



June 29, 2018

Kristen Murphy, Natural Resource Planner
Planning Department
10 Front Street
Exeter, NH 03833

**Re: Exeter Rose Farm – Revised Conservation Easement Submittal
MSC Project #47175.00**

Dear Ms. Murphy:

On behalf of our client, Exeter Rose Farm, LLC, we respectfully request to be placed on the agenda for the upcoming Conservation Commission meeting on July 10, 2018. We would like to present our revised plan showing potential conservation land as a follow up to our June 12, 2018 meeting and is associated with our application for an Open Space Development (Planning Board Case #17-27).

The area being proposed for conservation is 6.31 acres of contiguous land located northwesterly of Oak Street Extension and includes a portion of Norris Brook (see attached plan). This land also abuts the southerly boundary of the Town of Exeter Henderson-Swasey Forest for 732'. The land is wooded with mature growth and contains 5.68 acres of uplands with the remainder being wetlands (0.63 acres).

In this area there are existing trails running through the property from the "Open Space" of the Norris Brook Condominiums to the Town Forest. The addition of this land would create a contiguous network of open spaces or "greenways" and would provide the public and residents with access to recreational activities.

Thank you for your time and consideration.

Sincerely,
MSC a division of TFMoran, Inc.

Brenda Kolbow, PLS
Survey Project Manager

BMK/cbj

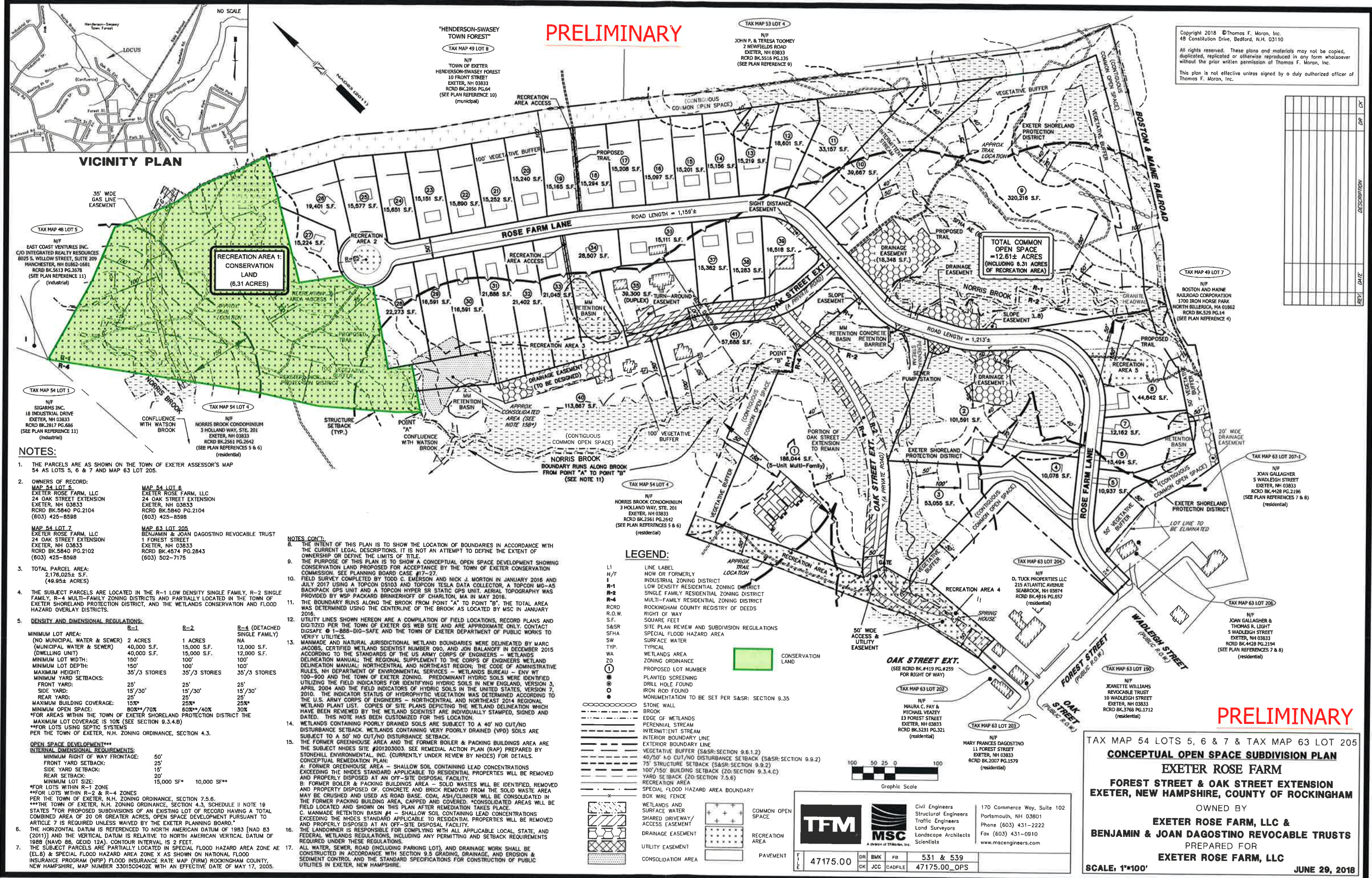


PRELIMINARY

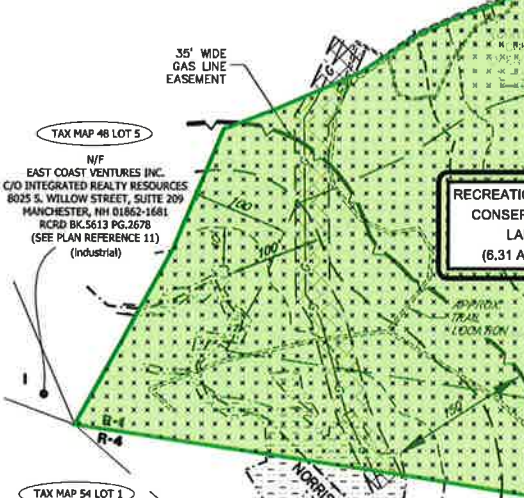
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VICINITY PLAN



NOTES:

- THE PARCELS ARE AS SHOWN ON THE TOWN OF EXETER ASSESSOR'S MAP 54 AS LOTS 5, 6 & 7 AND MAP 63 LOT 205.
- OWNERS OF RECORD:
 MAP 54 LOT 5: EXETER ROSE FARM, LLC
 MAP 54 LOT 6: EXETER ROSE FARM, LLC
 MAP 54 LOT 7: EXETER ROSE FARM, LLC
 MAP 63 LOT 205: BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUST
- TOTAL PARCEL AREA: 2,176,025± S.F. (49.95± ACRES)
- THE SUBJECT PARCELS ARE LOCATED IN THE R-1 LOW DENSITY SINGLE FAMILY, R-2 SINGLE FAMILY, R-4 MULTI-FAMILY ZONING DISTRICTS AND PARTIALLY LOCATED IN THE TOWN OF EXETER SHORELAND PROTECTION DISTRICT, AND THE WETLANDS CONSERVATION AND FLOOD HAZARD OVERLAY DISTRICTS.
- DENSITY AND DIMENSIONAL REGULATIONS:

	R-1	R-2	R-4 (DETACHED SINGLE FAMILY)
MINIMUM LOT AREA: (NO MUNICIPAL WATER & SEWER)	2 ACRES	1 ACRES	NA
(MUNICIPAL WATER & SEWER)	40,000 S.F.	15,000 S.F.	12,000 S.F.
(DWELLING UNIT)	40,000 S.F.	15,000 S.F.	12,000 S.F.
MINIMUM LOT WIDTH:	150'	100'	100'
MINIMUM LOT DEPTH:	150'	100'	100'
MAXIMUM HEIGHT:	35'/3 STORIES	35'/3 STORIES	35'/3 STORIES
MINIMUM YARD SETBACKS:			
FRONT YARD:	25'	25'	25'
SIDE YARD:	15'/30'	15'/30'	15'/30'
REAR YARD:	25'	25'	25'
MAXIMUM BUILDING COVERAGE:	15%*	25%*	25%*
MINIMUM OPEN SPACE:	60%**/70%	60%**/40%	30%

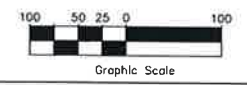
*FOR AREAS WITHIN THE TOWN OF EXETER SHORELAND PROTECTION DISTRICT THE MAXIMUM LOT COVERAGE IS 10% (SEE SECTION 9.3.4.B)
 **FOR LOTS USING SEPTIC SYSTEMS PER THE TOWN OF EXETER, N.H. ZONING ORDINANCE, SECTION 4.3.
- OPEN SPACE DEVELOPMENT**
 INTERNAL DIMENSIONAL REQUIREMENTS:
 MINIMUM RIGHT OF WAY FRONTAGE: 50'
 FRONT YARD SETBACK: 25'
 SIDE YARD SETBACK: 15'
 REAR SETBACK: 20'
 MINIMUM LOT SIZE: 15,000 SF* 10,000 SF**
 *FOR LOTS WITHIN R-1 ZONE
 **FOR LOTS WITHIN R-2 & R-4 ZONES PER THE TOWN OF EXETER, N.H. ZONING ORDINANCE, SECTION 7.5.6.
 ***THE TOWN OF EXETER, N.H. ZONING ORDINANCE, SECTION 4.3, SCHEDULE II NOTE 19 STATES "FOR PROPOSED SUBDIVISIONS OF AN EXISTING LOT OF RECORD HAVING A TOTAL COMBINED AREA OF 20 OR GREATER ACRES, OPEN SPACE DEVELOPMENT PURSUANT TO ARTICLE 7 IS REQUIRED UNLESS WAIVED BY THE EXETER PLANNING BOARD."
 THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD 83 (2011)) AND THE VERTICAL DATUM IS RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88, GEOID 12A). CONTOUR INTERVAL IS 2 FEET.
 7. THE SUBJECT PARCELS ARE PARTIALLY LOCATED IN SPECIAL FLOOD HAZARD AREA ZONE AE (EL.B) & SPECIAL FLOOD HAZARD AREA ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 3301500402E WITH AN EFFECTIVE DATE OF MAY 17, 2005.

NOTES CONT.

- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW A CONCEPTUAL OPEN SPACE DEVELOPMENT SHOWING CONSERVATION LAND PROPOSED FOR ACCEPTANCE BY THE TOWN OF EXETER CONSERVATION COMMISSION. SEE PLANNING BOARD CASE #17-27.
- FIELD SURVEY COMPLETED BY TODD C. EMERSON AND NICK J. MORTON IN JANUARY 2016 AND JULY 2017 USING A TOPCON DS103 AND TOPCON TESLA DATA COLLECTOR, A TOPCON MG-A5 BACKPACK GPS UNIT AND A TOPCON HYPER SR STATIC GPS UNIT. AERIAL TOPOGRAPHY WAS PROVIDED BY MSP PACKARD BROTHERHOFF OF CHARLTON, MA IN MAY 2016.
- THE BOUNDARY RUNS ALONG THE BROOK FROM POINT "A" TO POINT "B". THE TOTAL AREA WAS DETERMINED USING THE CENTERLINE OF THE BROOK AS LOCATED BY MSC IN JANUARY 2016.
- UTILITY LINES SHOWN HEREON ARE A COMPILATION OF FIELD LOCATIONS, RECORD PLANS AND DIGITIZED PER THE TOWN OF EXETER GIS WEB SITE AND ARE APPROXIMATE ONLY. CONTACT DIGSAFE @ 1-888-DIG-SAFE AND THE TOWN OF EXETER DEPARTMENT OF PUBLIC WORKS TO VERIFY UTILITIES.
- MANMADE AND NATURAL JURISDICTIONAL WETLAND BOUNDARIES WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, AND JON BALANOFF IN DECEMBER 2015 ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL: THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV W/ 100-900 AND THE TOWN OF EXETER ZONING. PREDOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7, 2010. THE INDICATOR STATUS OF HYDROPHYTIC VEGETATION WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTH-CENTRAL AND NORTHEAST 2014 REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS DEPICTING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS LOCATION.
- WETLANDS CONTAINING POORLY DRAINED SOILS ARE SUBJECT TO A 40' NO CUT/NO DISTURBANCE SETBACK. WETLANDS CONTAINING VERY POORLY DRAINED (VPD) SOILS ARE SUBJECT TO A 50' NO CUT/NO DISTURBANCE SETBACK.
- THE FORMER GREENHOUSE AREA AND THE FORMER BOILER & PACKING BUILDINGS AREA ARE THE SUBJECT NHDES SITE #201203003. SEE REMEDIAL ACTION PLAN (RAP) PREPARED BY STONEHILL ENVIRONMENTAL, INC. (CURRENTLY UNDER REVIEW BY NHDES) FOR DETAILS.
- CONCEPTUAL REMEDIATION PLAN:
 A. FORMER GREENHOUSE AREA - SHALLOW SOIL CONTAINING LEAD CONCENTRATIONS EXCEEDING THE NHDES STANDARD APPLICABLE TO RESIDENTIAL PROPERTIES WILL BE REMOVED AND PROPERLY DISPOSED AT AN OFF-SITE DISPOSAL FACILITY.
 B. FORMER BOILER & PACKING BUILDINGS AREA - SOILS WILL BE IDENTIFIED, REMOVED AND PROPERLY DISPOSED OF. CONCRETE AND BRICK REMOVED FROM THE SOLID WASTE AREA MAY BE CRUSHED AND USED AS ROAD BASE. COAL ASH/CLINKER WILL BE CONSOLIDATED IN THE FORMER PACKING BUILDING AREA, CAPPED AND COVERED. *CONSOLIDATED AREAS WILL BE FIELD LOCATED AND SHOWN ON THIS PLAN AFTER REMEDIATION TAKES PLACE.
 C. MANMADE RETENTION BASIN #4 - SHALLOW SOIL CONTAINING LEAD CONCENTRATIONS EXCEEDING THE NHDES STANDARD APPLICABLE TO RESIDENTIAL PROPERTIES WILL BE REMOVED AND PROPERLY DISPOSED AT AN OFF-SITE DISPOSAL FACILITY.
 16. 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.
 17. 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.

LEGEND:

L1	LINE LABEL
N/F	NOW OR FORMERLY INDUSTRIAL ZONING DISTRICT
R-1	LOW DENSITY RESIDENTIAL ZONING DISTRICT
R-2	SINGLE FAMILY RESIDENTIAL ZONING DISTRICT
R-4	MULTI-FAMILY RESIDENTIAL ZONING DISTRICT
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
S&SR	SITE PLAN REVIEW AND SUBDIVISION REGULATIONS
SFHA	SPECIAL FLOOD HAZARD AREA
SW	SURFACE WATER
TYP.	TYPICAL
WA	WETLANDS AREA
ZO	ZONING ORDINANCE
①	PROPOSED LOT NUMBER
●	PLANTED SCREENING
○	DRILL HOLE FOUND
○	IRON ROD FOUND
○	MONUMENTATION TO BE SET PER S&SR: SECTION 9.35
○	STONE WALL
○	BROOK
○	EDGE OF WETLANDS
○	PERENNIAL STREAM
○	INTERMITTENT STREAM
○	INTERIOR BOUNDARY LINE
○	EXTERIOR BOUNDARY LINE
○	VEGETATIVE BUFFER (S&SR: SECTION 9.6.1.2)
○	40'/50' NO CUT/NO DISTURBANCE SETBACK (S&SR: SECTION 9.9.2)
○	75' STRUCTURE SETBACK (S&SR: SECTION 9.9.2)
○	100'/150' BUILDING SETBACK (RCRD: SECTION 9.3.4.C)
○	YARD SETBACK (Z0: SECTION 7.5.6)
○	RECREATION AREA
○	SPECIAL FLOOD HAZARD AREA BOUNDARY
○	BOX WIRE FENCE
○	WETLANDS AND SURFACE WATER
○	SHARED DRIVEWAY/ EASEMENT
○	DRAINAGE EASEMENT
○	UTILITY EASEMENT
○	CONSOLIDATION AREA
○	CONSERVATION LAND
○	COMMON OPEN SPACE
○	RECREATION AREA
○	PAVEMENT



TFM **MSC**

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47175.00 DR BMK FB 531 & 539
OK JCC CADFILE 47175.00_OPS

TAX MAP 54 LOTS 5, 6 & 7 & TAX MAP 63 LOT 205
CONCEPTUAL OPEN SPACE SUBDIVISION PLAN
EXETER ROSE FARM
FOREST STREET & OAK STREET EXTENSION
EXETER, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM

OWNED BY
EXETER ROSE FARM, LLC & BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUSTS
 PREPARED FOR
EXETER ROSE FARM, LLC

SCALE: 1"=100'
 JUNE 29, 2018

Jun 29, 2018 - 11:03am
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