



# TOWN OF EXETER, NEW HAMPSHIRE

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10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709  
[www.exeternh.gov](http://www.exeternh.gov)

## LEGAL NOTICE EXETER PLANNING BOARD AGENDA

The Exeter Planning Board will meet on Thursday, August 25, 2022 at **6:30 P.M.** in the Nowak Room of the Exeter Town Office building located at 10 Front Street, Exeter, New Hampshire to consider the following:

**APPROVAL OF MINUTES:** August 11, 2022

### **NEW BUSINESS: PUBLIC HEARINGS**

Second public hearing on the 2023 Capital Improvement Program (CIP). Copies of the proposed document(s) will be available at the Planning Department Office prior to the meeting.

The application of Willey Creek Co. for site plan review, lot line adjustment and Wetlands and Shoreland conditional use permits for the proposed relocation of Building D of the Ray Farm Condominium development and associated site improvements off of Ray Farmstead Road (Willey Creek Road). The subject properties are located in the C-3, Epping Road Highway Commercial zoning district and are identified as Tax Map Parcel #47-8-1 and #47-9. PB Case #22-3.

The application of Glerups, Inc. for a site plan review and Wetlands Conditional Use Permit for the proposed construction of a 95,000 +/- square foot industrial warehouse building and associated site improvements on the property located at 19 Continental Drive. The subject property is located in the CT-1, Corporate Technology Park-1 zoning district. Tax Map Parcel #47-7-2. PB Case #22-9.

The application of Brentwood Distribution LLC for a site plan review of a proposed expansion of the existing lay-down area for the mulch and forest products processing facility located at 91 Pine Road (in Brentwood). The subject property is located in the RU-Rural zoning district. Tax Map Parcel #30-3 and #43-2. PB Case #22-10.

The application of 131 Portsmouth Avenue LLC for a minor subdivision of an existing 15.26-acre parcel into two (2) lots. The subject property is located at 131 Portsmouth Avenue & Holland Way in the -2, Highway Commercial and CT-Corporate Technology Park zoning districts. Tax Map Parcel #52-112. PB Case #22-13.

### **OTHER BUSINESS**

- Scott Carlisle – PB Case #20-21  
Request for extension of approval for subdivision at 19 Watson Road
- Scott Carlisle – PB Case #17-26  
Request for extension of approval for subdivision off of Epping Road
- One Home Builders – PB Case #21-6  
Request for extension of conditional approval for a M/F condominium development at 32 Charter Street
- Master Plan Discussion
- Field Modifications
- Bond and/or Letter of Credit Reductions and Releases

### **EXETER PLANNING BOARD**

*Langdon J. Plumer, Chairman*

*Posted 08/12/22: Exeter Town Office and Town of Exeter website*





39 • Police Complex

40 Chief Poulin encouraged everyone to watch the walk-through video done by ExeterTV to see  
41 how cramped the existing space at 20 Court Street is. The link is on the Planning website. All  
42 available space is being used. Administration is on the second floor. Workspaces are  
43 overcrowded. Need is supported by the MRI Report and a separate ADA study done years ago.  
44 There are concerns with security, victim/witness areas, evidence and prisoner handling. The  
45 satellite station will be at 6 Continental Drive.

46  
47 Mr. Grueter asked about feasibility studies for the second Fire Station and Mr. Sharples noted  
48 several studies were done in 2001, 2007 and 2020. The Select Board directed to move forward  
49 with the Police & Fire Substation. Mr. Grueter asked about options to renovate the existing  
50 station and Mr. Sharples noted several options are being considered including razing and  
51 renovations.

52 Fire Chief Eric Wilking presented the CIP requests for the Fire Department.

53 Chief Wilking supported the shared public safety complex at 20 Court Street was too small for their  
54 current needs and equipment is outside and would like to get apparatus under cover. He noted the  
55 ladder truck struck the building and damaged both the ladder and the building. He added that the  
56 northwest portion of Town is currently underserved and takes 10-12 minutes to get to the High School  
57 through the rail line and delays downtown. They are meeting weekly with the architect.

58 Ms. Belanger asked if the substation would add personnel or equipment and Chief Wilking indicated  
59 there was no additional personnel or equipment planned. Each station will be filled with 3 or 4 people  
60 of the 8-12 already hired and have a Captain and a Lieutenant. Mr. Chartrand commented on the  
61 savings of not adding personnel and benefits.

62 • Vehicle Replacements

63 Chief Wilking described the Department's Fleet of engines, ladder, tankers, ambulances and  
64 seven utility vehicles. He described plans for a vehicle in 2024 \$44,786, to replace the 2014 Ford  
65 Explorer which has 90,000 miles on it, an Ambulance in 2026 \$302,733, Engine 3 in 2027 will be  
66 20 years old - \$700,000 and in 2028 the 2018 utility vehicle will be scheduled for replacement -  
67 \$58,461. He noted that in 2022 replacement of the engine was approved and an agreement  
68 entered. Delays have brought delivery out to April, June, July of 2023. The Pickup Truck  
69 encumbered for October 2021 was not in production and Ford can't provide a date. There is an  
70 Ambulance Revolving Fund and bids are due next week. The Ford Chassis is two years out,  
71 2024-2025. There is already a price change on the Ford Explorer since the packet was turned in  
72 30 days ago.

- 73 ○ 2012 Jeep Patriot. Vehicle is too small and would be replaced with a hybrid Ford
- 74 Explorer, \$45,286
- 75 ○ 2008 F-350 Utility Pickup - \$61,986. Has 107,000 miles on it and a lot of corrosion. This
- 76 vehicle has a lot of everyday use, pulls the boat and plows snow.

77

78 Parks & Recreation Director Greg Bisson presented the CIP requests for the Parks & Recreation  
79 Department.

80 • Park Improvement Fund \$100,000 2023-2028

81 Mr. Bisson noted the addition of \$100,000 to the Parks Improvement Fund each of the last four  
82 years.

83 Project 1 is painting the pool

84 Project 2 is irrigation of Park Street Common

85 Project 3 is Gilman Park baseball infield renovation

86 Project 4 is Water to Gilman Park

87 Project 5 is Spray Pad repair

88 Project 6 is Drainage at Brickyard Park

89 Project 7 is Pool/Bathhouse Renovation

90

91 • Planet Playground Renovation 2023 \$1,000,000

92 Mr. Bisson noted there were 367 responses to the survey and the public voted on designs and  
93 narrowed them down. The property will be purchased. LWCF grants \$500,000 will be applied to  
94 offset costs and \$1 million is for acquisition of property and renovation. The LWCF grant rates  
95 higher when property is acquired.

96 Mr. Grueter asked if the wood was going away, and Mr. Bisson described the designs which two  
97 of three were rocket themed/educational or castle themed using GFRC/Trex material.

98 Ms. Martel asked the lead time and Mr. Bisson indicated the LWCF would be put to vote in  
99 March and with 6-18 months of lead time he expected one and a half to two years to complete.

100 • 10 Hampton Road

101 Mr. Bisson noted they applied for a community development block grant of \$750,000 for  
102 renovations which is only going to happen if the \$750,000 is received. \$285,000 was estimated  
103 for the cost of the HVAC system to prevent the spread of COVID.

104 Public Works Director Paul Vlasich presented the CIP requests on behalf for the Public Works  
105 Department with Water & Sewer Manager Matt Berube and Facilities & Fleet Supervisor Jeff Beck.

106 • Intersection Improvement Plan 2023 \$798,000 (page 16)

107 Phase I completed. Report on Town website. Four intersections looked at:

108 Water Street at Front Street, Front Street at Pine and Linden, Water Street at High, Clifford and  
109 Franklin and Winter Street at Railroad and Columbus Avenue

110

111 Front Street at Pine and Linden Street considers a rotary with anticipate costs for intersection is  
112 \$720,000.

113

114 Winter Street at Railroad and Columbus would be the least costly with minor improvements  
115 costing \$78,000

116

- 117 A Phase III Study is proposed in 2025 for \$50,000  
118
- 119 • \$50,000 Public Works Facility 2023 – tbd in 2024-2025  
120 2023 fuel island concerns  
121 2024-2025 new public works facility design and construction  
122 \$50,000 in 2023 will develop a facility site layout and study DPW operations to identify future  
123 needs.  
124
  - 125 • Great Bay Total Nitrogen General Permit 2023 \$232,000  
126 Nitrogen, five-year general permit. Request is for year three funding.  
127  
128 Learned this week EPA funding with grant matching, \$40,000 for bmp design FY 2023 - page 15  
129 \$30,000/yr. in 2023 Stormwater nutrient removal – ID and prioritize locations for treatment  
130 \$10,000 in 2023 for education  
131 \$90,000 in 2024 for Advanced Septic System Program  
132 \$2,000 in 2024 for education  
133 \$100,000 in 2025  
134 \$10,000 in 2025 for education  
135  
136
  - 137 • \$6,020,000 2023 Westside Avenue Reconstruction – page 26  
138
  - 139 • School Street Reconstruction – page 20  
140 \$405,000 design funds 2023  
141 \$4,495,000 2024 for construction  
142
  - 143 • Water Street Area Reconstruction – page 25  
144 \$600,000 in 2024  
145 \$6,305,000 in 2025 for construction  
146 Low water pressure in area or hardly any, undersized drainage infrastructure.  
147
  - 148 • Washington Street Improvements – page 24  
149 \$250,000 in 2027 for design  
150 \$2,230,000 in 2028 for construction  
151 New sewer main, traffic consideration, road reconstruction and sidewalks  
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- Linden Street Bridge Rehab over Exeter River – page 17  
\$605,000 in 2023 cost, balance \$295,000  
\$653,000 in 2024 cost, balance \$343,000  
\$705,000 in 2025 cost, balance \$395,000  
\$823,000 in 2027 cost, balance \$513,000  
\$tbd 2026-2027 Construction  
Rehab bridge abutments and wingwalls, bridge repairs, road repairs \$310,000
- Pickpocket Dam Modification – page 18  
\$tbd 2024 – June 2024 apply permits, schedule  
\$tbd 2026-2027  
Received high hazard letter of deficiency with negotiated  
Feasibility Analysis  
\$100,000 SRF Planning Grant  
\$40,000 Coastal Resiliency

Water and Sewer Manager Matt Berube presented the projects for sewer and groundwater improvements.

- Sewer Capacity Rehab Phase I – Page 28  
\$380,000 2023 for design  
\$3,420,000 2024 construction  
Received \$200,000 last year to continue analysis  
Capacity issue (High Street collapse) Cross Country and Gilman Lane  
Replace Cross Country sewer main to Drinkwater Road  
550' 24" PVC  
2100' 18" PVC  
CWSRF Ranking #13  
\$3.8 Million with 25% prime forgiveness \$950,000

Chair Plumer asked if the improvements would benefit Stratham Industrial Park and Mr. Berube explained that it would be reflected in all bills, both residential and commercial are billed the same. Mr. Chartrand explained that in a way their rates help subsidize the rest of the system.

- Court Street Pump System Upgrade – page 27  
\$510,000 in 2023 for design  
\$5,190,000 in 2024 construction  
Upgrade buildings and equipment  
Upgrade force main station to Pine Street  
Aging pumps don't have parts available and have to be machined  
Larger mobile home park having I&I problems

- 194 • Groundwater Source Development – page 31
- 195 \$5,959,000 in 2023 for permitting, land acquisition and construction
- 196 Groundwater treatment plant additional well supplies, hydrogeological expansion, production
- 197 well (are four wells), more capacity
- 198 New Surface Water Treatment Plant
- 199 Larry Lane building in need of repairs
- 200 Block Building (1886) ceiling breaking up in basement

201

202 Mr. Grueter asked if they would have the opportunity to get \$2 Million again and Mr. Berube

203 indicated the ranking has slipped down.

204

205 Maintenance Superintendent Jeff Beck presented the CIP requests for the fleet.

206

- 207 • #24 Maintenance Van 2023 \$26,000 – Page 24
- 208 Was approved in budget pre-COVID and taken out
- 209 Will replace 2008 Ford Crown Victoria
- 210
- 211 • #5 Highway ½ ton Pickup 2023 \$53,558
- 212 Replace 2012 Ford F150 one of Highway Department’s #1 vehicles
- 213
- 214 • #33 Highway 6-Wheel Dump 2023 \$75,032 – page 52
- 215 Will be downsized from 2008 International to F550
- 216
- 217 • #57 Highway Sidewalk Tractor 2023 \$177,705 – page 48
- 218 Have three, use one for parts, 31 years old
- 219 Used to salt, sand and plow
- 220
- 221 • #67 Water/Sewer Vacuum Utility Trust 2023 \$548,369 – page 67
- 222 Has great operator training program
- 223 Will keep older model rather than replace due to low trade value (\$65-70,000)
- 224 As a back-up

225

226 Mr. Sharples presented the Planning Department’s requests for the CIP.

227

- 228 • ADA Capital Reserve Fund \$50,000 in 2023 – page 7
- 229 Evaluate and transition plan to compliance with federal law for
- 230 Spaces, buildings and facilities and to Identify access issues
- 231 2018-19 Warrant Article passed to fund transition plan to
- 232 start funding improvements over time.
- 233
- 234 • Complete Streets Study 2024 \$25,000 – page 8
- 235 Bike and Pedestrian switched these, to 2023

236

- 237 • Downtown Traffic, Parking & Pedestrian Flow Analysis – 2023 – page 9  
238 approved by voters is underway focus on parking especially in winter  
239 Parking management plan, how to manage parking  
240 There is a lot of underutilized parking and lack of hourly enforcement on turnover  
241 Places with no on-site parking  
242  
243 Ms. Belanger noted the need to address adequate parking downtown during the winter bank for  
244 current residents and new ones to come.  
245  
246 Mr. Sharples noted when capacity gets to 85% a management plan is needed.  
247  
248 Ms. Martel asked if the planning studies would inform each other. Mr. Sharples confirmed the  
249 studies collaborate without duplicating efforts.  
250  
251 • Master Plan Update 2028 \$50,000 (10 years) – page 10  
252 Started analysis on 67 action items, 12 are complete and 40 are ongoing items  
253 14 not started  
254  
255 • Conservation Fund Appropriation 2023 \$50,000 – page 11  
256 Balance at \$150,000 now  
257  
258 Chair Plumer asked if the current use penalty contributed to Conservation and Mr. Sharples  
259 indicated it did not but does in some towns.
- 260 Assistant Town Manager Melissa Roy reviewed the financial schedules, bonds and rates of interest. She  
261 reviewed the Town CIP Warrants this year, all of which were successful but one which will be reinvented  
262 and presented this year, the \$50,000 for the DPW garage.
- 263 The Town did some borrowing for 10 Hampton Road, the groundwater project for \$2.25 Million at an  
264 interest rate of 2.63%. The lease purchases for approximately \$964,000 got an interest rate of 3%.
- 265 Ms. Roy indicated the Town secured a significant amount of alternative funding this year. The State Aid  
266 Grant for the Wastewater Treatment Plant had expected funding from the program but it was stopped  
267 and then reinstated. The Town will receive \$92,000 for FY2022 and \$1.2 million for FY 2023 or \$1.8  
268 million for the length of the program to offset the Wastewater Treatment Plant.
- 269 Ms. Roy reported the second round of ARPA funding in the amount of \$1.6 Million has been received  
270 with \$836,000 designed for projects leaving a \$736,000 balance for funding at the discretion of the  
271 Select Board.
- 272 Ms. Roy reported the State has granted a one-time relief on the Pension Program for FY 2023 Police &  
273 Fire lowering the rate from 14% to 7.5%.
- 274 Ms. Roy reported the Webster Ave Pump Station Warrant Article passed with a \$5.7 million cost. \$1.05  
275 Million was through congressional directed spending through Senator Shaheen and \$1.395 million to

276 come from the State ARPA grant. There is \$325,000 in state loan forgiveness. The Town will only need  
277 to cover \$2.93 million of the cost of the project.

278 Ms. Roy reported that there are grants for 10 Hampton Road and Westside Drive will be covered with  
279 \$100,000 in State ARPA funding and \$23,000 in state loan forgiveness.

280 Ms. Roy reported the \$2.6 million Sewer Syphon project will have \$1.4 million in ongoing appropriations,  
281 \$420,000 approved by the Select Board, \$600,000 approved through congressional spending through  
282 Representative Pappas. \$180,000 from state aid grant leaving no additional funding from taxpayers.

283 Ms. Roy directed the Board to the FY 2023 proposals on Page 63 which Town Manager Russ Dean set  
284 forth the proposed debt service. One example cited was the String Bridge with its last payment in FY  
285 2023 and the Portsmouth Ave Water and Sewer Replacement Project.

286 Mr. Sharples thanked Ms. Roy and the Department Heads for presenting their requests and informed  
287 the Board he will prepare a draft transmittal letter with the Board's recommendations and comments  
288 to the Select Board for discussion at the next CIP hearing on August 25<sup>th</sup>.

289 **V. OTHER BUSINESS**

290

- 291 • Master Plan Discussion

292 Mr. Sharples reported a regulatory audit is needed for the rezoning efforts. He  
293 completed and submitted paperwork yesterday for the Plan NH \$45,000 grant. If  
294 granted, funds would be available almost immediately.

- 295 • Field Modifications

296

- 297 • Bond and/or Letter of Credit Reductions and Release

298

299 Mr. Sharples reported that \$20,000 of the bond was reduced for the PEA dorm  
300 on Front Street from \$45,000 to \$25,000. Mr. Sharples visited the site and the  
301 porous pavement and rain gardens have been installed.

302 **VIII. TOWN PLANNER'S ITEMS**

303 Mr. Sharples reported the second public hearing on August 25 will be the CIP at 6:30 PM.

304 **IX. CHAIRPERSON'S ITEMS**

305 **X. PB REPRESENTATIVE'S REPORT ON "OTHER COMMITTEE ACTIVITY"**

306 **XI. ADJOURN.**

307 *Mr. Grueter motioned to adjourn the meeting at 9:19 PM. Ms. Martel seconded the motion. A vote*  
308 *was taken all were in favor, the motion passed 5-0-0.*

309

310 Respectfully submitted,  
311 Daniel Hoijer,  
312 Recording Secretary  
313 Via Exeter TV





# TOWN OF EXETER

## *Planning and Building Department*

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

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**Date:** August 8, 2022  
**To:** Planning Board  
**From:** Dave Sharples, Town Planner  
**Re:** Willey Creek Company PB Case #22-3

The applicant has requested to be continued until the September 8, 2022 meeting at 7pm. I have enclosed an email from the applicant's attorney requesting the continuance.

**Motion:** I move that the request of Willey Creek Co. (PB Case#22-2) be CONTINUED until the September 8, 2022 Planning Board meeting at 7pm.

Thank You.



Kathleen Croteau &lt;kcroteau@exeternh.gov&gt;

**RE: [EXTERNAL] Willey Creek project - Materials for 8/25/22 PB meeting**

1 message

Justin L. Pasay &lt;jpasay@dtclawyers.com&gt;

Thu, Aug 11, 2022 at 4:22 PM

To: Barbara McEvoy &lt;bmcvoy@exeternh.gov&gt;, Stephanie Carty &lt;scarty@dtclawyers.com&gt;

Cc: Dave Sharples &lt;dsharples@exeternh.gov&gt;, Kathleen Croteau &lt;kcroteau@exeternh.gov&gt;, Denis Hamel &lt;DHamel@gm2inc.com&gt;

Hi Barb – thank you for your email and my apologies for the delay in responding to you. We are still getting our feet underneath us and do not plan to appear before the Planning Board on 25 August. Please let me know if you would like a formal request on our letterhead to push the meeting over. Also, what date do you anticipate it will be rescheduled to?

Thank you for the email and I hope you have a great vacation.

j

Justin L. Pasay, Esq.

Donahue, Tucker &amp; Ciandella, PLLC

111 Maplewood Ave., Suite D

Portsmouth, NH 03801

Phone (603) 766-1686

Fax (603) 766-1687

Email: jpasay@dtclawyers.com

Web: www.dtclawyers.com

**Visit our website:** [www.dtclawyers.com](http://www.dtclawyers.com)

Now with offices in Exeter, Portsmouth and Meredith, NH

**Please Note:** Our Exeter office has moved to 16 Windsor Lane, Exeter, NH 03833. For directions, please [click here](#).

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# TOWN OF EXETER

## *Planning and Building Department*

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**Date:** August 11, 2022  
**To:** Planning Board  
**From:** Dave Sharples, Town Planner  
**Re:** Glerups, Inc. PB Case #22-9

The Applicant is seeking site plan approval and a Wetlands Conditional Use permit for the proposed construction of a 95,000 +/- square foot industrial warehouse building and associated site improvements on the property located at 19 Continental Drive. The subject property is located in the CT-1, Corporate Technology Park-1 zoning district and identified as Tax Map Parcel #47-7-2.

The Applicant has submitted a site plan, a Wetlands Conditional Use permit application and supporting documents, dated May 31, 2022 for review.

A Technical Review Committee (TRC) meeting was conducted on June 24<sup>th</sup>, 2022. A copy of the TRC comment letter, dated June 29, 2022 and UEI comment letter dated June 27, 2022 are also enclosed for your review.

The Applicant presented their Wetland Conditional Use Permit application to the Conservation Commission at their July 12<sup>th</sup>, 2022 meeting. The Conservation Commission recommended approval with conditions. Please see attached memo from ConCom Chair Andrew Koff, dated July 14, 2022.

Revised plans and supporting documents were received on July 28, 2022 in response to TRC and UEI comments and are enclosed for your review. Staff is in the process of reviewing this submission to determine if the comments have been addressed and I will update the board at the meeting.

There are no waivers being requested by the Applicant for the project.

In the event the board chooses to hold a site walk, I will ask the applicant to mark out the important features of the site. I will be prepared with suggested conditions of approval at the meeting in the event the board decides to act on the request and forego a site walk.

**Planning Board Motion:**

**Site Plan Motion:** I move that the request of Glerups, Inc. (PB Case #22-9) for Site Plan approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

**Conditional Use Permit (Wetlands) Motion:** After reviewing the criteria for a Wetlands Conditional Use permit, I move that the request of Glerups, Inc. (PB Case #22-9) for a Conditional Use Permit be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



**Civil  
Site Planning  
Environmental  
Engineering**

133 Court Street  
Portsmouth, NH  
03801-4413

May 31, 2021

Dave Sharples, Town Planner  
Planning Department, Town of Exeter  
10 Front Street  
Exeter, NH 03833

**Re: Glerups Warehouse  
Tax Map 46, Lot 7  
19 Continental Drive  
Altus Project No. 4839**

Dear Mr. Sharples,

On behalf of the Applicant, Glerups, Inc., we are pleased to submit Site Plan and Conditional Use Permit Applications for a ±95,116 sf warehouse building at 19 Continental Drive. We respectfully request this be placed on the next available TRC agenda.

Please feel free to contact me directly if you have any questions or require any additional documentation. Thank you for your time and consideration.

Sincerely,

**ALTUS ENGINEERING, INC.**

A handwritten signature in red ink, appearing to read "Erik B. Saari", is written over a dashed line.

Erik B. Saari  
Vice President

ebs/4839.00-CoverLetter



## SITE PLAN REVIEW APPLICATION CHECKLIST

A COMPLETED APPLICATION FOR SITE PLAN REVIEW MUST CONTAIN THE FOLLOWING

1. Application for Hearing ( X )
2. Abutter's List Keyed to Tax Map ( X )  
(including the name and business address of every engineer, architect, land surveyor, or soils scientist whose professional seal appears on any plan submitted to the Board)
3. Completed- " Checklist for Site Plan Review" ( X )
4. Letter of Explanation ( X )
5. Written Request for Waiver (s) from " Site Plan Review and Subdivision Regulations" (if applicable) ( X )
6. Completed "Preliminary Application to Connect and /or Discharge to Town of Exeter- Sewer, Water or Storm Water Drainage System(s)"( if applicable) ( X )
7. Planning Board Fees ( X )
8. Seven (7) full-sized copies of Site Plan ( X )
9. Fifteen (15) 11"x17" copies of the final plan to be submitted **TEN DAYS PRIOR** to the public hearing date. ( X )
10. Three (3) pre-printed 1"x 2 5/8" labels for each abutter, the applicant and all consultants. ( X )

**NOTES:** All required submittals must be presented to the Planning Department office for distribution to other Town departments. Any material submitted directly to other departments will not be considered.



# TOWN OF EXETER, NH

## APPLICATION FOR SITE PLAN REVIEW

### OFFICE USE ONLY

**THIS IS AN APPLICATION FOR:**

- COMMERCIAL SITE PLAN REVIEW
- INDUSTRIAL SITE PLAN REVIEW
- MULTI-FAMILY SITE PLAN REVIEW
- MINOR SITE PLAN REVIEW
- INSTITUTIONAL/NON-PROFIT SPR

\_\_\_\_\_  
APPLICATION #  
\_\_\_\_\_  
DATE RECEIVED  
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APPLICATION FEE  
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PLAN REVIEW FEE  
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ABUTTERS FEE  
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LEGAL NOTICE FEE  
\_\_\_\_\_  
TOTAL FEES

\_\_\_\_\_  
INSPECTION FEE  
\_\_\_\_\_  
INSPECTION COST  
\_\_\_\_\_  
REFUND (IF ANY)

1. **NAME OF LEGAL OWNER OF RECORD:** Glerups, Inc.

\_\_\_\_\_  
**TELEPHONE:** ( 603 ) 978-7683

**ADDRESS:** 27 Pleasant Street, Newfields, NH 03856

2. **NAME OF APPLICANT:** Glerups, Inc.

**ADDRESS:** 27 Pleasant Street, Newfields, NH 03856

\_\_\_\_\_  
**TELEPHONE:** (603) 312-9613

3. **RELATIONSHIP OF APPLICANT TO PROPERTY IF OTHER THAN OWNER:** Same

\_\_\_\_\_  
(Written permission from Owner is required, please attach.)

4. **DESCRIPTION OF PROPERTY:** Wooded parcel with some sections of wetland

**ADDRESS:** 19 Continental Drive

**TAX MAP:** 47      **PARCEL #:** 7-2      **ZONING DISTRICT:** CT-1

**AREA OF ENTIRE TRACT:** 20.31 acres      **PORTION BEING DEVELOPED:** +/-7 acres



5. **ESTIMATED TOTAL SITE DEVELOPMENT COST \$** \_\_\_\_\_

6. **EXPLANATION OF PROPOSAL:** Construction of a +/-95,000 sf industrial warehouse together with  
associated accessways, parking and site improvements.

7. **ARE MUNICIPAL SERVICES AVAILABLE? (YES/NO)** Yes

If yes, Water and Sewer Superintendent must grant written approval for connection.

If no, septic system must comply with W.S.P.C.C. requirements.

8. **LIST ALL MAPS, PLANS AND OTHER ACCOMPANYING MATERIAL SUBMITTED WITH THIS APPLICATION:**

<u>ITEM:</u>	<u>NUMBER OF COPIES</u>
A. <u>Application Package</u>	<u>5</u>
B. <u>Plan Set</u>	<u>5</u>
C. <u>Drainage Analysis</u>	<u>3</u>
D. _____	_____
E. _____	_____
F. _____	_____

9. **ANY DEED RESTRICTIONS AND COVENANTS THAT APPLY OR ARE CONTEMPLATED (YES/NO)** No IF YES, ATTACH COPY.

10. **NAME AND PROFESSION OF PERSON DESIGNING PLAN:**

**NAME:** Altus Engineering, Inc.

**ADDRESS:** 133 Court Street, Portsmouth, NH 03801

**PROFESSION:** Civil Engineers **TELEPHONE:** ( 603 ) 433-2335

11. **LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED:**

Paved accessways and parking, stormwater collection and treatment system, sanitary sewer, water, site lighting, landscaping

\_\_\_\_\_  
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**12. HAVE ANY SPECIAL EXCEPTIONS OR VARIANCES BEEN GRANTED BY THE ZONING BOARD OF ADJUSTMENT TO THIS PROPERTY PREVIOUSLY?**

IF YES, DESCRIBE BELOW. (Please check with the Planning Department Office to verify)

No

**13. WILL THE PROPOSED PROJECT INVOLVE DEMOLITION OF ANY EXISTING BUILDINGS OR APPURTENANCES? IF YES, DESCRIBE BELOW.**

(Please note that any proposed demolition may require review by the Exeter Heritage Commission in accordance with Article 5, Section 5.3.5 of the Exeter Zoning Ordinance).

No

**14. WILL THE PROPOSED PROJECT REQUIRE A “NOTICE OF INTENT TO EXCAVATE” (State of NH Form PA-38)? IF YES, DESCRIBE BELOW.**

No

**NOTICE:** I CERTIFY THAT THIS APPLICATION AND THE ACCOMPANYING PLANS AND SUPPORTING INFORMATION HAVE BEEN PREPARED IN CONFORMANCE WITH ALL APPLICABLE REGULATIONS; INCLUDING BUT NOT LIMITED TO THE “SITE PLAN REVIEW AND SUBDIVISION REGULATIONS” AND THE ZONING ORDINANCE. FURTHERMORE, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 15.2 OF THE “SITE PLAN REVIEW AND SUBDIVISION REGULATIONS”, I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE 05/31/22

OWNER’S SIGNATURE

Erik Saari (Agent, see attached Letter of Authorization)

ACCORDING TO RSA 676.4.I ( c ), THE PLANNING BOARD MUST DETERMINE WHETHER THE APPLICATION IS COMPLETE WITHIN 30 DAYS OF SUBMISSION. THE PLANNING BOARD MUST ACT TO APPROVE, CONDITIONALLY APPROVE, OR DENY AN APPLICATION WITHIN SIXTY FIVE (65) DAYS OF ITS ACCEPTANCE BY THE BOARD AS A COMPLETE APPLICATION. A SEPARATE FORM ALLOWING AN EXTENSION OR WAIVER TO THIS REQUIREMENT MAY BE SUBMITTED BY THE APPLICANT.



**ABUTTERS:** PLEASE LIST ALL PERSONS WHOSE PROPERTY IS LOCATED IN NEW HAMPSHIRE AND ADJOINS OR IS DIRECTLY ACROSS THE STREET OR STREAM FROM THE LAND UNDER CONSIDERATION BY THE BOARD. THIS LIST SHALL BE COMPILED FROM THE EXETER TAX ASSESSOR'S RECORDS.

TAX MAP See attached Abutters List  
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**Please attach additional sheets, if needed**



## **CHECKLIST FOR SITE PLAN REVIEW**

The checklist on the following page has been prepared to assist you in the preparation of your site plan. The checklist items listed correspond to the site plan requirements set forth in Section 7 of the “Site Plan Review and Subdivision Regulations”. Unless otherwise indicated, all section references within this checklist refer to these regulations. Each of the items listed on this checklist must be addressed by the applicant prior to technical review of the site plan by the Technical Review Committee (TRC) See section 6.5. of the “Site Plan Review and Subdivision Regulations”. This checklist **DOES NOT** include all of the detailed information required for site plan preparation and therefore should not be the sole basis for the preparation of these plans. For a complete listing of site plan requirements, please refer to Section 7 of the “Site Plan Review and Subdivision Regulations”. In addition to these required plan items, the Planning Board will review site plans based upon the standards set forth in Sections 8 and 9 of the “Site Plan Review and Subdivision Regulations”. As the applicant, it is **YOUR RESPONSIBILITY** to familiarize yourself with these standards and to prepare your plans in conformance with them.

Please complete this checklist by marking each item in the column labeled “Applicant” with one of the following: “X: (information provided); “NA” (not applicable); “W: (waiver requested). For all checklist items marked “NA”, a final determination regarding applicability will be made by the TRC. For all items marked “W”, please refer to Section 13 of the “Site Plan Review and Subdivision Regulations” for the proper request procedure to be followed. If waivers are requested, a justification letter for requested waivers is strongly suggested. All waiver requests will be acted upon by the Planning Board at a public hearing. Please contact the Planning Department office if you have any questions concerning the proper completion of this checklist.

All of the required information for the plans listed in the checklist must be provided on separate sheets, unless otherwise approved by the TRC.

**NOTE: AN INCOMPLETE CHECKLIST WILL BE GROUNDS FOR REJECTION OF YOUR APPLICATION.**



## SITE PLAN REQUIREMENTS

### 7.4 Existing Site Conditions Plan

Submission of this plan will not be applicable in all cases. The applicability of such a plan will be considered by the TRC during its review process as outlined in Section 6.5 Technical Review Committee (TRC) of these regulations. The purpose of this plan is to provide general information on the site, its existing conditions, and to provide the base data from which the site plan or subdivision will be designed. The plan shall show the following:

APPLICANT	TRC	REQUIRED EXHIBITS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.1 Names, addresses, and telephone numbers of the owner, applicant, and person(s) or firm(s) preparing the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.2 Location of the site under consideration, together with the current names and addresses of owners of record, of abutting properties and their existing land use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.3 Title, date, north arrow, scale, and Planning Board Case Number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.4 Tax map reference for the site under consideration, together with those of abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.5 Zoning (including overlay) district references.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.6 A vicinity sketch or aerial photo showing the location of the land/site in relation to the surrounding public street system and other pertinent location features within a distance of 2,000-feet, or larger area if deemed necessary by the Town Planner.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.7 Natural features including watercourses and water bodies, tree lines, significant trees (20-inches or greater in diameter at breast height) and other significant vegetative cover, topographic features, and any other environmental features that are important to the site design process.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.8 Man-made features such as, but not limited to, existing roads, structures, and stone walls. The plan shall also indicate which features are to be retained and which are to be removed or altered.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.9 Existing contours at intervals not to exceed 2-feet with spot elevations provided when the grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.10 A High Intensity Soil Survey (HISS) of the entire site, or appropriate portion thereof. Such soil surveys shall be prepared by a certified soil scientist in accordance with the standards established by the Rockingham County Conservation District. Any cover letters or explanatory data provided by the certified soil scientist shall also be submitted.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.11 State and Federally designated wetlands, setback information, total wetlands proposed to be filled, other pertinent information and the following wetlands note: "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."</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.12 Surveyed property lines including angles and bearings, distances, monument locations, and size of the entire parcel. A professional land surveyor licensed in New Hampshire must attest to said plan.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.13 The lines of existing abutting streets and driveway locations within 200-feet of the site.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.14 The location, elevation, and layout of existing catch basins and other surface drainage features.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.15 The shape, size, height, location, and use of all existing structures on the site and approximate location of structures within 200-feet of the site.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.16 The size and location of all existing public and private utilities, including off-site utilities to which connection is planned.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.17 The location of all existing easements, rights-of-way, and other encumbrances.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.18 All floodplain information, including the contours of the 100-year flood elevation, based upon the Flood Insurance Rate Map for Exeter, as prepared by the Federal Emergency Management Agency, dated May 17, 1982.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.19 All other features which would fully explain the existing conditions of the site.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.20 Name of the site plan or subdivision.</p>



## 7.5 Proposed Site Conditions Plan (Pertains to Site Plans Only)

The purpose of this plan is to illustrate and fully explain the proposed changes taking place within the site. The proposed site conditions plan shall depict the following:

APPLICANT	TRC	REQUIRED EXHIBITS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.1 Proposed grades and topographic contours at intervals not to exceed 2-feet with spot elevations where grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.2 The location and layout of proposed drainage systems and structures including elevations for catch basins.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.3 The shape, size, height, and location of all proposed structures, including expansion of existing structures on the site and first floor elevation(s). Building elevation(s) and a rendering of the proposed structure(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.4 High Intensity Soil Survey (HISS) information for the site, including the total area of wetlands proposed to be filled.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.5 State and Federally designated wetlands, setback information, total wetlands proposed to be filled, other pertinent information and the following wetlands note: "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."
<input type="checkbox"/> N/A	<input type="checkbox"/>	7.5.6 Location and timing patterns of proposed traffic control devices.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.7 The location, width, curbing and paving of all existing and proposed streets, street rights-of-way, easements, alleys, driveways, sidewalks and other public ways. The plan shall indicate the direction of travel for one-way streets. See Section 9.14 – Roadways, Access Points, and Fire Lanes for further guidance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.8 The location, size and layout of off-street parking, including loading zones. The plan shall indicate the calculations used to determine the number of parking spaces required and provided. See Section 9.13 – Parking Areas for further guidance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.9 The size and location of all proposed public and private utilities, including but not limited to: water lines, sewage disposal facilities, gas lines, power lines, telephone lines, cable lines, fire alarm connection, and other utilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.10 The location, type, and size of all proposed landscaping, screening, green space, and open space areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.11 The location and type of all site lighting, including the cone(s) of illumination to a measurement of 0.5-foot-candle.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.12 The location, size, and exterior design of all proposed signs to be located on the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.13 The type and location of all solid waste disposal facilities and accompanying screening.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.14 Location of proposed on-site snow storage.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.15 Location and description of all existing and proposed easement(s) and/or right-of-way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.16 A note indicating that: "All water, sewer, road (including parking lot), and drainage work shall be constructed in accordance with Section 9.5 Grading, Drainage, and Erosion & Sediment Control and the Standard Specifications for Construction of Public Utilities in Exeter, New Hampshire". See Section 9.14 Roadways, Access Points, and Fire Lanes and Section 9.13 Parking Areas for exceptions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.17 Signature block for Board approval

**OTHER PLAN REQUIREMENTS (See Section indicated)**

- 7.7 Construction plan
- 7.8 Utilities plan
- 7.9 Grading, drainage and erosion & sediment control plan
- 7.10 Landscape plan
- 7.11 Drainage Improvements and Storm Water Management Plan
- 7.12 Natural Resources Plan
- 7.13 Yield Plan

# Town of Exeter



## **Planning Board Application for Conditional Use Permit: Wetlands Conservation Overlay District**

*March 2020*





# Town of Exeter Planning Board Application

## Conditional Use Permit: Wetland Conservation Overlay District In accordance with Zoning Ordinance Article: 9.1

**SUBMITTAL REQUIREMENTS:** (Note: See Application Deadlines and Submission Requirements for Conservation Commission Requirements )

1. Fifteen (15) copies of the Application
2. Fifteen (15) 11"x17" and three (3) full sized copies of the plan which must include:  
Existing Conditions
  - a. Property Boundaries
  - b. Edge of Wetland and associated Buffer (Wetlands Conservation Overlay District – WCOD)  
--Prime wetland: 100'                      --Very Poorly Drained: 50'  
--Vernal Pool (>200 SF): 75'                --Poorly Drained: 40'  
--Exemplary Wetland: 50'                      --Inland Stream: 25'
  - c. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvementsProposed Conditions
  - a. Edge of Wetlands and Wetland Buffers and distances to the following:
    - i. Edge of Disturbance
    - ii. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements
  - b. Name and phone number of all individuals whose professional seal appears on the plan
3. If applicant and/or agent is not the owner, a letter of authorization must accompany this application
4. Supporting documents i.e. Letters from the Department of Environmental Services, Standard Dredge and Fill Application and Photos of the property
5. A Town of Exeter Assessors list of names and mailing addresses of all abutters

Required Fees: Planning Board Fee: <b>\$50.00</b> Abutter Fee: <b>\$10.00</b> Recording Fee (if applicable): <b>\$25.00</b>
--

The Planning Office must receive the completed application, plans and fees on the day indicated on the Planning Board Schedule of Deadlines and Public Hearings.

APPLICANT	Name:	Glerups, Inc.
	Address:	27 Pleasant Street, Newfields, NH 03856
	Email Address:	kiera@glerups.com
	Phone:	(603) 978-7683
PROPOSAL	Address:	19 Continental Drive
	Tax Map # _____ 47 _____ Lot# <u>7</u> _____ Zoning District: <u>CT-1</u> _____	
	Owner of Record:	Same
Person/Business performing work outlined in proposal	Name:	Altus Engineering, Inc.
	Address:	133 Court Street, Portsmouth, NH 03801
	Phone:	(603) 433-2335
Professional that delineated wetlands	Name:	Gove Environmental Services, Inc.
	Address:	8 Continental Drive, Unit H, Exeter, NH 03833
	Phone:	(603) 778-0644

**Town of Exeter  
Planning Board Application  
Conditional Use Permit: Wetland Conservation Overlay District**

Detailed Proposal including intent, project description, and use of property: (Use additional sheet as needed)

Construction of a +/- 95,000 sf industrial warehouse together with associated accessways, parking and site improvements.

**Wetland Conservation Overlay District Impact (in square footage):**

Temporary Impact	Wetland:	(SQ FT.)	Buffer:	(SQ FT.)
	<input type="checkbox"/> Prime Wetlands	_____	<input type="checkbox"/> Prime Wetlands	_____
	<input type="checkbox"/> Exemplary Wetlands	_____	<input type="checkbox"/> Exemplary Wetlands	_____
	<input type="checkbox"/> Vernal Pools (>200SF)	_____	<input type="checkbox"/> Vernal Pools (>200SF)	_____
	<input type="checkbox"/> VPD	_____	<input type="checkbox"/> VPD	_____
	<input checked="" type="checkbox"/> PD	<u>944</u>	<input type="checkbox"/> PD	_____
	<input type="checkbox"/> Inland Stream	_____	<input type="checkbox"/> Inland Stream	_____
Permanent Impact	Wetland:		Buffer:	
	<input type="checkbox"/> Prime Wetlands	_____	<input type="checkbox"/> Prime Wetlands	_____
	<input type="checkbox"/> Exemplary Wetlands	_____	<input type="checkbox"/> Exemplary Wetlands	_____
	<input type="checkbox"/> Vernal Pools (>200SF)	_____	<input checked="" type="checkbox"/> Vernal Pools (>200SF)	<u>3,019</u>
	<input type="checkbox"/> VPD	_____	<input type="checkbox"/> VPD	_____
	<input checked="" type="checkbox"/> PD	<u>9,452</u>	<input checked="" type="checkbox"/> PD	<u>77,991</u>
	<input type="checkbox"/> Inland Stream	_____	<input type="checkbox"/> Inland Stream	_____

List any variances/special exceptions granted by Zoning Board of Adjustment including dates:

None

Describe how the proposal meets conditions in **Article 9.1.6.B** of the Zoning Ordinance (attached for reference):

The inclusion of steep slopes and extensive retaining walls has allowed impacts to be reduced by the greatest extent feasible. Numerous alternative layouts were explored and all would have required approximately the same area of impact. The proposed stormwater system will provide for appropriate treatment and infiltration of runoff, the design of which is subject to NHDES review and approval. Temporary erosion and sediment control measures will also be employed during construction in order to minimize construction-related impacts to surrounding areas. Furthermore, the functions and values assessment indicates that the impacted wetlands are of relatively low value.

**ABUTTERS: PLEASE LIST ALL PERSONS WHOSE PROPERTY IS LOCATED IN NEW HAMPSHIRE AND ADJOINS OR IS DIRECTLY ACROSS THE STREET OR STREAM FROM THE LAND UNDER CONSIDERATION BY THE BOARD. THIS LIST SHALL BE COMPILED FROM THE EXETER TAX ASSESSOR'S RECORDS.**

TAX MAP See attached Letter of Authorization  
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9.1.6. B: Conditions: Prior to issuance of a conditional use permit, the Planning Board shall conclude and make a part of the record, compliance with the following criteria:

1. That the proposed use is permitted in the underlying zoning district;
2. No alternative design which does not impact a wetland or wetland buffer or which has less detrimental impact on the wetland or wetland buffer is feasible;
3. A wetland scientist has provided an impact evaluation that includes the “functions and values” of the wetland(s), an assessment of the potential project-related impacts and concluded to the extent feasible, the proposed impact is not detrimental to the value and function of the wetland(s) or the greater hydrologic system.
4. That the design, construction and maintenance of the proposed use will, to the extent feasible, minimize detrimental impact on the wetland or wetland buffer;
5. That the proposed use will not create a hazard to individual or public health, safety and welfare due to the loss of wetland, the contamination of groundwater, or other reasons;
6. The applicant may propose an increase in wetland buffers elsewhere on the site that surround a wetland of equal or greater size, and of equal or greater functional value than the impacted wetland
7. In cases where the proposed use is temporary or where construction activity disturbs areas adjacent to the immediate use, the applicant has included a restoration proposal revegetating any disturbed area within the buffer with the goal to restore the site as nearly as possible to its original grade and condition following construction.
8. That all required permits shall be obtained from the New Hampshire Department of Environmental Services Water Supply and Pollution Control Division under NH RSA §485-A: 17, the New Hampshire Wetlands Board under NH RSA §483-A, and the United States Army Corps of Engineers under Section 404 of the Clean Water Act.;

## Letter of Authorization

Glerups, Inc., hereby authorizes Altus Engineering, Inc. of Portsmouth, NH to represent us as the Owner and Applicant in all matters concerning the engineering and related permitting of a site plan on Exeter Tax Map 47, Lot 7-2 located at 19 Continental Drive in Exeter, New Hampshire. This authorization shall include representation at public hearings and other project-related meetings in addition to any signatures required for Federal, State and Municipal permit applications.

*Kiera Ryan*  
Signature

Kiera Manahan Ryan  
Print Name

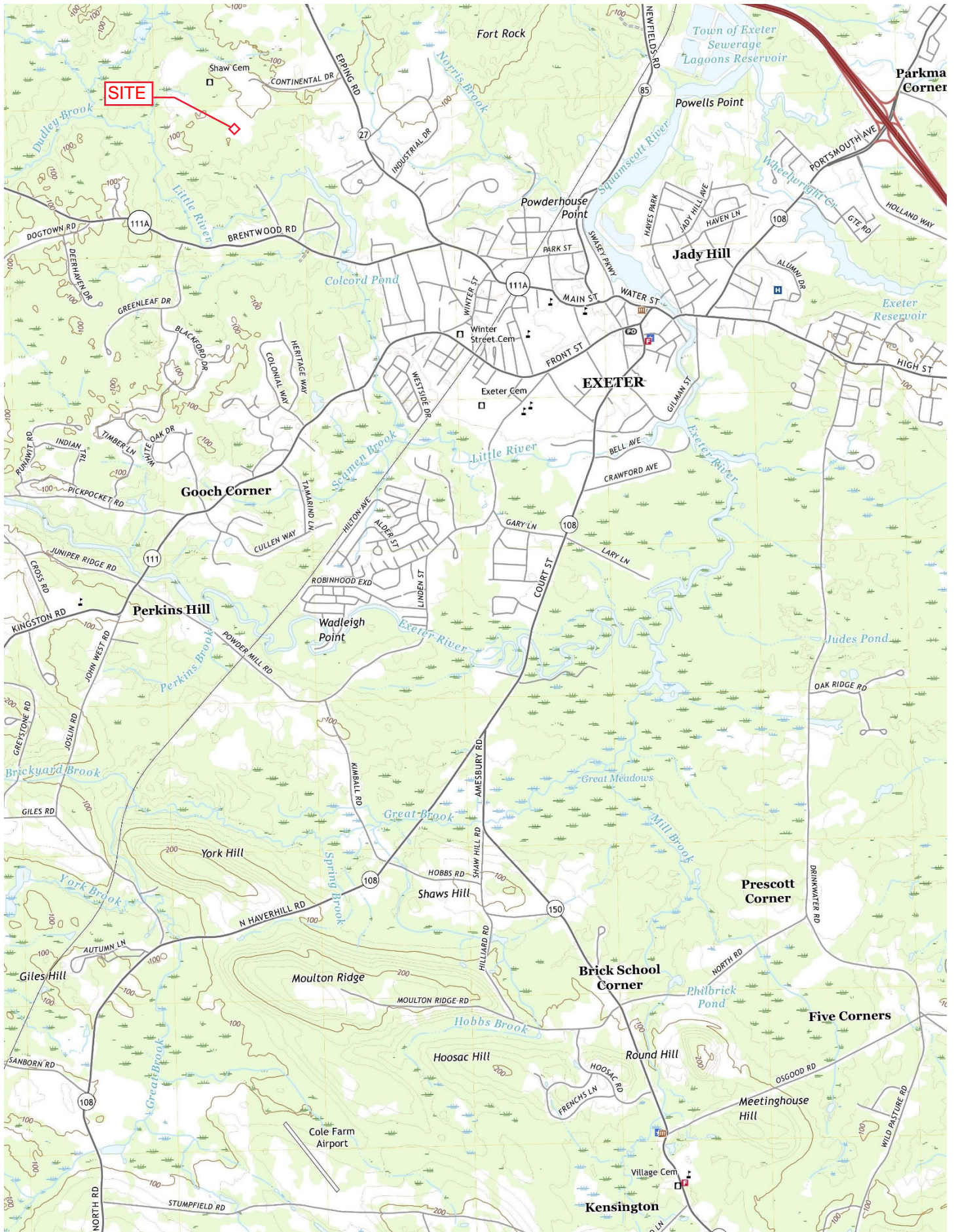
5-18-22  
Date

*Barry Ryan*  
Witness

Barry T. Ryan  
Print Name

5-18-22  
Date

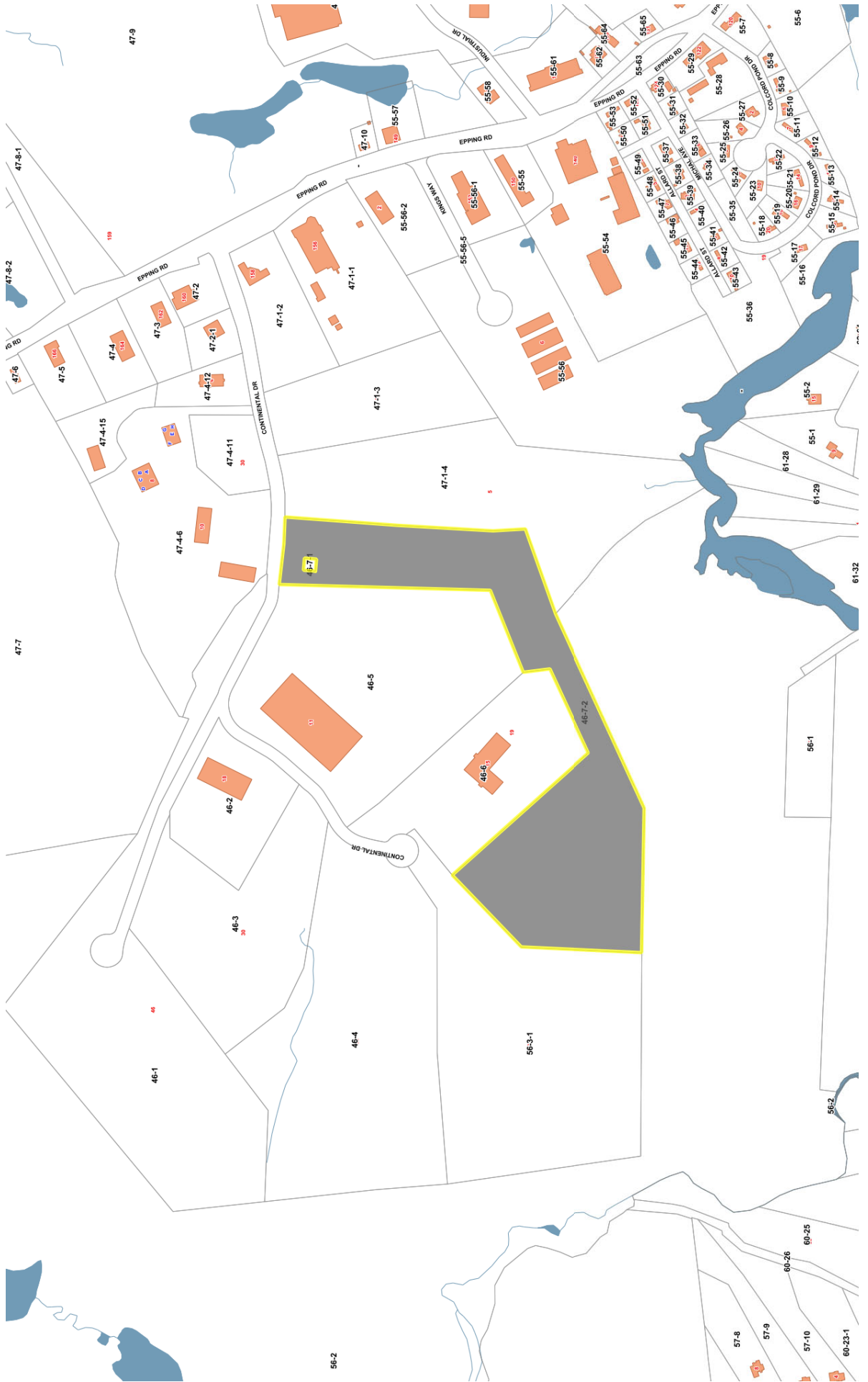
















**Civil  
Site Planning  
Environmental  
Engineering**

133 Court Street  
Portsmouth, NH  
03801-4413

## ABUTTER'S LIST

**Glerups, Inc.  
Tax Map 7, Lot 168  
19 Continental Drive  
Exeter, NH 03833**

	<u>Tax Map / Parcel</u>	<u>Abutter Name &amp; Address</u>
Applicant:	47 / 7-2	Glerups, Inc. 27 Pleasant Street Newfields, NH 03856
Abutters:	47 / 4-6	Exeter Business (Condo Master Card) P.O. Box 272 North Salem, NH 03073
	47 / 1-4	3-5 Continental Drive, LLC 156 Epping Road Exeter, NH 03833
	56 / 2	Town of Exeter 10 Front Street Exeter, NH 03833
	56 / 3-1	Garrison Glen, LLC 20 Trafalgar Sq., Suite 610 Nashua, NH 03063
	46 / 6	Perry Corporate Center, LLC 2094 Townline Road Madison, OH 44057
	46 / 5	Continental Microwave, Inc. 11 Continental Drive Exeter, NH 03833
	46 / 1	12 Continental Drive, LLC 20 Trafalgar Sq., Suite 610 Nashua, NH 03063

Engineer: Altus Engineering, Inc.  
c/o Erik Saari  
133 Court Street  
Portsmouth, NH 03801

Surveyor: Haynor Swanson, Inc.  
3 Congress St.  
Nashua, NH 03062

Wetland and Soils Scientist: Gove Environmental Services, Inc.  
8 Continental Drive, Unit H  
Exeter, NH 03833

Architect Procon, Inc.  
1359 Hooksett Road  
Hooksett, NH 03106

**MEMORANDUM**

Ref: 2220A

To: Erik Saari, Vice President  
Altus Engineering, Inc.

From: Stephen G. Pernaw, P.E., PTOE

Subject: Proposed Warehouse - 19 Continental Drive  
Exeter, New Hampshire

Date: May 27, 2022

---

As requested, Pernaw & Company, Inc. has conducted this trip generation analysis for the proposed warehouse building that will be located at 19 Continental Drive. The site is accessible via the NH 27/Continental Drive signalized intersection. The purpose of this memorandum is to summarize the results of our trip generation analyses, and our research of available traffic count data. To summarize:

Proposed Development – According to the plan entitled “*Site Plan*,” Sheet Number C-1, dated April 7, 2022 (no revisions) that was prepared by Altus Engineering, Inc. (see Attachment 1), the proposed development project involves the construction of one new warehouse building (95,116-sf) at the westerly terminus of Continental Drive. The site access road will extend from the North Atlantic Power site and circumnavigate the proposed building. The on-site parking supply totals 100 stalls. Figure 1 shows the location of the subject site with respect to the area road system and recent traffic count data from the NHDOT.

Existing Traffic Volumes - Research at the NHDOT revealed that the closest short-term Automatic Traffic Recorder count station to the site is located on NH27, south of NH101 Exit 9, approximately 0.4 miles north of Continental Drive. According to the NHDOT reports, this section of NH27 carried an Annual Average Daily Traffic (AADT) volume of approximately 11,302 vehicles per day (vpd) in 2021, down from a high of 13,128 vpd in 2019 (see Attachment 2). This data clearly shows the effects of the ongoing pandemic. The most recent data demonstrates that weekday traffic volumes typically reach peak levels from 8:00 to 9:00 AM and from 4:00 to 5:00 PM, thus corresponding to the typical commuter periods (see Attachments 3 & 4). The diagrams on Page 3 summarize the daily and hourly variations in traffic demand along NH27.





 = AUTOMATIC TRAFFIC RECORDER LOCATION (NHDOT)



2220A

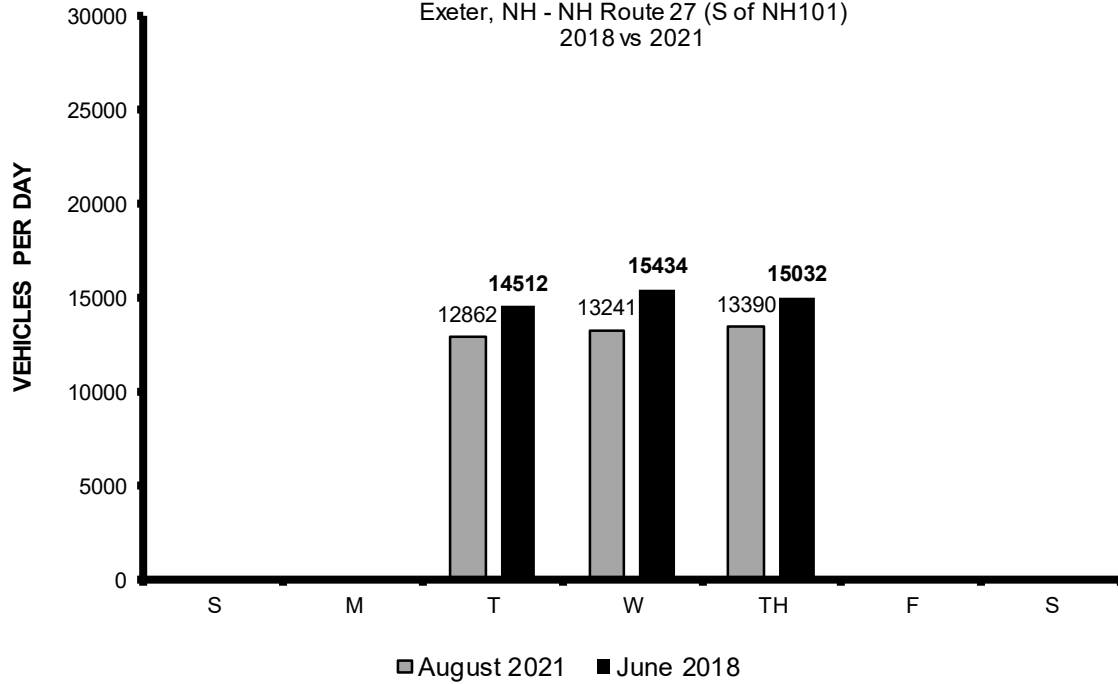
**Figure 1**

**Site Location**

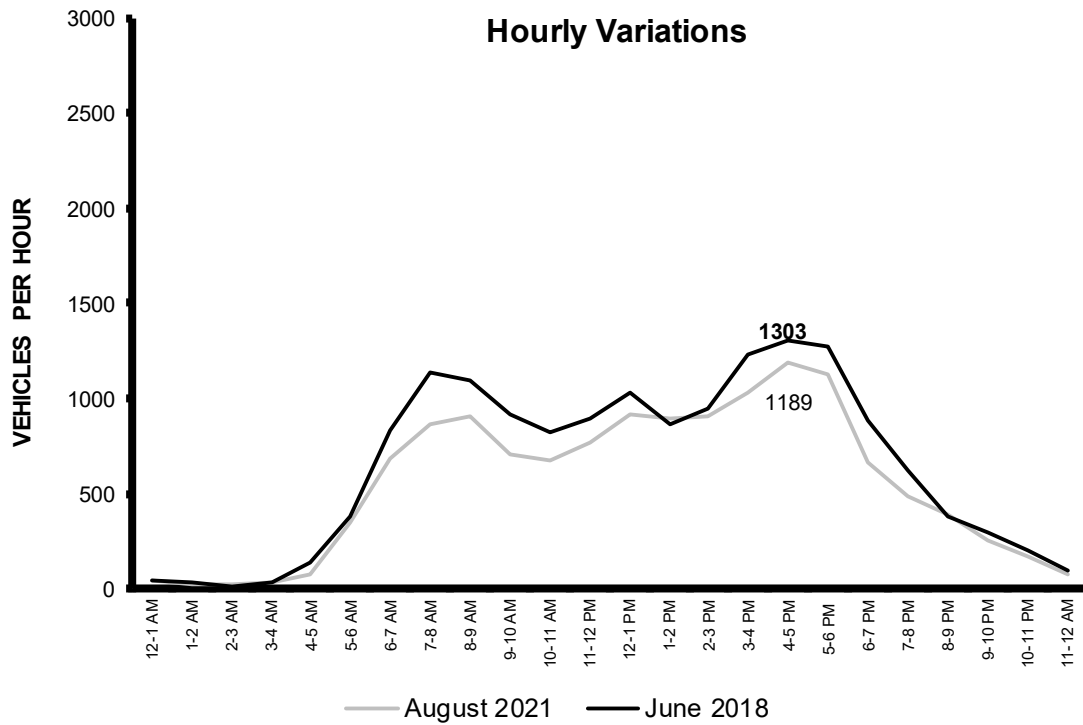
*Traffic Evaluation, Proposed Warehouse - 19 Continental Drive, Exeter, New Hampshire*

### DAILY TRAFFIC VARIATIONS

Exeter, NH - NH Route 27 (S of NH101)  
2018 vs 2021



### Hourly Variations



Trip Generation - To estimate the quantity of vehicle-trips that will be produced by the proposed warehouse, Pernaw & Company, Inc. considered the standard trip generation rates and equations published by the Institute of Transportation Engineers<sup>1</sup> (ITE). The most applicable ITE Land Use Code (LUC) for this type of development is LUC 150 (Warehousing). Table 1 summarizes the results of the trip generation analyses using the gross floor area of the building as the independent variable (see Attachments 5 – 7).

Table 1		Trip Generation Summary Warehouse - 95,116 sf	
		ITE Land Use Code 150 <sup>1</sup>	
Weekday Total		Entering	82 veh
		Exiting	<u>82 veh</u>
		Total	164 trips
Weekday AM Peak Hour		Entering	12 veh
		Exiting	<u>4 veh</u>
		Total	16 trips
Weekday PM Peak Hour		Entering	5 veh
		Exiting	<u>12 veh</u>
		Total	17 trips

<sup>1</sup>ITE Land Use Code 150 - Warehousing (Rate Method)

This table shows that the proposed warehouse will generate its highest traffic flow rate during the weekday PM commuter peak hour, with an increase of approximately +17 vehicle-trips (5 arrivals, 12 departures).

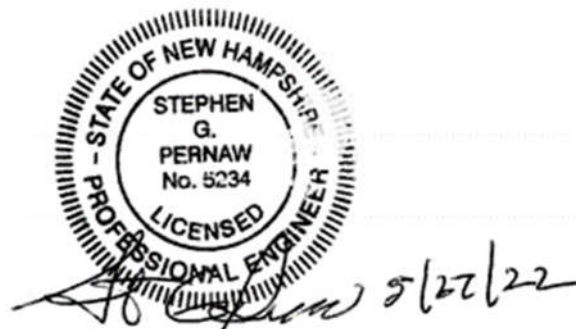
<sup>1</sup> Institute of Transportation Engineers, *Trip Generation Manual*, Eleventh Edition (Washington, D.C., 2021)



Findings & Conclusions:


1. According to the NHDOT reports, this section of NH27 south of NH101 carried an Annual Average Daily Traffic (AADT) volume of approximately 11,302 vehicles per day (vpd) in 2021, down from a high of 13,128 vpd in 2019. These volumes clearly show the effects of the ongoing pandemic.
2. The trip generation analysis indicates that the proposed warehouse building will generate approximately 16 (AM) and 17 (PM) vehicle-trips during the peak hour periods. Increases of this order of magnitude will not significantly alter the prevailing traffic operations at the NH27/Continental Drive signalized intersection, or along the NH27 corridor.
3. The NH27/Continental Drive intersection has recently been widened and upgraded and now includes: 1) an exclusive northbound left-turn lane for vehicles entering Continental Drive, 2) an exclusive southbound right-turn lane for vehicles entering Continental Drive, 3) exclusive left-turn and right-turn lanes on the Continental Drive approach to NH 27, and 4) a vehicle-actuated traffic signal system. Further improvements to this intersection are not required to accommodate the additional 17 vehicle-trips (5 arrivals, 12 departures) during the worst-case weekday PM peak hour period.
4. Traffic changes of this order of magnitude (+17 PM trips), when spread out over a one-hour period, are de minimis from a transportation impact and traffic operations standpoint. The prevailing Levels of Service at the NH27/Continental Drive signalized intersection will not change significantly as a result of the proposed warehouse building.

Attachments



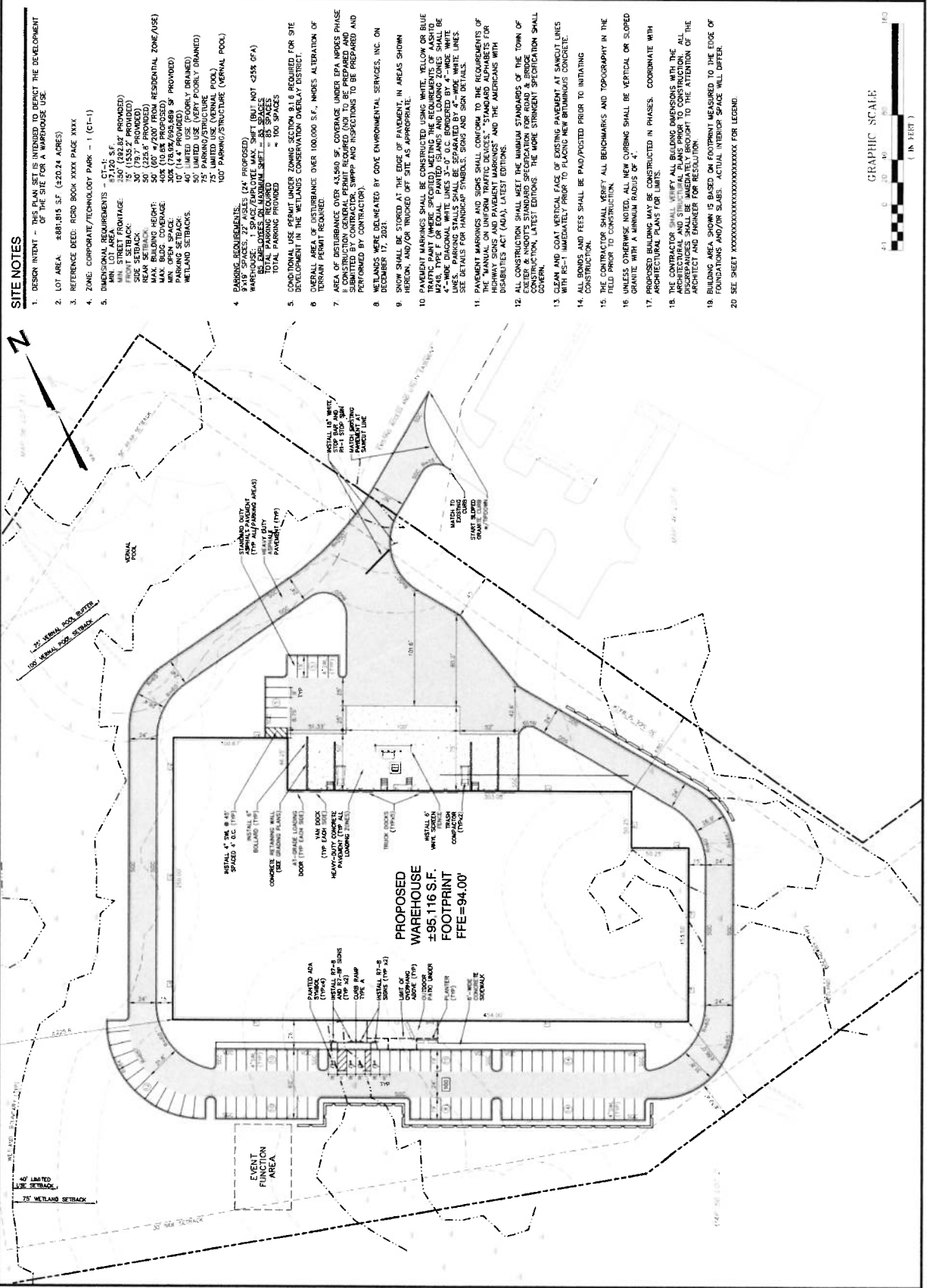
## **ATTACHMENTS**





1114 Green Street  
Newfield, NH 03856  
Phone: 603-882-1111  
www.altuseng.com

<b>NOT FOR CONSTRUCTION</b>	<b>ISSUED FOR:</b>
<b>DISCUSSION</b>	<b>DATE:</b> APRIL 7, 2022
<b>REVISIONS</b>	<b>BY:</b> DME
<b>NO. DESCRIPTION</b>	<b>DATE</b>
1. 1" = 40'	01/17/22
2. 1" = 80'	01/17/22
<b>SCALE:</b>	<b>DATE:</b>
22" x 34" - 1" = 40'	
11" x 17" - 1" = 80'	
<b>OWNER:</b>	<b>PROJECT:</b>
GLERUPS, INC.	27 PLEASANT STREET NEWFIELD, NH 03856
<b>ARCHITECT:</b>	<b>DATE:</b>
GLERUPS, INC.	
27 PLEASANT STREET NEWFIELD, NH 03856	
<b>ENGINEER:</b>	<b>PROJECT:</b>
GLERUPS	TAX MAP 46, LOT 7 19 CONTINENTAL DRIVE EXETER, NH
<b>TITLE:</b>	<b>DATE:</b>
<b>SITE PLAN</b>	<b>SHEET NUMBER:</b>
	C-1





Transportation Data Management System

List View All DIRs

Record	1	of 1	Goto Record	go
Location ID	82153064	MPO ID		
Type	SPOT	HPMS ID		
On NHS	No	On HPMS	Yes	
LRS ID	Y1530001__	LRS Loc Pt.		
SF Group	04	Route Type		
AF Group	04	Route		
GF Group	E	Active	Yes	
Class Dist Grp	Default	Category	3	
Seas Class Grp	Default			
WIM Group	Default			
QC Group	Default			
Funct'l Class	Other Principal Arterial	Milepost		
Located On	Epping Rd			
Loc On Alias	NH 27 (EPPING RD) SOUTH OF NH 101 EXIT 9			
More Detail				
STATION DATA				

Directions:  2-WAY  EB  WB

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2021	11,302	1,165	10	60	10,273 (91%)	1,029 (9%)	
2020	11,080 <sup>3</sup>		10	60	10,083 (91%)	997 (9%)	Grown from 2019
2019	13,128 <sup>3</sup>		10	60	12,025 (92%)	1,103 (8%)	Grown from 2018
2018	12,972	1,303	10	60	11,959 (92%)	1,013 (8%)	
2017	12,485 <sup>3</sup>						Grown from 2016

1-5 of 14

Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV
------------	------------	--------	--------	--------	--------	--------	--------	--------	--------

Date	Int	Total
Thu 8/12/2021	60	13,390
Wed 8/11/2021	60	13,241
Tue 8/10/2021	60	12,862
Thu 6/21/2018	60	15,032
Wed 6/20/2018	60	15,434
Tue 6/19/2018	60	14,512
Fri 7/17/2015	60	13,695
Thu 7/16/2015	60	14,647
Wed 7/15/2015	60	14,934

Year	Annual Growth
2021	2%
2020	-16%
2019	1%
2018	4%
2017	2%
2016	2%
2015	0%
2012	0%



Transportation Data Management System



Excel Version

Weekly Volume Report			
<b>Location ID:</b>	82153064	<b>Type:</b>	SPOT
<b>Located On:</b>	Epping Rd	:	
<b>Direction:</b>	2-WAY		
<b>Community:</b>	EXETER	<b>Period:</b>	Mon 8/9/2021 - Sun 8/15/2021
<b>AADT:</b>	11302		

Start Time	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Avg	Graph
12:00 AM		35	45	58				46	0.3%
1:00 AM		18	26	18				21	0.2%
2:00 AM		8	17	14				13	0.1%
3:00 AM		19	35	29				28	0.2%
4:00 AM		76	75	88				80	0.6%
5:00 AM		393	348	390				377	2.9%
6:00 AM		706	687	669				687	5.2%
7:00 AM		906	866	888				887	6.7%
8:00 AM		934	906	911				917	7.0%
9:00 AM		731	710	717				719	5.5%
10:00 AM		694	675	812				727	5.5%
11:00 AM		736	769	798				768	5.8%
12:00 PM		915	916	930				920	7.0%
1:00 PM		832	896	855				861	6.5%
2:00 PM		864	904	916				895	6.8%
3:00 PM		995	1030	1032				1,019	7.7%
4:00 PM		1162	1189	1158				1,170	8.9%
5:00 PM		992	1121	1080				1,064	8.1%
6:00 PM		638	660	638				645	4.9%
7:00 PM		416	484	480				460	3.5%
8:00 PM		350	392	352				365	2.8%
9:00 PM		217	252	285				251	1.9%
10:00 PM		153	167	185				168	1.3%
11:00 PM		72	71	87				77	0.6%
<b>Total</b>	<b>0</b>	<b>12,862</b>	<b>13,241</b>	<b>13,390</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>24hr Total</b>		12862	13241	13390				13,164	
<b>AM Pk Hr</b>		8:00	8:00	8:00					
<b>AM Peak</b>		934	906	911				917	
<b>PM Pk Hr</b>		4:00	4:00	4:00					
<b>PM Peak</b>		1162	1189	1158				1,170	
<b>% Pk Hr</b>		9.03%	8.98%	8.65%				8.89%	



Transportation Data Management System



Excel Version

Weekly Volume Report			
<b>Location ID:</b>	82153064	<b>Type:</b>	SPOT
<b>Located On:</b>	Epping Rd	:	
<b>Direction:</b>	2-WAY		
<b>Community:</b>	EXETER	<b>Period:</b>	Mon 6/18/2018 - Sun 6/24/2018
<b>AADT:</b>	12972		

Start Time	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Avg	Graph
12:00 AM		39	46	58				48	0.3%
1:00 AM		29	28	22				26	0.2%
2:00 AM		24	16	20				20	0.1%
3:00 AM		49	35	57				47	0.3%
4:00 AM		133	139	131				134	0.9%
5:00 AM		400	379	392				390	2.6%
6:00 AM		763	827	817				802	5.4%
7:00 AM		1056	1135	1097				1,096	7.3%
8:00 AM		1034	1093	1077				1,068	7.1%
9:00 AM		808	919	867				865	5.8%
10:00 AM		851	817	804				824	5.5%
11:00 AM		854	893	856				868	5.8%
12:00 PM		1010	1026	934				990	6.6%
1:00 PM		855	859	905				873	5.8%
2:00 PM		900	942	979				940	6.3%
3:00 PM		1152	1227	1205				1,195	8.0%
4:00 PM		1229	1303	1270				1,267	8.5%
5:00 PM		1228	1275	1205				1,236	8.2%
6:00 PM		741	884	808				811	5.4%
7:00 PM		476	617	503				532	3.5%
8:00 PM		374	382	451				402	2.7%
9:00 PM		285	300	271				285	1.9%
10:00 PM		132	199	211				181	1.2%
11:00 PM		90	93	92				92	0.6%
<b>Total</b>	<b>0</b>	<b>14,512</b>	<b>15,434</b>	<b>15,032</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>24hr Total</b>		<b>14512</b>	<b>15434</b>	<b>15032</b>				<b>14,993</b>	
<b>AM Pk Hr</b>		7:00	7:00	7:00					
<b>AM Peak</b>		1056	1135	1097				1,096	
<b>PM Pk Hr</b>		4:00	4:00	4:00					
<b>PM Peak</b>		1229	1303	1270				1,267	
<b>% Pk Hr</b>		8.47%	8.44%	8.45%				8.45%	

# Graph Look Up

**Query** **Filter**

DATA SOURCE: Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE: 150

LAND USE GROUP: (100-199) Industrial

LAND USE: 150 - Warehousing

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

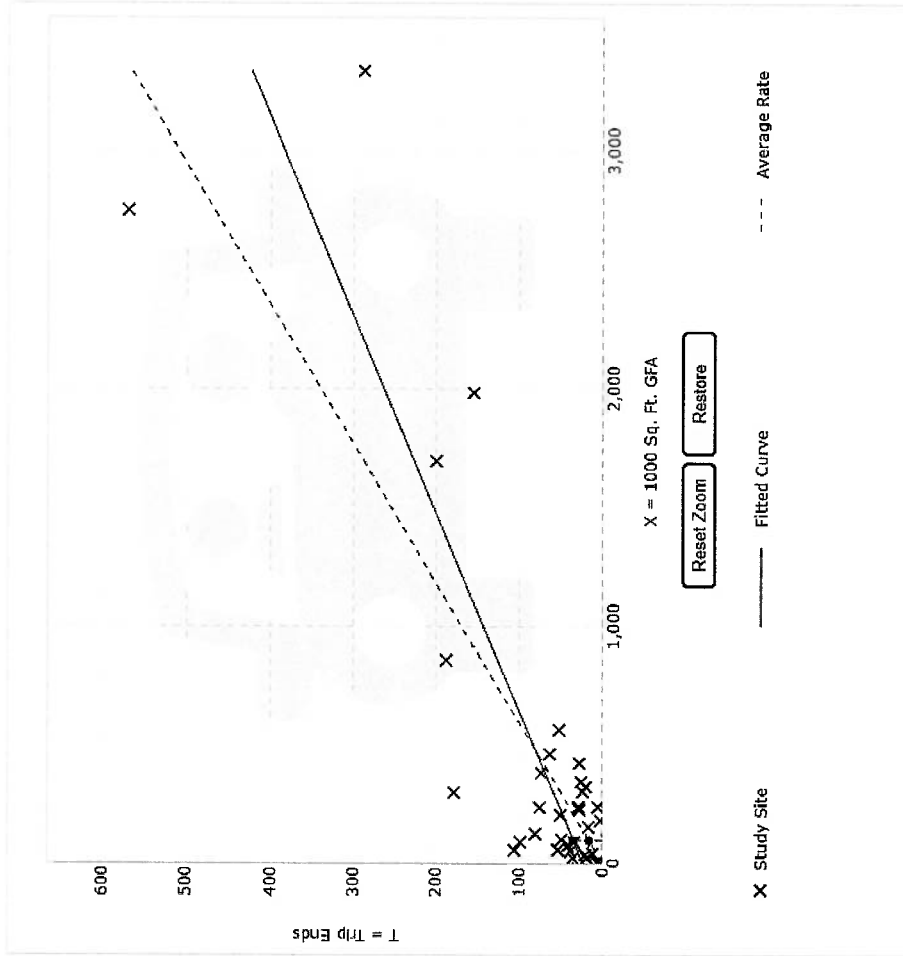
INDEPENDENT VARIABLE (IV): 1000 Sq. Ft. GFA

TIME PERIOD: Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIP S: 95.12 **Calculate**

## Data Plot and Equation



## DATA STATISTICS

Land Use: Warehousing (150) [Click for Description and Data Plots](#)

Independent Variable: 1000 Sq. Ft. GFA

Time Period: **Weekday**  
Peak Hour of Adjacent Street Traffic  
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 36

Avg. 1000 Sq. Ft. GFA: 448

Average Rate: 0.17

Range of Rates: 0.02 - 1.93

Standard Deviation: 0.19

Fitted Curve Equation:  
 $T = 0.12(X) + 23.62$

R<sup>2</sup>: 0.89

Directional Distribution:  
77% entering, 23% exiting

Calculated Trip Ends:  
Average Rate: 16 (Total), 12 (Entry), 4 (Exit)  
Fitted Curve: 35 (Total), 27 (Entry), 8 (Exit)

Use the mouse wheel to Zoom Out or Zoom In.  
Hover the mouse pointer on data points to view X and T values.

# Graph Look Up

**Query** **Filter**

DATA SOURCE: Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE: 150

LAND USE GROUP: (100-199) Industrial

LAND USE: 150 - Warehousing

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

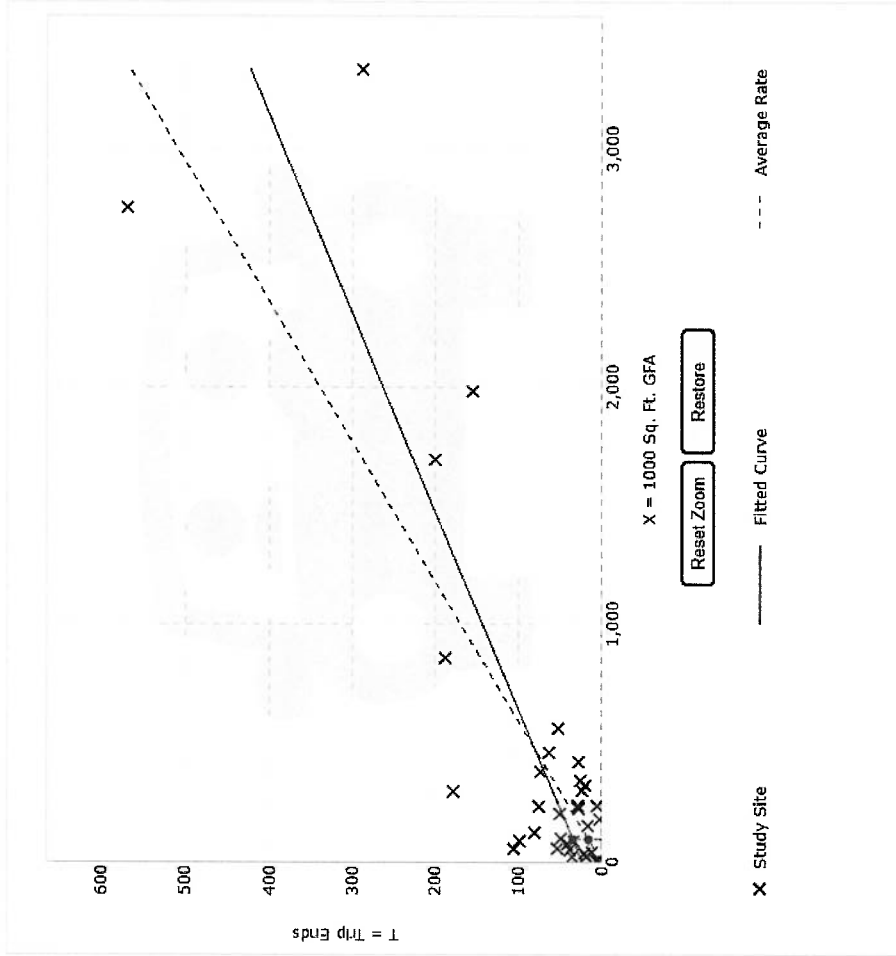
INDEPENDENT VARIABLE (IV): 1000 Sq. Ft. GFA

TIME PERIOD: Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 95.12 **Calculate**

## Data Plot and Equation



## DATA STATISTICS

**Land Use:** Warehousing (150) [Click for Description and Data Plots](#)

**Independent Variable:** 1000 Sq. Ft. GFA

**Time Period:** Weekday  
Peak Hour of Adjacent Street Traffic  
One Hour Between 7 and 9 a.m.

**Setting/Location:** General Urban/Suburban

**Trip Type:** Vehicle

**Number of Studies:** 36

**Avg. 1000 Sq. Ft. GFA:** 448

**Average Rate:** 0.17

**Range of Rates:** 0.02 - 1.93

**Standard Deviation:** 0.19

**Fitted Curve Equation:**  $T = 0.12(X) + 23.62$

**R<sup>2</sup>:** 0.69

**Directional Distribution:** 77% entering, 23% exiting

**Calculated Trip Ends:**  
Average Rate: 16 (Total), 12 (Entry), 4 (Exit)  
Fitted Curve: 35 (Total), 27 (Entry), 8 (Exit)

Use the mouse wheel to Zoom Out or Zoom In.  
Hover the mouse pointer on data points to view X and T values.

# Graph Look Up

DATA SOURCE:

SEARCH BY LAND USE CODE:

LAND USE GROUP:

LAND USE:

LAND USE SUBCATEGORY:

SETTING/LOCATION:

INDEPENDENT VARIABLE (IV):

TIME PERIOD:

TRIP TYPE:

ENTER IV VALUE TO CALCULATE TRIPS:

### Data Plot and Equation

**DATA STATISTICS**  
 Land Use: Warehousing (150) [Click for Description and Data Plots](#)  
 Independent Variable: 1000 Sq. Ft. GFA  
 Time Period: Weekday  
 Peak Hour of Adjacent Street Traffic  
 One Hour Between 4 and 6 p.m.  
 Setting/Location: General Urban/Suburban  
 Trip Type: Vehicle  
 Number of Studies: 49  
 Avg. 1000 Sq. Ft. GFA: 400  
 Average Rate: 0.18  
 Range of Rates: 0.01 - 1.80  
 Standard Deviation: 0.18  
 Fitted Curve Equation:  $T = 0.12(X) + 26.48$   
 $R^2 = 0.65$   
 Directional Distribution: 28% entering, 72% exiting  
 Calculated Trip Ends: Average Rate: 17 (Total), 5 (Entry), 12 (Exit)  
 Fitted Curve: 38 (Total), 11 (Entry), 27 (Exit)

X Study Site      — Fitted Curve      - - - Average Rate

X = 1000 Sq. Ft. GFA

T = Trip Ends

Use the mouse wheel to Zoom Out or Zoom In.  
 Hover the mouse pointer on data points to view X and T values.

2814.00

June 27, 2022

David Sharples, Town Planner  
Town Planning Office, Town of Exeter  
10 Front Street  
Exeter, NH 03833

**Re: Glerups Warehouse – 19 Continental Drive**  
**Design Review Engineering Services**  
Exeter, New Hampshire

**Site Information:**

---

Tax Map/Lot#:	46 / 7	Review No. 1
Address:	19 Continental Drive	
Lot Area:	20.31 ac (+/- 7 ac developed for this project)	
Proposed Use:	Industrial	
Water:	Town	
Sewer:	Town	
Zoning District:	CT-1	
Applicant:	Glerups, Inc.	
Design Engineer:	Altus Engineering	

**Application Materials Received:**

- Site plan set entitled “Glerups” dated May 31, 2022 prepared by Altus Engineering.
- Site plan application materials prepared by Altus Engineering.
- CUP application prepared by Altus Engineering.
- Drainage analysis and stormwater maintenance manual prepared by Altus Engineering.

Dear Mr. Sharples:

Based on our review of the above information, in addition to comments provided by the Town, we offer the following comments in accordance with the Town of Exeter Regulations and standard engineering practice.

General

1. The existing conditions plan identifies the SMH in Continental Drive as being “full of water”. The reason/source of the water should be evaluated and addressed.



### Site Plan

2. There are impacts to wetlands and buffers, including a vernal pool buffer. It appears that the disturbance area can be reduced or shifted to minimization.
  - Could a narrower, possibly one-way perimeter route be proposed?
  - It is noted more parking spaces are provided than required. Is it possible to eliminate the additional spaces to decrease the amount of disturbance area?
  - Is the 24' pavement width necessary for truck movement, or can the width be decreased to 22' except through corners?

### Grading and Drainage Plan

3. There is only 1.2' of cover over the pipe between CB #1 and Bioretention Area #1 at the site entrance. The pipe, proposed as corrugated plastic pipe, will be within the crushed gravel layer of the heavy duty asphalt pavement. A different material choice may be prudent at this location, e.g. ductile iron. Insulation may also be prudent to reduce heaving of the pipe over time.
4. The plunge pool detail on sheet C-10 refers to lengths and widths as shown on plan. Dimensions should be added to the plan at each plunge pool, or a table of dimensions. Please confirm plunge pools currently shown at the property lines will not cross property lines.
5. Note 3 refers to flagging limits of construction within 50' of wetlands. Due to the proximity of the proposed grading to the property lines, the property lines should be flagged at reasonable intervals to prevent encroachment.
6. Confirm the DMH 15 can accommodate the proposed pipe penetrations at the inverts specified.

### Utilities Plan

7. Confirm that the existing two-story building uses the sewer forcemain for its wastewater disposal and update the plan with approximately locations of its tie-in as appropriate.
8. Confirm that the proposed E-One pump system will maintain flushing velocity within the existing 2" forcemain portion of the line.
9. We recommend adding a new valve near the property line/tie-in location to test against and for isolation.
10. Comments regarding the location and number of hydrants are deferred to the fire department.

### Detail Sheets

11. The service connection – lower pressure sewer detail is not applicable to this project. Please revise or replace with appropriate detail to convey intent for proposed connection.
12. YD 5-1 and CB 5-2 appear to be directly connected to the 15" pipe run, confirm connection type and provide detail as appropriate for connection.
13. A detail for a concrete washout area should be added.



Stormwater Design and Modeling

14. In general, the stormwater report could stand to be revised to address a number of grammatical and sentence structure errors, including footer agreement between the pages.
15. The Pollutant Removal section of the stormwater narrative indicates an estimated removal efficiency expectation from the proposed bmps at TSS-90%, TN 65% and TP-60-65%, these estimates require further explanation.
16. The Stormwater Report provides test pit results from two separate test pitting operations and consultants. The test pit locations are only depicted on the C-2 Stormwater Management Plan of the plan set. We recommend that the locations be conveyed on the existing conditions plan(s) as well as the pre- and post- development plans within the stormwater report.
17. The drainage report narrative discusses a subsurface chamber system equipped with an isolator row and underground sand filter, this appears to be a remnant from a previous project.
18. **PTAP Database: This project requires registration with the PTAP Database,** the Applicant is requested to enter project related stormwater tracking information contained in the site plan application documents using the Great Bay Pollution Tracking and Accounting Program (PTAP) database ([www.unh.edu/unhsc/ptapp](http://www.unh.edu/unhsc/ptapp)) and submit the information with the resubmitted response to comments.

A written response is required to facilitate future reviews. Please contact us if you have any questions.

Very truly yours,  
UNDERWOOD ENGINEERS, INC.



Allison M. Rees, P.E.  
Project Manager



Robert J. Saunders, P.E.  
Senior Project Engineer



# TOWN OF EXETER

## *Planning and Building Department*

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

[www.exeternh.gov](http://www.exeternh.gov)

---

**Date:** 6/29/22

**To:** Erik Saari, Altus Engineering, Inc.  
Barry & Kiera Ryan, Glerups, Inc.

**From:** Dave Sharples, Town Planner

**Re:** Site Plan Review TRC Comments – Glerups, Inc.  
PB Case #22-9  
Tax Map Parcel #47-7-2

The following comments are provided as a follow-up for technical review of the site plans and supporting documents submitted on May 31, 2022 for the above-captioned project. The TRC meeting was held on June 24, 2022 and materials were reviewed by Town departments.

### **TOWN PLANNER COMMENTS**

1. Are there any known environmental hazards on the site? If so, provide detail.
2. Show monuments in accordance with Section 9.25.
3. Provide all professional stamps (P.E., Wetland Scientist, LLS, etc.) on the applicable plans per Section 7.2.1 and 7.2.2 for the Planning Board submission.
4. Identify significant trees per Section 7.4.7. Significant trees are 20' or greater.
5. Provide written justification on providing more parking than required or revise plans accordingly. As discussed at the TRC, you can provide only as many parking stalls you need and can show any additional parking to be constructed later as needed.
6. Provide written justification for the 24' access aisles whereas 22' is required.
7. Add note per Section 7.5.16.
8. Consider removing one of the driveways (and lighting) on either side of the building to reduce wetland buffer impact.
9. If the driveway next to the vernal pool remains, please remove street lighting in this area due to the sensitivity of light on this resource.
10. Verify that exterior lighting will be on a timer and either shut off at 10pm or reduce in intensity per 9.20.4.4
11. Traffic memo states that the prevailing LoS at the intersection "will not change significantly". Please explain what this means. Will the LoS change?
12. Verify that the windows will cover a minimum of 5% of the building on the façade facing the access to the property.

## **PUBLIC WORKS COMMENTS**

DPW has no comments per Town Engineer Paul Vlasich.

## **FIRE DEPARTMENT COMMENTS**

Basic requirements of the Exeter Fire Department. This list is not all inclusive and other requests may be made during the review process. Unless specifically required by code, some room for compromise is open.

### **(Rev 5: 9/7/2017) Architectural Review:**

1. Interior utility room access
2. Interior sprinkler room access
3. Adequate attic access (sized for FF, if applicable))
4. Catwalk access in unfinished areas that have sprinklers (handrails preferred)
5. If building has truss roof or floors, must display sign according to ordinance 1301. Knox box required for all buildings with fire alarm or sprinkler systems (ordinance 1803)

### **Civil/Site Review:**

6. Hydrant near site access and towards rear of site (if applicable)

### **Sprinkler Review:**

7. NFPA 13(R,D) sprinkler system where required
8. FDC: 4-inch storz with at least 18" clearance to ground
9. Electric bell (no water motor gong)
10. Attic protection in 13R systems

### **Fire Alarm Review:**

11. Single red beacon or strobe indicator on exterior (not horn-strobe)
12. NFPA72 Fire Alarm System where required
13. Cat 30 keys for pull stations and FACP

### **Elevators:**

14. Heat and smoke top and bottom (heats for the shunt trip)
15. Dimensions to accommodate a stretcher (usually a 2500 lbs) 3'6" by 7' at a minimum
16. Elevator recall to appropriate floor during an activation
17. Sprinkler protection top and bottom if ANY combustibile material in shaft. (can omit per NFPA 13 guidelines)
18. Phone in car needs to be able to dial 911

### **Access:**

19. Access to the rear of the building. Specifications for the ladder truck have been provided to the to the engineering company.

## **CONSERVATION & SUSTAINABILITY PLANNER COMMENTS**

### **General Site Layout:**

1. Recommend eliminating the access road along the west side of the building if possible. With loading docks in the front of the building, it seems viable to have a two-way access road to the back for parking. This would reduce a significant amount of buffer impacts, prevent the isolation of the vernal pool from the upland areas essential for vernal pool species when the abutting parcel is developed, and may also free up space to move Infiltration basin #3 further from the wetland.
2. Parking exceeds parking calc requirements by 8 spaces, eliminating these at the building rear could further reduce buffer impact.
3. Is it possible to narrow up the 21' grass strip in the back of the building and bring the pavement closer to the building and therefore further from the wetland?
4. Has porous pavement been considered?
5. Please clarify what the surface material of the event/function area is.

### **Grading/Drainage/Erosion:**

6. Given the presence of wetlands, there is a potential for entrapment of amphibians from the deep sump catch basins. Is there potential to avoid the use of them?
7. Please confirm all erosion control materials are limited to natural material such as jute or coconut matting as photodegradable plastic causes wildlife impacts. Add note accordingly.
8. Add requirement for wetland boundary disks to be installed along wetland buffers within the development (SS 9.9.1).
9. Snow storage should be located on the side of the road interior to the building to allow for some level of treatment. Please add signage adjacent to the vernal pool indicating snow storage is prohibited. If circular access road is eliminated, sign is not necessary.
10. Add note in construction sequence that limits of disturbance will be marked onsite prior to any tree removal.

### **CUP:**

11. The Wetland CUP criteria response to 9.1.6.B.6 would benefit from discussing the 212-acre area of land granted to the town when this area was subdivided.
12. Please update Sheet C-4 notes to add the May wetland survey dates mentioned in the CUP wetland report. Currently notes only indicate 12/17/21 survey.
13. Sheet C-4 depicting buffers has numerous corrections needed. Please refer to 9.1.3.E and show limited use, parking and structure buffers as indicated. Example: vernal pools require 75' limited use buffer and 100' parking and structure setback. Only 75' buffer is shown and it is labeled as 200' buffer. Similar errors for wetland buffers.

14. The Conservation Commission will want a site walk. I recommend proposing dates that work for the applicant's team prior to the 7/12 meeting. They will want the ability to ask questions of the wetland scientist during the walk, so their presence is requested. With later sunsets, 5 pm before the meeting often works well.

In order to be heard at the **August 25<sup>th</sup>, 2022** Planning Board meeting, please submit any revised plans along with a letter responding to these comments (and other review comments, if applicable) **no later than August 4<sup>th</sup>, 2022**, but sooner if possible, to allow staff adequate time to review the revisions and responses prior to the planning board hearing.

**TOWN OF EXETER  
CONSERVATION COMMISSION MEMORANDUM**

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Date: July 14, 2022  
To: Planning Board  
From: Andrew Koff, Chair, Exeter Conservation Commission  
Subject: Wetland CUP for the construction of a 95,000 SF Industrial Warehouse for Glerups

**Project Information:**

Project Location: 19 Continental Drive, Exeter, NH  
Map/Lot: Tax Map Parcels 47-7-2.  
CC Review Date: 7/12/22  
PB CASE: #22-9

Prior to our meeting on July 12<sup>th</sup>, several members of the Conservation Commission participated in a site walk to review the project area.

During the regular meeting, following a project presentation, the Commission expressed concerns regarding the amount of impervious surface relative to the parcel and the degree of buffer impacts. The Commission discussed ways to reduce parking and felt at a minimum, eliminating the 8 spaces provided more than the requirement was warranted as this would reduce both buffer impacts and impervious area. It was also suggested the applicant explore the feasibility of eliminating the need for a road that fully encircles the building alternatives such as creating a truck turn-around near the loading dock area.

Following a review of the conditional use permit criteria, the Exeter Conservation Commission voted as follows:

They have reviewed the Wetland Conditional Use Permit and recommend approval with the following conditions:

- The applicant eliminates the parking spaces above the required parking amount.
- The applicant explores alternatives to minimize the roadway.

They request these conditions be implemented to strategically reduce wetland buffer impacts on the periphery of the development.



---

Andrew Koff  
Chair, Exeter Conservation Commission





**Civil  
Site Planning  
Environmental  
Engineering**

133 Court Street  
Portsmouth, NH  
03801-4413

July 26, 2022

Allison Rees  
Underwood Engineers, Inc.  
99 North State Street  
Concord, NH 03301

**Re: Underwood Review  
Exeter PB Case #22-9  
“Glerups”  
19 Continental Drive  
Exeter, NH  
Altus Project No. 4839**

Transmitted via email to: [arees@underwoodengineers.com](mailto:arees@underwoodengineers.com)

Dear Allison,

Altus Engineering, Inc. (Altus) is in receipt of Underwood Engineers’ review letter dated June 27, 2022. We offer the following in response to your comments:

1. We have contacted Exeter DPW regarding the existing sewer manhole that is full of water. Per email correspondence from them previously forwarded to you, they believe that this is groundwater infiltration.
2. We have done our best to reduce the impacts to wetlands and wetland buffers. This includes shifting the north perimeter driveway inwards, a reduction in parking spaces and the extension of the riprap stabilized slope along the south-eastern perimeter. We have also converted 28 parking spaces and the south perimeter driveway to gravel. However, the 24’ driveway width was retained as it is necessary for emergency and occasional truck access and is designed in accordance with Section 9.14.9 of the Exeter Site and Subdivision Regulations. The net effect of these changes was to reduce the permanent wetland impact by 352 sf and the buffer impact by 2,827 sf.
3. The 12” pipe discharging from CB#1 has been changed to RCP and the rim raised to increase cover.
4. The plunge pools shown on Sheet C-3 are now referred to with individual dimensions and the corresponding detail on Sheet C-10 updated as appropriate.
5. Not #3 on Sheet C-2 has been amended to include the requirement that the lot line be staked at 50’ intervals where work is to be within 50’ of it.
6. We confirm that DMH #6 should be able to accommodate the pipes in the configuration shown. A larger diameter structure is not required.

7. The abutting building has its own pump station and forcemain that parallels the line serving the project site as shown on the Existing Conditions Plan.
8. The Eone pump system should have no issues connecting to the existing 2" forcemain stub. As shown on the attached calculation sheet provided by the supplier, the velocity in the existing 2" line should be 2.38 fps.
9. The sewer detail on Sheet C-14 include a curb stop. The valve is now depicted on the new forcemain just inside the property line as shown on Sheet C-5.
10. Per the recent technical review meeting, we believe the Fire Department is satisfied with the hydrant location shown on Sheet C-5.
11. The service connection detail on Sheet C-14 has been revised to be project specific.
12. The tee connections from YD#4-1 and CB #4-2 have been labelled as appropriate.
13. A concrete washout detail has been added to Sheet C-10.
14. The stormwater report has been revised to address the general deficiencies noted.
15. The pollutant removal efficiencies were taken from Appendix B of the NH Stormwater Manual, Volume 2 as follows:

	TSS	TN	TP
Infiltration Basin $\geq$ 75'	90%	60%	65%
Bioretention Pond	90%	65%	65%

These are the general rates for the primary BMP's, the additional removal provided by pre-treatment practices were ignored for the sake of simplicity.

16. The Drainage Analysis now includes three sets of test pits, all of which are shown on the Existing Conditions Plans, Sheet C-2 and the watershed plans.
17. The holdover test from the previous project has been removed.
18. Data on the projects BMP's has been uploaded to PTAPP as shown in the attached documentation.

Altus hopes that the above information satisfies your concerns. Please call me if you have any questions or need any additional information. Thank you for your time and consideration.

Sincerely,  
**ALTUS ENGINEERING, INC.**



Erik Saari  
 Vice President

ebs/5239.03-LTR-UEI-072622  
 Enclosures

PRELIMINARY PRESSURE SEWER - PIPE SIZING AND BRANCH ANALYSIS

Prepared By:

July 25, 2022

Zone Number	Connects to Zone	Number of Pumps in Zone	Accum Pumps in Zone	Gals/day per Pump	Max Flow Per Pump (gpm)	Max Sim Ops	Max Flow (GPM)	Pipe Size (inches)	Max Velocity (FPS)	Length of Main this Zone	Friction Loss Factor (ft/100 ft)	Friction Loss This Zone	Accum Fric Loss (feet)	Max Main Elevation	Minimum Pump Elevation	Static Head (feet)	Total Dynamic Head (ft)	
This spreadsheet was calculated using pipe diameters for: <b>SDR11HDPE</b>																		
1.00	2.00	2	2	1200	11.00	2	22.00	1.25	4.87	271.00	6.80	18.42	26.26	94.00	88.00	6.00	150	32.26
2.00	2.00	0	2	1200	11.00	2	22.00	2.00	2.38	659.00	1.19	7.84	7.84	94.00	88.00	6.00		13.84

Note: This analysis is valid only with the use of progressive cavity type grinder pumps as manufactured by Environment One.

Untitled1.EOne

PRELIMINARY PRESSURE SEWER - ACCUMULATED RETENTION TIME (HR)

July 25, 2022

Prepared By:

Zone Number	Connects to Zone	Accumulated Total of Pumps this Zone	Pipe Size (inches)	Gallons per 100 lineal feet	Length of Zone	Capacity of Zone	Average Daily Flow	Average Fluid Changes per Day	Average Retention Time (Hr)	Accumulated Retention Time (Hr)
This spreadsheet was calculated using pipe diameters for SDRI1HDPE										
1.00	2.00	2	1.25	7.52	271.00	20.39	2,400	117.72	0.20	1.22
2.00	2.00	2	2.00	15.40	659.00	101.50	2,400	23.64	1.02	1.02

Glerups  
**Submission ID** 209  
**Approval Status** New Submission  
**Map No.** 46  
**Lot No.** 7  
**Property Owner** Glerups, Inc.  
**Project Street Address** 19 Continental Drive  
**This project is for a municipality** No  
**This project is inside MS-4 Permit Area** No  
**Project is within the 200 meter coastal zone or stream buffer zone** No  
**Discharges to an impaired waterbody** No  
**Offsite mitigation** No  
**By submitting this form, I certify all information is true and correct to the best of my knowledge and professional judgement.** Yes  
**Town** Exeter  
**Land Use Type** Commercial and Industrial  
**Hydrologic Unit Code (HUC)-10** 0106000308 – Exeter Squamscott River  
**Last Updated By** Ronmbeal1  
**Report Submitted By** Ronmbeal1  
**Last Updated On** Fri, 07/01/2022 - 16:37  
**Report Submitted** Fri, 07/01/2022 - 16:37

## Impervious Surface Management Table - Structural BMPs

Structural BMP	Impervious Surface Managed (ac)	Runoff Volume Storage at Design Capacity (ft <sup>3</sup> )	Design Storm Depth (")	Infiltration Rate (in/hr)
Bio-filtration	0.33	1305.00	1.0	N/A
Bio-filtration	1.23	4692.00	1.0	N/A
Infiltration/Surface Infiltration	2.71	8599.00	1.0	1.02
<b>Total Impervious Cover (acres)</b>	<b>0.00</b>			
<b>Total Management (acres)</b>	<b>4.27</b>			
<b>Effective Impervious Cover (acres)</b>	<b>-4.27</b>			

# Impervious Surface Management Table - Non-Structural BMPs

Non-Structural BMP	Amount	Unit	Description
Catch Basin Cleaning	13.00	Number of CB Cleaned	Deep Sump CB's with grease hoods to be cleaned annually.
BMP Operation and Maintenance	3.00		2 bioretention ponds and one infiltration pond to be maintained regularly.

## Land Use Conversion Table

Soils		Existing Conditions			Future Conditions		
Hydrologic Group	Acres	Land Use Type	Acres	Impervious and/or Paved Surfaces Acres	Land Use Type	Acres	Impervious and/or Paved Surfaces Acres
B	5.55	Forest	5.55	0.06	Commercial/Institutional	5.55	1.64
C	5.69	Forest	5.69	0.00	Commercial/Institutional	5.69	2.62
<b>Totals</b>	<b>11.24</b>		<b>11.24</b>	<b>0.06</b>		<b>11.24</b>	<b>4.26</b>

## Wastewater Management Table

Existing Conditions			Future Conditions		
Management Option	Discharge (GPD)	Description	Management Option	Discharge (GPD)	Description
Undeveloped	0.00		Not Specified	1125.00	Municipal sewer provided by the Town of Exeter.
<b>Totals</b>	<b>0</b>			<b>1125</b>	



**Civil  
Site Planning  
Environmental  
Engineering**

133 Court Street  
Portsmouth, NH  
03801-4413

July 26, 2022

Dave Sharples, Town Planner  
Town of Exeter  
10 Front Street  
Exeter, NH 03833

**Re: TRC Comments  
Exeter PB Case #22-9  
“Glerups”  
19 Continental Drive  
Exeter, NH  
Altus Project No. 4839**

Transmitted via email to: [dsharples@exeternh.gov](mailto:dsharples@exeternh.gov)

Dear Mr. Sharples,

Altus Engineering, Inc. (Altus) is in receipt of the TRC’s review comments dated June 29, 2022. We offer the following in response to your comments:

Town Planner Comments

1. There are no know environmental hazards on the project site.
2. Existing monuments are shown on all plan sheets and called out on the Existing Conditions Plans.
3. The Existing Conditions Plans have been updated to include the required LLS stamp.
4. Trees over 20” in diameter within the project area are shown on Sheet SV-1.
5. We have revised the site layout to reduce parking to the 75 anticipated to be required for the maximum shift.
6. 24’-wide access aisles are required to allow safe emergency vehicle and truck access. The 24’ width is also required by Section 9.14.9 of the Exeter Site and Subdivision Regulations.
7. Note #22 on Sheet C-1 has been added referencing 7.5.16.
8. In order to avoid the impact associated with a cul-de-sac capable of allowing a tractor trailer and fire apparatus to turn around, we have opted to retain the site’s perimeter driveway. However, we have shifted the north potion to the south in order to reduce wetland and wetland buffer impacts.
9. Where possible, site lighting along the driveway perimeter has been removed throughout the site.



10. Note #10 has been added to Sheet C-6 indicating that site lighting is to be equipped with a timer to either turn off or reduce site lighting at 10pm.
11. A memorandum from Steve Pernaw, the project's traffic consultant, is attached which discusses Level of Service at the Continental Drive/Epping Road intersection.
12. We have confirmed with the project architect that glazing on the site entrance façade is 6.6%.

#### Fire Department Comments

Comment #'s 1 – 5 and 7 – 18 will be addressed at the building permit stage of the project. We do appreciate the Fire Department taking the time to list their requirements in advance.

6. A hydrant is shown on Sheet C-5. Per discussion at TRC, we understand that this location is acceptable.
19. Although we have designed the project for a WB-62 tractor trailer which is significantly larger than the Town's ladder truck, we have attached a turning template with the Exeter truck showing it can easily negotiate the site.

#### General Site Layout

1. As discussed in Item #8 above, we have opted to retain the full-access driveway around the perimeter of the site but have relocated the northern portion of it further away from the wetland.
2. The parking has been reduced to a total of 75 spaces. In addition, we have converted a portion of the parking lot and perimeter driveway to gravel.
3. The vegetated perimeter strip around the building is necessary for grading and landscaping adjacent to the building in addition to providing separation between the building corners and vehicle traffic.
4. Given that the site soils are not ideal for infiltration, porous pavement was evaluated and found to not be a preferred option for this site.
5. The event/function area has been removed from the site plan.

#### Grading/Drainage/Erosion

6. Deep sump catch basins with grease hoods are an integral part of the stormwater system and provide essential pre-treatment to runoff prior to its discharge to the primary stormwater BMP's. Removal of the hoods would reduce the overall capability of the system to provide for water quality and negatively affect the longevity of the treatment areas. We believe that their benefits outweigh their limited potential for entrapment of amphibians and their removal would not be justified.
7. Note #11 on Sheet C-3 indicates that all erosion control blankets and fasteners shall be biodegradable.
8. Note #21 has been added to Sheet C-1 indicating that wetland boundary markers are to be installed at 100' minimum intervals.

9. All snow storage areas have been relocated to the interior of the site. Five “no snow dumping” signs have been added along the north perimeter in the vicinity of the vernal pool as shown on Sheet C-1.
10. Note #3 on Sheet C-2 and the construction sequence on Sheet C-7 have been updated to reflect that the limits of work shall be delineation prior to tree removal.

CUP

11. The project team will be sure to mention the 212-acre conservation easement to the Conservation Commission and Planning Board when appropriate.
12. Note #8 on Sheet C-1 and Note #4 on Sheet C-4 have been updated to include the additional wetlands field work dates.
13. Sheet C-4 has been thoroughly updated to reflect the proper setback and buffer labels. It is important to note that wetland and wetland buffer impacts have also been revised down as appropriate.
14. The Conservation Commission conducted a site walk prior to their July 12 meeting where they voted to recommend approval of the CUP and wetlands permit.

Altus hopes that the above information satisfies your concerns. Please call me if you have any questions or need any additional information. Thank you for your time and consideration.

Sincerely,

**ALTUS ENGINEERING, INC.**



Erik Saari  
Vice President

ebs/4839.03-LTR-Town-072622

Enclosures

**MEMORANDUM**

Ref: 2220A

To: Erik Saari, Vice President  
Altus Engineering, Inc.

From: Stephen G. Pernaw, P.E., PTOE

Subject: Proposed Warehouse - 19 Continental Drive  
Exeter, New Hampshire

Date: June 30, 2022

In your recent email you requested clarification regarding the study conclusion that states: “*The prevailing Level of Service at the NH27/Continental Drive signalized intersection will not change significantly as a result of the proposed warehouse building.*” In response, we offer the following:

1. Level of Service is simply a categorization of control delay per vehicle. It can be determined for the overall intersection, for each intersection approach, and for each lane group within the intersection, and it refers to the increase in travel time due to the signal control. For signalized intersections, the criteria are as follows:

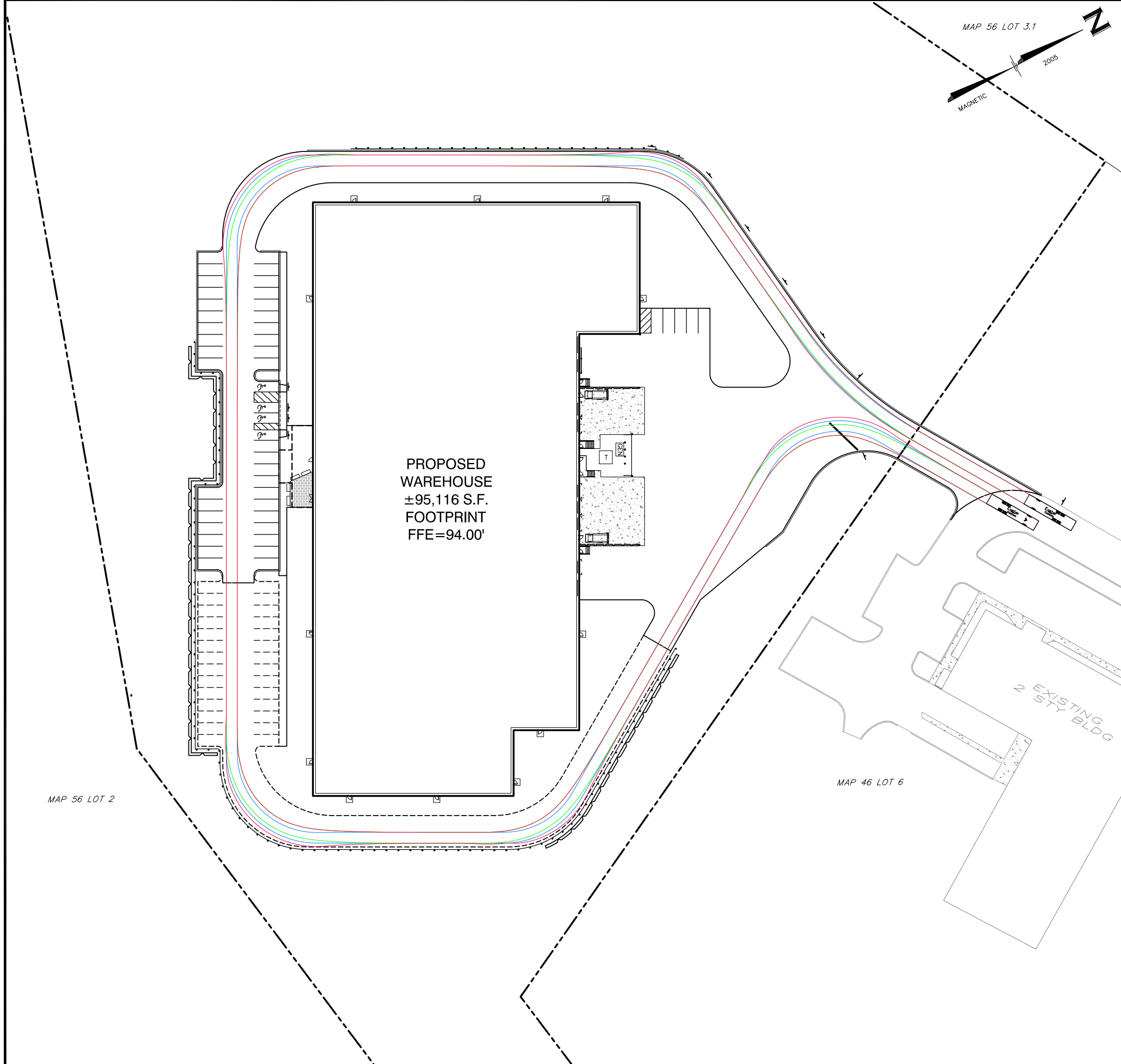
Table 1	Level-of-Service Criteria for Signalized Intersections	
Control Delay (seconds/vehicle)	Level of Service by Volume-to-Capacity Ratio	
	<u>v/c ≤ 1.0</u>	<u>v/c &gt; 1.0</u>
≤ 10	A	F
> 10 - 20	B	F
> 20 - 35	C	F
> 35 - 55	D	F
> 55 - 80	E	F
> 80	F	F

Source: Transportation Research Board, Highway Capacity Manual 2010.

2. Levels of Service change every hour of the day as traffic demand ebbs and flows.
3. In our view, a significant change in LOS could be from LOS A to LOS C, for example (big change in delay).
4. An insignificant change in LOS could occur if the delay increases by +1 second (from 24 to 25 seconds/vehicle), and it would not result in any change in LOS (from LOS C to LOS C).

5. Another insignificant change in LOS could occur if delay increases by +1 second (from 34.5 seconds to 35.5 seconds). In this instance, LOS C changes to LOS D, but the increase in delay is minimal.
6. For the warehouse, +17 vehicles during the worst-case peak hour translates into one additional vehicle every 4 minutes, on average. This means most signal cycles will not be impacted, while other signal cycles may see one additional vehicle (on one of the approaches to the intersection).

For these reasons, the change in control delay per vehicle due to the warehouse will be nil or minimal. In most instances there will be no change in LOS. In all instances, there will be no significant change in LOS. At worst, a borderline situation between two levels could change from one level to the next due to a minimal change in delay of +1 second, as demonstrated above (see #5). It is important for Board members to know that the signal system is demand-responsive, and capable of adjusting to changes in traffic demand throughout the day. No changes to the signal timing or phasing parameters are needed to accommodate the small increase in traffic from the proposed warehouse project.



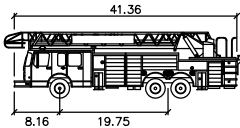
MAP 56 LOT 3.1

MAGNETIC

2005

**TURNING MOVEMENT ANALYSIS NOTES**

1. DESIGN VEHICLE GEOMETRY BASED ON ACTUAL FIELD MEASUREMENTS PROVIDED BY THE TOWN OF EXETER FIRE DEPARTMENT.
2. THE GRAPHIC VEHICLE PROFILE SHOULD NOT BE CONSIDERED A COMPLETELY ACCURATE VISUAL DEPICTION OF THE DESIGN VEHICLE AND IS ONLY INTENDED TO CONVEY A GENERIC REPRESENTATION OF IT'S GENERAL APPEARANCE.
3. DESIGN VEHICLE PROFILE:

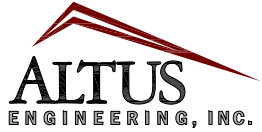


Exeter

	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 6.0
Steering Angle	: 44.5

**LEGEND**

- FRONT TRACK
- REAR TRACK
- VEHICLE BODY/OVERHANG



133 Court Street Portsmouth, NH 03801  
(603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: **PLANNING BOARD**

ISSUE DATE: **JULY 26, 2022**

REVISIONS		
NO.	DESCRIPTION	BY DATE
0	PER REVIEW COMMENTS	EBS 07/26/22

DRAWN BY: \_\_\_\_\_ EBS  
 APPROVED BY: \_\_\_\_\_ EBS  
 DRAWING FILE: \_\_\_\_\_ 4839-SITE.dwg

SCALE:  
 22" x 34" - 1" = 40'  
 11" x 17" - 1" = 80'

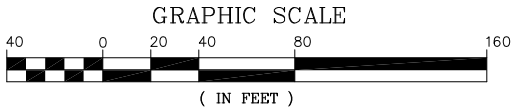
OWNER:  
 GLERUPS, INC.  
 27 PLEASANT STREET  
 NEWFIELDS, NH 03856

APPLICANT:  
 GLERUPS, INC.  
 27 PLEASANT STREET  
 NEWFIELDS, NH 03856

PROJECT:  
**GLERUPS**  
 TAX MAP 46, LOT 7  
 19 CONTINENTAL DRIVE  
 EXETER, NH

TITLE:  
**FIRE APPARATUS  
 TURNING ANALYSIS**

SHEET NUMBER:  
**EXH-1**



MAP 56 LOT 2

MAP 46 LOT 6

2 EXISTING BLDG  
 2 STY

2814.00

August 17, 2022

David Sharples, Town Planner  
Town Planning Office, Town of Exeter  
10 Front Street  
Exeter, NH 03833

**Re: Glerups Warehouse – 19 Continental Drive  
Design Review Engineering Services  
Exeter, New Hampshire**

**Site Information:**

---

Tax Map/Lot#: 46 / 7	
Address:	19 Continental Drive
Lot Area:	20.31 ac (+/- 7 ac developed for this project)
Proposed Use:	Industrial
Water:	Town
Sewer:	Town
Zoning District:	CT-1
Applicant:	Glerups, Inc.
Design Engineer:	Altus Engineering

Review No. 2

**Application Materials Received:**

- Site plan set entitled “Glerups revised July 26, 2022, prepared by Altus Engineering.
- Response letters prepared by Altus Engineering.
- Drainage analysis and stormwater maintenance manual revised July 26, 2022, by Altus Engineering.

Dear Mr. Sharples:

We have received a response letter and revised documents from Altus Engineering per our comment letter dated June 27, 2022. We offer the following comments in accordance with the Town of Exeter Regulations and standard engineering practice.

General

1. UE understands that the SMH, previously noted as being full of water is a pass-through manhole containing the four local force mains servicing the development. No further comment.

Site Plan

2. No exceptions taken

Grading and Drainage Plan

3. No exceptions taken.
4. No exceptions taken.
5. No exceptions taken.
6. No exceptions taken.

Utilities Plan

7. No further comment.
8. UE acknowledges that calculation that the 2" force main should pass flow at 2.38 ft/sec. In general, UE prefers to see flows of 3 ft/sec but acknowledges that 2 ft/sec is the minimum. We do recommend however that the Consultant follow up with E-One to review if upsizing the initial leg of the line to 1.5" or even 2" might improve the overall hydraulic performance of the line in its entirety. UE does not require a response to this inquiry.
9. UE's original comment, "We recommend adding a new valve near the property line/tie-in location to test against and for isolation" appears to have been misinterpreted. The comment was intended toward the existing 8" water supply main. It is unclear where the nearest in-line valve is in the line. The testing of the extension will require an understanding of the total length of pipe being tested.
10. No further comment.

Detail Sheets

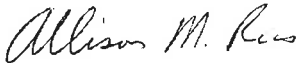
11. No further comment.
12. No further comment.
13. No further comment.

Stormwater Design and Modeling

14. No further comment.
15. No further comment.
16. No further comment.
17. No further comment.
18. No further comment.

A written response is required to facilitate future reviews. Please contact us if you have any questions.

Very truly yours,  
UNDERWOOD ENGINEERS, INC.



Allison M. Rees, P.E.  
Project Manager



Robert J. Saunders, P.E.  
Senior Project Engineer





# glerups

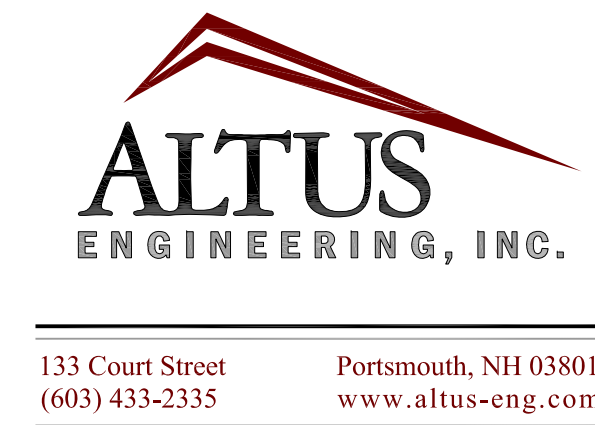
19 Continental Drive  
Exeter, NH

Assessor's Parcel 46, Lot 7

Owner/Applicant:



Civil Engineer:



Plan Issue Date:

July 26, 2022 Planning Board

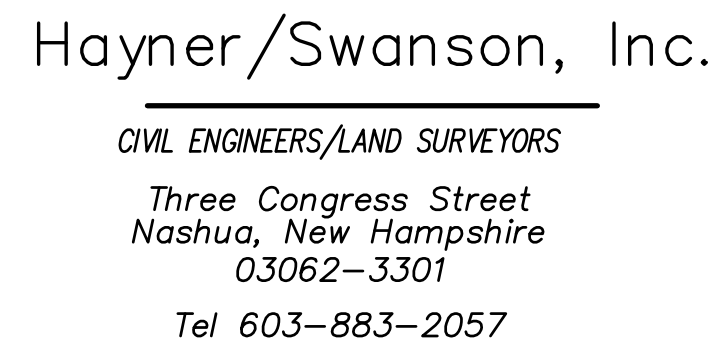
Architect:



Lighting Consultant:



Surveyor:



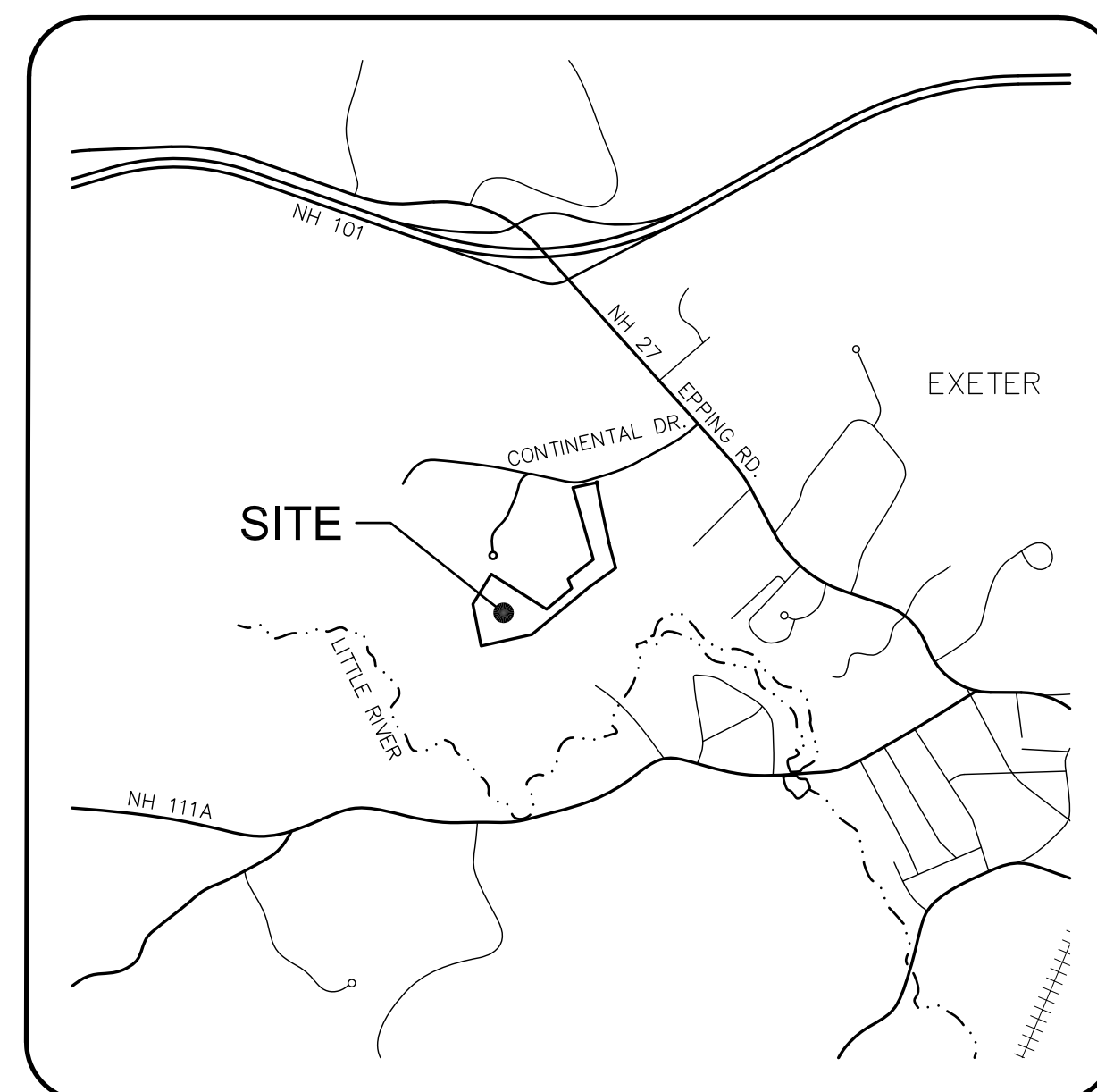
Wetland Scientist:



Landscape Architect:



Traffic Engineer:



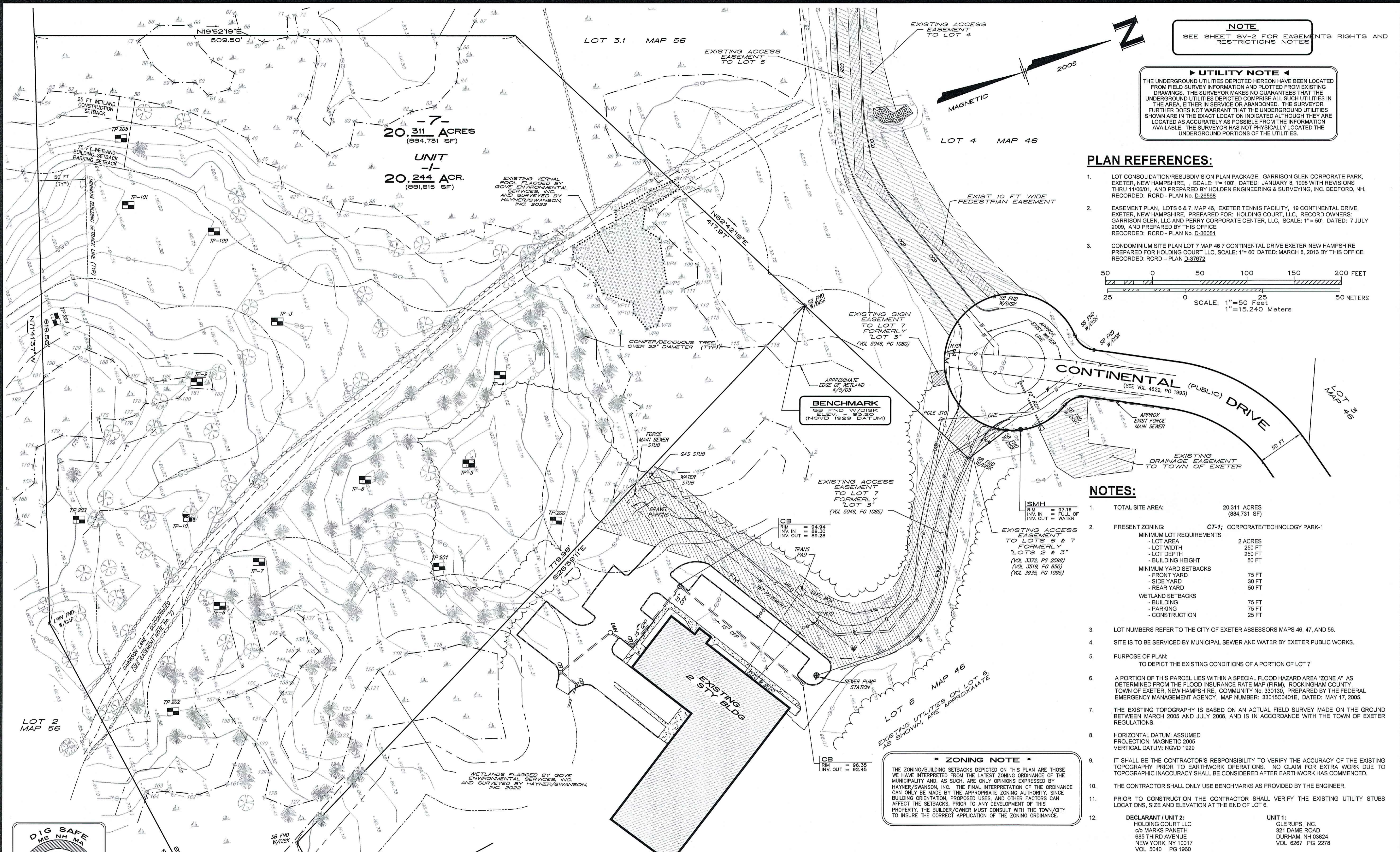
LOCUS

NOT TO SCALE

Sheet Index Title	Sheet Desig.:	Sheet No.:	Rev.	Date
Existing Conditions Plan	SV-1	2	0	05/05/22
Existing Conditions Plan	SV-2	3	0	05/05/22
Site Plan	C-1	4	1	07/26/22
Stormwater Management Plan	C-2	5	1	07/26/22
Erosion and Sediment Control Plan	C-3	6	1	07/26/22
Utility Plan	C-4	7	1	07/26/22
Wetland/Conditional Use Permit Plan	C-5	8	1	07/26/22
Lighting Plan	C-6	9	1	07/26/22
Detail Sheet	C-7	10	1	07/26/22
Detail Sheet	C-8	11	1	05/31/22
Detail Sheet	C-9	12	0	07/26/22
Detail Sheet	C-10	13	1	07/26/22
Detail Sheet	C-11	14	1	07/26/22
Detail Sheet	C-12	15	0	05/31/22
Detail Sheet	C-13	16	0	05/31/22
Detail Sheet	C-14	17	1	07/26/22
Landscape Plan	L-1	18	1	07/07/22
Architectural Perspective	-	19	0	04/11/22
Architectural Perspective	-	20	0	04/11/22
Architectural Perspective	-	21	0	04/11/22
Architectural Perspective	-	22	0	04/11/22

Permit Summary:	Submitted	Received
Exeter Site Plan Review	05/31/22	-
NHDES Alteration of Terrain	-	-
NHDES Wetlands	06/29/22	-
EPA Notice of Intent	By Contractor 14 days prior to construction	



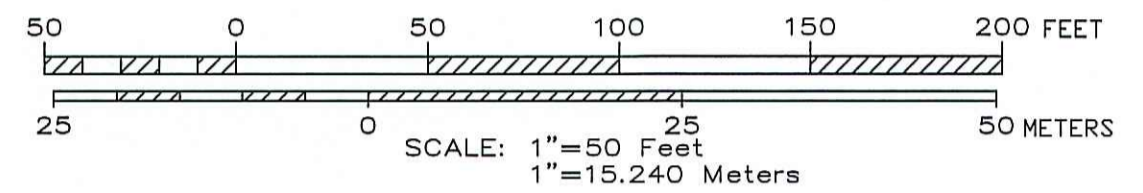


**NOTE**  
SEE SHEET SV-2 FOR EASEMENTS RIGHTS AND RESTRICTIONS NOTES

**UTILITY NOTE**  
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

**PLAN REFERENCES:**

1. LOT CONSOLIDATION/RESUBDIVISION PLAN PACKAGE, GARRISON GLEN CORPORATE PARK, EXETER, NEW HAMPSHIRE, SCALE: 1"=100', DATED: JANUARY 8, 1998 WITH REVISIONS THRU 11/08/01, AND PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC. BEDFORD, NH. RECORDED: RCRD - PLAN No. D-28588
2. EASEMENT PLAN, LOTS 6 & 7, MAP 46, EXETER TENNIS FACILITY, 19 CONTINENTAL DRIVE, EXETER, NEW HAMPSHIRE, PREPARED FOR: HOLDING COURT, LLC. RECORD OWNERS: GARRISON GLEN, LLC AND PERRY CORPORATE CENTER, LLC, SCALE: 1"=50', DATED: 7 JULY 2009, AND PREPARED BY THIS OFFICE. RECORDED: RCRD - PLAN No. D-38051
3. CONDOMINIUM SITE PLAN LOT 7 MAP 46 7 CONTINENTAL DRIVE EXETER NEW HAMPSHIRE PREPARED FOR HOLDING COURT LLC, SCALE: 1"=60' DATED: MARCH 8, 2013 BY THIS OFFICE. RECORDED: RCRD - PLAN D-37872



**NOTES:**

1. TOTAL SITE AREA: 20.311 ACRES (884,731 SF)
2. PRESENT ZONING: CT-1: CORPORATE/TECHNOLOGY PARK-1  
MINIMUM LOT REQUIREMENTS 2 ACRES  
- LOT AREA 250 FT  
- LOT WIDTH 250 FT  
- BUILDING HEIGHT 50 FT  
MINIMUM YARD SETBACKS  
- FRONT YARD 75 FT  
- SIDE YARD 30 FT  
- REAR YARD 50 FT  
WETLAND SETBACKS  
- BUILDING 75 FT  
- PARKING 75 FT  
- CONSTRUCTION 25 FT
3. LOT NUMBERS REFER TO THE CITY OF EXETER ASSESSORS MAPS 46, 47, AND 56.
4. SITE IS TO BE SERVICED BY MUNICIPAL SEWER AND WATER BY EXETER PUBLIC WORKS.
5. PURPOSE OF PLAN:  
TO DEPICT THE EXISTING CONDITIONS OF A PORTION OF LOT 7
6. A PORTION OF THIS PARCEL LIES WITHIN A SPECIAL FLOOD HAZARD AREA "ZONE A" AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), ROCKINGHAM COUNTY, TOWN OF EXETER, NEW HAMPSHIRE, COMMUNITY No. 330130, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33015C0401E, DATED: MAY 17, 2005.
7. THE EXISTING TOPOGRAPHY IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BETWEEN MARCH 2005 AND JULY 2006, AND IS IN ACCORDANCE WITH THE TOWN OF EXETER REGULATIONS.
8. HORIZONTAL DATUM: ASSUMED  
PROJECTION: MAGNETIC 2005  
VERTICAL DATUM: NGVD 1929
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE EXISTING TOPOGRAPHY PRIOR TO EARTHWORK OPERATIONS. NO CLAIM FOR EXTRA WORK DUE TO TOPOGRAPHIC INACCURACY SHALL BE CONSIDERED AFTER EARTHWORK HAS COMMENCED.
10. THE CONTRACTOR SHALL ONLY USE BENCHMARKS AS PROVIDED BY THE ENGINEER.
11. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITY STUBS LOCATIONS, SIZE AND ELEVATION AT THE END OF LOT 6.
12. **DECLARANT / UNIT 2:** HOLDING COURT LLC  
c/o MARKS PANETH  
685 THIRD AVENUE  
NEW YORK, NY 10017  
VOL 5040 PG 1960  
**UNIT 1:** GLERUPS, INC.  
321 DAME ROAD  
DURHAM, NH 03824  
VOL 6267 PG 2278

**\* ZONING NOTE \***  
THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

**SURVEYORS CERTIFICATION**

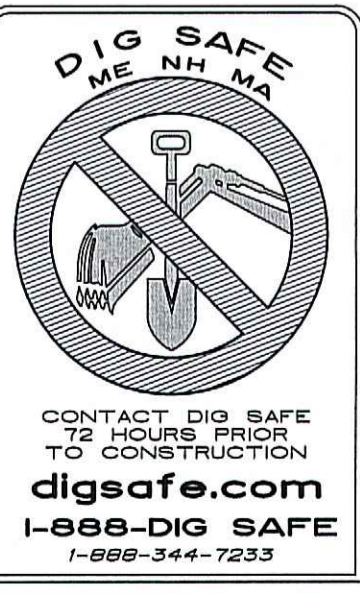
I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 800.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/09.  
I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIFTEEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



DATE 7/12/22

**WETLAND CERTIFICATION**

WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES INC. ON 12/17/21 UTILIZING THE FOLLOWING STANDARDS:  
1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.  
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2, UNITED STATES DEPARTMENT OF AGRICULTURE (2018).  
3. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2019 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.  
4. U.S. ARMY CORPS OF ENGINEERS NATIONAL WETLAND PLANT LIST, VERSION 3.5, (2020)  
5. CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1979).



MATCH LINE  
SEE SHEET SV-2

PREPARED FOR:  
**ALTUS ENGINEERING, INC.**  
133 COURT STREET PORTSMOUTH, NH 03801

DECLARANT:  
**HOLDING COURT, LLC**  
141 MAIN STREET NASHUA, NEW HAMPSHIRE 03060

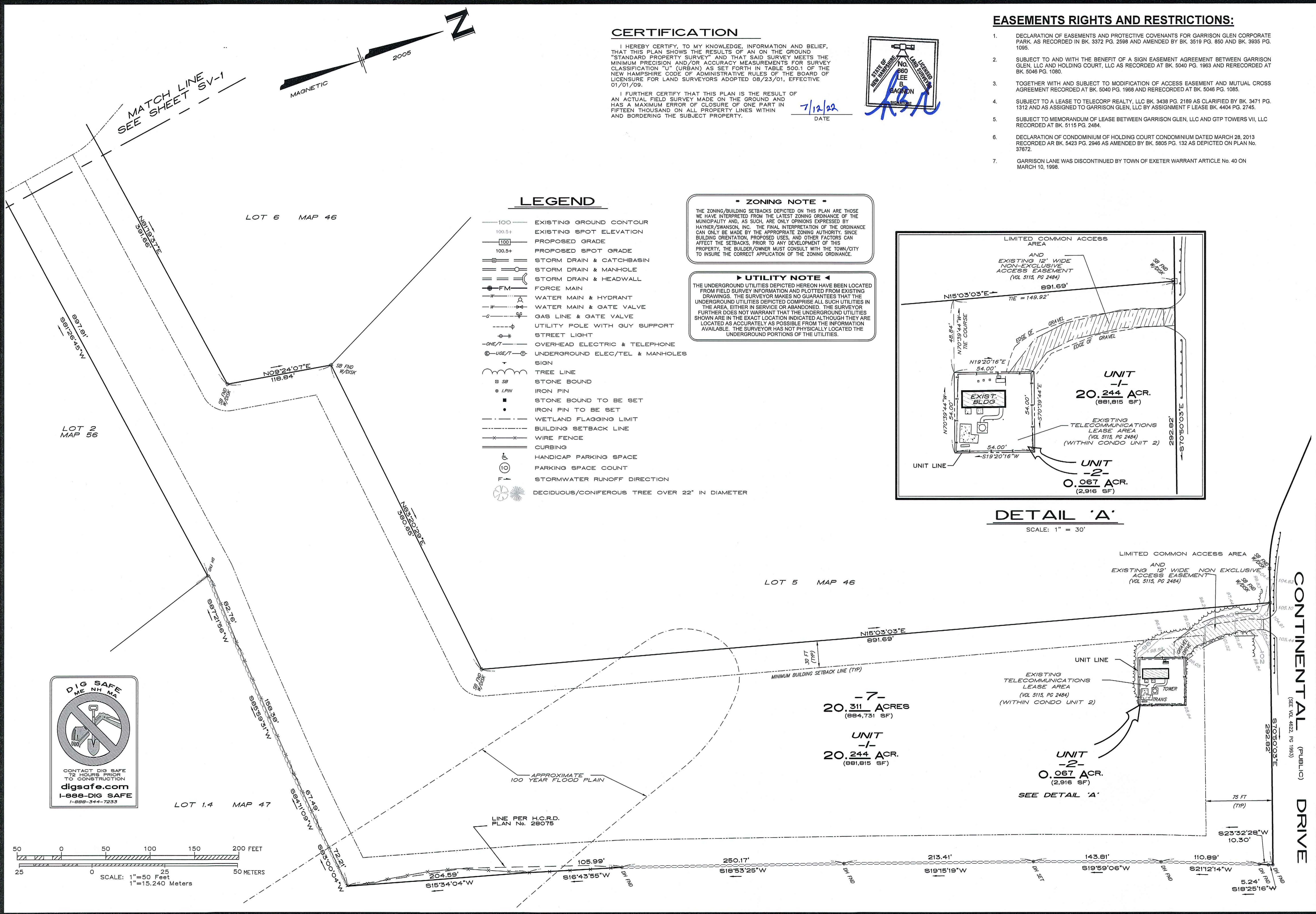
EXISTING CONDITIONS PLAN  
(LOT 7, MAP 46)

**19 CONTINENTAL DRIVE**  
EXETER, NEW HAMPSHIRE

**HSI** Hayner/Swanson, Inc.  
Civil Engineers/Land Surveyors  
Three Congress Street Nashua, New Hampshire 03062-3301  
Tel (603) 882-2057 Fax (603) 882-5057  
www.haynerswanson.com

FIELD BOOK: 1137/1134 DATE: 12/17/21  
DRAWING NAME: HC-E05-REV DATE: 05 MAY 2022  
SV-1 4891-HC  
Sheet No. 1 of 1





**CERTIFICATION**

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND, "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/09.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIFTEEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

7/12/22  
DATE



**EASEMENTS RIGHTS AND RESTRICTIONS:**

- DECLARATION OF EASEMENTS AND PROTECTIVE COVENANTS FOR GARRISON GLEN CORPORATE PARK, AS RECORDED IN BK. 3372 PG. 2598 AND AMENDED BY BK. 3519 PG. 850 AND BK. 3935 PG. 1095.
- SUBJECT TO AND WITH THE BENEFIT OF A SIGN EASEMENT AGREEMENT BETWEEN GARRISON GLEN, LLC AND HOLDING COURT, LLC AS RECORDED AT BK. 5040 PG. 1963 AND RERECORDED AT BK. 5046 PG. 1080.
- TOGETHER WITH AND SUBJECT TO MODIFICATION OF ACCESS EASEMENT AND MUTUAL CROSS AGREEMENT RECORDED AT BK. 5040 PG. 1968 AND RERECORDED AT BK. 5046 PG. 1085.
- SUBJECT TO A LEASE TO TELECORP REALTY, LLC BK. 3438 PG. 2189 AS CLARIFIED BY BK. 3471 PG. 1312 AND AS ASSIGNED TO GARRISON GLEN, LLC BY ASSIGNMENT F LEASE BK. 4404 PG. 2745.
- SUBJECT TO MEMORANDUM OF LEASE BETWEEN GARRISON GLEN, LLC AND GTP TOWERS VII, LLC RECORDED AT BK. 5115 PG. 2484.
- DECLARATION OF CONDOMINIUM OF HOLDING COURT CONDOMINIUM DATED MARCH 28, 2013 RECORDED AR BK. 5423 PG. 2946 AS AMENDED BY BK. 5805 PG. 132 AS DEPICTED ON PLAN No. 37672.
- GARRISON LANE WAS DISCONTINUED BY TOWN OF EXETER WARRANT ARTICLE No. 40 ON MARCH 10, 1998.

**LEGEND**

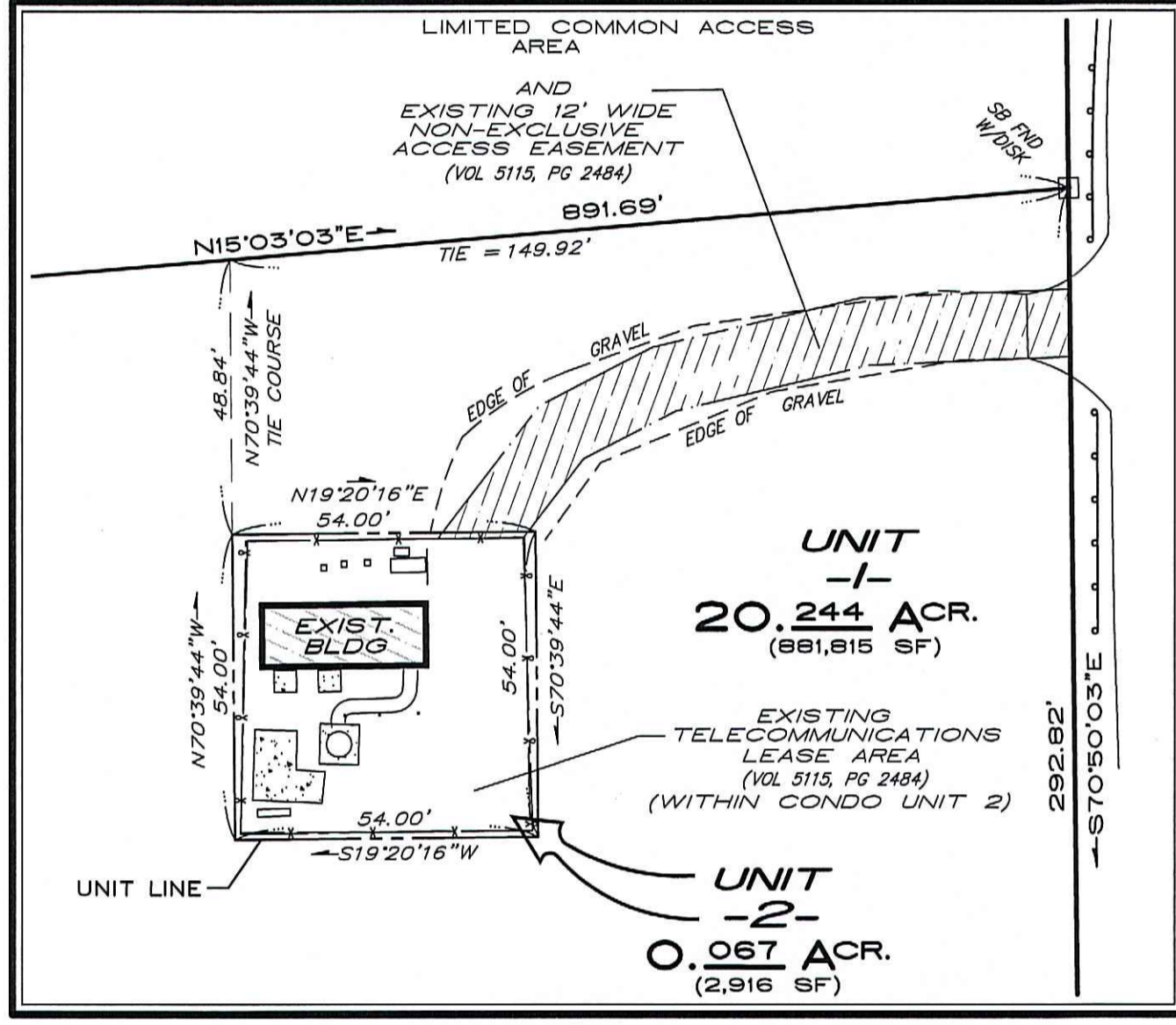
- 100- EXISTING GROUND CONTOUR
- 100.5+ EXISTING SPOT ELEVATION
- 100- PROPOSED GRADE
- 100.5+ PROPOSED SPOT GRADE
- STORM DRAIN & CATCHBASIN
- STORM DRAIN & MANHOLE
- STORM DRAIN & HEADWALL
- FM FORCE MAIN
- WATER MAIN & HYDRANT
- WATER MAIN & GATE VALVE
- GAS LINE & GATE VALVE
- UTILITY POLE WITH GUY SUPPORT
- STREET LIGHT
- OHE/T OVERHEAD ELECTRIC & TELEPHONE
- U/E/T UNDERGROUND ELEC/TEL & MANHOLES
- SIGN
- TREE LINE
- SB STONE BOUND
- LPIN IRON PIN
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- WETLAND FLAGGING LIMIT
- BUILDING SETBACK LINE
- WIRE FENCE
- CURBING
- Handicap Parking Space
- Parking Space Count
- Stormwater Runoff Direction
- Deciduous/Coniferous Tree over 22" in Diameter

**\* ZONING NOTE \***

THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

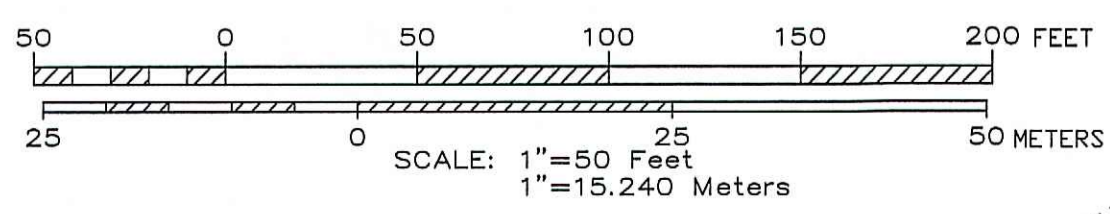
**UTILITY NOTE**

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**DETAIL 'A'**

SCALE: 1" = 30'



NO.	DATE	REVISION	BY
1	07/12/22	ADD TEST PIT LOCATIONS	LBG

PREPARED FOR:  
**ALTUS ENGINEERING, INC.**  
133 COURT STREET PORTSMOUTH, NH 03801

DECLARANT:  
**HOLDING COURT, LLC**  
141 MAIN STREET NASHUA, NEW HAMPSHIRE 03060

EXISTING CONDITIONS PLAN  
(LOT 7, MAP 46)

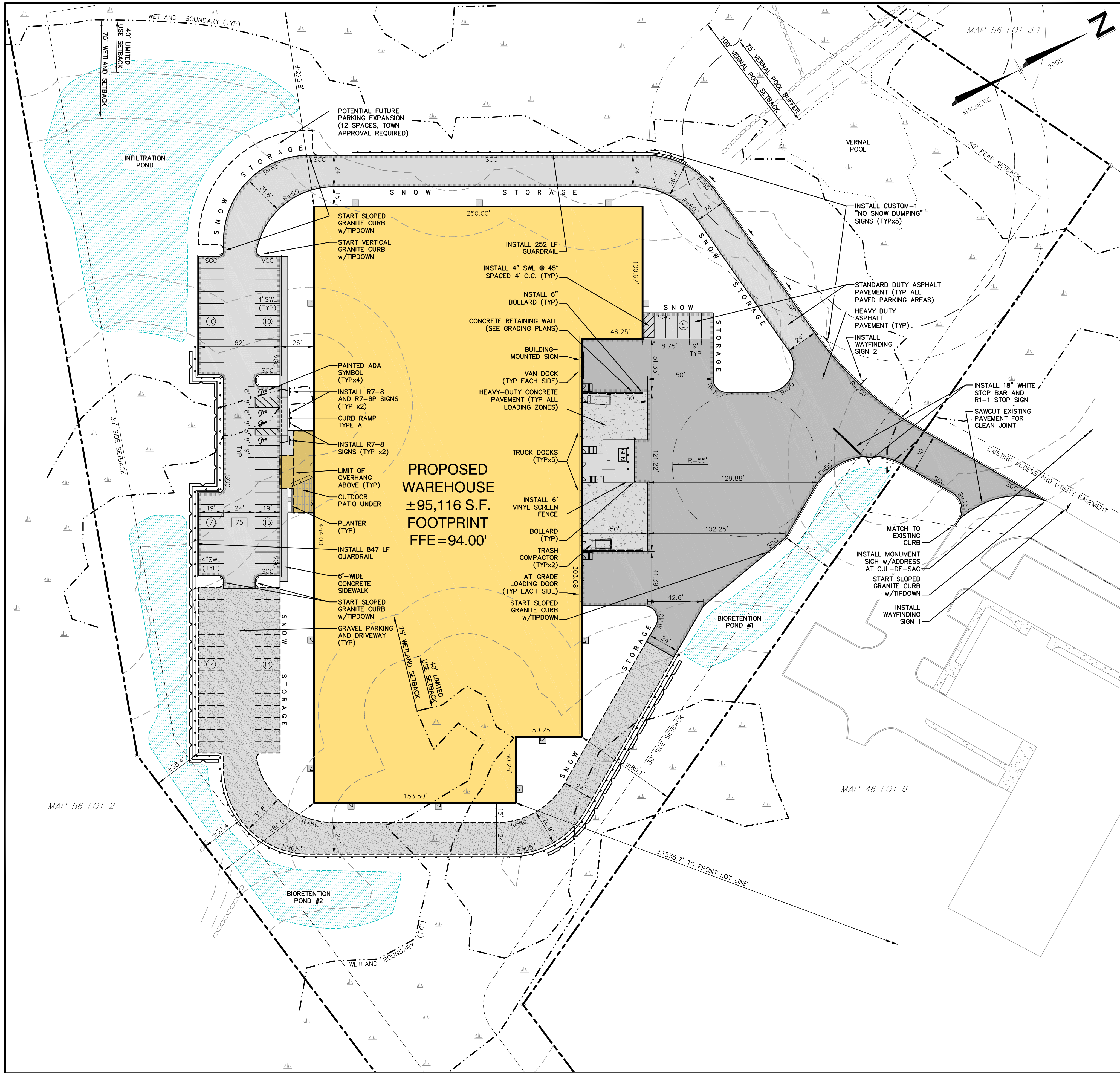
**19 CONTINENTAL DRIVE**

EXETER, NEW HAMPSHIRE

**HSI** Hayner/Swanson, Inc.  
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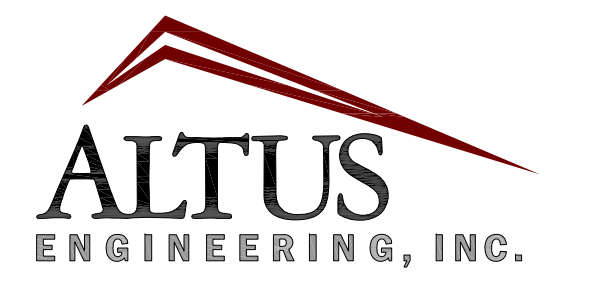
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Scale: 1" = 50'  
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Sheet: SV-2 4891-HC  
Date: 05 MAY 2022





**SITE NOTES**

- DESIGN INTENT - THIS PLAN SET IS INTENDED TO DEPICT THE DEVELOPMENT OF THE SITE FOR A WAREHOUSE USE.
- LOT AREA: ±884,731 S.F. (±20.24 ACRES)
- REFERENCE DEED: RCRD BOOK 6267 PAGE 2278
- ZONE: CORPORATE/TECHNOLOGY PARK - 1 (CT-1)
- DIMENSIONAL REQUIREMENTS - CT-1:  
 MIN. LOT AREA: 87,120 S.F.  
 MIN. STREET FRONTAGE: 250' (292.82' PROVIDED)  
 FRONT SETBACK: 75' (±1535.7' PROVIDED)  
 SIDE SETBACK: 30' (±80.1' PROVIDED)  
 REAR SETBACK: 50' (±225.8' PROVIDED)  
 MAX. BUILDING HEIGHT: 50' (60' IF 200' FROM RESIDENTIAL ZONE/USE)  
 MAX. BLDG. COVERAGE: 40% (10.8% PROPOSED)  
 MIN. OPEN SPACE: 30% (78.9%/695,689 SF PROVIDED)  
 PARKING SETBACK: 10' (±38.4' PROVIDED)  
 WETLAND SETBACKS:  
 40' LIMITED USE (POORLY DRAINED)  
 50' LIMITED USE (VERY POORLY DRAINED)  
 75' LIMITED USE (VERNAL POOL)  
 100' PARKING/STRUCTURE (VERNAL POOL)
- PARKING REQUIREMENTS:  
 9'x19' SPACES, 22' AISLES (24' PROPOSED FOR FIRE LANE)  
 WAREHOUSE: 1 SPACE/EMPLOYEE MAX. SHIFT (BUT NOT <25% GFA)  
 75 EMPLOYEES ON MAXIMUM SHIFT = 75 SPACES  
 TOTAL PARKING REQUIRED = 75 SPACES  
 TOTAL PARKING PROVIDED = 75 SPACES
- CONDITIONAL USE PERMIT UNDER ZONING SECTION 9.1.6 REQUIRED FOR SITE DEVELOPMENT IN THE WETLANDS CONSERVATION OVERLAY DISTRICT.
- OVERALL AREA OF DISTURBANCE OVER 100,000 S.F., NHDES ALTERATION OF TERRAIN PERMIT REQUIRED.
- AREA OF DISTURBANCE OVER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT REQUIRED (NOI TO BE PREPARED AND SUBMITTED BY CONTRACTOR, SWPPP AND INSPECTIONS TO BE PREPARED AND PERFORMED BY CONTRACTOR).
- WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. ON DECEMBER 17, 2021. A VERNAL POOL ASSESSMENT WAS CONDUCTED BY GES IN MAY OF 2022.
- SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN AREAS SHOWN HEREON, AND/OR TRUCKED OFF SITE AS APPROPRIATE.
- PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE, YELLOW OR BLUE TRAFFIC PAINT (WHERE SPECIFIED) MEETING THE REQUIREMENTS OF AASHTO M248, TYPE F OR EQUAL. PAINTED ISLANDS AND LOADING ZONES SHALL BE 4'-WIDE DIAGONAL WHITE LINES 3'-0" O.C. BORDERED BY 4'-WIDE WHITE LINES. PARKING STALLS SHALL BE SEPARATED BY 4'-WIDE WHITE LINES. SEE DETAILS FOR HANDICAP SYMBOLS, SIGNS AND SIGN DETAILS.
- PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE TOWN OF EXETER & NHDOT'S STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINES WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
- UNLESS OTHERWISE NOTED, ALL NEW CURBING SHALL BE VERTICAL OR SLOPED GRANITE WITH A MINIMUM RADIUS OF 4'.
- PROPOSED BUILDING MAY BE CONSTRUCTED IN PHASES. COORDINATE WITH ARCHITECTURAL PLANS FOR LIMITS.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
- BUILDING AREA SHOWN IS BASED ON FOOTPRINT MEASURED TO THE EDGE OF FOUNDATIONS AND/OR SLABS. ACTUAL INTERIOR SPACE WILL DIFFER.
- GRAVEL PARKING AREAS AND TRAVEL LANES SHALL BE CONSTRUCTED PER THE STANDARD DUTY PAVEMENT CROSS SECTION WITH ASPHALT OMITTED. GRAVEL FINISH GRADES SHALL BE TO THE TOP OF PAVEMENT SUBGRADE.
- WETLAND BOUNDARY MARKERS MEETING THE REQUIREMENTS OF THE TOWN OF EXETER SHALL BE PLACED ALONG THE WETLAND BOUNDARY WITHIN THE PROJECT LIMITS AT 100' MINIMUM INTERVALS.
- ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.3 STORMWATER 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.
- TOWN OF EXETER SIGN PERMIT REQUIRED.
- SEE SHEET C-11 FOR LEGEND.



133 Court Street  
(603) 433-2335  
Portsmouth, NH 03801  
www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR:  
**PLANNING BOARD**

ISSUE DATE:  
**JULY 26, 2022**

NO.	DESCRIPTION	BY	DATE
0	DISCUSSION	EBS	05/31/22
1	PER REVIEW COMMENTS	EBS	07/26/22

DRAWN BY: \_\_\_\_\_ EBS  
 APPROVED BY: \_\_\_\_\_ EBS  
 DRAWING FILE: 4839-SITE.dwg

SCALE:  
 22" x 34" - 1" = 40'  
 11" x 17" - 1" = 80'

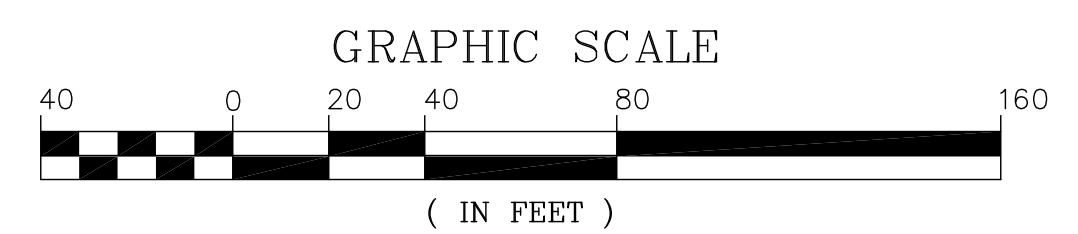
OWNER:  
**GLERUPS, INC.**  
 27 PLEASANT STREET  
 NEWFIELDS, NH 03856

APPLICANT:  
**GLERUPS, INC.**  
 27 PLEASANT STREET  
 NEWFIELDS, NH 03856

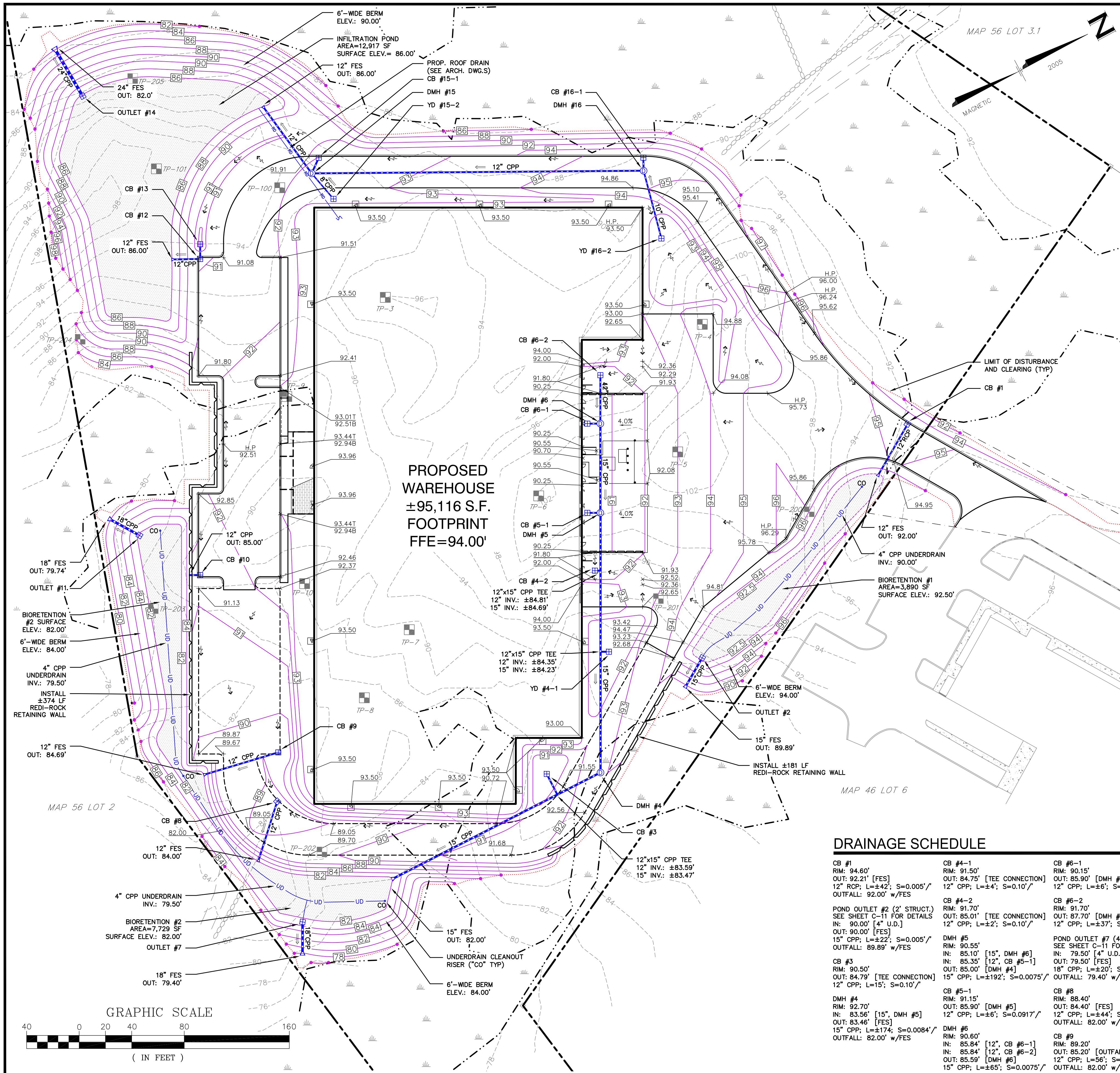
PROJECT:  
**GLERUPS**  
 TAX MAP 46, LOT 7  
 19 CONTINENTAL DRIVE  
 EXETER, NH

TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**C - 1**





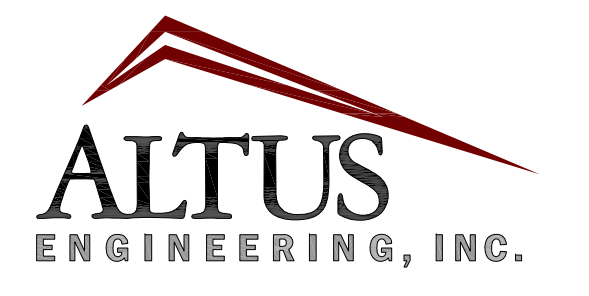


**GRADING AND DRAINAGE NOTES**

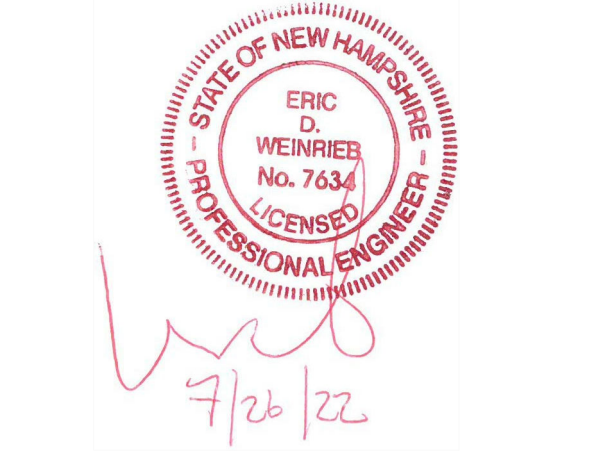
- DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
- CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- THE LIMITS OF CONSTRUCTION DISTURBANCE SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY TREE CLEARING, STUMPING, GRUBBING OR EARTH MOVING OCCURS. WHERE CONSTRUCTION IS TO TAKE PLACE WITHIN 50' OF A PROPERTY LINE, THE PROPERTY LINE SHALL BE STAKED AT 50' MINIMUM INTERVALS.
- ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION.
- UNLESS OTHERWISE AGREED IN WRITING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING TEMPORARY BENCHMARKS (TBMS) AND PERFORMING ALL CONSTRUCTION SURVEY LAYOUT.
- PRIOR TO CONSTRUCTION, FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING STORMWATER AND UTILITY LINES. PRESERVE AND PROTECT LINES TO BE RETAINED.
- PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL, AND REPLACED WITH FREE DRAINING STRUCTURAL FILL IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATIONS. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
- IF SUITABLE, EXCAVATED MATERIALS SHALL BE PLACED AS FILL WITHIN UPLAND AREAS ONLY AND SHALL NOT BE PLACED WITHIN WETLANDS. PLACEMENT OF BORROW MATERIALS SHALL BE IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION.
- DRAINAGE PIPE SHALL BE CORRUGATED POLYETHYLENE PIPE (CPP), TYPE ADS N-12 OR HANCOR H1-Q, PVC SDR 35 OR REINFORCED CONCRETE PIPE (RCP) WHERE SPECIFIED.
- ALL CATCH BASIN, MANHOLE AND OTHER DRAINAGE RIMS SHALL BE SET FLUSH WITH OR NO LESS THAN 1" BELOW FINISH GRADE. ANY RIM ABOVE SURROUNDING FINISH GRADE SHALL NOT BE ACCEPTED.
- ALL ROOF DRAIN LEADERS SHALL BE LOCATED IN COORDINATION WITH THE ARCHITECTURAL PLANS TO MATCH DOWNSPOUTS. RISERS SHALL BE SET TO FINISH GRADE PLUS 6" (MIN.) IF APPLICABLE.
- ALL SPOT GRADES ARE AT FINISH GRADE AND BOTTOM OF CURB WHERE APPLICABLE.
- IN ORDER TO PROVIDE VISUAL CLARITY ON THE PLANS, DRAINAGE AND OTHER UTILITY STRUCTURES MAY NOT BE DRAWN TO SCALE. SYMBOLS MAY NOT BE INDICATIVE OF THE CENTER OF A STRUCTURE, PARTICULARLY WHEN SHOWN ADJACENT TO A CURB LINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SIZING AND LOCATION OF ALL STRUCTURES AND IS DIRECTED TO RESOLVE ANY POTENTIAL DISCREPANCY WITH THE ENGINEER PRIOR TO CONSTRUCTION.
- ALL SWALES, STORMWATER PONDS AND THEIR CONTRIBUTING AREAS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- UPON COMPLETION OF CONSTRUCTION, ALL DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT.
- THE APPLICANT HAS COMPLETED A LAND USE TRACKING FORM, MOST RECENT REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL AT <https://www.unh.edu/unhsc/ptapp> (PTAPP SUBMISSION ID 209).
- CONTRACTOR SHALL PROVIDE RETAINING WALL DESIGN DRAWINGS STAMPED BY A NH-LICENSED PROFESSIONAL STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DESIGN MUST BE PRE-APPROVED BY SELECTED WALL MANUFACTURER.
- CONTRACTOR SHALL CONNECT BUILDING AND RETAINING FOUNDATION DRAINS TO THE NEAREST DRAINAGE STRUCTURE PROVIDED A MINIMUM 1% SLOPE CAN BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FOUNDATION DRAINS WITH THE BUILDING AND WALL PLANS.
- DRAINAGE OUTFALLS AT RETAINING WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE WALL MANUFACTURERS SPECIFICATIONS.
- SEE SHEET C-11 FOR LEGEND.

**DRAINAGE SCHEDULE**

<b>CB #1</b> RIM: 94.60' OUT: 92.21' [FES] 12" RCP; L=±42'; S=0.005'/ OUTFALL: 92.00' w/FES	<b>CB #4-1</b> RIM: 91.50' OUT: 84.75' [TEE CONNECTION] 12" CPP; L=±4'; S=0.10'/	<b>CB #6-1</b> RIM: 90.15' OUT: 85.90' [DMH #6] 12" CPP; L=±6'; S=0.01'/	<b>CB #10</b> RIM: 91.25' OUT: 85.6' [OUTFALL] 12" CPP; L=±6'; S=0.10'/ OUTFALL: 85.00'	<b>POND OUTLET #14 (4' STRUCT.)</b> SEE SHEET C-11 FOR DETAILS 24" CPP; L=±40'; S=0.005'/ OUTFALL: 82.00'	<b>DMH #16</b> RIM: 94.65' IN: 89.85' [12", CB #16-1] IN: 89.53' [8", YD #16-2] OUT: 89.20' [DMH #15] 12" CPP; L=±250'; S=0.01'/
<b>POND OUTLET #2 (2' STRUCT.)</b> SEE SHEET C-11 FOR DETAILS IN: 90.00' [4" U.D.] OUT: 90.00' [FES] 15" CPP; L=±22'; S=0.005'/ OUTFALL: 89.89' w/FES	<b>CB #4-2</b> RIM: 91.70' OUT: 85.01' [TEE CONNECTION] 12" CPP; L=±2'; S=0.10'/	<b>CB #6-2</b> RIM: 91.70' OUT: 87.70' [DMH #6] 12" CPP; L=±37'; S=0.0503'/	<b>POND OUTLET #11 (4' STRUCT.)</b> SEE SHEET C-11 FOR DETAILS 18" CPP; L=±26'; S=0.01'/ OUTFALL: 79.74'	<b>DMH #15</b> RIM: 92.20' OUT: 86.20' [12", DMH #16] IN: 87.90' [12", CB #15-1] IN: 88.20' [8", YD #15-2] OUT: 86.60' [FES] 12" CPP; L=±60'; S=0.01'/ OUTFALL: 86.00' w/FES	<b>CB #16-1</b> RIM: 94.40' OUT: 90.40' [DMH #16] 12" CPP; L=±11'; S=0.05'/
<b>CB #3</b> RIM: 90.50' OUT: 84.79' [TEE CONNECTION] 12" CPP; L=15'; S=0.10'/	<b>DMH #5</b> RIM: 90.55' IN: 85.10' [15", DMH #6] IN: 85.35' [12", CB #5-1] OUT: 85.00' [DMH #4] 15" CPP; L=±192'; S=0.0075'/	<b>DMH #5</b> RIM: 90.55' IN: 85.10' [15", DMH #6] IN: 85.35' [12", CB #5-1] OUT: 85.00' [DMH #4] 15" CPP; L=±192'; S=0.0075'/	<b>POND OUTLET #7 (4' STRUCT.)</b> SEE SHEET C-11 FOR DETAILS IN: 79.50' [4" U.D.] OUT: 79.50' [FES] 18" CPP; L=±20'; S=0.01'/ OUTFALL: 79.40' w/FES	<b>CB #12</b> RIM: 90.90' OUT: 86.18' [FES] 12" CPP; L=±18'; S=0.01'/ OUTFALL: 86.00' w/FES	<b>YD #16-2</b> RIM: 92.50' OUT: 89.78' [DMH #16] 10" CPP; L=±50'; S=0.005'/
<b>DMH #4</b> RIM: 92.70' IN: 83.56' [15", DMH #5] OUT: 83.46' [FES] 15" CPP; L=±174'; S=0.0084'/ OUTFALL: 82.00' w/FES	<b>CB #5-1</b> RIM: 91.15' OUT: 85.90' [DMH #5] 12" CPP; L=±6'; S=0.0917'/	<b>CB #8</b> RIM: 88.40' OUT: 84.40' [FES] 12" CPP; L=±44'; S=0.0545'/ OUTFALL: 82.00' w/FES	<b>CB #13</b> RIM: 89.85' OUT: 86.35' [CB #12] 12" CPP; L=±7'; S=0.01'/	<b>CB #15-1</b> RIM: 92.00' OUT: 88.00' [DMH #15] 12" CPP; L=±10'; S=0.01'/	<b>YD #15-2</b> RIM: 92.40' OUT: 88.40' [DMH #15] 8" CPP; L=±20'; S=0.01'/
<b>DMH #6</b> RIM: 90.80' IN: 85.84' [12", CB #6-1] IN: 85.84' [12", CB #6-2] OUT: 85.59' [DMH #6] 15" CPP; L=±65'; S=0.0075'/	<b>DMH #6</b> RIM: 90.80' IN: 85.84' [12", CB #6-1] IN: 85.84' [12", CB #6-2] OUT: 85.59' [DMH #6] 15" CPP; L=±65'; S=0.0075'/	<b>CB #9</b> RIM: 89.20' OUT: 85.20' [OUTFALL] 12" CPP; L=56'; S=0.0571'/ OUTFALL: 82.00' w/FES	<b>CB #11</b> RIM: 88.40' OUT: 84.40' [FES] 12" CPP; L=±44'; S=0.0545'/ OUTFALL: 82.00' w/FES	<b>CB #15-2</b> RIM: 92.00' OUT: 88.00' [DMH #15] 12" CPP; L=±10'; S=0.01'/	



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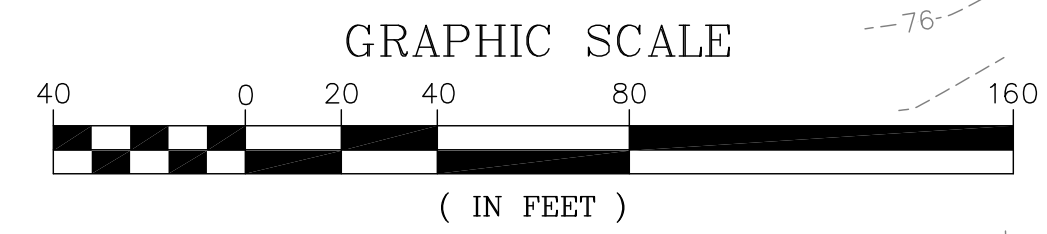
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**GLERUPS, INC.**  
27 PLEASANT STREET  
NEWFIELDS, NH 03856

APPLICANT:  
**GLERUPS, INC.**  
27 PLEASANT STREET  
NEWFIELDS, NH 03856

PROJECT:  
**GLERUPS**  
**TAX MAP 46, LOT 7**  
19 CONTINENTAL DRIVE  
EXETER, NH

TITLE:  
**STORMWATER MANAGEMENT PLAN**

SHEET NUMBER:  
**C - 2**

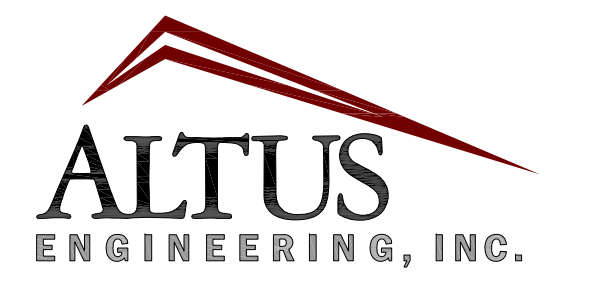






**EROSION AND SEDIMENT CONTROL NOTES**

- PROJECT SUBJECT TO EPA NPDES PHASE II, NOI, SWPPP AND MINIMUM WEEKLY INSPECTIONS REQUIRED. NOI TO BE PREPARED AND SUBMITTED BY CONTRACTOR, SWPPP AND INSPECTIONS TO BE PREPARED AND PERFORMED BY CONTRACTOR. CONTRACTOR SHALL FILE NOI WITH EPA 2 WEEKS PRIOR TO CONSTRUCTION.
- AREA OF DISTURBANCE = ±304,350 S.F. (INCLUDES OFFSITE WORK). NHDES ALTERATION OF TERRAIN PERMIT REQUIRED.
- AREA OF WETLAND IMPACT = 9,548 S.F. (448 S.F. TEMPORARY, 9,100 S.F. PERMANENT) NHDES DREDGE AND FILL PERMIT REQUIRED.
- PERIMETER SEDIMENT CONTROLS AND CULVERT AND CATCH BASIN INLET PROTECTION MEASURES SHALL BE INSTALLED AFTER TREE CLEARING OPERATIONS HAVE CEASED AND BEFORE ANY STUMPING, GRUBBING OR OTHER EARTH DISTURBANCE.
- GRIND STUMPS AND REUSE GRINDINGS FOR EROSION CONTROL WHERE POSSIBLE OR TRUCK OFFSITE. NO STUMPS SHALL BE BURIED ON SITE.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED IN GOOD WORKING ORDER FOR THE DURATION OF CONSTRUCTION AND THE SITE IS STABILIZED.
- SEE DETAIL SHEETS FOR PERTINENT SEDIMENT AND EROSION CONTROL DETAILS AND ADDITIONAL NOTES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN STANDARDS AND SPECIFICATIONS SET FORTH BY THE NEW HAMPSHIRE OF ENVIRONMENTAL SERVICES.
- THE CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO PREVENT EROSION, PREVENT SEDIMENT FROM LEAVING THE SITE AND/OR ENTERING WETLANDS AND ENSURE PERMANENT SOIL STABILIZATION.
- TEMPORARY INLET PROTECTION MEASURES SHALL BE INSTALLED IN ALL CATCH BASINS WITHIN 100' OF THE PROJECT SITE WHEN SITE WORK WITHIN CONTRIBUTING AREAS IS ACTIVE OR SAID AREAS HAVE NOT BEEN STABILIZED.
- ALL EROSION CONTROL BLANKETS AND FASTENERS SHALL BE BIODEGRADABLE.
- ALL SWALES, STORMWATER PONDS AND THEIR CONTRIBUTING AREAS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE SIX (6") INCHES OF LOAM, LIMESTONE, FERTILIZER, SEED, AND MULCH USING APPROPRIATE SOIL STABILIZATION TECHNIQUES. SEE DETAILS FOR ADDITIONAL INFORMATION.
- UPON COMPLETION OF CONSTRUCTION, ALL DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT.
- UPON COMPLETION OF CONSTRUCTION, ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED AND ANY AREAS DISTURBED BY THE REMOVAL SMOOTHED AND REVEGETATED.
- CONTRACTOR SHALL READ AND FOLLOW ALL CONDITIONS OF APPROVAL IN THE SITE'S NHDES ALTERATION OF TERRAIN, NHDES WETLANDS, ARMY CORPS OF ENGINEER'S AND TOWN OF EXETER SITE PLAN PERMITS.
- CONSTRUCTION ACTIVITIES SHALL BE MANAGED IN STRICT ACCORDANCE WITH NH RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES. NO INVASIVE SPECIES SHALL BE INSTALLED ON THE PROJECT SITE FOR ANY REASON.
- FUGITIVE DUST SHALL BE CONTROLLED DURING CONSTRUCTION IN ACCORDANCE WITH ENV-A 1000. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DUST FROM LEAVING THE SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO THE PROACTIVE MANAGEMENT OF STOCKPILES, MATERIALS PROCESSING ACTIVITIES, VEHICULAR TRAFFIC, THE EXCAVATION AND PLACEMENT OF EARTH MATERIALS, SPRAYING WATER, SWEEPING PAVED SURFACES, PROVIDING TEMPORARY VEGETATION, AND/OR MULCHING EXPOSED AREAS AND STOCKPILES.
- PERIMETER SEDIMENT CONTROLS SHALL BE PLACED AT THE LIMIT OF DISTURBANCE.
- NEW ENGLAND CONSERVATION SEED MIX AVAILABLE FROM NEW ENGLAND WETLAND PLANTS, INC., 14 PEARL LANE, SOUTH HADLEY, MA 01075, (413) 548-8000. THIS IS NOT INTENDED TO BE AN EXCLUSIVE SUPPLIER. THE CONTRACTOR MAY USE ANY SUPPLIER PROVIDED THAT THE PLANTS AND SEED MIXTURES MEET THE PROJECT SPECIFICATIONS. THE CONTRACTOR SHOULD NOTE THAT LOCAL NEW ENGLAND SUPPLIERS ARE PREFERABLE.
- SEE SHEET C-7 FOR BLASTING BEST MANAGEMENT PRACTICES.
- SEE SHEET C-11 FOR LEGEND.



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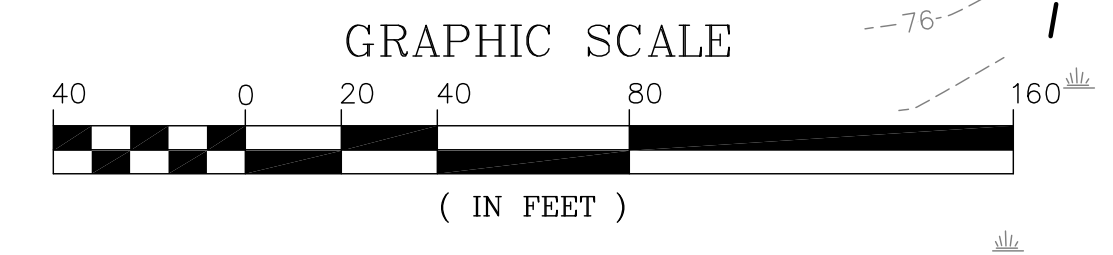
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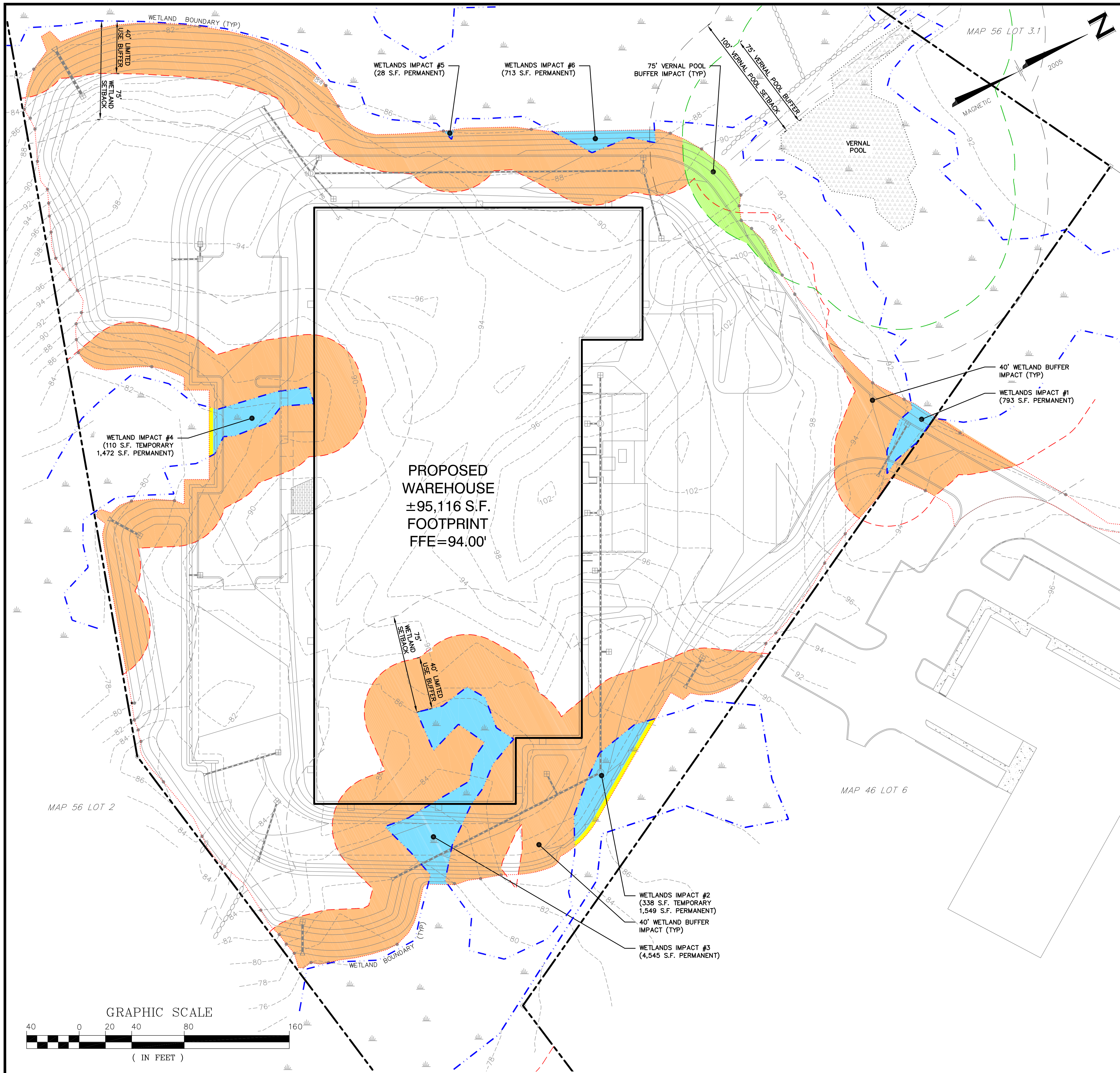
PROJECT:  
**GLERUPS**  
TAX MAP 46, LOT 7  
19 CONTINENTAL DRIVE  
EXETER, NH

TITLE:  
**EROSION AND SEDIMENT CONTROL PLAN**

SHEET NUMBER:  
**C - 3**







**WETLAND NOTES**

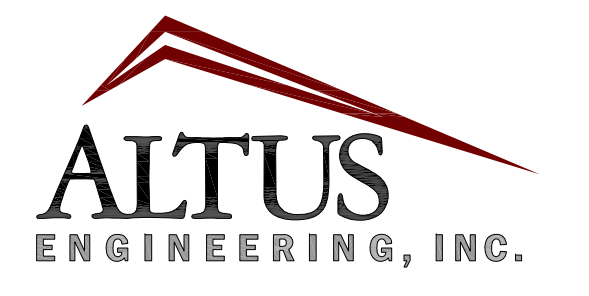
- NHDES WETLAND IMPACT ANALYSIS:
 

AREA	9,100 S.F.
TEMPORARY IMPACT:	448 S.F.
PERMANENT IMPACT:	9,100 S.F.
TOTAL WETLAND IMPACT:	9,548 S.F.
- TOWN OF EXETER WETLAND BUFFER IMPACT ANALYSIS:
 

AREA	75,952 S.F.
40' WETLAND BUFFER:	75,952 S.F.
75' VERNAL POOL BUFFER:	2,231 S.F.
TOTAL BUFFER IMPACT:	78,183 S.F.
- A VERNAL POOL ASSESSMENT WAS CONDUCTED BY GOVE ENVIRONMENTAL SERVICES, INC. IN MAY OF 2022.
- WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES INC. ON 12/17/21 UTILIZING THE FOLLOWING STANDARDS:
  - REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
  - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2. UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
  - NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2019 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
  - U.S. ARMY CORPS OF ENGINEERS NATIONAL WETLAND PLANT LIST, VERSION 3.5. (2020)
  - CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1979).

**LEGEND**

- - - - - 40' WETLAND SETBACK
- - - - - 75' VERNAL POOL BUFFER
- ..... LIMIT OF PROJECT DISTURBANCE
- - - - - WETLAND BOUNDARY
- [Pattern] VERNAL POOL
- [Orange] PROPOSED 40' WETLAND BUFFER IMPACT
- [Green] PROPOSED 75' VERNAL POOL BUFFER IMPACT
- [Yellow] PROPOSED TEMPORARY WETLAND IMPACT
- [Blue] PROPOSED PERMANENT WETLAND IMPACT



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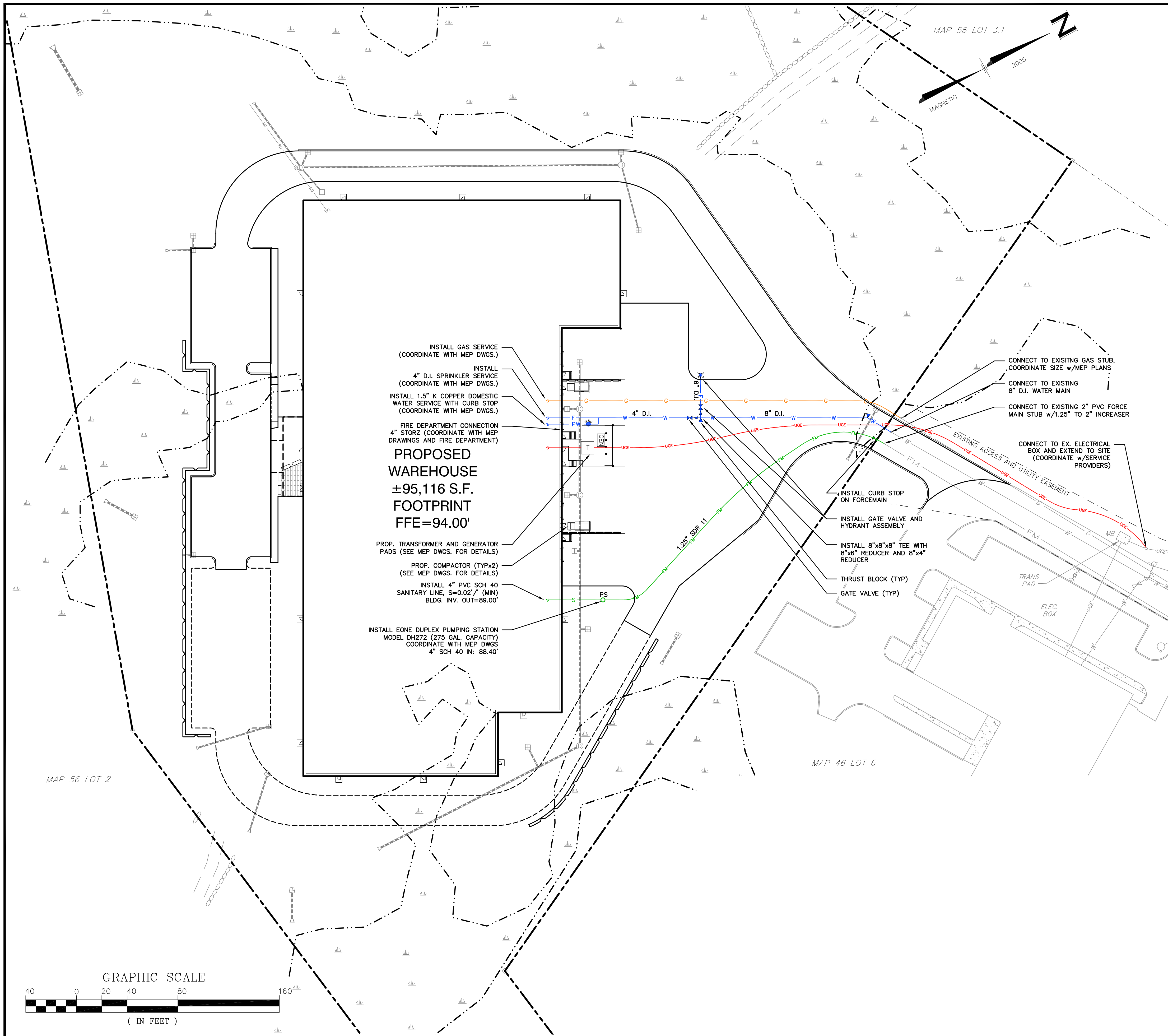
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PROJECT:  
  
**GLERUPS**  
  
TAX MAP 46, LOT 7  
19 CONTINENTAL DRIVE  
EXETER, NH

TITLE:  
**WETLAND AND  
CONDITIONAL USE  
PERMIT PLAN**

SHEET NUMBER:  
**C - 4**



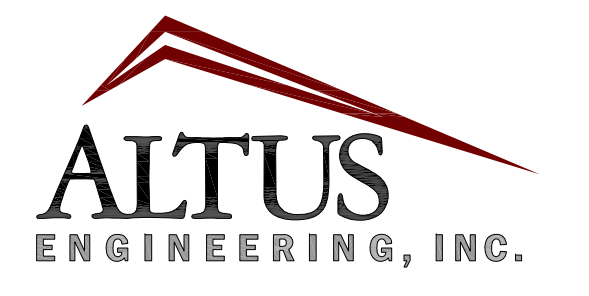


**UTILITY NOTES**

- THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE. CATCH BASINS, MANHOLES, WATER GATES, ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY PROVIDERS AND GOVERNMENTAL AGENCIES. AS SUCH, THEY ARE NOT INCLUSIVE AS OTHER UTILITIES AND UNDERGROUND STRUCTURES THAT ARE NOT SHOWN ON THE PLANS MAY EXIST. THE ENGINEER, SURVEYOR AND OWNER ACCEPT NO RESPONSIBILITY FOR POTENTIAL INACCURACIES IN THE PLAN AND/OR UNFORESEEN CONDITIONS. THE CONTRACTOR SHALL NOTIFY, IN WRITING, SAID AGENCIES, UTILITY PROVIDERS, TOWN OF EXETER DPW AND OWNER'S AUTHORIZED REPRESENTATIVE AND CALL DIG SAFE AT 1 (800) DIG-SAFE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION WORK.
- PRIOR TO CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING AND PROPOSED STORMWATER AND UTILITY LINES. CONFLICTS SHALL BE ANTICIPATED AND ALL EXISTING LINES TO BE RETAINED SHALL BE PROTECTED. ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED AND, IF NECESSARY, EXISTING UTILITIES SHALL BE RELOCATED AT NO EXTRA COST TO THE OWNER. ALL CONFLICTS SHALL BE RESOLVED WITH THE INVOLVEMENT OF THE ENGINEER, DPW AND APPROPRIATE UTILITIES.
- THE SITE IS SERVED BY MUNICIPAL WATER AND SEWER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF ALL BONDS AND PAYMENT OF ALL TAP, TIE-IN AND CONNECTION FEES.
- ALL ROAD/LANE CLOSURES OR OTHER TRAFFIC INTERRUPTIONS SHALL BE COORDINATED WITH THE EXETER POLICE DEPARTMENT AND DPW AT LEAST TWO WEEKS PRIOR TO COMMENCING RELATED CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRENCHING, BEDDING, BACKFILL & COMPACTION FOR ALL UTILITY TRENCHING IN ADDITION TO ALL CONDUIT INSTALLATION AND COORDINATION OF ALL REQUIRED INSPECTIONS.
- ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL CONFORM TO FEDERAL OSHA AND CITY REGULATIONS.
- SEE ARCHITECTURAL/MECHANICAL DRAWINGS FOR EXACT LOCATIONS & ELEVATIONS OF UTILITY CONNECTIONS AT BUILDING. COORDINATE ALL WORK WITHIN FIVE (5) FEET OF BUILDINGS WITH BUILDING CONTRACTOR AND ARCHITECTURAL/MECHANICAL DRAWINGS. ALL CONFLICTS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY AND PRIOR TO COMMENCING RELATED WORK.
- THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SITE PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.
- APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
- FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE ARCHITECT, CONTRACTOR, APPROPRIATE UTILITY COMPANIES AND THE EXETER DPW.
- DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES, COLORS PER THE RESPECTIVE UTILITY PROVIDERS.
- UTILITY PROVIDERS AND CONTACTS:
  - WATER & SEWER: EXETER PUBLIC WORKS, PAUL VLASICH, TOWN ENGINEER, (603) 773-6157.
  - GAS: UNITIL, DAVID MACLEAN, (603) 294-5144.
  - TELECOMMUNICATIONS: CONSOLIDATED, JASON CUNHA, (603) 325-2041.
  - CABLE: COMCAST, MIKE COLLINS, (603) 679-5695, EXT. 1037.
  - ELECTRICAL: EVERSOURCE, NICK KOSKO, (603) 332-4227. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL, 48-HOUR MINIMUM NOTICE REQUIRED.
- CONTRACTOR TO PROVIDE BOLLARDS AT SERVICE ENTRANCES PER THE SPECIFICATIONS OF THE RESPECTIVE UTILITY PROVIDERS.
- ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL BE CONSTRUCTED AND TESTED PER EXETER DPW STANDARDS AND SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE TO THE STANDARDS AND SPECIFICATIONS OF THE RESPECTIVE UTILITY PROVIDERS.
- WHERE WATER LINES CROSS, RUN ADJACENT TO OR ARE WITHIN 5' OF STORM DRAINAGE PIPES OR STRUCTURES, 2"-THICK CLOSED CELL RIGID BOARD INSULATION SHALL BE INSTALLED FOR FROST PROTECTION.
- WATER AND SANITARY SEWER LINES SHALL BE LOCATED AT LEAST 10' HORIZONTALLY FROM EACH OTHER. WHERE CROSSING, 18" MINIMUM VERTICAL CLEARANCE SHALL BE PROVIDED WITH WATER INSTALLED OVER SEWER.
- THE CONTRACTOR SHALL CONFIRM ALL UTILITY LINE AND CONDUIT SIZES WITH THE MEP PLANS AND SERVICE PROVIDERS PRIOR TO INSTALLATION. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
- FIRE ALARM PANELS SHALL BE MONITORED THROUGH A THIRD-PARTY SECURITY COMPANY. CONTRACTOR SHALL COORDINATE PANEL LOCATIONS AND INTERCONNECTIONS WITH CITY FIRE DEPARTMENT AND ARCHITECT.
- FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE BUILDING AS SHOWN. COORDINATE WITH THE MEP PLANS AND THE CITY FIRE DEPARTMENT. ACCESS TO THE FDC SHALL BE MAINTAINED AS A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES.
- THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER THE 2015 STATE BUILDING CODES.
- SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED.
- THE TOWN OF EXETER SHALL BE GRANTED A BLANKET EASEMENT FOR ACCESS TO ALL WATER VALVES AND FIRE HYDRANTS.
- UNLESS OTHERWISE DETERMINED BY THE UTILITY PROVIDER, ALL ELECTRICAL TRANSFORMERS AND SWITCHES SHALL REMAIN THE PROPERTY OF EVERSOURCE.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL HANDHOLES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THIS DRAWING SET IN ORDER TO RENDER THE FULL INSTALLATION OF COMPLETE AND OPERATIONAL UTILITY AND DRAINAGE SYSTEMS.
- SEE SHEET C-11 FOR LEGEND.

**WATER/SEWER FLOW CALCULATIONS**

INDUSTRIAL BUILDING:  
15 GPD/EMPLOYEE (TYPICAL FLOW RATE)  
15 GPD \* 75 EMPLOYEES = 1,125 GPD  
(CALCULATED FROM METCALF & EDDY/AECOM "WASTEWATER ENGINEERING TREATMENT AND RESOURCE RECOVERY", 5TH EDITION)



133 Court Street  
(603) 433-2335  
Portsmouth, NH 03801  
www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR: **PLANNING BOARD**

ISSUE DATE: **JULY 26, 2022**

NO.	DISCUSSION	BY	DATE
0	DISCUSSION	EBS	05/31/22
1	PER REVIEW COMMENTS	EBS	07/26/22

DRAWN BY: \_\_\_\_\_ EBS  
APPROVED BY: \_\_\_\_\_ EBS  
DRAWING FILE: 4839-SITE.dwg

SCALE:  
22" x 34" - 1" = 40'  
11" x 17" - 1" = 80'

OWNER:  
**GLERUPS, INC.**  
27 PLEASANT STREET  
NEWFIELDS, NH 03856

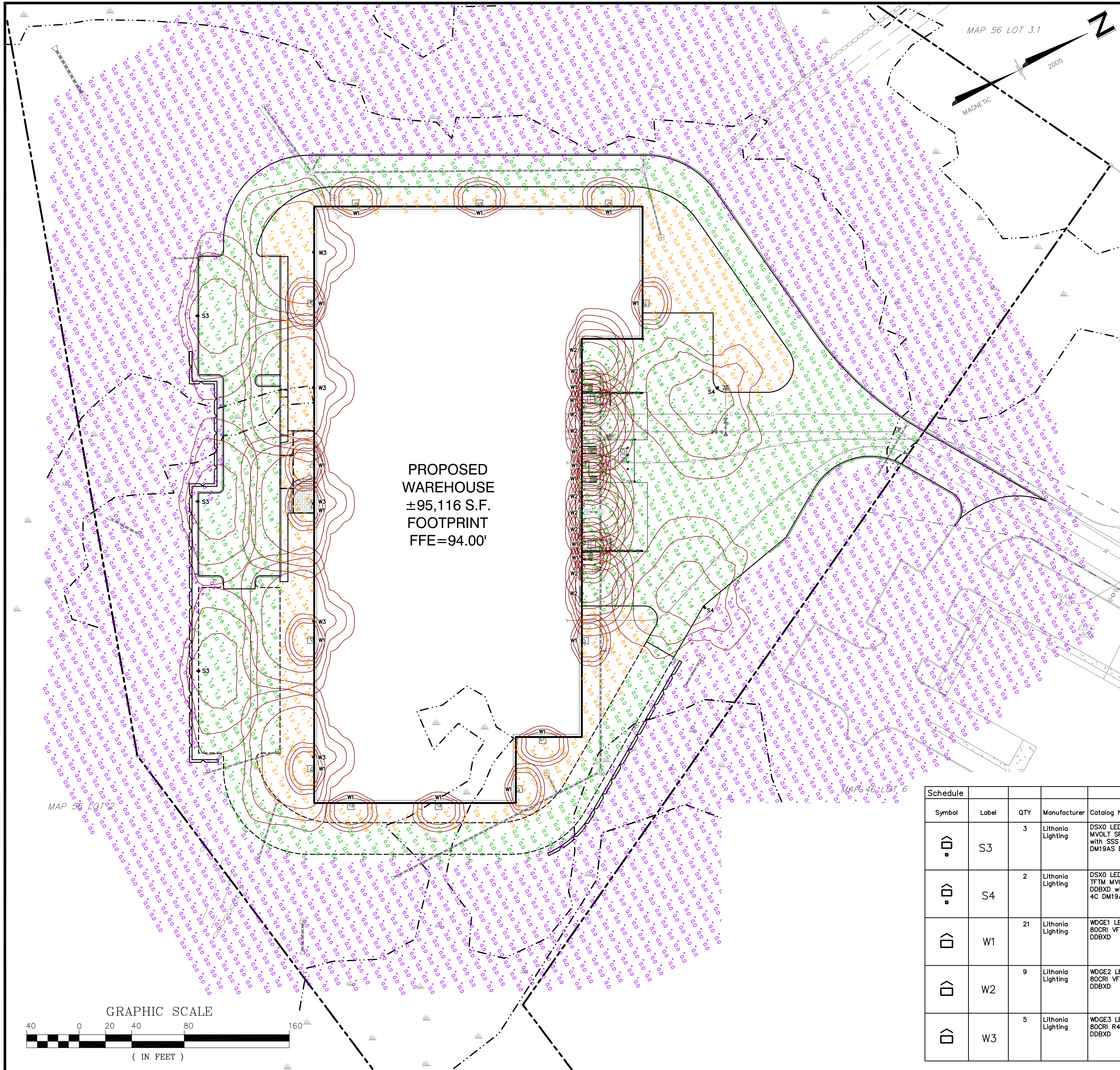
APPLICANT:  
**GLERUPS, INC.**  
27 PLEASANT STREET  
NEWFIELDS, NH 03856

PROJECT:  
**GLERUPS**  
TAX MAP 46, LOT 7  
19 CONTINENTAL DRIVE  
EXETER, NH

TITLE:  
**UTILITY PLAN**

SHEET NUMBER:  
**C - 5**

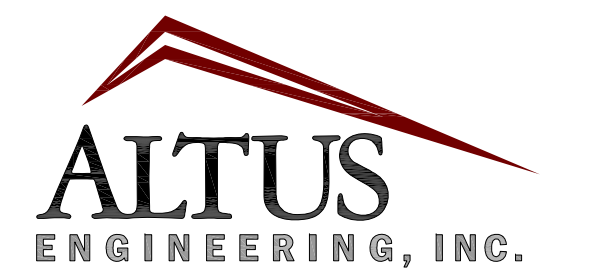




PROPOSED  
WAREHOUSE  
±95,116 S.F.  
FOOTPRINT  
FFE=94.00'

**LIGHTING NOTES**

1. SITE ELECTRICAL CONTRACTOR SHALL COORDINATE LOCATION OF UNDERGROUND UTILITY AND DRAINAGE INFRASTRUCTURE BEFORE INSTALLING POLE BASES.
2. DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES TO INCLUDE LIGHTING CONDUIT, COLORS PER THE RESPECTIVE UTILITY PROVIDERS.
3. LIGHTING CONDUIT SHALL BE PVC SCH 40.
4. ALL LIGHTING MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE AND LOCAL REGULATIONS.
5. ALL PARKING LOT AND DRIVEWAY LIGHTING FIXTURES SHALL BE FULL CUT-OFF AND 3000K COLOR TEMPERATURE SO AS TO BE DARK-SKY COMPLIANT.
6. CONTRACTOR SHALL COORDINATE WITH ARCHITECT AND BUILDING ELECTRICAL CONTRACTOR FOR ALL SITE ELECTRICAL WORK INCLUDING BUT NOT LIMITED TO ALL SERVICE ENTRANCES/EXITS, RISERS, CIRCUITRY, METERS, SUB-METERS, ETC.
7. COORDINATE WITH ARCHITECTURAL PLANS FOR ALL BUILDING-MOUNTED AND LANDSCAPE FIXTURES, TYPES, LOCATIONS AND WIRING.
8. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP BALLAST AND LUMINAIRE MAY AFFECT FIELD RESULTS.
9. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
10. ALL SITE LIGHTING SHALL BE EQUIPPED WITH A TIMER TO EITHER SHUT OFF OR REDUCE IN INTENSITY AT 10PM OF EVERY EVENING.
11. THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION PROVIDED BY VISIBLE LIGHT, INC., 24 STICKNEY TERRACE, SUITE 6, HAMPTON, NH 03842. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, CIRCUITRY, ETC.) SHALL BE COORDINATED BETWEEN THE CONTRACTOR, ARCHITECT AND SPECIFIER.
12. SEE DETAIL SHEETS POLE BASE AND CONDUIT TRENCH DETAILS.
13. SEE SHEET C-11 FOR LEGEND.



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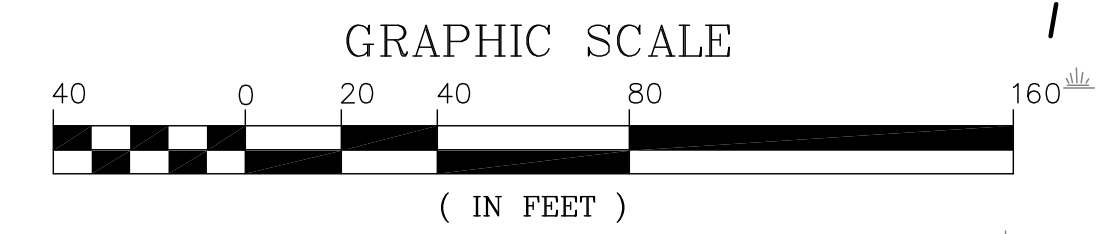
PROJECT:  
**GLERUPS**  
TAX MAP 46, LOT 7  
19 CONTINENTAL DRIVE  
EXETER, NH

TITLE:  
**LIGHTING PLAN**

SHEET NUMBER:  
**C - 6**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Landscape Island	+	1.5 fc	10.7fc	0.0 fc	N/A	N/A
Outside of Parking Lot	+	0.0 fc	1.6 fc	0.0 fc	N/A	N/A
Parking Lot	+	1.0 fc	17.2fc	0.0 fc	N/A	N/A

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	LLF	Wattage	Distribution
⌘	S3	3	Lithonia Lighting	DSX0 LED P3 30K T3M MVOLT SPA DDBXD with SSS 20 4C DM19AS DDBXD	DSX0 LED Area Fixture; mounted at 22ft (20ft pole on 2ft base)	LED	DSX0_LED_P3_30K_T3M_MVOLT.ies	6172	0.9	71	TYPE III, MEDIUM, BUG RATING: B2 - U0 - G2
⌘	S4	2	Lithonia Lighting	DSX0 LED P3 30K TFTM MVOLT SPA DDBXD with SSS 20 4C DM19AD DDBXD	DSX0 LED Area Fixture; mounted at 22ft (20ft pole on 2ft base)	LED	DSX0_LED_P3_30K_TFTM_MVOLT.ies	7841	0.9	71	TYPE IV, SHORT, BUG RATING: B2 - U0 - G2
⌘	W1	21	Lithonia Lighting	WDGE1 LED P2 30K 80CRI VF MVOLT SRM DDBXD	WDGE1 LED Wallpack; mounted above mandooors at 10ft	LED	WDGE1_LED_P3_30K_80CRI_VF.ies	1872	0.9	15.0178	TYPE II, VERY SHORT, BUG RATING: B1 - U0 - G0
⌘	W2	9	Lithonia Lighting	WDGE2 LED P5 30K 80CRI VF MVOLT SRM DDBXD	WDGE2 LED Wallpack; mounted at 15ft	LED	WDGE2_LED_P5_30K_80CRI_VF.ies	5771	0.9	48.44	TYPE III, VERY SHORT, BUG RATING: B1 - U0 - G1
⌘	W3	5	Lithonia Lighting	WDGE3 LED P4 30K 80CRI R4 MVOLT SRM DDBXD	WDGE3 LED Wallpack; mounted at 18ft	LED	WDGE3_LED_P4_70CRI_R4_30K.ies	11554	0.9	87.8914	TYPE IV, SHORT, BUG RATING: B2 - U0 - G2





# SEDIMENT AND EROSION CONTROL NOTES

## PROJECT NAME AND LOCATION

19 CONTINENTAL DRIVE  
EXETER, NEW HAMPSHIRE  
TAX MAP 46 LOT 7

LATITUDE: 42.991° N  
LONGITUDE: 70.982° W

OWNER/APPLICANT:  
GLERUPS, INC.  
27 PLEASANT STREET  
NEWFIELDS, NH 03856

## DESCRIPTION

The project consists of the development of a ±95,116 s.f. warehouse and associated improvements.

## DISTURBED AREA

The total area to be disturbed for the development is ±304,350 S.F. (±6.99 acres).

## PROJECT PHASING

The project will be completed in one phase.

## NAME OF RECEIVING WATER

The site drains to an unnamed wetland tributary to the Little River.

## SEQUENCE OF MAJOR ACTIVITIES

1. Install temporary erosion control measures including perimeter controls, stabilized construction entrance and inlet sediment filters as noted on the plan. All temporary erosion control measures shall be maintained in good working condition for the duration of the project.
2. Delineate limits of disturbance.
3. Remove trees, stumps and brush strip loam and stockpile.
4. Demolish existing site features, buildings, utilities, pavement, etc. as shown on Demolition Plan.
5. Construct building foundations.
6. Rough grade site including placement of borrow materials.
7. Construct new buildings and associated improvements.
8. Construct drainage structures, culverts, utilities & pavement base course materials.
9. Install base course paving & curbing.
10. Install top course paving and sidewalks.
11. Loam (6" min) and seed on all disturbed areas not paved or otherwise stabilized.
12. Install landscaping.
13. When all construction activity is complete and site is stabilized, remove all temporary erosion control measures and any sediment that has been trapped by these devices.

## TEMPORARY EROSION & SEDIMENT CONTROL AND STABILIZATION PRACTICES

All work shall be in accordance with state and local permits. Work shall conform to the practices described in the "New Hampshire Stormwater Manual, Volumes 1 – 3", issued December 2008, as amended. As indicated in the sequence of Major Activities, perimeter controls shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Once construction activity ceases permanently in an area and permanent measures are established, perimeter controls shall be removed.

During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site shall be filtered through appropriate perimeter controls. All storm drain inlets shall be provided with inlet protection measures.

## BEST MANAGEMENT PRACTICES FOR BLASTING

REFERENCE: NHDES WD-19-05

**PURPOSE:** ALL ACTIVITIES RELATED TO BLASTING SHALL FOLLOW BEST MANAGEMENT PRACTICES (BMPs) TO PREVENT CONTAMINATION OF GROUNDWATER INCLUDING PREPARING, REVIEWING AND FOLLOWING AN APPROVED BLASTING PLAN; PROPER DRILLING, EXPLOSIVE HANDLING AND LOADING PROCEDURES; OBSERVING THE ENTIRE BLASTING PROCEDURES; EVALUATING BLASTING PERFORMANCE; AND HANDLING AND STORAGE OF BLASTED ROCK.

**LOADING PRACTICES:** THE FOLLOWING BLAHSTHOLE LOADING PRACTICES TO MINIMIZE ENVIRONMENTAL EFFECTS SHALL BE FOLLOWED:

- (a) DRILLING LOGS SHALL BE MAINTAINED BY THE DRILLER AND COMMUNICATED DIRECTLY TO THE BLASTER. THE LOGS SHALL INDICATE DEPTHS AND LENGTHS OF VOIDS, CAVITIES, AND FAULT ZONES OR OTHER WEAK ZONES ENCOUNTERED AS WELL AS GROUNDWATER CONDITIONS.
- (b) EXPLOSIVE PRODUCTS SHALL BE MANAGED ON-SITE SO THAT THEY ARE EITHER USED IN THE BOREHOLE, RETURNED TO THE DELIVERY VEHICLE, OR PLACED IN SECURE CONTAINERS FOR OFF-SITE DISPOSAL.
- (c) SPILLAGE AROUND THE BOREHOLE SHALL EITHER BE PLACED IN THE BOREHOLE OR CLEANED UP AND RETURNED TO AN APPROPRIATE VEHICLE FOR HANDLING OR PLACEMENT IN SECURED CONTAINERS FOR OFF-SITE DISPOSAL.
- (d) LOADED EXPLOSIVES SHALL BE DETONATED AS SOON AS POSSIBLE AND SHALL NOT BE LEFT IN THE BLASTHOLES OVERNIGHT, UNLESS WEATHER OR OTHER SAFETY CONCERNS REASONABLY DICTATE THAT DETONATION SHOULD BE POSTPONED.
- (e) LOADING EQUIPMENT SHALL BE CLEANED IN AN AREA WHERE WASTEWATER CAN BE PROPERLY CONTAINED AND HANDLED IN A MANNER THAT PREVENTS RELEASE OF CONTAMINANTS TO THE ENVIRONMENT.
- (f) EXPLOSIVES SHALL BE LOADED TO MAINTAIN GOOD CONTINUITY IN THE COLUMN LOAD TO PROMOTE COMPLETE DETONATION. INDUSTRY ACCEPTED LOADING PRACTICES FOR PRIMING, STEMMING, DECKING AND COLUMN RISE NEED TO BE ATTENDED TO.

**EXPLOSIVE SELECTION:** THE FOLLOWING BMPs SHALL BE FOLLOWED TO REDUCE THE POTENTIAL FOR GROUNDWATER CONTAMINATION WHEN EXPLOSIVES ARE USED:

- (a) EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT ARE APPROPRIATE FOR SITE CONDITIONS AND SAFE BLAST EXECUTION.
- (b) EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT HAVE THE APPROPRIATE WATER RESISTANCE FOR THE SITE CONDITIONS PRESENT TO MINIMIZE THE POTENTIAL FOR HAZARDOUS EFFECT OF THE PRODUCT UPON GROUNDWATER.

**PREVENTION OF MISFIRES:** APPROPRIATE PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO PREVENT MISFIRES.

**MUCK PILE MANAGEMENT:** MUCK PILES (THE BLASTED PIECES OF ROCK) AND ROCK PILES SHALL BE MANAGED IN A MANNER TO REDUCE THE POTENTIAL FOR CONTAMINATION BY IMPLEMENTING THE FOLLOWING MEASURES:

- (a) REMOVE THE MUCK PILE FROM THE BLAST AREA AS SOON AS REASONABLY POSSIBLE.
- (b) MANAGE THE INTERACTION OF BLASTED ROCK PILES AND STORMWATER TO PREVENT CONTAMINATION OF WATER SUPPLY WELLS OR SURFACE WATER.

Temporary and permanent vegetation and mulching is an integral component of the erosion and sedimentation control plan. All areas shall be inspected and maintained until vegetative cover is established. These control measures are essential to erosion prevention and also reduce costly work of graded and shaped areas.

Temporary vegetation shall be maintained in these areas until permanent seeding is applied. Additionally, erosion and sediment control measures shall be maintained until permanent vegetation is established.

## INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

### A. GENERAL

These are general inspection and maintenance practices that shall be used to implement the plan:

1. The smallest practical portion of the site shall be denuded at one time.
2. All control measures shall be inspected at least once each week and following any storm event of 0.25 inches or greater.
3. All measures shall be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours.
4. Built-up sediment shall be removed from perimeter barriers when it has reached one-third the height of the barrier or when "bulges" occur.
5. All diversion dikes shall be inspected and any breaches promptly repaired.
6. Temporary seeding and planting shall be inspected for bare spots, washouts, and unhealthy growth.
7. The owner's authorized engineer shall inspect the site on a periodic basis to review compliance with the Plans.
8. An area shall be considered stable if one of the following has occurred:
  - a. Base course gravels have been installed in areas to be paved;
  - b. A minimum of 85% vegetated growth as been established;
  - c. A minimum of 3 inches of non-erosive material such as stone of riprap has been installed; or
  - d. Erosion control blankets have been properly installed.
9. The length of time of exposure of area disturbed during construction shall not exceed 45 days.

### B. MULCHING

Mulch shall be used on highly erodible soils, on critically eroding areas, on areas where conservation of moisture will facilitate plant establishment, and where shown on the plans.

1. Timing – In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this:
  - a. Apply mulch prior to any storm event. This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.
  - b. Required Mulching within a specified time period. The time period can range from 21 to 28 days of inactivity on a area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.
2. Guidelines for Winter Mulch Application –

Type	Rate per 1,000 s.f.	Use and Comments
Hay or Straw	70 to 90 lbs.	Must be dry and free from mold. May be used with plantings.

Wood Chips or Bark Mulch	460 to 920 lbs.	Used mostly with trees and shrubs.
Jute and Fibrous Matting (Erosion Blanket)	As per manufacturer Specifications	Used in slope areas, water courses and other Control areas.
Crushed Stone 1/4" to 1-1/2" dia.	Spread more than 1/2" thick	Effective in controlling wind and water erosion.
Erosion Control Mix	2" thick (min)	* The organic matter content is between 80 and 100%, dry weight basis. * Particle size by weight is 100% passing a 6" screen and a minimum of 70 % maximum of 85%, passing a 0.75" screen. * The organic portion needs to be fibrous and elongated. * Large portions of silts, clays or fine sands are not acceptable in the mix. * Soluble salts content is less than 4.0 mmhos/cm. * The pH should fall between 5.0 and 8.0.

3. Maintenance – All mulches must be inspected periodically, in particular after rainstorms, to check for fill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

### C. PERMANENT SEEDING –

1. Bedding – stones larger than 1/2", trash, roots, and other debris that will interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 5" to prepare a seedbed and mix fertilizer into the soil.
2. Fertilizer – lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and organic fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:

Agricultural Limestone @ 100 lbs. per 1,000 s.f.  
10–20–20 organic fertilizer @ 12 lbs. per 1,000 s.f.

### 3. Seed Mixture (for lawns\*\*):

Type	Lbs. / Acre	Lbs. / 1,000 sf
Tall Fescue	24	0.55
Creeping Red Fescue	24	0.55
Total	48	1.10

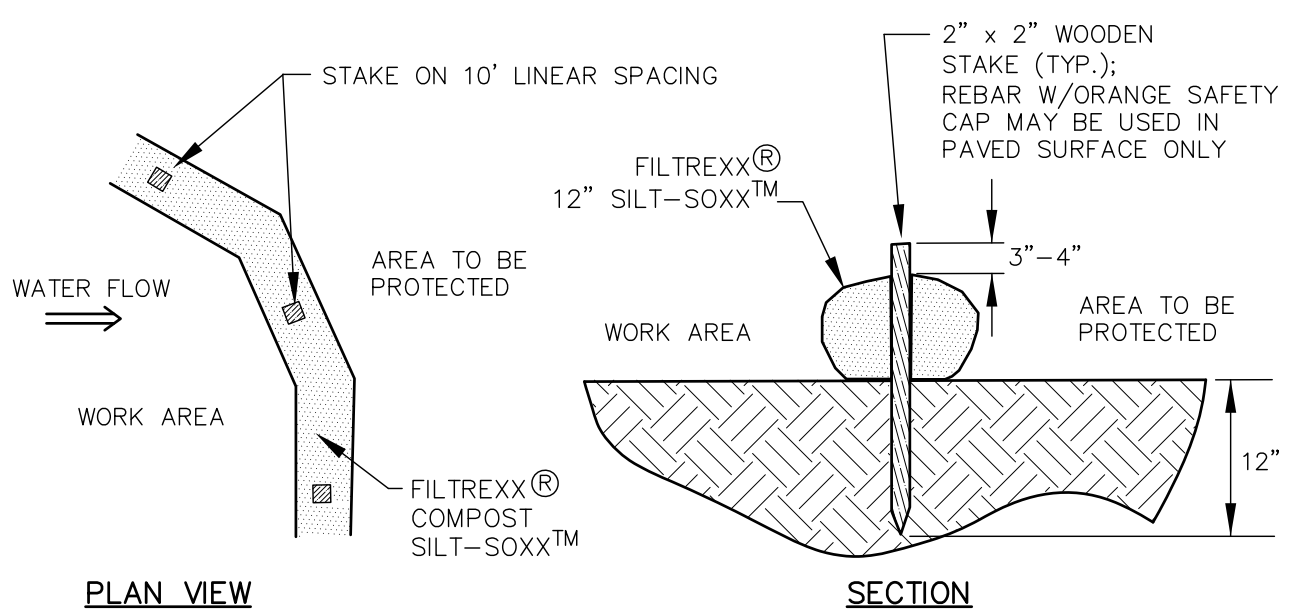
Seed Mixture (For slope embankments\*\*):  
Grass Seed: Provide fresh, clean, new-crop seed complying with tolerance for purity and germination established by Official Seed Analysts of North America. Provide seed mixture composed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified:

Type	Min. Purity (%)	Min. Germination (%)	Kg./Hectare (Lbs./Acre)
Creeping Red Fescue (c)	96	85	45 (40)
Perennial Rye Grass (a)	98	90	35 (30)
Redtop	95	80	5 (5)
Alsike Clover	97	90(e)	5 (5)
Total			90 (80)

- a. Ryegrass shall be a certified fine-textured variety such as Pennfine, Fiesta, Yorktown, Diplomat, or equal.
  - b. Fescue varieties shall include – Creeping Red and/or Hard Reliant, Scaldis, Koket, or Jamestown.
  - \*\* In the event that the seed mixes shown here conflict with the project landscape plans, the landscape plans shall govern.
4. Sodding – sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding an area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook. Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt), etc.

## WINTER CONSTRUCTION NOTES

1. All proposed vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and elsewhere seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting. The installation of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melt events;
2. All ditches or swales which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions; and
3. After November 15th, incomplete road or parking surfaces where work has stopped for the winter season shall be protected with a minimum of 3 inches of crushed gravel per NHDOT Item 304.3.



### NOTES:

1. SILTSOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
2. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
3. SILTSOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
4. ALL SEDIMENT TRAPPED BY SILTSOXX SHALL BE DISPOSED OF PROPERLY.

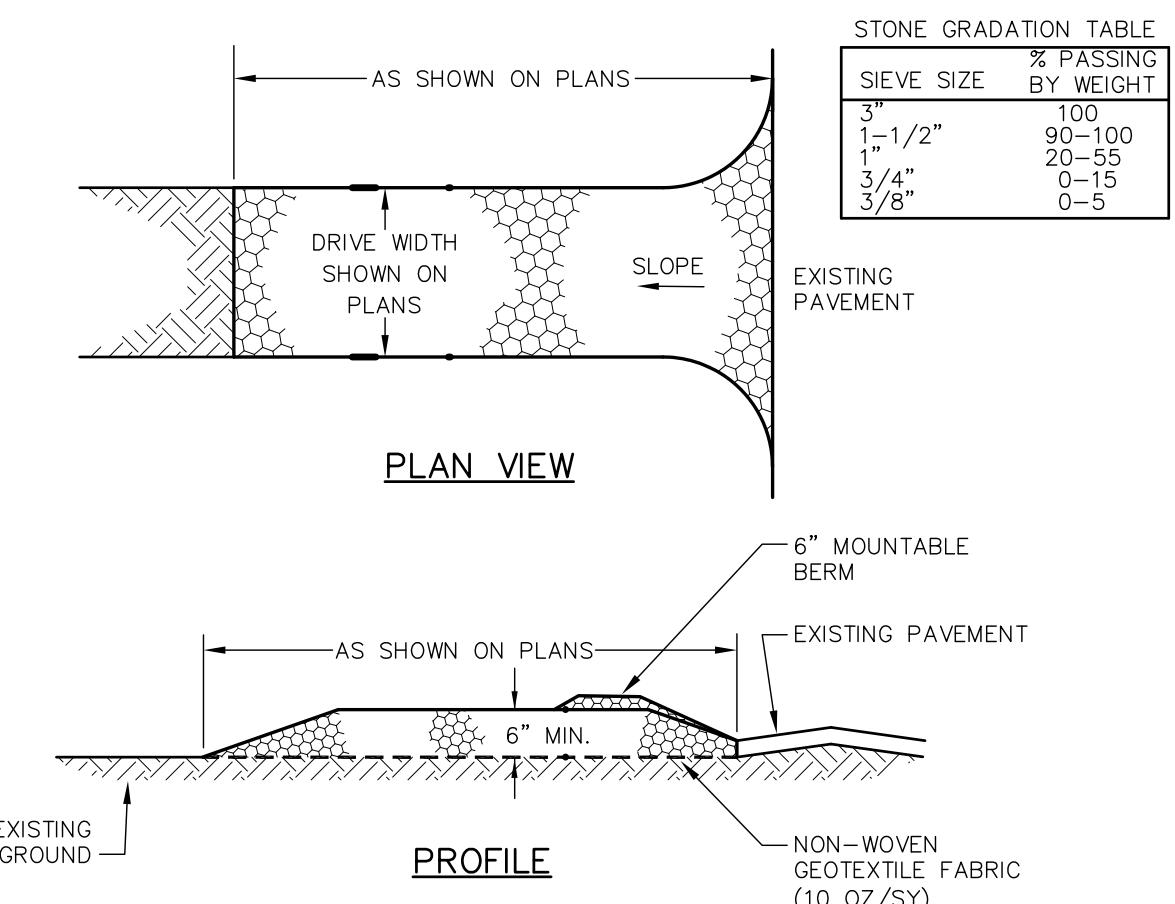
## TUBULAR SEDIMENT BARRIER NOT TO SCALE

**SPILL PREVENTION MEASURES AND SPILL MITIGATION:** SPILL PREVENTION AND SPILL MITIGATION MEASURES SHALL BE IMPLEMENTED TO PREVENT THE RELEASE OF FUEL AND OTHER RELATED SUBSTANCES TO THE ENVIRONMENT. THE MEASURES SHALL INCLUDE AT A MINIMUM:

- (a) THE FUEL STORAGE REQUIREMENTS SHALL INCLUDE:
  1. STORAGE OF REGULATED SUBSTANCES ON AN IMPERVIOUS SURFACE.
  2. SECURE STORAGE AREAS AGAINST UNAUTHORIZED ENTRY.
  3. LABEL REGULATED CONTAINERS CLEARLY AND VISIBLY.
  4. INSPECT STORAGE AREAS WEEKLY.
  5. COVER REGULATED CONTAINERS IN OUTSIDE STORAGE AREAS.
  6. WHEREVER POSSIBLE, KEEP REGULATED CONTAINERS THAT ARE STORED OUTSIDE MORE THAN 50 FEET FROM SURFACE WATER AND STORM DRAINS, 75 FEET FROM PRIVATE WELLS, AND 400 FEET FROM PUBLIC WELLS.
  7. SECONDARY CONTAINMENT IS REQUIRED FOR CONTAINERS CONTAINING REGULATED SUBSTANCES STORED OUTSIDE, EXCEPT FOR ON PREMISE USE HEATING FUEL TANKS, OR ABOVEGROUND OR UNDERGROUND STORAGE TANKS OTHERWISE REGULATED.
- (b) THE FUEL HANDLING REQUIREMENTS SHALL INCLUDE:
  1. EXCEPT WHEN IN USE, KEEP CONTAINERS CONTAINING REGULATED SUBSTANCES CLOSED AND SEALED.
  2. PLACE DRIP PANS UNDER SPOIGOTS, VALVES, AND PUMPS.
  3. HAVE SPILL CONTROL AND CONTAINMENT EQUIPMENT READILY AVAILABLE IN ALL WORK AREAS.
  4. USE FUNNELS AND DRIP PANS WHEN TRANSFERRING REGULATED SUBSTANCES.
  5. PERFORM TRANSFERS OF REGULATED SUBSTANCES OVER AN IMPERVIOUS SURFACE.
- (c) THE TRAINING OF ON-SITE EMPLOYEES AND THE ON-SITE POSTING OF RELEASE RESPONSE INFORMATION DESCRIBING WHAT TO DO IN THE EVENT OF A SPILL OF REGULATED SUBSTANCES.
- (d) FUELING AND MAINTENANCE OF EXCAVATION, EARTHMOVING AND OTHER CONSTRUCTION RELATED EQUIPMENT WILL COMPLY WITH THE REGULATIONS OF NHDES [NOTE THESE REQUIREMENTS ARE SUMMARIZED IN WD-DWGB-22-6: BEST MANAGEMENT PRACTICES FOR FUELING AND MAINTENANCE OF EXCAVATION AND EARTHMOVING EQUIPMENT\* OR ITS SUCCESSOR DOCUMENT].

## WILDLIFE PROTECTION NOTES

1. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES ON THE PROJECT SITE SHALL BE REPORTED IMMEDIATELY TO THE NHF&G NONGAME, AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV, WITH THE EMAIL SUBJECT LINE CONTAINING THE NHB DATECHECK TOOL RESULTS LETTER ASSIGNED NUMBER, THE PROJECT NAME, AND THE TERM WILDLIFE SPECIES OBSERVATION.
2. PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHF&G IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION, AS FEASIBLE.
3. IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHF&G AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHF&G, IF ANY, TO ASSURE THE PROJECT DOES NOT APPRECIABLY JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES AS DEFINED IN FIS 1002.04.
4. THE NHF&G, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

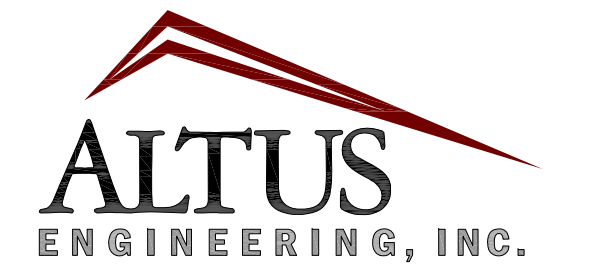


### CONSTRUCTION SPECIFICATIONS

1. **STONE SIZE** – NHDOT STANDARD STONE SIZE #4 – SECTION 703 OF NHDOT STANDARD.
2. **LENGTH** – DETAILED ON PLANS (50 FOOT MINIMUM).
3. **THICKNESS** – SIX (6) INCHES (MINIMUM).
4. **WIDTH** – FULL DRIVE WIDTH UNLESS OTHERWISE SPECIFIED.
5. **FILTER FABRIC** – MIRAFI 600X OR EQUAL APPROVED BY ENGINEER.
6. **SURFACE WATER CONTROL** – ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED WITH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. **MAINTENANCE** – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. STABILIZED CONSTRUCTION EXITS SHALL BE INSTALLED AT ALL ENTRANCES TO PUBLIC RIGHTS-OF-WAY, AT LOCATIONS SHOWN ON THE PLANS, AND/OR WHERE AS DIRECTED BY THE ENGINEER.

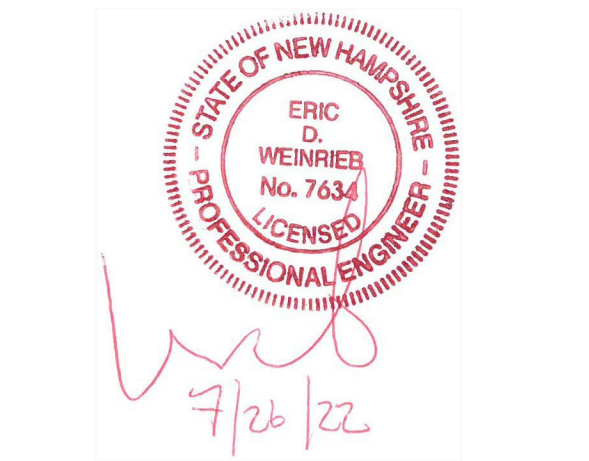
## STABILIZED CONSTRUCTION EXIT NOT TO SCALE

## ORGANIC FILTER BERM NOT TO SCALE



133 Court Street  
(603) 433-2335

Portsmouth, NH 03801  
www.altus-eng.com



## NOT FOR CONSTRUCTION

ISSUED FOR: **PLANNING BOARD**

ISSUE DATE: **JULY 26, 2022**

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EBS	05/31/22
1	PER REVIEW COMMENTS	EBS	07/26/22

DRAWN BY: \_\_\_\_\_ EBS

APPROVED BY: \_\_\_\_\_ EBS

DRAWING FILE: \_\_\_\_\_ 4839-SITE.dwg

SCALE: **AS SHOWN**

OWNER: **GLERUPS, INC.**

**27 PLEASANT STREET  
NEWFIELDS, NH 03856**

APPLICANT: **GLERUPS, INC.**

**27 PLEASANT STREET  
NEWFIELDS, NH 03856**

PROJECT: **GLERUPS**

**TAX MAP 46, LOT 7**

**19 CONTINENTAL DRIVE  
EXETER, NH**

TITLE: \_\_\_\_\_

SHEET NUMBER: **C - 7**

DETAIL SHEET

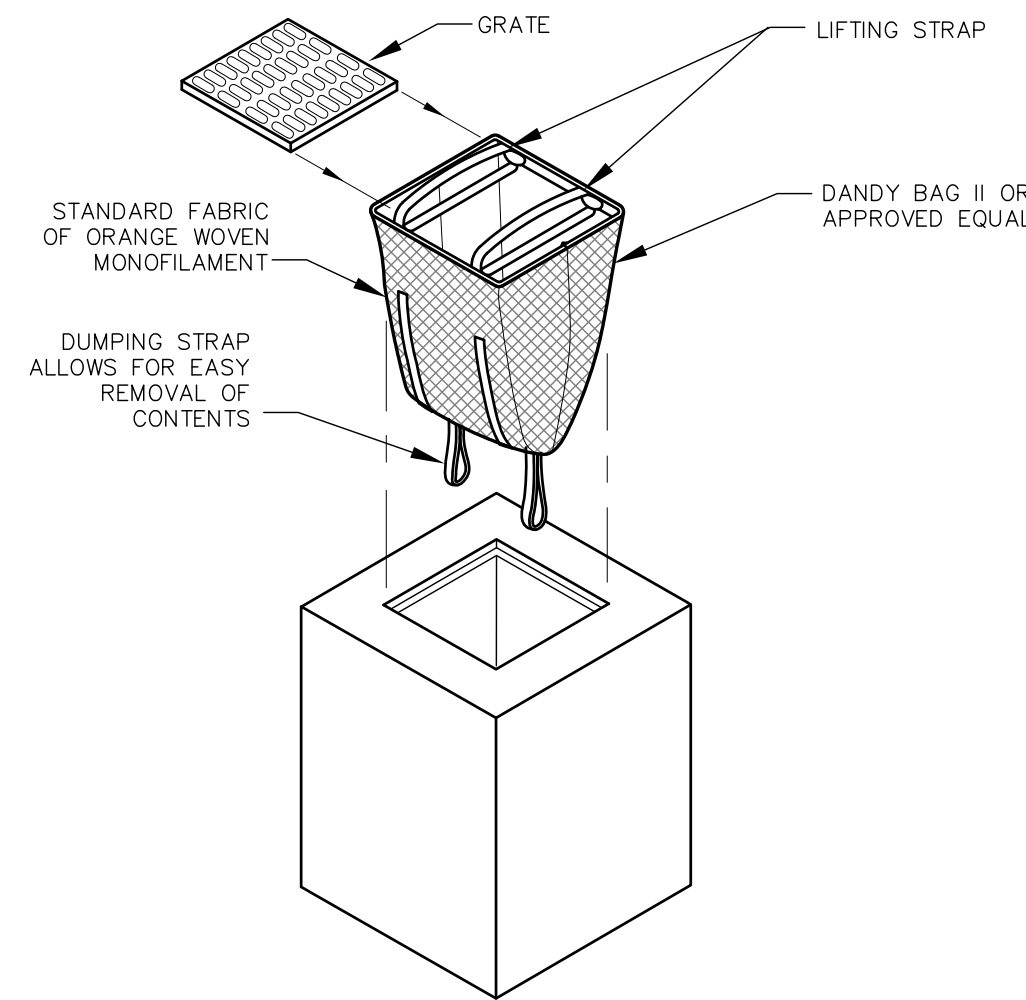
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**INSTALLATION AND MAINTENANCE:**

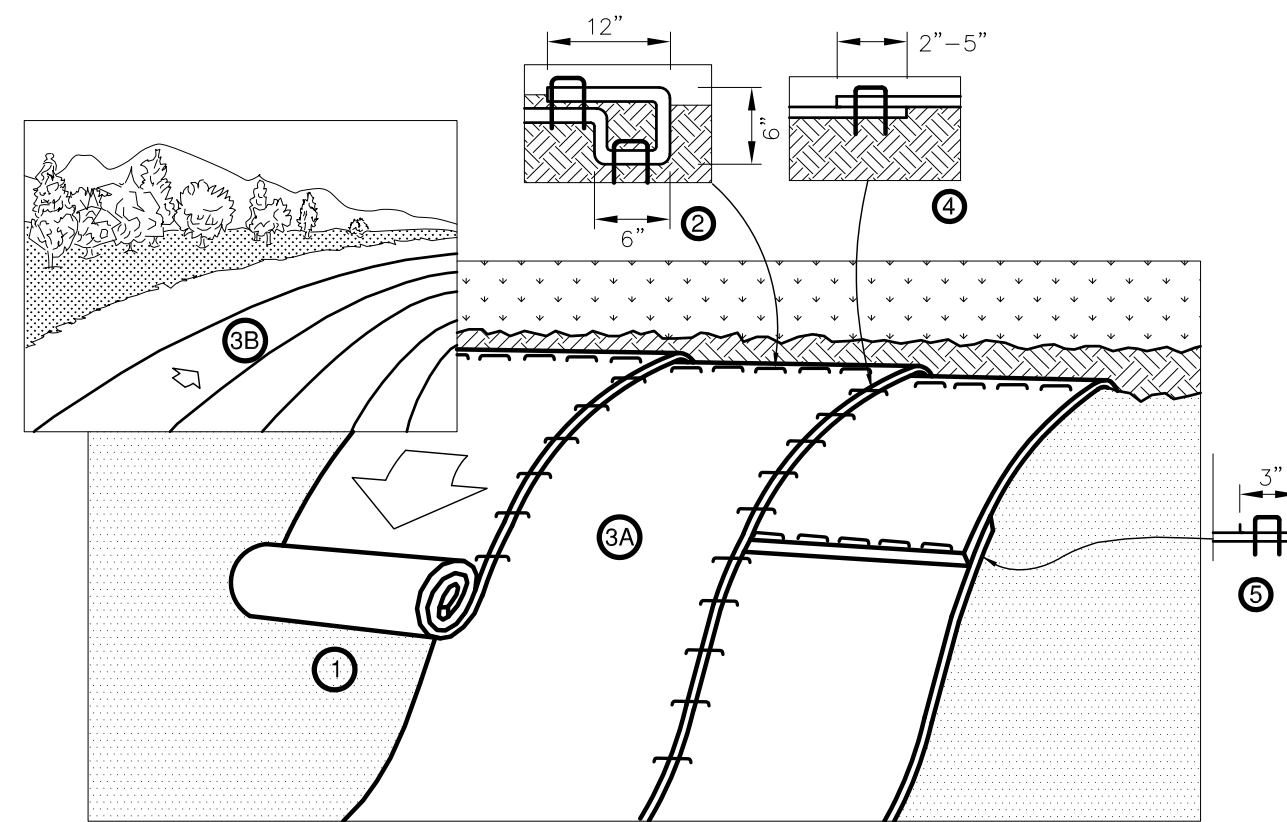
INSTALLATION: REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT FILL IN UNIT. STAND GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO CATCH BASIN INSERT SO THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF THE UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS; LOOK INTO THE CATCH BASIN INSERT. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY THE UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

**UNACCEPTABLE INLET PROTECTION METHOD:**

A SIMPLE SHEET OF GEOTEXTILE UNDER THE GRATE IS NOT ACCEPTABLE.

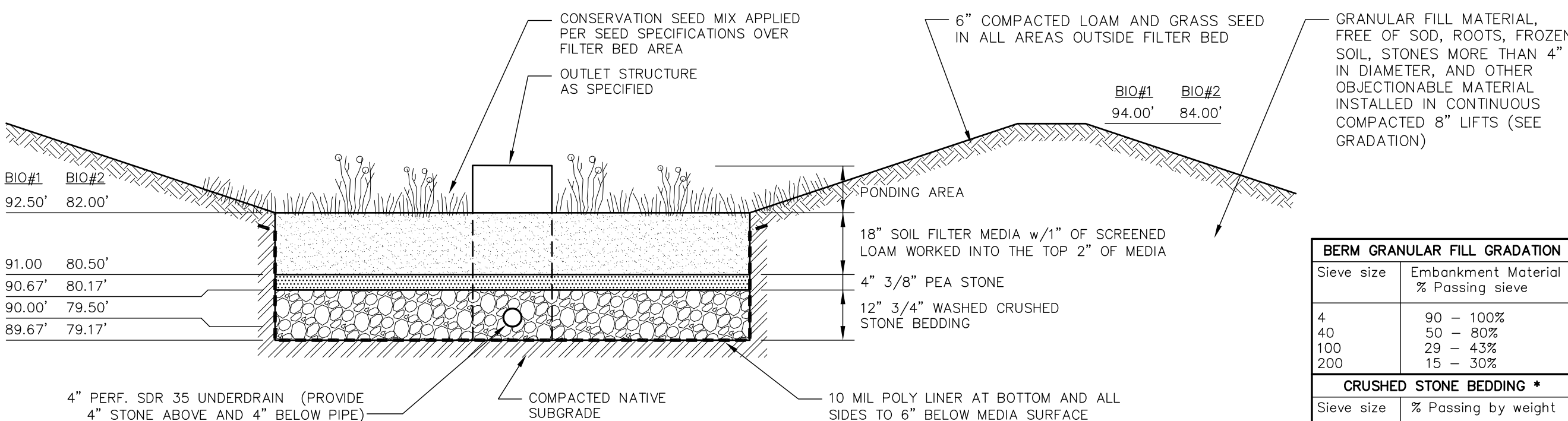
**STORM DRAIN INLET PROTECTION NOT TO SCALE**



**NOTES**

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

**EROSION CONTROL BLANKET - SLOPE NOT TO SCALE**



**NOTES**

1. WHEN CONTRACTOR EXCAVATES BIORETENTION POND AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
2. SOIL FILTER MEDIA SHALL EITHER OPTION A OR OPTION B AT CONTRACTOR'S DISCRETION.
3. DO NOT PLACE BIORETENTION POND INTO SERVICE UNTIL ITS SIDE SLOPES AND CONTRIBUTING AREAS HAVE BEEN STABILIZED.
4. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES TO THE BIORETENTION POND DURING ANY STAGE OF CONSTRUCTION.
5. DO NOT TRAFFIC EXPOSED SURFACES OF BIORETENTION POND WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATION ACTIVITIES WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE BASIN.
6. POND BERMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER POND BERM DETAIL.

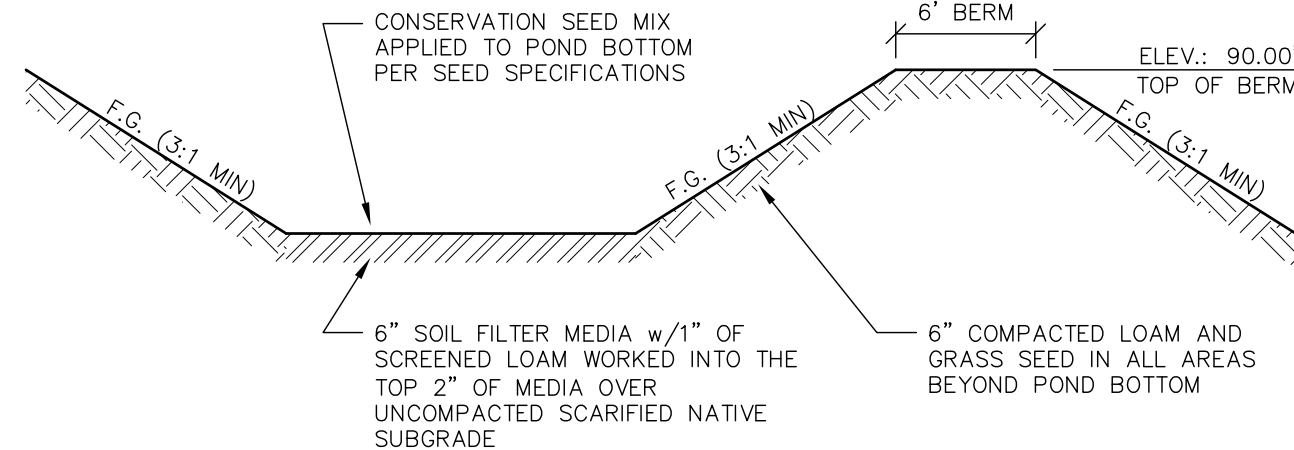
**MAINTENANCE REQUIREMENTS**

- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS A WARRANTED BY SUCH INSPECTION.
- PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
- AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
- VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, WEED WHACKING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES. BERM AREAS ARE TO BE MOWED TWICE ANNUALLY.

**DESIGN REFERENCES**

- UNH STORMWATER CENTER
- EPA (1999A)
- NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

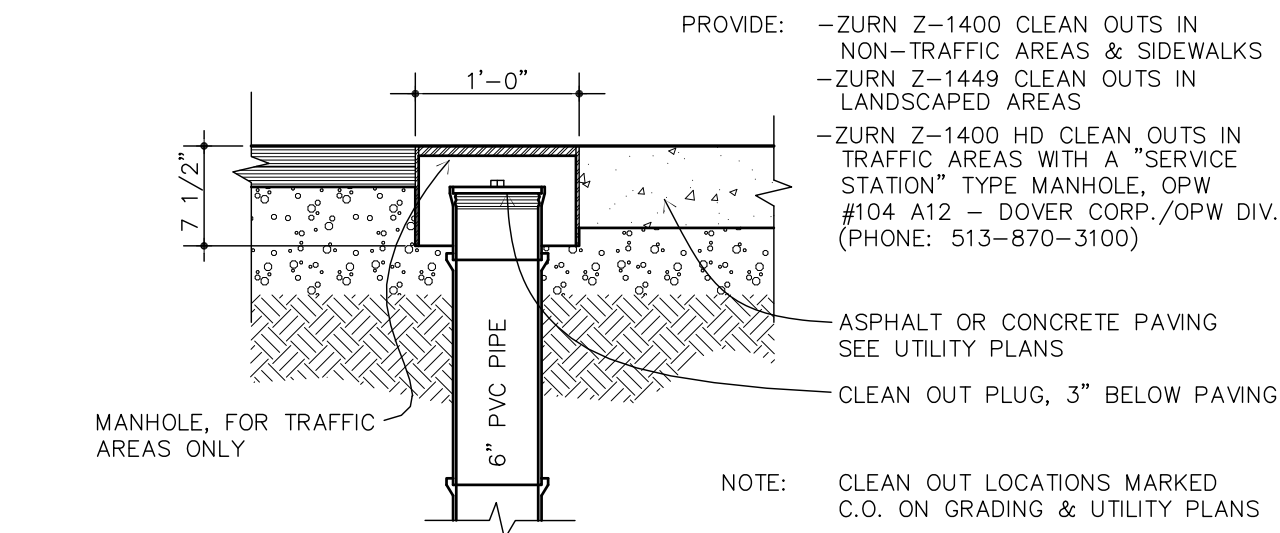
**BIORETENTION POND (BIO #'S 1 AND 2) NOT TO SCALE**



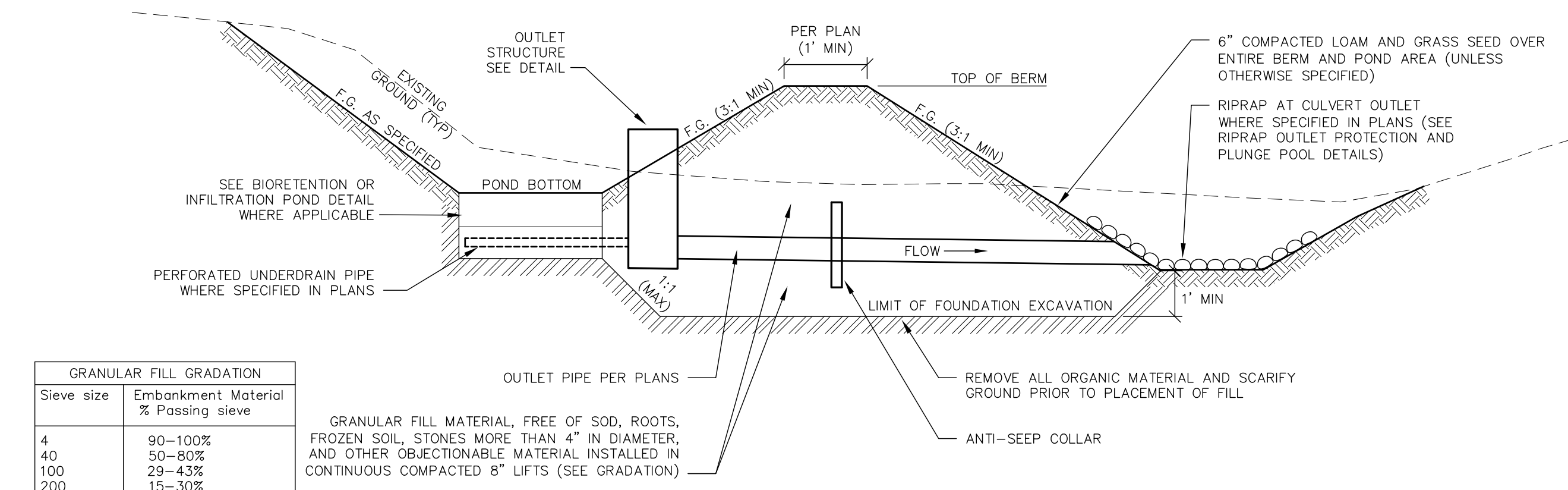
**NOTES**

1. SOIL FILTER MEDIA SHALL BE AS SPECIFIED FOR BIOFILTRATION PONDS, SEE DETAIL.
2. DO NOT PLACE INFILTRATION POND INTO SERVICE UNTIL ITS SIDE SLOPES AND CONTRIBUTING AREAS HAVE BEEN STABILIZED.
3. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES TO THE INFILTRATION POND DURING ANY STAGE OF CONSTRUCTION.
4. DO NOT TRAFFIC EXPOSED SURFACES OF INFILTRATION POND WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATION ACTIVITIES WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE BASIN.
5. POND BERMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER POND BERM DETAIL.

**INFILTRATION POND #3 NOT TO SCALE**



**CLEANOUT DETAIL NOT TO SCALE**



GRANULAR FILL GRADATION	
Sieve size	Embankment Material % Passing sieve
4	90-100%
40	50-80%
100	29-43%
200	15-30%

**Construction Criteria**

1. Foundation Preparation -- The foundation shall be cleared of trees, logs, stumps, roots, brush, boulders, sod, and rubbish. If suitable for reuse, the topsoil and sod shall be stockpiled and spread on the completed embankment and spillways. Foundation surfaces shall be sloped no steeper than 1:1. The foundation area shall be thoroughly scarified before placement of fill material. The surface shall have moisture added and/or it shall be compacted if necessary so that the first layer of fill can be bonded to the foundation. The cutoff trench and any other required excavations shall be dug to the lines and grades shown on the plans or as staked in the field. If they are suitable, excavated materials shall be used in the permanent fill. Existing stream channels in the foundation area shall be sloped no steeper than 1:1 and deepened and widened as necessary to remove all stones, gravel, sand, stumps, roots, and other objectionable material and to accommodate compaction equipment. Foundation areas shall be kept free of standing water when fill is being placed on them.
2. Granular Fill Placement -- The material placed in the fill shall be free of sod, roots, frozen soil, stones more than 4 inches in diameter and other objectionable material. Selected backfill material shall be placed around structures, pipe conduits, and drainage diaphragm at about the same rate on all sides to prevent damage from unequal loading. The placing and spreading of fill material shall be started at the lowest point of the foundation and the fill brought up in horizontal layers of such thickness that the required compaction can be obtained. The fill shall be constructed in 8" continuous horizontal layers except where openings or sectionalized fills are required. In those cases, the slope of the bonding surfaces between the embankment in place and the embankment to be placed shall not be steeper than 3 horizontal to 1 vertical. The bonding surface shall be treated the same as that specified for the foundation so as to insure a good bond with the new fill. The distribution and gradation of materials shall be such that no lenses, pockets, streaks, or layers of material differ substantially in texture or gradation from the surrounding material. If it is necessary to use materials of varying texture and gradation, the more impervious material shall be placed in the center and upstream parts of the fill. If zoned fills of substantially differing materials are specified, the zones shall be placed according to the lines and grades shown on the drawings. The complete work shall conform to the lines, grades, and elevations shown on the drawings or as staked in the field.
3. Moisture Control -- The moisture content of the fill material shall be adequate for obtaining the required compaction. Material that is too wet shall be dried to meet this requirement, and material that is too dry shall have water added and mixed until the requirement is met.
4. Compaction -- Construction equipment shall be operated over the areas of each layer of fill to insure that the required compaction is obtained. Special equipment shall be used if needed to obtain the required compaction. Fill material shall be compacted to not less than 95% of AASHTO T99 Method C compaction method. Fill adjacent to structures, pipe conduits, and drainage diaphragm shall be compacted to a density equivalent to that of the surrounding fill by means of hand tamping or manually directed power tamper or plate vibrators. Fill adjacent to concrete structures shall not be compacted until the concrete is strong enough to support the load.
5. Protection -- A protective cover of vegetation shall be established on all exposed surfaces of the embankment, spillway, and borrow area in accordance with the plans. If soil or climatic conditions preclude the use of vegetation and protection is needed, non-vegetative means, such as mulches or gravel, may be used. In some places, temporary vegetation may be used until conditions permit establishment of permanent vegetation.

**Maintenance**

- Maintenance is necessary if detention/retention basins are to continue to function as originally designed. A local government, a designated group such as a homeowners' association, or an individual must be assigned responsibility for maintaining the structures and the basin area. A maintenance plan should be developed that outlines the maintenance operations and a schedule for carrying out the procedures.
- The following should be considered in formulating a maintenance plan:
1. Embankment -- The embankment should be inspected annually to determine if rodent burrows, wet areas, or erosion of the fill is taking place.
  2. Vegetation -- The vegetated areas of the structure should be protected from damage by fire, grazing, traffic, and dense weed growth. Lime and fertilizer should be applied as necessary as determined by soil tests. Trees and shrubs should be kept off the embankment and emergency spillway areas.
  3. Inlets -- Pipe inlets and spillway structures should be inspected annually and after every major storm. Accumulated debris and sediment should be removed.
  4. Outlets -- Pipe outlets should be inspected annually and after every major storm. The condition of the pipes should be noted and repairs made as necessary. If erosion is taking place, then measures should be taken to stabilize and protect the affected area.
  5. Sediment -- Sediment should be continually checked in the basin. When sediment accumulations reach the predetermined design elevation, then the sediment should be removed and properly disposed of.
  6. Safety Inspections -- All permanent impoundments should be inspected by a qualified professional engineer on a periodic basis. If there is potential for significant damage or loss of life downstream, then the inspection should be carried out annually.

**STORMWATER POND BERM DETAIL NOT TO SCALE**

**ALTUS ENGINEERING, INC.**  
 133 Court Street  
 (603) 433-2335  
 Portsmouth, NH 03801  
 www.altus-eng.com

Professional Engineer Seal for Eric D. Weinrieb, No. 7634, State of New Hampshire. Includes a signature and date 5/31/22.

**NOT FOR CONSTRUCTION**  
 ISSUED FOR: **PLANNING BOARD**  
 ISSUE DATE: **MAY 31, 2022**

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EBS	05/31/22

DRAWN BY: \_\_\_\_\_ EBS  
 APPROVED BY: \_\_\_\_\_ EBS  
 DRAWING FILE: 4839-SITE.dwg

SCALE: **AS SHOWN**

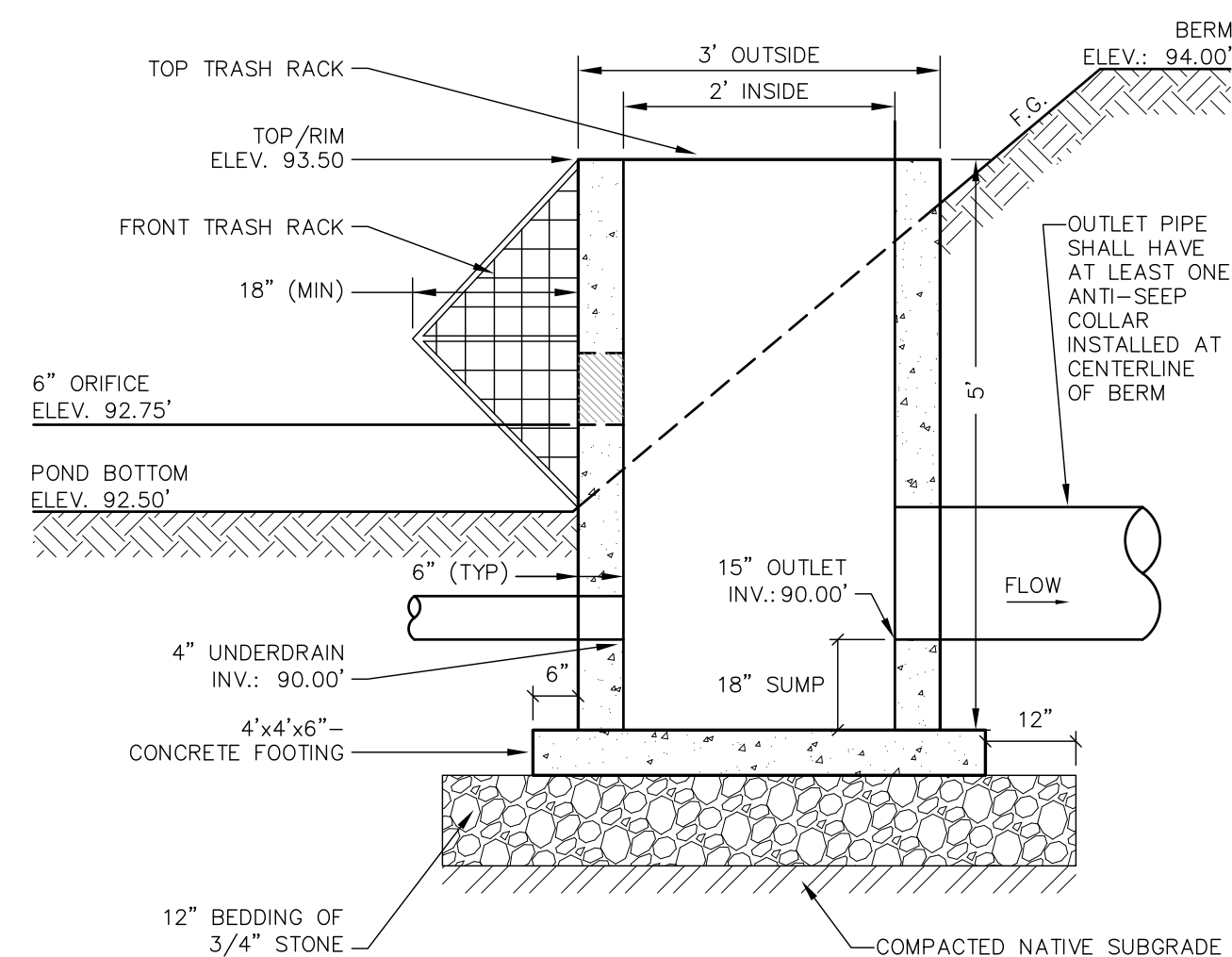
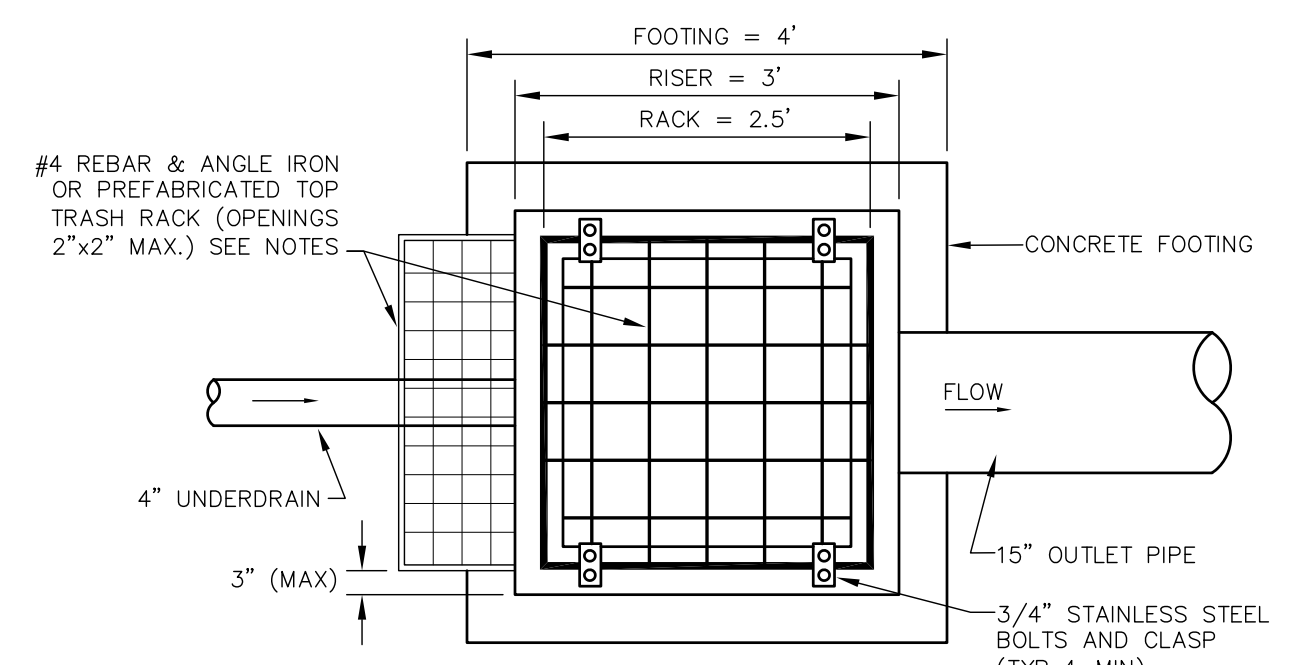
OWNER: **GLERUPS, INC.**  
 27 PLEASANT STREET  
 NEWFIELDS, NH 03856

APPLICANT: **GLERUPS, INC.**  
 27 PLEASANT STREET  
 NEWFIELDS, NH 03856

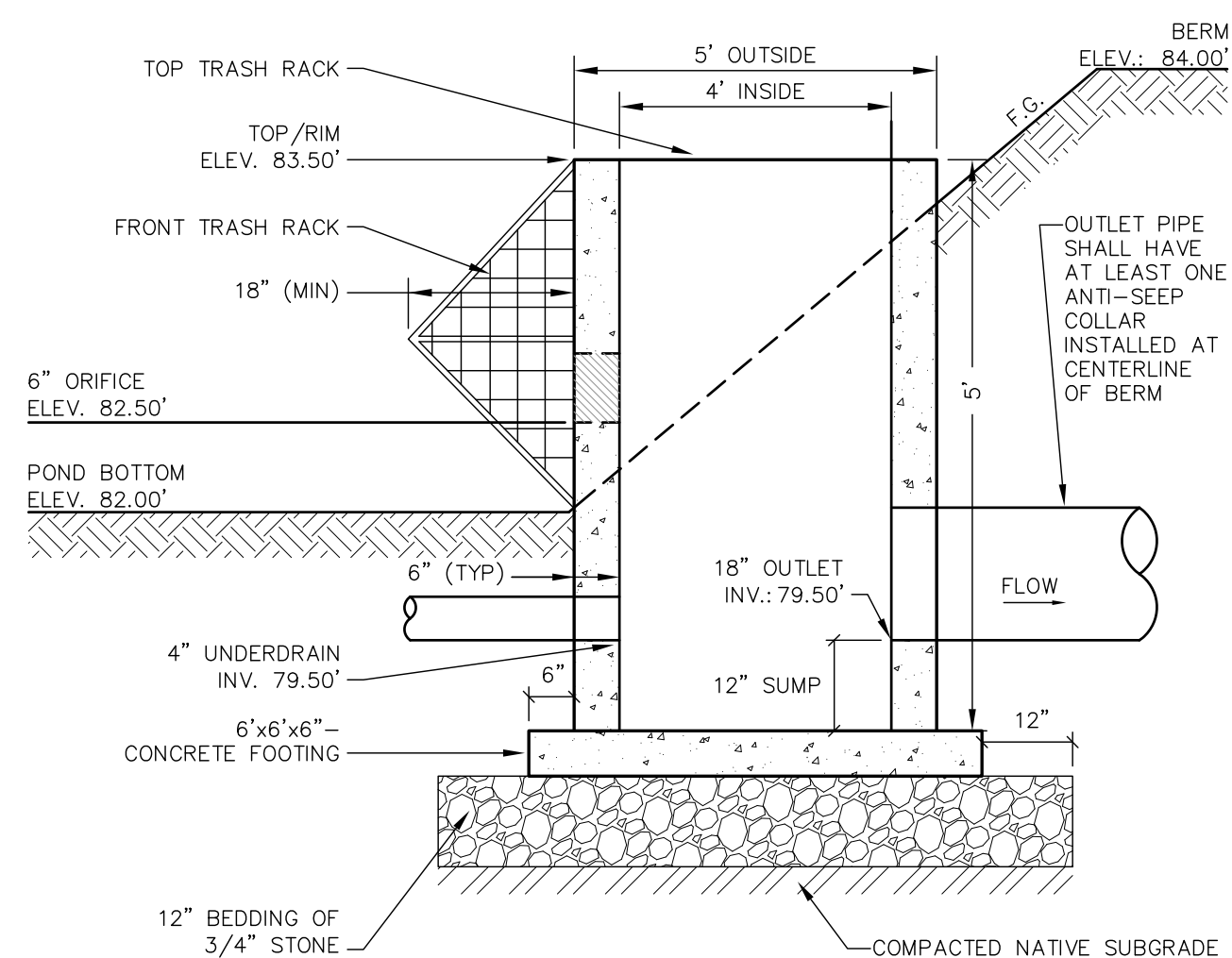
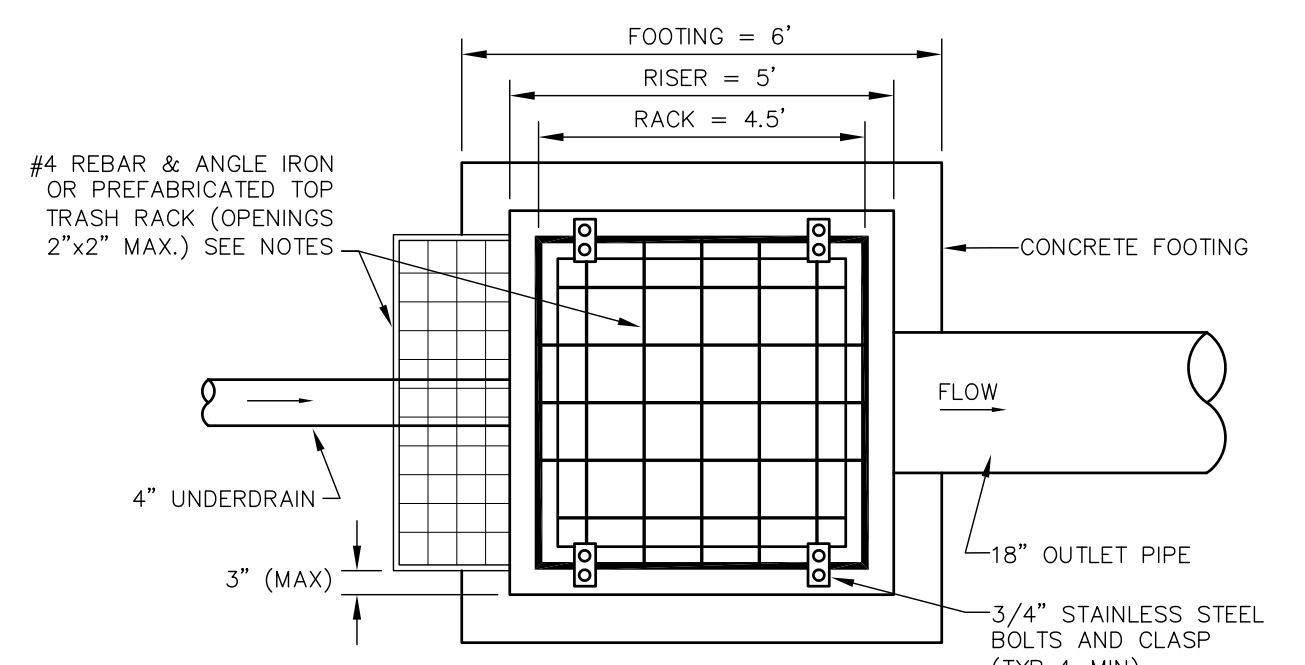
PROJECT: **GLERUPS**  
 TAX MAP 46, LOT 7  
 19 CONTINENTAL DRIVE  
 EXETER, NH

TITLE: **DETAIL SHEET**  
 SHEET NUMBER: **C - 8**

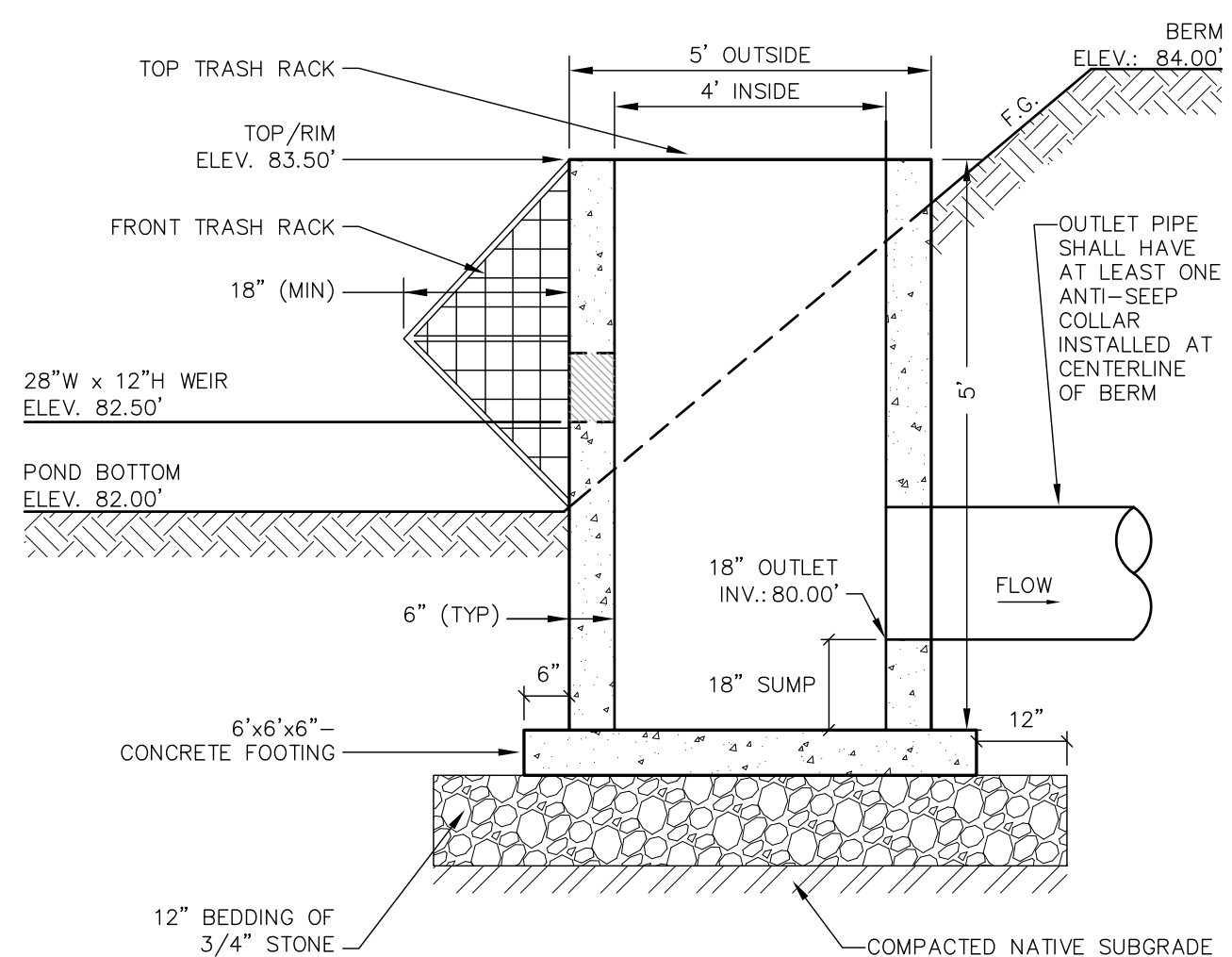
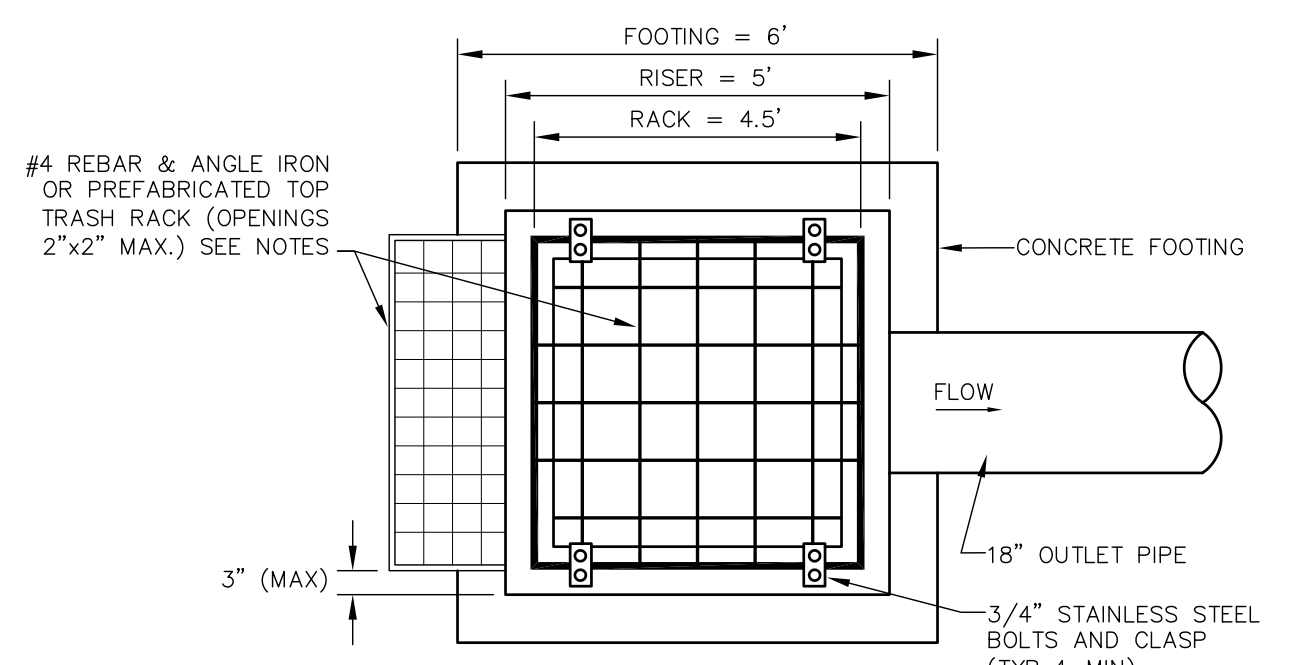




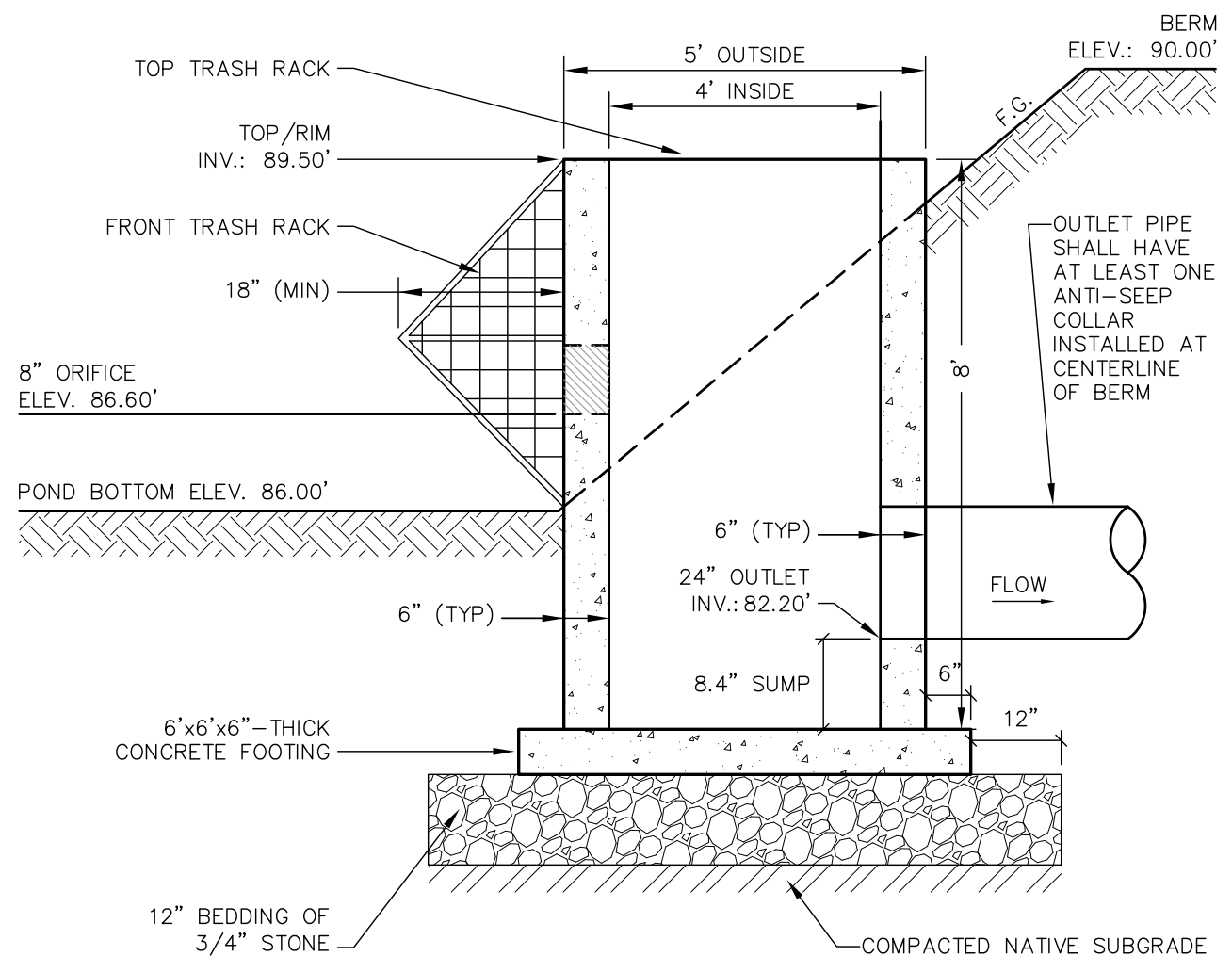
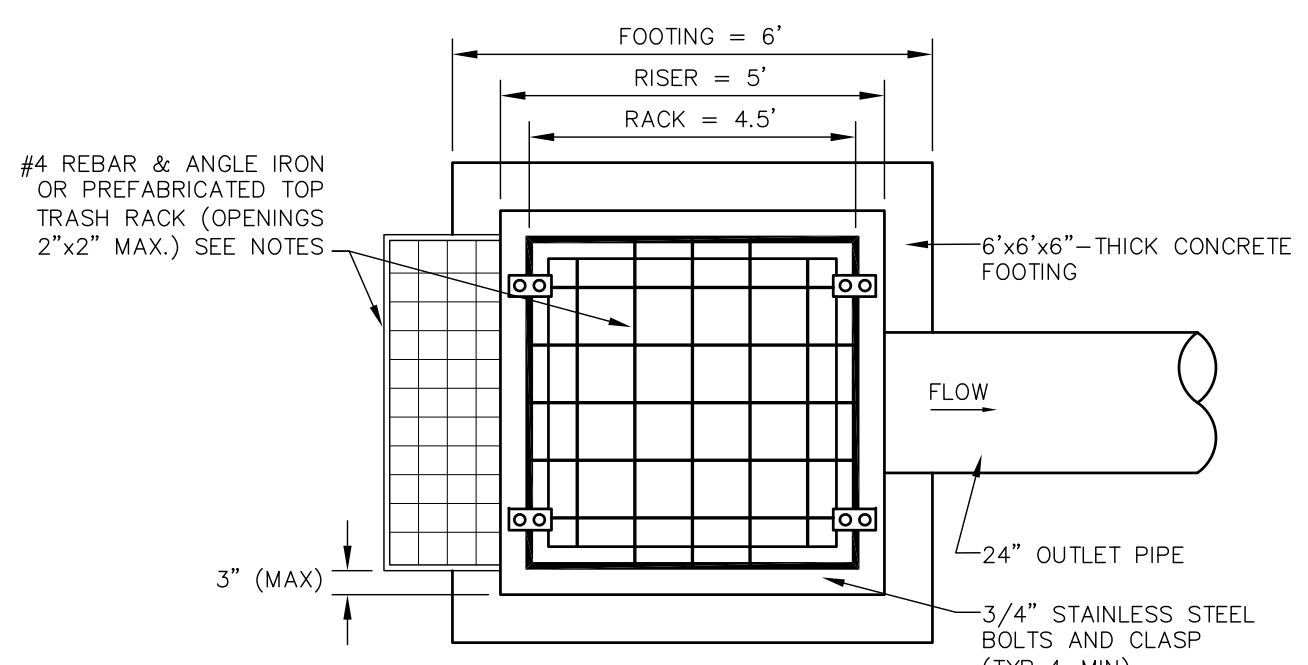
**POND OUTLET #2 (2' STRUCTURE) NOT TO SCALE**



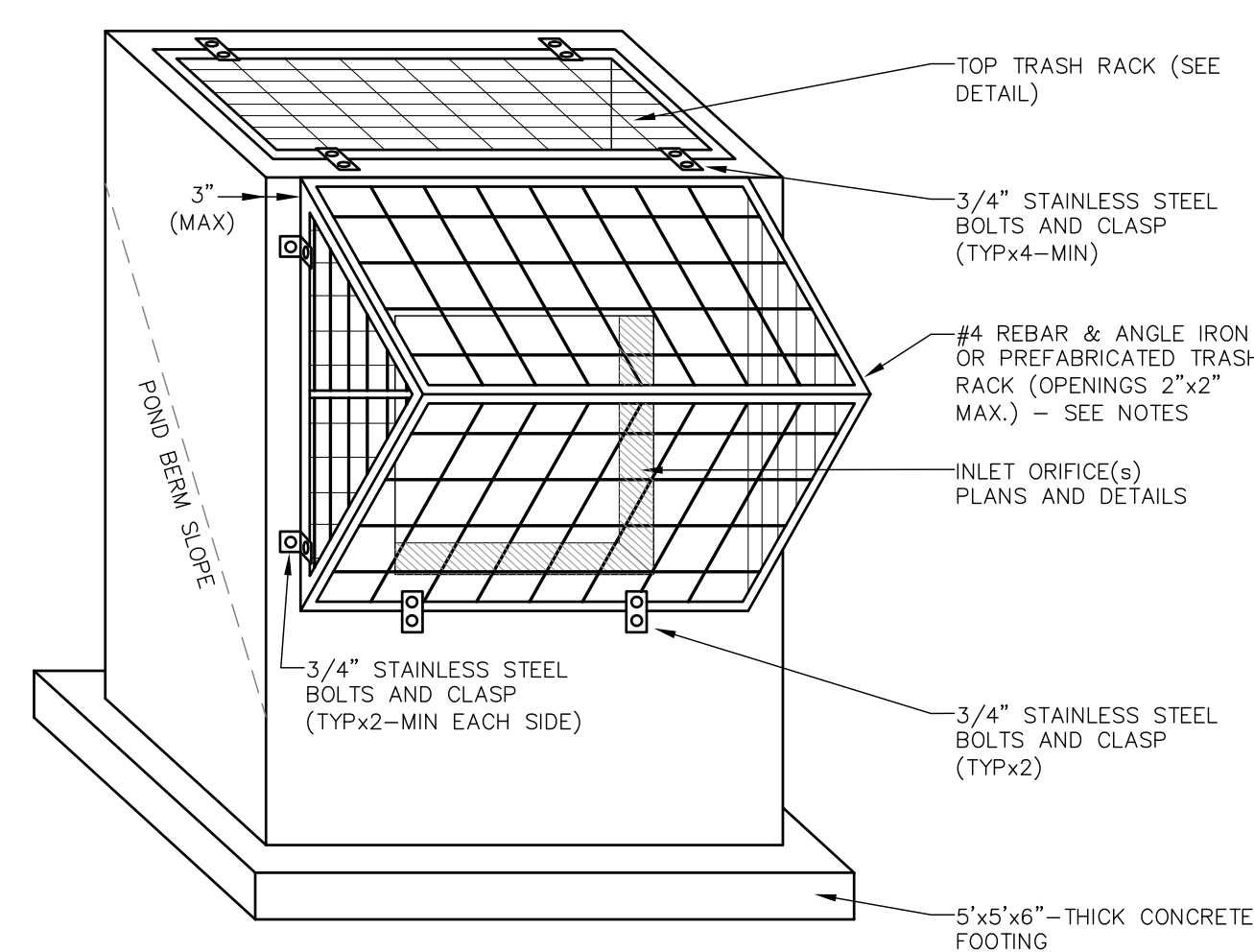
**POND OUTLET #7 (4' STRUCTURE) NOT TO SCALE**



**POND OUTLET #11 (4' STRUCTURE) NOT TO SCALE**

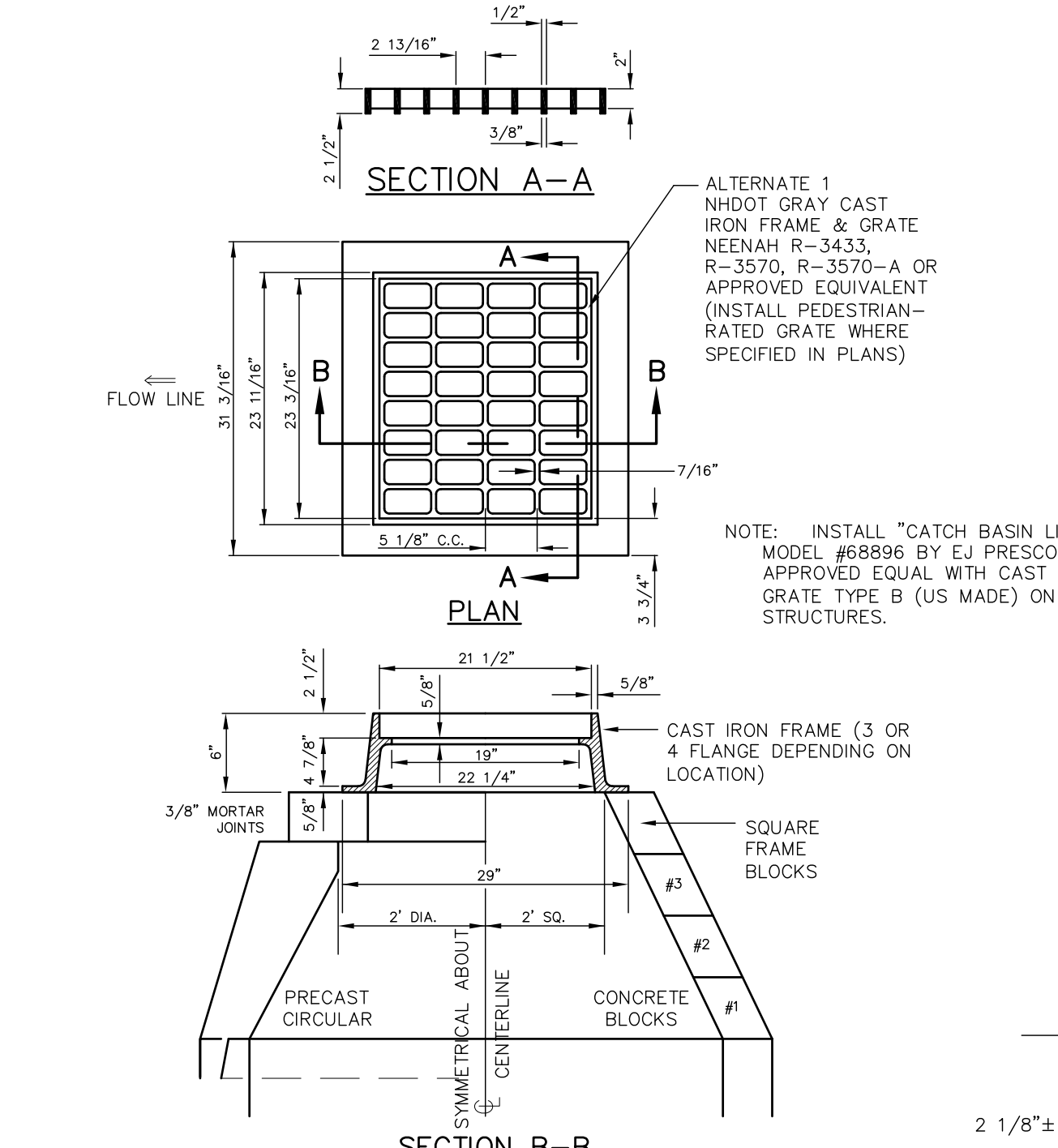


**POND OUTLET #14 (4' STRUCTURE) NOT TO SCALE**



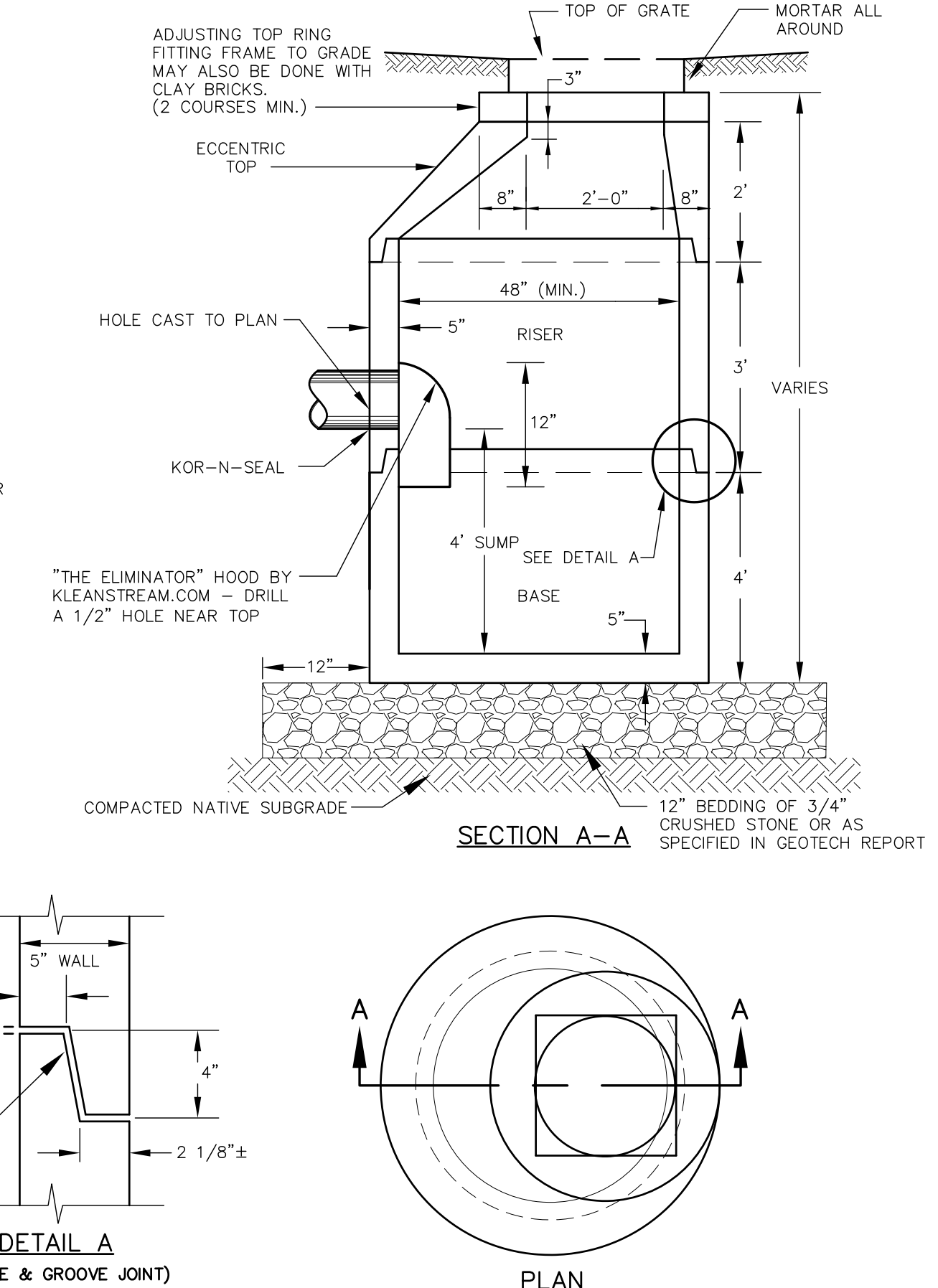
- CONSTRUCTION SPECIFICATIONS**
- OUTLET STRUCTURE SHALL BE CONSTRUCTED OF STEEL REINFORCED CONCRETE FABRICATED ONSITE OR PRECAST TO EQUAL DIMENSIONS AND REINFORCING.
  - CONCRETE FOOTING TO BE CONSTRUCTED INTEGRAL WITH BASE. IF CONSTRUCTED SEPARATELY, FOOTING SHALL HAVE A CONTINUOUS KEYWAY INSTALLED AND REBAR CAST INTO IT THAT SHALL EXTEND ABOVE THE SLAB A MINIMUM OF 8" FOR CONNECTION TO THE BOX AND ANY REINFORCING.
  - ALL JOINTS AND PIPE OPENINGS SHALL BE SEALED WATERTIGHT WITH MORTAR.
  - ALL EXPOSED REBAR TO BE PAINTED WITH RUST-RESISTANT PAINT OR HOT-DIPPED GALVANIZED.
  - PRE-FABRICATED TRASH RACKS ARE ACCEPTABLE UPON WRITTEN ACCEPTANCE BY THE ENGINEER.
  - STRUCTURE IS TO BE BUILT TO WITHSTAND H2O LOADING.
  - NATIVE IN SITU SOILS UNDERLYING THE STRUCTURE'S STONE BASE PAD AND THE PAD ITSELF ARE TO BE COMPACTED PRIOR TO INSTALLING STRUCTURE.
  - ALL CONCRETE SHALL BE 4,000 PSI MINIMUM.
  - STAINLESS STEEL BOLTS FOR TRASH RACK TO BE INSTALLED WITH HILTI AND EPOXY OR CAST IN.
  - EXTERIOR TRASH RACK DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRASH RACKS THAT ALLOW FULL SCREENING PROTECTION TO EVERY INLET ORIFICE AND THE TOP OF THE STRUCTURE. THIS MAY REQUIRE CUSTOM FABRICATION AND/OR ALTERNATE METHODS TO CONNECT THE RACKS TO THE OUTLET STRUCTURE.

**POND OUTLET STRUCTURE (TYPICAL) NOT TO SCALE**

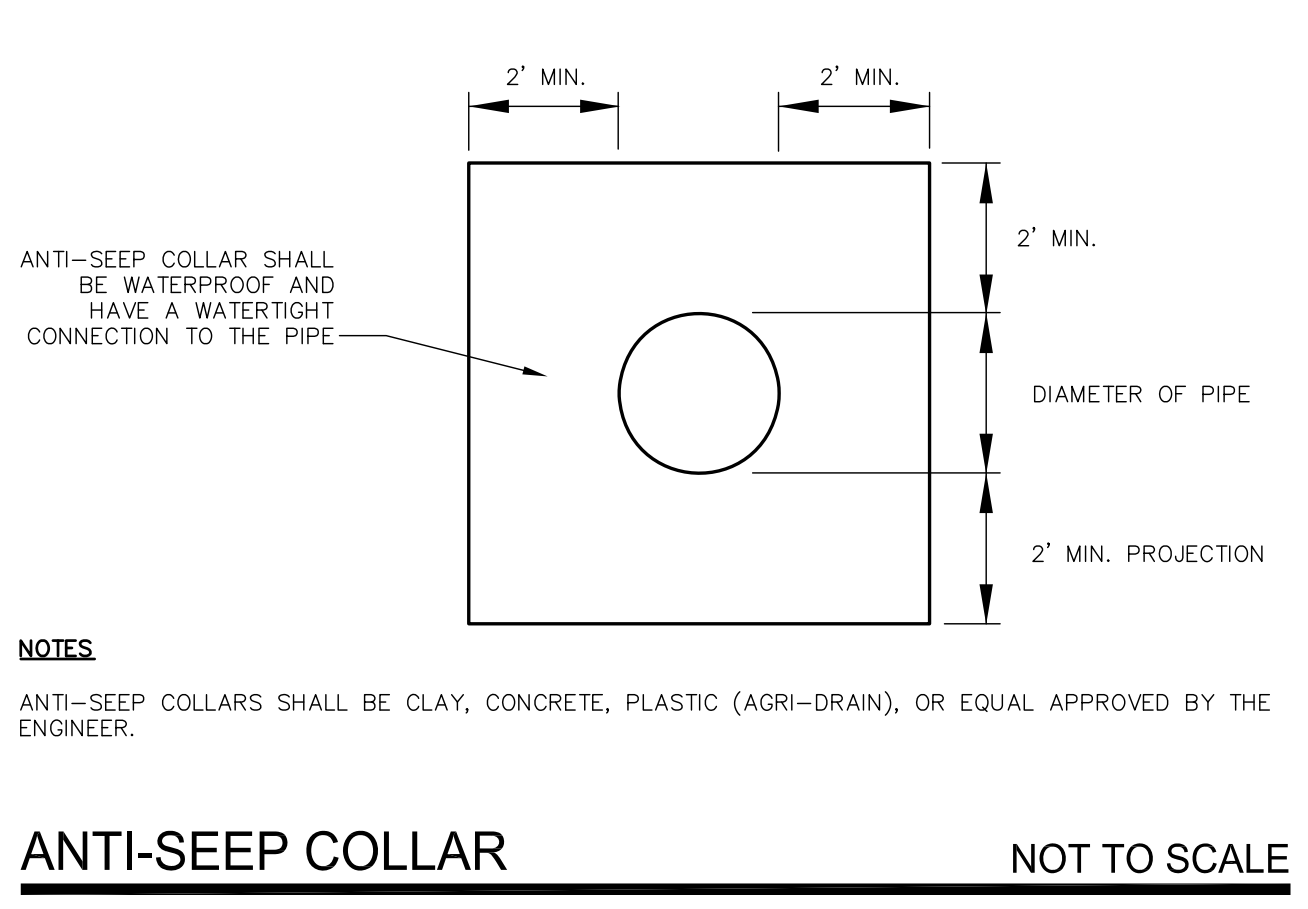


- NOTES**
- ALL SECTIONS SHALL BE CONCRETE CLASS AA (4000 PSI).
  - CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
  - THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
  - RISERS OF 1", 2", 3" & 4" CAN BE USED TO REACH DESIRED DEPTH.
  - THE STRUCTURES SHALL BE DESIGNED FOR H2O LOADING.
  - USE H2O LOADING SLAB TOP SECTION IN LIEU OF ECCENTRIC TOP WHERE PIPE INVERT IS WITHIN 4" OF FINISH GRADE.
  - FRAME AND GRATE DIMENSIONS ARE TYPICAL BUT MAY VARY BASED ON PRODUCT SELECTED OR EQUIVALENT APPROVED BY THE ENGINEER.

**DEEP SUMP CATCH BASIN (CB) NOT TO SCALE**

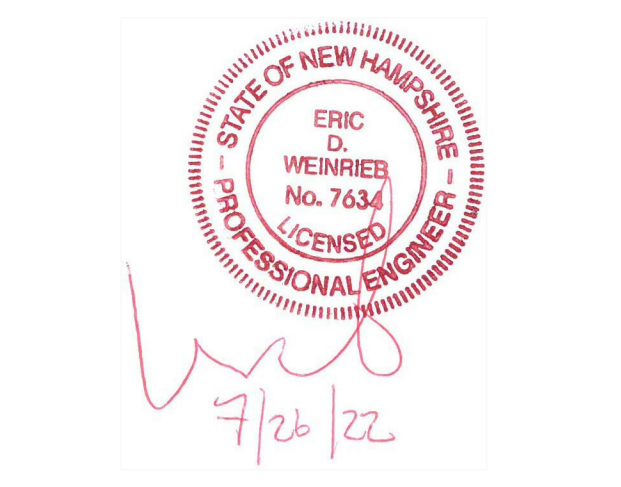


**ANTI-SEEP COLLAR NOT TO SCALE**



- NOTES:**
- FRAMES AND GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
  - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN AND DETAILS.
  - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE, N-12HP AND PVC SEWER.
  - INLINE DRAIN TO BE PVC, DIAMETER AS SPECIFIED AND AS MANUFACTURED BY ADS OR APPROVED EQUAL.
  - THE CONTRACTOR SHALL INSTALL THE DRAIN BASIN PER THE MANUFACTURER'S RECOMMENDATIONS AND AS SHOWN ON THE DRAWINGS.
  - FOR INSTALLATION IN PEDESTRIAN AND LANDSCAPE AREAS ONLY.

**YARD DRAIN (YD) NOT TO SCALE**



**NOT FOR CONSTRUCTION**

ISSUED FOR: **PLANNING BOARD**

ISSUE DATE: **JULY 26, 2022**

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EBS	05/31/22
1	PER REVIEW COMMENTS	EBS	07/26/22

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APPROVED BY: \_\_\_\_\_ EBS  
DRAWING FILE: 4839-SITE.dwg

SCALE: **AS SHOWN**

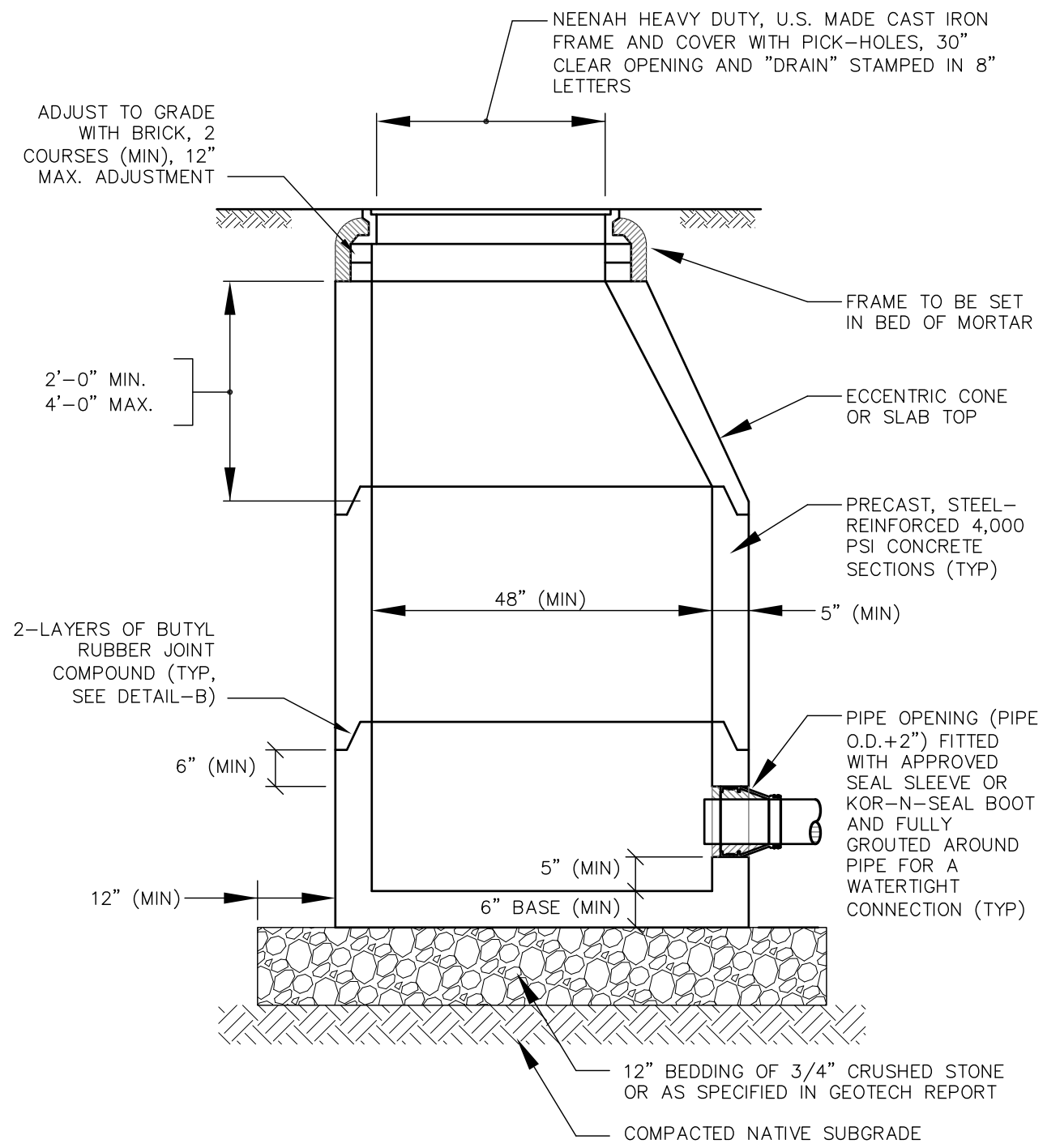
OWNER: **GLERUPS, INC.**  
27 PLEASANT STREET  
NEWFIELDS, NH 03856

APPLICANT: **GLERUPS, INC.**  
27 PLEASANT STREET  
NEWFIELDS, NH 03856

PROJECT: **GLERUPS**  
TAX MAP 46, LOT 7  
19 CONTINENTAL DRIVE  
EXETER, NH

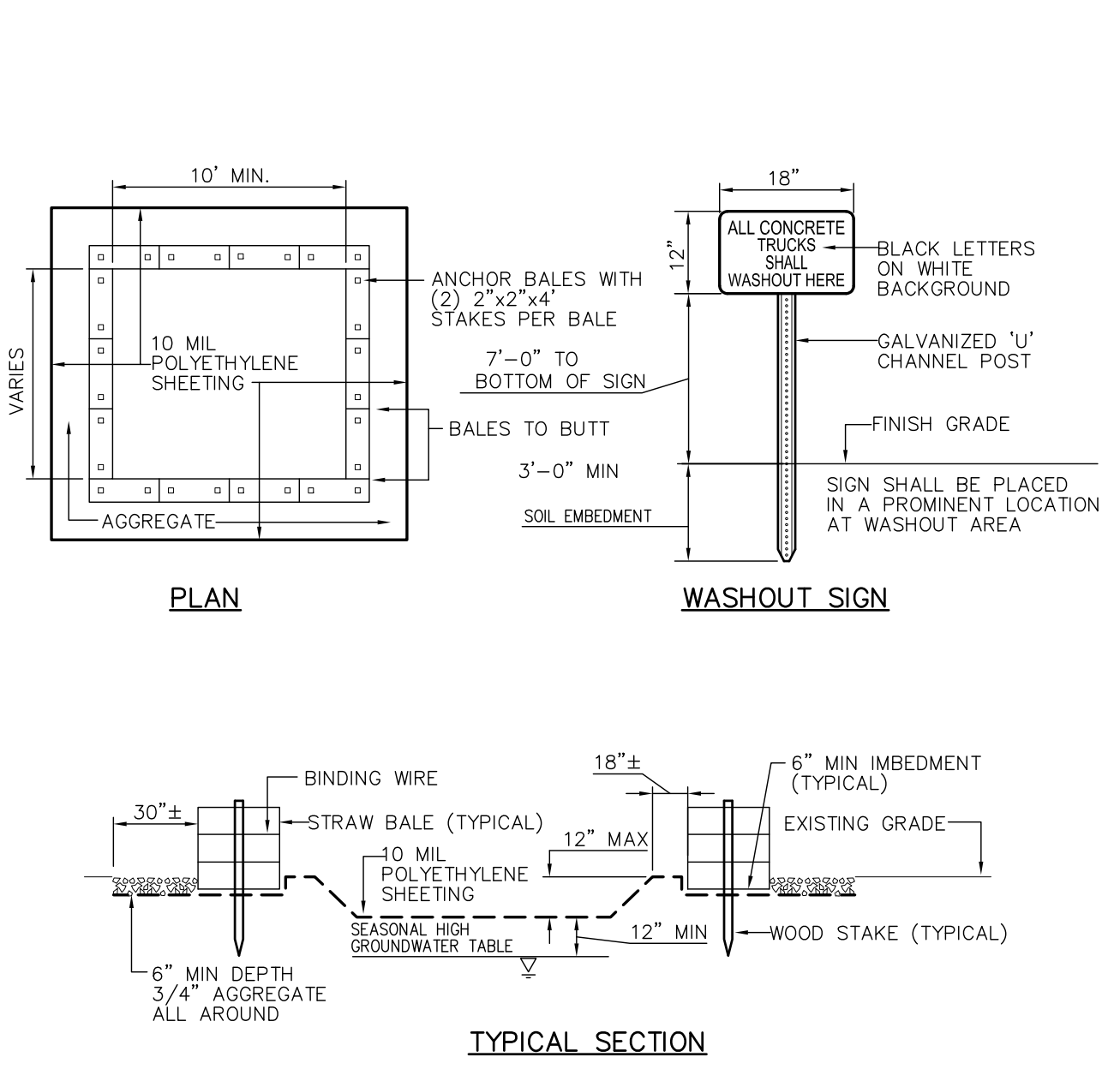
TITLE: **DETAIL SHEET**  
SHEET NUMBER: **C - 9**





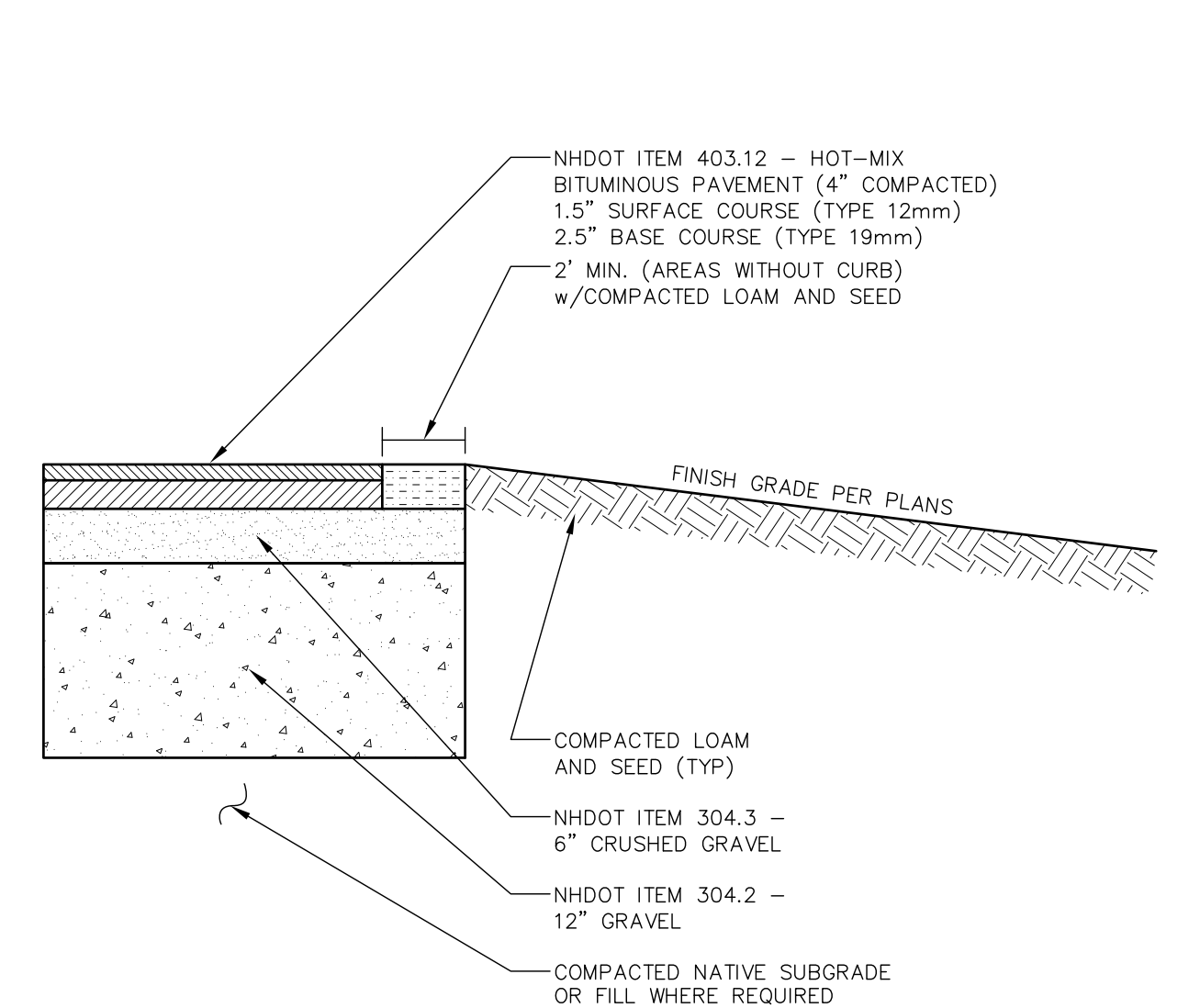
- NOTES**
1. ALL SECTIONS SHALL BE CONCRETE CLASS AA (4000 PSI)
  2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ.IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
  3. THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT. RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
  4. ALL MANHOLE STRUCTURES SHALL BE DESIGNED FOR H2O LOADING.
  5. USE H-20 LOADING SLAB TOP SECTION IN LIEU OF ECCENTRIC TOP WHERE PIPE INVERT IS WITHIN 4 FT OF GRADE.
  6. MANHOLE STEPS ARE REQUIRED PER THE CITY OF DOVER.

**DRAIN MANHOLE (DMH) NOT TO SCALE**



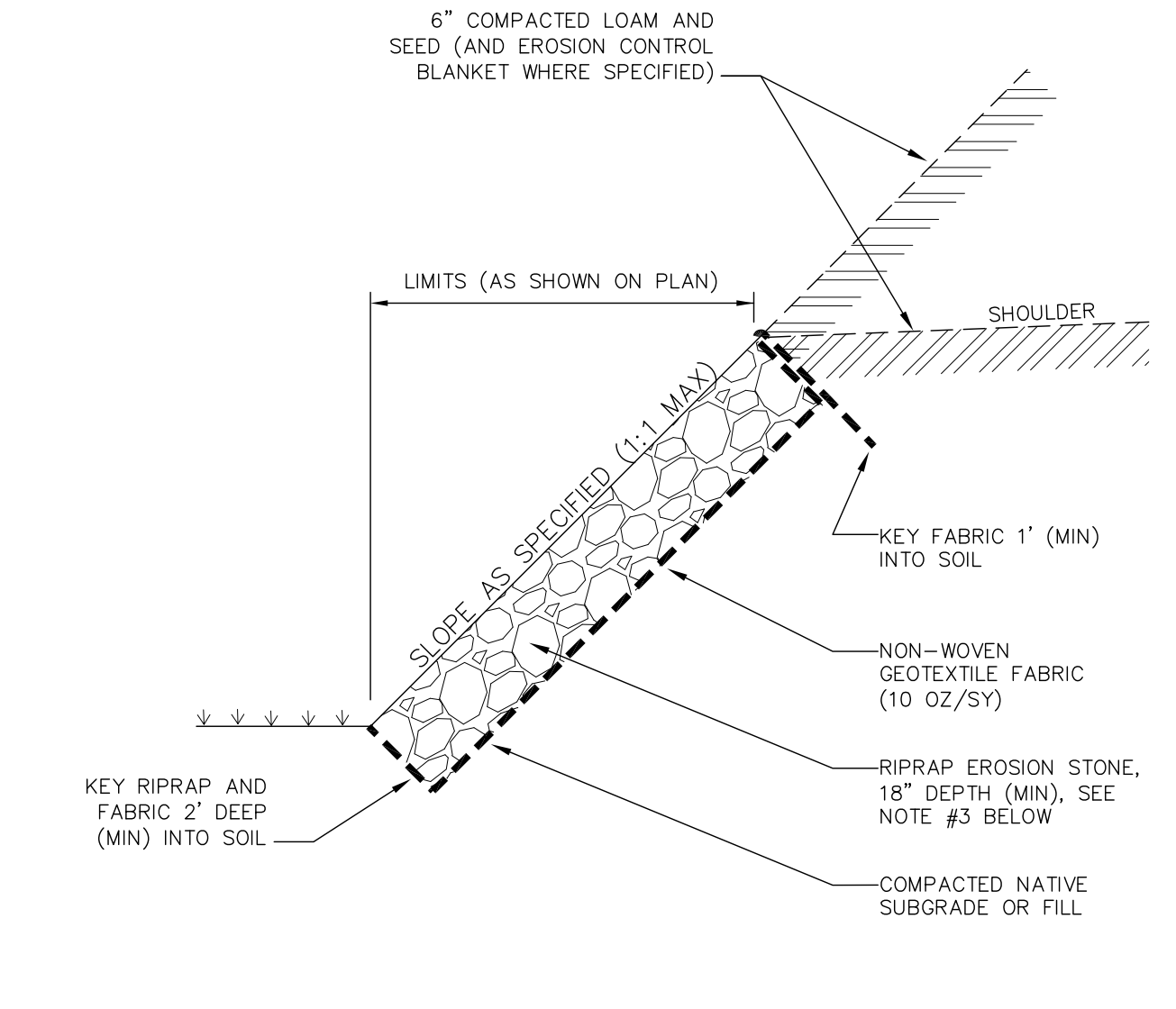
- NOTES**
1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
  2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
  3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL.
  4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
  5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
  6. AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

**CONCRETE WASHOUT NOT TO SCALE**



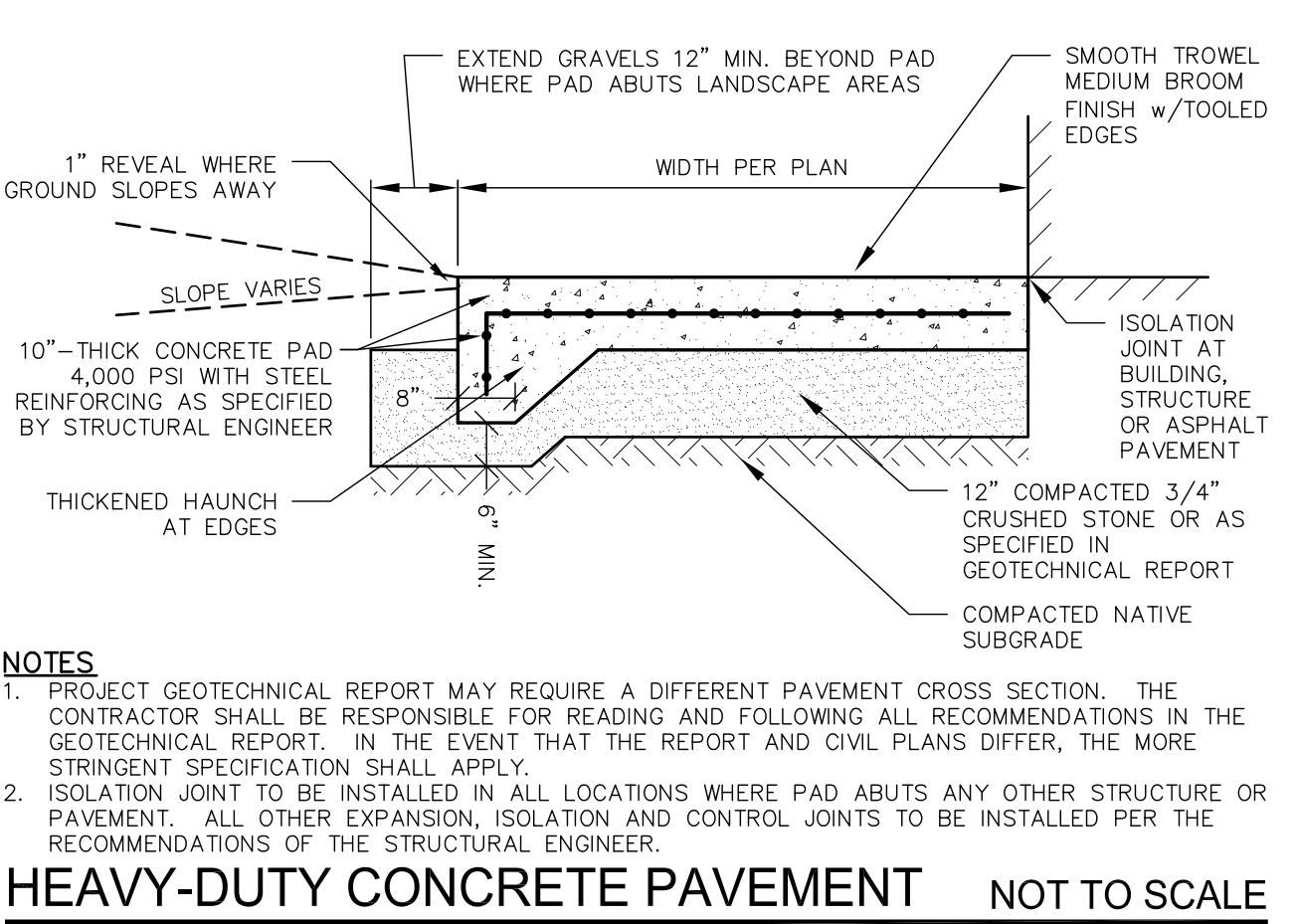
- NOTES FOR STANDARD AND HEAVY DUTY ASPHALT PAVEMENT**
1. PROJECT GEOTECHNICAL REPORT MAY REQUIRE A DIFFERENT PAVEMENT CROSS SECTION(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND FOLLOWING ALL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THAT THE REPORT AND CIVIL PLANS DIFFER, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
  2. ALL EXISTING FILL, BURIED ORGANIC MATTER, CLAY, LOAM, MUCK, AND/OR OTHER QUESTIONABLE MATERIAL SHALL BE REMOVED FROM BELOW ALL PAVEMENT, SHOULDERS AND UNDERGROUND PIPING/UTILITIES TO DEPTHS RECOMMENDED IN GEOTECHNICAL REPORT.
  3. SUBGRADE SHALL BE PROFFROLLED A MINIMUM OF 6 PASSES WITH A 10-TON VIBRATORY COMPACTOR OPERATING AT PEAK RATED FREQUENCY OR BY MEANS APPROVED BY THE ENGINEER.
  4. FILL BELOW PAVEMENT GRADES SHALL BE GRANULAR BORROW COMPACTED PER DOT REQUIREMENTS.
  5. SITEWORK CONTRACTOR SHALL COORDINATE GEOTECHNICAL ENGINEERING INSPECTIONS WITH THE CONSTRUCTION MANAGER PRIOR TO PLACING GRAVELS.
  6. TACK COAT SHALL BE APPLIED BETWEEN SUCCESSIVE LIFTS OF ASPHALT.
  7. THE BITUMINOUS PAVEMENT SHALL BE COMPACTED TO 95 PERCENT OF ITS THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D-2041. THE BASE AND SUBBASE MATERIALS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THEIR MAXIMUM DRY DENSITIES AS DETERMINED BY ASTM D-1557.

**STANDARD DUTY ASPHALT PAVEMENT NOT TO SCALE**



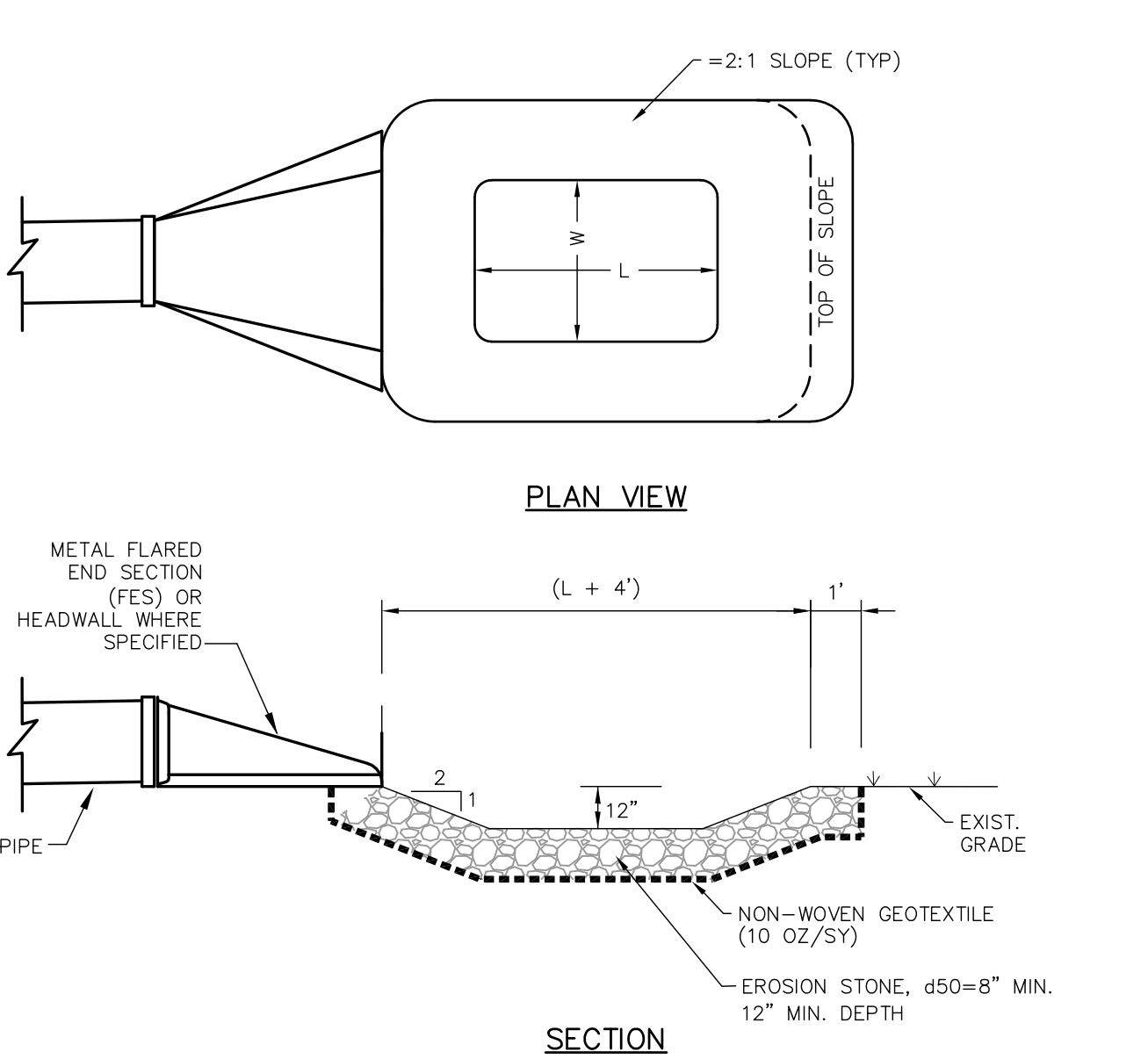
- NOTES**
1. CONSTRUCT RIP RAP SLOPE TO THE WIDTHS AND LENGTHS SHOWN ON THE PLAN.
  2. THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIPRAP SHALL BE PREPARED TO LINES AND GRADES SHOWN ON THE PLANS.
  3. EROSION STONE USED FOR THE RIP RAP LINED SLOPE SHALL MEET THE FOLLOWING GRADATION:
- | SIZE | PERCENT PASSING BY WEIGHT |
|------|---------------------------|
| 12"  | 100                       |
| 6"   | 25-50                     |
4. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE EROSION STONE. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 18 INCHES.
  5. THE EROSION STONE MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

**RIPRAP STABILIZED SLOPE NOT TO SCALE**



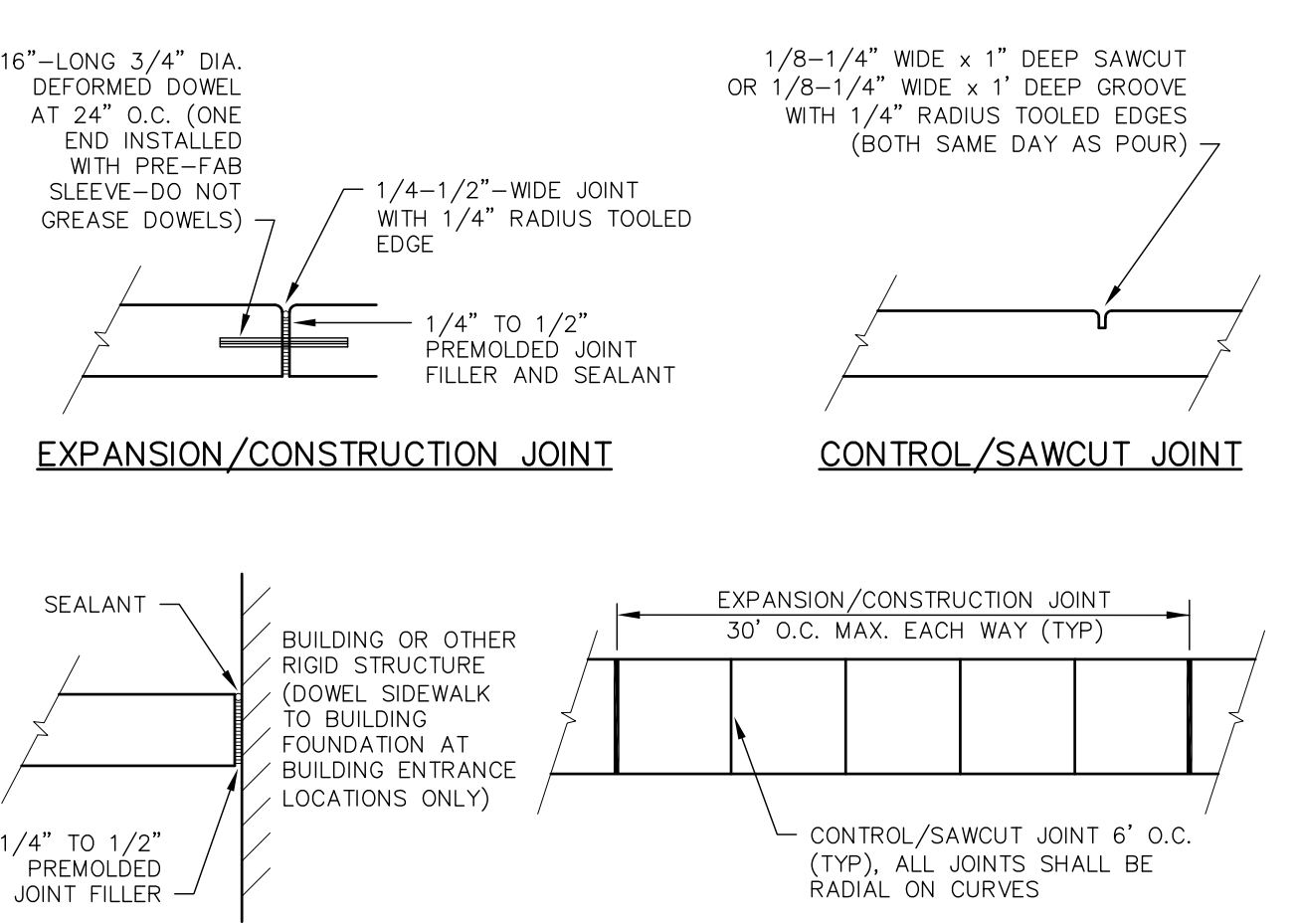
- NOTES**
1. PROJECT GEOTECHNICAL REPORT MAY REQUIRE A DIFFERENT PAVEMENT CROSS SECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND FOLLOWING ALL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THAT THE REPORT AND CIVIL PLANS DIFFER, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
  2. ISOLATION JOINT TO BE INSTALLED IN ALL LOCATIONS WHERE PAD ABUTS ANY OTHER STRUCTURE OR PAVEMENT. ALL OTHER EXPANSION, ISOLATION AND CONTROL JOINTS TO BE INSTALLED PER THE RECOMMENDATIONS OF THE STRUCTURAL ENGINEER.

**HEAVY DUTY APSHALT PAVEMENT NOT TO SCALE**



- NOTES**
1. CONSTRUCT PLUNGE POOL TO THE WIDTHS AND LENGTHS SHOWN ON THE PLAN.
  2. THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIPRAP SHALL BE PREPARED TO LINES AND GRADES SHOWN ON THE PLANS.
  3. EROSION STONE USED FOR THE PLUNGE POOL SHALL MEET THE FOLLOWING GRADATION:
  4. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE EROSION STONE. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 18 INCHES.
  5. THE EROSION STONE MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

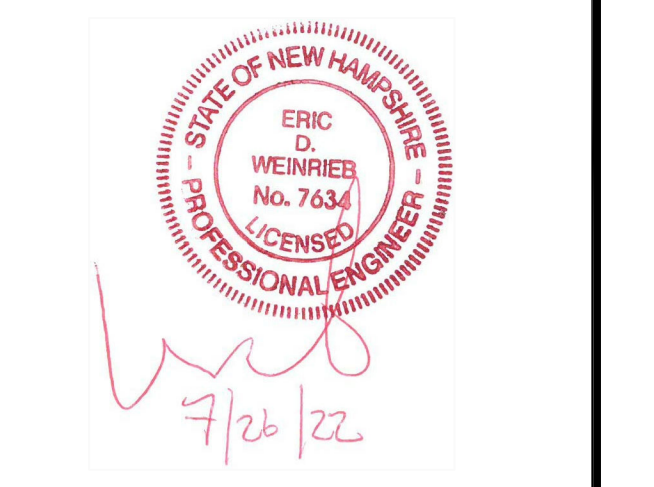
**PLUNGE POOL NOT TO SCALE**



- NOTE**
1. JOINTS IN CONCRETE SIDEWALKS SHALL CONFORM TO THE TYPES AND LOCATIONS SHOWN IN THE HEAVY-DUTY CONCRETE PAVEMENT DETAIL

**CONCRETE SIDEWALK NOT TO SCALE**

**ALTUS ENGINEERING, INC.**  
 133 Court Street Portsmouth, NH 03801  
 (603) 433-2335 www.altus-eng.com



**NOT FOR CONSTRUCTION**  
**ISSUED FOR: PLANNING BOARD**  
**ISSUE DATE: JULY 26, 2022**

**REVISIONS**

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EBS	05/31/22
1	PER REVIEW COMMENTS	EBS	07/26/22

**DRAWN BY:** \_\_\_\_\_ **EBS**  
**APPROVED BY:** \_\_\_\_\_ **EBS**  
**DRAWING FILE:** 4839-SITE.dwg

**SCALE:** AS SHOWN

**OWNER:** GLERUPS, INC.  
 27 PLEASANT STREET  
 NEWFIELDS, NH 03856

**APPLICANT:** GLERUPS, INC.  
 27 PLEASANT STREET  
 NEWFIELDS, NH 03856

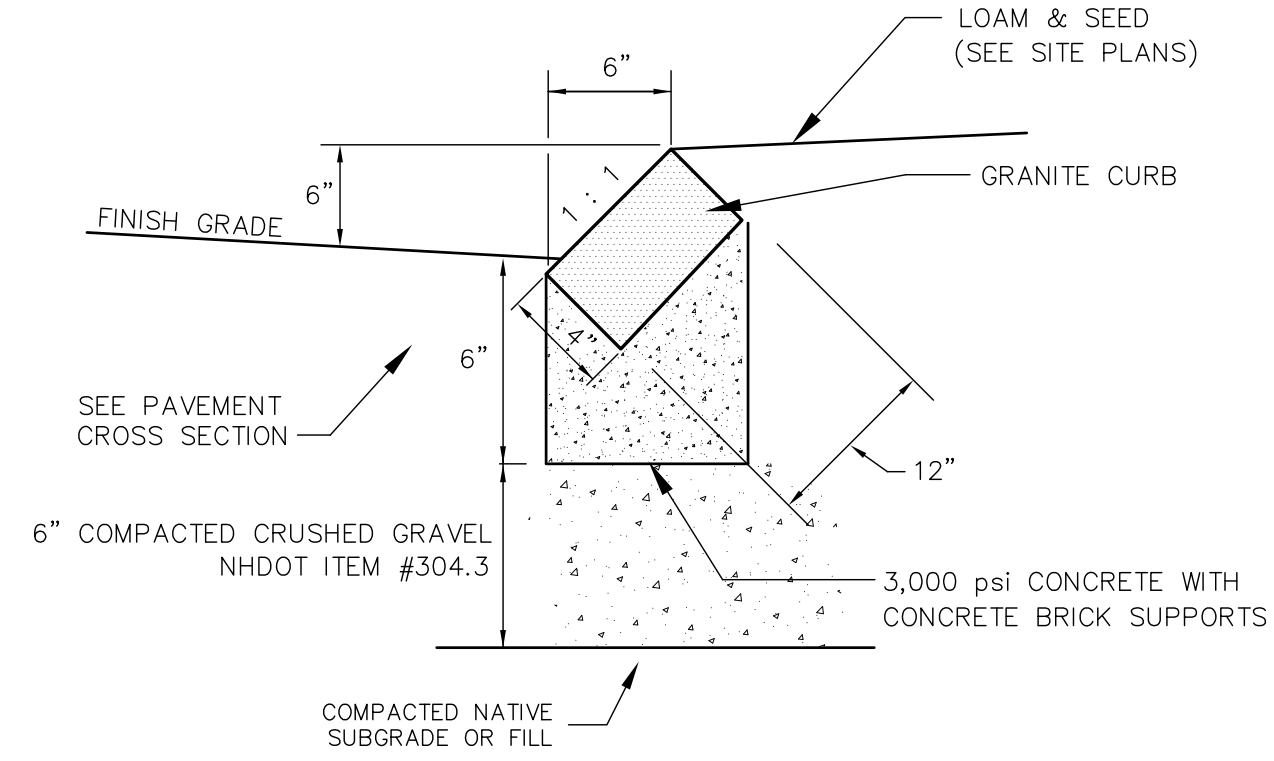
**PROJECT:** GLERUPS  
 TAX MAP 46, LOT 7  
 19 CONTINENTAL DRIVE  
 EXETER, NH

**TITLE:** DETAIL SHEET  
**SHEET NUMBER:** C - 10



# LEGEND

- PROPERTY LINE
- - - BUILDING SETBACK
- - - EDGE OF WETLAND
- TP #11 TESTPIT OR BORING LOCATION
- EXISTING/PROPOSED GRAVEL
- VGC/SGC/MCC EXISTING PAVEMENT/VERTICAL/SLOPED GRANITE CURB
- DYL PROP. PAVEMENT/VERTICAL/SLOPED GRANITE/CONCRETE CURB
- EXISTING/PROPOSED GUARDRAIL
- EXISTING/PROPOSED STOCKADE FENCE
- 60 EXISTING CONTOUR
- 60 PROPOSED CONTOUR
- 100.00 x 104.00T / 100.00B PROPOSED SPOT GRADE/TOP & BOTTOM OF WALL OR CURB
- PROPOSED RETAINING WALL
- W EXISTING WATER/CURB STOP/VALVE/HYDRANT
- S EXISTING SEWER/MANHOLE
- G EXISTING GAS/VALVE
- OHW/UGU EXIST. OVERHEAD/UNDERGROUND UTILITIES/POLE
- D EXISTING DRAINAGE/CB/DMH
- W PROPOSED THRUST BLOCK/CURB STOP/VALVE/HYDRANT
- PW PROPOSED DOMESTIC/FIRE WATER SERVICE LINE
- S PROPOSED SEWER/MANHOLE/CLEANOUT
- G PROPOSED GAS OR PROPANE
- UGE PROPOSED UNDERGROUND ELECTRIC
- PROPOSED DRAINAGE (HARD PIPE)/CB/YD/DCB/DMH/FES
- UD PROPOSED DRAINAGE (PERFORATED PIPE)/CLEANOUT
- RD PROPOSED DRAINAGE (ROOF DRAIN)
- CPP FES HDWL CORRUGATED PLASTIC PIPE/FLARED END SECTION/HEADWALL
- 4% 4% PROPOSED GROUND SLOPE/APPROX. GRADE/PLUNGE POOL
- SILTFENCE/SEDIMENT BARRIER/CONST. FENCE
- STABILIZED CONSTRUCTION EXIT
- 44 226 PROPOSED LIMIT OF DISTURBANCE/TREE CLEARING
- PARKING COUNT PER ROW/FOR TOTAL SITE
- PROPOSED RIPRAP
- PROPOSED EROSION CONTROL BLANKET
- PROPOSED BIORETENTION/INFILTRATION POND SURFACE

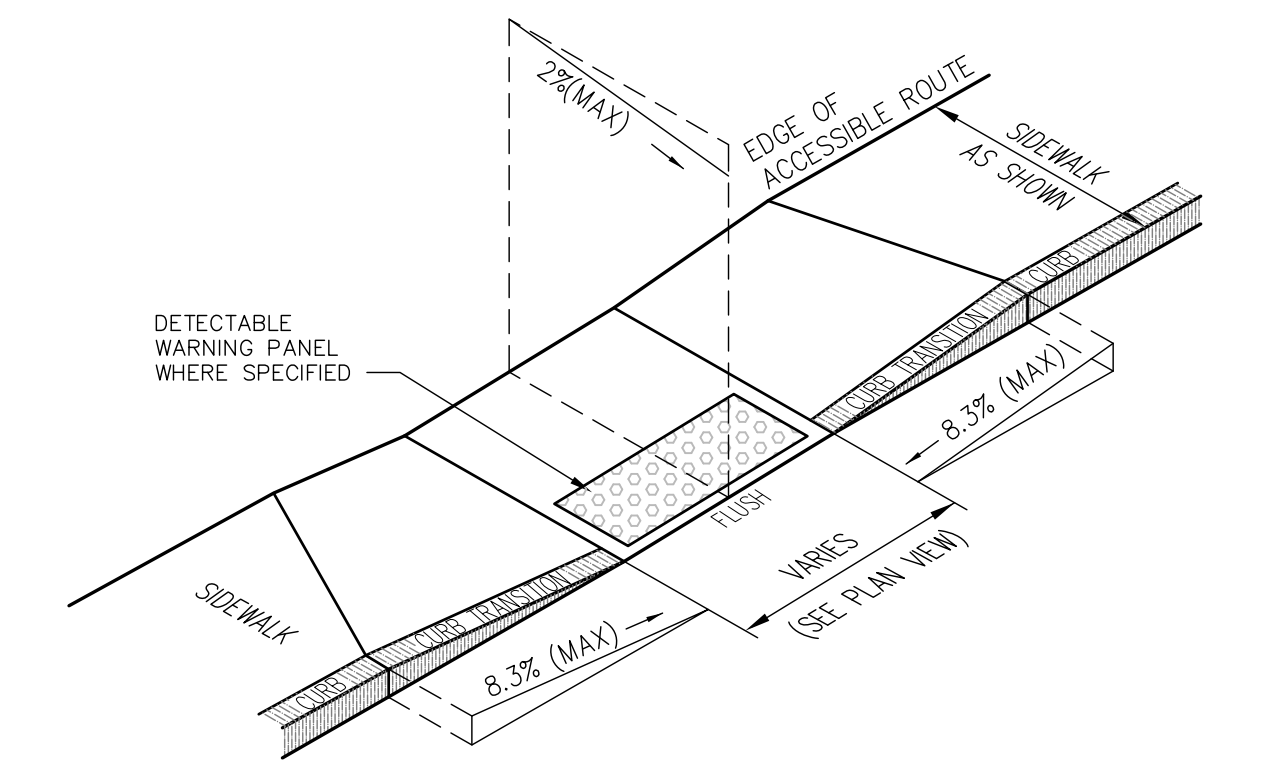


- NOTES**
- SEE SITE PLAN FOR LIMITS OF CURBING
  - ADJOINING STONES OF STRAIGHT CURB LAID ON CURVES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH
  - MINIMUM LENGTH OF STRAIGHT CURB STONES = 18"
  - MAXIMUM LENGTH OF STRAIGHT CURB STONES = 8'
  - MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES - SEE CHART

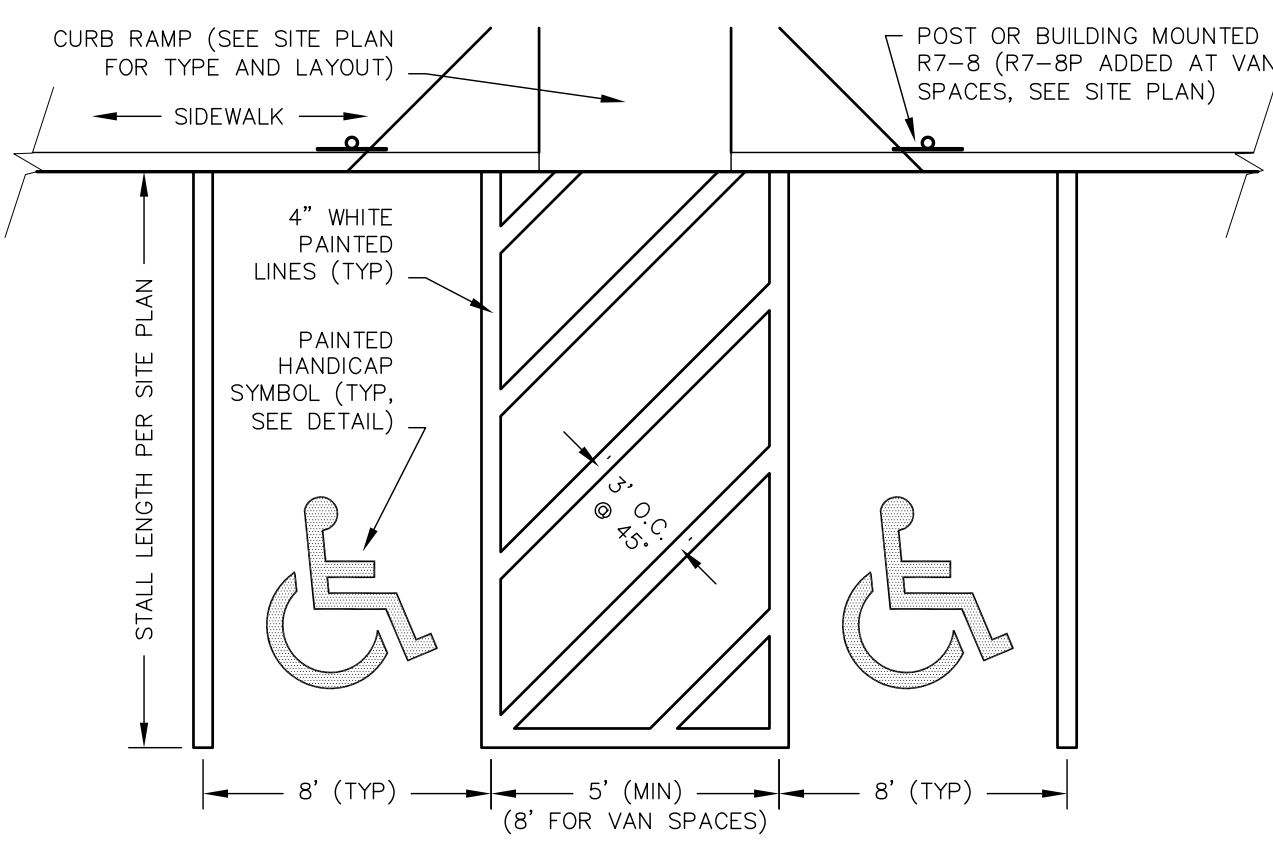
RADIUS FOR STONES WITH SQUARE JOINTS	MAXIMUM LENGTH
16'-28'	1'-6"
29'-41'	2'
42'-55'	3'
56'-68'	4'
69'-82'	5'
83'-96'	6'
97'-110'	7'
OVER 110'	8'

## SLOPED GRANITE CURB NOT TO SCALE

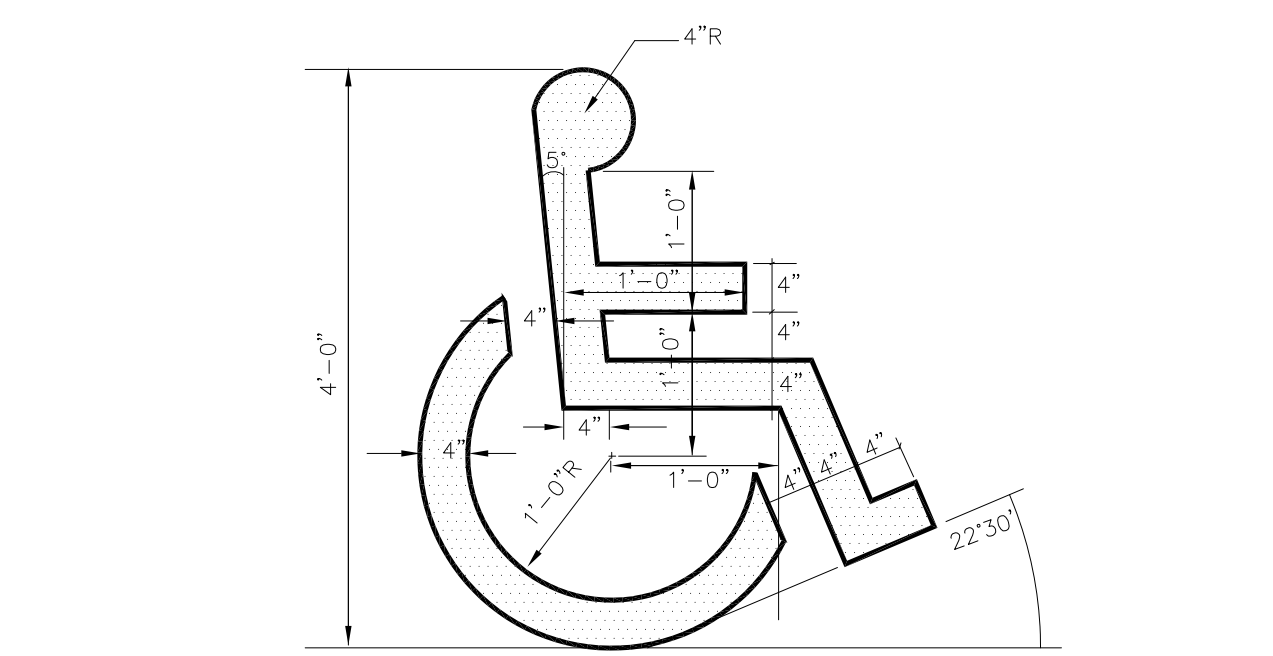
## BOLLARD NOT TO SCALE



## CURB RAMP (TYPE 'A') NOT TO SCALE



## HANDICAP PARKING STALL LAYOUT NOT TO SCALE



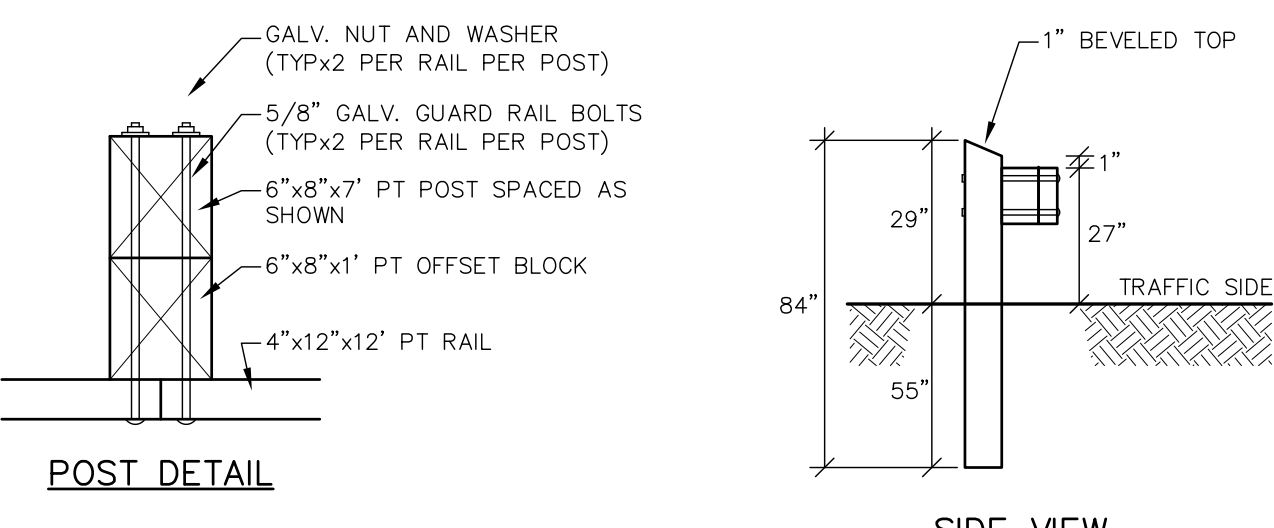
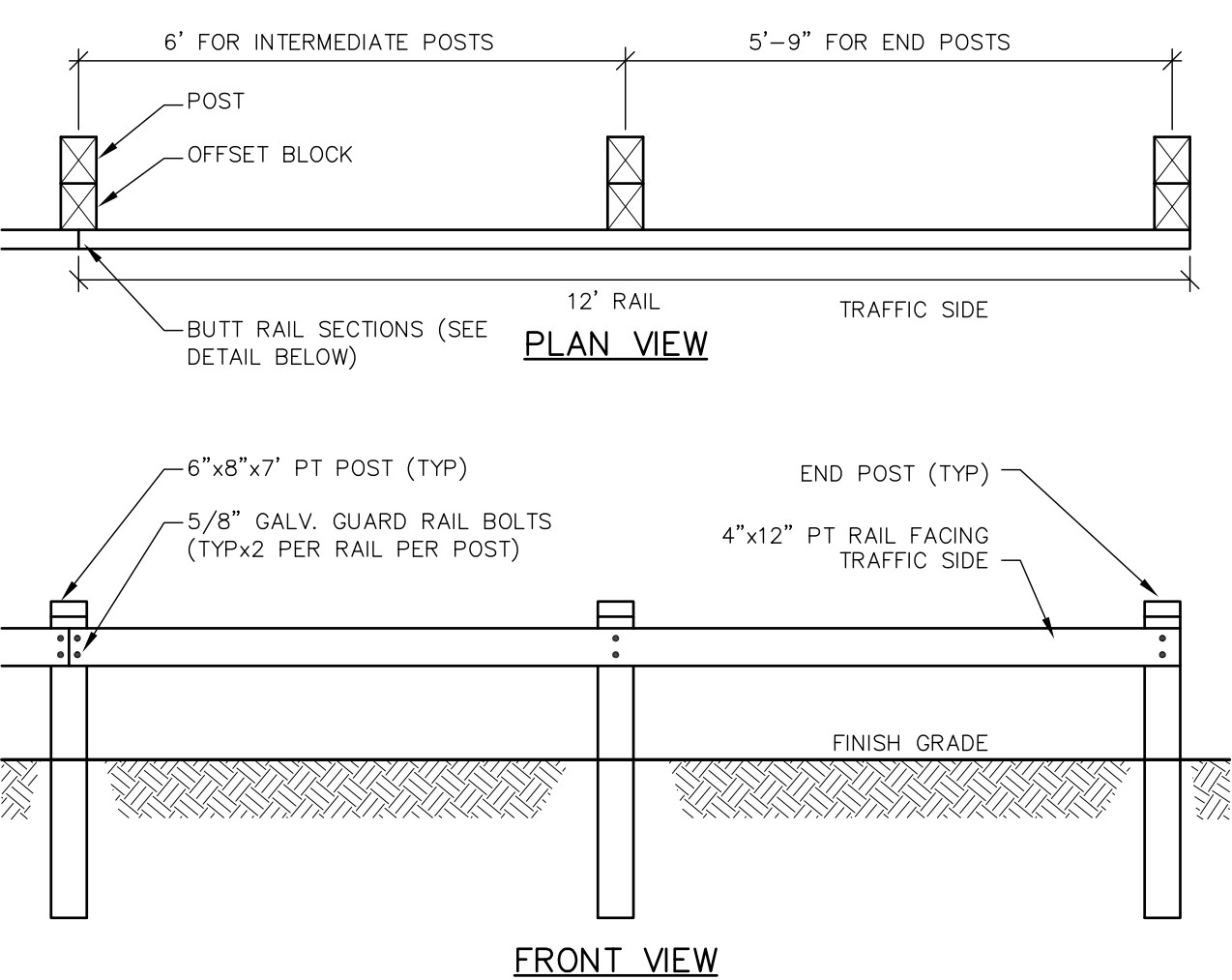
- NOTES**
- SYMBOL TO BE PAINTED IN ALL HANDICAPPED ACCESSIBLE SPACES IN WHITE PAINT (BLUE-PAINTED SQUARE BACKGROUND AND WHITE BORDER OPTIONAL).

## PAINTED HANDICAP SYMBOL NOT TO SCALE

## FLUSH CURB AT RAMP DETAIL NOT TO SCALE

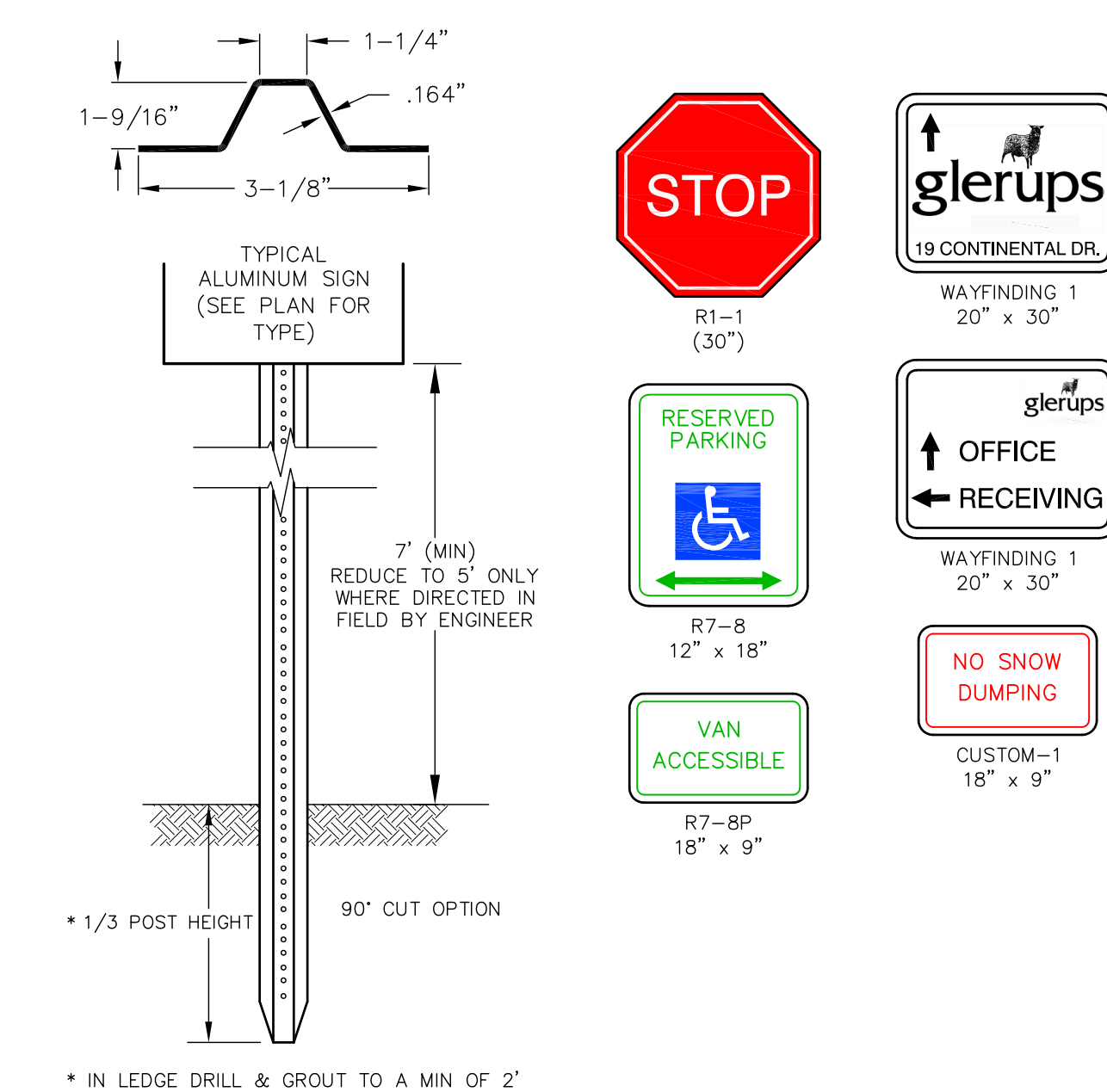
- NOTES APPLICABLE TO ALL CURB RAMPS:**
- THE MAXIMUM ALLOWABLE CROSS SLOPE OF AN ACCESSIBLE ROUTE (SIDEWALK) AND CURB SHALL BE 2%.
  - THE MAXIMUM ALLOWABLE RUNNING SLOPE OF AN ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
  - THE MAXIMUM ALLOWABLE RUNNING SLOPE OF AN ACCESSIBLE ROUTE (SIDEWALK) CURB RAMP SHALL BE 8.3% FOR A MAXIMUM ELEVATION CHANGE OF 6".
  - CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
  - BASE OF RAMP SHALL BE GRADED TO PREVENT THE PONDING OF WATER.
  - SEE CONCRETE SIDEWALK SECTION FOR RAMP CONSTRUCTION.
  - ALL CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT (ADA), PROWAG R305.21 AND ALL APPLICABLE CODES.
  - FLUSH CURB SECTIONS SHALL HAVE A MAXIMUM LIP REVEAL OF 1/4" WITH A BEVEL AT THE EDGE OF PAVEMENT.
  - EDGES OF CONCRETE SIDEWALK FOOTINGS ALONG FLUSH CURBS SHALL BE HAUNCHED SO AS TO EXTEND TO A MINIMUM DEPTH OF 1" BELOW FINISH GRADE.
  - NO RAMP SHALL BE LESS THAN 4' IN WIDTH.
  - CURB RAMPS SHALL HAVE A FLAT 2% MAX LANDING AT THE TOP AND BOTTOM OF THE RAMPS WHEN THERE IS A CHANGE IN DIRECTION.

## CURB RAMP NOTES NOT TO SCALE



- NOTES**
- ALL POST AND RAIL MATERIAL SHALL BE PRESSURE TREATED (PT). PT POSTS SHALL BE RATED FOR GROUND CONTACT.
  - BOLT LENGTH IS DETERMINED BY 8" POST AND RAIL THICKNESS PLUS 1 INCH FOR NUT AND WASHER.
  - ALL MATERIAL TO MEET OR EXCEED NHDOT SECTION 606 - GUARDRAIL.

## WOOD BEAM GUARDRAIL NOT TO SCALE



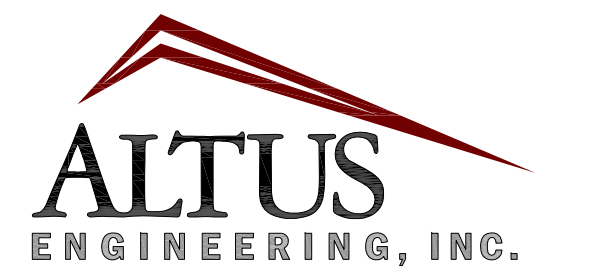
- NOTES**
- ALL SIGNS SHALL MEET THE REQUIREMENTS OF AND BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
  - WHEN PLACED PERPENDICULAR TO A TRAVELLED WAY OR SIDEWALK, SIGN EDGE SHALL BE NO CLOSER THAN 2" TO THE EDGE OF PAVEMENT. GREATER MINIMUM DISTANCE MAY BE REQUIRED IN CERTAIN LOCATIONS.

## SIGN DETAILS NOT TO SCALE

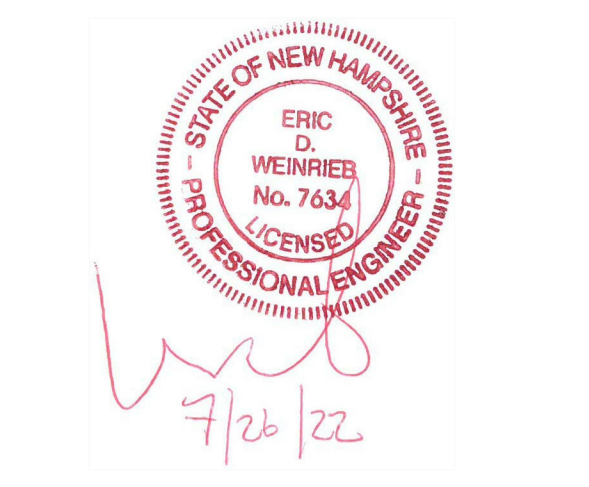
## VERTICAL GRANITE CURB NOT TO SCALE

## PAINTED HANDICAP SYMBOL NOT TO SCALE

## WOOD BEAM GUARDRAIL NOT TO SCALE



133 Court Street Portsmouth, NH 03801  
(603) 433-2335 www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR: **PLANNING BOARD**

ISSUE DATE: **JULY 26, 2022**

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EBS	05/31/22
1	PER REVIEW COMMENTS	EBS	07/26/22

DRAWN BY: \_\_\_\_\_ EBS

APPROVED BY: \_\_\_\_\_ EBS

DRAWING FILE: 4839-SITE.dwg

SCALE: **AS SHOWN**

OWNER: **GLERUPS, INC.**  
27 PLEASANT STREET  
NEWFIELDS, NH 03856

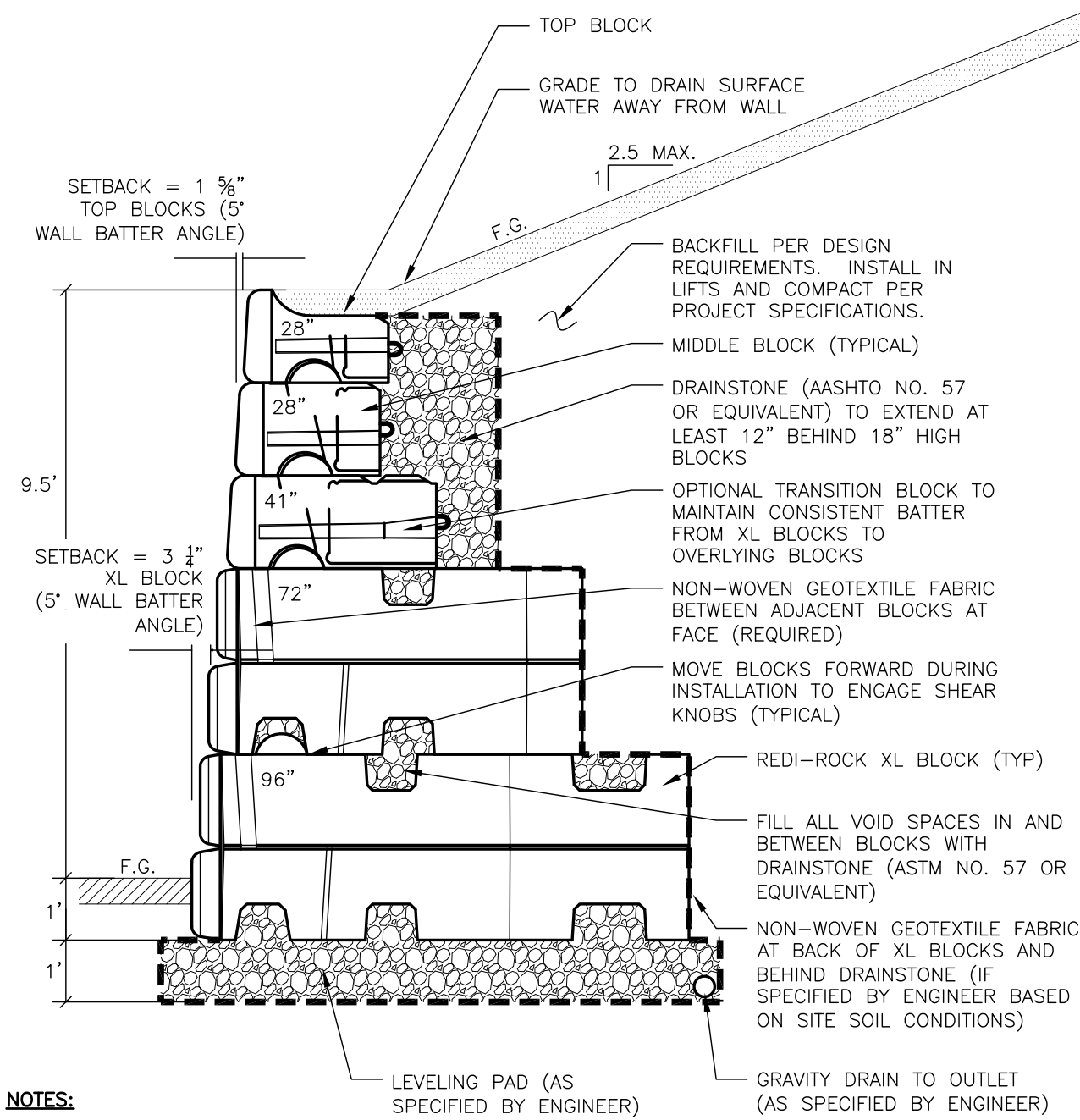
APPLICANT: **GLERUPS, INC.**  
27 PLEASANT STREET  
NEWFIELDS, NH 03856

PROJECT: **GLERUPS**  
TAX MAP 46, LOT 7  
19 CONTINENTAL DRIVE  
EXETER, NH

TITLE: **DETAIL SHEET**

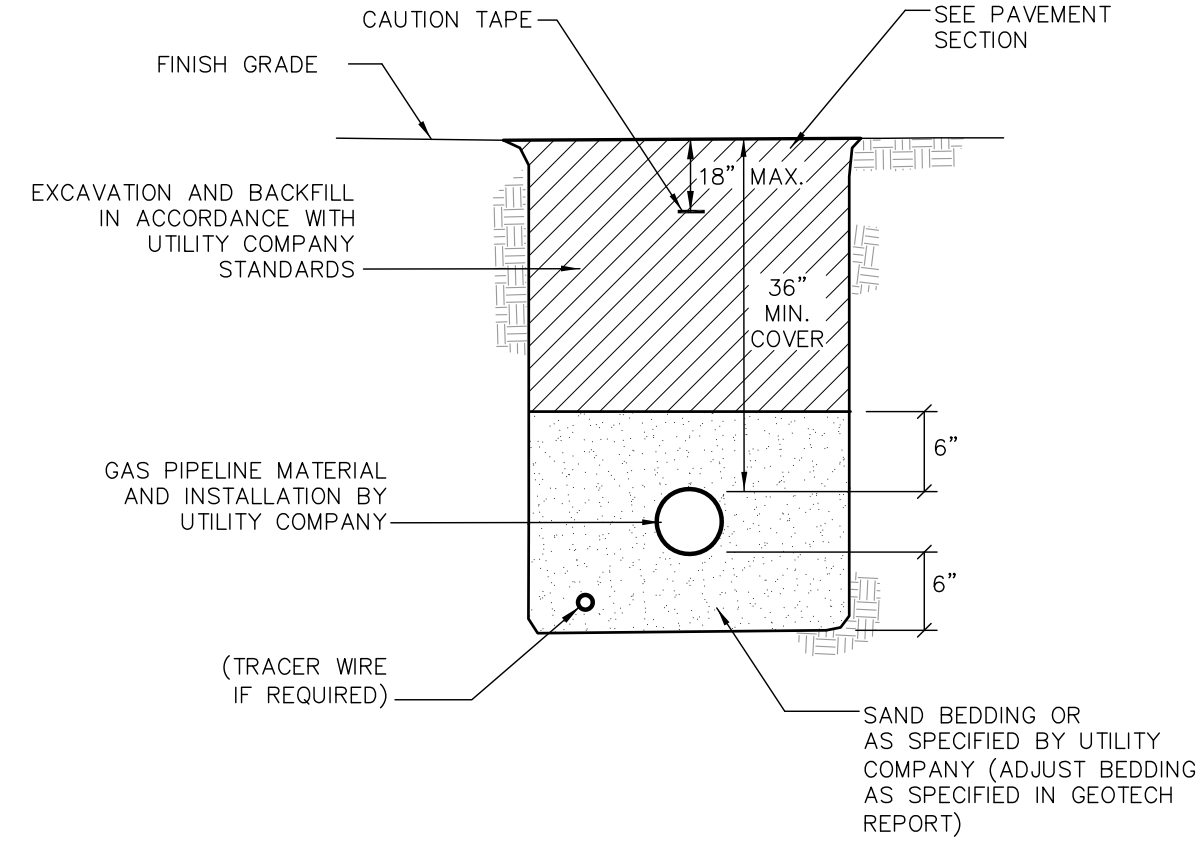
SHEET NUMBER: **C - 11**





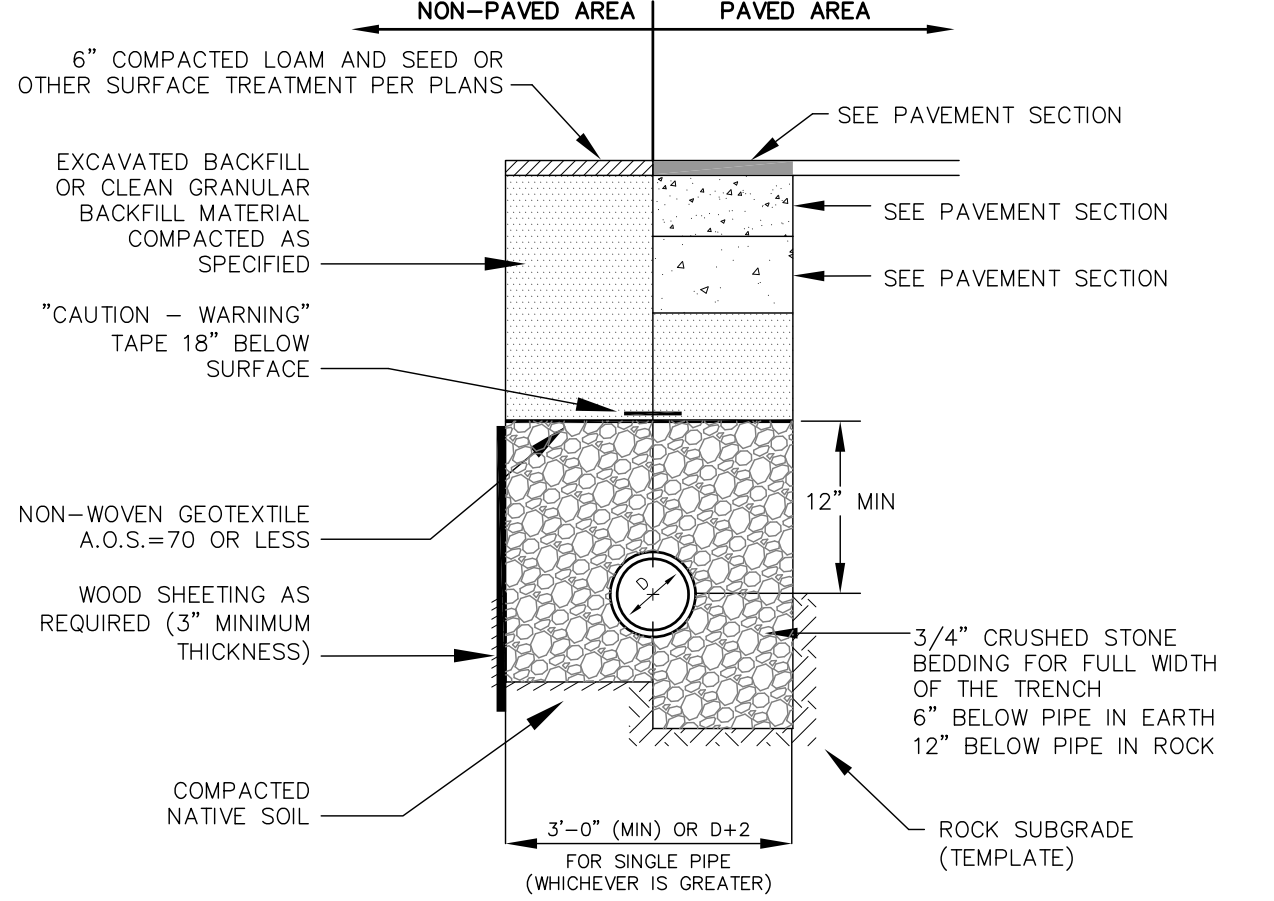
- NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TEMPORARY SHORING, SHEETING AND/OR BRACING OF EXCAVATION WALLS AGAINST PROPERTY LINES OR OTHER AREAS THAT ARE NOT TO BE UNDERMINED.
  2. WALL SHALL BE REDI-ROCK OR APPROVED EQUAL.
  3. NO RETAINING WALL WORK SHALL EXTEND BEYOND THE LIMITS OF THE PROJECT SITE.
  4. THIS DRAWING IS FOR REFERENCE ONLY. FINAL PROJECT DESIGNS, INCLUDING ALL CONSTRUCTION DETAILS, SHALL BE PREPARED BY A NH LICENSED PROFESSIONAL STRUCTURAL ENGINEER USING THE ACTUAL CONDITIONS OF THE PROPOSED SITE. FINAL WALL DESIGN MUST ADDRESS BOTH INTERNAL AND EXTERNAL DRAINAGE AND ALL MODES OF WALL STABILITY.
  5. FINAL WALL DESIGN PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

**MODULAR BLOCK RETAINING WALL NOT TO SCALE**



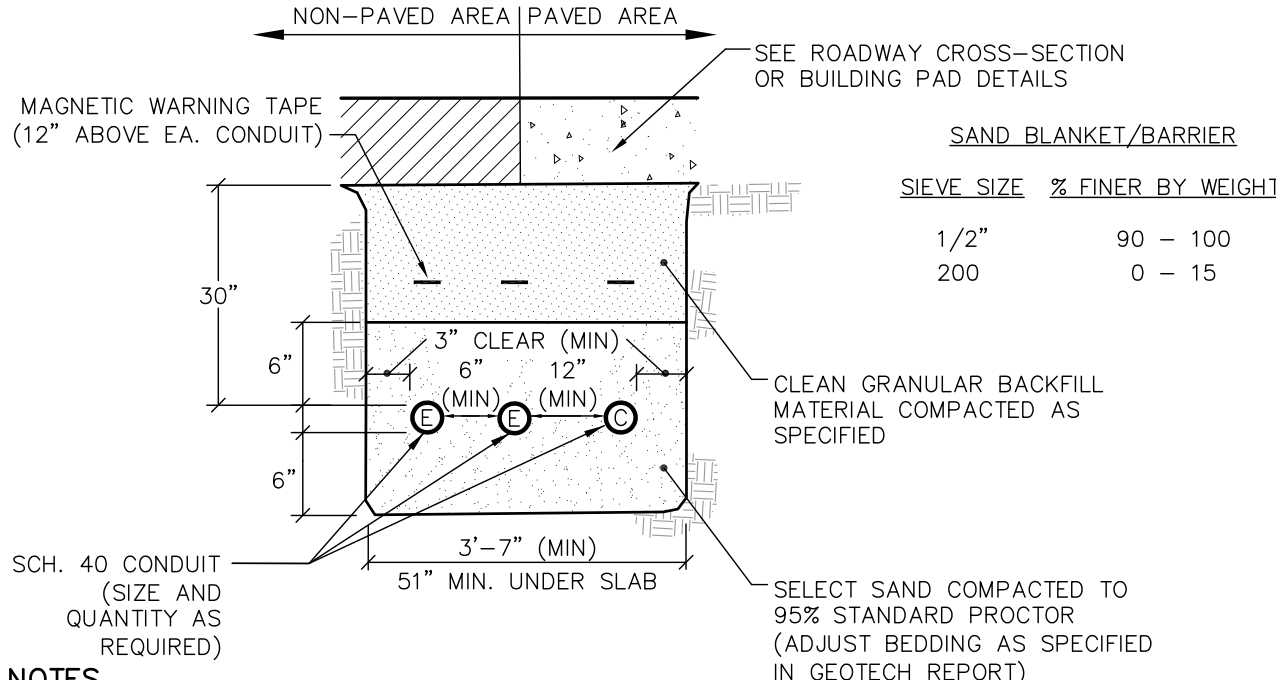
- NOTES:**
1. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AND PROVIDE ALL EXCAVATION, COMPACTION AND BACKFILL REQUIRED FOR PIPE INSTALLATION.
  2. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
- | SAND BLANKET/BARRIER |                   | SCREENED GRAVEL OR CRUSHED STONE BEDDING* |                     |
|----------------------|-------------------|---|---------------------|
| SIEVE SIZE           | % FINER BY WEIGHT | SIEVE SIZE                                | % PASSING BY WEIGHT |
| 1/2"                 | 90 - 100          | 1"  | 100                 |
| 200                  | 0 - 15            | 3/4"                                      | 90 - 100            |
|                      |                   | 3/8"                                      | 20 - 55             |
|                      |                   | # 4                                       | 0 - 10              |
|                      |                   | # 8                                       | 0 - 5               |
- \* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

**GAS TRENCH NOT TO SCALE**



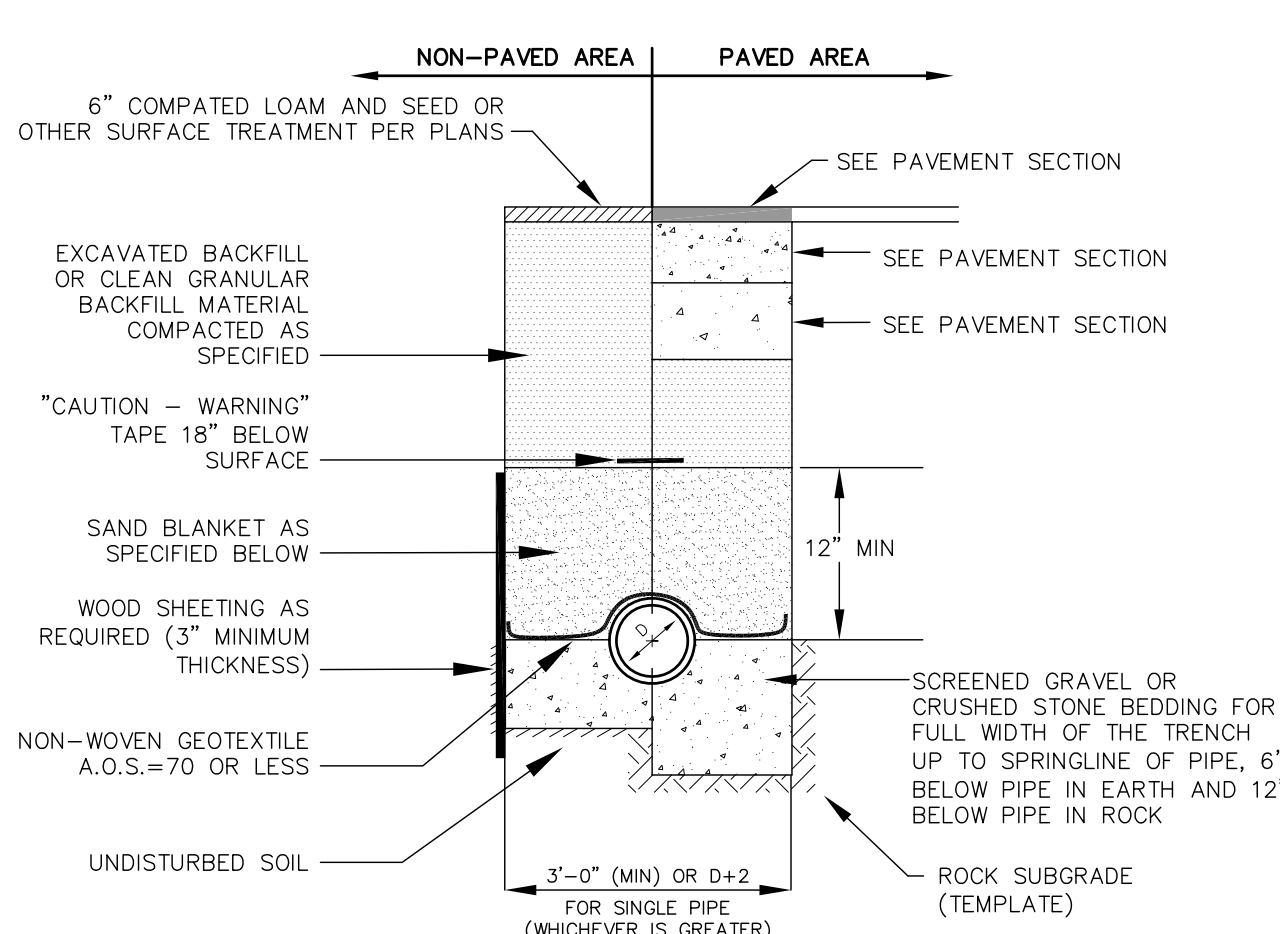
- NOTES:**
1. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
  2. INSULATE GRAVITY SEWER AND FORCEMAINS WHERE THERE IS LESS THAN 5'-0" OF COVER WITH 2" THICK CLOSED CELL RIGID BOARD INSULATION, 18" ON EACH SIDE OF PIPE.
  3. MAINTAIN 12" MINIMUM HORIZONTAL SEPARATION AND WIDEN TRENCH ACCORDINGLY IF MULTIPLE PIPES ARE IN TRENCH.
- | SAND BLANKET/BARRIER |                   | SCREENED GRAVEL OR CRUSHED STONE BEDDING* |                     |
|----------------------|-------------------|---|---------------------|
| SIEVE SIZE           | % FINER BY WEIGHT | SIEVE SIZE                                | % PASSING BY WEIGHT |
| 1/2"                 | 90 - 100          | 1"  | 100                 |
| 200                  | 0 - 15            | 3/4"                                      | 90 - 100            |
|                      |                   | 3/8"                                      | 20 - 55             |
|                      |                   | # 4                                       | 0 - 10              |
|                      |                   | # 8                                       | 0 - 5               |
- \* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

**SEWER TRENCH NOT TO SCALE**



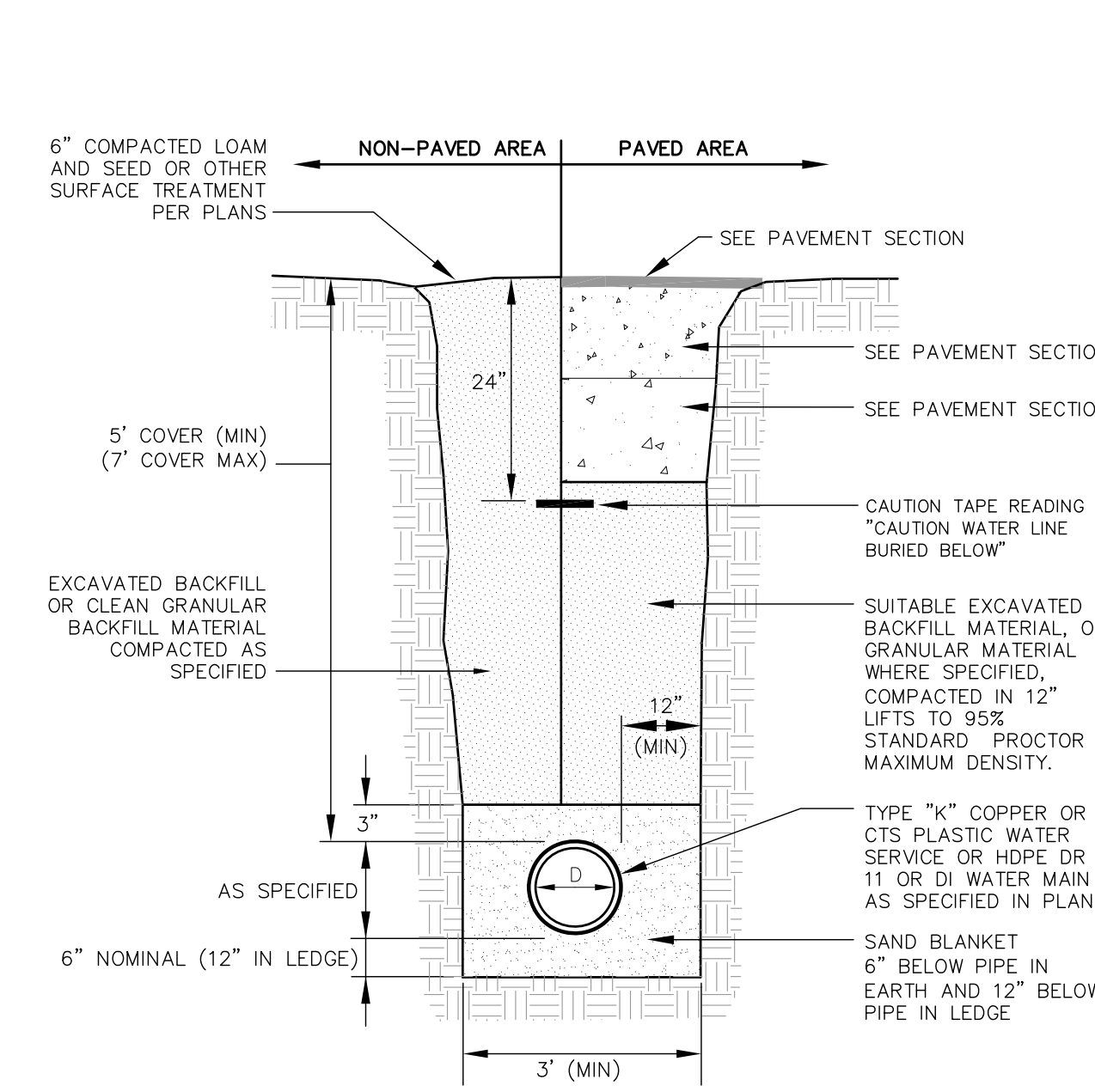
- NOTES:**
1. ALL CONDUIT IS TO BE SCHEDULE 40 PVC, ELECTRICAL GRADE, GRAY IN COLOR AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. A 10-FOOT HORIZONTAL SECTION OF RIGID GALVANIZED STEEL CONDUIT WILL BE REQUIRED AT EACH SWEEP, UNLESS IN THE OPINION OF THE SERVICE PROVIDER DESIGNER, THE SWEEP-PVC JOINT IS NOT SUBJECT TO FAILURE DURING PULLING OF THE CABLE. ALL JOINTS ARE TO BE WATERTIGHT.
  2. ALL 90 DEGREE SWEEPS WILL BE MADE WITH RIGID GALVANIZED STEEL WITH A MINIMUM RADIUS OF 36 INCHES FOR PRIMARY CABLES AND 24 INCHES FOR SECONDARY CABLES.
  3. BACKFILL MAY BE MADE WITH EXCAVATED MATERIAL OR COMPARABLE, UNLESS MATERIAL IS DEEMED UNSUITABLE BY SERVICE PROVIDER. BACKFILL SHALL BE FREE OF FROZEN LUMPS, ROCKS, DEBRIS, AND RUBBISH. ORGANIC MATERIAL SHALL NOT BE USED AS BACKFILL. BACKFILL SHALL BE IN 6-INCH LAYERS AND THOROUGHLY COMPACTED.
  4. A SUITABLE PULLING STRING, CAPABLE OF 300 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE SERVICE PROVIDER IS NOTIFIED TO INSTALL CABLE. THE STRING SHOULD BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT. A MINIMUM OF TWENTY-FOUR (24") INCHES OF ROPE SLACK SHALL REMAIN AT THE END OF EACH DUCT. PULL ROPE SHALL BE INSTALLED IN ALL CONDUIT FOR FUTURE PULLS. PULL ROPE SHALL BE NYLON ROPE HAVING A MINIMUM TENSILE STRENGTH OF THREE HUNDRED (300#) LBS.
  5. SERVICE PROVIDER SHALL BE GIVEN THE OPPORTUNITY TO INSPECT ALL CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD SERVICE PROVIDER BE UNABLE TO INSTALL ITS CABLE IN A SUITABLE MANNER.
  6. TYPICAL CONDUIT SIZES ARE 3-INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4-INCH FOR THREE PHASE SECONDARY, AND 5-INCH FOR THREE PHASE PRIMARY. HOWEVER, SERVICE PROVIDERS MAY REQUIRE DIFFERENT NUMBERS, TYPES AND SIZES OF CONDUIT THAN THOSE SHOWN HERE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDUIT SIZES, TYPES AND NUMBERS WITH EACH SERVICE PROVIDER PRIOR TO ORDERING THEM.
  7. ROUTING OF CONDUIT, LOCATION OF MANHOLES, TRANSFORMERS, CABINETS, HANDHOLES, ETC. SHALL BE DETERMINED BY SERVICE PROVIDER DESIGN PERSONNEL. THE CONTRACTOR SHALL COORDINATE WITH ALL SERVICE PROVIDERS PRIOR TO THE INSTALLATION OF ANY CONDUIT.
  8. ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE. WHERE REQUIRED BY UTILITY PROVIDER, CONDUIT SHALL BE SUPPORTED IN PLACE USING PIPE STANCHIONS PLACED EVERY FIVE (5') FEET ALONG THE CONDUIT RUN.
  9. UNDER A BUILDING SLAB THE CONDUIT SHALL BE ENCASED IN 8" OF CONCRETE ON ALL SIDES.
  10. ALL CONDUIT TERMINATIONS SHALL BE CAPPED TO PREVENT DEBRIS FROM ENTERING CONDUIT.

**ELECTRIC / COMMUNICATION TRENCH NOT TO SCALE**



- NOTES:**
1. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
  2. INSULATE GRAVITY SEWER AND FORCEMAINS WHERE THERE IS LESS THAN 5'-0" OF COVER WITH 2" THICK CLOSED CELL RIGID BOARD INSULATION, 18" ON EACH SIDE OF PIPE.
  3. MAINTAIN 12" MINIMUM HORIZONTAL SEPARATION AND WIDEN TRENCH ACCORDINGLY IF MULTIPLE PIPES ARE IN TRENCH.
- | SAND BLANKET/BARRIER |                   | SCREENED GRAVEL OR CRUSHED STONE BEDDING* |                     |
|----------------------|-------------------|---|---------------------|
| SIEVE SIZE           | % FINER BY WEIGHT | SIEVE SIZE                                | % PASSING BY WEIGHT |
| 1/2"                 | 90 - 100          | 1"  | 100                 |
| 200                  | 0 - 15            | 3/4"                                      | 90 - 100            |
|                      |                   | 3/8"                                      | 20 - 55             |
|                      |                   | # 4                                       | 0 - 10              |
|                      |                   | # 8                                       | 0 - 5               |
- \* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

**DRAINAGE TRENCH NOT TO SCALE**



- NOTES:**
1. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
  2. ALL TRENCHING AND BACKFILL SHALL CONFORM WITH THE STANDARDS OF EXETER DPW.
- | SAND BLANKET/BARRIER |                   | SCREENED GRAVEL OR CRUSHED STONE BEDDING* |                     |
|----------------------|-------------------|---|---------------------|
| SIEVE SIZE           | % FINER BY WEIGHT | SIEVE SIZE                                | % PASSING BY WEIGHT |
| 1/2"                 | 90 - 100          | 1"  | 100                 |
| 200                  | 0 - 15            | 3/4"                                      | 90 - 100            |
|                      |                   | 3/8"                                      | 20 - 55             |
|                      |                   | # 4                                       | 0 - 10              |
|                      |                   | # 8                                       | 0 - 5               |
- \* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

**WATER MAIN TRENCH NOT TO SCALE**

**STANDARD TRENCH NOTES**

1. ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE: BACKFILL AS STATED IN THE TECHNICAL SPECIFICATIONS OR AS SHOWN ON THE DRAWING.
2. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING THE GRADATION SHOWN IN THE TRENCH DETAIL. WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1-1/2 INCH TO 1/2 INCH SHALL BE USED.
3. SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER MEETING THE GRADATION SHOWN IN THE TRENCH DETAIL. BLANKET MAY BE REPLACED WITH BEDDING MATERIAL FOR CAST-IRON, DUCTILE IRON, AND REINFORCED CONCRETE PIPE PROVIDED THAT NO STONE LARGER THAN 2" IS IN CONTACT WITH THE PIPE AND THE GEOTEXTILE IS RELOCATED ACCORDINGLY.
4. SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT, OR CLAY, ALL EXCAVATED LEDGE MATERIAL, ALL ROCKS OVER 6 INCHES IN LARGEST DIMENSION, AND ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION. IN CROSS COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK, OR PEAT ONLY IF SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLE RECONSTRUCTION WILL BE PRESERVED.
5. BASE COURSE AND PAVEMENT SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES - DIVISIONS 300 AND 400 RESPECTIVELY.
6. SHEETING, IF REQUIRED: WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION 1 FOOT ABOVE THE TOP OF PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.
7. W = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES IN NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE OUTSIDE DIAMETER (O.D.). ALSO, W SHALL BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
8. FOR CROSS COUNTRY CONSTRUCTION, BACKFILL, FILL AND/OR LOAM SHALL BE MOUND TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
9. CONCRETE FOR ENCASEMENT SHALL CONFORM TO THE NEW HAMPSHIRE DOT STANDARD SPECIFICATION REQUIREMENTS FOR CLASS A (3000#) CONCRETE AS FOLLOWS:  
CEMENT: 6.0 BAGS PER CUBIC YARD  
WATER: 5.75 GALLONS PER BAG  
CEMENT MAXIMUM SIZE OF AGGREGATE: 1 INCH  
CONCRETE ENCASEMENT IS NOT ALLOWED FOR PVC PIPE.
10. CONCRETE FULL ENCASEMENT: IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MINIMUM). BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.
11. NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES DESIGN STANDARDS REQUIRE TEN FEET (10') SEPARATION BETWEEN WATER AND SEWER. REFER TO CITY STANDARD SPECIFICATIONS FOR METHODS OF PROTECTION IN AREAS THAT CANNOT MEET THESE REQUIREMENTS.
12. THE CONTRACTOR SHALL INSTALL TRENCH DAMS IN ACCORDANCE WITH NHDES REGULATIONS.
13. SEWER TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDES STANDARDS OF DESIGN AND CONSTRUCTION FOR SEWAGE AND WASTEWATER FACILITIES, LATEST EDITION.

**NOT FOR CONSTRUCTION**

ISSUED FOR: **PLANNING BOARD**

ISSUE DATE: **MAY 31, 2022**

REVISIONS NO. DESCRIPTION BY DATE

0 INITIAL SUBMISSION EBS 05/31/22

DRAWN BY: \_\_\_\_\_ EBS

APPROVED BY: \_\_\_\_\_ EBS

DRAWING FILE: 4839-SITE.dwg

SCALE: **AS SHOWN**

OWNER: **GLERUPS, INC.**

**27 PLEASANT STREET NEWFIELDS, NH 03856**

APPLICANT: **GLERUPS, INC.**

**27 PLEASANT STREET NEWFIELDS, NH 03856**

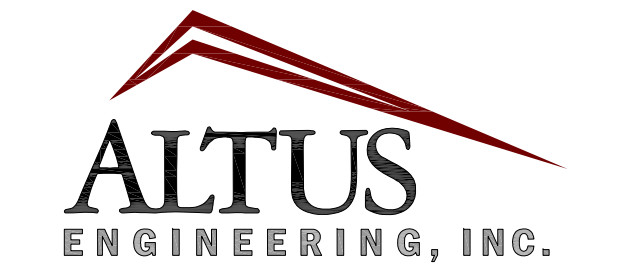
PROJECT: **GLERUPS**

**TAX MAP 46, LOT 7**

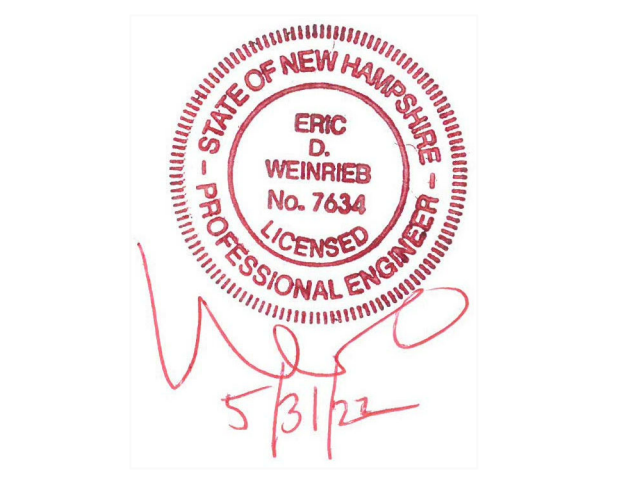
**19 CONTINENTAL DRIVE EXETER, NH**

TITLE: **DETAIL SHEET**

SHEET NUMBER: **C - 12**



133 Court Street Portsmouth, NH 03801  
(603) 433-2335 www.altus-eng.com



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REVISIONS NO. DESCRIPTION BY DATE

0 INITIAL SUBMISSION EBS 05/31/22

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APPROVED BY: \_\_\_\_\_ EBS

DRAWING FILE: 4839-SITE.dwg

SCALE: **AS SHOWN**

OWNER: **GLERUPS, INC.**

**27 PLEASANT STREET NEWFIELDS, NH 03856**

APPLICANT: **GLERUPS, INC.**

**27 PLEASANT STREET NEWFIELDS, NH 03856**

PROJECT: **GLERUPS**

**TAX MAP 46, LOT 7**

**19 CONTINENTAL DRIVE EXETER, NH**

TITLE: **DETAIL SHEET**

SHEET NUMBER: **C - 12**





### D-Series Size 0 LED Area Luminaire



#### Specifications

EPA: 0.95 ft<sup>2</sup> (0.09 m<sup>2</sup>)  
 Length: 26" (0.66 m)  
 Width: 13" (0.33 m)  
 Height: 3" (0.08 m)  
 Height: 2" (0.05 m)  
 Weight: 16 lbs (7.3 kg)  
 Weight (max): 17 lbs (7.7 kg)

Color Temperature	3000K, 4000K, 5000K
Beam Spread	15°, 20°, 25°, 30°, 35°, 40°, 45°, 50°, 55°, 60°, 65°, 70°, 75°, 80°, 85°, 90°
Life	50,000 hours

**Introduction**  
 The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

#### Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NTAIR2 PIRHN DDBXD

Series	LEDs	Color Temperature	Distribution	Voltage	Mounting
DSX0LED	Forward optics P1 P5 P2 P6 P3 P7 P4 P8	30K 3000K 40K 4000K 50K 5000K	T15 Type I (short) T25 Type I (short) T30 Type I (medium) T35 Type I (short) T40 Type II (medium) T45 Type II (medium) T50 Type II (medium) T55 Type II (short)	MVOLT (120V-277V) XVOLT (127V-480V)	SPA SPA SPA SPA SPA SPA SPA SPA

Control options	Other options	Finish
<b>Shipped installed</b> NTAIR2 Light AIR generation 2 enabled** PIRHN Remote, high/low photocell sensor** PIRN Remote, high/low photocell sensor** PER Remote, photocell sensor only (control ordered separately)** PER5 Five-pin emergency only (control ordered separately)** PER7 Seven-pin emergency only (control ordered separately)** DMG 0-10V dimming sensor out back (mounting for external control (control ordered separately)**	PIR High/low, remote/ambient sensor, 8-15' mounting height, ambient sensor enabled at 26' ** PIRN High/low, remote/ambient sensor, 15-20' mounting height, ambient sensor enabled at 26' ** PIRN5 High/low, remote/ambient sensor, 8-15' mounting height, ambient sensor enabled at 26' ** PIRN7 High/low, remote/ambient sensor, 15-20' mounting height, ambient sensor enabled at 26' ** FAO Field adjustable output**	DDBXD Dark bronze DBLD Black DMND Natural aluminum DWND White DSDND Sandstone DDBDZ Beveled dark bronze DBDZD Beveled black DMDDZ Beveled natural aluminum DWDDZ Beveled white DSDDDZ Beveled sandstone

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-735-SEV (3738) • www.lithonia.com  
 DSX0 LED Rev: 05/14/21 Page 1 of 8

### LIGHT FIXTURE CUT SHEETS



### ARC1 LED Architectural Wall Luminaire



#### Specifications

Depth (D1): 6.5"  
 Depth (D2): 4.75"  
 Height: 5"  
 Width: 11"  
 Weight: 7 lbs (without options)

**Introduction**  
 The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback. ARC1 delivers up to 3,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

#### ARC LED Family Overview

Luminaire	Standard EM, 4°C	Cold EM, 20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	40*	—	1,500	2,000	3,000	—	—
ARC2 LED	40*	80*	1,500	2,000	3,000	4,000	6,500

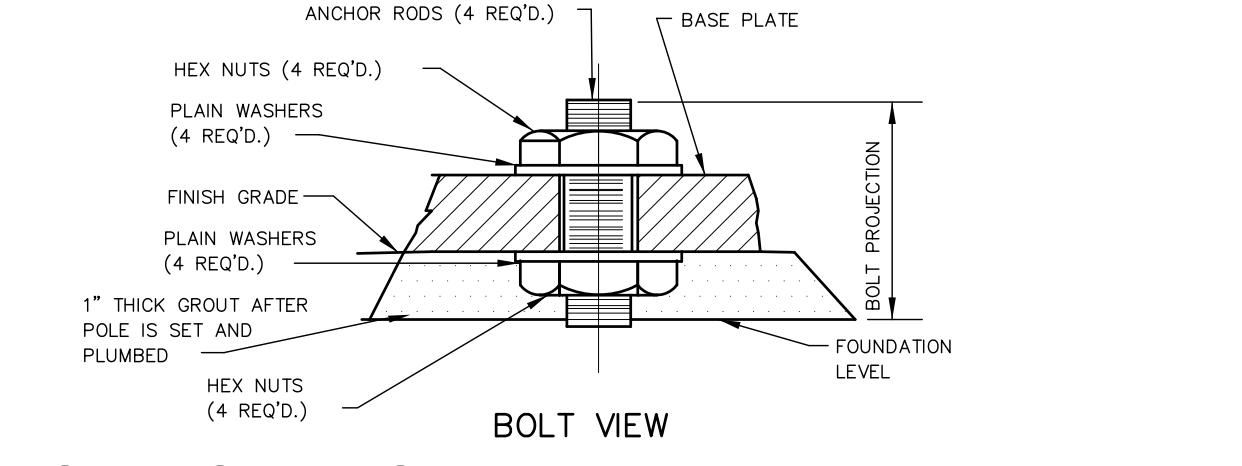
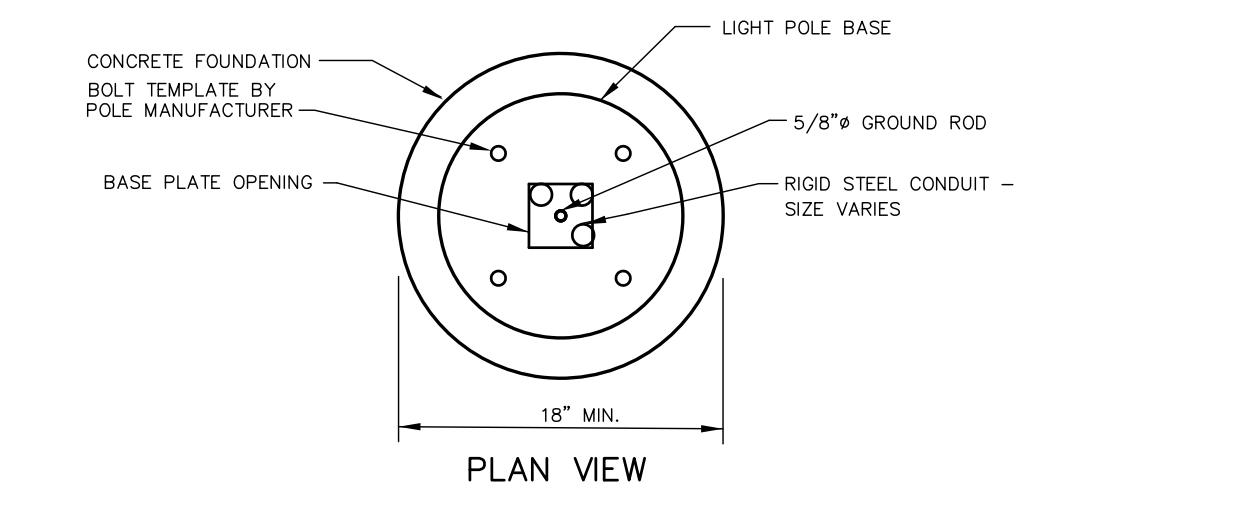
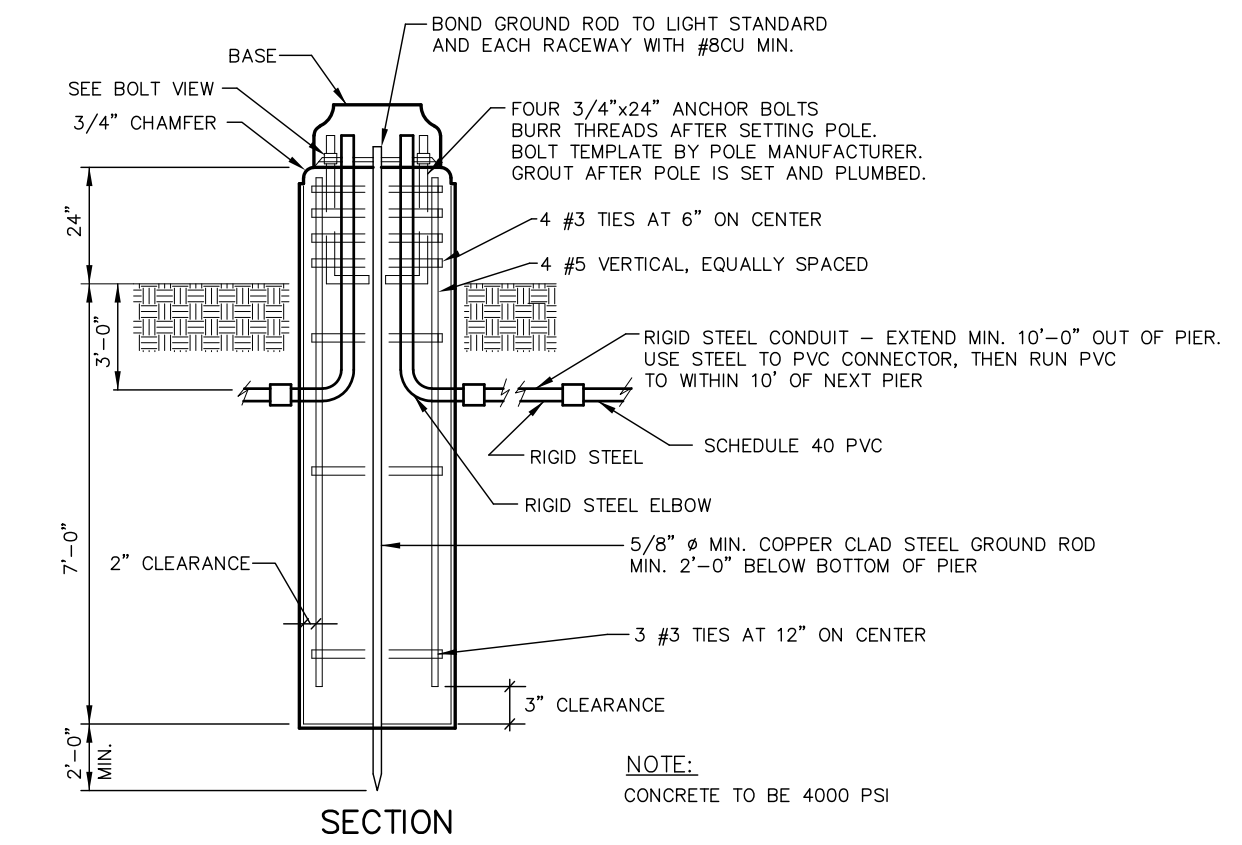
#### Ordering Information

EXAMPLE: ARC1 LED P2 40K MVOLT PE DDBXD

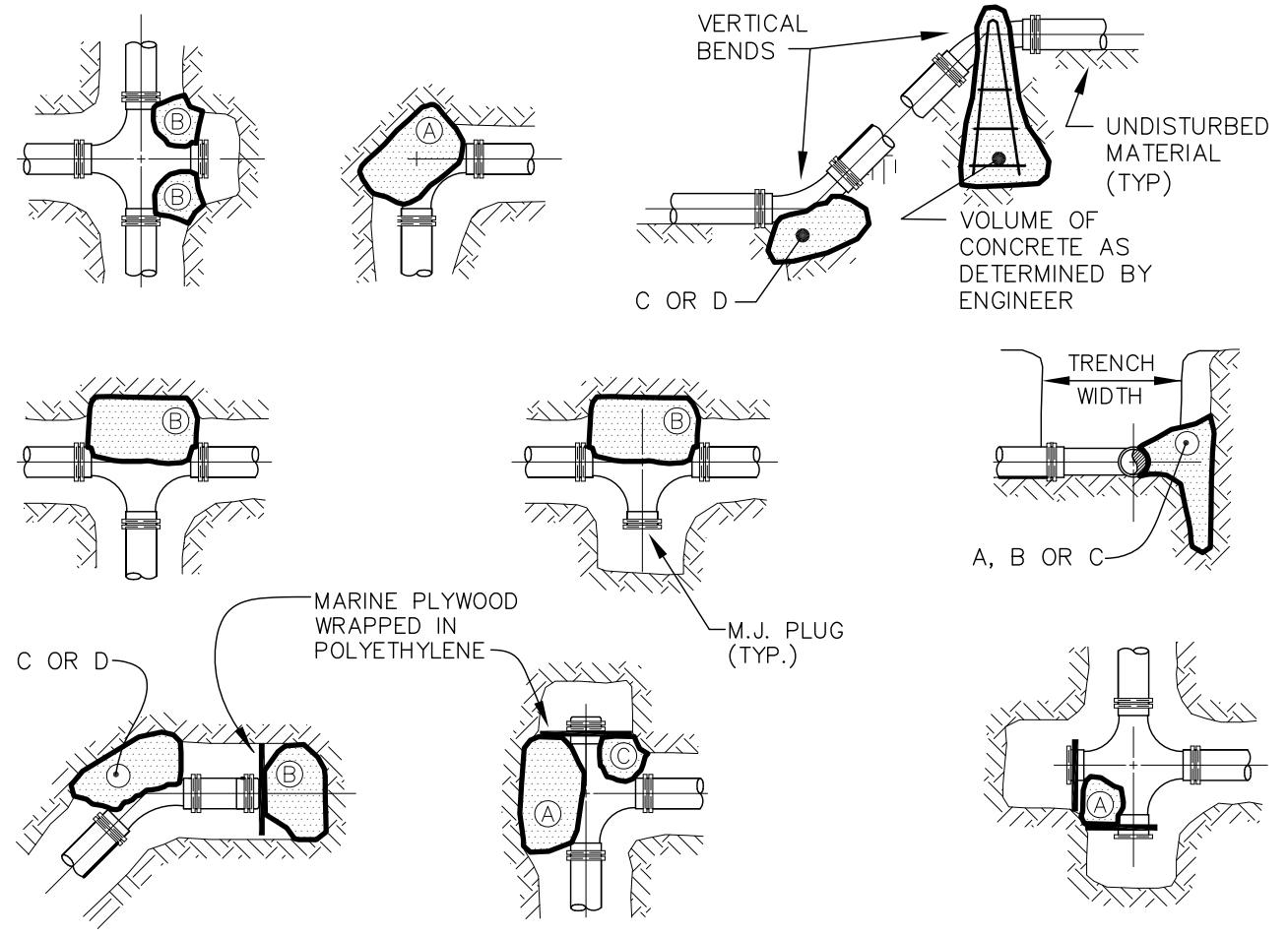
Series	Package	Color Temperature	Voltage	Optics	Finish
ARC1 LED	P1 1,500 Lumens P2 2,000 Lumens P3 3,000 Lumens	30K 3000K 40K 4000K 50K 5000K	MVOLT 347*	EAHW Emergency battery backup, IEEE compliant DMG (0% dim) ** FE Exition type photolock for dark-to-dawn operation DMG 0-10V dimming sensor (control ordered separately) use with an external control (control ordered separately)** OPHW 0-10V emergency backup FAO Field adjustable light output/dimming. Allow for sensor adjustment to the desired light levels, from 20% to 100%.	DBDZD Beveled dark bronze DBLDZ Beveled black DMDDZ Beveled natural aluminum DWDDZ Beveled white DSDDDZ Beveled sandstone

**Accessories**  
 W3SW0301 Surface-mounted backup battery  
 NOTES:  
 1. FAO not available with EAHW.  
 2. FAO not available with DMG.

### NOT TO SCALE



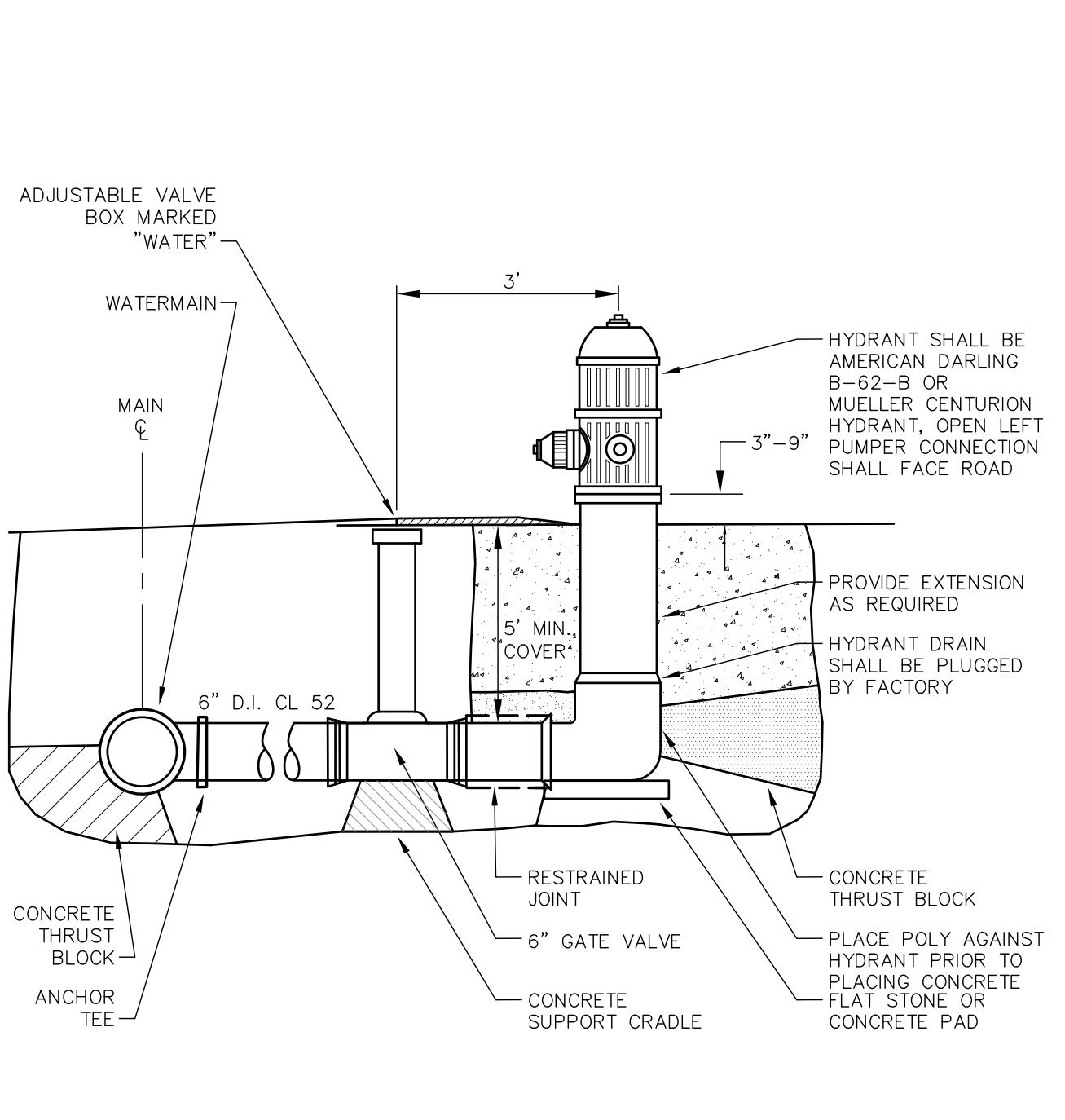
### LIGHT POLE BASE NOT TO SCALE



REACTION TYPE	SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL				
	4"	6"	8"	10"	12"
A 90°	0.89	2.19	3.82	11.14	17.24
B 180°	0.65	1.55	2.78	8.38	12.00
C 45°	0.48	1.19	2.12	6.02	9.32
D 22-1/2°	0.25	0.60	1.06	3.08	4.74
E 11-1/4°	0.13	0.30	0.54	1.54	2.38

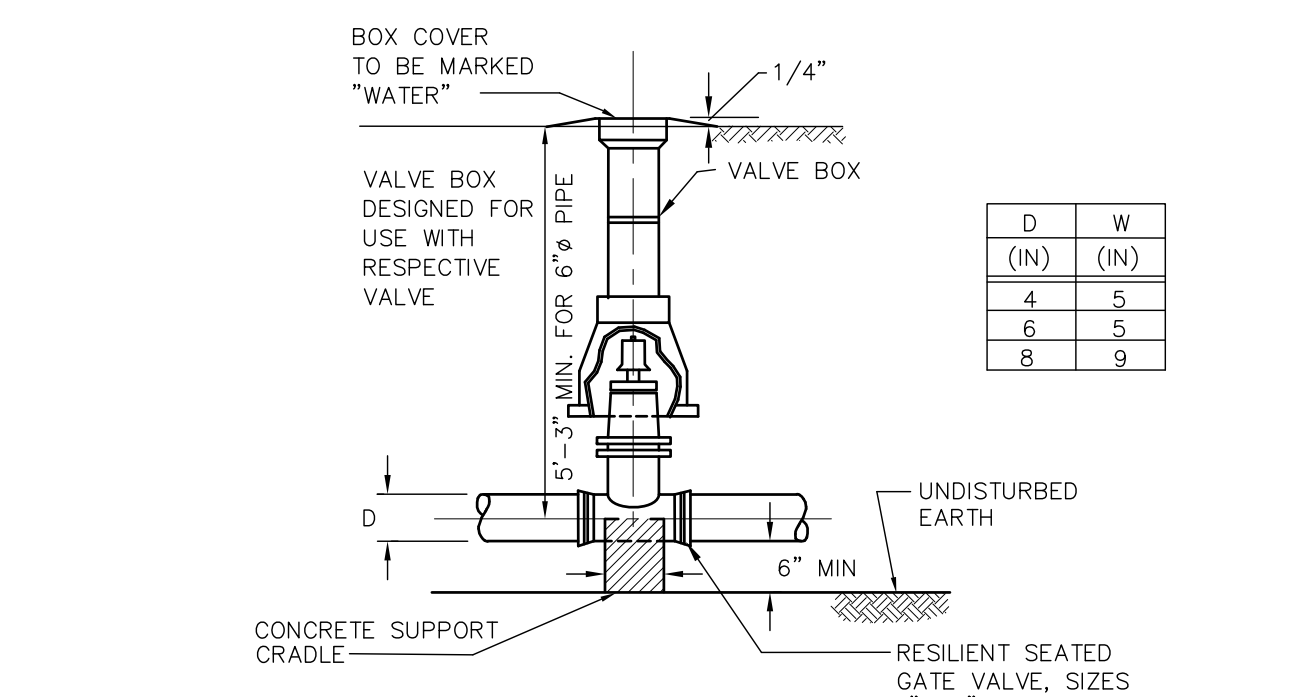
- NOTES**
- POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL.
  - NO JOINTS SHALL BE COVERED WITH CONCRETE. POLYETHYLENE (6 MIL) SHALL BE PLACED AROUND FITTINGS PRIOR TO CONCRETE PLACEMENT.
  - ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
  - PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.

### THRUST BLOCKING NOT TO SCALE



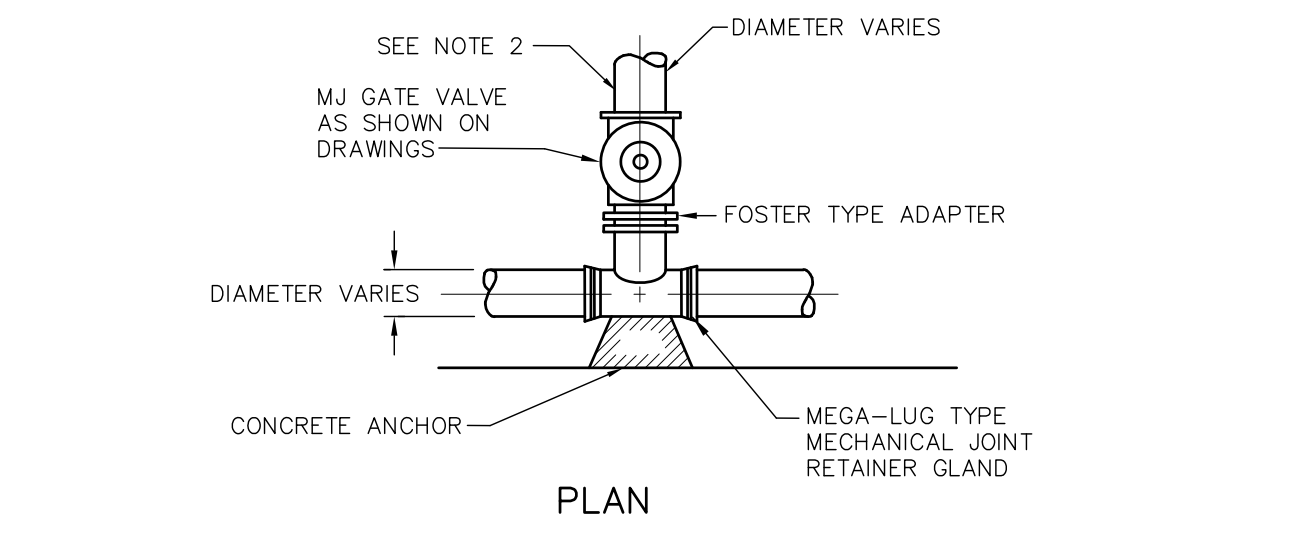
- NOTES**
- HYDRANT INSTALLATION AND OPERATION TO CONFORM TO REGULATIONS OF THE EXETER WATER & FIRE DEPARTMENT.
  - HYDRANT TO BE PAINTED YELLOW.
  - FIRE HYDRANT CONNECTION SHALL USE MEGALUG (RODS NOT ALLOWED).
  - DRAIN PLUG SHALL BE PLUGGED.
  - GATE VALVES SHALL BE 6" M.J. RESILIENT SEAT GATE VALVE, OPEN LEFT, CONFORMING TO EXETER WATER DEPARTMENT REQUIREMENTS.

### FIRE HYDRANT NOT TO SCALE



D (IN)	W (IN)
4	5
6	5
8	9

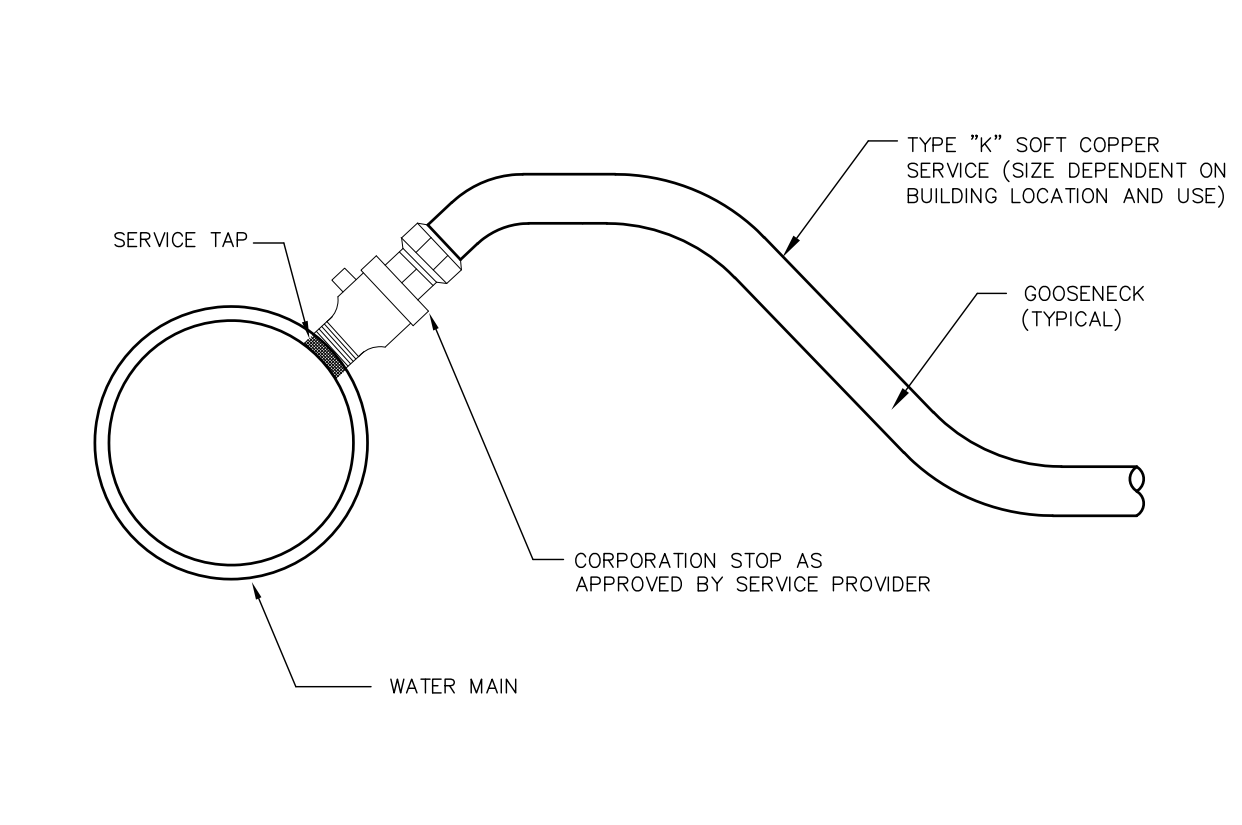
### WATER VALVE NOT TO SCALE



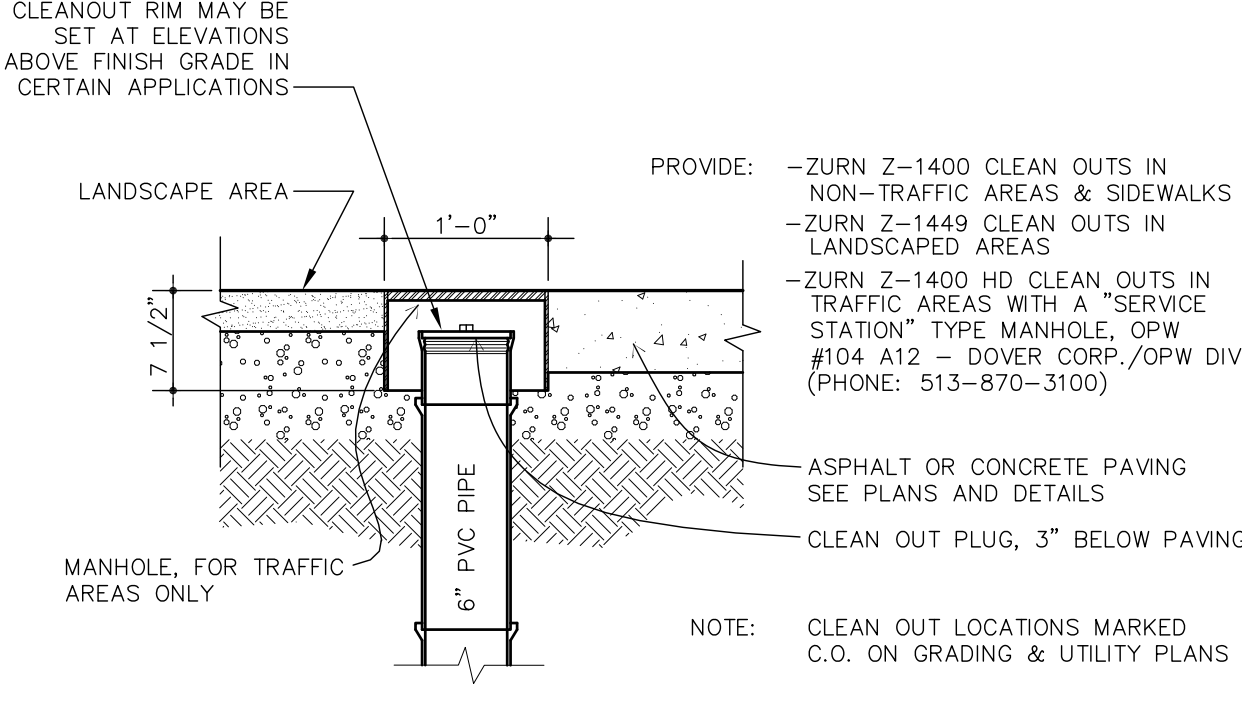
- NOTES**
- GATE VALVES SHALL OPEN RIGHT, PER CITY STANDARDS.
  - BRANCH PIPING SHALL BE MECHANICALLY RESTRAINED AS NOTED UNDER THRUST BLOCK DETAIL REQUIREMENTS.

### TEE & GATE VALVE ASSEMBLY NOT TO SCALE

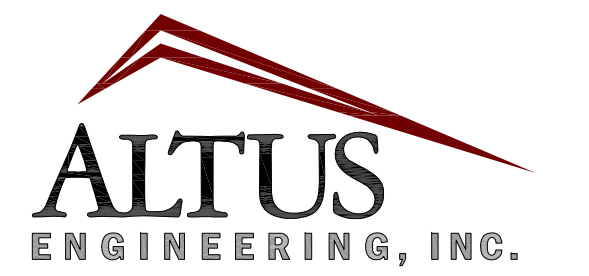
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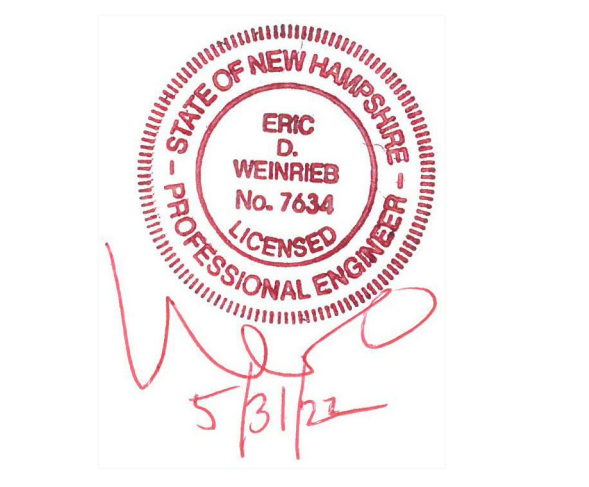
### WATER SERVICE CONNECTION NOT TO SCALE



### SEWER CLEANOUT NOT TO SCALE



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ISSUED FOR: **PLANNING BOARD**

ISSUE DATE: **MAY 31, 2022**

**REVISIONS**

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EBS	05/31/22

DRAWN BY: **EBS**

APPROVED BY: **EBS**

DRAWING FILE: **4839-SITE.dwg**

### SCALE: AS SHOWN

**OWNER:**  
 GLERUPS, INC.  
 27 PLEASANT STREET  
 NEWFIELDS, NH 03856

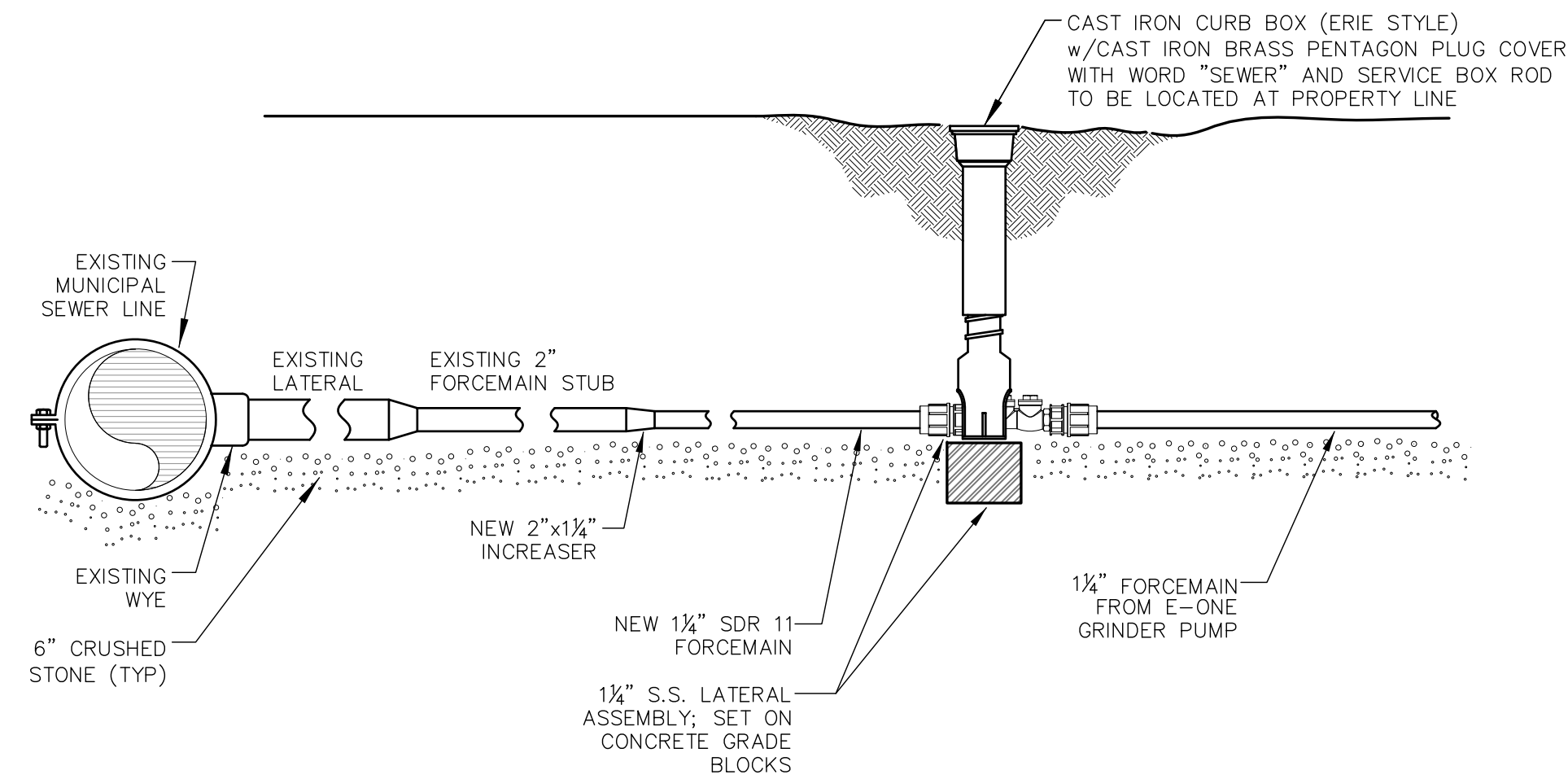
**APPLICANT:**  
 GLERUPS, INC.  
 27 PLEASANT STREET  
 NEWFIELDS, NH 03856

**PROJECT:**  
 GLERUPS  
 TAX MAP 46, LOT 7  
 19 CONTINENTAL DRIVE  
 EXETER, NH

### TITLE: DETAIL SHEET

SHEET NUMBER: **C - 13**





STUB CONNECTION - LOWER PRESSURE SEWER

NOT TO SCALE

**Pumping Station:** Furnish and install pump station as shown on the plans. Pump station shall include but not be limited to pump, controller, access cover, piping, fittings, valves, level sensors, electric service, siphon breaker, and level controls. Electrical wiring, circuits and conduit shall be designed by an electrical engineer or licensed electrician. All wiring shall be in compliance with the Town of Exeter, New Hampshire codes. All pump motor grinder units shall be of like type and horsepower. All internal discharge piping shall be 304 stainless steel. Contractor to submit shop drawings for all system components.

**Pump Chamber:** High density polyethylene tank with melt index of 2.0 grams /10 minutes or lower to dimensions shown. Corrugated sections shall be of double wall construction with a smooth interior wall.

**Pumps:** Low pressure pumps shall be supplied capable of delivering 15 gpm at 0' TDH and 9 gpm at 138' TDH. Pump must also be capable of operating at negative TDH without overloading motor. Motor shall be one phase, 1 h.p., and 1,725 rpm unless otherwise specified by the manufacturer and approved by the Engineer. Pumps shall be grinder sewage pump designed to operate in low pressure systems such as E-One semi-positive displacement sewer grinder pumps Model DH272 manufactured by Environment One Corporation (www.eone.com) or approved equal.

**Piping:** Contractor shall provide 1-1/4" HDPE SDR 11 discharge pipe and 4" PVC SDR 35 gravity inlet pipe with push on joints and all other fittings necessary to provide a complete working system. Install full ported stainless steel ball valve rated for 200 psi minimum in discharge pipe (see detail). PVC ball valves will not be accepted. The working pressure of all check valves and curb stop shall be 150 psi minimum. Contractor shall provide redundant check valve assembly per manufacturer's recommendation. Piping shall be pressure tested for one hour at 100 psi.

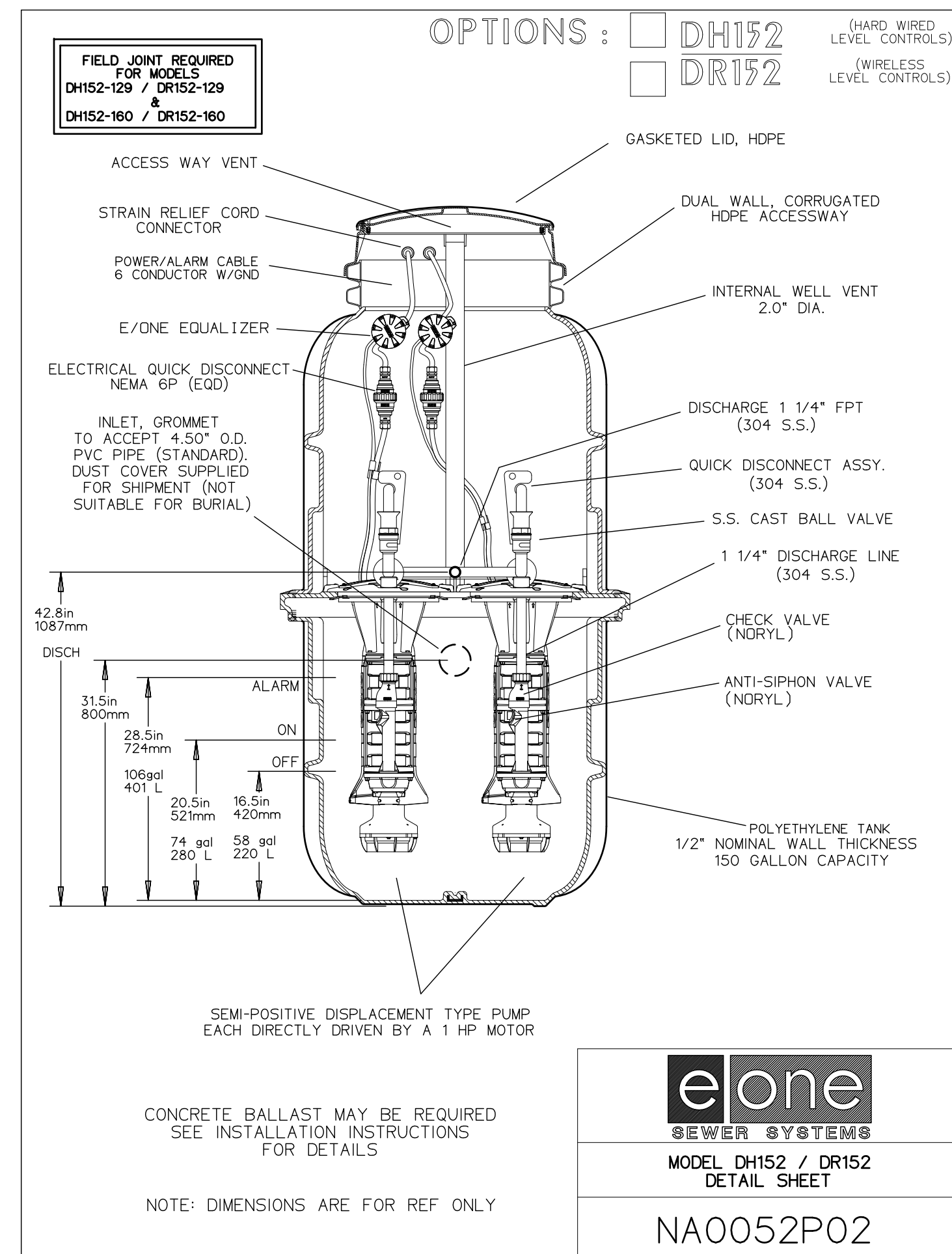
**Controls:** Non-fouling wastewater level controls for controlling pump operation shall be accomplished by monitoring the pressure changes in an integral air column connected to a pressure switch. Level detection device shall have no moving parts in direct contact with the wastewater. ON/OFF and High-level alarm functions shall not be controlled by the same switch.

**Alarm Panel:** NEMA 4X, UL listed duplex alternating alarm panel suitable for wall mounting. NEMA 4X enclosure shall include a hinged, lockable cover, padlock, and secured dead front. The alarm panel shall include the following features: run time meters, audio & visual alarm, push-to-run switch, and high level (redundant) pump starting control. Alarm sequence to be per manufacturer's installation instructions. Locate panel on building wall or post according to local codes and Owner's preference.

**Ballast:** Pump station shall not be installed without installation of ballast. See anchoring system detail.

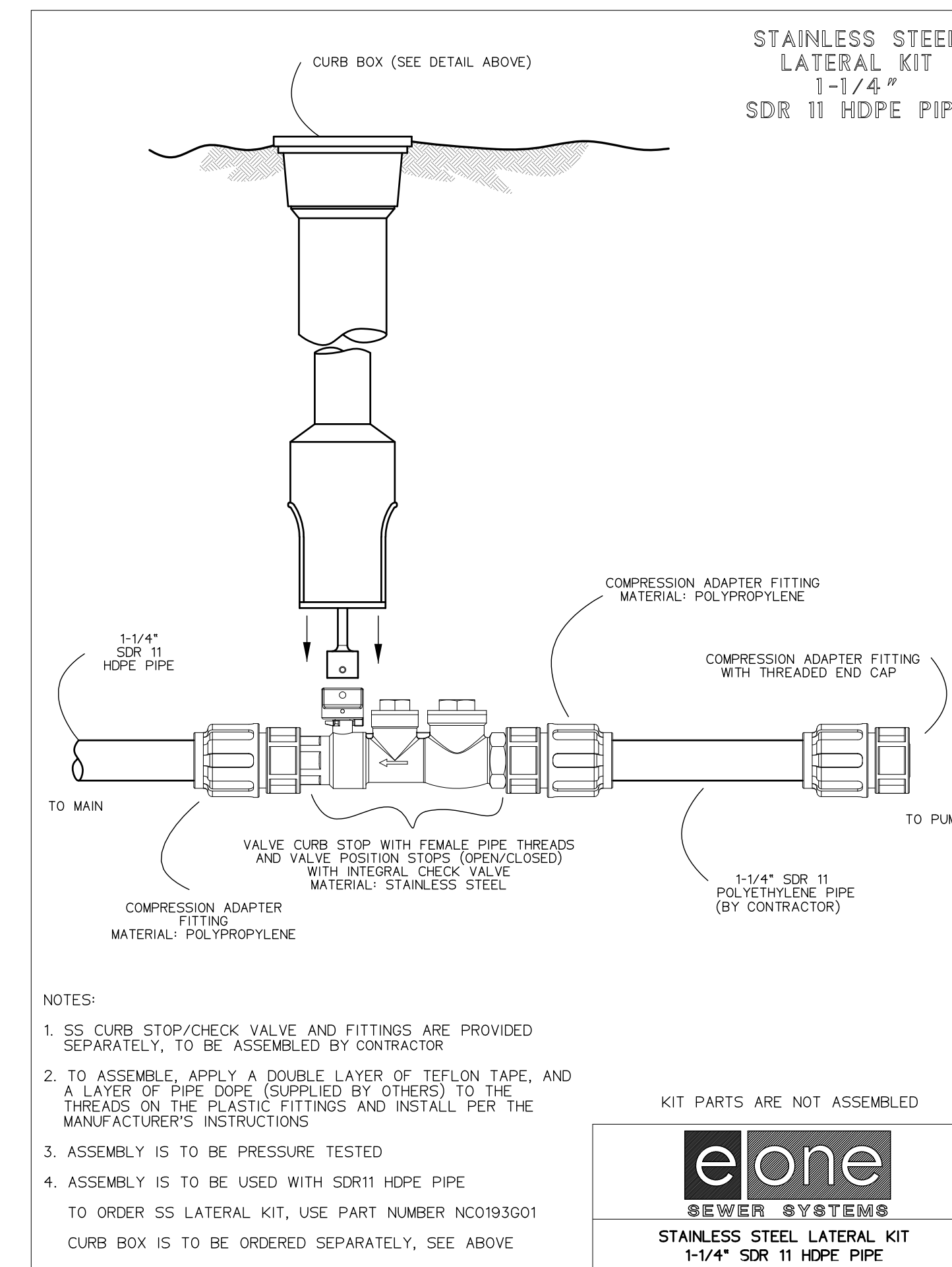
PUMPING STATION SPECIFICATIONS

NOT TO SCALE



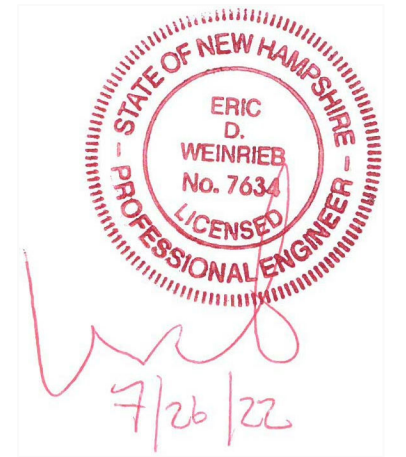
DUPLEX PUMPING STATION

NOT TO SCALE



STAINLESS STEEL LATERAL KIT - 1 1/4" SDR 11 HDPE PIPE

NOT TO SCALE



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ISSUED FOR:  
PLANNING BOARD

ISSUE DATE:  
JULY 26, 2022

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EBS	05/31/22
1	PER REVIEW COMMENTS	EBS	07/26/22

DRAWN BY: \_\_\_\_\_ EBS  
APPROVED BY: \_\_\_\_\_ EBS  
DRAWING FILE: 4839-SITE.dwg

SCALE:  
AS SHOWN

OWNER:  
GLERUPS, INC.  
27 PLEASANT STREET  
NEWFIELDS, NH 03856

APPLICANT:  
GLERUPS, INC.  
27 PLEASANT STREET  
NEWFIELDS, NH 03856

PROJECT:  
GLERUPS  
TAX MAP 46, LOT 7  
19 CONTINENTAL DRIVE  
EXETER, NH

TITLE:  
DETAIL SHEET

SHEET NUMBER:  
C - 14



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INITIAL SUBMISSION

ISSUE DATE:  
MAY 31, 2022

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	VM	05/31/22
1	PER REVISED SITE PLAN	VM	07/26/22

DRAWN BY: VM  
APPROVED BY: RW  
DRAWING FILE: 4839-SITE.dwg

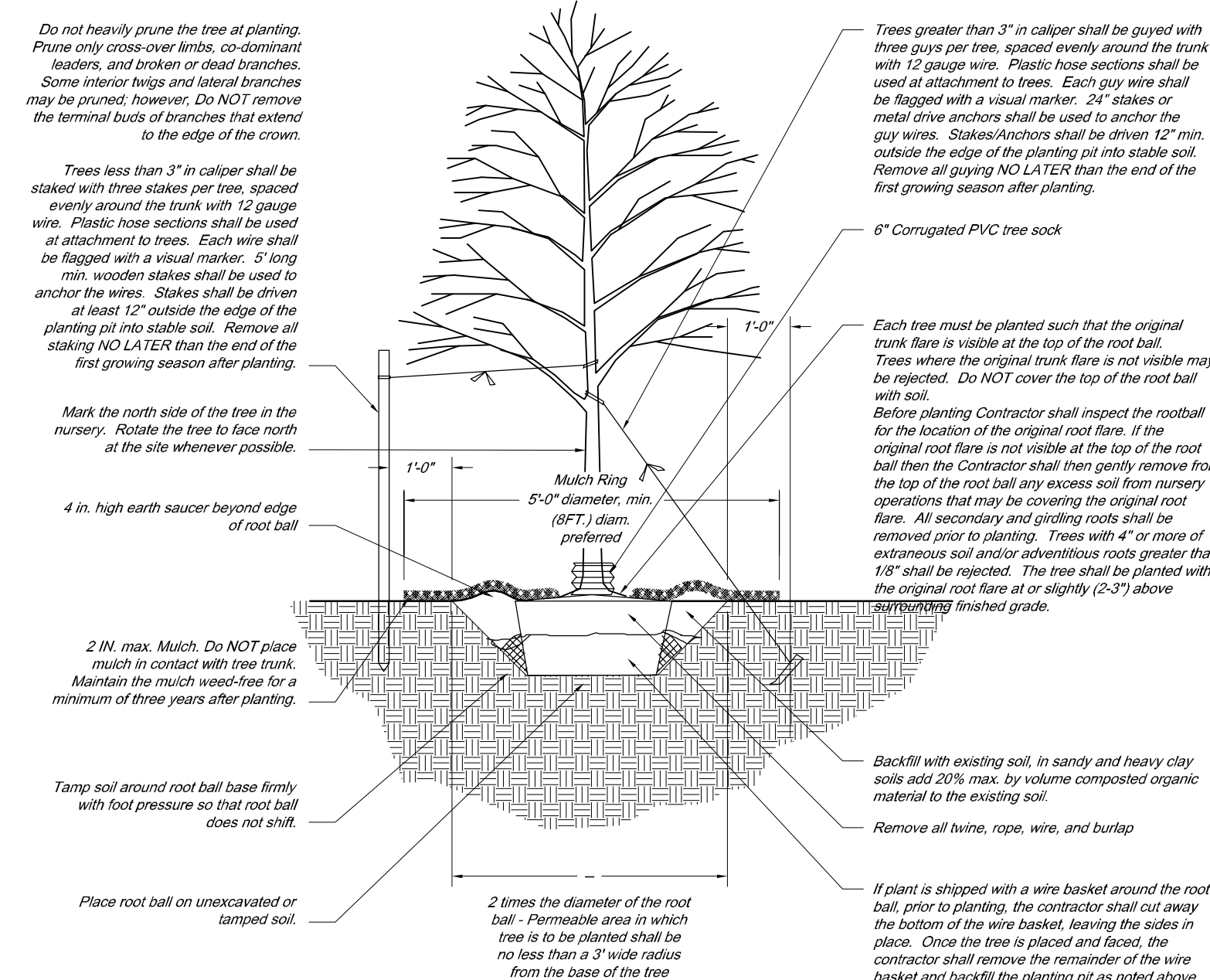
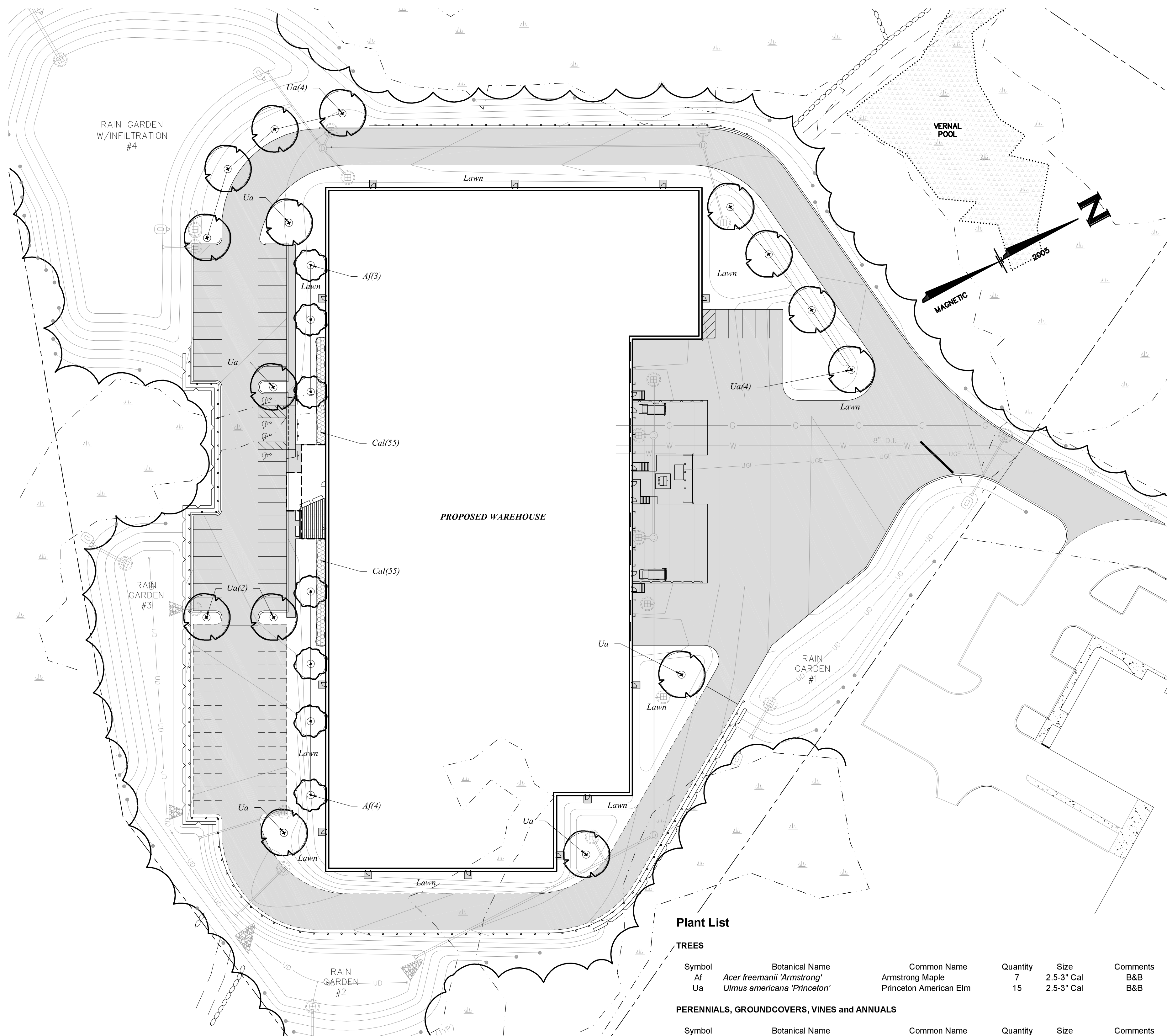
SCALE:  
22" x 34" - 1" = 40'  
11" x 17" - 1" = 80'

OWNER:  
GLERUPS, INC.  
27 PLEASANT STREET  
NEWFIELDS, NH 03856

APPLICANT:  
GLERUPS, INC.  
27 PLEASANT STREET  
NEWFIELDS, NH 03856

PROJECT:  
GLERUPS  
TAX MAP 46, LOT 7  
19 CONTINENTAL DRIVE  
EXETER, NH

TITLE:  
LANDSCAPE PLAN  
SHEET NUMBER:  
L - 1



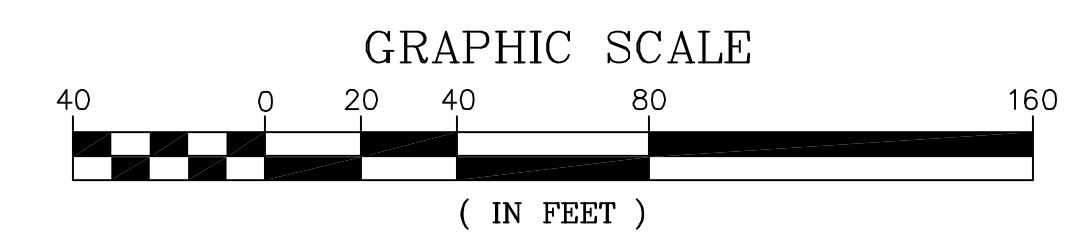
**Tree Planting Detail**

**Landscape Notes**

- Design is based on drawings by Altus Engineering and may require adjustment due to actual field conditions.
- The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
- Erosion Control shall be in place prior to construction.
- Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
- The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
- It is the contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
- Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portalets within the tree protection area.
- Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
- The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
- The Contractor shall procure any required permits prior to construction.
- Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
- Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue, and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
- The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
- A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
- All plants shall be legibly tagged with proper botanical name.
- The Contractor shall guarantee all plants for not less than one year from time of acceptance.
- Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
- No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
- All landscaping shall be provided with the following:
  - Outside hose attachments spaced a maximum of 150 feet apart, and
  - An underground irrigation system, or
  - A temporary irrigation system designed for a two-year period of plant establishment.
- If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
- The contractor is responsible for all plant material from the time their work commences until final acceptance. This includes but is not limited to maintaining all plants in good condition, the security of the plant material once delivered to the site, and watering of plants. Plants shall be appropriately watered prior to, during and after planting. It is the contractor's responsibility to provide clean water suitable for plant health from off site, should it not be available on site.
- All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
- Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and 1/2" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
- In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
- Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy. Within the sight distance triangles at vehicle intersections the canopies shall be raised to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and 1/2" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
- Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
- Landscape Architect is not responsible for the means and methods of the contractor.

**Plant List**

TREES					
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Af	<i>Acer freemanii</i> 'Armstrong'	Armstrong Maple	7	2.5-3" Cal	B&B
Ua	<i>Ulmus americana</i> 'Princeton'	Princeton American Elm	15	2.5-3" Cal	B&B
PERENNIALS, GROUNDCOVERS, VINES and ANNUALS					
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Cal	<i>Calamagrostis acutifolia</i> 'Karl Foerster'	Feather Reed Grass	110	1 gal	







Sheet 19 of 22





Sheet 20 of 22





Sheet 21 of 22





Sheet 22 of 22





# TOWN OF EXETER

## *Planning and Building Department*

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

[www.exeternh.gov](http://www.exeternh.gov)

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**Date:** August 8, 2022  
**To:** Planning Board  
**From:** Dave Sharples, Town Planner  
**Re:** Brentwood Distribution LLC PB Case #22-10

The Applicant is seeking site plan approval for the proposed expansion of the existing laydown area for the PR Russell mulch and forest products processing facility located on Pine Road (in Exeter & Brentwood). The proposed expansion in Exeter measures 161,500 square feet (3.5+acres) in area. The subject property is located in the RU-Rural zoning district and is identified as Tax Map Parcel #30-3 and #43-2.

The Applicant has submitted a site plan and supporting documents, dated June 24, 2022 for review. A Technical Review Committee (TRC) meeting was conducted on July 14, 2022. A copy of the TRC and UEI comment letters, both dated July 19, 2022 are also enclosed for your review.

The Applicant has provided a TRC response letter, dated July 26, 2022, addressing Town and UEI comments and revised plans August 11, 2022 for review. These materials are enclosed.

The Applicant is requesting a waiver from Section 7.4.7 of the Board's Site Plan Review and Subdivision Regulations for the location of significant trees (20" or greater in diameter at breast height) within the area of disturbance. Please see waiver request letter, dated 7/26/22, included with the materials dated August 11, 2022.

In the event the board chooses to hold a site walk, I will ask the applicant to mark out the important features of the site. I will be prepared with suggested conditions of approval at the meeting in the event the board decides to act on the request and forego a site walk.

### **Waiver Motion:**

**Significant Trees (20-inches diameter or greater) waiver motion:** After reviewing the criteria for granting waivers, I move that the request of Brentwood Distribution LLC (PB Case #22-10) for a waiver from Section 7.4.7. of the Site Plan Review and Subdivision Regulations regarding identifying significant trees 20" in diameter or greater be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

**Planning Board Motion:**

**Site Plan Motion:** I move that the request of Brentwood Distribution LLC (PB Case #22-10) for Site Plan approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



**Civil  
Site Planning  
Environmental  
Engineering**

133 Court Street  
Portsmouth, NH  
03801-4413

June 24, 2022

Dave Sharples, Town Planner  
Planning Department, Town of Exeter  
10 Front Street  
Exeter, NH 03833

**Re: Proposed Site Laydown Area Expansion  
Brentwood Tax Map 205, Lot 16, 19 & 19.1  
Exeter Tax Map 30, Lot 3 & Map 43, Lot 2  
91 Pine Road, Brentwood, NH 03833  
Altus Project No. 5237**

Dear Mr. Sharples,

On behalf of the Applicant, Brentwood Distribution, LLC., Altus Engineering, Inc. is pleased to submit Site Plan Application for an expansion to the sites existing laydown area at 91 Pine Road, Brentwood. This project was initially an approved Brentwood project. The proposed project will expand its laydown area  $\pm 168,500$  sf (7,000 sf in Brentwood and 161,500 sf in Exeter) for bagged and palletized mulch and forest products. There are no new buildings or utility services proposed for the site expansion. The existing buildings and associated site activities are located within Brentwood and will remain in accordance with the currently approved site plan. The limit of disturbance will occur within upland areas, outside of the wetlands buffer.

We respectfully request this project be placed on the next available TRC agenda. Note that this project is concurrently being reviewed by Brentwood Planning Board.

Please feel free to contact me directly if you have any questions or require any additional documentation. Thank you for your time and consideration.

Sincerely,

**ALTUS ENGINEERING, INC.**

A handwritten signature in black ink, appearing to read "Eric D. Weinrieb".

Eric D. Weinrieb, P.E.  
President

Ecopy: Marco Carrier, Brentwood Distributions, LLC

RMB/edw/5237.01 CoverLetter.docx



## SITE PLAN REVIEW APPLICATION CHECKLIST

A COMPLETED APPLICATION FOR SITE PLAN REVIEW MUST CONTAIN THE FOLLOWING

1. Application for Hearing ( X )
2. Abutter's List Keyed to Tax Map ( X )  
(including the name and business address of every engineer, architect, land surveyor, or soils scientist whose professional seal appears on any plan submitted to the Board)
3. Completed- " Checklist for Site Plan Review" ( X )
4. Letter of Explanation ( X )
5. Written Request for Waiver (s) from " Site Plan Review and Subdivision Regulations" (n/a)  
(if applicable)
6. Completed "Preliminary Application to Connect and /or Discharge to Town of Exeter- Sewer, Water or Storm Water Drainage System(s)"( if applicable) (n/a)
7. Planning Board Fees ( X )
8. Seven (7) full-sized copies of Site Plan ( X )
9. Fifteen (15) 11"x17" copies of the final plan to be submitted **TEN DAYS PRIOR** to the public hearing date. ( X )
10. Three (3) pre-printed 1"x 2 5/8" labels for each abutter, the applicant and all consultants. ( X )

**NOTES:** All required submittals must be presented to the Planning Department office for distribution to other Town departments. Any material submitted directly to other departments will not be considered.





5. ESTIMATED TOTAL SITE DEVELOPMENT COST \$ \_\_\_\_\_

6. EXPLANATION OF PROPOSAL: Proposing to expand the site's existing laydown area  
168,500 s.f Brentwood 7,000 s.f. and Exeter 161,500 s.f.)

7. ARE MUNICIPAL SERVICES AVAILABLE? (YES/NO) No

If yes, Water and Sewer Superintendent must grant written approval for connection.  
If no, septic system must comply with W.S.P.C.C. requirements.

8. LIST ALL MAPS, PLANS AND OTHER ACCOMPANYING MATERIAL SUBMITTED WITH THIS APPLICATION:

<u>ITEM:</u>	<u>NUMBER OF COPIES</u>
A. <u>Application Package</u>	<u>5</u>
B. <u>Plan Set</u>	<u>5</u>
C. <u>Drainage Analysis</u>	<u>3</u>
D. _____	_____
E. _____	_____
F. _____	_____

9. ANY DEED RESTRICTIONS AND COVENANTS THAT APPLY OR ARE CONTEMPLATED (YES/NO) No IF YES, ATTACH COPY.

10. NAME AND PROFESSION OF PERSON DESIGNING PLAN:

NAME: Altus Engineering, Inc., Eric D. Weinrieb, P.E.

ADDRESS: 133 Court Street, Portsmouth, NH 038001

PROFESSION: Civil Engineers TELEPHONE: (603) 433-2335

11. LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED:

\_\_\_\_\_  
Paved laydown area, stormwater collection and treatment system  
\_\_\_\_\_  
\_\_\_\_\_



**12. HAVE ANY SPECIAL EXCEPTIONS OR VARIANCES BEEN GRANTED BY THE ZONING BOARD OF ADJUSTMENT TO THIS PROPERTY PREVIOUSLY?**

IF YES, DESCRIBE BELOW. (Please check with the Planning Department Office to verify)

No

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**13. WILL THE PROPOSED PROJECT INVOLVE DEMOLITION OF ANY EXISTING BUILDINGS OR APPURTENANCES? IF YES, DESCRIBE BELOW.**

(Please note that any proposed demolition may require review by the Exeter Heritage Commission in accordance with Article 5, Section 5.3.5 of the Exeter Zoning Ordinance).

No

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**14. WILL THE PROPOSED PROJECT REQUIRE A “NOTICE OF INTENT TO EXCAVATE” (State of NH Form PA-38)? IF YES, DESCRIBE BELOW.**

No

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**NOTICE:** I CERTIFY THAT THIS APPLICATION AND THE ACCOMPANYING PLANS AND SUPPORTING INFORMATION HAVE BEEN PREPARED IN CONFORMANCE WITH ALL APPLICABLE REGULATIONS; INCLUDING BUT NOT LIMITED TO THE “SITE PLAN REVIEW AND SUBDIVISION REGULATIONS” AND THE ZONING ORDINANCE. FURTHERMORE, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 15.2 OF THE “SITE PLAN REVIEW AND SUBDIVISION REGULATIONS”, I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE 06/20/22 OWNER’S SIGNATURE See Letter of Authorization

ACCORDING TO RSA 676.4.I ( c ), THE PLANNING BOARD MUST DETERMINE WHETHER THE APPLICATION IS COMPLETE WITHIN 30 DAYS OF SUBMISSION. THE PLANNING BOARD MUST ACT TO APPROVE, CONDITIONALLY APPROVE, OR DENY AN APPLICATION WITHIN SIXTY FIVE (65) DAYS OF ITS ACCEPTANCE BY THE BOARD AS A COMPLETE APPLICATION. A SEPARATE FORM ALLOWING AN EXTENSION OR WAIVER TO THIS REQUIREMENT MAY BE SUBMITTED BY THE APPLICANT.

## Site Plan Review - Waiver Request

*Brentwood Distribution, LLC*

June 2022

### 7.4.7 Natural features - (significant trees 20-inches or greater):

*Explanation:*

All trees within the limit of disturbance will be cut. The proposed design of the laydown area will not change as the result of a tree survey. All harvested trees will be recycled on site as manufactured wood products. Trees outside of the work limits will be preserved; 23.37-acres out of 28.63 acres or 81.6% of the land within Exeter.





**ABUTTERS:** PLEASE LIST ALL PERSONS WHOSE PROPERTY IS LOCATED IN NEW HAMPSHIRE AND ADJOINS OR IS DIRECTLY ACROSS THE STREET OR STREAM FROM THE LAND UNDER CONSIDERATION BY THE BOARD. THIS LIST SHALL BE COMPILED FROM THE EXETER TAX ASSESSOR'S RECORDS.

TAX MAP See attached abutters list  
NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
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**Please attach additional sheets, if needed**



## SITE PLAN REQUIREMENTS

### 7.4 Existing Site Conditions Plan

Submission of this plan will not be applicable in all cases. The applicability of such a plan will be considered by the TRC during its review process as outlined in Section 6.5 Technical Review Committee (TRC) of these regulations. The purpose of this plan is to provide general information on the site, its existing conditions, and to provide the base data from which the site plan or subdivision will be designed. The plan shall show the following:

APPLICANT	TRC	REQUIRED EXHIBITS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.1 Names, addresses, and telephone numbers of the owner, applicant, and person(s) or firm(s) preparing the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.2 Location of the site under consideration, together with the current names and addresses of owners of record, of abutting properties and their existing land use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.3 Title, date, north arrow, scale, and Planning Board Case Number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.4 Tax map reference for the site under consideration, together with those of abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.5 Zoning (including overlay) district references.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.6 A vicinity sketch or aerial photo showing the location of the land/site in relation to the surrounding public street system and other pertinent location features within a distance of 2,000-feet, or larger area if deemed necessary by the Town Planner.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.7 Natural features including watercourses and water bodies, tree lines, significant trees (20-inches or greater in diameter at breast height) and other significant vegetative cover, topographic features, and any other environmental features that are important to the site design process.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.8 Man-made features such as, but not limited to, existing roads, structures, and stone walls. The plan shall also indicate which features are to be retained and which are to be removed or altered.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.9 Existing contours at intervals not to exceed 2-feet with spot elevations provided when the grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.10 A High Intensity Soil Survey (HISS) of the entire site, or appropriate portion thereof. Such soil surveys shall be prepared by a certified soil scientist in accordance with the standards established by the Rockingham County Conservation District. Any cover letters or explanatory data provided by the certified soil scientist shall also be submitted.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.11 State and Federally designated wetlands, setback information, total wetlands proposed to be filled, other pertinent information and the following wetlands note: "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."</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.12 Surveyed property lines including angles and bearings, distances, monument locations, and size of the entire parcel. A professional land surveyor licensed in New Hampshire must attest to said plan.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.13 The lines of existing abutting streets and driveway locations within 200-feet of the site.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.14 The location, elevation, and layout of existing catch basins and other surface drainage features.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.15 The shape, size, height, location, and use of all existing structures on the site and approximate location of structures within 200-feet of the site.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.16 The size and location of all existing public and private utilities, including off-site utilities to which connection is planned.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.17 The location of all existing easements, rights-of-way, and other encumbrances.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.18 All floodplain information, including the contours of the 100-year flood elevation, based upon the Flood Insurance Rate Map for Exeter, as prepared by the Federal Emergency Management Agency, dated May 17, 1982.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.19 All other features which would fully explain the existing conditions of the site.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.20 Name of the site plan or subdivision.</p>



## 7.5 Proposed Site Conditions Plan (Pertains to Site Plans Only)

The purpose of this plan is to illustrate and fully explain the proposed changes taking place within the site. The proposed site conditions plan shall depict the following:

APPLICANT	TRC	REQUIRED EXHIBITS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.1 Proposed grades and topographic contours at intervals not to exceed 2-feet with spot elevations where grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.2 The location and layout of proposed drainage systems and structures including elevations for catch basins.
<input type="checkbox"/> n/a	<input type="checkbox"/>	7.5.3 The shape, size, height, and location of all proposed structures, including expansion of existing structures on the site and first floor elevation(s). Building elevation(s) and a rendering of the proposed structure(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.4 High Intensity Soil Survey (HISS) information for the site, including the total area of wetlands proposed to be filled.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.5 State and Federally designated wetlands, setback information, total wetlands proposed to be filled, other pertinent information and the following wetlands note: "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."
<input type="checkbox"/> n/a	<input type="checkbox"/>	7.5.6 Location and timing patterns of proposed traffic control devices.
<input type="checkbox"/> n/a	<input type="checkbox"/>	7.5.7 The location, width, curbing and paving of all existing and proposed streets, street rights-of-way, easements, alleys, driveways, sidewalks and other public ways. The plan shall indicate the direction of travel for one-way streets. See Section 9.14 – Roadways, Access Points, and Fire Lanes for further guidance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.8 The location, size and layout of off-street parking, including loading zones. The plan shall indicate the calculations used to determine the number of parking spaces required and provided. See Section 9.13 – Parking Areas for further guidance.
<input type="checkbox"/> n/a	<input type="checkbox"/>	7.5.9 The size and location of all proposed public and private utilities, including but not limited to: water lines, sewage disposal facilities, gas lines, power lines, telephone lines, cable lines, fire alarm connection, and other utilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.10 The location, type, and size of all proposed landscaping, screening, green space, and open space areas.
<input type="checkbox"/> n/a	<input type="checkbox"/>	7.5.11 The location and type of all site lighting, including the cone(s) of illumination to a measurement of 0.5-foot-candle.
<input type="checkbox"/> n/a	<input type="checkbox"/>	7.5.12 The location, size, and exterior design of all proposed signs to be located on the site.
<input type="checkbox"/> n/a	<input type="checkbox"/>	7.5.13 The type and location of all solid waste disposal facilities and accompanying screening.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.14 Location of proposed on-site snow storage.
<input type="checkbox"/>	<input type="checkbox"/>	7.5.15 Location and description of all existing and proposed easement(s) and/or right-of-way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.16 A note indicating that: "All water, sewer, road (including parking lot), and drainage work shall be constructed in accordance with Section 9.5 Grading, Drainage, and Erosion & Sediment Control and the Standard Specifications for Construction of Public Utilities in Exeter, New Hampshire". See Section 9.14 Roadways, Access Points, and Fire Lanes and Section 9.13 Parking Areas for exceptions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.17 Signature block for Board approval

**OTHER PLAN REQUIREMENTS (See Section indicated)**

- 7.7 Construction plan
- 7.8 Utilities plan
- 7.9 Grading, drainage and erosion & sediment control plan
- 7.10 Landscape plan
- 7.11 Drainage Improvements and Storm Water Management Plan
- 7.12 Natural Resources Plan
- 7.13 Yield Plan

**Letter of Authorization**

I, Marco Carrier of Brentwood Distribution, LLC, hereby authorize Altus Engineering, Inc. of Portsmouth, NH to represent me in all matters concerning the engineering and related permitting of a site plan on Brentwood Tax Map 205, Lot 16 & 19 and Exeter Tax Map 30 Lot 3 & Map 42 Lot 2 located at 91 Pine Road in Brentwood, New Hampshire. This authorization shall include any signatures required for Federal, State and Municipal permit applications.

  
Signature

\_\_\_\_\_  
Marco Carrier

6-15-22  
Date

  
Witness

Holly Hare  
Print Name

6/15/22  
Date

**Town of Exeter**  
**Summary of Application Fee**  
Revised 6/22/22

***Proposed Site Laydown Area Expansion***  
***91 Pine Road***

**Site Plan Review**

Base Application fee (Major)	\$250
\$5/\$1,000 Site Improvements \$681,000 x \$5/\$1,000 =	\$3,405

**Abutters (and consultants) Notification Mailing Fee:**

6 Abutters + Engineer, Surveyor, and Landscape Architect	
6 notices total x \$10 each =	\$60

**Legal Notice Fees:**

Legal Notice	\$50
	=====
Total Payable with Application =	\$3,765



**Civil** | 133 Court Street  
**Site Planning** | Portsmouth, NH  
**Environmental** | 03801-4413  
**Engineering** | (603) 433-2335

## Proposed Site Laydown Area Expansion Brentwood Distribution, LLC

91 Pine Road  
Brentwood, NH

### Cost Estimate - Site Work

**DATE:** June 23, 2022  
**PROJECT:** 5237

ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
<b>CLEARING AND GRUBBING</b>				
VEGETATION REMOVAL AND LOAM STRIPPING	1	LS	\$20,000.00	\$20,000.00
<b>SEDIMENT AND EROSION CONTROL</b>				
COMPOST SOCK FOR PERIMETER BERM	2,000	LF	\$3.50	\$7,000.00
<b>STORM DRAINAGE SYSTEM</b>				
6" CPP PERFORATED DRAINAGE PIPE	320	LF	\$23.18	\$7,417.60
18" CPP DRAINAGE PIPE	52	LF	\$67.00	\$3,484.00
2' ID CATCH BASIN	1	EA	\$2,000.00	\$2,000.00
RIP RAP	30	CY	\$35.00	\$1,050.00
FILTER MEDIA	420	CY	\$40.00	\$16,800.00
3/8" PEASTONE CHOKER COURSE	70	CY	\$38.00	\$2,660.00
3/4" STONE RESERVOIR COURSE	326	CY	\$42.00	\$13,692.00
<b>AGGREGATE BASE COURSES</b>				
GRAVEL (NHDOT 304.2)	6,240	CY	\$26.00	\$162,240.00
CRUSHED GRAVEL (NHDOT 304.3)	3,120	CY	\$30.00	\$93,600.00
<b>HOT BITUMINOUS PAVEMENT</b>				
2.5" BASE COURSE	2,700	TON	\$90.00	\$243,000.00
1.5" WEARING COURSE	1,600	TON	\$90.00	\$144,000.00
<b>TOTAL:</b>				<b>\$716,943.60</b>
<b>Work within Exeter (95% )</b>				<b>\$681,096.42</b>
<b>Work within Brentwood (5%)</b>				<b>\$35,847.18</b>

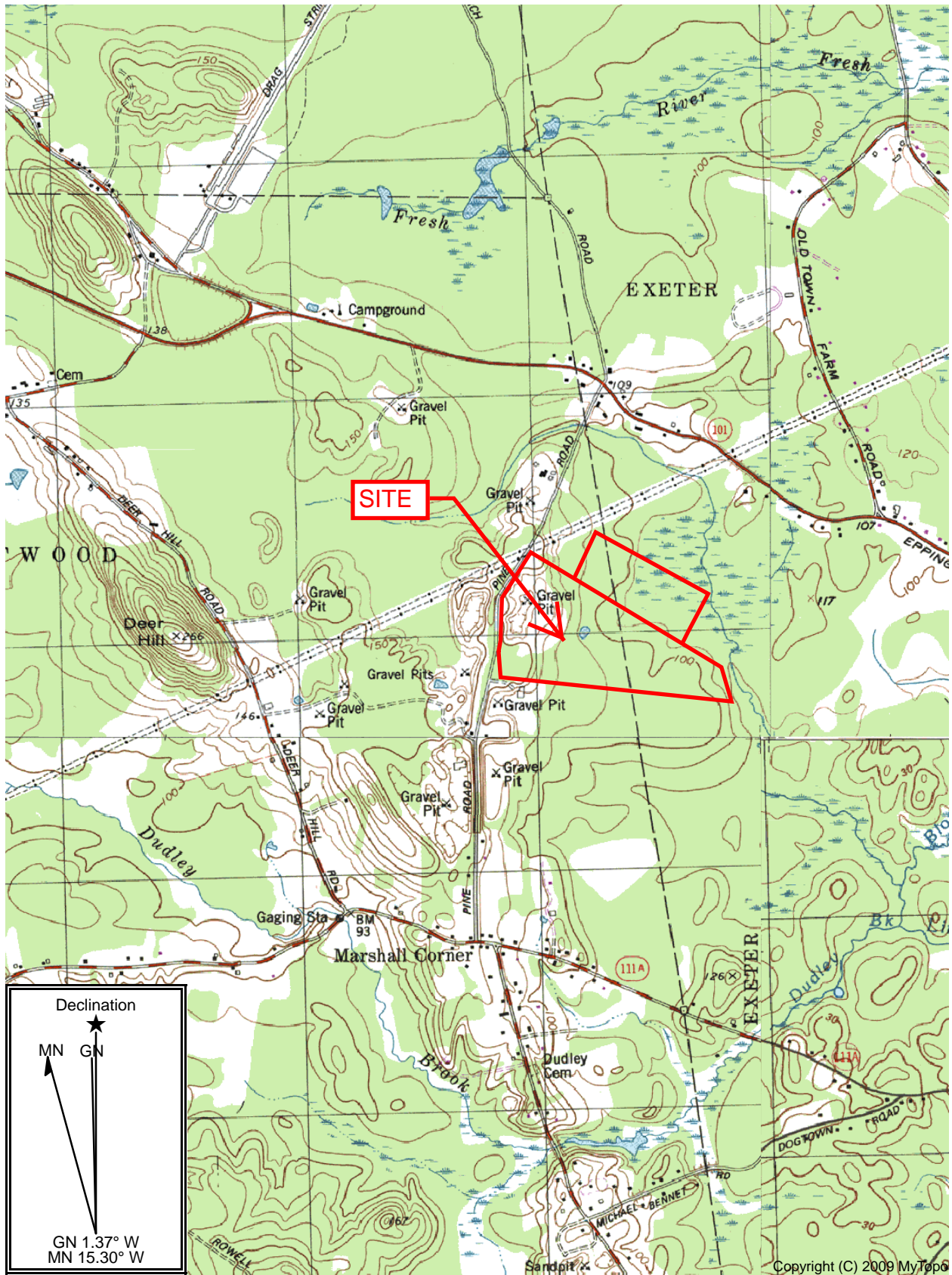
**EXCLUSIONS:**

**ITEMS EXCLUDED FROM THIS ESTIMATE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:**

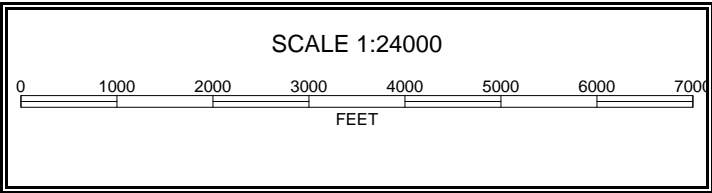
INSPECTION FEES, MATERIALS AND COMPACTION TESTING, TEMPORARY STABILIZATION, STAGING, MOBILIZATION, SWPPP REQUIREMENTS, UNFORESEEN CONDITIONS, PRICE ESCALATION, LEGAL WORK, ETC.

**THIS ESTIMATE IS FOR PERMIT APPLICATION PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION, CONSTRUCTION BIDDING, CONTRACTING OR SUBCONTRACTING.**





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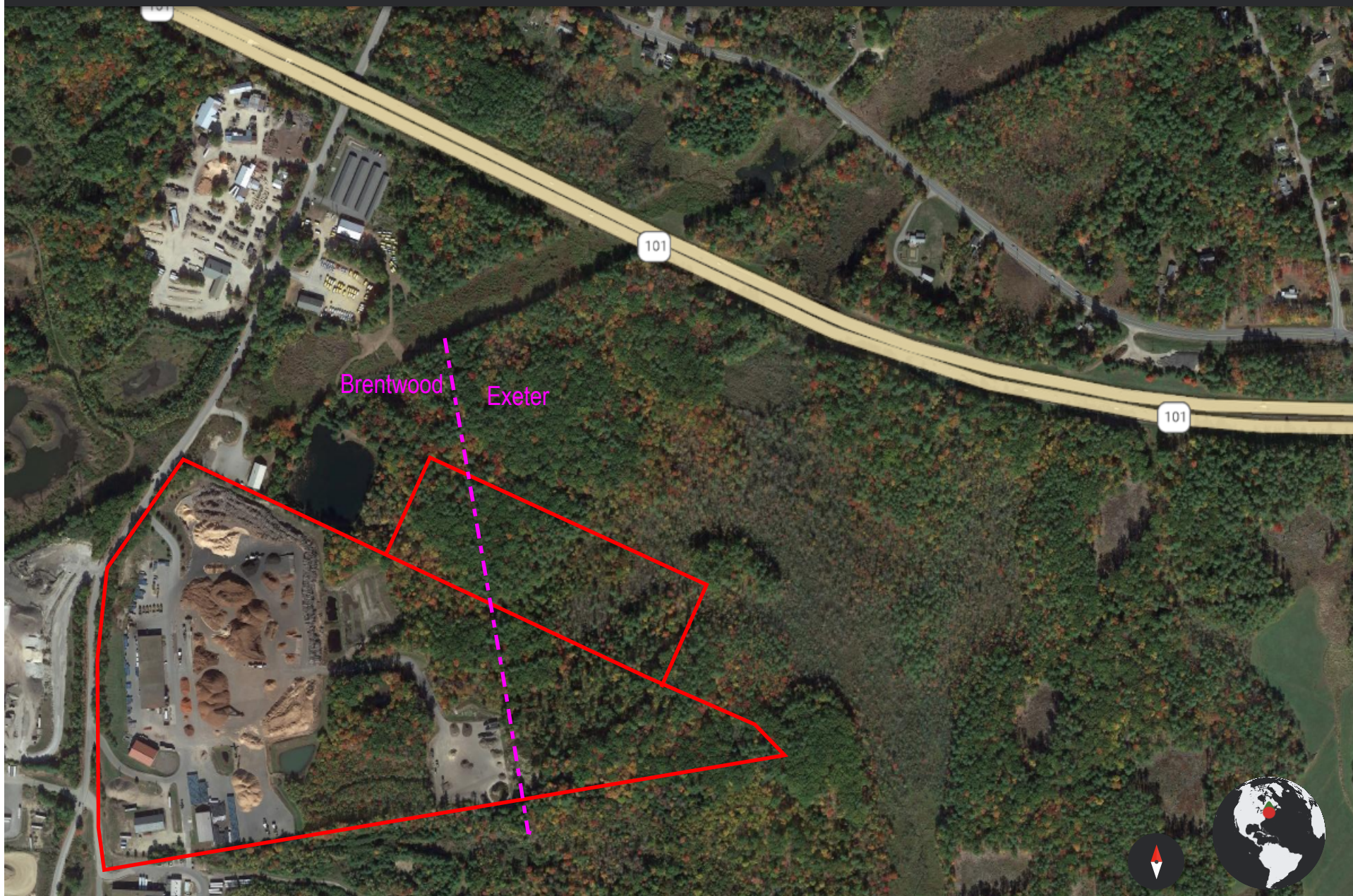




You are currently running an experimental version of Earth.

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Google Earth  
Google

Imagery date: 10/11/20—newer

300 m

Camera: 2,530 m

43°00'24"N 71°00'15"W

25 m



**Brentwood Distribution, LLC  
Brentwood Tax Map 205 Lot 16, 19 & 19.01  
Exeter Tax Map 30 Lot 3 and Map 43 Lot 2**

**Abutters List (parcel within 200 feet)**

Prepared on June 20, 2022

**Brentwood Map 205 Lot 16, 19  
& 19.01**

Map 205 Lot 6  
MTI Polyexe, Inc.  
P.O. Box 405  
Lolita, TX 77871

Map 205 Lot 7  
Pike Industries, Inc.  
3 Eastgate Park Road  
Belmont, NH 03220

Map 205 Lot 8 and Lot 15  
State of New Hampshire  
P.O. Box 483  
Concord, NH 03302

Map 205 Lot 17  
Silver Granada realty, LLC  
131 Pine Road  
Brentwood, NH 03833

Map 205 Lot 18  
P. Lily Properties, LLC  
44 Gile Road  
Nottingham, NH 03290

Map 205 Lot 21  
Northern Elastomeric, Inc.  
61 Pine Road  
Brentwood, NH 03833

Map 203 Lot 36  
State of NH Fish & Game  
11 Hazen Drive  
Concord, NH 03301-6502

Map 212 Lot 12  
Robert Webb Realty  
37 Middle Road  
Brentwood, NH 03833

**Exeter Map 30 Lot 3  
Map 43 Lot 2**

Map 30 Lot 6 & 10  
State of New Hampshire  
Dept. of Transportation  
P.O. Box 483  
Concord, NH 03302

Map 30 Lot 7  
Town of Exeter  
10 Front Street  
Exeter, NH 03833

Map 43 Lot 1  
Mathes Family Limited  
110 Raymond Road  
Deerfield NH 03037

**Owners/Applicant:**

Brentwood  
Map 205 Lot 16, 19, 19.1  
Exeter Map 30 Lot 3  
Brentwood Distribution, LLC  
91 Pine Road  
Brentwood, NH 03833

**Engineer:**

Eric D. Weinrieb, P.E.  
Altus Engineering, Inc.  
133 Court Street  
Portsmouth, NH 03801

**Surveyor:**

James Verra and Associates, Inc.  
101 Shattuck Way, Suite 8  
Newington, NH 03801-7868

**Soils & Wetland Scientist:**

Gove Environmental Services  
8 Continental Drive  
Bldg. 2 Unit H  
Exeter, NH 03833



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Prepared By:



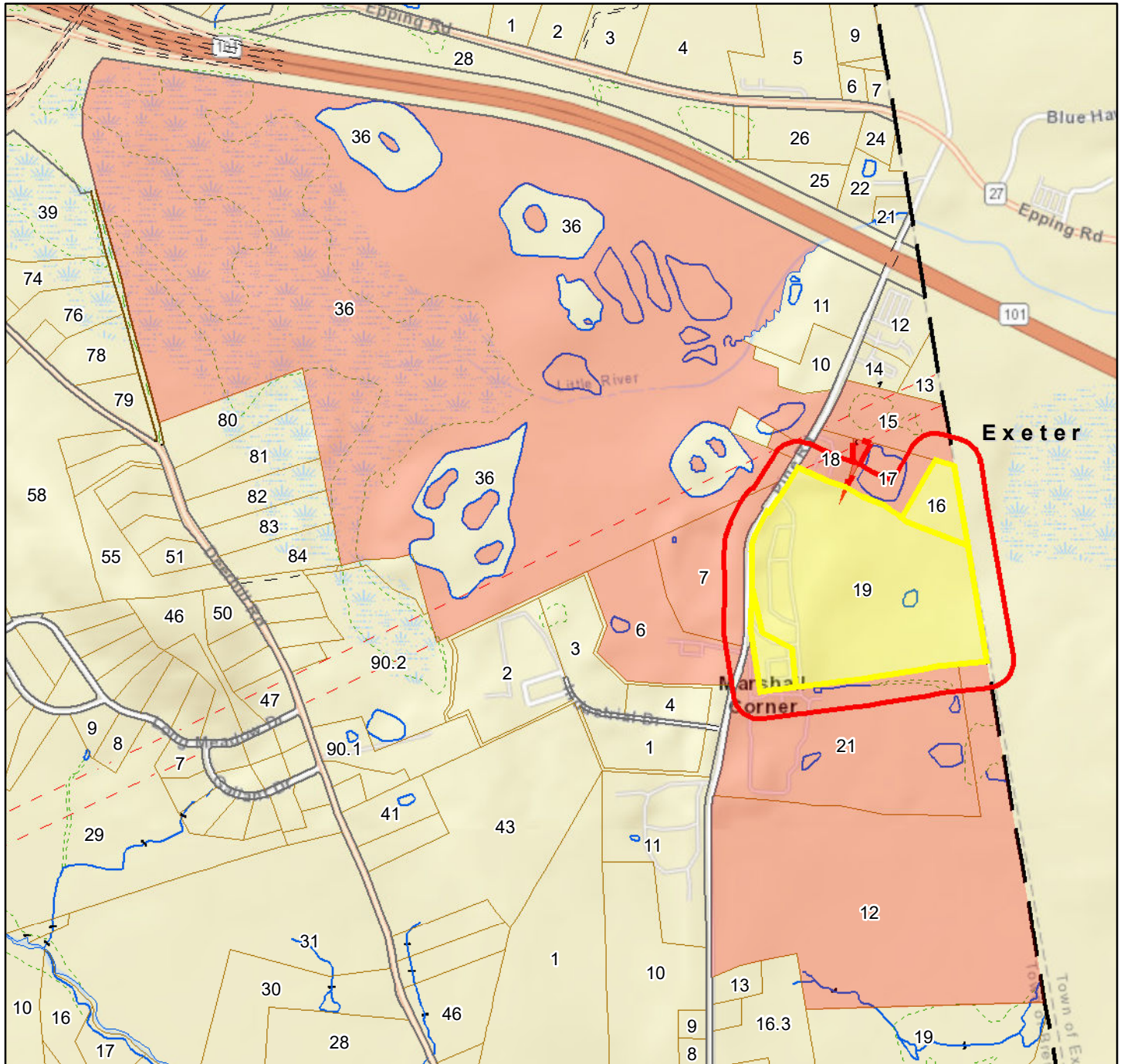
Brentwood, NH



June 3, 2022

1 inch = 1102 Feet

www.cai-tech.com



Large Scale	PWATER	PVTRD-RW	UTILITY
CAI Town Line	ROAD	ROADTIC	WATER
PROPERTYLINE	ROADCLASSVI	RW	WETLAND
PVTRD	HOOKS	TRAIL	Water Lines

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



101

SOUTH OF OLD EPPING RD

EPPING RD

OFF EPPING RD

30/10

30/03

30/06

30/07

43/02

43/01

- Parcels
- NH Highways
  - Interstate
  - US Highway
  - State Highway
- Town Boundary
- Abutting Towns
- Streets (Updated Feb 2019)
- Misc Streams
- Parcel Streams
- Open Water
- Buildings

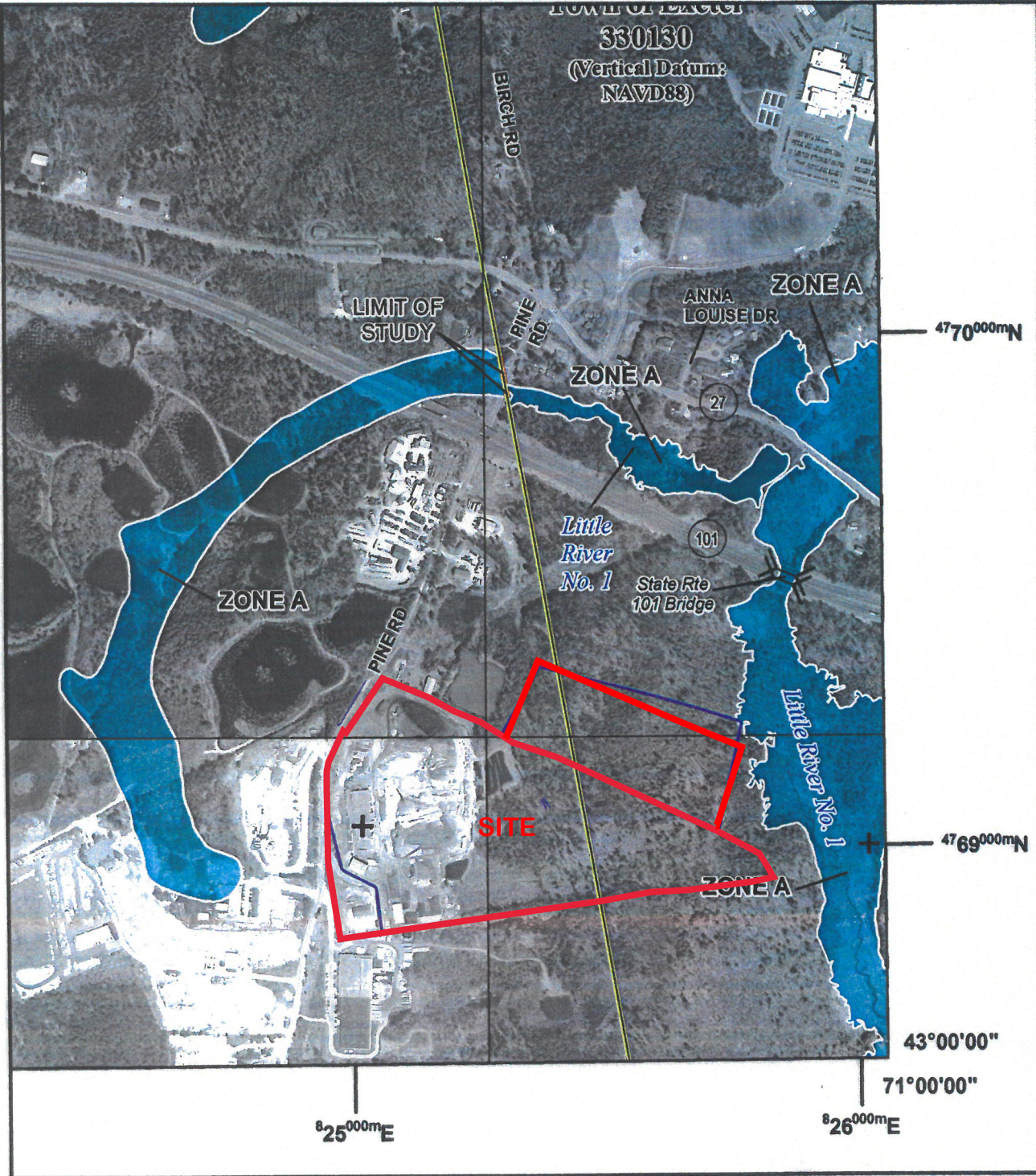
The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 700 1400 ft

Printed on 01/19/2022 at 05:04 PM

Exeter MapsOnline





# SCALE



Map Projection:  
 NAD 1983 StatePlane New Hampshire FIPS 280  
 Western Hemisphere; Vertical Datum: NAVD 88

**1 inch = 1,000 feet**

0      1,000      2,000

**FEMA**



National Flood Insurance Program

**NATIONAL FLOOD INSURANCE PROGRAM**  
 FLOOD INSURANCE RATE MAP

**ROCKINGHAM COUNTY, NEW HAMPSHIRE**  
 (All Jurisdictions)



FEMA

PANEL 220 OF 681

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
BRENTWOOD, TOWN OF	330125	0220	F
EPPING, TOWN OF	330129	0220	F
EXETER, TOWN OF	330130	0220	F
NEWFIELDS, TOWN OF	330228	0220	F
NEWMARKET, TOWN OF	330136	0220	F

VERSION NUMBER  
 2.3.2.1

MAP NUMBER  
 33015C0220F

MAP REVISED  
 January 29, 2021

This is an official FIRMeets showing a portion of the above-referenced flood map created from the MSC FIRMeets Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.



# TOWN OF EXETER

## *Planning and Building Department*

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

[www.exeternh.gov](http://www.exeternh.gov)

---

**Date:** July 19, 2022  
**To:** Eric Weinrib, P.E., Altus Engineering Inc.  
Marco Carrier, Brentwood Distribution LLC  
**From:** Dave Sharples, Town Planner  
**Re:** Site Plan Review TRC Comments  
Brentwood Distribution LLC - PB Case #22-10  
Tax Map Parcels #30-3 and #43-2

The following comments are provided as a follow-up for technical review of the site plans and supporting documents submitted on June 24<sup>th</sup>, 2022 for the above-captioned project. The TRC meeting was held on Thursday, July 14<sup>th</sup>, 2022 and materials were reviewed by Town departments.

### **TOWN PLANNER COMMENTS**

1. UEI will conduct a third-party review;
2. Please identify all significant trees in the area of disturbance per Section 7.4.7;
3. Are there any known environmental hazards on the site? Have any environmental studies/assessments been performed? If so, please provide copies;
4. Provide monumentation in accordance with section 9.25;
5. Will the proposed use create any noise, smoke, or odors? If so, please explain.
6. Provide a list of materials that will be stored onsite and describe if any pose any threat to the surrounding environment and, if so, how this potential threat will be mitigated;
7. Please confirm that no heavy equipment or machinery of any kind will be stored in Exeter. If it will be, even on occasion, provide a list of such equipment and machinery and a plan to mitigate any potential spills/leaks, etc.
8. Add note per Section 7.5.16.

### **PUBLIC WORKS COMMENTS**

Received e-mail from Town Engineer Paul Vlasich, dated 7/19/22, confirming no DPW comments.

### **FIRE DEPARTMENT COMMENTS**

Received e-mail from Ass't. Fire Chief Justin Pizon, dated 7/19/22, confirming no Fire Dept. comments.

## **NATURAL RESOURCE PLANNER COMMENTS**

### **General Comments**

1. Notes on various pages list wetland survey dates differently throughout. No note indicates Jim Gove participated in the survey and yet it is his stamp on the plans. Please update notes to reflect all of the survey dates and participants.
2. Did any of the wetlands indicate potential vernal pool conditions and if so was a follow up survey completed?
3. I did not see snow storage (Site and Sub Regs 7.5.14) or significant trees (remaining or to be removed) indicated (SS Regs 7.4.7). Please provide.
4. Please confirm all erosion control materials are limited to natural material such as jute or coconut fiber matting as photodegradable plastic causes wildlife impacts. Add note accordingly.
5. Are the boulder fields indicated natural, if not, were they previously permitted?
6. Add note in construction sequence that limits of disturbance will be marked onsite prior to tree removal.
7. The field delineated wetland boundary is different from the Prime Wetland boundary. Officially amending the prime wetland boundary to reflect field conditions is always preferred for resource protection purposes. It is my understanding from past projects, modifying the boundary however is left to the property owner's discretion.

In order to be heard at the **August 25<sup>th</sup>, 2002** Planning Board meeting, please submit any revised plans along with a letter responding to these comments (and other review comments, if applicable) **no later than August 11,2022,** but sooner if possible, to allow staff adequate time to review the revisions and responses prior to the planning board hearing.



2822.00

July 19, 2022

David Sharples, Town Planner  
Town Planning Office, Town of Exeter  
10 Front Street  
Exeter, NH 03833

**Re: *Brentwood Distribution Laydown Area Expansion  
Design Review Engineering Services***  
Exeter, New Hampshire

**Site Information:**

---

Tax Map/Lot#:	30/3 and 43/2	Review No. 1
Address:	91 Pine Road	
Lot Area:	28.63 ac in Exeter (4.91 ac developed for this project)	
Proposed Use:	Commercial	
Water:	N/A	
Sewer:	N/A	
Zoning District:	RU	
Applicant:	Brentwood Distribution, LLC	
Design Engineer:	Altus Engineering	

**Application Materials Received:**

- Site plan set entitled “Proposed Site Laydown Area Expansion” dated June 24, 2022, prepared by Altus Engineering.
- Site plan application materials prepared by Altus Engineering.
- Drainage analysis prepared by Altus Engineering.

Dear Mr. Sharples:

Based on our review of the above information, in addition to comments provided by the Town, we offer the following comments in accordance with the Town of Exeter Regulations and standard engineering practice.

Site Plan

1. Snow storage areas should be designated and shown on the plan if the stockpile area is to be utilized to ensure adequate area is provided and snow is not pushed into the drainage feature at the end of the paved area.

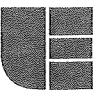
2. The stockpile area is presented as containing bagged materials only. Bagged materials imply palletted materials. Inevitably, the pallets will be stockpiled/pushed against the outer perimeter curbing of the paved area. Per comments 4 and 5 below, concerns about the potential volume of water being proposed for conveyance via sheet flow to the treatment BMP. Pallets will trap debris and impede the flow.

#### Grading and Drainage Plan

3. Based on Test Pits 2 and 3, ESHWT is approximately 2' bgs or at elevation 85'/86' in the area proposed for bio-retention treatment of stormwater. Are the proposed underdrains going to be wicking water away from the upland area continuously?
4. Attempting to convey 4 acres of paved area as sheet flow has challenges. UE concurs that the contours are trying to keep the water from being concentrated along the cape cod curbing, however as depicted, the profile slope is going to dominate over the cross slopes. With that said, the following concerns are noted:
  - As the stockpile pad area is tapered and contained by cape cod curbing along its sides, the potential exists for significant volume of stormwater run-off to be conveyed along the curbed edge, thereby entering the rip-rapped sedimentation pond area as two concentrated flows. The limits of pavement and/or grading should be reviewed to see what can be done to break the water up into sheet flow.
  - Alternatively, perhaps the grading of the entire stockpile area can be modified to keep a significant amount of the run-off within the center of the stockpile area.
5. UE recommends that the applicant consider pulling the pavement back from the top of the detention basin a modest distance to allow the transition from the edge of pavement to the top of the basin to be more gradual. The area between will likely still need to be armored with fabric but will be considerably shallower in slope to afford a more stable transition.

#### Stormwater Design and Modeling

6. Per comments above, the project is proposing to convey significant volumes of water via sheet flow. Flows are expected to be on the order of 23.25 CFS (10,000gpm) in the 10-year storm and in excess of 36 CFS in the 50-year storm. This represents 2-2.5" inches of flow depth over the 85' (weir edge) of the pavement.
7. The project should contain a Stormwater O&M manual as part of the final submittal.
8. **PTAP Database: This project requires registration with the PTAP Database**, the Applicant is requested to enter project related stormwater tracking information contained in the site plan application documents using the Great Bay Pollution Tracking and Accounting Program (PTAP) database ([www.unh.edu/unhsc/ptapp](http://www.unh.edu/unhsc/ptapp)) and submit the information with the resubmitted response to comments.







Page 3 of 3  
David Sharples  
July 19, 2022

Details

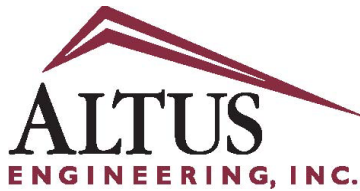
9. The detail of the interface between the edge of pavement and the beginning of the rip-rap armoring could use additional definition to clearly convey the intent.

A written response is required to facilitate future reviews. Please contact us if you have any questions.

Very truly yours,  
UNDERWOOD ENGINEERS, INC.

Allison M. Rees, P.E.  
Project Manager

Robert J. Saunders, P.E.  
Senior Project Engineer



**Civil  
Site Planning  
Environmental  
Engineering**

133 Court Street  
Portsmouth, NH  
03801-4413

July 26, 2022

Dave Sharples, Town Planner  
Planning Department, Town of Exeter  
10 Front Street  
Exeter, NH 03833

**Re: Exeter Case No. 22-10  
Proposed Site Laydown Area Expansion  
91 Pine Road  
Brentwood, NH 03833  
Altus Project No. 5237**

The following responses are provided to design review comments received to date:

- Memorandum prepared by Dave Sharples, Town Planner, dated July 19, 2022
- Design review letter prepared by Underwood Engineers, dated July 19, 2022

#### **Town Planner Comments**

1. *UEI will conduct a third-party review;* **Response:** no comment required.
2. *Please identify all significant trees in the area of disturbance per Section 7.4.7;* **Response:** A waiver request to Section 7.4.7 was submitted as part of the initial application and has been updated.
3. *Are there any known environmental hazards on the site? Have any environmental studies/assessments been performed? If so, please provide copies;*  
**Response:** There are no known environmental hazard on site and no studies have been performed. The site is in a natural state.
4. *Provide monumentation in accordance with section 9.25;*  
**Response:** The survey plan has been updated, indicating the installation of monumentation of existing property corner(s). The additional monumentation is scheduled to be completed by early August 2022.
5. *Will the proposed use create any noise, smoke, or odors? If so, please explain.*  
**Response:** No. Bagged and palletized wood products will be placed at laydown area between September and December; where they will remain until spring when it is trucked off-site.
6. *Provide a list of materials that will be stored onsite and describe if any pose any threat to the surrounding environment and, if so, how this potential threat will be mitigated;*  
**Response:** Bagged and palletized wood products only. The product will not threaten surrounding area.

7. *Please confirm that no heavy equipment or machinery of any kind will be stored in Exeter. If it will be, even on occasion, provide a list of such equipment and machinery and a plan to mitigate any potential spills/leaks, etc.*

**Response:** The proposed laydown area is for seasonal storage of bagged and palletized wood productions only. All manufacturing equipment and processing will operate and be stored at the main facility near Pine Road.

8. *Add note per Section 7.5.16.* **Response:** Note #15 on Sheet C-2 has been revised.

### **General Comments**

1. *Notes on various pages list wetland survey dates differently throughout. No note indicates Jim Gove participated in the survey and yet it is his stamp on the plans. Please update notes to reflect all of the survey dates and participants.* **Response:** Note #27 on Sheet C-1 has been added
2. *Did any of the wetlands indicate potential vernal pool conditions and if so was a follow up survey completed?* **Response:** Note #26 on Sheet C-1 has been added. There are no vernal pools on the property as indicated in “Wildlife Habitat Assessment Report” dated June 27, 2022, prepared by Gove Environmental Services, Inc. for Brentwood Distribution, LLC. (see attached partial copy)
3. *I did not see snow storage (Site and Sub Regs 7.5.14) or significant trees (remaining or to be removed) indicated (SS Regs 7.4.7). Please provide.*  
**Response:** Snow storage see Site Note #14 on Sheet C-1. The laydown will not be plowed nor salted during the winter months. Bagged and palletized wood products will be placed at laydown area between September and December; where it will remain until spring when product is trucked to retail stores. Significant trees - A waiver request to Section 7.4.7 was submitted as part of the initial application.
4. *Please confirm all erosion control materials are limited to natural material such as jute or coconut fiber matting as photodegradable plastic causes wildlife impacts. Add note accordingly.*  
**Response:** Per NHDES and NHFG, the required notes has been added to the Cover Sheet.
5. *Are the boulder fields indicated natural, if not, were they previously permitted?* **Response:** Based that the boulder sizes are larger than anything that could be handled by earth equipment, therefore the boulder fields were naturally placed.
6. *Add note in construction sequence that limits of disturbance will be marked onsite prior to tree removal.*  
**Response:** Note #28 on Sheet C-1 has been added.
7. *The field delineated wetland boundary is different from the Prime Wetland boundary. Officially amending the prime wetland boundary to reflect field conditions is always preferred for resource protection purposes. It is my understanding from past projects, modifying the boundary however is left to the property owner’s discretion.* **Response:** RSA 481-A:15 “Once the town’s prime wetland submission is considered complete and approved, NHDES will apply the law and rules that are applicable to any future project”. Any changes to the Prime Wetlands delineation would require NHDES for approval; this project is time sensitive, and it is not required for this application.



**UEI Comments**

1. *Snow storage* ..... **Response:** Snow storage see Site Note #14 on Sheet C-1. The laydown will not be plowed nor salted during the winter months. Bagged and palletized wood products will be placed at laydown area between September and December; where it will remain until spring when it is trucked offsite.
2. *Stockpile area* ..... **Response:** See comment #4 & #5 below.
3. *Test Pits #2 and #3* ..... **Response:** Note #19 on Sheet C-2, Grading and Stormwater Plan and Bioretention Pond Detail on Sheet C-4 call out a 10 mil poly liner. This will prevent any long-term wicking of upland areas.
4. *Runoff conveyance at end of laydown area.* **Response:** See Sheet C-5, Pavement/Riprap Interface detail has been added to address runoff from impervious surface.
5. *Runoff conveyance at end of laydown area.* **Response:** See response #4.
6. *Volume of flow at weir.* **Response:** See response #4.
7. *O&M manual.* **Response:** A O&M manual has been updated to address immediate cleanup torn open bags.
8. *PTAP Database.* **Response:** The project will be registered on the PTAP website upon PB approval.
9. *Edge of pavement & rip-rap interface* ..... **Response:** See Sheet C-5, Pavement/Riprap Interface detail has been added to address runoff from impervious surface.

Thank you for your time and consideration. After follow up review by Town and UEI, Altus will finalize the plan set for Planning Board's review.

Sincerely,

**ALTUS ENGINEERING, INC.**

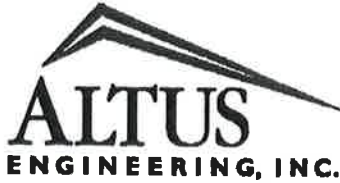


Eric D. Weinrieb, P.E.  
President

5237.TRC.repsonse.ltr.docx

Enclosure

ecopy: Macro Carrier, Brentwood Distribution, LLC  
Alison Rees & Robert Saunders, UEI



Civil  
Site Planning  
Environmental  
Engineering

133 Court Street  
Portsmouth, NH  
03801-4413

August 11, 2022

RECEIVED

Dave Sharples, Town Planner  
Planning Department, Town of Exeter  
10 Front Street  
Exeter, NH 03833

AUG 11 2022

EXETER PLANNING OFFICE

Re: **Exeter Case No. 22-10**  
**Proposed Site Laydown Area Expansion**  
**91 Pine Road**  
**Brentwood, NH 03833**  
**Altus Project No. 5237**

**HAND DELIVERED**

Dear Mr. Sharples:

Altus Engineering, Inc. (Altus) is pleased to submit revised plans and documents for the expanded laydown area for Brentwood Distribution. On July 26, 2022, we provided an interim submission where we addressed TRC and Underwood Engineers, Inc. comments. Altus understands that Underwood is satisfied with the revisions.

In the interim, we have set the property bound as requested. It is depicted on Sheet 4 of 4. We have also secured Conditional Approval from the Brentwood Planning Board on July 21, 2022. The following is being submitted for Planning Board's consideration on August 25, 2022.

- Five (5) plan sets (22"x34")
- Ten (10) plan sets (11"x17")
- Fifteen (15) supplemental documents

Thank you for your time and consideration.

Sincerely,

Eric D. Weinrieb, P.E.  
President

5237 PB.resubmittal.ltr-081022.docx

Enclosure

Ecopy: Macro Carrier, Brentwood Distribution, LLC

## Site Plan Review - Waiver Request

### *Brentwood Distribution, LLC*

July 2022

#### **7.4.7 Natural features - (significant trees 20-inches or greater):**

*A waiver is requested from the requirement to locate significant trees (20-inches or greater in diameter at breast height) within the area of disturbance.*

The facility has a need for the largest possible laydown area that could be designed. A designed around significant trees would result an inefficient laydown area, require expanding into the wetland buffer areas to achieve same laydown area, resulting in a larger area of disturbance. Additionally, the isolated trees would be prone to blown down, thereby possibly damaging the palletized products. All trees within the limit of disturbance will be cut. The proposed laydown area is surrounded by large tracts of forested and wetland areas. Trees outside of the work limits will be preserved; 23.37-acres out of 28.63 acres or 81.6% of the land within Exeter.

Therefore;

- Granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property,
- Because the site is unique, it would be a hardship to the owner to if the strict letter of the regulations were carried out, as the result of a tree survey would not result in an alternate design. An alternate design would result in an inefficient layout; it would require expanding in the wetland buffers and increase the area of disturbance,
- Because the laydown is surrounded by wetlands, the design provided maximum laydown area and stormwater treatment while preserving all wetland buffers.
- It will not be contrary to the spirit of the ordinance, and
- It will not vary the provisions of the Zoning Ordinance or Master Plan.





GOVE ENVIRONMENTAL SERVICES, INC.

*Wetlands and Soil Mapping*

---

# NEW HAMPSHIRE FISH AND GAME COORDINATION

*for a*

Commercial Development  
Brentwood, New Hampshire  
Brentwood Distribution

*For*

Brentwood Distribution LLC

Pine Road

Brentwood, NH

June, 2022

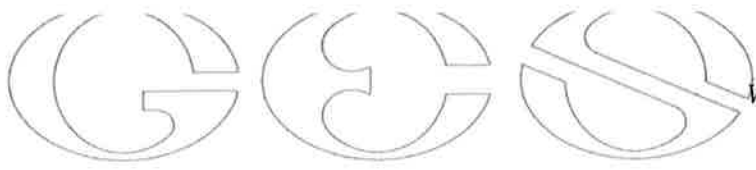
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8 Continental Dr Bldg 2 Unit H, Exeter, NH 03833-7526

Ph (603) 778 0644 / Fax (603) 778 0654

[www.gesinc.biz](http://www.gesinc.biz)

[info@gesinc.biz](mailto:info@gesinc.biz)



(1) A copy of the department of natural and cultural resources NHB Data Check tool results letter, dated within one year of the date of the consultation request, and which includes the Data Check tool results letter number; NHB 22-0369 is attached and identified the following species:

Northern Black Racer (*Coluber constrictor constrictor*) T

Blanding's turtle (*Emydoidea blandingii*) E

Spotted turtle (*Clemmys guttata*) T

(2) The applicant's full name;  
Brentwood Distribution, LLC

(3) The applicant's mailing address;  
91 Pine Road  
Brentwood, NH 03833

(4) The applicant's telephone number and email address to be used for the purpose of contact;  
Marco Carrier  
Brentwood Distribution, LLC  
marco.oci@gmail.com  
603-233-0006

(5) If the applicant is a corporation, firm, partnership, association, institution, or public or private agency, the name, mailing address, and email address of the person who will respond to requests for information on behalf of the applicant;  
Luke Hurley, GES Inc., lhurley@gesinc.biz, 603-770-5114  
Ron Beal, Altus Engineering, Inc, rbeal@altus-eng.com, 603-433-2335

(6) The name, mailing address, and email address of any person acting as an agent of the applicant, or any consultant who will submit information to the department on behalf of the applicant;  
Luke Hurley, GES Inc., lhurley@gesinc.biz, 603-770-5114  
Ron Beal, Altus Engineering, Inc, rbeal@altus-eng.com, 603-433-2335

(7) Description of the proposed action;  
Brentwood Distribution, LLC is proposing an expansion to its laydown area at their facility located at 91 Pine Road, Brentwood in Exeter, New Hampshire. 2. The proposed project will expand the existing mulch and forest products operation to include additional storage "laydown" area for the bagged and palletized mulch and wood products. There are no new buildings or utility services proposed for the site expansion. The existing buildings and associated site activities will remain in accordance with the currently approved site plan. The limit of disturbance will occur outside of the wetland buffers.

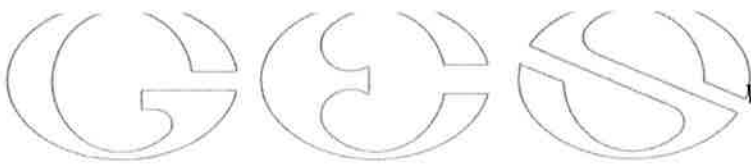


As shown on the enclosed site plans, the proposed project includes a new 168,500 sf paved laydown area (7,000 sf in Brentwood and 161,500 sf in Exeter) with associated storm water infrastructure. These measures will include a forebay pre-treatment pond and grassed underdrain bioretention pond. The paved laydown area will have minimal vehicular traffic and winter maintenance (e.g., minimal plowing and no uses of sanding or salt applications). The proposed stormwater management system will reduce peak flows and treat runoff from the site's impervious areas prior to leaving the site.

(8) Description of the project parcel by reference to street address and town, and, if available, a geographical information system defined project boundary;

The 19.73-acre parcel is identified as Brentwood Tax Map 205 Lot 16 and Exeter Tax Map 30 Lot 3; and the 58.24-acre identified as Brentwood Tax Map 205 Lot 19 and Exeter Tax Map 43 Lot. The parcel is currently occupied by an active material facility primarily dealing with bark mulch. The rear, eastern portion of the site is primarily undisturbed and consists of a mix of mature upland trees and large scrub shrub wetland areas with several boulder fields interspersed throughout the parcels.





### Upland Cover Type

#### Appalachian Oak-White Pine Forest

Field analysis revealed that a semi-mature red oak and white pine community type is the primary upland forested cover type on the property. Red Oak-White Pine-Eastern hemlock forest covers the property. A portion of this has been selectively logged. The forest canopy of this site is primarily comprised of red oak ranging in size from 8-26" dbh (diameter at breast height). White pine ranging in size from 6-24" dbh is a secondary component of the tree stratum. Occasionally present species include white oak, American beech, poplar, white ash, and gray birch. The sapling stratum is primarily comprised of young red and white oak, American beech, and white pine. Partridge berry, tea berry and Canadian mayflower make up the herbaceous layer.

### Wetland Cover type

#### Red maple-Shrub Swamp

One wetland type exists in the eastern portion of the site. There are no vernal pools, as it drains off site to the east to a larger wetland system. Dominant vegetation is composed of red and white oak, red maple, American elm, Yellow birch and Eastern hemlock in the tree layer, highbush blueberry, winterberry, speckled alder and dogwood in the shrub layer and cinnamon, sensitive and royal fern, swamp dewberry, skunk cabbage, goldthread and *Sphagnum* moss in the herbaceous layer.

The wetland based on its location and size and location has high functions and values. These are primarily based on the seven principal functions and values of; Groundwater recharge/discharge, Flood flow alteration, Sediment/toxicant/pathogen retention, Production export, Sediment/Shoreline stabilization and Wildlife habitat.

(9) A listing of any state or federal permits which have been applied for, have been granted, or which will be necessary for the proposed action to proceed;

NHDES Alteration of Terrain Permit Pending

US EPA NOI/SWPPP

(10) The current condition of the action area prior to any proposed modifications, including a description of known or discernible actions within the preceding 24 months that have altered the site, including but not limited to, timber harvests, significant impact from storms, removal of gravel or stone, or addition or removal of structures;

A portion of the forested area has been selectively logged in the past.

(11) Any habitat features supporting or that could support threatened and endangered species that have been identified; and

The existing conditions of the site are in the wooded area and wetlands have supporting habitat for black racer and wood turtle. However based on the location of the parcel and the extent of contiguous forested and Fish and Game land, no impact is expected.



(12) A description of any conservation measures proposed by the applicant to avoid, minimize, or mitigate potential harm to threatened and endangered species and habitat determined to be critical.

The total area of the (2) parcel is 77.98-acres. Of this area the undeveloped land is approximately 33.2-acres. This proposed expansion will impact approximately 5.4-acres of land. Under the current proposal, there will be approximately 28.3-acres of open space after current expansion.

FIS 1004.04:

- (b) signature page – *please provide a signed and dated affirmation that all project info is accounted for under Fis 1004 and everything is true, complete, and non-misleading to the best of your current knowledge and belief and that you understand that the submission of false, incomplete, or misleading information shall constitute grounds, pursuant to Fis 1004.13, for the department to:*
  - a. Suspend consultation pending submission of true, complete, and not misleading information;
  - b. Terminate consultation;
  - c. Withdraw any recommendations made to the referring state agency under this part; or
  - d. Report the suspension, termination, or withdrawal of recommendations, and the full circumstances of the submission, to the referring state agency for action in the pending or completed request for a permit or other action.

Luke Hurley  
Name – printed

June 27, 2022  
Date

\_\_\_\_\_  
Signature

# STORMWATER INSPECTION AND MAINTENANCE MANUAL

**“Brentwood Distribution, LLC”**  
**Brentwood Tax Map 205, Lot 16 & 19**  
**Exeter Tax Map 30, Lot 3 & Map 43, Lot 2**

**OWNER AT TIME OF SUBDIVISION APPROVAL:**  
**Brentwood Distribution, LLC**  
**91 Pine Road**  
**Brentwood, NH 03833**

Proper inspection, maintenance, and repair are key elements in maintaining a successful stormwater management program on a developed property. Routine inspections ensure permit compliance and reduce the potential for deterioration of infrastructure or reduced water quality. The following responsible parties shall be in charge of managing the stormwater facilities:

**RESPONSIBLE PARTIES:**

**Owner:** Brentwood Distribution, LLC (603) 539-5097  
Name Company Phone

**Inspection:** Brentwood Distribution, LLC (603) 539-5097  
Name Company Phone

**Maintenance:** Brentwood Distribution, LLC (603) 539-5097  
Name Company Phone

**NOTES:**

***Inspection and maintenance responsibilities shall transfer to any future property owner(s).***

***This manual shall be updated as needed to reflect any changes related to any transfer of ownership and/or any delegation of inspection and maintenance responsibilities to another entity***



## **BIORETENTION PONDS (AKA RAINGARDENS)**

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*Function* – Bioretention ponds provide treatment to runoff prior to directing it to stormwater systems by filtering sediment and suspended solids, trapping them in the bottom of the garden and in the filter media itself. Additional treatment is provided by the native water-tolerant vegetation which removes nutrients and other pollutants through bio-uptake. Stormwater detention and infiltration can also be provided as the filtering process slows runoff, decreases the peak rate of discharge and promotes groundwater recharge.

Bioretention ponds shall be managed (Per AGR 3800 and RSA 430:53) to: prevent and control the spread of invasive plant, insect, and fungal species; minimize the adverse environmental and economic effects invasive species cause to agriculture, forests, wetlands, wildlife, and other natural resources of the state; and protect the public from potential health problems attributed to certain invasive species.

### *Maintenance*

- Inspect annually and after significant rainfall events.
- If a raingarden does not completely drain within 72-hours following a rainfall event, then a qualified professional shall be retained to assess the condition of the facility to determine measures required to restore its filtration and/or infiltration function(s), including but not limited to removal of accumulated sediments and/or replacement or reconstruction of the filter media. Filter media shall be replaced with material matching the specification on the design drawings or the NHDES Stormwater Manual.
- Replace any riprap dislodged from spillways, inlets and outlets.
- Remove any obstructions, litter and accumulated sediment or debris as warranted but no less than once a year.
- Mowing of any grassed area in or adjacent to a raingarden, including its berm, shall be performed at least twice per year (when areas are not inundated) to keep the vegetation in vigorous condition. The cut grass shall be removed to prevent the decaying organic litter from clogging the filter media or choking other vegetation.
- Select vegetation should be maintained in healthy condition. This may include pruning, removal and replacement of dead or diseased vegetation.
- Remove any invasive species, Per AGR 3800 and RSA 430:53.
- Remove any hard wood growth from raingardens.

## **CULVERTS AND DRAINAGE PIPES**

---

*Function* – Culverts and drainage pipes convey stormwater away from buildings, walkways, and parking areas and to surface waters or closed drainage systems.

### *Maintenance*

- Culverts and drainage pipes shall be inspected semi-annually, or more often as needed, for accumulation of debris and structural integrity. Leaves and other debris shall be removed from the inlet and outlet to insure the functionality of drainage structures. Debris shall be disposed of on site where it will not concentrate back at the drainage structures or at a solid waste disposal facility.
- Riprap Areas - Culvert outlets and inlets shall be inspected during annual maintenance and operations for erosion and scour. If scour or creek erosion is identified, the outlet owner shall take appropriate means to prevent further erosion. Increased lengths of riprap may require a NHDES Permit and/or local permit.

## **INFILTRATION PONDS**

---

*Function* – Infiltration ponds allow for the infiltration and treatment of stormwater runoff.

*Maintenance*

- Inspect annually and after significant rainfall events.
- If an infiltration-based practice does not completely drain within 72-hours following a rainfall event, then a qualified professional shall be retained to assess the condition of the facility to determine measures required to restore its filtration and/or infiltration function(s), including but not limited to removal of accumulated sediments and/or replacement or reconstruction of the structure.
- Remove any obstructions, litter and accumulated sediment or debris as warranted but no less than once a year.
- Mowing of any grassed area in or adjacent to a raingarden, including its berm, shall be performed at least twice per year (when areas are not inundated) to keep the vegetation in vigorous condition. The cut grass shall be removed to prevent the decaying organic litter from clogging the filter media or choking other vegetation.
- Select vegetation should be maintained in healthy condition. This may include pruning, removal and replacement of dead or diseased vegetation.
- Remove any hard wood growth from pond areas, including side slopes and berms.

## **RIP RAP OUTLETS, SWALES, LEVEL SPREADERS AND BUFFERS**

---

*Function* – Rip rap outlets slow the velocity of runoff, minimizing erosion and maximizing the treatment capabilities of associated buffers. Vegetated buffers, either forested or meadow, slow runoff which promotes and reduces peak rates of runoff. The reduced velocities and the presence of vegetation encourage the filtration of sediment and the limited bio-uptake of nutrients.

*Maintenance*

- Inspect riprap, level spreaders and buffers at least annually for signs of erosion, sediment buildup, or vegetation loss.
- Inspect level for signs of condensed flows. Level spreader and rip rap shall be maintained to disperse flows evenly over level spreader.
- If a meadow buffer, provide periodic mowing as needed to maintain a healthy stand of herbaceous vegetation.
- If a forested buffer, then the buffer should be maintained in an undisturbed condition, unless erosion occurs.
- If erosion of the buffer (forested or meadow) occurs, eroded areas should be repaired and replanted with vegetation similar to the remaining buffer. Corrective action should include eliminating the source of the erosion problem and may require retrofit or reconstruction of the level spreader.
- Remove debris and accumulated sediment and dispose of properly.

## **LANDSCAPED AREAS – ORGANIC FERTILIZER MANAGEMENT**

---

*Function* – All fertilizer used on site shall be certified organic. Organic fertilizer management involves controlling the rate, timing and method of organic fertilizer application so that the nutrients are taken up by the plants thereby reducing the chance of polluting the surface and ground waters. Organic fertilizer management can be effective in reducing the amounts of phosphorus and nitrogen in runoff from landscaped areas, particularly lawns.

### *Maintenance*

- Have the soil tested by your landscaper or local Soil Conservation Service for nutrient requirements and follow the recommendations.
- Do not apply organic fertilizer to frozen ground.
- Clean up any organic fertilizer spills.
- Do not allow organic fertilizer to be broadcast into water bodies.
- When organically fertilizing a lawn, water thoroughly, but do not create a situation where water runs off the surface of the lawn.

## **LANDSCAPED AREAS - LITTER CONTROL**

---

*Function* – Landscaped areas tend to filter debris and contaminants that may block drainage systems and pollute the surface and ground waters.

### *Maintenance*

- Litter Control and lawn maintenance involves removing litter such as trash, leaves, lawn clippings, pet wastes, oil and chemicals from streets, parking lots, and lawns before materials are transported into surface waters.
- Litter control shall be implemented as part of the grounds maintenance program.

## **CONTROL OF INVASIVE PLANTS**

---

*Function* – Invasive plants are introduced, alien, or non-native plants, which have been moved by people from their native habitat to a new area. Some exotic plants are imported for human use such as landscaping, erosion control, or food crops. They also can arrive as "hitchhikers" among shipments of other plants, seeds, packing materials, or fresh produce. Some exotic plants become invasive and cause harm by:

- becoming weedy and overgrown;
- killing established shade trees;
- obstructing pipes and drainage systems;
- forming dense beds in water;
- lowering water levels in lakes, streams, and wetlands;
- destroying natural communities;
- promoting erosion on stream banks and hillsides; and
- resisting control except by hazardous chemical.



*Maintenance*

During maintenance activities, check for the presence of invasive plants and remove in a safe manner as described in the attached "Methods for Disposing Non-Native Invasive Plants" prepared by the UNH Cooperative Extension.

**GENERAL CLEAN UP**

---

- Upon completion of the project, the contractor shall remove all temporary stormwater structures (i.e., temporary stone check dams, silt fence, temporary diversion swales, catch basin inlet filter, etc.). Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform to the existing grade, prepared, and seeded. Remove any sediment in catch basins and clean drain pipes that may have accumulated during construction.
- Once in operation, all paved areas of the site should be swept at least once annually at the end of winter/early spring prior to significant spring rains.
- All damaged/open bagged products or loose bark mulch shall be swept up immediately and properly disposed of.

**APPENDIX**

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- A. Stormwater System Operations and Maintenance Report
- B. Overall Site Plan, Grading and Stormwater Plan

THIS DRAWING SET HAS NOT BEEN  
RELEASED FOR CONSTRUCTION

# PROPOSED SITE LAYDOWN AREA EXPANSION BRENTWOOD DISTRIBUTION, LLC

91 Pine Road  
Brentwood, NH

Brentwood Assessor's Parcel 205, Lot 16 & 19  
Exeter Assessor's Parcel 30 Lot 3 & Parcel 43 Lot 2

**RECEIVED**

**AUG 11 2022**

EXETER PLANNING OFFICE

**Owner/Applicant:**

BRENTWOOD DISTRIBUTION, LLC

c/o MARCO CARRIER  
91 PINE ROAD  
BRENTWOOD, NH 03833  
TEL. (603) 233-0006

Plan Issue Date:

June 24, 2022

PB Submissions (Brentwood & Exeter)

July 26, 2022

PB Re-Submission (Exeter)

August 10, 2022

PB Re-Submission (Exeter)

**NEW HAMPSHIRE FISH AND GAME AOT PERMIT CONDITIONS RELATED TO THREATENED AND ENDANGERED SPECIES**

- ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, EXCEPT FOR SILT FENCE INSTALLED IN ACCORDANCE WITH ENV-WO 1506.04, UTILIZED FOR, BUT NOT LIMITED TO, SLOPE PROTECTION, RUNOFF DIVERSION, SLOPE INTERRUPTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS SHALL NOT CONTAIN WELDED PLASTIC, PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH. SEE PLAN SHEET C-3 THRU C-5 FOR SPECS.
- ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHGREVIEW@DLIF.NH.GOV; EMAIL SUBJECT LINE: NH22-0369, PROPOSED LAYDOWN AREA EXPANSION, BRENTWOOD, NH, WILDLIFE SPECIES OBSERVATION. PHOTOGRAPHS SHALL BE PROVIDED FOR VERIFICATION AS FEASIBLE.
- THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

**Civil Engineer:**



133 Court Street Portsmouth, NH 03801  
(603) 433-2335 www.altus-eng.com

**Surveyor:**

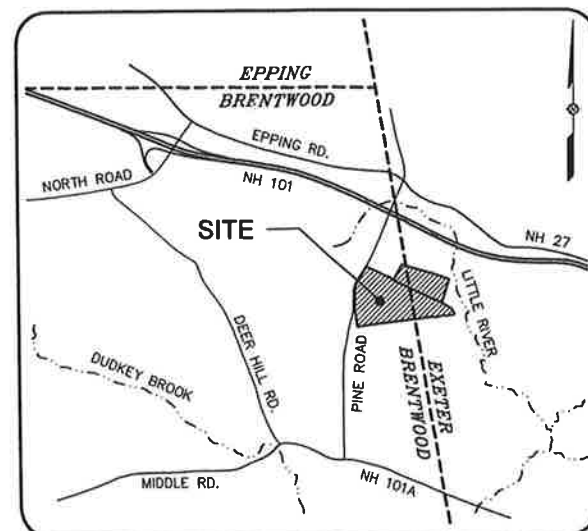
James Verra and Associates, Inc.  
LAND SURVEYORS

101 SHATTUCK WAY - SUITE 8  
NEWINGTON, N.H. 03801-7876  
603-436-3557

**Wetland Scientist:**



8 Continental Dr Bldg 2 Unit H, Exeter, NH 03833-7526  
Ph (603) 778 0644 / Fax (603) 778 0654



LOCUS

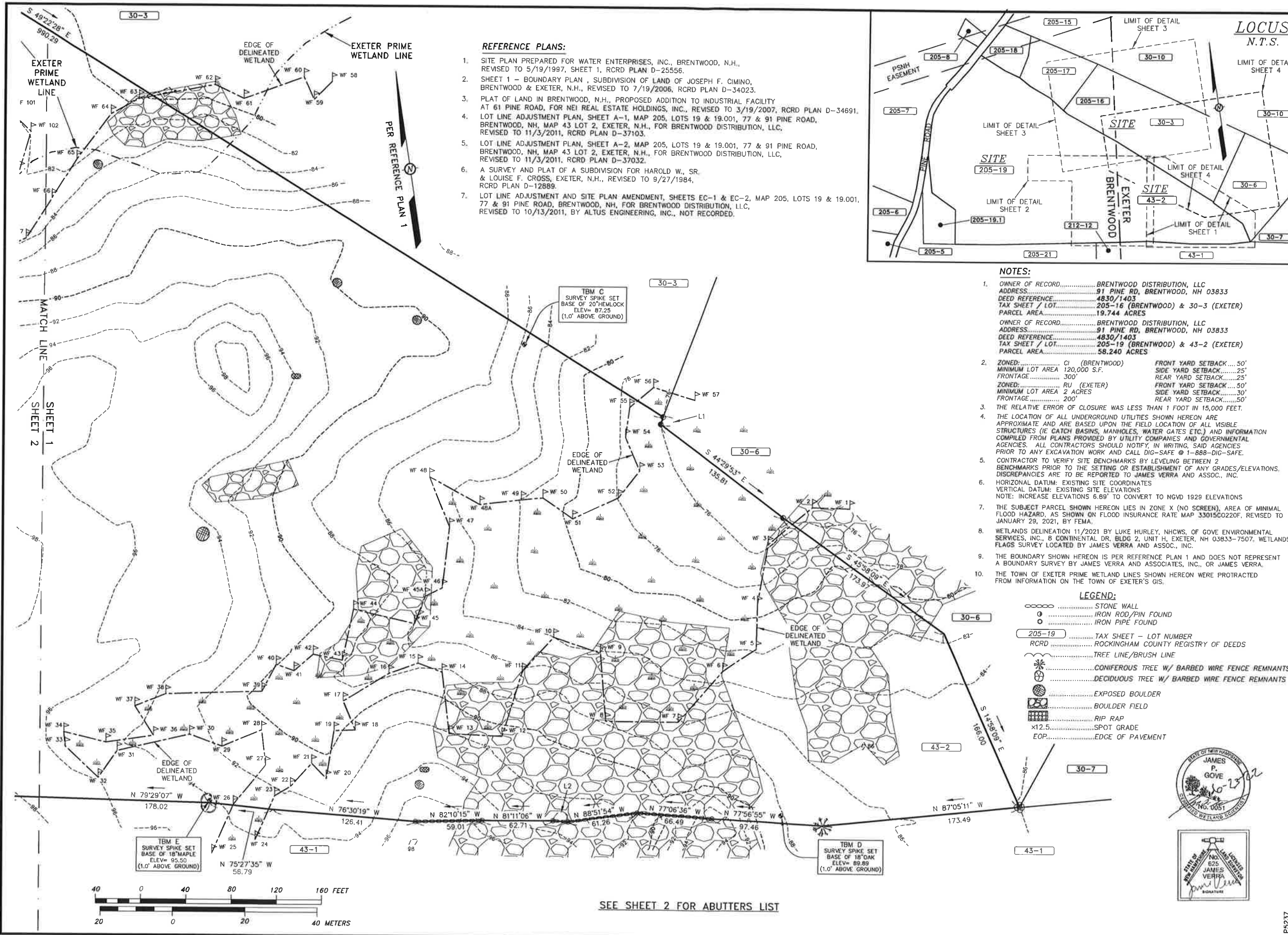
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**Sheet Index**

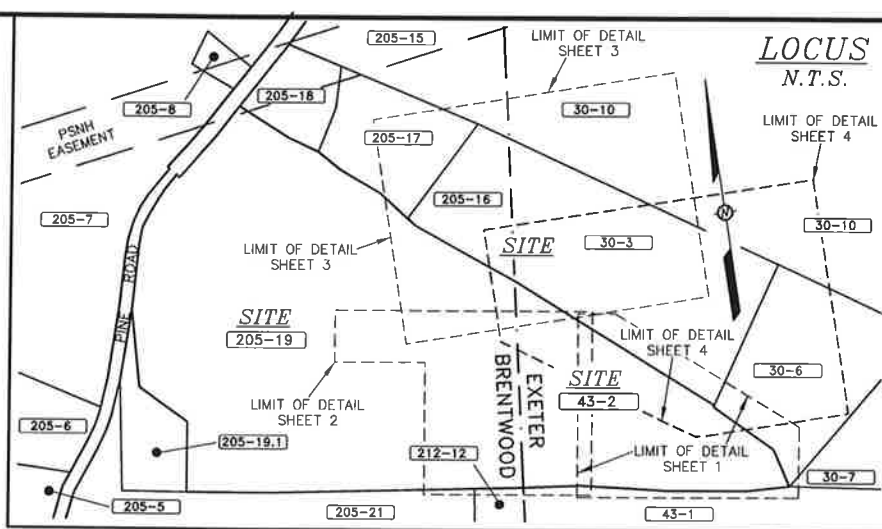
Title	Sheet No.:	Rev.	Date
Existing Conditions Plan	1 of 4	0	06/10/22
Existing Conditions Plan	2 of 4	0	06/10/22
Existing Conditions Plan	3 of 4	0	06/10/22
Existing Conditions Plan	4 of 4	0	07/29/22
Overall Site Plan	C-1	1	07/26/22
Grading Plan	C-2	1	07/26/22
Detail Sheet	C-3	0	06/24/22
Detail Sheet	C-4	0	06/24/22
Detail Sheet	C-5	1	07/26/22

**Permit Summary:**

	Submitted	Received
Brentwood Site Plan Review	06/27/22	07/21/22 (Conditional)
Exeter Site Plan Review	06/27/22	-
NHDES Alteration of Terrain	06/30/22	-
US EPA NOI	-	-



- REFERENCE PLANS:**
1. SITE PLAN PREPARED FOR WATER ENTERPRISES, INC., BRENTWOOD, N.H., REVISED TO 5/19/1997, SHEET 1, RCRD PLAN D-25556.
  2. SHEET 1 - BOUNDARY PLAN, SUBDIVISION OF LAND OF JOSEPH F. CIMINO, BRENTWOOD & EXETER, N.H., REVISED TO 7/19/2006, RCRD PLAN D-34023.
  3. PLAT OF LAND IN BRENTWOOD, N.H., PROPOSED ADDITION TO INDUSTRIAL FACILITY AT 61 PINE ROAD, FOR NEI REAL ESTATE HOLDINGS, INC., REVISED TO 3/19/2007, RCRD PLAN D-34691.
  4. LOT LINE ADJUSTMENT PLAN, SHEET A-1, MAP 205, LOTS 19 & 19.001, 77 & 91 PINE ROAD, BRENTWOOD, NH, MAP 43 LOT 2, EXETER, N.H., FOR BRENTWOOD DISTRIBUTION, LLC, REVISED TO 11/3/2011, RCRD PLAN D-37103.
  5. LOT LINE ADJUSTMENT PLAN, SHEET A-2, MAP 205, LOTS 19 & 19.001, 77 & 91 PINE ROAD, BRENTWOOD, NH, MAP 43 LOT 2, EXETER, N.H., FOR BRENTWOOD DISTRIBUTION, LLC, REVISED TO 11/3/2011, RCRD PLAN D-37032.
  6. A SURVEY AND PLAT OF A SUBDIVISION FOR HAROLD W., SR. & LOUISE F. CROSS, EXETER, N.H., REVISED TO 9/27/1984, RCRD PLAN D-12889.
  7. LOT LINE ADJUSTMENT AND SITE PLAN AMENDMENT, SHEETS EC-1 & EC-2, MAP 205, LOTS 19 & 19.001, 77 & 91 PINE ROAD, BRENTWOOD, NH, FOR BRENTWOOD DISTRIBUTION, LLC, REVISED TO 10/13/2011, BY ALTUS ENGINEERING, INC., NOT RECORDED.

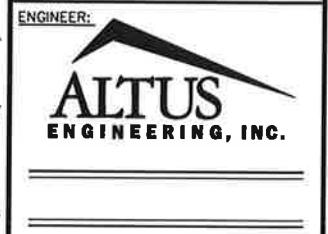


- NOTES:**
1. OWNER OF RECORD..... BRENTWOOD DISTRIBUTION, LLC  
 ADDRESS..... 91 PINE RD, BRENTWOOD, NH 03833  
 DEED REFERENCE..... 4830/1403  
 TAX SHEET / LOT..... 205-16 (BRENTWOOD) & 30-3 (EXETER)  
 PARCEL AREA..... 19.744 ACRES
  2. ZONED..... CI (BRENTWOOD) FRONT YARD SETBACK..... 50'  
 MINIMUM LOT AREA 120,000 S.F. SIDE YARD SETBACK..... 25'  
 FRONTAGE..... 300' REAR YARD SETBACK..... 25'
  3. THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
  4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
  5. CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE SETTING OR ESTABLISHMENT OF ANY GRADES/ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOC., INC.
  6. HORIZONTAL DATUM: EXISTING SITE COORDINATES  
 VERTICAL DATUM: EXISTING SITE ELEVATIONS  
 NOTE: INCREASE ELEVATIONS 6.89' TO CONVERT TO NGVD 1929 ELEVATIONS
  7. THE SUBJECT PARCEL SHOWN HEREON LIES IN ZONE X (NO SCREEN), AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FLOOD INSURANCE RATE MAP 33015C0220F, REVISED TO JANUARY 29, 2021, BY FEMA.
  8. WETLANDS DELINEATION 11/2021 BY LUKE HURLEY, NHCWS, OF GOVE ENVIRONMENTAL SERVICES, INC., 8 CONTINENTAL DR. BLDG 2, UNIT H, EXETER, NH 03833-7507, WETLANDS FLAGS SURVEY LOCATED BY JAMES VERRA AND ASSOC., INC.
  9. THE BOUNDARY SHOWN HEREON IS PER REFERENCE PLAN 1 AND DOES NOT REPRESENT A BOUNDARY SURVEY BY JAMES VERRA AND ASSOCIATES, INC., OR JAMES VERRA.
  10. THE TOWN OF EXETER PRIME WETLAND LINES SHOWN HEREON WERE PROTRACTED FROM INFORMATION ON THE TOWN OF EXETER'S GIS.

- LEGEND:**
- ..... STONE WALL
  - ..... IRON ROD/PIN FOUND
  - ..... IRON PIPE FOUND
  - 205-19..... TAX SHEET - LOT NUMBER
  - RCRD..... ROCKINGHAM COUNTY REGISTRY OF DEEDS
  - ..... TREE LINE/BRUSH LINE
  - ..... CONIFEROUS TREE W/ BARBED WIRE FENCE REMNANTS
  - ..... DECIDUOUS TREE W/ BARBED WIRE FENCE REMNANTS
  - ..... EXPOSED BOULDER
  - ..... BOULDER FIELD
  - ..... RIP RAP
  - x12.5..... SPOT GRADE
  - EOP..... EDGE OF PAVEMENT

**SURVEYOR:**  
**James Verra and Associates, Inc.**  
**LAND SURVEYORS**

101 SHATTUCK WAY - SUITE 8  
 NEWINGTON, N.H. 03801 - 7876  
 603-436-3557  
 JOB NO: 23636-2  
 PLAN NO: 23636-2



**ISSUED FOR:**  
**ENGINEERING DESIGN**

**ISSUE DATE:**  
**JANUARY 4, 2022**

**REVISIONS**

NO.	DESCRIPTION	BY	DATE
1	ENGINEERING DESIGN	JCS	1/4/22
2	MODIFY TITLE BLOCK	JCS	6/10/22

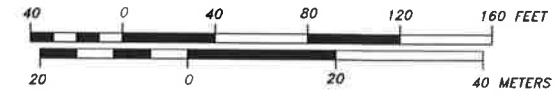
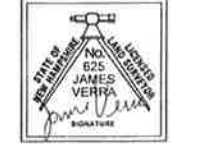
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**APPROVED BY:** JV  
**DRAWING FILE:** 23636-2.DWG

**SCALE:**  
 22" x 34" - 1" = 40'  
 11" x 17" - 1" = 80'

**OWNER/APPLICANT:**  
**BRENTWOOD DISTRIBUTION, LLC**  
**91 PINE ROAD**  
**BRENTWOOD, NH 03833**  
  
**BRENTWOOD, NH**  
**ASSESSOR'S PARCELS**  
**205-16 & 205-19**  
  
**EXETER, NH**  
**ASSESSOR'S PARCELS**  
**30-3 & 43-2**

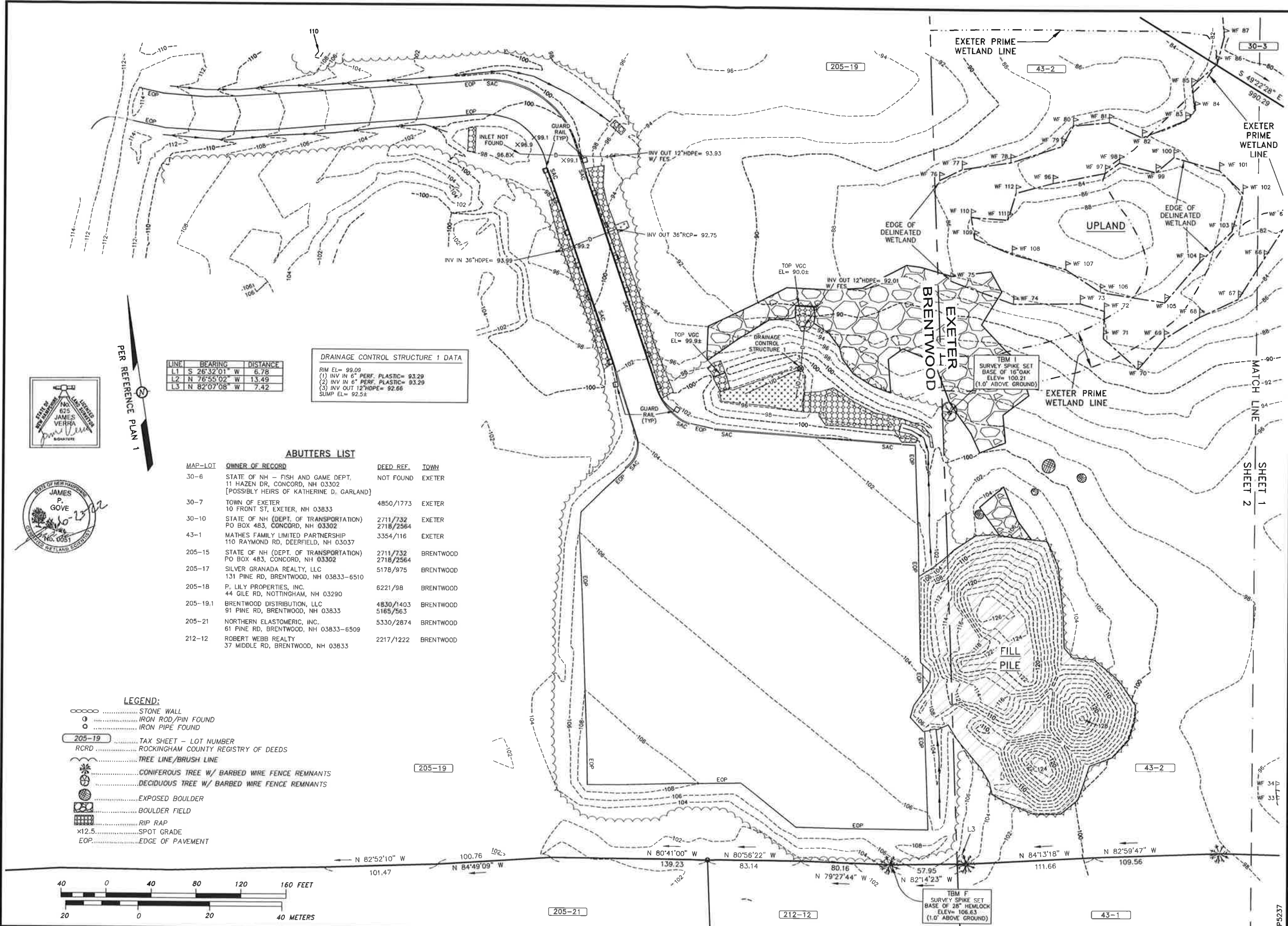
**PROJECT:**  
**PROPOSED SITE LAYDOWN AREA EXPANSION**  
**BRENTWOOD DISTRIBUTION, LLC**  
**91 PINE ROAD**  
**BRENTWOOD, NH 03833**  
  
**BRENTWOOD, NH**  
**ASSESSOR'S PARCELS**  
**205-16 & 205-19**  
  
**EXETER, NH**  
**ASSESSOR'S PARCELS**  
**30-3 & 43-2**

**TITLE:**  
**EXISTING CONDITIONS PLAN**  
  
**SHEET NUMBER:**  
**1 OF 4**



SEE SHEET 2 FOR ABUTTERS LIST



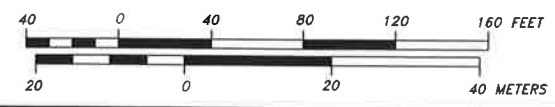


LINE	BEARING	DISTANCE
L1	S 26°32'01" W	6.78
L2	N 76°55'02" W	13.49
L3	N 82°07'08" W	7.42

**DRAINAGE CONTROL STRUCTURE 1 DATA**  
 RIM EL= 99.09  
 (1) INV IN 6" PERF. PLASTIC= 93.29  
 (2) INV IN 6" PERF. PLASTIC= 93.29  
 (3) INV OUT 12" HDPE= 92.66  
 SUMP EL= 92.5±

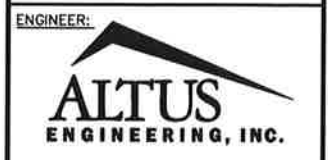
MAP-LOT	OWNER OF RECORD	DEED REF.	TOWN
30-6	STATE OF NH - FISH AND GAME DEPT. 11 HAZEN DR, CONCORD, NH 03302 [POSSIBLY HEIRS OF KATHERINE D. GARLAND]	NOT FOUND	EXETER
30-7	TOWN OF EXETER 10 FRONT ST, EXETER, NH 03833	4850/1773	EXETER
30-10	STATE OF NH (DEPT. OF TRANSPORTATION) PO BOX 483, CONCORD, NH 03302	2711/732 2718/2564	EXETER
43-1	MATHES FAMILY LIMITED PARTNERSHIP 110 RAYMOND RD, DEERFIELD, NH 03037	3354/116	EXETER
205-15	STATE OF NH (DEPT. OF TRANSPORTATION) PO BOX 483, CONCORD, NH 03302	2711/732 2718/2564	BRENTWOOD
205-17	SILVER GRANADA REALTY, LLC 131 PINE RD, BRENTWOOD, NH 03833-6510	517B/975	BRENTWOOD
205-18	P. LILY PROPERTIES, INC. 44 GILE RD, NOTTINGHAM, NH 03290	6221/98	BRENTWOOD
205-19.1	BRENTWOOD DISTRIBUTION, LLC 91 PINE RD, BRENTWOOD, NH 03833	4830/1403 5165/563	BRENTWOOD
205-21	NORTHERN ELASTOMERIC, INC. 61 PINE RD, BRENTWOOD, NH 03833-6509	5330/2874	BRENTWOOD
212-12	ROBERT WEBB REALTY 37 MIDDLE RD, BRENTWOOD, NH 03833	2217/1222	BRENTWOOD

- LEGEND:**
- STONE WALL
  - IRON ROD/PIN FOUND
  - IRON PIPE FOUND
  - 205-19 TAX SHEET - LOT NUMBER
  - RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
  - TREE LINE/BRUSH LINE
  - ☼ CONIFEROUS TREE W/ BARBED WIRE FENCE REMNANTS
  - ☼ DECIDUOUS TREE W/ BARBED WIRE FENCE REMNANTS
  - ⊙ EXPOSED BOULDER
  - ⊙ BOULDER FIELD
  - ▨ RIP RAP
  - x12.5 SPOT GRADE
  - EOP EDGE OF PAVEMENT



**SURVEYOR:**  
**James Verra and Associates, Inc.**  
 LAND SURVEYORS

101 SHATTUCK WAY - SUITE 8  
 NEWINGTON, N.H. 03801-7876  
 603-436-3557  
 JOB NO: 23636-2  
 PLAN NO: 23636-2



**ENGINEER:**

**ISSUED FOR:**  
 ENGINEERING DESIGN

**ISSUE DATE:**  
 JANUARY 4, 2022

**REVISIONS**

NO.	DESCRIPTION	BY	DATE
1	ENGINEERING DESIGN	JCS	1/4/22
2	MODIFY TITLE BLOCK	JCS	6/10/22

**DRAWN BY:** JCS  
**APPROVED BY:** JV  
**DRAWING FILE:** 23636.DWG

**SCALE:**  
 22" x 34" - 1" = 40'  
 11" x 17" - 1" = 80'

**OWNER/APPLICANT:**  
**BRENTWOOD DISTRIBUTION, LLC**  
 91 PINE ROAD  
 BRENTWOOD, NH 03833  
  
**BRENTWOOD, NH**  
**ASSESSOR'S PARCELS**  
**205-16 & 205-19**  
  
**EXETER, NH**  
**ASSESSOR'S PARCELS**  
**30-3 & 43-2**

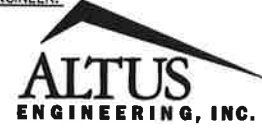
**PROJECT:**  
**PROPOSED SITE LAYDOWN AREA EXPANSION**  
**BRENTWOOD DISTRIBUTION, LLC**  
 91 PINE ROAD  
 BRENTWOOD, NH 03833  
  
**BRENTWOOD, NH**  
**ASSESSOR'S PARCELS**  
**205-16 & 205-19**  
  
**EXETER, NH**  
**ASSESSOR'S PARCELS**  
**30-3 & 43-2**

**TITLE:**  
**EXISTING CONDITIONS PLAN**

**SHEET NUMBER:**  
**2 OF 4**

**SURVEYOR:**  
**James Verra and Associates, Inc.**  
**LAND SURVEYORS**

101 SHATTUCK WAY - SUITE 8  
 NEWINGTON, N.H. 03801 - 7876  
 603-436-3557  
 JOB NO: 23636-3  
 PLAN NO: 23636-3

**ENGINEER:**  
  
**ALTUS ENGINEERING, INC.**

133 COURT STREET PORTSMOUTH, NH 03801  
 (603) 433-2335 www.altus-eng.com

**ISSUED FOR:**  
**ENGINEERING DESIGN**

**ISSUE DATE:**  
**JUNE 10, 2022**

**REVISIONS**

NO.	DESCRIPTION	BY	DATE
1	ENGINEERING DESIGN	JCS	6/10/22

**DRAWN BY:** JCS  
**APPROVED BY:** JV  
**DRAWING FILE:** 23636-3.DWG

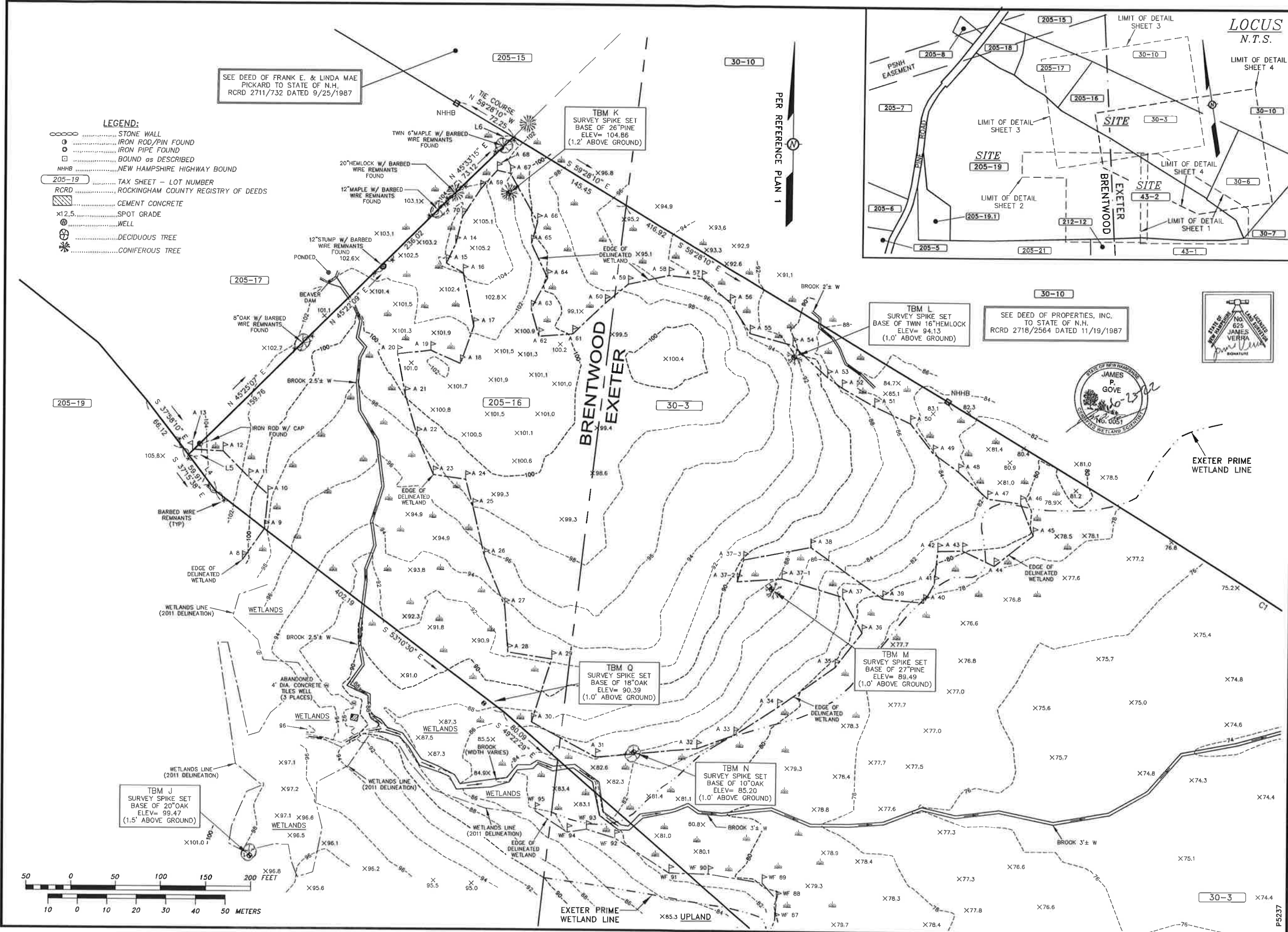
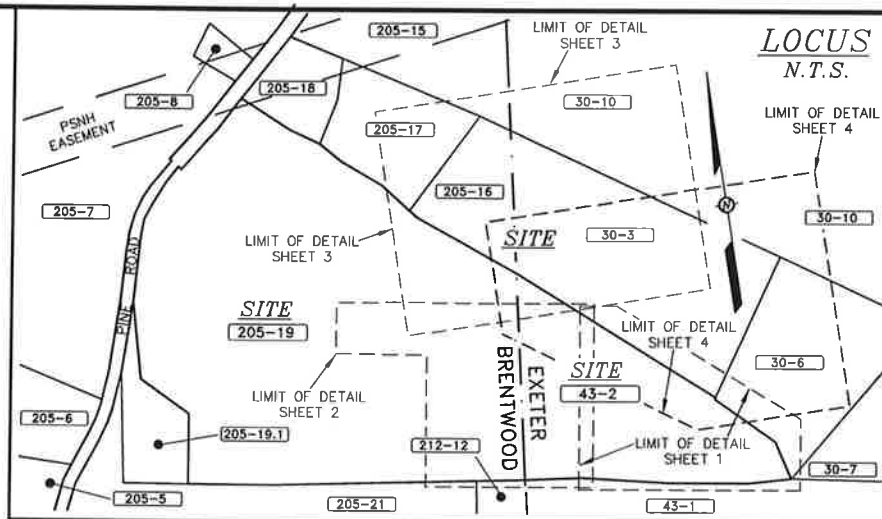
**SCALE:**  
 22" x 34" - 1" = 50'  
 11" x 17" - 1" = 100'

**OWNER/APPLICANT:**  
**BRENTWOOD DISTRIBUTION, LLC**  
 91 PINE ROAD  
 BRENTWOOD, NH 03833  
  
**BRENTWOOD, NH**  
 ASSESSOR'S PARCELS  
 205-16 & 205-19  
  
**EXETER, NH**  
 ASSESSOR'S PARCELS  
 30-3 & 43-2

**PROJECT:**  
**PROPOSED SITE LAYDOWN AREA EXPANSION**  
**BRENTWOOD DISTRIBUTION, LLC**  
 91 PINE ROAD  
 BRENTWOOD, NH 03833  
  
**BRENTWOOD, NH**  
 ASSESSOR'S PARCELS  
 205-16 & 205-19  
  
**EXETER, NH**  
 ASSESSOR'S PARCELS  
 30-3 & 43-2

**TITLE:**  
**EXISTING CONDITIONS PLAN**

**SHEET NUMBER:**  
**3 OF 4**



SEE DEED OF FRANK E. & LINDA MAE PICKARD TO STATE OF N.H. RCRD 2711/732 DATED 9/25/1987

TBM K  
 SURVEY SPIKE SET  
 BASE OF 26" PINE  
 ELEV= 104.86  
 (1.2' ABOVE GROUND)

TBM L  
 SURVEY SPIKE SET  
 BASE OF TWIN 16" HEMLOCK  
 ELEV= 94.13  
 (1.0' ABOVE GROUND)

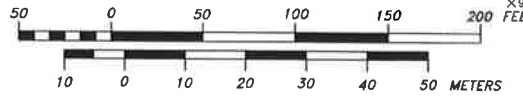
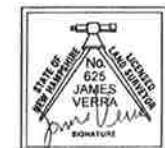
SEE DEED OF PROPERTIES, INC. TO STATE OF N.H. RCRD 2718/2564 DATED 11/19/1987

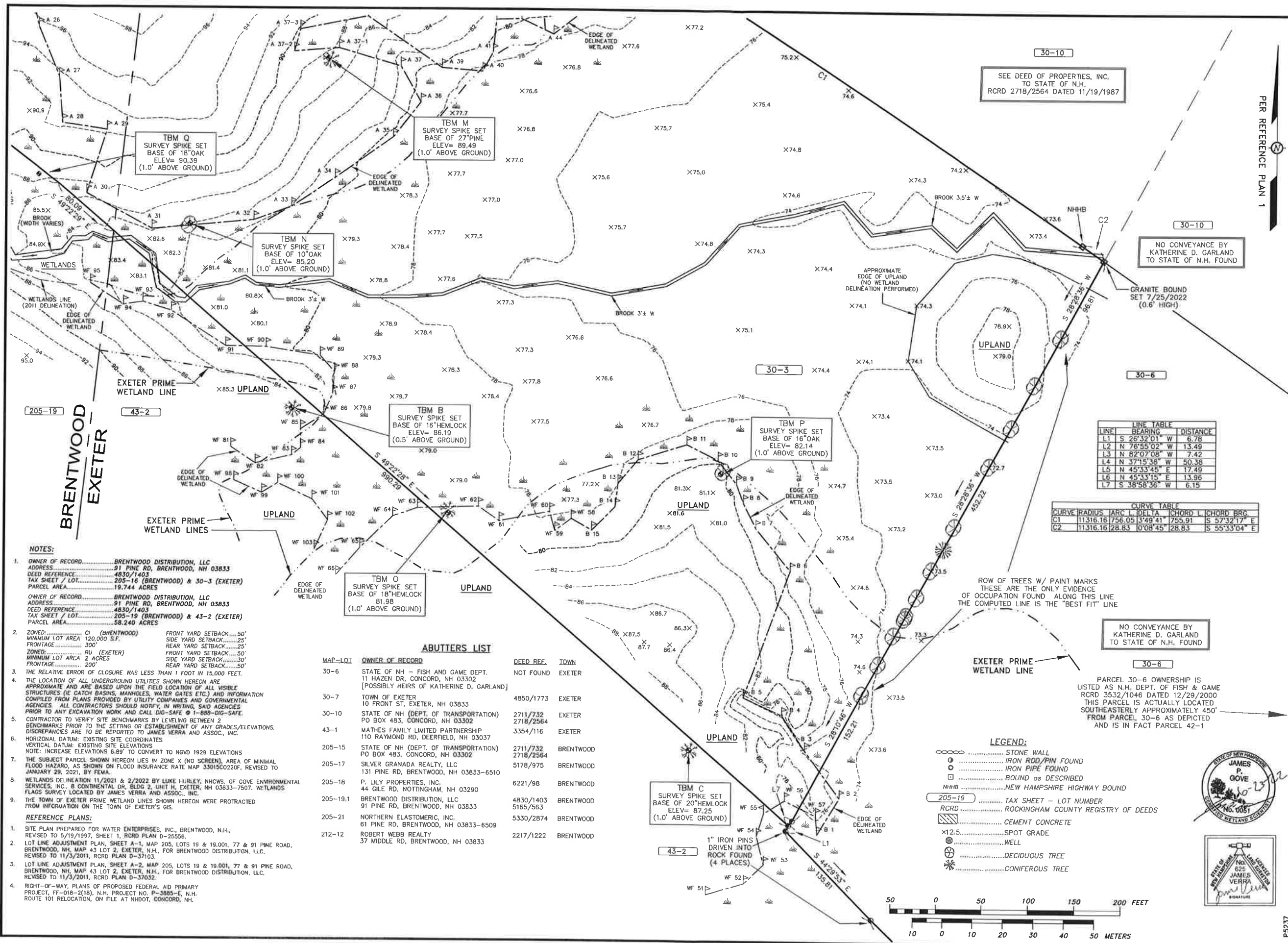
TBM Q  
 SURVEY SPIKE SET  
 BASE OF 18" OAK  
 ELEV= 90.39  
 (1.0' ABOVE GROUND)

TBM M  
 SURVEY SPIKE SET  
 BASE OF 27" PINE  
 ELEV= 89.49  
 (1.0' ABOVE GROUND)

TBM J  
 SURVEY SPIKE SET  
 BASE OF 20" OAK  
 ELEV= 99.47  
 (1.5' ABOVE GROUND)

TBM N  
 SURVEY SPIKE SET  
 BASE OF 10" OAK  
 ELEV= 85.20  
 (1.0' ABOVE GROUND)





SEE DEED OF PROPERTIES, INC.  
TO STATE OF N.H.  
RCRD 2718/2564 DATED 11/19/1987

NO CONVEYANCE BY  
KATHERINE D. GARLAND  
TO STATE OF N.H. FOUND

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 26°32'01" W	6.78
L2	N 76°55'02" W	13.49
L3	N 82°07'08" W	7.42
L4	N 37°15'38" W	50.36
L5	N 45°33'45" E	17.49
L6	N 45°33'15" E	13.96
L7	S 38°58'36" W	6.15

**CURVE TABLE**

CURVE	RADIUS	ARC L	DELTA	CHORD L	CHORD BRG
C1	11316.16	756.05	3°49'41"	755.91	S 57°32'17" E
C2	11316.16	28.83	0°08'45"	28.83	S 55°33'04" E

**NOTES:**

- OWNER OF RECORD.....BRENTWOOD DISTRIBUTION, LLC  
ADDRESS.....91 PINE RD, BRENTWOOD, NH 03833  
DEED REFERENCE.....4830/1403  
TAX SHEET / LOT.....205-16 (BRENTWOOD) & 30-3 (EXETER)  
PARCEL AREA.....19.744 ACRES
- OWNER OF RECORD.....BRENTWOOD DISTRIBUTION, LLC  
ADDRESS.....91 PINE RD, BRENTWOOD, NH 03833  
DEED REFERENCE.....4830/1403  
TAX SHEET / LOT.....205-19 (BRENTWOOD) & 43-2 (EXETER)  
PARCEL AREA.....58.240 ACRES
- ZONED:.....C1 (BRENTWOOD) FRONT YARD SETBACK.....50'  
MINIMUM LOT AREA 120,000 S.F. SIDE YARD SETBACK.....25'  
FRONTAGE.....300' REAR YARD SETBACK.....25'
- ZONED:.....RU (EXETER) FRONT YARD SETBACK.....50'  
MINIMUM LOT AREA 2 ACRES SIDE YARD SETBACK.....30'  
FRONTAGE.....200' REAR YARD SETBACK.....50'
- THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE SETTING OR ESTABLISHMENT OF ANY GRADES/ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOC., INC.
- HORIZONTAL DATUM: EXISTING SITE COORDINATES  
VERTICAL DATUM: EXISTING SITE ELEVATIONS  
NOTE: INCREASE ELEVATIONS 6.89' TO CONVERT TO NGVD 1929 ELEVATIONS
- THE SUBJECT PARCEL SHOWN HEREON LIES IN ZONE X (NO SCREEN), AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FLOOD INSURANCE RATE MAP 330150C22DF, REVISED TO JANUARY 29, 2021, BY FEMA.
- WETLANDS DELINEATION 11/2021 & 2/2022 BY LUKE HURLEY, NHCWS, OF GOVE ENVIRONMENTAL SERVICES, INC., 8 CONTINENTAL DR., BLDG 2, UNIT H, EXETER, NH 03833-7507. WETLANDS FLAGS SURVEY LOCATED BY JAMES VERRA AND ASSOC., INC.
- THE TOWN OF EXETER PRIME WETLAND LINES SHOWN HEREON WERE PROTRACTED FROM INFORMATION ON THE TOWN OF EXETER'S GIS.

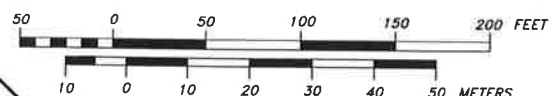
**ABUTTERS LIST**

MAP-LOT	OWNER OF RECORD	DEED REF.	TOWN
30-6	STATE OF NH - FISH AND GAME DEPT. 11 HAZEN DR, CONCORD, NH 03302 [POSSIBLY HEIRS OF KATHERINE D. GARLAND]	NOT FOUND	EXETER
30-7	TOWN OF EXETER 10 FRONT ST, EXETER, NH 03833	4850/1773	EXETER
30-10	STATE OF NH (DEPT. OF TRANSPORTATION) PO BOX 483, CONCORD, NH 03302	2711/732 2718/2564	EXETER
43-1	MATHES FAMILY LIMITED PARTNERSHIP 110 RAYMOND RD, DEERFIELD, NH 03037	3354/116	EXETER
205-15	STATE OF NH (DEPT. OF TRANSPORTATION) PO BOX 483, CONCORD, NH 03302	2711/732 2718/2564	BRENTWOOD
205-17	SILVER GRANADA REALTY, LLC 131 PINE RD, BRENTWOOD, NH 03833-6510	5178/975	BRENTWOOD
205-18	P. LILY PROPERTIES, INC. 44 GILE RD, NOTTINGHAM, NH 03290	6221/98	BRENTWOOD
205-19.1	BRENTWOOD DISTRIBUTION, LLC 91 PINE RD, BRENTWOOD, NH 03833	4830/1403 5165/563	BRENTWOOD
205-21	NORTHERN ELASTOMERIC, INC. 61 PINE RD, BRENTWOOD, NH 03833-6509	5330/2874	BRENTWOOD
212-12	ROBERT WEBB REALTY 37 MIDDLE RD, BRENTWOOD, NH 03833	2217/1222	BRENTWOOD

**REFERENCE PLANS:**

- SITE PLAN PREPARED FOR WATER ENTERPRISES, INC., BRENTWOOD, N.H., REVISED TO 5/19/1997, SHEET 1, RCRD PLAN D-25556.
- LOT LINE ADJUSTMENT PLAN, SHEET A-1, MAP 205, LOTS 19 & 19.001, 77 & 91 PINE ROAD, BRENTWOOD, NH, MAP 43 LOT 2, EXETER, N.H., FOR BRENTWOOD DISTRIBUTION, LLC, REVISED TO 11/3/2011, RCRD PLAN D-37103.
- LOT LINE ADJUSTMENT PLAN, SHEET A-2, MAP 205, LOTS 19 & 19.001, 77 & 91 PINE ROAD, BRENTWOOD, NH, MAP 43 LOT 2, EXETER, N.H., FOR BRENTWOOD DISTRIBUTION, LLC, REVISED TO 11/3/2011, RCRD PLAN D-37103.
- RIGHT-OF-WAY, PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT, FF-018-2(18), N.H. PROJECT NO. P-3885-E, N.H. ROUTE 101 RELOCATION, ON FILE AT NHDOT, CONCORD, NH.

- LEGEND:**
- ..... STONE WALL
  - ..... IRON ROD/PIN FOUND
  - ..... IRON PIPE FOUND
  - ..... BOUND AS DESCRIBED
  - NHNB.....NEW HAMPSHIRE HIGHWAY BOUND
  - 205-19.....TAX SHEET - LOT NUMBER
  - RCRD.....ROCKINGHAM COUNTY REGISTRY OF DEEDS
  - .....CEMENT CONCRETE
  - x12.5.....SPOT GRADE
  - .....WELL
  - .....DECIDUOUS TREE
  - \*.....CONIFEROUS TREE



**SURVEYOR:**  
**James Verra and Associates, Inc.**  
**LAND SURVEYORS**

101 SHATTUCK WAY - SUITE 8  
NEWINGTON, N.H. 03801-7876  
603-436-3557  
JOB NO: 23636-3  
PLAN NO: 23636-3

**ENGINEER:**  
**ALTUS ENGINEERING, INC.**

133 COURT STREET PORTSMOUTH, NH 03801  
(603) 433-2335 www.altus-eng.com

**ISSUED FOR:**  
**ENGINEERING DESIGN**

**ISSUE DATE:**  
**JUNE 10, 2022**

**REVISIONS**

NO.	DESCRIPTION	BY	DATE
1	ENGINEERING DESIGN	JCS	6/10/22
2	ADD SET GRANITE BOUND	JCS	7/29/22

**DRAWN BY:** JCS  
**APPROVED BY:** JY  
**DRAWING FILE:** 23636-3.OWG

**SCALE:**  
22" x 34" - 1" = 50'  
11" x 17" - 1" = 100'

**OWNER/APPLICANT:**  
**BRENTWOOD DISTRIBUTION, LLC**  
91 PINE ROAD  
BRENTWOOD, NH 03833  
  
**BRENTWOOD, NH**  
ASSESSOR'S PARCELS  
205-16 & 205-19  
  
**EXETER, NH**  
ASSESSOR'S PARCELS  
30-3 & 43-2

**PROJECT:**  
**PROPOSED SITE LAYDOWN AREA EXPANSION**  
**BRENTWOOD DISTRIBUTION, LLC**  
91 PINE ROAD  
BRENTWOOD, NH 03833  
  
**BRENTWOOD, NH**  
ASSESSOR'S PARCELS  
205-16 & 205-19  
  
**EXETER, NH**  
ASSESSOR'S PARCELS  
30-3 & 43-2

**TITLE:**  
**EXISTING CONDITIONS PLAN**

**SHEET NUMBER:**  
**4 OF 4**



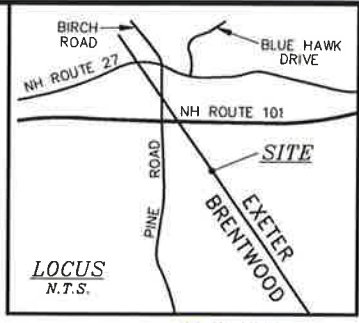
PER REFERENCE PLAN 1

P5237



APPROVED BY THE BRENTWOOD PLANNING BOARD	DATE
Chairman	
Recording Agent:	

APPROVED BY THE EXETER PLANNING BOARD	DATE
Chairman	
Recording Agent:	



**SITE NOTES**

- INTENT OF THIS PLAN SUBMITTAL IS TO PROVIDE THE NECESSARY INFORMATION TO GAIN PLANNING BOARD APPROVAL FOR THE PROPOSED SITE IMPROVEMENTS ON BRENTWOOD ASSESSOR'S PARCEL 205/16 & 19 AND EXETER ASSESSOR'S PARCEL 30/3 & 43/2.
- APPROXIMATE LOT AREA: 19.743 AC BRENTWOOD 205/16 AND EXETER 30/3  
58.240 AC BRENTWOOD 205/19 AND EXETER 43/2
- DIMENSIONAL REQUIREMENTS:  

ZONE	BRENTWOOD COMMERCIAL/INDUSTRIAL (C/I)	EXETER RURAL (RU)
MIN. LOT AREA:	120,000 SF	2 ACRES
MIN. STREET FRONTAGE:	300'	200'
FRONT SETBACK:	50'	50'
SIDE SETBACK:	25'	30'
REAR SETBACK:	25'	50'
- DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED. THE LANDOWNER AND CONTRACTOR ARE RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACKS REQUIREMENTS REQUIRED UNDER THESE REGULATIONS. SEE PROJECT MANUAL APPENDICES FOR COPY OF PERMITS.
- CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AND NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AS PUBLISHED IN THE FEDERAL REGISTER, VOL. 56, NO. 144, DATED JULY 26, 1991.
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN BENCHMARKS PRIOR TO THE SETTING OR ESTABLISHMENT OF ANY GRADES/ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOC., INC.
- CONTRACTOR SHALL MAINTAIN AND PROVIDE RECORD DRAWINGS TO BRENTWOOD DISTRIBUTION, LLC AND TO THE TOWNS OF BRENTWOOD AND EXETER.
- HORIZONTAL DATUM: EXISTING SITE COORDINATES  
VERTICAL DATUM: EXISTING SITE ELEVATIONS  
NOTE: INCREASE ELEVATIONS 6.89' TO CONVERT TO NVD 1929 ELEVATIONS
- THE SUBJECT PARCEL SHOWN HEREON LIES IN ZONE X (NO SCREEN), AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FLOOD INSURANCE RATE MAP 33015C0220F, REVISED TO JANUARY 29, 2021, BY FEMA.
- WETLANDS DELINEATION 11/2021 & 02/2022 BY LUKE HURLEY, NHCMS, OF GOVE ENVIRONMENTAL SERVICES, INC., 8 CONTINENTAL DR, BLDG 2, UNIT H, EXETER, NH 03833-7507. WETLANDS FLAGS SURVEY LOCATED BY JAMES VERRA AND ASSOC., INC.
- TOWN OF EXETER PRIME WETLAND LINES SHOWN HEREON WERE PROTRACTED FROM INFORMATION ON THE TOWN OF EXETER'S GIS.
- WORK HOURS FOR CONSTRUCTION WILL BE AS APPROVED BY BRENTWOOD DISTRIBUTION, LLC AND THE TOWNS OF BRENTWOOD AND EXETER. STANDARD WORK HOURS SHALL BE MONDAY THRU SATURDAY, 7 AM TO 6 PM.
- NO SNOW PROPOSED. THE LAYDOWN AREA AND PALLETIZED MATERIALS WILL NOT BE ACCESSED ANYTIME DURING THE MONTH.

- 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. SEE SECTION 9.14 ROADWAYS, ACCESS POINTS, AND FIRE LANES AND SECTION 9.13 PARKING AREAS FOR EXCEPTIONS.
- THE LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE, AND THE LOCATIONS ARE NOT GUARANTEED BY THE ENGINEER, SURVEYOR, OR OWNER. IT IS THE SITEWORK CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
- ON AUGUST 8, 2016 VARIANCES WERE GRANTED FROM ZONING ORDINANCE SECTIONS 700.002.005 & 700.002.006 TO PERMIT TO ALLOW FOR DEVELOPMENT OF THE PROPERTY WITHIN THE WETLANDS CONSERVATION DISTRICT.
- THERE IS NO SITE LIGHTING PROPOSED AS PART OF THIS EXPANSION.
- THE PROPOSED USE OF THE EXPANSION AREA IS FOR THE SEASONAL STORAGE OF "BAGGED" MULCH AND WOOD PRODUCTS.
- THIS PROJECT IS NOT A SUBDIVISION. NO NEW STREETS OR WAYS IN BRENTWOOD OR EXETER.
- DUE TO PROXIMITY TO WETLANDS, SALT SHALL NOT BE USED FOR DE-ICING OF THE LAYDOWN AREA.
- AN EMERGENCY KEY BOX (KNOX BOX) HAS BEEN PROVIDED FOR FIRE DEPT. ACCESS STRUCTURES IN BRENTWOOD AS PART OF THE ORIGINAL SITE PLAN APPROVAL. THIS SITE AMENDMENT WILL NOT CHANGE THE EXISTING ACCESS.
- PER AGR 3800 AND RSA 430:53, THE PROJECT SHALL BE MANAGED TO PREVENT AND CONTROL THE SPREAD OF INVASIVE PLANT, INSECT, AND FUNGAL SPECIES; MINIMIZE THE ADVERSE ENVIRONMENTAL AND ECONOMIC EFFECTS INVASIVE SPECIES CAUSE TO AGRICULTURE, FORESTS, WETLANDS, WILDLIFE, AND OTHER NATURAL RESOURCES OF THE STATE; AND PROTECT THE PUBLIC FROM POTENTIAL HEALTH PROBLEMS ATTRIBUTED TO CERTAIN INVASIVE SPECIES.
- WALKWAY AREAS BETWEEN PALLETIZED MATERIAL STORAGE SHALL BE PROVIDED FOR EMERGENCY ACCESS.
- NO WETLANDS, PRIME WETLANDS NOR WETLAND BUFFERS WILL BE IMPACTED AS A RESULT OF THIS PROJECT.
- THERE ARE NO VERNAL POOLS ON THE PROPERTY.
- WETLANDS SURVEYED BY JAMES VERRA AND ASSOCIATES AND DELINEATED BY:  
OCT. & NOV. 2015 JOSEPH W. NOEL CWS #086  
NOV. 2021 & FEB. 2022 GOVE ENVIRONMENTAL SERVICES, INC.
- THE LIMITS OF DISTURBANCE SHALL BE FLAGGED PRIOR TO ANY TREE CUTTING OPERATIONS.

**CASE #22-10**  
TOWN OF EXETER PROJECT REFERENCE



133 Court Street Portsmouth, NH 03801  
(603) 433-2335 www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR: APPROVAL

ISSUE DATE: JULY 26, 2022

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	06/24/22
1	EXETER TRC COMMENTS	EDW	07/26/22

DRAWN BY: RMB  
APPROVED BY: EDW  
DRAWING FILE: 5237SITE.DWG

SCALE:  
(22"x34") 1" = 120'  
(11"x17") 1" = 240'

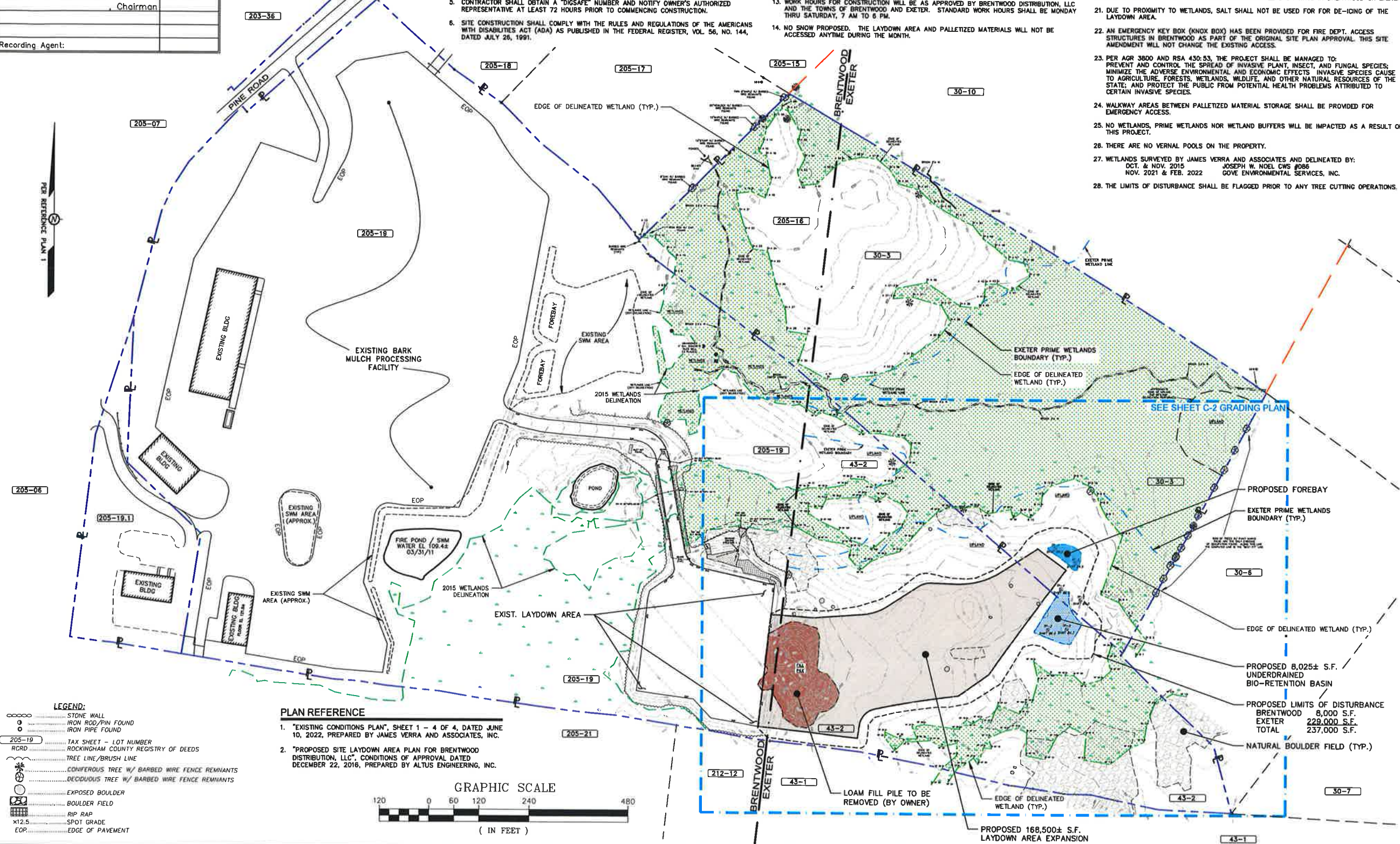
OWNER/APPLICANT:  
BRENTWOOD DISTRIBUTION, LLC  
91 PINE ROAD  
BRENTWOOD, NH 03833

PROJECT:  
**PROPOSED SITE LAYDOWN AREA EXPANSION**  
BRENTWOOD DISTRIBUTION, LLC  
91 PINE ROAD  
BRENTWOOD, NH 03833

BRENTWOOD, NH  
ASSESSOR'S PARCEL  
MAP 205 LOTS 16 & 19  
EXETER, NH  
ASSESSOR'S PARCEL  
MAP 30 LOT 3 & MAP 43 LOT 2

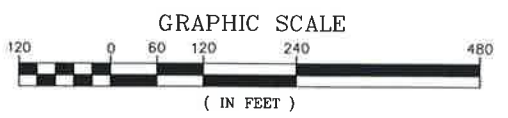
TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER:  
**C - 1**



- LEGEND:**
- STONE WALL
  - IRON ROD/PIN FOUND
  - IRON PIPE FOUND
  - TAX SHEET - LOT NUMBER
  - ROCKINGHAM COUNTY REGISTRY OF DEEDS
  - TREE LINE/BRUSH LINE
  - CONIFEROUS TREE W/ BARBED WIRE FENCE REMNANTS
  - DECIDUOUS TREE W/ BARBED WIRE FENCE REMNANTS
  - EXPOSED BOULDER
  - BOULDER FIELD
  - RIP RAP
  - SPOT GRADE
  - EDGE OF PAVEMENT

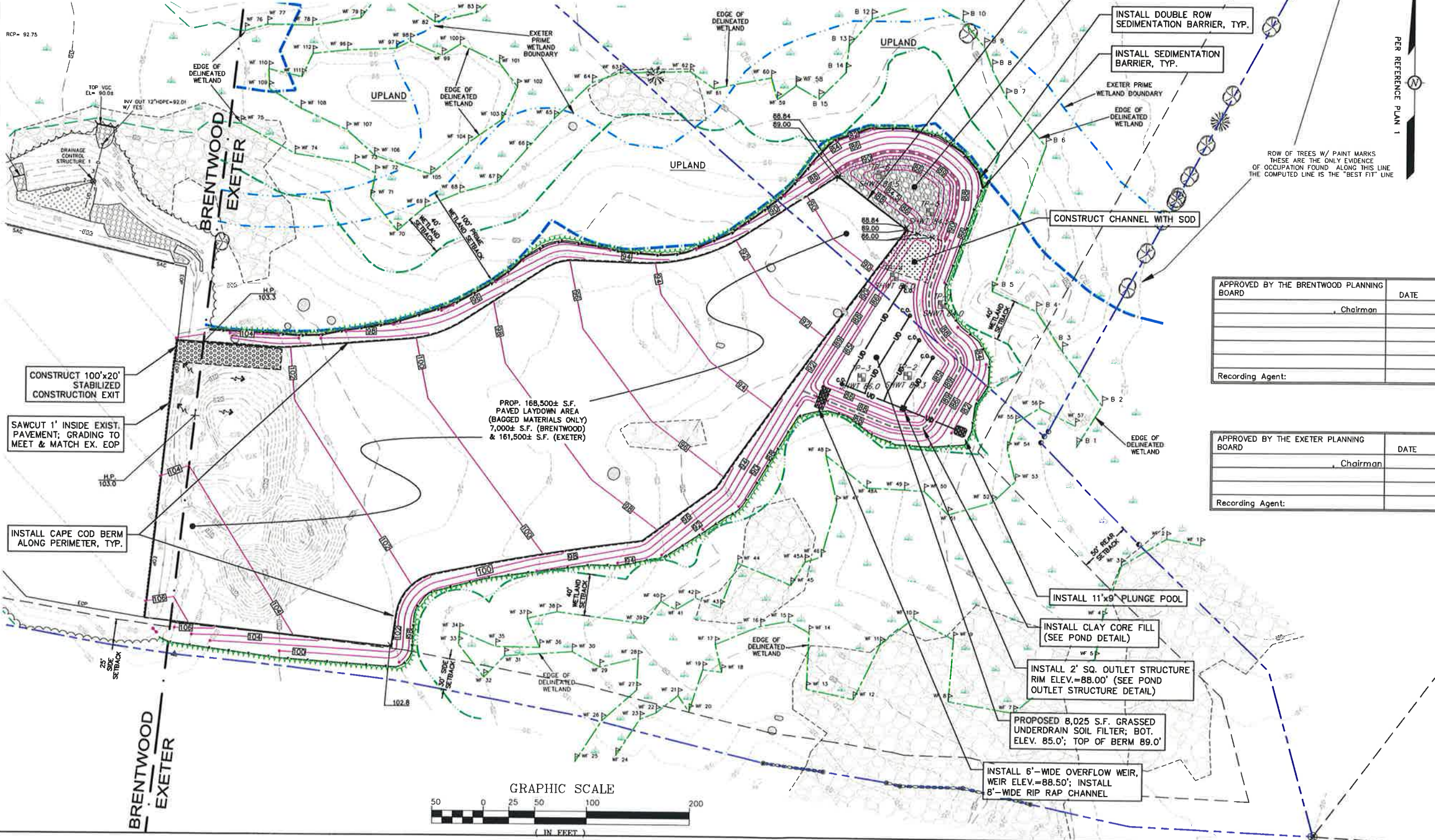
- PLAN REFERENCE**
- "EXISTING CONDITIONS PLAN", SHEET 1 - 4 OF 4, DATED JUNE 10, 2022, PREPARED BY JAMES VERRA AND ASSOCIATES, INC.
  - "PROPOSED SITE LAYDOWN AREA PLAN FOR BRENTWOOD DISTRIBUTION, LLC", CONDITIONS OF APPROVAL DATED DECEMBER 22, 2016, PREPARED BY ALTUS ENGINEERING, INC.





**GRADING NOTES:**

- WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ACCEPTED. ABRUPT RIDGES AT TOPS & MATCH LINES AND BOTTOM WILL NOT BE ACCEPTED.
- CONTRACTOR SHALL ADJUST UTILITY ELEMENTS MEANT TO BE FLUSH WITH GRADE (CLEANOUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
- CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL.
- IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
- PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.
- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE SIX (6") INCHES OF LOAM, LIMESTONE, FERTILIZER, SEED, MULCH, AND APPROPRIATE SOIL STABILIZATION TECHNIQUES.
- CONTRACTOR SHALL CONTROL DUST BY SPRAYING WATER, SWEEPING PAVED SURFACES AND VEGETATION AND/OR MULCHING STOCKPILES.
- UPON COMPLETION OF CONSTRUCTION, THE DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT.
- CONSTRUCT TEMPORARY EROSION CONTROL MEASURES TO CONTROL EROSION AND PREVENT SEDIMENT CONTAMINATION OF DOWNSTREAM AREAS PRIOR TO ANY EARTH MOVING ACTIVITIES.
- THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION REQUIREMENTS OF NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE TOWN OF BRENTWOOD AND TOWN OF EXETER. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION.
- UNLESS OTHERWISE SPECIFIED, ALL DRAINAGE PIPE SHALL BE ADS N-12 OR ENGINEER APPROVED EQUAL.
- IF SUITABLE, EXCAVATED MATERIALS SHALL BE PLACED AS FILL WITHIN UPLAND OR PERMITTED WETLAND FILL AREAS. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN PRIOR TO PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION.
- IN SEDIMENT FOREBAYS, PROVIDE A FIXED VERTICAL SEDIMENT MARKER TO MEASURE DEPTH OF ACCUMULATED SEDIMENT.
- ALL SLOPES EXCEEDING 3:1 SHALL REQUIRE EROSION CONTROL MATTING UNTIL STABILIZED.
- GRASSED UNDERDRAIN SOIL FILTER INCLUDING FOREBAY SHALL BE LINED WITH 10 MIL LINER.



**CASE #22-10**  
TOWN OF EXETER PROJECT REFERENCE



133 Court Street Portsmouth, NH 03801  
(603) 433-2335 www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR: APPROVAL

ISSUE DATE: JULY 26, 2022

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	06/24/22
1	EXETER TRC COMMENTS	EDW	07/26/22

APPROVED BY THE BRENTWOOD PLANNING BOARD	DATE
_____, Chairman	
_____, Recording Agent	

APPROVED BY THE EXETER PLANNING BOARD	DATE
_____, Chairman	
_____, Recording Agent	

DRAWN BY: RMB  
APPROVED BY: EDW  
DRAWING FILE: 5237SITE.DWG

SCALE:  
(22"x34") 1" = 50'  
(11"x17") 1" = 100'

OWNER/APPLICANT:  
BRENTWOOD DISTRIBUTION, LLC  
91 PINE ROAD  
BRENTWOOD, NH 03833

PROJECT:  
PROPOSED SITE LAYDOWN AREA EXPANSION  
BRENTWOOD DISTRIBUTION, LLC  
91 PINE ROAD  
BRENTWOOD, NH 03833

BRENTWOOD, NH ASSESSOR'S PARCEL MAP 205 LOTS 16 & 19  
EXETER, NH ASSESSOR'S PARCEL MAP 30 LOT 3 & MAP 43 LOT 2

TITLE:  
GRADING AND STORMWATER PLAN

SHEET NUMBER:  
C - 2



**SEDIMENT AND EROSION CONTROL NOTES**

**PROJECT NAME AND LOCATION**

91 PINE ROAD  
BRENTWOOD, NEW HAMPSHIRE  
BRENTWOOD TAX MAP 205 LOTS 16 & 19  
EXETER TAX MAP 30 LOT 3 & TAX MAP 43 LOT 2

LATITUDE: 43.004° N  
LONGITUDE: 70.008° W

**OWNER/APPLICANT:**  
BRENTWOOD DISTRIBUTION, LLC  
91 PINE ROAD  
BRENTWOOD, NH 03833

**DESCRIPTION**

The project consists of expanding the laydown area ±166,500 s.f. for temporary storage of palletized wood products.

**DISTURBED AREA**

The total area to be disturbed for the development is ±237,000 sf or ±5.44 acres.

**PROJECT PHASING**

The project will be completed in one phase.

**NAME OF RECEIVING WATER**

The site drains to an unnamed wetland tributary to the Little River.

**SEQUENCE OF MAJOR ACTIVITIES**

1. Prepare SWPPP and file NPDES Notice of Intent, prior to any construction activities (Required).
2. Flag clearing limits.
3. Hold a pre-construction meeting with Town of Brentwood and Exeter & stake holders.
4. Install temporary erosion control measures, including silt fences and stabilized construction exit if warranted.
5. Clear and grub vegetated areas per plan; Strip and stockpile loam. Stockpiles shall be temporarily stabilized with hay bales, mulch and surrounded by a hay bale or silt fence barrier until material is removed and final grading is complete. Remove debris.
6. Construct Site Laydown Area (bituminous concrete pavement).
7. Construct rain gardens & landscaping.
8. When all construction activity is complete and site is stabilized, remove all sedimentation barriers, storm check dams (if applicable), temporary structures and sediment that has been trapped by these devices.
9. File a Notice of Termination (N.O.T.) with U.S.E.P.A. (Required)

**TEMPORARY EROSION & SEDIMENT CONTROL AND STABILIZATION PRACTICES**

All work shall be in accordance with state and local permits. Work shall conform to the practices described in the New Hampshire Stormwater Manual, Volumes 1 - 3, issued December 2008, as amended. As indicated in the sequence of Major Activities, perimeter controls shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Once construction activity ceases permanently in an area and permanent measures are established, perimeter controls shall be removed.

During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site shall be filtered through appropriate perimeter controls. All storm drain inlets shall be provided with inlet protection measures.

Temporary and permanent vegetation and mulching is an integral component of the erosion and sedimentation control plan. All areas shall be inspected and maintained until vegetative cover is established. These control measures are essential to erosion prevention and also reduce costly rework of graded and shaped areas.

Temporary vegetation shall be maintained in these areas until permanent seeding is applied. Additionally, erosion and sediment control measures shall be maintained until permanent vegetation is established.

**INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES**

**A. GENERAL**

These are general inspection and maintenance practices that shall be used to implement the plan:

1. The smallest practical portion of the site shall be denuded at one time.
2. All control measures shall be inspected at least once each week and following any storm event of 0.25 inches or greater.
3. All measures shall be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours.
4. Built-up sediment shall be removed from perimeter barriers when it has reached one-third the height of the barrier or when "bulges" occur.
5. All diversion dikes shall be inspected and any breaches promptly repaired.
6. Temporary seeding and planting shall be inspected for bare spots, washouts, and unhealthy growth.
7. The owner's authorized engineer shall inspect the site on a periodic basis to review compliance with the Plans.
8. An area shall be considered stable if one of the following has occurred:
  - a. Base course gravels have been installed in areas to be paved;
  - b. A minimum of 85% vegetated growth as been established;
  - c. A minimum of 3 inches of non-erosive material such as stone or riprap has been installed; - or -
  - d. Erosion control blankets have been properly installed.
9. The length of time of exposure of area disturbed during construction shall not exceed 45 days.

**B. MULCHING**

Mulch shall be used on highly erodible soils, on critically eroding areas, on areas where conservation of moisture will facilitate plant establishment, and where shown on the plans.

1. Timing - In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this:
  - a. Apply mulch prior to any storm event. This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.
  - b. Required mulching within a specified time period. The time period can range from 21 to 28 days of inactivity on a area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

**2. Guidelines for Winter Mulch Application -**

Type	Rate per 1,000 s.f.	Use and Comments
Hay or Straw	70 to 90 lbs.	Must be dry and free from mold. May be used with plantings.
Wood Chips or Bark Mulch	460 to 920 lbs.	Used mostly with trees and shrubs.
Jute and Fibrous Matting (Erosion Blanket)	As per manufacturer Specifications	Used in slope areas, water courses and other Control areas.
Crushed Stone 1/4" to 1-1/2" dia.	Spread more than 1/2" thick	Effective in controlling wind and water erosion.
Erosion Control Mix	2" thick (min)	* The organic matter content is between 80 and 100% dry weight basis. * Particle size by weight is 100% passing a 6" screen and a minimum of 70 % maximum of 85% passing a 0.75" screen. * The organic portion needs to be fibrous and elongated. * Large portions of silt, clay or fine sands are not acceptable in the mix. * Soluble salts content is less than 4.0 mmhos/cm. * The pH should fall between 5.0 and 8.0.

3. Maintenance - All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

**C. PERMANENT SEEDING -**

1. Bedding - stones larger than 1/2", trash, roots, and other debris that will interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 5" to prepare a seedbed and mix fertilizer into the soil.
2. Fertilizer - lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and organic fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:

Agricultural Limestone @ 100 lbs. per 1,000 s.f.  
10-20-20 organic fertilizer @ 12 lbs. per 1,000 s.f.

**3. Seed Mixture (for lawns\*\*):**

Type	Lbs. / Acre	Lbs. / 1,000 sf
Tall Fescue	24	0.55
Creeping Red Fescue	24	0.55
Total	48	1.10

Seed Mixture (For slope embankments\*\*):  
Gross Seed: Provide fresh, clean, new-crop seed complying with tolerance for purity and germination established by Official Seed Analysts of North America. Provide seed mixture composed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified:

Type	Min. Purity (%)	Min. Germination (%)	Kg./Hectare (Lbs./Acre)
Creeping Red Fescue (c)	96	85	45 (40)
Perennial Rye Grass (a)	98	90	35 (30)
Redtop	95	80	5 (5)
Alsike Clover	97	90(e)	5 (5)
			Total 90 (80)

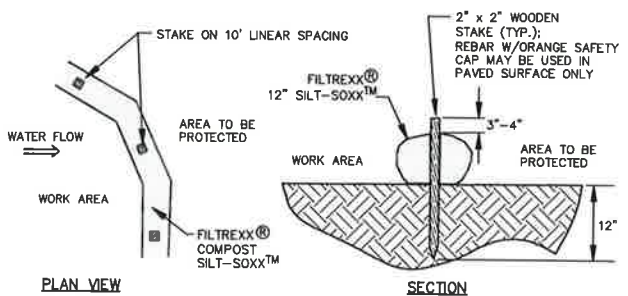
- a. Ryegrass shall be a certified fine-textured variety such as Pennfine, Fiesta, Yorktown, Diplomat, or equal.
- b. Fescue varieties shall include - Creeping Red and/or Hard Rellont, Scaldia, Koket, or Jorntestown.

\*\* In the event that the seed mixes shown here conflict with the project landscape plans, the landscape plans shall govern.

4. Sodding - sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding on an area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook. Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt), etc.

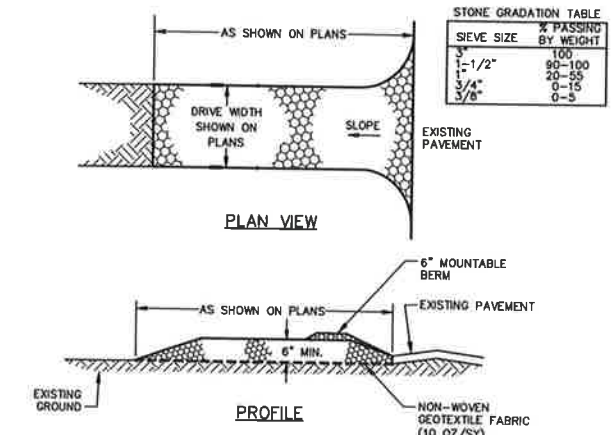
**WINTER CONSTRUCTION NOTES**

1. All proposed vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and elsewhere seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting. The installation of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melt events;
2. All ditches or swales which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions; and
3. After November 15th, incomplete road or parking surfaces where work has stopped for the winter season shall be protected with a minimum of 3 inches of crushed gravel per NHDOT Item 304.3.



- NOTES:**
1. SILT-SOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
  2. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
  3. SILT-SOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
  4. ALL SEDIMENT TRAPPED BY SILT-SOXX SHALL BE DISPOSED OF PROPERLY.

**TUBULAR SEDIMENT BARRIER NOT TO SCALE**



**CONSTRUCTION SPECIFICATIONS**

1. **STONE SIZE** - NHDOT STANDARD STONE SIZE #4 - SECTION 703 OF NHDOT STANDARD.
2. **LENGTH** - DETAILED ON PLANS (50 FOOT MINIMUM).
3. **THICKNESS** - SIX (6) INCHES (MINIMUM).
4. **WIDTH** - FULL DRIVE WIDTH UNLESS OTHERWISE SPECIFIED.
5. **FILTER FABRIC** - MIRAFI 600X OR EQUAL APPROVED BY ENGINEER.
6. **SURFACE WATER CONTROL** - ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. **MAINTENANCE** - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. **WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.** WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. **STABILIZED CONSTRUCTION EXITS SHALL BE INSTALLED AT ALL ENTRANCES TO PUBLIC RIGHTS-OF-WAY, AT LOCATIONS SHOWN ON THE PLANS, AND/OR WHERE AS DIRECTED BY THE ENGINEER.**

**STABILIZED CONSTRUCTION EXIT NOT TO SCALE**

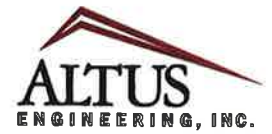
**NOTES**

1. ORGANIC FILTER BERMS MAY BE UTILIZED IN LIEU OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
2. THE EROSION CONTROL MIXTURE USED IN FILTER BERMS SHALL BE A WELL-GRADED MIX OF PARTICLE SIZES THAT MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER, STUMP GRINDINGS, SHREDDED OR COMPOSTED BARK, AND/OR ACCEPTABLE MANUFACTURED PRODUCTS AND SHALL BE FREE OF REFUSE, PHYSICAL CONTAMINANTS AND MATERIAL TOXIC TO PLANT GROWTH. EROSION CONTROL MIXTURE SHALL MEET THE FOLLOWING STANDARDS:
  - a) THE ORGANIC CONTENT SHALL BE 80-100% OF DRY WEIGHT.
  - b) PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN, AND 70-85% PASSING A 0.75" SCREEN.
  - c) THE ORGANIC PORTION SHALL BE FIBROUS AND ELONGATED.
  - d) LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS SHALL NOT BE INCLUDED IN THE MIXTURE.
  - e) SOLUBLE SALTS CONTENT SHALL BE >4.0mmhos/cm.
  - f) THE PH SHALL BE BETWEEN 5.0 AND 8.0.
3. ORGANIC FILTER BERMS SHALL BE INSTALLED ALONG A RELATIVELY LEVEL CONTOUR. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BERM.
4. ON SLOPES LESS THAN 5X, OR AT THE BOTTOM OF SLOPES NO STEEPER THAN 3:1 AND UP TO 20' LONG, THE BERM SHALL BE A MINIMUM OF 12" HIGH (AS MEASURED ON THE UPHILL SIDE) AND A MINIMUM OF 36" WIDE. ON LONGER AND/OR STEEPER SLOPES, THE BERM SHALL BE TALLER AND WIDER TO ACCOMMODATE THE POTENTIAL FOR ADDITIONAL RUNOFF (MAXIMUM HEIGHT SHALL NOT EXCEED 2').
5. FROZEN GROUND, OUTCROPS OF BEDROCK, AND VERY ROOTED FORESTED AREAS PRESENT THE MOST PRACTICAL AND EFFECTIVE LOCATIONS FOR ORGANIC FILTER BERMS. OTHER BMP'S SHOULD BE USED AT LOW POINTS OF CONCENTRATED RUNOFF, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS, AND AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT HAVE A LARGE CONTRIBUTING AREA.
6. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FILTER BERMS WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE BERM.
7. ORGANIC FILTER BERMS MAY BE LEFT IN PLACE ONCE THE SITE IS STABILIZED PROVIDED ANY SEDIMENT DEPOSITS TRAPPED BY THEM ARE REMOVED AND DISPOSED OF PROPERLY.
8. FILTER BERMS ARE PROHIBITED AT THE BASE OF SLOPES STEEPER THAN 8X OR WHERE THERE IS FLOWING WATER WITHOUT THE SUPPORT OF ADDITIONAL MEASURES SUCH AS SILT FENCE.

**ORGANIC FILTER BERM NOT TO SCALE**

**CASE #22-10**

TOWN OF EXETER PROJECT REFERENCE



133 Court Street  
(603) 433-2335  
Portsmouth, NH 03801  
www.altus-eng.com

**NOT FOR CONSTRUCTION**

**ISSUED FOR: APPROVAL**

**ISSUE DATE: JUNE 24, 2022**

**REVISIONS**

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	06/24/22

**DRAWN BY: RMB**  
**APPROVED BY: EDW**  
**DRAWING FILE: 5237-DS.DWG**

**SCALE: AS SHOWN**

**OWNER/APPLICANT:**  
BRENTWOOD DISTRIBUTION, LLC  
91 PINE ROAD  
BRENTWOOD, NH 03833

**PROJECT:**  
**PROPOSED SITE LAYDOWN AREA EXPANSION**  
BRENTWOOD DISTRIBUTION, LLC  
91 PINE ROAD  
BRENTWOOD, NH 03833

BRENTWOOD, NH  
ASSESSOR'S PARCEL  
MAP 205 LOTS 16 & 19  
EXETER, NH  
ASSESSOR'S PARCEL  
MAP 30 LOT 3 & MAP 43 LOT 2

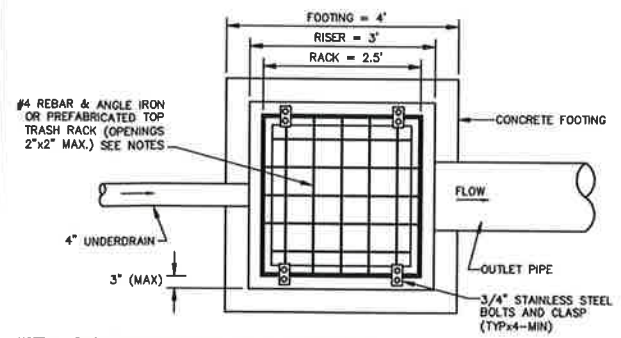
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**DETAIL SHEET**

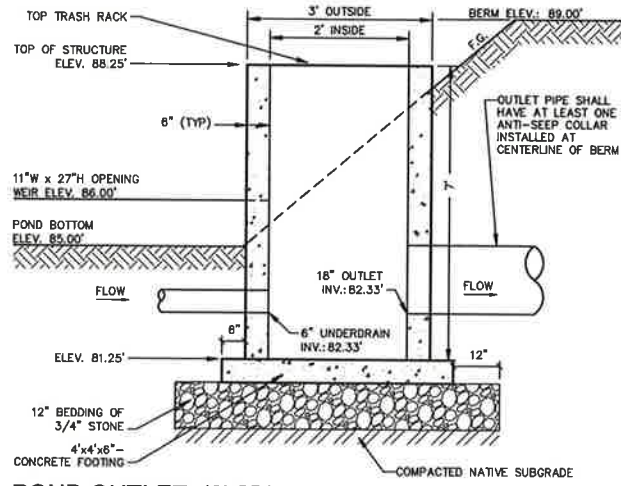
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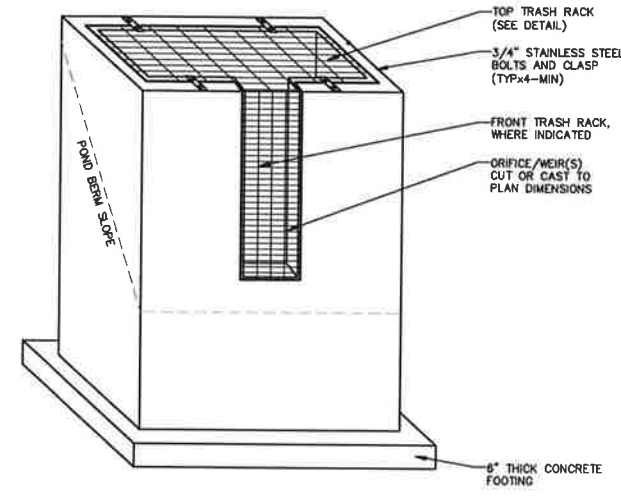




NOTES: "24\"/>



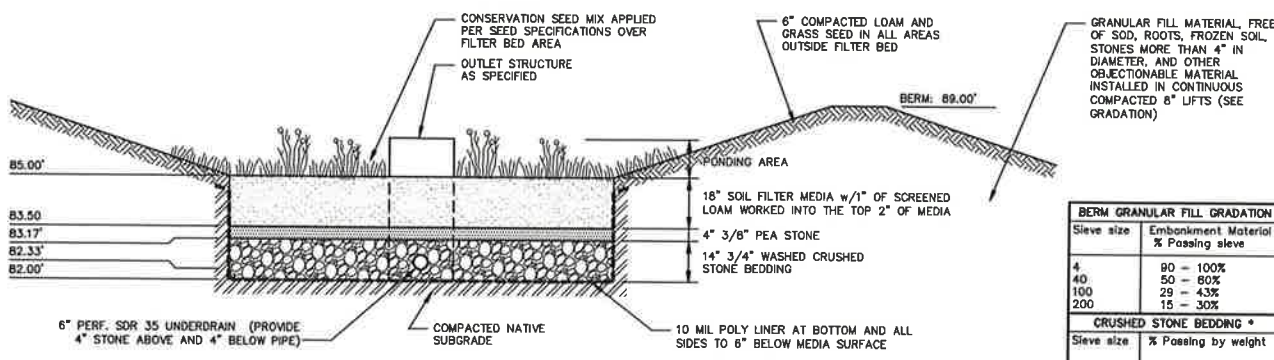
POND OUTLET (2' STRUCTURE) NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. OUTLET STRUCTURE SHALL BE CONSTRUCTED OF STEEL REINFORCED CONCRETE FABRICATED ONSITE OR PRECAST TO EQUAL DIMENSIONS AND REINFORCING.
2. CONCRETE FOOTING TO BE CONSTRUCTED INTEGRAL WITH BASE. IF CONSTRUCTED SEPARATELY, FOOTING SHALL HAVE A CONTINUOUS KEYWAY INSTALLED AND REBAR CAST INTO IT THAT SHALL EXTEND ABOVE THE SLAB A MINIMUM OF 8\"/>
- 3. ALL JOINTS AND PIPE OPENINGS SHALL BE SEALED WATERTIGHT WITH MORTAR.
- 4. ALL EXPOSED REBAR TO BE PAINTED WITH RUST-RESISTANT PAINT OR HOT-DIPPED GALVANIZED.
- 5. PRE-FABRICATED TRASH RACKS ARE ACCEPTABLE UPON WRITTEN ACCEPTANCE BY THE ENGINEER.
- 6. STRUCTURE IS TO BE BUILT TO WITHSTAND H20 LOADING.
- 7. NATIVE IN SITU SOILS UNDERLYING THE STRUCTURE'S STONE BASE PAD AND THE PAD ITSELF ARE TO BE COMPACTED PRIOR TO INSTALLING STRUCTURE.
- 8. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM.
- 9. STAINLESS STEEL BOLTS FOR TRASH RACK TO BE INSTALLED WITH HILT AND EPOXY OR CAST IN.
- 10. EXTERIOR TRASH RACK DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRASH RACKS THAT ALLOW FULL SCREENING PROTECTION TO EVERY INLET ORIFICE AND THE TOP OF THE STRUCTURE. THIS MAY REQUIRE CUSTOM FABRICATION AND/OR ALTERNATE METHODS TO CONNECT THE RACKS TO THE OUTLET STRUCTURE.

POND OUTLET STRUCTURE (TYPICAL) NOT TO SCALE



- NOTES
1. WHEN CONTRACTOR EXCAVATES BIORETENTION POND AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
  2. SOIL FILTER MEDIA SHALL EITHER OPTION A OR OPTION B AT CONTRACTOR'S DISCRETION.
  3. DO NOT PLACE BIORETENTION POND INTO SERVICE UNTIL ITS SIDE SLOPES AND CONTRIBUTING AREAS HAVE BEEN STABILIZED.
  4. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES TO THE BIORETENTION POND DURING ANY STAGE OF CONSTRUCTION.
  5. DO NOT TRAFFIC EXPOSED SURFACES OF BIORETENTION POND WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATION ACTIVITIES WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE BASIN.
  6. POND BERMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER POND BERM DETAIL.

MAINTENANCE REQUIREMENTS

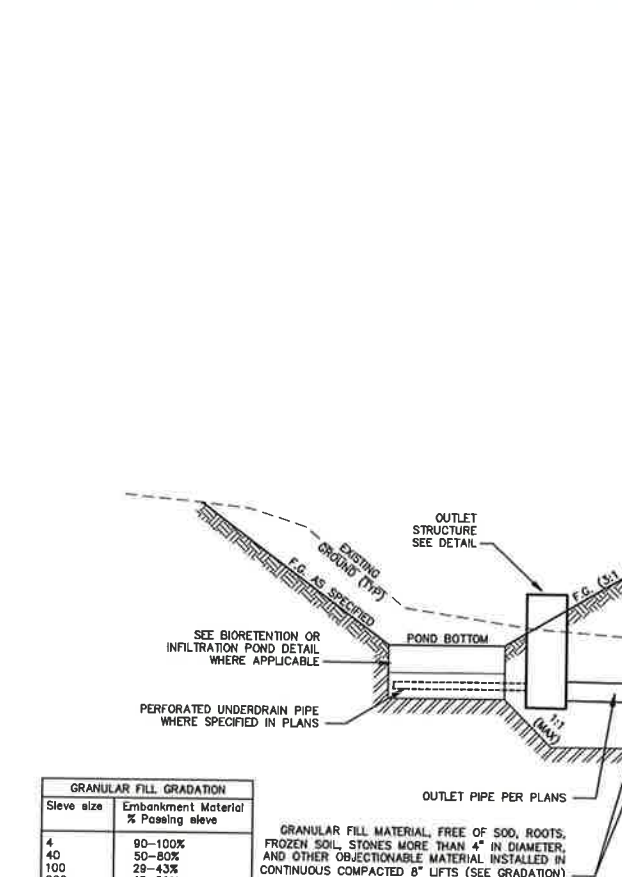
- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION.
- PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
- AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
- VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING WEED WHACKING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES. BERM AREAS ARE TO BE MOWED TWICE ANNUALLY.

DESIGN REFERENCES

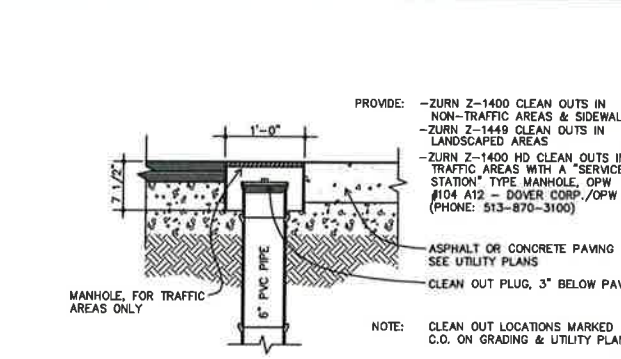
- UNH STORMWATER CENTER
- EPA (1998A)
- NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

BIORETENTION POND

NOT TO SCALE



STORMWATER POND BERM DETAIL



CLEANOUT DETAIL NOT TO SCALE

GRANULAR FILL GRADATION

Sieve size	Embankment Material % Passing sieve
4	90-100%
40	50-80%
100	29-43%
200	15-30%

CRUSHED STONE BEDDING

Sieve size	% Passing by weight
1"	100%
3/4"	90 - 100%
3/8"	20 - 55%
#4	0 - 10%
#8	0 - 5%

FILTER MEDIA MIXTURES

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

BIORETENTION POND

NOT TO SCALE

CONSTRUCTION CRITERIA

1. Foundation Preparation -- The foundation shall be cleared of trees, logs, stumps, roots, brush, boulders, sod, and rubbish. If suitable for reuse, the topsoil and sod shall be stockpiled and spread on the completed embankment and spillways. Foundation surfaces shall be sloped no steeper than 1:1. The foundation area shall be thoroughly scarified before placement of fill material. The surface shall have moisture added and/or it shall be compacted if necessary so that the first layer of fill can be bonded to the foundation. The cutoff trench and any other required excavations shall be dug to the lines and grades shown on the plans or as staked in the field. If they are suitable, excavated materials shall be used in the permanent fill. Existing stream channels in the foundation area shall be sloped no steeper than 1:1 and deepened and widened as necessary to remove all stones, gravel, sand, stumps, roots, and other objectionable compaction equipment. Foundation areas shall be kept free of standing water when fill is being placed on them.
2. Granular Fill Placement -- The material placed in the fill shall be free of sod, roots, frozen soil, stones more than 4 inches in diameter and other objectionable material. Selected backfill material shall be placed around structures, pipe conduits, and drainage diaphragm at about the same rate on all sides to prevent damage from unequal loading. The placing and spreading of fill material shall be started at the lowest point of the foundation and the fill brought up in horizontal layers of such thickness that the required compaction can be obtained. The fill shall be constructed in 8" continuous horizontal layers except where openings or sectionalized fills are required. In those cases, the slope of the bonding surfaces between the so as to insure a good bond with the new fill. The distribution and gradation of materials shall be such that no lenses, pockets, streaks, or layers of material differ substantially in texture or gradation from the surrounding material. If it is necessary to use materials of varying texture and gradation, the more impervious material shall be placed in the center and upstream parts of the fill. If zoned fills of substantially differing materials are specified, the zones shall be placed according to the lines and grades shown on the drawings. The complete work shall conform to the lines, grades, and elevations shown on the drawings or as staked in the field.
3. Moisture Control -- The moisture content of the fill material shall be adequate for obtaining the required compaction. Material that is too wet shall be dried to meet this requirement, and material that is too dry shall have water added and mixed until the requirement is met.
4. Compaction -- Construction equipment shall be operated over the areas of each layer of fill to insure that the required compaction is obtained. Special equipment shall be used if needed to obtain the required compaction. Fill material shall be compacted to not less than 95% of AASHTO T99 Method C compaction method. Fill adjacent to structures, pipe conduits, and drainage diaphragm shall be compacted to a density equivalent to that of the surrounding fill by means of hand tamping or manually directed power tamper or plate vibrators. Fill adjacent to concrete structures shall not be compacted until the concrete is strong enough to support the load.
5. Protection -- A protective cover of vegetation shall be established on all exposed surfaces of the embankment, spillway, and borrow area in accordance with the plans. If soil or climatic conditions preclude the use of vegetation and protection is needed, non-vegetative means, such as mulches or gravel, may be used. In some places, temporary vegetation may be used until conditions permit establishment of permanent vegetation.

MAINTENANCE

Maintenance is necessary if detention/retention basins are to continue to function as originally designed. A local government, a designated group such as a homeowners' association, or an individual must be assigned responsibility for maintaining the structures and the basin area. A maintenance plan should be developed that outlines the maintenance operations and a schedule for carrying out the procedures.

The following should be considered in formulating a maintenance plan:

1. Embankment -- The embankment should be inspected annually to determine if rodent burrows, wet areas, or erosion of the fill is taking place.
2. Vegetation -- The vegetated areas of the structure should be protected from damage by fire, grazing, traffic, and dense weed growth. Lime and fertilizer should be applied as necessary as determined by soil tests. Trees and shrubs should be kept off the embankment and emergency spillway areas.
3. Inlets -- Pipe inlets and spillway structures should be inspected annually and after every major storm. Accumulated debris and sediment should be removed.
4. Outlets -- Pipe outlets should be inspected annually and after every major storm. The condition of the pipes should be noted and repairs made as necessary. If erosion is taking place, then measures should be taken to stabilize and protect the affected area.
5. Sediment -- Sediment should be continually checked in the basin. When sediment accumulations reach the predetermined design elevation, then the sediment should be removed and properly disposed of.
6. Safety inspections -- All permanent impoundments should be inspected by a qualified professional engineer on a periodic basis. If there is potential for significant damage or loss of life downstream, then the inspection should be carried out annually.

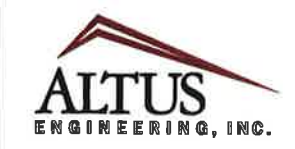
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5. Protection -- A protective cover of vegetation shall be established on all exposed surfaces of the embankment, spillway, and borrow area in accordance with the plans. If soil or climatic conditions preclude the use of vegetation and protection is needed, non-vegetative means, such as mulches or gravel, may be used. In some places, temporary vegetation may be used until conditions permit establishment of permanent vegetation.

STORMWATER POND BERM DETAIL

NOT TO SCALE

CASE #22-10  
TOWN OF EXETER PROJECT REFERENCE



133 Court Street Portsmouth, NH 03801  
(603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: APPROVAL

ISSUE DATE: JUNE 24, 2022

REVISIONS  
NO. DESCRIPTION BY DATE  
0 INITIAL SUBMISSION EDW 06/24/22

DRAWN BY: RMB  
APPROVED BY: EDW  
DRAWING FILE: 5237-DS.DWG

SCALE: AS SHOWN

OWNER/APPLICANT:  
BRENTWOOD DISTRIBUTION, LLC  
91 PINE ROAD  
BRENTWOOD, NH 03833

PROJECT:  
PROPOSED SITE LAYDOWN AREA EXPANSION  
BRENTWOOD DISTRIBUTION, LLC  
91 PINE ROAD  
BRENTWOOD, NH 03833

BRENTWOOD, NH ASSESSOR'S PARCEL MAP 205 LOTS 16 & 19  
EXETER, NH ASSESSOR'S PARCEL MAP 30 LOT 3 & MAP 43 LOT 2

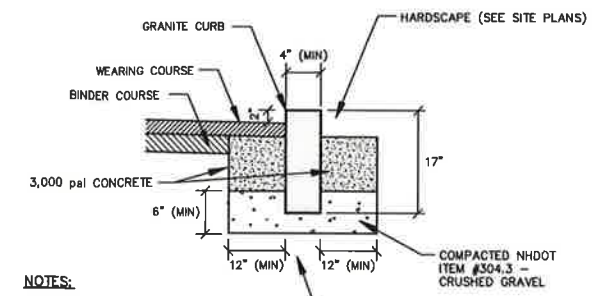
TITLE:

DETAIL SHEET

SHEET NUMBER:

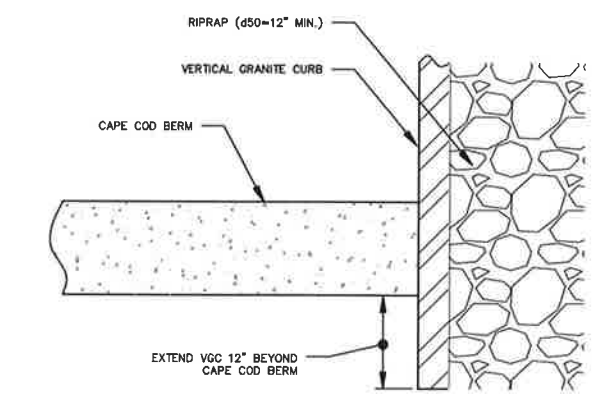
C - 4



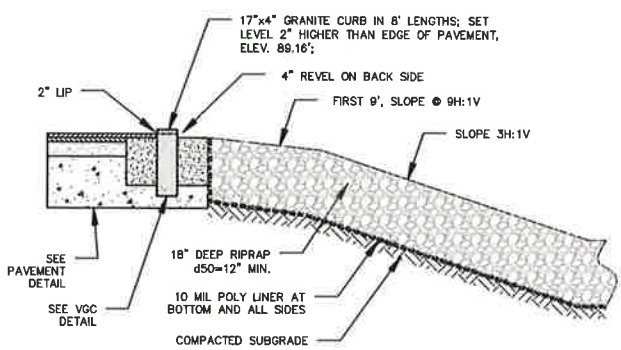


**NOTES:**  
 1. SEE PLANS FOR CURB LOCATION.  
 2. STONES SHALL BE 8\"/>

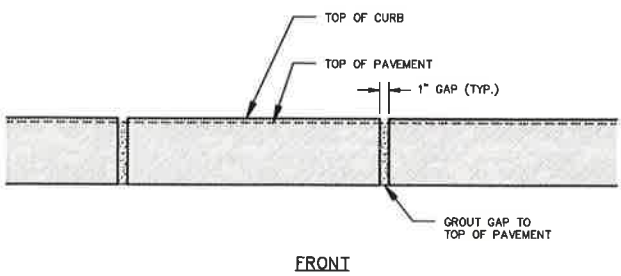
**VERTICAL GRANITE CURB (VGC) NOT TO SCALE**



**PLAN VIEW AT CORNER TRANSITION**

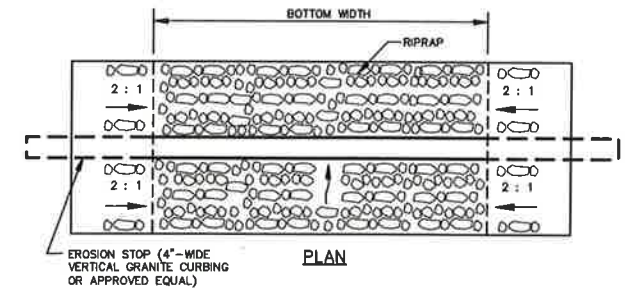


**CROSS SECTION**

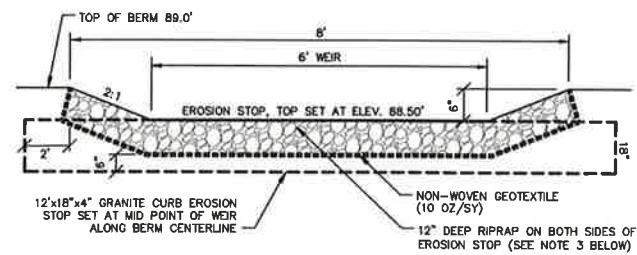


**FRONT**

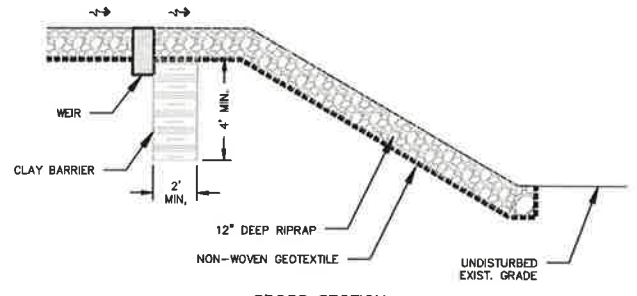
**PAVEMENT/RIRAP INTERFACE NOT TO SCALE**



**PLAN**



**PROFILE**



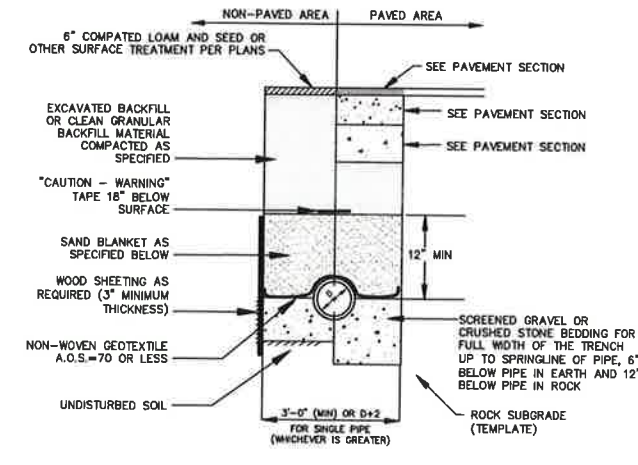
**CROSS SECTION**

**NOTES:**  
 1. CONSTRUCT EMERGENCY OVERFLOW WEIR TO THE WIDTHS AND LENGTHS SHOWN ON THE PLAN.  
 2. THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIPRAP SHALL BE PREPARED TO LINES AND GRADES SHOWN ON THE PLANS.  
 3. UNLESS OTHERWISE SPECIFIED OR DIRECTED, RIPRAP USED FOR THE EMERGENCY OVERFLOW WEIR SHALL MEET THE FOLLOWING GRADATION:

SIZE	PERCENT PASSING BY WEIGHT
4"	90-100

4. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE EROSION STONE. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 18 INCHES.  
 5. THE EROSION STONE MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

**RIPRAP SPILLWAY/OVERFLOW WEIR NOT TO SCALE**

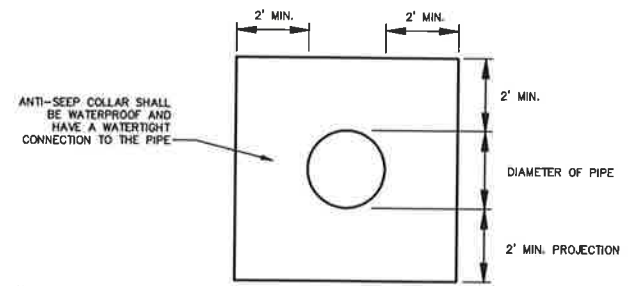


**NOTES:**  
 1. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.  
 2. INSULATE GRAVITY SEWER AND FORCEMAINS WHERE THERE IS LESS THAN 5'-0" OF COVER WITH 2" THICK CLOSED CELL RIGID BOARD INSULATION, 18" ON EACH SIDE OF PIPE.  
 3. MAINTAIN 12" MINIMUM HORIZONTAL SEPARATION AND WIDEN TRENCH ACCORDINGLY IF MULTIPLE PIPES ARE IN TRENCH.

SAND BLANKET/BARRIER		SCREENED GRAVEL OR CRUSHED STONE BEDDING*	
SIET SIZE	% FINER BY WEIGHT	SIET SIZE	% PASSING BY WEIGHT
1/2"	90 - 100	1"	100
200	0 - 15	3/4"	90 - 100
		20	55
		3/8"	0 - 10
		4	0 - 5
		8	0 - 5

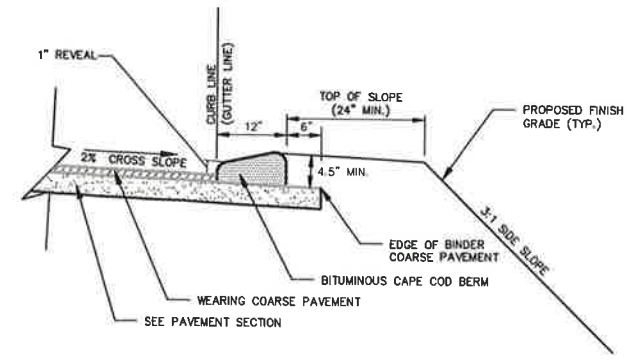
\* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 705 OF NHDOT STANDARD SPECIFICATIONS

**DRAINAGE TRENCH NOT TO SCALE**

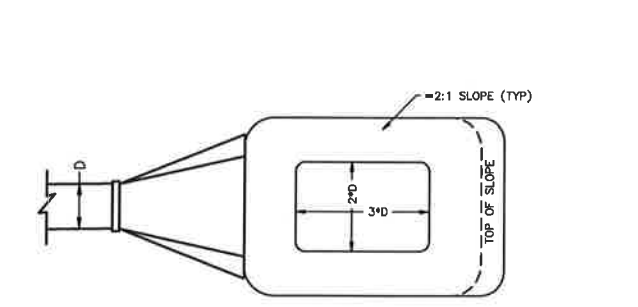


**NOTES:**  
 ANTI-SEEP COLLARS SHALL BE CLAY, CONCRETE, PLASTIC (AGRI-DRAIN), OR EQUAL APPROVED BY THE ENGINEER.

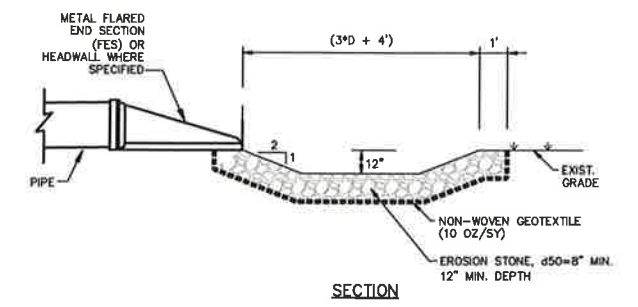
**ANTI-SEEP COLLAR NOT TO SCALE**



**CAPE COD BERM NOT TO SCALE**



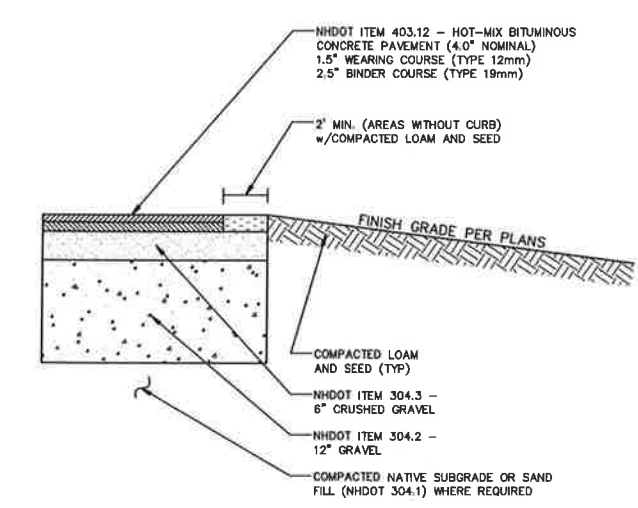
**PLAN VIEW**



**SECTION**

1. CONSTRUCT PLUNGE POOL TO THE WIDTHS AND LENGTHS SHOWN ON THE PLAN.  
 2. THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIPRAP SHALL BE PREPARED TO LINES AND GRADES SHOWN ON THE PLANS.  
 3. EROSION STONE USED FOR THE PLUNGE POOL SHALL MEET THE FOLLOWING GRADATION.  
 4. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE EROSION STONE. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 18 INCHES.  
 5. THE EROSION STONE MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

**PLUNGE POOL NOT TO SCALE**



**NOTES FOR STANDARD AND HEAVY DUTY ASPHALT PAVEMENT**  
 1. PROJECT GEOTECHNICAL REPORT MAY REQUIRE A DIFFERENT PAVEMENT CROSS SECTION(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND FOLLOWING ALL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THAT THE REPORT AND CIVIL PLANS DIFFER, THE MORE STRINGENT SPECIFICATION SHALL APPLY.  
 2. ALL EXISTING FILL, BURIED ORGANIC MATTER, CLAY, LOAM, MUCK, AND/OR OTHER QUESTIONABLE MATERIAL SHALL BE REMOVED FROM BELOW ALL PAVEMENT.  
 3. SUBGRADE SHALL BE PROOFROLLED A MINIMUM OF 6 PASSES WITH A 10-TON VIBRATORY COMPACTOR OPERATING AT PEAK RATED FREQUENCY OR BY MEANS APPROVED BY THE ENGINEER.  
 4. FILL BELOW PAVEMENT GRADES SHALL BE GRANULAR BORROW COMPACTED PER DOT REQUIREMENTS.  
 5. SIEWORK CONTRACTOR SHALL COORDINATE INSPECTIONS WITH THE CONSTRUCTION MANAGER PRIOR TO PLACING GRAVELS.  
 6. TACK COAT SHALL BE APPLIED BETWEEN SUCCESSIVE LIFTS OF ASPHALT.  
 7. THE BITUMINOUS PAVEMENT SHALL BE COMPACTED TO 95 PERCENT OF ITS THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D-2041. THE BASE AND SUBBASE MATERIALS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THEIR MAXIMUM DRY DENSITIES AS DETERMINED BY ASTM D-1557.

**HEAVY DUTY ASPHALT PAVEMENT NOT TO SCALE**

**CASE #22-10**  
 TOWN OF EXETER PROJECT REFERENCE

133 Court Street Portsmouth, NH 03801  
 (603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: APPROVAL

ISSUE DATE: JULY 26, 2022

**REVISIONS**

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	06/24/22
1	EXETER TRC COMMENTS	EDW	07/26/22

DRAWN BY: RMB  
 APPROVED BY: EDW  
 DRAWING FILE: 5237-DS.DWG

SCALE: AS SHOWN

**OWNER/APPLICANT:**  
 BRENTWOOD DISTRIBUTION, LLC  
 91 PINE ROAD  
 BRENTWOOD, NH 03833

**PROJECT:**  
 PROPOSED SITE LAYDOWN AREA EXPANSION  
 BRENTWOOD DISTRIBUTION, LLC  
 91 PINE ROAD  
 BRENTWOOD, NH 03833

BRENTWOOD, NH ASSESSOR'S PARCEL MAP 205 LOTS 16 & 19  
 EXETER, NH ASSESSOR'S PARCEL MAP 30 LOT 3 & MAP 43 LOT 2

TITLE: DETAIL SHEET  
 SHEET NUMBER: C - 5



# TOWN OF EXETER

## *Planning and Building Department*

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

[www.exeternh.gov](http://www.exeternh.gov)

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**Date:** August 11, 2022  
**To:** Planning Board  
**From:** Dave Sharples, Town Planner  
**Re:** 131 Portsmouth Avenue, LLC PB Case #22-13

The Applicant is seeking a minor subdivision of an existing 15.26-acre parcel located at 131 Portsmouth Avenue & Holland Way into two (2) building lots. Proposed lot A will be a 9.03-acre parcel of land that consists of an existing light industrial building with frontage on Holland Way and shared access from Portsmouth Avenue. Proposed lot B will be a 6.24-acre undeveloped parcel with access and frontage along Portsmouth Avenue. The subject property is located in the CT-Corporate Technology Park and C-2, Highway Commercial zoning districts and is identified as Tax Map Parcel #52-112.

The Applicant submitted a minor subdivision plan and supporting documents, dated July 28, 2022, and are enclosed for your review. Upon my review, I requested the applicant show the buildable area of the newly created lot to ensure there is adequate land area to build upon the lot without the need for a Conditional Use Permit. I felt this was important because if there was not sufficient buildable area and a Conditional Use Permit was required to develop the site at all, then this would put the Planning Board in an awkward position when determining if a CUP is appropriate for a future proposal. This isn't to say that a CUP will not be requested in the future but I would not recommend the Board create a lot that necessitates one.

There are no waivers being requested for this application. Doug Eastman, The Code Enforcement Officer, has reviewed the request and has determined that it meets the minimum requirements of the Zoning Ordinance.

I will be prepared with suggested conditions of approval at the meeting in the event the board decides to take action on the request.

### **Planning Board Motion:**

**Minor Subdivision Motion:** I move that the request of 131 Portsmouth Avenue, LLC (PB Case #22-13) for Minor Subdivision approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



P0595-012  
August 4, 2022

Dave Sharples, Town Planner  
10 Front Street  
Exeter, NH 03833

Re: **131 Portsmouth Avenue – Minor Subdivision Application**

Dear Members of the board:

On behalf of 131 Portsmouth Ave, LLC., we are pleased to present the following information supporting a Minor Subdivision Application for the above referenced project:

- Twenty-two (22) copies of the completed Minor Subdivision Application package,
- Twenty-two (22) copies (7 full size & 15 half scale) of the proposed subdivision plans, dated July 18, 2022,
- Twenty-two (22) copies of the Buildable Area Exhibit, dated May 19, 2022,
- Three (3) pre-printed 1"x 2 5/8" labels for each abutter, the applicant, and all consultants,
- Check in the amount of \$385.00 for the Minor Subdivision Application fees.

The applicant is respectfully requesting to subdivide an existing single 15.26-acre parcel of land identified as Tax Map 52, Lot 112 into two (2) lots, Proposed Lot 112A and 112B. Proposed Lot 112A is an 9.03-acre parcel of land that consists of an existing light industrial building with frontage on Holland Way and shared access from Portsmouth Avenue. Proposed Lot 112B is an 6.24-acre undeveloped parcel with access and frontage along Portsmouth Avenue (Route 108).

Please contact me at 603.433.8818 or [pmcrimmins@tighebond.com](mailto:pmcrimmins@tighebond.com) if you have any questions.

Very truly yours,

**TIGHE & BOND, INC.**



Patrick M. Crimmins, P.E.  
Vice President

Enclosures  
Copy: Eben Tormey

J:\P\0595 Pro Con General Proposals\P0595-012 131 Portsmouth Ave\Reports\_Evaluations\Applications\Town\20220804\_Subdivision\Cover Letter.docx





## **Town of Exeter Application for Minor Subdivision, Minor Site Plan, and/or Lot Line Adjustment**

Date: January 2019

Memo To: Applicants for Minor Subdivision, Minor Site Plan, and/or Lot Line Adjustment

From: Planning Department

Re: Guidelines for Processing Applications

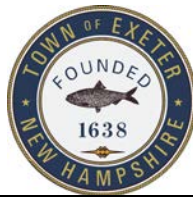
The goal of the Planning Board is to process applications as quickly and efficiently as possible. To this end, we have designed an application procedure which is simple and easy to follow (see attached). If some of the information being requested seems irrelevant, please check with the Planning Department office, it may be that your particular proposal does not warrant such information.

It is strongly recommended that prior to submitting an application you discuss your proposal informally with the Town Planner. The Town Planner will review your proposal for conformance with the applicable Town regulations and advise you as to the procedures for obtaining Planning Board approval. Please contact the Planning Department office at (603) 773-6112 to schedule an appointment.

The key to receiving a prompt decision from the Planning Board is to adhere closely to the Board's procedures. A chart outlining the "Planning Board Review Process" is attached for your information. Please be aware that a technical review of your proposal by the Technical Review Committee (TRC) will likely precede Planning Board determination. Staff will gladly review the Application process with you so that you understand the various milestones in the process. A checklist is attached to this application to assist you in preparing your plans.

Copies of the applicable "Site Review and Subdivision Regulations" are available on-line on the Town's web site ([www.exeternh.gov](http://www.exeternh.gov)) or maybe purchased at the Planning Department office on the second floor to the Town Office Building located at 10 Front Street.

It is strongly recommended that you become familiar with these regulations, as they are the basis for review and approval.



TOWN OF EXETER  
MINOR SUBDIVISION, MINOR  
SITE PLAN, AND/OR LOT LINE  
ADJUSTMENT APPLICATION

OFFICE USE ONLY

**THIS IS AN APPLICATION FOR:**

MINOR SITE PLAN  
 MINOR (3lots or less)  
SUBDIVISION                       LOTS  
  
 LOT LINE ADJUSTMENT

\_\_\_\_\_ APPLICATION  
\_\_\_\_\_ DATE RECEIVED  
\_\_\_\_\_ APPLICATION FEE  
\_\_\_\_\_ PLAN REVIEW FEE  
\_\_\_\_\_ ABUTTER FEE  
\_\_\_\_\_ LEGAL NOTICE FEE  
\_\_\_\_\_ INSPECTION FEE  
\_\_\_\_\_ TOTAL FEES  
\_\_\_\_\_ AMOUNT REFUNDED

1. NAME OF LEGAL OWNER OF RECORD: 131 Portsmouth Ave, LLC

ADDRESS: 210 Commerce Way, Suite 300, Portsmouth NH 03801

\_\_\_\_\_ TELEPHONE: (603)-430-4000

2. NAME OF APPLICANT: 131 Portsmouth Ave, LLC

ADDRESS: 210 Commerce Way, Suite 300, Portsmouth NH 03801

\_\_\_\_\_ TELEPHONE: (603)-430-4000

3. RELATIONSHIP OF APPLICANT TO PROPERTY IF OTHER THAN OWNER: \_\_\_\_\_

\_\_\_\_\_  
(Written permission from Owner is required, please attach.)

4. DESCRIPTION OF PROPERTY:

ADDRESS: Holland Way

TAX MAP: 52 PARCEL #: 112 ZONING DISTRICT: CT & C-2

AREA OF ENTIRE TRACT: 15.26 Ac PORTION BEING DEVELOPED: N/A





5. **EXPLANATION OF PROPOSAL:** See cover letter

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6. **ARE MUNICIPAL SERVICES AVAILABLE?** (YES/NO) NO  
IF YES, WATER AND SEWER SUPERINTENDENT MUST GRANT WRITTEN APPROVAL FOR CONNECTION. IF NO, SEPTIC SYSTEM MUST COMPLY WITH W.S.P.C.C. REQUIREMENTS.

7. **LIST ALL MAPS, PLANS AND OTHER ACCOMPANYING MATERIAL SUBMITTED WITH THIS APPLICATION:**

<u>ITEM:</u>	<u>NUMBER OF COPIES</u>
A. <b>Subdivision Plan of 131 Portsmouth (2 sheets)</b>	<b>7 Full Size &amp; 15 Half Size</b>
B. <b>Buildable Area Exhibit</b>	<b>7 Full Size &amp; 15 Half Size</b>
C. _____	_____
D. _____	_____
E. _____	_____
F. _____	_____

8. **ANY DEED RESTRICTIONS AND COVENANTS THAT APPLY OR ARE CONTEMPLATED** (YES/NO) No IF YES, ATTACH COPY.

9. **NAME AND PROFESSION OF PERSON DESIGNING PLAN:**

NAME: Doucet Survey, LLC

ADDRESS: 102 Kent Pl, Newmarket, NH 03857

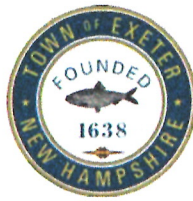
PROFESSION: Surveyor TELEPHONE: (603)-659-6560

10. **LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED:** N/A

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11. **HAVE ANY SPECIAL EXCEPTIONS OR VARIANCES BEEN GRANTED BY THE ZONING BOARD OF ADJUSTMENT TO THIS PROPERTY PREVIOUSLY?**

(Please check with the Planning Department Office to verify) (YES/NO) YES IF YES, LIST BELOW AND NOTE ON PLAN.

**ZBA Case 1023 (Special Exception)**  
**ZBA Case 1062 (Special Exception)**  
**ZBA Case 1251 (Variance)**  
**ZBA Case 1322 (Special Exception)**

**NOTICE:**

I CERTIFY THAT THIS APPLICATION AND THE ACCOMPANYING PLANS AND SUPPORTING INFORMATION HAVE BEEN PREPARED IN CONFORMANCE WITH ALL APPLICABLE TOWN REGULATIONS, INCLUDING BUT NOT LIMITED TO THE "SITE PLAN REVIEW AND SUBDIVISION REGULATION" AND THE ZONING ORDINANCE. FURTHERMORE, IN ACCORDANCE WITH THE REQUIREMENTS OF THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS", I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE July 28 2022 APPLICANT'S SIGNATURE 

ACCORDING TO RSA 676.4.I ( c ), THE PLANNING BOARD MUST DETERMINE WHETHER THE APPLICATION IS COMPLETE WITHIN 30 DAYS OF SUBMISSION. THE PLANNING BOARD MUST ACT TO EITHER APPROVE, CONDITIONALLY APPROVE, OR DENY AN APPLICATION WITHIN SIXTY FIVE (65) DAYS OF ITS ACCEPTANCE BY THE BOARD AS A COMPLETE APPLICATION. A SEPARATE FORM ALLOWING AN EXTENSION OR WAIVER TO THIS REQUIREMENT MAY BE SUBMITTED BY THE APPLICANT.

**ABUTTERS LIST**  
**131 Portsmouth Ave****51-14-1**

Mcfarland Realty Tr  
Mcfarland Henry O Trustee Etal  
151 Portsmouth Ave  
Exeter, NH 03833

**51-15**

Kevin King Enterprises Co LLC  
C/O Hannaford Bros Co  
P.O. Box 6500  
Carlise, PA 17013

**51-17**

One Four Six Post Rd LLC  
151 Portsmouth Ave  
Exeter, NH 03833

**52-49**

94 Portsmouth Ave LLC  
720 Lafayette Rd  
Seabrook, NH 03874

**52-49-1**

DKERN LLC  
66 S Beech Street  
Manchester, NH 03103

**52-50**

AA Field Realty LLC  
98 Portsmouth Ave  
Exeter, NH 03833

**52-51**

S A F Realty LLC  
C/O Steves Diner Inc  
100 Portsmouth Ave  
Exeter, NH 03833

**52-52**

108 Heights LLC  
C/O Two Guys Self Storage  
65 Post Road  
Hooksett, NH 03106

**52-53**

Exeter Lumber  
Properties LLC  
120 Portsmouth Ave  
Exeter, NH 03833

**52-54**

Sanel Auto Parts Inc  
P.O. Box 504  
Concord, NH 03302-0504

**52-110**

Foss Laurence D  
Foss Debra G  
30 Bunker Hill Ave  
Stratham, NH 03885

**52-111**

Foss Laurence D  
30 Bunker Hill Ave  
Stratham, NH 03885

**52-112**

131 Portsmouth Ave LLC  
210 Commerce Way Suite 300  
Portsmouth, NH 03801

**52-112-1**

Osram Sylvania Inc  
Attn: Tax Dept  
200 Ballardvale St  
Wilmington, MA 01887

**65-123**

Exeter Town of  
10 Front Street  
Exeter, NH 03833

**65-123-1**

Exeter Sportsman Club Inc  
P.O. Box 1936  
Exeter, NH 03833

**66-1**

Palmer & Sicard Inc  
89 Holland Way  
Exeter, NH 03833

**66-1-1**

Palmer & Sicard Inc  
89 Holland Way  
Exeter, NH 03833

**66-2**

North Country Trust  
Blanchard David Trustee  
100 Boston Tpke Rd Ste JB9 #325  
Shrewsbury, MA 01545

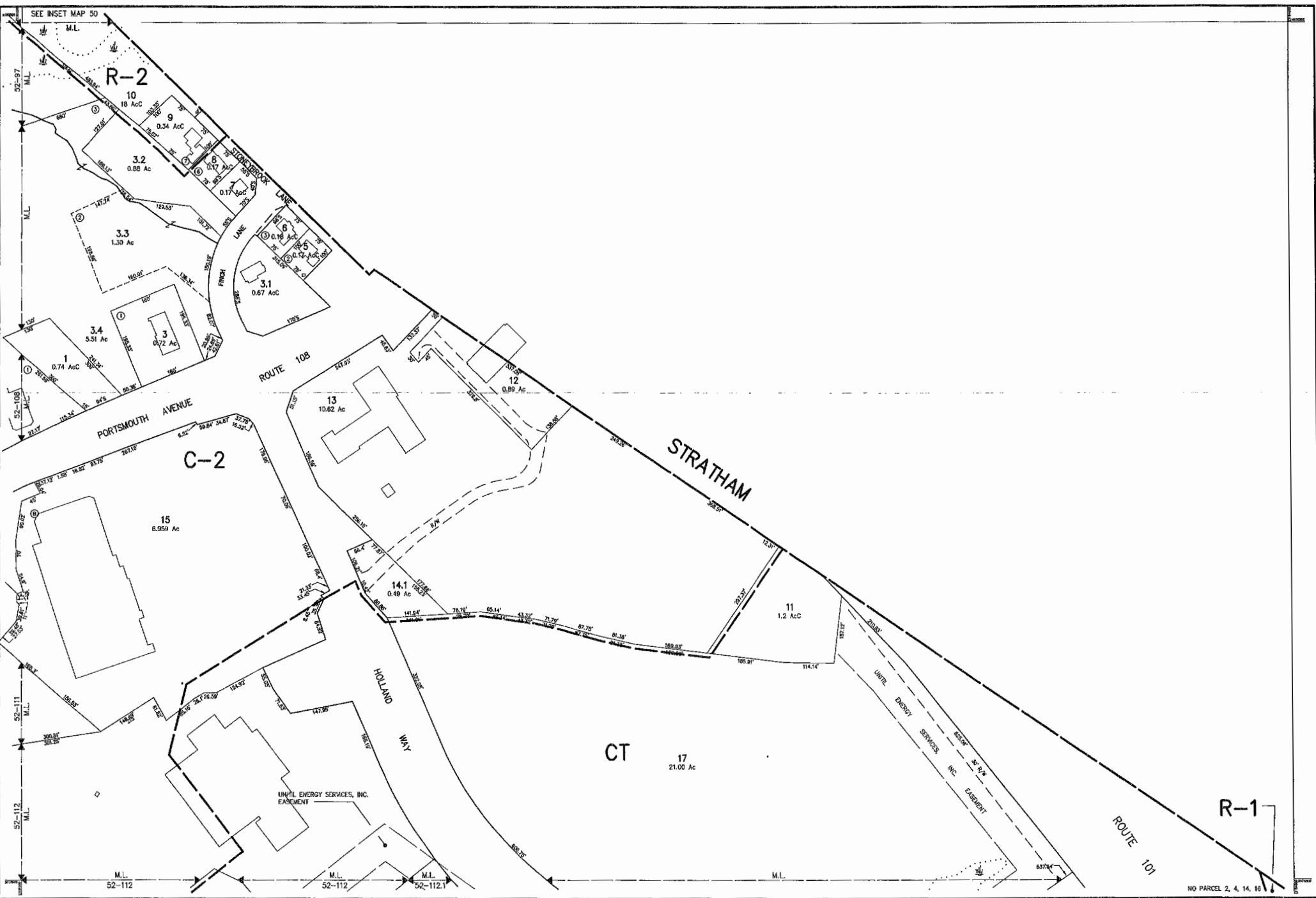
**Surveyor**

Doucet Survey  
102 Kent Place  
Newmarket, NH 03857

**Applicant's Agent**

Tighe & Bond  
177 Corporate Drive  
Portsmouth, NH 03801





THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.

PHOTOGRAPHY DATE: APRIL 25, 1995

COMPLETION DATE: MARCH 29, 1996

PRODUCED IN 1996 BY

**CA Technologies**

21 PLEASANT STREET, LITTLETON, NH 03041  
800.922.4540 • WWW.CALTECH.COM

AREA SURVEYED	.....	Ac
AREA CALCULATED	.....	Ac
RECORD DIMENSION	.....	100'
SCALED DIMENSION	.....	100%
HATCH LINE	.....	M.L.
WATER	.....	-W-

**LEGEND**

EXEMPT PROPERTY	.....	⊕
SUBDIVISION LOT NO.	.....	⑩
ZONE LIMIT	.....	①
RIGHT OF WAY	.....	---
COMMON OWNERSHIP	.....	---
BUILDING	.....	▭
WETLANDS	.....	▨

SCALE 1" = 100'

REVISD TO: APRIL 1 2021

PROPERTY MAPS

**EXETER**

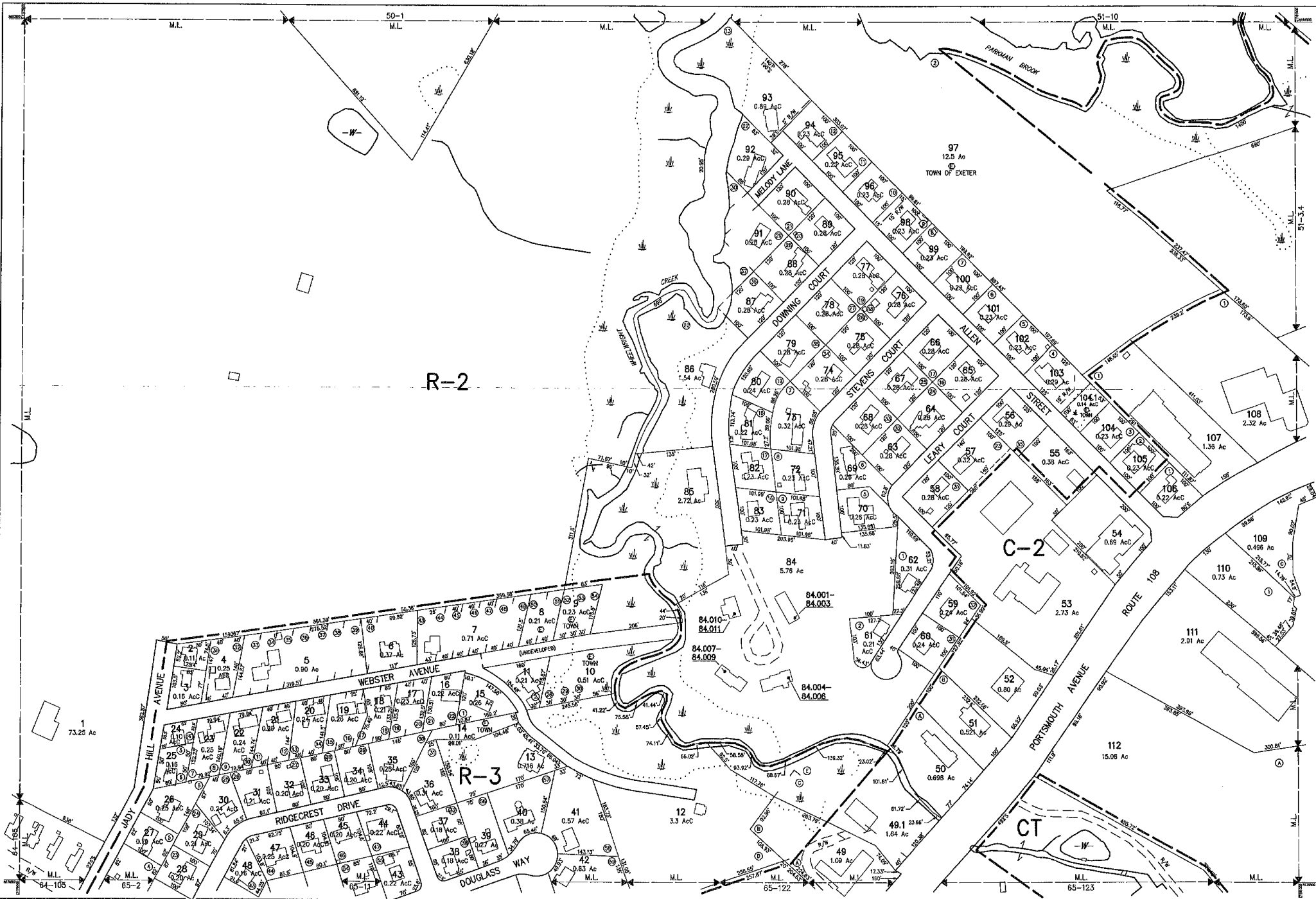
NEW HAMPSHIRE

INDEX DIAGRAM

50	51	52	53	54	55	56	57
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MAP NO. **51**

NO PARCEL 2, 4, 14, 16



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.

PHOTOGRAPHY DATE: APRIL 25, 1995

COMPLETION DATE: MARCH 29, 1996

PRODUCED IN 1996 BY

**CAI Technologies**

11 PLEASANT STREET, LITTLETON, NH 03054  
 603.327.4540 • WWW.CAI-TECH.COM

AREA SURVEYED	Ac
AREA CALCULATED	Ac
RECORD DIMENSION	100'
SCALED DIMENSION	1000'S
MATCH LINE	
WATER	

**LEGEND**

EXEMPT PROPERTY

SUBDIVISION LOT NO.

ZONE LIMIT

RIGHT OF WAY

COMMON OVERSIGHT

BUILDING

WETLANDS

FEET

SCALE 1" = 100'

0 100 200 300

METERS

0 25 50 75

REVISED TO: APRIL 1, 2021

PROPERTY MAPS

**EXETER**

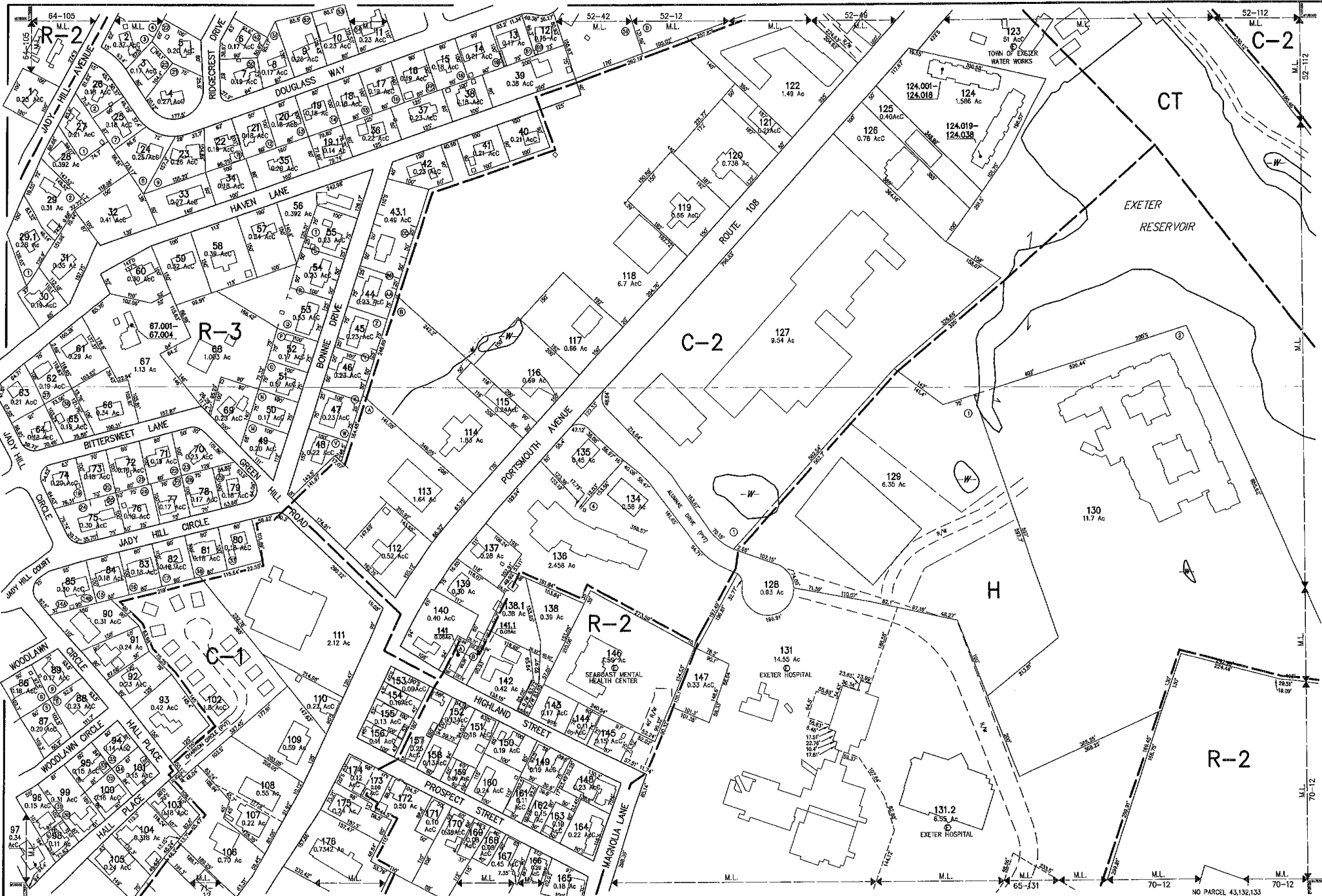
NEW HAMPSHIRE

**INDEX DIAGRAM**

49	50
53	51
64	65

MAP NO.

**52**



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.

PHOTOGRAPHY DATE: APRIL 25, 1995

COMPLETION DATE: MARCH 29, 1996

PRODUCED IN 1999 BY

**CA Technologies**

11 PLEASANT STREET LITTLETON, CO 80120  
800.922.4562 WWW.CALTECH.COM

**LEGEND**

AREA SURVEYED	Ac
AREA CALCULATED	Ac
MEASURED DIMENSION	100'
CALCULATED DIMENSION	100'
WATER LINE	W
WATER	W

EXEMPT PROPERTY

SUBDIVISION LOT NO.

ZONE LIMIT

RIGHT OF WAY

COMMON OWNERSHIP

BUILDING

WETLANDS

SCALE 1" = 100'

FEET 0 50 100 200 300

METERS 0 25 50 75

REVISED TO: APRIL 1, 2021

PROPERTY MAPS

**EXETER**

NEW HAMPSHIRE

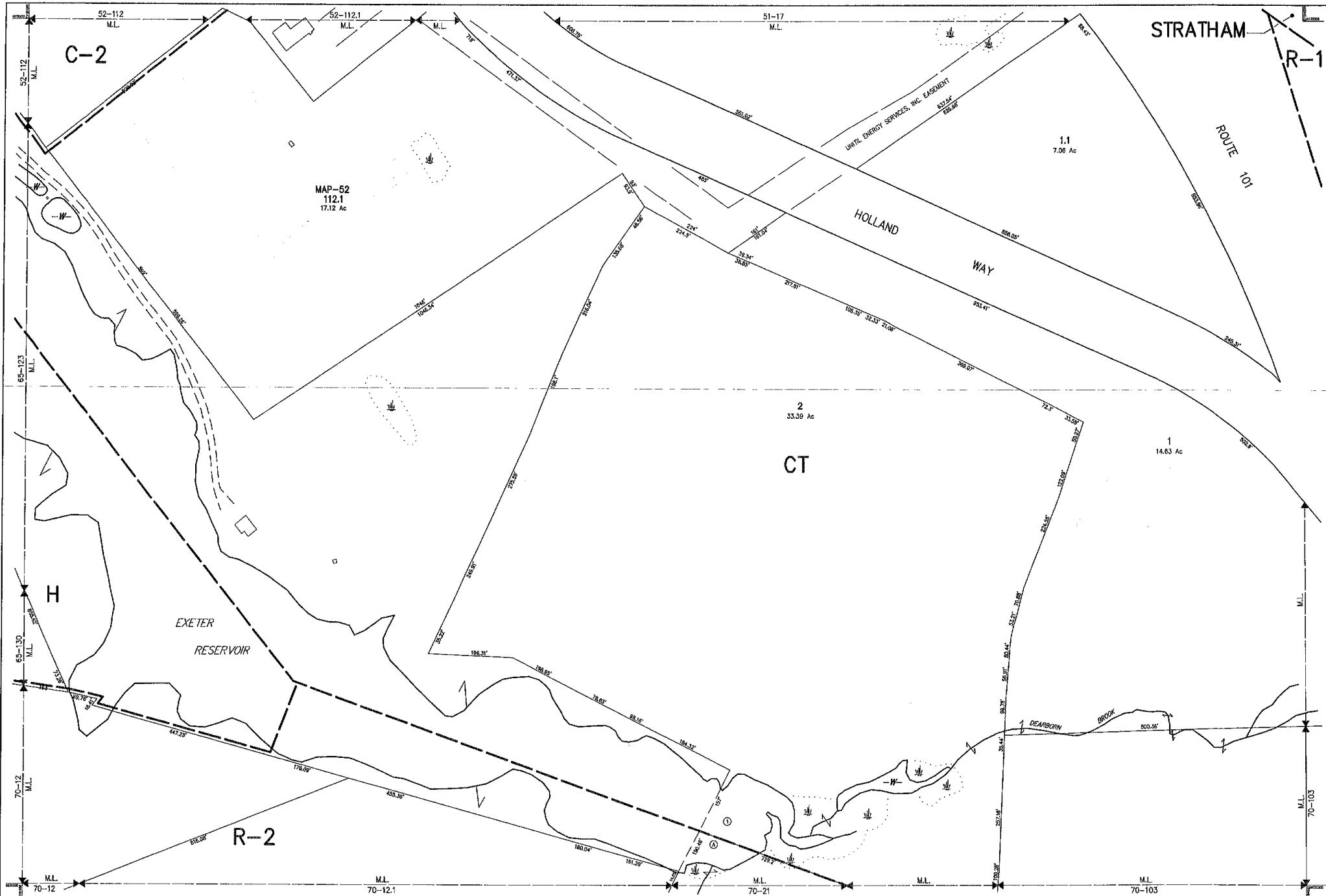
NO. PARCEL 43,132,133

53	52	51
64	66	
72	71	70

INDEX DIAGRAM

MAP NO. **65**





THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.

PHOTOGRAPHY DATE: APRIL 25, 1995

COMPLETION DATE: MARCH 29, 1996

PRODUCED IN 1996 BY

11 PLEASANT STREET, LITTLETON, NH 03024  
603-332-4549 • WWW.CATTECH.COM

LEGEND	
AREA SURVEYED	Ac
AREA CALCULATED	Ac
RECORD DIMENSION	100'
SCALED DIMENSION	100'S
WATCH LINE	
WATER	
EXEMPT PROPERTY	
SUBMISSION LOT NO.	
ZONE LIMIT	
RIGHT OF WAY	
CONADON DIMENSION	
BUILDING	
WETLANDS	

SCALE 1" = 100'

REVISED TO: APRIL 1, 2021

PROPERTY MAPS

# EXETER

NEW HAMPSHIRE

INDEX		DIAGRAM	
52	51	77	76
65	67	87	86
71	70	69	68

MAP NO.

# 66



## **CHECKLIST FOR LOT LINE ADJUSTMENT, MINOR SITE PLAN, or MINOR SUBDIVISION PLAN PREPARATION**

The checklist on the following page has been prepared to assist you in the preparation of your subdivision plan. The checklist items listed correspond to the subdivision plan requirements set forth in Section 7 of the “Site Plan Review and Subdivision Regulations”. Unless otherwise indicated, all section references within this checklist refer to these regulations. Each of the items listed on this checklist must be addressed prior to the technical review of subdivision plans by the Technical Review Committee (TRC). See Section 6.5 of the “Site Plan Review and Subdivision Regulations”. This checklist **DOES NOT** include all of the detailed information required for subdivision and lot line adjustment plans and therefore should not be the sole basis for the preparation of these plans. For a complete listing of subdivision plan requirements, please refer to Section 7 of the “Site Plan Review and Subdivision Regulations”. In addition to these required plan items, the Planning Board will review subdivision plans based upon the standards set forth in Sections 8 and 9 of the “Site Plan Review and Subdivision regulations”. As the applicant, it is **YOUR RESPONSIBILITY** to familiarize yourself with these standards and to prepare your plans in conformance with them.

Please complete this checklist by marking each item listed in the column labeled “Applicant” with one of the following: “X” (information provided); “NA” (note applicable); “W” (waiver requested). For all checklist items marked “NA”, a final determination regarding applicability will be made by the TRC. For all items marked “W”, please refer to Section 11 of the “Site Plan Review and Subdivision Regulations” for the proper waiver request procedure. All waiver requests will be acted upon by the Planning Board at a public hearing. Please contact the Planning Department office, if you have any questions concerning the proper completion of this checklist.

All of the required information for the plans listed in the checklist must be provided on separate sheets, unless otherwise approved by the TRC.

**NOTE: AN INCOMPLETE CHECKLIST WILL BE GROUNDS FOR REJECTION OF YOUR APPLICATION.**



## CHECK LIST FOR MINOR SITE PLAN REVIEW, MINOR SUBDIVISION AND LOT LINE ADJUSTMENT

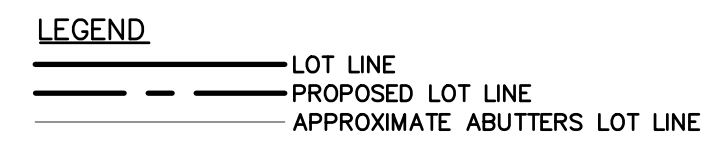
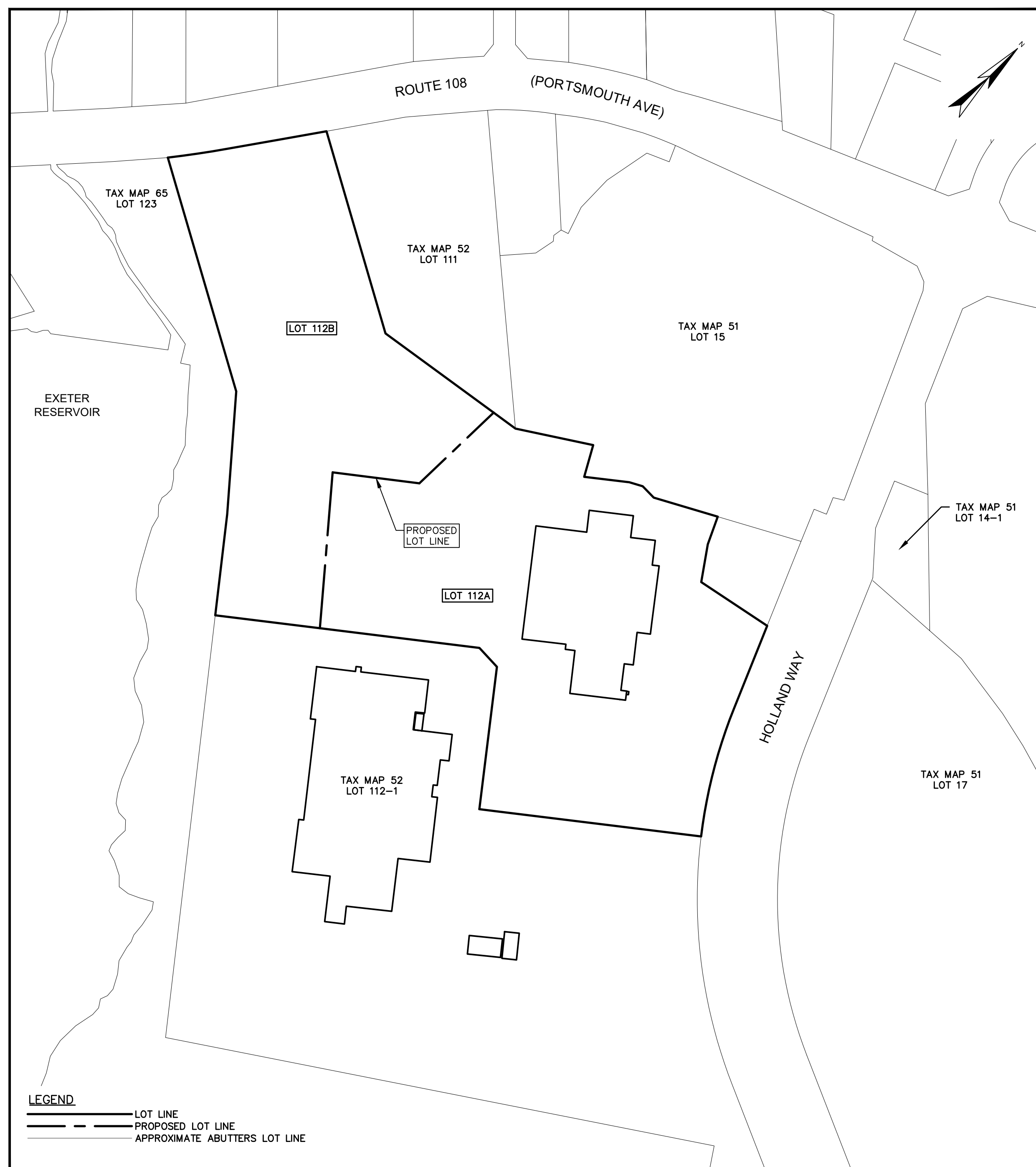
APPLICANT	TRC	REQUIRED EXHIBITS, SEE REGULATION 6.6.2.4
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) The name and address of the property owner, authorized agent, the person or firm preparing the plan, and the person or firm preparing any other data to be included in the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b) Title of the site plan, subdivision or lot line adjustment, including Planning Board Case Number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c) Scale, north arrow, and date prepared.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d) Location of the land/site under consideration together with the names and address of all owners of record of abutting properties and their existing use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e) Tax map reference for the land/site under consideration, together with those of abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	f) Zoning (including overlay) district references.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	g) A vicinity sketch showing the location of the land/site in relation to the surrounding public street system and other pertinent location features within a distance of 1,000-feet.
<input type="checkbox"/> N/A	<input type="checkbox"/>	h) For minor site plan review only, a description of the existing site and proposed changes thereto, including, but not limited to, buildings and accessory structures, parking and loading areas, signage, lighting, landscaping, and the amount of land to be disturbed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	i) If deemed necessary by the Town Planner, natural features including watercourses and water bodies, tree lines, and other significant vegetative cover, topographic features and any other environmental features which are significant to the site plan review or subdivision design process.
<input type="checkbox"/> N/A	<input type="checkbox"/>	j) If deemed necessary by the Town Planner, existing contours at intervals not to exceed 2-feet with spot elevations provided when the grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
<input type="checkbox"/> N/A	<input type="checkbox"/>	k) If deemed necessary by the Town Planner for proposed lots not served by municipal water and sewer utilities, a High Intensity Soil Survey (HISS) of the entire site, or portion thereof. Such soil surveys shall be prepared and stamped by a certified soil scientist in accordance with the standards established by the Rockingham County Conservation District. Any cover letters or explanatory data provided by the certified soil scientist shall also be submitted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	l) State and federal jurisdictional wetlands, including delineation of required setbacks.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	m) A note as follows: "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."
<input checked="" type="checkbox"/>	<input type="checkbox"/>	n) Surveyed exterior property lines including angles and bearings, distances, monument locations, and size of the entire parcel. A professional land surveyor licensed in New Hampshire must attest to said plan.





NOTES:

- REFERENCE: TAX MAP 52, LOT 112  
HOLLAND WAY  
D.S. PROJECT NO. 7490
- TOTAL PARCEL AREA:  
EXISTING:  
TAX MAP 52, LOT 112  
PARCEL AREA: 664,963 SQ. FT. OR 15.26 AC.  
PROPOSED:  
LOT 112A AREA: 393,194 SQ. FT. OR 9.03 AC.  
LOT 112B AREA: 271,768 SQ. FT. OR 6.24 AC.
- ZONE: C-2 & CT.
- OWNER OF RECORD: 131 PORTSMOUTH AVE, LLC  
210 COMMERCE WAY  
SUITE 300  
PORTSMOUTH, NH 03801  
R.C.R.D. BOOK 6297, PAGE 2866
- FIELD SURVEY PERFORMED BY D.C.B. & K.J.L. DURING SEPTEMBER 2019 USING A TRIMBLE S6/S7 TOTAL STATION AND A TRIMBLE R8/R10 SURVEY GRADE GPS WITH A TRIMBLE TSC3 DATA COLLECTOR AND A (SOKKIA B21/TRIMBLE DINI DIGITAL) AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS. PLANIMETRIC FEATURES LOCATED USING A DJI PHANTOM 4 PRO UAV. SITE WALK CONDUCTED BY J.R.P. ON 6/14/2022.
- HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- VERTICAL DATUM IS BASED ON APPROXIMATE NAVD88(GEOD12A) (±.2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- JURISDICTIONAL WETLANDS DELINEATED BY LEONARD LORD NHCWS #14 OF TIGHE & BOND ENGINEERS | ENVIRONMENTAL SPECIALISTS DURING SEPTEMBER 2019 IN ACCORDING TO THE:
  - US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY, 1987).
  - INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTH-EAST REGION (OCTOBER 2009).
  - NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTH-EAST (REGION 1), U.S. FISH AND WILDLIFE SERVICE (MAY 1988).
  - CODE OF ADMINISTRATIVE RULES, WETLANDS BOARD, STATE OF NEW HAMPSHIRE (CURRENT).
- FLOOD HAZARD ZONE: "X" PER FIRM MAP #33015C0406E, DATED 5/17/2005.
- INTENTIONALLY DELETED.
- INTENTIONALLY DELETED.
- INTENTIONALLY DELETED.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF THE ROADS AS DEPICTED HEREON ARE BASED ON RESEARCH CONDUCTED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AND THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- INTENTIONALLY DELETED.
- ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL, WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.
- SEVERAL PORTIONS OF THE PROPERTY ARE COVERED WITH THICK VEGETATION THAT MAY BE OBSCURING ADDITIONAL SITE FEATURES NOT DEPICTED HEREON.
- UNDERGROUND UTILITIES NOT SHOWN HEREON. REFERENCE IS HEREBY MADE TO REF. PLAN 14 FOR THAT INFORMATION.
- 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.
- INTENTIONALLY DELETED.
- INTENTIONALLY DELETED.
- PRIOR ZONING VARIANCES:
  - FEBRUARY 10, 1994 - ZBA CASE 1023 SPECIAL EXCEPTION AND VARIANCE GRANTED FOR PROPOSED EXPANSION OF N/C USE (ADDITION) AND FOR A PORTION OF THE EXPANSION TO EXCEED THE MAXIMUM HEIGHT REGULATION.
  - JANUARY 16 1996 - ZBA CASE 1062 SPECIAL EXCEPTION GRANTED FOR EXPANSION OF N/C USE (PROPOSED 16'x60' ADDITION).
  - OCTOBER 21, 2003 - ZBA CASE 1251 VARIANCE GRANTED TO PERMIT APPROXIMATELY 10 ACRES (THE FRONT PORTION OF PARCEL WITH FRONTAGE ON PORTSMOUTH AVENUE) OF AN EXISTING 33-ACRE PARCEL TO BE DEVELOPED IN ACCORDANCE WITH THE C-2, HIGHWAY COMMERCIAL ZONING REGULATIONS.
  - OCTOBER 17, 2006 - ZBA CASE 1322 SPECIAL EXCEPTION GRANTED FOR THE EXPANSION OF A N/C USE TO PERMIT A PROPOSED 41,173 SQUARE FOOT EXPANSION OF THE EXISTING MANUFACTURING FACILITY.
- LOTS 112A & 112B WILL BE SUBJECT TO, AND IN BENEFIT OF, RECIPROCAL EASEMENTS FOR UTILITIES AND ACCESS PRIOR TO CONVEYANCE.



KEY MAP

ABUTTERS LIST:

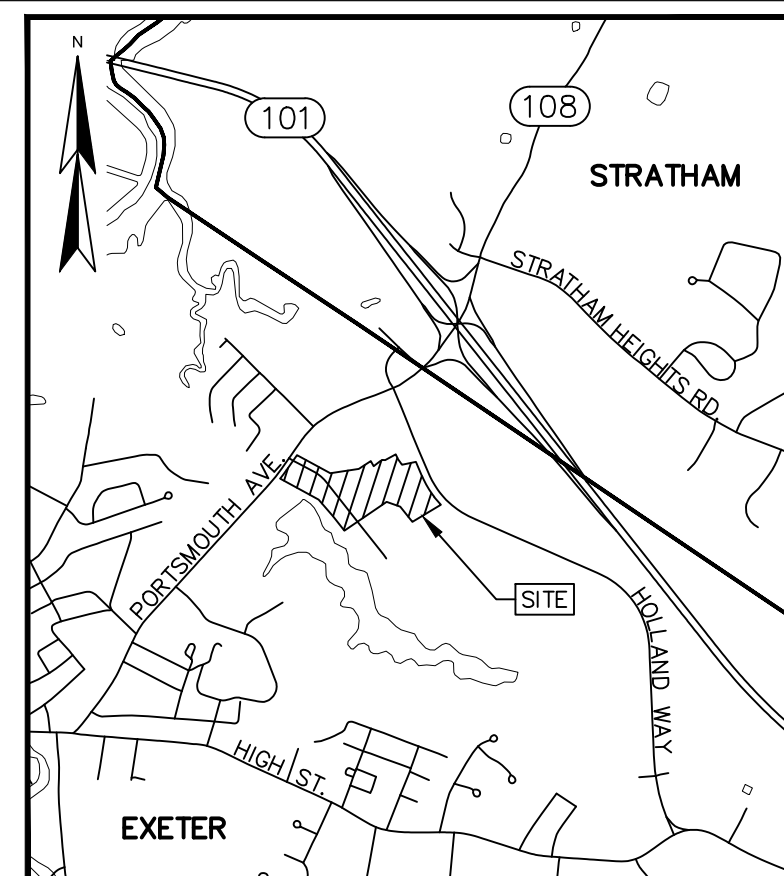
- |  |   |  |
|--|---|--|
| TAX MAP 51 LOT 17<br>ONE FOUR SIX POST RD, LLC<br>151 PORTSMOUTH AVE<br>EXETER, NH 03833<br>R.C.R.D. BOOK 6258 PAGE 1800 | TAX MAP 51 LOT 15<br>KEVIN KING ENTERPRISES COMPANY, INC.<br>PO BOX 6500<br>CARLISLE, PA 17013<br>R.C.R.D. BOOK 3792 PAGE 479 | TAX MAP 65, LOT 123<br>TOWN OF EXETER<br>10 FRONT STREET<br>EXETER, NH 03833   |
| TAX MAP 51, LOT 14-1<br>MCFARLAND REALTY TRUST<br>151 PORTSMOUTH AVE<br>EXETER, NH 03833<br>R.C.R.D. BOOK 4451, PAGE 502 | TAX MAP 52, LOT 111<br>LAURENCE D. FOSS<br>30 BUNKER HILL AVE<br>STRATHAM, NH 03885<br>R.C.R.D. BOOK 2861, PAGE 2700          | TAX MAP 52 LOT 112-1<br>OSRAM SYLVANIA, INC.<br>200 BALARDVALE ST.<br>WILMINGTON, MA 01887<br>R.C.R.D. BOOK 4428 PAGE 2139 |

REFERENCE PLANS:

- "PLAN OF LAND FOR SYLVANIA ELECTRIC PRODUCTS INC EXETER NEW HAMPSHIRE" DATED DECEMBER 1962 BY G. L. DAVIS & ASSOCIATES R.C.R.D. PLAN DRAWER III, SEC. H., PLAN #1.
- "THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS PROPOSED FEDERAL AID PROJECT STP-X-5153(005) N.H. PROJECT NO. 100258 NH ROUTE 108 TOWN OF EXETER COUNTY OF ROCKINGHAM" DATED 9/25/02 ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- "ALTA/NPS LAND TITLE SURVEY FOR TIGHE & BOND OF OSRAM SYLVANIA INC. ROUTE 108 (PORTSMOUTH AVENUE), HOLLAND WAY & ROUTE 101 EXETER, NEW HAMPSHIRE" DATED OCTOBER 31, 2019 BY DOUCET SURVEY, LLC.
- "SUBDIVISION PLAN OF OSRAM SYLVANIA INC. ROUTE 108 (PORTSMOUTH AVENUE), ROUTE 88 CONNECTOR (HOLLAND WAY) & ROUTE 101 TAX MAP 51 LOT 17 & TAX MAP 51 LOT 112 EXETER, NEW HAMPSHIRE" DATED OCTOBER 20, 2020 BY DOUCET SURVEY, LLC.
- "LOT LINE ADJUSTMENT PLAN OF TAX MAP 51 LOT 112 & TAX MAP 51 LOT 112-1 FOR OSRAM & SYLVANIA, INC. ROUTE 108 (PORTSMOUTH AVENUE) & ROUTE 88 CONNECTOR (HOLLAND WAY) EXETER, NEW HAMPSHIRE" DATED MAY 17, 2021 BY DOUCET SURVEY, LLC.
- "CORRECTIVE LOT LINE ADJUSTMENT PLAN (SEE NOTE 11) OF TAX MAP 51 LOT 112 (PORTSMOUTH AVENUE) & ROUTE 88 CONNECTOR (HOLLAND WAY) EXETER, NEW HAMPSHIRE" DATED JUNE 25, 2021 BY DOUCET SURVEY, LLC.
- "EASEMENT PLAN TO BENEFIT TAX MAP 51 LOT 112 AND TAX MAP 51 LOT 112-1 FOR OSRAM SYLVANIA, INC. ROUTE 108 (PORTSMOUTH AVENUE) & ROUTE 88 CONNECTOR (HOLLAND WAY) EXETER, NEW HAMPSHIRE" DATED JUNE 29, 2021 BY DOUCET SURVEY, LLC.

EASEMENT NOTES:

- THE PARCELS ARE SUBJECT TO AND/OR IN BENEFIT OF THE FOLLOWING EASEMENTS, RESTRICTIONS, ETC.
- 15' WATER WORKS PIPELINE SHOWN ON REFERENCE PLAN 1. [AFFECTS THE SUBJECT PREMISES AND IS DEPICTED HEREON]
  - SLOPE, DRAINAGE & UTILITY EASEMENTS IN ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 3198, PAGE 2299, BOOK 3198, PAGE 2300, BOOK 3198, PAGE 2301 AND BOOK 3198, PAGE 2302. [AFFECT THE SUBJECT PREMISES AND ARE DEPICTED HEREON]
  - EASEMENT RIGHTS TO FRED COLCORD FOR THE PURPOSE OF MAINTAINING AN ICE HOUSE AS DESCRIBED IN BOOK 715, PAGE 308 AND BOOK 887, PAGE 364. [MAY AFFECT THE SUBJECT PREMISES BUT CANNOT BE PLOTTED]
  - INTENTIONALLY DELETED
  - WATER PIPELINE RIGHTS IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 1657, PAGE 464. [AFFECT THE SUBJECT PREMISES BUT CANNOT BE PLOTTED]
  - INTENTIONALLY DELETED
  - ORDER NO. 8340 RE: PETITION FOR APPROVAL OF TRANSFER OF PROPERTIES OF EXETER WATER WORKS TO ALFRED L. MCDUGALL, JR., AND BY HIM TO THE TOWN OF EXETER DATED JANUARY 18, 1965 AND RECORDED AT BOOK 1752, PAGE 228. [AFFECTS THE SUBJECT PREMISES BUT CANNOT BE PLOTTED]
  - INTENTIONALLY DELETED
  - EASEMENT TO LAURENCE E. FOSS DATED JULY 21, 1987 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AT BOOK 2693, PAGE 1341. [AFFECTS THE SUBJECT PREMISES AND IS DEPICTED HEREON]
  - SLOPE, DRAINAGE & UTILITY EASEMENT IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AT BOOK 3198, PAGE 2295. [AFFECT THE SUBJECT PREMISES, SEE ITEM 2 ABOVE]
  - EASEMENT FROM KEVIN KING ENTERPRISES, CO., INC. F/K/A KING CHEVROLET OLDSMOBILE CO., INC. AND RICHMOND EXETER REALTY, LLC TO OSRAM SYLVANIA, INC. DATED DECEMBER 8, 2003 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AT BOOK 4205, PAGE 1708. [AFFECTS THE SUBJECT PREMISES AND IS BLANKET IN NATURE, SEE DEED FOR SPECIFICS]
  - EASEMENT DEED TO UNTIL ENERGY SYSTEMS, INC. DATED MARCH 16, 2016 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AT BOOK 5701, PAGE 1146. [AFFECTS THE SUBJECT PREMISES AND IS DEPICTED HEREON]
  - REFERENCE IS ALSO HEREBY MADE TO R.C.R.D. BOOK 6297 PAGE 2870 & PLAN D-42854 FOR ADDITIONAL EASEMENTS



LOCATION MAP (n.t.s.)



SUBDIVISION PLAN  
OF  
131 PORTSMOUTH AVE LLC  
ROUTE 108 (PORTSMOUTH AVENUE) &  
ROUTE 88 CONNECTOR (HOLLAND WAY)  
TAX MAP 52 LOT 112  
EXETER, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY: J.R.P.	DATE: JULY 11, 2022
CHECKED BY: S.V.M.	DRAWING NO. 7490A
JOB NO. 7490	SHEET 1 OF 2

APPROVED BY THE EXETER PLANNING BOARD

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
DATE

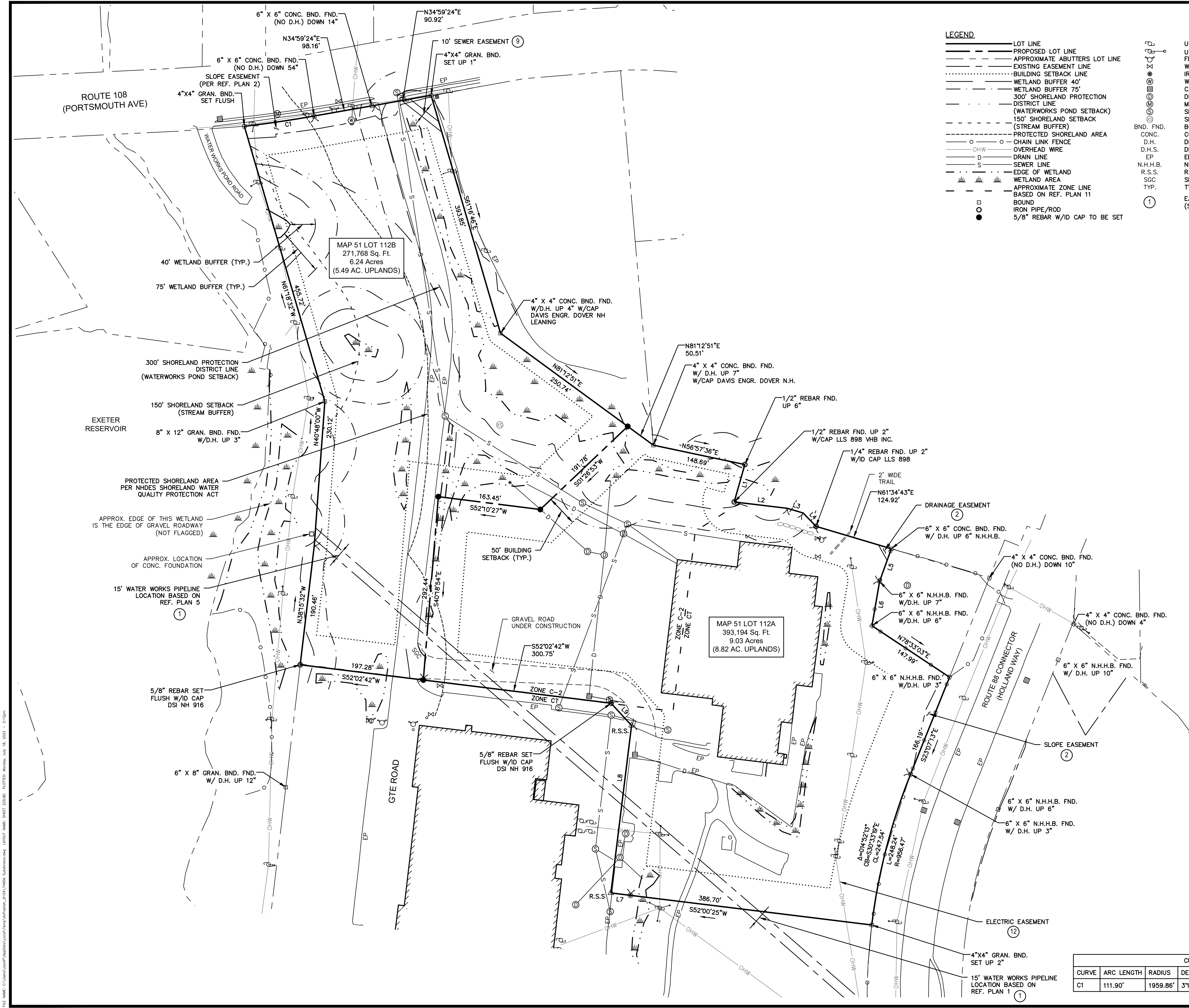
\_\_\_\_\_  
L.L.S. #916

\_\_\_\_\_  
DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

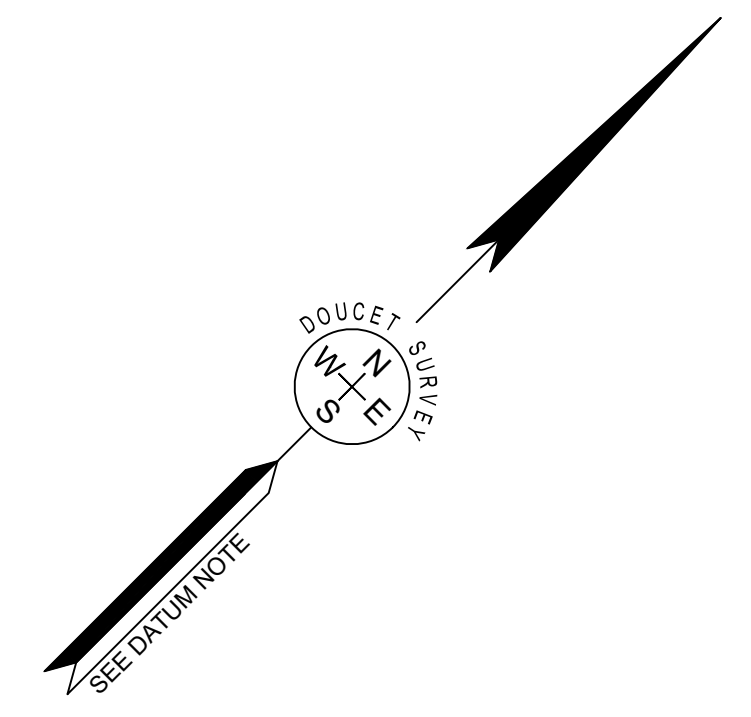
DOUCET SURVEY, LLC

Serving Your Professional Surveying & Mapping Needs  
102 Kent Place, Newmarket, NH 03857 (603) 659-6560  
2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060  
10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005  
http://www.doucetsurvey.com



- LEGEND**
- LOT LINE
  - - - PROPOSED LOT LINE
  - · - · - APPROXIMATE ABUTTERS LOT LINE
  - · - · - EXISTING EASEMENT LINE
  - · - · - BUILDING SETBACK LINE
  - · - · - WETLAND BUFFER 40'
  - · - · - WETLAND BUFFER 75'
  - · - · - 300' SHORELAND PROTECTION DISTRICT LINE (WATERWORKS POND SETBACK)
  - · - · - 150' SHORELAND SETBACK (STREAM BUFFER)
  - · - · - PROTECTED SHORELAND AREA
  - CHAIN LINK FENCE
  - OHW OVERHEAD WIRE
  - D DRAIN LINE
  - S SEWER LINE
  - EDGE OF WETLAND
  - WETLAND AREA
  - · - · - APPROXIMATE ZONE LINE BASED ON REF. PLAN 11
  - BOUND
  - IRON PIPE/ROD
  - 5/8" REBAR W/D CAP TO BE SET

- UTILITY POLE
- UTILITY POLE & GUY WIRE
- FIRE HYDRANT
- WATER GATE VALVE
- IRRIGATION CONTROL VALVE
- WATER METER
- CATCH BASIN
- DRAIN MANHOLE
- MANHOLE
- SEWER MANHOLE
- SEWER MANHOLE PER CLIENT
- BOUND FOUND
- CONCRETE
- DRILL HOLE
- DRILL HOLE SET
- EDGE OF PAVEMENT
- NEW HAMPSHIRE HIGHWAY BOUND
- RAILROAD SPIKE SET
- SLOPED GRANITE CURB
- TYPICAL
- EASEMENT IDENTIFIER (SEE EASEMENT NOTES)



APPROVED BY THE EXETER PLANNING BOARD

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

\_\_\_\_\_, L.L.S. #916  
\_\_\_\_\_, DATE \_\_\_\_\_

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

80 0 80 160  
SCALE: 1 INCH = 80 FT.

**SUBDIVISION PLAN**  
OF  
**131 PORTSMOUTH AVE LLC**  
ROUTE 108 (PORTSMOUTH AVENUE) &  
ROUTE 88 CONNECTOR (HOLLAND WAY)  
TAX MAP 52 LOT 112  
EXETER, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY: J.R.P.	DATE: JULY 11, 2022
CHECKED BY: S.V.M.	DRAWING NO. 7490A
JOB NO. 7490	SHEET 2 OF 2

**DOUCET SURVEY**  
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10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005  
http://www.doucetsurvey.com

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S29°08'13"E	61.82'
L2	N51°49'32"E	85.15'
L3	N61°34'48"E	26.10'
L4	S89°11'25"E	29.59'
L5	S25°12'41"E	55.05'
L6	S35°12'02"E	71.63'
L7	S52°00'25"W	31.24'
L8	N37°57'18"W	268.24'
L9	N87°44'56"W	48.17'

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	111.90'	1959.86'	3°16'17"	N36°37'33"E	111.88'

FILE NAME: C:\Users\jrc\Documents\Projects\131 Portsmouth Ave\131 Portsmouth Ave.dwg DATE: 07/11/2022 10:55:15 AM



# PROPOSED SITE REDEVELOPMENT 131 PORTSMOUTH AVENUE EXETER, NEW HAMPSHIRE











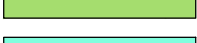


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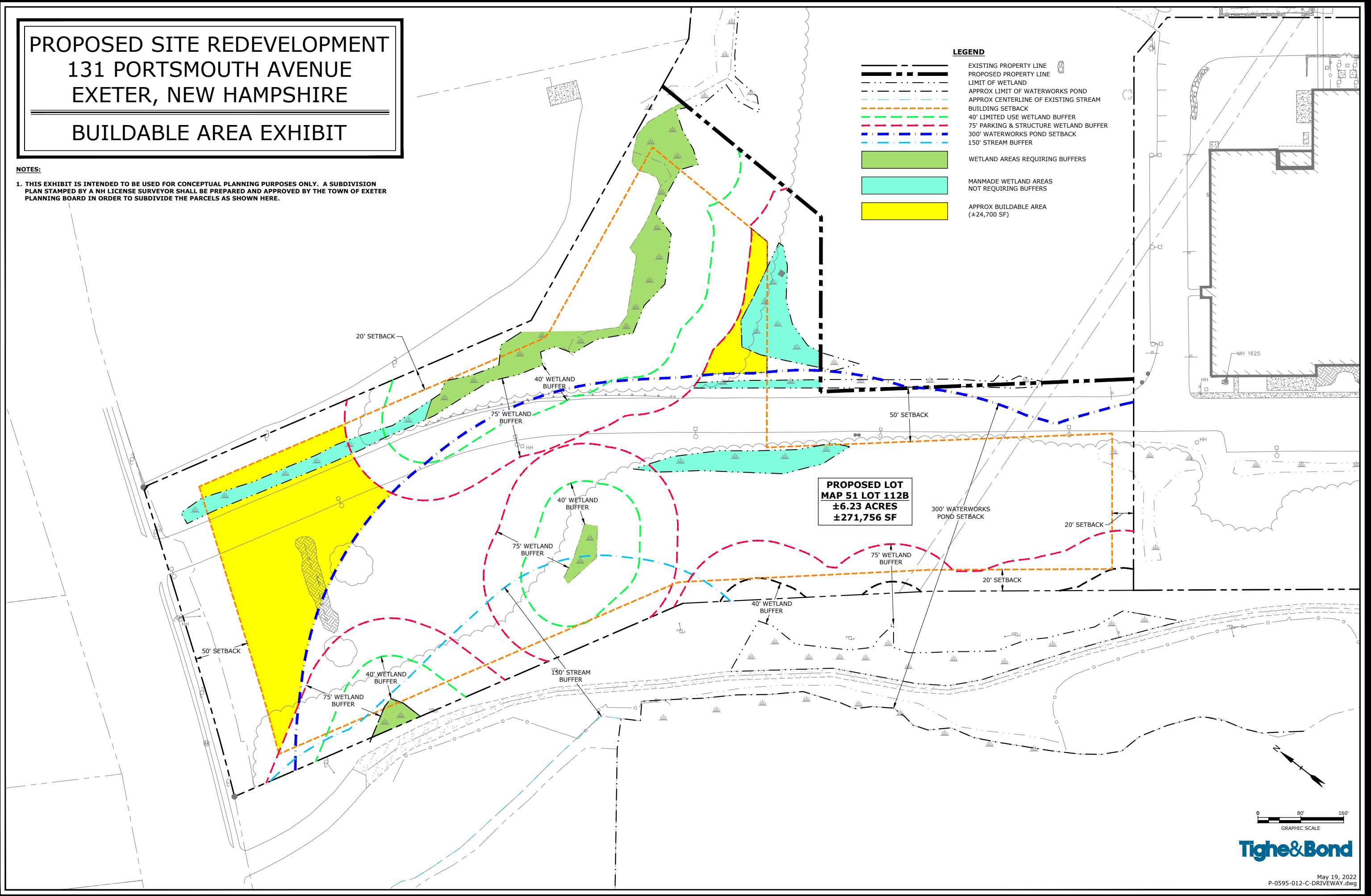
## BUILDABLE AREA EXHIBIT

**NOTES:**

1. THIS EXHIBIT IS INTENDED TO BE USED FOR CONCEPTUAL PLANNING PURPOSES ONLY. A SUBDIVISION PLAN STAMPED BY A NH LICENSE SURVEYOR SHALL BE PREPARED AND APPROVED BY THE TOWN OF EXETER PLANNING BOARD IN ORDER TO SUBDIVIDE THE PARCELS AS SHOWN HERE.

**LEGEND**

-  EXISTING PROPERTY LINE
-  PROPOSED PROPERTY LINE
-  LIMIT OF WETLAND
-  APPROX LIMIT OF WATERWORKS POND
-  APPROX CENTERLINE OF EXISTING STREAM
-  BUILDING SETBACK
-  40' LIMITED USE WETLAND BUFFER
-  75' PARKING & STRUCTURE WETLAND BUFFER
-  300' WATERWORKS POND SETBACK
-  150' STREAM BUFFER
-  WETLAND AREAS REQUIRING BUFFERS
-  MANMADE WETLAND AREAS NOT REQUIRING BUFFERS
-  APPROX BUILDABLE AREA (±24,700 SF)



**PROPOSED LOT  
MAP 51 LOT 112B  
±6.23 ACRES  
±271,756 SF**



**Tighe & Bond**

Last Save Date: May 25, 2022 5:07 PM By: CHL  
 Plot Date: Wednesday, May 25, 2022 Plotted By: Craig M. Langton  
 File Location: Z:\Projects\131 Portsmouth Ave\Drawings - Figures\AutoCAD\Sheet\0-0955-012-C-DRIVEWAY.dwg Layout Tab: Buildable Area

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

July 21, 2022

Exeter Planning Board  
Altn. Langdon Plumer, Chair  
10 Front Street  
Exeter, NH 03833

**RE: Extension Request for Subdivision Plan Approval dated September 23, 2021  
PB Case #20-21  
19 Watson Road, Exeter, NH  
Tax Map 33, Lot 26  
JBE Project No. 19102**

Dear Mr. Plumer

Jones & Beach Engineers, Inc., on behalf of our client, would like an extension on the Subdivision Plan Approval dated September 23, 2021, for the above referenced project on 19 Watson Road in Exeter, NH for a period of one year. The applicant is currently awaiting approval of State permits in order to complete the Conditions of Approval.

If you should have any questions, please contact this office.

Very truly yours,



Barry Cifer, P.E.  
Vice President

cc: Scott Carlisle, III (letter via email)

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

July 21, 2022

Exeter Planning Board  
Attn. Mr. Lang Plumer, Chairman  
10 Front Street  
Exeter, NH 03833

RECEIVED

JUL 26 2022

EXETER, NH

**RE: Extension of Conditional Approval  
PB Case # 17-26, W. Scott Carlisle, III  
Minor Subdivision – Property off of Epping Road, Exeter, NH  
Tax Map 40, Lot 12  
JBE Project No. 15098**

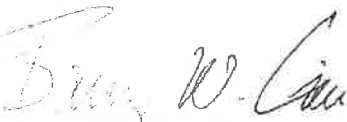
Dear Mr. Plumer,

On behalf of our client, W. Scott Carlisle, III, we respectfully request a one-year extension of the Conditional Approval for Minor Subdivision of property dated 24 August 2017. We received DPW approval of the TIF Road Design Plans with conditions on July 23, 2020. We agree with the DPW observation that "the timing of the road construction is still to be determined."

The applicant is currently awaiting the outcome of litigation between the Town and the abutter regarding the proposed roadway extension to the subject property. An extension is respectfully requested for the Minor Subdivision Approval at the next available Board meeting.

Please let us know if you have any questions. Thank you very much for your time.

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**

  
Barry W. Gier, P.E.  
Vice President

cc: W. Scott Carlisle, III, Applicant (letter via email)  
Russ Hilliard, Upton & Hatfield Attorneys (letter via email)



# BA BEALS

ASSOCIATES, PLLC

Land Planning • Civil Engineering  
Landscape Architecture • Septic Design & Evaluation  
Stratham, NH

July 18, 2022

Chairman  
Town of Exeter Planning Board  
10 Front Street  
Exeter, NH 03833

RECEIVED

JUL 28 2022

EXETER PLANNING OFFICE

RE: Extension Request  
One Home Builders, LC.  
Approve 11-unit residential townhouse condominium  
Tax Map 0086 Lot #: 0032

Dear Members of the Board:

As you may recall, the referenced project was approved on September 24, 2021. The applicant has been working this year on permitting (NHDES Wetlands Bureau - the NHDES Wetlands Permit was issued on February 4, 2022), and getting utility connections removed from the existing dwelling and other out-buildings. We anticipate structure demolition; removal of the debris/buildings within the Prime Wetland and associated buffers, as well as restoration efforts to commence in the very near future. Disturbed areas within the prime wetland and the 50' buffer are to be restored and seeded per the approved plans and NHDES Wetlands Bureau Permit conditions. We are writing to formally request a 1-Year extension to the approval for the applicant to have time to complete the construction phase on the project.

Thank you for your consideration.

Very truly yours,  
BEALS ASSOCIATES, PLLC

*Christian O Smith*

Christian O. Smith P.E.  
Principal