

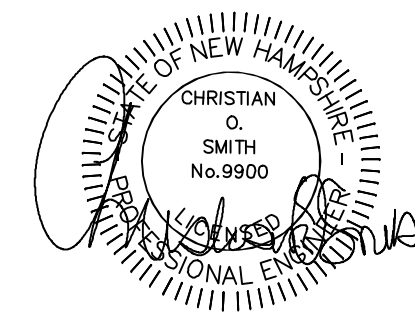
PROPOSED SUBDIVISION/SITE PLAN "HIDDEN MEADOW" TAMARIND LANE EXETER, NH TAX MAP 96, LOT 15

NOT FOR CONSTRUCTION

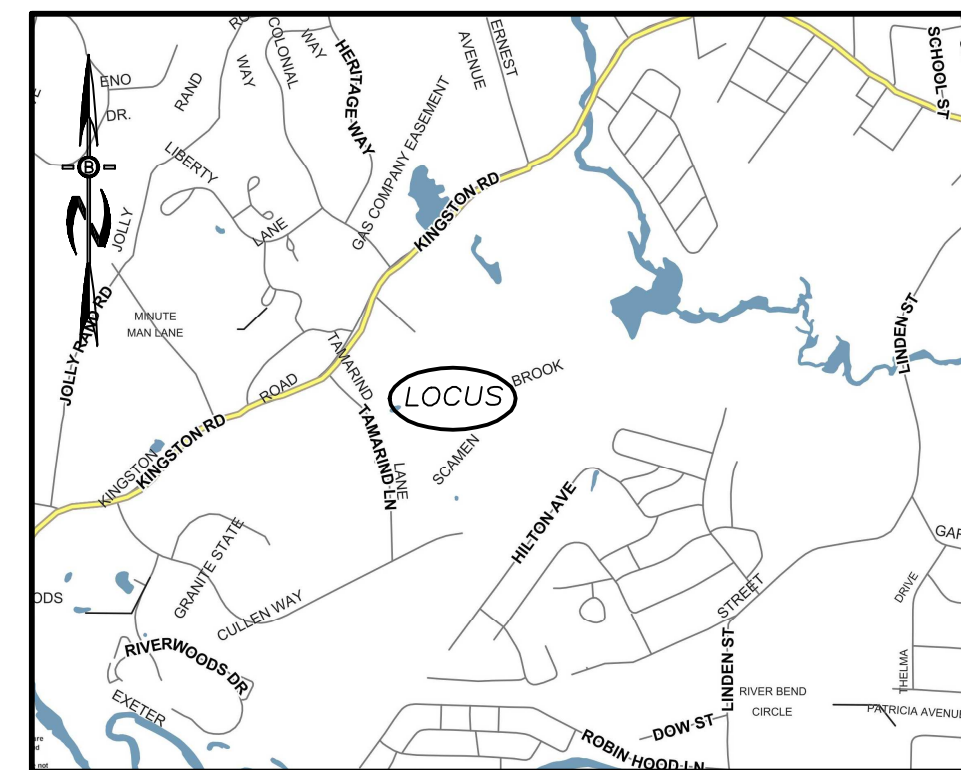
CIVIL ENGINEERS:

BEALS ASSOCIATES PLLC

70 PORTSMOUTH AVE,
STRATHAM, NEW HAMPSHIRE
PHN. 603-583-4860, FAX. 603-583-4863



LOCATION MAP



EXETER N.H.
NTS

INDEX

TITLE SHEET	1 OF 1
LOT LINE ADJUSTMENT PLAN	1-4
SUBDIVISION BOUNDARY PLANS	5-8
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CONVENTIONAL YIELD	1 OF 1

LAND SURVEYORS:

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
PO BOX 1622
DOVER, NH 03821
1-603-664-5786

WETLAND / SOIL
CONSULTANT:

GOVE ENVIRONMENTAL SERVICES INC.
8 CONTINENTAL DRIVE,
BLDG 2 UNIT H
EXETER, NH 03833
1-603-778-0644



PLAN SET LEGEND

<ul style="list-style-type: none"> 5/8" REBAR DRILL HOLE CONC. BOUND UTILITY POLE DRAIN MANHOLE SEWER MANHOLE EXISTING LIGHT POLE EXISTING CATCH BASIN PROPOSED CATCH BASIN WATER GATE WATER SHUT OFF HYDRANT PINES, ETC. MAPLES, ETC. EXIST. SPOT GRADE PROP. SPOT GRADE DOUBLE POST SIGN SINGLE POST SIGN 		<ul style="list-style-type: none"> PROPOSED LIGHT POLE PROPOSED WALL LIGHT PROPOSED PARKING COUNT OVERHEAD ELEC. LINE FENCING DRAINAGE LINE SEWER LINE GAS LINE WATER LINE STONE WALL TREE LINE ABUT. PROPERTY LINES EXIST. PROPERTY LINES BUILDING SETBACK LINES EXIST. CONTOUR PROP. CONTOUR SOIL LINES 	
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REQUIRED PERMITS

EPA NOI APPROVAL NUMBER: PENDING
NHDES AOT PERMIT NUMBER: PENDING
NHDES WWEB SEWER EXTENSION PERMIT NUMBER: PENDING
NHDES WETLANDS BUREAU DREDGE & FILL PERMIT NUMBER: PENDING

PB CASE # 20-2

REVISIONS:	DATE:
REVISED TO ADDRESS PW & PER OWNER	5/7/21
REVISED PER TRC & ENGINEERING REVIEW	4/12/21
REVISED PER APPROVED YIELD & TRC	3/15/21

NH-1154.1 PROPOSED SITE PLAN ISSUED JAN. 2020

- Legend:**
- C1 See Length Table
 - FHZ AE Flood Hazard Zone AE
 - L1 See Length Table
 - RCRD Rockingham County Registry of Deeds
 - Iron Pipe Found
 - Iron Rod Found
 - ⊙ Iron Rod to be Set
 - ⊘ Utility Pole
 - Building Setback
 - Wetlands Buffer
 - Prime Wetland Boundary
 - Wetland Boundary
 - Approx. Drain Pipes
 - Flood Hazard Boundary
 - Shoreland Protection Zone

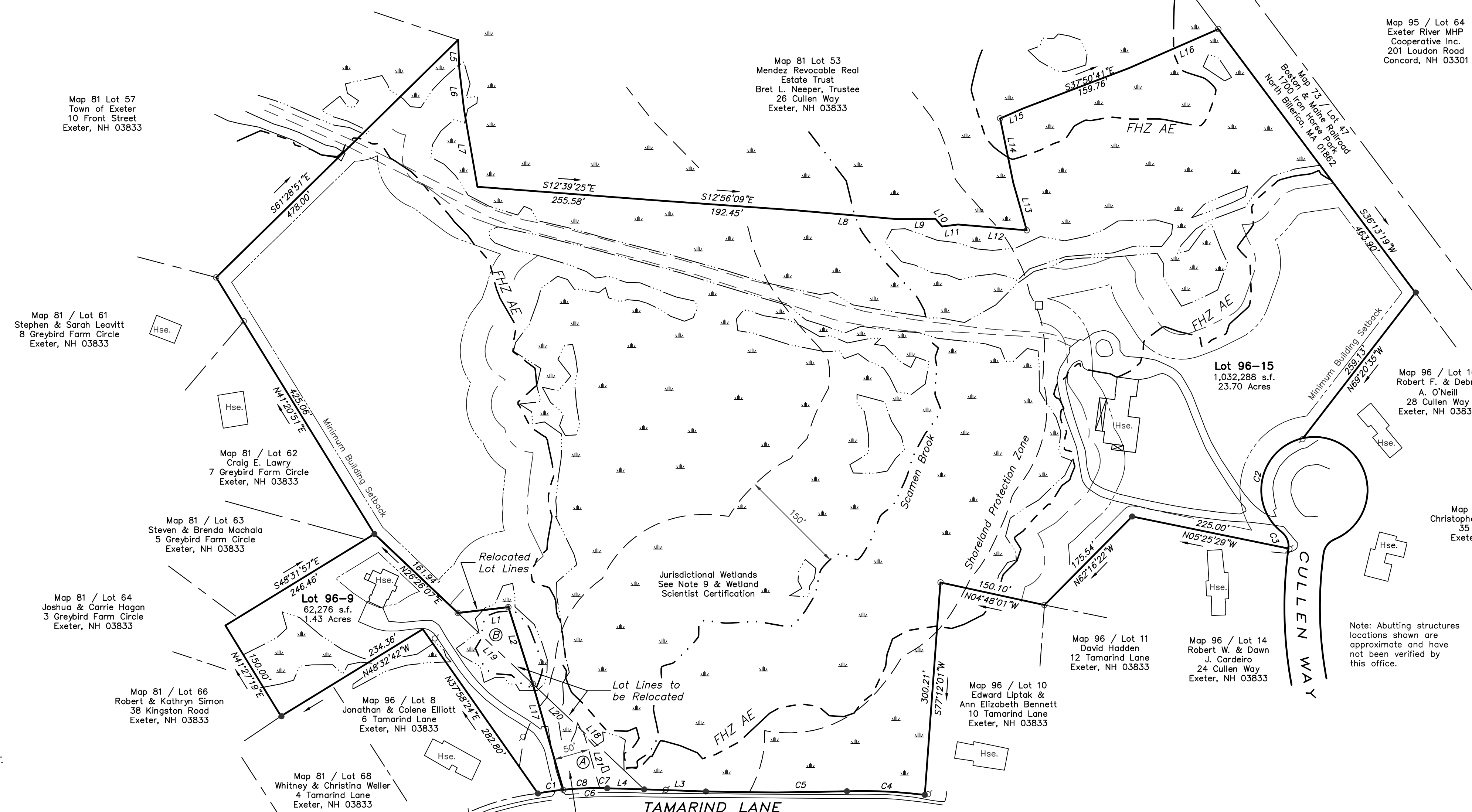
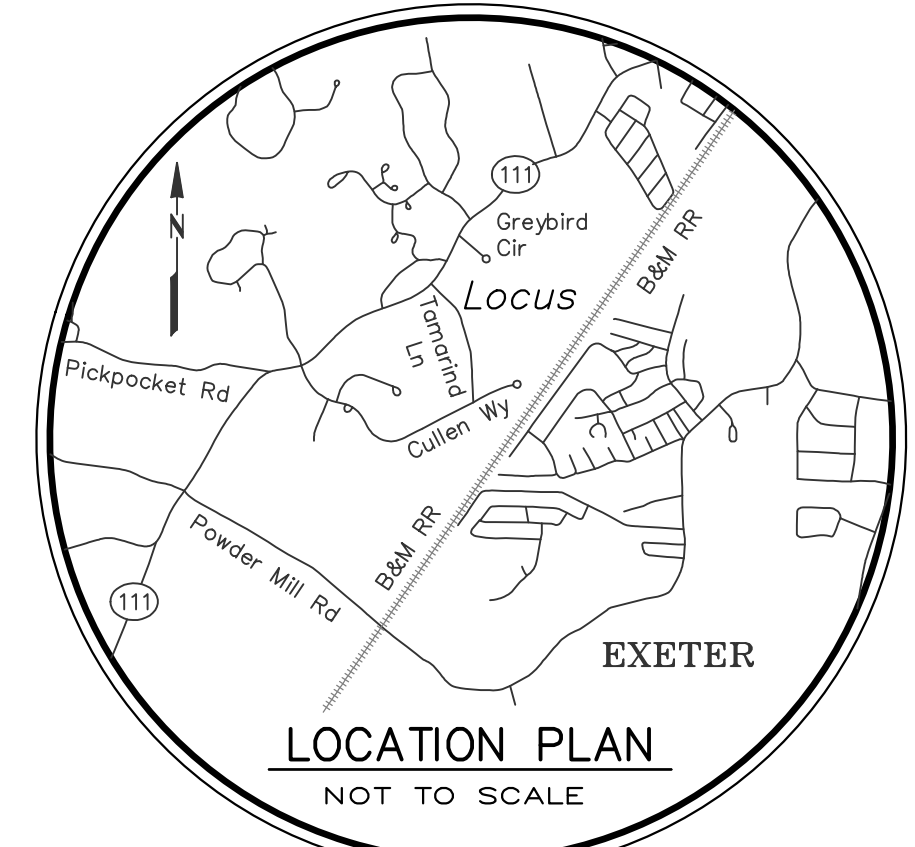
Length Table:

LINE	BEARING	DISTANCE
L1	S23°36'57"E	71.75'
L2	S55°24'13"W	113.52'
L3	N15°03'37"W	86.94'
L4	N15°12'48"W	52.18'
L5	S70°42'37"W	41.03'
L6	S88°19'10"W	57.98'
L7	S63°08'49"W	110.22'
L8	S11°59'07"E	145.87'
L9	S17°32'14"E	53.38'
L10	S32°09'45"W	14.27'
L11	S24°08'07"E	22.57'
L12	S12°11'14"E	97.22'
L13	N57°12'17"E	69.56'
L14	N61°24'57"E	92.85'
L15	S40°31'20"E	35.46'
L16	S40°35'25"E	137.24'
L17	S56°56'57"W	155.37'
L18	N26°26'07"E	216.22'
L19	N26°26'07"E	145.43'
L20	S26°26'07"W	98.47'
L21	S56°56'57"W	82.35'

Curve Table:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	36.07'	472.62'	4°22'22"	N25°03'14"W	36.06'
C2	169.87'	75.00'	129°46'20"	S85°44'03"W	135.82'
C3	26.18'	25.00'	60°00'00"	S50°50'53"W	25.00'
C4	109.84'	723.23'	8°42'07"	N14°21'05"W	109.74'
C5	198.94'	3355.40'	3°23'49"	N17°05'03"W	198.91'
C6	61.99'	472.62'	7°30'53"	N19°06'36"W	61.94'
C7	10.58'	472.62'	1°16'59"	N15°59'39"W	10.58'
C8	51.40'	472.62'	6°13'54"	N19°45'06"W	51.38'

- Plan References:**
- "Subdivision of Land for The Meadows, Exeter, NH," dated April 1984, revised June 1984, prepared by Parker Survey Assoc., Inc., RCRD Plan No. D-12714.
 - "Subdivision of land for Greybird Development Corp., Exeter, NH," dated March 1991, revised 4/15/91, prepared by William G. Collins Associates, RCRD Plan No. D-22184.
 - "Lot Line Adjustment Greybird Farm Estates for Greybird Development Corp., Exeter, NH," dated March 25, 1993, revised 5-13-93, prepared by Paul F. Nichols C.E., RCRD Plan No. D-22221.
 - "Plot of land Showing a Boundary Line Survey with Boundary Line Agreement for Mendez Revocable Real Estate Trust, Exeter, NH," dated Sept. 14, 2005, prepared by Millennium Engineering, Inc., RCRD Plan No. D-33097.



- ZONING REQUIREMENTS:**
- LOT AREA 40,000 S.F.
 - FRONTAGE 150 FT.
- BUILDING SETBACKS:**
- FRONT YARD 25 FT.
 - SIDE YARD 15 FT.
 - REAR YARD 25 FT.
- WETLAND SETBACKS/BUFFER:**
- STRUCTURES: 75 FT.
 - SEPTIC & PARKING 75 FT.
 - BUFFER/NO-DISTURBANCE 40 FT.
 - PRIME WETLANDS 100 FT.
 - SHORELAND PROTECTION 150 FT.

APPROVED
APPROVED BY THE TOWN OF EXETER PLANNING BOARD

DATE _____

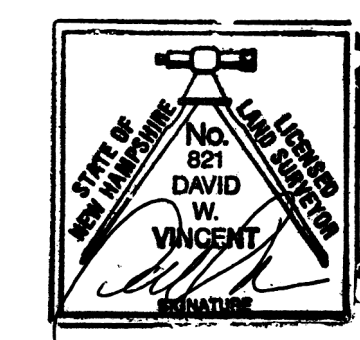
CHAIRMAN: _____

WETLAND SCIENTIST CERTIFICATION

- US Army Corps of Engineers Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Technical Report ERDC/EL TR-09-19 (Oct 2009).
- 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).
- North American Digital Flora: National Wetland Plant List, Version 2.2.1 (2009).
- Classification of Wetlands and Deepwater Habitats of the United States. USFWS Manual FWS/OBS-79/31 (1979).

Lot Area Table:

Lot Description	Sq. Feet	Acres	Contiguous Uplands
96-9	62,276	1.43	43,120± s.f.
96-15	1,032,288	23.70	430,950± s.f.
Parcel A	8,377	0.19	
Parcel B	4,000	0.09	



Owners of Record

Map 96 Lot 9
Patrick J. & Anne Flaherty
8 Tamarind Way
Exeter, NH 03833
RCRD Bk 5625, Pg 2718

Map 96 Lot 15
Adela J. Griset
26 Cullen Way
Exeter, NH 03833
RCRD Bk 2863, Pg 216
RCRD Bk 2984, Pg 1377



SCALE: 1" = 100' DATE: MARCH 15, 2021

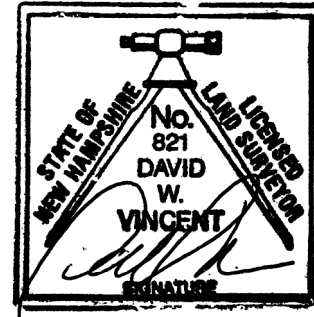
DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
PO BOX 1622
DOVER, NH 03821
TEL/FAX (603) 664-5786
www.landsurveyingservices.net

#	DATE	DESCRIPTION	BY
4			
3	5/10/21	fix typos	dvw
2	5/4/21	revs per town comments	dvw
1	4/13/21	revs per town comments	dvw
NO.	DATE	DESCRIPTION	BY

- Legend:**
- C1 See Length Table
 - FHZ AE Flood Hazard Zone AE
 - L1 See Length Table
 - RCRD Rockingham County Registry of Deeds
 - Iron Pipe Found
 - Iron Rod Found
 - ⊙ Iron Rod to be Set
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 - Building Setback
 - Wetlands Buffer
 - Prime Wetland Boundary
 - Wetland Boundary
 - Approx. Drain Pipes
 - Approx. Sewer Main
 - Approx. Water Main
 - Flood Hazard Boundary
 - Shoreland Protection Zone

Length Table:

LINE	BEARING	DISTANCE
L1	S24°08'07"E	22.57'
L2	N57°12'17"E	34.64'
L3	S66°19'10"W	57.89'
L4	N35°33'47"E	6.54'
L5	S32°09'45"W	14.27'
L6	N04°20'00"E	53.63'
L7	N84°09'16"E	10.00'
L8	N71°59'32"E	50.00'
L9	N57°12'17"E	35.46'
L10	S40°31'20"E	35.46'



Length Table:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	150.00'	75.00'	114°35'32"	N86°40'33"W	126.22'
C2	19.87'	75.00'	15°10'48"	S28°26'17"W	19.81'
C3	26.18'	25.00'	60°00'00"	S50°50'53"W	25.00'
C4	109.84'	723.23'	8°42'07"	N14°21'05"W	109.74'
C5	198.94'	3355.40'	3°23'49"	N17°05'03"W	198.91'

MIN. LOT WIDTH TABLE
 LOT 96-15-17 CULLEN WAY LOT WIDTH = 154.63'
 LOT 96-15 TAMARIND LANE LOT WIDTH = 150.18'

R-1 DIMENSIONAL REQUIREMENTS

MIN. LOT AREA	40,000 SF.
MIN. LOT FRONTAGE	150 FT.
MIN. LOT WIDTH	150 FT.

BUILDING SETBACKS:

FRONT YARD	25 FT.
SIDE YARD	15 FT.
REAR YARD	25 FT.
MIN. BUILDING SEPARATION	25 FT.

WETLAND SETBACKS/BUFFER:

STRUCTURES	75 FT.
SEPTICS & PARKING	75 FT.
BUFFER/NO-DISTURBANCE	40 FT.
PRIME WETLANDS	100 FT.
SHORELAND PROTECTION	150 FT.

WETLAND SCIENTIST CERTIFICATION

- US Army Corps of Engineers Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Technical Report ERDC/EL TR-09-19 (Oct 2009).
- 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).
- North American Digital Flora: National Wetland Plant List, Version 2.2.1 (2009).
- Classification of Wetlands and Deepwater Habitats of the United States. USFWS Manual FWS/OBS-79/31 (1979).

APPROVED

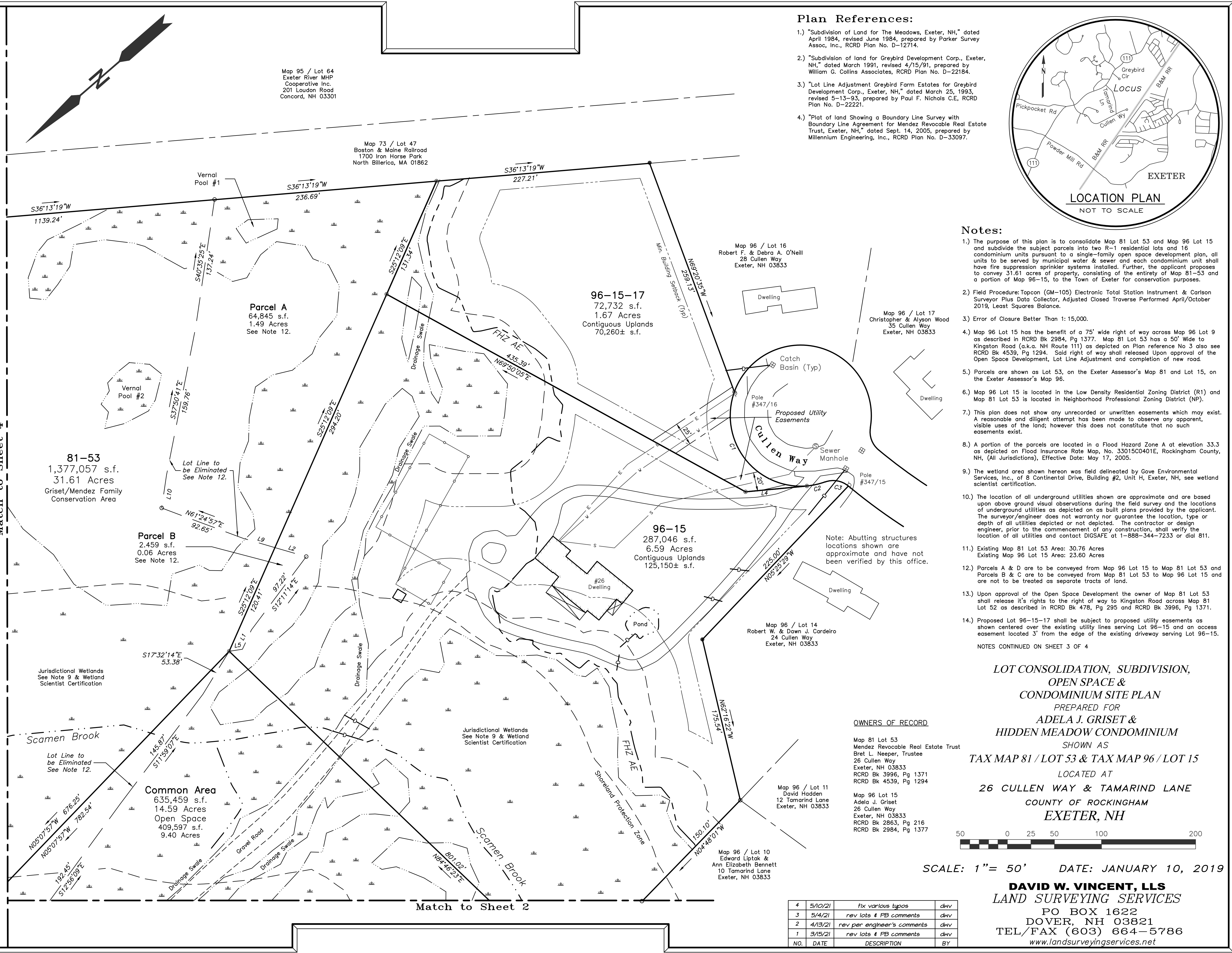
APPROVED BY THE TOWN OF EXETER PLANNING BOARD

DATE

CHAIRMAN:

The subdivision regulations of the Town of Exeter, New Hampshire, are part of this plat and approval of this plat is contingent upon completion of said requirements of said subdivision regulations, excepting only any waivers/variances or modifications made in writing by the Board and attached hereto.

DWG NAME: 007sub | FB: 56/11-18



Plan References:

- "Subdivision of Land for The Meadows, Exeter, NH," dated April 1984, revised June 1984, prepared by Parker Survey Assoc. Inc., RCRD Plan No. D-12714.
- "Subdivision of land for Greybird Development Corp., Exeter, NH," dated March 1991, revised 4/15/91, prepared by William G. Collins Associates, RCRD Plan No. D-22184.
- "Lot Line Adjustment Greybird Farm Estates for Greybird Development Corp., Exeter, NH," dated March 25, 1993, revised 5-13-93, prepared by Paul F. Nichols G.E., RCRD Plan No. D-22221.
- "Plat of land Showing a Boundary Line Survey with Boundary Line Agreement for Mendez Revocable Real Estate Trust, Exeter, NH," dated Sept. 14, 2005, prepared by Millennium Engineering, Inc., RCRD Plan No. D-33097.



Notes:

- The purpose of this plan is to consolidate Map 81 Lot 53 and Map 96 Lot 15 and subdivide the subject parcels into two R-1 residential lots and 16 condominium units pursuant to a single-family open space development plan, all units to be served by municipal water & sewer and each condominium unit shall have fire suppression sprinkler systems installed. Further, the applicant proposes to convey 31.61 acres of property, consisting of the entirety of Map 81-53 and a portion of Map 96-15, to the Town of Exeter for conservation purposes.
- Field Procedure: Topcon (GM-105) Electronic Total Station Instrument & Carlson Surveyor Plus Data Collector, Adjusted Closed Traverse Performed April/October 2019, Least Squares Balance.
- Error of Closure Better Than 1:15,000.
- Map 96 Lot 15 has the benefit of a 75' wide right of way across Map 96 Lot 9 as described in RCRD Bk 2984, Pg 1377. Map 81 Lot 53 has a 50' Wide to Kingston Road (a.k.a. NH Route 111) as depicted on Plan reference No 3 also see RCRD Bk 4539, Pg 1294. Said right of way shall be released Upon approval of the Open Space Development, Lot Line Adjustment and completion of new road.
- Parcels are shown as Lot 53, on the Exeter Assessor's Map 81 and Lot 15, on the Exeter Assessor's Map 96.
- Map 96 Lot 15 is located in the Low Density Residential Zoning District (R1) and Map 81 Lot 53 is located in Neighborhood Professional Zoning District (NP).
- This plan does not show any unrecorded or unwritten easements which may exist. A reasonable and diligent attempt has been made to show any apparent, visible uses of the land; however this does not constitute that no such easements exist.
- A portion of the parcels are located in a Flood Hazard Zone A at elevation 33.3 as depicted on Flood Insurance Rate Map, No. 33015C0401E, Rockingham County, NH, (All Jurisdictions), Effective Date: May 17, 2005.
- The wetland area shown hereon was field delineated by Gove Environmental Services, Inc., of 8 Continental Drive, Building #2, Unit H, Exeter, NH, see wetland scientist certification.
- The location of all underground utilities shown are approximate and are based upon above ground visual observations during the field survey and the locations of underground utilities as depicted on as built plans provided by the applicant. The surveyor/engineer does not warrant or guarantee the location, type or depth of all utilities depicted or not depicted. The contractor or design engineer, prior to the commencement of any construction, shall verify the location of all utilities and contact DIGSAFE at 1-888-344-7233 or dial 811.
- Existing Map 81 Lot 53 Area: 30.76 Acres
Existing Map 96 Lot 15 Area: 23.60 Acres
- Parcels A & D are to be conveyed from Map 96 Lot 15 to Map 81 Lot 53 and Parcels B & C are to be conveyed from Map 81 Lot 53 to Map 96 Lot 15 and are not to be treated as separate tracts of land.
- Upon approval of the Open Space Development the owner of Map 81 Lot 53 shall release it's rights to the right of way to Kingston Road across Map 81 Lot 52 as described in RCRD Bk 478, Pg 295 and RCRD Bk 3996, Pg 1371.
- Proposed Lot 96-15-17 shall be subject to proposed utility easements as shown centered over the existing utility lines serving Lot 96-15 and an access easement located 3' from the edge of the existing driveway serving Lot 96-15.

NOTES CONTINUED ON SHEET 3 OF 4

**LOT CONSOLIDATION, SUBDIVISION,
 OPEN SPACE &
 CONDOMINIUM SITE PLAN
 PREPARED FOR
 ADELA J. GRISET &
 HIDDEN MEADOW CONDOMINIUM
 SHOWN AS
 TAX MAP 81 / LOT 53 & TAX MAP 96 / LOT 15
 LOCATED AT
 26 CULLEN WAY & TAMARIND LANE
 COUNTY OF ROCKINGHAM
 EXETER, NH**

OWNERS OF RECORD

Map 81 Lot 53
 Mendez Revocable Real Estate Trust
 Bret L. Neepor, Trustee
 26 Cullen Way
 Exeter, NH 03833
 RCRD Bk 3996, Pg 1371
 RCRD Bk 4539, Pg 1294

Map 96 Lot 15
 Adela J. Griset
 26 Cullen Way
 Exeter, NH 03833
 RCRD Bk 2863, Pg 216
 RCRD Bk 2984, Pg 1377



SCALE: 1" = 50' | DATE: JANUARY 10, 2019

**DAVID W. VINCENT, LLS
 LAND SURVEYING SERVICES**
 PO BOX 1622
 DOVER, NH 03821
 TEL/FAX (603) 664-5786
 www.landsurveyingservices.net

NO.	DATE	DESCRIPTION	BY
4	5/10/21	fix various typos	dnv
3	5/4/21	rev lots & FB comments	dnv
2	4/13/21	rev per engineer's comments	dnv
1	3/15/21	rev lots & FB comments	dnv
NO.	DATE	DESCRIPTION	BY

Match to Sheet 1

81-53
1,377,057 s.f.
31.61 Acres
Griset/Mendez Family
Conservation Area

Common Area
635,459 s.f.
14.59 Acres
Open Space
409,597 s.f.
9.40 Acres

Parcel C
30,950 s.f.
0.71 Acres
See Note 12.

Parcel D
5,616 s.f.
0.13 Acres
See Note 12.

LCA Length Table:

Table with columns: LINE, BEARING, DISTANCE. Lists 160 line items for the LCA.

Note: Abutting structures locations shown are approximate and have not been verified by this office.

LCA Curve Table:

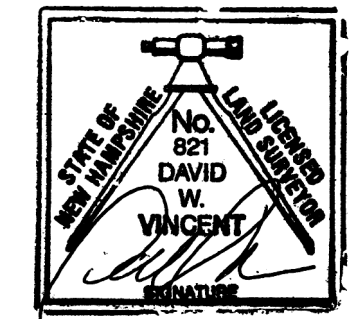
Table with columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Lists 17 curve items.

LCA Area Table:

Table with columns: Lot Description, Sq. Feet, Acres. Lists lots 15-1 through 15-16.

WETLAND SCIENTIST CERTIFICATION

- 1. US Army Corps of Engineers Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual...
2. Field Indicators of Hydric Soils in the United States...
3. North American Digital Flora: National Wetland Plant List...
4. Classification of Wetlands and Deepwater Habitats of the United States...



SCALE: 1" = 50' DATE: JANUARY 10, 2019

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
PO BOX 1622
DOVER, NH 03821
TEL/FAX (603) 664-5786
www.landsurveyingservices.net

Revision table with columns: NO., DATE, DESCRIPTION, BY.

APPROVED BY THE TOWN OF EXETER PLANNING BOARD
DATE
CHAIRMAN:

Legend:

- #18 911E Addresses
C1 See Length Table
FHZ AE Flood Hazard Zone AE
L1 See Length Table
RCRD Rockingham County Registry of Deeds
O Iron Pipe Found
● Iron Rod Found
⊙ Iron Rod to be Set
⊘ Utility Pole
--- Building Setback
--- Wetlands Buffer
--- Prime Wetland Boundary
--- Wetland Boundary
--- Approx. Drain Pipes
--- Approx. Sewer Main
--- Approx. Water Main
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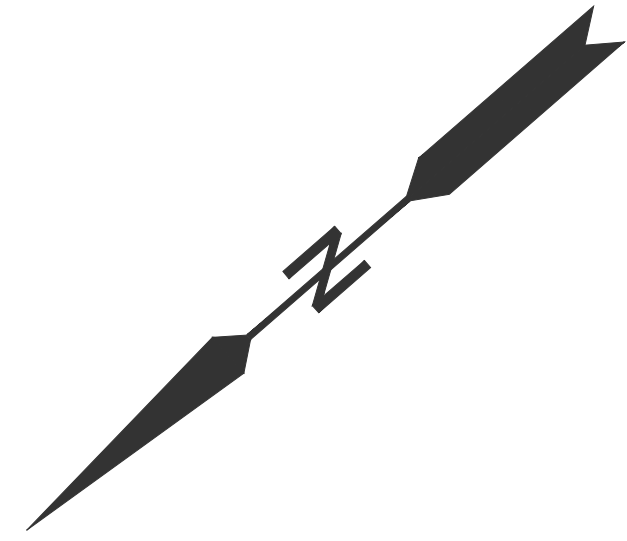
CONDOMINIUM BUILDINGS SETBACKS:
FRONT YARD 25 FT.
REAR YARD 20 FT.
MIN. BUILDING SEPARATION 25 FT.*
* ALL UNITS SHALL HAVE FIRE SUPPRESSION SPRINKLER SYSTEMS

WETLAND SETBACKS/BUFFER:
STRUCTURES: 75 FT.
SEPTICS & PARKING 75 FT.
BUFFER/NO-DISTURBANCE 40 FT.
PRIME WETLANDS 100 FT.
SHORELAND PROTECTION 150 FT.

Note: Abutting structures locations shown are approximate and have not been verified by this office.

Legend:

- C1 See Length Table
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- L1 See Length Table
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- Wetlands Buffer
- Prime Wetland Boundary
- Wetland Boundary
- Approx. Drain Pipes
- Approx. Sewer Main
- Approx. Water Main
- Flood Hazard Boundary
- Shoreland Protection Zone



Match to Sheet 4

Map 81 / Lot 49
Christine H. Henderson
Revocable Living Trust
12 Pendexter Road
Madbury, NH 03823

Jurisdictional Wetlands
See Note 9 & Wetland
Scientist Certification

81-53
1,377,057 s.f.
31.61 Acres
Griset/Mendez Family
Conservation Area

Map 81 / Lot 52
Brickyard Business
Condo Association
16 Kingston Road #13
Exeter, NH 03833

Map 81 / Lot 57
Town of Exeter
10 Front Street
Exeter, NH 03833

Map 81 / Lot 52
Brickyard Business
Condo Association
16 Kingston Road #13
Exeter, NH 03833

Notes Continued:

- 15.) Lots 96-15 & 96-15-17 cannot be subdivided further.
- 16.) Prime Wetland Overlay shown hereon are per Town of Exeter GIS - Voter Approved 2007 Per Nov. 2005 Wetlands Report on record 4 May 2021.
- 17.) On January 21, 2020 the Town of Exeter Zoning Board of Adjustment granted a Special Exception 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 for a proposed open space development, see Case #19-18.

And 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, see Case #19-19.
- 18.) Each unit has a minimum of two indoor and 2 outdoor parking spaces.
- 19.) There are 27 available on-street parking spaces.

50' Wide Access Easement to
Kingston Road to Benefit Map
81 Lot 53 See Note 13

WETLAND SETBACKS/BUFFER:
STRUCTURES: 75 FT.
SEPTICS & PARKING 75 FT.
BUFFER/NO-DISTURBANCE 40 FT.
PRIME WETLANDS 100 FT.
SHORELAND PROTECTION 150 FT.

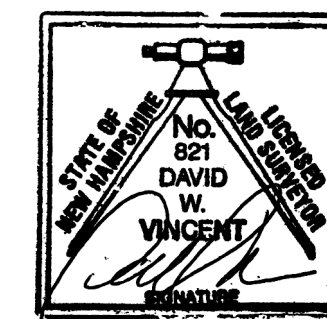
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LOT CONSOLIDATION, SUBDIVISION,
OPEN SPACE &
CONDOMINIUM SITE PLAN
PREPARED FOR
ADELA J. GRISET &
HIDDEN MEADOW CONDOMINIUM
SHOWN AS
TAX MAP 81 / LOT 53 & TAX MAP 96 / LOT 15
LOCATED AT
26 CULLEN WAY & TAMARIND LANE
COUNTY OF ROCKINGHAM
EXETER, NH



SCALE: 1" = 50' DATE: JANUARY 10, 2019



APPROVED
APPROVED BY THE TOWN OF EXETER PLANNING BOARD

DATE

CHAIRMAN: _____

The subdivision regulations of the Town of Exeter, New Hampshire, are part of this plat and approval of this plat is contingent upon completion of said requirements of said subdivision regulations, excepting only any waivers/variances or modifications made in writing by the Board and attached hereto.

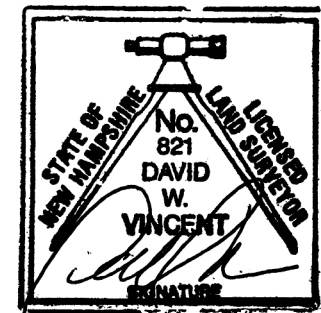
NO.	DATE	DESCRIPTION	BY
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PREPARED FOR
ADELA J. GRISET &
HIDDEN MEADOW CONDOMINIUM
SHOWN AS
TAX MAP 81 / LOT 53 & TAX MAP 96 / LOT 15
LOCATED AT
26 CULLEN WAY & TAMARIND LANE
COUNTY OF ROCKINGHAM
EXETER, NH

NO.	DATE	DESCRIPTION	BY
4	5/10/21	fix various typos	dvw
3	5/4/21	rev lots & PB comments	dvw
2	4/13/21	rev per engineer's comments	dvw
1	3/15/21	rev lots & PB comments	dvw



SCALE: 1" = 50' DATE: JANUARY 10, 2019

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
PO BOX 1622
DOVER, NH 03821
TEL/FAX (603) 664-5786
www.landsurveyingservices.net

WETLAND SETBACKS/BUFFER:

STRUCTURES:	75 FT.
SEPTICS & PARKING	75 FT.
BUFFER/NO-DISTURBANCE	75 FT.
PRIME WETLANDS	100 FT.
SHORELAND PROTECTION	150 FT.

Legend:

- C1 See Length Table
- FHZ AE Flood Hazard Zone AE
- L1 See Length Table
- RCRD Rockingham County Registry of Deeds
- Iron Pipe Found
- Iron Rod Found
- ♁ Utility Pole
- Building Setback
- - - Wetlands Buffer
- - - Prime Wetland Boundary
- - - Wetland Boundary
- - - Approx. Drain Pipes
- - - Approx. Sewer Main
- - - Approx. Water Main
- - - Flood Hazard Boundary
- - - Shoreland Protection Zone

WETLAND SCIENTIST CERTIFICATION

1. US Army Corps of Engineers Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Technical Report ERDC/EL TR-09-19 (Oct 2009).
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. Classification of Wetlands and Deepwater Habitats of the United States. USFWS Manual FWS/OBS-79/31 (1979).

APPROVED

APPROVED BY THE TOWN OF EXETER PLANNING BOARD

DATE _____

CHAIRMAN: _____

The subdivision regulations of the Town of Exeter, New Hampshire, are part of this plan and approval of this plan is contingent upon completion of said requirements of said subdivision regulations, excepting only any waivers/variances or modifications made in writing by the Board and attached hereto.

Map 95 / Lot 64
Exeter River MHP
Cooperative Inc.
201 Loudon Road
Concord, NH 03301

Map 73 / Lot 47
Boston & Maine Railroad
1700 Iron Horse Park
North Billerica, MA 01862

Map 81 / Lot 49
Christine H. Henderson
Revocable Living Trust
12 Pendexter Road
Madbury, NH 03823

Prime Wetlands
See Note 16

81-53
1,377,057 s.f.
31.61 Acres
Griset/Mendez Family
Conservation Area

Prime Wetlands
See Note 16

Jurisdictional Wetlands
See Note 9 & Wetland
Scientist Certification

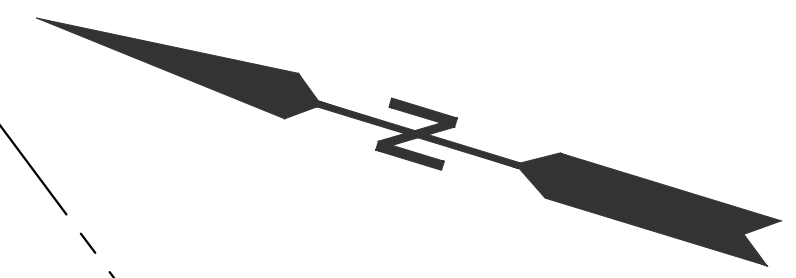
Match to Sheet 3

Match to Sheet 1

Match to Sheet 4

Notes:

- The purpose of this plan is to depict the existing conditions of the subject parcels.
- Field Procedure: Topcon (GM-105) Electronic Total Station Instrument & Carlson Surveyor Plus Data Collector, Adjusted Closed Traverse Performed April/October 2019, Least Squares Balance.
- Error of Closure Better Than 1:15,000.
- Basis of bearing is the USA/NAD83-96/New Hampshire State Plane system which was used to determine location, orientation and vertical datum.
- Parcels are shown as Lot 15, on the Exeter Assessor's Map 96, Lot 57 the Exeter Assessor's Map 81 and Lot 53 the Exeter Assessor's Map 81.
- Lots 15 and 57 are located in the Residential Zoning District (R1) and Lot 53 is located in the Neighborhood Professional District (NP).
- 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 that no such easements exist.
- A portion of the parcels are located in a Flood Hazard Zone A at elevation 33.3 as depicted on Flood Insurance Rate Map, No. 33015C0401E, Rockingham County, NH, (All Jurisdictions), Effective Date: May 17, 2005.
- The wetland area shown hereon was field delineated by Gove Environmental Services, Inc., of 8 Continental Drive, Building #2, Unit H, Exeter, NH, see wetland scientist certification.
- The location of all underground utilities shown are approximate and are based upon above ground visual observations during the field survey and the locations of underground utilities as depicted on as-built plans entitled "As-Built for Exeter Green in Exeter, NH," dated Nov. 1986, revised Dec. 1987, prepared by Parker Survey Assoc., Inc., File No. 4317-3, provided by the applicant. The surveyor/engineer does not warrant nor guarantee the location, type or depth of all utilities depicted or not depicted. The contractor or design engineer, prior to the commencement of any construction, shall verify the location of all utilities and contact DIGSAFE at 1-888-344-7233 or dial 811.
- Existing Map 96 Lot 15 Area: 23.60 Acres
Existing Map 81 Lot 57 Area: 9.38± Acres
Existing Map 81 Lot 53 Area: 30.76 Acres
- The topographic contours depicted on Map 81 Lots 53 & 57 are derived from NH Grant LIDAR 2ft contours and have not been verified by this office. Physical features and the wetlands shown on Map 81 Lot 57 as depicted on a plan entitled "West End Park Site Plan Town of Exeter Recreation Site - Rte. 111," dated April 1992, revised May 12, 1992, prepared by Kimball Chase, Project No. 92-4525, provided by the applicant and have not been verified by this office. The boundary lines shown for Map 81 Lot 57 are per plans of record and not been verified by this office.
- Prime Wetland Overlay shown hereon are per Town of Exeter GIS - Voter Approved 2007 Per Nov. 2005 Wetlands Report on record 4 May 2021.



Map 73 / Lot 47
Boston & Maine Railroad
1700 Iron Horse Park
North Billerica, MA
01862

Map 95 / Lot 64
Exeter River MHP
Cooperative Inc.
201 Loudon Road
Concord, NH 03301

Map 96 / Lot 16
Robert F. & Debra A. O'Neill
28 Cullen Way
Exeter, NH 03833

Map 96 / Lot 17
Christopher & Alyson Wood
35 Cullen Way
Exeter, NH 03833

Map 96 / Lot 14
Robert W. & Dawn J. Cardeiro
24 Cullen Way
Exeter, NH 03833

Map 96 / Lot 11
David Hadden
12 Tamarind Lane
Exeter, NH 03833

Map 96 / Lot 10
Edward Liptak &
Ann Elizabeth Bennett
10 Tamarind Lane
Exeter, NH 03833

Map 96 / Lot 28
Marcelo Mendoza
9 Tamarind Lane
Exeter, NH 03833

Map 96 / Lot 29
Thomas & Linda Smith
9 Tamarind Lane
Exeter, NH 03833

Map 96 / Lot 30
Jason & Patricia Conway
5 Tamarind Lane
Exeter, NH 03833

81-53
1,340,005± s.f.
30.76± Acres

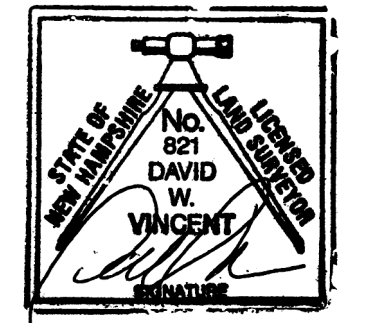
96-15
1,027,911± s.f.
23.60± Acres

Length Table:

LINE	BEARING	DISTANCE
L1	S70°42'37"W	41.03'
L2	S66°19'10"W	57.89'
L3	S17°32'14"E	53.38'
L4	S32°09'45"W	14.27'
L5	S24°08'07"E	22.57'
L6	N57°12'17"E	69.56'
L7	S40°31'20"E	35.46'
L8	N84°09'16"E	10.00'
L9	N71°59'32"E	50.00'
L10	N04°20'00"E	53.67'

Curve Table:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	169.87'	75.00'	129°46'20"	S85°44'03"W	135.82'
C2	26.18'	25.00'	60°00'00"	S50°50'53"W	25.00'
C3	109.84'	723.23'	8°42'07"	N14°21'05"W	109.74'
C4	198.94'	3355.40'	3°23'49"	N17°05'03"W	198.91'



Note: Abutting structures locations shown are approximate and have not been verified by this office.

WETLAND SCIENTIST CERTIFICATION

- US Army Corps of Engineers Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Technical Report ERDC/EL TR-09-19 (Oct 2009).
- 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).
- North American Digital Flora: National Wetland Plant List, Version 2.2.1 (2009).
- Classification of Wetlands and Deepwater Habitats of the United States. USFW Manual FWS/OBS-79/31 (1979).

OWNERS OF RECORD

- Map 96 Lot 15
Adela J. Griset
26 Cullen Way
Exeter, NH 03833
RCRD Bk 2863, Pg 216
RCRD Bk 2984, Pg 1377
- Map 81 Lot 57
Town of Exeter
10 Front Street
Exeter, NH 03833
RCRD Bk 2958, Pg 2372
- Map 81 Lot 53
Mendez Revocable Real Estate Trust
Bret L. Keeper, Trustee
26 Cullen Way
Exeter, NH 03833
RCRD Bk 3996, Pg 1371
RCRD Bk 4539, Pg 1294

Legend:

- C1 See Length Table
- FHZ AE Flood Hazard Zone AE
- L1 See Length Table
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- Iron Pipe Found
- Iron Rod Found
- ⊕ Utility Pole
- Building Setback
- Wetlands Buffer
- Prime Wetland Boundary
- Wetland Boundary
- Approx. Drain Pipes
- Approx. Sewer Main
- Approx. Water Main
- Flood Hazard Boundary
- Shoreland Protection Zone

ZONING REQUIREMENTS

- RESIDENTIAL 1 (R1)
- LOT AREA MIN. 40,000 S.F.
 - LOT FRONTAGE 150 FT.
 - FRONT YARD 25 FT.
 - SIDE YARD 15 FT.
 - REAR YARD 25 FT.
 - MAX. BUILDING HEIGHT 35 FT.
 - MAX. BUILDING COVER/LOT 15%
- WETLAND SETBACKS/BUFFER:
- STRUCTURES: 75 FT.
 - SEPTICS & PARKING: 75 FT.
 - BUFFER/NO-DISTURBANCE: 40 FT.
 - PRIME WETLANDS: 100 FT.
 - SHORELAND PROTECTION: 150 FT.

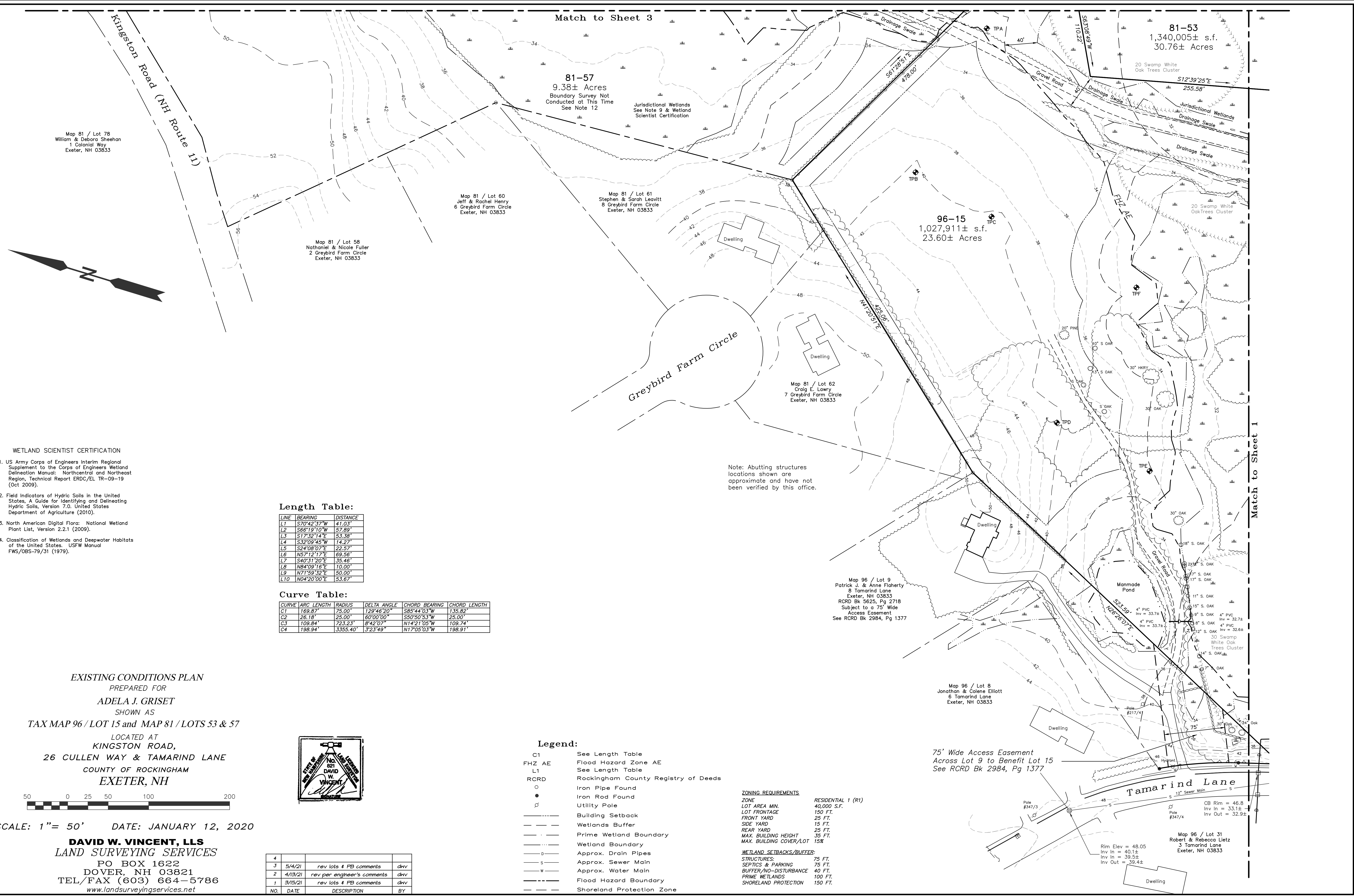


SCALE: 1" = 50' DATE: JANUARY 12, 2020

EXISTING CONDITIONS PLAN
PREPARED FOR
ADELA J. GRISET
SHOWN AS
TAX MAP 96 / LOT 15 and MAP 81 / LOTS 53 & 57
LOCATED AT
**KINGSTON ROAD,
26 CULLEN WAY & TAMARIND LANE**
COUNTY OF ROCKINGHAM
EXETER, NH

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
PO BOX 1622
DOVER, NH 03821
TEL/FAX (603) 664-5786
www.landsurveyingservices.net

NO.	DATE	DESCRIPTION	BY
4			
3	5/4/21	rev lots & PB comments	dnv
2	4/13/21	rev per engineer's comments	dnv
1	3/15/21	rev lots & PB comments	dnv



- WETLAND SCIENTIST CERTIFICATION**
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Length Table:

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L4	S32°09'45"W	14.27'
L5	S24°08'07"E	22.57'
L6	N67°12'17"E	69.56'
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Curve Table:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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C3	109.84'	723.23'	8°42'07"	N14°21'05"W	109.74'
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Note: Abutting structures locations shown are approximate and have not been verified by this office.

EXISTING CONDITIONS PLAN
 PREPARED FOR
ADELA J. GRISET
 SHOWN AS
TAX MAP 96 / LOT 15 and MAP 81 / LOTS 53 & 57
 LOCATED AT
**KINGSTON ROAD,
 26 CULLEN WAY & TAMARIND LANE
 COUNTY OF ROCKINGHAM
 EXETER, NH**



SCALE: 1" = 50' DATE: JANUARY 12, 2020

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NO.	DATE	DESCRIPTION	BY
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2	4/13/21	rev per engineer's comments	dvw
1	3/15/21	rev lots & PB comments	dvw

Legend:

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- FHZ AE Flood Hazard Zone AE
- L1 See Length Table
- RCRD Rockingham County Registry of Deeds
- Iron Pipe Found
- Iron Rod Found
- ⊕ Utility Pole
- Building Setback
- Wetlands Buffer
- Prime Wetland Boundary
- Wetland Boundary
- Approx. Drain Pipes
- Approx. Sewer Main
- Approx. Water Main
- Flood Hazard Boundary
- Shoreland Protection Zone

ZONING REQUIREMENTS
 ZONE: RESIDENTIAL 1 (R1)
 LOT AREA MIN. 40,000 S.F.
 LOT FRONTAGE 150 FT.
 FRONT YARD 25 FT.
 SIDE YARD 15 FT.
 REAR YARD 25 FT.
 MAX. BUILDING HEIGHT 35 FT.
 MAX. BUILDING COVER/LOT 15%

WETLAND SETBACKS/BUFFER:
 STRUCTURES: 75 FT.
 SEPTICS & PARKING 75 FT.
 BUFFER/NO-DISTURBANCE 40 FT.
 PRIME WETLANDS 100 FT.
 SHORELAND PROTECTION 150 FT.

75' Wide Access Easement
 Across Lot 9 to Benefit Lot 15
 See RCRD Bk 2984, Pg 1377

Map 96 / Lot 31
 Robert & Rebecca Lietz
 3 Tamarind Lane
 Exeter, NH 03833

EXISTING CONDITIONS PLAN

PREPARED FOR

ADELA J. GRISET

SHOWN AS

TAX MAP 96 / LOT 15 and MAP 81 / LOTS 53 & 57

LOCATED AT
**KINGSTON ROAD,
 26 CULLEN WAY & TAMARIND LANE
 COUNTY OF ROCKINGHAM
 EXETER, NH**



SCALE: 1" = 50' DATE: JANUARY 12, 2020

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4. Classification of Wetlands and Deepwater Habitats of the United States. USFW Manual FWS/OBS-79/31 (1979).

NO.	DATE	DESCRIPTION	BY
4			
3	5/4/21	rev lots & FB comments	dkv
2	4/13/21	rev per engineer's comments	dkv
1	3/15/21	rev lots & FB comments	dkv

ZONING REQUIREMENTS

ZONE - NEIGHBORHOOD PROFESSIONAL (NP)
 LOT AREA MIN. 20,000 S.F.
 LOT FRONTAGE 150 FT.
 FRONT YARD 50 FT.
 SIDE YARD 20 FT.
 REAR YARD 50 FT.
 MAX. BUILDING COVER/LOT 30%

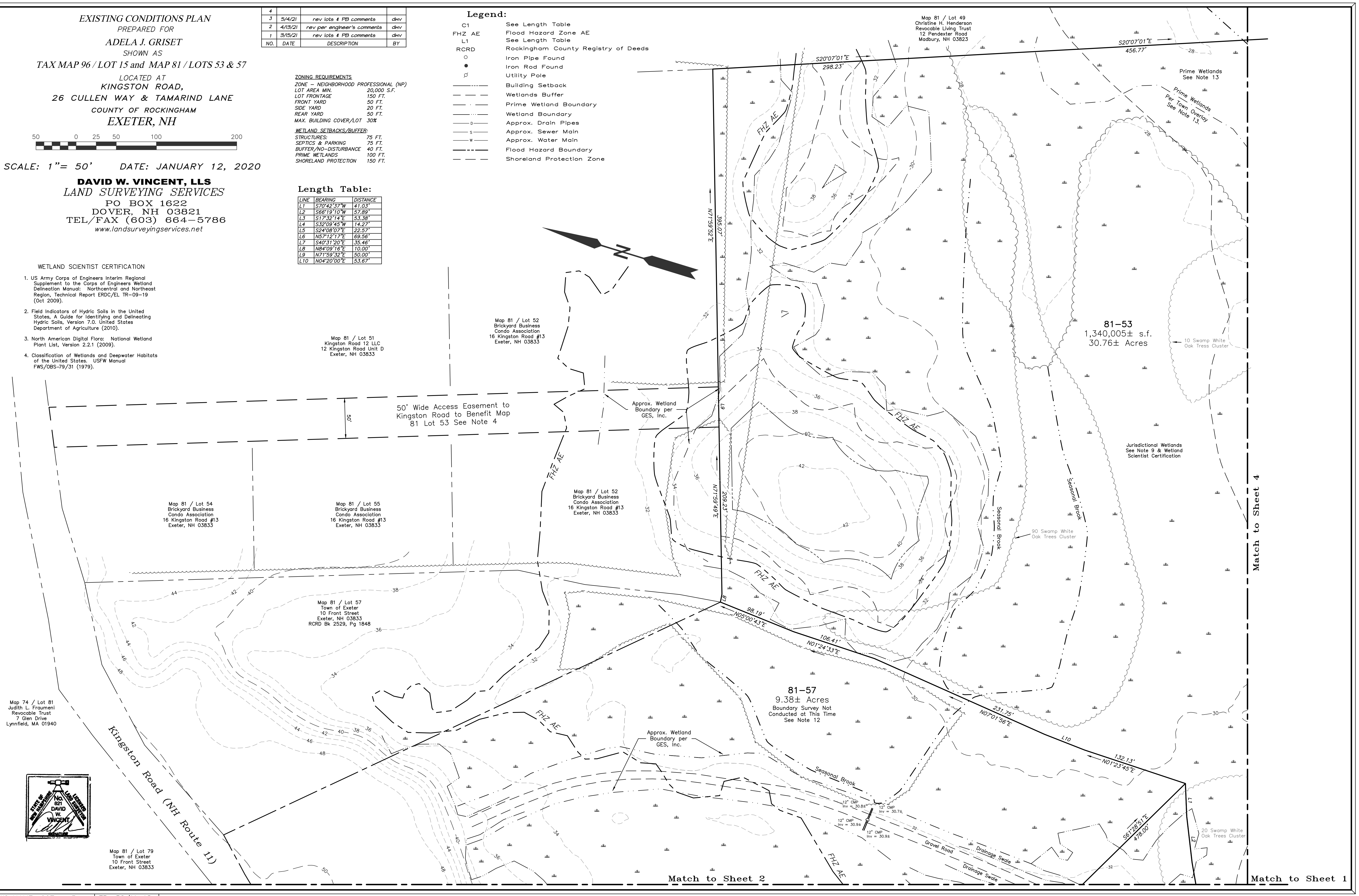
WETLAND SETBACKS/BUFFER:
 STRUCTURES: 75 FT.
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Length Table:

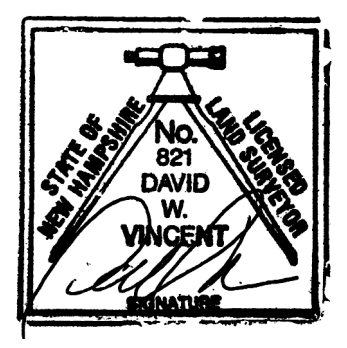
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L10	N04°20'00"E	53.67'

- Legend:**
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 - L1 See Length Table
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 - o Iron Pipe Found
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 - Approx. Sewer Main
 - Approx. Water Main
 - Flood Hazard Boundary
 - Shoreland Protection Zone

Map 81 / Lot 49
 Christine H. Henderson
 Revocable Living Trust
 12 Pendexter Road
 Madbury, NH 03823



Map 74 / Lot 81
 Judith L. Fraumeni
 Revocable Trust
 7 Glen Drive
 Lynnfield, MA 01940



Map 81 / Lot 79
 Town of Exeter
 10 Front Street
 Exeter, NH 03833

Match to Sheet 4

Match to Sheet 2

Match to Sheet 1

Map 81 / Lot 49
Christine H. Henderson
Revocable Living Trust
12 Pendexter Road
Madbury, NH 03823

Length Table:

LINE	BEARING	DISTANCE
L1	S70°42'37"W	41.03'
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ZONING REQUIREMENTS

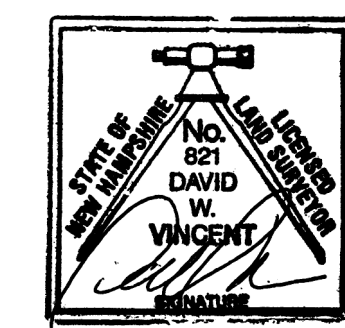
ZONE - NEIGHBORHOOD PROFESSIONAL (NP)
LOT AREA MIN. 20,000 S.F.
LOT FRONTAGE 150 FT.
FRONT YARD 50 FT.
SIDE YARD 20 FT.
REAR YARD 50 FT.
MAX. BUILDING COVER/LOT 30%

WETLAND SETBACKS/BUFFER:

STRUCTURES: 75 FT.
SEPTICS & PARKING 75 FT.
BUFFER/NO-DISTURBANCE 40 FT.
PRIME WETLANDS 100 FT.
SHORELAND PROTECTION 150 FT.

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- Classification of Wetlands and Deepwater Habitats of the United States, USFWS Manual FWS/OBS-79/31 (1979).



EXISTING CONDITIONS PLAN

PREPARED FOR

ADELA J. GRISET

SHOWN AS

TAX MAP 96 / LOT 15 and MAP 81 / LOTS 53 & 57

LOCATED AT

KINGSTON ROAD,

26 CULLEN WAY & TAMARIND LANE

COUNTY OF ROCKINGHAM

EXETER, NH



SCALE: 1" = 50' DATE: JANUARY 12, 2020

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES

PO BOX 1622
DOVER, NH 03821
TEL/FAX (603) 664-5786
www.landsurveyingservices.net

NO.	DATE	DESCRIPTION	BY
4			
3	5/4/21	rev lots & PB comments	div
2	4/13/21	rev per engineer's comments	div
1	3/15/21	rev lots & PB comments	div

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.

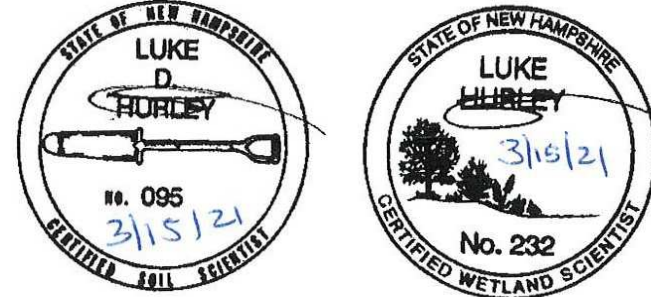
THE SITE SPECIFIC SOIL SURVEY (SSSS) WAS PRODUCED DECEMBER 17, 2019, AND WAS PREPARED BY JAMES P. GOVE, CSS # 004, GOVE ENVIRONMENTAL SERVICES, INC. THE SURVEY AREA IS LOCATED AT TAMARIND LANE, EXETER, NH.

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 LDAM	353	C
33	SCITICID SILT LDAM	353	C
38	ELDRIDGE LOAMY SAND	343	C
100	UDRTHENTS, WET SUBSTRATUM	463	B
134	MAYBID MUCKY SILT LDAM	653	D
299	UDRTHENTS, SMOOTHED	363	C
313	DEERFIELD LOAMY SAND	311	B
444	NEWFIELD FINE SANDY LDAM	321	B
500	UDRTHENTS, LOAMY	261	B
600	ENDDAQUENTS, LOAMY	563	C
953	BOXFORD (SWPD)	453	C
W	WATER		N/A

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



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

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'
WETLANDS PD & VPD	75'	

CONDOMINIUM REQUIREMENTS:
MIN. BUILDING SEPARATION = 25'
MIN. BUILDING SETBACK FROM EP = 25'
MIN. BLDG. LCA SIDE SETBACK = 12.5'
MIN. BUILDING SETBACK FROM REAR LCA OR BUFFER = 25' EXCEPT FOR UNITS GRANTED ENCROACHMENT WAIVER ALL BUILDINGS TO BE SPRINKLERED

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 POND, NO CUT, NO DISTURBANCE BUFFER
100' PRIME WETLAND NO CUT, NO DISTURBANCE BUFFER.
150' SHORELAND PROTECTION OVERLAY DISTRICT

SPECIAL EXCEPTION APPROVED TO APPLY RESIDENTIAL R1 ZONE REGULATIONS IN THE NP ZONE

- THE PURPOSE OF THIS PLAN IS TO SHOW A SINGLE FAMILY PROJECT WITH 18 PROPOSED UNITS (16 CONDO. & 2 CONVENTIONAL); TO REFLECT LLA WITH 8 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.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN OF EXETER STANDARDS AND REGULATIONS.
- 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.
- IN ACCORDANCE WITH SITE PLAN REVIEW & SUBDIVISION REGULATIONS SECTIONS 7.15.10 AND 9.3.4 THE APPLICANT SHALL PROVIDE THE TOWN WITH THREE COPIES OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ALSO ENSURE THAT ONE COPY REMAINS ON SITE.
- THE CONSTRUCTION SITE OPERATOR AND OWNER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO USEPA, WASHINGTON, DC, STORM WATER NOTICE PROCESSING CENTER AT LEAST SEVEN DAYS PRIOR TO COMMENCEMENT OF WORK ON SITE. EPA WILL POST THE NOI AT <http://cfpub.epa.gov/npsdes/stormwater/notice/noisearch.cfm>. AUTHORIZATION IS GRANTED UNDER THE PERMIT UNLESS THE NOI IS SHOWN IN "ACTIVE STATUS". A COPY OF THE NOI AND SWPPP SHALL BE PROVIDED TO THE TOWN PRIOR TO PRE-CONSTRUCTION MEETING.
- ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
- PROPOSED DISTURBANCE (ROAD & DRAINAGE) = 1.25 ACRES.
TOTAL PROPOSED DISTURBANCE = 3.24 AC., NHDES AOT PERMIT REQUIRED.
- UPON COMPLETION OF CONSTRUCTION AND PRIOR TO RELEASE OF BOND, THE APPLICANT SHALL SUBMIT A LETTER TO THE TOWN, SIGNED AND STAMPED BY THE DESIGN ENGINEER, WHO MUST BE A LICENSED PROFESSIONAL ENGINEER IN NH, STATING CONSTRUCTION HAS BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLANS.
- ROADWAY AND DRAINAGE STRUCTURES TO BE CONSTRUCTED AND STABILIZED PRIOR TO UNIT CONSTRUCTION. NHDES AOT 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 REASONABLY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN TRAVEL AISLES.

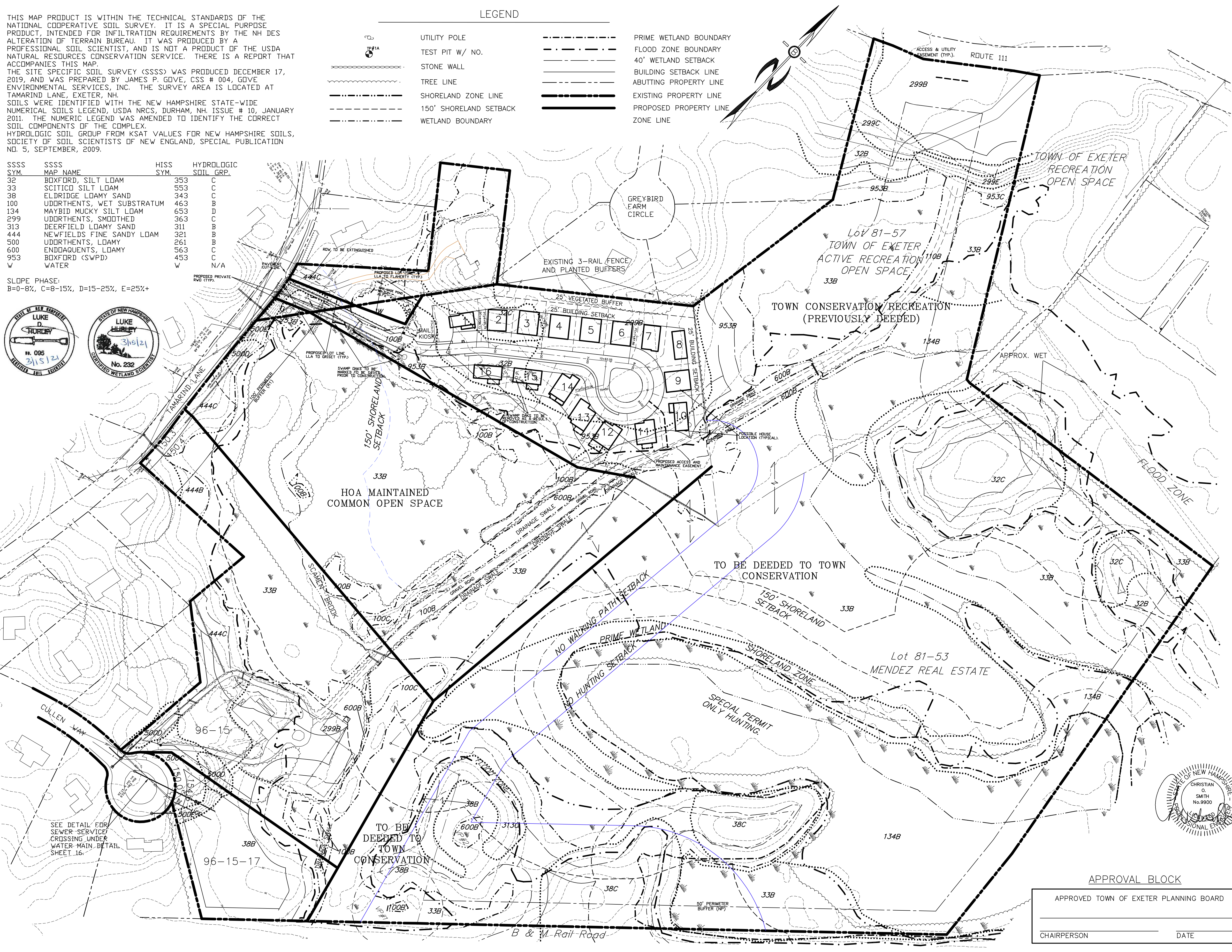
ALL WASTE MATERIALS AND RECYCLABLE SHALL BE CONTAINED WITHIN THE BUILDING(S) OR APPROVED STORAGE FACILITIES AND SHALL NOT BE OTHERWISE STORED ON THE PROPERTY. REFUSE COLLECTION WILL BE BY CURBSIDE PICK-UP.

REVISED PER TRC & ENGINEERING REVIEW	4-12-21
REVISED PER APPROVED YIELD & TRC	3/15/21
REVISED PER TRC	2/24/20
REVISIONS:	DATE:

SITE PLAN

PLAN FOR:
RESIDENTIAL DEVELOPMENT
TAMARIND LANE
EXETER, NH

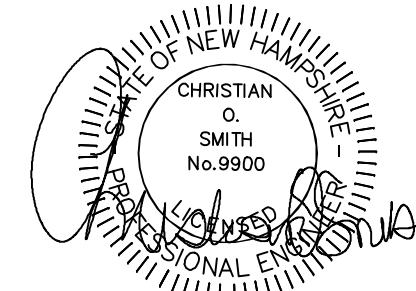
DATE:	JAN. 2020	SCALE:	1"=100'
PROJ. NO.:	NH-1154.1	SHEET NO.:	9 OF 19



APPROVAL BLOCK

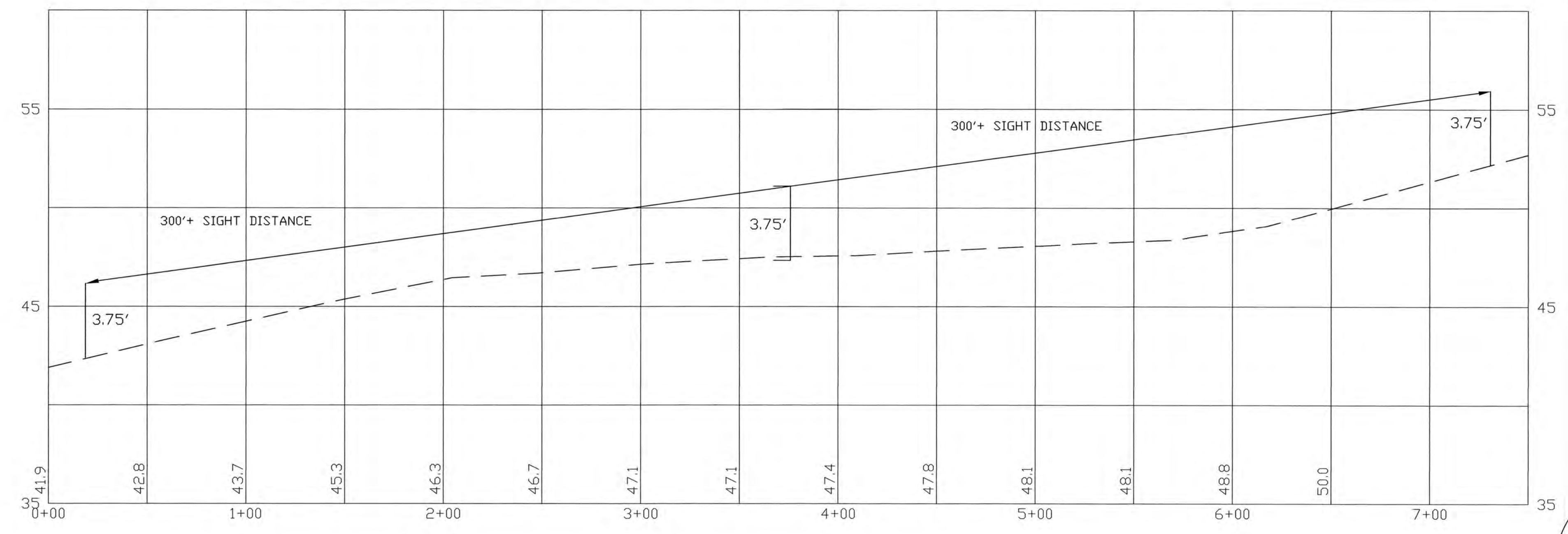
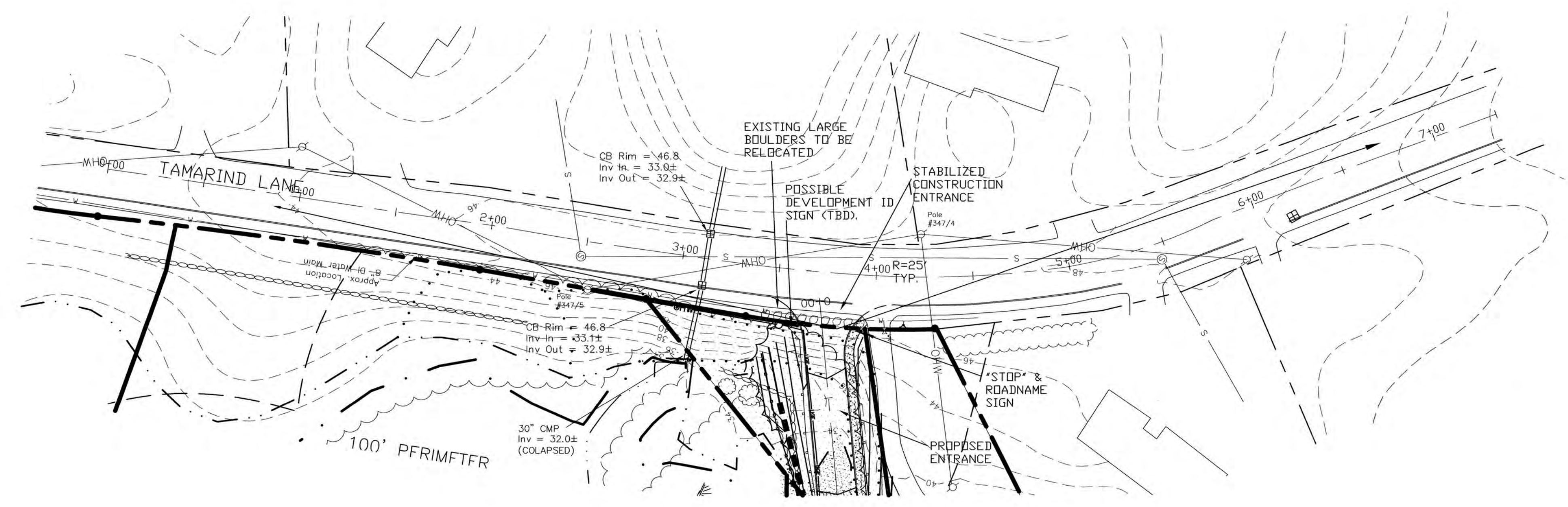
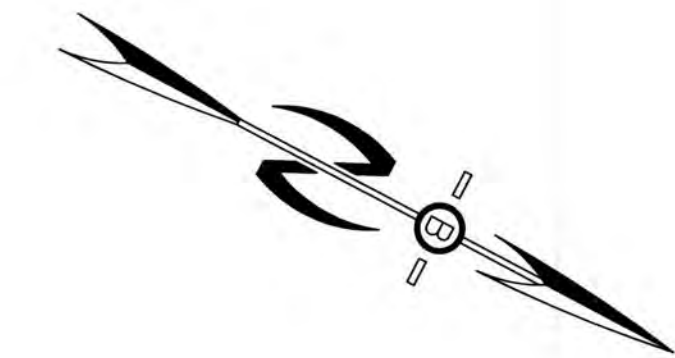
APPROVED TOWN OF EXETER PLANNING BOARD

CHAIRPERSON _____ DATE _____



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



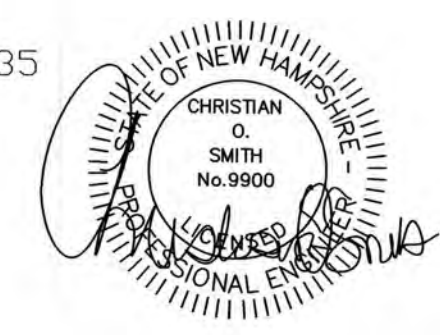
PROFILE SCALES:
 HORIZONTAL: 1"=40' VERTICAL: 1"=4'

REVISED PER TRC:	3-11-21
REVISIONS:	DATE:

HIGHWAY ACCESS PLAN-H1

PLAN FOR:
 RESIDENTIAL DEVELOPMENT
 TAMARIND LANE
 EXETER, NH

DATE:	JAN. 2020	SCALE:	1" = 40'
PROJ. NO:	NH-1154.1	SHEET NO.	10 OF 19

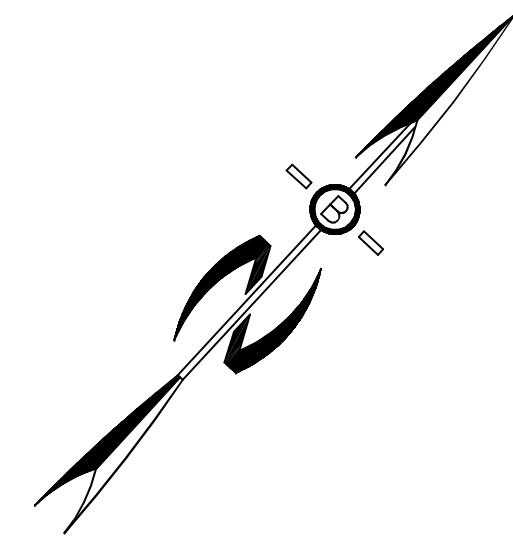


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PHONE: 603-583-4860, FAX: 603-583-4863



NOTE: GUARDRAIL START STATIONS: 0+10 RT; 0+15 LT.
STOP STATIONS: 2+50 RT & LT.

PAVEMENT SAW-CUT LINE.

STOP & ROADNAME SIGN SEE SHT 12

PROPOSED TRENCH FOR FORCE MAIN INSTALLATION.

PROPOSED CUT-IN SMH
Rim Elev = EXIST.
Inv In = 39.6±
Inv Out = 39.5±

STABILIZED CONSTRUCTION ENTRANCE SEE SHT. 13

PROPOSED DROP CONNECTION POLE

CB Rim = 46.8
Inv In = 33.0±
Inv Out = 32.9±

CB Rim = 46.8
Inv In = 33.1±
Inv Out = 32.9±

Rim Elev = 46.48
Inv In = 40.0±
Inv Out = 39.8±

NOTE: BYPASS PUMPING WILL BE REQUIRED DURING MANHOLE INSTALLATION.

NOTE: BYPASS PUMPING FOR POND DEWATERING WILL BE REQUIRED DURING CULVERT INSTALLATION AND RET WALL CONSTRUCTION.

RETAINING WALL BY OTHERS.

FIELD STONE RETAINING WALL BY OTHERS (TYP.).

SEPARATE SHUT-OFFS REQUIRED FOR FIRE SUPPRESSION AND POTABLE SERVICE LINES TO EACH HOUSE (TYP.).

WILD APPLE LANE

UNDERGROUND UTILITIES (SEE DETAIL SHEET 16) TYP.

PROPOSED GUARD RAIL STA 3+42 TO 4+22 RT

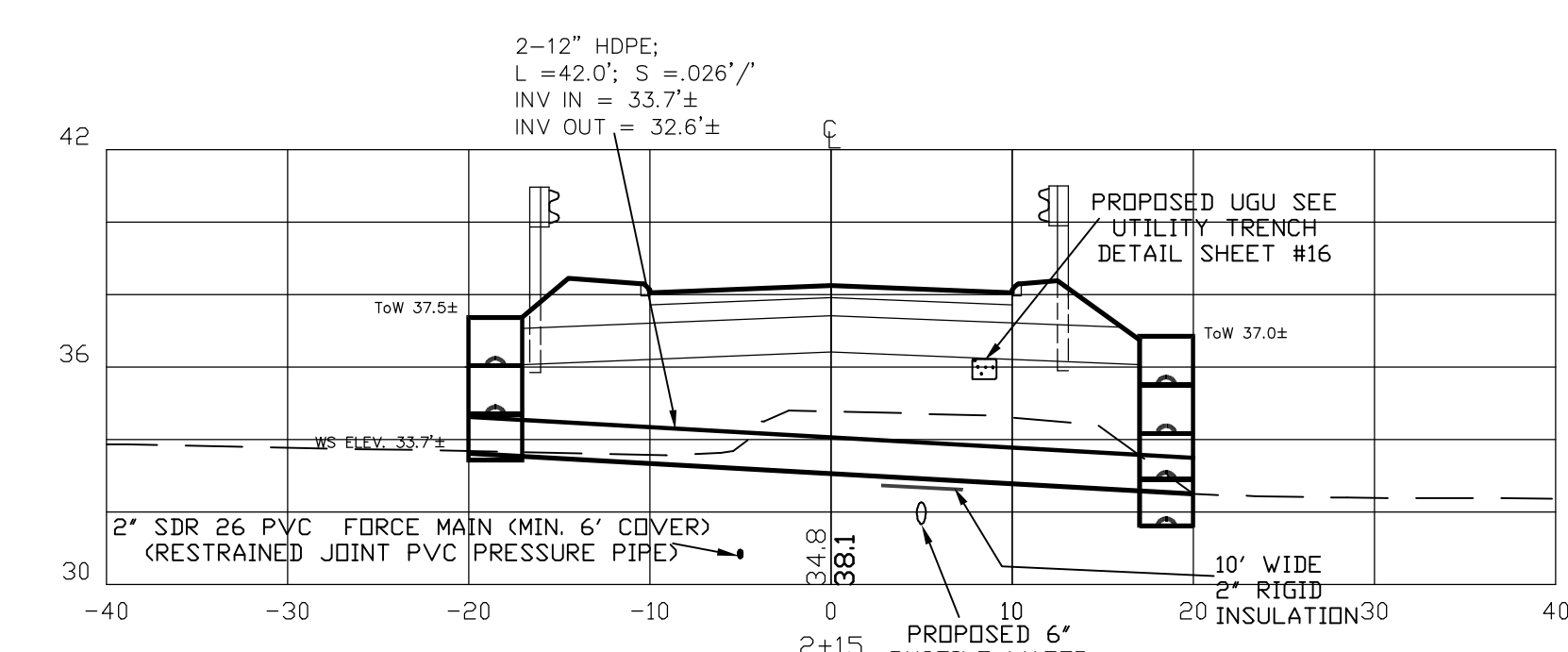
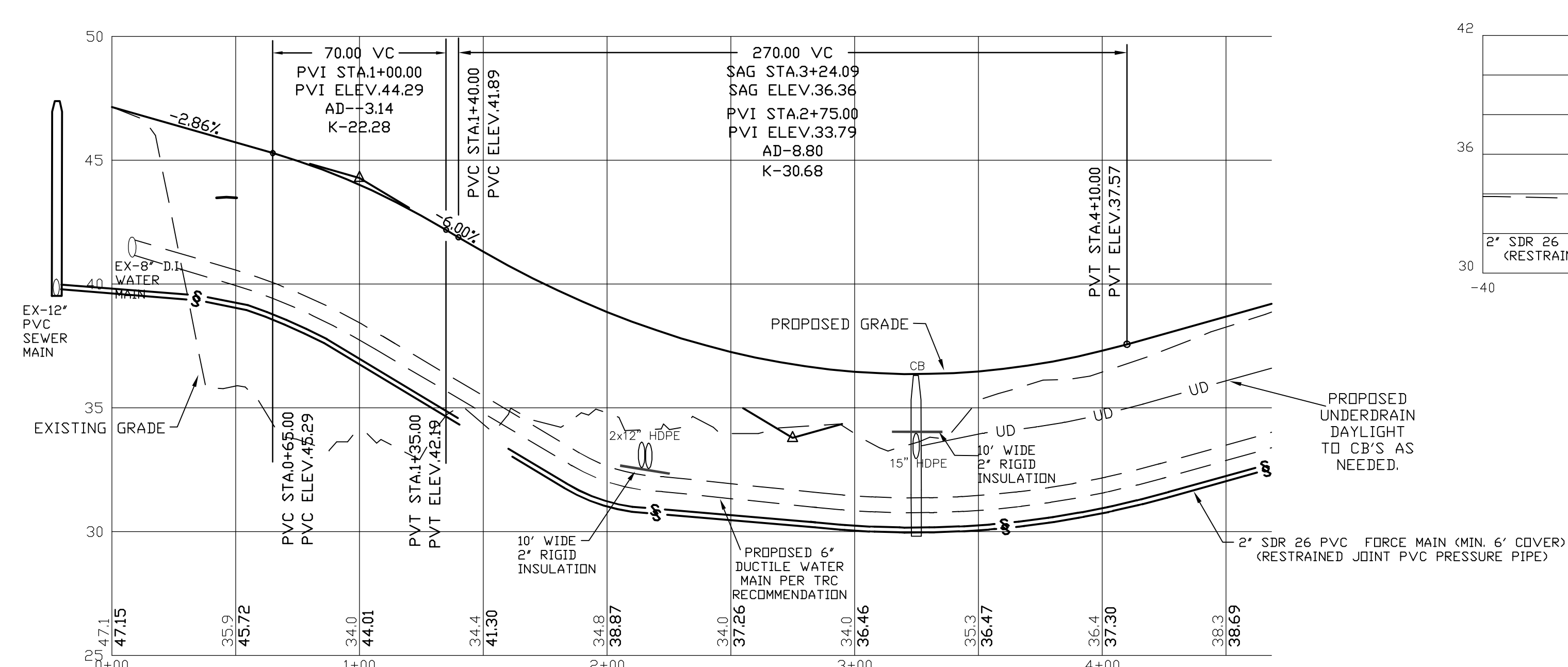


UTILITY NOTES

- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- THE CONTRACTOR SHALL PROVIDE NOTICE TO ALL COMPANIES AND LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
- THE SPECIFICATIONS FOR PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY CO. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR PROPER UTILITY CROSSING REQUIREMENTS.
- PRIOR TO THE PRE-CONSTRUCTION MEETING UG&T PLANS FROM THE UTILITY COMPANIES NEED TO BE REDRAWN ON THIS SHEET. ADDITIONALLY THE CONTRACTOR NEEDS TO HAVE A COMPLETED SWPPP. A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, LOCAL OFFICIALS, AND ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL CONFORM TO EXETER STANDARDS AND REGULATIONS, UNLESS OTHERWISE SPECIFIED. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR (OSHA) RULES AND REGULATIONS.
- BUILDINGS ARE TO BE SERVICED BY UNDERGROUND UTILITIES.
- THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS (IF REQUIRED) IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS.
- SEWER AND WATER INFRASTRUCTURE ON PRIVATE PROPERTY SHALL REMAIN PRIVATE, HOWEVER, THE TOWN RESERVES THE RIGHT TO ENTER THE PROPERTY IN ORDER TO INSPECT, REPAIR AND/OR TERMINATE INDIVIDUAL SEWER OR WATER SERVICES (AT OWNER'S EXPENSE). THIS RIGHT IS TO BE CONVEYED TO THE TOWN IN THE SITE'S DECLARATION OF CONDOMINIUM DOCUMENTS, AND IN ALL INDIVIDUAL DEEDS.
- AN AS-BUILT PLAN IS TO BE PREPARED AND SUBMITTED TO DEPARTMENT OF PUBLIC WORKS IN DIGITAL AND MYLAR FORMATS.
- THE CONTRACTOR IS RESPONSIBLE FOR PAYMENT OF ALL CONNECTION FEES.
- FOR WATER MAIN AND SEWER LINE CROSSINGS REFER TO THE DETAIL ON SHEET 16 FOR MINIMUM VERTICAL AND HORIZONTAL SEPARATION.
- ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY CAP AND WITNESS AT END.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES AND MECHANICAL JOINTS.
- CONTRACTOR SHALL MINIMIZE DISRUPTIONS TO EXISTING WATER SERVICES AND ALL REQUIREMENTS OF EXETER WATER DEPARTMENT SHALL BE FOLLOWED REGARDING NOTIFICATION OF INTERRUPTION OF SERVICE (48 HOURS PRIOR - WRITTEN NOTICE OF DISRUPTION TO BE PROVIDED TO EACH AFFECTED USER BY HAND DELIVERY). TEE INSTALLATION MAY NEED TO BE CONDUCTED AT NIGHT AS DIRECTED BY EXETER WATER DEPT.
- WATER VALVES ARE TO BE OPERATED ONLY BY MUNICIPAL STAFF.

DRAINAGE NOTES

- ALL DRAINAGE STRUCTURES AND SWALES WILL BE BUILT AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.
- SEE DETAIL SHEETS FOR STANDARD CONSTRUCTION NOTES AND DETAILS.



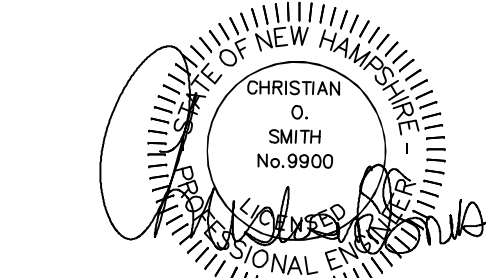
CROSS SECTION
HORIZONTAL: 1"=10' VERTICAL: 1"=5'



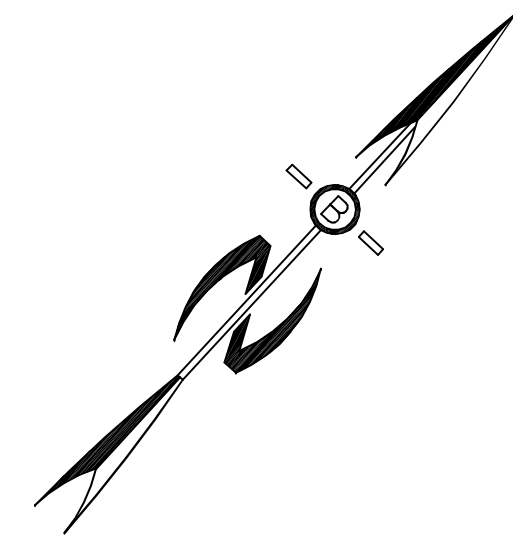
UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER BEALS ASSOCIATES, NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION

WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233). AND EXETER DPW (603) 773-6157

PROFILE SCALES:
HORIZONTAL: 1"=40' VERTICAL: 1"=4'



REVISED PER TRC & ENGINEERING REVIEW		4-12-21
REVISED PER TRC & YIELD PLAN APPROVAL		3-15-21
REVISIONS:		DATE:
PLAN AND PROFILE		
PLAN FOR: RESIDENTIAL DEVELOPMENT TAMARIND LANE EXETER, NH		
DATE:	JAN. 2020	SCALE: 1" = 40'
PROJ. NO:	NH-1154.1	SHEET NO. 11 OF 19

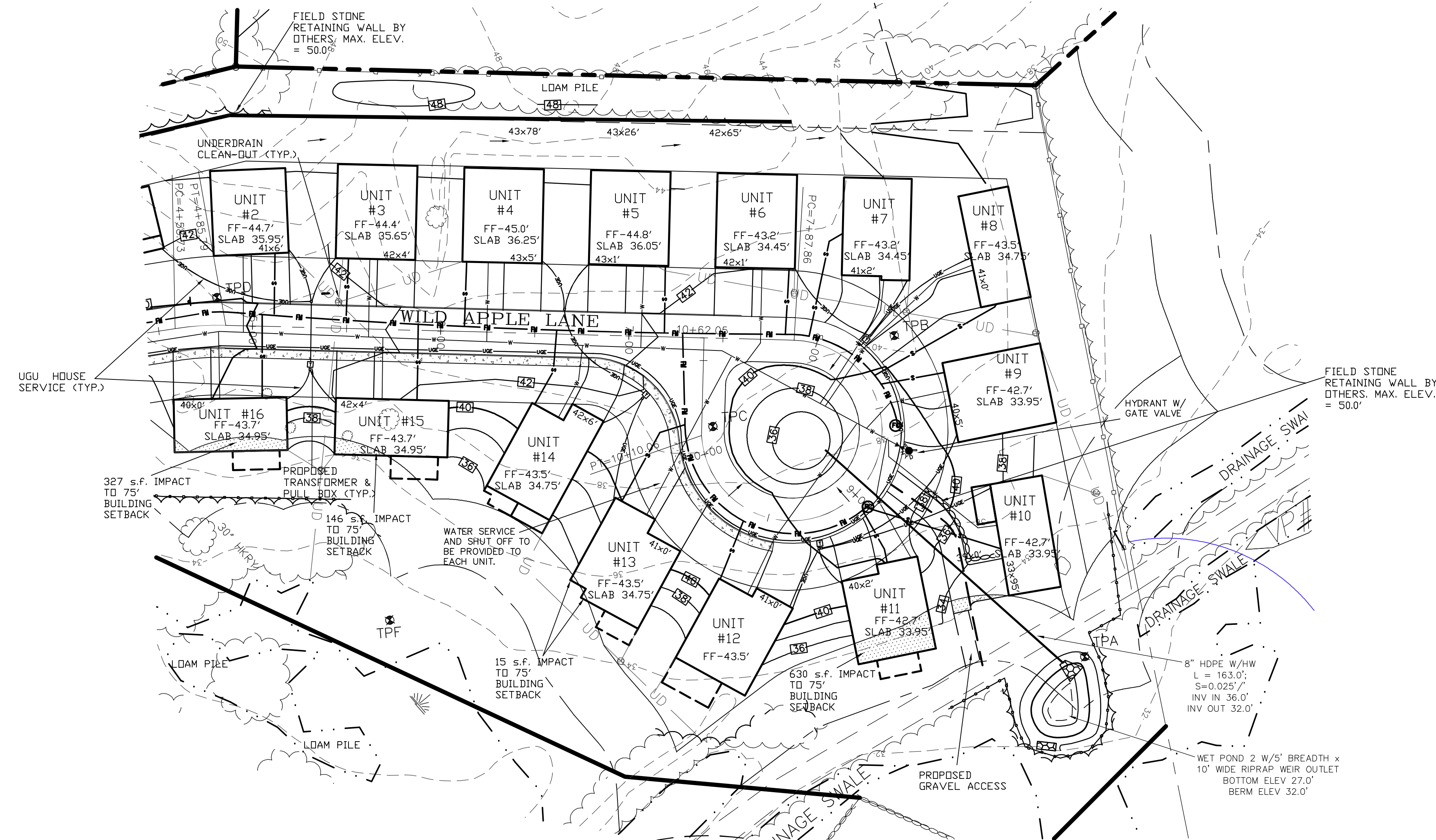


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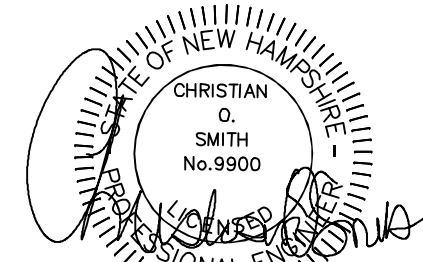


UTILITY NOTES

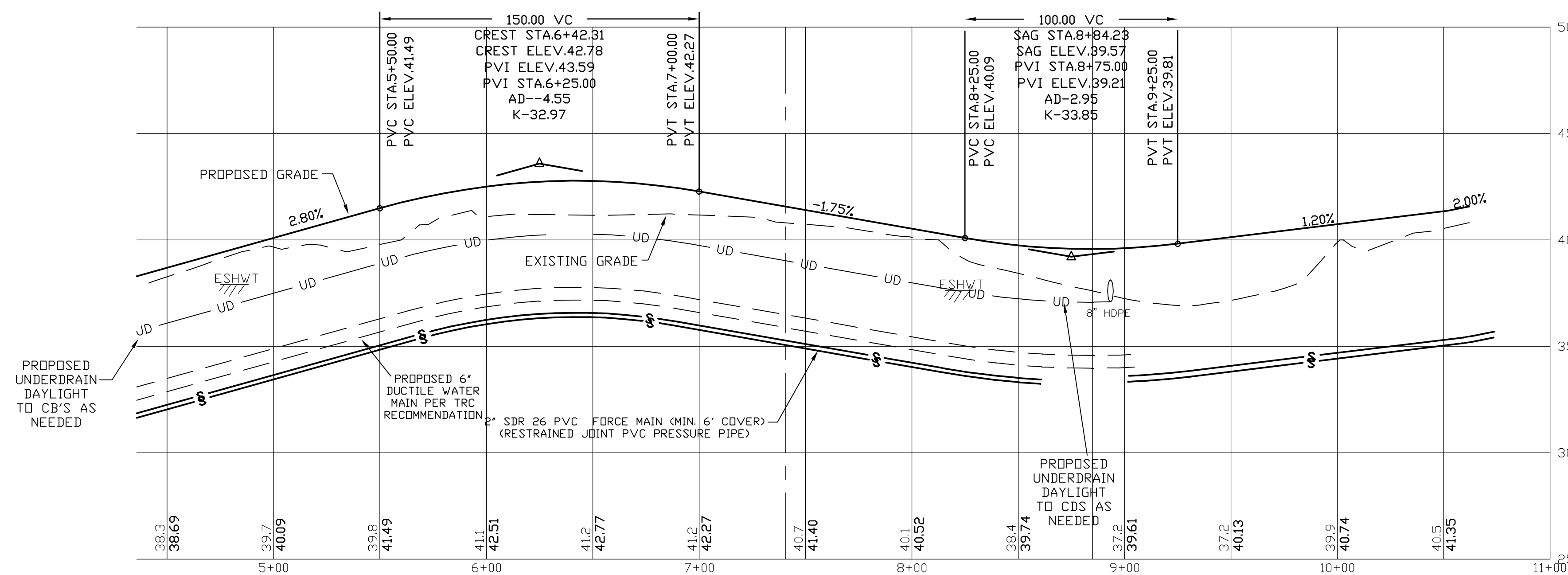
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- THE CONTRACTOR IS RESPONSIBLE FOR PAYMENT OF ALL CONNECTION FEES.
- FOR WATER MAIN AND SEWER LINE CROSSINGS REFER TO THE DETAIL ON SHEET 15 FOR MINIMUM VERTICAL AND HORIZONTAL SEPERATION.
- ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY CAP AND WITNESS AT END.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES AND MECHANICAL JOINTS.
- CONTRACTOR SHALL MINIMIZE DISRUPTIONS TO EXISTING WATER SERVICES AND ALL REQUIREMENTS OF EXETER WATER DEPARTMENT SHALL BE FOLLOWED REGARDING NOTIFICATION OF INTERRUPTION OF SERVICE (TYPICALLY 24-48 HOURS). TREE INSTALLATION MAY NEED TO BE CONDUCTED AT NIGHT AS DIRECTED BY EXETER WATER DEPT.
- WATER VALVES ARE TO BE OPERATED ONLY BY MUNICIPAL STAFF.

DRAINAGE NOTES

- ALL DRAINAGE STRUCTURE AND SWALES WILL BE BUILT AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.
- SEE DETAIL SHEETS FOR STANDARD CONSTRUCTION NOTES AND DETAILS.



PROFILE SCALES:
HORIZONTAL: 1"=40' VERTICAL: 1"=4'



PLAN AND PROFILE

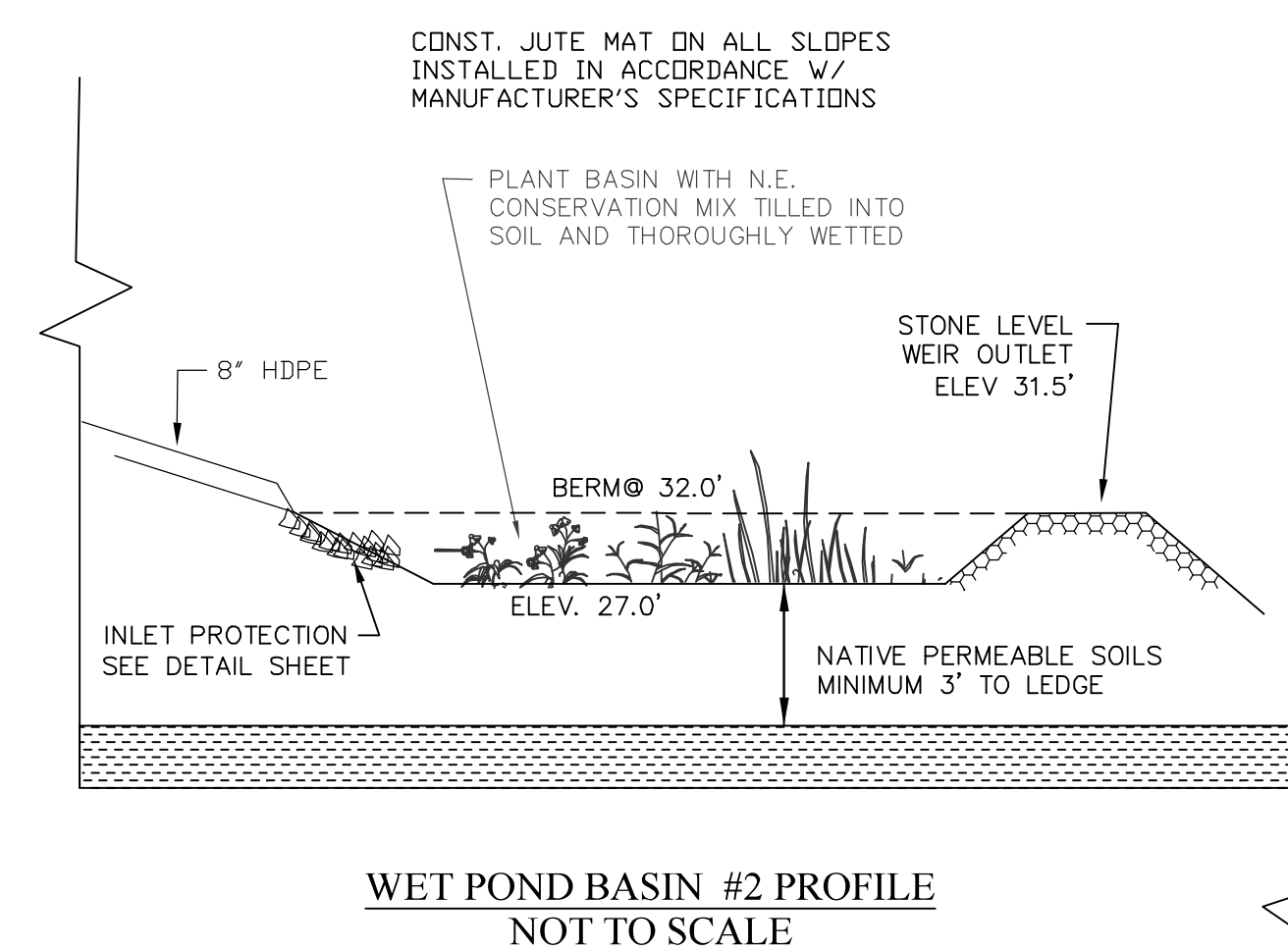
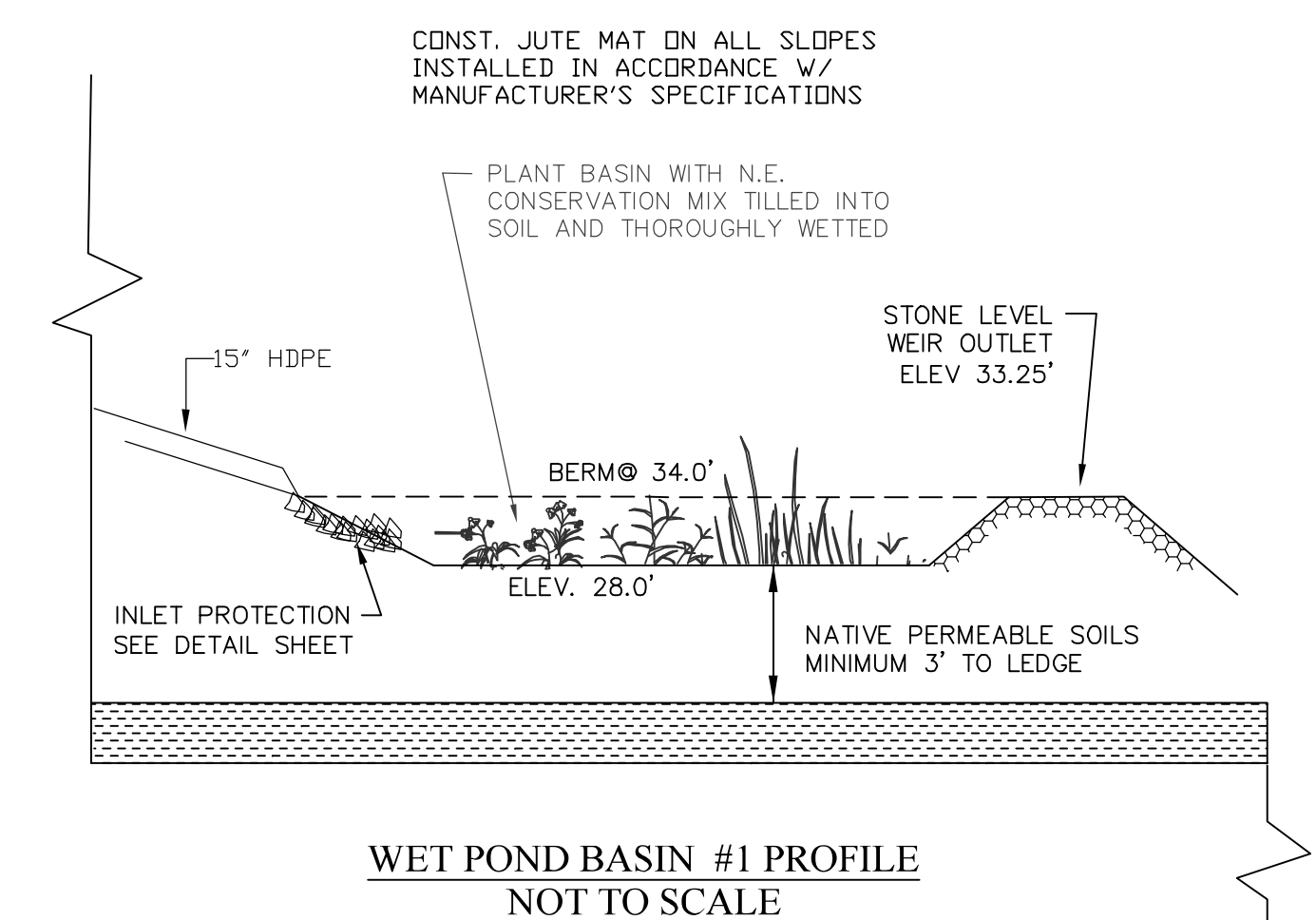
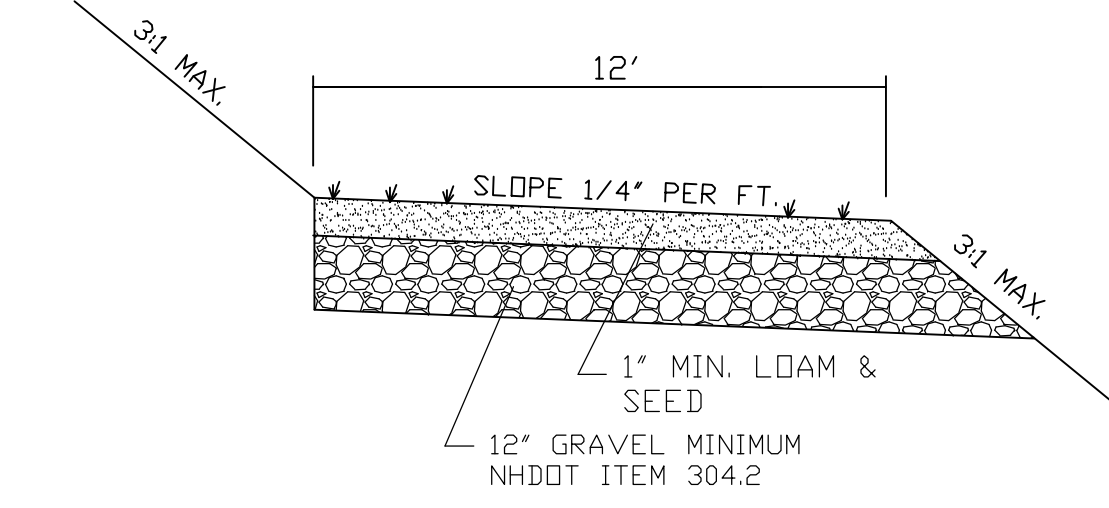
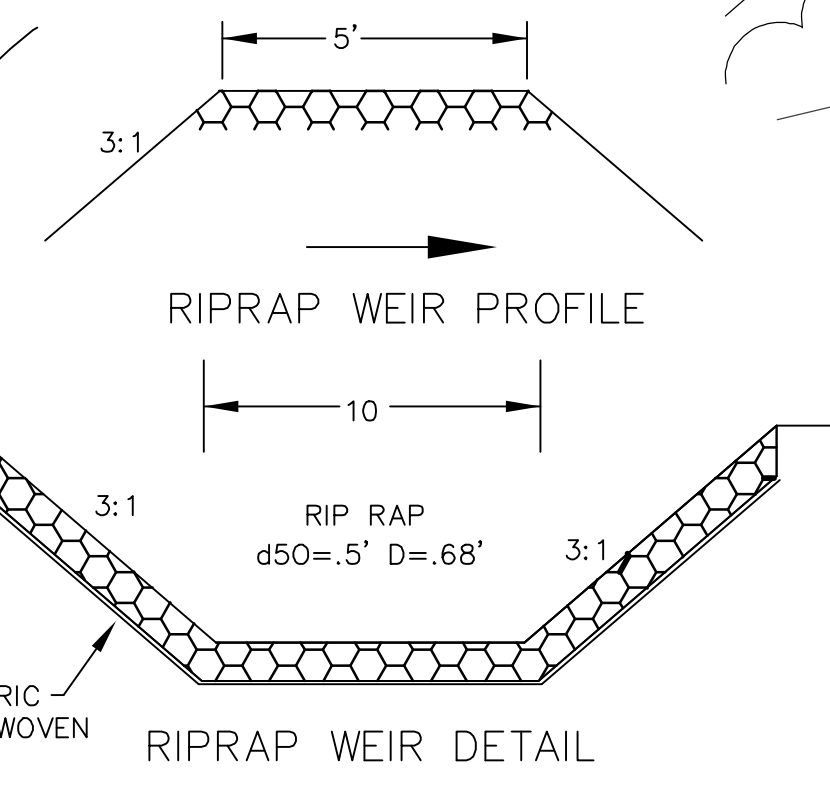
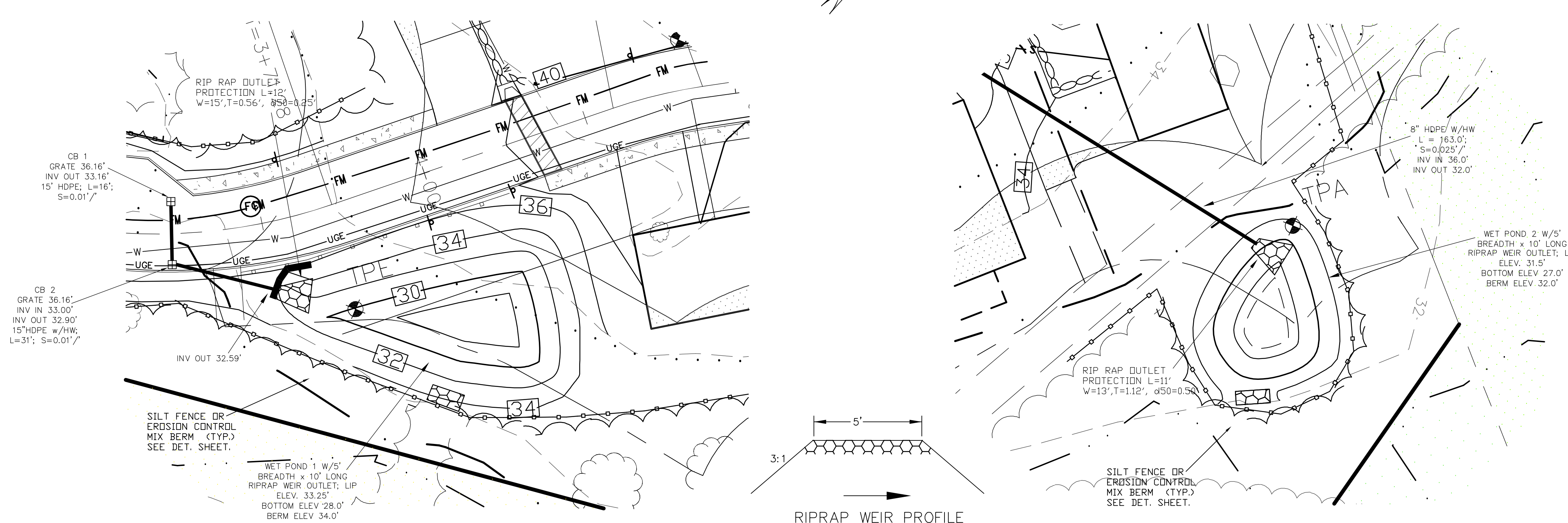
PLAN FOR:
RESIDENTIAL DEVELOPMENT
TAMARIND LANE
EXETER, NH

DATE:	JAN. 2020	SCALE:	1" = 40'
PROJ. NO:	NH-1154.1	SHEET NO.	12 OF 19

REVISED PER TRC & ENGINEERING REVIEW	4-12-21
REVISED PER TRC & YIELD PLAN APPROVAL	3-15-21
REVISIONS:	DATE:

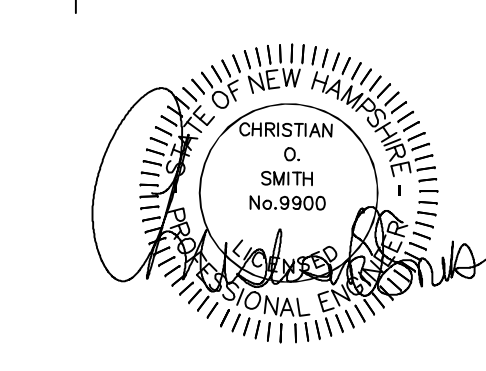
PREPARED FOR:
BRIAN GRISET
 26 CULLEN WAY
 EXETER, NH 03833

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



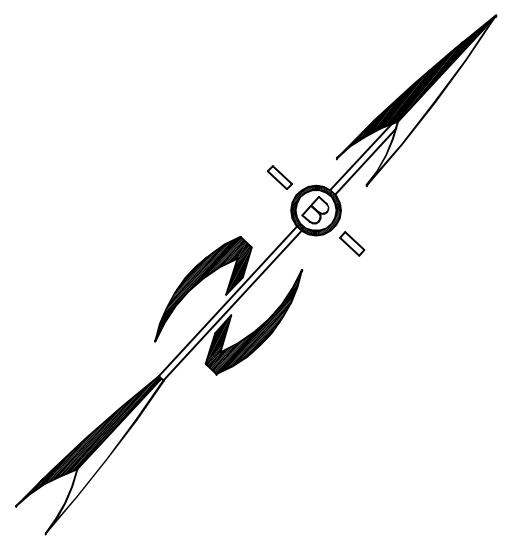
- GENERAL NOTES:
- INSTALL ALL TEMPORARY EROSION CONTROL MEASURES (IN ACCORDANCE WITH Env-Wq 1500) PRIOR TO THE START OF ANY CONSTRUCTION OPERATION THAT MAY CAUSE ANY SEDIMENTATION OR SILTATION AT THE SITE.
 - INSTALL STORM DRAIN INLET PROTECTION TO PREVENT CLOGGING OF THE STORM SEWER AND SEDIMENT LOADS TO DOWNSTREAM STORM WATER FACILITIES OR WATERBODIES.
 - IF THE STORMWATER BMP IS BEING DESIGNED TO SERVE AS A TEMPORARY SEDIMENT BASIN, GRADE THE BMP TO WITHIN THREE (3) FEET OF FINAL GRADE TO PROTECT THE UNDERLYING MATERIAL FROM CLOGGING. ONCE CONSTRUCTION IN THE CONTRIBUTING DRAINAGE AREA HAS BEEN COMPLETED AND THE SITE IS STABILIZED, EXCAVATE THE BASIN TO FINAL GRADE AND COMPLETE CONSTRUCTION OF THE BMP.
 - GRADING OF THE BASIN SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. SMALL TRACKED DOZERS AND BOBCATS WITH RUNNER TRACKS ARE RECOMMENDED.
 - EXCAVATE THE BASIN TO THE SPECIFIED DEPTH (ELEVATION). IT IS RECOMMENDED THAT ALL SUB MATERIAL BELOW THE SPECIFIED ELEVATION SHALL BE LEFT UNDISTURBED, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
 - GRADE TO THE DEPTH (ELEVATION) SPECIFIED IN THE CONSTRUCTION DOCUMENTS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
 - IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL WILL NEED TO BE REMOVED FROM THE BASIN PRIOR TO INITIATING THE NEXT STEP IN THE CONSTRUCTION PROCESS. SEDIMENT THAT HAS BEEN WASHED INTO THE BASIN DURING THE EXCAVATION PROCESS CAN SEAL THE PERMEABLE MATERIAL, SIGNIFICANTLY REDUCING THE INFILTRATION CAPACITY OF THE SOILS.
 - SEEDING AND INSTALLATION OF EROSION CONTROL BLANKET IF REQUIRED SHALL BE COMPLETED WITHIN 48 HOURS OF FINAL GRADING.
 - AREA SHALL BE STAKED OFF DURING CONSTRUCTION TO RESTRICT HEAVY EQUIPMENT TRAFFIC FROM COMPACTING NATIVE SOILS.

REVISED PER TRC & YIELD PLAN APPROVAL		3-15-21
DRAINAGE BASIN PLAN		
PLAN FOR: RESIDENTIAL DEVELOPMENT TAMARIND LANE EXETER, NH		
DATE:	JAN. 2020	SCALE: 1" = 20'
PROJ. NO:	NH-1154.1	SHEET NO. 13 OF 19



PLANT SCHEDULE

QTY.	KEY	BOT. NAME	COMMON NAME	SIZE
12	CJ	<i>Juniperus horizontalis</i>	Creeping Juniper	3 Gal.
4	NS	<i>Picea Abies</i>	Norway Spruce	6'-8'
14	WS	<i>Picea glauca</i>	White Spruce	4'-6'
14	WS	<i>Picea glauca</i>	White Spruce	6'-8'
8	WS	<i>Picea glauca</i>	White Spruce	10'-12'
8	VY	<i>Taxus Vermeulen</i>	Vermeulen Yew	3'-4'
2	ERC	<i>Juniperus virginiana</i>	Eastern Red Cedar	6'



NOTES

- 27 ON-STREET PARKING SPACES AVAILABLE.
- EACH UNIT PROVIDES FOR MINIMUM OF 4-PARKING SPACES (2 INTERIOR AND 2 EXTERIOR - DRIVEWAY).

SIGNIFICANT TREE/SWAMP OAK IMPACT:
(2) 20' PINE; 26' PINE
(4) WHITE SWAMP OAK (5'-13')

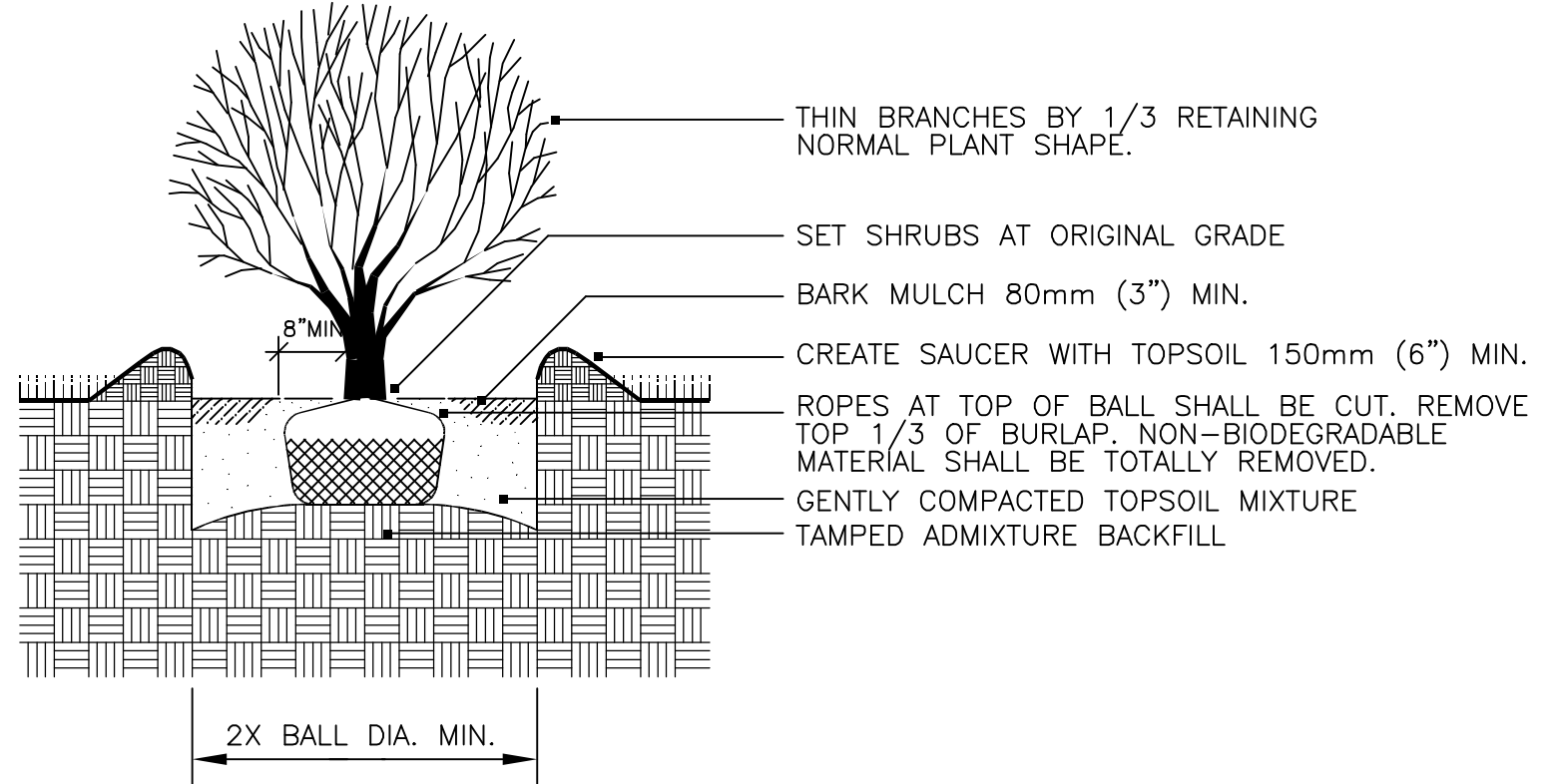
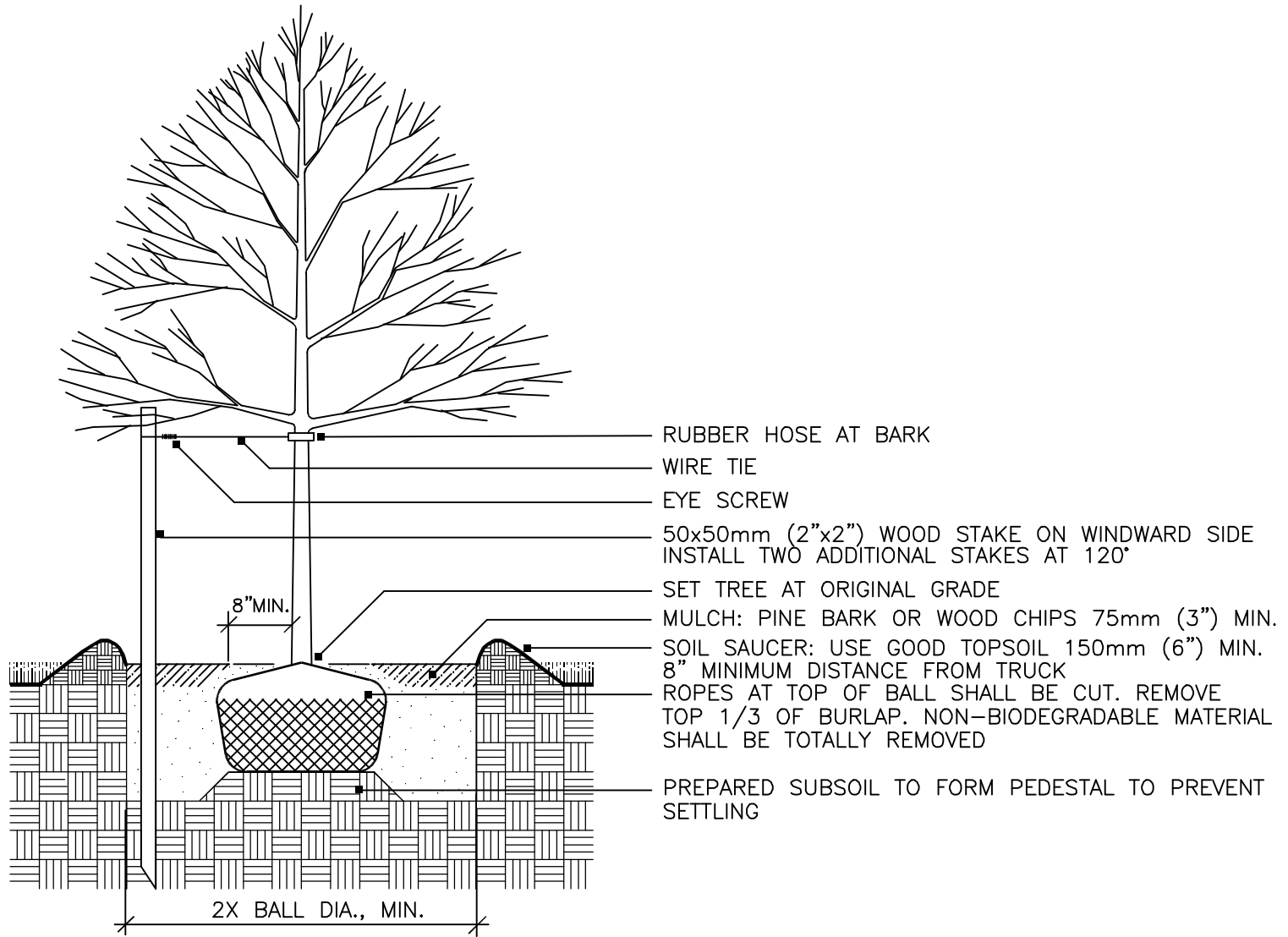
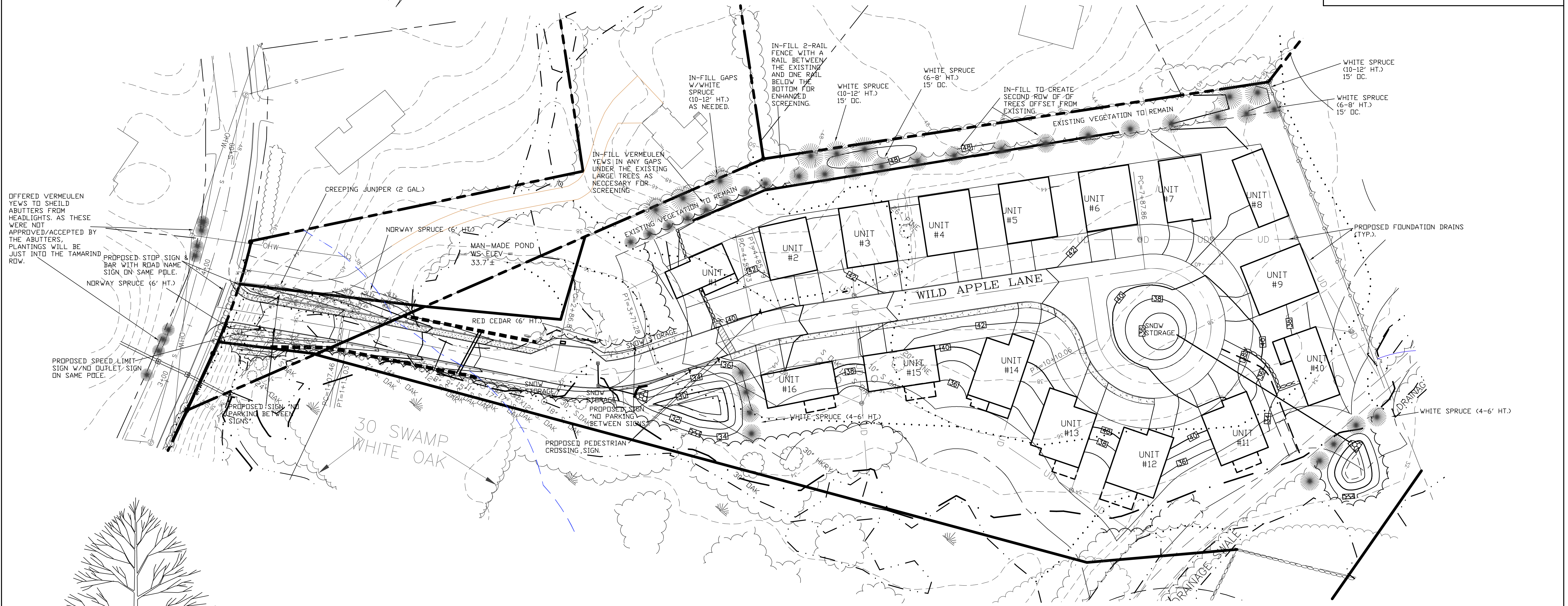
ALL OTHER SIGNIFICANT TREES AND SWAMP OAKS WILL BE RETAINED.

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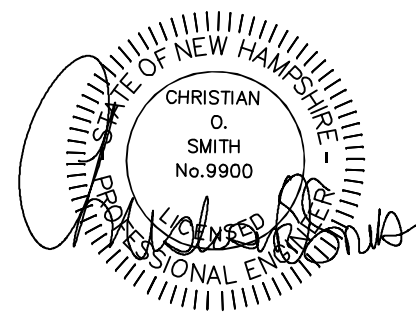


ADD PARKING NOTES	5-7-21
REVISED PER TRC & ENGINEERING REVIEW	4-12-21
REVISED PER TRC & YIELD PLAN APPROVAL	3-15-21
REVISIONS:	DATE:

LANDSCAPE PLAN

PLAN FOR:
RESIDENTIAL DEVELOPMENT
TAMARIND LANE
EXETER, NH

DATE:	JAN. 2020	SCALE:	1" = 40'
PROJ. NO.:	NH-1154.1	SHEET NO.:	14 OF 19



NOTE: STAKING TO BE USED IN PARKING ISLANDS AND OTHER CONFINED AREAS AS NECESSARY TO AVOID CONFLICTS WITH PEDESTRIANS

STREET SIGN DETAIL

MUTCD TRAFFIC CONTROL SCHEDULE

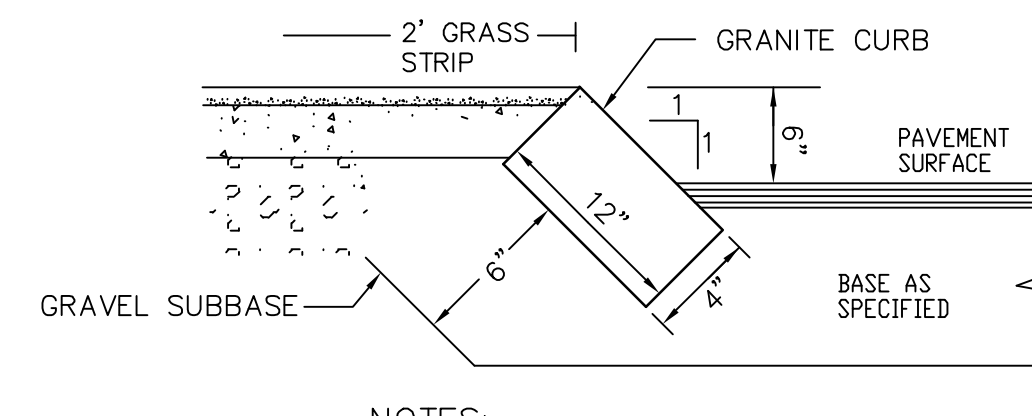
SIGN NUMBER	SIGN	SIZE OF SIGN WIDTH HEIGHT	DESCRIPTION	MOUNT TYPE	MOUNT HEIGHT
R1-1	STOP	30" 30"	WHITE ON RED	CHANNEL	7'-0"
R2-1	SPEED LIMIT 20	18" 24"	BLACK ON WHITE	CHANNEL	7'-0"
W14-2	NO OUTLET	24" 24"	BLACK ON YELLOW	CHANNEL	7'-0"

PREPARED FOR:

BRIAN GRISET
26 CULLEN WAY
EXETER, NH 03833

BEALS ASSOCIATES PLLC

PERMEABLE SAND (1" O MAX)
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX: 603-583-4863

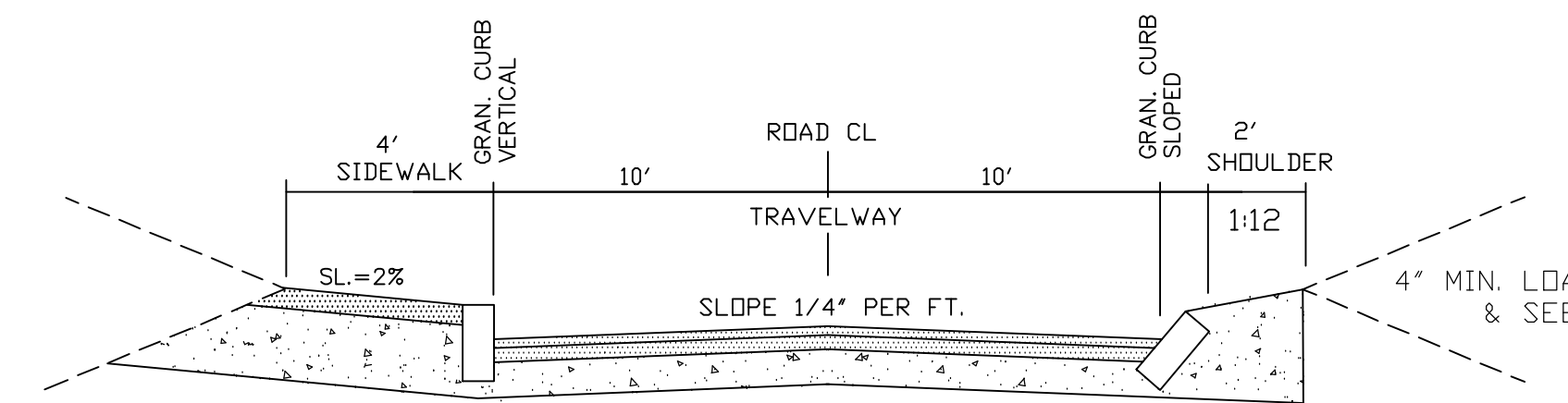


NOTES:

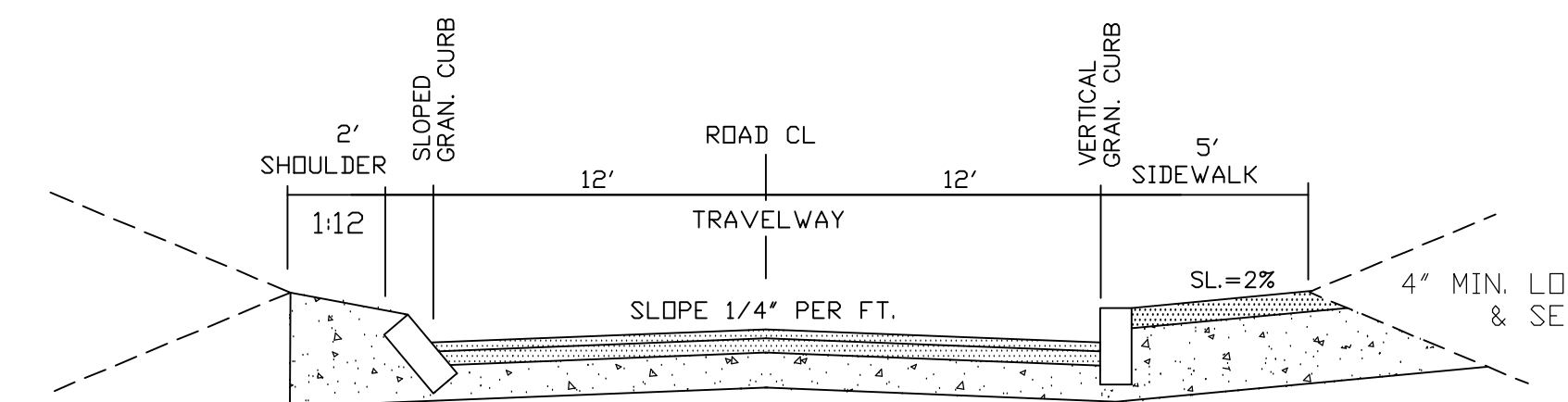
1. EDGING TO BE PLACED PRIOR TO PLACING TOP SURFACE COURSE.
2. JOINTS BETWEEN STONES SHALL BE MORTARED.
3. SALVAGE GRANITE CURBS ON-SITE AND RESET TO THE EXTENT POSSIBLE.

GRANITE SLOPE CURB DETAIL

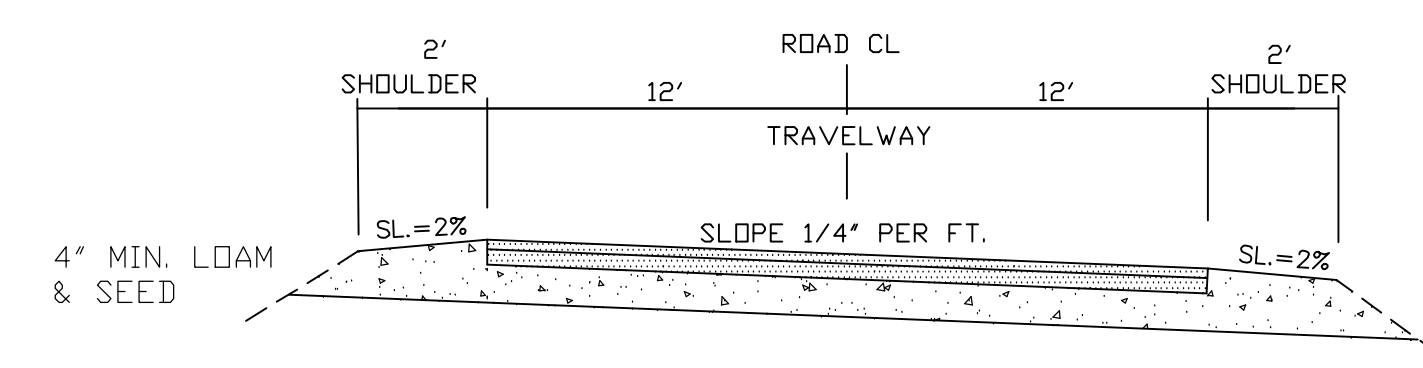
NOT TO SCALE



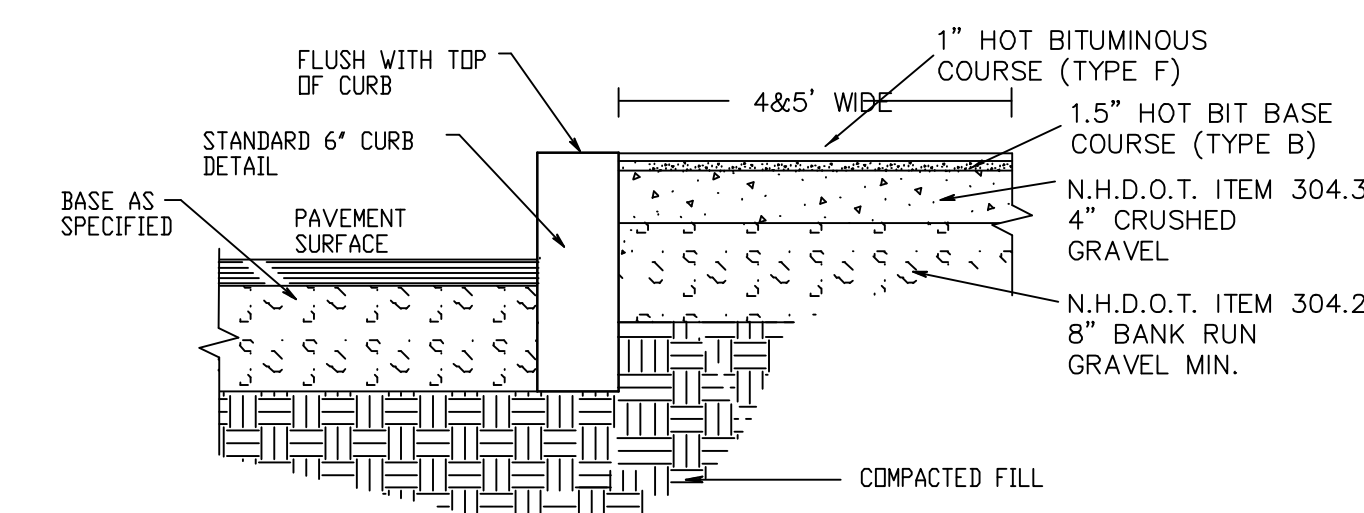
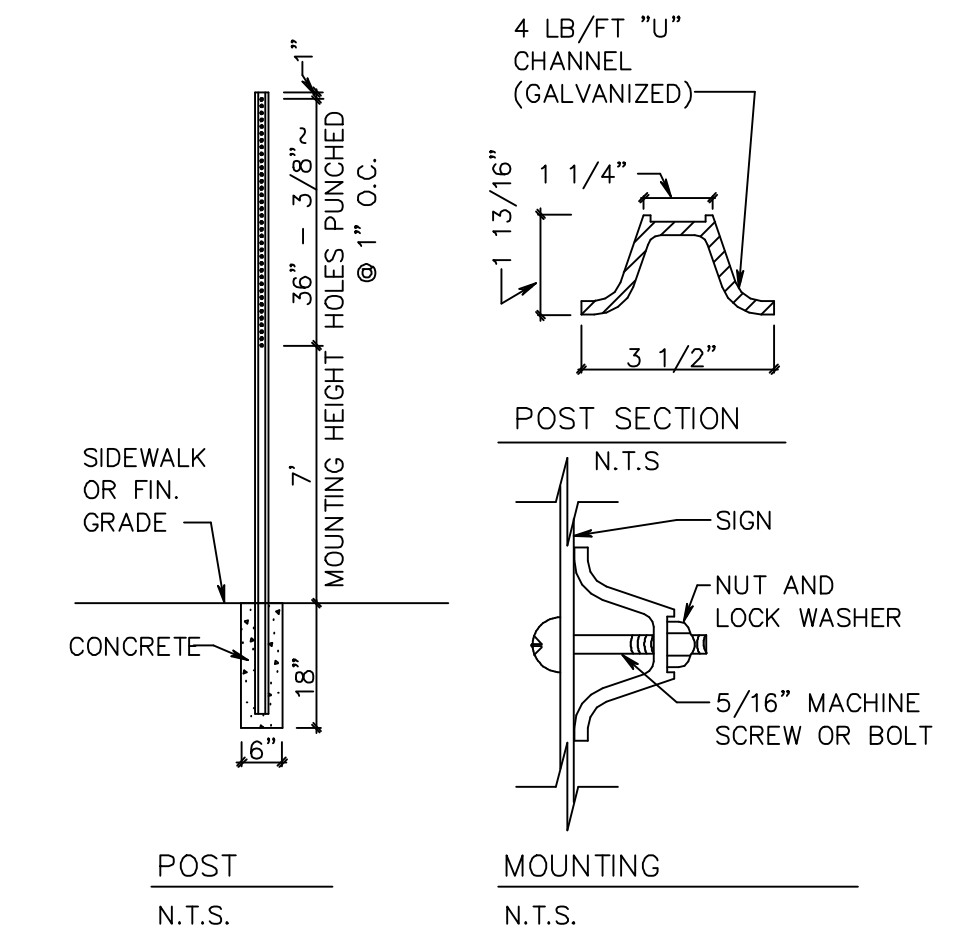
TYPICAL CROSS SECTION 0+00-3+2P5



TYPICAL CROSS SECTION 3+50-7+25



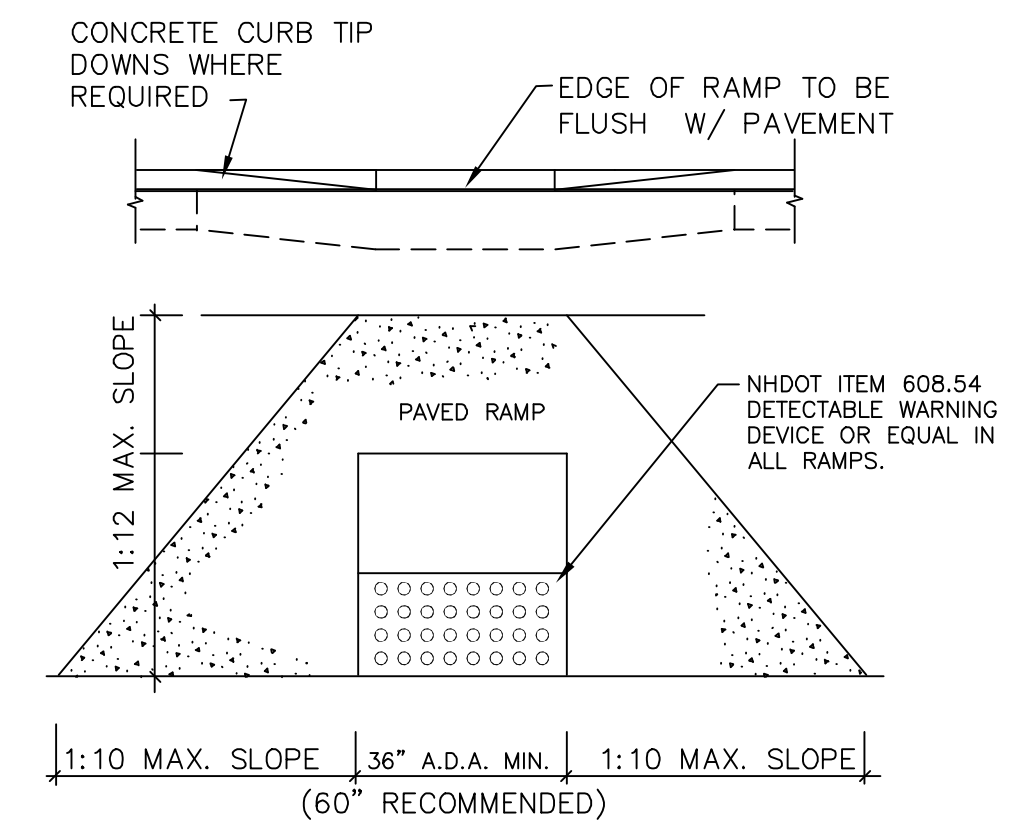
TYPICAL CROSS SECTION 7+25-10+50



VERT. GRANITE CURB/BIT. SIDEWALK DETAIL

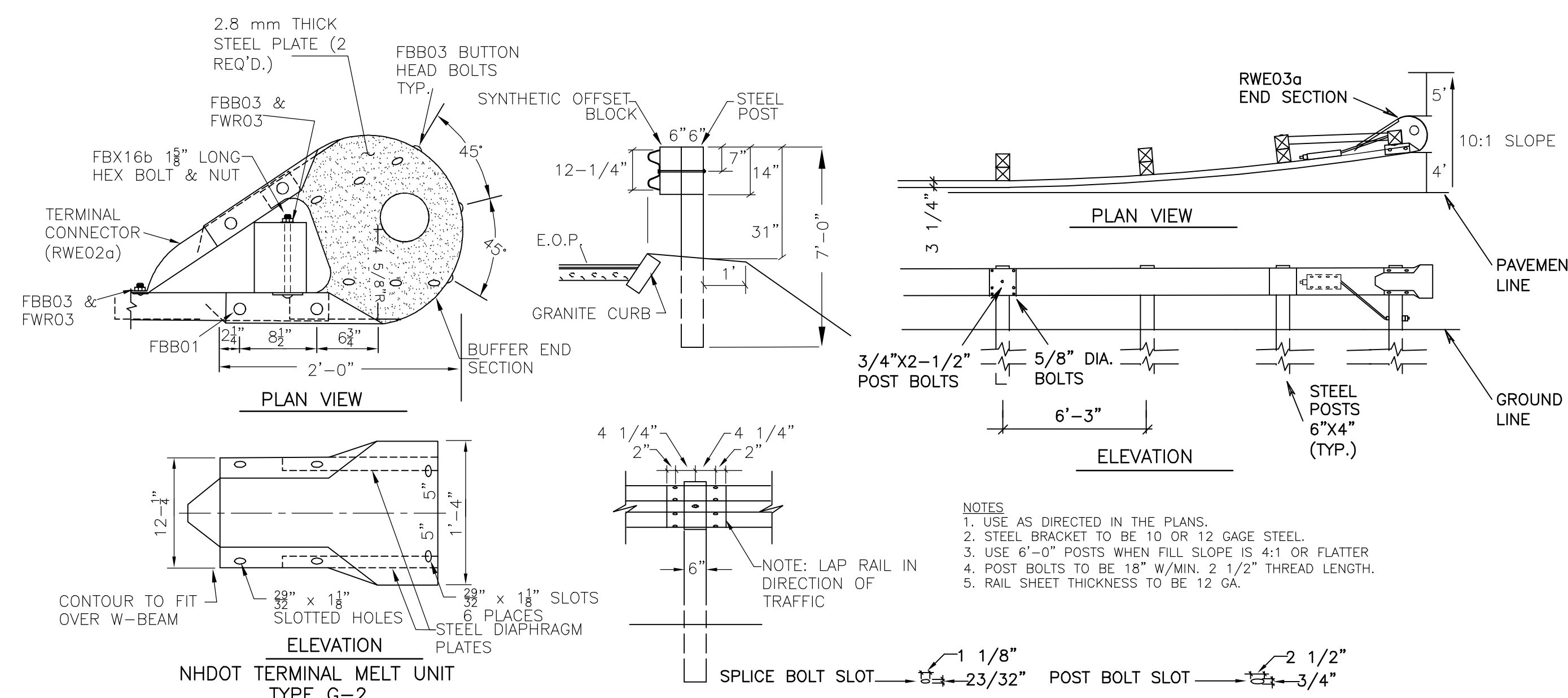
NOT TO SCALE

NOTE: GRAVEL SPECIFICATIONS FOR SIDEWALK ARE THE SAME FOR THE GRAVEL ACCESS PATHS.



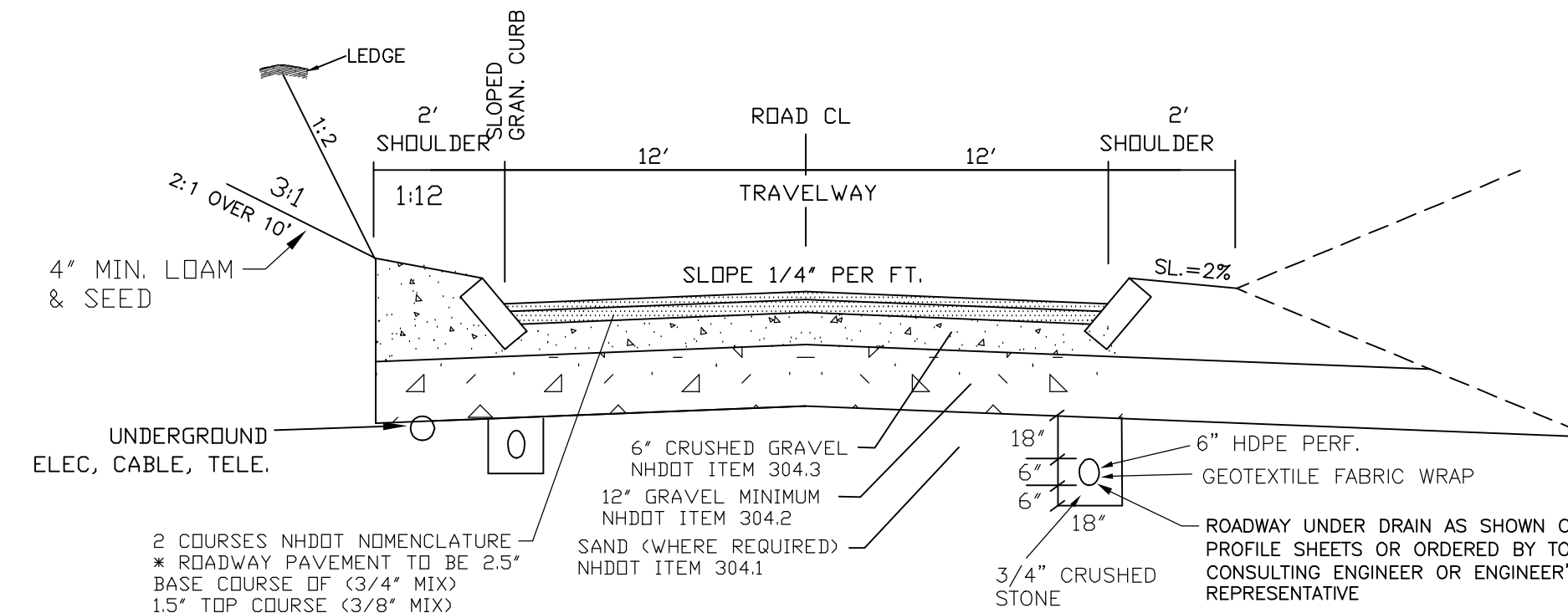
SIDEWALK RAMP DETAIL

NOT TO SCALE



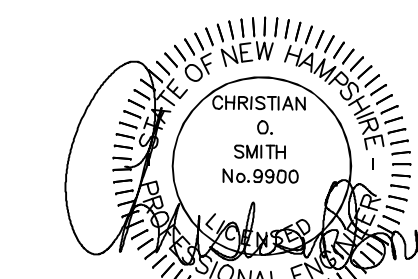
- NOTES:
1. USE AS DIRECTED IN THE PLANS.
 2. STEEL BRACKET TO BE 10 OR 12 GAGE STEEL.
 3. USE 6'-0" POSTS WHEN FILL SLOPE IS 4:1 OR FLATTER
 4. POST BOLTS TO BE 18" W/MIN. 2 1/2" THREAD LENGTH.
 5. RAIL SHEET THICKNESS TO BE 12 GA.

BEAM GUARD RAIL STANDARD SECTION-WOOD POSTS



TYPICAL CROSS SECTION

ALL MATERIALS TO BE INSPECTED AND APPROVED BY TOWN ENGINEER AND MEET NHDOT STANDARDS.
TOWN MAY REQUIRE UNDERDRAIN OR ADDITIONAL DRAINAGE TO INCLUDE OVER EXCAVATION OF UNSUITABLE MATERIALS AND INSTALLATION OF GEOTEXTILE FABRIC. SEE ADDITIONAL NOTES ON DETAIL SHEETS.



CONSTRUCTION DETAILS

REVISED PER TRC & ENGINEERING REVIEW	4-12-21
REVISED PER TRC & YIELD PLAN APPROVAL	3-15-21
REVISIONS:	DATE:

PLAN FOR:
RESIDENTIAL DEVELOPMENT
TAMARIND LANE
EXETER, NH

DATE:	JAN. 2020	SCALE:	NTS
PROJ. NO.:	NH-1154.1	SHEET NO.:	15 OF 19

NOTES

1) IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY BY THE COMMISSION FOR THE INTENDED SERVICE SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES MAY BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT, WITH ADEQUATE JOINTING. IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H=20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE, CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.

2) BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED.

3) PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478

4) LEAKAGE TEST:

A) ALL NEW SEWERS, MANHOLES AND FORCE MAINS SHALL BE TESTED FOR WATER TIGHTNESS BY THE USE OF EITHER WATER OR LOW-PRESSURE AIR TESTS.

(B) LOW-PRESSURE AIR TESTING SHALL BE IN CONFORMANCE WITH THE FOLLOWING TESTING STANDARDS IN EFFECT AT THE TIME THE TEST IS CONDUCTED:

- (1) ASTM F1417 "STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW-PRESSURE AIR", AVAILABLE AS NOTED IN APPENDIX D; OR
- (2) UNI-BELL PVC PIPE ASSOCIATION UNI-B-6, "LOW-PRESSURE AIR TESTING OF INSTALLED SEWER PIPE", AVAILABLE AS NOTED IN APPENDIX D.

(C) ALL NEW GRAVITY SEWERS SHALL BE:

- (1) CLEANED AND VISUALLY INSPECTED USING A LAMP TEST AND BY INTRODUCING WATER TO DETERMINE THAT THERE IS NO STANDING WATER IN THE SEWER; AND
- (2) TRUE TO LINE AND GRADE FOLLOWING INSTALLATION AND PRIOR TO USE.

(D) ALL PLASTIC SEWER PIPE SHALL BE VISUALLY INSPECTED AND DEFLECTION TESTED NOT LESS THAN 30 DAYS NOR MORE THAN 90 DAYS FOLLOWING INSTALLATION.

(E) THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5% PERCENT OF AVERAGE INSIDE DIAMETER. A RIGID BALL OR MANDREL WITH A DIAMETER OF AT LEAST 95% OF THE AVERAGE INSIDE PIPE DIAMETER SHALL BE USED FOR TESTING PIPE DEFLECTION. THE DEFLECTION TEST SHALL BE CONDUCTED WITHOUT MECHANICAL PULLING DEVICES.

ENV-WQ 704.17 MANHOLES: TESTING.

(A) MANHOLES SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST IN ACCORDANCE WITH THE ASTM C1244 STANDARD IN EFFECT WHEN THE TESTING IS PERFORMED, AVAILABLE AS NOTED IN APPENDIX D. A MANHOLE MAY BE BACKFILLED PRIOR TO PERFORMING A VACUUM TEST, BUT IF THE MANHOLE FAILS THE VACUUM TEST, BACKFILL SHALL BE REMOVED SO REPAIRS TO THE MANHOLE CAN BE MADE FROM THE OUTSIDE OF THE MANHOLE PRIOR TO RETESTING.

(B) THE MANHOLE VACUUM TEST SHALL CONFORM TO THE FOLLOWING:

- (1) THE INITIAL VACUUM GAUGE TEST PRESSURE SHALL BE 10 INCHES HG; AND
- (2) THE MINIMUM ACCEPTABLE TEST HOLD TIME FOR A 1-INCH HG PRESSURE DROP TO 9 INCHES HG SHALL BE:
 - A. NOT LESS THAN 2 MINUTES FOR MANHOLES LESS THAN 10 FEET DEEP IN DEPTH;
 - B. NOT LESS THAN 2.5 MINUTES FOR MANHOLES 10 TO 15 FEET DEEP; AND
 - C. NOT LESS THAN 3 MINUTES FOR MANHOLES MORE THAN 15 FEET DEEP;

(C) THE MANHOLE SHALL BE REPAIRED AND RETESTED IF THE TEST HOLD TIMES FAIL TO ACHIEVE THE ACCEPTANCE LIMITS SPECIFIED IN (B), ABOVE.

(D) INVERTS AND SHELVES SHALL NOT BE INSTALLED UNTIL AFTER SUCCESSFUL TESTING IS COMPLETED.

(E) IMMEDIATELY FOLLOWING COMPLETION OF THE LEAKAGE TEST, THE FRAME AND COVER SHALL BE PLACED ON THE TOP OF THE MANHOLE OR SOME OTHER MEANS USED TO PREVENT ACCIDENTAL ENTRY BY UNAUTHORIZED PERSONS, CHILDREN, OR ANIMALS, UNTIL THE CONTRACTOR IS READY TO MAKE FINAL ADJUSTMENT TO GRADE.

(B) MATERIALS OF CONSTRUCTION FOR MANHOLE GRADE ADJUSTMENT SHALL BE AS FOLLOWS:

- (1) GRADE ADJUSTMENT RINGS SHALL BE CONSTRUCTED WITH EITHER GRADE SS HARD BRICK THAT HAS BEEN CERTIFIED BY ITS MANUFACTURER AS MEETING THE ASTM C32 STANDARD IN EFFECT AT THE TIME THE BRICK WAS MANUFACTURED OR REINFORCED CONCRETE MEETING THE REQUIREMENTS OF THIS SECTION;
- (2) GRADE ADJUSTMENT RINGS SHALL:
 - A. BE SIZED TO THE OPENING OF THE MANHOLE; AND
 - B. NOT OBSTRUCT THE ACCESS TO THE MANHOLE.

(C) MORTAR USED IN MANHOLE CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:

- (1) MORTAR SHALL BE COMPOSED OF TYPE II PORTLAND CEMENT AND SAND WITH OR WITHOUT HYDRATED LIME ADDITION;
- (2) PROPORTIONS IN MORTAR OF PARTS BY VOLUMES SHALL BE AS SHOWN IN TABLE 704-4;
- (3) CEMENT SHALL BE TYPE II PORTLAND CEMENT THAT IS CERTIFIED BY ITS MANUFACTURER AS CONFORMING TO THE ASTM C150/C150M STANDARD IN EFFECT AT THE TIME THE CEMENT WAS MANUFACTURED;
- (4) HYDRATED LIME SHALL BE TYPE S THAT IS CERTIFIED BY ITS MANUFACTURER AS CONFORMING TO THE ASTM C207 STANDARD IN EFFECT AT THE TIME THE HYDRATED LIME WAS PROCESSED;
- (5) SAND SHALL CONSIST OF INERT NATURAL SAND THAT IS CERTIFIED BY ITS SUPPLIER AS CONFORMING TO THE ASTM C33 STANDARD IN EFFECT AT THE TIME THE SAND IS PROCESSED BY "STANDARD SPECIFICATIONS FOR CONCRETE, FINE AGGREGATES".

6) FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN EQUAL TO CLASS 30 AND CERTIFIED BY THEIR MANUFACTURER AS COMPLYING WITH ASTM A48 AND PROVIDE A 30 INCH DIA. CLEAR OPENING. THE WORD "SEWER" OR "DRAIN" SHALL BE CAST INTO THE CENTER OF THE UPPER FACE OF EACH COVER WITH RAISED, 3" LETTERS.

7) BEDDING: MINIMUM 12" SAND BLANKET. (SAND BLANKET MATERIAL SHALL BE GRADED SAND, FREE FROM ORGANIC MATERIALS, GRADED SUCH THAT 100 PERCENT PASSES A 1/2-INCH SIEVE AND A MAXIMUM OF 15 PERCENT PASSES A #200 SIEVE) AND REMAINING FILL AS SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL AND MEETING ASTM C-33 STONE SIZE No. 67

100%	PASSING	1 INCH SCREEN
90-100%	PASSING	3/4 INCH SCREEN
20-50%	PASSING	3/8 INCH SCREEN
0-10%	PASSING	No. 4 SIEVE
0-5%	PASSING	No. 8 SIEVE

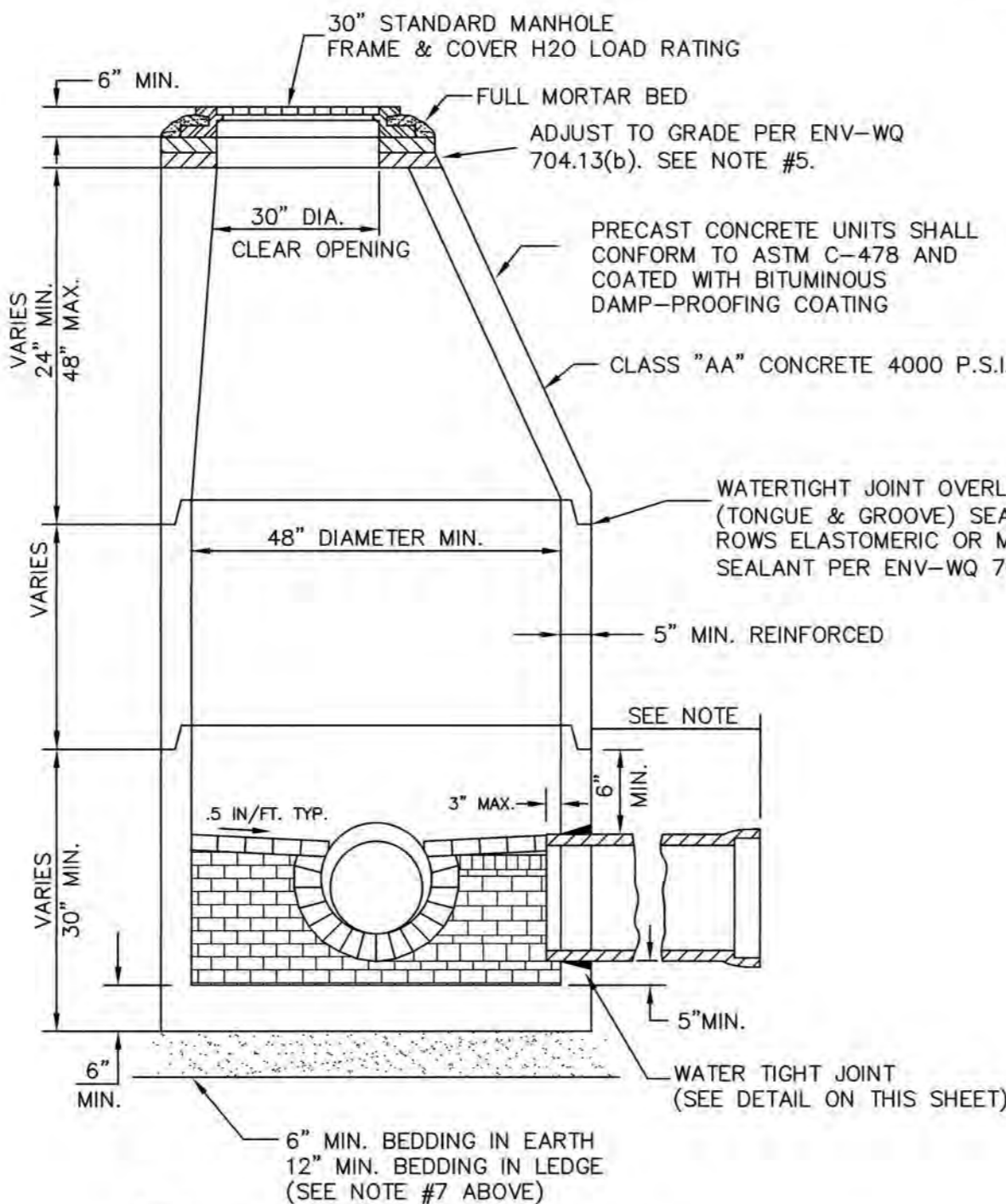
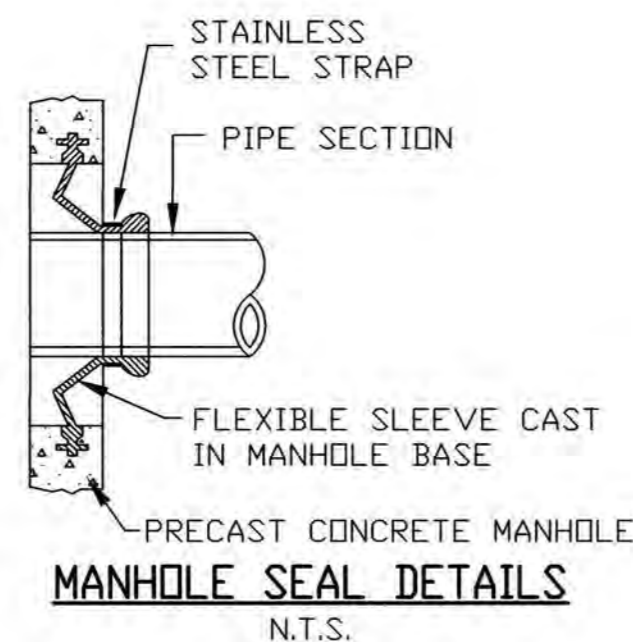
WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, GRADED SCREENED GRAVEL OR CRUSHED STONE 3/4 INCH TO 1-1/2 INCH SHALL BE USED.

8) FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES:

P.V.C. PIPE - ALL SIZES - 48"

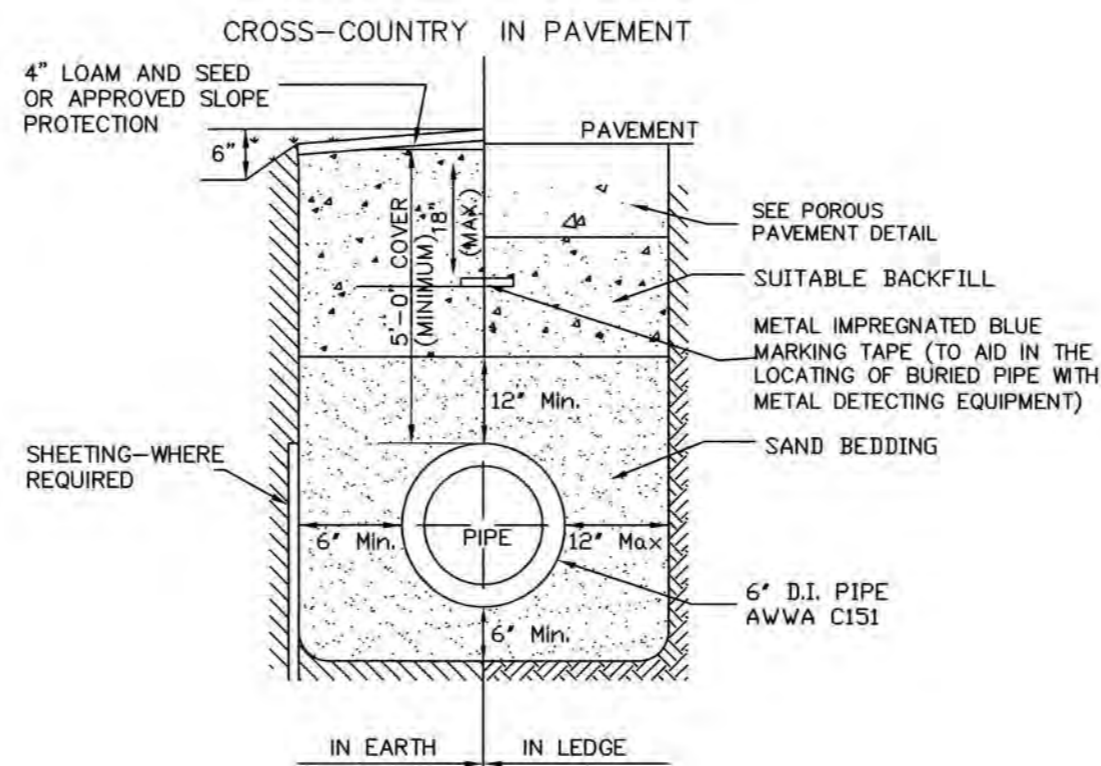
9) CONTRACTOR SHALL PLACE 2" WIDE METAL WIRE IMPREGNATED GREEN PLASTIC WARNING TAPE OVER ENTIRE LENGTH OF ALL GRAVITY SEWERS.

10) STEPS INSIDE THE MANHOLE ARE PROHIBITED; AN ENERGY DISSIPATOR IS REQUIRED FOR A FORCE MAIN ENTERING THE SEWER MANHOLE.



NOTE:

TYPE OF PIPE	SIZE	MAX. DISTANCE TO FIRST JOINT
R.C.P. C.I.	ALL	48"
V.C.	0-12"	18"
V.C.	> 12"	36"

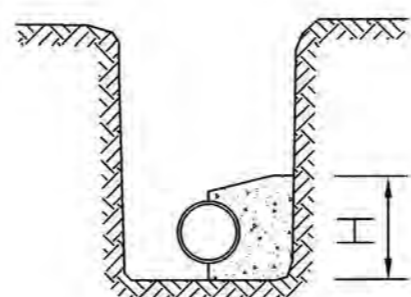


TYPICAL TRENCH DETAIL FOR WATER SYSTEM

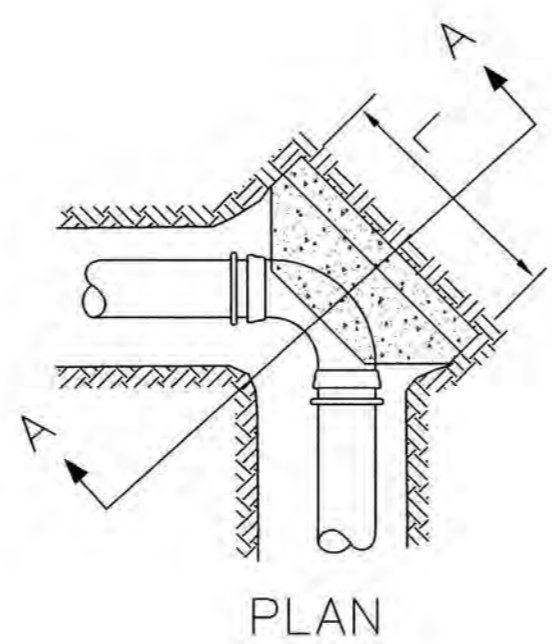
FOR WATER SYSTEM

PIPE DIA. (IN.)	TEE				90° BEND OR SUELL				45° BEND				22.5° BEND			
	H	L	H	L	H	L	H	L	H	L	H	L	H	L		
4" / 6"	1'-6"	1'-6"	1'-6"	2'-0"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"		
8"	2'-0"	2'-0"	2'-0"	3'-0"	1'-6"	2'-0"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"		
10"	2'-0"	3'-0"	2'-6"	3'-6"	2'-0"	2'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"		
12"	2'-6"	3'-6"	3'-0"	4'-0"	2'-0"	3'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"		
15"	3'-0"	4'-6"	3'-6"	5'-6"	3'-0"	3'-0"	3'-6"	2'-0"	2'-6"	2'-0"	2'-6"	2'-0"	2'-6"	2'-0"		
18"	4'-0"	5'-0"	4'-6"	6'-0"	3'-6"	4'-0"	4'-0"	4'-0"	4'-6"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"		
24"	5'-0"	7'-0"	6'-0"	8'-0"	4'-0"	6'-0"	4'-0"	4'-6"	4'-6"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"		

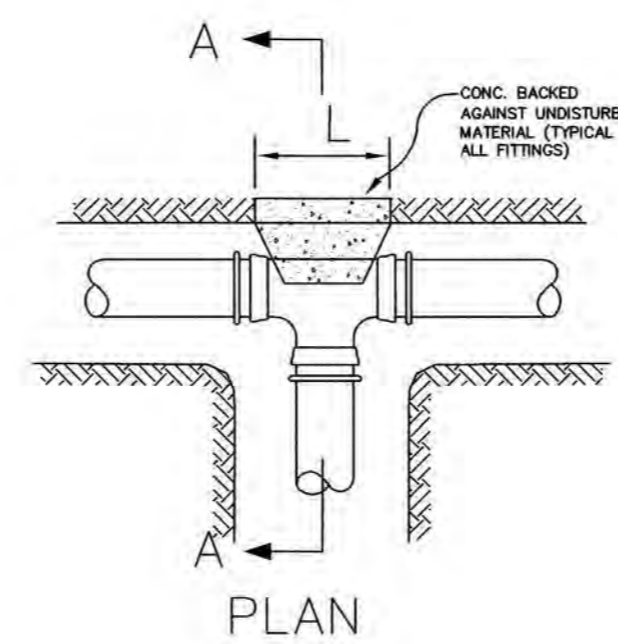
PIPING W/ MECHANICAL JOINT FITTINGS SHALL HAVE RETAINING GLANDS



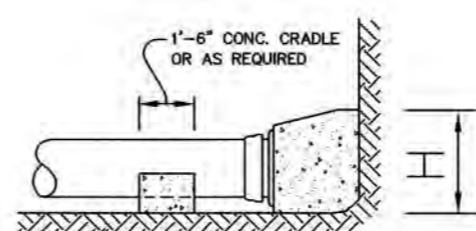
SECTION A-A



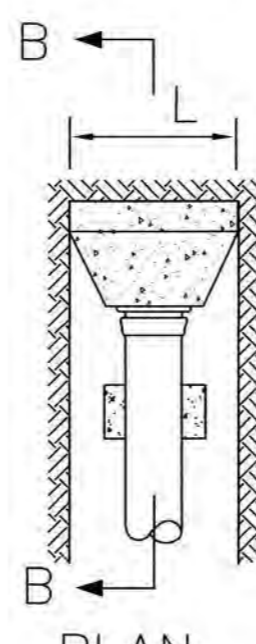
PLAN



PLAN



SECTION B-B



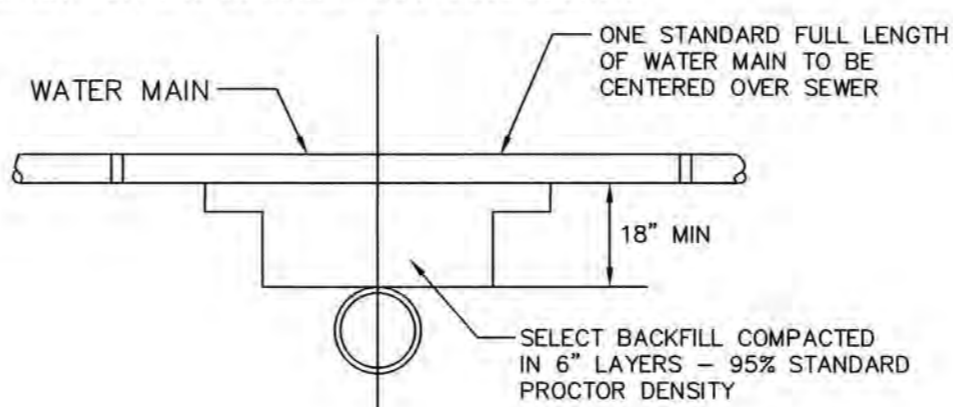
PLAN

THRUST BLOCK DETAILS

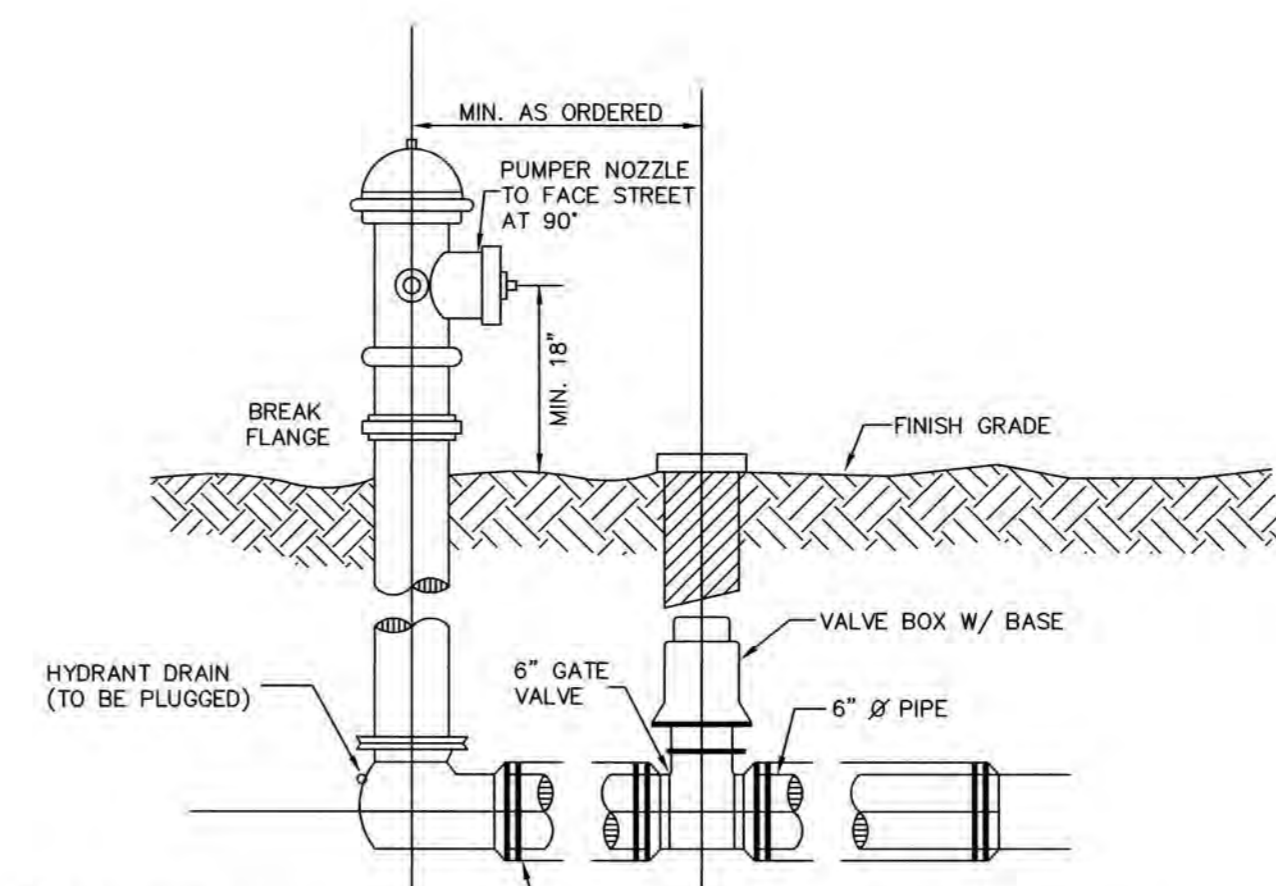
SEPARATION NOTES:

SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES (460 MM) BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO MAINTAIN LINE AND GRADE.

WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, ONE OF THE FOLLOWING METHODS MUST BE SPECIFIED:
 A. THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATER PIPE, AND SHALL BE PRESSURE TESTED AT 150 PSI (1034 KPA) TO ASSURE WATER TIGHTNESS.
 B. EITHER THE WATER MAIN OR THE SEWER LINE MAY BE ENCASED IN A WATER TIGHT CARRIER PIPE WHICH EXTENDS 10 FEET (3 M) ON BOTH SIDES OF THE CROSSING, MEASURED PERPENDICULAR TO THE WATER MAIN. THE CARRIER PIPE SHALL BE OF MATERIALS APPROVED BY THE REGULATORY AGENCY FOR USE IN WATER MAIN CONSTRUCTION.



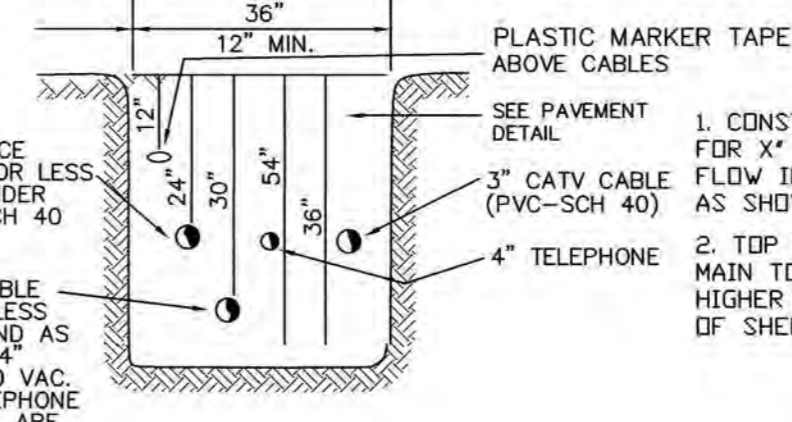
WATER/SEWER MAIN CROSSING



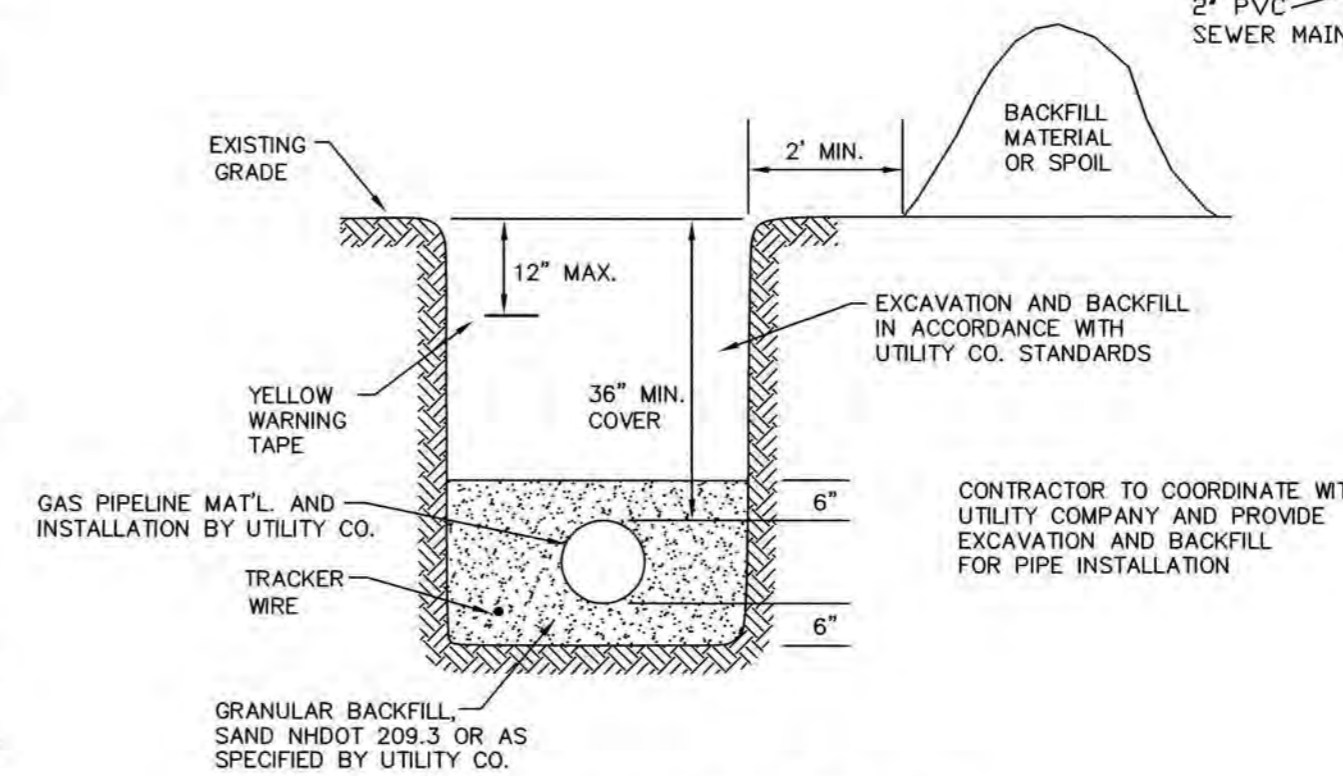
- NOTES:
- USE A VALVE ANCHORING TEE ON ALL HYDRANT BRANCHES.
 - ALL FITTINGS SHALL BE MEGALUG OR APPROVED EQUAL.
 - HYDRANTS SHALL BE YELLOW.

HYDRANT INSTALLATION DETAIL

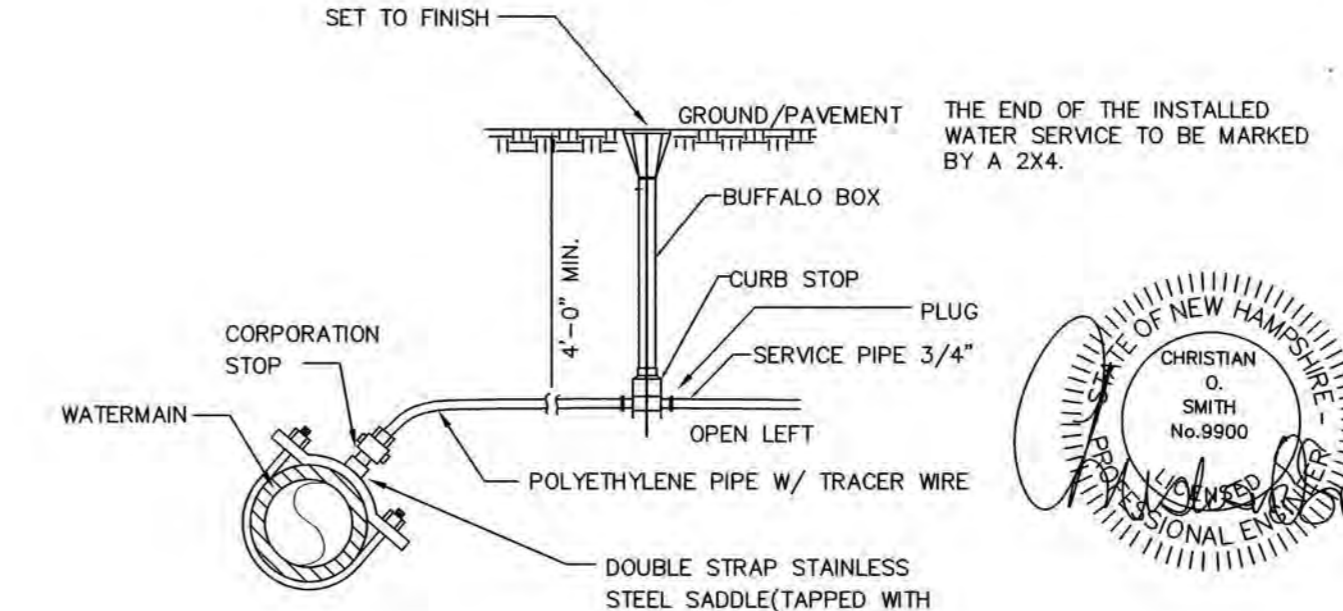
NOTE: ALL UTILITIES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE UTILITY COMPANY. SERVICE BOX CONNECTIONS SHALL BE "FLUSH MOUNT" TO GREATEST EXTENT POSSIBLE AND LOCATED AT PROPERTY LINE CORNERS.



UTILITY TRENCH DETAIL NOT TO SCALE



GAS TRENCH DETAIL

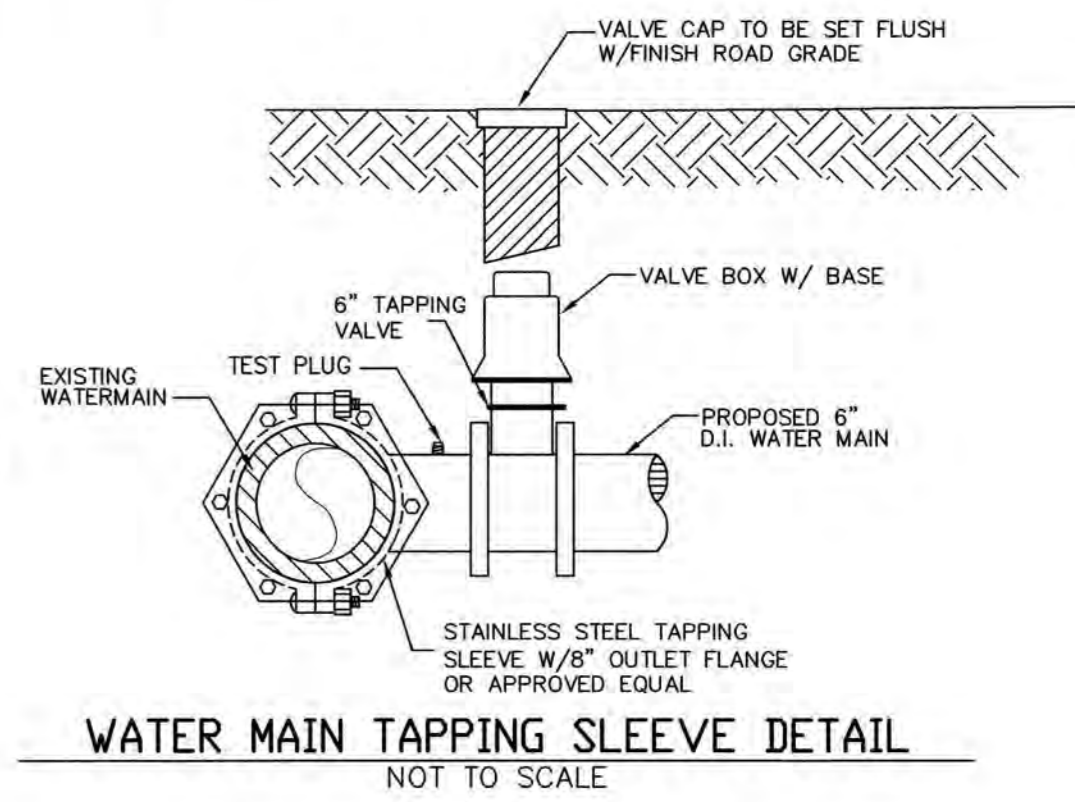


TYPICAL WATER SERVICE CONNECTION

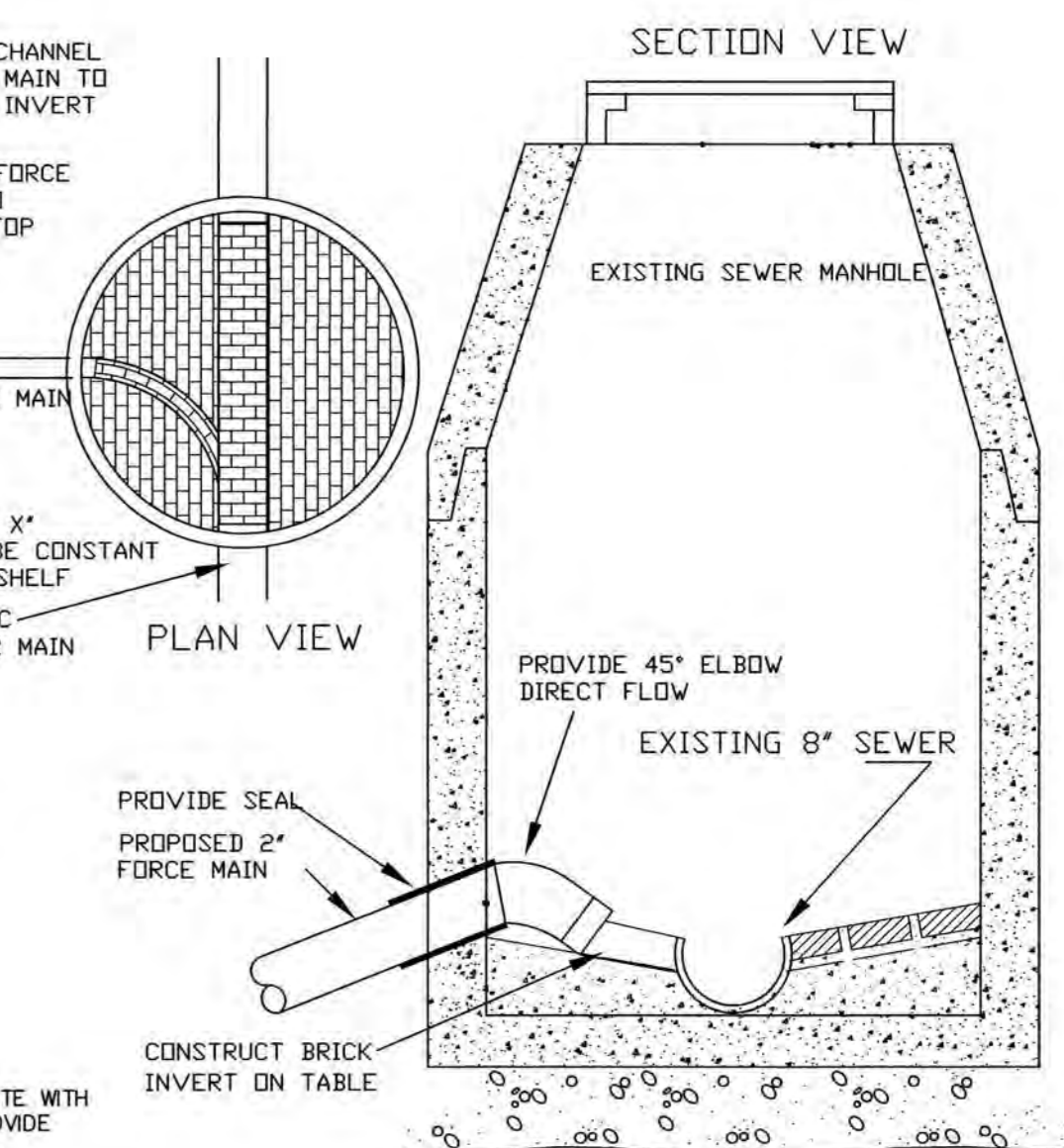
PREPARED FOR:

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



WATER MAIN TAPPING SLEEVE DETAIL NOT TO SCALE



SEWER MANHOLE DETAIL FOR CONSTRUCTION OF FORCE MAIN INTO AN EXISTING MANHOLE

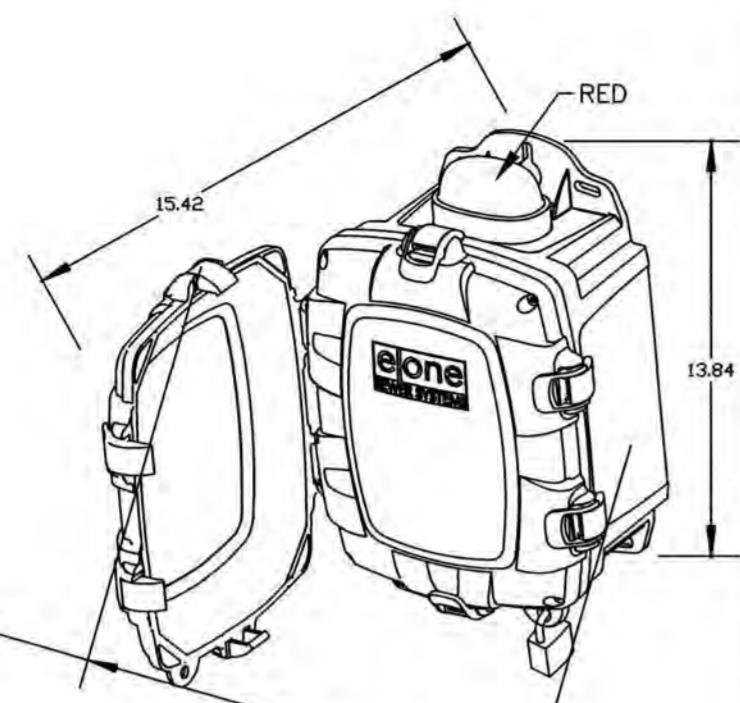
REVISED PER TRC & YIELD PLAN APPROVAL	3-15-21
REVISIONS:	DATE:

UTILITY DETAILS

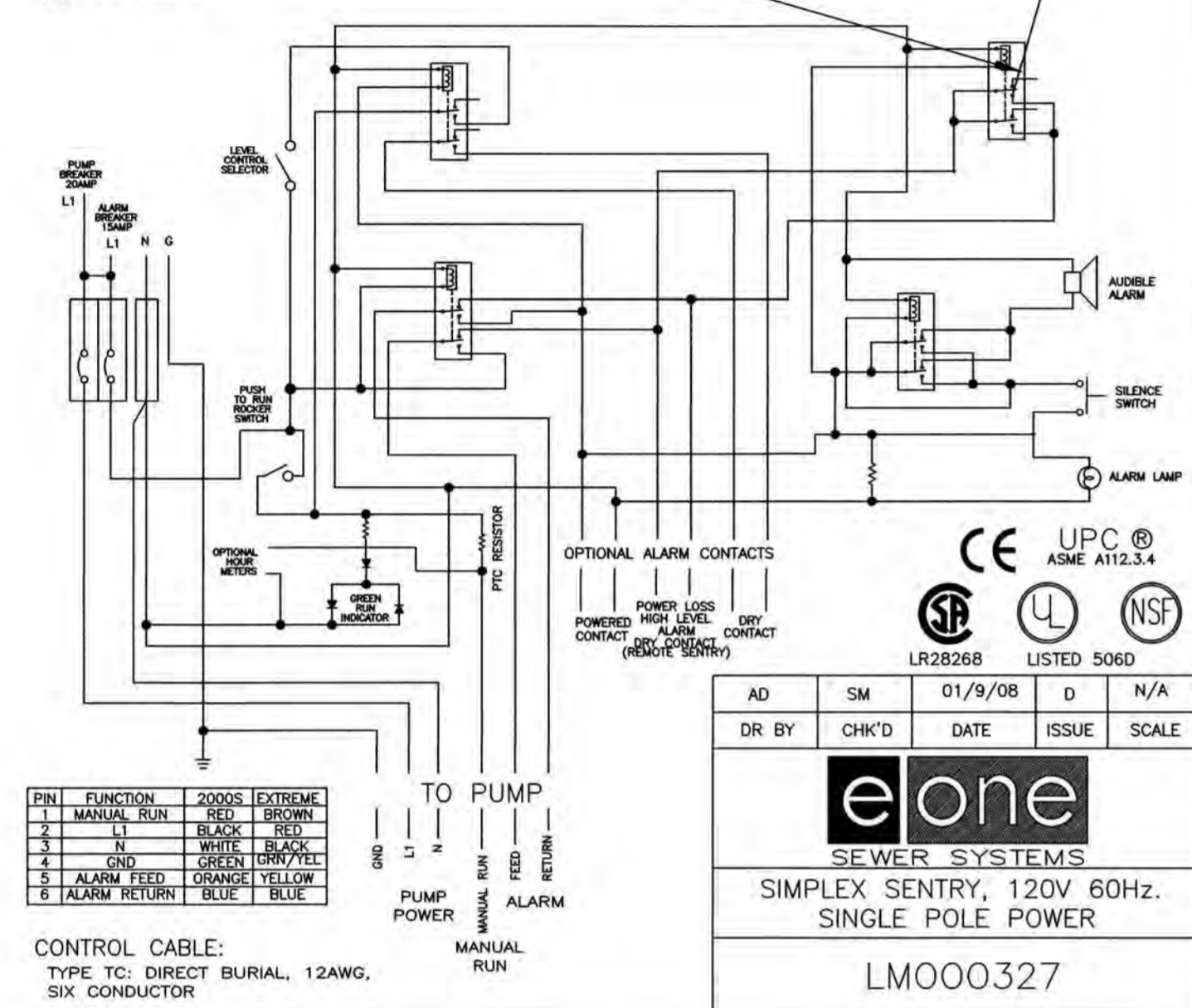
PLAN FOR:
 RESIDENTIAL DEVELOPMENT
 TAMARIND LANE
 EXETER, NH

DATE:	JAN. 2020	SCALE:	NTS
PROJ. NO.:	NH-1154.1	SHEET NO.:	16 OF 19

SIMPLEX SENTRY
 REDUNDANT RUN (HIGH LEVEL)
 EXTERNAL VISUAL & AUDIBLE ALARM
 EXTERNAL LATCHING MANUAL SILENCE
 MANUAL RUN
 PUMP RUN INDICATOR
 CONFORMAL COATED CIRCUIT BOARD
 PADLOCK
 NEMA 4X ENCLOSURE ASSEMBLY
 CORROSION PROOF THERMOPLASTIC
 POLYESTER APPROVED BY UL FOR
 ELECTRICAL CONTROL ENCLOSURE

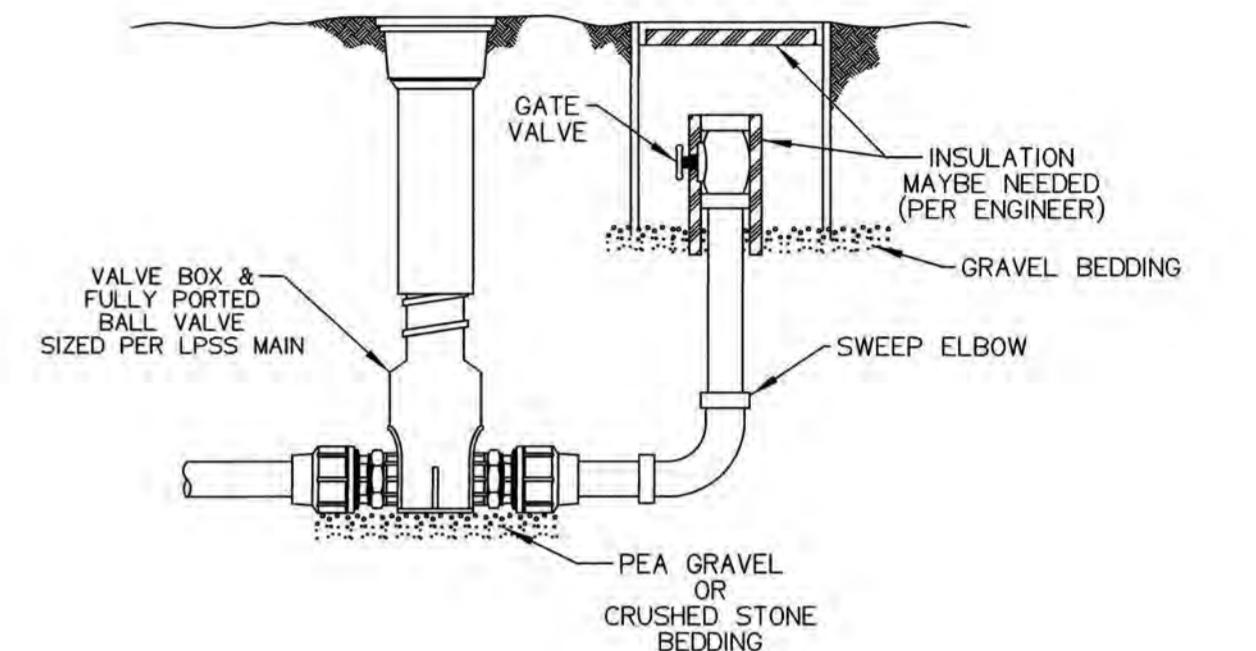
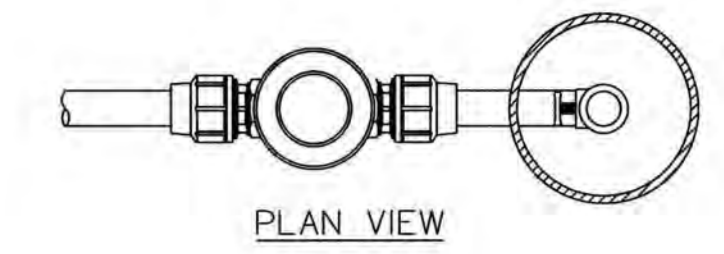
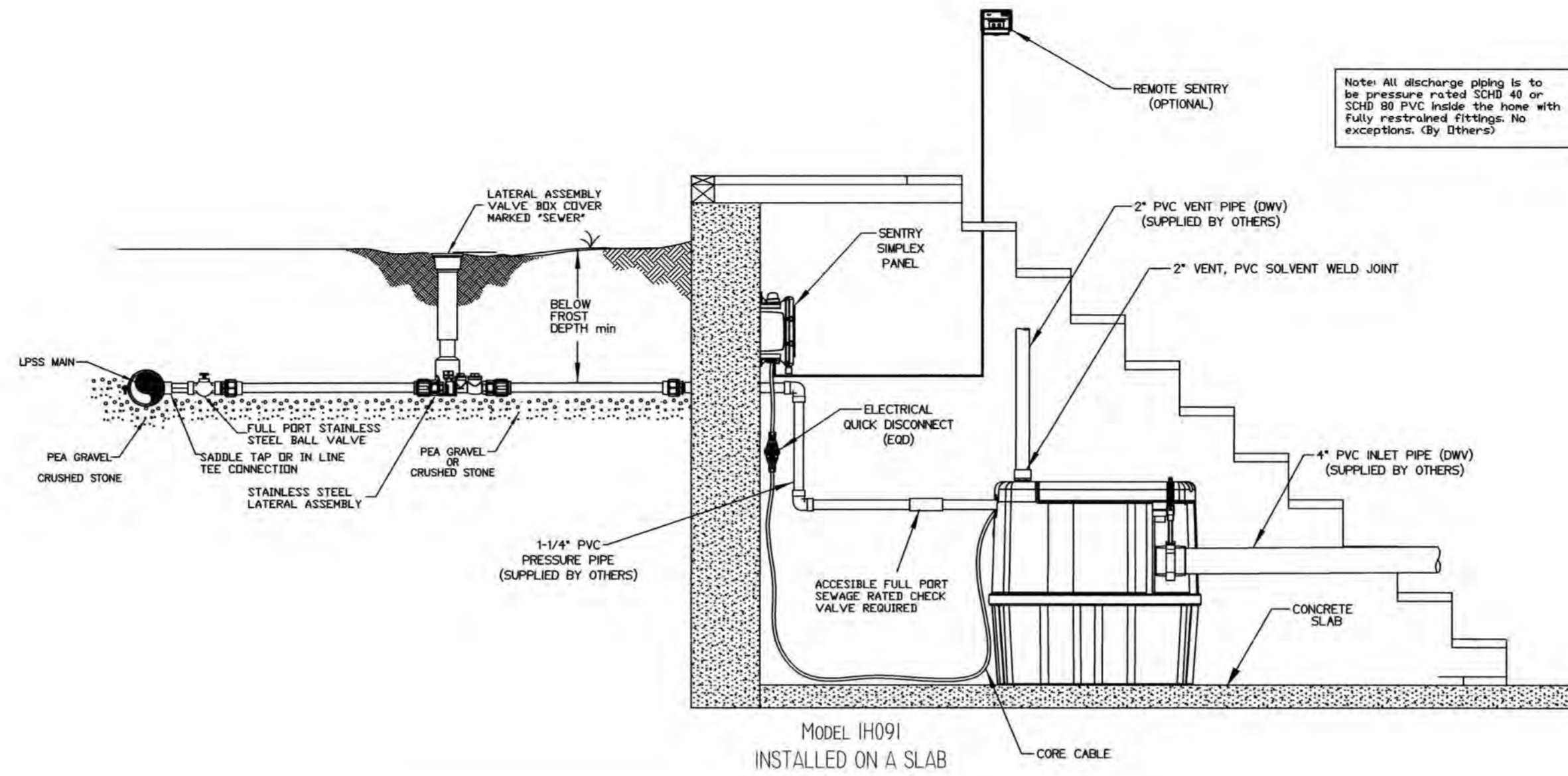


OPTIONS:
 ALARM CONTACTS
 HOUR METER

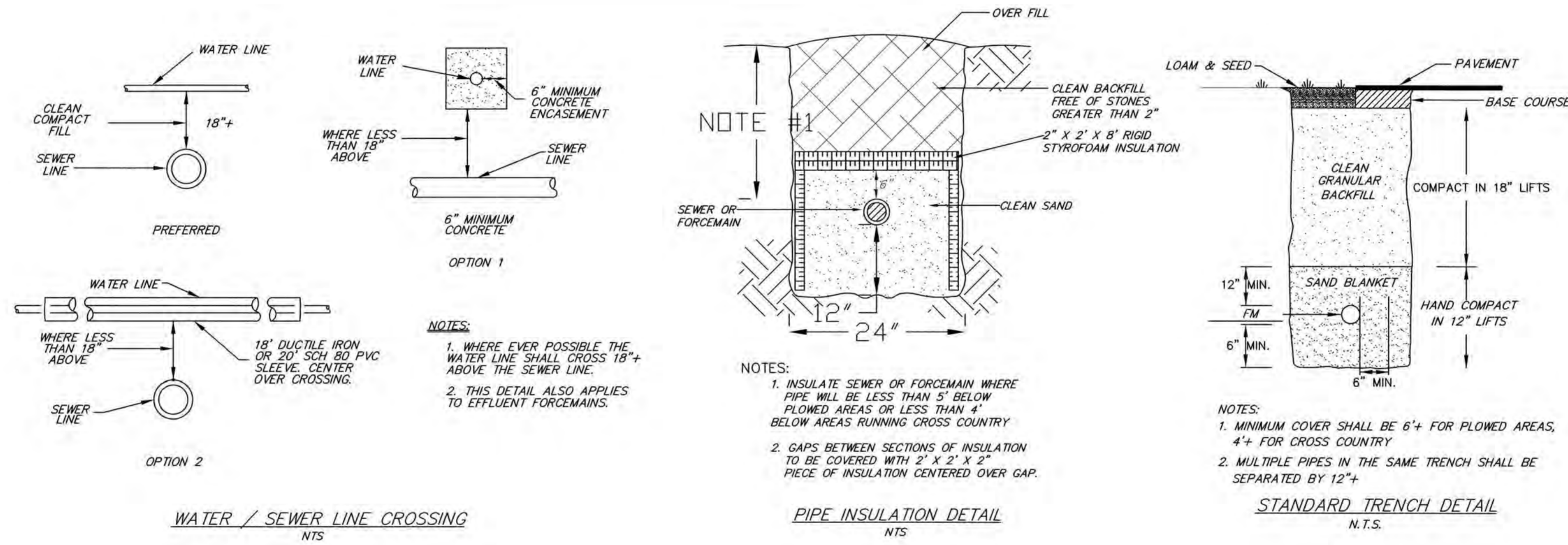


AD	SM	01/9/08	D	N/A
DR BY	CHK'D	DATE	ISSUE	SCALE

eone
 SEWER SYSTEMS
 SIMPLEX SENTRY, 120V 60Hz.
 SINGLE POLE POWER
 LM000327

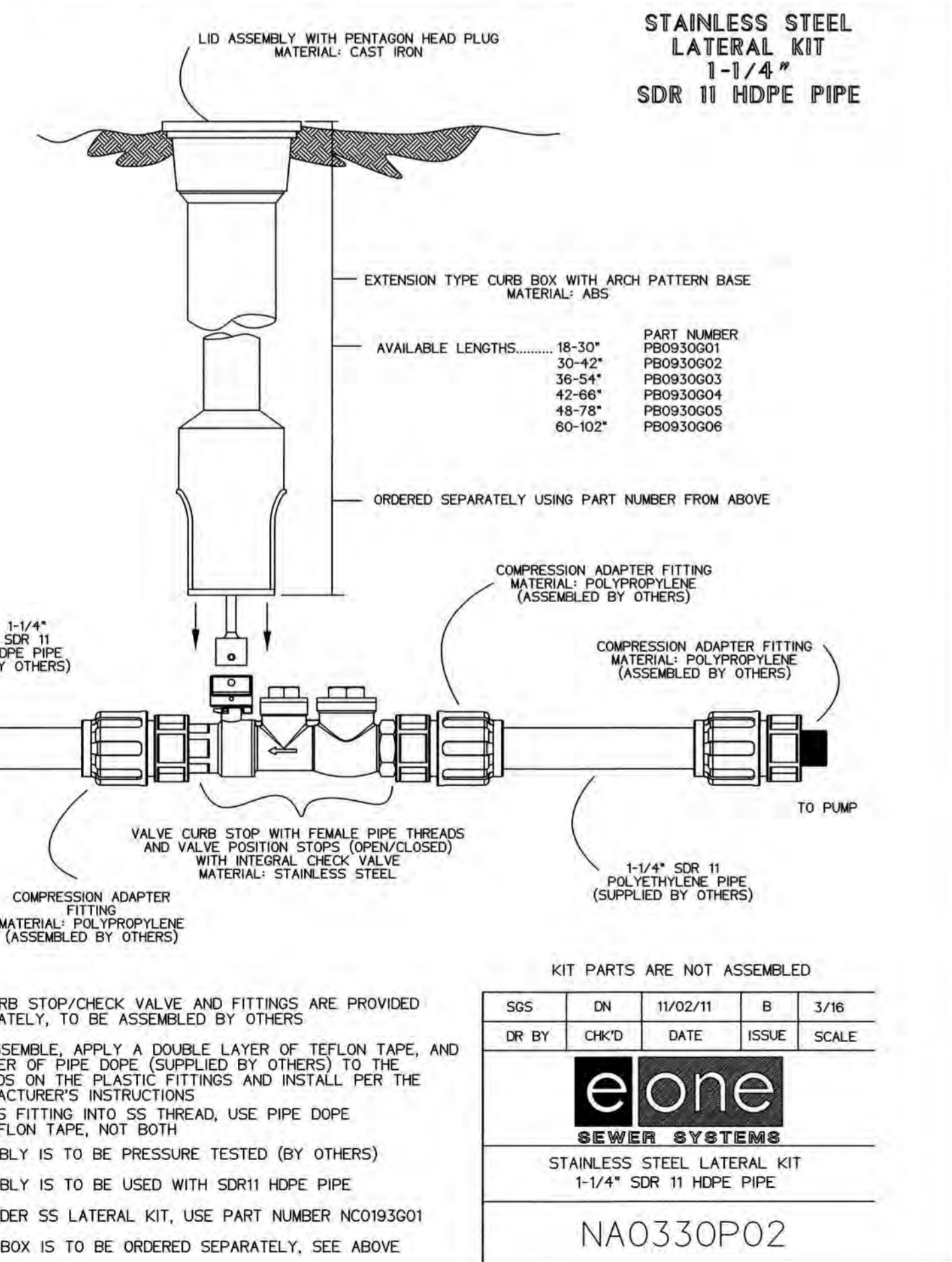


TYPICAL TERMINAL FLUSHING CONNECTION



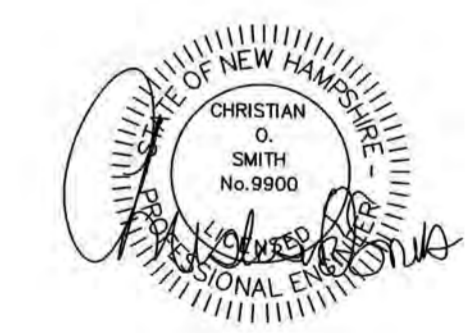
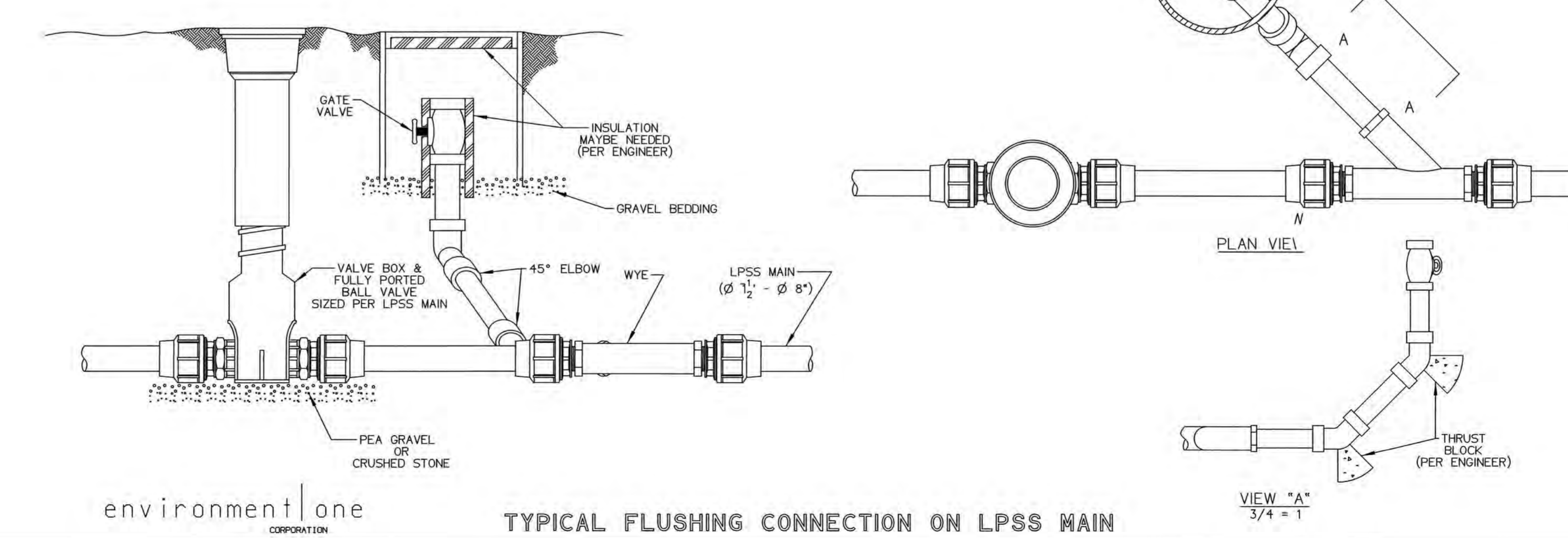
SGS	05-13-10	1	1/32
DR BY	CHK'D	DATE	ISSUE

eone
 SEWER SYSTEMS
 TYPICAL TERMINAL
 FLUSHING CONNECTION
 ESD 10-0094



SGS	DN	11/02/11	B	3/16
DR BY	CHK'D	DATE	ISSUE	SCALE

eone
 SEWER SYSTEMS
 STAINLESS STEEL LATERAL KIT
 1-1/4" SDR 11 HDPE PIPE
 NA0330P02

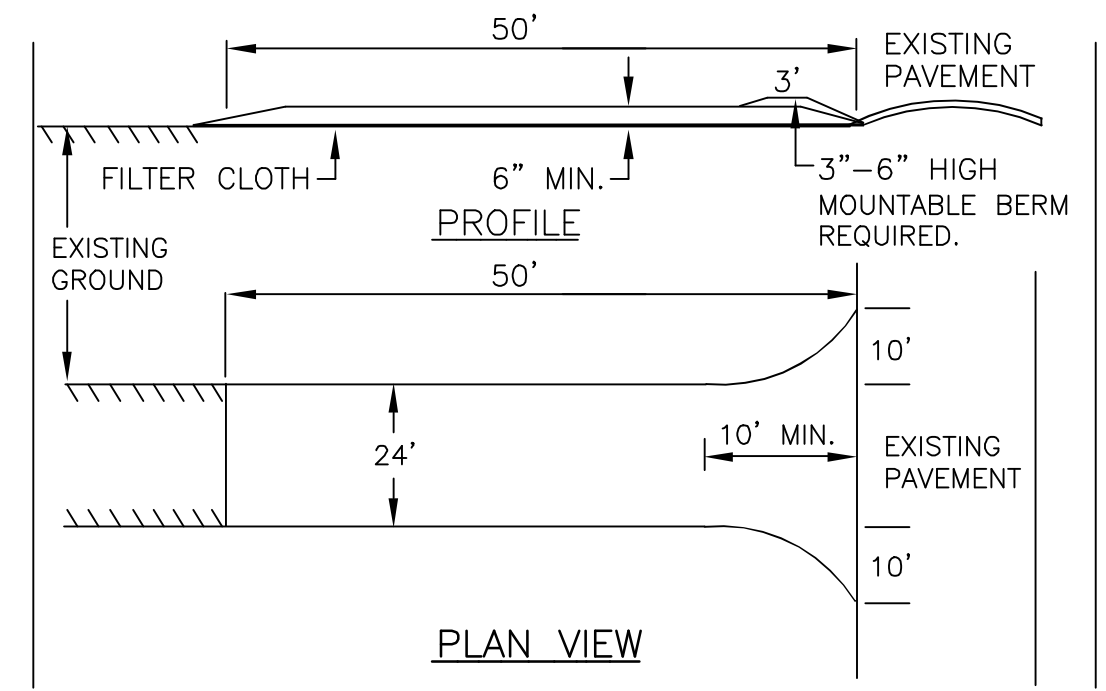
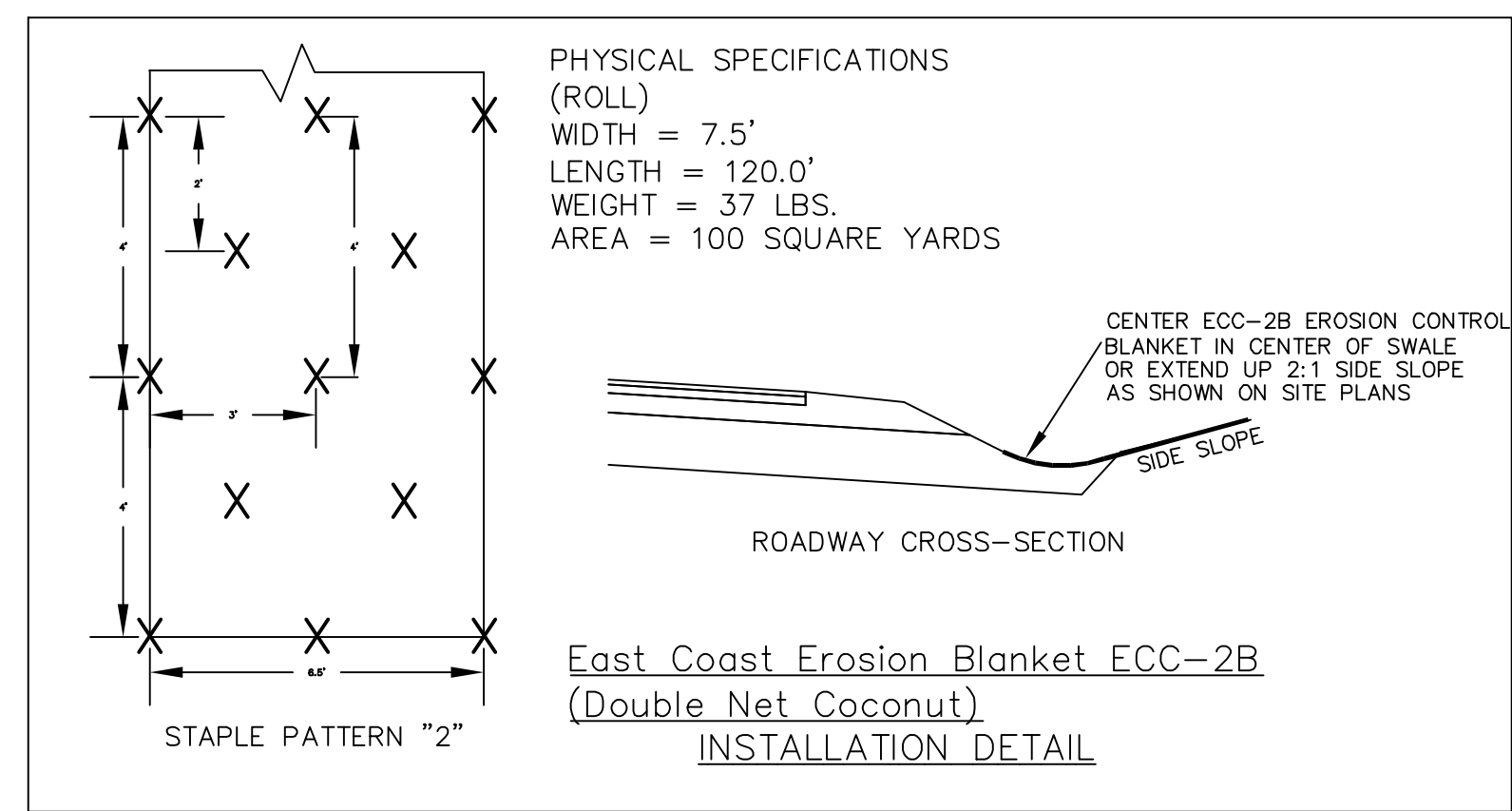


REVISIONS:	DATE:
EFFLUENT DISPOSAL DETAILS	
PLAN FOR: RESIDENTIAL DEVELOPMENT TAMARIND LANE EXETER, NH	
DATE:	JAN. 2020
SCALE:	NTS
PROJ. NO:	NH-1154.1
SHEET NO.:	17 OF 19

PREPARED FOR:

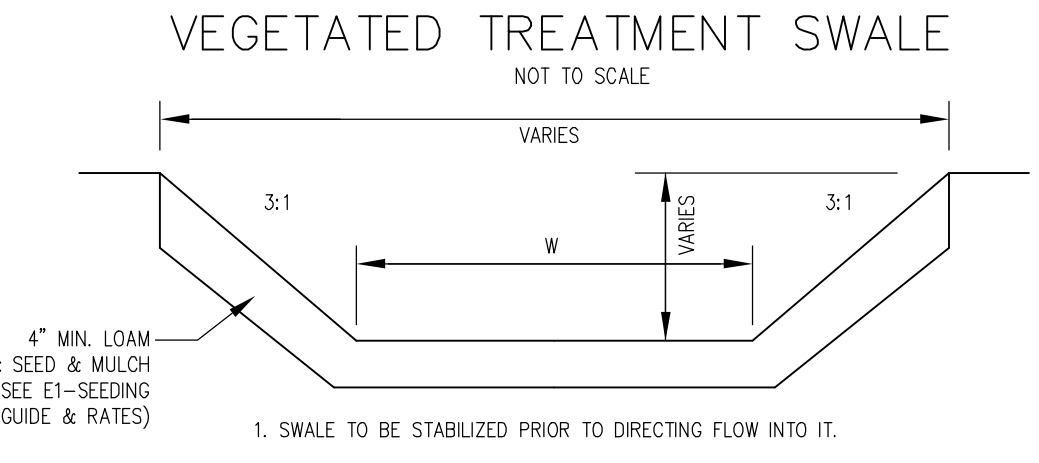
BRIAN GRISET
 26 CULLEN WAY
 EXETER, NH 03833

BEALS ASSOCIATES PLLC
 PERMEABLE SAND (1" O MAX)
 70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
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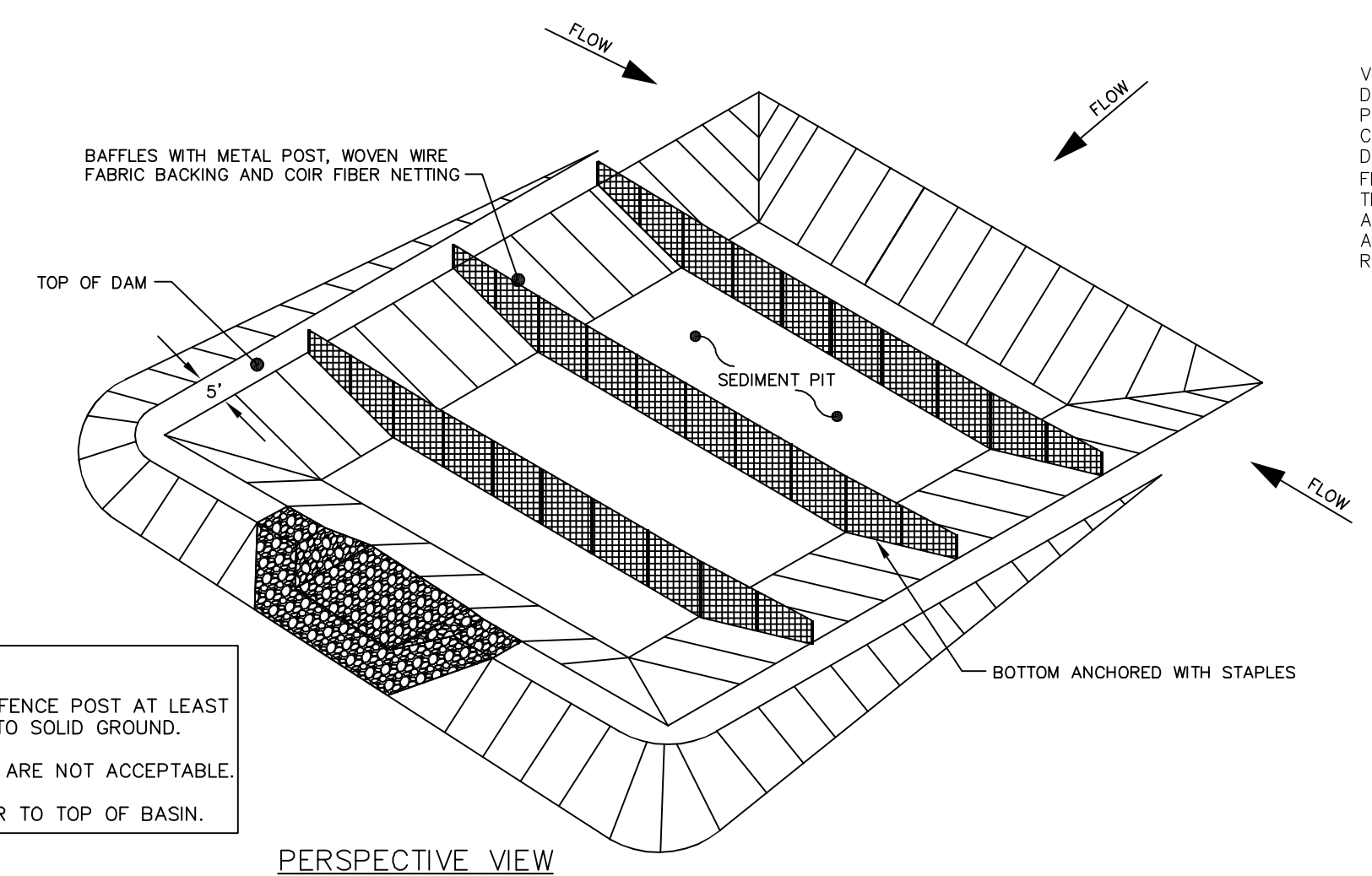
1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

STABILIZED CONSTRUCTION ENTRANCE

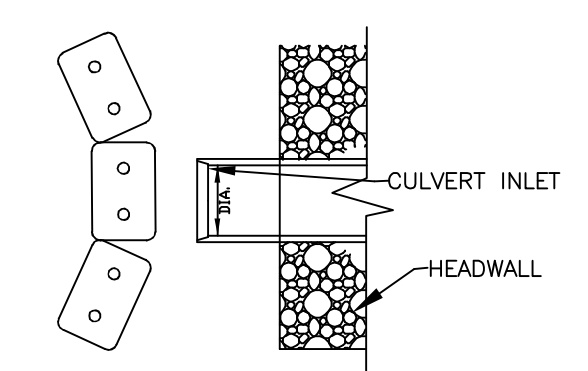


MAINTENANCE

VEGETATED CHANNELS DURING THE INITIAL ESTABLISHMENT PERIOD, FLOW SHOULD BE DIVERTED OUT OF THE CHANNEL IF AT ALL POSSIBLE TO ALLOW FOR A GOOD STAND OF GRASS. IF THIS IS NOT POSSIBLE USE MATTING. IN ANY CASE DURING THE ESTABLISHMENT PERIOD, THE CHANNEL SHOULD BE CHECKED PERIODICALLY TO DETERMINE IF THE GRASS IS STILL IN GOOD CONDITION AND IN PLACE. THE VEGETATION SHOULD BE FERTILIZED ON AN "AS-NEEDED" BASIS. THE CHANNEL SHOULD BE MOWED FREQUENTLY ENOUGH TO KEEP THE VEGETATION WOOLY AND TO CONTROL THE ENCROACHMENT OF WEEDS AND WOODY VEGETATION. AFTER THE VEGETATION HAS BECOME ESTABLISHED, THE CHANNEL SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO SEE IF DAMAGE HAS OCCURRED. ANY DAMAGED AREAS SHOULD BE REPAIRED AND RE-VEGETATED IMMEDIATELY.



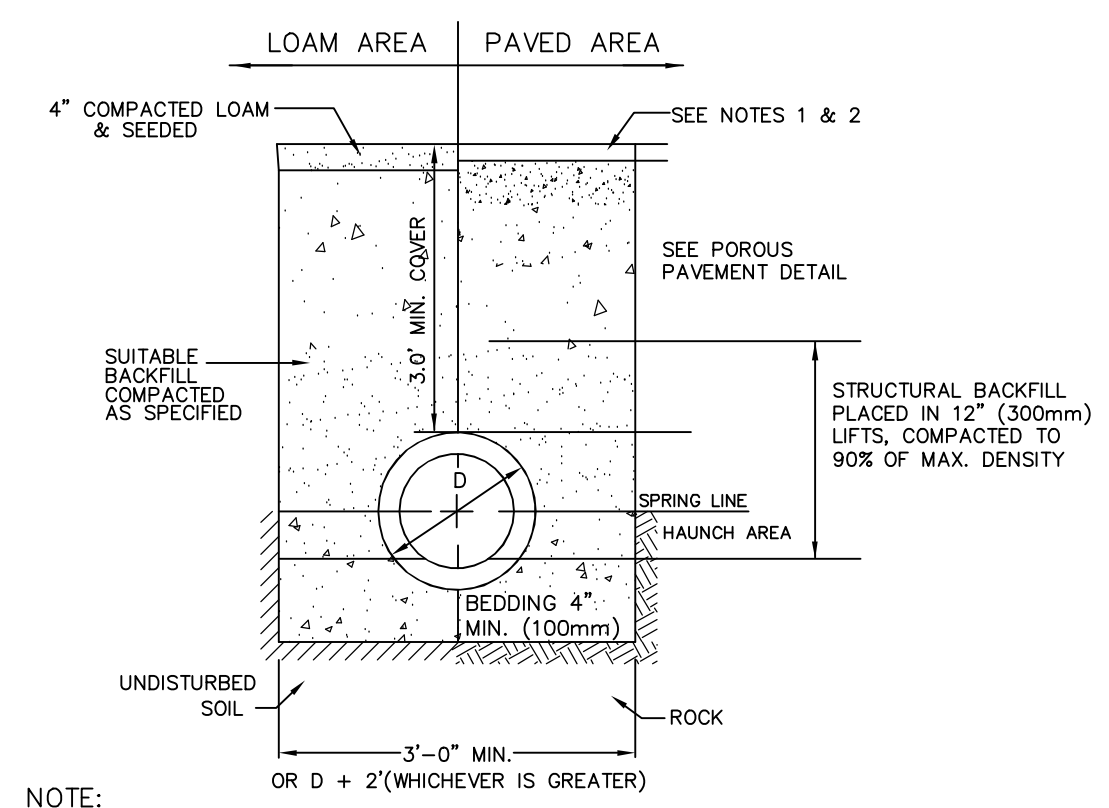
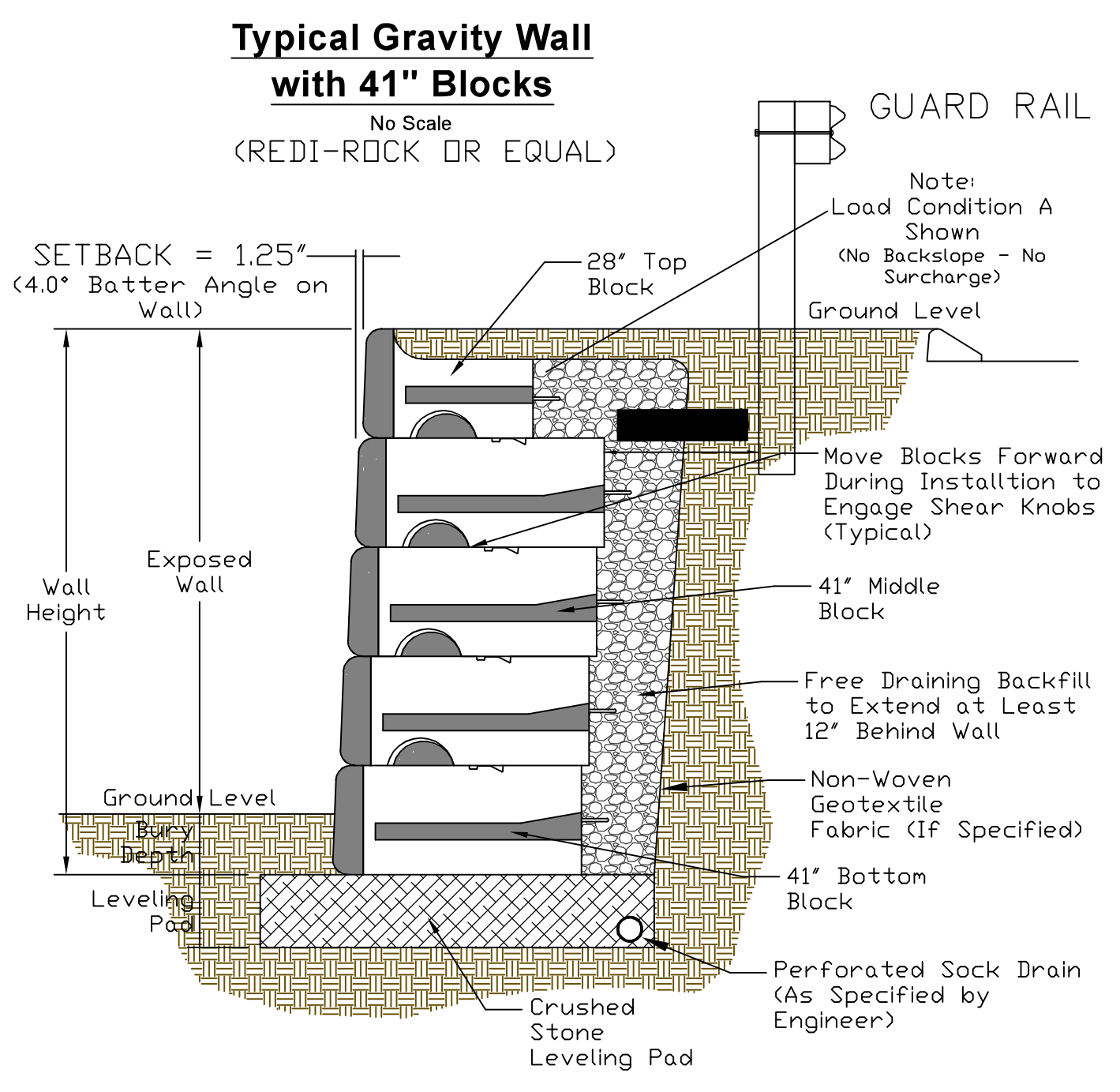
- NOTES:
1. DRIVE STEEL FENCE POST AT LEAST 18 INCHES INTO SOLID GROUND.
 2. WOOD POSTS ARE NOT ACCEPTABLE.
 3. DIRECT WATER TO TOP OF BASIN.



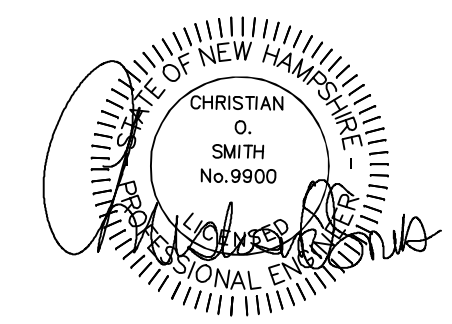
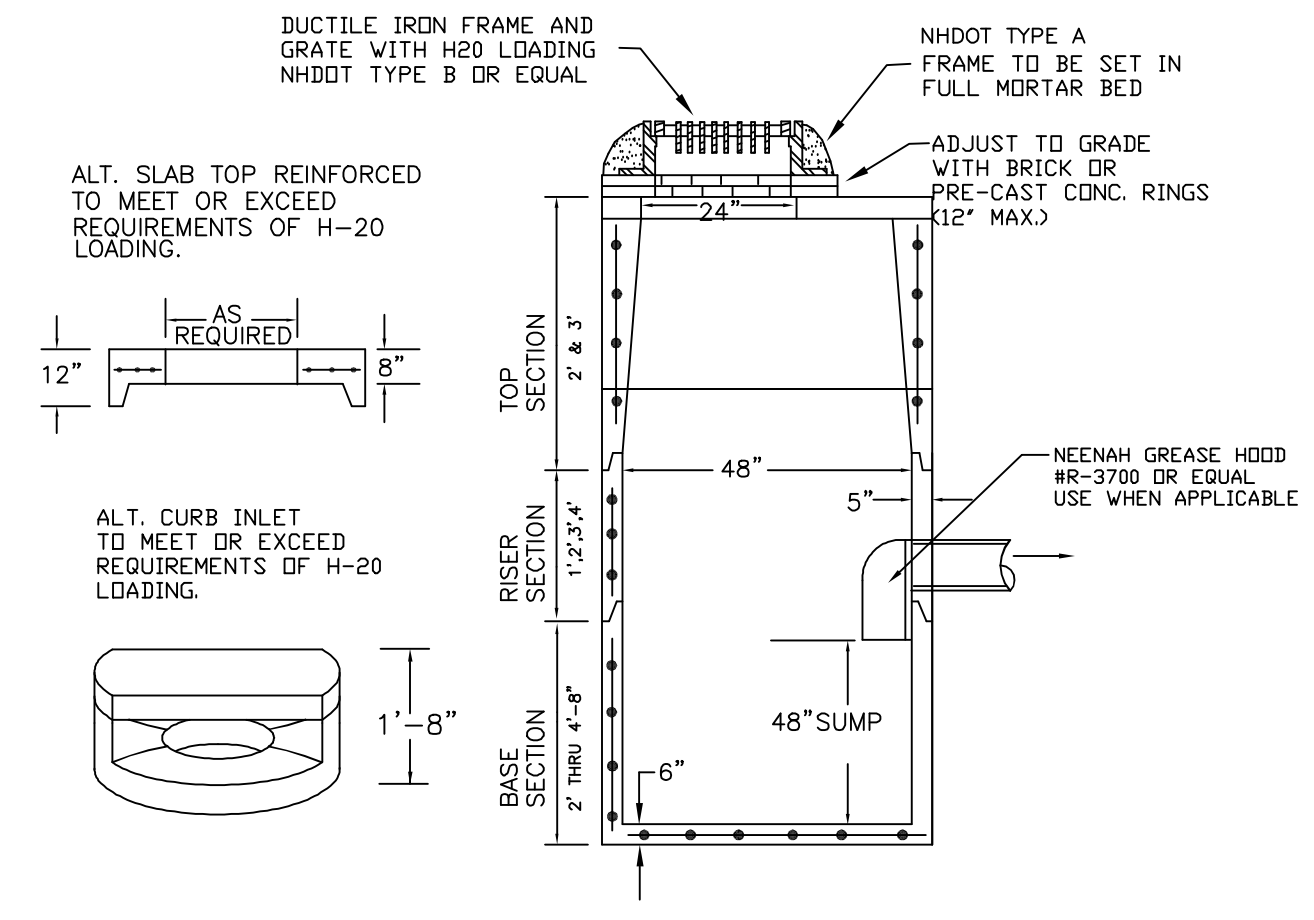
INLET PROTECTION
 NORMAL USE AT CULVERT INLETS
 NOT TO SCALE

CONSTRUCTION SPECIFICATIONS FOR STRAW OR HAY BALE BARRIERS

1. STRUCTURES SHALL BE INSTALLED ACCORDING TO THE DIMENSIONS SHOWN ON THE PLANS AT THE APPROPRIATE SPACING.
2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED.
3. WHEN HAY BALES ARE USED, THE BALES SHALL BE EMBEDDED AT LEAST 4 INCHES INTO THE SOIL. WHEN TIMBER STRUCTURES ARE USED, THE TIMBER SHALL EXTEND AT LEAST 18 INCHES INTO THE SOIL.
4. HAY OR STRAW BALES SHALL BE ANCHORED INTO THE SOIL USING 2" X 2" STAKES DRIVEN THROUGH THE BALES AND AT LEAST 18 INCHES INTO THE SOIL.
5. SEEDING, FERTILIZING, AND MULCHING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROPRIATE VEGETATIVE BMP.
6. STRUCTURES SHALL BE REMOVED FROM THE CHANNEL WHEN THEIR USEFUL LIFE HAS BEEN COMPLETED.



TYPICAL DRAINAGE TRENCH DETAIL
 NOT TO SCALE



REVISED PER TRC & ENGINEERING REVIEW	4-12-21
REVISED PER TRC & YIELD PLAN APPROVAL	3-15-21
REVISIONS:	DATE:

CONSTRUCTION DETAILS

PLAN FOR:
 RESIDENTIAL DEVELOPMENT
 TAMARIND LANE
 EXETER, NH

DATE:	JAN. 2020	SCALE:	NTS
PROJ. NO.:	NH-1154.1	SHEET NO.:	18 OF 19

PIPE OUTLET PROTECTION

TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES			
d50 SIZE=	0.25 FEET	3 INCHES	
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM	TO	
100%	5	6	
85%	4	5	
50%	3	5	
15%	1	2	

TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES			
d50 SIZE=	0.50 FEET	6 INCHES	
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM	TO	
100%	9	12	
85%	8	11	
50%	6	9	
15%	2	3	

TEMPORARY EROSION CONTROL MEASURES

1. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT NO MORE THAN 5 ACRES OF LAND SHALL BE EXPOSED BEFORE DISTURBED AREAS ARE STABILIZED.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED OR DIRECTED BY THE ENGINEER. ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS.
3. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH NOT LESS THAN 1.10 POUNDS OF SEED PER 1000 SQUARE FEET OF AREA. (48 POUNDS PER ACRE) SEE SEED SPECIFICATIONS THIS SHEET.
4. SILT FENCES AND OTHER EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAIN EVENT GREATER THAN 0.5" DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
5. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED AND THE AREA RESTORED TO THE ORIGINAL GRADE AND RE-VEGETATED.
6. AREAS MUST BE SEED AND MULCHED WITHIN 3 DAYS OF FINAL GRADING, PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF SOIL.
- * AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

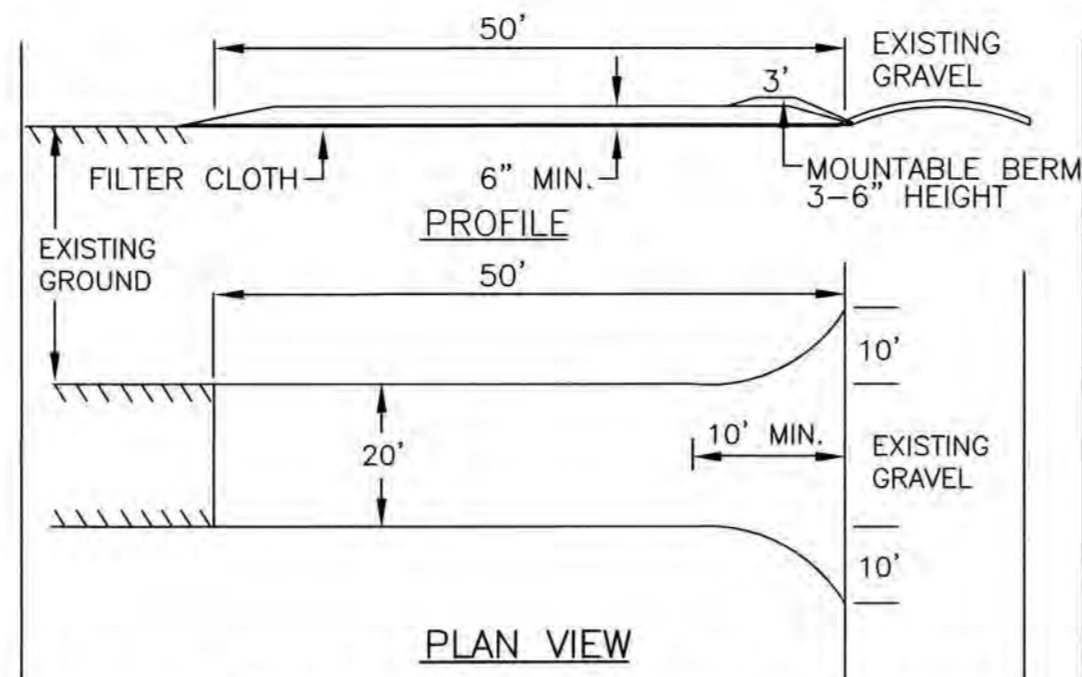
- In areas that will not be paved, "stable means that:
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.
 - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS RIPRAP HAS BEEN INSTALLED.
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- In areas to be paved, "stable" means that base course gravels meeting the requirements of NHDOT Standard for Road and Bridge Construction, 2016, Item 304.2 have been installed.

CONSTRUCTION SPECIFICATIONS

1. STRUCTURES SHALL BE INSTALLED ACCORDING TO THE DIMENSIONS SHOWN ON THE PLANS AT THE APPROPRIATE SPACING.
2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED.
3. WHEN TIMBER STRUCTURES ARE USED, THE TIMBER SHALL EXTEND AT LEAST 18" INTO THE SOIL.
4. STRAW BALES SHALL BE ANCHORED INTO THE SOIL USING 2" X 2" STAKES DRIVEN THROUGH THE BALES AND AT LEAST 18 INCHES IN TO THE SOIL.
5. SEEDING, FERTILIZING, AND MULCHING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROPRIATED VEGETATIVE BMP.
6. STRUCTURES SHALL BE REMOVED FROM THE CHANNEL WHEN THEIR USEFUL LIFE HAS BEEN COMPLETED.
7. THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL TAKE PRECAUTIONS AND INSTRUCTIONS FROM THE PLANNING DEPARTMENT IN ORDER TO PREVENT, ABATE AND CONTROL THE EMISSION OF FUGITIVE DUST INCLUDING BUT NOT LIMITED TO WETTING, COVERING, SHIELDING, OR VACUUMING.
8. THE NH COMMISSIONER OF AGRICULTURE PROHIBITS THE COLLECTION, POSSESSION, IMPORTATION, TRANSPORTATION, SALE, PROPAGATION, TRANSPLANTATION, OR CULTIVATION OF PLANTS BANNED BY NH LAW RSA 430:53 AND NH CODE ADMINISTRATIVE RULES AGR 3800. THE PROJECT SHALL MEET ALL REQUIREMENTS AND THE INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
9. IN THE EVENT THAT GREATER THAN ONE ACRE OF CONTIGUOUS DISTURBANCE OCCURS, THE CONSTRUCTION SITE OPERATOR AND OWNER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO USEPA, WASHINGTON, DC, STORMWATER NOTICE PROCESSING CENTER AT LEAST FOURTEEN DAYS PRIOR TO COMMENCEMENT OF WORK ON SITE. EPA WILL POST THE NOI AT <http://cfpub.epa.gov/npdes/stormwater/noi/noisearch.cfm>. AUTHORIZATION IS GRANTED UNDER THE PERMIT ONCE THE NOI IS SHOWN IN "ACTIVE STATUS".

CONSTRUCTION SEQUENCE

1. CUT AND REMOVE TREES IN CONSTRUCTION AREAS AS REQUIRED OR DIRECTED.
2. CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS REQUIRED. EROSION, SEDIMENT AND DETENTION CONTROL FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO ANY EARTH MOVING OPERATION AND PRIOR TO DIRECTING RUNOFF TO THEM.
3. CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. STUMPS AND DEBRIS ARE TO BE REMOVED FROM SITE AND DISPOSED OF PER STATE AND LOCAL REGULATIONS.
4. EXCAVATE AND STOCKPILE TOPSOIL /LOAM. ALL AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
5. CONSTRUCT TEMPORARY CULVERTS AS REQUIRED OR DIRECTED.
6. CONSTRUCT THE ROADWAY AND ITS ASSOCIATED DRAINAGE STRUCTURES. ALL ROADWAYS, AND CUT/FILL SLOPES SHALL BE STABILIZED AND/OR LOAMED AND SEEDED WITHIN 72-HOURS OF ACHIEVING FINISH GRADE AS APPLICABLE.
7. INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. ALL DISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.
8. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEED OR MULCHED AS REQUIRED, OR DIRECTED.
9. DAILY OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE CHECK DAMS, DITCHES, SEDIMENT TRAPS, ETC. TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ADJUTING WATERS OR PROPERTY.
10. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
11. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
12. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND REVEGETATE ALL DISTURBED AREAS.
13. ALL SWALES AND DRAINAGE STRUCTURES WILL BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUNOFF DIRECTED TO THEM.
14. FINISH PAVING ALL ROADWAYS.
15. LOT DISTURBANCE OTHER THAN THAT SHOWN ON THE APPROVED PLANS SHALL NOT COMMENCE UNTIL THE ROADWAY HAS THE CRUSHED STONE COURSE TO DESIGN ELEVATION/REQUIRED COMPACTION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.



1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE MIN. 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50- FEET (3"-6" MOUNTABLE BERM REQUIRED), EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

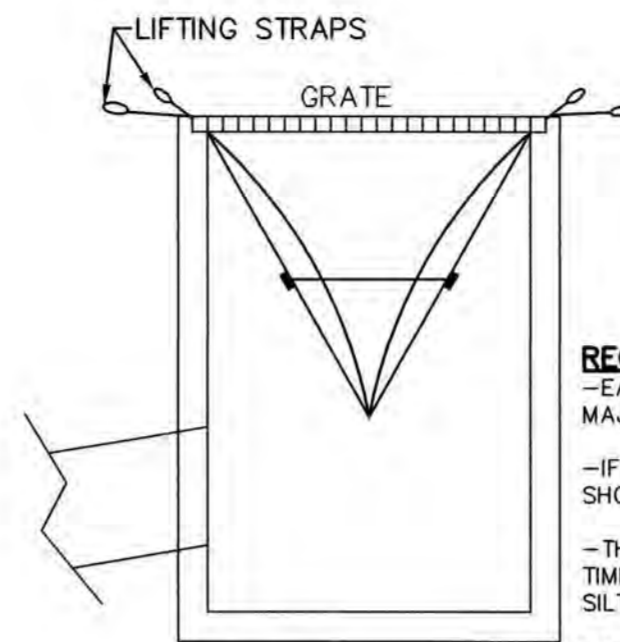
STABILIZED CONSTRUCTION ENTRANCE

WINTER MAINTENANCE

1. ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH, SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3-4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "JUTE MATTING" (EXCELSIOR'S CURLEX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3-4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR JUTE MATTING SHALL NOT OCCUR OVER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.
2. ALL SWALES THAT DO NOT HAVE FULLY ESTABLISHED VEGETATION BY OCTOBER 15TH SHALL BE EITHER LINED WITH TEMPORARY JUTE MATTING OR TEMPORARY STONE CHECK DAMS (APPROPRIATELY SPACED). STONE CHECK DAMS WILL BE MAINTAINED THROUGHOUT THE WINTER MONTHS. IF THE SWALES ARE TO BE MATTED WITH PERMANENT LINERS OR RIPRAP WITH ENGINEERING FABRIC, THIS SHALL BE COMPLETED PRIOR TO WINTER SHUTDOWN OR AS SOON AS THEY ARE PROPERLY GRADED AND SHAPED.
3. PRIOR TO OCT. 15TH ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRAVEL APPLICATION. IF THESE AREAS' ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE ROUGHLY CROWNED AND A 3" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NH DOT 304.3, BUT SHALL HAVE BETWEEN 15-25% PASSING THE #200 SIEVE AND THE LARGEST STONE SIZE SHALL BE 2". IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.
4. AFTER OCTOBER 15TH, THE END OF NEW HAMPSHIRE'S AVERAGE GROWING SEASON, NO ADDITIONAL LOAM SHALL BE SPREAD ON SIDE SLOPES AND SWALES. THE STOCKPILES THAT WILL BE LEFT UNDISTURBED UNTIL SPRING SHALL BE SEED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILES SHALL BE MULCHED AT A RATE OF 3-4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.

SEEDING SPECIFICATIONS

1. SEEDING AND SHAPING
 - A. SLOPES SHALL NOT BE STEEPER THAN 2:1;3:1 SLOPES OR FLATTER ARE PREFERRED. WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
2. SEEDBED PREPARATION
 - A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
3. ESTABLISHING A STAND
 - A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
 - AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS PER 1,000 SQ. FT.
 - NITROGEN(N), 50 LBS PER ACRE OR 1. 1 LBS PER 1,000 SQ.FT.
 - PHOSPHATE(P2O5), 100 LBS PER ACRE OR 2. 2 LBS PER 1,000 SQ.FT.
 - POTASH(K2O), 100 LBS PER ACRE OR 2. 2 LBS PER 1,000 SQ.FT.
 - (NOTE: THIS IS THE EQUIVALENT OF 500 LBS PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS PER ACRE OF 5-10-10.)
 - B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
 - C. REFER TO TABLE(G-E1 THIS SHEET) FOR APPROPRIATE SEED MIXTURES AND TABLE(H-E1 THIS SHEET) FOR RATES OF SEEDING. ALL LEGUMES (CROWN VETCH, BIRDS FOOT TREFLOIL, AND FLAT PEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT.
 - D. WHEN SEEDING AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDING AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.
4. MULCH
 - A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
 - B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 SQ. FT.
5. MAINTENANCE TO ESTABLISH A STAND
 - A. PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
 - B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL STAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
 - C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.



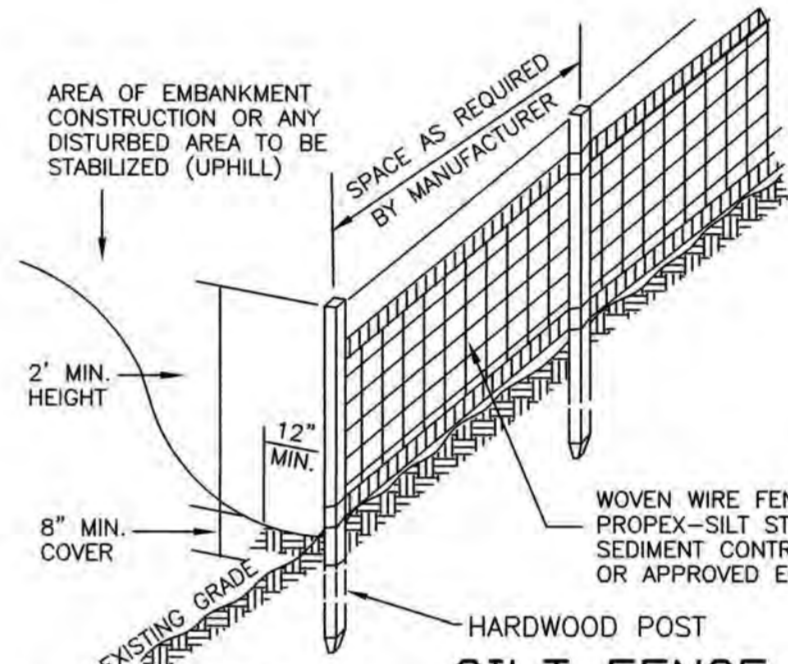
RECOMMENDED MAINTENANCE SCHEDULE

- EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT
- IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACK SHOULD BE INSPECTED EVERY 2-3 WEEKS
- THE RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF CORD IS COVERED WITH SEDIMENT, THE SILTSACK SHOULD BE EMPTIED.

SILTSACK DETAIL

NOT TO SCALE

EROSION PROTECTION TYPE E



SILT FENCE

- #### CONSTRUCTION SPECIFICATIONS
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8". 2. THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF.
 5. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
 6. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED
- #### MAINTENANCE
1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
 2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
 3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
 4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

SEEDING GUIDE

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	GOOD
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	FAIR	EXCELLENT	EXCELLENT
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	EXCELLENT	EXCELLENT	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	FAIR	GOOD	GOOD	EXCELLENT
PLAY AREAS AND ATHLETIC FIELDS (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	F	FAIR	EXCELLENT	EXCELLENT	2/
	G	FAIR	EXCELLENT	EXCELLENT	2/

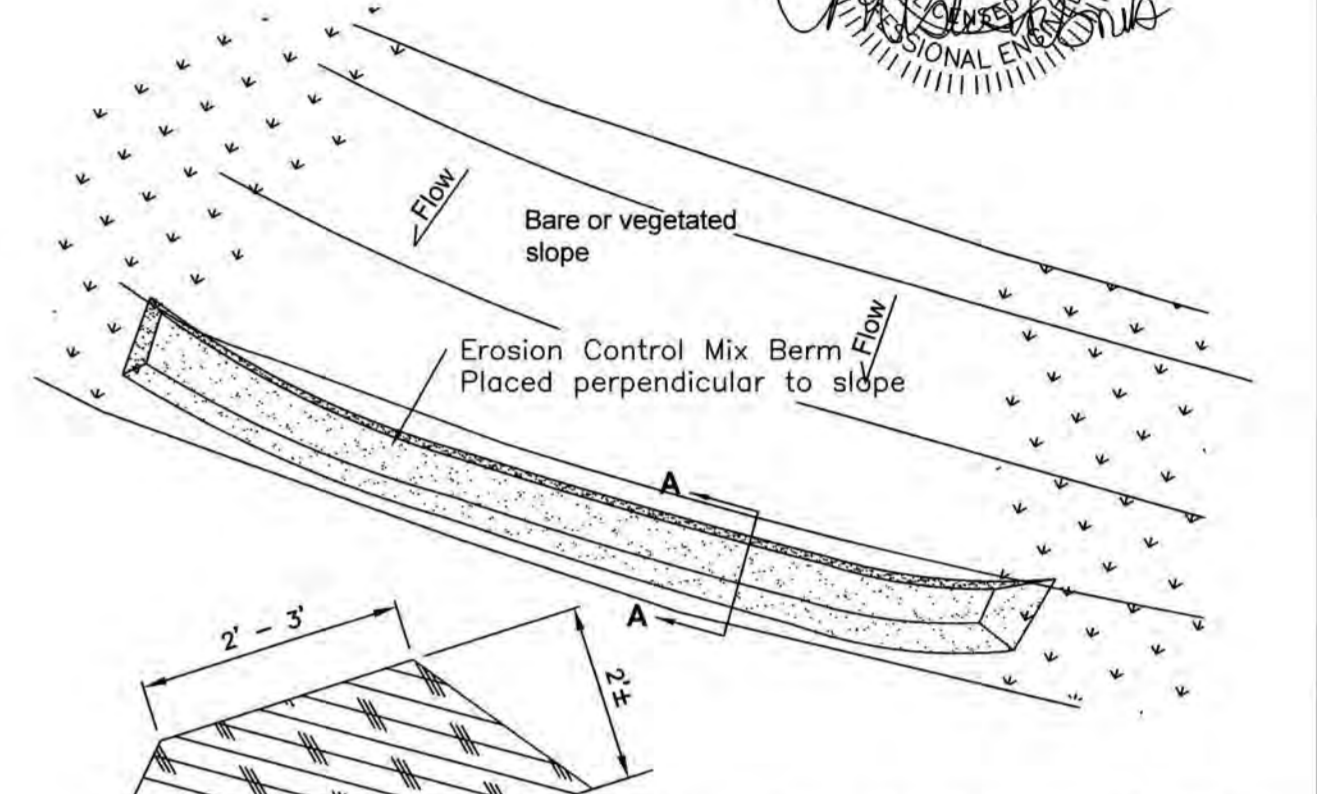
GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.
1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE 7-36.
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

PREPARED FOR:

BRIAN GRISET
26 CULLEN WAY
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Mix material should consist of 30-50% large (1-3") particles. The organic matter content should be 25%-65%, dry weight basis. The organic matter may originate from a variety of vegetative sources, but needs to be fibrous and elongated. The mix shall be free of silt, clay, fine sand, refuse and contaminants or any material toxic to plant growth. Erosion Control Mix berms are effective filters for overland flow conditions and should not be used to filter concentrated flow such as that found in drainage ditches, streams, etc.

Erosion Control Mix Berm

SEEDING RATES

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREeping RED FESCUE	10	0.25
CROWN VETCH	15	0.35
OR		
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
BIRDS FOOT TREFLOIL	8	0.20
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREeping RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/2	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.

EROSION CONTROL DETAILS

PLAN FOR:
RESIDENTIAL DEVELOPMENT
TAMARIND LANE
EXETER, NH

DATE:	JAN. 2020	SCALE:	NTS
PROJ. NO.:	NH-1154.1	SHEET NO.:	19 OF 19

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.

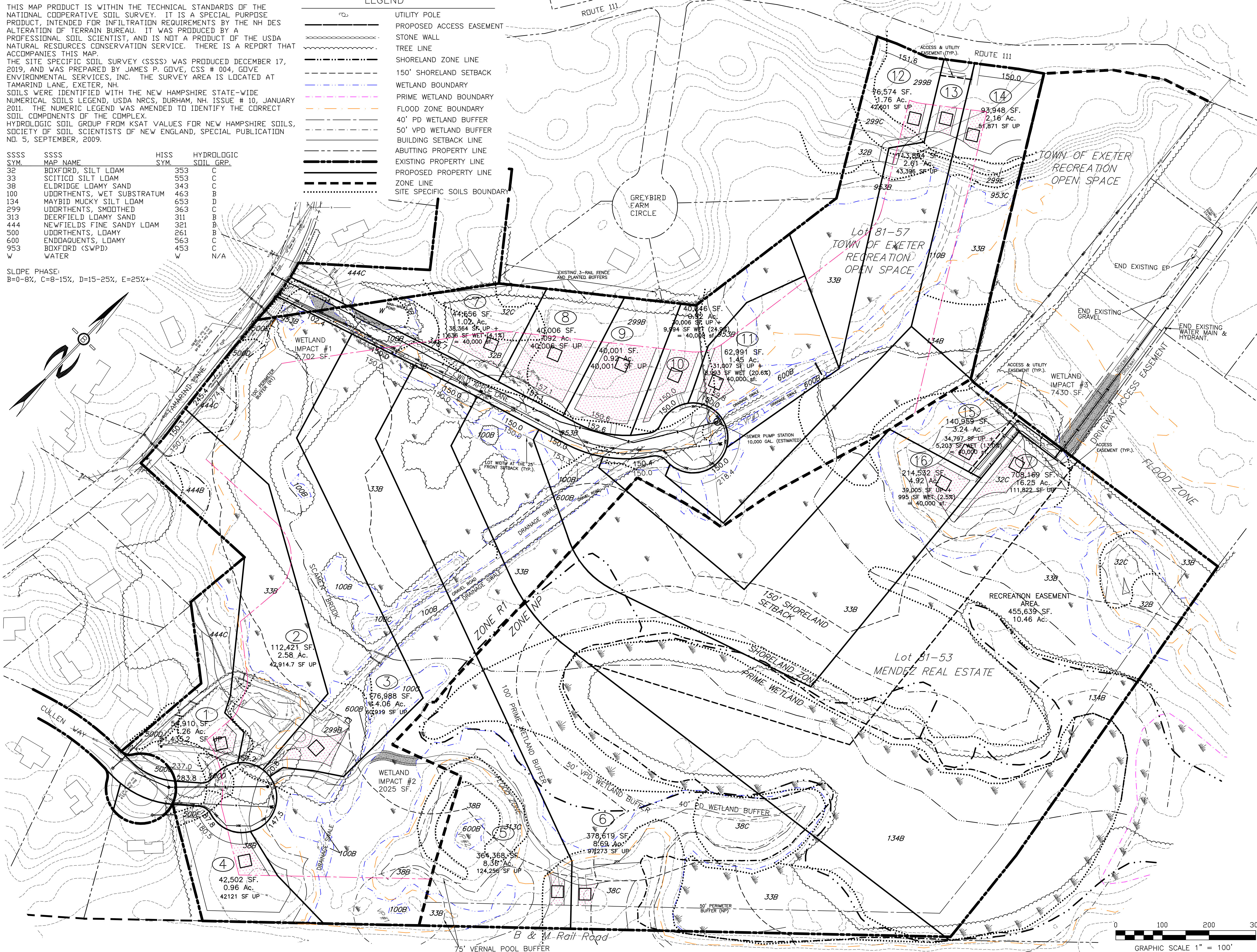
SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH, ISSUE # 10, JANUARY 2011. THE NUMERIC LEGEND WAS AMENDED TO IDENTIFY THE CORRECT SOIL COMPONENTS OF THE COMPLEX.

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	SCITICUS SILT LOAM	553	C
38	ELDRIDGE LOAMY SAND	343	C
100	UDDRTHENTS, WET SUBSTRATUM	463	B
134	MAYBID MUCKY SILT LOAM	653	D
299	UDDRTHENTS, SMOOTHED	363	C
313	DEERFIELD LOAMY SAND	311	B
444	NEWFIELDS FINE SANDY LOAM	321	B
500	UDDRTHENTS, LOAMY	261	B
600	ENDOQUENTS, 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



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ZONING REQUIREMENTS

ZONE:	R1	NP
LOT SIZE =	40,000 SF	20,000 SF
MIN. FRONTAGE	150'	100'
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 9:15:1) 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.

ON FEBRUARY 8, 2021 THE EXETER PLANNING BOARD APPROVED THE YIELD PLAN FOR 17 SINGLE FAMILY UNITS.
YIELD PLAN DENSITY CALCULATIONS:
17 LOTS COMPLYING WITH ALL R-1 ZONING REQUIREMENTS.
YIELD PLAN DENSITY CALCULATIONS:
17 LOTS COMPLYING WITH ALL R-1 ZONING REQUIREMENTS + 10% (1.7 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 = 17 + 1.7 = 18 LOTS

REC. AREA NOTES: YIELD PLAN - PER ARTICLE 9.6.3. REC/PARK = 10% OF TOTAL TRACT AREA. 73.8 AC. ORIGINAL MTRIE 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: 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.

LOT 5/6 EDITS - PRIME WETLAND OVERLAY ADDED	5/5/21
REVISED PER PB REVIEW	1/15/21
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

