

THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR INFILTRATION REQUIREMENTS BY THE NH DES ALTERATION OF TERRAIN BUREAU. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP.

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

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

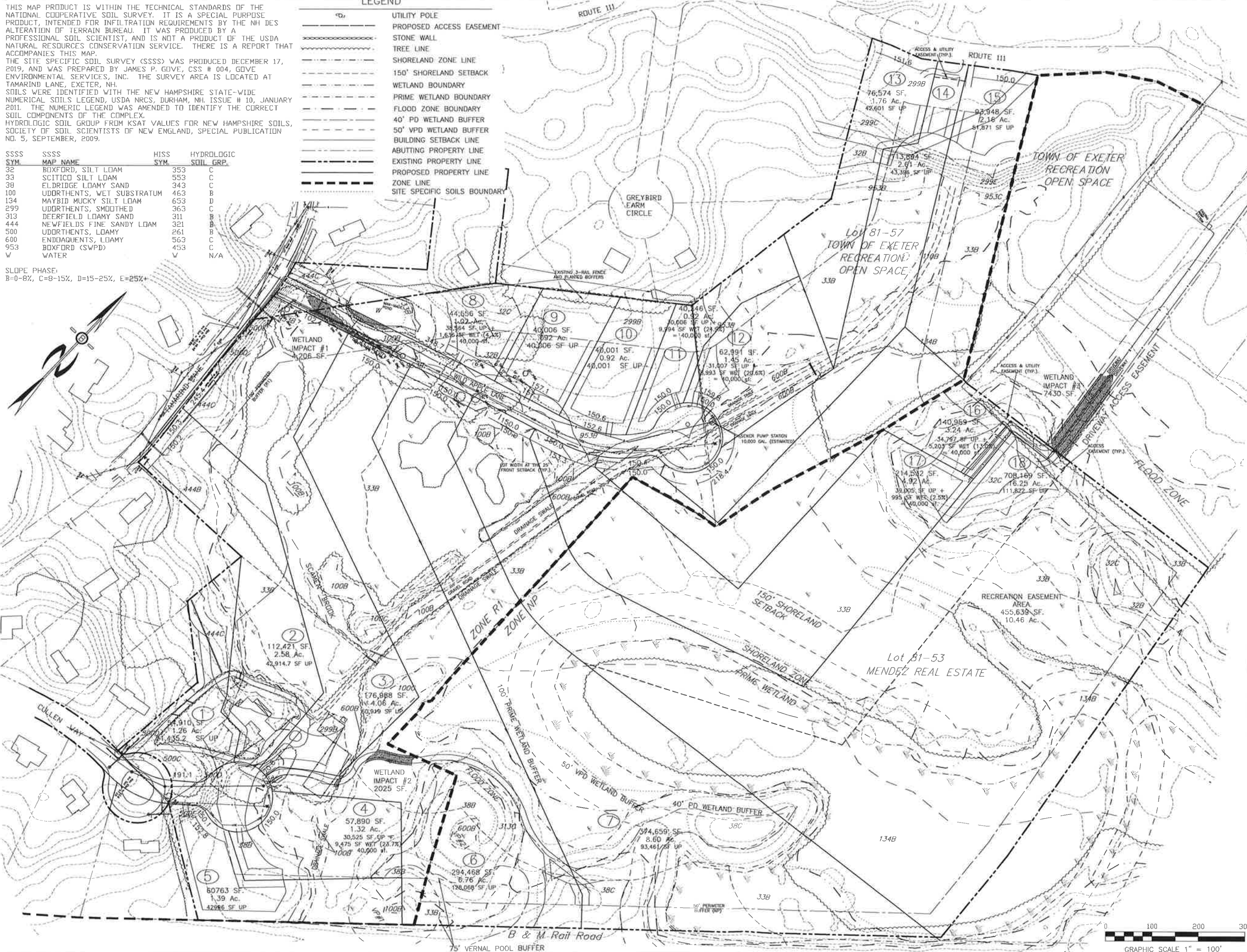
HYDROLOGIC SOIL GROUP FROM KSAI VALUES FOR NEW HAMPSHIRE SOILS, SOCIETY OF SOIL SCIENTISTS OF NEW ENGLAND, SPECIAL PUBLICATION NO. 5, SEPTEMBER, 2009.

| SSSS SYM | SSSS MAP NAME              | HISS SYM | HYDROLOGIC SOIL GRP. |
|----------|----------------------------|----------|----------------------|
| 32       | BOXFORD, SILT LOAM         | 353      | C                    |
| 33       | SCITICO SILT LOAM          | 553      | C                    |
| 38       | ELDRIDGE LOAMY SAND        | 343      | C                    |
| 100      | UDORTHENTS, WET SUBSTRATUM | 463      | B                    |
| 134      | MAYBID MUCKY SILT LOAM     | 653      | D                    |
| 299      | UDORTHENTS, SMOOTHED       | 363      | C                    |
| 313      | DEERFIELD LOAMY SAND       | 311      | B                    |
| 444      | NEWFIELDS FINE SANDY LOAM  | 321      | B                    |
| 500      | UDORTHENTS, LOAMY          | 261      | B                    |
| 600      | ENDOQUENTS, LOAMY          | 563      | C                    |
| 953      | BOXFORD (SWPD)             | 453      | C                    |
| W        | WATER                      | W        | N/A                  |

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

**LEGEND**

- UTILITY POLE
- PROPOSED ACCESS EASEMENT
- STONE WALL
- TREE LINE
- SHORELAND ZONE LINE
- 150' SHORELAND SETBACK
- WETLAND BOUNDARY
- PRIME WETLAND BOUNDARY
- FLOOD ZONE BOUNDARY
- 40' PD WETLAND BUFFER
- 50' VPD WETLAND BUFFER
- BUILDING SETBACK LINE
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ZONE LINE
- SITE SPECIFIC SOILS BOUNDARY



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

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

**ZONING REQUIREMENTS**

| ZONE | LOT SIZE  | MIN. FRONTAL | MIN. DEPTH | LOT WIDTH | MAX. HEIGHT | BUILD. SETBACKS: | FRONT | SIDE | REAR | PERIMETER BUFFER | WET PD & VPD | RECREATION AREA |
|------|-----------|--------------|------------|-----------|-------------|------------------|-------|------|------|------------------|--------------|-----------------|
| R1   | 40,000 SF | 150'         | 150'       | 150'      | 35'         | FRONT            | 25'   | 15'  | 25'  | 100'             | 75'          | 10%             |
| NP   |           |              |            |           |             | REAR             | 25'   | 15'  | 25'  | 100'             | 75'          | 10%             |

WETLANDS BUFFER:  
40' POORLY DRAINED NO-CUT, NO DISTURBANCE BUFFER  
50' VERY POORLY DRAINED NO-CUT, NO DISTURBANCE BUFFER  
WETLANDS CONSERVATION OVERLAY DISTRICT  
SHORELAND PROTECTION OVERLAY DISTRICT  
LOT AREA PER ARTICLE 9.1.9; 50% UPLAND, 50% WETLAND, 0% OPEN WATER.

TOTAL ACREAGE NOTES: YIELD PLAN - PARCEL 81-57 INCLUDED PER TOWN AGREEMENT DATED AUG. 4, 1991.

LAND AREAS:  
TOTAL AREA = 63.83 AC  
UPLAND AREA = 23.60 AC  
WETLAND AREA = 40.23 AC  
VPD SOIL = 10.76 AC  
PD SOIL = 29.47 AC

TOTAL ESTIMATED WETLAND IMPACT 13,661 SF

NET TRACT AREA CALCULATION:  
TOTAL TRACT AREA = 63.83x10% = 57.45 AC  
LESS VPD = 10.76 AC  
LESS 75% PD = .75x29.47 AC = 22.10 AC  
NET TRACT AREA = 24.59 AC  
30% OPEN-SPACE REQUIRED = 7.38 AC

PUBLIC OPEN-SPACE CALCULATION:  
32.39 AC + 9.38 AC PREVIOUSLY DEEDED TO THE TOWN "BRICKYARD PARK" = 41.77 AC = 65% OF 63.83 AC.

YIELD PLAN DENSITY CALCULATIONS:  
17 LOTS COMPLYING WITH ALL R-1 ZONING REQUIREMENTS + 10% (1 LOT) DENSITY BONUS FOR DEEDING TO TOWN OVER 50% OF PARCEL FOR CONSERVATION OPEN SPACE. SEE CONSERVATION COMMISSION VOTE OF 11-12-19. TOTAL YIELD = 17 + 1 = 18 LOTS

REC. AREA NOTES: YIELD PLAN - PER ARTICLE 9.6.3, REC/PARK = 10% OF TOTAL TRACT AREA. 73.8 AC, ORIGINAL MUTRIE PARCEL (PHASES 1, 2 & 3) + 30.76 AC. MENDES TRUST PARCEL = 104.45x10 = 10.46 AC.

ALLOWED DRIVES OFF KINGSTON ROAD CALCULATED PER STATE STATUTE AND DRIVEWAY REGULATIONS, ACCESS PER PLAN RC70: C-1746 "PLAN OF LAND IN EXETER, NH DATED MAR 28, 1970 BY MATT HAUTALA, IN ACCORDANCE WITH NHDOT DRIVEWAY POLICY #8, PARCEL "A" = 2-DRIVES; PARCEL "B" = 3-DRIVES (SEE REFERENCED PLAN). PHASE 3 OF THIS OVERALL DEVELOPMENT, THERE ARE 2-REMAINING CURB CUTS FOR PARCEL "A".

NOTE: EXETER GREEN COVENANTS ALLOW DEVELOPER TO ADD LOTS TO THE PREVIOUSLY APPROVED SUBDIVISION.

ON JANUARY 21, 2020 THE EXETER ZBA GRANTED A SPECIAL EXCEPTION TO PER ARTICLE 4, SECTION 4.2 SCHEDULE I; PERMITTED USES AND ARTICLE 5, SECTION 5.2 TO PERMIT RESIDENTIAL USE OF A 30.76-ACRE PARCEL LOCATED WITHIN THE NP-NEIGHBORHOOD PROFESSIONAL ZONING DISTRICT FOR THE SOLE PURPOSE OF CALCULATING DENSITY OF A PROPOSED OPEN SPACE DEVELOPMENT.

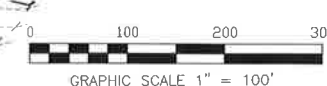
ON JANUARY 21, 2020 THE EXETER ZBA GRANTED A VARIANCE FROM ARTICLE 4, SECTION 4.3 SCHEDULE II: DENSITY AND DIMENSIONAL REGULATIONS - RESIDENTIAL AND ARTICLE 7, OPEN SPACE DEVELOPMENT TO PERMIT A SINGLE-FAMILY OPEN SPACE DEVELOPMENT IN THE R-1, LOW DENSITY RESIDENTIAL ZONING DISTRICT WHICH DRAWS DENSITY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

|                 |         |
|-----------------|---------|
| REVISED PER TRC | 2/24/20 |
| REVISIONS:      | DATE:   |

**PRELIMINARY YIELD**

PLAN FOR:  
RESIDENTIAL DEVELOPMENT  
TAMARIND LANE  
EXETER, NH

|            |              |            |         |
|------------|--------------|------------|---------|
| DATE:      | FEB. 5, 2020 | SCALE:     | 1"=100' |
| PROJ. NO.: | NH-1154.1    | SHEET NO.: | 1 OF 1  |





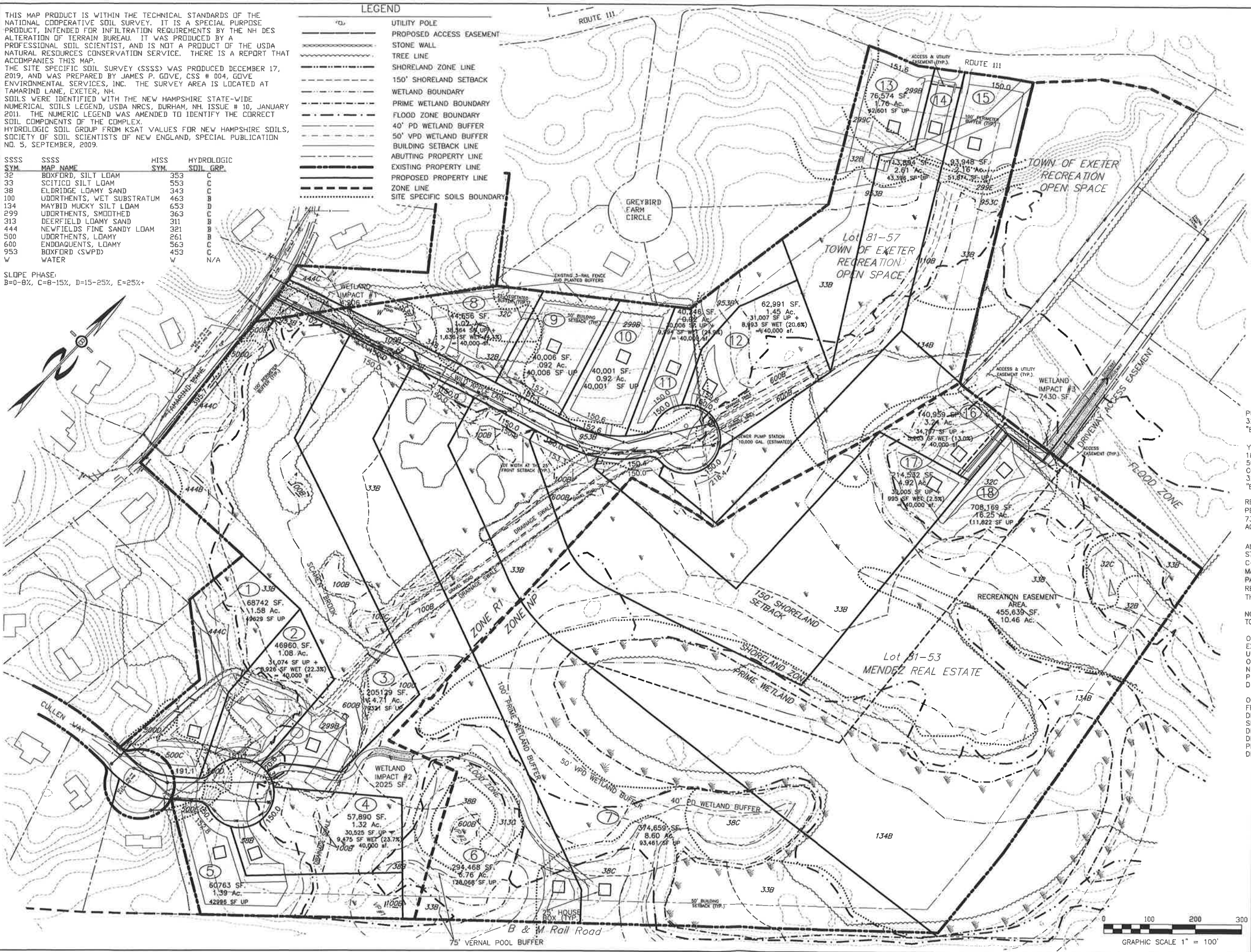
THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR INFILTRATION REQUIREMENTS BY THE NH DES ALTERATION OF TERRAIN BUREAU. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP. THE SITE SPECIFIC SOIL SURVEY (SSSS) WAS PRODUCED DECEMBER 17, 2019, AND WAS PREPARED BY JAMES P. GOVE, CSS # 004, GOVE ENVIRONMENTAL SERVICES, INC. THE SURVEY AREA IS LOCATED AT TAMARIND LANE, EXETER, NH. SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH. ISSUE # 10, JANUARY 2011. THE NUMERIC LEGEND WAS AMENDED TO IDENTIFY THE CORRECT SOIL COMPONENTS OF THE COMPLEX. HYDROLOGIC SOIL GROUP FROM KSAT VALUES FOR NEW HAMPSHIRE SOILS, SOCIETY OF SOIL SCIENTISTS OF NEW ENGLAND, SPECIAL PUBLICATION NO. 5, SEPTEMBER, 2009.

| SSSS SYM | SSSS MAP NAME             | HISS SYM | HYDROLOGIC SOIL GRP |
|----------|---------------------------|----------|---------------------|
| 32       | BOXFORD, SILT LOAM        | 353      | C                   |
| 33       | SCITICD SILT LOAM         | 553      | C                   |
| 38       | ELDRIDGE LOAMY SAND       | 343      | C                   |
| 100      | UDRTHENTS, WET SUBSTRATUM | 463      | B                   |
| 134      | MAYBID MUCKY SILT LOAM    | 653      | C                   |
| 299      | UDRTHENTS, SMOOTHED       | 263      | C                   |
| 313      | DEERFIELD LOAMY SAND      | 311      | C                   |
| 444      | NEWFIELDS FINE SANDY LOAM | 321      | B                   |
| 500      | UDRTHENTS, LOAMY          | 261      | B                   |
| 600      | ENDOAQUENTS, LOAMY        | 563      | C                   |
| 953      | BOXFORD (SWPD)            | 453      | C                   |
| W        | WATER                     | W        | N/A                 |

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

**LEGEND**

|       |                              |
|-------|------------------------------|
| (---) | UTILITY POLE                 |
| (---) | PROPOSED ACCESS EASEMENT     |
| (---) | STONE WALL                   |
| (---) | TREE LINE                    |
| (---) | SHORELAND ZONE LINE          |
| (---) | 150' SHORELAND SETBACK       |
| (---) | WETLAND BOUNDARY             |
| (---) | PRIME WETLAND BOUNDARY       |
| (---) | FLOOD ZONE BOUNDARY          |
| (---) | 40' PD WETLAND BUFFER        |
| (---) | 50' VPD WETLAND BUFFER       |
| (---) | BUILDING SETBACK LINE        |
| (---) | ABUTTING PROPERTY LINE       |
| (---) | EXISTING PROPERTY LINE       |
| (---) | PROPOSED PROPERTY LINE       |
| (---) | ZONE LINE                    |
| (---) | SITE SPECIFIC SOILS BOUNDARY |



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

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

**ZONING REQUIREMENTS**

| ZONE:  | R1        | NP  |
|--|-----------|-----|
| LOT SIZE =   | 40,000 SF |     |
| MIN. FRONTAGE =  | 150'      |     |
| MIN. DEPTH =   | 150'      |     |
| LOT WIDTH =  | 150'      |     |
| MAX. HEIGHT =  | 35'       |     |
| BUILD. SETBACKS:   |           |     |
| FRONT =  | 25'       |     |
| SIDE =   | 15'       |     |
| REAR =   | 25'       |     |
| PERIMETER BUFFER =   | 100'      | 50' |
| WET PD & VPD =   |           |     |
| RECREATION AREA =  | 10%       |     |
| WETLANDS BUFFER =  |           |     |
| 40' POORLY DRAINED NO-CUT, NO DISTURBANCE BUFFER                   |           |     |
| 50' VERY POORLY DRAINED NO-CUT, NO DISTURBANCE BUFFER              |           |     |
| WETLANDS CONSERVATION OVERLAY DISTRICT                             |           |     |
| SHORELAND PROTECTION OVERLAY DISTRICT                              |           |     |
| LOT AREA PER ARTICLE 9:19, 50% UPLAND, 50% WETLAND, 0% OPEN WATER. |           |     |

TOTAL ACREAGE NOTES: YIELD PLAN - PARCEL 81-57 INCLUDED PER TOWN AGREEMENT DATED AUG. 4, 1991.

**LAND AREAS:**

- TOTAL AREA = 63.83 AC
- UPLAND AREA = 23.60 AC
- WETLAND AREA = 40.23 AC
- VPD SOIL = 10.76 AC
- PD SOIL = 29.47 AC

TOTAL ESTIMATED WETLAND IMPACT 13,661 SF

**NET TRACT AREA CALCULATION:**

- TOTAL TRACT AREA = 63.83x10% = 57.45 AC
- LESS VPD = 10.76 AC
- LESS 75% PD = .75x29.47 AC = 22.10 AC
- NET TRACT AREA = 24.59 AC
- 30% OPEN-SPACE REQUIRED = 7.38 AC

**PUBLIC OPEN-SPACE CALCULATION:**

- 32.39 AC + 9.38 AC PREVIOUSLY DEEDED TO THE TOWN "BRICKYARD PARK" = 41.77 AC = 65% OF 63.83 AC.

**YIELD PLAN DENSITY CALCULATIONS:**

- 18 LOTS + 10% DENSITY BONUS FOR DEEDING TO TOWN OVER 50% OF PARCEL FOR CONSERVATION OPEN SPACE. SEE CONSERVATION COMMISSION VOTE OF 11-12-19.
- 32.39 AC + 9.38 AC PREVIOUSLY DEEDED TO THE TOWN "BRICKYARD PARK" = 41.77 AC = 65% OF 63.83 AC.

**REC. AREA NOTES: YIELD PLAN -**

- PER ARTICLE 9.6.3, REC/PARK = 10% OF TOTAL TRACT AREA.
- 73.8 AC. ORIGINAL MUTRIE PARCEL (PHASES 1, 2 & 3) + 30.76 AC. MENDES TRUST PARCEL = 104.45x.10 = 10.46 AC.

ALLOWED DRIVES OFF KINGSTON ROAD CALCULATED PER STATE STATUTE AND DRIVEWAY REGULATIONS. ACCESS PER PLAN RCRD: C-1746 "PLAN OF LAND IN EXETER, NH DATED MAR 28, 1970 BY MATT HAUTALA, IN ACCORDANCE WITH NHDOT DRIVEWAY POLICY #8, PARCEL "A" = 2-DRIVES; PARCEL "B" = 3-DRIVES (SEE REFERENCED PLAN). PHASE 3 OF THIS OVERALL DEVELOPMENT, THERE ARE 2-REMAINING CURB CUTS FOR PARCEL "A".

NOTE: EXETER GREEN COVENANTS ALLOW DEVELOPER TO ADD LOTS TO THE PREVIOUSLY APPROVED SUBDIVISION.

ON JANUARY 21, 2020 THE EXETER ZBA GRANTED A SPECIAL EXCEPTION TO PER ARTICLE 4, SECTION 4.2 SCHEDULE I: PERMITTED USES AND ARTICLE 5, SECTION 5.2 TO PERMIT RESIDENTIAL USE OF A 30.76-ACRE PARCEL LOCATED WITHIN THE NP-NEIGHBORHOOD PROFESSIONAL ZONING DISTRICT FOR THE SOLE PURPOSE OF CALCULATING DENSITY OF A PROPOSED OPEN SPACE DEVELOPMENT.

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

|                 |         |
|-----------------|---------|
| REVISED PER TRC | 2/24/20 |
| REVISIONS:      | DATE:   |

**PROPOSED YIELD PLAN**

PLAN FOR:  
RESIDENTIAL DEVELOPMENT  
TAMARIND LANE  
EXETER, NH

|           |              |           |         |
|-----------|--------------|-----------|---------|
| DATE:     | FEB. 5, 2020 | SCALE:    | 1"=100' |
| PROJ. NO: | NH-1154.1    | SHEET NO. | 1 OF 1  |

