

NOTES:

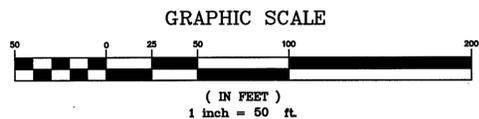
- OWNERS: WAKEFIELD INVESTMENTS INC.
P.O. BOX 540
WAKEFIELD, MA 01880
- TAX MAP 69, LOT 3
- R.C.R.D. BOOK 2752, PAGE 2860
- TOTAL AREA: 520,024 SQ. FT., 11.93 AC.
- ZONING: PROFESSIONAL/TECHNOLOGY PARK, PP
SETBACKS:
FRONT - 75.0'
SIDE - 30.0'
REAR - 50.0'
WETLANDS SETBACK ~ 40.0' NO CUT OR DISTURB
75.0' STRUCTURE SETBACK
20% BUILDING COVERAGE
- THIS PLAN IS LOCATED ON THE N.H. GRID NAD88.
- THE DATUM ELEVATION IS USGS NGVD 1929.
- TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS A RESULT OF A FIELD SURVEY PERFORMED NOVEMBER OF 2013 WITH NO SNOW COVER BY BERRY SURVEYING & ENGINEERING.
- THE BOUNDS SHOWN ON THIS PLAN ARE A RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN THE SPRING OF 2013 UNDER NO SNOW CONDITIONS, WITH AN ERROR OF CLOSER OF 1 PART IN 34,000.
- THIS SITE IS SERVICED BY MUNICIPAL WATER AND SEWER.
- WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR. THE CONTRACTOR IS TO READ AND MAKE THEMSELVES AWARE OF THE ENTIRE PLAN SET, CONSTRUCTION DETAILS, AND PROVIDED SPECIFICATIONS TO INCLUDE LANDSCAPING PLANS L1 AND L2. A SEDIMENT AND EROSION CONTROL PLAN WAS PUBLISHED AND SHOULD BE AVAILABLE TO THE CONTRACTOR.
- THIS SECTION OF NH ROUTE 27 IS WITHIN THE PROFESSIONAL/TECHNOLOGY PARK ZONE & THE URBAN COMPACT ZONE.
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330130, MAP# - 3301500406E, DATED: MAY 17, 2005.
- THE PROPOSED USE FOR THIS SITE IS MULTI FAMILY. 30 TOWNHOUSE STYLE UNITS WITH 38 FLATS WITHIN ONE STRUCTURE.

PARKING REQUIREMENTS:

PROPOSED MULTI FAMILY USE ~ 2 SPACES PER UNIT
~ 1 SPACE PER 4 UNITS (VISITOR)
68 TOTAL UNITS x 2.25 SPACES = 154 REQUIRED SPACES
154 PROVIDED SPACES

UTILITY NOTE :

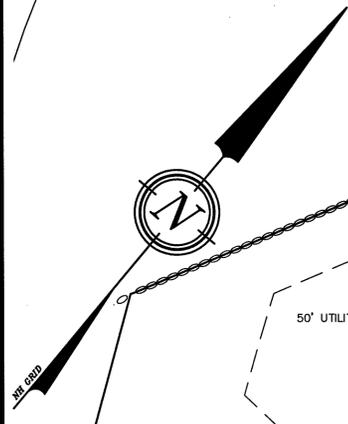
THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR NOR THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES 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.



N/F CPEX PARK, LLC.
C/O ANVL INTERNATIONAL, LLC.
2 HOLLAND WAY
EXETER, NH 03833
TAX MAP 69, LOT 2
R.C.R.D. BK. 5191, PG. 1050

ROUTE 88 A/K/A HOLLAND WAY

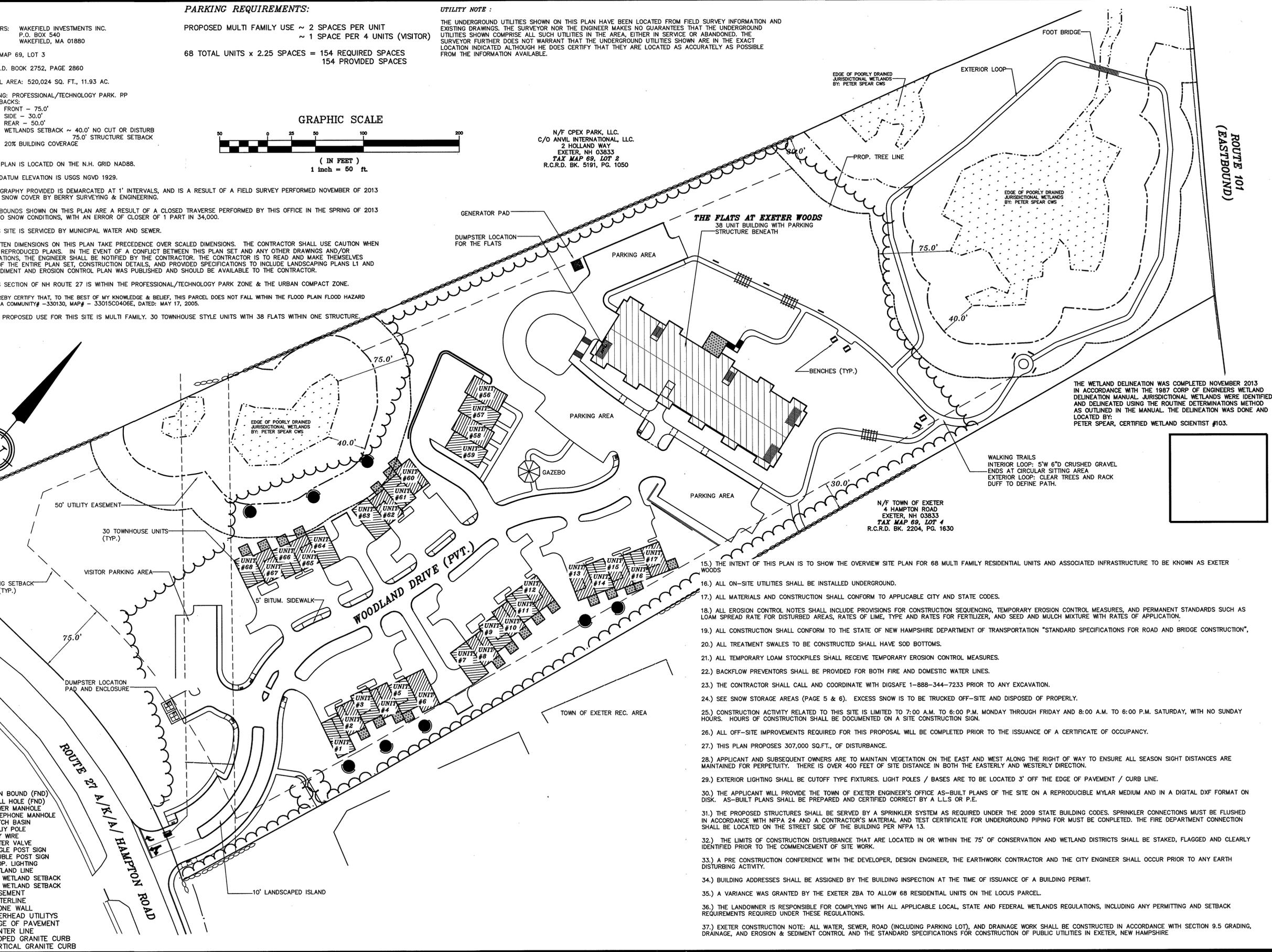
ROUTE 101 (EASTBOUND)



N/F BANK ROCKS, LLC.
C/O G L ROGERS & CO. INC.
P.O. BOX 100
YORK HARBOR, ME 03911
TAX MAP 69, LOT 36
R.C.R.D. BK. 5369, PG. 165

LEGEND:

- IRON BOUND (FND)
- DRILL HOLE (FND)
- SEWER MANHOLE
- TELEPHONE MANHOLE
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- WATER VALVE
- SINGLE POST SIGN
- DOUBLE POST SIGN
- PROP. LIGHTING
- WETLAND LINE
- 40' WETLAND SETBACK
- 75' WETLAND SETBACK
- EASEMENT
- WATERLINE
- STONE WALL
- OVERHEAD UTILITIES
- EDGE OF PAVEMENT
- C.L. CENTER LINE
- S.G.C. SLOPED GRANITE CURB
- V.G.C. VERTICAL GRANITE CURB



- THE INTENT OF THIS PLAN IS TO SHOW THE OVERVIEW SITE PLAN FOR 68 MULTI FAMILY RESIDENTIAL UNITS AND ASSOCIATED INFRASTRUCTURE TO BE KNOWN AS EXETER WOODS
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
- ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
- ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".
- ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
- ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.
- BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
- THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 PRIOR TO ANY EXCAVATION.
- SEE SNOW STORAGE AREAS (PAGE 5 & 6). EXCESS SNOW IS TO BE TRUCKED OFF-SITE AND DISPOSED OF PROPERLY.
- CONSTRUCTION ACTIVITY RELATED TO THIS SITE IS LIMITED TO 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY AND 8:00 A.M. TO 6:00 P.M. SATURDAY, WITH NO SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN.
- ALL OFF-SITE IMPROVEMENTS REQUIRED FOR THIS PROPOSAL WILL BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THIS PLAN PROPOSES 307,000 SQ.FT. OF DISTURBANCE.
- APPLICANT AND SUBSEQUENT OWNERS ARE TO MAINTAIN VEGETATION ON THE EAST AND WEST ALONG THE RIGHT OF WAY TO ENSURE ALL SEASON SIGHT DISTANCES ARE MAINTAINED FOR PERPETUITY. THERE IS OVER 400 FEET OF SITE DISTANCE IN BOTH THE EASTERLY AND WESTERLY DIRECTION.
- EXTERIOR LIGHTING SHALL BE CUTOFF TYPE FIXTURES. LIGHT POLES / BASES ARE TO BE LOCATED 3' OFF THE EDGE OF PAVEMENT / CURB LINE.
- THE APPLICANT WILL PROVIDE THE TOWN OF EXETER ENGINEER'S OFFICE AS-BUILT PLANS OF THE SITE ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S OR P.E.
- THE PROPOSED STRUCTURES SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER THE 2009 STATE BUILDING CODES. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FOR MUST BE COMPLETED. THE FIRE DEPARTMENT CONNECTION SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
- THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 75' OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
- A PRE CONSTRUCTION CONFERENCE WITH THE DEVELOPER, DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTION AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- A VARIANCE WAS GRANTED BY THE EXETER ZBA TO ALLOW 68 RESIDENTIAL UNITS ON THE LOCUS PARCEL.
- 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.
- EXETER CONSTRUCTION NOTE: 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

THE WETLAND DELINEATION WAS COMPLETED NOVEMBER 2013 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL. THE DELINEATION WAS DONE AND LOCATED BY: PETER SPEAR, CERTIFIED WETLAND SCIENTIST #103.

EXETER FILE NO. 21404

REVISION	DATE	DESCRIPTION
#2	5-12-14	REVISED PER TRC
#1	3/31/14	GRADING & DRAINAGE - GENERAL

OVERALL SITE PLAN
LAND OF
WAKEFIELD INVESTMENTS, LLC.
2 HAMPTON ROAD
EXETER, NH 03833
TAX MAP 69, LOT 3

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
HARRINGTON, NH 03825 {332-2863}
SCALE : 1 IN. EQUALS 50 FT.
DATE : MARCH 15, 2014
FILE NO. : DB 2013-133

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

PAGE 5

PARKING REQUIREMENTS:

PROPOSED MULTI FAMILY USE ~ 2 SPACES PER UNIT
 ~ 1 SPACE PER 4 UNITS (VISITOR)
 68 TOTAL UNITS x 2.25 SPACES = 154 REQUIRED SPACES
 154 PROVIDED SPACES

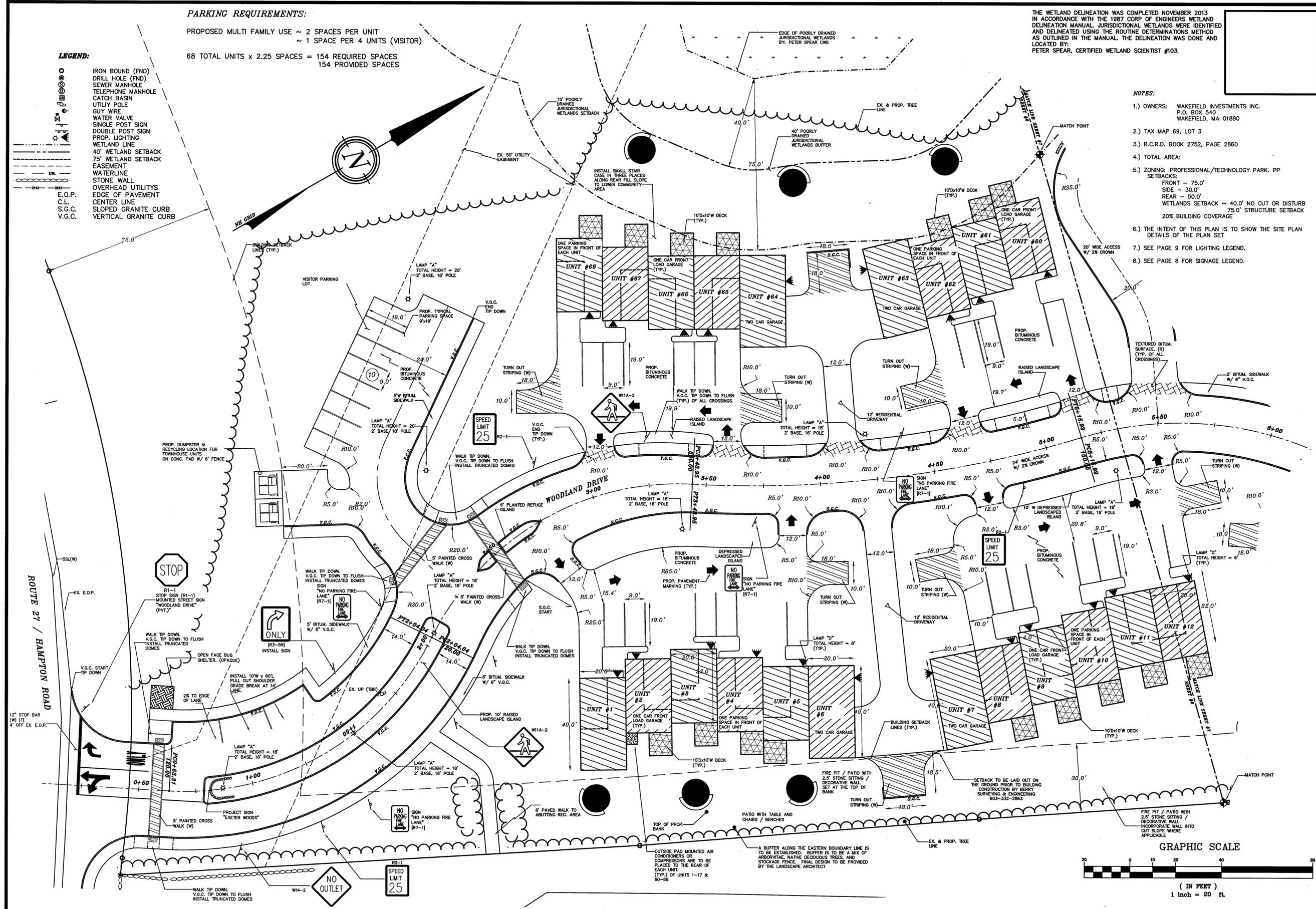
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- R.C.R.D. BOOK 2752, PAGE 2860
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20% BUILDING COVERAGE
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20% BUILDING COVERAGE
- THE INTENT OF THIS PLAN IS TO SHOW THE SITE PLAN
DETAILS OF THE PLAN SET
- SEE PAGE 9 FOR LIGHTING LEGEND.
- SEE PAGE 8 FOR SIGNAGE LEGEND.

LEGEND:

- IRON BOUND (FND)
- DRILL HOLE (FND)
- SEWER MANHOLE
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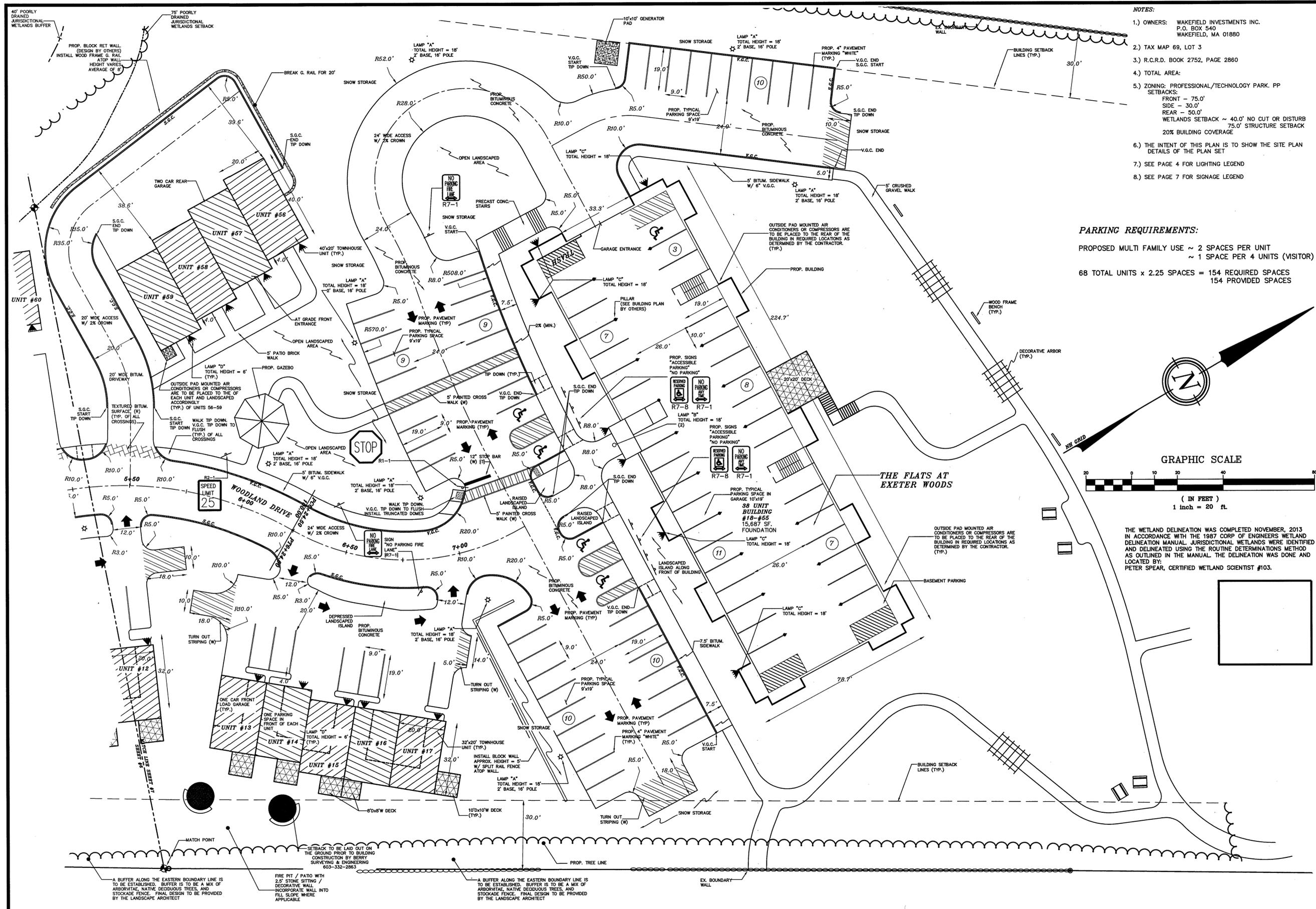
EXETER FILE NO. 21404

REVISION	DATE	DESCRIPTION
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20 SCALE SITE PLAN
 LAND OF
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 2 HAMPTON ROAD
 EXETER, NH 03833
 TAX MAP 69, LOT 3

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 {332-2863}
 SCALE : 1 IN. EQUALS 20 FT.
 DATE : MARCH 15, 2014
 FILE NO. : DB 2013-133

KENNETH A. BERRY
 No. 14243
 LICENSED PROFESSIONAL ENGINEER

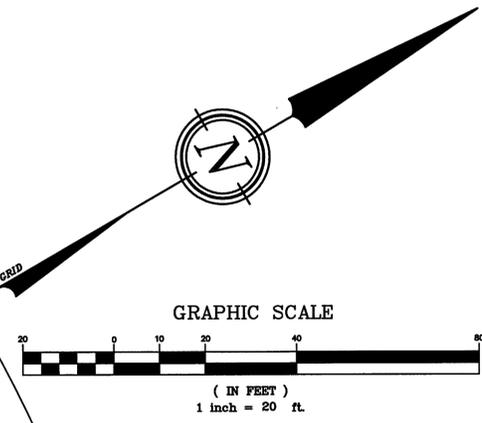


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20% BUILDING COVERAGE
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 - SEE PAGE 4 FOR LIGHTING LEGEND
 - SEE PAGE 7 FOR SIGNAGE LEGEND

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