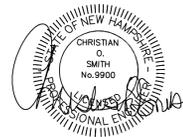


# PROPOSED SUBDIVISION PLAN JOHN WEST & KINGSTON ROAD TAX MAP 101, LOT 8-1

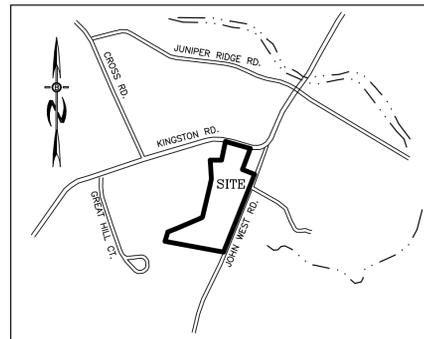
CIVIL ENGINEERS:

**BEALS ASSOCIATES PLLC**

70 PORTSMOUTH AVE,  
STRATHAM, NEW HAMPSHIRE  
PHN. 603-583-4860, FAX. 603-583-4863



LOCATION MAP



INDEX

- TITLE SHEET
- 1 EXISTING CONDITIONS PLAN
- 2 SUBDIVISION PLAN
- 3 SUBDIVISION SITE PLAN
- 4 SUBDIVISION SITE PLAN

LAND SURVEYORS:

DAVID W. VINCENT, LLS  
LAND SURVEYING SERVICES  
PO BOX 1622  
DOVER, NH 03821  
TEL/FAX (603) 664-5786

RECORD OWNER/ APPLICANT

CABERNET BUILDERS  
P.O. BOX 291  
STRATHAM, N.H. 03885

WETLAND / SOIL  
CONSULTANT:

GOVE ENVIRONMENTAL SERVICES INC.  
8 CONTINENTAL DRIVE,  
BLDG 2 UNIT H  
EXETER, NH 03833  
1-603-778-0644

PLAN SET LEGEND

UTILITY POLE DRAIN MANHOLE SEWER MANHOLE EXISTING LIGHT POLE EXISTING CATCH BASIN PROPOSED CATCH BASIN WATER GATE WATER SHUT OFF HYDRANT PINES, ETC. MAPLES, ETC. EXIST. SPOT GRADE DOUBLE POST SIGN SINGLE POST SIGN		OVERHEAD ELEC. LINE FENCING DRAINAGE LINE SEWER LINE GAS LINE WATER LINE STONE WALL TREE LINE ABUT. PROPERTY LINES EXIST. PROPERTY LINES BUILDING SETBACK LINES EXIST. CONTOUR SOIL LINES	
--	--	---	--

REQUIRED STATE AND FEDERAL PERMITS  
NHDES STATE SUBD. #2020-

PB CASE #20-  
CHAIRMAN SIGNATURE:

	REVISIONS:	DATE:
1		
2		
3		
4		
5		

**Notes:**

- The purpose of this plan is to depict the existing conditions survey of the subject property between July 7, 2020 and August 3, 2020 and is not a determination of title.
- Field Procedure: Topcon (GM-105) Electronic Total Station Instrument & Carlson Surveyor Plus Data Collector, Adjusted Closed Traverse Performed July 2020, Least Squares Balance.
- Error of Closure Better Than 1:20,000.
- Parcel is shown as Lots 8.1 on the Town of Exeter Assessor's Map 101.
- Parcel is located in the Residential Zoning District R1 Single Family, Wetlands Conservation & Aquifer Protection Overlay Districts.
- Owner of Record: Cabernet Builders of Stratham LLC  
PO Box 291  
Stratham, NH 03885  
RCRD Bk 6158, Pg 2693
  - Parcel is subject to a right of way as described in RCRD Bk 766, Pg 244.
  - Parcel is subject to a sight distance easement as described in RCRD Bk 2353, Pg 214.
- This plan does not show any unrecorded or unwritten easements which may exist. A reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however this does not constitute that no such easements exist.
- Parcel is not located in a Flood Hazard Zone A as depicted on Flood Insurance Rate Map, No. 33015C0403E, Rockingham County, NH, (All Jurisdictions), Effective Date: May 17, 2005.
- The wetland areas shown hereon were field delineated by Gove Environmental Services, Inc., of 8 Continental Drive, Building #2, Unit H, Exeter, NH.
- Horizontal & Vertical control based upon NH Grid North & NGVD83.
- The licensed land surveyor of this plan does not warrant nor guarantee the location of utilities shown or not shown on this plan. Pursuant to New Hampshire Statute RSA 374, Sections 47-56, the contractor, prior to the commencement of any construction, shall verify the location of all utilities and contact "DigSafe" at 1-800-344-7233 or dial 811.

**WETLAND SCIENTIST CERTIFICATION**

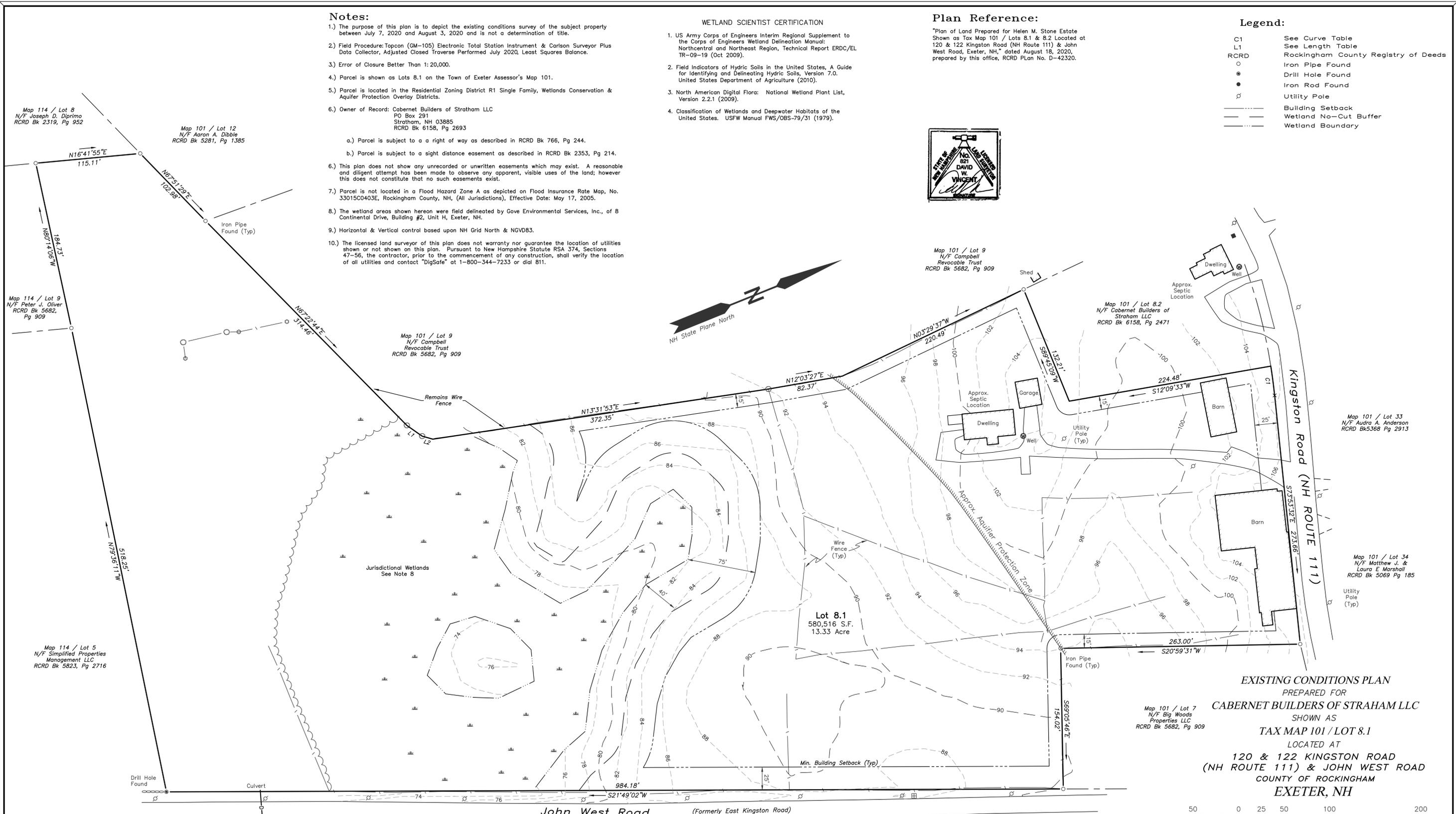
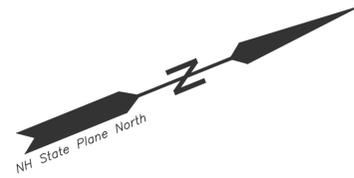
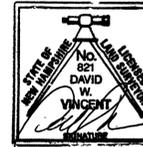
- US Army Corps of Engineers Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Technical Report ERDC/EL TR-09-19 (Oct 2009).
- Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 7.0. United States Department of Agriculture (2010).
- North American Digital Flora: National Wetland Plant List, Version 2.2.1 (2009).
- Classification of Wetlands and Deepwater Habitats of the United States. USFW Manual FWS/OBS-79/31 (1979).

**Plan Reference:**

"Plan of Land Prepared for Helen M. Stone Estate Shown as Tax Map 101 / Lots 8.1 & 8.2 Located at 120 & 122 Kingston Road (NH Route 111) & John West Road, Exeter, NH," dated August 18, 2020, prepared by this office, RCRD Plan No. D-42320.

**Legend:**

- C1 See Curve Table
- L1 See Length Table
- RCRD Rockingham County Registry of Deeds
- Iron Pipe Found
- Drill Hole Found
- Iron Rod Found
- ⊕ Utility Pole
- Building Setback
- Wetland No-Cut Buffer
- Wetland Boundary



**ZONING REQUIREMENTS**

ZONE	R-1 LOW DENSITY
LOT AREA MIN.	2 ACRES
LOT FRONTAGE WIDTH MIN.	150 FT.
FRONT YARD	25 FT.
SIDE YARD	15 FT.
REAR YARD	25 FT.
WETLAND SETBACK	50 FT.
WETLAND NO-CUT BUFFER	25 FT.
MAX. BUILDING HEIGHT	35 FT.
MAX. BUILDING STORIES	3
MAX. BUILDING COVERAGE	15%

Map 114 / Lot 2  
N/F Hagen Revocable Trust  
RCRD Bk 4726 Pg 1431

Map 114 / Lot 1  
N/F J & J Properties LLC  
RCRD Bk 6035, Pg 132

Map 101 / Lot 6  
N/F David A. White  
Revocable Trust  
RCRD Bk 5844, Pg 1719

Map 101 / Lot 6.1  
N/F Berke Family Trust  
RCRD Bk 3873, Pg 1560

**Length Table:**

LINE	BEARING	DISTANCE
L1	N57°00'47"E	20.42'
L2	N37°54'19"E	12.14'

**Curve Table:**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	32.33'	600.00'	3°05'15"	S75°26'10"E	32.33'

NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1			



SCALE: 1" = 50' DATE: SEPTEMBER 8, 2020

**EXISTING CONDITIONS PLAN**  
PREPARED FOR  
**CABERNET BUILDERS OF STRAHAM LLC**  
SHOWN AS  
**TAX MAP 101 / LOT 8.1**  
LOCATED AT  
**120 & 122 KINGSTON ROAD**  
**(NH ROUTE 111) & JOHN WEST ROAD**  
COUNTY OF ROCKINGHAM  
**EXETER, NH**

**DAVID W. VINCENT, LLS**  
**LAND SURVEYING SERVICES**  
PO BOX 1622  
DOVER, NH 03821  
TEL/FAX (603) 664-5786  
www.landsurveyingservices.net

**Plan Reference:**

\*Plan of Land Prepared for Helen M. Stone Estate Shown as Tax Map 101 / Lots 8.1 & 8.2 Located at 120 & 122 Kingston Road (NH Route 111) & John West Road, Exeter, NH, dated August 18, 2020, prepared by this office, RCRD Plan No. D-42320.

**Notes:**

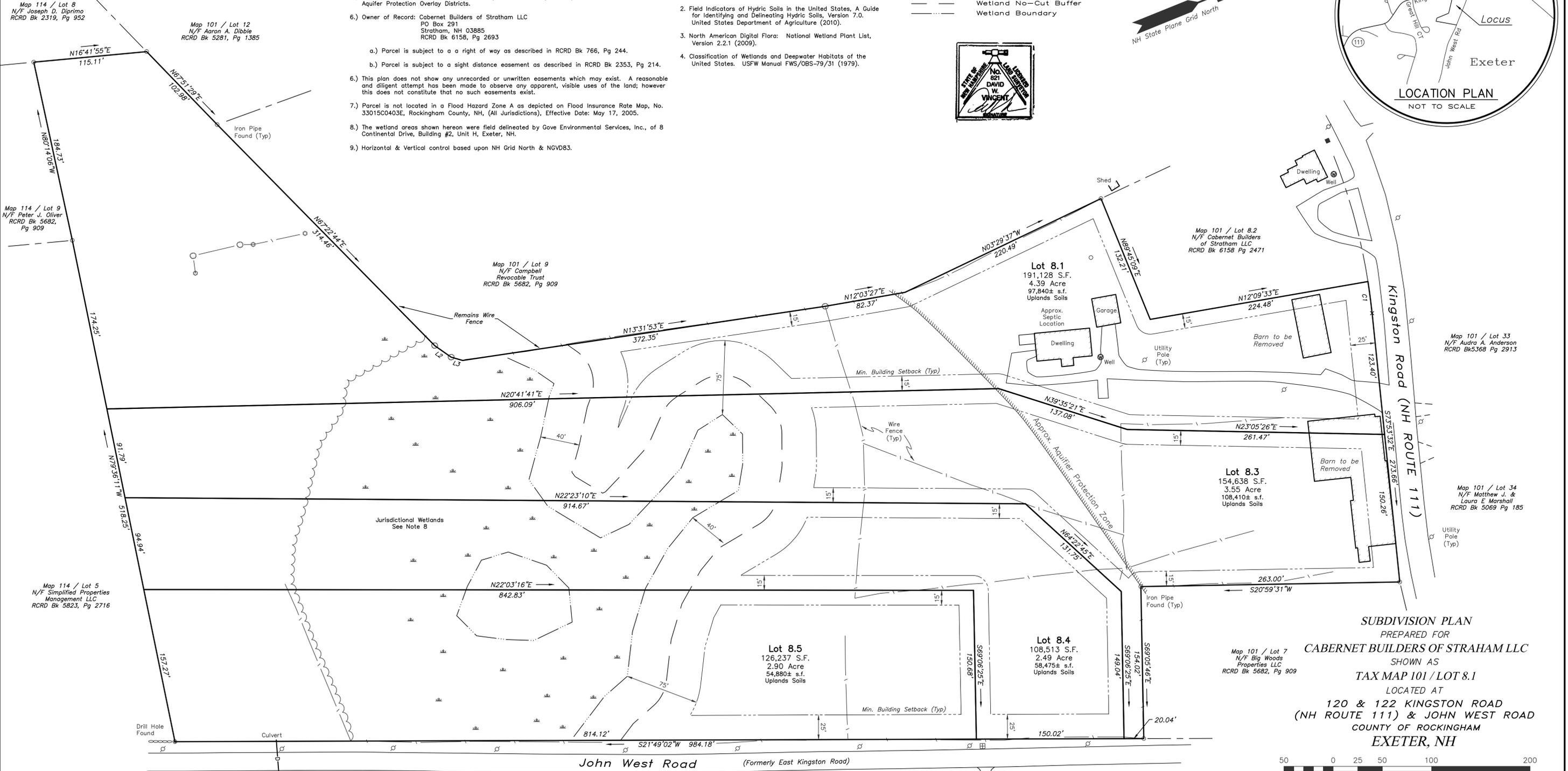
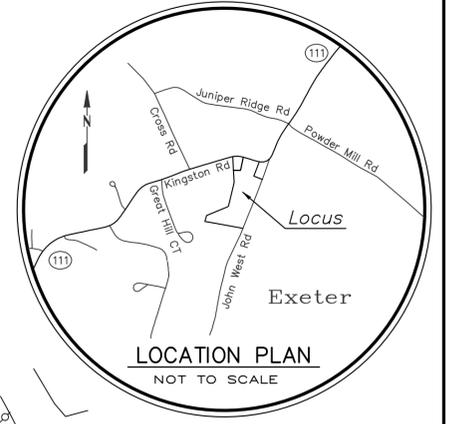
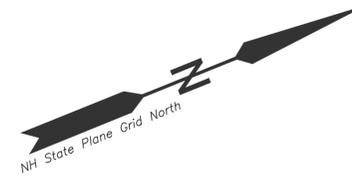
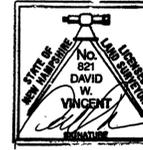
- The purpose of this plan is to subdivide the property into 4 residential lots. Each lot to be served by individual septic systems and wells. The existing conditions shown hereon as of the existing conditions survey of the subject property between July 7, 2020 and August 3, 2020 and is not a determination of title.
- Field Procedure: Topcon (GM-105) Electronic Total Station Instrument & Carlson Surveyor Plus Data Collector, Adjusted Closed Traverse Performed July 2020, Least Squares Balance.
- Error of Closure Better Than 1:20,000.
- Parcel is shown as Lot 8.1 on the Town of Exeter Assessor's Map 101.
- Parcel is located in the Residential Zoning District R1 Single Family, Wetlands Conservation & Aquifer Protection Overlay Districts.
- Owner of Record: Cabernet Builders of Stratham LLC  
PO Box 291  
Stratham, NH 03885  
RCRD Bk 6158, Pg 2693
  - Parcel is subject to a right of way as described in RCRD Bk 766, Pg 244.
  - Parcel is subject to a sight distance easement as described in RCRD Bk 2353, Pg 214.
- This plan does not show any unrecorded or unwritten easements which may exist. A reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however this does not constitute that no such easements exist.
- Parcel is not located in a Flood Hazard Zone A as depicted on Flood Insurance Rate Map, No. 33015C0403E, Rockingham County, NH, (All Jurisdictions), Effective Date: May 17, 2005.
- The wetland areas shown hereon were field delineated by Gove Environmental Services, Inc., of 8 Continental Drive, Building #2, Unit H, Exeter, NH.
- Horizontal & Vertical control based upon NH Grid North & NGVD83.

**WETLAND SCIENTIST CERTIFICATION**

- US Army Corps of Engineers Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Technical Report ERDC/EL TR-09-19 (Oct 2009).
- Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 7.0, United States Department of Agriculture (2010).
- North American Digital Flora: National Wetland Plant List, Version 2.2.1 (2009).
- Classification of Wetlands and Deepwater Habitats of the United States. USFW Manual FWS/OBS-79/31 (1979).

**Legend:**

- C1 See Curve Table
- L1 See Length Table
- RCRD Rockingham County Registry of Deeds
- Iron Pipe Found
- Drill Hole Found
- Iron Rod Found
- ⊕ Utility Pole
- Building Setback
- Wetland No-Cut Buffer
- Wetland Boundary



**ZONING REQUIREMENTS**

ZONE	R-1 LOW DENSITY
LOT AREA MIN.	2 ACRES
LOT FRONTAGE WIDTH MIN.	150 FT.
FRONT YARD	25 FT.
SIDE YARD	15 FT.
REAR YARD	25 FT.
WETLAND SETBACK	50 FT.
WETLAND NO-CUT BUFFER	25 FT.
MAX. BUILDING HEIGHT	35 FT.
MAX. BUILDING STORIES	3
MAX. BUILDING COVERAGE	15%

Map 114 / Lot 2  
N/F Hagen Revocable Trust  
RCRD Bk 4726 Pg 1431

Map 114 / Lot 1  
N/F J & J Properties LLC  
RCRD Bk 6035, Pg 132

**Length Table:**

LINE	BEARING	DISTANCE
L1	N57°00'47"E	20.42'
L2	N37°54'19"E	12.14'

**Curve Table:**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	32.33'	600.00'	3°05'15"	S75°26'10"E	32.33'

Map 101 / Lot 6  
N/F David A. White  
Revocable Trust  
RCRD Bk 5844, Pg 1719

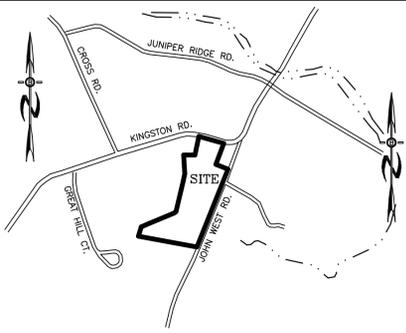
Map 101 / Lot 6.1  
N/F Berke Family Trust  
RCRD Bk 3873, Pg 1560



SCALE: 1" = 50' DATE: SEPTEMBER 8, 2020

**DAVID W. VINCENT, LLS**  
LAND SURVEYING SERVICES  
PO BOX 1622  
DOVER, NH 03821  
TEL/FAX (603) 664-5786  
www.landsurveyingservices.net

NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1			



**LOCATION MAP**

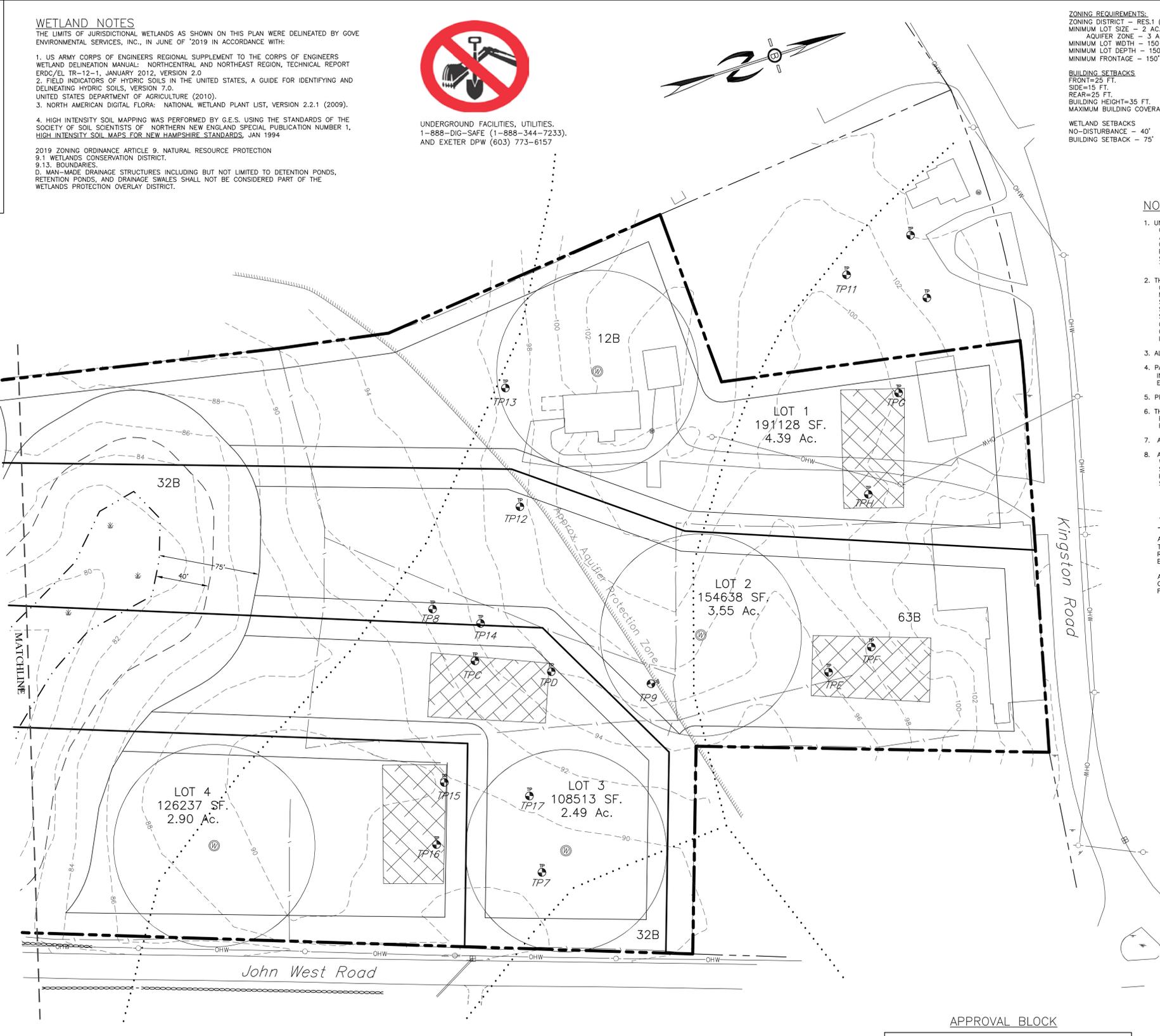
**LEGEND**

- UTILITY POLE
- STONE WALL
- TREE LINE
- EXISTING CONTOUR - 5'
- EXISTING CONTOUR - 1'
- WETLAND BOUNDARY
- SOILS BOUNDARY LINE
- BUILDING SETBACK LINE
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED SEPTIC AREA
- PROPOSED WELL RADIUS

**SOIL LEGEND:**

SOIL SERIES	MAP UNIT	HYDROLOGIC GROUP
HINKLEY	12B	A
BOXFORD	32B	C
SCITICO	33A	C
CHARLTON	63B	B
SQUAMSCOTT	538A	C

**SLOPE CLASS:**  
 0-8% = B, 8-15% = C, 15-25% = D, 15-50% = E  
 >50% = F



**WETLAND NOTES**  
 THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC., IN JUNE OF 2019 IN ACCORDANCE WITH:  
 1. US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-12-1, JANUARY 2012, VERSION 2.0  
 2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0.  
 UNITED STATES DEPARTMENT OF AGRICULTURE (2010).  
 3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.2.1 (2009).  
 4. HIGH INTENSITY SOIL MAPPING WAS PERFORMED BY G.E.S. USING THE STANDARDS OF THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND SPECIAL PUBLICATION NUMBER 1, HIGH INTENSITY SOIL MAPS FOR NEW HAMPSHIRE STANDARDS, JAN 1994.  
 2019 ZONING ORDINANCE ARTICLE 9. NATURAL RESOURCE PROTECTION  
 9.1 WETLANDS CONSERVATION DISTRICT.  
 9.1.3 BOUNDARIES:  
 D. MAN-MADE DRAINAGE STRUCTURES INCLUDING BUT NOT LIMITED TO DETENTION PONDS, RETENTION PONDS, AND DRAINAGE SWALES SHALL NOT BE CONSIDERED PART OF THE WETLANDS PROTECTION OVERLAY DISTRICT.



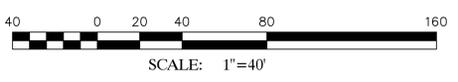
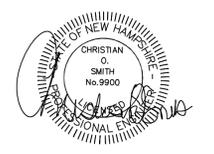
UNDERGROUND FACILITIES, UTILITIES.  
 1-888-DIG-SAFE (1-888-344-7233).  
 AND EXETER DPW (603) 773-6157

**ZONING REQUIREMENTS:**  
 ZONING DISTRICT - RES.1 (R1)  
 MINIMUM LOT SIZE - 2 AC.  
 MINIMUM LOT WIDTH - 3 AC.  
 MINIMUM LOT DEPTH - 150 FT.  
 MINIMUM FRONTAGE - 150'  
**BUILDING SETBACKS**  
 FRONT=25 FT.  
 SIDE=15 FT.  
 REAR=25 FT.  
 BUILDING HEIGHT=35 FT.  
 MAXIMUM BUILDING COVERAGE = 15%  
**WETLAND SETBACKS**  
 NO-DISTURBANCE - 40'  
 BUILDING SETBACK - 75'

PREPARED FOR:  
**CABERNET BUILDERS**  
 P.O. BOX 291  
 STRATHAM, N.H. 03885  
**BEALS ASSOCIATES PLLC**  
 70 PORTSMOUTH AVE, STRATHAM, N.H. 03885  
 PHONE: 603-583-4860, FAX: 603-583-4863

- NOTES**
- 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, AND TOWN OF EXETER DPW.
  - THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL AND STATE 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.
  - PARCELS ARE NOT LOCATED IN A FLOOD HAZARD ZONE AS DEPICTED ON FLOOD INSURANCE RATE MAP, NO. 33015C0403E, ROCKINGHAM COUNTY, NH, (ALL JURISDICTIONS), EFFECTIVE DATE: MAY 17, 2005
  - PROJECT IS BASED ON USGS DATUM NAVD 1988.
  - THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
  - ALL CONSTRUCTION SHALL CONFORM TO TOWN OF EXETER STANDARDS AND REGULATIONS.
  - ALL WATER, SEWER, ROAD, AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 GRADING, DRAINAGE, AND EROSION AND SEDIMENT CONTROL 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.

**TOWN NOTES**  
 ALL SNOW SHALL BE STORED OFF OF PAVEMENT ACCESS WAYS. 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.  
 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 CURBSIDE PICK-UP.

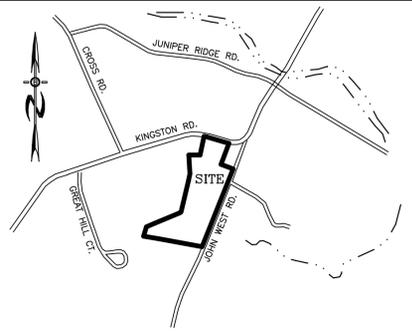


**APPROVAL BLOCK**

APPROVED TOWN OF EXETER PLANNING BOARD

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

REVISIONS:		DATE:
<b>SUBDIVISION SITE PLAN</b>		
PLAN FOR: RESIDENTIAL DEVELOPMENT BRENTWOOD ROAD EXETER, NH		
DATE:	SEPT, 2020	SCALE: 1"=40'
PROJ. NO:	NH-1213	SHEET NO. 3 OF 4



LOCATION MAP

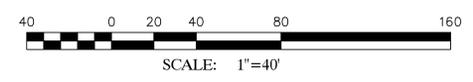
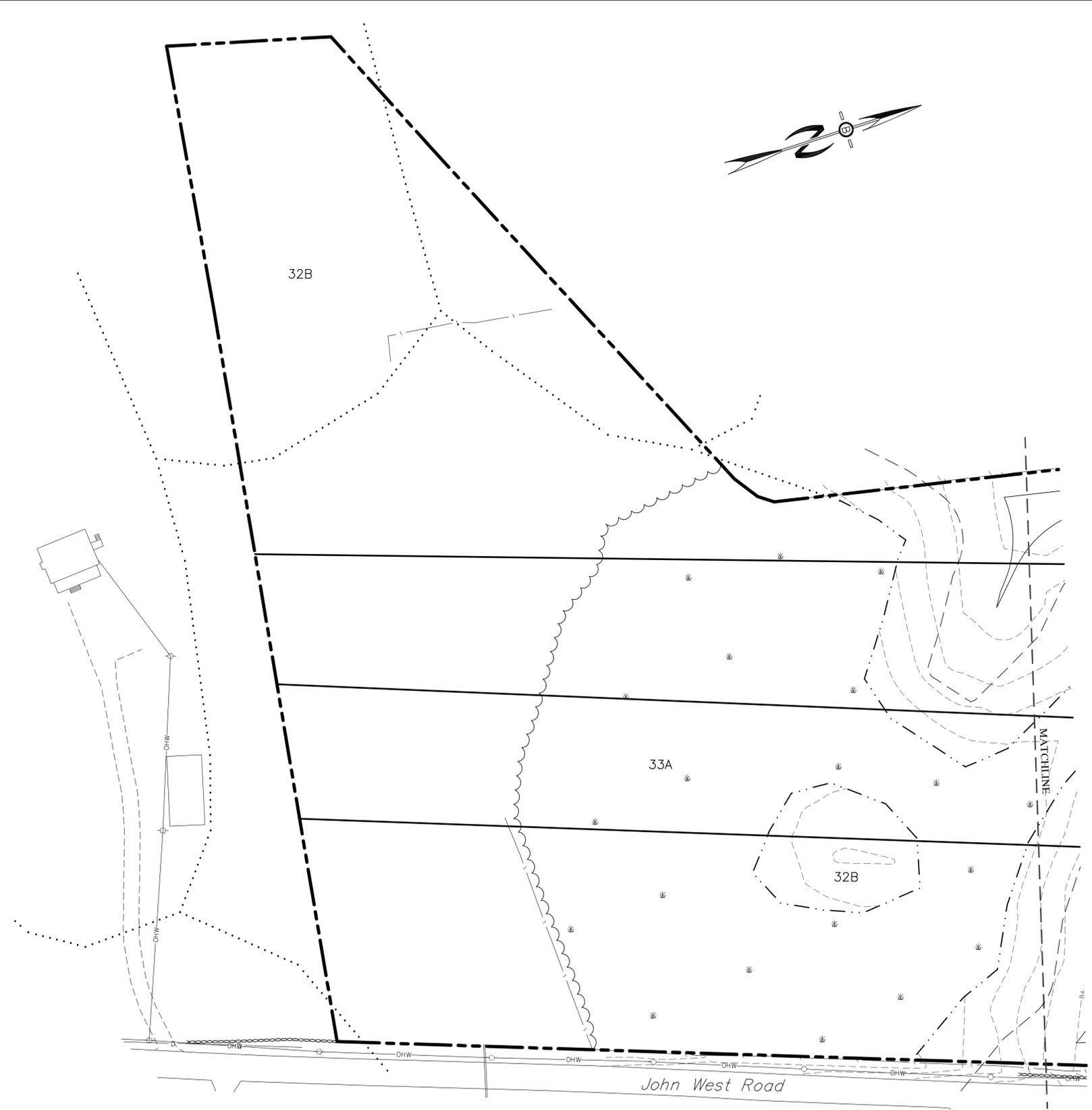
LEGEND

- UTILITY POLE
- STONE WALL
- TREE LINE
- EXISTING CONTOUR - 5'
- EXISTING CONTOUR - 1'
- WETLAND BOUNDARY
- SOILS BOUNDARY LINE
- BUILDING SETBACK LINE
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE

SOIL LEGEND:

SOIL SERIES	MAP UNIT	HYDROLOGIC GROUP
HINKLEY	12B	A
BOXFORD	32B	C
SCITICO	33A	C
CHARLTON	63B	B
SQUAMSCOTT	53BA	C

SLOPE CLASS:  
 0-8% = B, 8-15% = C, 15-25% = D, 15-50% = E  
 >50% = F



ZONING REQUIREMENTS:  
 ZONING DISTRICT - RES.1 (R1)  
 MINIMUM LOT SIZE - 2 AC.  
 AQUIFER ZONE - 3 AC.  
 MINIMUM LOT WIDTH - 150 FT.  
 MINIMUM LOT DEPTH - 150 FT.  
 MINIMUM FRONTAGE - 150'

BUILDING SETBACKS:  
 FRONT=25 FT.  
 SIDE=15 FT.  
 REAR=25 FT.  
 BUILDING HEIGHT=35 FT.  
 MAXIMUM BUILDING COVERAGE = 15%

WETLAND SETBACKS:  
 NO-DISTURBANCE - 40'  
 BUILDING SETBACK - 75'

PREPARED FOR:  
**CABERNET BUILDERS**  
 P.O. BOX 291  
 STRATHAM, N.H. 03885

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



APPROVAL BLOCK

APPROVED TOWN OF EXETER PLANNING BOARD

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

REVISIONS:	DATE:

SUBDIVISION SITE PLAN

PLAN FOR:  
 RESIDENTIAL DEVELOPMENT  
 BRENTWOOD ROAD  
 EXETER, NH

DATE:	SEPT, 2020	SCALE:	1"=40'
PROJ. NO:	NH-1213	SHEET NO.	4 OF 4