

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.

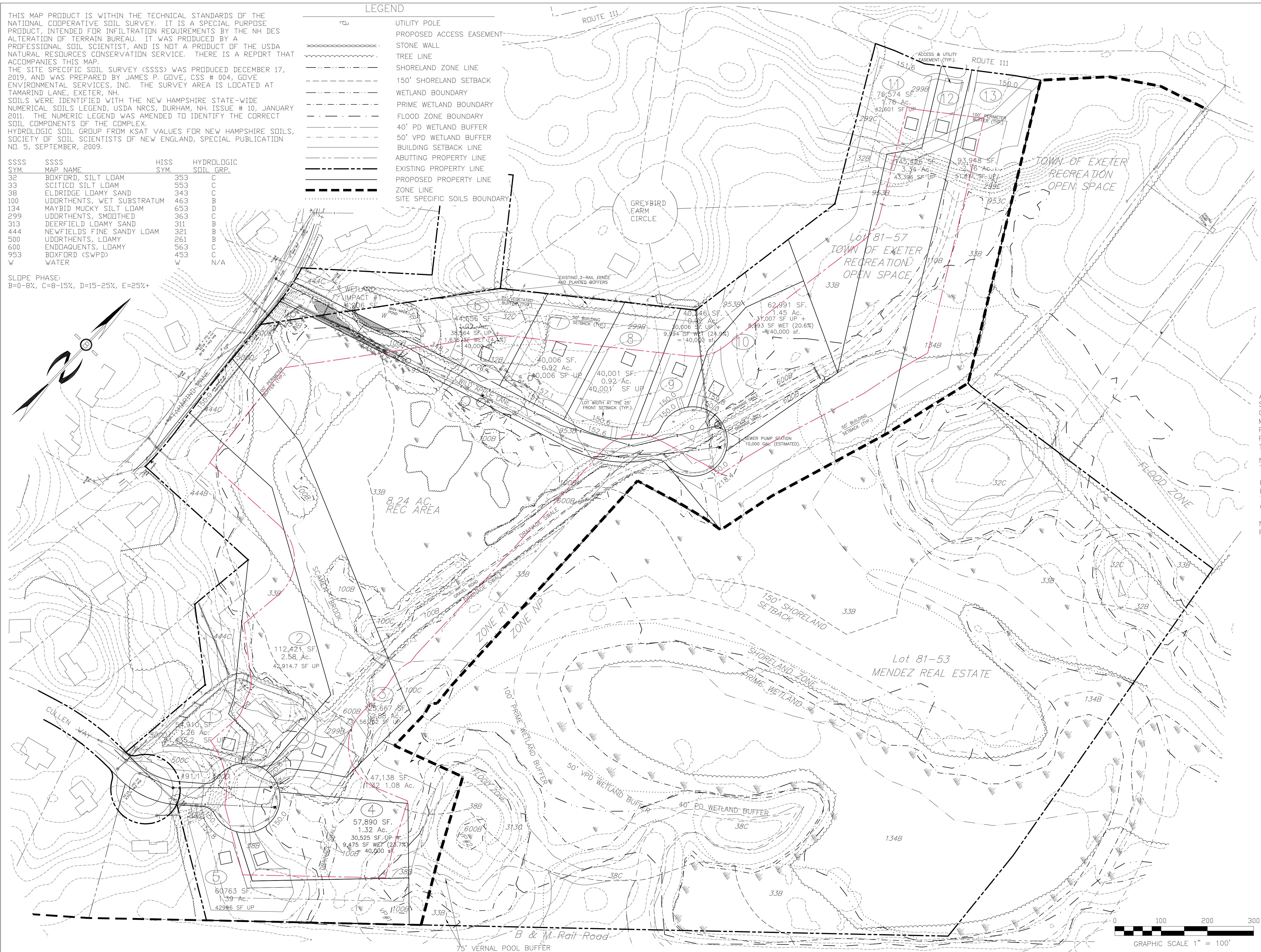
HYDROLOGIC SOIL GROUP FROM KSTAT VALUES FOR NEW HAMPSHIRE SOILS, SOCIETY OF SOIL SCIENTISTS OF NEW ENGLAND, SPECIAL PUBLICATION NO. 5, SEPTEMBER, 2009.

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

SSSS SYM.	SSSS MAP NAME	HISS SYM.	HYDROLOGIC SOIL GRP.
32	BOXFORD SILT LOAM	353	C
33	SCITICUS SILT LOAM	353	C
38	ELDRIDGE LOAMY SAND	343	C
100	UDRTHENTS, WET SUBSTRATUM	463	B
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%+



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

BEALS ASSOCIATES PLLC

70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
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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 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 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 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.

RECREATION AREA NOTE:
PER EXETER REGULATION 9.6.3 REC/PARK REQUIRED = 10% OF TOTAL TRACT AREA.
ORIGINAL PARCEL = 73.8 AC. x 10% = 7.38 AC.

NOTE: PARENT PARCEL PERIMETER BUFFER PARTIAL WAIVER REQUESTED FOR YIELD LOT #5 AND "WILD APPLE LANE" R.O.W.

ELIMINATE LLA W/MENDEZ TRUST PARCEL	7-7-20
REVISED RE: REC AREA	7-7-20
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

