



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, December 7, 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: November 2 and November 16, 2023

NEW BUSINESS: PUBLIC HEARINGS:

Continued public hearing on the application of Granite State Construction Services LLC for a lot line adjustment between the properties at 12 Little River Road and 12 A Little River Road; and a site plan review for a proposed single-family open space development on the property located at 12 Little River Road (former Calvary Baptist Church). The subject property is located in the R-2, Single Family Residential zoning district, Tax Map Parcels #62-90 and #62-90-1. PB Case #23-15.

The application of Mario A. Ponte for a multi-family site plan review for the proposed construction of an additional retail and residential units within the existing structure located at 85-87 Water Street. The subject property is located in the WC-Waterfront Commercial zoning district. Tax Map Parcel #72-29. PB Case #23-18.

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 11/22/23: Exeter Town Office and Town of Exeter website

1 **TOWN OF EXETER**
2 **PLANNING BOARD**
3 **NOWAK ROOM – TOWN OFFICE BUILDING**
4 **10 FRONT STREET**
5 **NOVEMBER 2, 2023**
6 **DRAFT MINUTES**
7 **7:00 PM**

8 **I. PRELIMINARIES:**
9

10 **BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Pete Cameron, Clerk, Gwen
11 English, Jennifer Martel, John Grueter, and Nancy Belanger Select Board Representative
12

13 **STAFF PRESENT:** Town Planner Dave Sharples
14

15 **II. CALL TO ORDER:** Chair Plumer called the meeting to order at 7:00 PM and introduced the
16 members.
17

18 **III. OLD BUSINESS**
19

20 **APPROVAL OF MINUTES**
21

22 October 12, 2023
23

24 Ms. Belanger, Mr. Grueter, Mr. Cameron and Ms. English recommended edits.
25

26 *Ms. Belanger motioned to approve the October 12, 2023 meeting minutes, as amended. Mr. Grueter*
27 *seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.*
28

29 October 26, 2023
30

31 *Ms. Belanger motioned to approve the October 26, 2023 meeting minutes. Ms. English seconded the*
32 *motion. A vote was taken. Mr. Grueter, Mr. Cameron and Ms. Martel abstained. The motion passed*
33 *3-0-3.*
34

35 **IV. NEW BUSINESS:**

36 1. The application of McFarland Realty Trust for site plan review and Wetland Conditional Use Permit
37 for the proposed construction of a vehicle storage lot and electric charging station
38 110 Holland Way
39 C-2, Highway Commercial zoning district
40 Tax Map Parcel #51-14 and #51-13
41 Planning Board Case #23-16

42 Chair Plumer read out loud the Public Hearing Notice and asked if the case is ready to be heard.

43

44 Mr. Sharples indicated the case is ready for review purposes.

45

46 **Mr. Cameron motioned to open Planning Board Case #23-16. Ms. Belanger seconded the**
47 **motion. A vote was taken, all were in favor, the motion passed 6-0-0.**

48

49 Mr. Sharples indicated that the applicant is seeking approval of a site plan and Wetlands
50 Conditional Use Permit for the construction of a vehicle storage lot and electric vehicle charging
51 station. The applicant submitted plans and supporting documents dated September 12, 2023.
52 A TRC meeting was held on October 5, 2023. The applicant appeared before the Conservation
53 Commission at its September 12, 2023 meeting. A memo from Kristen Murphy dated October
54 24, 2023 outlining the Commission's recommendations is provided. The applicant submitted
55 revised plans and supporting documents dated October 25, 2023 addressing staff comments
56 made at the TRC meeting. The applicant is requesting one waiver from the Site Plan Review &
57 Subdivision Regulations to permit grading within five (5') of the property line in their October
58 25, 2023 waiver request letter.

59

60 Chris Lane from McFarland Ford Sales, Inc. presented the application. He explained that in
61 2022 Ford offered a program to sell electric vehicles with a requirement that in 2024 they
62 provide level 3 chargers at the dealership. He explained that it would take about 40 minutes to
63 charge, for example a F150 Lightning from 10% to 80%. He noted that customers could walk to
64 do their shopping at nearby Hannaford and that they have already seen users of their existing
65 level two chargers make use of them while visiting Exeter Hospital. Customers can charge their
66 vehicles by paying through the Apple Pay app. or with a chipcard and the stations would be
67 open to anyone from the public, even outside open business hours, although not quite 24/7.
68 He noted there would be a benefit to the town by allowing the public to charge their vehicles
69 and a benefit to McFarland in providing an additional service to customers.

70

71 Mr. Cameron asked about security issues and signs. Mr. Lane explained that signs on Holland
72 Way are not planned at this time. He indicated they have cameras and motion lights for
73 security now.

74

75 Chair Plumer asked about hours of lighting and the lights currently dim at 10 or 11 PM.

76

77 Mr. Lane explained that the existing 7-8,000 SF gravel surface has existed for several years and
78 is being changed to 6,200 SF of pavement and pulled back a bit from the wetlands buffer. He
79 They plan to add stormwater treatment. He noted there would be six charging station spaces,
80 two per tower. There would be a full access road and stop signs. He noted an existing use as a

81 storage inventory lot. There would be approximately 10,000 SF of disturbance. They are
82 bringing three-phase power and there will be conduits from the transformer cabinet.

83

84 Mr. _____ (unidentified) stated that Conservation Commission requested a wetland seed mix on
85 the back slope and a wetland stamp on the plan which was submitted digitally.

86

87 Ms. English asked if it were necessary to have two places of access which means more
88 pavement. He noted this would be a tight area to dead end and he would not like to see
89 customers having to back into an active drive lane.

90

91 Mr. Grueter asked where customers would wait when the charging bays are full. Chair Plumer
92 asked if there would be any indication how long vehicles had left to complete charging. He
93 indicated there could be a penalty or charge if a vehicle were left parked more than a half hour
94 after it was fully charged. Ms. Belanger noted the existing storage lot could become a standing
95 area. Mr. Lane noted it would be a prime place for adding another bay in the future.

96

97 Ms. Martel expressed concerns about customers crossing Holland Way, which is a busy
98 highway, to get to Hannaford and wondered if a crosswalk would be feasible. Mr. Sharples
99 noted they could walk to the crosswalk but providing a mid-block crossing would be tough and
100 DPW would need to be consulted to see if it would be a safe area. Ms. English asked how Ford
101 employees cross to Hannaford and Mr. Lane indicated they run across.

102

103 Ms. Martel raised concerns with light spillage into the wetland. Mr. Sharples noted most are
104 dark sky compliant but there is one older style existing. Mr. Lane indicated there could be a
105 conversation with Unitil about upgrading that fixture.

106

107 Ms. Martel asked if the two landscape islands could have shade trees added.

108

109 Chair Plumer opened the hearing to the public for comments and questions at 7:51 PM.

110

111 Mr. Grueter asked about curbing and Mr. Lane explained there is curbing at the charging
112 stations and on one edge. Water is directed by grading inward to the treatment areas.

113

114 Ms. English asked about snow storage, which is across the street, and it was agreed that a sign
115 could be placed stating not there would be no snow storage.

116

117 Chair Plumer closed the hearing to the public at 7:57 PM.

118

119 Ms. English asked to show the disturbance and temporary impact. Gove did the flagging and
120 wetland function and values assessment. There would be temporary impact to remove the

121 existing gravel and install the treatment swale. Temporary impacts would be revegetated. The
122 largest permanent impact would be the pavement.

123

124 Mr. Lane noted one waiver was being requested for grading within 5' but noted McFarland
125 owns both properties and this would be to remove the gravel and to divert stormwater before
126 it goes into the treatment swale.

127

128 **Mr. Cameron motioned after reviewing the criteria for granting waivers that the request of**
129 **McFarland Realty Trust, Planning Board Case #23-16 for a waiver from Section 9.3.6.4 of the**
130 **Site Plan Review and Subdivision Regulations for grading within 5' of the property line be**
131 **approved. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the**
132 **motion passed 6-0-0.**

133

134 Mr. Lane reviewed the criteria, from Section 9.1.6.4 for the Wetland Conditional Use Permit.
135 He noted this was an allowed use in the C2 Highway zone. He noted, regarding alternate
136 designs, that the paved area was reduced, from the existing gravel to a small footprint, to the
137 best extent practical. A wetland scientist prepared the functions and values assessment and
138 found it was not detrimental to the function and values and was reviewed by the Conservation
139 Commission. He noted a minimal impact with construction and maintenance and erosion
140 control in the natural perimeter and submission of maintenance manual procedures. He noted
141 no loss to groundwater or impact to public health, safety and welfare in the already disturbed
142 area which will have additional stormwater treatment where there was none before and
143 curbing that directs runoff to the treatment swale and pavement located further from the
144 wetlands than the existing area. He noted Conservation Easements provide protection on Lots
145 17 and 13. He discussed the restoration proposal for all disturbed areas, loam and seeding and
146 working with the Conservation Commission to use a wetland seed mix. He noted there would
147 only be local permits.

148

149 **Ms. Belanger motioned, after reviewing the criteria for granting a Wetland Conditional Use**
150 **Permit that the request of McFarland Realty Trust, Planning Board Case #23-16 be approved.**
151 **Mr. Grueter seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-**
152 **0.**

153

154 Mr. Sharples read out loud the conditions for approval of the site plan:

155

- 156 1. This approval considers this expansion as if it were part of the prior Planning Board approval for
157 the parking area that was approved at the March 25, 2021 Planning Board meeting and all
158 conditions of that approval as set forth in the PB decision letter dated March 26, 2021 shall be
159 extended to include this expansion.

- 160 2. The applicant shall have a discussion with Unitil regarding updating the existing overhead
161 lighting to a dark-sky compliant fixture and inform the Town Planner of the result prior to
162 signing the final plans, that reduces lighting of the adjacent wetland area.
163 3. Two deciduous trees with a minimum of 3” caliper shall be added to the final plans, one in the
164 eastern landscaped island and one in the western landscaped island.
165 4. No snow storage signage shall be shown on the final plans along the eastern edge of the vehicle
166 storage area.

167
168 ***Ms. Belanger motioned that the request of McFarland Realty Trust, Planning Board Case #23-***
169 ***16, for site plan approval, be approved with the conditions as read by the Town Planner Dave***
170 ***Sharples. Ms. English seconded the motion. A vote was taken, all were in favor, the motion***
171 ***passed 6-0-0.***

172

173 VI. OTHER BUSINESS

174

- 175 • Master Plan Discussion

176 Mr. Sharples reported the Master Plan Oversight Committee met this morning about
177 finalizing the Bike and Pedestrian Master Plan, and discussed enforcement,
178 encouragement and education components.

- 179 • Field Modifications

180

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

182

183 Mr. Sharples thanked Barbara McEvoy for the time she has spent on the closed out
184 projects that people have not reached out to request funds be returned. She has been
185 working with UEI on this also.

186

- 187 • Caselaw – Wetlands

188

189 Mr. Sharples reported that he reached out to the Mitchell Group concerning the status
190 of the wetland’s ruling.

191

- 192 • Next Meeting

193 Ms. Belanger noted that the next Planning Board meeting would take place at the
194 Library.

195 VII. TOWN PLANNER’S ITEMS

196 VIII. CHAIRPERSON’S ITEMS

197 IX. PB REPRESENTATIVE’S REPORT ON “OTHER COMMITTEE ACTIVITY”

198 **X. ADJOURN**

199 ***Mr. Cameron motioned to adjourn the meeting at 8:30 PM. Mr. Grueter seconded the***
200 ***motion. A vote was taken, all were in favor, the motion passed 6-0-0.***

201

202 Respectfully submitted.

203 Daniel Hoijer,
204 Recording Secretary
205 Via Exeter TV

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**TOWN OF EXETER
PLANNING BOARD
EXETER PUBLIC LIBRARY
FOUR CHESTNUT STREET
NOVEMBER 16, 2023
DRAFT MINUTES
7:00 PM**

I. PRELIMINARIES:

BOARD MEMBERS PRESENT BY ROLL CALL: Chair Langdon Plumer, Vice-Chair Aaron Brown, Pete Cameron, Clerk, Gwen English, Jennifer Martel, John Grueter, and Nancy Belanger Select Board Representative

STAFF PRESENT:

II. CALL TO ORDER: Chair Plumer called the meeting to order at 7:00 PM and introduced the members.

III. OLD BUSINESS

APPROVAL OF MINUTES

November 2, 2023

Mr. Cameron motioned to table approval of the November 2, 2023 minutes. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.

IV. NEW BUSINESS:

1. The application of Granite State Construction Services, LLC for a lot line adjustment between the properties at 12 Little River Road and 12A Little River Road (formerly Calvary Baptist Church) R-2, Single Family Residential zoning district
Tax Map Parcels #62-90 and #62-90-1
Planning Board Case #23-15

Chair Plumer read out loud the Public Hearing Notice and indicated the case is ready to be heard.

Mr. Cameron motioned to open Planning Board Case #23-15. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.

41 Chair Plumer noted that Town Planner Dave Sharples left notes concerning the status of the
42 case.

43
44 Christian Smith from Beals Associates presented the case on behalf of he applicant. He noted
45 Sam Mukarkar, Tyler Peters and Olivia Michaud were also present. Mr. Smith posted the plan
46 showing the lot line adjustment and the proposed five-acre parcel (Lot 90). He displayed the
47 condominium site plan as well as the yield plan. He noted the property was served by water
48 and sewer. He indicated the 25'x25' building envelope and demo plan. He noted two trees
49 would need to come down that were dead or dying diseased pines.

50
51 Mr. Smith indicated there were two Technical Review Committee hearings and the applicants
52 are working with the Fire Department concerning hydrant and turnaround as the Department
53 of Public Works was uncomfortable with the original proposed gravity sewer. The water main is
54 being upgraded. There will be a waiver to encroach 50' in the building setback. He noted the
55 proposed plantings and indicated no cut placards will be placed.

56
57 Mr. Smith indicated impervious surface was being reduced by 34% from 30,000 SF to 21,000 SF.
58 He did not feel drainage analysis would tell them much. He noted stone drip edges on all
59 buildings. He worked with Underwood Engineering on the bioretention swales. There will be a
60 55% reduction in nitrogen where 60% is required in the ordinance. The subdivision went before
61 the Zoning Board of Adjustment for a frontage variance in 2021.

62
63 Chair Plumer opened the hearing to the public at 7:20 PM for comments and questions and
64 being none closed the hearing to the public.

65
66 Ms. Martel asked about the several architectural plans and Mr. Mukarkar indicated the plans
67 are for three bedrooms, 2.5 baths and two car garage.

68
69 ***Ms. Belanger motioned that the request of Granite State Communications, Planning Board***
70 ***Case #23-15 for a lot line adjustment be granted. Mr. Cameron seconded the motion. A vote***
71 ***was taken, all were in favor, the motion passed 7-0-0.***

72
73 Ms. Smith compared the conventional yield plan to the open space development plan, which
74 the Board indicated were okay. Mr. Mukarkar indicted he met with a lot of the abutters for
75 input.

76
77 Ms. English expressed concerns with the wetland flowing to Little River and the 250' shoreland
78 buffer. Mr. Smith noted Gove Environmental submitted documents.

79

80 Chair Plumer opened the hearing to the public at 7:38 PM for comments and questions. Ms.
81 Martel noted there was email received from Steve Blaisdell and Judy Blaisdell, which she read
82 into the record. She noted they are not abutters but expressed concerns with traffic and speed
83 control and stated that a speed bump had been required for the church. Ms. Smith noted no
84 speed bump was proposed but there would be a stop sign.

85
86 Ms. Martel asked if there was a way to include a turnaround and Mr. Smith pointed out the
87 area requested for a turnaround by the Fire Department with no parking signs. The road will be
88 private and be marked a clear dead end with no outlet.

89
90 Vice-Chair Brown noted the plan indicated a four-bedroom. Ms. Smith noted that was a typo,
91 he will correct.

92
93 Chair Plumer closed the hearing to the public at 7:41 PM.

94
95 Ms. Smith reviewed the waiver request. He noted the 50' buffer zone was devoid of trees and
96 section 11.2.8 requires a vegetated 25' perimeter strip. He noted the request would not be
97 detrimental to public health, safety or welfare or injurious to other properties. The prior
98 developer cleared and disturbed the entire buffer so no tree buffer exists and he noted this is
99 unique. He noted the request is not contrary to the spirit and intent of the regulation and will
100 not vary the zoning ordinance or Master Plan. There will be more screening than exists
101 currently.

102
103 Ms. English raised concern with the selection of Eastern White Pines which Mr. Smith noted
104 grow 2' per year. Mr. Makurkar noted a cedar fence was planned. Ms. Martel recommended
105 working with a landscape designer.

106
107 ***Ms. Martel motioned after reviewing the criteria for granting waivers that the request of***
108 ***Granite State Communications, Planning Board Case #23-15 for a waiver from Section 11.2.8***
109 ***of the site plan review and subdivision regulations regarding vegetated perimeter strip be***
110 ***approved subject to the following condition:***

111
112 Ms. Martel recommended as conditions of approval:

- 113
114 1. Applicant shall provide a mixed deciduous and evergreen landscape buffer designed by a landscape
115 architect or landscape designer that is at least 25' in width that will grow at least 40' tall and is
116 comprised of at least five varieties of native tree species based at 15' on center.
- 117 2. Applicant shall install a 6' cedar fence along the property line impacted by the waiver.

118 **Ms. English seconded the motion.** Vice-Chair Brown asked the condition be repeated. **A vote**
119 **was taken, all were in favor, the motion passed 7-0-0.**

120

121 Vice-Chair Brown noted that Town Planner Dave Sharples had concerns with the waiver request
122 for the stormwater management evaluation requirement.

123

124 Ms. Smith read the request for a waiver from Section 9.3.2 into the record. He noted a
125 reduction of 11,149 SF of impervious surface that drains away from Penn Lane. He noted no
126 detriment to public health, safety or welfare or injury to other property. He noted the property
127 was unique. He noted the volume and peak flow were reduced. The waiver was not contrary
128 to the spirit and intent of the regulation, did not vary the provisions of the zoning ordinance or
129 Master Plan.

130

131 Ms. Martel indicated that without the analysis from a professional there is no way the Board
132 could know. Vice-Chair Brown noted he did not believe this waiver was ever granted. Ms.
133 Martel noted there was no landscaping plan.

134

135 Vice-Chair Brown noted that one of the major concerns expressed to the Planning Board by
136 abutters has been not impacting abutters with stormwater. It is a legitimate concern. Vice-
137 Chair Brown noted he was inclined to deny the request but recommended the applicant could
138 return in two weeks to get input from the Town Planner.

139

140 **Vice-Chair Brown motioned after reviewing the criteria for granting waivers that the request**
141 **of Granite State Communications, Planning Board Case #23-15 for a waiver from Section 9.3.2**
142 **of the site plan review and subdivision regulations for stormwater management, be**
143 **continued to the December 7, 2023 meeting at 7:00 PM. Ms. Belanger seconded the motion.**
144 **A vote was taken, all were in favor, the motion passed 7-0-0.**

145

146 Vice-Chair Brown noted the applicant could do some housekeeping on the plan before
147 returning such as adding to the plan that the units were three bedroom, 2.5 bath, who would
148 maintain the fence, and show landscaping.

149

150 **Ms. Belanger motioned to continue Planning Board Case #23-15 to December 7, 2023 at 7:00**
151 **PM. Mr. Grueter seconded the motion. A vote was taken, all were in favor, the motion**
152 **passed 7-0-0.**

153

154 2. The application of Mario A. Ponte for a multi-family site plan review for the proposed
155 construction of additional retail and residential units within the existing structure at
156 85-87 Water Street
157 WC-Waterfront Commercial zoning district

158 Tax Map Parcel #72-79
159 Planning Board Case #23-18

160
161 Chair Plumer read out loud the Public Hearing Notice and indicated there were concerns about
162 the case being ready and noted the applicant was not present.

163
164 3. The application of Sheila M. Groonell and Donald G. Murray and Carol J. Murray for a lot line
165 adjustment to the common boundary line between the properties at 78 Kingston Road and 74
166 Kingston Road
167 R-1, Low Density Residential zoning district
168 Tax Map Parcels #97-28 and #97-29
169 Planning Board Case #23-19

170
171 Chair Plumer read out loud the Public Hearing Notice.

172
173 Eric Saari from Altus Engineering presented the application and noted Sheila Groonell was here.
174 He noted the lot line adjustment would add seven acres to the 1.16 acre parcel.

175
176 Mr. Cameron questioned what the reason for the adjustment was and if it had anything to do
177 with Riverwoods and access to Route 111. Mr. Saari indicated Riverwoods was not part of the
178 application. Vice-Chair Brown noted two neighbors were coming together to make a non-
179 conforming lot conforming. He indicated the approval would be subject to standard conditions
180 of approval.

181
182 ***Ms. Belanger motioned that the request of Sheila Groonell and Donald & Carol Murray,***
183 ***Planning Board Case #23-19 for a lot line adjustment be approved. Mr. Grueter seconded the***
184 ***motion. A vote was taken, Mr. Cameron voted nay, the motion passed 6-0-1.***

185
186 4. The application of Singh Realty Group for an amendment to a previously approved site plan
187 and Wetlands Conditional Use Permit
188 Planning Board Case #22-9 – Glerups, Inc.)
189 For the proposed construction of a warehouse facility, parking and associated site
190 improvements on the property at 19 Continental Drive
191 CT-1, Corporate Technology Park-1 zoning district
192 Tax Map Parcel #46-7-2
193 Planning Board Case #23-20

194
195 Chair Plumer read out loud the Public Hearing Notice.

196

197 **Ms. English motioned to open Planning Board Case #23-20. Ms. Belanger seconded the**
198 **motion. A vote was taken, all were in favor, the motion passed 7-0-0.**

199
200 Eric Saari from Altus Engineering presented the application and noted Vicki Martel was also
201 present. He indicated the use would be a cold storage facility. He posted an aerial photo of the
202 site and noted access was by easement. The warehouse received prior approval for 95,000 SF
203 and the new proposal will remove some parking reducing 9,000 SF of impervious surface and
204 there will be a 4,300 reduction in impact to wetland buffer with a total disturbance of 9,400 SF>
205 There are utilities there and lighting will be reduced at the edge. An amended AoT was filed.
206 There will be infiltration with a rain garden and erosion control.

207
208 Vicki Martel noted she is the landscape architect and indicated the location of proposed trees,
209 maples in the back, Hawthorns in the front because of the light poles. There would be a mix of
210 Elm and Red Oaks for shade.

211
212 Mr. Saari reviewed the application for the Wetland Conditional Use Permit.

213
214 **Ms. Belanger motioned that the request of Singh Realty Group, Planning Board Case #23-20**
215 **for a Wetland Conditional Use Permit be approved. Vice-Chair Brown seconded the motion.**
216 **A vote was taken, all were in favor, the motion passed 7-0-0.**

217
218 Ms. (Jen) Martel asked about snow storage along the south near the wetlands and if a no snow
219 storage sign could be added.

220
221 Vice-Chair Brown read the proposed conditions of approval:

- 222
223 1. All conditions as set forth in the original Planning Board conditional approval letter to Altus
224 Engineering, dated September 9, 2022, for the proposed construction on the subject property
225 shall still remain valid (copy attached);
226 2. The guardrail on the east retaining wall shall be extended south until the bioretention cell.
227 Signs stating “no snow storage” shall be erected along the guardrail; and
228 3. Two (2) additional shade trees shall be included on the planting plan.

229
230 **Ms. Belanger motioned that the request of Singh Realty Group, Planning Board Case #23-20**
231 **for an amendment to the previous site plan approval (for Glerups, Inc.) be approved with the**
232 **conditions read by Vice-Chair Brown. Mr. Grueter seconded the motion. A vote was taken, all**
233 **were in favor, the motion passed 7-0-0.**

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235
236 **VI. OTHER BUSINESS**

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- Master Plan Discussion
- Field Modifications
- Bond and/or Letter of Credit Reductions and Release

244 **VII. TOWN PLANNER’S ITEMS**

245 **VIII. CHAIRPERSON’S ITEMS**

246 **IX. PB REPRESENTATIVE’S REPORT ON “OTHER COMMITTEE ACTIVITY”**

247 **X. ADJOURN**

248 *Vice-Chair motioned to adjourn the meeting at 9:20 PM. Mr. Cameron seconded the motion.*
249 *A vote was taken, all were in favor, the motion passed 7-0-0.*

250

251 Respectfully submitted.

252 Daniel Hoijer,
253 Recording Secretary
254 Via Exeter TV



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: November 30, 2023
To: Planning Board
From: Dave Sharples, Town Planner
Re: Granite State Construction Services LLC PB Case #23-15

The Applicant is seeking a lot line adjustment of the common boundary line between their property located at 12 Little River Road and the abutting property located at 12 A Little River Road owned by Tyler Peters and Olivia Michaud. The proposed lot line adjustment will allow for the conveyance of 26,906 square feet (.62-acre) of lot area from the abutting property at 12 A Little River Road (TM #62-90-1) to the Applicant's property at 12 Little River Road (TM #62-90) for the purpose of redevelopment.

The Applicant is also seeking site plan approval for the redevelopment of the property located at 12 Little River Road. The Applicant is proposing to demolish the existing church and parking area on the property and construct a 5-unit, detached single family condominium development on the 5.01+/- acre parcel (lot area increased as a result of the proposed lot line adjustment) along with associated site improvements. The subject properties are located in the R-2, Single Family Residential zoning district and are identified as Tax Map Parcel # #62-90 and #62-90-1.

The Applicant appeared before the Planning Board at the November 16th, 2023 meeting for review of their application(s) and plans, revised as of November 8, 2023.

At that meeting, the Board granted the lot line adjustment and approved the waiver from the requirement for a vegetated perimeter strip for the site plan, with the two conditions as noted in the enclosed draft meeting minutes. Given concerns regarding stormwater, the Board voted to continue discussion on the Applicant's second waiver request from the stormwater management regulations until the December 7th, 2023 meeting to allow the Applicant to meet with me for further discussion. I have met with the Applicant and his engineer regarding this issue and now have a better understanding of their rationale for requesting the waiver and will update the board at the meeting.

Waiver Motions:

Stormwater Management for Redevelopment Standards waiver motion: After reviewing the criteria for granting waivers, I move that the request of Granite State

Construction Services LLC (PB Case #23-15) for a waiver from Section 9.3.2 of the Site Plan Review and Subdivision Regulations regarding stormwater management

requirements for redevelopment be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Planning Board Motions:

Small-Scale Open Space Development Motion: I move that the request of Granite State Construction Services LLC (PB Case #23-15) for Site Plan approval for the proposed small-scale open space development be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures

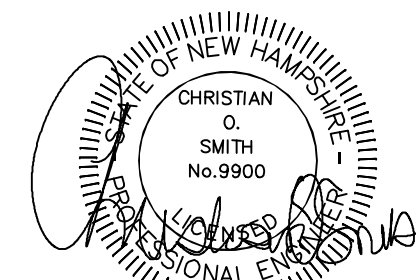
COLCORD MEADOW RESIDENTIAL SITE PLAN 12 LITTLE RIVER ROAD EXETER, NH TAX MAP 62, LOT 90

NOT FOR CONSTRUCTION

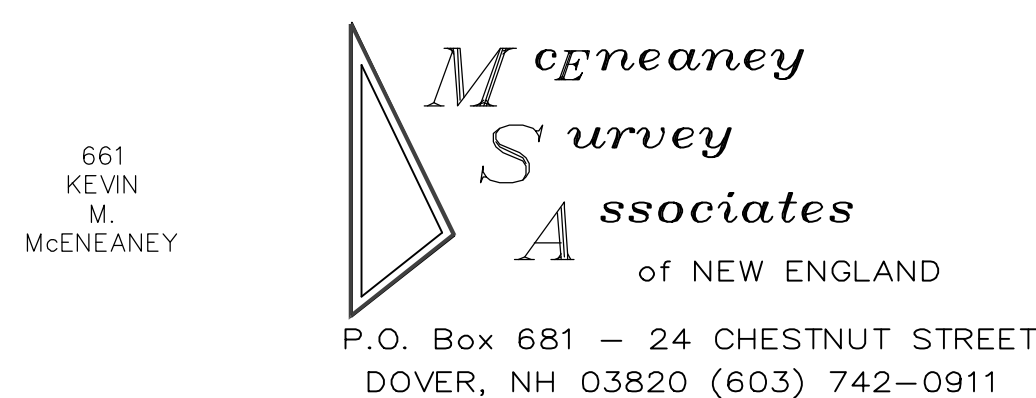
CIVIL ENGINEERS:



70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX: 603-583-4863

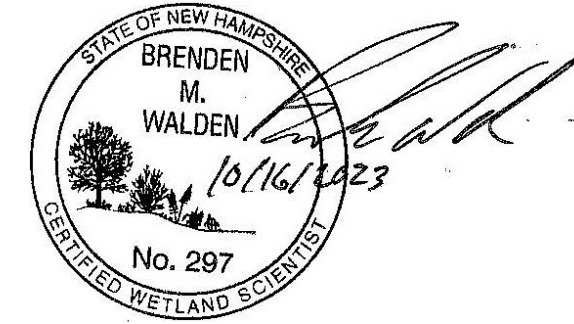


LAND SURVEYORS:



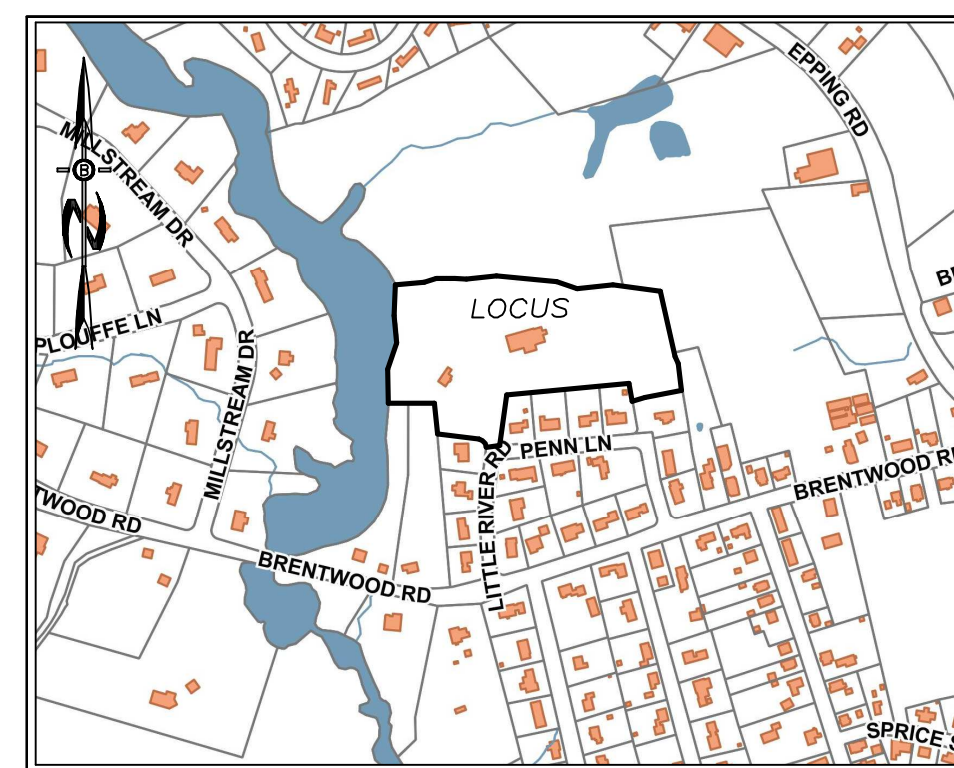
WETLAND / SOIL
CONSULTANT:

GOVE ENVIRONMENTAL SERVICES INC.
8 CONTINENTAL DRIVE,
BLDG 2 UNIT H
EXETER, NH 03833
1-603-778-0644



The Exeter Zoning Board of Adjustment, at its September 21st, 2021 meeting, voted to grant the above-captioned application for a variance from Article 4, Section 4.3 Schedule II, Density & Dimensional Regulations-Residential to permit a proposed minor subdivision of the property located at 12 Little River Road with less than the required minimum lot width/frontage requirements, as presented.

LOCATION MAP



SCALE: 1"=500'

INDEX

TITLE SHEET

- 1 EXISTING CONDITIONS PLAN
- 2 LOT LINE ADJUSTMENT PLAN
- 3 CONDOMINIUM SITE PLAN
- 4 YIELD PLAN
- 5 DEMOLITION/EROSION CONTROL PLAN
- 6 RESIDENTIAL SITE PLAN
- 7 PROFILE & UTILITY PLAN
- 8 CONSTRUCTION DETAILS SHEET
- 9 EROSION CONTROL DETAILS
- 10 EFFLUENT DISPOSAL DETAILS

PLAN SET LEGEND

5/8" REBAR	●	OVERHEAD ELEC. LINE	— x —
DRILL HOLE	○	FENCING	— D —
CONC. BOUND	⊙	DRAINAGE LINE	— S —
UTILITY POLE	⊗	SEWER LINE	— G —
DRAIN MANHOLE	⊕	GAS LINE	— W —
SEWER MANHOLE	⊖	WATER LINE	— —
EXISTING LIGHT POLE	⊗	STONE WALL	— — — —
EXISTING CATCH BASIN	⊗	TREE LINE	— — — —
PROPOSED CATCH BASIN	⊗	ABUT. PROPERTY LINES	— — — —
WATER GATE	⊗	EXIST. PROPERTY LINES	— — — —
WATER SHUT OFF	⊗	BUILDING SETBACK LINES	— — — —
HYDRANT	⊗	EXIST. CONTOUR	— 100 —
PINES, ETC.	⊗	PROP. CONTOUR	— 100 —
MAPLES, ETC.	⊗	SOIL LINES	—
EXIST. SPOT GRADE	⊗		
PROP. SPOT GRADE	⊗		
DOUBLE POST SIGN	⊗		
SINGLE POST SIGN	⊗		

OWNER/APPLICANT:

GRANTIE STATE CONSTRUCTION
SERVICES, LLC
34 AUBURN STREET
EXETER, NH

REQUIRED STATE AND FEDERAL PERMITS

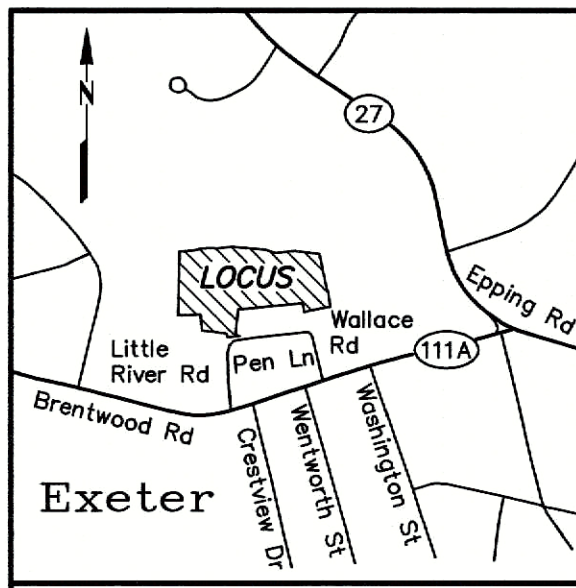
NHDES SEWER EXT. #2023....
NHDES WATER EXT. #2023....
EPA CGP#.

	REVISIONS:	DATE:
1	ISSUED 8-29-23	
2	REVISED PER TRC REVIEW	10/10/23
3	REVISED PER TRC REVIEW	11/8/23
4		
5		

PB CASE # _____

CHAIRMAN SIGNATURE: _____

NH-1364 PROPOSED SITE PLAN



REFERENCE PLANS:

- SUBDIVISION PLAN PREPARED FOR GRANITE STATE CONSTRUCTION SERVICES, LLC, OF PROPERTY IN THE NAME OF CALVARY BAPTIST CHURCH OF EXETER, INC., SHOWN AS TAX MAP 62 / LOT 90 LOCATED AT 12 LITTLE RIVER ROAD, COUNTY OF ROCKINGHAM, EXETER, NH; SCALE: 1" = 40'; DATED: AUGUST 5, 2021, REVISED THROUGH 12/7/21; BY: DAVID W. VINCENT, LLS, LAND SURVEYING SERVICES; RECORDED R.C.R.D. PLAN D-43143.
- PLAN OF LAND FOR CALVARY BAPTIST CHURCH, LITTLE RIVER ROAD, EXETER, NH; DATED: JUNE 1982; BY: K. E. MOORE & B. G. STAPLES, REVISED BY PARKER SURVEY ASSOC., INC.; RECORDED R.C.R.D. PLAN D-10865.

55 / 3
BOULDERS REALTY CORP.
PO BOX 190
EXETER, NH 03833
5704 / 2344

55 / 3-2
INTEGRITY VENTURES, INC.
21 RED FOX LANE
BARRINGTON, NH 03825
5983 / 1221

55 / 3-1
SEACOAST EARLY LEARNING CENTER
REAL ESTATE DEVELOPMENT, LLC
5 MCKAY DRIVE
EXETER, NH 03833
6323 / 202

55 / 3-3
COLCORD POND ASSOCIATES, LLC
80 NASHUA ROAD, SUITE 24
LONDONDERRY, NH 03053
5704 / 2406

62 / 111
PATRICIA A. WASHBURNE REVOCABLE TRUST 2004
PATRICIA A. WASHBURNE, TRUSTEE
39 BOWVIEW DRIVE
STRAFFORD, NH 03884
3521 / 2229

NOTES:

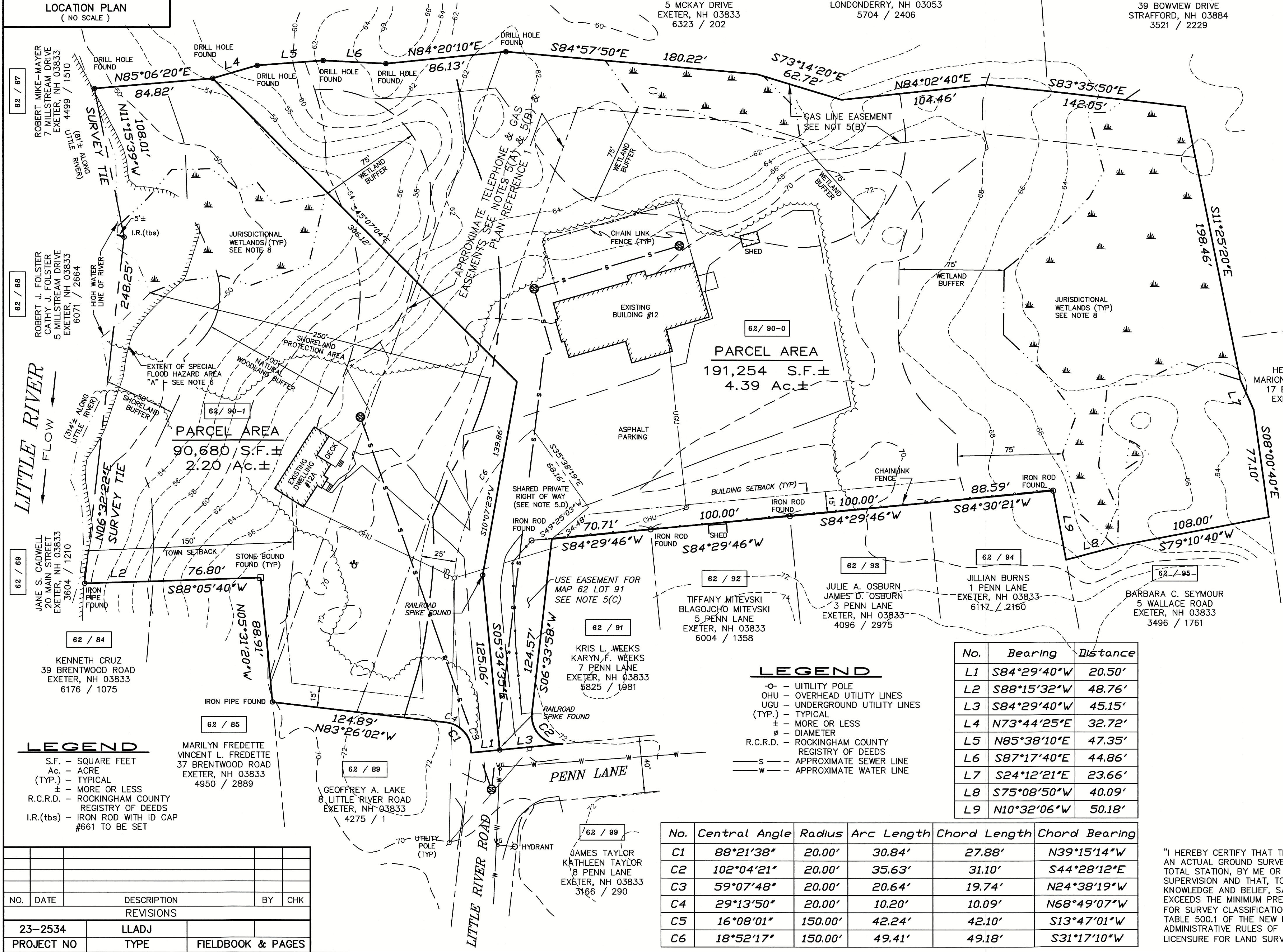
- OWNERS OF RECORD:
 - 62 / 19-0 GRANITE STATE CONSTRUCTION SERVICES LLC
34 AUBURN STREET
EXETER, NEW HAMPSHIRE 03833
R.C.R.D. VOLUME 6502, PAGE 2920
 - 62 / 19-1 TYLER J. PETERS
OLIVIA MICHAUD
12A LITTLE RIVER ROAD
EXETER, NEW HAMPSHIRE 03833
R.C.R.D. VOLUME 6414, PAGE 567
- 62 / 19-0 - DENOTES TAX MAP AND PARCEL NUMBER.
- THE INTENT OF THIS PLAN DEPICT THE EXISTING CONDITIONS OF THE SUBJECT PARCELS AS OF THE DATE OF THIS PLAN.

LOT	ORIGINAL AREA	NEW AREA
62/90-0	191,254 S.F. (4.39 Ac.)	218,160 S.F. (5.01 Ac.)
62/90-1	90,680 S.F. (2.20 Ac.)	63,775 S.F. (1.46 Ac.)
- ZONING DISTRICT: R-2 SINGLE FAMILY

DIMENSIONAL REQUIREMENTS:	
MINIMUM LOT SIZE	= 15,000 S.F. / UNIT
MINIMUM FRONTAGE	= 100 FEET
MINIMUM WIDTH	= 100 FEET

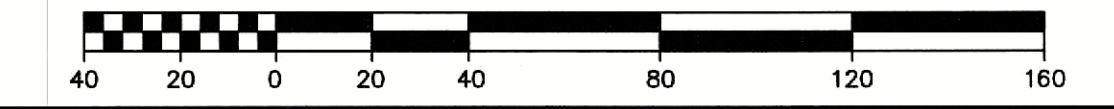
BUILDING SETBACK REQUIREMENTS:	
FRONT SETBACK	= 25 FEET
SIDE SETBACK	= 15 FEET
REAR SETBACK	= 25 FEET
MAXIMUM BUILDING HEIGHT	= 35 FEET (3 STORIES)

WETLAND SETBACKS:	
NO-DISURBANCE	= 40 FEET
PARKING	= 50 FEET
BUILDING	= 75 FEET
- THE EXETER ZONING BOARD OF ADJUSTMENT (CASE #21-10), AT ITS SEPTEMBER 21, 2021 MEETING, VOTED TO GRANT A VARIANCE FROM ARTICLE 4, SECTION 4.3 SCHEDULE II: DENSITY & DIMENSIONAL REGULATIONS-RESIDENTIAL TO PERMIT A PROPOSED MINOR SUBDIVISION OF THE PROPERTY LOCATED AT 12 LITTLE RIVER ROAD WITH LESS THAN THE REQUIRED MINIMUM LOT WIDTH/FRONTAGE REQUIREMENTS.
- THE PARCELS ARE SUBJECT TO THE FOLLOWING EASEMENTS
 - PARCELS ARE SUBJECT TO AN EASEMENT TO NEW ENGLAND TELEPHONE & TELEGRAPH CO. AS DESCRIBED IN RCOR BK 992, PG 157.
 - PARCELS ARE SUBJECT TO AN EASEMENT TO ALLIED-NEW HAMPSHIRE GAS CO. AS DESCRIBED IN RCOR BK 1378, PG 221.
 - PARCEL 62/90-0 IS SUBJECT TO A USE EASEMENT TO BENEFIT MAP 62 LOT 91 AS DESCRIBED IN RCOR BK 2792, PG 597.
 - PARCELS HAVE A SHARED PRIVATE RIGHT OF WAY AS SHOWN ON REFERENCE PLAN 2.
- A PORTION OF THE PARCEL IS LOCATED IN A FLOOD HAZARD ZONE A AS DEPICTED ON FLOOD INSURANCE RATE MAP, NO. 33015C0401E, ROCKINGHAM COUNTY, NH, (ALL JURISDICTIONS), EFFECTIVE DATE: MAY 17, 2005
- BASIS OF BEARING IS REFERENCE PLAN 2.
- THE WETLAND AREAS SHOWN HEREON WERE FIELD DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC., OF 8 CENTINEL DRIVE, BUILDING #2, UNIT H, EXETER, NH, IN 2021, AND RE-EVALUATED AND UPDATED ON AUGUST 1, 2023, AND PROVIDED BY BEALS ASSOCIATES, PLLC.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM REFERENCE PLAN 2.
- PARCELS ARE SUBJECT TO THE STATE OF NEW HAMPSHIRE SHORELINE WATER QUALITY PROTECTION ACT (SWQPA). THOSE AREAS WITHIN 250 FEET OF THE LITTLE RIVER REFERENCE LINE.



EXISTING CONDITIONS PLAN
PREPARED FOR
TYLER J. PETERS & OLIVIA MICHAUD
AND
GRANITE STATE CONSTRUCTION SERVICES LLC
TAX MAP 62, LOT Nos. 90-0 & 90-1
12A & 12 LITTLE RIVER ROAD
TOWN of EXETER
COUNTY of ROCKINGHAM
STATE of NEW HAMPSHIRE

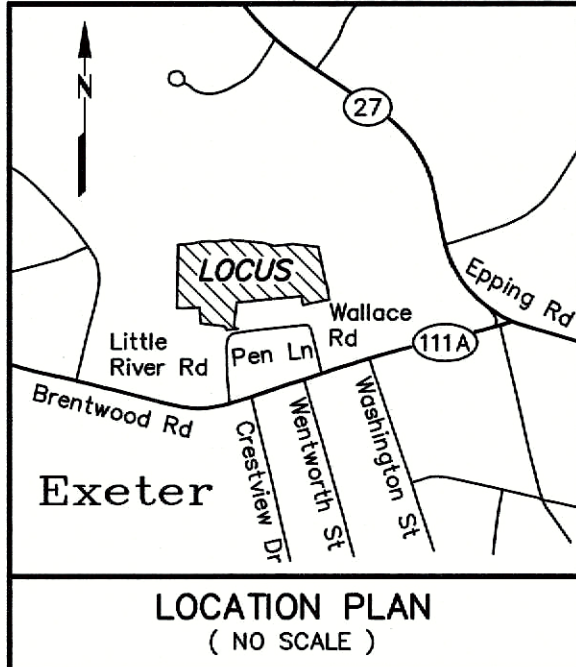
DRAWN BY: KJF FILE: MSA\2534\DW\23-2534
SCALE: 1" = 40' DATE: OCTOBER 16, 2023



McNeaney Survey Associates
of NEW ENGLAND
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911
SURVEYING - PLANNING - CONSULTING

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

NO.	DATE	DESCRIPTION	BY	CHK
23-2534		LLADJ		
PROJECT NO		TYPE	FIELDBOOK & PAGES	



REFERENCE PLANS:

- 1.) SUBDIVISION PLAN PREPARED FOR GRANITE STATE CONSTRUCTION SERVICES, LLC, OF PROPERTY IN THE NAME OF CALVARY BAPTIST CHURCH OF EXETER, INC., SHOWN AS TAX MAP 62 / LOT 90 LOCATED AT 12 LITTLE RIVER ROAD, COUNTY OF ROCKINGHAM, EXETER, NH; SCALE: 1" = 40'; DATED: AUGUST 5, 2021, REVISED THROUGH 12/7/21; BY: DAVID W. VINCENT, LLS, LAND SURVEYING SERVICES; RECORDED R.C.R.D. PLAN D-43143.
- 2.) PLAN OF LAND FOR CALVARY BAPTIST CHURCH, LITTLE RIVER ROAD, EXETER, NH; DATED: JUNE 1982; BY: K. E. MOORE & B. G. STAPLES, REVISED BY PARKER SURVEY ASSOC., INC.; RECORDED R.C.R.D. PLAN D-10865.

55 / 3
BOULDERS REALTY CORP.
PO BOX 190
EXETER, NH 03833
5704 / 2344

55 / 3-2
INTEGRITY VENTURES, INC.
21 RED FOX LANE
BARRINGTON, NH 03825
5983 / 1221

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SEACOAST EARLY LEARNING CENTER
REAL ESTATE DEVELOPMENT, LLC
5 MCKAY DRIVE
EXETER, NH 03833
6323 / 202

55 / 3-8

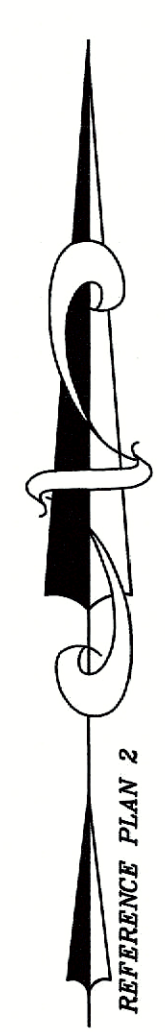
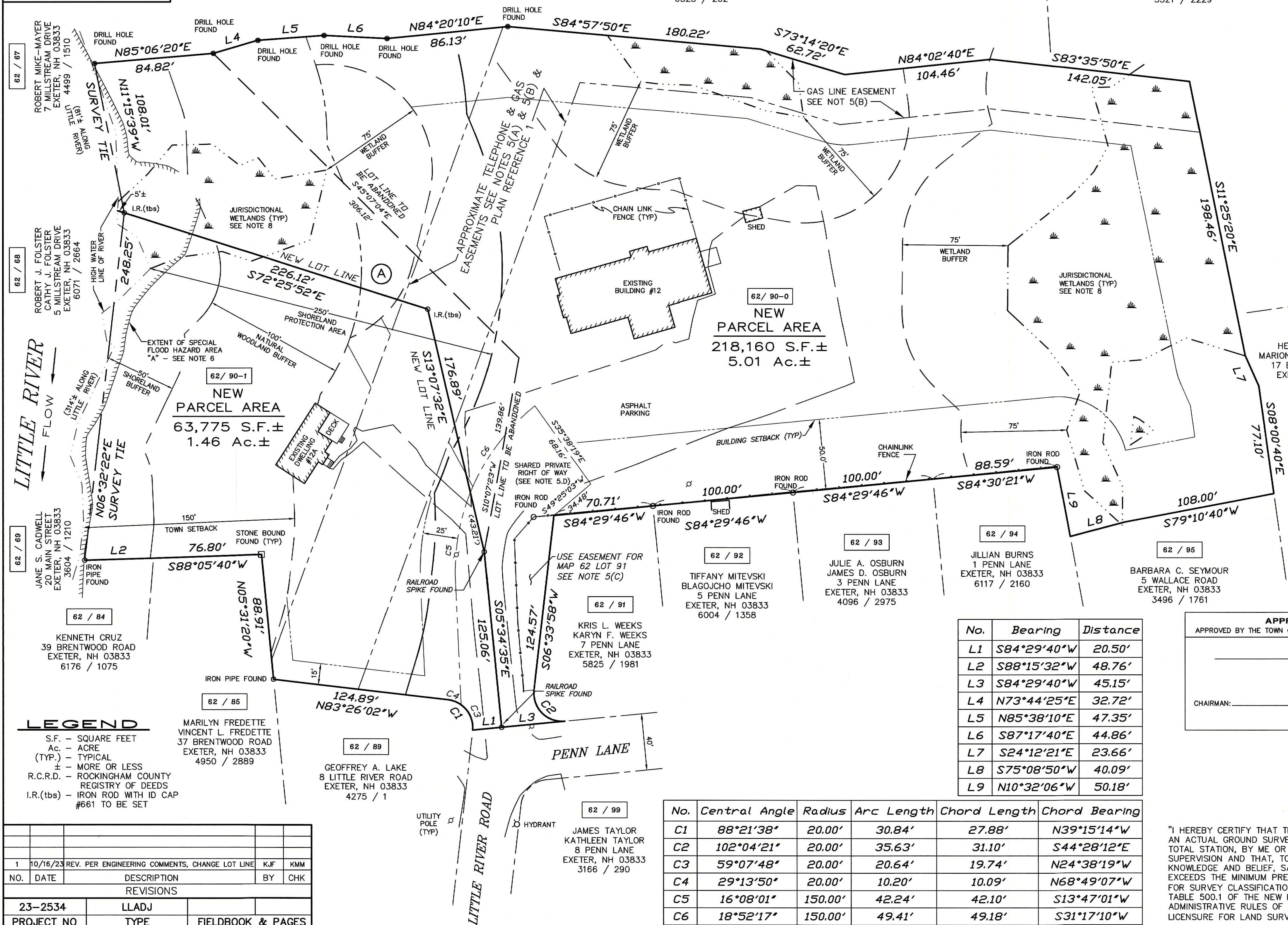
COLCORD POND ASSOCIATES, LLC
80 NASHUA ROAD, SUITE 24
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5704 / 2406

62 / 111

PATRICIA A. WASHBURNE REVOCABLE TRUST 2004
PATRICIA A. WASHBURNE, TRUSTEE
39 BOWVIEW DRIVE
STRAFFORD, NH 03884
3521 / 2229

NOTES:

- 1.) OWNERS OF RECORD:
62 / 19-0 GRANITE STATE CONSTRUCTION SERVICES LLC
34 AUBURN STREET
EXETER, NEW HAMPSHIRE 03833
R.C.R.D. VOLUME 6502, PAGE 2920
62 / 19-1 TYLER J. PETERS
OLIVIA MICHAUD
12A LITTLE RIVER ROAD
EXETER, NEW HAMPSHIRE 03833
R.C.R.D. VOLUME 6414, PAGE 567
- 2.) 62 / 19-0 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINES OF THE SUBJECT PARCELS AS SHOWN. PARCEL A (26,906 S.F.) IS TO BE ADDED TO LOT 62/90-0:
LOT ORIGINAL AREA NEW AREA
62/90-0 191,254 S.F. (4.39 Ac.) 218,160 S.F. (5.01 Ac.)
62/90-1 90,680 S.F. (2.20 Ac.) 63,775 S.F. (1.46 Ac.)
- 4.) ZONING DISTRICT: R-2 SINGLE FAMILY
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 15,000 S.F. / UNIT
MINIMUM FRONTAGE = 100 FEET
MINIMUM WIDTH = 100 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = 25 FEET
SIDE SETBACK = 15 FEET
REAR SETBACK = 25 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET (3 STORIES)
WETLAND SETBACKS:
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PARKING = 50 FEET
BUILDING = 75 FEET
THE EXETER ZONING BOARD OF ADJUSTMENT (CASE #21-10), AT ITS SEPTEMBER 21, 2021 MEETING, VOTED TO GRANT A VARIANCE FROM ARTICLE 4, SECTION 4.3 SCHEDULE II: DENSITY & DIMENSIONAL REGULATIONS-RESIDENTIAL TO PERMIT A PROPOSED MINOR SUBDIVISION OF THE PROPERTY LOCATED AT 12 LITTLE RIVER ROAD WITH LESS THAN THE REQUIRED MINIMUM LOT WIDTH/FRONTAGE REQUIREMENTS.
- 5.) THE PARCELS ARE SUBJECT TO THE FOLLOWING EASEMENTS
A.) PARCELS ARE SUBJECT TO AN EASEMENT TO NEW ENGLAND TELEPHONE & TELEGRAPH CO. AS DESCRIBED IN RCRD BK 992, PG 157.
B.) PARCELS ARE SUBJECT TO AN EASEMENT TO ALLIED-NEW HAMPSHIRE GAS CO. AS DESCRIBED IN RCRD BK 1378, PG 221.
C.) PARCEL 62/90-0 IS SUBJECT TO A USE EASEMENT TO BENEFIT MAP 62 LOT 91 AS DESCRIBED IN RCRD BK 2792, PG 597.
D.) PARCELS HAVE A SHARED PRIVATE RIGHT OF WAY AS SHOWN ON REFERENCE PLAN 2.
6.) A PORTION OF THE PARCEL IS LOCATED IN A FLOOD HAZARD ZONE A AS DEPICTED ON FLOOD INSURANCE RATE MAP, NO. 33015C0401E, ROCKINGHAM COUNTY, NH, (ALL JURISDICTIONS), EFFECTIVE DATE: MAY 17, 2005
7.) BASIS OF BEARING IS REFERENCE PLAN 2.
8.) THE WETLAND AREAS SHOWN HEREON WERE FIELD DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC., OF 8 CONTINENTAL DRIVE, BUILDING #2, UNIT H, EXETER, NH, IN 2021, AND RE-EVALUATED AND UPDATED ON AUGUST 1, 2023, AND PROVIDED BY BEALS ASSOCIATES, PLLC.
9.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM REFERENCE PLAN 2.
10.) PARCELS ARE SUBJECT TO THE STATE OF NEW HAMPSHIRE SHORELINE WATER QUALITY PROTECTION ACT (SWQPA). THOSE AREAS WITHIN 250 FEET OF THE LITTLE RIVER REFERENCE LINE.



NEW PARCEL AREA
218,160 S.F. ±
5.01 Ac. ±

NEW PARCEL AREA
63,775 S.F. ±
1.46 Ac. ±

No.	Bearing	Distance
L1	S84°29'40"W	20.50'
L2	S88°15'32"W	48.76'
L3	S84°29'40"W	45.15'
L4	N73°44'25"E	32.72'
L5	N85°38'10"E	47.35'
L6	S87°17'40"E	44.86'
L7	S24°12'21"E	23.66'
L8	S75°08'50"W	40.09'
L9	N10°32'06"W	50.18'

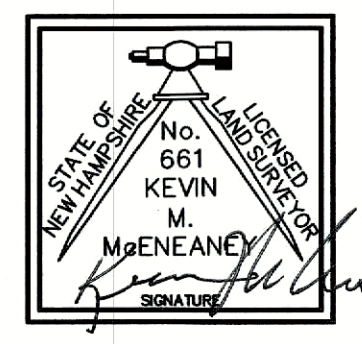
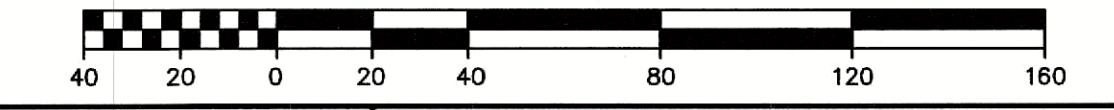
APPROVED
APPROVED BY THE TOWN OF EXETER PLANNING BOARD
DATE: _____
CHAIRMAN: _____

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	88°21'38"	20.00'	30.84'	27.88'	N39°15'14"W
C2	102°04'21"	20.00'	35.63'	31.10'	S44°28'12"E
C3	59°07'48"	20.00'	20.64'	19.74'	N24°38'19"W
C4	29°13'50"	20.00'	10.20'	10.09'	N68°49'07"W
C5	16°08'01"	150.00'	42.24'	42.10'	S13°47'01"W
C6	18°52'17"	150.00'	49.41'	49.18'	S31°17'10"W

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

LOT LINE ADJUSTMENT PLAN
PREPARED FOR
TYLER J. PETERS & OLIVIA MICHAUD
AND
GRANITE STATE CONSTRUCTION SERVICES LLC
TAX MAP 62, LOT Nos. 90-0 & 90-1
12A & 12 LITTLE RIVER ROAD
TOWN of EXETER
COUNTY of ROCKINGHAM
STATE of NEW HAMPSHIRE

DRAWN BY: KJF FILE: MSA\2534\0\23-2534
SCALE: 1" = 40' DATE: OCTOBER 4, 2023



Mcneaney Survey Associates
of NEW ENGLAND
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

LEGEND
S.F. - SQUARE FEET
Ac. - ACRE
(TYP.) - TYPICAL
+ - MORE OR LESS
R.C.R.D. - ROCKINGHAM COUNTY REGISTRY OF DEEDS
I.R.(tbs) - IRON ROD WITH ID CAP #661 TO BE SET

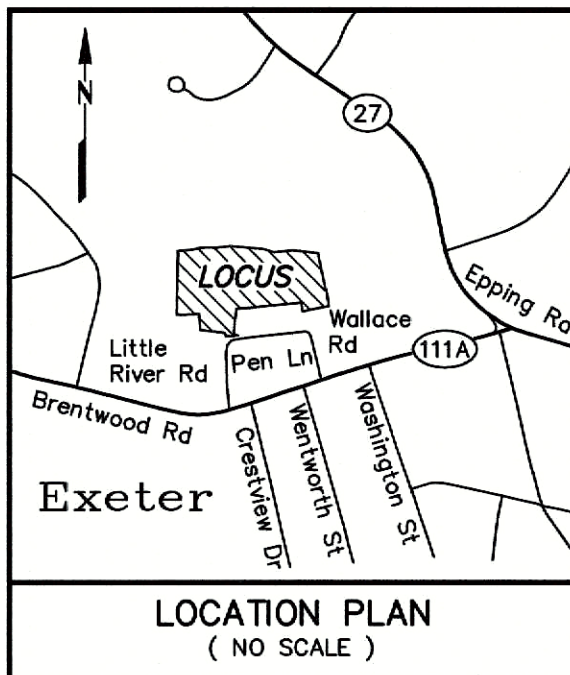
MARILYN FREDETTE
VINCENT L. FREDETTE
37 BRENTWOOD ROAD
EXETER, NH 03833
4950 / 2889

62 / 89
GEOFFREY A. LAKE
8 LITTLE RIVER ROAD
EXETER, NH 03833
4275 / 1

62 / 99
JAMES TAYLOR
KATHLEEN TAYLOR
8 PENN LANE
EXETER, NH 03833
3166 / 290

NO.	DATE	DESCRIPTION	BY	CHK
1	10/16/23	REV. PER ENGINEERING COMMENTS, CHANGE LOT LINE	KJF	KMM
REVISIONS				
23-2534	LLADJ			
PROJECT NO	TYPE	FIELDBOOK & PAGES		

10/16/2023 13:34:51 File: \\meserver1\MSA_Proj\23\2534\Drawings\23-2534-REV2.dwg Layout: LLADJ



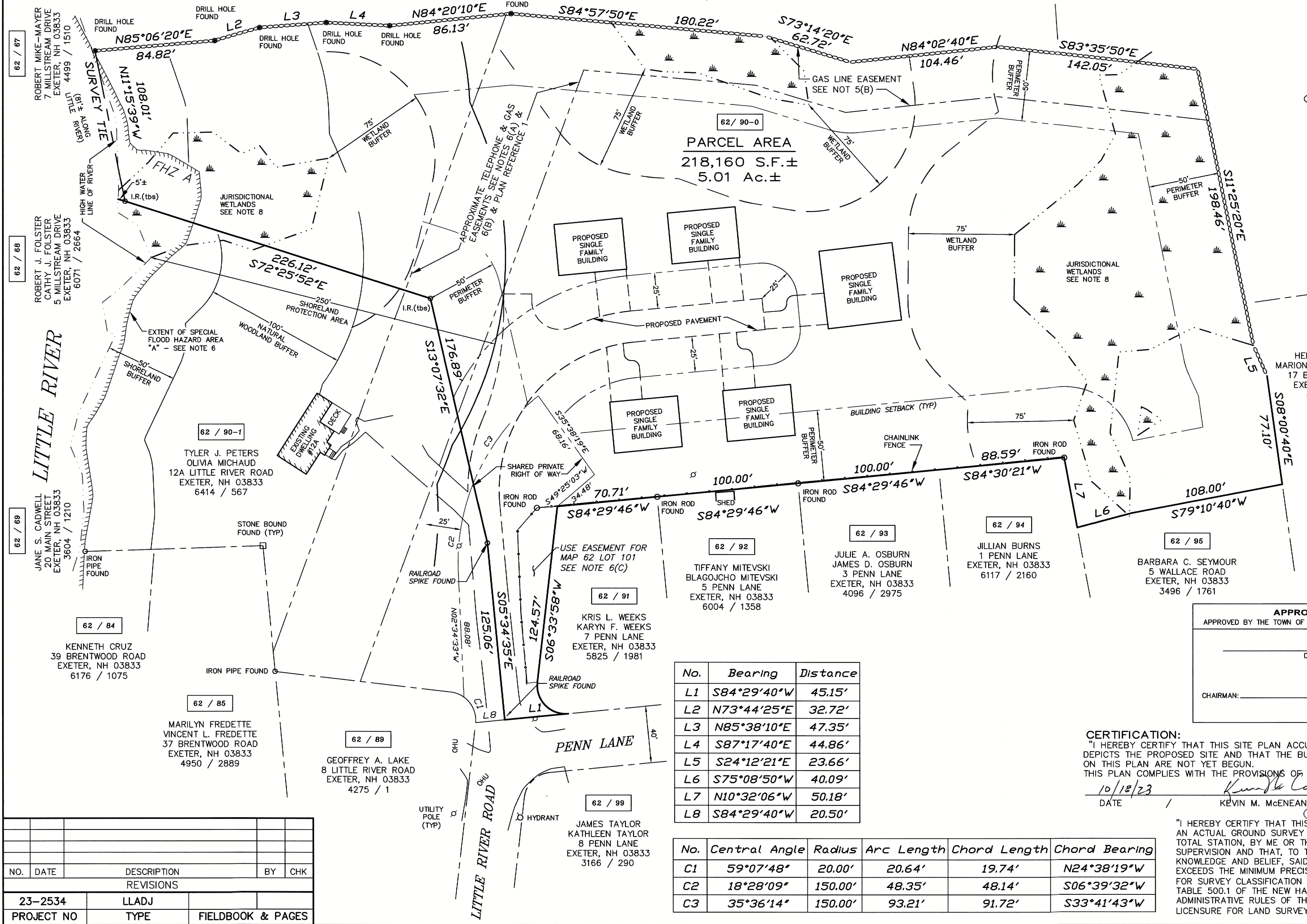
REFERENCE PLANS:

- 1.) SUBDIVISION PLAN PREPARED FOR GRANITE STATE CONSTRUCTION SERVICES, LLC, OF PROPERTY IN THE NAME OF CALVARY BAPTIST CHURCH OF EXETER, INC., SHOWN AS TAX MAP 62 / LOT 90 LOCATED AT 12 LITTLE RIVER ROAD, COUNTY OF ROCKINGHAM, EXETER, NH; SCALE: 1" = 40'; DATED: AUGUST 5, 2021, REVISED THROUGH 12/7/21; BY: DAVID W. VINCENT, LLS, LAND SURVEYING SERVICES; RECORDED R.C.R.D. PLAN D-43143.
- 2.) PLAN OF LAND FOR CALVARY BAPTIST CHURCH, LITTLE RIVER ROAD, EXETER, NH; DATED: JUNE 1982; BY: K. E. MOORE & B. G. STAPLES, REVISED BY PARKER SURVEY ASSOC., INC.; RECORDED R.C.R.D. PLAN D-18065.
- 3.) LOT LINE ADJUSTMENT PLAN PREPARED FOR TYLER J. PETERS & OLIVIA MICHAUD AND CALVARY BAPTIST CHURCH OF EXETER, TAX MAP 62, LOT Nos. 90-0 & 90-1, 12A & 12 LITTLE RIVER ROAD, TOWN OF EXETER, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE; SCALE: 1" = 40'; DATED: AUGUST 24, 2023; BY: THIS OFFICE; TO BE RECORDED.

- 55 / 3 BOULDERS REALTY CORP. PO BOX 190 EXETER, NH 03833 5704 / 2344
- 56 / 3-2 INTEGRITY VENTURES, INC. 21 RED FOX LANE BARRINGTON, NH 03825 5983 / 1221
- 55 / 3-1 SEACOAST EARLY LEARNING CENTER REAL ESTATE DEVELOPMENT, LLC 5 MCKAY DRIVE EXETER, NH 03833 EXETER, NH 03833 6323 / 202
- 56 / 3-3 COLCORD POND ASSOCIATES, LLC 80 NASHUA ROAD, SUITE 24 LONDONDERRY, NH 03053 5704 / 2406
- 62 / 111 PATRICIA A. WASHBURN REVOCABLE TRUST 2004 PATRICIA A. WASHBURN, TRUSTEE 39 BOWVIEW DRIVE STRAFFORD, NH 03884 3521 / 2229

NOTES:

- 1.) OWNERS OF RECORD: GRANITE STATE CONSTRUCTION SERVICES LLC 34 AUBURN STREET EXETER, NEW HAMPSHIRE 03833 R.C.R.D. VOLUME 6502, PAGE 2920
- 2.) 62 / 19-0 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) THE INTENT OF THIS PLAN IS TO DEPICT A CONDOMINIUM WITH 5 DETACHED SINGLE FAMILY BUILDINGS. CONSTRUCTION IS NOT YET BEGUN.
- 4.) ZONING DISTRICT: R-2 SINGLE FAMILY TO BE DEVELOPED UNDER "SINGLE FAMILY OPEN SPACE DEVELOPMENT"
 - DIMENSIONAL REQUIREMENTS:
 - EXTERNAL BOUNDARY SETBACKS:
 - FRONT = 100 FEET FROM PUBLIC WAY
 - SIDE & REAR BUFFER = 50 FEET
 - INTERNAL SETBACKS:
 - FROM DRIVEWAY/PARKING LOT = 25 FEET
 - MAXIMUM BUILDING HEIGHT = 35 FEET (3 STORIES)
 - WETLAND SETBACKS:
 - NO-DISBURBANCE = 40 FEET
 - PARKING = 50 FEET
 - BUILDING = 75 FEET
- 5.) THE PARCEL IS SUBJECT TO THE FOLLOWING EASEMENTS
 - A.) PARCEL IS SUBJECT TO AN EASEMENT TO NEW ENGLAND TELEPHONE & TELEGRAPH CO. AS DESCRIBED IN RCRD BK 992, PG 157.
 - B.) PARCEL IS SUBJECT TO AN EASEMENT TO ALLIED-NEW HAMPSHIRE GAS CO. AS DESCRIBED IN RCRD BK 1378, PG 221.
 - C.) PARCEL IS SUBJECT TO A USE EASEMENT TO BENEFIT MAP 62 LOT 91 AS DESCRIBED IN RCRD BK 2792, PG 597.
 - D.) PARCEL HAS A SHARED PRIVATE RIGHT OF WAY WITH PARCEL 62/90-1 AS SHOWN ON REFERENCE PLAN 2.
- 6.) A PORTION OF THE PARCEL IS LOCATED IN A FLOOD HAZARD ZONE A AS DEPICTED ON FLOOD INSURANCE RATE MAP, NO. 33015C0401E, ROCKINGHAM COUNTY, NH, (ALL JURISDICTIONS), EFFECTIVE DATE: MAY 17, 2005
- 7.) BASIS OF BEARING IS REFERENCE PLAN 2.
- 8.) THE WETLAND AREAS SHOWN HEREON WERE FIELD DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC., OF 8 CONTINENTAL DRIVE, BUILDING #2, UNIT H, EXETER, NH, IN 2021, AND RE-EVALUATED AND UPDATED ON AUGUST 1, 2023, AND PROVIDED BY BEALS ASSOCIATES, PLLC.
- 9.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM REFERENCE PLAN 3.
- 10.) PARCEL IS SUBJECT TO THE STATE OF NEW HAMPSHIRE SHORELINE WATER QUALITY PROTECTION ACT (SWOPA). THOSE AREAS WITHIN 250 FEET OF THE LITTLE RIVER REFERENCE LINE.



No.	Bearing	Distance
L1	S84°29'40"W	45.15'
L2	N73°44'25"E	32.72'
L3	N85°38'10"E	47.35'
L4	S87°17'40"E	44.86'
L5	S24°12'21"E	23.66'
L6	S75°08'50"W	40.09'
L7	N10°32'06"W	50.18'
L8	S84°29'40"W	20.50'

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	59°07'48"	20.00'	20.64'	19.74'	N24°38'19"W
C2	18°28'09"	150.00'	48.35'	48.14'	S06°39'32"W
C3	35°36'14"	150.00'	93.21'	91.72'	S33°41'43"W

APPROVED
 APPROVED BY THE TOWN OF EXETER PLANNING BOARD

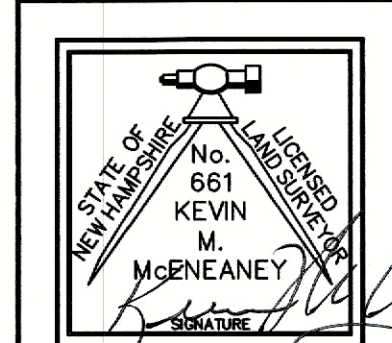
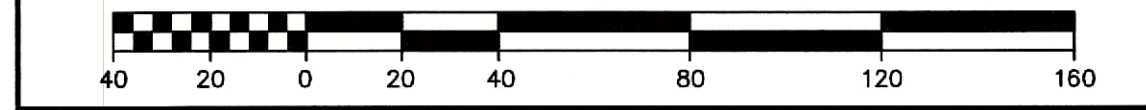
 DATE _____
 CHAIRMAN: _____

CERTIFICATION:
 "I HEREBY CERTIFY THAT THIS SITE PLAN ACCURATELY DEPICTS THE PROPOSED SITE AND THAT THE BUILDINGS AS SHOWN ON THIS PLAN ARE NOT YET BEGUN. THIS PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B:20 I.
 10/18/23
 DATE / KEVIN M. McEANEY, L.L.S. 661

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

CONDOMINIUM SITE PLAN
 PREPARED FOR
GRANITE STATE CONSTRUCTION SERVICES LLC
 TAX MAP 62, LOT No. 90-0
 12 LITTLE RIVER ROAD
 TOWN of EXETER
 COUNTY of ROCKINGHAM
 STATE of NEW HAMPSHIRE

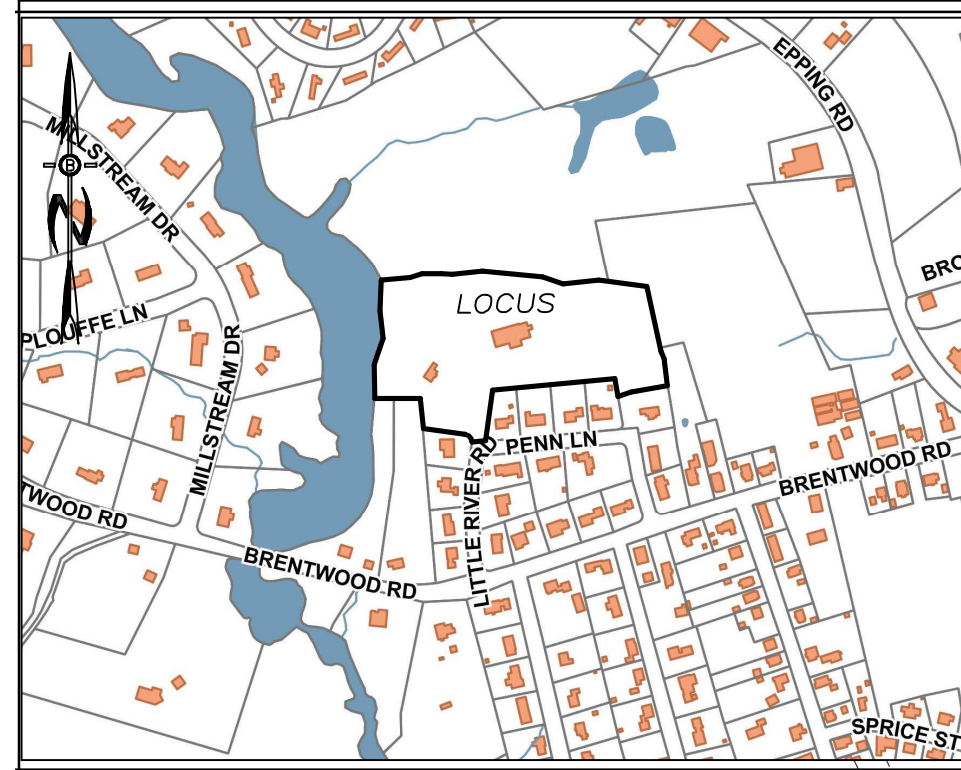
DRAWN BY: KJF FILE: MSA\2534\023-2534
 SCALE: 1" = 40' DATE: OCTOBER 18, 2023



McEaney Survey Associates
 of NEW ENGLAND
 P.O. Box 681 - 24 CHESTNUT STREET
 DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

NO.	DATE	DESCRIPTION	BY	CHK
23-2534		LLADJ		
PROJECT NO		TYPE		FIELDBOOK & PAGES



LOCATION MAP
1"=500'



UNDERGROUND FACILITIES, UTILITIES,
1-888-DIG-SAFE (1-888-344-7233),
AND EXETER DPW (603) 773-6157

ZONING REQUIREMENTS:
ZONING DISTRICT - RES.2 (R2)
MINIMUM LOT SIZE - 15,000 S.F.
MINIMUM LOT WIDTH - 100 FT.
MINIMUM LOT DEPTH - 100 FT.
MINIMUM FRONTAGE - 100'

BUILDING SETBACKS
FRONT=25 FT.
SIDE=15 FT.
REAR=25 FT.
BUILDING HEIGHT=35 FT.
MAXIMUM BUILDING COVERAGE = 25%

WETLAND SETBACKS
NO-DISTURBANCE - 40'
PARKING SETBACK - 50'
BUILDING SETBACK - 75'

PREPARED FOR:

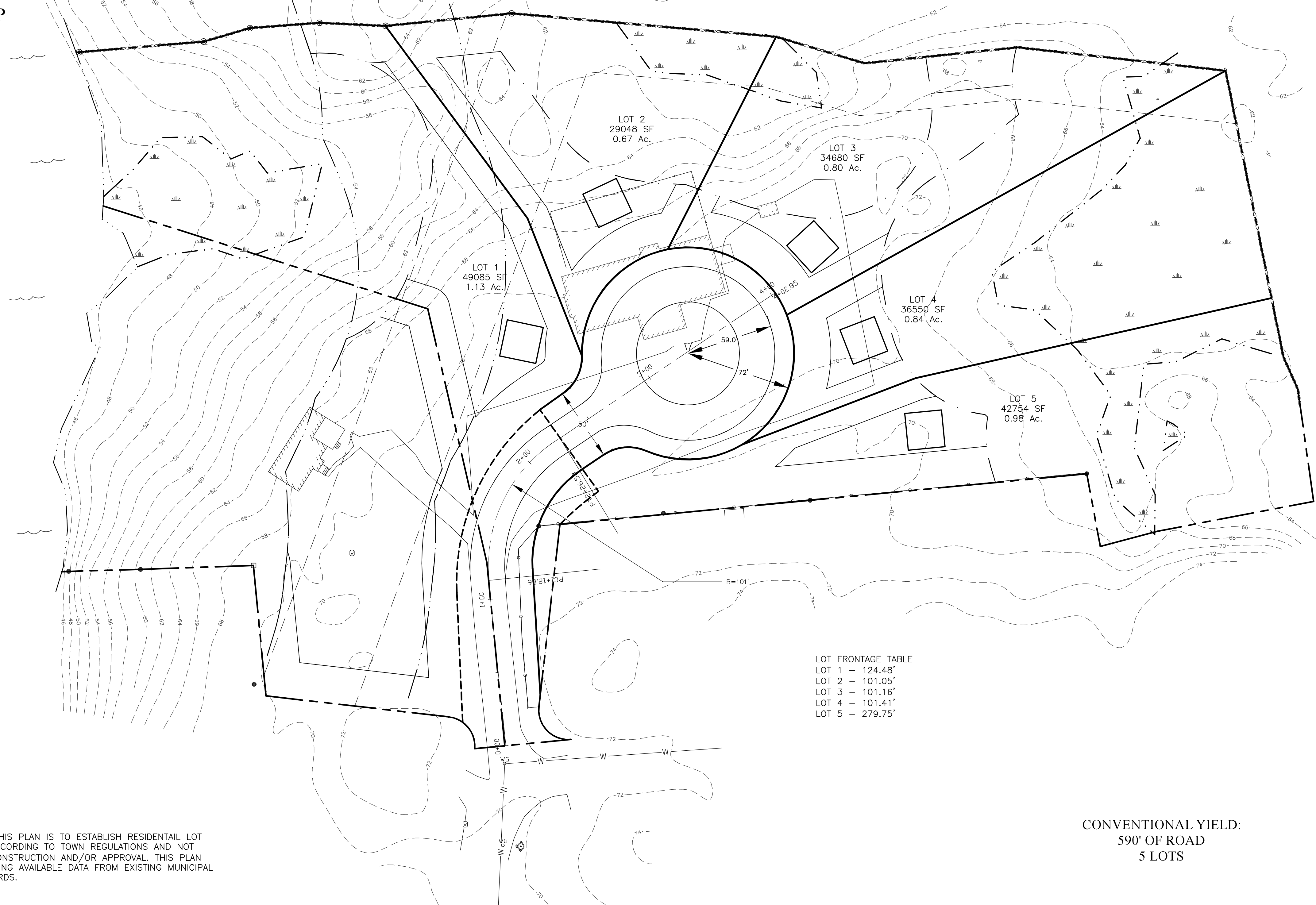
GRANTIE STATE CONSTRUCTION
SERVICES, LLC
34 AUBURN STREET
EXETER, NH



70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX: 603-583-4863

NOTES

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE, AND TOWN OF EXETER DPW.
2. THIS PLAN HAS BEEN PREPARED 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. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
3. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
4. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
5. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF EXETER STANDARDS AND REGULATIONS.
6. ALL WATER, SEWER, ROAD, AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 GRADING, DRAINAGE, AND EROSION AND 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.
7. DISTURBANCE UNDER 100,000 SQ. FT. (0 S.F.+/- PROPOSED DISTURBANCE) NHDES ALTERATION OF TERRAIN PERMIT NOT REQUIRED.
8. WETLAND BUFFER PLACARDS (4" ROUND) SHALL BE NAILED TO TREES AS AVAILABLE OR SET ON STAKES ALONG WETLAND BUFFER LIMITS AT AN INTERVAL OF APPROXIMATELY 50 FEET. HOUSES WILL BE BUILT OUTSIDE OF THE WETLAND BUFFER.



LOT FRONTAGE TABLE

LOT 1	-	124.48'
LOT 2	-	101.05'
LOT 3	-	101.16'
LOT 4	-	101.41'
LOT 5	-	279.75'



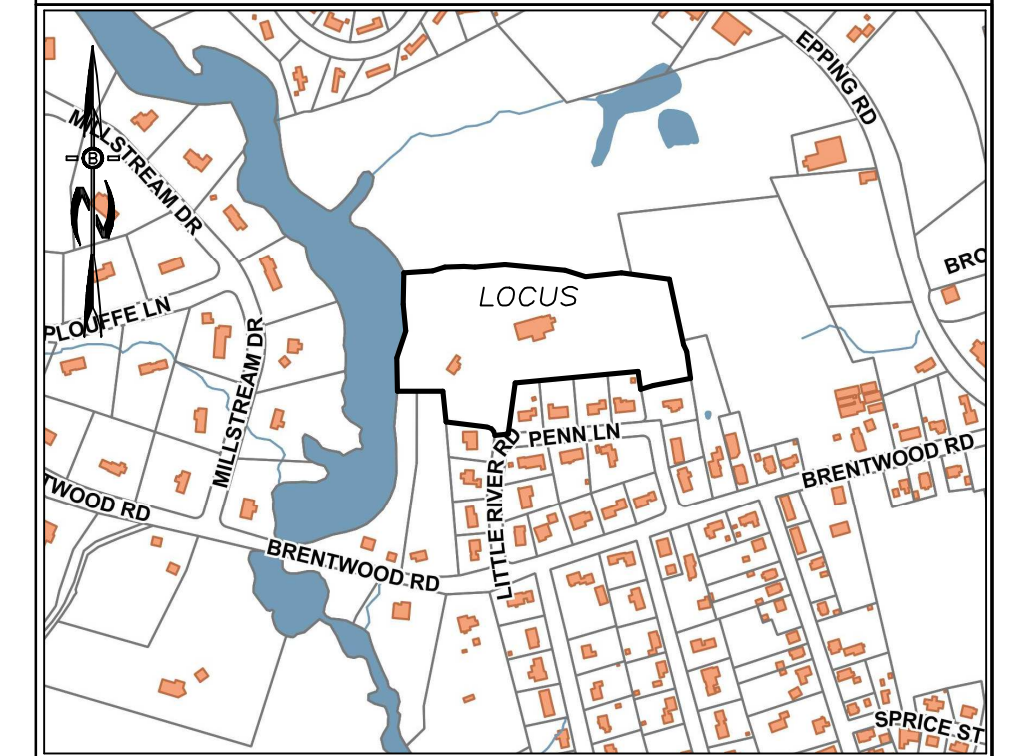
CONVENTIONAL YIELD:
590' OF ROAD
5 LOTS

THE INTENT OF THIS PLAN IS TO ESTABLISH RESIDENTIAL LOT DENSITY YIELD ACCORDING TO TOWN REGULATIONS AND NOT INTENDED FOR CONSTRUCTION AND/OR APPROVAL. THIS PLAN WAS CREATED USING AVAILABLE DATA FROM EXISTING MUNICIPAL AND STATE RECORDS.

REVISED PER TRC REVIEW	10/10/23
REVISIONS:	DATE:
EXHIBIT YIELD PLAN	
PLAN FOR: COLCORD MEADOW 12 LITTLE RIVER ROAD EXETER, NH	
DATE: AUG, 2023	SCALE: 1"=40'
PROJ. NO: NH-1364	SHEET NO. 4

PREPARED FOR:
GRANTIE STATE CONSTRUCTION SERVICES, LLC
 34 AUBURN STREET
 EXETER, NH

BA BEALS ASSOCIATES, PLLC
 70 PORTSMOUTH AVE,
 THIRD FLOOR, SUITE 2
 STRATHAM, N.H. 03885
 PHONE: 603-583-4860,
 FAX: 603-583-4863



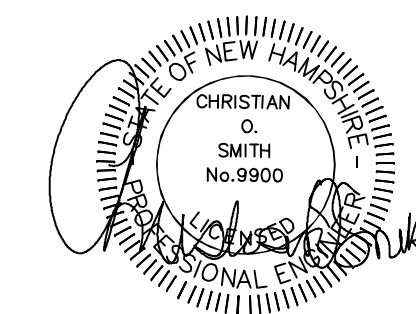
LOCATION MAP
 1"=500'

NOTES

- ALL EXISTING STRUCTURES IN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS, UNLESS NOTED TO REMAIN ON THE SITE PLANS. ANY BURNING ON-SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
- ALL EXISTING UTILITIES SHALL BE TERMINATED AT THE PROPERTY LINE, OR AS SHOWN ON THE DESIGN PLANS, IN CONFORMANCE WITH LOCAL, STATE AND UTILITY COMPANY STANDARDS, SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES PRIOR TO THE START OF WORK.
- EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED PRIOR TO ANY EARTH MOVING ACTIVITIES.
- A TREE CLEARING PERMIT FROM LOCAL AND STATE AUTHORITIES MAY BE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL STUMPS AND DEBRIS ARE TO BE REMOVED FROM SITE.
- THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES.
- EXISTING SEWER SERVICE AND APPURTENANCES TO BE REMOVED AND DISPOSED OF PER TOWN AND STATE REQUIREMENTS. NEW SERVICES FOR EACH UNIT TO BE INSTALLED & CONNECTED PER TOWN SPECIFICATIONS, SEQUENCING AND SCHEDULING. (SEE DETAIL SHEETS FOR COMPLETE CONSTRUCTION SEQUENCE AND EROSION CONTROL SPECIFICATION.)
- DEMOLITION REQUIREMENTS: CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH THE ADJACENT AND OCCUPIED BUILDING AREAS, IN COMPLIANCE WITH THE GOVERNING LAWS. PRIME CONSIDERATION SHALL BE GIVEN TO THE SAFETY, PROTECTION AND CONVENIENCE OF THE PUBLIC AND OWNER'S PERSONNEL.
 2.1: EMPLOY TARPULINS ON TRUCKS CARRYING DEBRIS TO PREVENT SPREADING DUST OR DEBRIS. CLEAN UP LOOSE DEBRIS DAILY TO PREVENT THE WIND SPREADING DEBRIS.
- LEAVE SITE IN CLEAN CONDITION.
- STUMP DISPOSAL TO BE OUTSIDE LIMITS OF PAVEMENT, DRAINAGE STRUCTURES, ETC.
- TEMPORARY EARTH MATERIAL STOCKPILES TO BE IN UPLAND AREAS AND COMPLETELY IMPOUNDED BY SILT FENCE/HAYBALE EROSION CONTROLS.
- THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
- WETLAND AREA SHOWN WAS FIELD DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. OF EXETER, NH.
- ALL WATER, SEWER, ROAD (INCLUDING DRIVEWAY), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.3, STORMWATER MANAGEMENT STANDARDS, STORMWATER MANAGEMENT PLAN, STORMWATER POLLUTION PREVENTION PLAN, AND EROSION AND SEDIMENT CONTROL STANDARDS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE. SEE SECTION 9.14, ROADWAYS, ACCESS POINTS, AND FIRE LANES AND SECTION 9.13, PARKING AREAS FOR EXCEPTIONS.
- THE 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.
- EXISTING WATER SERVICE TO THE CHURCH TO BE DISCONTINUED AT THE MAIN PER EXETER REGULATIONS.

LEGEND

	UTILITY POLE
	STONE WALL
	TREE LINE
	EXISTING CONTOUR - 10'
	EXISTING CONTOUR - 2'
	WETLAND BOUNDARY
	WETLAND SETBACK LINE
	BUILDING SETBACK LINE
	ABUTTING PROPERTY LINE
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE

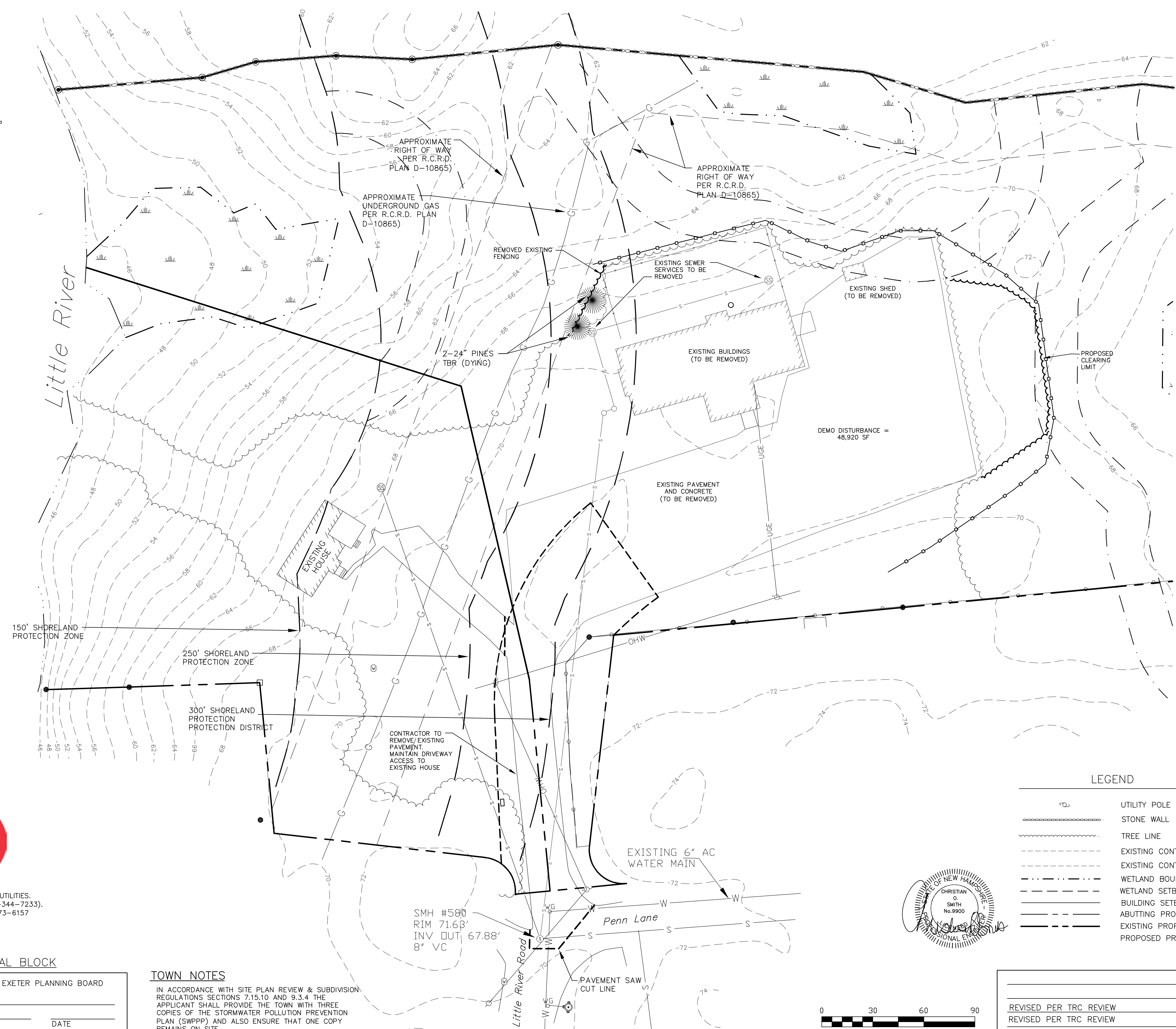


REVISED PER TRC REVIEW	11/8/23
REVISED PER TRC REVIEW	10/10/23
REVISIONS:	DATE:

DEMOLITION PLAN

PLAN FOR:
COLCORD MEADOW
 12 LITTLE RIVER ROAD
 EXETER, NH

DATE: JUNE, 2023	SCALE: 1"=30'
PROJ. NO: NH-1364	SHEET NO. 5



UNDERGROUND FACILITIES, UTILITIES,
 1-888-DIG-SAFE (1-888-344-7233),
 AND EXETER DPW (603) 773-6157

APPROVAL BLOCK

APPROVED TOWN OF EXETER PLANNING BOARD	
CHAIRPERSON	DATE

TOWN NOTES

IN ACCORDANCE WITH SITE PLAN REVIEW & SUBDIVISION REGULATIONS SECTIONS 7.15.10 AND 9.3.4 THE APPLICANT SHALL PROVIDE THE TOWN WITH THREE COPIES OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND ALSO ENSURE THAT ONE COPY REMAINS ON SITE.

SMH #580
 RIM 71.63'
 INV OUT 67.88'
 8" VC

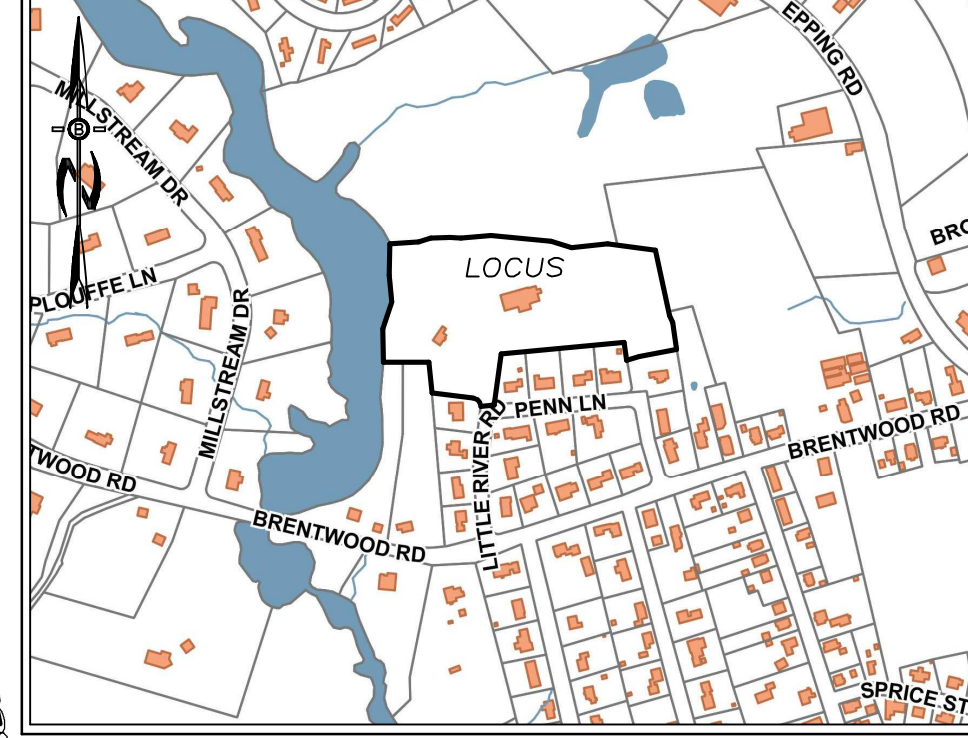
ZONING REQUIREMENTS:
 ZONING DISTRICT - RES.2 (R2)
 MINIMUM LOT SIZE - 15,000 S.F.
 MINIMUM LOT WIDTH - 100 FT.
 MINIMUM LOT DEPTH - 100 FT.
 MINIMUM FRONTAGE - 100'

BUILDING SETBACKS:
 FRONT=25 FT.
 SIDE=15 FT.
 REAR=25 FT.
 BUILDING HEIGHT=35 FT.
 MAX. BLDG. COVERAGE = 25%

WETLAND SETBACKS:
 NO-DISTURBANCE - 40'
 PARKING SETBACK - 50'
 BUILDING SETBACK - 75'

PREPARED FOR:
GRANTIE STATE CONSTRUCTION SERVICES, LLC
 34 AUBURN STREET
 EXETER, NH

BA BEALS ASSOCIATES, PLLC
 70 PORTSMOUTH AVE,
 THIRD FLOOR, SUITE 2
 STRATHAM, N.H. 03885
 PHONE: 603-583-4860,
 FAX: 603-583-4863



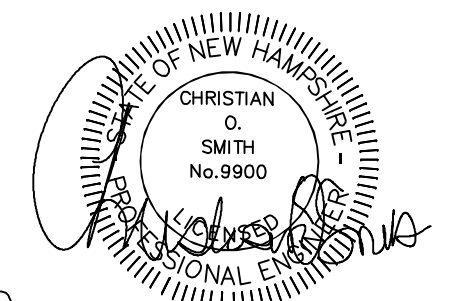
LOCATION MAP
 1"=500'

- NOTES**
- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE, AND TOWN OF EXETER DPW.
 - THIS PLAN HAS BEEN PREPARED 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. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
 - ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
 - THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
 - ALL CONSTRUCTION SHALL CONFORM TO TOWN OF EXETER STANDARDS AND REGULATIONS.
 - ALL WATER, SEWER, ROAD, AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 GRADING, DRAINAGE, AND EROSION AND 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.
 - DISTURBANCE UNDER 100,000 SQ. FT. (43,580 SF) NHDES ALTERATION OF TERRAIN PERMIT NOT REQUIRED.

TOWN NOTES

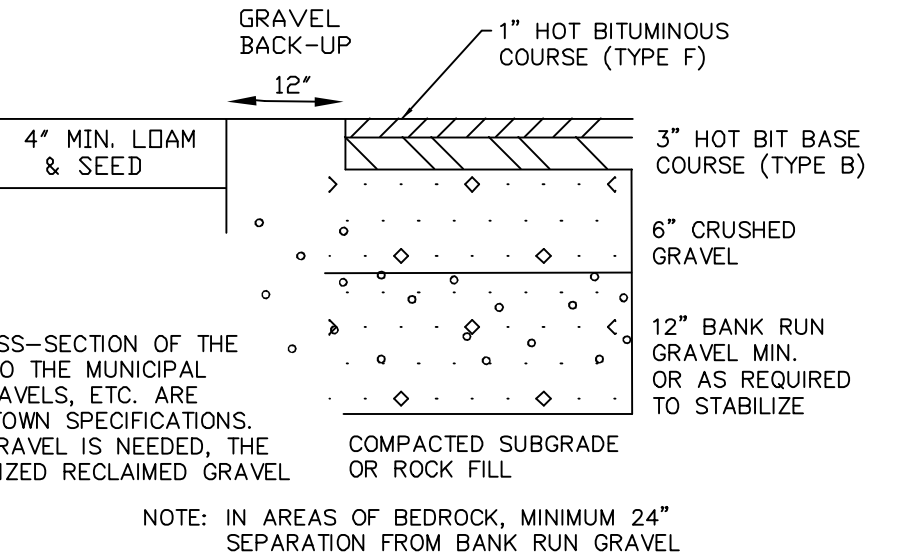
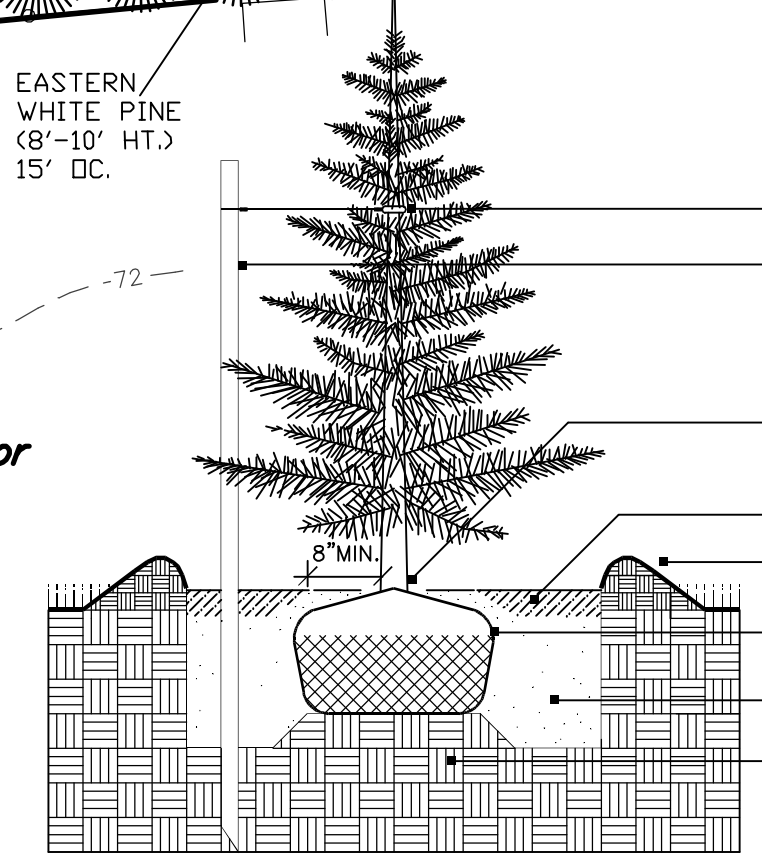
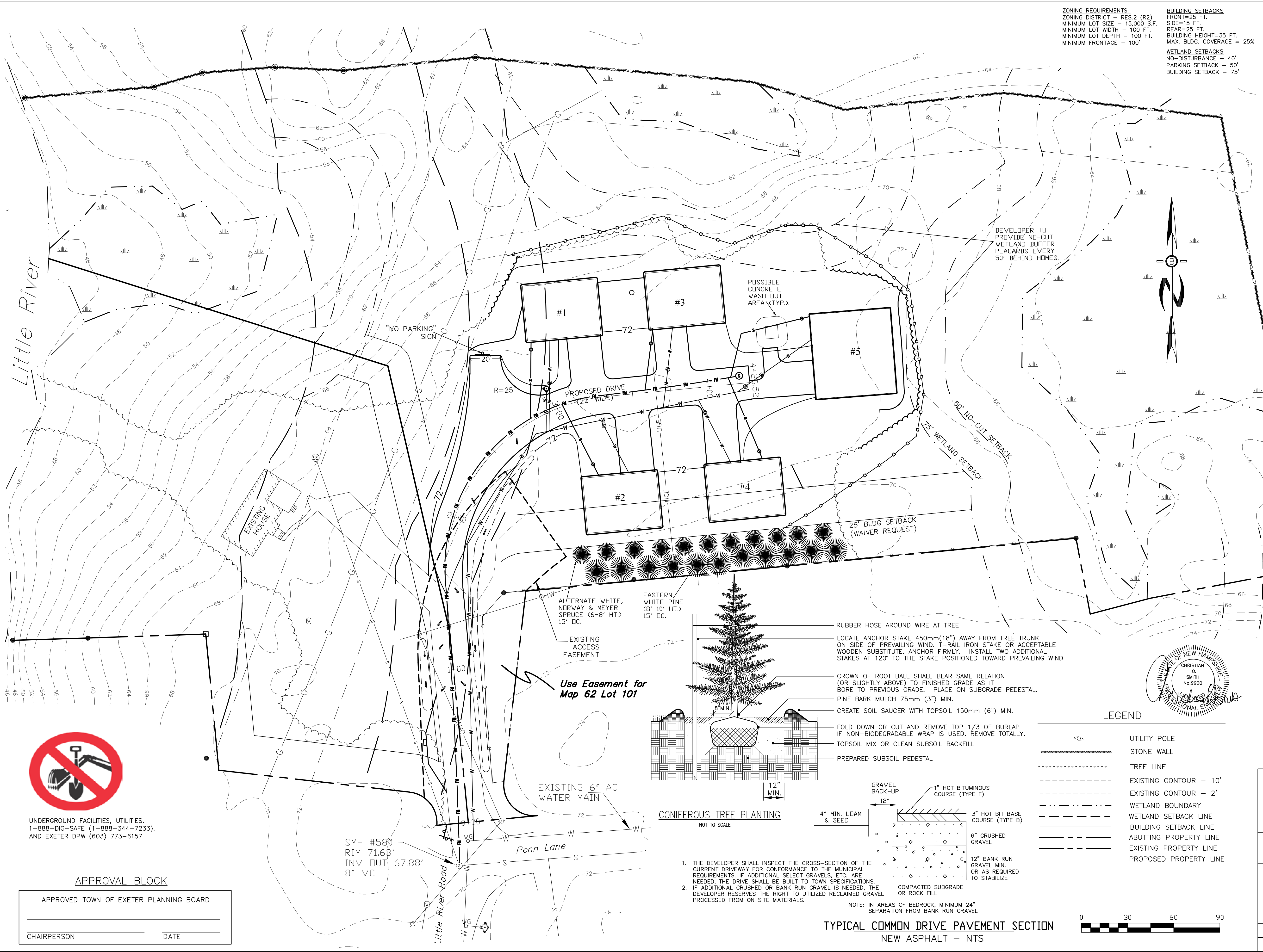
ALL SNOW SHALL BE STORED OFF OF PAVEMENT ACCESS WAYS, IN THE EVENT THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN TRAVEL AISLES.

ALL WASTE MATERIALS AND RECYCLABLE SHALL BE CONTAINED WITHIN THE BUILDING(S) OR APPROVED STORAGE FACILITIES AND SHALL NOT BE OTHERWISE STORED ON THE PROPERTY. REFUSE COLLECTION WILL BE BY CURBSIDE PICK-UP.



LEGEND

- UTILITY POLE
- STONE WALL
- TREE LINE
- EXISTING CONTOUR - 10'
- EXISTING CONTOUR - 2'
- WETLAND BOUNDARY
- WETLAND SETBACK LINE
- BUILDING SETBACK LINE
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE



- THE DEVELOPER SHALL INSPECT THE CROSS-SECTION OF THE CURRENT DRIVEWAY FOR CONFORMANCE TO THE MUNICIPAL REQUIREMENTS. IF ADDITIONAL SELECT GRAVELS, ETC. ARE NEEDED, THE DRIVE SHALL BE BUILT TO TOWN SPECIFICATIONS.
- IF ADDITIONAL CRUSHED OR BANK RUN GRAVEL IS NEEDED, THE DEVELOPER RESERVES THE RIGHT TO UTILIZED RECLAIMED GRAVEL PROCESSED FROM ON SITE MATERIALS.

TYPICAL COMMON DRIVE PAVEMENT SECTION
 NEW ASPHALT - NTS



UNDERGROUND FACILITIES, UTILITIES,
 1-888-DIG-SAFE (1-888-344-7233),
 AND EXETER DPW (603) 773-6157

APPROVAL BLOCK

APPROVED TOWN OF EXETER PLANNING BOARD

CHAIRPERSON _____ DATE _____

REVISED PER TRC REVIEW	11/8/23
REVISED PER TRC REVIEW	10/10/23
REVISIONS:	DATE:

SITE PLAN

PLAN FOR:
COLCORD MEADOW
 12 LITTLE RIVER ROAD
 EXETER, NH

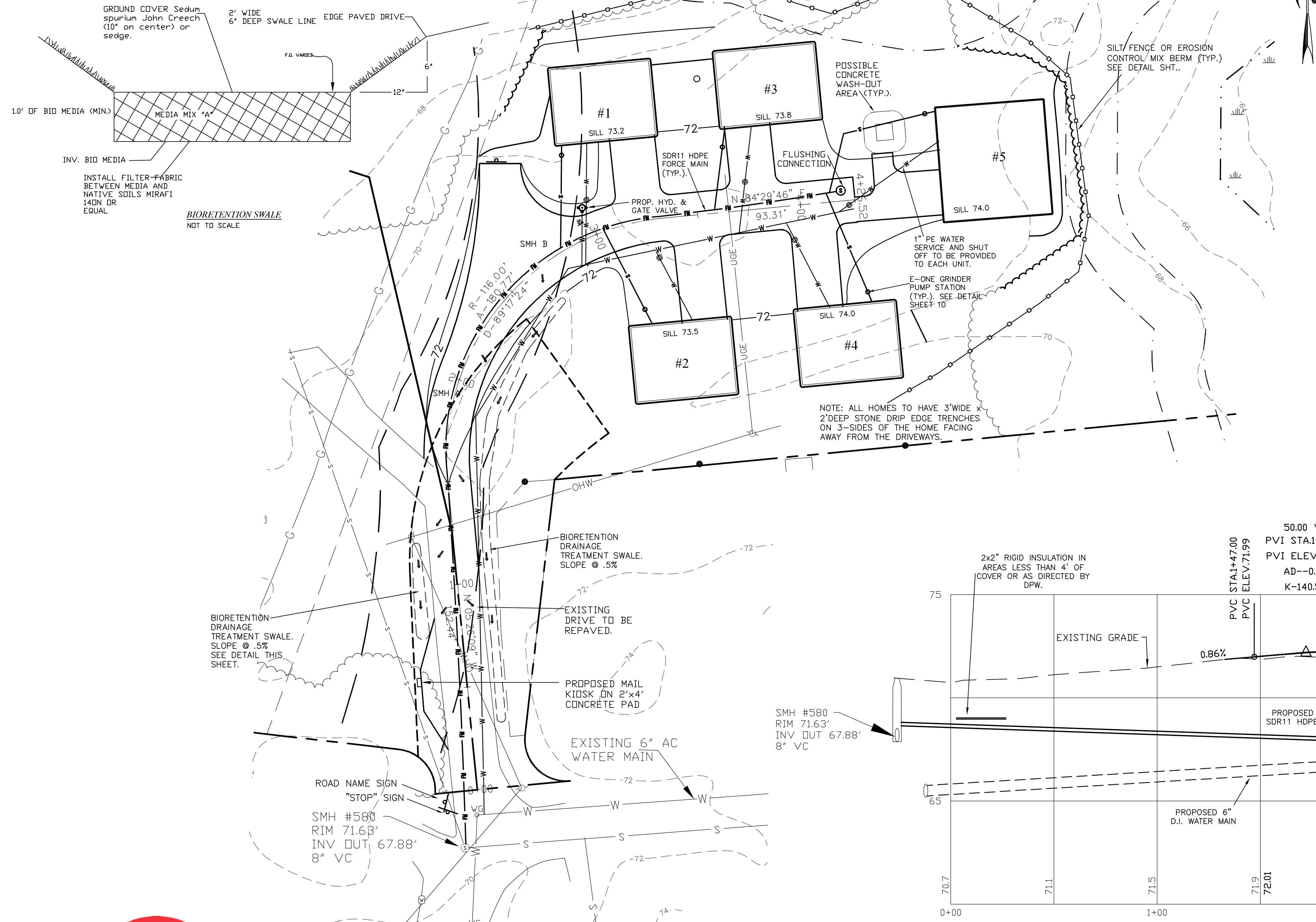
DATE: JUNE, 2023	SCALE: 1"=30'
PROJ. NO: NH-1364	SHEET NO. 6

PREPARED FOR:
GRANTIE STATE CONSTRUCTION SERVICES, LLC
 34 AUBURN STREET
 EXETER, NH

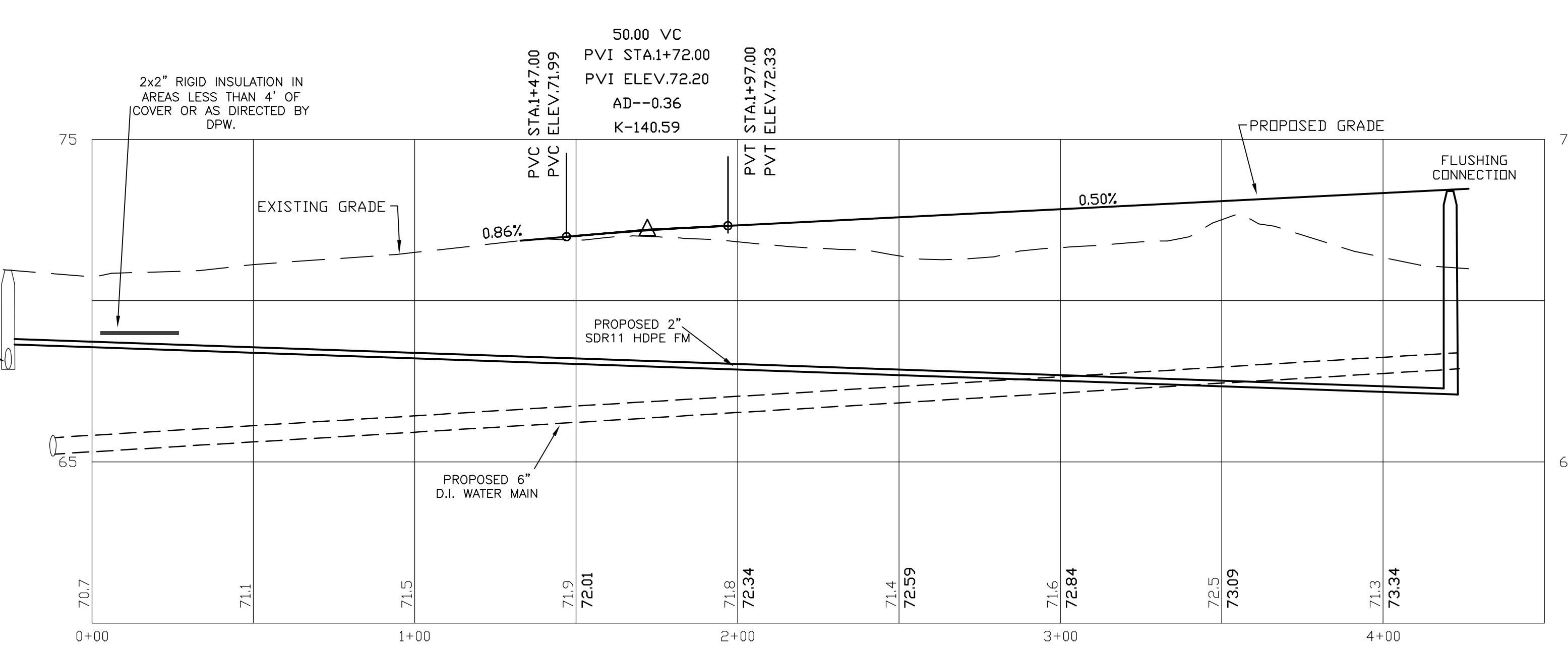


70 PORTSMOUTH AVE,
 THIRD FLOOR, SUITE 2
 STRATHAM, N.H. 03885
 PHONE: 603-583-4860
 FAX: 603-583-4863

FILTER MEDIA MIXTURE			
Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5



- UTILITY NOTES:**
- 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.
 - THE CONTRACTOR SHALL PROVIDE NOTICE TO ALL COMPANIES AND LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
 - THE SPECIFICATIONS FOR PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY CO. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR PROPER UTILITY CROSSING REQUIREMENTS PRIOR TO THE PRE-CONSTRUCTION MEETING U&E&T PLANS FROM THE UTILITY COMPANIES NEED TO BE REDRAWN ON THIS SHEET. ADDITIONALLY THE CONTRACTOR NEEDS TO HAVE A COMPLETED SWPPP. A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, LOCAL OFFICIALS, AND ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
 - ALL CONSTRUCTION SHALL CONFORM TO EXETER STANDARDS AND REGULATIONS, UNLESS OTHERWISE SPECIFIED. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR (OSHA) RULES AND REGULATIONS. BUILDINGS ARE TO BE SERVICED BY UNDERGROUND UTILITIES.
 - THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS (IF REQUIRED) IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS.
 - SEWER AND WATER INFRASTRUCTURE ON PRIVATE PROPERTY SHALL REMAIN PRIVATE, HOWEVER, THE TOWN RESERVES THE RIGHT TO ENTER THE PROPERTY IN ORDER TO INSPECT, REPAIR AND/OR TERMINATE INDIVIDUAL SEWER OR WATER SERVICES (AT OWNER'S EXPENSE). THIS RIGHT IS TO BE CONVEYED TO THE TOWN IN THE SITE'S DECLARATION OF CONDOMINIUM DOCUMENTS, AND IN ALL INDIVIDUAL DEEDS.
 - AN AS-BUILT PLAN IS TO BE PREPARED AND SUBMITTED TO DEPARTMENT OF PUBLIC WORKS IN DIGITAL AND MYLAR FORMATS.
 - THE CONTRACTOR IS RESPONSIBLE FOR PAYMENT OF ALL CONNECTION FEES.
 - SANITARY SEWER FLOW CALCULATIONS:
 5 UNITS AT 4 BEDROOMS EACH = 20 BEDROOMS
 ESTIMATED FLOW AT 150 GPD/BEDROOM = 3,000.
 - FOR WATER MAIN AND SEWER LINE CROSSINGS REFER TO THE DETAIL ON SHEET 5 FOR MINIMUM VERTICAL AND HORIZONTAL SEPARATION.
 - ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY CAP AND WITNESS AT END.
 - THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES AND MECHANICAL JOINTS.
 - CONTRACTOR SHALL MINIMIZE DISRUPTIONS TO EXISTING WATER SERVICES AND ALL REQUIREMENTS OF EXETER WATER DEPARTMENT SHALL BE FOLLOWED REGARDING NOTIFICATION OF INTERRUPTION OF SERVICE (MIN 48 HOURS). TEE INSTALLATION MAY NEED TO BE CONDUCTED AT NIGHT AS DIRECTED BY EXETER WATER DEPT.
 - WATER VALVES ARE TO BE OPERATED ONLY BY MUNICIPAL STAFF.
 - THE INSTALLATION OF SMOKE, HEAT, FIRE, OR CARBON MONOXIDE ALARMS OR SYSTEMS SHALL COMPLY WITH NFPA 72 REQUIREMENTS.
 - ALL SEWER SERVICE BENDS SHALL HAVE CLEANOUTS INSTALLED (SEE DETAIL SHEET FOR DETAILS).
 - EACH UNIT TO BE PROVIDED WITH AN INDIVIDUAL WATER SHUT-OFF.
 - 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.



PROFILE & UTILITY PLAN

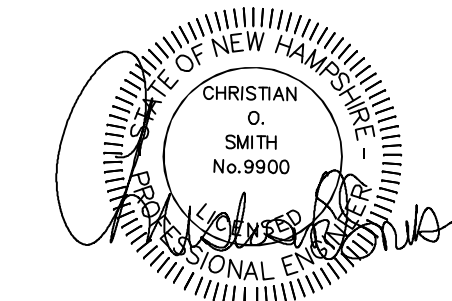
PLAN FOR:
 COLCORD MEADOW
 12 LITTLE RIVER ROAD
 EXETER, NH

REVISED PER TRC REVIEW	11/8/23
REVISED PER TRC REVIEW	10/10/23
REVISIONS:	DATE:

DATE: AUG, 2023	SCALE: 1" = 30'
PROJ. NO: NH-1364	SHT NO. 7



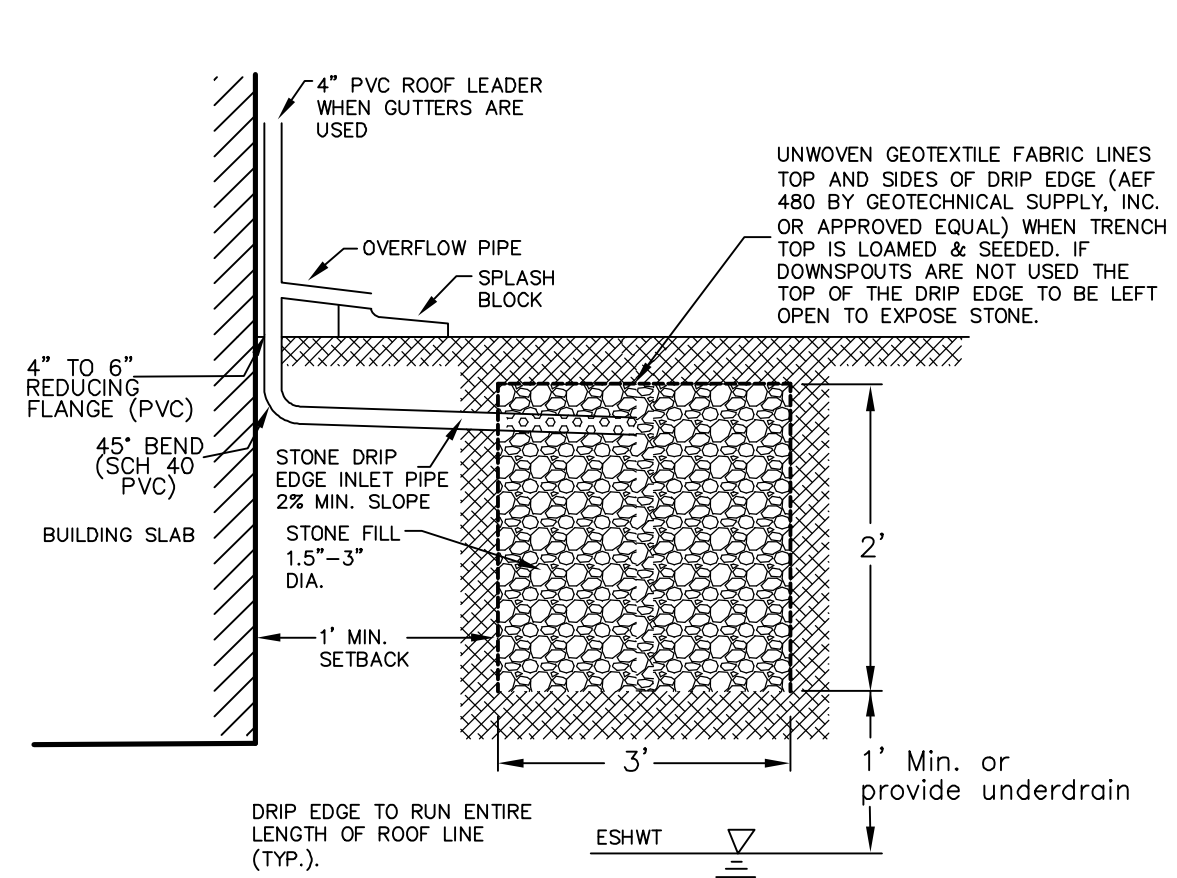
UNDERGROUND FACILITIES, UTILITIES,
 1-888-DIG-SAFE (1-888-344-7233),
 AND EXETER DPW (603) 773-6157



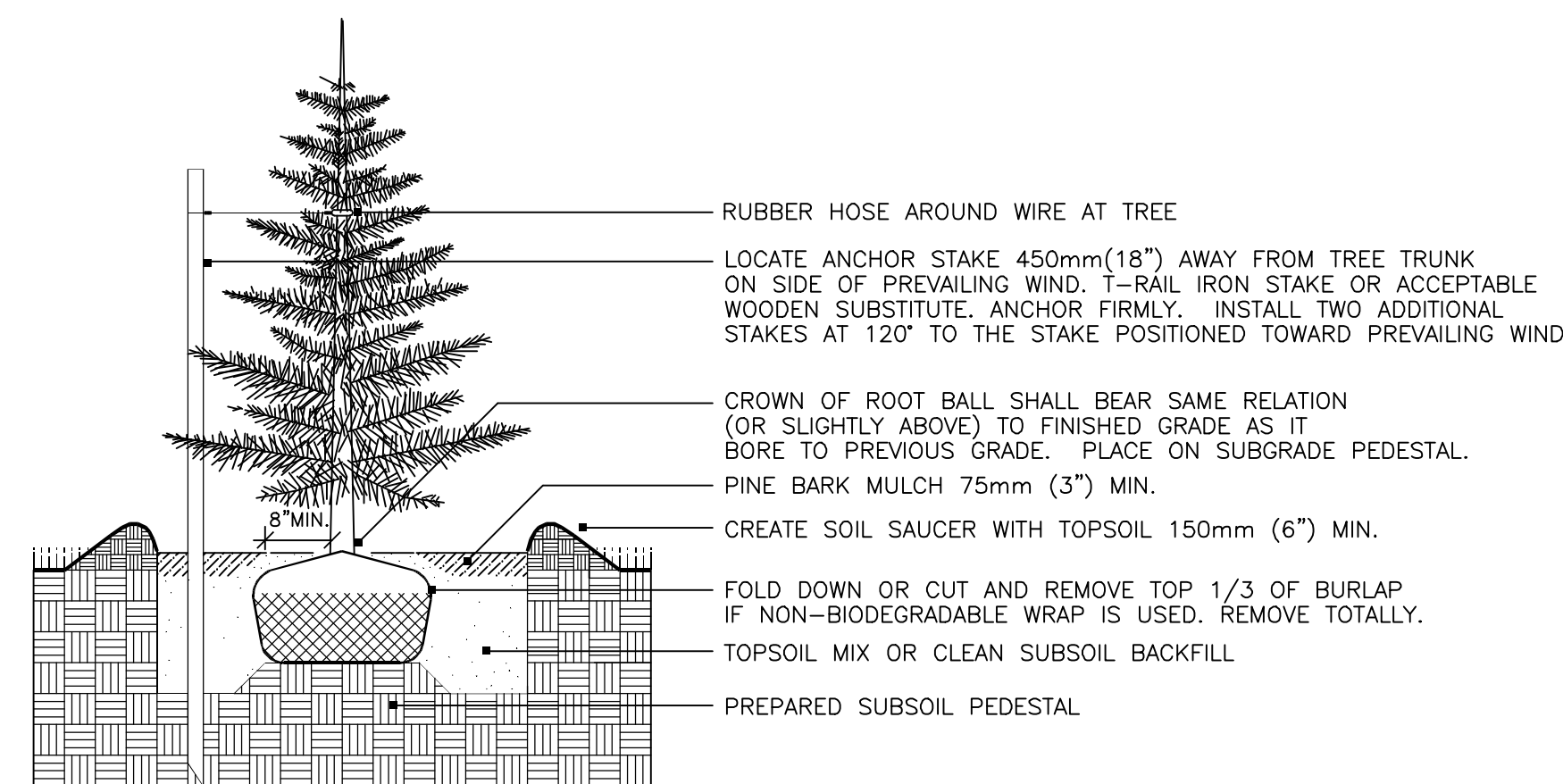
PREPARED FOR:
GRANTIE STATE CONSTRUCTION SERVICES, LLC
 34 AUBURN STREET
 EXETER, NH



70 PORTSMOUTH AVE,
 THIRD FLOOR, SUITE 2
 STRATHAM, N.H. 03885
 PHONE: 603-583-4860
 FAX: 603-583-4863

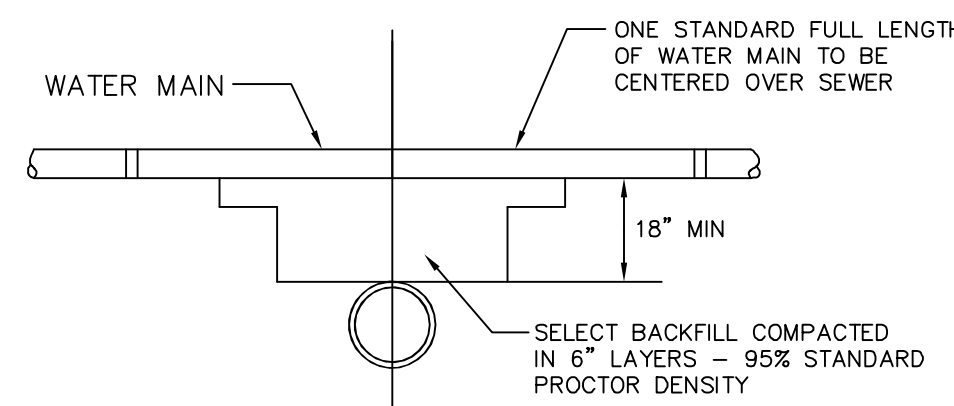


STONE DRIP EDGE SECTION

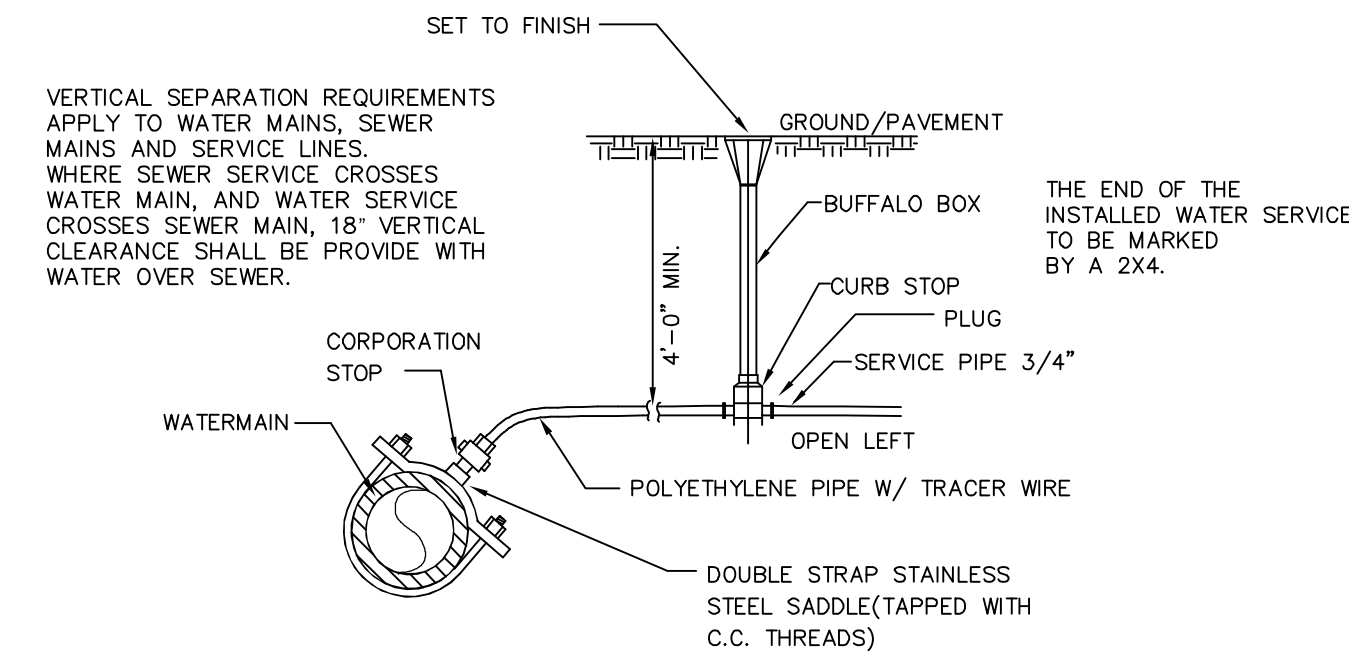


CONIFEROUS TREE PLANTING
 NOT TO SCALE

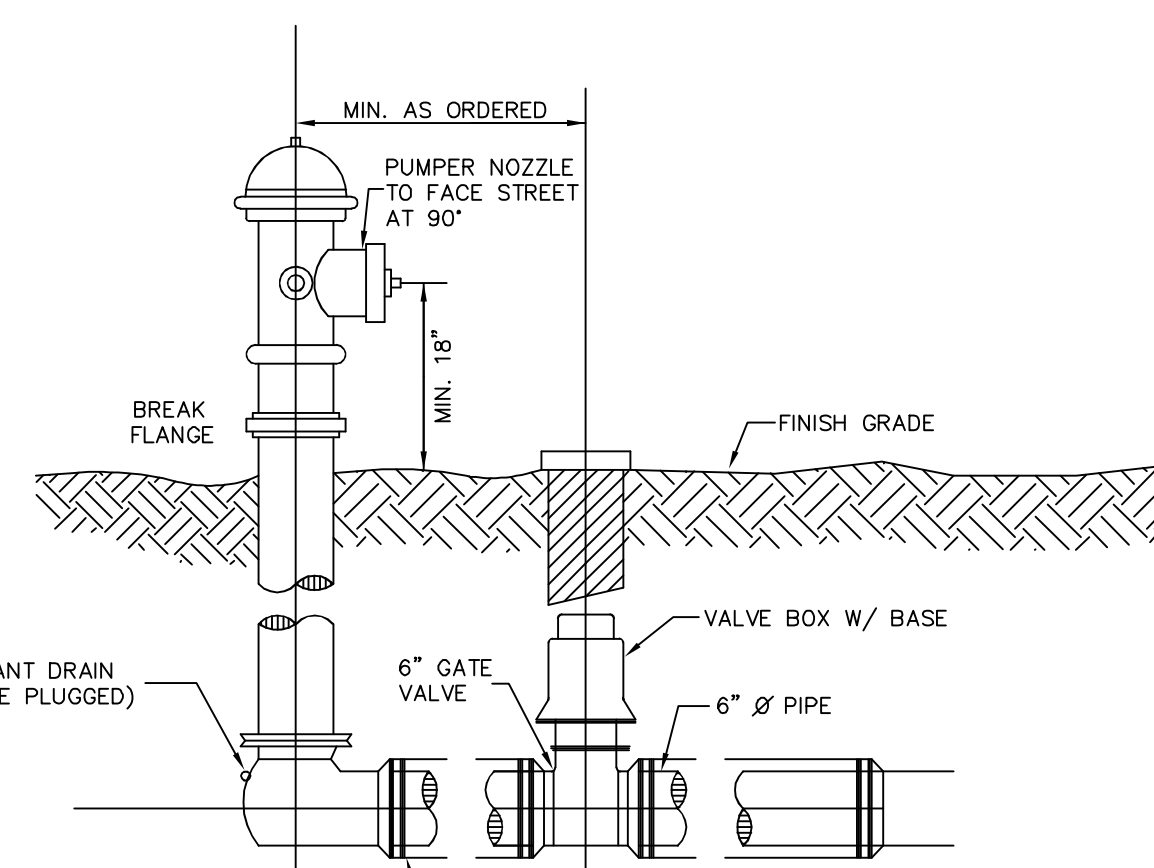
SEPARATION NOTES:
 SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES (460 MM) BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO MAINTAIN LINE AND GRADE.



WATER/SEWER MAIN CROSSING

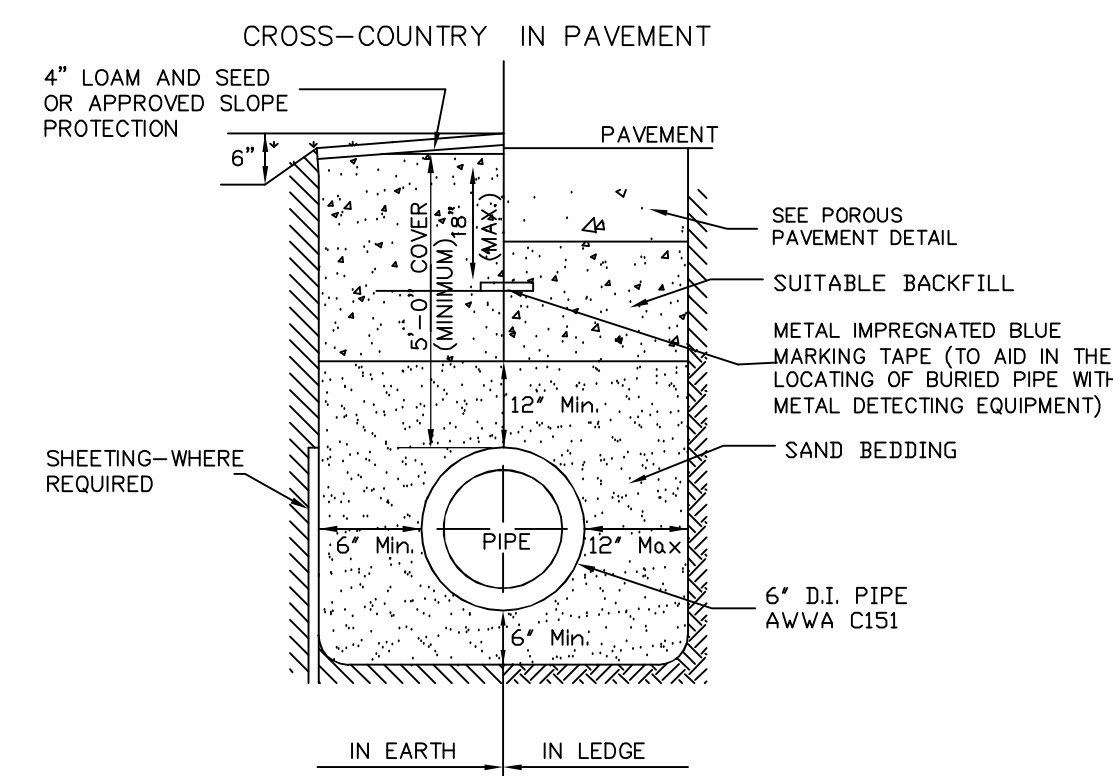


TYPICAL WATER SERVICE CONNECTION



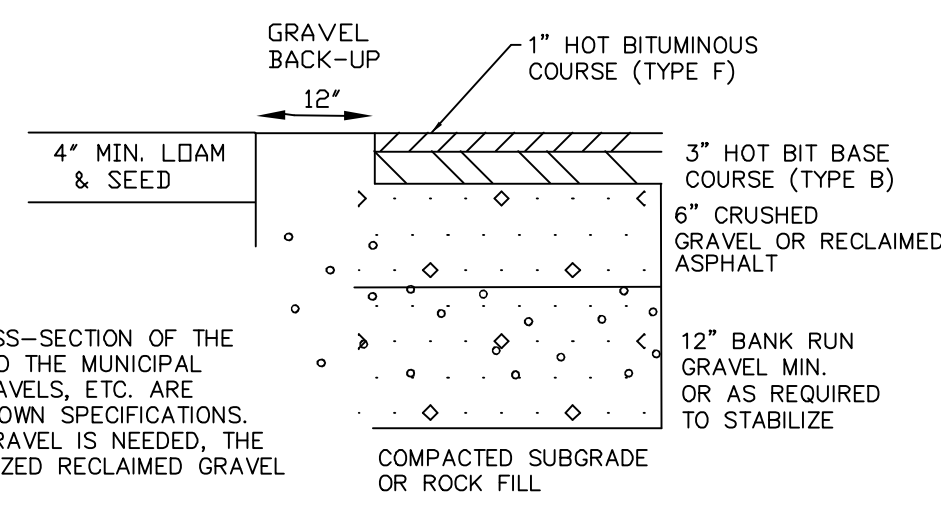
NOTES:
 1. USE A VALVE ANCHORING TEE ON ALL HYDRANT BRANCHES.
 2. ALL FITTINGS SHALL BE MEGALUG OR APPROVED EQUAL.
 ALL PIPE FITTINGS TO BE D.I. CLASS 350
 OPEN LEFT EXETER WATER COMMISSION SPECS.

HYDRANT INSTALLATION DETAIL

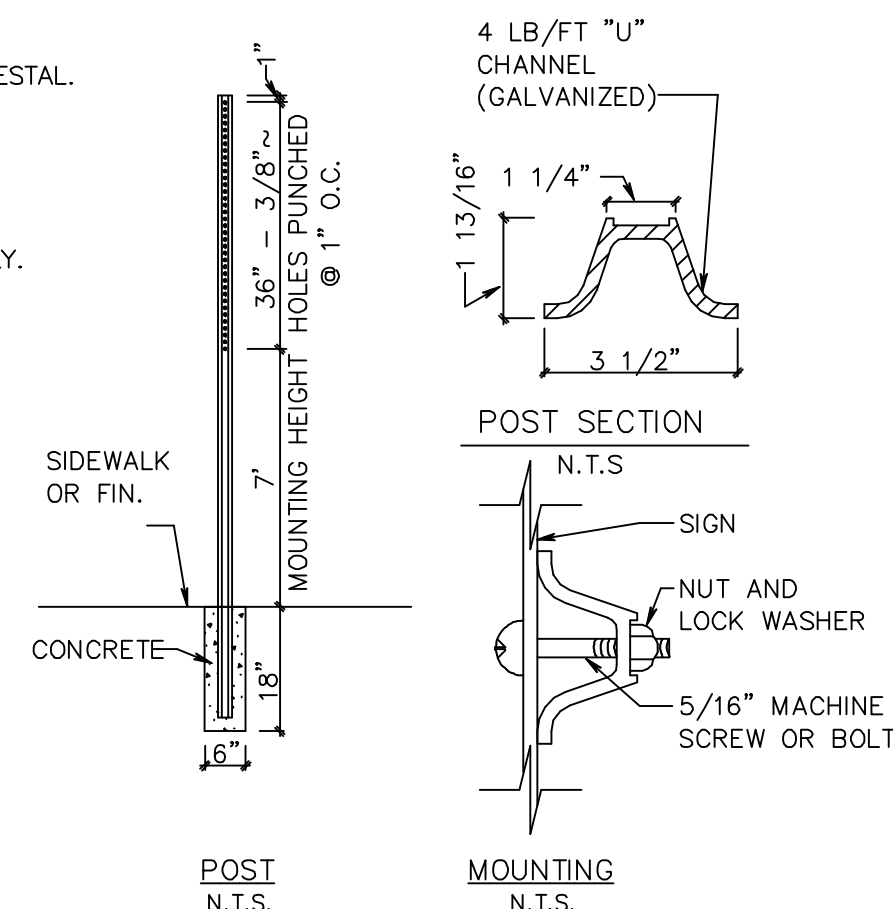


TYPICAL TRENCH DETAIL FOR WATER SYSTEM

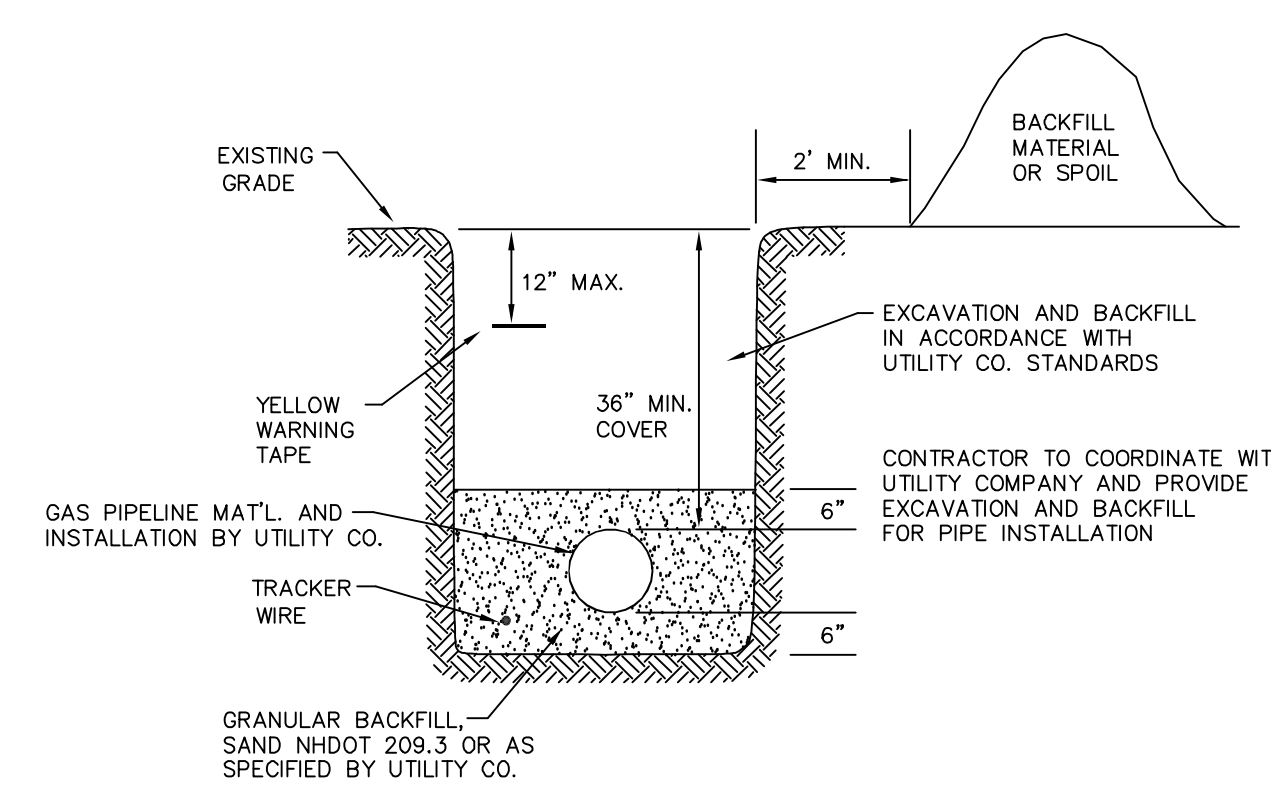
1. THE DEVELOPER SHALL INSPECT THE CROSS-SECTION OF THE CURRENT DRIVEWAY FOR CONFORMANCE TO THE MUNICIPAL REQUIREMENTS. IF ADDITIONAL SELECT GRAVELS, ETC. ARE NEEDED, THE DRIVE SHALL BE BUILT TO TOWN SPECIFICATIONS.
 2. IF ADDITIONAL CRUSHED OR BANK RUN GRAVEL IS NEEDED, THE DEVELOPER RESERVES THE RIGHT TO UTILIZED RECLAIMED GRAVEL PROCESSED FROM ON SITE MATERIALS.



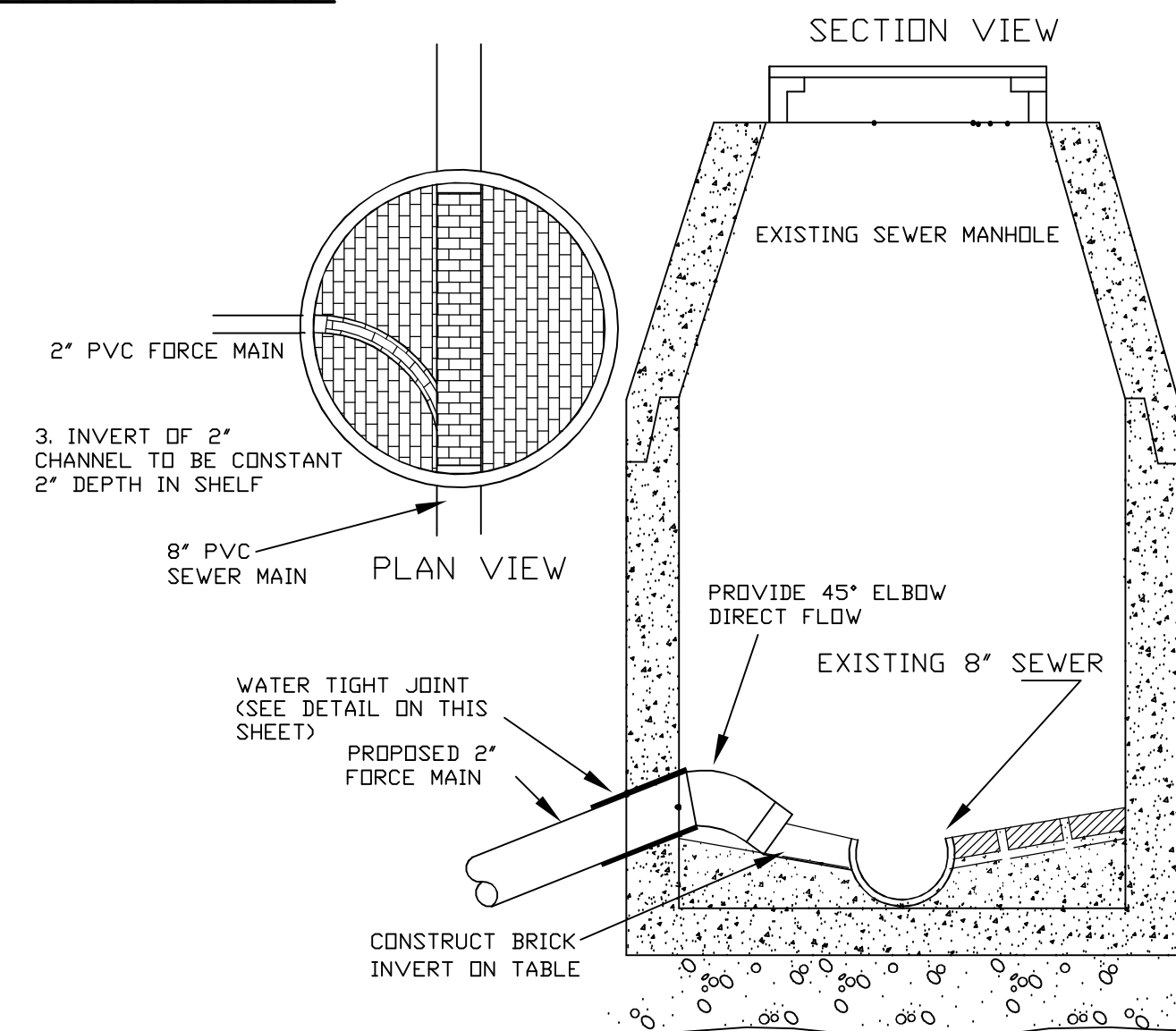
TYPICAL PAVEMENT SECTION
 NEW ASPHALT



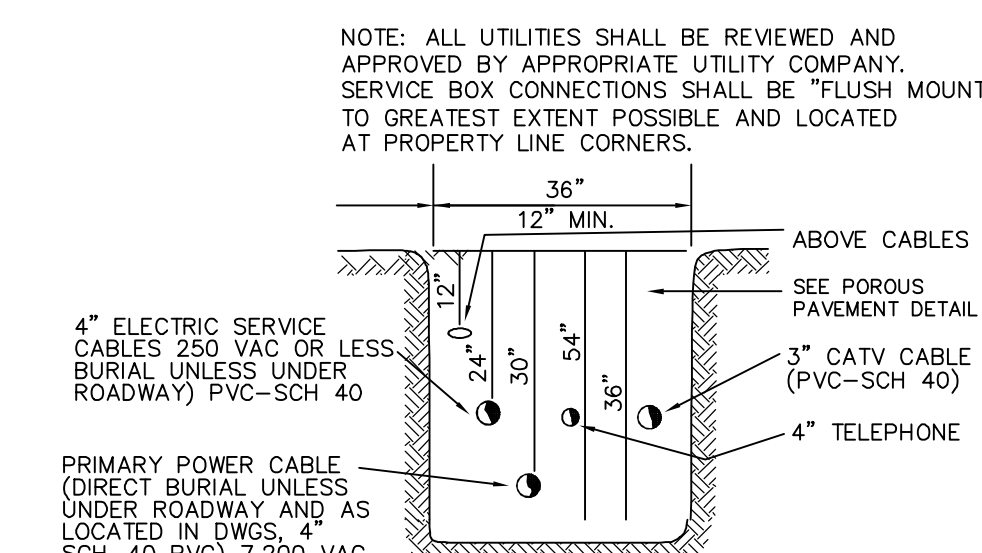
STREET SIGN DETAIL



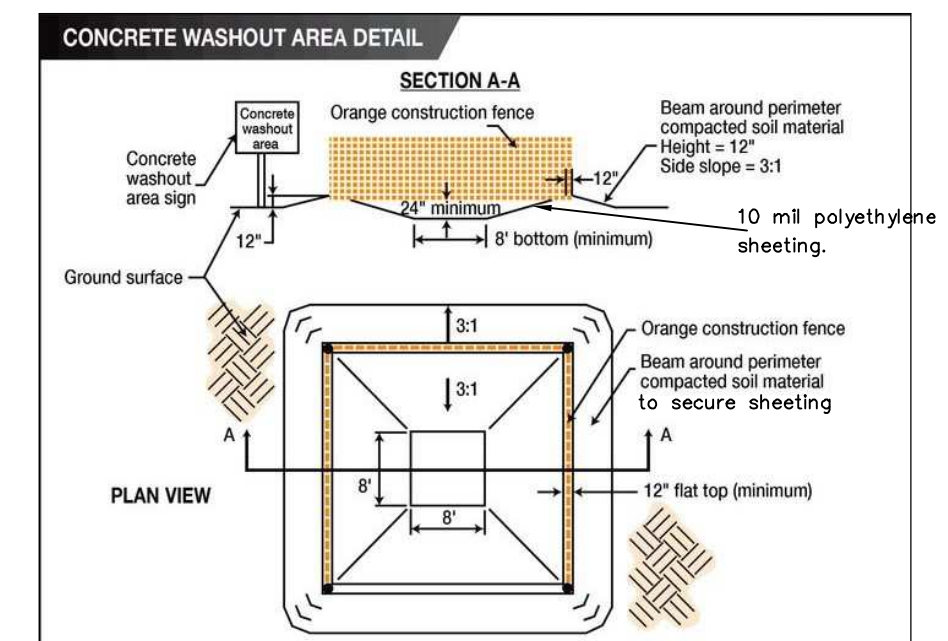
GAS TRENCH DETAIL



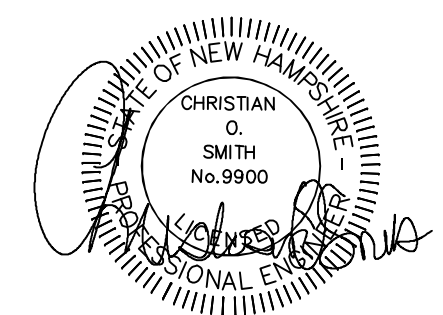
SEWER MANHOLE DETAIL FOR CONSTRUCTION OF FORCE MAIN INTO AN EXISTING MANHOLE



UTILITY TRENCH DETAIL



CONCRETE WASHOUT AREA DETAIL



REVISED PER TRC REVIEW	10/10/23
REVISIONS:	DATE:

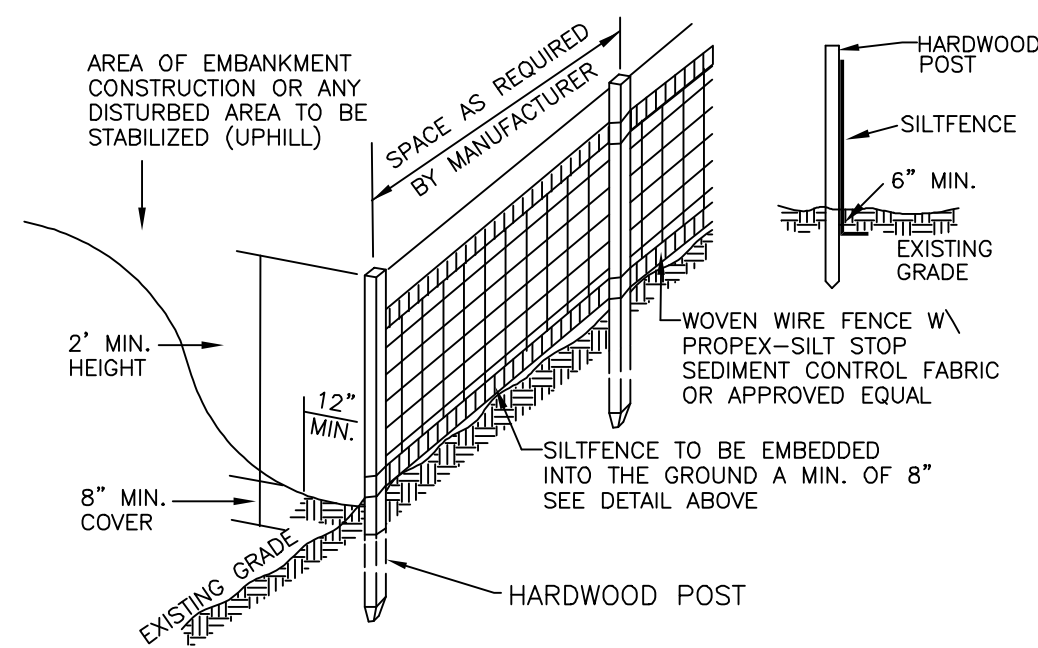
CONSTRUCTION DETAILS

PLAN FOR:
COLCORD MEADOW
 12 LITTLE RIVER ROAD
 EXETER, NH

DATE: AUG, 2023	SCALE: NTS
PROJ. NO: NH-1364	SHEET NO. 8

CONSTRUCTION SEQUENCE

- CUT AND REMOVE TREES IN CONSTRUCTION AREAS AS REQUIRED OR DIRECTED.
- CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT EROSION AND DETENTION CONTROL FACILITIES AS REQUIRED. EROSION, SEDIMENT AND DETENTION CONTROL FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO ANY EARTH MOVING OPERATION AND PRIOR TO DIRECTING RUNOFF TO THEM.
- CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. STUMPS AND DEBRIS ARE TO BE REMOVED FROM SITE AND DISPOSED OF PER STATE AND LOCAL REGULATIONS.
- EXCAVATE AND STOCKPILE TOPSOIL /LOAM. ALL AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
- CONSTRUCT TEMPORARY CULVERTS AS REQUIRED OR DIRECTED.
- CONSTRUCT THE ROADWAY AND ITS ASSOCIATED DRAINAGE STRUCTURES.
- INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. ALL DISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.
- BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEEDED OR MULCHED AS REQUIRED, OR DIRECTED.
- DAILY OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE CHECK DAMS, DITCHES, SEDIMENT TRAPS, ETC. TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ABUTTING WATERS OR PROPERTY.
- INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION
- COMPLETE PERMANENT SEEDING AND LANDSCAPING
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND RE-VEGETATE ALL DISTURBED AREAS.
- ALL SWALES AND DRAINAGE STRUCTURES WILL BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUNOFF DIRECTED TO THEM.
- FINISH PAVING ALL DRIVEWAYS



SILT FENCE CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8" THE FENCE POSTS SHALL BE A MINIMUM 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 BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BYPASSING MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT
- REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE
- FOR SEDIMENT STORAGE 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 RE-VEGETATED

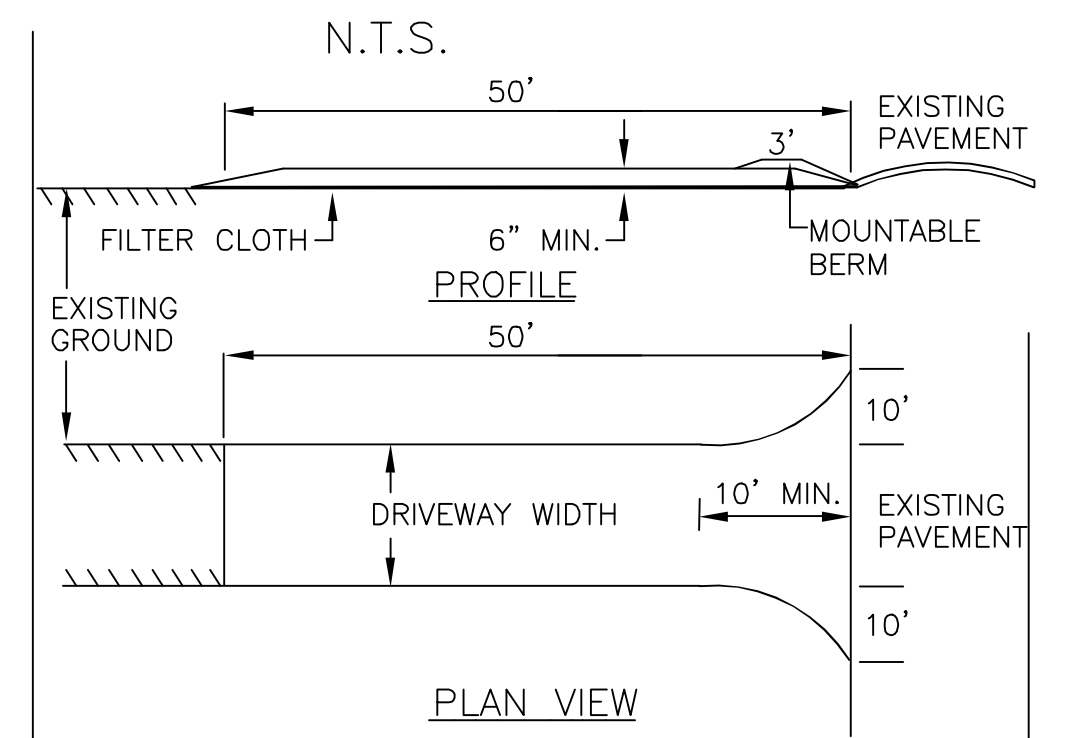
SILT FENCE MAINTENANCE

- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE 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.

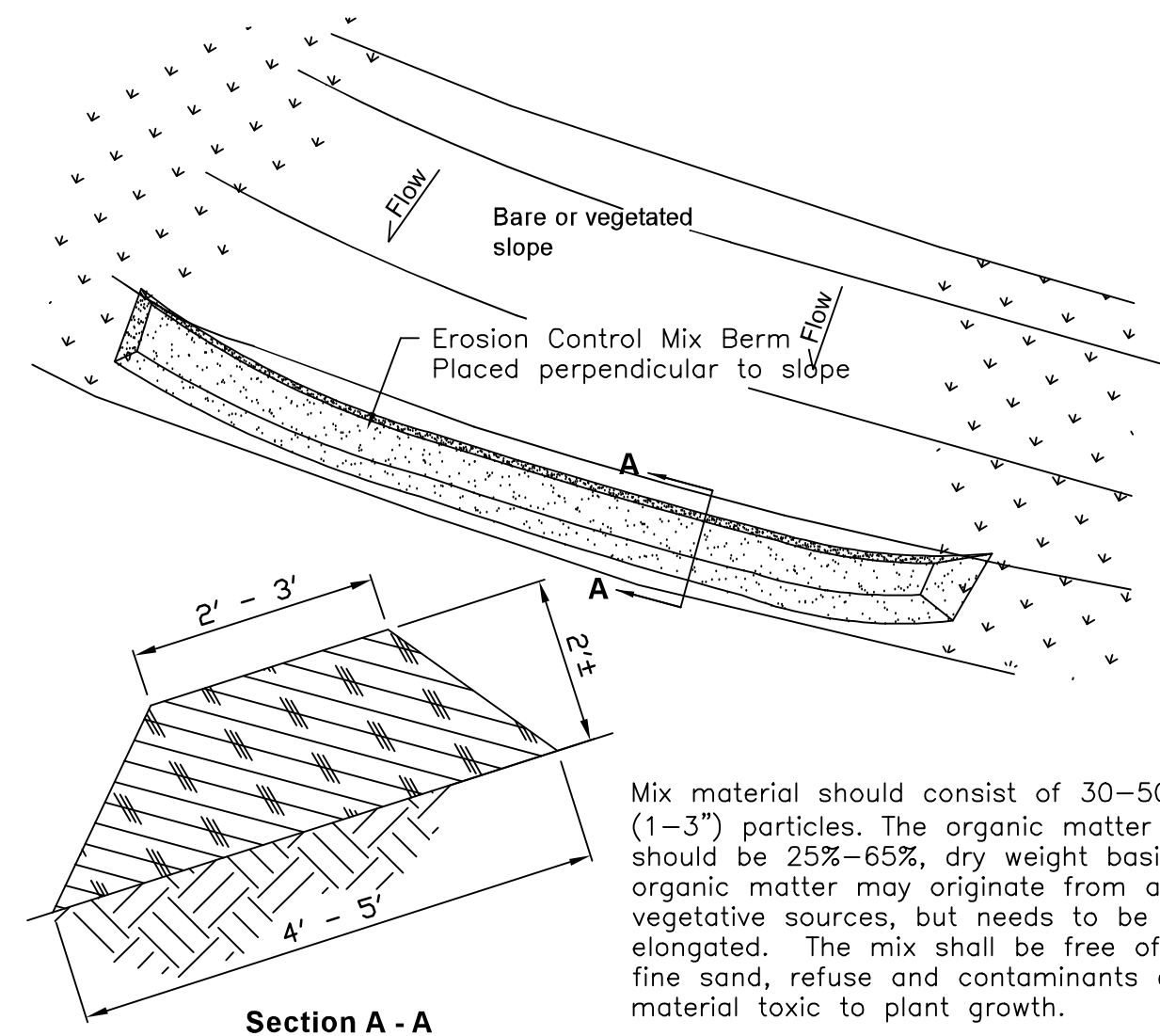
SEEDING SPECIFICATIONS

- GRADING AND SHAPING
 - SLOPES SHALL NOT BE STEEPER THAN 2:1;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 MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN 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 KINDS 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.)

STABILIZED CONSTRUCTION ENTRANCE



- STONE FOR A 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 50 FEET,
- THE 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, WHICH EVER IS GREATER.
- GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-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 PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.



Mix material should consist of 30-50% large (1-3") particles. The organic matter content should be 25-65%, dry weight basis. The organic matter may originate from a variety of vegetative sources, but needs to be fibrous and elongated. The mix shall be free of silt, clay, fine sand, refuse and contaminants or any material toxic to plant growth.

Erosion Control Mix berms are effective filters for overland flow conditions and should not be used to filter concentrated flow such as that found in drainage ditches, streams, etc.

Erosion Control Mix Berm

- 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 TABLE(G-E1 THIS SHEET) FOR APPROPRIATE SEED MIXTURES AND TABLE(H-E1 THIS SHEET) FOR RATES OF SEEDING. ALL LEGUMES (CROWN VETCH, BIRDS FOOT TREFOIL, AND FLAT PEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT.
- 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 20 OR FROM AUGUST 10 TO SEPTEMBER 1.
- 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 SQ. FT.
- MAINTENANCE TO ESTABLISH A STAND
 - PLANTED AREA 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 PERENNIAL STAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
 - IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

SEEDING RATES

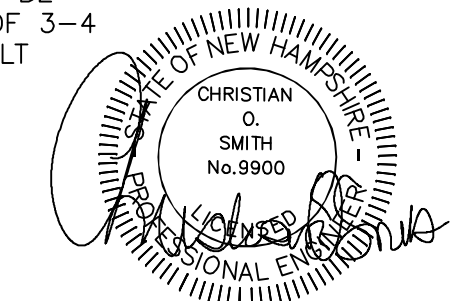
MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREeping RED FESCUE	10	0.25
CROWN VETCH	15	0.35
OR		
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45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

TEMPORARY EROSION CONTROL MEASURES

- NO MORE THAN 1.58 ACRES OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
- EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED OR DIRECTED BY THE ENGINEER ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS.
- DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH NOT LESS THAN 1.10 POUNDS OF SEED PER 1000 SQUARE FEET OF AREA. (48 POUNDS PER ACRE) SEE SEED SPECIFICATIONS THIS SHEET.
- SILT FENCES AND OTHER EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAIN EVENT GREATER THAN 0.5" DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
- AREAS MUST BE SEEDED AND MULCHED WITHIN 3 DAYS OF FINAL GRADING, PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF SOIL.

WINTER MAINTENANCE

- ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH, SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3-4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "JUTE MATTING" (EXCELSIOR'S CURLEX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3-4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR JUTE MATTING SHALL NOT OCCUR OVER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER OCTOBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.
- ALL SWALES THAT DO NOT HAVE FULLY ESTABLISHED VEGETATION SHALL BE EITHER LINED WITH TEMPORARY JUTE MATTING OR TEMPORARY STONE CHECK DAMS (APPROPRIATELY SPACED). STONE CHECK DAMS WILL BE MAINTAINED THROUGHOUT THE WINTER MONTHS. IF THE SWALES ARE TO BE MATTED WITH PERMANENT LINERS OR RIPRAP WITH ENGINEERING FABRIC, THIS SHALL BE COMPLETED PRIOR TO WINTER SHUTDOWN OR AS SOON AS THEY ARE PROPERLY GRADED AND SHAPED.
- PRIOR TO OCT. 15TH ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRAVEL APPLICATION. IF THESE AREAS' ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE ROUGHLY CROWNED AND A 3" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NH DOT 304.3, BUT SHALL HAVE BETWEEN 15-25% PASSING THE #200 SIEVE AND THE LARGEST STONE SIZE SHALL BE 2". IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.
- AFTER OCTOBER 15TH, THE END OF NEW HAMPSHIRE'S AVERAGE GROWING SEASON, NO ADDITIONAL LOAM SHALL BE SPREAD ON SIDE SLOPES AND SWALES. THE STOCKPILES THAT WILL BE LEFT UNDISTURBED UNTIL SPRING SHALL BE SEEDED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILES SHALL BE MULCHED AT A RATE OF 3-4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.



SEEDING GUIDE

USE	SEEDING MIXTURE*	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	FAIR	GOOD	EXCELLENT
	E	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	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
	D	FAIR	GOOD	GOOD	EXCELLENT
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	F	FAIR	EXCELLENT	EXCELLENT	**
	G	FAIR	EXCELLENT	EXCELLENT	

GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.
* REFER TO SEEDING MIXTURES AND RATES IN TABLE 7-36.
** POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAY AREAS OR 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 OCT. 15, IF PERMANENT SEEDING NOT YET COMPLETE.

PREPARED FOR:

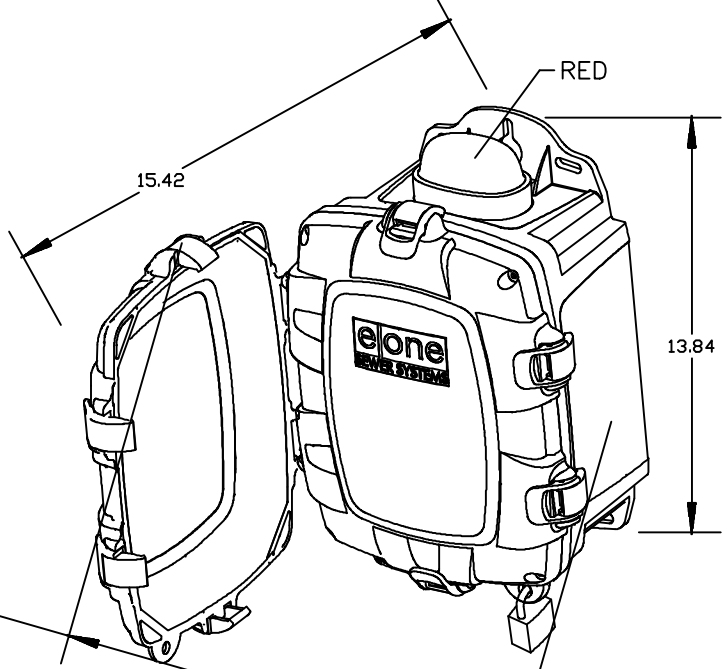
GRANTIE STATE CONSTRUCTION SERVICES, LLC
34 AUBURN STREET
EXETER, NH



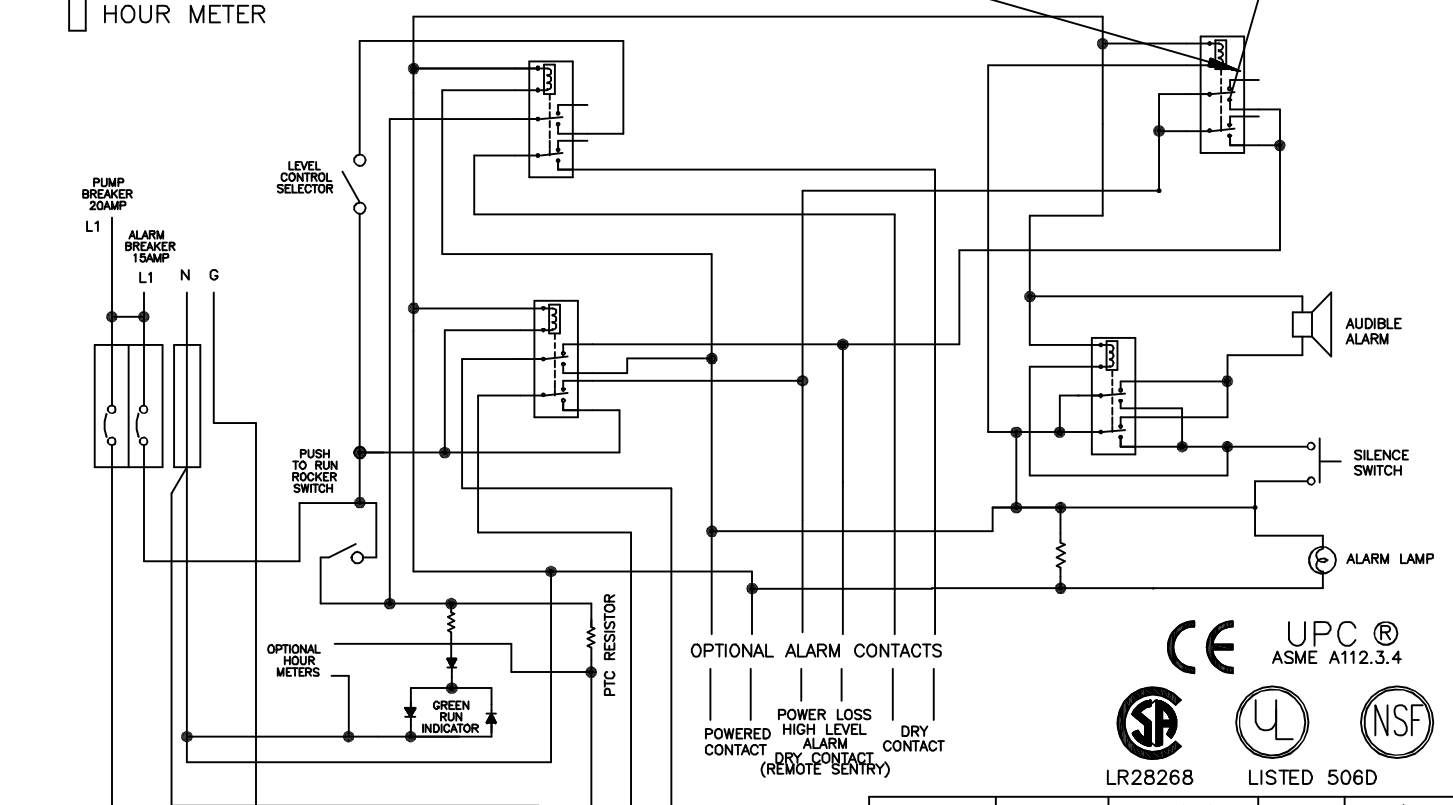
70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860
FAX: 603-583-4863

REVISIONS:	DATE:
EROSION & SEDIMENT CONTROL DETAILS	
PLAN FOR: COLCORD MEADOW 12 LITTLE RIVER ROAD EXETER, NH	
DATE: AUG, 2023	SCALE: NTS'
PROJ. NO: NH-1364	SHEET NO. 9

SIMPLEX SENTRY
 REDUNDANT RUN (HIGH LEVEL)
 EXTERNAL VISUAL & AUDIBLE ALARM
 EXTERNAL LATCHING MANUAL SILENCE
 MANUAL RUN
 PUMP RUN INDICATOR
 CONFORMAL COATED CIRCUIT BOARD
 PADLOCK
 NEMA 4X ENCLOSURE ASSEMBLY
 CORROSION PROOF THERMOPLASTIC
 POLYESTER APPROVED BY UL FOR
 ELECTRICAL CONTROL ENCLOSURE



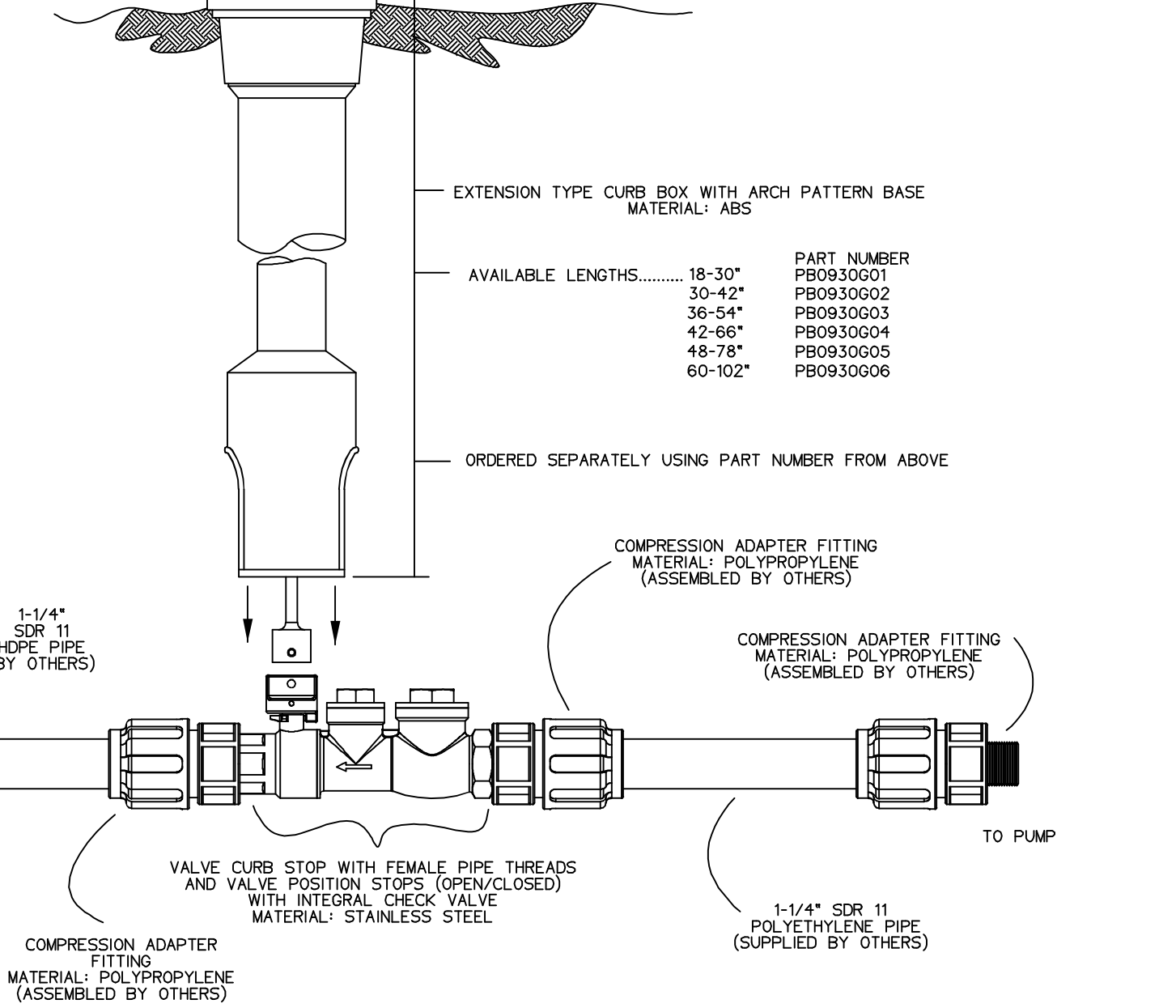
OPTIONS:
 ALARM CONTACTS
 EMERGENCY GENERATOR TRANSFER SWITCH
 HOUR METER



AD	SM	01/9/08	D	N/A
DR BY	CHK'D	DATE	ISSUE	SCALE

elone
SEWER SYSTEMS
SIMPLEX SENTRY, 120V 60Hz.
SINGLE POLE POWER
LM000327

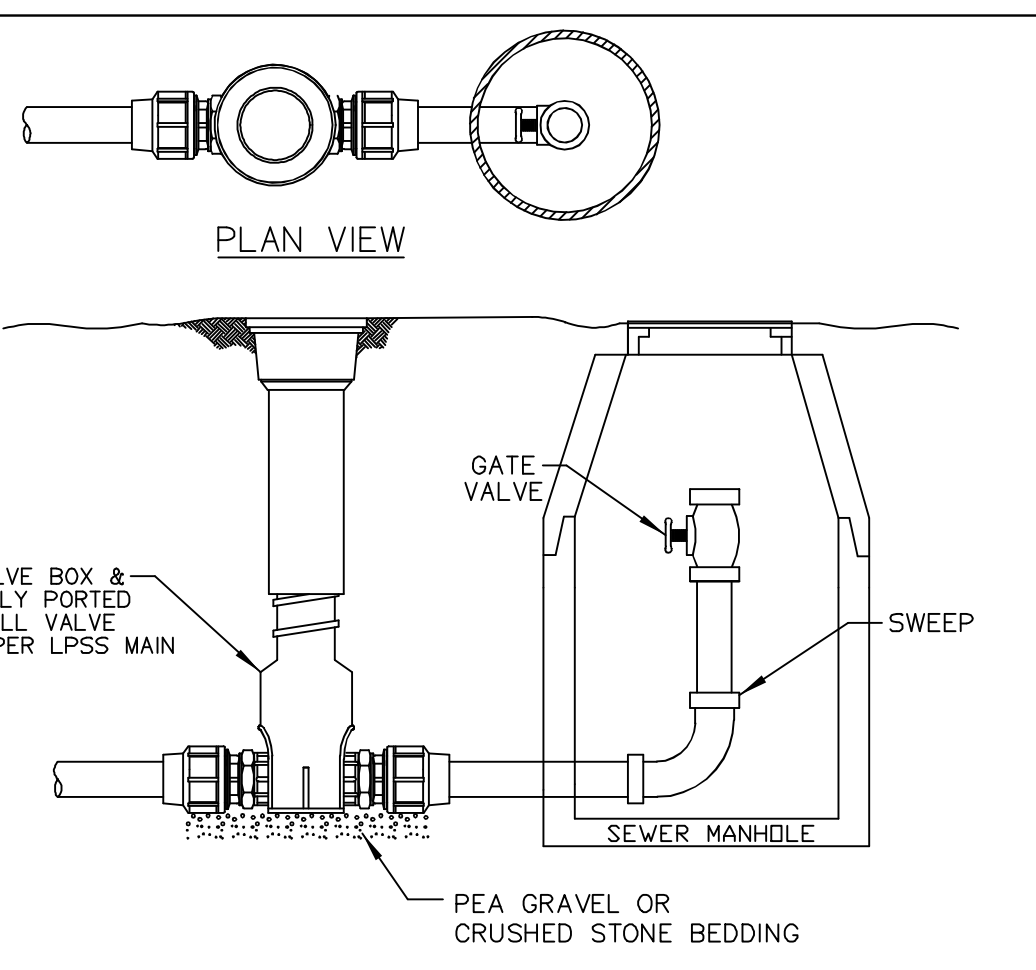
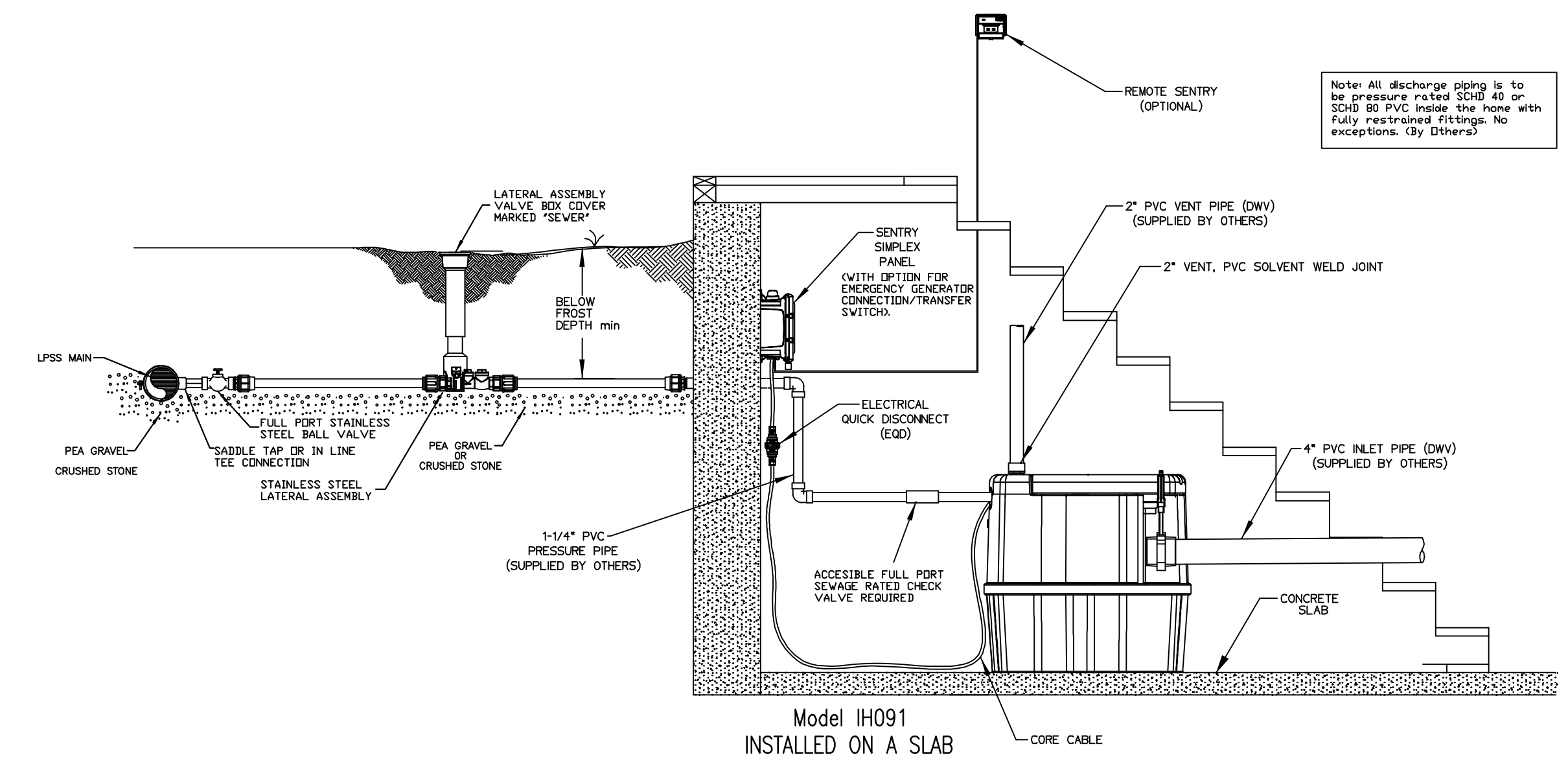
STAINLESS STEEL LATERAL KIT
 1-1/4" SDR 11 HDPE PIPE



NOTES:

- SS CURB STOP/CHECK VALVE AND FITTINGS ARE PROVIDED SEPARATELY, TO BE ASSEMBLED BY OTHERS
- TO ASSEMBLE, APPLY A DOUBLE LAYER OF TEFLON TAPE, AND A LAYER OF PIPE DOPE (SUPPLIED BY OTHERS) TO THE THREADS ON THE PLASTIC FITTINGS AND INSTALL PER THE MANUFACTURER'S INSTRUCTIONS
*FOR SS FITTING INTO SS THREAD, USE PIPE DOPE OR TEFLON TAPE, NOT BOTH
- ASSEMBLY IS TO BE PRESSURE TESTED (BY OTHERS)
- ASSEMBLY IS TO BE USED WITH SDR11 HDPE PIPE
- TO ORDER SS LATERAL KIT, USE PART NUMBER NC0193G01
- CURB BOX IS TO BE ORDERED SEPARATELY, SEE ABOVE

elone
SEWER SYSTEMS
KIT PARTS ARE NOT ASSEMBLED
STAINLESS STEEL LATERAL KIT
1-1/4" SDR 11 HDPE PIPE
NA0330P02



TYPICAL TERMINAL FLUSHING CONNECTION

SGS	05-13-10	1	1/32
DR BY	CHK'D	DATE	ISSUE

elone
SEWER SYSTEMS
TYPICAL TERMINAL FLUSHING CONNECTION
ESD 10-0094

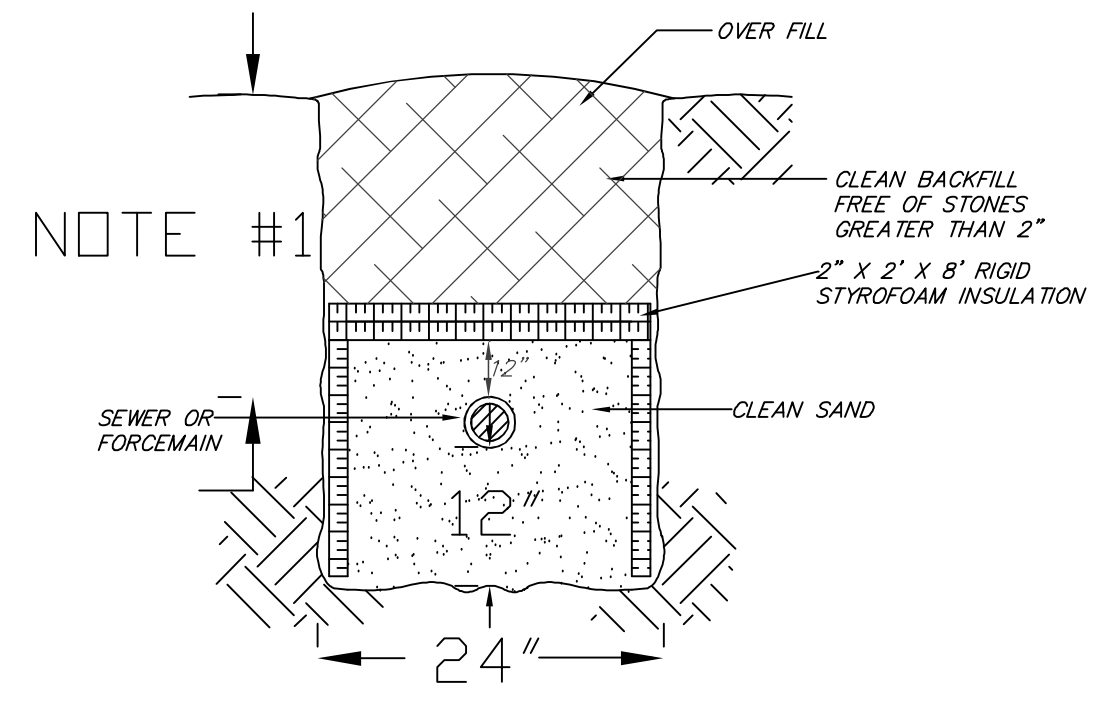
Zone Number	Connects to Zone	Number of Pumps in Zone	Accumulated Total of Pumps in Zone	Max Flow per Pump (gpm)	Max Flow in Zone (gpm)	Pipe Size (inches)	Max Velocity (FPS)	Length of Main Run (ft)	Friction Loss (ft/100 ft)	Friction Loss (ft)	Accum Friction Loss (ft)	Max Man Elevation	Minimum Pump Elevation	Zone Head (ft)	Min. Static Head (ft)		
1.00	1.00	5	5	450	11.00	3	33.00	2.00	3.57	430.00	2.52	10.83	10.83	72.00	67.00	5.00	15.83

This spreadsheet was calculated using pipe diameters for SDR11HDPE. Friction loss calculations were based on a Constant for inside roughness, 'C' of 150.

Zone Number	Connects to Zone	Accumulated Total of Pumps in Zone	Pipe Size (inches)	Gallons per 100 lateral feet	Length of Zone (ft)	Capacity of Zone	Average Daily Flow (gpd)	Average Total Changes per Day	Average Retention Time (hr)	Accumulated Retention Time (hr)
1.00	1.00	5	2.00	15.40	430.00	66.22	2,250	33.97	0.71	0.71

This spreadsheet was calculated using pipe diameters for SDR11HDPE. Gallons per Day per Dwelling = 300.

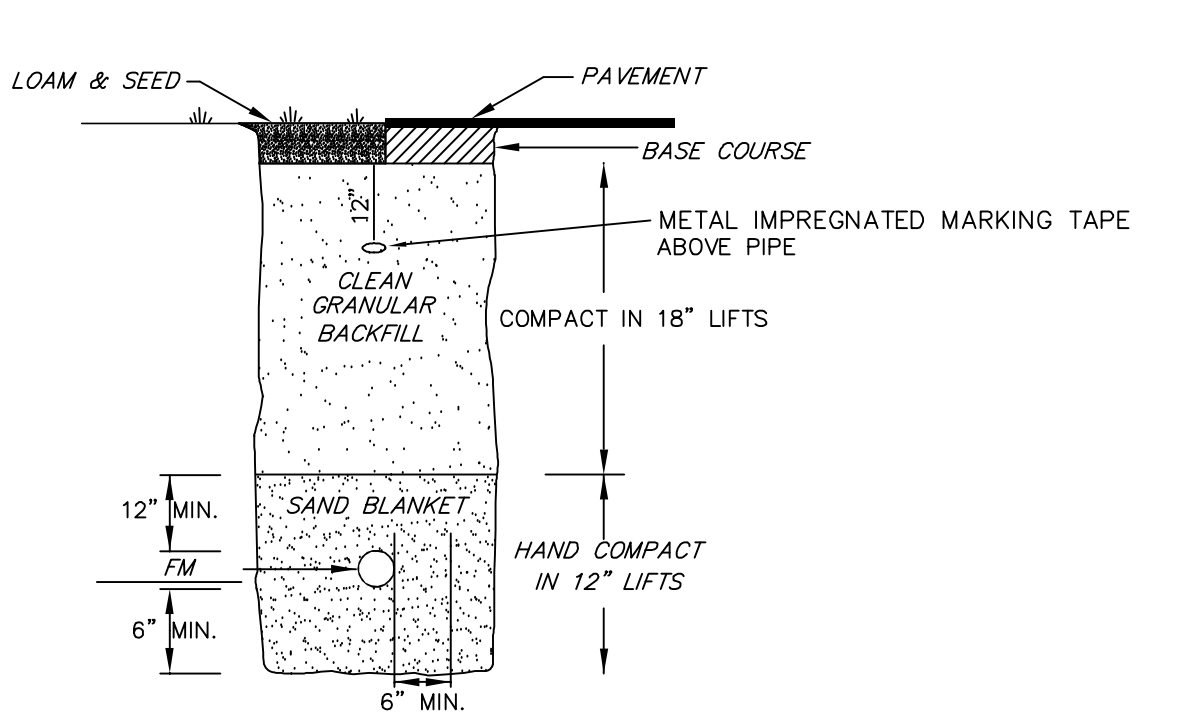
PUMP SCHEDULE
 1 HP - 1725 RPM



NOTES:

- INSULATE SEWER OR FORCEMAIN WHERE PIPE WILL BE LESS THAN 6" BELOW PLOWED AREAS OR LESS THAN 4" BELOW AREAS RUNNING CROSS COUNTRY
- GAPS BETWEEN SECTIONS OF INSULATION TO BE COVERED WITH 2" X 2" X 2" PIECE OF INSULATION CENTERED OVER GAP.

PIPE INSULATION DETAIL
N.T.S.

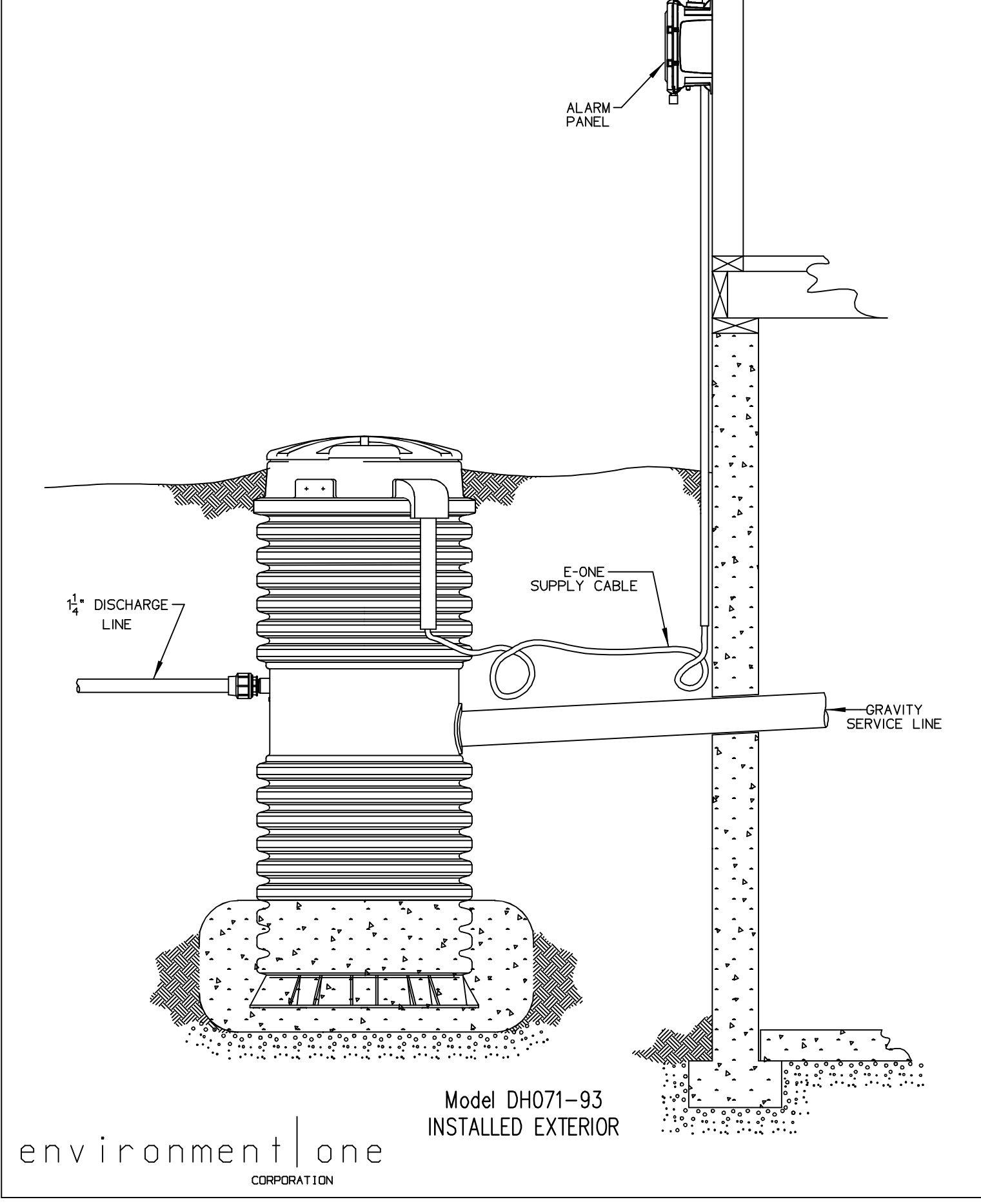


NOTES:

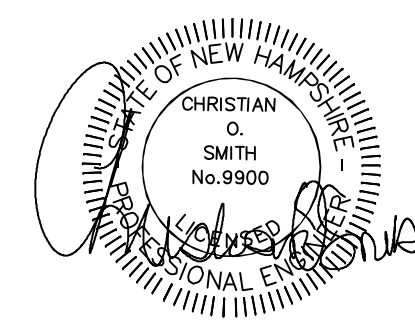
- MINIMUM COVER SHALL BE 6" FOR PLOWED AREAS, 4" FOR CROSS COUNTRY
- MULTIPLE PIPES IN THE SAME TRENCH SHALL BE SEPARATED BY 12"±

STANDARD TRENCH DETAIL
N.T.S.

TYPICAL OUTDOOR INSTALLATION



Model DH071-93
INSTALLED EXTERIOR



ADD TO PLAN SET	11-8-23
REVISIONS:	DATE:
EFFLUENT DISPOSAL DETAILS	
PLAN FOR: COLCORD MEADOW 12 LITTLE RIVER ROAD EXETER, NH	
DATE: AUG, 2023	SCALE: NTSNTS
PROJ. NO: NH-1364	SHEET NO. 10



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: November 30, 2023
To: Planning Board
From: Dave Sharples, Town Planner
Re: Mario Ponte PB Case #23-18

The Applicant is seeking site plan approval for the proposed renovation of the existing structure at 85-87 Water Street to accommodate two (2) retail and eight (8) residential units. The subject property is located in the WC-Waterfront Commercial zoning district and is identified as Tax Map Parcel #72-29.

The Applicant has submitted a minor site plan review application, plans and supporting documents, dated October 10th, 2023, which were provided in the board meeting packet for the October 26th, 2023 meeting. However, it was determined that the proposal, as presented, for the addition to the existing building would require a variance from the Zoning Board of Adjustment for relief from the minimum rear yard setbacks requirement and a Wetlands Conditional Use Permit. The Applicant's representatives have been advised to review the proposal with their client to determine whether going forward with the proposed addition to the rear would be feasible, and if so, to proceed with a submission of the appropriate applications for review. The Applicant does have the option to move forward with this application for the proposed multi-family and retail renovations within the existing building.

There was no Technical Review Committee (TRC) meeting given the minor scope of the application. There are no changes being proposed to the site itself. Per Section 4.3.3 of the Board's regulations, Planning Board jurisdiction is warranted given the new multi-family units being proposed, although in conjunction with commercial/retail uses which would not otherwise require site plan review approval.

The Applicant appeared before the Zoning Board of Adjustment, at their October 17th, 2023 meeting, seeking relief from the minimum parking requirements; the variance application was granted. A copy of the decision letter and the draft minutes of the ZBA meeting have been provided in the previous meeting packet.

The Applicant will also be requesting a waiver from Section 9.13.1 of the Board's regulations which requires parking to be provided in conformance with the Off-Street Parking Schedule as set forth in Article 5.6.6 of the Zoning Ordinance. I have explained to the applicant what the board expects regarding the waiver request and he indicated that his justification will be provided at the meeting.

I will be prepared with conditions of approval at the meeting should the Board decide to act on the application.

Waiver Motions:

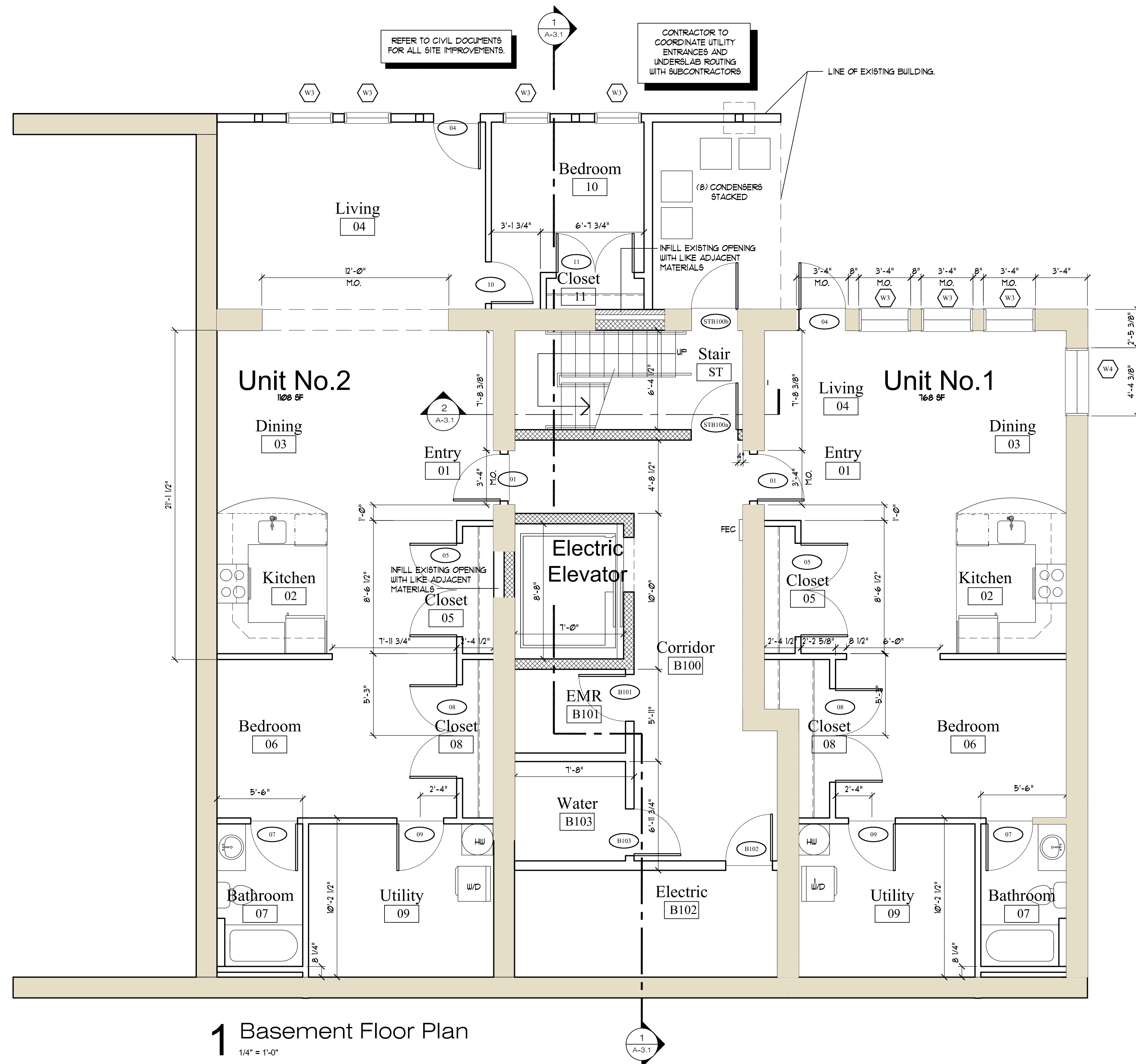
Parking space (number required) waiver motion: After reviewing the criteria for granting waivers, I move that the request of Mario Ponte (PB Case #23-18) for a waiver from Section 9.13.1. to permit less off-street parking than required in accordance with Section 5.6.6 of the Zoning Ordinance be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Planning Board Motions:

Minor Site Plan Motion: I move that the request of Mario Ponte (PB Case #23-18) for Minor Site Plan approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



C.O. DET LOCATION

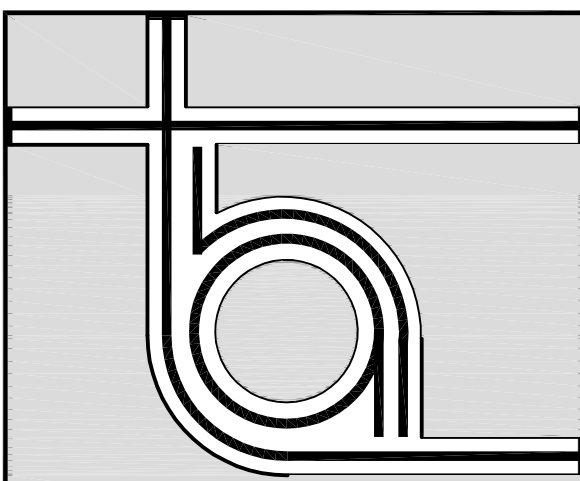
CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EA. BEDROOM OR WITHIN 5 FEET OUTSIDE OF EA. BEDROOM DOOR, AT EVERY FLOOR LEVEL W/ BEDROOMS

NOTE:
COORDINATE AND VERIFY ALL BOTTOM OF FOOTING, TOP OF WALL AND SLAB ELEVATIONS WITH THE CIVIL ENGINEER PRIOR TO EXCAVATION AND LAYING OUT CONCRETE REINFORCING. BOTTOM OF CONCRETE FOOTINGS TO BE MINIMUM 4'-0" BELOW FINISH GRADE. TOP OF CONCRETE WALL TO BE 8" MINIMUM ABOVE FINISH GRADE. REFER TO STRUCTURAL DOCUMENTS FOR ADDITIONAL INFORMATION

NOTE:
CONCRETE FOUNDATIONS SHALL NOT BE POURED IN FREEZING TEMPERATURES AND NOT ON FROZEN GROUND.

GENERAL

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE ORDERING MATERIAL AND PROCEEDING WITH THE WORK.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW HAMPSHIRE STATE BUILDING CODE. (2015 INTERNATIONAL BUILDING CODE) SHOULD LOCAL CODES AND/OR ORDINANCES DIFFER FROM THESE PLANS, A DETERMINATION SHALL BE MADE BY THE CONTRACTOR AND/OR LOCAL CODE ENFORCEMENT OFFICER AS TO WHICH IS MOST STRINGENT. THE MOST STRINGENT REQUIREMENT SHALL RULE.
3. ALL SECTIONS, DETAILS, NOTES, OR MATERIALS SHOWN AND/OR NOTED ON ANY PLAN, SECTION OR ELEVATION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS NOTED OTHERWISE.
4. TESTING AND INSPECTION AGENCIES SELECTED BY THE OWNER. ALL WORK SHALL REQUIRE ADHERENCE TO THE REQUIREMENTS OF ASTM DESIGNATION E-309 ENTITLED "RECOMMENDED PRACTICE FOR INSPECTION AND TESTING AGENCIES FOR CONCRETE AND STEEL USED IN CONSTRUCTION."
5. FOOTINGS SHALL REST ON FIRM STRUCTURAL FILL. REFER TO STRUCTURAL DOCUMENTS FOR ADDITIONAL INFORMATION.
6. THE CONTRACTOR SHALL RETAIN A PROFESSIONAL SOILS ENGINEER TO VERIFY SOIL BEARING PRESSURE.
7. ALL GRANULAR FILL MATERIAL UNDER SLABS SHALL BE PLACED TO 95% RELATIVE DENSITY.
8. ALL FOOTING EXCAVATIONS TO BE FINISHED BY HAND AND INSPECTED AND APPROVED BY THE TESTING ENGINEER BEFORE ANY CONCRETE IS PLACED.
9. BACKFILL SHALL BE PLACED TO EQUAL ELEVATIONS ON BOTH SIDES OF FOUNDATION WALLS. WHERE BACKFILL IS ON ONE SIDE ONLY, WORK SHALL BE SHORED OR HAVE PERMANENT ADJACENT CONSTRUCTION IN PLACE BEFORE BACKFILLING.
10. THE SIDES OF ALL BEAMS, WALLS, FOOTINGS, ETC. SHALL BE FORMED AND CONCRETE SHALL NOT BE PLACED AGAINST EARTH CUTS.
11. FOOTINGS SHALL NOT BEAR ON FROZEN SOIL AND ALL EXTERIOR FOOTINGS SHALL BE NOT LESS THAN 4'-0" BELOW ADJACENT FINISH GRADE.
12. ALL SLABS ON GRADE SHALL HAVE A 15 MIL. VAPOR BARRIER UNDERNEATH.
13. FRAMING PLANS ARE SCHEMATIC IN NATURE AND SHOULD NOT BE SCALED. INSTALL ALL BLOCKING, BRACING, STIFFBACKS, ETC. AS REQUIRED BY THE BUILDING CODE AND IN ACCORDANCE WITH GOOD FRAMING PRACTICES AND STANDARDS.
14. ALL ROOF RAFTERS SHALL HAVE HURRICANE TIE DOUGNS.
15. GARAGE SHALL BE SEPARATED FROM RESIDENTIAL USE GROUP BY FIRE RATED WALLS AND CEILING. REFER TO BASEMENT FLOOR PLAN.
16. RAILINGS AT DECKS, BALCONIES AND RAISED PLATFORMS ARE TO BE A MINIMUM OF 42" ABOVE FINISHED FLOOR. RAILINGS ARE TO SUPPORT A CONCENTRATED LOAD OF 200 LBS. ACTING IN ANY DIRECTION.
 - PROVIDE ONE SMOKE DETECTOR IN EACH BEDROOM AREA.
 - PROVIDE NOT LESS THAN ONE SMOKE DETECTOR FOR EVERY 1200 SF OF FLOOR SPACE.
 - PROVIDE PHOTO ELECTRIC SMOKE DETECTOR IF LOCATED LESS THAN 20 FEET FROM EITHER A KITCHEN OR A BATHROOM WITH A TUB OR SHOWER.
17. PROVIDE SMOKE DETECTORS IN SUFFICIENT QUANTITIES AND LOCATIONS TO MEET REQUIREMENTS OF THE BUILDING CODE. PROVIDE NOT LESS THAN ONE SMOKE DETECTOR ON EACH FLOOR, INCLUDING BASEMENT AND ATTICS CAPABLE OF BEING INHABITED.
18. PROVIDE FIRE ALARMS PER BUILDING CODE.
19. EACH BEDROOM ABOVE THE FIRST FLOOR SHALL BE EQUIPPED WITH AN EMERGENCY EGRESS WINDOW OF NOT LESS THAN A NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM CLEAR OPENING OF THE WINDOW SHALL NOT BE LESS THAN 20 INCHES IN WIDTH AND 24 INCHES IN HEIGHT.
20. TEMPERED GLASS TO BE PROVIDED WHEN THE BOTTOM EDGE OF THE GLASS IS LESS THAN 24" ABOVE FINISHED FLOOR PLAN.
21. REFER TO OUTLINE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
22. ALL INTERIOR WALLS ARE IW-A UNLESS OTHERWISE NOTED.



THA ARCHITECTS, LLC

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Mario Ponte
101 Water Street
Exeter, NH

Janvrin's Block
85 Water Street
Exeter, NH

Basement Floor Plan Notes

Structural Engineer:
Emanuel Engineering

Progress Set
November 27, 2023

SCALE:

ISSUED / DRAWN BY

© THA ARCHITECTS, LLC

REVISED / REVISED BY

JOB NO: 21006

SHEET NUMBER

A-1.1B