

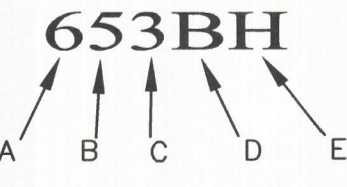
LOCATION MAP

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

KEY TO SOIL TYPES

- HIGH INTENSITY SOIL SURVEYS UTILIZE A FIVE-PART CLASSIFICATION TO IDENTIFY SOIL TYPES. SYMBOLS A-E READ FROM LEFT TO RIGHT IN THE CLASSIFICATION.
- SYMBOL A: DRAINAGE CLASS**
- 1- EXCESSIVELY DRAINED
 - 2- WELL DRAINED
 - 3- MODERATELY WELL DRAINED
 - 4- SOMEWHAT POORLY DRAINED
 - 5- POORLY DRAINED
 - 6- VERY POORLY DRAINED
- SYMBOL B: PARENT MATERIAL**
- 1- GLACIOFLUVIAL DEPOSITS (OUTWASH/TERRACES)
 - 2- GLACIAL TILL
 - 3- VERY FINE SAND AND SILT DEPOSITS
 - 4- LOAMY/SANDY OVER SILT/CLAY DEPOSITS
 - 5- SILT AND CLAY DEPOSITS
 - 6- EXCAVATED, REGRADED, OR FILLED
 - 7- ALLUVIAL DEPOSITS
 - 8- ORGANIC MATERIALS - FRESHWATER
 - 9- ORGANIC MATERIALS - TIDAL MARSH
- SYMBOL C: RESTRICTIVE FEATURES**
- 1- NONE
 - 2- BOULDERY
 - 3- MINERAL RESTRICTIVE LAYER WITHIN 40 INCHES OF SOIL SURFACE
 - 4- BEDROCK PRESENT WITHIN 20 INCHES OF SOIL SURFACE
 - 5- SUBJECT TO FLOODING (FLOODPLAIN)
 - 6- DOES NOT MEET FILL STANDARDS (SEE PUBLICATION)
 - 7- BEDROCK PRESENT 20-40 INCHES BELOW SOIL SURFACE
 - 8- BEDROCK DEPTH VARIABLE (GENERALLY WITHIN 40 INCHES OF SOIL SURFACE)
- SYMBOL D: SLOPE CLASS**
- B- 0% TO 8%
 - C- 8% TO 15%
 - D- 15% TO 25%
 - E- 15% TO 25%
 - F- 35%+
- SYMBOL E: HIGH INTENSITY SOIL MAP IDENTIFIER**
- H- MAP MEETS HIGH INTENSITY SOIL MAPPING STANDARDS
 - P- MAP IS FOR PRELIMINARY PLANNING ONLY AND DOES NOT MEET STANDARDS



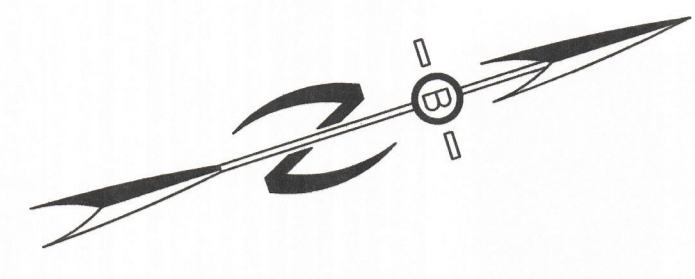
WETLAND NOTES
 THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC., IN JUNE OF 2019 IN ACCORDANCE WITH:

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.
 9.13. 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

1. 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.
2. ALL NEWLY INSTALLED UTILITIES SHALL BE UNDERGROUND.
3. 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.
4. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
5. PARCELS ARE NOT LOCATED IN A FLOOD HAZARD ZONE AS AS DEPICTED ON FLOOD INSURANCE RATE MAP, NO. 33015C0403E, ROCKINGHAM COUNTY, NH, (ALL JURISDICTIONS), EFFECTIVE DATE: MAY 17, 2005
6. PROJECT IS BASED ON USGS DATUM NAVD 1988.
7. 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.
8. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF EXETER STANDARDS AND REGULATIONS.
9. 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.

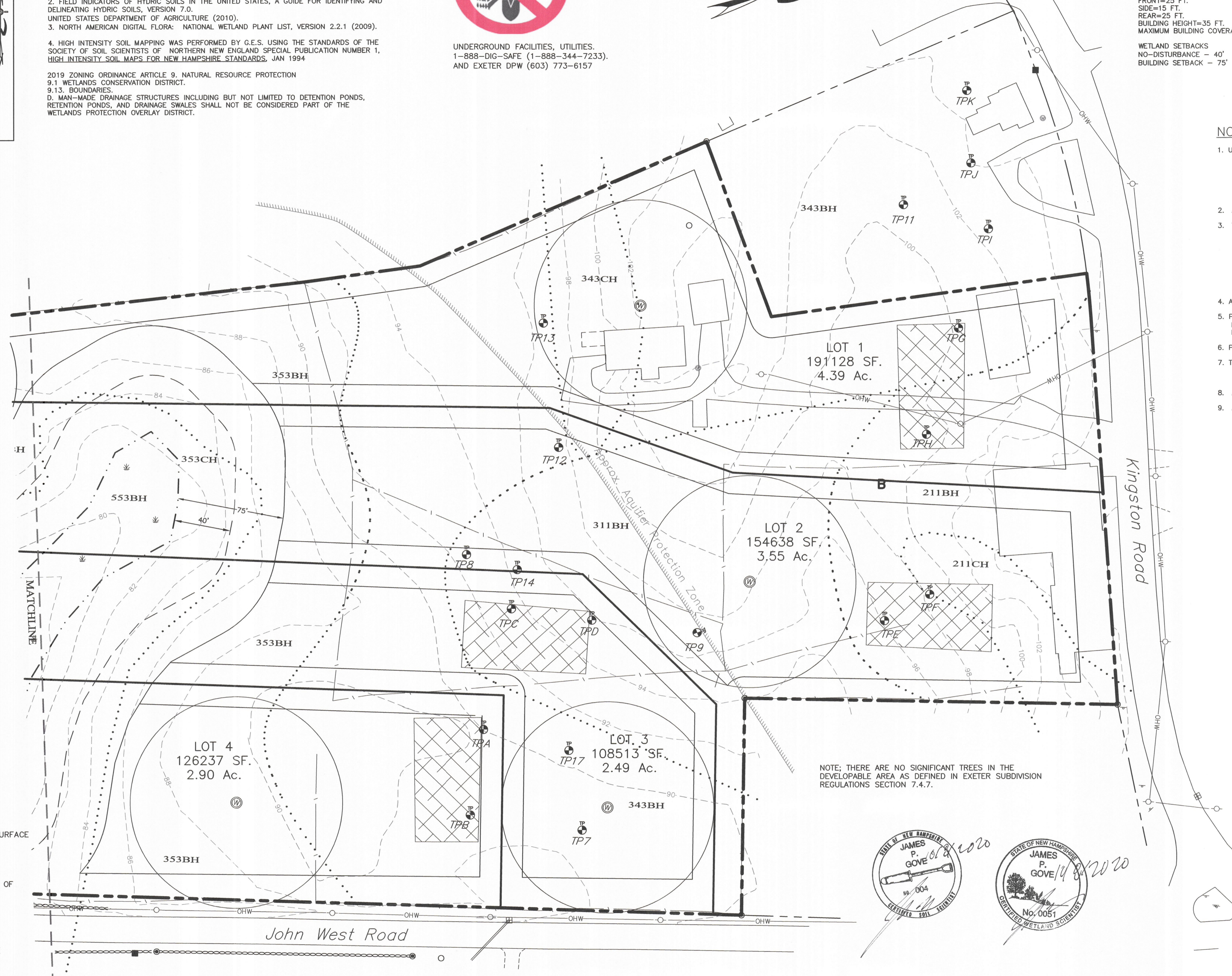
ALL WASTE MATERIALS AND RECYCLABLE SHALL BE CONTAINED WITHIN THE BUILDING(S) OR APPROVED STORAGE FACILITIES AND SHALL NOT BE OTHERWISE STORED ON THE PROPERTY. REFUSE COLLECTION WILL BE BY CURBSIDE PICK-UP.

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.

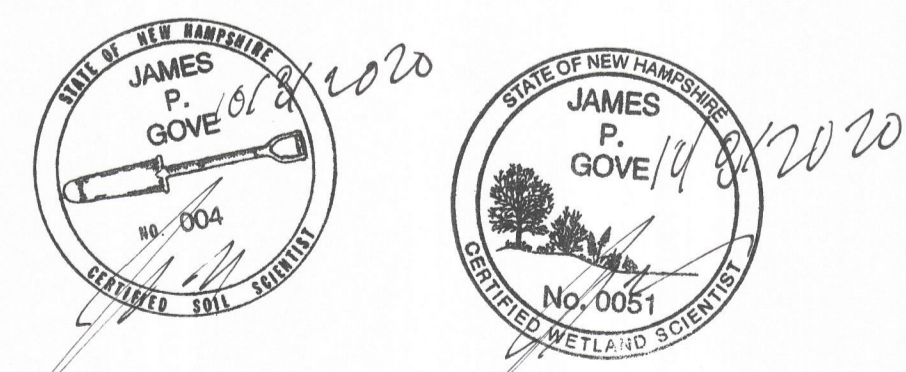
SPECIFIC TO ONSITE SEPTIC SYSTEMS:
 THE TOWN OF EXETER, IN AN EFFORT TO IMPROVE WATER QUALITY, MAKES THE FOLLOWING REQUIREMENTS:
 A. 2-FEET RATHER THAN 6-INCHES OF NATURAL PERMEABLE SOIL IS REQUIRED ABOVE THE SEASONAL HIGH WATER TABLE.
 B. 3-FEET OF NATURAL SOIL IS REQUIRED ABOVE BEDROCK OR ANY IMPERVIOUS SUBSTRATUM.
 C. ANY LAND AREA HAVING A NATURAL SLOPE OF 20% OR GREATER SHALL NOT BE USED FOR WASTEWATER DISPOSAL AS CAN BE SEEN BASED ON THE TEST PIT DATA. THERE IS NO PROPOSED SEPTIC RECEIVING AREA WITH LESS THAN 2' OF NATURAL SOIL TO THE ESWHT, NO BEDROCK OR IMPERVIOUS SUBSTRATUM EXISTS WITHIN 5' OF THE GROUND SURFACE, AND NONE ARE PROPOSED IN AN AREA OF 20% SLOPES OR GREATER.

PER THE EXETER Z.O., SECTION 9.2.3.C.3 REQUIRES 10% IMPERVIOUS COVER FOR LOTS 1 & 2. LOT 1 HAS 10,227 SF. OF EXISTING IMPERVIOUS AREA = 5.35%.

THE SEPTIC INSTALLATION FOR LOT 2 & LOT 1 WHEN REPLACED, NEEDS TO BE CONDUCTED UNDER THE SUPERVISION OF A SANITARY ENGINEER LICENSED IN NH. PRIOR TO BACKFILL, THE SYSTEM MUST BE INSPECTED BY AN AGENT OF THE TOWN OF EXETER.



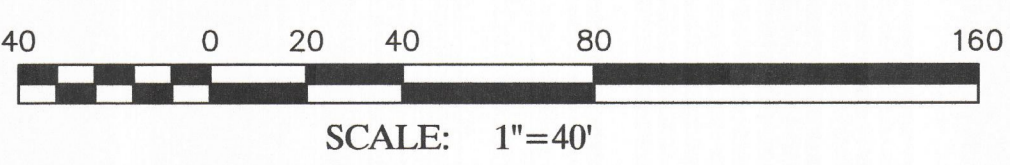
NOTE: THERE ARE NO SIGNIFICANT TREES IN THE DEVELOPABLE AREA AS DEFINED IN EXETER SUBDIVISION REGULATIONS SECTION 7.4.7.



APPROVAL BLOCK

APPROVED TOWN OF EXETER PLANNING BOARD

CHAIRPERSON _____ DATE _____



REVISED PER TRC REVIEW	10-7-20
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.:	3 OF 4