

LOCATION MAP
1"=500'

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'	150'
MAX. HEIGHT	25'	30'
BUILD. SETBACKS:		
FRONT	25'	50'
SIDE	15'	20'
REAR	25'	50'
WETLANDS PD & VPD	50'	

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

LEGEND

- UTILITY POLE
- TEST PIT W/ NO.
- STONE WALL
- TREE LINE
- SHORELAND ZONE LINE
- 150' SHORELAND SETBACK
- WETLAND BOUNDARY
- PRIME WETLAND BOUNDARY
- 40' WETLAND SETBACK
- BUILDING SETBACK LINE
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING HOUSE
- UPLAND AREA
- WETLAND AREA
- POND/BROOK
- PRIME WETLAND AREA

TOTAL AREA (3-PARCELS) = 63.74-ACRES
TOTAL UPLAND AREA (3-PARCEL) = 22.96-ACRES
TOTAL WETLAND AREA (3-PARCELS) = 40.77-ACRES

REVISIONS:	DATE:

EXISTING CONDITIONS PLAN

PLAN FOR:
RESIDENTIAL DEVELOPMENT
TAMARIND LANE
EXETER, NH

DATE:	JUNE 2019	SCALE:	1"=100'
PROJ. NO.:	NH-1154.1	SHEET NO.:	1 OF 1



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.

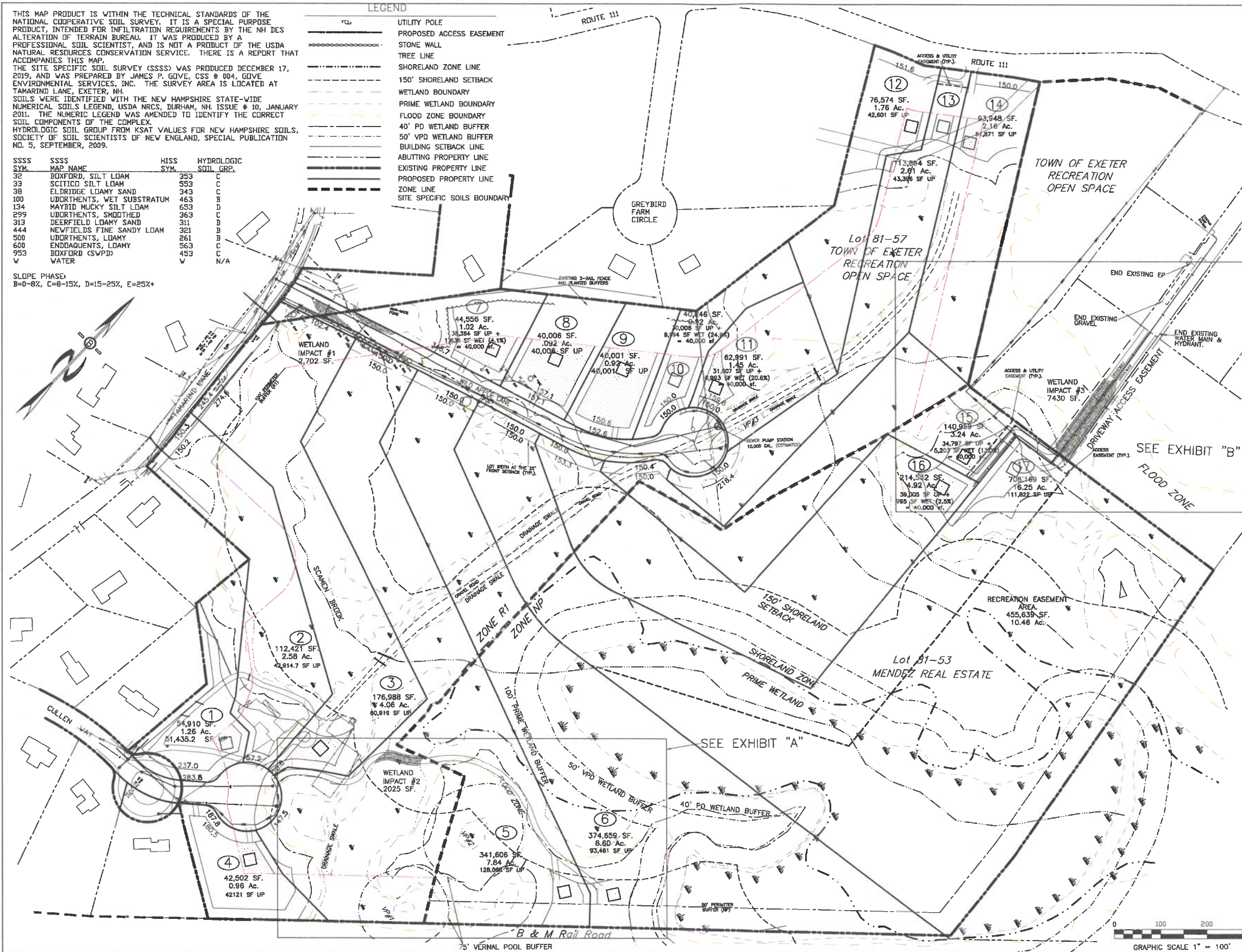
HYDROLOGIC SOIL GROUP FROM KSTAT VALUES FOR NEW HAMPSHIRE SOILS, SOCIETY OF SOIL SCIENTISTS OF NEW ENGLAND, SPECIAL PUBLICATION NO. 5, SEPTEMBER, 2009.

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

SLOPE PHASES:
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



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ZONING REQUIREMENTS

ZONE: R1
LOT SIZE = 40,000 SF
MIN. FRONTAGE = 150'
MIN. DEPTH = 150'
MAX. HEIGHT = 35'
BUILD. SETBACKS:
FRONT = 25'
SIDE = 15'
REAR = 25'
PERIMETER BUFFER = 100'
WET PD & VPD = 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 9:19: 50% UPLAND, 50% WETLAND, 0% OPEN SPACE.

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 SWIL - 10.75 AC
PD SWIL - 23.47 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.

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 = 104.45x10 = 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 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.

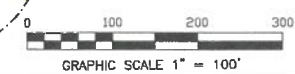
ON JANUARY 21, 2020 THE EXETER ZBA GRANTED A VARIANCE FROM ARTICLE 4, SECTION 4.3 SCHEDULE II: DENSITY AND DIMENSIONAL REGULATIONS - RESIDENTIAL AND ARTICLE 7. OPEN SPACE DEVELOPMENT TO PERMIT A SINGLE-FAMILY OPEN SPACE DEVELOPMENT IN THE R-1, LOW DENSITY RESIDENTIAL ZONING DISTRICT WHICH DRAWS DENSITY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

REVISED PER PB REVIEW	1/15/20
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



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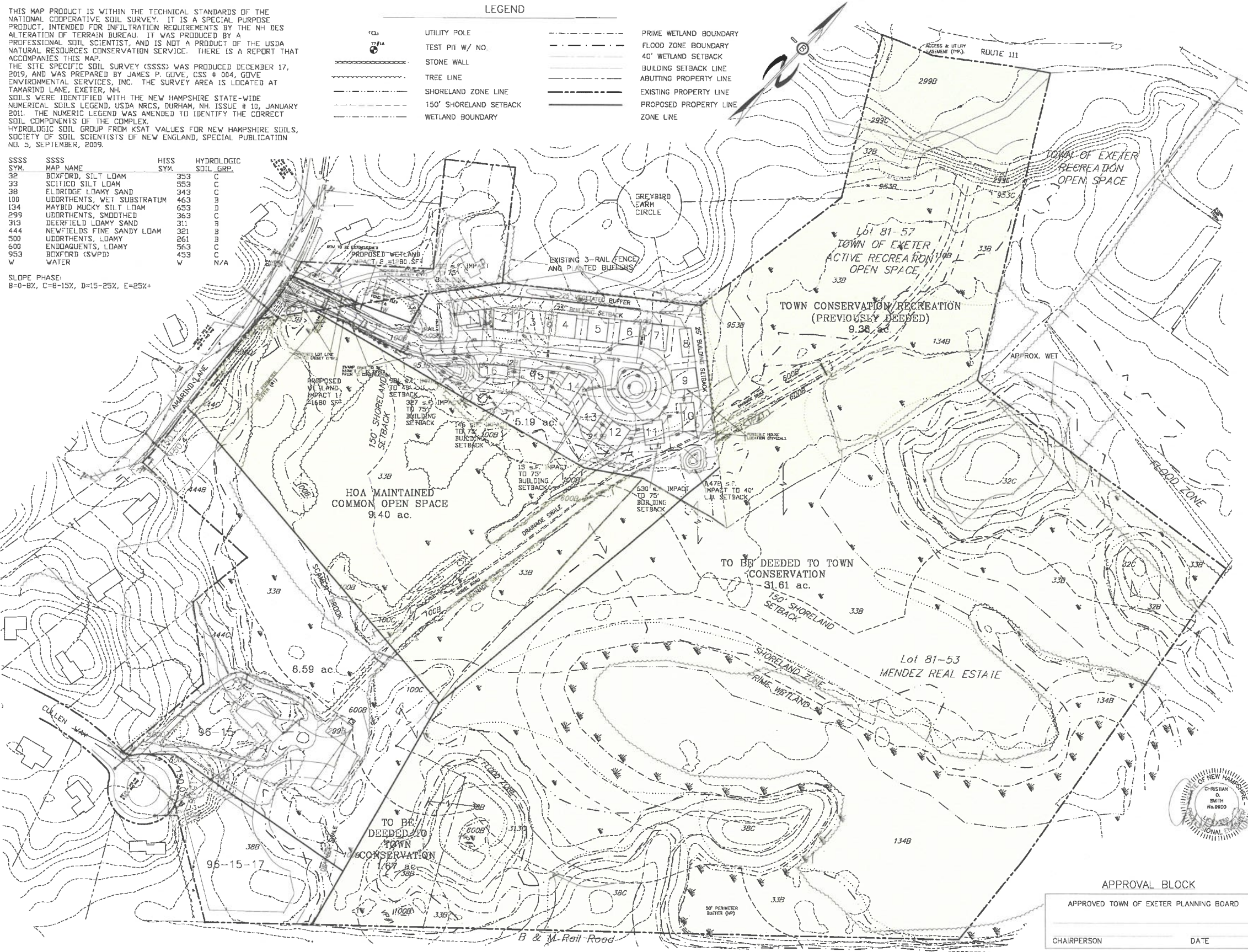
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500	UDDRTHENTS, LOAMY	261	B
600	ENDDAQUENTS, LOAMY	563	C
953	BOKFORD (SWPD)	453	C
W	WATER	W	N/A

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

LEGEND

UTILITY POLE	PRIME WETLAND BOUNDARY
TEST PIT W/ NO.	FLOOD ZONE BOUNDARY
STONE WALL	40' WETLAND SETBACK
TREE LINE	BUILDING SETBACK LINE
SHORELAND ZONE LINE	ABUTTING PROPERTY LINE
150' SHORELAND SETBACK	EXISTING PROPERTY LINE
WETLAND BOUNDARY	PROPOSED PROPERTY LINE
	ZONE LINE



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ZONING REQUIREMENTS

ZONE	R1	NP
LOT SIZE =	40,000 SF	80,000 SF
MIN. FRONTAGE =	150'	150'
MIN. DEPTH =	150'	100'
MAX. HEIGHT =	35'	35'
BUILD. SETBACKS:		
FRONT	25'	50'
SIDE	15'	20'
REAR	25'	50'
WETLANDS PD & VPD	75'	

WETLANDS BUFFER
40' POORLY DRAINED NO-CUT, NO DISTURBANCE BUFFER
50' VERY POORLY DRAINED NO-CUT, NO DISTURBANCE BUFFER
WETLANDS CONSERVATION OVERLAY DISTRICT
75' VERNAL POOL NO CUT, NO DISTURBANCE BUFFER
100' PRIME WETLAND NO CUT, NO DISTURBANCE BUFFER
SHORELAND PROTECTION OVERLAY DISTRICT

NET TRACT AREA CALCULATION:
TOTAL TRACT AREA = 63.83-10% = 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:
31.61 AC + 9.38 AC PREVIOUSLY DEEDED TO THE TOWN "BRICKYARD PARK", = 40.99 AC = 64% OF 63.83 AC.

LAND AREA TO BE DEEDED TO TOWN CONSERVATION:
8.34 AC UPLAND
15.04 AC WETLAND (PD)
8.23 AC PRIME WETLAND (VPD)
TOTAL 31.61 ACRES

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. TOTAL YIELD = 17 + 1 = 18 LOTS.

WETLAND IMPACTS COMPARISON:
PLANNING BOARD APPROVED YIELD PLAN; WETLAND IMPACT = 12.157 S.F.
PROPOSED OPEN-SPACE SITE PLAN; WETLAND IMPACT = 2,960 S.F.
BUFFER IMPACTS FOR APPROVED YIELD PLAN NOT CALCULATED.

- THE PURPOSE OF THIS PLAN IS TO SHOW A SINGLE FAMILY PROJECT WITH 18 PROPOSED UNITS (16 CONDO. & 2 CONVENTIONAL) TO REFLECT LLA WITH B TAMARIND LANE TO REMOVE ROAD LIABILITY FROM ABUTTER, AND ACCESS DRIVES. UNIT FOOTPRINTS MAY VARY IN SIZE. PROPERTY IS SERVED BY MUNICIPAL WATER AND SEWER.
- PROPOSED DISTURBANCE (ROAD & DRAINAGE) = 1.25 ACRES. TOTAL PROPOSED DISTURBANCE = 3.02 AC., NHDES AOT PERMIT REQUIRED.

TOWN NOTES

THE APPLICANT HAS DESIGNED THIS SITE TO SAFELY ACCOMMODATE MAXIMUM SIZE VEHICLES AND TRUCKS, (DESIGN VEHICLE IS THE EXETER LADDER TRUCK OR 35' BOX TRUCK) EITHER DELIVERING TO, OR USING THE PROPERTY.

THE CONTRACTOR MUST OBTAIN A VALID UTILITY PIPE INSTALLERS LICENSE, AND THE JOB SUPERVISOR OR FOREMAN MUST BE CERTIFIED BY THE TOWN PRIOR TO WORKING ON WATER, SEWER OR DRAINAGE PIPES THAT ARE IN A TOWN RIGHT OF WAY, OR THAT WILL CONNECT OR MAY BE CONNECTED TO A TOWN WATER, SEWER OR DRAINAGE SYSTEM.

ALL SNOW SHALL BE STORED IN THE AREA(S) DEPICTED ON THIS PLAN AS SNOW STORAGE AREAS OR OFF PAVEMENT & SIDEWALKS. IN THE EVENT THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL SEASONABLY 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.

REVISIONS:	DATE:
CONSERVATION OPEN-SPACE/RECREATION PLAN	
PLAN FOR: RESIDENTIAL DEVELOPMENT TAMARIND LANE EXETER, NH	
DATE: MAR., 2021	SCALE: 1"=100'
PROJ. NO: NH-1154.1	SHEET NO. 1 OF 1

APPROVAL BLOCK

APPROVED TOWN OF EXETER PLANNING BOARD

CHAIRPERSON _____ DATE _____



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LEGEND

- UTILITY POLE
- TEST PIT W/ NO.
- STONE WALL
- TREE LINE
- SHORELAND ZONE LINE
- 150' SHORELAND SETBACK
- WETLAND BOUNDARY
- PRIME WETLAND BOUNDARY
- FLOOD ZONE BOUNDARY
- 40' WETLAND SETBACK
- BUILDING SETBACK LINE
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED 40' ROAD LU IMPACT
- PROPOSED 40' POND LU IMPACT
- PROPOSED 75' ROAD PARKING SETBACK IMPACT



CONSTRUCTION OF THE PRIVATE ROAD & ASSOCIATED UTILITIES/DRAINAGE TREATMENT STRUCTURES TO SERVE 16 PROPOSED CONDOMINIUM DWELLING UNITS WILL RESULT IN 1,320 S.F. OF BUILDING PROPOSED WITHIN THE 75' BUILDING SETBACK, 1,736 S.F. OF ROAD WITHIN THE 75' PARKING AND PAVEMENT SETBACK, 5,493 S.F. OF ROAD WITHIN THE 40' NO-DISTURB SETBACK, AND 2,453 S.F. OF DISTURBANCE WITHIN THE 40' NO-DISTURB SETBACK FOR DRAINAGE POND CONSTRUCTION. THERE IS ALSO A PROPOSED AREA OF 8,749 S.F. OF TEMPORARY IMPACT TO THE 75' PD WETLAND BUFFER FOR GRADING AND CONSTRUCTION.



APPROVAL BLOCK
APPROVED TOWN OF EXETER PLANNING BOARD
CHAIRPERSON _____ DATE _____

REVISIONS:	DATE:
WCOD IMPACT AREA CUP PLAN	
PLAN FOR: RESIDENTIAL DEVELOPMENT TAMARIND LANE EXETER, NH	
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


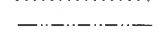
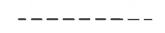
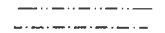
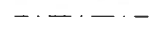

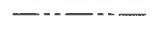






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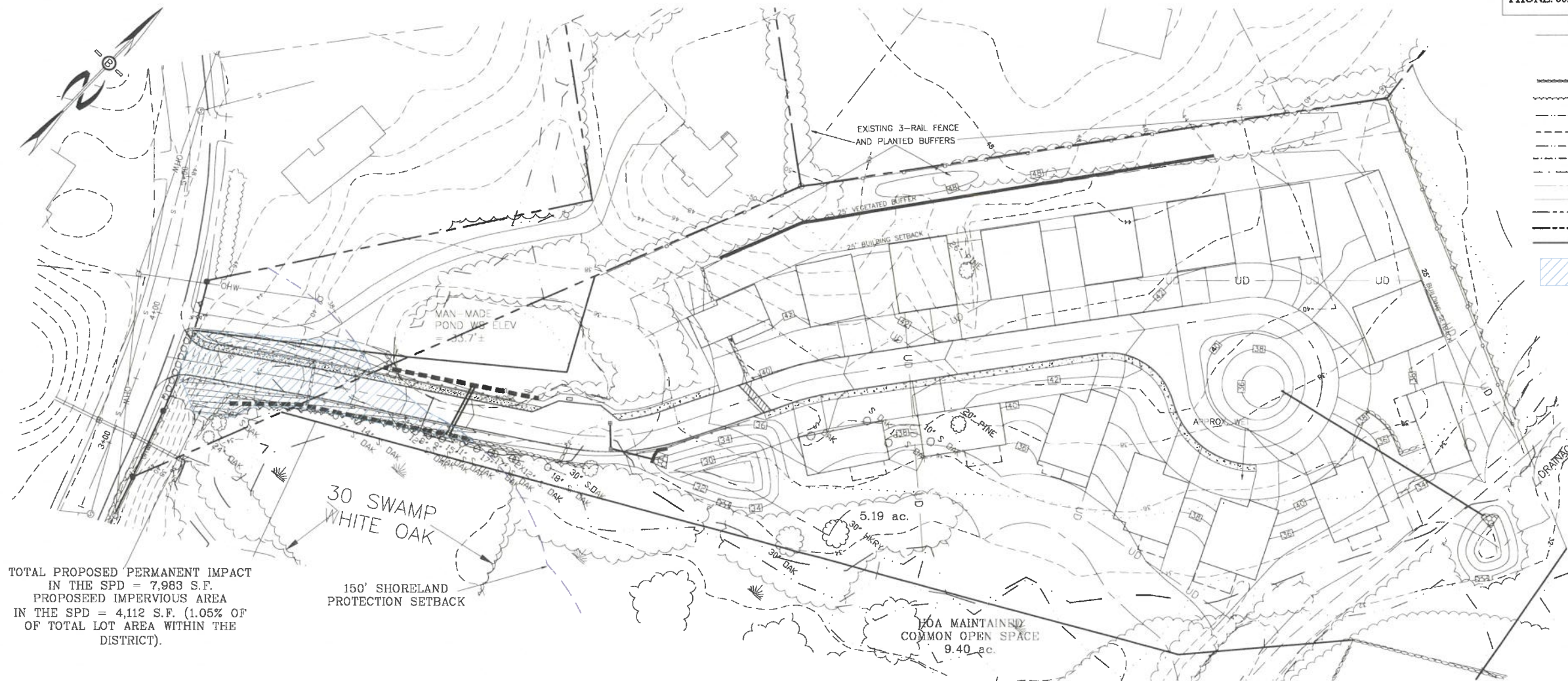
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-  WETLAND BOUNDARY
-  PRIME WETLAND BOUNDARY
-  FLOOD ZONE BOUNDARY
-  40' WETLAND SETBACK
-  BUILDING SETBACK LINE
-  ABUTTING PROPERTY LINE
-  EXISTING PROPERTY LINE
-  PROPOSED PROPERTY LINE
-  PROPOSED SPD IMPACT



TOTAL PROPOSED PERMANENT IMPACT
IN THE SPD = 7,983 S.F.
PROPOSEED IMPERVIOUS AREA
IN THE SPD = 4,112 S.F. (1.05% OF
OF TOTAL LOT AREA WITHIN THE
DISTRICT).



APPROVAL BLOCK

APPROVED TOWN OF EXETER PLANNING BOARD

CHAIRPERSON _____ DATE _____

REVISIONS:	DATE:

SPD IMPACT AREA PLAN

PLAN FOR:
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