



TOWN OF EXETER, NEW HAMPSHIRE

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

LEGAL NOTICE EXETER PLANNING BOARD AGENDA

The Exeter Planning Board will meet on Thursday, November 2, 2023 at 7:00 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: October 26, 2023

The application of McFarland Realty Trust for site plan review and Wetland Conditional Use Permit for the proposed construction of a vehicle storage lot and electric charging station on the property located at 110 Holland Way. The subject property is located in the C-2, Highway Commercial zoning district. Tax Map Parcel #51-14-1 and #51-13. PB Case #23-16.

OTHER BUSINESS

- Master Plan Discussion
- Land Use Regulations Review
- Field Modifications
- Bond and/or Letter of Credit Reductions and Releases

EXETER PLANNING BOARD

Langdon J. Plumer, Chairman

Posted 10/20/23: Exeter Town Office and Town of Exeter website

INSERT PB 10/26/23 DRAFT MINUTES
(when available)



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: **October 26, 2023**

To: **Planning Board**

From: **Dave Sharples, Town Planner**

Re: **McFarland Realty Trust PB Case #23-16**

The Applicant is seeking approval of a site plan and Wetlands Conditional Use Permit application(s) for the proposed construction of a vehicle storage lot and electric vehicle charging station on the property located at 110 Holland Way. The subject properties are located in the C-2, Highway Commercial zoning district and are identified as Tax Map Parcels #51-14-1 & #51-13.

The Applicant submitted application(s), plans, and supporting documents, dated September 12th, 2023 and these materials are enclosed for your review.

A Technical Review Committee (TRC) meeting was conducted on October 5th, 2023 by Town departments, and the minutes from that meeting are enclosed for your review. Town department comments were so noted by the Applicant at the meeting and no TRC comment letter was provided. The application was not reviewed by Underwood Engineers, Inc. (UEI).

The Applicant appeared before the Conservation Commission at their September 12th, 2023 meeting to review their Conditional Use Permit. A memo from Conservation & Sustainability Planner Kristen Murphy, dated October 24, 2023, outlining the Commission's recommendations is enclosed, as well as the minutes from that meeting.

The Applicant has submitted revised plans and supporting documents, dated October 25th, 2023 addressing staff comments and they are enclosed in your packets. Staff will review the resubmittal over the next week and I will update the board on that review at the meeting.

The Applicant is requesting one (1) waiver from the Board's Site Plan Review & Subdivision Regulations to permit grading within five feet (5') of a property line. Please see enclosed waiver request letter, dated October 25th, 2023.

In the event the Board decides to act on the application, I have provided motions below for your convenience. I will be prepared with conditions of approval should the Board decide to grant approval.

Waiver Motions:

Grading within 5 feet of property line waiver motion: After reviewing the criteria for granting waivers, I move that the request of McFarland Realty Trust (PB Case #23-16) for a waiver from Section 9.3.6.4. of the Site Plan Review and Subdivision Regulations regarding grading within 5 feet of the property line be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Planning Board Motions:

Conditional Use Permit (Wetlands) Motion: After reviewing the criteria for a Wetlands Conditional Use permit, I move that the request of McFarland Realty Trust (PB Case #23-16) for a Conditional Use Permit be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Site Plan Motion: I move that the request of McFarland Realty Trust (PB Case #23-16) for Site Plan approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

September 12, 2023

Exeter Planning Board
Attn. Langdon Plumer, Chair
10 Front Street
Exeter, NH 03833

**RE: Site Plan & Conditional Use Application
110 Holland Way, Exeter, NH
Tax Map 51, Lots 14-1 & 13
JBE Project No. 19198**

Dear Mr. Plumer,

On behalf of our client, McFarland Ford Sales, Inc., we respectfully submit a Site Plan & Conditional Use Application for the above-mentioned property. The intent of this application is to propose the construction of a vehicle storage lot and electric vehicle charging station located at 110 Holland Way, Tax Map 51, Lots 14-1 & 13.

Five (5) copies of the following are included with this Site Plan & Conditional Use Application:

1. Completed Site Plan & Conditional Use Application.
2. Fee Check in amount of \$615.00 additional check of \$170.00 already received by Conservation Commission (will be giving to PB).
3. Signed Letter of Authorization.
4. Current Deed.
5. Abutters List & 3 Sets of Mailing Labels.
6. Tax Map.
7. Two (2) Drainage Analysis (Coming from Conservation Commission).
8. Five (5) Full Size Plan Sets.
9. Fifteen (15) Half Size Plan Sets.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Erik Poulin, P.E.
Project Manager

cc: Chris Lane, McFarland Ford Sales, Inc. (application & plans via email)



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)
6. Completed "Preliminary Application to Connect and /or Discharge to Town of Exeter- Sewer, Water or Storm Water Drainage System(s)"(if applicable) ()
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**
 _____ **APPLICATION FEE**
 _____ **PLAN REVIEW FEE**
 _____ **ABUTTERS FEE**
 _____ **LEGAL NOTICE FEE**
 _____ **TOTAL FEES**

_____ **INSPECTION FEE**
 _____ **INSPECTION COST**
 _____ **REFUND (IF ANY)**

1. **NAME OF LEGAL OWNER OF RECORD:** McFarland Realty Tr., Henry O. McFarland Trustee Etal

_____ **TELEPHONE:** () _____

ADDRESS: 151 Portsmouth Avenue, Exeter, NH 03833

2. **NAME OF APPLICANT:** Same as Owner

ADDRESS: _____

_____ **TELEPHONE:** () _____

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

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

4. **DESCRIPTION OF PROPERTY:** Ford Dealership Property

ADDRESS: 110 Holland Way

TAX MAP: 51 **PARCEL #:** 14-1 & 13 **ZONING DISTRICT:** C-2 Highway
Commercial

AREA OF ENTIRE TRACT: 11.31 **PORTION BEING DEVELOPED:** 0.22 acres



5. **ESTIMATED TOTAL SITE DEVELOPMENT COST** \$ 107,000

6. **EXPLANATION OF PROPOSAL:** To propose the construction of a vehicle storage lot
and electric vehicle charging station.

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

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>See Cover Letter</u>	
B. _____	
C. _____	
D. _____	
E. _____	
F. _____	

9. **ANY DEED RESTRICTIONS AND COVENANTS THAT APPLY OR ARE CONTEMPLATED (YES/NO)** Yes IF YES, ATTACH COPY. Existing easement on Lot 13.

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

NAME: Erik Poulin, P.E., Jones & Beach Engineers

ADDRESS: PO Box 219, Stratham, NH 03885

PROFESSION: Civil Engineer **TELEPHONE:** (603) 772-4746

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

Lighting



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.

N/A

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 9/11/23 OWNER'S SIGNATURE [Signature] LOA

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 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 type="checkbox"/> N/A	<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"/>	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."
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.13 The lines of existing abutting streets and driveway locations within 200-feet of the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.14 The location, elevation, and layout of existing catch basins and other surface drainage features.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.16 The size and location of all existing public and private utilities, including off-site utilities to which connection is planned.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.17 The location of all existing easements, rights-of-way, and other encumbrances.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.19 All other features which would fully explain the existing conditions of the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.20 Name of the site plan or subdivision.



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 type="checkbox"/> N/A	<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 type="checkbox"/> N/A	<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 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 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

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

August 30, 2023

Exeter Conservation Commission
Attn. Andrew Koff, Chair
10 Front Street
Exeter, NH 03833

**RE: Conditional Use Application
110 Holland Way, Exeter, NH
Tax Map 51, Lots 14-1 & 13
JBE Project No. 19198**

Dear Mr. Koff

On behalf of our client, McFarland Ford Sales, Inc., we respectfully submit a Conditional Use Application for the Planning Board. The intent of this application is to propose the construction of a vehicle storage lot and electric vehicle charging station located at 110 Holland Way, Tax Map 51, Lots 14-1 & 13.

One (1) copy of the following are included with this Conditional Use Application:

1. Completed Conditional Use Application.
2. Article 9.1.6.B Response Letter.
3. Fee Check.
4. Abutters List & 3 Sets of Mailing Labels.
5. Tax Map.
6. One (1) Full Size Plan Set.
7. One (1) Half Size Plan Set.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.

Erik Poulin, P.E.

Erik Poulin, P.E.
Project Manager

cc: Chris Lane, McFarland Ford Sales, Inc. (application & plans via email)

Town of Exeter



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

July 2023



Town of Exeter Planning Board Application

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

SUBMITTAL REQUIREMENTS:

1. Refer to the Land Use Board Meeting Schedule and Deadlines for Submission Requirements.
2. Plans Must Include:

Existing Conditions

- a. Property Boundaries
- b. Edge of Wetland and associated Buffer (Wetlands Conservation Overlay District – WCOD)
 - Prime wetland: 100'
 - Vernal Pool (>200 SF): 75'
 - Exemplary Wetland: 50'
 - Very Poorly Drained: 50'
 - Poorly Drained: 40'
 - Inland Stream: 25'
- c. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements

Proposed 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: \$50.00 Abutter Fee: \$10.00 Recording Fee (if applicable): \$25.00

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: McFarland Realty Tr., Henry O. McFarland Trustee Etal
	Address: 151 Portsmouth Avenue, Exeter, NH 03833
	Email Address: clane@mcfarlandford.com
	Phone: 603-772-1144
PROPOSAL	Address: 110 Holland Way, Exeter, NH
	Tax Map # 51 Lot# 14-1 & 13 Zoning District: C-2 Highway Commercial
	Owner of Record: Same as Applicant
Person/Business performing work outlined in proposal	Name: Jones & Beach Engineers, Inc., Attn. Erik Poulin, P.E.
	Address: PO Box 219, Stratham, NH 03885
	Phone: 603-772-4746
Professional that delineated wetlands	Name: Gove Environmental Services, Attn. James Gove
	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)

The intent of this application is to propose the construction of an electric vehicle charging station and vehicle storage area located at 110 Holland Way, Tax Map 51, Lots 14-1 & 13.

Wetland Conservation Overlay District Impact (in square footage):

Temporary Impact	Wetland: (SQ FT.)	Buffer: (SQ FT.)
	<input type="checkbox"/> Prime Wetlands _____	<input checked="" type="checkbox"/> Prime Wetlands <u>5,948</u>
	<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 type="checkbox"/> PD _____	<input checked="" type="checkbox"/> PD <u>828</u>
	<input type="checkbox"/> Inland Stream _____	<input type="checkbox"/> Inland Stream _____
Permanent Impact	Wetland:	Buffer:
	<input type="checkbox"/> Prime Wetlands _____	<input checked="" type="checkbox"/> Prime Wetlands <u>5,844</u>
	<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 type="checkbox"/> PD _____	<input checked="" type="checkbox"/> PD <u>580</u>
	<input type="checkbox"/> Inland Stream _____	<input type="checkbox"/> Inland Stream _____

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

N/A

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

See attached letter for detailed answers.

9.1.6.B. 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.;

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

August 30, 2023

Exeter Conservation Commission
Attn. Andrew Koff, Chair
10 Front Street
Exeter, NH 03833

**RE: Condition Use Application
110 Holland Way, Exeter, NH
Tax Map 51, Lots 14-1 & 13
JBE Project No. 19198**

Dear Mr. Koff

On behalf of our client, McFarland Ford Sales, Inc., we respectfully submit our responses to Section 9.1.6.B of the Town of Exeter Zoning Ordinance as part of our Conditional Use Application.

1. The underlying zone is the C2- Highway Commercial. The primary use for the property is a storage vehicle lot, which is an allowed use.
2. The storage lot and electric vehicle charging station design has been reduced to best extent practical to minimize impacts to wetlands and buffers. The current area is an existing gravel parking lot. The proposed design reduces the impervious area by proposing a smaller pavement footprint than the existing gravel area.
3. Gove Environmental Services, Inc. has submitted a Wetland Delineation & Functional Assessment Report with this application.
4. The project proposes to use treatment swales, and natural perimeter erosion control measures to ensure impacts to the wetland and buffer is minimized to the best extent practical. Detailed maintenance procedures for all erosion and drainage features onsite are included within the submitted plan set and an Operation and Maintenance Manual exists for the property. These procedures help ensure the features on site continue to function properly or the foreseeable future.
5. The impact to the wetland buffer will occur in a largely already disturbed area. The design also proposed to provide stormwater treatment to a section of the gravel parking area that does not currently have any. The pavement area is also proposed to be curbed, which directs stormwater to the proposed treatment swale. Disturbance within all buffers has been kept to a minimum and the proposed pavement will be located farther away from the wetland than the existing gravel.

6. An existing deed restriction of 18.7 acres is located on Lot 17 and a 5.02-acre conservation easement exists on Lot 13. We feel this provides a sufficient amount of protection to the existing wetland system given the size of the proposed impact.
7. All permanent impacts are to be pavement or associated side slopes for the pavement area. All disturb areas will be returned to green space. The area of pavement will be smaller than the existing gravel lot and will be farther away from the wetlands. These gravel areas not proposed to be paved will be loamed and seeded.
8. All required permits will be obtained. Following submission of the Conditional Use Permit for review of the Exeter Conservation Commission the permit package will be submitted to the Exeter Planning Board for review and approval.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.

Erik Poulin, P.E.

Erik Poulin, P.E.
Project Manager

cc: Chris Lane, McFarland Ford Sales, Inc. (application & plans via email)

STORMWATER MANAGEMENT OPERATION AND MAINTENANCE MANUAL

**110 Holland Way, Exeter, NH
Tax Map 51 Lots 14-1 & 17
Exeter, NH 03833**

Prepared for:

**McFarland Ford Sales, Inc.
151 Portsmouth Ave
Exeter, NH 03833**

Prepared by:

**Jones & Beach Engineers, Inc.
85 Portsmouth Avenue
P.O. Box 219
Stratham, NH 03885
(603) 772-4746
March 01, 2021
JBE Project No. 19198**

Inspection and Maintenance of Facilities and Property

A. Maintenance of Common Facilities or Property

1. McFarland Ford Sales Inc., future owners and assigns is responsible to perform the maintenance. The owner shall keep receipts and records of all maintenance companies hired throughout the year. Should ownership of the property change, McFarland Ford Sales Inc. shall continue to remain responsible until it notifies the Town that said succeeding owner(s) has assumed such responsibility. Upon subsequent transfers, the responsibility shall continue to be that of the transferring owner until the transferee owner notifies the Town of the assumption of responsibility, along with contact information of the new responsible party(ies).

B. General Inspection and Maintenance Requirements

1. The Owner shall perform all inspections and maintenance with greater than annual frequency as required by this report.
2. Permanent stormwater and sediment and erosion control facilities to be maintained on the site include, but are not limited to, the following:
 - a. Erosion
 - b. Vegetation and landscaping
 - c. Riprap inlet and outlet protection aprons
 - d. Swale
 - e. Porous Pavement
 - f. Culverts

2. Maintenance of permanent measures shall follow the following schedule:

- a. **Erosion: Annual inspection** of the site for erosion, destabilization, settling, and sloughing. Any needed repairs are to be conducted immediately.
- b. **Vegetation and Landscaping: Annual inspection** of site's vegetation and landscaping. Any areas that are bare shall be reseeded and mulched with hay or, if the case is extreme, loamed and seeded or sodded to ensure adequate vegetative cover. Landscape specimens shall be replaced in kind, if they are found to be dead or dying.
- c. **Riprap:** Rock riprap should be **inspected annually** and after every major storm event in order to ensure that it has not been displaced, undermined, or otherwise damaged. Displaced rock should be replaced, or additional rock added in order to maintain the structure(s) in their undamaged state. Woody vegetation should not be allowed to become established in riprap areas, and/or any debris removed from the void spaces between the rocks. If the riprap is adjacent to a stream or other waterbody, the water should be kept clear of obstructions, debris, and sediment deposits.
- d. **Swales:** Inspect annually for erosion, sediment accumulation, vegetation loss, and presence of invasive species. Perform periodic mowing; frequency depends on location and type of grass. Remove debris and accumulated sediment, based on inspection. Repair eroded areas, remove invasive species and dead vegetation, and reseed with applicable grass mix as warranted by inspection.
- e. **Porous Asphalt Parking Lots:**

The following recommendations will help assure that the pavement is maintained to preserve its hydrologic effectiveness.

Winter maintenance:

- Sanding for winter traction is prohibited. Deicing is permitted (NaCl, MgCl₂, or equivalent). Reduced salt application to 50% over traditional pavement application rates. Nontoxic, organic deicers, applied either as blended, magnesium chloride-based liquid products or as pretreated salt, are preferable.
- Plowing is allowed, blade should be set approximately 1" above road surface. Ice and light snow accumulation are generally not as problematic as for standard asphalt. Snow will accumulate during heavier storms and should be plowed. (more than usual, about an inch).

- Snow shall not be plowed or stored in 50' wetland buffer.

Routine maintenance:

- Asphalt seal coating is absolutely forbidden. Surface seal coating is not reversible.
- The pavement surface should be vacuumed 2 or 4 times per year, and at any additional times sediment is spilled, eroded, or tracked onto the surface.
- Planted areas adjacent to pervious pavement should be well maintained to prevent soil washout onto the pavement. If any bare spots or eroded areas are observed within the planted areas, they should be replanted and/or stabilized at once.
- Immediately clean any soil deposited on pavement. Superficial dirt does not necessarily clog the pavement voids. However, dirt that is ground in repeatedly by tires can lead to clogging. Therefore, trucks or other heavy vehicles should be prevented from tracking or spilling dirt onto the pavement.
- Do not allow construction staging, soil/mulch storage, etc. on unprotected pavement surface. Contractor to laydown tarps, plywood or removable item and take care not to track material onto unprotected pavement.
- Repairs: potholes of less than 50 square feet can be patched by any means suitable with standard pavement or a pervious mix is preferred. For areas greater than 50 sq. ft. is in need of repair, approval of patch type should be sought from a qualified engineer. Any required repair of drainage structures should be done promptly to ensure continued proper functioning of the system.
- Written and verbal communication to the porous pavement's future owner should make clear the pavement's special purpose and special maintenance requirements such as those listed here.
- A permanent sign shall be added and maintained at the entrance and end of the porous asphalt area to inform residents and maintenance staff of the special nature and purpose of the pavement, and its special maintenance requirements.

Signage should read as follows:

POROUS ASPHALT PAVEMENT
FOR STORM WATER MANAGEMENT

MAINTENANCE REQUIREMENTS:

PLOW WITH SLIGHTLY RAISED BLADE ONLY
SANDING OF SURFACE PROHIBITED
DEICING PERMITTED (NaCl, MgCl₂ OR EQUIVALENT)

SEAL-COATING PROHIBITED
CLEANING BY PRESSURIZED AIR OR WATER PROHIBITED
DRY VACUUM SEMIANNUALLY

- f. **Culverts: Inspection** of culvert inlets and outlets at least **once per month** during the rainy season (March to November). Any debris is to be removed and disposed of properly.

C. Salt Management:

1. It is recommended that the NHDES Green Snow Pro Certification program maintenance guidance be followed on site. It is preferable that the contractor responsible for Snow removal and the application of salt/sand on site be Snow Pro Certified.
2. Please refer to the porous pavement section of this manual for additional winter salt reduction information.

See attached sample forms as a guideline.

Any inquiries in regards to the design, function, and/or maintenance of any one of the above mentioned facilities or tasks shall be directed to the project engineer:

Jones & Beach Engineers, Inc.
85 Portsmouth Avenue
P.O. Box 219
Stratham, NH 03885

T#: (603) 772-4746
F#: (603) 772-0227

**STORM WATER POLLUTION PREVENTION PLAN
INSPECTION PERIOD AND CRITERIA
Tax Map 51 Lots 14-1 & 17
110 Holland Way
Exeter, NH**

Stormwater Component	Inspection Period	Inspection Criteria/Methods
Erosion	Annually	Repair site erosion.
Vegetation	Annually	Repair bare unvegetated areas.
Riprap	Annually	Relocate displaced rocks, remove woody vegetation and debris.
Swale	Bi-annually	Inspection for sediment/debris, inspect for erosion, inspection for invasives, mow.
Porous Pavement	Bi-annually	Inspection for sediment/debris, inspect for damage to the porous pavement surface.
Culvert	Bi-annually	Inspection for sediment/debris

**STORM WATER OPERATIONS AND MAINTENANCE PLAN
INSPECTION REPORT**

Tax Map 51 Lots 14-1 & 17
110 Holland Way, Exeter, NH
Exeter, NH 03833

Yearly Inspection Form

Inspected Component	Date of Inspection	Inspector	Issue Detected / Action Taken
Erosion			
Vegetation			
Riprap			
Culvert			
Porous Pavement			
Swale			

Letter of Authorization

^{JAY D.}
McFarland Realty Tr, ~~Henry O.~~ McFarland Trustee Etal, 151 Portsmouth Avenue, Exeter, NH 03833, owner of property located in Exeter, NH, known as Tax Map 51, Lot 14-1, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on Off Portsmouth Avenue in Exeter, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

Ada Pierce
Witness

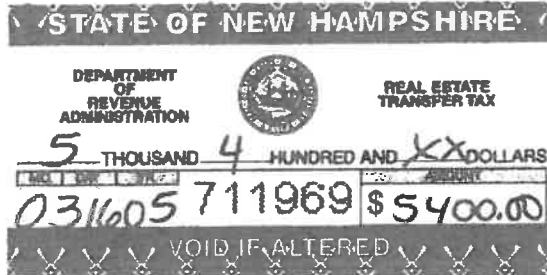
Jay D. McFarland
~~Henry O. McFarland Trustee~~
McFarland Realty Tr.

1-12-2021
Date

017336

2005 MAR 16 PM 3:27

ROCKINGHAM COUNTY
REGISTRY OF DEEDS



WARRANTY DEED

ROUTE 88 CONNECTOR, LLC, a Delaware limited liability company, with an address c/o The Richmond Company, Inc., 7 Essex Green Drive, Suite 56, Peabody, Massachusetts 01960 ("Grantor") for consideration paid, grants to Henry O. McFarland, Trustee, Susan McFarland Moynahan, Trustee, and Jay D. McFarland, Trustee, in their capacities as Trustees of McFARLAND REALTY TRUST under Declaration of Trust dated April 29, 1983 recorded with Rockingham Registry of Deeds in Book 2442, Page 1152, as amended, with an address of 151 Portsmouth Avenue, Exeter, New Hampshire 03833 ("Grantee"), with Warranty Covenants, the land in the Town of Exeter, County of Rockingham, State of New Hampshire described on Exhibit A attached hereto and made a part hereof.

Such premises are conveyed subject to a Utility Easement as set forth in the Notice of Condemnation filed by the State of New Hampshire Department of Transportation, dated March 7, 1997, and recorded in the Rockingham County Registry of Deeds (the "Registry") at Book 3203, Page 347, and to a Conservation Easement Deed from Route 88 Connector, LLC, to the Town of Exeter Conservation Commission, dated June 10, 2004, and recorded in said Registry at Book 4326, Page 1590.

For Grantor's title, see Warranty Deed of Harold Ralph Haley, Donald E. Haley, Muriel E. Ostrowski and Janice L. Coffin dated May 21, 2002, and recorded in said Registry at Book 3777, Page 2662.

EXECUTED under seal this 30~~th~~ day of December, 2004.

ROUTE 88 CONNECTOR, LLC

By: Redford Realty Corp., a
Massachusetts corporation, its
Manager

By: 
Philip Pastan, President

COMMONWEALTH OF MASSACHUSETTS

County of Essex

December 20, 2004

Then personally appeared the above-named Philip Pastan, President, of Redford Realty Corp., Manager of Route 88 Connector, LLC, and acknowledged the foregoing to be his free act and deed and the free act and deed of Redford Realty Corp., as Manager of Route 88 Connector, LLC, before me.



Notary Public

My Commission expires:



ELISA M. DeMELO
NOTARY PUBLIC
My commission expires Nov. 25, 2005

EXHIBIT A

A certain parcel of land located south of Portsmouth Avenue (NH Route 108) and east of the Route 88 Connector in the Town of Exeter, in the County of Rockingham and the State of New Hampshire, being shown on a plan entitled "Lot Line Revision, Portsmouth Avenue - NH Route 108, Exeter, New Hampshire" prepared by James Verra and Associates, Inc., dated 8/8/2000 (revised through 4/29/01) and recorded in the Rockingham County Registry of Deeds as Plan No. D-30822 (the "Plan"), and being bounded and described as follows:

Beginning at a granite bound set in the Exeter/Stratham Town Line at the southeast corner of land now or formerly of Route 88 Connector, LLC, as shown on Sheet 2 of said Plan, near a point labeled "B" on said Plan; thence

- S 54°41'22" W along land now or formerly of Exeter and Hampton Electric Company a distance of two hundred ninety-seven and thirty-seven hundredths feet (297.37') to a concrete bound at land now or formerly of GTE Osram Sylvania; thence
- N 63°35'47" W along said GTE Osram Sylvania land a distance of one hundred sixty-nine and ninety-three hundredths feet (169.93') to a fence post with barbed wire; thence
- N 57°17'51" W along said GTE Osram Sylvania land a distance of eighty-one and thirty-eight hundredths feet (81.38') to a fence post with barbed wire; thence
- N 54°31'59" W along said GTE Osram Sylvania land a distance of eighty-seven and seventy-five hundredths feet (87.75') to a 24" pine with barbed wire; thence
- N 57°57'05" W along said GTE Osram Sylvania land a distance of seventy-one and seventy-nine hundredths feet (71.79') to a 16" maple with barbed wire; thence
- N 63°29'37" W along said GTE Osram Sylvania land a distance of forty-three and thirty-two hundredths feet (43.32') to a fence post with barbed wire; thence
- N 61°51'38" W along said GTE Osram Sylvania land a distance of eighty-five and fourteen hundredths feet (85.14') to a point; thence
- N 74°14'57" W along said GTE Osram Sylvania land a distance of seventy-eight and seventy-nine hundredths feet (78.79') to a NH Highway Bound at land now or formerly of M.K. Realty Co., Inc.; thence
- N 26°22'34" W along said M.K. Realty land a distance of one hundred seventy-seven and sixty-six hundredths feet (177.66') to an iron rod at other land of the Grantee, McFarland Realty Trust; thence

N 74°52'32" E along said McFarland Realty Trust land a distance of three hundred seventy-five and no hundredths feet (375.00) to an iron rod; thence

N 25°21'53" W along said McFarland Realty Trust land a distance of three hundred eighty-five and nineteen hundredths feet (385.19') to an iron rod & cap at other land of the Grantor, Route 88 Connector LLC; thence

N 64°10'52" E along said Route 88 Connector land a distance of forty-five and no hundredths feet (45.00') to an iron rod & cap;

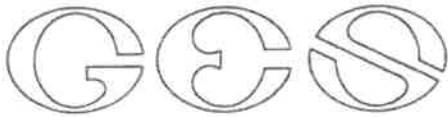
S 25°21'53" E along said Route 88 Connector land a distance of three hundred twenty-nine and eighty hundredths feet (329.80') to an iron rod & cap; thence

N 64°38'07" E along said Route 88 Connector land a distance of one hundred thirty-eight and eighty-eight hundredths feet (138.88') to an iron rod & cap shown as Point "A" on the Plan, said point also being in the Exeter/Stratham Town Line; thence

S 36°19'54" E along said Route 88 Connector land and the Exeter/Stratham Town Line a distance of five hundred seventy-seven and fifty-nine hundredths feet (577.59') to a point labeled "B" on said Plan; thence

S 23°39'28" E along said Route 88 Connector land and the Exeter/Stratham Town Line a distance of twelve and thirty-one hundredths feet (12.31') to the point of beginning.

The above described parcel contains 6.90 acres, more or less, in the Town of Exeter, New Hampshire.



GOVE ENVIRONMENTAL SERVICES, INC

August 28, 2023

Erik Poulin
Jones&Beach Engineers, Inc.
85 Portsmouth Avenue
PO Box 219
Stratham, NH 03885

**Subject: Wetland Delineation & Functional Assessment Report
McFarland Ford
110 Holland Way
Exeter, NH**

Dear Mr. Poulin:

This wetland report is provided in connection with the proposed installation of EV charging stations and drainage improvements at the McFarland Ford Dealership in Exeter, NH. The report documents the delineation and functional assessment of wetland resources in the vicinity of the proposed work as well as an evaluation of the proposed work within the context Section 9.1 of the Exeter Zoning Ordinance (Wetland Conservation District).

WETLAND DELINEATION

Resource areas on this property were delineated on in August of 2023 by Brendan Quigley, NHCWS #249 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. *National Wetland Plant List, Version 3.2 (2016).*

Wetland boundaries were surveyed by Jones&Beach Engineers for use on project plans. There are three areas of wetland adjacent to the proposed work which have been demarcated in the field with three segments of consecutive numbered "Wetland Delineation" flagging. All three areas of wetland are ultimately part of the same wetland complex but differ in that two of the areas coincide with the mapped Prime Wetland. The Prime Wetland has a wetter hydrology and largely very poorly drained soil, as required for the Prime wetland designation. The predominant

wetland type is mixed forested wetland dominated by red maple and hemlock (PFO1/4¹) but scrub shrub and emergent wetland components (PSS1/PEM1) also exist in areas further from the proposed work. The third area of the wetland extends well above the mapped Prime Wetland and up to the edge of the existing gravel parking area where the project is proposed. This is a forested wetland developed on poorly drained soil with diverse vegetation consisting of relatively uniform young Red Maple and Glossy Buckthorn. These wetland areas are identified on the attached sketch plan.

FUNCTION & VALUE ASSESSMENT

A functional assessment was conducted using the US Army Corps Highway Methodology guidelines. Functions are self-sustaining properties of wetlands, which exist in the absence of human involvement. Values refers to the benefits gained by society from a given wetland or ecosystem and their inherent functions. Functions and values identified as “primary” have been determined to be significant features of the wetland being evaluated. An important distinction is that the primary functions and values of a particular wetland does not necessarily indicating the wetland supports them at a significant *level* in comparison to other wetlands in the region or even near the site.

The Highway Methodology considers 13 functions and values:

1. **Groundwater recharge/discharge:** This function considers the potential for a wetland to serve as a groundwater recharge and/or discharge area. Recharge should relate to the potential for the wetland to contribute water to an aquifer. Discharge should relate to the potential for the wetland to serve as an area where ground water can be discharged to the surface.
2. **Floodflow Alteration:** This function considers the effectiveness of the wetland in reducing flood damage by attenuation of floodwaters for prolonged periods following precipitation events.
3. **Fish and Shellfish Habitat:** This function considers the effectiveness of seasonal or permanent water bodies associated with the wetland in question for fish and shellfish habitat.
4. **Sediment/Toxicant/Pathogen Retention:** This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants or pathogens.
5. **Nutrient Removal/Retention/Transformation:** This function relates to the effectiveness of the wetland to prevent adverse effects of excess nutrients entering aquifers or surface waters such as ponds, lakes, streams, rivers or estuaries.
6. **Production Export:** This function relates to the effectiveness of the wetland to produce food or usable products for human, or other living organisms.
7. **Sediment/Shoreline Stabilization:** This function relates to the effectiveness of a wetland to stabilize stream banks and shorelines against erosion.

¹ *Classification of Wetlands and Deepwater Habitats of the United States.* USFW Manual FWS/OBS-79/31 (1979).



- 8. Wildlife Habitat:** This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with wetlands and the wetland edge. Both resident and or migrating species must be considered.
- 9. Recreation:** This value considers the effectiveness of the wetland and associated watercourses to provide recreational opportunities such as canoeing, boating, fishing, hunting and other active or passive recreational activities. Consumptive opportunities consume or diminish the plants, animals or other resources that are intrinsic to the wetland, whereas non-consumptive opportunities do not.
- 10. Educational/Scientific Value:** This value considers the effectiveness of the wetland as a site for an “outdoor classroom” or as a location for scientific study or research.
- 11. Uniqueness/Heritage:** This value relates to the effectiveness of the wetland or its associated water bodies to produce certain special values. Special values may include such things as archeological sites, unusual aesthetic quality, historical events, or unique plants, animals, or geological features.
- 12. Visual Quality/Aesthetics:** This value relates to the visual and aesthetic qualities of the wetland.
- 13. Threatened or Endangered Species Habitat:** This value relates to the effectiveness of the wetland or associated water bodies to support threatened or endangered species.

Prime Wetland Areas

As one would expect, the Prime Wetland supports a number of functions and values through its greater diversity and wetland specific habitat. Water quality function and flood attenuation are principal functions of the wetland which are both enabled by its restricted outlet and direction of drainage s toward Waterworks Pond.

Poorly Drained (non-prime) Wetland

The portion of forested wetland extending to the edge of the existing gravel parking area supports comparatively less wetland function. The modest habitat value in this area is not wetland specific. The topography is relatively flat and vegetation is not dense which inhibits potential water quality and flood attenuation function. This area of wetland functions more as a buffer to the adjacent area of Prime Wetland.

RELATION TO THE PROPOSED WORK

The proposed project involves buffer impacts only, no direct wetland impact is proposed. Buffer impacts fall into two distinct categories: 1) impacts associated with conversion of the existing gravel parking area, and 2) impacts associated with the construction of a stormwater treatment swale extending north along the edge of the driveway for the dealership.

The buffer impact associated with the paving of the small existing gravel parking area for construction of EV charging stations is almost entirely within the existing disturbed area. The proposed configuration will actually decrease the size of the gravel surface by approximately

1,500 square feet with the remaining area being returned to vegetation. The proposed project will also incorporate formal stormwater management and treatment whereas the current gravel parking area contributes uncontrolled runoff to the wetland. This will result in a net improvement and will be fully protective of wetland functions and values.

The buffer impacts associated with construction of the of the swale at the edge of the driveway will involve disturbance within a 15-foot to 20-foot wide area directly adjacent to the pavement. Approximately half of this disturbance is located within the shoulder of the existing driveway which can be characterized as a partially disturbed weedy area subject to periodic maintenance. The remainder of the buffer impact is to naturally vegetated buffer. This impact will result in the loss of some screening function between the developed area of the dealership and the wetland. This may result in a minor effect on the quality of the wildlife habitat in the wetlands but will not result in habitat loss or segmentation. The treatment of currently untreated runoff should, however, improve water quality within the wetland and therefore improve wildlife habitat. The overall water quality and flood attenuation functions of the wetland itself will not be affected.

The project will therefore have very minimal impact on wetland function and overall ecological integrity of the wetlands associated with the site. Furthermore, the project will result in meaningful improvements by treating currently uncontrolled stormwater runoff at this location. This concludes the wetland delineation and wetland functional assessment report. If I can be of further assistance, please feel free to contact me at (603) 778-0644.

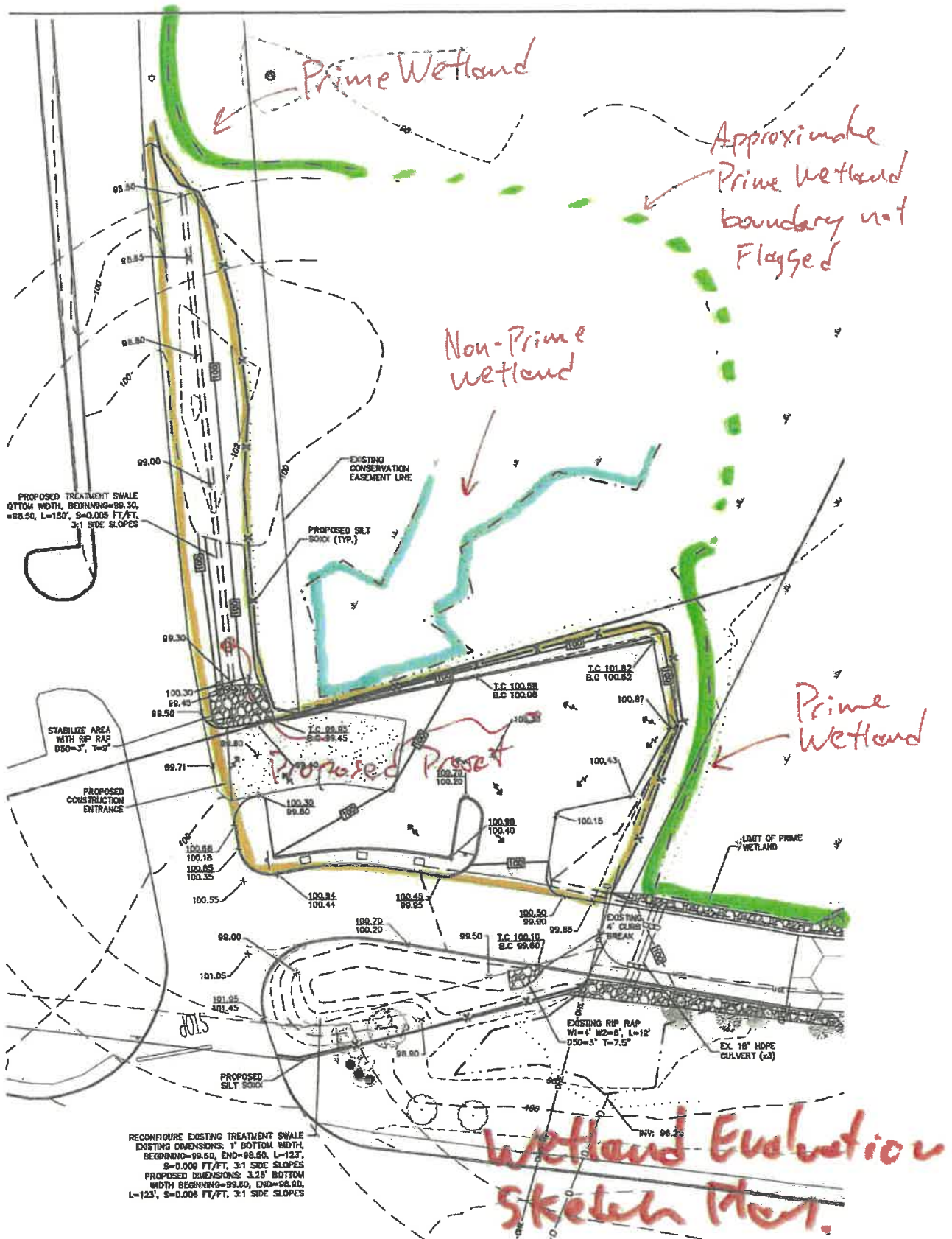
Sincerely,



Brendan Quigley, NHCWS
Gove Environmental Services, Inc.

Enc. Wetland Function Evaluation Forms
Sketch Plan





REV.	DATE	REVISION	BY
0	07/29/23	ISSUED FOR REVIEW	EMP

J/B Jones &
 85 Portsmouth Ave. Civil En
 PO Box 219
 Stratham, NH 03885



WETLAND FUNCTIONAL ANALYSIS

GES PROJECT NO.: 2019194 DATE: 8/28/23 STAFF: BJQ
 WETLAND ID: Prime SIZE: 20+ acres LOCATION: McFarland EV charging stations
 DOMINANT CLASSIFICATION: PFO/SS/EM NUMBER OF VEGETATIVE CLASSES: 3

WETLAND TYPE

- | | |
|--|---|
| <input type="checkbox"/> Bog | <input type="checkbox"/> Sand Dune |
| <input type="checkbox"/> Deciduous Wooded Swamp | <input checked="" type="checkbox"/> Scrub-Shrub Swamp |
| <input type="checkbox"/> Drainage Swale | <input type="checkbox"/> Seasonal Stream |
| <input type="checkbox"/> Evergreen Wooded Swamp | <input type="checkbox"/> Tidal Marsh |
| <input type="checkbox"/> Freshwater Deep Marsh | <input type="checkbox"/> Wet Meadow |
| <input checked="" type="checkbox"/> Freshwater Shallow Marsh | |
| <input checked="" type="checkbox"/> Mixed Wooded Swamp | |
| <input type="checkbox"/> Perennial Stream | <input type="checkbox"/> Excavated Ditch |
| <input type="checkbox"/> Pond/Lake | <input type="checkbox"/> Excavated Wetland |
| <input type="checkbox"/> Potential Vernal Pool | <input type="checkbox"/> Graded Wetland |
| <input type="checkbox"/> River | <input type="checkbox"/> Wetland Detention Basin |
| <input type="checkbox"/> Salt Marsh | <input type="checkbox"/> Wetland w/ Spoil Piles |

PLAN:

To protect the Prime Wetland be use of porous pavement, maintenance of a forested buffer, and limited salt use.

PLANT SPECIES

<i>Trees</i>	<i>Saplings</i>	<i>Shrubs</i>	<i>Herbaceous</i>
Red Maple	Red Maple	Highbush Blueberry	Cinnamon Fern
Hemlock	Hemlock	Winterberry	Sensitive Fern
White Pine	White Pine	Poison Ivy	Sphagnum

SPECIAL HABITAT OR OTHER NOTES

- Prime Wetland

GROUNDWATER RECHARGE/DISCHARGE

Function Present: Yes No

- Restrictive layer
- Gravel or sands
- Till
- Marine/Lacustrine

- Groundwater discharge: Seep/Spring
- Variable water levels
- Constant water levels

FLOODFLOW ALTERATION

Function Present: Yes No

H M L Watershed position

Slopes in watershed: Flat

Topo of wetland

- L M S Size relative to watershed
- Other storage in watershed present

- Constricted outlet
- Associated with water course

SEDIMENT/TOXICANT/PATHOGEN RETENTION

Function Present: Yes No

- Sediment/toxicants sources present upslope
- Flat wetland topo
- Organic fine soils
- Flood storage occurs
- Broad transition
- Ditching

- Associated w/ surface water
- Erosion or sedimentation
- Diffuse flows
- Vegetation interspersion
- Dense herbaceous

NUTRIENT REMOVAL/RETENTION/TRANSFORMATION

Function Present: Yes No

Hydrologic regime

- Open water
- Sediment trapping
- Nutrients upslope

- Aquatic diversity abundance
- Slow moving water
- Organic soils

PRODUCTION EXPORT

Function Present: Yes No

- Wildlife food sources
- Detritus
- Wildlife use
- H M L Vegetation Density
- H M L Interspersion

- H M L Diversity
- Aquatic plants
- Permanent outlet
- Signs of Export

SEDIMENT/SHORELINE STABILIZATION

Function Present: Yes No

Association w/ surface water: Yes No

- Topo gradient
- Bank or shoreline
- Vegetated bank

- High flows
- Channelized flow
- Open water fetch

WILDLIFE HABITAT

Function Present: Yes No

- Degradation Type:
- Upland buffer Width: 50-75 feet plus
Type of buffer: Forested
- Wetland connections
- Corridor
- Islands
- Loafing logs
- Aquatic habitat
- Cavity trees
- Rock crevices
- Fish habitat



WETLAND FUNCTIONAL ANALYSIS

GES PROJECT NO.: 2019194 DATE: 8/28/23

STAFF: BJQ

WETLAND ID: Non-Prime Wetland

LOCATION: McFarland EV charging stations

DOMINANT CLASSIFICATION: PFO

NUMBER OF VEGETATIVE CLASSES: 1

WETLAND TYPE

- | | |
|--|--|
| <input type="checkbox"/> Bog | <input type="checkbox"/> Sand Dune |
| <input checked="" type="checkbox"/> Deciduous Wooded Swamp | <input type="checkbox"/> Scrub-Shrub Swamp |
| <input type="checkbox"/> Drainage Swale | <input type="checkbox"/> Seasonal Stream |
| <input type="checkbox"/> Evergreen Wooded Swamp | <input type="checkbox"/> Tidal Marsh |
| <input type="checkbox"/> Freshwater Deep Marsh | <input type="checkbox"/> Wet Meadow |
| <input type="checkbox"/> Freshwater Shallow Marsh | |
| <input type="checkbox"/> Mixed Wooded Swamp | <input type="checkbox"/> Excavated Ditch |
| <input type="checkbox"/> Perennial Stream | <input type="checkbox"/> Excavated Wetland |
| <input type="checkbox"/> Pond/Lake | <input type="checkbox"/> Graded Wetland |
| <input type="checkbox"/> Potential Vernal Pool | <input type="checkbox"/> Wetland Detention Basin |
| <input type="checkbox"/> River | <input type="checkbox"/> Wetland w/ Spoil Piles |
| <input type="checkbox"/> Salt Marsh | |

PROPOSED IMPACTS:

Buffer impacts within existing gravel parking area only, no direct impacts are proposed.

PLANT SPECIES:

Trees

Red Maple

Saplings

Shrubs

Highbush Blueberry
Glossy buckthorn

Herbaceous

SPECIAL HABITAT OR OTHER NOTES:

Wetland on poorly drained soil, not mapped as Prime. Flat to shallow depression topo.

Project - McFarland

WETLAND NUMBER - Non-Prime Wetland

GROUNDWATER RECHARGE/DISCHARGE

- Restrictive layer
- Gravel or sands
- Till
- X Marine/Lacustrine

- Function Present: No
- Groundwater discharge: Seep/Spring
 - X Variable water levels
 - Constant water levels

FLOODFLOW ALTERATION

- x H M L Watershed position
- Topo of wetland
- L M x S Size relative to watershed
- Other storage in watershed present

- Function Present: No
- Slopes in watershed: flat, very little basin

SEDIMENT/TOXICANT/PATHOGEN RETENTION

- X Sediment/toxicants sources present upslope
- X Flat wetland topo
- Organic fine soils
- Flood storage occurs
- Broad transition

- Function Present: YES
- Associated w/ surface water
 - Diffuse flows
 - Vegetation interspersion
 - Dense herbaceous

NUTRIENT REMOVAL/RETENTION/TRANSFORMATION

- Hydrologic regime
- Open water
- Nutrients upslope

- Function Present: No
- Aquatic diversity abundance
 - Slow moving water
 - Organic soils

PRODUCTION EXPORT

- Wildlife food sources
- Detritus
- Wildlife use
- H M x L Vegetation Density
- H M x L Interspersion

- Function Present: No
- H M x L Diversity
 - Aquatic plants
 - Permanent outlet
 - Signs of Export

SEDIMENT/SHORELINE STABILIZATION

- Association w/ surface water: No
- Topo gradient
- Bank or shoreline
- Vegetated bank
- High flows
- Channelized flow
- Open water fetch

Function Present: No

WILDLIFE HABITAT

- General forest habitat/buffer to Prime wetland
- X Wetland connections
- Corridor
- Islands
- Loafing logs
- Aquatic habitat
- Cavity trees
- Rock crevices
- Fish habitat

Function Present: Yes

**ABUTTERS LIST (DIRECT)
AS OF
JULY 26, 2023
FOR
110 HOLLAND WAY, EXETER, NH
JBE PROJECT No. 19198**

OWNER OF RECORD/APPLICANT:

TAX MAP 51/LOT 13 – ABUTTING PROPERTY
TAX MAP 51/LOT 14-1 – SUBJECT PROPERTY
MCFARLAND REALTY TR
HENRY O MCFARLAND TRUSTEE ETAL
151 PORTSMOUTH AVE
EXETER, NH 03833
BK 4451/PG 0426 (12/30/04) – LOT 13
BK 4451/PG 0502 (02/10/05) – LOT 14-1

EXETER ABUTTERS:

51/3
ARCHLAND PROPERTY I LLC
PO BOX 6300
AMHERST, NH 03031
4322/0141 (06/29/04)

51/3.1
GIBBS OIL CO LTD PARTNERSHIP
6 KIMBALL LANE, STE. 400
LYNNFIELD, MA 01940
3203/2650 (03/14/97)

51/5
ST AMOUR REVOCABLE TRUST
BARBARA ST AMOUR TRUSTEE
4 STONEYBROOK LANE
EXETER, NH 03833
5281/0173 (01/17/12)

51/11
UNITIL ENERGY SYSTEMS, INC.
6 LIBERTY LANE
HAMPTON, NH 03842
3938/0701 (12/02/02)

51/15
KEVIN KING ENTERPRISES CO LLC
C/O HANNAFORD BROS CO
PO BOX 6500
CARLISLE, PA 17013
3792/0479 (06/28/02)

51/17
ONE FOUR SIX POST RD LLC
151 PORTSMOUTH AVE
EXETER, NH 03833
6258/1800 (03/30/21)

51/112
NH EXETER PROPERTIES LLC
70 W MADISON ST, STE. 5600
CHICAGO, IL 60602
6448/0421 (10/24/22)

STRATHAM ABUTTERS:

4/21
KEVIN KING ENTERPRISES COMPANY
PO BOX 216
STRATHAM, NH 03885
4451/0495 (03/16/05) – STRATHAM

NHDOT
7 HAZEN DR
CONCORD, NH 03301

ENGINEERS/SURVEYORS:

JONES & BEACH ENGINEERS, INC.
ATTN: ERIK POULIN, P.E.
PO BOX 219
STRATHAM, NH 03885

WETLANDS/SOILS:

GOVE ENVIRONMENTAL SERVICES, INC.
ATTN. JAMES GOVE
8 CONTINTENTIAL DR, UNIT H
EXETER, NH 03833



July 26, 2023

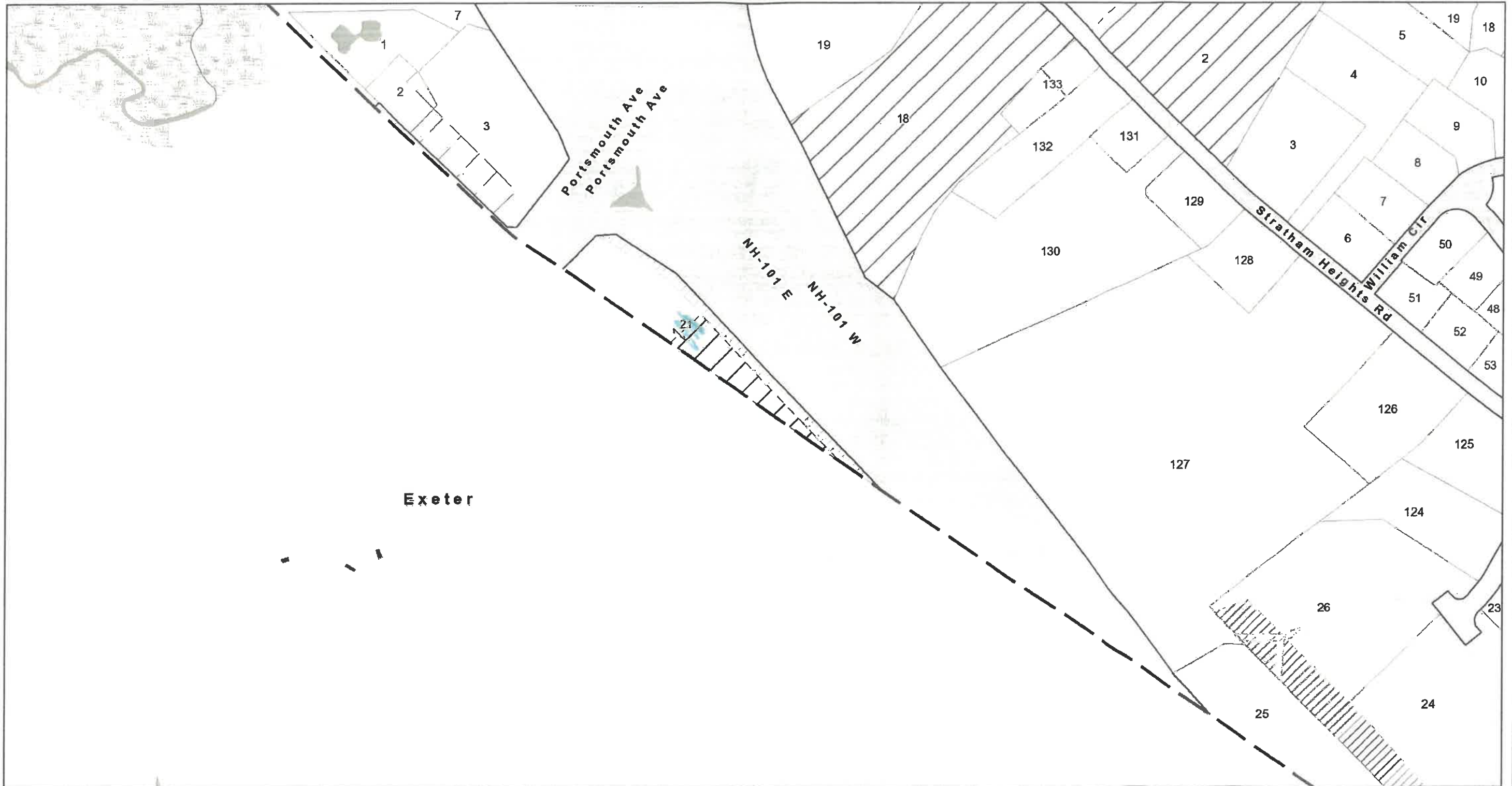
Stratham, NH

1 inch = 275 Feet

0 275 551 826



www.cai-tech.com



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.

Draft Minutes

Exeter Technical Review Committee October 5, 2023

The meeting began at 10:03 AM in the Nowak Room of the Exeter Town Office building.

Application

#1

Project Description:

- *The application of McFarland Realty Trust for a site plan review and Wetlands Conditional Use permit for the proposed construction of a vehicle storage lot and electric charging station on the property located at 110 Holland Way. The subject property is located in the C-2, Highway Commercial zoning district. Tax Map Parcel #51-14-1 and #51-13. PB Case #23-16.*

Attendees: Town staff: Town Planner, Dave Sharples and Natural Resources Planner, Kristen Murphy

Applicant and Representatives: Erik Poulin, P. E., Jones & Beach Engineering

The committee reviewed plans and materials submitted to the Planning Office. An overview of the project was presented. Items of discussion included, but were not limited to, the following: confirmation that the plan meets open space requirements, suggestion to merge lots, clarification of property lines on conditions plan, provide evidence of required Storm Water reporting, curb or no snow storage sign to protect most sensitive habitat, add wetland scientist stamp and surveyor stamp, provide lighting schedule.

All items discussed will be outlined in a TRC comment letter to be provided to the Applicant and their representatives by next week.

The applicant plans to submit plans for review by October 25th in anticipation of being placed on the Agenda for the November 2nd Planning Board meeting.

#2

Project Description:

The application of Granite State Construction Services, LLC for a lot line adjustment and site plan review for a proposed single-family open space development on the property at 12 Little River Road. The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel #62-90 and #62-91. PB Case #23-15.

Will be rescheduled.

The meeting adjourned at 10:17 am

Respectfully submitted,
Kathleen Croteau
Administrative Assistant

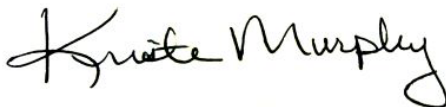
**TOWN OF EXETER
CONSERVATION COMMISSION MEMORANDUM**

Date: October 24, 2023
To: Exeter Planning Board
From: Kristen Murphy for Andrew Koff, Chair, Exeter Conservation Commission
Subject: Wetland Conditional Use Permit

Project Information:

Project Location: 110 Holland Way, Exeter, NH
Map/Lot: Map 51, Lots 13 and 14-1
CC Review Date: 9/12/23
PB CASE: #23-16

Following presentation of the project by the applicant's representatives and review of the application criteria at the meeting, the Commission voted no objection to the wetland conditional use permit as proposed which passed 6-1 with no abstention. To address concerns about the loss of prime wetland buffer, the applicant committed to utilize a native seed mix in the areas of temporary disturbance within the prime wetland buffer, but this item was not included as a condition of approval.



Kristen Murphy
Conservation & Sustainability Planner

Exeter Conservation Commission
September 12, 2023
Nowak Room
10 Front Street
7:00 PM
Approved Minutes

Call to Order

1. Introduction of Members Present (by Roll Call)

Present at tonight's meeting were by roll call, Chair Andrew Koff, David Short, Treasurer, Nick Campion, Connor Madison, Kyle Welch, , Keith Whitehouse, Alternate Don Clement, Alternate Valerie Fanger, Alternate Michelle Crepeau and Nancy Belanger, Select Board Representative

Staff Present: Kristen Murphy, Conservation and Sustainability Planner

Mr. Koff called the meeting to order at 7:00 PM.

2. Public Comment

There was no one from the public present outside of agenda items.

Action Items

1. Conditional Use Permit (CUP) application for the construction of a vehicle storage lot and vehicle charging station located at 10 Holland Way
Tax Map 51, Lots 14-1 & 13 (Jones & Beach)

Mr. Koff read out loud the public hearing notice.

Chris Poulin of McFarland Ford presented the application to install two level six charging stations and three level three charging stations at its existing gravel storage area on Holland Way. He noted the stations would be available to the public through various payment processes, 24/7. There would continue to be some inventory storage, although less to make room for the traffic entering and existing. The project is scheduled to begin in December.

Eric Poulin of Jones & Beach, described the area in the wetland buffer which is to be moved forward for less impact to the wetland and paved. He described the proposed treatment swales which would be more visible and drainage as well as curbing and grading. He noted 5,948 SF of temporary impact to prime buffer and 828 SF of impact to poorly drained soil. A portion of pavement in the prime buffer is 5,844 SF and there will be rip rap and erosion control as well as restoration. He described the three stop control locations.

44
45 Brendan Quigley from Gove Environment was present and provided the functions and values report. He
46 discussed the finger wetlands and noted there was no permit with the state.
47
48 Chair Koff activated Alternate Don Clement for voting on this application.
49
50 Mr. Campion asked about the benefit of the charging station and whether it would ever go away. Mr.
51 Poulin responded it would be in perpetuity. Mr. Campion asked about snow storage and Mr. Poulin
52 showed the area proposed which is now grass.
53
54 Mr. Koff noted he struggled with the loss of prime wetland and Mr. Clement indicated it was an
55 improvement over the gravel area now there, already disturbed and electric vehicles don't leak engine
56 fluids. Mr. Short agreed.
57
58 Ms. Murphy asked if the southeast side was curbed and Mr. Poulin indicated no. She advised that the
59 wetland scientist stamp needed to be added to the plan.
60
61 Mr. Koff reviewed the criteria for granting CUP and asked about the seed mix which Mr. Quigley
62 addressed. Mr. Koff asked about areas of mowing.
63
64 Ms. Murphy asked about the electric cabinet and Mr. Poulin explained the triple phase power access.
65
66 MOTION: Mr. Clement motioned, after reviewing the criteria, to not oppose the CUP for this project.
67 Mr. Short seconded the motion. A vote was taken, Mr. Koff voted nay. The motion passed 6-1-0.
68
69 2. Drinking Water Trust Fund Grant Application for Conservation Land in the area of the town line
70 between Exeter and Newfields (Southeast Land Trust/Trust for Public Lands)
71
72 Mr. Koff read out loud the public hearing notice and noted there was a site visit at 5:30 today.
73
74 Jeremy Lougee of SELT presented the application which would have \$500,000, if successful, of the \$1.2
75 M cost funded by the grant. The easement would be held by SELT. He requested a public hearing be
76 scheduled for funding purposes, and a letter of support from the Commission, the Select Board and
77 DPW or the Water Dept. for the deadline on the 29th. He described the project which is joint with
78 Kensington and East Kingston.
79
80 Mr. Koff activated Alternate Valerie Fanger for voting on this application.
81
82 Ms. Fanger asked about access and he noted the easement is not proposed for recreation and will be
83 privately held with no parking area created. The owners have concerns over posting for hunting. The
84 property was formerly a brick yard. The owner will park their RV and small trailer.
85
86 MOTION: Mr. Short motioned that the Commission send a letter of support for this project. Mr. Welch
87 seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

October 25, 2023

Exeter Planning Board
Attn. Langdon Plumer, Chair
10 Front Street
Exeter, NH 03833

**RE: Technical Review Committee Response Letter
110 Holland Way, Exeter, NH
Tax Map 51, Lots 14-1 & 13
JBE Project No. 19198**

Dear Mr. Plumer,

Jones and Beach Engineers Inc. had a Technical Review Committee meeting with town staff on October 5th. Review comments are listed below with our responses in bold. Town TRC comments are from verbal discussion during the meeting and not meant to represent direct statements from members of the committee.

TRC Comments from Town:

1. *Are there any concerns regarding fire hazard while electric vehicles are charging?*
RESPONSE: This concern was brought to the attention of McFarland Ford and they have indicated that there is no elevated concern regarding fire while electric vehicles are charging. The charging stations will be in an isolated area of the property and not in close proximity to any structures.
2. *List the proposed open space on the subject properties on the plans.*
RESPONSE: The open space for the subject properties has been added to Sheet C2.
3. *Are there any inspection / maintenance reports up to this point for the property?*
RESPONSE: Service of the existing porous pavement has been scheduled for October 25th. A report from this service as well as additional information regarding on going maintenance on site will be presented to the board during the meeting for their review.
4. *A waiver will be needed for grading within 5' of a property line.*
RESPONSE: This waiver has been included with this letter.
5. *Request for additional landscaping.*
RESPONSE: Additional landscaping has been added to the plans that is consistent with the existing landscaping on the property.

6. *Lighting plan should be included with the plan set.*

RESPONSE: A lighting plan has been added to the plan set, Sheet L1.

7. *Stamped plans from a licensed land surveyor should be provided.*

RESPONSE: The current recorded boundary plan for the subject properties has been included with this letter.

Included with this letter are the following documents:

1. Seven (5) Full Size Plan Sets.
2. Fifteen (10) Half Size Plan Sets.
3. Waiver Request
4. Recorded Boundary Plan (D-30822)

Thank you very much for your time.

Very truly yours,

JONES & BEACH ENGINEERS, INC.



Erik Poulin, P.E.
Project Manager

cc: Chris Lane, McFarland Ford Sales, Inc. (letter & plans via email)

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

October 25, 2023

Exeter Planning Board
Attn. Langdon Plumer, Chair
10 Front Street
Exeter, NH 03833

**RE: Waiver Request Letter
110 Holland Way, Exeter, NH
Tax Map 51, Lots 14-1 & 13
JBE Project No. 19198**

Dear Mr. Plumer,

We respectfully request a waiver from the following sections featured in the Site Plan Review and Subdivision Regulations for the Town of Exeter, New Hampshire:

Section 9.3.6.4 – In order to create a smooth and safe transition between newly graded areas and the surrounding abutters, there will be no grading within 5 feet of any exterior property line. – Jones & Beach Engineers respectfully requests a waiver from this regulation as the proposed parking area occupies an existing gravel parking area that is currently within the 5' grading buffer. In order to reclaim the existing gravel parking area and install the proposed pavement, grading within this area is needed. It is also of note that the property line separates two properties that the applicant owns, and thus would not cause any adverse effect on an abutter.

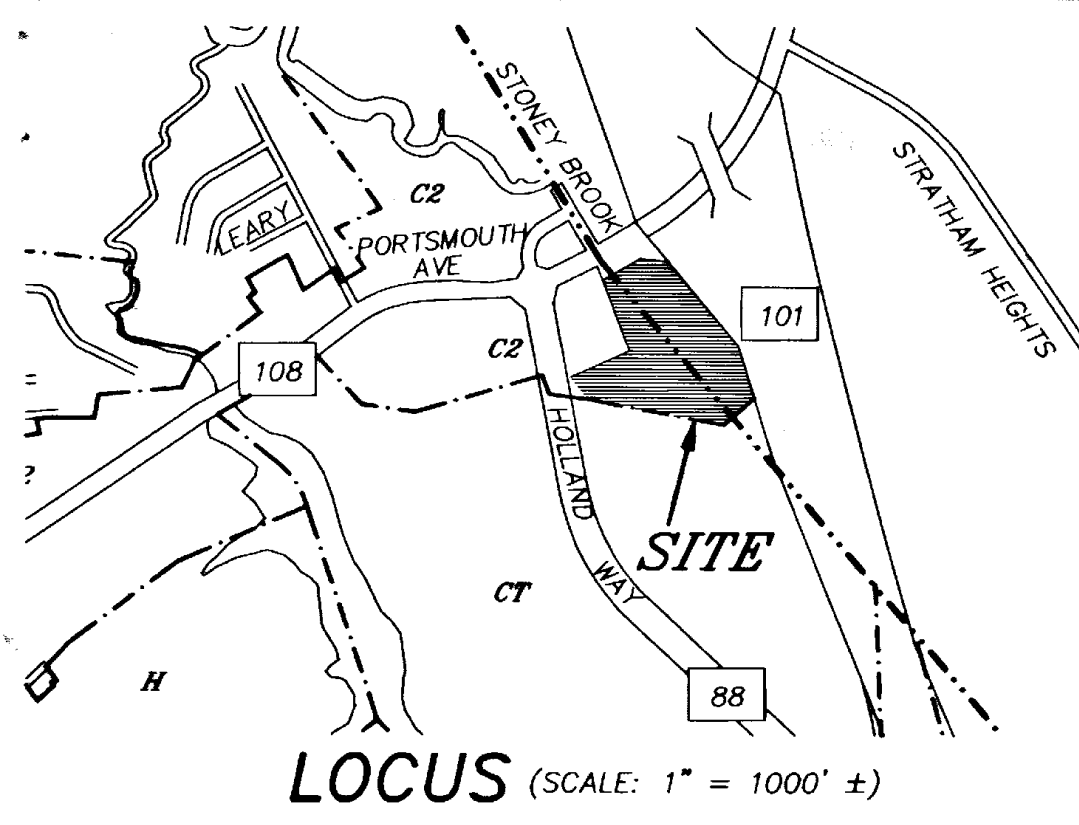
We look forward to discussion of this waiver request at the Planning Board Hearing. Thank you very much for your time.

Very Truly Yours,
JONES & BEACH ENGINEERS, INC.



Erik Poulin, P.E.
Project Manager

cc: Chris Lane, McFarland Ford Sales, Inc. (application & plans via email)



51/3.4
ROLLINSFORD ASSOCIATES
P.O. BOX 483
CONCORD, NH 03302-0483
EXISTING USE:
"VACANT"

51/3.1
GIBBS OIL CO. LTD. PARTNERSHIP
90 EVERETT AVENUE
CHELSEA, MA 02150
EXISTING USE:
"GAS STATION"

51/5
GEORGE L. ST. AMOUR
2 STONEBROOK LANE
EXETER, NH 03833
EXISTING USE:
"RESIDENTIAL"

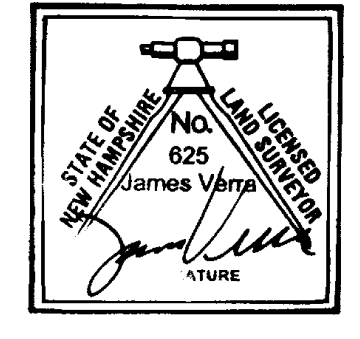
7/5
J.H. REALTY TRUST
ROY A. HURLBERT, TRUSTEE
31 TIDEWATER FARM ROAD
GREENLAND, NH 03840
EXISTING USE:
"COMMERCIAL"

NH RT 108
WHITE STRIPE
(CONTROLLED ACCESS HIGHWAY)

RT 101
STATE OF NEW HAMPSHIRE
c/o NHDOT RIGHT-OF-WAY SECTION
P.O. BOX 483
CONCORD, NH 03302-0483

NOTES:

- OWNER OF RECORD..... HAROLD RALPH HALEY, DONALD E. HALEY, MURIEL E. OSTROWSKI & JANICE L. COFFIN
ADDRESS..... 19 DEAN ROAD, READING, MA. 01867
DEED REFERENCE..... 2371/892 & 1271/205
TAX SHEET / LOT..... 51/12
OWNER OF RECORD..... McFARLAND REALTY TRUST
ADDRESS..... 151 PORTSMOUTH AVENUE, EXETER, NH 03833
DEED REFERENCE..... 2442/1157
TAX SHEET / LOT..... 51/13
APPLICANT..... THE RICHMOND COMPANY, INC. 7 ESSEX GREEN DRIVE, SUITE 56,
PEABODY, MA 01960, PH 978-532-0545
- ZONED: C-2 (HIGHWAY-COMMERCIAL) FRONT YARD SETBACK.....50'
MINIMUM LOT AREA 20,000 S.F. SIDE YARD SETBACK.....20'
FRONTAGE..... 150' REAR YARD SETBACK.....50'
MAXIMUM HEIGHT..... 50' MAX. LOT COVERAGE.....30%
- 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.
- THE PARCEL SHOWN HEREON DOES NOT LIE WITHIN THE 100-YEAR FLOOD HAZARD ZONE AS DEPICTED ON FLOOD INSURANCE RATE MAP TOWN OF EXETER, NEW HAMPSHIRE, ROCKINGHAM COUNTY, COMMUNITY-PANEL NO. 330130 0004 B, EFFECTIVE DATE MAY 17, 1982, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- WETLANDS IDENTIFICATION BY NH SOIL CONSULTANTS, INC., 1 SIMONS LANE, NEWMARKET, NH 03857, FIELD LOCATION BY JAMES VERRA AND ASSOCIATES, INC.
- ELEVATION DATUM: NGVD 1929. PRIMARY BENCH MARK # 265, ELEV=43.52, BY NH DOT.
- THE PARCEL SHOWN HEREON IS LIMITED TO 1 POINT OF ACCESS PER BOOK 3203 PG 347 RCRD.
- THE PARCEL SHOWN HEREON HAS "...FLOWAGE RIGHTS ACROSS THE ABOVE DESCRIBED LAND ...". (APN 51/15), PER BK 1274 PG 174 RCRD.
- THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE STATE AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING REQUIRED UNDER THESE REGULATIONS.



51/14
M.K. REALTY CO., INC
c/o KEVIN KING ENTERPRISES CO. INC.
P.O. BOX 216
STRATHAM, NH 03885
1396/383 & 1379/175
EXISTING USE:
"COMMERCIAL"

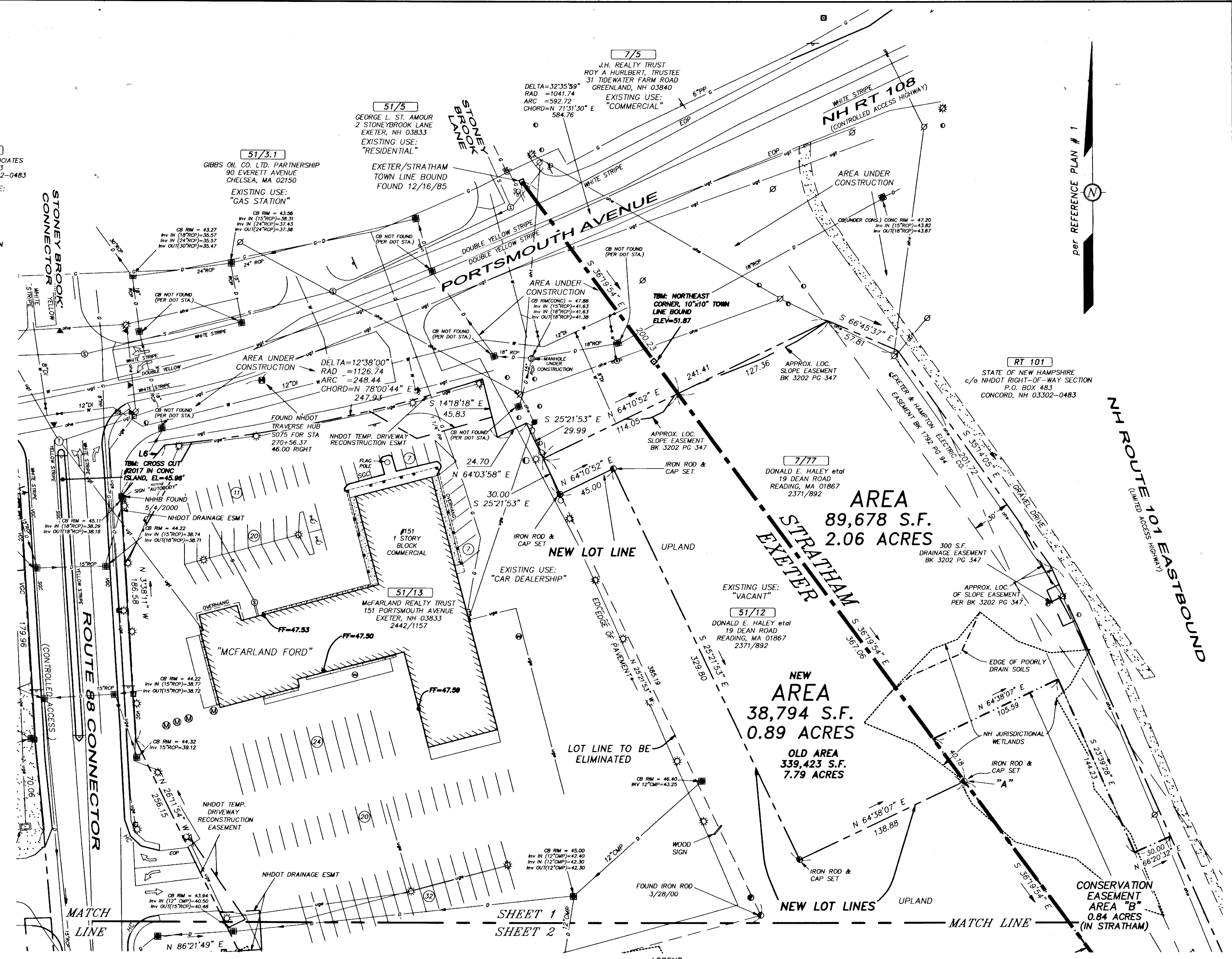
REFERENCE PLANS:

- PLAN of LAND, EXETER & STRATHAM, N.H., for H. RALPH HALEY, DATED JAN. 30, 1986, by JOHN W. DURGIN ASSOCIATES, INC., RCRD # D-15511.
- NHDOT FEDERAL PROJECT NO. STP-NHS-F-T-018-2(59), STATE PROJECT NO. 10421, SHEETS 37 & 38.
- ALTA/ACSM LAND TITLE SURVEY, for McFARLAND REALTY TRUST, 151 PORTSMOUTH AVENUE/NH ROUTE 108, EXETER, N.H., RCRD # D-25961.
- PLAN of LAND FOR SYLVANIA ELECTRIC PRODUCTS INC., EXETER, NEW HAMPSHIRE, DATED DEC. 1962, FILE # B1-33, BY GRANT L. DAVIS.
- LAND IN EXETER, NH, PATTERSON FORD SALES, INC., DATED AUGUST 1967, BY CHESTER A. LEACH, C.E.
- PLAT of LAND, PORTSMOUTH AVENUE - NH ROUTE 108, EXETER & STRATHAM, NEW HAMPSHIRE for H. RALPH HALEY, DATED 5/20/98, REV. 6/10/98, RCRD # D-15511.
- EXISTING CONDITIOS PLAN, PORTSMOUTH AVENUE - NH ROUTE 108, FOR THE RICHMOND COMPANY, INC., DATED 4/7/2000, REV. 4/21/2000, PLAN NO. 21137, BY JAMES VERRA AND ASSOCIATES, INC.

REV. NO.	DATE	DESCRIPTION	APPR'D
4	4/29/2001	REVISED CONSERVATION EASEMENT	JV
3	11/29/2000	REVISED PER PLANNING DEPT.	JV
2	11/13/2000	REVISED PER PLANNING DEPT.	JV
1	11/1/2000	CONSERVATION ESMT ADDED - MONUMENT SET	JV

LOT LINE REVISION
PORTSMOUTH AVENUE - NH ROUTE 108
EXETER, NEW HAMPSHIRE
for
THE RICHMOND COMPANY, INC.

JAMES VERRA and ASSOCIATES, INC.		DATE: 8/8/2000
445 U.S. ROUTE 1 BY-PASS SUITE # 2 PORTSMOUTH, NH 03801 (603)436-3557		JOB NO: 21137
HRM PROJECT MGR DRAWN BY COPYRIGHT © 2000 by JAMES VERRA and ASSOCIATES, INC.		SCALE: 1" = 40' DWG NAME: 21137LLR PLAN NO: 21137-2 SHEET: 1 OF 2



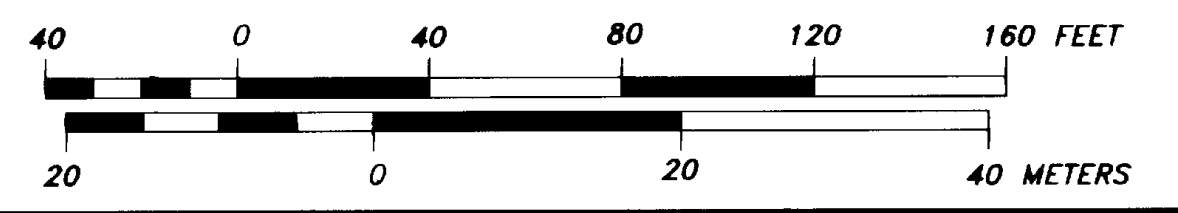
TOWN OF EXETER PLANNING BOARD

Stennis B. DeLuca
CHAIRMAN 7/15/02
DATE

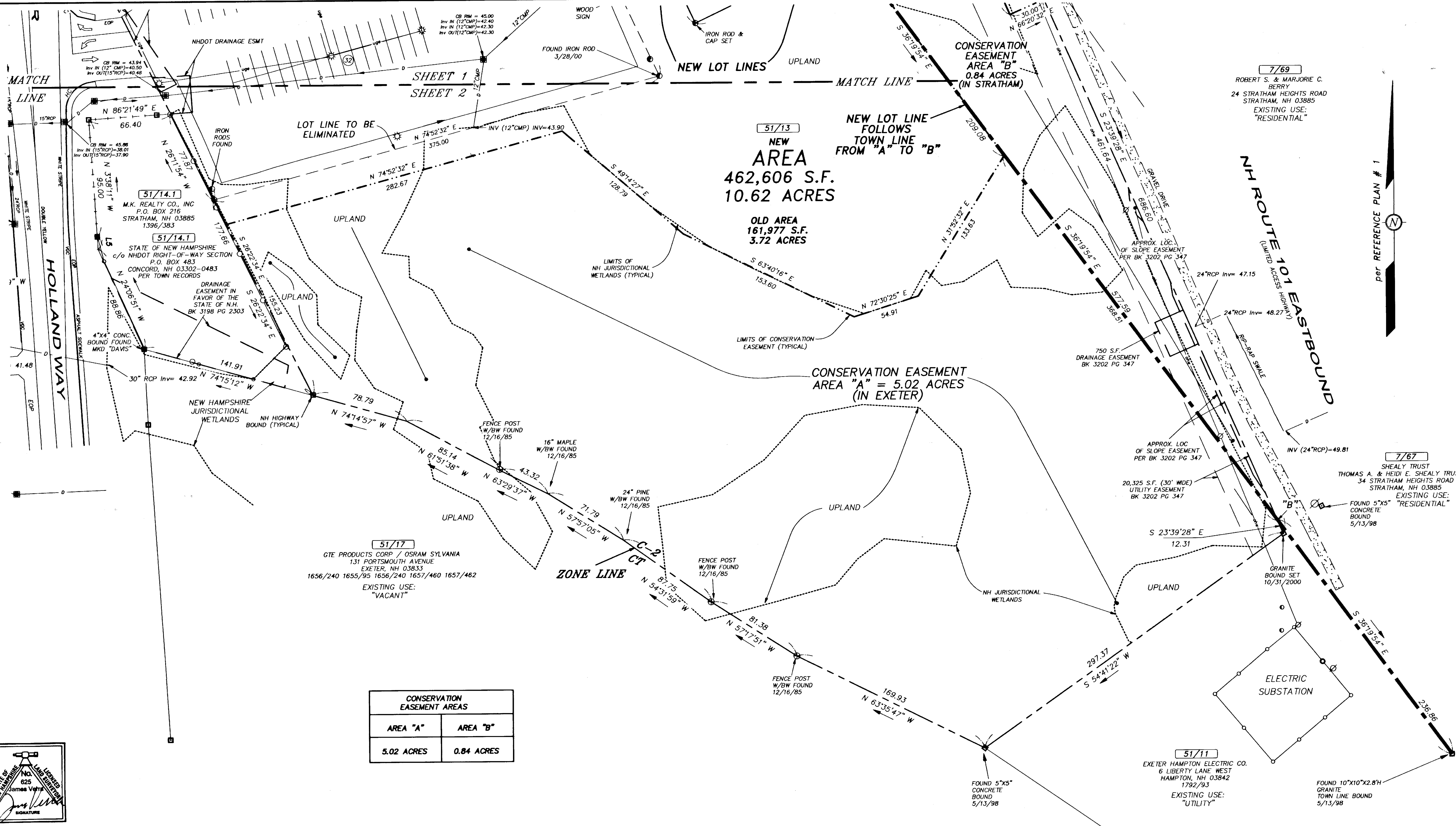
TOWN OF STRATHAM PLANNING BOARD

Charles H. Mc...
CHAIRMAN 7-16-03
DATE

- LEGEND:
- IRON ROD
 - IRON PIPE
 - BOUND AS DESCRIBED
 - NEW HAMPSHIRE HIGHWAY BOUND
 - CHAIN LINK FENCE
 - WOOD FENCE
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - CATCH BASIN
 - TELEPHONE MANHOLE
 - HYDRANT
 - WATER GATE VALVE
 - WATER SHUT OFF VALVE
 - WELL
 - GAS METER
 - GAS SHUT OFF VALVE
 - CEMENT CONCRETE PAD
 - UTILITY POLE
 - LIGHT POLE
 - UTILITY POLE W/TRANSFORMER
 - GUY
 - ELECTRIC METER
 - TELEPHONE MANHOLE
 - SEWER LINE
 - WATER LINE
 - DRAIN LINE
 - GAS LINE
 - OVERHEAD WIRES
 - CEMENT CONCRETE PAD
 - OVERHEAD TELEPHONE WIRES
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELEPHONE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - SIGN
 - VERTICAL FACED GRANITE CURB
 - SLOPED FACED GRANITE CURB
 - SLOPED FACED ASPHALT CURB
 - HVAC
 - TRAFFIC LIGHT
 - HANDICAP ACCESS
 - ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - NEW HAMPSHIRE JURISDICTIONAL WETLANDS
 - LIMITS OF CONSERVATION EASEMENT



D-30822 Sheet 1 of 2



7/69
 ROBERT S. & MARJORIE C. BERRY
 24 STRATHAM HEIGHTS ROAD
 STRATHAM, NH 03885
 EXISTING USE:
 "RESIDENTIAL"

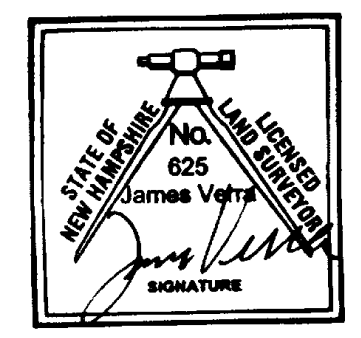
per REFERENCE PLAN # 1

7/67
 SHEALY TRUST
 THOMAS A. & HEIDI E. SHEALY TRUSTEES
 34 STRATHAM HEIGHTS ROAD
 STRATHAM, NH 03885
 EXISTING USE:
 "RESIDENTIAL"

APPROX. LOC. OF SLOPE EASEMENT PER BK 3202 PG 347
 20,325 S.F. (30' WIDE) UTILITY EASEMENT BK 3202 PG 347

51/11
 EXETER HAMPTON ELECTRIC CO.
 6 LIBERTY LANE, WEST
 HAMPTON, NH 03842
 1792/93
 EXISTING USE:
 "UTILITY"

CONSERVATION EASEMENT AREAS	
AREA "A"	AREA "B"
5.02 ACRES	0.84 ACRES



REV. NO. DATE DESCRIPTION APPR'D

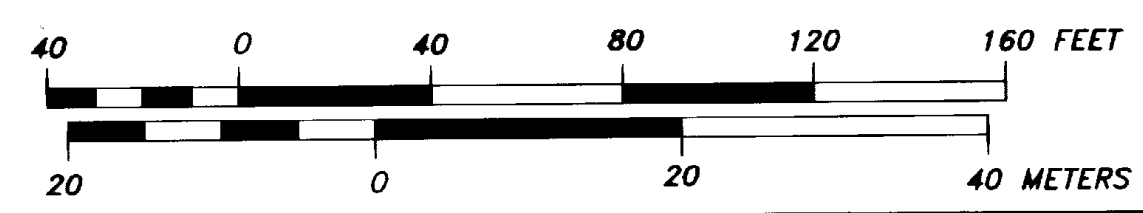
LOT LINE REVISION
PORTSMOUTH AVENUE - NH ROUTE 108
EXETER, NEW HAMPSHIRE
 for
THE RICHMOND COMPANY, INC.

JAMES VERRA and ASSOCIATES, INC.
 445 U.S. ROUTE 1 BY-PASS
 SUITE # 2
 PORTSMOUTH, N.H. 03801
 (603)436-3557

DATE: 8/8/2000
 JOB NO: 21137
 SCALE: 1" = 40'
 DWG NAME: 21137LLR
 PLAN NO: 21137-2
 SHEET: 2 of 2

TOWN OF EXETER PLANNING BOARD
 Dennis R. Deary 7/15/00
 CHAIRMAN DATE

TOWN OF STRATHAM PLANNING BOARD
 [Signature] 7-16-03
 CHAIRMAN DATE



D-30822 Sheet 2 of 2

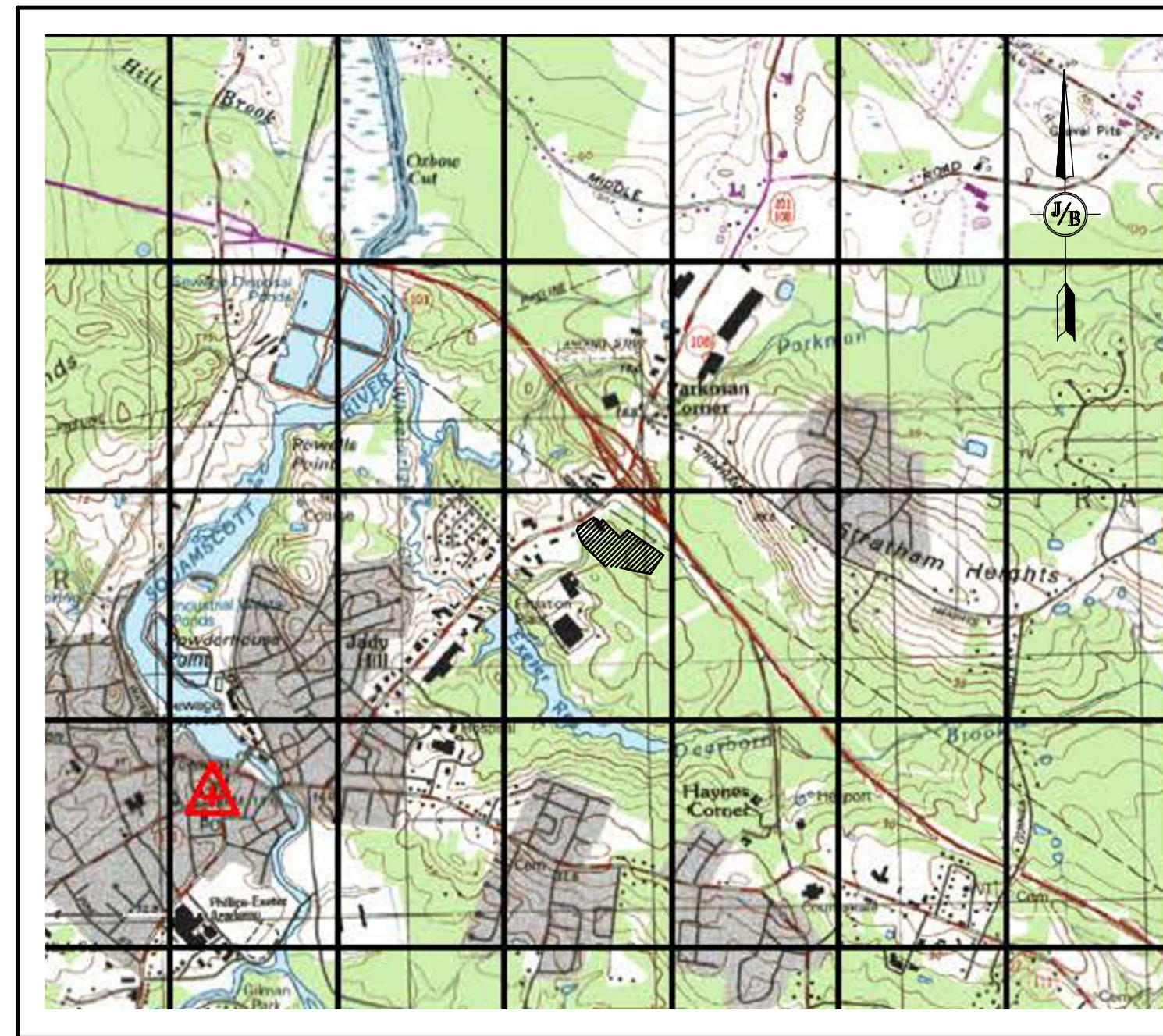
McFARLAND FORD ELECTRIC VEHICLE CHARGING STATION TAX MAP 51, LOTS 14-1 AND 13 110 HOLLAND WAY, EXETER, NH

GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
---	---	FRESHWATER WETLANDS LINE
---	---	TIDAL WETLANDS LINE
---	---	STREAM CHANNEL
---	---	TREE LINE
---	---	STONEWALL
---	---	BARBED WIRE
---	---	FENCE
---	---	STOCKADE FENCE
---	---	SOIL BOUNDARY
---	---	AQUIFER PROTECTION LINE
---	---	FLOOD PLAIN LINE
---	---	ZONELINE
---	---	EASEMENT
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
---	---	EDGE OF PAVEMENT
---	---	VERTICAL GRANITE CURB
---	---	SLOPE GRANITE CURB
---	---	CAPE COD BERM
---	---	POURED CONCRETE CURB
---	---	SILT FENCE
---	---	DRAINAGE LINE
---	---	SEWER LINE
---	---	SEWER FORCE MAIN
---	---	GAS LINE
---	---	WATER LINE
---	---	WATER SERVICE
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND ELECTRIC
---	---	GUARDRAIL
---	---	UNDERDRAIN
---	---	FIRE PROTECTION LINE
---	---	THRUST BLOCK
---	---	IRON PIPE/IRON ROD
---	---	DRILL HOLE
---	---	IRON ROD/DRILL HOLE
---	---	STONE/GRANITE BOUND
---	---	SPOT GRADE
---	---	PAVEMENT SPOT GRADE
---	---	CURB SPOT GRADE
---	---	BENCHMARK (TBM)
---	---	DOUBLE POST SIGN
---	---	SINGLE POST SIGN
---	---	WELL
---	---	TEST PIT
---	---	FAILED TEST PIT
---	---	MONITORING WELL
---	---	PERC TEST
---	---	PHOTO LOCATION
---	---	TREES AND BUSHES
---	---	UTILITY POLE
---	---	LIGHT POLES
---	---	DRAIN MANHOLE
---	---	SEWER MANHOLE
---	---	HYDRANT
---	---	WATER GATE
---	---	WATER SHUT OFF
---	---	REDUCER
---	---	SINGLE GRATE CATCH BASIN
---	---	DOUBLE GRATE CATCH BASIN
---	---	TRANSFORMER
---	---	CULVERT W/WINGWALLS
---	---	CULVERT W/FLARED END SECTION
---	---	CULVERT W/STRAIGHT HEADWALL
---	---	STONE CHECK DAM
---	---	DRAINAGE FLOW DIRECTION
---	---	4K SEPTIC AREA
---	---	WETLAND IMPACT
---	---	VEGETATED FILTER STRIP
---	---	RIPRAP
---	---	OPEN WATER
---	---	FRESHWATER WETLANDS
---	---	TIDAL WETLANDS
---	---	STABILIZED CONSTRUCTION ENTRANCE
---	---	CONCRETE
---	---	GRAVEL
---	---	SNOW STORAGE
---	---	RETAINING WALL

SHEET INDEX

CS	COVER SHEET
C1	EXISTING CONDITIONS PLAN
C2	SITE PLAN OVERVIEW
C2-1	SITE PLAN
C3	GRADING AND DRAINAGE PLAN
L1	LANDSCAPE AND LIGHTING PLAN
D1	DETAIL SHEET
E1	EROSION AND SEDIMENT CONTROL DETAILS



LOCUS MAP
SCALE 1" = 2000'

PERMITS

TYPE OF PERMIT	STATUS
EXETER SITE PLAN APPROVAL: TOWN OF EXETER PLANNING BOARD 10 FRONT STREET EXETER, NEW HAMPSHIRE 03833 (603) 778-0591 RESPONSIBLE CONSULTANT: JONES & BEACH ENGINEERS, INC.	SUBMITTED: 9/12/23 PERMIT NO. DATED: EXPIRATION:
EXETER CONDITIONAL USE PERMIT: TOWN OF EXETER PLANNING BOARD 10 FRONT STREET EXETER, NEW HAMPSHIRE 03833 (603) 778-0591 RESPONSIBLE CONSULTANT: JONES & BEACH ENGINEERS, INC.	SUBMITTED: 9/12/23 PERMIT NO. DATED: EXPIRATION:

APPLICANT / DEVELOPER
McFARLAND FORD SALES, INC
151 PORTSMOUTH AVE
EXETER, NH
(603) 772-1144
CONTACT: CHRIS LANE
CLANE@MCFARLANDFORD.COM

CIVIL ENGINEER / SURVEYOR
JONES & BEACH ENGINEERS, INC.
85 PORTSMOUTH AVENUE
PO BOX 219
STRATHAM, NH 03885
(603) 772-4746
CONTACT: WAYNE MORRILL
EMAIL: WMORRILL@JONESANDBEACH.COM

OWNER OF RECORD
TAX MAP 51 LOT 14-1
MCFARLAND REALTY TRUST
151 PORTSMOUTH AVE
EXETER, NH 03833

TAX MAP 51 LOT 13
MCFARLAND REALTY TRUST
151 PORTSMOUTH AVE
EXETER, NH 03833

WETLAND CONSULTANT
GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DRIVE, UNIT H
EXETER, NH 03833-7507
(603) 580-4122
CONTACT: BRENDAN QUIGLEY

WATER AND SEWER
EXETER DEPARTMENT PUBLIC WORKS
13 NEWFIELDS ROAD
EXETER, NH 03833
(603) 773-6157

ELECTRIC
UNITIL
114 DRINKWATER ROAD
KENSINGTON, NH 03833
(800) 582-7276

PROJECT PARCEL
TOWN OF EXETER
TAX MAP 51, LOTS 14-1 & 13

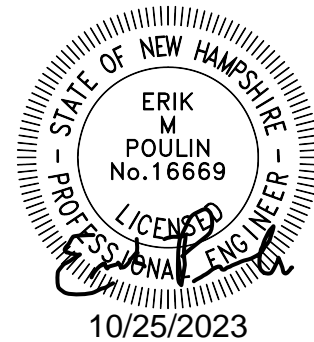
APPLICANT
McFARLAND FORD SALES, INC
151 PORTSMOUTH AVE
EXETER, NH 03833

TOTAL LOT AREA
LOT 14-1 LOT 13
21,362 SQ. FT. 462,606 SQ. FT.
0.49 AC. 10.62 ACRES

APPROVED - EXETER, NH
PLANNING BOARD

DATE:

Design: DJM Draft: GDR Date: 05/11/2023
Checked: EMP Scale: AS NOTED Project No.: 19198
Drawing Name: 19198-PLAN EV STATION.dwg
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.



REV.	DATE	REVISION	BY
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0	08/30/23	ISSUED FOR REVIEW	EMP

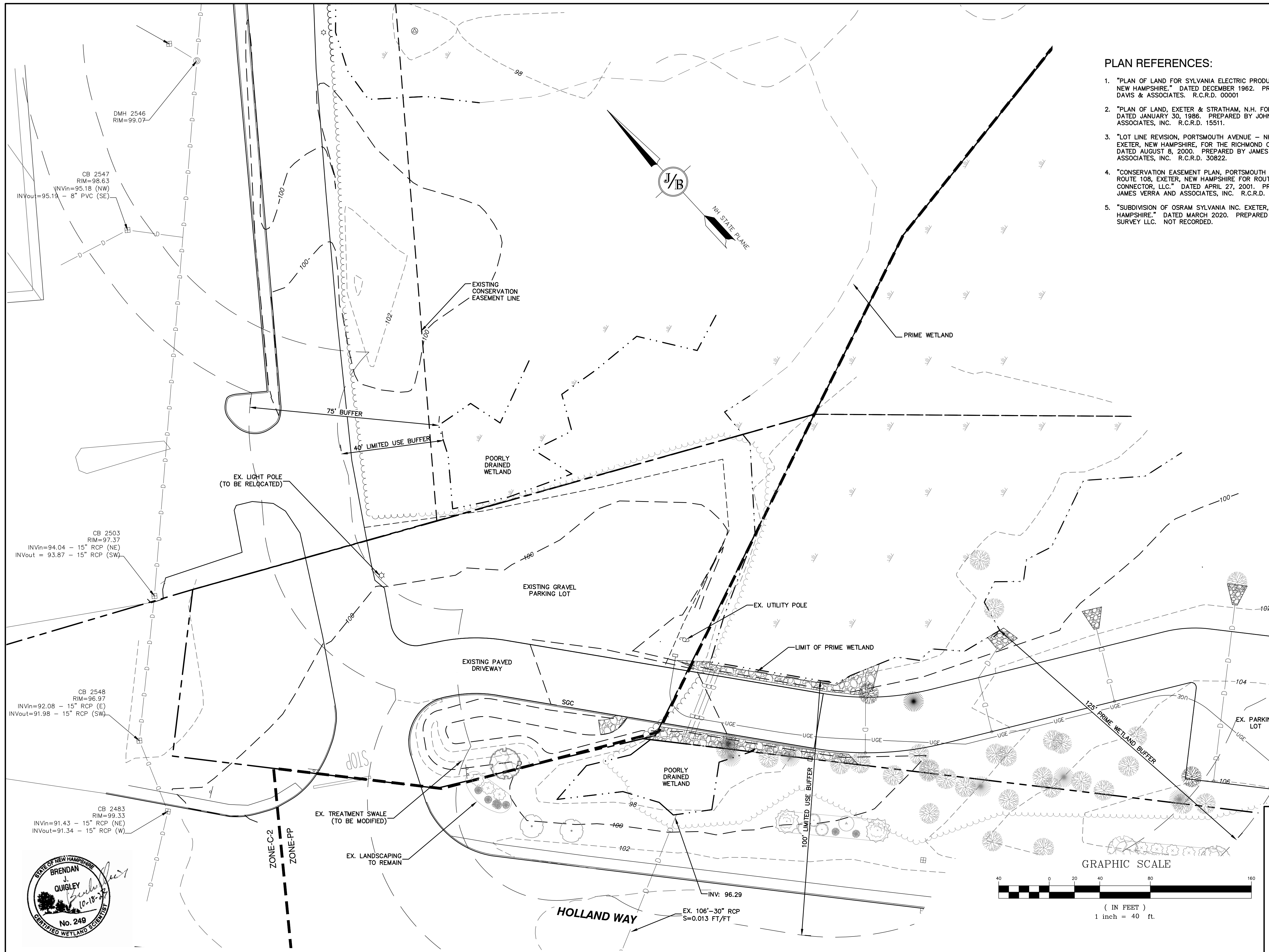
Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

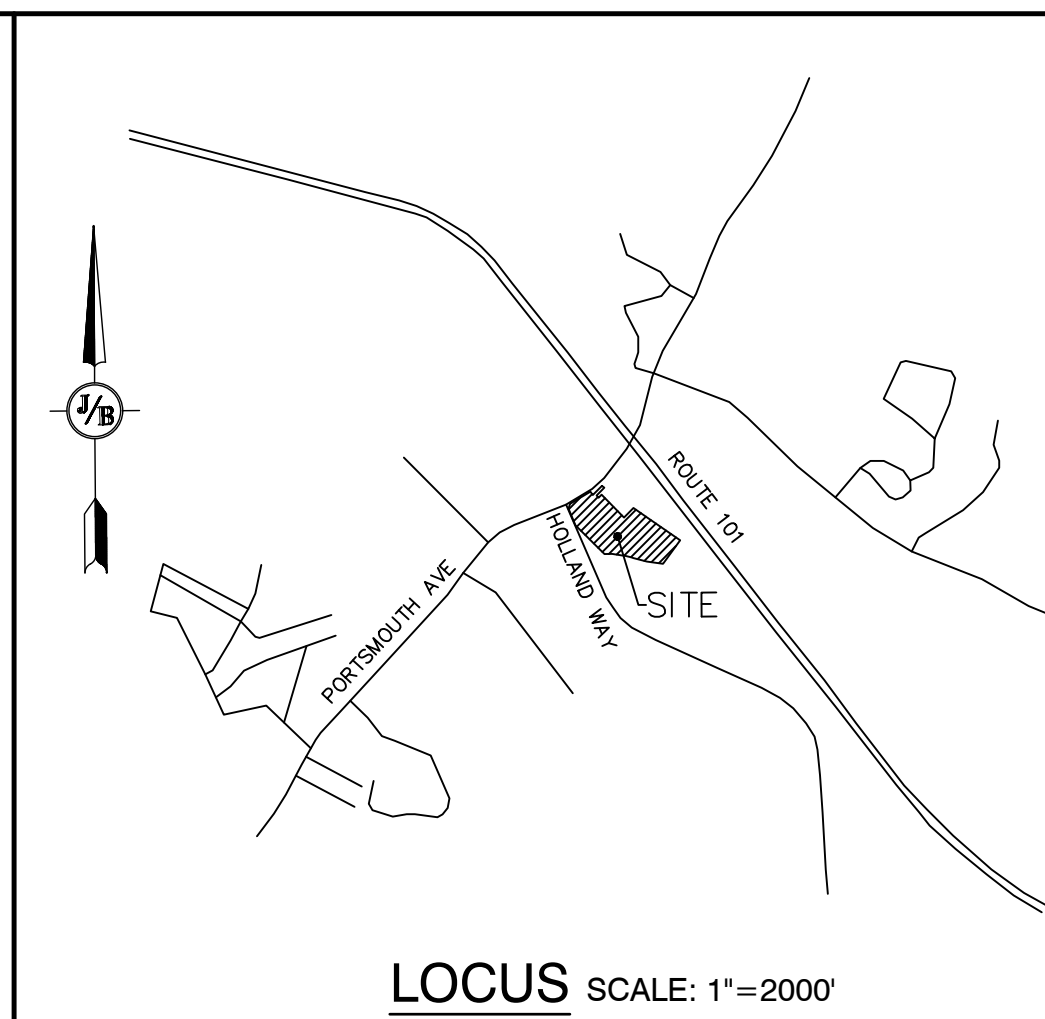
Plan Name:	COVER SHEET
Project:	EV CHARGING STATION 110 HOLLAND WAY, EXETER, NH
Owner of Record:	McFARLAND FORD SALES, INC 151 PORTSMOUTH AVE, EXETER, NH

DRAWING No.
CS
SHEET 1 OF 8
JBE PROJECT NO. 19198



PLAN REFERENCES:

1. "PLAN OF LAND FOR SYLVANIA ELECTRIC PRODUCTS INC, EXETER, NEW HAMPSHIRE," DATED DECEMBER 1962. PREPARED BY G. L. DAVIS & ASSOCIATES. R.C.R.D. 00001
2. "PLAN OF LAND, EXETER & STRATHAM, N.H. FOR RALPH HALEY" DATED JANUARY 30, 1986. PREPARED BY JOHN W. DURGIN ASSOCIATES, INC. R.C.R.D. 15511.
3. "LOT LINE REVISION, PORTSMOUTH AVENUE - NH ROUTE 108, EXETER, NEW HAMPSHIRE, FOR THE RICHMOND COMPANY," DATED AUGUST 8, 2000. PREPARED BY JAMES VERRA AND ASSOCIATES, INC. R.C.R.D. 30822.
4. "CONSERVATION EASEMENT PLAN, PORTSMOUTH AVENUE - NH ROUTE 108, EXETER, NEW HAMPSHIRE FOR ROUTE 88 CONNECTOR, LLC." DATED APRIL 27, 2001. PREPARED BY JAMES VERRA AND ASSOCIATES, INC. R.C.R.D. 31769.
5. "SUBDIVISION OF OSRAM SYLVANIA INC, EXETER, NEW HAMPSHIRE." DATED MARCH 2020. PREPARED BY DOUCET SURVEY LLC. NOT RECORDED.



LOCUS SCALE: 1"=2000'

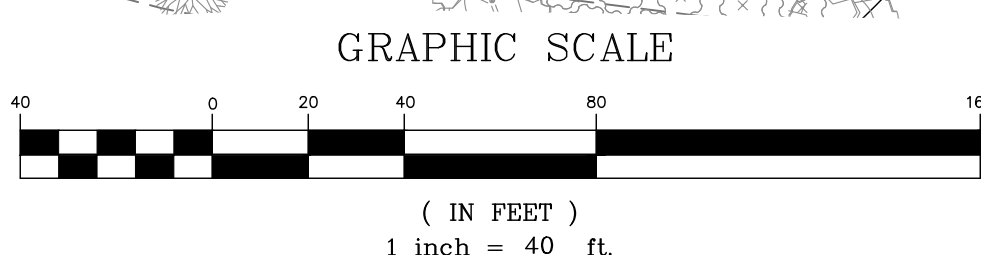
NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF A PORTION OF EXETER TAX MAP 51 LOT 17. PROPERTY LINES AS SHOWN HEREON ARE FROM TAX MAPS AND PLANS OF RECORD, AND SHALL BE CONSIDERED APPROXIMATE.
2. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
3. THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEMA, ON FLOOD INSURANCE RATE MAP NO. 330150408E, WITH EFFECTIVE DATE OF MAY 17, 2005.
4. BASIS OF BEARING: NH STATE PLANE.
5. CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
6. ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
7. THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF EXETER TAX RECORDS AND ARE SUBJECT TO CHANGE.
8. RESEARCH WAS PERFORMED AT THE TOWN OF EXETER ASSESSOR'S OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
9. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
10. ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
11. THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY BRENDAN WALDEN & JIM GOVE OF GOVE ENVIRONMENTAL SERVICES IN JULY 2020 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 - A. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
 - B. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
 - C. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
 - D. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.

APPROVED - EXETER, NH
PLANNING BOARD

DATE: _____

PROJECT PARCEL	
TOWN OF EXETER	
TAX MAP 51, LOTS 14-1 & 13	
APPLICANT	
McFARLAND FORD SALES, INC	
151 PORTSMOUTH AVE	
EXETER, NH 03833	
TOTAL LOT AREA	
LOT 14-1	LOT 13
21,362 SQ. FT.	462,606 SQ. FT.
0.49 AC.	10.62 ACRES



Design: DJM Draft: GDR Date: 05/11/2023
 Checked: EMP Scale: AS SHOWN Project No.: 19198
 Drawing Name: 19198-PLAN EV STATION.dwg

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0	08/30/23	ISSUED FOR REVIEW	EMP

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

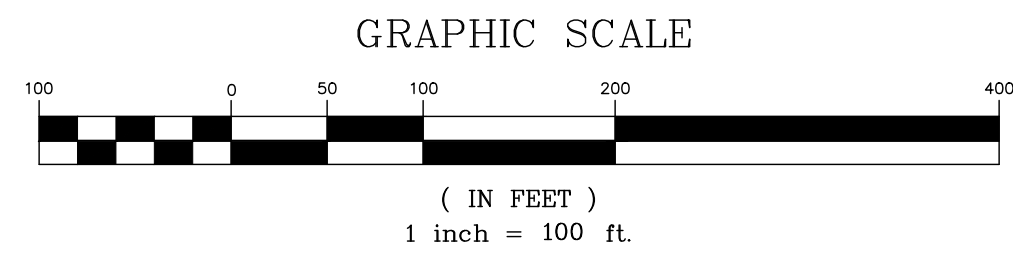
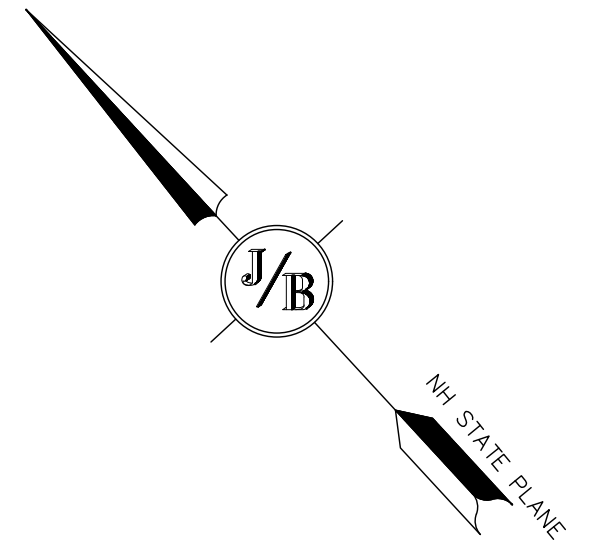
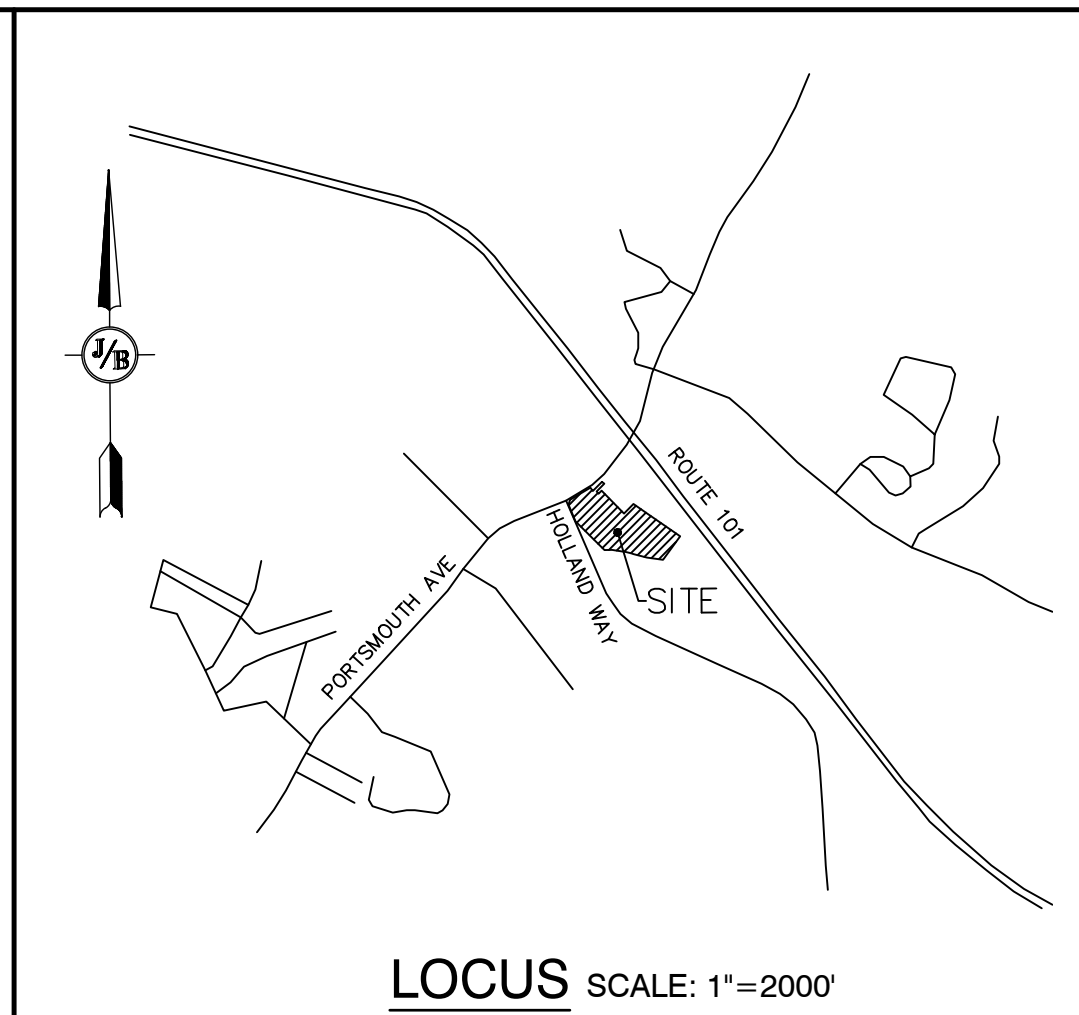
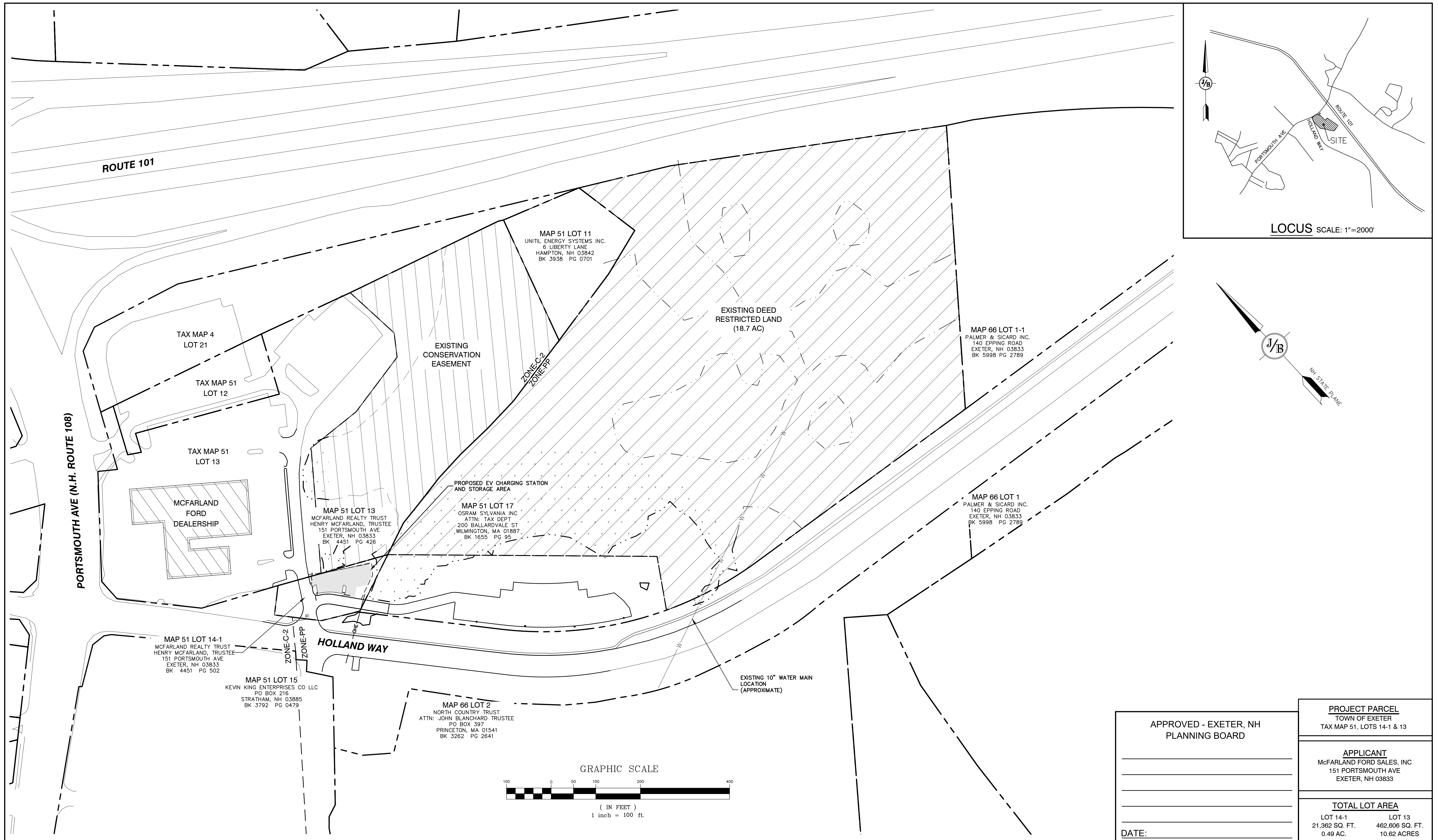
85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN
Project:	EV CHARGING STATION 110 HOLLAND WAY, EXETER, NH
Owner of Record:	McFARLAND FORD SALES, INC 151 PORTSMOUTH AVE, EXETER, NH

DRAWING No.

C1

SHEET 2 OF 8
JBE PROJECT NO. 19198

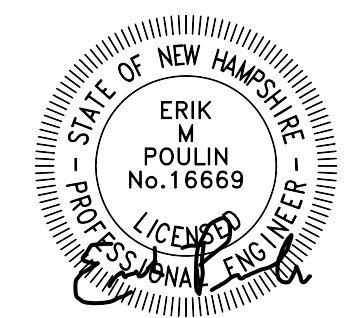


APPROVED - EXETER, NH
PLANNING BOARD

DATE: _____

PROJECT PARCEL TOWN OF EXETER TAX MAP 51, LOTS 14-1 & 13	
APPLICANT McFARLAND FORD SALES, INC 151 PORTSMOUTH AVE EXETER, NH 03833	
TOTAL LOT AREA	
LOT 14-1 21,362 SQ. FT. 0.49 AC.	LOT 13 462,606 SQ. FT. 10.62 ACRES

Design: DJM Draft: GDR Date: 05/11/2023
 Checked: EMP Scale: AS SHOWN Project No.: 19198
 Drawing Name: 19198-PLAN EV STATION.dwg
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Designed and Produced in NH

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Civil Engineering Services

85 Portsmouth Ave. Stratham, NH 03885 603-772-4746
 PO Box 219 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SITE PLAN OVERVIEW**

Project: **EV CHARGING STATION
110 HOLLAND WAY, EXETER, NH**

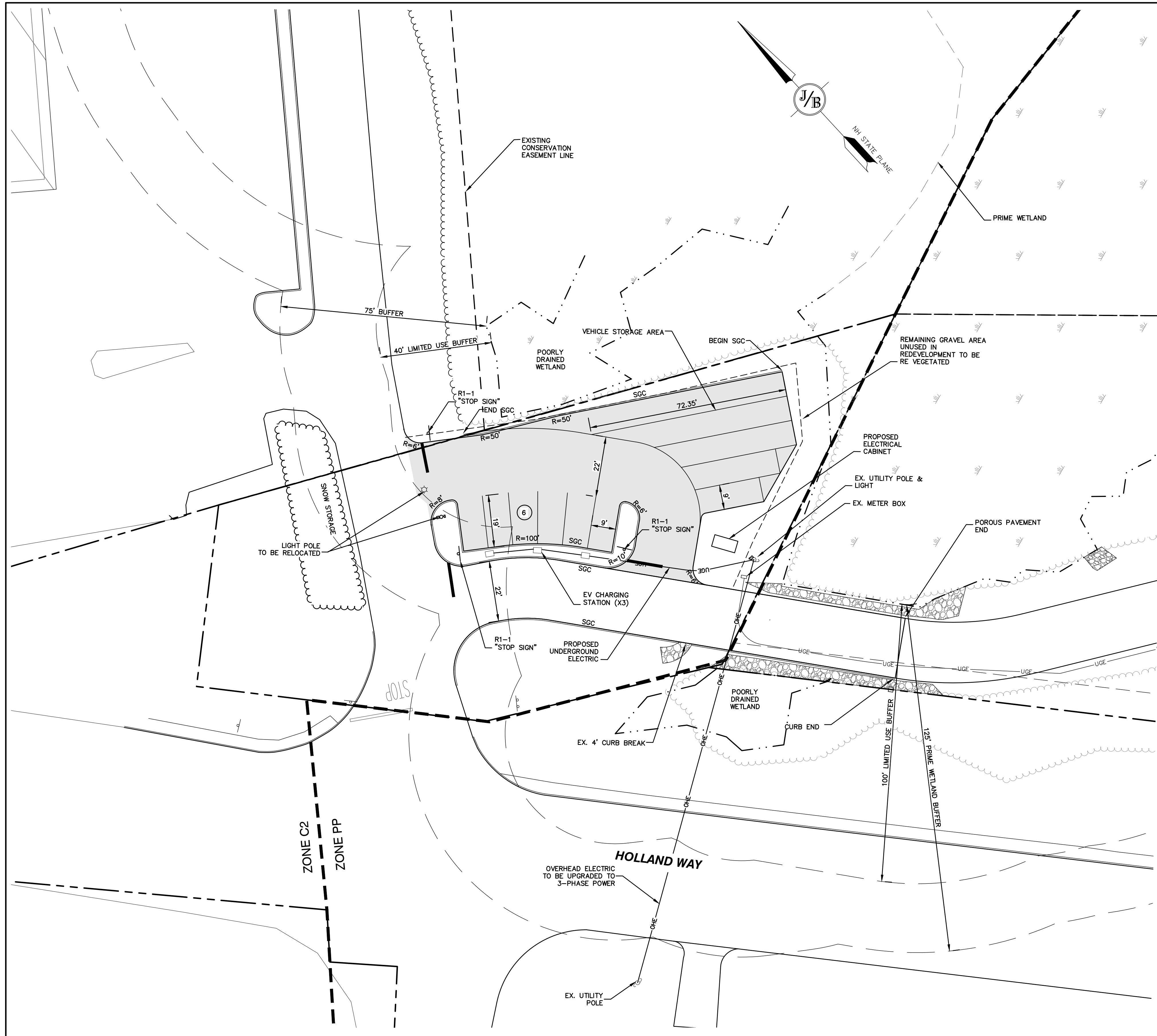
Owner of Record: **McFARLAND FORD SALES, INC
151 PORTSMOUTH AVE, EXETER, NH**

DRAWING No.

C2

SHEET 3 OF 8
JBE PROJECT NO. 19198

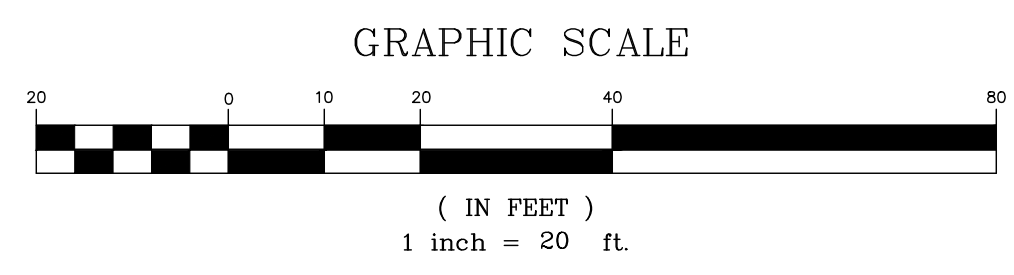
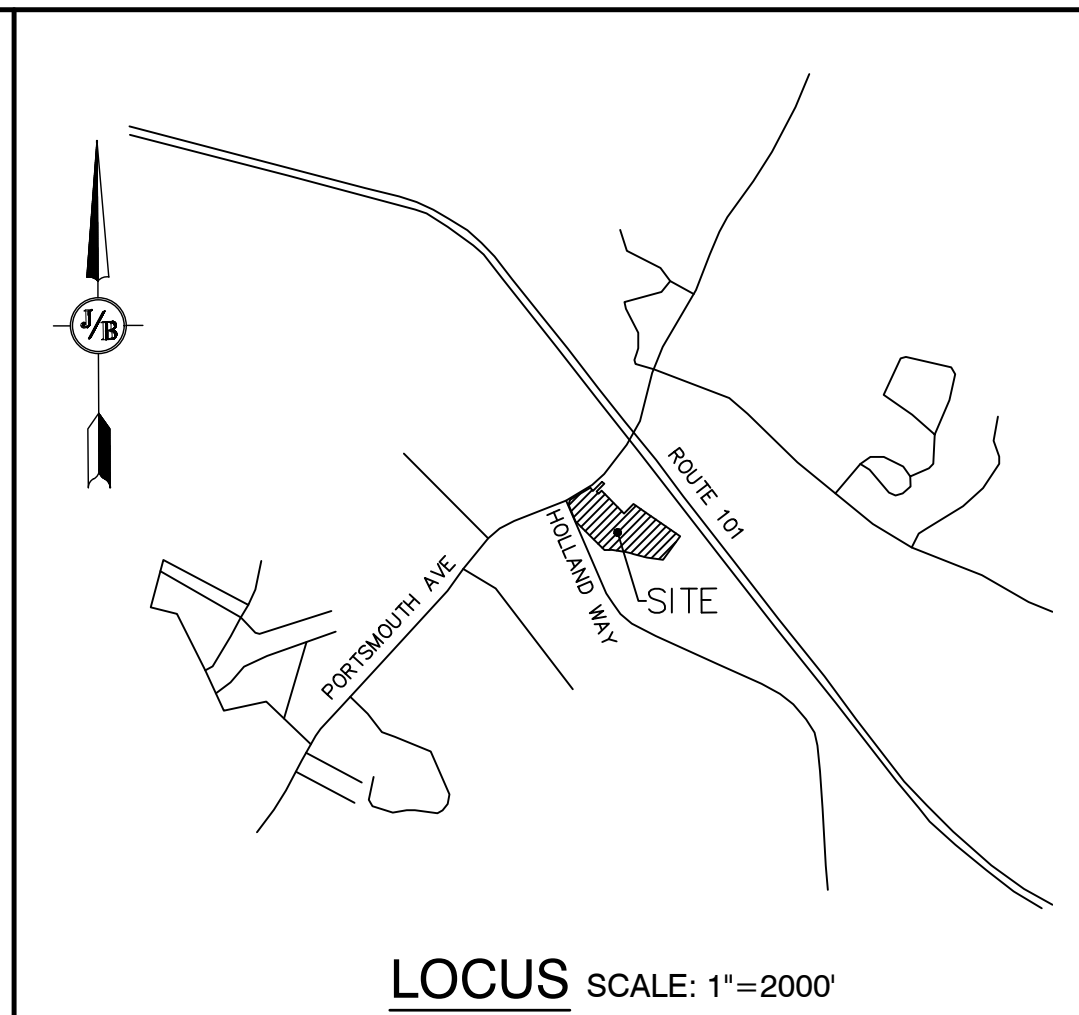
10/25/2023



SITE NOTES:

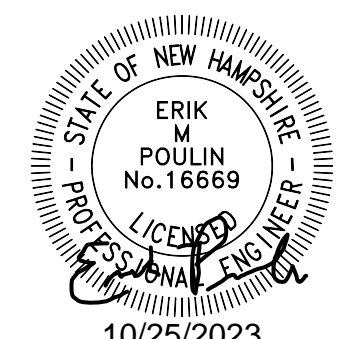
THE INTENT OF THIS PLAN IS TO ADD SIX ELECTRIC CAR CHARGING STATION SPACES AND A VEHICLE STORAGE AREA IN EXETER NH TAX MAP 51, LOTS 14-1.

- ZONING DISTRICT: C-2 HIGHWAY COMMERCIAL
 LOT AREA = 20,000 SF
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 50'
 SIDE SETBACK = 20'
 REAR SETBACK = 50'
 MAX. BUILDING COVERAGE = 20%
 MIN. OPEN SPACE = 15%
 LOT 13 = 57.7%
 LOT 14-1 = 46.3%
- PARKING CALCULATIONS:
 TOTAL EV SPACES PROVIDED = 6 SPACES
- TOTAL PAVED AREA = 6,218 S.F.
 TOTAL DISTURBANCE = 13,200 S.F.
 EXISTING GRAVEL AREA = 7,819 S.F.
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE (ELEVATION 9 NGVD 1929). REFERENCE FEMA COMMUNITY PANEL NO. 33015C0406E, DATED MAY 17, 2005.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.). THIS DOCUMENT IS TO BE KEPT ONSITE AT ALL TIMES AND UPDATED AS REQUIRED.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL BE 100% ACRYLIC TYPE, LOW VOC, FAST DRYING, IN A COLOR OF WHITE.
- ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
- ALL CURBING TO BE SLOPE GRANITE CURB WITH A MINIMUM RADIUS OF 2', UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
- SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- 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.
- IN ADDITION TO DIGSAFE, CONTRACTOR TO CONTACT THE EXETER DEPARTMENT OF PUBLIC WORKS (603-773-6157) PRIOR TO LOCATING WATER, SEWER, AND DRAINAGE.



APPROVED - EXETER, NH PLANNING BOARD	PROJECT PARCEL TOWN OF EXETER TAX MAP 51, LOTS 14-1 & 13
	APPLICANT McFARLAND FORD SALES, INC 151 PORTSMOUTH AVE EXETER, NH 03833
DATE: _____	TOTAL LOT AREA LOT 14-1 LOT 13 21,362 SQ. FT. 462,606 SQ. FT. 0.49 AC. 10.62 ACRES

Design: DJM Draft: GDR Date: 05/11/2023
 Checked: EMP Scale: AS SHOWN Project No.: 19198
 Drawing Name: 19198-PLAN EV STATION.dwg
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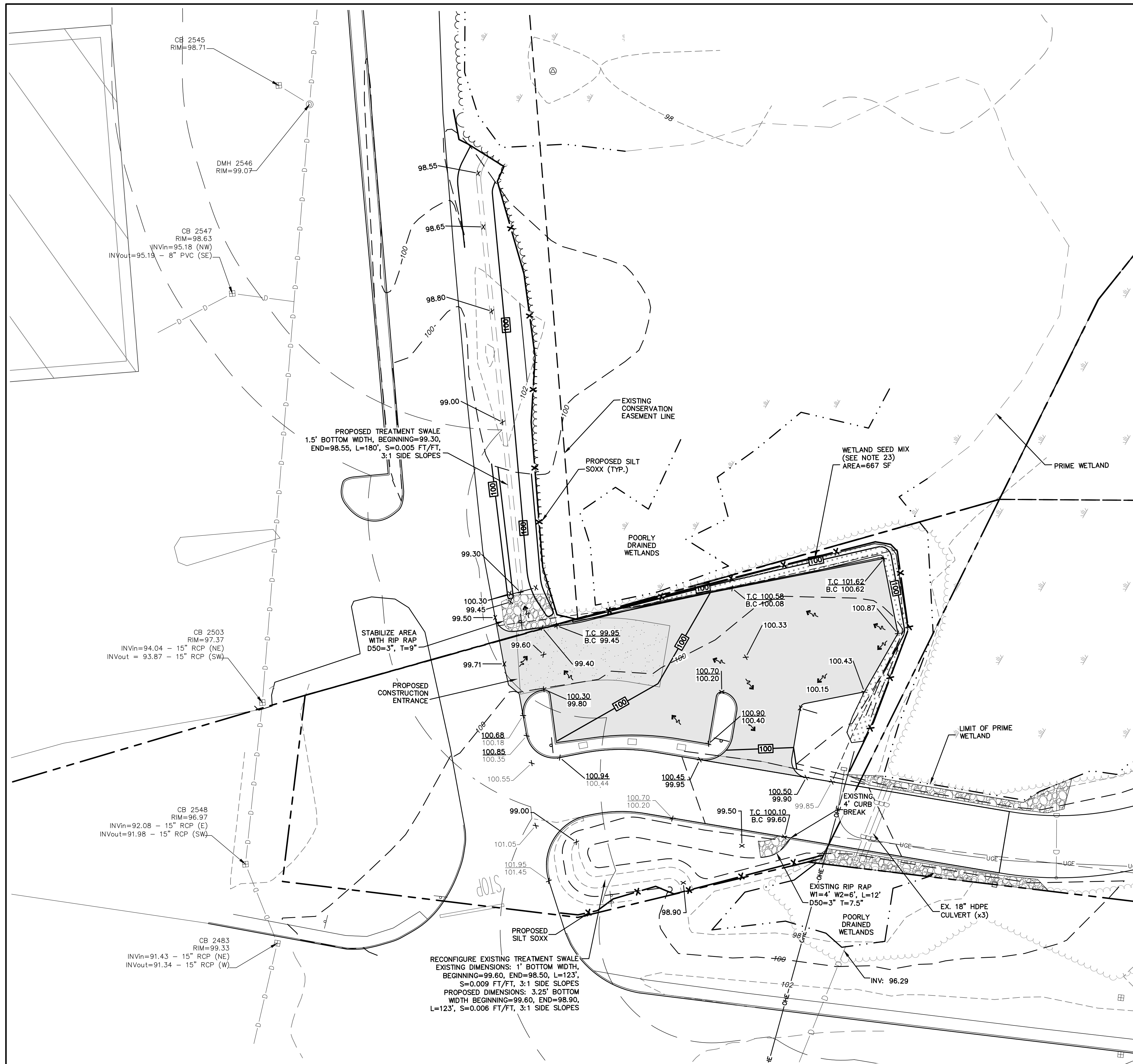
Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

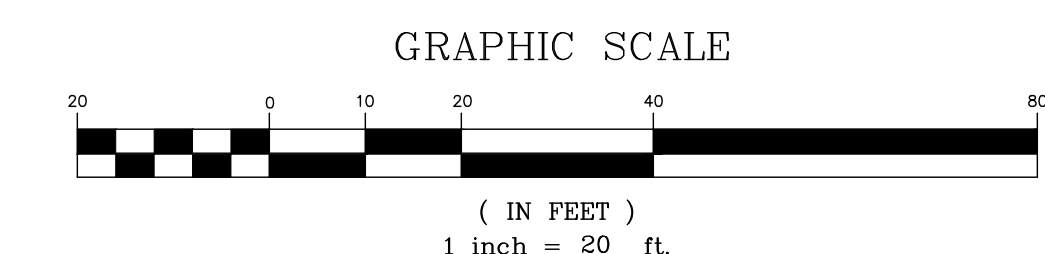
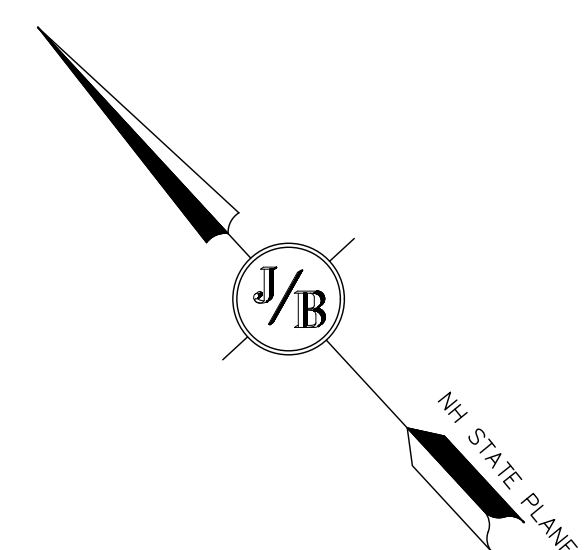
Plan Name:	SITE PLAN
Project:	EV CHARGING STATION 110 HOLLAND WAY, EXETER, NH
Owner of Record:	McFARLAND FORD SALES, INC 151 PORTSMOUTH AVE, EXETER, NH

DRAWING No.
C2
 SHEET 4 OF 8
 JBE PROJECT NO. 19198



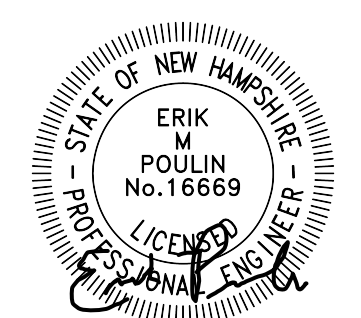
GRADING AND DRAINAGE NOTES:

- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
- VERTICAL DATUM: ASSUMED. HORIZONTAL DATUM: NH STATE PLANE.
- ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
- ALL SWALES AND DETENTION PONDS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN BIONET EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
- IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
- NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
- SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
- MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.25" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
- SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
- SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.
- THE CONTRACTOR MUST OBTAIN A VALID UTILITY PIPE INSTALLER'S LICENSE AND THE JOB SUPERVISOR OR FOREMAN MUST BE CERTIFIED BY THE TOWN PRIOR TO WORKING ON ANY WATER, SEWER, OR DRAINAGE PIPES THAT ARE IN A TOWN STREET OR RIGHT OF WAY, OR THAT WILL CONNECT OR MAY BE CONNECTED TO A TOWN WATER, SEWER, OR DRAINAGE SYSTEM. A LICENSED SUPERVISOR OR FOREMAN MUST BE PRESENT AT THE JOB SITE AT ALL TIMES DURING CONSTRUCTION OF THESE UTILITIES.
- CONTRACTOR TO PROVIDE A 2' MINIMUM SHOULDER ALONG PERIMETER OF PROPOSED PAVEMENT PRIOR TO BEGINNING GRADING TO MATCH EXISTING GRADE.
- CONTRACTOR TO FLAG OR MARK TREE LINE PRIOR TO TREE CLEARING.
- CONTRACTOR TO COORDINATE WITH GOVE ENVIRONMENTAL INC. FOR WETLAND BUFFER SEED MIX SPECIFICATIONS.



PROJECT PARCEL TOWN OF EXETER TAX MAP 51, LOTS 14-1 & 13	
APPLICANT McFARLAND FORD SALES, INC 151 PORTSMOUTH AVE EXETER, NH 03833	
TOTAL LOT AREA	
LOT 14-1 21,362 SQ. FT. 0.49 AC.	LOT 13 462,606 SQ. FT. 10.62 ACRES

Design: DJM Draft: GDR Date: 05/11/2023
 Checked: EMP Scale: AS SHOWN Project No.: 19198
 Drawing Name: 19198-PLAN EV STATION.dwg
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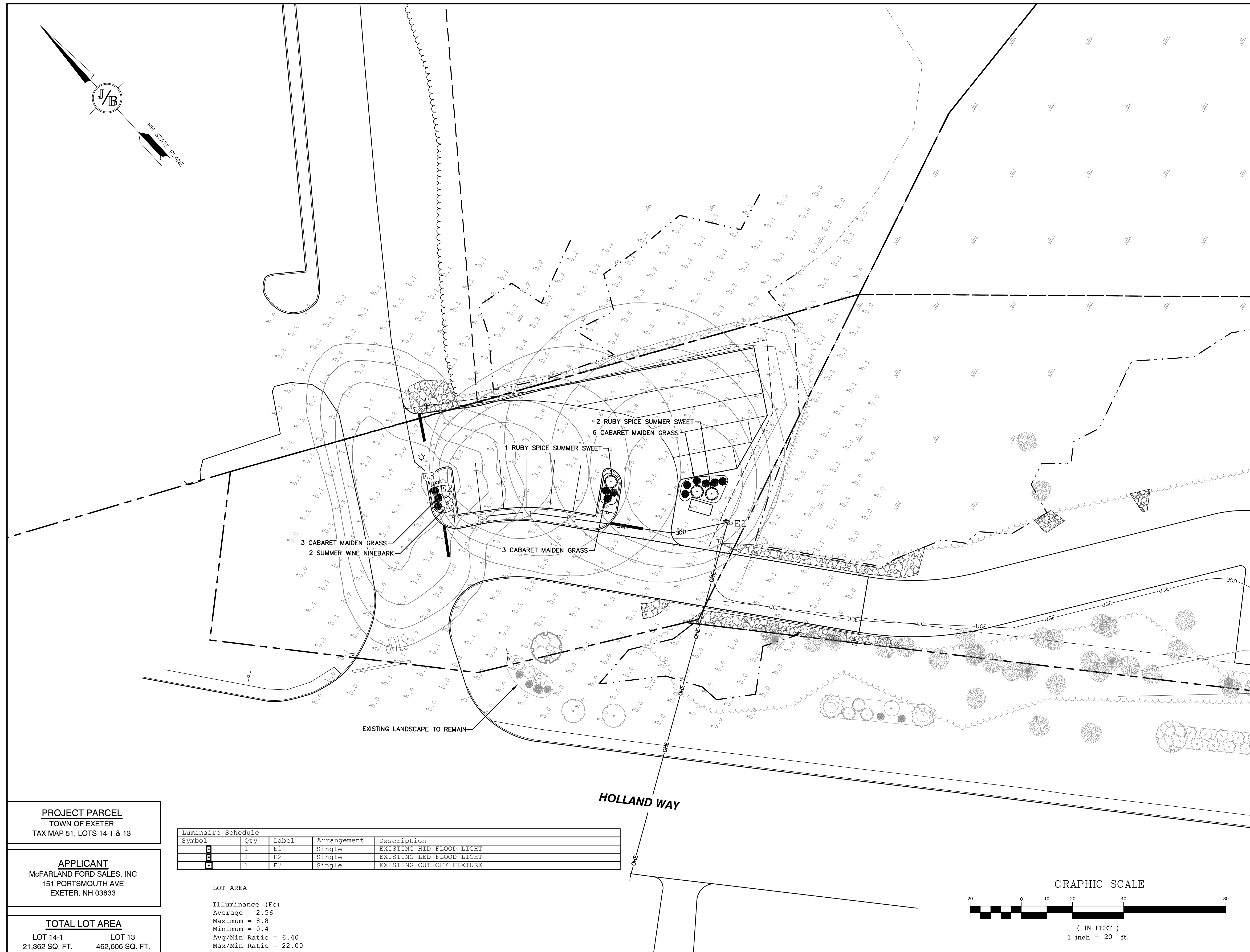
J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	GRADING AND DRAINAGE PLAN
Project:	EV CHARGING STATION 110 HOLLAND WAY, EXETER, NH
Owner of Record:	McFARLAND FORD SALES, INC 151 PORTSMOUTH AVE, EXETER, NH

DRAWING No.
C3
 SHEET 5 OF 8
 JBE PROJECT NO. 19198

10/25/2023



LANDSCAPE NOTES:

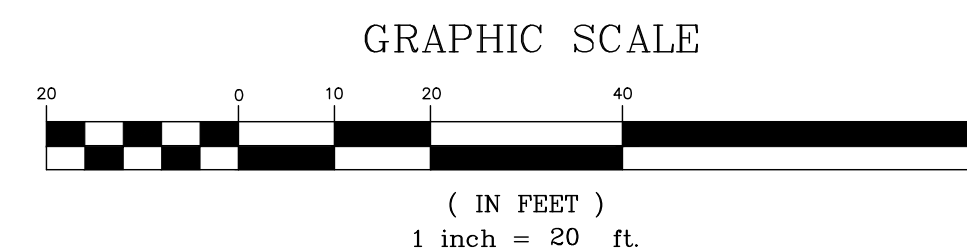
1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANT SUBSTITUTIONS MUST BE APPROVED THE LANDSCAPE DESIGNER.
5. ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE LANDSCAPE DESIGNER. IF PLANT SPECIES CULTIVARS ARE FOUND TO VARY FROM THAT SPECIFIED AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO HAVE THE CONTRACTOR REPLACE THAT PLANT MATERIAL.
6. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING FOR CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
7. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
8. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE DESIGNER.
9. ALL WORK AND PLANTS SHALL BE DONE, INSTALLED AND DETAILED IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
10. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
11. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OR OTHERWISE FORFEIT HIS CLAIM.
12. FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
13. BY THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT AS SPECIFIED, THAT HAS DIED, LOST NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT IS, IN THE OPINION OF THE LANDSCAPE DESIGNER, IN UNHEALTHY OR UNSIGHTLY CONDITION.
14. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION, EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS SPECIFIED.
15. ALL TREES AND SHRUBS SHALL BE PLANTED IN MULCH BEDS WITH EDGE STRIPS TO SEPARATE TURF GRASS AREAS.
16. THE CONTRACTOR SHALL REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC. FROM ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE. GRASS SEED OR PINE BARK MULCH SHALL BE APPLIED AS DEPICTED ON PLANS.
17. FINISHED GRADES IN LANDSCAPED ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 1" HIGHER THAN THE TOP OF THE SURROUNDING CURB.
18. ALL LANDSCAPING SHALL MEET THE TOWN STANDARDS AND REGULATIONS.
19. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE DRIPLINE OF THE TREE. THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
20. ALL MULCH AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED PINE BARK MULCH OVER A 10 MIL WEED MAT EQUAL TO "WEEDBLOCK" BY EASY GARDENER OR DEWITT WEED BARRIER.
21. ALL LANDSCAPED AREAS SHALL HAVE SELECT MATERIALS REMOVED TO A DEPTH OF AT LEAST 9" BELOW FINISH GRADE. THE RESULTING VOID IS TO BE FILLED WITH A MINIMUM OF 9" HIGH-QUALITY SCREENED LOAM AMENDED WITH 3" OF AGED ORGANIC COMPOST.
22. THIS PLAN IS INTENDED FOR LANDSCAPING PURPOSES ONLY. REFER TO CIVIL/SITE DRAWINGS FOR OTHER SITE CONSTRUCTION INFORMATION.
23. IRRIGATION PIPING SYSTEM SHALL BE REVIEWED AND APPROVED BY OWNER AND ENGINEER PRIOR TO INSTALLATION.
24. ADDITIONAL PLANTING AND SEEDING MAY BE REQUIRED AS PART OF THE ON-SITE WETLANDS RESTORATION AND MITIGATION PACKAGE PREPARED BY WEST ENVIRONMENTAL. CONTRACTOR SHALL COORDINATE WITH PROJECT ENGINEER AND WETLAND CONSULTANT TO ENSURE THAT THESE ADDITIONAL REQUIREMENTS ARE PROPERLY ADDRESSED.

LIGHTING AND ELECTRICAL NOTES:

1. CONTRACTOR SHALL INSTALL PROPOSED LIGHT POLES ACCORDING TO TOWN REGULATIONS.
2. ALL OUTDOOR LIGHTING SYSTEMS SHALL BE EQUIPPED WITH TIMERS TO REDUCE ILLUMINATION LEVELS TO NON-OPERATIONAL VALUES PER TOWN REGULATIONS.
3. LIGHTING CONDUIT SHALL BE SCHEDULE 40 PVC, AND SHALL BE INSTALLED IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE. CONTRACTOR SHALL PROVIDE EXCAVATION AND BACKFILL.
4. ILLUMINATION READINGS SHOWN ARE BASED ON A TOTAL LLF OF 0.75 AT GRADE. ILLUMINATION READINGS SHOWN ARE IN UNITS OF FOOT-CANDELES.
5. LIGHTING CALCULATIONS SHOWN ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM AND SAFETY.
6. ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF DARK-SKY COMPLIANT, UNLESS OTHERWISE NOTED.
7. NL INDICATES THAT THIS LUMINAIRE SHALL BE ON A NIGHT LIGHT CIRCUIT. FL INDICATES THAT THIS LUMINAIRE SHALL BE A FLOOD LIGHT FIXTURE. MOUNTING BRACKET FOR THIS FL FIXTURE SHALL BE MOUNTED 25' ABOVE BOTTOM OF POLE BASE FOR ALL LIGHT POLES CLOSEST TO STOREFRONT. THESE DESIGNATIONS INDICATE WHAT PHASE LIGHTS ARE WIRED TO (TYP).
8. EXTEND A 480/277V, 3" DIAMETER SERVICE TO ROAD SIGN. INSTALL A 30A 3P NEMA 3R DISC. SWITCH (EACH LEG FUSED @ 20A). SIGN REQUIRES (3) 20A 277V CIRCUITS.
9. THE PROPOSED LIGHTING CALCULATIONS AND DESIGN WAS PERFORMED BY EXPOSURE LIGHTING, 501 ISLINGTON STREET, PORTSMOUTH, NH 03801, ATTENTION KEN SWEENEY. ALL LIGHTS SHOULD BE PURCHASED FROM THIS COMPANY, OR AN EQUAL LIGHTING DESIGN SHOULD BE SUBMITTED FOR REVIEW IF EQUAL SUBSTITUTIONS ARE PROPOSED BY THE CONTRACTOR OR OWNER.

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
□	1	E1	Single	EXISTING HID FLOOD LIGHT
□	1	E2	Single	EXISTING LED FLOOD LIGHT
□	1	E3	Single	EXISTING CUT-OFF FIXTURE

LOT AREA
 Illuminance (Fc)
 Average = 2.56
 Maximum = 8.8
 Minimum = 0.4
 Avg/Min Ratio = 6.40
 Max/Min Ratio = 22.00



PROJECT PARCEL
 TOWN OF EXETER
 TAX MAP 51, LOTS 14-1 & 13

APPLICANT
 McFARLAND FORD SALES, INC
 151 PORTSMOUTH AVE
 EXETER, NH 03833

TOTAL LOT AREA
 LOT 14-1 LOT 13
 21,362 SQ. FT. 462,606 SQ. FT.
 0.49 AC. 10.62 ACRES

Design: DJM Draft: GDR Date: 05/11/2023
 Checked: EMP Scale: AS SHOWN Project No.: 19198
 Drawing Name: 19198-PLAN EV STATION.dwg

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Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885 603-772-4746 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **LANDSCAPE AND LIGHTING PLAN**

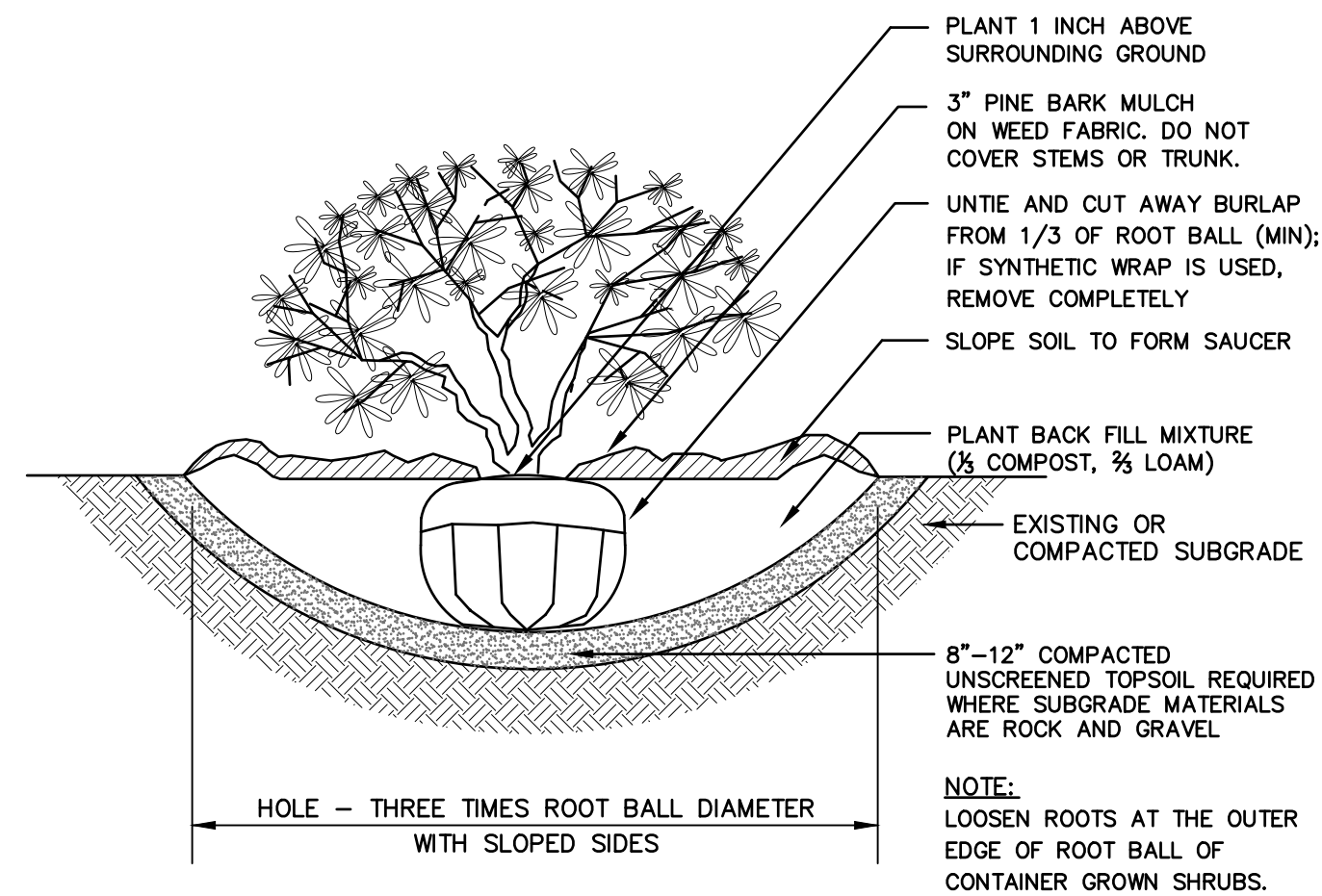
Project: **EV CHARGING STATION
 110 HOLLAND WAY, EXETER, NH**

Owner of Record: **McFARLAND FORD SALES, INC
 151 PORTSMOUTH AVE, EXETER, NH**

DRAWING No.

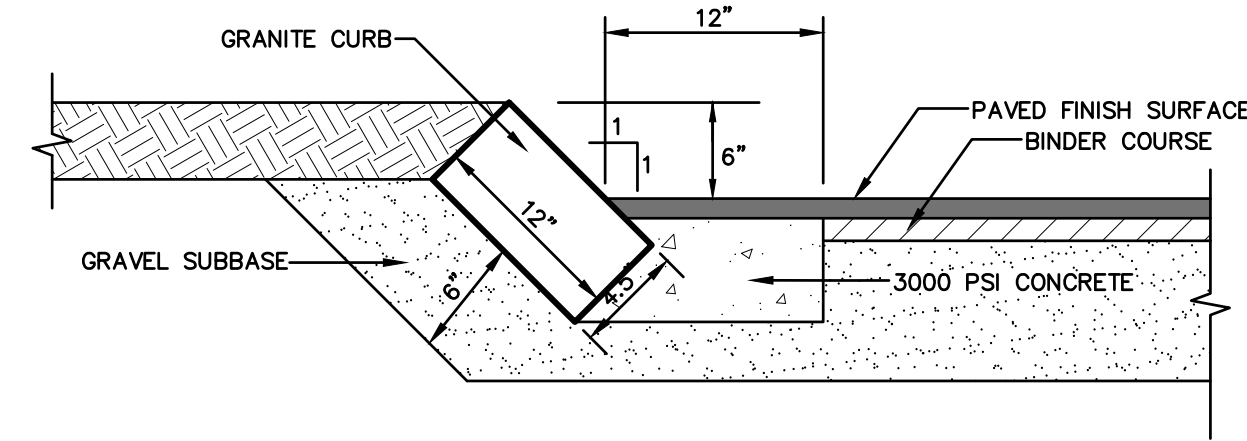
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SHEET 6 OF 8
 JBE PROJECT NO. 19198



SHRUB PLANTING

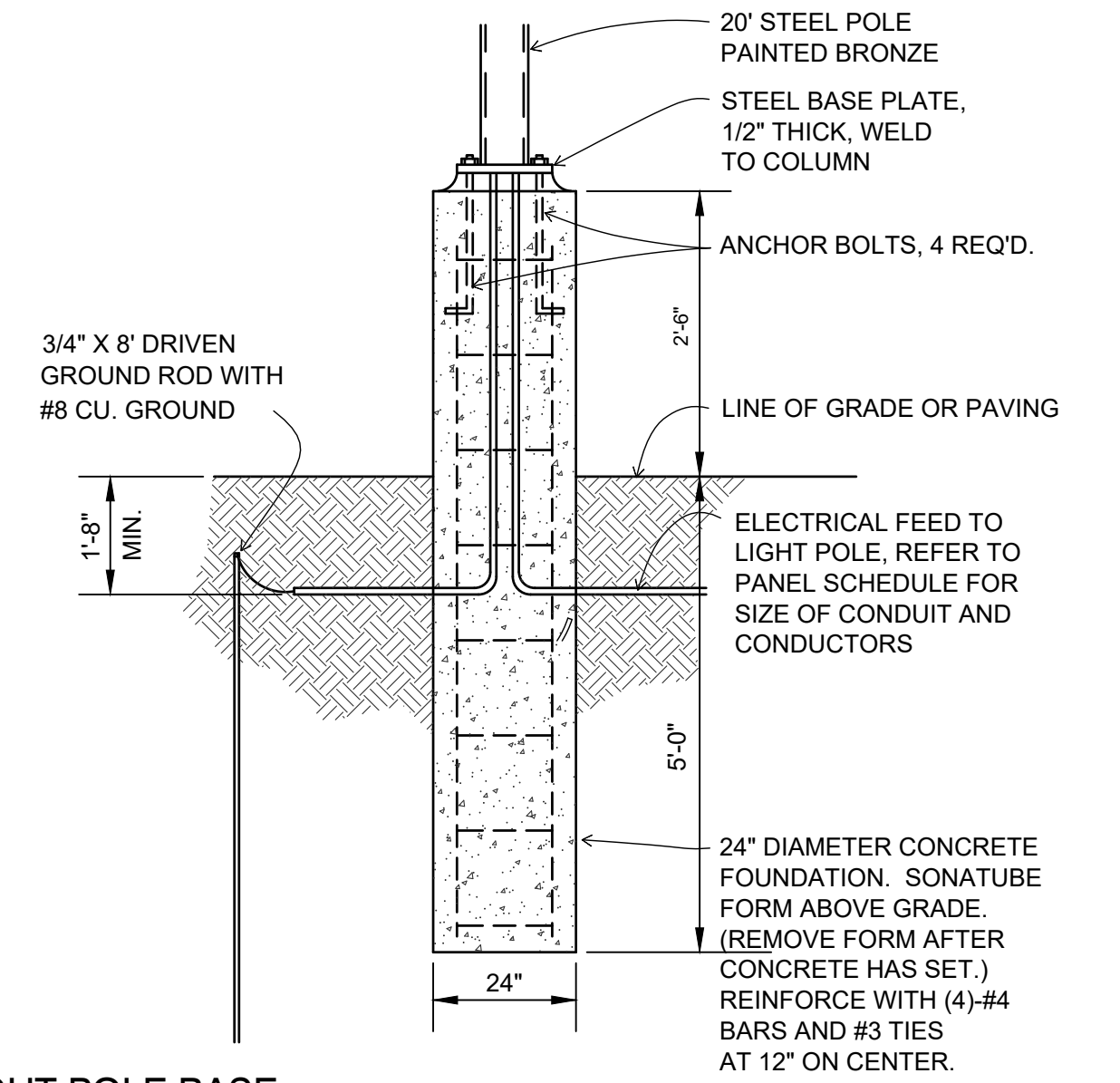
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- NOTES:
1. CURB TO BE PLACED PRIOR TO PLACING TOP SURFACE COURSE.
 2. JOINTS BETWEEN STONES SHALL BE MORTARED.

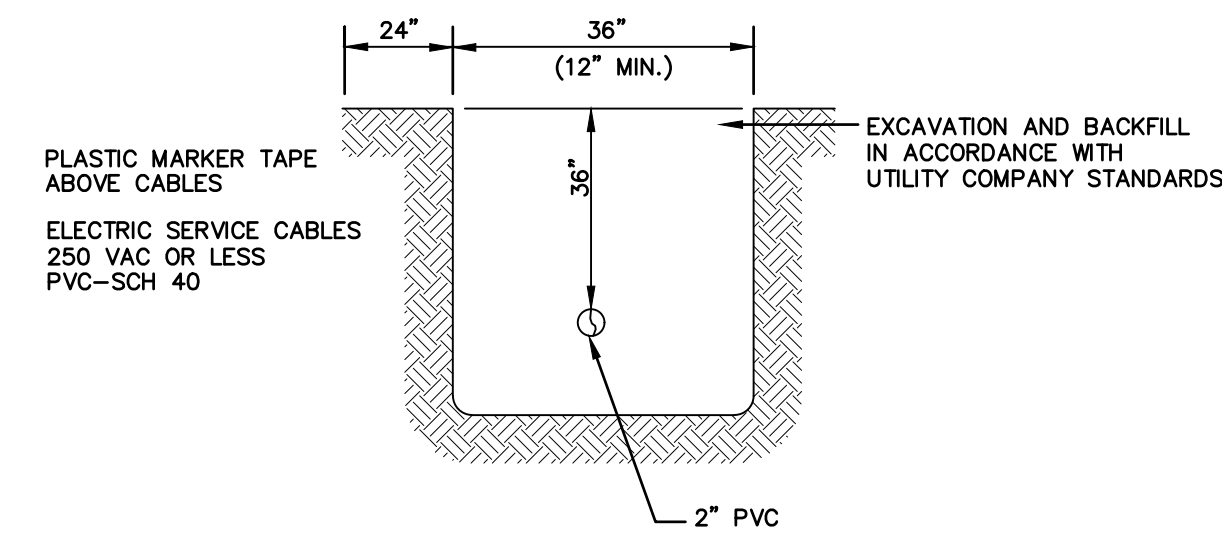
SLOPED GRANITE CURB

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LIGHT POLE BASE

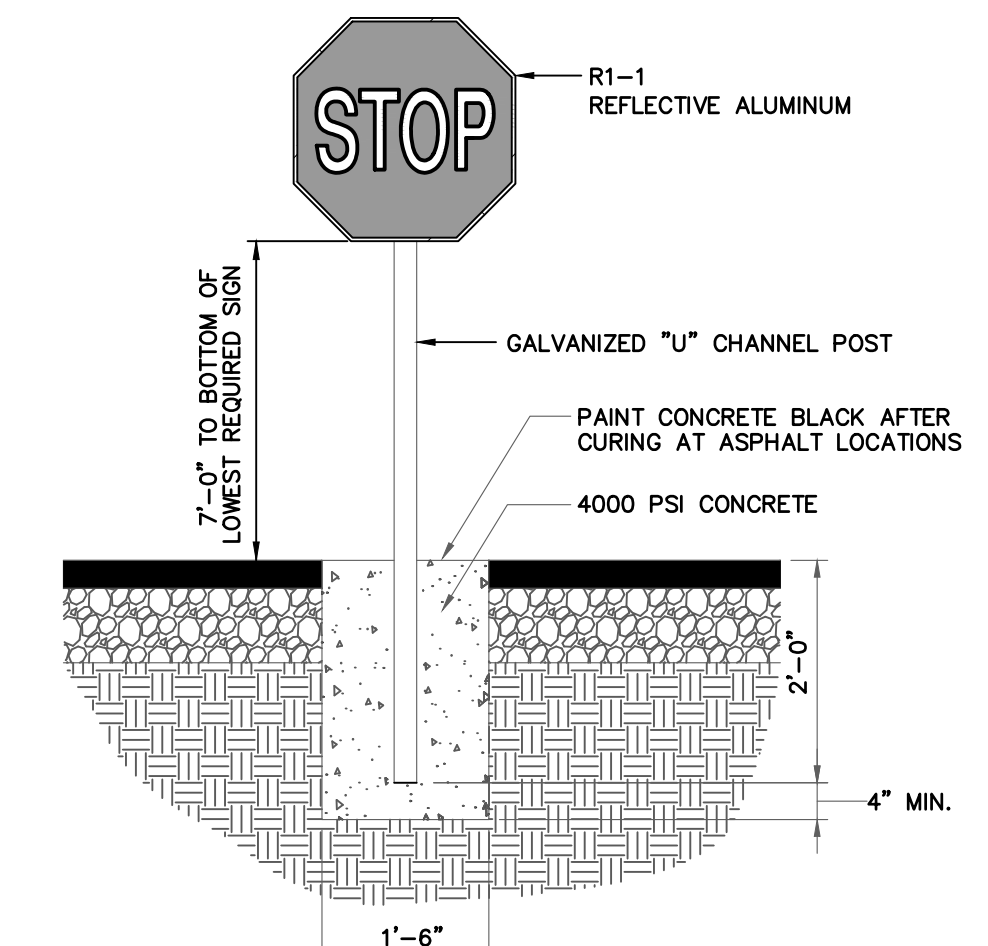
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NOTE: ALL UTILITIES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE UTILITY COMPANY.

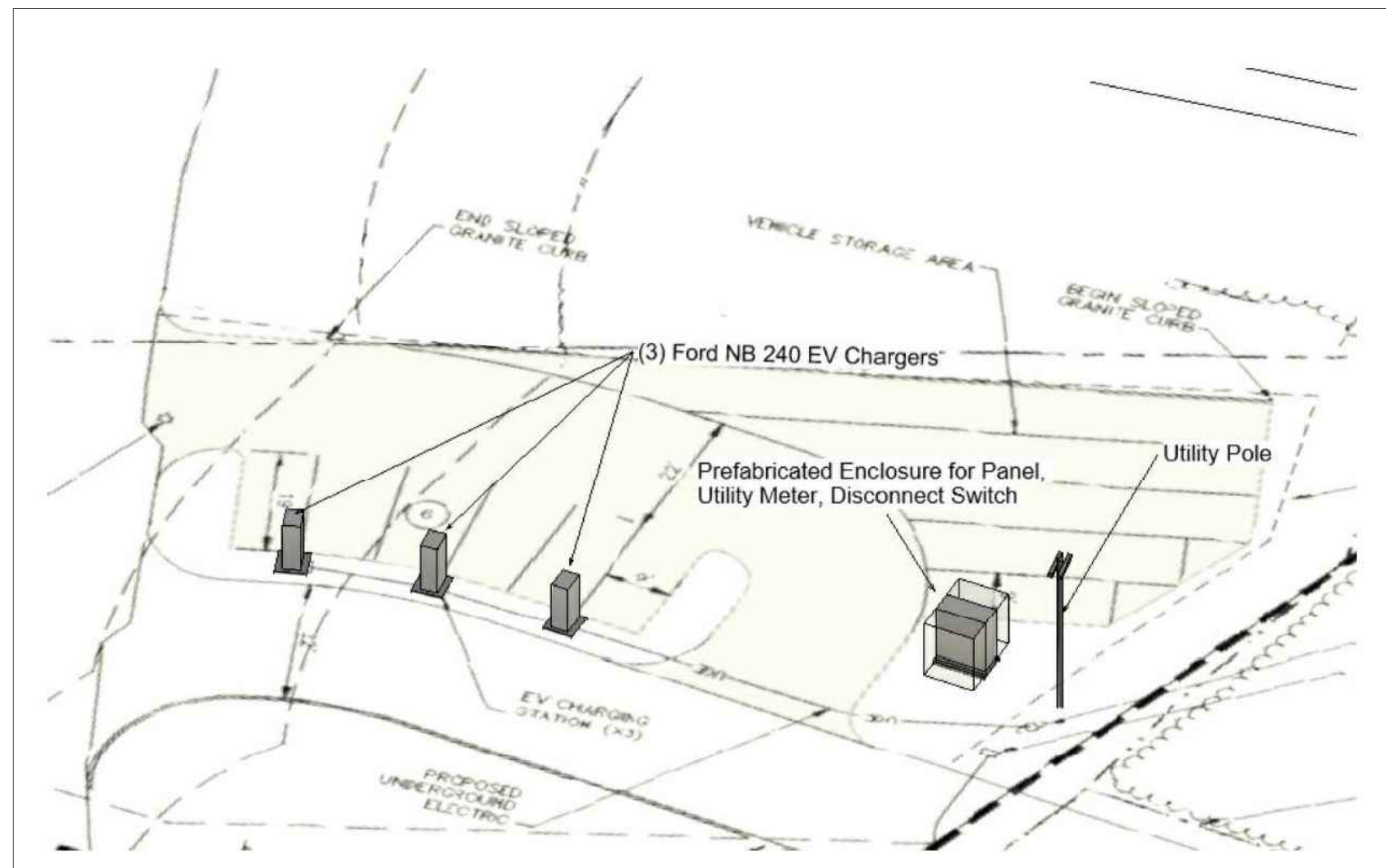
UTILITY TRENCH

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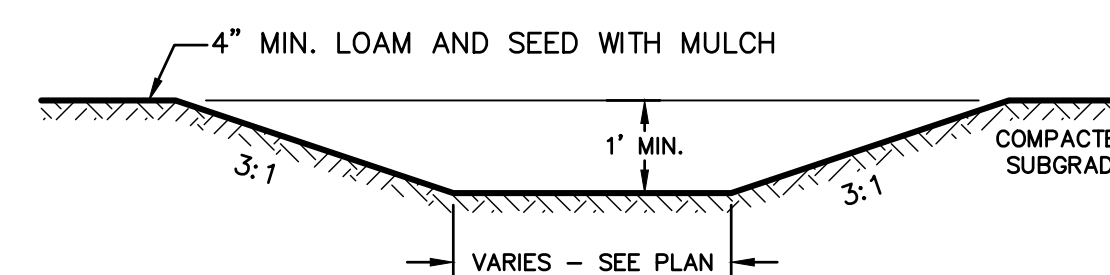
STOP SIGN

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ELECTRIC CHARGING STATION RENDERING

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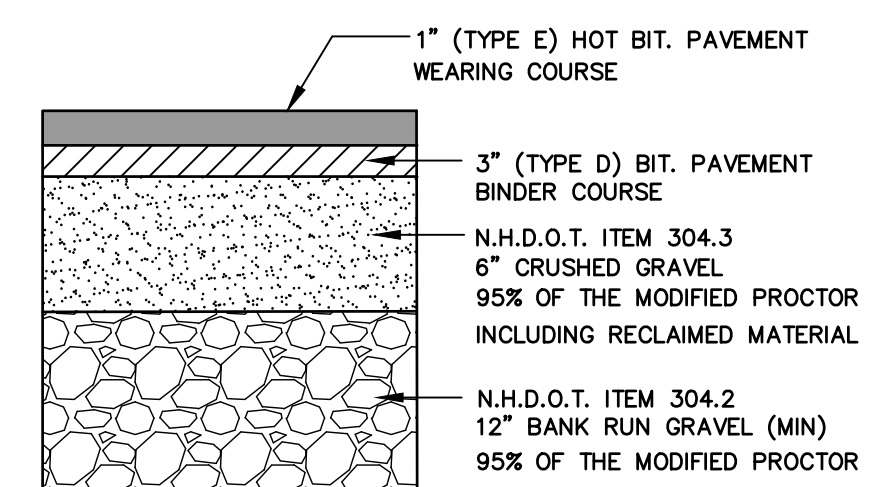


NOTE:

1. ALL VEGETATED TREATMENT SWALES ARE TO BE STABILIZED WITH NORTH AMERICAN GREEN 'BIO-NET' SERIES C125BN EROSION CONTROL BLANKET SECURED WITH BIODEGRADABLE 'BIO' OR 'ECO-STAKES'.

VEGETATED TREATMENT SWALE

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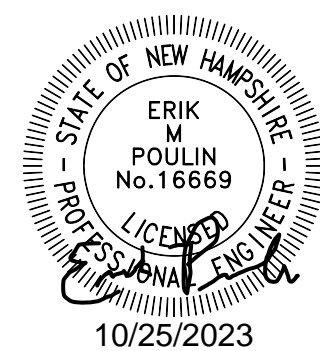


TYPICAL BITUMINOUS PAVEMENT

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Checked: EMP	Scale: AS NOTED	Project No.: 19198
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Civil Engineering Services

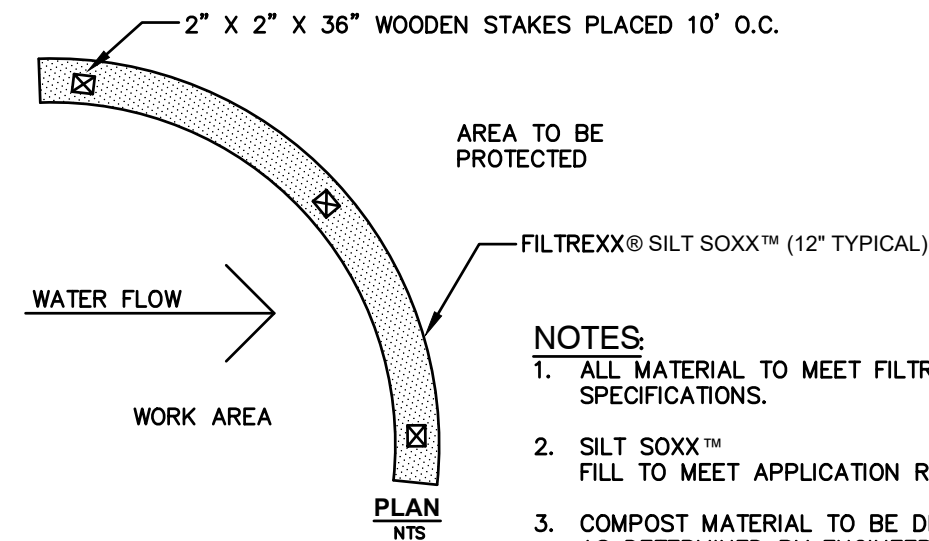
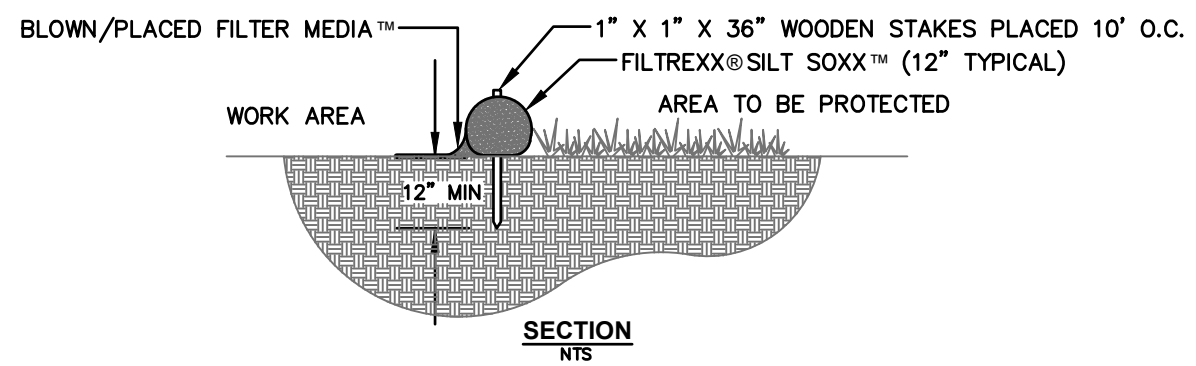
603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
Project:	EV CHARGING STATION 110 HOLLAND WAY, EXETER, NH
Owner of Record:	McFARLAND FORD SALES, INC 151 PORTSMOUTH AVE, EXETER, NH

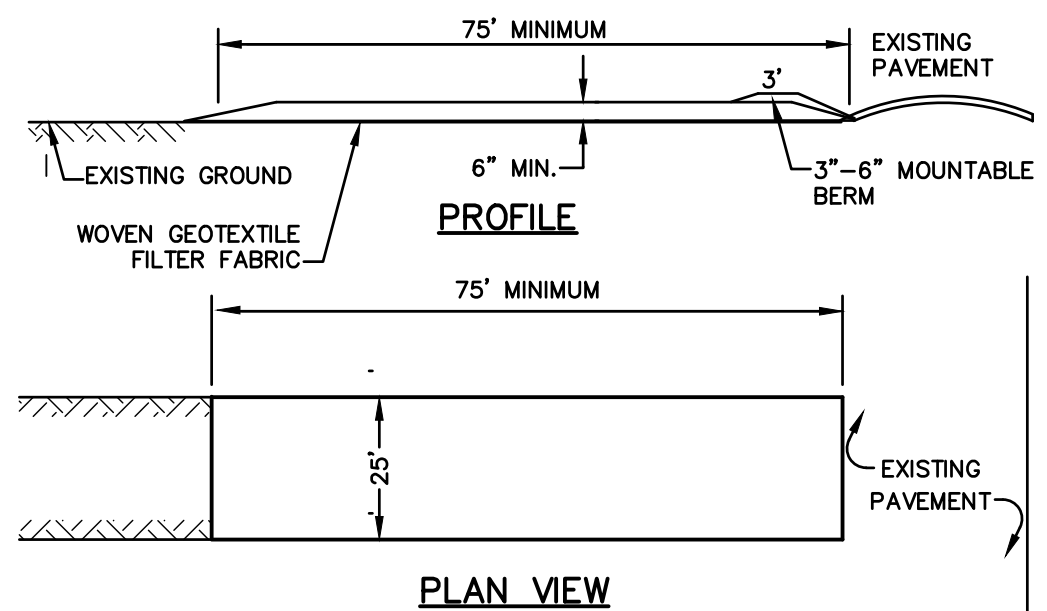
DRAWING No.	D1
SHEET 7 OF 8	JBE PROJECT NO. 19198

TEMPORARY EROSION CONTROL NOTES

- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. AT NO TIME SHALL AN AREA IN EXCESS OF 5 ACRES BE EXPOSED AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
- EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
- ALL DISTURBED AREAS (INCLUDING POND AREAS BELOW THE PROPOSED WATERLINE) SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 6" OF SCREENED ORGANIC LOAM AND SEEDED WITH SEED MIXTURE 'C' AT A RATE NOT LESS THAN 1.10 POUNDS OF SEED PER 1,000 S.F. OF AREA (48 LBS. / ACRE).
- SILT FENCES AND OTHER BARRIERS SHALL BE INSPECTED EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5" OR GREATER. ALL DAMAGED AREAS SHALL BE REPAIRED, AND SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
- AREAS MUST BE SEEDED AND MULCHED OR OTHERWISE PERMANENTLY STABILIZED WITHIN 3 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 14 DAYS OF THE INITIAL DISTURBANCE OF SOIL. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING NORTH AMERICAN GREEN S75BN BIONET EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER) ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. 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.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER OCTOBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED; OR
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- FUGITIVE DUST CONTROL IS REQUIRED TO BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000, AND THE PROJECT IS TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
- IN ORDER TO ENSURE THE STABILITY OF THE SITE AND EFFECTIVE IMPLEMENTATION OF THE SEDIMENT AND EROSION CONTROL MEASURES SPECIFIED IN THE PLANS FOR THE DURATION OF CONSTRUCTION.



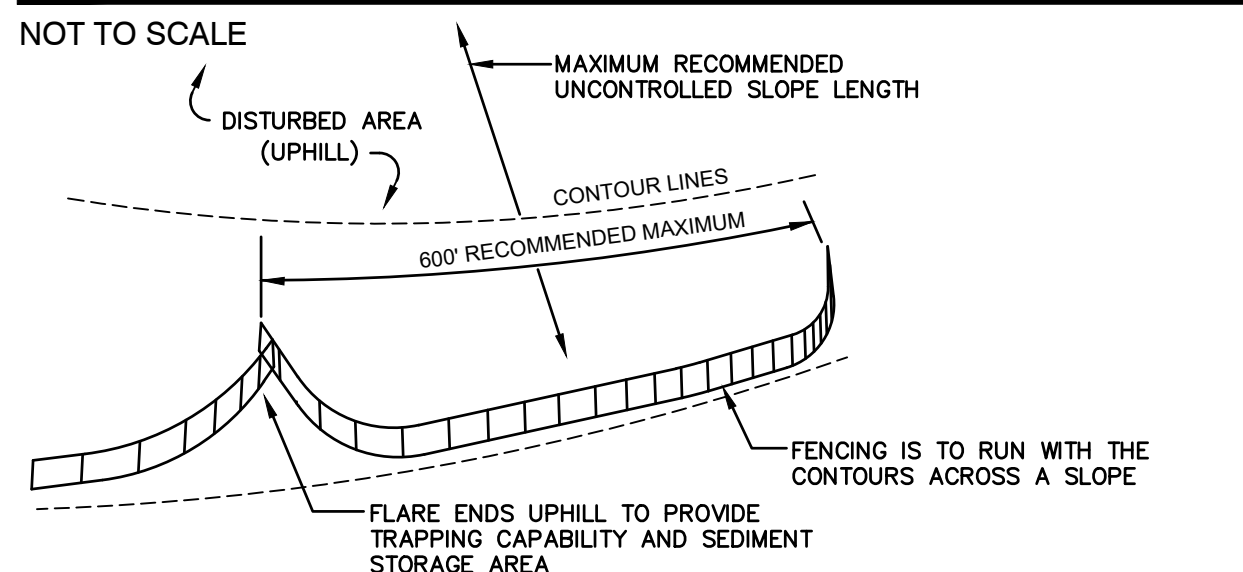
FILTREXX® SILT SOXX™
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NOTES:

- STONE FOR STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 75 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS, OR 10 FEET, WHICHEVER IS GREATER.
- GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER FABRIC IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENTIAL LOT.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A STONE BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

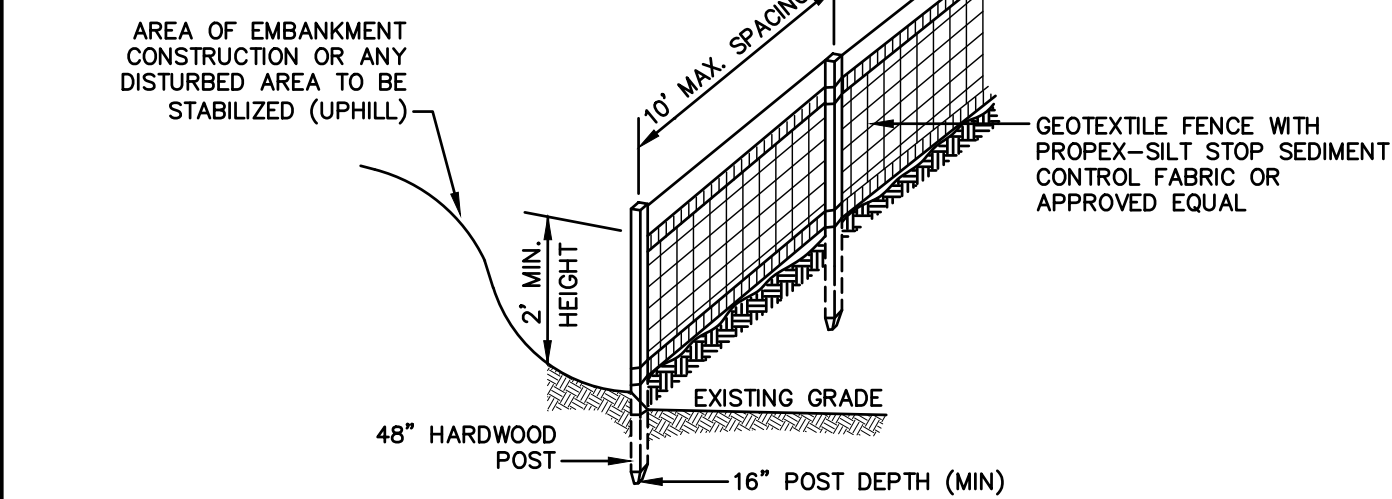
STABILIZED CONSTRUCTION ENTRANCE



- SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND REVEGETATED.

MAINTENANCE:

- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE DONE IMMEDIATELY.
- IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
- SEDIMENT DEPOSITS THAT ARE REMOVED, OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.



CONSTRUCTION SPECIFICATIONS:

- WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP, MID AND BOTTOM AND EMBEDDED IN THE GROUND A MINIMUM OF 8" AND THEN COVERED WITH SOIL.
- THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED 6", FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED AND PROPERLY DISPOSED OF WHEN IT IS 6" DEEP OR VISIBLE 'BULGES' DEVELOP IN THE SILT FENCE.
- PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
- SILT FENCE SHALL REMAIN IN PLACE FOR 24 MONTHS.

SILT FENCE

NOT TO SCALE

SEEDING SPECIFICATIONS

- GRADING AND SHAPING**
 - SLOPES SHALL NOT BE STEEPER THAN 2:1 WITHOUT APPROPRIATE EROSION CONTROL MEASURES AS SPECIFIED ON THE PLANS (3:1 SLOPES OR FLATTER ARE PREFERRED).
 - WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
- SEEDBED PREPARATION**
 - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND FERTILIZER AND LIME MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
- ESTABLISHING A STAND**
 - LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. TYPES AND AMOUNTS OF LIME AND 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, 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ.FT.
 - NITROGEN(N), 50 LBS. PER ACRE OR 1.1 LBS. PER 1,000 SQ.FT.
 - PHOSPHATE(P2O5), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
 - POTASH(K2O), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
 (NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10.)
 - SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
 - REFER TO THE 'SEEDING GUIDE' AND 'SEEDING RATES' TABLES ON THIS SHEET FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING. ALL LEGUMES (CROWNVETCH, BIRDSFOOT, TREFOLI AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT PRIOR TO THEIR INTRODUCTION TO THE SITE.
 - WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20th OR FROM AUGUST 10th TO SEPTEMBER 1st.
- MULCH**
 - HAY, STRAW OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
 - MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 S.F.
- MAINTENANCE TO ESTABLISH A STAND**
 - PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
 - FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED.
 - IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, ANNUAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	EXCELLENT	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	E	FAIR	EXCELLENT	EXCELLENT	2/
	F	FAIR	EXCELLENT	EXCELLENT	2/
GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.					
1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE BELOW.					
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.					

NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR OATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCTOBER 15th, IF PERMANENT SEEDING NOT YET COMPLETE.

SEEDING GUIDE

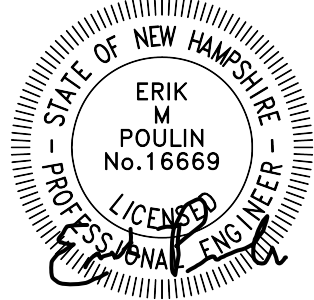
MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREeping RED FESCUE	10	0.25
CROWN VETCH OR FLAT PEA	15	0.35
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
BIRDS FOOT TREFOLI	8	0.20
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREeping RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/2	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.

SEEDING RATES

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Drawing Name: 19198-PLAN EV STATION.dwg		
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REV.	DATE	REVISION	BY
1	10/25/23	REVISED PER TRC COMMENTS	EMP
0	08/30/23	ISSUED FOR REVIEW	EMP

Designed and Produced in NH

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Plan Name:	EROSION AND SEDIMENT CONTROL DETAILS
Project:	EV CHARGING STATION 110 HOLLAND WAY, EXETER, NH
Owner of Record:	McFARLAND FORD SALES, INC 151 PORTSMOUTH AVE, EXETER, NH

DRAWING No.

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SHEET 8 OF 8
JBE PROJECT NO. 19198