



TOWN OF EXETER, NEW HAMPSHIRE

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

EXETER PLANNING BOARD AGENDA

The Exeter Planning Board will meet on Thursday, March 26, 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: February 12, 2026, and February 26, 2026

NEW BUSINESS: PUBLIC HEARINGS

The application of 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. The property is located in the C-2 Highway Commercial Zoning District and is identified as tax Map #65-125. PB Case #26-3.

OTHER BUSINESS

Discussion of Complete Streets Design Guidelines and Next Steps

- 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 03/19/26: Exeter Town Office and Town of Exeter website Exeter website

**TOWN OF EXETER
PLANNING BOARD
NOWAK ROOM
10 FRONT STREET
FEBRUARY 12, 2026
DRAFT MINUTES
7:00 PM**

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I. PRELIMINARIES:

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

STAFF PRESENT: Interim Town Planner Carol Ogilvie (remotely)

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

III. NEW BUSINESS:

- 1. The application of Scott Boudreau, LLS for a minor subdivision of the property located at 13 Bayberry Lane into two residential lots.
R-2, Single Family Residential zoning district
Tax Map Parcel #86-56
Planning Board Case #25-13.

Chair Plumer read the public hearing notice.

Ms. Ogilvie indicated that the case was ready to be heard, was reviewed by staff, complied with zoning and met all requirements for subdivision.

Ms. Belanger motioned to open Planning Board Case #25-13. Mr. Grueter seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Scott Boudreau presented the application for a minor subdivision plan to create two lots from one. He displayed a plan and pointed out existing buildings on the lot with frontage on Bayberry Lane and the second lot with 28,272 SF with utilities, including water service, on Little Pine Lane and a potential sewer connection.

Mr. Grueter asked if the sewer line was connected and Mr. Boudreau indicated no, but there was potential to bring it down the hill onto Little Pine Lane.

43 Ms. English asked if the artesian well was still active and Mr. Brock indicated yes, he still uses it. She
44 asked if it would be on the new lot and he indicated yes. Ms. Belanger asked if he would continue to use
45 it while it is situated on another lot and Mr. Brock pointed out existing structures, basketball court, well
46 and shed that would go with the new lot.

47

48 Chair Plumer opened comments to the public at 7:17 PM and being none the Board entered
49 deliberations.

50

51 **Ms. Belanger motioned to approve the application of Brock Revocable Trust, Planning Board Case #25-**
52 **13 for a minor subdivision be approved with the conditions read by the interim town planner. Ms.**
53 **English seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.**

54

55 Ms. Ogilvie indicated that the plan would be recorded and the conditions were:

56

57 **1. An electronic as-built plan with details acceptable to the town be provided prior to the issuance of a**
58 **certificate of occupancy. This plan must be in dwg or dxf file format and in NAD 1983 State Plane New**
59 **Hampshire FIPS 2800 feet coordinates.**

60

61 **2. All applicable state permit approval numbers shall be noted on the final plans; and**

62

63 **3. All appropriate fees to be paid including but not limited to sewer/water connection fees, impact**
64 **fees, inspection fees (including third party) prior to the issuance of a certificate of occupancy.**

65

66 2. Pursuant to RSA 231:158, Scenic Road Designation, a public hearing will be held on a request from
67 Unitil for the pruning of trees and removal of hazardous trees on the following Scenic Roads in Exeter:
68 Pickpocket Road, John West Road, Powder Mill Road, Garrison Lane and Birch Road.

69

70 Chair Plumer read the public hearing notice.

71

72 Ben Richard appeared remotely and indicated he is the forestry supervisor and a certified arborist. He
73 described the proposal to prune two circuits which are on a five-year cycle and to remove hazardous
74 trees on the hazardous tree list provided marked 43x1 and 19x3 which work will be overseen by him. He
75 described the trimming process which is to trim 10' on either side and 15' above. He described the ash
76 trees on Pickpocket Road and provided three maps of the work areas.

77

78 Mr. Grueter asked about notice to homeowners, and he described the process for trees being removed
79 on private property. The permission person would make contact with the homeowner and if not home
80 leave a door hanger with contact information. He described the orange flagging.

81

82 Ms. English asked if he had appeared before the Tree Committee concerning any street trees over 20" in
83 diameter and Ms. Ogilvie indicated they had been in touch with Jay Perkins, the tree warden who looked
84 at the trees and said they needed to come down.

85

86 Ms. Belanger asked if tagging had been done yet and Mr. Boudreau indicated about a month and a half
87 ago.

88
89 Mr. Kennedy confirmed that trees on private property won't be removed without permission.

90
91 Ms. Belanger asked if there was any contact information he could provide and Mr. Boudreau provided
92 an email forestry@unitil.com.

93
94 Ms. English thanked him for his professionalism.

95
96 Chair Plumer opened comments to the public at 7:37 PM and being none the Board entered
97 deliberations.

98
99 ***Ms. Belanger motioned that the request of Unitil dated January 27, 2026 to submit a letter on five***
100 ***scenic roads listed on the letter be approved. Ms. English seconded the motion. A vote was taken, all***
101 ***were in favor, the motion passed unanimously.***

102
103 **IV. OLD BUSINESS**

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105 **APPROVAL OF MINUTES**

106
107 January 22, 2026

108
109 Ms. English recommended edits to lines 116 and 238.

110
111 ***Ms. Belanger motioned to approve the minutes of January 22, 2026, as amended. Mr. Grueter***
112 ***seconded the motion. A vote was taken, Ms. Martel abstained. The motion passed 6-0-1.***

113
114 **V. OTHER BUSINESS**

- 115
116 • Presentation of Complete Streets Design Guidelines – Scott Bogle, Senior
117 Transportation Planner, Rockingham Planning Commission

118
119 Scott Bogle of Rockingham Planning Commission indicated he is the principal
120 transportation planner and that he has been working with staff and the Master Plan
121 Oversight Committee on the Complete Street Guidelines.

122
123 Mr. Bogle reviewed the scope which included reviewing other towns, community
124 engagement, design guidelines, a policy statement and referenced the 2018 Master Plan
125 and 2024 Bicycle & Pedestrian Master Plan.

126

127 Mr. Bogle discussed designing, operating and maintaining roads, supporting safe access
128 and prioritizing safety. He discussed considering how quickly recommendations can be
129 implemented. He noted there is not enough funds to do everything in this report so
130 someone needs to direct that focus. Ms. Belanger noted that Mr. Sharples did a lot of
131 grant funding. Ms. English asked if it would be helpful for the Board to send a letter of
132 recommendation. Chair Plumer recommended they come back to another meeting.

133
134 Mr. Bogle reviewed the community engagement so far including the survey with 880
135 responses, focus groups, public input sessions and regular meetings with the MPOC,
136 town staff, residents and business owners.

137
138 Mr. Bogle discussed some of the goals such as a walkable downtown, connectivity and
139 use by all ages and abilities.

140
141 Mr. Bogle reviewed policy elements, design guidelines, different types of streets and
142 implementation and performance tracking.

143
144 Mr. Bogle reviewed the Vision and included incremental investments. He discussed
145 components of the roadside zone. He explained what sharrows were, which is shared
146 lane marking to warn motorists that bicycles would be utilizing the same lane. He
147 discussed traffic calming strategies and ADA accessibility considerations.

148
149 Mr. Bogle described street typology and maps and defined the six street types.

150
151 Mr. Bogle described the width of the town center streets and noted it was not sufficient
152 to allow for separate bike lanes, therefore the recommendation of sharrows. He
153 discussed on street parking, sidewalks and improving crossings. He reviewed multi use
154 paths, gateway streets, single turn lane recommendations, improving connectivity and
155 projects in the Capital Improvement Plan.

156
157 Mr. Bogle recommended engagement via a citizen's advocate committee to implement
158 measures, track performance and effectiveness and look at increases in volume and
159 crashes. Mr. Kennedy agreed this would be an important oversight to keep things
160 happening. Ms. Belanger will bring it up to the Select Board. Ms. English recommended
161 an educational component. Ms. Belanger noted police departments will often take on
162 that role and she will follow up. Mr. Kennedy agreed education is important as most
163 motorists would recognize the sharrow symbol or know what it means.

164
165 Chair Plumer noted two pedestrian crosswalks that need improvement by the Loaf &
166 Ladle and High Street where the sidewalk ends on the right side. He noted it makes

167 sense to work things into repaving projects. Mr. Bogle discussed shifting away from the
168 curb, and use of flashing beacons.

169
170 Ms. Martel expressed concerns with lighting at night, which is super important and
171 recommended following what PEA did. Chair Plumer noted the use of flashing beacons
172 should be applied in limited places. Ms. Belanger agreed that many homeowners don't
173 want lights flashing in their windows.

174
175 Silas Richards spoke to the framework to improve conditions and recommended four
176 steps:

- 177
- 178 • Establishing the Advocate Committee
 - 179 • Implementing Priority Projects
 - 180 • Separate pathways where allowed including multi-use paths
 - 181 • Implementing signage and pavement markings
- 182

183 Ms. Ogilvie asked if once the policy was adopted whether it would make the town more
184 eligible for transportation grants and Mr. Bogle indicated he did not think of anything
185 more than Mr. Sharples had done being proactive in going after grants.

186
187 Ms. Belanger reported that Exeter was awarded the Housing Champions Program which
188 gives more points to grant applications.

189
190 Mr. Bogle recommended the Safe Streets for All funding, which might be an area where
191 taking these steps may make the town more competitive.

192
193 Andrew Koff, a member of the Conservation Commission, stated that forming the
194 Committee was a no brainer and it should not be hard to find people to serve on it. He
195 found that the town was not safe for pedestrians and bicycles and low-cost fixes would
196 help. He shared his personal story of being hit and that he could have been killed on
197 Front and Winter Street. He feels the town has been negligent for allowing these
198 intersections to exist without addressing them and it should be a real priority. He stated
199 that it is not safe for children to walk to school.

200
201 Andrea Richards noted Lincoln Street has been a lot safer since work has been done.
202 She agreed volume of traffic has increased and opportunities have been missed that
203 could have been implemented while new work was being done. She recommended
204 getting this in place, so more opportunities are not missed.

205

206 Ms. Belanger urged her to reach out to Steve Cronin and discuss her concerns. She
207 noted that with some of the opportunities the town had no choice. There are six routes
208 going through downtown and a lot of traffic. GPS will tell you to drive 35mph in areas
209 not posted for that. There are speeding issues.

210

211 • Master Plan Discussion

212

213 • Field Modifications

214

215 • Bond and/or Letter of Credit Reductions and Release

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217 **VI. TOWN PLANNER'S ITEMS**

218 **VII. CHAIRPERSON'S ITEMS**

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

220 **IX. ADJOURN**

221 ***Ms. Belanger motioned to adjourn the meeting at 8:42 PM. Ms. English seconded the motion.***
222 ***A vote was taken, all were in favor, the motion passed unanimously.***

223 Respectfully submitted.

224 Daniel Hoijer,

225 Recording Secretary (Via Exeter TV)

**TOWN OF EXETER
PLANNING BOARD
NOWAK ROOM
10 FRONT STREET
FEBRUARY 26, 2026
DRAFT MINUTES
7:00 PM**

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I. PRELIMINARIES:

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

STAFF PRESENT: Kristen Murphy, Conservation & Sustainability Planner

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

III. NEW BUSINESS:

IV. OLD BUSINESS

APPROVAL OF MINUTES

February 12, 2026 – Tabled

Ms. Belanger motioned to table approval of the minutes. Ms. English seconded the motion. The motion passed unanimously.

V. OTHER BUSINESS

- Discussion of Complete Streets Design Guidelines and Next Steps

Chair Plumer noted that Scott Bogle had presented the Complete Streets report at the last Planning Board meeting. He noted some steps have been taken already on Lincoln and Water Streets and they recommended sidewalks be plowed quickly and establish a committee to move things along. He noted the committee could be a Planning Board subcommittee or Select Board committee.

Mr. Grueter recommended doing a video presentation through ExeterTV. He recommended there be parking on one side of the street by Sea Dogs. Chair Plumer recommended looking at the area near Loaf & Ladle. Mr. MacLeod recommended looking at Franklin Street and whether

42 there should be no left turn. Ms. Belanger discussed line of sight and Mr. Grueter added parked
43 cars. Ms. Belanger asked Mr. Richards if he thought right turn only would be safer for bicyclists
44 and he recommended having a committee to answer with experience versus one individual.
45 Water Street is dangerous for cyclists, and it would be good to have a place to park bikes and
46 walk into town.

47
48 Chair Plumer asked the next steps. Mr. Grueter who serves on the MPOC recommended
49 presenting to the Select Board to adopt with a recommendation letter from the Planning Board.

50
51 Mr. Kennedy, who serves on the MPOC, recommended once adopted the advisory committee is
52 needed. Ms. Belanger noted she brought that up at the Select Board meeting. The Board
53 discussed potential representatives. Chair Plumer recommended a citizen representative, and a
54 Select Board representative. Ms. Belanger agreed, someone like Silas Richards. She noted the
55 MPOC meets during the day.

56
57 Silas Richards noted he had concerns with the subcommittee being only Planning Board
58 members and noted it was important to include public safety and planner. He noted there are
59 opportunities and having workshops before projects begin at an accessible time and being
60 proactive rather than reactive and having a wide variety of people, maybe a representative from
61 River Woods. He recommended establishing the scope of the committee to provide input on
62 future projects and improving low-cost existing conditions.

63
64 Chair Plumer expressed concern with having too large a committee. Mr. Grueter agreed that
65 different projects will need different people. Mr. Kennedy recommended one Planning Board
66 representative, one from Public Works and that the rest be citizens not to make decisions but an
67 advisory committee with staff.

68
69 Ms. Murphy discussed the pros of a daytime meeting and the availability of staff, maybe during
70 lunch with a Zoom option. Ms. Belanger reminded that a quorum is required in person. Mr.
71 Richards noted they need representation from town staff, the Planning Board, Public Safety and
72 the Recreation Dept. Ms. Belanger noted there are a lot of meetings already and that is
73 something the Select Board is looking at. Ms. Murphy noted the MPOC could be the vector and
74 create forums of interest groups.

75
76 Chair Plumer summarized the next steps, to accept the report, recommend to the Select Board
77 and have the report presented to the Select Board. He encouraged the Board to consider who
78 needs to be on the committee. Mr. MacLeod recommended having people who work in shops
79 and restaurants who he imagined often get feedback from people.

80
81 Ms. English questioned if others had reviewed the report as much as they should. Chair Plumer
82 agreed the Board needed more time to go through it and see if it meets the Board's criteria. Mr.
83 Kennedy agreed they should take time to go through it but not wait. Ms. Belanger noted the
84 next meeting is March 12. Mr. Grueter recommended being prepared at that meeting and it
85 would be good to have input from Ms. Martel and Vice-Chair Brown.

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Mr. Richards stated that people want to see safer streets and encouraged the Board to advance as fast as possible with critical projects advancing and especially with low-cost improvements. Ms. Murphy noted the low-cost proposals could be demonstrated. Ms. Belanger agreed and noted they could film it.

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

VI. TOWN PLANNER’S ITEMS

VII. CHAIRPERSON’S ITEMS

Chair Plumer announced that Dawn Ferringo is the new Planning & Building Administrator.

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

IX. ADJOURN

Ms. Belanger motioned to adjourn the meeting at 7:53PM. A vote was taken, all were in favor, the motion passed unanimously.

Respectfully submitted.

Daniel Hoijer,
Recording Secretary (Via Exeter TV)



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: March 18, 2026
To: Town of Exeter Planning Board
From: Dave Sharples, Land Use Director
Re: Caley Associates 97 Portsmouth Ave PB Case #26-3

Attached please find a site plan review application, plans and supporting documents, dated 01/27/26, with additional materials provided 3/16/26, for the proposed demolition of the existing dry-cleaning building and removal of foundation/slab. The proposed redevelopment consists of a 22-room hotel that includes a lounge, café/continental breakfast area, and exercise room all for guest use only. The hotel will utilize the existing shared driveway, existing parking area at the front of the site, proposed parking at the rear of the site, and shared parking and access within the plaza. Proposed drainage includes a pervious paver sidewalk around the building and an area of porous pavement behind the rear of the building. The proposed building will be serviced with underground water, sewer, gas, and electric/communication services.

The Shoreland Conditional Use Permit impacts for this design were less than was proposed in the prior project design. Therefore, no additional review by the Conservation Commission is necessary. It is recommended the conditions they provided be carried forward for Planning Board consideration.

The property is located in the C-2 Highway Commercial Zoning District and is identified as tax map #65-125.

A Technical Review Committee (TRC) meeting was held on **Thursday, 02/19/26**. A copy of the TRC comment letter and the applicant's response along with updated plans have been enclosed for your review. The applicant is requesting two waivers, one regarding grading within 5 feet of a property line and the other regarding light trespass. The applicant has submitted a written request for the waivers that is enclosed.

Since I have just returned to the office and was not involved with this project at the TRC, I have asked Carol to continue with her review and virtually attend the meeting next week if she is available. I will provide the board with an update at the meeting.

Waiver Motions:

Grading within 5 feet of exterior property line waiver motion: After reviewing the criteria for granting waivers, I move that the request of J. Caley Associates (PB #26-3) for a waiver from Section 9.3.6.4. of the Site Plan Review and Subdivision Regulations regarding grading within 5 feet of an exterior property line be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Light Trespass waiver motion: After reviewing the criteria for granting waivers, I move that the request of J. Caley Associates (PB Case #26-3) for a waiver from Section 9.20.1 of the Site Plan

Review and Subdivision Regulations to permit the spillage of light onto adjacent properties be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Planning Board Motions:

Site Plan Motion: I move that the request of J Caley Associates (PB Case #26-3) for 22 Room Hotel Site Plan be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Conditional Use Permit (Shoreland) Motion: After reviewing the criteria for a Shoreland Conditional Use permit, I move that the request of J. Caley Associates (PB Case #26-3) for a Conditional Use Permit be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures

**70 Portsmouth Avenue
Stratham, New Hampshire
0388
603 – 583 - 4860
Fax: 583 - 4863**

January 27, 2026

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

RE: Letter of Explanation
97 Portsmouth Avenue
Proposed Hotel Development
Tax Map 65 Lot # 125

Dear Members of the Board:

The applicant is proposing to demolish the existing dry-cleaning building and remove the foundation/slab. The proposed redevelopment consists of a 22-room hotel that includes a lounge, café/continental breakfast area, and exercise room all for guest use only. The hotel will utilize the existing shared driveway, existing parking area at the front of the site, proposed parking at the rear of the site, and shared parking and access within the plaza. Proposed drainage includes a pervious paver sidewalk around the building and an area of porous pavement behind the rear of the building. The proposed building will be serviced with underground water, sewer, gas, and electric/communication services.

As a portion of the site is within the Town of Exeter's Shoreland Protection District, disturbance within that district requires a Conditional Use Permit.

Thank you for your consideration.

Very truly yours,
BEALS ASSOCIATES, PLLC

Christian O. Smith

Christian O. Smith P.E.
Principal

BA BEALS

ASSOCIATES, PLLC

Land Planning • Civil Engineering
Landscape Architecture • Septic Design & Evaluation
Stratham, NH

January 27, 2026
Chairman
Town of Exeter Planning Board
10 Front Street
Exeter, NH 03833

RE: Proposed Development at 97 Portsmouth Avenue – Waiver Request
Tax Map 65 Lot #: 125

Dear Members of the Board:

This is written to formalize a request for two waivers specific to the design for the referenced site plan application.

1. We respectfully request a waiver to the Town of Exeter's Site Plan Review and Subdivision Regulations Section 9.3.6.4 which restricts grading within 5 feet of any exterior property line.

We feel the waiver is justified as:

- 13.7.1 The proposed design provides adequate space to work between the proposed disturbance and the property line, therefore granting of the waiver will not be detrimental to public safety, health, or welfare, nor could it be deemed injurious to other property.
- 13.7.2 The conditions upon which this request is made expressly due to the fact that the proposed building being proposed in the same location as the existing, which is closer to the property line than 5'. The existing building, driveway, etc. are all within 5' of existing parcel boundaries, and this is unique to the parcel/proposal and not generally applicable to other properties.
- 13.7.3 Due to the location of the existing features as referenced above, it would be impossible to improve this site without such encroachment. This would result in a hardship if the strict letter of the regulations is carried out as it would be illogical to implement this rule based on the current layout of the parcel. Care will be taken to ensure no disturbance to the abutting property (unless authorized by the abutting property owner(s)).
- 13.7.4 The waiver would not be contrary to the spirit and intent of the regulations as the proposed development will result in adequate width for construction to take place without causing harm to abutting property.

- 13.7.5 The proposed waiver does not propose to vary the provisions of the Zoning Ordinance or Master Plan. This is demonstrated by the facts cited above, as well as the fact that no structures are to be located within 5-feet of the property line.
2. We respectfully request a waiver to the Town of Exeter's Site Plan Review and Subdivision Regulations Section 9.20.1 which restricts light trespass on adjacent properties.

We feel the waiver is justified as:

- 13.7.6 The proposed design limits the amount of light spillover to just a few tenths of a footcandle for just a few feet in a few locations and when added to the existing lighting will not be noticeable, therefore granting of the waiver will not be detrimental to public safety, health, or welfare, nor could it be deemed injurious to other property.
- 13.7.7 The conditions upon which this request is made expressly due to the fact that the lot is very narrow and the lighting designer has creatively reduced the spillover to reasonable limits. This narrow lot configuration is unique to the parcel/proposal and not generally applicable to other properties.
- 13.7.8 Due to the location of the existing abutting properties, it may be impossible to safely light this site without such light encroachment. This would result in a hardship requiring many low lighting fixtures and potential unlit areas.
- 13.7.9 The waiver would not be contrary to the spirit and intent of the regulations as the lighting limits beyond the property line would not be distinguishable.
- 13.7.10 The proposed waiver does not propose to vary the provisions of the Zoning Ordinance or Master Plan. Lighting spillover is not part of the Zoning Ordinance.

Thank you for your consideration.

Very truly yours,
BEALS ASSOCIATES, PLLC

Christian O Smith

Christian O. Smith, PE
Principal

Blue Fields Property Management LLC
97 Portsmouth Avenue, Exeter, NH 03833
fieldsendb@aol.com
603-777-2619

January 7, 2025

Town of Exeter, New Hampshire
10 Front Street
Exeter, NH 03833

Re: Letter of Authorization

To Whom it May Concern:

The undersigned, as owner of premises located at 97 Portsmouth Avenue in Exeter, New Hampshire (the "Property"), hereby authorizes Josh Lanzetta, *Esq.*, and Bruton & Berube, PLLC, its employees, agents, and consultants, to seek any and **all approvals** required from the Town of Exeter (including, but not limited to special permits, building permits, zoning relief, and site plan review) related to development of the Property.

Sincerely,

DocuSigned by:
Brian Fieldsend
By: _____
4AFD6C6EF4BD496...
Brian Fieldsend, President

1/8/2025

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: January 27, 2026
Project: NH-1547
Location: 97 Portsmouth Ave
Via: Hand Deliver

Items:

Attached: For Site Plan Review / TRC Submittal

We are sending you the following items:

- 1 – Filing Fee Check (\$1,228.00 includes CUP fee)**
- 1 – Copies of Abutters List**
- 3 – Copies of Abutters List Labels**
- 5 – Copies of Letter of Explanation**
- 5 – Copies of Completed & Signed Application for Site Plan Review**
- 5 – Copies of Preliminary Application to Connect and/or Discharge**
- 5 – Copies of Conditional Use Permit-Shoreland Protection District**
- 5 – Copies of Letter of Authorization**
- 5 – Copies of Full-Size Plan Set (24x36, 12 Sheets)**
- 5 – Copies of 1/2-Size Plan Set (11x17, 12 Sheets)**
- 5 – Copies of 1/2-Size Architectural Plans & Renderings (11x17, 7 Sheets)**
- 5 – Copies of Traffic Memo**
- 2 – Copies of Drainage Analysis (2 Full-Size sheets included)**
- 1 – Copy of all PDF material on flash drive**

Comments: (CUP application in additional submittal attached)

All material to be mailed to Underwood Engineers.

Transmitted by: Christian O. Smith, PE.

**ABUTTERS LIST
FOR
NH- 1547 JEFF CALEY- EXETER, NH
DATE April 23, 2025**

SUBJECT PARCEL

TAX MAP/LOT

65/125

OWNER OF RECORD

BLUE FIELDS PROPERTY
MANAGEMENT LLC.
97 PORTSMOUTH AVE.
EXETER, NH 03833

ABUTTERS

TAX MAP/LOT

65/126

OWNER OF RECORD

THE PROVIDENT BANK
PO BOX 37
AMESBURY, MA 01913

65/122

EXETER REALTY TRUST
7 HERITAGE WAY
EXETER, NH 03833

65/123

TOWN OF EXETER
10 FRONT ST.
EXETER, NH 03833

65/123/1

EXETER SPORTSMANS CLUB INC.
PO BOX 1936
EXETER, NH 03833

52/49

94 PORTSMOUTH AVE. LLC
720 LAFAYETTE RD
SEABROOK, NH 03874

PROFESSIONALS

ENGINEERING FIRM

BEALS ASSOCIATES, PLLC.
70 PORTSMOUTH AVE. 3RD FLOOR
STRATHAM, NH 03885

WETLAND SCIENTIST

JACK HAYES
7 LIMESTONE WAY
NORTH HAMPTON, NH 03862

SURVEYOR

BERRY SURVEY
335 SECOND CROWN PT RD.
BARRINGTON, NH 03825

APPLICANT

JEFF CALEY ASSOCIATES
PO BOX 1054
EXETER, NH 03833

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.

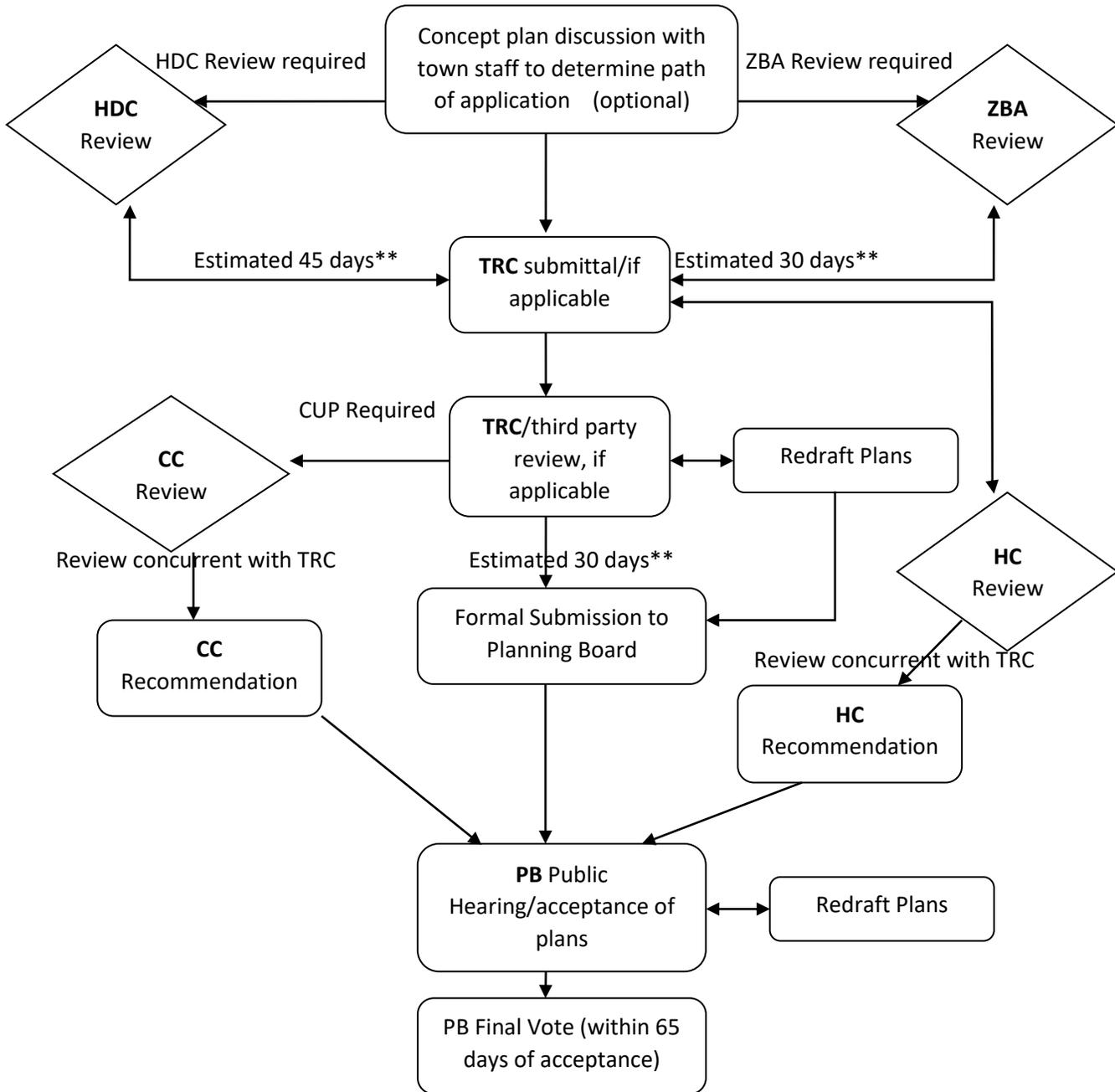
The key to receiving a prompt decision from the Planning Board is to adhere closely to the Board's procedures. A chart outlining the "Planning Board Review Procedure" is attached for your information. Please be aware that a technical review of your proposal by the Technical Review Committee (TRC) must 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. (✓)
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

THIS IS AN APPLICATION FOR:

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

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

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

1. **NAME OF LEGAL OWNER OF RECORD:** Blue Fields Property

TELEPHONE: (978 375-3153

ADDRESS: 97 Portsmouth Ave., Exeter, NH

2. **NAME OF APPLICANT:** Jeff Caley Associates

ADDRESS: 11 Taylor court, Stratham, NH

j.caley@comcast.net **TELEPHONE:** () 603-231-4512

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

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

4. **DESCRIPTION OF PROPERTY:** Existing dry cleaner business.

ADDRESS: 97 Portsmouth Ave

TAX MAP: 65 **PARCEL #:** 125 **ZONING DISTRICT:** C2

AREA OF ENTIRE TRACT: .4 ac **PORITION BEING DEVELOPED:** .4 ac



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

6. **EXPLANATION OF PROPOSAL:** Raze existing buildings & develop parcel with 1 4 story building
for Microtel hotel with 22 rooms and amenities.

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

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

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

<u>ITEM:</u>	<u>NUMBER OF COPIES</u>
A. _____	_____
B. _____	_____
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: Beals Associates, PLLC - Christian O Smith, P.E.

ADDRESS: 70 Portsmouth Avenue, Stratham, NH 03885

PROFESSION: Civil Engineer **TELEPHONE:** (603) 583-4860

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

Current site is a dry cleaner with associated parking. The proposal is to raze the existing building and develop the property with a 4-story, 22-room hotel utilizing existing parking in front of the building and proposed parking in the rear. Pervious pavers along the sidewalk area and porous pavement behind the building are proposed to mitigate stormwater. Underground electric, communications, gas, and water services are proposed along with a sewer connection to an existing manhole on the abutting property.



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)

Variance from Section 4.4 to demolish an existing structure and rebuild in the same footprint, granted on February 18, 2025.

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

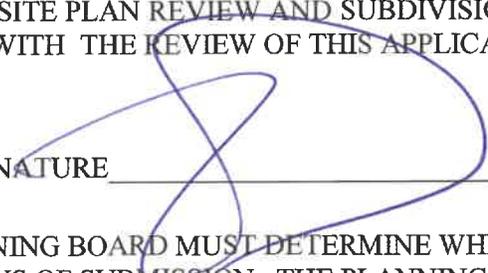
(Please note that any proposed demolition may require review by the Exeter Heritage Commission in accordance with Article 5, Section 5.3.5 of the Exeter Zoning Ordinance).

Yes, demolition of the existing business is proposed.

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 4/29/25 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.



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 _____
NAME _____
ADDRESS _____

TAXMAP _____
NAME _____
ADDRESS _____

TAX MAP _____
NAME _____
ADDRESS _____

TAX MAP _____
NAME _____
ADDRESS _____

TAX MAP _____
NAME _____
ADDRESS _____

TAXMAP _____
NAME _____
ADDRESS _____

TAX MAP _____
NAME _____
ADDRESS _____

Please attach additional sheets, if needed



CHECKLIST FOR SITE PLAN REVIEW

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

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

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

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



SITE PLAN REQUIREMENTS

7.4 Existing Site Conditions Plan

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

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



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



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

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

See
Sheet
#

Arch
Plans

1,3

3

3

6

8

7

3

3

APPLICANT	TRC	REQUIRED EXHIBITS
5	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Arch Plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
1,3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>

See
Sheet
#



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

OTHER PLAN REQUIREMENTS (See Section indicated)

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

Town of Exeter



Planning Board Application for Conditional Use Permit: Shoreland Protection District

July 2023

**Town of Exeter
Planning Board Application
Conditional Use Permit: Shoreland Protection District**

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. Exeter Shoreland Protection District (ESPD): Edge of seasonal high-water mark (HWM) including contiguous wetlands and associated buffer as described in 9.3.3 A-C.

--Exeter, Fresh, Squamscott River and Major Tributaries: 300'	--Upland Extent of Tidal Marsh adj. to Squamscott River: 150'
--Mean High Water Level of Perennial Brooks and Streams in the Exeter, Fresh and Squamscott River Watersheds: 150'	-- Building Setbacks as defined in 9.3.4.C: 300', 150', or 100'
	--Vegetative Buffer: 75'
- c. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements

Proposed Conditions

- a. Edge of Shoreland and Shoreland 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. Percent of impervious surface in ESPD
- c. 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 NO LATER THAN 4:00 PM on the day indicated on the Planning Board Schedule of Deadlines and Public Hearings.

APPLICANT	Name: J Caley Associates
	Address: 11 Taylor Court, Stratham, NH 03885
	Email Address: j.caley@comcast.net
	Phone: 603.231.4512
PROPOSAL	Address: 97 Portsmouth Avenue
	Tax Map # 65 Lot# 125 Zoning District: C2
	Owner of Record: Blue Fields Property
Person/Business performing work outlined in proposal	Name: Same as Applicant
	Address:
	Phone:
Professional that delineated wetlands	Name: John P Hayes, III, CWS, CSS
	Address: 36 Cable Road, Rye, NH 03870
	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)

Current site is a dry cleaner with associated parking. The proposal is to raze the existing building and develop the property with a 4-story, 22-room hotel utilizing existing parking in front of the building and proposed parking in the rear. Pervious pavers along the sidewalk area and porous pavement behind the building are proposed to mitigate stormwater. Underground electric, communications, gas, and water services are proposed along with a sewer connection to an existing manhole on the abutting property.

Shoreland Protection District Impact (in square footage):		Waterworks Pond		
District Impacted: Exeter River <input type="checkbox"/>		Fresh River <input type="checkbox"/>		
		Squamscott River <input type="checkbox"/>		
Buffer Impact	Temporary:	(SQ FT.)	Permanent:	(SQ FT.)
	<input checked="" type="checkbox"/> 300' Buffer	<u>884</u>	<input checked="" type="checkbox"/> 300' Buffer	<u>7,088</u>
	<input checked="" type="checkbox"/> 150 Buffer	<u>102</u>	<input checked="" type="checkbox"/> 150 Buffer	<u>3,091</u>
	<input type="checkbox"/> Building Setback	_____	<input type="checkbox"/> Building Setback	_____
	<input type="checkbox"/> Veg Buffer	_____	<input type="checkbox"/> Veg Buffer	_____
		<input checked="" type="checkbox"/> % Impervious Cover PRE <u>79.5%</u>	POST <u>78.0%</u>	

Project Proposal Does Not Include Any Prohibited Uses as Defined By 9.3.4.F.

No Prohibited Uses Proposed

Is a State Shoreland Permit Required? Yes No

If YES, include filing date or expected filing date:

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

Variance from Section 4.4 to demolish an existing structure and rebuild in the same footprint, granted on February 18, 2025.

Indicate whether your proposal meets the conditions of Article 9.3.4.G.2 of the Town of Exeter Zoning Ordinance.

Note: Written justification for each criterion must be provided to be deemed administratively complete.

- YES No a. The proposed use will not detrimentally affect the surface water quality of the adjacent river or tributary, or otherwise result in unhealthful conditions.
- YES No b. The proposed use will discharge no waste water on site other than that normally discharged by domestic waste water disposal systems and will not involve on-site storage or disposal of hazardous or toxic wastes as herein defined.
- YES No c. The proposed use will not result in undue damage to spawning grounds and other wildlife habitat.
- YES No d. The proposed use complies with the use regulations identified in Article 9.3.4 Exeter Shoreland Protection District Ordinance – Use Regulations and all other applicable sections of this article.
- YES No e. The design and construction of the proposed use will be consistent with the intent of the purposes set forth in Article 9.3.1 Exeter Shoreland Protection District Ordinance – Authority and Purpose.

**70 Portsmouth Avenue
3rd Floor, Suite 2
Stratham, N.H. 03885
603 – 583 - 4860
Fax: 583 - 4863**

January 27, 2026

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

RE: Shoreland Protection District Conditional Use Section 9.3.4.G.2
97 Portsmouth Avenue - Proposed Mixed-Use Development
Tax Map 65 Lot # 125

Members of the Board:

As part of the Application for Conditional Use Permit for disturbances within the Shoreland Protection District, the following addresses the conditions of Article 9.3.4.G.2 of the Exeter Zoning Ordinance:

9.3.4.G.2. Conditional Uses:

- a. The proposed development will not detrimentally affect surface water quality to Waterworks Pond, or result in unhealthful conditions due to the proposed stormwater management system that meets the Town of Exeter's requirements. In addition, no snow will be stored within the Shoreland Protection District (SPD).
- b. The project will solely discharge domestic wastewater through the municipal sewer system. There will be no on-site storage or disposal of hazardous or toxic wastes at the project site.
- c. The proposed development will not result in any damage to spawning grounds or other habitat. All stormwater from the developed area that is directed towards Waterworks Pond will be infiltrated into the ground.
- d. The layout has been designed to minimize disturbance within the SPD and complies with use regulations identified in Article 9.3.4 with the exception of the following which is part of this Conditional Use Permit request:
 - a. Maximum Lot Coverage: The maximum impervious lot coverage is limited to 10% where we are requesting an impervious lot coverage of 78.0%. This is a reduction from the existing site which is 79.5% impervious within the SPD.

- e. Article 9.3.1 of the Exeter Shoreland Protection District Ordinance – Authority and Purpose. The protection, maintenance, and enhancement of the water quality of Waterworks Pond is achieved through the drainage design. The existing site directs stormwater to Waterworks Pond without any treatment. The proposal provides porous pavement with a sand filter treatment and infiltrates all stormwater up to the 50-year storm event.

Thank you for your consideration.

Very truly yours,
BEALS ASSOCIATES, PLLC

Christian O Smith

Christian O. Smith P.E.
Principal

MEMORANDUM

93 Stiles Road, Suite 201, Salem, New Hampshire 03079 USA
800 Turnpike Street, Suite 300, North Andover, Massachusetts 01845 USA
Phone (603) 212-9133 and Fax (603) 226-4108
Email tepp@teppllc.com and Web www.teppllc.com

Ref: 1734
Subject: Traffic Assessment
97 Portsmouth Avenue
Exeter, New Hampshire
From: Kim Eric Hazarvartian, Ph.D., P.E., PTOE
Principal
keh@teppllc.com
Date: January 27, 2026

**INTRODUCTION**

J. Caley Associates has retained TEPP LLC to prepare this traffic-assessment memorandum (TAM) regarding the proposed redevelopment at 97 Portsmouth Avenue in the Town of Exeter, New Hampshire.

The proposed redevelopment will:

- remove existing commercial floor area of about 3,200 square feet (sf)
- provide a hotel with 22 rooms

TEPP LLC anticipates that:

- the proposed redevelopment will not have a significant impact on area traffic operations
- vehicular access will be adequate

BASIC TRIP GENERATION

The Institute of Transportation Engineers (ITE) publishes trip-generation information in the authoritative reference *Trip Generation Manual*.¹ This information is based on empirical data for a variety of land uses including:

- land use 312, limited-service hotel, based on rooms²
- land use 822, strip-retail plaza, less than 40,000-sf floor area, based on floor area³

¹ ITE, *Trip Generation Manual*, 12th edition (Washington DC, August 2025).

² ITE, *Trip Generation Manual*, Volume 3, pages 510 to 521.

³ ITE, *Trip Generation Manual*, Volume 5, pages 130 to 139.

TRIP-GENERATION RESULTS

Table 1 shows total vehicle-trips for the proposed land uses compared to the previous land use:

- weekday daily, -86 (total of in and out)
- weekday AM-street-peak hour, -5 (-4 in and -1 out)
- weekday PM-street-peak hour, -28 (-14 in and -14 out)
- Saturday daily, -47 (total of in and out)
- Saturday site-peak hour, -11 (-6 in and -5 out)

POTENTIAL TRAFFIC IMPACTS

ITE has suggested that land developments generating at least 100 peak-hour vehicle trips, in the busier direction, are candidates for consideration of traffic-impact analysis.⁴ Tabulated changes in peak-hour total trip generation due to the proposed redevelopment are below this national ITE level.

ITE has also suggested that land developments generating at least 50 peak-hour vehicle-trips, total of both directions, are candidates for consideration of traffic-impact analysis.⁵ Tabulated changes in peak-hour total trip generation due to the proposed redevelopment are reductions.

CONCLUSION

TEPP LLC anticipates that:

- the proposed redevelopment will not have a significant impact on area traffic operations
- vehicular access will be adequate

⁴ ITE, *Manual of Transportation Engineering Studies* (Prentice Hall: Englewood Cliffs, New Jersey, 2000), page 144.

⁵ ITE, *Multimodal Transportation Impact Analysis for Site Development* (Washington DC, 2023), page 16.

Table 1. Calculated vehicle-trip generation.

	Weekday Vehicle-Trips							Saturday Vehicle-Trips			
	Daily	AM-Street-Peak Hour			PM-Street-Peak Hour			Daily	Site-Peak Hour		
		Total	In	Out	Total	In	Out		Total	In	Out
Existing Commercial ^a	174	13	7	6	35	18	17	174	21	11	10
Proposed Hotel ^b	88	8	3	5	7	4	3	127	10	5	5
Differences	-86	-5	-4	-1	-28	-14	-14	-47	-11	-6	-5

^a Vehicle-trips based on ITE, *Trip Generation Manual*. Land use 822, strip-retail plaza, less than 40,000-sf floor area, 3,200-sf floor area. Weekday daily used as estimate for Saturday daily.

^b Vehicle-trips based on ITE, *Trip Generation Manual*. Land use 310, limited-service hotel, 22 rooms.

DRAINAGE ANALYSIS & SEDIMENT AND EROSION CONTROL PLAN

Prepared for:
**MICRO-HOTEL DEVELOPMENT
J CALEY ASSOCIATES**

Prepared by:
**BEALS ASSOCIATES, PLLC
70 PORTSMOUTH AVENUE
STRATHAM, NH 03885**

Project Number:
NH-1547
97 Portsmouth Avenue
Exeter, New Hampshire
January 27, 2025

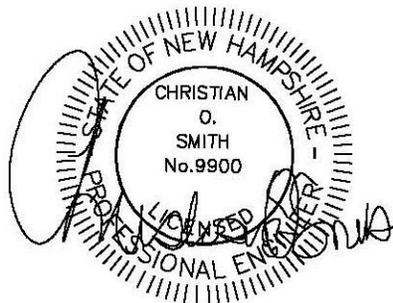


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Appendix I - Existing Conditions Analysis

WQV (1-Inch) 24-Hour Summary
2-Year 24-Hour Summary
10-Year 24-Hour Complete
25-Year 24-Hour Summary
50-Year 24-Hour Summary

Appendix II - Proposed Conditions Analysis

WQV (1-Inch) 24-Hour Summary
2-Year 24-Hour Summary
10-Year 24-Hour Complete
25-Year 24-Hour Summary
50-Year 24-Hour Summary

Appendix III - Charts, Graphs, and Calculations

Appendix IV - Plans

Sheet W1 Existing Watershed Plan
Sheet W2 Proposed Watershed Plan

1.0 ANALYSIS SUMMARY

J Caley Associates proposes to construct a 22-room hotel development consisting on a 0.40+/- acre parcel of land located at 97 Portsmouth Avenue in Exeter, New Hampshire. A drainage analysis of 0.57 acres of 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	3.22
10-Year	4.91
25-Year	6.24
50-Year	7.49

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

Analysis Point #	Analysis Point Description	Condition	Component Peak Rate of Discharge (CFS)				
			WQV	2-Year	10-Year	25-Year	50-Year
Reach #100 - Existing Catch Basin	Existing	0.00	0.01	0.02	0.03	0.04	
	Proposed	0.00	0.01	0.02	0.03	0.04	
Reach #200 - Existing Catch Basin	Existing	0.10	0.35	0.54	0.69	0.83	
	Proposed	0.09	0.33	0.52	0.67	0.81	
Reach #300 - Existing Catch Basin	Existing	0.09	0.32	0.49	0.63	0.75	
	Proposed	0.09	0.31	0.48	0.61	0.73	
Reach #400 - East	Existing	0.12	0.48	0.77	0.99	1.21	
	Proposed	0.05	0.22	0.36	0.47	0.57	
Reach #500 - South	Existing	0.05	0.17	0.26	0.33	0.40	
	Proposed	0.04	0.15	0.23	0.29	0.35	
Reach #600 - Southeast	Existing	0.04	0.21	0.34	0.44	0.55	
	Proposed	0.03	0.14	0.23	0.30	0.36	

Channel Protection

Analysis Point # Analysis Point Description	Condition	2-Year Storm Volume (Acre-Feet)
Reach #100 - Existing Catch Basin	Existing Proposed	0.001 0.001
Reach #200 - Existing Catch Basin	Existing Proposed	0.030 0.028
Reach #300 - Existing Catch Basin	Existing Proposed	0.027 0.026
Reach #400 - East	Existing Proposed	0.041 0.018
Reach #500 - South	Existing Proposed	0.014 0.012
Reach #600 - Southeast	Existing Proposed	0.017 0.012

For all storm events, post-development peak discharge rates are either reduced or remain equal to pre-development rates. Similarly, channel protection volumes are either unchanged or reduced.

The proposed development includes reusing a shared driveway off of Portsmouth Avenue and constructing a 4-story hotel with parking spaces in both the front and back of the site. The proposed improvement area includes six sub-catchments that flow in different directions off the site.

In addition, the potential for increased erosion and sedimentation is handled by way of silt fence 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 30 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 a parcel consisting of a shared driveway entrance from Portsmouth Avenue, a parking area, and a building. The site generally flows from the back of the site towards Portsmouth Avenue. The existing topography and features are such that the site analysis is divided into six sub-catchments within the area proposed to be improved. Final Reach #100 flows to an existing catch basin within a lawn area at the northernmost portion of the drainage area, Final Reach #200 flows to an existing catch basin west of #100 in Portsmouth Avenue, Final Reach #300 flows to an existing catch basin southwest of #200 in Portsmouth Avenue, Final Reach #400 flows to the east towards McLane Manor Condos, Final Reach #500 flows to the south towards the rear of the Bank Prov building, and Final Reach #600 flows to the southeast towards the back of the site.

Classified by a NRCS Soil Mapping, the land of the site is composed of sloping topography and soils categorized into a dual Hydrologic Soil Group (HSG) C/D. Per Exeter Site Review Regulations, an HSG of D is used for the analysis.

3.0 PROPOSED CONDITIONS ANALYSIS

The proposed development reduces the amount of impervious surfaces on the existing lot and there is a slight decrease to the curve number (Cn). The proposed development utilizes the same six sub-catchments from the pre-development condition in order to analyze the post-development condition. Overall, the six analysis points are similar to the pre-development analysis.

Sub-catchment 4 includes pervious pavers in the sidewalk area around the building that accepts roof runoff from the hotel into the pervious pavers and allowed to infiltrate. Additionally, sub-catchment 6 includes porous pavement behind the rear of the building that accepts portions of the pavement runoff at the rear of building and allowed to infiltrate.

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 permeable pavement & paver patio systems & will result in a reduction of Total Suspended Solids (TSS) of 90%, Total Nitrogen (TN) of 60%, and Total Phosphorous (TP) of 65% where no treatment is provided as the site exists. Additionally, there is a significant reduction in impervious cover in the proposed design as compared to existing.

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 Filter Strips

Filter strips 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. Filter strips should not have a slope exceeding fifteen percent and have a minimum length of seventy-five feet.

4.8 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.

4.9 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.

4.10 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.

4.11 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 97 Portsmouth Avenue 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 porous pavement and pervious pavers. 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

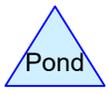
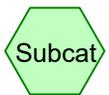
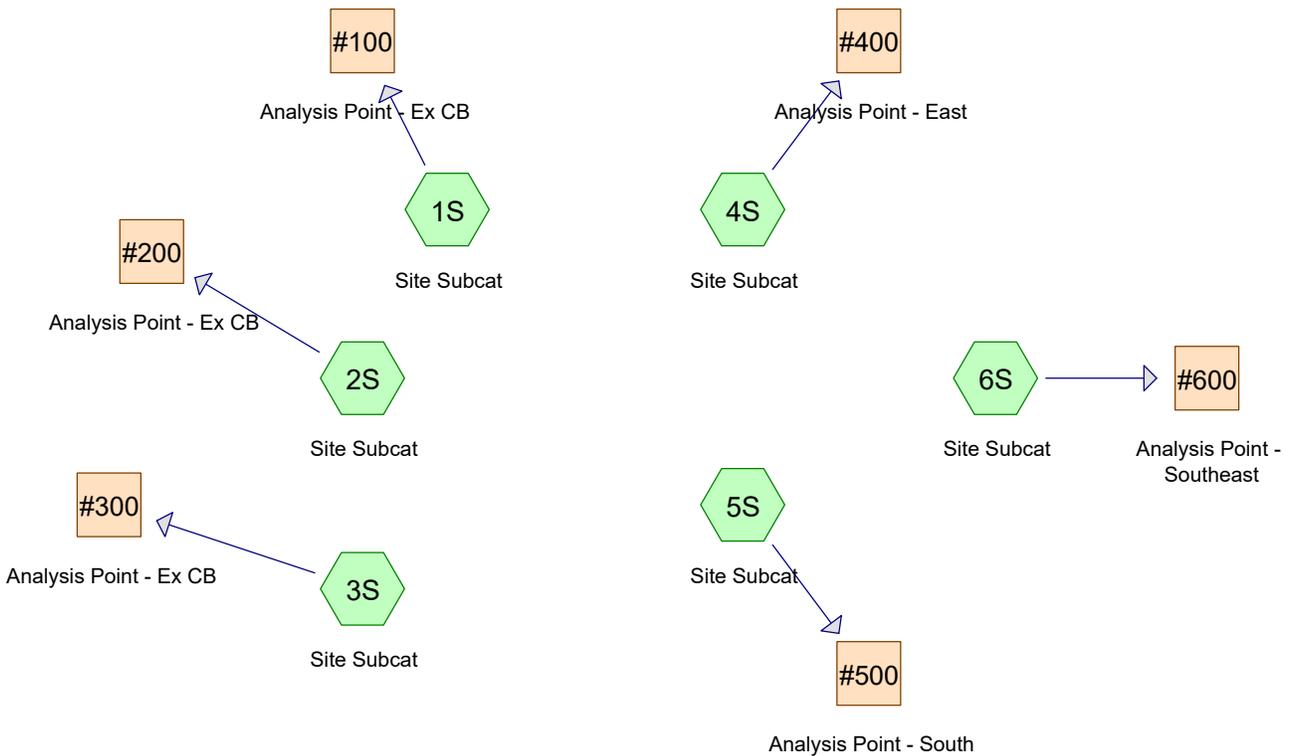
WQV 24-Hour Summary

2-Year 24-Hour Summary

10-Year 24-Hour Complete

25-Year 24-Hour Complete

50-Year 24-Hour Summary



Routing Diagram for NH-1547 Existing
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Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.088	80	>75% Grass cover, Good, HSG D (1S, 2S, 4S, 5S, 6S)
0.399	98	Paved parking, HSG D (1S, 2S, 3S, 4S, 5S, 6S)
0.079	98	Roofs, HSG D (4S)
0.001	77	Woods, Good, HSG D (6S)
0.568	95	TOTAL AREA

NH-1547 Existing

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.568	HSG D	1S, 2S, 3S, 4S, 5S, 6S
0.000	Other	
0.568		TOTAL AREA

NH-1547 Existing

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Type III 24-hr 1-INCH Rainfall=1.00"

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Page 4

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: Site Subcat	Runoff Area=295 sf 1.69% Impervious Runoff Depth=0.10" Tc=6.0 min CN=WQ Runoff=0.00 cfs 0.000 af
Subcatchment2S: Site Subcat	Runoff Area=5,338 sf 94.42% Impervious Runoff Depth=0.75" Tc=6.0 min CN=WQ Runoff=0.10 cfs 0.008 af
Subcatchment3S: Site Subcat	Runoff Area=4,802 sf 100.00% Impervious Runoff Depth=0.79" Tc=6.0 min CN=WQ Runoff=0.09 cfs 0.007 af
Subcatchment4S: Site Subcat	Runoff Area=8,008 sf 78.25% Impervious Runoff Depth=0.64" Tc=6.0 min CN=WQ Runoff=0.12 cfs 0.010 af
Subcatchment5S: Site Subcat	Runoff Area=2,556 sf 94.25% Impervious Runoff Depth=0.75" Tc=6.0 min CN=WQ Runoff=0.05 cfs 0.004 af
Subcatchment6S: Site Subcat	Runoff Area=3,736 sf 62.04% Impervious Runoff Depth=0.52" Tc=6.0 min CN=WQ Runoff=0.04 cfs 0.004 af
Reach#100: AnalysisPoint - Ex CB	Inflow=0.00 cfs 0.000 af Outflow=0.00 cfs 0.000 af
Reach#200: AnalysisPoint - Ex CB	Inflow=0.10 cfs 0.008 af Outflow=0.10 cfs 0.008 af
Reach#300: AnalysisPoint - Ex CB	Inflow=0.09 cfs 0.007 af Outflow=0.09 cfs 0.007 af
Reach#400: AnalysisPoint - East	Inflow=0.12 cfs 0.010 af Outflow=0.12 cfs 0.010 af
Reach#500: AnalysisPoint - South	Inflow=0.05 cfs 0.004 af Outflow=0.05 cfs 0.004 af
Reach#600: AnalysisPoint - Southeast	Inflow=0.04 cfs 0.004 af Outflow=0.04 cfs 0.004 af

Total Runoff Area = 0.568 ac Runoff Volume = 0.032 af Average Runoff Depth = 0.68"
15.75% Pervious = 0.089 ac 84.25% Impervious = 0.478 ac

NH-1547 Existing

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Type III 24-hr 2-YR Rainfall=3.22"

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Page 1

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: Site Subcat	Runoff Area=295 sf 1.69% Impervious Runoff Depth=1.44" Tc=6.0 min CN=WQ Runoff=0.01 cfs 0.001 af
Subcatchment2S: Site Subcat	Runoff Area=5,338 sf 94.42% Impervious Runoff Depth=2.90" Tc=6.0 min CN=WQ Runoff=0.35 cfs 0.030 af
Subcatchment3S: Site Subcat	Runoff Area=4,802 sf 100.00% Impervious Runoff Depth=2.99" Tc=6.0 min CN=WQ Runoff=0.32 cfs 0.027 af
Subcatchment4S: Site Subcat	Runoff Area=8,008 sf 78.25% Impervious Runoff Depth=2.65" Tc=6.0 min CN=WQ Runoff=0.48 cfs 0.041 af
Subcatchment5S: Site Subcat	Runoff Area=2,556 sf 94.25% Impervious Runoff Depth=2.90" Tc=6.0 min CN=WQ Runoff=0.17 cfs 0.014 af
Subcatchment6S: Site Subcat	Runoff Area=3,736 sf 62.04% Impervious Runoff Depth=2.39" Tc=6.0 min CN=WQ Runoff=0.21 cfs 0.017 af
Reach#100: AnalysisPoint - Ex CB	Inflow=0.01 cfs 0.001 af Outflow=0.01 cfs 0.001 af
Reach#200: AnalysisPoint - Ex CB	Inflow=0.35 cfs 0.030 af Outflow=0.35 cfs 0.030 af
Reach#300: AnalysisPoint - Ex CB	Inflow=0.32 cfs 0.027 af Outflow=0.32 cfs 0.027 af
Reach#400: AnalysisPoint - East	Inflow=0.48 cfs 0.041 af Outflow=0.48 cfs 0.041 af
Reach#500: AnalysisPoint - South	Inflow=0.17 cfs 0.014 af Outflow=0.17 cfs 0.014 af
Reach#600: AnalysisPoint - Southeast	Inflow=0.21 cfs 0.017 af Outflow=0.21 cfs 0.017 af

Total Runoff Area = 0.568 ac Runoff Volume = 0.130 af Average Runoff Depth = 2.74"
15.75% Pervious = 0.089 ac 84.25% Impervious = 0.478 ac

NH-1547 Existing

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Type III 24-hr 10-YR Rainfall=4.91"

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Page 1

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: Site Subcat	Runoff Area=295 sf 1.69% Impervious Runoff Depth=2.85" Tc=6.0 min CN=WQ Runoff=0.02 cfs 0.002 af
Subcatchment2S: Site Subcat	Runoff Area=5,338 sf 94.42% Impervious Runoff Depth=4.57" Tc=6.0 min CN=WQ Runoff=0.54 cfs 0.047 af
Subcatchment3S: Site Subcat	Runoff Area=4,802 sf 100.00% Impervious Runoff Depth=4.67" Tc=6.0 min CN=WQ Runoff=0.49 cfs 0.043 af
Subcatchment4S: Site Subcat	Runoff Area=8,008 sf 78.25% Impervious Runoff Depth=4.27" Tc=6.0 min CN=WQ Runoff=0.77 cfs 0.065 af
Subcatchment5S: Site Subcat	Runoff Area=2,556 sf 94.25% Impervious Runoff Depth=4.57" Tc=6.0 min CN=WQ Runoff=0.26 cfs 0.022 af
Subcatchment6S: Site Subcat	Runoff Area=3,736 sf 62.04% Impervious Runoff Depth=3.96" Tc=6.0 min CN=WQ Runoff=0.34 cfs 0.028 af
Reach#100: AnalysisPoint - Ex CB	Inflow=0.02 cfs 0.002 af Outflow=0.02 cfs 0.002 af
Reach#200: AnalysisPoint - Ex CB	Inflow=0.54 cfs 0.047 af Outflow=0.54 cfs 0.047 af
Reach#300: AnalysisPoint - Ex CB	Inflow=0.49 cfs 0.043 af Outflow=0.49 cfs 0.043 af
Reach#400: AnalysisPoint - East	Inflow=0.77 cfs 0.065 af Outflow=0.77 cfs 0.065 af
Reach#500: AnalysisPoint - South	Inflow=0.26 cfs 0.022 af Outflow=0.26 cfs 0.022 af
Reach#600: AnalysisPoint - Southeast	Inflow=0.34 cfs 0.028 af Outflow=0.34 cfs 0.028 af

Total Runoff Area = 0.568 ac Runoff Volume = 0.207 af Average Runoff Depth = 4.38"
15.75% Pervious = 0.089 ac 84.25% Impervious = 0.478 ac

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Type III 24-hr 10-YR Rainfall=4.91"

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Page 2

Summary for Subcatchment 1S: Site Subcat

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.02 cfs @ 12.10 hrs, Volume= 0.002 af, Depth= 2.85"
Routed to Reach #100 : Analysis Point - Ex CBRunoff 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
0	77	Woods, Good, HSG D
290	80	>75% Grass cover, Good, HSG D
5	98	Paved parking, HSG D
0	98	Roofs, HSG D
295		Weighted Average
290		98.31% Pervious Area
5		1.69% Impervious Area

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

Summary for Subcatchment 2S: Site Subcat

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.54 cfs @ 12.09 hrs, Volume= 0.047 af, Depth= 4.57"
Routed to Reach #200 : Analysis Point - Ex CBRunoff 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
0	77	Woods, Good, HSG D
298	80	>75% Grass cover, Good, HSG D
5,040	98	Paved parking, HSG D
0	98	Roofs, HSG D
5,338		Weighted Average
298		5.58% Pervious Area
5,040		94.42% Impervious Area

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

NH-1547 Existing

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Type III 24-hr 10-YR Rainfall=4.91"

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Page 3

Summary for Subcatchment 3S: Site Subcat

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.49 cfs @ 12.09 hrs, Volume= 0.043 af, Depth= 4.67"
Routed to Reach #300 : Analysis Point - Ex CB

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
0	77	Woods, Good, HSG D
0	80	>75% Grass cover, Good, HSG D
4,802	98	Paved parking, HSG D
0	98	Roofs, HSG D
4,802		Weighted Average
4,802		100.00% Impervious Area

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

Summary for Subcatchment 4S: Site Subcat

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.77 cfs @ 12.09 hrs, Volume= 0.065 af, Depth= 4.27"
Routed to Reach #400 : Analysis Point - East

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
0	77	Woods, Good, HSG D
1,742	80	>75% Grass cover, Good, HSG D
2,826	98	Paved parking, HSG D
3,440	98	Roofs, HSG D
8,008		Weighted Average
1,742		21.75% Pervious Area
6,266		78.25% Impervious Area

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

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Type III 24-hr 10-YR Rainfall=4.91"

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Summary for Subcatchment 5S: Site Subcat

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.26 cfs @ 12.09 hrs, Volume= 0.022 af, Depth= 4.57"
 Routed to Reach #500 : Analysis Point - South

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
0	77	Woods, Good, HSG D
147	80	>75% Grass cover, Good, HSG D
2,409	98	Paved parking, HSG D
0	98	Roofs, HSG D
2,556		Weighted Average
147		5.75% Pervious Area
2,409		94.25% Impervious Area

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

Summary for Subcatchment 6S: Site Subcat

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.34 cfs @ 12.10 hrs, Volume= 0.028 af, Depth= 3.96"
 Routed to Reach #600 : Analysis Point - Southeast

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
44	77	Woods, Good, HSG D
1,374	80	>75% Grass cover, Good, HSG D
2,318	98	Paved parking, HSG D
0	98	Roofs, HSG D
3,736		Weighted Average
1,418		37.96% Pervious Area
2,318		62.04% Impervious Area

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

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Type III 24-hr 10-YR Rainfall=4.91"

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Summary for Reach #100: Analysis Point - Ex CB

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.007 ac, 1.69% Impervious, Inflow Depth = 2.85" for 10-YR event
Inflow = 0.02 cfs @ 12.10 hrs, Volume= 0.002 af
Outflow = 0.02 cfs @ 12.10 hrs, Volume= 0.002 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 Reach #200: Analysis Point - Ex CB

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.123 ac, 94.42% Impervious, Inflow Depth = 4.57" for 10-YR event
Inflow = 0.54 cfs @ 12.09 hrs, Volume= 0.047 af
Outflow = 0.54 cfs @ 12.09 hrs, Volume= 0.047 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 Reach #300: Analysis Point - Ex CB

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.110 ac, 100.00% Impervious, Inflow Depth = 4.67" for 10-YR event
Inflow = 0.49 cfs @ 12.09 hrs, Volume= 0.043 af
Outflow = 0.49 cfs @ 12.09 hrs, Volume= 0.043 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 Reach #400: Analysis Point - East

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.184 ac, 78.25% Impervious, Inflow Depth = 4.27" for 10-YR event
Inflow = 0.77 cfs @ 12.09 hrs, Volume= 0.065 af
Outflow = 0.77 cfs @ 12.09 hrs, Volume= 0.065 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 Reach #500: Analysis Point - South

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.059 ac, 94.25% Impervious, Inflow Depth = 4.57" for 10-YR event
Inflow = 0.26 cfs @ 12.09 hrs, Volume= 0.022 af
Outflow = 0.26 cfs @ 12.09 hrs, Volume= 0.022 af, Atten= 0%, Lag= 0.0 min

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Type III 24-hr 10-YR Rainfall=4.91"

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

Summary for Reach #600: Analysis Point - Southeast

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.086 ac, 62.04% Impervious, Inflow Depth = 3.96" for 10-YR event
Inflow = 0.34 cfs @ 12.10 hrs, Volume= 0.028 af
Outflow = 0.34 cfs @ 12.10 hrs, Volume= 0.028 af, Atten= 0%, Lag= 0.0 min

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

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Type III 24-hr 25-YR Rainfall=6.24"

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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

Subcatchment1S: Site Subcat	Runoff Area=295 sf 1.69% Impervious Runoff Depth=4.03" Tc=6.0 min CN=WQ Runoff=0.03 cfs 0.002 af
Subcatchment2S: Site Subcat	Runoff Area=5,338 sf 94.42% Impervious Runoff Depth=5.89" Tc=6.0 min CN=WQ Runoff=0.69 cfs 0.060 af
Subcatchment3S: Site Subcat	Runoff Area=4,802 sf 100.00% Impervious Runoff Depth=6.00" Tc=6.0 min CN=WQ Runoff=0.63 cfs 0.055 af
Subcatchment4S: Site Subcat	Runoff Area=8,008 sf 78.25% Impervious Runoff Depth=5.57" Tc=6.0 min CN=WQ Runoff=0.99 cfs 0.085 af
Subcatchment5S: Site Subcat	Runoff Area=2,556 sf 94.25% Impervious Runoff Depth=5.89" Tc=6.0 min CN=WQ Runoff=0.33 cfs 0.029 af
Subcatchment6S: Site Subcat	Runoff Area=3,736 sf 62.04% Impervious Runoff Depth=5.24" Tc=6.0 min CN=WQ Runoff=0.44 cfs 0.037 af
Reach#100: AnalysisPoint - Ex CB	Inflow=0.03 cfs 0.002 af Outflow=0.03 cfs 0.002 af
Reach#200: AnalysisPoint - Ex CB	Inflow=0.69 cfs 0.060 af Outflow=0.69 cfs 0.060 af
Reach#300: AnalysisPoint - Ex CB	Inflow=0.63 cfs 0.055 af Outflow=0.63 cfs 0.055 af
Reach#400: AnalysisPoint - East	Inflow=0.99 cfs 0.085 af Outflow=0.99 cfs 0.085 af
Reach#500: AnalysisPoint - South	Inflow=0.33 cfs 0.029 af Outflow=0.33 cfs 0.029 af
Reach#600: AnalysisPoint - Southeast	Inflow=0.44 cfs 0.037 af Outflow=0.44 cfs 0.037 af

Total Runoff Area = 0.568 ac Runoff Volume = 0.269 af Average Runoff Depth = 5.69"
15.75% Pervious = 0.089 ac 84.25% Impervious = 0.478 ac

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Type III 24-hr 50-YR Rainfall=7.49"

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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

Subcatchment1S: Site Subcat	Runoff Area=295 sf 1.69% Impervious Runoff Depth=5.18" Tc=6.0 min CN=WQ Runoff=0.04 cfs 0.003 af
Subcatchment2S: Site Subcat	Runoff Area=5,338 sf 94.42% Impervious Runoff Depth=7.13" Tc=6.0 min CN=WQ Runoff=0.83 cfs 0.073 af
Subcatchment3S: Site Subcat	Runoff Area=4,802 sf 100.00% Impervious Runoff Depth=7.25" Tc=6.0 min CN=WQ Runoff=0.75 cfs 0.067 af
Subcatchment4S: Site Subcat	Runoff Area=8,008 sf 78.25% Impervious Runoff Depth=6.79" Tc=6.0 min CN=WQ Runoff=1.21 cfs 0.104 af
Subcatchment5S: Site Subcat	Runoff Area=2,556 sf 94.25% Impervious Runoff Depth=7.13" Tc=6.0 min CN=WQ Runoff=0.40 cfs 0.035 af
Subcatchment6S: Site Subcat	Runoff Area=3,736 sf 62.04% Impervious Runoff Depth=6.45" Tc=6.0 min CN=WQ Runoff=0.55 cfs 0.046 af
Reach#100: AnalysisPoint - Ex CB	Inflow=0.04 cfs 0.003 af Outflow=0.04 cfs 0.003 af
Reach#200: AnalysisPoint - Ex CB	Inflow=0.83 cfs 0.073 af Outflow=0.83 cfs 0.073 af
Reach#300: AnalysisPoint - Ex CB	Inflow=0.75 cfs 0.067 af Outflow=0.75 cfs 0.067 af
Reach#400: AnalysisPoint - East	Inflow=1.21 cfs 0.104 af Outflow=1.21 cfs 0.104 af
Reach#500: AnalysisPoint - South	Inflow=0.40 cfs 0.035 af Outflow=0.40 cfs 0.035 af
Reach#600: AnalysisPoint - Southeast	Inflow=0.55 cfs 0.046 af Outflow=0.55 cfs 0.046 af

Total Runoff Area = 0.568 ac Runoff Volume = 0.327 af Average Runoff Depth = 6.92"
15.75% Pervious = 0.089 ac 84.25% Impervious = 0.478 ac

Appendix II

Proposed Conditions Analysis

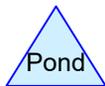
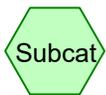
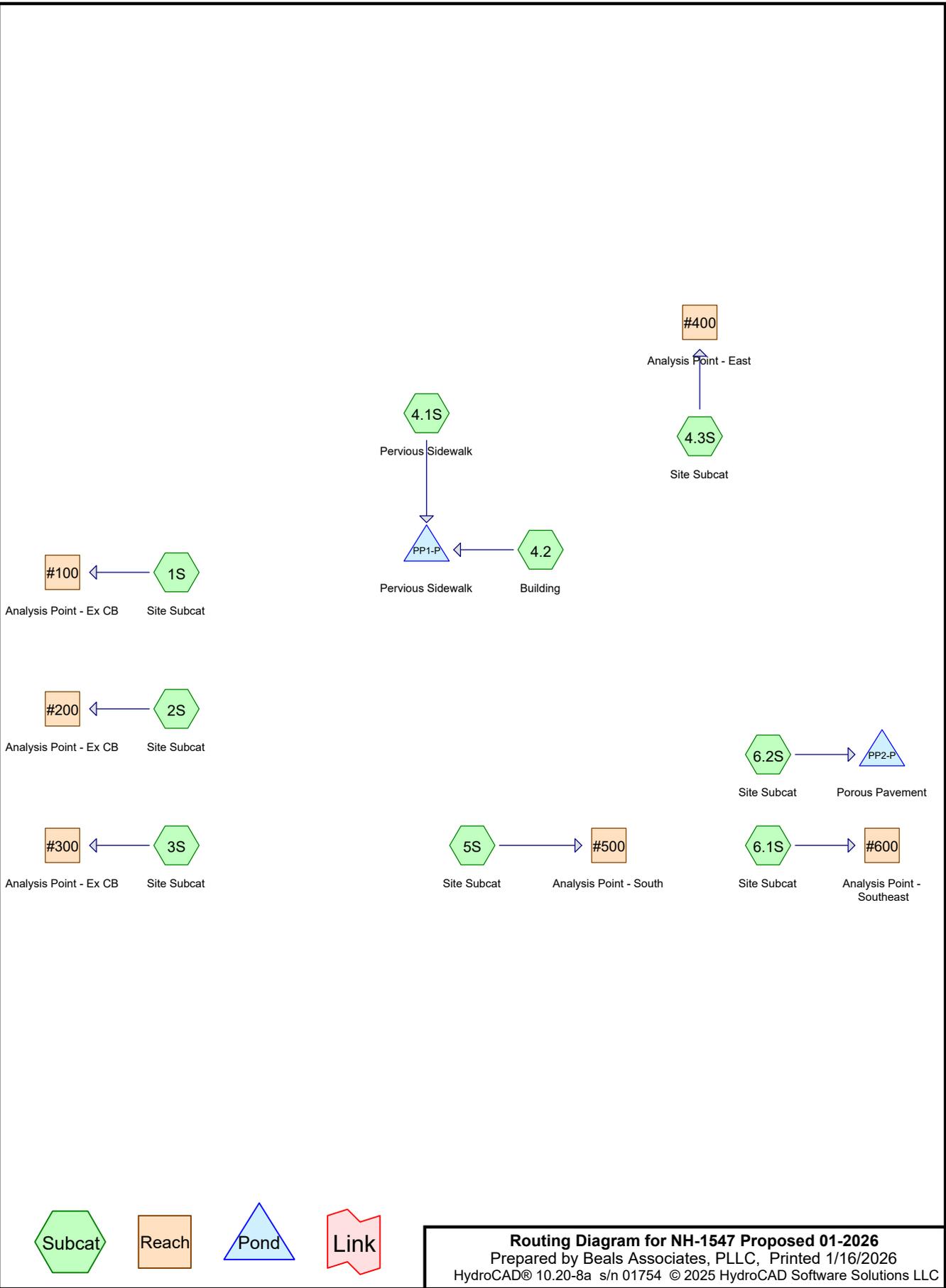
WQV 24-Hour Summary

2-Year 24-Hour Summary

10-Year 24-Hour Complete

25-Year 24-Hour Complete

50-Year 24-Hour Summary



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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.078	80	>75% Grass cover, Good, HSG D (1S, 2S, 3S, 4.3S, 5S, 6.1S, 6.2S)
0.411	98	Paved parking, HSG D (1S, 2S, 3S, 4.1S, 4.3S, 5S, 6.1S, 6.2S)
0.079	98	Roofs, HSG D (4.2)
0.568	96	TOTAL AREA

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.568	HSG D	1S, 2S, 3S, 4.1S, 4.2, 4.3S, 5S, 6.1S, 6.2S
0.000	Other	
0.568		TOTAL AREA

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Type III 24-hr 1-INCH Rainfall=1.00"

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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

Subcatchment1S: Site Subcat	Runoff Area=295 sf 1.69% Impervious Runoff Depth=0.10" Tc=6.0 min CN=WQ Runoff=0.00 cfs 0.000 af
Subcatchment2S: Site Subcat	Runoff Area=5,233 sf 90.83% Impervious Runoff Depth=0.73" Tc=6.0 min CN=WQ Runoff=0.09 cfs 0.007 af
Subcatchment3S: Site Subcat	Runoff Area=4,685 sf 96.65% Impervious Runoff Depth=0.77" Tc=6.0 min CN=WQ Runoff=0.09 cfs 0.007 af
Subcatchment4.1S: PerviousSidewalk	Runoff Area=879 sf 100.00% Impervious Runoff Depth=0.79" Tc=180.0 min CN=WQ Runoff=0.00 cfs 0.001 af
Subcatchment4.2: Building	Runoff Area=3,430 sf 100.00% Impervious Runoff Depth=0.79" Tc=6.0 min CN=WQ Runoff=0.07 cfs 0.005 af
Subcatchment4.3S: Site Subcat	Runoff Area=3,910 sf 64.04% Impervious Runoff Depth=0.54" Tc=6.0 min CN=WQ Runoff=0.05 cfs 0.004 af
Subcatchment5S: Site Subcat	Runoff Area=2,219 sf 96.58% Impervious Runoff Depth=0.77" Tc=6.0 min CN=WQ Runoff=0.04 cfs 0.003 af
Subcatchment6.1S: Site Subcat	Runoff Area=2,464 sf 65.26% Impervious Runoff Depth=0.55" Tc=6.0 min CN=WQ Runoff=0.03 cfs 0.003 af
Subcatchment6.2S: Site Subcat	Runoff Area=1,619 sf 92.53% Impervious Runoff Depth=0.74" Tc=192.0 min CN=WQ Runoff=0.01 cfs 0.002 af
Reach#100: AnalysisPoint - Ex CB	Inflow=0.00 cfs 0.000 af Outflow=0.00 cfs 0.000 af
Reach#200: AnalysisPoint - Ex CB	Inflow=0.09 cfs 0.007 af Outflow=0.09 cfs 0.007 af
Reach#300: AnalysisPoint - Ex CB	Inflow=0.09 cfs 0.007 af Outflow=0.09 cfs 0.007 af
Reach#400: AnalysisPoint - East	Inflow=0.05 cfs 0.004 af Outflow=0.05 cfs 0.004 af
Reach#500: AnalysisPoint - South	Inflow=0.04 cfs 0.003 af Outflow=0.04 cfs 0.003 af
Reach#600: AnalysisPoint - Southeast	Inflow=0.03 cfs 0.003 af Outflow=0.03 cfs 0.003 af
Pond PP1-P: PerviousSidewalk	Peak Elev=33.51' Storage=3 cf Inflow=0.07 cfs 0.007 af Outflow=0.06 cfs 0.007 af

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Type III 24-hr 1-INCH Rainfall=1.00"

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Pond PP2-P: Porous Pavement

Peak Elev=31.33' Storage=0 cf Inflow=0.01 cfs 0.002 af

Outflow=0.01 cfs 0.002 af

Total Runoff Area = 0.568 ac Runoff Volume = 0.033 af Average Runoff Depth = 0.69"
13.69% Pervious = 0.078 ac 86.31% Impervious = 0.490 ac

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Type III 24-hr 2-YR Rainfall=3.22"

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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

Subcatchment1S: Site Subcat	Runoff Area=295 sf 1.69% Impervious Runoff Depth=1.44" Tc=6.0 min CN=WQ Runoff=0.01 cfs 0.001 af
Subcatchment2S: Site Subcat	Runoff Area=5,233 sf 90.83% Impervious Runoff Depth=2.84" Tc=6.0 min CN=WQ Runoff=0.33 cfs 0.028 af
Subcatchment3S: Site Subcat	Runoff Area=4,685 sf 96.65% Impervious Runoff Depth=2.93" Tc=6.0 min CN=WQ Runoff=0.31 cfs 0.026 af
Subcatchment4.1S: PerviousSidewalk	Runoff Area=879 sf 100.00% Impervious Runoff Depth=2.99" Tc=180.0 min CN=WQ Runoff=0.01 cfs 0.005 af
Subcatchment4.2: Building	Runoff Area=3,430 sf 100.00% Impervious Runoff Depth=2.99" Tc=6.0 min CN=WQ Runoff=0.23 cfs 0.020 af
Subcatchment4.3S: Site Subcat	Runoff Area=3,910 sf 64.04% Impervious Runoff Depth=2.42" Tc=6.0 min CN=WQ Runoff=0.22 cfs 0.018 af
Subcatchment5S: Site Subcat	Runoff Area=2,219 sf 96.58% Impervious Runoff Depth=2.93" Tc=6.0 min CN=WQ Runoff=0.15 cfs 0.012 af
Subcatchment6.1S: Site Subcat	Runoff Area=2,464 sf 65.26% Impervious Runoff Depth=2.44" Tc=6.0 min CN=WQ Runoff=0.14 cfs 0.012 af
Subcatchment6.2S: Site Subcat	Runoff Area=1,619 sf 92.53% Impervious Runoff Depth=2.87" Tc=192.0 min CN=WQ Runoff=0.02 cfs 0.009 af
Reach#100: AnalysisPoint - Ex CB	Inflow=0.01 cfs 0.001 af Outflow=0.01 cfs 0.001 af
Reach#200: AnalysisPoint - Ex CB	Inflow=0.33 cfs 0.028 af Outflow=0.33 cfs 0.028 af
Reach#300: AnalysisPoint - Ex CB	Inflow=0.31 cfs 0.026 af Outflow=0.31 cfs 0.026 af
Reach#400: AnalysisPoint - East	Inflow=0.22 cfs 0.018 af Outflow=0.22 cfs 0.018 af
Reach#500: AnalysisPoint - South	Inflow=0.15 cfs 0.012 af Outflow=0.15 cfs 0.012 af
Reach#600: AnalysisPoint - Southeast	Inflow=0.14 cfs 0.012 af Outflow=0.14 cfs 0.012 af
Pond PP1-P: PerviousSidewalk	Peak Elev=33.90' Storage=123 cf Inflow=0.23 cfs 0.025 af Outflow=0.09 cfs 0.025 af

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Type III 24-hr 2-YR Rainfall=3.22"

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Pond PP2-P: Porous Pavement

Peak Elev=31.33' Storage=1 cf Inflow=0.02 cfs 0.009 af

Outflow=0.02 cfs 0.009 af

Total Runoff Area = 0.568 ac Runoff Volume = 0.131 af Average Runoff Depth = 2.77"
13.69% Pervious = 0.078 ac 86.31% Impervious = 0.490 ac

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Type III 24-hr 10-YR Rainfall=4.91"

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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

Subcatchment1S: Site Subcat	Runoff Area=295 sf 1.69% Impervious Runoff Depth=2.85" Tc=6.0 min CN=WQ Runoff=0.02 cfs 0.002 af
Subcatchment2S: Site Subcat	Runoff Area=5,233 sf 90.83% Impervious Runoff Depth=4.50" Tc=6.0 min CN=WQ Runoff=0.52 cfs 0.045 af
Subcatchment3S: Site Subcat	Runoff Area=4,685 sf 96.65% Impervious Runoff Depth=4.61" Tc=6.0 min CN=WQ Runoff=0.48 cfs 0.041 af
Subcatchment4.1S: PerviousSidewalk	Runoff Area=879 sf 100.00% Impervious Runoff Depth=4.67" Tc=180.0 min CN=WQ Runoff=0.02 cfs 0.008 af
Subcatchment4.2: Building	Runoff Area=3,430 sf 100.00% Impervious Runoff Depth=4.67" Tc=6.0 min CN=WQ Runoff=0.35 cfs 0.031 af
Subcatchment4.3S: Site Subcat	Runoff Area=3,910 sf 64.04% Impervious Runoff Depth=4.00" Tc=6.0 min CN=WQ Runoff=0.36 cfs 0.030 af
Subcatchment5S: Site Subcat	Runoff Area=2,219 sf 96.58% Impervious Runoff Depth=4.61" Tc=6.0 min CN=WQ Runoff=0.23 cfs 0.020 af
Subcatchment6.1S: Site Subcat	Runoff Area=2,464 sf 65.26% Impervious Runoff Depth=4.03" Tc=6.0 min CN=WQ Runoff=0.23 cfs 0.019 af
Subcatchment6.2S: Site Subcat	Runoff Area=1,619 sf 92.53% Impervious Runoff Depth=4.53" Tc=192.0 min CN=WQ Runoff=0.03 cfs 0.014 af
Reach#100: AnalysisPoint - Ex CB	Inflow=0.02 cfs 0.002 af Outflow=0.02 cfs 0.002 af
Reach#200: AnalysisPoint - Ex CB	Inflow=0.52 cfs 0.045 af Outflow=0.52 cfs 0.045 af
Reach#300: AnalysisPoint - Ex CB	Inflow=0.48 cfs 0.041 af Outflow=0.48 cfs 0.041 af
Reach#400: AnalysisPoint - East	Inflow=0.36 cfs 0.030 af Outflow=0.36 cfs 0.030 af
Reach#500: AnalysisPoint - South	Inflow=0.23 cfs 0.020 af Outflow=0.23 cfs 0.020 af
Reach#600: AnalysisPoint - Southeast	Inflow=0.23 cfs 0.019 af Outflow=0.23 cfs 0.019 af
Pond PP1-P: PerviousSidewalk	Peak Elev=34.36' Storage=264 cf Inflow=0.36 cfs 0.039 af Outflow=0.11 cfs 0.039 af

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Type III 24-hr 10-YR Rainfall=4.91"

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Pond PP2-P: Porous Pavement

Peak Elev=31.34' Storage=1 cf Inflow=0.03 cfs 0.014 af

Outflow=0.03 cfs 0.014 af

Total Runoff Area = 0.568 ac Runoff Volume = 0.209 af Average Runoff Depth = 4.42"
13.69% Pervious = 0.078 ac 86.31% Impervious = 0.490 ac

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Type III 24-hr 10-YR Rainfall=4.91"

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Summary for Subcatchment 1S: Site Subcat

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.02 cfs @ 12.10 hrs, Volume= 0.002 af, Depth= 2.85"
Routed to Reach #100 : Analysis Point - Ex CB

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
0	77	Woods, Good, HSG D
290	80	>75% Grass cover, Good, HSG D
5	98	Paved parking, HSG D
0	98	Roofs, HSG D
295		Weighted Average
290		98.31% Pervious Area
5		1.69% Impervious Area

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

Summary for Subcatchment 2S: Site Subcat

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.52 cfs @ 12.09 hrs, Volume= 0.045 af, Depth= 4.50"
Routed to Reach #200 : Analysis Point - Ex CB

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
0	77	Woods, Good, HSG D
480	80	>75% Grass cover, Good, HSG D
4,753	98	Paved parking, HSG D
0	98	Roofs, HSG D
5,233		Weighted Average
480		9.17% Pervious Area
4,753		90.83% Impervious Area

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

Summary for Subcatchment 3S: Site Subcat

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.48 cfs @ 12.09 hrs, Volume= 0.041 af, Depth= 4.61"
 Routed to Reach #300 : Analysis Point - Ex CB

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
0	77	Woods, Good, HSG D
157	80	>75% Grass cover, Good, HSG D
4,528	98	Paved parking, HSG D
0	98	Roofs, HSG D
4,685		Weighted Average
157		3.35% Pervious Area
4,528		96.65% Impervious Area

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

Summary for Subcatchment 4.1S: Pervious Sidewalk

Runoff = 0.02 cfs @ 14.23 hrs, Volume= 0.008 af, Depth= 4.67"
 Routed to Pond PP1-P : Pervious Sidewalk

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
0	77	Woods, Good, HSG D
0	80	>75% Grass cover, Good, HSG D
879	98	Paved parking, HSG D
0	98	Roofs, HSG D
879		Weighted Average
879		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
180.0					Direct Entry, Flow through selects

Summary for Subcatchment 4.2: Building

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.35 cfs @ 12.09 hrs, Volume= 0.031 af, Depth= 4.67"
 Routed to Pond PP1-P : Pervious Sidewalk

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Type III 24-hr 10-YR Rainfall=4.91"

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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
0	80	>75% Grass cover, Good, HSG D
3,430	98	Roofs, HSG D
3,430		Weighted Average
3,430		100.00% Impervious Area

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

Summary for Subcatchment 4.3S: Site Subcat

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.36 cfs @ 12.10 hrs, Volume= 0.030 af, Depth= 4.00"
Routed to Reach #400 : Analysis Point - East

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
0	77	Woods, Good, HSG D
1,406	80	>75% Grass cover, Good, HSG D
2,504	98	Paved parking, HSG D
0	98	Roofs, HSG D
3,910		Weighted Average
1,406		35.96% Pervious Area
2,504		64.04% Impervious Area

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

Summary for Subcatchment 5S: Site Subcat

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.23 cfs @ 12.09 hrs, Volume= 0.020 af, Depth= 4.61"
Routed to Reach #500 : Analysis Point - South

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"

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Type III 24-hr 10-YR Rainfall=4.91"

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Area (sf)	CN	Description
0	77	Woods, Good, HSG D
76	80	>75% Grass cover, Good, HSG D
2,143	98	Paved parking, HSG D
0	98	Roofs, HSG D
2,219		Weighted Average
76		3.42% Pervious Area
2,143		96.58% Impervious Area

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

Summary for Subcatchment 6.1S: Site Subcat

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.23 cfs @ 12.10 hrs, Volume= 0.019 af, Depth= 4.03"
 Routed to Reach #600 : Analysis Point - Southeast

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
0	77	Woods, Good, HSG D
856	80	>75% Grass cover, Good, HSG D
1,608	98	Paved parking, HSG D
0	98	Roofs, HSG D
2,464		Weighted Average
856		34.74% Pervious Area
1,608		65.26% Impervious Area

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

Summary for Subcatchment 6.2S: Site Subcat

Runoff = 0.03 cfs @ 14.40 hrs, Volume= 0.014 af, Depth= 4.53"
 Routed to Pond PP2-P : Porous Pavement

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"

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Type III 24-hr 10-YR Rainfall=4.91"

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Area (sf)	CN	Description
0	77	Woods, Good, HSG D
121	80	>75% Grass cover, Good, HSG D
1,498	98	Paved parking, HSG D
0	98	Roofs, HSG D
1,619		Weighted Average
121		7.47% Pervious Area
1,498		92.53% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
192.0					Direct Entry, Flow through selects

Summary for Reach #100: Analysis Point - Ex CB

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.007 ac, 1.69% Impervious, Inflow Depth = 2.85" for 10-YR event
 Inflow = 0.02 cfs @ 12.10 hrs, Volume= 0.002 af
 Outflow = 0.02 cfs @ 12.10 hrs, Volume= 0.002 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 Reach #200: Analysis Point - Ex CB

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.120 ac, 90.83% Impervious, Inflow Depth = 4.50" for 10-YR event
 Inflow = 0.52 cfs @ 12.09 hrs, Volume= 0.045 af
 Outflow = 0.52 cfs @ 12.09 hrs, Volume= 0.045 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 Reach #300: Analysis Point - Ex CB

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.108 ac, 96.65% Impervious, Inflow Depth = 4.61" for 10-YR event
 Inflow = 0.48 cfs @ 12.09 hrs, Volume= 0.041 af
 Outflow = 0.48 cfs @ 12.09 hrs, Volume= 0.041 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 Reach #400: Analysis Point - East

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.090 ac, 64.04% Impervious, Inflow Depth = 4.00" for 10-YR event
 Inflow = 0.36 cfs @ 12.10 hrs, Volume= 0.030 af
 Outflow = 0.36 cfs @ 12.10 hrs, Volume= 0.030 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 Reach #500: Analysis Point - South

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.051 ac, 96.58% Impervious, Inflow Depth = 4.61" for 10-YR event
 Inflow = 0.23 cfs @ 12.09 hrs, Volume= 0.020 af
 Outflow = 0.23 cfs @ 12.09 hrs, Volume= 0.020 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 Reach #600: Analysis Point - Southeast

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.057 ac, 65.26% Impervious, Inflow Depth = 4.03" for 10-YR event
 Inflow = 0.23 cfs @ 12.10 hrs, Volume= 0.019 af
 Outflow = 0.23 cfs @ 12.10 hrs, Volume= 0.019 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 PP1-P: Pervious Sidewalk

Inflow Area = 0.099 ac, 100.00% Impervious, Inflow Depth = 4.67" for 10-YR event
 Inflow = 0.36 cfs @ 12.09 hrs, Volume= 0.039 af
 Outflow = 0.11 cfs @ 12.42 hrs, Volume= 0.039 af, Atten= 69%, Lag= 19.5 min
 Discarded = 0.11 cfs @ 12.42 hrs, Volume= 0.039 af

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

Peak Elev= 34.36' @ 12.42 hrs Surf.Area= 1,028 sf Storage= 264 cf

Flood Elev= 36.20' Surf.Area= 1,028 sf Storage= 690 cf

Plug-Flow detention time= 11.3 min calculated for 0.039 af (100% of inflow)

Center-of-Mass det. time= 11.3 min (792.5 - 781.2)

Volume	Invert	Avail.Storage	Storage Description	
#1	33.50'	690 cf	Custom Stage Data (Prismatic) listed below (Recalc)	
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
33.50	1,028	0.0	0	0
35.50	1,028	30.0	617	617
35.67	1,028	40.0	70	687
36.00	1,028	1.0	3	690

Device	Routing	Invert	Outlet Devices	
#1	Discarded	33.50'	3.000 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 32.00' Phase-In= 0.01'	

Discarded OutFlowMax=0.11 cfs @ 12.42 hrs HW=34.35' (Free Discharge)

↑1=Exfiltration (Controls 0.11 cfs)

Summary for Pond PP2-P: Porous Pavement

Inflow Area = 0.037 ac, 92.53% Impervious, Inflow Depth = 4.53" for 10-YR event
 Inflow = 0.03 cfs @ 14.40 hrs, Volume= 0.014 af
 Outflow = 0.03 cfs @ 14.41 hrs, Volume= 0.014 af, Atten= 0%, Lag= 0.7 min
 Discarded = 0.03 cfs @ 14.41 hrs, Volume= 0.014 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
 Peak Elev= 31.34' @ 14.41 hrs Surf.Area= 655 sf Storage= 1 cf
 Flood Elev= 34.00' Surf.Area= 655 sf Storage= 520 cf

Plug-Flow detention time=0.7 min calculated for 0.014 af (100% of inflow)
 Center-of-Mass det. time=0.7 min (925.5 - 924.8)

Volume	Invert	Avail.Storage	Storage Description
#1	31.33'	520 cf	Custom Stage Data (Prismatic) listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
31.33	655	0.0	0	0
33.33	655	30.0	393	393
33.66	655	40.0	86	479
34.00	655	18.0	40	520

Device	Routing	Invert	Outlet Devices
#1	Discarded	31.33'	3.000 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 30.00' Phase-In= 0.01'

Discarded OutFlowMax=0.03 cfs @ 14.41 hrs HW=31.34' (Free Discharge)

↑1=Exfiltration (Controls 0.03 cfs)

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Type III 24-hr 25-YR Rainfall=6.24"

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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

Subcatchment1S: Site Subcat	Runoff Area=295 sf 1.69% Impervious Runoff Depth=4.03" Tc=6.0 min CN=WQ Runoff=0.03 cfs 0.002 af
Subcatchment2S: Site Subcat	Runoff Area=5,233 sf 90.83% Impervious Runoff Depth=5.82" Tc=6.0 min CN=WQ Runoff=0.67 cfs 0.058 af
Subcatchment3S: Site Subcat	Runoff Area=4,685 sf 96.65% Impervious Runoff Depth=5.93" Tc=6.0 min CN=WQ Runoff=0.61 cfs 0.053 af
Subcatchment4.1S: PerviousSidewalk	Runoff Area=879 sf 100.00% Impervious Runoff Depth=6.00" Tc=180.0 min CN=WQ Runoff=0.02 cfs 0.010 af
Subcatchment4.2: Building	Runoff Area=3,430 sf 100.00% Impervious Runoff Depth=6.00" Tc=6.0 min CN=WQ Runoff=0.45 cfs 0.039 af
Subcatchment4.3S: Site Subcat	Runoff Area=3,910 sf 64.04% Impervious Runoff Depth=5.28" Tc=6.0 min CN=WQ Runoff=0.47 cfs 0.040 af
Subcatchment5S: Site Subcat	Runoff Area=2,219 sf 96.58% Impervious Runoff Depth=5.93" Tc=6.0 min CN=WQ Runoff=0.29 cfs 0.025 af
Subcatchment6.1S: Site Subcat	Runoff Area=2,464 sf 65.26% Impervious Runoff Depth=5.31" Tc=6.0 min CN=WQ Runoff=0.30 cfs 0.025 af
Subcatchment6.2S: Site Subcat	Runoff Area=1,619 sf 92.53% Impervious Runoff Depth=5.85" Tc=192.0 min CN=WQ Runoff=0.04 cfs 0.018 af
Reach#100: AnalysisPoint - Ex CB	Inflow=0.03 cfs 0.002 af Outflow=0.03 cfs 0.002 af
Reach#200: AnalysisPoint - Ex CB	Inflow=0.67 cfs 0.058 af Outflow=0.67 cfs 0.058 af
Reach#300: AnalysisPoint - Ex CB	Inflow=0.61 cfs 0.053 af Outflow=0.61 cfs 0.053 af
Reach#400: AnalysisPoint - East	Inflow=0.47 cfs 0.040 af Outflow=0.47 cfs 0.040 af
Reach#500: AnalysisPoint - South	Inflow=0.29 cfs 0.025 af Outflow=0.29 cfs 0.025 af
Reach#600: AnalysisPoint - Southeast	Inflow=0.30 cfs 0.025 af Outflow=0.30 cfs 0.025 af
Pond PP1-P: PerviousSidewalk	Peak Elev=34.74' Storage=381 cf Inflow=0.45 cfs 0.049 af Outflow=0.13 cfs 0.049 af

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Type III 24-hr 25-YR Rainfall=6.24"

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Pond PP2-P: Porous Pavement

Peak Elev=31.34' Storage=2 cf Inflow=0.04 cfs 0.018 af

Outflow=0.04 cfs 0.018 af

Total Runoff Area = 0.568 ac Runoff Volume = 0.271 af Average Runoff Depth = 5.73"
13.69% Pervious = 0.078 ac 86.31% Impervious = 0.490 ac

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Type III 24-hr 50-YR Rainfall=7.49"

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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

Subcatchment1S: Site Subcat	Runoff Area=295 sf 1.69% Impervious Runoff Depth=5.18" Tc=6.0 min CN=WQ Runoff=0.04 cfs 0.003 af
Subcatchment2S: Site Subcat	Runoff Area=5,233 sf 90.83% Impervious Runoff Depth=7.06" Tc=6.0 min CN=WQ Runoff=0.81 cfs 0.071 af
Subcatchment3S: Site Subcat	Runoff Area=4,685 sf 96.65% Impervious Runoff Depth=7.18" Tc=6.0 min CN=WQ Runoff=0.73 cfs 0.064 af
Subcatchment4.1S: PerviousSidewalk	Runoff Area=879 sf 100.00% Impervious Runoff Depth=7.25" Tc=180.0 min CN=WQ Runoff=0.03 cfs 0.012 af
Subcatchment4.2: Building	Runoff Area=3,430 sf 100.00% Impervious Runoff Depth=7.25" Tc=6.0 min CN=WQ Runoff=0.54 cfs 0.048 af
Subcatchment4.3S: Site Subcat	Runoff Area=3,910 sf 64.04% Impervious Runoff Depth=6.49" Tc=6.0 min CN=WQ Runoff=0.57 cfs 0.049 af
Subcatchment5S: Site Subcat	Runoff Area=2,219 sf 96.58% Impervious Runoff Depth=7.18" Tc=6.0 min CN=WQ Runoff=0.35 cfs 0.030 af
Subcatchment6.1S: Site Subcat	Runoff Area=2,464 sf 65.26% Impervious Runoff Depth=6.52" Tc=6.0 min CN=WQ Runoff=0.36 cfs 0.031 af
Subcatchment6.2S: Site Subcat	Runoff Area=1,619 sf 92.53% Impervious Runoff Depth=7.09" Tc=192.0 min CN=WQ Runoff=0.05 cfs 0.022 af
Reach#100: AnalysisPoint - Ex CB	Inflow=0.04 cfs 0.003 af Outflow=0.04 cfs 0.003 af
Reach#200: AnalysisPoint - Ex CB	Inflow=0.81 cfs 0.071 af Outflow=0.81 cfs 0.071 af
Reach#300: AnalysisPoint - Ex CB	Inflow=0.73 cfs 0.064 af Outflow=0.73 cfs 0.064 af
Reach#400: AnalysisPoint - East	Inflow=0.57 cfs 0.049 af Outflow=0.57 cfs 0.049 af
Reach#500: AnalysisPoint - South	Inflow=0.35 cfs 0.030 af Outflow=0.35 cfs 0.030 af
Reach#600: AnalysisPoint - Southeast	Inflow=0.36 cfs 0.031 af Outflow=0.36 cfs 0.031 af
Pond PP1-P: PerviousSidewalk	Peak Elev=35.10' Storage=495 cf Inflow=0.55 cfs 0.060 af Outflow=0.15 cfs 0.060 af

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Type III 24-hr 50-YR Rainfall=7.49"

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Pond PP2-P: Porous Pavement

Peak Elev=31.40' Storage=13 cf Inflow=0.05 cfs 0.022 af

Outflow=0.05 cfs 0.022 af

Total Runoff Area = 0.568 ac Runoff Volume = 0.329 af Average Runoff Depth = 6.96"
13.69% Pervious = 0.078 ac 86.31% Impervious = 0.490 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	New Hampshire
Location	New Hampshire, United States
Latitude	42.987 degrees North
Longitude	70.935 degrees West
Elevation	10 feet
Date/Time	Mon Apr 21 2025 21:06:02 GMT-0400 (Eastern Daylight Time)

97 Portsmouth Ave,
Exeter, NH

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day
1yr	0.26	0.40	0.50	0.66	0.82	1.04	1yr	0.71	0.99	1.22	1.57	2.05	2.68	2.91	1yr	2.37	2.80	3.21	3.92
2yr	0.32	0.50	0.62	0.82	1.02	1.30	2yr	0.88	1.18	1.52	1.94	2.49	3.22	3.57	2yr	2.85	3.43	3.94	4.68
5yr	0.37	0.58	0.73	0.98	1.25	1.62	5yr	1.08	1.47	1.90	2.45	3.16	4.09	4.59	5yr	3.62	4.41	5.05	5.97
10yr	0.41	0.65	0.83	1.12	1.46	1.90	10yr	1.26	1.73	2.25	2.92	3.78	4.91	5.56	10yr	4.34	5.34	6.09	7.18
25yr	0.48	0.77	0.98	1.35	1.79	2.36	25yr	1.55	2.15	2.80	3.67	4.79	6.24	7.15	25yr	5.52	6.88	7.80	9.18
50yr	0.54	0.87	1.11	1.56	2.10	2.79	50yr	1.81	2.54	3.33	4.38	5.74	7.49	8.66	50yr	6.63	8.33	9.42	11.05
100yr	0.61	0.98	1.27	1.80	2.45	3.30	100yr	2.12	3.00	3.96	5.24	6.88	9.00	10.49	100yr	7.96	10.09	11.37	13.32
200yr	0.69	1.12	1.45	2.08	2.87	3.90	200yr	2.48	3.55	4.70	6.24	8.23	10.81	12.71	200yr	9.56	12.23	13.73	16.06
500yr	0.82	1.34	1.75	2.54	3.55	4.86	500yr	3.06	4.43	5.88	7.87	10.44	13.77	16.39	500yr	12.19	15.76	17.62	20.57

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day
1yr	0.24	0.37	0.45	0.60	0.74	0.89	1yr	0.64	0.87	0.95	1.26	1.55	2.28	2.54	1yr	2.02	2.44	2.89	3.40
2yr	0.32	0.49	0.60	0.81	1.00	1.19	2yr	0.87	1.16	1.37	1.82	2.33	3.11	3.50	2yr	2.75	3.36	3.85	4.57
5yr	0.36	0.55	0.68	0.93	1.19	1.42	5yr	1.03	1.39	1.62	2.12	2.74	3.82	4.28	5yr	3.38	4.11	4.72	5.62
10yr	0.39	0.61	0.75	1.05	1.35	1.63	10yr	1.17	1.59	1.82	2.40	3.07	4.41	4.97	10yr	3.90	4.78	5.49	6.53
25yr	0.45	0.69	0.86	1.23	1.61	1.95	25yr	1.39	1.90	2.12	2.78	3.58	4.90	6.06	25yr	4.34	5.82	6.68	7.94
50yr	0.50	0.77	0.95	1.37	1.85	2.24	50yr	1.59	2.19	2.36	3.12	4.01	5.54	7.02	50yr	4.91	6.75	7.76	9.22
100yr	0.57	0.85	1.07	1.55	2.12	2.57	100yr	1.83	2.51	2.65	3.48	4.48	6.25	8.12	100yr	5.53	7.81	9.00	10.67
200yr	0.63	0.95	1.20	1.74	2.43	2.95	200yr	2.10	2.88	2.95	3.88	4.99	7.01	9.65	200yr	6.21	9.28	10.45	12.36
500yr	0.74	1.11	1.42	2.07	2.94	3.56	500yr	2.54	3.48	3.42	4.48	5.80	8.14	11.77	500yr	7.20	11.32	12.71	14.95

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day
1yr	0.28	0.44	0.54	0.72	0.89	1.08	1yr	0.76	1.06	1.26	1.71	2.17	2.97	3.10	1yr	2.63	2.98	3.57	4.30
2yr	0.33	0.51	0.63	0.86	1.05	1.26	2yr	0.91	1.23	1.48	1.95	2.49	3.40	3.66	2yr	3.01	3.52	4.05	4.84
5yr	0.40	0.62	0.77	1.05	1.34	1.61	5yr	1.16	1.58	1.87	2.49	3.17	4.37	4.92	5yr	3.87	4.73	5.40	6.34
10yr	0.47	0.73	0.90	1.26	1.63	1.97	10yr	1.41	1.93	2.26	3.03	3.82	5.44	6.16	10yr	4.81	5.92	6.76	7.88
25yr	0.59	0.89	1.11	1.58	2.08	2.56	25yr	1.80	2.50	2.93	3.93	4.90	7.66	8.32	25yr	6.78	8.00	9.07	10.50
50yr	0.68	1.04	1.30	1.86	2.51	3.11	50yr	2.17	3.04	3.56	4.79	5.94	9.60	10.45	50yr	8.49	10.05	11.36	13.06
100yr	0.81	1.22	1.53	2.21	3.02	3.78	100yr	2.61	3.69	4.33	5.86	7.21	12.03	13.14	100yr	10.65	12.64	14.21	16.30
200yr	0.95	1.42	1.80	2.61	3.64	4.60	200yr	3.14	4.50	5.28	7.17	8.73	15.14	16.17	200yr	13.40	15.55	17.81	20.32
500yr	1.18	1.75	2.25	3.27	4.65	5.96	500yr	4.01	5.83	6.86	9.37	11.28	20.53	21.82	500yr	18.17	20.98	23.97	27.23

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%	



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Rockingham County, New Hampshire



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

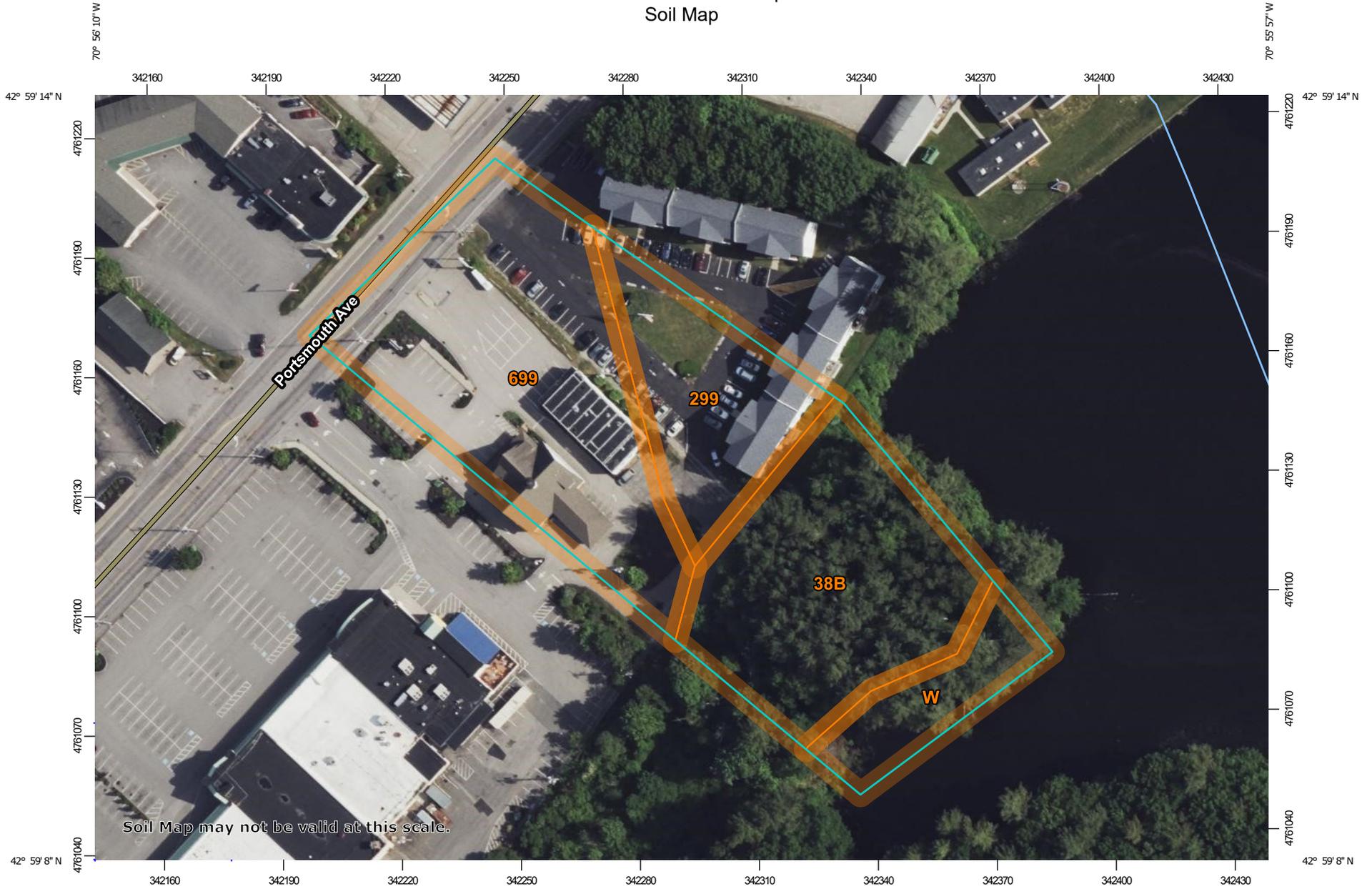
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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Map Scale: 1:1,350 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rockingham County, New Hampshire
 Survey Area Data: Version 27, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 22, 2022—Jun 5, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
38B	Eldridge fine sandy loam, 3 to 8 percent slopes	1.0	31.3%
299	Udorthents, smoothed	0.5	17.4%
699	Urban land	1.3	42.4%
W	Water	0.3	8.9%
Totals for Area of Interest		3.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

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delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Rockingham County, New Hampshire

38B—Eldridge fine sandy loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 9cnb
Elevation: 90 to 1,000 feet
Mean annual precipitation: 30 to 55 inches
Mean annual air temperature: 45 to 54 degrees F
Frost-free period: 120 to 180 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Eldridge and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Eldridge

Setting

Parent material: Outwash over glaciolacustrine

Typical profile

H1 - 0 to 8 inches: fine sandy loam
H2 - 8 to 23 inches: loamy fine sand
H3 - 23 to 62 inches: loamy very fine sand

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 9.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Ecological site: F144AY027MA - Moist Sandy Outwash
Hydric soil rating: No

Minor Components

Boxford

Percent of map unit: 5 percent
Hydric soil rating: No

Well drained inclusion

Percent of map unit: 5 percent
Hydric soil rating: No

Squamscott

Percent of map unit: 5 percent
Landform: Marine terraces
Hydric soil rating: Yes

Scitico

Percent of map unit: 5 percent
Landform: Marine terraces
Hydric soil rating: Yes

299—Udorthents, smoothed

Map Unit Setting

National map unit symbol: 9cmt
Elevation: 0 to 840 feet
Mean annual precipitation: 44 to 49 inches
Mean annual air temperature: 48 degrees F
Frost-free period: 155 to 165 days
Farmland classification: Not prime farmland

Map Unit Composition

Udorthents and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udorthents

Properties and qualities

Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None

699—Urban land

Map Unit Composition

Urban land: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Minor Components

Not named

Percent of map unit: 15 percent
Hydric soil rating: No

W—Water

Map Unit Setting

National map unit symbol: 9cq3

Elevation: 200 to 2,610 feet

Farmland classification: Not prime farmland

Map Unit Composition

Water: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group (97 Portsmouth Ave, Exeter)

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

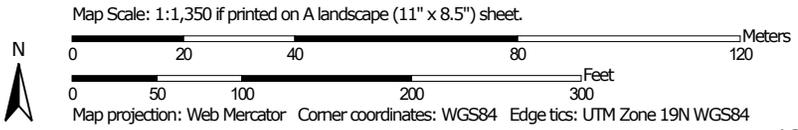
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Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

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Map—Hydrologic Soil Group (97 Portsmouth Ave, Exeter)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Lines

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Points

-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rockingham County, New Hampshire
 Survey Area Data: Version 27, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 22, 2022—Jun 5, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydrologic Soil Group (97 Portsmouth Ave, Exeter)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
38B	Eldridge fine sandy loam, 3 to 8 percent slopes	C/D	1.0	31.3%
299	Udorthents, smoothed		0.5	17.4%
699	Urban land		1.3	42.4%
W	Water		0.3	8.9%
Totals for Area of Interest			3.1	100.0%

Rating Options—Hydrologic Soil Group (97 Portsmouth Ave, Exeter)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

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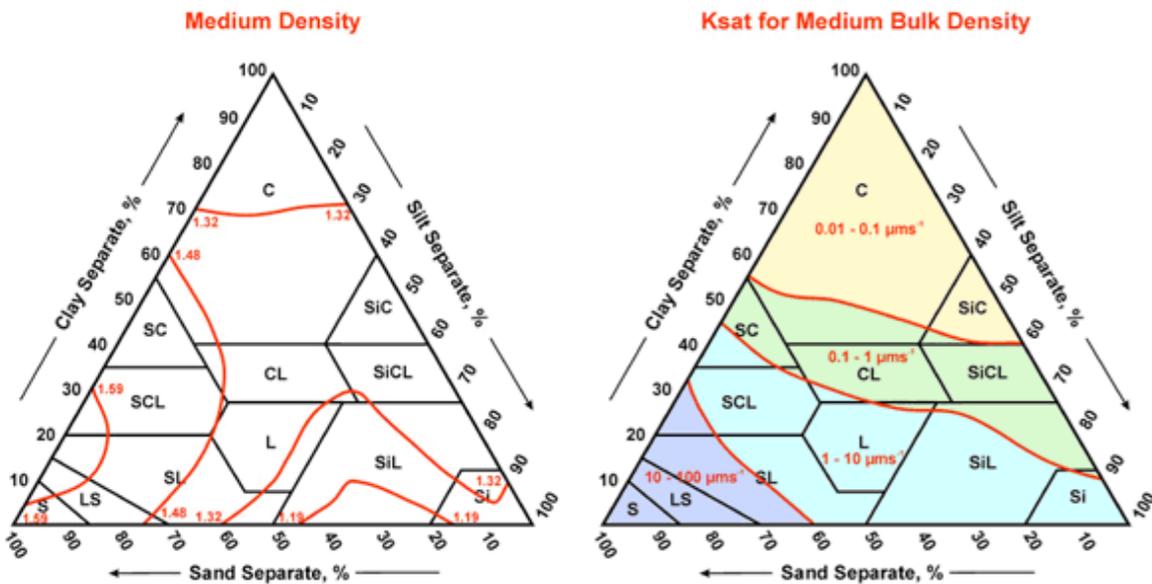
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K_{sat} VALUES

FOR

NEW HAMPSHIRE SOILS

(Including Hydrologic and DES Soil Lot Sizing Groups)



From: Guide for Estimating Ksat from Soil Properties (Exhibit 618-9). (<http://soils.usda.gov/technical/handbook/contents/part618ex.html>)

Sponsored by the Society of Soil Scientists of Northern New England
 SSSNNE Special Publication No. 5
 September, 2009

Soil Series	legend number	Ksat low - B in/hr	Ksat high - B in/hr	Ksat low - C in/hr	Ksat high - C in/hr	Hyd. Grp.	Group	Land Form	Temp.	Soil Textures	Spodosol ?	Other
Occum	1	0.6	2.0	6.00	20.0	B	2	Flood Plain (Bottom Land)	mesic	loamy	no	loamy over loamy sand
Suncook	2	6.0	20.0	6.00	20.0	A	1	Flood Plain (Bottomland)	mesic	sandy	no	occasionally flooded
Lim	3	0.6	2.0	6.00	20.0	C	5	Flood Plain (Bottom Land)	mesic	loamy	no	
Pootatuck	4	0.6	6.0	6.00	20.0	B	3	Flood Plain (Bottom Land)	mesic	loamy	no	single grain in C
Rippowam	5	0.6	6.0	6.00	20.0	C	5	Flood Plain (Bottom Land)	mesic	loamy	no	
Saco	6	0.6	2.0	6.00	20.0	D	6	Flood Plain (Bottom Land)	mesic	silty	no	strata
Hadley	8	0.6	2.0	0.60	6.0	B	2	Flood Plain (Bottom Land)	mesic	silty	no	strata of fine sand
Winooski	9	0.6	6.0	0.60	6.0	B		Flood Plain (Bottom Land)	mesic	silty over loamy	no	
Merrimac	10	2.0	20.0	6.00	20.0	A	1	Outwash and Stream Terraces	mesic	gravely sand	no	loamy cap
Gloucester	11	6.0	20.0	6.00	20.0	A	1	Sandy Till	mesic	sandy-skeletal	no	loamy cap
Hinckley	12	6.0	20.0	20.00	100.0	A	1	Outwash and Stream Terraces	mesic	sandy-skeletal	no	
Sheepscot	14	6.0	20.0	6.00	20.0	B	3	Outwash and Stream Terraces	frigid	sandy-skeletal	yes	gravely coarse sand
Searsport	15	6.0	20.0	6.00	20.0	D	6	Outwash and Stream Terraces	frigid	sandy	no	organic over sand
Saugatuck	16	0.06	0.2	6.00	20.0	C	5	Outwash and Stream Terraces	mesic	sandy	yes	ortstein
Colton, gravelly	21	6.0	20.0	20.00	100.0	A	1	Outwash and Stream Terraces	frigid	sandy-skeletal	yes	gravely surface
Colton	22	6.0	20.0	20.00	100.0	A	1	Outwash and Stream Terraces	frigid	sandy-skeletal	yes	
Masardis	23	6.0	20.0	6.00	20.0	A	1	Outwash and Stream Terraces	frigid	sandy-skeletal	yes	slate, loamy cap
Agawam	24	6.0	20.0	20.00	100.0	B	2	Outwash and Stream Terraces	mesic	loamy over sandy	no	loamy over sand/gravel
Windsor	26	6.0	20.0	6.00	20.0	A	1	Outwash and Stream Terraces	mesic	sandy	no	
Groveton	27	0.6	2.0	0.60	6.0	B	2	Outwash and Stream Terraces	frigid	loamy	yes	loamy over sandy
Madawaska	28	0.6	2.0	6.00	20.0	B	3	Outwash and Stream Terraces	frigid	loamy over sandy	yes	sandy or sandy-skeletal
Woodbridge	29	0.6	2.0	0.00	0.6	C	3	Firm, platy, loamy till	mesic	loamy	no	sandy loam in Cd
Unadilla	30	0.6	2.0	2.00	20.0	B	2	Terraces and glacial lake plains	mesic	silty	no	silty over gravelly
Hartland	31	0.6	2.0	0.20	2.0	B	2	Terraces and glacial lake plains	mesic	silty	no	very fine sandy loam
Boxford	32	0.1	0.2	0.00	0.2	C	3	Silt and Clay Deposits	mesic	fine	no	silty clay loam
Scitico	33	0.0	0.2	0.00	0.2	C	5	Silt and Clay Deposits	mesic	fine	no	
Wareham	34	6.0	20.0	6.00	20.0	C	5	Outwash and Stream Terraces	mesic	sandy	no	
Champlain	35	6.0	20.0	20.00	100.0	A	1	Outwash and Stream Terraces	frigid	gravely sand	no	
Adams	36	6.0	20.0	20.00	99.0	A	1	Outwash and Stream Terraces	frigid	sandy	yes	
Melrose	37	2.0	6.0	0.00	0.2	C	3	Sandy/loamy over silt/clay	frigid	loamy over clayey	no	silty clay loam in C
Eldridge	38	6.0	20.0	0.06	0.6	C	3	Sandy/loamy over silt/clay	mesic	sandy over loamy	no	
Millis	39					C	3	Firm, platy, sandy till	frigid	loamy	yes	loamy sand in Cd
Canton	42	2.0	6.0	6.00	20.0	B	2	Loose till, sandy textures	mesic	loamy over sandy	no	loamy over loamy sand
Montauk	44	0.6	6.0	0.06	0.6	C	3	Firm, platy, sandy till	mesic	loamy	no	loamy sand in Cd
Henniker	46	0.6	2.0	0.06	0.6	C	3	Firm, platy, sandy till	frigid	loamy	no	loamy sand in Cd
Madawaska, aquatic	48	0.6	2.0	6.00	20.0	B	3	Outwash and Stream Terraces	frigid	loamy over sandy	yes	sandy or sandy-skeletal
Whitman	49	0.0	0.2	0.00	0.2	D	6	Firm, platy, loamy till	mesic	loamy	no	mucky loam
Hermon	55	2.0	20.0	6.00	20.0	A	1	Sandy Till	frigid	sandy-skeletal	yes	loamy cap
Becket	56	0.6	2.0	0.06	0.6	C	3	Firm, platy, sandy till	frigid	loamy	yes	gravely sandy loam in Cd
Waumbeck	58	2.0	20.0	6.00	20.0	B	3	Loose till, sandy textures	frigid	sandy-skeletal	yes	very cobbly loamy sand
Charlton	62	0.6	6.0	0.60	6.0	B	2	Loose till, loamy textures	mesic	loamy	no	fine sandy loam
Paxton	66	0.6	2.0	0.00	0.2	C	3	Firm, platy, loamy till	mesic	loamy	no	
Sutton	68	0.6	6.0	0.60	6.0	B	3	Loose till, loamy textures	mesic	loamy	no	
Berkshire	72	0.6	6.0	0.60	6.0	B	2	Loose till, loamy textures	frigid	loamy	yes	fine sandy loam
Marlow	76	0.6	2.0	0.06	0.6	C	3	Firm, platy, loamy till	frigid	loamy	yes	fine sandy loam in Cd
Peru	78	0.6	2.0	0.06	0.6	C	3	Firm, platy, loamy till	frigid	loamy	yes	
Thorndike	84	0.6	2.0	0.60	2.0	C/D	4	Friable till, silty, schist & phyllite	frigid	loamy-skeletal	yes	less than 20 in. deep
Hollis	86	0.6	6.0	0.60	6.0	C/D	4	Loose till, bedrock	mesic	loamy	no	less than 20 in. deep
Winnecook	88	0.6	2.0	0.60	2.0	C	4	Friable till, silty, schist & phyllite	frigid	loamy-skeletal	yes	20 to 40 in. deep
Chatfield	89	0.6	6.0	0.60	6.0	B	4	Loose till, bedrock	mesic	loamy	no	20 to 40 in. deep
Hogback	91	2.0	6.0	2.00	6.0	C	4	Loose till, bedrock	frigid	loamy	yes	less than 20 in. deep
Lyman	92	2.0	6.0	2.00	6.0	A/D	4	Loose till, bedrock	frigid	loamy	yes	less than 20 in. deep
Woodstock	93	2.0	6.0	2.00	6.0	C/D	4	Loose till, bedrock	frigid	loamy	no	less than 20 in. deep
Rawsonville	98	0.6	6.0	0.60	6.0	C	4	Loose till, bedrock	frigid	loamy	yes	20 to 40 in. deep
Tunbridge	99	0.6	6.0	0.60	6.0	C	4	Loose till, bedrock	frigid	loamy	yes	20 to 40 in. deep

STORMWATER MANAGEMENT / BMP INSPECTION & MAINTENANCE PLAN

**Hotel Development
97 Portsmouth Avenue, Exeter, NH
NH-1547
January 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 J Caley Associates with an address of 11 Taylor Court, Stratham, NH and a phone of 603.231.4512 or their heirs and/or assigns, shall be responsible for inspections and maintenance activities for the above project site. J Caley Associates shall be responsible for *ongoing inspection and maintenance* of the pervious pavers and porous pavement. 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.

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. Roadways 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. Winter Maintenance

The plowing and application of de-icing materials shall be conducted by a certified Green Snow Pro contractor trained in best management practices for road salt/deicing at the expense of the owner. No snow dump shall be allowed onsite. In the event that snow storage areas are inundated in any given winter, snow will be trucked offsite and disposed of in a legal fashion.

7. Porous Pavement / Pervious Pavers

- Check for standing water remaining on the surface of the pavement after a precipitation event within 30 minutes.
- 1-2 times per year, use a vacuum sweeper to remove sediment from porous pavement. Use of a power washer or compressed air blower at an angle of 30 degrees or less can be effective.
- As part of vacuuming, inspect adjacent vegetated areas to verify no signs of erosion and run-on to permeable pavement. Repair or replace any damaged structural parts if required.
- Check for debris accumulation, particularly in the winter.
- Loose debris such as leaves or trash can be removed using a power/leaf blower or gutter broom.
- Fall and spring cleanup should be accompanied by pavement vacuuming.
- Accumulation of sediment and organic debris on the pavement surface.
- Repairs to damaged pavement should be repaired as they are identified.

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 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

Hotel Development

97 Portsmouth Avenue

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
Porous Pavement / Pervious Pavers	Spring and Fall	Check for standing water. Check for damaged pavement.	Remove debris from porous pavement and adjacent areas. Vacuum sweep pavement.

			Repair damaged pavement.
Annual Report	1 time per year	Submit Annual Report to Town of Exeter Inspector upon request	

Inspection Notes:

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):

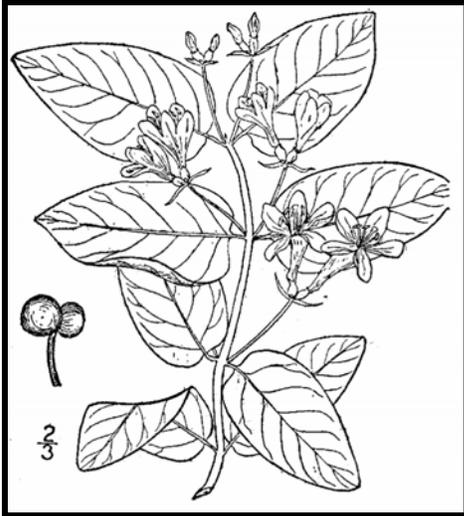
Observation (after event):

Observation (before next application);

Name:

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.

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.



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.

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.

Woody Plants	Method of Reproducing	Methods of Disposal
Norway maple <i>(Acer platanoides)</i> European barberry <i>(Berberis vulgaris)</i> Japanese barberry <i>(Berberis thunbergii)</i> autumn olive <i>(Elaeagnus umbellata)</i> burning bush <i>(Euonymus alatus)</i> Morrow's honeysuckle <i>(Lonicera morrowii)</i> Tatarian honeysuckle <i>(Lonicera tatarica)</i> showy bush honeysuckle <i>(Lonicera x bella)</i> common buckthorn <i>(Rhamnus cathartica)</i> glossy buckthorn <i>(Frangula alnus)</i>		<p>Prior to fruit/seed ripening</p> <p>Seedlings and small plants</p> <ul style="list-style-type: none"> ▪ Pull or cut and leave on site with roots exposed. No special care needed. <p>Larger plants</p> <ul style="list-style-type: none"> ▪ Use as firewood. ▪ Make a brush pile. ▪ Chip. ▪ Burn.
		<p>After fruit/seed is ripe</p> <p>Don't remove from site.</p> <ul style="list-style-type: none"> ▪ Burn. ▪ Make a covered brush pile. ▪ Chip once all fruit has dropped from branches. ▪ Leave resulting chips on site and monitor.
oriental bittersweet <i>(Celastrus orbiculatus)</i> multiflora rose <i>(Rosa multiflora)</i>		<p>Prior to fruit/seed ripening</p> <p>Seedlings and small plants</p> <ul style="list-style-type: none"> ▪ Pull or cut and leave on site with roots exposed. No special care needed. <p>Larger plants</p> <ul style="list-style-type: none"> ▪ Make a brush pile. ▪ Burn.
		<p>After fruit/seed is ripe</p> <p>Don't remove from site.</p> <ul style="list-style-type: none"> ▪ 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.

Non-Woody Plants	Method of Reproducing	Methods of Disposal
<p>garlic mustard (<i>Alliaria petiolata</i>)</p> <p>spotted knapweed (<i>Centaurea maculosa</i>)</p> <ul style="list-style-type: none"> ▪ Sap of related knapweed can cause skin irritation and tumors. Wear gloves when handling. <p>black swallow-wort (<i>Cynanchum nigrum</i>)</p> <ul style="list-style-type: none"> ▪ May cause skin rash. Wear gloves and long sleeves when handling. <p>pale swallow-wort (<i>Cynanchum rossicum</i>)</p> <p>giant hogweed (<i>Heracleum mantegazzianum</i>)</p> <ul style="list-style-type: none"> ▪ Can cause major skin rash. Wear gloves and long sleeves when handling. <p>dame's rocket (<i>Hesperis matronalis</i>)</p> <p>perennial pepperweed (<i>Lepidium latifolium</i>)</p> <p>purple loosestrife (<i>Lythrum salicaria</i>)</p> <p>Japanese stilt grass (<i>Microstegium vimineum</i>)</p> <p>mile-a-minute weed (<i>Polygonum perfoliatum</i>)</p>	<p>Fruits and Seeds</p> 	<p>Prior to flowering</p> <p>Depends on scale of infestation</p> <p>Small infestation</p> <ul style="list-style-type: none"> ▪ Pull or cut plant and leave on site with roots exposed. <p>Large infestation</p> <ul style="list-style-type: none"> ▪ Pull or cut plant and pile. (You can pile onto or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material. <hr/> <p>During and following flowering</p> <p>Do nothing until the following year or remove flowering heads and bag and let rot.</p> <p>Small infestation</p> <ul style="list-style-type: none"> ▪ Pull or cut plant and leave on site with roots exposed. <p>Large infestation</p> <ul style="list-style-type: none"> ▪ Pull or cut plant and pile remaining material. (You can pile onto plastic or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material.
<p>common reed (<i>Phragmites australis</i>)</p> <p>Japanese knotweed (<i>Polygonum cuspidatum</i>)</p> <p>Bohemian knotweed (<i>Polygonum x bohemicum</i>)</p>	<p>Fruits, Seeds, Plant Fragments</p> <p>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.</p>	<p>Small infestation</p> <ul style="list-style-type: none"> ▪ Bag all plant material and let rot. ▪ Never pile and use resulting material as compost. ▪ Burn. <p>Large infestation</p> <ul style="list-style-type: none"> ▪ 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

UNH Cooperative Extension programs and policies are consistent with pertinent Federal and State laws and regulations, and prohibits discrimination in its programs, activities and employment on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sex, sexual orientation, or veteran's, marital or family status. College of Life Sciences and Agriculture, County Governments, NH Dept. of Resources and Economic Development, Division of Forests and Lands, NH Fish and Game ,and U.S. Dept. of Agriculture cooperating.

Appendix IV

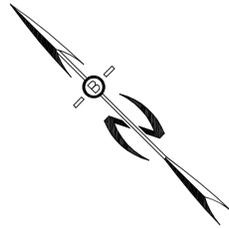
Plans

SOIL INFORMATION WAS OBTAINED FROM USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS)

SOIL IDENTIFICATION LEGEND:

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
38B	ELDRIDGE FINE SANDY LOAM	C/D
299	UDRTHENTS, SMOOTHED	
699	URBAN LAND	

SLOPE PHASES:
A=0-3%, B=3-8%, C=8-15%, D=15-25%, E=25%+



PREPARED FOR:

J CALEY ASSOCIATES
11 TAYLOR COURT
STRATHAM NH 03885

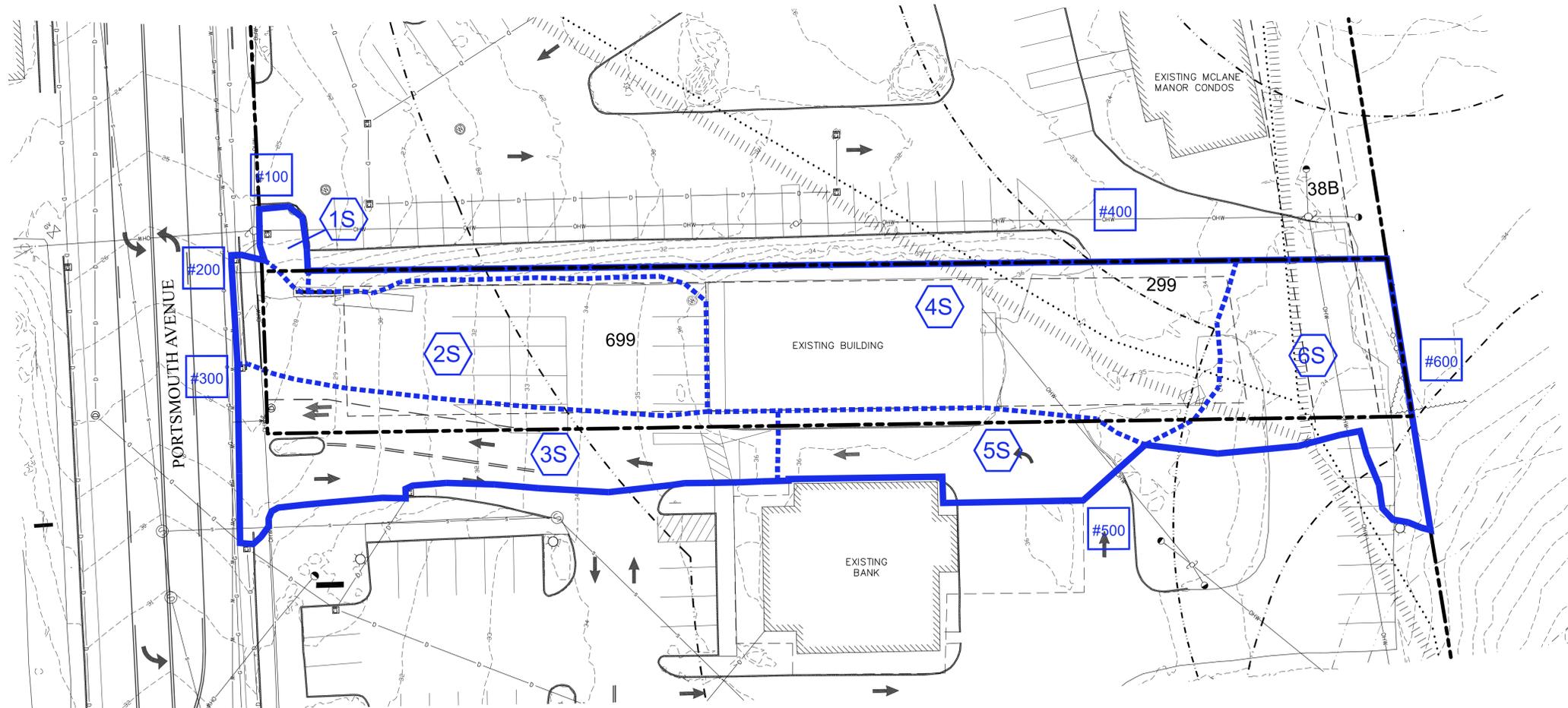


70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX: 603-583-4863

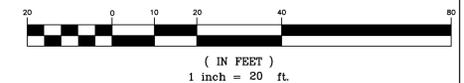
WATERSHED KEY

- SUBCATCHMENT
- REACH
- POND
- LIMIT OF SUBCATCHMENT
- FLOW PATH

****THIS DRAWING IS FOR DRAINAGE PURPOSES ONLY****



GRAPHIC SCALE



EXISTING WATERSHED PLAN

MIXED-USE DEVELOPMENT
97 PORTSMOUTH AVENUE
EXETER, NH
TAX MAP 65, LOT 125

REVISIONS:	DATE:

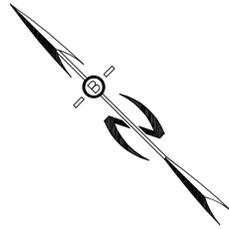
DATE:	JAN 27, 2026	SCALE:	1" = 20'
PROJ. NO.:	NH-1547	SHEET NO.:	W1

SOIL INFORMATION WAS OBTAINED FROM USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS)

SOIL IDENTIFICATION LEGEND:

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A=0-3%, B=3-8%, C=8-15%, D=15-25%, E=25%+



PREPARED FOR:

J CALEY ASSOCIATES
11 TAYLOR COURT
STRATHAM NH 03885

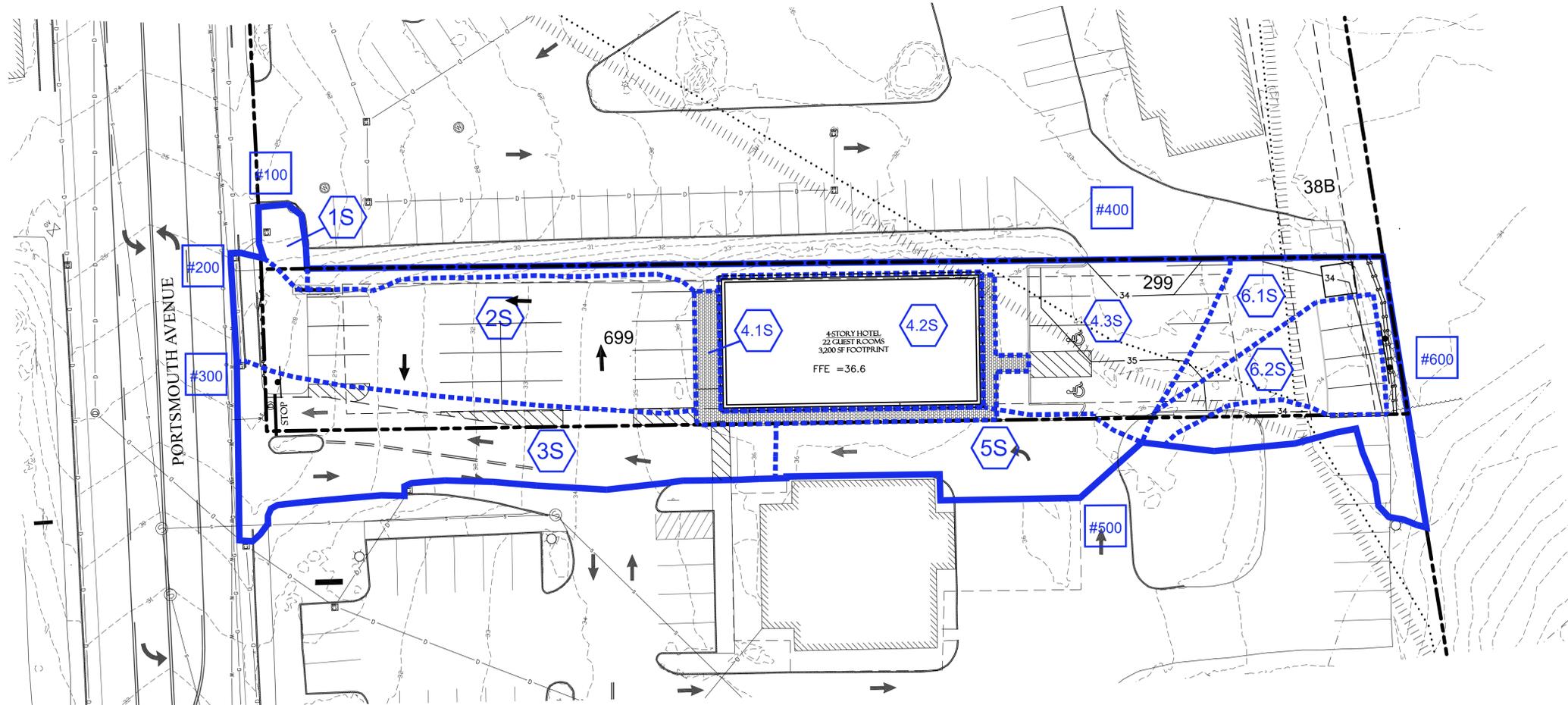


70 PORTSMOUTH AVE,
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PHONE: 603-583-4860,
FAX: 603-583-4863

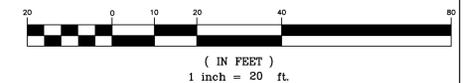
WATERSHED KEY

- SUBCATCHMENT
- REACH
- POND
- LIMIT OF SUBCATCHMENT
- FLOW PATH

THIS DRAWING IS FOR DRAINAGE PURPOSES ONLY



GRAPHIC SCALE



PROPOSED WATERSHED PLAN

MIXED-USE DEVELOPMENT
97 PORTSMOUTH AVENUE
EXETER, NH
TAX MAP 65, LOT 125

REVISIONS:	DATE:

DATE:	JAN 27, 2026	SCALE:	1" = 20'
PROJ. NO.:	NH-1547	SHEET NO.:	W2



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 _____

Applicant/Owner Name _____

Mailing Address _____

Phone Number _____ email _____

Project Engineer _____

Mailing Address _____

Phone Number _____ email _____

Type of Discharge/Connection Sewer Water Stormwater

Application completed by

Name _____

Signature John P. Lorden Date _____

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 _____

Title of plan _____

Total design flow (gpd) _____

**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 _____

Title of plan _____

Total design flow (gpd) _____

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) _____

<u>Use</u>	<u>Unit Flow (gpd)</u>	<u>Total Existing Flow</u>
Dry Cleaner	.	1,310/day (per water records)
Total existing flow		<u>1,310 gpd</u>

Proposed Use(s)

Describe proposed use(s) _____

<u>Use</u>	<u>Unit Design Flow (gpd)</u>	<u>Total Design Flow</u>
22 Room Hotel	200 gpd/room x 22 rooms = 4,400 10 gpd/ee x 4 ee's = 40	.
Total proposed flow		<u>4,440 GPD</u>

Impact Fees (80% of the design flow)

Change in flow rate (gpd) 3,130 x 0.8 = Impact Fee flow rate (gpd) 2,504

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) 2,504 x \$1.81= _____

Water Impact Fee: Flow increase (gpd) 2,504 X \$3.74 = _____

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 _____

Owner’s Representative _____

Address _____

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) _____ (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 Jeff Caley 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.



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

March 16, 2026

Re: 97 Portsmouth Ave. – Residential Development
Response to TRC Comments

Dear Mr. Chairman, Members of the Board, & Mr. Sharples:

We are in receipt of a review letter from Kristen Murphy, Conservation Planner per TRC review, dated February 20, 2026 and we offer the following responses to the noted comments. Each comment is followed by our response in **bold**.

TOWN PLANNER COMMENTS

- Please add ZBA approval as a note on the plan.
Response: Notation added to cover page.

Conservation & Sustainability Planner Comments

- Wetland delineation notes indicate 2010 delineation date. Please correct/update.
Response: The errant sheet has been replaced with the updated version & the correct delineation date citation.
- The shoreland district for this area is 300' district and 300' building setback per section 9.3.3.C.1 and 9.3.4.C.
Response: Shoreland setbacks corrected.
- Site is required to comply with EV Readiness requirements defined in Section 9.13.8. Please note location of EV parking spaces.
Response: EV connections are proposed and located behind the building. See sht. 6.
- Confirm project meets Dark Sky compliance requirements and add note indicating such per Section 9.20.
Response: See note 1 on Sht. 7 Lighting notes.

FIRE DEPARTMENT COMMENTS

Basic requirement of the Exeter Fire Department. This list is not all inclusive and other requests may be made during the review process.

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

- Interior utility room access
Response: Final permit plans will be provided in compliance with code.
- Interior sprinkler room access
Response: Final permit plans will be provided in compliance with code.
- Adequate attic access (sized for FF, if applicable))
Response: No attic is proposed within the building.
- Catwalk access in unfinished areas that have sprinklers (handrails preferred)
Response: No catwalk is proposed within the building.
- Knox box required for all buildings with fire alarm or sprinkler systems
Response: Knox box is proposed on the south, front corner of the building.

Civil/Site Review:

- Hydrant near site access and towards rear of site (if applicable)
Response: Proposed hydrant located within a landscape island near back of the building.
- Within 100' of the FDC
Response: Proposed fire dept. connection (FDC) is within 100' of the FDC.

Sprinkler Review:

- NFPA 13(R,D) sprinkler system where required
- FDC: 4-inch storz with at least 18" clearance to ground
- Electric bell (no water motor gong)
- Attic protection in 13R systems
Response: Fully compliant sprinkler systems will be included in final permit drawings.

Cistern Review:

- Shall meet the requirements set of
- NFPA 1 (13.5 and Ch. 18) and NFPA 1142 Annex B.4 Cisterns.
- 30,000 gallon minimum capacity.
- 4" Stortz fitting 18" clearance to ground.
Response: A cistern is not provided or required for this application.

BDA Assessment:

Per NFPA 72 (National Fire Alarm and Signaling Code) and NFPA 1225 (Standard for Emergency Services Communications)

FD: Tx - 159.30000, Rx - 154.30250 NAC 617

PD: Tx - 153.80750, Rx - 155.53500

Response: Final permit plans will provide in compliance with code.

Fire Alarm Review:

- Single red beacon or strobe indicator on exterior (not horn-strobe)
- NFPA72 Fire Alarm System where required
- Cat 30 keys for pull stations and FACP
Response: Final permit plans will provide in compliance with code.

Elevators:

- Heat and smoke top and bottom (heats for the shunt trip)
- Dimensions to accommodate a stretcher (usually a 2500 lbs)
3'6" by 7' at a minimum
- Elevator recall to appropriate floor during an activation
- Sprinkler protection top and bottom if ANY combustible material in the shaft. (can omit per NFPA 13 guidelines)
 - Phone in car needs to be programmed to dial 911
 - NFPA 1221 radio assessment where required.

(FD - Rx 154.30250 Tx 159.30000 PD - Rx 155.53500 Tx 153.80750 Network ID for both agencies = 617)

Response: Elevator sizing will be code-compliant in final permit drawings.

Thank you for your timely and professional review of the submitted plans. We hope the information provided address your concerns. Please feel free to contact our office if you have any additional question and/or comments.

Very Truly Yours,

BEALS ASSOCIATES, PLLC

Christian O. Smith

Christian O. Smith, PE

Principal



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

March 12, 2026

Re: 97 Portsmouth Ave. – Residential Development
Response to UEI Comments

Dear Mr. Chairman, Members of the Board, & Mr. Sharples:

We are in receipt of a review letter from Underwood Engineers, dated February 23, 2026 and we offer the following responses to the noted comments. Each comment is followed by our response in **bold**.

General

1. Regarding the usage of the property, please clarify the following:
 - a. Will the café be restricted to use by hotel guests, or will it also be available to general public customers as well?
Response: The intent is for hotel guest use as discussed.
 - b. Will the lounge space and/or café be rented out for events such as social events, private parties, etc?
Response: There are no plans to market the space for this type of function.
 - c. If the intent is for hotel guest use only at this time, the Planning Board should consider restrictions on changing the intent to public use at a future date. Further comments are deferred to the board.
Response: We will review and discuss with the planning board as detailed above.
2. Related to the comment above, please adjust water and sewer calculations and the parking space calculations, if applicable.
Response: N/A
3. Clarify the classification as a mixed-use building and not just a hotel.
Response: This text was a carryover from the prior iteration of the site design & all reference to mixed-use has been removed from the plans.
4. Will there be a grease trap internal to the building?
Response: Yes, the grease trap will be internal to the building as is typical for hotel restaurants.
5. Will laundry be done offsite?
Response: No guest laundry service will be available & staff laundry will be by pickup/drop-off service.

6. Address snow storage. There is no room onsite for any snow storage with the current layout. If all parking spaces are filled, where will snow temporarily be stored until it can be trucked offsite?
Response: There is some area for temporary snow storage in the grassed areas, and have been labeled as such. If required any additional snow is to be removed soon as possible and legally disposed of (see note #3 under Town notes on sheet 4).

7. It is unclear how the demolition and the construction of the building will be possible without any impacts offsite on the abutting parcels to the north and south. It is also unclear where staging and storage of materials and equipment will occur. The prior owner of the bank parcel indicated a willingness for their lot to be impacted without temporary easements. Is that the case with the new owner of the parcel?
Response: Staging will take place in the front paved parking area during construction. Demolition will be done in systematic stages to allow for removal of debris, etc. The contractor is acutely aware this activity cannot encroach onto abutting properties.

Site Plans

1. Traffic flow to the rear parking area is unclear. How will large delivery trucks and trash trucks be expected to enter or leave through the abutting properties? Please indicate traffic flow to and from the rear parking, dumpster, and loading area on an overall plan.
Response: Exhibits are provided as requested.

2. Will any parking spaces be reserved/designated for the four employees?
Response: Specific employee parking is not contemplated at this juncture.

3. Provide a fire truck turning plan for access to the front and rear of the building. Further comment is deferred to the Fire Department.
Response: Exhibit is provided as reviewed with the Exeter Fire Dept.

4. It is unclear if the loading area shown, in the parking aisle rear of the building, meets the intent of the zoning ordinance requirement for loading space. Further comments are deferred to the Planning Board.
Response: To be reviewed and discussed with the Planning Board.

5. The Plans indicate that approximately half of the rear parking area drains off-site and may be contributing to downstream flooding of the abutting property to the North. Since the Demolition Plan indicates that all the pavement in the rear of the building is being removed and the area is being regraded, it is recommended that the proposed grading in this area be modified to prevent off-site stormwater runoff and properly drain the site while minimizing downstream flooding in accordance with Section 8.6.4 of the Site and Subdivision Regulations.
Response: Per discussion with UEI, we have reviewed regrading the rear parking area to direct more stormwater toward the pervious pavement. Due to the existing lot draining from south to north (elevation 36' on the bank side & less than 34' of the manor side), and the narrow lot width, there was no meaningful area that could be directed toward the pervious pavement above what we had already accomplished. This is exacerbated by the narrow lot width, and the need to keep proposed grade changes within the locus property boundary. I will point out that we are reducing overall area, and impervious area draining toward the manor parcel, and the

town land in the post development condition. This results in not only peak flow, but stormwater volume reduction to each of those analysis points in all analyzed storms up to and including the 50-YR frequency storm event.

Drainage Analysis

1. UE notes the drainage model has a Tc of 192, minutes or thereabouts, for drainage areas being directed/treated via porous pavement. UE has found no documentation verifying the approach of extended TC's for modeling the flow through porous pavement as a substitute for utilizing site specific soils information. UE understands that these are relatively small areas on the site, however the designer should confirm with HydroCAD how best to this modelling and reduce the potential of double counting the attenuation.

Response: As discussed with the reviewing consultant, this approach was requested by NHDES AoT on a prior project (email confirmation of same provided to UEI) to add 10min/inch to account for flow through the pavement and underlying filter layers. We reviewed the issue with HydroCAD, and they concur this is an appropriate way to model the infiltration time. At HydroCAD's suggestion, we reviewed the model eliminating the additional time of concentration & no substantive difference was shown. Under a 50-YR frequency storm event, the peak elevation within the stone reservoir still showed over 2' available to the finish grade surface. This is accounted for in the Tc, and the exfiltration rate for the underlying soil unit controls. It is our understanding that UEI agrees this proposal is reasonable.

2. Have any test pits and/or infiltration tests been performed in the area(s) proposed for porous pavement/paver systems to confirm that the soil types selected from the USDA Soil Maps are consistent with specific soil profiles found at the site? If so, please provide this testing information and results for review. If not, it is recommended that at least one test pit be conducted near each proposed infiltration practice and an infiltration test be performed at the proposed receiving layer of each porous pavement/paver system, and these data be used to model the porous pavement systems according to the approach outlined in the NH Stormwater Manual.

Response: We have reviewed this with the soil/wetland scientist of record & he indicated that based on his hand auguring during the wetland investigation, the soils appeared consistent with the NRCS maps. Due to current ground conditions, and the desire not to disturb existing pavement, formal test pitting has not been done. We discussed with UEI, that we would make a self-imposed condition that the soil scientist be on site when the pavement is removed in the area of proposed pervious pavement, and if it is found that the soils are not what is anticipated minor modifications could be made at that time. If we understood correctly, UEI felt this was a reasonable approach, and a note to that effect has been added to sheet #5.

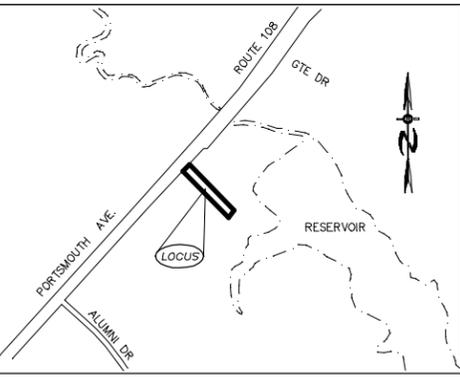
Thank you for your timely and professional review of the submitted plans. We hope the information provided address your concerns. Please feel free to contact our office if you have any additional question and/or comments.

Very Truly Yours,

BEALS ASSOCIATES, PLLC

Christian O. Smith

Christian O. Smith, PE
Principal



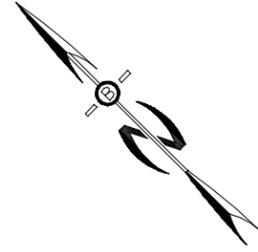
LOCATION MAP
1"=500'

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 30' 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.

ZONING REQUIREMENTS:
 ZONING DISTRICT - HIGHWAY COMMERCIAL (C2)
 MINIMUM LOT SIZE - 20,000 S.F.
 MINIMUM LOT WIDTH - 150 FT.
 MINIMUM LOT DEPTH - 100 FT.

BUILDING SETBACKS:
 FRONT 50 FT.
 SIDE 20 FT.
 REAR 50 FT.
 BUILDING HEIGHT 35 FT.
 (50' BY SPECIAL EXCEPTION)
 MAXIMUM BUILDING COVERAGE = 30%
 EXISTING-18.4%, PROPOSED-18.4%
 MINIMUM OPEN SPACE = 15%
 EXISTING-12.4%, PROPOSED-21%



PREPARED FOR:

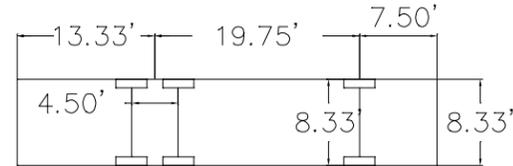
J CALEY ASSOCIATES
 11 TAYLOR COURT
 STRATHAM NH 03885



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



EXETER LADDER

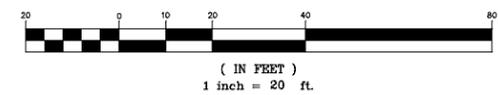


FEET

Tire Diameter: 3



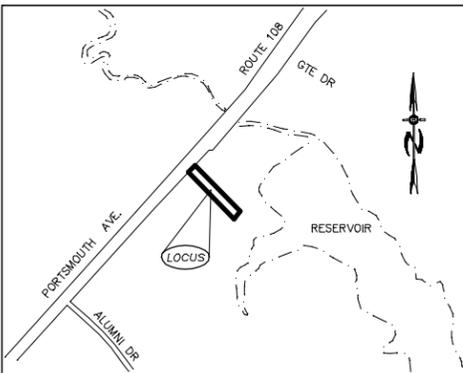
GRAPHIC SCALE



EXETER LADDER TURNING PLAN

MIXED-USE DEVELOPMENT
 97 PORTSMOUTH AVENUE
 EXETER, NH
 TAX MAP 65, LOT 125

DATE:	MARCH, 2025	SCALE:	1" = 40'
PROJ. NO.:	NH-1547	SHEET NO.:	1 OF 1



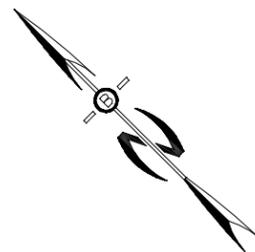
LOCATION MAP
1"=500'

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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ZONING REQUIREMENTS:
 ZONING DISTRICT - HIGHWAY COMMERCIAL (C2)
 MINIMUM LOT SIZE - 20,000 S.F.
 MINIMUM LOT WIDTH - 150 FT.
 MINIMUM LOT DEPTH - 100 FT.

BUILDING SETBACKS:
 FRONT 50 FT.
 SIDE 20 FT.
 REAR 50 FT.
 BUILDING HEIGHT 35 FT.
 (50' BY SPECIAL EXCEPTION)
 MAXIMUM BUILDING COVERAGE = 30%
 EXISTING-18.4%, PROPOSED-18.4%
 MINIMUM OPEN SPACE = 15%
 EXISTING-12.4%, PROPOSED-21%

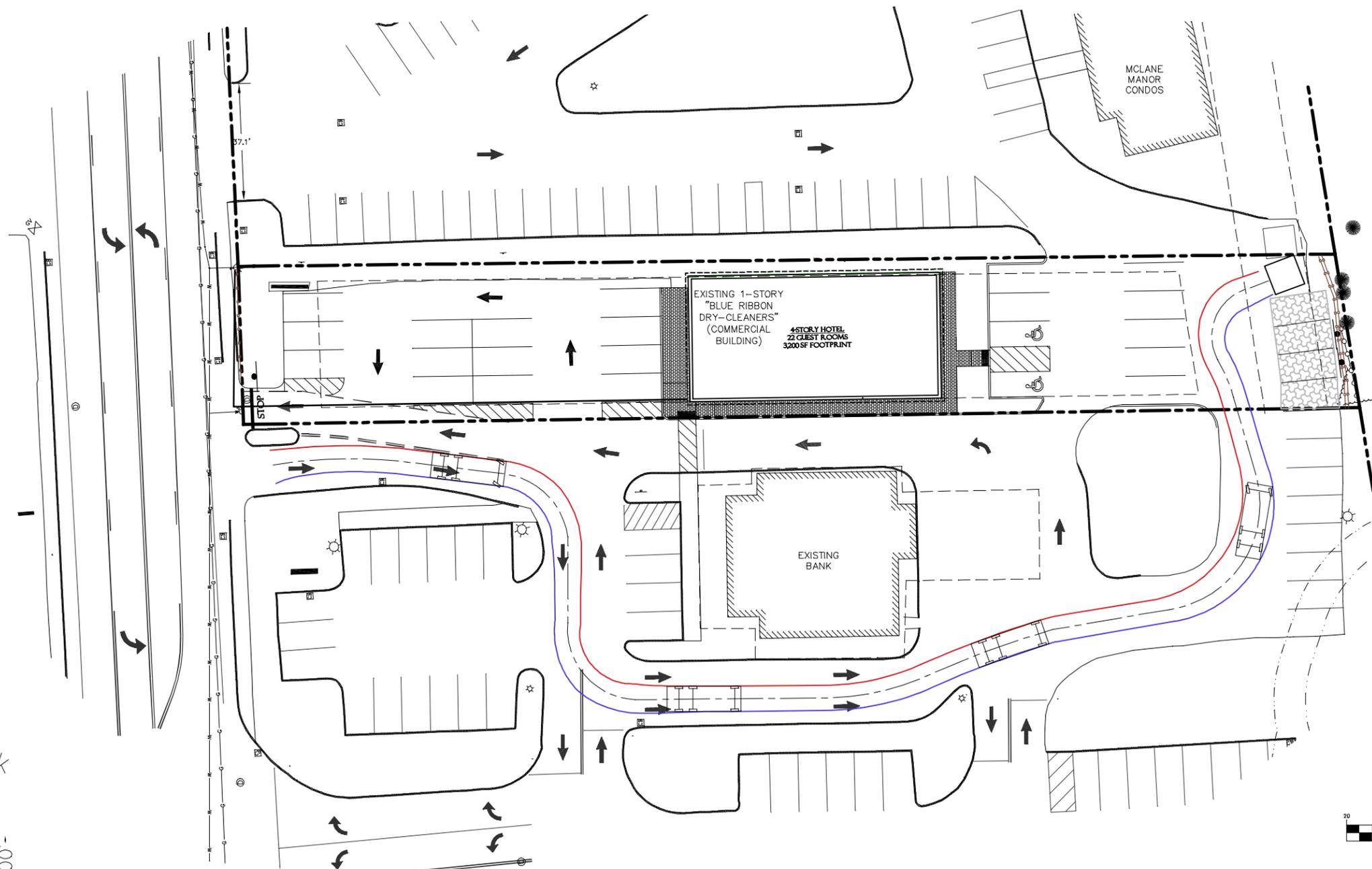


PREPARED FOR:

J CALEY ASSOCIATES
 11 TAYLOR COURT
 STRATHAM NH 03885



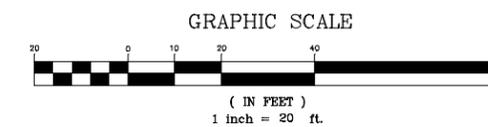
70 PORTSMOUTH AVE,
 THIRD FLOOR, SUITE 2
 STRATHAM, N.H. 03885
 PHONE: 603-583-4860,
 FAX: 603-583-4863



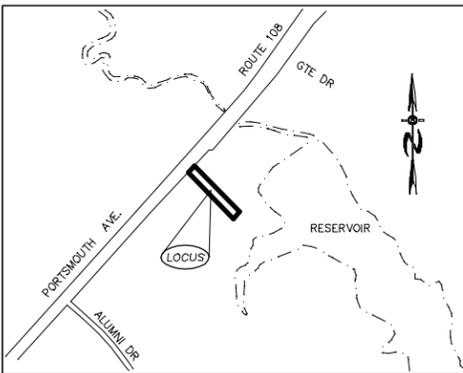
Garbage Truck
 5.95' — 15.50' — 2.00'



Tire Diameter: 3 FEET



GARBAGE TRUCK TURNING PLAN	
MIXED-USE DEVELOPMENT 97 PORTSMOUTH AVENUE EXETER, NH TAX MAP 65, LOT 125	
DATE: MARCH, 2025	SCALE: 1" = 40'
PROJ. NO: NH-1547	SHEET NO. 1 OF 1



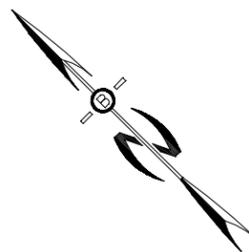
LOCATION MAP
1"=500'

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 MINIMUM LOT WIDTH - 150 FT.
 MINIMUM LOT DEPTH - 100 FT.

BUILDING SETBACKS
 FRONT - 50 FT.
 SIDE - 20 FT.
 REAR - 50 FT.
 BUILDING HEIGHT - 35 FT.
 (50' BY SPECIAL EXCEPTION)
 MAXIMUM BUILDING COVERAGE = 30%
 EXISTING-18.4%, PROPOSED-18.4%
 MINIMUM OPEN SPACE = 15%
 EXISTING-12.4%, PROPOSED-21%

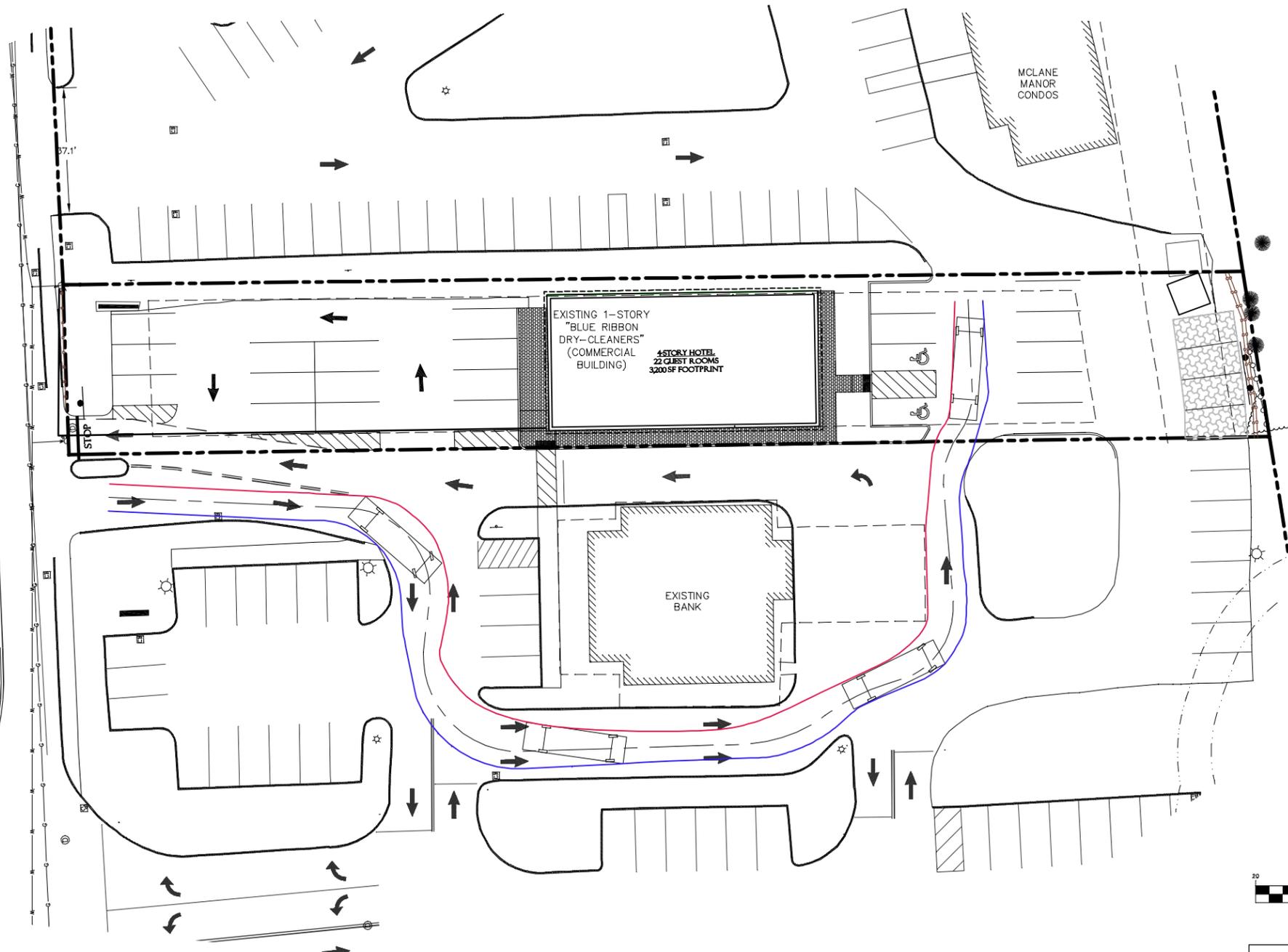


PREPARED FOR:

J CALEY ASSOCIATES
 11 TAYLOR COURT
 STRATHAM NH 03885



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



Single Unit [SU-11/30]

6.00' 20.00' 4.00'

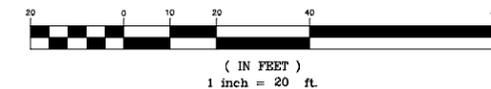


FEET

Tire Diameter: 3



GRAPHIC SCALE



SINGLE-UNIT VEHICLE TURNING PLAN

MIXED-USE DEVELOPMENT
 97 PORTSMOUTH AVENUE
 EXETER, NH
 TAX MAP 65, LOT 125

DATE: MARCH, 2025
 PROJ. NO: NH-1547

SCALE: 1" = 40'
 SHEET NO. 1 OF 1

HOTEL DEVELOPMENT 97 PORTSMOUTH AVE. (NH ROUTE 108) TAX MAP 65, LOT 125 JANUARY 27, 2026

NOT FOR CONSTRUCTION

DRAWING INDEX

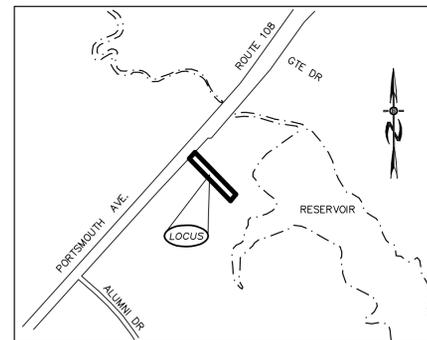
CIVIL ENGINEERS:



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



LOCATION MAP



SCALE: 1"=500'

SHEET #	TITLE
	COVER SHEET
1-2	EXISTING CONDITION PLANS (BERRY SURVEY)
3	DEMOLITION PLAN
4	PARKING \ PAVEMENT PLAN
4A	SHORELAND PROTECTION PLAN
5	GRADING, DRAINAGE, & EROSION CONTROL PLAN
6	UTILITY PLAN
7	LIGHTING PLAN
8	PLANTING PLAN (NOT INCLUDED)
9	EROSION & SEDIMENT CONTROL DETAILS
10-11	CONSTRUCTION DETAILS

LAND SURVEYORS:

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
603-332-2863

RECORD OWNER
BLUE FIELDS PROPERTY
97 PORTSMOUTH AVE.
EXETER, NEW HAMPSHIRE

RECORD APPLICANT
JEFF CALEY ASSOCIATES
11 TAYLOR COURT
STRATHAM, NEW HAMPSHIRE

PLAN SET LEGEND

<ul style="list-style-type: none"> 5/8" REBAR DRILL HOLE CONC. BOUND UTILITY POLE DRAIN MANHOLE SEWER MANHOLE EXISTING LIGHT POLE EXISTING CATCH BASIN PROPOSED CATCH BASIN WATER GATE WATER SHUT OFF HYDRANT PINES, ETC. MAPLES, ETC. EXIST. SPOT GRADE PROP. SPOT GRADE DOUBLE POST SIGN SINGLE POST SIGN 	<ul style="list-style-type: none"> VCC OVERHEAD ELEC. LINE FENCING DRAINAGE LINE SEWER LINE GAS LINE WATER LINE STONE WALL TREE LINE ABUT. PROPERTY LINES EXIST. PROPERTY LINES BUILDING SETBACK LINES EXIST. CONTOUR PROP. CONTOUR SOIL LINES 	<ul style="list-style-type: none"> VERTICAL GRANITE CURB
---	---	---

WETLAND/SOIL CONSULTANT:

JOHN P. HAYES, CSS CWS
7 LIMESTONE WAY
N. HAMPTON, NH 03862
603-205-4396
JOHNPHAYES@COMCAST.NET



THE APPLICANT RECEIVED A VARIANCE FROM ARTICLE 5, SECTION 5.1.2, AND ARTICLE 4, SECTION 4.4 TO DEMOLISH AN EXISTING STRUCTURE AND REBUILD IN THE SAME FOOTPRINT (SEEKING RELIEF FROM THE REQUIRED MINIMUM SIDE YARD SETBACKS); AND A SPECIAL EXCEPTION PER ARTICLE 4, SECTION 4.4 SCHEDULE III: DENSITY AND DIMENSIONAL REGULATIONS-NON-RESIDENTIAL TO PERMIT THE PROPOSED CONSTRUCTION OF A STRUCTURE FIFTY-FEET (50') IN HEIGHT.

REQUIRED PERMITS
NHDES SEWER CONNECTION
NHDES WATER CONNECTION

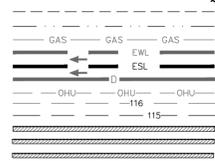
PB CASE # 26-3
CHAIRMAN SIGNATURE:

	REVISIONS:	DATE:
1	REVISED PER REVIEW COMMENTS	3-16-26
2		
3		
4		
5		
6		

NH-1547 PROPOSED MIXED-USE SITE PLAN

PLAN REFERENCES:

- "PLAN OF LAND FOR SYLVANIA ELECTRIC PRODUCTS INC. EXETER NEW HAMPSHIRE" BY: G.L. DAVIS DATED: DECEMBER 1962 R.C.R.D. FOLDER #1, PLAN #1
- "LAND EXETER, N.H. WAYNE M. COLBY TO EXETER REALTY CORP." BY: JOHN W. DURGIN CIVIL ENGINEERS DATED: APRIL, 1955 R.C.R.D. BOOK #1279, PAGE #161
- "POLE LINE OVER LAND OF EXETER REALTY CORPORATION" BY: EXETER & HAMPTON ELEC. CO. DATED: MARCH 28, 1962 R.C.R.D. BOOK #1623, PAGE #156
- "SUBDIVISION OF LAND LAND OF BENJAMIN J. & JOAN E. DAGOSTINO OPTIONED BY HARRY F. MCLENNAN EXETER, N.H." BY: MCKENNA ASSOCIATES DATED: JULY 11, 1971 R.C.R.D. PLAN #D-2540
- "SUBDIVISION PLAN OF LAND IN EXETER, NEW HAMPSHIRE FOR FIRST DEVELOPMENT CORP. OF GORHAM, N.H." BY: SOMERVILLE ENGINEERING INC. DATED: NOVEMBER 14, 1972 R.C.R.D. PLAN #D-3445
- "SUBDIVISION OF LAND OF TOWN OF EXETER FOR JOHN FLYNN IN EXETER, N.H." BY: PARKER SURVEY ASSOC., INC. DATED: APRIL, 1981 R.C.R.D. PLAN #D-10196
- "SITE PLAN PROPOSED ADDITIONS GLOBE STORE EXETER N.H. FOR FIRST DEVELOPMENT CORP 451 ANDOVER STREET NO. ANDOVER MA" BY: GREAT BAY ENGINEERING DATED: AUGUST, 1987 R.C.R.D. PLAN #D-20867
- "LOT LINE ADJUSTMENT PLAN EXETER HOSPITAL NEW HEALTH CARE CENTER EXETER, NEW HAMPSHIRE" BY: KIMBALL CHASE DATED: AUGUST 21, 1991 R.C.R.D. PLAN #D-21261
- "A SURVEY AND PLAT OF A CONDOMINIUM SITE PLAN OF McLANE MANOR SITUATED IN THE TOWN OF EXETER, N.H. PREPARED FOR McLANE MANOR CONDOMINIUM ASSOC." BY: R.S.L. LAYOUT & DESIGN, INC. DATED: OCTOBER 13, 1997 R.C.R.D. PLAN #D-25840
- "SEWER EASEMENT PLAN THE PROVIDENT BANK 95 PORTSMOUTH AVENUE, EXETER, NH 03833" BY: JONES & BEACH ENGINEERS, INC. DATED: MAY 25, 2010 R.C.R.D. PLAN #D-36632
- "BENJAMIN J. & JOHN E. DAGOSTINO, ALAT/ACSM LAND TITLE SURVEY FOR EXISTING SITE CONDITIONS PLAN" BY: JONES AND BEACH ENGINEERS, INC. DATED: APRIL 25, 1997 NOT RECORDED. ON FILE AT THIS OFFICE



EXISTING LEGEND:

- IRON BOUND/IRON ROD/REBAR (FND OR SET)
- IRON PIPE (FND)
- PK NAIL (SET)
- UTILITY POLE / GUY WIRE
- SINGLE POST SIGN
- TEMPORARY BENCHMARK (TBM)
- CURB STOP
- GATE VALVE
- FIRE HYDRANT
- GAS VALVE
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- MONITORING WELL
- SEWER CLEANOUT
- POLE LIGHT
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING DRAIN LINE
- OVERHEAD UTILITIES
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- VERTICAL GRANITE CURB (V.G.C.)
- SLANTED GRANITE CURB (S.G.C.)
- BITUMINOUS CURB (BITUM.)
- NRCS SOIL BOUNDARY
- NRCS SOIL LABEL

- FND FOUND
- TYP TYPICAL
- E.O.P. EDGE OF PAVEMENT
- S.S.W.L. SINGLE SOLID WHITE LINE
- D.S.Y.L. DOUBLE SOLID YELLOW LINE
- D.D.Y.L. DOUBLE DASHED YELLOW LINE
- R.C.R.D. ROCKINGHAM COUNTY REGISTRY OF DEEDS

JURISDICTIONAL WETLANDS WERE DELINEATED BY JOHN P. HAYES III, CWS IN DECEMBER 10 OF 2024 UTILIZING THE FOLLOWING STANDARDS UNDER NO SNOW CONDITIONS:

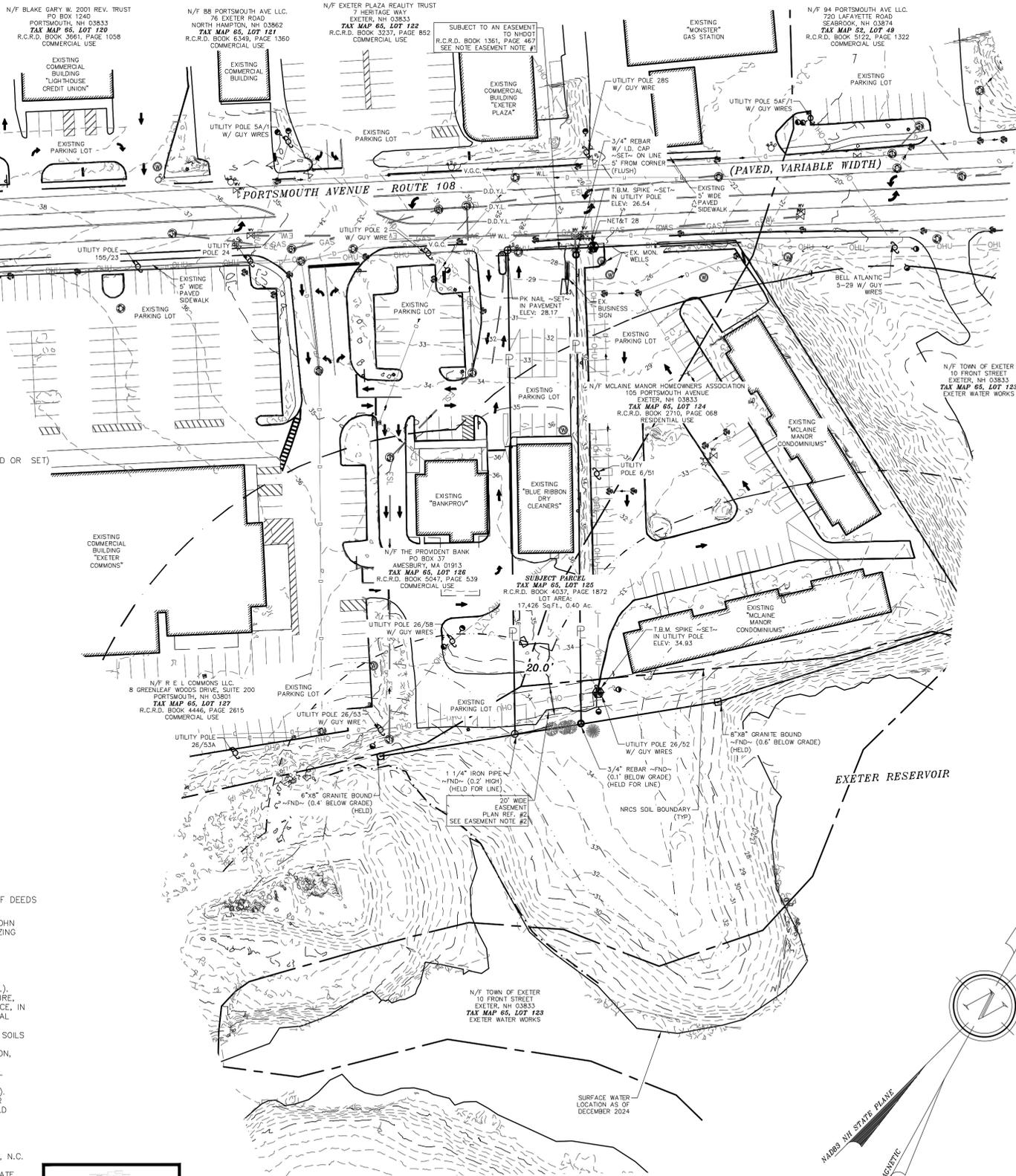
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3. APRIL 2004. NEWPPCC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
- NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND.PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
- STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER, 2014. THE NATIONAL WETLAND PLANT LIST, 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
- CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT 7-87-1.
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION. JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS, ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARLSON, F. GOLET, AND E. LAROE. U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE. FWS/OBS-79/47.

MONITORING WELLS:

THE PROPERTY CONTAINS MONITORING WELL(S). THE USE OR FUNCTIONS OF THESE WELLS ARE UNKNOWN.

EASEMENT NOTES:

- "CONVEYING HEREBY THE RIGHT TO CONSTRUCT AND MAINTAIN SLOPES BEYOND THE LIMITS OF THE ABOVE DESCRIBED PARCEL, AS INDICATED ON SAID PLAN, THE RIGHT TO CONSTRUCTION AND MAINTAIN DRAINAGE ALSO INDICATED ON SAID PLAN." R.C.R.D. BOOK 1361, PAGE 467
- THE PARCEL IS SUBJECT TO AN EASEMENT TO EXETER & HAMPTON ELECTRIC COMPANY, AND ITS SUCCESSORS AND ASSIGNS TO A PERPETUAL AND EXCLUSIVE EASEMENT AS NOTED IN R.C.R.D. BOOK 1623, PAGE 152
- TOGETHER WITH THE BLANKET EASEMENT FOR LOTS 124, 125 & 126 ALLOWING ACCESS AND THE PARKING OF CARS FOR LOT 127. R.C.R.D. BOOK 1712, PAGE 201. SUBJECT TO THE BLANKET EASEMENT OVER LOTS 124, 125, 126 ALLOWING ACCESS AND THE PARKING OF CARS FOR LOT 127. R.C.R.D. BOOK 1712, PAGE 201
- RELEASE OF ACCESS AND PARKING RIGHTS FOUND IN R.C.R.D. BOOK 2091, PAGE 41 & BOOK 2091, PAGE 42 (AFFECTS LOT 127)
- RESTORATION OF RIGHTS OF EASEMENT TO FIRST DEVELOPMENT CORPORATION. R.C.R.D. BOOK 2970, PAGE 1211
- SEE LEASE AGREEMENT R.C.R.D. BOOK 1879, PAGE 110 (NOT A MATTER OF SURVEY)



UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR NOR THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

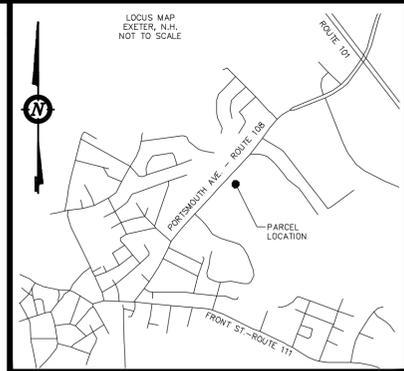
SOILS:

- 699 - URBAN LAND
- 299 - UDDERTHENTS, SMOOTHED
- 38B - ELDRIDGE FINE SANDY LOAM, 3 TO 8% SLOPES

SEE: USDA/NRCS WEBSOL

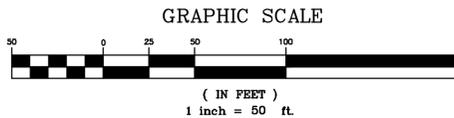
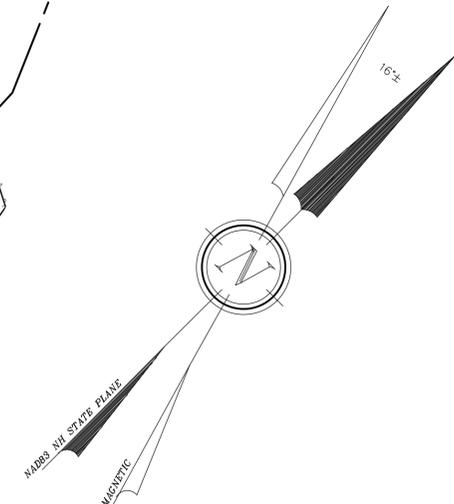


JOHN P. HAYES III, CWS #18



NOTES:

- OWNER: BLUE FIELDS PROPERTY MANAGEMENT, LLC 97 PORTSMOUTH AVENUE EXETER, NH 03833
- APPLICANT: JCALEY ASSOCIATES 11 TAYLOR COURT STRATHAM, NH 03885
- TAX MAP 65, LOT 125 PROJECT ADDRESS: 97 PORTSMOUTH AVENUE SEE R.C.R.D. BOOK 2540, PAGE 2971
- LOT AREA: 17,426 Sq.Ft., 0.40 Ac.
- ZONING: C-2, HIGHWAY COMMERCIAL DISTRICT
MIN. LOT SIZE: 20,000 Sq.Ft.
MIN. LOT WIDTH: 150'
MIN. LOT DEPTH: 100'
MAX. BUILDING HEIGHT: 35'
50' PERMITTED BY SPECIAL EXCEPTION
FRONT BUILDING SETBACK: 50'
SIDE BUILDING SETBACK: 20'
REAR BUILDING SETBACK: 50'
20' PERMITTED BY SPECIAL EXCEPTION
MAX. BUILDING COVERAGE: 30%
MIN. OPEN SPACE: 15%
WETLANDS CONSERVATION DISTRICT
LIMITED USE BUFFER: 40'
PARKING AND STRUCTURE BUFFER: 75'
EXETER SHORE LAND PROTECTION OVERLAY
SHORE LAND PROTECTION ZONE: 300'
BUILDING SETBACK: 150'
VEGETATIVE BUFFER: 75'
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN. FLOOD HAZARD REFERENCE: FEMA, COMMUNITY # - 330130, MAP # - 33015C0406E, DATED: MAY 17, 2005.
- VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS. TOPOGRAPHY PROVIDED BY 858KE AT A 1' CONTOUR INTERVAL UTILIZING CONVENTIONAL SURVEY METHODS, RTK SURVEY GRADE GPS, AND PENTA-RETURN LIDAR OBTAINED FROM AN RTK ENABLED SURVEY GRADE DRONE, WITH FIELD VERIFICATION.
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF EXETER TAX MAP 65, LOT 125 AS OF THE DATE OF THE SURVEY: DECEMBER 2024.
- THE LOT IS SERVICED BY MUNICIPAL WATER AND SEWER.
- A DILIGENT RESEARCH EFFORT FOUND SEVERAL EASEMENTS ENCUMBERING THE PROJECT SITE, AND FOUND THAT THE SITE IS BENEFITED BY EASEMENTS. THERE MAY BE RECORDED AND UNRECORDED RIGHTS THAT WERE NOT FOUND DURING THE RESEARCH EFFORT. SEE EASEMENT NOTES SECTION OF THIS PLAN.
- THERE WERE NO CEMETERIES FOUND ONSITE DURING THE GROUND SURVEY PERFORMED UNDER NO SNOW CONDITIONS IN DECEMBER OF 2024. NO CEMETERIES ARE MENTIONED IN THE SUBJECT PARCELS CHAIN OF TITLE.



THIS PLAN IS NOT SUITABLE FOR RECORDING UNDER THE RECORDING LAWS OF THE STATE OF NEW HAMPSHIRE.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

KENNETH A. BERRY L.L.S. 805 DATE

REVISION	DATE	DESCRIPTION
#2	8-27-25	REVISED PER TRC REQUEST
#1	6-20-25	REVISED PER TRC REQUEST

OVERVIEW EXISTING CONDITIONS PLAN
LAND OF
BLUE FIELDS PROPERTY MANAGEMENT LLC
97 PORTSMOUTH AVENUE
EXETER, N.H.
TAX MAP 65, LOT 125

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 50 FT.
DATE: DECEMBER 12, 2024
FILE NO.: DB 2024 - 140



JOHN P. HAYES III, CWS #18

- JURISDICTIONAL WETLANDS WERE DELINEATED BY JOHN P. HAYES III, CWS IN DECEMBER 10 OF 2024 UTILIZING THE FOLLOWING STANDARDS UNDER NO SNOW CONDITIONS:
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.), UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
 - FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004. NEIMPCO WETLANDS WORKGROUP, WILMINGTON, MA 01897.
 - NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL/). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
 - STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST, LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER, 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
 - CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
 - REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS, ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
 - CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE, FWS/OBS-79/31.

EXISTING LEGEND:

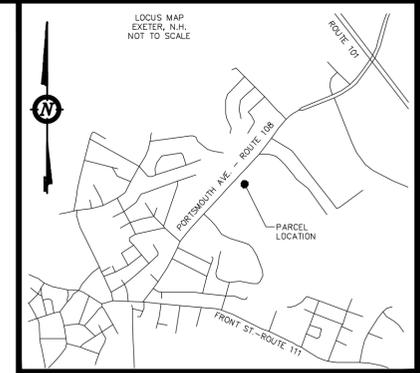
- IRON BOUND/IRON ROD/REBAR (FND OR SET)
- IRON PIPE (FND)
- PK NAIL (SET)
- UTILITY POLE / GUY WIRE
- SINGLE POST SIGN
- TEMPORARY BENCHMARK (TBM)
- CURB STOP
- GATE VALVE
- FIRE HYDRANT
- GAS VALVE
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- MONITORING WELL
- POLE LIGHT
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING DRAIN LINE
- OVERHEAD UTILITIES
- EXISTING CONTOUR MAJOR
- VERTICAL GRANITE CURB (V.G.C.)
- SLANTED GRANITE CURB (S.G.C.)
- BITUMINOUS CURB (BITUM.)
- 300' EXETER SHORE LAND PROTECTION LINE
- 150' EXETER SHORE LAND BUILDING SETBACK
- NRCS SOIL BOUNDARY
- NRCS SOIL LABEL
- SPOT ELEVATION

EASEMENT NOTES:

- "CONVEYING HEREBY THE RIGHT TO CONSTRUCT AND MAINTAIN SLOPES BEYOND THE LIMITS OF THE ABOVE DESCRIBED PARCEL, AS INDICATED ON SAID PLAN, THE RIGHT TO CONSTRUCTION AND MAINTAIN DRAINAGE ALSO INDICATED ON SAID PLAN." R.C.R.D. BOOK 1361, PAGE 467
- THE PARCEL IS SUBJECT TO AN EASEMENT TO EXETER & HAMPTON ELECTRIC COMPANY, AND ITS SUCCESSORS AND ASSIGNS TO A PERPETUAL AND EXCLUSIVE EASEMENT AS NOTED IN R.C.R.D. BOOK 1623, PAGE 152
- TOGETHER WITH THE BLANKET EASEMENT FOR LOTS 124, 125 & 126 TO ACCESS AND PARK CARS ON ABUTTING LOT 127. R.C.R.D. BOOK 1712, PAGE 201.
- SUBJECT TO THE BLANKET EASEMENT OVER LOTS 124, 125, 126 ALLOWING ACCESS AND THE PARKING OF CARS FOR LOT 127. R.C.R.D. BOOK 1712, PAGE 201
- RELEASE OF ACCESS AND PARKING RIGHTS FOUND IN R.C.R.D. BOOK 2091, PAGE 41 & BOOK 2091, PAGE 42 (AFFECTS LOT 127)
- RESTORATION OF RIGHTS OF EASEMENT TO FIRST DEVELOPMENT CORPORATION. R.C.R.D. BOOK 2970, PAGE 1211
- SEE LEASE AGREEMENT R.C.R.D. BOOK 1879, PAGE 110 (NOT A MATTER OF SURVEY)

NOTES (Cont.):

- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN. FLOOD HAZARD REFERENCE: FEMA, COMMUNITY # - 330130, MAP # - 33015C0406E, DATED: MAY 17, 2005.
- VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS. TOPOGRAPHY PROVIDED BY BS&E AT A 1" CONTOUR INTERVAL UTILIZING CONVENTIONAL SURVEY METHODS, RTK SURVEY GRADE GPS, AND PENTA-RETURN LIDAR OBTAINED FROM AN RTK ENABLED SURVEY GRADE DRONE, WITH FIELD VERIFICATION.
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF EXETER TAX MAP 65, LOT 125 AS OF THE DATE OF THE SURVEY: DECEMBER 2024.
- THE LOT IS SERVICED BY MUNICIPAL WATER AND SEWER.
- SEE OVERVIEW EXISTING CONDITIONS PAGE FOR COMPLETE NOTES AND ABUTTERS.

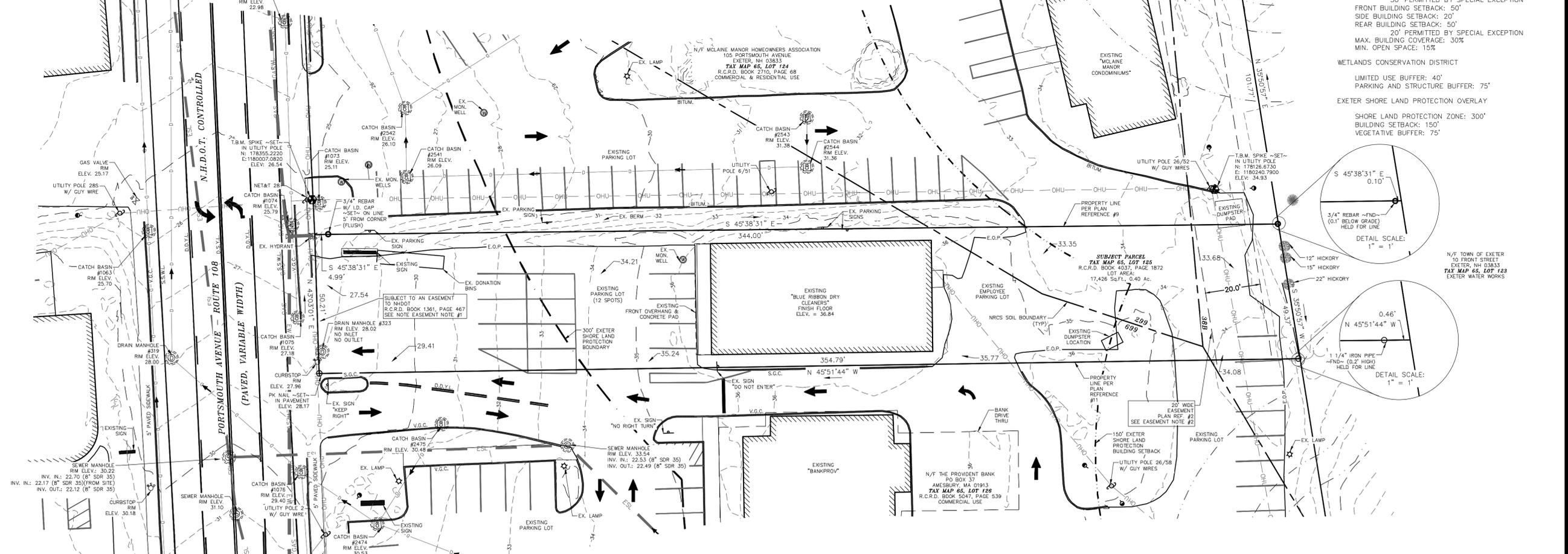


NOTES:

- OWNER: BLUE FIELDS PROPERTY MANAGEMENT, LLC
97 PORTSMOUTH AVENUE
EXETER, NH 03833
- TAX MAP 65, LOT 125
PROJECT ADDRESS: 97 PORTSMOUTH AVE.
- R.C.R.D. BOOK 4037, PAGE 1872
SEE R.C.R.D. BOOK 2540, PAGE 2971
- LOT AREA: 17,426 Sq.Ft., 0.40 Ac.
- ZONING: C-2, HIGHWAY COMMERCIAL DISTRICT

- MIN. LOT SIZE: 20,000 Sq.Ft.
MIN. LOT WIDTH: 150'
MIN. LOT DEPTH: 100'
MAX. BUILDING HEIGHT: 35'
50' PERMITTED BY SPECIAL EXCEPTION
FRONT BUILDING SETBACK: 50'
SIDE BUILDING SETBACK: 20'
REAR BUILDING SETBACK: 50'
20' PERMITTED BY SPECIAL EXCEPTION
MAX. BUILDING COVERAGE: 30%
MIN. OPEN SPACE: 15%
- WETLANDS CONSERVATION DISTRICT
LIMITED USE BUFFER: 40'
PARKING AND STRUCTURE BUFFER: 75'
EXETER SHORE LAND PROTECTION OVERLAY
SHORE LAND PROTECTION ZONE: 300'
BUILDING SETBACK: 150'
VEGETATIVE BUFFER: 75'

N/F 94 PORTSMOUTH AVE. LLC
700 LAFAVETTE ROAD
SEABROOK, NH 03874
TAX MAP 65, LOT 49
R.C.R.D. BOOK 5122, PAGE 1322
COMMERCIAL USE

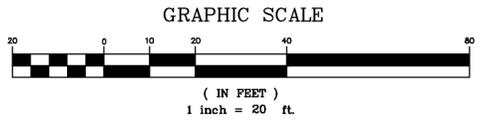


UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR NOR THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

SOILS:

- 699 - URBAN LAND
 - 299 - UDRTHENTS, SMOOTHED
 - 38B - ELDRIDGE FINE SANDY LOAM, 3 TO 8% SLOPES
- SEE: USDA/NRCS WEBSID



THIS PLAN IS NOT SUITABLE FOR RECORDING UNDER THE RECORDING LAWS OF THE STATE OF NEW HAMPSHIRE.

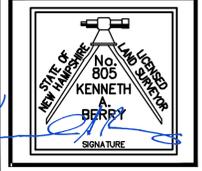
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

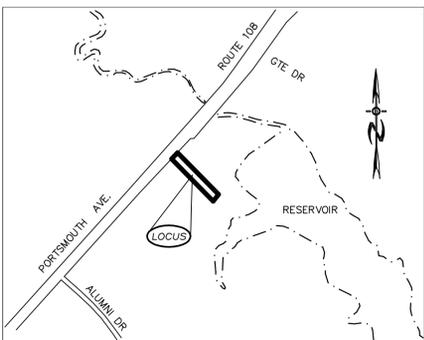
KENNETH A. BERRY L.L.S. 805 DATE 8-27-25

REVISION	DATE	DESCRIPTION
#2	8-27-25	REVISED PER TRC REQUEST
#1	6-20-25	REVISED PER TRC REQUEST

EXISTING CONDITIONS PLAN
LAND OF
BLUE FIELDS PROPERTY MANAGEMENT LLC
97 PORTSMOUTH AVENUE
EXETER, N.H.
TAX MAP 65, LOT 125

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 20 FT.
DATE: DECEMBER 12, 2024
FILE NO.: DB 2024 - 140





LOCATION MAP
1"=500'

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 30' 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.

EXISTING USE: DRY CLEANER
PROPOSED USE: HOTEL

ZONING REQUIREMENTS:
ZONING DISTRICT: HIGHWAY COMMERCIAL (C2)
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM LOT WIDTH: 150 FT.
MINIMUM LOT DEPTH: 100 FT.

BUILDING SETBACKS:
FRONT: 50 FT.
SIDE: 20 FT.
REAR: 50 FT.
BUILDING HEIGHT: 35 FT.
(50' BY SPECIAL EXCEPTION)

MAXIMUM BUILDING COVERAGE = 30%
EXISTING-18.4%, PROPOSED-18.4%

MINIMUM OPEN SPACE = 15%
EXISTING-12.4%, PROPOSED-22.2%

PARKING CALCULATIONS:

REQUIRED: 1 SPACE PER ROOM + 1 SPACE PER EE
= 1 SPACE/ROOM x 22 ROOMS + 1 SPACE/EE x 4 EE'S
= 26 SPACES

PROVIDED: 26 (INCLUDING 2 ACCESSIBLE SPACES)

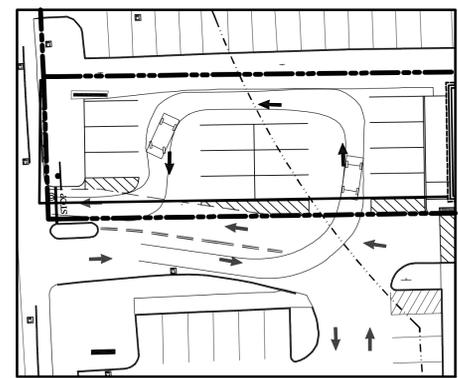
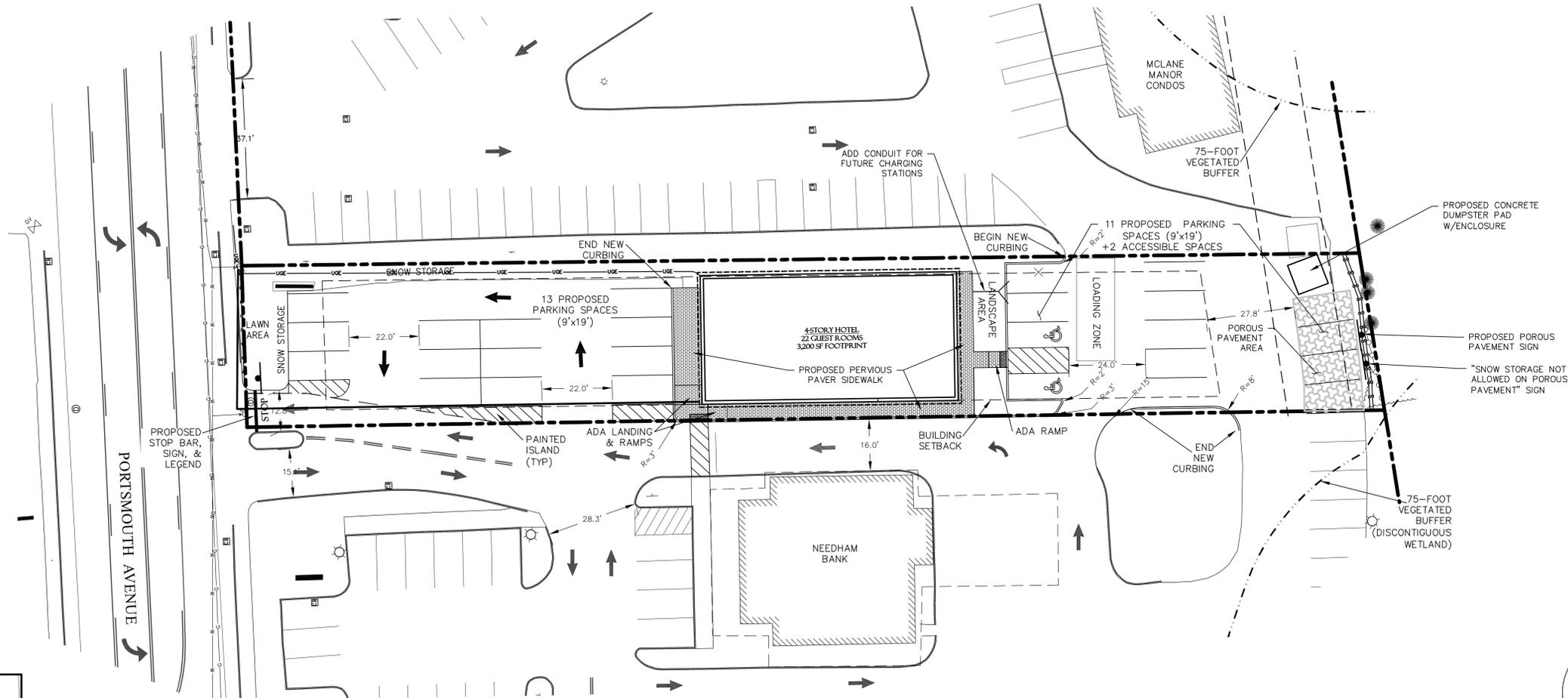


PREPARED FOR:

J CALEY ASSOCIATES
11 TAYLOR COURT
STRATHAM NH 03885



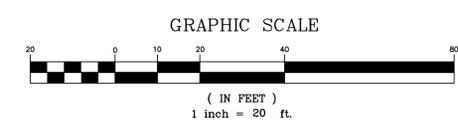
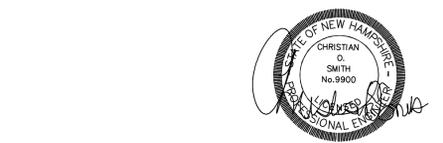
70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX: 603-583-4863



PASSENGER VEHICLE PATH INSET
SCALE: 1' = 30'

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW A 4-STORY HOTEL BUILDING WITH ASSOCIATED PARKING SPACES.
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. ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS UNLESS A VARIANCE IS OTHERWISE REQUESTED.
5. TOTAL PROPOSED DISTURBANCE FOR CONSTRUCTION = 0.4± ACRES.
6. 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.
7. 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.
8. 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.
9. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.



REVISED PER REVIEW COMMENTS	2-27-26
REVISIONS:	DATE:

PARKING/PAVEMENT PLAN	
HOTEL DEVELOPMENT 97 PORTSMOUTH AVENUE EXETER, NH TAX MAP 65, LOT 125	
DATE:	JAN 27, 2026
SCALE:	1" = 20'
PROJ. NO:	NH-1547
SHEET NO.	4

UTILITY NOTES:

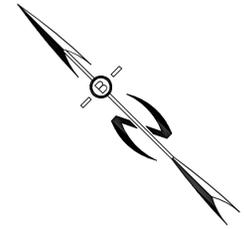
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES, AND BONDS.
- THE CONTRACTOR SHALL PROVIDE NOTICE TO ALL COMPANIES AND LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH, OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
- THE SPECIFICATIONS FOR PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR PROPER UTILITY CROSSING REQUIREMENTS PRIOR TO CONSTRUCTION.
- PRIOR TO THE PRE-CONSTRUCTION MEETING USE/GET 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.
- ALL CONSTRUCTION SHALL CONFORM TO EXETER STANDARDS AND REGULATIONS, UNLESS OTHERWISE SPECIFIED. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR (OSHA) RULES AND REGULATIONS. BUILDINGS ARE TO BE SERVICED BY UNDERGROUND UTILITIES.
- THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS (IF REQUIRED) IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS.
- WATER LINE SHALL BE INSTALLED UNDER ALL UTILITY LINES WITH A MINIMUM OF 18" OF VERTICAL CLEARANCE BETWEEN UTILITIES AT CROSSINGS.
- AN AS-BUILT PLAN IS TO BE PREPARED AND SUBMITTED TO DEPARTMENT OF PUBLIC WORKS IN DIGITAL (.DWG AND .PDF) AND MYLAR FORMATS.
- THE CONTRACTOR IS RESPONSIBLE FOR PAYMENT OF ALL CONNECTION FEES.
- SANITARY SEWER FLOW CALCULATIONS:
22 ROOM HOTEL

ESTIMATED FLOW AT 200 GPD/ROOM= 4,400 GPD
4 EMPLOYEES
ESTIMATED FLOW AT 10 GPD/EMPLOYEE = 40 GPD = 40 GPD
TOTAL ESTIMATED FLOW = 4,440 GPD

- ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY CAP AND WITNESS AT END.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL WATER LINE BENDS, TEES, AND MECHANICAL JOINTS.
- CONTRACTOR SHALL MINIMIZE DISRUPTIONS TO EXISTING WATER SERVICES AND ALL REQUIREMENTS OF EXETER WATER DEPARTMENT SHALL BE FOLLOWED REGARDING NOTIFICATION OF INTERRUPTION OF SERVICE (MIN 48 HOURS).
- TEE INSTALLATION MAY NEED TO BE CONDUCTED AT NIGHT AS DIRECTED BY EXETER WATER DEPT.
- WATER VALVES ARE TO BE OPERATED ONLY BY MUNICIPAL STAFF.
- THE INSTALLATION OF SMOKE, HEAT, FIRE, OR CARBON MONOXIDE ALARMS OR SYSTEMS SHALL COMPLY WITH NFPA 72 REQUIREMENTS.
- ALL SEWER SERVICE BENDS SHALL HAVE CLEANOUTS INSTALLED.
- ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.3 STORMWATER MANAGEMENT STANDARDS, STORMWATER MANAGEMENT PLAN, STORMWATER POLLUTION PREVENTION PLAN, AND EROSION AND SEDIMENT CONTROL STANDARDS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE. SEE SECTION 9.14 ROADWAYS, ACCESS POINTS, AND FIRE LANES AND SECTION 9.13 PARKING AREAS FOR EXCEPTIONS.
- THE 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.

WATER & SEWER DESIGN FLOWS:

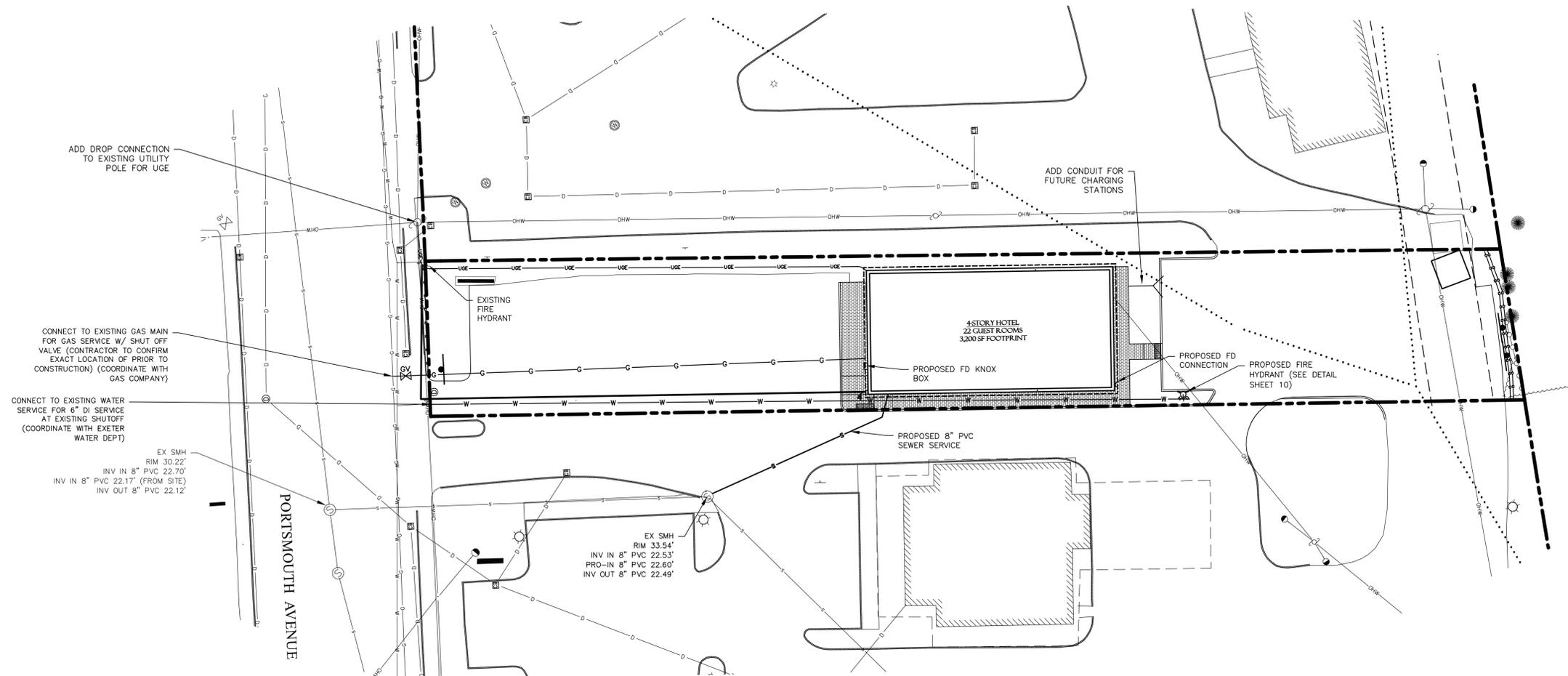
USE: HOTEL
DESIGN FLOW: 200 GPD PER ROOM + 20 GPD PER EMPLOYEE
= 200 GPD/ROOM * 22 ROOMS + 20 GPD/EE * 4 EES
= 4,480 GPD



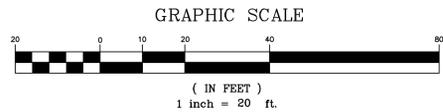
PREPARED FOR:
J CALEY ASSOCIATES
11 TAYLOR COURT
STRATHAM NH 03885



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



UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER BEALS ASSOCIATES, NOR ANY OF THEIR EMPLOYEES TAKE 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 STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233) AND EXETER DPW (603) 773-6157.



REVISIONS:	DATE:
REVISOR:	DATE:

UTILITY PLAN	
HOTEL DEVELOPMENT 97 PORTSMOUTH AVENUE EXETER, NH TAX MAP 65, LOT 125	
DATE:	JAN 27, 2026
SCALE:	1" = 20'
PROJ. NO:	NH-1547
SHEET NO.	6



POLE MOUNT
(P4A, P4B, P4C)



WALL MOUNT
(SL1)



WALL MOUNT
(W1)

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens
	1	P4A-HSS	Single	COOPER: GALN-SA1C-830-U-T4FT-CXX-HSS	MTD 12' AFG ON 12' COOPER POLE: SSS-12-4-11-AB-N1-CXX	0.900	4071
	2	P4B-HSS	Single	COOPER: GALN-SA1A-830-U-T4FT-CXX-HSS	MTD 12' AFG ON 12' COOPER POLE: SSS-12-4-11-AB-N1-CXX	0.900	2648
	2	P4C-HSS	Single	COOPER: GALN-SA2A-830-U-T4FT-CXX-HSS	MTD 12' AFG ON 12' COOPER POLE: SSS-12-4-11-AB-N1-CXX	0.900	5262
	9	SL1	Single	BRUCK: EXT-P21-30K-80-UNV-CXX	WALL MTD 20 INCHES AFG	0.900	130
	4	W1	Single	TMS: 10W-0-15LED-30K-VXX-WM-CXX-DIML-W12	WALL MTD 8' AFG	0.900	1090

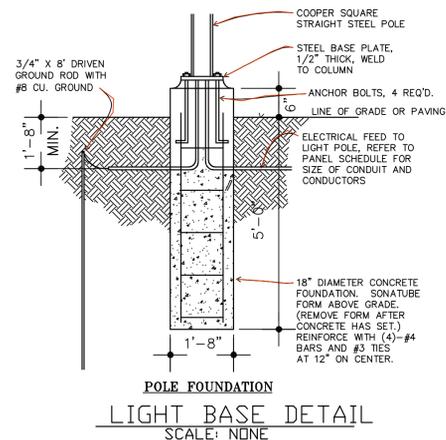
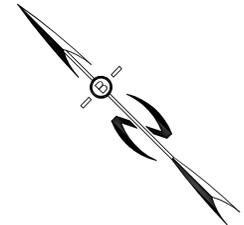
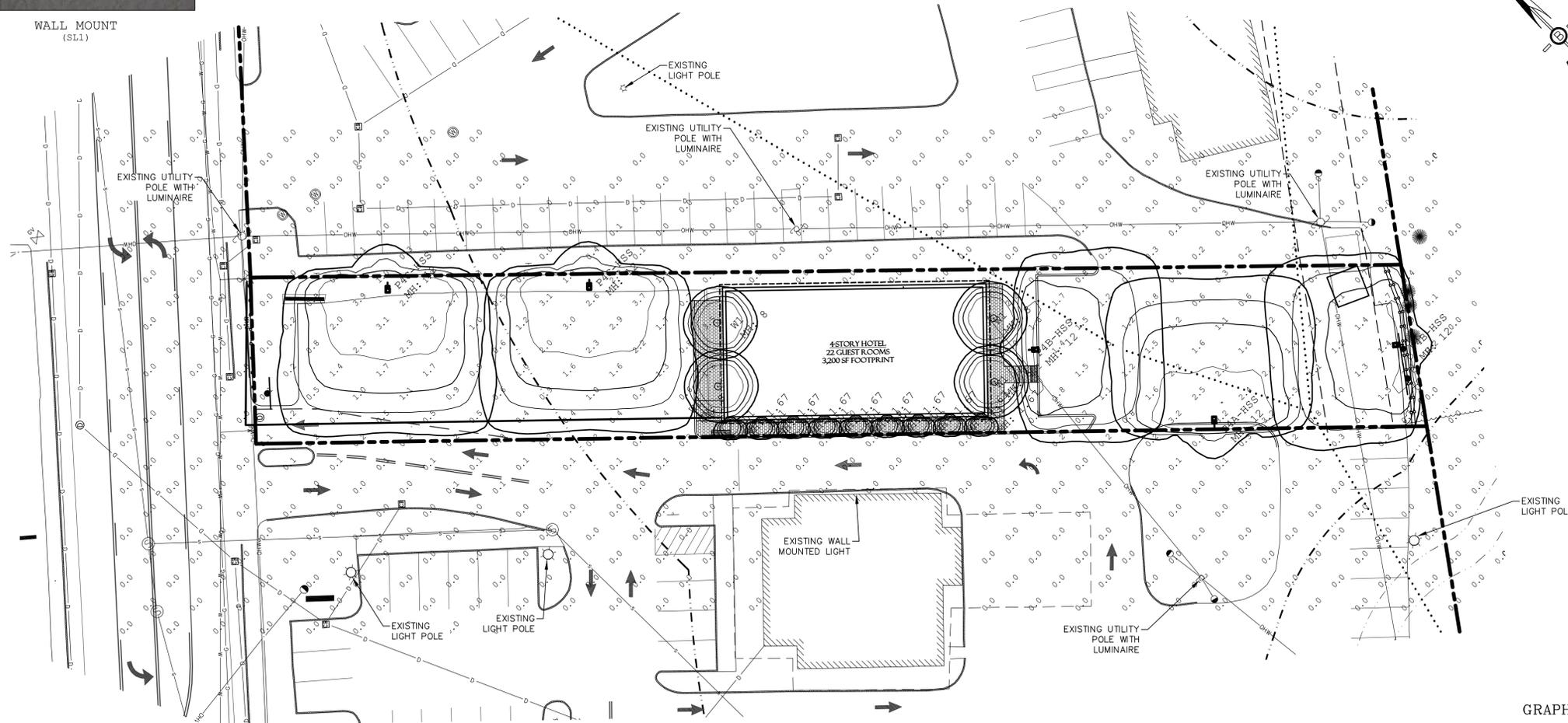
Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
ENTIRE AREA	Fc	0.30	3.9	0.0	N.A.	N.A.
NORTH PARKING LOT	Fc	1.51	3.9	0.4	3.78	9.75
SOUTH PARKING LOT	Fc	1.35	3.2	0.3	4.50	10.67
SOUTH WALKWAY	Fc	2.84	14.3	0.0	N.A.	N.A.

PREPARED FOR:

J CALEY ASSOCIATES
11 TAYLOR COURT
STRATHAM NH 03885



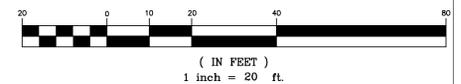
70 PORTSMOUTH AVE,
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LIGHTING NOTES:

1. ALL OUTDOOR LIGHTING SHALL BE DARK SKY COMPLIANT AND DIRECTED & SHIELDED SUCH THAT NO GLARE WILL SPILL OUT ONTO RESIDENTIALLY ZONED ADJACENTS
2. AFTER 10:00 PM ONLY THAT AMOUNT OF LIGHT NECESSARY FOR THE SECURITY OF THE PREMISES SHALL BE PERMITTED.

GRAPHIC SCALE



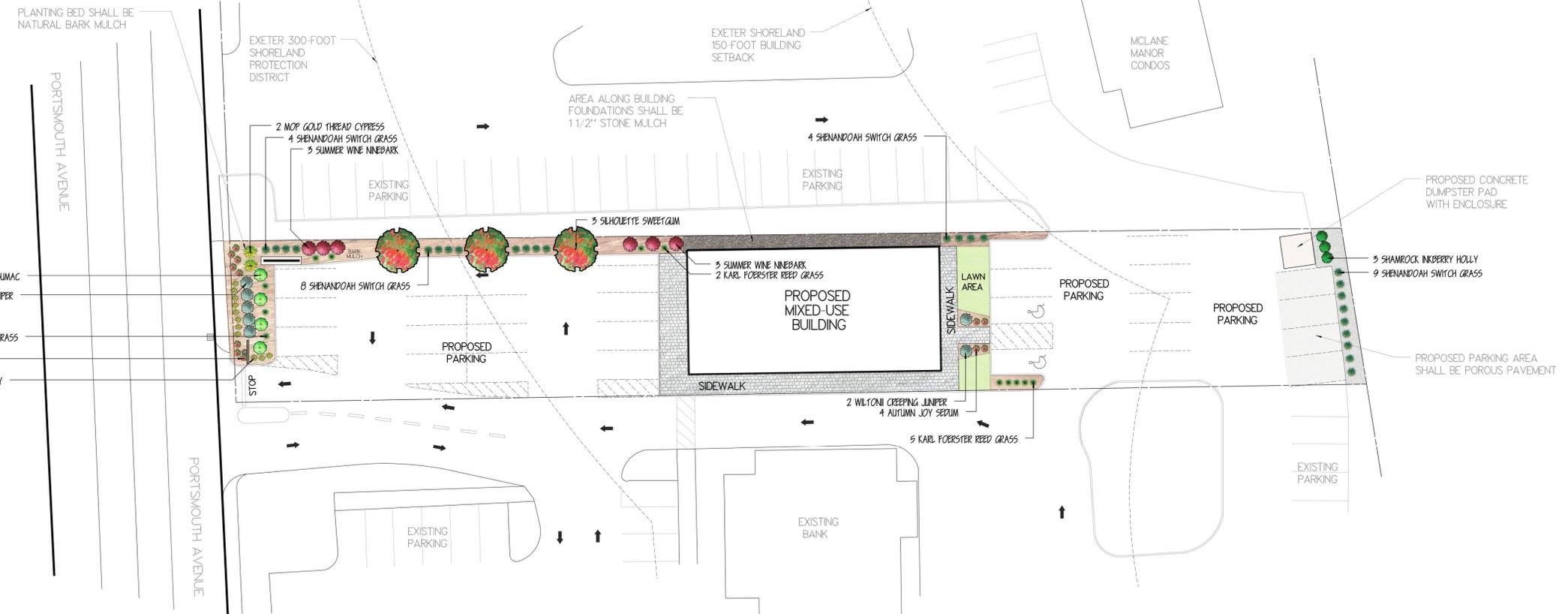
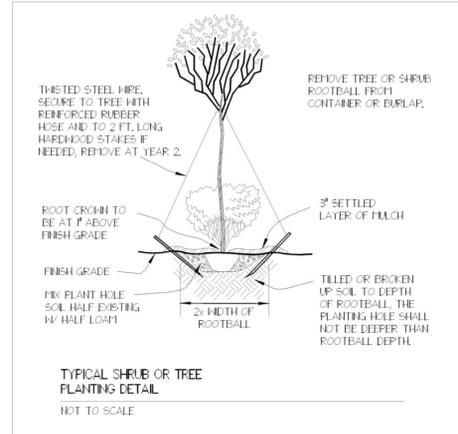
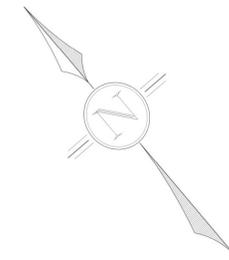
REVISIONS:	DATE:
REVISD PER TRC REVIEW	3-13-26

LIGHTING PLAN

HOTEL DEVELOPMENT
97 PORTSMOUTH AVENUE
EXETER, NH
TAX MAP 65, LOT 125

DATE:	JAN 27, 2026	SCALE:	1" = 20'
PROJ. NO:	NH-1547	SHEET NO.:	7

PREPARED FOR:
J CALEY ASSOCIATES
 11 TAYLOR COURT
 STRATHAM, NH 03885



PLANTING NOTES:

THE LANDSCAPE INSTALLATION CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO STARTING WORK.

THE CONTRACTOR SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

THE DEVELOPER SHALL PLANT A MINIMUM OF THE AMOUNT OF SHRUBS AND TREES SHOWN ON THE PLANT LIST, BUT EXACT SPECIES MAY VARY BASED ON AVAILABILITY. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE FULL YEAR FROM THE TIME OF OWNER ACCEPTANCE.

ALL PLANT MATERIAL SHALL BE WATERED THOROUGHLY DURING THE FIRST 24 HOUR PERIOD AFTER PLANTED. PLANTS SHALL BE WATERED WEEKLY OR MORE AS NECESSARY DURING THE FIRST GROWING YEAR.

ALL TREES, SHRUBS AND PERENNIALS SHALL BE PLANTED IN MULCH BEDS EXCEPT WHERE SPECIFIED ON THE PLAN. ALL MULCH AREAS SHALL RECEIVE A 3 INCH LAYER OF NATURAL BARK MULCH OVER A CONSTRUCTION GRADE WEED MAT BARRIER.

THE CONTRACTOR SHALL REMOVE WEEDS, ROCKS, CONSTRUCTION DEBRIS, ETC. FROM ANY LANDSCAPE AREA UNLESS DESIGNATED TO REMAIN.

ALL DISTURBED AREAS TO BE LANDSCAPED SHALL BE REPLACED WITH SUITABLE TOPSOIL.

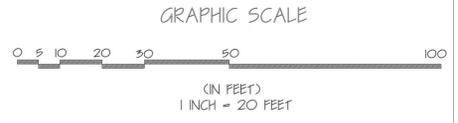
THE BUILDING FOUNDATIONS WILL HAVE STONE MULCH BORDER EXTENDING OUT 18 INCHES FROM FOUNDATION AS DRIP EDGE. THE STONE MULCH SHALL BE 3 INCH DEPTH OVER A CONSTRUCTION GRADE WEED MAT BARRIER.

THIS PLAN SHEET IS INTENDED FOR LANDSCAPING PURPOSES ONLY. REFER TO CIVIL AND SITE SHEETS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

ALL PLANTING SHALL CONFORM TO THE TOWN OF EXETER, NEW HAMPSHIRE'S SITE PLAN REVIEW REGULATIONS PLANTING REQUIREMENTS.

Qty	Botanical Name	Common Name	Size/Condition
Trees			
3	<i>Liquidambar styraciflua</i> 'Slender Silhouette'	SILHOUETTE SWEETGUM	3" Caliper B&B
Shrubs			
2	<i>Chamaecyparis pisifera</i> 'Mop'	MOP GOLD THREAD CYPRESS	5 Gallon
3	<i>Ilex glabra</i> 'Shamrock'	SHAMROCK INKBERRY HOLLY	5 Gallon
7	<i>Juniperus horizontalis</i> 'Wiltonii'	WILTONII CREEPING JUNIPER	3 Gallon
6	<i>Physocarpus opulifolius</i> 'Seward'	SUMMER WINE NINEBARK	5 Gallon
4	<i>Rhus aromatica</i> 'Gro-low'	GRO-LOW FRAGRANT SUMAC	3 Gallon
Ornamental Grasses			
12	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	KARL FOERSTER REED GRASS	2 Gallon
25	<i>Panicum virgatum</i> 'Shenandoah'	SHENANDOAH SWITCH GRASS	2 Gallon
Perennials			
11	<i>Hemerocallis</i> 'Happy Returns'	HAPPY RETURNS DAYLILY	1 Gallon
12	<i>Sedum</i> 'Autumn Joy'	AUTUMN JOY SEDUM	1 Gallon

NOTE: PLANT CONTAINER SIZES MAY VARY BASED ON AVAILABILITY.



REVISED PER COMMENTS	12/03/2025
REVISED PER COMMENTS	11/05/2025
REVISED PER COMMENTS	08/18/2025
REVISED OVERALL LAYOUT	06/06/2025
REVISIONS:	DATE:

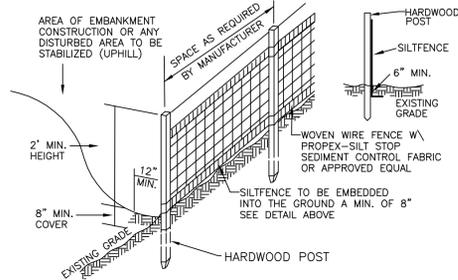
PLANTING PLAN

MIXED-USE DEVELOPMENT
 97 PORTSMOUTH AVENUE
 EXETER, NH
 TAX MAP 65, LOT 125

DATE:	APRIL 29, 2025	SCALE:	1" = 20'
PROJ. NO.:	NH-1547	SHEET NO.:	8

CONSTRUCTION SEQUENCE

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



SILT FENCE CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A
- MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER.
- THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BYPASSING MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT
- REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE
- FOR SEDIMENT STORAGE SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND
- THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED

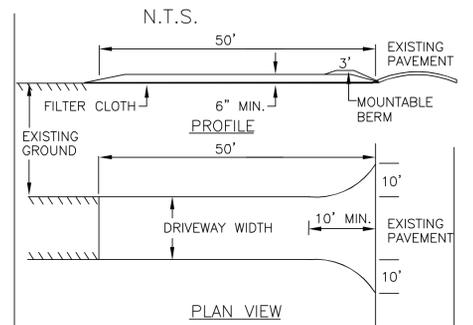
SILT FENCE MAINTENANCE

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

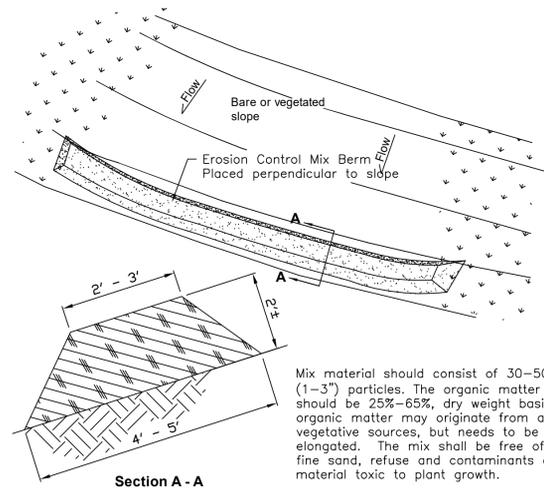
SEEDING SPECIFICATIONS

- GRADING AND SHAPING
 - SLOPES SHALL NOT BE STEEPER THAN 2:1;3:1 SLOPES OR FLATTER ARE PREFERRED. WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
- SEEDBED PREPARATION
 - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
- ESTABLISHING A STAND
 - LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
 - AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS PER 1,000 SQ. FT..
 - NITROGEN(N), 50 LBS PER ACRE OR 1. 1 LBS PER 1,000 SQ.FT.
 - PHOSPHATE(P2O5), 100 LBS PER ACRE OR 2. 2 LBS PER 1,000 SQ.FT.
 - POTASH(K2O), 100 LBS PER ACRE OR 2. 2 LBS PER 1,000 SQ.FT.
 (NOTE: THIS IS THE EQUIVALENT OF 500 LBS PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS PER ACRE OF 5-10-10.)

STABILIZED CONSTRUCTION ENTRANCE



- STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET,
- THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
- GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.



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

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

Erosion Control Mix Berm

- SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
- REFER TO TABLE(G-E1 THIS SHEET) FOR APPROPRIATE SEED MIXTURES AND TABLE(H-E1 THIS SHEET) FOR RATES OF SEEDING. ALL LEGUMES (CROWN VETCH, BIRDS FOOT TREFLOIL, AND FLAT PEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT.
- WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.
- MULCH
 - HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
 - MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 SQ. FT.
- MAINTENANCE TO ESTABLISH A STAND
 - PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
 - FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL STAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
 - IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

SEEDING RATES

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

TEMPORARY EROSION CONTROL MEASURES

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

WINTER MAINTENANCE

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

SEEDING GUIDE

USE	SEEDING MIXTURE*	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	FAIR	GOOD	EXCELLENT
	E	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	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	**

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:

J CALEY ASSOCIATES
11 TAYLOR COURT
STRATHAM NH 03885

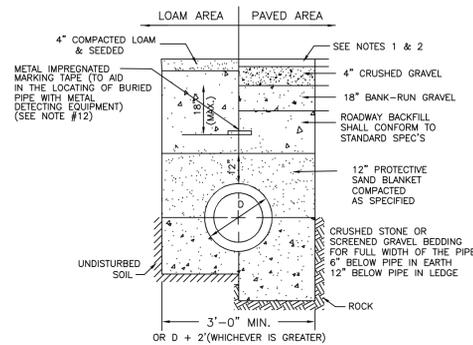
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EROSION & SEDIMENT CONTROL DETAILS	
HOTEL DEVELOPMENT 97 PORTSMOUTH AVENUE EXETER, NH TAX MAP 65, LOT 125	
DATE:	JAN 27, 2026
SCALE:	NTS
PROJ. NO:	NH-1547
SHEET NO.	9

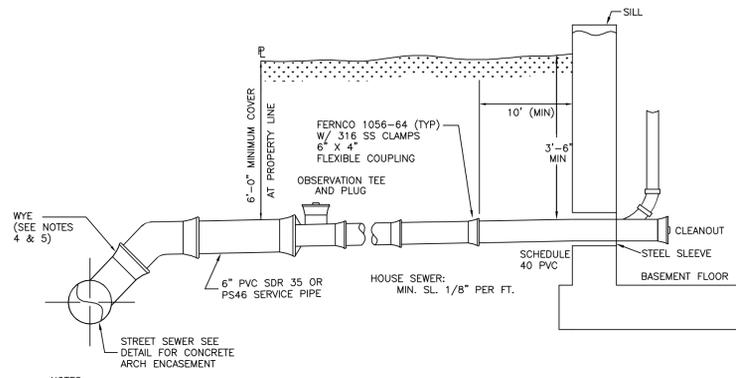
PREPARED FOR:
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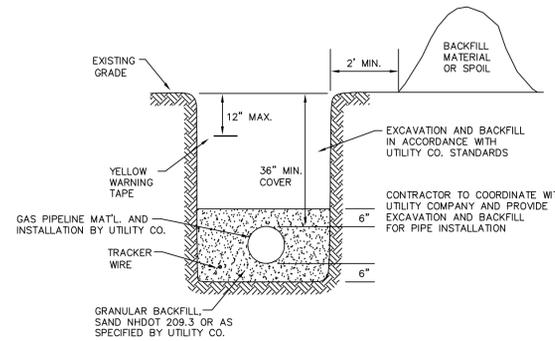
- NOTE:
 1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
 2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPEC'S.

TYPICAL SEWER TRENCH DETAIL
 NOT TO SCALE

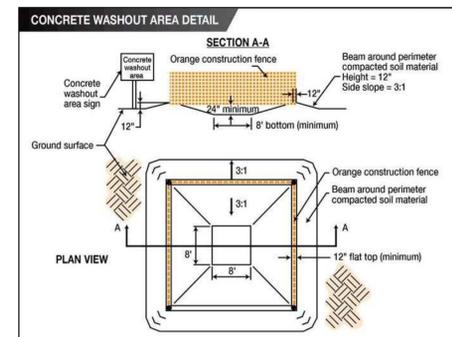


- NOTES:
 1) SEWER SERVICE FROM PROPERTY LINE TO 10' OUTSIDE OF BUILDING SHALL BE INSTALLED UNDER THIS CONTRACT ONLY WHEN OUTSIDE THE TRENCH DEWATERING OR LEDGE EXCAVATION IS REQUIRED.
 2) PIPE DEPTH AT HOUSE SHALL BE ABOVE THE SEASONAL GROUND WATER LEVEL.
 3) SEWER SHALL BE BELOW SLAB ONLY WHEN BASEMENT 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, AS 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.

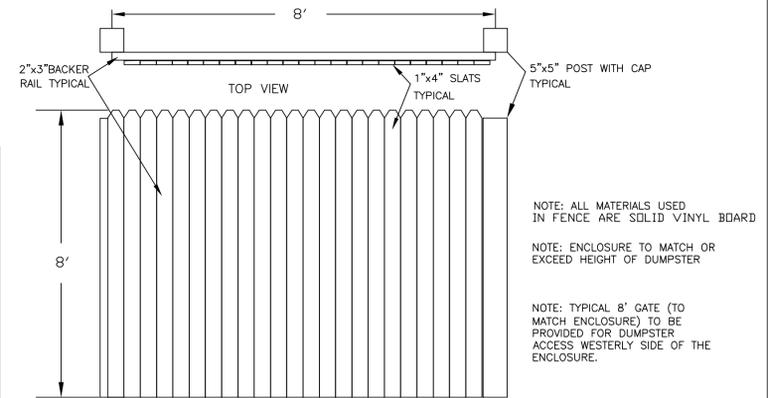
DETAIL OF HOUSE SEWER SERVICE



GAS TRENCH DETAIL



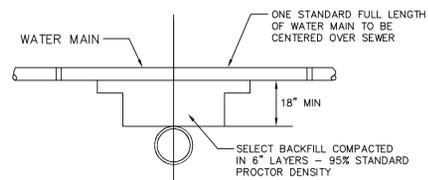
CONCRETE WASHOUT AREA DETAIL



STOCKADE FENCE DETAIL

N.T.S.

- NOTE: ALL MATERIALS USED IN FENCE ARE SOLID VINYL BOARD
 NOTE: ENCLOSURE TO MATCH OR EXCEED HEIGHT OF DUMPSTER
 NOTE: TYPICAL 8' GATE (TO MATCH ENCLOSURE) TO BE PROVIDED FOR DUMPSTER ACCESS WESTERLY SIDE OF THE ENCLOSURE.

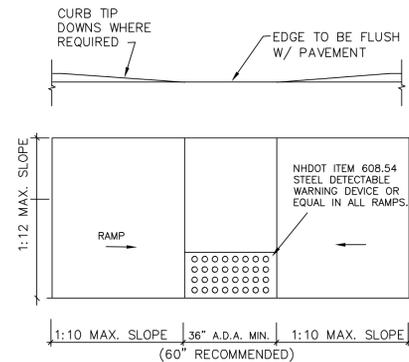


WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN PIPES. WATER MAIN JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER JOINTS

SEPARATION NOTES:

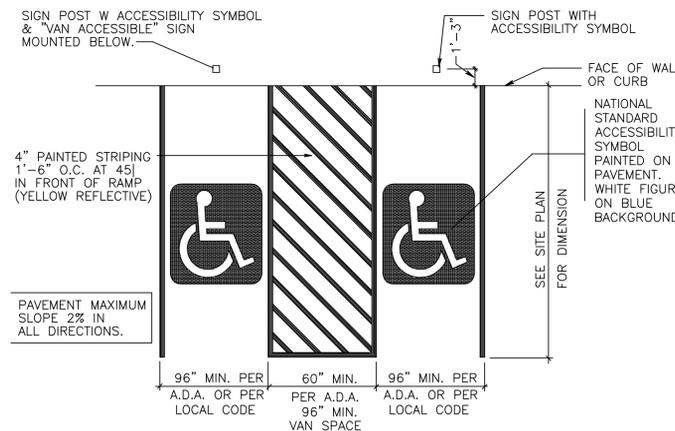
SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES (460 MM) BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS 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



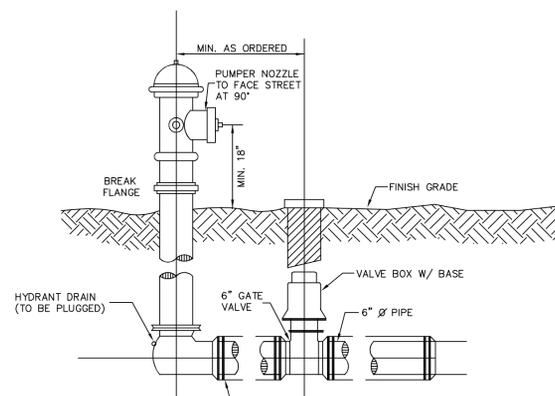
SIDEWALK RAMP DETAIL

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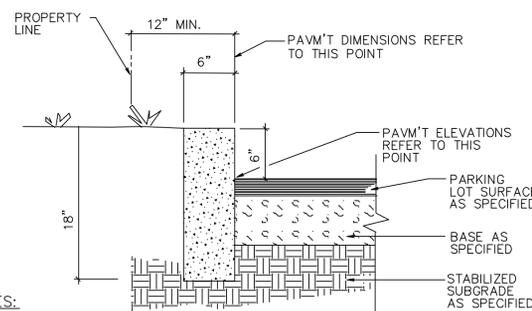
PARKING STALL FOR THE PHYSICALLY CHALLENGED

NOT TO SCALE



- NOTES:
 1. USE A VALVE ANCHORING TEE ON ALL HYDRANT BRANCHES.
 2. ALL FITTINGS SHALL BE MEGALUG OR APPROVED EQUAL.
 4 - 3/4\"/>

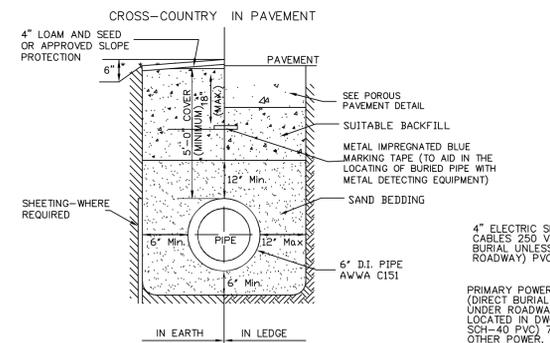
HYDRANT INSTALLATION DETAIL



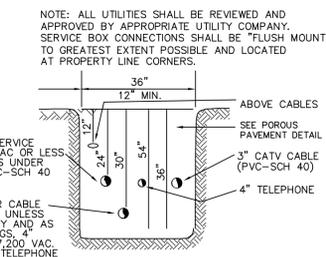
- NOTES:
 1. EDGING TO BE PLACED PRIOR TO PLACING TOP SURFACE COURSE.
 2. JOINTS BETWEEN STONES SHALL BE MORTARED.

6\"/>

NOT TO SCALE



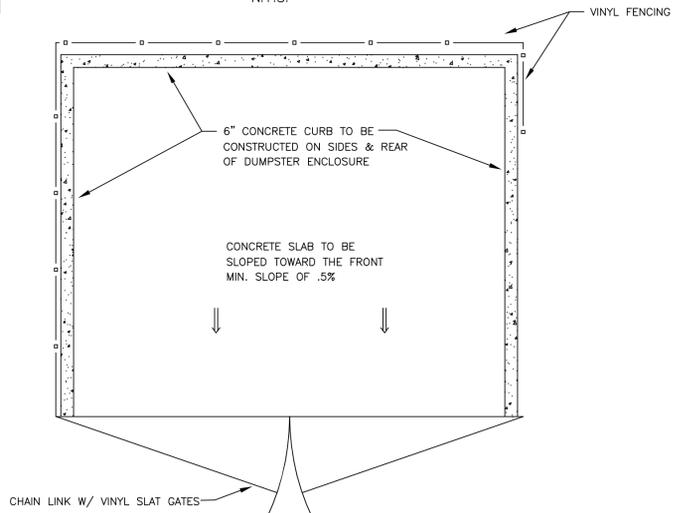
TYPICAL TRENCH DETAIL FOR WATER SYSTEM



UTILITY TRENCH DETAIL

NOTE: ALL UTILITIES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE UTILITY COMPANY. SERVICE BOX CONNECTIONS SHALL BE \"FLUSH MOUNT\" TO GREATEST EXTENT POSSIBLE AND LOCATED AT PROPERTY LINE CORNERS.
 4\"/>

PRIMARY POWER CABLE (DIRECT BURIAL UNLESS UNDER ROADWAY) AND AS LOCATED IN DWGS. 4\"/>



DUMPSTER SLAB DETAILS

N.T.S.

REVISED PER REVIEW COMMENTS	3-16-26
REVISIONS:	DATE:
CONSTRUCTION DETAILS	
HOTEL DEVELOPMENT 97 PORTSMOUTH AVENUE EXETER, NH TAX MAP 65, LOT 125	
DATE: JAN 27, 2026	SCALE: NTS
PROJ. NO: NH-1547	SHEET NO. 10

CONSTRUCTION SPECIFICATIONS FOR POROUS ASPHALT
THE UNH STORM WATER CENTER
INSTALLATION RECOMMENDATIONS

- INSTALLATION
- A. PERCOLATION BEDS (REFERS TO NO 57 STONE)
1. OWNER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO ALL PERCOLATION BED AND POROUS PAVING WORK.
2. SUB GRADE PREPARATION
A. EXISTING SUB GRADE UNDER BED AREAS SHALL NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC PRIOR TO STONE BED PLACEMENT.
B. WHERE EROSION OF SUB GRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS AND/OR SURFACE PONDING, THIS MATERIAL SHALL BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE OR EQUIVALENT AND LIGHT TRACTOR.
C. BRING SUB GRADE OF STONE PERCOLATION BED TO LINE, GRADE, AND ELEVATIONS INDICATED. FILL AND LIGHTLY REGRADE ANY AREAS DAMAGED BY EROSION, PONDING, OR TRAFFIC COMPACTED BEFORE THE PLACING OF STONE. ALL BED BOTTOMS ARE LEVEL GRADE.
3. RECHARGE BED INSTALLATION (REFERS TO NO 3 STONE)
A. UPON COMPLETION OF SUB GRADE WORK, THE ENGINEER SHALL BE NOTIFIED AND SHALL INSPECT AT HIS DISCRETION BEFORE PROCEEDING WITH PERCOLATION BED INSTALLATION.
B. PERCOLATION BED AGGREGATE SHALL BE PLACED IMMEDIATELY AFTER APPROVAL OF SUB GRADE PREPARATION. ANY ACCUMULATION OF DEBRIS OR SEDIMENT WHICH HAS TAKEN PLACE AFTER APPROVAL OF SUB GRADE SHALL BE REMOVED PRIOR TO INSTALLATION OF AGGREGATE AT NO EXTRA COST TO THE OWNER.
C. INSTALL COARSE AGGREGATE NO. 3 (1 1/2" STONE) IN 8-INCH MAXIMUM LIFTS. LIGHTLY COMPACT EACH LAYER WITH EQUIPMENT, KEEPING EQUIPMENT MOVEMENT OVER STORAGE BED SUBGRADES TO A MINIMUM. INSTALL AGGREGATE TO GRADES INDICATED ON THE DRAWINGS.
D. INSTALL 3" LIFT PEA GRAVEL LAYER TO PREVENT MIGRATION OF FINES FROM THE FILTER COARSE (NHDOT 304.1)
E. INSTALL FILTER COARSE (NHDOT 304.1 SAND LESS THAN 2% FINES) IN 2, 4" LIFTS. LIGHTLY COMPACT EACH LAYER WITH EQUIPMENT, KEEPING EQUIPMENT MOVEMENT OVER STORAGE BED SUBGRADES TO A MINIMUM. INSTALL AGGREGATE TO GRADES INDICATED ON THE DRAWINGS.
F. INSTALL CHOKER BASE COURSE (AASHTO # 57 STONE) AGGREGATE EVENLY OVER SURFACE OF STONE BED, SUFFICIENT TO ALLOW PLACEMENT OF PAVEMENT, AND NOTIFY ENGINEER FOR APPROVAL. CHOKER BASE COURSE SHALL BE SUFFICIENT TO ALLOW FOR EVEN PLACEMENT OF ASPHALT BUT NO THICKER THAN 4-INCH IN DEPTH.
4. SURROUNDING AREAS
A. BEFORE THE POROUS PAVEMENT IS INSTALLED, ADJACENT SOIL AREAS SHOULD BE SLOPED AWAY FROM ALL PAVEMENT EDGES, TO PREVENT POTENTIAL SEDIMENT FROM WASHING ONTO THE PAVEMENT SURFACE.
B. TO ACCOMPLISH THIS, A SEQUENCE OF SWALES SHOULD BE EXCAVATED INTO ALL EARTHEN (UNPAVED) AREAS AT LEAST ON THE UPHILL SIDES OF THE PAVEMENT, AND WHERE NECESSARY, TO BELOW THE CURB OR PAVEMENT ELEVATION. ITS SHAPE AND PAINTINGS CAN BE INTEGRATED WITH THE PROJECT'S ARCHITECTURE AND LANDSCAPE, AND DESIGNED TO MAXIMIZE INFILTRATION. SWALE OVERFLOW, WHEN IT OCCURS, CAN BE DISCHARGED FROM ONE SWALE TO ANOTHER BY CONNECTING PIPES UNDER DRIVEWAYS.
C. BUILDING BASEMENTS AND FOUNDATIONS SHOULD BE WATERPROOFED AS NECESSARY, WHERE THE POROUS PAVEMENT ABUTS BUILDINGS.
5. POROUS ASPHALT
1. TRANSPORTING MATERIAL
A. TRANSPORTING OF MIX TO THE SITE SHALL BE IN VEHICLES WITH SMOOTH, CLEAN DUMP BEDS THAT HAVE BEEN SPRAYED WITH A NON-PETROLEUM RELEASE AGENT.
B. THE MIX SHALL BE COVERED DURING TRANSPORT TO CONTROL COOLING.
2. POROUS BITUMINOUS ASPHALT SHALL NOT BE STORED IN EXCESS OF 90 MINUTES BEFORE PLACEMENT.
3. ASPHALT PLACEMENT
A. THE POROUS BITUMINOUS SURFACE COURSE SHALL BE LAID IN ONE LIFT DIRECTLY OVER THE CHOKER COARSE, FILTER COARSE, AND CRUSHED STONE BASE COURSE TO A 4-INCH FINISHED THICKNESS. THE SURFACE CAN BE LAID IN TWO LIFTS IF SECOND LIFT IS DONE WITHIN 10 BUSINESS DAYS AND THE INITIAL COURSE IS CLEAN AND FREE OF SEDIMENT.
B. THE LAYING TEMPERATURE OF THE BITUMINOUS MIX SHALL BE BETWEEN 300 DEGREES FAHRENHEIT AND 350 DEGREES FAHRENHEIT (BASED ON THE RECOMMENDATIONS OF THE ASPHALT SUPPLIER).
C. INSTALLATION SHALL TAKE PLACE WHEN AMBIENT TEMPERATURES ARE 55 DEGREES FAHRENHEIT OR ABOVE, WHEN MEASURED IN THE SHADE AWAY FROM ARTIFICIAL HEAT.
D. THE USE OF A REMIXING MATERIAL TRANSFER DEVICE BETWEEN THE TRUCKS AND THE PAVER IS HIGHLY RECOMMENDED TO ELIMINATE COLD LUMPS IN THE MIX.
E. THE POLYMER-MODIFIED ASPHALT IS VERY DIFFICULT TO RAKE, A WELL-HEATED SCREED SHOULD BE USED TO MINIMIZE THE NEED FOR RAKING.
F. COMPACTION OF THE SURFACE COURSE SHALL TAKE PLACE WHEN THE SURFACE IS COOL ENOUGH TO RESIST A 10-TON ROLLER. (140°F, SURFACE TEMPERATURE) ONE OR TWO PASSES IS ALL THAT IS REQUIRED FOR PROPER COMPACTION. MORE ROLLING COULD CAUSE A REDUCTION IN THE SURFACE POROSITY WHICH IS UNACCEPTABLE.
4. IN THE EVENT CONSTRUCTION SEDIMENT IS INADVERTENTLY DEPOSITED ON THE FINISHED POROUS SURFACE, IT MUST BE IMMEDIATELY REMOVED BY VACUUMING.
5. AFTER FINAL ROLLING, NO VEHICULAR TRAFFIC OF ANY KIND SHALL BE PERMITTED ON THE SURFACE UNTIL COOLING AND HARDENING HAS TAKEN PLACE, AND IN NO CASE WITHIN THE FIRST 48 HOURS. PROVIDE BARRIERS AS NECESSARY AT NO EXTRA COST TO THE OWNER TO PREVENT VEHICULAR USE; REMOVE AT THE DISCRETION OF THE ENGINEER.
6. STRIPING PAINT FOR TRAFFIC LANES AND PARKING BAYS SHALL BE CHLORINATED RUBBER BASE, FACTORY MIXED, NON-BLEEDING, FAST DRYING, BEST QUALITY, WHITE TRAFFIC PAINT WITH A LIFE EXPECTANCY OF TWO YEARS UNDER NORMAL TRAFFIC USE.
A. PAVEMENT MARKING PAINT: LATEX, WATER-BASE EMULSION, READY-MIXED, COMPLYING WITH PS TT-P-1952.
B. SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL AND DUST.
C. PAINT 4 INCH WIDE TRAFFIC LANE STRIPING IN ACCORDANCE WITH LAYOUTS OF PLAN. APPLY PAINT WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. APPLY IN TWO COATS AT MANUFACTURER'S RECOMMENDED RATES. PROVIDE CLEAR, SHARP LINES USING WHITE TRAFFIC PAINT, INSTALLED IN ACCORDANCE WITH NHDOT SPECIFICATIONS.
6. WORK SHALL BE DONE EXPERTLY THROUGHOUT, WITHOUT STAINING OR INJURY TO OTHER WORK.
TRANSITION TO ADJACENT IMPERVIOUS BITUMINOUS PAVING SHALL BE MERGED NEATLY WITH FLUSH, CLEAN LINE. FINISHED PAVING SHALL BE EVEN, WITHOUT POCKETS, AND GRADED TO ELEVATIONS SHOWN ON DRAWING.
7. POROUS PAVEMENT BEDS SHALL NOT BE USED FOR EQUIPMENT OR MATERIALS STORAGE DURING CONSTRUCTION, AND UNDER NO CIRCUMSTANCES SHALL VEHICLES BE ALLOWED TO DEPOSIT SOIL ON PAVED POROUS SURFACES.
8. REPAIR OF DAMAGED PAVING
A. ANY EXISTING PAVING ON OR ADJACENT TO THE SITE THAT HAS BEEN DAMAGED AS A RESULT OF CONSTRUCTION WORK SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER WITHOUT ADDITIONAL COST TO THE OWNER.
9. FIELD QUALITY CONTROL
A. THE FULL PERMEABILITY OF THE PAVEMENT SURFACE SHALL BE TESTED BY APPLICATION OF CLEAN WATER AT THE RATE OF AT LEAST 5 GPM OVER THE SURFACE, USING A HOSE OR OTHER DISTRIBUTION DEVICE. WATER USED FOR THE TEST SHALL BE CLEAN, FREE OF SUSPENDED SOLIDS AND DELETERIOUS LIQUIDS AND WILL BE PROVIDED AT NO EXTRA COST TO THE OWNER. ALL APPLIED WATER SHALL INFILTRATE DIRECTLY WITHOUT PUDDLE FORMATION OR SURFACE RUNOFF, AND SHALL BE OBSERVED BY THE ENGINEER AND OWNER.
B. TEST IN-PLACE BASE AND SURFACE COURSE FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS. REPAIR OR REMOVE AND REPLACE UNACCEPTABLE WORK AS DIRECTED BY THE OWNER.
C. SURFACE SMOOTHNESS: TEST FINISHED SURFACE FOR SMOOTHNESS AND EVEN DRAINAGE, USING A TEN-FOOT TO CENTERLINE OF PAVED AREA. SURFACE WILL NOT BE ACCEPTED IF GAPS OR RIDGES EXCEED 3/16 OF AN INCH.

MINIMUM COMPACTION REQUIREMENTS

COMPACTION SHALL BE PERFORMED TO NOT LESS THAN NINETY-FIVE PERCENT (95%) MAXIMUM DENSITY AS DETERMINED IN A LABORATORY COMPACTION TEST, PERFORMED UNDER THE SPECIFICATIONS OF ASTM D1557-64T, METHOD "A", (BACK FILL MATERIAL OF A STONY NATURE SHALL BE TESTED UNDER METHOD "C" OR "D" OF THE SAME ASTM DESIGNATION) OR OTHER APPROVED ASTM OR AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) SPECIFICATIONS. SUCH TEXT SHALL ALSO BE USED FOR ESTABLISHING THE OPTIMUM MOISTURE CONTENT OF THE MATERIALS. THE IN-PLACE DRY UNIT WEIGHT OF THE COMPACTED MATERIALS SHALL BE DETERMINED BY METHODS SPECIFIED UNDER ASTM "D" 1556-58T OR OTHER APPROVED ASTM OR AASHTO SPECIFICATIONS. THE IN-PLACE COMPACTION TEST TO BE CONSISTENT WITH THE APPROVED LABORATORY COMPACTION TEST.

TABLE 5. POROUS ASPHALT MIX DESIGN CRITERIA.

SIEVE SIZE (INCH/MM)	PERCENT PASSING (%)
0.75/19	100
0.50/12.5	85-100
0.375/9.5	55-75
NO.4/4.75	10-25
NO.8/2.36	5-10
NO.200/0.075 (#200)	2-4
BINDER CONTENT (AASHTO T164)	6.0-6.5%
AIR VOID CONTENT BY CORELOK (ASTM D6752)*	16.0-20.0%
AIR VOID CONTENT BY PARAFFIN WAX (AASHTO T275)**	18.0-22.0%
DRAINDOWN (ASTM D6390)**	<= 0.3 %
RETAINED TENSILE STRENGTH (AASHTO 283)***	>= 80 %

* EITHER METHOD IS ACCEPTABLE

**CELLULOSE OR MINERAL FIBERS MAY BE USED TO REDUCE DRAINDOWN.

***IF THE TSR (RETAINED TENSILE STRENGTH) VALUES FALL BELOW 80% WHEN TESTED PER NAPA IS 131 (WITH A SINGLE FREEZE THAW CYCLE RATHER THAN 5). STEP 4, THE CONTRACTOR SHALL EMPLOY AN ANTISTRIP ADDITIVE, SUCH AS HYDRATED LIME (ASTM C977) OR A FATTY AMINE, TO RAISE THE TSR VALUE ABOVE 80%.

MIX SUMMARY
POROUS ASPHALT PAVEMENT MIX
THE UNH STORM WATER CENTER

POROUS ASPHALT SHALL BE FOUR INCHES THICK WITH A BITUMINOUS MIX OF 6% TO 6.5% BY WEIGHT DRY AGGREGATE AND AIR VOIDS OF 18-22%. IN ACCORDANCE WITH ASTM D6390, DRAIN DOWN OF THE BINDER SHALL BE NO GREATER THAN 0.3%. IF MORE ABSORPTIVE AGGREGATES, SUCH AS LIMESTONE, ARE USED IN THE MIX, THEN THE AMOUNT OF BITUMEN IS TO BE BASED ON THE TESTING PROCEDURES OUTLINED IN THE NATIONAL ASPHALT PAVEMENT ASSOCIATION'S INFORMATION SERIES 131 - "PERVIOUS ASPHALT PAVEMENTS" (2003) OR NHDOT EQUIVALENT. MIX SUPPLIERS MAY HAVE A SUITABLE IN-HOUSE SPECIFICATION FOR OPEN GRADED FRICTION COURSE (OGFC) THAT CAN BE USED.

USE NEAT ASPHALT BINDER MODIFIED WITH AN ELASTOMERIC POLYMER TO PRODUCE A BINDER MEETING THE REQUIREMENTS OF PG 76-22 AS SPECIFIED IN AASHTO MP-1. THE ELASTOMER POLYMER SHALL BE STYRENE-BUTADIENE-STYRENE (SBS), OR APPROVED EQUAL, APPLIED AT A RATE OF 3% BY WEIGHT OF THE TOTAL BINDER. THE COMPOSITE MATERIALS SHALL BE THOROUGHLY BLENDED AT THE ASPHALT REFINERY OR TERMINAL PRIOR TO BEING LOADED INTO THE TRANSPORT VEHICLE. THE POLYMER MODIFIED ASPHALT BINDER SHALL BE HEAT AND STORAGE STABLE.

AGGREGATE SHALL BE MINIMUM 90% CRUSHED MATERIAL AND HAVE A GRADATION OF:

COMPOSITION OF MIXTURE
SIEVE SIZE (INCH/MM) PERCENT PASSING: 0.75/191000.50/12.585-1000.375/9.555-75NO.4/4.7510-25NO.8/2.365-10NO.200/0.0752-4TOTAL AGGREGATE: 93-94% ASPHALT OF TOTAL MIX: 6-6.5
ADD HYDRATED LIME AT A DOSAGE RATE OF 1.0% BY WEIGHT OF THE TOTAL DRY AGGREGATE TO MIXES CONTAINING GRANITE. HYDRATED LIME SHALL MEET THE REQUIREMENTS OF ASTM C 977. THE ADDITIVE MUST BE ABLE TO PREVENT THE SEPARATION OF THE ASPHALT BINDER FROM THE AGGREGATE AND ACHIEVE A REQUIRED TENSILE STRENGTH RATIO (TSR) OF AT LEAST 80% ON THE ASPHALT MIX WHEN TESTED IN ACCORDANCE WITH AASHTO T 283. THE ASPHALTIC MIX SHALL BE TESTED FOR ITS RESISTANCE TO STRIPPING BY WATER IN ACCORDANCE WITH ASTM D-1664. IF THE ESTIMATED COATING AREA IS NOT ABOVE 95 PERCENT, ANTI-STRIPPING AGENTS SHALL BE ADDED TO THE ASPHALT.

NO WORK SHALL BE STARTED UNTIL THE CONTRACTOR HAS SUBMITTED AND THE ENGINEER HAS APPROVED A MIX DESIGN INCLUDING THE PERCENTAGE OF EACH INGREDIENT INCLUDING BINDER, POLYMER, AND THE JOB-MIX FORMULA FROM SUCH A COMBINATION. THE JOB-MIX FORMULA SHALL ESTABLISH A SINGLE PERCENTAGE OF AGGREGATE PASSING SIEVE AND A SINGLE PERCENTAGE OF BITUMINOUS MATERIAL TO BE ADDED TO THE AGGREGATE. NO CHANGE IN THE JOB-MIX FORMULA MAY BE MADE WITHOUT WRITTEN APPROVAL OF THE ENGINEER. THE JOB-MIX FORMULA MUST FALL WITH THE MASTER RANGE SPECIFIED IN COMPOSITION OF MIXTURE TABLE.

TRANSPORTING MATERIAL: SEE CONSTRUCTION AND INSTALL SPECIFICATIONS

FOR QUESTIONS ON MIX SPECIFICATIONS CONTACT ROBERT ROSEEN, PHD, AT THE UNH STORM WATER CENTER. 603-862-4024.

MAINTENANCE SPECIFICATIONS FOR POROUS ASPHALT PARKING LOT AREAS AND LOW VOLUME ROADS
THE UNH STORM WATER CENTER

THE FOLLOWING RECOMMENDATIONS WILL HELP ASSURE THAT THE PAVEMENT IS MAINTAINED TO PRESERVE ITS HYDROLOGIC EFFECTIVENESS.

WINTER MAINTENANCE:

1. SANDING FOR WINTER TRACTION IS PROHIBITED. DEICING IS PERMITTED (NACL, MGC12, OR EQUIVALENT). REDUCED SALT APPLICATION IS POSSIBLE AND CAN BE A COST SAVINGS FOR WINTER MAINTENANCE. NONTOXIC, ORGANIC DEICERS, APPLIED EITHER AS BLENDED, MAGNESIUM CHLORIDE-BASED LIQUID PRODUCTS OR AS PRETREATED SALT, ARE PREFERABLE.
2. PLOWING IS ALLOWED. BLADE SHOULD BE SET APPROXIMATELY 1" ABOVE ROAD SURFACE. ICE AND LIGHT SNOW ACCUMULATION ARE GENERALLY NOT AS PROBLEMATIC AS FOR STANDARD ASPHALT. SNOW WILL ACCUMULATE DURING HEAVIER STORMS AND SHOULD BE PLOWED.

ROUTINE MAINTENANCE:

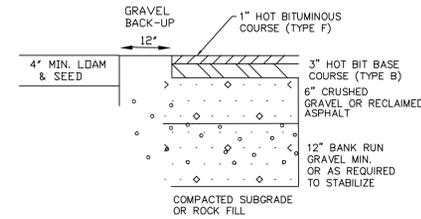
1. ASPHALT SEAL COATING MUST BE ABSOLUTELY FORBIDDEN. SURFACE SEAL COATING IS NOT REVERSIBLE.
2. THE PAVEMENT SURFACE SHOULD BE VACUUMED 1 OR 2 TIMES PER YEAR, AND AT ANY ADDITIONAL TIMES SEDIMENT IS SPILLED, ERODED, OR TRACKED ONTO THE SURFACE.
3. PLANTED AREAS ADJACENT TO PERVIOUS PAVEMENT SHOULD BE WELL MAINTAINED TO PREVENT SOIL WASHOUT ONTO THE PAVEMENT. IF ANY BARE SPOTS OR ERODED AREAS ARE OBSERVED WITHIN THE PLANTED AREAS, THEY SHOULD BE REPLANTED AND/OR STABILIZED AT ONCE.
4. IMMEDIATELY CLEAN ANY SOIL DEPOSITED ON PAVEMENT. SUPERFICIAL DIRT DOES NOT NECESSARILY CLOG THE PAVEMENT VOIDS; HOWEVER, DIRT THAT IS GROUND IN REPEATEDLY BY TIRES CAN LEAD TO CLOGGING. THEREFORE, TRUCKS OR OTHER HEAVY VEHICLES SHOULD BE PREVENTED FROM TRACKING OR SPILLING DIRT ONTO THE PAVEMENT.
5. DO NOT ALLOW CONSTRUCTION STAGING, SOIL/MULCH STORAGE, ETC. ON UNPROTECTED PAVEMENT SURFACE.
6. REPAIRS: POTHOLES OF LESS THAN 50 SQUARE FEET CAN BE PATCHED BY ANY MEANS SUITABLE WITH STANDARD PAVEMENT OR A PERVIOUS MIX IS PREFERRED. FOR AREAS GREATER THAN 50 SQ. FT. IN NEED OF REPAIR, APPROVAL OF PATCH TYPE SHOULD BE SOUGHT FROM A QUALIFIED ENGINEER. ANY REQUIRED REPAIR OF DRAINAGE STRUCTURES SHOULD BE DONE PROMPTLY TO ENSURE CONTINUED PROPER FUNCTIONING OF THE SYSTEM.
7. WRITTEN AND VERBAL COMMUNICATION TO THE POROUS PAVEMENT'S FUTURE OWNER SHOULD MAKE CLEAR THE PAVEMENT'S SPECIAL PURPOSE AND SPECIAL MAINTENANCE REQUIREMENTS SUCH AS THOSE LISTED HERE.
8. A PERMANENT SIGN SHOULD BE ADDED AT THE ENTRANCE AND END OF THE POROUS ASPHALT AREA TO INFORM RESIDENTS AND MAINTENANCE STAFF OF THE SPECIAL NATURE AND PURPOSE OF THE PAVEMENT, AND ITS SPECIAL MAINTENANCE REQUIREMENTS.

PREPARED FOR:

J CALEY ASSOCIATES
11 TAYLOR COURT
STRATHAM NH 03885



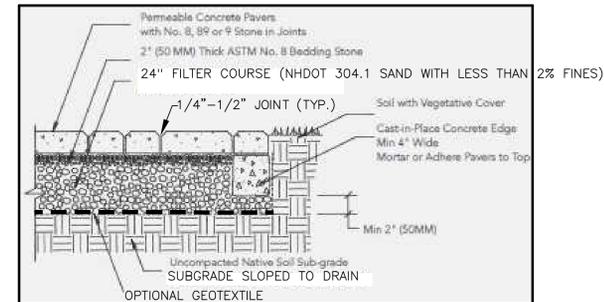
70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX: 603-583-4863



NOTES: * IN AREAS OF BEDROCK, MINIMUM 24" SEPARATION FROM BANK RUN GRAVEL
* PAVEMENT TRENCH PATCH SHALL MATCH EXISTING PAVEMENT DEPTHS.

TYPICAL PAVEMENT SECTION
NEW ASPHALT

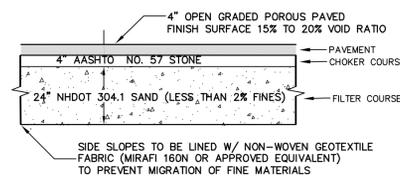
1. THE DEVELOPER SHALL INSPECT THE CROSS-SECTION OF THE CURRENT DRIVEWAY FOR CONFORMANCE TO THE MUNICIPAL REQUIREMENTS. IF ADDITIONAL SELECT GRAVELS, ETC. ARE NEEDED, THE DRIVE SHALL BE BUILT TO TOWN SPECIFICATIONS.
2. IF ADDITIONAL CRUSHED OR BANK RUN GRAVEL IS NEEDED, THE DEVELOPER RESERVES THE RIGHT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



ROUTINE MAINTENANCE: VISUAL INSPECTION OF THE PERVIOUS PAVERS TO ENSURE THAT THEY ARE CLEAN OF DEBRIS AND SEDIMENTS. ROUTINE CLEANING PROCEDURES WOULD INCLUDE BLOWING (WITH LEAF BLOWER OR SIMILAR) IN FALL, TRUCK-SWEEPING AND/OR DRY VACUUMING. ADD SOIL TO REFILL JOINT SPACE AFTER SWEEPING/VACUUMING IF NEEDED.

PERVIOUS PAVER DETAIL
TO BE "TREMOR" OR APPROVED EQUAL

NOT TO SCALE

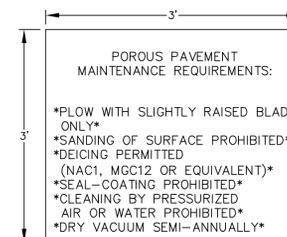


NOTES:

1. 4" FRICTION COARSE CONSISTS OF COARSER AGGREGATE AND STIFFER BINDER. SEE TABLE
2. A WORKING COURSE 4" THICK CONSISTS OF AASHTO NO. 57 STONE.
3. TOP COAT SHOULD BE VACUUMED A MINIMUM OF TWICE A YEAR.
4. ROOF RUNOFF CAN FLOW ONTO PAVEMENT OR INTO SUBBASE MATERIAL.

POROUS PAVEMENT

NOT TO SCALE



POROUS PAVEMENT SIGN DETAIL

NOT TO SCALE



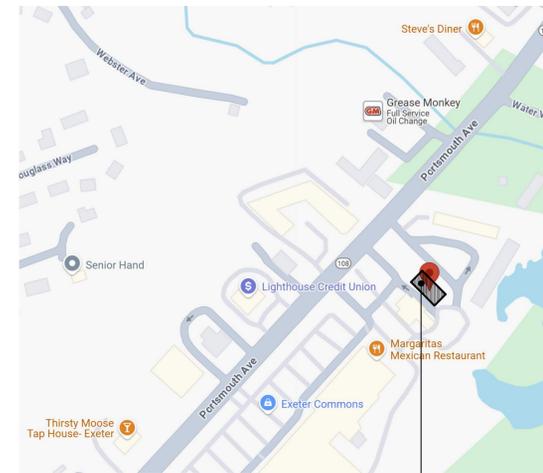
REVISIONS:	DATE:

CONSTRUCTION DETAILS

HOTEL DEVELOPMENT
97 PORTSMOUTH AVENUE
EXETER, NH
TAX MAP 65, LOT 125

DATE:	JAN 27, 2026	SCALE:	NTS
PROJ. NO:	NH-1547	SHEET NO.	11

LOCUS PLAN



PROPOSED MIXED-USE
97 PORTSMOUTH AVE, EXETER, NH

SHEET LIST

SHEET NUMBER	SHEET NAME	DATE ISSUED	DATE REVISED
01 GENERAL			
G000	COVER SHEET	(Progress 01/06/2026)	
04 ARCHITECTURAL			
A100	SITE PLAN & GROUND FLOOR	(Progress 01/06/2026)	
A101	FLOOR PLANS	(Progress 01/06/2026)	
A102	FLOOR PLANS	(Progress 01/06/2026)	
A200	EXTERIOR ELEVATIONS	(Progress 01/06/2026)	
A220	BUILDING SECTIONS	(Progress 01/06/2026)	
A500	VERTICAL CIRCULATION	(Progress 01/06/2026)	
A501	WALL SECTION DETAILS	(Progress 01/06/2026)	
A600	SCHEDULES & DIAGRAMS	(Progress 01/06/2026)	
A700	PERSPECTIVE RENDERINGS	(Progress 01/06/2026)	

Stamp:

DESIGN TEAM

DEVELOPER
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11 TAYLOR COURT
STRATHAM, NH 03885

ARCHITECT
SEAN CAREY
446 EMERALD DRIVE
BARRINGTON, NH 03825

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70 PORTSMOUTH AVE.
THIRD FLOOR, SUITE 2
STRATHAM, NH 03885
603-883-4860

STRUCTURAL ENGINEER
TBD

MEP ENGINEERS
TBD

97 PORTSMOUTH AVE MIXED-USE BUILDING



97 PORTSMOUTH AVE, EXETER, NH

MIXED-USE BUILDING

prepared for:
location: Approver

COVER SHEET

REV # REVISION DATE

Date (Progress 01/06/2026)

Scale

Job # 1124

Sheet No.

G000

Stamp:

97 PORTSMOUTH AVE. EXETER, NH

MIXED-USE BUILDING

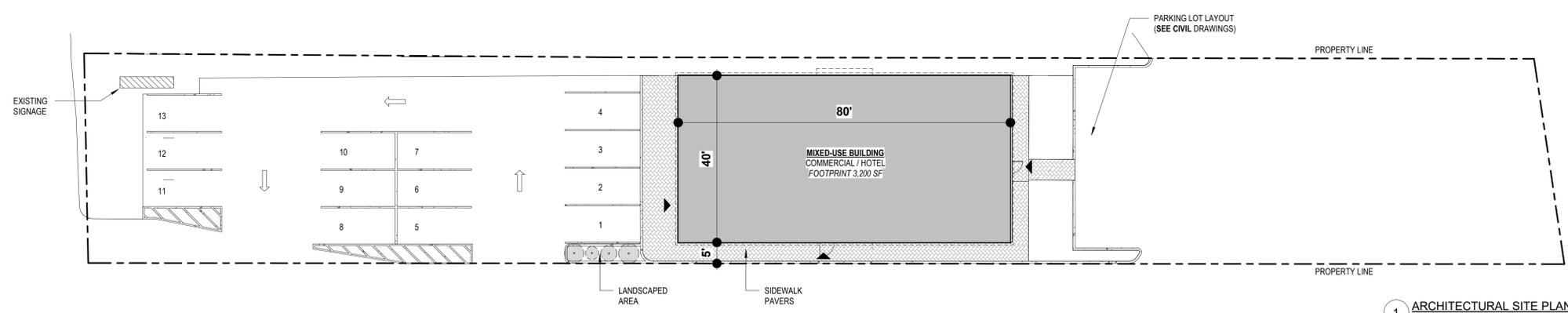
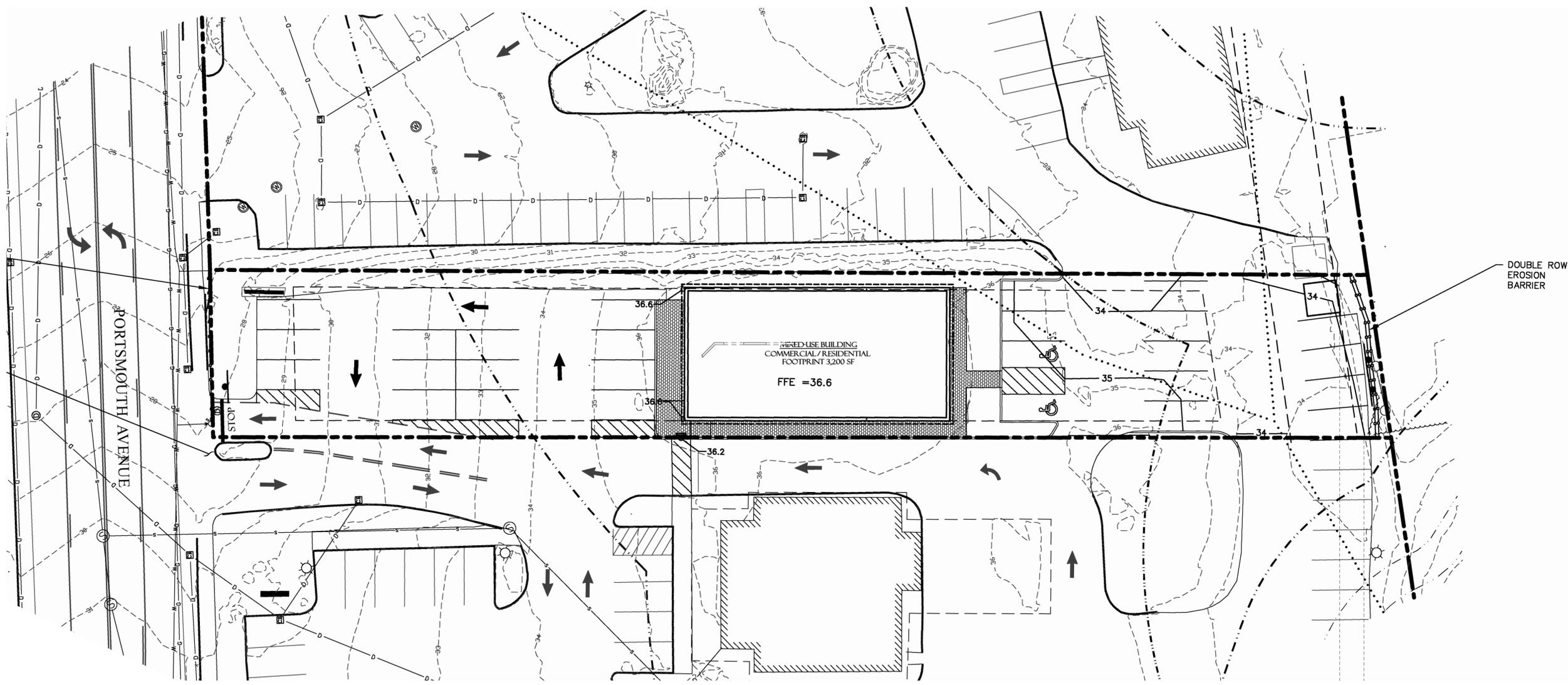
SITE PLAN & GROUND FLOOR

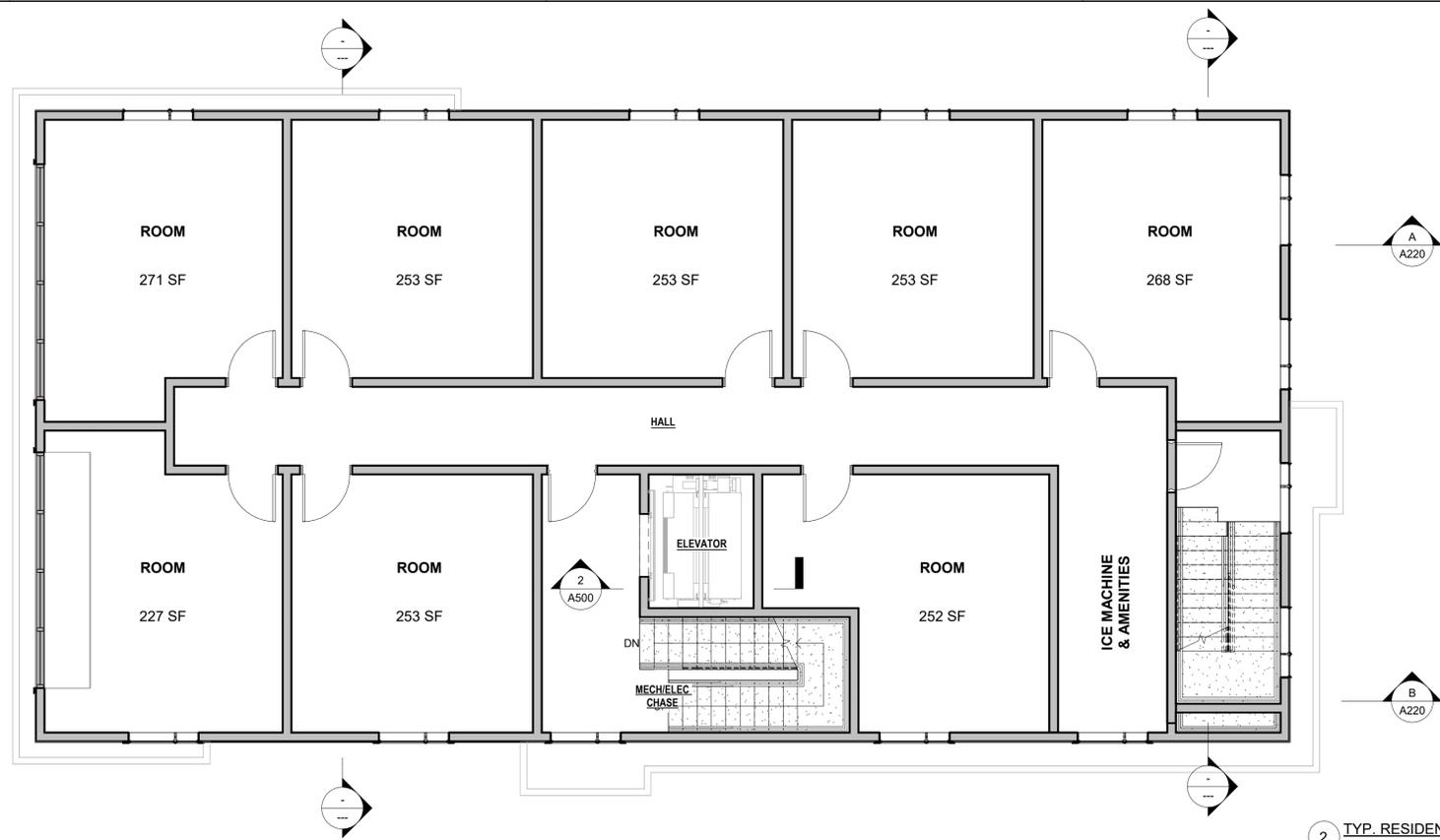
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REV # REVISION DATE

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Scale: 1/16" = 1'-0"
Job #: 1124
Sheet No.:

A100





2 TYP. RESIDENT LEVELS (2&3)
3/16" = 1'-0"



1 GROUND LEVEL
3/16" = 1'-0"
NOTE: SEE CIVIL DRAWINGS FOR FINAL SITE PLAN & GRADING

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97 PORTSMOUTH AVE. EXETER, NH
MIXED-USE BUILDING

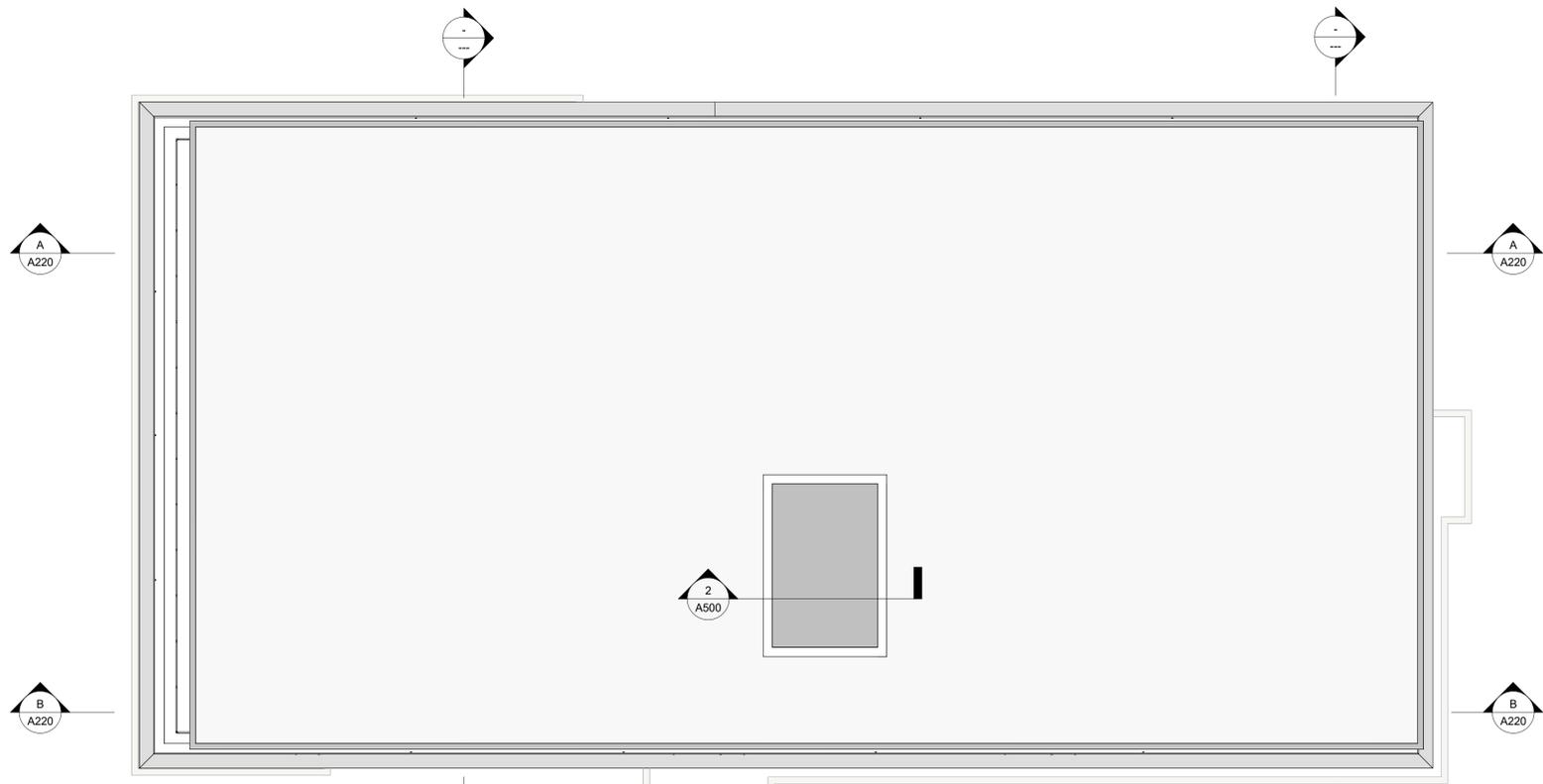
FLOOR PLANS

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Location: Approver

REV #	REVISION DATE

Date: (Progress 01/06/2026)
Scale: 3/16" = 1'-0"
Job #: 1124
Sheet No.:

A101



2 ROOF PLAN
3/16" = 1'-0"



1 PENTHOUSE LEVEL PLAN
3/16" = 1'-0"

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MIXED-USE BUILDING

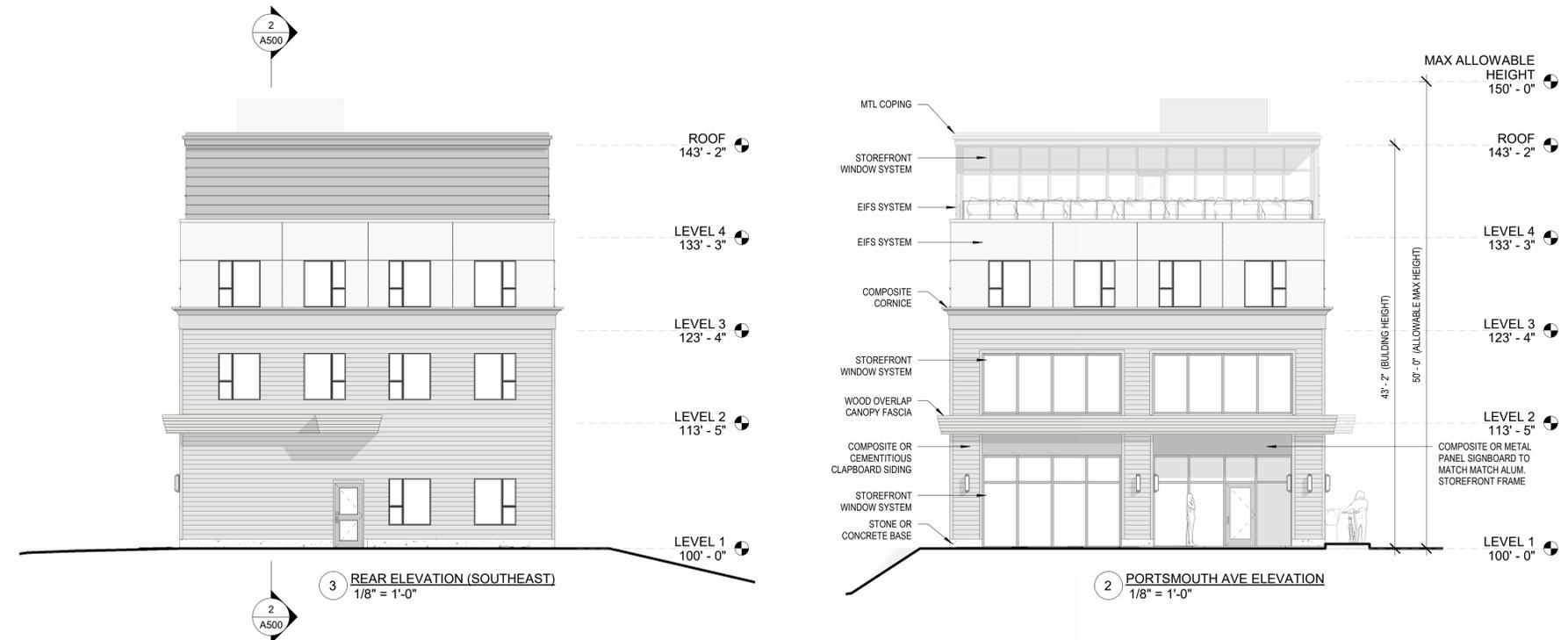
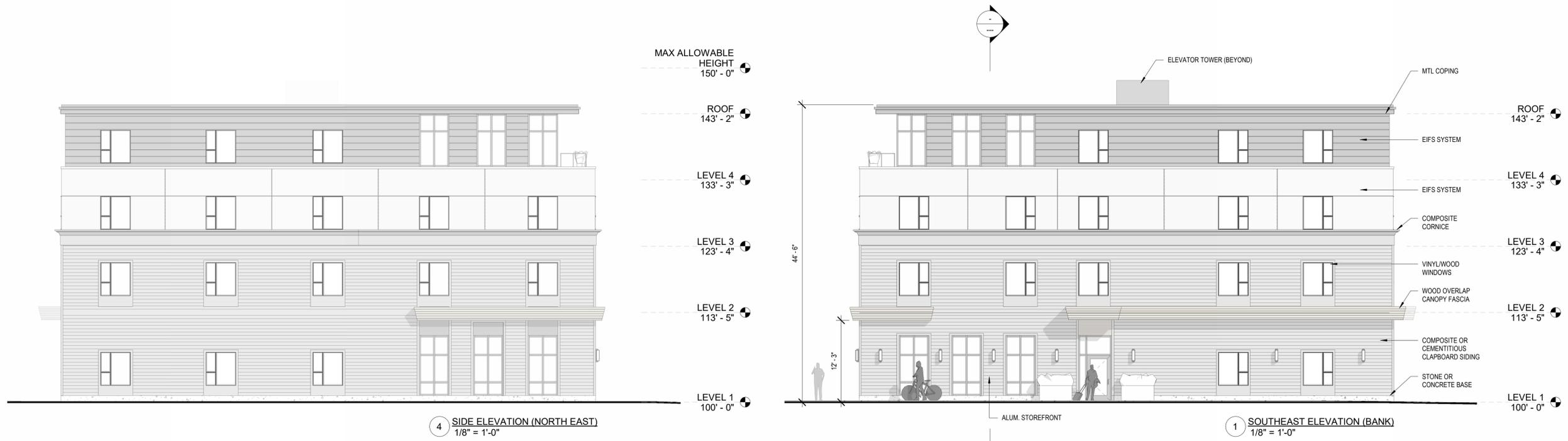
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FLOOR PLANS

REV #	REVISION DATE

Date: (Progress 01/06/2026)
Scale: 3/16" = 1'-0"
Job #: 1124
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A102



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MIXED-USE BUILDING

EXTERIOR ELEVATIONS

Prepared for:
Location: Approver:

REV # REVISION DATE

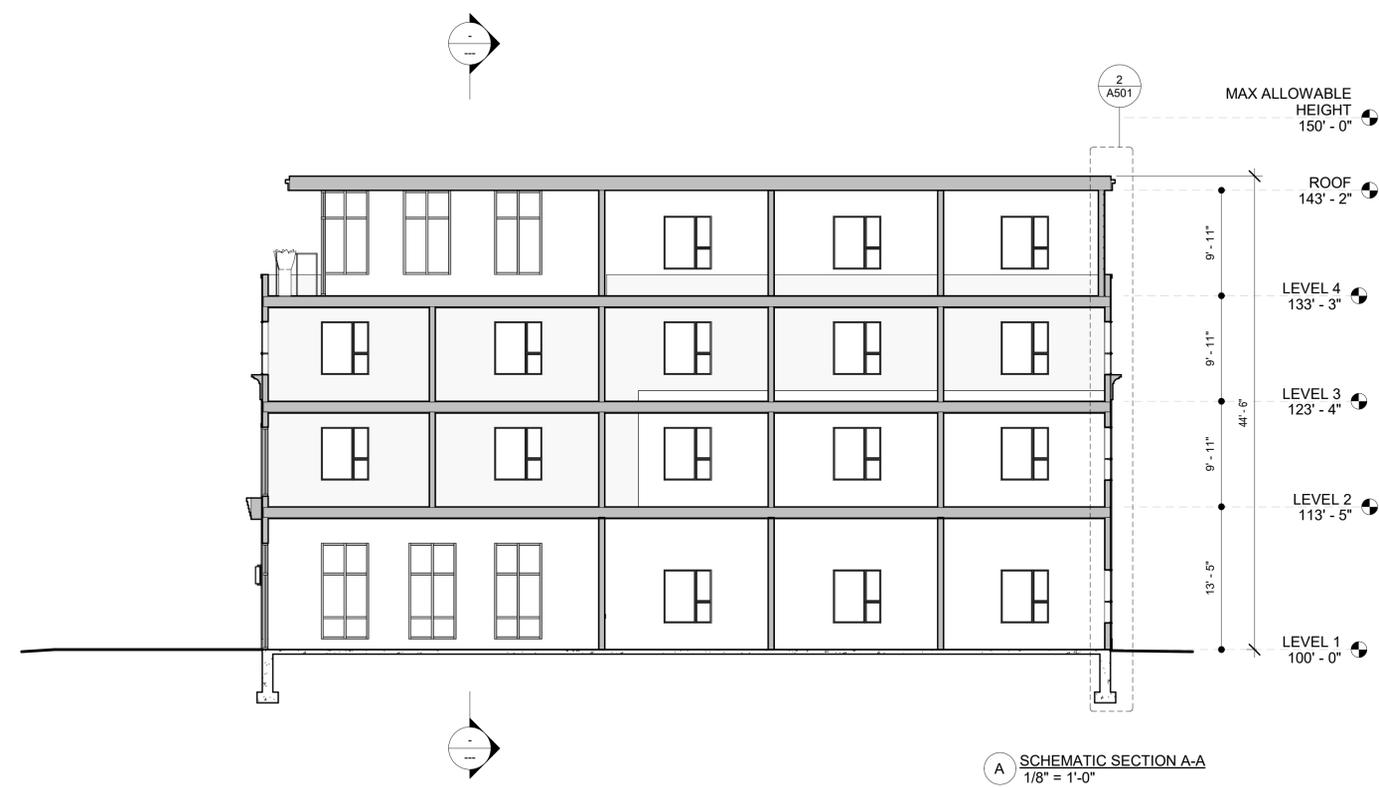
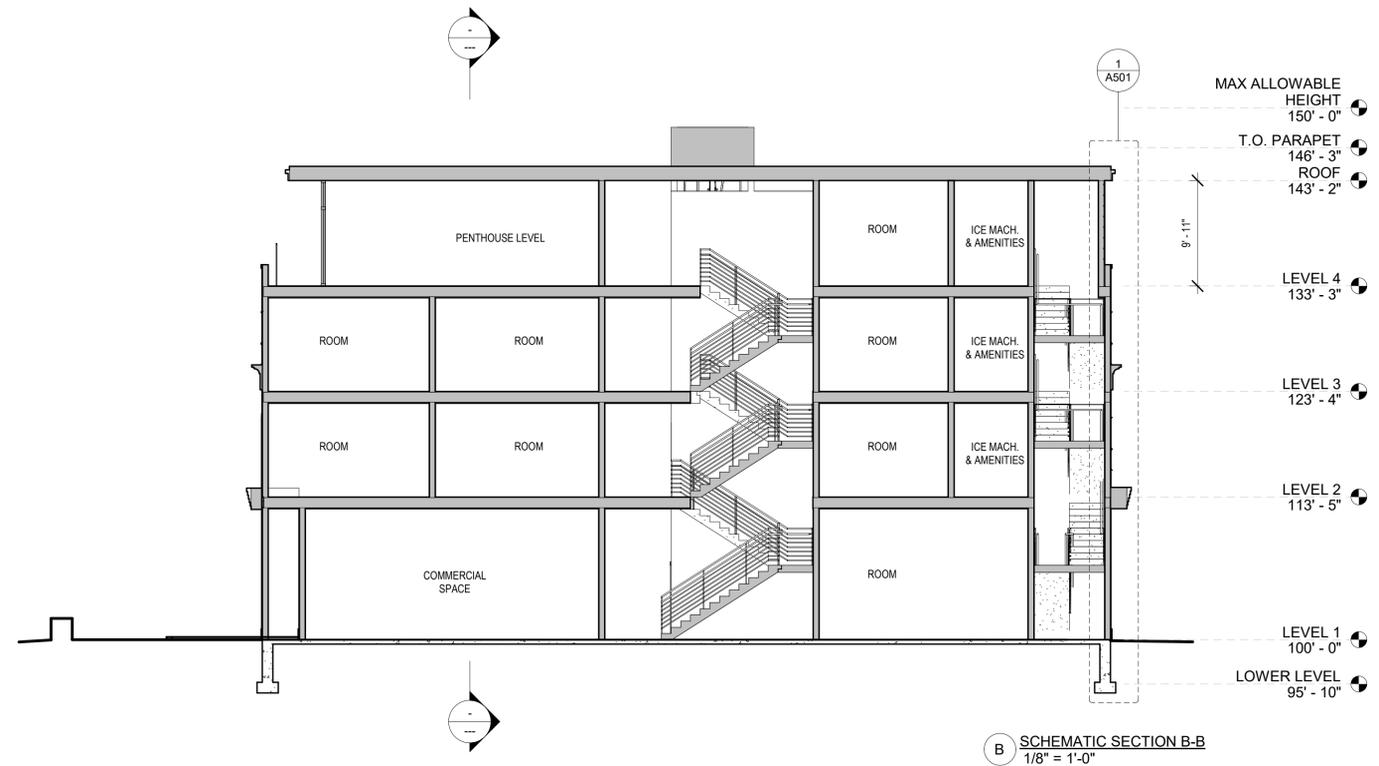
Date: (Progress 01/06/2026)

Scale: 1/8" = 1'-0"

Job #: 1124

Sheet No.

A200



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MIXED-USE BUILDING

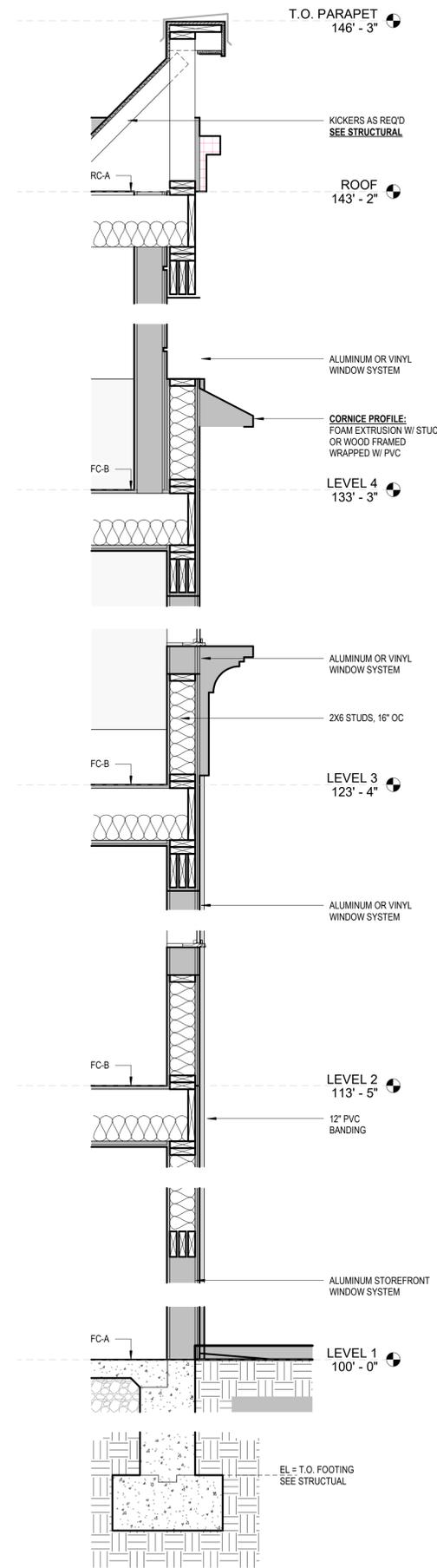
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location: Approver

BUILDING SECTIONS

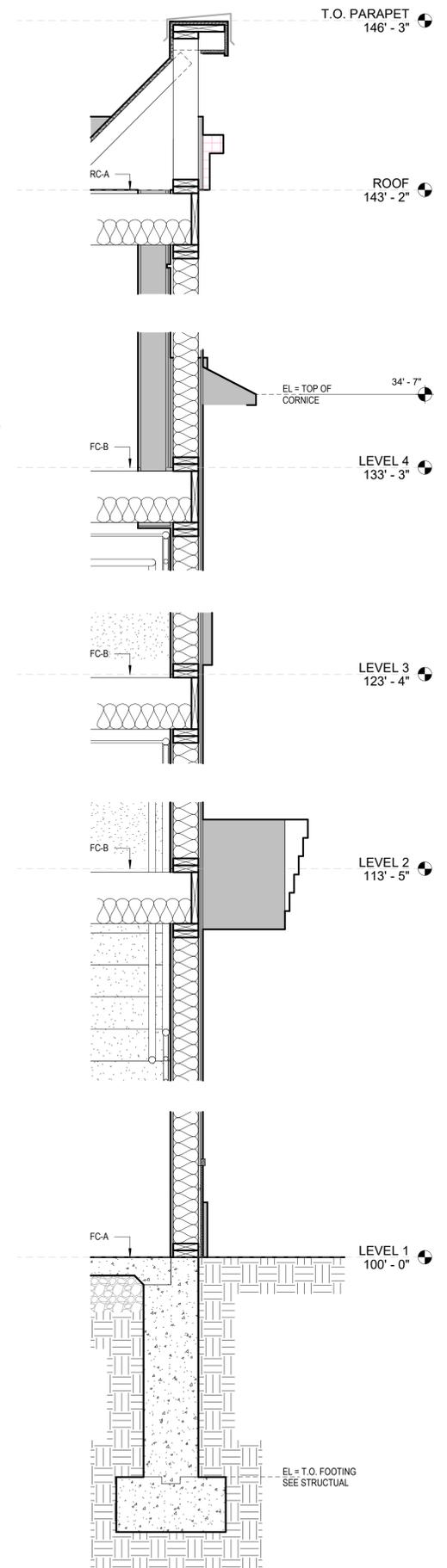
REV #	REVISION DATE

Date: (Progress 01/06/2026)
Scale: 1/8" = 1'-0"
Job #: 1124
Sheet No.:

A220



2 TYPICAL SECTION @ WINDOWS
3/4" = 1'-0"



1 TYPICAL WALL SECTION
3/4" = 1'-0"

Stamp:

97 PORTSMOUTH AVE. EXETER, NH

MIXED-USE BUILDING

Prepared for:
Location: Approver:

WALL SECTION DETAILS

REV # REVISION DATE

Date: (Progress 01/06/2026)
Scale: 3/4" = 1'-0"
Job #: 1124
Sheet No.

A501

DW- DEMISING WALL TYPES			
DW-A	INTERIOR DEMISING WALL		
	EXT	-2 LAYERS 5/8" TYPE "X" FIRE RATED GWB -BATT INSULATION -2 LAYERS 5/8" TYPE "X" FIRE RATED GWB	
	INT		
	RATING:	TEST	STC:

LEGEND/ SCHEDULE		WALL/ FLOOR TYPE DESIGNATION	
	EW	EXTERIOR WALL	
	IW	INTERIOR WALL	
	DW	DEMISING WALL	
	FC	FLOOR/ CEILING	
	RC	ROOF/ CEILING	
STUD SIZE SCHEDULE			
METAL STUDS		WOOD STUDS	
1	7/8" MTL CHANNEL	3/4" FURRING	
2	2-1/2" MTL STUDS	2x2 WOOD STUDS	
3	3-5/8" MTL STUDS	2x3 WOOD STUDS	
4	4" MTL STUDS	2x4 WOOD STUDS	
6	6" MTL STUDS	2x6 WOOD STUDS	
8	8" MTL STUDS	2x8 WOOD STUDS	
10	10" MTL STUDS	2x10 WOOD STUDS	
8.0	8 FEET - 0 INCHES		
CL	8" ABOVE CEILING		
UD	UNDERSIDE OF DECK		

RC- ROOF/CEILING ASSEMBLIES			
RC-A	TYPICAL ROOF ASSEMBLY		
		-EPDM (FULLY ADHERED) -1/2" RECOVERY BOARD -5" POLYISO INSULATION (R-30 MIN) (MECHANICALLY FASTENED) -3/4" T&G PLYWOOD (SEE STRUCTURAL) -PARALLEL CHORD WOOD TRUSSES (SEE STRUCTURAL) -RESILIENT CHANNEL -1 LAYER 5/8" GWB	
	RATING:	TEST	STC:

EW- EXTERIOR WALL TYPES			
EW-A	EXTERIOR WALL - CLAPBOARD SIDING		
	EXT	-CLAPBOARD SIDING -AIR VAPOR BARRIER, PAPER OR LIQUID-APPLIED -1/2" EXT. PLYWOOD SHEATHING -2x6 WOOD STUD FRAMING 16" O.C. (W/ MIN R-20 BATT INSULATION) -5/8" TYPE "X" FIRE RATED GWB	
	INT		
	RATING:	TEST	STC:

FC- FLOOR/ CEILING ASSEMBLIES			
FC-A	CONCRETE SLAB		
		-CONCRETE SLAB (SEE STRUCTURAL) -10 MIL. POLY VAPOR BARRIER -CRUSHED STONE (SEE STRUCTURAL) -COMPACTED EARTH (SEE GEOTECHNICAL)	
	RATING:	TEST #	STC:

EW-B	EXTERIOR WALL - CLAPBOARD SIDING		
	EXT	-1/2" FIBER-CEMENT PANEL OR PVC PANEL (WITH BATTEN STRIPS, EQ SPACING @ 16" O.C.) -LIQUID-APPLIED MOISTURE BARRIER -1/2" EXT. PLYWOOD SHEATHING -STUDS FRAMING 16" O.C. (W/ MIN R-20 BATT INSULATION) -5/8" TYPE "X" FIRE RATED GWB	
	INT		
	RATING:	TEST	STC:

FC- FLOOR/ CEILING ASSEMBLIES			
FC-B	TYPICAL FLOOR/CEILING ASSEMBLY		
		-LVT FLOORING -SUBSLOOR W/ SOUND MAT (TBD) -BATT INSULATION -3/4" T&G PLYWOOD (SEE STRUCTURAL) -ENGINEERED WOOD JOISTS/TRUSSES (SEE STRUCTURAL) -RESILIENT CHANNEL -1 LAYER 5/8" GWB	
	RATING:	TEST #	STC:

EW-C	EXTERIOR WALL - CLAPBOARD SIDING		
	EXT	-1/2" STUCCO PLASTER -LIQUID-APPLIED MOISTURE BARRIER -1/2" EXT. PLYWOOD SHEATHING -STUDS FRAMING 16" O.C. (W/ MIN R-20 BATT INSULATION) -5/8" TYPE "X" FIRE RATED GWB	
	INT		
	RATING:	TEST	STC:

IW- INTERIOR WALL TYPES			
IW-A	INTERIOR PARTITION - GWB		
	EXT	-GWB - 5/8" -Metal Stud -Batt Insulation -GWB - 5/8"	
	INT		
	RATING:	TEST	STC:

Stamp:

97 PORTSMOUTH AVE EXETER, NH

MIXED-USE BUILDING

Prepared for:
Location: Approver:

SCHEDULES & DIAGRAMS

REV # REVISION DATE

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Job #: 1124
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A600



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97 PORTSMOUTH AVE. EXETER, NH

MIXED-USE BUILDING

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location: Approver

PERSPECTIVE RENDERINGS

REV #	REVISION DATE

Date: (Progress 01/06/2026)
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Job #: 1124
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A700