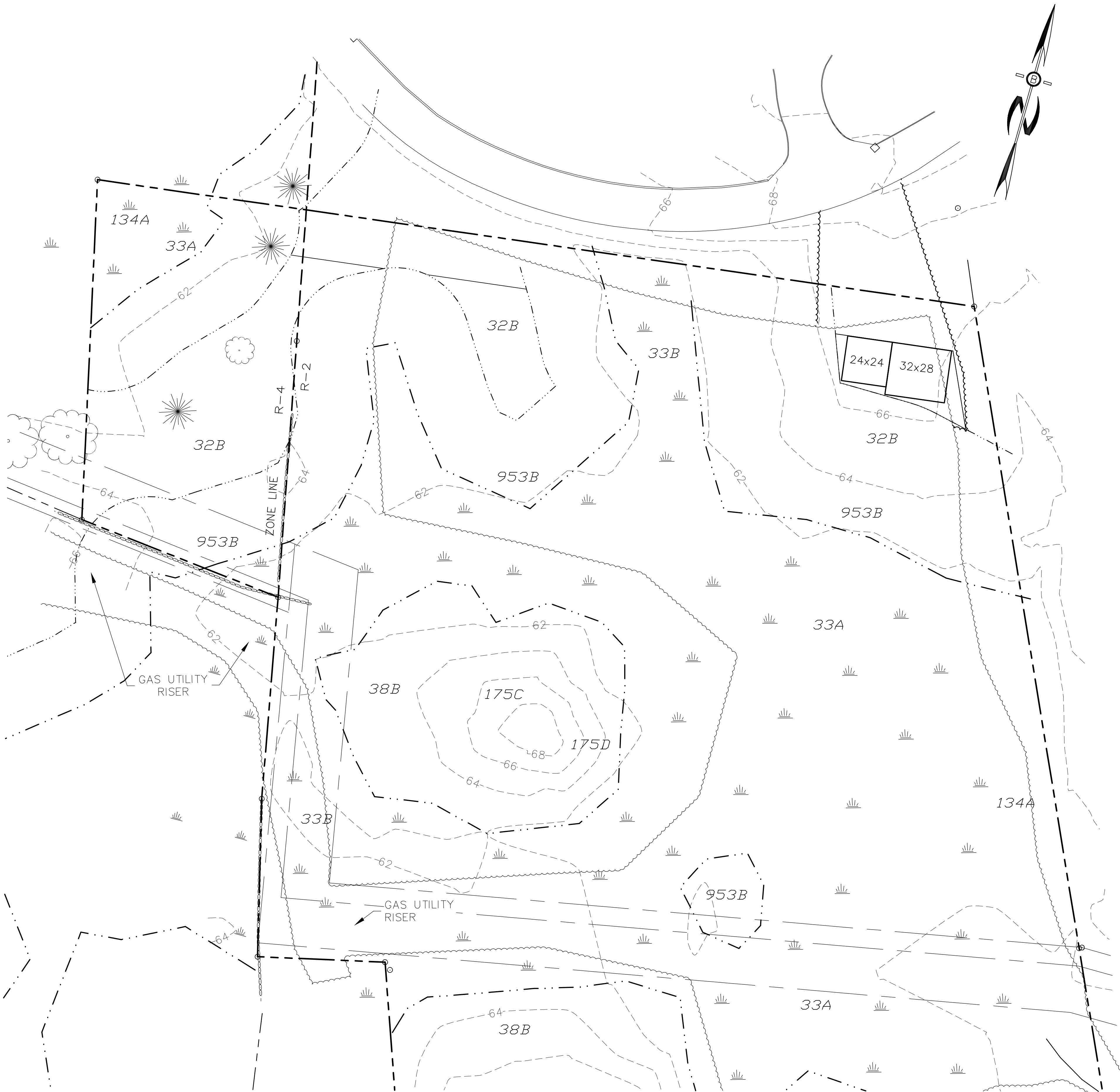
"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
25218	LLA & SUBD.	25-11	21-27	
PROJECT NO	TYPE	FIELDBOOK & PAGES		



LOCATION MAP
1"=500'

- ZONING DISTRICT: RESIDENTIAL - 2 SINGLE FAMILY / RESIDENTIAL 4
- DISTRICT (R-2)
- DIMENSIONAL REQUIREMENTS: W/ UTILITIES
- | | |
|---------------------------|-----------------------|
| MINIMUM LOT SIZE | = 15,000 SF |
| MINIMUM WIDTH | = 100 FEET |
| MINIMUM DEPTH | = 100 FEET |
| MINIMUM FRONTAGE | = 100 FEET |
| MAXIMUM BUILDING COVERAGE | = 25 PERCENT |
| MINIMUM OPEN SPACE | = 60/40 PERCENT |
| MINIMUM YARD SETBACKS: | |
| FRONT SETBACK | = 25 FEET |
| SIDE SETBACK (ONE) | = 15 FEET |
| SIDE SETBACK (BOTH) | = 30 FEET |
| REAR SETBACK | = 25 FEET |
| MAXIMUM BUILDING HEIGHT | = 35 FEET / 3 STORIES |



TOWN NOTES

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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.

PREPARED FOR:

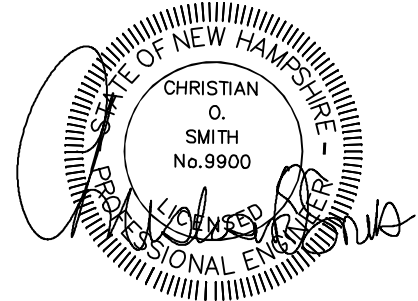
STONEARCH DEVEL. CORP.
3 QUILL LN, SUITE 107
BARRINGTON, NH 03825



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

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW 7 NEW RESIDENTIAL HOMES WITH A PROPOSED CDS ROADWAY.
2. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF EXETER STANDARDS AND REGULATIONS.
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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.
11. THIS SITE IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE.

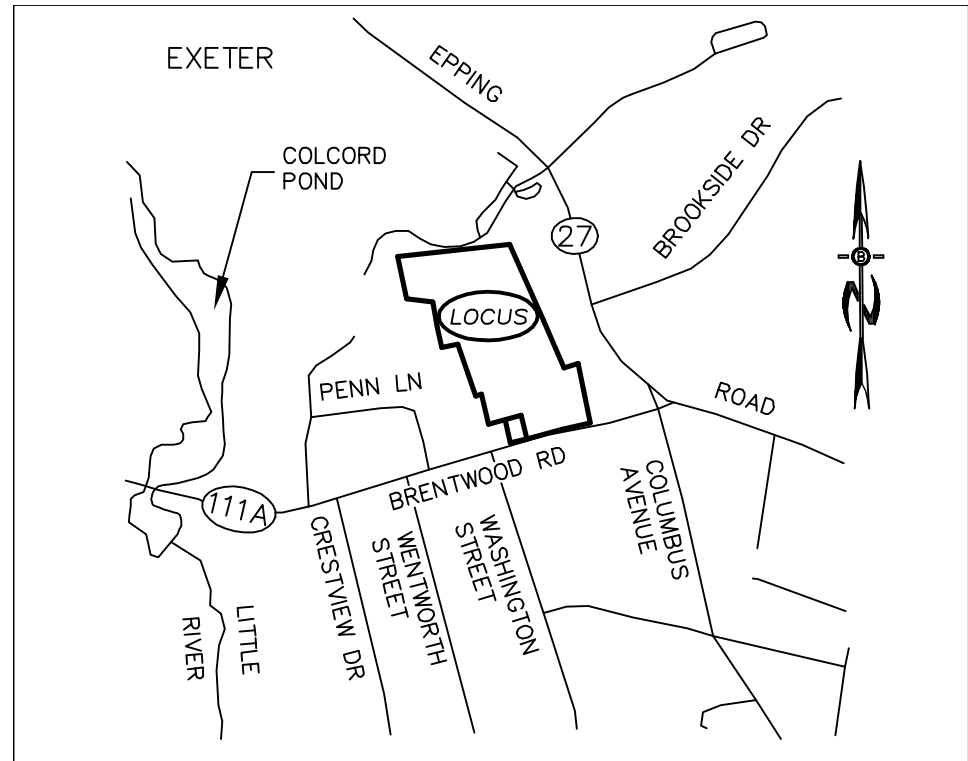


REVISIONS: DATE:

CONDOMINIUM SITE PLAN

RESIDENTIAL DEVELOPMENT
5 BRENTWOOD ROAD
EXETER, NH
TAX MAP 62, LOT 111

DATE:	FEB, 2026	SCALE:	1" = 50'
PROJ. NO:	NH-1585	SHEET NO.	3

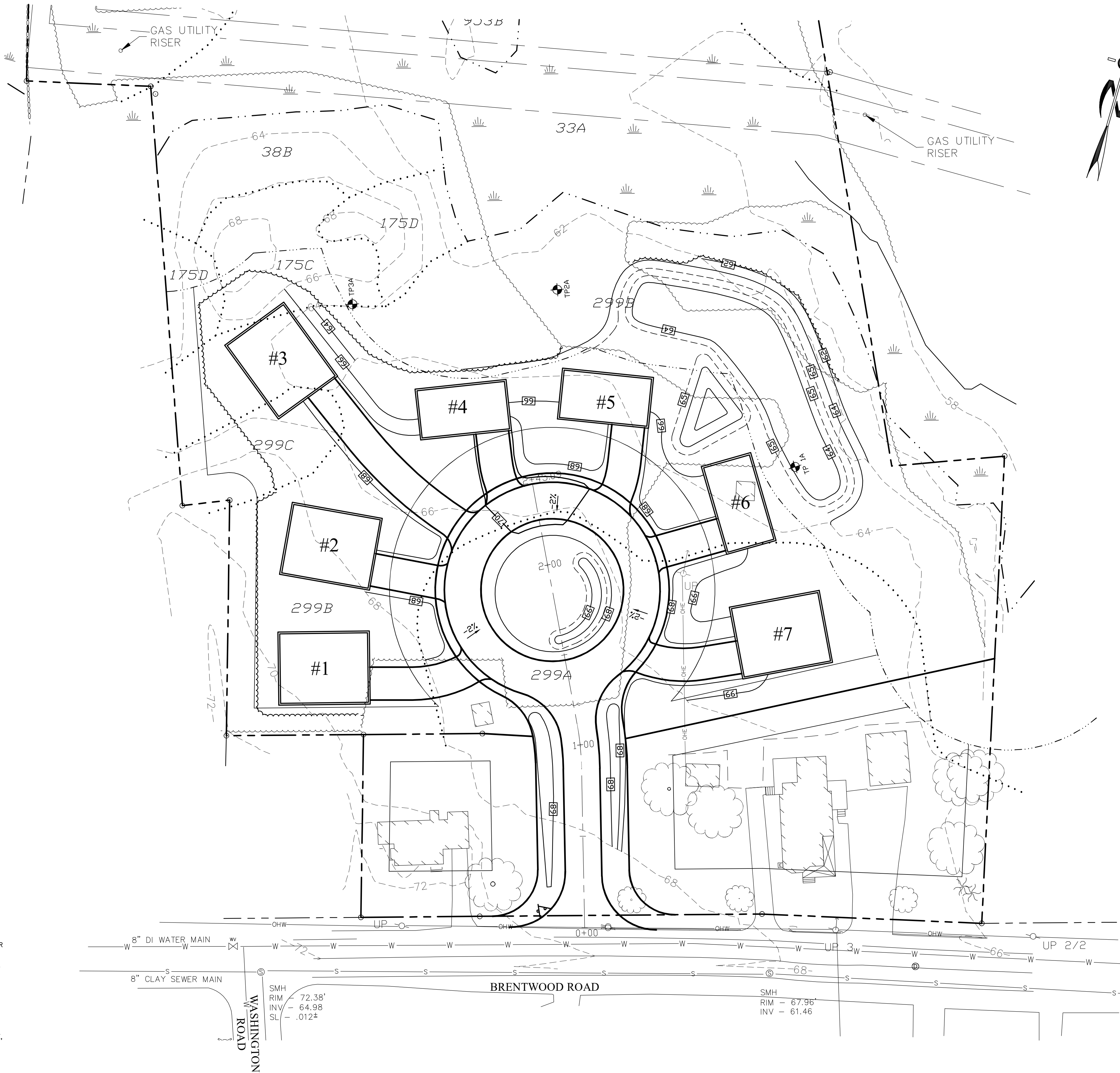


LOCATION MAP
1"=500'

- ZONING DISTRICT: RESIDENTIAL - 2 SINGLE FAMILY / RESIDENTIAL 4
- DISTRICT (R-2)
- DIMENSIONAL REQUIREMENTS: W/ UTILITIES
- | | |
|---------------------------|-----------------|
| MINIMUM LOT SIZE | = 15,000 SF |
| MINIMUM WIDTH | = 100 FEET |
| MINIMUM DEPTH | = 100 FEET |
| MINIMUM FRONTAGE | = 100 FEET |
| MAXIMUM BUILDING COVERAGE | = 25 PERCENT |
| MINIMUM OPEN SPACE | = 60/40 PERCENT |
- MINIMUM YARD SETBACKS:
- | | |
|-------------------------|-----------------------|
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PREPARED FOR:

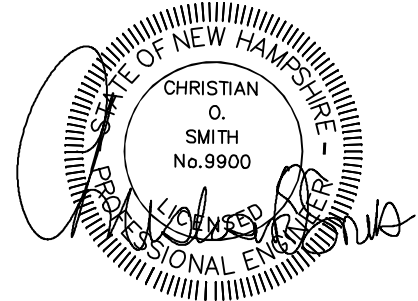
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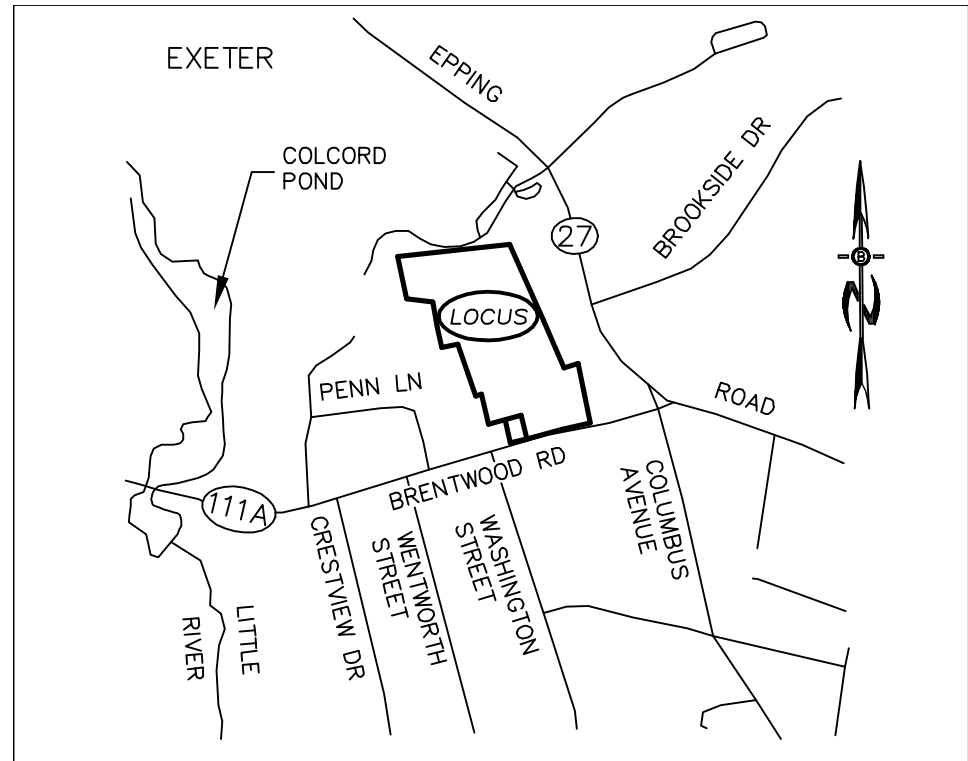


REVISIONS: DATE:

CONDOMINIUM SITE PLAN

RESIDENTIAL DEVELOPMENT
5 BRENTWOOD ROAD
EXETER, NH
TAX MAP 62, LOT 111

DATE:	MAY, 2026	SCALE:	1" = 30'
PROJ. NO:	NH-1585	SHEET NO.	4

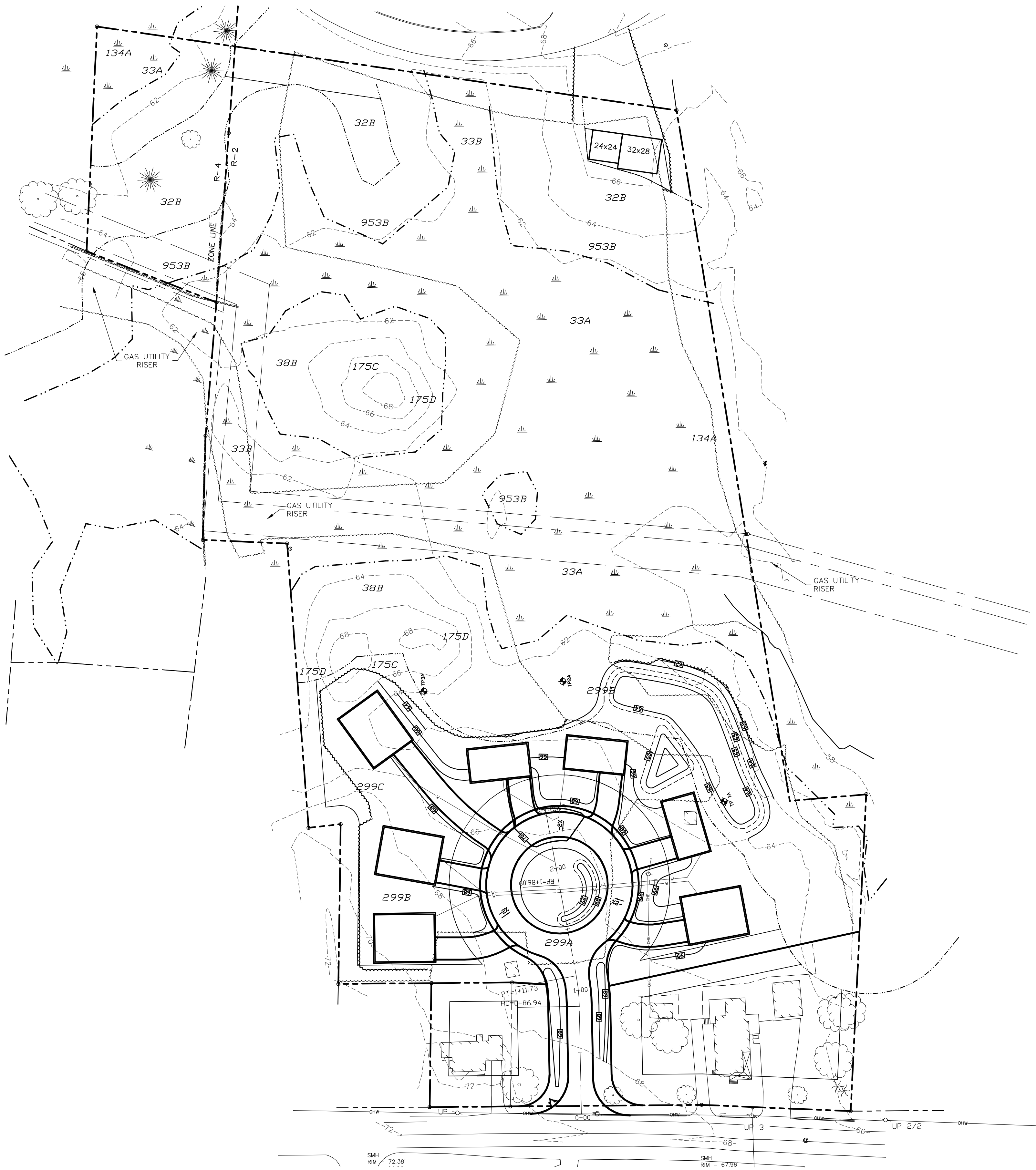


LOCATION MAP
1"=500'

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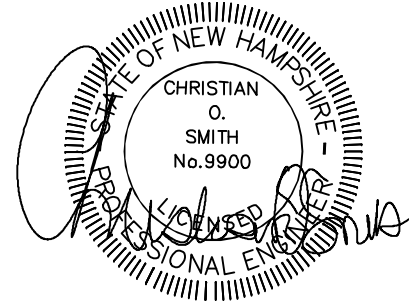
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- UPON COMPLETION OF CONSTRUCTION AND PRIOR TO RELEASE OF BOND, THE APPLICANT SHALL SUBMIT A LETTER TO THE TOWN, SIGNED AND STAMPED BY THE DESIGN ENGINEER, WHO MUST BE A LICENSED PROFESSIONAL ENGINEER IN NH, STATING CONSTRUCTION HAS BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLANS.
- 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.
- 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.
- ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
- THIS SITE IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE.



REVISIONS: DATE:

SUBDIVISION SITE PLAN

RESIDENTIAL DEVELOPMENT
5 BRENTWOOD ROAD
EXETER, NH
TAX MAP 62, LOT 111

DATE: FEB, 2026 SCALE: 1" = 50'
PROJ. NO: NH-1585 SHEET NO. 5

NOTES

1. ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION AND ALARM LINES TO BE UNDERGROUND. THE SIZE AND LOCATION IS TO BE DETERMINED BY APPROPRIATE UTILITY COMPANY. ALSO SEE TOWN OF NOTTINGHAM PLACEMENT DETAIL ON SHEET D1.
2. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR, ENGINEER TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY.
3. ALL CONSTRUCTION METHODS AND MATERIALS WILL CONFORM TO THE TOWN OF NOTTINGHAM STANDARD SPECIFICATIONS AND TO N.H.D.D.T. STANDARDS AND REGULATIONS.
4. ALL DRAINAGE STRUCTURE AND SWALES WILL BE BUILT AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.
5. SEE DETAIL SHEETS FOR STANDARD CONSTRUCTION NOTES AND DETAILS.
6. ALL CROSS CULVERTS & DRIVEWAY CULVERTS TO BE MIN. 12" ADS N-12 AND TO HAVE MASONRY HEADWALLS UNLESS FLARED END SECTIONS ARE SPECIFIED ON THE PLANS.
7. NATURAL DEVELOPED AREA'S BUFFERS ARE TO REMAIN WOODED.
8. ALL SIDE SLOPES STEEPER THAN 3:1 (WETLAND CROSSINGS) TO BE LINED WITH JUTE MATTING.
9. ALL SWALE MATTING WILL EXTEND TO THE LIP OF THE LEVEL SPREADER AT THE END OF EACH SWALE.
10. ALL PERMANENT EROSION CONTROL SWALE LINING MATERIAL SHALL BE NAG C350 OR EQUIVALENT. ALL OTHER SWALES WILL BE PROTECTED WITH TEMPORARY STONE CHECK DAMS (S.C.D.) UNTIL THE VEGETATION HAS FULLY STABILIZED. AT THIS TIME THE S.C.D.'S WILL BE REMOVED.
11. SEE ADDITIONAL NOTES ON SHEET 10.

LIVE TAP EXISTING 8" DI WATER MAIN FOR 6" DI SERVICE W/ TAPPING SLEEVE & GATE VALVE (CONTRACTOR TO CONFIRM EXACT LOCATION OF WATER MAIN PRIOR TO CONSTRUCTION) (COORDINATE WITH EXETER WATER DEPT)

STOP & ROADNAME SIGN SEE DET. SHT

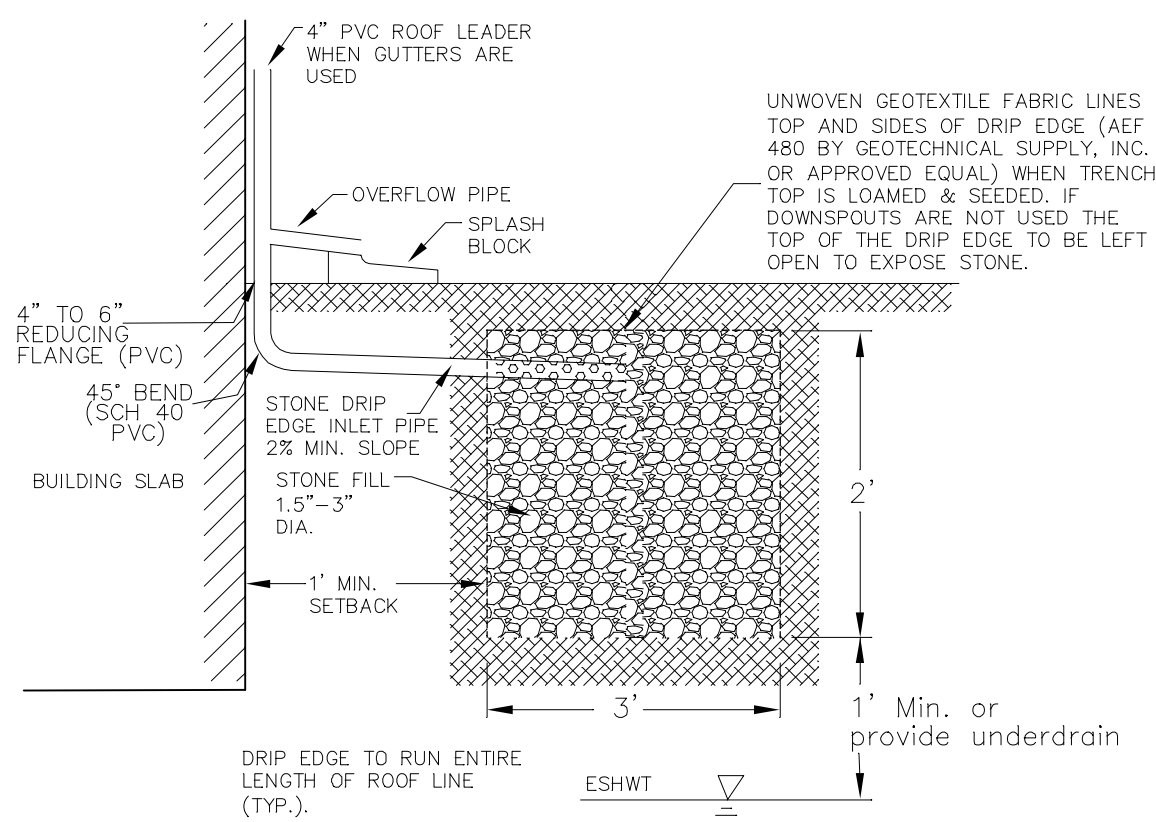
PRO. SMH 1
RIM-EXIST.
INV. IN 62.86
INV. OUT 62.76

STABILIZED CONSTRUCTION ENTRANCE SEE SHT. 13

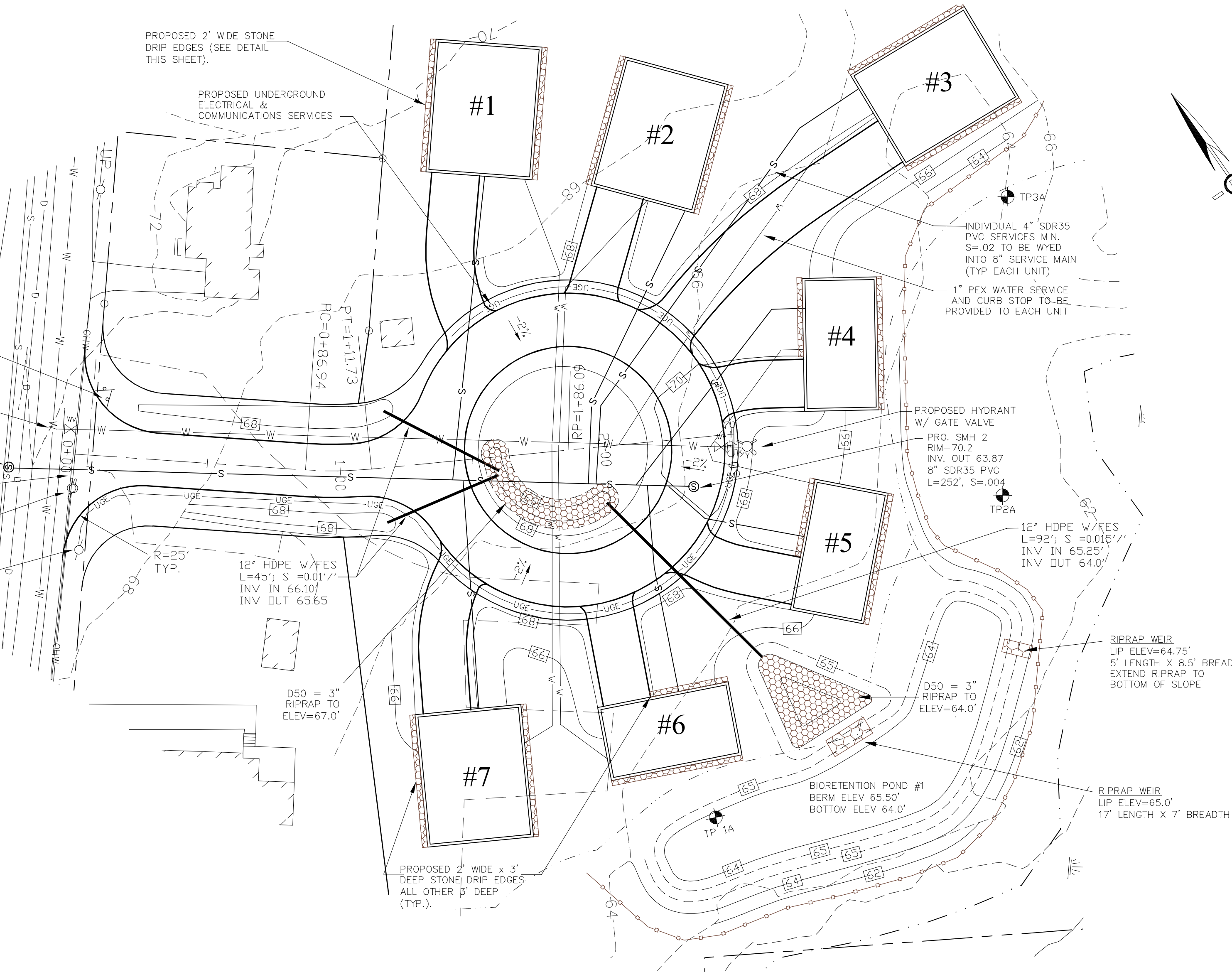
UTILITY POLE TO BE RELOCATED
PROPOSED UTILITY POLE W/ DROP CONNECTION

UTILITY NOTES:

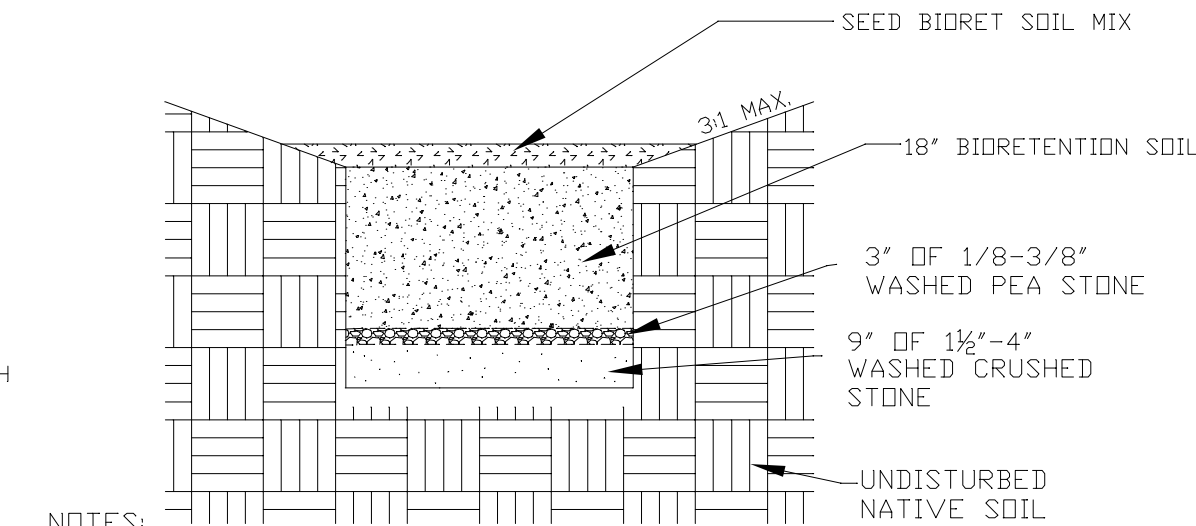
1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES, AND BONDS.
2. THE CONTRACTOR SHALL PROVIDE NOTICE TO ALL COMPANIES AND LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING 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 SERVED 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:
6 UNITS AT 3 BEDROOMS EACH = 18 BEDROOMS
DESIGN FLOW AT 150 GPD/BEDROOM = 2,700 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 FROSION 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.
19. THE DEVELOPER SHALL COORDINATE WITH THE ELECTRIC COMPANY TO ENSURE ANY TREE PLANTINGS ALONG MAIN STREET WILL NOT CONFLICT WITH THE EXISTING OVERHEAD WIRES.
20. THE DEVELOPER SHALL COORDINATE WITH THE ELECTRIC COMPANY TO CONFIRM A DROP POLE ON THE PROPERTY IS NOT REQUIRED.
21. CONTRACTOR TO COORDINATE TRAFFIC CONTROL WITH THE TOWN PRIOR TO ANY WORK WITHIN PORTSMOUTH AVENUE AND TO COORDINATE BYPASS PUMPING OF THE SEWER DURING INSTALLATION OF THE NEW MANHOLE.



STONE DRIP EDGE SECTION



1/8" - 3/8" PEA GRAVEL GRADATION		
SEIVE SIZE	% PASSING BY WEIGHT	
3/8"	80-100	
#4	10-30	
#8	0-10	
#200	0-1	



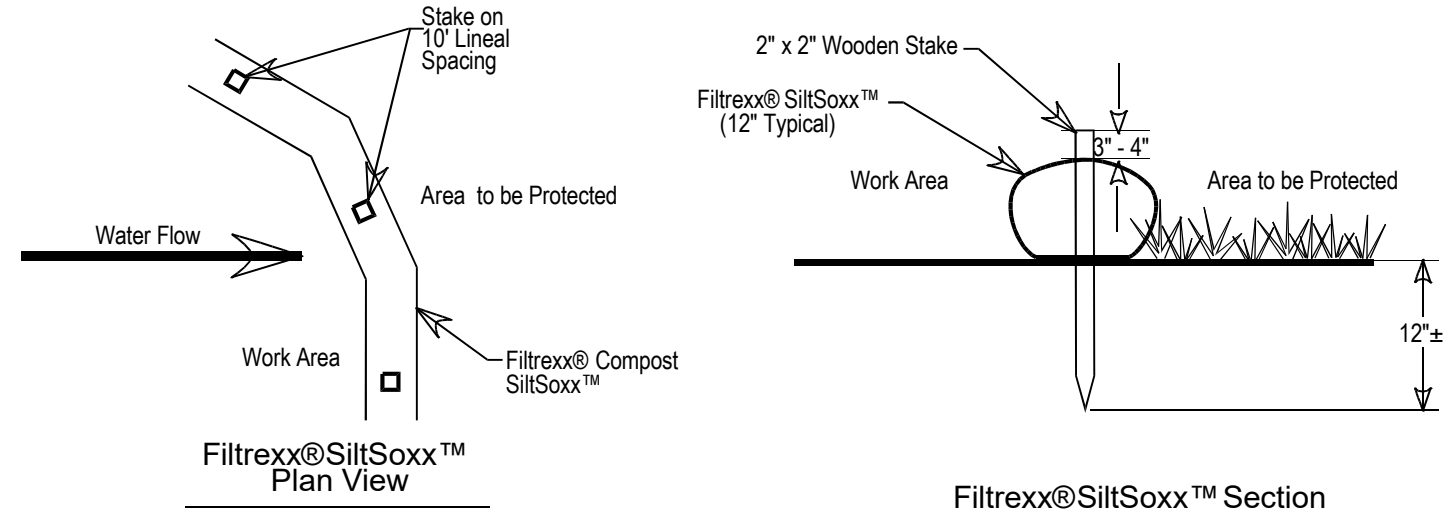
- NOTES:
1. SCARIFY SIDES AND BOTTOM OF BIORETENTION AREA TO FACILITATE NATURAL INFILTRATION RATES.
 2. PROVIDE 12-INCH-DEEP LAYER OF COMPACTED LOW-PERMEABILITY FILL BENEATH SEDIMENT FOREBAY TO RIPRAP LIP OUTLET ELEVATION.

BIORETENTION POND PROFILE DETAIL
NOT TO SCALE

Filter Media Option A		Component Material	Gradation of material
Filter Media Option A	Filter Media Option A		
ASTM C-33 concrete sand	50 to 55	Loomy coarse sand	70 to 80
ASTM C-33 concrete sand	20 to 30		
Filter Media Option B	20 to 30	Moderately fine aridodded bark or wood fiber mulch, with fines as indicated	20 to 30
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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



Notes:

1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. SILTSOXX™ COMPOST/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
3. SILTSOXX™ DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER ENGINEER.
4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

CONSTRUCTION:

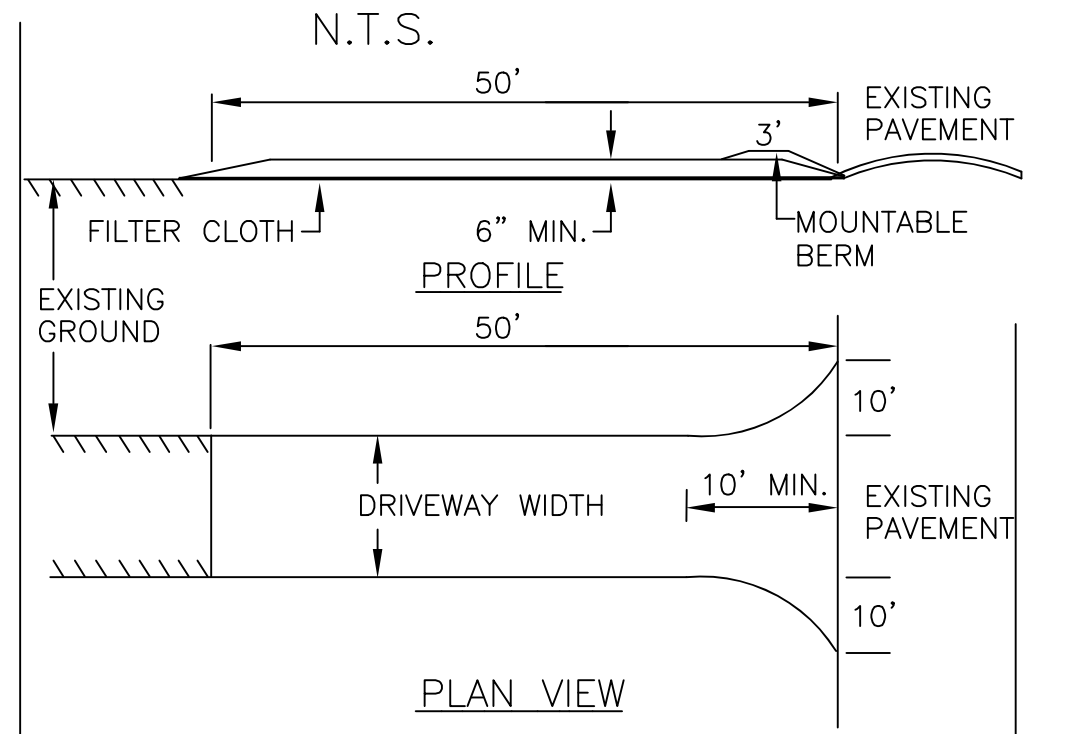
1. FILTREXX SILTSOXX WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. SILTSOXX SHOULD BE INSTALLED PARALLEL TO THE BASE OF THE SLOPE OR OTHER AFFECTED AREA, PERPENDICULAR TO SHEET FLOW. IN EXTREME CONDITIONS (I.E., 2:1 SLOPES), OR WHEN SHEET FLOW FLOWS TO THE AREA FROM A PARCEL ABOVE THE WORK ZONE, A SECOND SOCK SHALL BE CONSTRUCTED AT THE TOP OF THE SLOPE IN ORDER TO DISSIPATE FLOWS. (SEE SOCK SIZE INDICATIONS IN THE DRAINAGE CHART ATTACHED)
2. IF THE SILTSOXX IS TO BE LEFT AS A PERMANENT FILTER OR PART OF THE NATURAL LANDSCAPE, IT MAY BE SEEDED AT TIME OF INSTALLATION FOR ESTABLISHMENT OF PERMANENT VEGETATION. THE ENGINEER SHALL SPECIFY SEED REQUIREMENTS.
3. FILTREXX SILTSOXX MAY BE USED IN DIRECT FLOW SITUATIONS WITHIN RUNOFF CHANNELS NOT EXCEEDING 3 FEET IN DEPTH. NORMALLY, 18" OR 24" SILTSOXX SHOULD BE USED. BE SURE TO FOLLOW STAKING DETAILS AS IDENTIFIED IN THE DETAILS BELOW.

MAINTENANCE:

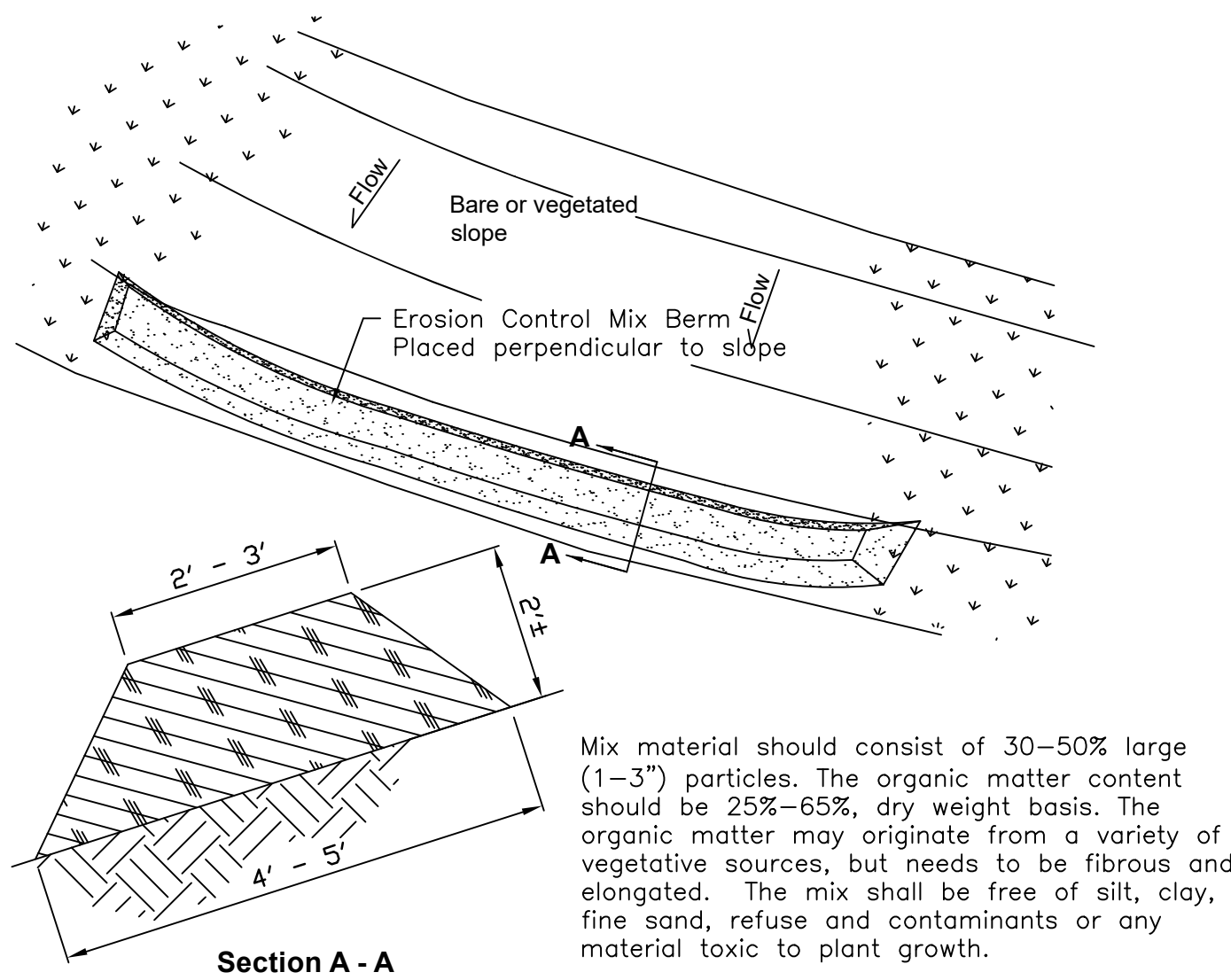
1. THE CONTRACTOR SHALL MAINTAIN THE SILTSOXX IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. WHERE THE SOXX REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
3. THE CONTRACTOR SHALL REMOVE SEDIMENT COLLECTED AT THE BASE OF THE SOXX WHEN THEY REACH 1/2 OF THE EXPOSED HEIGHT OF THE SOXX, OR AS DIRECTED BY THE ENGINEER. ALTERNATIVELY, RATHER THAN CREATE A SOIL DISTURBING ACTIVITY, THE ENGINEER MAY CALL FOR ADDITIONAL SOXX TO BE ADDED AT AREAS OF HIGH SEDIMENTATION, PLACED IMMEDIATELY ON TOP OF THE EXISTING SEDIMENT LADEN SILTSOXX.
4. THE SILTSOXX WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

Filtrex@SiltSoxx™ Details

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, WHICHEVER 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.



Erosion Control Mix Berm

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(P2O5), 100 LBS PER ACRE OR 2. 2 LBS PER 1,000 SQ.FT.
POTASH(K2O), 100 LBS PER ACRE OR 2. 2 LBS PER 1,000 SQ.FT.
(NOTE: THIS IS THE EQUIVALENT OF 500 LBS PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS PER ACRE OF 5-10-10.)

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. TALL FESCUE 1/2	50	1.15
CREeping RED FESCUE 1/2	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

TEMPORARY EROSION CONTROL MEASURES

1. NO MORE THAN 0.26 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® 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 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
	D	FAIR	GOOD	EXCELLENT	EXCELLENT
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	F	FAIR	EXCELLENT	EXCELLENT	**
	G	FAIR	EXCELLENT	EXCELLENT	
GRAVEL PIT. SEE NH-PW-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.					

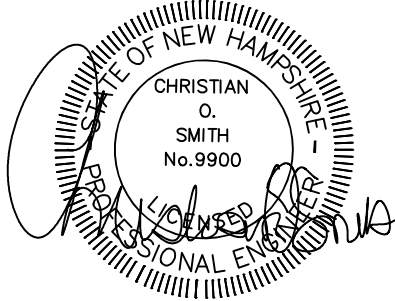
NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR OATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCT. 15, IF PERMANENT SEEDING NOT YET COMPLETE.

PREPARED FOR:

STONEARCH DEVEL. CORP.
3 QUILL LN, SUITE 107
BARRINGTON, NH 03825



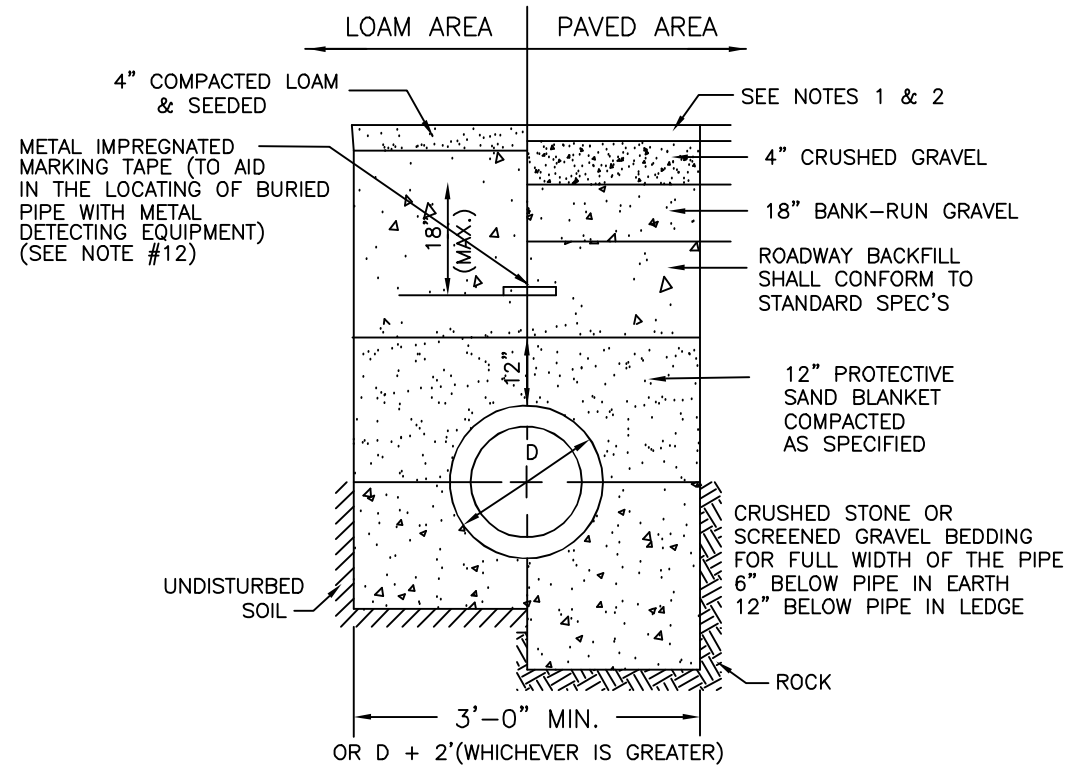
70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860



EROSION & SEDIMENT CONTROL DETAILS

RESIDENTIAL DEVELOPMENT
5 BRENTWOOD ROAD
EXETER, NH
TAX MAP 62, LOT 111

DATE:	MAY, 2026	SCALE:	NTS
PROJ. NO:	NH-1585	SHEET NO.	7

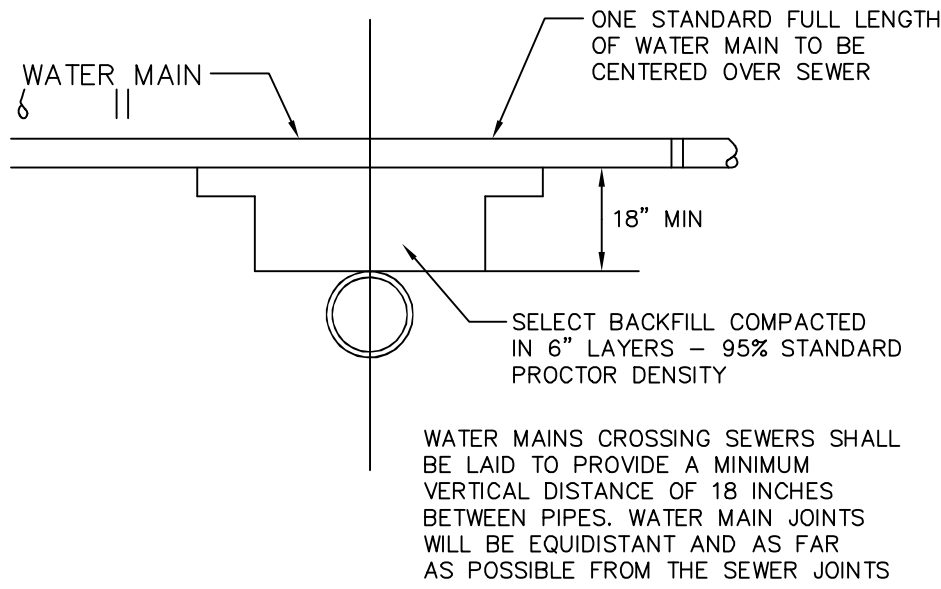


- NOTES:
- PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
 - NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPEC'S.
 - SEWERS SHALL BE BURIED TO A MINIMUM DEPTH OF 6 FEET BELOW GRADE IN ALL ROADWAY LOCATIONS AND TO A MINIMUM DEPTH OF 4 FEET BELOW GRADE IN ALL CROSS-COUNTRY LOCATIONS.

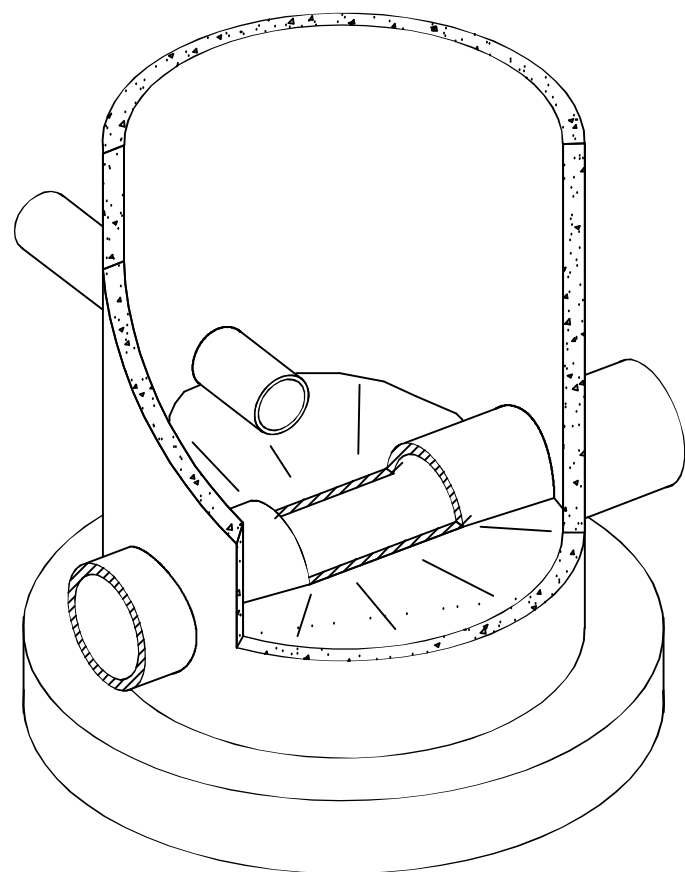
TYPICAL SEWER TRENCH DETAIL
NOT TO SCALE

SEPARATION NOTES:

SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES (480 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



- NOTES:
- FLOW SHALL BE MAINTAINED DURING CONSTRUCTION.
 - THIS DETAIL TO BE USED WHEN A 6" OR LARGER LATERAL NECESSITATES CONSTRUCTION OF A NEW MANHOLE.
 - MANHOLE PAD TO REST UPON A MINIMUM 6" COMPACTED #67 STONE BASE.

DOGHOUSE MANHOLE INSTALLATION OVER
EXISTING SEWER MAIN

SEWER PIPE TESTING REQUIREMENTS (ENV-WQ 704.06):

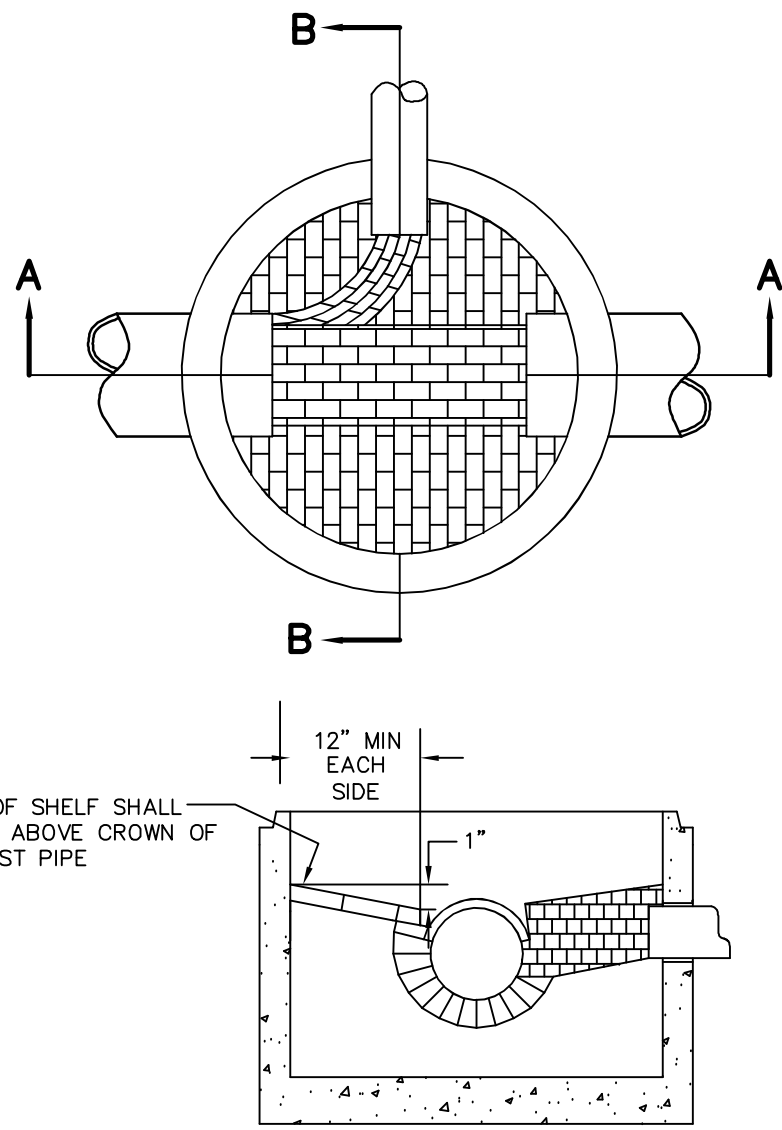
- ALL NEW GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY THE USE OF LOW-PRESSURE AIR TESTS.
- LOW-PRESSURE AIR TESTING SHALL BE IN CONFORMANCE WITH THE FOLLOWING TESTING STANDARDS IN EFFECT AT THE TIME THE TEST IS CONDUCTED:
 - ASTM F1417 "STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW-PRESSURE AIR", AVAILABLE AS NOTED IN APPENDIX D; OR
 - UNI-BELL PVC PIPE ASSOCIATION UNI-B-6, "LOW-PRESSURE AIR TESTING OF INSTALLED SEWER PIPE", AVAILABLE AS NOTED IN APPENDIX D.
- ALL NEW GRAVITY SEWERS SHALL BE:
 - CLEANED AND VISUALLY INSPECTED USING A LAMP TEST AND BY INTRODUCING WATER TO DETERMINE THAT THERE IS NO STANDING WATER IN THE SEWER; AND
 - TRUE TO LINE AND GRADE FOLLOWING INSTALLATION AND PRIOR TO USE.
- ALL PLASTIC SEWER PIPE SHALL BE VISUALLY INSPECTED, AND DEFLECTION TESTED NOT LESS THAN 30 DAYS NOR MORE THAN 90 DAYS FOLLOWING INSTALLATION.
- THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5% PERCENT OF AVERAGE INSIDE DIAMETER. A RIGID BALL OR MANDEL WITH A DIAMETER OF AT LEAST 95% OF THE AVERAGE INSIDE PIPE DIAMETER SHALL BE USED FOR TESTING PIPE DEFLECTION. THE DEFLECTION TEST SHALL BE CONDUCTED WITHOUT MECHANICAL PULLING DEVICES.

GRAVITY SEWER PIPE MATERIAL SPECIFICATIONS:

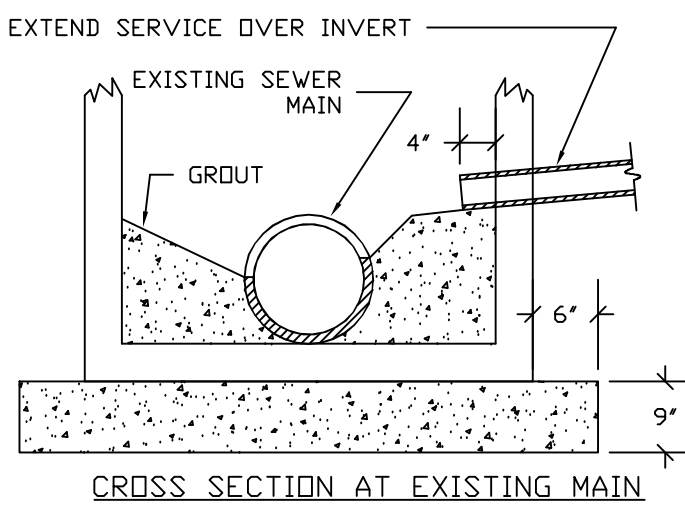
- PLASTIC GRAVITY SEWER PIPE AND FITTINGS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH ASTM D3034 FOR 8-INCH THROUGH 15-INCH SDR 35 PVC PIPE. PLASTIC SEWER PIPE SHALL HAVE A PIPE STIFFNESS RATING OF AT LEAST 46 POUNDS PER SQUARE INCH AT 5 PERCENT PIPE DIAMETER DEFLECTION, AS MEASURED BY THE MANUFACTURER IN ACCORDANCE WITH THE ASTM D2412 STANDARD IN EFFECT WHEN PIPE WAS MANUFACTURED. JOINT SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL AND CERTIFIED BY THE MANUFACTURER AS CONFORMING TO THE ASTM D3212 STANDARD IN EFFECT WHEN THE JOINT SEALS WERE MANUFACTURED, AND SHALL BE PUSH-ON, BELL-AND-SPIGOT TYPE.

SEWER TRENCH MATERIAL SPECIFICATIONS:

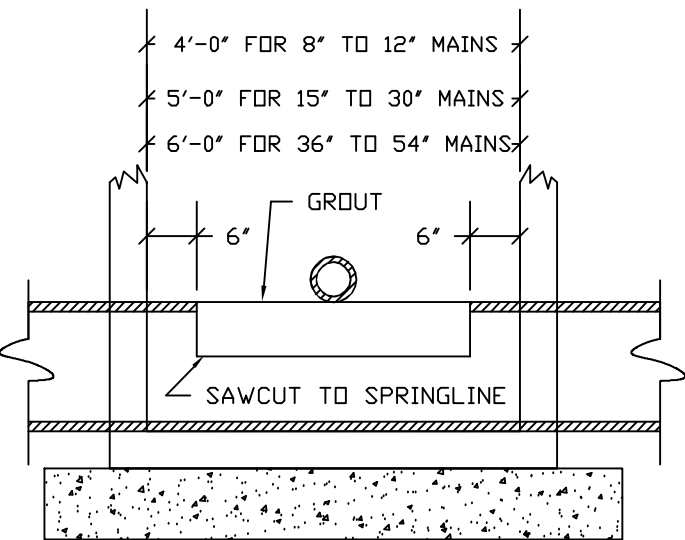
- THE PIPE BEDDING MATERIAL SHALL BE SCREENED GRAVEL OR CRUSHED STONE MEETING THE ASTM C33/C33M STONE SIZE NO. 67.
- THE PIPE SAND BLANKET MATERIAL SHALL BE GRADED SAND FREE FROM ORGANIC MATERIALS, GRADED SUCH THAT 100 PERCENT PASSES A 1/2-INCH SIEVE AND A MAXIMUM OF 15 PERCENT PASSES A #200 SIEVE.



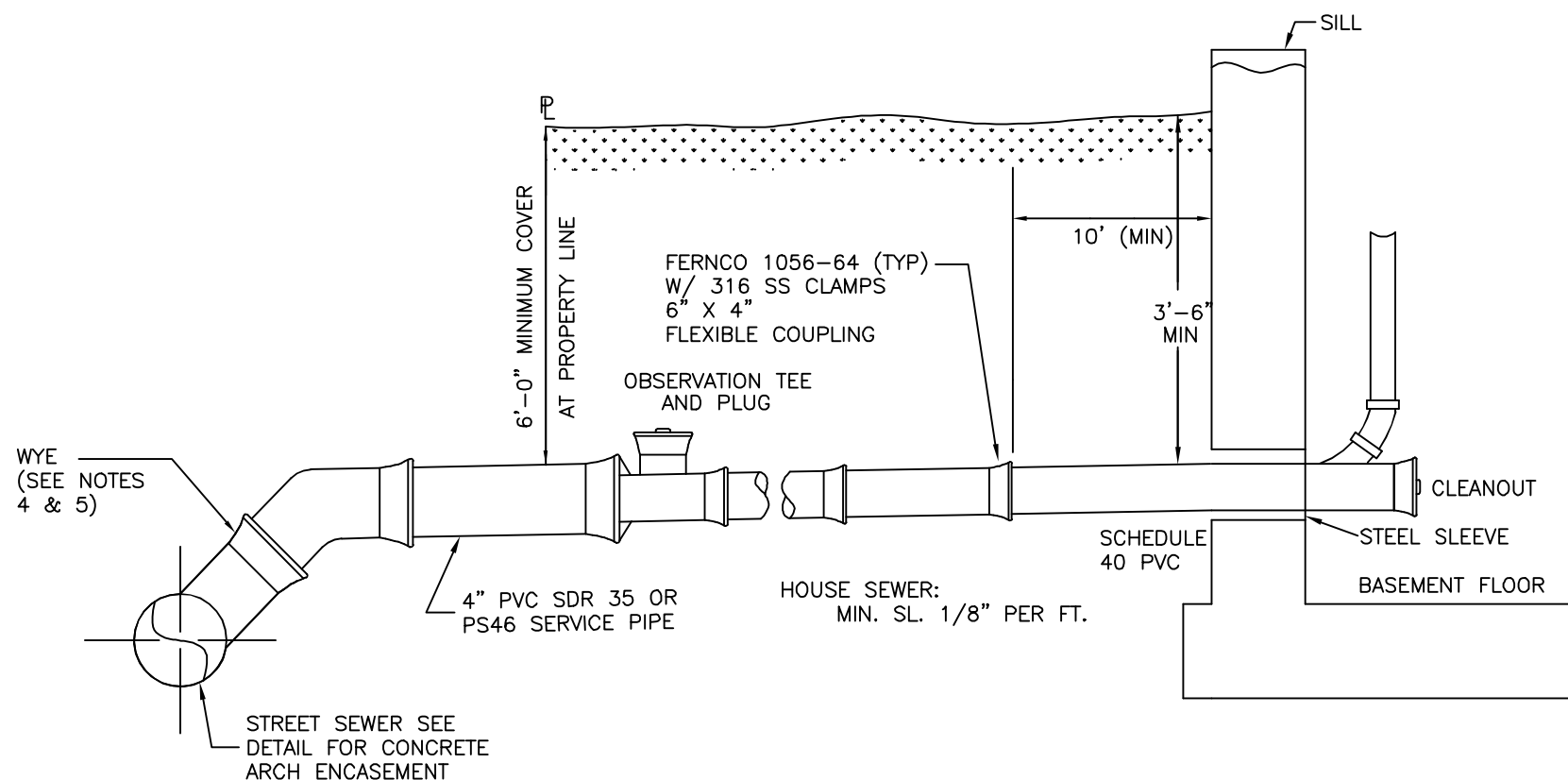
SECTION B-B



CROSS SECTION AT EXISTING MAIN

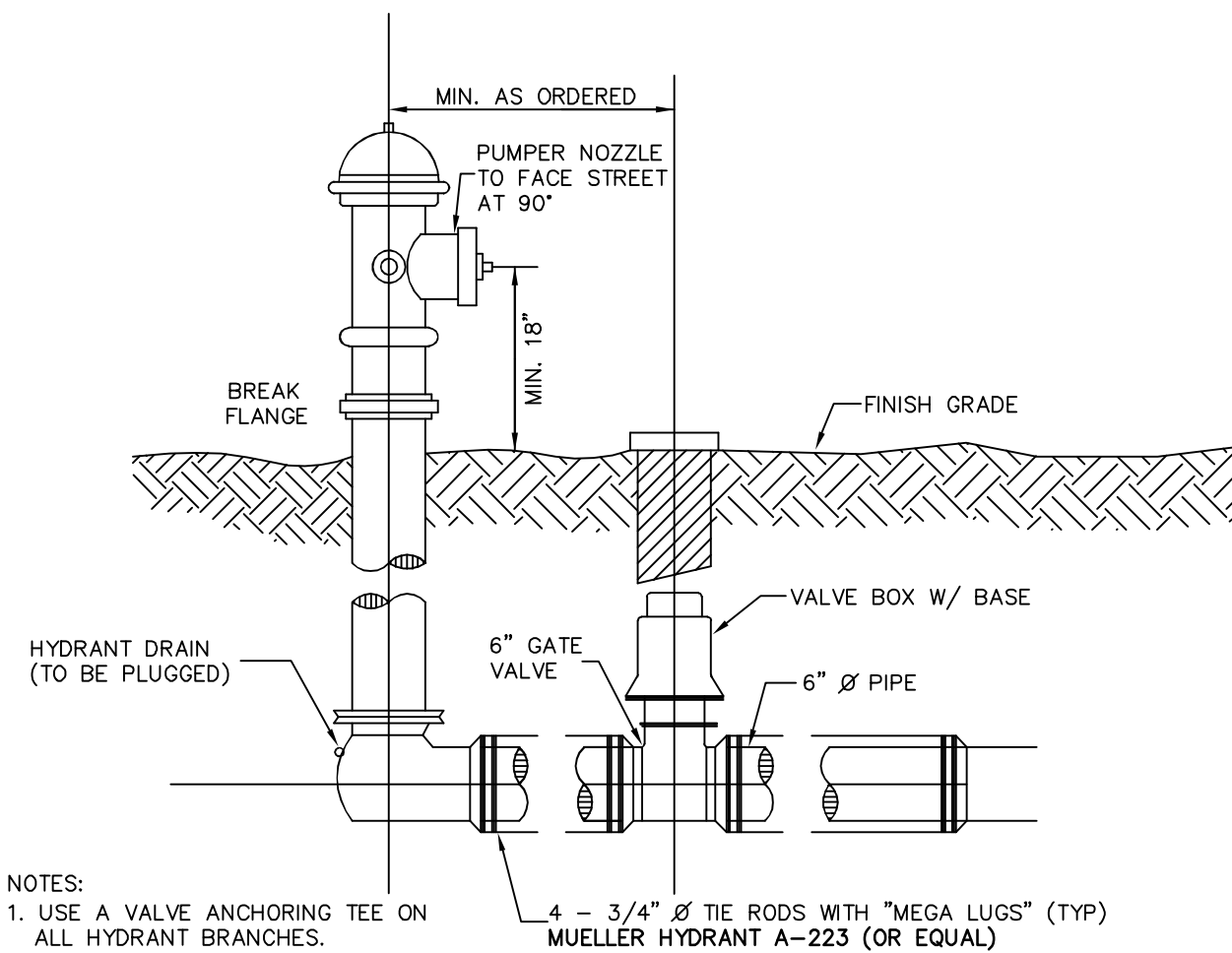


SECTION ALONG CENTERLINE OF MAIN



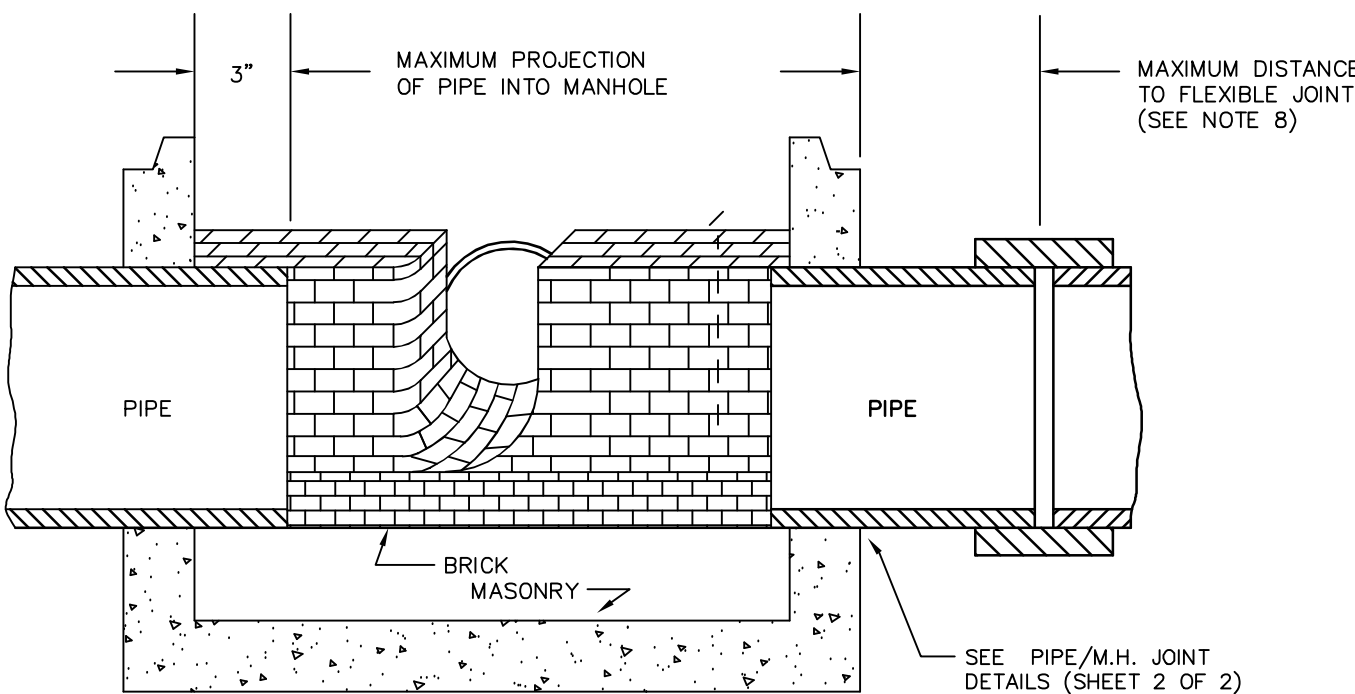
- NOTES:
- SEWER SERVICE FROM PROPERTY LINE TO 10' OUTSIDE OF BUILDING SHALL BE INSTALLED UNDER THIS CONTRACT ONLY WHEN OUTSIDE THE TRENCH DEWATERING OR LEDGE EXCAVATION IS REQUIRED.
 - PIPE DEPTH AT HOUSE SHALL BE ABOVE THE SEASONAL GROUND WATER LEVEL.
 - SEWER SHALL BE BELOW SLAB ONLY WHEN BASEMENT TOILETS EXIST.
 - 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, AS AT THE STREET SEWER WYE OR, AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.
 - 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



- NOTES:
- USE A VALVE ANCHORING TEE ON ALL HYDRANT BRANCHES.
 - ALL FITTINGS SHALL BE MEGALUG OR APPROVED EQUAL.
- OPEN LEFT EXETER WATER COMMISSION SPECS.
- ALL PIPE FITTINGS TO BE D.I. CLASS 350

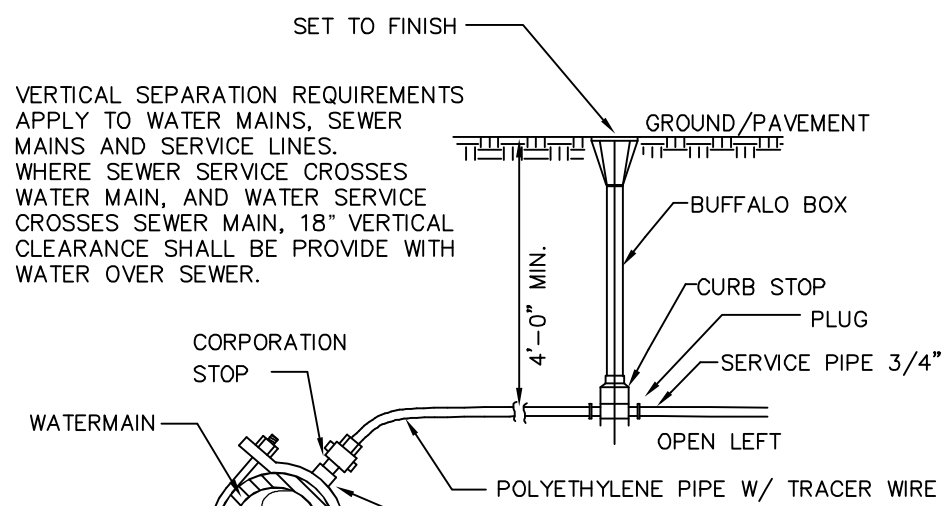
HYDRANT INSTALLATION DETAIL



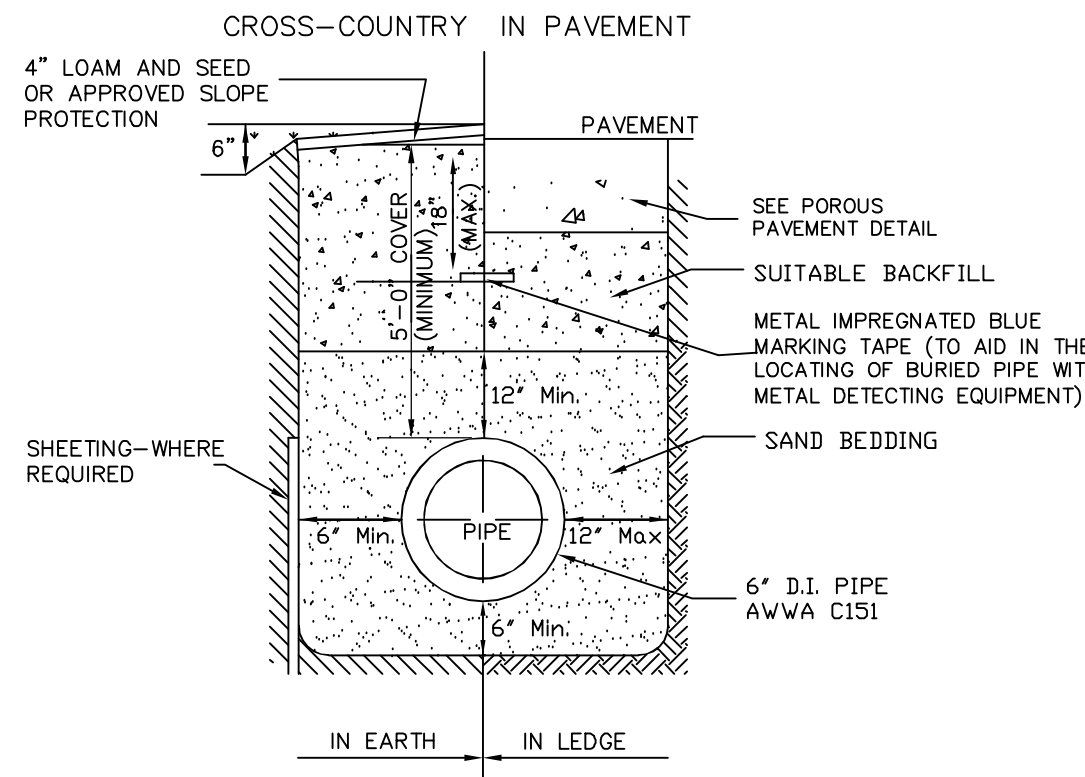
SECTION A-A

- NOTES:
- CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS SHALL BE LAID ON EDGE.
 - INVERT AND SHELF TO BE PLACED AFTER LEAKAGE TEST.
 - BRICK MASONRY FOR SHELF, INVERT, AND GRADE ADJUSTMENTS SHALL BE CERTIFIED BY ITS MANUFACTURER AS COMPLYING WITH THE ASTM C32 STANDARD IN EFFECT AT THE TIME THE BRICK IS MANUFACTURED FOR GRADE SS HARD BRICK.

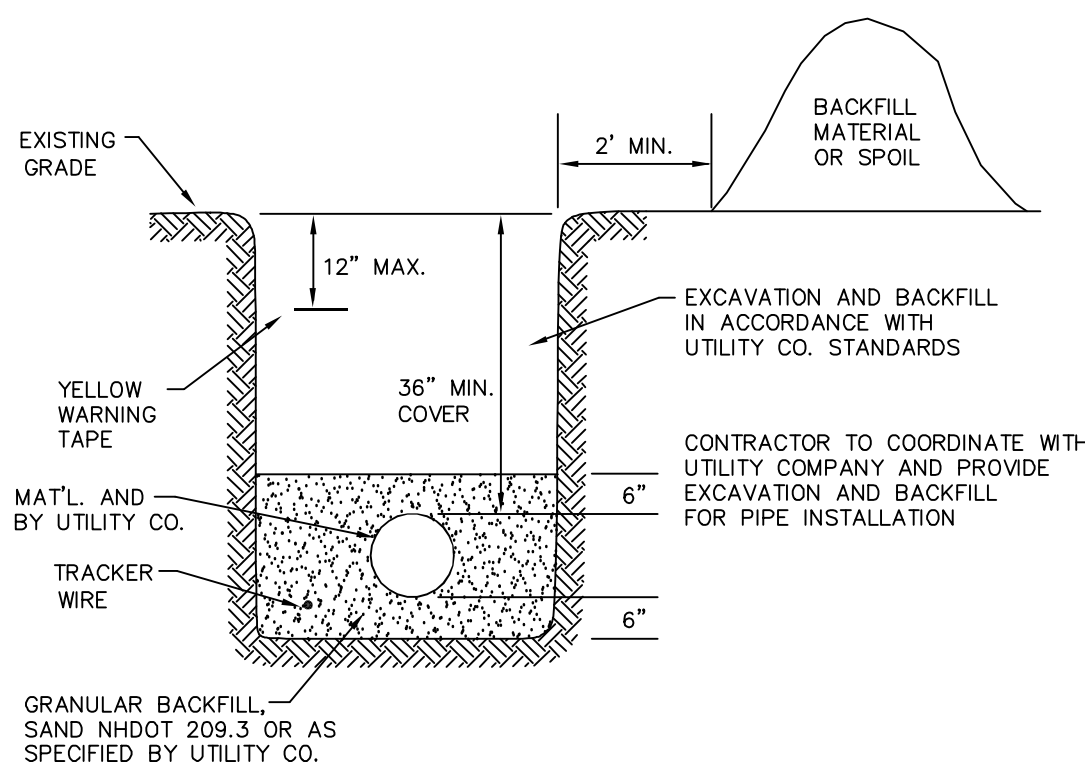
BRICK SHELF DETAIL
NOT TO SCALE



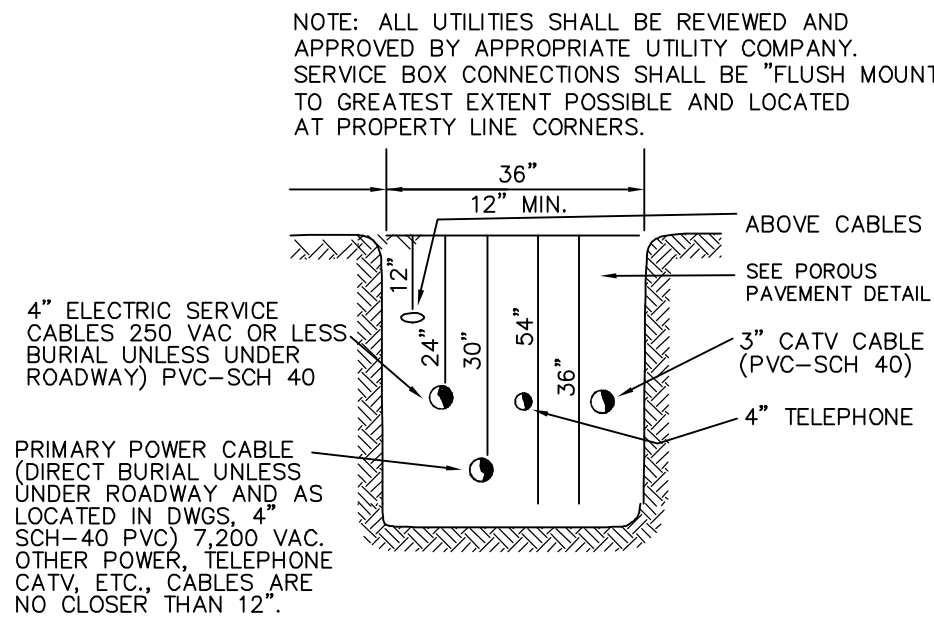
TYPICAL WATER SERVICE CONNECTION



TYPICAL TRENCH DETAIL
FOR WATER SYSTEM



GAS TRENCH DETAIL



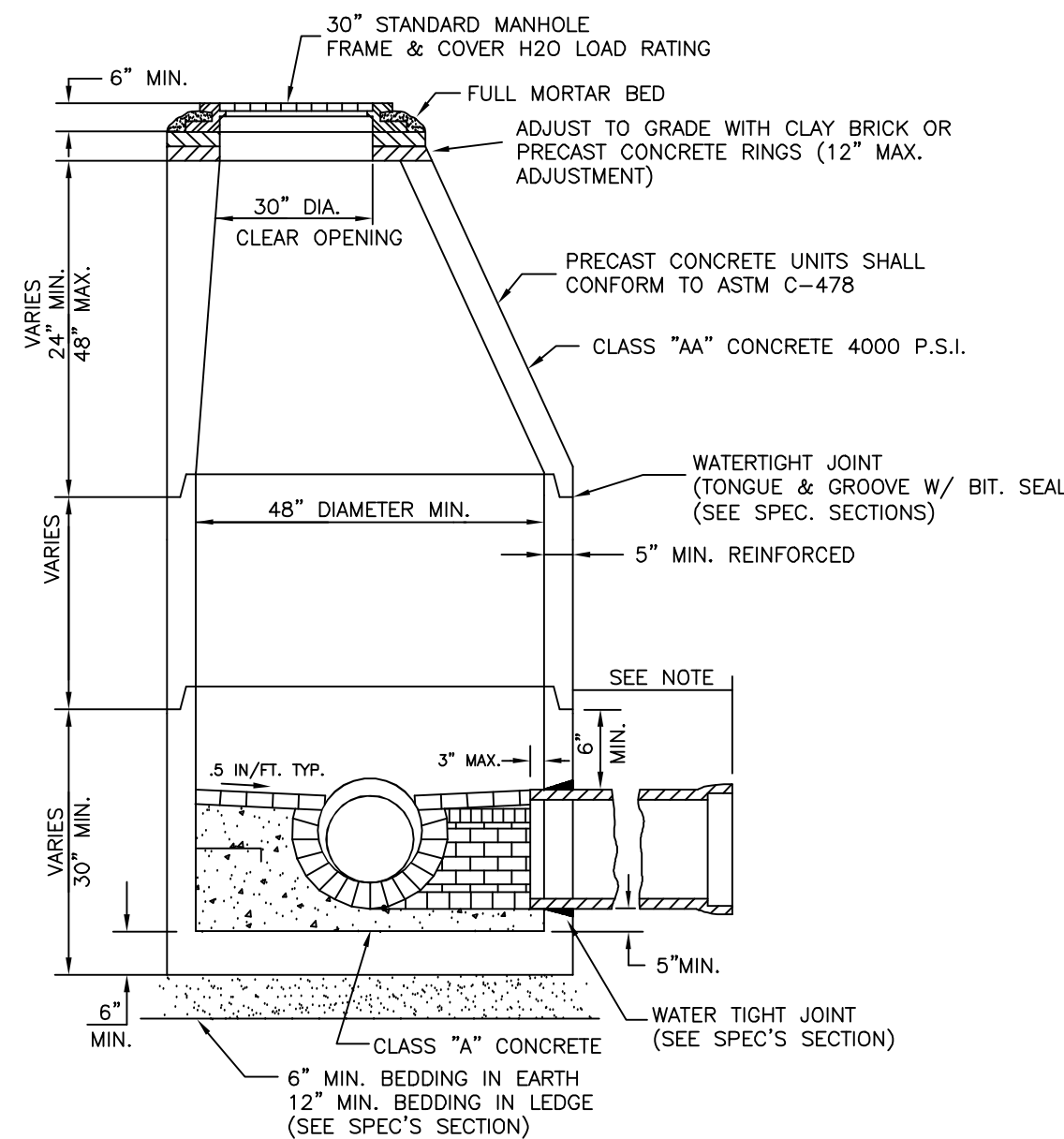
UTILITY TRENCH DETAIL

PREPARED FOR:

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BARRINGTON, NH 03825



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



NOTE:

TYPE OF PIPE	SIZE	MAX. DISTANCE TO FIRST JOINT
R.C.P. C.I.	ALL	48"
V.C.	0-12"	18"
	> 12"	36"

SEWER MANHOLE
TYPICAL SECTION
NOT TO SCALE

SEWER MANHOLE NOTES:

- BASE SECTIONS SHALL BE MONOLITHIC CONSTRUCTION TO A POINT AT LEAST 6 INCHES ABOVE THE CROWN OF THE INCOMING PIPE.
- ALL PRECAST SECTIONS AND BASES SHALL BE COATED ON THE EXTERIOR WITH A BITUMINOUS DAMP-PROOFING COATING PER ENV-WQ 704.12(J).
- MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW. AT CHANGES IN DIRECTION, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPED TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY. INVERTS AND SHELVES SHALL BE PLACED AFTER TESTING OF THE MANHOLE.

SEWER MANHOLE TESTING REQUIREMENTS (ENV-WQ 704.17):

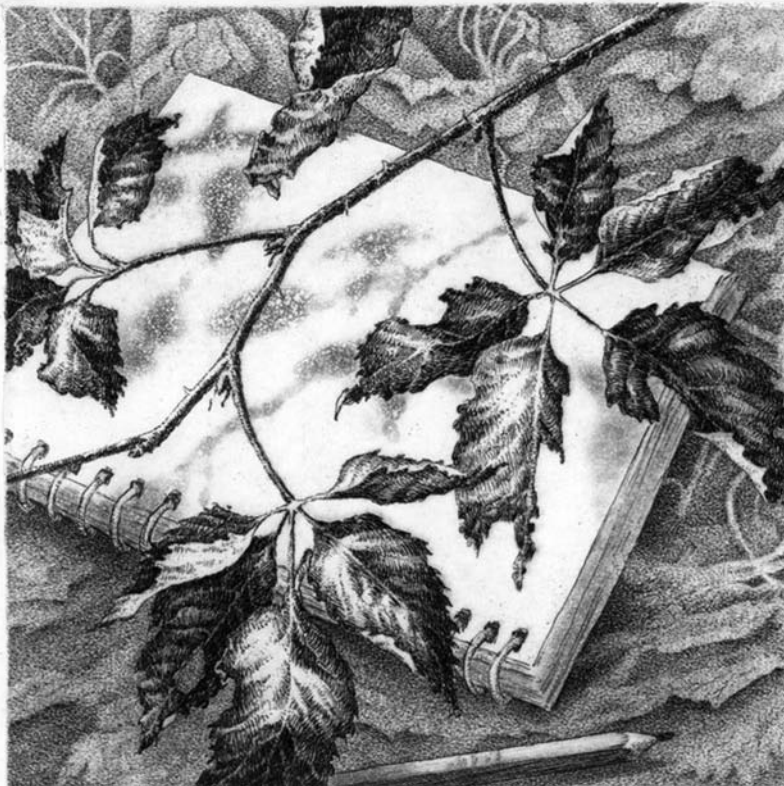
- MANHOLES SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST IN ACCORDANCE WITH ASTM C1244. THE MANHOLE VACUUM TEST SHALL CONFORM TO THE FOLLOWING:
 - THE INITIAL VACUUM GAUGE TEST PRESSURE SHALL BE 10 INCHES HG; AND
 - THE MINIMUM ACCEPTABLE TEST HOLD TIME FOR A 1-INCH HG PRESSURE DROP TO 9 INCHES HG SHALL BE:
 - NOT LESS THAN 2 MINUTES FOR MANHOLES LESS THAN 10 FEET DEEP IN DEPTH;
 - NOT LESS THAN 2.5 MINUTES FOR MANHOLES 10 TO 15 FEET DEEP; AND
 - NOT LESS THAN 3 MINUTES FOR MANHOLES MORE THAN 15 FEET DEEP;
- THE MANHOLE SHALL BE REPAIRED AND RETESTED IF THE TEST HOLD TIMES FAIL TO ACHIEVE THE ACCEPTANCE LIMITS SPECIFIED.

CONSTRUCTION DETAILS

RESIDENTIAL DEVELOPMENT
5 BRENTWOOD ROAD
EXETER, NH
TAX MAP 62, LOT 111

DATE:	MAY, 2026	SCALE:	NTS
PROJ. NO:	NH-1585	SHEET NO.	8

The New Hampshire **MUNICIPAL CONSERVATION FUND** Guidebook



DIJIT TAYLOR

*Conservation Assistance
and More!*

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*New Hampshire Association
of Conservation Commissions*

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Society for the Protection of New Hampshire Forests
54 Portsmouth Street
Concord, NH 03301
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SOCIETY FOR THE
PROTECTION OF
NEW HAMPSHIRE
FORESTS





Land Use Change Tax and Other Sources of Money for Land Conservation

Current Use Taxation RSA 79-A:1 Declaration of Public Interest

"It is hereby declared to be in the public interest to encourage the preservation of open space, thus providing a healthful and attractive outdoor environment for work and recreation of the state's citizens, maintaining the character of the state's landscape, and conserving the land, water, forest, agricultural and wildlife resources. It is further declared to be in the public interest to prevent the loss of open space due to property taxation at values incompatible with open space usage. Open space land imposes few if any costs on local government and is therefore an economic benefit to its citizens. The means for encouraging preservation of open space authorized by this chapter is the assessment of land value for property taxation on the basis of current use. It is the intent of this chapter to encourage but not to require management practices on open space lands under current use assessment."

A. Land Use Change Tax

By far, the most popular source of money for municipal conservation commissions is the Land Use Change Tax (LUCT) per RSA 79-A:25. This is money paid to the municipality when land that was enrolled in the Current Use assessment program is removed from current use to be developed. The reasoning behind such an investment in the conservation fund is that the money acquired when land is removed from open space is logically used to protect more open space. Further details about both the Current Use assessment and the land use change tax can be found in *Saving Special Places: Community Funding for Land Conservation* (<http://clca.forestociety.org/publications/saving-special-places-book.asp>) and on the websites of SPACE, <http://www.nhspace.org> and NHACC (<http://www.nhacc.org>).

Many municipalities have decided, by vote of the legislative body (town meeting), to put some or all of the LUCT money into a conservation fund. As of spring 2009, 160 New Hampshire municipalities have

done this. Figure 1 shows the towns that have allocated LUCT to conservation. Appendix 2 provides details of the amount allocated for each community as of spring 2009. For further updated information, visit <http://www.nhacc.org>.

The amounts set aside range from 3% to 100% of the LUCT. Some towns put dollar limits on the total amount that can be set aside annually. In 2007, \$7,655,703 of land use change tax money was allocated to conservation funds all across the state. (See the Department of Revenue Administration's *2008 Current Use Report*).

How to Assign Land Use Change Tax Money to the Conservation Fund

Allocating the Land Use Change Tax to the conservation fund is allowed under state law [RSA 79-A:25](#) and requires a majority vote by the legislative body (town meeting).

RSA 79-A:25, II

"The legislative body of the town or city may, by majority vote, elect to place the whole or a specified percentage, amount, or any combination of percentage and amount, of the revenues of all future payments collected pursuant to this chapter in a conservation fund in accordance with RSA 36-A:5, III. The whole or specified percentage or amount, or percentage and amount, of such revenues shall be deposited in the conservation fund at the time of collection."

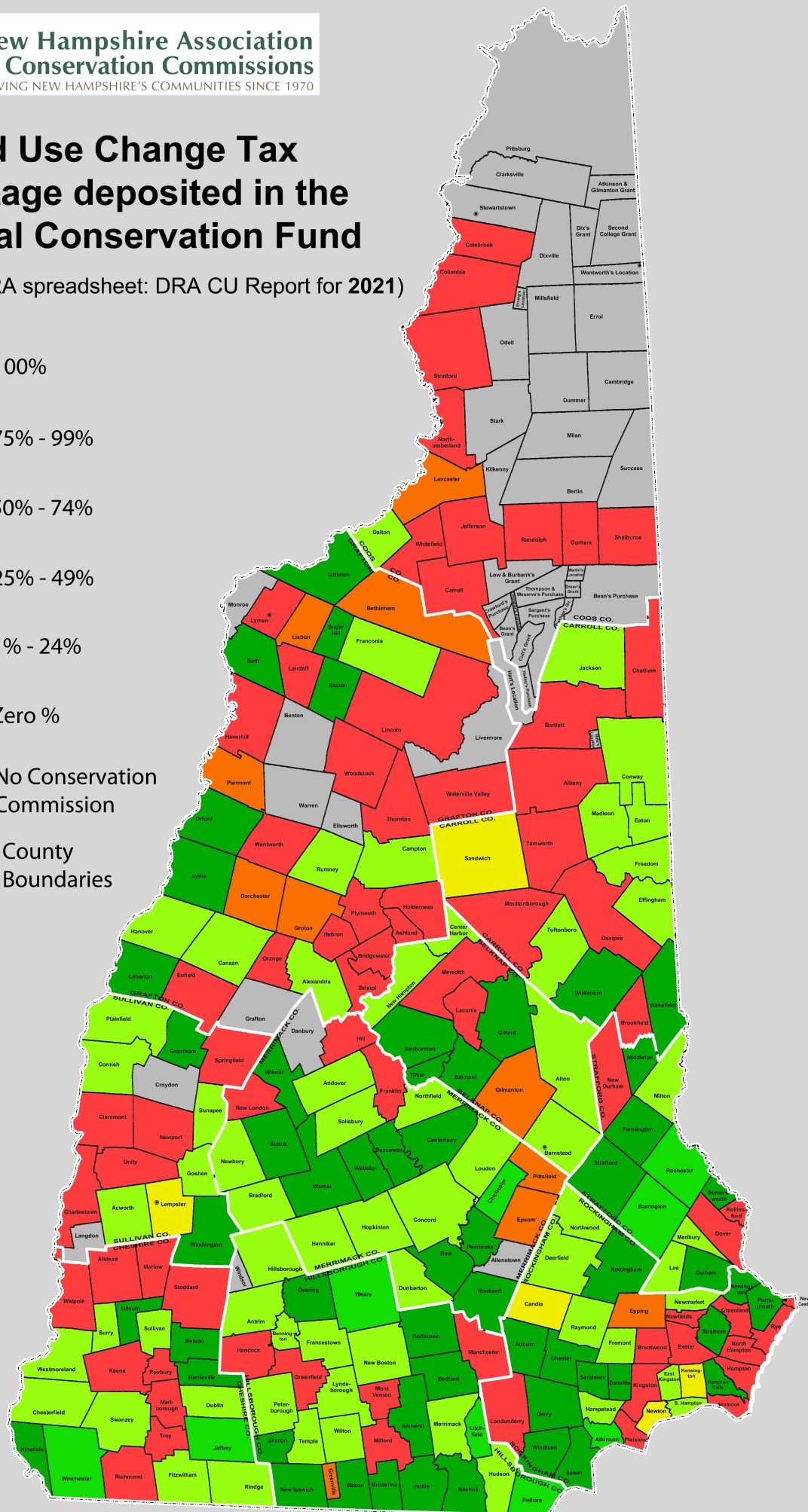
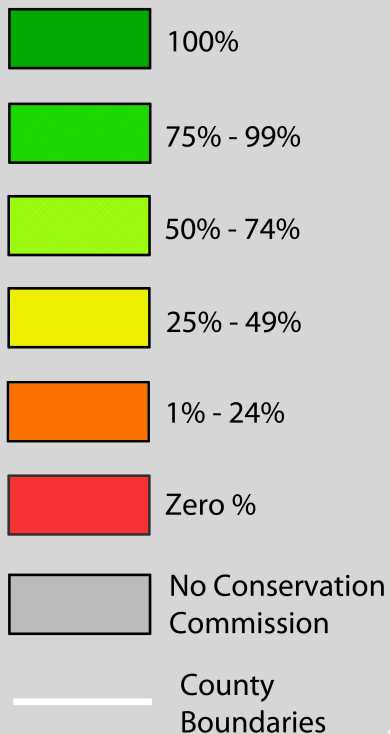
Conservation proponents in different towns have used a variety of discussion points to advocate for allocating Land Use Change Tax money to the conservation fund:

- Explain what you propose.
- Define the Land Use Change Tax.
- Explain how much money your town has received from the LUCT in recent years.
- Explain where the LUCT money goes now.
- Give reasons to use the Land Use Change Tax for land conservation.
- Tell what other (nearby or similar) towns assign land use change tax to conservation, if applicable. Discuss potential tax impact.
- Explain what the money will be used for.
- Explain who will decide how the funds would be spent.
- Explain that future town meetings can change the decision.
- Summarize the key points.



Land Use Change Tax percentage deposited in the Municipal Conservation Fund

(data source: DRA spreadsheet: DRA CU Report for 2021)



EXETER NH		MS-434-R				
			PROPOSED		50% capped @	ACTUAL
Land Use Change Tax Revenue			50% of LUCT Revenue		\$50,000	Town Warrant Articles
2018		\$52,500	\$26,250		\$26,250	\$0
2019		\$7,500	\$3,750		\$3,750	\$0
2020		\$7,500	\$3,750		\$3,750	\$50,000
2021		\$146,570	\$73,285		\$50,000	\$50,000
2022		\$25,000	\$12,500		\$12,500	\$149,000 *
2023		\$60,150	\$30,075		\$30,075	\$50,000
2024	estimate	\$325,000	\$162,500		\$50,000	\$0
TOTAL		\$624,220	\$312,110		\$176,325	\$299,000

* 100k for Raynes Improvement

Exeter Conservation Commission

Site Walk

June 9, 2026

5:00 PM

Draft Minutes

Attendees: Commission members Dave Short, Drew Koff, Keith Whitehouse, Valorie Fanger, and staff Kristen Murphy. Applicant's representatives Sergio Bonilla, & Christian Smith.

The conservation commission met at the 18 Oaklands Road review a proposed wetland crossing & associated buffer impacts for a single family home. The trip concluded at 5:43 pm.

Kristen Murphy, Conservation and Sustainability Planner

Exeter Conservation Commission
Nowak Room
Town Hall
10 Front Street
June 9, 2026
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, Andrew Koff, Trevor Mattera, Keith Whitehouse, Valorie Fangor, Alternate Kyle Welch, Alternate Sean Torres, Alternate Bill Campbell (remotely) and Select Board Representative Dan Chartrand.

Staff Present: Kristen Murphy, Conservation and Sustainability Planner

Chair Short called the meeting to order at 7:00 PM and the members and alternates introduced themselves. Alternate Kyle Welch was activated.

2. Public Comment

Town Manager Paul Cohen introduced himself, offered assistance, and thanked the members for volunteering.

Action Items

1. Wetland Conditional Use Permit application from Public Service Co. of NH d/b/a Eversource Energy for structure replacement along the existing A126 11SkV Transmission Line (*Sherrie Trefry, VHB*)

Chair Short read the public hearing notice.

Sherrie Trefry of VHB presented the application for a wetland conditional use permit to replace existing wooden structures, with steel, in the right of way, in two locations which she described as near Route 101 and between Route 101 and 27 Epping Road, off Watson Road. She noted the wetlands were delineated in 2025 and a vernal pool study was done this spring. She described four existing wooden pole structures to be replaced with three weathered steel poles. She discussed working with NH DOT to gain access to move 199 out of the ROW and 198 out of the buffer.

Ms. Trefry described the upland gravel work pads which are larger for the new structure, 100'x100' timber matting and erosion controls. She further discussed access off Watson Road, the parking lot and existing trail system. She detailed 175 and 173 with an upland gravel work pad and timber matting,

noting very poorly drained wetland buffers and vernal pool. She showed the prime wetland area, Little River and Bloody Brook. She noted there will be temper buffer impacts.

Ms. Trefry stated that Alteration of Terrain was filed with NH DES and Statutory Permit by Notification. Recommendations were received concerning time of year to do work to protect threatened and endangered snakes and turtles. A qualified wildlife biologist will oversee mat placement, and work will be done in the inactive season between October and April. There will be weekly monitoring, and contractors will be trained on those species. Mr. Campbell asked if they could get updates. She discussed wetland functions and values, groundwater recharge, discharge, nutrient removal and retention. Stream flow would pass under the matting.

Ms. Trefry noted that after construction gravel pads would be reduced to 30'x60' and the area will be loamed. She described the top dressing of the gravel so as not to appeal to nesting turtles, restoration to a trail rather than an access road. Boulders will be replaced.

Ms. Fangor asked the permanent wetland impact, and Ms. Trefry indicated 20 SF of permanent impact and the rest being temporary and restored.

Mr. Koff asked about replacement of other wood structures in the Exeter ROW area and Jake V. stated that 177 is still wood and he didn't have that information today but expects structures to be replaced as needed.

Mr. Welch asked about the parking lot and trail closure/use by mountain bikers. He noted there is a lot of use and need of signage. Mr. Kwapiszeski stated that he will coordinate with the town as they mobilize into the site, and expects trails to be closed while they are mobilizing heavy equipment. Mr. Koff noted that Conservation is the group that oversees the forest and trails and recommended Ms. Murphy as the best contact. Chair Short also offered to work with the lead person, Ryan Bonfield. Mr. Koff noted the Commission can communicate with Fort Rock Riders. Chair Short noted there may be a detour. Chair Short noted that it may encourage people to park at the Industrial Park.

Mr. Koff noted there are invasive species around the parking lot and asked if there were a management plan. Jake Kwapiszeski noted that all equipment and materials will be free from dirt and vegetation to minimize distribution. Mr. Whitehouse recommended the Commission cut it before it seeds.

Chair Short reviewed the criteria: permitted in the zone, no alternative design, wetland function and values, minimum impact to wetland and buffer, no hazards to health, safety and welfare, restoration, other permits. He noted increase of buffers elsewhere was not applicable.

There was no comment from the public.

MOTION: Chair Short motioned that after reviewing the application the Commission is in support of the application as proposed. Mr. Mattera seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

2. Conceptual project review for Dade Auto Holdings Realty Trust at Tax Map/Lot 51-1, 3-4, 3-3 for the construction of a commercial auto dealership and an associated retaining wall. Applicant has received a major impact wetland permit for the project (Permit #2024-02144) (*Cory Belden, Altus Eng.*)

Chair Short read the public hearing notice.

Cory Belden of Altus Engineering presented the conceptual phase 1 plan for expanding the storage area of the Volvo Dealership and discussed the potential revetement slope or retaining wall as a non-binding discussion. Cindy Balcius from Stoney Ridge Environmental noted the permits on Feb. 5 and 19 with the state and Army Corp as well as a 1.6-acre deed restriction.

Mr. Belden noted stormwater management would be part of the phase as well as pavement and the sloped wall on the back side. He described the location of the parcel on Portsmouth Avenue near McDonalds with Hannaford across the street.

Ms. Fangor asked the permanent impact and he noted 28,000 SF. Mr. Belden showed the 300' shoreland buffer and noted they were staying out of it.

Ms. Fangor voiced concerns about the massiveness of the project and amount of fill and noted she was still not in favor. Mr. Koff agreed and noted the only new thing is this phased approach to do the building in the second phase. There were many conceptual reviews and now they are coming back with two more applications. If Phase 1 was approved Mr. Koff noted he did not see why Phase 2 would not be because the wetland would already be filled.

Mr. Welch asked about the question of having a retaining wall. Mr. Belden noted the lowering of the back part of the site by 5.' Right now they are concerned with vehicle storage, and the wetland has already been permitted by NH DES.

Chair Short opened comments to the public at 7:53 PM.

Ms. Fangor asked about in lieu fee contribution and Ms. Balcius indicated it goes to the State of NH and is not paid yet. Mr. Mattera noted the change from community projects to paying the state but having the ability to propose projects.

Ms. Fangor noted she was surprised the state approved this. The Commission has a lot of concerns. Mr. Belden noted RSA 42-A has been met as well as Army Corp.

Chair Short stated he needs to see the full plan. Mr. Campbell stated they are just left with a parking lot if phase 2 is not approved.

Ms. Murphy asked about the parking lot and Mr. Belden noted they are considering porous pavement however it is not easy to maintain and not recommended for use by heavy equipment.

Mr. Whitehouse asked the cubic volume of fill in yards for phase 1 and Mr. Belden did not have that information. Mr. Whitehouse asked where the fill would come from and Mr. Belden indicated Severino Construction.

Mr. Chartrand stated for the record that he was disappointed by the lack of respect shown for the Commission and the strategic maneuvering around it.

3. Wetland Conditional Use Permit application and Minimum Impact Wetland Permit application to construct a driveway and associated culvert for a proposed single-family home on an existing lot at 18 Oaklands Road Map/Lot 11-3. Applicant also is requesting an amendment to the designated Prime Wetland Boundary (*Sergio Bonilla, Mision Wetland & Christian Smith, Beals Assoc.*)

Chair Short read the public hearing notice.

Sergio Bonilla of Mission Wetlands and Christian Smith of Beals Assoc. presented the application to amend the designated prime wetland boundary. Mr. Bonilla thanked the Commission members who attended the site walk. He noted the owners purchased the property in 2024. He described some of the vegetation shown on the site walk and the forested wetlands.

Ms. Murphy described the aerial determination made by the state and the use of three criteria on the ground. She noted if they wanted a third party to weigh in to give reasons like some of the conditions they saw, not just because.

Mr. Smith showed the upland area where the house would go.

Mr. Torres asked about total impact. Mr. Smith noted 546 to buffer and temporary impacts for erosion control. He described enhancement of existing buffer outside of impact areas later in the wetland CUP application. Ms. Fangor noted it would be nice to see conservation of the prime wetland. Ms. Murphy noted there were a number of ways they could do that. The owners are concerned with hunting and privacy as well as keeping 11 acres in current use. Ms. Murphy explained that hunting is permitted by right unless there is the required posting of signs. Mr. Torres noted discharge of firearms are not permitted within 300' of a building.

Mr. Koff noted there was no landscape plan and impact usually grows over time. Mr. Smith recommended a limit of clearing and placards. Mr. Torres noted they could make equal exchanges without much trouble.

Ms. Murphy asked public comment be kept to the topic being discussed, the wetland boundary.

Jennifer Dunphy of 20 Oaklands road had concerns with the drought and amount of fill. She has concerns water will affect her property. Mr. Koff noted they will talk more about the driveway. He explained that the wetland scientist looks at soils and vegetation, not just where there is water. Mr. Bonilla described the hydric soils and hydrology, vegetation and wetland plants.

175 MOTION: Chair Short motioned that after reviewing the field-based wetland mapping and designated
176 prime wetland modification presented with this application, are supportive of amending the prime
177 wetland boundary to existing field conditions. Mr. Koff seconded the motion. A vote was taken, all were
178 in favor, the motion passed unanimously.

179

180 Mr. Smith presented the application for wetland conditional use permit. He indicated 546 SF of impact
181 to the wetland, 615 SF for the crossing, a 15' culvert. He is looking for recommendation to the Planning
182 Board and state. He noted Nicols Environmental designed the septic system.

183

184 Chair Short asked about limit of clearing. Mr. Smith noted he could delineate that tomorrow and send
185 to Ms. Murphy. They are appearing before the Planning Board in two weeks.

186

187 Liam Newman noted an abutter sent a letter of support.

188

189 Chair Short reviewed the criteria: permitted in zone – yes, no alternative design. Mr. Koff agreed this
190 made an effort to minimize impact; wetland scientist impacts were included in the package, design
191 minimization. Mr. Mattera noted the augmentations, plantings, nesting boxes; not create a hazard to
192 health, safety and welfare; and potential to increase buffers elsewhere on site.

193

194 Mr. Bonilla noted no disruption to hydrology. He described for the restoration criteria: 8,500 SF being
195 replaced with 30,000 SF providing eight nesting boxes, boulder piles and high-quality plantings. He
196 noted permits with other agencies.

197

198 Ms. Fangor asked about including the deed restriction, limit of clearing and wetland placards potentially.
199 Mr. Koff noted the placards didn't provide much value.

200

201 Mr. Torres asked to hear more about the equal exchange principal. Mr. Belden noted 20 plantings, four
202 boulder piles and eight nesting boxes.

203

204 Mr. Chartrand asked the commitment to maintaining the culvert so water doesn't build up on one side.

205

206 MOTION: Mr. Koff motioned that after reviewing the criteria for the wetland use permit application, the
207 Commission is in support of the application with the following conditions:

208

209 1. Applicant to place a deed restriction on the back wetland portion of the prime wetland area to
210 prevent additional development;

211

212 2. Applicant to provide the Planning Board with a limit of clearing plan that shows all potential lawn and
213 garden areas and other cleared portions that the future homeowner wants to develop, to be located
214 outside of the wetland buffers; and

215

216 3. Applicant to provide a maintenance plan for the culvert.

217

218 Mr. Mattera seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

MOTION: Chair Short motioned that the Commission send a memo to the state indicating they have reviewed this application and have no objection to the application as proposed. Mr. Mattera seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

4. Committee Reports

a. Property Management

i. Raynes Farm

Ms. Murphy reported that Steve Bedard has wrapped up work and she is submitting the final report to L-Chip. Volunteer time tracked is substantial and she will provide details at the next meeting. She noted it was a momentous achievement to get the barn open to the public.

b. Outreach Events

i. Art in the Barn Event (9/26) and Artists' Registration Deadline (6/30)

Ms. Murphy noted the Art in the Barn event with a deadline for registration on June 30th.

ii. Raynes Barn Open House Celebration Planning (July 18)

Ms. Murphy recommended putting something together for the 18th or 19th with a couple of speakers, kid's activities and food. Mr. Whitehouse recommended a barbeque and noted he got photos and video to ExeterTV. He recommended appealing to local merchants. The Commission discussed parking and mowing.

Ms. Murphy noted capacity in the barn is limited by the fire department to 50 people in the main floor and 25 below. Sprinklers would need to be discussed to change that. She noted the Stewardship Committee has management plans for uses and includes a use permit approved first by them, then the Commission. They have no chair now. Use must include an educational component.

Mr. Welch recommended a concert and bring your own food picnic. He noted the Recreation Dept. has grills but would need someone to set up. Mr. Campbell recommended reaching out to Ben Anderson.

c. Other Committee Reports (River Study, Sustainability, Energy, Tree, CC Roundtable)

5. Approval of Minutes

a. May 12, 2026

263 MOTION: Chair Short motioned to approve the May 12, 2026 meeting minutes. Mr. Mattera
264 seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.
265

266 6. Members
267

268 Ms. Murphy noted that Mr. Campion stepped down and asked about appointing the next willing senior
269 alternate, who is Michelle Crepeau.
270

271 MOTION: Chair Short motioned to recommend to the Select Board that alternate Michelle Crepeau be
272 appointed as a regular voting member. Mr. Welch seconded the motion. A vote was taken, all were in
273 favor, the motion passed unanimously.
274

275 7. Trails
276

277 Mr. Torres and Mr. Welch noted the new trail, *Middle Earth*, located between BLT and 50/50. Chair
278 Short noted they are tracking time and materials. Mr. Chartrand expressed his gratitude for the many
279 volunteers.
280

281 8. Adjournment/ Next Meeting: 7/14/26, Submission Deadline: 7/2/26
282

283 ***Chair Short motioned to adjourn the meeting at 9:25 PM. Mr. Welch seconded the motion. A vote***
284 ***was taken, all were in favor, the motion passed unanimously.***
285

286 Respectfully submitted,

287 Daniel Hoijer, Recording Secretary

288 Via Exeter TV

289 Webinar ID: 891 9448 7707