

RECORD OWNER

PATRICIA DUVAL
P.O. BOX 661
EXETER, NH 03833
BK. 5221 PG. 1648
147,693 S.F.
3.39 ACRES

ZONING DISTRICT

R-1 LOW DENSITY RESIDENTIAL

MINIMUM REQUIREMENTS

AREA 2 ACRES
LOT WIDTH 150'
LOT DEPTH 150'

BUILDING SETBACKS

FRONT 25'
SIDE 15'
REAR 25'

BUILDING COVERAGE

MAXIMUM 15%

OPEN SPACE

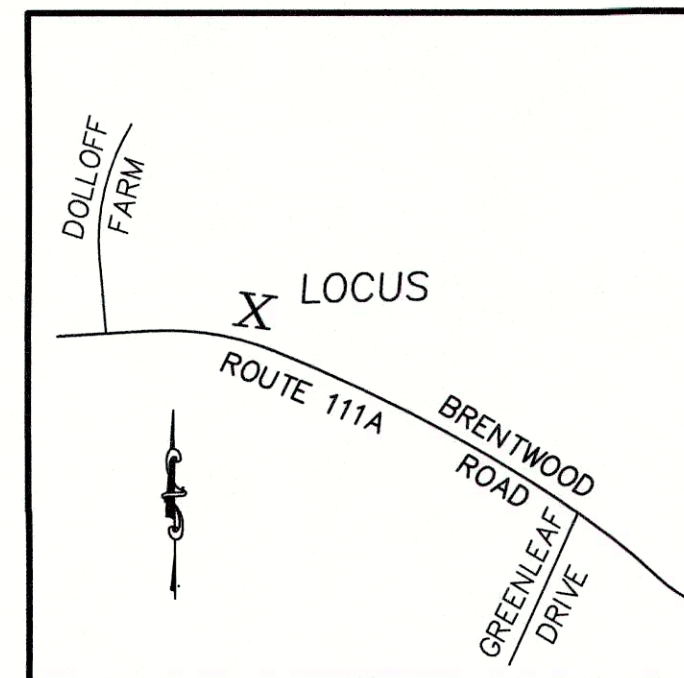
MINIMUM 80%



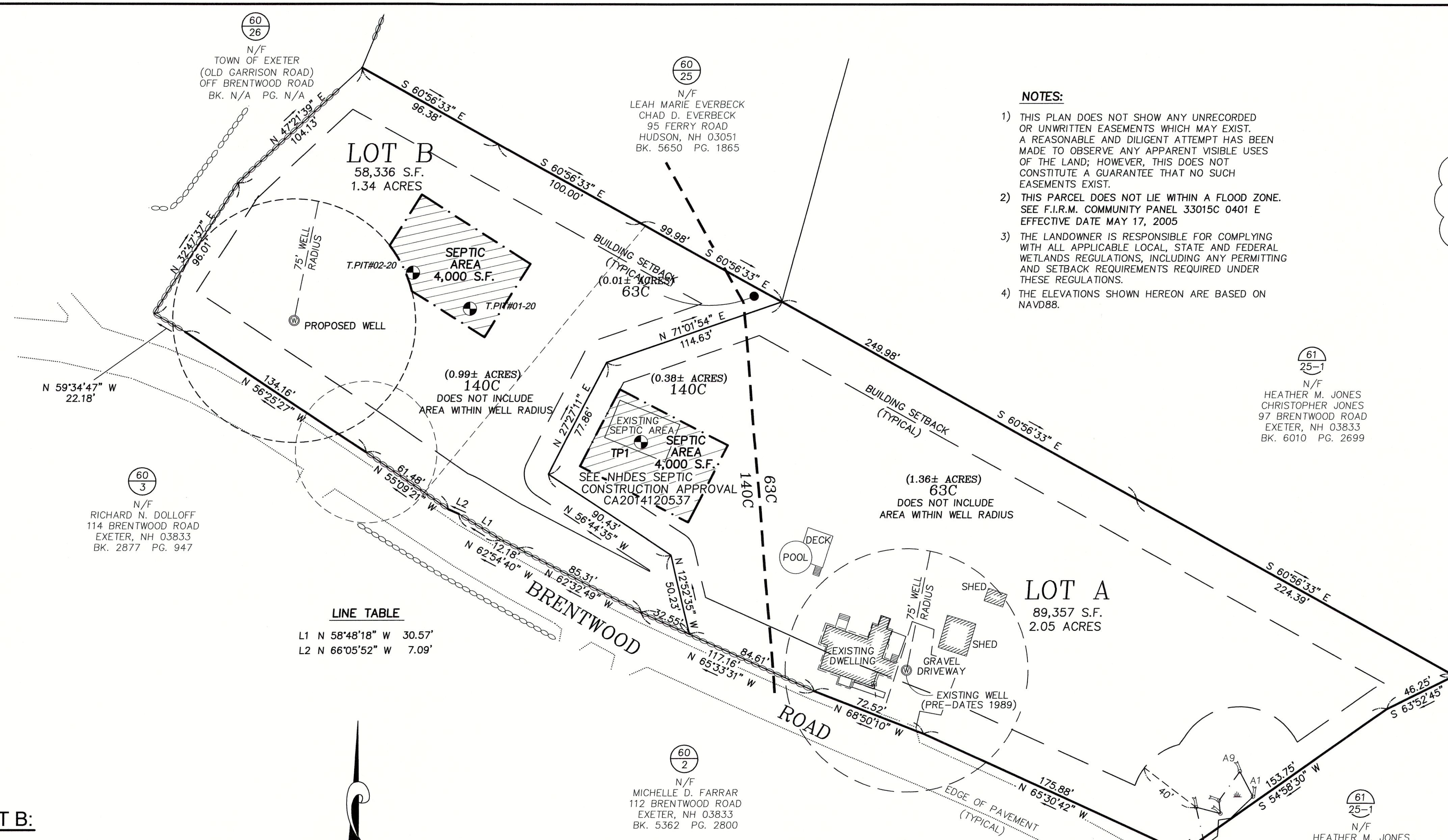
SEE VARIANCE FOR REDUCED LOT AREA
EXETER ZONING BOARD OF ADJUSTMENT
CASE #20-10 DATE: AUGUST 18, 2020

NOTES:

- 1) 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 A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- 2) THIS PARCEL DOES NOT LIE WITHIN A FLOOD ZONE. SEE F.I.R.M. COMMUNITY PANEL 33015C 0401 E EFFECTIVE DATE MAY 17, 2005
- 3) 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.
- 4) THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.



LOCUS MAP
NOT TO SCALE



LINE TABLE

L1 N 58°48'18" W 30.57'
L2 N 66°05'52" W 7.09'

LOT LOADING - LOT B:

NRCS SOILS INFORMATION:
SYMBOL: 63C NAME: CHARLTON
SOIL GROUP: 2 LOT AREA: 0.01± ACRES***
SLOPE CLASS: C LOADING FACTOR: 1.43

SYMBOL: 140C NAME: CHATFIELD-HOLLIS-CANTON
SOIL GROUP: 3/4/2 LOT AREA: 0.99± ACRES***
SLOPE CLASS: C LOADING FACTOR: 1.76

*** LOT AREAS USED IN THIS CALCULATION DO NOT INCLUDE ANY LAND WITHIN THE PROTECTIVE WELL RADIUS OR LAND CONTAINING VERY POORLY DRAINED SOILS. FOR THE PURPOSE OF THIS CALCULATION ALL ONSITE WETLANDS HAVE BEEN ASSUMED TO CONTAIN VERY POORLY DRAINED SOILS AND ARE EXCLUDED FROM THE CALCULATION.

DETERMINING FLOW EXISTING LOT/ACREAGE CAN ACCOMMODATE:
(2,000 X 0.01± ACRES [GROUP 63C]) / 1.43 [LOADING FACTOR] = 14 GPD
(2,000 X 0.99± ACRES [GROUP 140C]) / 1.76 [LOADING FACTOR] = +1,125 GPD
TOTAL FLOW PROPOSED LOT-B CAN ACCOMMODATE = 1,139 GPD

TOTAL FLOW OF PROPOSED NEW 4 BEDROOM USE = 600 GPD

LOT LOADING - LOT A:

NRCS SOILS INFORMATION:
SYMBOL: 63C NAME: CHARLTON
SOIL GROUP: 2 LOT AREA: 1.36± ACRES***
SLOPE CLASS: C LOADING FACTOR: 1.43

SYMBOL: 140C NAME: CHATFIELD-HOLLIS-CANTON
SOIL GROUP: 3/4/2 LOT AREA: 0.38± ACRES***
SLOPE CLASS: C LOADING FACTOR: 1.76

*** LOT AREAS USED IN THIS CALCULATION DO NOT INCLUDE ANY LAND WITHIN THE PROTECTIVE WELL RADIUS OR LAND CONTAINING VERY POORLY DRAINED SOILS. FOR THE PURPOSE OF THIS CALCULATION ALL ONSITE WETLANDS HAVE BEEN ASSUMED TO CONTAIN VERY POORLY DRAINED SOILS AND ARE EXCLUDED FROM THE CALCULATION.

DETERMINING FLOW EXISTING LOT/ACREAGE CAN ACCOMMODATE:
(2,000 X 1.36± ACRES [GROUP 63C]) / 1.43 [LOADING FACTOR] = 1,902 GPD
(2,000 X 0.38± ACRES [GROUP 140C]) / 1.76 [LOADING FACTOR] = + 432 GPD
TOTAL FLOW PROPOSED LOT-A CAN ACCOMMODATE = 2,334 GPD

TOTAL FLOW OF EXISTING 4 BEDROOM USE = 600 GPD

SOIL TESTING RESULTS

T.PIT# DATE ELEV.	DEPTH (INCHES)	HORIZON	USDA TEXTURE	MUNSELL COLOR	ESHW T WEeping STND WATER	PERC. TEST DEPTH RESULTS (MPI)	NOTES
01-20 02/12/20 95.5	0-12 12-22 22-38 38-60+	A Bw C1 C2	F.L. SAND F. SAND F. SAND S. LOAM	10YR 3/2 2.5Y 5/6 2.5Y 5/3 5Y 5/3	ESHW T=25" 7.5YR 5/8 NO WEEPING NO STANDING	10"+12" = 22" 7 MPI	ROOTS @ 22"
02-20 02/12/20 95.7	0-10 10-20 20-42 42-62+	A Bw C1 C2	F.L. SAND F.L. SAND SAND S.LOAM	10YR 3/3 10YR 4/4 2.5Y 5/3 5Y 5/2	ESHW T=24" 7.5YR 5/8 NO WEEPING NO STANDING	---	ROOTS @ 24"

TEST PITS PERFORMED BY: MATTHEW A. STEINEL, S.E. / LICENSE #01713
TOWN WITNESSED: MICHAEL CUOMO OF ROCKINGHAM COUNTY CONSERVATION DISTRICT

SOIL TESTING RESULTS

T.PIT# DATE ELEV.	DEPTH (INCHES)	HORIZON	USDA TEXTURE	MUNSELL COLOR	ESHW T WEeping STND WATER	PERC. TEST DEPTH RESULTS (MPI)	NOTES
TP1 10/15/14 104.0	0-10 10-36 36-52	A Bw C1	F.S. LOAM F.S. LOAM L. SAND	10YR 3/3 10YR 5/6 2.5Y 5/4	ESHW T=36" REDOX NO WEEPING NO STANDING	18" 7 MPI	

TEST PITS PERFORMED BY: ADAM R. FOGG, S.E. / LICENSE #1377
TOWN WITNESSED: MICHAEL CUOMO OF ROCKINGHAM COUNTY CONSERVATION DISTRICT

PLANNING BOARD CASE NUMBER 20-XX

TEST PITS/LOT LOADING SHEET

PLAN OF LAND

IN
EXETER, NH

SHOWING
A 2 LOT SUBDIVISION
105 BRENTWOOD ROAD
(ASSESSORS MAP 60 LOT 24)

RECORD OWNER
PATRICIA DUVAL
P.O. BOX 661 EXETER, NH 03833

MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE: (603) 778-0528 FAX: (603) 772-0689 WWW.MEI-NH.COM

SEE STATE OF NH
SUBDIVISION APPROVAL
#SA2020112301 11-23-2020

NO.	DATE	DESCRIPTION	BY

SCALE: 1"=40'
DATE: NOV. 24, 2020
CALC. BY: H.H.B.
CHKD. BY: K.I.R.
PROJECT: E202429
SHEET 3 OF 3