

OPEN-SPACE RESIDENTIAL SUBDIVISION

"CARLISLE SUBDIVISION"

TAX MAP 33 LOT 26

19 WATSON ROAD, EXETER, NH

SHEET INDEX

CS	COVER SHEET
Y1	OVERALL YIELD PLAN
Y1A-Y1B	YIELD PLANS
A1-A5	SUBDIVISION PLAN
C1	OVERALL EXISTING CONDITIONS PLAN
C1A - C1B	EXISTING CONDITIONS PLANS
C2	OVERALL SITE PLAN
C2A - C2B	SITE PLAN
C3	OVERALL GRADING AND DRAINAGE PLAN
C3A - C3B	GRADING AND DRAINAGE PLANS
P1-P2	PLAN AND PROFILE
D1-D3	DETAIL SHEETS
E1-E2	EROSION AND SEDIMENT CONTROL DETAILS

OWNER OF RECORD

SCOTT W. CARLISLE, III
14 CASS STREET
EXETER, NH 03833
(603) 772-2086

CIVIL ENGINEER / SURVEYOR

JONES & BEACH ENGINEERS, INC.
85 PORTSMOUTH AVENUE
PO BOX 219
STRATHAM, NH 03885
(603) 772-4746
CONTACT: JOSEPH CORONATI
EMAIL: JCORONATI@JONESANDBEACH.COM

WETLAND CONSULTANT

GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DR UNIT H
EXETER, NH 03833
(603) 580-4120
CONTACT: JAMES P. GOVE

WATER AND SEWER

EXETER DEPARTMENT OF PUBLIC WORKS
13 NEWFIELDS ROAD
EXETER, NH 03833
(603) 773-6157

ELECTRIC

EVERSOURCE
740 N COMMERCIAL ST
PO BOX 330
MANCHESTER, NH 03105-0330
(800) 662-7764

ELECTRIC

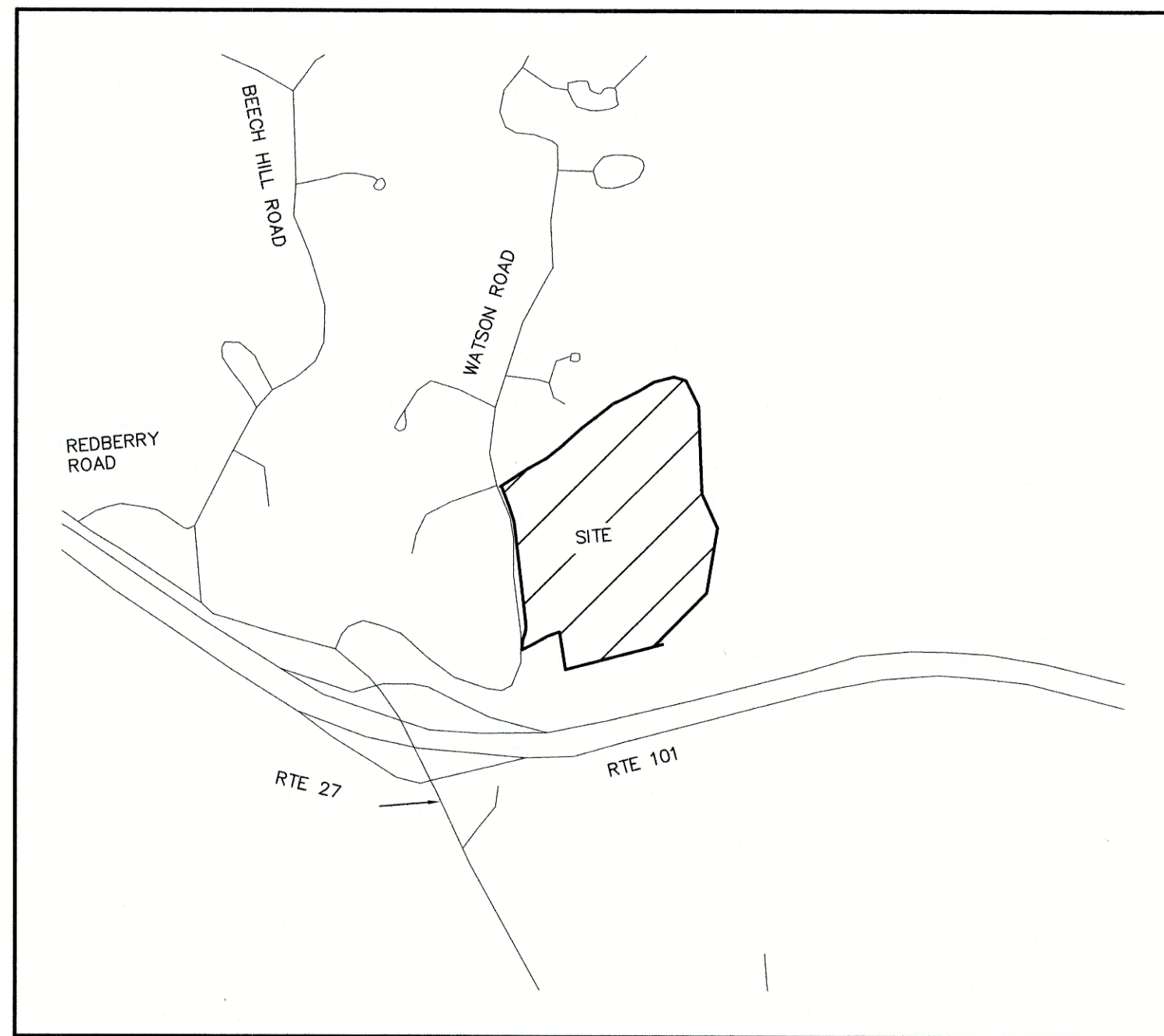
UNITIL NEW HAMPSHIRE
6 LIBERTY LANE WEST
HAMPTON, NH 03842
(603) 772-0775

TELEPHONE

CONSOLIDATED COMMUNICATIONS
100 TRI CITY ROAD
SOMERWORTH, NH 03878
ATTN: DAVE KESTNER
(603) 743-1114

CABLE TV

COMCAST COMMUNICATION CORPORATION
334-B CALEF HIGHWAY
EPPING, NH 03042-2325
(603) 679-5695



LOCUS MAP
SCALE 1" = 20,000'

PERMITS

TYPE OF PERMIT

EXETER SUBDIVISION PLAN APPROVAL:
TOWN OF EXETER PLANNING BOARD
10 FRONT STREET
EXETER, NEW HAMPSHIRE 03833
(603) 773-6112
RESPONSIBLE CONSULTANT:
JONES & BEACH ENGINEERS, INC.

NHDES ALTERATION OF TERRAIN PERMIT:
NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES - WATER DIVISION
29 HAZEN DRIVE, P.O. BOX 95
CONCORD, NEW HAMPSHIRE 03302-0095
(603) 271-3503
RESPONSIBLE CONSULTANT:
JONES & BEACH ENGINEERS, INC.

NHDES SUBDIVISION PERMIT:
NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES - SUBSURFACE SYSTEMS BUREAU
29 HAZEN DRIVE, P.O. BOX 95
CONCORD, NEW HAMPSHIRE 03302-0095
(603) 271-3503
RESPONSIBLE CONSULTANT:
JONES & BEACH ENGINEERS, INC.

USEPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT,
NOTICE OF INTENT (NOI), AND NOTICE OF TERMINATION (NOT) TO BE FILED IN ACCORDANCE WITH FEDERAL AND LOCAL REGULATIONS PRIOR TO AND FOLLOWING CONSTRUCTION:
EPA STORMWATER NOTICE PROCESSING CENTER
MAIL CODE 4203M,
US EPA
1200 PENNSYLVANIA AVENUE, NW
WASHINGTON, DC 20460
RESPONSIBLE CONSULTANT:
JONES & BEACH ENGINEERS, INC.

STATUS

SUBMITTED:

PERMIT NO.

DATED:

EXPIRATION:

SUBMITTED:

PERMIT NO.

DATED:

EXPIRATION:

SUBMITTED:

PERMIT NO.

DATED:

EXPIRATION:

GENERAL LEGEND

EXISTING	DESCRIPTION
---	PROPERTY LINES
---	SETBACK LINES
---	FRESHWATER WETLANDS LINE
---	STREAM CHANNEL
---	TREE LINE
---	STONEWALL
---	BARBED WIRE
---	FENCE
---	STOCKADE FENCE
---	FLOOD PLAIN LINE
---	ZONELINE
---	EASEMENT
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	EDGE OF PAVEMENT
D	DRAINAGE LINE
S	SEWER LINE
W	WATER LINE
WS	WATER SERVICE
OHE	OVERHEAD ELECTRIC
UGE	UNDERGROUND ELECTRIC
⊗	IRON PIPE/IRON ROD
⊙	DRILL HOLE
⊕	IRON ROD/DRILL HOLE
⊖	STONE/GRANITE BOUND
⊕	BENCHMARK (TBM)
⊖	DOUBLE POST SIGN
⊕	SINGLE POST SIGN
⊖	WELL
⊕	TEST PIT
⊖	MONITORING WELL
⊕	TREES AND BUSHES
⊖	UTILITY POLE
⊕	LIGHT POLES
⊖	DRAIN MANHOLE
⊕	SEWER MANHOLE
⊖	HYDRANT
⊕	WATER GATE
⊖	WATER SHUT OFF
⊕	SINGLE GRATE CATCH BASIN
⊖	CULVERT W/WINGWALLS
⊕	CULVERT W/FLARED END SECTION
⊖	CULVERT W/STRAIGHT HEADWALL
⊕	FRESHWATER WETLANDS
⊖	GRANITE BOUND TO BE SET
⊕	IRON PIN TO BE SET

PROJECT PARCEL
TOWN OF EXETER
TAX MAP 33 LOT 26

APPLICANT/OWNER
WW. SCOTT CARLISLE, III
14 CASS STREET
EXETER, NH 03833

TOTAL LOT AREA
4,268,578 SQ. FT.
97.99 ACRES

TOWN OF EXETER PLANNING BOARD

DATE: _____

CHAIRMAN _____

F:\CADD\MASTER STANDARD\dwg\LB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

Design: BWG	Draft: DJP	Date: 3/18/21
Checked: BWG	Scale: AS NOTED	Project No.: 19102
Drawing Name: 19102-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
1	03/30/21	REVISED PER TRC COMMENTS	BWG
0	12/22/20	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

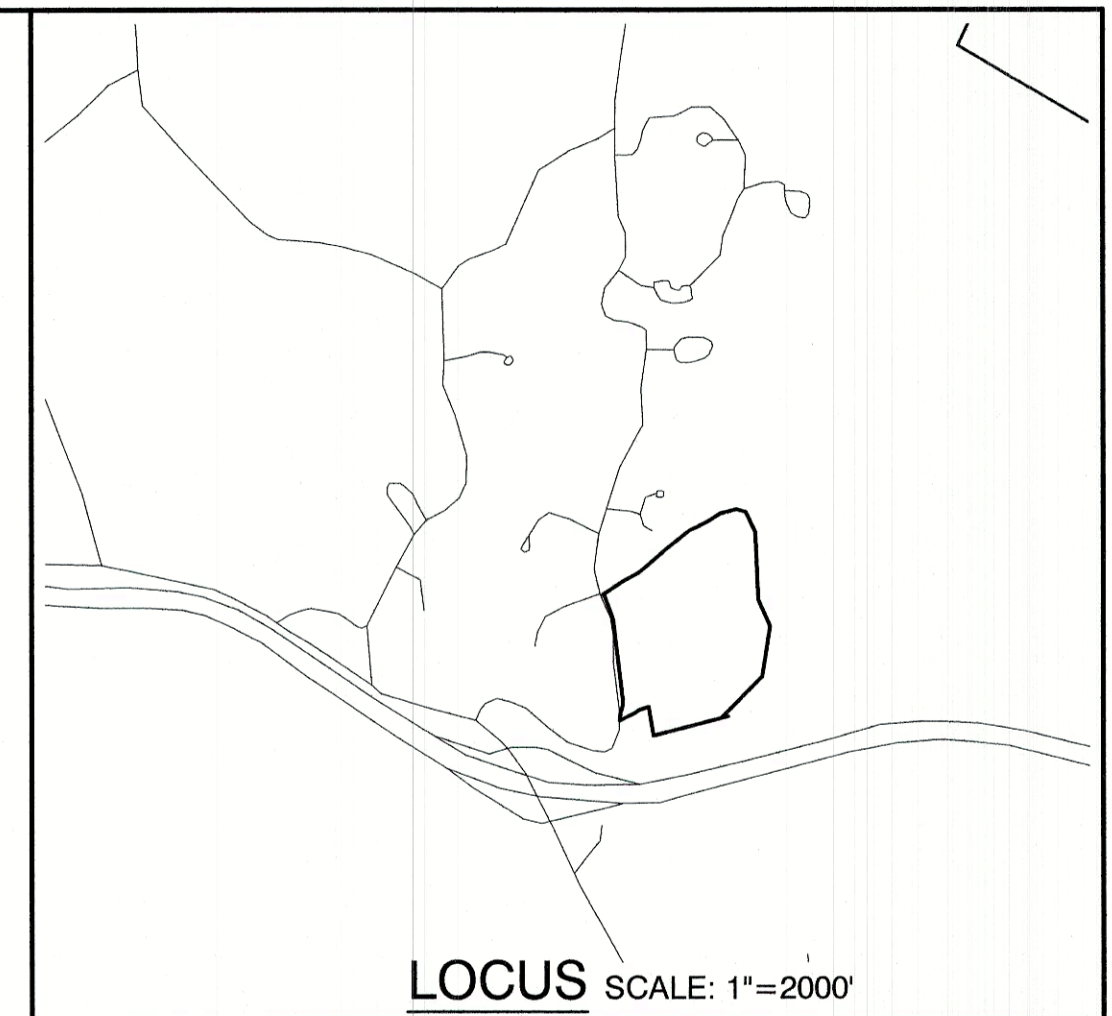
Plan Name:	COVER SHEET
Project:	TAX MAP 33 LOT 26 19 WATSON ROAD, EXETER, NH
Owner of Record:	SCOTT W. CARLISLE III 14 CASS STREET, EXETER, NH 03833

DRAWING No.	CS
SHEET 1 OF 25 JBE PROJECT NO. 19102	

PROJECT NAME AND LOCATION: JBE # 19102 REVISION X.XX/XX/XX

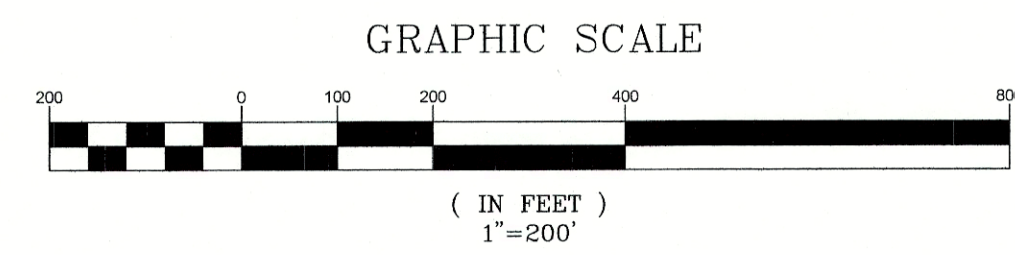
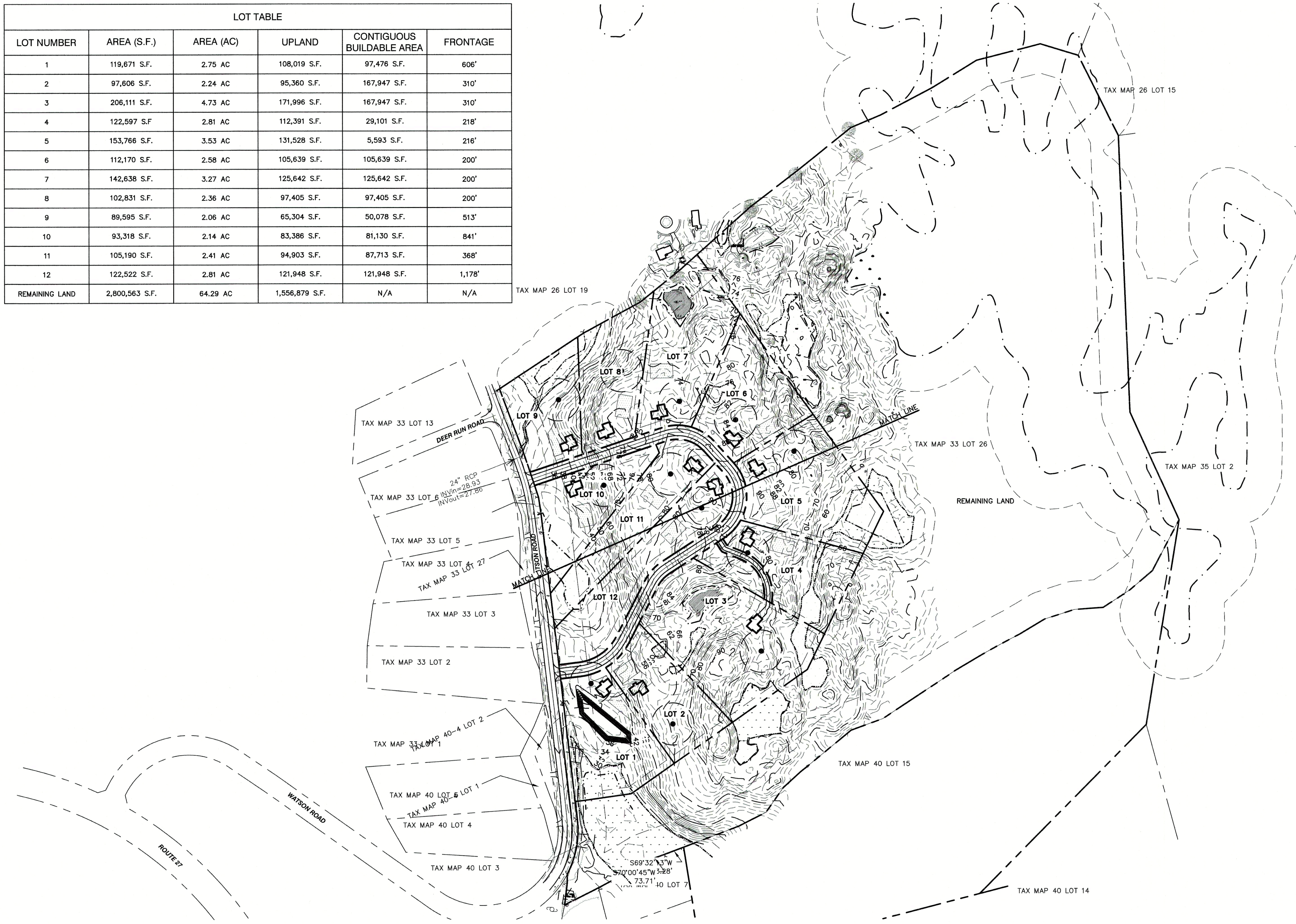
LOT TABLE					
LOT NUMBER	AREA (S.F.)	AREA (AC)	UPLAND	CONTIGUOUS BUILDABLE AREA	FRONTAGE
1	119,671 S.F.	2.75 AC	108,019 S.F.	97,476 S.F.	606'
2	97,606 S.F.	2.24 AC	95,360 S.F.	167,947 S.F.	310'
3	206,111 S.F.	4.73 AC	171,996 S.F.	167,947 S.F.	310'
4	122,597 S.F.	2.81 AC	112,391 S.F.	29,101 S.F.	218'
5	153,766 S.F.	3.53 AC	131,528 S.F.	5,593 S.F.	216'
6	112,170 S.F.	2.58 AC	105,639 S.F.	105,639 S.F.	200'
7	142,638 S.F.	3.27 AC	125,642 S.F.	125,642 S.F.	200'
8	102,831 S.F.	2.36 AC	97,405 S.F.	97,405 S.F.	200'
9	89,595 S.F.	2.06 AC	65,304 S.F.	50,078 S.F.	513'
10	93,318 S.F.	2.14 AC	83,386 S.F.	81,130 S.F.	841'
11	105,190 S.F.	2.41 AC	94,903 S.F.	87,713 S.F.	368'
12	122,522 S.F.	2.81 AC	121,948 S.F.	121,948 S.F.	1,178'
REMAINING LAND	2,800,563 S.F.	64.29 AC	1,556,879 S.F.	N/A	N/A

TAX MAP 26 LOT 19



NOTES:

1. THE INTENT OF THIS PROJECT IS TO DEPICT THE CONCEPTUAL DEVELOPMENT OF TOWN OF EXETER TAX MAP 33/LOT 26 WITH A 12-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION. ALL LOTS TO BE SERVED BY ON-SITE WELLS AND SEPTICS.
2. CURRENT OWNER OF RECORD:
SCOTT W. CARLISLE, III
14 CASS STREET
EXETER, NH 03833
3. ZONING DISTRICT: R-1
LOT AREA MINIMUM = 2 AC.
LOT FRONTAGE MINIMUM = 200' (W/O MUNICIPAL WATER+SEWER)
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 25'
SIDE SETBACK = 15'
REAR SETBACK = 25'
WETLAND SETBACK = AS SHOWN
MAX. BUILDING HEIGHT = 35'
MAX. LOT COVERAGE = 15%
4. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
5. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.



PROJECT PARCEL TOWN OF EXETER TAX MAP 33, LOT 26 TAX MAP 40, LOT 15
APPLICANT/OWNER W. SCOTT CARLISLE 14 CASS STREET EXETER, NH 03833
TOTAL LOT AREA 4,268,578 SQ. FT. 97.99± ACRES

Design: BWG	Draft: DJP	Date: 03/04/21
Checked: BWG	Scale: AS SHOWN	Project No.: 19102
Drawing Name: 19102-YIELD1.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
0	08/27/19	ISSUED FOR REVIEW	DJM

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

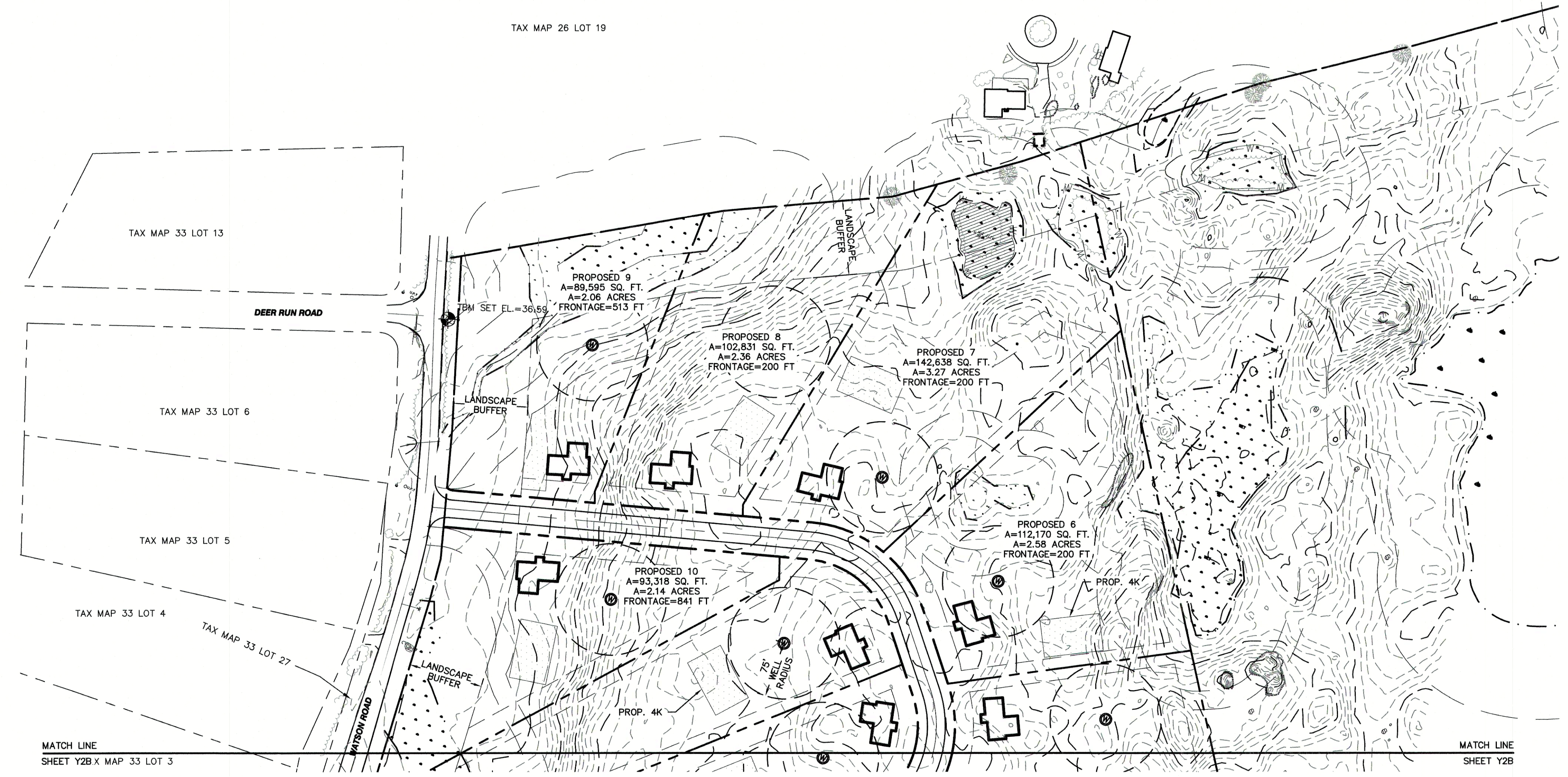
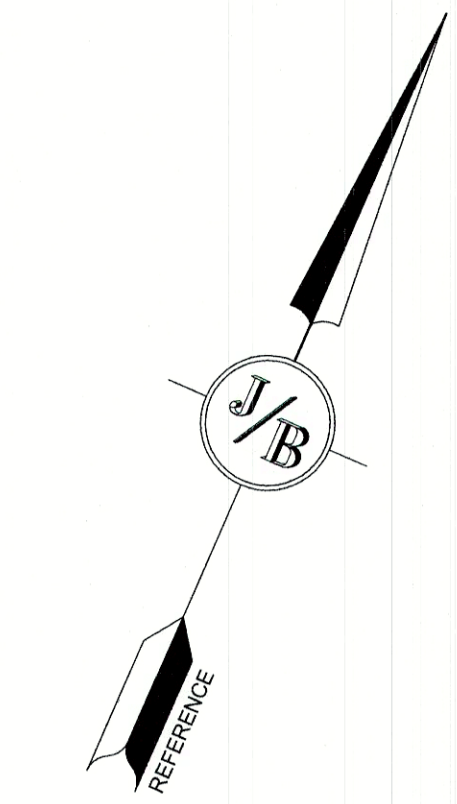
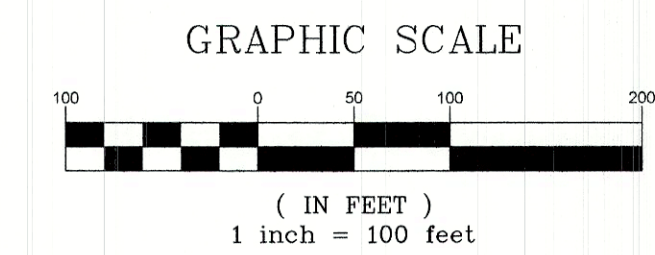
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	YIELD PLAN 1
Project:	CARLISLE SUBDIVISION 35 WATSON ROAD, EXETER, NH
Owner of Record:	W. SCOTT CARLISLE 14 CASS STREET, EXETER, NH 03833

DRAWING No.	Y1
SHEET 2 OF 25	JBE PROJECT NO. 19102



<u>PROJECT PARCEL</u> TOWN OF EXETER TAX MAP 33, LOT 26 TAX MAP 40, LOT 15	APPROVED - TOWN, STATE PLANNING BOARD
<u>APPLICANT/OWNER</u> W. SCOTT CARLISLE 14 CASS STREET EXETER, NH 03833	_____ _____ _____ _____
<u>TOTAL LOT AREA</u> 4,268,578 SQ. FT. 97.99± ACRES	DATE: _____

Design: BWG Draft: DJP Date: 03/04/21
 Checked: BWG Scale: AS SHOWN Project No.: 19102
 Drawing Name: 19102-YIELD1.dwg
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
0	08/27/19	ISSUED FOR REVIEW	DJM

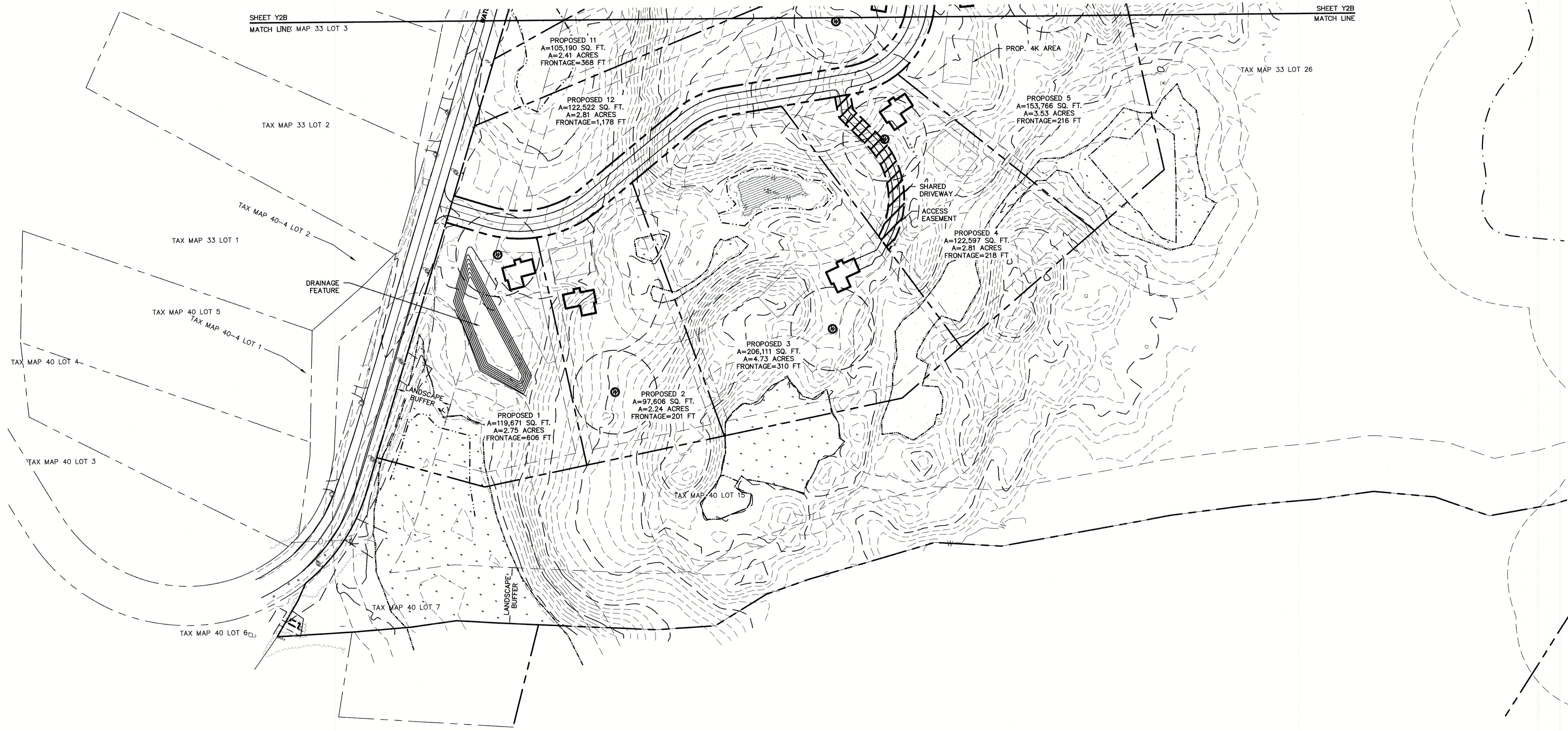
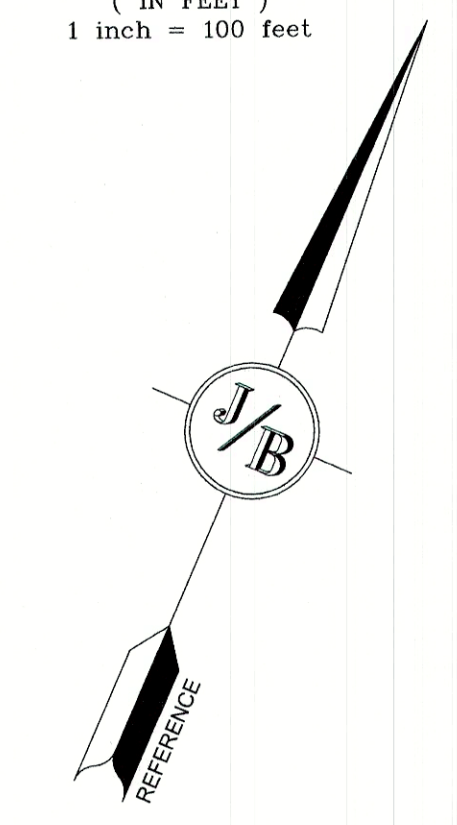
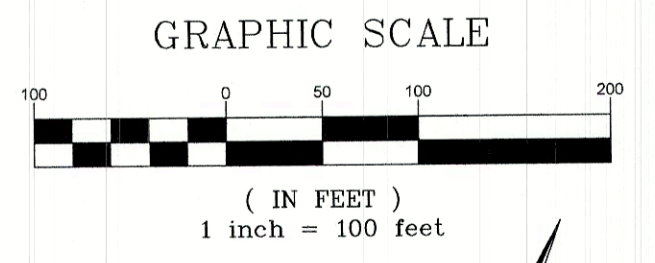
Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
 603-772-4746 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	YIELD PLAN 1
Project:	CARLISLE SUBDIVISION 35 WATSON ROAD, EXETER, NH
Owner of Record:	W. SCOTT CARLISLE 14 CASS STREET, EXETER, NH 03833

DRAWING No.
Y1A
 SHEET 3 OF 25
 JBE PROJECT NO. 19102



<u>PROJECT PARCEL</u> TOWN OF EXETER TAX MAP 33, LOT 26 TAX MAP 40, LOT 15	APPROVED - TOWN, STATE PLANNING BOARD <hr/> <hr/> <hr/> <hr/> DATE:
<u>APPLICANT/OWNER</u> W. SCOTT CARLISLE 14 CASS STREET EXETER, NH 03833	
<u>TOTAL LOT AREA</u> 4,268,578 SQ. FT. 97.99± ACRES	

Design: BWG Draft: DJP Date: 03/04/21
 Checked: BWG Scale: AS SHOWN Project No.: 19102
 Drawing Name: 19102-YIELD1.dwg
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
0	08/27/19	ISSUED FOR REVIEW	DJM

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
 85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

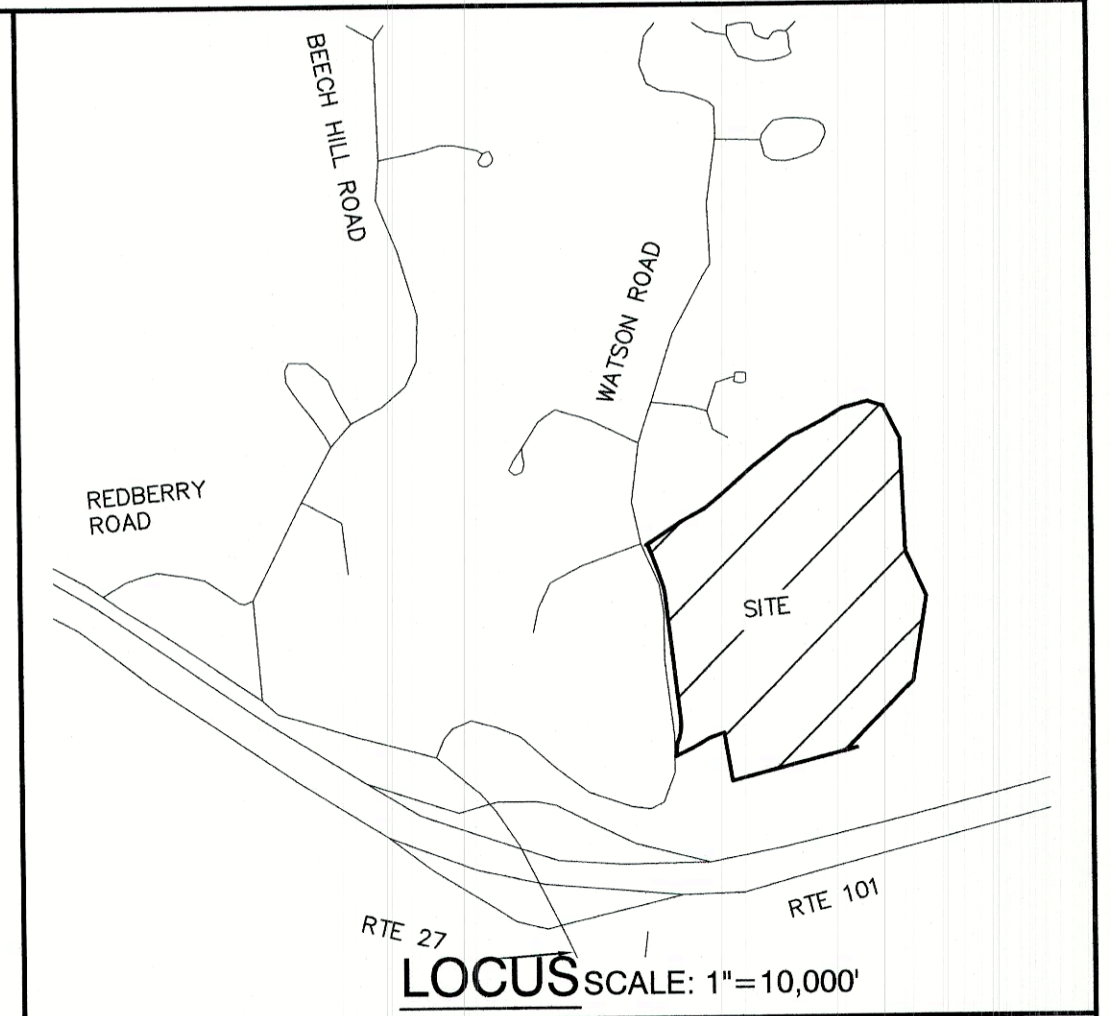
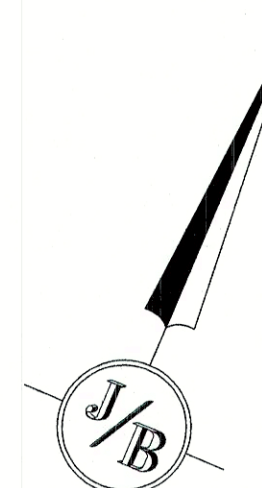
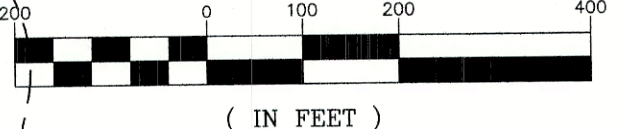
Plan Name:	YIELD PLAN 1
Project:	CARLISLE SUBDIVISION 35 WATSON ROAD, EXETER, NH
Owner of Record:	W. SCOTT CARLISLE 14 CASS STREET, EXETER, NH 03833

DRAWING No.
Y1B
 SHEET 4 OF 25
 JBE PROJECT NO. 19102

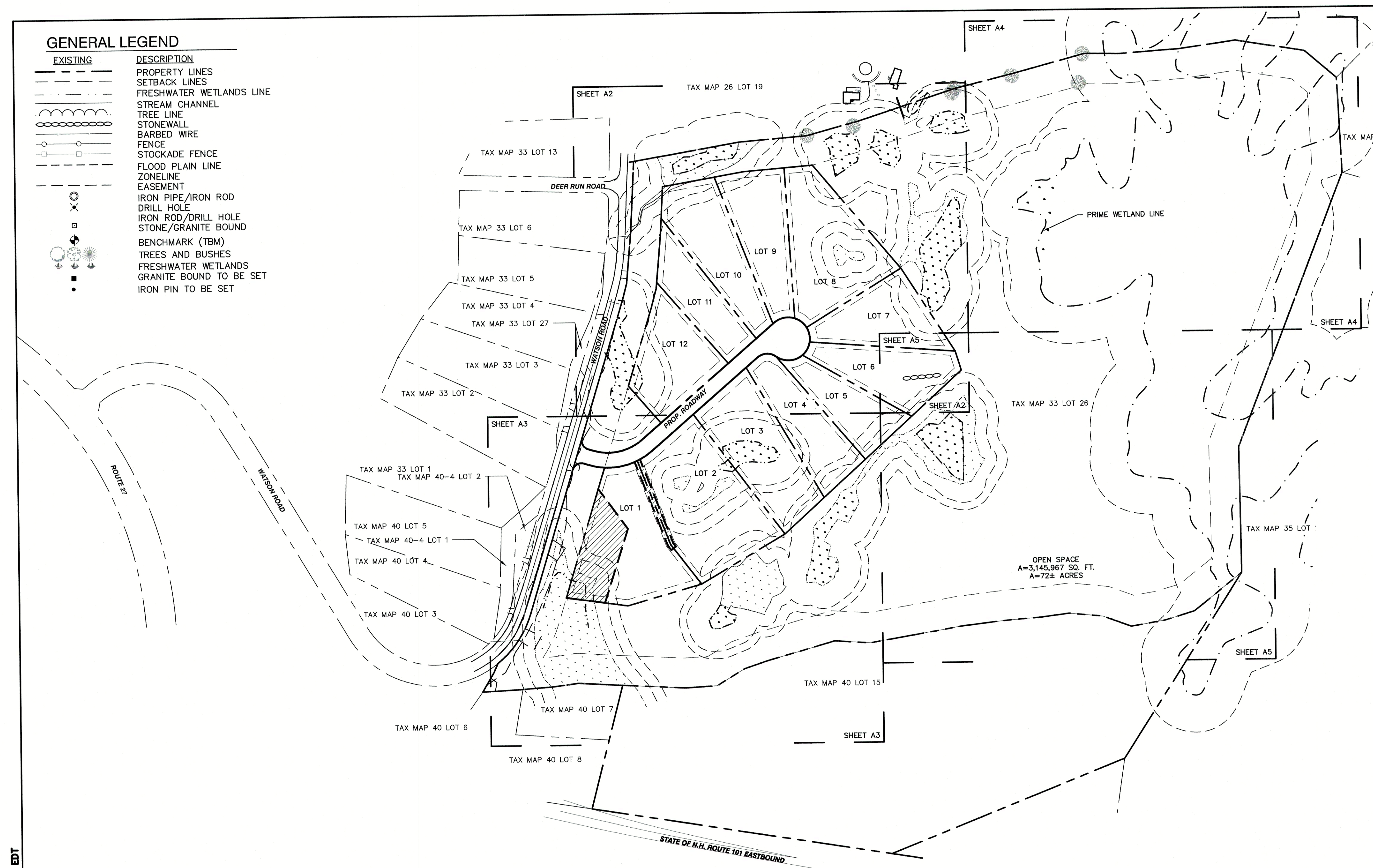
GENERAL LEGEND

EXISTING	DESCRIPTION
---	PROPERTY LINES
---	SETBACK LINES
---	FRESHWATER WETLANDS LINE
---	STREAM CHANNEL
---	TREE LINE
---	STONEWALL
---	BARBED WIRE
---	FENCE
---	STOCKADE FENCE
---	FLOOD PLAIN LINE
---	ZONELINE
---	EASEMENT
---	IRON PIPE/IRON ROD
---	DRILL HOLE
---	IRON ROD/DRILL HOLE
---	STONE/GRANITE BOUND
---	BENCHMARK (TBM)
---	TREES AND BUSHES
---	FRESHWATER WETLANDS
---	GRANITE BOUND TO BE SET
---	IRON PIN TO BE SET

GRAPHIC SCALE



LOCUS SCALE: 1"=10,000'



OPEN SPACE
A=3,145,967 SQ. FT.
A=72± ACRES

PLAN REFERENCES:

- "PLAT OF LAND EXETER, NH FOR SCOTT CARLISLE, III"; PREPARED BY DURGIN SCOFIELD ASSOCIATES; DATED FEBRUARY 23, 1989; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-19708.
- "PLAT OF LAND EXETER, NH FOR SCOTT CARLISLE, III"; PREPARED BY DURGIN SCOFIELD ASSOCIATES; DATED APRIL 26, 1988; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-17892.
- "PLAN OF LAND FOR COURMA LTD IN EXETER, NH"; PREPARED BY PARKER SURVEY ASSOCIATES; DATED DECEMBER 31, 1984; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS D-13187.
- "SUBDIVISION OF LAND FOR COURMA LTD IN EXETER, NH"; PREPARED BY PARKER SURVEY ASSOCIATES; DATED MARCH 22, 1984; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS D-12470.
- "PLANS OF PROPOSED FEDERAL AID RIGHT OF WAY PROJECT NHS-STP-F-7-018-2(79) ROW NH PROJECT NO. 11533 NHS-018-2(113)(CONSTRUCTION) NH PROJECT NO. 11533-F"; PREPARED BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION AND HOLDEN ENGINEERING & SURVEYING, INC.; DATED SEPTEMBER 4, 1994.
- "SUBDIVISION PLAN EXETER HIGHLANDS EXETER, NH"; PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC.; DATED NOVEMBER 15, 1989; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-19913.

SUBDIVISION NOTES:

- THE INTENT OF THIS PLAN IS TO SUBDIVIDE MAP 33 LOT 26 INTO TWELVE (12) SINGLE FAMILY OPEN-SPACE RESIDENTIAL LOTS WITH ONSITE WATER AND SEPTIC. COMPLETE 25 SHEET PLAN SET IS ON FILE AT THE PLANNING BOARD OFFICE.
- ZONING DISTRICT: OPEN SPACE
LOT AREA MINIMUM = 15,000 S.F.
LOT FRONTAGE MINIMUM = 50'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 25'
SIDE SETBACK = 15'
REAR SETBACK = 20'
WETLAND SETBACK = AS SHOWN
MAX. BUILDING HEIGHT = 35'
- ZONING DISTRICT: R-1
LOT AREA MINIMUM = 2 ACRES
LOT FRONTAGE MINIMUM = 150'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 25'
SIDE SETBACK = 15'
REAR SETBACK = 25'
WETLAND SETBACK = AS SHOWN
MAX. BUILDING HEIGHT = 35'
- WITH APPROVAL OF THIS PLAN BY THE PLANNING BOARD, THE FOLLOWING WAIVERS ARE GRANTED FROM THE "SUBDIVISION REGULATIONS":

- SITE AND SUBDIVISION REGULATIONS SECT. 7.4.12-REQUIRING SURVEYED METES AND BOUNDS FOR ENTIRE PARCEL.
- NHDES APPROVAL FOR SUBDIVISION PERMIT NO. _____, DATED _____, NHDES ALTERATION OF TERRAIN PERMIT NO. _____, DATED _____.
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., 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, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
- THE SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE X SHADED DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33015C0239E, WITH EFFECTIVE DATE OF MAY 17, 2005, FOR COMMUNITY PANEL NO. 239 OF 681, IN ROCKINGHAM COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SUBJECT PARCEL IS ALSO ON MAP NO. 33015C0238E AND IS IN ZONE X UNSHADED.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.), THIS DOCUMENT IS TO BE KEPT ONSITE AT ALL TIMES AND UPDATED AS REQUIRED.
- 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.
- ALL CONSTRUCTION WILL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- GRANITE BOUNDS TO BE SET AT ALL ROADWAY POINTS OF CURVATURE AND TANGENCY. IRON 17/8 RODS WITH SURVEY CAPS TO BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE INDICATED. ALL MONUMENTS SET ARE 5/8" IRON RODS WITH ALUMINUM CAPS MARKED "JONES & BEACH ENGINEERS BOUNDARY, DO NOT DISTURB, STRATHAM, N.H." AS SHOWN.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY BRENDAN QUIGLEY OF GOVE ENVIRONMENTAL SERVICES, INC. IN JUNE, 2020 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
A. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
B. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
C. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
D. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- UPON APPROVAL BY THE TOWN, THE PROPOSED ROAD WILL BE CONVEYED TO THE TOWN.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS AND ADJOINING OWNERS ARE BASED ON THE TOWN OF EXETER TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF EXETER ASSESSORS OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.

TOWN OF EXETER PLANNING BOARD	PROJECT PARCEL TOWN OF EXETER TAX MAP 33 LOT 26
DATE: _____	APPLICANT/OWNER W.W. SCOTT CARLISLE, III 14 CASS STREET EXETER, NH 03833
CHAIRMAN	TOTAL LOT AREA 4,268,578 SQ. FT. 97.99 ACRES

Design: BWG	Draft: DJP	Date: 3/18/21
Checked: BWG	Scale: AS-NOTED	Project No.: 19102
Drawing Name: 19102-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
1	03/30/21	REVISED PER TRC COMMENTS	BWG
0	12/22/20	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SUBDIVISION PLAN**
MAP 33 LOT 26

Project: **TAX MAP 33 LOT 26**
19 WATSON ROAD, EXETER, NH

Owner of Record: **SCOTT W. CARLISLE III**
14 CASS STREET, EXETER, NH 03833

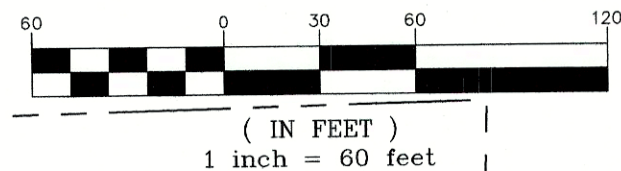
DRAWING No.

A1

SHEET 6 OF 25
JBE PROJECT NO. 19102

F:\CAD\MASTER STANDARD\DWG\JB-LAYOUTS.dwg 3/12/2015 3:27:28 PM EDT

GRAPHIC SCALE



MAP 33 / LOT 13
ASACKER C KIMBERLY
2 DEER RUN RD
EXETER, NH 03833
BK 3225 / PG 1167

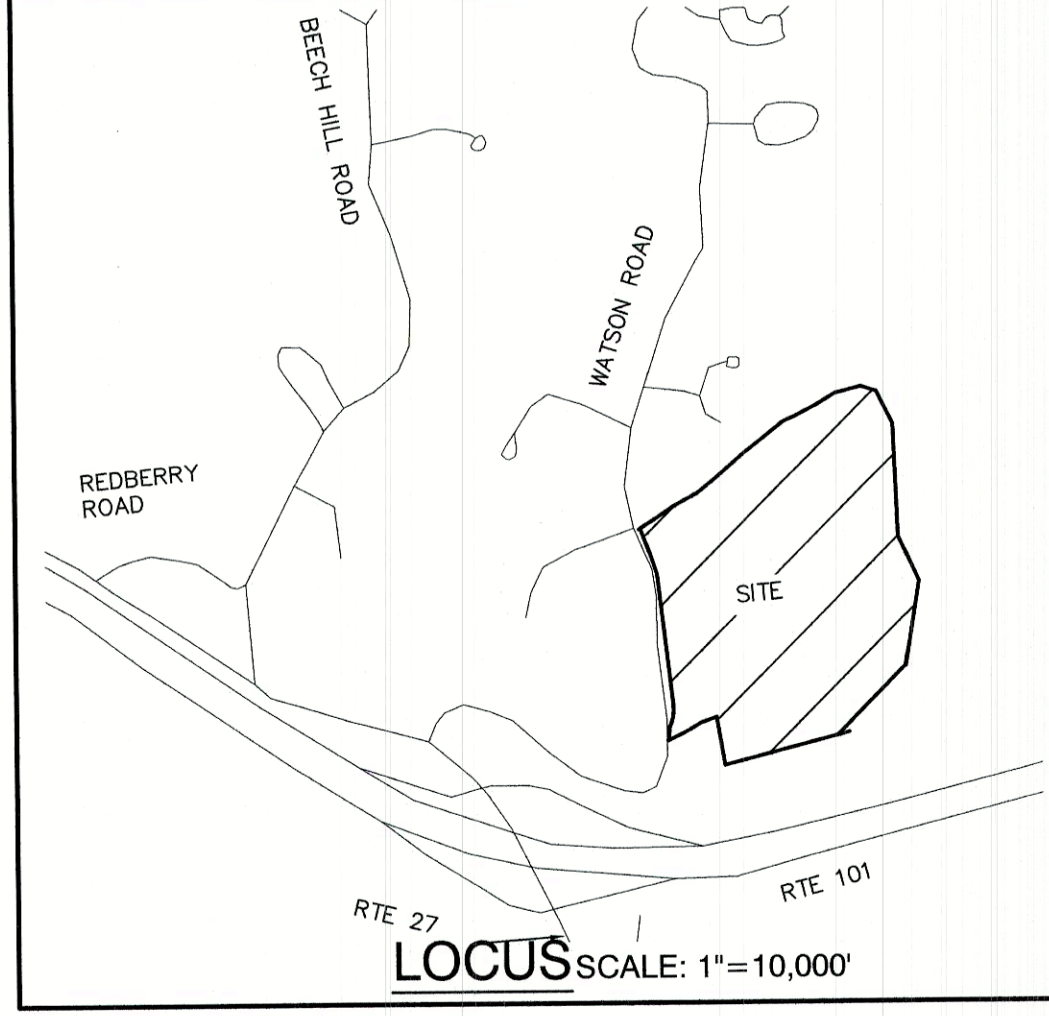
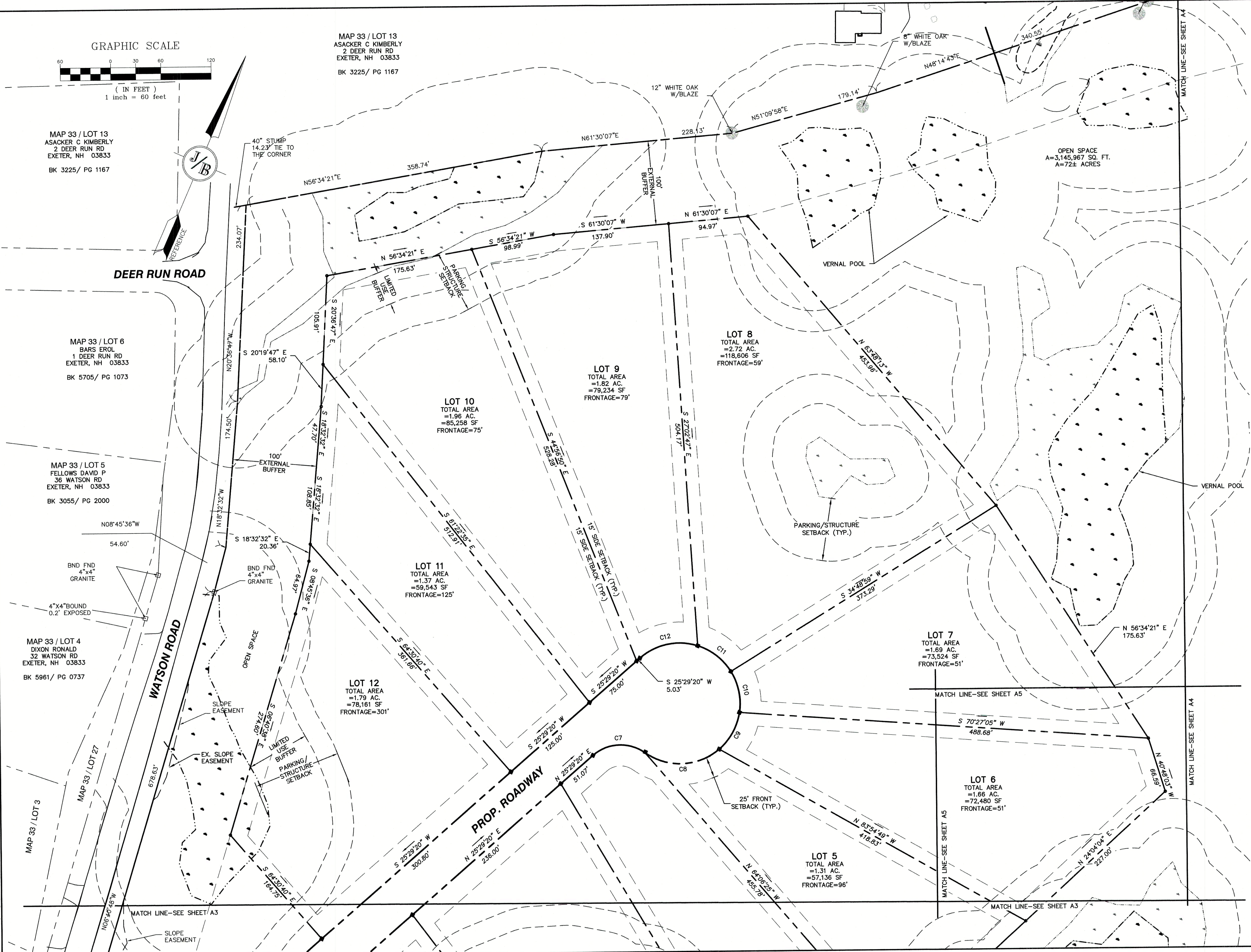
MAP 33 / LOT 13
ASACKER C KIMBERLY
2 DEER RUN RD
EXETER, NH 03833
BK 3225 / PG 1167

MAP 33 / LOT 6
BARS EROL
1 DEER RUN RD
EXETER, NH 03833
BK 5705 / PG 1073

MAP 33 / LOT 5
FELLOWS DAVID P
36 WATSON RD
EXETER, NH 03833
BK 3055 / PG 2000

MAP 33 / LOT 4
DIXON RONALD
32 WATSON RD
EXETER, NH 03833
BK 5961 / PG 0737

F:\CADD\MASTER STANDARD\dwg\LB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT



CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.12'	42.43'	N 38°19'22" E	90°00'00"
C2	225.00'	53.79'	53.66'	S 76°28'29" W	13°41'47"
C3	225.00'	113.41'	112.21'	S 55°11'12" W	28°52'47"
C4	225.00'	10.02'	10.02'	S 42°01'20" W	2°33'03"
C5	225.00'	10.05'	10.05'	N 39°28'01" E	2°33'36"
C6	225.00'	59.92'	59.74'	N 33°07'04" E	15°15'28"
C7	50.00'	66.96'	62.07'	N 63°51'18" E	76°43'55"
C8	72.00'	95.67'	88.79'	N 64°09'13" E	76°08'04"
C9	72.00'	51.06'	50.00'	N 05°46'08" E	40°38'06"
C10	72.00'	51.06'	50.00'	S 34°51'58" E	40°38'06"
C11	72.00'	51.06'	50.00'	N 75°30'04" W	40°38'06"
C12	72.00'	73.76'	70.57'	N 54°50'07" E	58°41'33"
C13	175.00'	176.64'	169.24'	N 54°24'21" E	57°50'02"
C14	30.00'	47.12'	42.43'	S 51°40'38" E	90°00'00"

ADDITIONAL ABUTTERS:

MAP 33 / LOT 3
JEDREY RICHARD A
28 WATSON RD
EXETER, NH 03833
BK 4969 / PG 2235

MAP 33 / LOT 27
EXETER TOWN OF
10 FRONT STREET
EXETER, NH 03833
BK 5460 / PG 1787

TOWN OF EXETER PLANNING BOARD	PROJECT PARCEL TOWN OF EXETER TAX MAP 33 LOT 26
DATE:	APPLICANT/OWNER WW, SCOTT CARLISLE, III 14 CASS STREET EXETER, NH 03833
CHAIRMAN	TOTAL LOT AREA 4,268,578 SQ. FT. 97.99 ACRES

Design: BWG	Draft: DJP	Date: 3/18/21
Checked: BWG	Scale: AS-NOTED	Project No.: 19102
Drawing Name: 19102-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
1	03/30/21	REVISED PER TRC COMMENTS	BWG
0	12/22/20	ISSUED FOR REVIEW	BWG
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

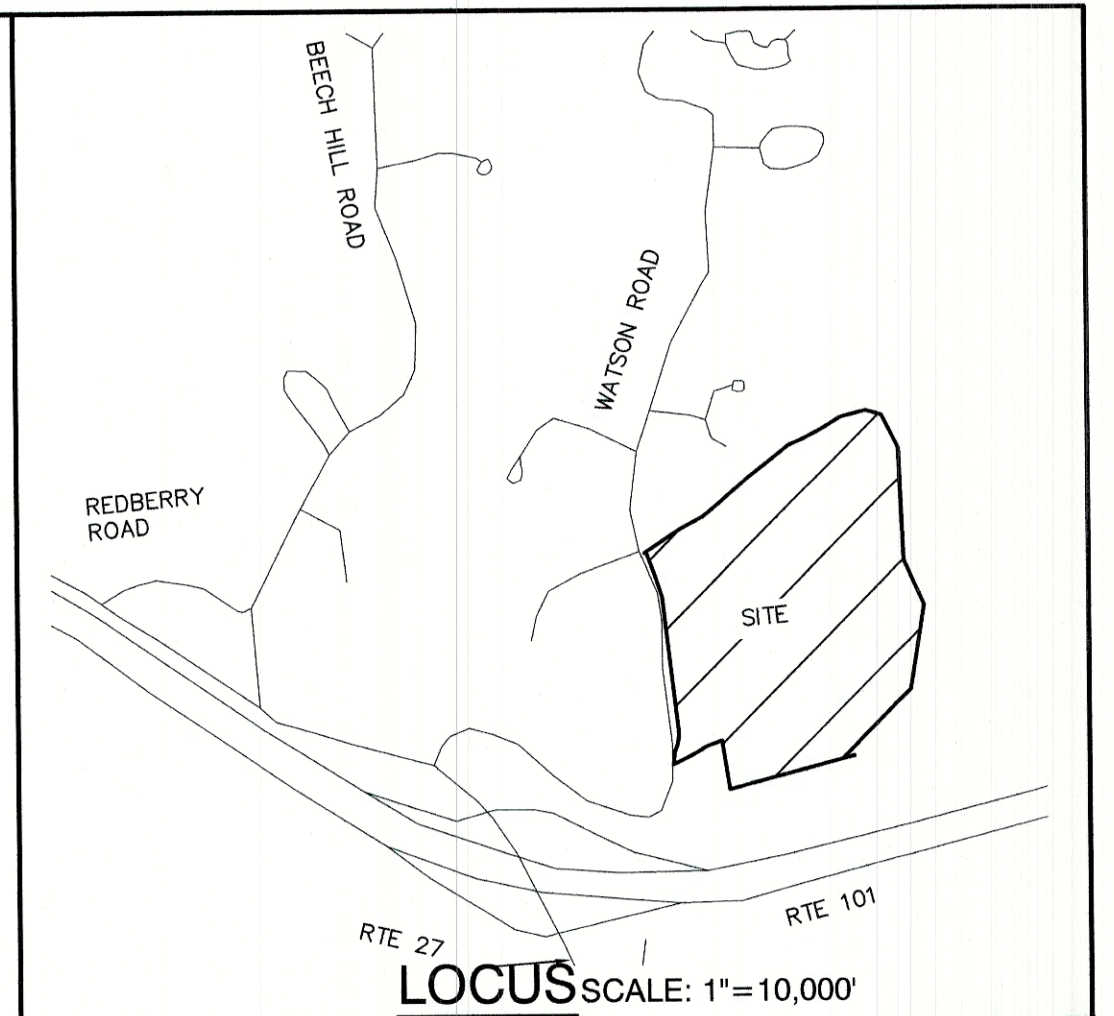
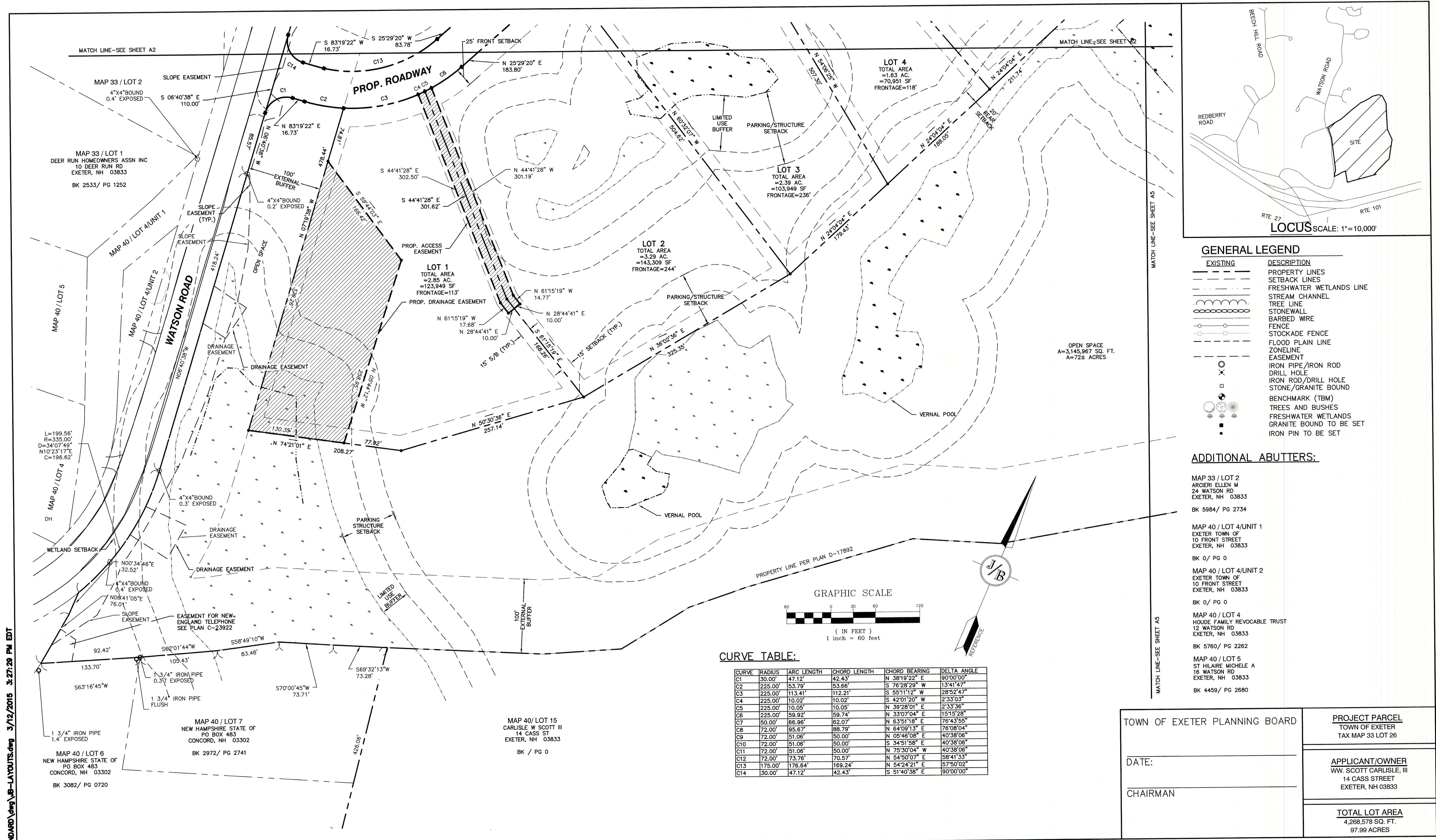
85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SUBDIVISION PLAN MAP 33, LOT 26
Project:	TAX MAP 33 LOT 26 19 WATSON ROAD, EXETER, NH
Owner of Record:	SCOTT W. CARLISLE III 14 CASS STREET, EXETER, NH 03833

DRAWING No.

A2

SHEET 6 OF 25
JBE PROJECT NO. 19102

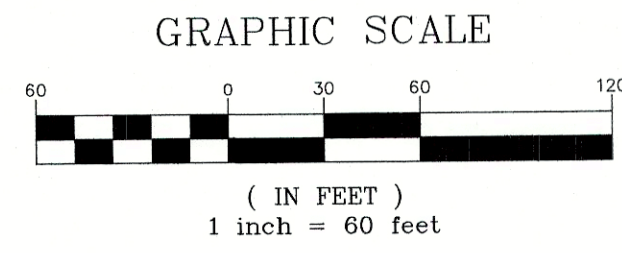


GENERAL LEGEND

EXISTING	DESCRIPTION
---	PROPERTY LINES
---	SETBACK LINES
---	FRESHWATER WETLANDS LINE
---	STREAM CHANNEL
---	TREE LINE
---	STONEWALL
---	BARBED WIRE
---	FENCE
---	STOCKADE FENCE
---	FLOOD PLAIN LINE
---	ZONELINE
---	EASEMENT
---	IRON PIPE/IRON ROD
---	DRILL HOLE
---	IRON ROD/DRILL HOLE
---	STONE/GRANITE BOUND
---	BENCHMARK (TBM)
---	TREES AND BUSHES
---	FRESHWATER WETLANDS
---	GRANITE BOUND TO BE SET
---	IRON PIN TO BE SET

ADDITIONAL ABUTTERS:

- MAP 33 / LOT 2
ARCIERI ELLEN M
24 WATSON RD
EXETER, NH 03833
BK 5984 / PG 2734
- MAP 40 / LOT 4/UNIT 1
EXETER TOWN OF
10 FRONT STREET
EXETER, NH 03833
BK 0 / PG 0
- MAP 40 / LOT 4/UNIT 2
EXETER TOWN OF
10 FRONT STREET
EXETER, NH 03833
BK 0 / PG 0
- MAP 40 / LOT 4
HOUE FAMILI REVOCABLE TRUST
12 WATSON RD
EXETER, NH 03833
BK 5760 / PG 2262
- MAP 40 / LOT 5
ST HILAIRE MICHELE A
16 WATSON RD
EXETER, NH 03833
BK 4459 / PG 2680



CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.12'	42.43'	N 38°19'22" E	90°00'00"
C2	225.00'	53.79'	53.66'	S 76°28'29" W	13°41'47"
C3	225.00'	113.41'	112.21'	S 55°11'12" W	28°52'47"
C4	225.00'	10.02'	10.02'	S 42°01'20" W	2°33'03"
C5	225.00'	10.05'	10.05'	N 39°28'01" E	2°33'36"
C6	225.00'	59.92'	59.74'	N 33°07'04" E	15°15'28"
C7	50.00'	66.96'	62.07'	N 63°51'18" E	76°43'55"
C8	72.00'	95.67'	88.79'	N 64°09'13" E	76°08'04"
C9	72.00'	51.06'	50.00'	N 05°46'08" E	40°38'06"
C10	72.00'	51.06'	50.00'	S 34°51'58" E	40°38'06"
C11	72.00'	51.06'	50.00'	N 76°30'04" W	40°38'06"
C12	72.00'	73.76'	70.57'	N 54°50'07" E	58°41'33"
C13	175.00'	176.64'	169.24'	N 54°24'21" E	57°50'02"
C14	30.00'	47.12'	42.43'	S 51°40'38" E	90°00'00"

F:\CADD\MASTER STANDARD\dwg\LB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

Design: BWG	Draft: DJP	Date: 3/18/21
Checked: BWG	Scale: AS-NOTED	Project No.: 19102
Drawing Name: 19102-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
1	03/30/21	REVISED PER TRC COMMENTS	BWG
0	12/22/20	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

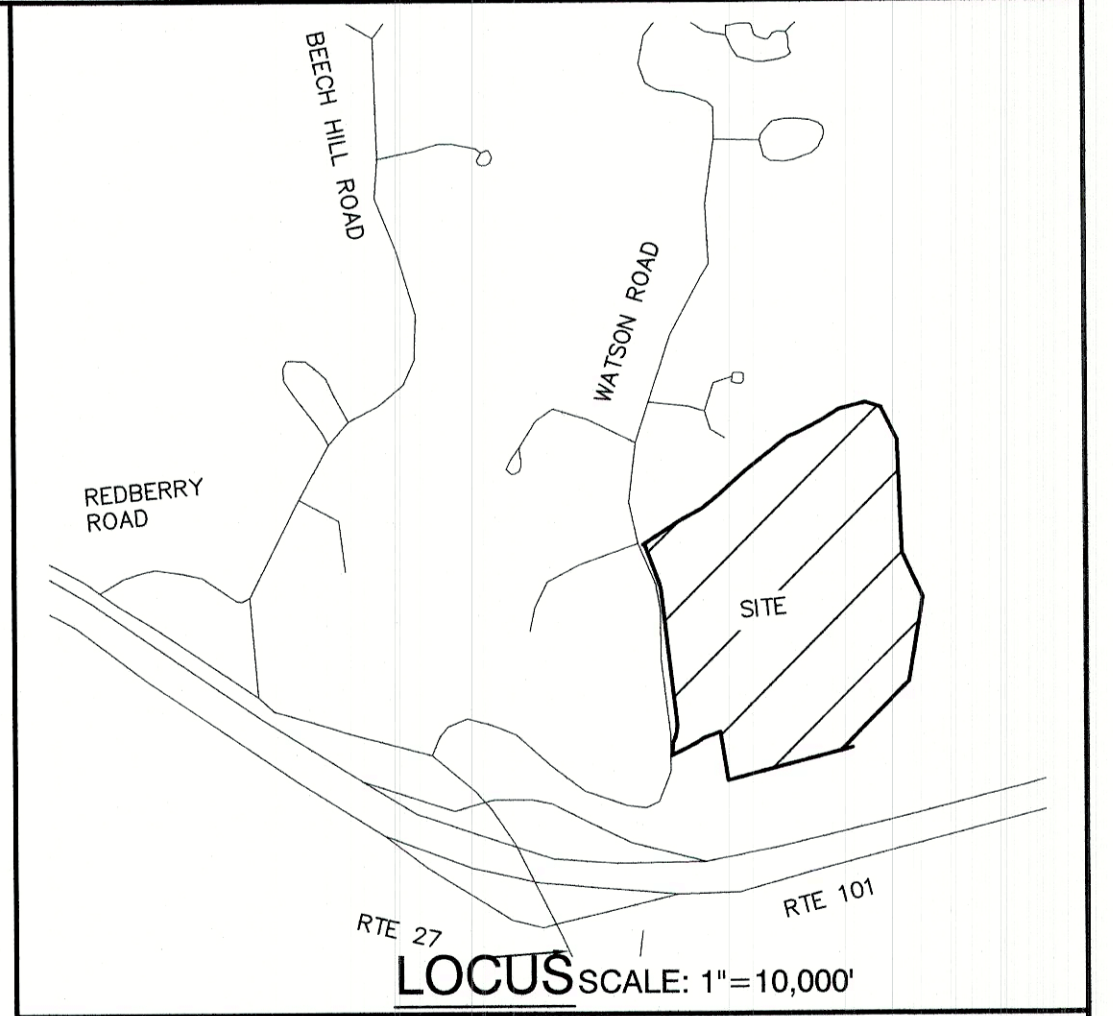
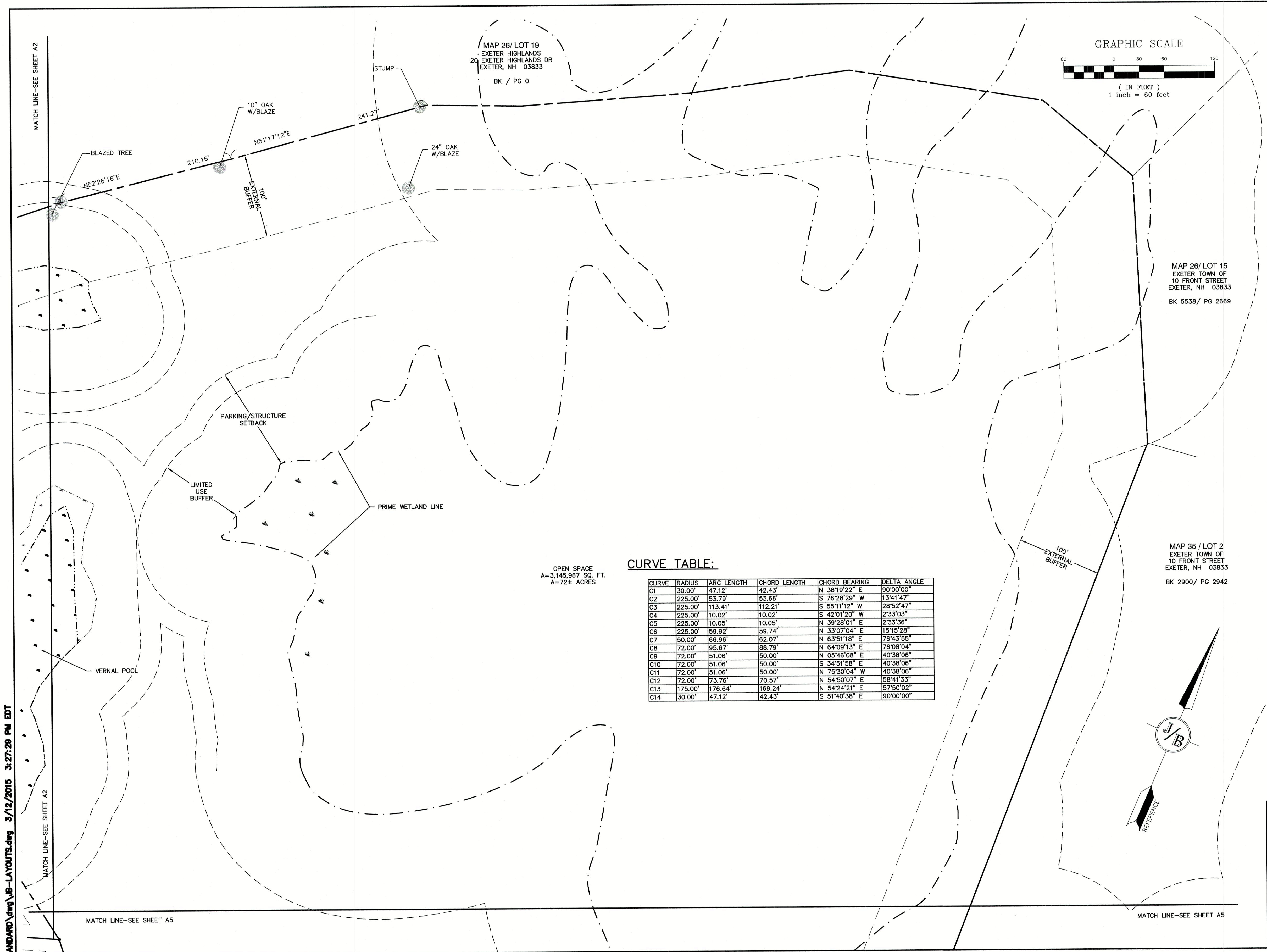
Plan Name:	SUBDIVISION PLAN MAP 33 LOT 26
Project:	TAX MAP 33 LOT 26 19 WATSON ROAD, EXETER, NH
Owner of Record:	SCOTT W. CARLISLE III 14 CASS STREET, EXETER, NH 03833

DRAWING No.

A3

SHEET 7 OF 25
JBE PROJECT NO. 19102

TOWN OF EXETER PLANNING BOARD	PROJECT PARCEL TOWN OF EXETER TAX MAP 33 LOT 26
DATE:	APPLICANT/OWNER WW. SCOTT CARLISLE, III 14 CASS STREET EXETER, NH 03833
CHAIRMAN	TOTAL LOT AREA 4,268,578 SQ. FT. 97.99 ACRES



GENERAL LEGEND

EXISTING	DESCRIPTION
---	PROPERTY LINES
---	SETBACK LINES
---	FRESHWATER WETLANDS LINE
---	STREAM CHANNEL
---	TREE LINE
---	STONEWALL
---	BARBED WIRE
---	FENCE
---	STOCKADE FENCE
---	FLOOD PLAIN LINE
---	ZONELINE
---	EASEMENT
○	IRON PIPE/IRON ROD
×	DRILL HOLE
□	IRON ROD/DRILL HOLE
■	STONE/GRANITE BOUND
●	BENCHMARK (TBM)
○	TREES AND BUSHES
○	FRESHWATER WETLANDS
■	GRANITE BOUND TO BE SET
●	IRON PIN TO BE SET

F:\CADD\MASTER STANDARD\dwg\B-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

Design: BWG | Draft: DJP | Date: 3/18/21
 Checked: BWG | Scale: AS-NOTED | Project No.: 19102
 Drawing Name: 19102-PLAN.dwg
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
1	03/30/21	REVISED PER TRC COMMENTS	BWG
0	12/22/20	ISSUED FOR REVIEW	BWG

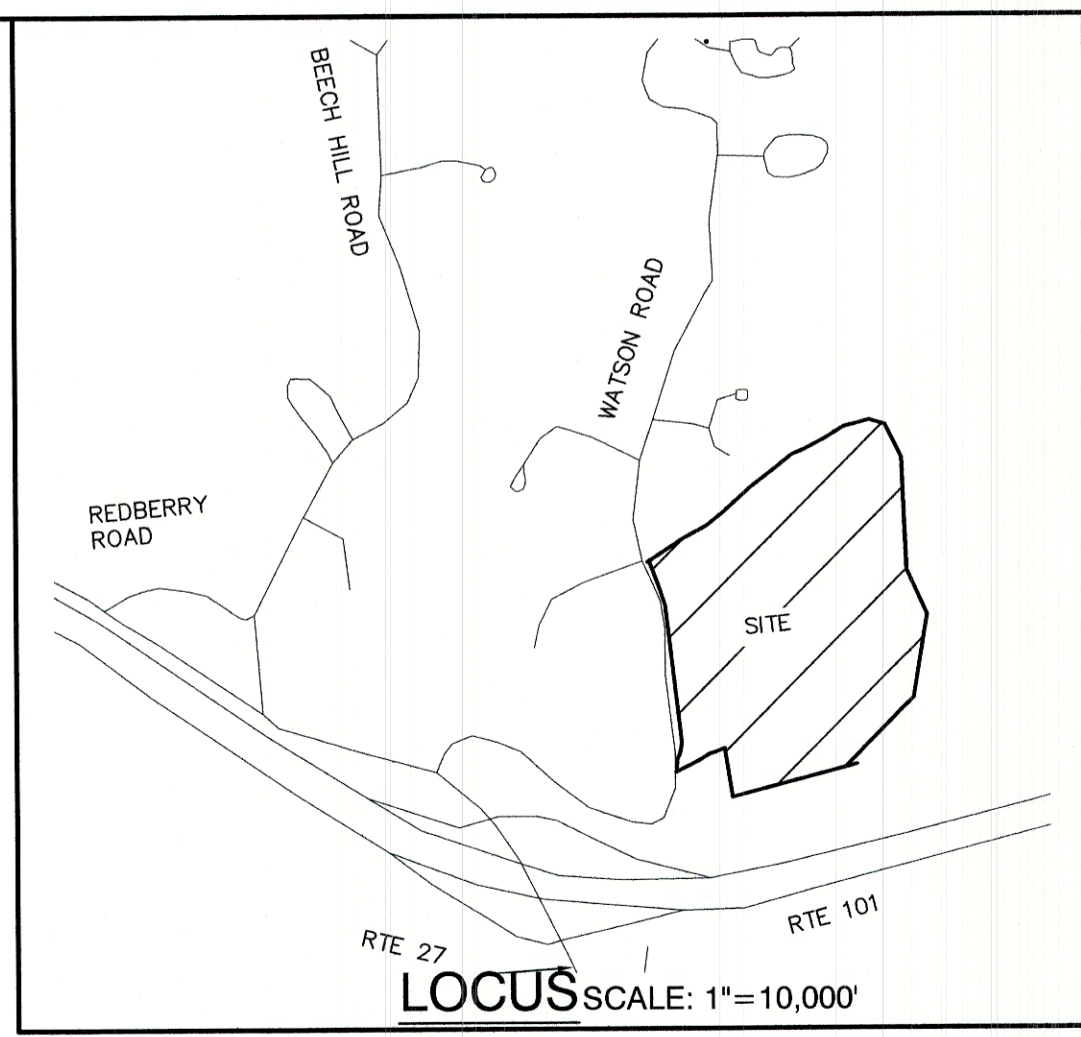
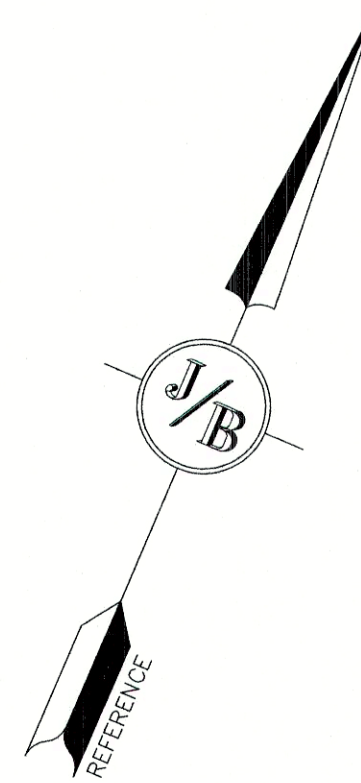
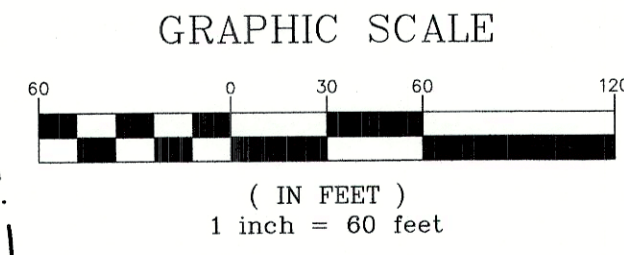
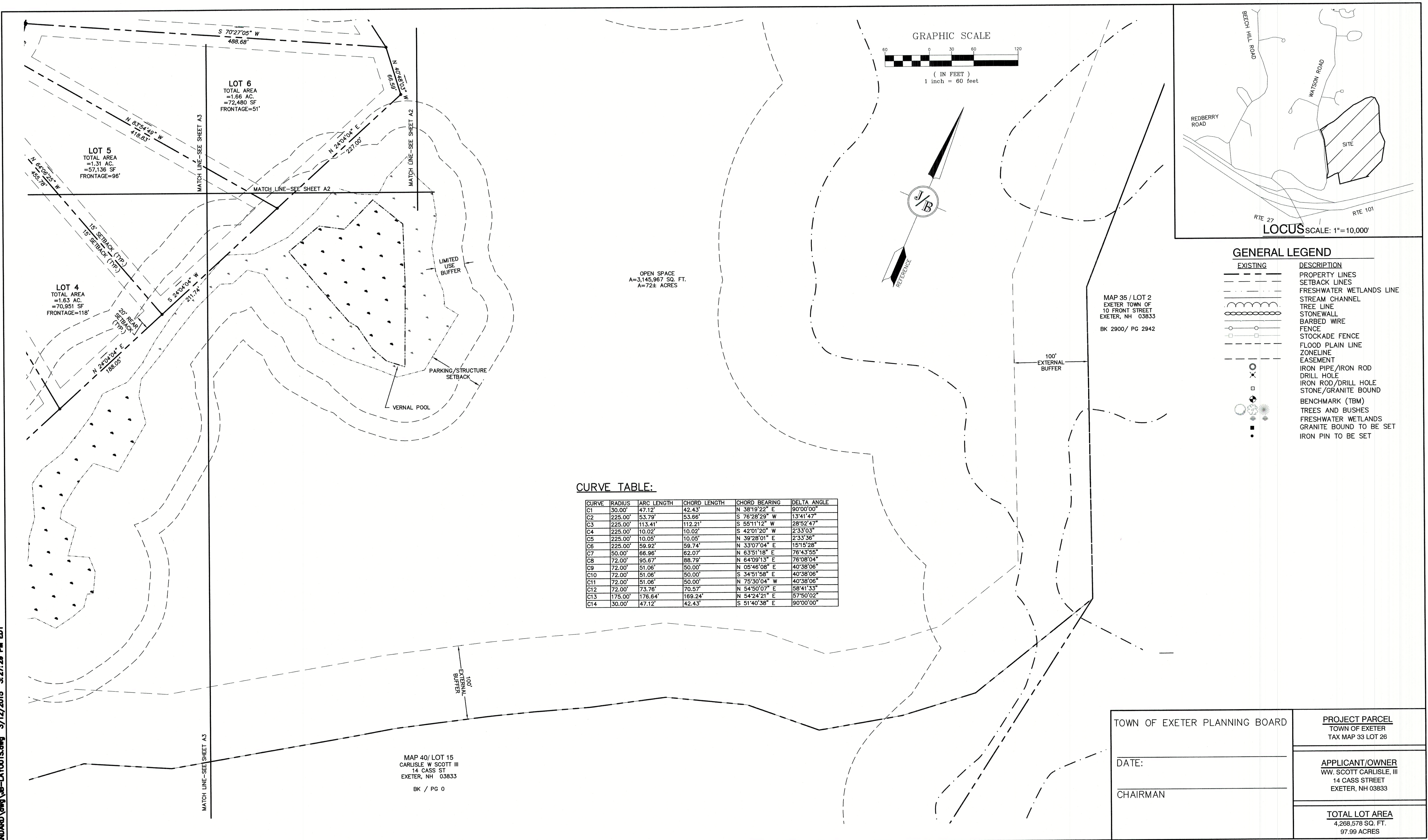
J/B Jones & Beach Engineers, Inc.
 85 Portsmouth Ave. | Civil Engineering Services | 603-772-4746
 PO Box 219 | Stratham, NH 03885 | FAX: 603-772-0227 | E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SUBDIVISION PLAN**
 MAP 33 LOT 26
 Project: **TAX MAP 33 LOT 26**
19 WATSON ROAD, EXETER, NH
 Owner of Record: **SCOTT W. CARLISLE III**
 14 CASS STREET, EXETER, NH 03833

TOWN OF EXETER PLANNING BOARD	PROJECT PARCEL TOWN OF EXETER TAX MAP 33 LOT 26
DATE:	APPLICANT/OWNER WW. SCOTT CARLISLE, III 14 CASS STREET EXETER, NH 03833
CHAIRMAN	TOTAL LOT AREA 4,268,578 SQ. FT. 97.99 ACRES

DRAWING No. **A4**
 SHEET 8 OF 25
 JBE PROJECT NO. 19102

F:\CAUD\MASTER STANDARD\dwg\LB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT



GENERAL LEGEND

EXISTING	DESCRIPTION
---	PROPERTY LINES
---	SETBACK LINES
---	FRESHWATER WETLANDS LINE
---	STREAM CHANNEL
---	TREE LINE
---	STONEWALL
---	BARBED WIRE
---	FENCE
---	STOCKADE FENCE
---	FLOOD PLAIN LINE
---	ZONELINE
---	EASEMENT
---	IRON PIPE/IRON ROD
---	DRILL HOLE
---	IRON ROD/DRILL HOLE
---	STONE/GRANITE BOUND
---	BENCHMARK (TBM)
---	TREES AND BUSHES
---	FRESHWATER WETLANDS
---	GRANITE BOUND TO BE SET
---	IRON PIN TO BE SET

OPEN SPACE
A=3,145,967 SQ. FT.
A=72± ACRES

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.12'	42.43'	N 38°19'22" E	90°00'00"
C2	225.00'	53.79'	53.66'	S 76°28'29" W	13°41'47"
C3	225.00'	113.41'	112.21'	S 55°11'12" W	28°52'47"
C4	225.00'	10.02'	10.02'	S 42°01'20" W	2°33'03"
C5	225.00'	10.05'	10.05'	N 39°28'01" E	2°33'36"
C6	225.00'	59.92'	59.74'	N 33°07'04" E	15°15'28"
C7	50.00'	66.96'	62.07'	N 63°51'18" E	76°43'55"
C8	72.00'	95.67'	88.79'	N 64°09'13" E	76°08'04"
C9	72.00'	51.06'	50.00'	N 05°46'08" E	40°38'06"
C10	72.00'	51.06'	50.00'	S 34°51'58" E	40°38'06"
C11	72.00'	51.06'	50.00'	N 75°30'04" W	40°38'06"
C12	72.00'	73.76'	70.57'	N 54°50'07" E	58°41'33"
C13	175.00'	176.64'	169.24'	N 54°24'21" E	57°50'02"
C14	30.00'	47.12'	42.43'	S 51°40'38" E	90°00'00"

MAP 35 / LOT 2
EXETER TOWN OF
10 FRONT STREET
EXETER, NH 03833
BK 2900 / PG 2942

MAP 40 / LOT 15
CARLISLE W SCOTT III
14 CASS ST
EXETER, NH 03833
BK / PG 0

TOWN OF EXETER PLANNING BOARD	PROJECT PARCEL TOWN OF EXETER TAX MAP 33 LOT 26
DATE:	APPLICANT/OWNER WW. SCOTT CARLISLE, III 14 CASS STREET EXETER, NH 03833
CHAIRMAN	TOTAL LOT AREA 4,268,578 SQ. FT. 97.99 ACRES

Design: BWG	Draft: DJP	Date: 3/18/21
Checked: BWG	Scale: AS-NOTED	Project No.: 19102
Drawing Name: 19102-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
1	03/30/21	REVISED PER TRC COMMENTS	BWG
0	12/22/20	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SUBDIVISION PLAN MAP 33, LOT 26
Project:	TAX MAP 33 LOT 26 19 WATSON ROAD, EXETER, NH
Owner of Record:	SCOTT W. CARLISLE III 14 CASS STREET, EXETER, NH 03833

DRAWING No.

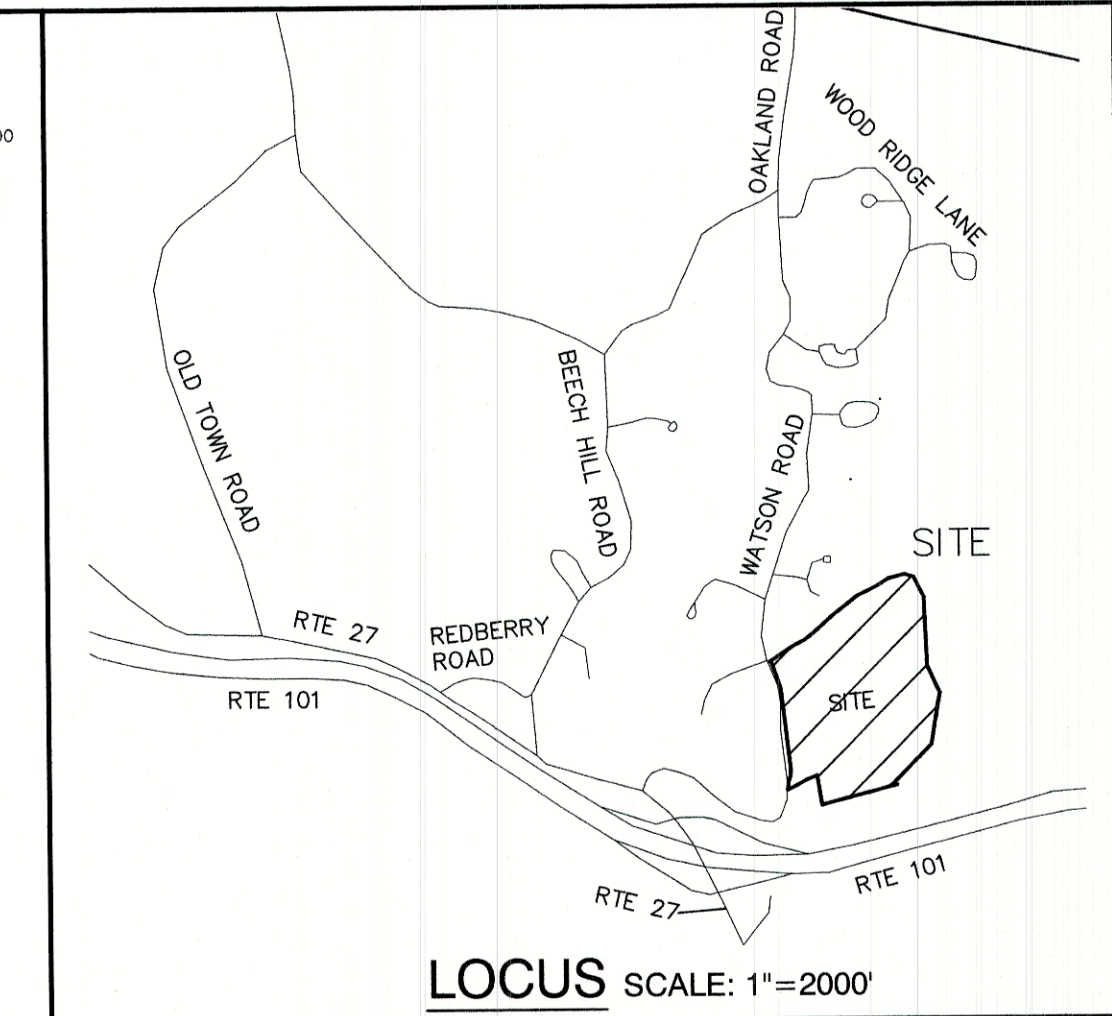
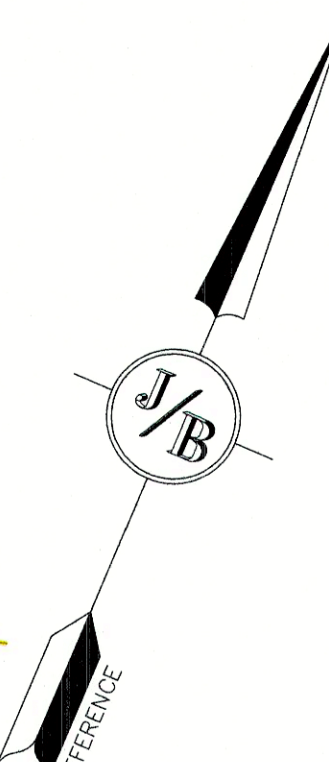
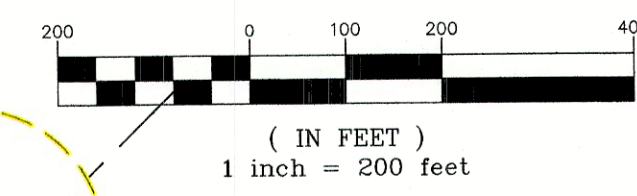
A5

SHEET 9 OF 25
JBE PROJECT NO. 19102

PLAN REFERENCES:

- "PLAT OF LAND EXETER, NH FOR SCOTT CARLISLE, III"; PREPARED BY DURGIN SCOFIELD ASSOCIATES; DATED FEBRUARY 23, 1989; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-19708.
- "PLAT OF LAND EXETER, NH FOR SCOTT CARLISLE, III"; PREPARED BY DURGIN SCOFIELD ASSOCIATES; DATED APRIL 26, 1988; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-17892.
- "PLAN OF LAND FOR COURMA LTD IN EXETER, NH"; PREPARED BY PARKER SURVEY ASSOCIATES; DATED DECEMBER 31, 1984; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS D-13187.
- "SUBDIVISION OF LAND FOR COURMA LTD IN EXETER, NH"; PREPARED BY PARKER SURVEY ASSOCIATES; DATED MARCH 22, 1984; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS D-12470.
- "PLANS OF PROPOSED FEDERAL AID RIGHT OF WAY PROJECT NHS-STP-F-1-018-2(79) ROW NH PROJECT NO. 11533 NHS-018-2(113)(CONSTRUCTION) NH PROJECT NO. 11533-F"; PREPARED BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION AND HOLDEN ENGINEERING & SURVEYING, INC.; DATED SEPTEMBER 4, 1994.
- "SUBDIVISION PLAN EXETER HIGHLANDS EXETER, NH"; PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC.; DATED NOVEMBER 15, 1989; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-19913.

GRAPHIC SCALE



NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS DEPICTED HEREON TAX MAP 33 LOT 26.
- ZONING DISTRICT: OPEN SPACE
LOT AREA MINIMUM = 15,000 S.F.
LOT FRONTAGE MINIMUM = 50'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 25'
SIDE SETBACK = 15'
REAR SETBACK = 20'
WETLAND SETBACK = AS SHOWN
MAX. BUILDING HEIGHT = 35'

ZONING DISTRICT: R-1
LOT AREA MINIMUM = 2 ACRES
LOT FRONTAGE MINIMUM = 150'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 25'
SIDE SETBACK = 15'
REAR SETBACK = 25'
WETLAND SETBACK = AS SHOWN
MAX. BUILDING HEIGHT = 35'
- THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
- THE SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE X SHADED DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33015C0238E, WITH EFFECTIVE DATE OF MAY 17, 2005, FOR COMMUNITY PANEL NO. 239 OF 681, IN ROCKINGHAM COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SUBJECT PARCEL IS ALSO ON MAP NO. 33015C0238E AND IS IN ZONE X UNSHADED.
- BASIS OF BEARING: HORIZONTAL - STATE PLANE COORDINATES . VERTICAL - NAVD 88 .
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF EXETER TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF EXETER ASSESSOR'S OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY BRENDAN QUIGLEY OF GOVE ENVIRONMENTAL SERVICES, INC. IN JUNE, 2020 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
A. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
B. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
C. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
D. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE U.S. FISH AND WILDLIFE SERVICE.
- THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 46,000.
- SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.



GENERAL LEGEND

EXISTING	DESCRIPTION
—	PROPERTY LINES
---	SETBACK LINES
---	WETLAND SETBACK LINES
---	FRESHWATER WETLANDS LINE
---	VERNAL POOL
---	STREAM CHANNEL
---	TREE LINE
---	STONEWALL
---	BARBED WIRE
---	FENCE
---	STOCKADE FENCE
---	FLOOD PLAIN LINE
---	ZONELINE
---	EASEMENT
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	EDGE OF PAVEMENT
---	DRAINAGE LINE
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
○	IRON PIPE/IRON ROD
○	DRILL HOLE
○	IRON ROD/DRILL HOLE
○	STONE/GRANITE BOUND
□	BENCHMARK (TBM)
□	DOUBLE POST SIGN
□	SINGLE POST SIGN
○	WELL
○	TEST PIT
○	MONITORING WELL
○	TREES AND BUSHES
○	UTILITY POLES
○	LIGHT POLES
○	DRAIN MANHOLE
○	SEWER MANHOLE
○	HYDRANT
○	WATER GATE
○	WATER SHUT OFF
○	SINGLE GRATE CATCH BASIN
○	CULVERT W/WINGWALLS
○	CULVERT W/FLARED END SECTION
○	CULVERT W/STRAIGHT HEADWALL
○	FRESHWATER WETLANDS

SITE SPECIFIC SOILS TABLE:

SSSM SYM.	SSS MAP NAME	HISS SYM.	HYDROLOGIC SOIL GRP.
125	SCARBORO, MUCK	621	D
1335	CHATFIELD VARIANT-NEWFIE LDS COMPLEX	328	B
257	CHATFIELD-CANTON COMPLEX, EXTREMELY ROCKY	228	B
299	UDORTMENTS, SMOOTHED, CONSTRUCTION MATERIALS	763	C
313	DEERFIELD, LOAMY SAND	311	B
393	TIMAKWA, MUCK	681	D
515	LEICESTER, VERY STONY	521	C

SLOPE PHASE:

0-8%	B
8-15%	C
15-25%	D
25%+	E

SITE SPECIFIC NOTES:

- 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 WAS PRODUCED 2 NOVEMBER, 2020, AND WAS PREPARED BY JAMES P. GOVE, CSS #004 GOVE ENVIRONMENTAL SERVICES, INC. THE SURVEY AREA IS LOCATED ON WATSON ROAD, 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 SOILS SCIENTISTS OF NEW ENGLAND, SPECIAL PUBLICATION NO. 5, SEPTEMBER, 2009.

Design: BWG	Draft: DJP	Date: 3/18/21
Checked: BWG	Scale: AS-NOTED	Project No.: 19102
Drawing Name: 19102-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
1	03/30/21	REVISED PER TRC COMMENTS	BWG
0	12/22/20	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 Stratham, NH 03885 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

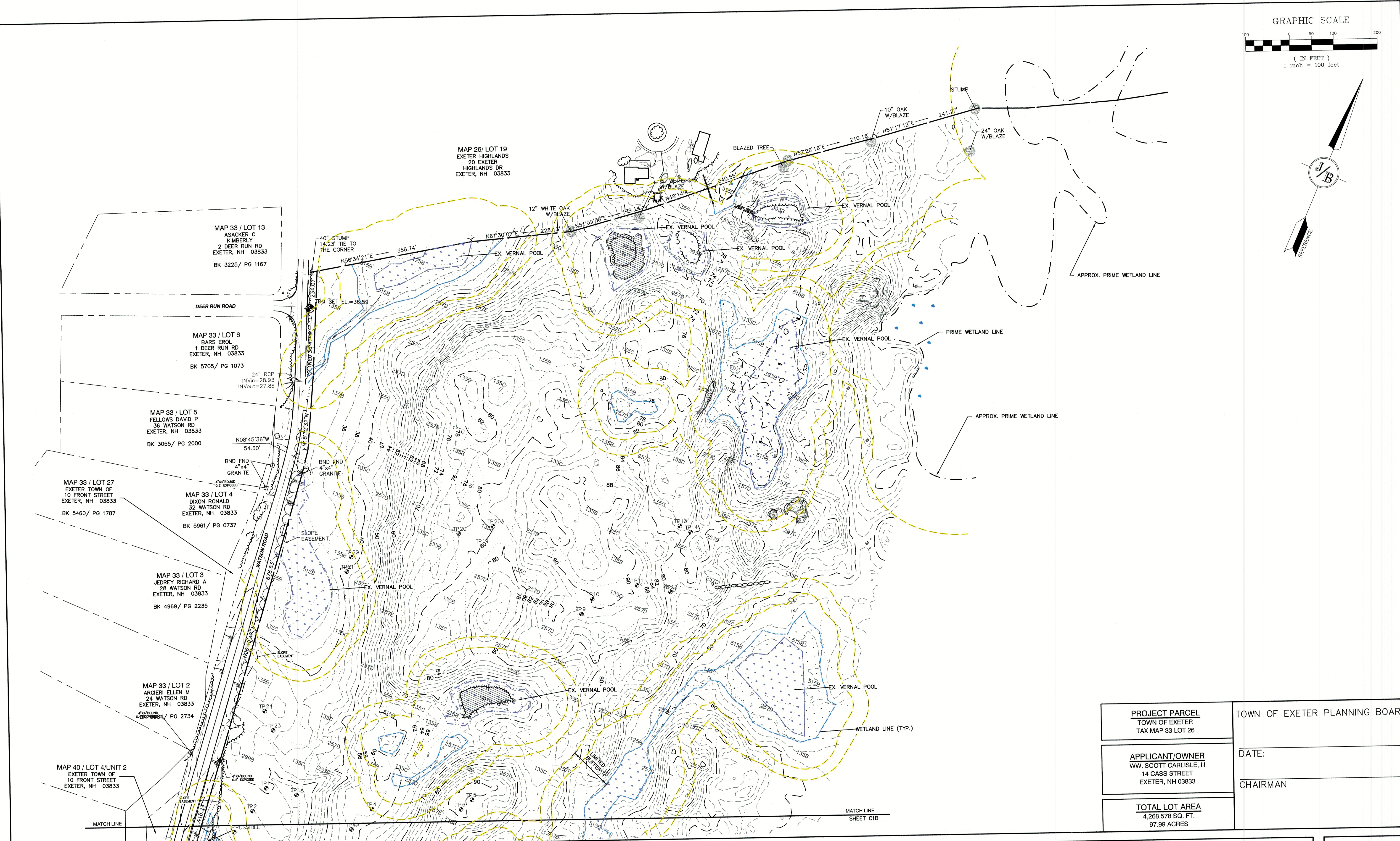
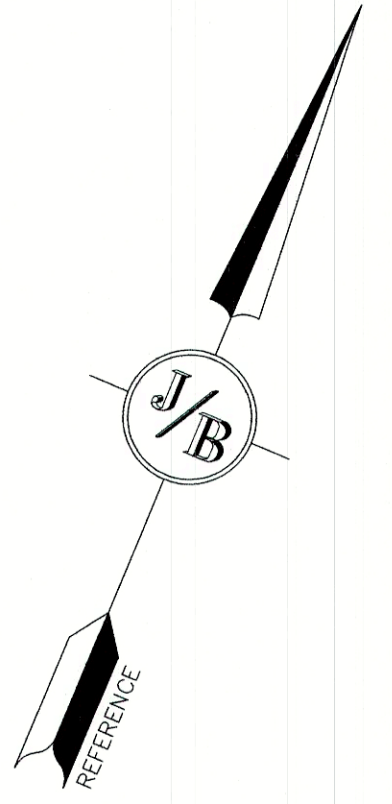
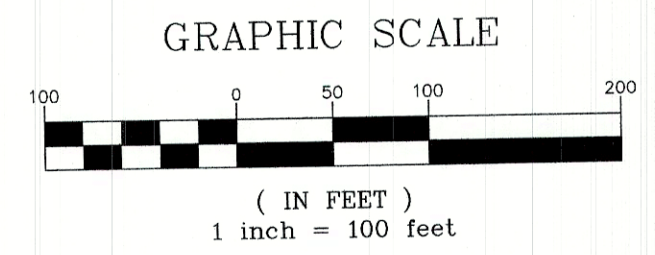
Plan Name: **OVERALL EX-CONDITIONS**

Project: **TAX MAP 33 LOT 26**
19 WATSON ROAD, EXETER, NH

Owner of Record: **SCOTT W. CARLISLE III**
14 CASS STREET, EXETER, NH 03833

DRAWING No. **C1**

SHEET 10 OF 25
 JBE PROJECT NO. 19102



MAP 26/ LOT 19
 EXETER HIGHLANDS
 20 EXETER
 HIGHLANDS DR
 EXETER, NH 03833

MAP 33 / LOT 13
 ASACKER C
 KIMBERLY
 2 DEER RUN RD
 EXETER, NH 03833
 BK 3225/ PG 1167

DEER RUN ROAD

MAP 33 / LOT 6
 1 DEER RUN RD
 EXETER, NH 03833
 BK 5705/ PG 1073

MAP 33 / LOT 5
 FELLOWS DAVID P
 36 WATSON RD
 EXETER, NH 03833
 BK 3055/ PG 2000

MAP 33 / LOT 27
 EXETER TOWN OF
 10 FRONT STREET
 EXETER, NH 03833
 BK 5460/ PG 1787

MAP 33 / LOT 4
 DIXON RONALD
 32 WATSON RD
 EXETER, NH 03833
 BK 5961/ PG 0737

MAP 33 / LOT 3
 JEDREY RICHARD A
 28 WATSON RD
 EXETER, NH 03833
 BK 4969/ PG 2235

MAP 33 / LOT 2
 ARCIERI ELLEN M
 24 WATSON RD
 EXETER, NH 03833
 BK 6904/ PG 2734

MAP 40 / LOT 4/UNIT 2
 EXETER TOWN OF
 10 FRONT STREET
 EXETER, NH 03833

PROJECT PARCEL TOWN OF EXETER TAX MAP 33 LOT 26	TOWN OF EXETER PLANNING BOARD
APPLICANT/OWNER WW. SCOTT CARLISLE, III 14 CASS STREET EXETER, NH 03833	DATE:
TOTAL LOT AREA 4,268,578 SQ. FT. 97.99 ACRES	CHAIRMAN

Design: BWG Draft: DJP Date: 3/18/21
 Checked: BWG Scale: AS-NOTED Project No.: 19102
 Drawing Name: 19102-PLAN.dwg

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
1	03/30/21	REVISED PER TRC COMMENTS	BWG
0	12/22/20	ISSUED FOR REVIEW	BWG
		REVISION	BY

Designed and Produced in NH

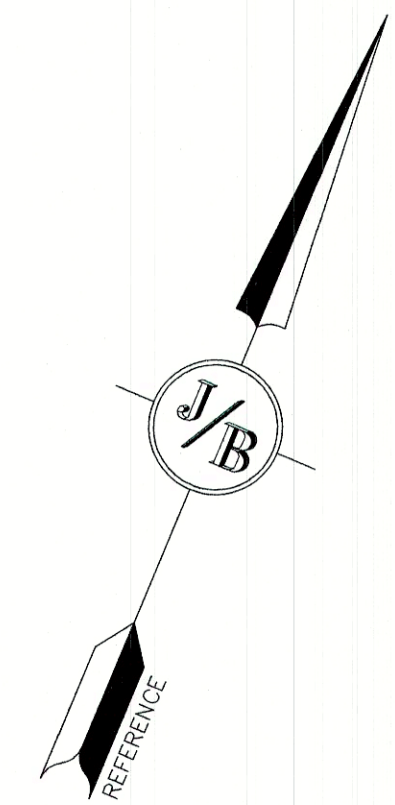
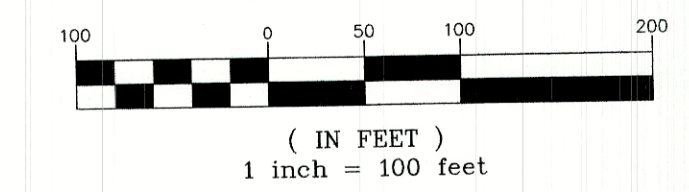
J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
 603-772-4746
 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN
Project:	TAX MAP 33 LOT 26 19 WATSON ROAD, EXETER, NH
Owner of Record:	SCOTT W. CARLISLE III 14 CASS STREET, EXETER, NH 03833

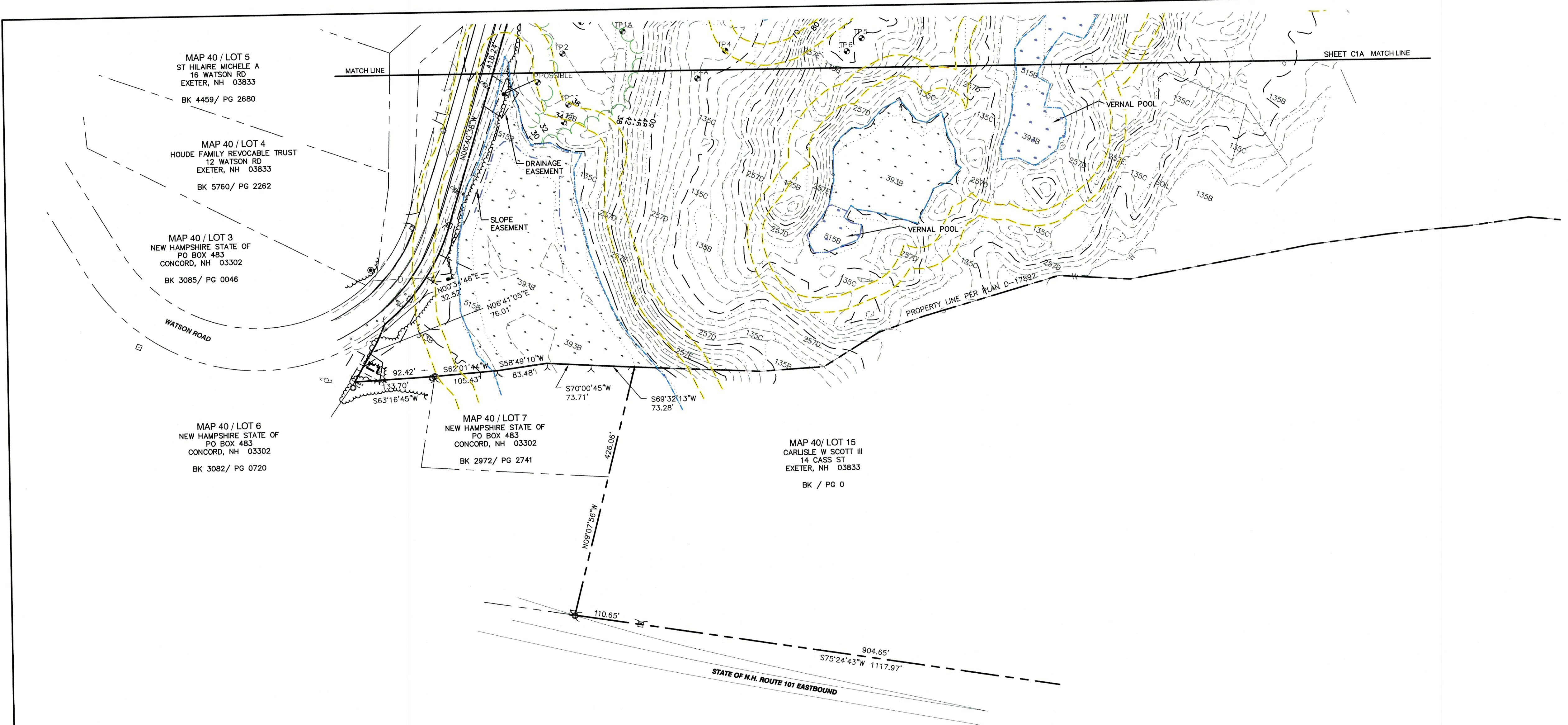
DRAWING No.
C1A
 SHEET 11 OF 25
 JBE PROJECT NO. 19102

GRAPHIC SCALE



GENERAL LEGEND

EXISTING	DESCRIPTION
---	PROPERTY LINES
---	SETBACK LINES
---	WETLAND SETBACK LINES
---	FRESHWATER WETLANDS LINE
---	STREAM CHANNEL
---	TREE LINE
---	STONEWALL
---	BARBED WIRE
---	FENCE
---	STOCKADE FENCE
---	FLOOD PLAIN LINE
---	ZONELINE
---	EASEMENT
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	EDGE OF PAVEMENT
D	DRAINAGE LINE
S	SEWER LINE
W	WATER LINE
WS	WATER SERVICE
OHE	OVERHEAD ELECTRIC
UGE	UNDERGROUND ELECTRIC
○	IRON PIPE/IRON ROD
×	DRILL HOLE
□	IRON ROD/DRILL HOLE
□	STONE/GRANITE BOUND
+	BENCHMARK (TBM)
+	DOUBLE POST SIGN
+	SINGLE POST SIGN
○	WELL
○	TEST PIT
○	MONITORING WELL
○	TREES AND BUSHES
○	UTILITY POLE
○	LIGHT POLES
○	DRAIN MANHOLE
○	SEWER MANHOLE
○	HYDRANT
○	WATER GATE
○	WATER SHUT OFF
○	SINGLE GRATE CATCH BASIN
○	CULVERT W/WINGWALLS
○	CULVERT W/FLARED END SECTION
○	CULVERT W/STRAIGHT HEADWALL
○	FRESHWATER WETLANDS



<p>PROJECT PARCEL TOWN OF EXETER TAX MAP 33 LOT 26</p>	TOWN OF EXETER PLANNING BOARD
<p>APPLICANT/OWNER WW. SCOTT CARLISLE, III 14 CASS STREET EXETER, NH 03833</p>	DATE:
<p>TOTAL LOT AREA 4,268,578 SQ. FT. 97.99 ACRES</p>	CHAIRMAN

Design: BWG	Draft: DJP	Date: 3/18/21
Checked: BWG	Scale: AS-NOTED	Project No.: 19102
Drawing Name: 19102-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
1	03/30/21	REVISED PER TRC COMMENTS	BWG
0	12/22/20	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

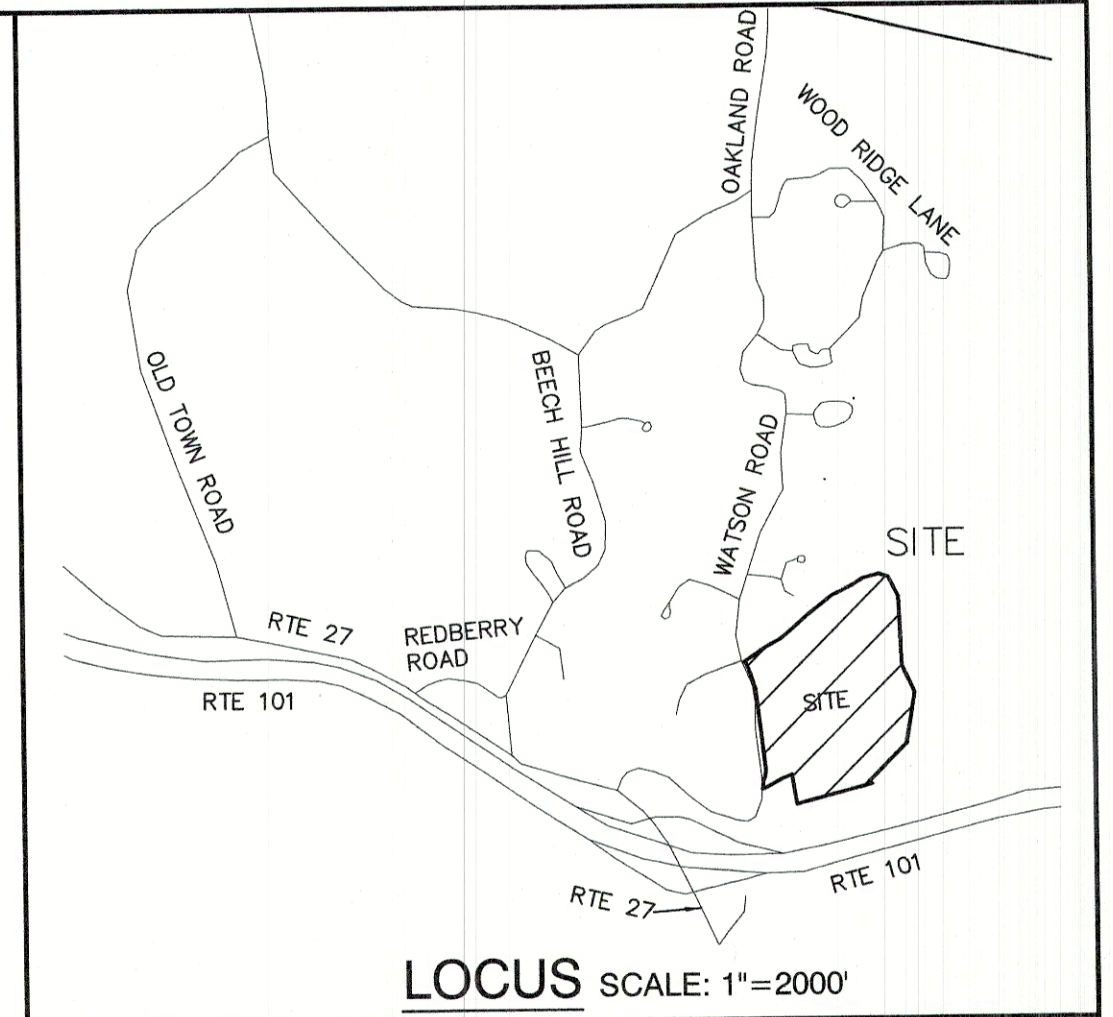
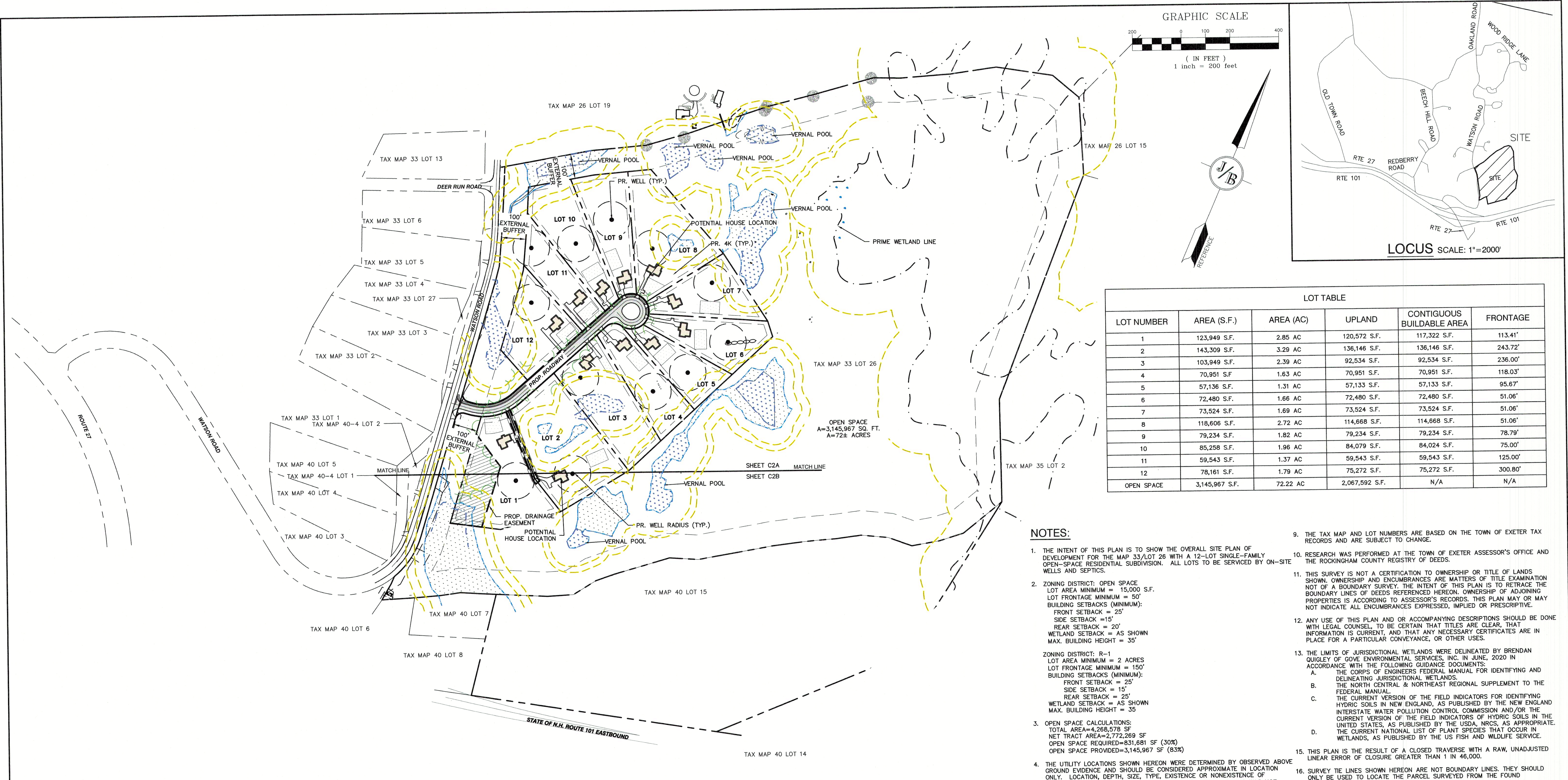
85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN
Project:	TAX MAP 33 LOT 26 19 WATSON ROAD, EXETER, NH
Owner of Record:	SCOTT W. CARLISLE III 14 CASS STREET, EXETER, NH 03833

DRAWING No.

C1B

SHEET 12 OF 25
JBE PROJECT NO. 19102



LOT TABLE					
LOT NUMBER	AREA (S.F.)	AREA (AC)	UPLAND	CONTIGUOUS BUILDABLE AREA	FRONTAGE
1	123,949 S.F.	2.85 AC	120,572 S.F.	117,322 S.F.	113.41'
2	143,309 S.F.	3.29 AC	136,146 S.F.	136,146 S.F.	243.72'
3	103,949 S.F.	2.39 AC	92,534 S.F.	92,534 S.F.	236.00'
4	70,951 S.F.	1.63 AC	70,951 S.F.	70,951 S.F.	118.03'
5	57,136 S.F.	1.31 AC	57,133 S.F.	57,133 S.F.	95.67'
6	72,480 S.F.	1.66 AC	72,480 S.F.	72,480 S.F.	51.06'
7	73,524 S.F.	1.69 AC	73,524 S.F.	73,524 S.F.	51.06'
8	118,666 S.F.	2.72 AC	114,668 S.F.	114,668 S.F.	51.06'
9	79,234 S.F.	1.82 AC	79,234 S.F.	79,234 S.F.	78.79'
10	85,258 S.F.	1.96 AC	84,079 S.F.	84,024 S.F.	75.00'
11	59,543 S.F.	1.37 AC	59,543 S.F.	59,543 S.F.	125.00'
12	78,161 S.F.	1.79 AC	75,272 S.F.	75,272 S.F.	300.80'
OPEN SPACE	3,145,967 S.F.	72.22 AC	2,067,592 S.F.	N/A	N/A

- NOTES:**
- THE INTENT OF THIS PLAN IS TO SHOW THE OVERALL SITE PLAN OF DEVELOPMENT FOR THE MAP 33/LOT 26 WITH A 12-LOT SINGLE-FAMILY OPEN-SPACE RESIDENTIAL SUBDIVISION. ALL LOTS TO BE SERVICED BY ON-SITE WELLS AND SEPTICS.
 - ZONING DISTRICT: OPEN SPACE
 LOT AREA MINIMUM = 15,000 S.F.
 LOT FRONTAGE MINIMUM = 50'
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 25'
 SIDE SETBACK = 15'
 REAR SETBACK = 20'
 WETLAND SETBACK = AS SHOWN
 MAX. BUILDING HEIGHT = 35'
 - OPEN SPACE CALCULATIONS:
 TOTAL AREA=4,268,578 SF
 NET TRACT AREA=2,772,269 SF (30%)
 OPEN SPACE PROVIDED=3,145,967 SF (83%)
 - THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
 - THE SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE X SHADED DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33015C0239E, WITH EFFECTIVE DATE OF MAY 17, 2005, FOR COMMUNITY PANEL NO. 239 OF 681, IN ROCKINGHAM COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SUBJECT PARCEL IS ALSO ON MAP NO. 33015C0238E AND IS IN ZONE X UNSHADED.
 - BASIS OF BEARING: HORIZONTAL - STATE PLANE COORDINATES. VERTICAL - NAVD 88.
 - CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
 - ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
 - THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF EXETER TAX RECORDS AND ARE SUBJECT TO CHANGE.
 - RESEARCH WAS PERFORMED AT THE TOWN OF EXETER ASSESSOR'S OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
 - THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
 - ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
 - THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY BRENDAN QUIGLEY OF GOVE ENVIRONMENTAL SERVICES, INC. IN JUNE, 2020 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 A. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
 B. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
 C. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
 D. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
 - THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 46,000.
 - SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.
 - 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.
 - ALL WATER, SEWER, ROAD, (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.3 STORMWATER MANAGEMENT STANDARDS, STORMWATER MANAGEMENT PLAN, STORMWATER POLLUTION PREVENTION PLAN, AND EROSION AND SEDIMENT CONTROL STANDARDS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE.

PROJECT PARCEL TOWN OF EXETER TAX MAP 33 LOT 26	TOWN OF EXETER PLANNING BOARD
APPLICANT/OWNER WW. SCOTT CARLISLE, III 14 CASS STREET EXETER, NH 03833	DATE: _____ CHAIRMAN
TOTAL LOT AREA 4,268,578 SQ. FT. 97.99 ACRES	

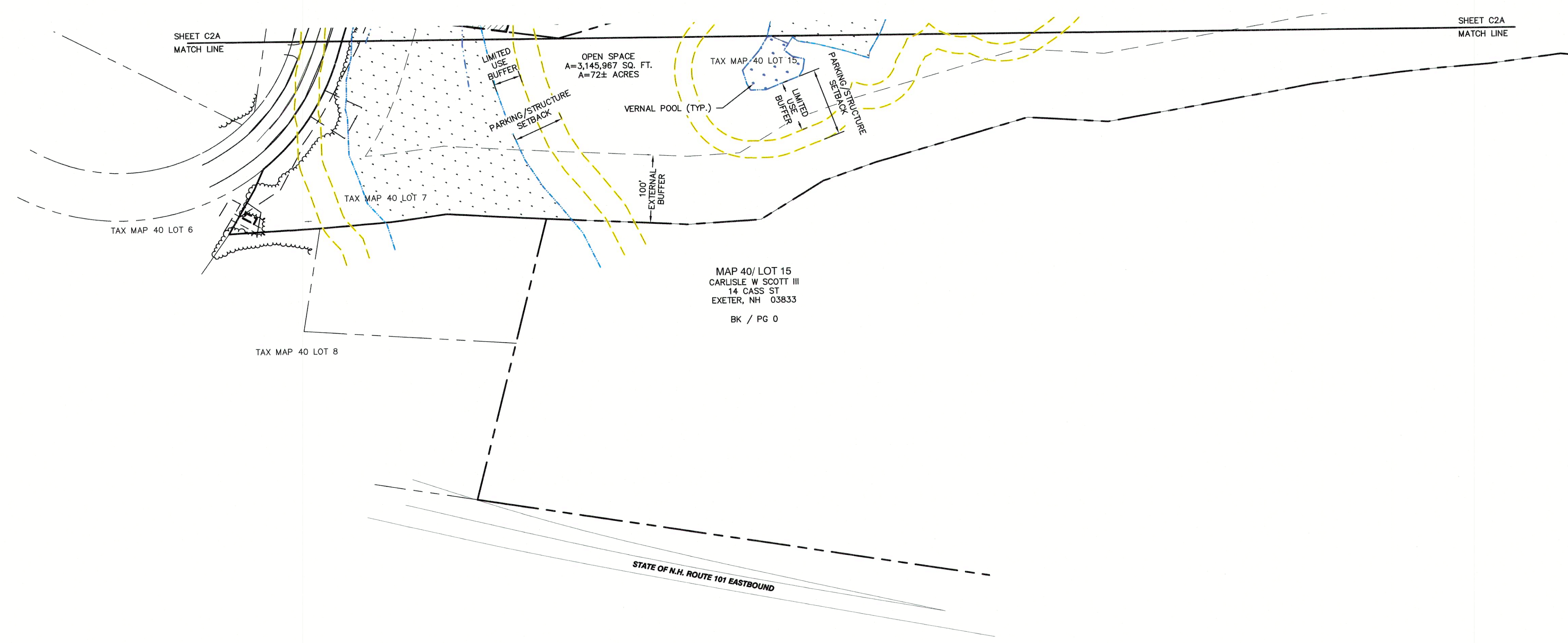
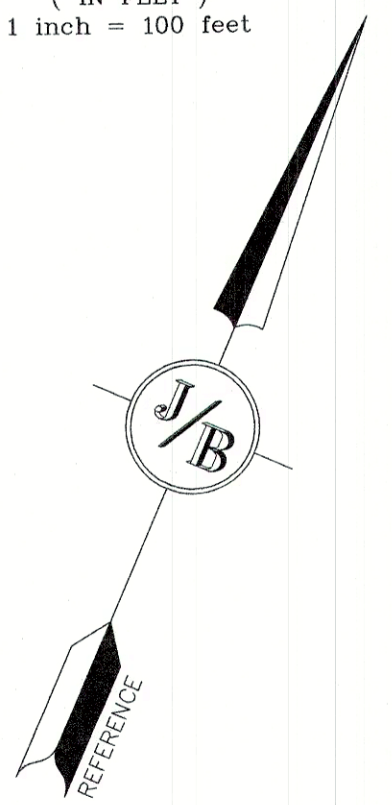
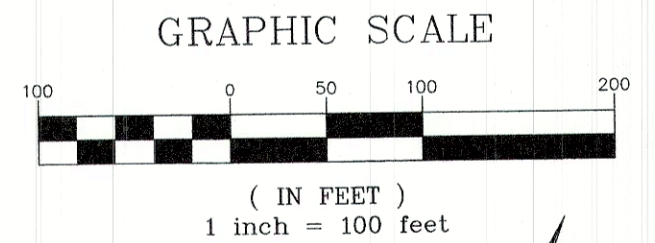
Design: BWG | Draft: DJP | Date: 3/18/21
 Checked: BWG | Scale: AS-NOTED | Project No.: 19102
 Drawing Name: 19102-PLAN.dwg
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
1	03/30/21	REVISED PER TRC COMMENTS	BWG
0	12/22/20	ISSUED FOR REVIEW	BWG

Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services
 85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
 603-772-4746
 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	OVERALL SITE PLAN
Project:	TAX MAP 33 LOT 26 19 WATSON ROAD, EXETER, NH
Owner of Record:	SCOTT W. CARLISLE III 14 CASS STREET, EXETER, NH 03833

DRAWING No.	C2
SHEET 13 OF 25	JBE PROJECT NO. 19102



PROJECT PARCEL TOWN OF EXETER TAX MAP 33 LOT 26	TOWN OF EXETER PLANNING BOARD
APPLICANT/OWNER W.W. SCOTT CARLISLE, III 14 CASS STREET EXETER, NH 03833	DATE: _____ CHAIRMAN
TOTAL LOT AREA 4,268,578 SQ. FT. 97.99 ACRES	

Design: BWG | Draft: DJP | Date: 3/18/21
 Checked: BWG | Scale: AS-NOTED | Project No.: 19102
 Drawing Name: 19102-PLAN.dwg
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
1	03/30/21	REVISED PER TRC COMMENTS	BWG
0	12/22/20	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. | Civil Engineering Services | 603-772-4746
 PO Box 219 | Stratham, NH 03885 | FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SITE PLAN
Project:	TAX MAP 33 LOT 26 19 WATSON ROAD, EXETER, NH
Owner of Record:	SCOTT W. CARLISLE III 14 CASS STREET, EXETER, NH 03833

DRAWING No.
C2B
 SHEET 15 OF 25
 JBE PROJECT NO. 19102



- GRADING AND DRAINAGE NOTES:**
- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/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 888-DIG-SAFE (888-344-7233).
 - VERTICAL DATUM: NAVD 88. HORIZONTAL DATUM: STATE PLANE COORDINATES.
 - ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
 - SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
 - ALL SWALES AND DETENTION PONDS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
 - PROPOSED RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES.
 - ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
 - ALL DRAINAGE STRUCTURE INTERIOR DIAMETERS (4' MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS. CATCH BASINS SHALL HAVE 3' DEEP SUMPS WITH GREASE HOODS, UNLESS OTHERWISE NOTED.
 - ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED. SEE SHEET D2 FOR DRAINAGE DETAILS.
 - ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC H20 LOADING AND SHALL BE INSTALLED ACCORDINGLY.
 - ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE SPECIFIED.
 - STONE INLET PROTECTION SHALL BE PLACED AT ALL CATCH BASINS. SEE DETAIL WITHIN THE DETAIL SHEETS.
 - LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
 - NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
 - ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
 - SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
 - MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.5" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
 - THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
 - CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
 - IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
 - SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
 - ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
 - ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
 - SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.
 - WETLAND IMPACTS:**
WETLAND IMPACTS = 0 SQ.FT.
WETLAND PARKING/STRUCTURE BUFFER:
TEMPORARY IMPACT #1 = 607 SQ.FT.
TEMPORARY IMPACT #2 = 4,290 SQ.FT.
PERMANENT IMPACT #3 = 542 SQ.FT.
TOTAL = 5,439 SQ.FT.
WETLAND LIMITED USE BUFFER:
TEMPORARY IMPACT #1 = 1,620 SQ.FT.
PERMANENT IMPACT #2 = 673 SQ.FT.
TOTAL = 2,293 SQ.FT.

PROJECT PARCEL TOWN OF EXETER TAX MAP 33 LOT 26	TOWN OF EXETER PLANNING BOARD
APPLICANT/OWNER WW. SCOTT CARLISLE, III 14 CASS STREET EXETER, NH 03833	DATE: _____ CHAIRMAN
TOTAL LOT AREA 4,289,578 SQ. FT. 97.99 ACRES	

Design: BWG	Draft: DJP	Date: 3/18/21
Checked: BWG	Scale: AS-NOTED	Project No.: 19102
Drawing Name: 19102-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
1	03/30/21	REVISED PER TRC COMMENTS	BWG
0	12/22/20	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

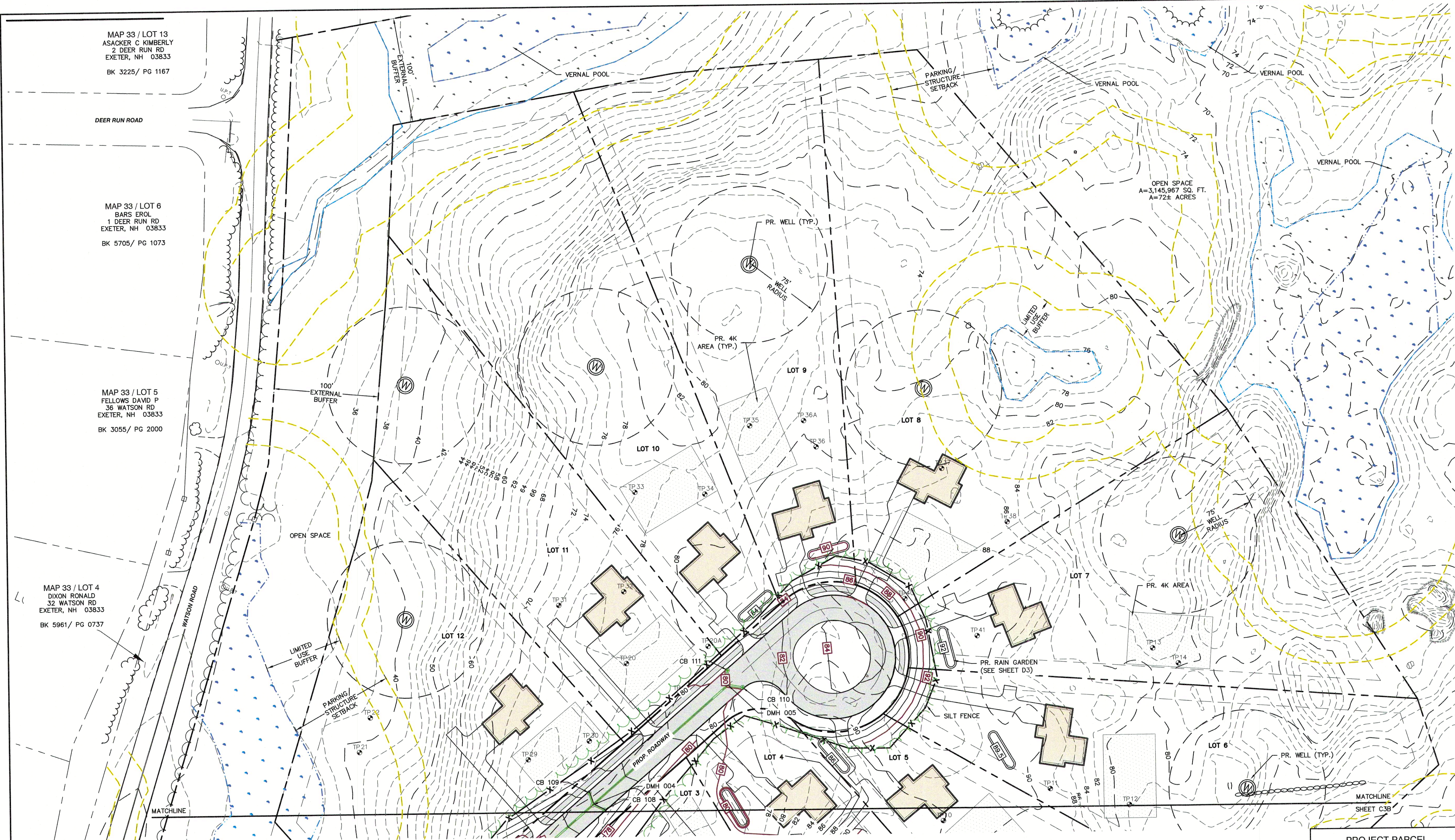
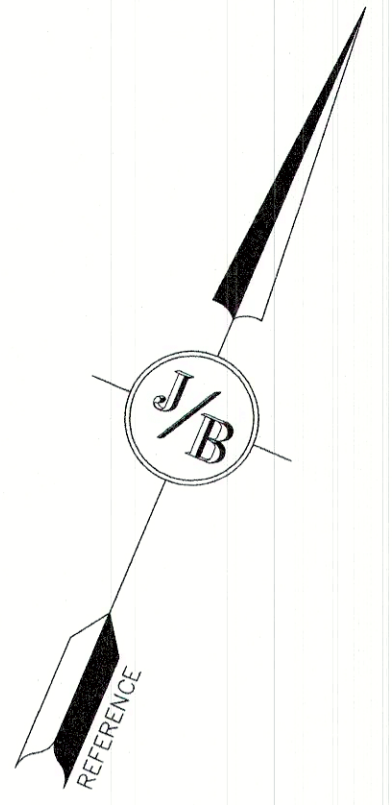
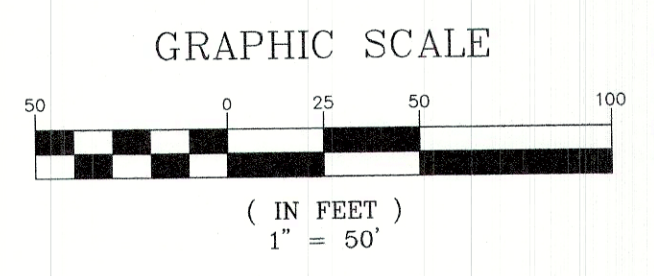
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	OVERALL GRADING PLAN
Project:	TAX MAP 33 LOT 26 19 WATSON ROAD, EXETER, NH
Owner of Record:	SCOTT W. CARLISLE III 14 CASS STREET, EXETER, NH 03833

DRAWING No.	C3
SHEET 16 OF 25 JBE PROJECT NO. 19102	



MAP 33 / LOT 13
ASACKER C KIMBERLY
2 DEER RUN RD
EXETER, NH 03833
BK 3225/ PG 1167

MAP 33 / LOT 6
BARS EROL
1 DEER RUN RD
EXETER, NH 03833
BK 5705/ PG 1073

MAP 33 / LOT 5
FELLOWS DAVID P
36 WATSON RD
EXETER, NH 03833
BK 3055/ PG 2000

MAP 33 / LOT 4
DIXON RONALD
32 WATSON RD
EXETER, NH 03833
BK 5961/ PG 0737

PROJECT PARCEL TOWN OF EXETER TAX MAP 33 LOT 26	TOWN OF EXETER PLANNING BOARD
APPLICANT/OWNER WW. SCOTT CARLISLE, III 14 CASS STREET EXETER, NH 03833	DATE:
TOTAL LOT AREA 4,268,578 SQ. FT. 97.99 ACRES	CHAIRMAN

Design: BWG Draft: DJP Date: 3/18/21
Checked: BWG Scale: AS-NOTED Project No.: 19102
Drawing Name: 19102-PLAN.dwg
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
1	03/30/21	REVISED PER TRC COMMENTS	BWG
0	12/22/20	ISSUED FOR REVIEW	BWG

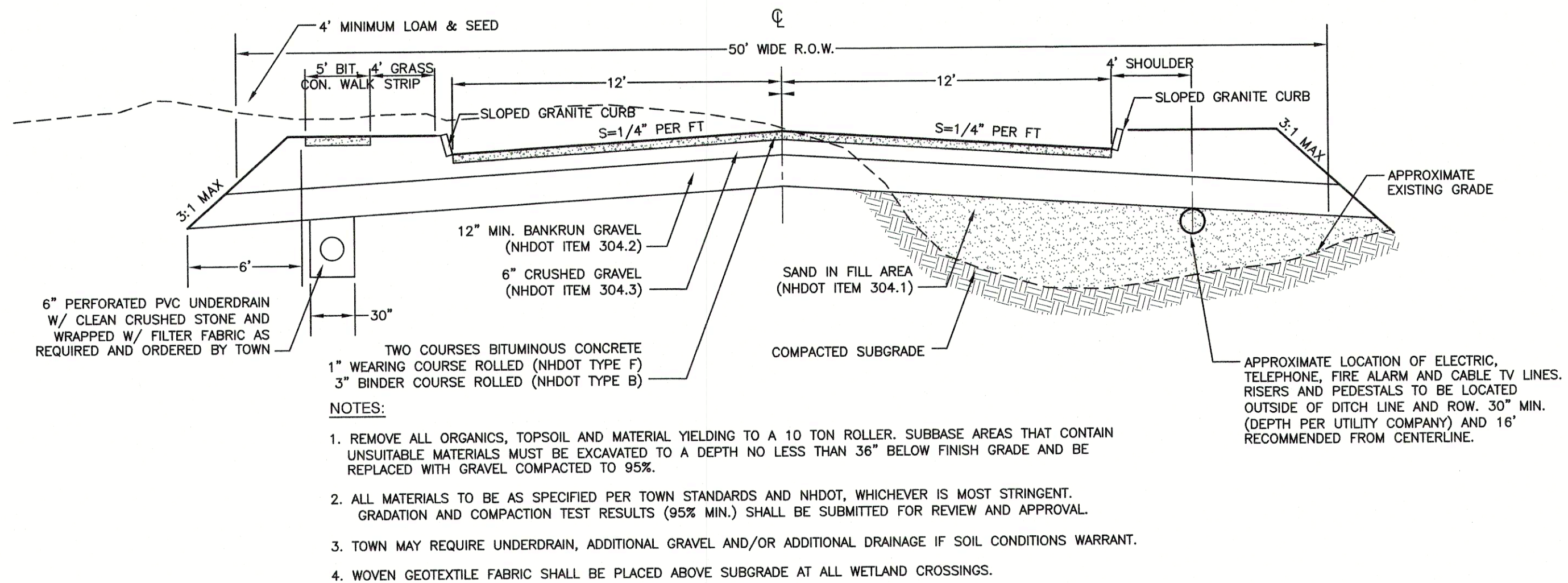
Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
603-772-4746 FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

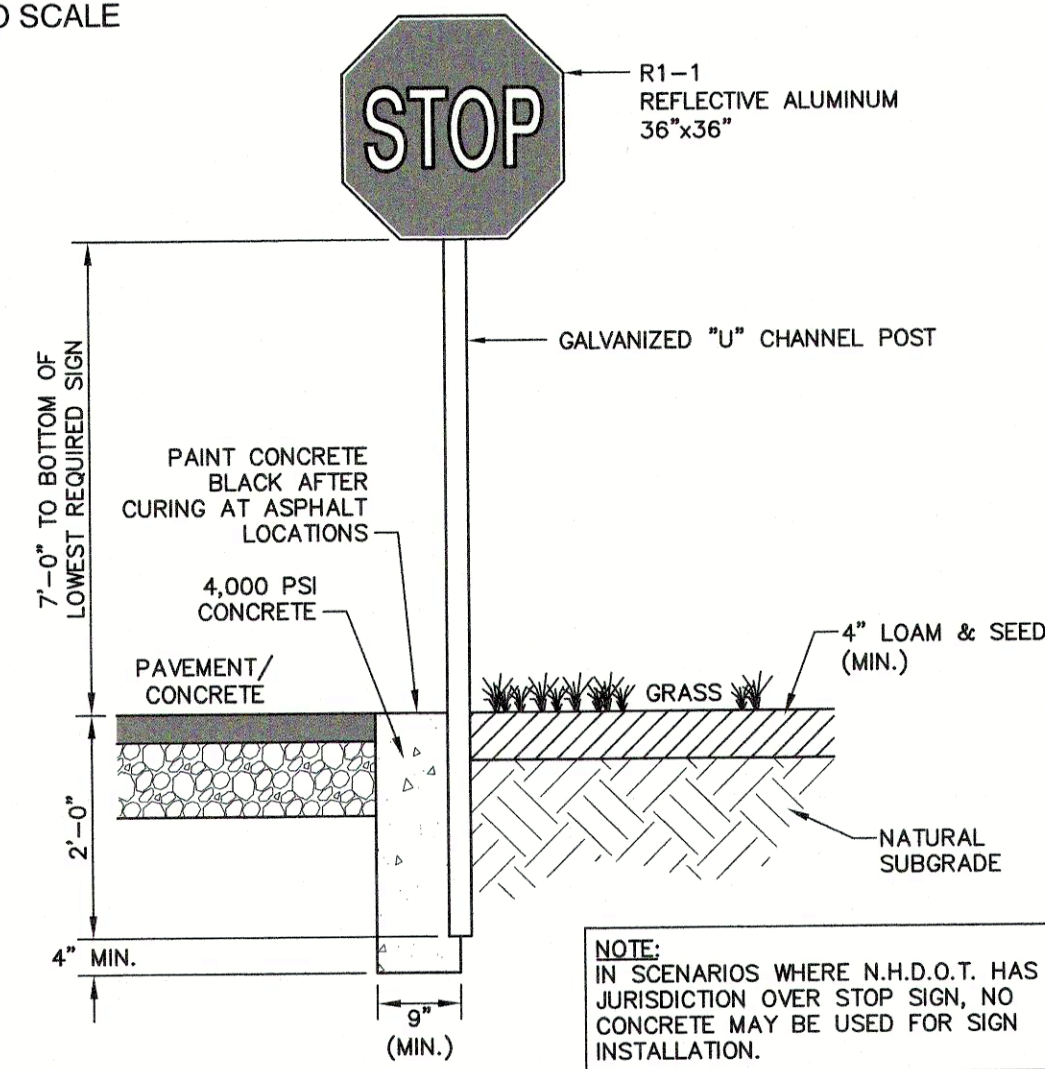
Plan Name:	GRADING PLAN
Project:	TAX MAP 33 LOT 26 19 WATSON ROAD, EXETER, NH
Owner of Record:	SCOTT W. CARLISLE III 14 CASS STREET, EXETER, NH 03833

DRAWING No.
C3A
SHEET 17 OF 25
JBE PROJECT NO. 19102



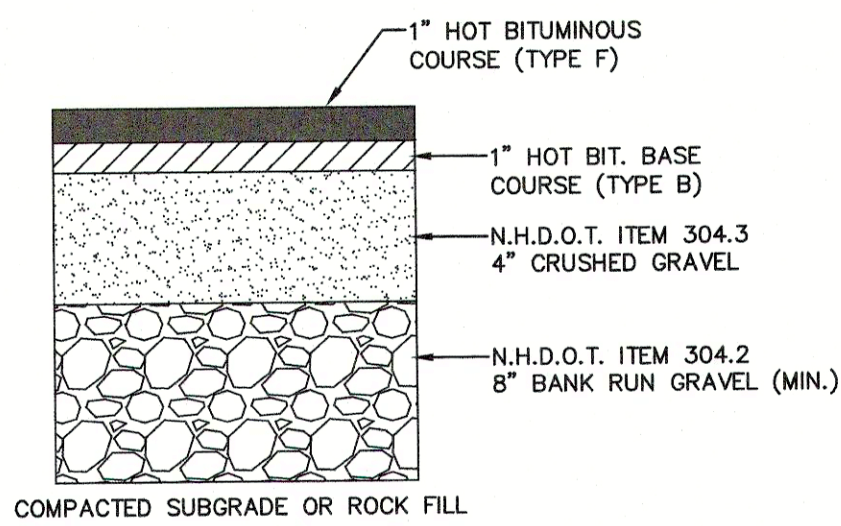
TYPICAL ROADWAY SECTION W/SIDEWALK

NOT TO SCALE



STOP SIGN (R1-1)

NOT TO SCALE

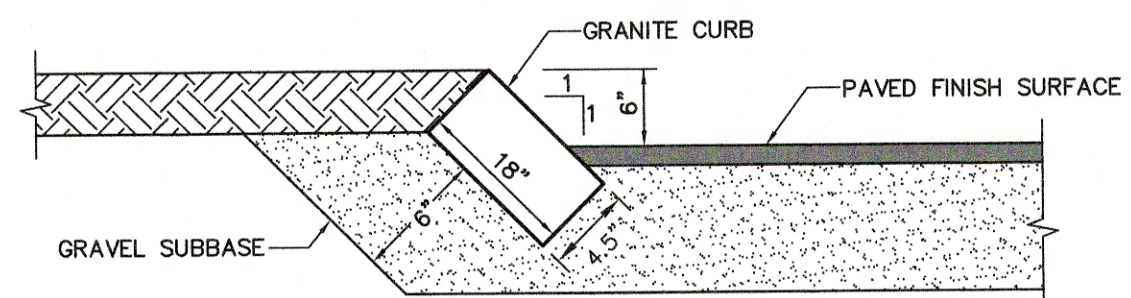


BITUMINOUS SIDEWALK DETAIL

NOT TO SCALE

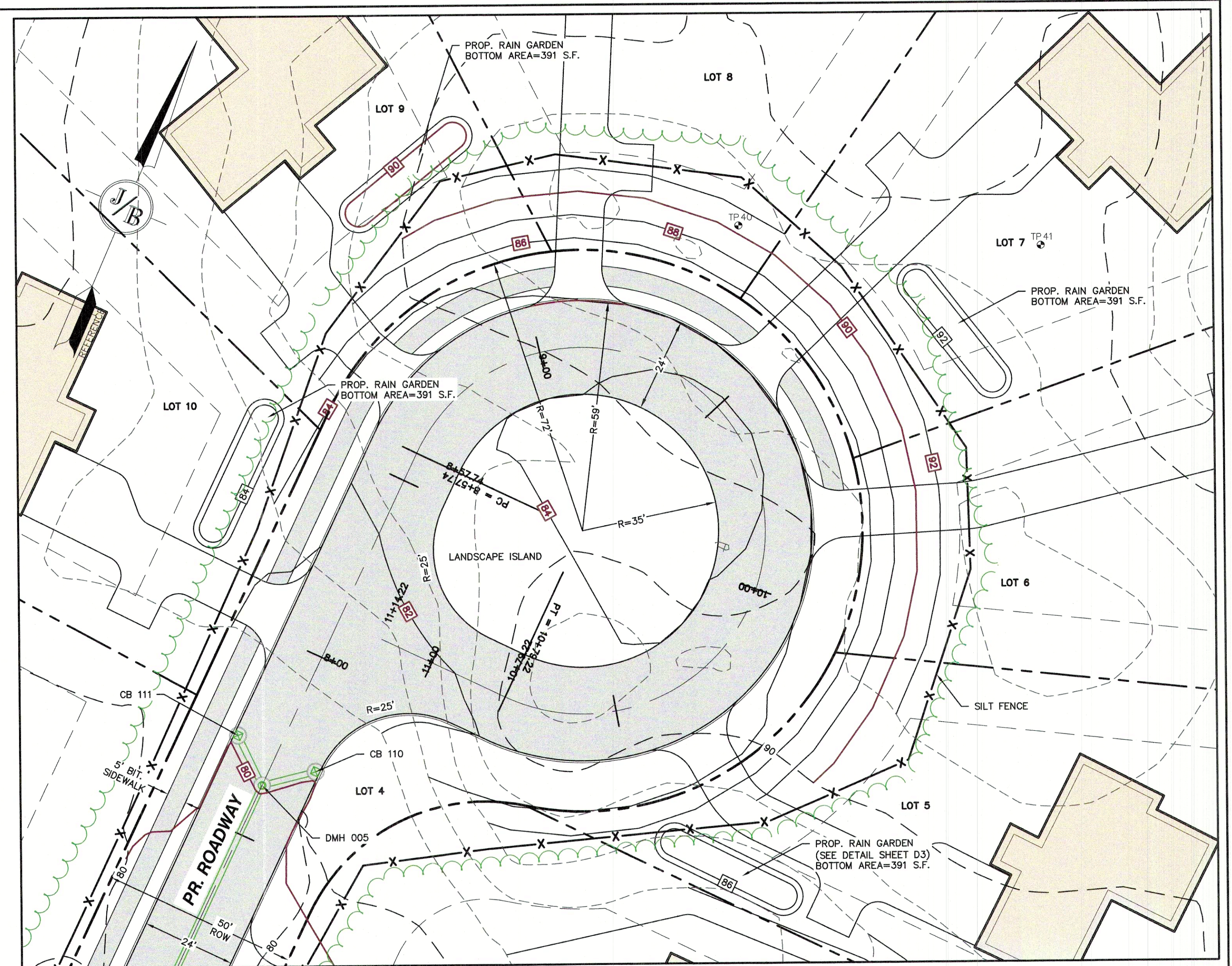
TRAFFIC CONTROL SCHEDULE

SIGN NUMBER	SIGN	SIZE OF SIGN WIDTH HEIGHT	DESCRIPTION	MOUNT TYPE	MOUNT HEIGHT	REMARKS
R1-1		30\"/>				



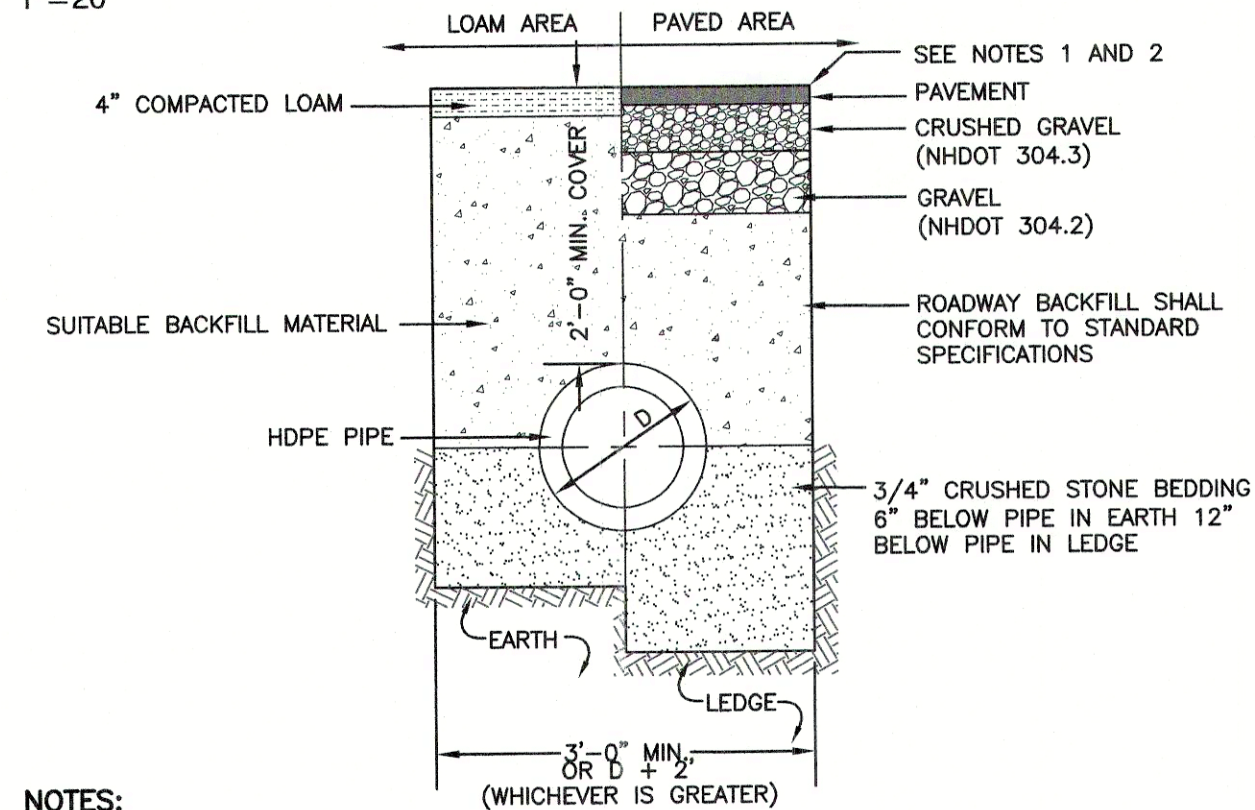
SLOPED GRANITE CURB

NOT TO SCALE



CUL-DE-SAC BULB

1"=20'

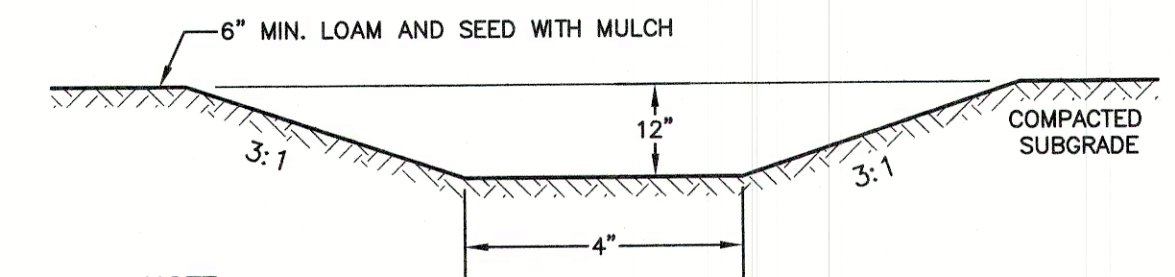


NOTES:

- PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
- NEW ROADWAY CONSTRUCTION SHALL CONFORM WITH PROJECT AND TOWN SPECIFICATIONS.
- ALL MATERIALS ARE TO BE COMPACTED TO 95% OF ASTM D-1557.

DRAINAGE TRENCH

NOT TO SCALE



NOTE:

- STABILIZED PRIOR TO DIRECTING RUN OFF TO SWALE
- CONSTRUCT SWALE AT 0.010 FT/FT SLOPE (MIN.)

VEGETATED SWALE

NOT TO SCALE

F:\CADD\MASTER STANDARD\dwg\JB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

Design: BWG	Draft: DJP	Date: 3/18/21
Checked: BWG	Scale: AS NOTED	Project No.: 19102
Drawing Name: 19102-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
1	03/30/21	REVISED PER TRC COMMENTS	BWG
0	12/22/20	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

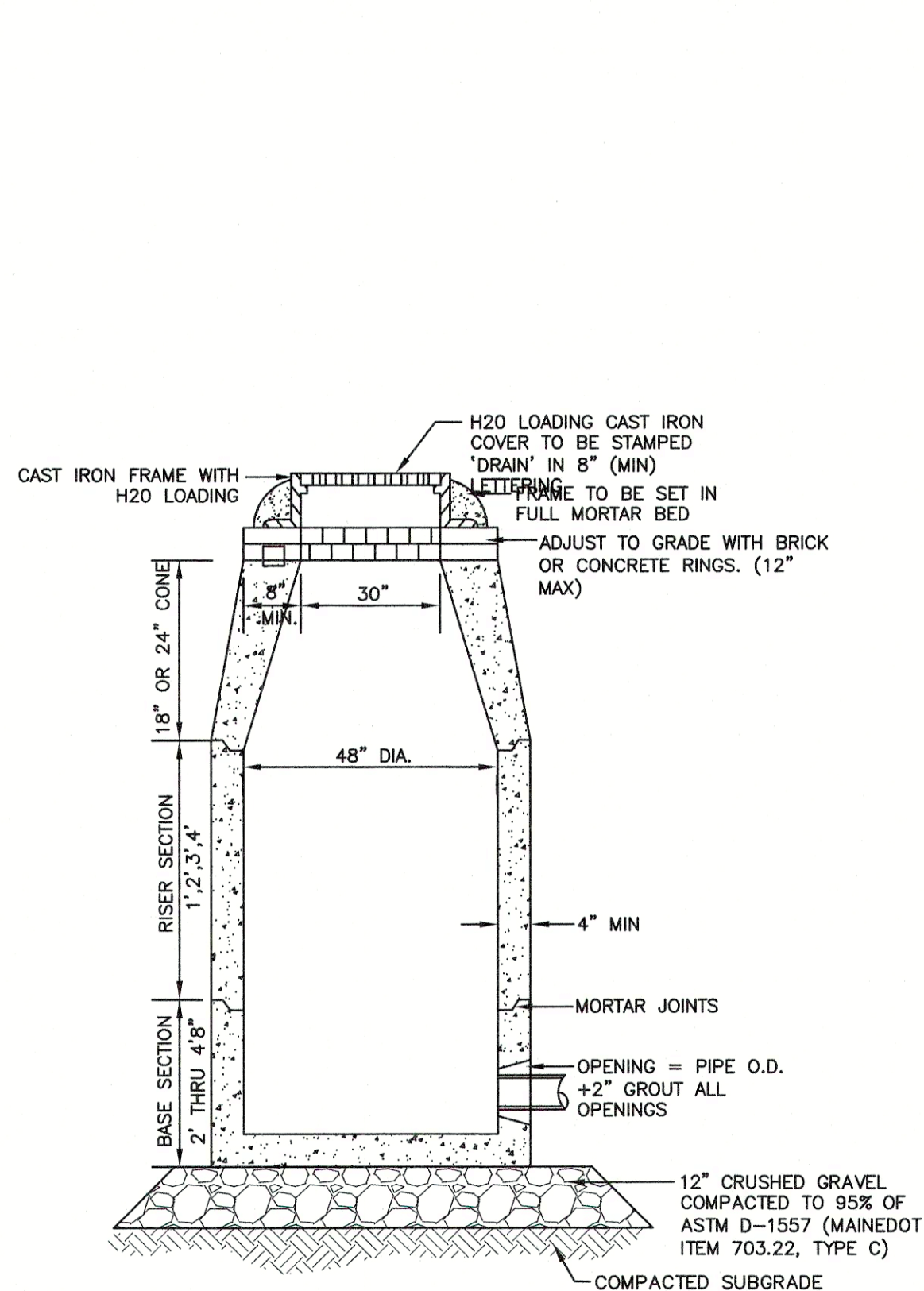
65 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
Project:	TAX MAP 33 LOT 26 19 WATSON ROAD, EXETER, NH
Owner of Record:	SCOTT W. CARLISLE III 14 CASS STREET, EXETER, NH 03833

DRAWING No.

D1

SHEET 21 OF 25
JBE PROJECT NO. 19102

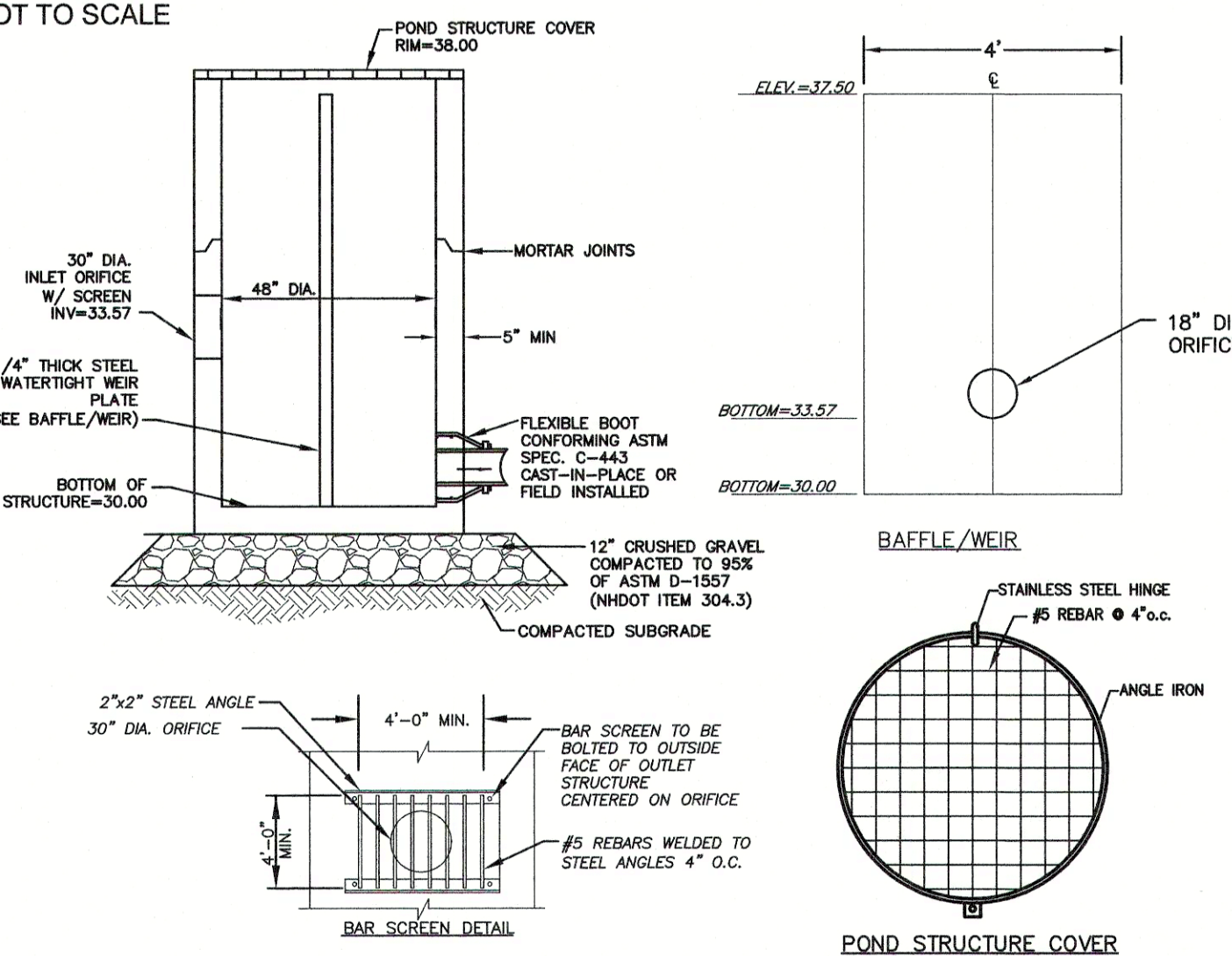


NOTES:

1. BASE SECTION SHALL BE MONOLITHIC WITH 48" INSIDE DIAMETER.
2. ALL SECTIONS SHALL BE DESIGNED FOR H2O LOADING.
3. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
4. FRAMES AND GRATES SHALL BE HEAVY DUTY AND DESIGNED FOR H2O LOADING.
5. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS SO AS TO BE WATERTIGHT.
6. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
7. ALL DRAIN MANHOLE FRAMES AND GRATES SHALL BE NEEHAH R-1798 OR APPROVED EQUAL (30" DIA. TYPICAL).
8. STANDARD FRAME(S) AND GRATE(S) SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH 2" BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM, BUT NO MORE THAN 12", OR PRECAST CONCRETE 'DONUTS'.

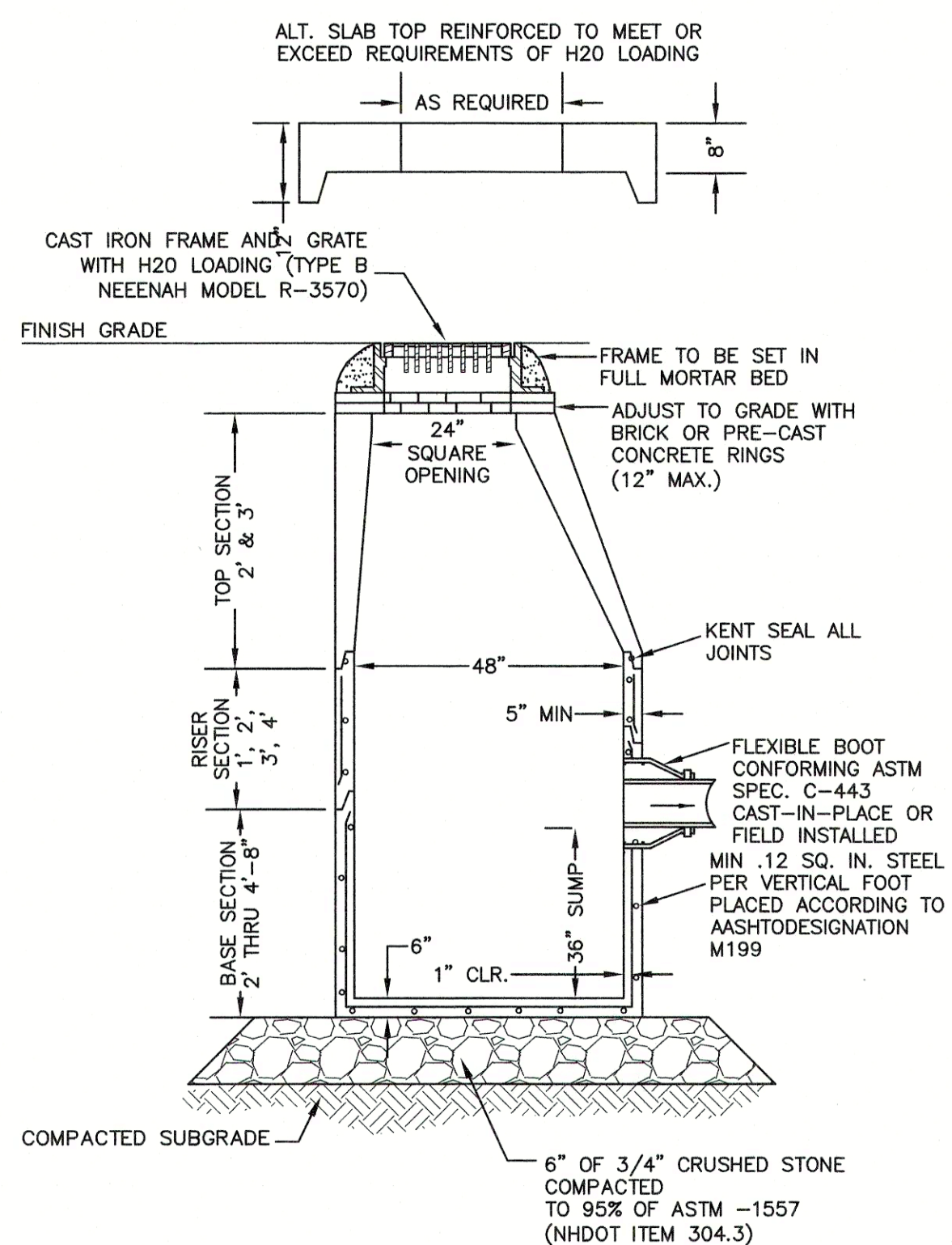
DRAIN MANHOLE (4' DIAM.)

NOT TO SCALE



OUTLET STRUCTURE #1 (OS #1)

NOT TO SCALE

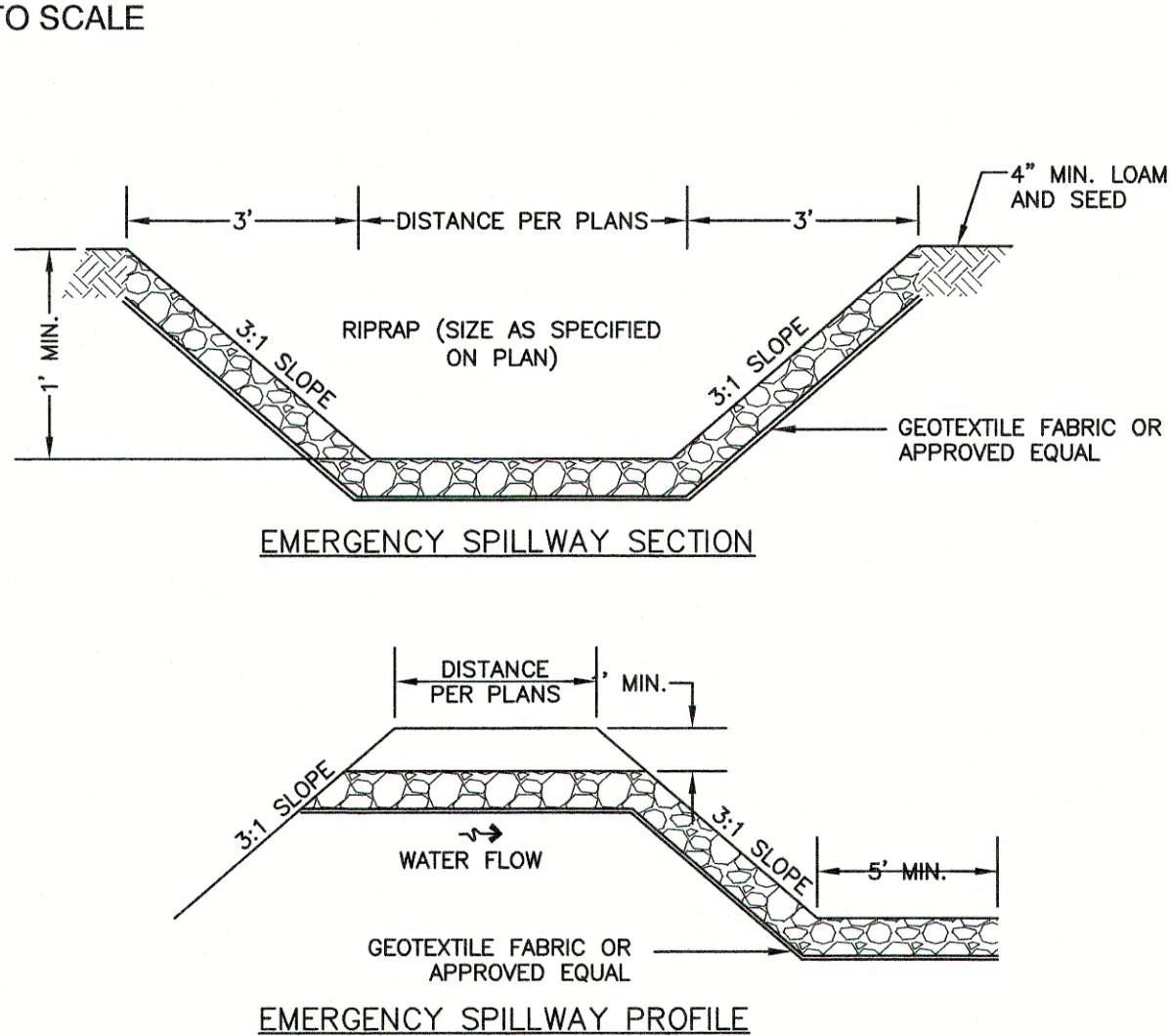


NOTES:

1. BASE SECTION SHALL BE MONOLITHIC WITH 48" INSIDE DIAMETER.
2. ALL SECTIONS SHALL BE DESIGNED FOR H2O LOADING.
3. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
4. FRAMES AND GRATES SHALL BE HEAVY DUTY AND DESIGNED FOR H2O LOADING.
5. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS SO AS TO BE WATERTIGHT.
6. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
7. ALL CATCH BASIN FRAMES AND GRATES SHALL BE NHDOT CATCH BASIN TYPE ALTERNATE 1 OR NEEHAH R-3570 OR APPROVED EQUAL (24"x24" TYPICAL).
8. STANDARD CATCH BASIN FRAME AND GRATE(S) SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM, BUT NO MORE THAN 12"), OR PRECAST CONCRETE 'DONUTS'.

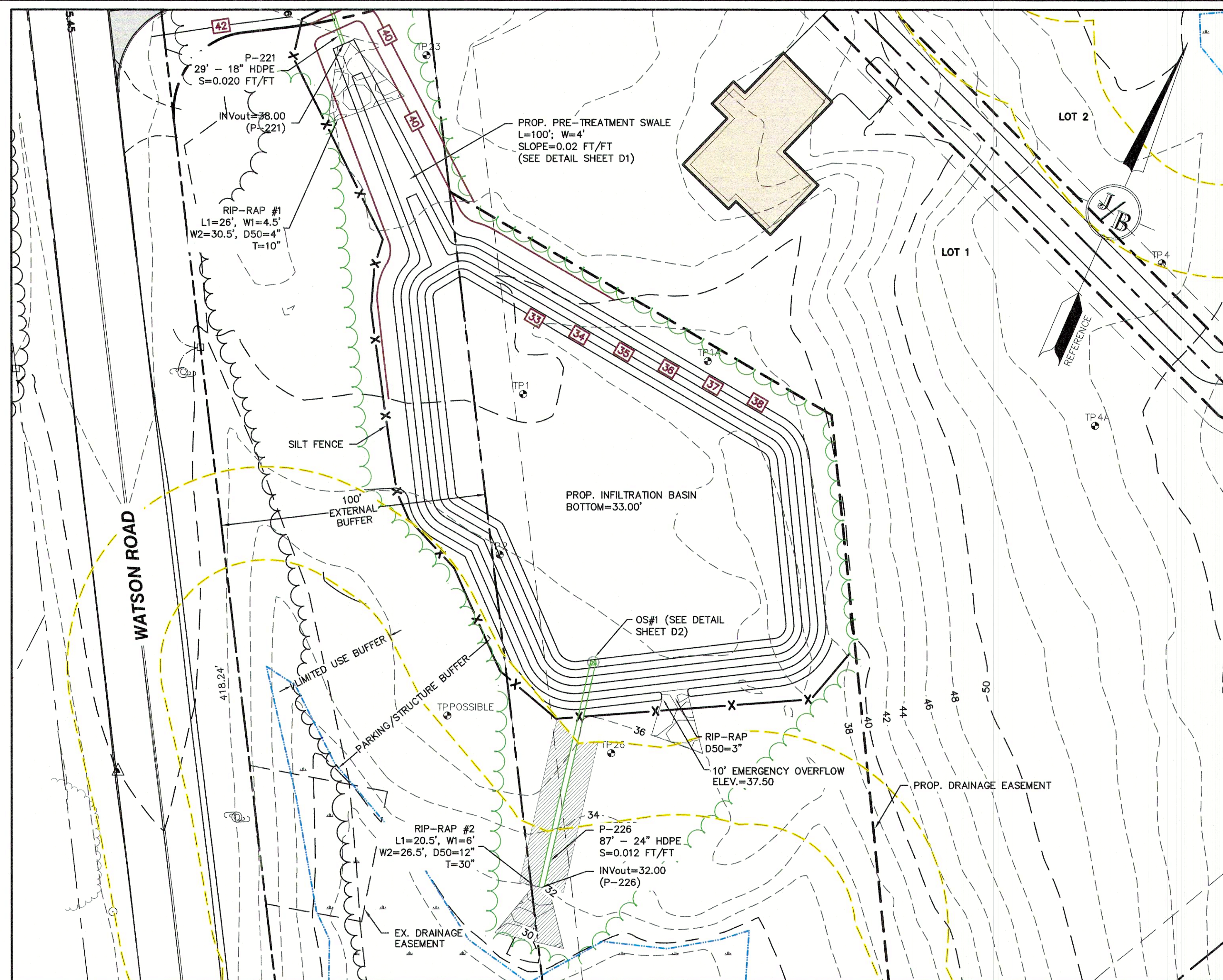
CATCH BASIN

NOT TO SCALE



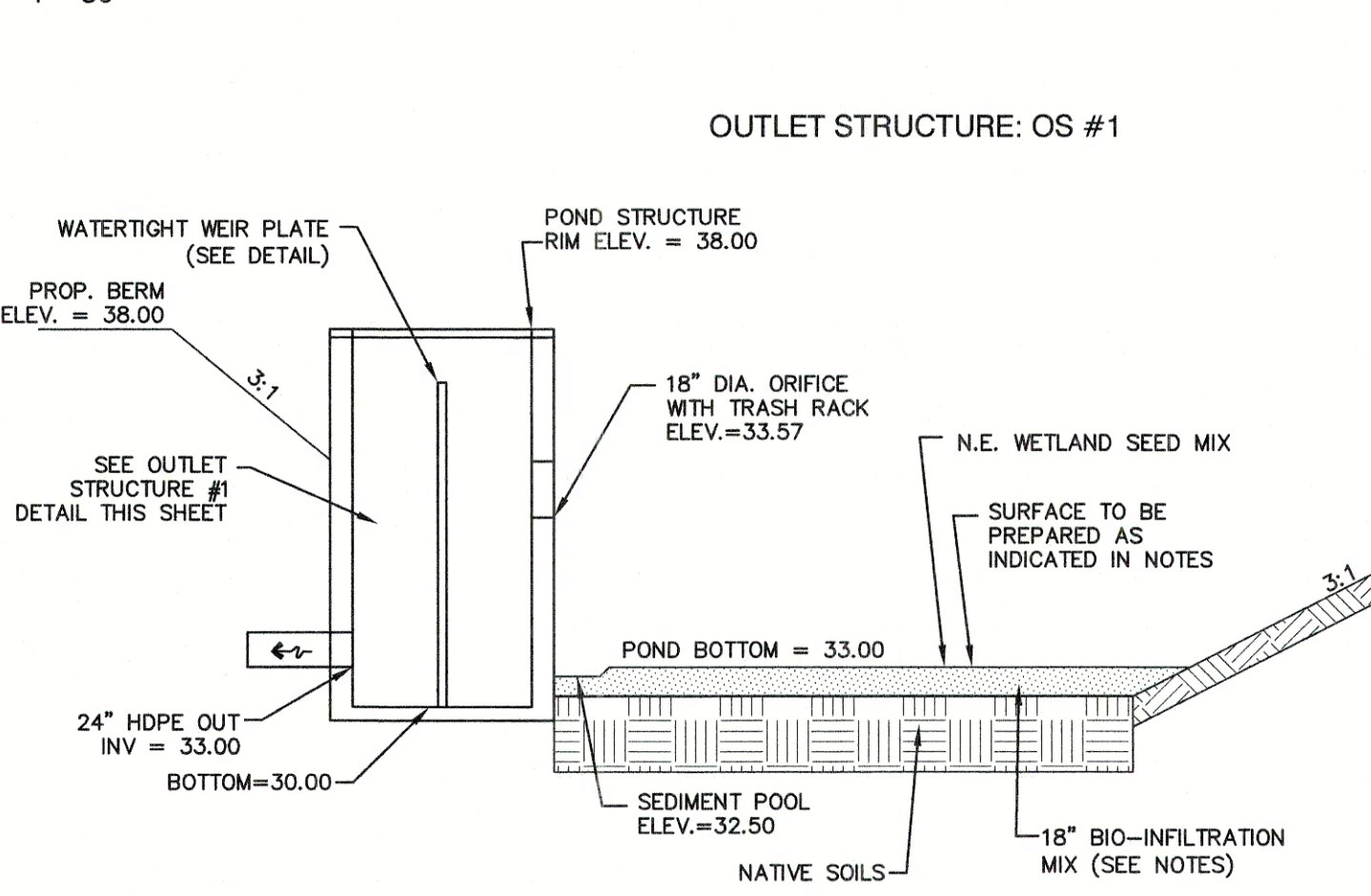
EMERGENCY SPILLWAY

NOT TO SCALE



INFILTRATION BASIN

1"=30'



INFILTRATION BASIN

NOTES:

1. DO NOT DISCHARGE SEDIMENT LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO INFILTRATION POND.
2. DO NOT TRAFFIC EXPOSE SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATION WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.
3. AFTER THE BASIN IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
4. VEGETATION SHOULD BE ESTABLISHED IMMEDIATELY.
5. DO NOT PLACE INFILTRATION SYSTEM INTO SERVICE UNTIL THE CONTRIBUTING AREA HAS BEEN FULLY STABILIZED.
6. ANY FILL MATERIAL USED UNDER INFILTRATION PONDS SHALL BE FREE-DRAINING.
7. SUBGRADE MATERIAL SHALL BE FREE OF ORGANICS, SILTS, CLAY, ROOTS AND ANY UNSUITABLE MATERIAL.
8. IF AN INFILTRATION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE INFILTRATION FUNCTION, INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE INFILTRATION SYSTEM.

BIO-INFILTRATION MIX AND PROCEDURE:

1. REMOVE EXISTING FOREST LITTER FROM INFILTRATION BASIN SITE.
2. REMOVE SANDY LOAM AND STOCKPILE (SCREEN LARGE ROOTS).
3. REMOVE SANDY LAYERS TO 18" BELOW BASIN FLOOR ELEVATION.
4. BIO-INFILTRATION MIX: (BY VOLUME)
 - 4.1. 50%-55% ASTM C-33 CONCRETE SAND.
 - 4.2. 20%-30% LOAMY SAND TOPSOIL WITH 15%-25% FINES PASSING A #200 SIEVE.
 - 4.3. 20%-30% MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH WITH LESS THAN 5% PASSING THE #200 SIEVE.
5. INSTALL TO BIO-INFILTRATION MIX TO BASIN BOTTOM ELEVATION
6. SEED WITH "NEW ENGLAND WARM SEASON GRASS MIX" AS SOLD BY NEW ENGLAND WETLAND PLANTS, INC. OR EQUAL AS APPROVED BY ENGINEER. APPLICATION RATE = 1900 SQ.FT. / LB.
- 6.1. LIGHTLY MULCH WITH WEED FREE STRAW.

F:\CADD\MASTER STANDARD.dwg\LB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

Design: BWG	Draft: DJP	Date: 3/18/21
Checked: BWG	Scale: AS NOTED	Project No.: 19102
Drawing Name: 19102-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
1	03/30/21	REVISED PER TRC COMMENTS	BWG
0	12/22/20	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
Project:	TAX MAP 33 LOT 26 19 WATSON ROAD, EXETER, NH
Owner of Record:	SCOTT W. CARLISLE III 14 CASS STREET, EXETER, NH 03833

DRAWING No.	D2
SHEET 22 OF 25	JBE PROJECT NO. 19102

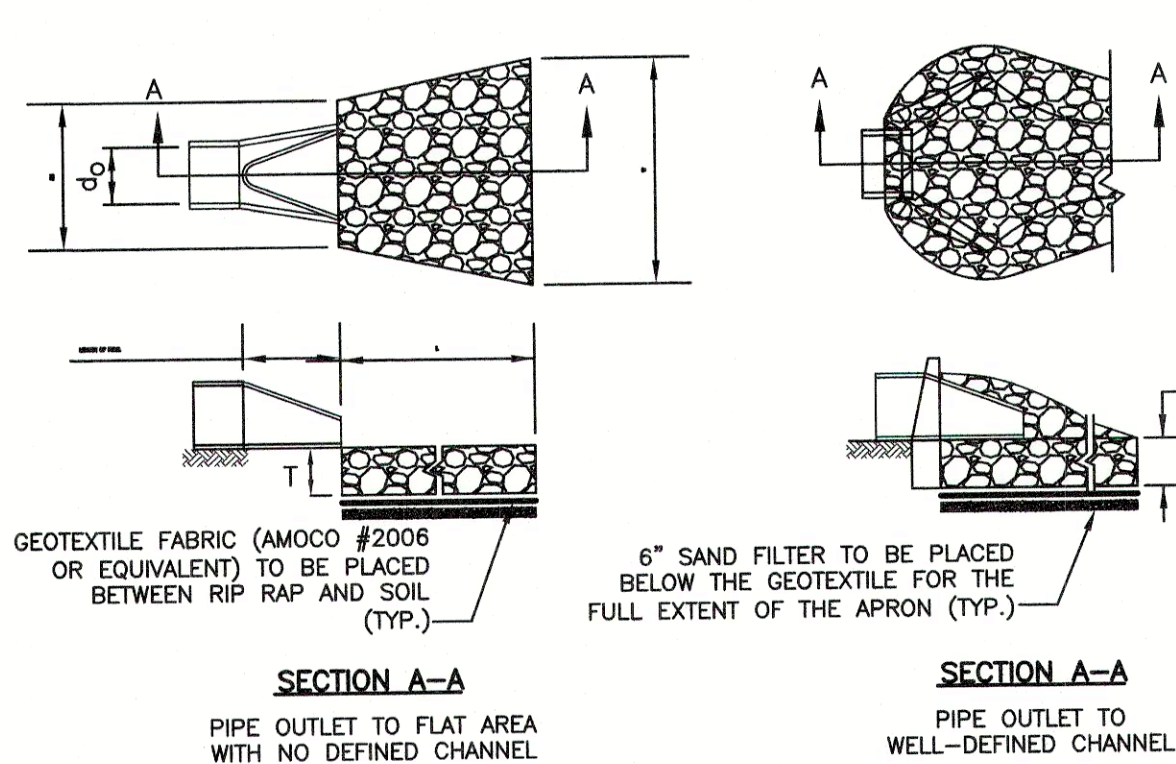


TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES
THICKNESS OF RIP RAP = 1.5 FEET

d50 SIZE=	0.50 FEET	6 INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE		
100%	9	12
85%	8	11
50%	6	9
15%	2	3

TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES
THICKNESS OF RIP RAP = 3.0 FEET

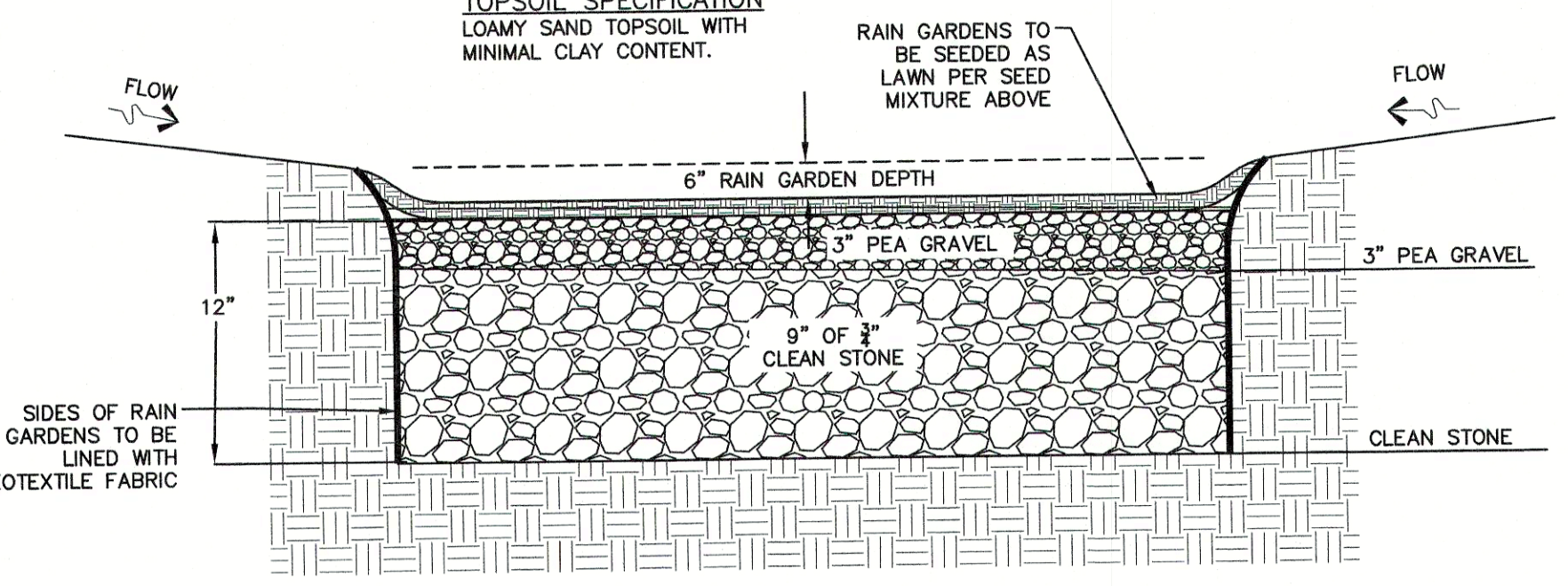
d50 SIZE=	0.50 FEET	12 INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE		
100%	18	24
85%	16	22
50%	12	18
15%	4	6

- NOTES:**
- THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
 - THE RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
 - GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
 - STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
 - OUTLETS TO A DEFINED CHANNEL SHALL HAVE 2:1 OR FLATTER SIDE SLOPES AND SHOULD BEGIN AT THE TOP OF THE CULVERT AND TAPER DOWN TO THE CHANNEL BOTTOM THROUGH THE LENGTH OF THE APRON.
 - MAINTENANCE:** THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO OUTLET PROTECTION.

RIP RAP OUTLET PROTECTION APRON
NOT TO SCALE

- SEED MIXTURE**
- 20% PENN RK4 TALL FESCUE
 - 20% REBEL XLR TALL FESCUE
 - 20% REBEL V TALL FESCUE
 - 15% SOPRANO PERENNIAL RYEGRASS
 - 15% BLUE BONNET KENTUCKY BLUEGRASS
 - 10% ORACLE RED FESCUE

TOPSOIL SPECIFICATION
LOAMY SAND TOPSOIL WITH MINIMAL CLAY CONTENT.



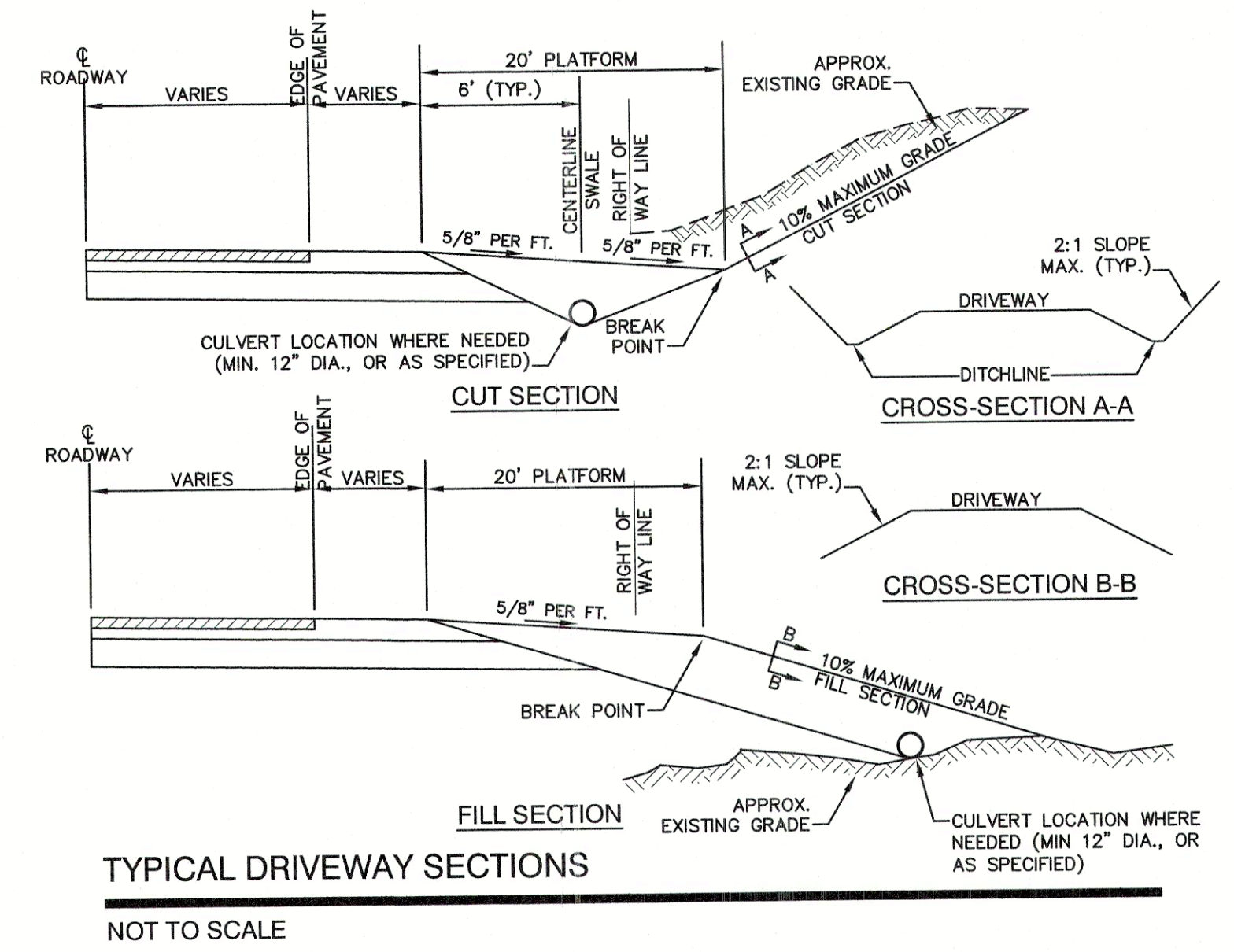
DESIGN CONSIDERATIONS

- DO NOT PLACE RAIN GARDEN AREAS INTO SERVICE UNTIL IT HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUN-OFF, WATER FROM EXCAVATIONS) TO THE RAIN GARDEN AREA DURING ANY STAGE OF CONSTRUCTION.
- DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT OUTSIDE THE LIMITS OF THE RAIN GARDEN COMPONENTS OF THE SYSTEM.

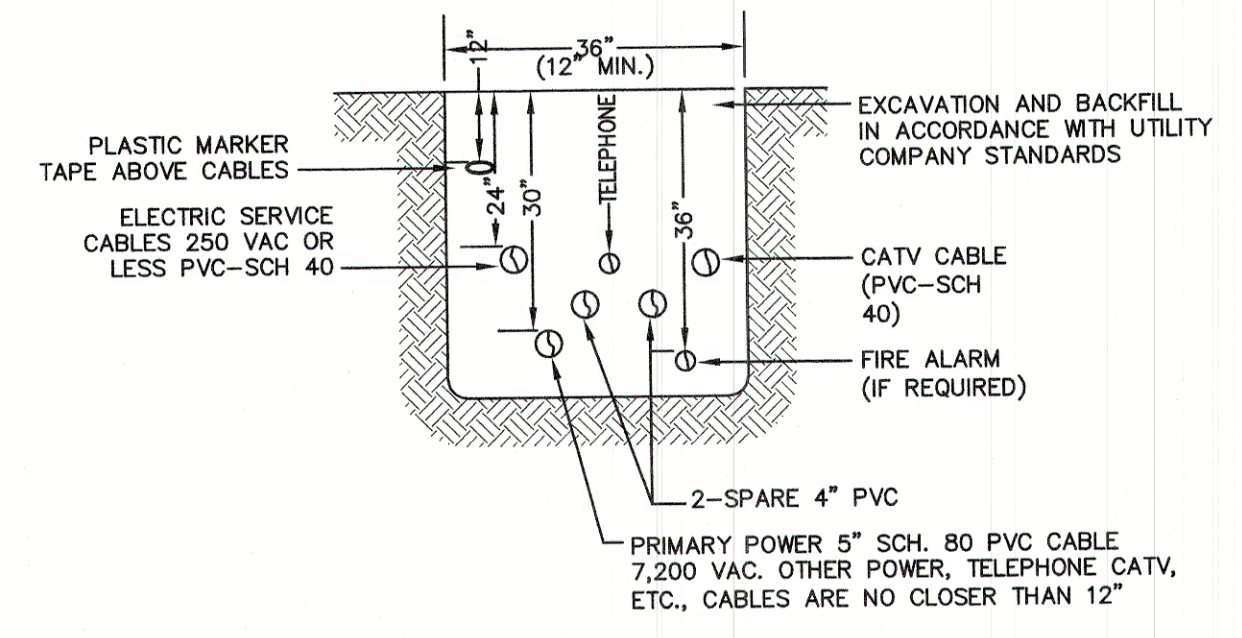
MAINTENANCE REQUIREMENTS:

- HOMEOWNERS SHOULD INSPECT THE RAIN GARDEN AFTER LARGE STORMS TO ENSURE THAT NO CHANNELS HAVE FORMED AND THAT ANY PLANTINGS ARE HEALTHY. TRASH AND DEBRIS SHOULD BE REMOVED AT EACH INSPECTION.
- RAIN GARDEN AREAS TO REMAIN AS LAWN AREAS AND SHOULD MOWED REGULARLY.
- NO BUSHES OR TREES SHOULD BE PLANTED IN THIS AREA, AREA TO REMAIN AS GRASS.

RESIDENTIAL RAIN GARDEN DETAIL
NOT TO SCALE

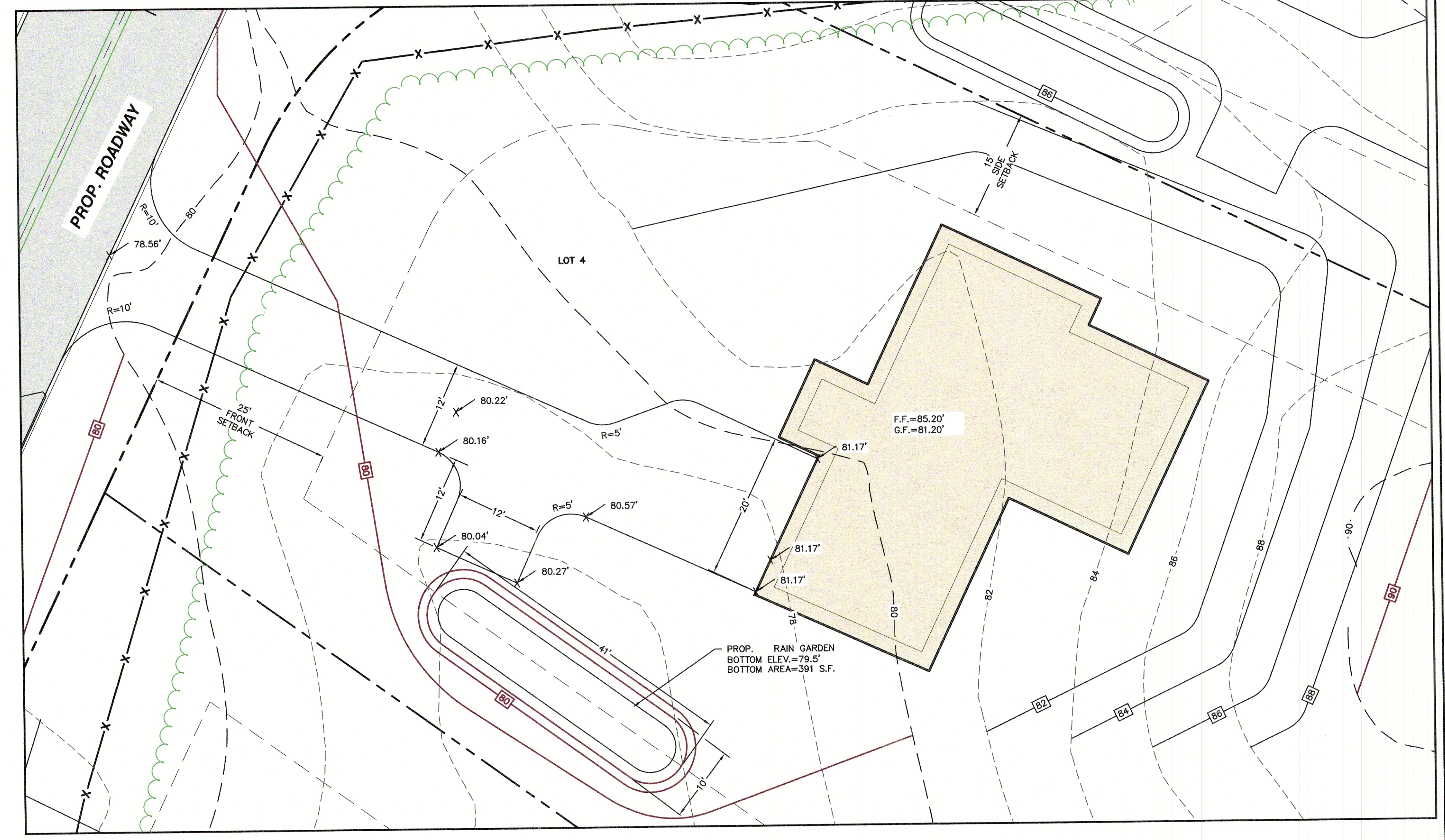


TYPICAL DRIVEWAY SECTIONS
NOT TO SCALE



UTILITY TRENCH
NOT TO SCALE

NOTE: ALL UTILITIES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE UTILITY COMPANY.



TYPICAL LOT DEVELOPMENT - LOT 4
1"=10'

F:\CADD\MASTER STANDARD\dwg\LB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

Design: BWG	Draft: DJP	Date: 3/18/21
Checked: BWG	Scale: AS NOTED	Project No.: 19102
Drawing Name: 19102-PLAN.dwg		

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
1	03/30/21	REVISED PER TRC COMMENTS	BWG
0	12/22/20	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
Project:	TAX MAP 33 LOT 26 19 WATSON ROAD, EXETER, NH
Owner of Record:	SCOTT W. CARLISLE III 14 CASS STREET, EXETER, NH 03833

DRAWING No.

D3

SHEET 23 OF 25
JBE PROJECT NO. 19102

TEMPORARY EROSION CONTROL NOTES

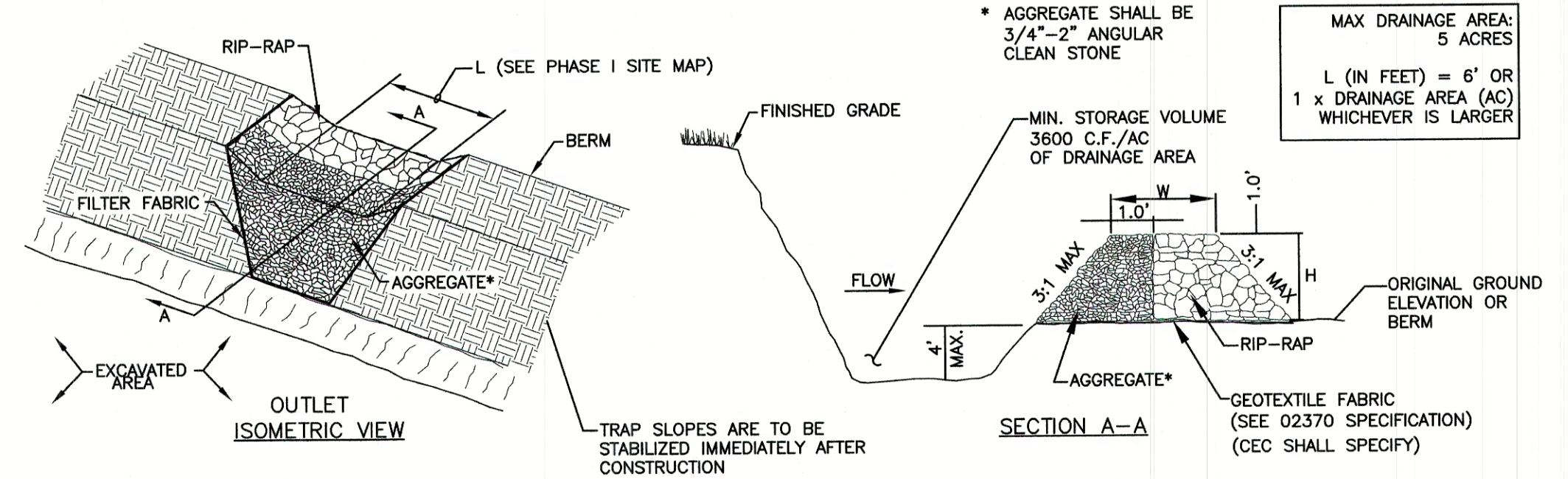
- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. AT NO TIME SHALL AN AREA IN EXCESS OF 5 ACRES BE EXPOSED AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
- EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
- ALL DISTURBED AREAS (INCLUDING POND AREAS BELOW THE PROPOSED WATERLINE) SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 6" OF SCREENED ORGANIC LOAM AND SEEDED WITH SEED MIXTURE "C" AT A RATE NOT LESS THAN 1.10 POUNDS OF SEED PER 1,000 S.F. OF AREA (48 LBS. / ACRE).
- SILT FENCES AND OTHER BARRIERS SHALL BE INSPECTED EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5" OR GREATER. ALL DAMAGED AREAS SHALL BE REPAIRED, AND SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
- AREAS MUST BE SEEDED AND MULCHED OR OTHERWISE PERMANENTLY STABILIZED WITHIN 3 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 14 DAYS OF THE INITIAL DISTURBANCE OF SOIL. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER) ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER OCTOBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED; OR
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- FUGITIVE DUST CONTROL IS REQUIRED TO BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000, AND THE PROJECT IS TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR'S NAME, ADDRESS, AND PHONE NUMBER SHALL BE SUBMITTED TO DES VIA EMAIL (SEE BELOW).
- PRIOR TO CONSTRUCTION, A PHASING PLAN THAT DELINEATES EACH PHASE OF THE PROJECT SHALL BE SUBMITTED. ALL TEMPORARY SEDIMENT BASINS THAT WILL BE NEEDED FOR DEWATERING WORK AREAS SHALL BE LOCATED AND IDENTIFIED ON THIS PLAN.
- IN ORDER TO ENSURE THE STABILITY OF THE SITE AND EFFECTIVE IMPLEMENTATION OF THE SEDIMENT AND EROSION CONTROL MEASURES SPECIFIED IN THE PLANS FOR THE DURATION OF CONSTRUCTION, THE CONTRACTOR SHALL BE IN STRICT COMPLIANCE WITH THE FOLLOWING INSPECTION AND MAINTENANCE REQUIREMENTS IN ADDITION TO THOSE CALLED FOR IN THE SWPPP:
 - A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL OR A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE ("MONITOR") SHALL BE EMPLOYED TO INSPECT THE SITE FROM THE START OF ALTERATION OF TERRAIN ACTIVITIES UNTIL THE SITE IS IN FULL COMPLIANCE WITH THE SITE SPECIFIC PERMIT ("PERMIT").
 - DURING THIS PERIOD, THE MONITOR SHALL INSPECT THE SUBJECT SITE AT LEAST ONCE A WEEK, AND IF POSSIBLE, DURING ANY 1/2 INCH OR GREATER RAIN EVENT (I.E. 1/2 INCH OF PRECIPITATION OR MORE WITHIN A 24 HOUR PERIOD). IF UNABLE TO BE PRESENT DURING SUCH A STORM, THE MONITOR SHALL INSPECT THE SITE WITHIN 24 HOURS OF THIS EVENT.
 - THE MONITOR SHALL PROVIDE TECHNICAL ASSISTANCE AND RECOMMENDATIONS TO THE CONTRACTOR ON THE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS REQUIRED TO MEET THE REQUIREMENTS OF RSA 485 A:17 AND ALL APPLICABLE DES PERMIT CONDITIONS.

SEEDING SPECIFICATIONS

- GRADING AND SHAPING**
 - SLOPES SHALL NOT BE STEEPER THAN 2:1 WITHOUT APPROPRIATE EROSION CONTROL MEASURES AS SPECIFIED ON THE PLANS (3:1 SLOPES OR FLATTER ARE PREFERRED).
 - WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
- SEEDBED PREPARATION**
 - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - 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 FERTILIZER AND LIME MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
- ESTABLISHING A STAND**
 - LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. TYPES 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.)
 - 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.
 - REFER TO THE 'SEEDING GUIDE' AND 'SEEDING RATES' TABLES ON THIS SHEET FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING. ALL LEGUMES (CROWNVETCH, BIRDSFOOT, TREFLOIL AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT PRIOR TO THEIR INTRODUCTION TO THE SITE.
 - WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20th OR FROM AUGUST 10th TO SEPTEMBER 1st.
- MULCH**
 - HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
 - 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 S.F.
- MAINTENANCE TO ESTABLISH A STAND**
 - PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
 - FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED.
 - IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, ANNUAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

MAINTENANCE NOTES:

- SEDIMENT TRAPS MUST BE INSPECTED AND MUST BE CLEANED WHEN THE ORIGINAL CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR LESS, AS REQUIRED BY THE GOVERNING AGENCY.
- ALL MATERIAL EXCAVATED FROM BEHIND SEDIMENT BARRIERS OR FROM TRAPS SHALL BE INCORPORATED INTO ON-SITE SOILS OR SPREAD OUT ON AN UPLAND PORTION OF THE SITE AND STABILIZED.
- VERIFY THAT NO EROSION IS OCCURRING AT DISCHARGE POINTS TO AND FROM IMPOUNDMENTS AND VERIFY THAT TRAP SIDE SLOPES ARE STABILIZED AND SHOW NO SIGNS OF EROSION.
- THE TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE.
- TRAP TO BE CLEANED WHEN 50% OF ORIGINAL VOLUME IS FILLED.
- THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.



TEMPORARY SEDIMENT TRAP

NOT TO SCALE

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	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	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	EXCELLENT	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	E	FAIR	EXCELLENT	EXCELLENT	2/
	F	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 BELOW.
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

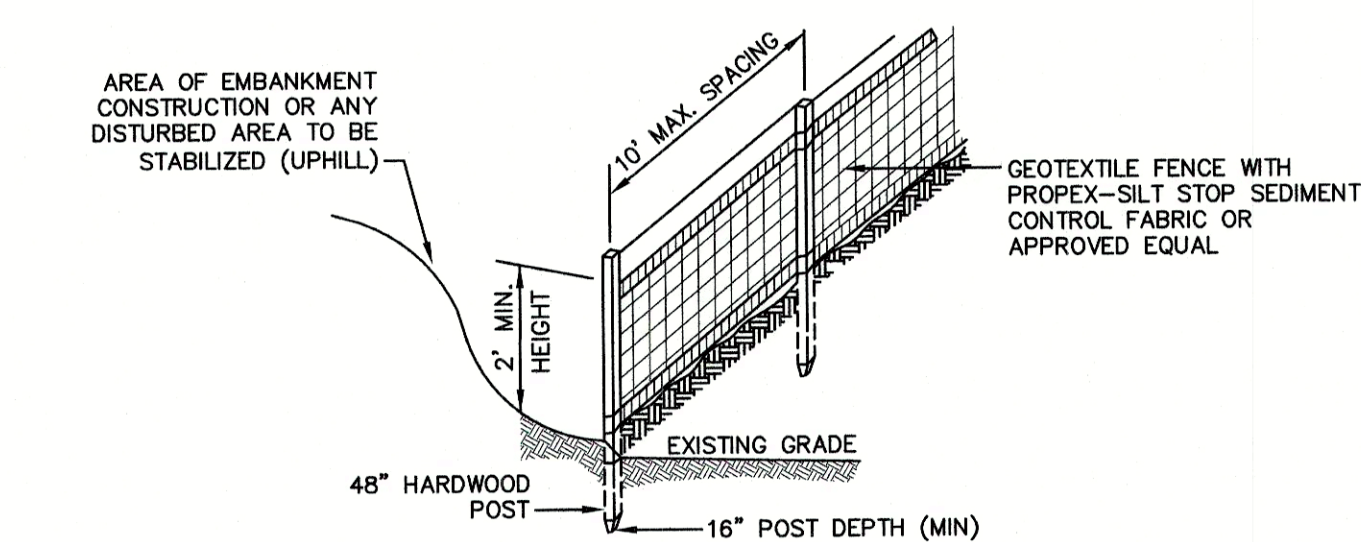
NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR OATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCTOBER 15th, IF PERMANENT SEEDING NOT YET COMPLETE.

SEEDING GUIDE

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

SEEDING RATES

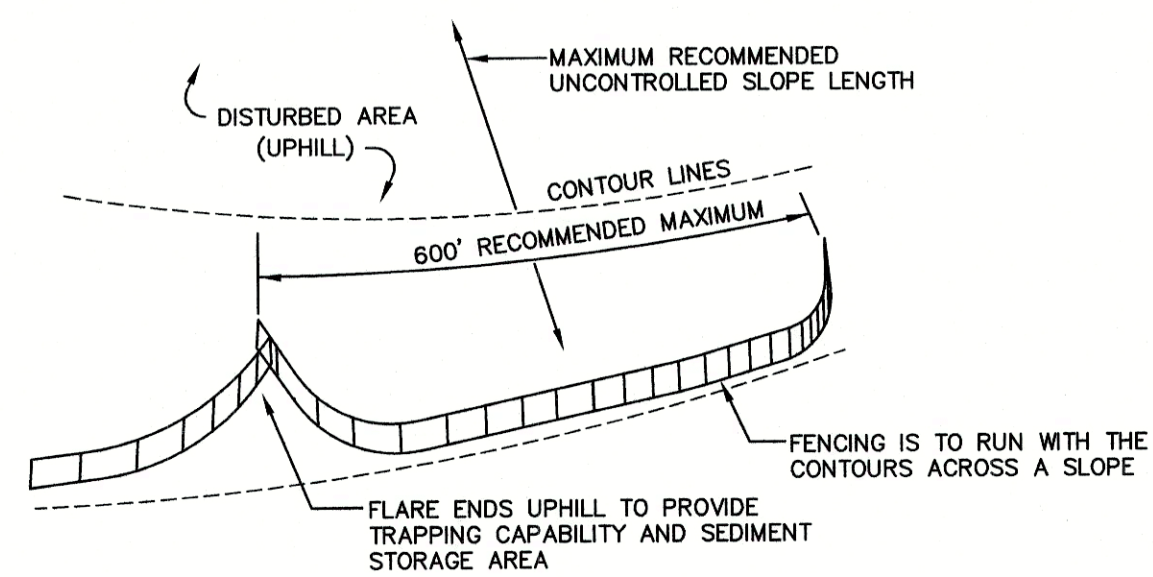


CONSTRUCTION SPECIFICATIONS:

- WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP, MID AND BOTTOM AND EMBEDDED IN THE GROUND A MINIMUM OF 8" AND THEN COVERED WITH SOIL.
- THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED 6", FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED AND PROPERLY DISPOSED OF WHEN IT IS 6" DEEP OR VISIBLE 'BULGES' DEVELOP IN THE SILT FENCE.
- PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
- SILT FENCE SHALL REMAIN IN PLACE FOR 24 MONTHS.

SILT FENCE

NOT TO SCALE



- 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 REVEGETATED.

MAINTENANCE:

- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE DONE IMMEDIATELY.
- 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.
- 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.
- 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.

REV.	DATE	REVISION	BY
1	3/12/21	REVISED PER TRC COMMENTS	BWG
0	12/22/20	ISSUED FOR REVIEW	BWG

Design: BWG	Draft: DJP	Date: 3/18/21
Checked: BWG	Scale: AS NOTED	Project No.: 19102
Drawing Name: 19102-PLAN.dwg		

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EROSION AND SEDIMENT CONTROL DETAILS
Project:	TAX MAP 33 LOT 26 19 WATSON ROAD, EXETER, NH
Owner of Record:	SCOTT W. CARLISLE III 14 CASS STREET, EXETER, NH 03833

DRAWING No.

E1

SHEET 24 OF 25
JBE PROJECT NO. 19102

F:\CADD\MASTER STANDARD\dwg\19-102\19102-PLAN.dwg 3/12/2015 3:27:29 PM EDT

