

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

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

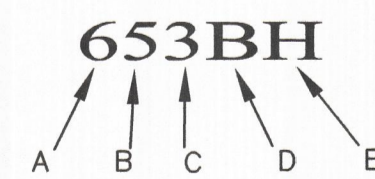
- 1- GLACIOFLUVIAL DEPOSITS (OUTWASH/TERRACES)
- 2- GLACIAL TILL
- 3- VERY FINE SAND AND SILT DEPOSITS
- 4- LOAMY/SANDY OVER SILT/CLAY DEPOSITS
- 5- SILT AND CLAY DEPOSITS
- 6- EXCAVATED, REGRADED, OR FILLED
- 7- ALLUVIAL DEPOSITS
- 8- ORGANIC MATERIALS - FRESHWATER
- 9- ORGANIC MATERIALS - TIDAL MARSH

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%+

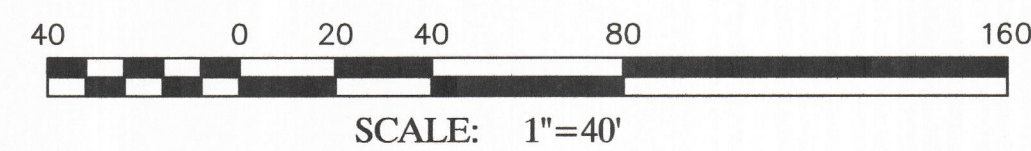
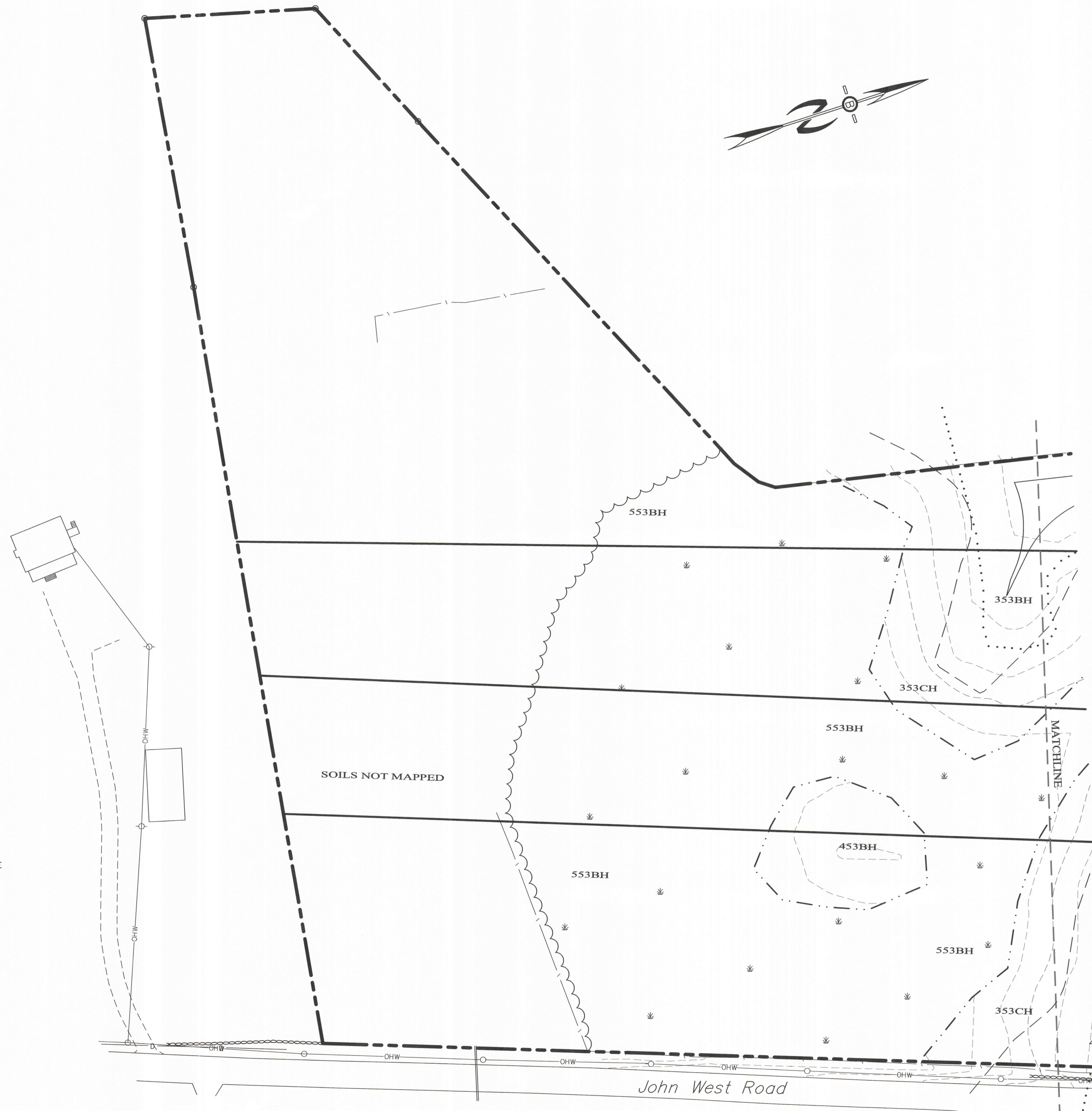


SYMBOL E: HIGH INTENSITY SOIL MAP IDENTIFIER

- H- MAP MEETS HIGH INTENSITY SOIL MAPPING STANDARDS
- P- MAP IS FOR PRELIMINARY PLANNING ONLY AND DOES NOT MEET STANDARDS

THIS SOIL MAP WAS PREPARED BY A PROFESSIONAL SOIL SCIENTIST AND MEETS THE TECHNICAL STANDARDS OF THE SSSNE PUBLICATION NO. 1, HIGH INTENSITY SOIL MAPS FOR NH, DECEMBER 2017. SOILS WERE IDENTIFIED USING THE KEY TO SOIL TYPES.

SOIL MAPPING WAS PERFORMED BY JAMES GOVE, CSS # 004 IN OCTOBER, 2020.



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%

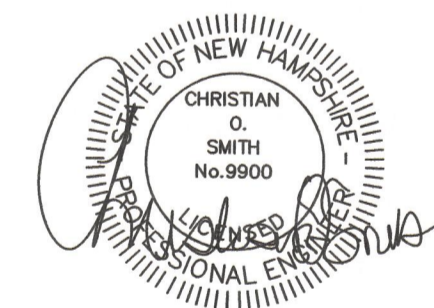
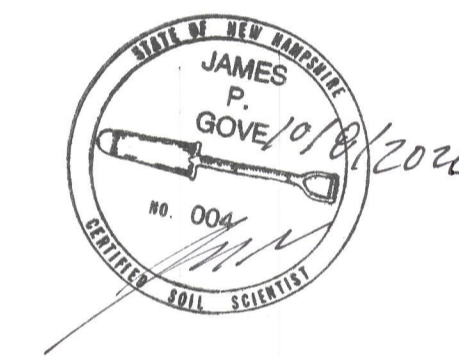
WETLAND SETBACKS
 NO-DISTURBANCE - 40'
 BUILDING SETBACK - 75'

PREPARED FOR:

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

BEALS ASSOCIATES PLLC

70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
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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.	4 OF 4