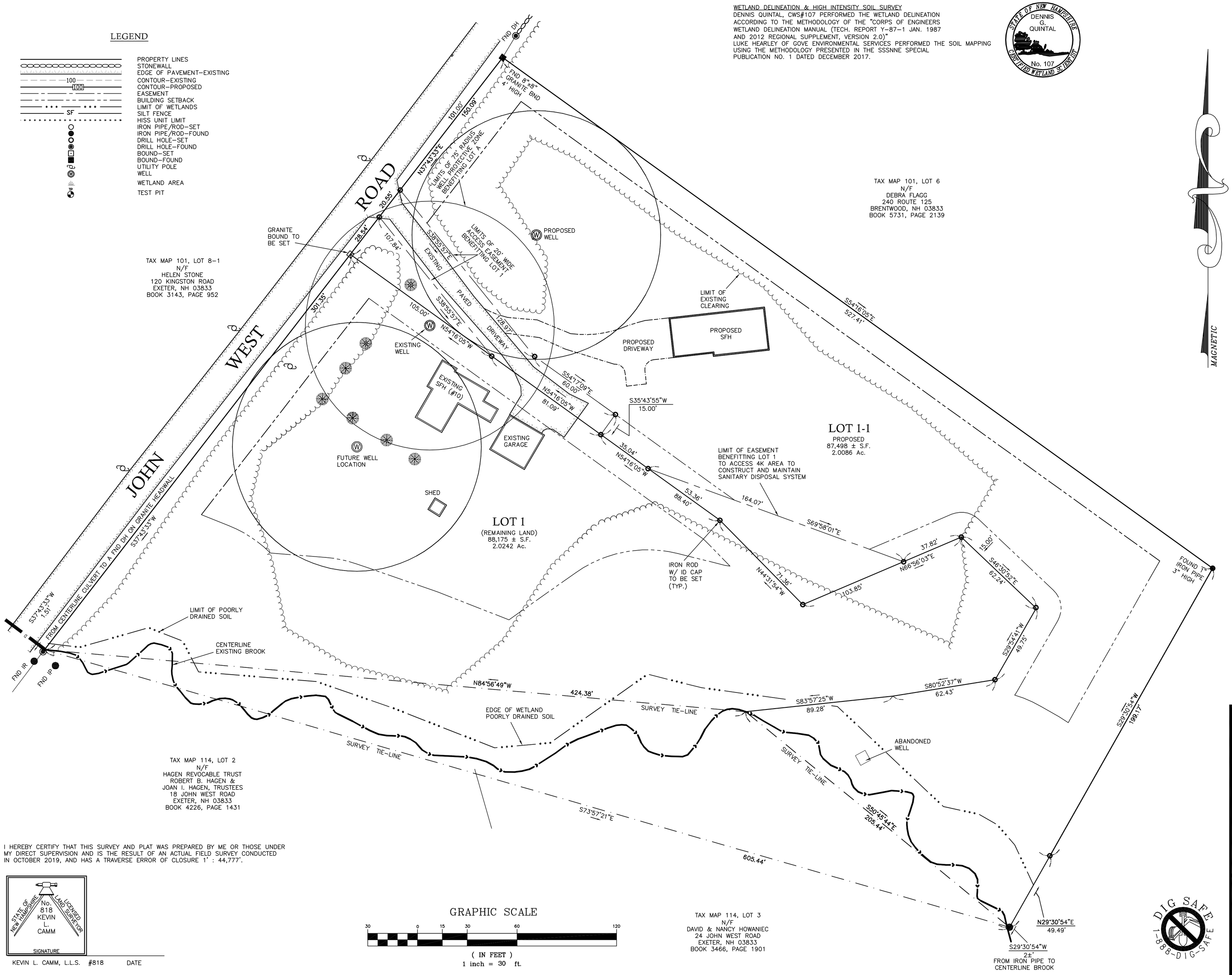
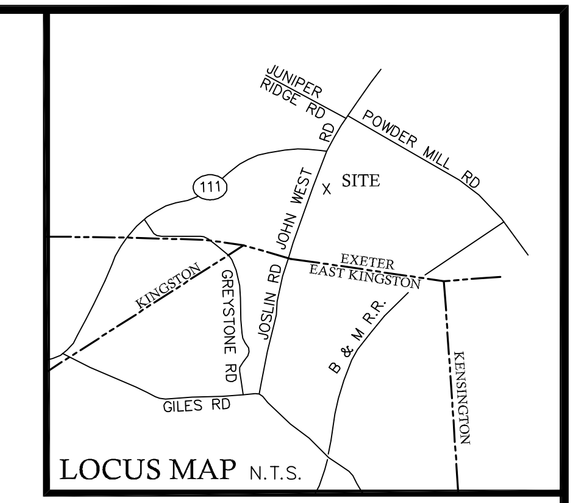
WETLAND DELINEATION & HIGH INTENSITY SOIL SURVEY
DENNIS QUINTAL, CWS#107 PERFORMED THE WETLAND DELINEATION ACCORDING TO THE METHODOLOGY OF THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECH. REPORT Y-87-1 JAN. 1987 AND 2012 REGIONAL SUPPLEMENT, VERSION 2.0)"
LUKE HEARLEY OF GOVE ENVIRONMENTAL SERVICES PERFORMED THE SOIL MAPPING USING THE METHODOLOGY PRESENTED IN THE SSSNNE SPECIAL PUBLICATION NO. 1 DATED DECEMBER 2017.

STATE OF NEW HAMPSHIRE
DENNIS G. QUINTAL
No. 107
CERTIFIED WETLAND SCIENTIST

LEGEND

- PROPERTY LINES
- STONEWALL
- EDGE OF PAVEMENT-EXISTING
- 100 CONTOUR-EXISTING
- 100 CONTOUR-PROPOSED
- EASEMENT
- BUILDING SETBACK
- SF LIMIT OF WETLANDS
- SILT FENCE
- HISS UNIT LIMIT
- IRON PIPE/ROD-SET
- IRON PIPE/ROD-FOUND
- DRILL HOLE-SET
- DRILL HOLE-FOUND
- BOUND-SET
- BOUND-FOUND
- UTILITY POLE
- WELL
- WETLAND AREA
- TEST PIT





LOCUS MAP N.T.S.

ASSESSORS MAP – MAP 114, LOT 1

PARCEL AREA – 175,647 SF
4.0323 AC

CURRENT OWNER – J & J PROPERTIES, LLC
52 WILLOW ROAD
EAST KINGSTON, NH 03827

DEED – R.C.R.D. BK 6035, PG 0132

ZONING – R-1
MIN LOT SIZE : 87,120 SF
FRONTAGE : 150 FEET
BUILDING SETBACK:
FRONT – 25 FEET
SIDE – 15 FEET
REAR – 25 FEET
WETLANDS – 75 FEET
SEPTIC SETBACK:
WETLANDS – 75 FEET

STATE SUBDIVISION APPROVAL: PENDING

PLAN REFERENCES:

1)– "PLAN OF LAND IN EXETER, N.H. PREPARED FOR WALTER A. & HELEN M. STONE""
SCALE:1"=80', AUGUST 1, 2002
BY: PLAISTOW CONSULTANTS
R.C.R.D. PLAN D-30080

2)– "LOT LINE ADJUSTMENT FOR FRANK CADIEUX IN EXETER, N.H."
SCALE:1"=30', NOVEMBER 1994.
BY: PARKER SURVEY ASSOCIATES, INC.
R.C.R.D. PLAN D-23272.

3)– "PLAN OF LAND FOR FRANK CADIEUX EXETER, N.H."
SCALE:1"=40', JULY 11, 1978
BY: EMERY ENGINEERING,
R.C.R.D. PLAN C-18442.

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)– PURPOSE OF THE SUBDIVISION: MAKE TWO BUILDABLE LOTS.

3)– NO PORTION OF THE PROPERTY LIES WITHIN THE 100 YEAR FLOOD ZONE

WAIVER: (SUBDIVISION – ON-SITE SEWAGE DISPOSAL SYSTEMS) 9.21.3.2.a SEEKING A REDUCTION IN THE REQUIRED NATURAL PERMEABLE SOIL ABOVE THE SEASONAL HIGH WATER TABLE FROM 24" TO 20".

TOWN OF EXETER PLANNING BOARD

CHAIRMAN DATE

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED IN OCTOBER 2019, AND HAS A TRAVERSE ERROR OF CLOSURE 1' : 44,777'.

STATE OF NEW HAMPSHIRE
No. 818
KEVIN L. CAMM
LICENSED LAND SURVEYOR
SIGNATURE

KEVIN L. CAMM, L.L.S. #818 DATE

SUBDIVISION PLAN OF LAND

As Drawn For:

J & J PROPERTIES, LLC
(Tax Map 114, Lot 1)

Located At:

#10 JOHN WEST ROAD
EXETER, N.H.

SCALE:1"=30' MAY, 2020

Civil Construction Management Inc.
8 Merrimac Road, Box 475
Newton, NH 03858
Tel (603) 382-7650
In Association With:

KLC Land Planning & Consulting
POST OFFICE BOX 370, EAST HAMPSTEAD, NH 03826-0370
(603) 382-8944

Sheet:
1

DRAWN BY: D. NALLY
CHECK BY: K. CAMM, LLS

DIG SAFE 1-888-DIG-SAFE

JOB #19061