

PROPOSED SITE RE-DEVELOPMENT PLANS

for

PROPOSED RETAIL MOTOR FUEL OUTLET ASSESSORS MAP 47 - PROPOSED LOT 1-2

158 EPPING ROAD

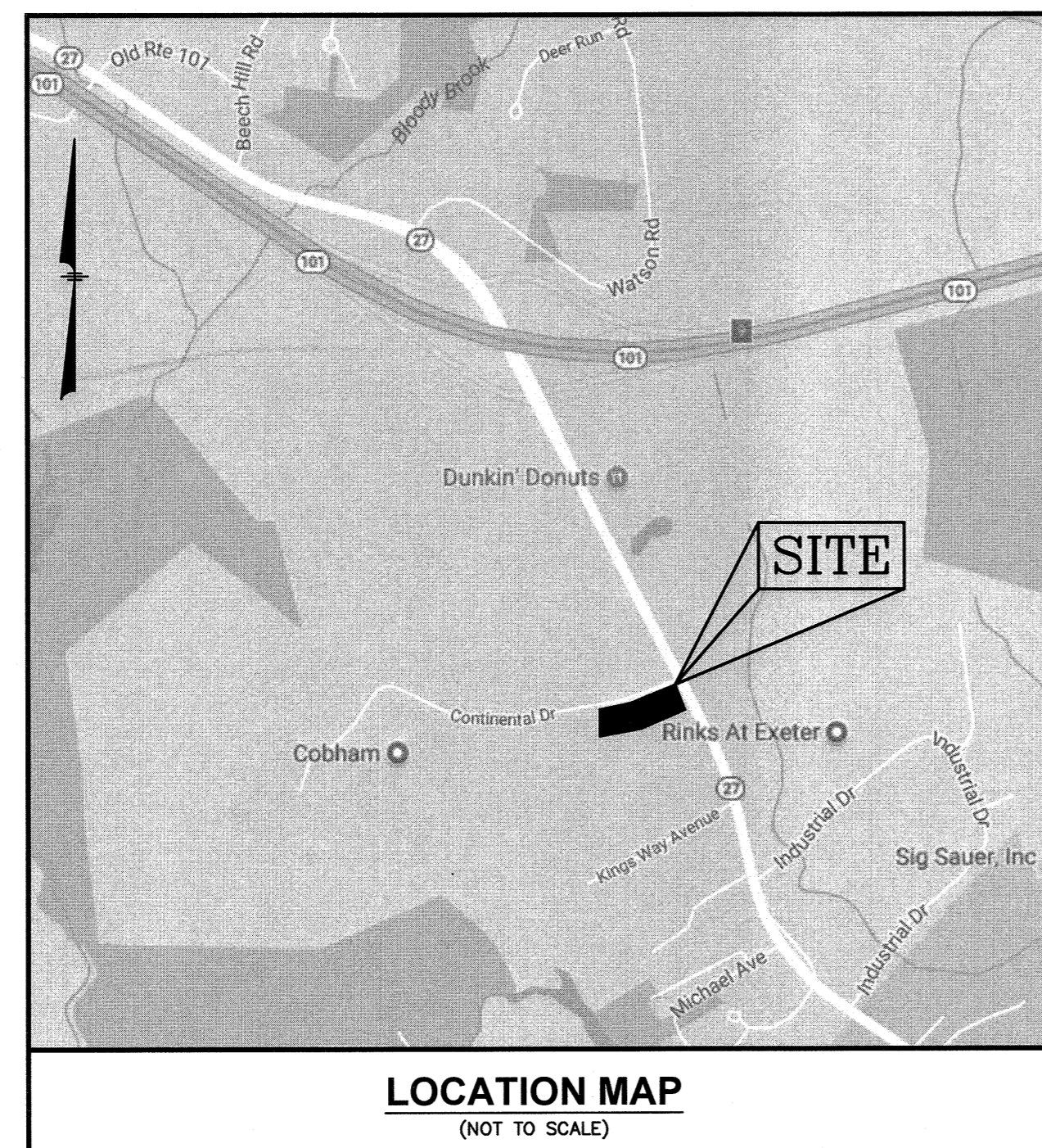
EXETER, NEW HAMPSHIRE 03833

Prepared for:

NOURIA ENERGY CORPORATION

326 CLARK STREET

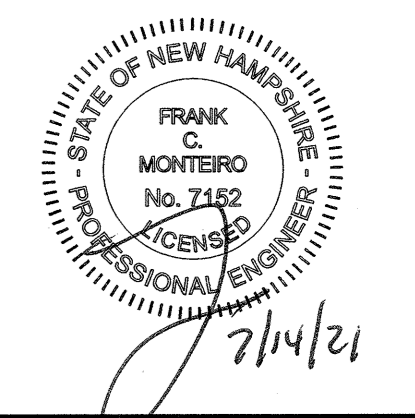
WORCESTER, MA 01606



INDEX TO DRAWINGS

1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. DEMOLITION PLAN
4. SITE PLAN
5. GRADING & DRAINAGE PLAN
6. UTILITY PLAN
7. EROSION & SEDIMENTATION CONTROL PLAN
8. LANDSCAPE PLAN
9. DETAIL SHEET
10. DETAIL SHEET
11. DETAIL SHEET
12. DETAIL SHEET
13. DETAIL SHEET
- 1 OF 1. CAR WASH DETAIL SHEET
- 1 OF 1. SIGN DETAIL SHEET
- 1 OF 1. HIGH INTENSITY SOIL SURVEY PLAN
- 1 OF 1. TRUCK TURN PLAN (TANKER)
- 1 OF 1. TRUCK TURN PLAN (FIRE)
- 1 OF 1. LIGHTING PLAN (RL-7312-S1)
- 1 OF 1. C-STORE GROUND FLOOR PLAN (A-101)
- 1 OF 1. CAR WASH FLOOR PLAN (A-102)
- 1 OF 2. EXTERIOR ELEVATIONS (A-201)
- 2 OF 2. EXTERIOR ELEVATIONS (A-202)
- 1 OF 1. CAR WASH ELEVATIONS (A-203)
- 1 OF 1. FUELING CANOPY ELEVATIONS (A-204)

**PROPOSED RETAIL MOTOR FUEL OUTLET
158 EPPING ROAD (ROUTE 27)
EXETER, NH 03833**



REVISIONS		
NO.	REVISION	DATE
1	REV. SHT. 1-8,10-13,TT	7/12/21
APRIL 20, 2021		
DRAWN/DESIGN BY CCC/CMT		CHECKED BY FCM

COVER SHEET

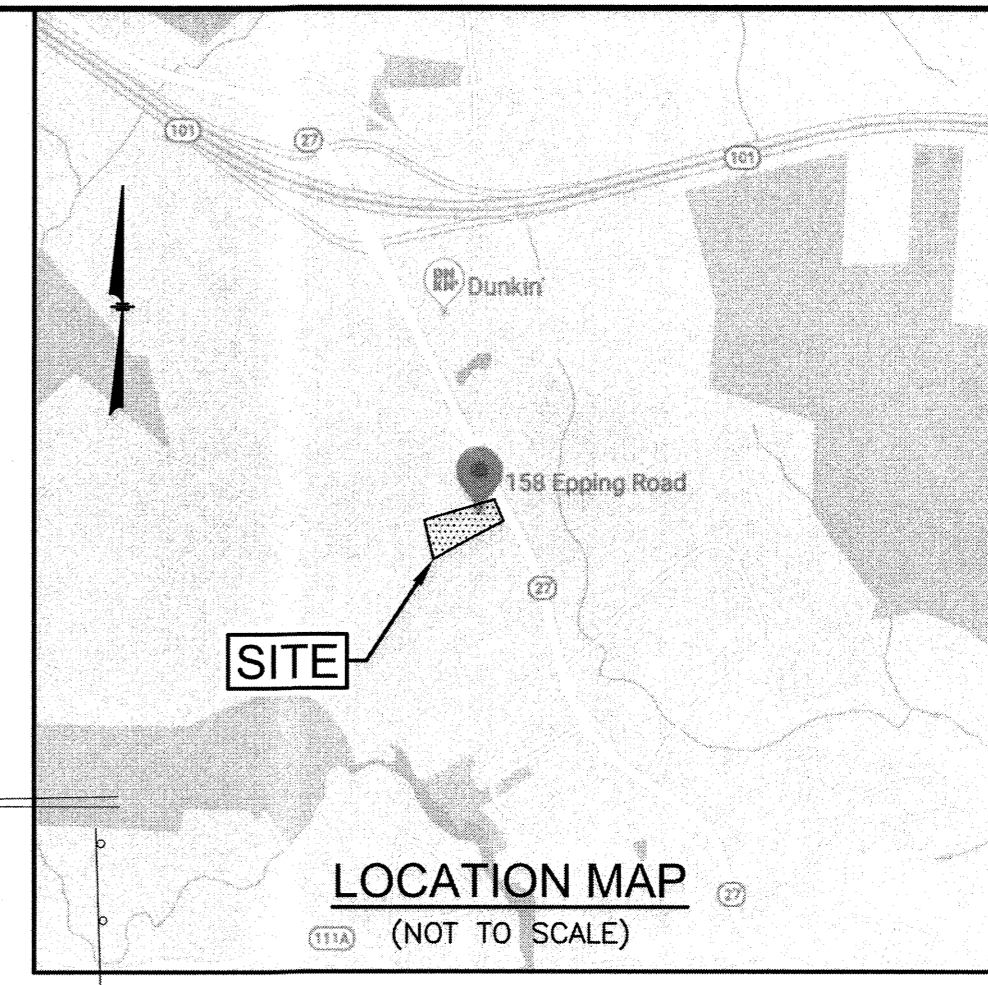
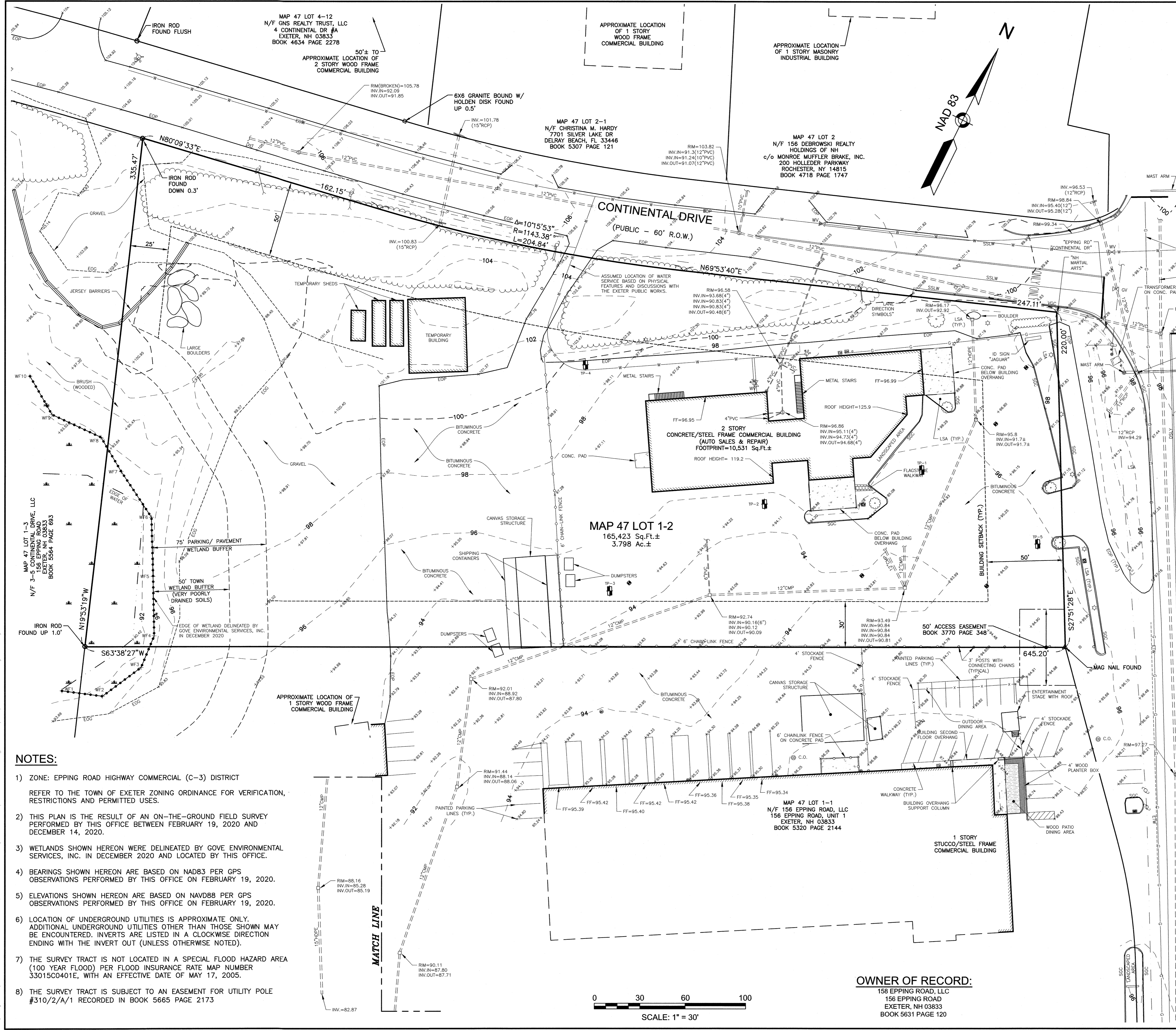
SCALE: AS NOTED

PROJECT NO. NEX-2020283

1 OF 13

STATE PERMITS		
TYPE	PERMIT NUMBER	APPROVED
EPA CGP NHDES FUEL TANKS & PIPING	PENDING PENDING	

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PLAN REFERENCES:
 1) ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD)
 2) RECORD PLAN D-20892.
 3) RECORD PLAN D-25392.
 4) RCRD PLAN D-28075.

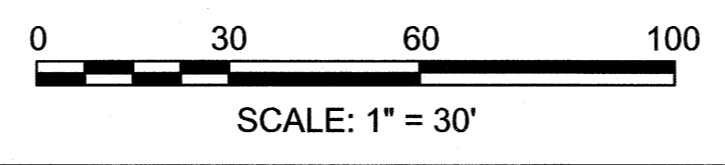
MAP 47 LOT 9
 N/F CKT ASSOCIATES,
 158 SHATTUCK WAY
 NEWINGTON, NH 03801
 BOOK 3231 PAGE 722



LEGEND

—SGL	SLOPED GRANITE CURB
—VGC	VERTICAL GRANITE CURB
—DSL	DOUBLE SOLID LINE YELLOW
—SSL	SINGLE SOLID LINE WHITE
—SOLW	SINGLE DASHED LINE WHITE
—G	GAS LINE
—W	WATER LINE
—M	METAL GUARDRAIL
—CL	CHAIN LINK FENCE
—S	STOCKADE FENCE
—100	CONTOUR ELEVATION
—T	TREE
—U	UTILITY POLE
—G	GUY WIRE
—O	OVERHEAD WIRE
—T	TREELINE
—E	EDGE OF GRAVEL
—P	EDGE OF PAVEMENT
—L	LANDSCAPED AREA
—S	SPOT ELEVATION
—D	DITCH LINE
—E	EDGE OF TRAVELED WAY
—G	EDGE OF GRAVEL
—P	EDGE OF PAVEMENT
—L	LANDSCAPED AREA
—S	SPOT ELEVATION

- NOTES:**
- 1) ZONE: EPPING ROAD HIGHWAY COMMERCIAL (C-3) DISTRICT
 REFER TO THE TOWN OF EXETER ZONING ORDINANCE FOR VERIFICATION, RESTRICTIONS AND PERMITTED USES.
 - 2) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN FEBRUARY 19, 2020 AND DECEMBER 14, 2020.
 - 3) WETLANDS SHOWN HEREON WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. IN DECEMBER 2020 AND LOCATED BY THIS OFFICE.
 - 4) BEARINGS SHOWN HEREON ARE BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON FEBRUARY 19, 2020.
 - 5) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON FEBRUARY 19, 2020.
 - 6) LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED. INVERTS ARE LISTED IN A CLOCKWISE DIRECTION ENDING WITH THE INVERT OUT (UNLESS OTHERWISE NOTED).
 - 7) THE SURVEY TRACT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 33015C0401E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
 - 8) THE SURVEY TRACT IS SUBJECT TO AN EASEMENT FOR UTILITY POLE #310/2/A/1 RECORDED IN BOOK 5665 PAGE 2173

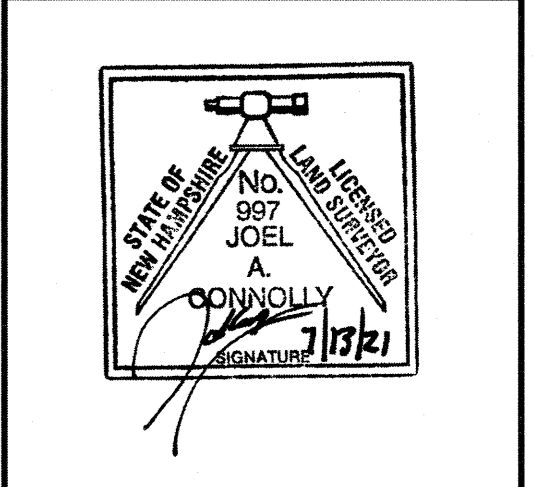


OWNER OF RECORD:
 158 EPPING ROAD, LLC
 158 EPPING ROAD
 EXETER, NH 03833
 BOOK 5631 PAGE 120



PREPARED FOR
 NOURIA ENERGY CORPORATION
 326 CLARK STREET
 WORCESTER, MA 01606

PROPOSED RETAIL MOTOR FUEL OUTLET
158 EPPING ROAD (ROUTE 27)
EXETER, NH 03833



REVISIONS

NO.	REVISION	DATE
2	ADD'L SURVEY	7/9/21
1	ADD'L SURVEY	5/28/21

APRIL 20, 2021
 DRAWN/DESIGN BY: DPD/JAC
 CHECKED BY: JAC

EXISTING CONDITIONS PLAN

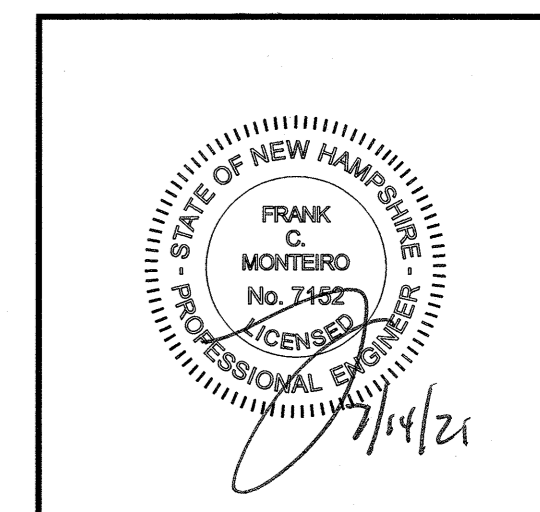
SCALE: 1"=30'

PROJECT NO. NEX-2020283

2 OF 13

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PROPOSED RETAIL MOTOR FUEL OUTLET
158 EPPING ROAD (ROUTE 27)
EXETER, NH 03833



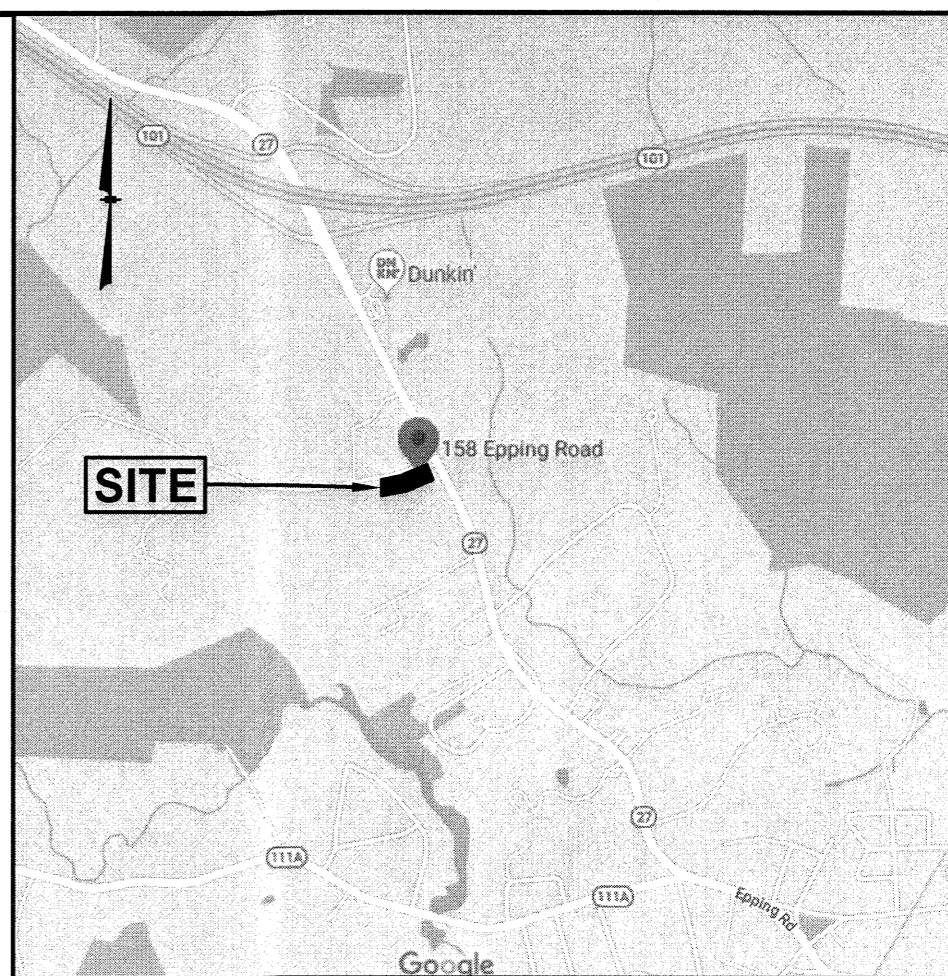
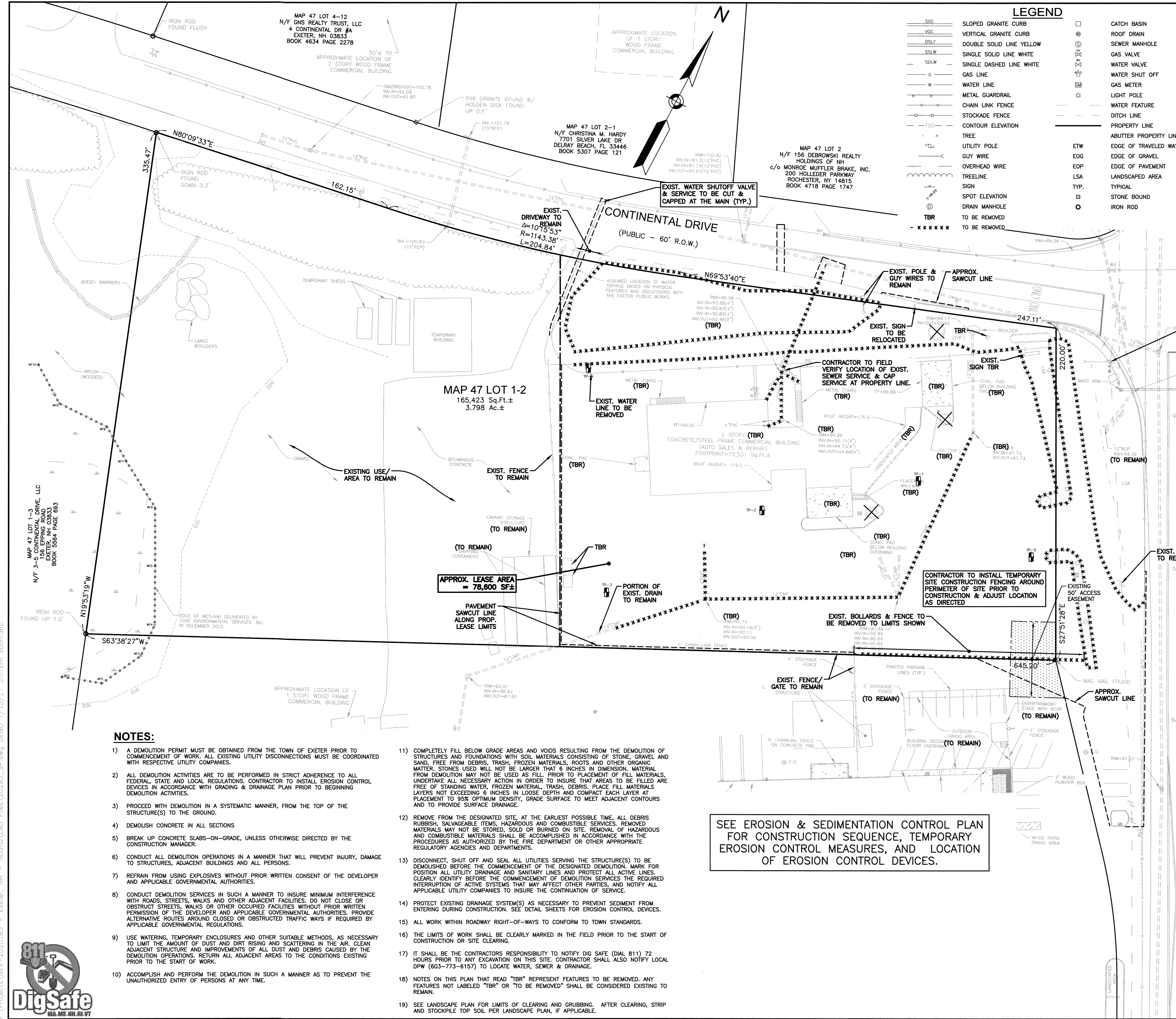
REVISIONS		
NO.	REVISION	DATE
1	MISC. REVISIONS	7/12/21
APRIL 20, 2021		
DRAWN/DESIGN BY CCC/CMT		CHECKED BY FCM

DEMOLITION PLAN

SCALE: 1"=30'

PROJECT NO. NEX-2020283

3 OF 13



LEGEND

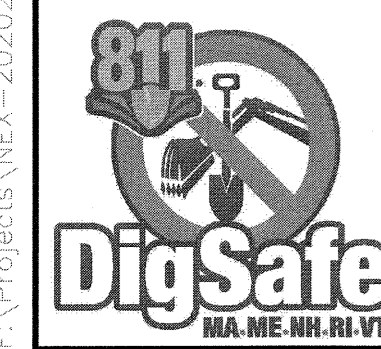
SGC	SLOPED GRANITE CURB	□	CATCH BASIN
VSC	VERTICAL GRANITE CURB	⊙	ROOF DRAIN
DSLW	DOUBLE SOLID LINE YELLOW	⊗	SEWER MANHOLE
SSLW	SINGLE SOLID LINE WHITE	⊕	GAS VALVE
SDW	SINGLE DASHED LINE WHITE	⊘	WATER VALVE
G	GAS LINE	⊙	WATER SHUT OFF
W	WATER LINE	⊕	GAS METER
M	METAL GUARDRAIL	⊗	LIGHT POLE
CLF	CHAIN LINK FENCE	⊙	WATER FEATURE
STF	STOCKADE FENCE	⊕	DITCH LINE
100	CONTOUR ELEVATION	⊗	PROPERTY LINE
CL	TREE	⊕	ABUTTER PROPERTY LINE
UPL	UTILITY POLE	⊗	EDGE OF TRAVELED WAY
GW	GUY WIRE	⊙	EDGE OF GRAVEL
OW	OVERHEAD WIRE	⊕	EDGE OF PAVEMENT
TL	TREELINE	LSA	LANDSCAPED AREA
SP	SPOT ELEVATION	TYP.	TYPICAL
DM	DRAIN MANHOLE	□	STONE BOUND
TR	TO BE REMOVED	○	IRON ROD
TBR	TO BE REMOVED	○	

- NOTES:**
- A DEMOLITION PERMIT MUST BE OBTAINED FROM THE TOWN OF EXETER PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING UTILITY DISCONNECTIONS MUST BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES.
 - ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR TO INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH GRADING & DRAINAGE PLAN PRIOR TO BEGINNING DEMOLITION ACTIVITIES.
 - PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
 - DEMOLISH CONCRETE IN ALL SECTIONS
 - BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.
 - CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT INJURY, DAMAGE TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
 - REFRAIN FROM USING EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
 - CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATIVE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
 - USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURE AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
 - ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
 - COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO INSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
 - REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND DEPARTMENTS.
 - DISCONNECT, SHUT OFF AND SEAL ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO INSURE THE CONTINUATION OF SERVICE.
 - PROTECT EXISTING DRAINAGE SYSTEM(S) AS NECESSARY TO PREVENT SEDIMENT FROM ENTERING DURING CONSTRUCTION. SEE DETAIL SHEETS FOR EROSION CONTROL DEVICES.
 - ALL WORK WITHIN ROADWAY RIGHT-OF-WAYS TO CONFORM TO TOWN STANDARDS.
 - THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
 - IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY DIG SAFE (DIAL 811) 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL DPW (603-773-6157) TO LOCATE WATER, SEWER & DRAINAGE.
 - NOTES ON THIS PLAN THAT READ "TBR" REPRESENT FEATURES TO BE REMOVED. ANY FEATURES NOT LABELED "TBR" OR "TO BE REMOVED" SHALL BE CONSIDERED EXISTING TO REMAIN.
 - SEE LANDSCAPE PLAN FOR LIMITS OF CLEARING AND GRUBBING. AFTER CLEARING, STRIP AND STOCKPILE TOP SOIL PER LANDSCAPE PLAN, IF APPLICABLE.

SEE EROSION & SEDIMENTATION CONTROL PLAN FOR CONSTRUCTION SEQUENCE, TEMPORARY EROSION CONTROL MEASURES, AND LOCATION OF EROSION CONTROL DEVICES.

OWNER OF RECORD:
 158 EPPING ROAD, LLC
 156 EPPING ROAD
 EXETER, NH 03833
 BOOK 5631 PAGE 120

SCALE: 1" = 30'





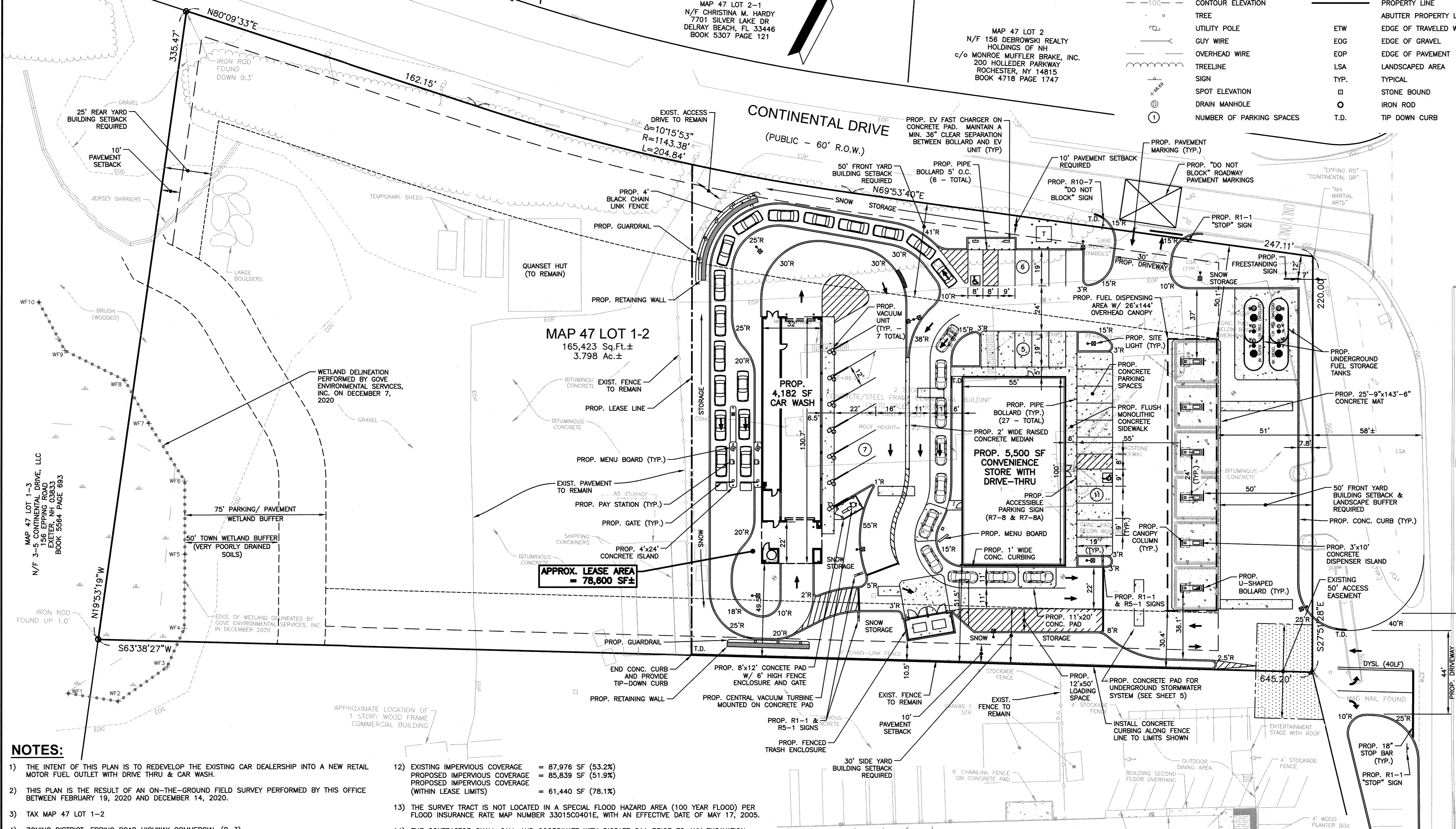
MAP 47 LOT 4-12
N/F GNS REALTY TRUST, LLC
4 CONTINENTAL DR #A
EXETER, NH 03833
BOOK 4634 PAGE 2278

50'± TO
APPROXIMATE LOCATION OF
2 STORY WOOD FRAME
COMMERCIAL BUILDING

APPROXIMATE LOCATION
OF 1 STORY
WOOD FRAME
COMMERCIAL BUILDING

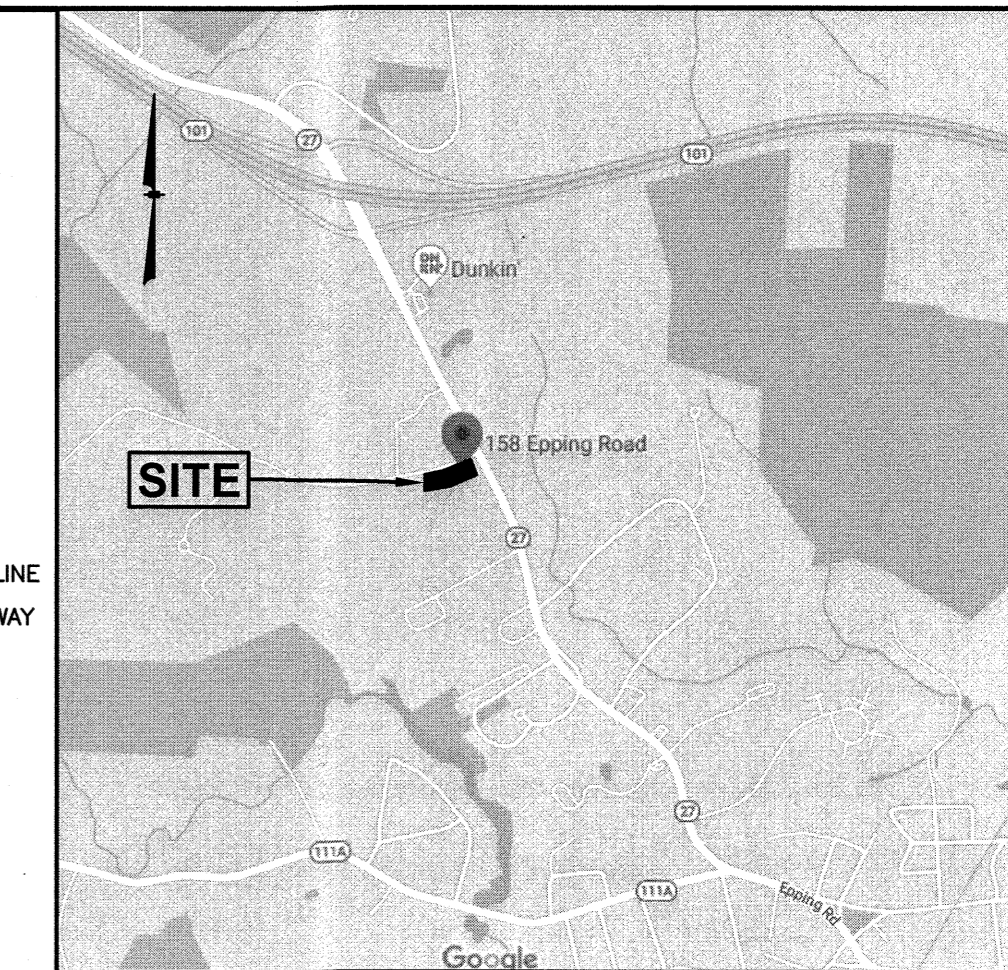
MAP 47 LOT 2-1
N/F CHRISTINA M. HARDY
7701 SILVER LAKE DR
DELRAY BEACH, FL 33446
BOOK 5307 PAGE 121

MAP 47 LOT 2
N/F 156 DEBROWSKI REALTY
HOLDINGS OF NH
c/o MONROE MUFFLER BRAKE, INC.
200 HOLLEDER PARKWAY
ROCHESTER, NY 14615
BOOK 4718 PAGE 1747



LEGEND

- SOC SLOPED GRANITE CURB
- VGC VERTICAL GRANITE CURB
- DSLY DOUBLE SOLID LINE YELLOW
- SSLW SINGLE SOLID LINE WHITE
- SOLW SINGLE DASHED LINE WHITE
- G GAS LINE
- W WATER LINE
- M METAL GUARDRAIL
- CLF CHAIN LINK FENCE
- STF STOCKADE FENCE
- CNTV CONTOUR ELEVATION
- TREE TREE
- UTL UTILITY POLE
- GUY GUY WIRE
- OWH OVERHEAD WIRE
- TLN TREELINE
- SPV SPOT ELEVATION
- DMN DRAIN MANHOLE
- NPS NUMBER OF PARKING SPACES
- CATCH BASIN
- ROOF DRAIN
- SEWER MANHOLE
- GAS VALVE
- WATER VALVE
- WATER SHUT OFF
- GAS METER
- LIGHT POLE
- WATER FEATURE
- DITCH LINE
- PROPERTY LINE
- ABUTTER PROPERTY LINE
- EDGE OF TRAVELED WAY
- EOG EDGE OF GRAVEL
- EOP EDGE OF PAVEMENT
- LSA LANDSCAPED AREA
- TYP. TYPICAL
- STB STONE BOUND
- IRP IRON ROD
- TDC TIP DOWN CURB



LOCATION MAP
(NOT TO SCALE)

MAP 47 LOT 9
N/F CKT ASSOCIATES,
158 SHATTUCK WAY
NEWINGTON, NH 03801
BOOK 3231 PAGE 722

EPHING ROAD - ROUTE 27
(PUBLIC - VARIABLE WIDTH)

NOTES:

- 1) THE INTENT OF THIS PLAN IS TO REDEVELOP THE EXISTING CAR DEALERSHIP INTO A NEW RETAIL MOTOR FUEL OUTLET WITH DRIVE THRU & CAR WASH.
- 2) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN FEBRUARY 19, 2020 AND DECEMBER 14, 2020.
- 3) TAX MAP 47 LOT 1-2
- 4) ZONING DISTRICT: EPPING ROAD HIGHWAY COMMERCIAL (C-3)
- 5) LOT AREA = 165,423 Sq.Ft. = 3,798 Ac.±
- 6) EXISTING USE: FORMER JAGUAR CAR DEALERSHIP
PROPOSED USE: RETAIL MOTOR FUEL OUTLET INCLUDING A 5,500 SF CONVENIENCE STORE WITH DRIVE THRU, A FUEL CANOPY WITH 6 FUEL DISPENSING ISLANDS (12 FUELING POSITIONS) & AND A 4,182 SF CAR WASH FACILITY.
- 7) THE FOLLOWING ZONING RELIEF WAS GRANTED BY THE EXETER ZONING BOARD OF ADJUSTMENT ON MARCH 16, 2021:
 - A) RETAIL SERVICES (INCL. RETAIL SALES/ RESTAURANTS/ DRIVE-IN COMMERCIAL) & AUTOMOBILE WASHING ARE A PERMITTED USES. GASOLINE AND/OR SERVICES STATIONS REQUIRE A SPECIAL EXCEPTION FROM THE ZONING BOARD OF ADJUSTMENT.
 - B) A VARIANCE FROM SECTION 6.8.2 OF THE EXETER ZONING ORDINANCE WHERE A TOTAL OF 50' OF FRONT YARD IS REQUIRED AND NONE IS PROPOSED SINCE THE WIDE TOWN RIGHT-OF-WAY IS INTENDED TO BE USED TO MEET THE INTENT OF THIS ORDINANCE.
 - C) A VARIANCE FROM SECTION 6.8.2 OF THE EXETER ZONING ORDINANCE FOR THE PROPOSED FREESTANDING SIGN LOCATED WITHIN THE 35' SETBACK FOR SIGNAGE.
- 8) ALL BUILDINGS AND SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AS REVISED IN 2010, OR LATEST EDITION.
- 9) WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
- 10) A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION.
- 11) ALL WASTE MATERIALS AND RECYCLABLES SHALL BE CONTAINED WITHIN THE BUILDING(S) OR APPROVED STORAGE FACILITIES AND SHALL NOT BE OTHERWISE STORED ON PROPERTY.
- 12) EXISTING IMPERVIOUS COVERAGE = 87,976 SF (53.2%)
PROPOSED IMPERVIOUS COVERAGE = 85,839 SF (51.9%)
PROPOSED IMPERVIOUS COVERAGE (WITHIN LEASE LIMITS) = 61,440 SF (37.1%)
- 13) THE SURVEY TRACT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 33015C0401E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
- 14) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 811 PRIOR TO ANY EXCAVATION.
- 15) ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF EXETER AND THE STATE OF NEW HAMPSHIRE.
- 16) ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND THE STANDARD CONSTRUCTION DRAWINGS AS SUPPLIED BY THE OWNER/DEVELOPER.
- 17) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY GREENMAN-PEDERSEN INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- 18) ALL SNOW SHALL BE STORED IN THE AREA(S) DEPICTED ON THIS PLAN AS SNOW STORAGE AREAS. 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 PARKING LOTS OR TRAVEL AISLES. SNOW AND ICE REMOVAL TO BE PERFORMED BY A CERTIFIED GREEN SNOWPRO CONTRACTOR FOLLOWING THE PROCEDURES AS OUTLINE IN THE SALT MINIMIZATION PLAN AND INSPECTION & MAINTENANCE MANUALS.
- 19) REFER TO DETAIL SHEETS FOR ALL SITE DEVELOPMENT DETAILS AND INFORMATION.
- 20) 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.
- 21) 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

TABLE OF ZONING REGULATIONS - EXETER, NH
ZONE: EPPING ROAD HIGHWAY COMMERCIAL (C-3)

DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA Sq. Ft.	40,000 SF	165,423 SF
MINIMUM LOT FRONTAGE	N/A	834.10'
MINIMUM FRONT YARD BUILDING SETBACK	50'	51' (CANOPY TO EPPING RD) 50.1' (CANOPY TO CONTINENTAL DR)
MINIMUM SIDE YARD BUILDING SETBACK	30'	30.4' (CANOPY) 51.5' (C-STORE) 49.5' (CAR WASH)
MINIMUM REAR YARD BUILDING SETBACK (BUILDING SETBACK FROM LEASE LINE)	25'	326.7' (38.6')
MINIMUM FRONT LANDSCAPE STRIP	35'	7.8'
PARKING SPACE DIMENSIONS	9'x19'	22 SPACES (EXCLUDES 12 SPACES AT DISPENSERS)
MINIMUM NUMBER PARKING SPACES	GASOLINE OR AUTOMOTIVE: 1 SPACE PER 300 SF GROSS RETAIL = 4,500 SF RETAIL X 1 SP/500 SF = 15 SPACES	22 SPACES (EXCLUDES 12 SPACES AT DISPENSERS)
RESTAURANT: 1 SPACE PER 3 SEATS (1,000 SF) (ASSUME 12 SEATS) X 1 SP/3 SEATS = 4 SPACES	TOTAL = 19 SPACES REQUIRED	
MINIMUM OPEN SPACE	20%	79,584 SF / 165,423 SF = 48.1%
MAXIMUM STRUCTURE HEIGHT	50'	< 50'
MAXIMUM BUILDING COVERAGE	40%	13,426 SF / 165,423 SF = 8.1%
FREESTANDING SIGN AREA/HEIGHT+SETBACK	24 SF, 25' HIGH, 35' SETBACK	7 SETBACK, REFER TO SIGN PLAN FOR DETAILS
WALL SIGN AREA	40 SF	REFER TO SIGN PLAN FOR DETAILS
LOADING SPACE REQUIREMENTS	1 SPACE/4,000 SF + 1 FOR EACH ADDITIONAL 10,000 SF	1 SPACE

TOWN OF EXETER PLANNING BOARD

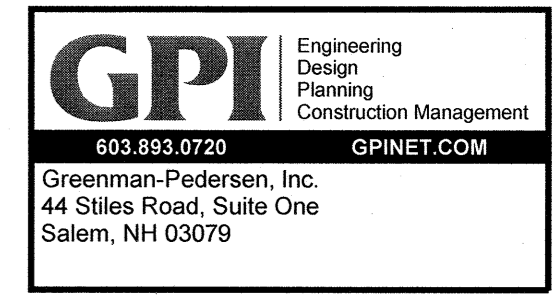
CHAIRMAN _____ DATE _____

SIGN KEY

SIGN I.D. NUMBER	TEXT/COLOR	SIZE/REMARKS
R1-1	STOP R/W	30" x 30" NEW SIGN WITH POST
R5-1	DO NOT ENTER R/W	30" x 30" NEW SIGN WITH POST
R7-8	RESERVED PARKING G/B/W	12" x 18" NEW SIGN WITH POST
R7-8A	RESERVED PARKING G/W	6" x 12"
R10-7	DO NOT BLOCK B/W	24" x 30" NEW SIGN WITH POST

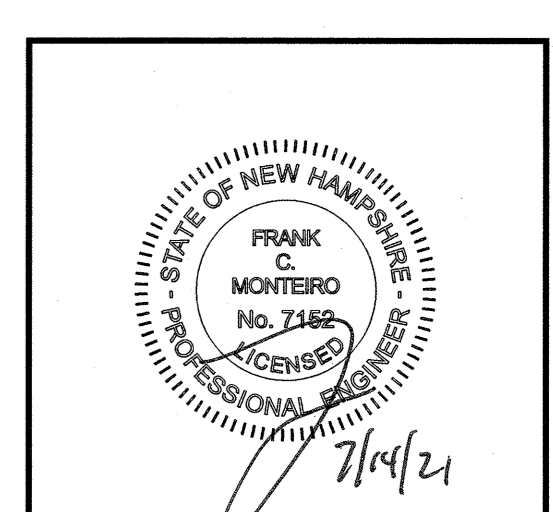
OWNER OF RECORD:
158 EPPING ROAD, LLC
158 EPPING ROAD
EXETER, NH 03833
BOOK 5631 PAGE 120

SCALE: 1" = 30'



PREPARED FOR
NOURIA ENERGY CORPORATION
326 CLARK STREET
WORCESTER, MA 01606

PROPOSED RETAIL MOTOR FUEL OUTLET
158 EPPING ROAD (ROUTE 27)
EXETER, NH 03833



REVISIONS

NO.	REVISION	DATE
1	MISC. REVISIONS	7/12/21

APRIL 20, 2021
DRAWN/DESIGN BY: CCC/CMT
CHECKED BY: FCM

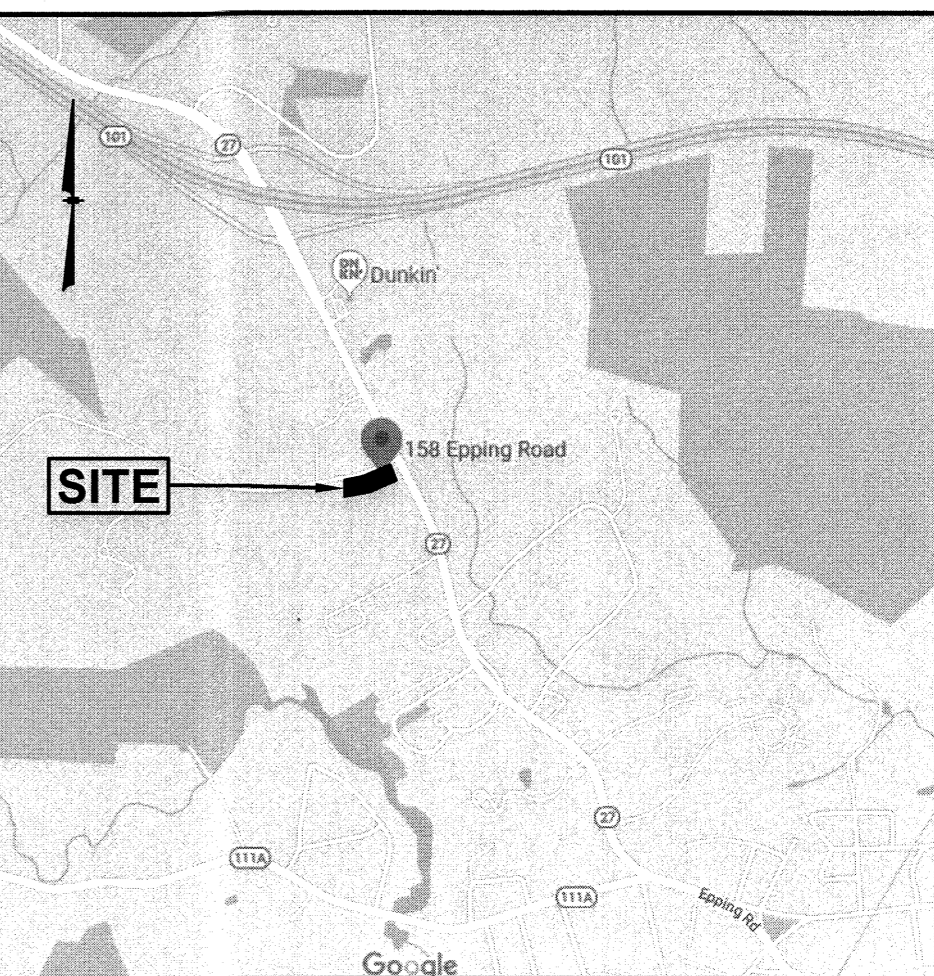
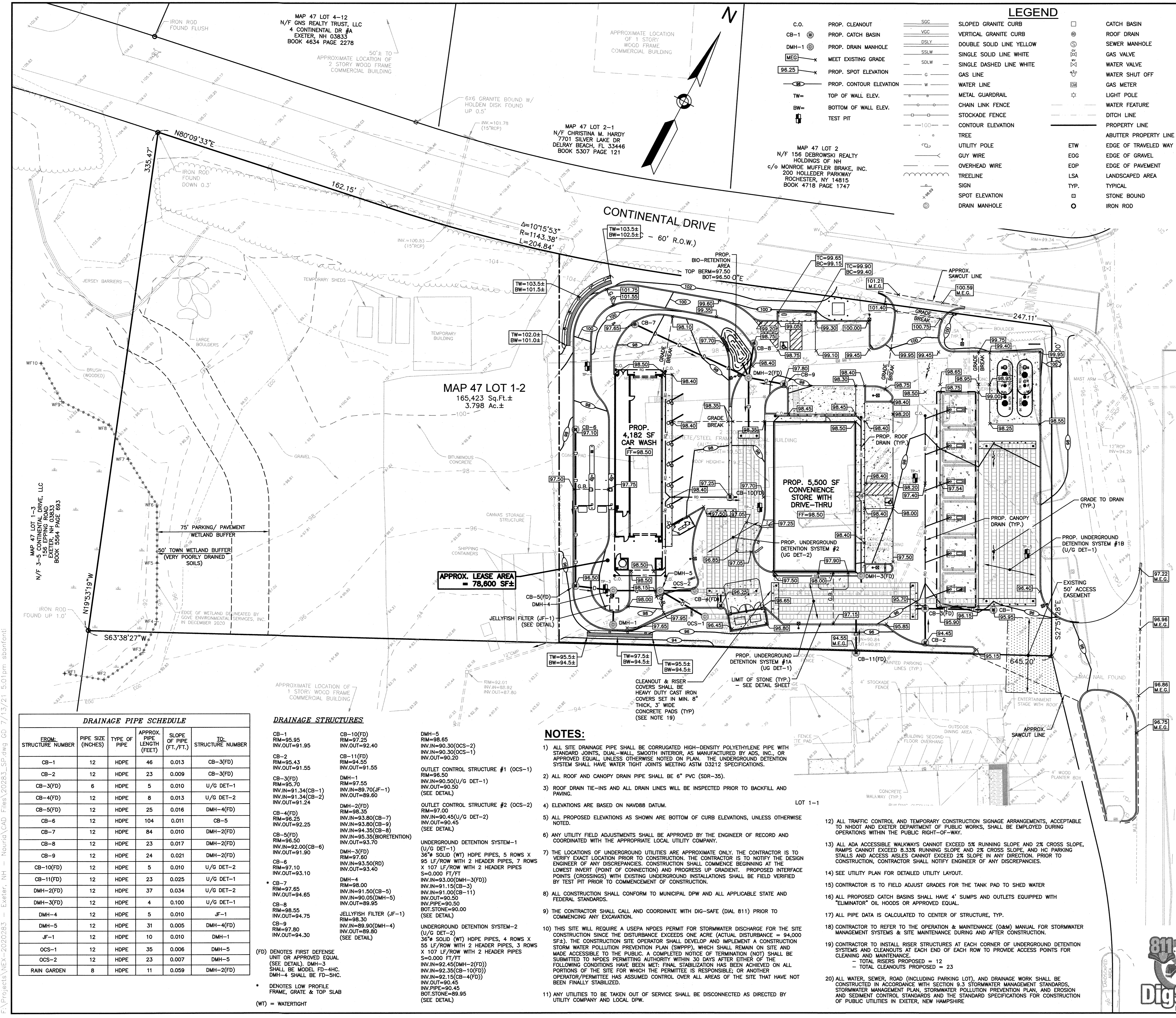
SITE PLAN

SCALE: 1" = 30'

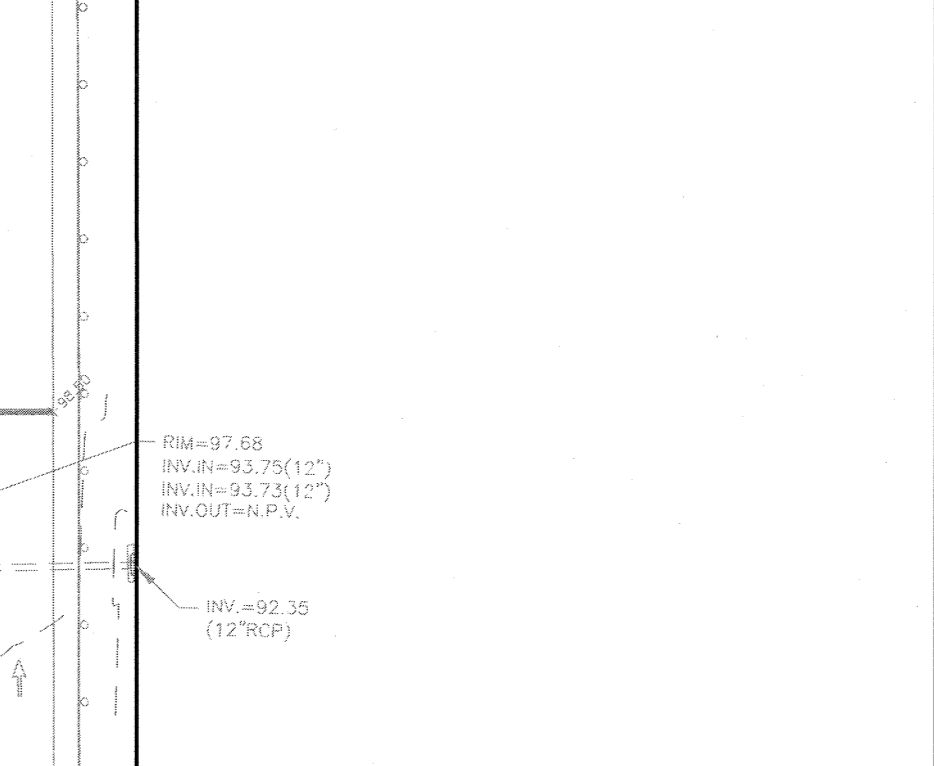
PROJECT NO: NEX-2020283

4 OF 13

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LOCATION MAP
(NOT TO SCALE)



MAP 47 LOT 9
N/F CKT ASSOCIATES,
158 SHATTUCK WAY
NEWINGTON, NH 03801
BOOK 3231 PAGE 722

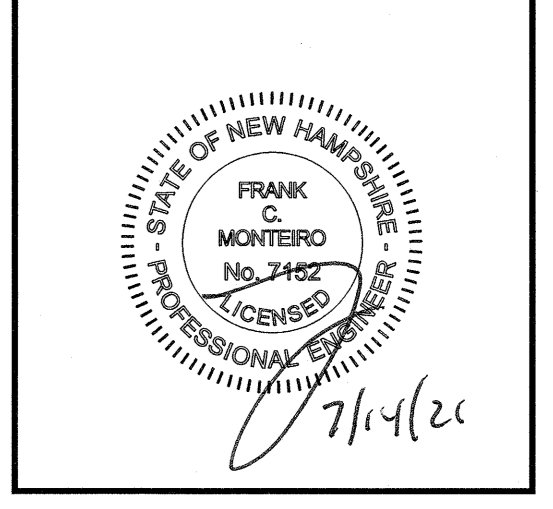


MAP 47 LOT 1-2
165,423 Sq.Ft. ±
3.798 Ac. ±

GPI Engineering
Design
Planning
Construction Management
603.883.0720
GPI@NET.COM
Greenman-Pedersen, Inc.
44 Stiles Road, Suite One
Salem, NH 03079

PREPARED FOR
NOURIA ENERGY CORPORATION
326 CLARK STREET
WORCESTER, MA 01606

PROPOSED RETAIL MOTOR FUEL OUTLET
158 EPPING ROAD (ROUTE 27)
EXETER, NH 03833



REVISIONS

NO.	REVISION	DATE
1	MISC. REVISIONS	7/12/21

APRIL 20, 2021

DRAWN/DESIGN BY	CCT/CMT	CHECKED BY	FCM
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GRADING & DRAINAGE PLAN

SCALE: 1"=30'

PROJECT NO:
NEX-2020283

5 OF 13

DRAINAGE PIPE SCHEDULE

FROM STRUCTURE NUMBER	PIPE SIZE (INCHES)	TYPE OF PIPE	APPROX. PIPE LENGTH (FEET)	SLOPE OF PIPE (FT./FT.)	TO STRUCTURE NUMBER
CB-1	12	HDPE	46	0.013	CB-3(FD)
CB-2	12	HDPE	23	0.009	CB-3(FD)
CB-3(FD)	6	HDPE	5	0.010	U/G DET-1
CB-4(FD)	12	HDPE	8	0.013	U/G DET-2
CB-5(FD)	12	HDPE	25	0.016	DMH-4(FD)
CB-6	12	HDPE	104	0.011	CB-5
CB-7	12	HDPE	84	0.010	DMH-2(FD)
CB-8	12	HDPE	23	0.017	DMH-2(FD)
CB-9	12	HDPE	24	0.021	DMH-2(FD)
CB-10(FD)	12	HDPE	5	0.010	U/G DET-2
CB-11(FD)	12	HDPE	23	0.025	U/G DET-1
DMH-2(FD)	12	HDPE	37	0.034	U/G DET-2
DMH-3(FD)	12	HDPE	4	1.100	U/G DET-1
DMH-4	12	HDPE	5	0.010	JF-1
DMH-5	12	HDPE	31	0.005	DMH-4(FD)
OCS-1	12	HDPE	35	0.006	DMH-5
OCS-2	12	HDPE	23	0.007	DMH-5
RAIN GARDEN	8	HDPE	11	0.059	DMH-2(FD)

DRAINAGE STRUCTURES

STRUCTURE	DESCRIPTION	INVERT ELEVATION	OUTLET ELEVATION
CB-1	PROP. CATCH BASIN	95.95	91.95
CB-2	PROP. CATCH BASIN	95.43	91.55
CB-3(FD)	PROP. CATCH BASIN	95.70	91.55
CB-4(FD)	PROP. CATCH BASIN	91.34	89.65
CB-5(FD)	PROP. CATCH BASIN	91.24	89.65
CB-6	PROP. CATCH BASIN	96.25	92.25
CB-7	PROP. CATCH BASIN	96.50	92.50
CB-8	PROP. CATCH BASIN	92.00	91.90
CB-9	PROP. CATCH BASIN	92.00	91.90
CB-10(FD)	PROP. CATCH BASIN	97.60	93.10
CB-11(FD)	PROP. CATCH BASIN	97.65	94.65
DMH-1	PROP. DRAIN MANHOLE	94.55	91.55
DMH-2(FD)	PROP. DRAIN MANHOLE	97.75	93.75
DMH-3(FD)	PROP. DRAIN MANHOLE	89.70	89.70
DMH-4	PROP. DRAIN MANHOLE	91.50	89.95
DMH-5	PROP. DRAIN MANHOLE	89.90	89.95
JF-1	JELLYFISH FILTER	98.55	94.75
OCS-1	PROP. UNDERGROUND DETENTION SYSTEM #1	96.50	93.70
OCS-2	PROP. UNDERGROUND DETENTION SYSTEM #2	96.50	93.70

(FD) DENOTES FIRST DEFENSE UNIT OR APPROVED EQUAL (SEE DETAIL). DMH-3 SHALL BE MODEL FD-4HC. DMH-4 SHALL BE FD-5HC.

* DENOTES LOW PROFILE FRAME, GRATE & TOP SLAB

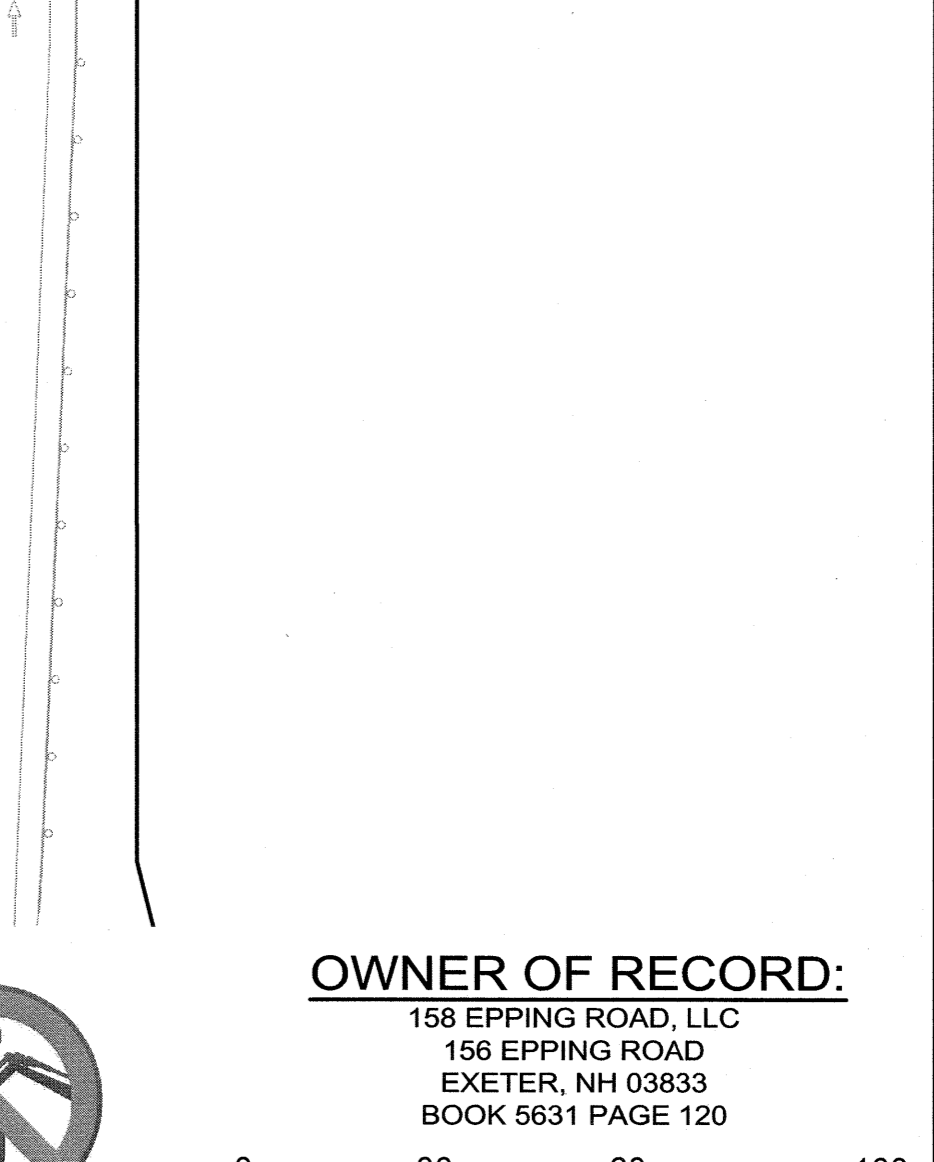
(WT) = WATERTIGHT

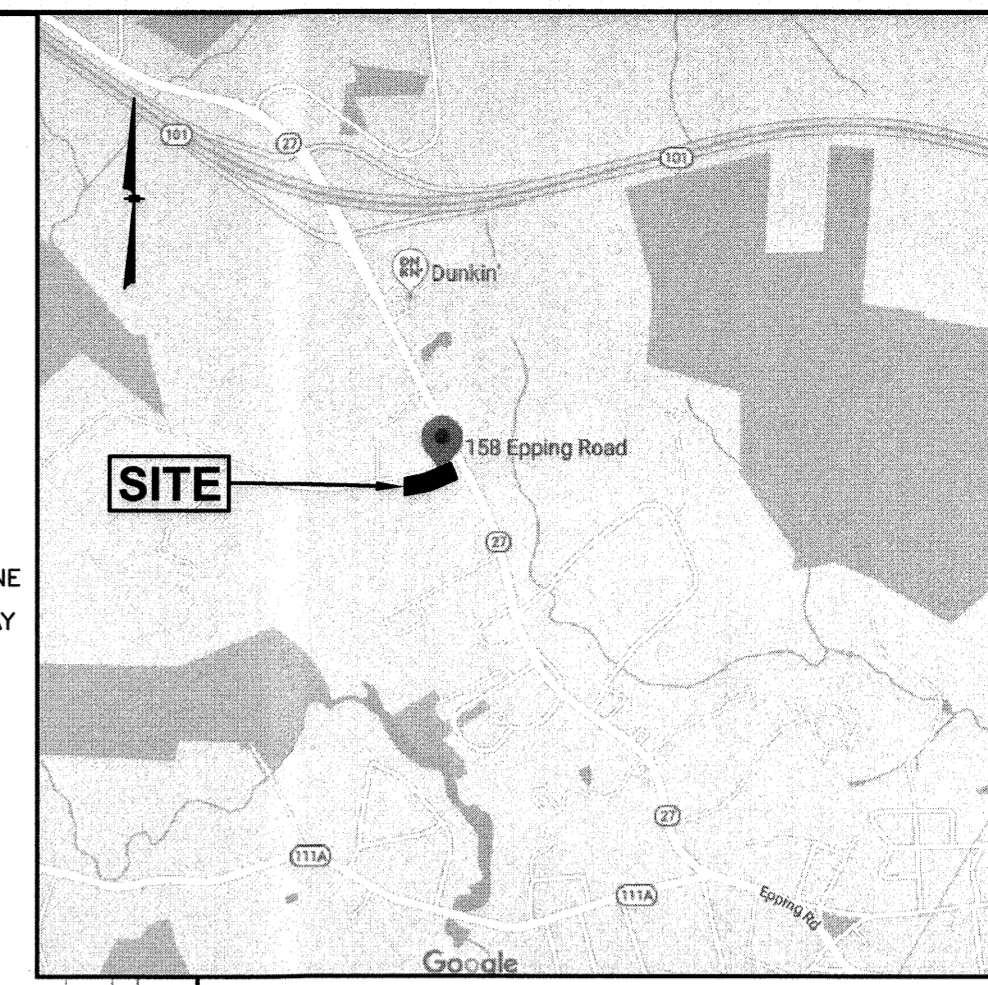
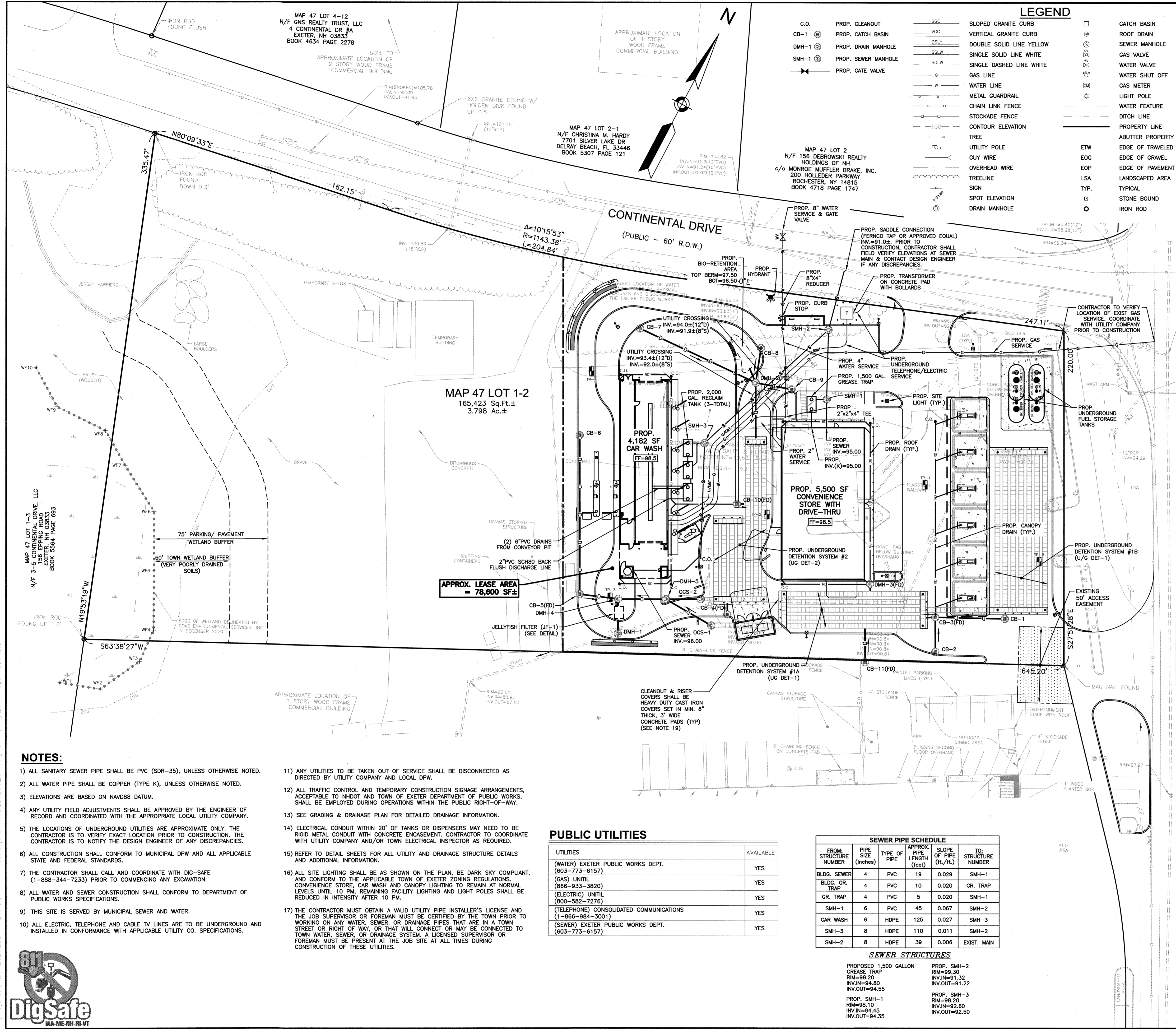
NOTES:

- ALL SITE DRAINAGE PIPE SHALL BE CORRUGATED HIGH-DENSITY POLYETHYLENE PIPE WITH STANDARD JOINTS, DUAL-WALL SMOOTH INTERIOR, AS MANUFACTURED BY ADS, INC. OR APPROVED EQUAL, UNLESS OTHERWISE NOTED ON PLAN. THE UNDERGROUND DETENTION SYSTEM SHALL HAVE WATER TIGHT JOINTS MEETING ASTM D3212 SPECIFICATIONS.
- ALL ROOF AND CANOPY DRAIN PIPE SHALL BE 6" PVC (SDR-35).
- ROOF DRAIN TIE-INS AND ALL DRAIN LINES WILL BE INSPECTED PRIOR TO BACKFILL AND PAVING.
- ELEVATIONS ARE BASED ON NAVD88 DATUM.
- ALL PROPOSED ELEVATIONS AS SHOWN ARE BOTTOM OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
- ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND COORDINATED WITH THE APPROPRIATE LOCAL UTILITY COMPANY.
- THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR IS TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL DPW AND ALL APPLICABLE STATE AND FEDERAL STANDARDS.
- THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (DIAL 811) PRIOR TO COMMENCING ANY EXCAVATION.
- THIS SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE SITE CONSTRUCTION SINCE THE DISTURBANCE EXCEEDS ONE ACRE (ACTUAL DISTURBANCE = 94,000 SF±). THE CONSTRUCTION SITE OPERATOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (SWPPP), WHICH SHALL REMAIN ON SITE AND MADE ACCESSIBLE TO THE PUBLIC. A COMPLETED NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO NPDES PERMITTING AUTHORITY WITHIN 30 DAYS AFTER EITHER OF THE FOLLOWING CONDITIONS HAVE BEEN MET: FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE, OR ANOTHER OPERATOR/PERMITEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
- ANY UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY UTILITY COMPANY AND LOCAL DPW.

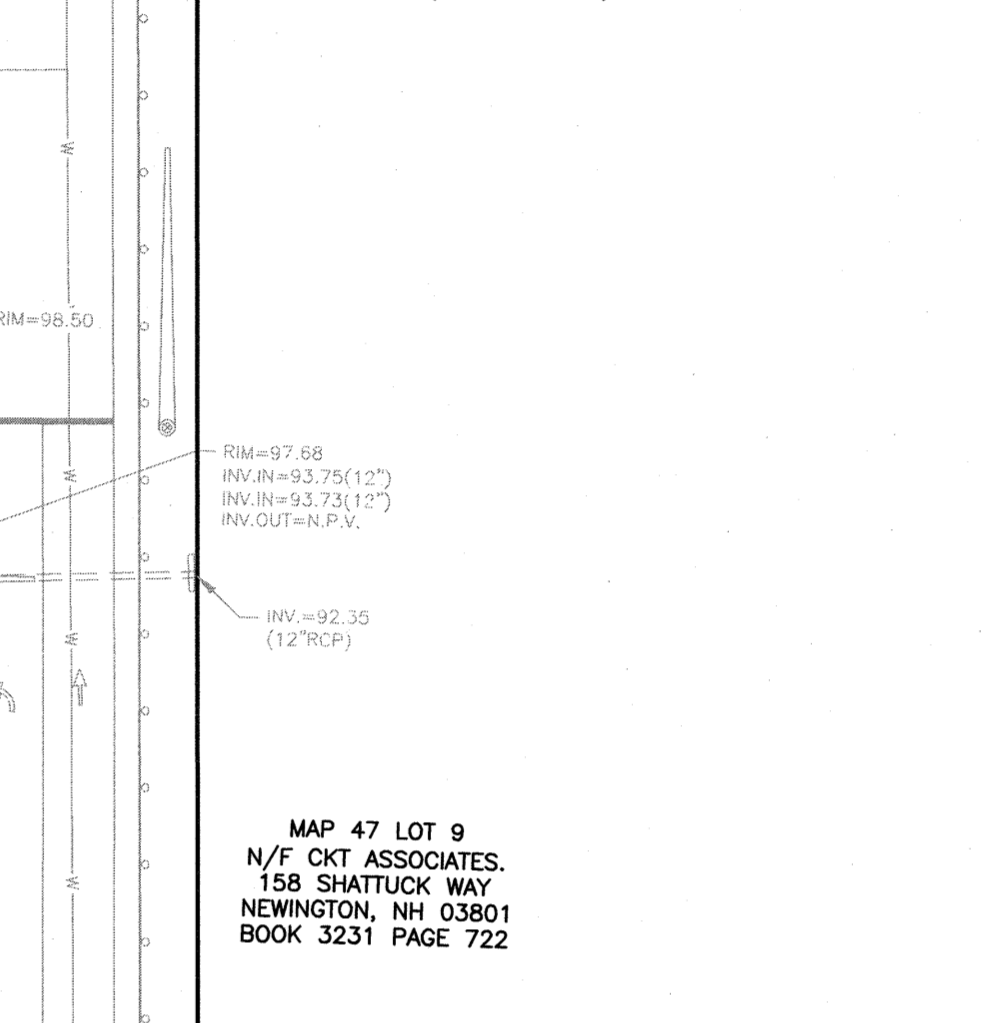
OWNER OF RECORD:
158 EPPING ROAD, LLC
156 EPPING ROAD
EXETER, NH 03833
BOOK 5631 PAGE 120

SCALE: 1"=30'





LOCATION MAP (NOT TO SCALE)



MAP 47 LOT 9 N/F CKT ASSOCIATES, 158 SHATTUCK WAY NEWINGTON, NH 03801 BOOK 3231 PAGE 722

PROPOSED RETAIL MOTOR FUEL OUTLET
158 EPPING ROAD (ROUTE 27)
EXETER, NH 03833

7/14/22

REVISIONS

NO.	REVISION	DATE
1	MISC. REVISIONS	7/12/21

APRIL 20, 2021

DRAWN/DESIGN BY: CCC/CMT CHECKED BY: FCM

UTILITY PLAN

SCALE: 1"=30'

PROJECT NO. NEX-2020283

6 OF 13

GPI Engineering Design Construction Management
 603.895.0720 GPINET.COM
 Greenman-Pedersen, Inc.
 44 Stiles Road, Suite One
 Salem, NH 03079

PREPARED FOR
NOURIA ENERGY CORPORATION
 326 CLARK STREET
 WORCESTER, MA 01606

PROPOSED RETAIL MOTOR FUEL OUTLET
158 EPPING ROAD (ROUTE 27)
EXETER, NH 03833

STATE OF NEW HAMPSHIRE
 FRANK MONTERO
 No. 7152
 LICENSED PROFESSIONAL ENGINEER

OWNER OF RECORD:
 158 EPPING ROAD, LLC
 158 EPPING ROAD
 EXETER, NH 03833
 BOOK 5631 PAGE 120

SCALE: 1"=30'

PROJECT NO. NEX-2020283

6 OF 13

LEGEND

C.O.	PROP. CLEANOUT	SSC	SLOPED GRANITE CURB	□	CATCH BASIN
CB-1	PROP. CATCH BASIN	VSC	VERTICAL GRANITE CURB	⊙	ROOF DRAIN
DMH-1	PROP. DRAIN MANHOLE	DSL	DOUBLE SOLID LINE YELLOW	⊙	SEWER MANHOLE
SMH-1	PROP. SEWER MANHOLE	SSLW	SINGLE SOLID LINE WHITE	⊙	GAS VALVE
	PROP. GATE VALVE	SDLW	SINGLE DASHED LINE WHITE	⊙	WATER VALVE
		G	GAS LINE	⊙	WATER SHUT OFF
		W	WATER LINE	⊙	GAS METER
		M	METAL GUARDRAIL	⊙	LIGHT POLE
		CL	CHAIN LINK FENCE	⊙	WATER FEATURE
		S	STOCKADE FENCE	⊙	DITCH LINE
		100	CONTOUR ELEVATION	⊙	PROPERTY LINE
		T	TREE	⊙	ABUTTER PROPERTY LINE
		U	UTILITY POLE	⊙	EDGE OF TRAVELED WAY
		G	GUY WIRE	⊙	EDGE OF GRAVEL
		O	OVERHEAD WIRE	⊙	EDGE OF PAVEMENT
		TL	TREELINE	⊙	LSA
		S	SIGN	⊙	TYP.
		E	SPOT ELEVATION	⊙	STONE BOUND
		M	DRAIN MANHOLE	⊙	IRON ROD

- NOTES:**
- 1) ALL SANITARY SEWER PIPE SHALL BE PVC (SDR-35), UNLESS OTHERWISE NOTED.
 - 2) ALL WATER PIPE SHALL BE COPPER (TYPE K), UNLESS OTHERWISE NOTED.
 - 3) ELEVATIONS ARE BASED ON NAVD88 DATUM.
 - 4) ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND COORDINATED WITH THE APPROPRIATE LOCAL UTILITY COMPANY.
 - 5) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR IS TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.
 - 6) ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL DPW AND ALL APPLICABLE STATE AND FEDERAL STANDARDS.
 - 7) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (1-888-344-7233) PRIOR TO COMMENCING ANY EXCAVATION.
 - 8) ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
 - 9) THIS SITE IS SERVED BY MUNICIPAL SEWER AND WATER.
 - 10) ALL ELECTRIC, TELEPHONE AND CABLE TV LINES ARE TO BE UNDERGROUND AND INSTALLED IN CONFORMANCE WITH APPLICABLE UTILITY CO. SPECIFICATIONS.

- 11) ANY UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY UTILITY COMPANY AND LOCAL DPW.
- 12) ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTABLE TO NHDOT AND TOWN OF EXETER DEPARTMENT OF PUBLIC WORKS, SHALL BE EMPLOYED DURING OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY.
- 13) SEE GRADING & DRAINAGE PLAN FOR DETAILED DRAINAGE INFORMATION.
- 14) ELECTRICAL CONDUIT WITHIN 20' OF TANKS OR DISPENSERS MAY NEED TO BE RIGID METAL CONDUIT WITH CONCRETE ENCASUREMENT. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AND/OR TOWN ELECTRICAL INSPECTOR AS REQUIRED.
- 15) REFER TO DETAIL SHEETS FOR ALL UTILITY AND DRAINAGE STRUCTURE DETAILS AND ADDITIONAL INFORMATION.
- 16) ALL SITE LIGHTING SHALL BE AS SHOWN ON THE PLAN, BE DARK SKY COMPLIANT, AND CONFORM TO THE APPLICABLE TOWN OF EXETER ZONING REGULATIONS. CONVENIENCE STORE, CAR WASH AND CANOPY LIGHTING TO REMAIN AT NORMAL LEVELS UNTIL 10 PM. REMAINING FACILITY LIGHTING AND LIGHT POLES SHALL BE REDUCED IN INTENSITY AFTER 10 PM.
- 17) THE CONTRACTOR MUST OBTAIN A VALID UTILITY PIPE INSTALLER'S LICENSE AND THE JOB SUPERVISOR OR FOREMAN MUST BE CERTIFIED BY THE TOWN PRIOR TO WORKING ON ANY WATER, SEWER, OR DRAINAGE PIPES THAT ARE IN A TOWN STREET OR RIGHT OF WAY, OR THAT WILL CONNECT OR MAY BE CONNECTED TO TOWN WATER, SEWER, OR DRAINAGE SYSTEM. A LICENSED SUPERVISOR OR FOREMAN MUST BE PRESENT AT THE JOB SITE AT ALL TIMES DURING CONSTRUCTION OF THESE UTILITIES.

PUBLIC UTILITIES

UTILITIES	AVAILABLE
(WATER) EXETER PUBLIC WORKS DEPT. (603-773-6157)	YES
(GAS) UNITIL (866-933-3820)	YES
(ELECTRIC) UNITIL (600-582-7276)	YES
(TELEPHONE) CONSOLIDATED COMMUNICATIONS (1-866-984-3001)	YES
(SEWER) EXETER PUBLIC WORKS DEPT. (603-773-6157)	YES

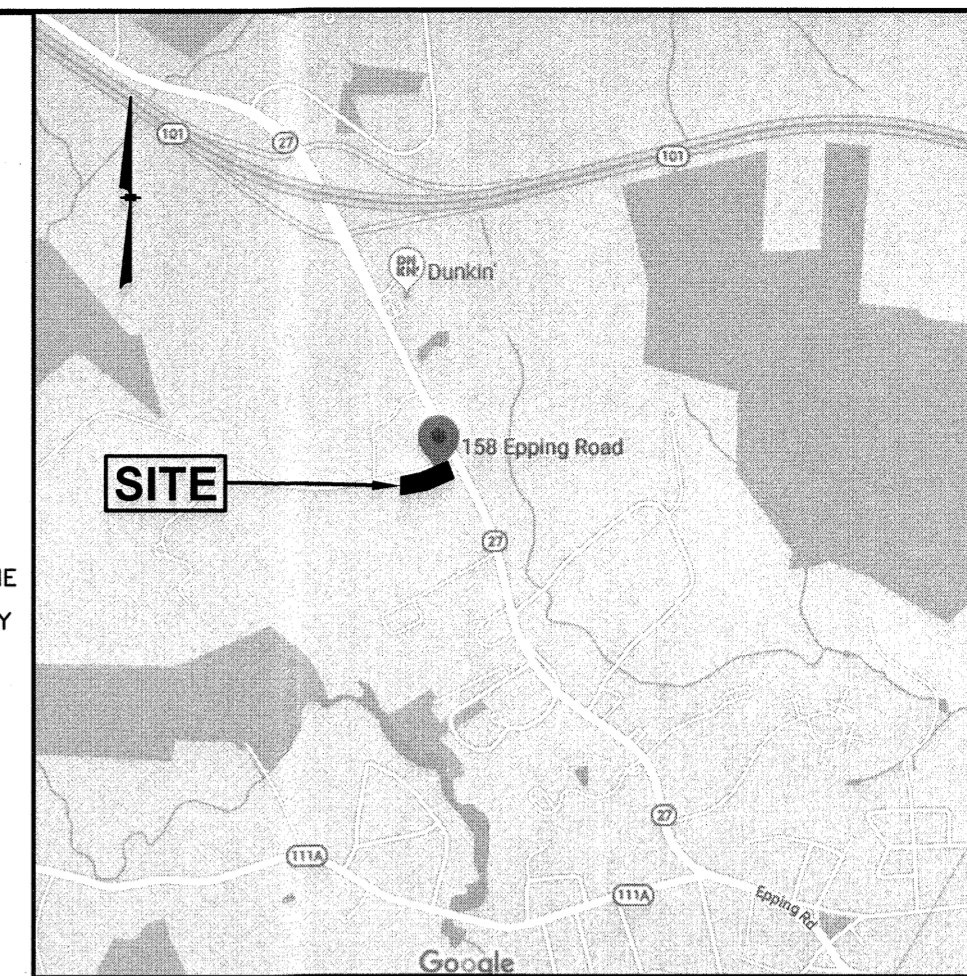
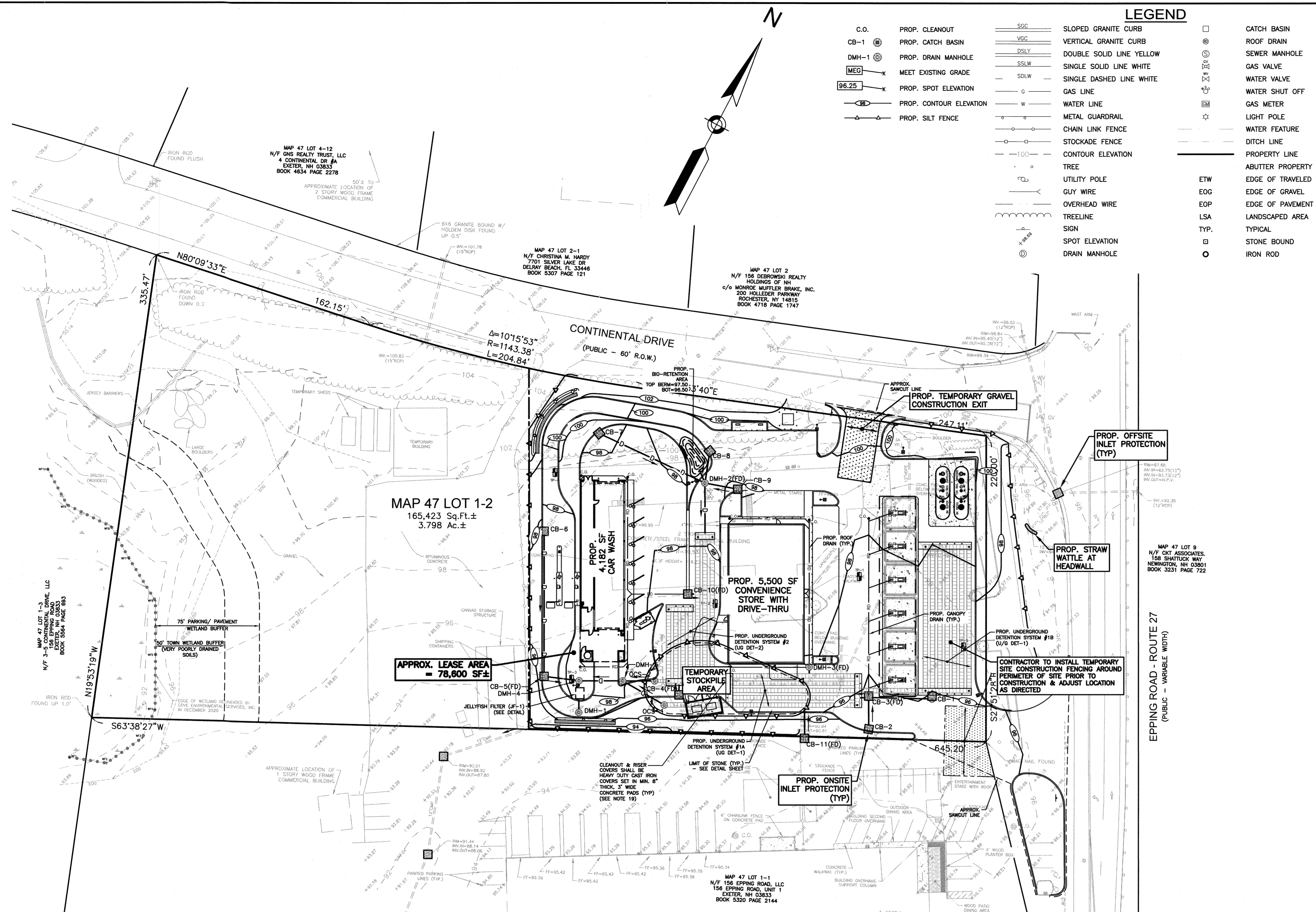
SEWER PIPE SCHEDULE

FROM STRUCTURE NUMBER	PIPE SIZE (INCHES)	TYPE OF PIPE	APPROX. PIPE LENGTH (FEET)	SLOPE OF PIPE (FT./FT.)	TO STRUCTURE NUMBER
BLDG. SEWER	4	PVC	19	0.029	SMH-1
BLDG. GR. TRAP	4	PVC	10	0.020	GR. TRAP
GR. TRAP	4	PVC	5	0.020	SMH-1
SMH-1	6	PVC	45	0.067	SMH-2
CAR WASH	6	HDPE	125	0.027	SMH-3
SMH-3	8	HDPE	110	0.011	SMH-2
SMH-2	8	HDPE	39	0.006	EXIST. MAIN

SEWER STRUCTURES

PROPOSED 1,500 GALLON GREASE TRAP RIM=98.20 INV.=94.80 INV.OUT=94.55	PROP. SMH-2 RIM=99.30 INV.=91.32 INV.OUT=91.22
PROP. SMH-1 RIM=98.10 INV.=94.45 INV.OUT=94.35	PROP. SMH-3 RIM=98.20 INV.=92.60 INV.OUT=92.50





PREPARED FOR NOURIA ENERGY CORPORATION 326 CLARK STREET WORCESTER, MA 01606

PROPOSED RETAIL MOTOR FUEL OUTLET 158 EPPING ROAD (ROUTE 27) EXETER, NH 03833

WINTER STABILIZATION NOTES:

- MAINTENANCE REQUIREMENTS: MAINTENANCE MEASURES SHOULD CONTINUE AS NEEDED THROUGHOUT CONSTRUCTION... 1. THE AREA OF EXPOSED, UNSTABILIZED SOIL SHOULD BE LIMITED TO ONE ACRE... 2. STABILIZATION AS FOLLOWS SHOULD BE COMPLETED WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS...

LEGEND table with symbols for CATCH BASIN, ROOF DRAIN, SEWER MANHOLE, etc.

LEGEND table with symbols for SLOPED GRANITE CURB, VERTICAL GRANITE CURB, DOUBLE SOLID LINE YELLOW, etc.

EROSION CONTROL NOTES:

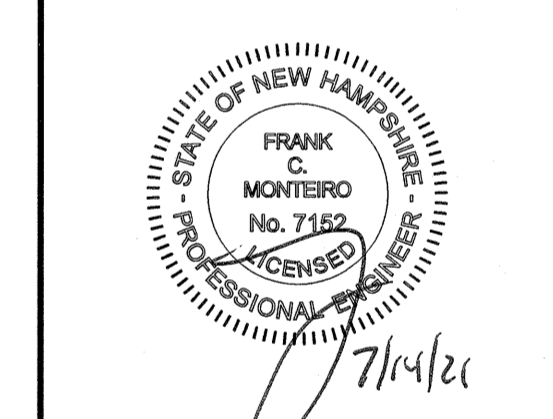
- 1. THE EROSION CONTROL PROCEDURES SHALL CONFORM TO THE NH STORMWATER MANUAL, VOLUME 3, EROSION & SEDIMENT CONTROLS DURING CONSTRUCTION... 2. DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED... 3. LIMIT OF MAXIMUM AREA OF EXPOSED SOIL AT ANY ONE TIME TO LESS THAN 5 ACRES...

CONSTRUCTION SEQUENCE NOTES:

- 1. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY ON-SITE CONSTRUCTION AS SHOWN... 2. CONSTRUCT TEMPORARY STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON THIS SHEET... 3. CUT AND STUMP AREAS OF PROPOSED CONSTRUCTION...

TEMPORARY EROSION CONTROL MEASURES:

- 1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE... 2. HAY BALE BARRIERS AND SEDIMENT TRAPS SHALL BE INSTALLED AS REQUIRED... 3. BALED HAY AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH...



REVISIONS table with columns for NO., REVISION, and DATE.

APRIL 20, 2021 DRAWN/DESIGN BY CCC/CMT CHECKED BY FCM

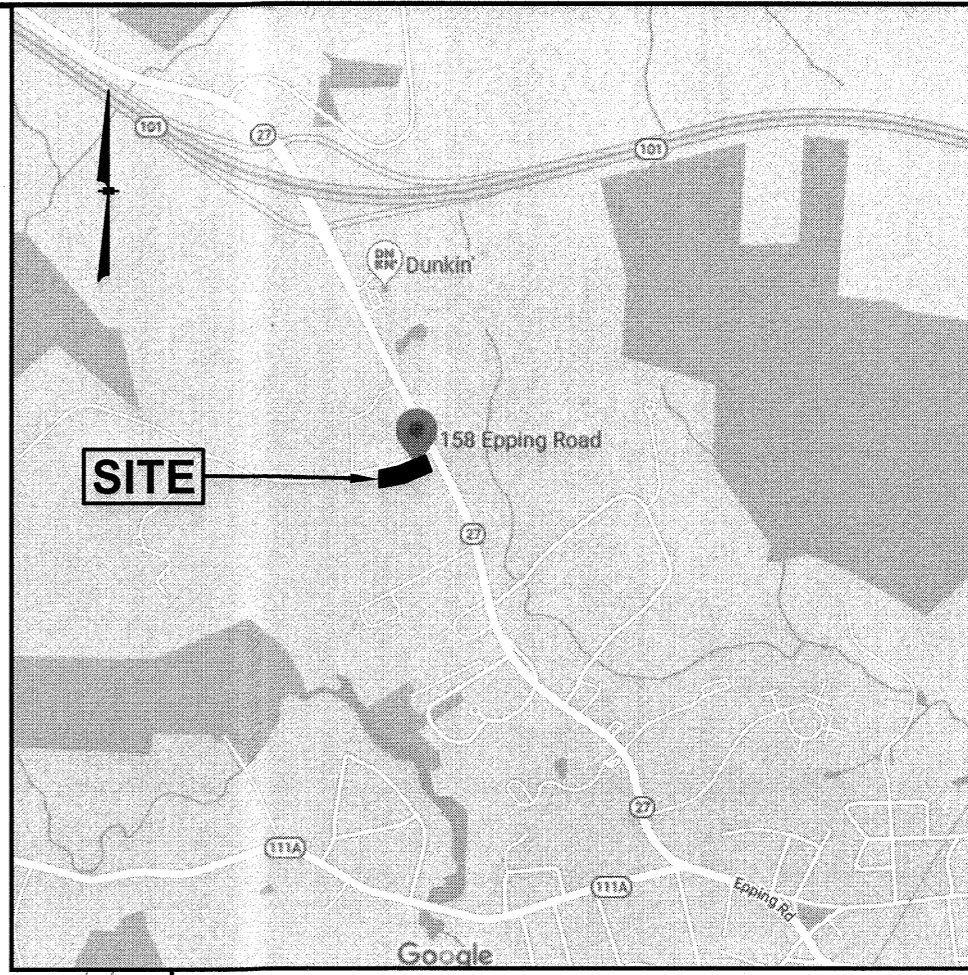
OWNER OF RECORD: 158 EPPING ROAD, LLC 156 EPPING ROAD EXETER, NH 03833 BOOK 5631 PAGE 120 SCALE: 1"=40' PROJECT NO. NEX-2020283 7 OF 13



MAP 47 LOT 4-12
N/F GNS REALTY TRUST, LLC
4 CONTINENTAL DR #A
EXETER, NH 03833
BOOK 4634 PAGE 2278

MAP 47 LOT 2-1
N/F CHRISTINA M. HARDY
7701 SILVER LAKE DR
DELRAY BEACH, FL 33446
BOOK 5307 PAGE 121

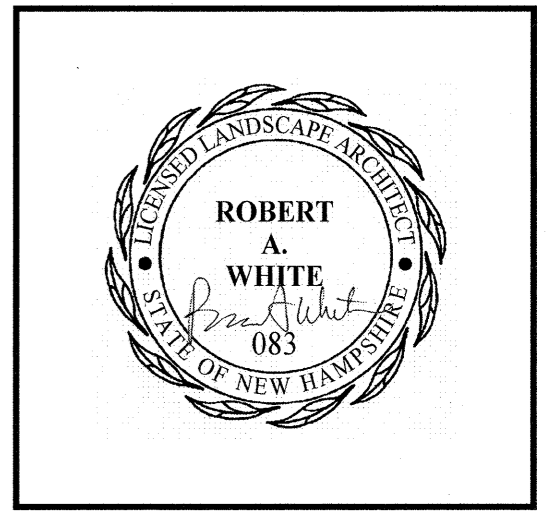
MAP 47 LOT 2
N/F 156 DEBROWSKI REALTY
HOLDINGS OF NH
c/o MONROE MUFFLER BRAKE, INC.
200 HOLLIDER PARKWAY
ROCHESTER, NY 14615
BOOK 4718 PAGE 1747



GPI Engineering
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PREPARED FOR
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326 CLARK STREET
WORCESTER, MA 01606

PROPOSED RETAIL MOTOR FUEL OUTLET
158 EPPING ROAD (ROUTE 27)
EXETER, NH 03833



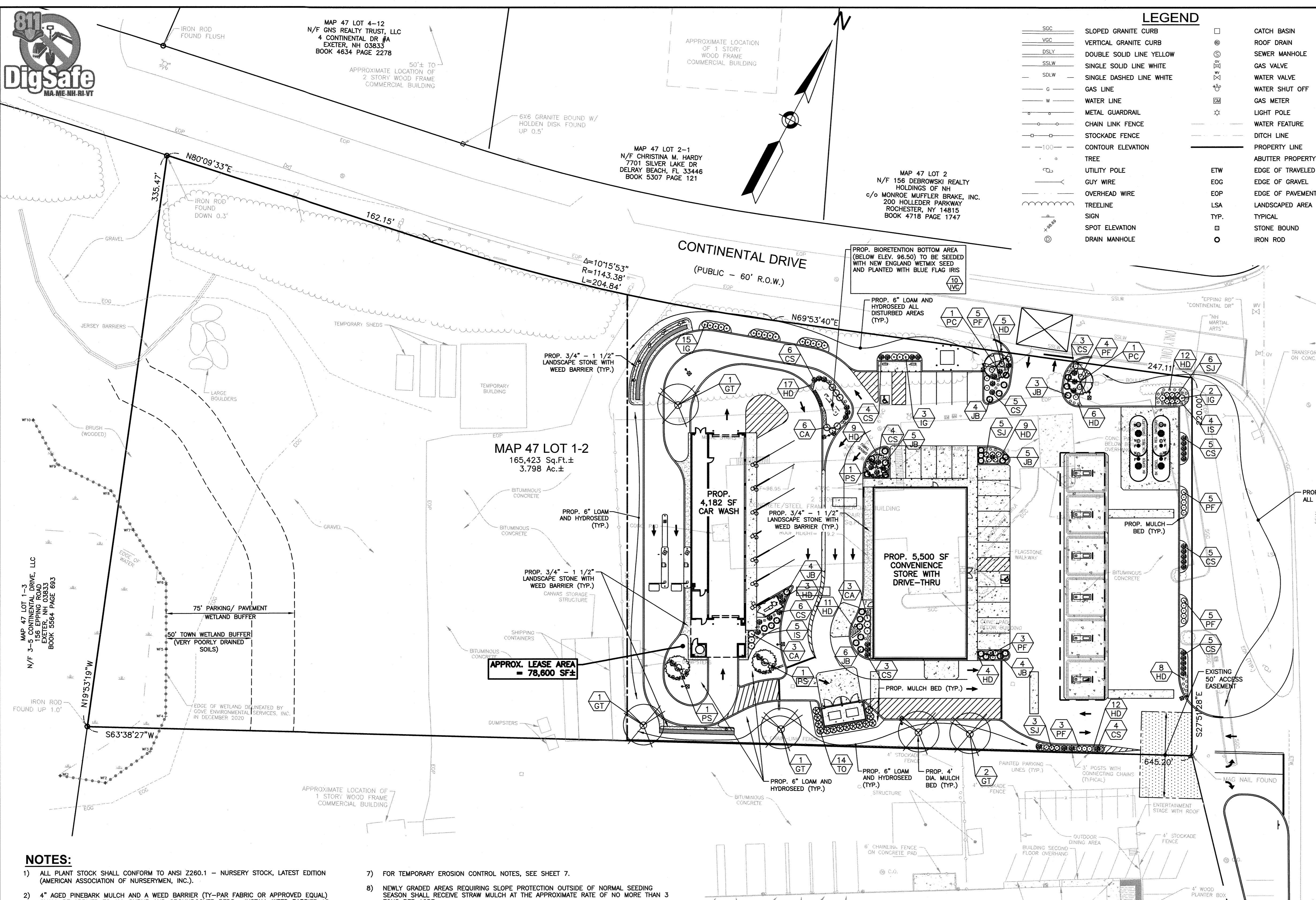
REVISIONS		
NO.	REVISION	DATE
1	MISC. REVISIONS	7/12/21
APRIL 20, 2021		
DRAWN/DESIGN BY		CHECKED BY
CCC/CMT		FCM

LANDSCAPE PLAN

SCALE: 1"=30'

PROJECT NO:
NEX-2020283

8 OF 13



LOCATION MAP
(NOT TO SCALE)

GAS LINES, WATER LINES,
SEWER LINES ALONG EPPING
ROAD WERE COMPILED FROM
RECORD PLAN BY JONES &
BEACH ENGINEERS AND
SUPPLEMENTED WITH THE
TOWN OF EXETER GIS DATA.

MAP 47 LOT 9
N/F CKT ASSOCIATES,
158 SHATTUCK WAY
NEWINGTON, NH 03801
BOOK 3231 PAGE 722

EPPING ROAD - ROUTE 27
(PUBLIC - VARIABLE WIDTH)

NOTES:

- ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 - NURSERY STOCK, LATEST EDITION (AMERICAN ASSOCIATION OF NURSERYMEN, INC.).
- 4" AGED PINEBARK MULCH AND A WEED BARRIER (TY-PAR FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUNDCOVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.
- PLANT PIT BACKFILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PART OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON-SITE TOPSOIL AS PART OF BACKFILL WHEN AVAILABLE.
- ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH SEED AS INDICATED ON PLANS.
- ALL SEED, SHRUB AND TREE AREAS SHALL RECEIVE 6" PH CORRECTED TOPSOIL. AFTER TOPSOIL IS SPREAD EVENLY OVER ENTIRE AREA, ALL CLOS, LUMPS, STONES AND OTHER DELETERIOUS MATERIAL SHALL BE RAKED UP AND REMOVED.
- APPLICATION OF GRASS SEED, FERTILIZERS AND MULCH SHALL BE ACCOMPLISHED BY BROADCAST SEEDING OR HYDROSEEDING AT THE RATES OUTLINED BELOW.
LIMESTONE: 100 LBS./1,000 SQUARE FEET.
FERTILIZER: 500 LBS./ACRE OF 10-20-20 OR 1000 LBS./ACRE OF 5-10-10.
MULCH: HAY MULCH APPROXIMATELY 3 TONS/ACRE.
SEED MIX (SLOPES LESS THAN 4:1) LBS./ACRE
CREEPING RED FESCUE 20
TALL FESCUE 15
PERENNIAL RYEGRASS 5
REDTOP 42
SLOPE MIX (SLOPES GREATER THAN 4:1) LBS./ACRE
CREEPING RED FESCUE 20
TALL FESCUE 20
BIRDSFOOT TREFLOID 8
- FOR TEMPORARY EROSION CONTROL NOTES, SEE SHEET 7.
- NEWLY GRADED AREAS REQUIRING SLOPE PROTECTION OUTSIDE OF NORMAL SEEDING SEASON SHALL RECEIVE STRAW MULCH AT THE APPROXIMATE RATE OF NO MORE THAN 3 TONS PER ACRE.
- ANY CHANGES IN PLANT LOCATIONS OR TYPES SHALL BE APPROVED BY THE DEVELOPER, LANDOWNER AND TOWN PRIOR TO INSTALLATION.
- CLEAR AND GRUB (TO LIMITS REQUIRED ON GRADING PLAN) TO REMOVE VEGETATION, TREES, ROCKS, DEBRIS, ROOTS, ETC. STUMPS SHALL BE REMOVED AND DISPOSED OF OFF SITE IN ACCORDANCE WITH STATE REGULATIONS. AFTER CLEARING, ROTOTILL, STRIP AND STOCKPILE ALL ON-SITE TOPSOIL FOR REUSE TO THE MAXIMUM EXTENT POSSIBLE.
- FOR SEED (& SOD) AREAS USE EXISTING TOPSOIL, IF AVAILABLE, FOR A 4" DEPTH AND TOP DRESS WITH 2" OF SCREENED TOPSOIL, UNLESS OTHERWISE NOTED ON PLAN. ALL LOAM OR TOPSOIL IMPORTED OR RE-UTILIZED FROM ON SITE SHALL BE TESTED AND AMENDED AS DIRECTED BY DEVELOPER TO MEET MINIMUM REQUIREMENTS.
- PLANTINGS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR AFTER WRITTEN ACCEPTANCE OF THE DEVELOPER.
- SLOPES GREATER THAN 3:1 SHALL RECEIVE JUTE MESH OR WOOD EXCELSIOR MATTING NO MORE THAN 24 HOURS AFTER SEEDING. MATTING SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
- EXPOSED SOILS SHALL BE SEEDED OR HAY MULCHED WITHIN 72 HOURS OF FINAL GRADING.
- ALL WORK SHALL BE COORDINATED WITH APPLICABLE EPA NPDES/SWPPP PERMIT WORK AS REQUIRED.
- THE CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM TO PROVIDE COMPLETE COVERAGE OF ALL SEED AREAS AND SHRUB BEDS WITHIN THE LEASE AREA. THE SYSTEM SHALL INCLUDE A TIMER AND SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.

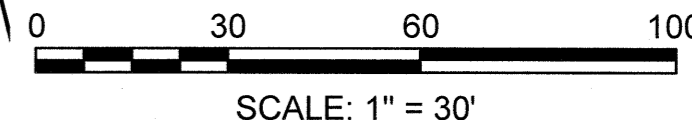
PLANTING SCHEDULE

PLANT	QNTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALL SIZE	MATURE SIZE/REMARKS
TREES					
GT	5	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2" - 2 1/2" GAL.	-/STREET-THORNLESS
PS	3	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENTII CHERRY	2 1/2" - 3" GAL.	-/ORNAMENTAL - SHADE
PC	2	PYRUS CALLERYANA 'CHANTICLEER'	CLEVELAND SELECT CALLERY PEAR	2 1/2" - 3" GAL.	-/ORNAMENTAL - SHADE
SHRUBS					
CA	6	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	18"-24"HT. 3 GAL.	3'-4' HT. MAX./WHITE FLOWERS
CS	44	CORNUS SERICEA 'KELSEY'	COMPACT REDTWIG DOGWOOD	3 GAL. 18"-24"HT.	30" HT. MAX./RED TWIG/COMPACT FORM
IG	20	ILEX GLABRA 'SHAMROCK'	SHAMROCK HAWKBIT	2"-2 1/2" HT.	9" HT. MAX./EVERGREEN
JB	31	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	18"-24" SPR.	1' HT. MAX./GROUNDCOVER/BLUE GREEN-SALT TOLERANT
PF	25	POTENTILLA FRUTICOSA 'GOLDSTAR'	GOLDSTAR POTENTILLA	18"-24"HT. 3 GAL.	2'-3' HT. MAX./YELLOW
SJ	14	SPIREA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	15"-18" SPR.	2'-3' HT. MAX./PINK
PERENNIALS & GRASSES					
HD	76	HEMEROCALLIS 'STELLA DE ORO'	DWARF YELLOW DAYLILY	1 GAL.	YELLOW FLOWERS/CONTINUOUS BLOOMS
IS	9	IRIS SIBERICA 'CAESAR'S BROTHER'	CAESAR'S BROTHER SIBERIAN IRIS	1 GAL.	PURPLE-BLUE FLOWERS
BIO-RETENTION PLANTING SCHEDULE					
PLANT	QNTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALL SIZE	MATURE SIZE/REMARKS
SHRUBS					
CA	6	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	18"-24"HT. 3 GAL.	3'-4' HT. MAX./WHITE FLOWERS
CS	6	CORNUS SERICEA 'KELSEY'	COMPACT REDTWIG DOGWOOD	3 GAL. 18"-24"HT.	30" HT. MAX./RED TWIG/COMPACT FORM
PERENNIALS & GRASSES					
HD	17	HEMEROCALLIS 'STELLA DE ORO'	DWARF YELLOW DAYLILY	1 GAL.	YELLOW FLOWERS/CONTINUOUS BLOOMS
IVC	10	IRIS VERSICOLOR	BLUE FLAG IRIS	1 GAL.	PURPLE-BLUE FLOWERS

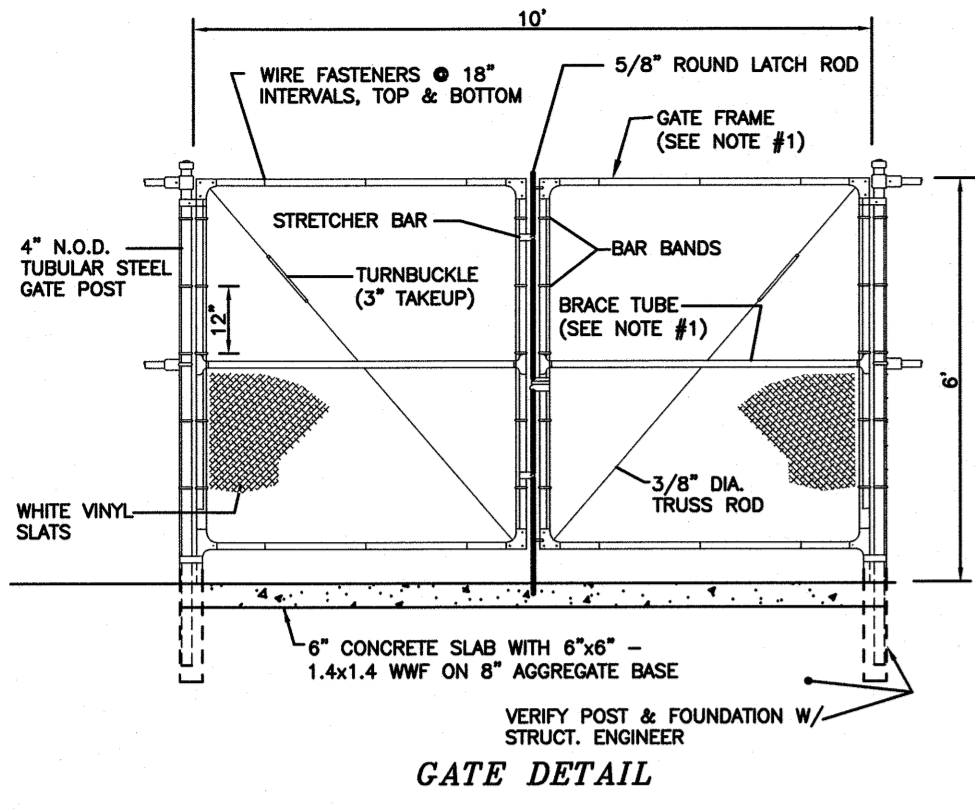
1 XX PLANT QUANTITY
XX PLANT DESIGNATION

OWNER OF RECORD:

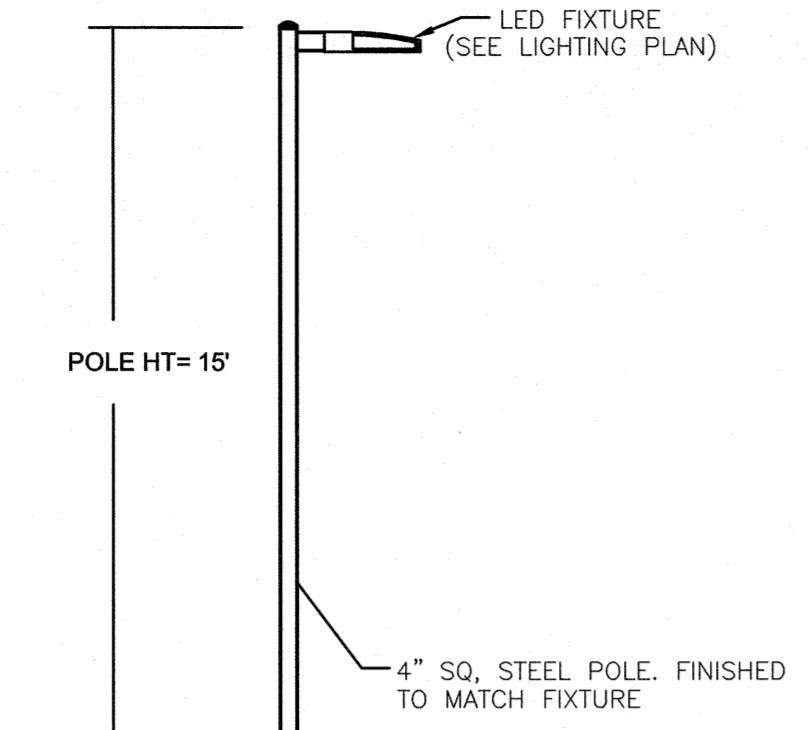
158 EPPING ROAD, LLC
156 EPPING ROAD
EXETER, NH 03833
BOOK 5631 PAGE 120



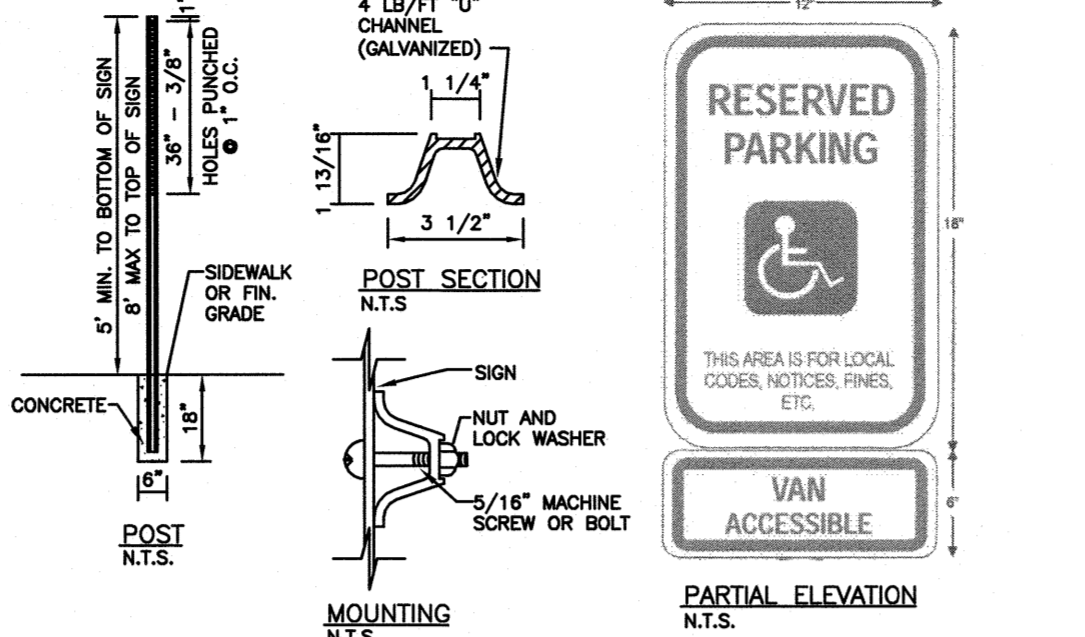
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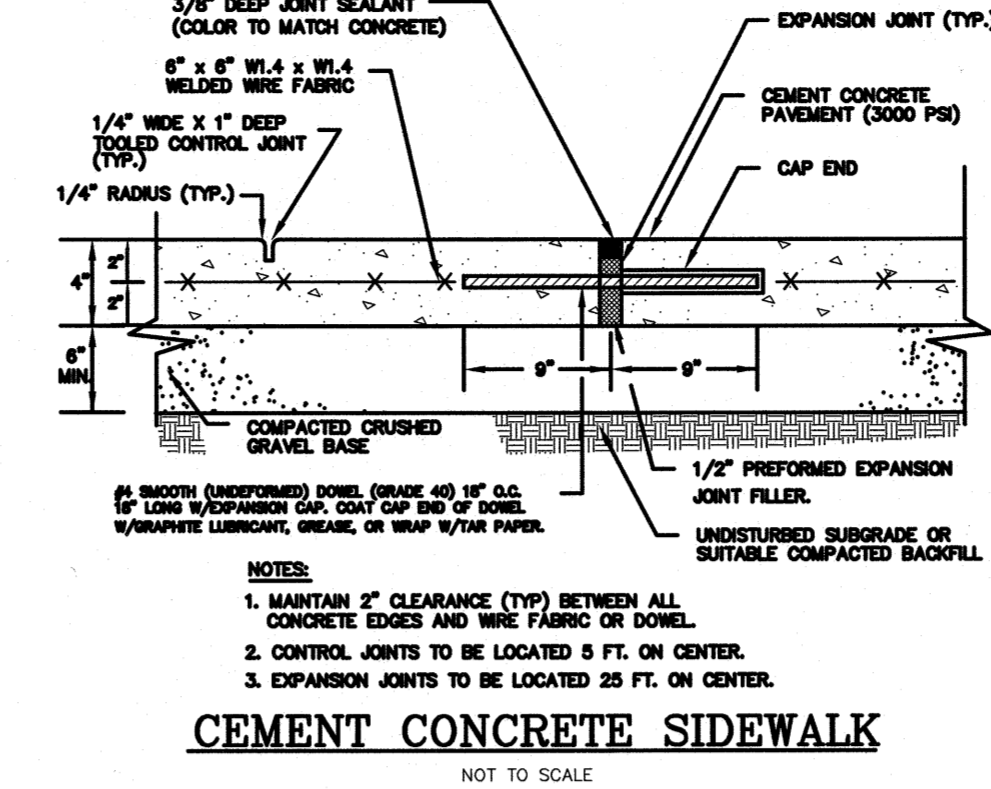
GATE DETAIL
 NOTE:
 1) NOMINAL OUTSIDE DIAMETER (N.O.D.) OF GATE FRAME AND BRACE TUBE TO BE 1.66\"/>



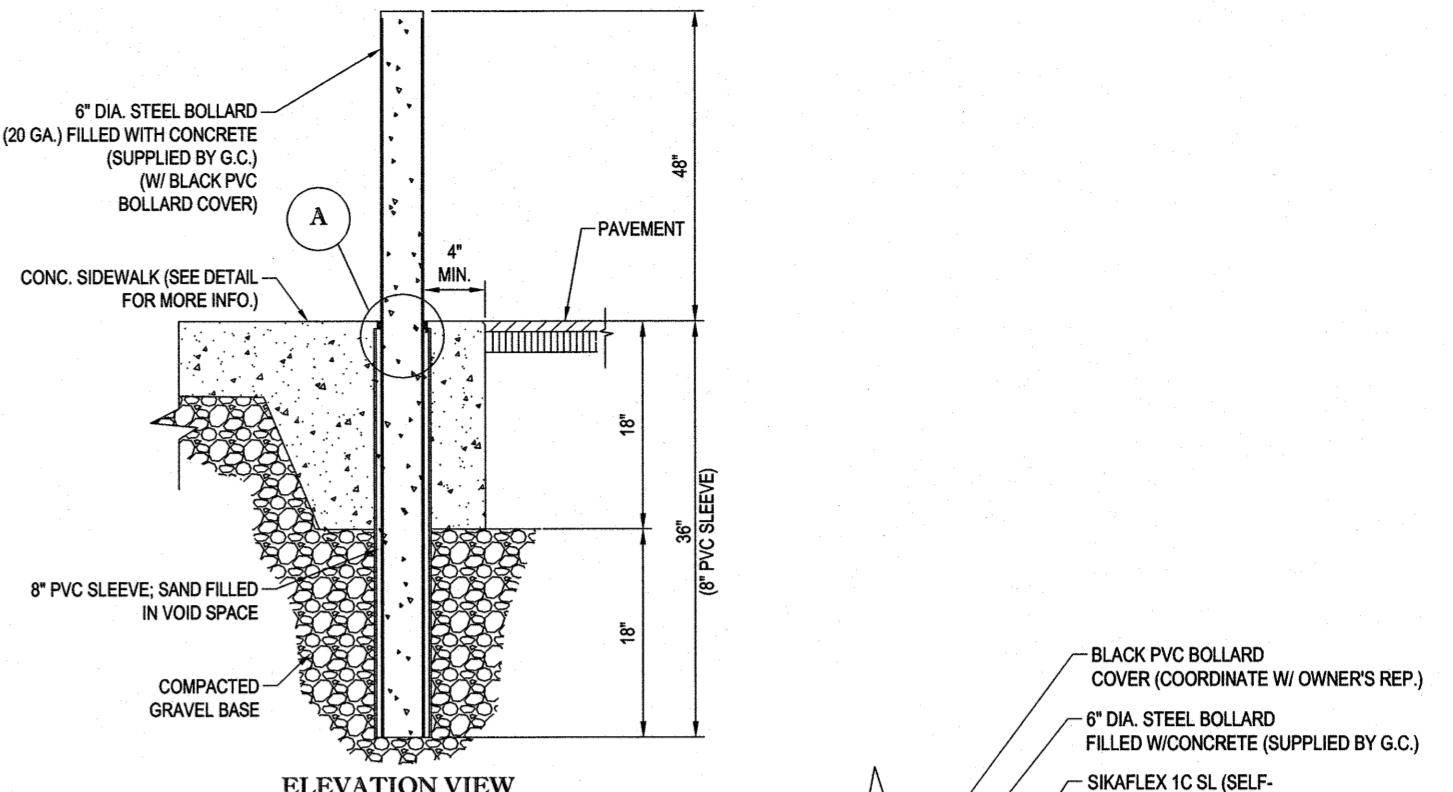
LIGHT FIXTURE DETAIL
 NOT TO SCALE



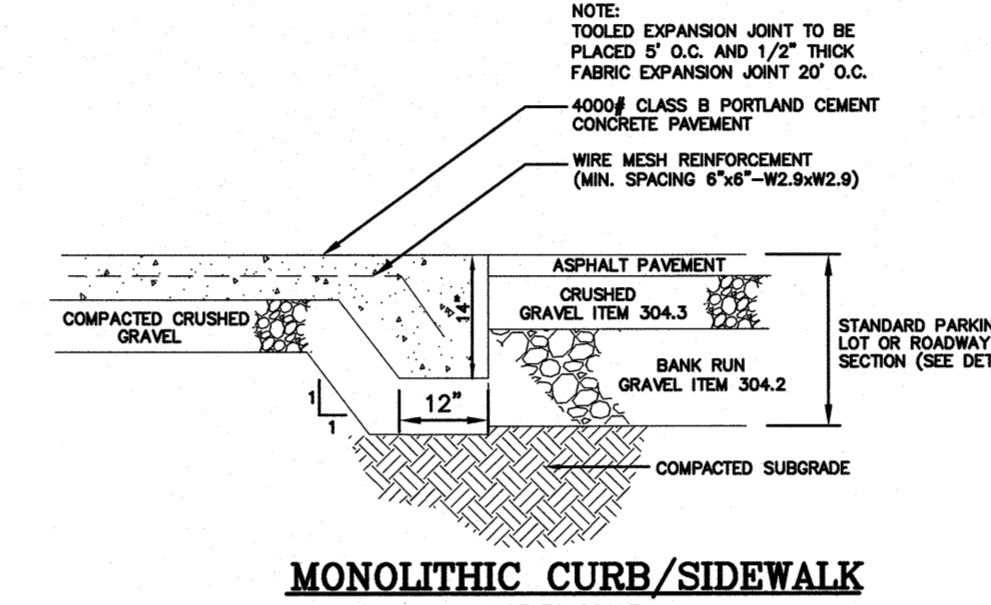
ACCESSIBLE PARKING STALLS
 NOT TO SCALE



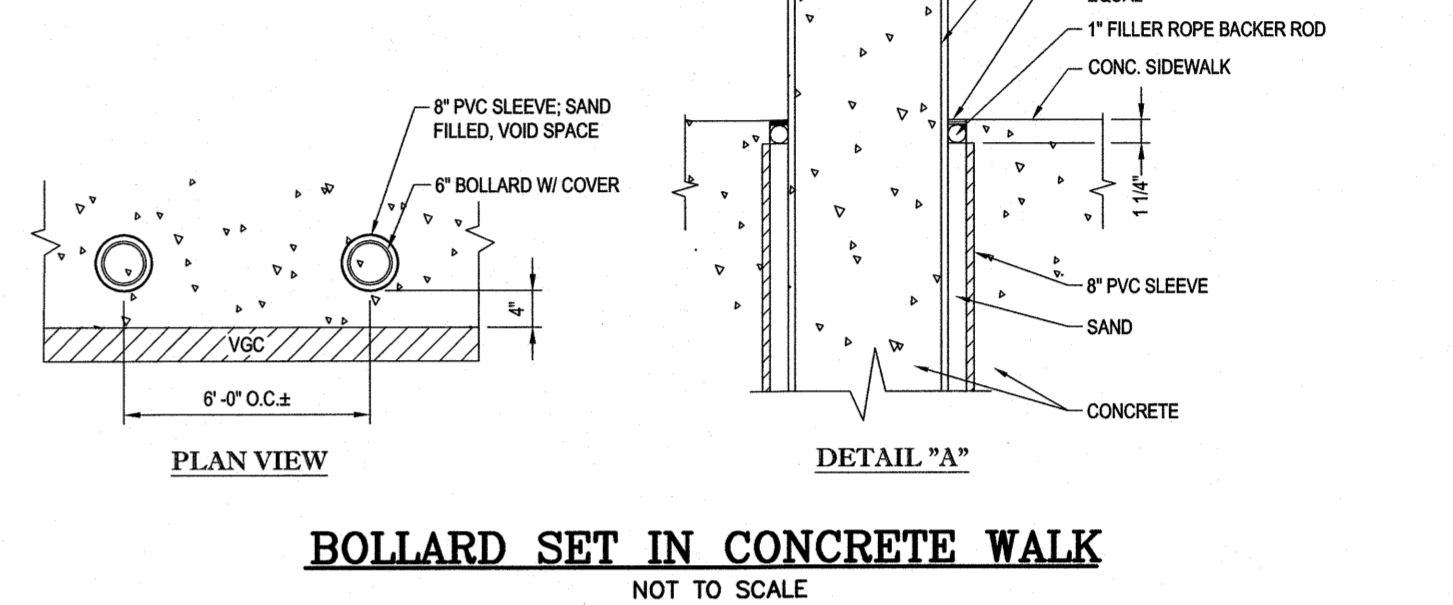
CEMENT CONCRETE SIDEWALK
 NOT TO SCALE



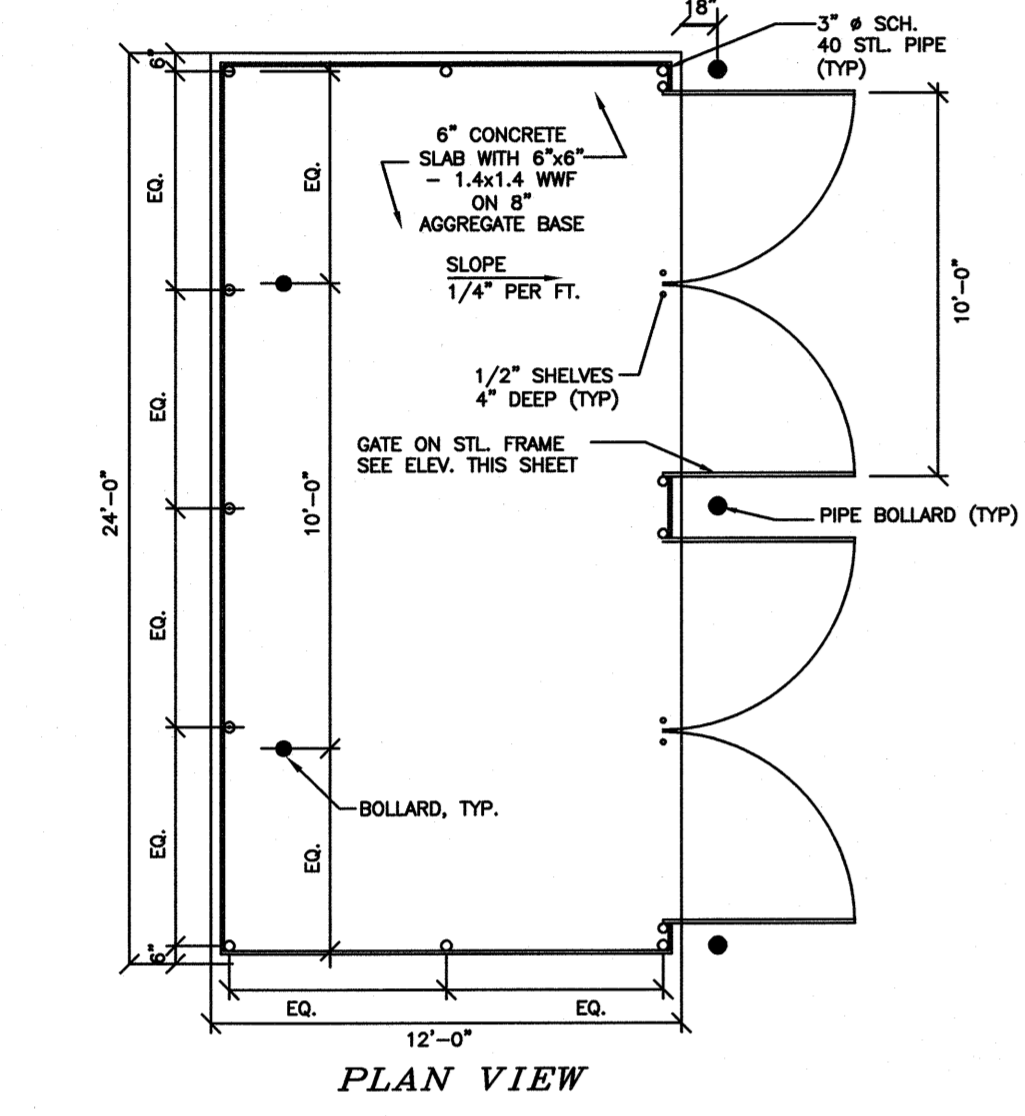
BOLLARD SET IN CONCRETE WALK
 NOT TO SCALE



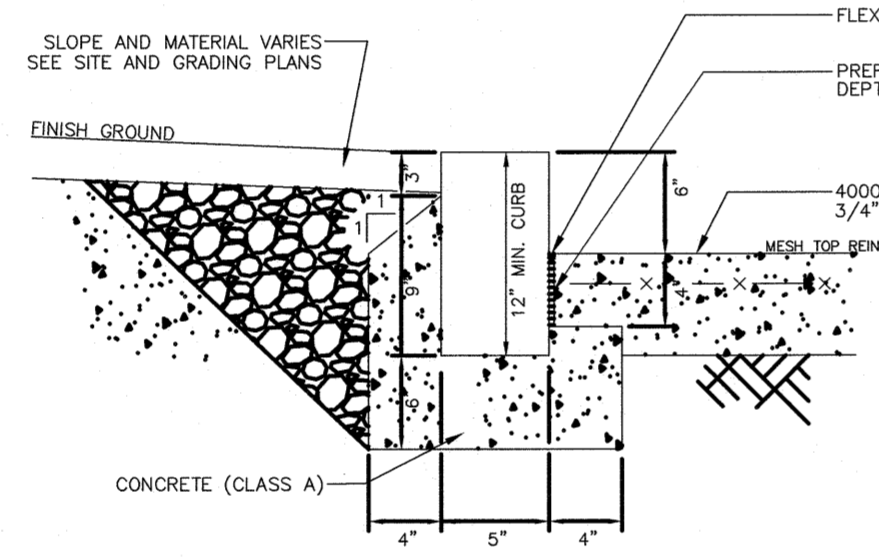
MONOLITHIC CURB/SIDEWALK
 NOT TO SCALE



DETAIL "A"
 NOT TO SCALE

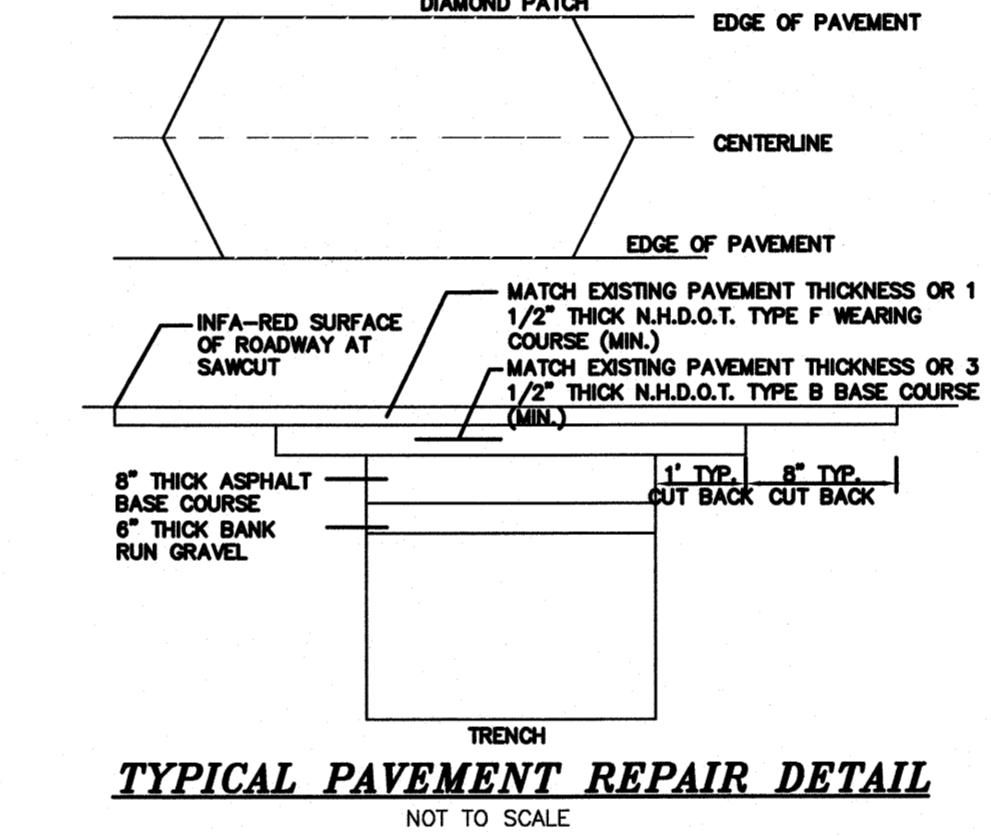


CHAINLINK TRASH ENCLOSURE
 NOT TO SCALE

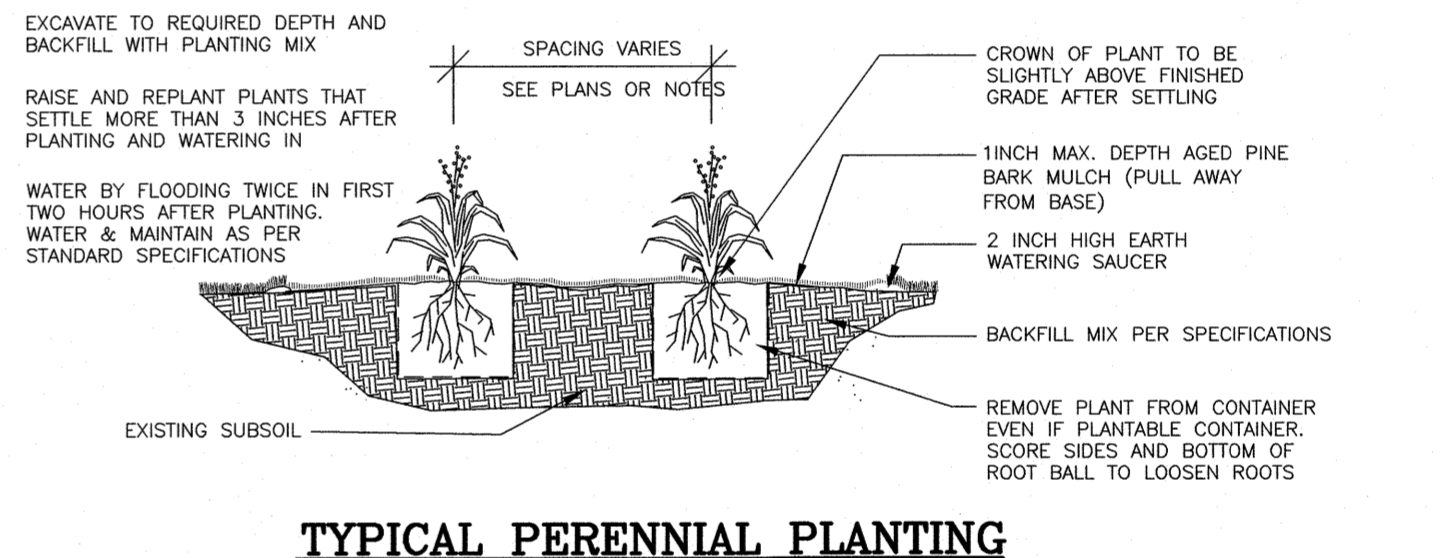


VERTICAL GRANITE CURB
 NOT TO SCALE

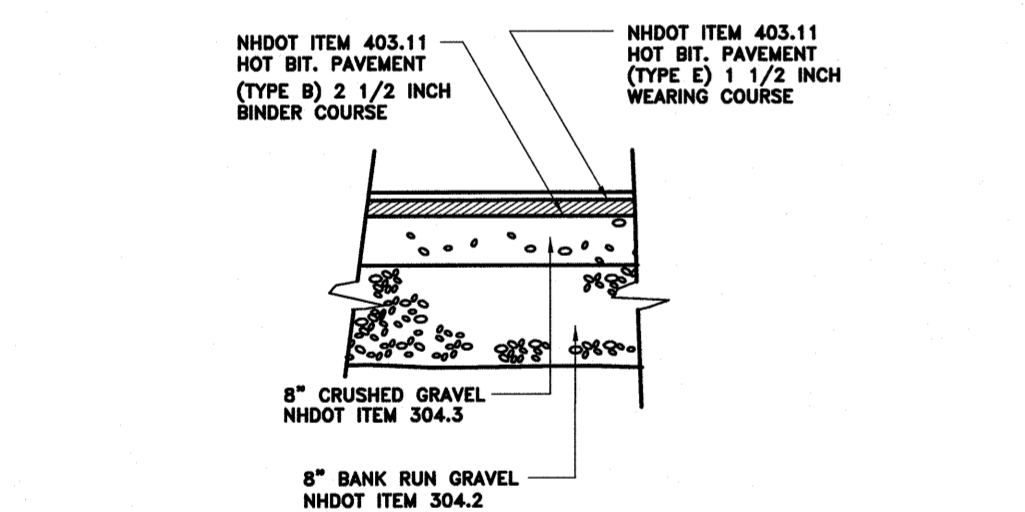
1. MAXIMUM LENGTH OF STRAIGHT CURB STONES - 18"
 2. MINIMUM LENGTH OF STRAIGHT CURB STONES - 8"
 3. ADJOINING STONES OF STRAIGHT CURB LAD ON CURVES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
 4. SEE PAVEMENT DETAIL FOR SPECIFICATIONS ON PAVEMENT AND GRAVEL.
 5. ALL JOINTS ARE TO BE GROUDED.
- NOTE: VERTICAL GRANITE CURBING TO BE INSTALLED ONLY WHEN IT ADJUTS CONCRETE (I.E. TANK MAT, CANOPY MAT, AIR TOWER, REMOTE FILL PAD) SLOPED GRANITE CURBING TO BE INSTALLED IN ALL OTHER LOCATIONS UNLESS SPECIFICALLY IDENTIFIED ON THE SITE PLAN.



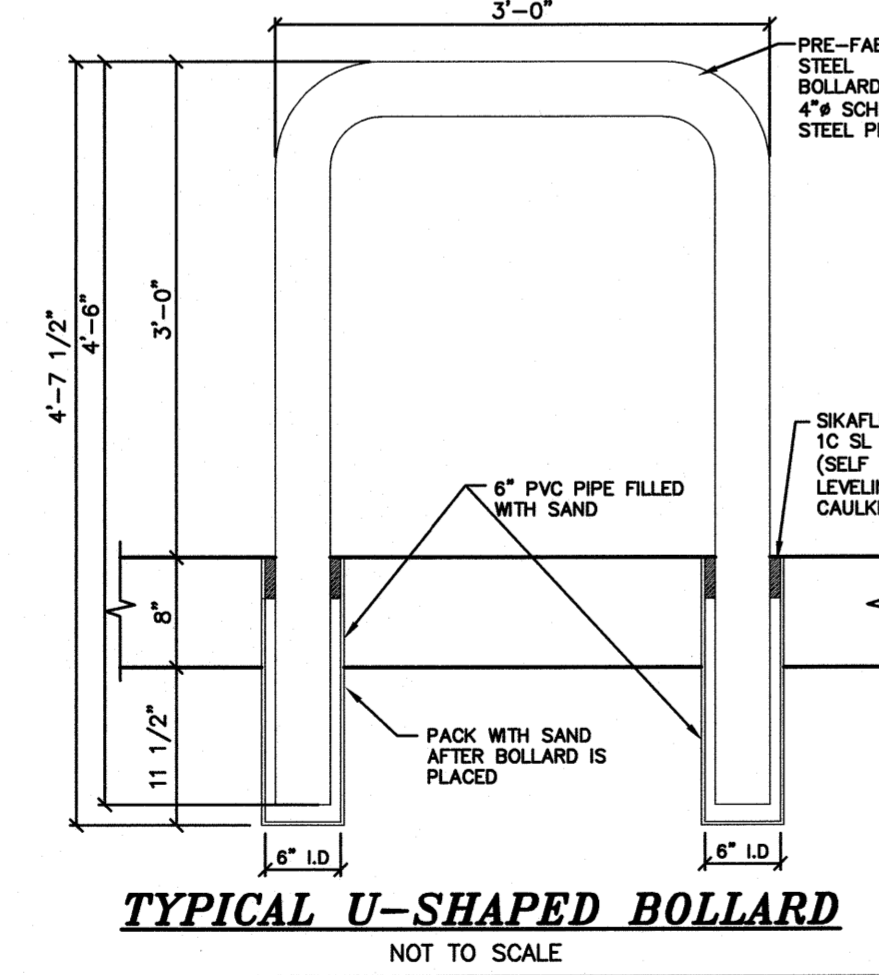
TYPICAL PAVEMENT REPAIR DETAIL
 NOT TO SCALE



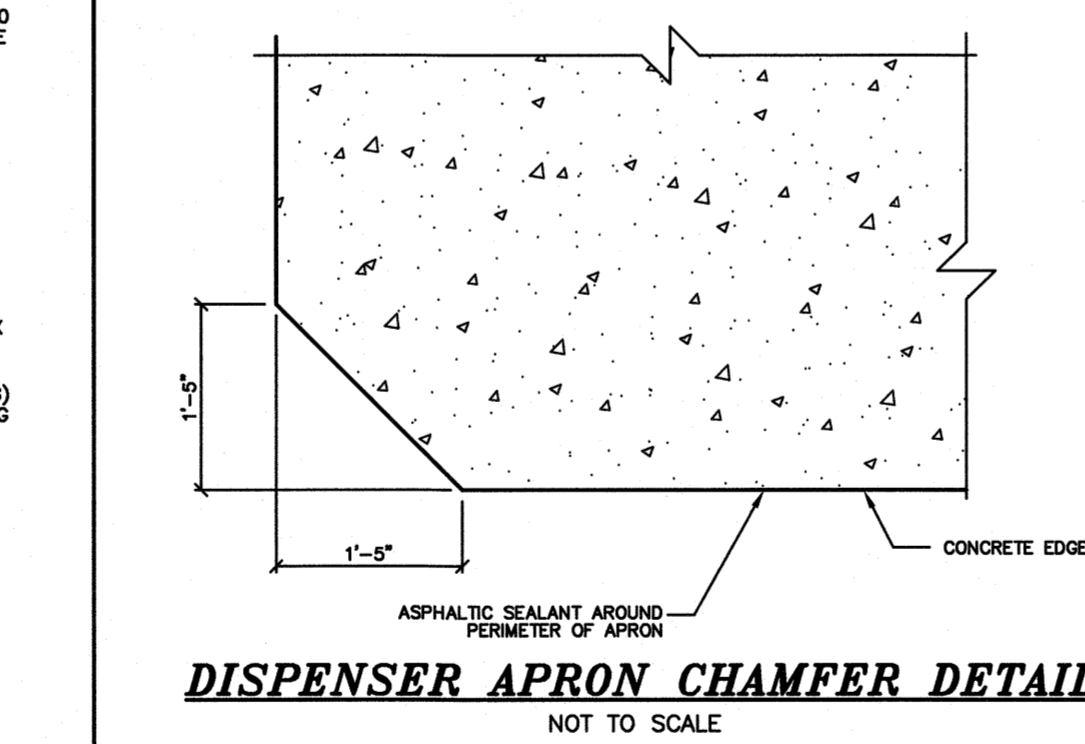
TYPICAL PERENNIAL PLANTING
 NOT TO SCALE



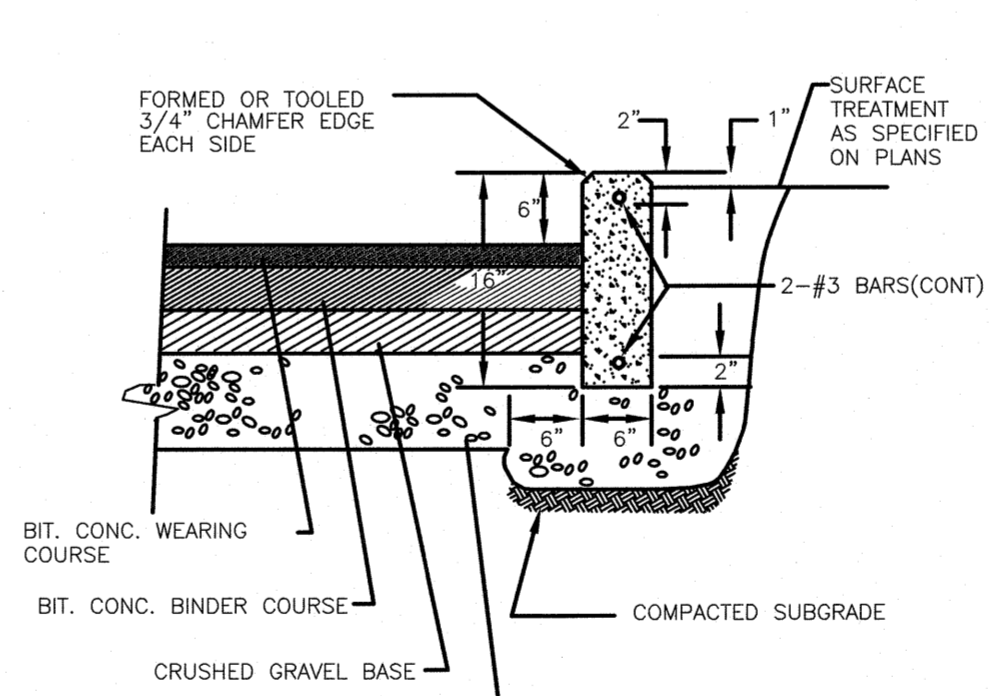
ON-SITE PAVEMENT SECTION
 NOT TO SCALE



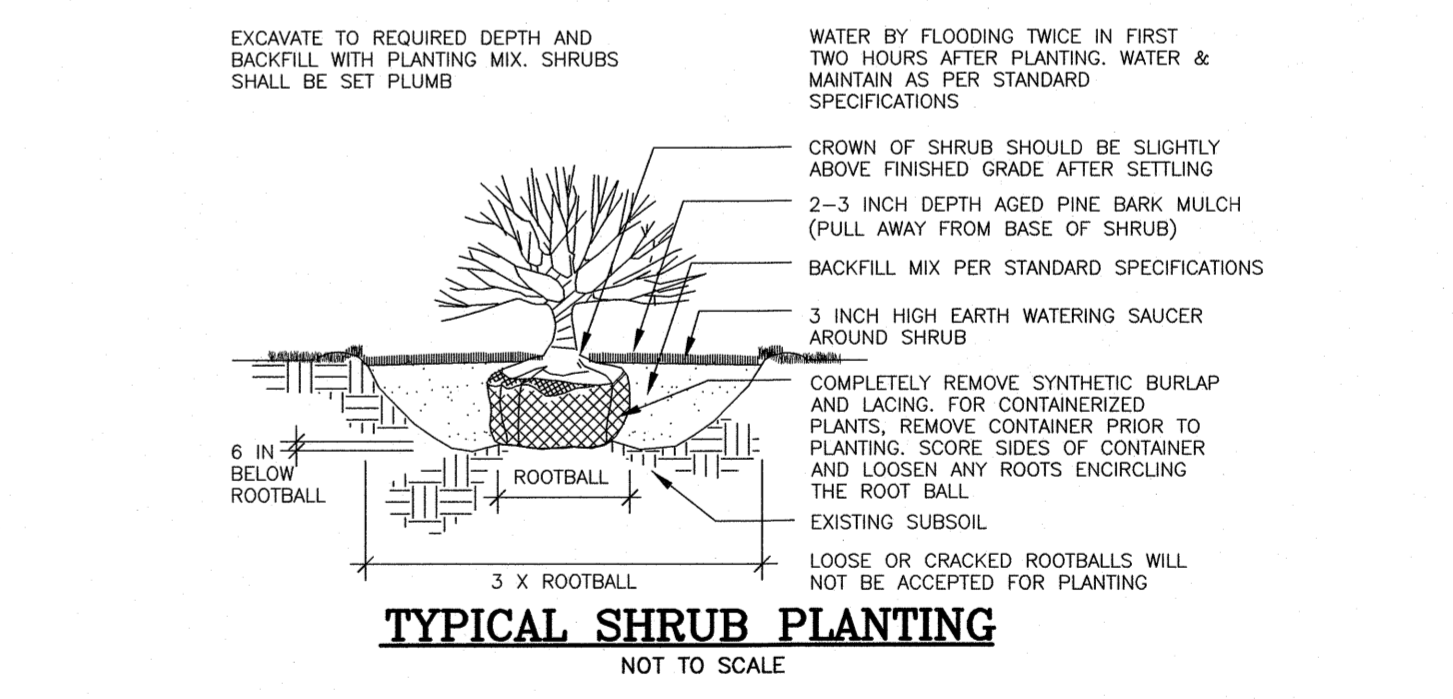
TYPICAL U-SHAPED BOLLARD
 NOT TO SCALE



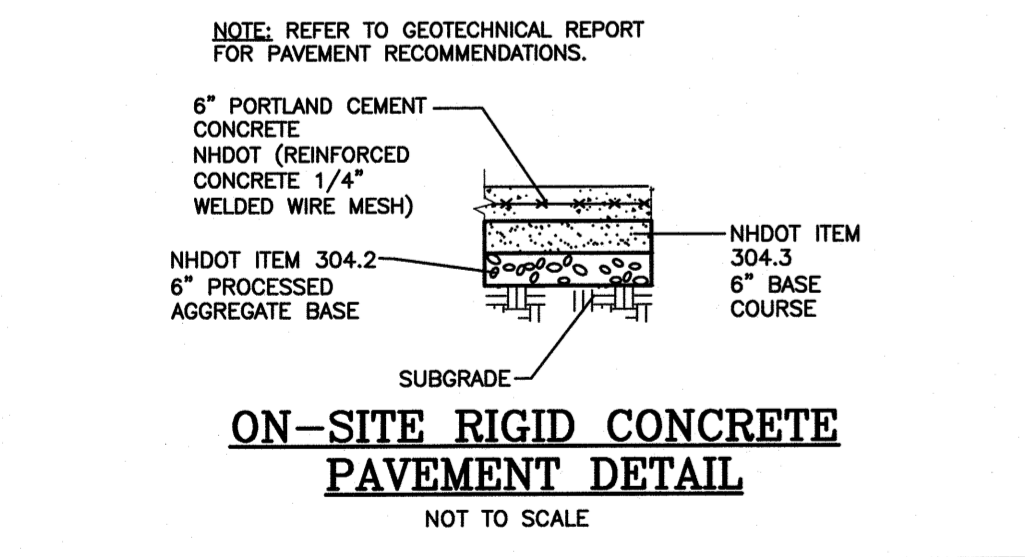
DISPENSER APRON CHAMFER DETAIL
 NOT TO SCALE



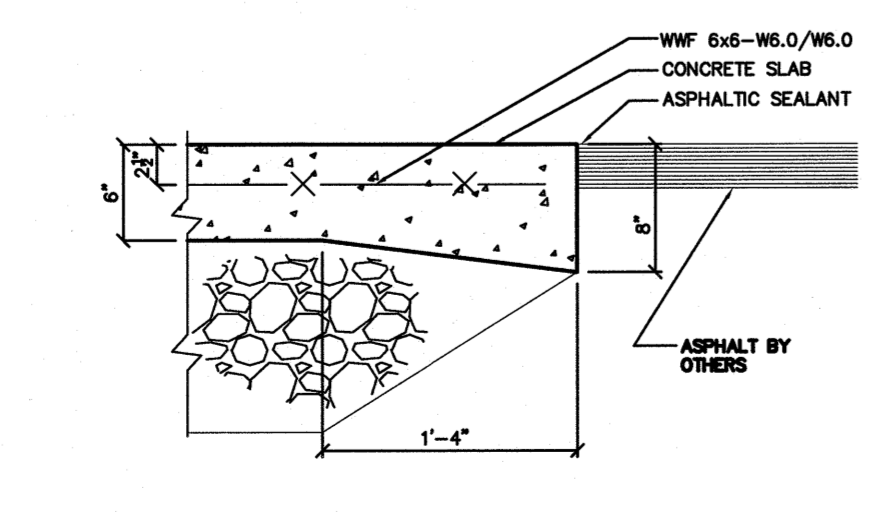
PAVEMENT AND CONCRETE CURB SECTION ON-SITE
 NOT TO SCALE



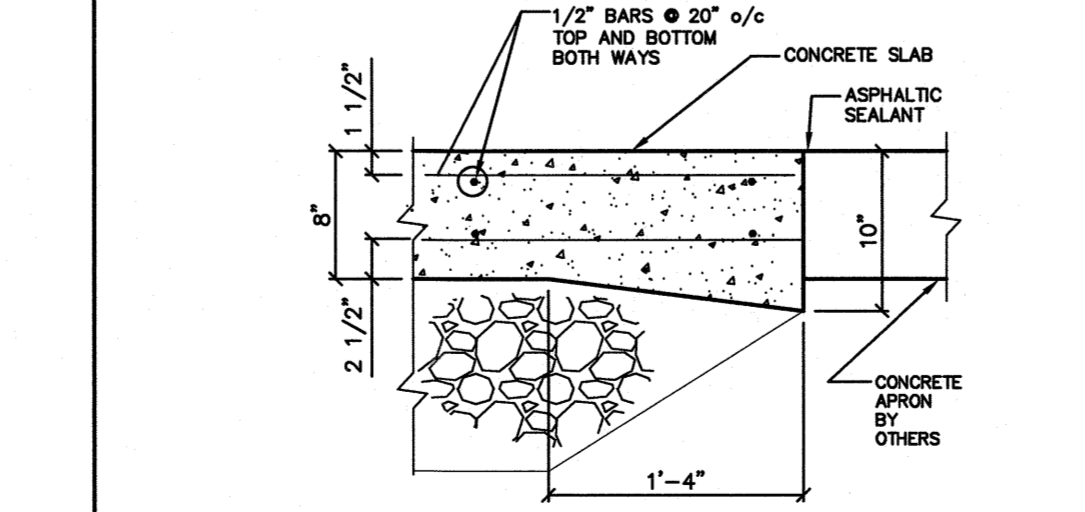
TYPICAL SHRUB PLANTING
 NOT TO SCALE



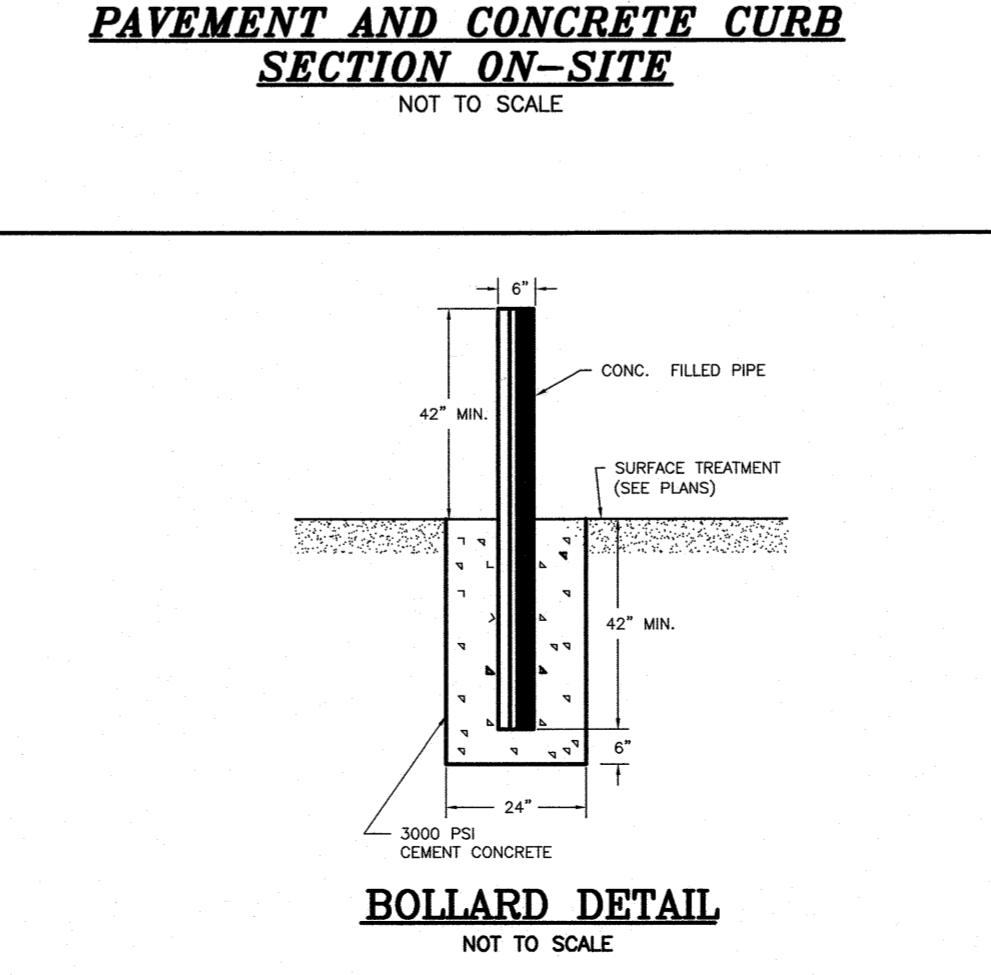
ON-SITE RIGID CONCRETE PAVEMENT DETAIL
 NOT TO SCALE



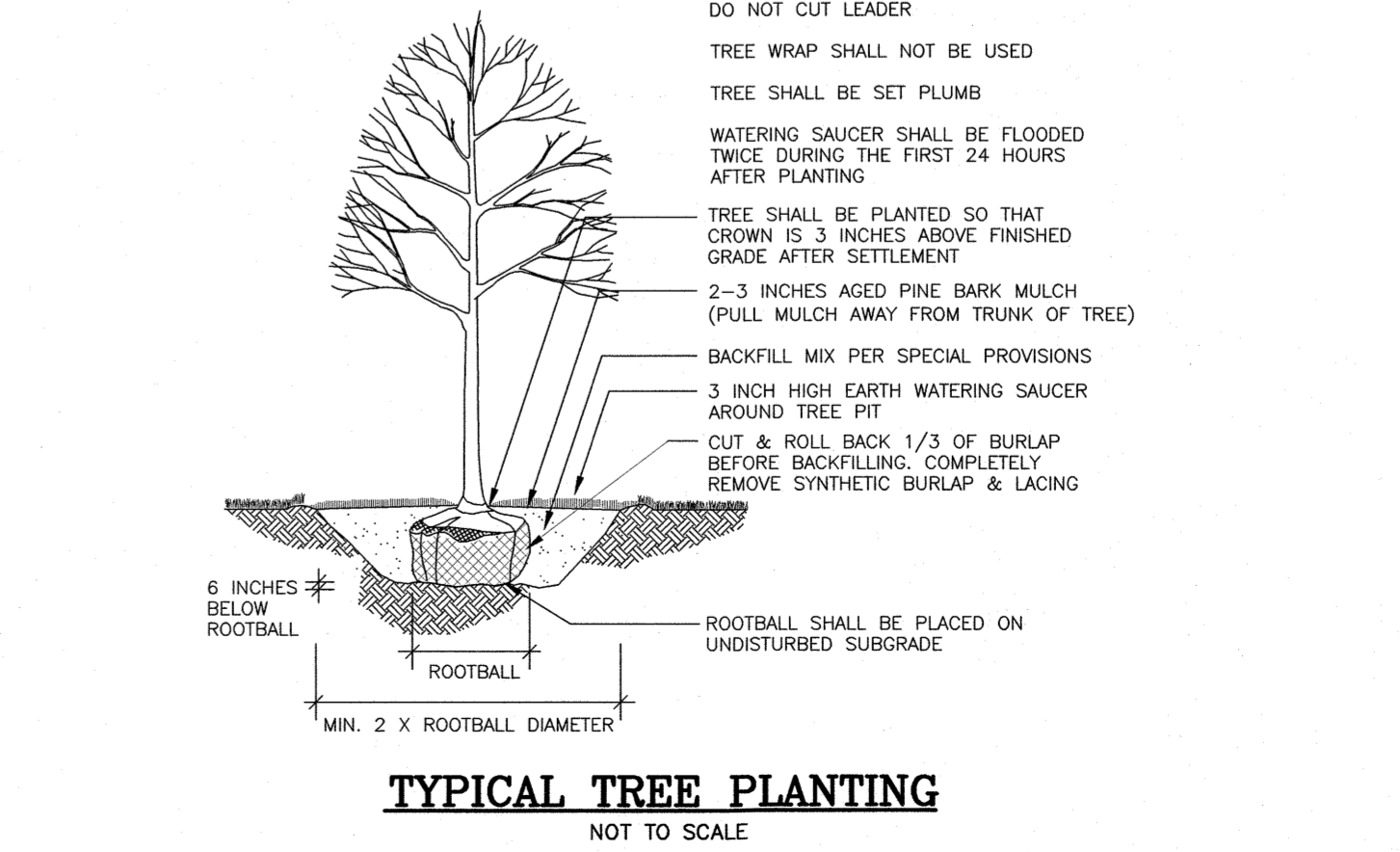
DISPENSER APRON EDGE DETAIL
 NOT TO SCALE



TANK APRON EDGE DETAIL
 NOT TO SCALE



BOLLARD DETAIL
 NOT TO SCALE



TYPICAL TREE PLANTING
 NOT TO SCALE



REVISIONS		
NO.	REVISION	DATE

DRAWN/DESIGN BY CCC/CMT		DATE APRIL 20, 2021
CHECKED BY FCM		

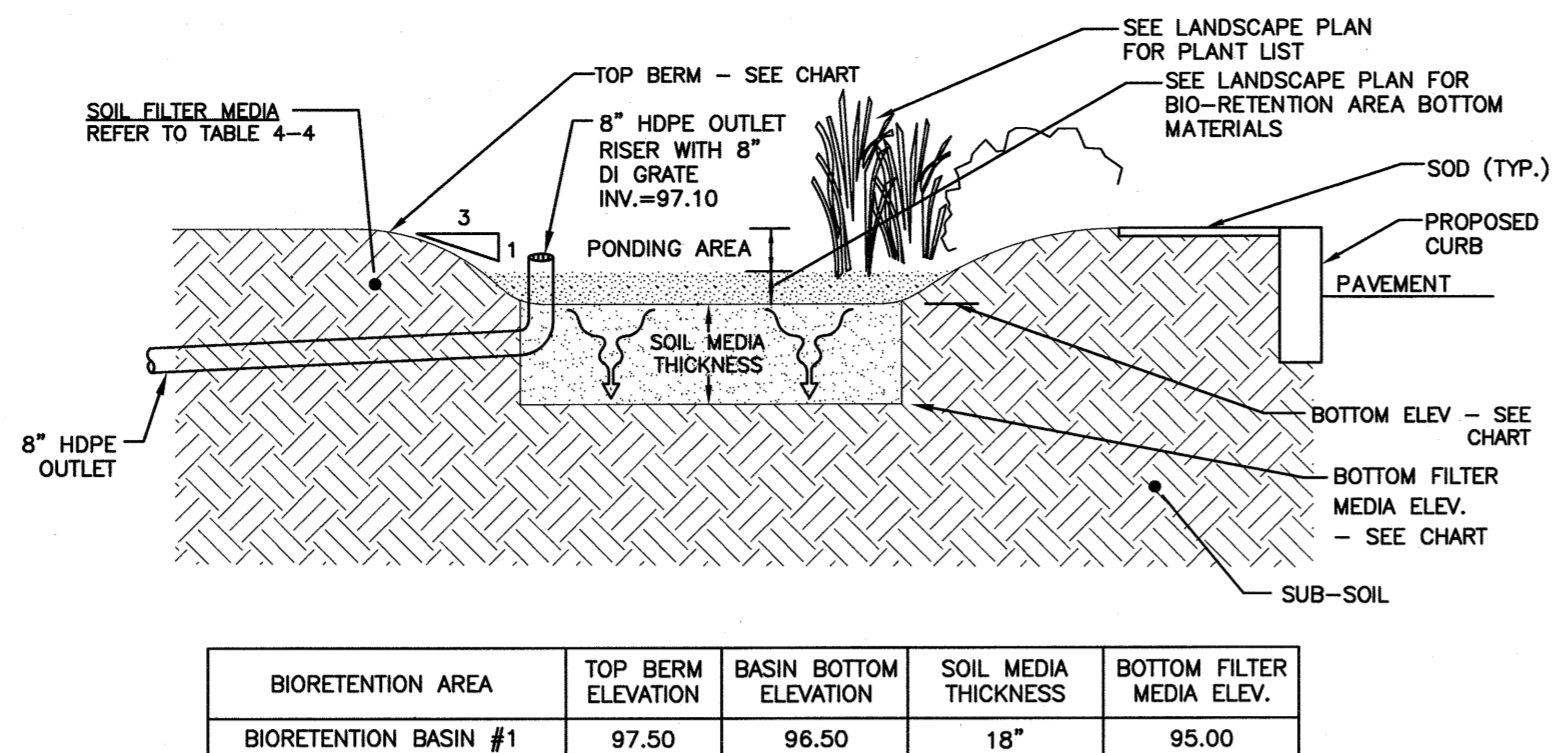
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Component Material	Filter Media Option A		Filter Media Option B	
	Percent of Mixture by Volume	Sieve No.	Percent by Weight Passing Standard Sieve	
ASTM C-33 concrete sand	50 to 55			
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25	
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5	
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5	
Loamy coarse sand	70 to 80	10	85 to 100	
		20	70 to 100	
		60	15 to 40	
		200	8 to 15	

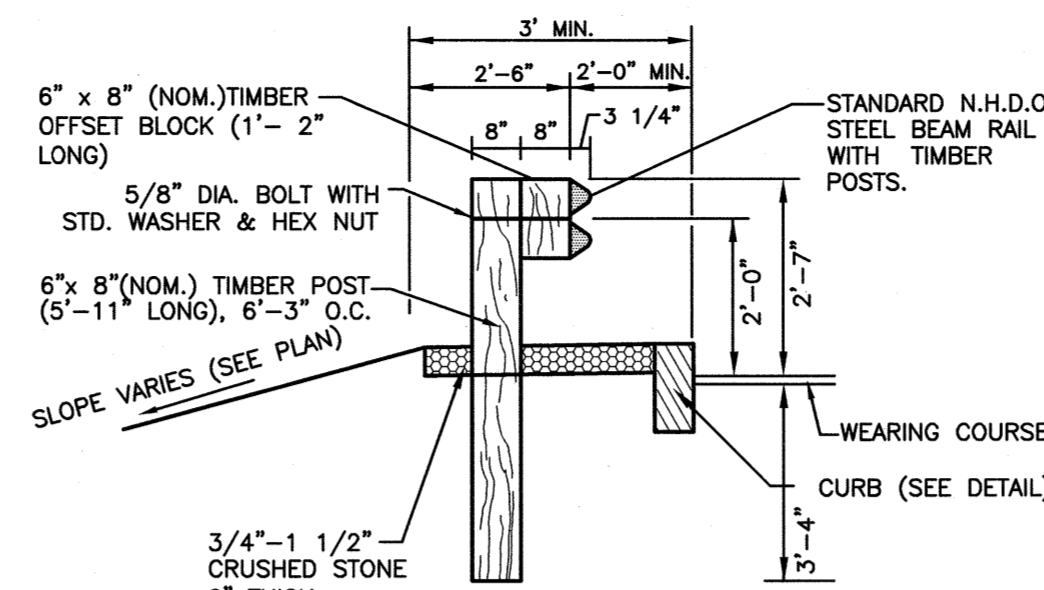
NOTES:
FOR ADDITIONAL INFORMATION REFER TO THE NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 2, POST-CONSTRUCTION BEST MANAGEMENT PRACTICES, DECEMBER 2008.

SCHEMATIC BIO-RETENTION AREA DETAIL

NOT TO SCALE

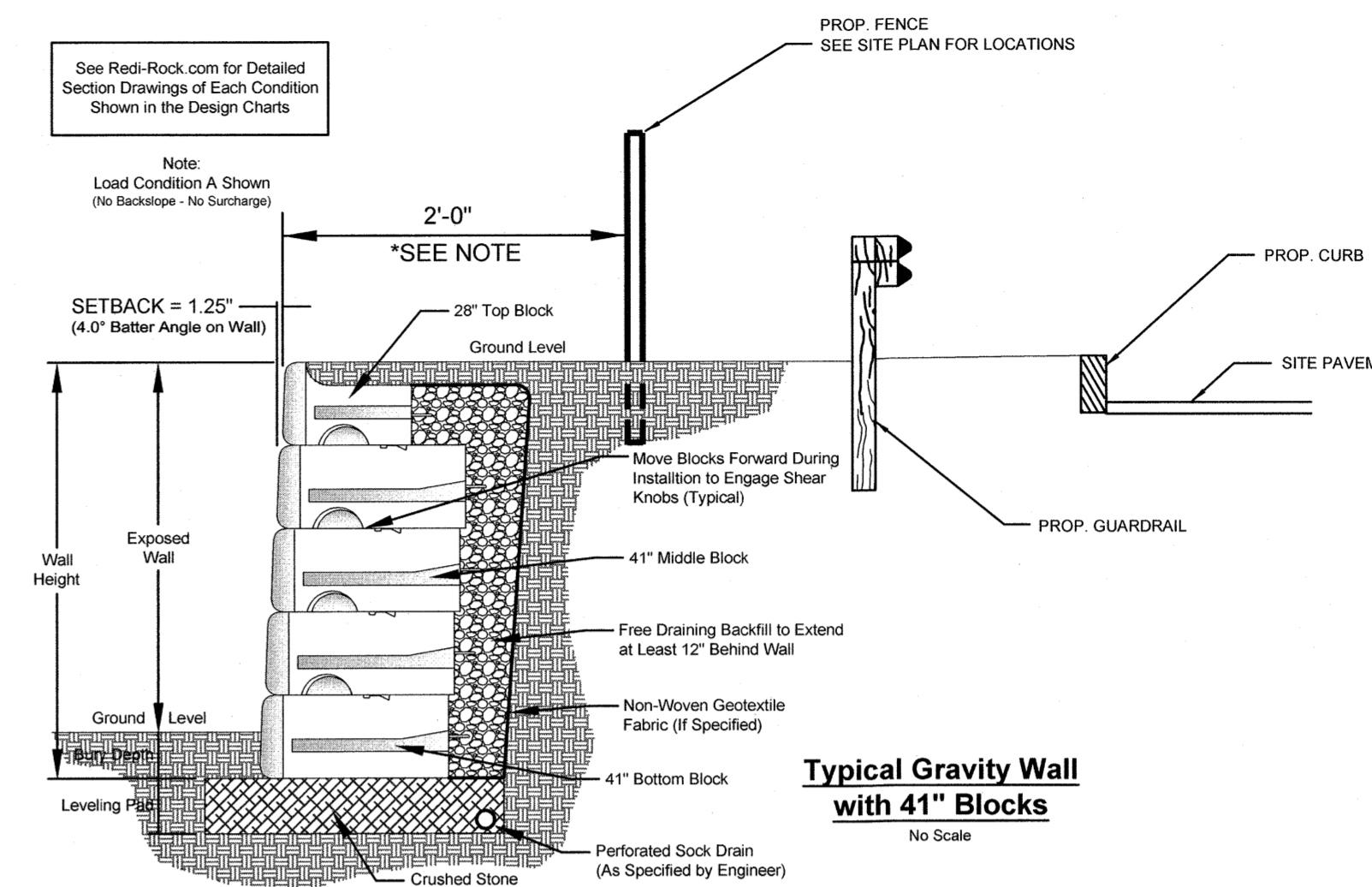


BIORETENTION AREA	TOP BERM ELEVATION	BASEIN BOTTOM ELEVATION	SOIL MEDIA THICKNESS	BOTTOM FILTER MEDIA ELEV.
BIORETENTION BASIN #1	97.50	96.50	18"	95.00



GUARD RAIL DETAIL ALONG RETAINING WALL

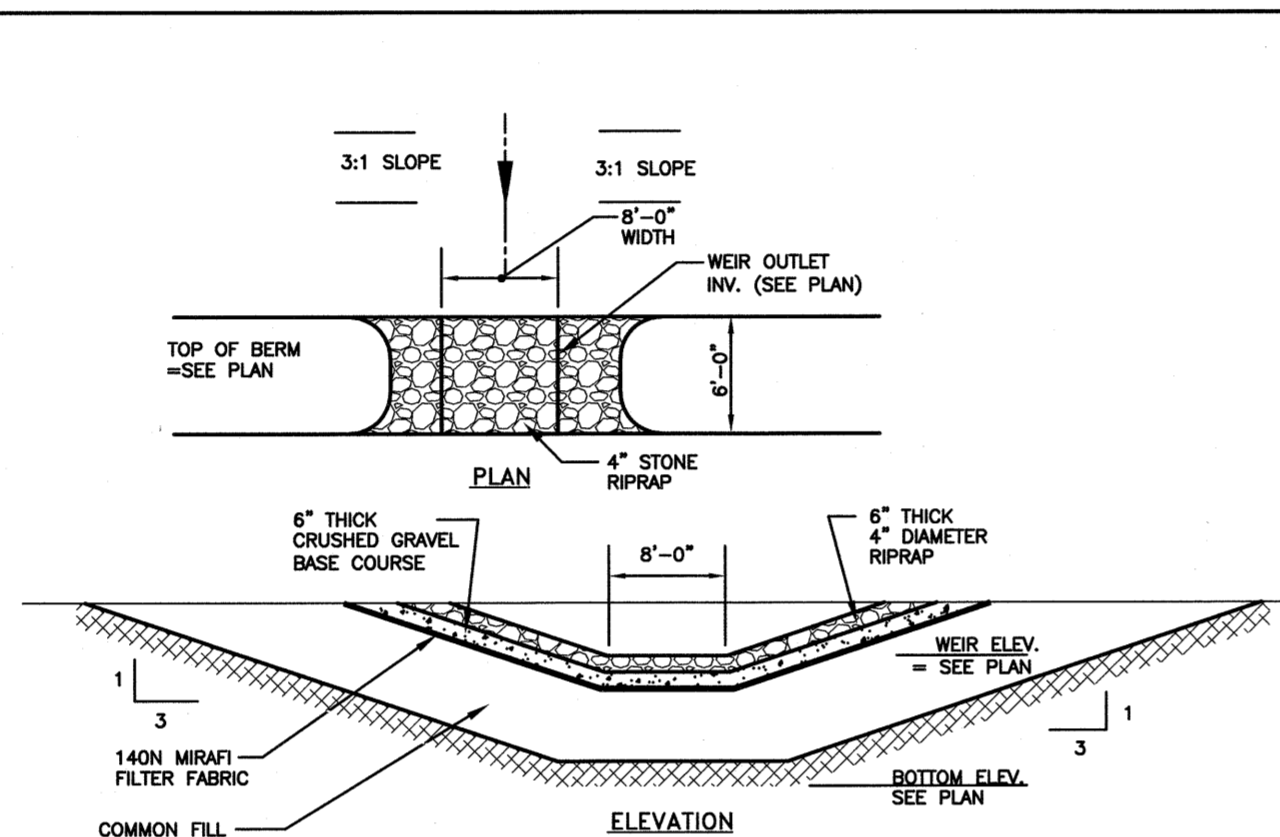
NOT TO SCALE



TYPICAL "REDI-ROCK" RETAINING WALL SECTION

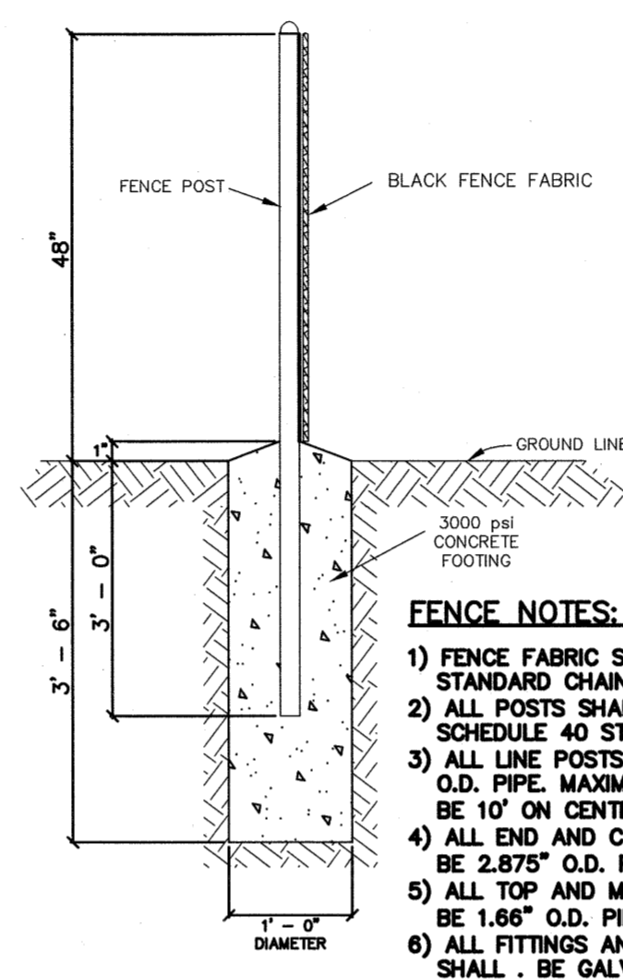
NOT TO SCALE

THE CONTRACTOR SHALL SUBMIT TO THE BUILDING INSPECTOR FOR APPROVAL, PRIOR TO START OF CONSTRUCTION, A RETAINING WALL DESIGN UTILIZING THE "REDI-ROCK" WALL (OR APPROVED EQUAL), PREPARED BY AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER CONFORMING TO LOCAL, STATE AND FEDERAL REQUIREMENTS.



EMERGENCY SPILLWAY DETAIL

NOT TO SCALE



CHAIN LINK FENCE DETAIL

NOT TO SCALE

- FENCE NOTES:
- 1) FENCE FABRIC SHALL BE STANDARD CHAIN LINK.
 - 2) ALL POSTS SHALL BE GALVANIZED SCHEDULE 40 STEEL PIPE.
 - 3) ALL LINE POSTS TO BE 2.375" O.D. PIPE, MAXIMUM SPACING TO BE 10' ON CENTER.
 - 4) ALL END AND CORNER POSTS TO BE 2.875" O.D. PIPE.
 - 5) ALL TOP AND MIDDLE RAILS TO BE 1.66" O.D. PIPE.
 - 6) ALL FITTINGS AND ACCESSORIES SHALL BE GALVANIZED.

GPI

Engineering | Design | Planning | Construction Management

TEST PIT DATA

Client: Nouria Energy Corporation
Project Address: 158 Epping Road
Town, State: Exeter, NH
Job Number: NEX-2020283
Date: April 6, 2021
Performed by: Diane Pantermoller

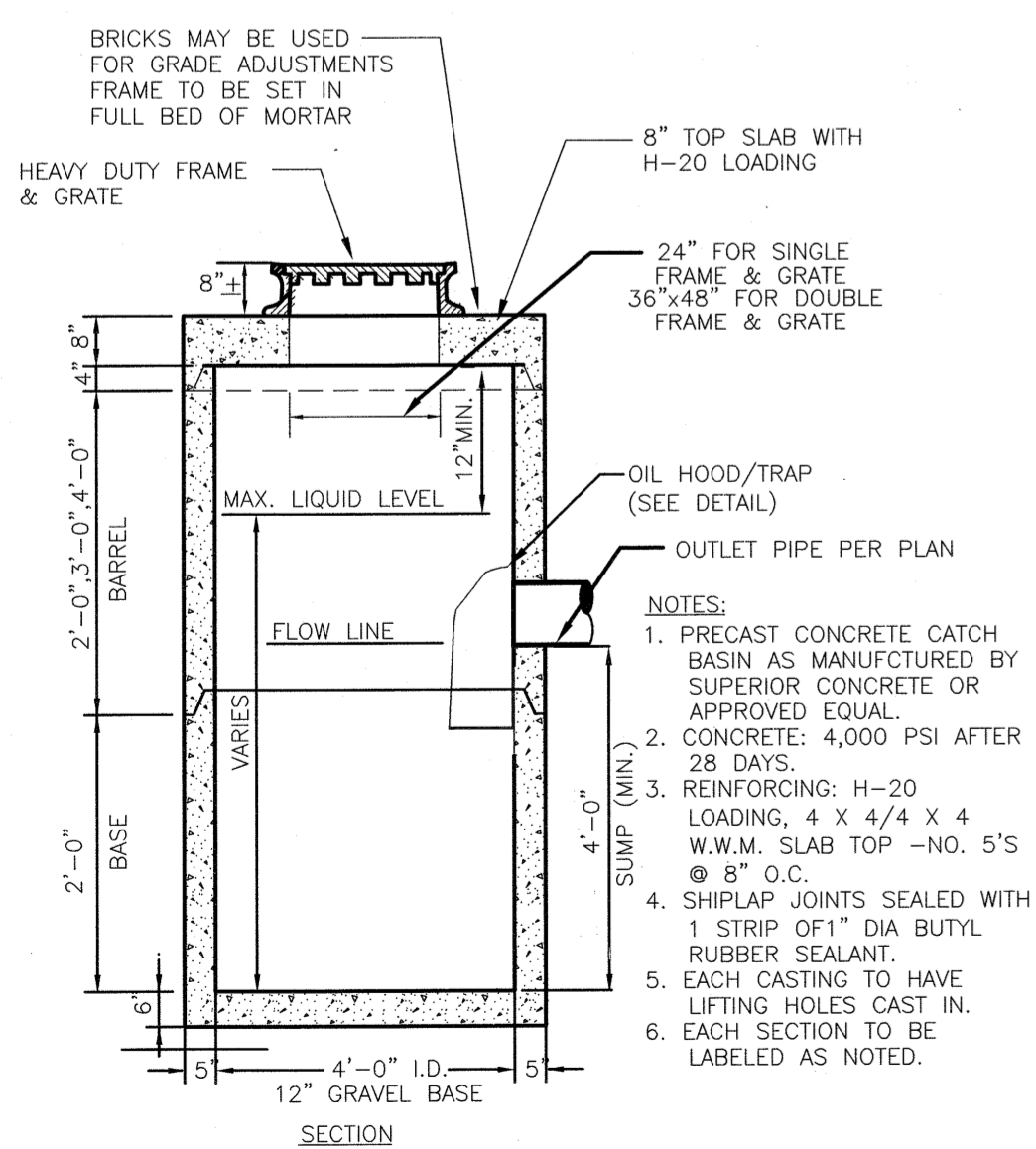
Designer of Subsurface Disposal Systems
Diane M. Pantermoller
No. 1665

EXIST. ELEV. =	ESHWT =	Depth	Horizon	Soil Texture	Color	Consistence	SCS Soil:	Urban Land
95.74	91.44	0-52"	Fill/pavement	Mixed Soils	2.5y 5/3	Platy	Urban Land	None
95.04	91.44	0-22"	Fill/pavement	Mixed Soils	2.5y 5/3	Platy	Urban Land	None
94.84	91.34	0-22"	Fill/pavement	Mixed Soils	2.5y 5/3	Platy	Scitico Silt Loam	104"
99.74	97.74	0-24"	Fill	Mixed Soils	2.5y 5/3	Platy	Scitico Silt Loam	60"
95.54	91.54	0-21"	Fill	Mixed Soils	10yr 6/6	FR	Squamscott	60"

NOTES

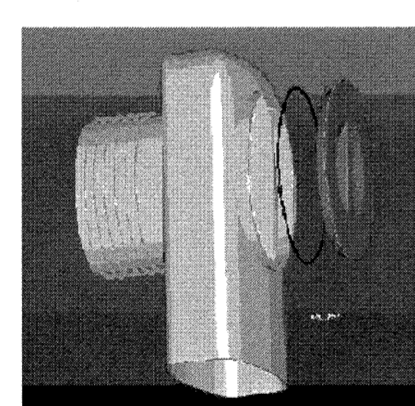
TEST PIT LOGS

Greenman-Pedersen, Inc. 44 Stiles Road, Suite One Exeter, NH 03079 p 603-893-0720
An Equal Opportunity Employer

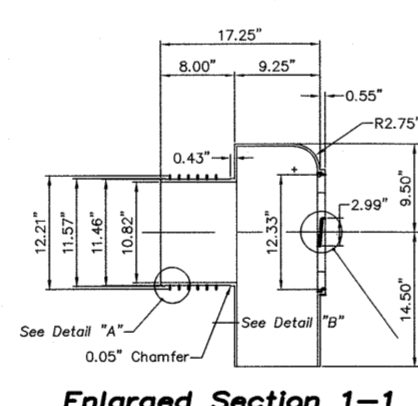


PRECAST CONCRETE CATCH BASIN WITH HOOD

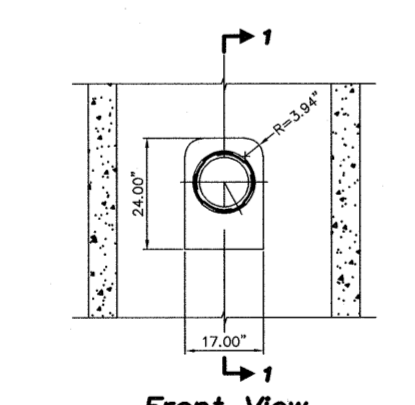
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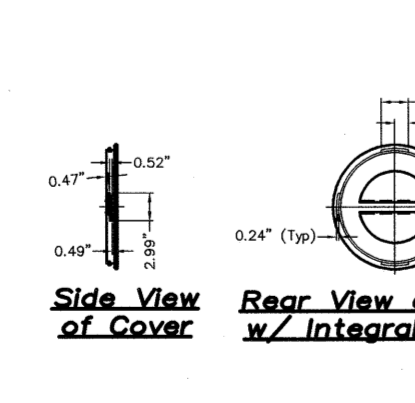
Enlarged Section 2-2



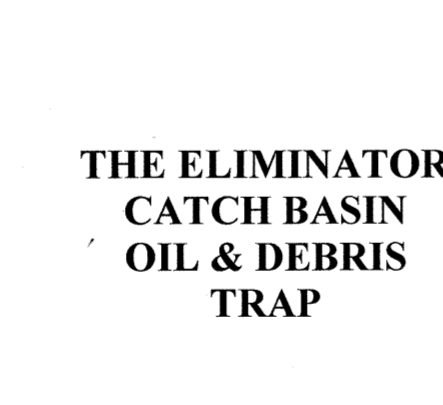
Enlarged Section 1-1



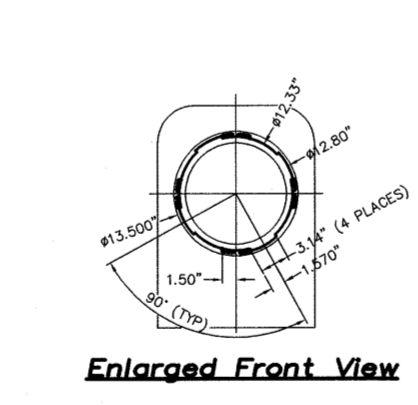
Front View



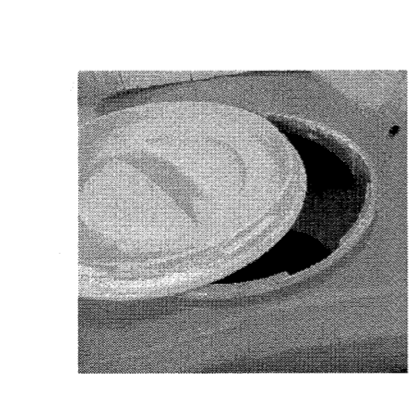
Side View of Cover



Rear View of Cover w/ Integral Wall

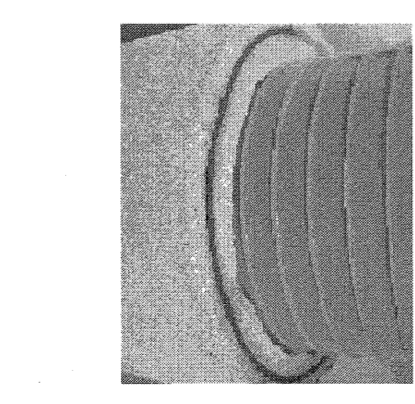
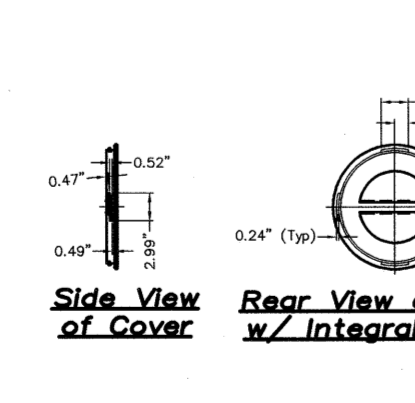


Enlarged Front View

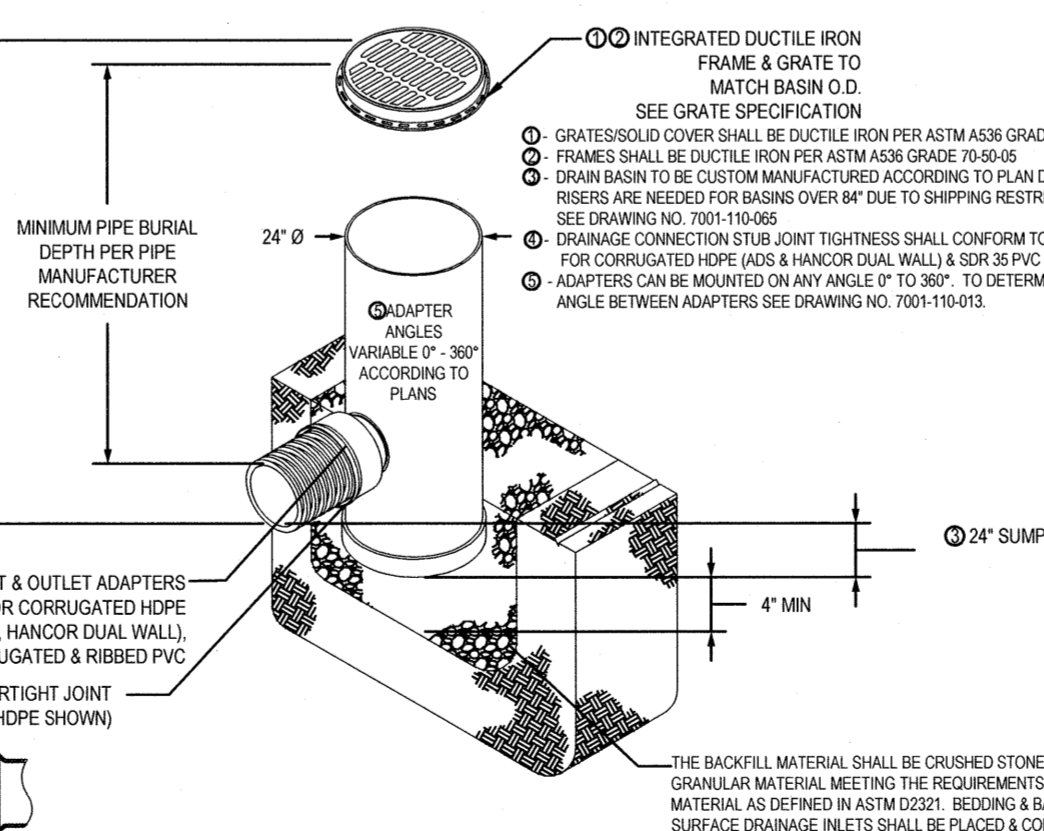
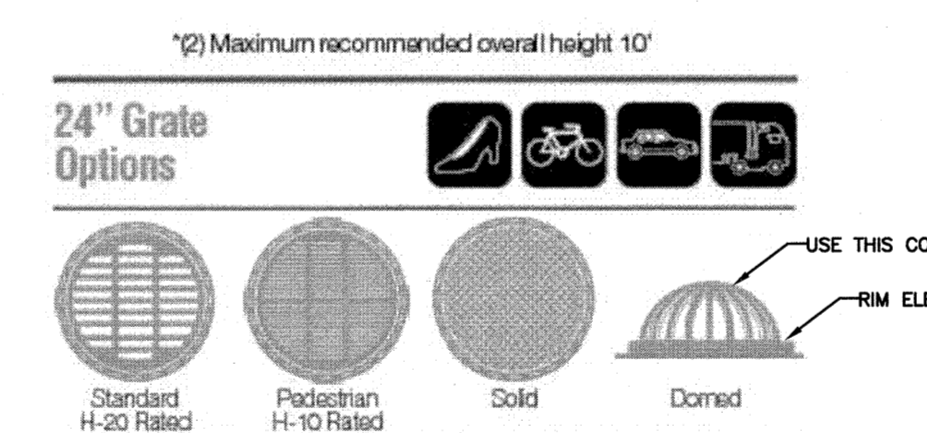


Detail "A"

THE ELIMINATOR CATCH BASIN OIL & DEBRIS TRAP



Section 1-1



YARD DRAIN DETAIL

NOT TO SCALE

DATE	BY	DESCRIPTION
4-30-21	EB	DRAWN
4-30-21	EB	CHECKED
4-30-21	EB	APPROVED

GPI Engineering Design Planning Construction Management
603.893.0720 GPINET.COM
Greenman-Pedersen, Inc. 44 Stiles Road, Suite One Exeter, NH 03079

PREPARED FOR
NOURIA ENERGY CORPORATION
326 CLARK STREET
WORCESTER, MA 01606

PROPOSED RETAIL MOTOR FUEL OUTLET
158 EPPING ROAD (ROUTE 27)
EXETER, NH 03833



REVISIONS		
NO.	REVISION	DATE
1	MISC. REVISIONS	7/12/21

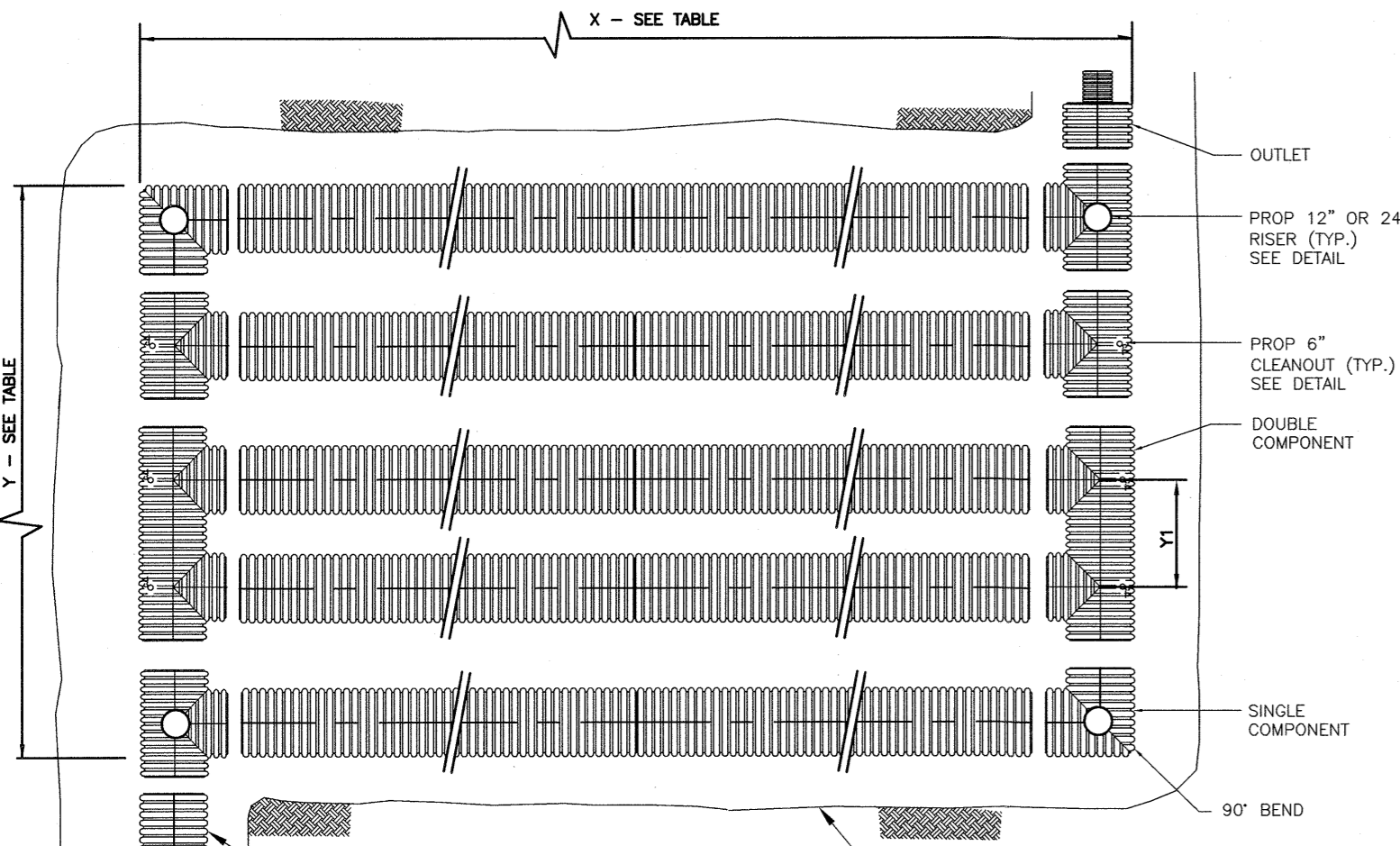
APRIL 20, 2021

DRAWN/DESIGN BY	CHECKED BY
CCC/CMT	FCM

DETAIL SHEET
SCALE: AS NOTED
PROJECT NO. NEX-2020283
12 OF 13

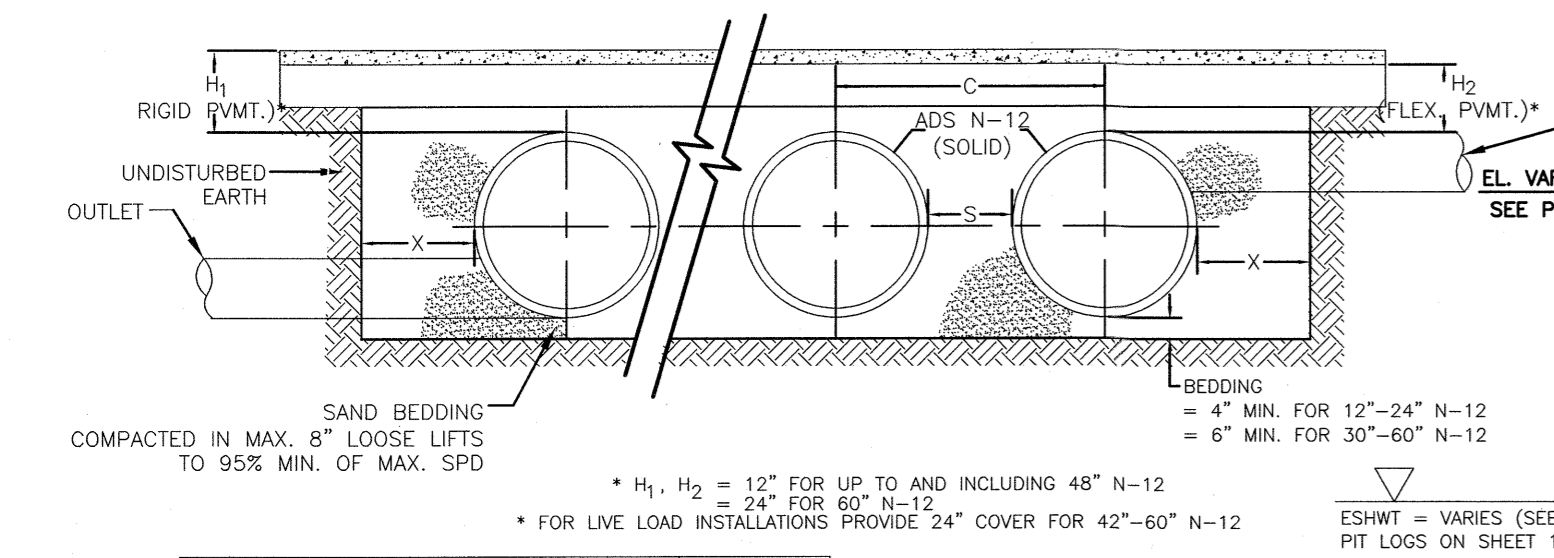
DETECTION SYSTEM NOTES:

- ALL SITE DRAINAGE PIPE SHALL BE CORRUGATED HIGH-DENSITY POLYETHYLENE PIPE, DUAL WALL, SMOOTH INTERIOR AS MANUFACTURED BY ADS, INC., OR APPROVED EQUAL UNLESS OTHERWISE NOTED ON PLAN.
- CONTRACTOR SHOULD CONFIRM SYSTEM PARTS AND OBTAIN SHOP DRAWINGS FROM MANUFACTURER. SUBSTITUTIONS AND SHOP DRAWINGS SHOULD BE APPROVED BY THE ENGINEER.
- PARTS SPECIFICATIONS SHOWN ARE AS PROVIDED BY ADS, INC., OR APPROVED EQUAL. ANY CHANGES TO THESE SPECIFICATIONS SHOULD BE APPROVED BY DESIGN ENGINEER FOR PERFORMANCE.



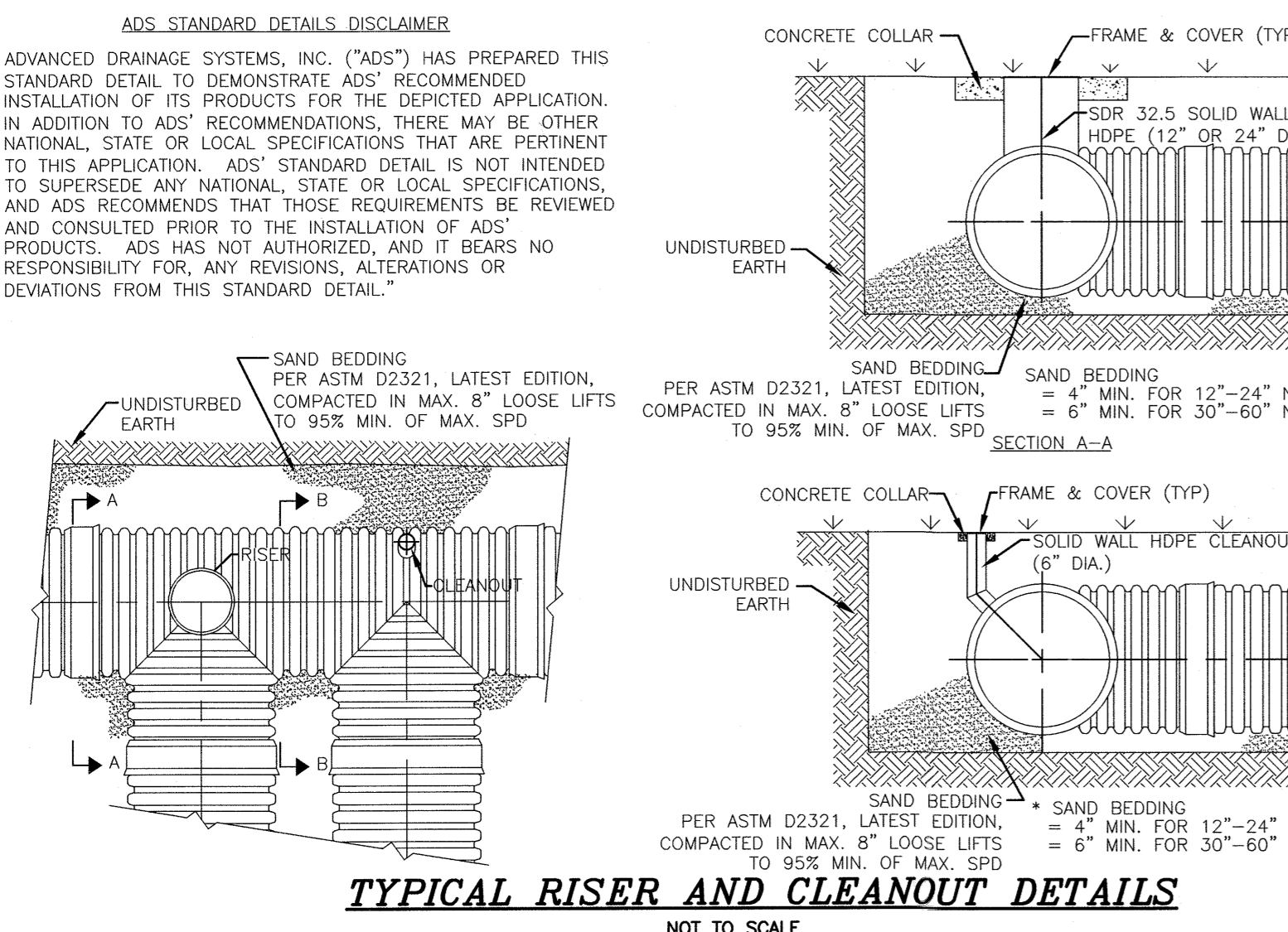
UG INFILTRATION SYSTEM	LENGTH (X)	WIDTH (Y)	SPACING (Z)	PIPE SIZE (INCHES) SOLID	INV. ELEV. (A)	# PIPE ROWS
DETECTION SYS-1A	95'	24.5'	63"	36\"/>		

TYPICAL UNDERGROUND DETENTION SYSTEM LAYOUT
 NOT TO SCALE



NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	TYPICAL SIDE WALL "X"
12"	14.5"	11"	8"
15"	18"	12"	8"
18"	21"	13"	8"
24"	28"	13"	10"
30"	36"	18"	18"
36"	42"	22"	18"
42"	48"	24"	18"

TYPICAL UNDERGROUND DETENTION SYSTEM CROSS SECTION
 NOT TO SCALE

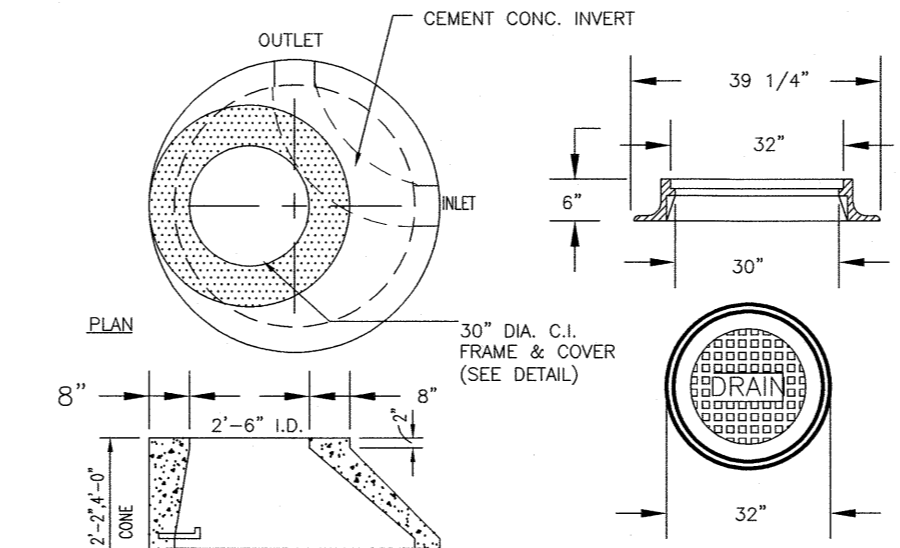


TYPICAL RISER AND CLEANOUT DETAILS
 NOT TO SCALE

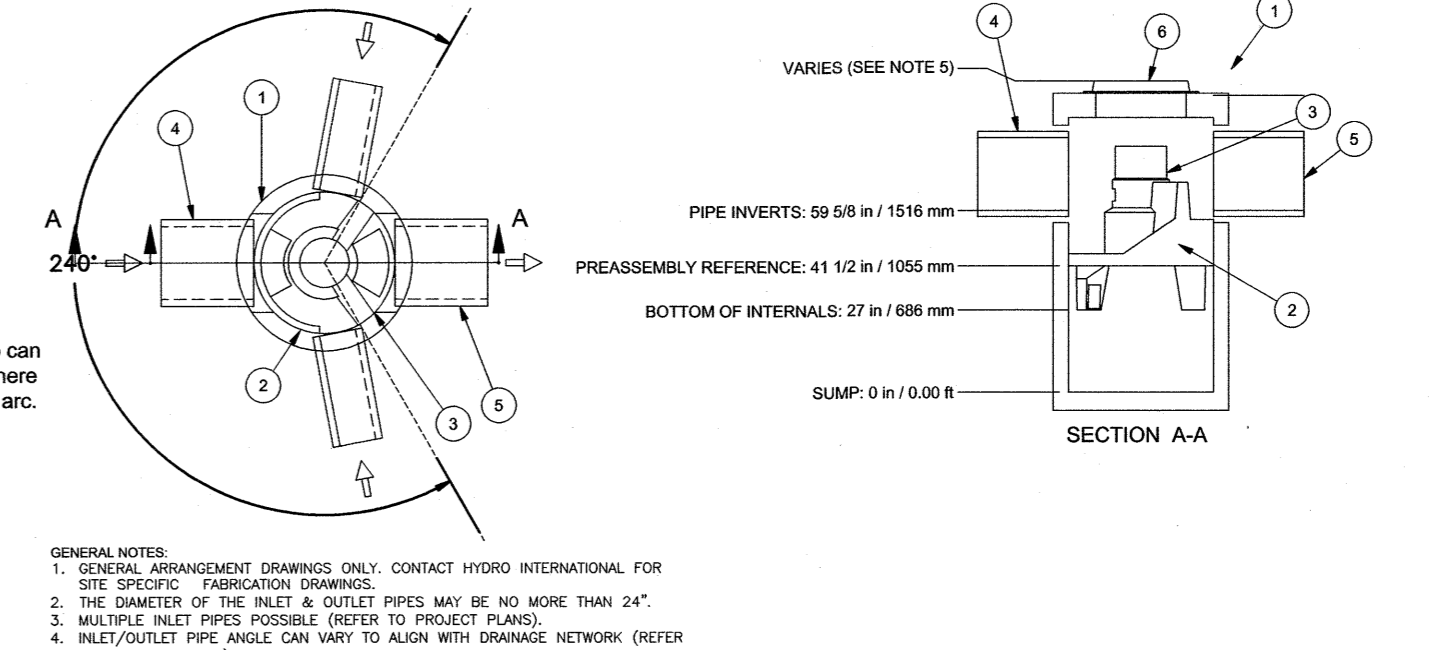
Table 5-2 Classes of Embedment and Backfill Materials

ASTM D3221 ¹ Class	Description	ASTM D3221 ¹ Notation	Min. Compaction Required (min. Density)	ASTM D2221 ² Retaining				Coefficients
				1% to 5% (Liquid Limit)	6% to 15% (Plasticity Index)	LL	PI	
IA ¹	Open-graded, clean, washed aggregate	N/A	Dumped or Slight	100%	100%	-5%	Non Plastic	N/A
IB ¹	Open-graded, clean, washed aggregate with some fines	N/A	Dumped or Slight	100%	100%	-5%	Non Plastic	N/A
II	Clean, coarse grained soils	GW, GP, GV, SW, SP	Moderate (69%)	-50% of "Coarse Fraction"	-5%	-5%	Non Plastic	-4 -1 or +3 -4 -1 or +3 -8 -1 or +3
III	Coarse-grained soils with fines	GM, GC, SM, SC	Moderate to High (80%)	-50% of "Coarse Fraction"	12% to 50%	N/A	N/A	N/A
IV ¹	Organic free granular soils	ML, CL, MH, CH	N/A	100%	100%	-50%	-100	N/A
V	Organic soils	OH, PT	N/A	100%	100%	-50%	-100	N/A

Notes:
 1) Refer to ASTM D3221 for more complete soil descriptions.
 2) Class IVA material has limited applications and can be difficult to place and compact; use ONLY with the approval of a soil expert.
 3) NTR indicates that use of this material and/or compaction level is not recommended by ASTM D3221 for the backfill envelope.
 4) When using open-graded material, additional precaution must be taken to reduce or eliminate the risk of migration of fines from adjacent material. Refer to ASTM D3221 for more complete information.

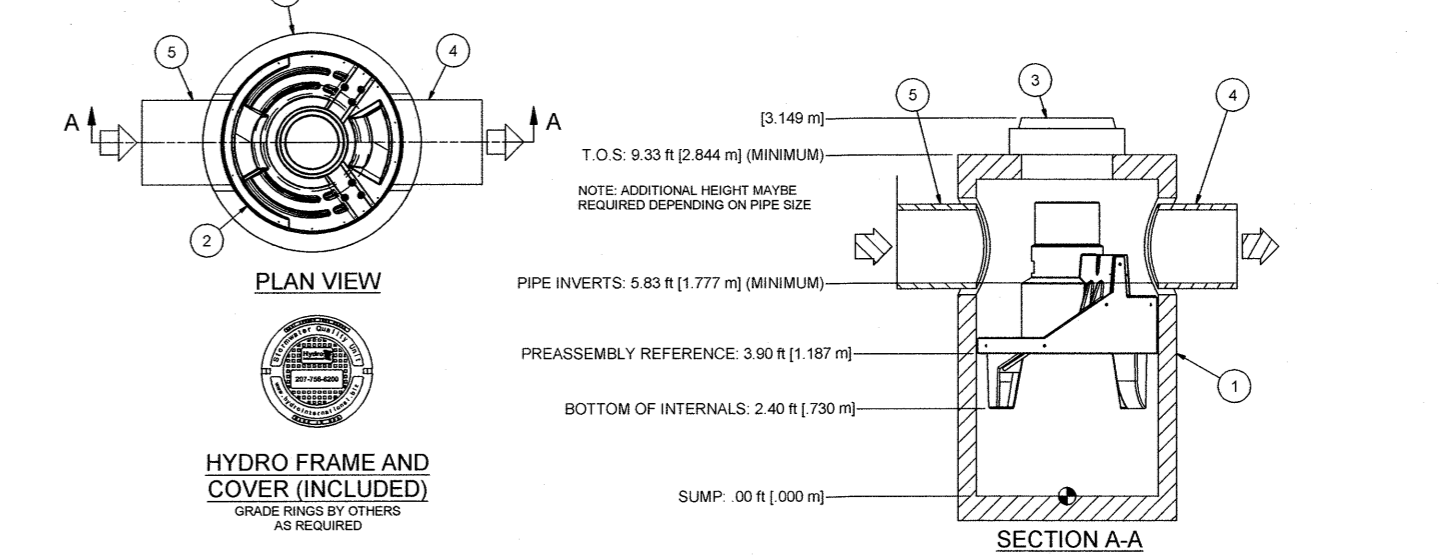


PRECAST CONCRETE DRAIN MANHOLE
 MAXIMUM PIPE DIAMETER 30\"/>



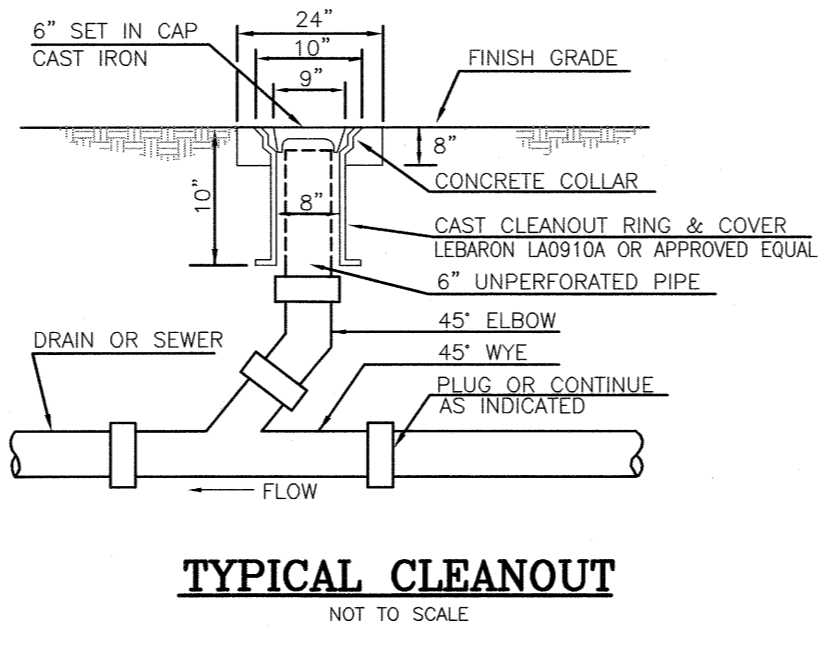
"FIRST DEFENSE" FD-4HC UNIT DETAIL (DMH-3)
 (OR APPROVED EQUAL)
 NOT TO SCALE
 CONTRACTOR SHALL CONFIRM SYSTEM PARTS AND OBTAIN SHOP DRAWINGS FROM MANUFACTURER PRIOR TO CONSTRUCTION.

PARTS LIST				
ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	48	1200	I.D. PRECAST MANHOLE (INTERNAL COMPONENTS) (PRE-INSTALLED)
2	1	30	762	FRAME AND GRATE
3	1	24 (MAX)	600 (MAX)	OUTLET PIPE (BY OTHERS)
4	1	24 (MAX)	600 (MAX)	INLET PIPE (BY OTHERS)

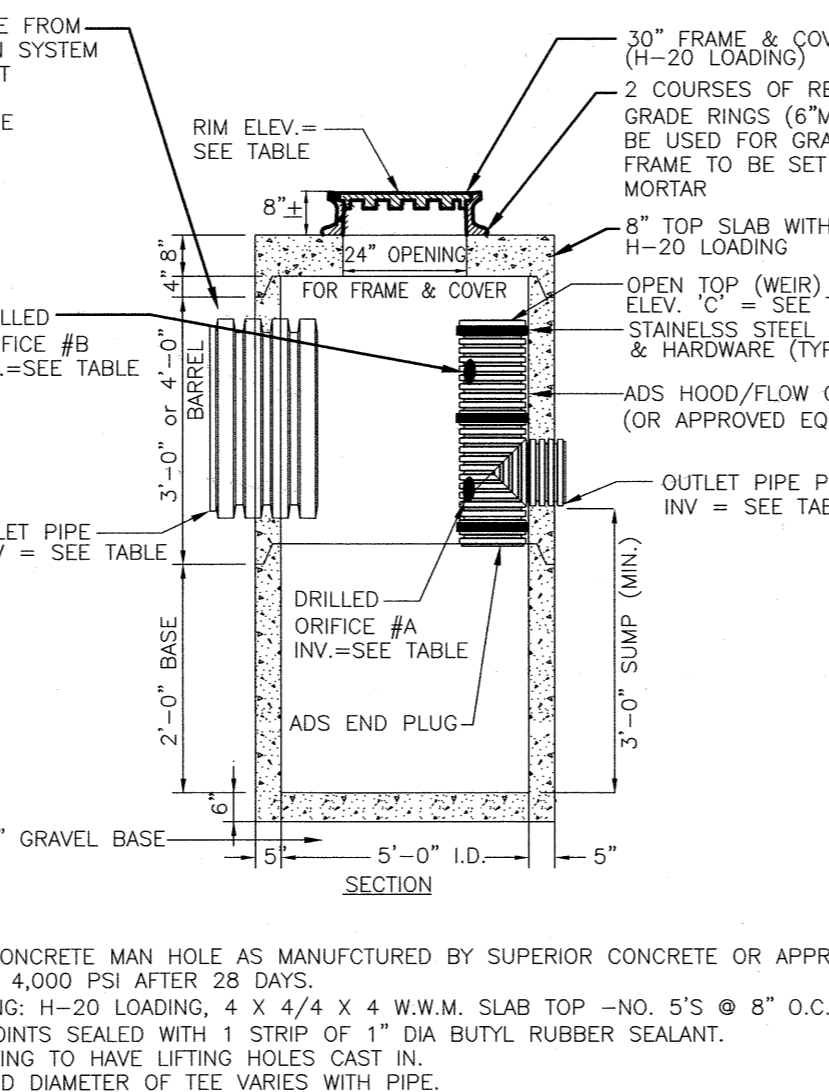


"FIRST DEFENSE" FD-5HC UNIT DETAIL (DMH-4)
 (OR APPROVED EQUAL)
 NOT TO SCALE
 CONTRACTOR SHALL CONFIRM SYSTEM PARTS AND OBTAIN SHOP DRAWINGS FROM MANUFACTURER PRIOR TO CONSTRUCTION.

PARTS LIST				
ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	60	1500	I.D. PRECAST MANHOLE (INTERNAL COMPONENTS) (PRE-INSTALLED)
2	1	30	762	FRAME AND COVER (ROUNDS)
3	1	24 (MAX)	600 (MAX)	OUTLET PIPE (BY OTHERS)
4	1	24 (MAX)	600 (MAX)	INLET PIPE (BY OTHERS)

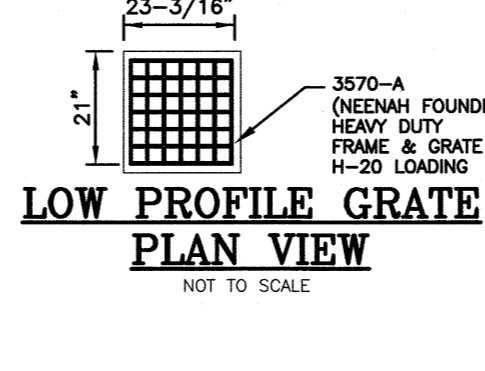


TYPICAL CLEANOUT
 NOT TO SCALE

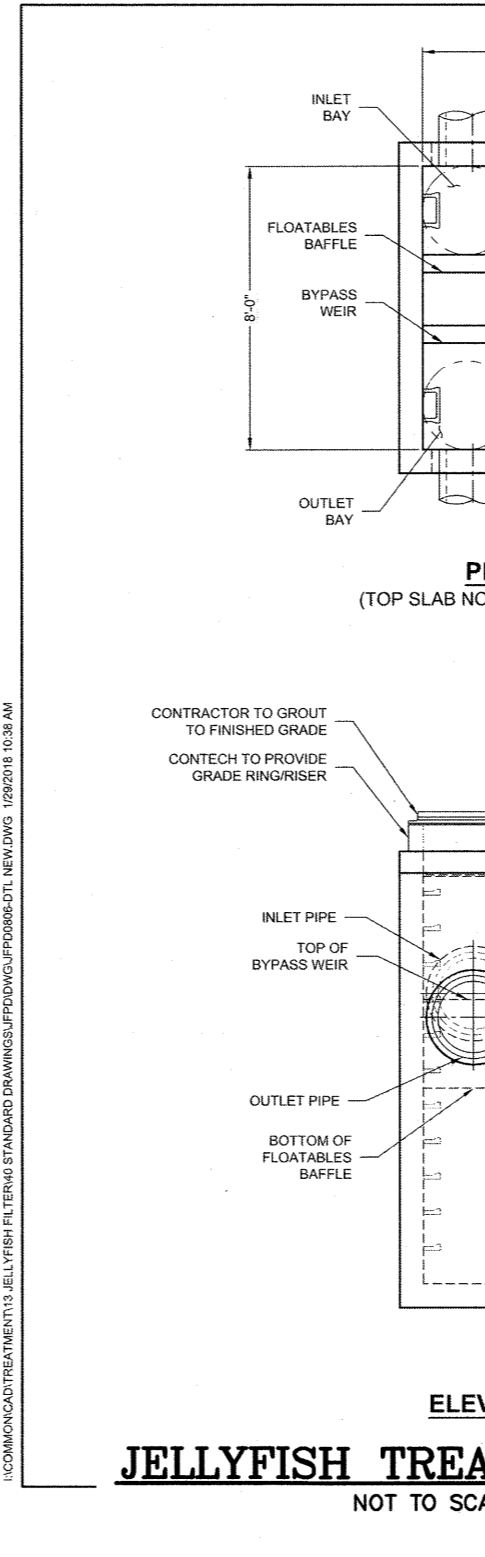


OCS	RIM	ORIFICE	SIZE (IN.)	ELEV.	INV. IN (ELEV.)	INV. IN (SIZE)	INV. OUT (ELEV.)
#1	96.50	A	6" DIA.	90.50	36"	90.50	12"
		B	3" DIA.	92.17			
		C	12" DIA.	93.00			
#1	97.00	A	7" DIA.	90.45	24"	90.45	12"
		B	3" DIA.	91.98			
		C	12" DIA.	93.10			

PRECAST CONCRETE OUTLET CONTROL STRUCTURE (OCS) FOR UNDERGROUND DETENTION SYSTEM
 NOT TO SCALE



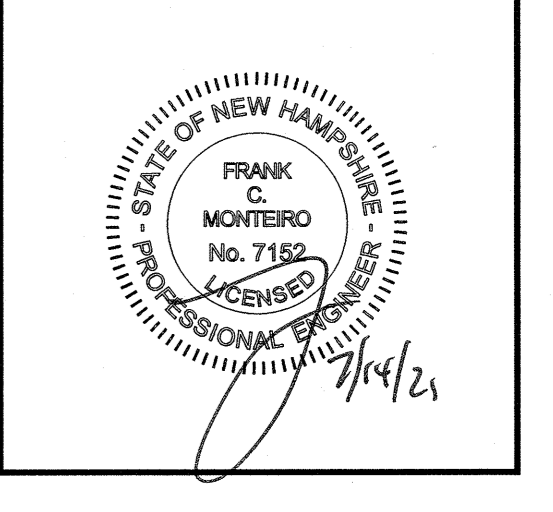
LOW PROFILE GRATE PLAN VIEW
 NOT TO SCALE



JELLYFISH TREATMENT UNIT
 NOT TO SCALE

PREPARED FOR
 NOURIA ENERGY CORPORATION
 326 CLARK STREET
 WORCESTER, MA 01606

PROPOSED RETAIL MOTOR FUEL OUTLET
158 EPPING ROAD (ROUTE 27)
EXETER, NH 03833

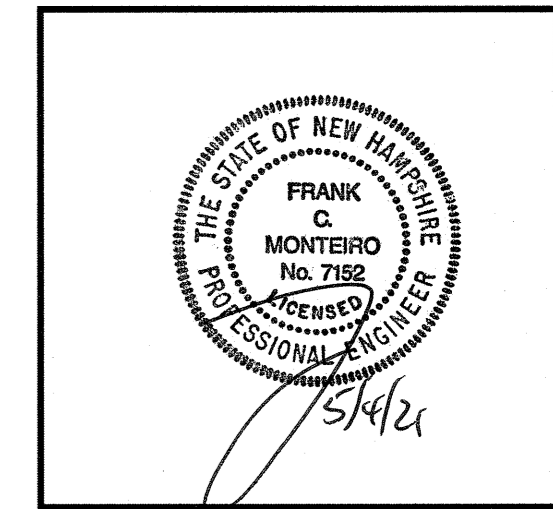


REVISIONS		
NO.	REVISION	DATE
1	MISC. REVISIONS	7/12/21

APRIL 20, 2021
 DRAWN/DESIGN BY CCC/CMT
 CHECKED BY FCM
DETAIL SHEET
 SCALE: AS NOTED
 PROJECT NO. NEX-2020283
 13 OF 13

PROPOSED FOR
NOURIA ENERGY CORPORATION
 326 CLARK STREET
 WORCESTER, MA 01606

PROPOSED RETAIL MOTOR FUEL OUTLET
158 EPPING ROAD (ROUTE 27)
EXETER, NH 03833



REVISIONS

NO.	REVISION	DATE

APRIL 20, 2021
 DRAWN/DESIGN BY: CCC/CMT
 CHECKED BY: FCM

CAR WASH DETAIL SHEET
 SCALE: AS NOTED
 PROJECT NO: NEX-2020283
1 OF 1

Vacuum Boom Foot Plate Dim

TYPICAL CANOPY VACUUM CONNECTION by G.C.

TYPICAL CANOPY VACUUM CONNECTION by G.C.

VACUUM BOOM FOUNDATION

Notes:
 * 16" FOOT PLATE DIM TO RUN PARALLEL TO VEHICLE TRAVEL

VAC BOOM LAYOUT

Scale: N.T.S. Location: Sheet Rev: 01 - D

SONNY'S
 THE CAR WASH FACTORY
 5605 Hittus Road, Tammen, FL 33521 USA, TEL: 800-327-8723
 www.SonnyDirect.com

DISCLAIMER: ALTHOUGH BUILDING CODES HAVE BEEN CONSIDERED IN DEVELOPING THIS DRAWING, VERIFICATION OF SITE SPECIFIC CONDITIONS AND COMPLIANCE WITH FEDERAL, STATE AND LOCAL BUILDING CODES IS THE EXCLUSIVE RESPONSIBILITY OF THE CUSTOMER AND/OR ARCHITECT AND ENGINEER. THESE DRAWINGS REFLECT REQUIREMENTS FOR SONNY'S FURNISHED EQUIPMENT ONLY UNLESS OTHERWISE NOTED. PLEASE REFER TO OTHER MANUFACTURERS, IF ANY, FOR THEIR EQUIPMENT REQUIREMENTS.
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FRONT VIEW

BACK VIEW

OPTION 1: SONOTUBE
 Option 1: If reinforced slab is not available:
 - Please use 18" diameter Sonotube filled with foundation grade high strength concrete with steel rods enforcement 30" deep or 4" deeper than local frost line.
 - Galvanized steel wedge anchors Dia 0.5"x7" long.

OPTION 2: MOUNTING ON EXISTING CONCRETE SLAB
 - Minimum concrete slab thickness 5".
 - Slab need to be enforced by steel wire mesh.
 - Minimum slab dimension is 8'x3'.
 - Galvanized steel wedge anchors Dia 0.5"x7" long.

Aluminum used: Structural components are made of Alloy 6061-T6 / Shell is made out of 3105-H14 baked enamel.

TYPICAL OVERHEAD CANOPY AT PAY STATION

ELEVATION VIEW
 NOT TO SCALE

SCHEMATIC CAR WASH RECLAIM TANK SYSTEM

PureWater Reclaim

Notes:
 1. Pressure Test All Section Lines Upon Installation @ 10-15 PSI max.
 2. Keep pressure on Section Lines for the entire DURATION of construction.
 3. Pressure should NOT drop more than 2 PSI.
 4. Watch for problems when occupying driveway.
 5. Placement of suction lines is critical.
 6. Do NOT pad anchors on the suction lines.

Scale: N.T.S. Location: FL Sheet Rev: 02 - 0

TYPICAL 1500 GALLON RECLAIM TANK

PLAN VIEW
 10'-6" (AT SEAM) x 5'-8" (AT SEAM)

SECTION VIEW
 6" DIA. INLET RUBBER BOOT W/CLAMP
 1" TAPER
 4" TOP (6" H-20)
 6" DIA. OUTLET RUBBER BOOT W/CLAMP

Notes:
 1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. CONSTRUCTION OF SEPTIC TANK CONFORMS WITH 310 CMR, SECTION 15.00 DEP TITLE 5 REGS.
 3. ALL REINFORCEMENT PER ASTM C1227.
 4. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.
 5. STRUCTURE SHALL MEET ASHTO HS-20 LOADING.

TYPICAL CAR WASH PAY STATION DETAILS

PAY STATION PORTAL **BLOCK PORTAL BASE**

NOT TO SCALE

F:\Projects\NEX-2020283 - Exeter, NH - Nouria\CAD Files\20283_DET.dwg CW_DET 4/16/21 11:21am sbonfonti

ALLOWABLE SIGNAGE

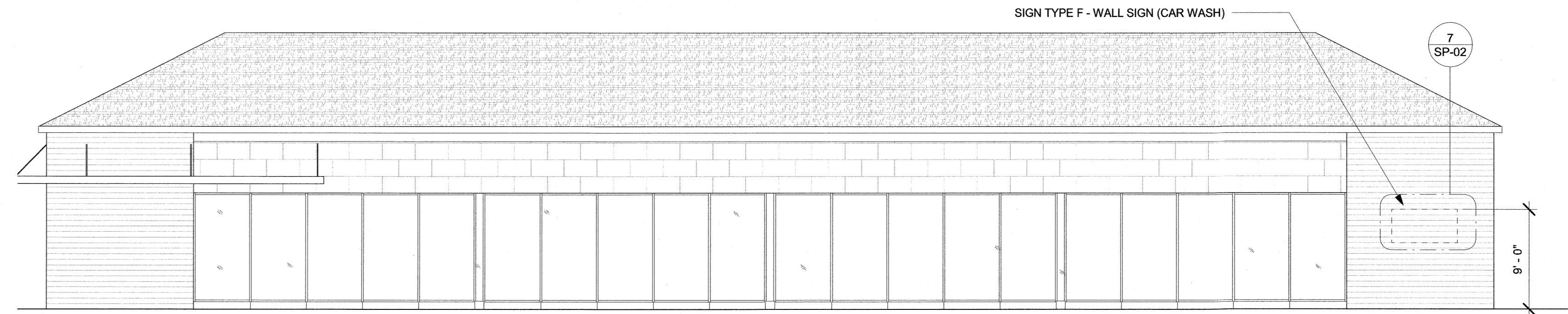
WALL SIGNS	WALL LENGTH	ALLOWABLE SIGN AREA	PROPOSED
COMMERCIAL (C-3)			
BASE ALLOWABLE		40 SF	
C-STORE EAST WALL	100 FT	+ 40 SF	
C-STORE NORTH WALL	55 FT	+ 15 SF	
CAR WASH EAST WALL	130 FT	+ 40 SF	
CAR WASH NORTH WALL	32 FT	+ 0 SF	
SIGN TYPE B (X 2)			32 SF (2 X 16)
SIGN TYPE C			30 SF
SIGN TYPE D			18 SF
SIGN TYPE E			44 SF
SIGN TYPE F			18 SF

135 SF ALLOWED
(3 BUSINESSES) 142 SF PROPOSED*

FREESTANDING SIGN - SIGN TYPE A		
COMMERCIAL USE (C-3)	ALLOWABLE	PROPOSED
HEIGHT (MAX. FT.)	25 FT	20 FT
AREA (MAX. SF.) (24 + (4X3))	36 SF	32 SF
SERVICE STATION PRICE SIGN AREA	12 SF	12 SF

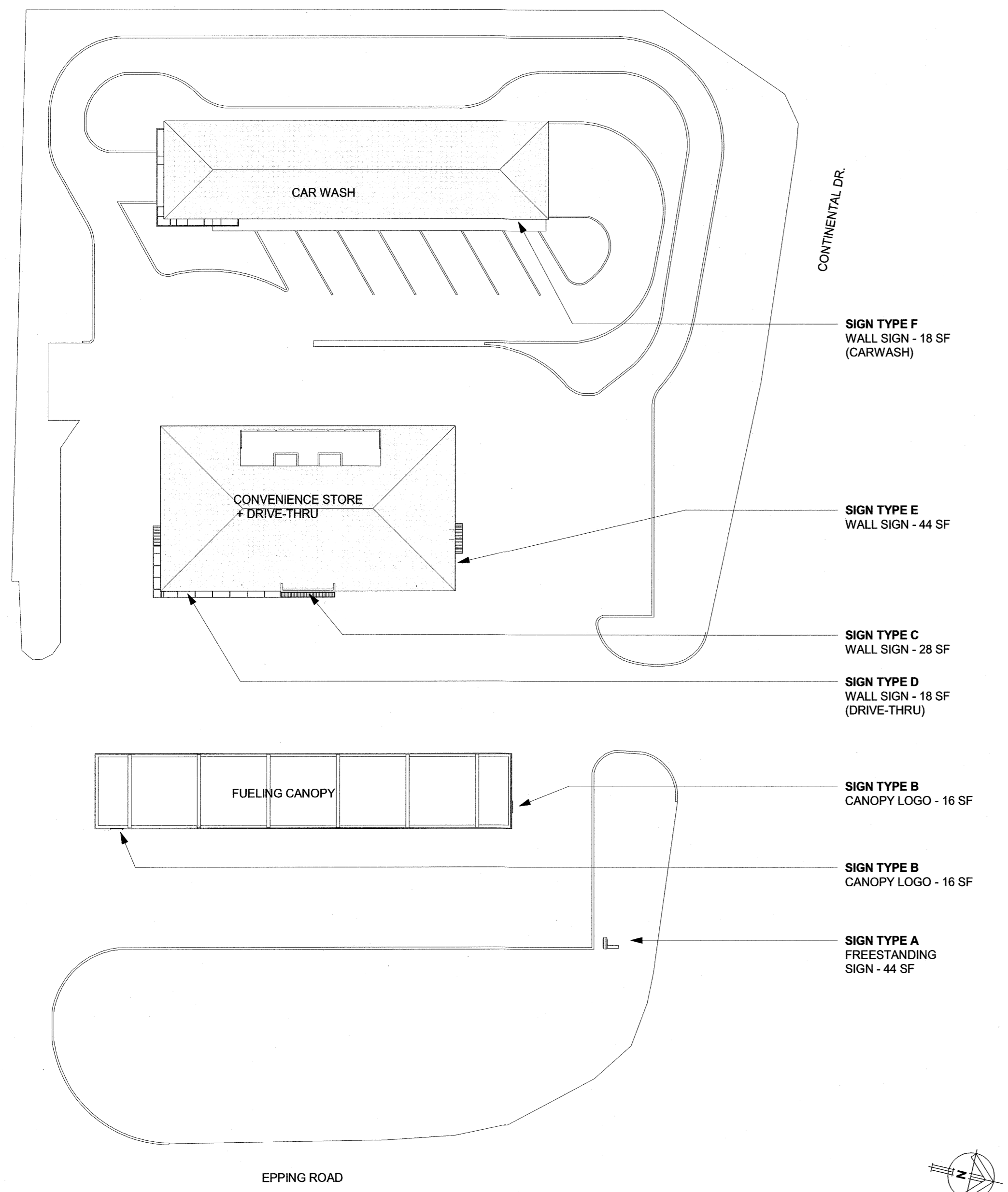
AGGREGATE AREA		
COMMERCIAL USE (C-3)	ALLOWABLE	PROPOSED
WALL SIGNS		142 SF
FREESTANDING SIGN		32 SF
SERVICE STATION SIGN		12 SF
TOTAL AGGREGATE AREA (3 BUSINESSES)	135 SF	186 SF*

* VARIANCES REQUIRED FOR TOT WALL SIGN AREA AND TOTAL AGGREGATE AREA

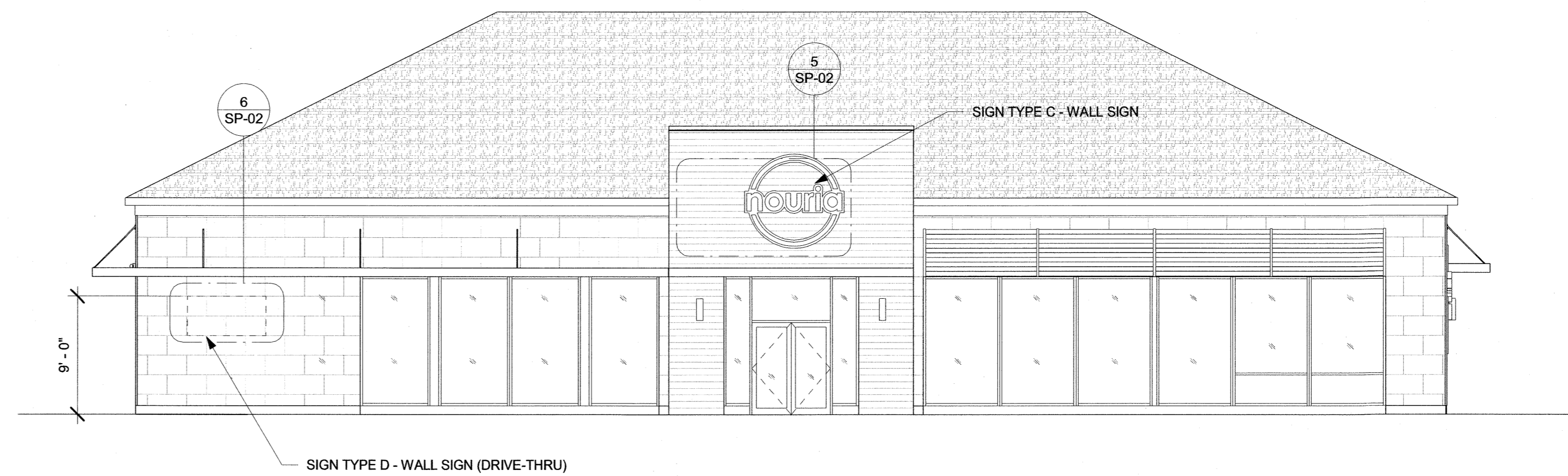


ALLOWABLE SIGNAGE MATRIX
1/2" = 1'-0" **7**

CARWASH EAST ELEVATION
1/8" = 1'-0" **6**



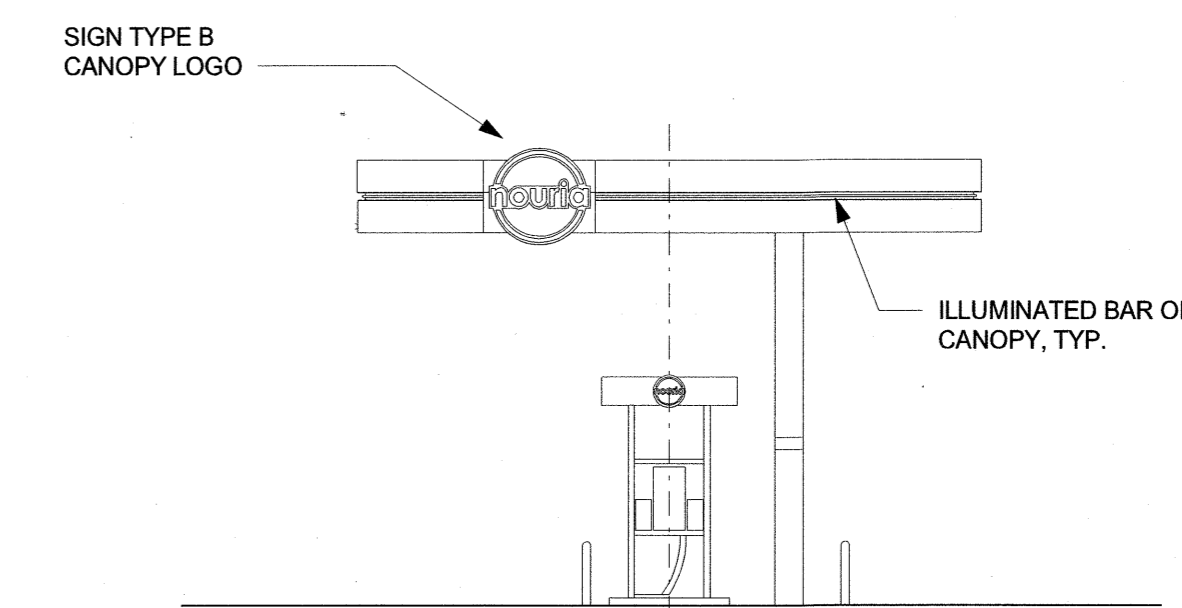
SITE SIGNAGE PLAN
1/32" = 1'-0" **1**



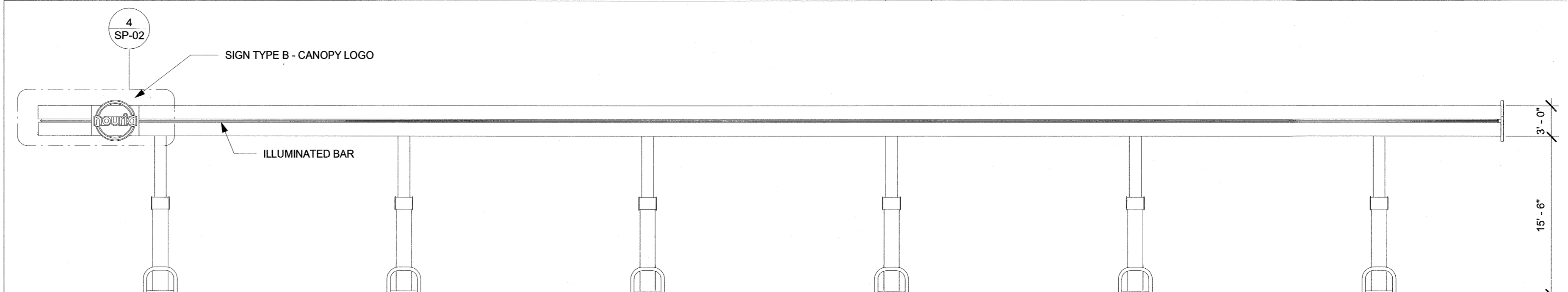
C-STORE EAST ELEVATION
1/8" = 1'-0" **5**



C-STORE NORTH ELEVATION
1/8" = 1'-0" **4**



CANOPY NORTH ELEVATION
1/8" = 1'-0" **3**



CANOPY EAST ELEVATION
1/8" = 1'-0" **2**

REVISIONS		
NO.	DATE	DESCRIPTION

ISSUED FOR: PROGRESS
ISSUED DATE: 05/03/2021
DRAWN BY: BN
CHECKED BY: JS
PROJECT NUMBER: 2121076
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SIGNAGE DETAILS

DRAWING NO. **SP-01**

CONVENIENCE & FILLING STATION
 158 EPPING ROAD - ROUTE 27
 EXETER, NH 03833

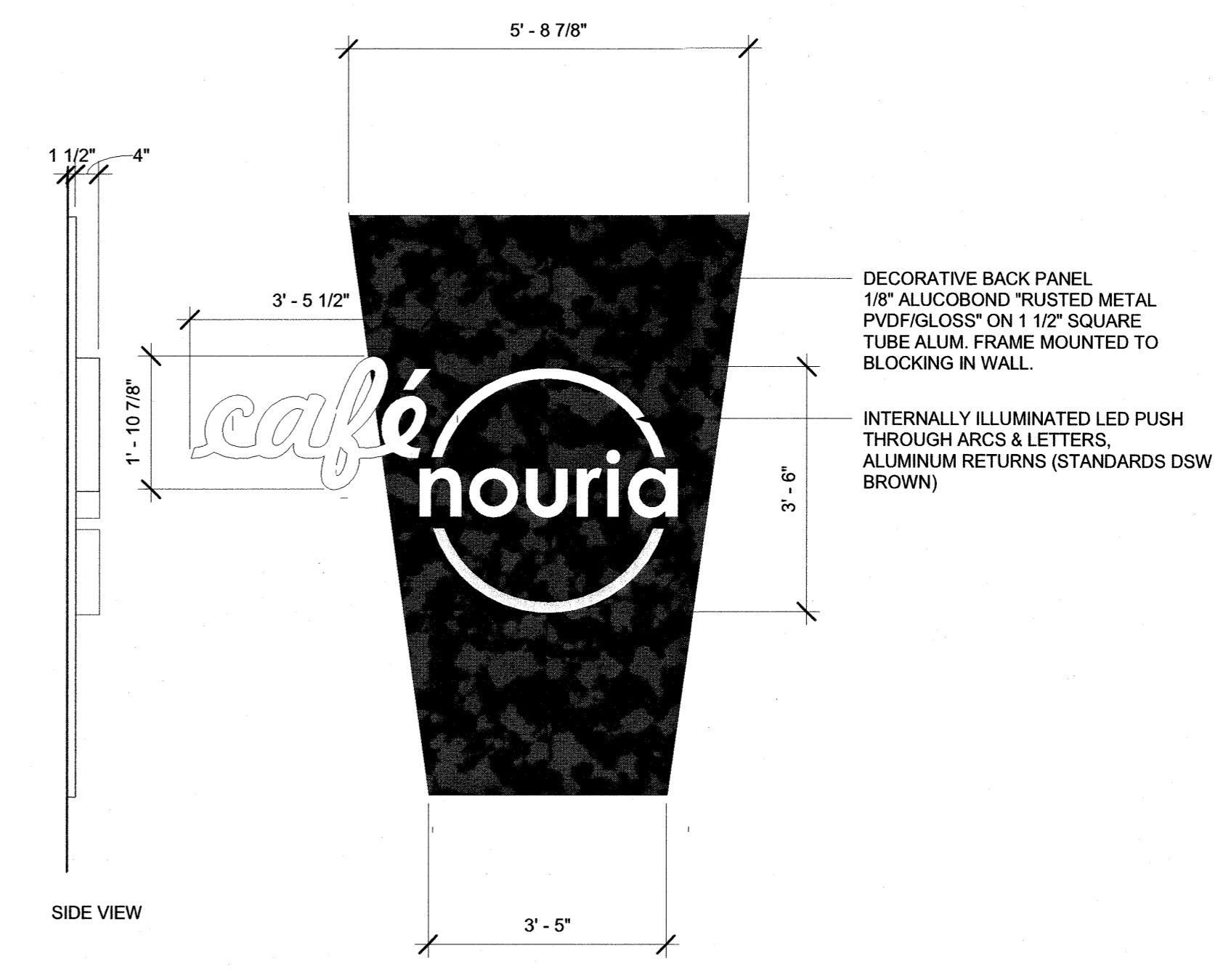
PROJECT:

REVISIONS		
NO.	DATE	DESCRIPTION

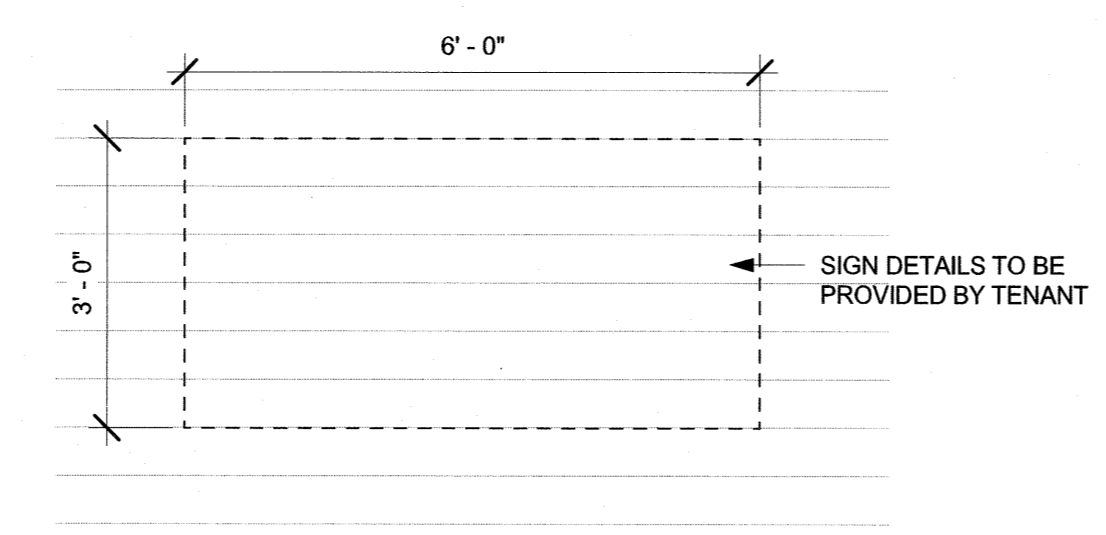
ISSUED FOR: PROGRESS
 ISSUED DATE: 05/03/2021
 DRAWN BY: BN
 CHECKED BY: JS
 PROJECT NUMBER: 2121076
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DRAWING NAME:
SIGNAGE DETAILS

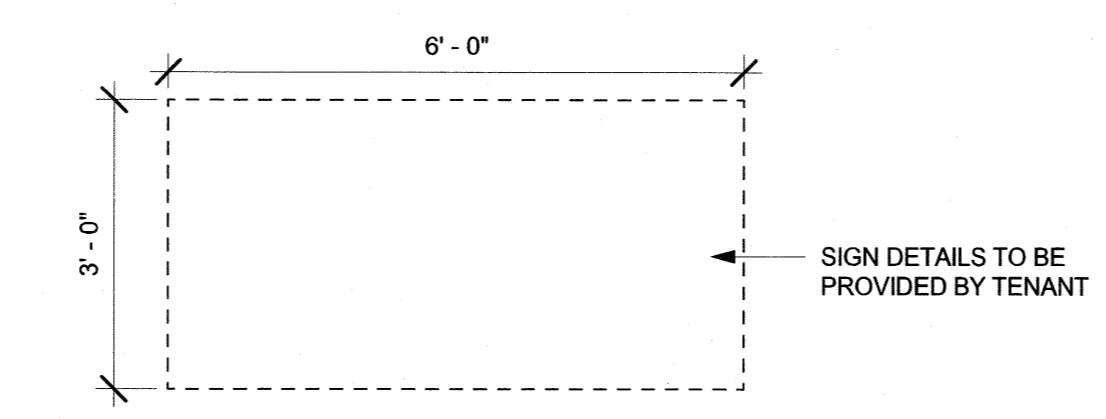
DRAWING NO.
SP-02



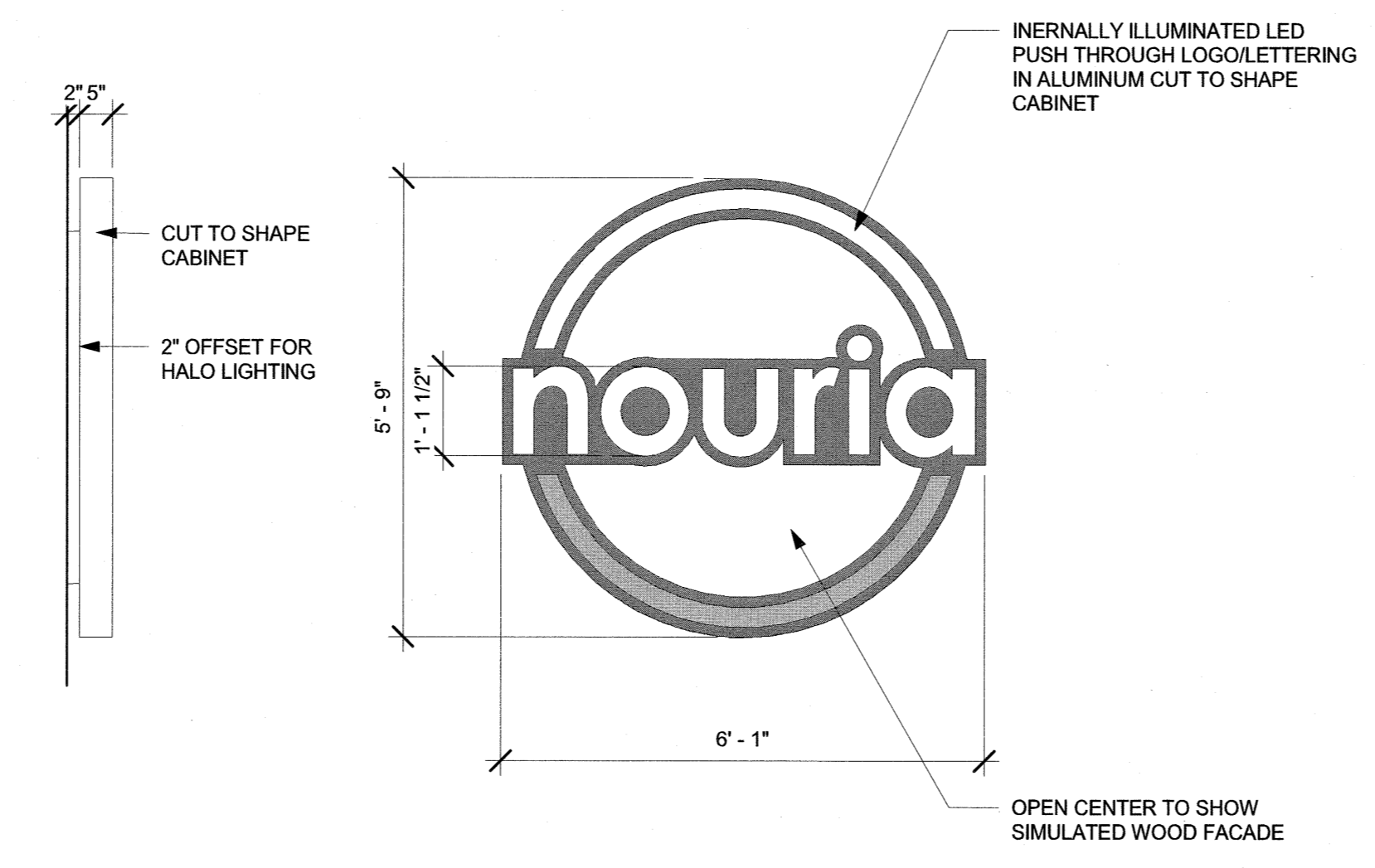
SIGN TYPE D - WALL SIGN
 AREA = 44 SF
 1/2" = 1'-0" **3**



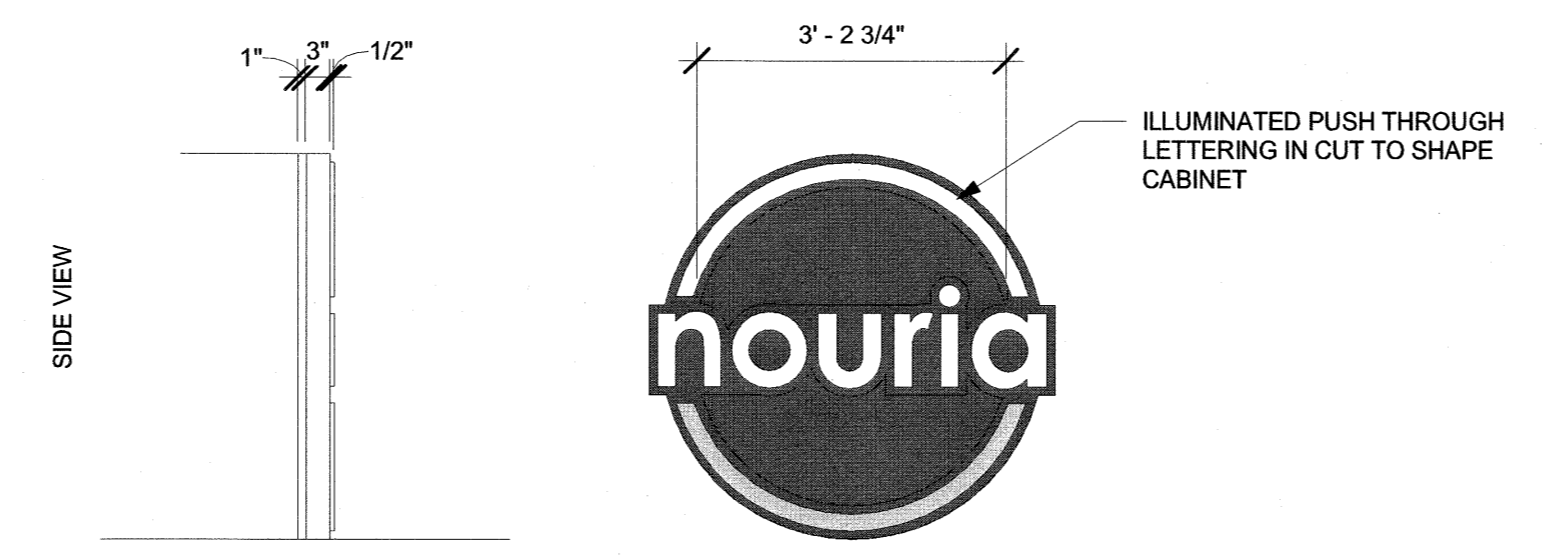
SIGN TYPE F - WALL SIGN
 AREA = 18 SF
 1/2" = 1'-0" **7**



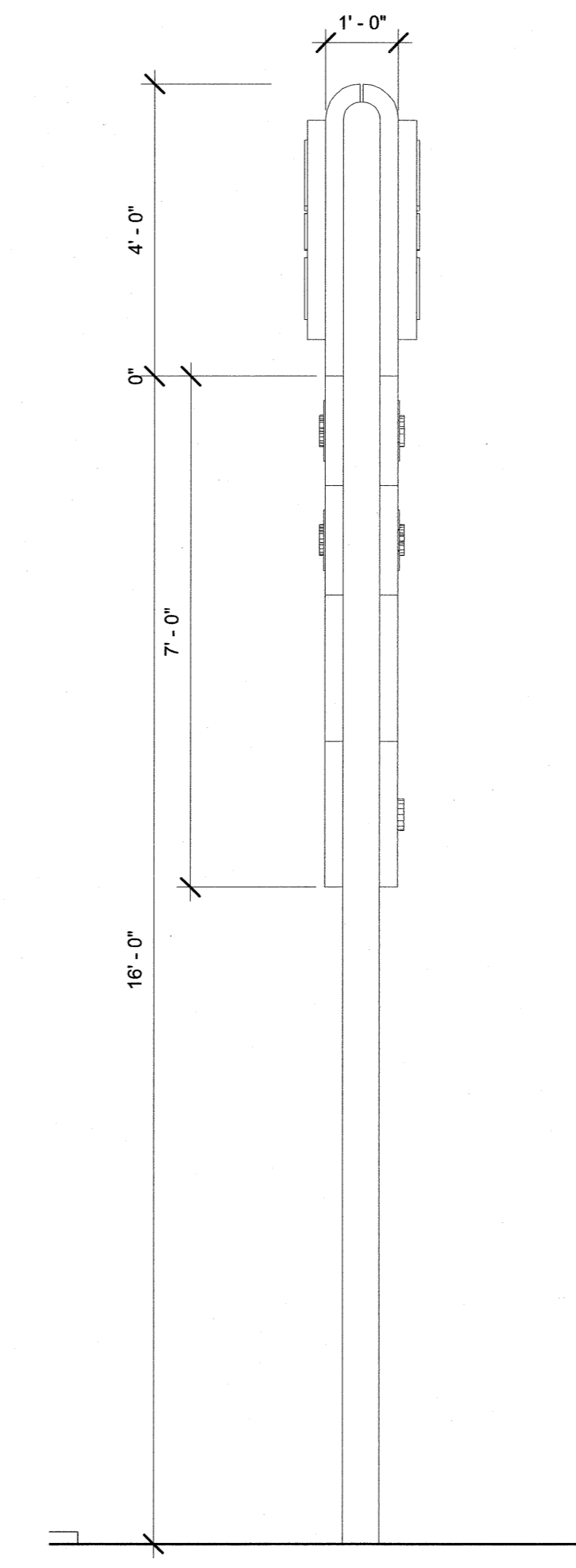
SIGN TYPE E - WALL SIGN
 AREA = 18 SF
 1/2" = 1'-0" **6**



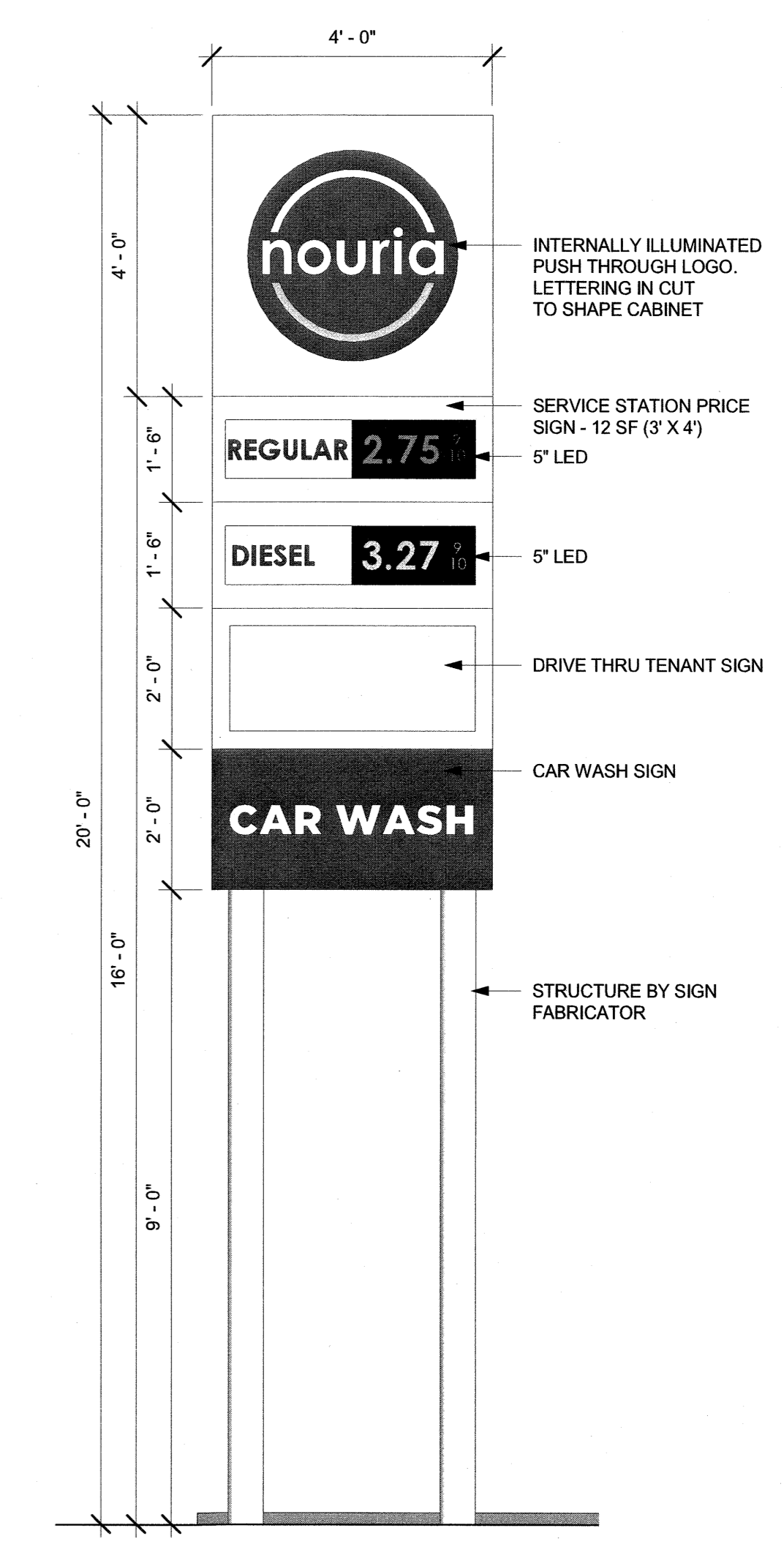
SIGN TYPE C - WALL SIGN
 AREA = 30 SF
 1/2" = 1'-0" **5**



SIGN TYPE B - CANOPY LOGO
 AREA = 16 SF
 1/2" = 1'-0" **4**

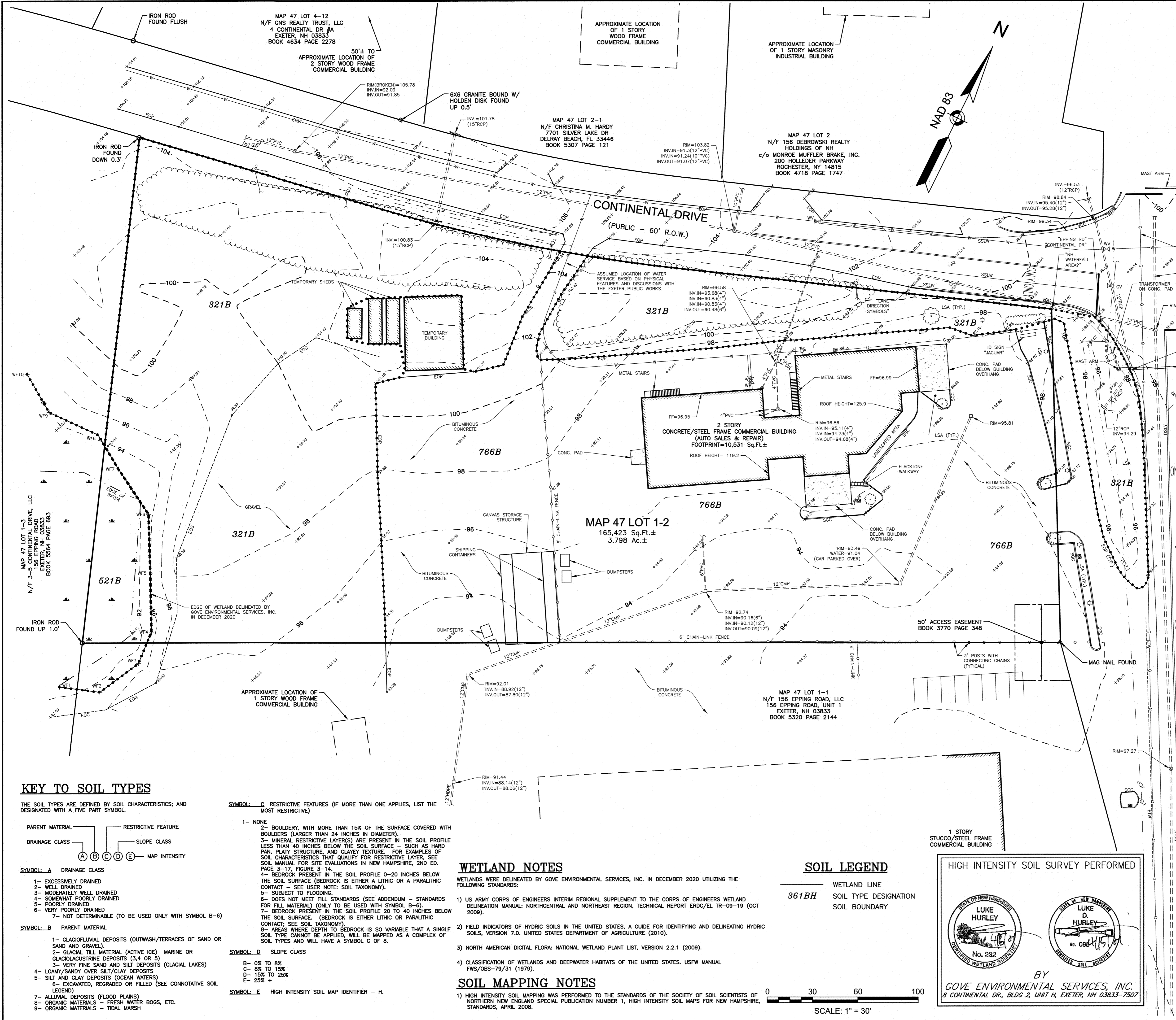
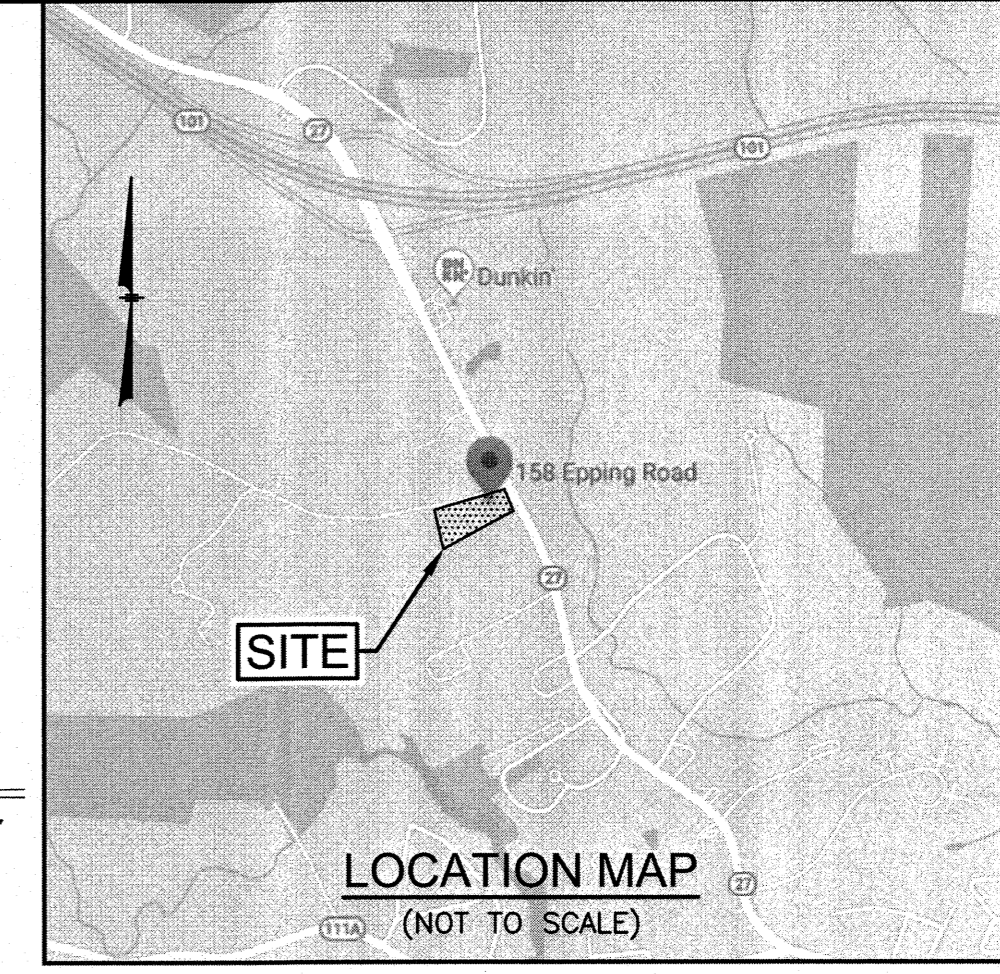


FREESTANDING SIDE VIEW
 1/2" = 1'-0" **2**



SIGN TYPE A - FREESTANDING SIGN
 1/2" = 1'-0" **1**

PROPOSED RETAIL MOTOR FUEL OUTLET
158 EPPING ROAD (ROUTE 27)
EXETER, NH 03833



GAS LINES, WATER LINES, SEWER LINES ALONG EPPING ROAD WERE COMPILED FROM RECORD PLAN BY JONES & BEACH ENGINEERS AND SUPPLEMENTED WITH THE TOWN OF EXETER GIS DATA

MAP 47 LOT 9
N/F CKT ASSOCIATES,
158 SHATTUCK WAY
NEWINGTON, NH 03801
BOOK 3231 PAGE 722

EPPING ROAD - ROUTE 27
(PUBLIC - VARIABLE WIDTH)

LEGEND

- SGC SLOPED GRANITE CURB
- VGC VERTICAL GRANITE CURB
- DSLW DOUBLE SOLID LINE YELLOW
- SSLW SINGLE SOLID LINE WHITE
- SDLW SINGLE DASHED LINE WHITE
- G GAS LINE
- W WATER LINE
- MG METAL GUARDRAIL
- CLF CHAIN LINK FENCE
- SF STOCKADE FENCE
- 100 CONTOUR ELEVATION
- TREE TREE
- UP UTILITY POLE
- GW GUY WIRE
- OW OVERHEAD WIRE
- TL TREELINE
- SIGN SIGN
- DM DRAIN MANHOLE
- CB CATCH BASIN
- RD ROOF DRAIN
- SM SEWER MANHOLE
- GV GAS VALVE
- WV WATER VALVE
- WS WATER SHUT OFF
- GM GAS METER
- LP LIGHT POLE
- WF WATER FEATURE
- DL DITCH LINE
- ETW EDGE OF TRAVELED WAY
- EOG EDGE OF GRAVEL
- EOP EDGE OF PAVEMENT
- LSA LANDSCAPED AREA
- SP SPOT ELEVATION

KEY TO SOIL TYPES

THE SOIL TYPES ARE DEFINED BY SOIL CHARACTERISTICS, AND DESIGNATED WITH A FIVE PART SYMBOL.

SYMBOL: A DRAINAGE CLASS

- 1- EXCESSIVELY DRAINED
- 2- WELL DRAINED
- 3- MODERATELY WELL DRAINED
- 4- SOMEWHAT POORLY DRAINED
- 5- POORLY DRAINED
- 6- VERY POORLY DRAINED
- 7- NOT DETERMINABLE (TO BE USED ONLY WITH SYMBOL B-6)

SYMBOL: B PARENT MATERIAL

- 1- GLACIOFLUVIAL DEPOSITS (OUTWASH/TERRACES OF SAND OR SAND AND GRAVEL).
- 2- GLACIAL TILL MATERIAL (ACTIVE ICE) MARINE OR GLACIOFLUVIAL DEPOSITS (3,4 OR 5)
- 3- VERY FINE SAND AND SILT DEPOSITS (GLACIAL LAKES)
- 4- LOAMY/SANDY OVER SILT/CLAY DEPOSITS
- 5- SILT AND CLAY DEPOSITS (OCEAN WATERS)
- 6- EXCAVATED, REGRADED OR FILLED (SEE CONNOTATIVE SOIL LEGEND)
- 7- ALLUVIAL DEPOSITS (FLOOD PLAINS)
- 8- ORGANIC MATERIALS - FRESH WATER BOGS, ETC.
- 9- ORGANIC MATERIALS - TIDAL MARSH

SYMBOL: C RESTRICTIVE FEATURES (IF MORE THAN ONE APPLIES, LIST THE MOST RESTRICTIVE)

- 1- NONE
- 2- BOULDERY, WITH MORE THAN 15% OF THE SURFACE COVERED WITH BOULDERS (LARGER THAN 24 INCHES IN DIAMETER).
- 3- MINERAL RESTRICTIVE LAYER(S) ARE PRESENT IN THE SOIL PROFILE LESS THAN 40 INCHES BELOW THE SOIL SURFACE - SUCH AS HARD PAN, PLATY STRUCTURE, AND CLAYEY TEXTURE. FOR EXAMPLES OF SOIL CHARACTERISTICS THAT QUALIFY FOR RESTRICTIVE LAYER, SEE SOIL MANUAL FOR SITE EVALUATIONS IN NEW HAMPSHIRE, 2ND ED. PAGE 3-17, FIGURE 3-14.
- 4- BEDROCK PRESENT IN THE SOIL PROFILE 0-20 INCHES BELOW THE SOIL SURFACE (BEDROCK IS EITHER A LITHIC OR PARALITHIC CONTACT; SEE SOIL TAXONOMY).
- 5- SUBJECT TO FLOODING.
- 6- DOES NOT MEET FILL STANDARDS (SEE ADDENDUM - STANDARDS FOR FILL MATERIAL) (ONLY TO BE USED WITH SYMBOL B-6).
- 7- BEDROCK PRESENT IN THE SOIL PROFILE 20 TO 40 INCHES BELOW THE SOIL SURFACE. (BEDROCK IS EITHER LITHIC OR PARALITHIC CONTACT; SEE SOIL TAXONOMY).
- 8- AREAS WHERE DEPTH TO BEDROCK IS SO VARIABLE THAT A SINGLE SOIL TYPE CANNOT BE APPLIED, WILL BE MAPPED AS A COMPLEX OF SOIL TYPES AND WILL HAVE A SYMBOL C OF 8.

SYMBOL: D SLOPE CLASS

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

SYMBOL: E HIGH INTENSITY SOIL MAP IDENTIFIER - H.

WETLAND NOTES

WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. IN DECEMBER 2020 UTILIZING THE FOLLOWING STANDARDS:

- 1) US ARMY CORPS OF ENGINEERS INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTH-EAST REGION, TECHNICAL REPORT ERC/EL TR-09-19 (OCT 2009).
- 2) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
- 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.2.1 (2009).
- 4) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1979).

SOIL LEGEND

361BH WETLAND LINE
SOIL TYPE DESIGNATION
SOIL BOUNDARY

SOIL MAPPING NOTES

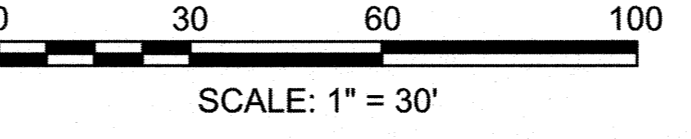
1) HIGH INTENSITY SOIL MAPPING WAS PERFORMED TO THE STANDARDS OF THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND SPECIAL PUBLICATION NUMBER 1, HIGH INTENSITY SOIL MAPS FOR NEW HAMPSHIRE, STANDARDS, APRIL 2008.

HIGH INTENSITY SOIL SURVEY PERFORMED

STATE OF NEW HAMPSHIRE
LUKE HURLEY
No. 232
REGISTERED WETLAND SCIENTIST

STATE OF NEW HAMPSHIRE
LUKE D. HURLEY
No. 0984157
REGISTERED SOIL SCIENTIST

BY
GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DR., BLDG 2, UNIT 4, EXETER, NH 03833-7507



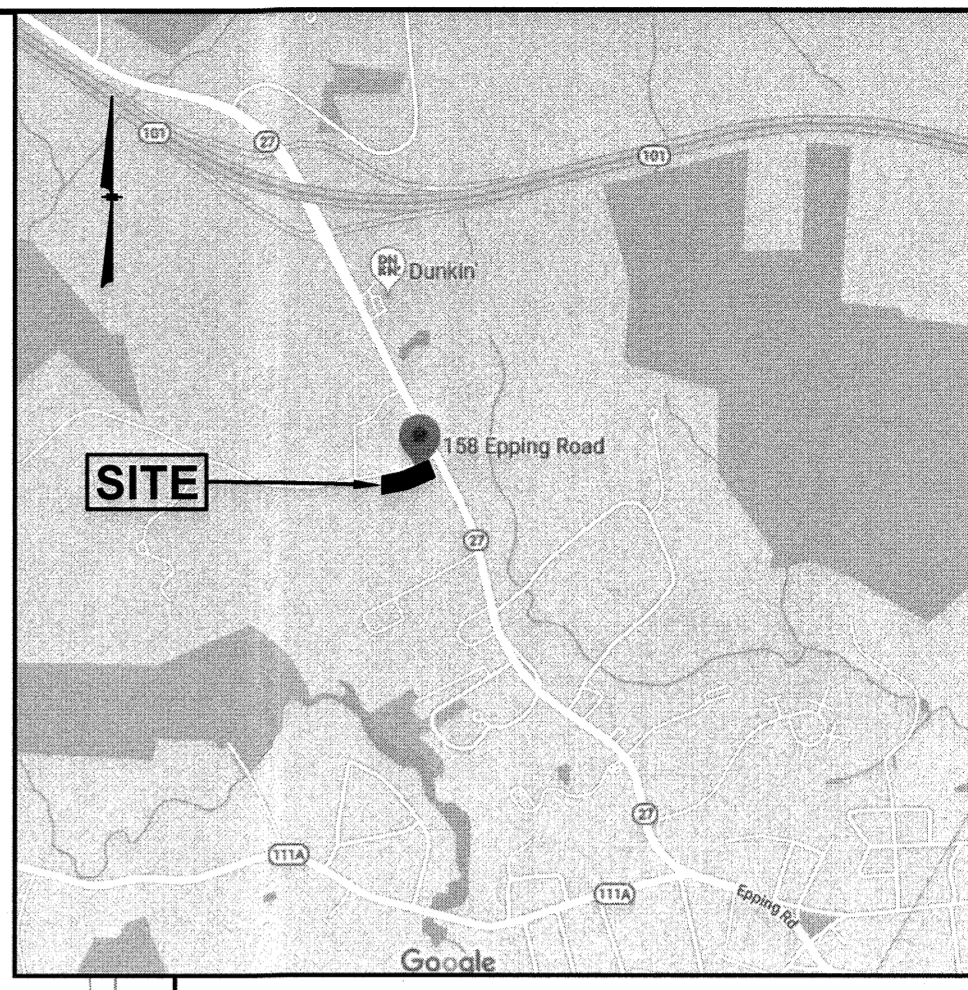
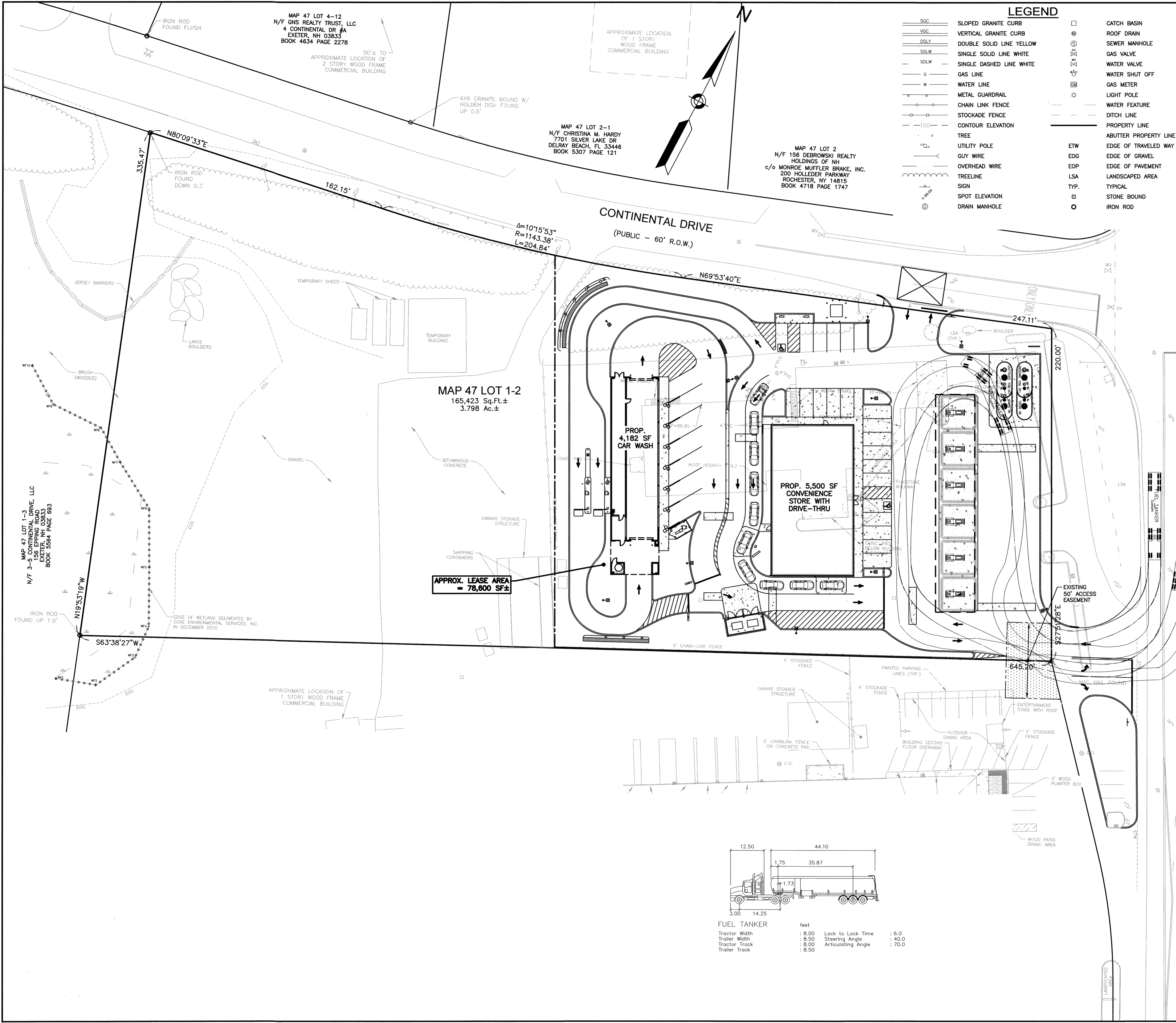
REVISIONS

NO.	REVISION	DATE

APRIL 20, 2021
DRAWN/DESIGN BY: DPD/JAC
CHECKED BY: JAC

HIGH INTENSITY SOIL SURVEY PLAN

SCALE: 1"=30'
PROJECT NO. NEX-2020283
1 OF 1



LOCATION MAP
(NOT TO SCALE)

MAP 47 LOT 9
N/F CKT ASSOCIATES,
158 SHATTUCK WAY
NEWINGTON, NH 03801
BOOK 3231 PAGE 722

EPPING ROAD - ROUTE 27
(PUBLIC - VARIABLE WIDTH)

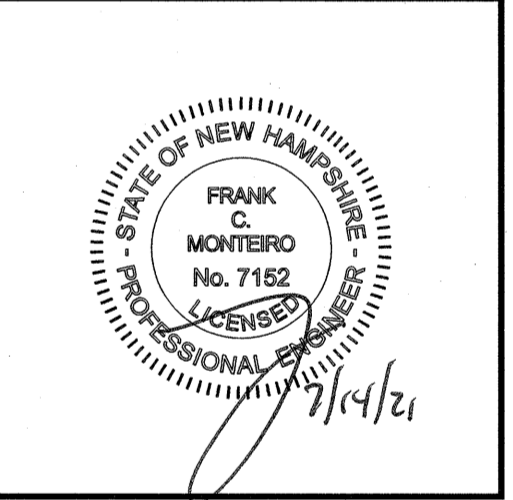
LEGEND

- SBC SLOPED GRANITE CURB
- VSG VERTICAL GRANITE CURB
- DSLY DOUBLE SOLID LINE YELLOW
- SSLW SINGLE SOLID LINE WHITE
- SDLW SINGLE DASHED LINE WHITE
- G GAS LINE
- W WATER LINE
- M METAL GUARDRAIL
- CLF CHAIN LINK FENCE
- SF STOCKADE FENCE
- 100 CONTOUR ELEVATION
- T TREE
- UP UTILITY POLE
- GW GUY WIRE
- OW OVERHEAD WIRE
- TR TREELINE
- S SIGN
- SP SPOT ELEVATION
- DM DRAIN MANHOLE
- CATCH BASIN
- ROOF DRAIN
- SEWER MANHOLE
- GV GAS VALVE
- WV WATER VALVE
- WS WATER SHUT OFF
- GM GAS METER
- LP LIGHT POLE
- WF WATER FEATURE
- DL DITCH LINE
- PL PROPERTY LINE
- APL ABUTTER PROPERTY LINE
- ETW EDGE OF TRAVELED WAY
- EOG EDGE OF GRAVEL
- EOP EDGE OF PAVEMENT
- LSA LANDSCAPED AREA
- TYP TYPICAL
- SB STONE BOUND
- IR IRON ROD

GPI Engineering Design Planning Construction Management
 603-893-0729 GPINET.COM
 Greenman-Pedersen, Inc.
 44 Stiles Road, Suite One
 Salem, NH 03079

PREPARED FOR
NOURIA ENERGY CORPORATION
 326 CLARK STREET
 WORCESTER, MA 01606

PROPOSED RETAIL MOTOR FUEL OUTLET
158 EPPING ROAD (ROUTE 27)
EXETER, NH 03833

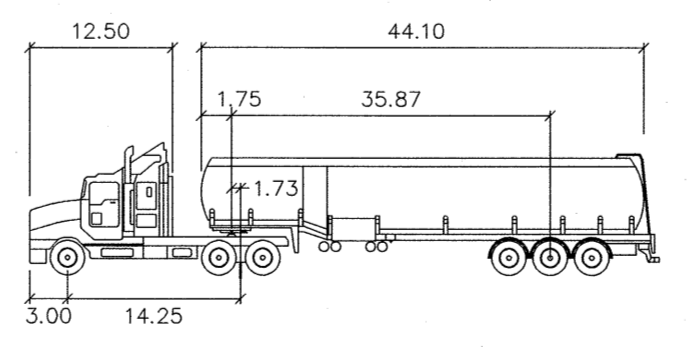


REVISIONS		
NO.	REVISION	DATE

1	MISC. REVISIONS	7/12/21
NO.	REVISION	DATE
APRIL 20, 2021		
	DRAWN/DESIGN BY	CHECKED BY
	CCC/CMT	FCM

TRUCK TURN PLAN (TANKER)

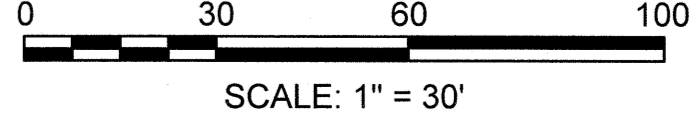
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 PROJECT NO. NEX-2020283



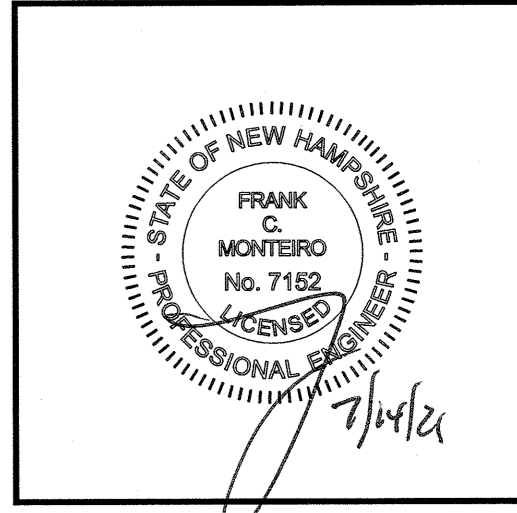
FUEL TANKER

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 40.0
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

OWNER OF RECORD:
 158 EPPING ROAD, LLC
 156 EPPING ROAD
 EXETER, NH 03833
 BOOK 5631 PAGE 120



**PROPOSED RETAIL MOTOR FUEL OUTLET
158 EPPING ROAD (ROUTE 27)
EXETER, NH 03833**



REVISIONS

NO.	REVISION	DATE

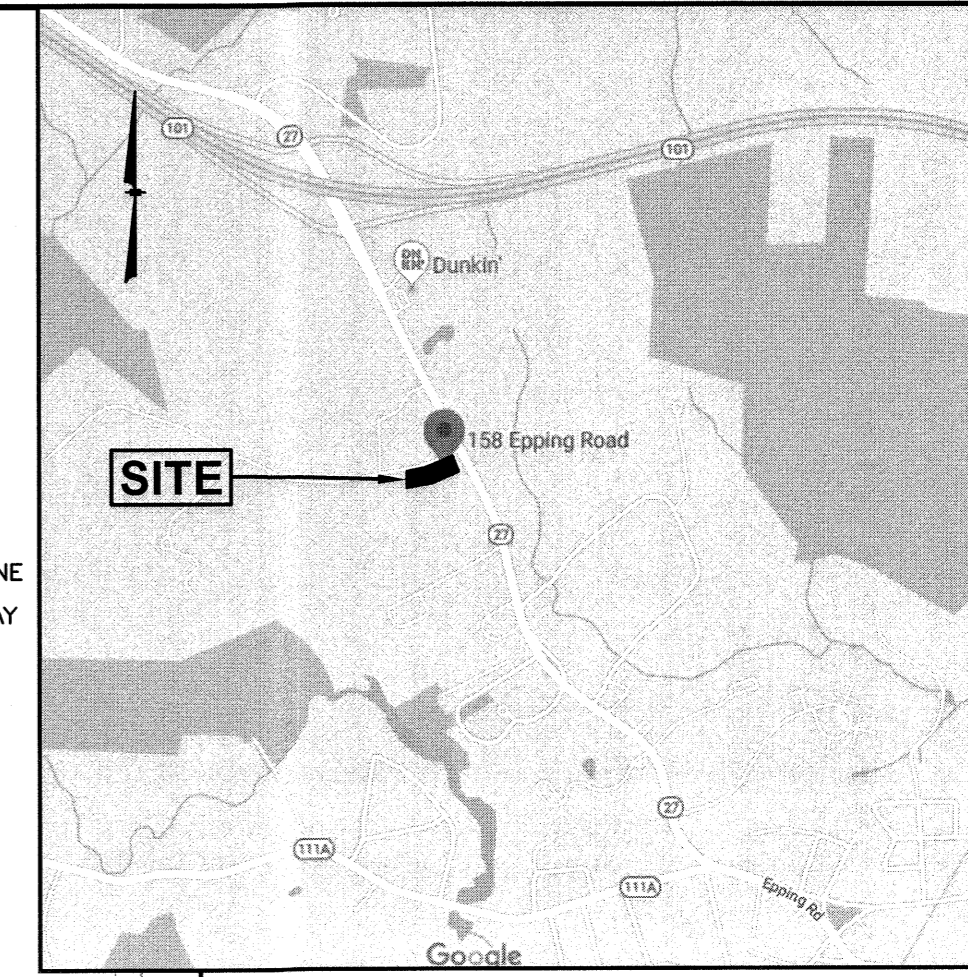
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TRUCK TURN PLAN (FIRE)

SCALE: 1" = 30'

PROJECT NO.
NEX-2020283

1 OF 1



LOCATION MAP
(NOT TO SCALE)

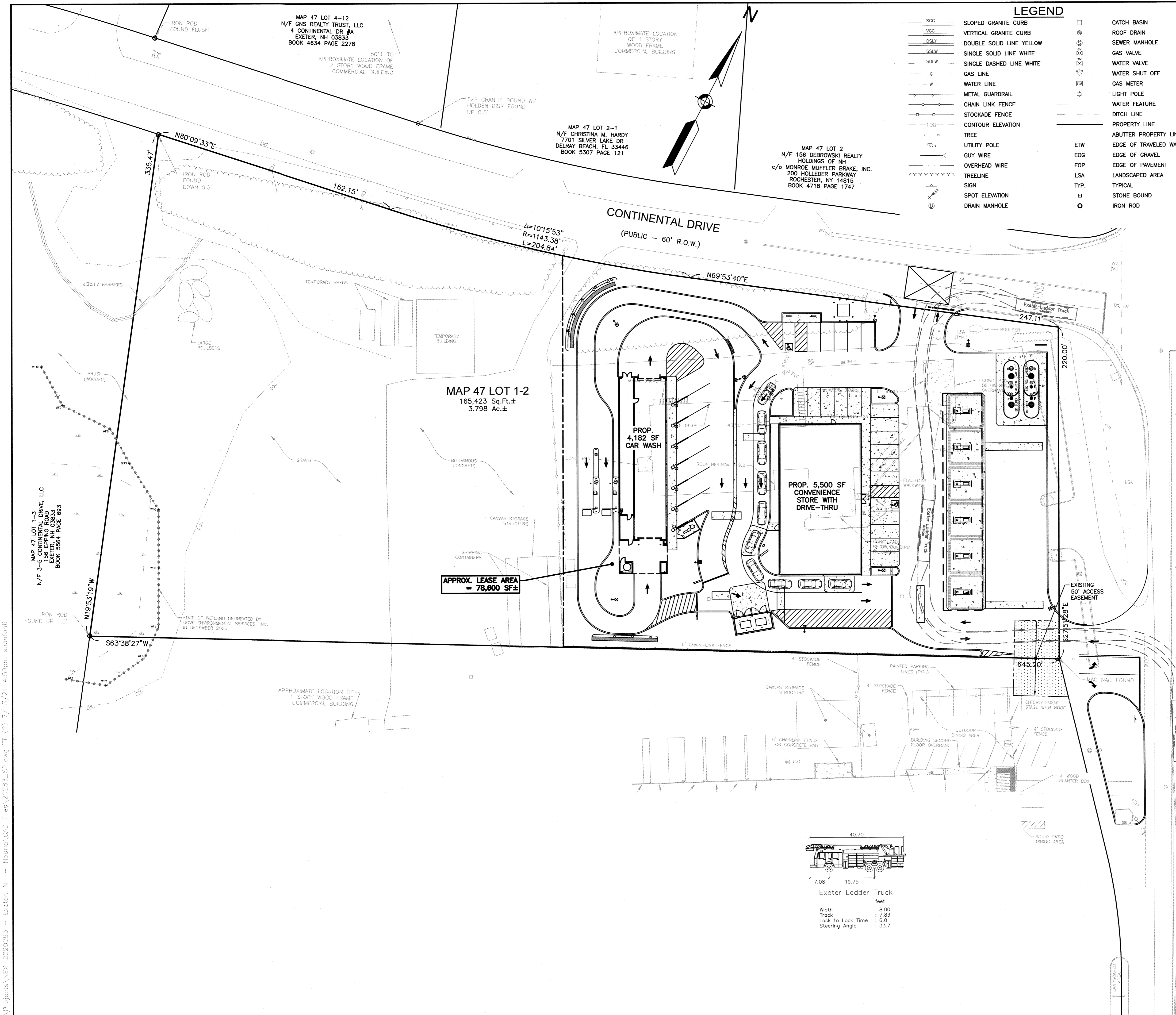
MAP 47 LOT 9
N/F CKT ASSOCIATES,
158 SHATTUCK WAY
NEWINGTON, NH 03801
BOOK 3231 PAGE 722

EPPING ROAD - ROUTE 27
(PUBLIC - VARIABLE WIDTH)

OWNER OF RECORD:
158 EPPING ROAD, LLC
156 EPPING ROAD
EXETER, NH 03833
BOOK 5631 PAGE 120

LEGEND

- SDG SLOPED GRANITE CURB
- VDC VERTICAL GRANITE CURB
- DSLJ DOUBLE SOLID LINE YELLOW
- SSLW SINGLE SOLID LINE WHITE
- SDDLW SINGLE DASHED LINE WHITE
- G GAS LINE
- W WATER LINE
- M METAL GUARDRAIL
- CLF CHAIN LINK FENCE
- SF STOCKADE FENCE
- 100 CONTOUR ELEVATION
- TREE
- UTP UTILITY POLE
- GUY GUY WIRE
- OW OVERHEAD WIRE
- TL TREELINE
- SP SPOT ELEVATION
- DM DRAIN MANHOLE
- CATCH BASIN
- ROOF DRAIN
- SEWER MANHOLE
- GAS VALVE
- WATER VALVE
- WATER SHUT OFF
- GAS METER
- LIGHT POLE
- WATER FEATURE
- DITCH LINE
- PROPERTY LINE
- ABUTTER PROPERTY LINE
- EDGE OF TRAVELED WAY
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- LSA LANDSCAPED AREA
- TYP. TYPICAL
- STB STONE BOUND
- IRI IRON ROD



F:\Projects\NEX-2020283 - Exeter, NH - Nouria\CAD Files\20283_SP.dwg TT (2) 7/13/21 4:59pm sbonfonti

MAP 47 LQT 1-2
165,423 Sq.Ft.
3,798 Ac.±

CONTINENTAL DRIVE

PEPPER ROAD - ROUTE 27

THIS SITE IS LOCATED IN A REGION WHERE
LIGHTING IS REGULATED BY LOCAL ORDINANCES

NOTE:
- ALL AREA LIGHTS ON NEW 15 FT. POLE MOUNTED ON 2 FT. CONCRETE BASE

LUM. NO.	LABEL	MTG. HT.
1	A3	17
2	A3	17
3	A3	17
4	A3	17
5	A3	17
6	A3	17
7	A3	17
8	A3	17
9	A32	17
10	A4	17
11	C	15
12	C	15
13	C	15
14	C	15
15	C	15
16	C	15
17	C	15
18	C	15
19	C	15
20	C	15
21	C	15
22	C	15
23	C	15
24	C	15
25	C	15
26	C	15
27	C	15
28	C	15
29	C	15
30	C	15
31	C	15
32	C	15
33	C	15
34	C	15
35	W	12
36	W	12
37	W	12
38	W	12
39	W	12
40	W	12
41	W	12
42	W	12
43	W	12
44	W	12
45	W	12
46	W	12
47	W	12
48	W	12
49	W	12

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	4.28	21.6	0.8	5.35	27.00
UNDEFINED	0.36	9.5	0.0	N.A.	N.A.
UNDER CANOPY	50.86	67	29	1.75	2.31

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	8	A3	SINGLE	11175	1.030	B2-U0-G2	72	576	Cree Lighting	OSQ-ML-B-XX-XX + OSQM-B-11L-57K7-3M-UL-NM-XX
	1	A32	BACK-BACK	11175	1.030	B2-U0-G2	72	144	Cree Lighting	OSQ-ML-B-XX-XX + OSQM-B-11L-57K7-3M-UL-NM-XX
	1	A4	SINGLE	11174	1.030	B2-U0-G2	72	72	Cree Inc	OSQ-ML-B-XX-XX + OSQM-B-11L-57K7-4M-UL-NM-XX
	24	C	SINGLE	13251	1.030	B3-U0-G1	134	3216	CREE, INC.	CAN-304-SL-RS-06-E-UL-XX-700-57K
	15	W	SINGLE	4270	1.030	B1-U0-G1	31	465	Cree Inc	XSPW-B-WM-3ME-4L-57K-UL-XX

REDLEONARD
ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

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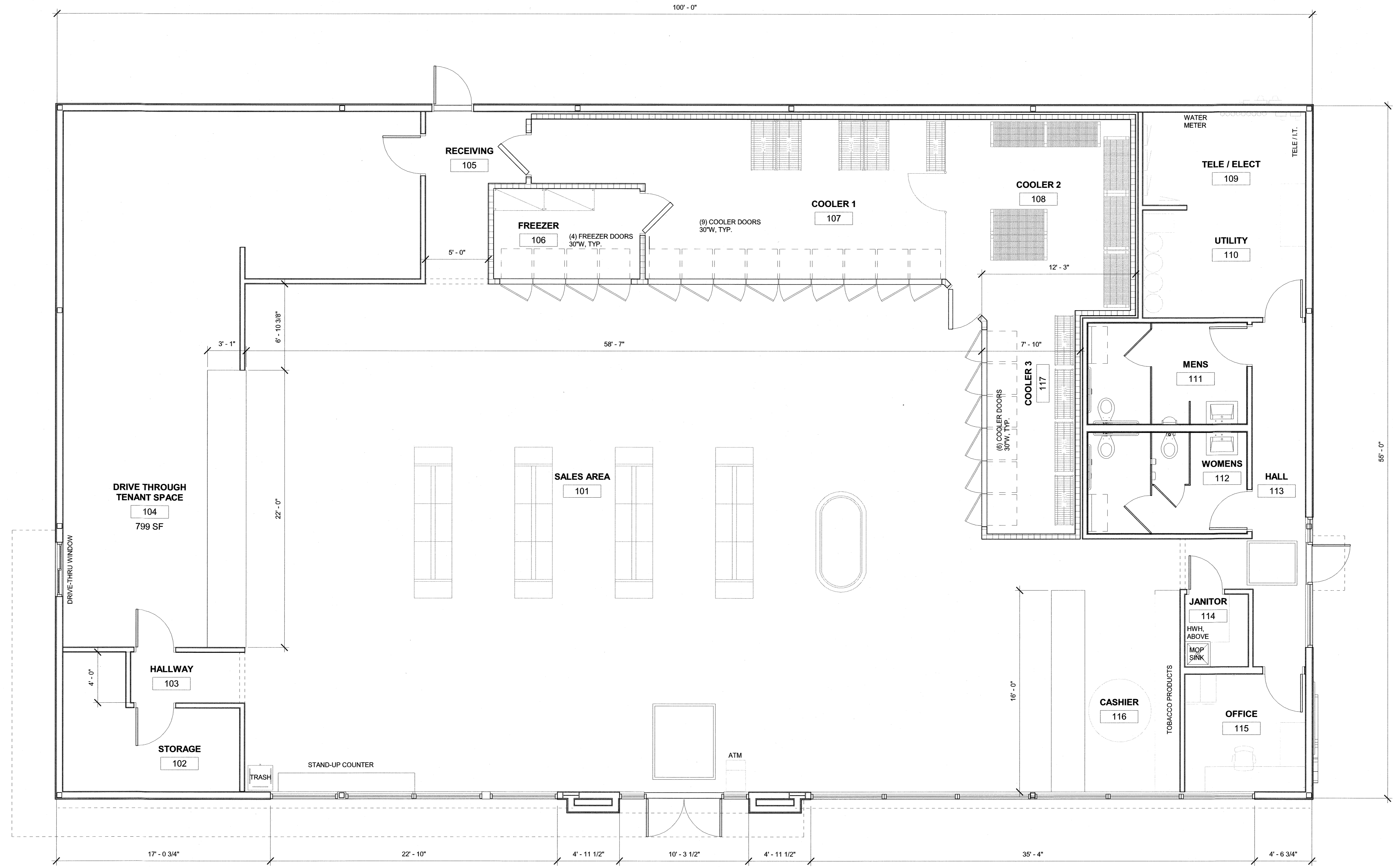
SCALE:
1" = 30'
DWG SIZE:
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LAYOUT BY:
JSG
DATE:
4/9/21

PROJECT NAME:
NOURIA ENERGY
EXTER, NH
DRAWING NUMBER:
RL-7312-S1



CONVENIENCE & FILLING STATION
 158 EPPING ROAD - ROUTE 27
 EXETER, NH 03833



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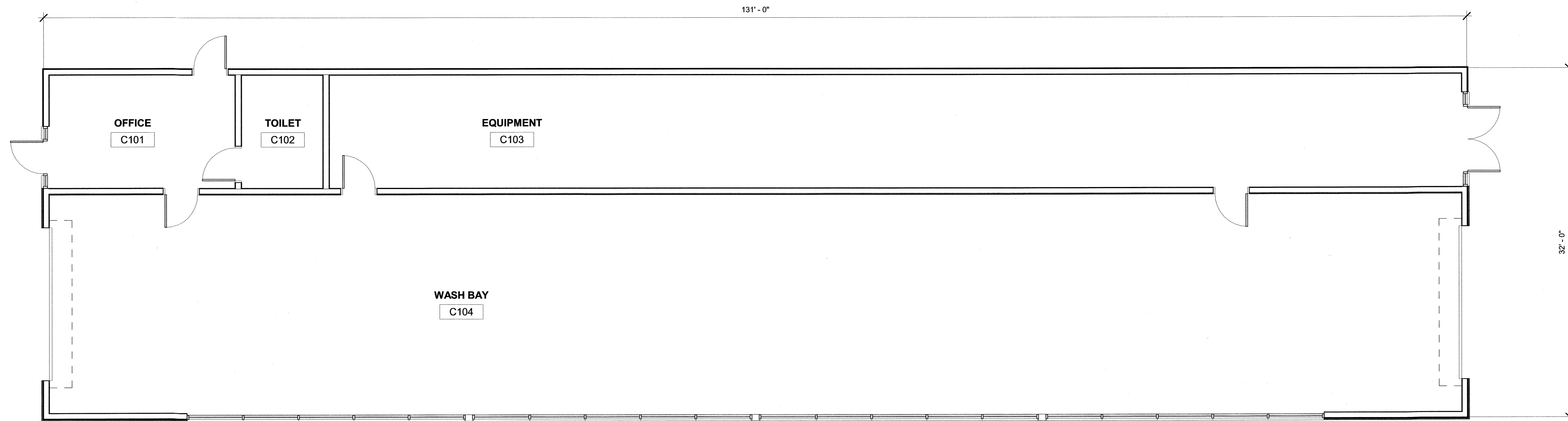
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C-STORE GROUND FLOOR PLAN

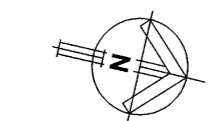
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CAR WASH FLOOR PLAN
3/16" = 1'-0" **1**



SCALE: 3/16" = 1'-0"
(at 24" x 36")

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architects | interior designers
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WORCESTER, MA 01606

CONSULTANT:

PROJECT:
CONVENIENCE & FILLING STATION
158 EPPING ROAD - ROUTE 27
EXETER, NH 03833

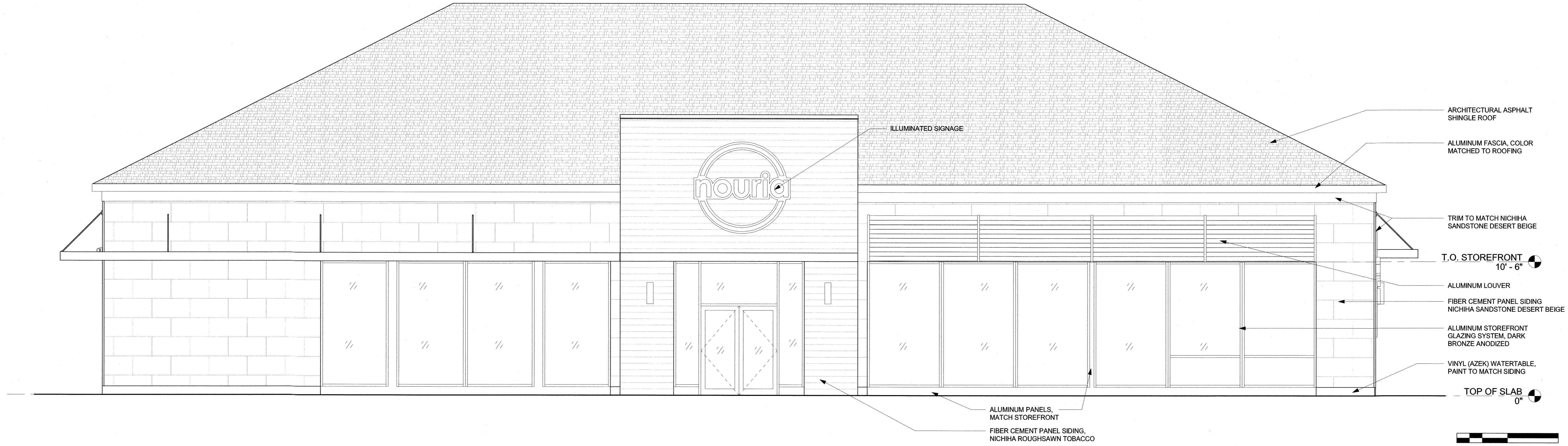
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DRAWING NAME:
CAR WASH FLOORPLAN

DRAWING NO.
A-102



EAST ELEVATION
 1/4" = 1'-0" **2**

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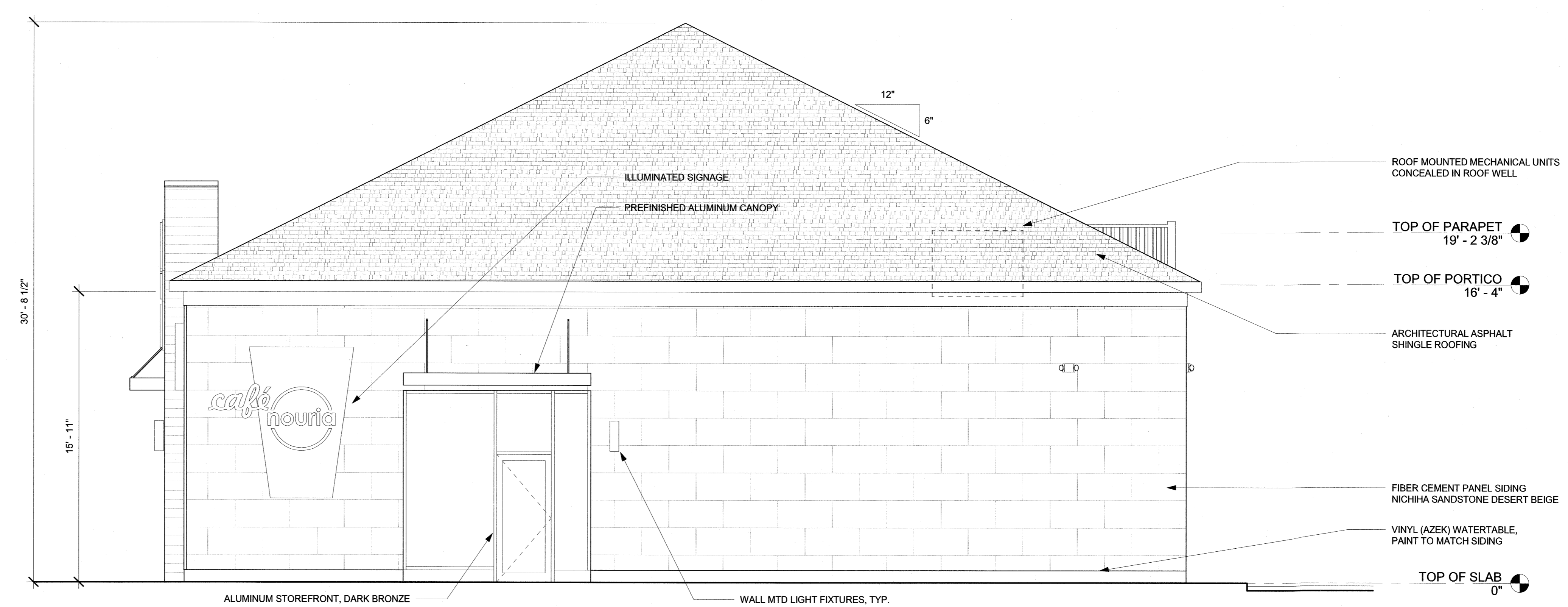
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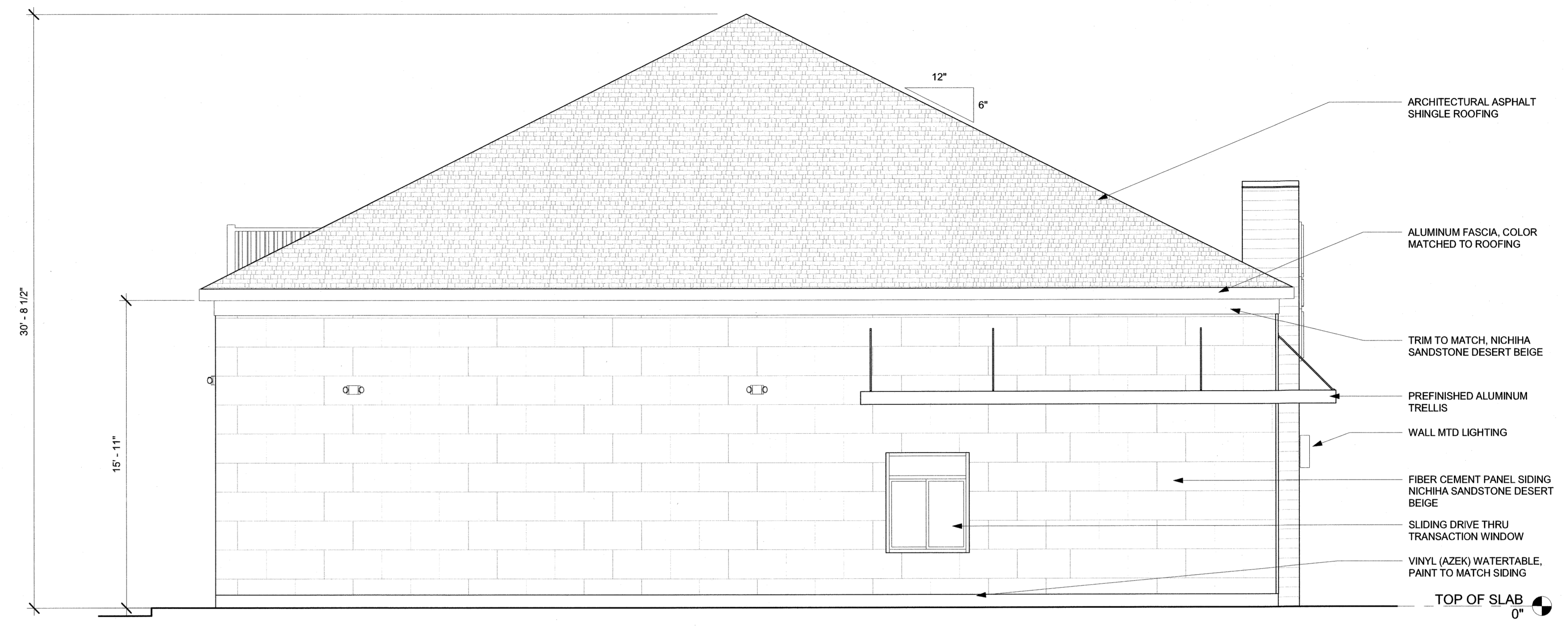
EXTERIOR ELEVATIONS

DRAWING NO. **A-201**



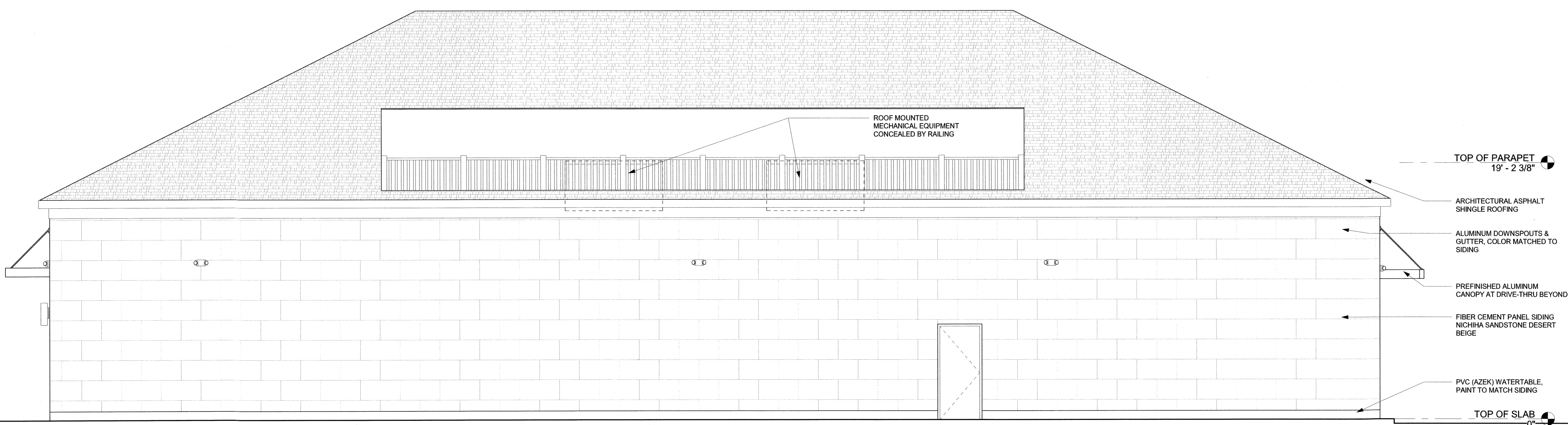
NORTH ELEVATION
 1/4" = 1'-0" **1**

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SOUTH ELEVATION
 1/4" = 1'-0"

2



WEST ELEVATION
 1/4" = 1'-0"

1

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EXTERIOR ELEVATIONS

DRAWING NO.
A-202

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NORTHEAST VIEW



SOUTHEAST VIEW

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EXETER, NH 03833

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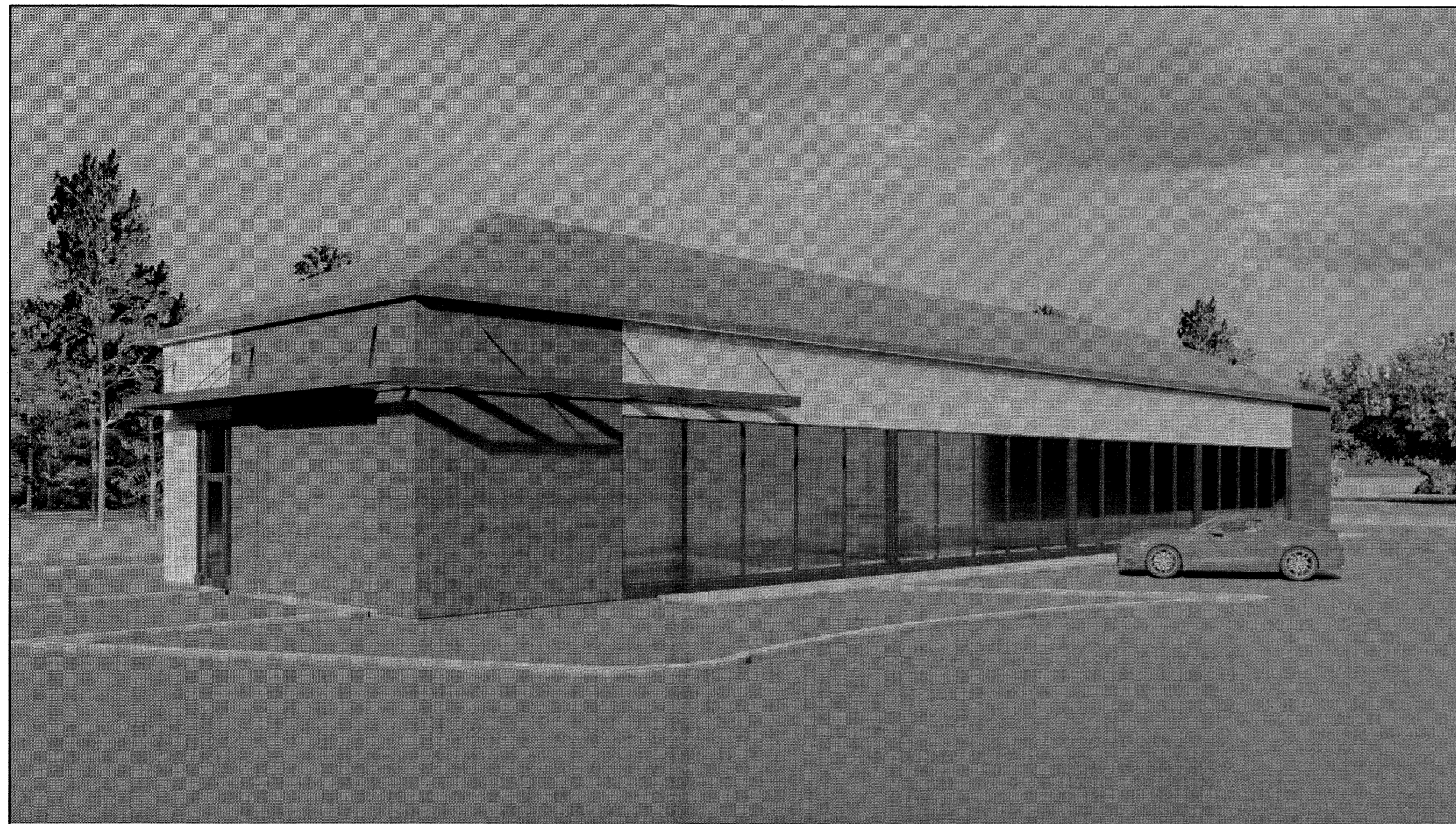
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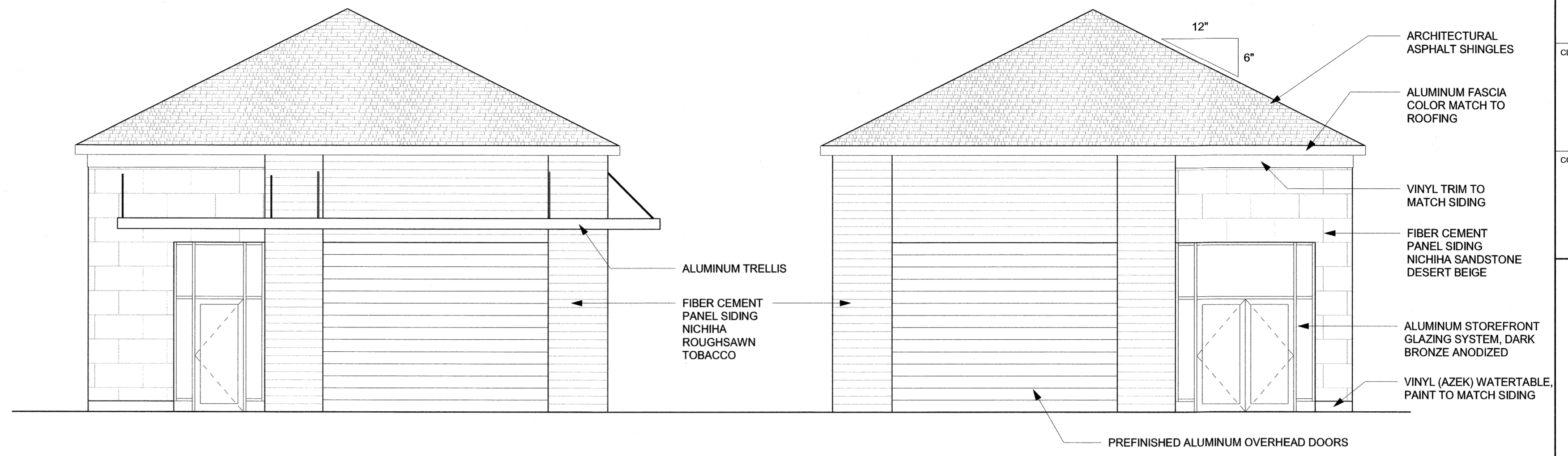
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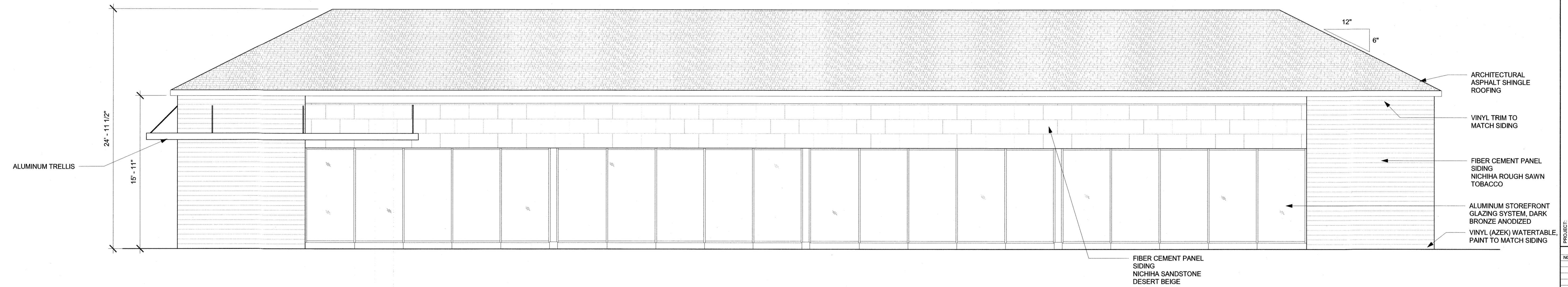


CARWASH FROM NORTHEAST

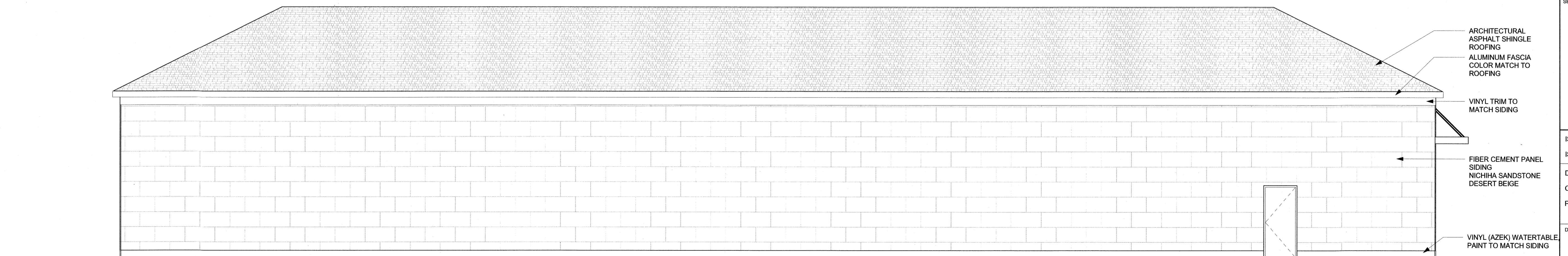


CAR WASH SOUTH
3/16" = 1'-0" 4

CAR WASH NORTH
3/16" = 1'-0" 1



CAR WASH EAST
3/16" = 1'-0" 2



CAR WASH WEST
3/16" = 1'-0" 3

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EXETER, NH 03833

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DRAWING NAME:
CAR WASH ELEVATIONS

DRAWING NO.
A-204



ARCHITECT:
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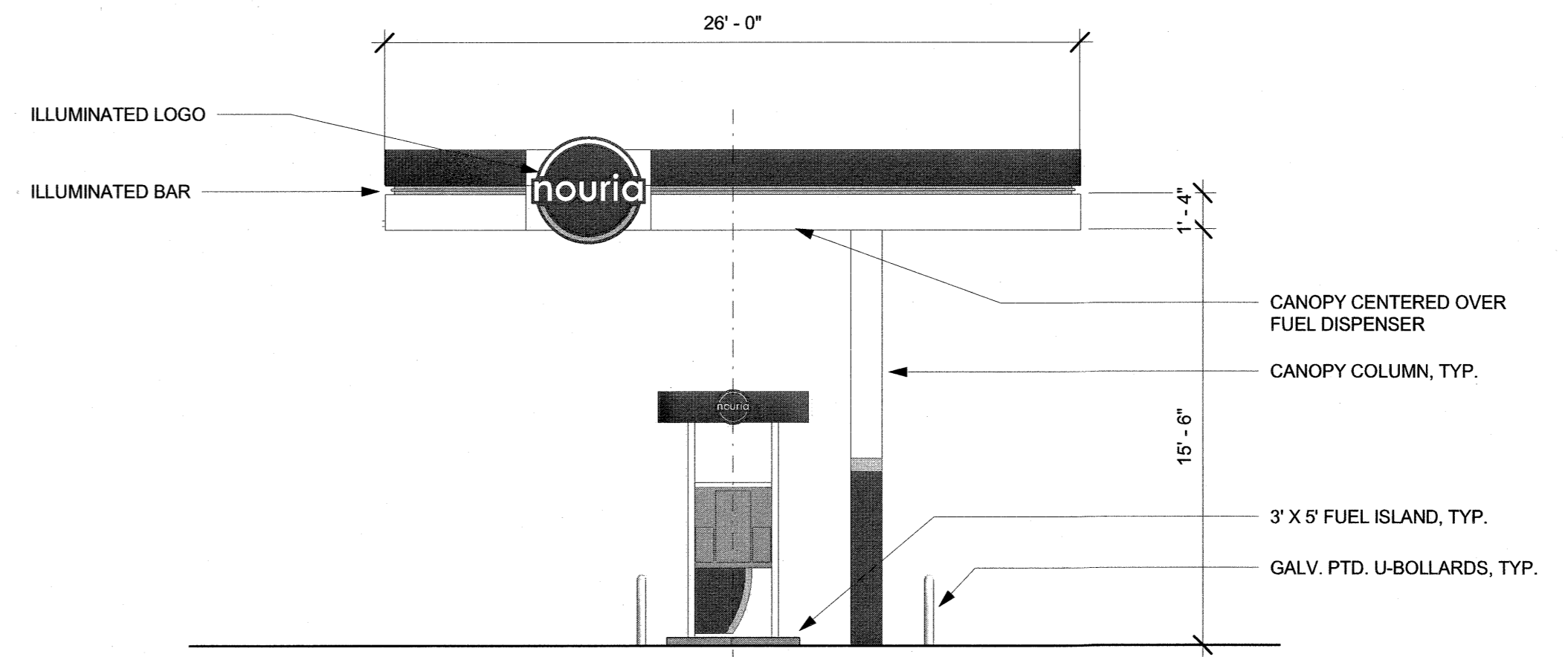
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CANOPY FROM EPPING ROAD



FUELING CANOPY NORTH
 3/16" = 1'-0" **2**

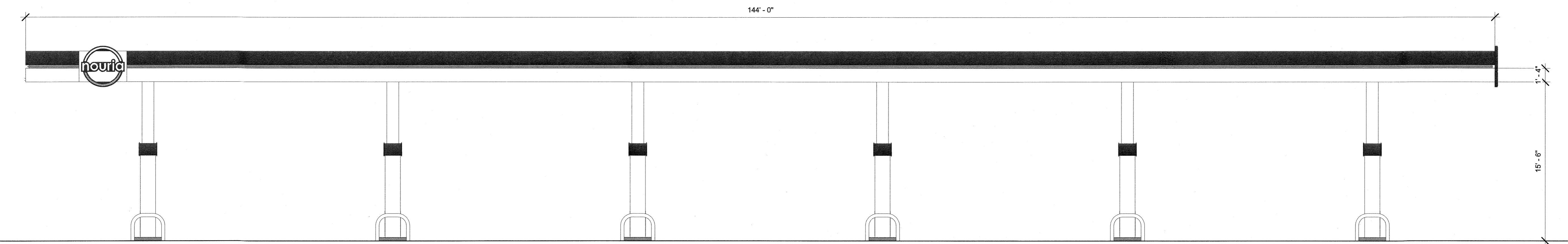
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DRAWING NAME:
FUELING CANOPY ELEVATIONS

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FUELING CANOPY EAST
 3/16" = 1'-0" **1**

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