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, June 25, 2026, at 7:00 P.M. in the Nowak Room of the Town Office Building located at 10 Front Street, Exeter, New Hampshire, to consider the following:

APPROVAL OF MINUTES: June 11, 2026

NEW BUSINESS: PUBLIC HEARINGS

Request to amend a Minor Site Plan for 73 Winter Street, Exeter, NH. Tax Map 73, Lot 143, dated to change the parking calculations and request a waiver from the parking requirements. **PB Case # 25-6**

Application of Phillips Exeter Academy for Minor Site Plan Review to construct three new duplexes for faculty housing on Tax Maps 83-01 and 72-99. The applicant is also submitting a voluntary lot merger application to merge Tax Map Lot 72-99 into Tax Map 83-01 for a single tract of land. **PB Case # 26-7**

Application of Pinecrest Mobil Home Park LLC for Site Plan Review to install a driveway and a 1792 sq ft building to house a two-car garage and office space at 30 Ashbrook Road. Tax Map 87 Parcel 14. **PB Case # 26-10**

Application of Stonearch Development LLC for a Lot Line adjustment, a Minor Subdivision, and Site Plan Review for the redevelopment of property located at 5 Brentwood Drive. The redevelopment will consist of 8 residential condominium units of single-family homes. The project includes a new roadway, underground utilities and drainage structures. Tax Map 62 Parcel 111. **PB Case # 26-11**

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 06/17/26: Exeter Town Office and Town of Exeter website

TOWN OF EXETER
PLANNING BOARD
NOWAK ROOM
10 FRONT STREET
JUNE 11, 2026
DRAFT MINUTES
7:00 PM

I. PRELIMINARIES:

BOARD MEMBERS PRESENT BY ROLL CALL: Chair Langdon Plumer, Vice-Chair Aaron Brown, Gwen English, John Grueter, Marty Kennedy, Alternate Sam MacLeod, Alternate Dean Hubbard, and Select Board Representative Nancy Belanger.

STAFF PRESENT: Town Planner Dave Sharples (remotely)

II. CALL TO ORDER: Chair Plumer called the meeting to order at 7 PM, and the members introduced themselves. Alternate MacLeod was activated.

III. APPROVAL OF MINUTES

May 28, 2026

Ms. Belanger, Ms. English and Mr. Kennedy recommended edits.

Ms. English motioned to approve the May 28, 2026 meeting minutes, as amended. Ms. Belanger seconded the motion. A vote was taken, Mr. Grueter abstained, the motion passed 6-0-1.

IV. OLD BUSINESS

1. The continuation of application 26-3 for J. Caley Associates for site plan review for the proposed demolition of the existing dry-cleaning building and proposed development of a 4-story building for 22-room hotel
C-2 Highway Commercial Zoning District
Tax Map #65-125
Planning Board Case #26-3.

Chair Plumer read the public hearing notice out loud and noted a continuance was requested until July 9th.

Vice-Chair Brown motioned to continue Planning Board Case #26-3 to the July 9, 2026 meeting of the Planning Board at 7 PM in the Nowak Room. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

2. Application for amended minor site plan for 73 Winter Street

Tax Map 73, Lot 143
To change parking calculations and request a waiver from parking requirements
Planning Board Case #26-5

Chair Plumer noted that the applicant has requested a continuance in writing to June 25th.

Vice-Chair Brown motioned to table Planning Board Case #26-5 to the June 25, 2026 meeting of the Planning Board at 7 PM in the Nowak Room. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

3. Request for termination of easement
51 Portsmouth Avenue
Map 65, Lot 140
Planning Board Case #84-7

Mr. Sharples explained that in a case in 1984 there was an easement recorded but the project itself was never started. He wrote a letter in 2021 hoping that would resolve it but a title attorney has requested the Board vote to terminate the easement which Mr. Sharples recommended.

Chair Plumer opened comment to the public at 7:15 PM.

Ray Talkington of 50 Portsmouth Avenue noted he purchased the property and there is an easement as part of the earlier Planning Board case that allows people on Highland Ave. to park on this property.

Chair Plumer closed public comment at 7:20 PM.

Ms. Belanger motioned that the request of Ray Tarkington to terminate the easement for condition #4 of the Planning Board's 1984 approval for this property at 51 Portsmouth Avenue, Map 65, Lot 140 be granted. Ms. English seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

3. Application for Wetland Conditional Use Permit by Public Service Company of NH d/b/a Eversource Energy to conduct structure replacement work along their existing 115 kV A126 Electric Transmission Line Right of Way
Tax Maps
Planning Board Case #26-6

Chair Plumer read the public hearing notice.

Mr. Kennedy questioned the Board on potential recusal after disclosing that he retired from VHB. Mr. Kennedy remained as a voting member for the application.

Sherri Trefry of VHB presented the application for a wetlands conditional use permit. She noted they were replacing wood structures in two locations on Route 101/27 and Off Watson Road with weathered

steel. She reviewed the wetland delineation and function and values report. She noted the access approved by the state from Route 101. She reviewed the minimization of impact efforts and gravel work pads and timber matting. She explained the restoration process and erosion control methods. She noted the location of the prime wetlands, Little River and Bloody Brook.

Ms. Trefry reviewed other permits such as Alteration of Terraine and Statutory Permit by Notification with the Wetlands' Bureau.

Ms. Trefry reviewed the complete DES consultation on plants and animals and noted no rare species in the work areas. There are time of year restrictions and oversight for turtles and snakes. A qualified wildlife biologist will oversee timber mat placement. Gravel areas will be top dressed to be unsuitable for turtle nesting. Construction will start in the fall and end in December. Crews may need to come back in the spring to oversee plantings.

Ms. English asked how long metal poles last and Mr. Kwapiszeski indicated they were more resilient than wood but is still too early in the process to say. She asked if more were coming and Mr. Kwapiszeski indicated as they perform routine inspections. The Conservation Commission also asked and he noted they plan to be back in the area.

Ms. English asked about wetland functions and values and noted there is no legend for the table provided. Ms. Trefry indicated there is a supplemental workbook.

Mr. Kennedy asked about impact to Woodbridge Lane and the length of time for construction. Mr. Kwapiszeski indicated they start in the fall and will be completed by the end of this year. The trail is closed when there is active construction.

Ms. Belanger noted that Conservation talked a lot about the parking lot, trails and invasive species management. She noted that Industrial Way is accessible.

Chair Plumer opened the hearing to public comment at 7:48 PM.

Josh Bower of 102 Watson Road asked about impact and availability of plans to the public. Ms. Belanger told him how to find them in the packets online under agendas and minutes. Vice-Chair Brown provided him with plans. He noted they will be north of Watson near Bloody Brook.

Ms. English motioned after reviewing the criteria for granting the wetlands conditional use permit that the request of Eversource, Planning Board Case #26-6 for a conditional use permit be approved. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

4. Application for a Lot Line Adjustment for the common shared line
Portsmouth Avenue
Tax Map 71, Lots 8 and 9, 4-6 & 8
Planning Board Case #26-8

Mr. Sharples explained the 400 SF lot line adjustment from Lot 8 to Lot 9 to resolve a building encroachment.

(unidentified) the owner of the property explained the need to clean up the encroachment of the fence and building. Millenium surveyed in 2012.

Mr. Kennedy asked if both property owners were on board and Mr. Sharples indicated both must sign the application and have.

Mr. Sharples reviewed the two standard conditions of approval:

1. A subdivision plan shall be submitted as a shaped or CAD file (dwg/dxf) NH state plane coordinates to the satisfaction of the Town Planner; and

2. All monumentation shall be set in accordance with Section 9.25 of the Exeter site plan and subdivision requirements.

Mr. Sharples explained that iron rods need to be put in.

Ms. Belanger motioned that the request for a lot line be granted with the conditions stated by the Town Planner, Dave Sharples. Mr. MacLeod seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

V. OTHER BUSINESS

- Master Plan Discussion

Mr. Sharples reported that the MPOC meets on June 25th.

- Field Modifications

Mr. Sharples reported a field modification was made to put a mail kiosk at Rose Farm because the post office will not deliver to individual homes of a new subdivision. The kiosk will be on Sunflower Lane because there is less impact than on Wadleigh. The sidewalk will be extended 20' to it and the kiosk will be maintained by the HOA.

- Bond and/or Letter of Credit Reductions and Release

VI. TOWN PLANNER'S ITEMS

VII. CHAIRPERSON'S ITEMS

VIII. PB REPRESENTATIVE'S REPORT ON "OTHER COMMITTEE ACTIVITY"

IX. ADJOURN

Mr. MacLeod motioned to adjourn the meeting at 8 PM. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Respectfully submitted.

Daniel Hoijer,
Recording Secretary (Via Exeter TV)

JONES & BEACH ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

May 12, 2026

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

RE: Amended Minor Site Plan Application
73 Winter Street, Exeter, NH
Tax Map 73, Lot 143
JBE Project No. 05241.2

Dear Mr. Plumer,

On behalf of our client, Exeter Presbyterian Church, we respectfully submit an Amended Minor Site Plan Application for the above-mentioned property. The intent of this application is to amend the previously approved Site Plan, approved on September 25, 2025, to change the parking calculations and request a waiver from the parking requirements. See attached waiver request for additional information.

Seven (7) copies of the following are included with this application:

1. Completed Amended Minor Site Plan Application.
2. Waiver Request.
3. Planning Board Notice of Decision dated September 25, 2025.
4. Signed Letter of Authorization.
5. Current Deed.
6. Abutters List & 3 Sets of Mailing Labels.
7. Tax Map.
8. Seven (7) Full Size Plan Sets.
9. Fifteen (15) Half Size Plan Sets.
10. Fee Check in the Amount of $380.00

We look forward to discussing this project with the Board. If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.

Paige Libbey, P.E.
Associate Principal

cc: Skip Phelps, Exeter Presbyterian Church (via email)

JONES & BEACH ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

May 12, 2026

Exeter Planning Board
Attn. Langdon Plumer, Chair
Exeter, NH 03833

RE: Request for Waiver
73 Winter Street, Exeter, NH
Tax Map 73, Lot 143
JBE Project No. 05241.1

Dear Members of the Board:

On behalf of our client, Exeter Presbyterian Church, Jones & Beach Engineers, Inc., respectfully requests the following waiver from the Town of Exeter Site Plan Regulations in regards to the amended site plan mentioned above:

- **Section 5.6.6 – Off Street Parking Requirements**

We request a waiver from the aforementioned section of the Zoning Ordinance in order to provide a reduction in parking from what is required by the "Off Street Parking Schedule" in the same section. The Planning Board is authorized to grant waivers from this Section per Section 5.6.5 of the Zoning Ordinance. Calculated based on the above-referenced table, the proposed site would be required to provide 57 parking spaces. The plans as approved at the September 25, 2025 Planning Board meeting were able to comply with this requirement with the use of a proposed parking easement on Map 73 Lot 147 (Shooter's Pub property). Although the two property owners still plan to be mutually collaborative and provide shared parking for each other's uses during their respective and differing peak hours, as described at our prior Planning Board hearings, they have since determined that a legally binding agreement requiring the same would not be in their best interests. The spirit and intent of their previously discussed agreement still remains the same.

With this information, we are therefore seeking a waiver to provide a reduction in the required parking per Section 5.6.5 of the Zoning Ordinance. We are proposing 37 parking spaces on site.

Section 5.6.3(B)(1) of the Zoning Ordinance allows applicants to provide "Alternative" Parking Calculations. We submit the following calculations in support of this request, and to address this section of the Zoning Ordinance. These calculations demonstrate that the same ratio of seats to parking spaces is provided in both the existing and proposed conditions. Since the existing use has not had parking limitations thus far, it is our opinion that this ratio should be considered adequate.

Existing Conditions

- **Sanctuary Occupancy (Permitted):** 140 seats
- **Onsite Parking Spaces:** 26 spaces
- **Current Ratio:** 1 parking space per 5.4 seats (140 ÷ 26)

Proposed Conditions

- **Proposed Sanctuary Seating:** 200 seats
- **Proposed Onsite Parking Spaces:** 37 spaces
- **Proposed Ratio:** 1 parking space per 5.4 seats (200 ÷ 37)

Justification for Waiver

We respectfully offer the following additional considerations in support of this request:

- **Established Use of Public Parking:** Since 2003, EPC has consistently utilized public on-street parking along Winter Street for Sunday services and mid-week events. This practice is comparable to nearby downtown businesses that rely on public parking resources.
- **Non-Concurrent Use of Facilities:** The existing sanctuary will not operate simultaneously with the proposed sanctuary. Instead, the existing sanctuary will be repurposed as a fellowship space for post-service gatherings and mid-week activities (e.g., youth groups, Bible studies, and small group meetings).
- **The Project is for Incremental Growth, Not Full Replacement:** The project does not introduce 200 new attendees but rather increases seating capacity by 60 seats. The reality is that 75% occupancy of the sanctuary will be "full" as far as a church is concerned. For that reason, and the non-concurrent use of facilities mentioned above, the existing 26 parking spaces on site, along with the available shared and public parking are already sufficient for the proposed addition on day 1 once the addition is completed.
- **Compliance Through Combined Parking Resources:** By incorporating approximately **20 on-street parking spaces** in addition to the proposed 37 onsite spaces, EPC would effectively meet the Town's parking standard of **1 space per 3.5 seats** (200 ÷ 3.5 = 57 spaces). While capacity of the sanctuary would be 200, we do not anticipate more than 75% occupancy of the new sanctuary (150). This would require use of only 6 on-street parking spots (150 ÷ 3.5=43 spaces).
- **Minimal Impact on Traffic and Parking Availability:** The requested waiver is expected to result in only a nominal increase in on-street parking usage, with no anticipated adverse impact on traffic flow or parking availability along Winter Street.

Waiver Criteria

1. **The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property.**
   RESPONSE: For all of the reasons stated above, the granting of this waiver will not negatively impact public safety, health or welfare or be injurious to other property.

2. **The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property.**
   RESPONSE: The property is unique in the manner that it is an existing use and structure being retrofitted to accommodate the expansion, and has nearby public and shared parking. The church is also unique in that it has specific peak hours that do not overlap with other uses in the area.

3. **Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out.**
   RESPONSE: The church is an existing use that has operated at this location for many years. The application proposes to expand the parking to accommodate the proposed use as much as possible within the limited space available.

4. **The granting of the waiver will not be contrary to the spirit and intent of the regulations; and,**
   RESPONSE: The intent of the regulation is to provide adequate parking for the proposed use. Adequate parking will be provided via both on site and off site parking. Additionally, the regulations allow specifically for applicants to provide alternative parking calculations and to encourage utilization of shared parking whenever feasible.

5. **The waiver will not, in any manner, vary the provisions of the Zoning Ordinance or Master Plan.**
   RESPONSE: The provisions of the Zoning Ordinance and the Master Plan will not be conflicted with the granting of this waiver. They allow specifically for applicants to provide alternative parking calculations and encourage utilization of shared parking whenever feasible.

Given the modest increase in seating capacity, the non-concurrent use of facilities, and our longstanding, responsible use of nearby on-street parking, we believe this request represents a reasonable and appropriate accommodation. We respectfully request the Planning Board's approval of this waiver and would be glad to provide any additional information or clarification as needed. Thank you very much for consideration of this waiver request.

Very truly yours,
JONES & BEACH ENGINEERS, INC.

Paige Libbey, P.E.
Associate Principal

Town of Exeter

Planning Board Application for

- Minor Site Plan Review
- Minor Subdivision
- Lot Line Adjustment

January 2019

Town of Exeter Application for Minor Subdivision, Minor Site Plan, and/or Lot Line Adjustment

Date: January 2019

Memo To: Applicants for Minor Subdivision, Minor Site Plan, and/or Lot Line Adjustment

From: Planning Department

Re: Guidelines for Processing Applications

The goal of the Planning Board is to process applications as quickly and efficiently as possible. To this end, we have designed an application procedure which is simple and easy to follow (see attached). If some of the information being requested seems irrelevant, please check with the Planning Department office, it may be that your particular proposal does not warrant such information.

It is strongly recommended that prior to submitting an application you discuss your proposal informally with the Town Planner. The Town Planner will review your proposal for conformance with the applicable Town regulations and advise you as to the procedures for obtaining Planning Board approval. Please contact the Planning Department office at (603) 773-6112 to schedule an appointment.

The key to receiving a prompt decision from the Planning Board is to adhere closely to the Board's procedures. A chart outlining the "Planning Board Review Process" is attached for your information. Please be aware that a technical review of your proposal by the Technical Review Committee (TRC) will likely precede Planning Board determination. Staff will gladly review the Application process with you so that you understand the various milestones in the process. A checklist is attached to this application to assist you in preparing your plans.

Copies of the applicable "Site Review and Subdivision Regulations" are available on-line on the Town's web site (www.exeternh.gov) or maybe purchased at the Planning Department office on the second floor to the Town Office Building located at 10 Front Street.

It is strongly recommended that you become familiar with these regulations, as they are the basis for review and approval.

TOWN OF EXETER, NH
APPLICATION FOR MINOR SITE PLAN REVIEW, MINOR SUBDIVISION and/or LOT LINE ADJUSTMENT

A completed application shall contain the following items, although please note that some items may not apply such as waivers or conditional use permit:

1.	Application for Hearing	(x)
2.	Abutter's List Keyed to the Tax Map (including name and business address of all professionals responsible for the submission (engineer, landscape architect, wetland scientist, etc.)	(x)
3.	Checklist for plan requirements	(x)
4.	Letter of Explanation	(x)
5.	Written request and justification for waiver(s) from Site Plan/Sub Regulations	(x)
6.	Application to Connect and/or Discharge to Town of Exeter Sewer, Water, or Storm Water Drainage System(s) - if applicable	( ) N/A
7.	Application Fees	(x)
8.	Seven (7) copies of 24'x36' plan set	(x)
9.	Fifteen (15) 11"x 17" copies of the plan set	(x)
10.	Three (3) pre-printed 1"x 2 5/8" labels for each abutter, the applicant and all consultants.	(x)

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

TOWN OF EXETER
MINOR SUBDIVISION, MINOR SITE PLAN, AND/OR LOT LINE ADJUSTMENT APPLICATION

THIS IS AN APPLICATION FOR:

(x) **MINOR SITE PLAN** - AMENDED
( ) **MINOR (3lots or less) SUBDIVISION** ( ) **LOTS**

( ) **LOT LINE ADJUSTMENT**

OFFICE USE ONLY

_____ **APPLICATION**
_____ **DATE RECEIVED**
_____ **APPLICATION FEE**
_____ **PLAN REVIEW FEE**
_____ **ABUTTER FEE**
_____ **LEGAL NOTICE FEE**
_____ **INSPECTION FEE**
_____ **TOTAL FEES**
_____ **AMOUNT REFUNDED**

1. **NAME OF LEGAL OWNER OF RECORD:** Exeter Presbyterian Church

ADDRESS: 73 Winter Street, Exeter, NH 03833

_____ **TELEPHONE:** ( ) _____

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

ADDRESS: _____

_____ **TELEPHONE:** ( ) _____

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

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

4. **DESCRIPTION OF PROPERTY:**

ADDRESS: 73 Winter Street

TAX MAP: 73 **PARCEL #:** 143 **ZONING DISTRICT:** C-1

AREA OF ENTIRE TRACT: 0.86 acres **PORTION BEING DEVELOPED:** 30,200 S.F.

5. **EXPLANATION OF PROPOSAL:** The intent of this project is to amend the previously approved Site Plan approved on September 25, 2025 to change the parking calculations.

6. **ARE MUNICIPAL SERVICES AVAILABLE?** (YES/NO) Yes
IF YES, WATER AND SEWER SUPERINTENDENT MUST GRANT WRITTEN APPROVAL FOR CONNECTION. IF NO, SEPTIC SYSTEM MUST COMPLY WITH W.S.P.C.C. REQUIREMENTS.

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

ITEM:	NUMBER OF COPIES
A. See Cover Letter	
B.	
C.	
D.	
E.	
F.	

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

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

NAME: Paige Libbey, P.E., Jones & Beach Engineers, Inc.
ADDRESS: PO Box 219, Stratham, NH 03885
PROFESSION: Civil Engineer **TELEPHONE:** (603) 772-4746

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

See Plans

11. **HAVE ANY SPECIAL EXCEPTIONS OR VARIANCES BEEN GRANTED BY THE ZONING BOARDOF ADJUSTMENT TO THIS PROPERTY PREVIOUSLY?**

(Please check with the Planning Department Office to verify) (YES/NO) No IF YES, LIST BELOW AND NOTE ON PLAN.

N/A

NOTICE:

I CERTIFY THAT THIS APPLICATION AND THE ACCOMPANYING PLANS AND SUPPORTING INFORMATION HAVE BEEN PREPARED IN CONFORMANCE WITH ALL APPLICABLE TOWN REGULATIONS, INCLUDING BUT NOT LIMITED TO THE "SITE PLAN REVIEW AND SUBDIVISION REGULATION" AND THE ZONING ORDINANCE. FURTHERMORE, IN ACCORDANCE WITH THE REQUIREMENTS OF THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS", I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE 3/11/26 APPLICANT'S SIGNATURE (as agent)

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

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

TAX MAP SEE ATTACHED LIST
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Please attach additional sheets if needed

CHECKLIST FOR LOT LINE ADJUSTMENT, MINOR SITE PLAN, or MINOR SUBDIVISION PLAN PREPARATION

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

Please complete this checklist by marking each item listed in the column labeled "Applicant" with one of the following: "X" (information provided); "NA" (note applicable); "W" (waiver requested). For all checklist items marked "NA", a final determination regarding applicability will be made by the TRC. For all items marked "W", please refer to Section 11 of the "Site Plan Review and Subdivision Regulations" for the proper waiver request procedure. All waiver requests will be acted upon by the Planning Board at a public hearing. Please contact the Planning Department office, if you have any questions concerning the proper completion of this checklist.

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

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

CHECK LIST FOR MINOR SITE PLAN REVIEW, MINOR SUBDIVISON AND LOT LINE ADJUSTMENT

APPLICANT	TRC	REQUIRED EXHIBITS, SEE REGULATION 6.6.2.4
X	☐	a) The name and address of the property owner, authorized agent, the person or firm preparing the plan, and the person or firm preparing any other data to be included in the plan.
X	☐	b) Title of the site plan, subdivision or lot line adjustment, including Planning Board Case Number.
X	☐	c) Scale, north arrow, and date prepared.
X	☐	d) Location of the land/site under consideration together with the names and address of all owners of record of abutting properties and their existing use.
X	☐	e) Tax map reference for the land/site under consideration, together with those of abutting properties.
X	☐	f) Zoning (including overlay) district references.
X	☐	g) A vicinity sketch showing the location of the land/site in relation to the surrounding public street system and other pertinent location features within a distance of 1,000-feet.
X	☐	h) For minor site plan review only, a description of the existing site and proposed changes thereto, including, but not limited to, buildings and accessory structures, parking and loading areas, signage, lighting, landscaping, and the amount of land to be disturbed.
X	☐	i) If deemed necessary by the Town Planner, natural features including watercourses and water bodies, tree lines, and other significant vegetative cover, topographic features and any other environmental features which are significant to the site plan review or subdivision design process.
X	☐	j) If deemed necessary by the Town Planner, existing contours at intervals not to exceed 2-feet with spot elevations provided when the grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
☐ Waiver Granted Previously	☐	k) If deemed necessary by the Town Planner for proposed lots not served by municipal water and sewer utilities, a High Intensity Soil Survey (HISS) of the entire site, or portion thereof. Such soil surveys shall be prepared and stamped by a certified soil scientist in accordance with the standards established by the Rockingham County Conservation District. Any cover letters or explanatory data provided by the certified soil scientist shall also be submitted.
N/A	☐	l) State and federal jurisdictional wetlands, including delineation of required setbacks.
X	☐	m) A note as follows: "The landowner is responsible for complying with all applicable local, State, and Federal wetlands regulations, including any permitting and setback requirements required under these regulations."
X	☐	n) Surveyed exterior property lines including angles and bearings, distances, monument locations, and size of the entire parcel. A professional land surveyor licensed in New Hampshire must attest to said plan.

X	☐	o) For minor site plans only, plans are not required to be prepared by a professional engineer or licensed surveyor unless deemed essential by the Town Planner or the TRC.
N/A	☐	p) For minor subdivisions and lot line adjustments only, the locations, dimensions, and areas of all existing and proposed lots.
X	☐	q) The lines of existing abutting streets and driveways locations within 100-feet of the site.
X	☐	r) The location, elevation, and layout of existing catch basins and other surface drainage features.
X	☐	s) The footprint location of all existing structures on the site and approximate location of structures within 100-feet of the site.
X	☐	t) The size and location of all existing public and private utilities.
X	☐	u) The location of all existing and proposed easements and other encumbrances.
X	☐	v) All floodplain information, including contours of the 100-year flood elevation, based upon the Flood Insurance Rate Map for Exeter, as prepared by the Federal Emergency Management Agency, dated May 17, 1982.
N/A	☐	w) The location of all test pits and the 4,000-square-foot septic reserve areas for each newly created lot, if applicable.
N/A	☐	x) The location and dimensions of all property proposed to be set aside for green space, parks, playgrounds, or other public or private reservations. The plan shall describe the purpose of the dedications or reservations, and the accompanying conditions thereof (if any).
N/A	☐	y) A notation shall be included which explains the intended purpose of the subdivision. Include the identification and location of all parcels of land proposed to be dedicated to public use and the conditions of such dedications, and a copy of such private deed restriction as are intended to cover part of all of the tract.
N/A	☐	z) Newly created lots shall be consecutively numbered or lettered in alphabetical order. Street address numbers shall be assigned in accordance with Section 9.17 Streets of these regulations.
N/A	☐	aa) The following notations shall also be shown: • Explanation of proposed drainage easements, if any • Explanation of proposed utility easement, if any • Explanation of proposed site easement, if any • Explanation of proposed reservations, if any • Signature block for Board approval as follows:
X	☐	Town of Exeter Planning Board _____ _____ Chairman Date

TOWN OF EXETER PLANNING DEPARTMENT
PLANNING AND ZONING FEE SCHEDULE
EFFECTIVE JANUARY 2018

(changes adopted by the Select Board – January 2018)

PUBLICATIONS

ZONING ORDINANCE	$ 15.00
MASTER PLAN	$ 35.00
CAPITAL IMPROVEMENTS PROGRAM	$ 15.00
SUBDIVISION & SITE PLAN REVIEW REGS	$ 15.00
PUBLIC WORKS SPECIFICATIONS (at DPW)	$ 20.00
HDC PRESERVATION GUIDELILNES	$ 10.00
POSTAGE	$ 5.00 (per publication)

BOARD OF ADJUSTMENT

VARIANCE APPLICATION	$ 100.00
SPECIAL EXCEPTION APPLICATION	$ 100.00
APPEAL FROM ADMINISTRATIVE DECISION	$ 100.00
ABUTTER NOTICE	$ 10.00 (per abutter)
LEGAL NOTICE FEE	$ 50.00

PLANNING BOARD

LOT LINE ADJUSTMENT	$ 60.00	
SUBDIVISION		
• APPLICATION (includes Open Space Dev.)	$ 125.00	
• PER LOT OR OPEN SPACE UNIT FEE	$ 50.00 per lot (up to 3 new lots) $ 100.00 per lot (for 4 or more new lots)	
NON-RESIDENTIAL SITE PLAN REVIEW		
• APPLICATION	Minor - $100.00 Major - $ 250.00	$250
• PLAN REVIEW	$ 60.00/1,000 s.f. of total building floor area (Example: 30,000 SF building = $ 1,800. review fee) With no building, $5./$1,000. on the cost of site improvements	
MULTI-FAMILY SITE PLAN REVIEW	Same as N/R Site Plan Review	
LEGAL NOTICE	$ 50.00	$50
ABUTTER NOTICE	$ 10.00 (per abutter) x 8	$80

SITE INSPECTION SERVICE – Fee to be based upon a reasonable estimate of the cost of anticipated site inspections (typically 1-3% of the estimated construction costs for the project). Additional funds to be collected as needed; any unexpended fees to be returned to the Applicant upon completion of all site improvements.

HISTORIC DISTRICT COMMISSION

APPLICATION & PLAN REVIEW	No fees
ABUTTER NOTICE	$ 10.00 (if applicable)

MISCELLANEOUS

• SIGN PERMITS	$ 25.00 (per sign)
• HOME OCCUPATION USE PERMITS	$ 25.00
• COPIES	$ .50 (per page)
• TRAIL MAPS	$ 1.00/each
• WETLAND MARKERS	$ 1.00/each

TOTAL = $380.00

TOWN OF EXETER, NEW HAMPSHIRE

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

September 26, 2025

Paige Libbey, P. E., Associate Principal
Jones & Beach Engineers, Inc.
85 Portsmouth Avenue
POB 219
Stratham, New Hampshire 03885

Re: PB Case #25-6 Exeter Presbyterian Church
Site Plan Review for Proposed Addition & Parking
73 Winter Street, Exeter, N.H.
Tax Map Parcel #73-143

Dear Ms. Libbey:

Please be advised that at the meeting of September 25th, 2025, the Exeter Planning Board voted to **APPROVE** the above-captioned application for site plan review for the proposed construction of an additional building, parking and associated site improvements on the property located at 73 Winter Street, as presented, subject to the following conditions:

1. An electronic As-Built Plan with details acceptable to the Town shall be provided prior to issuance of a certificate of occupancy. This plan must be in a dwg or dxf file format and in NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates;

2. A preconstruction meeting shall be arranged by the applicant and his contractor with the Town Engineer prior to any site work commencing. The following must be submitted for review and approval prior to the preconstruction meeting:
   i. The SWPPP (storm water pollution prevention plan), if applicable, and,
   ii. A project schedule and construction cost estimate.

3. Third party construction inspections fees shall be paid prior to scheduling the preconstruction meeting;

4. The Annual Operations and Maintenance Report in the Stormwater Operations and Maintenance Manual (revised March 15, 2025), shall be completed and submitted to the Town Engineer annually on or before January 31st. This requirement shall be an ongoing condition of approval and included in the condominium documents;

5. Any applicable State permit approval numbers shall be noted on the final plans; All appropriate fees to be paid including but not limited to: sewer/water connection fees, impact fees, and inspection fees (including third party inspections), prior to the issuance of a certificate occupancy;

6. A restoration and erosion control surety, in an amount and form reviewed and approved by the Town Planner in accordance with Section 12 of the Site Plan Review and Subdivision Regulations, shall be provided prior to any site work;

7. All landscaping shown on plans shall be maintained and any dead or dying vegetation shall be replaced, no later than the following growing season, as long as the site plan remains valid. This condition is not intended to circumvent the revocation procedures set forth in State statutes;

8. All outdoor lighting (including security lights) shall be down lit and shielded so no direct light is visible from adjacent properties and/or roadways;

9. The applicant shall submit the land use and stormwater management information about the project using the PTAPP Online Municipal Tracking Tool (https://ptapp.unh.edu/). The PTAPP submittal must be accepted by DPW prior to the pre-construction meeting;

10. Substitute the two 2.25" green gable tupelo trees shown on the landscaping plan with two 3" caliper native tree species; and

11. Shift the location of the tree (Silhouette Sweetgum) at the front of the property closer to the sidewalk and away from the snow storage area, as discussed.

At this same meeting, the Board granted the following waivers from the Site Plan Review & Subdivision Regulations:

- Section 9.3.6 - to allow grading within five (5) feet of a property line
- Section 7.4.10 - to provide High Intensity Soil Survey (HISS) information on the Site Plan

Please feel free to contact the Planning Department at 773-6114 with any questions.

Sincerely,

Carol Ogilvie

Carol Ogilvie
Interim Town Planner
(on behalf of the Planning Board Chairman)

cc: Skip Phelps, Exeter Presbyterian Church
Doug Greene, Architect, Port City Design
Douglas Eastman, Building Inspector/Code Enforcement Officer
Janet Kenerson, Town Assessor

CO:bsm

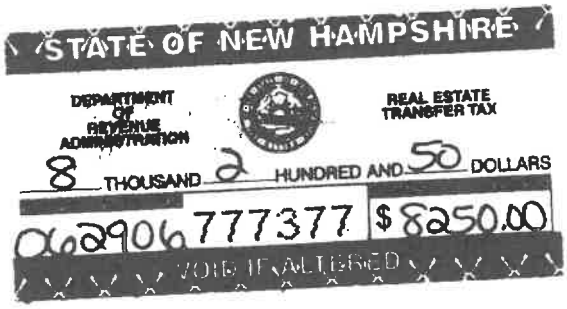
f:\town planner\planning\decision letters\pb #25-6 exeter presbyterian church 73 winter street spr coa letter.docx

Letter of Authorization

I, Exeter Presbyterian Church, 73 Winter Street, Exeter, NH 03833, owner of property located in Exeter, NH, known as Tax Map 73, Lot 143, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on 73 Winter Street in Exeter, NH.

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

Witness | Exeter Presbyterian Church | Date 7/12/2025



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **The Roman Catholic Bishop of Manchester**, a Corporation Sole, for St. Michael Parish, with a principal address of 153 Ash Street, P.O. Box 310, Manchester, County of Hillsborough, New Hampshire 03104,

FOR CONSIDERATION PAID, grants to the **Exeter Presbyterian Church,** a non profit corporation organized under the laws of the State of New Hampshire, with a mailing address of PO Box 715, Exeter, County of Rockingham, New Hampshire 03833,

WITH WARRANTY COVENANTS, the following described premises:

A certain tract or parcel of land, with the buildings thereon, situated in Exeter, County of Rockingham, State of New Hampshire, on the Southerly side of Winter Street, so called, and being more particularly bounded and described as follows:

Commencing on said Winter Street at land now or formerly of William O. Beane and Ora T. Beane, and thence running Northerly by said Beane land about 300 feet to a point at land now or formerly of Fred A. Wentworth and Florence L. Wentworth; thence turning and running in an Easterly direction by said Wentworth land about 128 feet to a point at other land now or formerly of said land of Fred A. Wentworth; thence turning and running in a Southerly direction by said land of Fred A. Wentworth, land of the heirs of Frank E. Wentworth and land now or formerly of Deborah M. French to said Winter Street; thence turning and running in a Westerly direction by said Winter Street to said Beane land at the point of beginning.

Meaning and intending to convey the same premises conveyed to The Roman Catholic Bishop of Manchester, a Corporation Sole For St. Michael Parish by Warranty Deed of the

Casey Association dated September 30, 1997, and recorded in the Rockingham County Registry of Deeds at Book 3241, Page 795.

Subject to the terms of a Boundary Line Agreement by and between The General Recreation Realty Trust and the Roman Catholic Bishop of Manchester recorded in the Rockingham County Registry of Deeds on April 29, 2005, at Book 4472 Page 1490.

The above property is also conveyed subject to any and all easements, restrictions, covenants, conditions, limitations, rights, reservations, plans, encroachments and/or encumbrances of record or otherwise to the extent the same may be in force and applicable (if any).

This is not homestead property.

IN WITNESS WHEREOF, the undersigned has hereunto set their hands on this 28th day of June, 2006.

The Roman Catholic Bishop of Manchester,
A Corporation Sole

Witness

By: Most Reverend John B. McCormack,
Bishop

STATE OF NEW HAMPSHIRE
HILLSBOROUGH COUNTY

On this 28th day of June, 2006, personally appeared Most Reverend John B. McCormack, Roman Catholic Bishop of Manchester, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the foregoing instrument on behalf of The Roman Catholic Bishop of Manchester, A Corporation Sole, for St. Michael Parish, for the purposes therein contained, being duly authorized to do so, as his voluntary act and deed.

N~~otary Public/Justice of the Peace~~

M

(P

FRANCEEN M. MORASSE, Notary Public
My Commission Expires March 10, 2009

ABUTTERS LIST (DIRECT)
AS OF
APRIL 23, 2026
FOR
73 WINTER STREET, EXETER, NH
JBE PROJECT No. 05241.1

OWNER OF RECORD/APPLICANT:

TAX MAP 73/ LOT 143
EXETER PRESBYTERIAN CHURCH
ATTN. SKIP PHELPS
73 WINTER ST
EXETER, NH 03833
BK 4675/PG 0982 (06/28/06)

ABUTTERS:

73/142
BEVERLY VINCENT
81 WINTER ST
EXETER, NH 03833
3555/0316 (03/19/01)

73/144
HILARY CODER
69 WINTER ST
EXETER, NH 03833
5342/2685 (08/02/12)

73/146
HAI HO
TRANG HUA
4 COLUMBUS AVE
EXETER, NH 03833
5003/0710 (04/23/09)

73/147
GENERAL RECREATION REALTY TR
ROBERT FICARA TRUSTEE
6 COLUMBUS AVE
EXETER, NH 03833
2633/1105 (09/29/86)

73/187
PRESCOTT FAMILY TRUST
PERRIN PRESCOTT REVOCBALE TRUST
50 LITTLE RIVER RD
KINGSTON, NH 03848
6347/0698 (10/28/21)

73/188
TOWN OF EXETER CEMETERY
10 FRONT ST
EXETER, NH 03833

ENGINEERS/SURVEYORS:

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

EXETER PRESBYTERIAN CHURCH
ATTN. SKIP PHELPS
73 WINTER ST
EXETER, NH 03833

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KINGSTON, NH 03848

TOWN OF EXETER CEMETERY
10 FRONT ST
EXETER, NH 03833

TOWN OF EXETER CEMETERY
10 FRONT ST
EXETER, NH 03833

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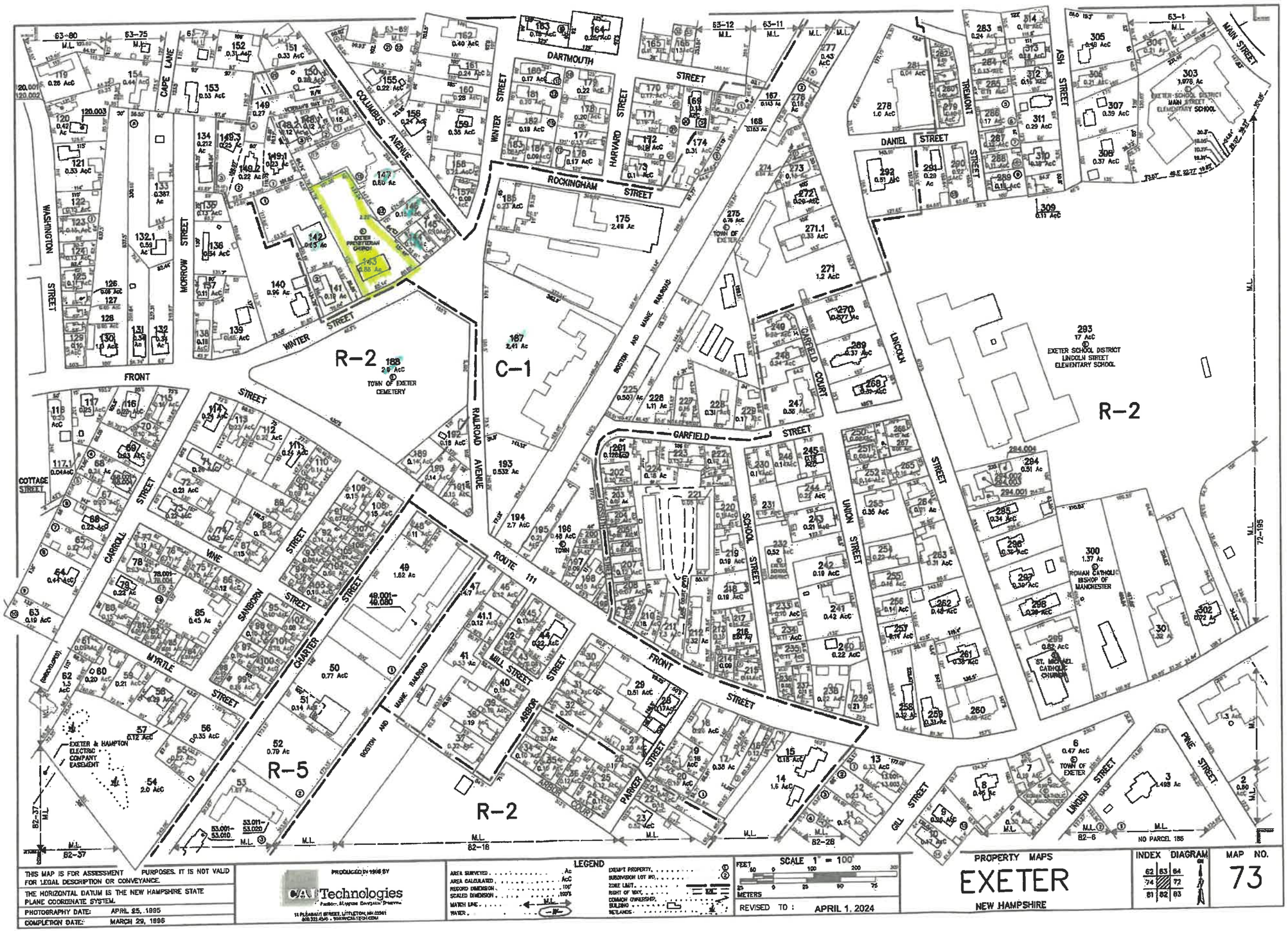


THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.

PHOTOGRAPHY DATE: APRIL 25, 1995

COMPLETION DATE: MARCH 29, 1996

PRODUCED IN 1996 BY CAI Technologies

LEGEND

AREA SURVEYED ..... Ac
AREA CALCULATED ..... AcC
RECORD DIMENSION ..... 100'
SCALED DIMENSION ..... 100'S
MATCH LINE ..... M.L.
WATER .....
EXEMPT PROPERTY .....
SUBDIVISION LOT NO. .....
ZONE LIMIT .....
RIGHT OF WAY .....
COMMON OWNERSHIP .....
BUILDING .....
WETLANDS .....

SCALE 1" = 100'

REVISED TO : APRIL 1, 2024

PROPERTY MAPS

EXETER

NEW HAMPSHIRE

INDEX DIAGRAM

62	63	64
74		72
81	82	83

MAP NO. 73

TOWN OF EXETER, NEW HAMPSHIRE

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

PUBLIC NOTICE
TECHNICAL REVIEW COMMITTEE
AGENDA

The Exeter Planning Board Technical Review Committee will meet on Thursday, June 18 2026, at 10:00 A.M. in the Nowak Room located in the Exeter Town Office, 10 Front Street, Exeter, to consider the following application:

The application of Pinecrest Mobil Home Park LLC for Site Plan Review to install a driveway and a 1792 sq ft building to house a two car garage and office space at 30 Ashbrook Road. Tax Map 87 Parcel 14. PB Case # 26-10

The application of Stonearch Development LLC to demolish a portion of a gravel parking area. A proposed 250' long road terminating in a cul-de-sac is proposed. The redevelopment will consist of 8 residential condominium units of single-family homes. The project includes a new roadway, underground utilities and drainage structures. Tax Map 62 Parcel 111. PB Case # 26-11

TECHNINCAL REVIEW COMMITTEE
David Sharples, Town Planner

Posted 6/11/26: Exeter Town Office and Town of Exeter website

TOWN OF EXETER
PLANNING DEPARTMENT
INTER-OFFICE TRANSMITTAL

DATE: June 11, 2026

TO: Dave Sharples, Town Planner

FROM: Dawn Ferringo, Planning and Building Administrator

RE: **PB Case #26-10 Pinecrest Mobil Home Park, 30 Ashbrook Rd**
Site Plan Review for a proposed new driveway and 1792 sq/ft building featuring a two bay garage and dedicated office space.
Tax Maps 87-14 Zoning District R-2.

Attached please find a site plan review application, plans and supporting documents, dated 05/07/26 for the proposed Minor Site Plan Review for the property located at 30 Ashbrook Rd. The project involves installing a driveway and a 1792 sq/ft building featuring a two bay garage and dedicated office space.

The purpose of this project is to consolidate the management of the existing 50-unit Manufactured Home Park and bring essential accessory functions on-site to improve park maintenance and operations.

The proposed use is an accessory use to the existing park and is compliant with R-2 Single Family Residential District requirements. The building has been designed with a residential aesthetic to remain consistent with the neighborhood character. To minimize visual impact, the two garage doors are located at the rear of the structure, away from Ashbrook Rd.

A Technical Review Committee (TRC) meeting is scheduled for **Thursday, 06/18/26 at 10:00 AM here in the Town Office building**. Please review the attached materials and provide any comments and/or concerns to our office at your earliest convenience.

Any questions, please give us a call.

Thank you,

Dawn

cc: Doug Eastman, Building Inspector/Code Enforcement Officer
Kristen Murphy, Conservation & Sustainability Planner
Paul Vlasich, P.E., DPW
Jason Fritz, Deputy Fire Chief (pdf only)
Josh McCain, Police Chief (pdf only)
Allison Rees, P.E., Underwood Engineers, Inc. (** if deemed necessary)

*** Applicant is responsible for providing a hard copy of complete submission directly to UEI. Electronic copy provided to UEI by Planning Department on 05/13/26.*

Donald O. Jensen

Pinecrest Mobile Home Park LLC

49 Hampton Rd.

Exeter NH 03833

603-770-9860

Pinecrest.dj@gmail.com

5/7/2026

Town of Exeter Planning Board

C/O Planning Department

10 Front St.

Exeter NH 03833

RE: Letter of Explanation for Site Plan Review- 30 Ashbrook Rd./Tax Map 87 Parcel 14

Project Address: Exeter NH

Dear Chair and Members of the Planning Board.

I am submitting this application for a Minor Site Plan Review for the property located at 30 Ashbrook Rd. The project involves installing a driveway and a 1792 sq/ft building featuring a two bay garage and dedicated office space.

Project Intent and Use:

The purpose of this project is to consolidate the management of the existing 50-unit Manufactured Home Park. Currently, the administrative office is located off-site at my private residence, and equipment storage is leased in another municipality. This proposal seeks to bring these essential accessory functions on-site to improve park maintenance and operations

Zoning and Design:

The proposed use is an accessory use to the existing park and is compliant with R-2 Single Family Residential District requirements. The building has been designed with a residential

aesthetic to remain consistent with the neighborhood character. To minimize visual impact, the two garage doors are located at the rear of the structure, away from Ashbrook Rd.

Impact and Infrastructure:

- **Traffic:** As the number of residential units remains unchanged, there will be no increase in residential traffic. The office and garage will serve existing park needs.
- **Parking:** Three parking spaces are provided at the front for staff and visitors.
- **Lighting:** All exterior lighting will be downward shielded, motion activated, and designed to prevent light spill over onto adjacent parcels.
- **Utilities:** The building will connect to existing Town Water and Sewer, Electricity and Communication lines located on Ashbrook Rd.

Availability for Site Walk

In accordance with Town requirements, I am available for a site walk on. **To Be Determined**

Thank You for your time and consideration of this application. I look forward to discussing this project with you at the upcoming public hearing.

Sincerely

Don Jensen

Pinecrest Mobile Home Park LLC

Town of Exeter

Planning Board Application for Site Plan Review

October 2019

Town of Exeter Planning Board Application for Site Plan Review

Date: October 2019

Memo To: Applicants for Site Plan Review

From: Planning Department

Re: Site Plan Review Application Process

The goal of the Planning Department is to process site plan review applications as quickly and efficiently as possible, in preparation for review by the Planning Board. To this end, we have designed an application form that is simple and easy to follow (see attached). If some of the information being requested does not seem to be applicable, please check with the Planning Department office, it may be that your particular proposal does not warrant such information.

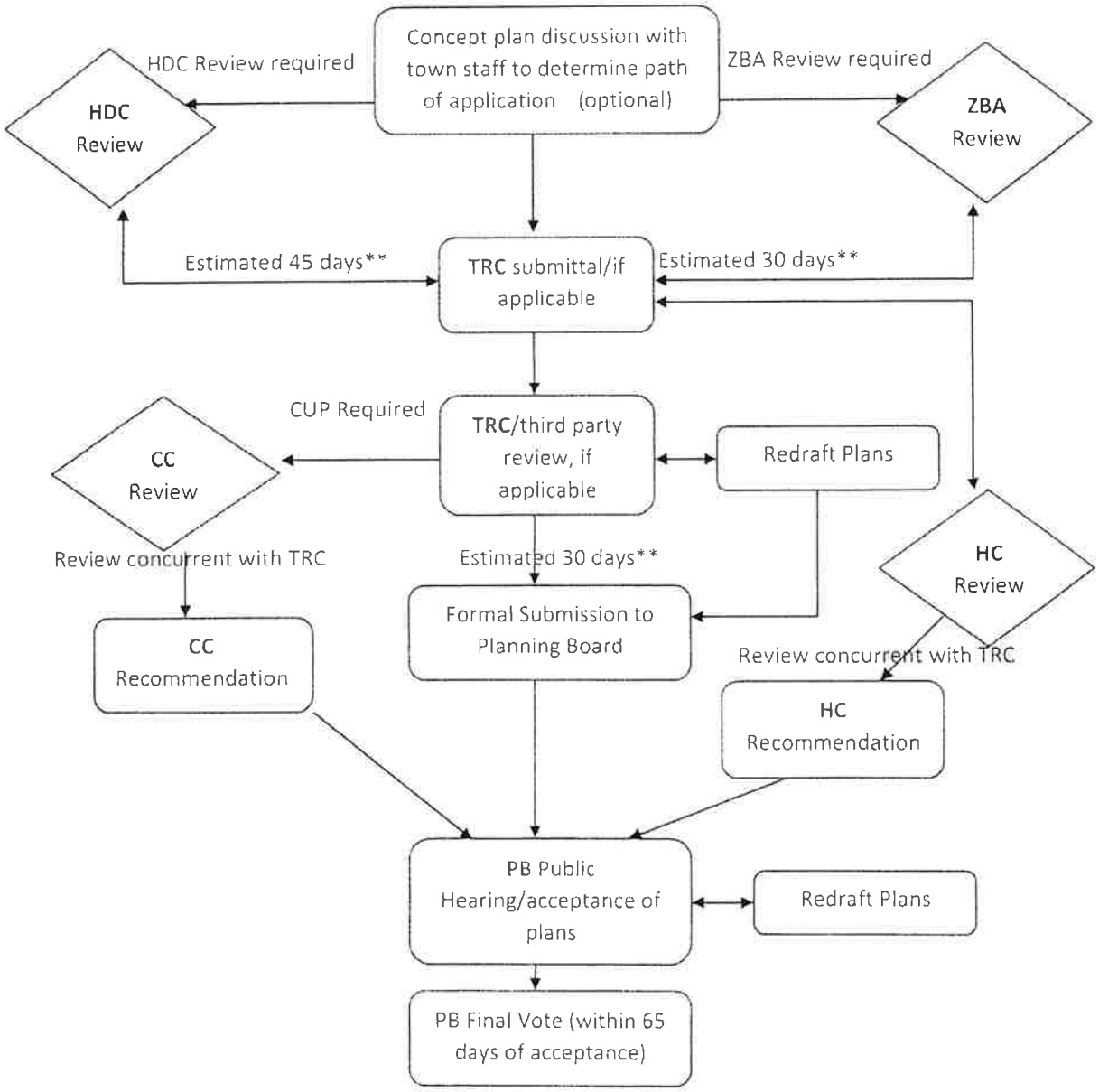
It is recommended that you schedule a meeting with the Town Planner prior to formally submitting your application. The Town Planner will review your proposal for conformance with all applicable Town regulations and advise you regarding the procedure for obtaining Planning Board approval. Please contact the Planning Department office at (603) 773-6112 to schedule an appointment.

The key to receiving a prompt decision from the Planning Board is to adhere closely to the Board's procedures. A chart outlining the "Planning Board Review Procedure" is attached for your information. Please be aware that a technical review of your proposal by the Technical Review Committee (TRC) must precede Planning board consideration of your application. The Town Planner will only schedule you for a public hearing with the Planning Board after your application has gone through technical review and any required changes have been incorporated.

Copies of the applicable "Site Plan Review and Subdivision Regulations" are available for your review or purchase at the Planning Department office on the second floor of the Town Office Building located at 10 Front Street and are also on the Town's website at www.exeternh.gov

It is strongly recommended that you become familiar with these regulations, as they are the basis for review and approval of all site plans.

Exeter Planning Review Process Flow Chart*



ZBA – Zoning board of Adjustment **PB** – Planning Board **HDC** – Historic District Commission
HC – Heritage Commission **CC** – Conservation Commission **TRC** – Technical Review Committee
CUP – Conditional Use Permit

*This chart shows the local process only. State permits (Wetlands, Shoreland, etc. are not shown)

**All time estimates are approximate and can vary considerably. However, it is generally expected to take between 90 and 180 days to complete local review in the event review from all boards is required.

SITE PLAN REVIEW APPLICATION CHECKLIST

A COMPLETED APPLICATION FOR SITE PLAN REVIEW MUST CONTAIN THE FOLLOWING

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

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

TOWN OF EXETER, NH
APPLICATION FOR SITE PLAN REVIEW

THIS IS AN APPLICATION FOR:

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

OFFICE USE ONLY

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

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

1. NAME OF LEGAL OWNER OF RECORD: DONALD O. JENSEN

TELEPHONE: 603 770-9860

ADDRESS: 49 HAMPTON RD. EXETER NH. 03833

2. NAME OF APPLICANT: SAME

ADDRESS: _____

TELEPHONE: ( ) _____

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

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

4. DESCRIPTION OF PROPERTY: PINECREST MOBILE HOME PARK

ADDRESS: 30 ASHBROOK RD. EXETER N.H. 03833

TAX MAP: 87 PARCEL #: 14 ZONING DISTRICT: R-2

AREA OF ENTIRE TRACT: 6.59 ACRES PORTION BEING DEVELOPED: SMALL AREA FOR PROPOSED GARAGE

5. ESTIMATED TOTAL SITE DEVELOPMENT COST $ $200,000.00

6. EXPLANATION OF PROPOSAL: Build A 32' X 56' GARAGE/OFFICE, INSTALL DRIVEWAY, PAVE DRIVEWAY AND LANDSCAPE

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

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

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

ITEM:	NUMBER OF COPIES
A. 7 FULL SIZE COPIES OF SITE PLANS	
B. 15 11"X17" COPIES OF SITE PLANS	
C. 3 1" X 2 5/8" LABELS FOR ABUTTERS APPLICANT AND CONSULTANTS	
D. LETTER OF EXPLANATION	
E. DRIVEWAY PERMIT	
F.	

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

10. NAME AND PROFESSION OF PERSON DESIGNING PLAN:

NAME: MILLENNIUM ENGINEERING (HENRY BOYD)

ADDRESS: 13 HAMPTON RD. EXETER N.H. 03833

PROFESSION: SITE PLAN & DESIGN TELEPHONE: (603) 778-0528

11. LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED:

32' X 56' GARAGE/OFFICE, PAVED DRIVEWAY, LANDSCAPING, AND UTILITIES INCLUDING MUNICIPAL WATER/SEWER, ELETRIC, AND COMMUNICATIONS

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

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

NO

13. **WILL THE PROPOSED PROJECT INVOLVE DEMOLITION OF ANY EXISTING BUILDINGS OR APPURTENANCES?** IF YES, DESCRIBE BELOW.
(Please note that any proposed demolition may require review by the Exeter Heritage Commission in accordance with Article 5, Section 5.3.5 of the Exeter Zoning Ordinance).

NO

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

NO

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

DATE 5/7/2026 OWNER'S SIGNATURE

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

Printed on 05/13/2026 at 09:01 AM

Exeter MapsOnline

MAP 87 LOT 14

30 ASHBROOK RD.

DONALD JENSEN

MAILING: 49 HAMPTON ROAD EXETER, NH 03833

MAP 87 LOT 18-MC

1-48 PINE MEADOWS DR.

PINE MEADOW CONDO ASSOCIATION, CONDO MAIN

11 COURT STREET EXETER, NH 03833

MAP 90 LOT 33-5

2 WRIGHT LN.

CHANDLER ADAM J

2 WRIGHT LANE EXETER, NH 03833

MAP 90 LOT 33

26 ASHBROOK RD.

TAPLEY ERIC WILLIAM

26 ASHRBOOK ROAD EXETER, NH 03833

MAP 90 LOT 13

25 ASHBROOK RD.

JACQUELYN CLEMENTS

25 ASHBROOK ROAD EXETER, NH 03833

MAP 90 LOT 12

27 ASHBROOK RD.

FIELD T ELLIOT

27 ASHBROOK ROAD EXETER, NH 03833

MAP 90 LOT 11

29 ASHBROOK RD.

SNOOK DANIEL T

29 ASHBROOK ROAD EXETER, NH 03833

MAP 90 LOT 10

31 ASHBROOK RD.

DAVID ALEXANDER

31 ASHRBOOK ROAD EXETER, NH 03833

MAP 90 LOT 9

33 ASHBROOK RD.

DEBORAH L STAPLES

33 ASHBROOK ROAD EXETER, NH 03833

MAP 87 LOT 13

35 ASHBROOK RD.

DEBORAH L STAPLES

33 ASHBROOK ROAD EXETER, NH 03833

MAP 87 LOT 16

49 HAMPTON RD.

DONALD JENSEN

49 HAMPTON ROAD EXETER, NH 03833

MAP 87 LOT 17-1

43 HAMPTON RD.

BETSY STANLEY

43 HAMPTON ROAD EXETER, NH 03833

MAP 87 LOT 17

41 HAMPTON RD.

NH INDUSTRIAL PROPERTIES

PO BOX 1986 HAMPTON, NH 03843

AVERY 55160

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Use Avery Template 55160

MILLENNIUM ENGINEERING, INC.
13 HAMPTON ROAD
EXETER, NH 03833

DONALD JENSEN
49 HAMPTON ROAD
EXETER, NH 03833

PINE MEADOWS CONDO ASSOC.
11 COURT STREET
EXETER, NH 03833

ADAM CHANDLER
2 WRIGHT LANE
EXETER, NH 03833

ERIC TAPLEY
26 ASHBROOK ROAD
EXETER, NH 03833

JACQUELYN CLEMENTS
25 ASHBROOK ROAD
EXETER, NH 03833

ELLIOT FIELD
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EXETER, NH 03833

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BETSY STANLEY
43 HAMPTON ROAD
EXETER, NH 03833

NH INDUSTRIAL PROPERTIES
PO BOX 1986
HAMPTON, NH 03843

BETSY STANLEY
43 HAMPTON ROAD
EXETER, NH 03833

NH INDUSTRIAL PROPERTIES
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CHECKLIST FOR SITE PLAN REVIEW

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

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

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

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

SITE PLAN REQUIREMENTS

7.4 Existing Site Conditions Plan

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

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

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

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

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

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

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

OTHER PLAN REQUIREMENTS (See Section indicated)

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

Town of Exeter

Preliminary Application to Connect and/or Discharge

Town of Exeter Sewer, Water, or Storm Water Drainage System(s)

July 2014

Town of Exeter Preliminary Application to Connect and/or Discharge

Date: July 2014

Memo To: Applicants

From: Planning & Building Department

Re: Preliminary Application to Connect and/or Discharge to Town of Exeter Sewer, Water and/or Storm Drainage System(s)

Attached are the "Preliminary Application to Connect and/or Discharge to Town of Exeter Sewer, Water or Storm Water Drainage System(s)". This Application form must be completed by the applicant or his authorized agent. The "Preliminary Application to Connect" is a prerequisite for submission of the "Applications for Sewer Service, Water Service and Storm Drainage Work" for projects that are subject to "Technical Review Committee" approval or for "a change of use". All of the applicable forms referenced above must be completed and approved prior to the issuance of a building permit. This application is intended to address a number of different scenarios and therefore, all sections may not be applicable to your particular situation. Please read the application carefully and fill out, as completely as possible. If there are any questions, please feel free to contact the Planning and Building Department Offices. All forms must be submitted to the Planning and Building Department Office for review and distribution.

Please Note: Any approval(s) granted in conjunction with this application will be valid for a period of one (1) year from the date of such approvals(s).

TOWN OF EXETER- DEPARTMENT OF PUBLIC WORKS

PRELIMINARY APPLICATION TO CONNECT AND/OR DISCHARGE TO TOWN OF EXETER SEWER, WATER, OR STORM WATER DRAINAGE SYSTEM(S)

Project Name GARAGE AT 30 ASHBROOK RD.

Project Location 30 ASHBROOK RD.

Applicant/Owner Name DONALD JENSEN

Mailing Address 219 HAMPTON RD. EXETER N.H. 03833

Phone: ( ) 603-770-9860

Project Engineer MILLENNIUM ENGINEERING (HENRY BOYD)

Mailing Address 13 HAMPTON RD. EXETER NH. 03833

Phone: ( ) 603-778-0528

Type of Discharge/Connection: Sewer ✓ Water ✓ Storm Water ___

Estimated sewage discharge quantity based on WS:1008.02 (B) 30 G.P.D.

New Connections (Complete Section A, and C, if applicable)
(check one) Change of Building Use Only: Yes ___ (If yes, complete Sections B and C) or No ✓

Reviewed and verified by Planning & Building Department ___
Town Planner

Sewage Disposal

Discharge quantities for various uses should be based upon the "State of New Hampshire Subdivision and Industrial Sewage Disposal System Design Rules, Part WS: 1008.2 (B)" or other methodology which may be deemed acceptable by the Town of Exeter. Please note that the discharge amount for single family homes is 120 gallons per day/bedroom. The minimum fee for single family is two (2) bedrooms, unless the sewer impact fee of $4.85 per gallon of discharge is paid for all new discharge as well as any individual discharge resulting from an expansion or change of current use.

If the proposed discharge is non-residential or is residential but exceeds 5,000 GPD, Section C must be completed. Certain water and sewer discharges must be approved by the State of New Hampshire Department of Environmental Services by way of permit and plan submittals. It is the responsibility of the applicant to ensure submittals are made to the state through the town as necessary. Final town approval cannot be made without the state's approval if required.

APPROVAL VALID FOR PERIOD OF ONE (1) YEAR FROM DATE OF APPROVAL

SECTION A: PROPOSED NEW CONNECTIONS OR REPLACEMENT OF EXISTING LINES

SEWER

SPECIFICATIONS:

DESCRIPTION OF WORK: RUN NEW 4" SEWER LINE FROM BUILDING TO STREET MAIN

TITLE OF PLAN: GARAGE AT 30 ASHBROOK RD.

TOTAL GPD (*) : 30

(*) FOR ANY NON-RESIDENTIAL DISCHARGE OR RESIDENTIAL DISCHARGE EXEEDING 5,000 GPD, OR FOR A CHANGE OF USE, COMPLETE **SECTION C.**

Approved: _____ Date: _____

W/S Superintendent

WATER

SPECIFICATIONS:

DESCRIPTION OF WORK: RUN NEW 3/4" WATER LINE FROM STREET MAIN TO METER PIT TO BUILDING

TITLE OF PLAN: GARAGE AT 30 ASHBROOK RD.

TOTAL ESTIMATED GPD (*) : 30 GPD

Approved: _____ Date: _____

W/S Superintendent

STORM WATER

SPECIFICATIONS:

DESCRIPTION OF WORK N/A

FLOW RATE - CFS: _____

(25 YEAR STORM)

TITLE OF PLAN: _____

Approved: _____ Date: _____

Highway Superintendent

SECTION B: CHANGE OF USE

In order to determine whether or not a sewer impact fee will be required for a change or expansion in building use, the following information must be provided.

CURRENT/PRIOR USE (S): N/A

BUILDING SQUARE FOOTAGE_____ GALLONS PER DAY _____ (*)

(*) SHOW CALCULATIONS BASED ON STATE OF N.H. DESIGN RULES, PART OF WS:1008.02 (B)

_____

_____

****

PROPOSED USE: _____

BUILDING SQUARE _____ GALLONS PER DAY _____

(*) SHOW CALCULATIONS BASED ON STATE OF N.H. DESIGN RULES, PART WS:1008.02 (B)

(TOWN OF EXETER ASSESSES GALLONS/DISCHARGE UNIT PER DAY X 80% ADJUSTMENT FACTOR)

_____

_____

NET INCREASE/DECREASE _____ GALLONS PER DAY (GPD)

****

If there is a decrease, no sewer impact fee will be charged. If there is an increase, a sewer impact fee will be charged using the following formula:

Increase in GPD _____ x $4.85 = _____ (SEWER IMPACT FEE)

Increase in GPD _____ x $2.00 = _____ (WATER IMPACT FEE)

Approved by Town of Exeter: _____ _____

(Town Planner) (Date)

_____ _____

(W/S Superintendent) (Date)

APPROVAL VALID FOR PERIOD OF ONE (1) YEAR FROM DATE OF APPROVAL

SECTION C: Baseline Monitoring and Classification

(NON-RESIDENTIAL OR RESIDENTIAL DISCHARGE OVER 5,000 GPD)

In accordance with Title 40 of the Code of Federal Regulations, Part 403 Section 403.14, information provided herein shall be available to the public without restriction except as specified in 40 CFG Part 2. A discharge permit will be issued on the basis of the information provided in this section.

In accordance with all terms and conditions of the Code of the Town of Exeter, New Hampshire Chapter 1500, all persons discharging wastewater into the town's facilities shall comply with all applicable federal, state and local Industrial Pre-treatment rules.

PART I - USER INFORMATION

COMPANY N/A

ADDRESS _____

_____ PHONE (___) _____

OWN_____ RENT_____ (If renting, name of owner) _____

****

PART II - PRODUCT OR SERVICE INFORMATION PRODUCT(S) MANUFACTURED_____

_____

_____

SERVICES(S) PROVIDED _____

SIC CODE(S) _____ BUILDING SIZE _____ SQ. FT.

NO. OF EMPLOYEES _____ DAYS/WEEK _____ SHIFTS_____

****

PART III - CATEGORY OF SEWER DISCHARGE

TYPE OF DISCHARGE: SEPTIC _____ PROPOSED _____

EXISTING _____ CHANGE OF USE _____

WATER USAGE IN GALLONS PER DAY: _____(From Section A, Total Gallons per day)

CHECK WHICH APPLIES:

DOMESTIC WASTE ONLY (TOILETS & SINKS) _____

DOMESTIC WASTE PLUS SOME PROCESS WASTEWATER _____

FEDERAL PRE-TREATMENT STANDARDS (40 CFR APPLIES) _____

APPROVAL VALID FOR PERIOD OF ONE(1) YEAR FROM DATE OF APPROVAL

PART IV - CLASSIFICATION DETERMINATION * (TO BE COMPLETED BY TOWN)

CLASS 1 - SIGNIFICANT OR CATEGORICAL INDUSTRIAL USER _____

CLASS 2 - MINOR INDUSTRIAL OR COMMERCIAL USER _____

CLASS 3 - INSIGNIFICANT INDUSTRIAL OR COMMERCIAL USER _____

CLASS 4 - NON-SYSTEM USER, OR DISCONTINUED SERVICE _____

DETERMINED BY _____ TITLE _____ DATE _____

*SEE ATTACHED SHEET FOR BASIS OF DETERMINATION

APPROVED _____
W/S SUPERINTENDENT

****

PART V - CERTIFICATION

I HAVE PERSONALLY EXAMINED AND AM FAMILIAR WITH THE INFORMATION SUBMITTED IN THIS SECTION FOR THE ABOVE NAME USE. THE INFORMATION PROVIDED IS TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FROM FEDERAL, STATE AND/OR TOWN REGULATORY AGENCIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND/OR IMPRISONMENT.

I ACKNOWLEDGE AND AGREE TO PAY ALL CHARGES INCURRED FOR MONITORING, TESTING AND SUBSEQUENT ANALYSIS PERFORMED ON THE TOWN OF EXETER'S SEWER, WATER AND/OR STORMWATER DRAINAGE SYSTEM(S), IN THE COURSE OF DETERMINING THE TOWN'S ABILITY TO SERVE THE PROJECT. FURTHER, I ACKNOLEDGE AND AGREE THAT FAILURE TO ACCURATELY DECLARE SAID FLOW REQUIREMENTS SHALL BE SUFFIECIENT CAUSE TO DENY ACCESS TO THE TOWN OF EXETER'S SEWER, WATER AND/OR STORMWATER DRAINAGE SYSTEM(S).

SIGNATURE OF APPLICANT Donald O Jensen DATE 5/7/2026

NAME OF PROPERTY OWNER DONALD O. JENSEN

APPROVAL VALID FOR PERIOD OF ONE (1) YEAR FROM DATE OF APPROVAL

USER CLASSIFICATION SYSTEM FOR INDUSTRIAL DISCHARGE

CLASS 1: SIGNIFICANT INDUSTRIAL USER - Any industry and/or commercial establishment that:
- Is subject to National Pre-treatment standards as outlined in 40 CFR (Code of Federal Regulations) 403.5 (a) (b).
- Discharges a non-domestic waste stream of 5,000 GPD, or more.
- Contributes a non-domestic waste stream totaling 5% or more of the average dry weather hydraulic or organic (BOD<TSS< etc.) capacity of the Town of Exeter Sewer Treatment Facility.
- has the reasonable potential, in the opinion of the POT Supervisor, to adversely affect the treatment plant, its workers, or the collection system by reason of: Inhibition, pass- through pollutants, or sludge contamination.

CLASS 2: MINOR INDUSTRIAL USERS - Small industries and commercial establishments (e.g. restaurants, auto repair shops, cleaners, etc.) whose individual discharges do not significantly impact the Town of Exeter Sewer Treatment Facility or systems, degrade receiving water quality, or contaminate the sludge. Industries that have the potential to discharge a non-domestic or process waste stream, but at the present time discharge only sanitary waste, may also be included in this class. However, this class shall not include any categorical industries. Industries and commercial establishments in this classification will require a permit and be subject to all inspection, compliance monitoring, enforcement, and reporting requirements of the pre-treatment program.

CLASS 3: INSIGNIFICANT INDUSTRIAL USERS - These users which will be eliminated from participation in Exeter's Pre-treatment Program. These include industries and/or commercial establishments that discharge only domestic waste (toilets and sinks only) into the municipal sewer system or do not have any reasonable chance of discharging a non-domestic waste stream to the POTW. Class 3 users will be required to notify the Exeter Sewer Division of any change in discharge quantity or character.

CLASS 4: NON-SYSTEM USER- Any industry, business or commercial establishment identified in the Master List of Industrial Users that is not connected to the Exeter Sewer system or which has ceased to discharge to the system.

Industries and/or commercial establishments classified as Class 1 or Class 2 users will be regulated individually and have specific effluent limitations (including conventional pollutants, where necessary) in the discharge permit. All Class 1 and Class 2 users will require a State Discharge Permit, and be subject to all inspection, compliance monitoring, and enforcement and reporting requirements of the pre-treatment program.

TOWN OF EXETER, NEW HAMPSHIRE

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 773-6157 •FAX 772-1355
www.exeternh.gov

DRIVEWAY PERMIT

PERMIT# 26-03

DATE: 4/23/2026

NAME OF APPLICANT: DON JENSEN

APPLICANTS ADDRESS: 49 Hampton Rd.

PHONE: 603-770-9866 DESIRED STARTING DATE 5/1/2026

ADDRESS OF PROPOSED DRIVEWAY: 30 Ashbrook Rd.

Upon receipt of this permit, I agree to build a driveway/road entering upon a public right-of-way in accordance with the regulations and specifications set forth by the Town of Exeter. It is the sole responsibility of the applicant to correct any problems and/or conditions created by the construction. Highway Superintendent must be notified upon completion of construction for final inspection. The location of all driveways approved prior to site plan/sub division review by the Planning Board may be subject to change in order to comply with the applicable "Site Plan" and "Subdivision Regulations" in which case a permit re-application is necessary.

Applicant's signature: D. Jensen Date: 4/23/2026

BELOW, DRAW DRIVEWAY WITH PERTINENT DETAILS TO PROPERTY LINES AND STRUCTURES: (or attach plans to application).

SEE ATTACHED

PAID 4/23/26

APPROVED: (HIGHWAY SUPERINTENDENT)

NOTES/CONDITIONS:

NOTE: NOT VALID UNLESS SIGNED
REVISED: 03/14

BA BEALS
ASSOCIATES, PLLC
Land Planning • Civil Engineering
Landscape Architecture • Septic Design & Evaluation
Stratham, NH

May26, 2026

Chairman
Town of Exeter Planning Board
10 Front Street
Exeter, NH 03833

RE: Letter of Intent
Stonearch development, LLC
Proposed 8-unit residential single-family Condominium development
Tax Map 0062 Lot #: 111

Dear Members of the Board:

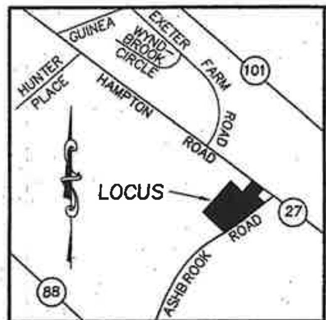
The applicant is proposing to demolish a portion of a gravel parking area. A proposed 250' long road terminating in a cul-de-sac is proposed. The redevelopment will consist of 8 residential condominium units of single-family homes. The project includes a new roadway, underground utilities and drainage structures. Specifically, a bioretention basin and infiltration trenches (stone drip-edges for drainage mitigation) & underground water, sewer, gas & elec./cable services. The sole lighting proposed will be building mounted door entry and over-garage luminaires. As there is required grading within the wetland setback (no wetland disturbance is proposed), a CUP is provided for review by the Conservation Commission & the Planning board.
The Yield plan results in seven single family units. We are proposing a 1-unit bonus (10% is allowed for greater than 50% of the parent parcel being open-space/conservation land under EZO section 7.7.1.A. We are proposing 4.5-AC of open-space/7.797-AC existing = 57.7% preserved. Therefore 7-units x 0.1 = 0.7 (round up to 1 bonus unit).

Thank you for your consideration.

Very truly yours,
BEALS ASSOCIATES, PLLC

Christian O. Smith

Christian O. Smith P.E.
Principal



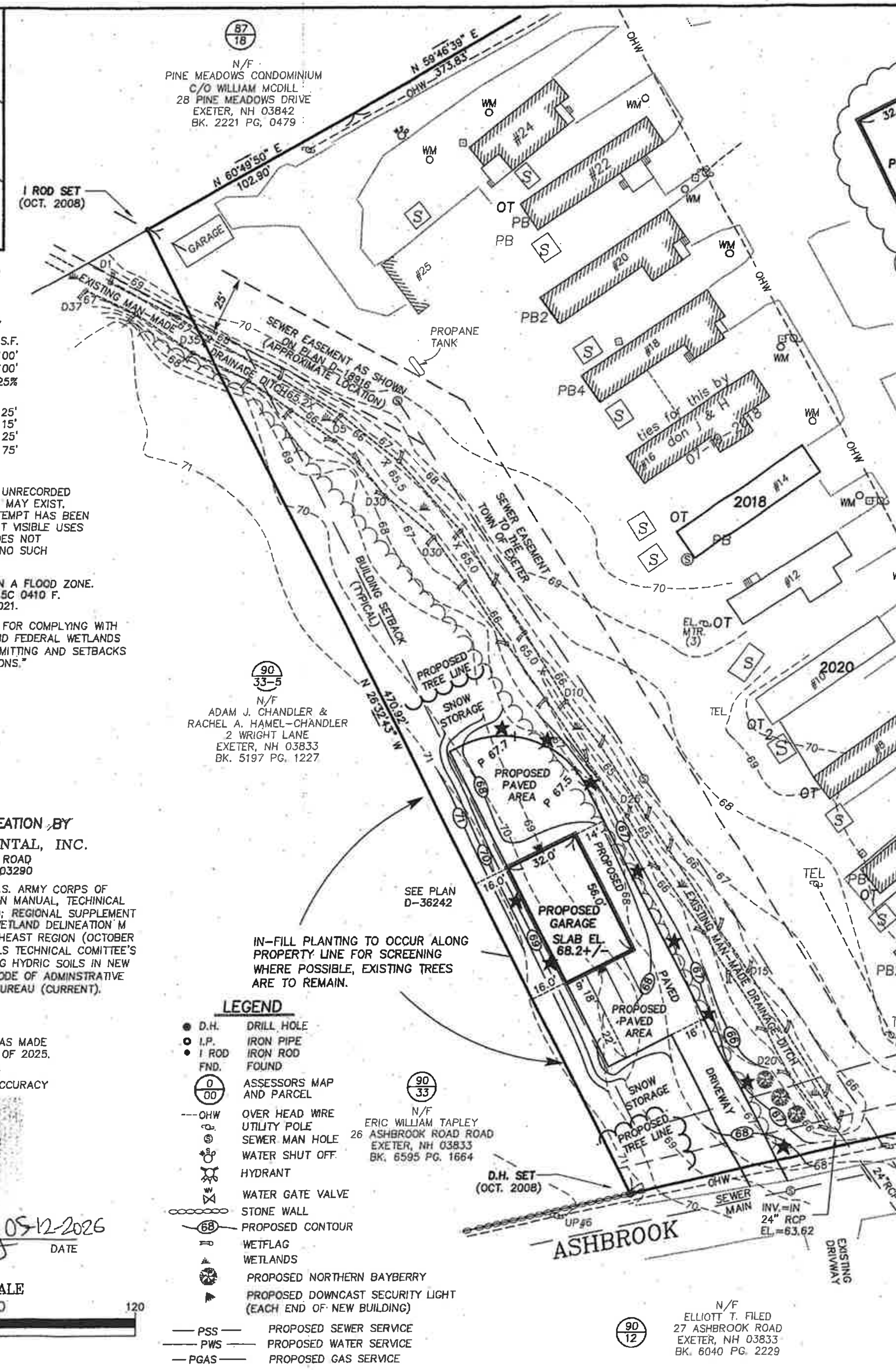
LOCUS MAP
NOT TO SCALE

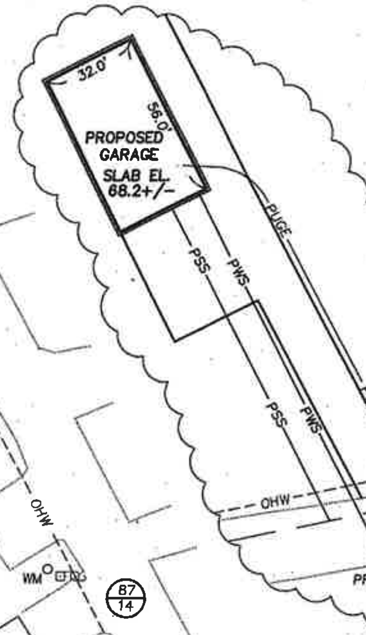
ZONING DISTRICT
ZONE R2 SINGLE FAMILY

AREA	15,000 S.F.
LOT WIDTH	100'
LOT DEPTH	100'
BUILDING COVERAGE	25%
BUILDING SETBACKS	
FRONT	25'
SIDE	15'
REAR	25'
WETLAND	75'

NOTES:

1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
2) THIS PARCEL DOES NOT LIE WITHIN A FLOOD ZONE. SEE FIRM COMMUNITY PANEL 33015C 0410 F. EFFECTIVE DATE: JANUARY 29, 2021.
3) "THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACKS REQUIRED UNDER THESE REGULATIONS."

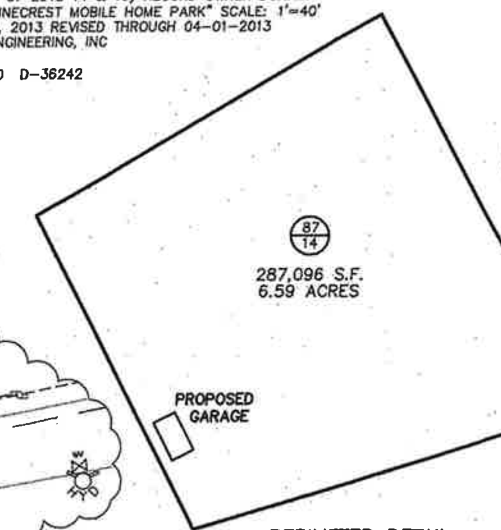




UTILITY SERVICE DETAIL

PLAN REFERENCES

"PLAT OF LAND IN EXETER, NH SHOWING LOT LINE ADJUSTMENT AT 30 ASHBROOK ROAD & 49 HAMPTON ROAD (ASSESSORS MAP 87 LOTS 14 & 16) RECORD OWNER DONALD JENSEN D/B/A PINECREST MOBILE HOME PARK" SCALE: 1"=40' DATE: MARCH 07, 2013 REVISED THROUGH 04-01-2013 BY:MILLENNIUM ENGINEERING, INC
D-37718
D-18916 D-4140 D-36242



PERIMETER DETAIL
NOT TO SCALE

APPROVED BY THE EXETER PLANNING BOARD:

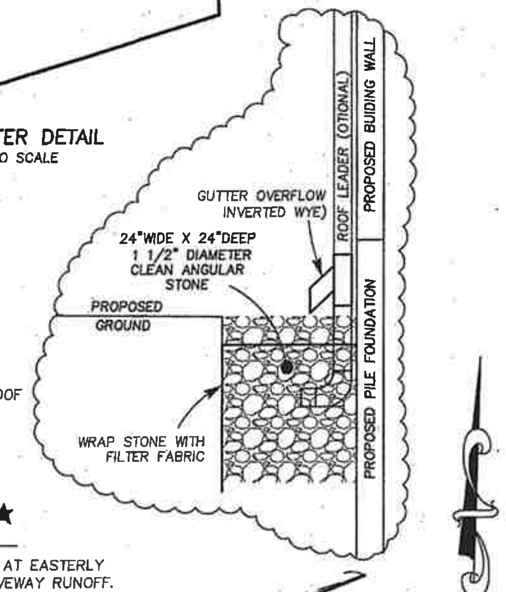
CHAIRPERSON

DATE:

RECORD OWNER

87/14 30 ASHBROOK ROAD
DONALD JENSEN
D/B/A PINECREST MOBILE HOME PARK
49 HAMPTON ROAD
EXETER, NH 03833
BK. 5416 PG. 0296
287,096 S.F.
6.59 ACRES

SEE EASEMENT DEEDS
BK. 1866 PG. 0451
BK. 2221 PG. 1549
BK. 2292 PG. 1684
BK. 1530 PG. 0173



★ PROPOSED GARAGE INFILTRATION NOTE ★

STONE INFILTRATION TRENCH IS TO BE PLACED ALONG THE WESTERLY EDGE OF PROPOSED FOUNDATION TO RECEIVE ROOF RUNOFF, SEE DETAIL AT RIGHT. THIS TRENCHE IS TO BE INSPECTED TWICE PER YEAR (SPRING & FALL) AND MAINTAINED BY REMOVING ANY DEBRIS AND VACUUMING.

★ PROPOSED DRIVEWAY ★ INFILTRATION NOTE

STONE INFILTRATION TRENCH IS TO BE PLACED AT EASTERLY EDGE OF PROPOSED DRIVEWAY TO RECEIVE DRIVEWAY RUNOFF. THIS TRENCH IS IDENTICAL TO THE PROPOSED DWELLING INFILTRATION TRENCH AND SHALL HAVE SAME MAINTENANCE REQUIREMENTS.

D-4140
SHEET 3 OF 5

WETLANDS DELINEATION BY
WEST ENVIRONMENTAL, INC.
48 STEVENS HILL ROAD
NOTTINGHAM, NH 03290

IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHINICAL REPORT Y-87-1 (JANUARY, 1987); REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION M ANUAL:NORTHCENTRAL AND NORTHEAST REGION (OCTOBER 2012); NEW ENGLAND HYDRIC SOILS TECHNICAL COMITTEE'S "FIELD INDICATORS OF IDENTIFYING HYDRIC SOILS IN NEW ENGLAND," VERSION 4, 2017; CODE OF ADMINSTRATIVE RULES. NHDES WETLANDS BUREAU (CURRENT).

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN JANUARY OF 2025.
THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.

STATE OF NEW HAMPSHIRE — HENRY H. BOYD, JR. — NO. 904 — LICENSED LAND SURVEYOR

05-12-2026

LICENSED LAND SURVEYOR — DATE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

LEGEND

● D.H.	DRILL HOLE
○ I.P.	IRON PIPE
● I ROD FND.	IRON ROD FOUND
0/00	ASSESSORS MAP AND PARCEL
---OHW	OVER HEAD WIRE
	UTILITY POLE
Ⓢ	SEWER MAN HOLE
	WATER SHUT OFF
	HYDRANT
	WATER GATE VALVE
	STONE WALL
68	PROPOSED CONTOUR
	WETFLAG
	WETLANDS
	PROPOSED NORTHERN BAYBERRY
	PROPOSED DOWNCAST SECURITY LIGHT (EACH END OF NEW BUILDING)
— PSS —	PROPOSED SEWER SERVICE
— PWS —	PROPOSED WATER SERVICE
— PGAS —	PROPOSED GAS SERVICE

NO.	DATE	DESCRIPTION	BY

EXETER PLANNING BOARD CASE #26-XXX

PLAN OF LAND
IN
EXETER, NH

SHOWING
PROPOSED GARAGE AT 30 ASHBROOK ROAD
(ASSESSORS MAP 87 LOT 14)

RECORD OWNER
DONALD JENSEN
D/B/A PINECREST MOBILE HOME PARK
49 HAMPTON ROAD EXETER, NH 03833

MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE:(603)778-0528 FAX:(603)772-0689 WWW.MEI-NH.COM

SCALE: 1"=30'	DRWN. BY: H.H.B.	PROJECT:E131464
DATE: MAY 12, 2026	CHKD. BY: K.M.	

TOWN OF EXETER, NEW HAMPSHIRE

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

DATE: January 1, 2024

TO: Applicants

FROM: Planning & Building Department

RE: Preliminary Application to Connect and/or Discharge to Town of Exeter Sewer, Water and/or Storm Drainage System(s)

Attached is the "Preliminary Application to Connect and/or Discharge to Town of Exeter Sewer, Water or Storm Water Drainage System(s)". This Application form must be completed by the applicant or the applicant's authorized agent for projects that are subject to Planning Board approval or for a change of use. It is a prerequisite for submission of the "Applications for Sewer Service, Water Service and Storm Drainage Work." All of the application forms referenced above must be completed and approved prior to the issuance of a building permit. This application is intended to address a number of different scenarios and therefore, all sections may not be applicable to your particular situation. Please read the application carefully and fill out as completely as possible. If there are any questions, please feel free to contact the Planning and Building Department Offices. All forms must be submitted to the Planning and Building Department Office for review and distribution.

Please Note: Any approval(s) granted in conjunction with this application will be valid for a period of one (1) year from the date of such approvals(s).

TOWN OF EXETER - DEPARTMENT OF PUBLIC WORKS

PRELIMINARY APPLICATION TO CONNECT AND/OR DISCHARGE TO TOWN OF EXETER SEWER, WATER, AND/OR STORMWATER DRAINAGE SYSTEM(S)

Project Name .

Project Location .5 BRENTWOOD ROAD

Applicant/Owner Name .STONEARCH DEVELOPMENT CORP.

Mailing Address .3 QUILL LANE, BARRINGTON, NH

Phone Number .(978) 375-3153 email .johnoneill.nh@gmail.com

Project Engineer .CHRISTIAN SMITH

Mailing Address .70 PORTSMOUTH AVE, STRATHAM, NH

Phone Number .603-583-4860 email .CSMITH@BEALSASSOCIATES.COM

Type of Discharge/Connection ■ Sewer ☐ Water ☐ Stormwater

Application completed by

Name .CHRISTIAN SMITH

Signature *Christian O. Smith* Date 05-26-2026

Reviewed and verified by Planning & Building Department

DESIGN FLOWS

The water and sewer design flow shall be based upon the New Hampshire Code of Administrative Rules, Env-Wq 1000 Subdivisions; Individual Sewage Disposal Systems, Table 1008-1 Unit Design Flow Figures (current version) or other methodology which may be deemed acceptable by the Town of Exeter. The minimum fee for a single-family residential unit is based on the design flow for two (2) bedrooms. Existing water and sewer flows may be based on meter readings for the current use.

If the proposed discharge is non-residential or is residential but exceeds 5,000 gallons per day (gpd), Section C must be completed. Certain water and sewer discharges must be approved by the State of New Hampshire Department of Environmental Services by way of permit and plan submittals. It is the responsibility of the applicant to ensure submittals are made to the state through the town is necessary. Final town approval cannot be made without the state's approval if required.

Stormwater design flows are based on the drainage analysis prepared by the applicant using the most current published precipitation data available.

APPROVALS ARE VALID FOR PERIOD OF ONE (1) YEAR FROM DATE OF APPROVAL

SECTION A: PROPOSED NEW CONNECTIONS OR MODIFICATION OF EXISTING CONNECTIONS

SANITARY SEWER

Description of work . Proposed condo project

Title of plan . 5 Brentwood road

Total design flow (gpd) . 4800

**For any non-residential discharge or residential discharge exceeding 5,000 GPS, or for a change of use, complete Section C of this form.*

Approved _____ Date _____

Water & Sewer Managing Engineer

WATER

Description of work . Proposed condo project

Title of plan . 5 Brentwood road

Total design flow (gpd) . 4800

Approved _____ Date _____

Water & Sewer Managing Engineer

STORMWATER

Description of work . _____

Title of plan . _____

Total design flow
(10-year storm, CFS) . _____

Approved _____ Date _____

Highway Superintendent

APPROVALS ARE VALID FOR PERIOD OF ONE (1) YEAR FROM DATE OF APPROVAL

SECTION B: IMPACT FEES

Provide the following information to determine if a water and/or sewer impact fee will be required for a new development or a change or increase in use.

Current/prior Use(s)

Describe current use(s) vacant land

Use	Unit Flow (gpd)	Total Existing Flow

Total existing flow

Proposed Use(s)

Describe proposed use(s) 8 unit condo project

Use	Unit Design Flow (gpd)	Total Design Flow
	600	4800

Total proposed flow 4800

Impact Fees (80% of the design flow)

Change in flow rate (gpd) 4800 x 0.8 = Impact Fee flow rate (gpd) 3840

If there is a decrease in flow rates, no water or sewer impact fee will be charged. If there is an increase in flow rates, a water and/or sewer impact fee will be charged using the following formula:

Sewer Impact Fee: Flow increase (gpd) 4800 x $1.81= $8688

Water Impact Fee: Flow increase (gpd) 4800 X $3.74 = $17,952

Approved by Town of Exeter

Town Planner _____ Date _____

Water & Sewer Managing Engineer _____ Date _____

APPROVALS ARE VALID FOR PERIOD OF ONE (1) YEAR FROM DATE OF APPROVAL

SECTION C: SANITARY SEWER CLASSIFICATION AND BASELINE MONITORING

(NON-RESIDENTIAL DISCHARGES OR RESIDENTIAL DISCHARGE OVER 5,000 GPD)

In accordance with Title 40 of the Code of Federal Regulations, Part 403 Section 403.14, information provided herein shall be available to the public without restriction except as specified in 40 CFR Part 2. A discharge permit will be issued on the basis of the information provided in this section.

In accordance with all terms and conditions of the Town of Exeter, New Hampshire Ordinances Chapter 15, all persons discharging wastewater into the town's facilities shall comply with all applicable federal, state, and local Industrial Pre-treatment rules.

PART I - USER INFORMATION

Property Owner Name . PATRICIA WASHBURNE

Owner's Representative .

Address . 39 BOWVIEW DR, STRAFFORD, NH 03884

Phone . email .

Tenant Name .

Address .

Phone . email .

PART II - PRODUCT OR SERVICE INFORMATION

Products Manufactured .

Services Provided .

SIC Code(s) . Building Area (SF) .

Number of Employees . Days/week of operation . Shifts per day .

PART III - CATEGORY OF SEWER DISCHARGE

Type of Discharge ■ Septic ☐ Proposed ☐ Existing ☐ Change of Use

Water Use (gpd) . 4800 (from Section A)

Check all that apply:

- ■ Domestic waste only (toilets & sinks)
- ☐ Domestic waste plus some process wastewater
- ☐ Federal pre-treatment standards (40 CFR) applies

PART IV - CLASSIFICATION DETERMINATION *(to be completed by Town staff)*

CLASS 1 - SIGNIFICANT OR CATEGORICAL INDUSTRIAL USER _____

CLASS 2 - MINOR INDUSTRIAL OR COMMERCIAL USER _____

CLASS 3 - INSIGNIFICANT INDUSTRIAL OR COMMERCIAL USER _____

CLASS 4 - NON-SYSTEM USER, OR DISCONTINUED SERVICE _____

See attached sheet for the basis of the determination.

Determined by _____ Title _____ Date _____

Approved _____ Date _____

Water & Sewer Managing Engineer

PART V - CERTIFICATION

I have personally examined and am familiar with the information submitted in this section for the above name use. The information provided is true, accurate and complete. I am aware that there are significant penalties from federal, state and/or town regulatory agencies for submitting false information, including the possibility of fine and/or imprisonment.

I acknowledge and agree to pay all charges incurred for monitoring, testing and subsequent analysis performed on the Town of Exeter sewer, water and/or stormwater drainage system(s), in the course of determining the town's ability to serve the project. Further, I acknowledge and agree that failure to accurately declare said flow requirements shall be sufficient cause to deny access to the Town of Exeter sewer, water and/or stormwater drainage system(s).

Signature of Applicant _____ Date _____

Name of Property Owner _____

APPROVALS ARE VALID FOR PERIOD OF ONE (1) YEAR FROM DATE OF APPROVAL

USER CLASSIFICATION SYSTEM FOR INDUSTRIAL DISCHARGE

CLASS 1: SIGNIFICANT INDUSTRIAL USER

Any industry and/or commercial establishment that:

- Is subject to National Pre-treatment standards as outlined in 40 CFR (Code of Federal Regulations) 403.5 (a) (b).
- Discharges a non-domestic waste stream of 5,000 GPD, or more.
- Contributes a non-domestic waste stream totaling 5% or more of the average dry weather hydraulic or organic (BOD<TSS< etc.) capacity of the Town of Exeter Sewer Treatment Facility.
- Has the reasonable potential, in the opinion of the POT Supervisor, to adversely affect the treatment plant, its workers, or the collection system by reason of inhibition, pass- through pollutants, or sludge contamination.

CLASS 2: MINOR INDUSTRIAL USERS

Small industries and commercial establishments (e.g. restaurants, auto repair shops, cleaners, etc.) whose individual discharges do not significantly impact the Town of Exeter Sewer Treatment Facility or systems, degrade receiving water quality or contaminate the sludge. Industries that have the potential to discharge a non-domestic or process waste stream, but at the present time discharge only sanitary waste, may also be included in this class. However, this class shall not include any categorical industries. Industries and commercial establishments in this classification will require a permit and be subject to all inspection, compliance monitoring, enforcement, and reporting requirements of the pretreatment program.

CLASS 3: INSIGNIFICANT INDUSTRIAL USERS

Users which will be eliminated from participation in Exeter's Pretreatment Program. These include industries and/or commercial establishments that discharge only domestic waste (toilets and sinks only) into the municipal sewer system or do not have any reasonable chance of discharging a non-domestic waste stream to the POTW. Class 3 users will be required to notify the Exeter Sewer Division of any change in discharge quantity or character.

CLASS 4: NON-SYSTEM USER

Any industry, business or commercial establishment identified in the Master List of Industrial Users that are not connected to the Exeter Sewer system or which has ceased to discharge to the system.

Industries and/or commercial establishments classified as Class 1 or Class 2 users will be regulated individually and have specific effluent limitations (including conventional pollutants, where necessary) in the discharge permit. All Class 1 and Class 2 users will require a State Discharge Permit, and be subject to all inspection, compliance monitoring, and enforcement and reporting requirements of the pretreatment program.

ENGINEERING SERVICES REQUEST
AUTHORIZATION TO PROCEED

To: Underwood Engineers, Inc. (Engineer)
25 Vaughan Mall
Portsmouth, New Hampshire 03801

ESR No.: # 244
File No.: 3324
Date: June 3, 2026
Project Name: 5 Brentwood Road Residential Development - Design Review

From: Town of Exeter (**Owner**)
10 Front Street
Exeter, New Hampshire 03833

Owner's Contact(s) (this project): David Sharples, Town Planner
Engineer's Contact(s) (this project): Allison M. Rees, P.E. (NH), Project Manager

Under agreement for Professional Services as Consulting **Engineer** for the **Owner** (General Services Agreement dated March 12, 2019), **Engineer** is authorized to proceed with the following work:

Description:
Underwood Engineers, Inc. will provide professional design review engineering services relating to the proposed residential development at 5 Brentwood Road. The following services will be provided:

Scope of Work:
Engineer will provide the following engineering services:

Task 1: Design Review Services

- Review of submittal documents
- Review Site Plans related to layout, water and sewer, stormwater management, erosion and sedimentation control, and other related elements identified in the Town of Exeter Regulations and Standard Engineering Practice
- Review of drainage analysis
- Identify any applicable permits
- Attend one (1) TRC meeting
- Provide initial comment letter regarding review of plans and reports
- Review of Applicant's response to initial review letter with second response letter
- Review of PTAP submittal

Task 2: Planning Board Meeting Attendance (Allowance)

- Attend one (1) Planning Board meeting if requested by the Town

Work Not Included:
The following is not included in the Scope of Work:

- Additional round of review after second response letter

Budget Costs:

Task 1 –Design Review Services	$ 9,000
Task 2 –Planning Board Meeting Attendance (Allowance)	$ 1.500
TOTAL	**$ 10,500**

Fees for engineering services will be on an hourly basis for the personnel involved. Such hourly fees will be based on the Engineer's technical payroll plus an allowance to cover overhead and profit. Fees also include reimbursement for transportation expenses (per mile), out-of-pocket travel expenses (tolls), prints, telephone calls and miscellaneous materials that may be required to complete the work. Subconsultants and certain other reimbursables are subject to a 10% mark-up according to UE's current rate schedule.

Suggested budgets, as used herein, are best estimates by Underwood Engineers. The budgets are based on available information and prior to detailed research on the Project. Budgets are not intended to be fixed prices but are reasonable estimates of average costs to complete projects of similar size. Budget will not be exceeded without written authorization.

Schedule:
Underwood Engineers, Inc. will perform the work according to the Planning Board's schedule.

Approval:
Approval and authorization to proceed with the work:

	6/3/2026
David Sharples, Town Planner Date	Keith Pratt, P.E. (NH, ME, MA) Date
Town of Exeter	Chief Operating Officer, Underwood Engineers

LETTER OF AUTHORIZATION

I, Donald Kelsey, trustee of revocable Trust of property located at 5 Brentwood Road in Exeter, NH, consisting of 7.8 acres ±, do hereby authorize Beals Associates, PLLC, 70 Portsmouth Avenue, Stratham, NH , and John O'Neil of Stonearch Development Corp. to act on my behalf in all matters to be discussed at the Exeter Planning Board hearings, other Land Use Board approval hearings, or State Permitting Agencies concerning the property previously mentioned.

I hereby appoint Beals Associates, PLLC to act on my behalf in the permitting process.

Witness

Owner 5-21-26

Date

Town of Exeter

Planning Board Application for

- **Minor Site Plan Review**
- **Minor Subdivision**
- **Lot Line Adjustment**

January 2019

Town of Exeter Application for Minor Subdivision, Minor Site Plan, and/or Lot Line Adjustment

Date: January 2019

Memo To: Applicants for Minor Subdivision, Minor Site Plan, and/or Lot Line Adjustment

From: Planning Department

Re: Guidelines for Processing Applications

The goal of the Planning Board is to process applications as quickly and efficiently as possible. To this end, we have designed an application procedure which is simple and easy to follow (see attached). If some of the information being requested seems irrelevant, please check with the Planning Department office, it may be that your particular proposal does not warrant such information.

It is strongly recommended that prior to submitting an application you discuss your proposal informally with the Town Planner. The Town Planner will review your proposal for conformance with the applicable Town regulations and advise you as to the procedures for obtaining Planning Board approval. Please contact the Planning Department office at (603) 773-6112 to schedule an appointment.

The key to receiving a prompt decision from the Planning Board is to adhere closely to the Board's procedures. A chart outlining the "Planning Board Review Process" is attached for your information. Please be aware that a technical review of your proposal by the Technical Review Committee (TRC) will likely precede Planning Board determination. Staff will gladly review the Application process with you so that you understand the various milestones in the process. A checklist is attached to this application to assist you in preparing your plans.

Copies of the applicable "Site Review and Subdivision Regulations" are available on-line on the Town's web site (www.exeternh.gov) or maybe purchased at the Planning Department office on the second floor to the Town Office Building located at 10 Front Street.

It is strongly recommended that you become familiar with these regulations, as they are the basis for review and approval.

TOWN OF EXETER, NH
APPLICATION FOR MINOR SITE PLAN REVIEW, MINOR SUBDIVISION and/or LOT LINE ADJUSTMENT

A completed application shall contain the following items, although please note that some items may not apply such as waivers or conditional use permit:

1. Application for Hearing (✓)
2. Abutter's List Keyed to the Tax Map (including name and business address of all professionals responsible for the submission (engineer, landscape architect, wetland scientist, etc.) (✓)
3. Checklist for plan requirements (✓)
4. Letter of Explanation (✓)
5. Written request and justification for waiver(s) from Site Plan/Sub Regulations
6. Application to Connect and/or Discharge to Town of Exeter Sewer, Water, or Storm Water Drainage System(s) - if applicable (✓)
7. Application Fees (✓)
8. Seven (7) copies of 24'x36' plan set (✓)
9. Fifteen (15) 11"x 17" copies of the plan set ( ) After TRC
10. Three (3) pre-printed 1"x 2 5/8" labels for each abutter, the applicant and all consultants. (✓)

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

TOWN OF EXETER
MINOR SUBDIVISION, MINOR SITE PLAN, AND/OR LOT LINE ADJUSTMENT APPLICATION

OFFICE USE ONLY

THIS IS AN APPLICATION FOR:

( ) MINOR SITE PLAN
(X) MINOR (3lots or less) SUBDIVISION ( ) LOTS

(X) LOT LINE ADJUSTMENT

_____APPLICATION
_____DATE RECEIVED
_____APPLICATION FEE
_____PLAN REVIEW FEE
_____ABUTTER FEE
_____LEGAL NOTICE FEE
_____INSPECTION FEE
_____TOTAL FEES
_____AMOUNT REFUNDED

1. **NAME OF LEGAL OWNER OF RECORD:** PATRICIA WASHBURNE

ADDRESS: 39 BOWVIEW DR, STRAFFORD, NH 03884

_____ **TELEPHONE:** ( ) _____

2. **NAME OF APPLICANT:** STONEARCH DEVEL. CORP

ADDRESS: 3 QUILL LN, SUITE 107, BARRINGTON, NH 03825

_____ **TELEPHONE:** ( ) (978) 375-3153

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

Developer

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

4. **DESCRIPTION OF PROPERTY:**

ADDRESS: Rear vacant land

TAX MAP: 62 **PARCEL #:** 111 & 110 **ZONING DISTRICT:** RES2

AREA OF ENTIRE TRACT: 7.8 **PORTION BEING DEVELOPED:** 3 AC

5. **EXPLANATION OF PROPOSAL:** _____

lot line adjustment for lot 62/110 & minor subdivision of lot 62/111

_____

6. **ARE MUNICIPAL SERVICES AVAILABLE?** (YES/NO) YES
IF YES, WATER AND SEWER SUPERINTENDENT MUST GRANT WRITTEN APPROVAL FOR CONNECTION. IF NO, SEPTIC SYSTEM MUST COMPLY WITH W.S.P.C.C. REQUIREMENTS.

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

ITEM:	NUMBER OF COPIES
A. See Submittal enclosed	
B.	
C.	
D.	
E.	
F.	

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

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

NAME: Christian Smith of Beals Associates
ADDRESS: 70 Portsmouth Ave, Stratham NH
PROFESSION: Engineer **TELEPHONE: (**603 **)** 583-4860

10. **LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED:** _____

Cul-de-sac of approx. 200', with water and sewer extensions with underground power.

Stormwater treatment structures are proposed.

11. **HAVE ANY SPECIAL EXCEPTIONS OR VARIANCES BEEN GRANTED BY THE ZONING BOARDOF ADJUSTMENT TO THIS PROPERTY PREVIOUSLY?**

(Please check with the Planning Department Office to verify) (YES/NO) NO IF YES, LIST BELOW AND NOTE ON PLAN.

_____

_____

NOTICE:

I CERTIFY THAT THIS APPLICATION AND THE ACCOMPANYING PLANS AND SUPPORTING INFORMATION HAVE BEEN PREPARED IN CONFORMANCE WITH ALL APPLICABLE TOWN REGULATIONS, INCLUDING BUT NOT LIMITED TO THE "SITE PLAN REVIEW AND SUBDIVISION REGULATION" AND THE ZONING ORDINANCE. FURTHERMORE, IN ACCORDANCE WITH THE REQUIREMENTS OF THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS", I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE 5-26-26 APPLICANT'S SIGNATURE John O'Neill

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

See attached

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

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Please attach additional sheets if needed

CHECKLIST FOR LOT LINE ADJUSTMENT, MINOR SITE PLAN, or MINOR SUBDIVISION PLAN PREPARATION

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

Please complete this checklist by marking each item listed in the column labeled "Applicant" with one of the following: "X" (information provided); "NA" (note applicable); "W" (waiver requested). For all checklist items marked "NA", a final determination regarding applicability will be made by the TRC. For all items marked "W", please refer to Section 11 of the "Site Plan Review and Subdivision Regulations" for the proper waiver request procedure. All waiver requests will be acted upon by the Planning Board at a public hearing. Please contact the Planning Department office, if you have any questions concerning the proper completion of this checklist.

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

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

CHECK LIST FOR MINOR SITE PLAN REVIEW, MINOR SUBDIVISON AND LOT LINE ADJUSTMENT

APPLICANT	TRC	REQUIRED EXHIBITS, SEE REGULATION 6.6.2.4
☑	☐	a) The name and address of the property owner, authorized agent, the person or firm preparing the plan, and the person or firm preparing any other data to be included in the plan.
☑	☐	b) Title of the site plan, subdivision or lot line adjustment, including Planning Board Case Number.
☑	☐	c) Scale, north arrow, and date prepared.
☑	☐	d) Location of the land/site under consideration together with the names and address of all owners of record of abutting properties and their existing use.
☑	☐	e) Tax map reference for the land/site under consideration, together with those of abutting properties.
☑	☐	f) Zoning (including overlay) district references.
☑	☐	g) A vicinity sketch showing the location of the land/site in relation to the surrounding public street system and other pertinent location features within a distance of 1,000-feet.
☐	☐	h) For minor site plan review only, a description of the existing site and proposed changes thereto, including, but not limited to, buildings and accessory structures, parking and loading areas, signage, lighting, landscaping, and the amount of land to be disturbed.
☑	☐	i) If deemed necessary by the Town Planner, natural features including watercourses and water bodies, tree lines, and other significant vegetative cover, topographic features and any other environmental features which are significant to the site plan review or subdivision design process.
☑	☐	j) If deemed necessary by the Town Planner, existing contours at intervals not to exceed 2-feet with spot elevations provided when the grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
☑	☐	k) If deemed necessary by the Town Planner for proposed lots not served by municipal water and sewer utilities, a High Intensity Soil Survey (HISS) of the entire site, or portion thereof. Such soil surveys shall be prepared and stamped by a certified soil scientist in accordance with the standards established by the Rockingham County Conservation District. Any cover letters or explanatory data provided by the certified soil scientist shall also be submitted.
☑	☐	l) State and federal jurisdictional wetlands, including delineation of required setbacks.
☑	☐	m) A note as follows: "The landowner is responsible for complying with all applicable local, State, and Federal wetlands regulations, including any permitting and setback requirements required under these regulations."
☑	☐	n) Surveyed exterior property lines including angles and bearings, distances, monument locations, and size of the entire parcel. A professional land surveyor licensed in New Hampshire must attest to said plan.

☐	☐	o) For minor site plans only, plans are not required to be prepared by a professional engineer or licensed surveyor unless deemed essential by the Town Planner or the TRC.
☑	☐	p) For minor subdivisions and lot line adjustments only, the locations, dimensions, and areas of all existing and proposed lots.
☑	☐	q) The lines of existing abutting streets and driveways locations within 100-feet of the site.
☑	☐	r) The location, elevation, and layout of existing catch basins and other surface drainage features.
☑	☐	s) The footprint location of all existing structures on the site and approximate location of structures within 100-feet of the site.
☑	☐	t) The size and location of all existing public and private utilities.
☑	☐	u) The location of all existing and proposed easements and other encumbrances.
☑	☐	v) All floodplain information, including contours of the 100-year flood elevation, based upon the Flood Insurance Rate Map for Exeter, as prepared by the Federal Emergency Management Agency, dated May 17, 1982.
n/a ☐	☐	w) The location of all test pits and the 4,000-square-foot septic reserve areas for each newly created lot, if applicable.
☑	☐	x) The location and dimensions of all property proposed to be set aside for green space, parks, playgrounds, or other public or private reservations. The plan shall describe the purpose of the dedications or reservations, and the accompanying conditions thereof (if any).
☑	☐	y) A notation shall be included which explains the intended purpose of the subdivision. Include the identification and location of all parcels of land proposed to be dedicated to public use and the conditions of such dedications, and a copy of such private deed restriction as are intended to cover part of all of the tract.
☑	☐	z) Newly created lots shall be consecutively numbered or lettered in alphabetical order. Street address numbers shall be assigned in accordance with Section 9.17 Streets of these regulations.
☑	☐	aa) The following notations shall also be shown: • Explanation of proposed drainage easements, if any • Explanation of proposed utility easement, if any • Explanation of proposed site easement, if any • Explanation of proposed reservations, if any • Signature block for Board approval as follows:
☐	☐	Town of Exeter Planning Board _____ _____ Chairman Date

ABUTTERS LIST
FOR
NH- 1585 EXETER-STONEARCH DEVELOPMENT (5 BRENTWOOD RD)
DATE MAY 26, 2026

SUBJECT PARCEL

TAX MAP/LOT	OWNER OF RECORD
62-111	PATRICIA WASHBURNE 39 BOWVIEW DR STRAFFORD, NH 03884

ABUTTERS

TAX MAP/LOT		OWNER OF RECORD
63-99		CHRISTOPHER & RACHEL MOORE 62 EPPING RD EXETER, NH 03833
62-112		GREAT BAY KIDS COMPANY 81 NEW HAMPSHIRE AVE PORTSMOUTH, NH 03801
63-93-1		JAMES KELLEHER REV. TRUST NANCY KELLEHER REV TRUST 8 THISTLE WAY EXETER, NH 03833
62-90		CORE DEVELOPMENT TEAM 3 QUILL LN. STE 107 BARRINGTON, NH 03825
	62-90-1	TREACY OCONNOR REV TRUST BRIAN & PATRICIA TRUSTEES 10 LITTLE RIVER RD EXWETER, NH 03833
	62-90-2	FRANKLIN HANSON REV TRUST FRANKLIN & ANNE TRUSTEES 13 LITTLE RIVER RD EXETER, NH 03833
	62-90-3	ROBERT WATLING 15 LITTLE RIVER RD EXETER, NH 03833
	62-90-4	NUZZOLO LIVING TRUST CHARLES & TERRY TRUSTEES 16 LITTLE RIVER RD EXETER, NH 03833

ABUTTERS LIST
FOR
NH- 1585 EXETER-STONEARCH DEVELOPMENT (5 BRENTWOOD RD)
DATE MAY 26, 2026

55-003		BOULDERS REALTY CORP PO BOX 190 EXETER, NH 03833
	62-90-5	JANE MAIOCCO REV TRUST JANE MAIOCCO TRUSTEE 17 LITTLE RIVER RD EXETER, NH 03833
	62-90-6	CORE DEVELOPMENT TEAM 3 QUILL LN. STE 107 BARRINGTON, NH 03825
	62-90-7	CORE DEVELOPMENT TEAM 3 QUILL LN. STE 107 BARRINGTON, NH 03825
63-96		MARY UNDERWOOD REV. TRUST JODY UNDERWOOD TRUSTEE 3A BRENTWOOD RD. EXETER, NH 03833
63-94		KATIE MARIE LAMONTAGNE 4 BRENTWOOD RD EXETER, NH 03833
63-95		LISA REYNOLDS 2015 REV TRUST 6 BRENTWOOD RD EXETER, NH 03833
62-110		DONALD E KELSEY II REV TRUST 39 BOW VIEW DR STRAFFORD, NH 03884
62-1		PATRICK & SONYA ROBICHEAU 12 BRENTWOOD RD EXETER, NH 03833
62-109		BRIAN & LYDIA HOYT 13 BRENTWOOD, RD EXETER, NH 03833
62-108		HUMBERTO & ROBERTA ANDRADE 2 FIELDING LN HAMPTON, NH 03842

ABUTTERS LIST
FOR
NH- 1585 EXETER-STONEARCH DEVELOPMENT (5 BRENTWOOD RD)
DATE MAY 26, 2026

62-107		HERBERT C SMITH & MARIAN GOODING-SMITH 17 BRENTWOOD RD EXETER, NH 03833
	55-3-1	SEACOAST EARLY LEARNING 5 MCKAY DR. EXETER, NH 03833
	55-3-2	INTEGRITY VENTURES INC. 21 RED FOX LN BARRINGTON, NH 03825
	55-3-3	COLCORD POND ASSOCIATES LLC. 80NASHUA RD SUITE 24 LONDONDERRY, NH 03053

PROFESSIONALS

ENGINEERING FIRM	BEALS ASSOCIATES, PLLC. 70 PORTSMOUTH AVE. 3RD FLOOR STRATHAM, NH 03885
SURVEYOR	MCENEANEY SURVEY 181 WATSON RD. DOVER, NH 03820
SOIL SCIENTIST	GOVE ENVIORNMENTAL 8 CONTINENTAL DR UNIT H, EXETER, NH 03833
WETLAND	JOHN P HAYES CSS, CWS 7 LIMESTONE WAY NORTH HAMPTON, NH 03862
APPLICANT	STONEARCH DEVELOPMENT 3 QUILL LN STE 107 BARRINGTON, NH 03825

DRAINAGE ANALYSIS & SEDIMENT AND EROSION CONTROL PLAN

Prepared for:
STONEARCH DEVELOPMENT. LLC

Prepared by:

BEALS ASSOCIATES, PLLC
70 PORTSMOUTH AVENUE
STRATHAM, NH 03885

Project Number:
NH-1585
5 Brentwood Rd, Exeter
New Hampshire
May 26, 2026

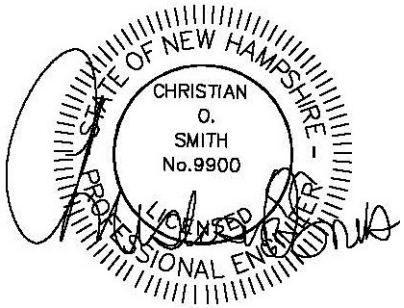


Table of Contents

1.0 ANALYSIS SUMMARY

Stonearch Development. LLC proposes to construct single family residential condominium development on 7.95-acre parcels (2) of land located at 5 Brentwood Rd in Exeter, New Hampshire. A drainage analysis of 8.05 acres (inclusive of minor off-site flow contribution) and the proposed site improvements was conducted for the purpose of estimating the peak rate of stormwater run-off and to subsequently design adequate drainage structures. Two models were compiled: one for the area in its existing (pre-construction) condition and a second for its proposed (post-construction) condition. The analysis was conducted using Extreme Precipitation data provided by Cornell University for the following 24-hour duration storm events:

Storm Event	Rainfall Depth (inches)
WQV	1.00
2-Year	3.20
10-Year	4.89
25-Year	6.22
50-Year	7.46

These storm events use the USDA NRCS TR-20 method within the HydroCAD Stormwater Modeling System environment to model the rainfall and predict stormwater runoff flows and volumes. A Type III storm pattern was used in the model. The purpose of this analysis is to estimate the peak rates of run-off from the site for detention adequacy purposes, and to compare the peak rate of run-off between the existing and proposed conditions.

Peak Rate of Discharge

		Component Peak Rate of Discharge (CFS)				
Analysis Point # Analysis Point Description	**Condition**	**WQV**	**2-Year**	**10-Year**	**25-Year**	**50-Year**
Reach #100 -	Existing	0.34	5.19	12.89	19.70	26.42
	Proposed	0.17	4.59	11.11	16.82	23.31

Channel Protection

Analysis Point # Analysis Point Description	Condition	2-Year Storm Volume (Acre-Feet)
Reach #100 -	Existing	0.604
	Proposed	0.518

For all storm events, post-development peak discharge rates are effectively equal to or reduced from pre-development rates. Similarly, channel protection volumes are effectively equal or reduced. It is noted that volume reduction is shown for all storms evaluated.

The proposed development includes providing a roadway of approximately 250' with a cul-de-sac¸ and proposed right of way off Brentwood Road and constructing 7 single family homes with condominium ownership and parking spaces for each unit will also have a two-car garage). One home is also proposed off McKay Drive with existing access and utility easements. The proposed improvement area includes twenty subcatchments that all ultimately flow to the east to a large wetland complex existing the parcel tot eh east.

In addition, the potential for increased erosion and sedimentation is handled by way of staked Silt-Soxx surrounding the disturbed areas. The use of Best Management Practices per the Rockingham Conservation District / DES Handbook have been applied to the design of these structures and will be observed during all stages of construction. All land disturbed during construction will be stabilized within 45 days of groundbreaking. Existing wetlands and abutters will suffer no adverse effects resulting from this proposed development.

2.0 EXISTING CONDITIONS ANALYSIS

The existing property is located on two parcels consisting of paved driveways from Brentwood Rd to 2 existing homes with out buildings, and gravel parking area behind the buildings to the east. The site generally flows from the northwest to the east through a wetland that connects to the abutting parcel. The existing topography and features are such that the site analysis is divided into one sub-catchment within the area proposed to be improved. Final Reach #100 flows to the southeast towards the wetland and ultimately a small intermittent stream.

Classified by a SSS Soil Mapping, the land of the site is composed of sloping topography and soils categorized as Hydrologic Soil Group (HSG) C & D.

3.0 PROPOSED CONDITIONS ANALYSIS

The proposed development results in a modest increase in impervious surface on the existing lot and there is a slight increase to the overall curve number (Cn). The proposed development utilizes the same subcatchment area from the pre-development condition, but additional sub-catchments are delineated to evaluate the flow to the proposed BMP treatment areas and infiltration, in order to analyze the post-development condition. Overall, the analysis points are similar to the pre-development analysis.

All residential homes include stone drip edges along the eaves of the buildings that accepts roof runoff from roughly ½ of the proposed structure and allowed to infiltrate. Additionally, subcatchment 1.5S flows to a proposed forebay and bioretention pond that accepts all runoff from the roadway in addition to flow from a portion of the lawn area, and a poroin of Brnetwood Road that is currently untreated.
During construction, appropriate Best Management Practices (BMP's) will be applied so as to negate the potential for sediment-laden run-off to discharge towards abutting properties prior to the final stabilization of the proposed grading. The structures outlined in this proposal provide for adequate treatment of stormwater run-off for sediment control. Based on NHDES pollutant removal efficiencies, the bioretention pond will result in a reduction of Total Suspended Solids (TSS) of 90%, Total Nitrogen (TN) of 60%, and Total Phosphorous (TP) of 60%. Ksat infiltration values are taken from field testing results as detailed by the record soil scientist with an applied minimum factor of safety of 2 for stormwater modelling. No treatment is provided as the site exists. We are providing collection and treatment of over 90% of the site impervious areas.

4.0 SEDIMENT & EROSION CONTROL PLANS BEST MANAGEMENT PRACTICES (BMP's)

The proposed site development is protected from erosion and the roadways and abutting properties are protected from sediment by the use of Best Management Practices as outlined in the New Hampshire Stormwater Manual. Any area disturbed by construction will be re-stabilized within 30 days, and abutting properties and wetlands will not be adversely affected by this development. All

swales and drainage structures will be constructed and stabilized prior to having run-off directed to them.

4.1 Silt Barrier / Construction Fence

The plan set demonstrates the location of silt barriers for sediment control. Sheet E-1, Erosion and Sediment Control Details, has the specifications for installation and maintenance of the silt barriers selected for the site. In areas where the limits of construction need to be emphasized to operators, construction fence for added visibility will be installed. Orange construction fence will be VISI Perimeter Fence by Conwed Plastic Fencing, or approved equal. The four-foot construction fencing is to be installed using six-foot posts buried at least two feet into the ground spaced six to eight feet apart.

4.2 Vegetated Stabilization

All areas that are disturbed during construction will be stabilized with vegetated material within 30 days of disturbance. Construction will be managed in such a manner that erosion is prevented and that no abutter's property will be subjected to any siltation, unless otherwise permitted. All areas to be planted with grass for long-term cover will follow the specifications on the Erosion & Sediment Controls Detail plan using the seeding mixture below:

Mixture C	**Pounds per Acre**	**Pounds per 1,000 sf**
Tall Fescue	20	0.45
Creeping Red Fescue	20	0.45
Birdsfoot Trefoil	8	0.20
Total	**48**	**1.10**

4.3 Stabilized Construction Entrance/Exit

A temporary gravel construction entrance/exit provides an area where mud can be dislodged from tires before the vehicle leaves the construction site to reduce the amount of mud and sediment transported onto paved municipal and state roads. The stone size for the gravel pad should be between 1- and 2-inch coarse aggregate and the pad itself constructed to a minimum length of 50' for the full width of the access road. The aggregate should be placed at least six inches thick. The Erosion and Sediment Control Details sheet has the plan and profile view details.

4.4 Drainage Swales / Stormwater Conveyance Channels

Drainage swales will be stabilized with vegetation for long term cover as outlined below using seed mixture C. As a general rule, velocities in the swale should not exceed 3.0 feet per second for a vegetated swale although velocities as high as 4.5 FPS are allowed under certain soil conditions.

4.5 Level Spreaders

Level spreaders enable any run-off directed towards them to be spread evenly into sheet flow prior to discharge into wetlands or treatment by a filter strip, thus allowing for better filter strip efficiency and a lesser potential for erosion.

4.6 Vegetated Buffers

Vegetated buffers are areas of land with natural or planted vegetation designed to receive sheet run-off from upgradient development. These natural areas, preferably wooded, are effective in removing sediment and sediment-laden pollutants from such run-off, although their effectiveness

is severely diminished when forced to deal with concentrated flow and must therefore be equipped with a level-spreading device. Vegetated buffers should not have a slope exceeding fifteen percent and have a minimum length of seventy-five feet.

4.7 Environmental Dust Control

Dust will be controlled on the site using multiple Best Management Practices. Mulching and temporary seeding will be the first line of protection to be utilized where problems occur. If dust problems are not solved by these applications, the use of water and calcium chloride can be applied. Calcium chloride will be applied at a rate that will keep the surface moist but not cause pollution.

4.8 Construction Sequence

1. Construct and/or install temporary and permanent sediment erosion and temporary detention control facilities, as required. Erosion, sediment, and facilities shall be installed and stabilized prior to any earth moving operation, and prior to directing run-off to them.
2. Cut and remove brush and trees in construction areas as directed or required.
3. Clear, cut, grub, and dispose of debris in approved facilities.
4. Excavate and stockpile topsoil / loam. All disturbed areas shall be stabilized immediately after grading.
5. Construct the paved area, drainage, and buildings.
6. Begin permanent and temporary seeding and mulching. All cut and fill slopes and disturbed areas shall be seeded and mulched as required or directed.
7. Daily, or as required, construct temporary berms, drainage ditches, sediment traps, etc. to prevent erosion on the site and prevent any siltation of abutting waters or property.
8. Inspect and maintain all erosion and sediment control measures during construction.
9. Complete permanent seeding and landscaping.
10. Remove temporary erosion control measures after seeding areas have established themselves and site improvements are complete. Smooth and re-vegetate all disturbed areas.
11. All swales and drainage structures will be constructed and stabilized prior to having run-off being directed to them.

4.9 Temporary Erosion Control Measures

1. The smallest practical area of land shall be exposed at any one time.
2. Erosion and sediment control measures shall be installed as shown on the plans and at locations as required, or directed by the engineer.
3. Disturbed areas shall be loamed with a minimum of 4” of loam and seeded with not less than 1.10 pound of seed per 1,000 square feet (48 pounds per acre) of area.
4. Silt barriers shall be inspected periodically and after every rainstorm during the life of the project. All damaged areas shall be repaired and sediment deposits shall periodically be removed and properly disposed of.
5. 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 revegetated.

6. Areas must be seeded and mulched within 5 days of final grading, permanently stabilized within 15 days of final grading, or temporarily stabilized within 30 days of initial disturbance of soil.

4.10 Inspection and Maintenance Schedule

Silt barriers shall be inspected during and after storm events to ensure that the fence still has integrity and is not allowing sediment to pass.

5.0 CONCLUSION

This proposed site development at 5 Brentwood Rd in Exeter, NH will have no adverse effect on the abutting property owners by way of stormwater run-off or siltation. The post-construction peak rates of runoff for the site will be the same or lower for all storm events, as shown in the tables above. Appropriate steps will be taken to eliminate erosion and sedimentation; these will be accomplished through the construction of a drainage system consisting of stone drip edges and a bioretention pond. The Best Management Practices developed by the State of New Hampshire have been utilized in the design of this system and these applications will be enforced throughout the construction process.

An Alteration of Terrain Permit (RSA 485: A-17) is not required for this project due to the area of disturbance being less than 100,000 square feet.

Respectfully Submitted,
BEALS ASSOCIATES, *PLLC.*

Christian O. Smith

Christian O Smith, PE
Principal

Appendix I

Existing Conditions Analysis

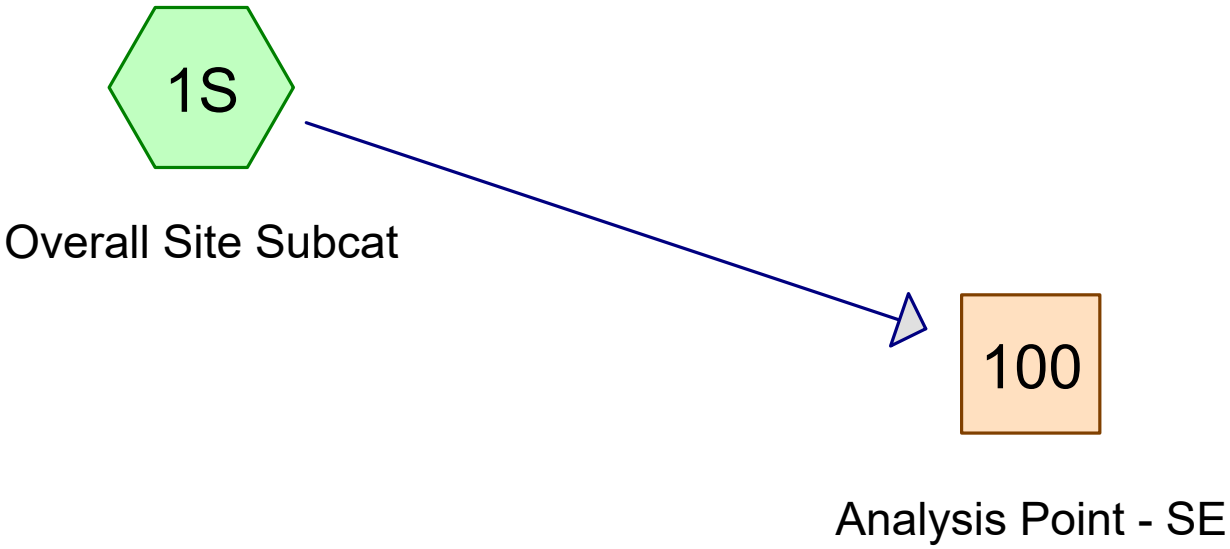
WQV 24-Hour Summary

2-Year 24-Hour Summary

10-Year 24-Hour Complete

25-Year 24-Hour Complete

50-Year 24-Hour Summary



Subcat Reach Pond Link

Routing Diagram for NH-1585 Existing
Prepared by Beals Associates, PLLC, Printed 5/13/2026

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.019	74	>75% Grass cover, Good, HSG C (1S)
2.849	65	Brush, Good, HSG C (1S)
0.100	73	Brush, Good, HSG D (1S)
0.365	96	Gravel surface, HSG C (1S)
0.082	98	Paved parking, HSG C (1S)
0.049	98	Paved roads w/curbs & sewers, HSG C (1S)
0.093	98	Roofs, HSG C (1S)
3.194	70	Woods, Good, HSG C (1S)
0.054	77	Woods, Good, HSG D (1S)
7.805	**71**	**TOTAL AREA**

Soil Listing (all nodes)

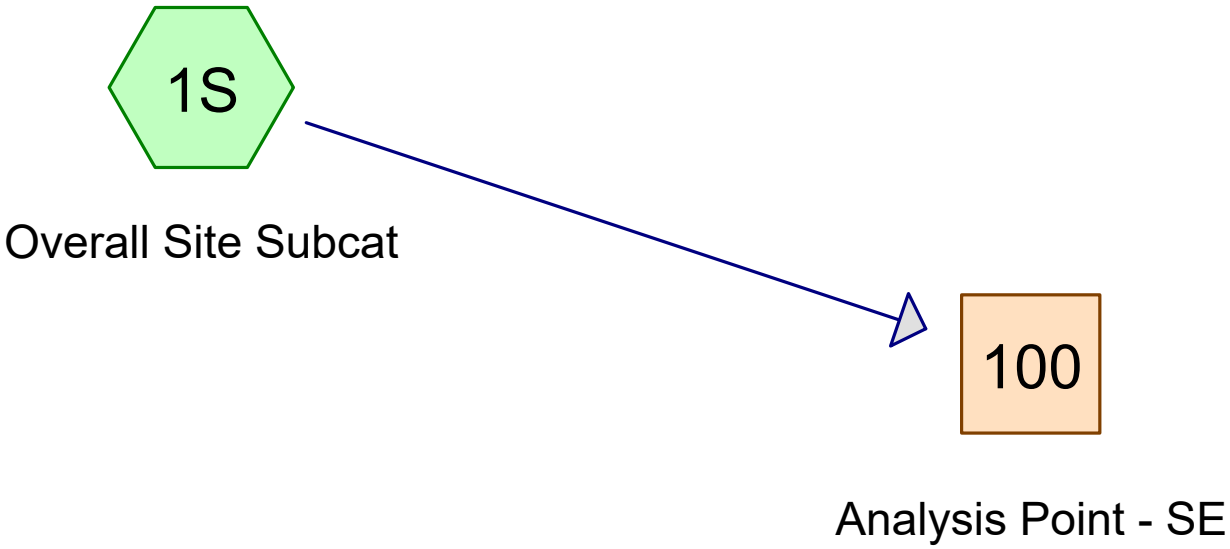
Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
7.651	HSG C	1S
0.154	HSG D	1S
0.000	Other	
7.805		**TOTAL AREA**

Time span=0.00-72.00 hrs, dt=0.10 hrs, 721 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: OverallSite Subcat Runoff Area=339,977 sf 2.87% Impervious Runoff Depth=0.06"
Flow Length=747' Tc=16.6 min CN=WQ Runoff=0.34 cfs 0.037 af

Reach100: AnalysisPoint - SE Inflow=0.34 cfs 0.037 af
Outflow=0.34 cfs 0.037 af

Total Runoff Area = 7.805 ac Runoff Volume = 0.037 af Average Runoff Depth = 0.06"
97.13% Pervious = 7.581 ac 2.87% Impervious = 0.224 ac



Subcat Reach Pond Link

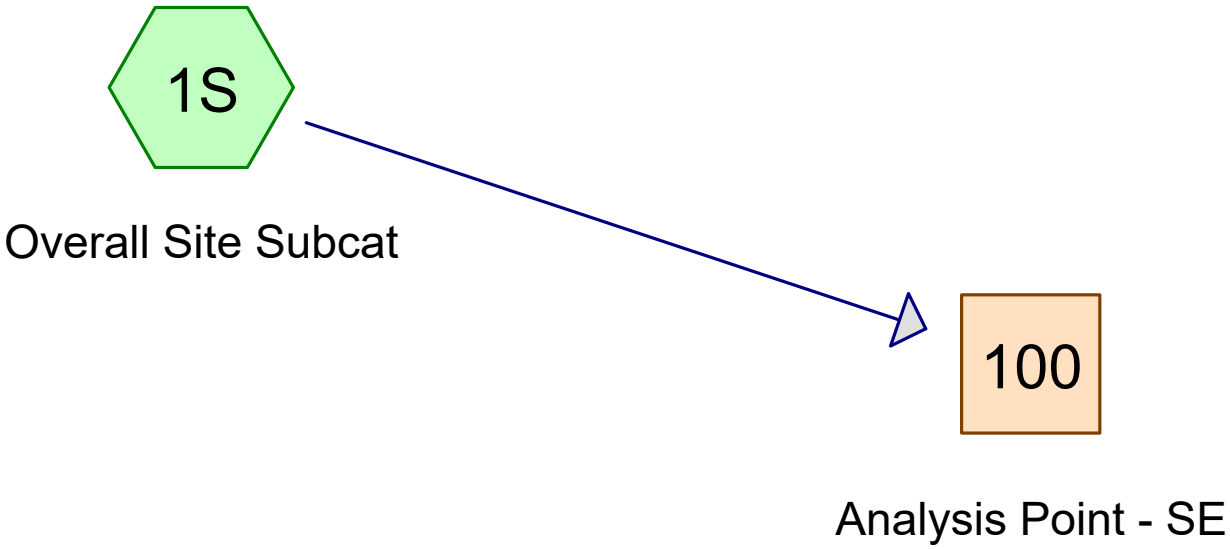
Routing Diagram for NH-1585 Existing
Prepared by Beals Associates, PLLC, Printed 5/13/2026

Time span=0.00-72.00 hrs, dt=0.10 hrs, 721 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: OverallSite Subcat Runoff Area=339,977 sf 2.87% Impervious Runoff Depth=0.93"
Flow Length=747' Tc=16.6 min CN=WQ Runoff=5.19 cfs 0.604 af

Reach100: AnalysisPoint - SE Inflow=5.19 cfs 0.604 af
Outflow=5.19 cfs 0.604 af

Total Runoff Area = 7.805 ac Runoff Volume = 0.604 af Average Runoff Depth = 0.93"
97.13% Pervious = 7.581 ac 2.87% Impervious = 0.224 ac



Subcat Reach Pond Link

Routing Diagram for NH-1585 Existing
Prepared by Beals Associates, PLLC, Printed 5/13/2026

Time span=0.00-72.00 hrs, dt=0.10 hrs, 721 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: OverallSite Subcat Runoff Area=339,977 sf 2.87% Impervious Runoff Depth=2.06"
Flow Length=747' Tc=16.6 min CN=WQ Runoff=12.89 cfs 1.340 af

Reach100: AnalysisPoint - SE Inflow=12.89 cfs 1.340 af
Outflow=12.89 cfs 1.340 af

Total Runoff Area = 7.805 ac Runoff Volume = 1.340 af Average Runoff Depth = 2.06"
97.13% Pervious = 7.581 ac 2.87% Impervious = 0.224 ac

Summary for Subcatchment 1S: Overall Site Subcat

Runoff = 12.89 cfs @ 12.24 hrs, Volume= 1.340 af, Depth= 2.06"
Routed to Reach 100 : Analysis Point - SE

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-YR Rainfall=4.89"

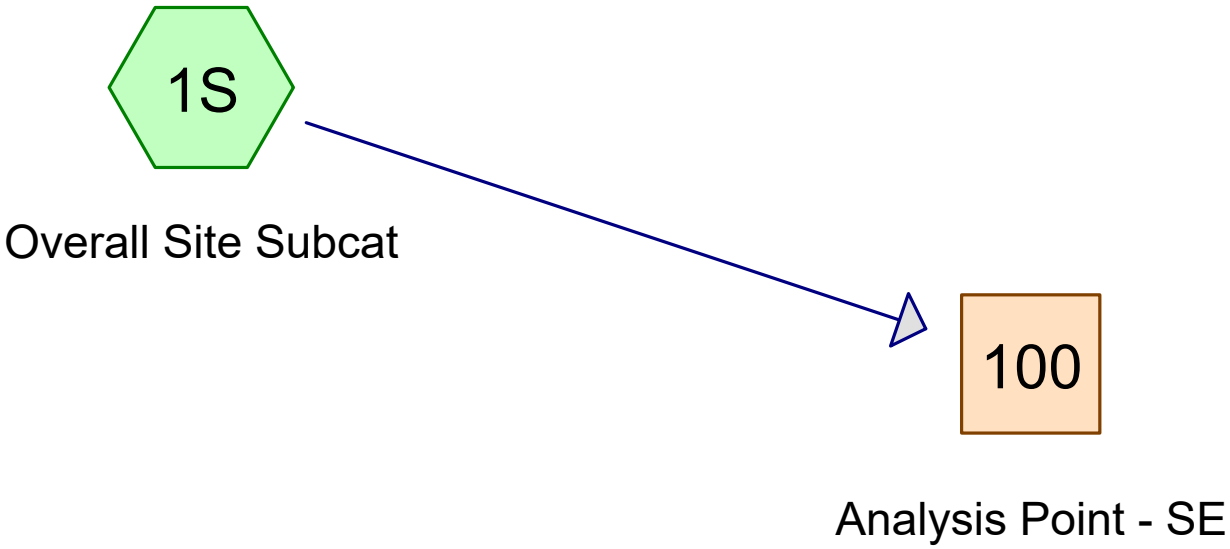
Area (sf)	CN	Description
2,366	77	Woods, Good, HSG D
139,114	70	Woods, Good, HSG C
4,336	73	Brush, Good, HSG D
124,114	65	Brush, Good, HSG C
44,388	74	>75% Grass cover, Good, HSG C
15,916	96	Gravel surface, HSG C
3,585	98	Paved parking, HSG C
2,117	98	Paved roads w/curbs & sewers, HSG C
4,041	98	Roofs, HSG C
339,977		Weighted Average
330,234		97.13% Pervious Area
9,743		2.87% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.6	41	0.0980	0.12		**Sheet Flow, Sheet** Woods: Light underbrush n= 0.400 P2= 3.20"
10.4	643	0.0047	1.03		**Shallow Concentrated Flow, SC Through wtlnd** Grassed Waterway Kv= 15.0 fps
0.6	63	0.0238	1.88	122.41	**Channel Flow, Ex brook** Area= 65.0 sf Perim= 122.0' r= 0.53' n= 0.080 Earth, long dense weeds
16.6	747	Total			

Summary for Reach 100: Analysis Point - SE

Inflow Area = 7.805 ac, 2.87% Impervious, Inflow Depth = 2.06" for 10-YR event
Inflow = 12.89 cfs @ 12.24 hrs, Volume= 1.340 af
Outflow = 12.89 cfs @ 12.24 hrs, Volume= 1.340 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs



Subcat Reach Pond Link

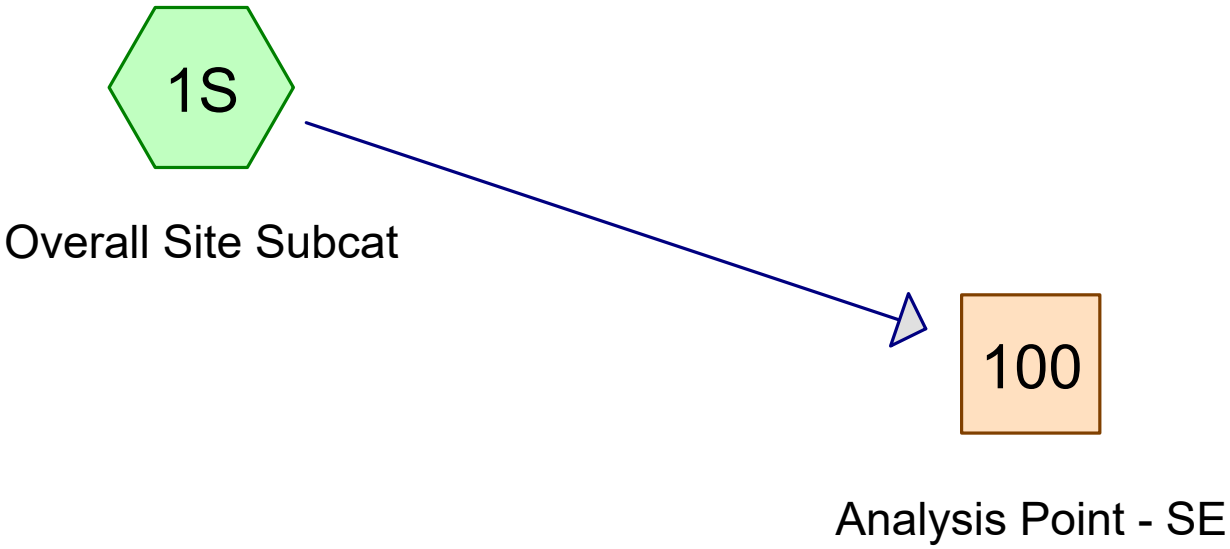
Routing Diagram for NH-1585 Existing
Prepared by Beals Associates, PLLC, Printed 5/13/2026

Time span=0.00-72.00 hrs, dt=0.10 hrs, 721 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: OverallSite Subcat Runoff Area=339,977 sf 2.87% Impervious Runoff Depth=3.08"
Flow Length=747' Tc=16.6 min CN=WQ Runoff=19.70 cfs 2.006 af

Reach100: AnalysisPoint - SE Inflow=19.70 cfs 2.006 af
Outflow=19.70 cfs 2.006 af

Total Runoff Area = 7.805 ac Runoff Volume = 2.006 af Average Runoff Depth = 3.08"
97.13% Pervious = 7.581 ac 2.87% Impervious = 0.224 ac



Subcat Reach Pond Link

Routing Diagram for NH-1585 Existing
Prepared by Beals Associates, PLLC, Printed 5/13/2026

Time span=0.00-72.00 hrs, dt=0.10 hrs, 721 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: OverallSite Subcat Runoff Area=339,977 sf 2.87% Impervious Runoff Depth=4.11"
Flow Length=747' Tc=16.6 min CN=WQ Runoff=26.42 cfs 2.670 af

Reach100: AnalysisPoint - SE Inflow=26.42 cfs 2.670 af
Outflow=26.42 cfs 2.670 af

Total Runoff Area = 7.805 ac Runoff Volume = 2.670 af Average Runoff Depth = 4.11"
97.13% Pervious = 7.581 ac 2.87% Impervious = 0.224 ac

Appendix II

Proposed Conditions Analysis

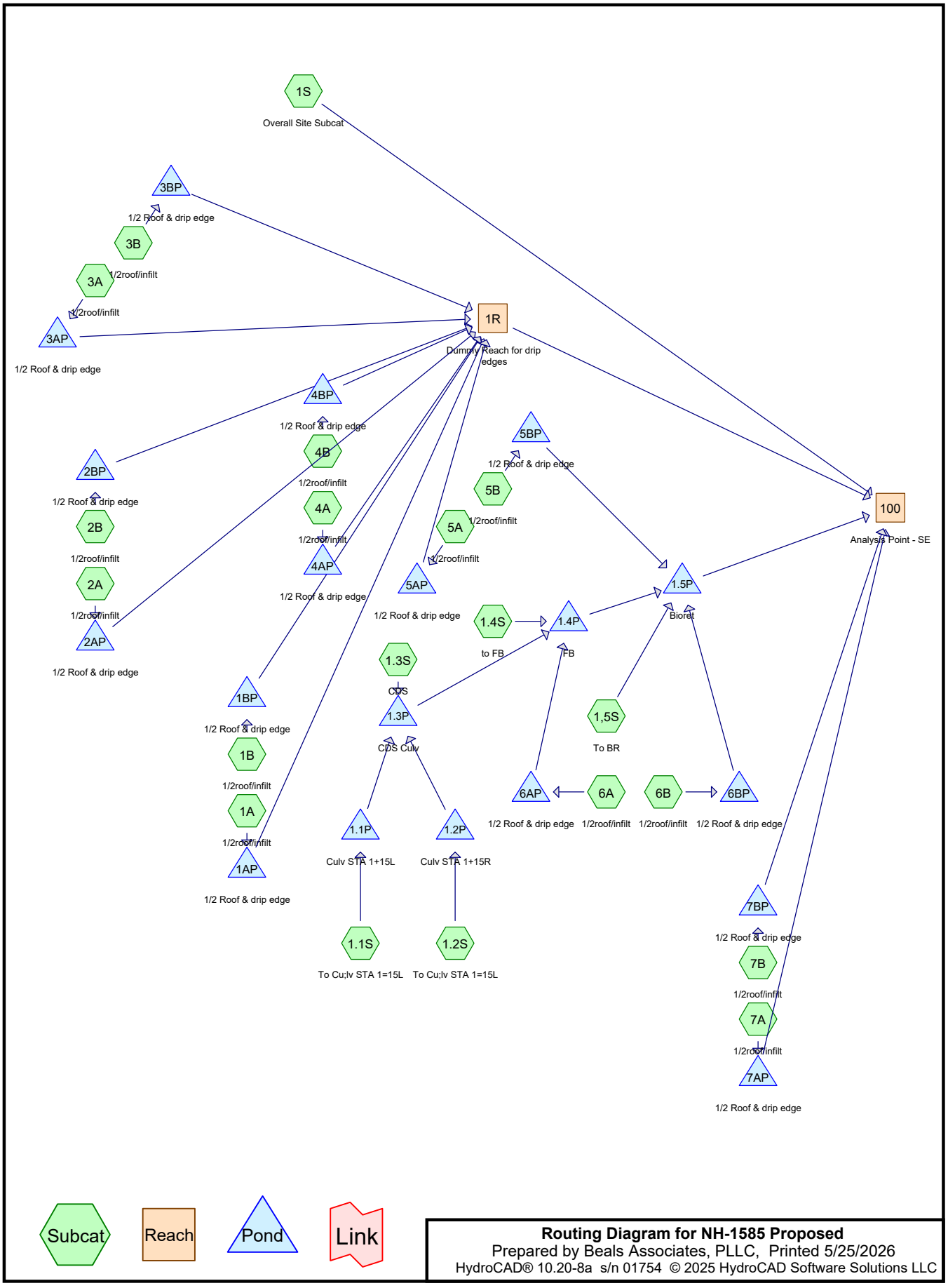
WQV 24-Hour Summary

2-Year 24-Hour Summary

10-Year 24-Hour Complete

25-Year 24-Hour Complete

50-Year 24-Hour Summary



Routing Diagram for NH-1585 Proposed
Prepared by Beals Associates, PLLC, Printed 5/25/2026
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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
2.106	74	>75% Grass cover, Good, HSG C (1,5S, 1.1S, 1.2S, 1.3S, 1.4S, 1A, 1B, 1S, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B)
2.360	65	Brush, Good, HSG C (1S)
0.100	73	Brush, Good, HSG D (1S)
0.065	96	Gravel surface, HSG C (1S)
0.106	98	Paved parking, HSG C (1S)
0.308	98	Paved roads w/curbs & sewers, HSG C (1.1S, 1.2S, 1.3S, 1.4S)
0.560	98	Roofs, HSG C (1.1S, 1.4S, 1A, 1B, 1S, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B)
2.146	70	Woods, Good, HSG C (1.1S, 1S)
0.054	77	Woods, Good, HSG D (1S)
7.805	**73**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
7.651	HSG C	1,5S, 1.1S, 1.2S, 1.3S, 1.4S, 1A, 1B, 1S, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B
0.154	HSG D	1S
0.000	Other	
7.805		**TOTAL AREA**

Time span=0.00-72.00 hrs, dt=0.10 hrs, 721 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1,5S: To BR Runoff Area=7,805 sf 0.00% Impervious Runoff Depth=0.02"
Tc=6.0 min CN=74 Runoff=0.00 cfs 0.000 af

Subcatchment1.1S: To Cu;lv STA 1=15L Runoff Area=19,261 sf 28.12% Impervious Runoff Depth=0.24"
Tc=6.0 min CN=WQ Runoff=0.10 cfs 0.009 af

Subcatchment1.2S: To Cu;lv STA 1=15L Runoff Area=2,734 sf 52.63% Impervious Runoff Depth=0.43"
Tc=6.0 min CN=WQ Runoff=0.03 cfs 0.002 af

Subcatchment1.3S: CDS Runoff Area=11,619 sf 58.88% Impervious Runoff Depth=0.48"
Tc=6.0 min CN=WQ Runoff=0.13 cfs 0.011 af

Subcatchment1.4S: to FB Runoff Area=5,054 sf 18.92% Impervious Runoff Depth=0.17"
Tc=6.0 min CN=WQ Runoff=0.02 cfs 0.002 af

Subcatchment1A: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=0.75"
Tc=6.0 min CN=WQ Runoff=0.03 cfs 0.003 af

Subcatchment1B: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=0.75"
Tc=6.0 min CN=WQ Runoff=0.03 cfs 0.003 af

Subcatchment1S: Overall Site Subcat Runoff Area=273,891 sf 3.46% Impervious Runoff Depth=0.04"
Flow Length=747' Tc=16.8 min CN=WQ Runoff=0.17 cfs 0.022 af

Subcatchment2A: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=0.75"
Tc=6.0 min CN=WQ Runoff=0.03 cfs 0.003 af

Subcatchment2B: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=0.75"
Tc=6.0 min CN=WQ Runoff=0.03 cfs 0.003 af

Subcatchment3A: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=0.75"
Tc=6.0 min CN=WQ Runoff=0.03 cfs 0.003 af

Subcatchment3B: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=0.75"
Tc=6.0 min CN=WQ Runoff=0.03 cfs 0.003 af

Subcatchment4A: 1/2roof/infilt Runoff Area=474 sf 87.34% Impervious Runoff Depth=0.69"
Tc=6.0 min CN=WQ Runoff=0.01 cfs 0.001 af

Subcatchment4B: 1/2roof/infilt Runoff Area=801 sf 87.52% Impervious Runoff Depth=0.70"
Tc=6.0 min CN=WQ Runoff=0.01 cfs 0.001 af

Subcatchment5A: 1/2roof/infilt Runoff Area=608 sf 90.13% Impervious Runoff Depth=0.72"
Tc=6.0 min CN=WQ Runoff=0.01 cfs 0.001 af

Subcatchment5B: 1/2roof/infilt Runoff Area=933 sf 89.28% Impervious Runoff Depth=0.71"
Tc=6.0 min CN=WQ Runoff=0.02 cfs 0.001 af

Subcatchment6A: 1/2roof/infilt Runoff Area=446 sf 86.55% Impervious Runoff Depth=0.69"
Tc=6.0 min CN=WQ Runoff=0.01 cfs 0.001 af

Subcatchment6B: 1/2roof/infilt Runoff Area=933 sf 89.28% Impervious Runoff Depth=0.71"
Tc=6.0 min CN=WQ Runoff=0.02 cfs 0.001 af

Subcatchment7A: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=0.75"
Tc=6.0 min CN=WQ Runoff=0.03 cfs 0.003 af

Subcatchment7B: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=0.75"
Tc=6.0 min CN=WQ Runoff=0.03 cfs 0.003 af

Reach1R: DummyReachfor drip edges Inflow=0.00 cfs 0.000 af
Outflow=0.00 cfs 0.000 af

Reach100: AnalysisPoint - SE Inflow=0.17 cfs 0.022 af
Outflow=0.17 cfs 0.022 af

Pond1.1P: Culv STA 1+15L Peak Elev=66.26' Storage=6 cf Inflow=0.10 cfs 0.009 af
12.0" Round Culvert n=0.013 L=45.0' S=0.0100 '/' Outflow=0.10 cfs 0.009 af

Pond1.2P: Culv STA 1+15R Peak Elev=66.18' Storage=2 cf Inflow=0.03 cfs 0.002 af
12.0" Round Culvert n=0.013 L=45.0' S=0.0100 '/' Outflow=0.03 cfs 0.002 af

Pond1.3P: CDS Culv Peak Elev=65.49' Storage=15 cf Inflow=0.26 cfs 0.022 af
12.0" Round Culvert n=0.013 L=82.0' S=0.0152 '/' Outflow=0.25 cfs 0.022 af

Pond1.4P: FB Peak Elev=64.06' Storage=1,011 cf Inflow=0.26 cfs 0.023 af
Outflow=0.00 cfs 0.000 af

Pond1.5P: Bioret Peak Elev=61.50' Storage=0 cf Inflow=0.00 cfs 0.000 af
Discarded=0.00 cfs 0.000 af Primary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.000 af

Pond1AP: 1/2 Roof & drip edge Peak Elev=68.53' Storage=43 cf Inflow=0.03 cfs 0.003 af
Discarded=0.00 cfs 0.003 af Primary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.003 af

Pond1BP: 1/2 Roof & drip edge Peak Elev=69.40' Storage=57 cf Inflow=0.03 cfs 0.003 af
Discarded=0.00 cfs 0.003 af Primary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.003 af

Pond2AP: 1/2 Roof & drip edge Peak Elev=68.40' Storage=57 cf Inflow=0.03 cfs 0.003 af
Discarded=0.00 cfs 0.003 af Primary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.003 af

Pond2BP: 1/2 Roof & drip edge Peak Elev=68.40' Storage=57 cf Inflow=0.03 cfs 0.003 af
Discarded=0.00 cfs 0.003 af Primary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.003 af

Pond3AP: 1/2 Roof & drip edge Peak Elev=67.40' Storage=57 cf Inflow=0.03 cfs 0.003 af
Discarded=0.00 cfs 0.003 af Primary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.003 af

Pond3BP: 1/2 Roof & drip edge Peak Elev=67.40' Storage=57 cf Inflow=0.03 cfs 0.003 af
Discarded=0.00 cfs 0.003 af Primary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.003 af

Pond 4AP: 1/2 Roof & drip edge Peak Elev=66.50' Storage=12 cf Inflow=0.01 cfs 0.001 af
Discarded=0.00 cfs 0.001 af Primary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.001 af

Pond 4BP: 1/2 Roof & drip edge Peak Elev=64.51' Storage=20 cf Inflow=0.01 cfs 0.001 af
Discarded=0.00 cfs 0.001 af Primary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.001 af

Pond 5AP: 1/2 Roof & drip edge Peak Elev=65.35' Storage=14 cf Inflow=0.01 cfs 0.001 af
Discarded=0.00 cfs 0.001 af Primary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.001 af

Pond 5BP: 1/2 Roof & drip edge Peak Elev=64.65' Storage=26 cf Inflow=0.02 cfs 0.001 af
Discarded=0.00 cfs 0.001 af Primary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.001 af

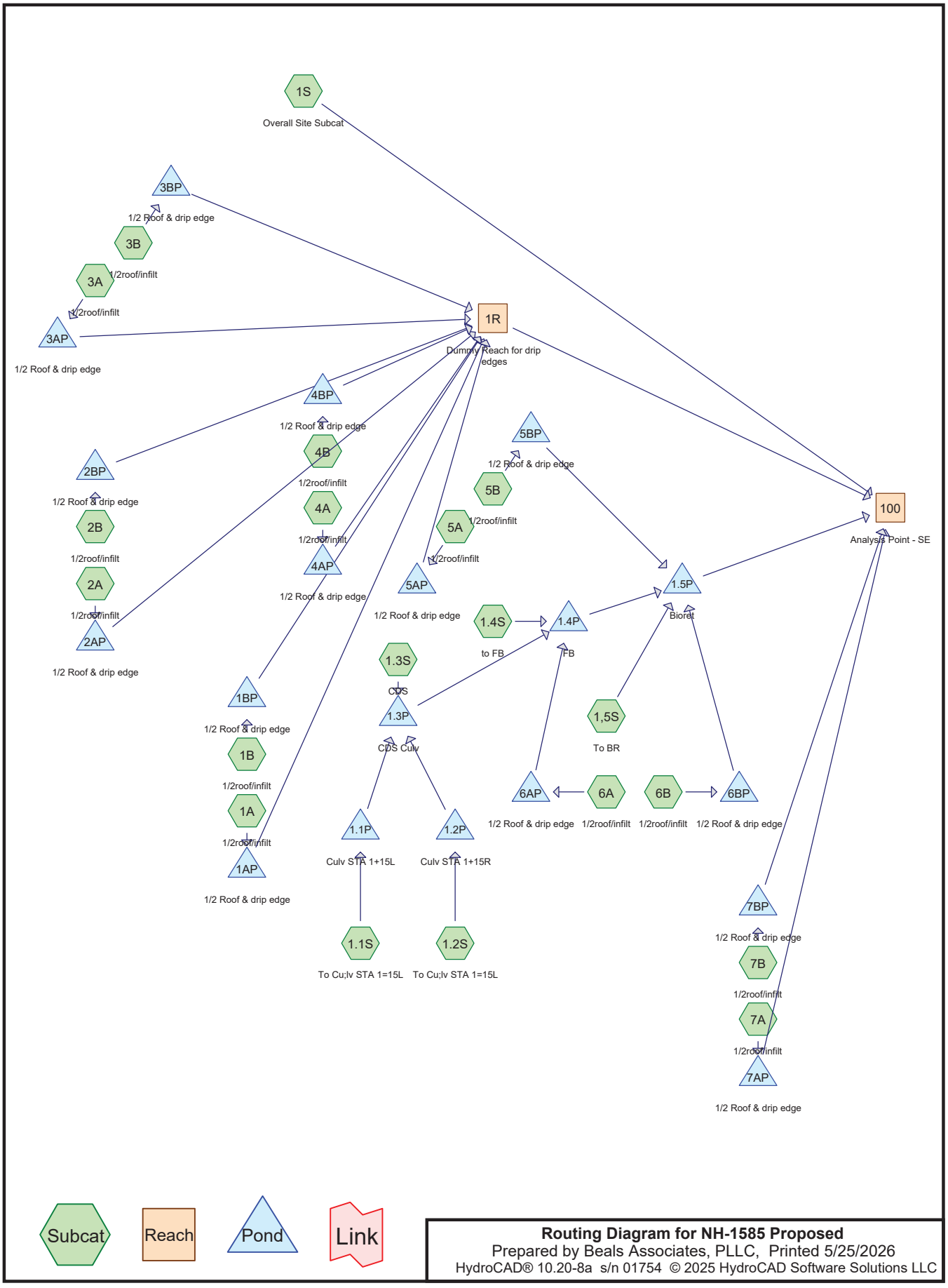
Pond 6AP: 1/2 Roof & drip edge Peak Elev=65.45' Storage=11 cf Inflow=0.01 cfs 0.001 af
Discarded=0.00 cfs 0.001 af Primary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.001 af

Pond 6BP: 1/2 Roof & drip edge Peak Elev=64.65' Storage=26 cf Inflow=0.02 cfs 0.001 af
Discarded=0.00 cfs 0.001 af Primary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.001 af

Pond 7AP: 1/2 Roof & drip edge Peak Elev=66.86' Storage=76 cf Inflow=0.03 cfs 0.003 af
Discarded=0.00 cfs 0.003 af Primary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.003 af

Pond 7BP: 1/2 Roof & drip edge Peak Elev=65.86' Storage=76 cf Inflow=0.03 cfs 0.003 af
Discarded=0.00 cfs 0.003 af Primary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.003 af

Total Runoff Area = 7.805 ac Runoff Volume = 0.073 af Average Runoff Depth = 0.11"
87.52% Pervious = 6.830 ac 12.48% Impervious = 0.974 ac



Routing Diagram for NH-1585 Proposed
Prepared by Beals Associates, PLLC, Printed 5/25/2026
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Time span=0.00-72.00 hrs, dt=0.10 hrs, 721 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1,5S: To BR Runoff Area=7,805 sf 0.00% Impervious Runoff Depth=1.05"
Tc=6.0 min CN=74 Runoff=0.20 cfs 0.016 af

Subcatchment1.1S: To Cu;lv STA 1=15L Runoff Area=19,261 sf 28.12% Impervious Runoff Depth=1.59"
Tc=6.0 min CN=WQ Runoff=0.71 cfs 0.059 af

Subcatchment1.2S: To Cu;lv STA 1=15L Runoff Area=2,734 sf 52.63% Impervious Runoff Depth=2.07"
Tc=6.0 min CN=WQ Runoff=0.13 cfs 0.011 af

Subcatchment1.3S: CDS Runoff Area=11,619 sf 58.88% Impervious Runoff Depth=2.19"
Tc=6.0 min CN=WQ Runoff=0.58 cfs 0.049 af

Subcatchment1.4S: to FB Runoff Area=5,054 sf 18.92% Impervious Runoff Depth=1.42"
Tc=6.0 min CN=WQ Runoff=0.17 cfs 0.014 af

Subcatchment1A: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=2.88"
Tc=6.0 min CN=WQ Runoff=0.12 cfs 0.011 af

Subcatchment1B: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=2.88"
Tc=6.0 min CN=WQ Runoff=0.12 cfs 0.011 af

Subcatchment1S: Overall Site Subcat Runoff Area=273,891 sf 3.46% Impervious Runoff Depth=0.90"
Flow Length=747' Tc=16.8 min CN=WQ Runoff=4.06 cfs 0.471 af

Subcatchment2A: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=2.88"
Tc=6.0 min CN=WQ Runoff=0.12 cfs 0.011 af

Subcatchment2B: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=2.88"
Tc=6.0 min CN=WQ Runoff=0.12 cfs 0.011 af

Subcatchment3A: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=2.88"
Tc=6.0 min CN=WQ Runoff=0.12 cfs 0.011 af

Subcatchment3B: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=2.88"
Tc=6.0 min CN=WQ Runoff=0.12 cfs 0.011 af

Subcatchment4A: 1/2roof/infilt Runoff Area=474 sf 87.34% Impervious Runoff Depth=2.74"
Tc=6.0 min CN=WQ Runoff=0.03 cfs 0.002 af

Subcatchment4B: 1/2roof/infilt Runoff Area=801 sf 87.52% Impervious Runoff Depth=2.75"
Tc=6.0 min CN=WQ Runoff=0.05 cfs 0.004 af

Subcatchment5A: 1/2roof/infilt Runoff Area=608 sf 90.13% Impervious Runoff Depth=2.80"
Tc=6.0 min CN=WQ Runoff=0.04 cfs 0.003 af

Subcatchment5B: 1/2roof/infilt Runoff Area=933 sf 89.28% Impervious Runoff Depth=2.78"
Tc=6.0 min CN=WQ Runoff=0.06 cfs 0.005 af

Subcatchment6A: 1/2roof/infilt Runoff Area=446 sf 86.55% Impervious Runoff Depth=2.73"
Tc=6.0 min CN=WQ Runoff=0.03 cfs 0.002 af

Subcatchment6B: 1/2roof/infilt Runoff Area=933 sf 89.28% Impervious Runoff Depth=2.78"
Tc=6.0 min CN=WQ Runoff=0.06 cfs 0.005 af

Subcatchment7A: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=2.88"
Tc=6.0 min CN=WQ Runoff=0.12 cfs 0.011 af

Subcatchment7B: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=2.88"
Tc=6.0 min CN=WQ Runoff=0.12 cfs 0.011 af

Reach1R: DummyReachfor drip edges Inflow=0.70 cfs 0.033 af
Outflow=0.70 cfs 0.033 af

Reach100: AnalysisPoint - SE Inflow=4.59 cfs 0.518 af
Outflow=4.59 cfs 0.518 af

Pond1.1P: Culv STA 1+15L Peak Elev=66.53' Storage=35 cf Inflow=0.71 cfs 0.059 af
12.0" Round Culvert n=0.013 L=45.0' S=0.0100 '/' Outflow=0.68 cfs 0.059 af

Pond1.2P: Culv STA 1+15R Peak Elev=66.28' Storage=5 cf Inflow=0.13 cfs 0.011 af
12.0" Round Culvert n=0.013 L=45.0' S=0.0100 '/' Outflow=0.13 cfs 0.011 af

Pond1.3P: CDS Culv Peak Elev=65.86' Storage=77 cf Inflow=1.38 cfs 0.118 af
12.0" Round Culvert n=0.013 L=82.0' S=0.0152 '/' Outflow=1.31 cfs 0.118 af

Pond1.4P: FB Peak Elev=65.13' Storage=2,095 cf Inflow=1.47 cfs 0.132 af
Outflow=1.84 cfs 0.088 af

Pond1.5P: Bioret Peak Elev=63.80' Storage=3,202 cf Inflow=2.11 cfs 0.107 af
Discarded=0.03 cfs 0.107 af Primary=0.00 cfs 0.000 af Outflow=0.03 cfs 0.107 af

Pond1AP: 1/2 Roof & drip edge Peak Elev=69.99' Storage=161 cf Inflow=0.12 cfs 0.011 af
Discarded=0.00 cfs 0.008 af Primary=0.08 cfs 0.003 af Outflow=0.08 cfs 0.011 af

Pond1BP: 1/2 Roof & drip edge Peak Elev=69.99' Storage=81 cf Inflow=0.12 cfs 0.011 af
Discarded=0.00 cfs 0.005 af Primary=0.14 cfs 0.006 af Outflow=0.14 cfs 0.011 af

Pond2AP: 1/2 Roof & drip edge Peak Elev=68.99' Storage=81 cf Inflow=0.12 cfs 0.011 af
Discarded=0.00 cfs 0.005 af Primary=0.14 cfs 0.006 af Outflow=0.14 cfs 0.011 af

Pond2BP: 1/2 Roof & drip edge Peak Elev=68.99' Storage=81 cf Inflow=0.12 cfs 0.011 af
Discarded=0.00 cfs 0.005 af Primary=0.14 cfs 0.006 af Outflow=0.14 cfs 0.011 af

Pond3AP: 1/2 Roof & drip edge Peak Elev=67.99' Storage=81 cf Inflow=0.12 cfs 0.011 af
Discarded=0.00 cfs 0.005 af Primary=0.14 cfs 0.006 af Outflow=0.14 cfs 0.011 af

Pond3BP: 1/2 Roof & drip edge Peak Elev=67.99' Storage=81 cf Inflow=0.12 cfs 0.011 af
Discarded=0.00 cfs 0.005 af Primary=0.14 cfs 0.006 af Outflow=0.14 cfs 0.011 af

Pond 4AP: 1/2 Roof & drip edge Peak Elev=67.98' Storage=48 cf Inflow=0.03 cfs 0.002 af
Discarded=0.00 cfs 0.002 af Primary=0.01 cfs 0.001 af Outflow=0.01 cfs 0.002 af

Pond 4BP: 1/2 Roof & drip edge Peak Elev=65.98' Storage=79 cf Inflow=0.05 cfs 0.004 af
Discarded=0.00 cfs 0.003 af Primary=0.02 cfs 0.001 af Outflow=0.02 cfs 0.004 af

Pond 5AP: 1/2 Roof & drip edge Peak Elev=66.98' Storage=81 cf Inflow=0.04 cfs 0.003 af
Discarded=0.00 cfs 0.003 af Primary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.003 af

Pond 5BP: 1/2 Roof & drip edge Peak Elev=65.99' Storage=79 cf Inflow=0.06 cfs 0.005 af
Discarded=0.00 cfs 0.003 af Primary=0.07 cfs 0.002 af Outflow=0.07 cfs 0.005 af

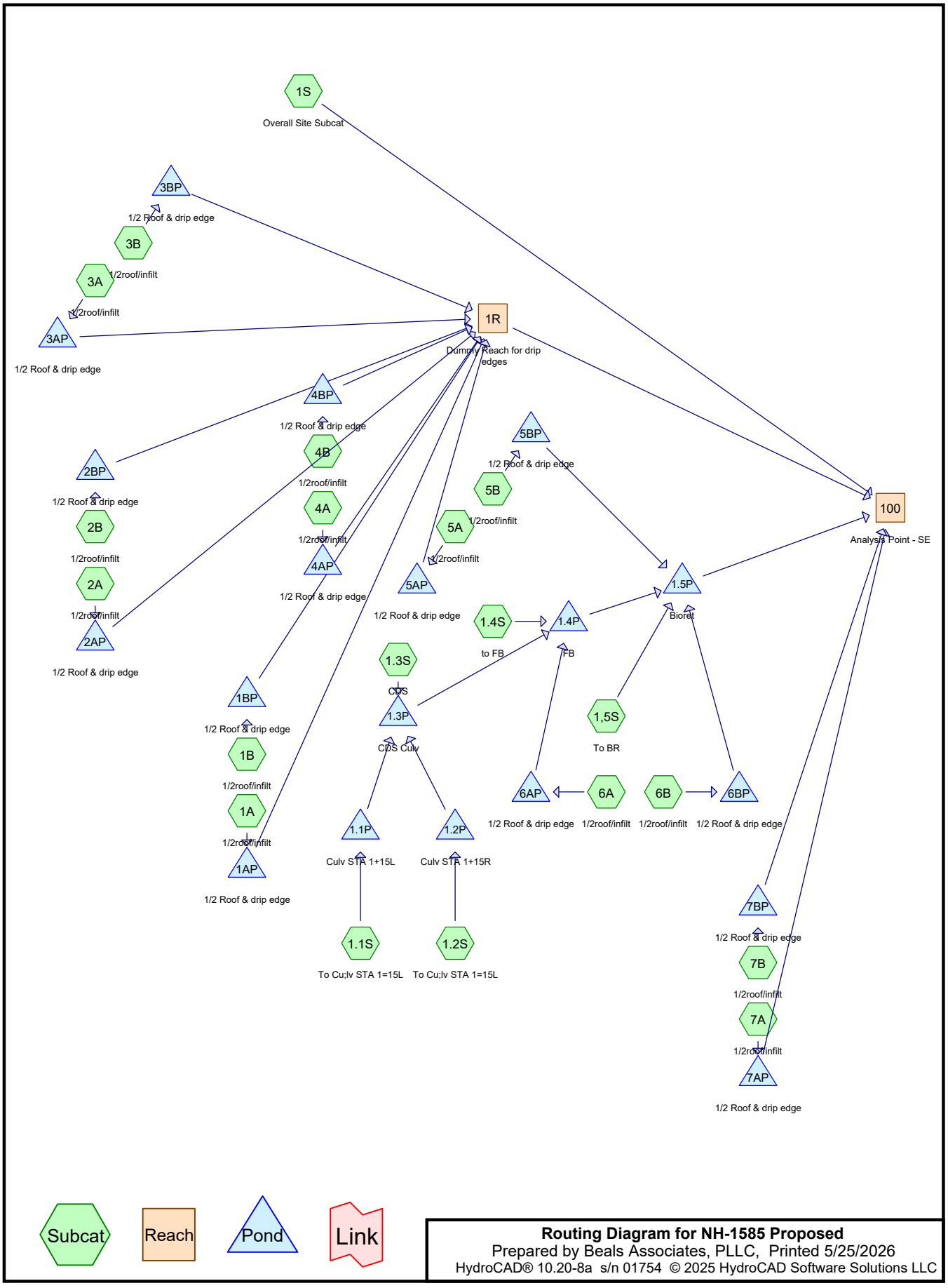
Pond 6AP: 1/2 Roof & drip edge Peak Elev=66.98' Storage=48 cf Inflow=0.03 cfs 0.002 af
Discarded=0.00 cfs 0.002 af Primary=0.01 cfs 0.000 af Outflow=0.01 cfs 0.002 af

Pond 6BP: 1/2 Roof & drip edge Peak Elev=65.99' Storage=79 cf Inflow=0.06 cfs 0.005 af
Discarded=0.00 cfs 0.003 af Primary=0.07 cfs 0.002 af Outflow=0.07 cfs 0.005 af

Pond 7AP: 1/2 Roof & drip edge Peak Elev=67.99' Storage=122 cf Inflow=0.12 cfs 0.011 af
Discarded=0.00 cfs 0.004 af Primary=0.13 cfs 0.006 af Outflow=0.13 cfs 0.011 af

Pond 7BP: 1/2 Roof & drip edge Peak Elev=65.99' Storage=81 cf Inflow=0.12 cfs 0.011 af
Discarded=0.00 cfs 0.003 af Primary=0.11 cfs 0.007 af Outflow=0.11 cfs 0.011 af

Total Runoff Area = 7.805 ac Runoff Volume = 0.726 af Average Runoff Depth = 1.12"
87.52% Pervious = 6.830 ac 12.48% Impervious = 0.974 ac



Routing Diagram for NH-1585 Proposed
Prepared by Beals Associates, PLLC, Printed 5/25/2026
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Time span=0.00-72.00 hrs, dt=0.10 hrs, 721 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1,5S: To BR Runoff Area=7,805 sf 0.00% Impervious Runoff Depth=2.29"
Tc=6.0 min CN=74 Runoff=0.45 cfs 0.034 af

Subcatchment1.1S: To Cu;lv STA 1=15L Runoff Area=19,261 sf 28.12% Impervious Runoff Depth=2.95"
Tc=6.0 min CN=WQ Runoff=1.35 cfs 0.109 af

Subcatchment1.2S: To Cu;lv STA 1=15L Runoff Area=2,734 sf 52.63% Impervious Runoff Depth=3.55"
Tc=6.0 min CN=WQ Runoff=0.22 cfs 0.019 af

Subcatchment1.3S: CDS Runoff Area=11,619 sf 58.88% Impervious Runoff Depth=3.69"
Tc=6.0 min CN=WQ Runoff=0.98 cfs 0.082 af

Subcatchment1.4S: to FB Runoff Area=5,054 sf 18.92% Impervious Runoff Depth=2.74"
Tc=6.0 min CN=WQ Runoff=0.33 cfs 0.027 af

Subcatchment1A: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=4.55"
Tc=6.0 min CN=WQ Runoff=0.19 cfs 0.017 af

Subcatchment1B: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=4.55"
Tc=6.0 min CN=WQ Runoff=0.19 cfs 0.017 af

Subcatchment1S: Overall Site Subcat Runoff Area=273,891 sf 3.46% Impervious Runoff Depth=2.03"
Flow Length=747' Tc=16.8 min CN=WQ Runoff=10.22 cfs 1.062 af

Subcatchment2A: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=4.55"
Tc=6.0 min CN=WQ Runoff=0.19 cfs 0.017 af

Subcatchment2B: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=4.55"
Tc=6.0 min CN=WQ Runoff=0.19 cfs 0.017 af

Subcatchment3A: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=4.55"
Tc=6.0 min CN=WQ Runoff=0.19 cfs 0.017 af

Subcatchment3B: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=4.55"
Tc=6.0 min CN=WQ Runoff=0.19 cfs 0.017 af

Subcatchment4A: 1/2roof/infilt Runoff Area=474 sf 87.34% Impervious Runoff Depth=4.37"
Tc=6.0 min CN=WQ Runoff=0.05 cfs 0.004 af

Subcatchment4B: 1/2roof/infilt Runoff Area=801 sf 87.52% Impervious Runoff Depth=4.38"
Tc=6.0 min CN=WQ Runoff=0.08 cfs 0.007 af

Subcatchment5A: 1/2roof/infilt Runoff Area=608 sf 90.13% Impervious Runoff Depth=4.44"
Tc=6.0 min CN=WQ Runoff=0.06 cfs 0.005 af

Subcatchment5B: 1/2roof/infilt Runoff Area=933 sf 89.28% Impervious Runoff Depth=4.42"
Tc=6.0 min CN=WQ Runoff=0.09 cfs 0.008 af

Subcatchment6A: 1/2roof/infilt Runoff Area=446 sf 86.55% Impervious Runoff Depth=4.35"
Tc=6.0 min CN=WQ Runoff=0.04 cfs 0.004 af

Subcatchment6B: 1/2roof/infilt Runoff Area=933 sf 89.28% Impervious Runoff Depth=4.42"
Tc=6.0 min CN=WQ Runoff=0.09 cfs 0.008 af

Subcatchment7A: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=4.55"
Tc=6.0 min CN=WQ Runoff=0.19 cfs 0.017 af

Subcatchment7B: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=4.55"
Tc=6.0 min CN=WQ Runoff=0.19 cfs 0.017 af

Reach1R: DummyReachfor drip edges Inflow=1.31 cfs 0.072 af
Outflow=1.31 cfs 0.072 af

Reach100: AnalysisPoint - SE Inflow=11.11 cfs 1.198 af
Outflow=11.11 cfs 1.198 af

Pond1.1P: Culv STA 1+15L Peak Elev=66.72' Storage=70 cf Inflow=1.35 cfs 0.109 af
12.0" Round Culvert n=0.013 L=45.0' S=0.0100 '/' Outflow=1.28 cfs 0.109 af

Pond1.2P: Culv STA 1+15R Peak Elev=66.35' Storage=10 cf Inflow=0.22 cfs 0.019 af
12.0" Round Culvert n=0.013 L=45.0' S=0.0100 '/' Outflow=0.21 cfs 0.019 af

Pond1.3P: CDS Culv Peak Elev=66.13' Storage=161 cf Inflow=2.47 cfs 0.209 af
12.0" Round Culvert n=0.013 L=82.0' S=0.0152 '/' Outflow=2.31 cfs 0.209 af

Pond1.4P: FB Peak Elev=65.16' Storage=2,135 cf Inflow=2.69 cfs 0.238 af
Outflow=2.61 cfs 0.193 af

Pond1.5P: Bioret Peak Elev=64.80' Storage=6,981 cf Inflow=3.21 cfs 0.236 af
Discarded=0.04 cfs 0.184 af Primary=0.13 cfs 0.038 af Outflow=0.17 cfs 0.222 af

Pond1AP: 1/2 Roof & drip edge Peak Elev=69.99' Storage=161 cf Inflow=0.19 cfs 0.017 af
Discarded=0.00 cfs 0.009 af Primary=0.19 cfs 0.008 af Outflow=0.19 cfs 0.017 af

Pond1BP: 1/2 Roof & drip edge Peak Elev=69.99' Storage=81 cf Inflow=0.19 cfs 0.017 af
Discarded=0.00 cfs 0.005 af Primary=0.19 cfs 0.012 af Outflow=0.19 cfs 0.017 af

Pond2AP: 1/2 Roof & drip edge Peak Elev=68.99' Storage=81 cf Inflow=0.19 cfs 0.017 af
Discarded=0.00 cfs 0.005 af Primary=0.19 cfs 0.012 af Outflow=0.19 cfs 0.017 af

Pond2BP: 1/2 Roof & drip edge Peak Elev=68.99' Storage=81 cf Inflow=0.19 cfs 0.017 af
Discarded=0.00 cfs 0.005 af Primary=0.19 cfs 0.012 af Outflow=0.19 cfs 0.017 af

Pond3AP: 1/2 Roof & drip edge Peak Elev=67.99' Storage=81 cf Inflow=0.19 cfs 0.017 af
Discarded=0.00 cfs 0.005 af Primary=0.19 cfs 0.012 af Outflow=0.19 cfs 0.017 af

Pond3BP: 1/2 Roof & drip edge Peak Elev=67.99' Storage=81 cf Inflow=0.19 cfs 0.017 af
Discarded=0.00 cfs 0.005 af Primary=0.19 cfs 0.012 af Outflow=0.19 cfs 0.017 af

Pond 4AP: 1/2 Roof & drip edge Peak Elev=67.99' Storage=48 cf Inflow=0.05 cfs 0.004 af
Discarded=0.00 cfs 0.002 af Primary=0.06 cfs 0.002 af Outflow=0.07 cfs 0.004 af

Pond 4BP: 1/2 Roof & drip edge Peak Elev=65.99' Storage=80 cf Inflow=0.08 cfs 0.007 af
Discarded=0.00 cfs 0.003 af Primary=0.10 cfs 0.003 af Outflow=0.10 cfs 0.007 af

Pond 5AP: 1/2 Roof & drip edge Peak Elev=66.99' Storage=81 cf Inflow=0.06 cfs 0.005 af
Discarded=0.00 cfs 0.003 af Primary=0.08 cfs 0.002 af Outflow=0.08 cfs 0.005 af

Pond 5BP: 1/2 Roof & drip edge Peak Elev=65.99' Storage=80 cf Inflow=0.09 cfs 0.008 af
Discarded=0.00 cfs 0.003 af Primary=0.09 cfs 0.004 af Outflow=0.09 cfs 0.008 af

Pond 6AP: 1/2 Roof & drip edge Peak Elev=66.99' Storage=48 cf Inflow=0.04 cfs 0.004 af
Discarded=0.00 cfs 0.002 af Primary=0.06 cfs 0.002 af Outflow=0.06 cfs 0.004 af

Pond 6BP: 1/2 Roof & drip edge Peak Elev=65.99' Storage=80 cf Inflow=0.09 cfs 0.008 af
Discarded=0.00 cfs 0.003 af Primary=0.09 cfs 0.004 af Outflow=0.09 cfs 0.008 af

Pond 7AP: 1/2 Roof & drip edge Peak Elev=67.99' Storage=122 cf Inflow=0.19 cfs 0.017 af
Discarded=0.00 cfs 0.004 af Primary=0.19 cfs 0.012 af Outflow=0.19 cfs 0.017 af

Pond 7BP: 1/2 Roof & drip edge Peak Elev=65.99' Storage=81 cf Inflow=0.19 cfs 0.017 af
Discarded=0.00 cfs 0.004 af Primary=0.19 cfs 0.013 af Outflow=0.19 cfs 0.017 af

Total Runoff Area = 7.805 ac Runoff Volume = 1.501 af Average Runoff Depth = 2.31"
87.52% Pervious = 6.830 ac 12.48% Impervious = 0.974 ac

Summary for Subcatchment 1,5S: To BR

Runoff = 0.45 cfs @ 12.10 hrs, Volume= 0.034 af, Depth= 2.29"
Routed to Pond 1.5P : Bioret

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-YR Rainfall=4.91"

Area (sf)	CN	Description
7,805	74	>75% Grass cover, Good, HSG C
7,805		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, DIRECT**

Summary for Subcatchment 1.1S: To Cu;lv STA 1=15L

Runoff = 1.35 cfs @ 12.10 hrs, Volume= 0.109 af, Depth= 2.95"
Routed to Pond 1.1P : Culv STA 1+15L

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-YR Rainfall=4.91"

Area (sf)	CN	Description
4,351	98	Paved roads w/curbs & sewers, HSG C
1,065	98	Roofs, HSG C
13,267	74	>75% Grass cover, Good, HSG C
578	70	Woods, Good, HSG C
19,261		Weighted Average
13,845		71.88% Pervious Area
5,416		28.12% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, DIRECT**

Summary for Subcatchment 1.2S: To Cu;lv STA 1=15L

Runoff = 0.22 cfs @ 12.10 hrs, Volume= 0.019 af, Depth= 3.55"
Routed to Pond 1.2P : Culv STA 1+15R

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-YR Rainfall=4.91"

Area (sf)	CN	Description
1,439	98	Paved roads w/curbs & sewers, HSG C
1,295	74	>75% Grass cover, Good, HSG C
2,734		Weighted Average
1,295		47.37% Pervious Area
1,439		52.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, DIRECT**

Summary for Subcatchment 1.3S: CDS

Runoff = 0.98 cfs @ 12.10 hrs, Volume= 0.082 af, Depth= 3.69"
Routed to Pond 1.3P : CDS Culv

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-YR Rainfall=4.91"

Area (sf)	CN	Description
6,841	98	Paved roads w/curbs & sewers, HSG C
4,778	74	>75% Grass cover, Good, HSG C
11,619		Weighted Average
4,778		41.12% Pervious Area
6,841		58.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, DIRECT**

Summary for Subcatchment 1.4S: to FB

Runoff = 0.33 cfs @ 12.10 hrs, Volume= 0.027 af, Depth= 2.74"
Routed to Pond 1.4P : FB

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-YR Rainfall=4.91"

Area (sf)	CN	Description
781	98	Paved roads w/curbs & sewers, HSG C
175	98	Roofs, HSG C
4,098	74	>75% Grass cover, Good, HSG C
5,054		Weighted Average
4,098		81.08% Pervious Area
956		18.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, DIRECT**

Summary for Subcatchment 1A: 1/2roof/infilt

Runoff = 0.19 cfs @ 12.09 hrs, Volume= 0.017 af, Depth= 4.55"
Routed to Pond 1AP : 1/2 Roof & drip edge

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-YR Rainfall=4.91"

Area (sf)	CN	Description
1,824	98	Roofs, HSG C
102	74	>75% Grass cover, Good, HSG C
1,926		Weighted Average
102		5.30% Pervious Area
1,824		94.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 1B: 1/2roof/infilt

Runoff = 0.19 cfs @ 12.09 hrs, Volume= 0.017 af, Depth= 4.55"
Routed to Pond 1BP : 1/2 Roof & drip edge

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-YR Rainfall=4.91"

Area (sf)	CN	Description
1,824	98	Roofs, HSG C
102	74	>75% Grass cover, Good, HSG C
1,926		Weighted Average
102		5.30% Pervious Area
1,824		94.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 1S: Overall Site Subcat

Runoff = 10.22 cfs @ 12.25 hrs, Volume= 1.062 af, Depth= 2.03"
Routed to Reach 100 : Analysis Point - SE

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-YR Rainfall=4.91"

Area (sf)	CN	Description
2,366	77	Woods, Good, HSG D
92,897	70	Woods, Good, HSG C
4,336	73	Brush, Good, HSG D
102,793	65	Brush, Good, HSG C
59,191	74	>75% Grass cover, Good, HSG C
2,826	96	Gravel surface, HSG C
4,637	98	Paved parking, HSG C
4,845	98	Roofs, HSG C
273,891		Weighted Average
264,409		96.54% Pervious Area
9,482		3.46% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.8	41	0.0980	0.12		**Sheet Flow, Sheet** Woods: Light underbrush n= 0.400 P2= 2.92"
10.4	643	0.0047	1.03		**Shallow Concentrated Flow, SC Through wtlnd** Grassed Waterway Kv= 15.0 fps
0.6	63	0.0238	1.88	122.41	**Channel Flow, Ex brook** Area= 65.0 sf Perim= 122.0' r= 0.53' n= 0.080 Earth, long dense weeds
16.8	747	Total			

Summary for Subcatchment 2A: 1/2roof/infilt

Runoff = 0.19 cfs @ 12.09 hrs, Volume= 0.017 af, Depth= 4.55"
Routed to Pond 2AP : 1/2 Roof & drip edge

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-YR Rainfall=4.91"

Area (sf)	CN	Description
1,824	98	Roofs, HSG C
102	74	>75% Grass cover, Good, HSG C
1,926		Weighted Average
102		5.30% Pervious Area
1,824		94.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 2B: 1/2roof/infilt

Runoff = 0.19 cfs @ 12.09 hrs, Volume= 0.017 af, Depth= 4.55"
Routed to Pond 2BP : 1/2 Roof & drip edge

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-YR Rainfall=4.91"

Area (sf)	CN	Description
1,824	98	Roofs, HSG C
102	74	>75% Grass cover, Good, HSG C
1,926		Weighted Average
102		5.30% Pervious Area
1,824		94.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 3A: 1/2roof/infilt

Runoff = 0.19 cfs @ 12.09 hrs, Volume= 0.017 af, Depth= 4.55"
Routed to Pond 3AP : 1/2 Roof & drip edge

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-YR Rainfall=4.91"

Area (sf)	CN	Description
1,824	98	Roofs, HSG C
102	74	>75% Grass cover, Good, HSG C
1,926		Weighted Average
102		5.30% Pervious Area
1,824		94.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 3B: 1/2roof/infilt

Runoff = 0.19 cfs @ 12.09 hrs, Volume= 0.017 af, Depth= 4.55"
Routed to Pond 3BP : 1/2 Roof & drip edge

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-YR Rainfall=4.91"

Area (sf)	CN	Description
1,824	98	Roofs, HSG C
102	74	>75% Grass cover, Good, HSG C
1,926		Weighted Average
102		5.30% Pervious Area
1,824		94.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 4A: 1/2roof/infilt

Runoff = 0.05 cfs @ 12.09 hrs, Volume= 0.004 af, Depth= 4.37"
Routed to Pond 4AP : 1/2 Roof & drip edge

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-YR Rainfall=4.91"

Area (sf)	CN	Description
414	98	Roofs, HSG C
60	74	>75% Grass cover, Good, HSG C
474		Weighted Average
60		12.66% Pervious Area
414		87.34% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 4B: 1/2roof/infilt

Runoff = 0.08 cfs @ 12.09 hrs, Volume= 0.007 af, Depth= 4.38"
Routed to Pond 4BP : 1/2 Roof & drip edge

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-YR Rainfall=4.91"

Area (sf)	CN	Description
701	98	Roofs, HSG C
100	74	>75% Grass cover, Good, HSG C
801		Weighted Average
100		12.48% Pervious Area
701		87.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 5A: 1/2roof/infilt

Runoff = 0.06 cfs @ 12.09 hrs, Volume= 0.005 af, Depth= 4.44"
Routed to Pond 5AP : 1/2 Roof & drip edge

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-YR Rainfall=4.91"

Area (sf)	CN	Description
548	98	Roofs, HSG C
60	74	>75% Grass cover, Good, HSG C
608		Weighted Average
60		9.87% Pervious Area
548		90.13% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 5B: 1/2roof/infilt

Runoff = 0.09 cfs @ 12.09 hrs, Volume= 0.008 af, Depth= 4.42"
Routed to Pond 5BP : 1/2 Roof & drip edge

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-YR Rainfall=4.91"

Area (sf)	CN	Description
833	98	Roofs, HSG C
100	74	>75% Grass cover, Good, HSG C
933		Weighted Average
100		10.72% Pervious Area
833		89.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 6A: 1/2roof/infilt

Runoff = 0.04 cfs @ 12.09 hrs, Volume= 0.004 af, Depth= 4.35"
Routed to Pond 6AP : 1/2 Roof & drip edge

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-YR Rainfall=4.91"

Area (sf)	CN	Description
386	98	Roofs, HSG C
60	74	>75% Grass cover, Good, HSG C
446		Weighted Average
60		13.45% Pervious Area
386		86.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 6B: 1/2roof/infilt

Runoff = 0.09 cfs @ 12.09 hrs, Volume= 0.008 af, Depth= 4.42"
Routed to Pond 6BP : 1/2 Roof & drip edge

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-YR Rainfall=4.91"

Area (sf)	CN	Description
833	98	Roofs, HSG C
100	74	>75% Grass cover, Good, HSG C
933		Weighted Average
100		10.72% Pervious Area
833		89.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 7A: 1/2roof/infilt

Runoff = 0.19 cfs @ 12.09 hrs, Volume= 0.017 af, Depth= 4.55"
Routed to Pond 7AP : 1/2 Roof & drip edge

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-YR Rainfall=4.91"

Area (sf)	CN	Description
1,824	98	Roofs, HSG C
102	74	>75% Grass cover, Good, HSG C
1,926		Weighted Average
102		5.30% Pervious Area
1,824		94.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 7B: 1/2roof/infilt

Runoff = 0.19 cfs @ 12.09 hrs, Volume= 0.017 af, Depth= 4.55"
Routed to Pond 7BP : 1/2 Roof & drip edge

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-YR Rainfall=4.91"

Area (sf)	CN	Description
1,824	98	Roofs, HSG C
102	74	>75% Grass cover, Good, HSG C
1,926		Weighted Average
102		5.30% Pervious Area
1,824		94.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Reach 1R: Dummy Reach for drip edges

Inflow Area = 0.309 ac, 93.81% Impervious, Inflow Depth = 2.82" for 10-YR event
Inflow = 1.31 cfs @ 12.10 hrs, Volume= 0.072 af
Outflow = 1.31 cfs @ 12.10 hrs, Volume= 0.072 af, Atten= 0%, Lag= 0.0 min
Routed to Reach 100 : Analysis Point - SE

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs

Summary for Reach 100: Analysis Point - SE

Inflow Area = 7.805 ac, 12.48% Impervious, Inflow Depth = 1.84" for 10-YR event
Inflow = 11.11 cfs @ 12.24 hrs, Volume= 1.198 af
Outflow = 11.11 cfs @ 12.24 hrs, Volume= 1.198 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs

Summary for Pond 1.1P: Culv STA 1+15L

Inflow Area = 0.442 ac, 28.12% Impervious, Inflow Depth = 2.95" for 10-YR event
Inflow = 1.35 cfs @ 12.10 hrs, Volume= 0.109 af
Outflow = 1.28 cfs @ 12.11 hrs, Volume= 0.109 af, Atten= 5%, Lag= 0.9 min
Primary = 1.28 cfs @ 12.11 hrs, Volume= 0.109 af
Routed to Pond 1.3P : CDS Culv

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs

Peak Elev= 66.72' @ 12.12 hrs Surf.Area= 209 sf Storage= 70 cf
Flood Elev= 69.00' Surf.Area= 1,322 sf Storage= 1,558 cf

Plug-Flow detention time=3.1 min calculated for 0.109 af (100% of inflow)
Center-of-Mass det. time=1.1 min (799.6 - 798.5)

Volume	Invert	Avail.Storage	Storage Description
#1	66.10'	1,598 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
66.10	16	0	0
68.00	608	593	593
69.03	1,343	1,005	1,598

Device	Routing	Invert	Outlet Devices
#1	Primary	66.10'	**12.0" Round Culvert** L= 45.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 66.10' / 65.65' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.24 cfs @ 12.11 hrs HW=66.71' TW=66.11' (Dynamic Tailwater)
↑—**1=Culvert** (Outlet Controls 1.24 cfs @ 3.56 fps)

Summary for Pond 1.2P: Culv STA 1+15R

Inflow Area = 0.063 ac, 52.63% Impervious, Inflow Depth = 3.55" for 10-YR event
Inflow = 0.22 cfs @ 12.10 hrs, Volume= 0.019 af
Outflow = 0.21 cfs @ 12.10 hrs, Volume= 0.019 af, Atten= 4%, Lag= 0.4 min
Primary = 0.21 cfs @ 12.10 hrs, Volume= 0.019 af
Routed to Pond 1.3P : CDS Culv

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Peak Elev= 66.35' @ 12.14 hrs Surf.Area= 66 sf Storage= 10 cf
Flood Elev= 69.00' Surf.Area= 901 sf Storage= 1,072 cf

Plug-Flow detention time=1.4 min calculated for 0.019 af (100% of inflow)
Center-of-Mass det. time=1.4 min (777.3 - 775.9)

Volume	Invert	Avail.Storage	Storage Description
#1	66.10'	1,072 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
66.10	12	0	0
68.00	421	411	411
69.00	901	661	1,072

Device	Routing	Invert	Outlet Devices
#1	Primary	66.10'	**12.0" Round Culvert**

L= 45.0' CPP, end-section conforming to fill, Ke= 0.500
Inlet / Outlet Invert= 66.10' / 65.65' S= 0.0100 '/' Cc= 0.900
n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.16 cfs @ 12.10 hrs HW=66.34' TW=66.11' (Dynamic Tailwater)
↑—**1=Culvert** (Outlet Controls 0.16 cfs @ 1.62 fps)

Summary for Pond 1.3P: CDS Culv

Inflow Area = 0.772 ac, 40.74% Impervious, Inflow Depth = 3.26" for 10-YR event
Inflow = 2.47 cfs @ 12.11 hrs, Volume= 0.209 af
Outflow = 2.31 cfs @ 12.13 hrs, Volume= 0.209 af, Atten= 6%, Lag= 1.4 min
Primary = 2.31 cfs @ 12.13 hrs, Volume= 0.209 af
Routed to Pond 1.4P : FB

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Peak Elev= 66.13' @ 12.13 hrs Surf.Area= 465 sf Storage= 161 cf
Flood Elev= 69.50' Surf.Area= 4,159 sf Storage= 9,103 cf

Plug-Flow detention time=1.4 min calculated for 0.209 af (100% of inflow)
Center-of-Mass det. time=1.4 min (787.9 - 786.5)

Volume	Invert	Avail.Storage	Storage Description
#1	65.25'	9,103 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
65.25	21	0	0
66.00	281	113	113
68.00	3,194	3,475	3,588
69.50	4,159	5,515	9,103

Device	Routing	Invert	Outlet Devices
#1	Primary	65.25'	**12.0" Round Culvert**
			L= 82.0' CPP, end-section conforming to fill, Ke= 0.500
			Inlet / Outlet Invert= 65.25' / 64.00' S= 0.0152 '/' Cc= 0.900
			n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=2.17 cfs @ 12.13 hrs HW=66.10' TW=65.16' (Dynamic Tailwater)
↑—**1=Culvert** (Outlet Controls 2.17 cfs @ 4.09 fps)

Summary for Pond 1.4P: FB

Inflow Area = 0.898 ac, 38.45% Impervious, Inflow Depth = 3.18" for 10-YR event
Inflow = 2.69 cfs @ 12.12 hrs, Volume= 0.238 af
Outflow = 2.61 cfs @ 12.15 hrs, Volume= 0.193 af, Atten= 3%, Lag= 1.4 min
Primary = 2.61 cfs @ 12.15 hrs, Volume= 0.193 af
Routed to Pond 1.5P : Bioret

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs

Peak Elev= 65.16' @ 12.15 hrs Surf.Area= 1,246 sf Storage= 2,135 cf
Flood Elev= 65.50' Surf.Area= 1,385 sf Storage= 2,582 cf

Plug-Flow detention time= 132.4 min calculated for 0.193 af (81% of inflow)
Center-of-Mass det. time= 54.3 min (844.7 - 790.3)

Volume	Invert	Avail.Storage	Storage Description
#1	62.00'	2,582 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
62.00	196	0	0
64.00	770	966	966
65.50	1,385	1,616	2,582

Device	Routing	Invert	Outlet Devices
#1	Primary	65.00'	**17.0' long x 7.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.40 2.52 2.70 2.68 2.68 2.67 2.66 2.65 2.65 2.65 2.66 2.65 2.66 2.68 2.70 2.73 2.78

Primary OutFlow Max=2.48 cfs @ 12.15 hrs HW=65.15' TW=63.20' (Dynamic Tailwater)
↑—**1=Broad-Crested Rectangular Weir** (Weir Controls 2.48 cfs @ 0.94 fps)

Summary for Pond 1.5P: Bioret

Inflow Area = 1.120 ac, 34.24% Impervious, Inflow Depth = 2.53" for 10-YR event
Inflow = 3.21 cfs @ 12.13 hrs, Volume= 0.236 af
Outflow = 0.17 cfs @ 15.07 hrs, Volume= 0.222 af, Atten= 95%, Lag= 176.2 min
Discarded = 0.04 cfs @ 15.07 hrs, Volume= 0.184 af
Primary = 0.13 cfs @ 15.07 hrs, Volume= 0.038 af
Routed to Reach 100 : Analysis Point - SE

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Peak Elev= 64.80' @ 15.07 hrs Surf.Area= 4,805 sf Storage= 6,981 cf
Flood Elev= 65.50' Surf.Area= 5,468 sf Storage= 10,579 cf

Plug-Flow detention time= 1,377.4 min calculated for 0.222 af (94% of inflow)
Center-of-Mass det. time= 1,345.0 min (2,186.7 - 841.7)

Volume	Invert	Avail.Storage	Storage Description
#1	61.50'	10,579 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
61.50	4,049	0.0	0	0
62.50	4,049	40.0	1,620	1,620
64.00	4,049	30.0	1,822	3,442
65.50	5,468	100.0	7,138	10,579

Device	Routing	Invert	Outlet Devices
#1	Discarded	61.50'	**0.363 in/hr Exfiltration over Surface area** Phase-In= 0.01'
#2	Primary	64.75'	**5.0' long x 8.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.45 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64 2.64 2.65 2.65 2.65 2.66 2.67 2.69 2.71

Discarded OutFlow Max=0.04 cfs @ 15.07 hrs HW=64.80' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.04 cfs)

Primary OutFlow Max=0.13 cfs @ 15.07 hrs HW=64.80' TW=0.00' (Dynamic Tailwater)
↑—**2=Broad-Crested Rectangular Weir** (Weir Controls 0.13 cfs @ 0.54 fps)

Summary for Pond 1AP: 1/2 Roof & drip edge

Inflow Area = 0.044 ac, 94.70% Impervious, Inflow Depth = 4.55" for 10-YR event
Inflow = 0.19 cfs @ 12.09 hrs, Volume= 0.017 af
Outflow = 0.19 cfs @ 12.09 hrs, Volume= 0.017 af, Atten= 1%, Lag= 0.0 min
Discarded = 0.00 cfs @ 7.60 hrs, Volume= 0.009 af
Primary = 0.19 cfs @ 12.09 hrs, Volume= 0.008 af
Routed to Reach 1R : Dummy Reach for drip edges

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Peak Elev= 69.99' @ 12.10 hrs Surf.Area= 202 sf Storage= 161 cf
Flood Elev= 70.00' Surf.Area= 202 sf Storage= 162 cf

Plug-Flow detention time=224.8 min calculated for 0.017 af (100% of inflow)
Center-of-Mass det. time=225.3 min (976.1 - 750.7)

Volume	Invert	Avail.Storage	Storage Description
#1	68.00'	162 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
68.00	202	0.0	0	0
70.00	202	40.0	162	162

Device	Routing	Invert	Outlet Devices
#1	Discarded	68.00'	**0.790 in/hr Exfiltration over Surface area** Phase-In= 0.01'
#2	Primary	69.98'	**50.0' long x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Discarded OutFlow Max=0.00 cfs @ 7.60 hrs HW=68.02' (Free Discharge)
↳**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.18 cfs @ 12.09 hrs HW=69.99' TW=0.00' (Dynamic Tailwater)
↳**2=Broad-Crested Rectangular Weir** (Weir Controls 0.18 cfs @ 0.30 fps)

Summary for Pond 1BP: 1/2 Roof & drip edge

Inflow Area = 0.044 ac, 94.70% Impervious, Inflow Depth = 4.55" for 10-YR event
Inflow = 0.19 cfs @ 12.09 hrs, Volume= 0.017 af
Outflow = 0.19 cfs @ 12.09 hrs, Volume= 0.017 af, Atten= 0%, Lag= 0.0 min
Discarded = 0.00 cfs @ 4.80 hrs, Volume= 0.005 af
Primary = 0.19 cfs @ 12.09 hrs, Volume= 0.012 af
Routed to Reach 1R : Dummy Reach for drip edges

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Peak Elev= 69.99' @ 12.09 hrs Surf.Area= 102 sf Storage= 81 cf
Flood Elev= 70.00' Surf.Area= 102 sf Storage= 82 cf

Plug-Flow detention time= 139.3 min calculated for 0.017 af (100% of inflow)
Center-of-Mass det. time= 140.1 min (890.8 - 750.7)

Volume	Invert	Avail.Storage	Storage Description
#1	68.00'	82 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
68.00	102	0.0	0	0
70.00	102	40.0	82	82

Device	Routing	Invert	Outlet Devices
#1	Discarded	68.00'	**0.790 in/hr Exfiltration over Surface area** Phase-In= 0.01'
#2	Primary	69.98'	**50.0' long x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Discarded OutFlow Max=0.00 cfs @ 4.80 hrs HW=68.02' (Free Discharge)
↳**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.19 cfs @ 12.09 hrs HW=69.99' TW=0.00' (Dynamic Tailwater)
↳**2=Broad-Crested Rectangular Weir** (Weir Controls 0.19 cfs @ 0.30 fps)

Summary for Pond 2AP: 1/2 Roof & drip edge

Inflow Area = 0.044 ac, 94.70% Impervious, Inflow Depth = 4.55" for 10-YR event
Inflow = 0.19 cfs @ 12.09 hrs, Volume= 0.017 af
Outflow = 0.19 cfs @ 12.09 hrs, Volume= 0.017 af, Atten= 0%, Lag= 0.0 min
Discarded = 0.00 cfs @ 4.80 hrs, Volume= 0.005 af
Primary = 0.19 cfs @ 12.09 hrs, Volume= 0.012 af
Routed to Reach 1R : Dummy Reach for drip edges

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Peak Elev= 68.99' @ 12.09 hrs Surf.Area= 102 sf Storage= 81 cf
Flood Elev= 69.00' Surf.Area= 102 sf Storage= 82 cf

Plug-Flow detention time= 139.3 min calculated for 0.017 af (100% of inflow)
Center-of-Mass det. time= 140.1 min (890.8 - 750.7)

Volume	Invert	Avail.Storage	Storage Description
#1	67.00'	82 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
67.00	102	0.0	0	0
69.00	102	40.0	82	82

Device	Routing	Invert	Outlet Devices
#1	Discarded	67.00'	**0.790 in/hr Exfiltration over Surface area** Phase-In= 0.01'
#2	Primary	68.98'	**50.0' long x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Discarded OutFlow Max=0.00 cfs @ 4.80 hrs HW=67.02' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.19 cfs @ 12.09 hrs HW=68.99' TW=0.00' (Dynamic Tailwater)
↑—**2=Broad-Crested Rectangular Weir** (Weir Controls 0.19 cfs @ 0.30 fps)

Summary for Pond 2BP: 1/2 Roof & drip edge

Inflow Area = 0.044 ac, 94.70% Impervious, Inflow Depth = 4.55" for 10-YR event
Inflow = 0.19 cfs @ 12.09 hrs, Volume= 0.017 af
Outflow = 0.19 cfs @ 12.09 hrs, Volume= 0.017 af, Atten= 0%, Lag= 0.0 min
Discarded = 0.00 cfs @ 4.80 hrs, Volume= 0.005 af
Primary = 0.19 cfs @ 12.09 hrs, Volume= 0.012 af
Routed to Reach 1R : Dummy Reach for drip edges

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs

Peak Elev= 68.99' @ 12.09 hrs Surf.Area= 102 sf Storage= 81 cf
Flood Elev= 69.00' Surf.Area= 102 sf Storage= 82 cf

Plug-Flow detention time= 139.3 min calculated for 0.017 af (100% of inflow)
Center-of-Mass det. time= 140.1 min (890.8 - 750.7)

Volume	Invert	Avail.Storage	Storage Description
#1	67.00'	82 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
67.00	102	0.0	0	0
69.00	102	40.0	82	82

Device	Routing	Invert	Outlet Devices
#1	Discarded	67.00'	**0.790 in/hr Exfiltration over Surface area** Phase-In= 0.01'
#2	Primary	68.98'	**50.0' long x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Discarded OutFlow Max=0.00 cfs @ 4.80 hrs HW=67.02' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.19 cfs @ 12.09 hrs HW=68.99' TW=0.00' (Dynamic Tailwater)
↑—**2=Broad-Crested Rectangular Weir** (Weir Controls 0.19 cfs @ 0.30 fps)

Summary for Pond 3AP: 1/2 Roof & drip edge

Inflow Area = 0.044 ac, 94.70% Impervious, Inflow Depth = 4.55" for 10-YR event
Inflow = 0.19 cfs @ 12.09 hrs, Volume= 0.017 af
Outflow = 0.19 cfs @ 12.09 hrs, Volume= 0.017 af, Atten= 0%, Lag= 0.0 min
Discarded = 0.00 cfs @ 4.80 hrs, Volume= 0.005 af
Primary = 0.19 cfs @ 12.09 hrs, Volume= 0.012 af
Routed to Reach 1R : Dummy Reach for drip edges

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Peak Elev= 67.99' @ 12.09 hrs Surf.Area= 102 sf Storage= 81 cf
Flood Elev= 68.00' Surf.Area= 102 sf Storage= 82 cf

Plug-Flow detention time= 139.3 min calculated for 0.017 af (100% of inflow)
Center-of-Mass det. time= 140.1 min (890.8 - 750.7)

Volume	Invert	Avail.Storage	Storage Description
#1	66.00'	82 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
66.00	102	0.0	0	0
68.00	102	40.0	82	82

Device	Routing	Invert	Outlet Devices
#1	Discarded	66.00'	**0.790 in/hr Exfiltration over Surface area** Phase-In= 0.01'
#2	Primary	67.98'	**50.0' long x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Discarded OutFlow Max=0.00 cfs @ 4.80 hrs HW=66.02' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.19 cfs @ 12.09 hrs HW=67.99' TW=0.00' (Dynamic Tailwater)
↑—**2=Broad-Crested Rectangular Weir** (Weir Controls 0.19 cfs @ 0.30 fps)

Summary for Pond 3BP: 1/2 Roof & drip edge

Inflow Area = 0.044 ac, 94.70% Impervious, Inflow Depth = 4.55" for 10-YR event
Inflow = 0.19 cfs @ 12.09 hrs, Volume= 0.017 af
Outflow = 0.19 cfs @ 12.09 hrs, Volume= 0.017 af, Atten= 0%, Lag= 0.0 min
Discarded = 0.00 cfs @ 4.80 hrs, Volume= 0.005 af
Primary = 0.19 cfs @ 12.09 hrs, Volume= 0.012 af
Routed to Reach 1R : Dummy Reach for drip edges

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Peak Elev= 67.99' @ 12.09 hrs Surf.Area= 102 sf Storage= 81 cf
Flood Elev= 68.00' Surf.Area= 102 sf Storage= 82 cf

Plug-Flow detention time= 139.3 min calculated for 0.017 af (100% of inflow)
Center-of-Mass det. time= 140.1 min (890.8 - 750.7)

Volume	Invert	Avail.Storage	Storage Description
#1	66.00'	82 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
66.00	102	0.0	0	0
68.00	102	40.0	82	82

Device	Routing	Invert	Outlet Devices
#1	Discarded	66.00'	**0.790 in/hr Exfiltration over Surface area** Phase-In= 0.01'
#2	Primary	67.98'	**50.0' long x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Discarded OutFlow Max=0.00 cfs @ 4.80 hrs HW=66.02' (Free Discharge)
↳**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.19 cfs @ 12.09 hrs HW=67.99' TW=0.00' (Dynamic Tailwater)
↳**2=Broad-Crested Rectangular Weir** (Weir Controls 0.19 cfs @ 0.30 fps)

Summary for Pond 4AP: 1/2 Roof & drip edge

Inflow Area = 0.011 ac, 87.34% Impervious, Inflow Depth = 4.37" for 10-YR event
Inflow = 0.05 cfs @ 12.09 hrs, Volume= 0.004 af
Outflow = 0.07 cfs @ 12.10 hrs, Volume= 0.004 af, Atten= 0%, Lag= 0.3 min
Discarded = 0.00 cfs @ 6.20 hrs, Volume= 0.002 af
Primary = 0.06 cfs @ 12.10 hrs, Volume= 0.002 af
Routed to Reach 1R : Dummy Reach for drip edges

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Peak Elev= 67.99' @ 12.10 hrs Surf.Area= 60 sf Storage= 48 cf
Flood Elev= 68.00' Surf.Area= 60 sf Storage= 48 cf

Plug-Flow detention time=421.6 min calculated for 0.004 af (100% of inflow)
Center-of-Mass det. time=423.1 min (1,177.4 - 754.3)

Volume	Invert	Avail.Storage	Storage Description
#1	66.00'	48 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
66.00	60	0.0	0	0
68.00	60	40.0	48	48

Device	Routing	Invert	Outlet Devices
#1	Discarded	66.00'	**0.382 in/hr Exfiltration over Surface area** Phase-In= 0.01'
#2	Primary	67.98'	**30.0' long x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Discarded OutFlow Max=0.00 cfs @ 6.20 hrs HW=66.02' (Free Discharge)
↳**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.06 cfs @ 12.10 hrs HW=67.99' TW=0.00' (Dynamic Tailwater)
↳**2=Broad-Crested Rectangular Weir** (Weir Controls 0.06 cfs @ 0.25 fps)

Summary for Pond 4BP: 1/2 Roof & drip edge

Inflow Area = 0.018 ac, 87.52% Impervious, Inflow Depth = 4.38" for 10-YR event
Inflow = 0.08 cfs @ 12.09 hrs, Volume= 0.007 af
Outflow = 0.10 cfs @ 12.10 hrs, Volume= 0.007 af, Atten= 0%, Lag= 0.3 min
Discarded = 0.00 cfs @ 6.10 hrs, Volume= 0.003 af
Primary = 0.10 cfs @ 12.10 hrs, Volume= 0.003 af
Routed to Reach 1R : Dummy Reach for drip edges

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Peak Elev= 65.99' @ 12.10 hrs Surf.Area= 100 sf Storage= 80 cf
Flood Elev= 66.00' Surf.Area= 100 sf Storage= 80 cf

Plug-Flow detention time=416.2 min calculated for 0.007 af (100% of inflow)
Center-of-Mass det. time=417.7 min (1,171.9 - 754.2)

Volume	Invert	Avail.Storage	Storage Description
#1	64.00'	80 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
64.00	100	0.0	0	0
66.00	100	40.0	80	80

Device	Routing	Invert	Outlet Devices
#1	Discarded	64.00'	**0.382 in/hr Exfiltration over Surface area** Phase-In= 0.01'
#2	Primary	65.98'	**50.0' long x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Discarded OutFlow Max=0.00 cfs @ 6.10 hrs HW=64.02' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.10 cfs @ 12.10 hrs HW=65.99' TW=0.00' (Dynamic Tailwater)
↑—**2=Broad-Crested Rectangular Weir** (Weir Controls 0.10 cfs @ 0.24 fps)

Summary for Pond 5AP: 1/2 Roof & drip edge

Inflow Area = 0.014 ac, 90.13% Impervious, Inflow Depth = 4.44" for 10-YR event
Inflow = 0.06 cfs @ 12.09 hrs, Volume= 0.005 af
Outflow = 0.08 cfs @ 12.20 hrs, Volume= 0.005 af, Atten= 0%, Lag= 6.3 min
Discarded = 0.00 cfs @ 7.20 hrs, Volume= 0.003 af
Primary = 0.08 cfs @ 12.20 hrs, Volume= 0.002 af
Routed to Reach 1R : Dummy Reach for drip edges

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs

Peak Elev= 66.99' @ 12.20 hrs Surf.Area= 102 sf Storage= 81 cf
Flood Elev= 67.00' Surf.Area= 102 sf Storage= 82 cf

Plug-Flow detention time=526.2 min calculated for 0.005 af (100% of inflow)
Center-of-Mass det. time=527.5 min (1,280.4 - 752.9)

Volume	Invert	Avail.Storage	Storage Description
#1	65.00'	82 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
65.00	102	0.0	0	0
67.00	102	40.0	82	82

Device	Routing	Invert	Outlet Devices
#1	Discarded	65.00'	**0.382 in/hr Exfiltration over Surface area** Phase-In= 0.01'
#2	Primary	66.98'	**30.0' long x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Discarded OutFlow Max=0.00 cfs @ 7.20 hrs HW=65.02' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.08 cfs @ 12.20 hrs HW=66.99' TW=0.00' (Dynamic Tailwater)
↑—**2=Broad-Crested Rectangular Weir** (Weir Controls 0.08 cfs @ 0.27 fps)

Summary for Pond 5BP: 1/2 Roof & drip edge

Inflow Area = 0.021 ac, 89.28% Impervious, Inflow Depth = 4.42" for 10-YR event
Inflow = 0.09 cfs @ 12.09 hrs, Volume= 0.008 af
Outflow = 0.09 cfs @ 12.09 hrs, Volume= 0.008 af, Atten= 2%, Lag= 0.0 min
Discarded = 0.00 cfs @ 5.30 hrs, Volume= 0.003 af
Primary = 0.09 cfs @ 12.09 hrs, Volume= 0.004 af
Routed to Pond 1.5P : Bioret

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Peak Elev= 65.99' @ 12.09 hrs Surf.Area= 100 sf Storage= 80 cf
Flood Elev= 66.00' Surf.Area= 100 sf Storage= 80 cf

Plug-Flow detention time=360.8 min calculated for 0.008 af (100% of inflow)
Center-of-Mass det. time=362.4 min (1,115.7 - 753.3)

Volume	Invert	Avail.Storage	Storage Description
#1	64.00'	80 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
64.00	100	0.0	0	0
66.00	100	40.0	80	80

Device	Routing	Invert	Outlet Devices
#1	Discarded	64.00'	**0.382 in/hr Exfiltration over Surface area** Phase-In= 0.01'
#2	Primary	65.98'	**50.0' long x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Discarded OutFlow Max=0.00 cfs @ 5.30 hrs HW=64.02' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.09 cfs @ 12.09 hrs HW=65.99' TW=62.76' (Dynamic Tailwater)
↑—**2=Broad-Crested Rectangular Weir** (Weir Controls 0.09 cfs @ 0.23 fps)

Summary for Pond 6AP: 1/2 Roof & drip edge

Inflow Area = 0.010 ac, 86.55% Impervious, Inflow Depth = 4.35" for 10-YR event
Inflow = 0.04 cfs @ 12.09 hrs, Volume= 0.004 af
Outflow = 0.06 cfs @ 12.10 hrs, Volume= 0.004 af, Atten= 0%, Lag= 0.6 min
Discarded = 0.00 cfs @ 6.90 hrs, Volume= 0.002 af
Primary = 0.06 cfs @ 12.10 hrs, Volume= 0.002 af
Routed to Pond 1.4P : FB

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Peak Elev= 66.99' @ 12.10 hrs Surf.Area= 60 sf Storage= 48 cf
Flood Elev= 68.00' Surf.Area= 60 sf Storage= 72 cf

Plug-Flow detention time=445.8 min calculated for 0.004 af (100% of inflow)
Center-of-Mass det. time=447.3 min (1,202.0 - 754.7)

Volume	Invert	Avail.Storage	Storage Description
#1	65.00'	72 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
65.00	60	0.0	0	0
68.00	60	40.0	72	72

Device	Routing	Invert	Outlet Devices
#1	Discarded	65.00'	**0.382 in/hr Exfiltration over Surface area** Phase-In= 0.01'
#2	Primary	66.98'	**50.0' long x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Discarded OutFlow Max=0.00 cfs @ 6.90 hrs HW=65.03' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.06 cfs @ 12.10 hrs HW=66.99' TW=65.16' (Dynamic Tailwater)
↑**2=Broad-Crested Rectangular Weir** (Weir Controls 0.06 cfs @ 0.20 fps)

Summary for Pond 6BP: 1/2 Roof & drip edge

Inflow Area = 0.021 ac, 89.28% Impervious, Inflow Depth = 4.42" for 10-YR event
Inflow = 0.09 cfs @ 12.09 hrs, Volume= 0.008 af
Outflow = 0.09 cfs @ 12.09 hrs, Volume= 0.008 af, Atten= 2%, Lag= 0.0 min
Discarded = 0.00 cfs @ 5.30 hrs, Volume= 0.003 af
Primary = 0.09 cfs @ 12.09 hrs, Volume= 0.004 af
Routed to Pond 1.5P : Bioret

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Peak Elev= 65.99' @ 12.09 hrs Surf.Area= 100 sf Storage= 80 cf
Flood Elev= 66.00' Surf.Area= 100 sf Storage= 80 cf

Plug-Flow detention time=360.8 min calculated for 0.008 af (100% of inflow)
Center-of-Mass det. time=362.4 min (1,115.7 - 753.3)

Volume	Invert	Avail.Storage	Storage Description
#1	64.00'	80 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
64.00	100	0.0	0	0
66.00	100	40.0	80	80

Device	Routing	Invert	Outlet Devices
#1	Discarded	64.00'	**0.382 in/hr Exfiltration over Surface area** Phase-In= 0.01'
#2	Primary	65.98'	**50.0' long x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Discarded OutFlow Max=0.00 cfs @ 5.30 hrs HW=64.02' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.09 cfs @ 12.09 hrs HW=65.99' TW=62.76' (Dynamic Tailwater)
↑**2=Broad-Crested Rectangular Weir** (Weir Controls 0.09 cfs @ 0.23 fps)

Summary for Pond 7AP: 1/2 Roof & drip edge

Inflow Area = 0.044 ac, 94.70% Impervious, Inflow Depth = 4.55" for 10-YR event
Inflow = 0.19 cfs @ 12.09 hrs, Volume= 0.017 af
Outflow = 0.19 cfs @ 12.09 hrs, Volume= 0.017 af, Atten= 0%, Lag= 0.0 min
Discarded = 0.00 cfs @ 3.20 hrs, Volume= 0.004 af
Primary = 0.19 cfs @ 12.09 hrs, Volume= 0.012 af
Routed to Reach 100 : Analysis Point - SE

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Peak Elev= 67.99' @ 12.09 hrs Surf.Area= 102 sf Storage= 122 cf
Flood Elev= 68.00' Surf.Area= 102 sf Storage= 122 cf

Plug-Flow detention time=338.1 min calculated for 0.017 af (100% of inflow)
Center-of-Mass det. time=340.8 min (1,091.5 - 750.7)

Volume	Invert	Avail.Storage	Storage Description
#1	65.00'	122 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
65.00	102	0.0	0	0
68.00	102	40.0	122	122

Device	Routing	Invert	Outlet Devices
#1	Discarded	65.00'	**0.382 in/hr Exfiltration over Surface area** Phase-In= 0.01'
#2	Primary	67.98'	**50.0' long x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Discarded OutFlow Max=0.00 cfs @ 3.20 hrs HW=65.03' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.19 cfs @ 12.09 hrs HW=67.99' TW=0.00' (Dynamic Tailwater)
↑—**2=Broad-Crested Rectangular Weir** (Weir Controls 0.19 cfs @ 0.30 fps)

Summary for Pond 7BP: 1/2 Roof & drip edge

Inflow Area = 0.044 ac, 94.70% Impervious, Inflow Depth = 4.55" for 10-YR event
Inflow = 0.19 cfs @ 12.09 hrs, Volume= 0.017 af
Outflow = 0.19 cfs @ 12.09 hrs, Volume= 0.017 af, Atten= 0%, Lag= 0.0 min
Discarded = 0.00 cfs @ 2.90 hrs, Volume= 0.004 af
Primary = 0.19 cfs @ 12.09 hrs, Volume= 0.013 af
Routed to Reach 100 : Analysis Point - SE

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs

Peak Elev= 65.99' @ 12.09 hrs Surf.Area= 102 sf Storage= 81 cf
Flood Elev= 66.00' Surf.Area= 102 sf Storage= 82 cf

Plug-Flow detention time= 189.0 min calculated for 0.017 af (100% of inflow)
Center-of-Mass det. time= 190.8 min (941.5 - 750.7)

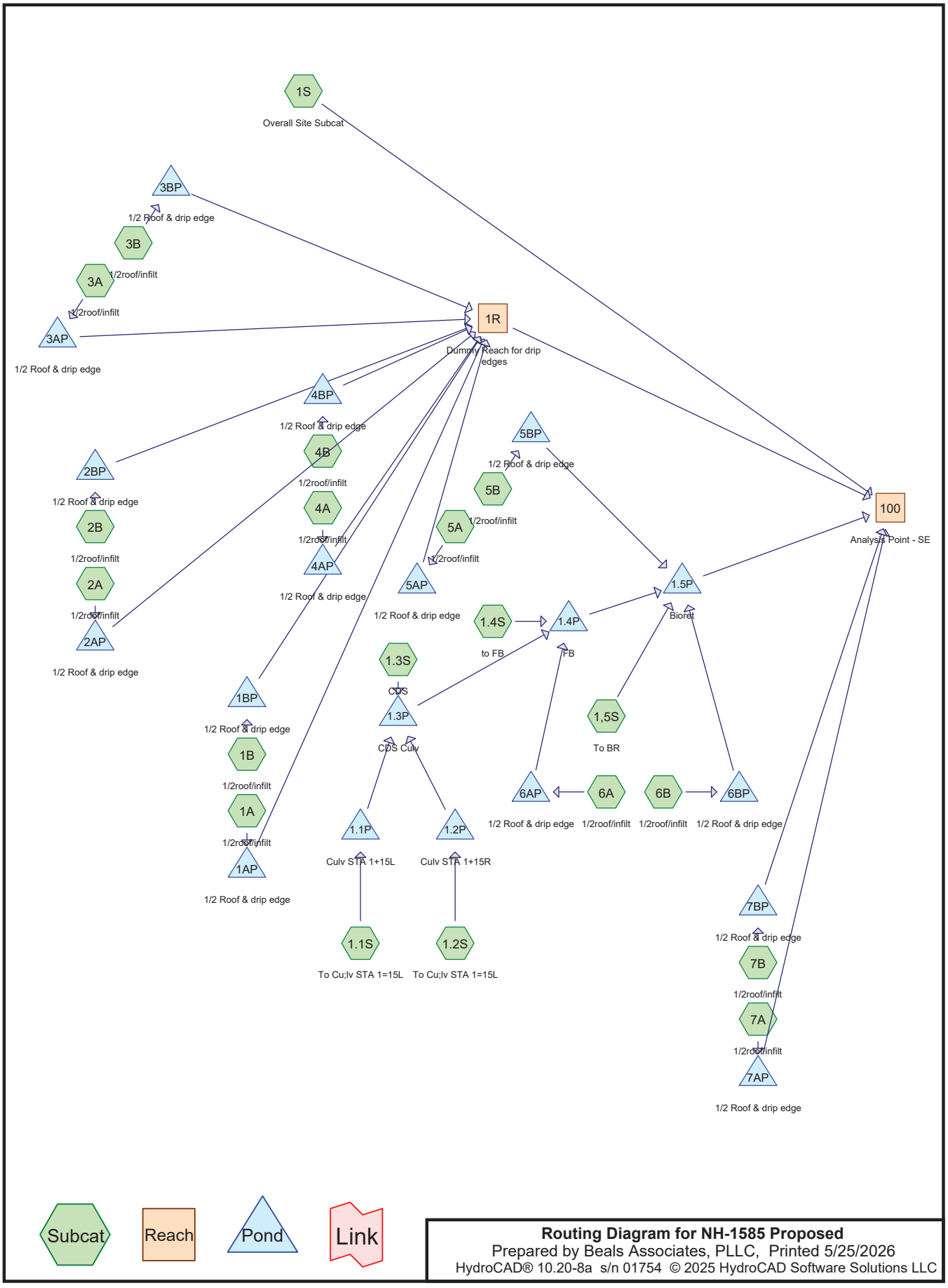
Volume	Invert	Avail.Storage	Storage Description
#1	64.00'	82 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
64.00	102	0.0	0	0
66.00	102	40.0	82	82

Device	Routing	Invert	Outlet Devices
#1	Discarded	64.00'	**0.382 in/hr Exfiltration over Surface area** Phase-In= 0.01'
#2	Primary	65.98'	**50.0' long x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Discarded OutFlow Max=0.00 cfs @ 2.90 hrs HW=64.02' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.19 cfs @ 12.09 hrs HW=65.99' TW=0.00' (Dynamic Tailwater)
↑—**2=Broad-Crested Rectangular Weir** (Weir Controls 0.19 cfs @ 0.30 fps)



Routing Diagram for NH-1585 Proposed
Prepared by Beals Associates, PLLC, Printed 5/25/2026
HydroCAD® 10.20-8a s/n 01754 © 2025 HydroCAD Software Solutions LLC

Time span=0.00-72.00 hrs, dt=0.10 hrs, 721 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1,5S: To BR Runoff Area=7,805 sf 0.00% Impervious Runoff Depth=3.39"
Tc=6.0 min CN=74 Runoff=0.67 cfs 0.051 af

Subcatchment1.1S: To Cu;lv STA 1=15L Runoff Area=19,261 sf 28.12% Impervious Runoff Depth=4.11"
Tc=6.0 min CN=WQ Runoff=1.89 cfs 0.151 af

Subcatchment1.2S: To Cu;lv STA 1=15L Runoff Area=2,734 sf 52.63% Impervious Runoff Depth=4.76"
Tc=6.0 min CN=WQ Runoff=0.30 cfs 0.025 af

Subcatchment1.3S: CDS Runoff Area=11,619 sf 58.88% Impervious Runoff Depth=4.93"
Tc=6.0 min CN=WQ Runoff=1.30 cfs 0.110 af

Subcatchment1.4S: to FB Runoff Area=5,054 sf 18.92% Impervious Runoff Depth=3.88"
Tc=6.0 min CN=WQ Runoff=0.48 cfs 0.038 af

Subcatchment1A: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=5.86"
Tc=6.0 min CN=WQ Runoff=0.25 cfs 0.022 af

Subcatchment1B: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=5.86"
Tc=6.0 min CN=WQ Runoff=0.25 cfs 0.022 af

Subcatchment1S: Overall Site Subcat Runoff Area=273,891 sf 3.46% Impervious Runoff Depth=3.05"
Flow Length=747' Tc=16.8 min CN=WQ Runoff=15.69 cfs 1.597 af

Subcatchment2A: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=5.86"
Tc=6.0 min CN=WQ Runoff=0.25 cfs 0.022 af

Subcatchment2B: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=5.86"
Tc=6.0 min CN=WQ Runoff=0.25 cfs 0.022 af

Subcatchment3A: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=5.86"
Tc=6.0 min CN=WQ Runoff=0.25 cfs 0.022 af

Subcatchment3B: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=5.86"
Tc=6.0 min CN=WQ Runoff=0.25 cfs 0.022 af

Subcatchment4A: 1/2roof/infilt Runoff Area=474 sf 87.34% Impervious Runoff Depth=5.67"
Tc=6.0 min CN=WQ Runoff=0.06 cfs 0.005 af

Subcatchment4B: 1/2roof/infilt Runoff Area=801 sf 87.52% Impervious Runoff Depth=5.68"
Tc=6.0 min CN=WQ Runoff=0.10 cfs 0.009 af

Subcatchment5A: 1/2roof/infilt Runoff Area=608 sf 90.13% Impervious Runoff Depth=5.74"
Tc=6.0 min CN=WQ Runoff=0.08 cfs 0.007 af

Subcatchment5B: 1/2roof/infilt Runoff Area=933 sf 89.28% Impervious Runoff Depth=5.72"
Tc=6.0 min CN=WQ Runoff=0.12 cfs 0.010 af

Subcatchment6A: 1/2roof/infilt Runoff Area=446 sf 86.55% Impervious Runoff Depth=5.65"
Tc=6.0 min CN=WQ Runoff=0.06 cfs 0.005 af

Subcatchment6B: 1/2roof/infilt Runoff Area=933 sf 89.28% Impervious Runoff Depth=5.72"
Tc=6.0 min CN=WQ Runoff=0.12 cfs 0.010 af

Subcatchment7A: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=5.86"
Tc=6.0 min CN=WQ Runoff=0.25 cfs 0.022 af

Subcatchment7B: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=5.86"
Tc=6.0 min CN=WQ Runoff=0.25 cfs 0.022 af

Reach1R: DummyReachfor drip edges Inflow=1.73 cfs 0.105 af
Outflow=1.73 cfs 0.105 af

Reach100: AnalysisPoint - SE Inflow=16.82 cfs 1.882 af
Outflow=16.82 cfs 1.882 af

Pond1.1P: Culv STA 1+15L Peak Elev=66.86' Storage=103 cf Inflow=1.89 cfs 0.151 af
12.0" Round Culvert n=0.013 L=45.0' S=0.0100 '/' Outflow=1.78 cfs 0.151 af

Pond1.2P: Culv STA 1+15R Peak Elev=66.42' Storage=15 cf Inflow=0.30 cfs 0.025 af
12.0" Round Culvert n=0.013 L=45.0' S=0.0100 '/' Outflow=0.28 cfs 0.025 af

Pond1.3P: CDS Culv Peak Elev=66.35' Storage=302 cf Inflow=3.36 cfs 0.286 af
12.0" Round Culvert n=0.013 L=82.0' S=0.0152 '/' Outflow=2.97 cfs 0.286 af

Pond1.4P: FB Peak Elev=65.19' Storage=2,174 cf Inflow=3.43 cfs 0.326 af
Outflow=3.40 cfs 0.282 af

Pond1.5P: Bioret Peak Elev=64.93' Storage=7,594 cf Inflow=4.22 cfs 0.346 af
Discarded=0.04 cfs 0.186 af Primary=0.90 cfs 0.144 af Outflow=0.94 cfs 0.331 af

Pond1AP: 1/2 Roof & drip edge Peak Elev=69.99' Storage=161 cf Inflow=0.25 cfs 0.022 af
Discarded=0.00 cfs 0.010 af Primary=0.22 cfs 0.012 af Outflow=0.23 cfs 0.022 af

Pond1BP: 1/2 Roof & drip edge Peak Elev=70.00' Storage=81 cf Inflow=0.25 cfs 0.022 af
Discarded=0.00 cfs 0.005 af Primary=0.25 cfs 0.016 af Outflow=0.25 cfs 0.022 af

Pond2AP: 1/2 Roof & drip edge Peak Elev=69.00' Storage=81 cf Inflow=0.25 cfs 0.022 af
Discarded=0.00 cfs 0.005 af Primary=0.25 cfs 0.016 af Outflow=0.25 cfs 0.022 af

Pond2BP: 1/2 Roof & drip edge Peak Elev=69.00' Storage=81 cf Inflow=0.25 cfs 0.022 af
Discarded=0.00 cfs 0.005 af Primary=0.25 cfs 0.016 af Outflow=0.25 cfs 0.022 af

Pond3AP: 1/2 Roof & drip edge Peak Elev=68.00' Storage=81 cf Inflow=0.25 cfs 0.022 af
Discarded=0.00 cfs 0.005 af Primary=0.25 cfs 0.016 af Outflow=0.25 cfs 0.022 af

Pond3BP: 1/2 Roof & drip edge Peak Elev=68.00' Storage=81 cf Inflow=0.25 cfs 0.022 af
Discarded=0.00 cfs 0.005 af Primary=0.25 cfs 0.016 af Outflow=0.25 cfs 0.022 af

Pond 4AP: 1/2 Roof & drip edge Peak Elev=67.99' Storage=48 cf Inflow=0.06 cfs 0.005 af
Discarded=0.00 cfs 0.002 af Primary=0.07 cfs 0.003 af Outflow=0.07 cfs 0.005 af

Pond 4BP: 1/2 Roof & drip edge Peak Elev=65.99' Storage=80 cf Inflow=0.10 cfs 0.009 af
Discarded=0.00 cfs 0.003 af Primary=0.10 cfs 0.005 af Outflow=0.10 cfs 0.009 af

Pond 5AP: 1/2 Roof & drip edge Peak Elev=66.99' Storage=81 cf Inflow=0.08 cfs 0.007 af
Discarded=0.00 cfs 0.003 af Primary=0.11 cfs 0.003 af Outflow=0.11 cfs 0.007 af

Pond 5BP: 1/2 Roof & drip edge Peak Elev=65.99' Storage=80 cf Inflow=0.12 cfs 0.010 af
Discarded=0.00 cfs 0.003 af Primary=0.11 cfs 0.007 af Outflow=0.11 cfs 0.010 af

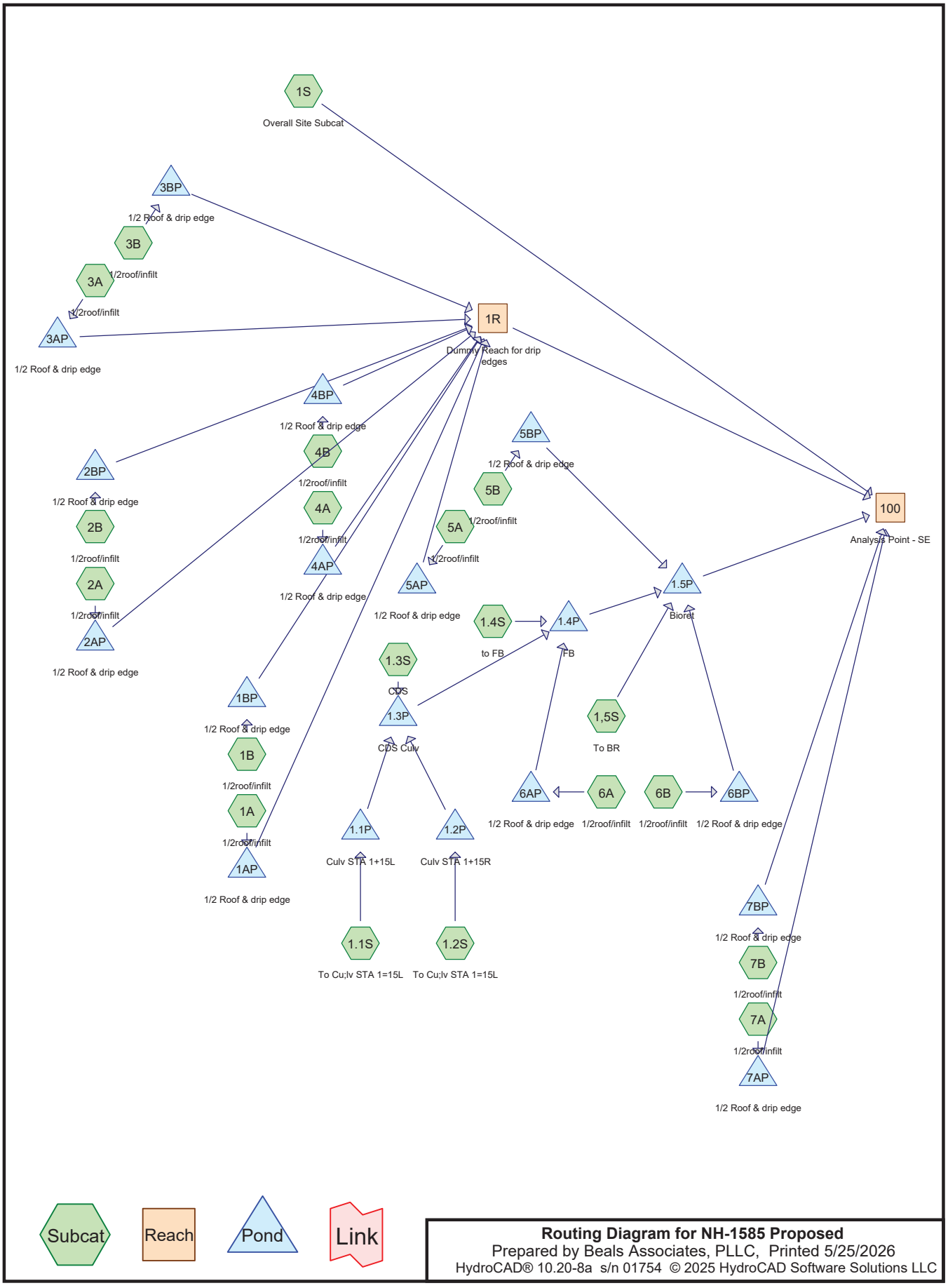
Pond 6AP: 1/2 Roof & drip edge Peak Elev=66.99' Storage=48 cf Inflow=0.06 cfs 0.005 af
Discarded=0.00 cfs 0.002 af Primary=0.06 cfs 0.003 af Outflow=0.06 cfs 0.005 af

Pond 6BP: 1/2 Roof & drip edge Peak Elev=65.99' Storage=80 cf Inflow=0.12 cfs 0.010 af
Discarded=0.00 cfs 0.003 af Primary=0.11 cfs 0.007 af Outflow=0.11 cfs 0.010 af

Pond 7AP: 1/2 Roof & drip edge Peak Elev=68.00' Storage=122 cf Inflow=0.25 cfs 0.022 af
Discarded=0.00 cfs 0.005 af Primary=0.25 cfs 0.017 af Outflow=0.25 cfs 0.022 af

Pond 7BP: 1/2 Roof & drip edge Peak Elev=65.99' Storage=81 cf Inflow=0.25 cfs 0.022 af
Discarded=0.00 cfs 0.004 af Primary=0.25 cfs 0.018 af Outflow=0.25 cfs 0.022 af

Total Runoff Area = 7.805 ac Runoff Volume = 2.190 af Average Runoff Depth = 3.37"
87.52% Pervious = 6.830 ac 12.48% Impervious = 0.974 ac



Routing Diagram for NH-1585 Proposed
Prepared by Beals Associates, PLLC, Printed 5/25/2026
HydroCAD® 10.20-8a s/n 01754 © 2025 HydroCAD Software Solutions LLC

Time span=0.00-72.00 hrs, dt=0.10 hrs, 721 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1,5S: To BR Runoff Area=7,805 sf 0.00% Impervious Runoff Depth=4.47"
Tc=6.0 min CN=74 Runoff=0.88 cfs 0.067 af

Subcatchment1.1S: To Cu;lv STA 1=15L Runoff Area=19,261 sf 28.12% Impervious Runoff Depth=5.24"
Tc=6.0 min CN=WQ Runoff=2.40 cfs 0.193 af

Subcatchment1.2S: To Cu;lv STA 1=15L Runoff Area=2,734 sf 52.63% Impervious Runoff Depth=5.93"
Tc=6.0 min CN=WQ Runoff=0.37 cfs 0.031 af

Subcatchment1.3S: CDS Runoff Area=11,619 sf 58.88% Impervious Runoff Depth=6.11"
Tc=6.0 min CN=WQ Runoff=1.61 cfs 0.136 af

Subcatchment1.4S: to FB Runoff Area=5,054 sf 18.92% Impervious Runoff Depth=5.00"
Tc=6.0 min CN=WQ Runoff=0.61 cfs 0.048 af

Subcatchment1A: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=7.10"
Tc=6.0 min CN=WQ Runoff=0.30 cfs 0.026 af

Subcatchment1B: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=7.10"
Tc=6.0 min CN=WQ Runoff=0.30 cfs 0.026 af

Subcatchment1S: Overall Site Subcat Runoff Area=273,891 sf 3.46% Impervious Runoff Depth=4.08"
Flow Length=747' Tc=16.8 min CN=WQ Runoff=21.14 cfs 2.135 af

Subcatchment2A: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=7.10"
Tc=6.0 min CN=WQ Runoff=0.30 cfs 0.026 af

Subcatchment2B: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=7.10"
Tc=6.0 min CN=WQ Runoff=0.30 cfs 0.026 af

Subcatchment3A: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=7.10"
Tc=6.0 min CN=WQ Runoff=0.30 cfs 0.026 af

Subcatchment3B: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=7.10"
Tc=6.0 min CN=WQ Runoff=0.30 cfs 0.026 af

Subcatchment4A: 1/2roof/infilt Runoff Area=474 sf 87.34% Impervious Runoff Depth=6.90"
Tc=6.0 min CN=WQ Runoff=0.07 cfs 0.006 af

Subcatchment4B: 1/2roof/infilt Runoff Area=801 sf 87.52% Impervious Runoff Depth=6.90"
Tc=6.0 min CN=WQ Runoff=0.12 cfs 0.011 af

Subcatchment5A: 1/2roof/infilt Runoff Area=608 sf 90.13% Impervious Runoff Depth=6.98"
Tc=6.0 min CN=WQ Runoff=0.09 cfs 0.008 af

Subcatchment5B: 1/2roof/infilt Runoff Area=933 sf 89.28% Impervious Runoff Depth=6.95"
Tc=6.0 min CN=WQ Runoff=0.14 cfs 0.012 af

Subcatchment6A: 1/2roof/infilt Runoff Area=446 sf 86.55% Impervious Runoff Depth=6.88"
Tc=6.0 min CN=WQ Runoff=0.07 cfs 0.006 af

Subcatchment6B: 1/2roof/infilt Runoff Area=933 sf 89.28% Impervious Runoff Depth=6.95"
Tc=6.0 min CN=WQ Runoff=0.14 cfs 0.012 af

Subcatchment7A: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=7.10"
Tc=6.0 min CN=WQ Runoff=0.30 cfs 0.026 af

Subcatchment7B: 1/2roof/infilt Runoff Area=1,926 sf 94.70% Impervious Runoff Depth=7.10"
Tc=6.0 min CN=WQ Runoff=0.30 cfs 0.026 af

Reach1R: DummyReachfor drip edges Inflow=2.08 cfs 0.136 af
Outflow=2.08 cfs 0.136 af

Reach100: AnalysisPoint - SE Inflow=23.31 cfs 2.564 af
Outflow=23.31 cfs 2.564 af

Pond1.1P: Culv STA 1+15L Peak Elev=67.00' Storage=141 cf Inflow=2.40 cfs 0.193 af
12.0" Round Culvert n=0.013 L=45.0' S=0.0100 '/' Outflow=2.25 cfs 0.193 af

Pond1.2P: Culv STA 1+15R Peak Elev=66.59' Storage=32 cf Inflow=0.37 cfs 0.031 af
12.0" Round Culvert n=0.013 L=45.0' S=0.0100 '/' Outflow=0.35 cfs 0.031 af

Pond1.3P: CDS Culv Peak Elev=66.58' Storage=522 cf Inflow=4.20 cfs 0.360 af
12.0" Round Culvert n=0.013 L=82.0' S=0.0152 '/' Outflow=3.45 cfs 0.360 af

Pond1.4P: FB Peak Elev=65.21' Storage=2,200 cf Inflow=4.02 cfs 0.412 af
Outflow=3.98 cfs 0.367 af

Pond1.5P: Bioret Peak Elev=65.10' Storage=8,482 cf Inflow=5.06 cfs 0.452 af
Discarded=0.04 cfs 0.188 af Primary=2.64 cfs 0.248 af Outflow=2.68 cfs 0.437 af

Pond1AP: 1/2 Roof & drip edge Peak Elev=70.00' Storage=161 cf Inflow=0.30 cfs 0.026 af
Discarded=0.00 cfs 0.010 af Primary=0.30 cfs 0.016 af Outflow=0.31 cfs 0.026 af

Pond1BP: 1/2 Roof & drip edge Peak Elev=70.00' Storage=81 cf Inflow=0.30 cfs 0.026 af
Discarded=0.00 cfs 0.005 af Primary=0.30 cfs 0.021 af Outflow=0.30 cfs 0.026 af

Pond2AP: 1/2 Roof & drip edge Peak Elev=69.00' Storage=81 cf Inflow=0.30 cfs 0.026 af
Discarded=0.00 cfs 0.005 af Primary=0.30 cfs 0.021 af Outflow=0.30 cfs 0.026 af

Pond2BP: 1/2 Roof & drip edge Peak Elev=69.00' Storage=81 cf Inflow=0.30 cfs 0.026 af
Discarded=0.00 cfs 0.005 af Primary=0.30 cfs 0.021 af Outflow=0.30 cfs 0.026 af

Pond3AP: 1/2 Roof & drip edge Peak Elev=68.00' Storage=81 cf Inflow=0.30 cfs 0.026 af
Discarded=0.00 cfs 0.005 af Primary=0.30 cfs 0.021 af Outflow=0.30 cfs 0.026 af

Pond3BP: 1/2 Roof & drip edge Peak Elev=68.00' Storage=81 cf Inflow=0.30 cfs 0.026 af
Discarded=0.00 cfs 0.005 af Primary=0.30 cfs 0.021 af Outflow=0.30 cfs 0.026 af

Pond 4AP: 1/2 Roof & drip edge Peak Elev=67.99' Storage=48 cf Inflow=0.07 cfs 0.006 af
Discarded=0.00 cfs 0.002 af Primary=0.07 cfs 0.004 af Outflow=0.07 cfs 0.006 af

Pond 4BP: 1/2 Roof & drip edge Peak Elev=65.99' Storage=80 cf Inflow=0.12 cfs 0.011 af
Discarded=0.00 cfs 0.003 af Primary=0.13 cfs 0.007 af Outflow=0.13 cfs 0.011 af

Pond 5AP: 1/2 Roof & drip edge Peak Elev=66.99' Storage=81 cf Inflow=0.09 cfs 0.008 af
Discarded=0.00 cfs 0.004 af Primary=0.10 cfs 0.005 af Outflow=0.11 cfs 0.008 af

Pond 5BP: 1/2 Roof & drip edge Peak Elev=65.99' Storage=80 cf Inflow=0.14 cfs 0.012 af
Discarded=0.00 cfs 0.003 af Primary=0.14 cfs 0.009 af Outflow=0.14 cfs 0.012 af

Pond 6AP: 1/2 Roof & drip edge Peak Elev=66.99' Storage=48 cf Inflow=0.07 cfs 0.006 af
Discarded=0.00 cfs 0.002 af Primary=0.07 cfs 0.004 af Outflow=0.07 cfs 0.006 af

Pond 6BP: 1/2 Roof & drip edge Peak Elev=65.99' Storage=80 cf Inflow=0.14 cfs 0.012 af
Discarded=0.00 cfs 0.003 af Primary=0.14 cfs 0.009 af Outflow=0.14 cfs 0.012 af

Pond 7AP: 1/2 Roof & drip edge Peak Elev=68.00' Storage=122 cf Inflow=0.30 cfs 0.026 af
Discarded=0.00 cfs 0.005 af Primary=0.30 cfs 0.022 af Outflow=0.30 cfs 0.026 af

Pond 7BP: 1/2 Roof & drip edge Peak Elev=66.00' Storage=81 cf Inflow=0.30 cfs 0.026 af
Discarded=0.00 cfs 0.004 af Primary=0.30 cfs 0.023 af Outflow=0.30 cfs 0.026 af

Total Runoff Area = 7.805 ac Runoff Volume = 2.875 af Average Runoff Depth = 4.42"
87.52% Pervious = 6.830 ac 12.48% Impervious = 0.974 ac

Appendix III

Charts, Graphs, and Calculations

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point	
Smoothing	Yes
State	
Location	
Latitude	42.986 degrees North
Longitude	70.966 degrees West
Elevation	10 feet
Date/Time	Wed May 13 2026 13:56:38 GMT-0400 (Eastern Daylight Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day
1yr	0.26	0.40	0.50	0.66	0.82	1.04	**1yr**	0.71	0.99	1.22	1.57	2.04	2.67	2.88	**1yr**	2.37	2.77	3.19	3.89	4.52
2yr	0.32	0.50	0.62	0.82	1.02	1.30	**2yr**	0.88	1.18	1.52	1.94	2.49	3.20	3.55	**2yr**	2.84	3.41	3.93	4.66	5.30
5yr	0.37	0.58	0.73	0.98	1.25	1.62	**5yr**	1.08	1.47	1.90	2.44	3.15	4.07	4.57	**5yr**	3.61	4.39	5.02	5.95	6.72
10yr	0.42	0.65	0.83	1.12	1.46	1.90	**10yr**	1.26	1.73	2.25	2.91	3.77	4.89	5.53	**10yr**	4.32	5.32	6.05	7.16	8.04
25yr	0.48	0.77	0.98	1.35	1.79	2.36	**25yr**	1.55	2.15	2.80	3.66	4.78	6.22	7.12	**25yr**	5.50	6.84	7.75	9.16	10.19
50yr	0.54	0.87	1.12	1.56	2.10	2.79	**50yr**	1.81	2.54	3.33	4.38	5.73	7.46	8.62	**50yr**	6.61	8.29	9.34	11.04	12.21
100yr	0.61	0.98	1.27	1.80	2.46	3.31	**100yr**	2.12	3.00	3.96	5.23	6.86	8.97	10.45	**100yr**	7.93	10.05	11.27	13.31	14.63
200yr	0.69	1.12	1.46	2.09	2.88	3.91	**200yr**	2.48	3.55	4.70	6.23	8.21	10.77	12.67	**200yr**	9.53	12.18	13.60	16.07	17.53
500yr	0.82	1.35	1.76	2.54	3.56	4.87	**500yr**	3.07	4.43	5.89	7.86	10.42	13.73	16.34	**500yr**	12.15	15.71	17.43	20.61	22.30

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day
1yr	0.24	0.37	0.45	0.61	0.75	0.89	**1yr**	0.65	0.87	0.95	1.24	1.52	2.26	2.53	**1yr**	2.00	2.43	2.88	3.43	3.99
2yr	0.32	0.49	0.60	0.82	1.01	1.19	**2yr**	0.87	1.16	1.37	1.81	2.33	3.10	3.46	**2yr**	2.74	3.33	3.83	4.53	5.11
5yr	0.36	0.55	0.68	0.94	1.19	1.42	**5yr**	1.03	1.39	1.62	2.12	2.74	3.78	4.22	**5yr**	3.35	4.05	4.65	5.59	6.26
10yr	0.39	0.61	0.75	1.05	1.36	1.63	**10yr**	1.17	1.59	1.82	2.40	3.08	4.35	4.88	**10yr**	3.85	4.69	5.39	6.52	7.18
25yr	0.46	0.69	0.86	1.23	1.62	1.95	**25yr**	1.40	1.91	2.12	2.79	3.59	4.90	5.92	**25yr**	4.33	5.69	6.52	7.97	8.88
50yr	0.50	0.77	0.96	1.38	1.85	2.25	**50yr**	1.60	2.20	2.36	3.13	4.03	5.53	6.82	**50yr**	4.90	6.56	7.53	9.30	10.27
100yr	0.57	0.86	1.08	1.55	2.13	2.58	**100yr**	1.84	2.53	2.64	3.50	4.50	6.24	7.86	**100yr**	5.52	7.55	8.70	10.83	11.86
200yr	0.64	0.96	1.21	1.75	2.45	2.97	**200yr**	2.11	2.90	2.94	3.91	5.03	6.99	9.71	**200yr**	6.19	9.33	10.05	12.62	13.72
500yr	0.75	1.11	1.43	2.08	2.96	3.59	**500yr**	2.55	3.51	3.41	4.52	5.87	8.10	11.89	**500yr**	7.17	11.44	12.16	15.43	16.60

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day
1yr	0.28	0.44	0.53	0.72	0.88	1.08	**1yr**	0.76	1.05	1.26	1.70	2.16	2.95	3.13	**1yr**	2.61	3.01	3.55	4.25	4.97
2yr	0.33	0.51	0.63	0.85	1.05	1.26	**2yr**	0.91	1.23	1.48	1.94	2.48	3.38	3.66	**2yr**	2.99	3.52	4.05	4.83	5.60
5yr	0.40	0.62	0.77	1.05	1.34	1.61	**5yr**	1.16	1.58	1.87	2.48	3.16	4.38	4.94	**5yr**	3.87	4.75	5.42	6.32	7.21
10yr	0.47	0.73	0.90	1.26	1.63	1.97	**10yr**	1.41	1.92	2.26	3.01	3.79	5.45	6.21	**10yr**	4.82	5.97	6.80	7.83	8.92
25yr	0.59	0.89	1.11	1.59	2.09	2.55	**25yr**	1.80	2.49	2.92	3.91	4.85	7.59	8.44	**25yr**	6.72	8.11	9.14	10.42	11.46
50yr	0.69	1.05	1.30	1.87	2.52	3.10	**50yr**	2.17	3.03	3.55	4.75	5.87	9.51	10.66	**50yr**	8.42	10.25	11.48	12.94	14.09
100yr	0.81	1.23	1.54	2.22	3.04	3.76	**100yr**	2.62	3.68	4.32	5.80	7.10	11.93	13.46	**100yr**	10.56	12.94	14.38	16.10	17.33
200yr	0.95	1.43	1.82	2.63	3.67	4.59	**200yr**	3.16	4.49	5.28	7.08	8.58	15.01	15.94	**200yr**	13.28	15.33	18.06	20.01	21.34
500yr	1.18	1.76	2.27	3.29	4.68	5.94	**500yr**	4.04	5.80	6.85	9.23	11.05	20.35	21.45	**500yr**	18.01	20.62	24.37	26.73	28.15

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Northeast Regional Climate Center

GOVE ENVIRONMENTAL SERVICES, INC.

TEST PIT DATA

5 Brentwood Rd
Exeter, New Hampshire
GES Project No. 2025101
April 22, 2026
GES Staff: Brenden Walden & Kate Danziger

Test Pit No.	**1**
ESHWT:	19”
Termination @	58”
Refusal:	None
Obs. Water:	37”

Horizon	Color (Munsell)	Texture	Structure-Consistence-Redox
0 to 6”	10YR3/2	fine sandy loam	granular-friable-none
6 to 19”	2.5Y4/3	loamy sand	granular-friable-none
19 to 27”	5Y5/1	silt clay	massive-firm-c.d. redox
27 to 32”	10YR3/1	fine sandy loam	granular-friable-c.d. redox
32 to 37”	2.5Y4/3	loamy fine sand	granular-friable-c.d. redox
37 to 58”	5Y5/1	loamy very fine sand	platy-firm-c.d. redox

Note: Layers from 0 to 27 inches consist of fill material. Restrictive layer begins at 19 inches.

Test Pit No.	**2**
ESHWT:	24”
Termination @	50”
Refusal:	None
Obs. Water:	None

Horizon	Color (Munsell)	Texture	Structure-Consistence-Redox
0 to 8”	2.5Y3/3	loamy sand	granular-friable-none
8 to 17”	2.5Y4/3	gravely loamy sand	granular-friable-none
17 to 24”	2.5Y3/1	silt loam	massive-firm-c.d. redox
24 to 50”	2.5Y5/1	silt loam	massive-firm-c.d. redox

Note: Very small leaf litter organic inclusion within layer from 17 to 24 inches. Restrictive layer begins at 24 inches.

8 Continental Dr Bldg 2 Unit H, Exeter, NH 03833-7526
Ph (603) 778 0644 / *Fax* (603) 778 0654
info@gesinc.biz
www.gesinc.biz

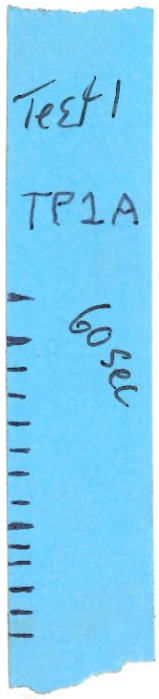
Test Pit No.	**3**
ESHWT:	19”
Termination @	48”
Refusal:	None
Obs. Water:	19”

Horizon	Color (Munsell)	Texture	Structure-Consistence-Redox
0 to 4”	10YR2/1	fine sandy loam	granular-friable-none
4 to 6”	2.5Y5/2	fine sandy loam	granular-friable-none
6 to 10”	10YR3/6	fine sandy loam	granular-friable-none
10 to 19”	10YR4/6	loamy sand	granular-friable-none
19 to 48”	2.5Y5/2	silt loam	massive-firm-c.d. redox

Note: Pockets of sand present within layer from 19 to 48 inches. Restrictive layer begins at 19 inches.

GOVE ENVIRONMENTAL SERVICES, INC.

Amoozemeter Data Sheet



Site: 5 Brentwood Rd, Exeter NH

GES Project #: 2025101

Date: April 22, 2026

Air Temp: 47°F

Water Source: Tap

Soil Moisture Content: ~20%

Preformed By: Kate Danziger & Brenden Walden

Horizon: Fill

Soil Series: 299/decdc Udorthents

Water Depth in Hole

Initial: 28.5 cm

Final: 28.5 cm

Test Location: Test Pit 1A test 1

Outflow Chamber(s): Small (1 on) ___ ($20.0cm^2$) Both (2on) X ($105.0cm^2$)

total time elapsed (seconds)	seconds (elapsed)	Distance dropped (cm)	Chamber	min/hr	Q	H (cm)	A	Ksat (cm/hr)	Ksat (in/hr)
60	60	0.5	105	0.016666667	3150	28.5	0.000401	1.2632	0.4973
120	60	0.4	105	0.016666667	2520	28.5	0.000401	1.0105	0.3978
180	60	0.4	105	0.016666667	2520	28.5	0.000401	1.0105	0.3978
240	60	0.4	105	0.016666667	2520	28.5	0.000401	1.0105	0.3978
300	60	0.4	105	0.016666667	2520	28.5	0.000401	1.0105	0.3978
360	60	0.3	105	0.016666667	1890	28.5	0.000401	0.7579	0.2984
420	60	0.4	105	0.016666667	2520	28.5	0.000401	1.0105	0.3978
480	60	0.3	105	0.016666667	1890	28.5	0.000401	0.7579	0.2984
540	60	0.3	105	0.016666667	1890	28.5	0.000401	0.7579	0.2984
600	60	0.2	105	0.016666667	1260	28.5	0.000401	0.5053	0.1989
660	60	0.3	105	0.016666667	1890	28.5	0.000401	0.7579	0.2984
720	60	0.3	105	0.016666667	1890	28.5	0.000401	0.7579	0.2984
780	60	0.3	105	0.016666667	1890	28.5	0.000401	0.7579	0.2984
							Mean Ksat	0.8745	0.3443
							Std Deviation	0.1961	0.0772

GOVE ENVIRONMENTAL SERVIC

Amoozemeter Data Sheet

Site: 5 Brentwood Rd, Exeter NH

GES Project #: 2025101

Date: April 22, 2026

Air Temp: 47°F

Water Source: Tap

Soil Moisture Content: ~20%

Preformed By: Kate Danziger & Brenden Walden

Horizon: Fill

Soil Series: 299/decdc Udorthents

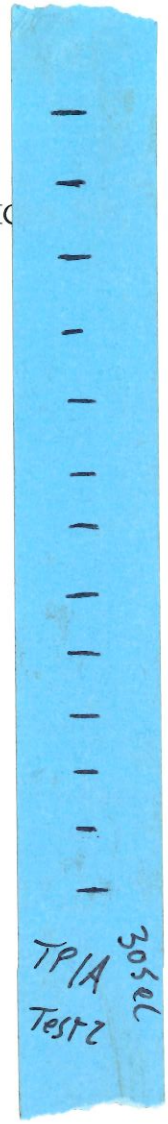
Water Depth in Hole

Initial: 29 cm

Final: 29 cm

Test Location: Test Pit 1A test 2

Outflow Chamber(s): Small (1 on) ___ ($20.0cm^2$) Both (2on) X ($105.0cm^2$)



total time elapsed (seconds)	seconds (elapsed)	Distance dropped (cm)	Chamber	min/hr	Q	H (cm)	A	Ksat (cm/hr)	Ksat (in/hr)
30	30	0.9	105	0.008333333	11340	29	0.00039	4.4226	1.7412
60	30	1	105	0.008333333	12600	29	0.00039	4.9140	1.9346
90	30	1	105	0.008333333	12600	29	0.00039	4.9140	1.9346
120	30	0.9	105	0.008333333	11340	29	0.00039	4.4226	1.7412
150	30	1	105	0.008333333	12600	29	0.00039	4.9140	1.9346
180	30	0.7	105	0.008333333	8820	29	0.00039	3.4398	1.3543
210	30	0.9	105	0.008333333	11340	29	0.00039	4.4226	1.7412
240	30	0.8	105	0.008333333	10080	29	0.00039	3.9312	1.5477
270	30	0.9	105	0.008333333	11340	29	0.00039	4.4226	1.7412
300	30	0.8	105	0.008333333	10080	29	0.00039	3.9312	1.5477
330	30	0.7	105	0.008333333	8820	29	0.00039	3.4398	1.3543
360	30	0.8	105	0.008333333	10080	29	0.00039	3.9312	1.5477
							Mean Ksat	4.2588	1.6767
							Std Deviation	0.5273	0.2076

GOVE ENVIRONMENTAL SERVICES, INC.

Amoozemeter Data Sheet

TP1A Test 3 30 sec

Site: 5 Brentwood Rd, Exeter NH

GES Project #: 2025101

Date: April 22, 2026

Air Temp: 47°F

Water Source: Tap

Soil Moisture Content: ~20%

Preformed By: Kate Danziger & Brenden Walden

Horizon: Fill

Soil Series: 299/decdc Udorthents

Water Depth in Hole

Initial: 27.5 cm

Final: 27.5 cm

Test Location: Test Pit 1A test 3

Outflow Chamber(s): Small (1 on) ___ ($20.0cm^2$) Both (2on) X ($105.0cm^2$)

total time elapsed (seconds)	seconds (elapsed)	Distance dropped (cm)	Chamber	min/hr	Q	H (cm)	A	Ksat (cm/hr)	Ksat (in/hr)
30	30	0.2	105	0.008333333	2520	27.5	0.000424	1.0685	0.4207
60	30	0.1	105	0.008333333	1260	27.5	0.000424	0.5342	0.2103
90	30	0.2	105	0.008333333	2520	27.5	0.000424	1.0685	0.4207
120	30	0.2	105	0.008333333	2520	27.5	0.000424	1.0685	0.4207
150	30	0.2	105	0.008333333	2520	27.5	0.000424	1.0685	0.4207
180	30	0.1	105	0.008333333	1260	27.5	0.000424	0.5342	0.2103
210	30	0.1	105	0.008333333	1260	27.5	0.000424	0.5342	0.2103
240	30	0.1	105	0.008333333	1260	27.5	0.000424	0.5342	0.2103
270	30	0.1	105	0.008333333	1260	27.5	0.000424	0.5342	0.2103
300	30	0.1	105	0.008333333	1260	27.5	0.000424	0.5342	0.2103
330	30	0.1	105	0.008333333	1260	27.5	0.000424	0.5342	0.2103
360	30	0.1	105	0.008333333	1260	27.5	0.000424	0.5342	0.2103
390	30	0.1	105	0.008333333	1260	27.5	0.000424	0.5342	0.2103
							Mean Ksat	0.6986	0.2750
							Std Deviation	0.2566	0.1010

GOVE ENVIRONMENTAL SERVICES, INC.

TP3A Test 1

30 sec

Amoozemeter Data Sheet

Site: 5 Brentwood Rd, Exeter NH

GES Project #: 2025101

Date: April 27, 2026

Air Temp: **65**°F

Water Source: Tap

Soil Moisture Content: ~20%

Preformed By: Kate Danziger & Brenden Walden

Horizon: B

Soil Series: 175 Hollis Charlton Complex

Water Depth in Hole

Initial: 16.5 cm

Final: 16.5 cm

Test Location: Test Pit 3A test 1

Outflow Chamber(s): Small (1 on) ___ ($20.0cm^2$) Both (2on) X ($105.0cm^2$)

total time elapsed (seconds)	seconds (elapsed)	Distance dropped (cm)	Chamber	min/hr	Q	H (cm)	A	Ksat (cm/hr)	Ksat (in/hr)
30	30	0.5	105	0.008333333	6300	16.5	0.000919	5.7897	2.2794
60	30	0.5	105	0.008333333	6300	16.5	0.000919	5.7897	2.2794
90	30	0.4	105	0.008333333	5040	16.5	0.000919	4.6318	1.8235
120	30	0.4	105	0.008333333	5040	16.5	0.000919	4.6318	1.8235
150	30	0.3	105	0.008333333	3780	16.5	0.000919	3.4738	1.3676
180	30	0.5	105	0.008333333	6300	16.5	0.000919	5.7897	2.2794
210	30	0.4	105	0.008333333	5040	16.5	0.000919	4.6318	1.8235
240	30	0.4	105	0.008333333	5040	16.5	0.000919	4.6318	1.8235
							Mean Ksat	4.9212	1.9375
							Std Deviation	0.8188	0.3224

GOVE ENVIRONMENTAL SERVICES, INC.

Amoozemeter Data Sheet

Site: 5 Brentwood Rd, Exeter NH

GES Project #: 2025101

Date: April 27, 2026

Air Temp: **65**°F

Water Source: Tap

Soil Moisture Content: ~20%

Preformed By: Kate Danziger & Brenden Walden

Horizon: B

Soil Series: 175 Hollis Charlton Complex

Water Depth in Hole

Initial: 16 cm

Final: 16 cm

TP3A Test 2 30sec

Test Location: Test Pit 3A test 2

Outflow Chamber(s): Small (1 on) ___ ($20.0cm^2$) Both (2on) X ($105.0cm^2$)

total time elapsed (seconds)	seconds (elapsed)	Distance dropped (cm)	Chamber	min/hr	Q	H (cm)	A	Ksat (cm/hr)	Ksat (in/hr)
30	30	0.3	105	0.008333333	3780	16	0.000961	3.6326	1.4301
60	30	0.4	105	0.008333333	5040	16	0.000961	4.8434	1.9069
90	30	0.3	105	0.008333333	3780	16	0.000961	3.6326	1.4301
120	30	0.4	105	0.008333333	5040	16	0.000961	4.8434	1.9069
150	30	0.4	105	0.008333333	5040	16	0.000961	4.8434	1.9069
180	30	0.4	105	0.008333333	5040	16	0.000961	4.8434	1.9069
210	30	0.3	105	0.008333333	3780	16	0.000961	3.6326	1.4301
240	30	0.3	105	0.008333333	3780	16	0.000961	3.6326	1.4301
							Mean Ksat	4.2380	1.6685
							Std Deviation	0.6472	0.2548

GOVE ENVIRONMENTAL SERVICES, INC.

Amoozemeter Data Sheet

Site: 5 Brentwood Rd, Exeter NH

GES Project #: 2025101

Date: April 27, 2026

Air Temp: **65**°F

Water Source: Tap

Soil Moisture Content: ~20%

Preformed By: Kate Danziger & Brenden Walden

Horizon: B

Soil Series: 175 Hollis Charlton Complex

Water Depth in Hole

Initial: 15 cm

Final: 15 cm

TP3A Test 3 30sec

Test Location: Test Pit 3A test 3

Outflow Chamber(s): Small (1 on) ___ ($20.0cm^2$) Both (2on) X ($105.0cm^2$)

total time elapsed (seconds)	seconds (elapsed)	Distance dropped (cm)	Chamber	min/hr	Q	H (cm)	A	Ksat (cm/hr)	Ksat (in/hr)
30	30	0.3	105	0.008333333	3780	15	0.001056	3.9917	1.5715
60	30	0.2	105	0.008333333	2520	15	0.001056	2.6611	1.0477
90	30	0.2	105	0.008333333	2520	15	0.001056	2.6611	1.0477
120	30	0.2	105	0.008333333	2520	15	0.001056	2.6611	1.0477
150	30	0.2	105	0.008333333	2520	15	0.001056	2.6611	1.0477
180	30	0.1	105	0.008333333	1260	15	0.001056	1.3306	0.5238
210	30	0.3	105	0.008333333	3780	15	0.001056	3.9917	1.5715
240	30	0.2	105	0.008333333	2520	15	0.001056	2.6611	1.0477
							Mean Ksat	2.8274	1.1132
							Std Deviation	0.8527	0.3357

John P. Hayes III CSS, CWS,
7 Limestone Way
North Hampton, NH 03862
603-205-4396
johnphayes@comcast.net

1/21/26 **Job # 25-041**

Christian Smith
Beals Associates
70 Portsmouth Avenue 3rd Floor
Exeter NH 03385

1/9/26
Site Specific Soil Map
Map R2 Lot 111
5 Brentwood Road Exeter NH

Dear Christian,

This letter report presents the findings of a Site Specific Soil Survey conducted on the referenced property by John P. Hayes III on January 9, 2026. The soil survey was conducted in accordance with the New Hampshire Supplement of the Site-Specific Soil Mapping Standard For New Hampshire and Vermont, Special Publication # 3, Version 7.0 July 2021, published by the Society of Soil Scientist of Northern New England.

The property that is the subject of the soil survey is located on the northwest side of Brentwood Road, southwest of Route 27, and south of McKay Drive, in Exeter, NH. The parcel is approximately 7.5 acres in size.The plans used for these soil maps are a 50 scale plan, where 1 inch equals 50 feet, with two foot contours.

The purpose of the soil survey is to provide the client with soils information for urban and suburban or rural land planning. Soil characteristics on the property were evaluated through observation of numerous test pits, and hand auger probes, conducted throughout the property. Slope phases were determined with the use of the topography provided on the plan. The Site-specific Soil Map Units identified are taken from the New Hampshire State-Wide Numerical Soils Legend, Issue #10 January 2011, and are briefly described below. Official Series Descriptions (OSD) for each of these soil series are enclosed with this report. The soil map units comply with the Range In Characteristics described in the OSD. Any limiting inclusions on the site, do not exceed 15 percent of any of the soil map units. Dissimilar inclusions, if any, will be noted in the report. Limits of the Site Specific mapping units are highlighted on the plan. The Hydrological Soil Groups for each of the soil series was determined using SSSNNE Publication No. 5 Ksat Values for New Hampshire Soils September 2009. Limits of the Site Specific mapping units are highlighted on the plan.

The portions of the soil map with the map unit denominator of P and VP contain poorly drained soils, and very poorly drained soils respectively. Portions of the soil map with the map unit 299, contain soils that have been disturbed, and contain fill material. A Disturbed Soil Mapping Unit Supplement for New Hampshire DES AoT Site Specific Soil Maps is also included. This supplement explains the additional information given about each disturbed soil map units that are present on the site.

MAP UNIT #	SOIL TAXANOMIC NAME	SLOPES	HYDRO LOGIC SOIL GROUP	DESCRIPTION
32	**Boxford (moderately well drained)**	**B**	**C**	The Boxford series consists of very deep, moderately well drained soils that are formed in clayey marine sediments. These soils are located in the upland areas on the northern side of the property, adjacent to McKay drive. These soils are deep to bedrock. Saturated hydraulic conductivity is moderately high in the surface horizon and the upper part of the subsoil, and low to moderately low in the lower part of the subsoil and in the substratum. A typical soil profile of these soils onsite would be: 0-6 inches 10YR 3/2 silt loam, granular, friable 6-18 inches 10YR 5/4 silt loam, blocky, friable 18-40 inches 2.5Y 6/2 silt loam with redoximorphic features present, blocky, firm Some inclusions of the somewhat poorly drained component of the Boxford soils, and may be present, but are less than 10 percent of the mapped area. Estimated seasonal high water tables in these soils range from 15 to 30 inches.
33 P	**Scitico**	**A B**	**C**	The Scitico series consists of very deep, poorly drained soils formed in silty and clayey sediments. These soils are located in the poorly drained wetland areas throughout the lot. These soils are deep to bedrock. Permeability is moderate or moderately slow in the surface layer, moderately slow or slow in the upper subsoil, slow or very slow in the lower subsoil, and very slow in the substratum. These soils are moderately deep to bedrock. A typical soil profile of these soils onsite would be: 0-6 inches 2.5Y 3/2 silt loam, with redoximorphic features present, granular, friable 6-22 inches 2.5Y 5/3 silt loam, with redoximorphic features present, blocky, firm 22-30 inches 5Y 5/2 silty clay loam, with redoximorphic features present, blocky, firm Estimated seasonal high water tables in these soils range from 0 to 10 inches

MAP UNIT #	SOIL TAXANOMIC NAME	SLOPES	HYDRO LOGIC SOIL GROUP	DESCRIPTION
38	**Eldridge**	**B**	**C**	The Eldridge series consists of very deep, moderately well drained soils formed in sandy glaciofluvial deposits that are underlain by loamy estaurine, or glaciolacustrine deposits. These soils are located in the western/central portion of the parcel. These soils are deep to bedrock. Permeability is rapid in the solum and moderately slow or slow in the substratum. A typical soil profile of these soils onsite would be: 0-8 inches 10YR 3/2 fine sandy loam granular, friable. 8-20 inches 10YR 4/6 fine sandy loam granular friable 20-32 inches 2.5Y 5/4 loamy fine sand massive, friable. 32-40 inches 2.5Y4/3 very fine sand and silt with redoximorphic features present massive firm Some inclusions of the well drained Charlton, and moderately well drained Boxford soils, may be present, but are less than 10 percent of the mapped area. Estimated seasonal high water tables in these soils range from 15 to 36 inches.
134 VP	**Mabid**	**A**	**D**	The Maybid series consists of very deep, very poorly drained soils formed in lacustrine or marine sediments. These soils are located in the wetland areas on the southeastern side, and northwestern corner of lot. These soils are deep to bedrock. Saturated hydraulic conductivity is moderately high or high in the surface layer and very low to moderately high in the subsoil and substratum. A typical soil profile of these soils onsite would be: 0-6 inches 2.5Y 3/2 silt loam and organic matter, with redoximorphic features present, granular, friable 6-20 inches 2.5Y 5/3 silt loam, with redoximorphic features present, blocky, firm 20-30 inches 5Y 5/2 silty clay loam, with redoximorphic features present, blocky, firm Some inclusions poorly drained Scitico soils, may be present, but are less than 10 percent of the mapped area. These soils are semi permanantly to permanately saturated.

MAP UNIT #	SOIL TAXANOMIC NAME	SLOPES	HYDRO LOGIC SOIL GROUP	DESCRIPTION
175 Rk	**Hollis Charlton Complex (well drained) (very rocky)**	**C D**	**B/D**	The Hollis component of this soil complex consists of well drained and somewhat excessively drained soils formed in a thin mantle of till, and are shallow to bedrock. The Charlton component of this soil complex consists of very deep, well drained soils formed in loamy melt-out till. This soil complex is located in the western/central portion of the property. The soil texture of the Charlton component is fine sandy loam over a gravelly fine sandy loam. The Hollis component of the soil complex is shallow to bedrock. The majority of the Charlton componant is moderately deep to bedrock. The saturated hydraulic conductivity is moderately high to high. in the Hollis component, and high to very high in the Charlton component. A typical soil profile of the Charlton component of this soil complecx onsite would be: 0-8 inches 2.5Y 3/2 fine sandy loam, granular, friable 8-24 inches 10YR 5/6 fine sandy loam, granular, friable 24-40 inches 2.5Y 5/4 gravelly fine sandy loam, granular, friable There are two areas of the property with this soil complex. One in the cenrtal portion of the lot, and one in the southwestern portuon of the lot.The percentage of each component of the soil complex in the central portion is 70 percent Hollis (Group D), and 30 percent Charlton (Group B). The percentage of each component of the soil complex in the southwestern portion is 60 percent Hollis (Group D), and 40 percent Charlton (Group B).Some inclusions of moderately well drained Eldridge soils may be present, but are less than 10 percent of the mapped area. Estimated seasonal high water table range from none to 44 inches.

MAP UNIT #	SOIL TAXANOMIC NAME	SLOPES	HYDRO LOGIC SOIL GROUP	DESCRIPTION
299 (decdc)	**Udorthernts (filled land) (moderately well drained)**	**A B C**	**C**	The Udorthents filled land map unit represents soils that contain fill material, and are moderately well drained. The fill material often comes from the soils in the immediate surrounding areas, however on this site, the fill material is a gravelly fine sandy loam, not typical of the surrounding soils, so it was most likely brought in from somwhere else. The soil texture of these soils is a gravelly fine sandy loam fill material over the the original silt loam subsurface. These disturbed soil mapping unit is located in the southern portion of the parcel, adjacent to Brentwood road. These soils are deep to bedrock. Saturated hydraulic conductivity is moderately high to high in the fill material in the surface horizon, and moderately slow to very slow in the silt loam substratum. A typical soil profile of these soils onsite would be: 0-12 inches 2.5Y 4/4 gravelly fine sandy loam, granular, friable 12-20 inches 10YR 3/2 fine sandy loam, granular friable. 20-24 inches 2.5Y 5/4 gravelly fine sandy loam, granular, friable. 24-34 inches 2.5Y5/3 fine sandy loam granular, friable. 34-55 inches 5Y 4/2 stratified very fine sand and silt loam massive, firm. Some inclusions of moderately well drained Eldridge and Boxford soils may be present, but are less than 10 percent of the mapped area. Estimated seasonal high water tables in these soils range from 16 to 36 inches.
953	**Boxford (somewhat poorly drained)**	**B**	**C**	This component of the Boxford series consists of very deep, somewhat poorly drained soils that are formed in clayey marine sediments. These soils are located in the northern portion of lot, and on the upland island in the central portion of the parcel. These soils are deep to bedrock. Saturated hydraulic conductivity is moderately high in the surface horizon and the upper part of the subsoil, and low to moderately low in the lower part of the subsoil and in the substratum.

MAP UNIT #	SOIL TAXANOMIC NAME	SLOPES	HYDRO LOGIC SOIL GROUP	DESCRIPTION
953	**Boxford (somewhat poorly drained)**	**B**	**C**	A typical soil profile of these soils onsite would be: 0- 6 inches, 2.5Y 3/2 silt loam, granular, friable 6-12 inches 2.5Y 5/4, silt loam, blocky, friable 12-28 2.5Y 6/2 silt loam, with redoximorphic features present, blocky, firm. Some inclusions of the moderately well drained component of the Boxford soils, may be present, but are less than 10 percent of the mapped area. Estimated seasonal high water tables in these soils range from 10 to 15 inches.

Slope Phases

Alpha Slope Symbol	Range
A	**0 – 3%**
B	**3 – 8%**
C	**8 – 15%**
D	**15 – 25%**
E	**25 – 50%**
F	**> 50%**

I trust that this Soil Survey and report meet your current planning needs. Please do not hesitate to contact me if you have any questions.

Sincerely:

John P. Hayes III

John P. Hayes III CSS, CWS

Pollutant Removal Efficiencies for Best Management Practices for Use in Pollutant Loading Analysis

Best Management Practice (BMP) removal efficiencies for pollutant loading analysis for total suspended solids (TSS), total nitrogen (TN), and total phosphorus (TP) are presented in the table below. These removal efficiencies were developed by reviewing various literature sources and using best professional judgment based on literature values and general expectation of how values for different BMPS should relate to one another. The intent is to update this information and add BMPs and removal efficiencies for other parameters as more information/data becomes available in the future.

NHDES will consider other BMP removal efficiencies if sufficient documentation is provided.

Please note that all BMPs must be designed in accordance with the specifications in the Alteration of Terrain (AoT) Program Administrative Rules (Env-Wq 1500). If BMPs are not designed in accordance with the AoT Rules, NHDES may require lower removal efficiencies to be used in the analysis.

BMP in Series: When BMPs are placed in series, the BMP with the highest removal efficiency shall be the efficiency used in the model for computing annual loadings. Adding efficiencies together is generally not allowed because removals typically decrease rapidly with decreasing influent concentration and, in the case of primary BMPs (i.e., stormwater ponds, infiltration and filtering practices), pre-treatment is usually part of the design and is therefore, most likely already accounted for in the efficiencies cited for these BMPs.

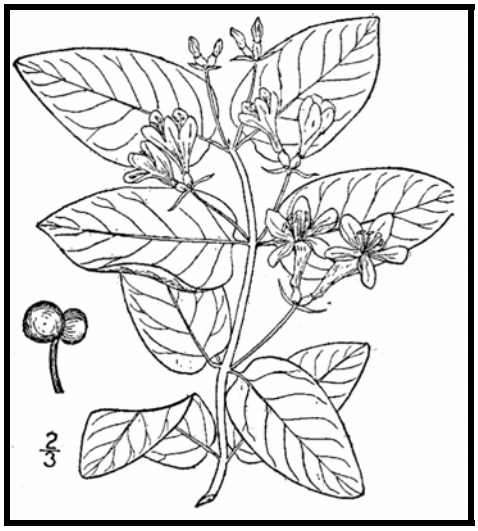
Pollutant Removal Efficiencies for Best Management Practices for Use in Pollutant Loading Analysis				Values Accepted for Loading Analyses		
BMP Type	**BMP**	**Notes**	**Lit. Ref.**	**TSS**	**TN**	**TP**
Stormwater Ponds	Wet Pond		B, F	70%	35%	45%
	Wet Extended Detention Pond		A, B	80%	55%	68%
	Micropool Extended Detention Pond	TBA				
	Multiple Pond System	TBA				
	Pocket Pond	TBA				
Stormwater Wetlands	Shallow Wetland		A, B, F, I	80%	55%	45%
	Extended Detention Wetland		A, B, F, I	80%	55%	45%
	Pond/Wetland System	TBA				
	Gravel Wetland		H	95%	85%	64%
Infiltration Practices	Infiltration Trench (≥75 ft from surface water)		B, D, I	90%	55%	60%
	Infiltration Trench (<75 ft from surface water)		B, D, I	90%	10%	60%
	Infiltration Basin (≥75 ft from surface water)		A, F, B, D, I	90%	60%	65%
	Infiltration Basin (<75 ft from surface water)		A, F, B, D, I	90%	10%	65%
	Dry Wells			90%	55%	60%
	Drip Edges			90%	55%	60%
Filtering Practices	Aboveground or Underground Sand Filter that infiltrates WQV (≥75 ft from surface water)		A, F, B, D, I	90%	60%	65%
	Aboveground or Underground Sand Filter that infiltrates WQV (<75 ft from surface water)		A, F, B, D, I	90%	10%	65%
	Aboveground or Underground Sand Filter with underdrain		A, I, F, G, H	85%	10%	45%
	Tree Box Filter	TBA				
	Bioretention System		I, G, H	90%	65%	65%
	Permeable Pavement that infiltrates WQV (≥75 ft from surface water)		A, F, B, D, I	90%	60%	65%
	Permeable Pavement that infiltrates WQV (<75 ft from surface water)		A, F, B, D, I	90%	10%	65%
	Permeable Pavement with underdrain		Use TN and TP values for sand filter w/ underdrain and outlet pipe	90%	10%	45%

Pollutant Removal Efficiencies for Best Management Practices for Use in Pollutant Loading Analysis				Values Accepted for Loading Analyses		
BMP Type	**BMP**	**Notes**	**Lit. Ref.**	**TSS**	**TN**	**TP**
Treatment Swales	Flow Through Treatment Swale	TBA				
Vegetated Buffers	Vegetated Buffers		A, B, I	73%	40%	45%
Pre-Treatment Practices	Sediment Forebay	TBA				
	Vegetated Filter Strip		A, B, I	73%	40%	45%
	Vegetated Swale		A, B, C, F, H, I	65%	20%	25%
	Flow-Through Device - Hydrodynamic Separator		A, B, G, H	35%	10%	5%
	Flow-Through Device - ADS Underground Multichamber Water Quality Unit (WQU)		G, H	72%	10%	9%
	Other Flow-Through Devices	TBA				
	Off-line Deep Sump Catch Basin		J, K, L, M	15%	5%	5%

University of New Hampshire Cooperative Extension

Methods for Disposing Non-Native Invasive Plants

Prepared by the Invasives Species Outreach Group, volunteers interested in helping people control invasive plants. Assistance provided by the Piscataquog Land Conservancy and the NH Invasives Species Committee. Edited by Karen Bennett, Extension Forestry Professor and Specialist.



Tatarian honeysuckle
Lonicera tatarica
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 3: 282.

Non-native invasive plants crowd out natives in natural and managed landscapes. They cost taxpayers billions of dollars each year from lost agricultural and forest crops, decreased biodiversity, impacts to natural resources and the environment, and the cost to control and eradicate them.

Invasive plants grow well even in less than desirable conditions such as sandy soils along roadsides, shaded wooded areas, and in wetlands. In ideal conditions, they grow and spread even faster. There are many ways to remove these non-native invasives, but once removed, care is needed to dispose the removed plant material so the plants don't grow where disposed.

Knowing how a particular plant reproduces indicates its method of spread and helps determine the appropriate disposal method. Most are spread by seed and are dispersed by wind, water, animals, or people. Some reproduce by vegetative means from pieces of stems or roots forming new plants. Others spread through both seed and vegetative means.

Because movement and disposal of viable plant parts is restricted (see NH Regulations), viable invasive parts can't be brought to most transfer stations in the state. Check with your transfer station to see if there is an approved, designated area for invasives disposal. This fact sheet gives recommendations for rendering plant parts non-viable.

Control of invasives is beyond the scope of this fact sheet. For information about control visit www.nhinvasives.org or contact your UNH Cooperative Extension office.

New Hampshire Regulations

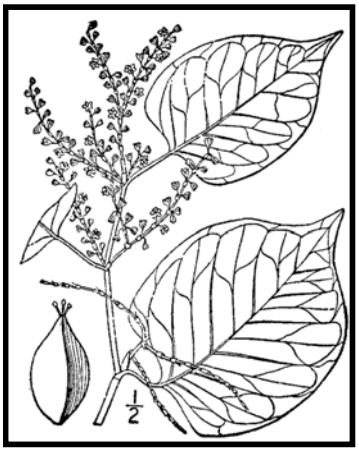
Prohibited invasive species shall only be disposed of in a manner that renders them nonliving and nonviable. (Agr. 3802.04)

No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant species, which includes all of their cultivars and varieties, listed in Table 3800.1 of the New Hampshire prohibited invasive species list. (Agr 3802.01)

How and When to Dispose of Invasives?

To prevent seed from spreading remove invasive plants before seeds are set (produced). Some plants continue to grow, flower and set seed even after pulling or cutting. Seeds can remain viable in the ground for many years. If the plant has flowers or seeds, place the flowers and seeds in a heavy plastic bag "head first" at the weeding site and transport to the disposal site. The following are general descriptions of disposal methods. See the chart for recommendations by species.

Burning: Large woody branches and trunks can be used as firewood or burned in piles. For outside burning, a written fire permit from the local forest fire warden is required unless the ground is covered in snow. Brush larger than 5 inches in diameter can't be burned. Invasive plants with easily airborne seeds like black swallow-wort with mature seed pods (indicated by their brown color) shouldn't be burned as the seeds may disperse by the hot air created by the fire.



Japanese knotweed
Polygonum cuspidatum
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 1: 676.

Bagging (solarization): Use this technique with softer-tissue plants. Use heavy black or clear plastic bags (contractor grade), making sure that no parts of the plants poke through. Allow the bags to sit in the sun for several weeks and on dark pavement for the best effect.

Tarping and Drying: Pile material on a sheet of plastic and cover with a tarp, fastening the tarp to the ground and monitoring it for escapes. Let the material dry for several weeks, or until it is clearly nonviable.

Chipping: Use this method for woody plants that don't reproduce vegetatively.

Burying: This is risky, but can be done with watchful diligence. Lay thick plastic in a deep pit before placing the cut up plant material in the hole. Place the material away from the edge of the plastic before covering it with more heavy plastic. Eliminate as much air as possible and toss in soil to weight down the material in the pit. Note that the top of the buried material should be at least three feet underground. Japanese knotweed should be at least 5 feet underground!

Drowning: Fill a large barrel with water and place soft-tissue plants in the water. Check after a few weeks and look for rotted plant material (roots, stems, leaves, flowers). Well-rotted plant material may be composted. A word of caution- seeds may still be viable after using this method. Do this before seeds are set. This method isn't used often. Be prepared for an awful stink!

Composting: Invasive plants can take root in compost. Don't compost any invasives unless you know there is no viable (living) plant material left. Use one of the above techniques (bagging, tarping, drying, chipping, or drowning) to render the plants nonviable before composting. Closely examine the plant before composting and avoid composting seeds.

Be diligent looking for seedlings for *years* in areas where removal and disposal took place.

Suggested Disposal Methods for Non-Native Invasive Plants

This table provides information concerning the disposal of removed invasive plant material. If the infestation is treated with herbicide and left in place, these guidelines don't apply. Don't bring invasives to a local transfer station, unless there is a designated area for their disposal, or they have been rendered non-viable. This listing includes wetland and upland plants from the New Hampshire Prohibited Invasive Species List. The disposal of aquatic plants isn't addressed.

<table>
<tr><th>Woody Plants</th><th>Method of Reproducing</th><th>Methods of Disposal</th></tr>
<tr><td rowspan="2">Norway maple
(Acer platanoides)
European barberry
(Berberis vulgaris)
Japanese barberry
(Berberis thunbergii)
autumn olive
(Elaeagnus umbellata)
burning bush
(Euonymus alatus)
Morrow's honeysuckle
(Lonicera morrowii)
Tatarian honeysuckle
(Lonicera tatarica)
showy bush honeysuckle
(Lonicera x bella)
common buckthorn
(Rhamnus cathartica)
glossy buckthorn
(Frangula alnus)</td><td rowspan="2">Fruit and Seeds
  </td><td>Prior to fruit/seed ripening
Seedlings and small plants
▪ Pull or cut and leave on site with roots exposed. No special care needed.
Larger plants
▪ Use as firewood.
▪ Make a brush pile.
▪ Chip.
▪ Burn.</td></tr>
<tr><td>After fruit/seed is ripe
Don't remove from site.
▪ Burn.
▪ Make a covered brush pile.
▪ Chip once all fruit has dropped from branches.
▪ Leave resulting chips on site and monitor.</td></tr>
<tr><td rowspan="2">oriental bittersweet
(Celastrus orbiculatus)
multiflora rose
(Rosa multiflora)</td><td rowspan="2">Fruits, Seeds, Plant Fragments
  </td><td>Prior to fruit/seed ripening
Seedlings and small plants
▪ Pull or cut and leave on site with roots exposed. No special care needed.
Larger plants
▪ Make a brush pile.
▪ Burn.</td></tr>
<tr><td>After fruit/seed is ripe
Don't remove from site.
▪ Burn.
▪ Make a covered brush pile.
▪ Chip – only after material has fully dried (1 year) and all fruit has dropped from branches. Leave resulting chips on site and monitor.</td></tr>
</table>

Non-Woody Plants	Method of Reproducing	Methods of Disposal
garlic mustard *(Alliaria petiolata)* spotted knapweed *(Centaurea maculosa)* ▪ Sap of related knapweed can cause skin irritation and tumors. Wear gloves when handling. black swallow-wort *(Cynanchum nigrum)* ▪ May cause skin rash. Wear gloves and long sleeves when handling. pale swallow-wort *(Cynanchum rossicum)* giant hogweed *(Heracleum mantegazzianum)* ▪ Can cause major skin rash. Wear gloves and long sleeves when handling. dame's rocket *(Hesperis matronalis)* perennial pepperweed *(Lepidium latifolium)* purple loosestrife *(Lythrum salicaria)* Japanese stilt grass *(Microstegium vimineum)* mile-a-minute weed *(Polygonum perfoliatum)*	**Fruits and Seeds** 	**Prior to flowering** Depends on scale of infestation Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile. (You can pile onto or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material. **During and following flowering** Do nothing until the following year or remove flowering heads and bag and let rot. Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile remaining material. (You can pile onto plastic or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material.
common reed (*Phragmites australis*) Japanese knotweed *(Polygonum cuspidatum)* Bohemian knotweed *(Polygonum x bohemicum)*	**Fruits, Seeds, Plant Fragments** Primary means of spread in these species is by plant parts. Although all care should be given to preventing the dispersal of seed during control activities, the presence of seed doesn't materially influence disposal activities.	**Small infestation** ▪ Bag all plant material and let rot. ▪ Never pile and use resulting material as compost. ▪ Burn. **Large infestation** ▪ Remove material to unsuitable habitat (dry, hot and sunny or dry and shaded location) and scatter or pile. ▪ Monitor and remove any sprouting material. ▪ Pile, let dry, and burn.

January 2010

Appendix IV

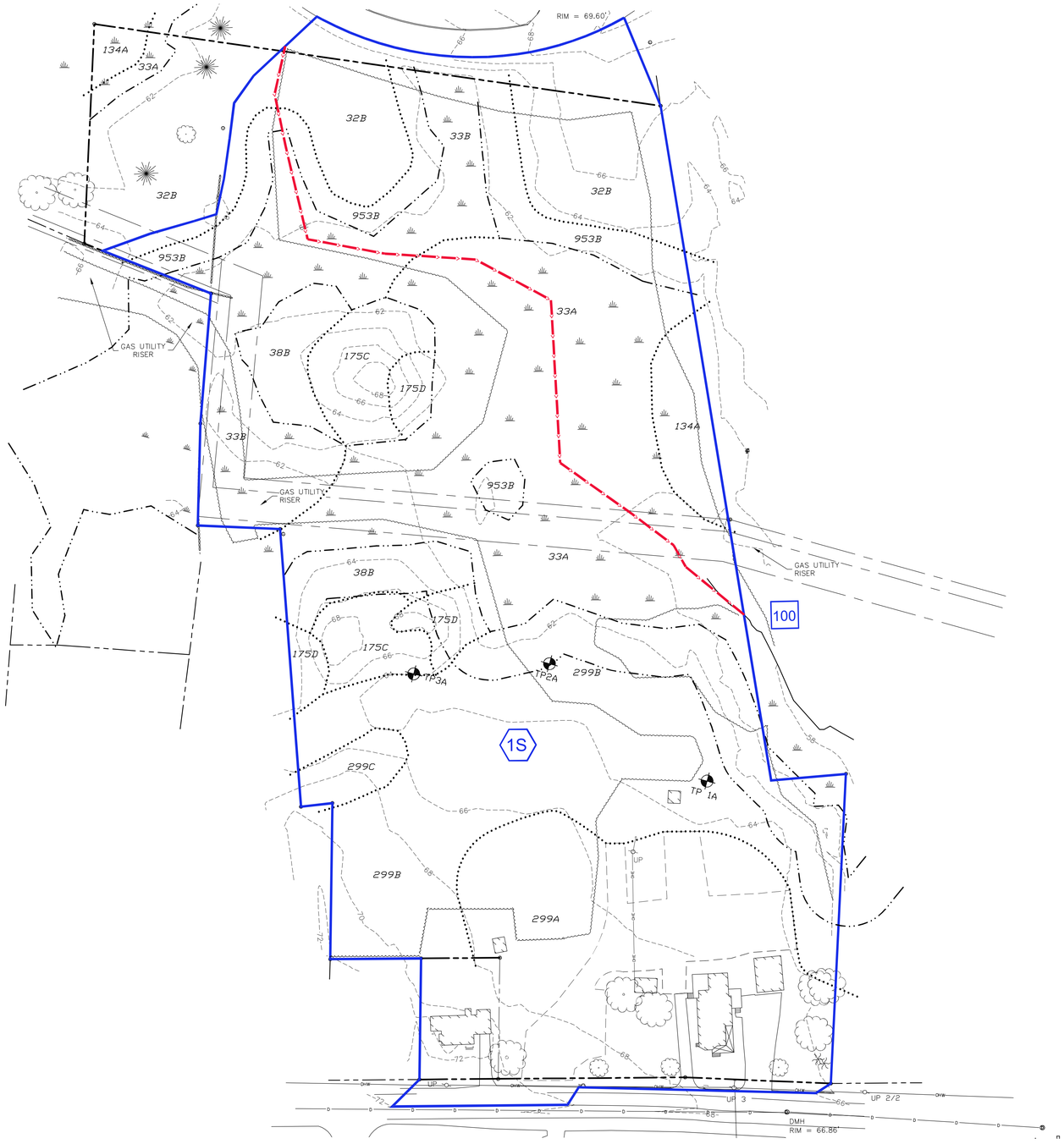
Plans

A SITE SPECIFIC SOIL SURVEY WAS CONDUCTED ON THE REFERENCED PROPERTY BY JOHN P. HAYES III ON JANUARY 9, 2026. THE SOIL SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE NEW HAMPSHIRE SUPPLEMENT OF THE SITE-SPECIFIC SOIL MAPPING STANDARD FOR NEW HAMPSHIRE AND VERMONT, SPECIAL PUBLICATION # 3, VERSION 7.0 JULY 2021, PUBLISHED BY THE SOCIETY OF SOIL SCIENTIST OF NORTHERN NEW ENGLAND.

SOIL IDENTIFICATION LEGEND:

MAP UNIT SYMBOL	MAP UNIT NAME	DRAINAGE CLASS	HYDROLOGIC SOIL GROUP
32	BOXFORD	MWD	C
33	SCITICO	PD	C
38	ELDRIDGE	MWD	C
134	MAYBID	VPD	D
175	HOLLIS/CHARLTON	WD	B/D
299	UDORTHERNTS	MWD	C
953	BOXFORD	SPD	C

SLOPE PHASES:
A=0-3%, B=3-8%, C=8-15%, D=15-25%, E=25%+



WATERSHED KEY

- 4 — SUBCATCHMENT
- 4 — REACH
- 4 — POND
- LIMIT OF SUBCATCHMENT
- FLOW PATH

THIS DRAWING IS FOR DRAINAGE PURPOSED ONLY

PREPARED FOR:

STONEARCH DEVEL. CORP.
3 QUILL LN, SUITE 107
BARRINGTON, NH 03825

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

STATE OF NEW HAMPSHIRE
CHRISTIAN O. SMITH
No.9900
PROFESSIONAL ENGINEER

REVISIONS:	DATE:

EXISTING WATERSHED PLAN

RESIDENTIAL DEVELOPMENT
5 BRENTWOOD ROAD
EXETER, NH
TAX MAP 62, LOT 111

DATE:	MAY, 2026	SCALE:	1" = 50'
PROJ. N0:	NH-1585	SHEET NO.	1

A SITE SPECIFIC SOIL SURVEY WAS CONDUCTED ON THE REFERENCED PROPERTY BY JOHN P. HAYES III ON JANUARY 9, 2026. THE SOIL SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE NEW HAMPSHIRE SUPPLEMENT OF THE SITE-SPECIFIC SOIL MAPPING STANDARD FOR NEW HAMPSHIRE AND VERMONT, SPECIAL PUBLICATION # 3, VERSION 7.0 JULY 2021, PUBLISHED BY THE SOCIETY OF SOIL SCIENTIST OF NORTHERN NEW ENGLAND.

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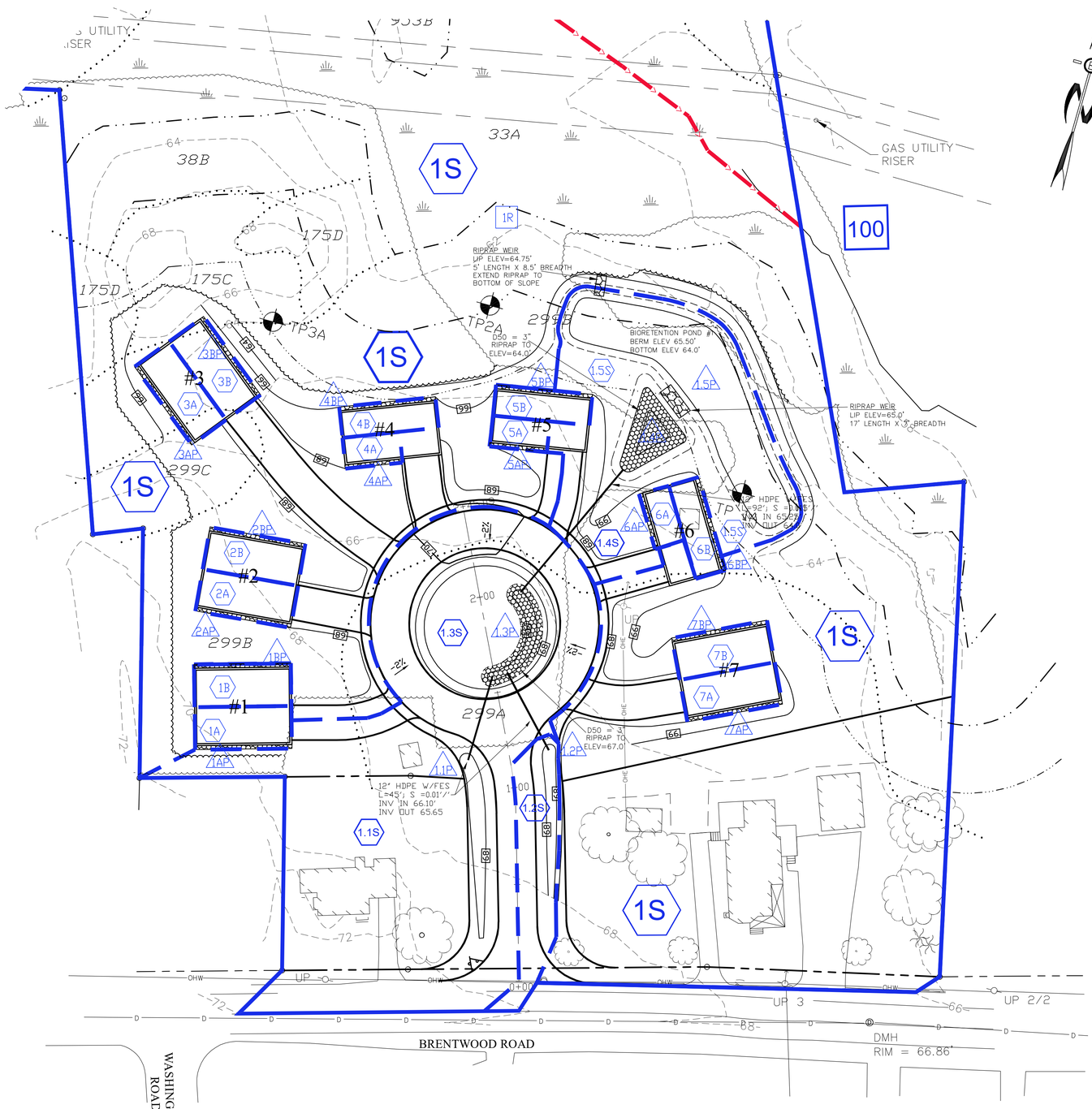

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PREPARED FOR:

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3 QUILL LN, SUITE 107
BARRINGTON, NH 03825

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

STATE OF NEW HAMPSHIRE
CHRISTIAN O. SMITH
No. 9900
PROFESSIONAL ENGINEER

30 0 15 30 60 120

REVISIONS:	DATE:

PROPOSED WATERSHED PLAN-1

RESIDENTIAL DEVELOPMENT
5 BRENTWOOD ROAD
EXETER, NH
TAX MAP 62, LOT 111

DATE:	MAY, 2026	SCALE:	1" = 30'
PROJ. N0:	NH-1585	SHEET NO.	2

A SITE SPECIFIC SOIL SURVEY WAS CONDUCTED ON THE REFERENCED PROPERTY BY JOHN P. HAYES III ON JANUARY 9, 2026. THE SOIL SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE NEW HAMPSHIRE SUPPLEMENT OF THE SITE-SPECIFIC SOIL MAPPING STANDARD FOR NEW HAMPSHIRE AND VERMONT, SPECIAL PUBLICATION # 3, VERSION 7.0 JULY 2021, PUBLISHED BY THE SOCIETY OF SOIL SCIENTIST OF NORTHERN NEW ENGLAND.

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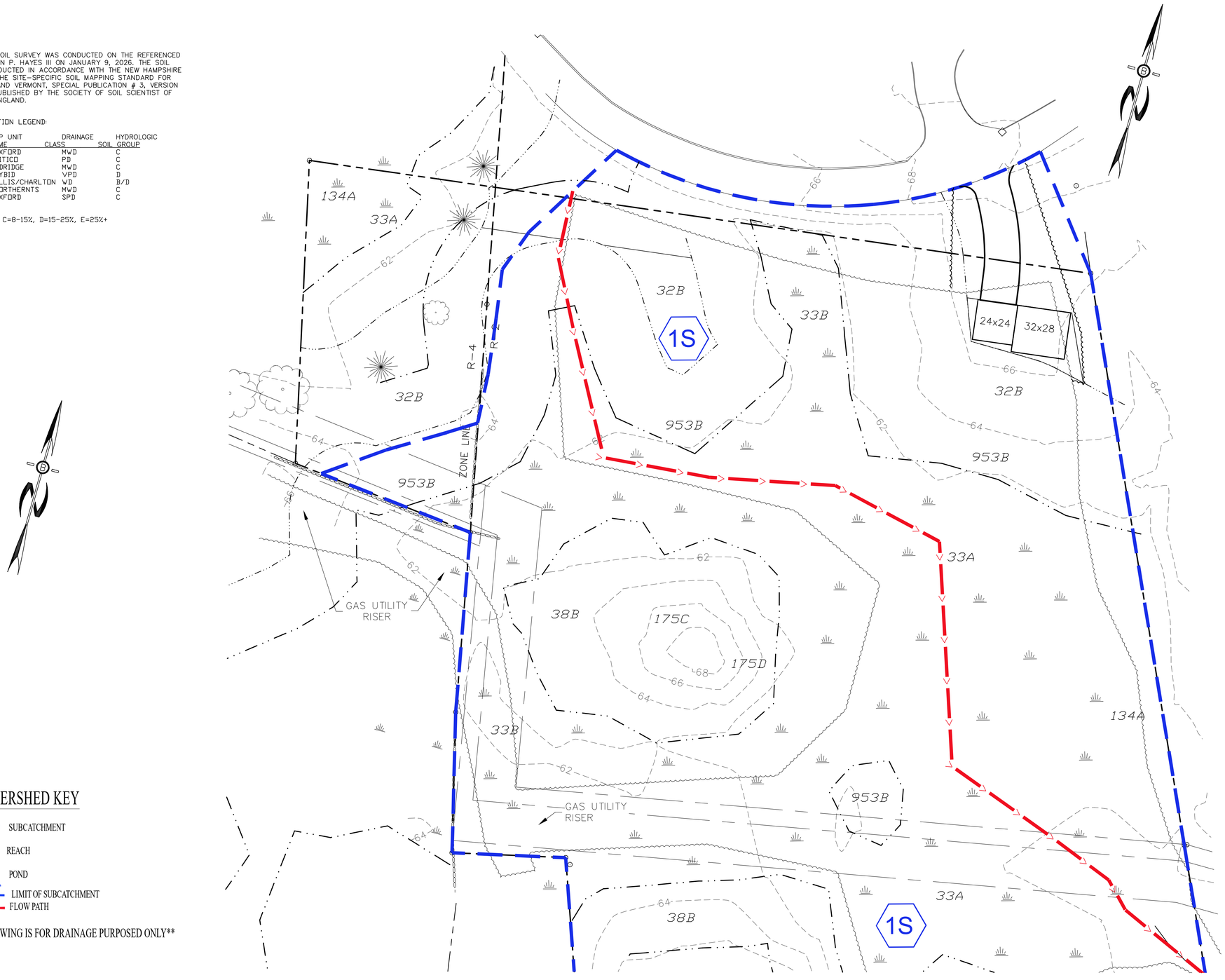
A=0-3%, B=3-8%, C=8-15%, D=15-25%, E=25%+



WATERSHED KEY

- 4 — SUBCATCHMENT
- 4 — REACH
- 4 — POND
- LIMIT OF SUBCATCHMENT
- FLOW PATH

THIS DRAWING IS FOR DRAINAGE PURPOSED ONLY

PREPARED FOR:

STONEARCH DEVEL. CORP.
3 QUILL LN, SUITE 107
BARRINGTON, NH 03825

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

STATE OF NEW HAMPSHIRE
CHRISTIAN O. SMITH
No. 9900
PROFESSIONAL ENGINEER

30 0 15 30 60 120

REVISIONS:	DATE:

PROPOSED WATERSHED PLAN-2

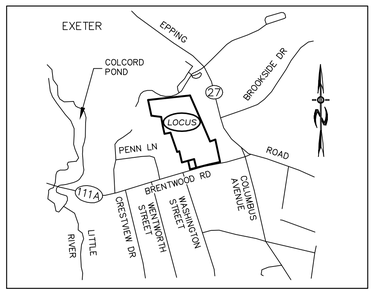
RESIDENTIAL DEVELOPMENT
5 BRENTWOOD ROAD
EXETER, NH
TAX MAP 62, LOT 111

DATE:	FEB, 2026	SCALE:	1" = 30'
PROJ. N0:	NH-1585	SHEET NO.	3

RESIDENTIAL SITE PLAN
5 BRENTWOOD ROAD
TAX MAP 62, LOTS 110 & 111

NOT FOR CONSTRUCTION

LOCATION MAP



SCALE: 1"=500'

DRAWING INDEX

SHEET #	TITLE
	COVER SHEET
1	LOT LINE ADJUSTMENT PLAN
2	EXISTING CONDITION PLAN
3-4	CONDOMINIUM SITE PLANS
5	SUBDIVISION SITE PLAN
6	PROFILE & UTLITY PLAN
7	EROSION & SEDIMENT CONTROL DETAILS
8	CONSTRUCTION DETAILS

CIVIL ENGINEERS:

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

STATE OF NEW HAMPSHIRE — CHRISTIAN O. SMITH No.9900 — PROFESSIONAL ENGINEER

LAND SURVEYORS:

McEneaney Survey Associates of NEW ENGLAND
P.O. Box 1166 – 181 WATSON ROAD
DOVER, NH 03820 (603) 742-0911

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — No. 661 KEVIN M. McENEANEY — SIGNATURE

WETLAND/ENVIRONMENTAL CONSULTANT:

JOHN P. HAYES III CSS, CWS
7 LIMESTONE WAY
NORTH HAMPTON, NH 03862
603-205-4396

PLAN SET LEGEND

5/8" REBAR	●	VGC	VERTICAL GRANITE CURB
DRILL HOLE	◉	OVERHEAD ELEC. LINE	OHW
CONC. BOUND	▫	FENCING	
UTILITY POLE		DRAINAGE LINE	D
DRAIN MANHOLE	Ⓓ	SEWER LINE	S
SEWER MANHOLE	Ⓢ	GAS LINE	G
EXISTING LIGHT POLE	☼	WATER LINE	W
EXISTING CATCH BASIN	□	STONE WALL	
PROPOSED CATCH BASIN	⊞	TREE LINE	
WATER GATE	⋈	ABUT. PROPERTY LINES	
WATER SHUT OFF	⋈	EXIST. PROPERTY LINES	
HYDRANT		BUILDING SETBACK LINES	
PINES, ETC.		EXIST. CONTOUR	100
MAPLES, ETC.		PROP. CONTOUR	100
EXIST. SPOT GRADE	96x69	SOIL LINES	
PROP. SPOT GRADE	96x69		
DOUBLE POST SIGN			
SINGLE POST SIGN			

RECORD OWNER

DONALD E. KELSEY II REVOCABLE LIVING TRUST
DONALD E. KELSEY II TRUSTEE
39 BOW VIEW DRIVE
STRAFFORD, NEW HAMPSHIRE 03884

PATRICIA A. WASHBURNE REVOCABLE TRUST
PATRICIA A. WASHBURNE TRUSTEE
39 BOW VIEW DRIVE
STRAFFORD, NEW HAMPSHIRE 03884

RECORD APPLICANT

STONEARCH DEVEL. CORP.
3 QUILL LN, SUITE 107
BARRINGTON, NH 03825

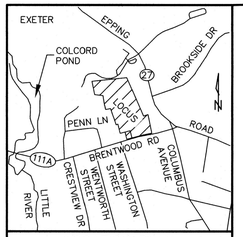
REQUIRED PERMITS
NHDES SEWER CONNECTION

	REVISIONS:	DATE:
1		
2		
3		
4		
5		

PB CASE # PENDING

CHAIRMAN SIGNATURE:

NH-1585 BRENTWOOD ROAD RESIDENTIAL PLAN



LOCATION PLAN
(NO SCALE)

NH STATE PLANE NAD 83 - GPS OBS.

REFERENCE PLANS:

1.) PLAT OF LAND FOR PATRICIA A. ELLISON WASHBURNE IN EXETER, NH; PREPARED BY: PARKER SURVEY ASSOCIATES, INC.; SCALE: 1" = 50'; DATED: MAY, 2000; NOT RECORDED.
2.) LOT LINE ADJUSTMENT PLAN TAX MAP 55 LOT 3 & TAX MAP 62 LOT 11; PREPARED BY JONES & BEACH ENGINEERS, INC.; SCALE: 1" = 60'; DATED: JANUARY 15, 2014; RECORDED R.C.R.D. D-39391.
3.) EASEMENT PLAN TAX MAP 55 LOT 3; PREPARED BY: JONES & BEACH ENGINEERS, INC.; SCALE: 1" = 60'; DATED: JANUARY 15, 2014; RECORDED R.C.R.D. 39392.
4.) 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.

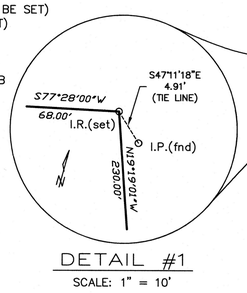
LEGEND

I.R.(tbs) O – IRON ROD W/ I.D. CAP (TO BE SET)
G.B.(tbs) – GRANITE BOUND (TO BE SET)
I.R.(fnd) O – IRON ROD (FOUND)
I.P.(fnd) O – IRON ROD (FOUND)
△ TBM – TEMPORARY BENCHMARK
BCC – BITUMINOUS CONCRETE CURB
VGC – VERTICAL GRANITE CURB
CB – CATCH BASIN
Ⓢ SMH – SEWER MANHOLE
Ⓓ DMH – DRAIN MANHOLE
WV ⋈ – WATER GATE VALVE
S.F. – SQUARE FEET
Ac. – ACRE
(TYP.) – TYPICAL
± – MORE OR LESS
ø – DIAMETER
R.C.R.D. – ROCKINGHAM COUNTY REGISTRY OF DEEDS
UP 2/2 – UTILITY POLE W/ I.D. Nos.
EDGE OF WETLAND
WETLAND SYMBOL
DECIDUOUS TREE
CONIFEROUS TREE
SHRUB
SOIL TEST PIT

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	20°43'35"	265.00'	95.86'	95.34'	S84°22'48"E
C2	43°00'49"	265.00'	198.94'	194.30'	N63°45'00"E
C3	90°35'13"	25.00'	39.53'	35.54'	S29°13'59"W
C4	6°37'47"	125.00'	14.46'	14.46'	S21°05'46"E
C5	89°24'47"	25.00'	39.01'	35.17'	N60°46'01"W
C6	5°15'18"	175.00'	16.05'	16.04'	N18°41'17"W
C7	55°17'32"	30.00'	28.95'	27.84'	N52°03'25"W
C8	288°22'19"	64.00'	322.11'	74.90'	N64°28'58"E
C9	53°40'24"	30.00'	28.10'	27.09'	S01°49'56"W
C10	3°41'21"	175.00'	11.27'	11.27'	S23°09'36"E

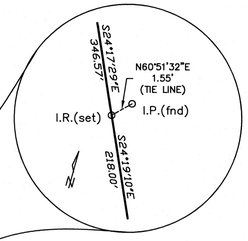
No.	Bearing	Distance
L1	S68°25'51"W	26.05'
L2	S77°28'00"W	68.00'
L3	N69°59'48"E	61.88'
L4	S73°55'00"W	64.98'
L5	N74°31'35"E	65.00'
L6	N16°23'18"E	22.87'
L7	S24°31'48"E	68.63'
L8	S08°26'46"E	0.57'
L9	N78°13'26"E	27.70'
L10	S16°06'56"E	58.56'
L11	N74°31'35"E	6.95'
L12	N74°31'35"E	100.01'
L13	N74°31'35"E	47.43'
L14	N16°03'38"W	55.83'

McKAY DRIVE
BCC
EDGE OF PAVEMENT
CB RIM = 69.60'
55 / 3-1
SEACOAST EARLY LEARNING
5 MCKAY DRIVE
EXETER, NH 03833
6323/202
ACCESS & UTILITY EASEMENT #1 (SEE NOTE 10)
ACCESS & UTILITY EASEMENT #2 (SEE NOTE 10)
I.R.(fnd)
I.P.(fnd)
N83°13'43"E 472.20'
(204.10')
C1 C2 L7 L8
EDGE OF WETLAND
50' WETLAND BUFFER
N12°21'16"W 181.36'
R-4 ZONE LINE R-2
112.49'
N83°26'31"W
62 / 112
GREAT BAY KIDS COMPANY INC.
81 NEW HAMPSHIRE AVENUE
PORTSMOUTH, NH 03801
5585/1600
S24°17'29"E 346.57'
62 / 90
CORE DEVELOPMENT TEAM
3 QUILL LANE SUITE 107
BARRINGTON, NH 03825
6577/1129
GAS UTILITY RISER (SEE NOTE 9)
N02°21'32"W 107.75'
N13°30'18"W 84.21'
I.R.(tbs)
L2
TREELINE (TYP.)
EDGE OF WETLAND
GAS UTILITY RISER (SEE NOTE 9)
S24°19'10"E 218.00'
63 / 99
RACHEL & CHRISTOPHER B. MOORE
62 EPPING ROAD
EXETER, NH 03833
6685/2327
N19°19'01"W 230.00'
ABUTTERS LINE (TYP.)
TEST PIT #3A
TEST PIT #2A
50' WETLAND BUFFER
75' WETLAND BUFFER
62 / 107
HERBERT SMITH
MARIAN GOODING-SMITH
17 BRENTWOOD ROAD
EXETER, NH 03833
4279/2617
62 / 111
PROPOSED PARCEL AREA
294,338 S.F.
6.757 Ac.
62 / 108
HUNBERTO & ROBERTA ANDRADE
2 FIELDING LANE
HAMPTON, NH 03842
5857/1993
BUILDING SETBACK (TYP.)
19,081 S.F. PROPOSED R.O.W.
LOT LINE TO BE ABANDONED
LOT TO BE SUBDIVIDED
GRAVEL DRIVE
SHED
GARAGE
1 1/2 STORY WOODEN HOUSE
TRACT A
TRACT B
AREA TO BE CONVEYED 2,883 S.F.
GRAVEL DRIVE
PAVED DRIVE
TBM, NAIL SET IN U-POLE 4 ELEV. = 70.67'
CHAINLINK FENCE
N14°11'40"W 130.38'
N14°12'53"W 100.70'
S73°23'01"W 75.05'
N62°46'45"E 206.61'
S12°12'57"E 110.90'
S12°12'57"E 144.99'
S77°26'05"W 120.30'
62 / 111A
PROPOSED PARCEL AREA
23,367 S.F.
0.536 Ac.
63 / 96
MARY UNDERWOOD REVOCABLE TRUST
JODY M. UNDERWOOD TRUSTEE
3A BENTWOOD ROAD
EXETER, NH 03833
6036/417
62 / 110
PROPOSED PARCEL AREA
9,403 S.F.
0.216 Ac.
62 / 10
BRIAN & LYDIA HOYT
13 BRENTWOOD ROAD
EXETER, NH 03833
2518/587
SMH RIM = 72.38'
BRENTWOOD ROAD
{PUBLIC; VARIABLE WIDTH R.O.W.}
SMH RIM = 67.96'
DMH RIM = 66.86'
62 / 01
PATRICK ROBICHEAU
12 BRENTWOOD ROAD
EXETER, NH 03833
5480/702
63 / 93
JAMES J. KELLEHER REV. TRUST
8 THISTLE WAY
EXETER, NH 03833
6381/1811
63 / 95
LISA REYNOLDS REVOCABLE TRUST OF 2005
6 BRENTWOOD DRIVE
EXETER, NH 03833
5666/293



DETAIL #1
SCALE: 1" = 10'

DETAIL #2
SCALE: 1" = 10'



SOILS IDENTIFIERS AND DESCRIPTION

32B	BOXFORD SILT LOAM, 3 TO 8 PERCENT SLOPES
33A	SCITICO SILT LOAM, 0 TO 5 PERCENT SLOPES
38B	ELDRIDGE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
63C	CHARLTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
599	URBAN LAND–HOOSIC COMPLEX, 3 TO 15 PERCENT SLOPES

NOTES:

1.) OWNERS OF RECORD:

62 / 110 — DONALD E. KELSEY II REVOCABLE LIVING TRUST
DONALD E. KELSEY II TRUSTEE
39 BOW VIEW DRIVE
STRAFFORD, NEW HAMPSHIRE 03884
R.C.R.D. VOLUME 6158, PAGE 1525

62 / 111 — PATRICIA A. WASHBURNE REVOCABLE TRUST
PATRICIA A. WASHBURNE TRUSTEE
39 BOW VIEW DRIVE
STRAFFORD, NEW HAMPSHIRE 03884
R.C.R.D. VOLUME 3521, PAGE 2229

2.) 62 / 110 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) PARCEL AREAS:

	EXISTING	PROPOSED
62 / 110	= 6,520 S.F. / 0.149 Ac.	= 9,403 S.F. / 0.149 Ac
62 / 111	= 339,669 S.F. / 7.797 Ac.	= 294,338 S.F. / 6.757 Ac.
62 / 111A	N/A	= 23,367 S.F. / 0.536 Ac.
PROPOSED R.O.W.	N/A	= 19,081 S.F. / 0.536 Ac.

4.) THE INTENT OF THIS PLAN IS TO DEPICT A LOT LINE ADJUSTMENT WHERE A PORTION OF LOT 62/111 WILL BE CONVEYED TO LOT 62/110. THIS PORTION OF LOT 62/111 CONSISTS OF 2,883 S.F. AND IS LABELED AS TRACT [A]. THIS PLAN ALSO DEPICTS A MINOR SUBDIVISION OF THE SUBJECT PARCEL 62/111, CREATING LOT 62/111A, THIS LOT IS LABELED AS TRACT [B]. THIS PLAN ALSO DEPICTS A PROPOSED RIGHT OF WAY. ALL EXISTING AND PROPOSED AREAS ARE DEPICTED IN THE TABLE ABOVE. EVERYTHING SHOWN HEREON DEPICTS SITE CONDITIONS AS OF JANUARY 14, 2026.

5.) ZONING DISTRICT: RESIDENTIAL – 2 / RESIDENTIAL – 4

DISTRICT	(R–2)
DIMENSIONAL REQUIREMENTS:	
MINIMUM LOT SIZE	= 1 Ac.
MINIMUM WIDTH	= 100 FEET
MINIMUM DEPTH	= 100 FEET
MINIMUM FRONTAGE	= 100 FEET
MAXIMUM BUILDING COVERAGE	= 25 PERCENT
MINIMUM OPEN SPACE	= 60/40 PERCENT
MINIMUM YARD SETBACKS:	
FRONT SETBACK	= 25 FEET
SIDE SETBACK (ONE)	= 15 FEET
SIDE SETBACK (BOTH)	= 30 FEET
REAR SETBACK	= 25 FEET
MAXIMUM BUILDING HEIGHT	= 35 FEET / 3 STORIES

6.) THE SUBJECT PARCELS ARE OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP: 33015C0402E WITH AN EFFECTIVE DATE OF MAY 17, 2005.

7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED DECEMBER 4, 2025. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED DECEMBER 4, 2025.

8.) WETLANDS SHOWN WERE DELINEATED BY JOHN P. HAYES III, C.W.S. No. 18, ON DECEMBER 22, 2025, IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.

9.) PARCEL 62/111 IS SUBJECT TO A GAS UTILITY EASEMENT AS DESCRIBED IN R.C.R.D. VOLUME 1374, PAGE 138. AS DEPICTED ON R.C.R.D. PLAN #0449.

10.) PARCEL 62/111 IS IN BENEFIT TO AN ACCESS & UTILITY EASEMENT AS RECORDED AT R.C.R.D. VOLUME 5704, PAGE 2351, AS SHOWN ON REFERENCE PLAN #3 R.C.R.D. #D–39392.

11.) THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.

10.) THE SOURCE FOR THE SOIL TYPE DATA IS USDA NRCS WEB SOIL SURVEY HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/APP/WEBSOILSURVEY.ASPX.

OWNER SIGNATURES

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

25218	LLA & SUBD.	25–11	21–27
PROJECT NO	TYPE	FIELDBOOK & PAGES	

LOT LINE ADJUSTMENT & MINOR SUBDIVISION

PREPARED FOR
DONALD E. KELSEY, II REV. TRUST
TAX MAP 62, LOT No. 110
& PATRICIA A. WASHBURNE REV. TRUST
TAX MAP 62, LOT No. 111
5 & 11 BRENTWOOD ROAD
TOWN of EXETER
COUNTY of ROCKINGHAM
STATE of NEW HAMPSHIRE

DRAWN BY: JJH | FILE: P:\25218\S\DWG\25218LLA
SCALE: 1" = 50' | DATE: MAY 8, 2026

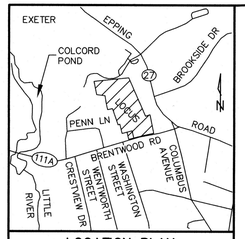
50 25 0 25 50 100 150 200

"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."

STATE OF NEW HAMPSHIRE — No. 661 KEVIN M. McENEANEY — LICENSED LAND SURVEYOR — SIGNATURE

McEneaney Survey Associates of NEW ENGLAND
P.O. Box 1166 – 181 WATSON ROAD
DOVER, NH 03821 (603) 742–0911

SURVEYING – PLANNING – CONSULTING



LOCATION PLAN
(NO SCALE)

REFERENCE PLANS:

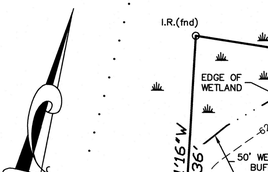
1.) PLAT OF LAND FOR PATRICIA A. ELLISON WASHBURNE IN EXETER, NH; PREPARED BY: PARKER SURVEY ASSOCIATES, INC.; SCALE: 1" = 50'; DATED: MAY, 2000; NOT RECORDED.
2.) LOT LINE ADJUSTMENT PLAN TAX MAP 55 LOT 3 & TAX MAP 62 LOT 11; PREPARED BY JONES & BEACH ENGINEERS, INC.; SCALE: 1" = 60'; DATED: JANUARY 15, 2014; RECORDED R.C.R.D. D-39391.
3.) EASEMENT PLAN TAX MAP 55 LOT 3; PREPARED BY: JONES & BEACH ENGINEERS, INC.; SCALE: 1" = 60'; DATED: JANUARY 15, 2014; RECORDED R.C.R.D. 39392.
4.) 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.

LEGEND

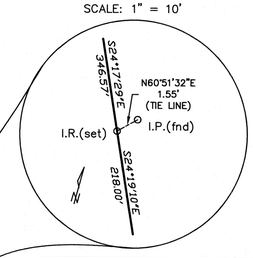
I.R.(tbs) O – IRON ROD W/ I.D. CAP (TO BE SET)
G.B.(tbs) – GRANITE BOUND (TO BE SET)
I.R.(fnd) O – IRON ROD (FOUND)
I.P.(fnd) O – IRON ROD (FOUND)
△ TBM – TEMPORARY BENCHMARK
BCC – BITUMINOUS CONCRETE CURB
VGC – VERTICAL GRANITE CURB
CB – CATCH BASIN
Ⓢ SMH – SEWER MANHOLE
Ⓓ DMH – DRAIN MANHOLE
⋈ – WATER GATE VALVE
S.F. – SQUARE FEET
Ac. – ACRE
(TYP.) – TYPICAL
± – MORE OR LESS
ø – DIAMETER
R.C.R.D. – ROCKINGHAM COUNTY REGISTRY OF DEEDS
UP 2/2 – UTILITY POLE W/ I.D. Nos.
EDGE OF WETLAND
– WETLAND SYMBOL
– DECIDUOUS TREE
– CONIFEROUS TREE
– SHRUB
– SOIL TEST PIT

SOILS IDENTIFIERS AND DESCRIPTION

32B	BOXFORD SILT LOAM, 3 TO 8 PERCENT SLOPES
33A	SCITICO SILT LOAM, 0 TO 5 PERCENT SLOPES
38B	ELDRIDGE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
63C	CHARLTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
599	URBAN LAND–HOOSIC COMPLEX, 3 TO 15 PERCENT SLOPES



DETAIL #1
SCALE: 1" = 10'



DETAIL #2
SCALE: 1" = 10'

No.	Bearing	Distance
L1	S68°25'51"W	26.05'
L2	S77°28'00"W	68.00'
L3	N69°59'48"E	61.88'
L4	S73°55'00"W	64.98'
L5	N74°31'35"E	65.00'
L6	N16°23'18"E	22.87'
L7	S24°31'48"E	68.63'
L8	S08°26'46"E	0.57'
L9	N78°13'26"E	27.70'
L10	S16°06'56"E	58.56'
L11	N74°31'35"E	6.95'
L12	N74°31'35"E	100.01'
L13	N74°31'35"E	47.43'
L14	N16°03'38"W	55.83'

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	20°43'35"	265.00'	95.86'	95.34'	S84°22'48"E
C2	43°00'49"	265.00'	198.94'	194.30'	N63°45'00"E
C3	90°35'13"	25.00'	39.53'	35.54'	S29°13'59"W
C4	6°37'47"	125.00'	14.46'	14.46'	S21°05'46"E
C5	89°24'47"	25.00'	39.01'	35.17'	N60°46'01"W
C6	5°15'18"	175.00'	16.05'	16.04'	N18°41'17"W
C7	55°17'32"	30.00'	28.95'	27.84'	N52°03'25"W
C8	288°22'19"	64.00'	322.11'	74.90'	N64°28'58"E
C9	53°40'24"	30.00'	28.10'	27.09'	S01°49'56"W
C10	3°41'21"	175.00'	11.27'	11.27'	S23°09'36"E

OWNER SIGNATURES

NOTES:

1.) OWNERS OF RECORD:

62 / 110 — DONALD E. KELSEY II REVOCABLE LIVING TRUST
DONALD E. KELSEY II TRUSTEE
39 BOW VIEW DRIVE
STRAFFORD, NEW HAMPSHIRE 03884
R.C.R.D. VOLUME 6158, PAGE 1525

62 / 111 — PATRICIA A. WASHBURNE REVOCABLE TRUST
PATRICIA A. WASHBURNE TRUSTEE
39 BOW VIEW DRIVE
STRAFFORD, NEW HAMPSHIRE 03884
R.C.R.D. VOLUME 3521, PAGE 2229

2.) 62 / 110 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) PARCEL AREAS:

	EXISTING	PROPOSED
62 / 110	= 6,520 S.F. / 0.149 Ac.	= 9,403 S.F. / 0.149 Ac
62 / 111	= 339,669 S.F. / 7.797 Ac.	= 294,338 S.F. / 6.757 Ac.
62 / 111A	N/A	= 23,367 S.F. / 0.536 Ac.
PROPOSED R.O.W.	N/A	= 19,081 S.F. / 0.536 Ac.

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5.) ZONING DISTRICT: RESIDENTIAL – 2 / RESIDENTIAL – 4

DISTRICT	(R–2)
DIMENSIONAL REQUIREMENTS:	
MINIMUM LOT SIZE	= 1 Ac.
MINIMUM WIDTH	= 100 FEET
MINIMUM DEPTH	= 100 FEET
MINIMUM FRONTAGE	= 100 FEET
MAXIMUM BUILDING COVERAGE	= 25 PERCENT
MINIMUM OPEN SPACE	= 60/40 PERCENT
MINIMUM YARD SETBACKS:	
FRONT SETBACK	= 25 FEET
SIDE SETBACK (ONE)	= 15 FEET
SIDE SETBACK (BOTH)	= 30 FEET
REAR SETBACK	= 25 FEET
MAXIMUM BUILDING HEIGHT	= 35 FEET / 3 STORIES

6.) THE SUBJECT PARCELS ARE OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP: 33015C0402E WITH AN EFFECTIVE DATE OF MAY 17, 2005.

7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED DECEMBER 4, 2025. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED DECEMBER 4, 2025.

8.) WETLANDS SHOWN WERE DELINEATED BY JOHN P. HAYES III, C.W.S. NO. 18, ON DECEMBER 22, 2025, IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.

9.) PARCEL 62/111 IS SUBJECT TO A GAS UTILITY EASEMENT AS DESCRIBED IN R.C.R.D. VOLUME 1374, PAGE 138. AS DEPICTED ON R.C.R.D. PLAN #0449.

10.) PARCEL 62/111 IS IN BENEFIT TO AN ACCESS & UTILITY EASEMENT AS RECORDED AT R.C.R.D. VOLUME 5704, PAGE 2351, AS SHOWN ON REFERENCE PLAN #3 R.C.R.D. #D–39392.

11.) THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.

10.) THE SOURCE FOR THE SOIL TYPE DATA IS USDA NRCS WEB SOIL SURVEY HTTP: //WEBSOILSURVEY.NRCS.USDA.GOV/APP/WEBSOILSURVEY.ASPX.

"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."

TOPOGRAPHY
LOT LINE ADJUSTMENT & MINOR SUBDIVISION
PREPARED FOR
DONALD E. KELSEY, II REV. TRUST
TAX MAP 62, LOT No. 110
& PATRICIA A. WASHBURNE REV. TRUST
TAX MAP 62, LOT No. 111
5 & 11 BRENTWOOD ROAD
TOWN of EXETER
COUNTY of ROCKINGHAM
STATE of NEW HAMPSHIRE

DRAWN BY: JJH	FILE: P:>25218\S\DWG\25218LLA
SCALE: 1" = 50'	DATE: MAY 8, 2026

50 25 0 25 50 100 150 200

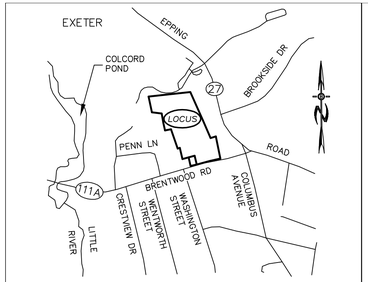
NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

25218	LLA & SUBD.	25–11	21–27
PROJECT NO	TYPE	FIELDBOOK & PAGES	

STATE OF NEW HAMPSHIRE — No. 661 KEVIN M. McENEANEY — LICENSED LAND SURVEYOR — SIGNATURE

McEneaney Survey Associates of NEW ENGLAND
P.O. Box 1166 – 181 WATSON ROAD
DOVER, NH 03821 (603) 742–0911

SURVEYING – PLANNING – CONSULTING

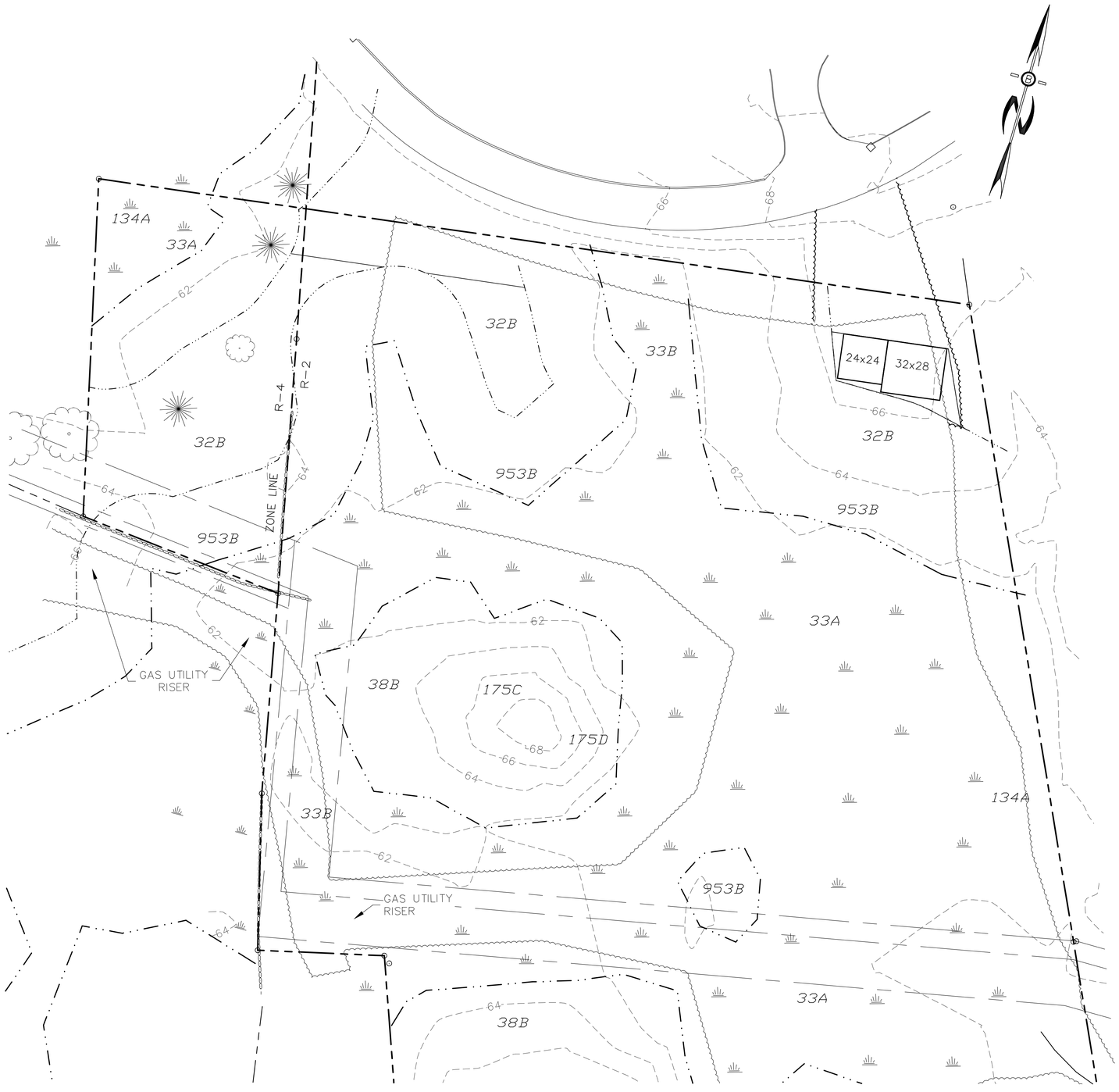


LOCATION MAP
1"=500'

ZONING DISTRICT: RESIDENTIAL – 2 SINGLE FAMILY / RESIDENTIAL 4

DISTRICT (R-2)
DIMENSIONAL REQUIREMENTS: W/ UTILITIES

MINIMUM LOT SIZE	= 15,000 SF
MINIMUM WIDTH	= 100 FEET
MINIMUM DEPTH	= 100 FEET
MINIMUM FRONTAGE	= 100 FEET
MAXIMUM BUILDING COVERAGE	= 25 PERCENT
MINIMUM OPEN SPACE	= 60/40 PERCENT
MINIMUM YARD SETBACKS:	
FRONT SETBACK	= 25 FEET
SIDE SETBACK (ONE)	= 15 FEET
SIDE SETBACK (BOTH)	= 30 FEET
REAR SETBACK	= 25 FEET
MAXIMUM BUILDING HEIGHT	= 35 FEET / 3 STORIES



TOWN NOTES

1. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
2. THE APPLICANT HAS DESIGNED THIS SITE TO SAFELY ACCOMMODATE MAXIMUM SIZE VEHICLES AND TRUCKS, (DESIGN VEHICLE IS THE EXETER LADDER TRUCK OR 35' BOX TRUCK) EITHER DELIVERING TO, OR USING THE PROPERTY.
3. ALL SNOW SHALL BE STORED IN THE AREA(S) DEPICTED ON THIS PLAN AS SNOW STORAGE AREAS. 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.
4. 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 DUMPSTER AS NEEDED.
5. ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 GRADING, DRAINAGE, AND EROSION & SEDIMENT CONTROL AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE.

PREPARED FOR:

STONEARCH DEVEL. CORP.
3 QUILL LN, SUITE 107
BARRINGTON, NH 03825

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

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW 7 NEW RESIDENTIAL HOMES WITH A PROPOSED CDS ROADWAY.
2. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF EXETER STANDARDS AND REGULATIONS.
3. ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.3 STORMWATER MANAGEMENT STANDARDS, STORMWATER MANAGEMENT PLAN, STORMWATER POLLUTION PREVENTION PLAN, AND EROSION AND SEDIMENT CONTROL STANDARDS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE". SEE SECTION 9.14 ROADWAYS, ACCESS POINTS, AND FIRE LANES AND SECTION 9.13 PARKING AREAS FOR EXCEPTIONS.
4. 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.
5. ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS UNLESS A VARIANCE IS OTHERWISE REQUESTED.
6. TOTAL PROPOSED DISTURBANCE FOR CONSTRUCTION = _____ ACRES.
7. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO RELEASE OF BOND, THE APPLICANT SHALL SUBMIT A LETTER TO THE TOWN, SIGNED AND STAMPED BY THE DESIGN ENGINEER, WHO MUST BE A LICENSED PROFESSIONAL ENGINEER IN NH, STATING CONSTRUCTION HAS BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLANS.
8. 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.
9. THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL 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.
10. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
11. THIS SITE IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE.

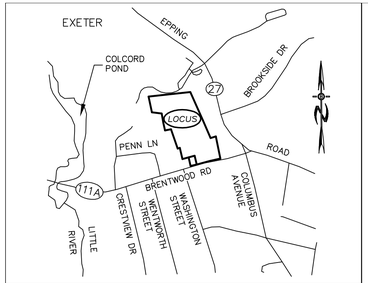
30 0 15 30 60 120

REVISIONS:	DATE:

CONDOMINIUM SITE PLAN

RESIDENTIAL DEVELOPMENT
5 BRENTWOOD ROAD
EXETER, NH
TAX MAP 62, LOT 111

DATE:	FEB, 2026	SCALE:	1" = 50'
PROJ. N0:	NH-1585	SHEET NO.	3

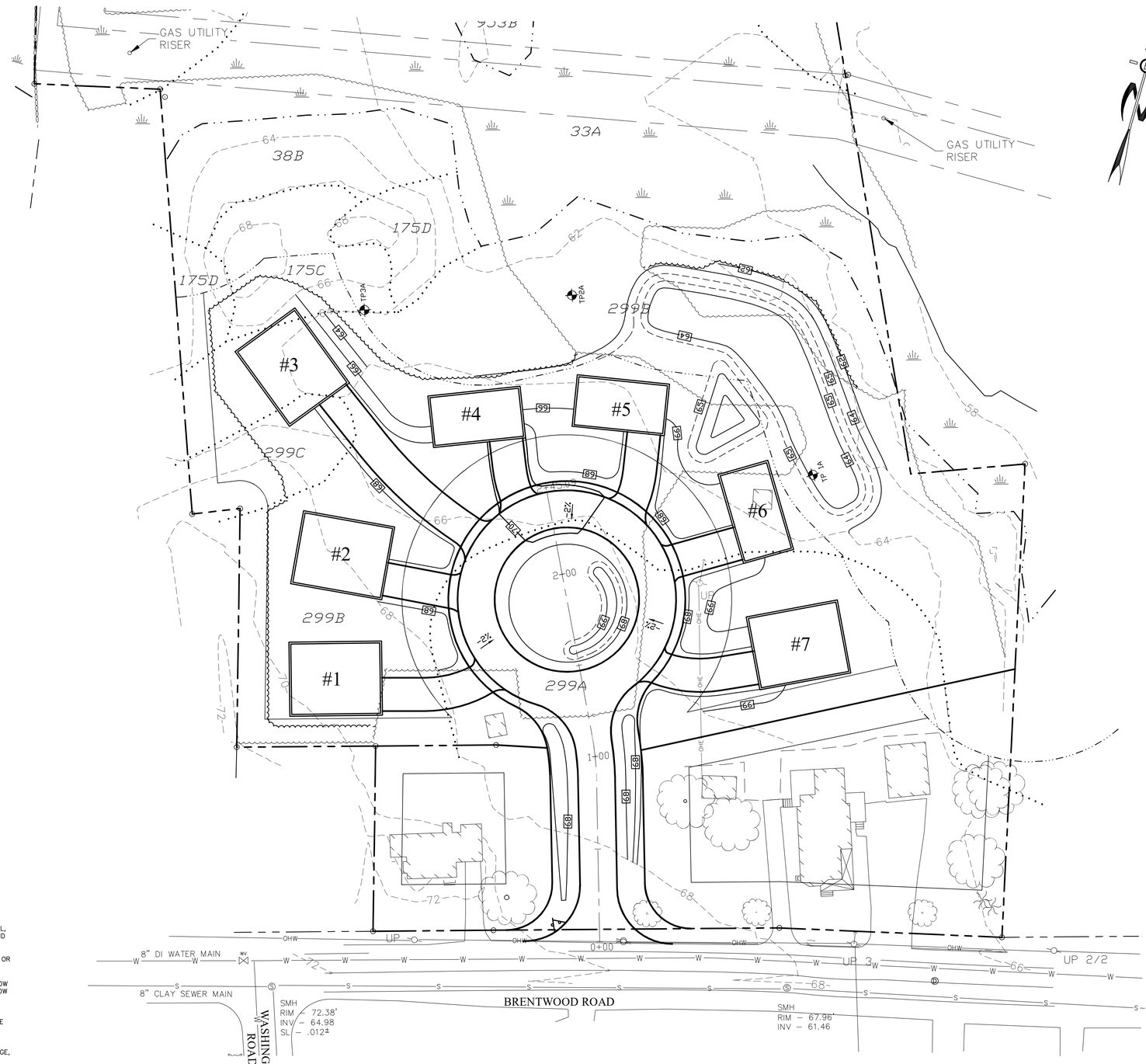


LOCATION MAP
1"=500'

ZONING DISTRICT: RESIDENTIAL – 2 SINGLE FAMILY / RESIDENTIAL 4

DISTRICT (R-2)
DIMENSIONAL REQUIREMENTS: W/ UTILITIES

MINIMUM LOT SIZE	= 15,000 SF
MINIMUM WIDTH	= 100 FEET
MINIMUM DEPTH	= 100 FEET
MINIMUM FRONTAGE	= 100 FEET
MAXIMUM BUILDING COVERAGE	= 25 PERCENT
MINIMUM OPEN SPACE	= 60/40 PERCENT
MINIMUM YARD SETBACKS:	
FRONT SETBACK	= 25 FEET
SIDE SETBACK (ONE)	= 15 FEET
SIDE SETBACK (BOTH)	= 30 FEET
REAR SETBACK	= 25 FEET
MAXIMUM BUILDING HEIGHT	= 35 FEET / 3 STORIES



TOWN NOTES

1. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
2. THE APPLICANT HAS DESIGNED THIS SITE TO SAFELY ACCOMMODATE MAXIMUM SIZE VEHICLES AND TRUCKS, (DESIGN VEHICLE IS THE EXETER LADDER TRUCK OR 35' BOX TRUCK) EITHER DELIVERING TO, OR USING THE PROPERTY.
3. ALL SNOW SHALL BE STORED IN THE AREA(S) DEPICTED ON THIS PLAN AS SNOW STORAGE AREAS. 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.
4. 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 DUMPSTER AS NEEDED.
5. ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 GRADING, DRAINAGE, AND EROSION & SEDIMENT CONTROL AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE.

PREPARED FOR:

STONEARCH DEVEL. CORP.
3 QUILL LN, SUITE 107
BARRINGTON, NH 03825

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

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW 7 NEW RESIDENTIAL HOMES WITH A PROPOSED CDS ROADWAY.
2. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF EXETER STANDARDS AND REGULATIONS.
3. ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.3 STORMWATER MANAGEMENT STANDARDS, STORMWATER MANAGEMENT PLAN, STORMWATER POLLUTION PREVENTION PLAN, AND EROSION AND SEDIMENT CONTROL STANDARDS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE". SEE SECTION 9.14 ROADWAYS, ACCESS POINTS, AND FIRE LANES AND SECTION 9.13 PARKING AREAS FOR EXCEPTIONS.
4. 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.
5. ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS UNLESS A VARIANCE IS OTHERWISE REQUESTED.
6. TOTAL PROPOSED DISTURBANCE FOR CONSTRUCTION = _____ ACRES.
7. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO RELEASE OF BOND, THE APPLICANT SHALL SUBMIT A LETTER TO THE TOWN, SIGNED AND STAMPED BY THE DESIGN ENGINEER, WHO MUST BE A LICENSED PROFESSIONAL ENGINEER IN NH, STATING CONSTRUCTION HAS BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLANS.
8. 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.
9. THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL 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.
10. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
11. THIS SITE IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE.

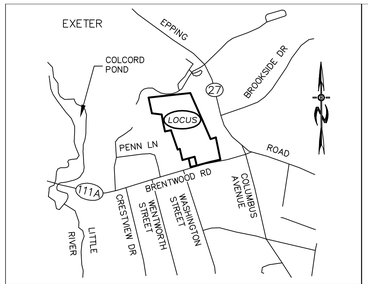
30 0 15 30 60 120

REVISIONS:	DATE:

CONDOMINIUM SITE PLAN

RESIDENTIAL DEVELOPMENT
5 BRENTWOOD ROAD
EXETER, NH
TAX MAP 62, LOT 111

DATE:	MAY, 2026	SCALE:	1" = 30'
PROJ. N0:	NH-1585	SHEET NO.	4

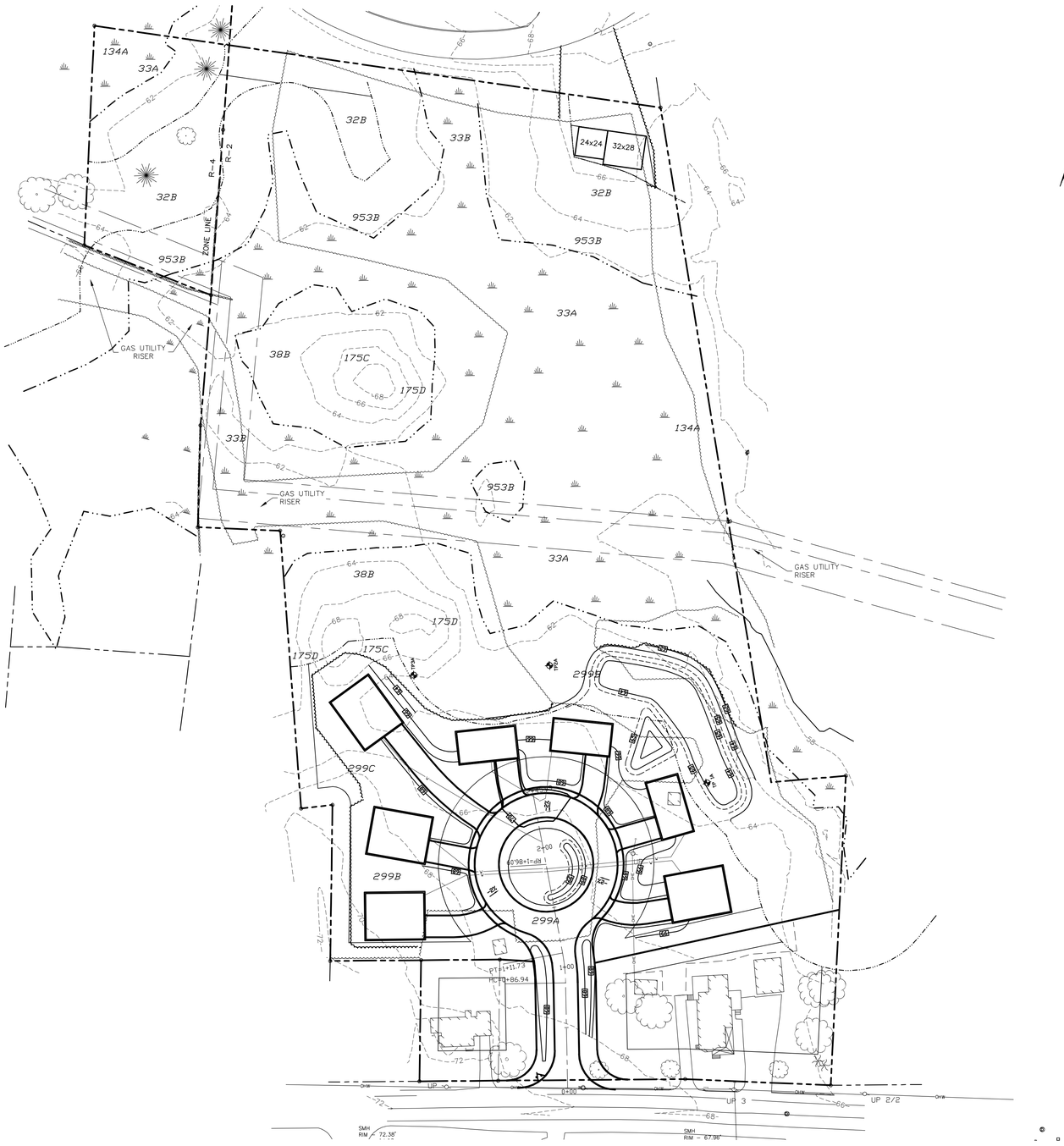


LOCATION MAP
1"=500'

ZONING DISTRICT: RESIDENTIAL – 2 SINGLE FAMILY / RESIDENTIAL 4

DISTRICT (R-2)
DIMENSIONAL REQUIREMENTS: W/ UTILITIES

MINIMUM LOT SIZE	= 15,000 SF
MINIMUM WIDTH	= 100 FEET
MINIMUM DEPTH	= 100 FEET
MINIMUM FRONTAGE	= 100 FEET
MAXIMUM BUILDING COVERAGE	= 25 PERCENT
MINIMUM OPEN SPACE	= 60/40 PERCENT
MINIMUM YARD SETBACKS:	
FRONT SETBACK	= 25 FEET
SIDE SETBACK (ONE)	= 15 FEET
SIDE SETBACK (BOTH)	= 30 FEET
REAR SETBACK	= 25 FEET
MAXIMUM BUILDING HEIGHT	= 35 FEET / 3 STORIES



PREPARED FOR:

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3 QUILL LN, SUITE 107
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4. 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.
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10. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
11. THIS SITE IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE.

TOWN NOTES

1. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
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3. ALL SNOW SHALL BE STORED IN THE AREA(S) DEPICTED ON THIS PLAN AS SNOW STORAGE AREAS. 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.
4. 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 DUMPSTER AS NEEDED.
5. ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 GRADING, DRAINAGE, AND EROSION & SEDIMENT CONTROL AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE.

REVISIONS:	DATE:

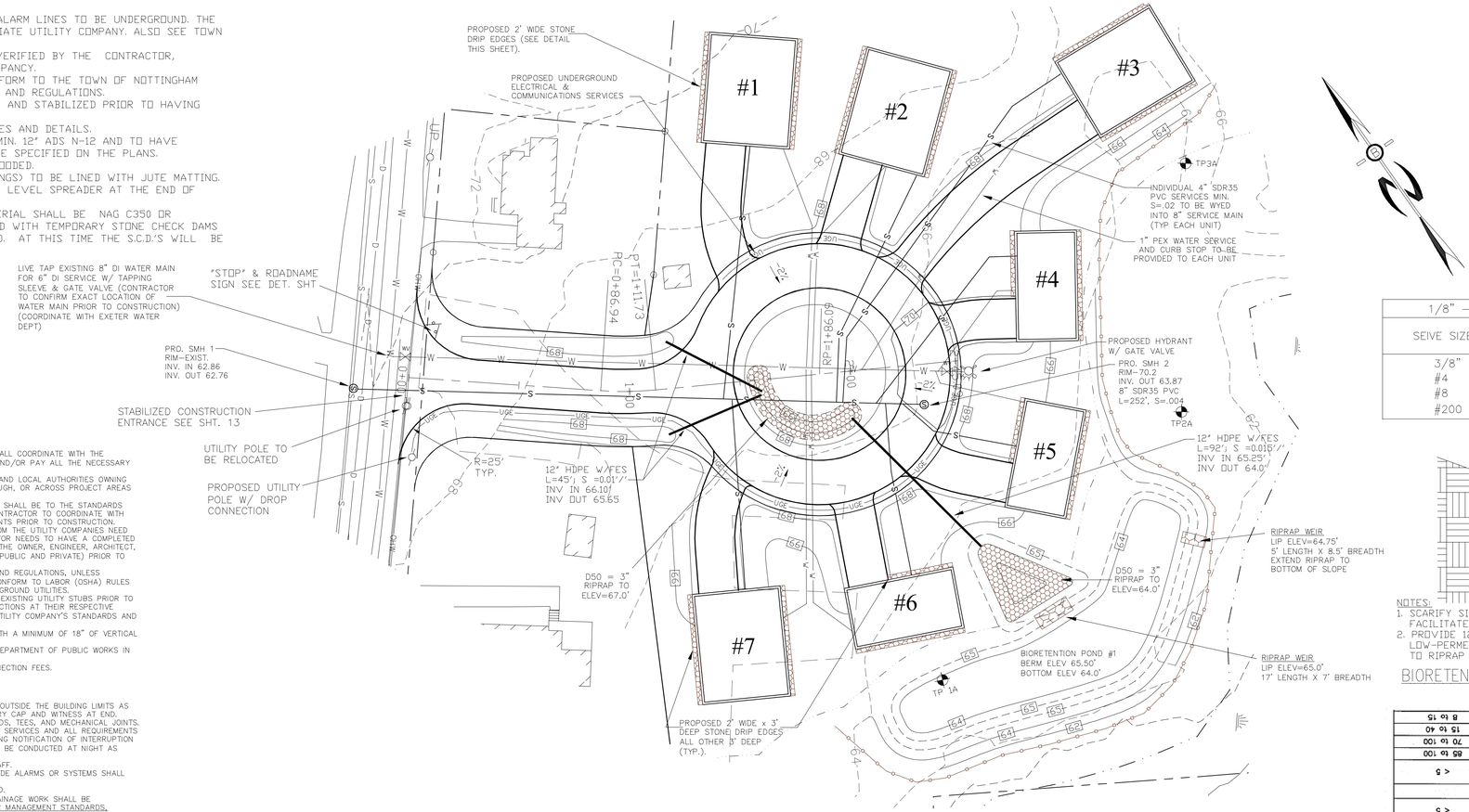
SUBDIVISION SITE PLAN

RESIDENTIAL DEVELOPMENT
5 BRENTWOOD ROAD
EXETER, NH
TAX MAP 62, LOT 111

DATE:	FEB, 2026	SCALE: 1" = 50'
PROJ. N0:	NH-1585	SHEET NO. 5

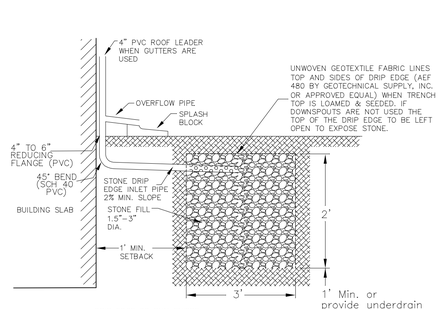
NOTES

1. ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION AND ALARM LINES TO BE UNDERGROUND. THE SIZE AND LOCATION IS TO BE DETERMINED BY APPROPRIATE UTILITY COMPANY. ALSO SEE TOWN OF NOTTINGHAM PLACEMENT DETAIL ON SHEET D1.
2. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR, ENGINEER TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY.
3. ALL CONSTRUCTION METHODS AND MATERIALS WILL CONFORM TO THE TOWN OF NOTTINGHAM STANDARD SPECIFICATIONS AND TO N.H.D.O.T. STANDARDS AND REGULATIONS.
4. ALL DRAINAGE STRUCTURE AND SWALES WILL BE BUILT AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.
5. SEE DETAIL SHEETS FOR STANDARD CONSTRUCTION NOTES AND DETAILS.
6. ALL CROSS CULVERTS & DRIVEWAY CULVERTS TO BE MIN. 12" ADS N-12 AND TO HAVE MASONRY HEADWALLS UNLESS FLARED END SECTIONS ARE SPECIFIED ON THE PLANS.
7. NATURAL DEVELOPED AREA BUFFERS ARE TO REMAIN WOODED.
8. ALL SIDE SLOPES STEEPER THAN 3:1 (WETLAND CROSSINGS) TO BE LINED WITH JUTE MATTING.
9. ALL SWALE MATTING WILL EXTENT TO THE LIP OF THE LEVEL SPREADER AT THE END OF EACH SWALE.
10. ALL PERMANENT EROSION CONTROL SWALE LINING MATERIAL SHALL BE NAG C350 OR EQUIVALENT. ALL OTHER SWALES WILL BE PROTECTED WITH TEMPORARY STONE CHECK DAMS (S.C.D.) UNTIL THE VEGETATION HAS FULLY STABILIZED. AT THIS TIME THE S.C.D.'S WILL BE REMOVED".
11. SEE ADDITIONAL NOTES ON SHEET 10.

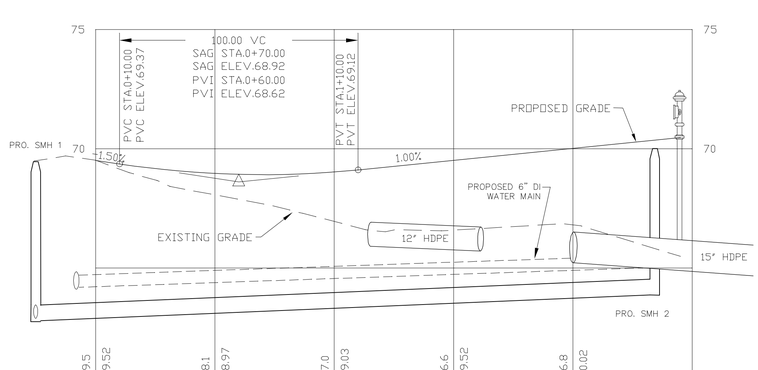


UTILITY NOTES:

1. 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.
2. 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.
3. THE SPECIFICATIONS FOR PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR PROPER UTILITY CROSSING REQUIREMENTS PRIOR TO CONSTRUCTION.
4. PRIOR TO THE PRE-CONSTRUCTION MEETING UGE&T PLANS FROM THE UTILITY COMPANIES NEED TO BE REDRAWN ON THIS SHEET. ADDITIONALLY THE CONTRACTOR NEEDS TO HAVE A COMPLETED SWPPP. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, LOCAL OFFICIALS, AND ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
5. 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.
6. 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.
7. WATER LINE SHALL BE INSTALLED UNDER ALL UTILITY LINES WITH A MINIMUM OF 18" OF VERTICAL CLEARANCE BETWEEN UTILITIES AT CROSSINGS.
8. AN AS-BUILT PLAN IS TO BE PREPARED AND SUBMITTED TO DEPARTMENT OF PUBLIC WORKS IN DIGITAL (.DWG AND .PDF) AND MYLAR FORMATS.
9. THE CONTRACTOR IS RESPONSIBLE FOR PAYMENT OF ALL CONNECTION FEES.
10. SANITARY SEWER FLOW CALCULATIONS:
    6 UNITS AT 3 BEDROOMS EACH = 18 BEDROOMS
    DESIGN FLOW AT 150 GPD/BEDROOM = 2,700 GPD.
11. 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.
12. THRUST BLOCKS SHALL BE PROVIDED AT ALL WATER LINE BENDS, TEES, AND MECHANICAL JOINTS.
13. 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.
14. WATER VALVES ARE TO BE OPERATED ONLY BY MUNICIPAL STAFF.
15. THE INSTALLATION OF SMOKE, HEAT, FIRE, OR CARBON MONOXIDE ALARMS OR SYSTEMS SHALL COMPLY WITH NFPA 72 REQUIREMENTS.
16. ALL SEWER SERVICE BENDS SHALL HAVE CLEANOUTS INSTALLED.
17. ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.3 STORMWATER MANAGEMENT STANDARDS, STORMWATER MANAGEMENT PLAN, STORMWATER POLLUTION PREVENTION PLAN, AND EROSION AND SEDIMENT CONTROL STANDARDS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE" SEE SECTION 9.14 ROADWAYS, ACCESS POINTS, AND FIRE LANES AND SECTION 9.13 PARKING AREAS FOR EXCEPTIONS.
18. 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.
19. THE DEVELOPER SHALL COORDINATE WITH THE ELECTRIC COMPANY TO ENSURE ANY TREE PLANTINGS ALONG MAIN STREET WILL NOT CONFLICT WITH THE EXISTING OVERHEAD WIRES.
20. THE DEVELOPER SHALL COORDINATE WITH THE ELECTRIC COMPANY TO CONFIRM A DROP POLE ON THE PROPERTY IS NOT REQUIRED.
21. CONTRACTOR TO COORDINATE TRAFFIC CONTROL WITH THE TOWN PRIOR TO ANY WORK WITHIN PORTSMOUTH AVENUE AND TO COORDINATE BYPASS PUMPING OF THE SEWER DURING INSTALLATION OF THE NEW MANHOLE.



STONE DRIP EDGE SECTION



PROFILE SCALES:
HORIZONTAL: 1"=30' VERTICAL: 1"=3'

PREPARED FOR:

STONEARCH DEVEL. CORP.
3 QUILL LN, SUITE 107
BARRINGTON, NH 03825

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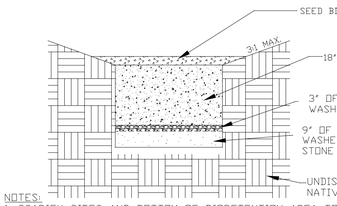
1/8" – 3/8" PEA GRAVEL GRADATION	
SEIVE SIZE	% PASSING BY WEIGHT
3/8"	80-100
#4	10-30
#8	0-10
#200	0-1



NOTES:
1. SCARIFY SIDES AND BOTTOM OF BIORETENTION AREA TO FACILITATE NATURAL INFILTRATION RATES.
2. PROVIDE 12-INCH-DEEP LAYER OF COMPACTED LOW-PERMEABILITY FILL BENEATH SEDIMENT FOREBAY TO RIPRAP LIP OUTLET ELEVATION.

BIORETENTION POND PROFILE DETAIL
NOT TO SCALE

FILLER MEDIA MIXTURES			
Component Material	Percent of Mixture by Volume	Sieve No.	Gradation of material 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
Horticulty fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	#200	< 5
Filter Media Option B			
Horticulty fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	#200	< 5
Loamy coarse sand	70 to 80	#10	65 to 100
		#20	70 to 100
		#60	15 to 40
		#200	8 to 15

DRAINAGE NOTES:

DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATION WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.
DO NOT PLACE SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOF, WATER FROM EXCAVATIONS) TO THE BIO-RETENTION AREA DURING ANY STAGE OF CONSTRUCTION.

REVISIONS:	DATE:

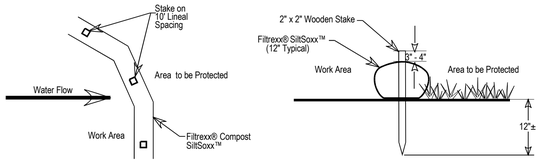
PROFILE & UTLITY PLAN

RESIDENTIAL DEVELOPMENT
5 BRENTWOOD ROAD
EXETER, NH
TAX MAP 62, LOT 111

DATE:	MAY, 2026	SCALE: 1" = 30'
PROJ. N0:	NH-1585	SHEET NO. 6

CONSTRUCTION SEQUENCE

1. CUT AND REMOVE TREES IN CONSTRUCTION AREAS AS REQUIRED OR DIRECTED.
2. CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT 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.
3. 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.
4. EXCAVATE AND STOCKPILE TOPSOIL /LOAM. ALL AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
5. CONSTRUCT TEMPORARY CULVERTS AS REQUIRED OR DIRECTED.
6. CONSTRUCT THE ROADWAY AND ITS ASSOCIATED DRAINAGE STRUCTURES.
7. INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. ALL DISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.
8. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEEDED OR MULCHED AS REQUIRED, OR DIRECTED.
9. 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.
10. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION
11. COMPLETE PERMANENT SEEDING AND LANDSCAPING
12. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND RE-VEGETATE ALL DISTURBED AREAS.
13. ALL SWALES AND DRAINAGE STRUCTURES WILL BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUNOFF DIRECTED TO THEM.
14. FINISH PAVING ALL DRIVEWAYS



Filtrexx®SiltSoxx™ Plan View

Filtrexx®SiltSoxx™ Section

Notes:

1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. SILTSOXX™ COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
3. SILTSOXX™ DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER ENGINEER.
4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

CONSTRUCTION:

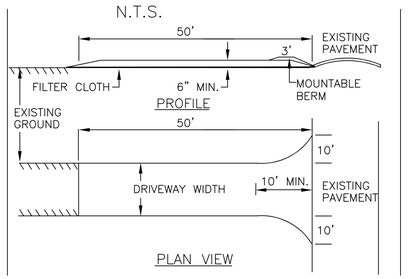
1. FILTREXX SILTSOXX WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. SILTSOXX SHOULD BE INSTALLED PARALLEL TO THE BASE OF THE SLOPE OR OTHER AFFECTED AREA, PERPENDICULAR TO SHEET FLOW. IN EXTREME CONDITIONS (I.E., 2:1 SLOPES), OR WHEN SHEET FLOW FLOWS TO THE AREA FROM A PARCEL ABOVE THE WORK ZONE, A SECOND SOCK SHALL BE CONSTRUCTED AT THE TOP OF THE SLOPE IN ORDER TO DISSIPATE FLOWS. (SEE SOCK SIZE INDICATIONS IN THE DRAINAGE CHART ATTACHED)
2. IF THE SILTSOXX IS TO BE LEFT AS A PERMANENT FILTER OR PART OF THE NATURAL LANDSCAPE, IT MAY BE SEEDED AT TIME OF INSTALLATION FOR ESTABLISHMENT OF PERMANENT VEGETATION. THE ENGINEER SHALL SPECIFY SEED REQUIREMENTS.
3. FILTREXX SILTSOXX MAY BE USED IN DIRECT FLOW SITUATIONS WITHIN RUNOFF CHANNELS NOT EXCEEDING 3 FEET IN DEPTH. NORMALLY, 18" OR 24" SILTSOXX SHOULD BE USED. BE SURE TO FOLLOW STAKING DETAILS AS IDENTIFIED IN THE DETAILS BELOW.

MAINTENANCE:

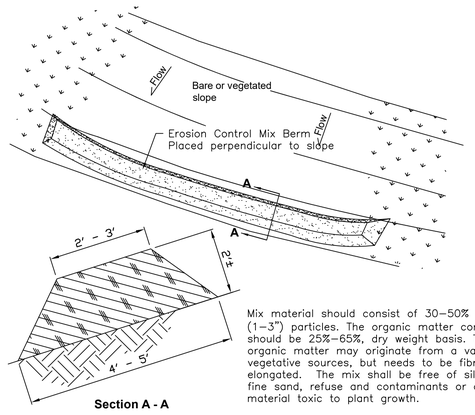
1. THE CONTRACTOR SHALL MAINTAIN THE SILTSOXX IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. WHERE THE SOXX REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
3. THE CONTRACTOR SHALL REMOVE SEDIMENT COLLECTED AT THE BASE OF THE SOXX WHEN THEY REACH 1/2 OF THE EXPOSED HEIGHT OF THE SOXX, OR AS DIRECTED BY THE ENGINEER. ALTERNATIVELY, RATHER THAN CREATE A SOIL DISTURBING ACTIVITY, THE ENGINEER MAY CALL FOR ADDITIONAL SOXX TO BE ADDED AT AREAS OF HIGH SEDIMENTATION, PLACED IMMEDIATELY ON TOP OF THE EXISTING SEDIMENT LADEN SILTSOXX.
4. THE SILTSOXX WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

Filtrexx®SiltSoxx™ Details

STABILIZED CONSTRUCTION ENTRANCE



1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET,
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. 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.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE, IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. 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.



Section A - A

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 ditchs, streams, etc.

Erosion Control Mix Berm

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/	50	1.15
KENTUCKY BLUEGRASS 1/	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

TEMPORARY EROSION CONTROL MEASURES

1. NO MORE THAN 0.26 ACRES OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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

1. 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.
2. 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.
3. 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.
4. 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 SPECIFICATIONS

1. GRADING AND SHAPING
   A. 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.
2. SEEDBED PREPARATION
   A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
   B. 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.
3. ESTABLISHING A STAND
   A. 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.)

   B. 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.
   C. 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.
   D. 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.
4. MULCH
   A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
   B. 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.
5. MAINTENANCE TO ESTABLISH A STAND
   A. PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
   B. 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.
   C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

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	GOOD	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
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	FAIR	GOOD	GOOD	EXCELLENT
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	F	FAIR	EXCELLENT	EXCELLENT	**
	G	FAIR	EXCELLENT	EXCELLENT	**

RECOMMENDED

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:

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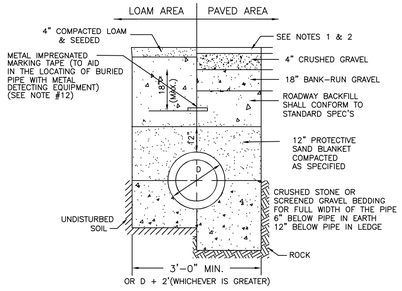
STATE OF NEW HAMPSHIRE
CHRISTIAN O. SMITH
No.9900
PROFESSIONAL ENGINEER

REVISIONS:	DATE:

EROSION & SEDIMENT CONTROL DETAILS

RESIDENTIAL DEVELOPMENT
5 BRENTWOOD ROAD
EXETER, NH
TAX MAP 62, LOT 111

DATE:	MAY, 2026	SCALE:	NTS
PROJ. NO:	NH-1585	SHEET NO.	7



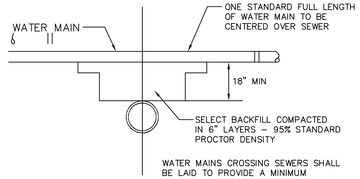
NOTES:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPEC'S.
3. SEWERS SHALL BE BURIED TO A MINIMUM DEPTH OF 6 FEET BELOW GRADE IN ALL ROADWAY LOCATIONS AND TO A MINIMUM DEPTH OF 4 FEET BELOW GRADE IN ALL CROSS-COUNTRY LOCATIONS.

TYPICAL SEWER TRENCH DETAIL

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

SEWER PIPE TESTING REQUIREMENTS (ENV-WQ 704.06):

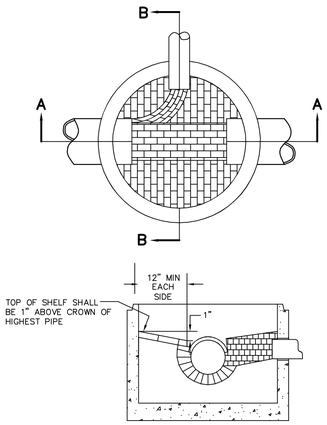
1. ALL NEW GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY THE USE OF LOW-PRESSURE AIR TESTS.
2. LOW-PRESSURE AIR TESTING SHALL BE IN CONFORMANCE WITH THE FOLLOWING TESTING STANDARDS IN EFFECT AT THE TIME THE TEST IS CONDUCTED:
   A. ASTM F1417 'STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW-PRESSURE AIR', AVAILABLE AS NOTED IN APPENDIX D; OR
   B. UNI-BELL PVC PIPE ASSOCIATION UNI-B-6, 'LOW-PRESSURE AIR TESTING OF INSTALLED SEWER PIPE', AVAILABLE AS NOTED IN APPENDIX D.
3. ALL NEW GRAVITY SEWERS SHALL BE:
   A. CLEANED AND VISUALLY INSPECTED USING A LAMP TEST AND BY INTRODUCING WATER TO DETERMINE THAT THERE IS NO STANDING WATER IN THE SEWER; AND
   B. TRUE TO LINE AND GRADE FOLLOWING INSTALLATION AND PRIOR TO USE.
4. ALL PLASTIC SEWER PIPE SHALL BE VISUALLY INSPECTED, AND DEFLECTION TESTED NOT LESS THAN 30 DAYS NOR MORE THAN 90 DAYS FOLLOWING INSTALLATION.
5. THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5% PERCENT OF AVERAGE INSIDE DIAMETER. A RIGID BALL OR MANDREL WITH A DIAMETER OF AT LEAST 95% OF THE AVERAGE INSIDE PIPE DIAMETER SHALL BE USED FOR TESTING PIPE DEFLECTION. THE DEFLECTION TEST SHALL BE CONDUCTED WITHOUT MECHANICAL PULLING DEVICES.

GRAVITY SEWER PIPE MATERIAL SPECIFICATIONS:

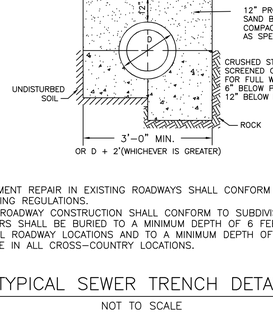
1. PLASTIC GRAVITY SEWER PIPE AND FITTINGS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH ASTM D3034 FOR 8-INCH THROUGH 15-INCH SDR 35 PVC PIPE. PLASTIC SEWER PIPE SHALL HAVE A PIPE STIFFNESS RATING OF AT LEAST 46 POUNDS PER SQUARE INCH AT 5 PERCENT PIPE DIAMETER DEFLECTION, AS MEASURED BY THE MANUFACTURER IN ACCORDANCE WITH THE ASTM D2412 STANDARD IN EFFECT WHEN PIPE WAS MANUFACTURED. JOINT SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL AND CERTIFIED BY THE MANUFACTURER AS CONFORMING TO THE ASTM D3212 STANDARD IN EFFECT WHEN THE JOINT SEALS WERE MANUFACTURED, AND SHALL BE PUSH-ON, BELL-AND-SPIGOT TYPE.

SEWER TRENCH MATERIAL SPECIFICATIONS:

1. THE PIPE BEDDING MATERIAL SHALL BE SCREENED GRAVEL OR CRUSHED STONE MEETING THE ASTM C33/C33M STONE SIZE NO. 67.
2. THE PIPE SAND BLANKET MATERIAL SHALL BE GRADED SAND FREE FROM ORGANIC MATERIALS, GRADED SUCH THAT 100 PERCENT PASSES A ½-INCH SIEVE AND A MAXIMUM OF 15 PERCENT PASSES A #200 SIEVE.

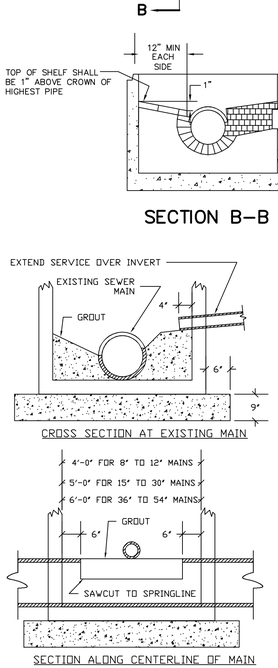


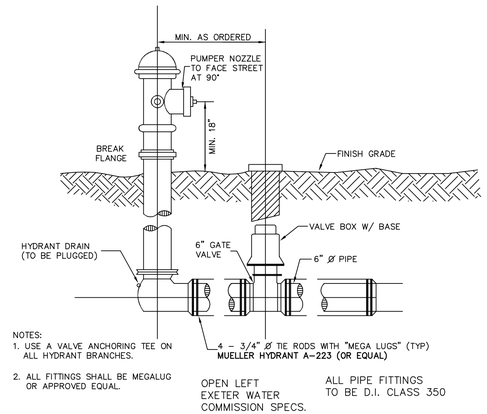
SECTION B-B



NOTES:
1. FLOW SHALL BE MAINTAINED DURING CONSTRUCTION.
2. THIS DETAIL TO BE USED WHEN A 6" OR LARGER LATERAL NECESSITATES CONSTRUCTION OF A NEW MANHOLE.
3. MANHOLE PAD TO REST UPON A MINIMUM 6" COMPACTED #67 STONE BASE.

DOGHOUSE MANHOLE INSTALLATION OVER EXISTING SEWER MAIN



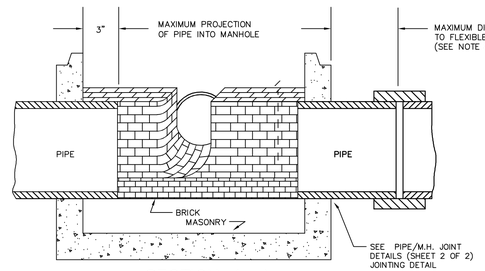


NOTES:
1. USE A VALVE ANCHORING TEE ON ALL HYDRANT BRANCHES.
2. ALL FITTINGS SHALL BE MEGALUG OR APPROVED EQUAL.

OPEN LEFT EXETER WATER COMMISSION SPECS.

ALL PIPE FITTINGS TO BE D.I. CLASS 350

HYDRANT INSTALLATION DETAIL

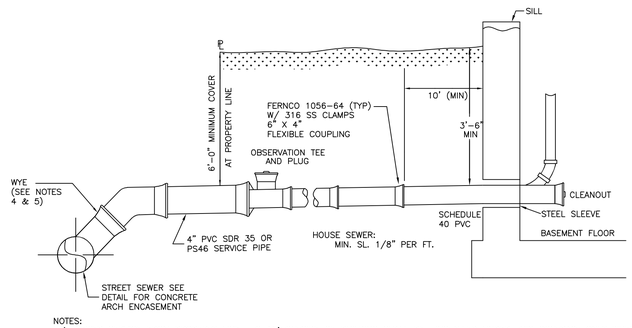


SECTION A-A

NOTES:
1. CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS SHALL BE LAID ON EDGE.
2. INVERT AND SHELF TO BE PLACED AFTER LEAKAGE TEST.
3. BRICK MASONRY FOR SHELF, INVERT, AND GRADE ADJUSTMENTS SHALL BE CERTIFIED BY ITS MANUFACTURER AS COMPLYING WITH THE ASTM C32 STANDARD IN EFFECT AT THE TIME THE BRICK IS MANUFACTURED FOR GRADE SS HARD BRICK.

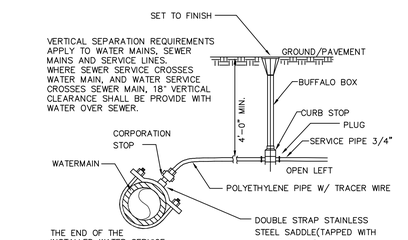
BRICK SHELF DETAIL

NOT TO SCALE

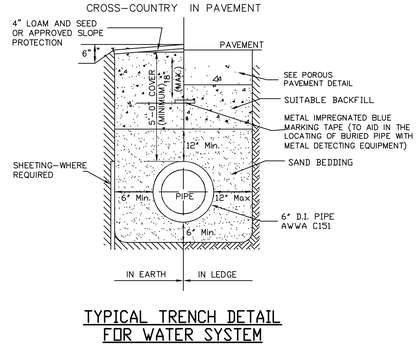


NOTES:
1) SEWER SERVICE FROM PROPERTY LINE TO 10' OUTSIDE OF BUILDING SHALL BE INSTALLED UNDER THIS CONTRACT ONLY WHEN OUTSIDE THE TRENCH DEWATERING OR LEDGE EXCAVATION IS REQUIRED.
2) PIPE DEPTH AT HOUSE SHALL BE ABOVE THE SEASONAL GROUND WATER LEVEL.
3) SEWER SHALL BE BELOW SLAB ONLY WHEN BASEMENT TOILETS EXIST.
4) JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AST AT THE STREET SEWER WYE OR, AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED
5) WYES: WHERE WYE IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE FOLLOWING MANUFACTURERS INSTRUCTIONS USING A BOLTED, CLAMPED, OR EPOXY-CEMENTED SADDLE, TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING IN THE SEWER.

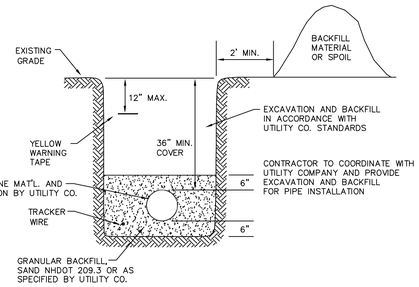
DETAIL OF HOUSE SEWER SERVICE



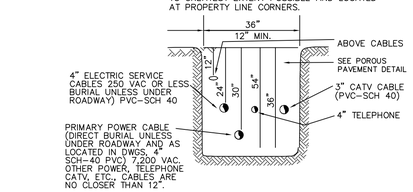
TYPICAL WATER SERVICE CONNECTION



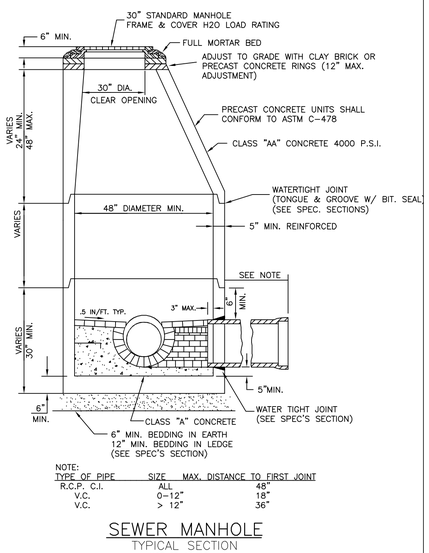
TYPICAL TRENCH DETAIL FOR WATER SYSTEM



GAS TRENCH DETAIL



UTILITY TRENCH DETAIL



NOTE:

TYPE OF PIPE	SIZE	MAX. DISTANCE TO FIRST JOINT
R.C.P. C.I.	ALL	48"
V.C.	0-12"	18"
V.C.	> 12"	36"

SEWER MANHOLE

TYPICAL SECTION

NOT TO SCALE

SEWER MANHOLE NOTES:

1. BASE SECTIONS SHALL BE MONOLITHIC CONSTRUCTION TO A POINT AT LEAST 6 INCHES ABOVE THE CROWN OF THE INCOMING PIPE.
2. ALL PRECAST SECTIONS AND BASES SHALL BE COATED ON THE EXTERIOR WITH A BITUMINOUS DAMP-PROOFING COATING PER ENV-WQ 704.12(J).
3. MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW. AT CHANGES IN DIRECTION, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPED TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY. INVERTS AND SHELVES SHALL BE PLACED AFTER TESTING OF THE MANHOLE.

SEWER MANHOLE TESTING REQUIREMENTS (ENV-WQ 704.17):

1. MANHOLES SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST IN ACCORDANCE WITH ASTM C1244. THE MANHOLE VACUUM TEST SHALL CONFORM TO THE FOLLOWING:
   A. THE INITIAL VACUUM GAUGE TEST PRESSURE SHALL BE 10 INCHES HG; AND
   B. THE MINIMUM ACCEPTABLE TEST HOLD TIME FOR A 1-INCH HG PRESSURE DROP TO 9 INCHES HG SHALL BE:
      1. NOT LESS THAN 2 MINUTES FOR MANHOLES LESS THAN 10 FEET DEEP IN DEPTH;
      2. NOT LESS THAN 2.5 MINUTES FOR MANHOLES 10 TO 15 FEET DEEP; AND
      3. NOT LESS THAN 3 MINUTES FOR MANHOLES MORE THAN 15 FEET DEEP;
2. THE MANHOLE SHALL BE REPAIRED AND RETESTED IF THE TEST HOLD TIMES FAIL TO ACHIEVE THE ACCEPTANCE LIMITS SPECIFIED.

PREPARED FOR:

STONEARCH DEVEL. CORP.
3 QUILL LN, SUITE 107
BARRINGTON, NH 03825

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

REVISIONS:	DATE:

CONSTRUCTION DETAILS

RESIDENTIAL DEVELOPMENT
5 BRENTWOOD ROAD
EXETER, NH
TAX MAP 62, LOT 111

DATE:	MAY, 2026	SCALE:	NTS
PROJ. NO:	NH-1585	SHEET NO.	8

STORMWATER MANAGEMENT / BMP
INSPECTION & MAINTENANCE PLAN

Residential Development
5 Brentwood Rd., Exeter, NH
NH-1585
May 26, 2026

Proper construction, inspections, maintenance, and repairs are key elements in maintaining a successful stormwater management program on a developed property. Routine inspections ensure permit compliance and reduce the potential for deterioration of infrastructure or reduced water quality.

For the purpose of this Stormwater Management Program, a significant rainfall event is considered an event of three (3) inches or more in a 24-hour period or at least 0.5 inches in a one-hour period. During construction, inspections should be conducted every two weeks or after a 0.25" rainfall event in a 24-hour period per the EPA NPDES Phase II SWPPP, until the entire disturbed area is fully restabilized. Upon full stabilization of the project and filing of an NOI, inspections need only be conducted after a significant rainfall event as described above or as described in the maintenance guidelines below.

During construction activities Stonearch Development, LLC with an address of Signature Drive, Barrington, NH and a phone of 978-375-5995 or their heirs and/or assigns, shall be responsible for inspections and maintenance activities for the above project site. Upon majority ownership, the HOA to be created shall be responsible for *ongoing inspection and maintenance* of the bioretention pond. The individual homeowners will be responsible for *ongoing inspection and maintenance* of the stone drip-edges, enforceable by the HOA. The owner shall document the transfer of responsibility in writing to the Town of Exeter.

The owner is responsible to ensure that any subsequent owner has copies of the Log Form and Annual Report records and fully understands the responsibilities of this plan. The grantor owner(s) will ensure this document is provided to the grantee owner(s) by duplicating the Ownership Responsibility Sheet which is found toward the back of this document, which will be maintained with the Inspection & Maintenance Logs and provided to the Town of Exeter upon request.

Documentation:
A maintenance log (i.e., report) will be kept summarizing inspections, maintenance, and any corrective actions taken. The log will include the date on which each inspection or maintenance task was performed, a description of the inspection findings or maintenance completed, and the name of the inspector or maintenance personnel performing the task (see Stormwater System Operation and Maintenance Plan Inspection & Maintenance Manual Checklist attached). If a maintenance task requires the clean-out of any sediments or debris, the location where the sediment and debris was disposed after removal shall be indicated.

5 Brentwood Rd – Residential Development May 26, 2026
Exeter, NH

Best Management Practices (BMP) Maintenance Guidelines

The following provides a list of recommendations and guidelines for managing the Stormwater facilities. The cited areas, facilities, and measures will be inspected and the identified deficiencies will be corrected. Clean-out must include the removal and legal disposal of any accumulated sediments and debris.

DURING CONSTRUCTION

1. Dust Control

Dust will be controlled on the site using multiple BMPs. Mulching and temporary seeding will be the first line of protection to be utilized where problems occur. If dust problems are not solved by these applications, the use of water and calcium chloride can be applied. Calcium chloride will be applied at a rate that will keep the surface moist but not cause pollution.

2. Temporary Erosion and Sediment Control Devices / Barriers

Function – Temporary erosion and sediment control devices are utilized during construction period to divert, store and filter stormwater from non-stabilized surfaces. These devices include, but are not limited to: silt fences, hay bales, filters, sediment traps, stone check dams, mulch and erosion control blankets.

Maintenance – Temporary erosion and sediment control devices shall be inspected and maintained on a weekly basis and following a significant storm event (>0.5-inch rain event) throughout the construction period to ensure that they still have integrity and are not allowing sediment to pass. Sediment build-up in swales will be removed if it is deeper than six inches. Sediment is to be removed from sumps in the catch basin semi-annually. Refer to the Site Plan drawings for the maintenance of temporary erosion and sediment control devices.

3. Invasive Species

The NH Commissioner of Agriculture prohibits the collection, possession, importation, transportation, sale, propagation, transplantation, or cultivation of plants banned by NH law RSA 430:53 and NH Code Administrative Rules AGR 3800. The project shall meet all requirements and the intent of RSA 430:53 and AGR 3800 relative to invasive species.

POST CONSTRUCTION / LONG TERM MAINTENANCE:

4. Vegetated Areas

Inspect slopes and embankments early in the growing season to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows. The facilities will be inspected after major storms and any identified deficiencies will be corrected.

5. Driveways and Paved Surfaces

Clear accumulations of winter sand along roadways at least once a year, preferably in the spring. Accumulations on pavement may be removed by pavement sweeping.

Accumulations of sand along road shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader.

6. Bioretention Basin

- The perimeter should be mowed at least annually and the embankments periodically.
- Systems should be inspected at least twice annually, and following any rainfall event exceeding 2.5 inches in a 24-hour period, with maintenance or rehabilitation conducted as warranted by such inspection.
- Trash and debris should be removed at each inspection.
- At least once annually, system should be inspected for drawdown time.
- If bioretention system does not drain within 72-hours following a rainfall event, then a qualified professional should assess the condition of the facility to determine measures required to restore infiltration function, including but not limited to removal of accumulated sediments or reconstruction of the filter media.
- Vegetation should be inspected at least annually, and maintained in healthy condition, including pruning, removal and replacement.
- All dead or dying vegetation within the extents of the basin should be removed, as well as all herbaceous vegetation rootstock when overcrowding is observed and any vegetation that has a negative impact on storm water flowage through the facility. Any invasive vegetation encroaching upon the perimeter of the facility should be pruned or removed. Wetland plantings typically become well established, but occasional replanting to maintain minimum 50% coverage may be needed.

7. Stormwater Infiltration Facilities:

Inspect all upstream pre-treatment measures for sediment and floatables accumulation.
Remove and dispose of sediments or debris as needed (see details below).

Trenches:

The infiltration facility will be inspected within the first three months after construction; thereafter the filter will be inspected 2 times per year to ensure that the filter is draining within 72 hours of a rain event equivalent to 1/2” or more.

8. Invasive Species

Background

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

- Becoming weedy and overgrown;
- Killing established shade trees;
- Obstructing pipes and drainage systems;
- Forming dense beds in water;
- Lowering water levels in lakes, streams, and wetlands;
- Destroying natural communities;
- Promoting erosion on stream banks and hillsides; and
- Resisting control except by hazardous chemical.

During maintenance activities, check for the presence of invasive plants and remove in a safe manner. They should be controlled as described on the following fact sheet prepared by the University of New Hampshire Cooperative Extension entitled Methods for Disposing Non-Native Invasive Plant dated January 2010.

In the event that invasive species are noticed growing in any of the stormwater management practices, the invasive vegetation shall be removed completely to include root matter and disposed of properly. Prior to disposal, the vegetation shall be placed on and completely cover with a plastic tarp for a period of two – three weeks until plants are completely dead. If necessary or to expedite the process, spray only the invasive vegetation and roots with a systemic nonselective herbicide after placement on the tarp (to prevent chemical migration) and then cover.

Annual Report

Description: The owner is responsible to keep an **Inspection & Maintenance Activity Log** that documents inspection, maintenance, and repairs to the storm water management system, and a **Deicing Log** to track the amount and type of deicing material applied to the site. The original owner is responsible to ensure that any subsequent owner (s) have copies of the Stormwater System Operation and Maintenance Plan & Inspection and Maintenance Manual, copies of past logs and check lists. This includes any owner association for potential condominium conversion of the property. The Annual Report will be prepared and submitted to the Town of Exeter DPW and planning dept. upon request.

Disposal Requirements

Disposal of debris, trash, sediment, and other waste materials should be done at suitable disposal/recycling sites and in compliance with all applicable local, state, and federal waste regulations.

STORMWATER SYSTEM OPERATION AND MAINTENANCE PLAN

Inspection & Maintenance Manual Checklist

Residential Development

5 Brentwood Road

Exeter, NH

BMP / System	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance / Cleanout Threshold
Stabilized Construction Entrance	Weekly	Inspect adjacent roadway for sediment tracking Inspect stone for sediment accumulation	Sweep adjacent roadways as soon as sediment is tracked Top dress with additional stone when necessary to prevent tracking
Sediment Control Devices / Barriers	Weekly	Inspect accumulated sediment level, rips, and tears	Repair or replace damaged lengths Remove and dispose of accumulated sediment once level reaches 1/3 of barrier height
Pavement Sweeping	Spring and Fall	Removal of sand and litter from impervious areas	N/A
Litter/Trash Removal	Routinely	Inspect dumpsters, outdoor waste receptacles area, and yard areas, as well as ponds and swale areas.	Site will be free of litter/trash.
Deicing Agents	N/A	N/A	Use salt as the primary agent for roadway safety during winter.
Landscaping	Maintained as required and mulched each Spring	N/A	Trash/debris and weed removal
Bioretention System	Spring and Fall and after every 2.5” or rain or greater in a 24-hour period	Sediment accumulation. Inspect embankments, inlet and outlet structures, and appurtenances. 72-Hour drawdown time evaluation and vegetation	Remove sediment as needed. Remove trash & debris from system and appurtenances. Mow embankment and remove woody vegetation. Take corrective measures of

		evaluation. Photograph each bioretention system.	filtration media if required.
Infiltration Trenches/ Stone Drip Edges	2 times per year	Check that the filter is draining within 72 hours of a rain event equivalent to 1/2” or more. Keep stone free from litter and debris	Total rehabilitation of the trench should be conducted to maintain storage capacity within 2/3 of the design treatment volume and 72-hour exfiltration rate limit. Trench walls should be excavated to expose clean soil.
Annual Report	1 time per year	Submit Annual Report to Town of Exeter Inspector upon request	

Inspection Notes:

STORMWATER SYSTEM OPERATION AND MAINTENANCE PLAN

Inspection & Maintenance Manual Log Form

Residential Development

5 Brnetwood Road

Exeter, NH

BMP / System	Date Inspected	Inspected By	Cleaning/Repair (List Items & Comments)	Date Repaired	Repairs Performed By

CHECKLIST FOR INSPECTION OF BIORETENTION SYSTEM

Location: Inspector:
Date: Time: Site Conditions:
Date Since Last Rain Event:

Inspection Items	Satisfactory (S) or Unsatisfactory (U)	Comments/Corrective Action
1. Initial Inspection After Planting and Mulching		
Plants are stable, roots not exposed:	S U	
Surface is at design level, typically 4" below overpass:	S U	
Overflow bypass / inlet (if available) is functional:	S U	
2. Debris Cleanup (2 times a year minimum, Spring & Fall)		
Litter, leaves, and dead vegetation removed from	S U	
Prune perennial vegetation:	S U	
3. Standing Water (1 time a year, After large storm events)		
No evidence of standing water after 72 hours:	S U	
4. Short Circuiting & Erosion (1 times a year, After large storm events)		
No evidence of animal burrows or other holes:	S U	
No evidence of erosion:	S U	
5. Drought Conditions (As needed)		
Water plants as needed:	S U	
Dead or dying plants:	S U	
6. Overflow Bypass / Inlet Inspection (1 times a year, After large storm events)		
No evidence of blockage or accumulated leaves:	S U	
Good condition, no need for repair:	S U	
7. Vegetation Coverage (once a year)		
50 % coverage established throughout system by first year:	S U	
Robust coverage by year 2 or later:	S U	
8. Mulch Depth (if applicable, once every 2 years)		
Mulch at original design depth after tilling or replacement:	S U	
9. Vegetation Health (once every 3 years)		
Dead or decaying plants removed from the system:	S U	
10. Tree Pruning (once every 3 years)		
Prune dead, diseased, or crossing branches:	S U	
Corrective Action Needed		**Due Date**
1.		
2.		
3.		

Anti-icing Route Data Form

Truck Station:

Date:

Air Temperature	Pavement Temperature	Relative Humidity	Dew Point	Sky

Reason for applying:

Route:

Chemical:

Application Time:

Application Amount:

Observation (first day):

Observation (after event):

Observation (before next application);

Name:

ENGINEERING SERVICES REQUEST
AUTHORIZATION TO PROCEED

To: Underwood Engineers, Inc. (Engineer)
25 Vaughan Mall
Portsmouth, New Hampshire 03801

ESR No.: # 244
File No.: 3324
Date: June 3, 2026
Project Name: 5 Brentwood Road Residential Development - Design Review

From: Town of Exeter (**Owner**)
10 Front Street
Exeter, New Hampshire 03833

Owner's Contact(s) (this project): David Sharples, Town Planner
Engineer's Contact(s) (this project): Allison M. Rees, P.E. (NH), Project Manager

Under agreement for Professional Services as Consulting **Engineer** for the **Owner** (General Services Agreement dated March 12, 2019), **Engineer** is authorized to proceed with the following work:

Description:
Underwood Engineers, Inc. will provide professional design review engineering services relating to the proposed residential development at 5 Brentwood Road. The following services will be provided:

Scope of Work:
Engineer will provide the following engineering services:

Task 1: Design Review Services

- Review of submittal documents
- Review Site Plans related to layout, water and sewer, stormwater management, erosion and sedimentation control, and other related elements identified in the Town of Exeter Regulations and Standard Engineering Practice
- Review of drainage analysis
- Identify any applicable permits
- Attend one (1) TRC meeting
- Provide initial comment letter regarding review of plans and reports
- Review of Applicant's response to initial review letter with second response letter
- Review of PTAP submittal

Task 2: Planning Board Meeting Attendance (Allowance)

- Attend one (1) Planning Board meeting if requested by the Town

Work Not Included:
The following is not included in the Scope of Work:

- Additional round of review after second response letter

Budget Costs:

Task 1 –Design Review Services	$ 9,000
Task 2 –Planning Board Meeting Attendance (Allowance)	$ 1.500
TOTAL	**$ 10,500**

Fees for engineering services will be on an hourly basis for the personnel involved. Such hourly fees will be based on the Engineer's technical payroll plus an allowance to cover overhead and profit. Fees also include reimbursement for transportation expenses (per mile), out-of-pocket travel expenses (tolls), prints, telephone calls and miscellaneous materials that may be required to complete the work. Subconsultants and certain other reimbursables are subject to a 10% mark-up according to UE's current rate schedule.

Suggested budgets, as used herein, are best estimates by Underwood Engineers. The budgets are based on available information and prior to detailed research on the Project. Budgets are not intended to be fixed prices but are reasonable estimates of average costs to complete projects of similar size. Budget will not be exceeded without written authorization.

Schedule:
Underwood Engineers, Inc. will perform the work according to the Planning Board's schedule.

Approval:
Approval and authorization to proceed with the work:

6/9/26
David Sharples, Town Planner Date
Town of Exeter

6/3/2026
Keith Pratt, P.E. (NH, ME, MA) Date
Chief Operating Officer, Underwood Engineers

John P. Hayes III CSS, CWS,
7 Limestone Way
North Hampton, NH 03862
603-205-4396
johnphayes@comcast.net

1/21/26 **Job # 25-041**

Christian Smith
Beals Associates
70 Portsmouth Avenue 3rd Floor
Exeter NH 03385

1/9/26
Site Specific Soil Map
Map R2 Lot 111
5 Brentwood Road Exeter NH

Dear Christian,

This letter report presents the findings of a Site Specific Soil Survey conducted on the referenced property by John P. Hayes III on January 9, 2026. The soil survey was conducted in accordance with the New Hampshire Supplement of the Site-Specific Soil Mapping Standard For New Hampshire and Vermont, Special Publication # 3, Version 7.0 July 2021, published by the Society of Soil Scientist of Northern New England.

The property that is the subject of the soil survey is located on the northwest side of Brentwood Road, southwest of Route 27, and south of McKay Drive, in Exeter, NH. The parcel is approximately 7.5 acres in size.The plans used for these soil maps are a 50 scale plan, where 1 inch equals 50 feet, with two foot contours.

The purpose of the soil survey is to provide the client with soils information for urban and suburban or rural land planning. Soil characteristics on the property were evaluated through observation of numerous test pits, and hand auger probes, conducted throughout the property. Slope phases were determined with the use of the topography provided on the plan. The Site-specific Soil Map Units identified are taken from the New Hampshire State-Wide Numerical Soils Legend, Issue #10 January 2011, and are briefly described below. Official Series Descriptions (OSD) for each of these soil series are enclosed with this report. The soil map units comply with the Range In Characteristics described in the OSD. Any limiting inclusions on the site, do not exceed 15 percent of any of the soil map units. Dissimilar inclusions, if any, will be noted in the report. Limits of the Site Specific mapping units are highlighted on the plan. The Hydrological Soil Groups for each of the soil series was determined using SSSNNE Publication No. 5 Ksat Values for New Hampshire Soils September 2009. Limits of the Site Specific mapping units are highlighted on the plan.

The portions of the soil map with the map unit denominator of P and VP contain poorly drained soils, and very poorly drained soils respectively. Portions of the soil map with the map unit 299, contain soils that have been disturbed, and contain fill material. A Disturbed Soil Mapping Unit Supplement for New Hampshire DES AoT Site Specific Soil Maps is also included. This supplement explains the additional information given about each disturbed soil map units that are present on the site.

MAP UNIT #	SOIL TAXANOMIC NAME	SLOPES	HYDRO LOGIC SOIL GROUP	DESCRIPTION
32	**Boxford (moderately well drained)**	**B**	**C**	The Boxford series consists of very deep, moderately well drained soils that are formed in clayey marine sediments. These soils are located in the upland areas on the northern side of the property, adjacent to McKay drive. These soils are deep to bedrock. Saturated hydraulic conductivity is moderately high in the surface horizon and the upper part of the subsoil, and low to moderately low in the lower part of the subsoil and in the substratum. A typical soil profile of these soils onsite would be: 0-6 inches 10YR 3/2 silt loam, granular, friable 6-18 inches 10YR 5/4 silt loam, blocky, friable 18-40 inches 2.5Y 6/2 silt loam with redoximorphic features present, blocky, firm Some inclusions of the somewhat poorly drained component of the Boxford soils, and may be present, but are less than 10 percent of the mapped area. Estimated seasonal high water tables in these soils range from 15 to 30 inches.
33 P	**Scitico**	**A B**	**C**	The Scitico series consists of very deep, poorly drained soils formed in silty and clayey sediments. These soils are located in the poorly drained wetland areas throughout the lot. These soils are deep to bedrock. Permeability is moderate or moderately slow in the surface layer, moderately slow or slow in the upper subsoil, slow or very slow in the lower subsoil, and very slow in the substratum. These soils are moderately deep to bedrock. A typical soil profile of these soils onsite would be: 0-6 inches 2.5Y 3/2 silt loam, with redoximorphic features present, granular, friable 6-22 inches 2.5Y 5/3 silt loam, with redoximorphic features present, blocky, firm 22-30 inches 5Y 5/2 silty clay loam, with redoximorphic features present, blocky, firm Estimated seasonal high water tables in these soils range from 0 to 10 inches

MAP UNIT #	SOIL TAXANOMIC NAME	SLOPES	HYDRO LOGIC SOIL GROUP	DESCRIPTION
38	**Eldridge**	**B**	**C**	The Eldridge series consists of very deep, moderately well drained soils formed in sandy glaciofluvial deposits that are underlain by loamy estaurine, or glaciolacustrine deposits. These soils are located in the western/central portion of the parcel. These soils are deep to bedrock. Permeability is rapid in the solum and moderately slow or slow in the substratum. A typical soil profile of these soils onsite would be: 0-8 inches 10YR 3/2 fine sandy loam granular, friable. 8-20 inches 10YR 4/6 fine sandy loam granular friable 20-32 inches 2.5Y 5/4 loamy fine sand massive, friable. 32-40 inches 2.5Y4/3 very fine sand and silt with redoximorphic features present massive firm Some inclusions of the well drained Charlton, and moderately well drained Boxford soils, may be present, but are less than 10 percent of the mapped area. Estimated seasonal high water tables in these soils range from 15 to 36 inches.
134 VP	**Mabid**	**A**	**D**	The Maybid series consists of very deep, very poorly drained soils formed in lacustrine or marine sediments. These soils are located in the wetland areas on the southeastern side, and northwestern corner of lot. These soils are deep to bedrock. Saturated hydraulic conductivity is moderately high or high in the surface layer and very low to moderately high in the subsoil and substratum. A typical soil profile of these soils onsite would be: 0-6 inches 2.5Y 3/2 silt loam and organic matter, with redoximorphic features present, granular, friable 6-20 inches 2.5Y 5/3 silt loam, with redoximorphic features present, blocky, firm 20-30 inches 5Y 5/2 silty clay loam, with redoximorphic features present, blocky, firm Some inclusions poorly drained Scitico soils, may be present, but are less than 10 percent of the mapped area. These soils are semi permanantly to permanately saturated.

MAP UNIT #	SOIL TAXANOMIC NAME	SLOPES	HYDRO LOGIC SOIL GROUP	DESCRIPTION
175 Rk	**Hollis Charlton Complex (well drained) (very rocky)**	**C D**	**B/D**	The Hollis component of this soil complex consists of well drained and somewhat excessively drained soils formed in a thin mantle of till, and are shallow to bedrock. The Charlton component of this soil complex consists of very deep, well drained soils formed in loamy melt-out till. This soil complex is located in the western/central portion of the property. The soil texture of the Charlton component is fine sandy loam over a gravelly fine sandy loam. The Hollis component of the soil complex is shallow to bedrock. The majority of the Charlton componant is moderately deep to bedrock. The saturated hydraulic conductivity is moderately high to high. in the Hollis component, and high to very high in the Charlton component. A typical soil profile of the Charlton component of this soil complecx onsite would be: 0-8 inches 2.5Y 3/2 fine sandy loam, granular, friable 8-24 inches 10YR 5/6 fine sandy loam, granular, friable 24-40 inches 2.5Y 5/4 gravelly fine sandy loam, granular, friable There are two areas of the property with this soil complex. One in the cenrtal portion of the lot, and one in the southwestern portuon of the lot.The percentage of each component of the soil complex in the central portion is 70 percent Hollis (Group D), and 30 percent Charlton (Group B). The percentage of each component of the soil complex in the southwestern portion is 60 percent Hollis (Group D), and 40 percent Charlton (Group B).Some inclusions of moderately well drained Eldridge soils may be present, but are less than 10 percent of the mapped area. Estimated seasonal high water table range from none to 44 inches.

MAP UNIT #	SOIL TAXANOMIC NAME	SLOPES	HYDRO LOGIC SOIL GROUP	DESCRIPTION
299 (decdc)	**Udorthernts (filled land) (moderately well drained)**	**A B C**	**C**	The Udorthents filled land map unit represents soils that contain fill material, and are moderately well drained. The fill material often comes from the soils in the immediate surrounding areas, however on this site, the fill material is a gravelly fine sandy loam, not typical of the surrounding soils, so it was most likely brought in from somwhere else. The soil texture of these soils is a gravelly fine sandy loam fill material over the the original silt loam subsurface. These disturbed soil mapping unit is located in the southern portion of the parcel, adjacent to Brentwood road. These soils are deep to bedrock. Saturated hydraulic conductivity is moderately high to high in the fill material in the surface horizon, and moderately slow to very slow in the silt loam substratum. A typical soil profile of these soils onsite would be: 0-12 inches 2.5Y 4/4 gravelly fine sandy loam, granular, friable 12-20 inches 10YR 3/2 fine sandy loam, granular friable. 20-24 inches 2.5Y 5/4 gravelly fine sandy loam, granular, friable. 24-34 inches 2.5Y5/3 fine sandy loam granular, friable. 34-55 inches 5Y 4/2 stratified very fine sand and silt loam massive, firm. Some inclusions of moderately well drained Eldridge and Boxford soils may be present, but are less than 10 percent of the mapped area. Estimated seasonal high water tables in these soils range from 16 to 36 inches.
953	**Boxford (somewhat poorly drained)**	**B**	**C**	This component of the Boxford series consists of very deep, somewhat poorly drained soils that are formed in clayey marine sediments. These soils are located in the northern portion of lot, and on the upland island in the central portion of the parcel. These soils are deep to bedrock. Saturated hydraulic conductivity is moderately high in the surface horizon and the upper part of the subsoil, and low to moderately low in the lower part of the subsoil and in the substratum.

MAP UNIT #	SOIL TAXANOMIC NAME	SLOPES	HYDRO LOGIC SOIL GROUP	DESCRIPTION
953	**Boxford (somewhat poorly drained)**	**B**	**C**	A typical soil profile of these soils onsite would be: 0- 6 inches, 2.5Y 3/2 silt loam, granular, friable 6-12 inches 2.5Y 5/4, silt loam, blocky, friable 12-28 2.5Y 6/2 silt loam, with redoximorphic features present, blocky, firm. Some inclusions of the moderately well drained component of the Boxford soils, may be present, but are less than 10 percent of the mapped area. Estimated seasonal high water tables in these soils range from 10 to 15 inches.

Slope Phases

Alpha Slope Symbol	Range
A	**0 – 3%**
B	**3 – 8%**
C	**8 – 15%**
D	**15 – 25%**
E	**25 – 50%**
F	**> 50%**

I trust that this Soil Survey and report meet your current planning needs. Please do not hesitate to contact me if you have any questions.

Sincerely:

John P. Hayes III

John P. Hayes III CSS, CWS

BEALS · ASSOCIATES *PLLC*

70 Portsmouth Avenue
3rd Floor, Unit 2
Stratham, N.H. 03885
Phone: (603)-583-4860
Fax: (603)-583-4863

TRANSMITTAL

Town of Exeter
10 Front St.
Exeter, NH 03833

Date: May 26, 2026
Project: NH-1585
Location: 5 Brentwood Road
Via: Hand Deliver

Items:

Attached: For Submittal

We are sending you the following items:

1 – Copy Owners Letter of Authorization
7 – Copies of Letter of Intent
7 – Copies of Site Plan Application (with fee check $1,425.00)
7 – Copies of Wetlands buffer CUP application
7 – Copies of Minor Subdivision/LLA Application
7 – Copies of Connect and/or Discharge to Town Sewer/Water Application
1 – Copy of Abutters List (w/labels in triplicate)
3 – Copies of Stormwater I & M Report
3 – Copies of Drainage Analysis (3 Full-Size sheets included)
7 – Copies of Full-Size Plan Set (24x36, 10 Sheets)
1 – Copy of all PDF material emailed

Comments:

CC'd to Underwood Engineers.

Transmitted by: Christian O. Smith, PE.

Town of Exeter

Planning Board Application for <u>Conditional Use Permit</u>: Wetlands Conservation Overlay District

July 2023

Town of Exeter Planning Board Application

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

SUBMITTAL REQUIREMENTS:

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

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

   Proposed Conditions
   a. Edge of Wetlands and Wetland Buffers and distances to the following:
      i. Edge of Disturbance
      ii. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements
   b. Name and phone number of all individuals whose professional seal appears on the plan
3. If applicant and/or agent is not the owner, a letter of authorization must accompany this application
4. Supporting documents i.e. Letters from the Department of Environmental Services, Standard Dredge and Fill Application and Photos of the property
5. A Town of Exeter Assessors list of names and mailing addresses of all abutters

Required Fees:
Planning Board Fee: **$50.00** Abutter Fee: **$10.00** Recording Fee (if applicable): **$25.00**

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

APPLICANT	Name: STONEARCH DEVEL. CORP.
	Address: 3 QUILL LN, SUITE 107, BARRINGTON, NH 03825
	Email Address: johnoneill.nh@gmail.com
	Phone: (978) 375-3153
PROPOSAL	Address: 5 Brentwood road
	Tax Map #62 Lot#111 Zoning District: res 2
	Owner of Record: PATRICIA WASHBURNE
Person/Business performing work outlined in proposal	Name:
	Address:
	Phone:
Professional that delineated wetlands	Name: JOHN P. HAYES III CSS, CWS
	Address: 7 LIMESTONE WAY, NORTH HAMPTON, NH 03862
	Phone: 603-205-4396

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

Detailed Proposal including intent, project description, and use of property: (Use additional sheet as needed)
Propsed 8 unit condo development with cul-de-sac and associated drainage.

Wetland Conservation Overlay District Impact (in square footage):		
Temporary Impact	Wetland: (SQ FT.) ☐ Prime Wetlands _____ ☐ Exemplary Wetlands _____ ☐ Vernal Pools (>200SF) _____ ☐ VPD _____ ☐ PD _____ ☐ Inland Stream _____	Buffer: (SQ FT.) ☐ Prime Wetlands _____ ☐ Exemplary Wetlands _____ ☐ Vernal Pools (>200SF) _____ ☐ VPD _____ ☐ PD _____ ☐ Inland Stream _____
Permanent Impact	Wetland: ☐ Prime Wetlands _____ ☐ Exemplary Wetlands _____ ☐ Vernal Pools (>200SF) _____ ☐ VPD _____ ☐ PD _____ ☐ Inland Stream _____	Buffer: ☐ Prime Wetlands _____ ☐ Exemplary Wetlands _____ ☐ Vernal Pools (>200SF) _____ ☐ VPD _____ ☐ PD 11500 SF ☐ Inland Stream _____

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

N/A

Describe how the proposal meets conditions in **Article 9.1.6.B** of the Zoning Ordinance (attached for reference). Written justification for each criterion must be provided to be deemed administratively complete.

9.1.6.B. Prior to issuance of a conditional use permit, the Planning Board shall conclude and make a part of the record, compliance with the following criteria:

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

BEALS · ASSOCIATES *PLLC*

Seventy Portsmouth Avenue
Stratham, New Hampshire
03885
603 – 583 - 4860
Fax: 583 - 4863

May 26, 2026
Town of Exeter Planning Board
10 Front Street
Exeter, NH 03833

RE: Wetlands Conditional Use Section 9.1.6 - Proposed Condominium Site Plan – 5 Brentwood Road

Dear Members of the Board:

The following addresses the conditions of Article 9.1.6.B of the Exeter Zoning Ordinance.

9.1.6.B Conditions:

1. The proposed open-space use is permitted in the R2 Zone.
2. The use cannot be feasibly carried out on portions of the lot completely outside the WCD. Though the proposed development is located as far away from the WCD as possible. No homes are proposed within the WCD.
3. The proposed layout has been designed to eliminate wetland and minimize WCD impacts to the maximum extent possible, but cannot be configured to be completely outside the WCD due to the existing wetland boundaries.
4. All soil disturbance that is temporary or adjacent to the immediate development will be restored as nearly as possible to original grade and condition. The design has been configured to minimize any detrimental impact on the wetlands and buffers. Only ancillary grading and a stormwater pond is proposed within the WCD, again, no physical wetland impact is proposed.
5. Based on the the stormwater treatment and collection structures proposed, no hazard to public or individual health will be realized from this development. No loss of wetland or groundwater contamination will result from the proposal.
6. The proposal for increased buffers is proposed for the 0project as function and values of the wetland system will not occur.
7. As stated above, All soil disturbance that is temporary or adjacent to the immediate development will be restored as nearly as possible to original grade and condition. The design has been configured to minimize any detrimental impact on the wetlands and buffers.
8. NHDES Wetlands Dredge and Fill permit is not required as no physical wetland disturbance is proposed.

Thank you for your consideration.
Very truly yours,
BEALS ASSOCIATES, PLLC

Christian O Smith

Christian O. Smith, P.E.
Principal

John P. Hayes III CSS, CWS,
7 Limestone Way
North Hampton, NH 03862
603-205-4396
johnphayes@comcast.net

12/31/25 **Job # 25-041**

Christian Smith
Berals Associates
70 Portsmouth Avenue 3rd Floor
Exeter NH 03385

12/31/25
Wetland Delineation
Map R2 Lot 111
5 Brentwood Road Exeter NH

Dear Christian:

This letter reports the completion of a wetland delineation that was conducted on the above referenced property by John P. Hayes III on December 22, 2025. The property is located on the northwest side of Brentwood Road, southwest of Route 27, and south of McKay Drive, in Exeter, NH. The parcel is approximately 7.5 acres in size.The purpose of the delineation is to assess any potential for future site development options in that area of the property.

This was conducted in accordance with the 1987 Army Corps of Engineers Wetlands Delineation Manual using the Routine Determinations Method, as required by the New Hampshire Department of Environmental Services Wetlands Bureau and the US Army Corps of Engineers.

The following standards were used to determine jurisdiction under the manual and to classify the wetland systems on the site;

1) *Field Indicators for Identifying Hydric Soils in the United States* Version 7.0. 2010.

2) *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: North central and Northeast Region Version 2.0 2012*

3) *Field Indicators for Identifying Hydric Soils in New England* New England Hydric Soils Technical Committee. April 2004. 3rd Edition. NEIWPCC Lowell, MA. .

4) *National List of Plant Species That Occur in Wetlands: 2012 New Hampshire.* United States Department of the Interior. Fish and Wildlife Service. NERC-88/18.29.

5) *Corps of Engineers Wetlands Delineation Manual,* January 1987. Wetlands Research Program Technical Report Y-87-1.

6) *Classification of Wetlands and Deep water Habitats of the United States.* December 1979. US Department of the Interior. Fish and Wildlife Service. FWS/OBS-79/31.

This wetland delineation complies with the poorly, and very poorly drained soil criteria defined in SSSNNE Special Publication Field Indicators for Identifying Hydric Soils in New England New England Hydric Soils Technical Committee June 2019 Version 4. These soils meet the hydric soil criterion F2 and F3. The wetland soils have textures of silt loam, with some organic soils present.

The area of the property where the wetland delineation was performed, was also given a preliminary examination for the presence, or any evidence, of any vernal pools. No evidence was found to be present at this time in that area.

Wetland boundaries identified on the property are witnessed in the field with pink flagging tape, hung periodically on vegetation using an alpha-numeric system as follows:

A1 to A178 (stop)
B1 to B 12 (stop) (connect B1 to F9)
C1 to C19 (connect)(upland island)
D1 to D10 (stop)
E1 to E7 (connect)(upland island)
F1 to F9 (connect F9 to B1)
G1 to G9 (stop)

A sketch of the approximate flagged line(s) with start and stop points was provided. This sketch is a general spatial representation of the location of the wetland boundary intended to aid your survey location of the wetland flags. There is no representation of its accuracy. It is strongly recommended that the flagged line(s) be survey located as soon as possible and depicted on a base plan.

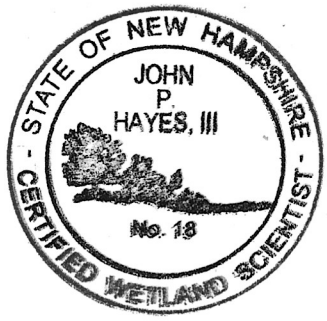
According to the "Classification of Wetlands and Deep water Habitats of the United States" (USFWS December 1979), the wetland areas delineated, by A,B,D, and F lines would be classified as a combination of a Palustrine, Scrub Shrub, Broad Leaved Diciduous and Emergent Persistent systems, that are seasonally flooded and/or saturated, with some organic soils present. (PSS/EM1Eg).

The plant species located in or near the wetlands include, but are not limited to: Red maple *(Acer rubrum),* Grey birch *(Betula populifolia),* Red oak *(Quercus rubra),* Eastern hemlock *(Tsuga canadensis),* White pine *(Pinus strobes),* Speckled alder *(Alnus rugosa),* Silky dogwood *(Cornus amomum),* Witchhazel *(Hamamelis virginiana),* Highbush blueberry *(Vaccinium corymbosum),* Meadow sweet *(Spiraea latifolia),* Purple loostrife *(Lythrum salicaria),* Soft rush *(Juncus effusus),* Tussock sedge *(Carex stricta),* Broad leaved cattail *(Typha latifolia),* Cinnamon fern *(Osmunda cinnamomea),* and Sensitive fern *(Onoclea sensibilis).*

Please contact me if you have any questions or if I can be of further assistance.

Sincerely,

John P. Hayes III



John P. Hayes III CWS, CSS,

Town of Exeter

Planning Board Application for Site Plan Review

October 2019

Town of Exeter Planning Board Application for Site Plan Review

Date: October 2019

Memo To: Applicants for Site Plan Review

From: Planning Department

Re: Site Plan Review Application Process

The goal of the Planning Department is to process site plan review applications as quickly and efficiently as possible, in preparation for review by the Planning Board. To this end, we have designed an application form that is simple and easy to follow (see attached). If some of the information being requested does not seem to be applicable, please check with the Planning Department office, it may be that your particular proposal does not warrant such information.

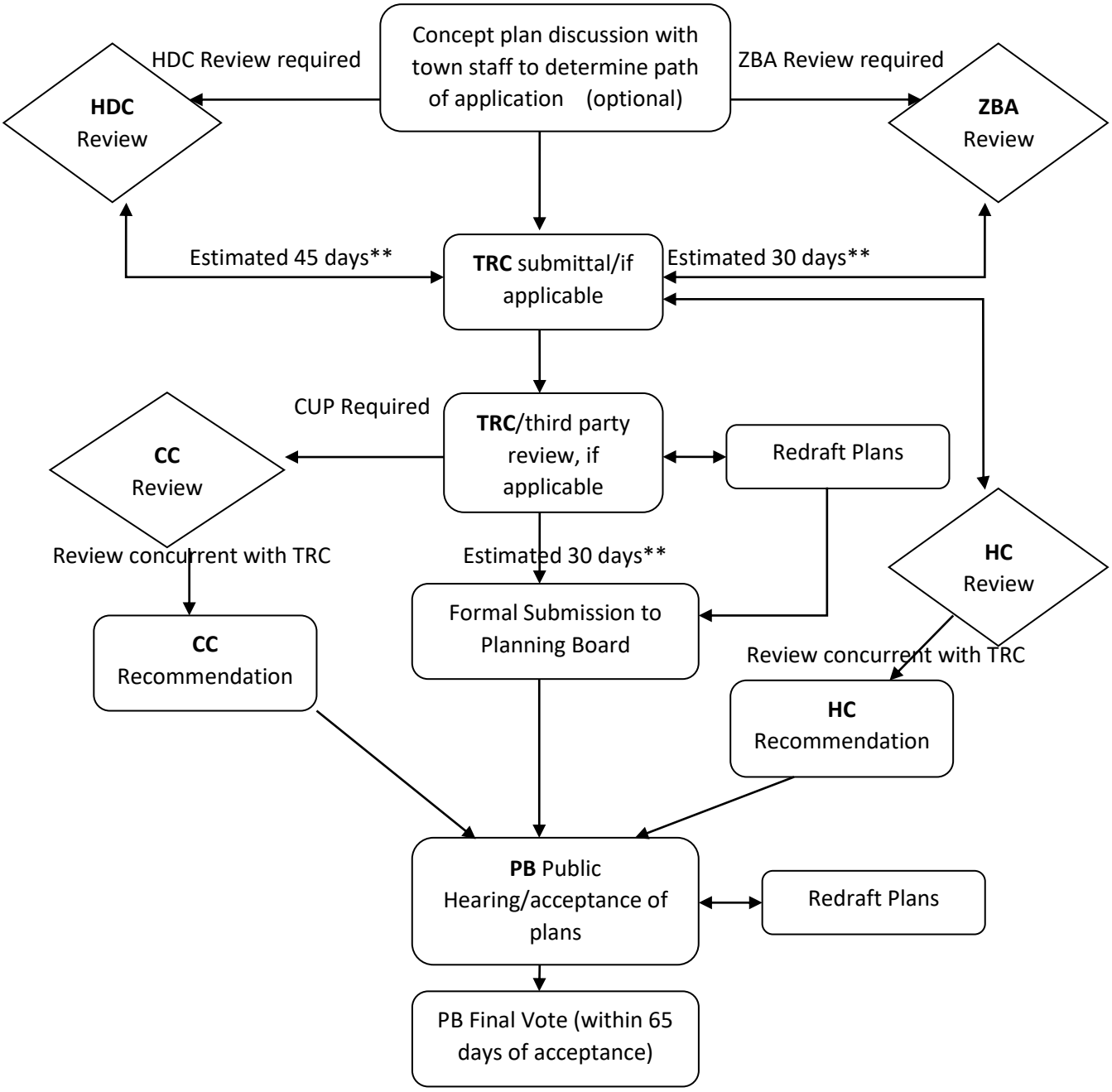
It is recommended that you schedule a meeting with the Town Planner prior to formally submitting your application. The Town Planner will review your proposal for conformance with all applicable Town regulations and advise you regarding the procedure for obtaining Planning Board approval. Please contact the Planning Department office at (603) 773-6112 to schedule an appointment.

The key to receiving a prompt decision from the Planning Board is to adhere closely to the Board's procedures. A chart outlining the "Planning Board Review Procedure" is attached for your information. Please be aware that a technical review of your proposal by the Technical Review Committee (TRC) must precede Planning board consideration of your application. The Town Planner will only schedule you for a public hearing with the Planning Board after your application has gone through technical review and any required changes have been incorporated.

Copies of the applicable "Site Plan Review and Subdivision Regulations" are available for your review or purchase at the Planning Department office on the second floor of the Town Office Building located at 10 Front Street and are also on the Town's website at www.exeternh.gov

It is strongly recommended that you become familiar with these regulations, as they are the basis for review and approval of all site plans.

Exeter Planning Review Process Flow Chart*



ZBA – Zoning board of Adjustment **PB** – Planning Board **HDC** – Historic District Commission
HC – Heritage Commission **CC** – Conservation Commission **TRC** – Technical Review Committee
CUP – Conditional Use Permit

*This chart shows the local process only. State permits (Wetlands, Shoreland, etc. are not shown)

**All time estimates are approximate and can vary considerably. However, it is generally expected to take between 90 and 180 days to complete local review in the event review from all boards is required.

SITE PLAN REVIEW APPLICATION CHECKLIST

A COMPLETED APPLICATION FOR SITE PLAN REVIEW MUST CONTAIN THE FOLLOWING

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

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

TOWN OF EXETER, NH
APPLICATION FOR SITE PLAN REVIEW

OFFICE USE ONLY

_____	**APPLICATION #**
_____	**DATE RECEIVED**
_____	**APPLICATION FEE**
_____	**PLAN REVIEW FEE**
_____	**ABUTTERS FEE**
_____	**LEGAL NOTICE FEE**
_____	**TOTAL FEES**

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

THIS IS AN APPLICATION FOR:

- **( ) COMMERCIAL SITE PLAN REVIEW**
- **( ) INDUSTRIAL SITE PLAN REVIEW**
- **(✓) MULTI-FAMILY SITE PLAN REVIEW**
- **( ) MINOR SITE PLAN REVIEW**
- **( ) INSTITUTIONAL/NON-PROFIT SPR**

res
condo

1. **NAME OF LEGAL OWNER OF RECORD:** PATRICIA WASHBURNE REVOCABLE TRUST

_____ **TELEPHONE: ( )** _____

ADDRESS: 39 BOWVIEW DR, STRAFFORD, NH 03884

2. **NAME OF APPLICANT:** STONEARCH DEVEL. CORP.

ADDRESS: 3 QUILL LN, SUITE 107, BARRINGTON, NH 03825

_____ **TELEPHONE:** ( ) (978) 375-3153

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

Developer

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

4. **DESCRIPTION OF PROPERTY:** Rear vacant land

ADDRESS: 5 Brentwood road

TAX MAP: 62 **PARCEL #:** 111 **ZONING DISTRICT:** Res 2

AREA OF ENTIRE TRACT: 7.8 ac. **PORTION BEING DEVELOPED:** 3 ac

5. **ESTIMATED TOTAL SITE DEVELOPMENT COST $**_____

6. **EXPLANATION OF PROPOSAL:** Proposed 8 unit development with a 200' cul-de-sac

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

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

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

ITEM:	NUMBER OF COPIES
A.	
B. see attached.	
C.	
D.	
E.	
F.	

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

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

NAME: Christian Smith of Beals Associates

ADDRESS: 70 Portsmouth Ave, Stratham NH

PROFESSION: Engineer **TELEPHONE:** (603) 583-4860

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

Cul-de-sac of approx. 200', with water and sewer extensions with underground power, and stormwater treatment structures.

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

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

No

13. **WILL THE PROPOSED PROJECT INVOLVE DEMOLITION OF ANY EXISTING BUILDINGS OR APPURTENANCES?** IF YES, DESCRIBE BELOW.
(Please note that any proposed demolition may require review by the Exeter Heritage Commission in accordance with Article 5, Section 5.3.5 of the Exeter Zoning Ordinance).

No

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

No

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

DATE 5-26-2026 OWNER'S SIGNATURE see attached LOA

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

See attached

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

TAX MAP _____
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Please attach additional sheets, if needed

CHECKLIST FOR SITE PLAN REVIEW

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

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

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

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

SITE PLAN REQUIREMENTS

7.4 Existing Site Conditions Plan

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

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

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

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

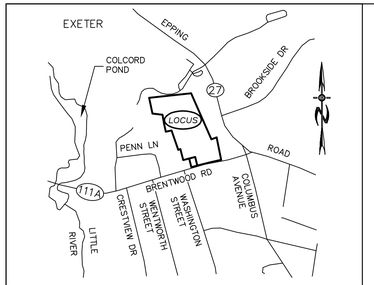
The purpose of this plan is to illustrate and fully explain the proposed changes taking place within the site. The proposed site conditions plan shall depict the following:

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

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

OTHER PLAN REQUIREMENTS (See Section indicated)

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

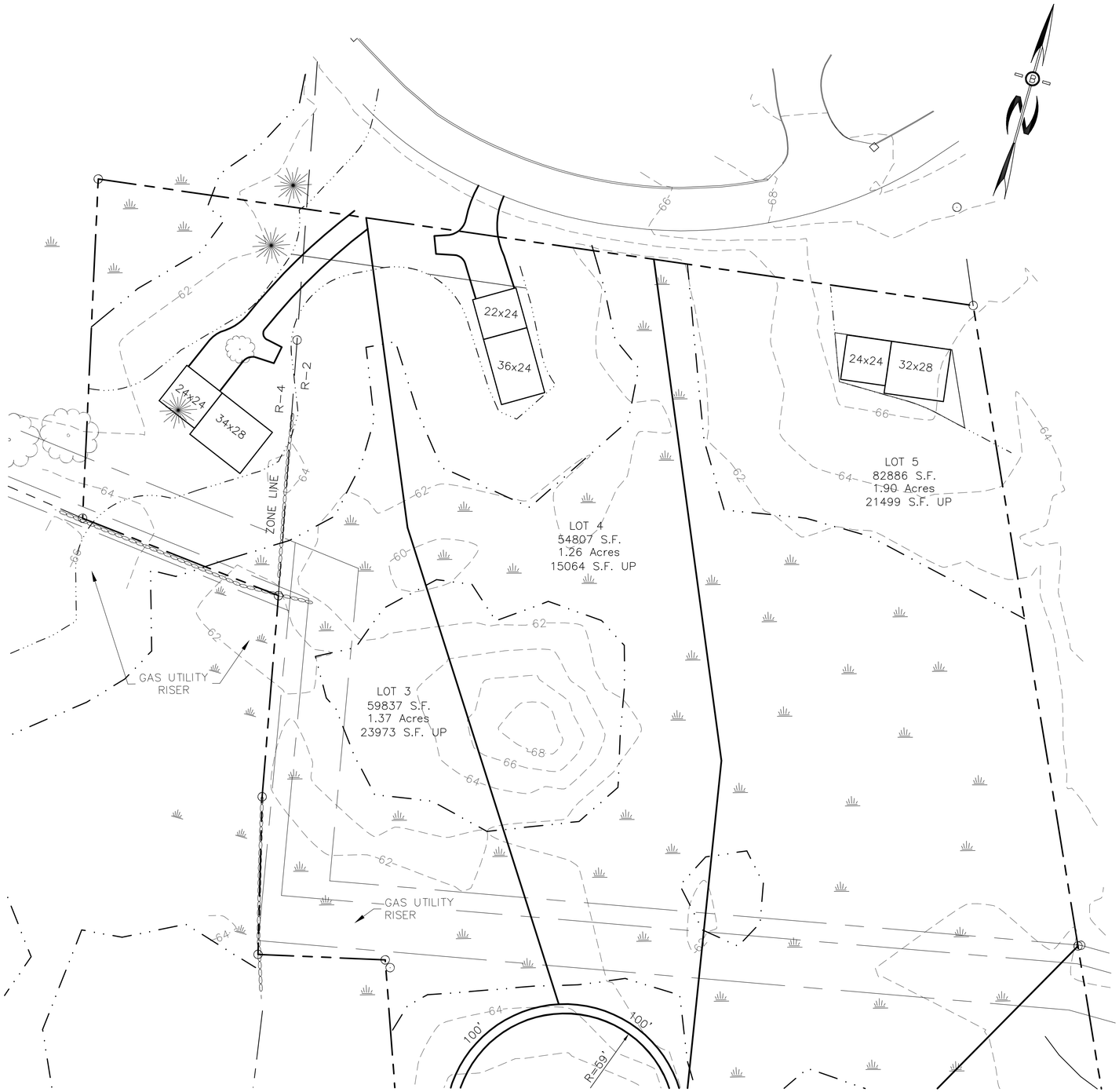


LOCATION MAP
1"=500'

ZONING DISTRICT: RESIDENTIAL – 2 SINGLE FAMILY / RESIDENTIAL 4

DISTRICT (R–2)
DIMENSIONAL REQUIREMENTS: W/ UTILITIES

MINIMUM LOT SIZE	= 15,000 SF
MINIMUM WIDTH	= 100 FEET
MINIMUM DEPTH	= 100 FEET
MINIMUM FRONTAGE	= 100 FEET
MAXIMUM BUILDING COVERAGE	= 25 PERCENT
MINIMUM OPEN SPACE	= 60/40 PERCENT
MINIMUM YARD SETBACKS:	
FRONT SETBACK	= 25 FEET
SIDE SETBACK (ONE)	= 15 FEET
SIDE SETBACK (BOTH)	= 30 FEET
REAR SETBACK	= 25 FEET
MAXIMUM BUILDING HEIGHT	= 35 FEET / 3 STORIES



TOWN NOTES

1. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
2. THE APPLICANT HAS DESIGNED THIS SITE TO SAFELY ACCOMMODATE MAXIMUM SIZE VEHICLES AND TRUCKS, (DESIGN VEHICLE IS THE EXETER LADDER TRUCK OR 35' BOX TRUCK) EITHER DELIVERING TO, OR USING THE PROPERTY.
3. ALL SNOW SHALL BE STORED IN THE AREA(S) DEPICTED ON THIS PLAN AS SNOW STORAGE AREAS. 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.
4. 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 DUMPSTER AS NEEDED.
5. ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 GRADING, DRAINAGE, AND EROSION & SEDIMENT CONTROL AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE.

PREPARED FOR:

STONEARCH DEVEL. CORP.
3 QUILL LN, SUITE 107
BARRINGTON, NH 03825

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

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW 7 NEW RESIDENTIAL HOMES WITH A PROPOSED CDS ROADWAY.
2. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF EXETER STANDARDS AND REGULATIONS.
3. ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.3 STORMWATER MANAGEMENT STANDARDS, STORMWATER MANAGEMENT PLAN, STORMWATER POLLUTION PREVENTION PLAN, AND EROSION AND SEDIMENT CONTROL STANDARDS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE" SEE SECTION 9.14 ROADWAYS, ACCESS POINTS, AND FIRE LANES AND SECTION 9.13 PARKING AREAS FOR EXCEPTIONS.
4. 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.
5. ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS UNLESS A VARIANCE IS OTHERWISE REQUESTED.
6. TOTAL PROPOSED DISTURBANCE FOR CONSTRUCTION = ACRES.
7. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO RELEASE OF BOND, THE APPLICANT SHALL SUBMIT A LETTER TO THE TOWN, SIGNED AND STAMPED BY THE DESIGN ENGINEER, WHO MUST BE A LICENSED PROFESSIONAL ENGINEER IN NH, STATING CONSTRUCTION HAS BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLANS.
8. 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.
9. THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL 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.
10. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
11. THIS SITE IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE.

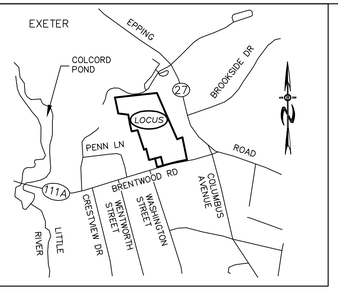
30 0 15 30 60 120

REVISIONS:	DATE:

SUBDIVISION YIELD PLAN 1

RESIDENTIAL DEVELOPMENT
5 BRENTWOOD ROAD
EXETER, NH
TAX MAP 62, LOT 111

DATE:	FEB, 2026	SCALE:	1" = 50'
PROJ. NO:	NH-1585	SHEET NO.	3



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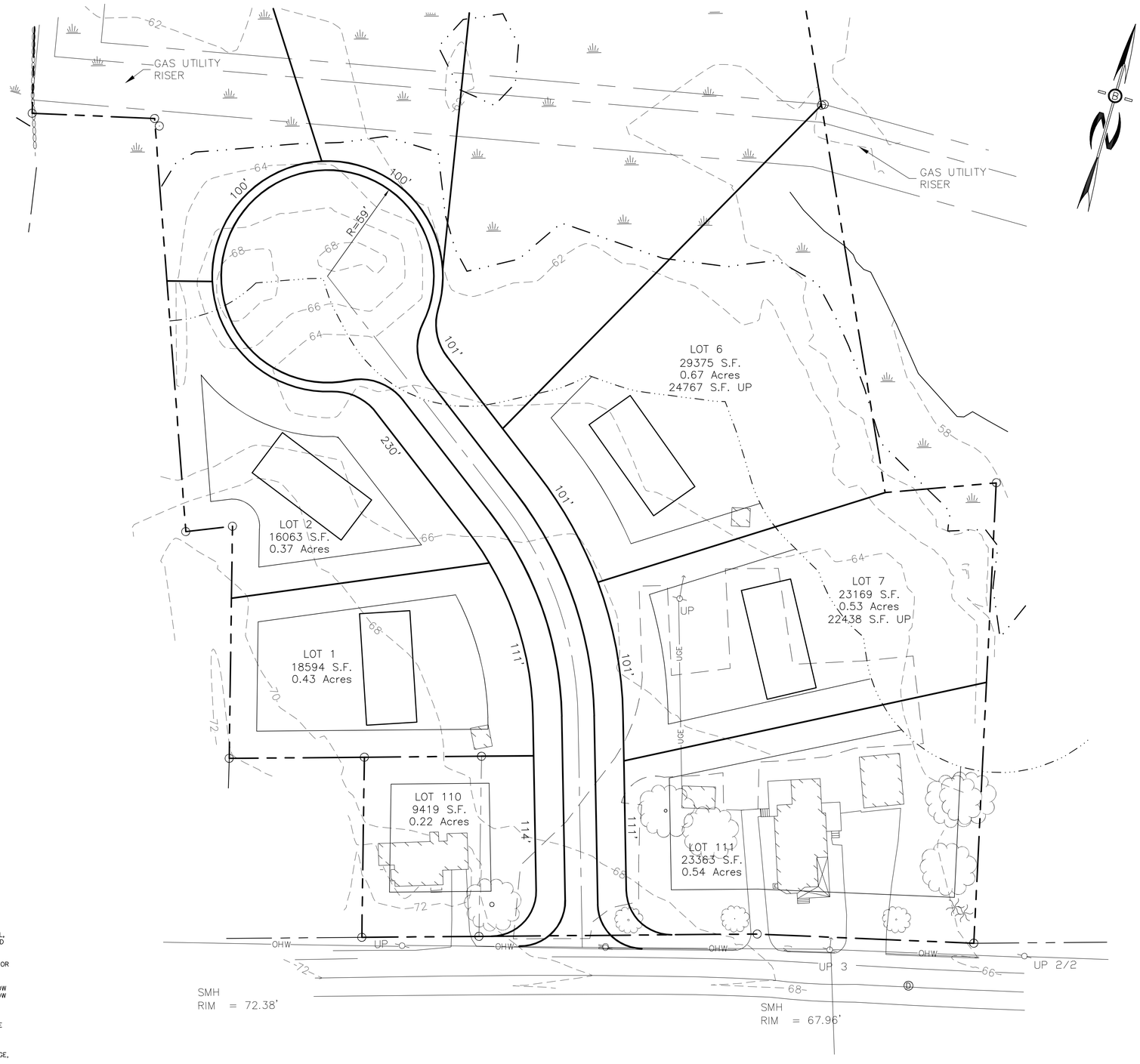

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REVISIONS:	DATE:

SUBDIVISION YIELD PLAN 2

RESIDENTIAL DEVELOPMENT
5 BRENTWOOD ROAD
EXETER, NH
TAX MAP 62, LOT 111

DATE:	FEB, 2026	SCALE:	1" = 30'
PROJ. N0:	NH-1585	SHEET NO.	3