PRELIMINARY

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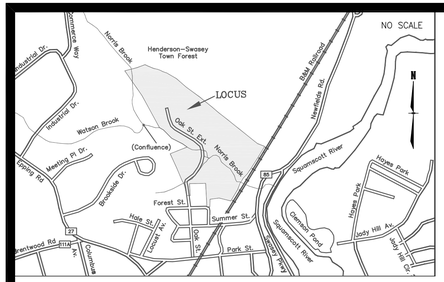
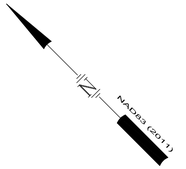
REV.	DATE	DESCRIPTION	DR	CK



VICINITY PLAN



"HENDERSON-SWASEY TOWN FOREST"
TAX MAP 49 LOT 8
N/F
TOWN OF EXETER
HENDERSON-SWASEY FOREST
10 FRONT STREET
EXETER, NH 03833
RCRD BK.2056 PG.64
(SEE PLAN REFERENCE 10)
(municipal)

TAX MAP 53 LOT 4
N/F
JOHN P. & TERESA TOOMEY
2 NEWFIELDS ROAD
EXETER, NH 03833
RCRD BK.5516 PG.135
(SEE PLAN REFERENCE 9)

TAX MAP 48 LOT 5
N/F
EAST COAST VENTURES INC.
C/O INTEGRATED REALTY RESOURCES
8025 S. WILLOW STREET, SUITE 209
MANCHESTER, NH 01862-1681
RCRD BK.5613 PG.2678
(SEE PLAN REFERENCE 11)
(industrial)

TAX MAP 54 LOT 1
N/F
SIGARMS INC.
18 INDUSTRIAL DRIVE
EXETER, NH 03833
RCRD BK.2817 PG.686
(SEE PLAN REFERENCE 11)
(industrial)

TAX MAP 54 LOT 4
N/F
NORRIS BROOK CONDOMINIUM
3 HOLLAND WAY, STE. 201
EXETER, NH 03833
RCRD BK.2561 PG.2642
(SEE PLAN REFERENCES 5 & 6)
(residential)

TAX MAP 49 LOT 7
N/F
BOSTON AND MAINE RAILROAD CORPORATION
1700 IRON HORSE PARK
NORTH BILLERICA, MA 01862
RCRD BK.529 PG.14
(SEE PLAN REFERENCE 4)

TAX MAP 63 LOT 207-1
N/F
JOAN GALLAGHER
5 WADLEIGH STREET
EXETER, NH 03833
RCRD BK.4428 PG.2196
(SEE PLAN REFERENCES 7 & 8)
(residential)

TAX MAP 63 LOT 204
N/F
D. TUCK PROPERTIES LLC
215 ATLANTIC AVENUE
SEABROOK, NH 03874
RCRD BK.4816 PG.657
(residential)

TAX MAP 63 LOT 206
N/F
JOAN GALLAGHER &
THOMAS R. LIGHT
5 WADLEIGH STREET
EXETER, NH 03833
RCRD BK.4428 PG.2194
(SEE PLAN REFERENCES 7 & 8)
(residential)

TAX MAP 63 LOT 190
N/F
JEANETTE WILLIAMS
REVOCABLE TRUST
10 WADLEIGH STREET
EXETER, NH 03833
RCRD BK.3768 PG.1712
(residential)

TAX MAP 63 LOT 202
N/F
MAURA C. FAY &
MICHAEL VEAZEY
13 FOREST STREET
EXETER, NH 03833
RCRD BK.5231 PG.321
(residential)

TAX MAP 63 LOT 203
N/F
MARY FRANCES DAGOSTINO
11 FOREST STREET
EXETER, NH 03833
RCRD BK.2007 PG.1579
(residential)

(SEE RCRD BK.#419 PG.#259 FOR RIGHT OF WAY)

ROSE FARM LANE — ROAD LENGTH = 1,159'±
OAK STREET EXT. — ROAD LENGTH = 1,213'±
OAK STREET EXTENSION
FOREST STREET (PUBLIC R.O.W.)
WADLEIGH STREET (PUBLIC R.O.W.)
OAK STREET (PUBLIC R.O.W.)
BOSTON & MAINE RAILROAD
NORRIS BROOK
NORRIS BROOK BOUNDARY RUNS ALONG BROOK FROM POINT "A" TO POINT "B" (SEE NOTE 11)
POINT "A"
POINT "B"
RECREATION AREA ACCESS
RECREATION AREA 1
RECREATION AREA 2
RECREATION AREA 3
RECREATION AREA 4
RECREATION AREA 5
(CONTIGUOUS COMMON OPEN SPACE)
NON-CONTIGUOUS COMMON OPEN SPACE
100' VEGETATIVE BUFFER
VEGETATIVE BUFFER
APPROX. TRAIL LOCATION
APPROX. CONSOLIDATED AREA (SEE NOTE 13.C)
INTERMITTENT STREAM
PERENNIAL STREAM
RETENTION BASIN
MM RETENTION BASIN #3
MM RETENTION BASIN #4
MM RETENTION BASIN #5
CONCRETE RETENTION BARRIER
DRAINAGE EASEMENT (TO BE DESIGNED)
DRAINAGE EASEMENT (4,817 S.F.)
DRAINAGE EASEMENT (11,419 S.F.)
DRAINAGE EASEMENT (18,348 S.F.)
SEWER PUMP STATION EASEMENT (1,137 S.F.)
SLOPE EASEMENT
SIGHT DISTANCE EASEMENT (1,306 S.F.)
BUILDING SETBACK (TYP.)
STRUCTURE SETBACK (TYP.)
NO CUT/NO DISTURB SETBACK (TYP.)
CONFLUENCE WITH WATSON BROOK
OPEN SPACE ACCESS
TOTAL COMMON OPEN SPACE =20.89± ACRES (INCLUDING 8.44 ACRES OF RECREATION AREA)
CONTIGUOUS COMMON OPEN SPACE =18.40± ACRES
PORTION OF OAK STREET EXTENSION TO REMAIN
50' WIDE SHARED DRIVEWAY EASEMENT
50' WIDE ACCESS EASEMENT
25' WIDE UTILITY EASEMENT
LOT LINE TO BE ELIMINATED
GATE
SHED
SPRING HOUSE
HOUSE
APARTMENTS
GRANITE HEADWALL
SFHA AE (EL.8)
20' WIDE DRAINAGE EASEMENT
50' VEGETATIVE BUFFER
35' WIDE GAS LINE EASEMENT
HOUSE
GRAVEL DRIVEWAY
R=65'
R-1
R-2
R-4

30	19,399 S.F.	1	64,109 S.F.
29	15,576 S.F.	2	57,437 S.F.
28	15,651 S.F.	3	46,761 S.F.
27	15,151 S.F.	4	52,491 S.F.
26	15,890 S.F.	5	36,157 S.F.
25	15,252 S.F.	6	34,424 S.F. (SEE NOTE 14)
24	15,240 S.F.	7	10,574 S.F.
23	15,165 S.F.	8	10,574 S.F.
22	15,294 S.F.	9	10,590 S.F.
21	15,208 S.F.	10	13,326 S.F.
20	15,097 S.F.	11	12,676 S.F.
19	15,201 S.F.	12	17,583 S.F.
18	15,156 S.F.	13	24,398 S.F.
17	15,219 S.F.	14	21,849 S.F.
16	18,603 S.F.	15	22,283 S.F.
31	15,222 S.F.	32	18,295 S.F.
33	15,419 S.F.	34	15,337 S.F.
35	15,520 S.F.	36	44,675 S.F.
37	52,117 S.F.	38	71,970 S.F.
39	15,060 S.F.	40	30,145 S.F.
41	16,341 S.F.	42	16,065 S.F.
43	16,519 S.F.	44	52,213 S.F.
45	39,353 S.F.		

NOTES:

1. THE PARCELS ARE AS SHOWN ON THE TOWN OF EXETER ASSESSOR'S MAP 54 AS LOTS 5, 6 & 7 AND MAP 63 LOT 205.
2. OWNERS OF RECORD:
   MAP 54 LOT 5 — EXETER ROSE FARM, LLC, 24 OAK STREET EXTENSION, EXETER, NH 03833, RCRD BK.5840 PG.2104, (603) 425-8598
   MAP 54 LOT 6 — EXETER ROSE FARM, LLC, 24 OAK STREET EXTENSION, EXETER, NH 03833, RCRD BK.5840 PG.2104, (603) 425-8598
   MAP 54 LOT 7 — EXETER ROSE FARM, LLC, 24 OAK STREET EXTENSION, EXETER, NH 03833, RCRD BK.5840 PG.2102, (603) 425-8598
   MAP 63 LOT 205 — BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUST, 1 FOREST STREET, EXETER, NH 03833, RCRD BK.4574 PG.2843, (603) 502-7175
3. TOTAL PARCEL AREA:
   2,176,025± S.F.
   (49.95± ACRES)
4. THE SUBJECT PARCELS ARE LOCATED IN THE R-1 LOW DENSITY SINGLE FAMILY, R-2 SINGLE FAMILY, & MULTI-FAMILY ZONING DISTRICTS AND PARTIALLY LOCATED IN THE TOWN OF EXETER SHORELAND PROTECTION DISTRICT, AND THE WETLANDS CONSERVATION AND FLOOD HAZARD OVERLAY DISTRICTS.
5. 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:	80%**/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."
6. 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.8) & 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 33015C0402E WITH AN EFFECTIVE DATE OF MAY 17, 2005.

NOTES CON'T:

8. 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.
9. THE PURPOSE OF THIS PLAN IS TO SHOW A CONCEPTUAL OPEN SPACE DEVELOPMENT.
10. 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 WSP PACKARD BRINKERHOFF OF CHARLTON, MA IN MAY 2016.
11. 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.
12. 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.
13. 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 US ARMY CORPS OF ENGINEERS – WETLANDS DELINEATION MANUAL; THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES – WETLANDS BUREAU – ENV WT 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 – NORTHCENTRAL 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.
14. 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.
15. 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 – SOLID WASTES WILL BE IDENTIFIED, REMOVED AND PROPERTY 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
I 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 (ZO:SECTION 9.3.4.C)
YARD SETBACK (ZO:SECTION 7.5.6)
RECREATION AREA
SPECIAL FLOOD HAZARD AREA BOUNDARY
BOX WIRE FENCE
WETLANDS AND SURFACE WATER
SHARED DRIVEWAY/ ACCESS EASEMENT
DRAINAGE EASEMENT
UTILITY EASEMENT
CONSOLIDATION AREA
COMMON OPEN SPACE
RECREATION AREA
PAVEMENT

100 50 25 0 100
Graphic Scale

TFM MSC A division of TFMoran, Inc.
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FILE	47175.00	DR	BMK	FB	531 & 539
		CK	JCC	CADFILE	47175.00_OPS

TAX MAP 54 LOTS 5, 6 & 7 & TAX MAP 63 LOT 205

OPEN SPACE SUBDIVISION CONCEPT "B"

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' **APRIL 5, 2018**

PRELIMINARY

Apr 05, 2018 - 1:29pm
F:\MSC Projects\47175 - Oak Street Extension - Exeter\47175.00 - Baker Properties\47175.00 C3D\Survey\Drawings\OPEN SPACE\47175-00_C04_Open Space Subdivision_Concept 4.dwg