

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.

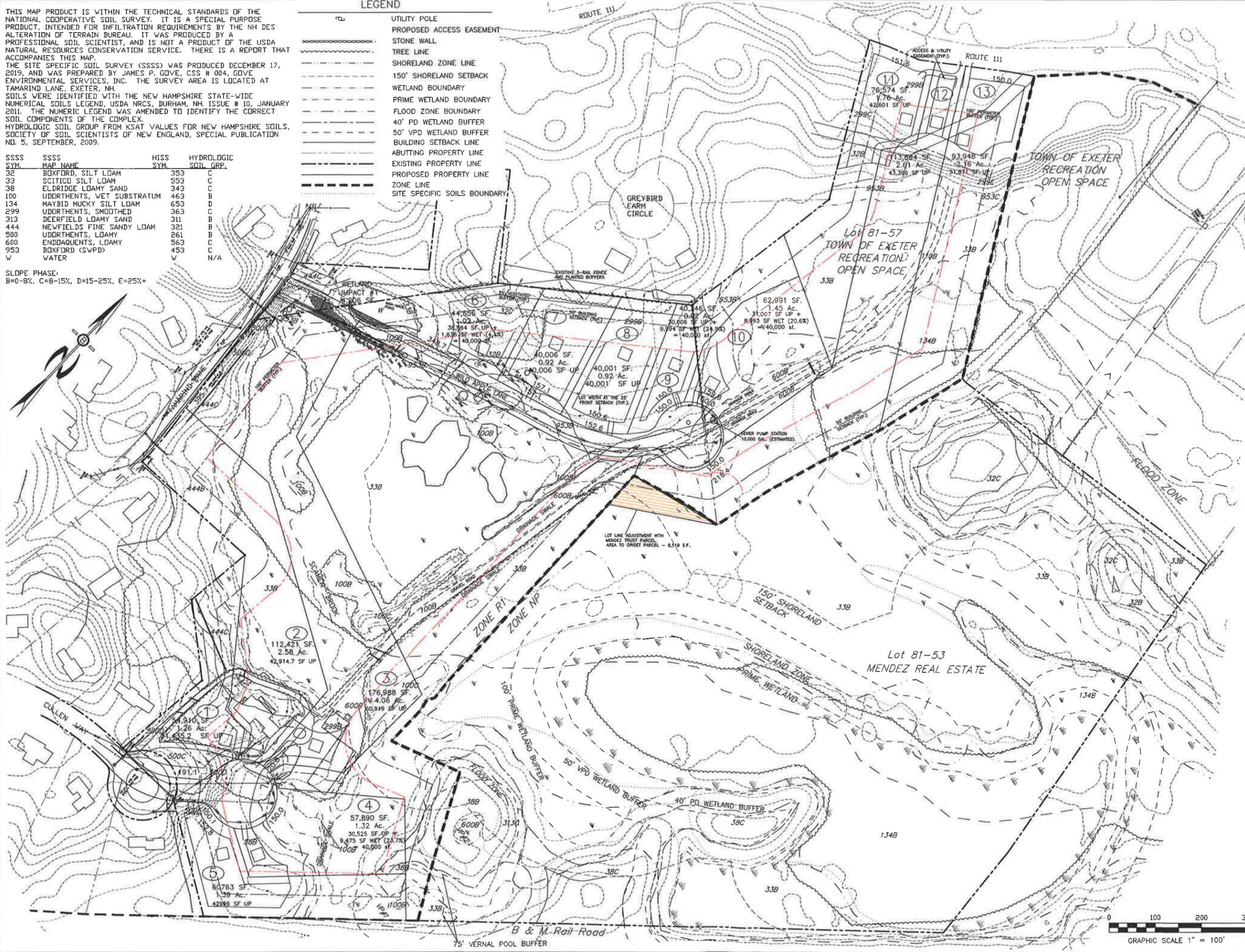
SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH, ISSUE # 10, JANUARY 2011. THE NUMERIC LEGEND WAS AMENDED TO IDENTIFY THE CORRECT SOIL COMPONENTS OF THE COMPLEX.

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	SCITICO SILT LOAM	553	C
38	ELDRIDGE LOAMY SAND	343	C
100	UDRTHENTS, WET SUBSTRATUM	463	B, D
134	MAYBID MUCKY SILT LOAM	653	D
299	UDRTHENTS, SMOOTHED	363	C
313	DEERFIELD LOAMY SAND	311	B
444	NEWFIELDS FINE SANDY LOAM	321	B
500	UDRTHENTS, LOAMY	261	B
600	ENDDAQUENTS, 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:
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ZONING REQUIREMENTS

ZONE: R1
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'

RECREATION AREA = 10%
WETLANDS BUFFER:
40' POORLY DRAINED NO-CUT, NO DISTURBANCE BUFFER
50' VERY POORLY DRAINED NO-CUT, NO DISTURBANCE BUFFER
75' WETLANDS CONSERVATION OVERLAY DISTRICT
150' SHORELAND PROTECTION OVERLAY DISTRICT
LOT AREA PER ARTICLE 91:9, 50% UPLAND, 50% WETLAND, 0% OPEN WATER.

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

LAND AREAS:
TOTAL AREA = 23.6 AC + 9.38 AC = 32.98 AC

TOTAL ESTIMATED WETLAND IMPACT 4,206 SF

YIELD PLAN DENSITY CALCULATIONS:
13 SINGLE FAMILY LOTS 13.0 UNITS

ALLOWED DRIVES OFF KINGSTON ROAD CALCULATED PER STATE STATUTE AND DRIVEWAY REGULATIONS. ACCESS PER PLAN RCOR: 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.

RECEIVED

JUN 29 2020

EXETER PLANNING OFFICE

REVISED PER PLANNER REVIEW	6-29-20
REVISIONS:	DATE:

GRISET PARCEL YIELD PLAN

PLAN FOR:
RESIDENTIAL DEVELOPMENT
TAMARIND LANE
EXETER, NH

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

