

THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR INFILTRATION REQUIREMENTS BY THE NH DES ALTERATION OF TERRAIN BUREAU. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP.

THE SITE SPECIFIC SOIL SURVEY (SSSS) WAS PRODUCED DECEMBER 17, 2019, AND WAS PREPARED BY JAMES P. GOVE, CSS # 004, GOVE ENVIRONMENTAL SERVICES, INC. THE SURVEY AREA IS LOCATED AT TAMARIND LANE, EXETER, NH.

SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH, ISSUE # 10, JANUARY 2011. THE NUMERIC LEGEND WAS AMENDED TO IDENTIFY THE CORRECT SOIL COMPONENTS OF THE COMPLEX.

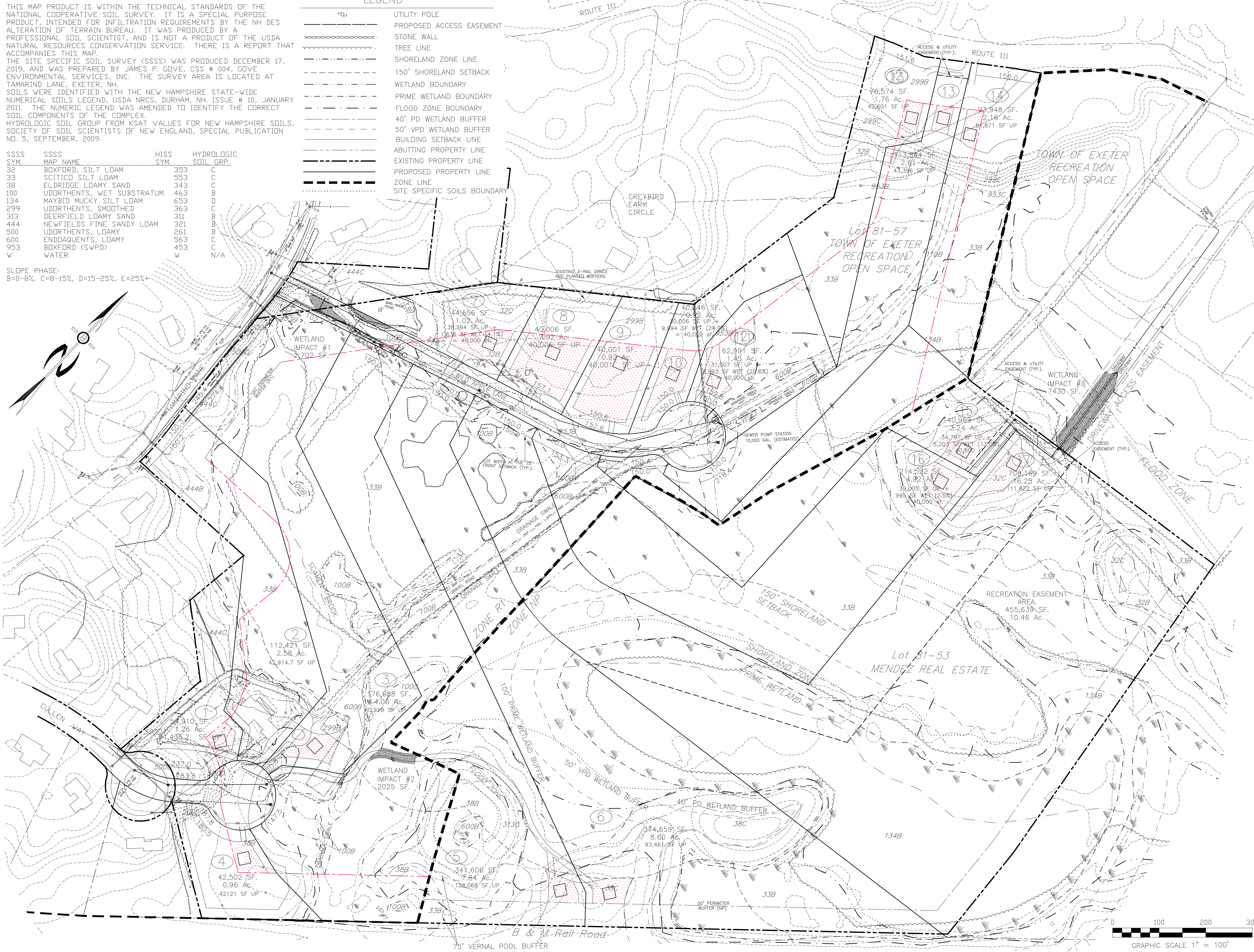
HYDROLOGIC SOIL GROUP FROM KSAT VALUES FOR NEW HAMPSHIRE SOILS, SOCIETY OF SOIL SCIENTISTS OF NEW ENGLAND, SPECIAL PUBLICATION NO. 5, SEPTEMBER, 2009.

SSSS SYM.	SSSS MAP NAME	HISS SYM.	HYDROLOGIC SOIL GRP.
32	BOXFORD SILT LOAM	353	C
33	SCITIC SILT LOAM	553	C
38	ELDRIDGE LOAMY SAND	343	C
100	UDORTHENTS, WET SUBSTRATUM	463	B
134	MAYBID MUCKY SILT LOAM	653	D
299	UDORTHENTS, SMOOTHED	363	C
313	DEERFIELD LOAMY SAND	311	B
444	NEWFIELDS FINE SANDY LOAM	321	B
500	UDORTHENTS, LOAMY	261	B
600	ENDDAQUENTS, LOAMY	563	C
953	BOXFORD (SWPD)	453	C
W	WATER	W	N/A

SLOPE PHASE:  
B=0-8%, C=8-15%, D=15-25%, E=25%+

LEGEND

- UTILITY POLE
- PROPOSED ACCESS EASEMENT
- STONE WALL
- TREE LINE
- SHORELAND ZONE LINE
- 150' SHORELAND SETBACK
- WETLAND BOUNDARY
- PRIME WETLAND BOUNDARY
- FLOOD ZONE BOUNDARY
- 40' PD WETLAND BUFFER
- 50' VPD WETLAND BUFFER
- BUILDING SETBACK LINE
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ZONE LINE
- SITE SPECIFIC SOILS BOUNDARY



PREPARED FOR:  
**BRIAN GRISET**  
26 CULLEN WAY  
EXETER, NH 03833

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

**ZONING REQUIREMENTS**

ZONE:	R1	NP
LOT SIZE =	40,000 SF	20,000 SF
MIN. FRONTAGE	150'	150'
MIN. DEPTH	150'	100'
MAX. HEIGHT	35'	35'
BUILD. SETBACKS:		
FRONT	25'	50'
SIDE	15'	20'
REAR	25'	50'
PERIMETER BUFFER	100'	50'
WET PD & VPD	75'	75'
RECREATION AREA	10%	
WETLANDS BUFFER		
40' POORLY DRAINED NO-CUT, NO DISTURBANCE BUFFER		
50' VERY POORLY DRAINED NO-CUT, NO DISTURBANCE BUFFER		
WETLANDS CONSERVATION OVERLAY DISTRICT		
SHORELAND PROTECTION OVERLAY DISTRICT		
LOT AREA PER ARTICLE 9:1.9: 50% UPLAND, 50% WETLAND, 0% OPEN WATER.		

TOTAL ACREAGE NOTES: YIELD PLAN - PARCEL 81-57 INCLUDED PER TOWN AGREEMENT DATED AUG. 4, 1991.

LAND AREAS:  
TOTAL AREA = 63.83 AC  
UPLAND AREA = 23.60 AC  
WETLAND AREA = 40.23 AC  
VPD SOIL = 10.76 AC  
PD SOIL = 29.47 AC

TOTAL ESTIMATED WETLAND IMPACT 12,157 SF  
NET TRACT AREA CALCULATION:  
TOTAL TRACT AREA = 63.83x10% = 57.45 AC  
LESS VPD = 10.76 AC  
LESS 75% PD = .75x29.47 AC = 22.10 AC  
NET TRACT AREA = 24.59 AC  
30% OPEN-SPACE REQUIRED = 7.38 AC

PUBLIC OPEN-SPACE CALCULATION:  
32.39 AC + 9.38 AC PREVIOUSLY DEEDED TO THE TOWN "BRICKYARD PARK" = 41.77 AC = 65% OF 63.83 AC.

YIELD PLAN DENSITY CALCULATIONS:  
17 LOTS COMPLYING WITH ALL R-1 ZONING REQUIREMENTS + 10% (1 LOT) DENSITY BONUS FOR DEEDING TO TOWN OVER 50% OF PARCEL FOR CONSERVATION OPEN SPACE. SEE CONSERVATION COMMISSION VOTE OF 11-12-19. TOTAL YIELD = 16 + 1 = 17 LOTS

REC. AREA NOTES: YIELD PLAN - PER ARTICLE 9.6.3. REC/PARK = 10% OF TOTAL TRACT AREA. 73.8 AC. ORIGINAL MURRIE PARCEL (PHASES 1, 2 & 3) + 30.76 AC. MENDES TRUST PARCEL = 104.45x.10 = 10.46 AC.

ALLOWED DRIVES OFF KINGSTON ROAD CALCULATED PER STATE STATUTE AND DRIVEWAY REGULATIONS. ACCESS PER PLAN RCRD: C-1746 "PLAN OF LAND IN EXETER, NH DATED MAR 28, 1970 BY MATT HAUTALA, IN ACCORDANCE WITH NHDOT DRIVEWAY POLICY #8, PARCEL "A" = 2-DRIVES; PARCEL "B" = 3-DRIVES (SEE REFERENCED PLAN). PHASE 3 OF THIS OVERALL DEVELOPMENT, THERE ARE 2-REMAINING CURB CUTS FOR PARCEL "A".

NOTE: EXETER GREEN COVENANTS ALLOW DEVELOPER TO ADD LOTS TO THE PREVIOUSLY APPROVED SUBDIVISION.

ON JANUARY 21, 2020 THE EXETER ZBA GRANTED A SPECIAL EXCEPTION TO PER ARTICLE 4, SECTION 4.2 SCHEDULE I: PERMITTED USES AND ARTICLE 5, SECTION 5.2 TO PERMIT RESIDENTIAL USE OF A 30.76-ACRE PARCEL LOCATED WITHIN THE NP-NEIGHBORHOOD PROFESSIONAL ZONING DISTRICT FOR THE SOLE PURPOSE OF CALCULATING DENSITY OF A PROPOSED OPEN SPACE DEVELOPMENT.

ON JANUARY 21, 2020 THE EXETER ZBA GRANTED A VARIANCE FROM ARTICLE 4, SECTION 4.3 SCHEDULE II: DENSITY AND DIMENSIONAL REGULATIONS - RESIDENTIAL AND ARTICLE 7. OPEN SPACE DEVELOPMENT TO PERMIT A SINGLE-FAMILY OPEN SPACE DEVELOPMENT IN THE R-1, LOW DENSITY RESIDENTIAL ZONING DISTRICT WHICH DRAWS DENSITY FROM CONTIGUOUS UNIMPROVED PROPERTY IN THE NP-NEIGHBORHOOD PROFESSIONAL ZONING DISTRICT.

REVISED PB DECISION	11/17/20
REVISED PER TRC	2/24/20
REVISIONS:	DATE:

PRELIMINARY YIELD

PLAN FOR:  
RESIDENTIAL DEVELOPMENT  
TAMARIND LANE  
EXETER, NH

DATE:	FEB. 5, 2020	SCALE:	1"=100'
PROJ. NO.:	NH-1154.1	SHEET NO.:	1 OF 1