

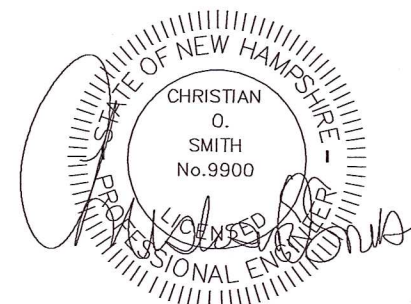
MINOR SUBDIVISION PLAN FOR GRANTIE STATE CONSTRUCTION SERVICES, LLC TAX MAP 62, LOT 90

NOT FOR CONSTRUCTION

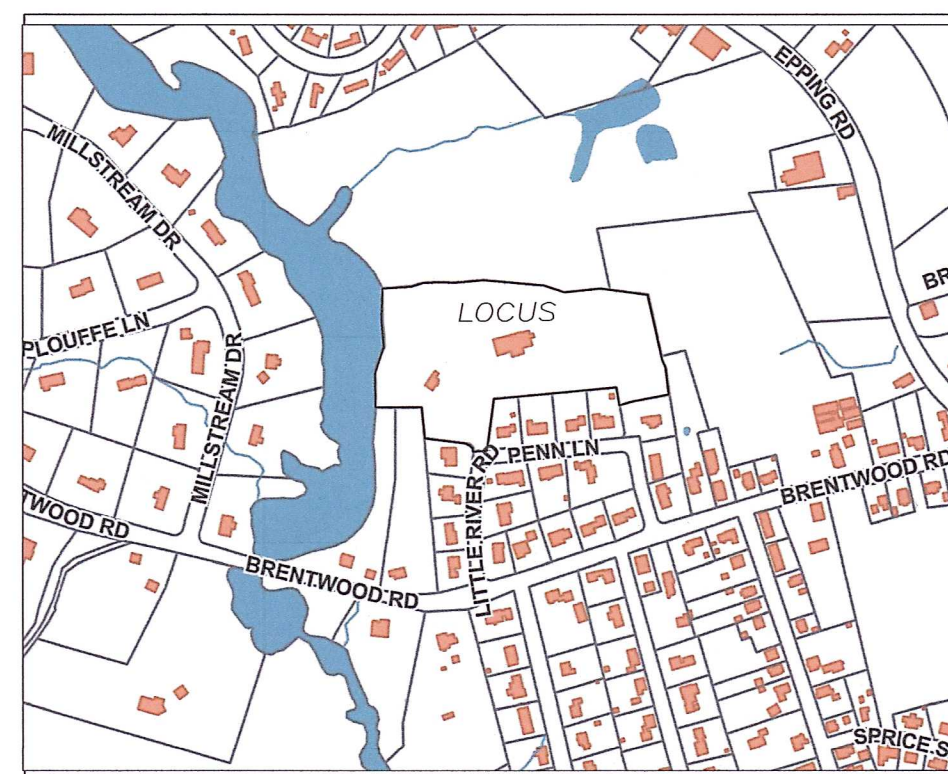
CIVIL ENGINEERS:

BEALS • ASSOCIATES PLLC

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



LOCATION MAP



EXETER, N.H.
1" = 500'

INDEX

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SUBDIVISION SITE PLANS	3

LAND SURVEYORS:

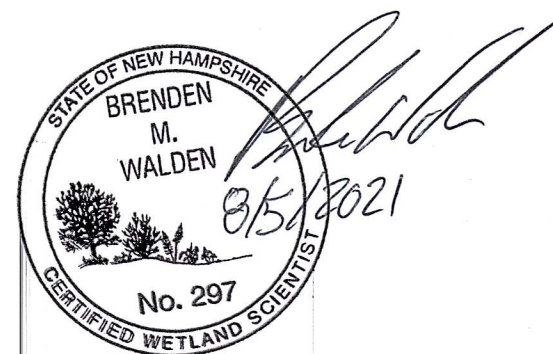
DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
PO BOX 1622
DOVER, NH 03821
1-603-664-5786

RECORD OWNER:

TAX MAP 62 LOT 90
CALVARY BAPTIST CHURCH
12 LITTLE RIVER RD.
EXETER, NH 03833

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 	<ul style="list-style-type: none"> PROPOSED PARKING COUNT (3) OVERHEAD ELEC. LINE (—x—) FENCING (—D—) DRAINAGE LINE (—S—) SEWER LINE (—G—) GAS LINE (—W—) WATER LINE (—x—) STONE WALL (—x—) TREE LINE (—x—) ABUT. PROPERTY LINES (—x—) EXIST. PROPERTY LINES (—x—) BUILDING SETBACK LINES (—x—) EXIST. CONTOUR (—x—) PROP. CONTOUR (—x—) SOIL LINES (—x—)
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REQUIRED STATE/FEDERAL PERMITS
NONE

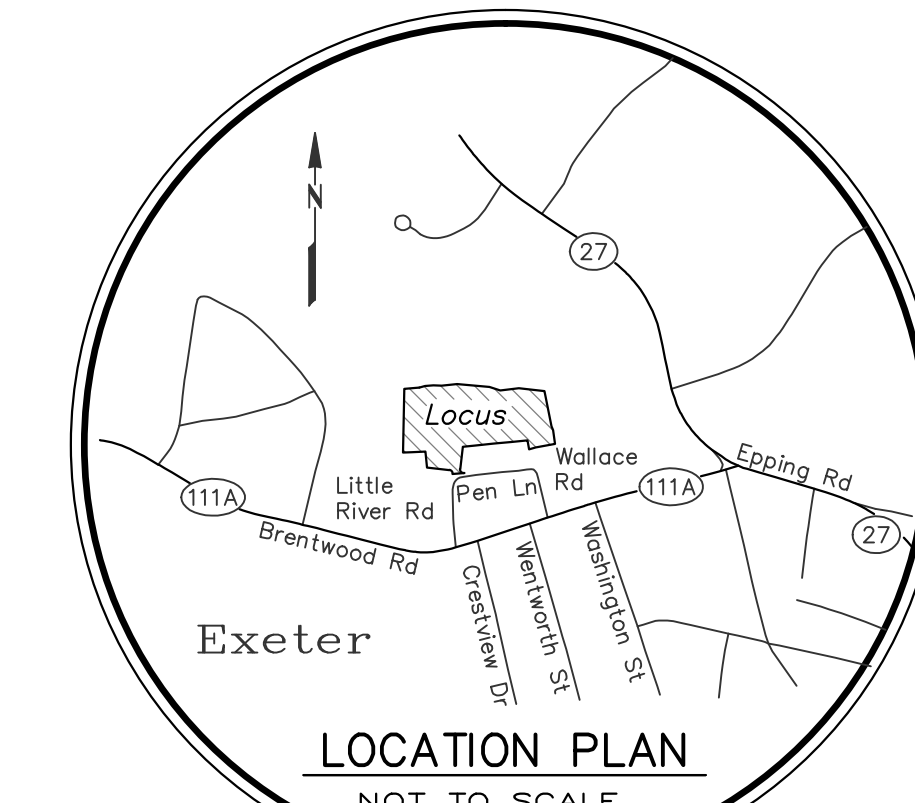
REVISIONS:	DATE:
REVISED PER PLANNING & ZBA DECISION	9-30-21

NH-1364 PROPOSED SUBDIVISION ISSUED AUGUST 5, 2021

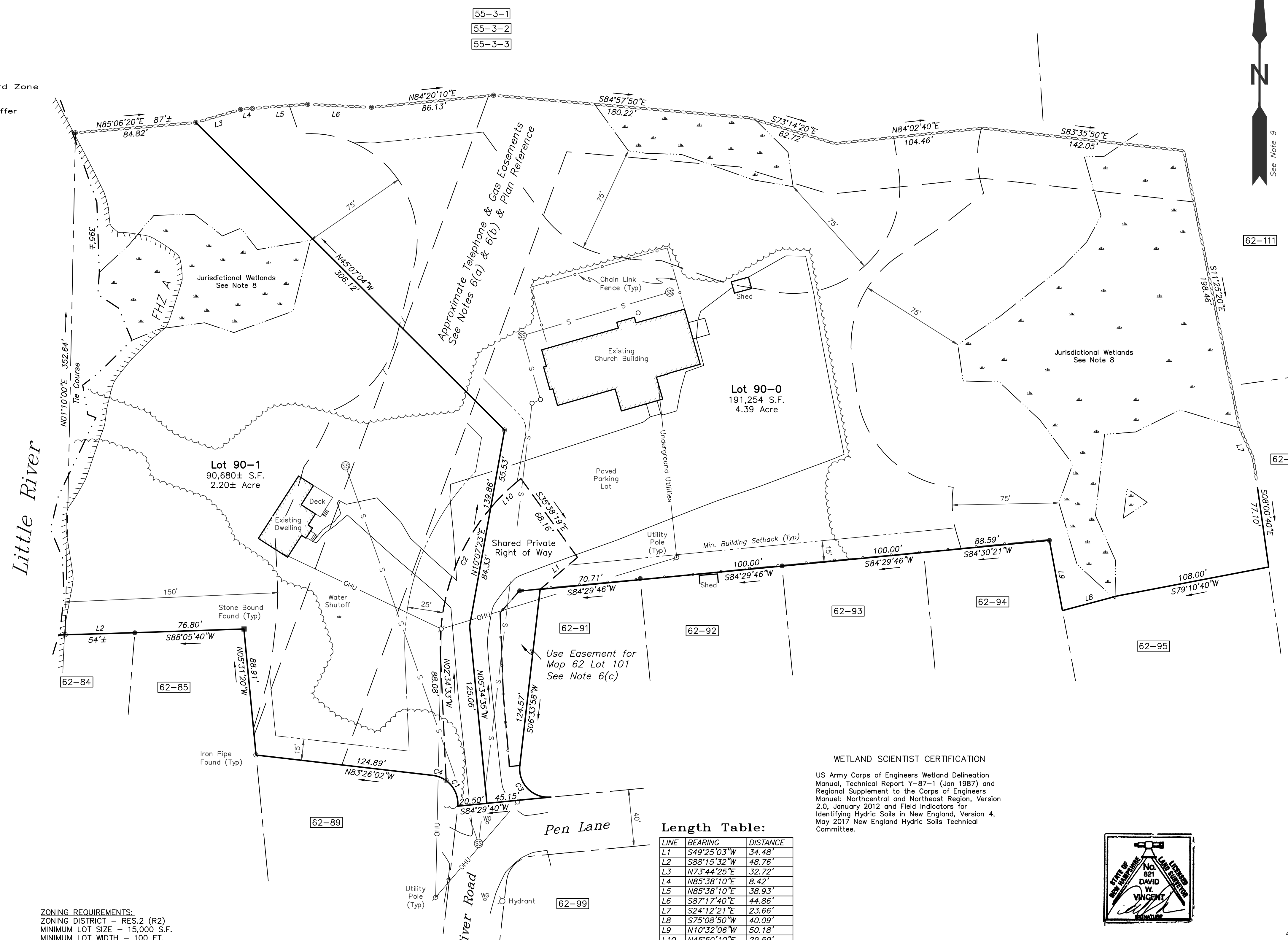
- Legend:**
- C1 See Curve Table
 - L1 See Length Table
 - OHU Overhead Utilities
 - RCRD Rockingham County Registry of Deeds
 - Iron Pipe Found
 - Drill Hole Found
 - Iron Rod Found
 - ⊙ Iron Rod to be Set
 - ⊙ Drill Hole Found
 - ⊘ Utility Pole
 - S— Approx. Sewer
 - F— Approx. Flood Hazard Zone
 - B— Building Setback
 - W— Wetland Setback Buffer
 - WB— Wetland Boundary

- ABUTTERS**
- 62-69 JANE CADWELL, 20 MAIN ST, EXETER, NH 03833
 - 62-68 ROBERT & CATHY FOLSTER, 5 MILLSTREAM DR., EXETER, NH 03833
 - 62-67 ROBERT MIKE-MAYER, 7 MILLSTREAM DR., EXETER, NH 03833
 - 62-84 KENNETH CRUZ, 39 BRENTWOOD RD., EXETER, NH 03833
 - 62-85 MARILYN & VINCENT FREDETTE, 37 BRENTWOOD RD., EXETER, NH 03833
 - 62-89 GEOFFREY LAKE, 8 LITTLE RIVER RD., EXETER, NH 03833
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 - 62-92 TIFFANY & BLAGOJCHO MITEVSKI, 5 PENN LN., EXETER, NH 03833
 - 62-93 JULIE & JAMES OSBURN, 3 PENN LN., EXETER, NH 03833
 - 62-94 JILLIAN BURNS, 1 PENN LN., EXETER, NH 03833
 - 62-95 BARBARA SEYMOUR, 5 WALLACE RD., EXETER, NH 03833
 - 62-107 HERBERT SMITH & MARIAN GOODING-SMITH, 17 BRENTWOOD RD., EXETER, NH 03833
 - 62-111 PATRICIA WASHBURNE REV. TRUST, PATRICIA WASHBURNE TRUSTEE, PO BOX 38, MIDDLETON, NH 03887
 - 55-3 UNIT 1 BOULDERS REALTY CORP, PO BOX 190, EXETER, NH 03833
 - 55-3 UNIT 2 INTEGRITY VENTURES INC., 21 RED FOX LN, BARRINGTON, NH 03825
 - 55-3 UNIT 3 COLCORD POND ASSOCIATES LLC, 80 NASHUA RD., SUITE 24, LONDONDERRY, NH 03053

Plan Reference:
 "Plan of Land for Calvary Baptist Church, Little River Road, Exeter, NH," dated June 1982, prepared by K. E. Moore & B. C. Staples, revised by Parker Survey Assoc., Inc., RCRD Plan No. D-18065.



- Notes:**
- 2.) The purpose of this plan is to subdivide the property into 2 lots per the boundaries depicted on the plan reference and is not a determination of title. Each lot to be served by municipal sewer and water.
 - 2.) Field Procedure: Topcon (GM-105) Electronic Total Station Instrument & Carlson Surveyor Plus Data Collector, Adjusted Closed Traverse Performed June 2021, Least Squares Balance.
 - 3.) Error of Closure Better Than 1:17,000.
 - 4.) Parcel is shown as Lot 90 on the Town of Exeter Assessor's Map 62.
 - 5.) Parcel is located in the Residential Zoning District R1 Single Family, Wetlands Conservation & Shoreland Protection Overlay Districts.
 - 6.) Owner of Record: Calvary Baptist Church of Exeter, Inc., 12 Little River Road, Exeter, NH 03833, RCRD Bk 2792 Pg 592 (Less RCRD Bk 3945 Pg 2287)
 - a.) Parcel is subject to an easement to New England Telephone & Telegraph Co. as described in RCRD Bk 992, Pg 157.
 - b.) Parcel is subject to an easement to Allied-New Hampshire Gas Co. as described in RCRD Bk 1378, Pg 221.
 - c.) Parcel is subject to a Use Easement to benefit Map 62 Lot 91 as described in RCRD Bk 2792, Pg 597.
 - 6.) 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.
 - 7.) A portion of the parcel is located in a Flood Hazard Zone A as depicted on Flood Insurance Rate Map, No. 3301SC0401E, Rockingham County, NH, (All Jurisdictions), Effective Date: May 17, 2005.
 - 8.) The wetland areas shown hereon were field delineated by Gove Environmental Services, Inc., of 8 Continental Drive, Building #2, Unit H, Exeter, NH.
 - 9.) Horizontal & Vertical control based upon NH Grid North & NGVDB3.
 - 10.) The licensed surveyor of this plan does not warrant nor guarantee the location of utilities shown or not shown on this plan. Pursuant to New Hampshire Statute RSA 374, Sections 47-56, the contractor, prior to the commencement of any construction, shall verify the location of all utilities and contact "DigSafe" at 1-800-344-7233 or dial 811.
 - 11.) Each lot shall retain any utility rights to existing utilities crossing and serving each lot.
 - 12.) The Exeter Zoning Board of Adjustment (Case #21-10), at its September 21, 2021 meeting, voted to grant a variance from Article 4, Section 4.3 Schedule II: Density & Dimensional Regulations-Residential to permit a proposed minor subdivision of the property located at 12 Little River Road with less than the required minimum lot width/frontage requirements.



ZONING REQUIREMENTS:
 ZONING DISTRICT - RES.2 (R2)
 MINIMUM LOT SIZE - 15,000 S.F.
 MINIMUM LOT WIDTH - 100 FT.
 MINIMUM LOT DEPTH - 100 FT.
 MINIMUM FRONTAGE - 100'

BUILDING SETBACKS:
 FRONT=25 FT.
 SIDE=15 FT.
 REAR=25 FT.
 BUILDING HEIGHT=35 FT.
 MAXIMUM BUILDING COVERAGE = 25%

WETLAND SETBACKS:
 NO-DISTURBANCE - 40'
 PARKING SETBACK - 50'
 BUILDING SETBACK - 75'

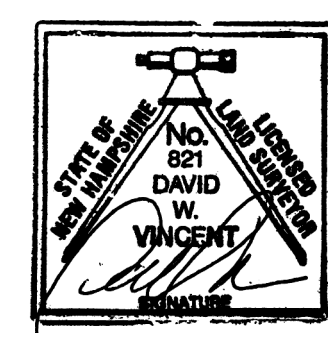
Length Table:

LINE	BEARING	DISTANCE
L1	S49°25'03"W	34.48'
L2	S88°15'32"W	48.76'
L3	N73°44'25"E	32.72'
L4	N85°38'10"E	8.42'
L5	N85°38'10"E	38.93'
L6	S87°17'40"E	44.86'
L7	S24°12'21"E	23.66'
L8	S75°08'50"W	40.09'
L9	N10°32'06"W	50.18'
L10	N45°50'10"E	29.59'

Curve Table:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.64'	20.00'	59°07'48"	N24°38'19"W	19.74'
C2	111.94'	150.00'	42°45'32"	S18°47'46"W	109.36'
C3	35.63'	20.00'	102°04'21"	S44°28'12"E	31.10'
C4	10.20'	20.00'	29°13'50"	N68°49'07"W	10.09'

WETLAND SCIENTIST CERTIFICATION
 US Army Corps of Engineers Wetland Delineation Manual, Technical Report Y-87-1 (Jan 1987) and Regional Supplement to the Corps of Engineers Manual: Northeast and Northcentral Region, Version 2.0, January 2012 and Field Indicators for Identifying Hydric Soils in New England, Version 4, May 2017 New England Hydric Soils Technical Committee.



SCALE: 1" = 40' DATE: AUGUST 5, 2021

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			
2			
1	9/30/21	revs lots & note 12	dhv

APPROVED
 APPROVED BY THE TOWN OF EXETER PLANNING BOARD

DATE _____

CHAIRMAN: _____

- Legend:**
- C1 See Curve Table
 - L1 See Length Table
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 - RCRD Rockingham County Registry of Deeds
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 - S— Approx. Sewer
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ABUTTERS

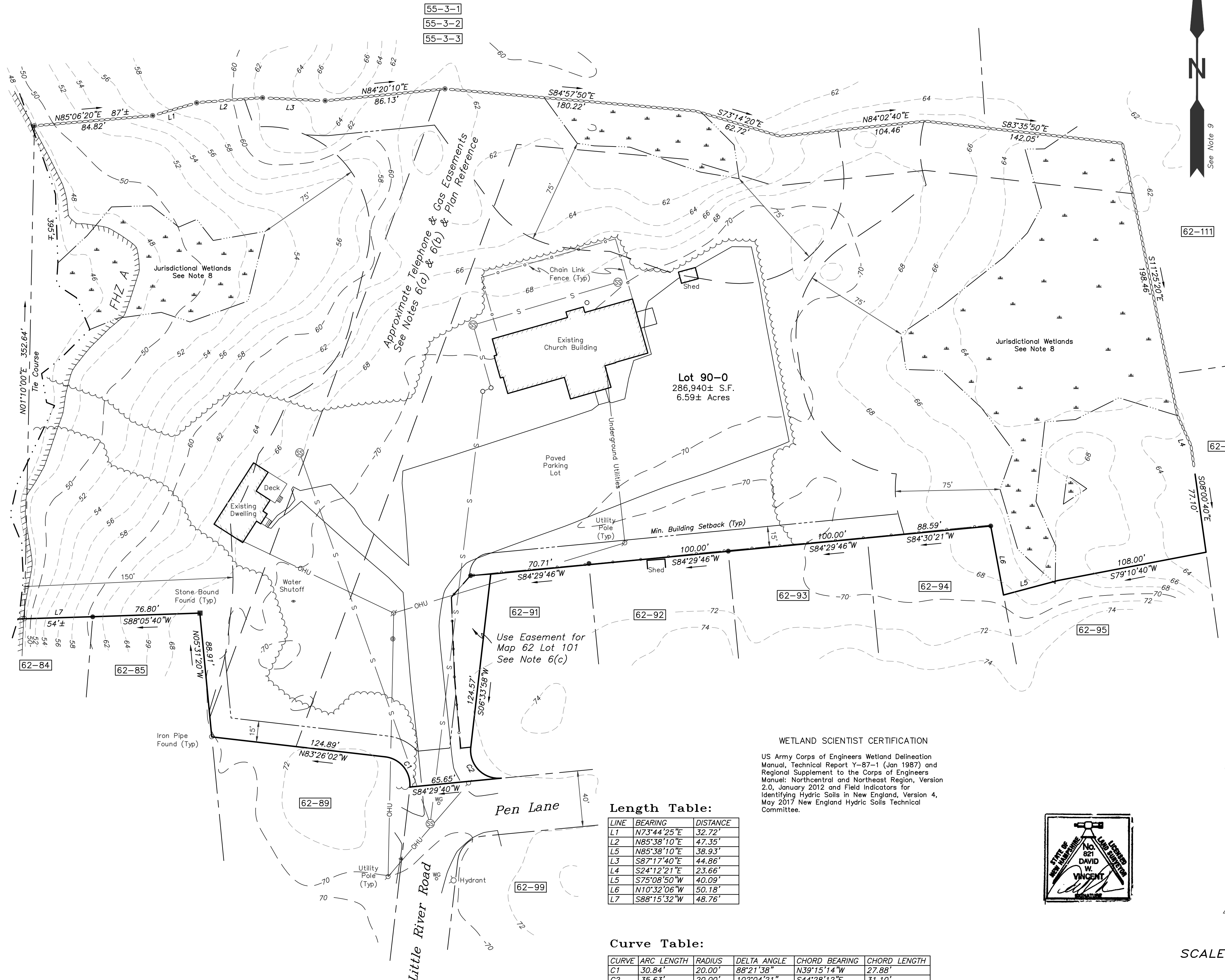
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 NO-DISTURBANCE - 40'
 PARKING SETBACK - 50'
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Little River



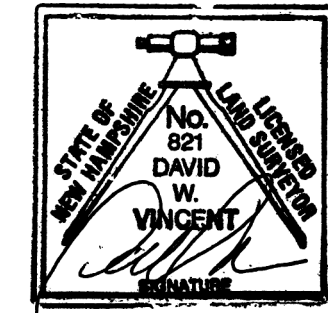
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SCALE: 1" = 40' DATE: AUGUST 5, 2021

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

EXISTING CONDITIONS PLAN
 PREPARED FOR
GRANITE STATE CONSTRUCTION SERVICES LLC
 OF PROPERTY IN THE NAME OF
CALVARY BAPTIST CHURCH OF EXETER, INC.

SHOWN AS
TAX MAP 62 / LOT 90
 LOCATED AT
12 LITTLE RIVER ROAD
 COUNTY OF ROCKINGHAM
EXETER, NH

Notes:

- 2.) The purpose of this plan is to depict the existing conditions of the subject parcel per the boundaries depicted on the plan reference and is not a determination of title. Each is served by municipal sewer and water.
- 2.) Field Procedure: Topcon (GM-105) Electronic Total Station Instrument & Carlson Surveyor Plus Data Collector, Adjusted Closed Traverse Performed June 2021, Least Squares Adjusted.
- 3.) Error of Closure Better Than 1:17,000.
- 4.) Parcel is shown as Lot 90 on the Town of Exeter Assessor's Map 62.
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12 Little River Road
Exeter, NH 03833
RCRD Bk 2792 Pg 592
(Less RCRD Bk 3945 Pg 2287)
 - a.) Parcel is subject to an easement to New England Telephone & Telegraph Co. as described in RCRD Bk 992, Pg 157.
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 - c.) Parcel is subject to a Use Easement to benefit Map 62 Lot 91 as described in RCRD Bk 2792, Pg 597.
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- 7.) A portion of the parcel is located in a Flood Hazard Zone A as depicted on Flood Insurance Rate Map, No. 33015C0401E, Rockingham County, NH, (All Jurisdictions), Effective Date: May 17, 2005.
- 8.) The wetland areas shown hereon were field delineated by Gove Environmental Services, Inc., of 8 Continental Drive, Building #2, Unit H, Exeter, NH.
- 9.) Horizontal & Vertical control based upon NH Grid North & NGVD83.
- 10.) The licensed surveyor of this plan does not warrant nor guarantee the location of utilities shown or not shown on this plan. Pursuant to New Hampshire Statute RSA 374, Sections 47-56, the contractor, prior to the commencement of any construction, shall verify the location of all utilities and contact "DigSafe" at 1-800-344-7233 or dial 811.

62-111

62-107

62-67

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62-84

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62-91

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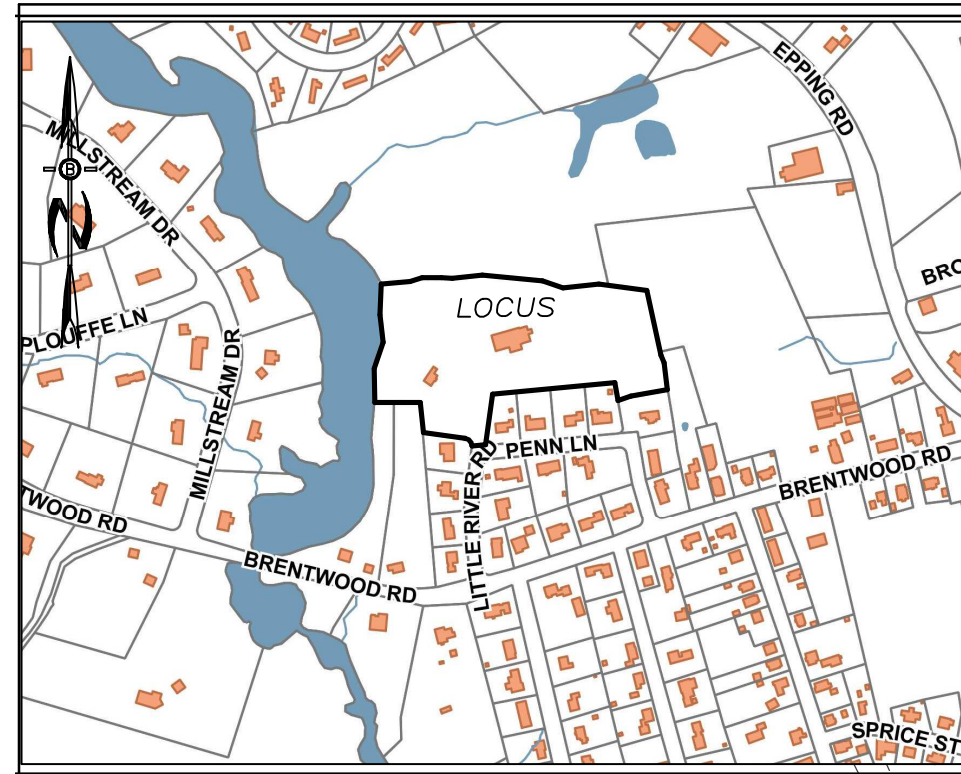
62-95

55-3-1

55-3-2

55-3-3

See Note 9



UNDERGROUND FACILITIES, UTILITIES,
1-888-DIG-SAFE (1-888-344-7233),
AND EXETER DPW (603) 773-6157

ZONING REQUIREMENTS:
ZONING DISTRICT - RES.2 (R2)
MINIMUM LOT SIZE - 15,000 S.F.
MINIMUM LOT WIDTH - 100 FT.
MINIMUM LOT DEPTH - 100 FT.
MINIMUM FRONTAGE - 100'

BUILDING SETBACKS
FRONT=25 FT.
SIDE=15 FT.
REAR=25 FT.
BUILDING HEIGHT=35 FT.
MAXIMUM BUILDING COVERAGE = 25%

WETLAND SETBACKS
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PARKING SETBACK - 50'
BUILDING SETBACK - 75'

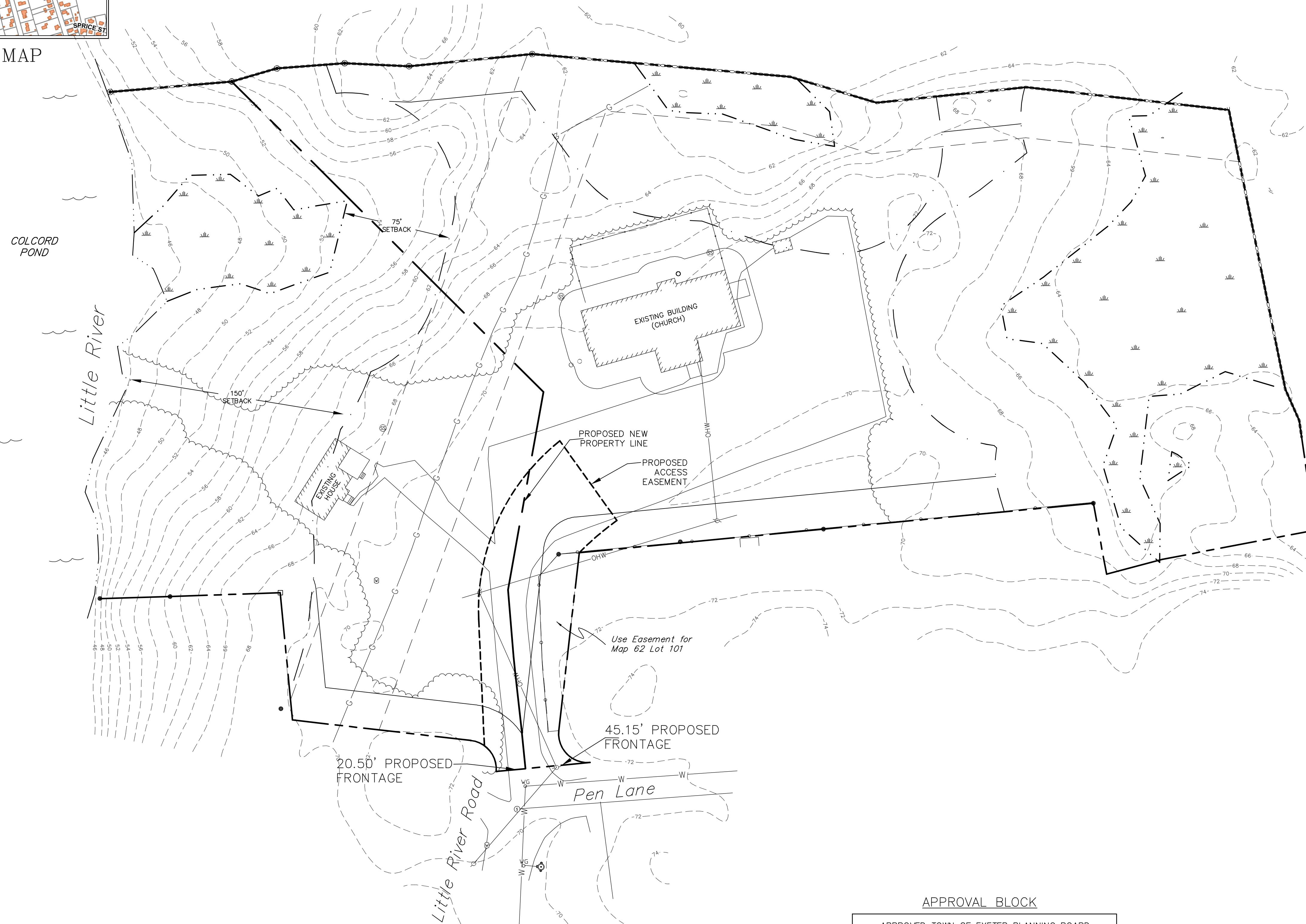
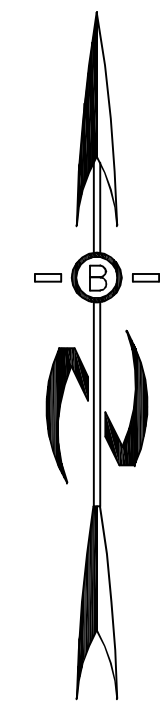
PREPARED FOR:

GRANTIE STATE CONSTRUCTION
SERVICES, LLC
34 AUBURN STREET
EXETER, NH

BEALS ASSOCIATES PLLC

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

LOCATION MAP
1"=500'



NOTES

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO 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 UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE, AND TOWN OF EXETER DPW.
2. THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
3. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
4. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
5. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF EXETER STANDARDS AND REGULATIONS.
6. 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.
7. DISTURBANCE UNDER 100,000 SQ. FT. (0 S.F.+/- PROPOSED DISTURBANCE) NHDES ALTERATION OF TERRAIN PERMIT NOT REQUIRED.
8. WETLAND BUFFER PLACARDS (4" ROUND) SHALL BE NAILED TO TREES AS AVAILABLE OR SET ON STAKES ALONG WETLAND BUFFER LIMITS AT AN INTERVAL OF APPROXIMATELY 50 FEET. HOUSES WILL BE BUILT OUTSIDE OF THE WETLAND BUFFER.

TOWN NOTES

ALL SNOW SHALL BE STORED OFF OF PAVEMENT ACCESS WAYS. 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.



APPROVAL BLOCK

APPROVED TOWN OF EXETER PLANNING BOARD

CHAIRPERSON _____ DATE _____

REVISED PER PLANNING REVIEW & ZBA DECISION 9-28-21
REVISIONS: _____ DATE: _____

SUBDIVISION SITE PLAN

PLAN FOR:
CALVARY BAPTIST CHURCH
12 LITTLE RIVER ROAD
EXETER, NH

DATE: AUGUST, 2021 SCALE: 1"=40'
PROJ. NO: NH-1364 SHEET NO. 1 OF 1