



TOWN OF EXETER, NEW HAMPSHIRE

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

www.exeternh.gov

PUBLIC NOTICE EXETER CONSERVATION COMMISSION Site Walk

The Exeter Conservation Commission will be conducting a site walk on
Tuesday August 13th, 2024 at 5:30 pm meeting at 146 Portsmouth Ave, Exeter
to review site conditions prior to the meeting.

Monthly Meeting

The Exeter Conservation Commission will meet in the Nowak Room, Exeter Town Offices
at 10 Front Street, Exeter on **Tuesday, August 13th, 2024 at 7:00 P.M.**

Call to Order:

1. Introduction of Members Present
2. Public Comment

Action Items:

1. Continued discussion of Wetland and Shoreland Conditional Use Permit applications from Foss Motors for a proposed Vehicle Storage Area and Accessory Storage Building at Tax Map 52, Lot 112.2. (*Christian Smith, Beals Assoc.*)
2. Major Impact Standard Dredge and Fill Wetland Permit Application for Dade Auto Holdings at 146 Portsmouth Ave. for a commercial auto dealership located at Tax Map 51-1.3-3, 3-4 (*Cindy Balcius, SRE Inc.*)
3. Committee Reports
 - a. Property Management
 - i. Research Request Approval – fisher study Oaklands in Little River (REDC) see email from William Chrisman
 - ii. Request for mowing expenditure - \$1,825
 - iii. Raynes Updates (LCHIP Grant, LGT Restoration)
 - b. Trails
 - i. Volunteer project request Sig Sauer
 - c. Outreach Events
 - i. Interest in Tri-Town Kayak Event 9/21 or 9/28 with Brentwood
 - d. Other Committee Reports (River Study, Sustainability, Energy, Tree, CC Roundtable)
4. Treasurers Report and 2025 Budget
5. Approval of Minutes: 7/9/24 Meeting
6. Correspondence
 - a. SELT – Rider Property Survey
 - b. Update - 8 Thistle per July public comment & follow up
 - c. NHDOT herbicide application

Other Business

7. Next Meeting: 9/10/24, Submission Deadline 8/30/24

Dave Short

Exeter Conservation Commission

Posted August 8th, 2024 Exeter Town Website www.exeternh.gov and Town Office kiosk.

ZOOM Public Access Information:

Virtual Meetings can be watched on Ch 22 or Ch 98 and YouTube.

To access the meeting, click this link: <https://us02web.zoom.us/j/84758986265>

To access the meeting via telephone, call: +1 646 558 8656 and enter the Webinar ID: 847 5898 6265

Please join the meeting with your full name if you want to speak.

Use the "Raise Hand" button to alert the chair you wish to speak. On the phone, press *9.

More instructions for how to access the meeting can be found here:

<https://www.exeternh.gov/townmanager/virtual-town-meetings>

Contact us at extvg@exeternh.gov or 603-418-6425 with any technical issues.

**TOWN OF EXETER
PLANNING DEPARTMENT MEMORANDUM**

Date: August 5th, 2024
To: Conservation Commission Board Members
From: Kristen Murphy, Conservation & Sustainability Planner
Subject: August 13th, Meeting

1. Foss

The applicant was at the [July 9th, 2024](#) meeting and has since revised the project plans. To avoid confusion, only the revised materials are included in your packet. Reference the [May 14th meeting](#) for the wetland impact evaluation report. Following redesign, the application had a conversation with Underwood Engineers. Their follow up email is also in the packet.

Suggested Motion:

WETLAND CUP

_____ *We have reviewed the Wetland Conditional Use Permit application and ARE IN SUPPORT of the application (as proposed) (with the following amendments):*

_____ *We have reviewed the Wetland Conditional Use Permit application and ARE NOT IN SUPPORT of the application as noted below:*

SHORELAND CUP

_____ *We have reviewed the Shoreland Conditional Use Permit application and ARE IN SUPPORT of the application (as proposed) (with the following amendments):*

_____ *We have reviewed the Shoreland Conditional Use Permit application and ARE NOT IN SUPPORT of the application as noted below:*

2. Wetland Dredge and Fill for Kia dealership

The applicant was before the board on [December 13, 2022](#) for conceptual review. Currently the applicant has submitted a wetland application to the state. As per the CC bylaws, Dave Short issued the state indicating an intent to investigate the application. The applicant is aware the project will require a wetland conditional use permit and will likely also require a shoreland conditional use permit. We noted at our initial meeting with the applicant on July 31st the current district shown on the plans appears to be erroneously drawn.

I have scheduled a site walk for the Commission immediately prior to this meeting.

Suggested Motion:

Move to send a memo to the State indicating:

_____ *We have reviewed this application and have no objection to the application as proposed.*

_____ *We have reviewed this application and recommend that the application be (approved)(denied) as noted below:*

3. Committee Reports
Property Management

a. Research Request

We received a research request for a fisher study with radio collared fisher in Oaklands and Little River Conservation Areas as part of a collaborative research project between NH Fish and Game and UNH. Their proposal indicated an August start date to meet research needs. Given the minimal impact nature of this project, Dave granted permission to conduct the research on the following conditions:

- This permission is limited to foot traffic only and with an understanding the activities would be implemented with a leave-no-trace ethic following conclusion of the research activities.
- Given the public access nature of these lands, we recommend any traps (including cameras) be labeled indicating they are a part of a research study.
- The Town assumes no liability for this work.
- We kindly request a copy of any report or recommendations that may help inform future land management.

b. Mowing

Mowing – David O’Hearn’s estimate for mowing the Irvine/Hayes, Morrissette, and Perry/White’s Meadow properties this year is \$1,825. As a reminder, we manage these properties for pollinator and grassland habitats so a single late season mowing is required to keep the woody growth in check.

Suggested Motion:

_____ *Authorize the expenditure of up to \$1,825 from the Roadside Mowing line item*

c. Raynes

I was able to find a contractor (LGT Restoration) willing to complete the exterior clapboard/trim repair, replacement and painting on the west and north sides for \$18,200 which is dramatically less than previously expected. This will be completely covered by the Mooseplate grant we received. That leaves the fire detection system and interior staircase. Though I submitted an LCHIP grant application, I opted to withdraw it because we would not be able to expend the Mooseplate funds which was identified as partial match, until after the LCHIP grant was approved in December. I was worried our contractor would not be available then or that rates would change and felt we were better served to seek funding through the Town for the remaining tasks. I will provide more details on this under the proposed budget.

2025 Proposed Budget

Preliminary budget meeting with the Town Manager begin Aug 19th. I drafted a level funded request with the exception of adding funds to cover the fire detection system. This will complete all of the Raynes repairs with the exception of the interior staircase.

Rider Property

SELT has contracted with a surveyor to survey the full property. Through that process they documented there was an additional jog on the southern end of the property that adds an additional 7.5 acres including additional shoreline of Great Brook, the highest quality habitat on the property.

To fairly negotiate with the property owner, they have adjusted the exclusion area as indicated on the attached maps by the same amount of acreage. Because this occurred after your review, I thought it was important to inform you of this change. No action is necessary.

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: August 2, 2024
Project: NH-1471
Location: 127 Ports Ave.
Via: Hand Deliver

Items:

Attached: For Conservation Commission Submittal

We are sending you the following items:

- 1 – Copy of Letter of Explanation**
- 1 – Copy of Full-Size Plans (8-sheets)**
- 1 – Copy of Half-Size Plans (8-sheets)**

Comments:

Electronic copy provide via email.

Transmitted by: Christian O. Smith, PE.

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

August 2, 2024

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

RE: Letter of Explanation
Foss Motors - Proposed Vehicle Storage Area & Accessory Storage Use
Tax Map 0052 Lot #: 112.2

Members of the Board:

The applicant originally proposed a 22,500-square-foot accessory storage building with associated parking at 127 Portsmouth Avenue to expand inventory for the existing dealership. This 6.24-acre parcel is subject to 150-foot and 300-foot municipal Shoreland Protection District (SPD) buffers adjacent to the Exeter Reservoir, along with wetland pockets and their buffers. Due to these environmental constraints, Conditional Use Permits are required for both the Wetlands Conservation Overlay District and the Shoreland Protection District. The impacts on wetlands and shorelands are detailed in the provided plans and are also shown below.

In response to concerns raised by the Conservation Commission and Planning Board during several meetings and site visits, the applicant has scaled down the project to better protect resources within the Shoreland Protection District near the Exeter River and Wheelwright Creek. Additionally, the Technical Review Committee (TRC), along with Underwood Engineering, has reviewed the revised plans, leading to significant modifications based on their feedback.

To address the input from the Commission, Board, and other reviews, the following changes have been made:

- The size of the commercial vehicle storage area and the building have been reduced to minimize impact on the Shoreland Protection District.
- Impervious surfaces have been reduced by incorporating porous pavement and eliminating the drive aisle around the building.
- A large stone infiltration trench has been added along the south side of the building to improve stormwater infiltration.
- All parking and pavement outside the 150-foot shoreland setback have been removed.
- Parking has been relocated closer to GTE Road.

The proposal retains a driveway connection to the existing Foss Motors and two access driveways to the new lot. The building will continue to be served by municipal water and

sewer systems. Stormwater will be managed through filtration via porous pavement and bioretention media in the infiltration trench.

Wetland and Wetland Buffer Impact Summary	
Permanent Wetland Impact	5,007 sf
Permanent Wetland Buffer Impact	35,530 sf
Temporary Wetland Buffer Impact	304 sf

Shoreland Protection District Impact Summary	
Permanent Shoreland Impact (0' – 150')	6,784 sf
Permanent Shoreland Impact (150' – 300')	53,188 sf
Temporary Shoreland Impact (150' – 300')	7,929 sf
Building Setback Impact	20,000 sf
Shoreland Protection Impervious Area	42,241 sf (23.5%)

We look forward to presenting the updated project to you soon.

Thank you for your consideration.

Very truly yours,
BEALS ASSOCIATES, PLLC

Christian O Smith

Christian O. Smith P.E.
Principal

COMMERCIAL SITE PLAN

127 PORTSMOUTH AVENUE

(NH ROUTE 108)

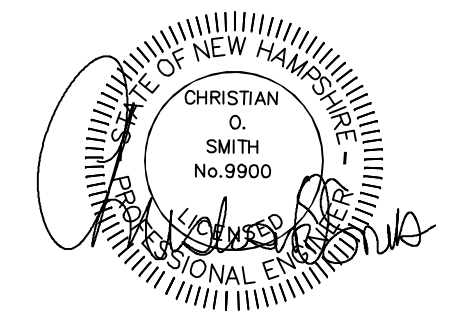
TAX MAP 52, LOT 112.2

MAY 3, 2004

NOT FOR CONSTRUCTION

CIVIL ENGINEERS:

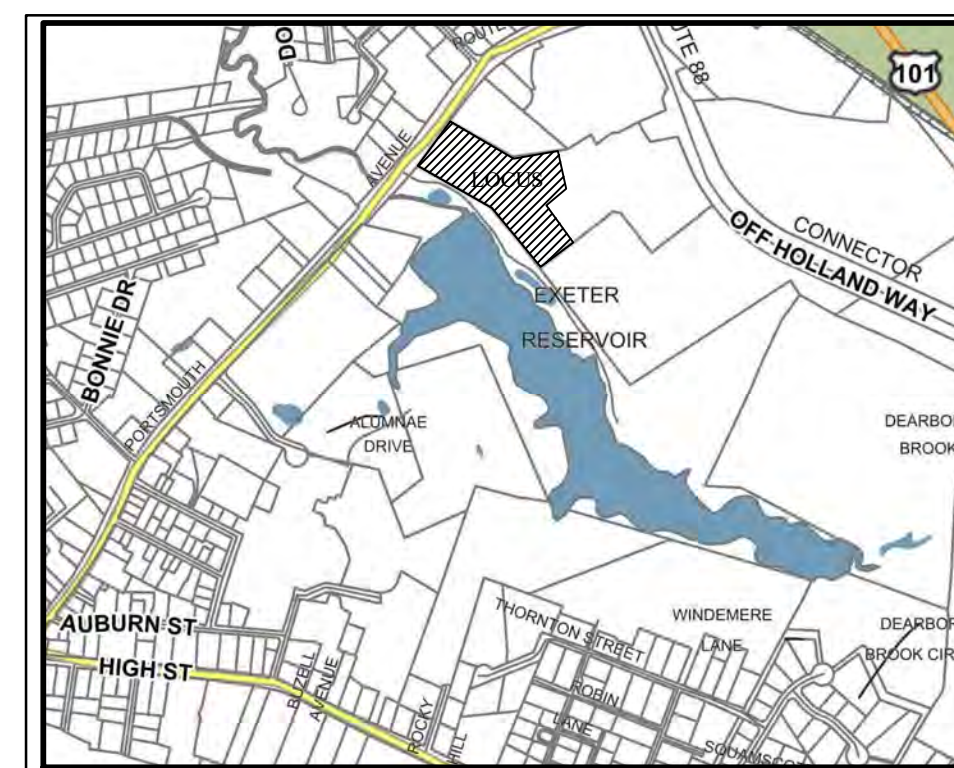
BEALS ASSOCIATES PLLC
 70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
 PHONE: 603-583-4860, FAX: 603-583-4863



LAND SURVEYORS:

DOUCET SURVEYING
 Serving Your Professional Surveying & Mapping Needs
 102 Kent Place, Newmarket, NH 03857-0163
 Voice (603) 659-6560, Data (603) 659-4118

LOCATION MAP



SCALE: 1"=600'

DRAWING INDEX

SHEET #	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS PLAN (DOUCET SURVEY)
3	SITE PLAN
4	GRADING, DRAINAGE, & EROSION CONTROL
5	EROSION & SEDIMENT CONTROL DETAILS
6	POROUS PAVEMENT & INFILTRATION TRENCH DETAILS
7	WETLAND IMPACT PLAN
7	EXETER SHORELAND IMPACT PLAN

PLAN SET LEGEND

5/8" REBAR	●	VCC	— x —	VERTICAL GRANITE CURB
DRILL HOLE	○	OVERHEAD ELEC. LINE	— D —	
CONC. BOUND	⊙	FENCING	— S —	
UTILITY POLE	⊕	DRAINAGE LINE	— W —	
DRAIN MANHOLE	⊗	SEWER LINE	—	
SEWER MANHOLE	⊘	GAS LINE	—	
EXISTING LIGHT POLE	⊙	WATER LINE	—	
EXISTING CATCH BASIN	⊙	STONE WALL	—	
PROPOSED CATCH BASIN	⊙	TREE LINE	—	
WATER GATE	⊙	ABUT. PROPERTY LINES	—	
WATER SHUT OFF	⊙	EXIST. PROPERTY LINES	—	
HYDRANT	⊙	BUILDING SETBACK LINES	—	
PINES, ETC.	⊙	EXIST. CONTOUR	—	
MAPLES, ETC.	⊙	PROP. CONTOUR	—	
EXIST. SPOT GRADE	⊙	SOIL LINES	—	
PROP. SPOT GRADE	⊙			
DOUBLE POST SIGN	⊙			
SINGLE POST SIGN	⊙			

RECORD OWNER/APPLICANT

MENISCUS FINANCIAL HOLDINGS, LLC
 133 PORTSMOUTH AVE.
 (NH ROUTE 108)
 EXETER, NEW HAMPSHIRE

REQUIRED STATE AND FEDERAL PERMITS

CONSTRUCTION GENERAL PERMIT
 NHDES ALTERATION OF TERRAIN PERMIT
 NHDES SHORELAND PERMIT
 NHDES WETLANDS BUREAU DREDGE AND FILL

WETLAND/SOIL CONSULTANT:

GOVE ENVIRONMENTAL SERVICES INC.
 8 CONTINENTAL DRIVE,
 BLDG 2 UNIT H
 EXETER, NH 03833
 1-603-778-0644

	REVISIONS:	DATE:
1	REVISED PER REVIEW COMMENTS	6/27/24
2	REVISED PER REVIEW COMMENTS	8/2/24
3		
4		
5		

NH-1471 PROPOSED SITE PLAN

NOTES:

- REFERENCE: TAX MAP 52, LOT 112-2
127 PORTSMOUTH AVENUE,
EXETER, NH
- TOTAL PARCEL AREA: 271,768 SQ. FT. OR 6.24 AC.
- OWNER OF RECORD & APPLICANT: MENISCUS FINANCIAL HOLDINGS LLC
131 PORTSMOUTH AVENUE
EXETER, NH 03833
603-772-7777
R.C.R.D. BOOK 6449 PAGE 841
- FIELD SURVEY PERFORMED BY M.A.W. & C.J.V. (DOUCET SURVEY) DURING OCTOBER 2023 USING A TOTAL STATION AND A SURVEY GRADE GPS WITH A DATA COLLECTOR AND AN AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
- HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- VERTICAL DATUM IS BASED ON APPROXIMATE NAVD83(GEOD18) (±.2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- JURISDICTIONAL WETLANDS DELINEATED BY GOVE ENVIRONMENTAL SERVICES DURING OCTOBER 2023 USING THE FOLLOWING STANDARDS:
 - REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2, UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
 - NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2020 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
 - U.S. ARMY CORPS OF ENGINEERS NATIONAL WETLAND PLANT LIST, VERSION 3.5. (2020)
 ALSO SEE SEPARATE "SITE SPECIFIC SOIL" NOTE ON THIS SHEET.
- FLOOD HAZARD ZONE: "X", PER FIRM MAP #33015C0406E, DATED 5/17/05.
- PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 2' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVED PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON-SITE.
- THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING: THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DETERMINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL. WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.
- THE PARCELS IN ZONE C-2 (HIGHWAY COMMERCIAL) AND WITHIN THE WETLAND CONSERVATION AND SHORELAND PROTECTION OVERLAY DISTRICTS.

LEGEND

- EXISTING LOT LINE
- APPROXIMATE ABUTTERS LINE
- EXISTING EASEMENT LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- RETAINING WALL
- POST & RAIL FENCE
- GUARDRAIL
- OVERHEAD WIRE
- DRAIN LINE
- SEWER LINE
- GAS LINE
- CABLE/INTERNET LINE
- TREE LINE
- SHRUB LINE
- WETLAND BUFFER 40'
- WETLAND BUFFER 75'
- 300' SHORELAND PROTECTION DISTRICT LINE (WATERWORKS POND SETBACK)
- 150' SHORELAND SETBACK (STREAM BUFFER)
- PROTECTED SHORELAND AREA
- EDGE OF DELINEATED WETLAND
- WETLAND AREA
- SOIL LINE-SEE NOTE
- LANDSCAPED AREA
- CRUSHED STONE
- PILE
- BOUND FOUND (BND. FND.)
- DRILL HOLE FOUND (D.H.F.)
- PIPE/ROD FOUND
- 4"x4" GRANITE BOUND SET
- 5/8" REBAR W/D CAP SET
- UTILITY POLE
- UTILITY POLE & GUY WIRE

- ○ LIGHT POLE W/ARM
- ○ ○ LIGHT POLE (MULTI-ARMS)
- ○ ○ ○ CATCH BASIN
- ○ ○ ○ FLARED END SECTION
- ○ ○ ○ SEWER MANHOLE
- ○ ○ ○ FIRE HYDRANT
- ○ ○ ○ WATER GATE VALVE
- ○ ○ ○ HAND HOLE
- ○ ○ ○ UNIDENTIFIED UTILITY BOX
- ○ ○ ○ SIGN
- ○ ○ ○ SIGN (TWO POSTS)
- ○ ○ ○ BOLLARD
- ○ ○ ○ DECIDUOUS TREE
- ○ ○ ○ DECIDUOUS BUSH
- ○ ○ ○ WETLAND FLAG
- ○ ○ ○ CONCRETE
- ○ ○ ○ DRILL HOLE
- ○ ○ ○ DASHED SINGLE WHITE LINE
- ○ ○ ○ DOUBLE YELLOW LINE
- ○ ○ ○ EDGE OF PAVEMENT
- ○ ○ ○ GRANITE
- ○ ○ ○ HIGH DENSITY POLYETHYLENE PIPE
- ○ ○ ○ HEADWALL
- ○ ○ ○ IRON PIPE FOUND
- ○ ○ ○ NEW HAMPSHIRE HIGHWAY BOUND
- ○ ○ ○ POLYVINYL CHLORIDE PIPE
- ○ ○ ○ RETAINING WALL
- ○ ○ ○ SLOPED GRANITE CURB
- ○ ○ ○ SINGLE WHITE LINE
- ○ ○ ○ TOP OF PIPE
- ○ ○ ○ TYPICAL
- ○ ○ ○ UNKNOWN
- ○ ○ ○ INVERT I.D. CONNECTION UNKNOWN
- ○ ○ ○ TREE TO BE REMOVED
- ○ ○ ○ SOIL TYPE-SEE NOTE

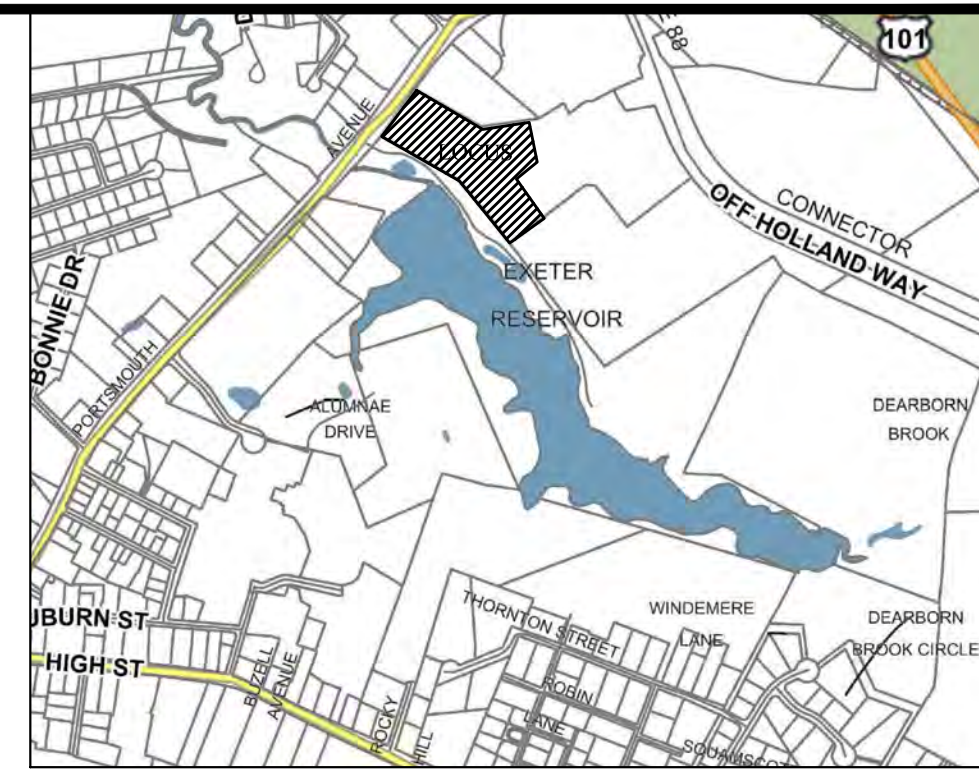
ADDITIONAL ABUTTERS ACROSS ROUTE 108:

- TAX MAP 52 LOT 53
EXETER LUMBER
120 PORTSMOUTH AVENUE,
EXETER, NH 03833
- TAX MAP 52 LOT 52
108 HEIGHTS LLC.
c/o TWO GUYS SELF STORAGE
65 POST RD.
HOOKSETT, NH 03106
- TAX MAP 52 LOT 51
SAF REALTY LLC.
c/o STEVES DINNER INC.
100 PORTSMOUTH AVENUE,
EXETER, NH 03833

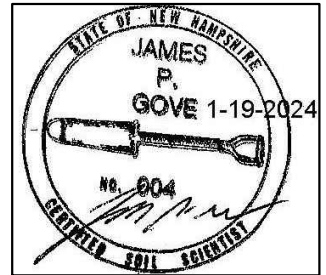
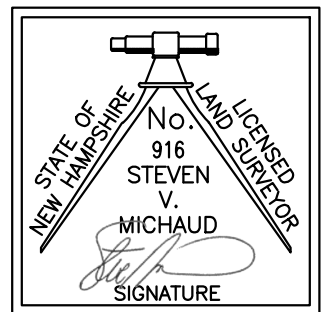
- TAX MAP 52 LOT 50
AA FIELD REALTY LLC.
98 PORTSMOUTH AVENUE,
EXETER, NH 03833
- TAX MAP 65 LOT 123
TOWN OF EXETER
10 FRONT ST.
EXETER, NH 03833
- TAX MAP 65 LOT 123-1
EXETER SPORTSMANS CLUB
PO BOX 1936
EXETER, NH 03833

REFERENCE PLANS:

- "PLAN OF LAND FOR SYLVANIA ELECTRIC PRODUCTS INC EXETER NEW HAMPSHIRE" DATED DECEMBER 1962 BY G. L. DAVIS & ASSOCIATES R.C.R.D. PLAN DRAWER II, SEC. H., PLAN #1.
- "THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS PROPOSED FEDERAL AID PROJECT STP--S153(005) N.H. PROJECT NO. 10025B NH ROUTE 108 TOWN OF EXETER COUNTY OF ROCKINGHAM" DATED 9/25/02 ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- "ALTA/NSPS LAND TITLE SURVEY FOR TIGHE & BOND OF OSRAM SYLVANIA INC. ROUTE 108 (PORTSMOUTH AVENUE), HOLLAND WAY & ROUTE 101 EXETER, NEW HAMPSHIRE" DATED OCTOBER 31, 2019 BY DOUCET SURVEY, LLC, NOT RECORDED.
- "SUBDIVISION PLAN OF OSRAM SYLVANIA INC. ROUTE 108 (PORTSMOUTH AVENUE), ROUTE 88 CONNECTOR (HOLLAND WAY) & ROUTE 101 TAX MAP 51 LOT 17 & TAX MAP 51 LOT 112 EXETER, NEW HAMPSHIRE" DATED OCTOBER 20, 2020 BY DOUCET SURVEY, LLC, R.C.R.D. PLAN D-42514.
- "CORRECTIVE LOT LINE ADJUSTMENT PLAN (SEE NOTE 11) OF TAX MAP 51 LOT 112 AND TAX MAP 51 LOT 112-1 FOR OSRAM SYLVANIA, INC. ROUTE 108 (PORTSMOUTH AVENUE) & ROUTE 88 CONNECTOR (HOLLAND WAY) EXETER, NEW HAMPSHIRE" DATED JUNE 25, 2021 BY DOUCET SURVEY, LLC, R.C.R.D. PLAN D-42853.
- "SUBDIVISION PLAN FOR 131 PORTSMOUTH AVENUE, LLC OF TAX MAP 52 LOT 112 131 PORTSMOUTH AVENUE ROUTE 108 (PORTSMOUTH AVENUE) & ROUTE 88 CONNECTOR (HOLLAND WAY) EXETER, NEW HAMPSHIRE" DATE OCTOBER 4, 2022 BY DOUCET SURVEY, R.C.R.D. PLAN D-43579.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT F018-2(1) N.H. NO. P-2428 SOUTH SIDE ROAD TOWNS OF EXETER AND STRATHAM COUNTY OF ROCKINGHAM" DATED 4-14-55 ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- "ALTA/NSPS LAND TITLE SURVEY FOR 131 PORTSMOUTH AVENUE, LLC" REVISED THROUGH OCTOBER 25, 2022 BY DOUCET SURVEY, INC., NOT RECORDED.
- "EASEMENT PLAN TO BENEFIT TAX MAP 51 LOT 112 AND TAX MAP 51 LOT 112-1 FOR OSRAM SYLVANIA, INC." DATED APRIL 2021 BY DOUCET SURVEY, R.C.R.D. PLAN D-42854.
- "EASEMENT PLAN TO BENEFIT TAX MAP 51 LOT 112A & TAX MAP 51 LOT 112B FOR 131 PORTSMOUTH AVENUE, LLC" REVISED THROUGH SEPTEMBER 14, 2022 BY DOUCET SURVEY, R.C.R.D. PLAN D-43581.



LOCATION MAP (1"=600'+-)



SITE SPECIFIC SOIL MAPPING STANDARDS (BY GOVE ENVIRONMENTAL SERVICES, INC.):

This map product is within the technical standards of the National Cooperative Soil Survey. It is a special purpose product, intended for infiltration requirements by the NH DES Alteration of Terrain Bureau. It was produced by a professional soil scientist and is not a product of the USDA Natural Resources Conservation Service. There is a report that accompanies this map. The site specific soil map was produced 1-15-2024, and was prepared by James P. Gove, CSS # 004, Gove Environmental Services, Inc. SOIL IDENTIFICATION LEGEND

Map Unit Symbol	Map Unit Name	HISS Symbol	Hydrologic Soil Group
33	Scitico silt loam	553	C
24	Agowam fine sandy loam	211	B
500/dfcc	doctors loamy	363	C
600/ffcc	endoquoits loamy	563	C

SLOPE PHASE:
0-8%=B, 8-15%=C, 15-25%=D, 25%-50%=E



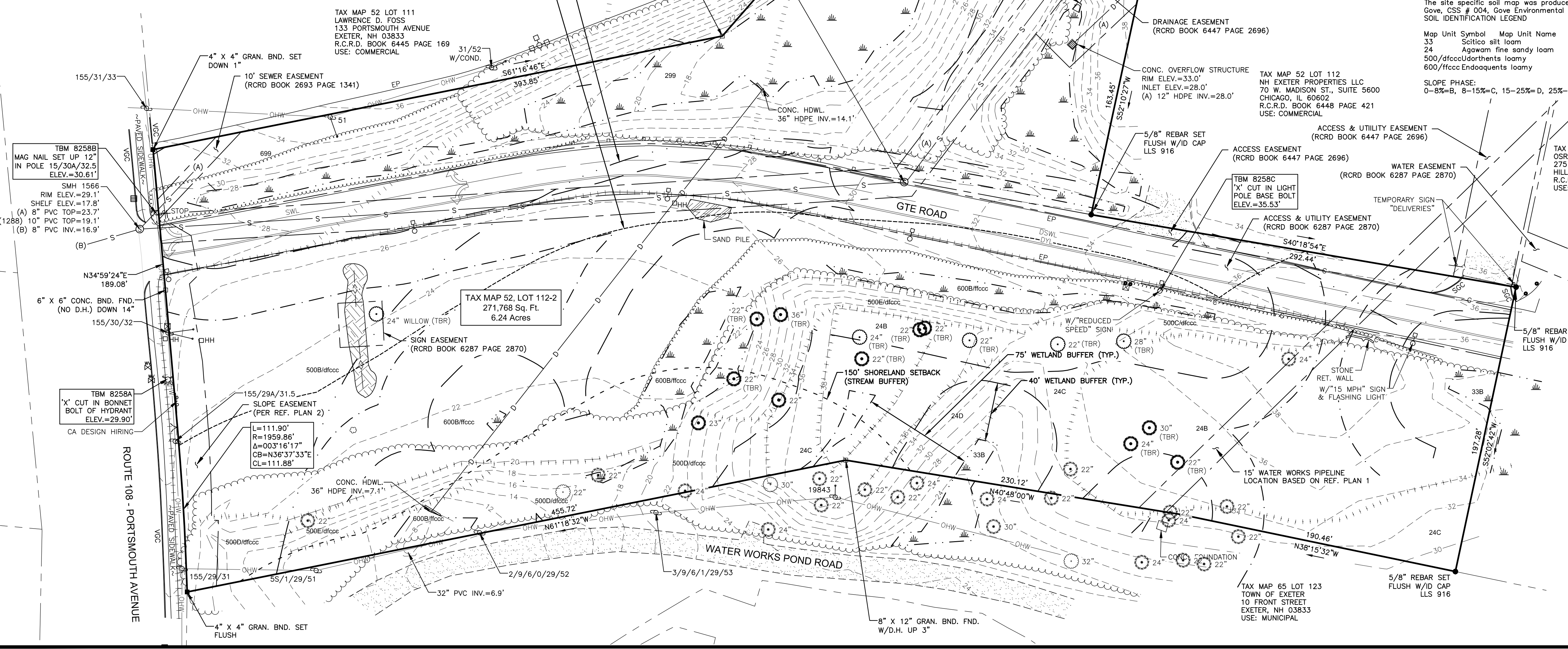
SCALE: 1 INCH = 40 FT.

EXISTING CONDITIONS PLAN FOR COMMERCIAL SITE ON TAX MAP 52, LOT 112-2 127 PORTSMOUTH AVENUE EXETER, NEW HAMPSHIRE (PLANNING BOARD CASE #23-7)

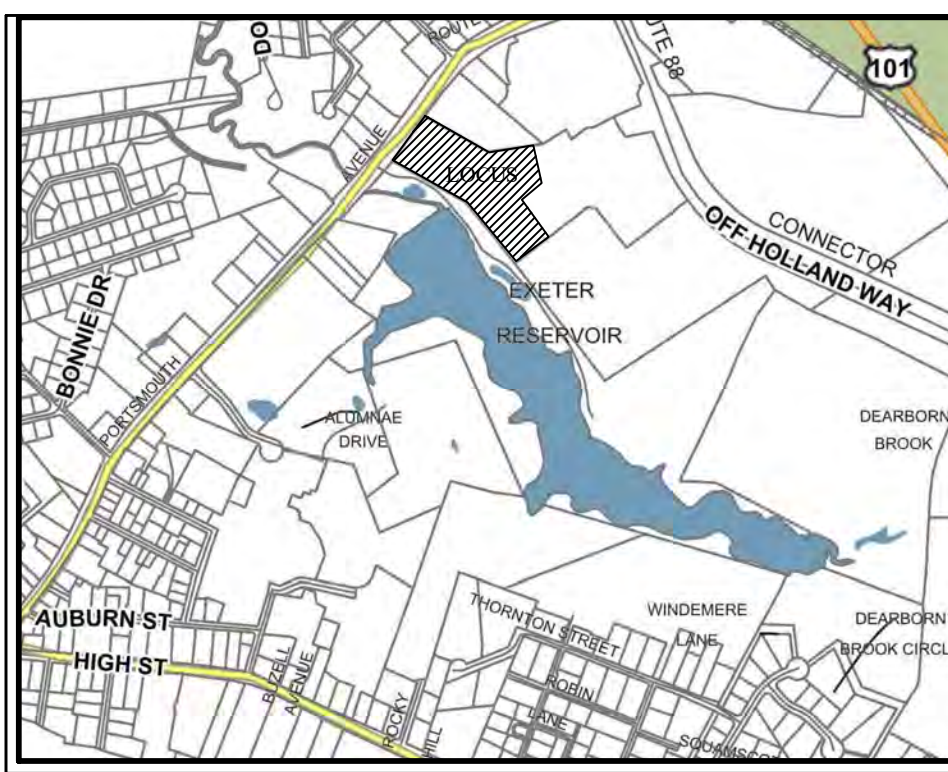
NO.	DATE	DESCRIPTION	BY
2	8/1/24	REVISIONS PER CLIENT	SVM
1	2/7/24	PER SITE PLAN CHECKLIST	SVM

DRAWN BY:	J.R.P.	DATE:	OCTOBER 13, 2023
CHECKED BY:	S.V.M.	DRAWING NO.:	8258A
JOB NO.:	8258	SHEET:	1 OF 1

DOUCET SURVEY
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FILE NAME: H:\PROJECTS\8258A\8258A.dwg DATE: 01-19-2024 09:00:00 AM



LOCATION MAP
1"=1500'

SITE DATA:

LOCATION: 127 PORTSMOUTH AVENUE, EXETER, NEW HAMPSHIRE
 ZONING DISTRICTS: HIGHWAY COMMERCIAL (C-2)
 WETLANDS CONSERVATION OVERLAY
 SHORELAND PROTECTION
 EXISTING USE: ACCESS ROAD & LANDSCAPED AREA
 PROPOSED USE: ACCESS ROAD, VEHICLE STORAGE/DISPLAY, & ACCESSORY USE STORAGE BUILDING

PARKING REQUIREMENTS:

MIN. PARKING SPACE SIZE: 9'x19'
 MIN. AISLE WIDTH: 22 FT (90-DEGREE PARKING)
 MIN. ADA SPACES: 2 (1 VAN ACCESSIBLE)

REQUIRED PARKING RATIO:

STORAGE/WAREHOUSE = 1 SPACE FOR EACH EMPLOYEE AT MAXIMUM SHIFT
 (TOTAL PARKING AREA SHALL NOT BE LESS THAN 25% OF THE BUILDING FLOOR AREA)
 REQUIRED = 25% OF 20,000 SF = 5,000 SF OF PARKING
 PROVIDED = 30 SPACES (30 SPACES X 9'x19' = 5,130 SF OF PARKING)
 EV SPACES = MIN. 2% = 1 SPACE WITH EV CHARGING READINESS

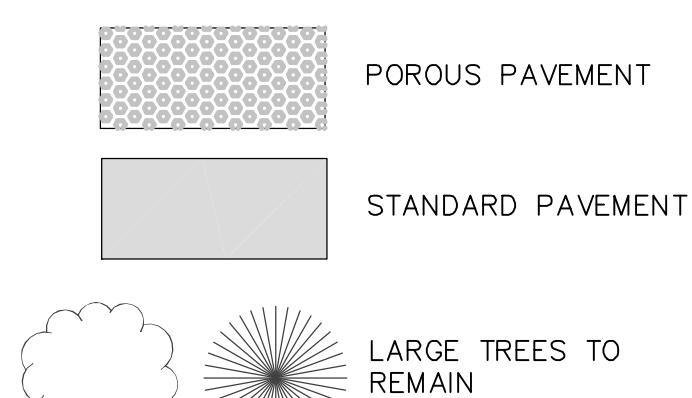
DIMENSIONAL REQUIREMENTS

MINIMUM LOT DIMENSIONS	ALLOWED/REQUIRED
LOT AREA	20,000 SF
LOT WIDTH	150 FT
LOT DEPTH	100 FT
FRONTAGE	150 FT

MINIMUM YARD SETBACKS	ALLOWED/REQUIRED
FRONT	50 FT
SIDE - ONE/BOTH	20/40 FT
REAR	50 FT

MISCELLANEOUS STANDARDS	ALLOWED/REQUIRED
MAXIMUM BUILDING HEIGHT	35 FT
MAXIMUM BUILDING COVERAGE	30 %
MINIMUM OPEN SPACE	15 %

LEGEND



TOWN NOTES

1. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
2. THE APPLICANT HAS DESIGNED THIS SITE TO SAFELY ACCOMMODATE MAXIMUM SIZE VEHICLES AND TRUCKS. (DESIGN VEHICLE IS THE EXETER LADDER TRUCK OR 35' BOX TRUCK) EITHER DELIVERING TO, OR USING THE PROPERTY.
3. ALL SNOW SHALL BE STORED IN THE AREA(S) DEPICTED ON THIS PLAN AS SNOW STORAGE AREAS. IN THE EVENT THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN TRAVEL AISLES.
4. ALL WASTE MATERIALS AND RECYCLABLE SHALL BE CONTAINED WITHIN THE BUILDING(S) OR APPROVED STORAGE FACILITIES AND SHALL NOT BE OTHERWISE STORED ON THE PROPERTY. REFUSE COLLECTION WILL BE BY DUMPSTER AS NEEDED.
5. ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 GRADING, DRAINAGE, AND EROSION & SEDIMENT CONTROL AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE.

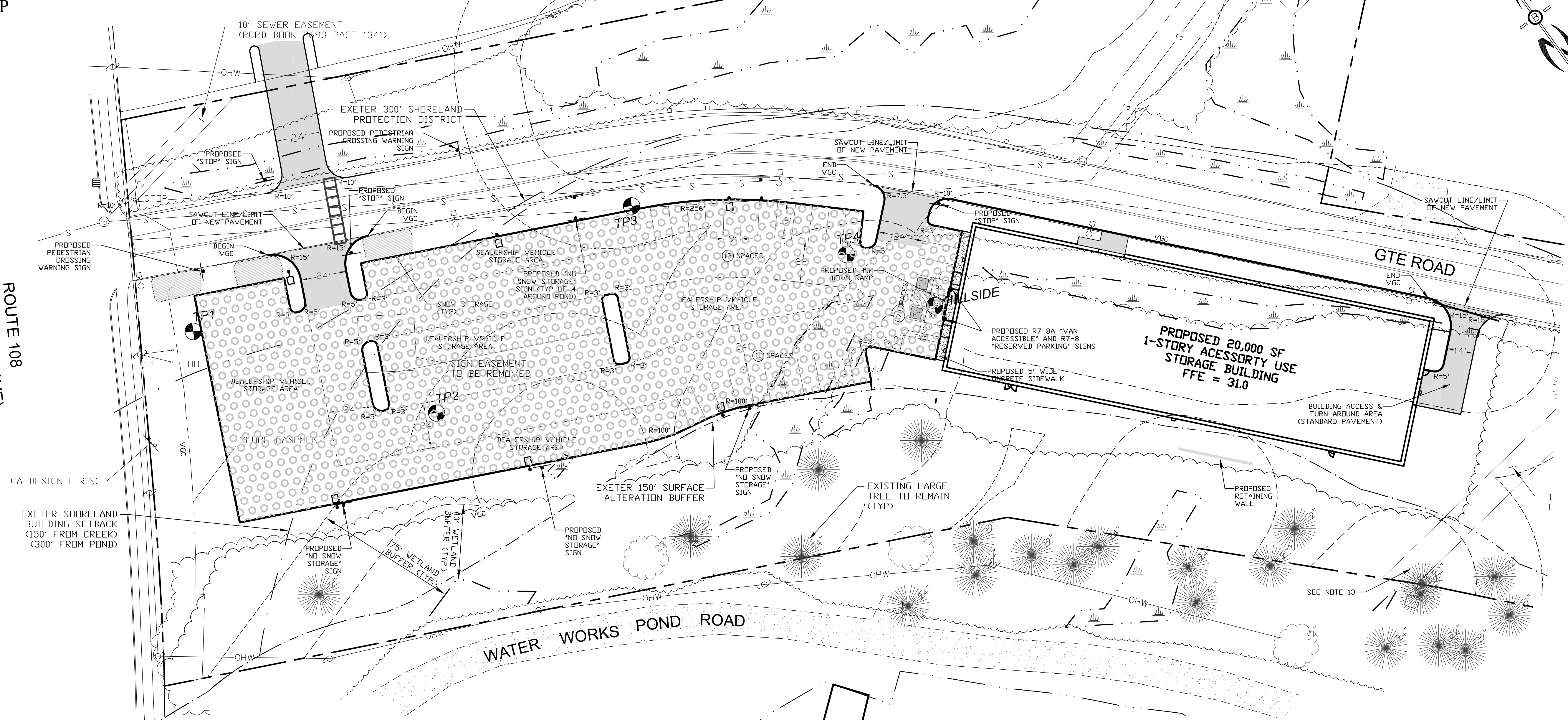
PREPARED FOR:

FOSS MOTORS
 133 PORTSMOUTH AVE.
 (NH ROUTE 108)
 EXETER, NEW HAMPSHIRE



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

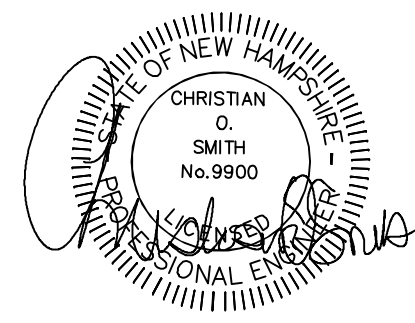
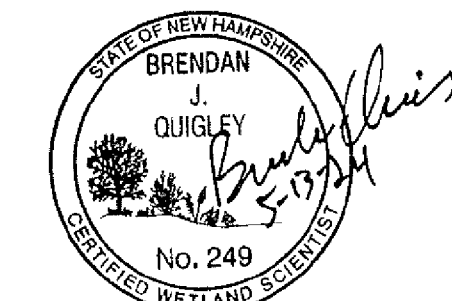
ROUTE 108
(PORTSMOUTH AVE)



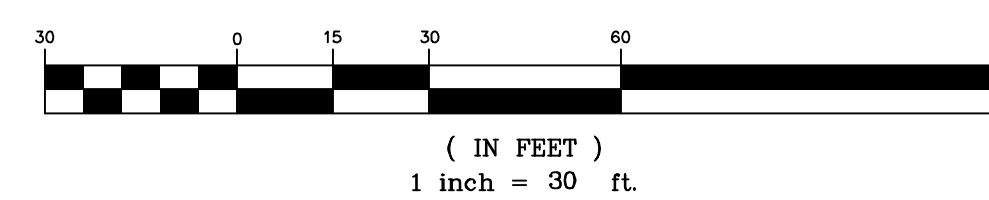
NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW A 22,500 SF ACCESSORY USE STORAGE BUILDING WITH ASSOCIATED PARKING SPACES AND VEHICLE STORAGE/DISPLAY AREA.
2. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF EXETER STANDARDS AND REGULATIONS.
3. ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.3 STORMWATER MANAGEMENT STANDARDS, STORMWATER MANAGEMENT PLAN, STORMWATER POLLUTION PREVENTION PLAN, AND EROSION AND SEDIMENT CONTROL STANDARDS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE. SEE SECTION 9.14 ROADWAYS, ACCESS POINTS, AND FIRE LANES AND SECTION 9.13 PARKING AREAS FOR EXCEPTIONS.
4. IN ACCORDANCE WITH SITE PLAN REVIEW & SUBDIVISION REGULATIONS SECTIONS 7.15.10 AND 9.3.4 THE APPLICANT SHALL PROVIDE THE TOWN WITH THREE COPIES OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND ALSO ENSURE THAT ONE COPY REMAINS ON SITE.
5. ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS UNLESS A VARIANCE IS OTHERWISE REQUESTED.
6. TOTAL PROPOSED DISTURBANCE FOR CONSTRUCTION = 2.74 ACRES.
7. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO RELEASE OF BOND, THE APPLICANT SHALL SUBMIT A LETTER TO THE TOWN, SIGNED AND STAMPED BY THE DESIGN ENGINEER, WHO MUST BE A LICENSED PROFESSIONAL ENGINEER IN NH, STATING CONSTRUCTION HAS BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLANS.
8. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE.

9. THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
10. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
11. THIS SITE IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE.
12. ALL PROPOSED CURBING SHALL BE VERTICAL GRANITE.
13. WATER MAIN WITHIN THE WATER WORKS EASEMENT SHALL BE MARKED OUT PRIOR TO CONSTRUCTION AND MARKINGS MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. WATER MAIN SHALL BE PROTECTED DURING CONSTRUCTION.
14. A SPILL RESPONSE KIT SHALL BE MAINTAINED ON SITE.
15. ALL EXCESS CONCRETE FROM SLAB POUR SHALL BE REMOVED FROM THE SITE AND DISPOSED OF ACCORDING TO LOCAL, STATE, AND FEDERAL REGULATIONS.
16. JURISDICTIONAL WETLANDS DELINEATED BY GOVE ENVIRONMENTAL SERVICES DURING OCTOBER 2023 USING THE FOLLOWING STANDARDS:
 - REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0), JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2, UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
 - NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2020 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
 - U.S. ARMY CORPS OF ENGINEERS NATIONAL WETLAND PLANT LIST, VERSION 3.5 (2020).



GRAPHIC SCALE



SITE PLAN

COMMERCIAL DEVELOPMENT
 ROUTE 108
 EXETER, NH
 TAX MAP 52, LOT 112.2

REVISED PER REVIEW COMMENTS	8/2/24
REVISED PER REVIEW COMMENTS	6/27/24
REVISED PER REVIEW COMMENTS	5/15/24
REVISED PER REVIEW COMMENTS	5/3/24
REVISED PER REVIEW COMMENTS	4/9/24
REVISED PER REVIEW COMMENTS	3/28/24
REVISIONS:	DATE:

DATE: FEBRUARY 2024	SCALE: 1" = 30'
PROJ. NO: NH-1471	SHEET NO. 2

SITE SPECIFIC SOIL MAPPING STANDARDS:

THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR INFILTRATION REQUIREMENTS BY THE NH DES ALTERATION OF TERRAIN BUREAU. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP. THE SITE SPECIFIC SOIL SURVEY WAS PRODUCED JANUARY 15, 2024, AND WAS PREPARED BY JAMES P. GOVE, CSS #004, GOVE ENVIRONMENTAL SERVICES, INC.

SOIL IDENTIFICATION LEGEND:

MAP UNIT SYMBOL	MAP UNIT NAME	HISS SYMBOL	HYDROLOGIC SOIL GROUP
24	AGAWAM FINE SANDY LOAM	211	B
33	SCITICO SILT LOAM	553	C
500/dfccc	UDORTHERENTS LOAMY	363	C
600/ffccc	ENDOQUENTS LOAMY	563	C

SLOPE PHASE:
 0-8% = B, 8-15% = C, 15-25% = D, 25-50% = E, >50% = F

SOIL INFORMATION OUTSIDE OF THE MAPPED AREA WAS OBTAINED FROM USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS)

SOIL IDENTIFICATION LEGEND

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
388	ELDRIDGE FINE SANDY LOAM	C
299	UDORTHERENTS, SMOOTHED	C
699	URBAN LAND	C

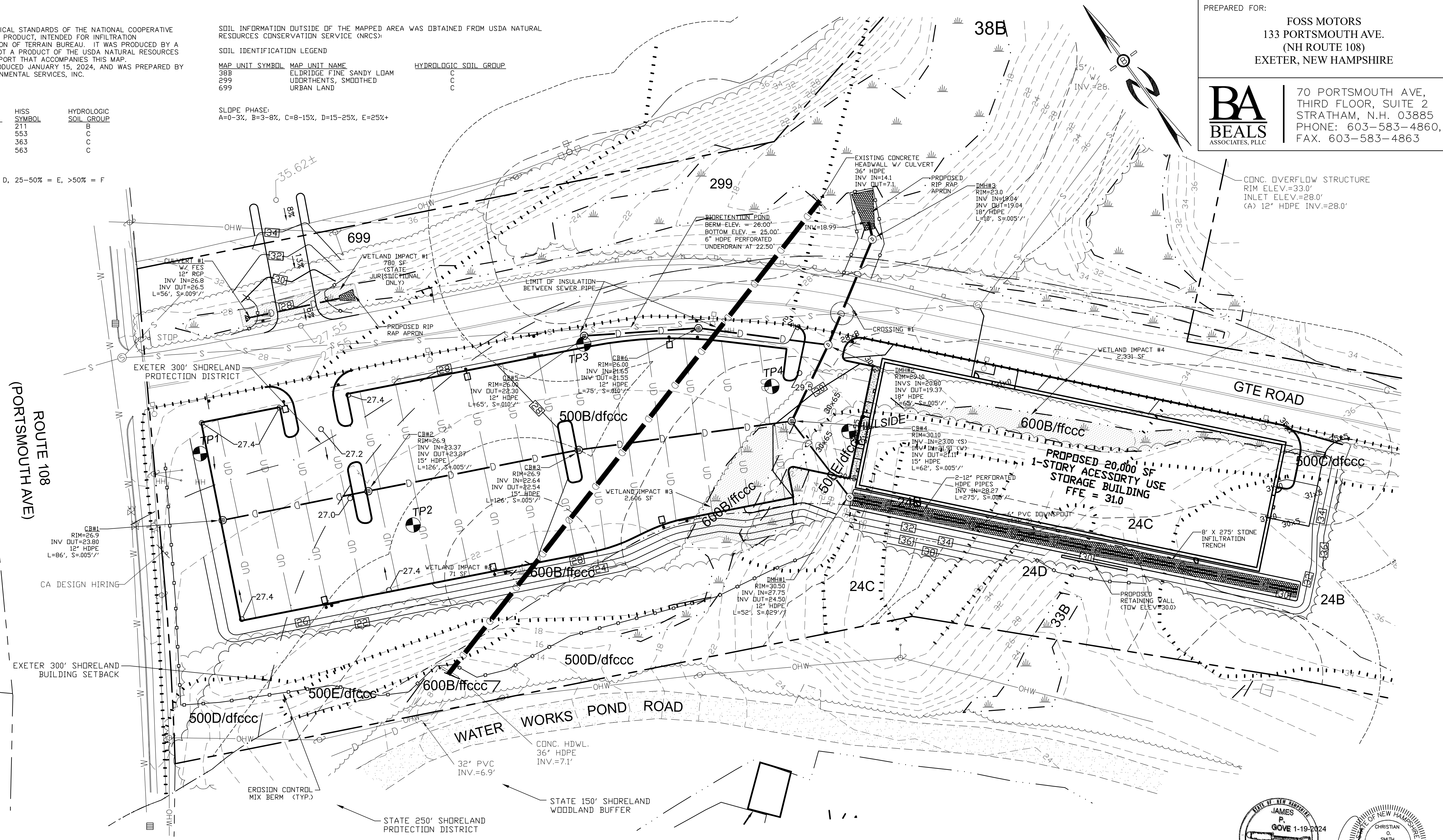
SLOPE PHASE:
 A=0-3%, B=3-8%, C=8-15%, D=15-25%, E=25%+

PREPARED FOR:

FOSS MOTORS
 133 PORTSMOUTH AVE.
 (NH ROUTE 108)
 EXETER, NEW HAMPSHIRE



70 PORTSMOUTH AVE,
 THIRD FLOOR, SUITE 2
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 FAX: 603-583-4863



CROSSING #1
 SEWER (10")
 INV.=21.87±
 BTM OF PIPE=21.79±
 DRAIN (18")
 TOP OF PIPE=21.45
 INV.=19.78
 SEPARATION = 0.34' = 4"±

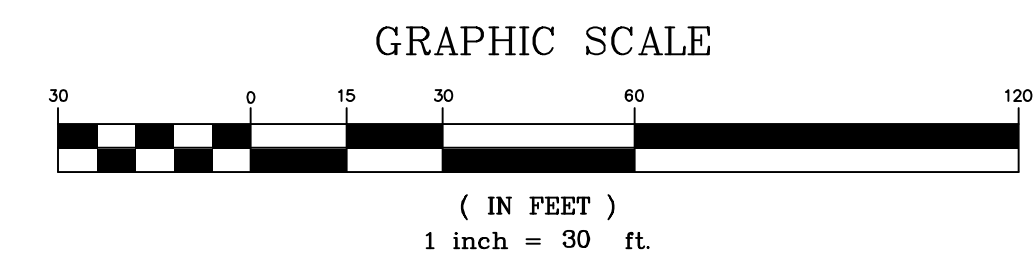


UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER BEALS ASSOCIATES, NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. 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.

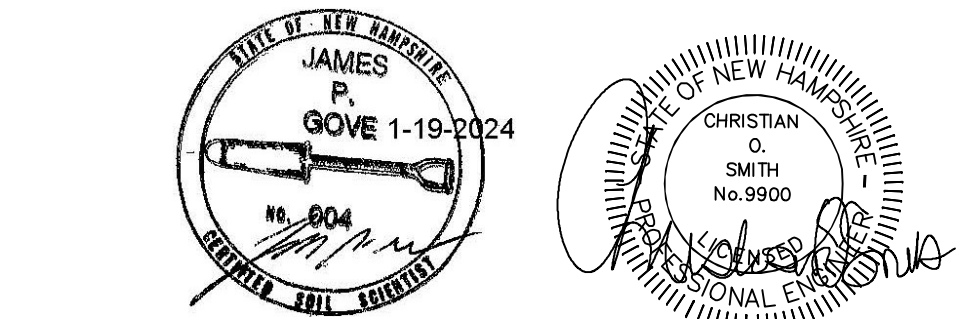
NOTES:

- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED.
- STRAW BALES SHALL BE ANCHORED INTO THE SOIL USING 2" X 2" STAKES DRIVEN THROUGH THE BALES AND AT LEAST 18 INCHES IN TO THE SOIL.
- SEEDING, FERTILIZING, AND MULCHING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROPRIATED VEGETATIVE BMP.
- THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL TAKE PRECAUTIONS AND INSTRUCTIONS FROM THE PLANNING DEPARTMENT IN ORDER TO PREVENT, ABATE AND CONTROL THE EMISSION OF FUGITIVE DUST INCLUDING BUT NOT LIMITED TO WETTING, COVERING, SHIELDING, OR VACUUMING.
- 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.
- THE CONSTRUCTION SITE OPERATOR AND OWNER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO USEPA, WASHINGTON, DC. STORMWATER NOTICE PROCESSING CENTER AT LEAST FOURTEEN DAYS PRIOR TO COMMENCEMENT OF WORK ON SITE. EPA WILL POST THE NOI AT <http://cfpub.epa.gov/npdes/stormwater/notice/notice.cfm>. AUTHORIZATION IS GRANTED UNDER THE PERMIT ONCE THE NOI IS SHOWN IN "ACTIVE STATUS".
- ALL DRAINAGE STRUCTURES AND SWALES SHALL BE BUILT AND STABILIZED PRIOR TO HAVING RUNOFF DIRECTED TO THEM.
- PRIOR TO THE START OF CONSTRUCTION, THE EXISTING 36-INCH HDPE DRAIN LINE THROUGH THE SITE SHALL BE INSPECTED TO VERIFY CONDITION. RESULTS SHALL BE PROVIDED TO THE DESIGN ENGINEER TO DETERMINE IF ISSUES NEED TO BE RESOLVED.

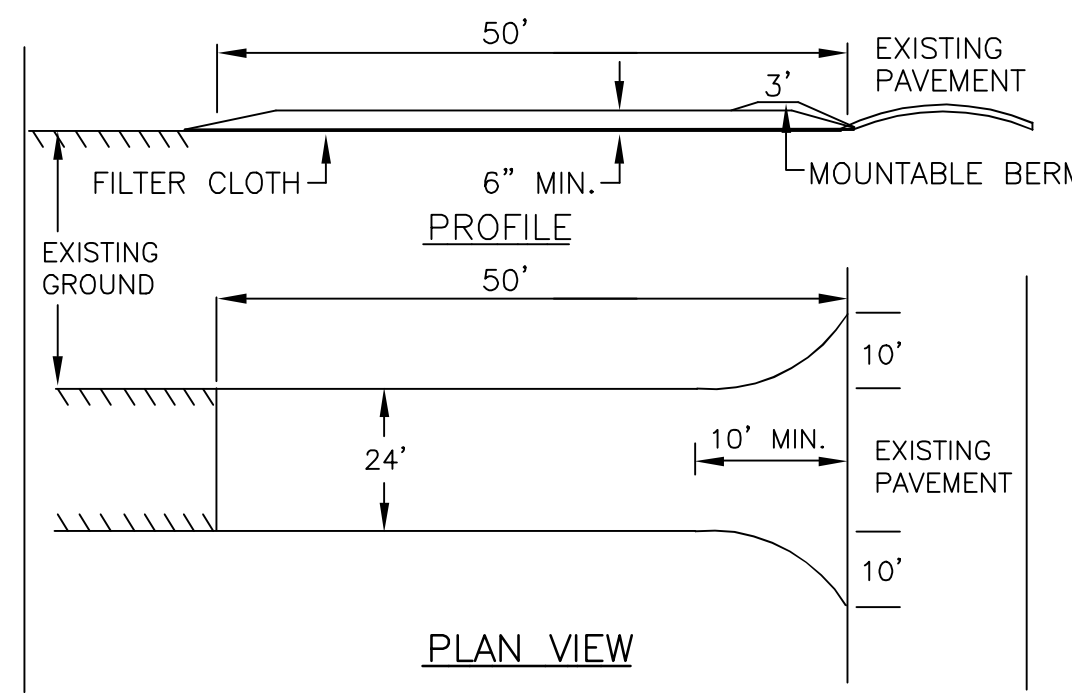
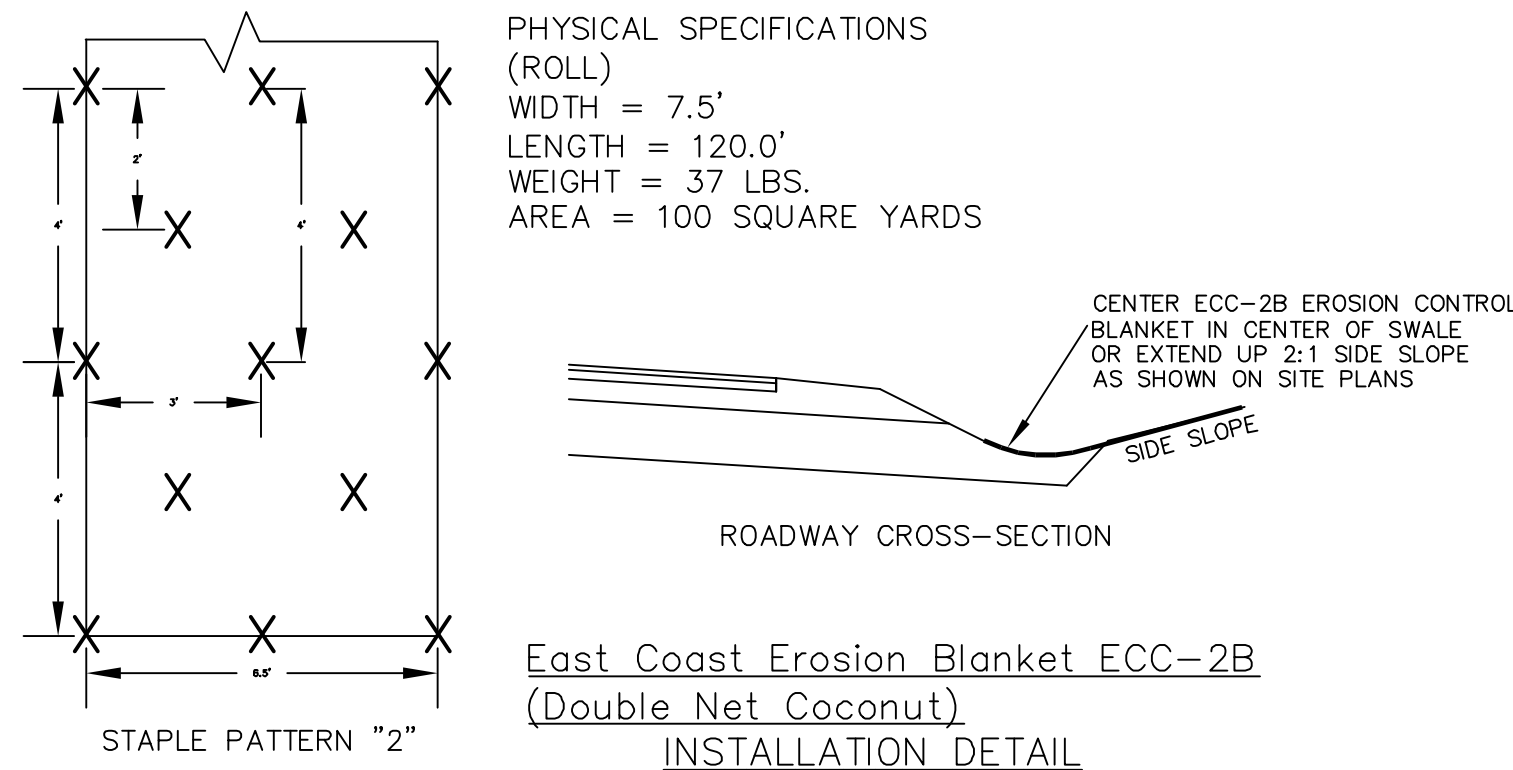
PERMANENT WETLAND IMPACT =	5,007 SF (TOWN)
PERMANENT WETLAND IMPACT =	5,787 SF (STATE)
TEMPORARY BUFFER IMPACT =	304 SF
PERMANENT BUFFER IMPACT =	35,530 SF
TEMPORARY SHORELAND PROTECTION IMPACT =	7,929 SF
PERMANENT SHORELAND PROTECTION IMPACT =	59,972 SF
SHORELAND PROTECTION IMPERVIOUS AREA =	42,241 SF (23.5%)



REVISED PER REVIEW COMMENTS	DATE:
REVISED PER REVIEW COMMENTS	8/2/24
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REVISED PER REVIEW COMMENTS	4/9/24
REVISED PER REVIEW COMMENTS	3/28/24
REVISIONS:	DATE:



GRADING, DRAINAGE, & EROSION CONTROL PLAN	
COMMERCIAL DEVELOPMENT ROUTE 108 EXETER, NH TAX MAP 52, LOT 112.2	
DATE: FEBRUARY 2024	SCALE: 1" = 30'
PROJ. NO: NH-1471	SHEET NO. 3



- 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, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- 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. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
- 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.

STABILIZED CONSTRUCTION ENTRANCE

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 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. REFER TO LIGHTING & LANDSCAPE PLAN FOR FERTILIZER REQUIREMENTS.
 - 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.
 - A NEW ENGLAND NATIVE SEED MIXTURE SHALL BE USED. REFER TO MANUFACTURER'S SPECIFICATIONS FOR RATES OF SEEDING.
 - 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.

** WITHIN 50 FEET DISTURBANCE TO ANY WETLAND, A DOUBLE ROW OF EROSION BARRIER (SILT FENCE, SILT SOCK, OR MULCH BERM) SHALL BE INSTALLED.

TEMPORARY EROSION CONTROL MEASURES

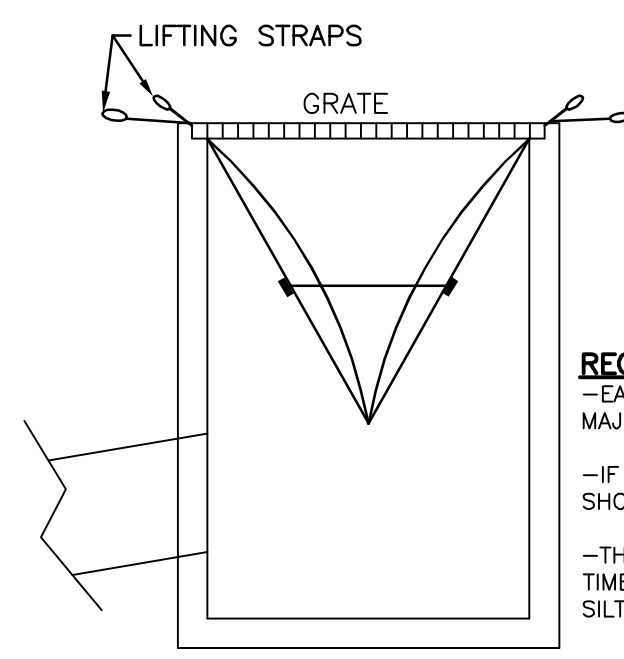
- THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT NO MORE THAN 5 ACRES OF LAND SHALL BE EXPOSED BEFORE DISTURBED AREAS ARE STABILIZED.
- EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED OR DIRECTED BY THE ENGINEER. 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 0.25" 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.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.
 - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS RIPRAP HAS BEEN INSTALLED.
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

CONSTRUCTION SPECIFICATIONS

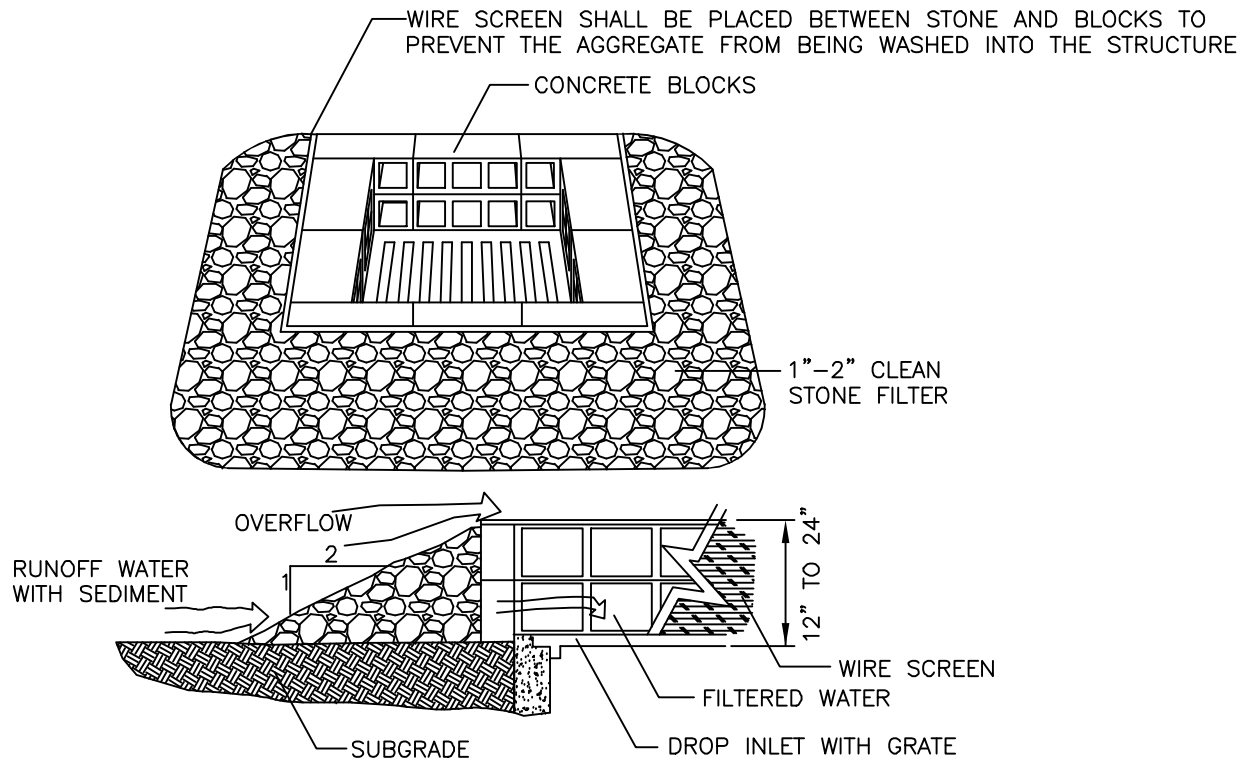
- STRUCTURES SHALL BE INSTALLED ACCORDING TO THE DIMENSIONS SHOWN ON THE PLANS AT THE APPROPRIATE SPACING.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED.
- WHEN TIMBER STRUCTURES ARE USED, THE TIMBER SHALL EXTEND AT LEAST 18" INTO THE SOIL.
- STRAW BALES SHALL BE ANCHORED INTO THE SOIL USING 2" X 2" STAKES DRIVEN THROUGH THE BALES AND AT LEAST 18 INCHES IN TO THE SOIL.
- SEEDING, FERTILIZING, AND MULCHING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROPRIATED VEGETATIVE BMP.
- STRUCTURES SHALL BE REMOVED FROM THE CHANNEL WHEN THEIR USEFUL LIFE HAS BEEN COMPLETED.
- THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL TAKE PRECAUTIONS AND INSTRUCTIONS FROM THE PLANNING DEPARTMENT IN ORDER TO PREVENT, ABATE AND CONTROL THE EMISSION OF FUGITIVE DUST INCLUDING BUT NOT LIMITED TO WETTING, COVERING, SHIELDING, OR VACUUMING.
- 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
- THE CONSTRUCTION SITE OPERATOR AND OWNER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO USEPA, WASHINGTON, DC, STORMWATER NOTICE PROCESSING CENTER AT LEAST FOURTEEN DAYS PRIOR TO COMMENCEMENT OF WORK ON SITE. EPA WILL POST THE NOI AT <http://cfpubl.epa.gov/npdes/stormwater/noi/noisearch.cfm>. AUTHORIZATION IS GRANTED UNDER THE PERMIT ONCE THE NOI IS SHOWN IN "ACTIVE STATUS".

CONSTRUCTION SEQUENCE

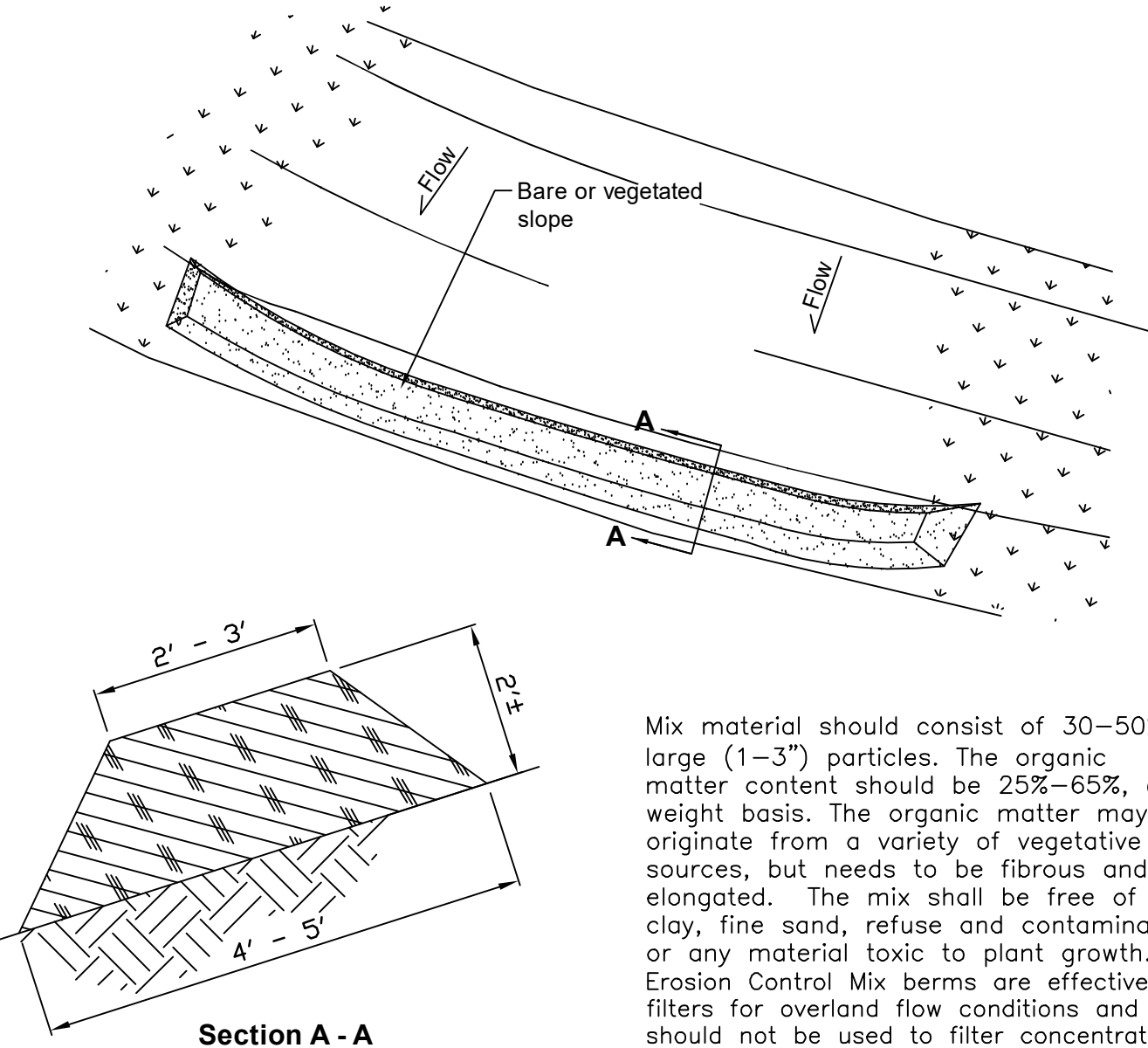
- CUT AND REMOVE TREES IN CONSTRUCTION AREAS AS REQUIRED OR DIRECTED.
- CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS REQUIRED. EROSION, SEDIMENT AND DETENTION CONTROL FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO ANY EARTH MOVING OPERATION AND PRIOR TO DIRECTING RUNOFF TO THEM.
- 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/DRIVEWAYS AND ITS ASSOCIATED DRAINAGE STRUCTURES. ALL ROADWAYS, PARKING AREAS, AND CUT/FILL SLOPES SHALL BE STABILIZED AND/OR LOAMED AND SEEDED WITHIN 72-HOURS OF ACHIEVING FINISH GRADE AS APPLICABLE.
- 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 REVEGETATE ALL DISTURBED AREAS.
- ALL SWALES AND DRAINAGE STRUCTURES WILL BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUNOFF DIRECTED TO THEM.
- FINISH PAVING ALL ROADWAYS/DRIVEWAYS.
- LOT DISTURBANCE OTHER THAN THAT SHOWN ON THE APPROVED PLANS SHALL NOT COMMENCE UNTIL THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.



- RECOMMENDED MAINTENANCE SCHEDULE**
- EACH SILT SACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT
 - IF THERE HAVE BEEN NO MAJOR EVENTS, SILT SACK SHOULD BE INSPECTED EVERY 2-3 WEEKS
 - THE RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF CORD IS COVERED WITH SEDIMENT, THE SILT SACK SHOULD BE EMPTIED.



- MAINTENANCE NOTE:**
- ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAINFALL AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE REMOVED FROM TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF THE DEPTH OF THE TRAP. THE SEDIMENT SHOULD BE DISPOSED IN A SUITABLE UPLAND AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURE OR VEGETATIVE MEANS. THE TEMPORARY TRAPS SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.



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.

REVISED PER REVIEW COMMENTS		5/15/24
REVISED PER REVIEW COMMENTS		3/28/24
REVISIONS:		DATE:
EROSION & SEDIMENT CONTROL DETAILS		
COMMERCIAL DEVELOPMENT ROUTE 108 EXETER, NH TAX MAP 52, LOT 112.2		
DATE:	FEB, 2024	SCALE: NTS
PROJ. NO:	NH-1471	SHEET NO. 4

**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. 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.
 - C. 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 COURSE, 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 PAVEMENT 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. (140F, 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-19-1952.
- 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 THE ENGINEER'S SPECIFICATIONS.
7. WORK SHALL BE DONE EXPERTLY THROUGHOUT, WITHOUT STAINING OR INJURY TO OTHER WORK.
8. 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.
9. 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.
10. 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.
 - B. FIELD QUALITY CONTROL
 1. 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.
 2. 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.
 3. 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 (RE FANFOLD) VALUE FALLS 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: 0.75/19 100.00, 0.50/12.5 85.00, 0.375/9.5 55.00, NO.4/4.75 10.00, NO.8/2.36 5.00, NO.200/0.075 2.00
 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 ASPHALT 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 ROSENB, 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**

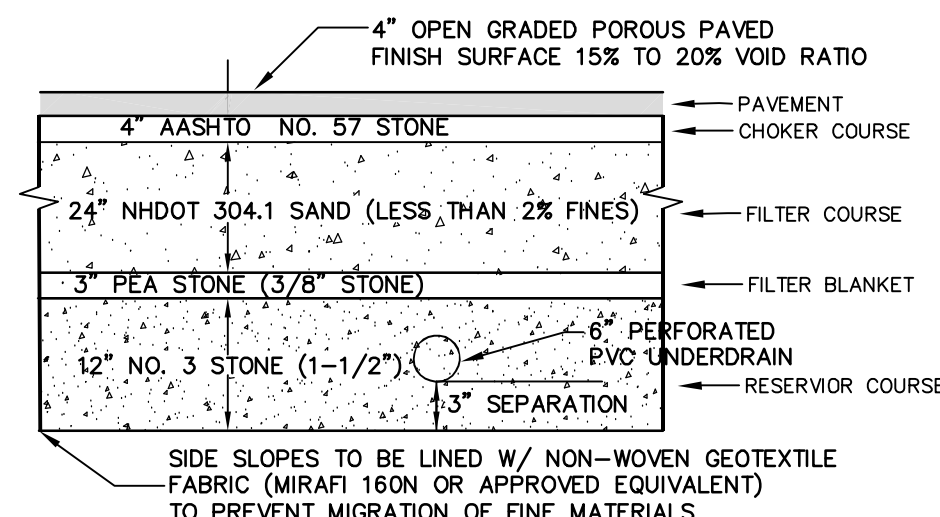
THE FOLLOWING RECOMMENDATIONS WILL HELP ASSURE THAT THE PAVEMENT IS MAINTAINED TO PRESERVE ITS HYDROLOGIC EFFECTIVENESS.

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.

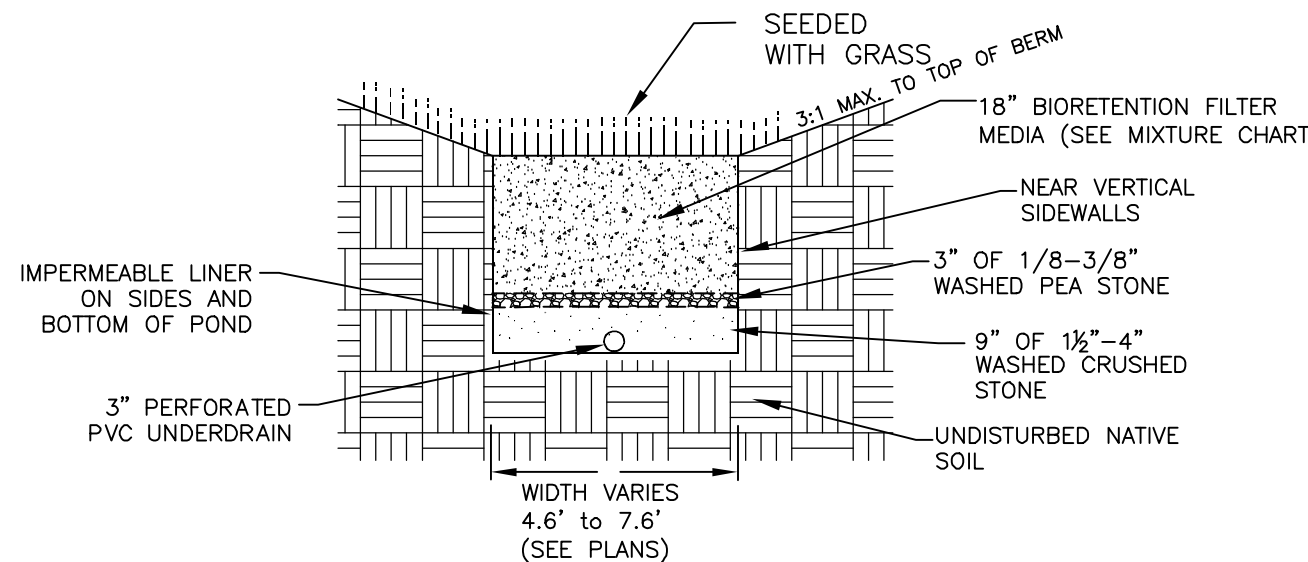


NOTES:

1. 4" FRICTION COURSE CONSISTS OF COARSER AGGREGATE AND STIFFER BINDER. SEE TABLE
2. A WORKING COURSE 4" THICK CONSISTS OF AASHTO NO. 57 STONE.
3. 6" UNDERDRAIN TO BE SET ABOVE CRUSHED GRAVEL BOTTOM TO ALLOW FOR STORAGE AND INFILTRATION.
4. TOP COAT SHOULD BE VACUUMED A MINIMUM OF TWICE A YEAR.
5. ADJACENT AREAS TO POROUS PAVEMENT SHOULD BE GRADED AWAY FROM PAVEMENT TO PREVENT SEDIMENT FROM RUNNING ONTO POROUS AREA AND CLOGGING PORES; ROOF RUNOFF CAN FLOW ONTO PAVEMENT OR INTO SUBBASE MATERIAL.

POROUS PAVEMENT

NOT TO SCALE

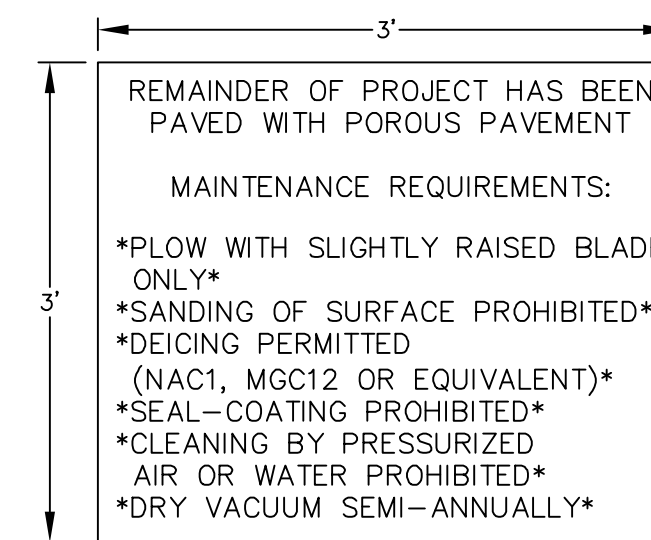


NOTES:

1. THE BIORETENTION MEDIA TO BE SEEDED WITH NE SEMI-SHADE GRASS AND FORBS MIX PROPOSED AT 1-LB PER 1,450 S.F. (DROUGHT TOLERANT) OR SIMILAR GRASS SEED PER NHDES.
2. SCARIFY SIDES AND BOTTOM OF BIORETENTION AREA TO FACILITATE NATURAL INFILTRATION RATES.

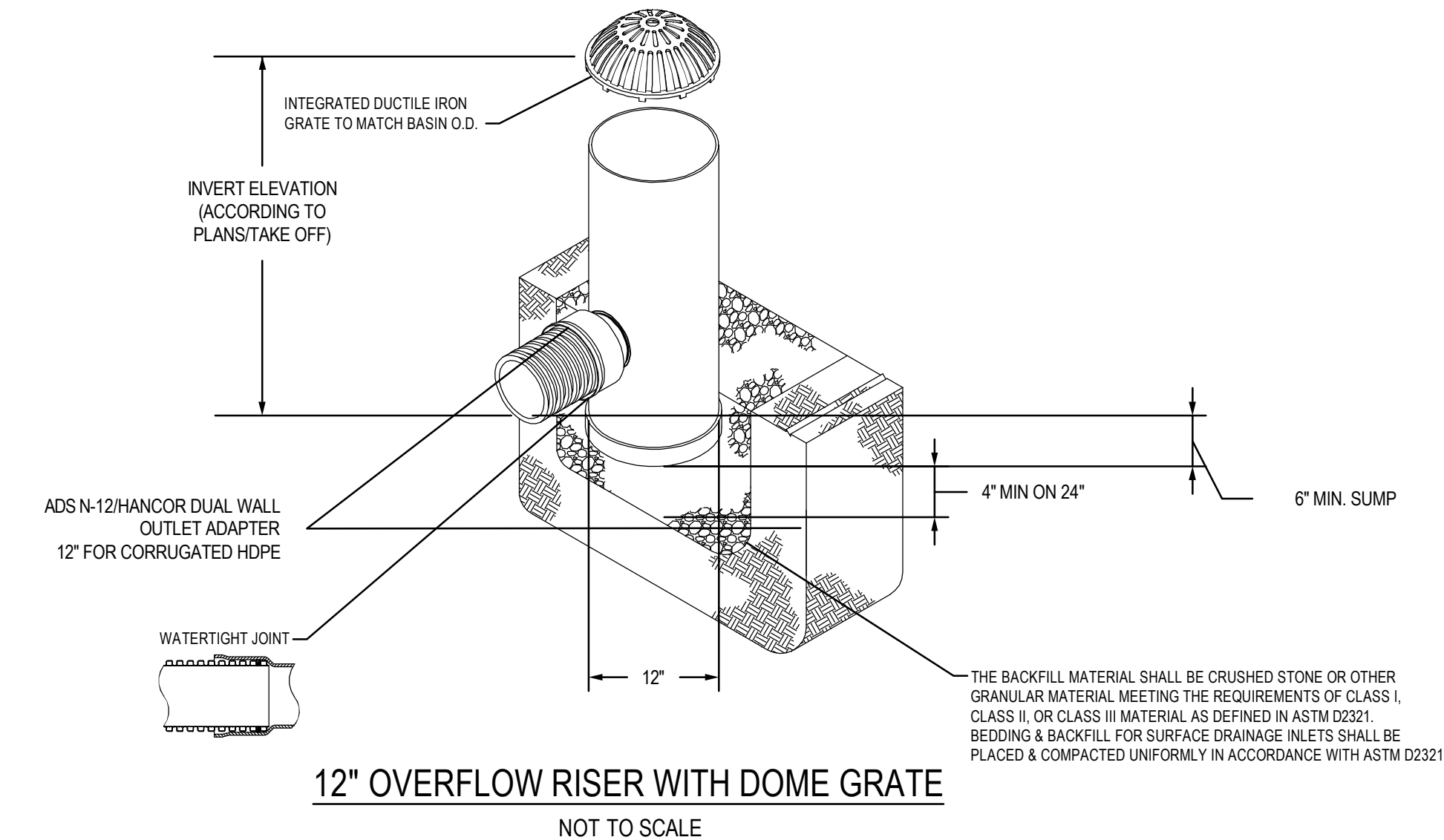
BIORETENTION SECTION

NOT TO SCALE



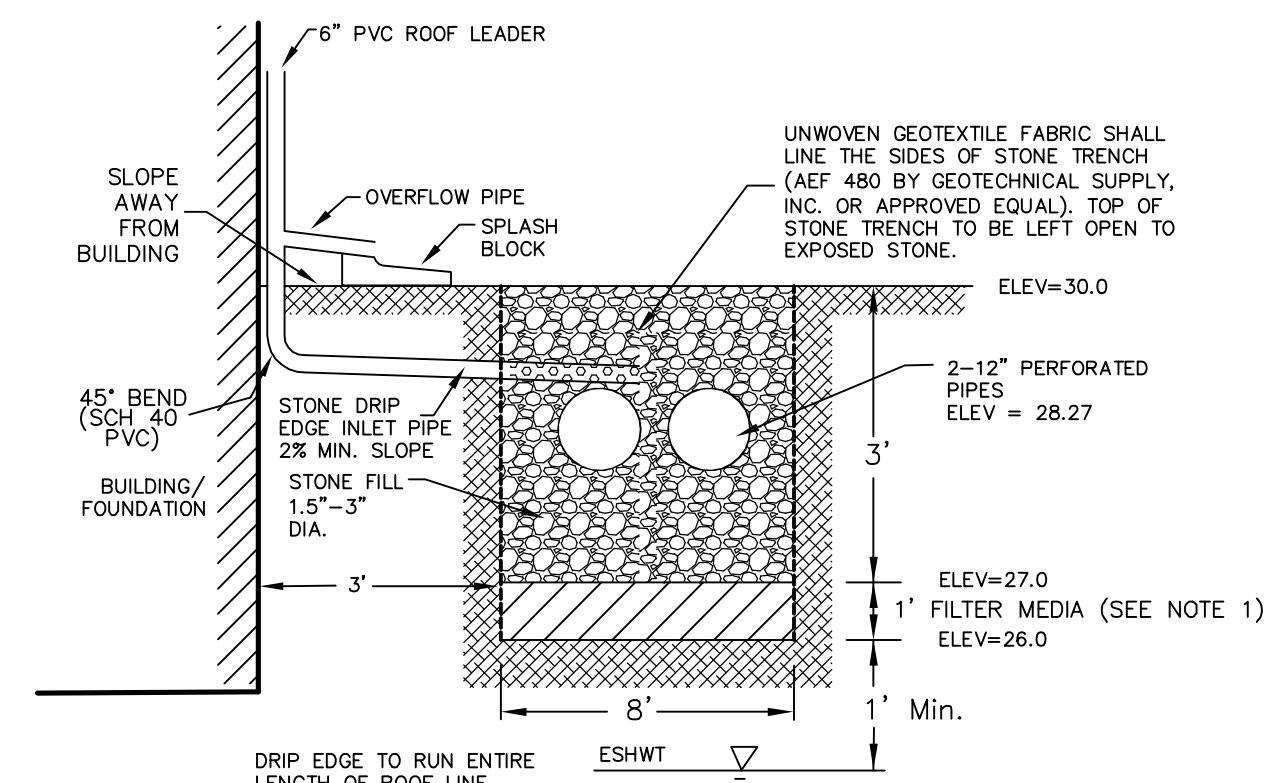
POROUS PAVEMENT SIGN DETAIL

NOT TO SCALE



12" OVERFLOW RISER WITH DOME GRATE

NOT TO SCALE



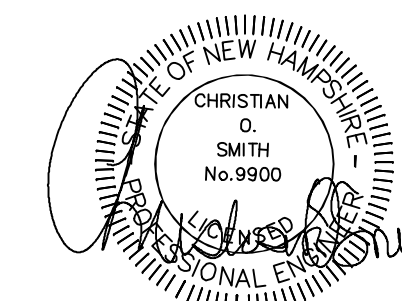
NOTES:

1. FILTER MEDIA MIXTURE SHALL BE 20% COMPOST/FINELY SHREDDED BARK OR WOOD MULCH W/<5% PASSING THE #200 SEIVE, 30% LOAMY TOPSOIL, 50% SANDY SOIL (SAND PORTION SHALL BE ASTM C33 FINE AGGREGATE).
2. STONE SHALL BE CLEAN AND WASHED.

STONE INFILTRATION TRENCH SECTION

NOT TO SCALE

FILTER MEDIA MIXTURES			
Component Material	Percent of Mixture by Volume	Grading of material	Percent by Weight Passing Standard Sieve
Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5
Filter Media Option B			
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5
Loamy coarse sand	70 to 80	10	85 to 100
		20	70 to 100
		60	15 to 40
		200	8 to 15



PREPARED FOR:
FOSS MOTORS
 133 PORTSMOUTH AVE.
 (NH ROUTE 108)
 EXETER, NEW HAMPSHIRE

BA BEALS ASSOCIATES, PLLC

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

REVISIONS:

REVISED PER REVIEW COMMENTS	6/27/24
REVISED PER REVIEW COMMENTS	5/15/24
REVISIONS:	DATE:

POROUS PAVEMENT & INFILTRATION TRENCH DETAILS

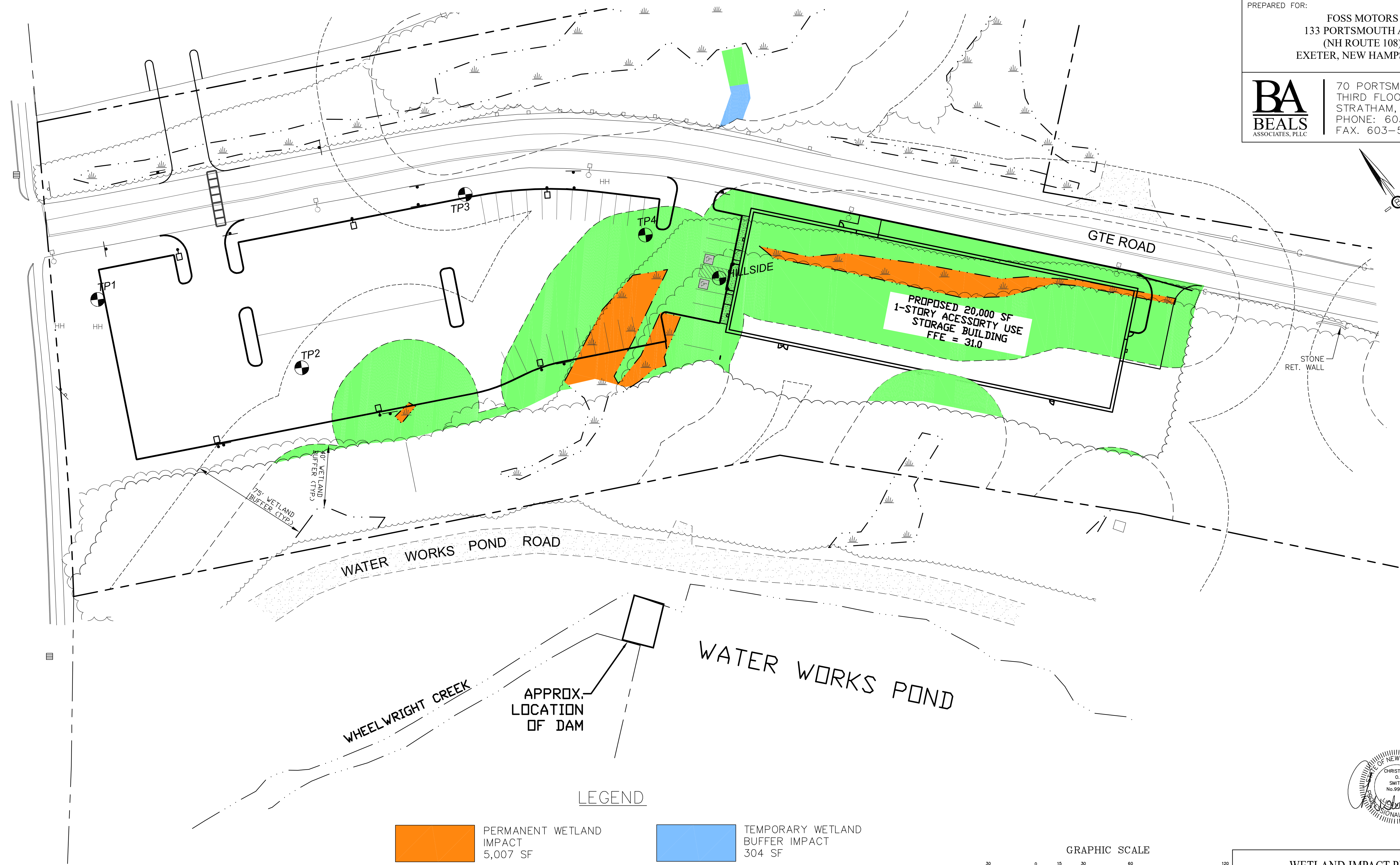
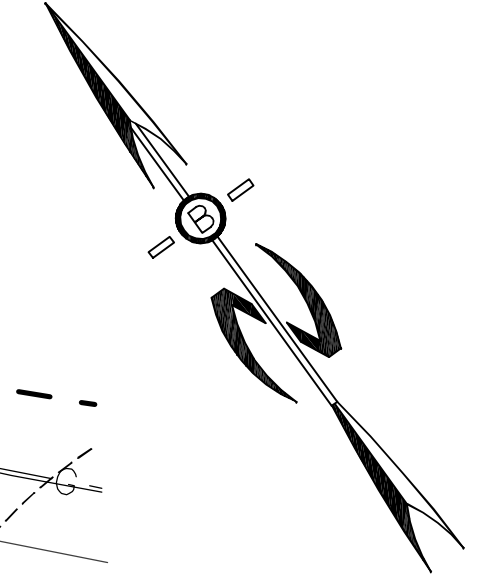
COMMERCIAL DEVELOPMENT
 ROUTE 108
 EXETER, NH
 TAX MAP 52, LOT 112.2



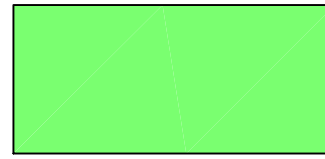
DATE: MAY 3, 2024 SCALE: NTS
 PROJ. NO: NH-1471 SHEET NO. 5

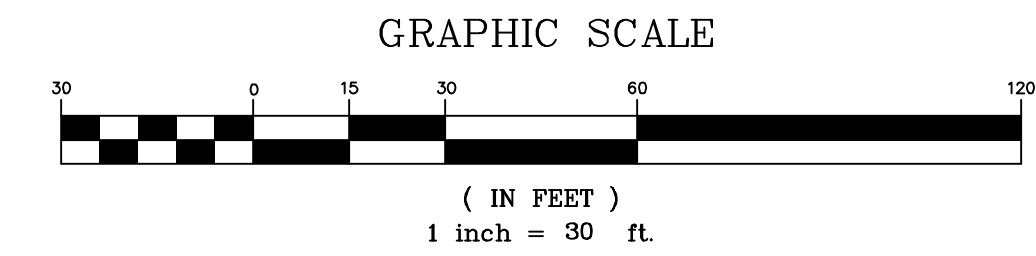
PREPARED FOR:
FOSS MOTORS
 133 PORTSMOUTH AVE.
 (NH ROUTE 108)
 EXETER, NEW HAMPSHIRE

BA
BEALS
 ASSOCIATES, PLLC

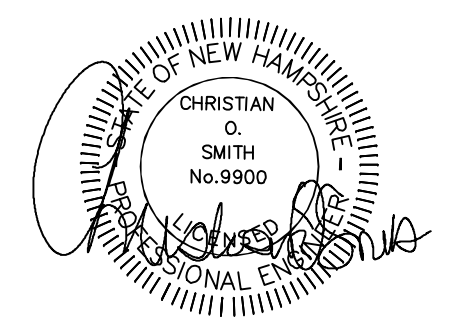
70 PORTSMOUTH AVE,
 THIRD FLOOR, SUITE 2
 STRATHAM, N.H. 03885
 PHONE: 603-583-4860,
 FAX: 603-583-4863



	PERMANENT WETLAND IMPACT 5,007 SF		TEMPORARY WETLAND BUFFER IMPACT 304 SF
	PERMANENT WETLAND BUFFER IMPACT 35,530 SF		



REVISED PER REVIEW COMMENTS	8/2/24
REVISED PER REVIEW COMMENTS	5/15/24
REVISIONS:	DATE:

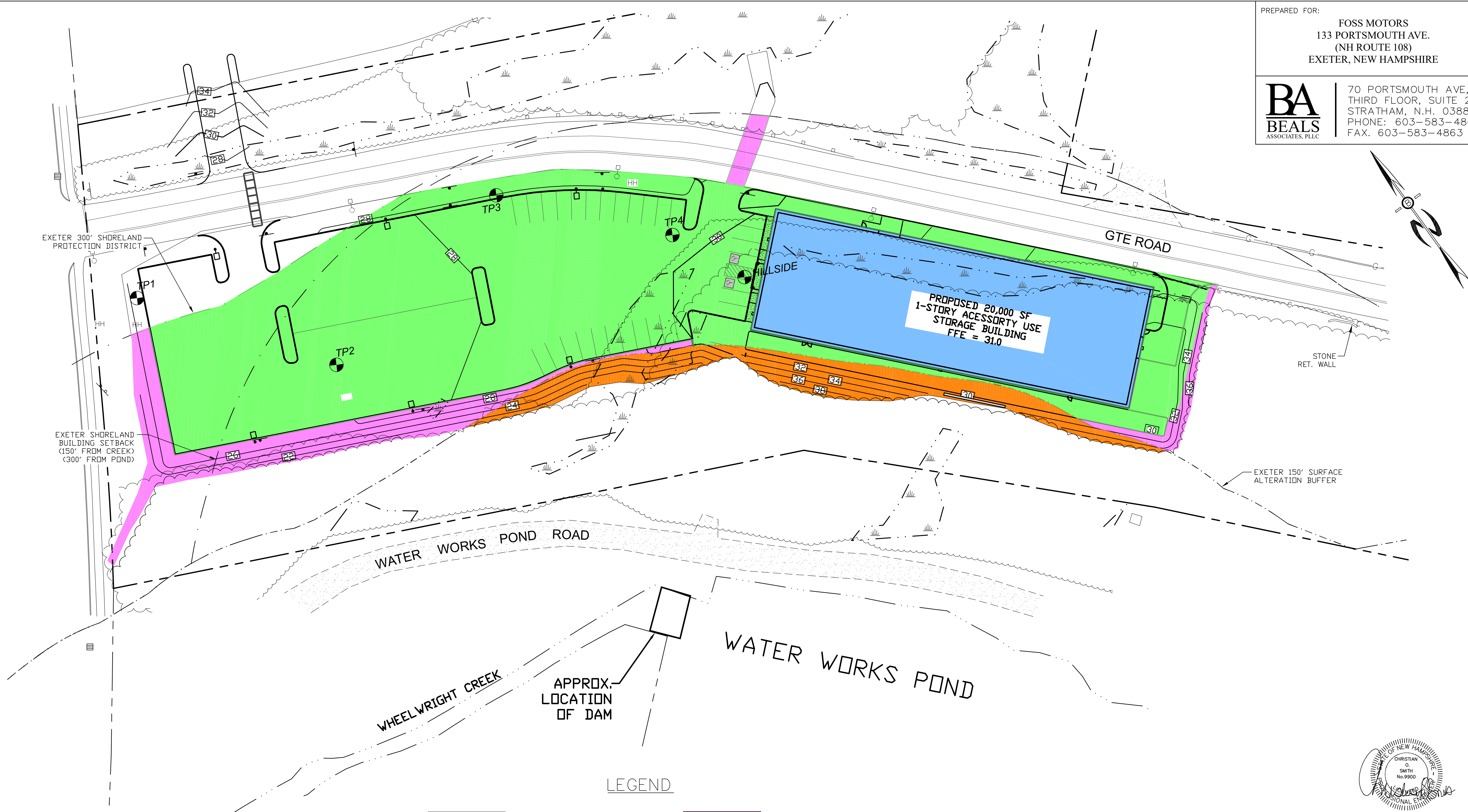
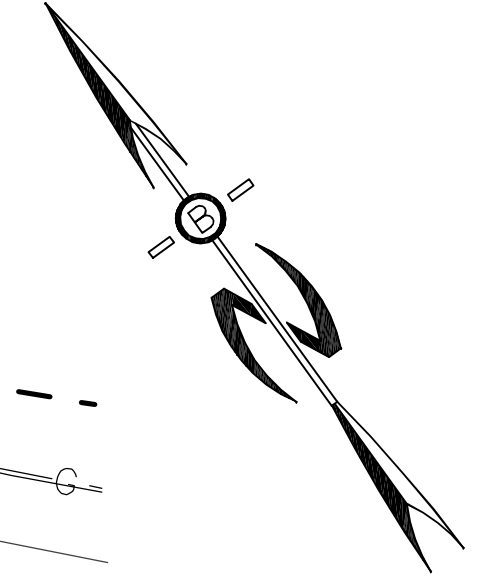


WETLAND IMPACT PLAN	
COMMERCIAL DEVELOPMENT ROUTE 108 EXETER, NH TAX MAP 52, LOT 112.2	
DATE: MAY 3, 2024	SCALE: 1" = 30'
PROJ. NO: NH-1471	SHEET NO. 6

PREPARED FOR:
FOSS MOTORS
 133 PORTSMOUTH AVE.
 (NH ROUTE 108)
 EXETER, NEW HAMPSHIRE

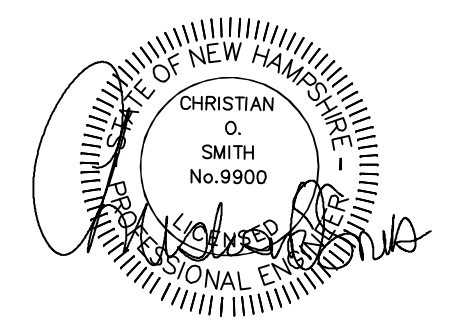
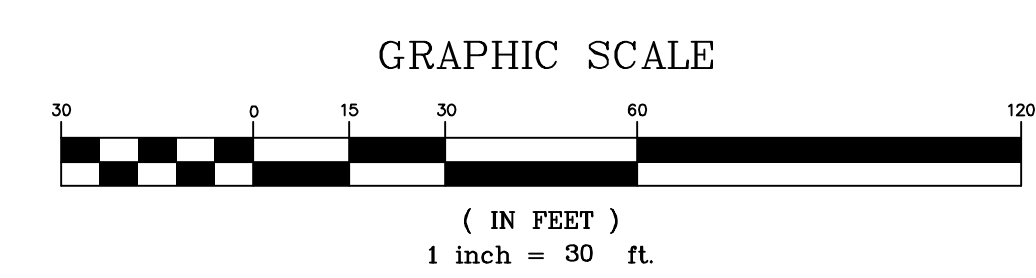
BA
BEALS
 ASSOCIATES, PLLC

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



LEGEND

- PERMANENT SHORELAND IMPACT (150'-300') 53,188 SF
- PERMANENT SHORELAND IMPACT (0'-150') 6,784 SF
- TEMPORARY SHORELAND IMPACT (150'-300') 7,929 SF
- SPD BUILDING SETBACK 20,000 SF



REVISED PER REVIEW COMMENTS	8/2/24
REVISED PER REVIEW COMMENTS	5/15/24
REVISIONS:	DATE:

EXETER SHORELAND IMPACT PLAN	
COMMERCIAL DEVELOPMENT ROUTE 108 EXETER, NH TAX MAP 52, LOT 112.2	
DATE: MAY 3, 2024	SCALE: 1" = 30'
PROJ. NO: NH-1471	SHEET NO. 7



Kristen Murphy <kmurphy@exeternh.gov>

RE: Foss Motors discussion

1 message

Allison Rees <arees@underwoodengineers.com>

Fri, Aug 2, 2024 at 2:11 PM

To: Kristen Murphy <kmurphy@exeternh.gov>

Cc: David Sharples <dsharples@exeternh.gov>, "Robert J. Saunders" <rsaunders@underwoodengineers.com>

Hi Kristen,

The underdrains won't have any effect on pollutant reduction. The underdrains are in the bottom reservoir coarse. The removal occurs in a layer above that, the filter coarse.

I've attached a document from the UNH Stormwater Center, dated May of this year. On page 16 there is a graph and table of pollutant removals. Beals is proposing a 24" deep filter coarse. At that depth, the reductions are as follows:

- TSS 96%
- Phosphorous 75%
- Nitrogen 77%

Per that table, yes, they do meet the nitrogen removal requirements. **If they keep the maintenance up on it**, and as Tim Foss said during our Teams meeting, they have their landscaping company vacuum it twice a year, it should be good to go.

Thank you, and have a great weekend,

Allison

**Allison M. Rees, P.E. (NH)**

Project Manager

Underwood Engineers, Inc.

Office 603-230-9898

www.underwoodengineers.com

Welcome to our new look!

UE has created a new look as a renewed commitment to our quality service.

We are still the same people that we've always been and the same Underwood Engineers. This new logo and organizational improvements support our ongoing growth to serve you better, while staying true to who we are.

We look forward to continuing to serve you.

From: Kristen Murphy <kmurphy@exeternh.gov>

Sent: Friday, August 2, 2024 11:18 AM

To: Allison Rees <arees@underwoodengineers.com>

Cc: David Sharples <dsharples@exeternh.gov>; Robert J. Saunders <rsaunders@underwoodengineers.com>

Subject: Re: Foss Motors discussion

Allison,

This project is going to the Conservation Commission on 8/13. Does this mean the underdrains meet our removal efficiency requirements for nitrogen?

Kristen

On Mon, Jul 29, 2024 at 1:44 PM Allison Rees <arees@underwoodengineers.com> wrote:

Good afternoon,

We had a Teams call with Tim Foss, Christian Smith, and John Lorden this morning. Beals presented the latest site plan revisions.

We were pleased to see smaller building parking lot footprints, with less impact on the wetlands/buffers. We discussed some technical issues with the porous pavement, coming to a consensus that with the smaller footprint, UE is less concerned with their proposal using underdrains in the system.

Operation and maintenance of the porous pavement was also discussed. Tim Foss said they use Piscataqua Landscaping, and that company does have a vac truck so they would be adding vacuuming of the pavement twice a year to their contract with them.

Robert asked about landscaping and plantings in the parking lot islands and around the pavement, as he is concerned about mulch run-off plugging up the porous pavement. The areas will be grassed, which eliminates the concern about mulch spreading onto the porous pavement and clogging it.

Recognizing that UE has not actually been provided with or reviewed their latest plans/drainage study submittal, but based on the discussion of the "shared screen", it appears that the revisions will be an improvement over previous proposals.

Thank you,
Allison and Robert



Allison M. Rees, P.E. (NH)

Project Manager
Underwood Engineers, Inc.
Office 603-230-9898

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We look forward to continuing to serve you.

--

Kristen Murphy
Conservation and Sustainability Planner
Town of Exeter
[10 Front Street, Exeter, NH 03833](https://www.townofexeter.com/10-Front-Street-Exeter-NH-03833)
(603) 418-6452

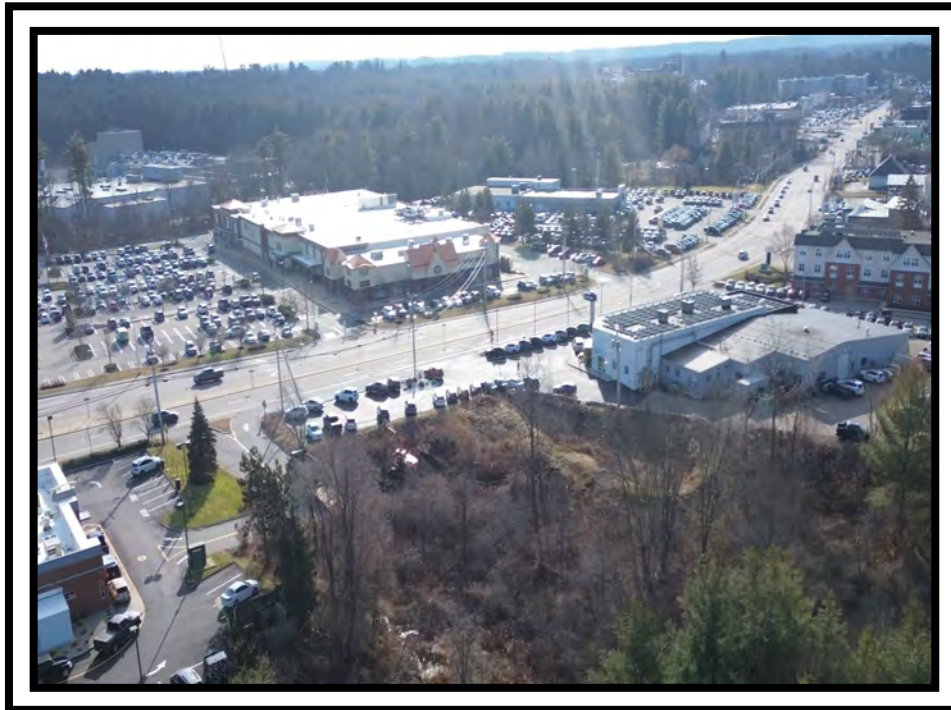
 **UNHSC SCM Performance Fact Sheets.pdf**
3718K

NHDES WETLANDS BUREAU
MAJOR IMPACT STANDARD DREDGE & FILL
WETLANDS PERMIT APPLICATION

DADE AUTO HOLDINGS REALTY TRUST
140 PORTSMOUTH AVENUE, TAX MAP 51, LOTS 1, 3-3 & 3-4
EXETER, NEW HAMPSHIRE

Prepared for:

Dade Auto Holdings Realty Trust
140 Portsmouth Avenue
Exeter, NH 03833



Prepared By:



8 Kiana Road
Alton, New Hampshire 03809
Phone: (603) 776-5825 Fax: (603) 776-5826

July 2024

SRE # 22-057

NHDES Wetlands Bureau

Major Impact Wetlands Permit Application

Exeter Kia
140 Portsmouth Avenue, Tax Map 51, Lots 1, 3-3 & 3-4
Exeter, NH

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 - e. US Army Corps Appendix B
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 - a. USGS Site Locus
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4. Correspondence
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July 12, 2024



Mr. Eben Lewis
NHDES Coastal Supervisor
NHDES Wetlands Bureau
P.O. Box 95, 29 Hazen Drive
Concord, NH 03302-0095

**Re: Major Impact Wetlands Permit Application
Dade Auto Holdings Realty Trust
Portsmouth Ave, Tax Map 51, Lot 1, 3-3 & 3-4
Exeter, NH**

Dear Mr. Lewis,

Stoney Ridge Environmental LLC (SRE) is submitting this Major Impact Standard Dredge & Fill permit application on behalf of the owner and applicant, Daniel Enxing of Dade Auto Holdings Realty Trust, who is proposing to construct a commercial auto dealership and associated infrastructure on the subject property.

This proposed project is located within the commercial zone for the town of Exeter on Portsmouth Avenue. The location is specifically located between an existing Volvo dealership and McDonalds. The new Exeter Kia dealership is proposing 28,418 sq ft of permanent fill and 7,636 sq ft of temporary fill for the construction of the new building, parking and infrastructure associated with the new dealership.

As part of the planning for this project, the project team had a pre-application meeting with the NHDES Wetlands Bureau, the US Army Corps of Engineers and the USEPA. This meeting took place on September 28, 2022. Meeting attendees included: Lori Sommer NHDES Wetlands Bureau, MaryAnn Tilton, NHDES Wetlands Bureau, Eben Lewis, NHDES Wetlands Bureau, Jean Brochi, USEPA, Lindsey Lefebvre, USACOE and NHDES Kendall Fioravante. The initial proposal included 34,520 sq ft of permanent wetland impacts. The results of this pre-application meeting included the following: The project and project location were feasible for the permitting, due to location, land costs and commercial connectivity. The project avoided the more valuable and higher functioning Exeter Prime Wetlands and Parkman Brook by front loading the development closer to the road and other commercial areas while focusing the impacts on disturbed wetlands. The proposed wetland impacts are outside of the Town of Exeter's 300-foot Shoreland Protection District. The preferred mitigation method for the project would be in-lieu fee, but during that timeframe other methods of mitigation had to be explored first including, restoration, creation and conservation. The last item requested for the project by the regulatory agencies was to try to minimize the proposed impacts where possible by incorporating a wall. The following proposed project plan reflects the results of the Pre-application meeting.

The new proposed wetland impact plan decreases the permanent impact for the development by 6,102 sq ft, from 34,520 sq.ft. to 28,418 sq ft., by incorporating a sheet metal wall that allowed a significant reduction in the proposed permanent impact. This project also seeks 7,636 sq ft of temporary impact necessary to ensure the safe development and installation of the sheet metal wall. This temporary fill will be used to assist with completing the surcharging of the site. The deep silty-clay soils on site require surcharging to remove the tight water associated with the clay particles in order to ensure structural stability. The temporary fill will be temporarily placed on geo-textile fabric and mounded to the wall. A wick system is placed in the on-site fill and this excess water is removed giving structural stability to the existing site soil materials. Once the wicking is completed the temporary fill will be removed along with the geo-textile fabric. The wetlands below will be intact and the existing vegetation will still be present and viable. The project will adhere to Env-Wt 307.11(h) following the conditions for temporary fill.



A view of the existing Volvo Dealership to the right and the access road to McDonalds to the left with the proposed project site in the center of the photo. This is in the commercial zone of the Town of Exeter.

Overall Existing and Proposed Site Conditions

Prior to all the existing development on Portsmouth Avenue this site was a farm. As a result, once abandoned, the site has revegetated very thickly with rosa multiflora, bittersweet, buckthorn, autumn olive, sumac and other invasive species. The surrounding existing commercial development located around the proposed site all contribute surface run-off into this site. Map 51 Lot 3-2, which directly abuts this lot to the northeast, is owned by NHDOT and is a large detention basin that discharges into a drainage ditch that is fed by stormwater from another detention basin located in a drainage easement to the northeast of McDonalds along with road drainage from the Town's catch basin system on Stoney Brook Connector and Portsmouth Avenue. This wetland drainage system has been classified as PFO1Ex. This forested man-made

or enhanced system is seasonal, responding to stormwater inputs. There are no natural fluvial-geomorphological processes occurring within this straight line system. In the location of the NHDOT detention basin outlet, located within the Town held Conservation Easement, there is erosion of the ditch channel reflecting the flashiness and volume of this stormwater fed system. There are no impacts proposed to this wetland.



This is a view of the thick rosa multiflora cover present and dominant in both the uplands and wetlands located in the proposed impact areas and surrounding uplands. The photo date: March 2024 before leaf-out.



View of the NHDOT Detention Basin Outlet Structure.

The main lot for this site, Lot 1 contains the larger wetland system that drains towards Parkman Brook. This wetland has been classified as a PSS/FO1E wetland that is dominated by invasive species including, rosa multi-flora, glossy buckthorn, red-osier dogwood and bittersweet as well as red maple, golden rod spp. and wool grass. The wetland soils are comprised of poorly drained marine soils including Scitico soils and Maybid soils. When looking at the delineation on the plan, there are many fingers of this wetland that protrude from the southern side. As noted earlier, these areas are locations where stormwater is being discharged or from stormwater run-off directly flowing down the nearby steep banks. This wetland system flows north, northwest and becomes narrower and the wetland classification becomes a scrub/shrub wetland dominated by shrubby red maples, buckthorn and speckled alder. Beyond the proposed impact area the wetland has been ditched. As the wetland goes through the existing Town held conservation easement, the wetland narrows more and is essentially just a channel as it meets up with the large Town of Exeter Prime Wetland System known as Parkman Brook. In order to protect this Prime Wetland System, the proposed project and impacts have been relegated to the front portion of the property. The proposed wetland impacts are to wetlands that have reduced function and values and are disturbed by old land uses and new abutting land uses. The proposed stormwater treatment system for this site is an underground chambered system that will capture stormwater run-off not only from the proposed new development, but it will also collect a portion of the previously existing non-treated stormwater from some of the surrounding pre-existing development. This ultimately results in better overall water quality and controlled water quantity discharge which when combined with the impacts being located 300 feet away from Parkman Brook will be an improvement from the existing situation and protect the higher functioning and higher value system of Parkman Brook.



A view of the wetlands proposed to be impacted looking west from the western corner of the McDonalds lot.

The proposed permanent wetland impacts of 28,418 sq.ft. are for the development of the new Kia car dealership, service areas, access ways for delivery, sales, emergencies, parking and

associated infrastructure. The building design and site layout have been developed using the Town of Exeter site plan development requirements, the Kia Corporate site design requirements, on site conditions and input from the NHDES Wetlands Bureau and Army Corps of Engineers. The project has avoided impacts to higher functioning and high value wetlands and the adjacent abutting land. The project incorporates an extensive underground stormwater treatment system to treat stormwater not just from the existing site but also additional adjacent areas that were developed prior to the more modern stormwater considerations and structures. The project is located in the existing Commercial Zone of the Town of Exeter and is not proposing impacts or development in more rural non-commercial zones. The project is not proposing to fragment or disturb pristine natural wetlands and the project has incorporated minimization strategies such as the proposed sheet piling wall. The proposed temporary impact will follow the requirements of Env-Wt 307.11 and is necessary for the surcharging of the silty clay materials of the site for structural stability. The proposed temporary impact of 7,636 sq.ft. will be removed once the surcharging is complete and the native wetland soils and wetland plants will be restored.



General Application Criteria

This project is being submitted as a major impact application in accordance with RSA 482-A:3, Env-Wt 524.06 (d)(1) and (2). The project is proposing 28,415 sq ft of permanent wetland impact and 7,636 sq ft of temporary wetland impact for a total of 36,051 sq ft. The project is designed to meet the requirements of Env-Wt 524: Commercial Development. The project is not taking place on coastal lands or in tidal water/wetlands (Env-Wt 600). This project is proposing

that all development be relegated to the furthest point away from any high functioning and high value wetlands. The project does not involve a stream crossing (Env-Wt 900).

Consistent with Env-Wt 524.02 (a) the proposed impact is less than one acre (b), the proposed impacts are to disturbed, man-made and lower functioning wetlands. Impacts have been reduced by incorporating a wall as discussed during the pre-application meeting. There are no proposed impacts to sensitive Prime Wetlands. The project has been configured to stay 300 feet away from the more highly sensitive wetlands and the project has also avoided developing and disturbing some of the valuable uplands adjacent to the Prime Wetlands. When taken in totality along with the existing 100 foot Town of Exeter Conservation Easement, the project will leave 3 acres of forested uplands and wetlands undeveloped allowing for a significant buffer to the higher functioning wetland system. The project has avoided impacts to high functioning resources. (c) the project complies with 524.04:

(a) The project meets all the general requirements in the listed chapters of 400, 700, 800 and 900 where applicable.

(b) This project does not use wetlands for stormwater treatment. This project will improve existing stormwater issues from abutting lots while implementing an extensive underground chambered system on-site. Water quality will improve over current conditions.

(c) As noted in this proposal, the project has been designed to be situated in the front portion of the property allowing for 300 feet of distance from the edge of the development to the Parkman Brook Prime Wetland System. This vegetated buffer along with the proposed stormwater system will protect the higher functioning wetland system to the north and the brook itself.

(d) This project is not a stream crossing and the hydrology of the wetlands abutting the development will not be impacted. Any of the hydrology that was directed into the area of the proposed fill will be properly treated and filtered back into the wetlands that will not be disturbed as part of this project.

(e) The project does not propose any impacts to fisheries or spawning habitat or locations. The project has been designed and proposed to be built over 300 feet away from Parkman Brook.

(f) This project maintains the existing wetland dependent high functioning wetlands and wildlife habitat associated with the Town of Exeter Parkman Brook Prime Wetland Complex. There are no proposed wetland impacts to this area and all development is being relegated to the front portion of the lot.

Consistent with Env-Wt 311.03 (b)(6), the applicant is required to submit an explanation of how avoidance and minimization requirements of Env-Wt 313.03 have been met, as specified in Env-Wt 311.07. *See Avoidance & Minimization Check List and the project narrative.*

Consistent with Env-Wt 311.03 (b)(7), the applicant is required to submit an explanation of methods, timing and manner as to how project will meet conditions in Env-Wt 307. (*See Construction Sequencing by TF Moran on attached Plans*)

Consistent with Env-Wt 307.05, equipment will be inspected and maintained to avoid transport of aquatic plants or plant parts or exotic aquatic weed or weed parts to reduce the spread of

vegetation to jurisdictional areas. Seed stock will not contain nuisance or invasive species. (*See Construction Sequence by TF Moran on attached Plans*)

Consistent with Env-Wt 307.03, the protection of water quality is required. All work will be conducted to minimize erosion or sediment transfer to surface waters or wetlands. Water quality control measures will be installed prior to start of work to minimize erosion and collect sediment. All work will follow the approved construction sequencing, grading and SEC as approved by the department. All work will be conducted in a manner that minimizes erosion and sediment transfer to surface waters and wetlands. Prior to work, any equipment to be used will be inspected for invasive plants or exotic aquatic species.

The plan for stormwater management on site includes the construction of a large underground stormwater treatment system (*Stormtech*) that will also collect and treat some of the abutting stormwater flows that are now untreated. This project has been designed to incorporate water quality protection.

Consistent with Env-Wt 307.11, all work shall meet the filling activity requirements including temporary impacts as itemized in Env-Wt 307.11 (g) and (h).

Consistent with Env-Wt 313.01 (a)(5), the work will not infringe upon the property rights or affect the value of property of abutting owners. The work will be located entirely within the boundary of the applicant's property and there will be no observable change in off-site surface water levels or flows.

Function and Value Assessment

The function and values of the wetlands associated with the project were assessed by Cynthia M Balcus CWS, CSS & CPESC using the U.S. Army Corps of Engineers' Highway Methodology Workbook Supplement (Appendix A, USACE, September 1999). Wetlands were classified by SRE utilizing the criteria outlined in the "Classification of Wetlands and Deepwater Habitats of the United States" (Cowardin et al. 1978).

Thirteen functions and values were assessed for each system including: groundwater recharge/discharge, floodflow alteration, fish and shellfish habitat, sediment/toxicant retention, nutrient removal, production export, sediment/shoreline stabilization, wildlife habitat, recreation, educational/scientific value, uniqueness/heritage, visual quality/aesthetics and endangered species habitat. Wetland functions are considered to be principal if they are an important physical component of a wetland system. Wetland values are considered to be principal if they are of special value to society, from a local, regional and/or national perspective. The rationale for the assigned functions and values for each wetland system is shown on the attached Wetland Function-Value Evaluation Forms.

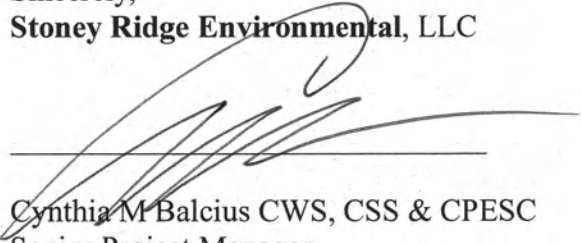
SRE performed a function and value assessment for the wetland area within the project limits. *Please see attached Function & Value Data Sheets and Report.*

Mitigation

This project conducted a pre-application meeting on September 28, 2022 as noted previously. During that timeframe, the Mitigation Rules did not allow for direct choice of in-lieu fee first. The applicant had to explore and research mitigation possibilities for restoration, creation and conservation prior to using the in-lieu fee option. More recently this process was changed. Applicants can now opt for in-lieu fee first. The project team has however already met once with the Town of Exeter Conservation Commission back on December 13, 2022, regarding the project mitigation at which time they had no input on possible mitigation possibilities. The applicant is currently opting for in-lieu fee for this project mitigation. Based on the current in-lieu fee calculator, the current fee for the proposed impacts will be \$206,909.81.

If you have any questions regarding this application, please do not hesitate to contact me at 603-776-5825 and/or cbalcius@stoneyridgeenv.com.

Sincerely,
Stoney Ridge Environmental, LLC



Cynthia M. Balcius CWS, CSS & CPESC
Senior Project Manager

WETLAND FUNCTION AND VALUE ASSESSMENT REPORT

Exeter Volvo, Portsmouth Avenue, Exeter

TAX MAP 52 LOT 108
TAX MAP 51 Lots 3-4, 1 & 3-3

In May and June of 2022, Cynthia M. Balcius CWS, CSS, CPESC of Stoney Ridge Environmental LLC (SRE) completed a wetland delineation review of the above referenced site and a vernal pool assessment. The wetland delineation review followed the existing wetland delineation completed in 2021 by others. SRE has concurred, confirmed and refreshed the wetland delineation using the following standards:

- 1) United States Department of Agriculture, Natural Resources Conservation Service. 2016. *Field Indicators of Hydric Soils in the United States*, Version 8.0. L.M. Vasilas, G.W. Hurt, and J.F. Berkowitz (eds.). USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils.
- 2) *Field Indicators for Identifying Hydric Soils In New England*. Version 4. June 2018. New England Hydric Soils Technical Committee.
- 3) *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.
- 4) *The National Wetland Plant List: 2016 wetland ratings*. Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2016. *Phytoneuron* 2016-30: 1-17. Published 28 April 2016. ISSN 2153 733X.
- 5) *Corps of Engineers Wetlands Delineation Manual*. January 1987. Wetlands Research Program Technical Report Y-87-1.
- 6) *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.
- 7) *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.
- 8) *NHDES Wetlands Rules Chapters 100 through 900*. Issued on December 15, 2019 and as amended through April 15, 2020.
- 9) *RSA 482: A. The State of New Hampshire Wetland Statute*.

The following references were utilized to complete the Vernal Pool Assessments and the Wetland Function & Value Assessments:

- 1) Army Corps of Engineers' *Highway Methodology Workbook Supplement* (Appendix A, USACE, September 1999).
- 2) *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.
- 3) *Identifying and Documenting Vernal Pools in New Hampshire* 3rd Ed, 2016, New Hampshire Fish & Game.
- 4) Army Corps of Engineers "Vernal Pool Assessment" draft guidance, September 10, 2013. Appendix L Army Corps of Engineers New England District Compensatory Mitigation Guidance.

Wetland Delineation and Wetland Function & Value Assessment

SRE confirmed and refreshed the wetland delineation flagging as noted above. During the site work, SRE also reviewed the wetlands to determine if there were any vernal pools on site. This work was completed during the prime time for amphibian breeding, May 2022. Based on observations and on the wetland types present there were no vernal pools identified within this site. SRE again re-confirmed this in April and May of 2024.

During the delineation, wetlands on site and nearby wetlands located just off site, were classified using the Cowardin Classification Method. The wetlands were divided into 3 systems. The first Wetland 1A is located approximately 140 feet north of Portsmouth Avenue. Wetland 1A is classified as a PFO/SS1E wetland. Wetland 1B downslope of Wetland A is classified as a PSS1Ex wetland. SRE also classified the wetlands and the associated Parkman Brook System located to the north partially on the property but mostly off. This system at this location classifies as R1UB2/3/E2EM1. The second wetland system is located along the northeastern border. SRE has classified this man-made ditch as PFO1Ex, Wetland 2.

SRE completed the function and value assessments of each of the wetlands on site using the Army Corps of Engineers' Highway Methodology Workbook Supplement (Appendix A, USACE, September 1999). Field work was completed for the Function and Value Assessment in September and October of 2022. Thirteen functions and values were assessed for each system including: groundwater recharge/discharge, floodflow alteration, fish and shellfish habitat, sediment/toxicant retention, nutrient removal, production export, sediment/shoreline stabilization, wildlife habitat, recreation, educational/scientific value, uniqueness/heritage, visual quality/aesthetics and endangered species habitat. Wetland functions are considered to be principal if they are an important physical component of a wetland system. Wetland values are considered to be principal if they are of special value to society, from a local, regional and/or national perspective. The rationale for the assigned functions and values for this wetland system is shown on the attached Wetland Function-Value Evaluation Forms.



A view looking north at Parkman Brook with the Wastewater Treatment Plant in the background. The project has avoided impacts to the system and has maintained a buffer to the system.

Wetland 1A:

The Wetland System labeled as Wetland 1A is an overall small wetland system located in the upper portion of this sub watershed that starts near Portsmouth Avenue. This wetland is surrounded by development on 3 sides, including Portsmouth Avenue, the current Exeter Volvo and McDonalds. This Palustrine Deciduous Forested Wetland is found at the base of the surrounding slopes and is very dense with invasive species including glossy buckthorn, purple loosestrife, glossy buckthorn, and bittersweet. The tree layer consists of Red maple, glossy buckthorn with speckled alder and red-osier in the understory. The soils are mostly poorly drained silt loams. The hydrological indicators include drainage patterns, water-stained leaves and vegetation with enlarged lenticels. This portion of the wetland system starts on-site and is surrounded by impervious surfaces on 3 sides. During delineation it was clear that many of the narrow fingers of this wetland have formed and developed from discharge from nearby stormwater BMP's or from overland stormwater sheetflow. These were easily traceable back to outlets and point discharge locations.

Table 1 - Wetland Classifications

WETLAND IDENTIFICATION	WETLAND CLASSIFICATION	NOTES
1A	PFO1E/SS1E	Forested wetland with scrub/shrub understory of glossy buckthorn and speckled alder
1B	PSS1Ex	Scrub/Shrub Wetland with ditched drainage channel
1C	R1UB2/3/E2EM1	Parkman Brook and the associated estuary marsh
2	PFO1Ex	Stormwater Discharge Man-Made Ditch

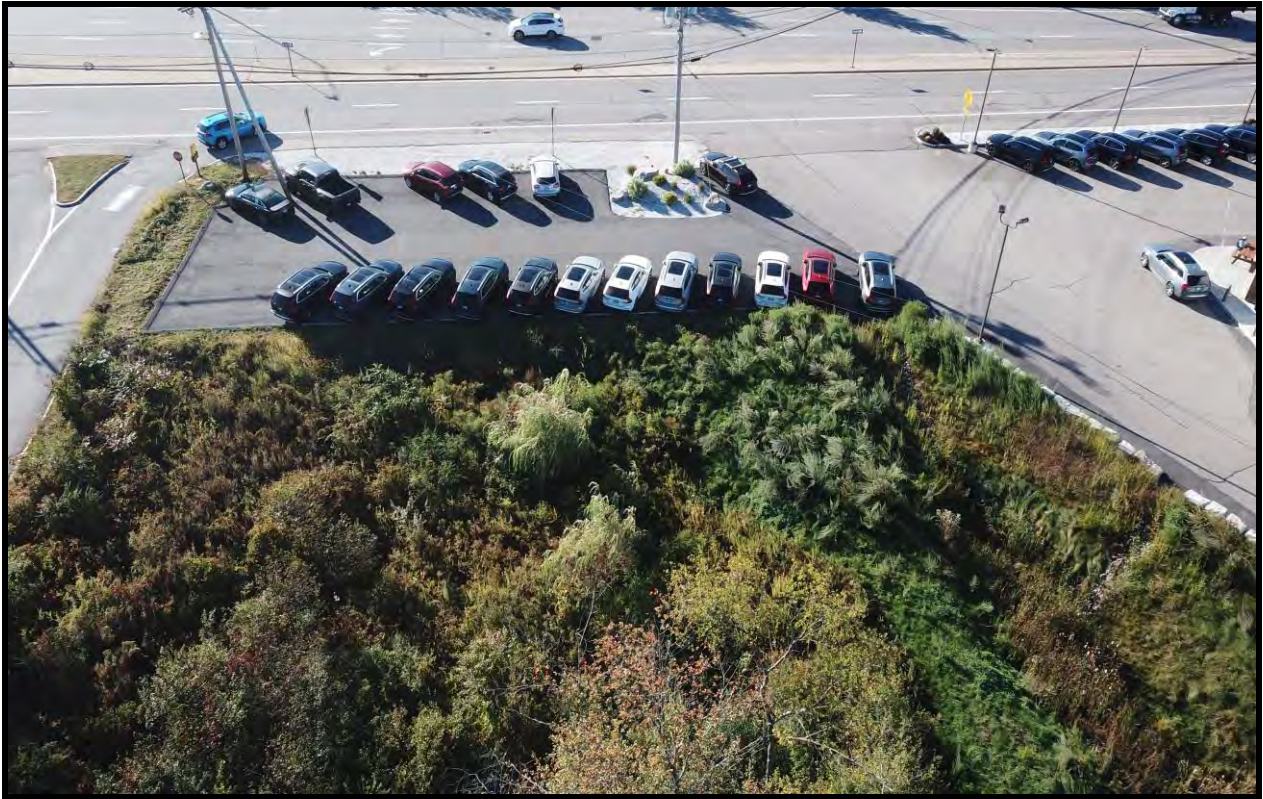
The Wetland Function & Value Assessment (FVA) of Wetland 1A describes a disturbed wetland system that is mostly hydrologically driven by the discharges from the surrounding landscape. This wetland also exhibits robustly growing invasive species that have been established there for quite some time. Based on the FVA, this wetland is a low functioning system that, due to its location and inputs from the surrounding landscapes, has some minor function and ability to assimilate and hold larger volumes of water during large precipitation events and snow melt (floodflow alteration). The area is relatively flat to slightly concave and can hold some limited volume, however, it is limited by the slightly sloping topography draining to the north and small volume of the area. The area does offer some suitability for function as Wildlife Habitat, mostly to avian song bird species and common wildlife edge species. The invasive plant species provide dense cover but little food source. The wetland system is small, disturbed and not diverse. There are no endangered species records nor are there any endangered plant records and SRE did not observe any within this wetland while conducting field work.



A view of Wetland 1A beyond the uplands in the front.



A view of the thick areas of bittersweet and other invasives within the wetland.



An aerial view of the tip of Wetland 1A adjacent to a stormwater basin on the right. Portsmouth Avenue is located in the upper portion of the photo.

Wetland 1B:

Wetland 1B is located north, northwest of Wetland 1A and is connected hydrologically. Wetland 1B has been classified as a Palustrine seasonally saturated scrub/shrub wetland system with poorly drained soils developed in marine sediments. This wetland has a dense area of scrub/shrub and has a ditched channel that directly drains into the Parkman Brook Wetland System. Wetland 1A directly feeds into this portion of the overall wetland system. Wetland 1B is surrounded mostly by undeveloped woodlands and Parkman Brook to the north. This wetland is the transition point to the brackish estuary and tidal Parkman Brook. This wetland has been classified as PSS1Ex, a Palustrine scrub/shrub seasonally saturated wetland that has been ditched in the past probably in the days the site was a farm.

Glossy buckthorn dominates the scrub/shrub layer while red-osier dogwood and speckled alder add to the dominant shrub wetland. Oriental bittersweet is abundant and found winding its way through the shrubs. Disturbance based herbaceous plants include multi-flora rose, wool grass and cattail. This area was surrounded to the east and west by a dominantly white pine upland landscape.



A view of the outlet channel area of Wetland 1B as it meets Parkman Brook in the background.



This is a view of Wetland 1B looking southeast towards Portsmouth Avenue.



View of Wetland 1B looking towards Parkman Brook.

The location, dense nature of the scrub/shrub vegetation and the ability to allow for some floodflow alteration slightly increases the functions and values of this system in comparison to Wetland 1A. The wetland is located adjacent to Parkman Brook, is bisected by a conservation easement, dense with scrub/shrub vegetation (although invasive) and is surrounded by undeveloped lands. This portion of the wetland system does have a Principal Function of Wildlife habitat due to its position and vegetative density especially in the transitional area close to the estuary and Parkman Brook. This wetland does allow for some minimal function for floodflow alteration but the area is relatively small in size, the invasive species are not conducive to food sources hence low production export potential, there is no fish or shellfish habitat nor is this area easily accessible. This area, however, does provide a buffer to the estuary and Parkman Brook.

Wetland 1C:

Wetland 1C is not located on the property that is being proposed for the development. However, Wetland 1C is the focus and the driver for the site plan as presented for this development.

The portion of Wetland 1C as shown on the plan is classified as E2EM1/R1UB2/3 using the Cowardin Classification System. This is an intertidal estuary emergent wetland associated with a Riverine Tidal unconsolidated bottom of sand and sediment (Parkman Brook). This area is also considered a Prime Wetland in Exeter and is subject to the NHDES 100' Prime Wetland Buffer.



A view of Parkman Brook a tidal riverine system.

Wetland 1C, although not particularly botanically diverse, does contain a very dense vegetative plant community. The area is dominated by Narrowleaf cattail (*Typha angustifolia*) with Glossy buckthorn and red-osier dogwood along the transitional edges. As illustrated in the pictures the Parkman Brook stream channel is subject to daily tides and has no vegetation present, while the intertidal estuary is densely vegetated. The soils are developed in marine sediments and in the estuary have an organic cap. These poorly drained and very poorly drained soils contribute to the numerous functions and values present in this system.

Parkman Brook itself originates east of the site. The stream system starts east of Portsmouth Avenue beyond Route 101, flowing westerly crossing Portsmouth Avenue and then flowing under Route 101 westerly where it passes this site on its way to merging with the Squamscott River.





A view of the transitional tidal marsh edge.

SRE conducted the FVA on the portion of the tidal wetland system as shown on the plan. Based on this analysis, Wetland 1C exhibits 7 Principal Functions and Suitability for at least 3 more functions and values. This would be expected in a wetland that is an approved Prime Wetland and tidal in nature. This wetland system offers floodflow alteration with the estuary allowing for flooding during large scale storm events or tidal events. Sediment /Toxicant Retention with the organic soils and Nutrient Removal and Production Export through tidal cycles. The thick estuary vegetation allows for sediment shoreline stabilization and the dense habitat surrounded by woodlands offers great wildlife habitat while the stream and associated wetlands and uplands contribute to the wildlife corridor up and down the system.



Based on our analysis of the site and based on the Town of Exeter's Zoning and Prime Wetlands Designation, it is clear that this wetland system is one of importance, high functions and values and subject to local setbacks that reflect the Town's goals to protect the integrity of the area. As such, the proposed commercial development plan was designed with that in mind and framed around the local protections in place. The proposed impacts have been relegated to the front of the lot, proposing impacts to the lower functioning Wetland 1A. The proposed 28,418 sq ft of wetland impact is for the development of parking and access infrastructure. There are no proposed impacts to Wetland 1B or Wetland 1C. The proposed site plan is located 300 feet from the high functioning system of Wetland 1C. The 300 foot section will remain vegetated and in conjunction with the Town of Exeter 100' Prime Wetland Conservation Easement will protect the tidal wetlands of Parkman Brook.

Wetland 2

Wetland 2 starts at the outlet located on Stoneybrook Connector. This section is directly fed by adjacent catch basins and is part of the Town of Exeter's drainage system. The man-made ditch flows northwest and picks up the discharge from a detention basin located between Stoneybrook Connector and McDonalds. Further northwest in the ditch, the NHDOT Detention Basin located within the abutting property discharges into the ditch in The Town of Exeter's Conservation Easement. This ditch has been created through the forested area and has been classified as PFO1Ex. This ditched area is not a stream and does not have natural fluvial geomorphic processes. There are no proposed impacts to this system. The new proposed site plan will incorporate a large underground chambered stormwater treatment system that will discharge treated water to the uplands west of the site where the hydrology will be re-introduced into Wetland 1B.



A view of the NHDOT outlet point into the ditched wetland.



A view of the ditch area along the northeastern property boundary.



Another view of Wetland 2 looking northwest towards the Parkman Brook System.

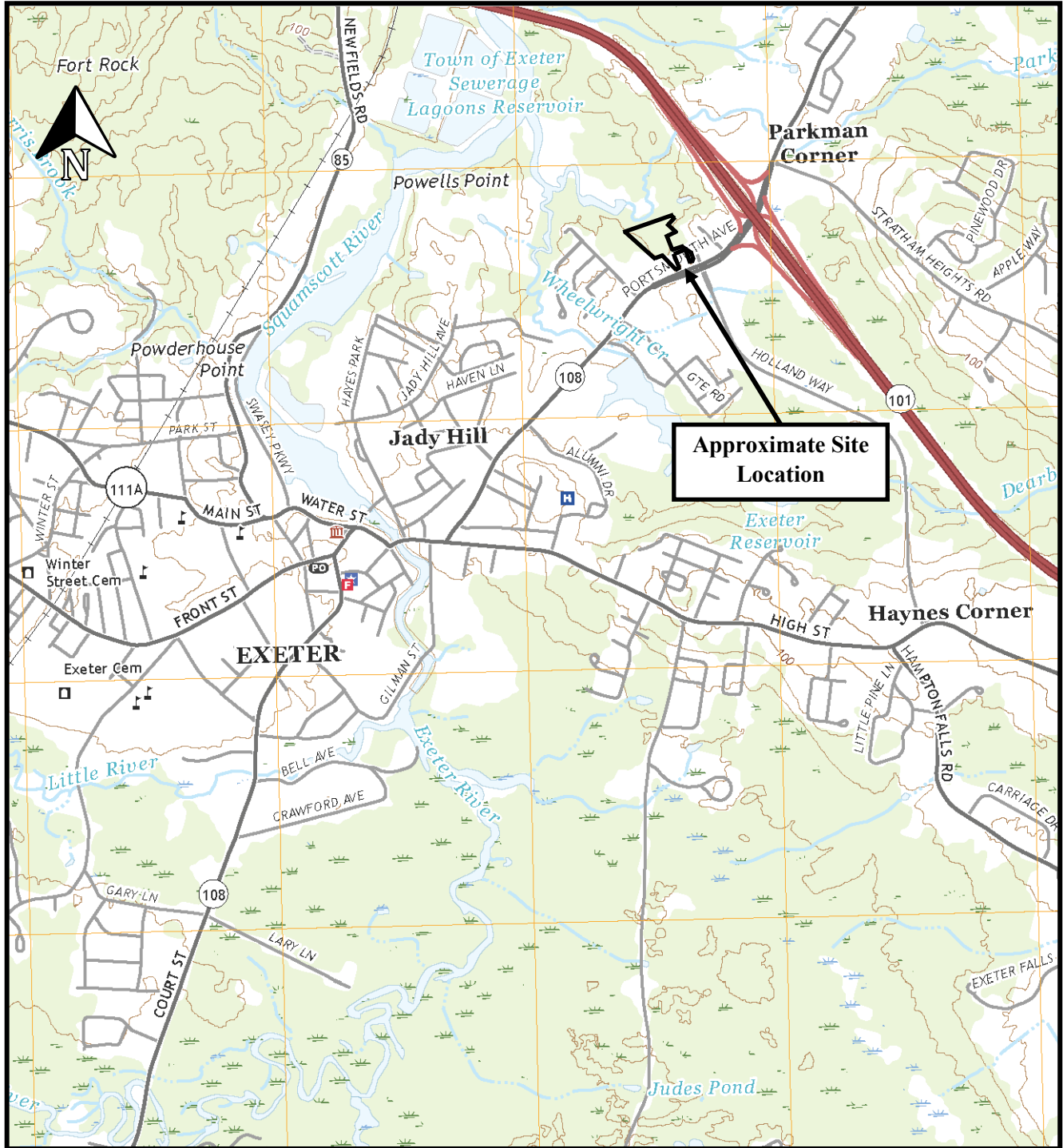
If there are any additional questions or comments regarding this report, please feel free to contact us at (603) 776-5825.

Stoney Ridge Environmental LLC

Cynthia M. Balcius CWS, CSS, CPESC
Senior Wetland & Soil Scientist

Site Locus

Dade Auto Holdings Realty Trust
140 Portsmouth Ave., Tax Map 51, Lots 1, 3-3 & 3-4
Exeter, NH



Scale 1:24,000

Wetland 1A

* - indicates dominant species

Vegetation Observed:

Acer rubrum (red maple) *
Frangula alnus (glossy buckthorn) *
Cornus sericea (red-osier dogwood) *
Alnus incana (speckled alder) *
Rosa multiflora (multi-flora rose)
Parthenocissus quinquefolia (Virginia creeper)
Onoclea sensibilis (sensitive fern)
Scirpus cyperinus (woolgrass)
Juncus effusus (soft rush)
Symphotrichum puniceum (purple aster)
Celastrus orbiculatus (Oriental bittersweet)
Spiraea alba (white meadowsweet)
Solidago rugosa (wrinkleleaf goldenrod)
Typha latifolia (broadleaf cattail)
Vitis labrusca (concord grape)
Lonicera spp. (honeysuckle species)
Lytheria salicaris (purple loosestrife)

Animals/Animal Sign Observed:

Multiple birds including, American robin, black-capped chickadee, American crow
Deer tracks and scat, edge species including squirrels, chipmunks, and racoons.

Wetland 1B

Vegetation Observed:

Frangula alnus (glossy buckthorn) *
Cornus sericea (red-osier dogwood) *
Alnus incana (speckled alder) *
Celastrus orbiculatus (Oriental bittersweet) *
Lonicera spp. (honeysuckle species)
Typha angustifolia (narrowleaf cattail)
Typha latifolia (broadleaf cattail)
Acer rubrum (red maple)
Rosa multiflora (multi-flora rose)
Onoclea sensibilis (sensitive fern)

Scirpus cyperinus (woolgrass)
Juncus effusus (soft rush)
Symphotrichum puniceum (purple aster)
Prunus serotina (black cherry)
Spiraea alba (white meadowsweet)

Animals/Animal Sign Observed:

Multiple song birds including, American robin and black-capped chickadee
Deer tracks and scat

Wetland 1C

Vegetation Observed:

Typha angustifolia (narrowleaf cattail) *
Frangula alnus (glossy buckthorn) *
Cornus sericea (red-osier dogwood)
Carex spp.
Hydrocotyle spp. (pennywort species)
Quercus alba (northern white oak)
Pinus strobus (white pine)
Juniperus virginiana (eastern red cedar)

Animals/Animal Sign Observed:

Multiple birds including, American robin, black-capped chickadee, American crow
Deer tracks and scat

Wetland 2

There is no vegetation in the ditch. The portion adjacent to the road as covered in *Rosa multiflora* growing along the sides of the ditch. In the woods to the north, the ditch is lined with White pine and red maple.

No wildlife observed in the ditch.

WETLAND CLASSIFICATION CODES

E = ESTUARINE
 2 = INTERTIDAL
 EM = EMERGENT
 1 = PERSISTANT

P = PALUSTRINE
 SS = SCRUB-SHRUB
 FO = FORESTED
 1 = BROAD-LEAVED DECIDUOUS
 E = SEASONALLY FLOODED/SATURATED
 X = EXCAVATED

R = RIVERINE
 1 = TIDAL
 UB = UNCONSOLIDATED BOTTOM
 2 = SAND
 3 = MUD

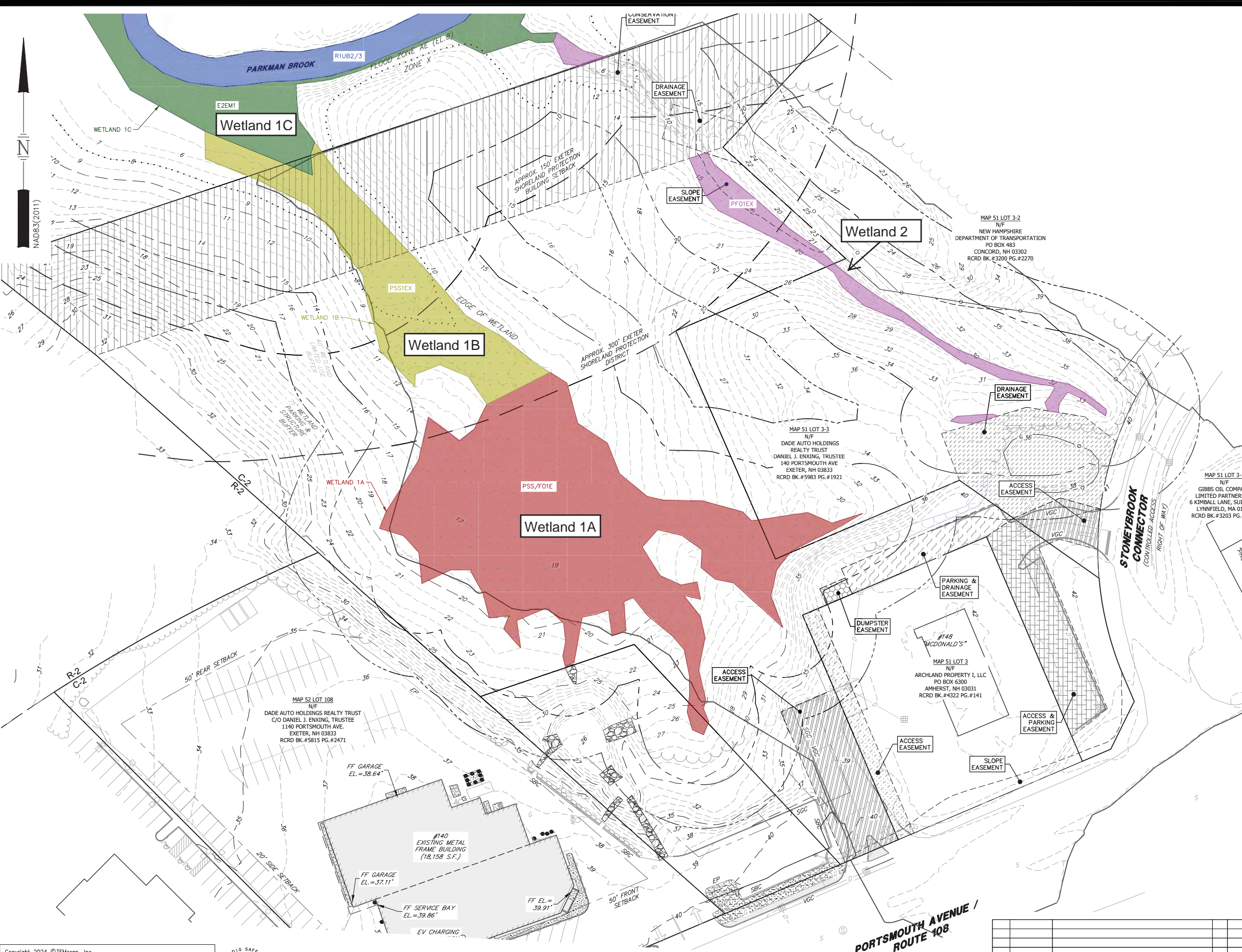
NOTES:

IN MAY AND JUNE OF 2022, CYNTHIA M. BALCIUS CWS, CSS, CPESC OF STONEY RIDGE ENVIRONMENTAL LLC (SRE) COMPLETED A WETLAND DELINEATION REVIEW OF THE ABOVE REFERENCED SITE AND A VERNAL POOL ASSESSMENT. THE WETLAND DELINEATION REVIEW FOLLOWED THE EXISTING WETLAND DELINEATION COMPLETED IN 2021 BY OTHERS. SRE HAS CONCURRED, CONFIRMED AND REFRESHED THE WETLAND DELINEATION USING THE FOLLOWING STANDARDS:

- UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE. 2016. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.0. L.M. VASILAS, G.W. HURT, AND J.F. BERKOWITZ (EDS.). USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. VERSION 4. JUNE 2018. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE.
- 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.
- THE NATIONAL WETLAND PLANT LIST: 2016 WETLAND RATINGS. LICHVAR, R.W., D.L. BANKS, W.N. KIRCHNER, AND N.C. MELVIN. 2016. PHYTONEURON 2016-30: 1-17. PUBLISHED 28 APRIL 2016. ISSN 2153 733X.
- 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: 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. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.
- NHDES WETLANDS RULES CHAPTERS 100 THROUGH 900. ISSUED ON DECEMBER 15, 2019 AND AS AMENDED THROUGH APRIL 15, 2020.
- RSA 482: A. THE STATE OF NEW HAMPSHIRE WETLAND STATUTE.

THE FOLLOWING REFERENCES WERE UTILIZED TO COMPLETE THE VERNAL POOL ASSESSMENTS AND THE WETLAND FUNCTION & VALUE ASSESSMENTS:

- UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE. 2016. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.0. L.M. VASILAS, G.W. HURT, AND J.F. BERKOWITZ (EDS.). USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- 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.
- IDENTIFYING AND DOCUMENTING VERNAL POOLS IN NEW HAMPSHIRE 3RD ED. 2016, NEW HAMPSHIRE FISH & GAME.
- ARMY CORPS OF ENGINEERS "VERNAL POOL ASSESSMENT" DRAFT GUIDANCE, SEPTEMBER 10, 2013. APPENDIX I. ARMY CORPS OF ENGINEERS NEW ENGLAND DISTRICT COMPENSATORY MITIGATION GUIDANCE.



SITE DEVELOPMENT PLANS

TAX MAP 51 LOT 1, 3-3, 3-4
EXISTING CONDITIONS PLAN
EXETER KIA
146 PORTSMOUTH AVENUE, EXETER, NH
 OWNED BY/PREPARED FOR
DADE AUTO HOLDINGS REALTY TRUST

1"=80' (11"X17')
SCALE: 1"=40' (22"X34') **JULY 18, 2024**



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

170 Commerce Way, Suite 102
 Portsmouth, NH 03801
 Phone (603) 431-2222
 Fax (603) 431-0190
 www.tfmoran.com

HORIZONTAL SCALE 1"=20'
 20 10 0 20

REV	DATE	DESCRIPTION	DR	CK

FILE	45894-31	DR	BCH	FB	-		
		CK	ADR	CADRE	45894-31 WETLAND CLASSIFICATION PLAN		W-3

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 48 Constitution Drive, Bedford, N.H. 03110

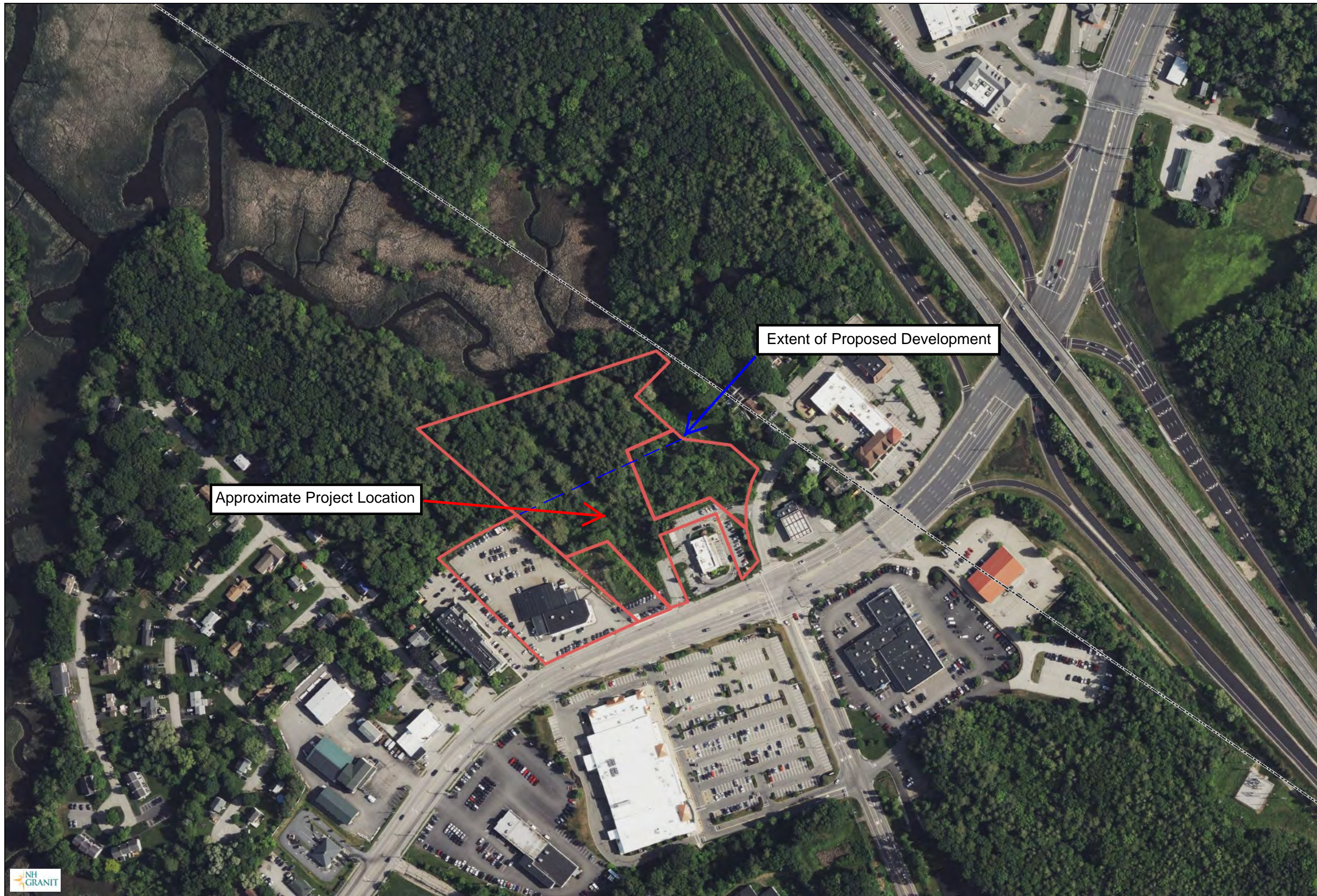
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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



Jul 18, 2024 - 3:40pm
 \\TFM-BEDFORD\Projects\Civil-Survey\MISC Projects\45894-31 - WarrentStreet-Exeter Dealership\45894-31 Wetland Classification Plan.dwg

Aerial



Approximate Project Location

Extent of Proposed Development

Legend

- State
- County
- City/Town

Map Scale

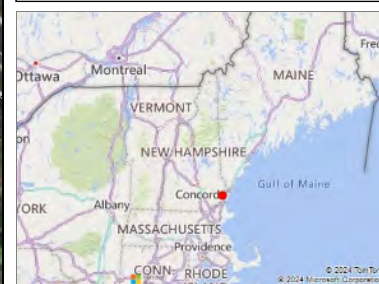
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Map Generated: 7/18/2024



Notes



Dade Auto Holdings Realty Trust - Portsmouth Ave



Legend

-  NH Parcels
-  Additional Lines
-  City/Town
-  Prime Wetlands

Map Scale

1: 3,247

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Notes

Prime Wetlands Only



- Parcels
- Prime Wetlands
- NH Highways
 - Interstate
 - US Highway
 - State Highway
- Town Boundary
- Abutting Towns
- Streets (Updated Feb 2019)
- Misc Streams
- Parcel Streams
- Open Water
- Buildings



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 330 660 ft

Printed on 07/27/2022 at 03:03 PM

Prime Wetlands Volvo Exeter

Dade Auto Holdings Realty Trust - Portsmouth Ave



Legend

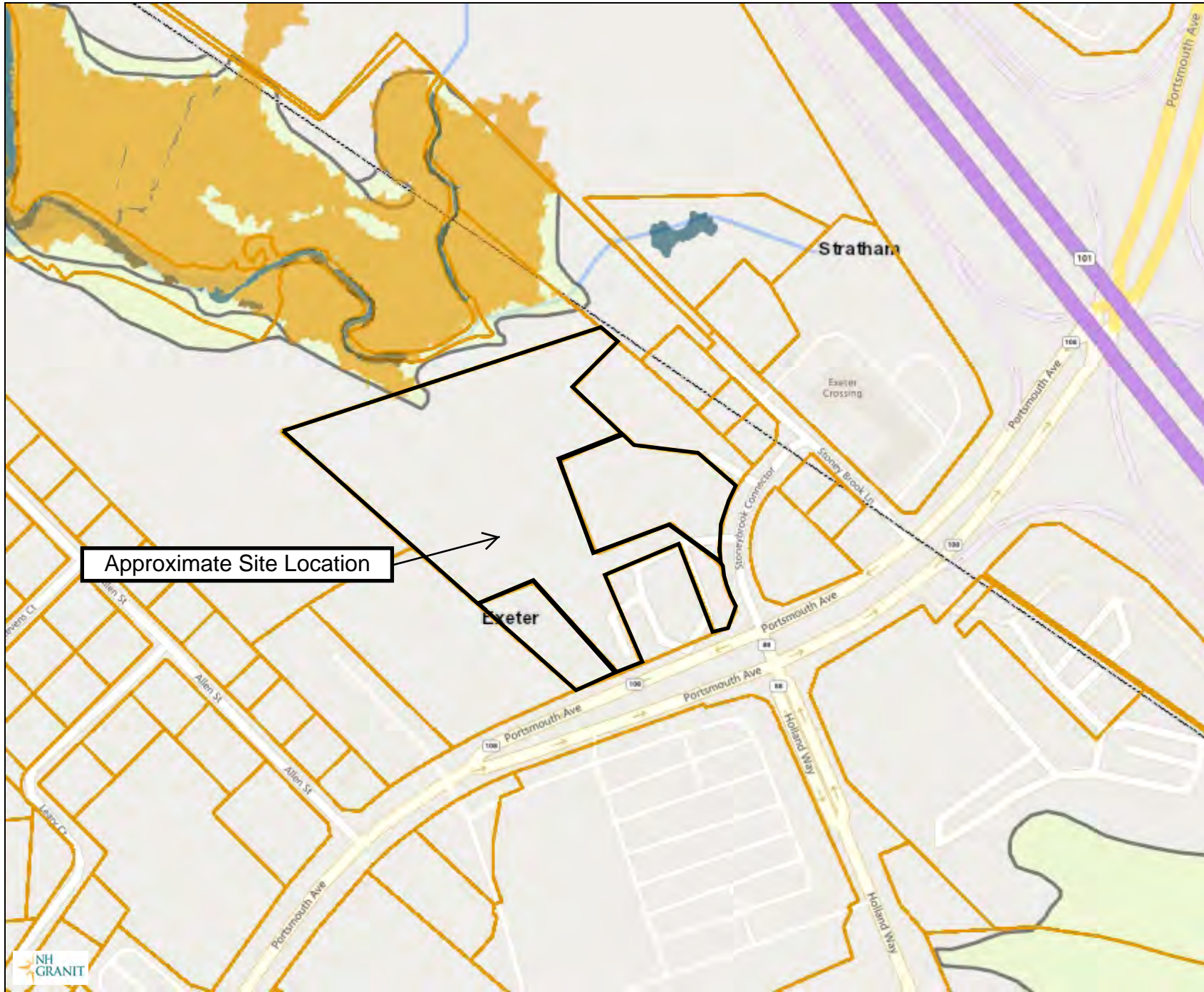
- NH Parcels
- Additional Lines
- City/Town
- Wetland Types (NWIPlus)
 - Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrubland
 - Freshwater Pond
 - Lake
 - Other
 - Riverine

Map Scale
1: 3,247

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Notes
NWI-Plus Overview

Dade Auto Holdings Realty Trust - Portsmouth Ave



Legend

- NH Parcels
- Additional Lines
- City/Town
- Prime Wetlands
- Tidal Wetland**
 - Brackish Marsh
 - High Marsh Mix
 - High Marsh, J. gerardii
 - High Marsh, S. patens / D. spi
 - Low Marsh
 - Mudflat
 - Open Water
 - Panne
 - Phragmites australis
 - Pool
 - Recently Flooded Forest
 - Short form S. alterniflora
 - Terrestrial border
 - Wrack

Map Scale
1: 3,247

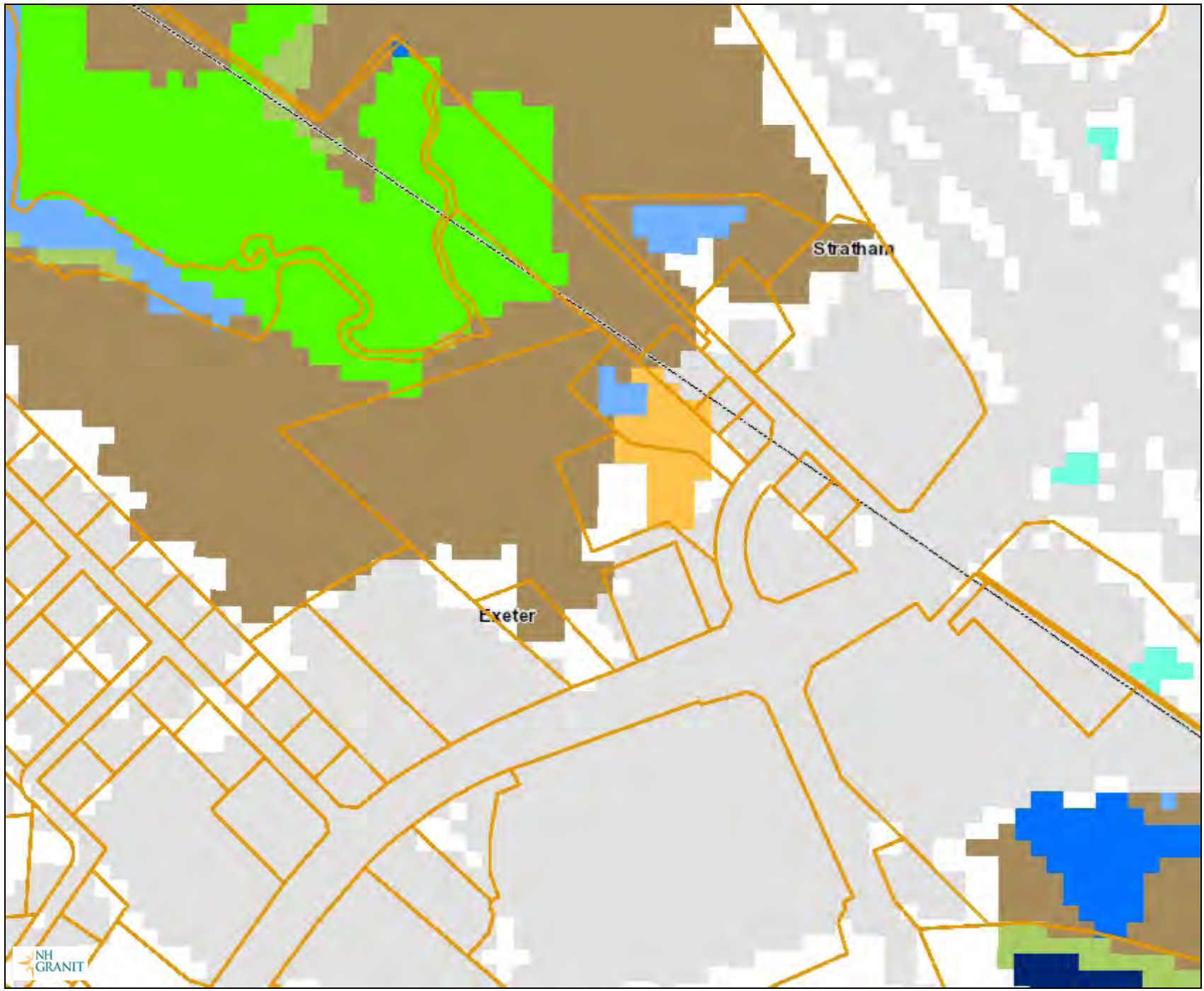


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Notes

Tidal Wetlands/Prime Wetlands

Dade Auto Holdings Realty Trust - Portsmouth Ave



Legend

- NH Parcels
- Additional Lines
- City/Town
- Wildlife Habitat Land Cover
 - Alpine
 - Appalachian oak-pine
 - Cliff and Talus slope
 - Coastal island and Rocky co
 - Developed Impervious
 - Developed or Barren land
 - Dune
 - Floodplain forest
 - Grassland
 - Hemlock-hardwood-pine
 - High-elevation spruce-fir
 - Lowland spruce-fir
 - Northern hardwood-conifer
 - Northern swamp
 - Open water
 - Peatland
 - Pine barren

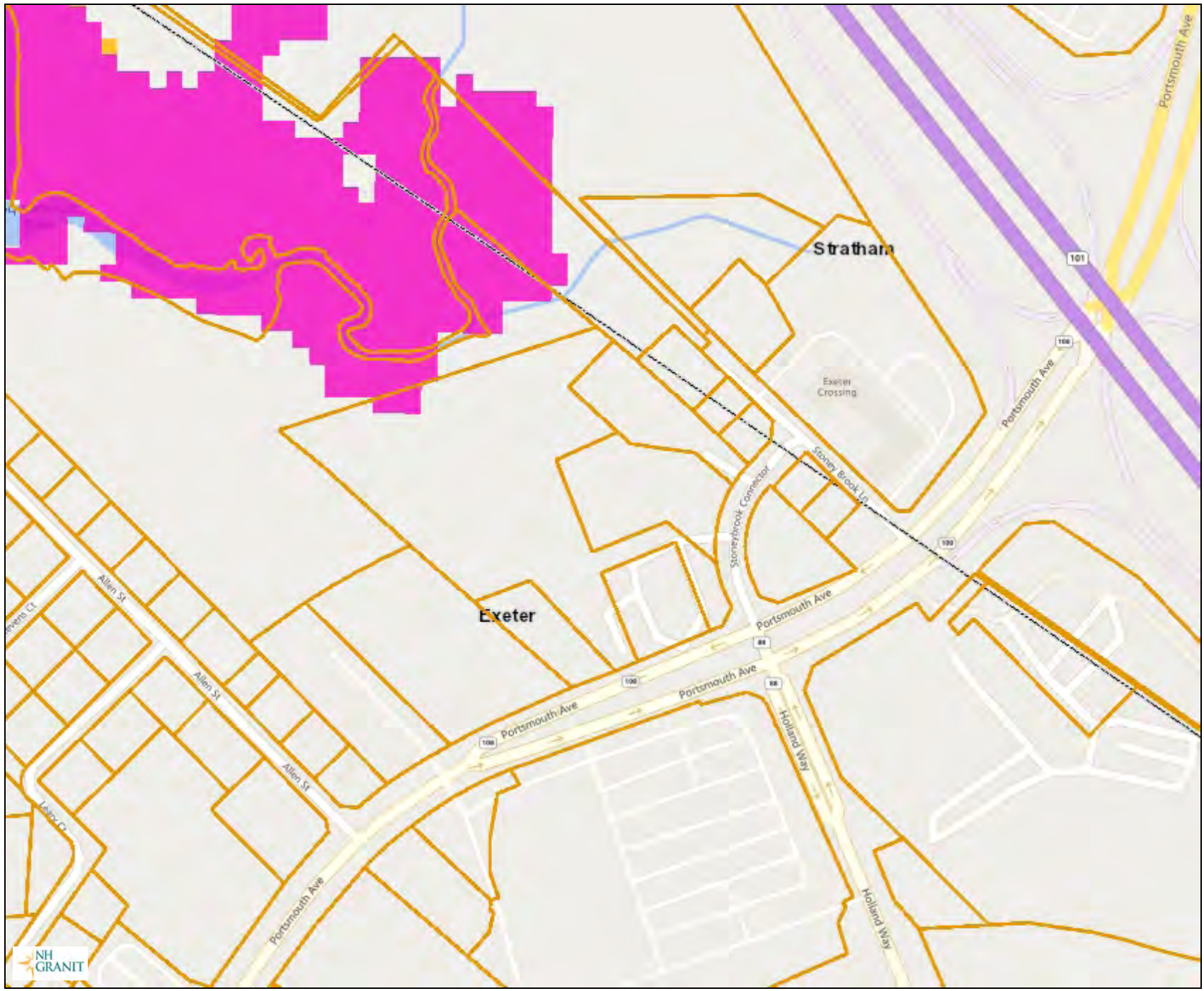
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Notes
Wildlife Habitat Cover


Dade Auto Holdings Realty Trust - Portsmouth Ave



Legend

- NH Parcels
- Additional Lines
- City/Town
- Highest Ranked Wildlife Habitat
 - 0
 - 1 Highest Ranked Habitat in
 - 2 Highest Ranked Habitat in
 - 3 Supporting Landscape

Map Scale
1: 3,247



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Notes
Highest Ranked Wildlife Habitat

Wetland Function-Value Evaluation Form

Total area of wetland 37.227 Human made? Partially Is wetland part of a wildlife corridor? No or a "habitat island"? No
 Adjacent land use Commercial and Industrial Distance to nearest roadway or other development ~150ft. to road
 Dominant wetland systems present PSS/FOIE Contiguous undeveloped buffer zone present No
 Is the wetland a separate hydraulic system? No If not, where does the wetland lie in the drainage basin? Upper
 How many tributaries contribute to the wetland? None Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. Wetland 1A
 Latitude _____ Longitude _____
 Prepared by: CB, JS Date 11/30/22
 Wetland Impact: _____ Area 34,520
 Type Fill

Evaluation based on:
 Office Field
 Corps manual wetland delineation completed? Y N

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	N	6, 13		The wetland is a low depression area that receives water from multiple stormwater drainages from the surrounding impervious lots.
Floodflow Alteration	Y	2, 3, 4, 5, 6, 7, 8, 9		The wetland exists as a low point, receiving and detaining mainly stormwater runoff from the surrounding impervious surfaces. Due to its small size this function is minimal.
Fish and Shellfish Habitat	N			This wetland is not associated with a watercourse or pond.
Sediment/Toxicant Retention	N	1, 4		The wetland does not contain a dense or diverse amount of vegetation. Potential sources of sediment are located above the wetland due to the impervious surfaces and stormwater runoff. The wetland does contain fine grained mineral soils, but lacks the deep organics and long water retention time for sediment/toxicant retention.
Nutrient Removal	N	3, 4, 7, 9		Potential sources of sediment are located above the wetland due to the impervious surfaces, roadways and stormwater runoff. The wetland contains both tree and shrub vegetation, but lacks the density and diversity.
Production Export	N	1, 4		No valuable food sources or products grow within the wetland.
Sediment/Shoreline Stabilization	N	1, 2, 3		This wetland is not associated with a watercourse.
Wildlife Habitat	Y	6, 7, 13, 15, 16, 17		Due to the location of the wetland, in a commercial area there is some function as wildlife habitat. The small size and location do offer some cover for songbird and edge species.
Recreation	N			The wetland is not safely accessible by the public. Vegetation is comprised of multiple invasive species, with trash and loud road noise observed.
Educational/Scientific Value	N			The wetland is not safely accessible by the public. Vegetation is comprised of multiple invasive species, with trash and loud road noise observed.
Uniqueness/Heritage	N	2, 17, 30		The wetland is not safely accessible by the public but can be viewed from adjacent parking lots. The vegetation within is comprised of multiple invasive species, with trash and loud road noise observed on site.
Visual Quality/Aesthetics	N			The wetland is not safely accessible by the public but can be viewed from adjacent parking lots. The vegetation within is comprised of multiple invasive species, with trash and loud road noise observed on site.
Endangered Species Habitat	N			No endangered species were observed while on site.
Other				

Notes: _____ * Refer to backup list of numbered considerations.

Wetland Function-Value Evaluation Form

Total area of wetland - 13.173 Human made? Partially Is wetland part of a wildlife corridor? No or a "habitat island"? No

Commercial/Industrial to the south
Adjacent land use Forested/conservation easement/estuary on all other sides Distance to nearest roadway or other development 400ft. to road

Dominant wetland systems present PSS1Ex Contiguous undeveloped buffer zone present Partially

Is the wetland a separate hydraulic system? No If not, where does the wetland lie in the drainage basin? Middle

How many tributaries contribute to the wetland? None Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. Wetland 1B

Latitude _____ Longitude _____

Prepared by: CB, JS Date 11/30/22

Wetland Impact: _____
Type _____ Area _____

Evaluation based on:

Office Field

Corps manual wetland delineation completed? Y N

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	N	6, 13	N	The wetland is a low, depressional area that receives the stormwater runoff from the adjacent wetland A. This wetland is a transition to the estuary.
Floodflow Alteration	Y	3, 4, 5, 9, 10, 18	N	The wetland exists as a low point, in a semi-swale form receiving the stormwater runoff from the adjacent wetland A. The area above the wetland in the watershed contains a large impervious area percentage. Due to the wetlands small size, the value of the floodflow alteration is reduced, making it suitable but not principal.
Fish and Shellfish Habitat	N		N	This wetland is not associated with a watercourse or pond. Adjacent to Parkman Brook.
Sediment/Toxicant Retention	N	1, 4, 8	N	Potential sources of sediment are located above the wetland due to the impervious surfaces, roadways and stormwater runoff. The wetland does contain fine grained mineral soils, but lacks the deep organics and long water retention time for sediment/toxicant retention as it has topographical gradient flowing towards Parkman Brook.
Nutrient Removal	Y	3, 4, 6, 7, 8, 9	N	Potential sources of sediment are located above the wetland due to the impervious surfaces, roadways and stormwater runoff. The wetland contains dense scrub shrub vegetation, that will aid in nutrient removal.
Production Export	N	4, 7	N	No valuable food sources or products grow within the wetland.
Sediment/Shoreline Stabilization	N	1, 2, 3, 14	N	This wetland is not associated with a watercourse.
Wildlife Habitat	Y	4, 5, 6, 7, 13, 16, 17, 21	Y	Due to the location of the wetland, in a commercial area there is some function as wildlife habitat. The east, west and southern borders of the wetland are all undeveloped and provide animal access through the wetland. This is a principal function.
Recreation	N	1	N	The wetland is not safely accessible by the public. Vegetation is comprised of multiple invasive species, with trash and loud road noise observed.
Educational/Scientific Value	N	6	N	Vegetation is comprised of multiple invasive species.
Uniqueness/Heritage	N	2, 22	N	
Visual Quality/Aesthetics	N		N	
Endangered Species Habitat	N		N	No endangered species were observed while on site.
Other				

Notes: _____

* Refer to backup list of numbered considerations.

Wetland Function-Value Evaluation Form

Total area of wetland Unknown Human made? No Is wetland part of a wildlife corridor? Yes or a "habitat island"? No
 Adjacent land use Estuary and Forest Distance to nearest roadway or other development ~700ft. to road
 Dominant wetland systems present E2EM1/R1UB2/3 Contiguous undeveloped buffer zone present Yes

Is the wetland a separate hydraulic system? No If not, where does the wetland lie in the drainage basin? Lower
 How many tributaries contribute to the wetland? None Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. Wetland 1C
 Latitude _____ Longitude _____
 Prepared by: CB_JS Date 11/30/22
 Wetland Impact: _____ Area _____

Evaluation based on:
 Office Field
 Corps manual wetland delineation completed? Y N

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	Y	1, 2, 4, 5, 7, 8, 15	N	Tidal stream and estuary, some discharge occurring.
Floodflow Alteration	Y	4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16, 17, 18	Y	The tidal estuary allows for flooding during large storm events and tidal events.
Fish and Shellfish Habitat	Y	1, 4 (see notes)	Y	While no fish or shellfish species were observed while on site, the system is connected to the Squamiscott River, and Great Bay. Both these systems are extremely valuable fish and shellfish habitat for multiple freshwater, anadromous and saltwater fish.
Sediment/Toxicant Retention	Y	3, 4, 5, 6, 7, 8, 9, 10, 11, 14, 15, 16	Y	Potential sources of sediment are located above the wetland due to the impervious surfaces, roadways and stormwater runoff. The dense herbaceous vegetation of the estuary and fine mineral soils enhance sediment/and toxic retention. The tidal effect on the river flow will reduce the overall retention ability of the Parkman Brook.
Nutrient Removal	Y	3, 6, 7, 8, 9, 10, 11, 13, 14	Y	The estuary of Parkman Brook may flood during storm events or high tide but will not result in a long term ponded/open water system. The area has very dense typha vegetation that will be able to attenuate nutrients.
Production Export	Y	2, 4, 6, 7, 10, 11, 13	Y	No valuable food sources or products grow within the wetland. The wetland is mainly a valuable habitat for wildlife.
Sediment/Shoreline Stabilization	Y	1, 2, 6, 7, 8, 9, 12, 15	Y	The wetland provides valuable floodwater storage in the event of large storm events. The dense vegetation will aid in stabilizing the soils and retaining/slowing water.
Wildlife Habitat	Y	1, 4, 5, 6, 7, 8, 11, 13, 16, 17, 18, 19, 21	Y	The Parkman Brook area is protected by the town, with multiple conservation easements and undeveloped land surrounding it. The area has the potential to provide habitat for multiple bird and animal species including migratory birds.
Recreation	N	1, 2, 3, 5, 6, 7, 9	N	The wetland is not accessible, or safely navigable. The area is natural and protected by the town as prime wetland and conservation land and listed as highest ranked habitat by NHF&G.
Educational/Scientific Value	N	2, 4, 5, 6	N	The wetland is not accessible, or safely navigable. The area is natural and protected by the town as prime wetland and conservation land. The area is listed as the highest ranked habitat by NHF&G.
Uniqueness/Heritage	N	5, 6, 7, 22, 27, 30	N	The Parkman Brook is listed by the Town of Exeter as prime wetland, with adjacent conservation easements.
Visual Quality/Aesthetics	N	8	N	No viewing locations or access.
ES Endangered Species Habitat	N		N	No endangered species were observed while on site.
Other				

Notes: * Refer to backup list of numbered considerations.

Wetland Function-Value Evaluation Form

Wetland I.D. Wetland 2
 Latitude _____ Longitude _____
 Prepared by: CMB/JS Date 5/14/24
 Wetland Impact: _____ Area _____
 Type None

Evaluation based on:
 Office yes Field yes
 Corps manual wetland delineation completed? Y yes N _____

Total area of wetland 5,000 sq ft Human made? Yes Is wetland part of a wildlife corridor? No or a "habitat island"? No
 Adjacent land use Commercial Distance to nearest roadway or other development 10 feet
 Dominant wetland systems present PFO1Ex Contiguous undeveloped buffer zone present No
 Is the wetland a separate hydraulic system? No If not, where does the wetland lie in the drainage basin? Drainage system/lower
 How many tributaries contribute to the wetland? unknown drainage system Wildlife & vegetation diversity/abundance (see attached list)

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	N	6,7	N	This ditch is part of the Towns Roadside Drainage System and also collects water from 2 detention basins. The discharged water is reintroduced into the wetland system via the
Floodflow Alteration	N	4,9,13	N	The ditch can take excess stormwater during stormevents and send the flows down to the large prime wetland system,
Fish and Shellfish Habitat	N		N	This ditched system is dry except for stormevents. There are no fish present within the ditch.
Sediment/Toxicant Retention	N	1,4,10	N	Open ditch system with no ability to retain sediment and toxicants.
Nutrient Removal	N	4	N	The water discharged into the ditch is mostly treated via both the detention basins and the Towns drainage system. The
Production Export	N		N	There are no plants or food sources within this system.
Sediment/Shoreline Stabilization	N	1,2,3,4	N	This ditch is a conduit for stormwater discharge and does not offer any stabilization.
Wildlife Habitat	Y	5,6	N	The area offers minimal function for wildlife. Some bird habitat in the thick adjacent rosa-multiflora and in the open
Recreation	N		N	There is no ability to use this ditch for recreation.
Educational/Scientific Value	N		N	The system is a ditch and offers no value for education.
Uniqueness/Heritage	N	2,22	N	There is nothing unique regarding this ditched system.
Visual Quality/Aesthetics	N		N	The site is overrun with invasive species especially the ditch.
Endangered Species Habitat	N		N	There are no hits by NHB on site and there were no visual observations of any rare species on site during field work.
Other				

Notes: _____

* Refer to backup list of numbered considerations.



STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION

Water Division / Land Resources Management
[Check the Status of your Application](#)



RSA/Rule: RSA 482-A/Env-Wt 100-900

APPLICANT'S NAME:

TOWN NAME:

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.:
			Check No.:
			Amount:
			Initials:

A person may request a waiver of the requirements in Rules Env-Wt 100-900 to accommodate situations where strict adherence to the requirements would not be in the best interest of the public or the environment but is still in compliance with RSA 482-A. A person may also request a waiver of the standards for existing dwellings over water pursuant to RSA 482-A:26, III(b). For more information, please consult the [Waiver Request Form](#).

SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2))
Please use the [Wetland Permit Planning Tool \(WPPT\)](#), the Natural Heritage Bureau (NHB) [DataCheck Tool](#), the [Aquatic Restoration Mapper](#), or other sources to assist in identifying key features such as: [Priority Resource Areas \(PRAs\)](#), [protected species or habitats](#), coastal areas, designated rivers, or designated prime wetlands.

Has the required planning been completed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the property contain a PRA? If yes, provide the following information: <ul style="list-style-type: none"> • Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHFG) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04. • Protected species or habitat? <ul style="list-style-type: none"> ○ If yes, species or habitat name(s): ○ NHB Project ID #: • Bog? • Floodplain wetland contiguous to a tier 3 or higher watercourse? • Designated prime wetland or duly-established 100-foot buffer? • Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone? 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
Is the property within a Designated River corridor? If yes, provide the following information: <ul style="list-style-type: none"> • Name of Local River Management Advisory Committee (LAC): • A copy of the application was sent to the LAC on Month: Day: Year: 	<input type="checkbox"/> Yes <input type="checkbox"/> No

For dredging projects, is the subject property contaminated? • If yes, list contaminant:	<input type="checkbox"/> Yes <input type="checkbox"/> No
---	--

Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input type="checkbox"/> Yes <input type="checkbox"/> No
---	--

For stream crossing projects, provide watershed size (see [WPPT](#) or Stream Stats):

SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i))
 Provide a description of the project and the purpose of the project, the need for the proposed impacts to jurisdictional areas, an outline-of the scope of work to be performed, and whether impacts are temporary or permanent.

SECTION 3 - PROJECT LOCATION
 Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.

ADDRESS:

TOWN/CITY:

TAX MAP/BLOCK/LOT/UNIT:

US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME:
 N/A

(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):

SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a))		
If the applicant is a trust or a company, then complete with the trust or company information.		
NAME:		
MAILING ADDRESS:		
TOWN/CITY:	STATE:	ZIP CODE:
EMAIL ADDRESS:		
FAX:	PHONE:	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.		
SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))		
<input type="checkbox"/> N/A		
LAST NAME, FIRST NAME, M.I.:		
COMPANY NAME:		
MAILING ADDRESS:		
TOWN/CITY:	STATE:	ZIP CODE:
EMAIL ADDRESS:		
FAX:	PHONE:	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically. CMB		
SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))		
If the owner is a trust or a company, then complete with the trust or company information.		
<input type="checkbox"/> Same as applicant		
NAME:		
MAILING ADDRESS:		
TOWN/CITY:	STATE:	ZIP CODE:
EMAIL ADDRESS:		
FAX:	PHONE:	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.		

SECTION 7 - RESOURCE-SPECIFIC CRITERIA ESTABLISHED IN Env-Wt 400, Env-Wt 500, Env-Wt 600, Env-Wt 700, OR Env-Wt 900 HAVE BEEN MET (Env-Wt 313.01(a)(3))

Describe how the resource-specific criteria have been met for each chapter listed above (please attach information about stream crossings, coastal resources, prime wetlands, or non-tidal wetlands and surface waters):

SECTION 8 - AVOIDANCE AND MINIMIZATION

Impacts within wetland jurisdiction must be avoided to the maximum extent practicable (Env-Wt 313.03(a)).* Any project with unavoidable jurisdictional impacts must then be minimized as described in the [Wetlands Best Management Practice Techniques For Avoidance and Minimization](#) and the [Wetlands Permitting: Avoidance, Minimization and Mitigation fact sheet](#). For minor or major projects, a functional assessment of all wetlands on the project site is required (Env-Wt 311.03(b)(10)).*

Please refer to the application checklist to ensure you have attached all documents related to avoidance and minimization, as well as functional assessment (where applicable). Use the [Avoidance and Minimization Checklist](#), the [Avoidance and Minimization Narrative](#), or your own avoidance and minimization narrative.

**See Env-Wt 311.03(b)(6) and Env-Wt 311.03(b)(10) for shoreline structure exemptions.*

SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)

If unavoidable jurisdictional impacts require mitigation, a mitigation [pre-application meeting](#) must occur at least 30 days but not more than 90 days prior to submitting this Standard Dredge and Fill Permit Application.

Mitigation Pre-Application Meeting Date: Month: Day: Year: 09:28:2022

N/A - Mitigation is not required

SECTION 10 - THE PROJECT MEETS COMPENSATORY MITIGATION REQUIREMENTS (Env-Wt 313.01(a)(1)c)

Confirm that you have submitted a compensatory mitigation proposal that meets the requirements of Env-Wt 800 for all permanent unavoidable impacts that will remain after avoidance and minimization techniques have been exercised to the maximum extent practicable: I confirm submittal.

N/A – Compensatory mitigation is not required

SECTION 11 - IMPACT AREA (Env-Wt 311.04(g))

For each jurisdictional area that will be/has been impacted, provide square feet (SF) and, if applicable, linear feet (LF) of impact, and note whether the impact is after-the-fact (ATF; i.e., work was started or completed without a permit).

For intermittent and ephemeral streams, the linear footage of impact is measured along the thread of the channel. *Please note, installation of a stream crossing in an ephemeral stream may be undertaken without a permit per Rule Env-Wt 309.02(d), however other dredge or fill impacts should be included below.*

For perennial streams/ivers, the linear footage of impact is calculated by summing the lengths of disturbances to the channel and banks.

Permanent (PERM.) impacts are impacts that will remain after the project is complete (e.g., changes in grade or surface materials).

Temporary (TEMP.) impacts are impacts not intended to remain (and will be restored to pre-construction conditions) after the project is completed.

JURISDICTIONAL AREA		PERM. SF	PERM. LF	PERM. ATF	TEMP. SF	TEMP. LF	TEMP. ATF
Wetlands	Forested Wetland	28,418		<input type="checkbox"/>	7,636		<input type="checkbox"/>
	Scrub-shrub Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Emergent Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Wet Meadow			<input type="checkbox"/>			<input type="checkbox"/>
	Vernal Pool			<input type="checkbox"/>			<input type="checkbox"/>
	Designated Prime Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Duly-established 100-foot Prime Wetland Buffer			<input type="checkbox"/>			<input type="checkbox"/>
Surface	Intermittent / Ephemeral Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Perennial Stream or River			<input type="checkbox"/>			<input type="checkbox"/>
	Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - River			<input type="checkbox"/>			<input type="checkbox"/>
Banks	Bank - Intermittent Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Bank - Perennial Stream / River			<input type="checkbox"/>			<input type="checkbox"/>
	Bank / Shoreline - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
Tidal	Tidal Waters			<input type="checkbox"/>			<input type="checkbox"/>
	Tidal Marsh			<input type="checkbox"/>			<input type="checkbox"/>
	Sand Dune			<input type="checkbox"/>			<input type="checkbox"/>
	Undeveloped Tidal Buffer Zone (TBZ)			<input type="checkbox"/>			<input type="checkbox"/>
	Previously-developed TBZ			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Tidal Water			<input type="checkbox"/>			<input type="checkbox"/>
TOTAL		28,418			7,636		

SECTION 12 - APPLICATION FEE (RSA 482-A:3, I)

<input type="checkbox"/> MINIMUM IMPACT FEE: Flat fee of \$400.	
<input type="checkbox"/> NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION: Flat fee of \$400 (refer to RSA 482-A:3, 1(c) for restrictions).	
<input type="checkbox"/> MINOR OR MAJOR IMPACT FEE: Calculate using the table below:	
Permanent and temporary (non-docking): 36,054 SF	× \$0.40 = \$14,421.6
Seasonal docking structure:	SF × \$2.00 = \$
Permanent docking structure:	SF × \$4.00 = \$
Projects proposing shoreline structures (including docks) add \$400 =	\$
Total =	\$
<i>The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$14,421.6</i>	

SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)		
Indicate the project classification.		
<input type="checkbox"/> Minimum Impact Project	<input type="checkbox"/> Minor Project	<input checked="" type="checkbox"/> Major Project
SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)		
Initial each box below to certify:		
Initials: <i>DE</i>	To the best of the signer's knowledge and belief, all required notifications have been provided.	
Initials: <i>DE</i>	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.	
Initials: <i>DE</i>	The signer understands that: <ul style="list-style-type: none"> • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: <ol style="list-style-type: none"> 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1. 	
Initials: <i>DE</i>	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.	
SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)		
SIGNATURE (OWNER): <i>Daniel Enxing</i>	PRINT NAME LEGIBLY: Daniel Enxing	DATE: <i>6/21/2024</i>
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE):	PRINT NAME LEGIBLY: Cynthia M. Balcus	DATE:
SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))		
As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.		
TOWN/CITY CLERK SIGNATURE:	PRINT NAME LEGIBLY:	
TOWN/CITY: Exeter	DATE:	

DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3, I(a)(1)

1. IMMEDIATELY sign the original application form and four copies in the signature space provided above.
2. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
3. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board.
4. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:

Submit the original permit application form bearing the signature of the Town/City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery at the address at the bottom of this page. Make check or money order payable to "Treasurer – State of NH".



STANDARD DREDGE AND FILL
WETLANDS PERMIT APPLICATION
ATTACHMENT A: MINOR AND MAJOR PROJECTS



Water Division/Land Resources Management
Wetlands Bureau

[Check the Status of your Application](#)

RSA/ Rule: RSA 482-A/ Env-Wt 311.10; Env-Wt 313.01(a)(1); Env-Wt 313.03

APPLICANT'S NAME: Dade Auto Holdings Realty Trust - Daniel Enxing **TOWN NAME:** Exeter

Attachment A is required for *all minor and major projects*, and must be completed *in addition* to the [Avoidance and Minimization Narrative](#) or [Checklist](#) that is required by Env-Wt 307.11.

For projects involving construction or modification of non-tidal shoreline structures over areas of surface waters having an absence of wetland vegetation, only Sections I.X through I.XV are required to be completed.

PART I: AVOIDANCE AND MINIMIZATION

In accordance with Env-Wt 313.03(a), the Department shall not approve any alteration of any jurisdictional area unless the applicant demonstrates that the potential impacts to jurisdictional areas have been avoided to the maximum extent practicable and that any unavoidable impacts have been minimized, as described in the [Wetlands Best Management Practice Techniques For Avoidance and Minimization](#).

SECTION I.I - ALTERNATIVES (Env-Wt 313.03(b)(1))

Describe how there is no practicable alternative that would have a less adverse impact on the area and environments under the Department's jurisdiction.

THE SITE IS COMPRISED OF THREE DIFFERENT LOTS AND IT ABUTS THE TOWN OF EXETER PARKMAN BROOK PRIME WETLAND ON ONE END AND PORTSMOUTH AVENUE ON THE OTHER. BASED ON INPUT FROM THE STATE NHDES AND THE ARMY CORPS THE PROJECT AS PROPOSED HAS LOCATED ALL OF THE PROPOSED DEVELOPMENT TO THE FRONT OF THE LOT LEAVING THE BACK PORTION OF THE LOT UNDEVELOPED AND VEGETATED. THE PROPOSED DEVELOPMENT WILL BE 300 FEET AWAY FROM THE PRIME WETLAND SYSTEM, LEAVING A COMBINATION OF UPLANDS AND WETLANDS BUFFERING THE PRIME WETLAND SYSTEM. BY KEEPING THE DEVELOPMENT UP TOWARDS THE ROAD, AND IMPACTING THE LOWER FUNCTIONING/DISTURBED WETLANDS THE PROJECT PROPOSES THE MOST PRACTICABLE AND LEAST ADVERSE ALTERNATIVE.

THE OWNER HAS OWNED THESE LOTS WITH LONGTERM PLANS TO DEVELOP THE NEW DEALERSHIP. THE COSTS OF COMMERCIAL LAND AND LACK OF ALTERNATIVE SITES WITHIN THE COMMERCIAL ZONE ON PORTSMOUTH AVENUE MAKES AN ALTERNATIVE SITE NOT A PRACTICABLE ALTERNATIVE AS WELL.

lrn@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

SECTION I.II - MARSHES (Env-Wt 313.03(b)(2))

Describe how the project avoids and minimizes impacts to tidal marshes and non-tidal marshes where documented to provide sources of nutrients for finfish, crustacean, shellfish, and wildlife of significant value.

This project has focused the development project towards the front of the lot in order to leave a large area, approximately 2 1/2 acres undeveloped and vegetated adjacent to the Parkman Brook Prime Wetlands and the Town of Exeter Conservation Easement. The Parkman Brook Prime Wetlands are tidal and high functioning with high values. This project was designed to not only avoid impacts to the high value prime wetlands but it was specifically designed to eliminate any potential indirect impacts by keeping the development over 300 feet away.

SECTION I.III - HYDROLOGIC CONNECTION (Env-Wt 313.03(b)(3))

Describe how the project maintains hydrologic connections between adjacent wetland or stream systems.

This project does not propose to impact any streams. The wetlands to be impacted currently receive hydrology from the surrounding development. The project will capture this stormwater and the stormwater from the development and treat it in an underground chamber system. This stormwater system will discharge the treated stormwater in the upland area of the site to the northwest where it will drain back into the wetland system maintaining the hydrology of the downstream wetlands.

SECTION I.IV - JURISDICTIONAL IMPACTS (Env-Wt 313.03(b)(4))

Describe how the project avoids and minimizes impacts to wetlands and other areas of jurisdiction under RSA 482-A, especially those in which there are exemplary natural communities, vernal pools, protected species and habitat, documented fisheries, and habitat and reproduction areas for species of concern, or any combination thereof.

This project has focused the development project towards the front of the lot in order to leave a large area, approximately 2 1/2 acres of vegetated undeveloped land adjacent to the Parkman Brook Prime Wetlands and the Town of Exeter Conservation Easement. The Parkman Brook Prime Wetlands are tidal and high functioning with high values. This project was designed to not only avoid impacts to the high value wetlands but it was specifically designed to eliminate any potential indirect impacts by keeping the development over 300 feet away. There were no protected species or habitat as noted by NHB on site or in the vicinity. There are no vernal pools on-site.

SECTION I.V - PUBLIC COMMERCE, NAVIGATION, OR RECREATION (Env-Wt 313.03(b)(5))

Describe how the project avoids and minimizes impacts that eliminate, depreciate or obstruct public commerce, navigation, or recreation.

This project will have a positive impact to public commerce and does not obstruct or eliminate navigation or recreation.

SECTION I.VI - FLOODPLAIN WETLANDS (Env-Wt 313.03(b)(6))

Describe how the project avoids and minimizes impacts to floodplain wetlands that provide flood storage.

There are no Floodplain wetlands within the proposed project area.

SECTION I.VII - RIVERINE FORESTED WETLAND SYSTEMS AND SCRUB-SHRUB – MARSH COMPLEXES (Env-Wt 313.03(b)(7))

Describe how the project avoids and minimizes impacts to natural riverine forested wetland systems and scrub-shrub – marsh complexes of high ecological integrity.

This project has focused the development project towards the front of the lot in order to leave a large area, approximately 2 1/2 acres of undeveloped vegetated buffer adjacent to the Parkman Brook Prime Wetlands and the Town of Exeter Conservation Easement. The Parkman Brook Prime Wetlands are tidal and high functioning with high values. This project was designed to not only avoid impacts to the high value wetlands but it was specifically designed to eliminate any potential indirect impacts by keeping the development over 300 feet away. There are no proposed impacts to natural riverine wetlands or scrub-shrub/marsh complexes of high ecological integrity. The proposed forested/scrub/shrub system is not a high integrity system. As noted in the narrative and in the FVA, the system has been disturbed and the wetlands are dominated by invasive species.

SECTION I.VIII - DRINKING WATER SUPPLY AND GROUNDWATER AQUIFER LEVELS (Env-Wt 313.03(b)(8))

Describe how the project avoids and minimizes impacts to wetlands that would be detrimental to adjacent drinking water supply and groundwater aquifer levels.

The proposed wetlands to be impacted are not adjacent to any wells, groundwater aquifers or public drinking water supplies.

SECTION I.IX - STREAM CHANNELS (Env-Wt 313.03(b)(9))

Describe how the project avoids and minimizes adverse impacts to stream channels and the ability of such channels to handle runoff of waters.

The project does not propose any impacts to streams or stream channels.

SECTION I.X - SHORELINE STRUCTURES - CONSTRUCTION SURFACE AREA (Env-Wt 313.03(c)(1))

Describe how the project has been designed to use the minimum construction surface area over surface waters necessary to meet the stated purpose of the structures.

N/A

SECTION I.XI - SHORELINE STRUCTURES - LEAST INTRUSIVE UPON PUBLIC TRUST (Env-Wt 313.03(c)(2))

Describe how the type of construction proposed is the least intrusive upon the public trust that will ensure safe docking on the frontage.

N/A

SECTION I.XII - SHORELINE STRUCTURES – ABUTTING PROPERTIES (Env-Wt 313.03(c)(3))

Describe how the structures have been designed to avoid and minimize impacts on ability of abutting owners to use and enjoy their properties.

N/A

SECTION I.XIII - SHORELINE STRUCTURES – COMMERCE AND RECREATION (Env-Wt 313.03(c)(4))

Describe how the structures have been designed to avoid and minimize impacts to the public's right to navigation, passage, and use of the resource for commerce and recreation.

N/A

SECTION I.XIV - SHORELINE STRUCTURES – WATER QUALITY, AQUATIC VEGETATION, WILDLIFE AND FINFISH HABITAT (Env-Wt 313.03(c)(5))

Describe how the structures have been designed, located, and configured to avoid impacts to water quality, aquatic vegetation, and wildlife and finfish habitat.

N/A

SECTION I.XV - SHORELINE STRUCTURES – VEGETATION REMOVAL, ACCESS POINTS, AND SHORELINE STABILITY (Env-Wt 313.03(c)(6))

Describe how the structures have been designed to avoid and minimize the removal of vegetation, the number of access points through wetlands or over the bank, and activities that may have an adverse effect on shoreline stability.

N/A

PART II: FUNCTIONAL ASSESSMENT	
REQUIREMENTS	Ensure that project meets the requirements of Env-Wt 311.10 regarding functional assessment (Env-Wt 311.04(j); Env-Wt 311.10).
FUNCTIONAL ASSESSMENT METHOD USED:	Army Corps of Engineers Highway Methodology
NAME OF CERTIFIED WETLAND SCIENTIST (FOR NON-TIDAL PROJECTS) OR QUALIFIED COASTAL PROFESSIONAL (FOR TIDAL PROJECTS) WHO COMPLETED THE ASSESSMENT:	CYNTHIA M BALCIUS CWS
DATE OF ASSESSMENT:	9/22 & 5/24
Check this box to confirm that the application includes a NARRATIVE ON FUNCTIONAL ASSESSMENT:	<input checked="" type="checkbox"/>
For minor or major projects requiring a standard permit without mitigation, the applicant shall submit a wetland evaluation report that includes completed checklists and information demonstrating the RELATIVE FUNCTIONS AND VALUES OF EACH WETLAND EVALUATED. Check this box to confirm that the application includes this information, if applicable:	<input type="checkbox"/>
Note: The Wetlands Functional Assessment worksheet can be used to compile the information needed to meet functional assessment requirements.	



**US Army Corps
of Engineers**®
New England District

**Appendix B
New Hampshire General Permits
Required Information and USACE Section 404 Checklist**

USACE Section 404 Checklist

1. Attach any explanations to this checklist. Lack of information could delay a USACE permit determination.
2. All references to “work” include all work associated with the project construction and operation. Work includes filling, clearing, flooding, draining, excavation, dozing, stumping, etc.
3. See GC 3 for information on single and complete projects.
4. Contact USACE at (978) 318-8832 with any questions.
5. The information requested below is generally required in the NHDES Wetland Application. See page 61 for NHDES references and Admin Rules as they relate to the information below.

1. Impaired Waters	Yes	No
1X1 Will any work occur within 1 mile upstream in the watershed of an impaired water? See the following to determine if there is an impaired water in the vicinity of your work area. * https://nhdes-surface-water-quality-assessment-site-nhdes.hub.arcgis.com/ https://www.des.nh.gov/water/rivers-and-lakes/water-quality-assessment https://www4.des.state.nh.us/onestopdatamapper/onestopmapper.aspx	X	
2. Wetlands	Yes	No
2.1 Are there are streams, brooks, rivers, ponds, or lakes within 200 feet of any proposed work?		X
2.2 Are there proposed impacts to tidal SAS, prime wetlands, or priority resource areas? Applicants may obtain information from the NH Department of Resources and Economic Development Natural Heritage Bureau (NHB) DataCheck Tool for information about resources located on the property at https://www4.des.state.nh.us/NHB-DataCheck/ .		X
2.3 If wetland crossings are proposed, are they adequately designed to maintain hydrology, sediment transport & wildlife passage? No proposed crossings.	N/A	
2.4 Would the project remove part or all of a riparian buffer? (Riparian buffers are lands adjacent to streams where vegetation is strongly influenced by the presence of water. They are often thin lines of vegetation containing native grasses, flowers, shrubs and/or trees that line the stream banks. They are also called vegetated buffer zones.)		X
2.5 The overall project site is more than 40 acres?		X
2.6 What is the area of the previously filled wetlands?	0 sq.ft	
2.7 What is the area of the proposed fill in wetlands?	28,418 sq. ft.	
2.8 What % of the overall project sire will be previously and proposed filled wetlands?	8.65%	
3. Wildlife	Yes	No
3.1 Has the NHB & USFWS determined that there are known occurrences of rare species, exemplary natural communities, Federal and State threatened and endangered species and habitat, in the vicinity of the proposed project? (All projects require an NHB ID number & a USFWS IPAC determination.) NHB DataCheck Tool: https://www4.des.state.nh.us/NHB-DataCheck/ . USFWS IPAC website: https://ipac.ecosphere.fws.gov/ NHB24-1952		X

3.2 Would work occur in any area identified as either “Highest Ranked Habitat in N.H.” or “Highest Ranked Habitat in Ecological Region”? (These areas are colored magenta and green, respectively, on NH Fish and Game’s map, “2010 Highest Ranked Wildlife Habitat by Ecological Condition.”) Map information can be found at: <ul style="list-style-type: none"> • PDF: https://wildlife.state.nh.us/wildlife/wap-high-rank.html. • Data Mapper: www.granit.unh.edu. • GIS: www.granit.unh.edu/data/downloadfreedata/category/databycategory.html. 		X
3.3 Would the project impact more than 20 acres of an undeveloped land block (upland, wetland/waterway) on the entire project site and/or on an adjoining property(s)?		X
3.4 Does the project propose more than a 10-lot residential subdivision, or a commercial or industrial development?	X	
3.5 Are stream crossings designed in accordance with the GC 31? No proposed stream crossings.	N/A	
4. Flooding/Floodplain Values	Yes	No
4.1 Is the proposed project within the 100-year floodplain of an adjacent river or stream?		X
4.2 If 4.1 is yes, will compensatory flood storage be provided if the project results in a loss of flood storage? Project is not proposed within a 100-year floodplain	N/A	
5. Historic/Archaeological Resources		
For a minimum, minor or major impact project - a copy of the RPR Form (www.nh.gov/nhdhr/review) with your DES file number shall be sent to the NH Division of Historical Resources as required on Page 37 GC 14(d) of the GP document**	X	
6. Minimal Impact Determination (for projects that exceed 1 acre of permanent impact)	Yes	No
Projects with greater than 1 acre of permanent impact must include the following: <ul style="list-style-type: none"> • Functional assessment for aquatic resources in the project area. • On and off-site alternative analysis. • Provide additional information and description for how the below criteria are met. 		X
6.1 Will there be complete loss of aquatic resources on site?		X
6.2 Have the impacts to the aquatic resources been avoided and minimized to the greatest extent practicable?		X
6.3 Will all aquatic resource function be lost?		X
6.4 Does the aquatic resource (s) have regional significance (watershed or ecoregion)?		X
6.5 Is there an on-site alternative with less impact?		X
6.6 Is there an off-site alternative with less impact?		X
6.7 Will there be a loss to a resource dependent species?		X
6.8 Are indirect impacts greater than 1 acre within and adjacent to the project area?		X
6.9 Does the proposed mitigation replace aquatic resource function for direct, indirect, and cumulative impacts?	X	

*Although this checklist utilizes state information, its submittal to USACE is a federal requirement.

** If your project is not within Federal jurisdiction, coordination with NH DHR is not required under Federal law.



**RESIDENTIAL, COMMERCIAL, AND
INDUSTRIAL DEVELOPMENT
PROJECT-SPECIFIC WORKSHEET
FOR STANDARD APPLICATION**



Water Division/Land Resources Management
Wetlands Bureau

[Check the Status of your Application](#)

RSA/Rule: RSA 482/ Env-Wt 524

APPLICANT LAST NAME, FIRST NAME, M.I.: Dade Auto Holdings Realty Trust - Enxing, Daniel

This worksheet summarizes the criteria and requirements for a Standard Permit for “Residential, Commercial, and Industrial Development”, one of the 18 specific project types in Chapter Env-Wt 500. In addition to the project-specific criteria and requirements on this worksheet, all Standard Dredge and Fill Applications must meet the criteria and requirements listed in the Standard Dredge and Fill Application form (NHDES-W-06-012).

SECTION 1 - APPLICABILITY (Env-Wt 509.02(b); Env-Wt 524.01)

The information in this worksheet applies to residential, commercial, and industrial development projects, including associated roadways, in non-tidal wetlands.

Do **not** use this worksheet if the project is located in a coastal (tidal) area.

SECTION 2 - APPROVAL CRITERIA FOR RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL DEVELOPMENT PROJECTS (Env-Wt 524.02)

An application for a residential, commercial or industrial development project must meet the following criteria:

- The project must meet the applicable criteria established in Env-Wt 300;
- An off-site alternatives analysis is conducted for any project that will result in more than one acre of permanent wetland impacts;
- The project avoids and minimizes impacts to wetlands, watercourses, and sensitive and valuable wetlands in accordance with Env-Wt 313.03;
- The project complies with the design criteria specified in Env-Wt 524.04 and the construction criteria specified in Env-Wt 524.05; and
- Compensatory mitigation is provided for any new residential, commercial, or industrial development in a Priority Resource Area.

SECTION 3 - APPLICATION REQUIREMENTS FOR RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL DEVELOPMENT PROJECTS (Env-Wt 524.03)

- For all projects requiring subdivision approval, a plan prepared and stamped by a land surveyor licensed in the State of New Hampshire pursuant to RSA 310-A showing existing and proposed topography and the location of all proposed lot lines;
- For all projects requiring subdivision approval, the following clearly delineated on the plan required above: the boundaries of all wetlands and surface waters and the footprint of all proposed impacts;

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NA For minor and major projects requiring subdivision approval, wetlands classifications clearly indicated in accordance with Env-Wt 400 on the plan required above; and

NA For a project that is associated with one or more phases of a multi-phase subdivision, a project impact plan that also shows all wetlands on remaining property proposed for future phases of development.

Please note that permits for subdivisions of 4 or more lots shall not be effective until the permittee records the permit with the appropriate registry of deeds and a copy of the registered permit has been received by the department.

An application for a residential, commercial or industrial development project must include the following information:

NA If the project includes components that are subject to multiple project-specific requirements in Chapter Env-Wt 500, a narrative statement and plan that describes how each project-specific component meets the requirements of the applicable part in Chapter Env-Wt 500 and how the project as a whole impacts jurisdictional areas.

N/A.

This project does not include components that are subject to multiple project specific requirements. This project is not a subdivision. This project is a commercial site plan development.

SECTION 4 - DESIGN REQUIREMENTS FOR RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL DEVELOPMENT PROJECTS (Env-Wt 524.04)

In addition to meeting the applicable design requirements established in Env-Wt 300, a residential, commercial, or industrial development project must be designed to meet the following criteria:

- The project complies with all applicable requirements of Env-Wt 400, Env-Wt 700, Env-Wt 800, Env-Wt 900, and other applicable project-specific criteria in Chapter Env-Wt 500;
- The project does not use wetlands or surface waters to serve as stormwater or water quality treatment to mitigate impacts;
- The project provides setbacks and water quality protection measures sufficient to protect private and public drinking water supplies, source water protection areas, and fisheries;
- The project maintains or restores hydrologic connections to maintain flows necessary to preserve adjacent wetland and riparian functions;
- The project maintains existing fishery spawning, feeding, or cover habitat and fish passage necessary to maintain fishery or habitat or populations; and
- The project maintains existing wetland-dependent wildlife habitat and its associated migratory pathways, reproductive sites, and associated wetland complex or wetland community system.

SECTION 5 - CONSTRUCTION REQUIREMENTS FOR RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL DEVELOPMENT PROJECTS (Env-Wt 525.05)

In addition to meeting all applicable construction standards specified in Env-Wt 307 and other applicable project-specific standards in Chapter Env-Wt 500, the following requirements apply to residential, commercial, or industrial development projects:

- A construction notice shall be filed with the department at least 48 hours prior to commencing work; and
- All work shall be conducted in accordance with the approved plan.

SECTION 6 - CLASSIFICATION OF RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL DEVELOPMENT PROJECTS (Env-Wt 524.06)

Residential and commercial or industrial development projects shall be classified under Env-Wt 407 and as follows:

(a) A project shall be a minimum impact project only if:

- (1) All stream-crossing components of the project meet the requirements for minimum impact classification specified in Env-Wt 903;
- (2) All other components of the project meet the requirements for minimum impact classification specified in Env-Wt 407 and this chapter;
- (3) The project is not part of a new subdivision of 4 or more lots; and
- (4) The project does not meet the criteria listed in (d) below.

(b) A project shall be an expedited minimum impact project only if:

- (1) It is a minimum impact project to construct a new subdivision of 3 lots or less;
- (2) The applicant has attended a pre-design submission meeting with the department at least 7 days prior to application submission and included department feedback in the design plan; and
- (3) The project does not meet the criteria listed in (d) below.

(c) A project shall be a minor impact project if the project does not meet the criteria listed in (d) below and if any of the following apply:

- (1) Any single stream-crossing component of the project meets the requirements for minor impact classification specified in Env-Wt 903;
- (2) The project is part of a new subdivision of 4 or more lots;
- (3) Any single component of the project meets the requirements for minor impact classification specified in Env-Wt 407, Env-Wt 903, or Chapter Env-Wt 500; or
- (4) No component of the project meets the requirements for major impact classification specified in Env-Wt 407, Env-Wt 903, or Chapter Env-Wt 500.

(d) A project shall be a major impact project if:

- (1) The project exceeds the minor impact criteria;
- (2) The project requires mitigation or meets the requirements for major impact classification specified in Env-Wt 407, Env-Wt 903, or any other associated project classification that is part of the overall project; or
- (3) The project is elevated based on an aggregation undertaken by a developer or is part of a series of developments under Env-Wt 400.



AVOIDANCE AND MINIMIZATION CHECKLIST

Water Division/Land Resources Management Wetlands Bureau



[Check the Status of your Application](#)

RSA/Rule: RSA 482-A/ Env-Wt 311.07(c)

This checklist can be used in lieu of the written narrative required by Env-Wt 311.07(a) to demonstrate compliance with requirements for Avoidance and Minimization (A/M), pursuant to RSA 482-A:1 and Env-Wt 311.07(c).

For the construction or modification of non-tidal shoreline structures over areas of surface waters without wetland vegetation, complete only Sections 1, 2, and 4 (or the applicable sections in [Attachment A: Minor and Major Projects \(NHDES-W-06-013\)](#)).

The following definitions and abbreviations apply to this worksheet:

- “A/M BMPs” stands for [Wetlands Best Management Practice Techniques for Avoidance and Minimization](#) dated 2019, published by the New England Interstate Water Pollution Control Commission (Env-Wt 102.18).
- “Practicable” means available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purposes (Env-Wt 103.62).

SECTION 1 - CONTACT/LOCATION INFORMATION		
APPLICANT LAST NAME, FIRST NAME, M.I.: Dade Auto Holdings Realty Trust - Daniel Enxing		
PROJECT STREET ADDRESS: 146 Portsmouth Ave	PROJECT TOWN: Exeter	
TAX MAP/LOT NUMBER: Tax Map 51/ Lots 1, 3-3, 3-4		
SECTION 2 - PRIMARY PURPOSE OF THE PROJECT		
Env-Wt 311.07(b)(1)	Indicate whether the primary purpose of the project is to construct a water-access structure or requires access through wetlands to reach a buildable lot or the buildable portion thereof.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>If you answered “no” to this question, describe the purpose of the “non-access” project type you have proposed:</p> <p>The proposed permanent wetland impacts of 28,418 sq.ft. are for the development of the new Kia car dealership, service areas, access ways for delivery, sales, emergencies, parking and associated infrastructure. The building design and site layout have been developed using the Town of Exeter site plan development requirements, the Kia Corporate site design requirements, on site conditions and input from the NHDES Wetlands Bureau and Army Corps of Engineers. The project has avoided impacts to higher functioning and high value wetlands and the adjacent abutting land. The project incorporates an extensive underground stormwater treatment system to treat stormwater not just from the existing site but also additional adjacent areas that were developed prior to the more modern stormwater considerations and structures. The project is located in the existing Commercial Zone of the Town of Exeter and is not proposing impacts or development in more rural non-commercial zones. The project is not proposing to fragment or disturb pristine natural wetlands and the project has incorporated minimization strategies such as the proposed sheet piling wall. The proposed temporary impact will follow the requirements of Env-Wt 307.11 and is necessary for the surcharging of the silty clay materials of the site for structural stability. The proposed temporary impact of 7,636 sq.ft. will be removed one the surcharging is complete and the native wetland soils and wetland plants will be restored.</p>		

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SECTION 3 - A/M PROJECT DESIGN TECHNIQUES		
Check the appropriate boxes below in order to demonstrate that these items have been considered in the planning of the project. Use N/A (not applicable) for each technique that is not applicable to your project.		
Env-Wt 311.07(b)(2)	For any project that proposes new permanent impacts of more than one acre or that proposes new permanent impacts to a Priority Resource Area (PRA), or both, whether any other properties reasonably available to the applicant, whether already owned or controlled by the applicant or not, could be used to achieve the project's purpose without altering the functions and values of any jurisdictional area, in particular wetlands, streams, and PRAs.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 311.07(b)(3)	Whether alternative designs or techniques, such as different layouts, construction sequencing, or alternative technologies could be used to avoid impacts to jurisdictional areas or their functions and values.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> N/A
Env-Wt 311.07(b)(4) Env-Wt 311.10(c)(1) Env-Wt 311.10(c)(2)	The results of the functional assessment required by Env-Wt 311.03(b)(10) were used to select the location and design for the proposed project that has the least impact to wetland functions.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> N/A
Env-Wt 311.07(b)(4) Env-Wt 311.10(c)(3)	Where impacts to wetland functions are unavoidable, the proposed impacts are limited to the wetlands with the least valuable functions on the site while avoiding and minimizing impacts to the wetlands with the highest and most valuable functions.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> N/A
Env-Wt 313.01(c)(1) Env-Wt 313.01(c)(2) Env-Wt 313.03(b)(1)	No practicable alternative would reduce adverse impact on the area and environments under the department's jurisdiction and the project will not cause random or unnecessary destruction of wetlands.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> N/A
Env-Wt 313.01(c)(3)	The project would not cause or contribute to the significant degradation of waters of the state or the loss of any PRAs.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> N/A
Env-Wt 313.03(b)(3) Env-Wt 904.07(c)(8)	The project maintains hydrologic connectivity between adjacent wetlands or stream systems.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> N/A
Env-Wt 311.10 A/M BMPs	Buildings and/or access are positioned away from high function wetlands or surface waters to avoid impact.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> N/A
Env-Wt 311.10 A/M BMPs	The project clusters structures to avoid wetland impacts.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> N/A
Env-Wt 311.10 A/M BMPs	The placement of roads and utility corridors avoids wetlands and their associated streams.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> N/A
A/M BMPs	The width of access roads or driveways is reduced to avoid and minimize impacts. Pullouts are incorporated in the design as needed.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> N/A
A/M BMPs	The project proposes bridges or spans instead of roads/driveways/trails with culverts.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A

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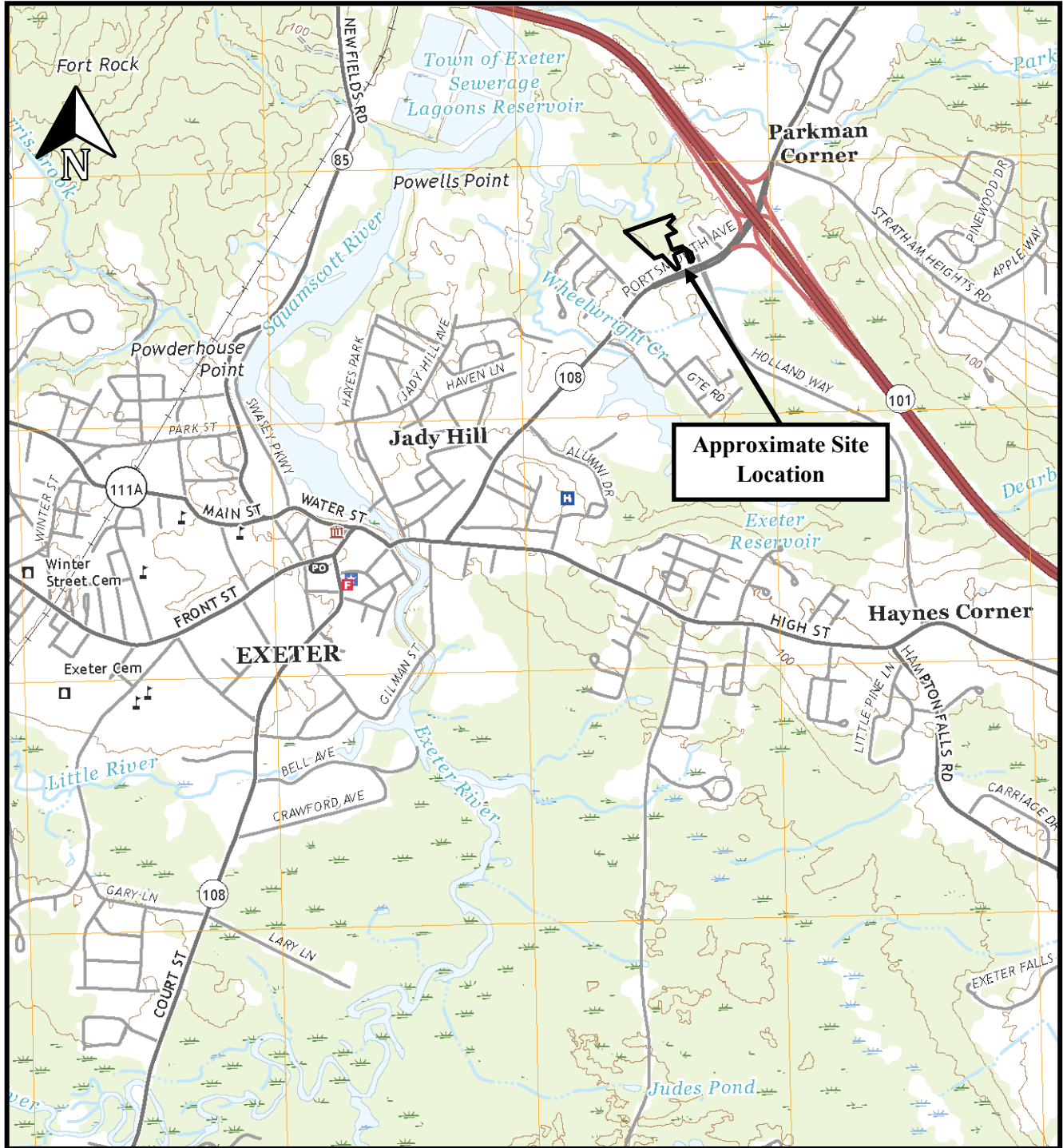
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A/M BMPs	The project is designed to minimize the number and size of crossings, and crossings cross wetlands and/or streams at the narrowest point.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 500 Env-Wt 600 Env-Wt 900	Wetland and stream crossings include features that accommodate aquatic organism and wildlife passage.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 900	Stream crossings are sized to address hydraulic capacity and geomorphic compatibility.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
A/M BMPs	Disturbed areas are used for crossings wherever practicable, including existing roadways, paths, or trails upgraded with new culverts or bridges.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
SECTION 4 - NON-TIDAL SHORELINE STRUCTURES		
Env-Wt 313.03(c)(1)	The non-tidal shoreline structure has been designed to use the minimum construction surface area over surfaces waters necessary to meet the stated purpose of the structure.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 313.03(c)(2)	The type of construction proposed for the non-tidal shoreline structure is the least intrusive upon the public trust that will ensure safe navigation and docking on the frontage.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 313.03(c)(3)	The non-tidal shoreline structure has been designed to avoid and minimize impacts on the ability of abutting owners to use and enjoy their properties.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 313.03(c)(4)	The non-tidal shoreline structure has been designed to avoid and minimize impacts to the public's right to navigation, passage, and use of the resource for commerce and recreation.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 313.03(c)(5)	The non-tidal shoreline structure has been designed, located, and configured to avoid impacts to water quality, aquatic vegetation, and wildlife and finfish habitat.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 313.03(c)(6)	The non-tidal shoreline structure has been designed to avoid and minimize the removal of vegetation, the number of access points through wetlands or over the bank, and activities that may have an adverse effect on shoreline stability.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A

Site Locus

Dade Auto Holdings Realty Trust
140 Portsmouth Ave., Tax Map 51, Lots 1, 3-3 & 3-4
Exeter, NH



Scale 1:24,000

Dade Auto Holdings Realty Trust - Portsmouth Ave



- Legend**
- NH Parcels
 - Additional Lines
 - City/Town
 - Designated Rivers with a
 - Ammonoosuc
 - Ashuelot
 - Cocheco
 - Cold
 - Connecticut
 - Contoocook
 - Exeter
 - Isinglass
 - Lamprey
 - Little
 - Mascoma
 - Merrimack-Lower
 - Merrimack-Upper
 - Middle Branch Piscataquog
 - North
 - North Branch Contoocook
 - North Branch Lamprey

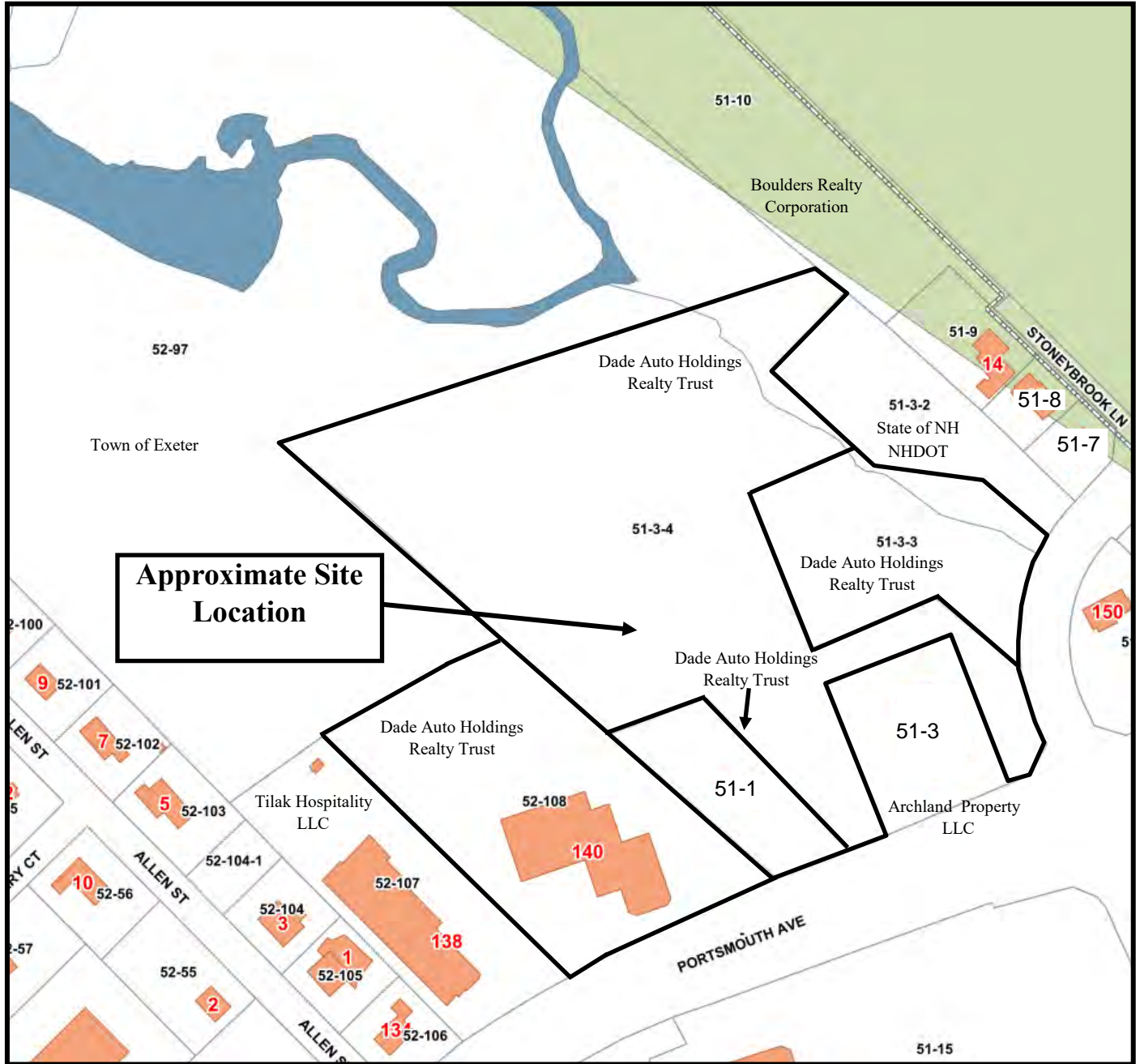
Map Scale
 1: 3,247



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 Map Generated: 7/18/2024

Notes

Tax Map
Dade Auto Holdings Realty Trust
140 Portsmouth Avenue, Tax Map 51, Lots 1, 3-3 & 3-4
Exeter, NH



List of Abutters

Dade Auto Holdings Realty Trust
140 Portsmouth Ave, Tax Map 51, Lot 1, 3-3 & 3-4
Exeter, NH

Tax Map 52, Lot 107

Tilak Hospitality LLC
110 Hartwell Avenue
Suite 300
Lexington, MA 02421

Tax Map 52, Lot 97

Town of Exeter
10 Front Street
Exeter, NH 03833

Tax Map 51, Lot 10

Boulders Realty Corporation
P.O. Box 190
Exeter, NH 03833

Tax Map 51, Lot 3-2

State of NH
NHDOT
P.O. Box 483
Concord, NH 03302

Tax Map 51, Lot 3

Archland Property I LLC
P.O. Box 6300
Amherst, NH 03031

List of Abutters

Dade Auto Holdings Realty Trust
140 Portsmouth Ave, Tax Map 51, Lot 1, 3-3 & 3-4
Exeter, NH

Applicant

***Tax Map 51, Lots 1, 3-3, 3-4 & Tax Map 52, Lot
108***

Dade Auto Holdings Realty Trust
140 Portsmouth Avenue
Exeter, NH 03833

Engineer

TFMoran, Inc.
48 Constitution Drive
Bedford, NH 03110

Environmental Consultant

Cynthia M. Balcius, CWS, CSS, CPESC
Stoney Ridge Environmental, LLC
8 Kiana Road

July 18, 2024

«First_Name» «Last_Name»
«Company_Name»
«Address_Line_1»
«Address_Line_2»
«City», «State» «ZIP_Code»

**Re: Major Impact Wetland Application
Dade Auto Holdings Realty Trust
140 Portsmouth Avenue, Tax Map 51, Lots 1, 3-3 & 3-4
Exeter, NH**

Dear Abutter:

Per State of New Hampshire RSA Chapter 482-A and Env-Wt 306.06, this letter is to notify you that a Major Impact Wetland Permit application will be filed with the State of New Hampshire Department of Environmental Services for the property referenced above. The applicant is proposing to permanently impact approximately 28,418 sq.ft. and temporarily impact 7,636 sq.ft. of wetland for the construction of an automotive dealership and associated infrastructure on the parcels listed above.

Plans and details of this application will be on file for your review with the Town of Exeter.

Sincerely,

Gabriel Winant, CESSWI
Project Manager
Stoney Ridge Environmental LLC

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Total Postage and Fees	\$5.58	

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Lexington, MA 02421

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Sent To Tilak Hospitality LLC
Street and Apt. No., or PO Box No. 110 Hartwell Avenue Suite 300
City, State, ZIP+4® Lexington, MA 02421

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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Amherst, NH 03031

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	8
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Postage	\$0.73	
Total Postage and Fees	\$5.58	

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Street and Apt. No., or PO Box No. P.O. Box 6300
City, State, ZIP+4® Amherst, NH 03031

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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For delivery information, visit our website at www.usps.com®.

Concord, NH 03302

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	8
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Sent To State of NH - NHDOT
Street and Apt. No., or PO Box No. P.O. Box 483
City, State, ZIP+4® Concord, NH 03302

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



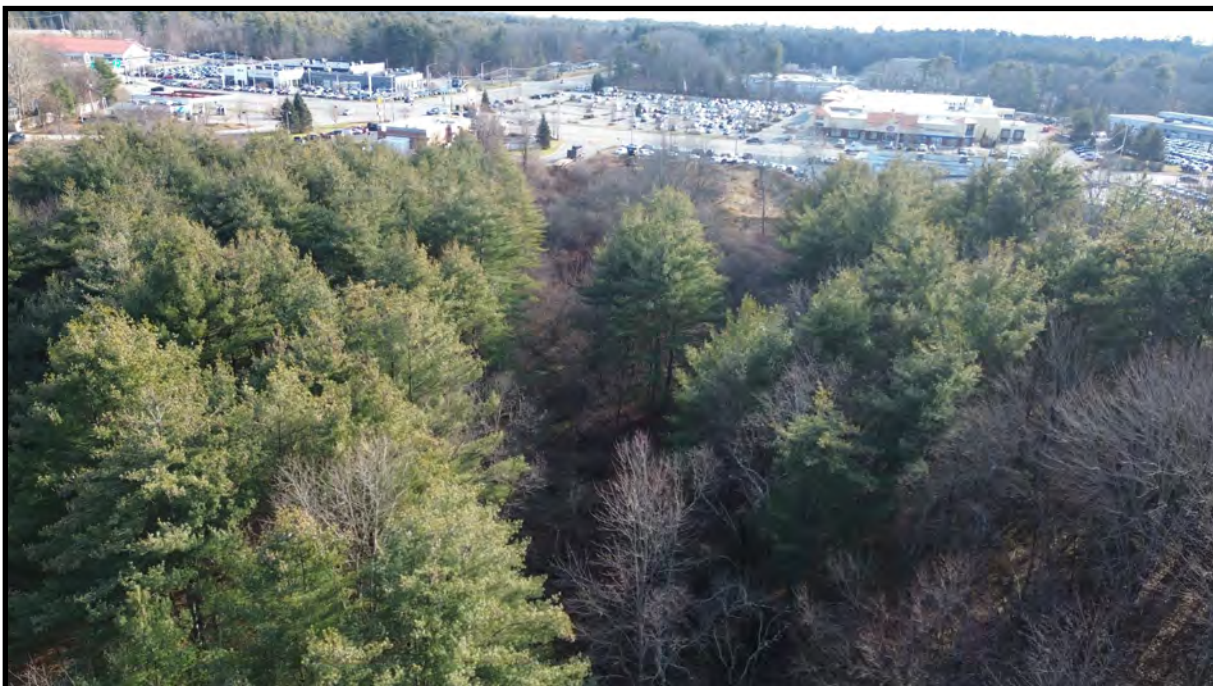
Wetland Impact Photolog

Dade Auto Holdings Realty Trust
140 Portsmouth Avenue,
Exeter, New Hampshire
Photos Taken: 2022, 2023 & 2024

Photo 1: Aerial view of project area looking south. Portsmouth Avenue is located in the upper portion of the photo and Exeter Volvo is located on the right. The site is in Exeter's commercial zone.



Photo 2: View of the site looking southeast towards Portsmouth Avenue. The project has relegated all development towards the front of the property.



Wetland Impact Photolog

Dade Auto Holdings Realty Trust
140 Portsmouth Avenue,
Exeter, New Hampshire
Photos Taken: 2022, 2023 & 2024

Photo 3: Aerial view of a portion of the proposed wetland impact area.



Photo 4: Aerial view of the detention basin located on the abutting NHDOT lot, the abutting McDonald's and its associated detention basin, and ditched drainage located near the northeastern property boundary.



Wetland Impact Photolog

Dade Auto Holdings Realty Trust
140 Portsmouth Avenue,
Exeter, New Hampshire
Photos Taken: 2022, 2023 & 2024

Photo 5: Aerial photo taken in March 2024 of the Parkman Brook prime wetland system.



Photo 6: Direct aerial view of the proposed wetland impact area.



Wetland Impact Photolog

Dade Auto Holdings Realty Trust
140 Portsmouth Avenue,
Exeter, New Hampshire
Photos Taken: 2022, 2023 & 2024

Photo 7: Looking West from the proposed development area to the abutting existing dealership.



Photo 8: Looking west, on the ground, through the wetland impact area and the back of the existing Volvo Dealership.



Wetland Impact Photolog

Dade Auto Holdings Realty Trust
140 Portsmouth Avenue,
Exeter, New Hampshire
Photos Taken: 2022, 2023 & 2024

Photo 9: Another view of the impact area and the dominant red maple and glossy buckthorn.



Photo 10: A view of the more scrub/shrub area proposed for impact. This area is dominated by speckled alder and glossy buckthorn.



Wetland Impact Photolog

Dade Auto Holdings Realty Trust
140 Portsmouth Avenue,
Exeter, New Hampshire
Photos Taken: 2022, 2023 & 2024

Photo 11: Another view of the impact area.



Photo 12: A view of the ditch area past the proposed wetland impacts prior to Parkman Brook. There are no impacts proposed for this area.



Wetland Impact Photolog

Dade Auto Holdings Realty Trust
140 Portsmouth Avenue,
Exeter, New Hampshire
Photos Taken: 2022, 2023 & 2024

Photo 13: A view in leaf-off of the expansive area of *Rosa multiflora* along the wetland margins and in the uplands in the northeast portion of the impact area.



Photo 14: A view of the uplands adjacent to the Parkman Brook and the existing conservation easement. This area is not being impacted.



Wetland Impact Photolog

Dade Auto Holdings Realty Trust
140 Portsmouth Avenue,
Exeter, New Hampshire
Photos Taken: 2022, 2023 & 2024

Photo 15: A view of the ditched drainage located on the northeastern property boundary. There are no impacts proposed to this area.



Photo 16: A view of the uplands that will be used as part of this development.



New Hampshire Natural Heritage Bureau NHB DataCheck Results Letter

To: Cynthia Balcius
8 Kiana Road
Alton, NH 03809

From: NH Natural Heritage Bureau

Date: 6/21/2024 (This letter is valid through 6/21/2025)

Re: Review by NH Natural Heritage Bureau of request dated 6/21/2024

Permit Type: Standard Dredge & Fill - Major

NHB ID: NHB24-1952

Applicant: Cynthia Balcius

Location: Exeter
Tax Map: 51, Tax Lot: 3-4
Address: 140 Portsmouth Ave

Proj. Description: Expanding infrastructure on a commercial lot.

The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

Based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: NHB24-1952





United States Department of the Interior



FISH AND WILDLIFE SERVICE
New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5094
Phone: (603) 223-2541 Fax: (603) 223-0104

In Reply Refer To:
Project code: 2024-0118420
Project Name: Exeter Kia

07/18/2024 20:16:24 UTC

Federal Action Agency (if applicable):

Subject: Record of project representative's no effect determination for 'Exeter Kia'

Dear Joshua Reynolds:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on July 18, 2024, for 'Exeter Kia' (here forward, Project). This project has been assigned Project Code 2024-0118420 and all future correspondence should clearly reference this number. **Please carefully review this letter.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project.

Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat Rangewide Determination Key (Dkey), invalidates this letter. ***Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.***

Determination for the Northern Long-Eared Bat

Based upon your IPaC submission and a standing analysis, your project has reached the determination of "No Effect" on the northern long-eared bat. To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative), to a federally listed species or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A

consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (See § 402.17).

Under Section 7 of the ESA, if a federal action agency makes a no effect determination, no consultation with the Service is required (ESA §7). If a proposed Federal action may affect a listed species or designated critical habitat, formal consultation is required except when the Service concurs, in writing, that a proposed action "is not likely to adversely affect" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13].

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination for the northern long-eared bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Monarch Butterfly *Danaus plexippus* Candidate
- Tricolored Bat *Perimyotis subflavus* Proposed Endangered

You may coordinate with our Office to determine whether the Action may affect the animal species listed above and, if so, how they may be affected.

Next Steps

Based upon your IPaC submission, your project has reached the determination of “No Effect” on the northern long-eared bat. If there are no updates on listed species, no further consultation/coordination for this project is required with respect to the northern long-eared bat. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional coordination with the Service should take place to ensure compliance with the Act.

If you have any questions regarding this letter or need further assistance, please contact the New England Ecological Services Field Office and reference Project Code 2024-0118420 associated with this Project.

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

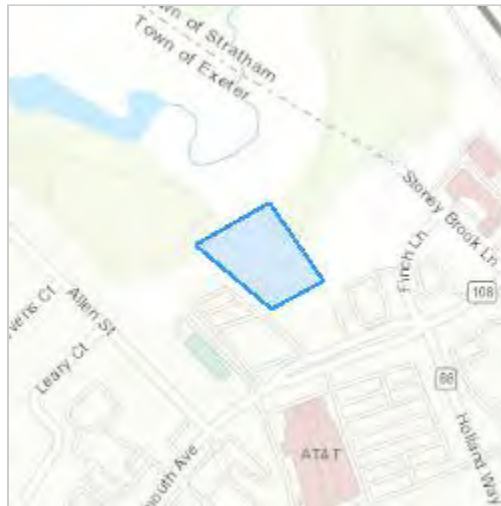
Exeter Kia

2. Description

The following description was provided for the project 'Exeter Kia':

Located off Portsmouth Avenue in Exeter, NH. The applicant is proposing 28,418 sq. ft. of permanent fill and 7,636 sq. ft. of temporary fill for the construction of a new Kia car dealership building, parking, and associated infrastructure.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@42.9913232,-70.93158134149209,14z>



DETERMINATION KEY RESULT

Based on the information you provided, you have determined that the Proposed Action will have no effect on the Endangered northern long-eared bat (*Myotis septentrionalis*). Therefore, no consultation with the U.S. Fish and Wildlife Service pursuant to Section 7(a)(2) of the Endangered Species Act of 1973 (87 Stat. 884, as amended 16 U.S.C. 1531 *et seq.*) is required for those species.

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of the northern long-eared bat or any other listed species?

Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

No

2. The proposed action does not intersect an area where the northern long-eared bat is likely to occur, based on the information available to U.S. Fish and Wildlife Service as of the most recent update of this key. If you have data that indicates that northern long-eared bats are likely to be present in the action area, answer "NO" and continue through the key.

Do you want to make a no effect determination?

Yes

PROJECT QUESTIONNAIRE

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Joshua Reynolds
Address: 8 Kiana Road
City: Alton
State: NH
Zip: 03809
Email: jreynolds@stoneyrIDGEenv.com
Phone: 6037765825



United States Department of the Interior



FISH AND WILDLIFE SERVICE
New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5094
Phone: (603) 223-2541 Fax: (603) 223-0104

In Reply Refer To:
Project Code: 2024-0118420
Project Name: Exeter Kia

07/18/2024 20:14:48 UTC

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

Updated 4/12/2023 - Please review this letter each time you request an Official Species List, we will continue to update it with additional information and links to websites may change.

About Official Species Lists

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Federal and non-Federal project proponents have responsibilities under the Act to consider effects on listed species.

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 et seq.).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested by returning to an existing project's page in IPaC.

Endangered Species Act Project Review

Please visit the “**New England Field Office Endangered Species Project Review and Consultation**” website for step-by-step instructions on how to consider effects on listed

species and prepare and submit a project review package if necessary:

<https://www.fws.gov/office/new-england-ecological-services/endangered-species-project-review>

NOTE Please do not use the **Consultation Package Builder** tool in IPaC except in specific situations following coordination with our office. Please follow the project review guidance on our website instead and reference your **Project Code** in all correspondence.

Northern Long-eared Bat - (Updated 4/12/2023) The Service published a final rule to reclassify the northern long-eared bat (NLEB) as endangered on November 30, 2022. The final rule went into effect on March 31, 2023. You may utilize the **Northern Long-eared Bat Rangewide Determination Key** available in IPaC. More information about this Determination Key and the Interim Consultation Framework are available on the northern long-eared bat species page:

<https://www.fws.gov/species/northern-long-eared-bat-myotis-septentrionalis>

For projects that previously utilized the 4(d) Determination Key, the change in the species' status may trigger the need to re-initiate consultation for any actions that are not completed and for which the Federal action agency retains discretion once the new listing determination becomes effective. If your project was not completed by March 31, 2023, and may result in incidental take of NLEB, please reach out to our office at newengland@fws.gov to see if reinitiation is necessary.

Additional Info About Section 7 of the Act

Under section 7(a)(2) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to determine whether projects may affect threatened and endangered species and/or designated critical habitat. If a Federal agency, or its non-Federal representative, determines that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Federal agency also may need to consider proposed species and proposed critical habitat in the consultation. 50 CFR 402.14(c)(1) specifies the information required for consultation under the Act regardless of the format of the evaluation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/service/section-7-consultations>

In addition to consultation requirements under Section 7(a)(2) of the ESA, please note that under sections 7(a)(1) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species. Please contact NEFO if you would like more information.

Candidate species that appear on the enclosed species list have no current protections under the ESA. The species' occurrence on an official species list does not convey a requirement to

consider impacts to this species as you would a proposed, threatened, or endangered species. The ESA does not provide for interagency consultations on candidate species under section 7, however, the Service recommends that all project proponents incorporate measures into projects to benefit candidate species and their habitats wherever possible.

Migratory Birds

In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see:

<https://www.fws.gov/program/migratory-bird-permit>

<https://www.fws.gov/library/collections/bald-and-golden-eagle-management>

Please feel free to contact us at **newengland@fws.gov** with your **Project Code** in the subject line if you need more information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat.

Attachment(s): Official Species List

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New England Ecological Services Field Office

70 Commercial Street, Suite 300

Concord, NH 03301-5094

(603) 223-2541

PROJECT SUMMARY

Project Code: 2024-0118420

Project Name: Exeter Kia

Project Type: Commercial Development

Project Description: Located off Portsmouth Avenue in Exeter, NH. The applicant is proposing 28,418 sq. ft. of permanent fill and 7,636 sq. ft. of temporary fill for the construction of a new Kia car dealership building, parking, and associated infrastructure.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@42.9913232,-70.93158134149209,14z>



Counties: Rockingham County, New Hampshire

ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Note that 1 of these species should be considered only under certain conditions.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. This species only needs to be considered under the following conditions: <ul style="list-style-type: none"> ▪ This species only needs to be considered if the project includes wind turbine operations. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Joshua Reynolds
Address: 8 Kiana Road
City: Alton
State: NH
Zip: 03809
Email: jreynolds@stoneyrIDGEenv.com
Phone: 6037765825

Please mail the completed form and required material to:

New Hampshire Division of Historical Resources
State Historic Preservation Office
Attention: Review & Compliance
172 Pembroke Road, Concord, NH 03301

RECEIVED AUG 17 2023

DHR Use Only	
R&C #	15263
Log In Date	8, 17, 23
Response Date	9, 1, 23
Sent Date	9, 16, 23

Request for Project Review by the New Hampshire Division of Historical Resources

- This is a new submittal
 This is additional information relating to DHR Review & Compliance (R&C) #:

GENERAL PROJECT INFORMATION

Project Title Exeter Volvo

Project Location 146 Portsmouth Avenue

City/Town Exeter Tax Map 51 Lot # 1, 3-3 & 3-4

NH State Plane - Feet Geographic Coordinates: Easting 1181118 Northing 179736.859
(See RPR Instructions and R&C FAQs for guidance.)

Lead Federal Agency and Contact (if applicable) US Army Corps of Engineers
(Agency providing funds, licenses, or permits)
Permit Type and Permit or Job Reference #

State Agency and Contact (if applicable) NH DES Wetlands Bureau
Permit Type and Permit or Job Reference # Major Wetland Permit

APPLICANT INFORMATION

Applicant Name Dade Auto Holdings Realty Trust

Mailing Address 140 Portsmouth Avenue Phone Number 6037765825

City Exeter State NH Zip 03833 Email cbalcius@stoneyridgeenv.com

CONTACT PERSON TO RECEIVE RESPONSE

Name/Company Cynthia M. Balcius / Stoney Ridge Environmental

Mailing Address 8 Kiana Road Phone Number 6037765825

City Alton State NH Zip 03809 Email cbalcius@stoneyridgeenv.com

*This form is updated periodically. Please download the current form at www.nh.gov/nhdhr/review. Please refer to the Request for Project Review Instructions for direction on completing this form. Submit one copy of this project review form for each project for which review is requested. **Please include a self-addressed stamped envelope.** Project submissions will not be accepted via facsimile or e-mail. This form is required. Review request form must be complete for review to begin. Incomplete forms will be sent back to the applicant without comment. Please be aware that this form may only initiate consultation. For some projects, additional information will be needed to complete the Section 106 review. All items and supporting documentation submitted with a review request, including photographs and publications, will be retained by the DHR as part of its review records. Items to be kept confidential should be clearly identified. For questions regarding the DHR review process and the DHR's role in it, please visit our website at: www.nh.gov/nhdhr/review or contact the R&C Specialist at marika.s.labash@dncr.nh.gov.*

PROJECTS CANNOT BE PROCESSED WITHOUT THIS INFORMATION

Project Boundaries and Description

- Attach the Project Mapping **using EMMIT or relevant portion of a 7.5' USGS Map.** (See RPR Instructions and R&C FAQs for guidance.)
- Attach a detailed narrative description of the proposed project.
- Attach a site plan. The site plan should include the project boundaries and areas of proposed excavation.
- Attach photos of the project area (overview of project location and area adjacent to project location, and specific areas of proposed impacts and disturbances.) (Informative photo captions are requested.)
- A DHR records search must be conducted to identify properties within or adjacent to the project area. Provide records search results via EMMIT or in **Table 1.** (Blank table forms are available on the DHR website.) Please note, using EMMIT Guest View for an RPR records search does not provide the necessary information needed for DHR review.
EMMIT or in-house records search conducted on 7/31/2023.

Architecture

Are there any buildings, structures (bridges, walls, culverts, etc.) objects, districts or landscapes within the project area? Yes No
If no, skip to Archaeology section. If yes, submit all of the following information:

Approximate age(s):

- Photographs of **each** resource or streetscape located within the project area, with captions, along with a mapped photo key. (Digital photographs are accepted. All photographs must be clear, crisp and focused.)
- If the project involves rehabilitation, demolition, additions, or alterations to existing buildings or structures, provide additional photographs showing detailed project work locations. (i.e. Detail photo of windows if window replacement is proposed.)

Archaeology

Does the proposed undertaking involve ground-disturbing activity? Yes No
If yes, submit all of the following information:

- Description of current and previous land use and disturbances.
- Available information concerning known or suspected archaeological resources within the project area (such as cellar holes, wells, foundations, dams, etc.)

Please note that for many projects an architectural and/or archaeological survey or other additional information may be needed to complete the Section 106 process.

DHR Comment/Finding Recommendation *This Space for Division of Historical Resources Use Only*

- Insufficient information to initiate review.** Additional information is needed in order to complete review.
- No Potential to cause Effects No Historic Properties Affected No Adverse Effect Adverse Effect

Comments: _____

If plans change or resources are discovered in the course of this project, you must contact the Division of Historical Resources as required by federal law and regulation.

Authorized Signature: Devin Pelt, DSHPO Date: 9/1/23

GENERAL INFORMATION

OWNER/APPLICANT

MAP 51 LOT 1, 3-3, 3-4
 DADE AUTO HOLDINGS REALTY TRUST
 DANIEL J ENXING, TRUSTEE
 140 PORTSMOUTH AVE
 EXETER, NH 03833

RESOURCE LIST

PLANNING/ZONING DEPARTMENT
 10 FRONT STREET
 EXETER, NH 03833
 603-773-6112
 DAVE SHARPLES, TOWN PLANNER

CONSERVATION COMMISSION
 10 FRONT STREET
 EXETER, NH 03833
 603-418-6452
 KRISTEN MURPHY,
 CONSERVATION AND SUSTAINABILITY PLANNER

BUILDING DEPARTMENT
 10 FRONT STREET
 EXETER, NH 03833
 603-773-6112
 CONTACT NAME, TITLE

PUBLIC WORKS
 13 NEWFIELDS ROAD
 EXETER, NH 03833
 603-773-6157
 STEPHEN CRONIN, PUBLIC WORKS DIRECTOR

POLICE DEPARTMENT
 20 COURT STREET
 EXETER, NH 03833
 603-772-1212
 STEPHAN POULIN, CHIEF

FIRE DEPARTMENT
 20 COURT STREET
 EXETER, NH 03833
 603-773-6129
 ERIC WILKING, FIRE CHIEF
 ASSOCIATED PROFESSIONALS

NHDES AOT
 29 HAZEN DRIVE; PO BOX 95
 CONCORD, NH 03302-0095
 603-271-3501

EXETER KIA DEALERSHIP

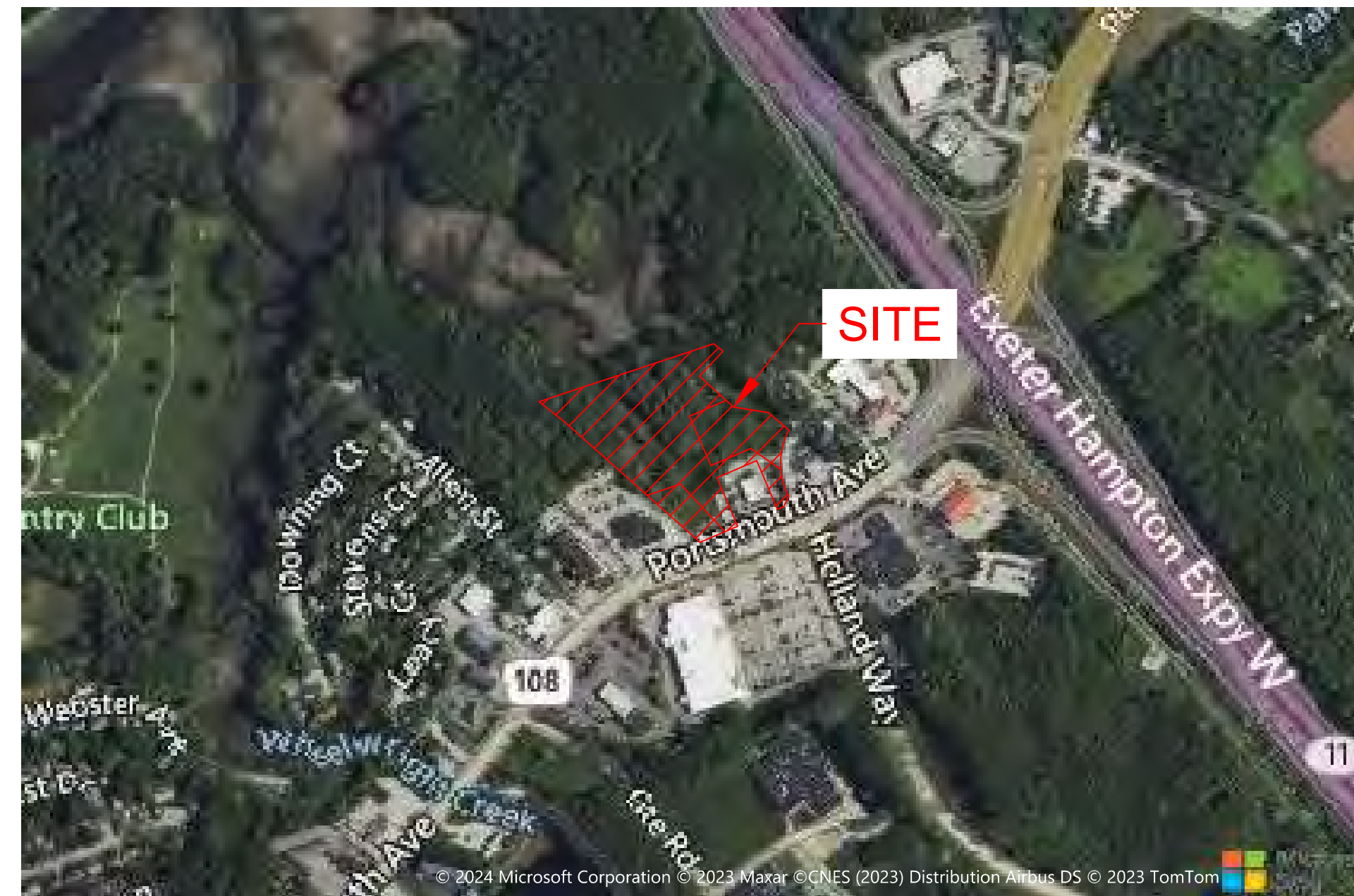
**PORTSMOUTH AVENUE
EXETER, NEW HAMPSHIRE**

JULY 18, 2024

INDEX OF SHEETS

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W-1	PROPOSED WETLAND IMPACT PLAN
W-2	TEMPORARY WETLAND IMPACT PLAN
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VICINITY PLAN



HORIZONTAL SCALE 1"=500'
 500 250 0 500

SITE DEVELOPMENT PLANS

TAX MAP 51 LOT 1, 3-3, 3-4

COVER

EXETER KIA

146 PORTSMOUTH AVENUE, EXETER, NH

OWNED BY/PREPARED FOR

DADE AUTO HOLDINGS REALTY TRUST

SCALE: NTS

JULY 18, 2024

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THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.

REV	DATE	DESCRIPTION	DR	CK



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

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45894-31	DR	BCH	FB	-	C-00
CK	ADR	CADFILE	45894-31 COVER		

Jul 18, 2024 - 3:30pm
 \\TFM-BEDFORDA\Projects\Civil-Survey\MSC Projects\45894 - Portsmouth Avenue - Exeter\45894-31 - WarrentStreet-Exeter Dealership\45894-31 C3D\PRODUCTION\45894-31 Cover.dwg

LEGEND

PROPOSED

	PROPERTY LINE
	ZONING LINE
	EASEMENT
	BASELINE
	FLOODPLAIN
	EDGE OF WATERBODY
	EDGE OF WETLAND
	SETBACK (WETLAND)
	SETBACK (STRUCTURE)
	SETBACK (PARKING)
	SETBACK (LANDSCAPE)
	GRAVEL ROAD
	EDGE OF PAVEMENT
	VERTICAL GRANITE CURB
	SLOPED GRANITE CURB
	CONCRETE CURB
	INTEGRATED CONCRETE CURB
	BITUMINOUS ASPHALT CURB
	CAPE COD BERM
	SAWCUT
	BUILDING
	BUILDING ROOF OVERHANG
	BUILDING FOUNDATION
	BUILDING ENTRANCE
	OVERHEAD DOOR
	TREE LINE
	FENCE (CHAIN LINK)
	FENCE (WIRE)
	FENCE (STOCKADE)
	GUARDRAIL
	STONE WALL
	RETAINING WALL
	SILT FENCE
	SILT SOCK
	SOIL BOUNDARY
	LIMIT OF GRADING
	CONTOUR
	SPOT GRADE
	PARKING COUNT
	YELLOW DOUBLE SOLID LINE
	YELLOW SINGLE SOLID LINE
	WHITE SINGLE SOLID LINE
	WHITE SINGLE BROKEN LINE
	STOP BAR
	CROSSWALK
	ACCESSIBLE PARKING SYMBOL
	PAVEMENT ARROW
	TRAFFIC FLOW ARROW (NOT PAINTED)
	SIGN (SINGLE POST)
	SIGN (DOUBLE POST)
	SIGN (PYLON)
	SIGN (MONUMENT)
	BOLLARD
	DUMPSTER PAD

	CONCRETE
	GRAVEL
	HEAVY DUTY PAVEMENT
	CONSTRUCTION ENTRANCE
	SNOW STORAGE
	RIPRAP
	INLET PROTECTION
	FLOW ARROW
	GRADE BREAK RIDGE
	DRAIN LINE
	DRAINAGE SWALE
	STORMWATER BMP
	SEWER LINE
	SEWER FORCE MAIN LINE
	WATER LINE
	GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND UTILITY LINE
	CATCH BASIN
	DRAIN INLET
	OUTLET CONTROL STRUCTURE
	ROOF DRAIN
	DRAIN CLEANOUT
	DRAIN MANHOLE
	FARED END SECTION
	SEWER CLEAN OUT
	SEWER MANHOLE
	SEWER VENT
	DRAIN/SEWER/WATER PLUG OR CAP
	HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER GATE VALVE
	WATER SHUTOFF
	THRUST BLOCK
	WATER METER
	WATER MANHOLE
	WELL
	GAS GATE VALVE
	GAS SHUT OFF
	GAS METER
	TELEPHONE MANHOLE
	ELECTRIC MANHOLE
	TRAFFIC CONTROL CABINET
	ELECTRIC HANDHOLE
	ELECTRIC PULL BOX
	ELECTRIC METER
	FLOOD LIGHT
	LIGHT POLE
	UTILITY POLE
	GUY POLE
	TRANSFORMER PAD
	BORING LOCATION
	TEST PIT LOCATION
	INFILTRATION TEST LOCATION
	MONITORING WELL

PROPOSED

	S
	FM
	W
	G
	OHE
	UGE
	CATCHING BASIN
	DRAIN INLET
	OUTLET CONTROL STRUCTURE
	ROOF DRAIN
	DRAIN CLEANOUT
	DRAIN MANHOLE
	FARED END SECTION
	SEWER CLEAN OUT
	SEWER MANHOLE
	SEWER VENT
	DRAIN/SEWER/WATER PLUG OR CAP
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	ELECTRIC HANDHOLE
	ELECTRIC PULL BOX
	ELECTRIC METER
	FLOOD LIGHT
	LIGHT POLE
	UTILITY POLE
	GUY POLE
	TRANSFORMER PAD
	BORING LOCATION
	TEST PIT LOCATION
	INFILTRATION TEST LOCATION
	MONITORING WELL

ABBREVIATIONS

GENERAL		UTILITIES	
ABAN	ABANDON	OC	ON CENTER
AC	ACRES	PAVE	PAVEMENT
ADJ	ADJUST	PERF	PERFORATED
APPROX	APPROXIMATE	PROP	PROPOSED
BC	BOTTOM OF CURB	R	RADIUS
BIT	BITUMINOUS	R&D	REMOVE AND DISPOSE
BK/PG	BOOK & PAGE	R&R	REMOVE AND RESET
BLDG	BUILDING	L	LENGTH
BMP	BEST MANAGEMENT PRACTICE	RET	RETAIN
BS	BOTTOM OF SLOPE	RIM	RIM ELEVATION
BW	BOTTOM OF WALL	ROW	RIGHT OF WAY
CONC	CONCRETE	S	SLOPE
COORD	COORDINATE	SF	SQUARE FEET
DIA	DIAMETER	NHF	NOW OR FORMERLY
ELEV	ELEVATION	NHF	NEW HAMPSHIRE FISH & GAME
		NTS	NOT TO SCALE
		OC	ON CENTER
		PAVE	PAVEMENT
		PERF	PERFORATED
		PROP	PROPOSED
		R	RADIUS
		R&D	REMOVE AND DISPOSE
		R&R	REMOVE AND RESET
		L	LENGTH
		RET	RETAIN
		RIM	RIM ELEVATION
		ROW	RIGHT OF WAY
		S	SLOPE
		SF	SQUARE FEET
		NHF	NOW OR FORMERLY
		NHF	NEW HAMPSHIRE FISH & GAME
		NTS	NOT TO SCALE
		OC	ON CENTER
		PAVE	PAVEMENT
		PERF	PERFORATED
		PROP	PROPOSED
		R	RADIUS
		R&D	REMOVE AND DISPOSE
		R&R	REMOVE AND RESET
		L	LENGTH
		RET	RETAIN
		RIM	RIM ELEVATION
		ROW	RIGHT OF WAY
		S	SLOPE
		SF	SQUARE FEET
		NHF	NOW OR FORMERLY
		NHF	NEW HAMPSHIRE FISH & GAME
		NTS	NOT TO SCALE
		OC	ON CENTER
		PAVE	PAVEMENT
		PERF	PERFORATED
		PROP	PROPOSED
		R	RADIUS
		R&D	REMOVE AND DISPOSE
		R&R	REMOVE AND RESET
		L	LENGTH
		RET	RETAIN
		RIM	RIM ELEVATION
		ROW	RIGHT OF WAY
		S	SLOPE
		SF	SQUARE FEET
		NHF	NOW OR FORMERLY
		NHF	NEW HAMPSHIRE FISH & GAME
		NTS	NOT TO SCALE

GENERAL NOTES

- THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.
- THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN, INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-COMFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
- THE SITE LAYOUT PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- ALL IMPROVEMENTS SHOWN ON THE SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE TOWN PLANNING BOARD.
- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF EXETER, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ALL WORK TO CONFORM TO TOWN OF EXETER DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS. ALL WORK WITHIN THE RIGHT-OF-WAY OF THE TOWN AND/OR STATE SHALL COMPLY WITH APPLICABLE STANDARDS. COORDINATE ALL WORK WITHIN THE RIGHT-OF-WAY WITH APPROPRIATE TOWN, COUNTY, AND/OR STATE AGENCY.
- THE SITE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE SECTIONS OF ENV-WQ 1500. THE SITE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ADVANCE OF CONSTRUCTION OF EACH STORMWATER FACILITY TO COORDINATE REQUIRED INSPECTIONS. THE CONTRACTOR SHALL TAKE PROGRESS PHOTOS DURING CONSTRUCTION OF ALL STORMWATER DRAINAGE COMPONENTS AND SEND TO THE ENGINEER.
- SEE EXISTING CONDITIONS PLAN FOR THE HORIZONTAL AND VERTICAL DATUM.
- SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION. VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
- CONTACT EASEMENT OWNERS PRIOR TO COMMENCING ANY WORK WITHIN THE EASEMENTS.
- PRIOR TO COMMENCING ANY SITE WORK, ALL LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD.
- SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS. NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
- TFMORAN, INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
- TEMPORARY FENCING SHALL BE PROVIDED AND COVERED WITH A FABRIC MATERIAL TO CONTROL DUST MITIGATION.
- ALL DEMOLITION SHALL INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKWAYS, AND ANY OTHER ADJACENT OPERATING FACILITIES. PRIOR WRITTEN PERMISSION FROM THE OWNER/DEVELOPER AND LOCAL PERMITTING AUTHORITY IS REQUIRED IF CLOSURE/OBSTRUCTIONS TO ROADS, STREET, WALKWAYS, AND OTHERS IS DEEMED NECESSARY. CONTRACTOR TO PROVIDE ALTERNATE ROUTES AROUND CLOSURES/OBSTRUCTIONS PER LOCAL/STATE/FEDERAL REGULATIONS.
- REFER TO ARCHITECTURAL PLANS FOR LAYOUT OF BUILDING FOUNDATIONS AND CONCRETE ELEMENTS WHICH ABUT THE BUILDING SUCH AS STAIRS, SIDEWALKS, LOADING DOCK RAMPS, PADS, AND COMPACTOR PADS. DO NOT USE SITE PLANS FOR LAYOUT OF FOUNDATIONS.
- IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
- CONTRACTOR'S GENERAL RESPONSIBILITIES:
 - BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS, AND STANDARDS AND CONDITIONS OF ALL PROJECT-SPECIFIC PERMITS AND APPROVALS AS LISTED ON THE COVER SHEET TO THESE PLANS OR OTHERWISE REQUIRED.
 - NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES OF PROPOSED LAYOUT AND/OR EXISTING FEATURES.
 - EMPLOY A LICENSED SURVEYOR TO DETERMINE ALL LINES AND GRADES AND LAYOUT OF SITE ELEMENTS AND BUILDINGS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO BECOME FAMILIAR WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
 - TAKE APPROPRIATE MEASURES TO REDUCE, TO THE FULLEST EXTENT POSSIBLE, NOISE, DUST, AND UNSIGHTLY DEBRIS. CONSTRUCTION ACTIVITIES SHALL BE CARRIED OUT BETWEEN THE HOURS OF 7:30 AM AND 7:00 PM, MONDAY THROUGH FRIDAY, AND BETWEEN 9:00 AM AND 5:00 PM, SATURDAY IN ACCORDANCE WITH THE APPLICABLE MUNICIPAL ORDINANCES AND REGULATIONS OF THE TOWN OF EXETER, NEW HAMPSHIRE.
 - MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
 - IN ACCORDANCE WITH RSA 430:53 AND AGR 3800, THE CONTRACTOR SHALL NOT TRANSPORT INVASIVE SPECIES OFF THE PROPERTY, AND SHALL DISPOSE OF INVASIVE SPECIES ON-SITE IN A LEGAL MANNER.
 - COORDINATE WITH ALL UTILITY COMPANIES AND CONTACT DIGSAFE (811 OR 888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
 - PROTECT NEW AND EXISTING BURIED UTILITIES DURING INSTALLATION OF ALL SITE ELEMENTS. DAMAGED UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
 - WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF ANY DISCREPANCY BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
 - VERIFY LAYOUT OF PROPOSED BUILDING FOUNDATIONS WITH ARCHITECT AND THAT PROPOSED FOUNDATION MEETS PROPERTY LINE AND/OR WETLAND SETBACKS PRIOR TO COMMENCING ANY FOUNDATION CONSTRUCTION.
 - PROVIDE AN AS-BUILT PLAN AT THE COMPLETION OF THE PROJECT TO THE PLANNING DIRECTOR AND PER TOWN REGULATIONS.
 - IF ANY DEVIATIONS FROM THE APPROVED PLANS AND SPECIFICATIONS HAVE BEEN MADE, THE SITE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS STAMPED BY A LICENSED SURVEYOR OR QUALIFIED ENGINEER ALONG WITH A LETTER STAMPED BY A QUALIFIED ENGINEER DESCRIBING ALL SUCH DEVIATIONS, AND BEAR ALL COSTS FOR PREPARING AND FILING ANY NEW PERMITS OR PERMIT AMENDMENTS THAT MAY BE REQUIRED.

GRADING & DRAINAGE NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ACCURACY OF THE TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY EARTHWORK BEING PERFORMED ON THE SITE. NO CLAIM FOR EXTRA WORK WILL BE CONSIDERED FOR PAYMENT AFTER EARTHWORK HAS COMMENCED.
- THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION ABOUT SOIL AND GROUNDWATER CONDITIONS. THE CONTRACTOR SHALL FOLLOW THE GEOTECHNICAL ENGINEER'S RECOMMENDED METHODS TO ADDRESS ANY SOIL AND GROUNDWATER ISSUES THAT ARE FOUND ON SITE, INCLUDING AND NOT LIMITED TO DEWATERING METHODS, PERIMETER DRAINS AND TIE INTO STORMWATER MANAGEMENT SYSTEM, ETC.
- COORDINATE WITH GEOTECHNICAL/STRUCTURAL PLANS FOR SITE PREPARATION AND OTHER BUILDING INFORMATION.
- COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILED GRADING AT BUILDING, AND SIZE AND LOCATION OF ALL BUILDING SERVICES.
- COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ROOF DRAIN INFORMATION.
- LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS, AND ALIGNMENTS.
- THE CONTRACTOR SHALL PROVIDE A FINISH PAVED SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE, RAMPS, AND LOADING AREAS.
- THE SITE SHALL BE GRADED SO ALL FINISHED PAVEMENT HAS POSITIVE DRAINAGE AND SHALL NOT POND WATER DEEPER THAN 1/4" FOR A PERIOD OF MORE THAN 15 MINUTES AFTER FLOODING.
- ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" RISE UNLESS OTHERWISE NOTED.
- ALL SIDEWALK AND OTHER CURB REVEALS SHALL BE 6" WITH A TOLERANCE OF PLUS OR MINUS 3/8". WHERE SIDEWALK IS TO BE FLUSH, THE PAVEMENT REVEAL SHALL BE 1/4" WITH A TOLERANCE OF 1/8".
- THE FINISHED GRADE AT BOTTOM OF ALL ACCESSIBLE RAMPS SHALL BE FLUSH WITH PAVEMENT WITH A TOLERANCE OF PLUS OR MINUS 1/4".
- ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE PRIOR TO INSTALLATION OF FINISHED PAVEMENT.
- ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND SHALL MEET LOCAL STANDARDS AND THE REQUIREMENTS OF THE LATEST NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION AND THE NHDOT STANDARD STRUCTURE DRAWINGS UNLESS OTHERWISE NOTED.
- STORMWATER DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. CONSTRUCTION METHODS SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS, SECTION 603. CATCH BASINS AND DRAIN MANHOLES SHALL CONFORM TO SECTION 604. ALL CATCH BASIN GRATES SHALL BE TYPE B AND CONFORM TO NHDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- NO FILL SHALL BE PLACED IN ANY WETLAND AREA.
- ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER, AND MULCH.
- DENSITY REQUIREMENTS:

MINIMUM DENSITY**	LOCATION
95%	BELOW PAVED OR CONCRETE AREAS
95%	TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL
90%	BELOW LOAM AND SEED AREAS

*ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM D-6938.

UTILITY NOTES

- LENGTH OF PIPE IS FOR CONVENIENCE ONLY. ACTUAL PIPE LENGTH SHALL BE DETERMINED IN THE FIELD.
- ALL PROPOSED UTILITY WORK, INCLUDING MATERIAL, INSTALLATION, TERMINATION, EXCAVATION, BEDDING, BACKFILL, COMPACTION, TESTING, CONNECTIONS, AND CONSTRUCTION SHALL BE COORDINATED WITH AND COMPLETED IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS, CODES, AND STANDARDS OF ALL CORRESPONDING UTILITY ENTITIES AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
- COORDINATE ALL WORK ADJACENT TO PROPOSED BUILDINGS WITH ARCHITECTURAL BUILDING DRAWINGS. CONFIRM UTILITY PENETRATIONS AND INVERT ELEVATIONS ARE COORDINATED PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
- THE EXACT LOCATION OF NEW UTILITY CONNECTIONS SHALL BE DETERMINED BY THE CONTRACTOR IN COORDINATION WITH UTILITY COMPANY, COUNTY AGENCY, AND/OR PRIVATE UTILITY COMPANY.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER THE UTILITY INSTALLATION COMPLETE AND OPERATIONAL.
- ALL UTILITY COMPANIES REQUIRE INDIVIDUAL CONDUITS. CONTRACTOR TO COORDINATE WITH TELEPHONE, CABLE, AND ELECTRIC COMPANIES REGARDING NUMBER, SIZE, AND TYPE OF CONDUITS REQUIRED PRIOR TO INSTALLATION OF ANY CONDUIT.
- SANITARY SEWER SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATIONS AS SHOWN ON THESE PLANS. ALL SEWER MAINS AND FITTINGS SHALL BE PVC AND SHALL CONFORM TO ASTM F 679 (SDR 35 MINIMUM). FORCE MAINS AND FITTINGS SHALL CONFORM TO NH CODE OF ADMINISTRATIVE RULES ENV-WQ 700. ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH NH CODE OF ADMINISTRATIVE RULES ENV-WQ 700. SANITARY MANHOLES SHALL CONFORM TO NHSD WATER DIVISION WASTEWATER ENGINEERING BUREAU STANDARDS AND SPECIFICATIONS SHOWN HEREON.
- ON-SITE WATER DISTRIBUTION SHALL BE TO TOWN OF EXETER STANDARDS AND SPECIFICATIONS. WATER MAINS SHALL HAVE A MINIMUM OF 9.5' COVER. WHERE WATER PIPES CROSS SEWER LINES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE TWO OUTSIDE PIPE WALLS SHALL BE OBSERVED. HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SHALL BE 10' MINIMUM. WHERE A SANITARY LINE CROSSES A WATER LINE, SEWER LINE MUST BE CONSTRUCTED OF FORCE MAIN MATERIALS (PER ENV-WQ 704.08) FROM BUILDING OR MANHOLE TO MANHOLE, OR SUBSTITUTE RUBBER-GASKETED PRESSURE PIPE FOR THE SAME DISTANCE. WHEN SANITARY LINES PASS BELOW WATER LINES, LAY PIPE SO THAT NO JOINT IN THE SANITARY LINE WILL BE CLOSER THAN 6' HORIZONTALLY TO THE WATER LINE.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL LOCATIONS WHERE WATER LINE CHANGES DIRECTIONS OR CONNECTS TO ANOTHER WATER LINE.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT AND WIRING TO ALL SIGNS AND LIGHTS. CONDUIT TO BE A MINIMUM OF 24" BELOW FINISH GRADE.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES.
- THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL INSPECTIONS, TESTING, AND RELATED SERVICES AND SUBMIT COPIES OF ACCEPTANCE TO THE OWNER, UNLESS OTHERWISE INDICATED.
- PROVIDE PERMANENT PAVEMENT REPAIR FOR ALL UTILITY TRENCHES IN EXISTING ROAD OR PAVEMENT TO REMAIN. SAW CUT TRENCH, PAVEMENT, AND GRANULAR BASE THICKNESS TO MATCH EXISTING PAVEMENT. OBTAIN ALL PERMITS REQUIRED FOR TRENCHING.
- UNLESS OTHERWISE SPECIFIED, ALL UNDERGROUND STRUCTURES, PIPES, CHAMBERS, ETC. SHALL BE COVERED WITH A MINIMUM OF 18" OF COMPACTED SOIL BEFORE EXPOSURE TO VEHICLE LOADS.
- THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:

DRAINAGE	PRIVATE
SEWER	MUNICIPAL
WATER	PENNICHUCK EAST
GAS	UNITIL
ELECTRIC	EVERSOURCE, UNITIL
TELEPHONE	CONSOLIDATED COMMUNICATIONS
CABLE	COMCAST XFINITY, CONSOLIDATED COMMUNICATIONS, VERIZON, ETC

SITE DEVELOPMENT PLANS

TAX MAP 51 LOT 1, 3-3, 3-4

NOTES & LEGEND

EXETER KIA

146 PORTSMOUTH AVENUE, EXETER, NH

OWNED BY/PREPARED FOR

DADE AUTO HOLDINGS REALTY TRUST

SCALE: NTS

JULY 18, 2024



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
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Phone (603) 431-2222
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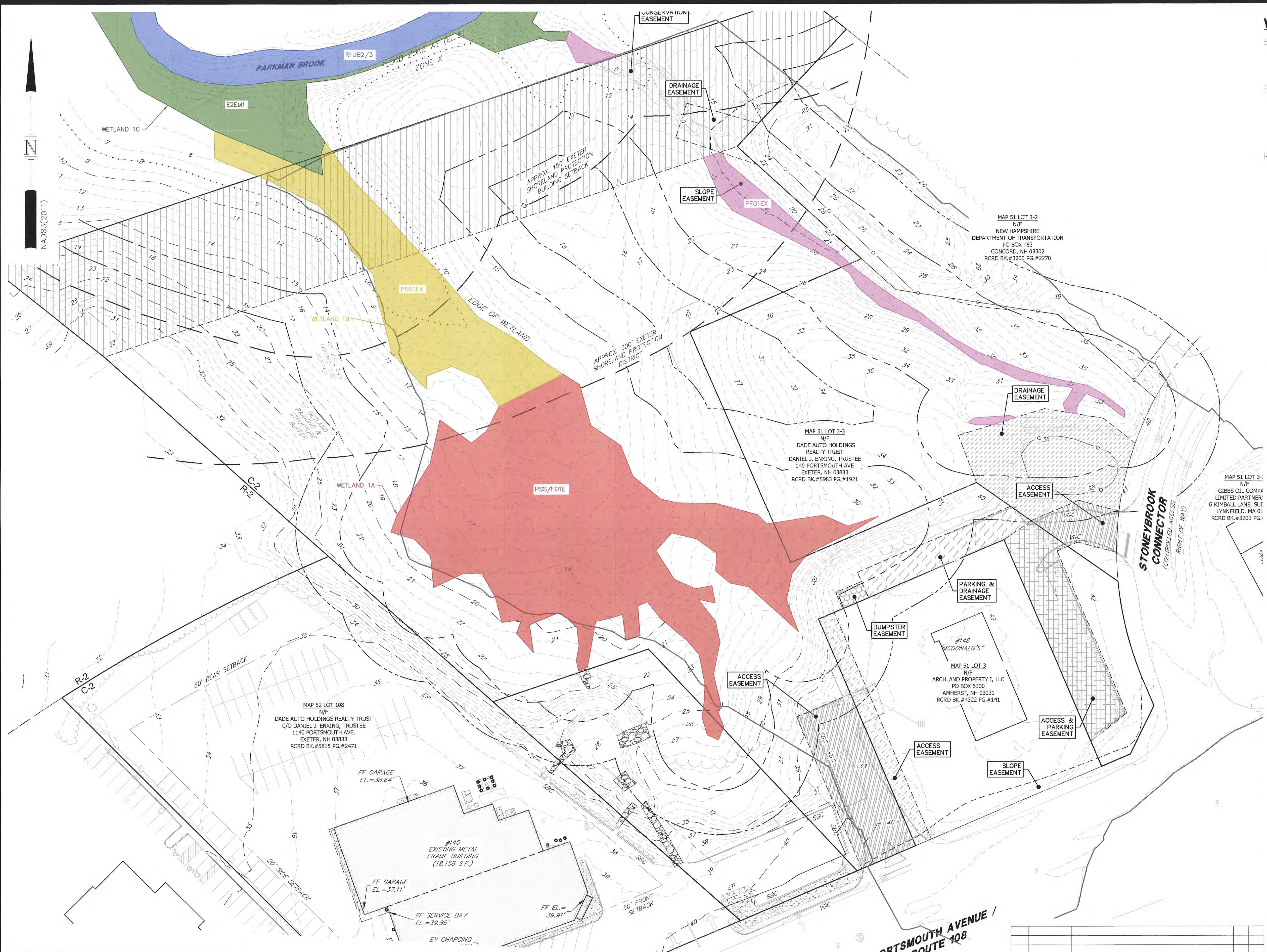


CONTACT YOUR LOCAL BUSINESS HOURS PRIOR TO CONSTRUCTION

REV	DATE	DESCRIPTION	DR	CK

FILE	45894-31	DR	BCH	FB	-	
		CK	ADR	CADFILE	45894-	

Jul 18, 2024 - 5:40pm
 T:\FM-BEDFOR\DR\Projects\Civil\Survey\MISC Projects\45894-31 - WarrenSt\Street\Exeter\Dealership\45894-31 CAD\PRODUCTION\45894-31 Wetland Classification Plan.dwg



WETLAND CLASSIFICATION CODES

- E = ESTUARINE
 - 2 = INTERTIDAL
 - EM = EMERGENT
 - 1 = PERSISTANT
- P = PALUSTRINE
 - SS = SCRUB-SHRUB
 - FO = FORESTED
 - 1 = BROAD-LEAVED DECIDUOUS
 - E = SEASONALLY FLOODED/SATURATED
 - X = EXCAVATED
- R = RIVERINE
 - 1 = TIDAL
 - UB = UNCONSOLIDATED BOTTOM
 - 2 = SAND
 - 3 = MUD

NOTES:

IN MAY AND JUNE OF 2022, CYNTHIA M. BALCIUS CWS, CSS, CPESC OF STONEY RIDGE ENVIRONMENTAL LLC (SRE) COMPLETED A WETLAND DELINEATION REVIEW OF THE ABOVE REFERENCED SITE AND A VERNAL POOL ASSESSMENT. THE WETLAND DELINEATION REVIEW FOLLOWED THE EXISTING WETLAND DELINEATION COMPLETED IN 2021 BY OTHERS. SRE HAS CONCURRED, CONFIRMED AND REFRESHED THE WETLAND DELINEATION USING THE FOLLOWING STANDARDS:

- 1) UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE. 2016. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.0. L.M. VASILAS, G.W. HURT, AND J.F. BERKOWITZ (EDS.). USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. JUNE 2018. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE.
- 3) 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.
- 4) THE NATIONAL WETLAND PLANT LIST: 2016 WETLAND RATINGS. LICHVAR, R.W., D.L. BANKS, W.N. KIRCHNER, AND N.C. MELVIN. 2016. PHYTOEURON 2016-30: 1-17. PUBLISHED 28 APRIL 2016. ISSN 2153-733X.
- 5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- 6) 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.
- 7) 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.
- 8) NHDES WETLANDS RULES CHAPTERS 100 THROUGH 900. ISSUED ON DECEMBER 15, 2019 AND AS AMENDED THROUGH APRIL 15, 2020.
- 9) RSA 482: A. THE STATE OF NEW HAMPSHIRE WETLAND STATUTE.

THE FOLLOWING REFERENCES WERE UTILIZED TO COMPLETE THE VERNAL POOL ASSESSMENTS AND THE WETLAND FUNCTION & VALUE ASSESSMENTS:

- 1) UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE. 2016. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.0. L.M. VASILAS, G.W. HURT, AND J.F. BERKOWITZ (EDS.). USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- 2) 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.
- 3) IDENTIFYING AND DOCUMENTING VERNAL POOLS IN NEW HAMPSHIRE 3RD ED, 2016, NEW HAMPSHIRE FISH & GAME.
- 4) ARMY CORPS OF ENGINEERS "VERNAL POOL ASSESSMENT" DRAFT GUIDANCE, SEPTEMBER 10, 2013. APPENDIX L ARMY CORPS OF ENGINEERS NEW ENGLAND DISTRICT COMPENSATORY MITIGATION GUIDANCE.

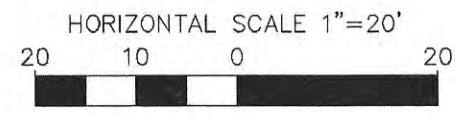


SITE DEVELOPMENT PLANS

TAX MAP 51 LOT 1, 3-3, 3-4
EXISTING CONDITIONS PLAN
EXETER KIA
146 PORTSMOUTH AVENUE, EXETER, NH
 OWNED BY/PREPARED FOR
DADE AUTO HOLDINGS REALTY TRUST

1"=80' (11"X17")
SCALE: 1"=40' (22"X34") **JULY 18, 2024**

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 Scientists

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45894-31 DR BCH FB
 CK ADP CADREB 4-31 WETLAND CLASSIFICATION PLAN W-3

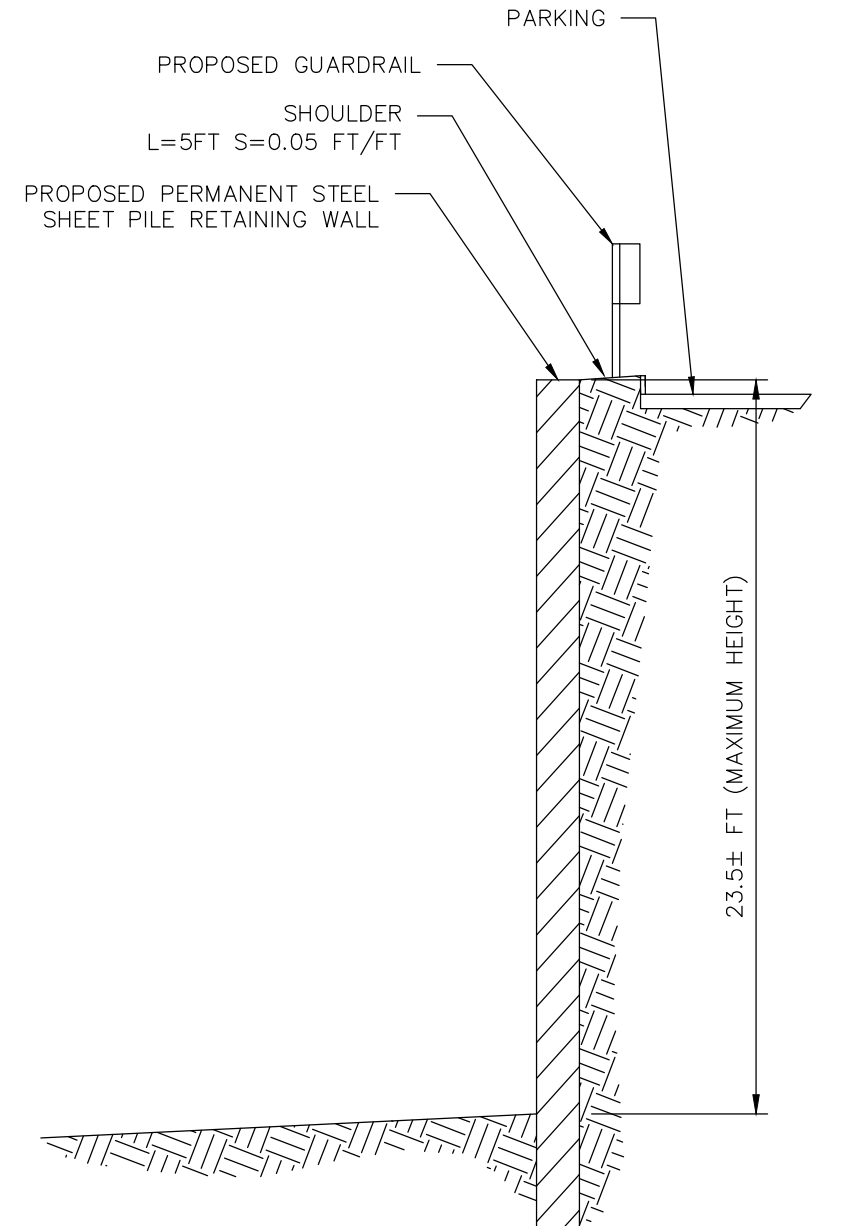
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PRE-CONSTRUCTION IMPERVIOUS AREA	
PRIMARY STRUCTURE & BULKHEAD	18221 S.F.
GARAGE	1692 S.F.
TOTAL	19913 S.F.
IMPERVIOUS COVERAGE = 6.18% (19,913 S.F. / 322,225 S.F. * 100%)	

POST-CONSTRUCTION IMPERVIOUS AREA	
BUILDING	20,537 S.F.
RETAINING WALL	958 S.F.
PAVEMENT	85,063 S.F.
CONCRETE	2,858 S.F.
TOTAL	109,416 S.F.
IMPERVIOUS COVERAGE = 33.96% (109,416 S.F. / 322,225 S.F. * 100%)	

IMPACT AREA	
PROPOSED PERMANENT WETLAND IMPACTS JURISDICTIONAL UNDER NH WETLANDS LAW	28,418 S.F.
PROPOSED TEMPORARY WETLAND IMPACTS JURISDICTIONAL UNDER NH WETLANDS LAW	7,636 S.F.



RETAINING WALL X-SECTION
NOT TO SCALE

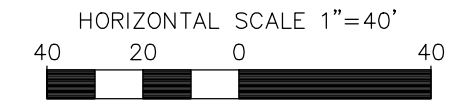
LEGEND:

RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
BK	BOOK
PG	PAGE
SF	SQUARE FEET
N/F	NOW OR FORMERLY
FF	FINISHED FLOOR
EL	ELEVATION
C-2	COMMERCIAL-2 DISTRICT
R-2	RESIDENTIAL-2 DISTRICT
SS	SILT SOCK
XX	PROPOSED CONTOUR
XX	EXISTING CONTOUR
---	EXISTING FENCE
---	EXISTING GUARDRAIL
---	EXISTING TREELINE
---	EXISTING WETLAND
---	RIPRAP

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REV	DATE	DESCRIPTION	DR	CK

SITE DEVELOPMENT PLANS

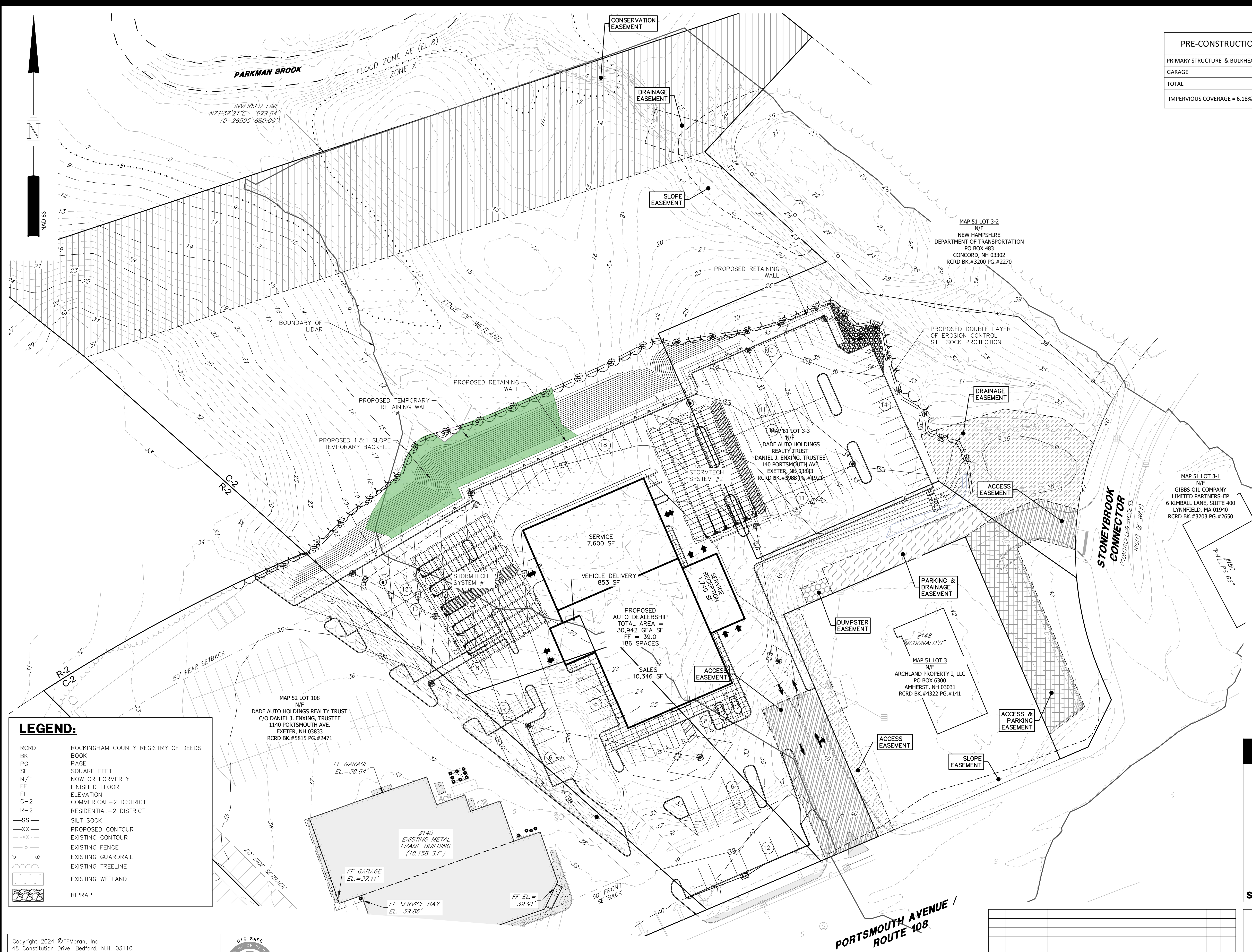
TAX MAP 51 LOT 1, 3-3, 3-4
PROPOSED WETLAND IMPACT PLAN
EXETER KIA
146 PORTSMOUTH AVENUE, EXETER, NH
 OWNED BY/PREPARED FOR
DADE AUTO HOLDINGS REALTY TRUST

1"=80' (11"X17")
SCALE: 1"=40' (22"X34") **JULY 18, 2024**

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	Structural Engineers	Portsmouth, NH 03801
	Traffic Engineers	Phone (603) 431-2222
	Land Surveyors	Fax (603) 431-0190
	Landscape Architects	www.tfmoran.com
	Scientists	

FILE # 45894-31	DR BCH	FB	
CK	ADR	CADFILE #45894-31 WETLAND IMPACT PLAN	W-1

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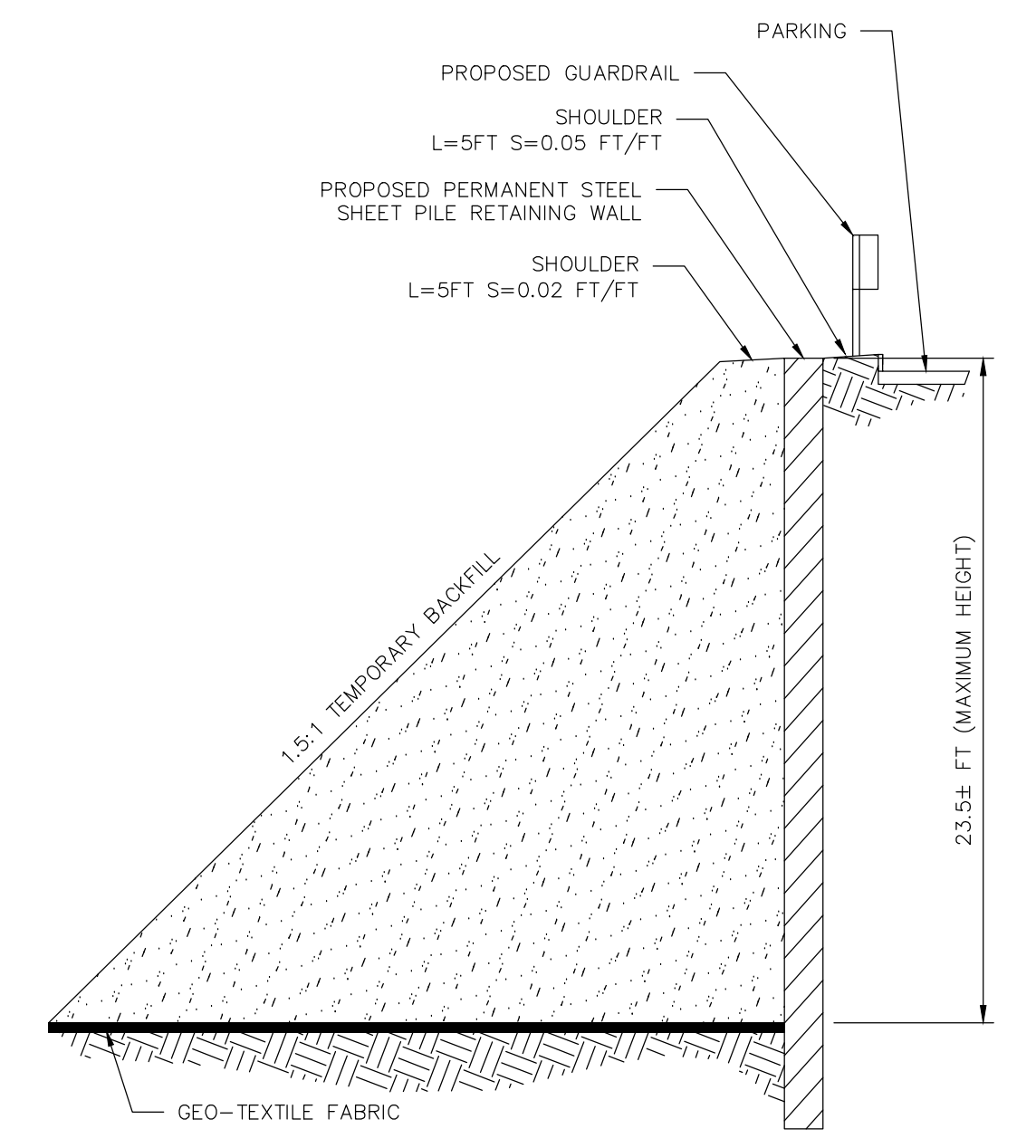
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CONCRETE	2,858 S.F.
TOTAL	109,416 S.F.
IMPERVIOUS COVERAGE = 33.96% (109,416 S.F. / 322,225 S.F. * 100%)	

PROPOSED TEMPORARY WETLAND IMPACTS JURISDICTIONAL UNDER NH WETLANDS LAW 7,636 S.F.

TEMPORARY IMPACT NOTES

1. A GEOTEXTILE FABRIC WILL BE LAID OVER THE EXISTING WETLAND.
2. FILL WILL THEN BE ADDED OVER GEOTEXTILE FABRIC.
3. AFTER SURCHARGING IS COMPLETE THE FILL WILL BE REMOVED.
4. THE GEOTEXTILE FABRIC WILL BE CAREFULLY REMOVED TO ALLOW THE EXISTING VEGETATION TO GROW BACK.
5. SEDIMENT AND EROSION CONTROL BMP'S WILL BE MOVED BACK TO THE EDGE OF THE PERMANENT IMPACT.



TEMPORARY BACKFILL X-SECTION
NOT TO SCALE

LEGEND:

RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
BK	BOOK
PG	PAGE
SF	SQUARE FEET
N/F	NOW OR FORMERLY
FF	FINISHED FLOOR
EL	ELEVATION
C-2	COMMERCIAL-2 DISTRICT
R-2	RESIDENTIAL-2 DISTRICT
SS	SILT SOCK
XX	PROPOSED CONTOUR
-XX-	EXISTING CONTOUR
-o-o-	EXISTING FENCE
-o-o-	EXISTING GUARDRAIL
-o-o-	EXISTING TREELINE
-o-o-	EXISTING WETLAND
[Symbol]	RIPRAP

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PORTSMOUTH AVENUE / ROUTE 108
 HORIZONTAL SCALE 1"=40'

REV	DATE	DESCRIPTION	DR	CK

SITE DEVELOPMENT PLANS
 TAX MAP 51 LOT 1, 3-3, 3-4
TEMPORARY WETLAND IMPACT PLAN
EXETER KIA
146 PORTSMOUTH AVENUE, EXETER, NH
 OWNED BY/PREPARED FOR
DADE AUTO HOLDINGS REALTY TRUST

1"=80' (11"X17")
SCALE: 1"=40' (22"X34")

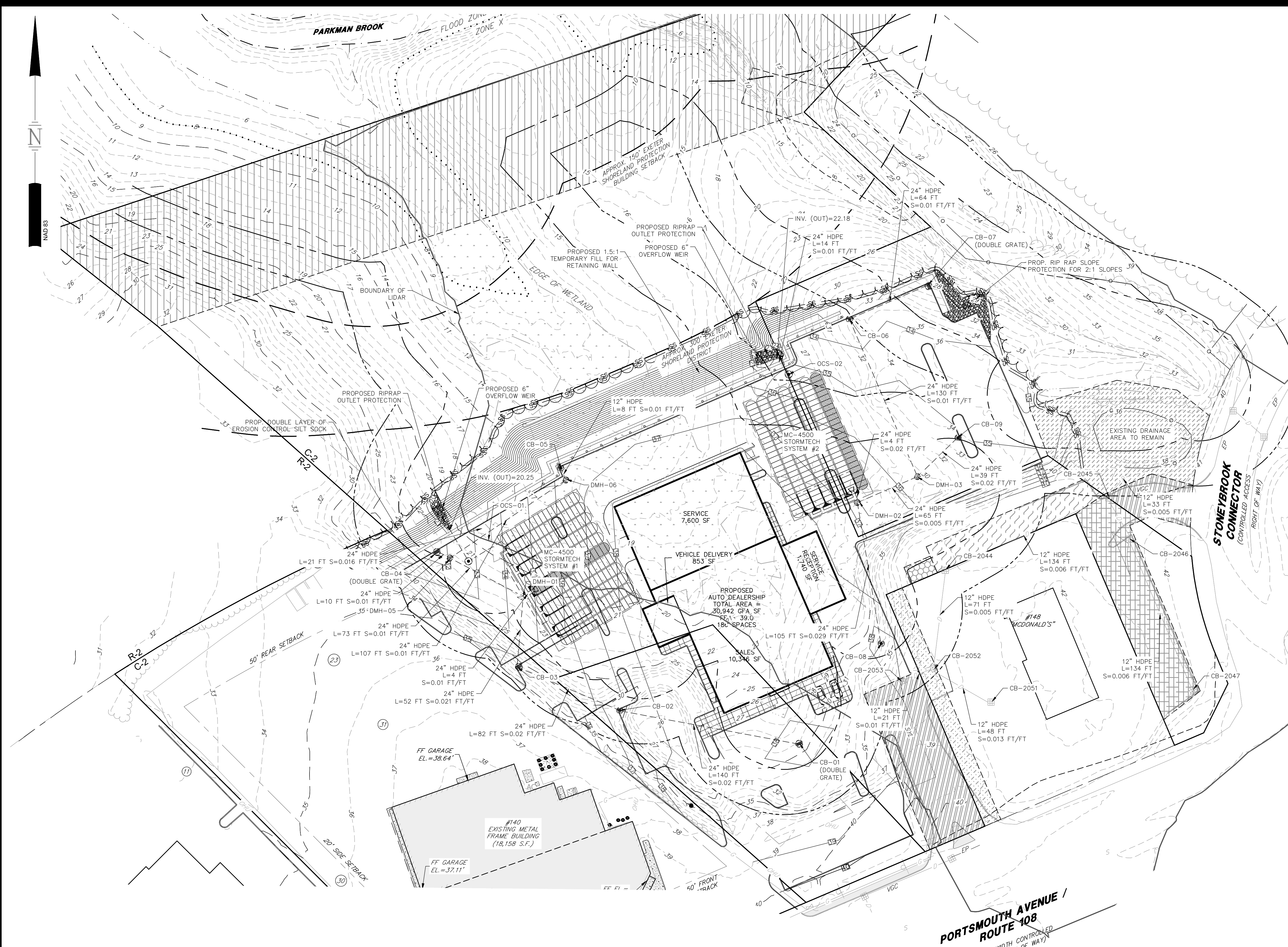
JULY 18, 2024

	Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists	170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0190 www.tfmoran.com
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FILE #	45894-31	DR	BCH	FB	
CK	ADR	CADFILE	45894-31 WETLAND IMPACT PLAN		

W-2

Jul 19, 2024 - 10:01am
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DRAINAGE STRUCTURE TABLE

CB-01 RIM=37.60± INV.(OUT)=30.27 (CB-02) SUMP=26.27	OCS-02 RIM=35.40± INV.(IN)=22.25 INV.=27.00 (10\"/>	CB-09 RIM=35.10± INV.(OUT)=26.74 (DMH-03) SUMP=22.74
DMH-01 RIM=34.10± INV.(IN)=25.56 (CB-03) INV.(N)=25.56 (DMH-04) INV.(OUT)=24.46 (PP-01)	CB-04 RIM=31.00± INV.(OUT)=25.49 (DMH-04) SUMP=21.49	CB-2044 RIM=36.11± INV.(IN)=33.55 (IN) INV.(OUT)=33.47 (OUT)
OCS-01 RIM=35.20± INV.=20.67 (IN) INV.=24.00 (6\"/>	DMH-04 RIM=32.10± INV.(N)=25.39 (CB-04) INV.(N)=25.39 (DMH-05) INV.=27.90 (24\"/>	CB-2045 RIM=36.11± INV.(IN)=32.80 (CB-2046) INV.(N)=32.80 (CB-2044) INV.(OUT)=32.40 (PP-02)
CB-02 RIM=36.94± INV.(N)=27.47 (CB-01) INV.(OUT)=27.37 (CB-03) SUMP=23.37	DMH-05 RIM=32.10± INV.(N)=26.35 (CB-05) INV.(OUT)=26.25 (DMH-04)	CB-2046 RIM=38.92± INV.(N)=33.50 (CB-2047) INV.(OUT)=33.20 (CB-2045)
DMH-02 RIM=36.80± INV.(N)=25.53 (DMH-03) INV.(N)=25.53 (CB-08) INV.(OUT)=25.43 (PP-03)	CB-06 RIM=34.54± INV.(N)=27.36 (CB-07) INV.(OUT)=27.26 (DMH-03) SUMP=23.26	CB-2047 RIM=39.14± INV.(OUT)=34.40 (CB-2046)
CB-03 RIM=34.60± INV.(N)=25.73 (CB-02) INV.(OUT)=25.63 (DMH-01) SUMP=21.63	CB-07 RIM=33.32± INV.(OUT)=28.00 (CB-06) SUMP=24.00	CB-2051 RIM=40.28± INV.(OUT)=34.80 (CB-2052)
DMH-03 RIM=35.75± INV.(N)=25.96 (CB-06) INV.(N)=25.96 (CB-09) INV.(OUT)=25.86 (DMH-02)	CB-08 RIM=37.70± INV.(OUT)=28.55 (DMH-02) SUMP=24.55	CB-2052 RIM=39.07± INV.(IN)=34.20 (CB-2051) INV.(N)=34.10 (CB-2053) INV.(OUT)=33.90 (CB-2044)
		CB-2053 RIM=37.91± INV.(OUT)=34.30 (CB-2052)

NOTES

- SEE NOTES ON SHEET C-01.
- ALL DOORS AND GARAGE ENTRANCES SHALL BE AT FINISHED FLOOR ELEVATION UNLESS OTHERWISE NOTED.
- PROPOSED SPOT GRADES ARE PROVIDED TO THE NEAREST 0.05. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE FINISHED GRADES MEET ADA STANDARDS FOR WHEEL CHAIR RAMPS, HANDICAP SPACES AND ACCESS AISLES, CROSSWALKS, SIDEWALKS, ETC.
- ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6\"/>
- LENGTH OF PIPE IS FOR CONVENIENCE ONLY. ACTUAL PIPE LENGTH SHALL BE DETERMINED IN THE FIELD.
- ALL PROPOSED DRAINAGE PIPES SHALL BE 12\"/>
- DRAINAGE PIPES WITH LESS THAN 3\"/>
- THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND ARCHITECTURAL PLANS FOR SUBDRAINAGE SYSTEMS FOR THE BUILDING FOUNDATION. SUBDRAINAGE MUST DAYLIGHT OR TIE INTO THE STORMWATER MANAGEMENT SYSTEM. COORDINATE SUBDRAINAGE SYSTEM DESIGN WITH THE ENGINEER OF RECORD.

SOIL LEGEND (PER SITE SPECIFIC SOIL SURVEY)		
SYMBOL	DESCRIPTION	HYDROLOGIC SOIL GROUP
33A-D	SCITICO SILTY CLAY LOAM, 0% - 25% SLOPES	C
32A-D	BOXFORD SILTY CLAY LOAM, 0% - 25% SLOPES	C
134A-B	MAYBID SILTY CLAY LOAM, 0% - 8% SLOPES	D
397A	IPSWICH MUCKY PEAT, 0% - 3% SLOPES	D
299A, C-F	UDORTMENTS, GRADED, 0% - 50%+ SLOPES	C
695A	URBAN LAND (PAVEMENT) - OVER FILL AND BOXFORD SOILS, 0% - 3% SLOPES	C
953B, C	BOXFORD VARIANT, 3% - 15% SLOPES	C

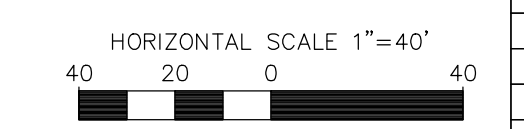
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GRADING & DRAINAGE PLAN
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1\"/>

SCALE: 1\"/>

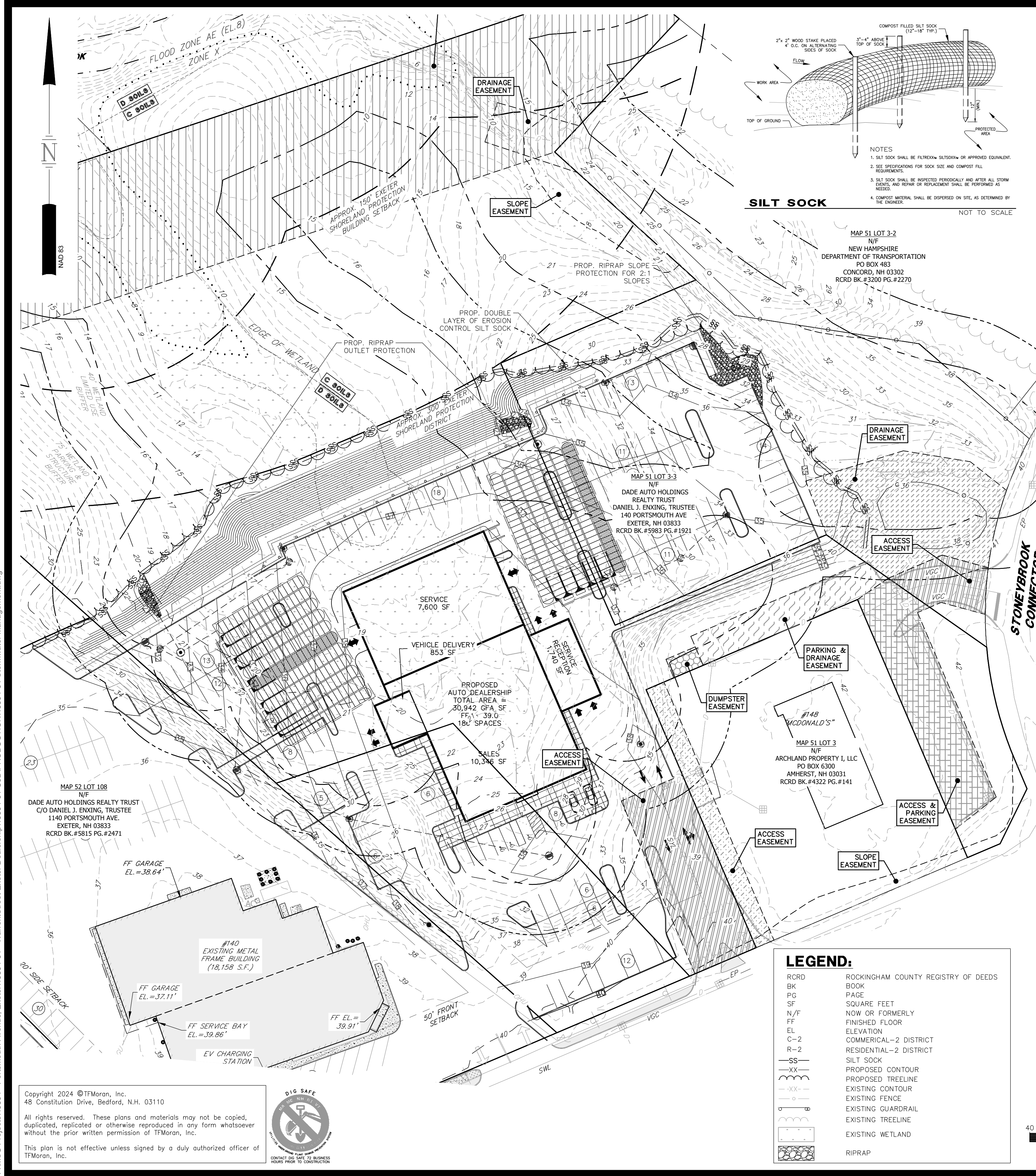
JULY 18, 2024

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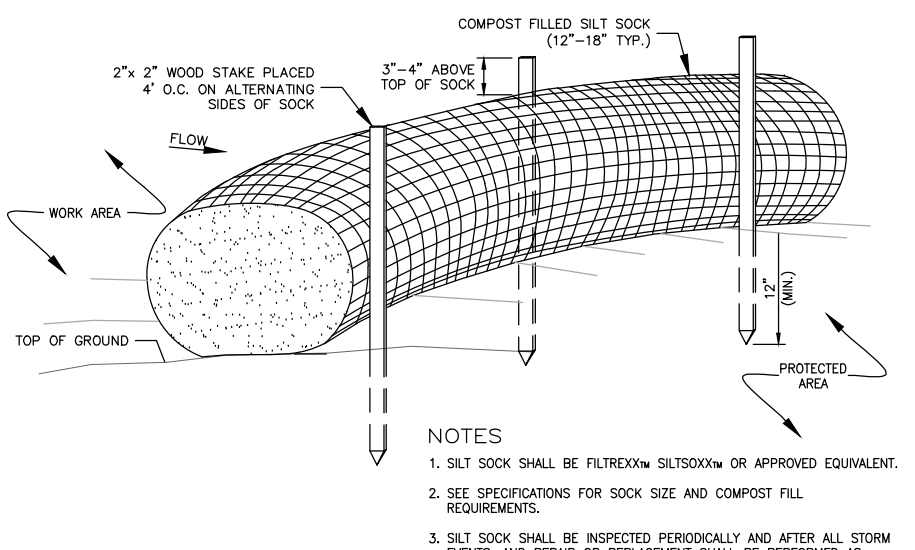


REV	DATE	DESCRIPTION	DR	CK

	Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists	170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0190 www.tfmoran.com
	F I L E 45894-31	DR BCH FB CK ADL CADFILE 45894-31 GRADING & DRAINAGE



SILT SOCK



NOTES:
 1. SILT SOCK SHALL BE FILTERNET SILT SOCK OR APPROVED EQUIVALENT.
 2. SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
 3. SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
 4. COMPOST MATERIAL SHALL BE DIFFUSED ON SITE, AS DETERMINED BY THE ENGINEER.

CONSTRUCTION GENERAL PERMIT

- THE OWNER, IN CONJUNCTION WITH THE CONTRACTOR (OPERATORS), MUST OBTAIN A CONSTRUCTION GENERAL PERMIT (CGP) FOR LARGE CONSTRUCTION ACTIVITIES (FIVE OR MORE ACRES) OR SMALL CONSTRUCTION ACTIVITIES (GREATER THAN ONE ACRE BUT LESS THAN FIVE ACRES) FROM THE ENVIRONMENTAL PROTECTION AGENCY (EPA). AS PART OF THE CGP, A STORMWATER NOTICE OF INTENT (NOI) MUST BE SUBMITTED TO THE EPA AT LEAST 7 DAYS PRIOR TO COMMENCING CONSTRUCTION. THE NOI MUST BE SUBMITTED TO STORM WATER NOTICE OF INTENT (4203M), USEPA, 1200 PENNSYLVANIA AVE. NW, WASHINGTON, DC 20460.
- THE CGP OUTLINES A SET OF PROVISIONS MANDATING THE OWNER AND CONTRACTOR TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER REGULATIONS, INCLUDING, BUT NOT LIMITED TO, STORM WATER POLLUTION PREVENTION PLANS (SWPPP'S), IMPLEMENTATION OF EROSION AND SEDIMENTATION CONTROLS, EQUIPMENT MAINTENANCE GUIDELINES, ETC. PLEASE CONTACT USEPA OFFICE OF WASTEWATER MANAGEMENT AT 202-564-9545 OR AT WWW.EPA.GOV/NPDES/STORMWATER FOR ADDITIONAL INFORMATION. FOR FURTHER ASSISTANCE, CONTACT ABBY SWAINE OF NEW ENGLAND'S EPA REGION 1 AT 617-918-1841.

NOTES

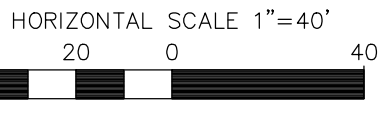
- IT IS BEING PROPOSED TO CONSTRUCT A TWO STORY, 20,537 SF FOOTPRINT, KIA AUTO DEALERSHIP. ASSOCIATED IMPROVEMENTS INCLUDE AND ARE NOT LIMITED TO ACCESS, PARKING, GRADING, STORMWATER MANAGEMENT SYSTEMS, UTILITIES, LIGHTING, AND LANDSCAPING.
- TOTAL SITE AREA: 7.54 AC
TOTAL AREA OF DISTURBANCE: 3.18 AC
- HSG SOIL RATING OUTLINES SHOWN ARE TAKEN FROM REFERENCE PLAN BY STONEY RIDGE ENVIRONMENTAL (LOCATED WITHIN DRAINAGE ANALYSIS REPORT BY TFMORAN, INC). REFERENCE PLAN SHOWS BOUNDARY OF EVERY SITE SPECIFIC SOIL CATEGORY ON SITE.
- STORM WATER DRAINAGE SYSTEM IS SHOWN ON THE PLAN. SEE GRADING & DRAINAGE PLAN FOR RIM, INVERT, PIPE LENGTH, AND SLOPE INFORMATION.
IMPERVIOUS SURFACE AREA: 2.51± AC
- STABILIZATION PRACTICES FOR EROSION AND SEDIMENTATION CONTROLS:
 TEMPORARY STABILIZATION - TOPSOIL STOCKPILES AND DISTURBED AREAS OF THE CONSTRUCTION SITE THAT WILL NOT BE REDISTURBED FOR 14 DAYS OR MORE MUST BE STABILIZED BY THE 14TH DAY AFTER THE LAST DISTURBANCE. THE TEMPORARY SEED SHALL BE ANNUAL RYE APPLIED AT THE RATE OF 1.1 LBS PER 1,000 SF. PRIOR TO SEEDING, A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS PER ACRE OF 10-20-20 FERTILIZER SHALL BE APPLIED. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 1.5 TONS PER ACRE OF HAY MULCH. MULCH TO BE ANCHORED IN PLACE WHERE NECESSARY. AREAS OF THE SITE THAT WILL BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILES AND A STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED. CALCIUM CHLORIDE SHALL BE USED FOR DUST CONTROL IF NEEDED.
 PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 3 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE PERMANENT SEED MIX SHALL BE AS SPECIFIED BY THE LANDSCAPE PLAN NOTES OR MAY OTHERWISE CONSIST OF 0.45 LBS/1,000 SF TALL FESCUE, 0.20 LBS/1,000 SF CREEPING RED FESCUE, AND 0.20 LBS/1,000 SF BIRDSFOOT TREFLOIL PRIOR TO SEEDING. A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS PER ACRE IF 10-20-20 FERTILIZER SHALL BE APPLIED. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 1.5 TONS PER ACRE OF HAY MULCH. MULCH TO BE ANCHORED IN PLACE WHERE NECESSARY.

- STRUCTURAL PRACTICES FOR EROSION AND SEDIMENTATION CONTROL
 SILT SOCK - WILL BE CONSTRUCTED AROUND THE PERIMETER OF THE DISTURBED AREAS AND WILL DELINEATE THE LIMITS OF WORK FOR THE PROPOSED CONSTRUCTION. THE SILT SOCK WILL BE INSTALLED BY OTHERS. POSTS SHALL BE USED WITH AT LEAST 6" OF THE POST BURIED BELOW THE GROUND SURFACE TO PREVENT THE SILT SOCK FROM FORMING GAPS NEAR THE GROUND SURFACE. RUNOFF WILL FLOW THROUGH THE OPENINGS IN THE SILT SOCK WHILE RETAINING THE SEDIMENT WITHIN THE CONSTRUCTION AREA.
 SILT FENCE - WILL BE CONSTRUCTED AROUND THE PERIMETER OF THE DISTURBED AREAS AND WILL DELINEATE THE LIMITS OF WORK FOR THE PROPOSED CONSTRUCTION. THE SILT FENCE WILL BE INSTALLED BY STRETCHING REINFORCED FILTER FABRIC BETWEEN POSTS WITH AT LEAST 8" OF THE FABRIC BURIED BELOW THE GROUND SURFACE TO PREVENT GAPS FROM FORMING NEAR THE GROUND SURFACE. RUNOFF WILL FLOW THROUGH THE OPENINGS IN THE FILTER FABRIC WHILE RETAINING THE SEDIMENT WITHIN THE CONSTRUCTION AREA.
 STABILIZED CONSTRUCTION ENTRANCE - WILL BE INSTALLED IN ACCORDANCE WITH THE DETAIL AT THE ENTRANCE TO THE CONSTRUCTION SITE TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS OFF THE SITE. THE STABILIZED ENTRANCE WILL BE 20'-WIDE AND FLARE AT THE ENTRANCE TO THE PAVED ROAD AND HAVE A DEPTH OF 12" OF STONE. THE STABILIZED ENTRANCE SHALL BE MAINTAINED UNTIL THE REMAINDER OF THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED. THE PAVED STREET ADJACENT TO THE SITE SHALL BE SWEEPED ON A WEEKLY BASIS TO REMOVE EXCESS MUD AND DIRT FROM BEING TRACKED FROM THE SITE. TRUCKS HAULING MATERIAL TO AND/OR FROM THE SITE SHALL BE COVERED WITH A TARPAULIN.
 CATCH BASINS - WILL BE CLEANED ON AN ANNUAL BASIS TO REMOVE ALL SEDIMENTS FROM THE CATCH BASIN SUMPS.
 CATCH BASIN PROTECTION - WILL BE INSTALLED AT ALL CATCH BASINS WITHIN THE CONSTRUCTION AREA. FILTER FABRIC WILL BE INSTALLED AROUND THE GRATES OF CATCH BASINS THAT ARE LOCATED IN THE TRAVEL WAY AND STONE/FILTER FABRIC PROTECTION WILL BE INSTALLED AT THE CATCH BASINS FOUND WITHIN THE PARKING AREA AND GRASS.

- BLANKET SLOPE PROTECTION - SHALL BE INSTALLED ON ALL 2:1 SLOPES OR STEEPER ON SITE. ANCHOR THE TOP OF THE BLANKET BY ANCHORING THE BLANKET IN A 6" DEEP TRENCH, BACKFILL AND COMPACT TRENCH AFTER STAPLING. ROLL THE BLANKET IN THE DIRECTION OF STORM WATER FLOW. WHERE 2 OR MORE STRIPS OF BLANKET ARE REQUIRED, A MINIMUM OF 4" OF OVERLAP SHALL BE PROVIDED.
 STONE CHECK DAMS - WILL BE INSTALLED IN EXISTING AND PROPOSED GRASS SWALES TO REDUCE THE VELOCITY OF CONCENTRATED STORM WATER FLOWS AND PREVENT EROSION OF THE SWALE.
- STORM WATER MANAGEMENT
 STORM WATER DRAINAGE FOR DEVELOPED AREAS WILL BE COLLECTED BY A PIPE AND CATCH BASIN CLOSED DRAINAGE SYSTEM. APPROXIMATELY 4.36 ACRES OF THE 7.54 ACRE SITE WILL REMAIN UNTOUCHED AND IN ITS NATURAL STATE.
- ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURE DUMPSTERS OR APPROVED ENCLOSURE AND REMOVED FROM THE SITE ON A WEEKLY BASIS. NO CONSTRUCTION WASTE SHALL BE BURIED ON SITE. PORTABLE TOILET SANITARY WASTE FACILITIES WILL BE PROVIDED DURING CONSTRUCTION AND MAINTAINED/DISPOSED OF ON A REGULAR BASIS IN ACCORDANCE WITH TOWN AND STATE REGULATIONS.
- THRUST BLOCK SHALL BE PROVIDED WHERE WATER LINE CHANGES DIRECTION OR TAPS INTO EXISTING WATER LINE.
- A LIST OF CONSTRUCTION ITEMS AND OTHER PRODUCTS USED ON THIS PROJECT SHALL BE KEPT ON RECORD WITH THIS PLAN ON SITE. ALL CHEMICALS, PETROLEUM PRODUCTS AND OTHER MATERIALS USED

LEGEND:

RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
BK	BOOK
PG	PAGE
SF	SQUARE FEET
N/F	NOW OR FORMERLY
FF	FINISHED FLOOR
EL	ELEVATION
C-2	COMMERCIAL-2 DISTRICT
R-2	RESIDENTIAL-2 DISTRICT
SS	SILT SOCK
-XX-	PROPOSED CONTOUR
-XX-	PROPOSED TRELIN
-XX-	EXISTING CONTOUR
-XX-	EXISTING FENCE
-XX-	EXISTING GUARDRAIL
-XX-	EXISTING TRELIN
-XX-	EXISTING WETLAND
-XX-	RIPRAP



DURING CONSTRUCTION SHALL BE STORED IN A SECURE AREA, AND PRECAUTIONS USED TO PREVENT POTENTIAL SOURCES OF CONTAMINATION OR POLLUTION. ANY SPILL OF THESE TYPES OF SUBSTANCES SHALL BE CLEANED UP AND DISPOSED OF IN A LEGAL MANNER AS SPECIFIED BY STATE REGULATIONS AND THE MANUFACTURER. ANY SPILL IN AMOUNTS EQUAL TO OR EXCEEDING REPORTABLE QUANTITY AS DEFINED BY THE EPA SHALL TAKE THE FOLLOWING STEPS:
 - NOTIFY THE NATIONAL RESPONSE CENTER IMMEDIATELY AT (888) 424-8802; IN WASHINGTON, D.C., CALL (202) 426-2675.
 - WITHIN 14 DAYS, SUBMIT A WRITTEN DESCRIPTION OF THE RELEASE TO THE EPA REGIONAL OFFICE PROVIDING THE DATE AND CIRCUMSTANCES OF THE RELEASE AND THE STEPS TO BE TAKEN TO PREVENT ANOTHER RELEASE.
 - MODIFY THE POLLUTION PREVENTION PLAN TO INCLUDE THE INFORMATION LISTED ABOVE.

GOOD HOUSEKEEPING:
 THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT:
 - AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB;
 - ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE;
 - PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL;
 - SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;
 - WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER;
 - MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED;
 - TRASH DUMPSTERS SHALL BE GASKETED OR HAVE A SECURE WATERTIGHT LID AND BE PLACED AWAY FROM STORMWATER CONVEYANCES AND DRAINS.
 - THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON SITE.

HAZARDOUS PRODUCTS:
 THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
 - PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;
 - ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
 - IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES:
 THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:
PETROLEUM PRODUCTS:
 ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS:
 FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
PAINTS:
 ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS:
 EXCESS CONCRETE SHALL BE USED IN AREAS DESIGNATED BY THE SITE CONTRACTOR. WASH WATER SHALL BE DISPOSED OF USING BEST MANAGEMENT PRACTICES. BUILDING CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL DRUM WASH WATER ASSOCIATED WITH CONCRETE FOR THE BUILDING PAD. SITE CONTRACTOR TO COORDINATE AND PROVIDE BUILDING CONTRACTOR WITH AN AREA FOR DRUM WASH WATER.

SPILL CONTROL PRACTICES:
 IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
 - MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
 - MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
 - ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
 - THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
 - SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF SIZE.
 - THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.
 - THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. THEY WILL DESIGNATE AT LEAST THREE OTHER SITE PERSONNEL WHO WILL EACH RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ON SITE.

- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN RECORDS OF CONSTRUCTION ACTIVITIES, INCLUDING DATES OF MAJOR GRADING ACTIVITIES, DATES WHEN CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED ON A PORTION OF THE SITE, DATES WHEN WORK IS COMPLETED ON A PORTION OF THE SITE, AND DATES WHEN STABILIZATION MEASURES ARE INITIATED ON SITE.
- THE CONTRACTOR SHALL PERFORM INSPECTIONS OR HAVE A CONSULTING ENGINEER PERFORM INSPECTIONS EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS AFTER A STORM OF 0.5" OR GREATER. INSPECTIONS REPORTS SHALL BE KEPT ON FILE AT THE SITE WITH THIS PLAN. MAINTENANCE OR MODIFICATION SHALL BE IMPLEMENTED AND ADDED TO THE PLAN AS RECOMMENDED BY THE QUALIFIED INSPECTOR.

SITE DEVELOPMENT PLANS

TAX MAP 51, LOT 1, 3-3, 3-4

STORMWATER MANAGEMENT PLAN

EXETER KIA

146 PORTSMOUTH AVENUE, EXETER, NH

OWNED BY/PREPARED FOR
DADE AUTO HOLDINGS REALTY TRUST

SCALE: **JULY 18, 2024**

TFM Civil Engineers, Structural Engineers, Traffic Engineers, Land Surveyors, Landscape Architects, Scientists

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REV	DATE	DESCRIPTION	DR	CK		

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SOIL CHARACTERISTICS

THE SOIL IN THE VICINITY OF THE SITE CONSISTS OF SOITCO SILY CLAY LOAM, BOXFORD SILTY CLAY LOAM, MAYBID SILTY CLAY LOAM, IPSWITCH MUCKY PEAT, AND UDORTHERNTS, THE MAJORITY OF THE SOIL IS HSG TYPES C AND D.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 138,600 SQUARE FEET (3.18 ACRES). CONSTRUCTION SHALL BE PHASED TO LIMIT DISTURBED AREAS TO LESS THAN 5 ACRES.

CRITICAL NOTE: THIS DRAWING IS PROVIDED FOR GENERAL GUIDANCE. ALL SPECIAL EROSION CONTROL MEASURES MUST BE EXECUTED IN ACCORDANCE WITH APPLICABLE CURRENT STATE AND LOCAL REGULATIONS, APPROVED SWPPP, AND PERMIT REQUIREMENTS.

SEQUENCE OF MAJOR ACTIVITIES

- 1. INSTALL PERIMETER CONTROLS, STABILIZED CONSTRUCTION ENTRANCE, AND TEMPORARY EROSION CONTROL MEASURES PER APPROVED SITE DEVELOPMENT PLANS, PERMITS, OR SWPPP IF REQUIRED, PRIOR TO EARTH MOVING OPERATIONS.
2. DEMOLISH EXISTING SITE WORK DESIGNATED FOR REMOVAL.
3. INSTALL STORMWATER TREATMENT PONDS AND SWALES BEFORE ROUGH GRADING THE SITE.
4. COMPLETE MAJOR GRADING OF SITE.
5. CONSTRUCT BUILDING PAD, STORMWATER SYSTEM, AND SITE UTILITIES.
6. CONSTRUCT PARKING AREAS.
7. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND SITE IS STABILIZED, REMOVE ALL INLET PROTECTION, SILT BARRIERS, AND SEDIMENT THAT HAS BEEN TRAPPED BY THESE DEVICES.
8. CONSULT APPLICABLE REGULATIONS, PERMITS, CONDITIONS, AND APPROVED SWPPP FOR CONDITIONS RELATED TO NOTICE OF TERMINATION, IF REQUIRED.

EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES AND DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR MORE THAN TWENTY ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

- 1. BASE COURSE GRAVELS, WHICH MEET THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2, HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT BARRIERS. ALL STORM DRAIN INLETS SHALL BE PROVIDED WITH BARRIER FILTERS. STONE RIPRAP SHALL BE PROVIDED AT THE OUTLETS OF DRAINAGE PIPES WHERE EROSION VELOCITIES ARE ENCOUNTERED.

OFF SITE VEHICLE TRACKING

STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED.

INSTALLATION, MAINTENANCE, AND INSPECTION OF EROSION AND SEDIMENT CONTROLS

A. GENERAL

THESE ARE THE GENERAL INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO IMPLEMENT THE PLAN.

- 1. STABILIZATION OF ALL SWALES, DITCHES, AND PONDS IS REQUIRED PRIOR TO DIRECTING FLOW TO THEM.
2. THE SMALLEST PRACTICAL PORTION OF THE SITE WILL BE DENUDED AT ONE TIME. (5 AC MAX)
3. ALL CONTROL MEASURES WILL BE INSPECTED IN ACCORDANCE WITH APPLICABLE REGULATIONS, PERMITS, AND CONDITIONS AND REPAIRS FOR PROJECTS REQUIRING A NHDES AOT PERMIT AND NHDES EPA GCP. DISCHARGING TO A SENSITIVE WATERBODY, AT LEAST EVERY 7 DAYS AND AFTER A 0.25 INCH RAIN EVENT OR GREATER, AND INSPECTIONS SHALL BE CONDUCTED BY THE ENVIRONMENTAL MONITOR IF ONE IS REQUIRED, PURSUANT TO ENV-WQ 1505.03(B).
4. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
5. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT BARRIER WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE BARRIER.
6. ALL DIVERSION DIKES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
7. TEMPORARY SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.
8. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
9. THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE, AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING AN ENVIRONMENTAL MONITOR, IF ONE IS REQUIRED, PURSUANT TO ENV-WQ 1505.03(B), IS CONTRACTED.

B. FILTERS / BARRIERS

- 1. SILT SOCKS
A. KNOTTED MESH NETTING MATERIAL SHALL BE DELIVERED TO SITE IN A 5 MIL CONTINUOUS, TUBULAR, HDPE 3/8" MATERIAL, FILLED WITH COMPOST CONFORMING TO THE FOLLOWING REQUIREMENTS:
PHYSICAL PROPERTY TEST REQUIREMENTS
PH TMECC 04.11-A 5.0 TO 8.0
PARTICLE SIZE TMECC 02.02-B 2" SIEVE AND MIN. 60% GREATER THAN THE 3/8" SIEVE
MOISTURE CONTENT STND TESTING < 60%
MATERIAL SHALL BE RELATIVELY FREE OF INERT OR FOREIGN MAN-MADE MATERIALS
MATERIAL SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER, FREE FROM ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH.
B. SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK SHALL BE REMOVED ONCE IT HAS REACHED 1/3 OF THE EXPOSED HEIGHT OF THE SILT SOCK.
C. SILT BARRIER SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREAS HAS BEEN PERMANENTLY STABILIZED.
2. SEQUENCE OF INSTALLATION
SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.
3. MAINTENANCE
A. SILT BARRIERS SHALL BE INSPECTED WEEKLY AND IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.

- B. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
C. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD (1/3) THE HEIGHT OF THE BARRIER.
D. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFIRM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

C. MULCHING

1. TIMING

IN ORDER FOR MULCH TO BE EFFECTIVE, IT MUST BE IN PLACE PRIOR TO MAJOR STORM EVENTS. THERE ARE TWO (2) TYPES OF STANDARDS WHICH SHALL BE USED TO ASSURE THIS:

A. APPLY MULCH PRIOR TO ANY STORM EVENT.

THIS IS APPLICABLE WHEN WORKING WITHIN 100' OF WETLANDS. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS, USUALLY BY CONTACTING THE NATIONAL WEATHER SERVICE, TO HAVE AN ADEQUATE WARNING OF SIGNIFICANT STORMS.

B. REQUIRED MULCHING WITHIN A SPECIFIED TIME PERIOD.

THE TIME PERIOD CAN RANGE FROM 14 TO 21 DAYS OF INACTIVITY ON AN AREA, WHERE THE LENGTH OF TIME VARIES WITH SITE CONDITIONS. PROFESSIONAL JUDGMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.

2. GUIDELINES FOR WINTER MULCH APPLICATION.

WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 6,000 POUNDS OF HAY OR STRAW PER ACRE. A TACKIFIER MAY BE ADDED TO THE MULCH.

3. MAINTENANCE

ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.

D. VEGETATIVE PRACTICE

1. AFTER ROUGH GRADING OF THE SUBGRADE HAS BEEN COMPLETED AND APPROVED, THE SUB GRADE SURFACE SHALL BE SCARIFIED TO A DEPTH OF 4", THEN, FURNISH AND INSTALL A LAYER OF LOAM PROVIDING A ROLLED THICKNESS AS SPECIFIED IN THESE PLANS. ANY DEPRESSIONS WHICH MAY OCCUR DURING ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM, REGRADED AND ROLLED UNTIL THE SURFACE IS TRUE TO THE FINISHED LINES AND GRADES. ALL LOAM NECESSARY TO COMPLETE THE WORK UNDER THIS SECTION SHALL BE SUPPLIED BY THE SITE SUBCONTRACTOR.

2. ALL LARGE STIFF CLODS, LUMPS, BRUSH, ROOTS, DEBRIS, GLASS, STUMPS, LITTER, AND OTHER FOREIGN MATERIAL, AS WELL AS STONES OVER 1" IN DIAMETER, SHALL BE REMOVED FROM THE LOAM AND DISPOSED OF OFF SITE. THE LOAM SHALL BE RAKED SMOOTH AND EVEN.

3. THE LOAM SHALL BE PREPARED TO RECEIVE SEED BY REMOVING STONES, FOREIGN OBJECTS AND GRADING TO ELIMINATE WATER POCKETS AND IRREGULARITIES PRIOR TO PLACING SEED. FINISH GRADING SHALL RESULT IN STRAIGHT UNIFORM GRADES AND SMOOTH, EVEN SURFACES WITHOUT IRREGULARITIES TO LOW POINTS.

4. SHAPE THE AREAS TO THE LINES AND GRADES REQUIRED. THE SITE SUBCONTRACTOR'S ATTENTION IS DIRECTED TO THE SCHEDULING OF LOAMING AND SEEDING OF GRADED AREAS TO PERMIT SUFFICIENT TIME FOR THE STABILIZATION OF THESE AREAS. IT SHALL BE THE SITE SUBCONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE AREAS DURING THE CONSTRUCTION PERIOD AND REGRADE, LOAM AND RESEED ANY DAMAGED AREAS.

5. ALL AREAS DISTURBED BY CONSTRUCTION WITHIN THE PROPERTY LINES AND NOT COVERED BY STRUCTURES, PAVEMENT, OR MULCH SHALL BE LOAMED AND SEEDED.

6. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5.

7. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10-20-20 FERTILIZER.

8. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4 1/2 POUNDS AND 5 1/2 POUNDS PER INCH OF WIDTH.

9. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4" AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH.

10. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH THAT BLOWS AWAY OR WASHES AWAY SHALL BE REPLACED IMMEDIATELY AND ANCHORED USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

11. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEDED, AND ALL NOXIOUS WEEDS REMOVED.

12. THE SITE SUBCONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED, INCLUDING CUTTING, AS SPECIFIED HEREIN AFTER UNDER MAINTENANCE AND PROTECTION.

13. UNLESS OTHERWISE APPROVED, SEEDING SHALL BE DONE DURING THE APPROXIMATE PERIODS OF EARLY SPRING TO SEPTEMBER 30, WHEN SOIL CONDITIONS AND WEATHER ARE SUITABLE FOR SUCH WORK. IN NO CASE SHALL THE WEED CONTENT EXCEED 1 PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. FOR TEMPORARY PLANTINGS AFTER SEPTEMBER 30, TO EARLY SPRING AND FOR TEMPORARY PROTECTION OF DISTURBED AREAS:

- A. FOLLOW ABOVE SLOPE, LOAM DEPTH AND GRADING REQUIREMENTS.
B. FERTILIZER SHALL BE SPREAD AND WORKED INTO THE SURFACE AT A RATE OF 500 POUNDS PER ACRE.

MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:

Table with 2 columns: Material, Rate. Includes Winter Rye (Fall Seeding) at 2.5 lbs/1,000 SF, Oats (Spring Seeding) at 2.0 lbs/1,000 SF, and Mulch at 1.5 tons/acre.

E. CATCH BASIN INLET PROTECTION

1. INLET BASKET STRUCTURE

A. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY PRIOR TO DISTURBING PAVEMENT AND SHALL REMAIN IN PLACE AND MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.

B. MOLD 6X6, 42 LB. WIRE SUPPORT AROUND INLET FRAME AND GRATE AND EXTEND 6" BEYOND SIDES. SECURE FILTER FABRIC TO WIRE SUPPORT.

C. THE FILTER FABRIC SHALL BE A GEOTEXTILE FABRIC; POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:

GRAB STRENGTH: 45 LB. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D1682)

MULLEN BURST STRENGTH: MIN. 60PSI (ASTM D774)

D. THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND A MINIMUM PERMEABILITY OF 120 GPM.

E. THE INLET PROTECTION SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING.

F. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC

BECOMES CLOGGED.

F. WINTER CONSTRUCTION SEQUENCE

1. ALL PROPOSED POST-DEVELOPMENT LANDSCAPED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1 AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENT.

2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

3. AFTER OCTOBER 15TH, INCOMPLETE PARKING AREAS WHERE ACTIVE CONSTRUCTION HAS STOPPED FOR THE WINTER ALL TRAVEL SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW/FALL AFTER EACH STORM EVENT.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, SILT BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN TWENTY ONE (21) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT BARRIERS AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.

FOR SINGLE/DUPEX FAMILY SUBDIVISIONS, WHEN LOT DEVELOPMENT IS NOT PART OF THE PERMIT, THEN LOT DISTURBANCE, OTHER THAN THAT SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.

WASTE DISPOSAL

1. WASTE MATERIALS
ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.

2. HAZARDOUS WASTE
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.

3. SANITARY WASTE
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

SPILL PREVENTION

1. MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:

GOOD HOUSEKEEPING: THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT:

- A. AN EFFORT WILL BE MADE TO STORE ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB.
B. ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
C. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
D. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
E. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
F. WHENEVER POSSIBLE ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.

HAZARDOUS PRODUCTS: THE FOLLOWING PRACTICES WILL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:

- A. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
B. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.
C. SURPLUS PRODUCT THAT MUST BE DISPOSED OF WILL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.

2. PRODUCT SPECIFICATION PRACTICES
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:

PETROLEUM PRODUCTS: ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS: FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS: ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS: CONCRETE TRUCKS WILL DISCHARGE AND WASH OUT SURPLUS CONCRETE OR DRUM WASH WATER IN A CONTAINED AREA DESIGNATED ON SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

- A. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
B. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, SAND, SAWDUST, AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
C. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

- D. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
E. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
F. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM RECURRING AND HOW TO CLEANUP THE SPILL IF IT RECURS. A DESCRIPTION OF THE SPILL, ITS CAUSE, AND THE CLEANUP MEASURES WILL BE INCLUDED.
G. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.

DUST CONTROL

THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL METHODS SHALL INCLUDE, BUT NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.

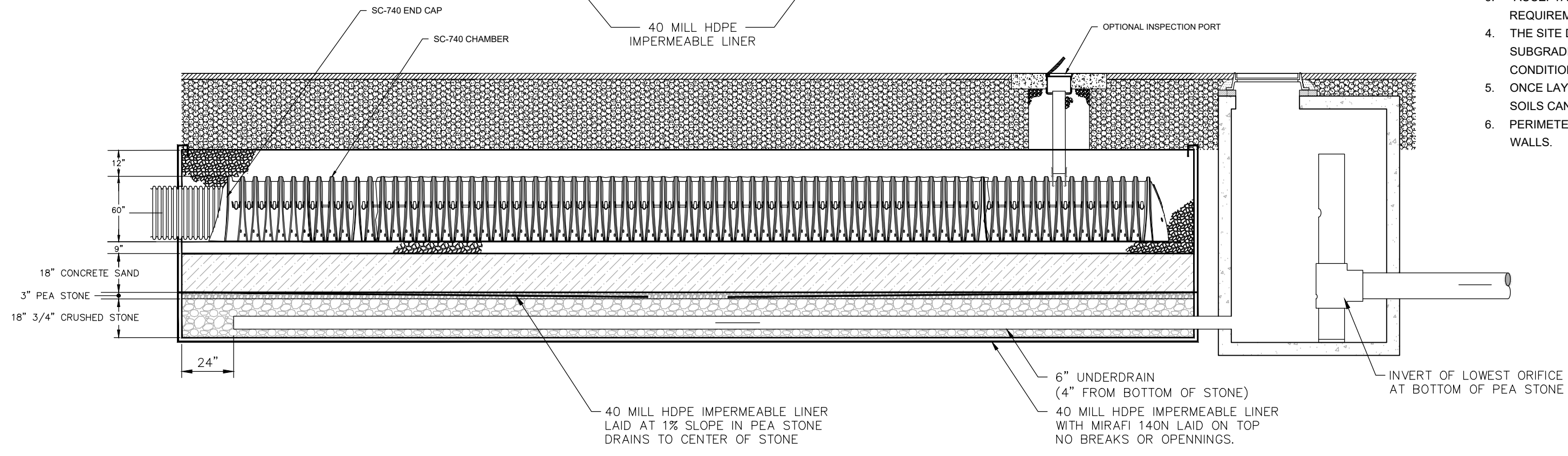
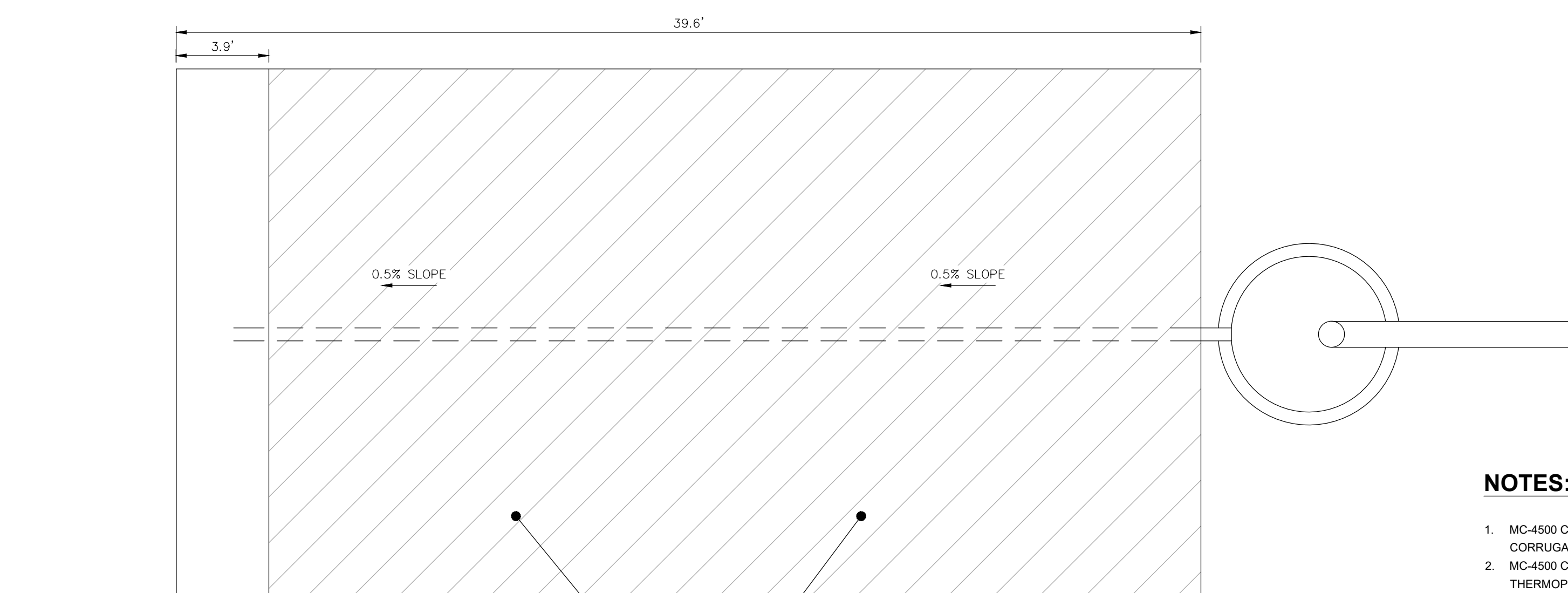
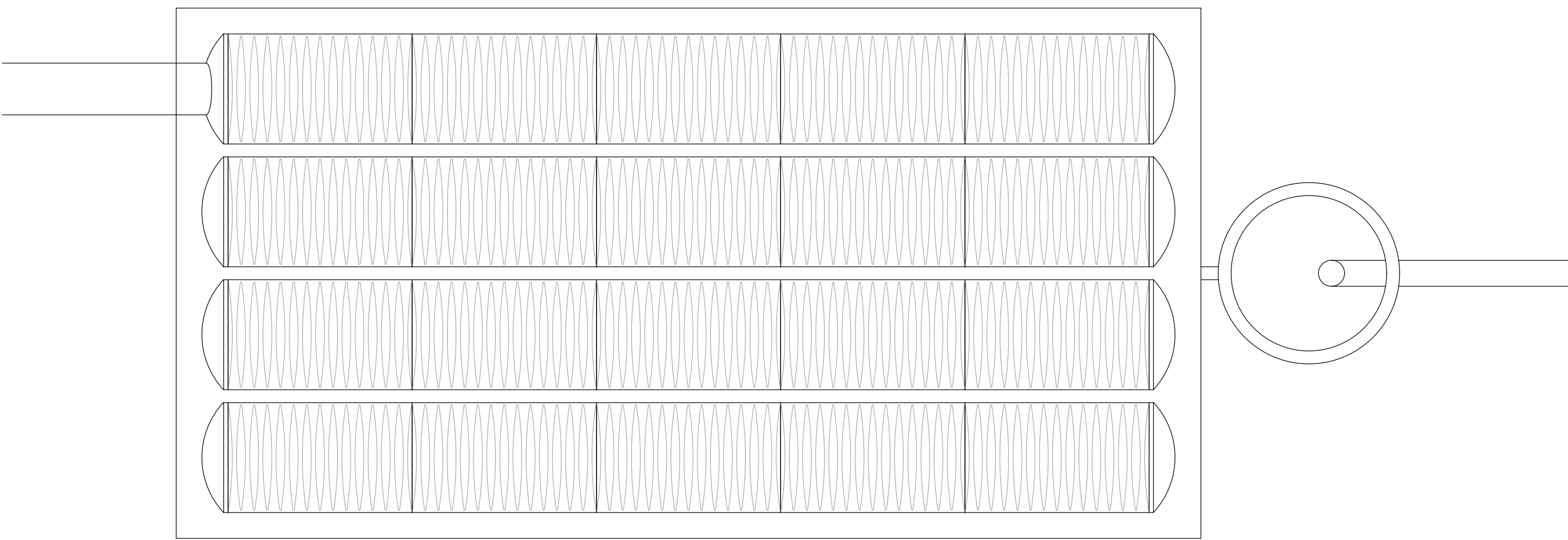
Jul 19, 2024 - 10:07am F:\MSC Projects\45894 - Portsmouth Avenue, Exeter\45894-31 - Warren\Street\Exeter\Dealership\45894-31 C3D\PRODUCT\ION\45894-31 Erosion Control Notes.dwg

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Table with columns: REV, DATE, DESCRIPTION, DR, CK. Contains revision history.

SITE DEVELOPMENT PLANS
TAX MAP 51 LOT 1, 3-3, 3-4
EROSION CONTROL NOTES
EXETER KIA
146 PORTSMOUTH AVENUE, EXETER, NH
OWNED BY/PREPARED FOR
DADE AUTO HOLDINGS REALTY TRUST
SCALE: NTS JULY 18, 2024
Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists
170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0190 www.tfmoran.com
FILE 45894-31 DR BCH FB - CK ADDR CADFILE:45894-31 EROSION CONTROL NOTES C-04



STORMTECH MC-4500 CHAMBER SYSTEM CROSS SECTION DETAIL
STORMTECH SYSTEMS 1 AND 2 (LINED)

NOT TO SCALE

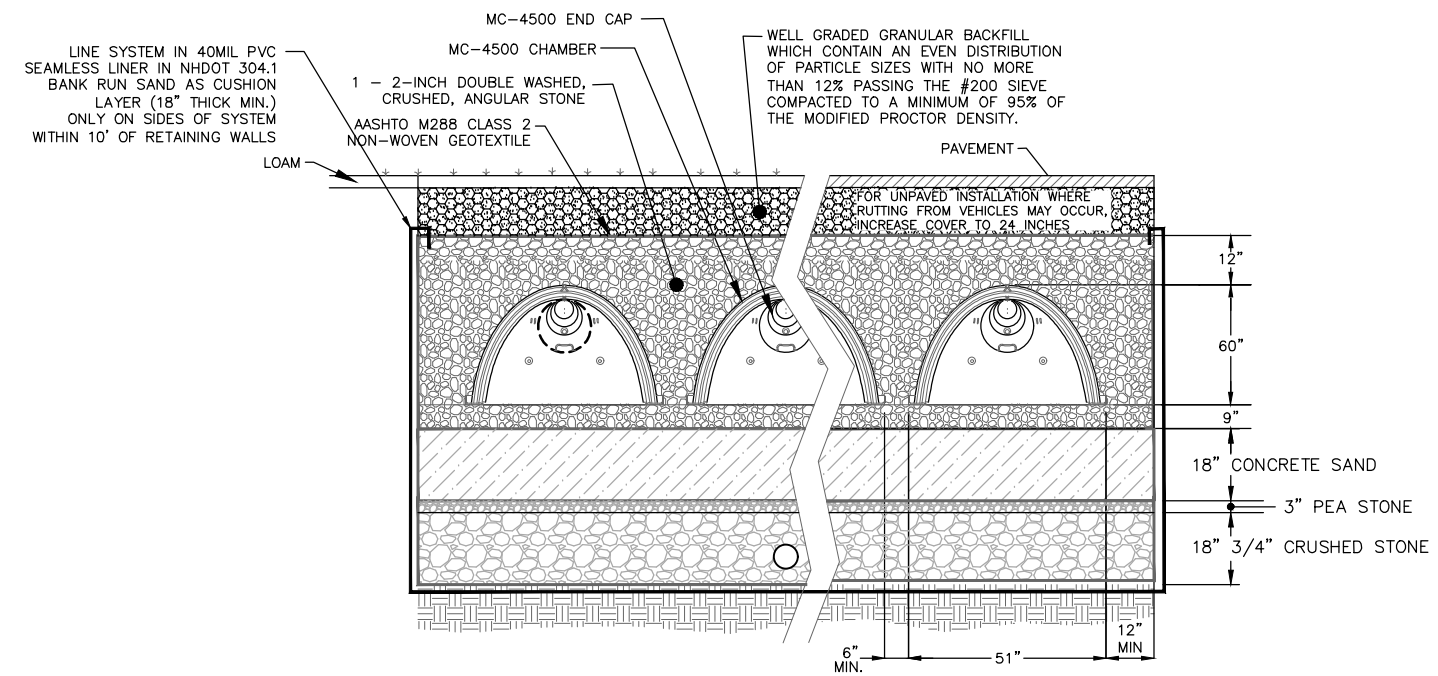


STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH MC-4500.
- CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE.
 - A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
 - A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET. THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
 - STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

NOTES:

- MC-4500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.

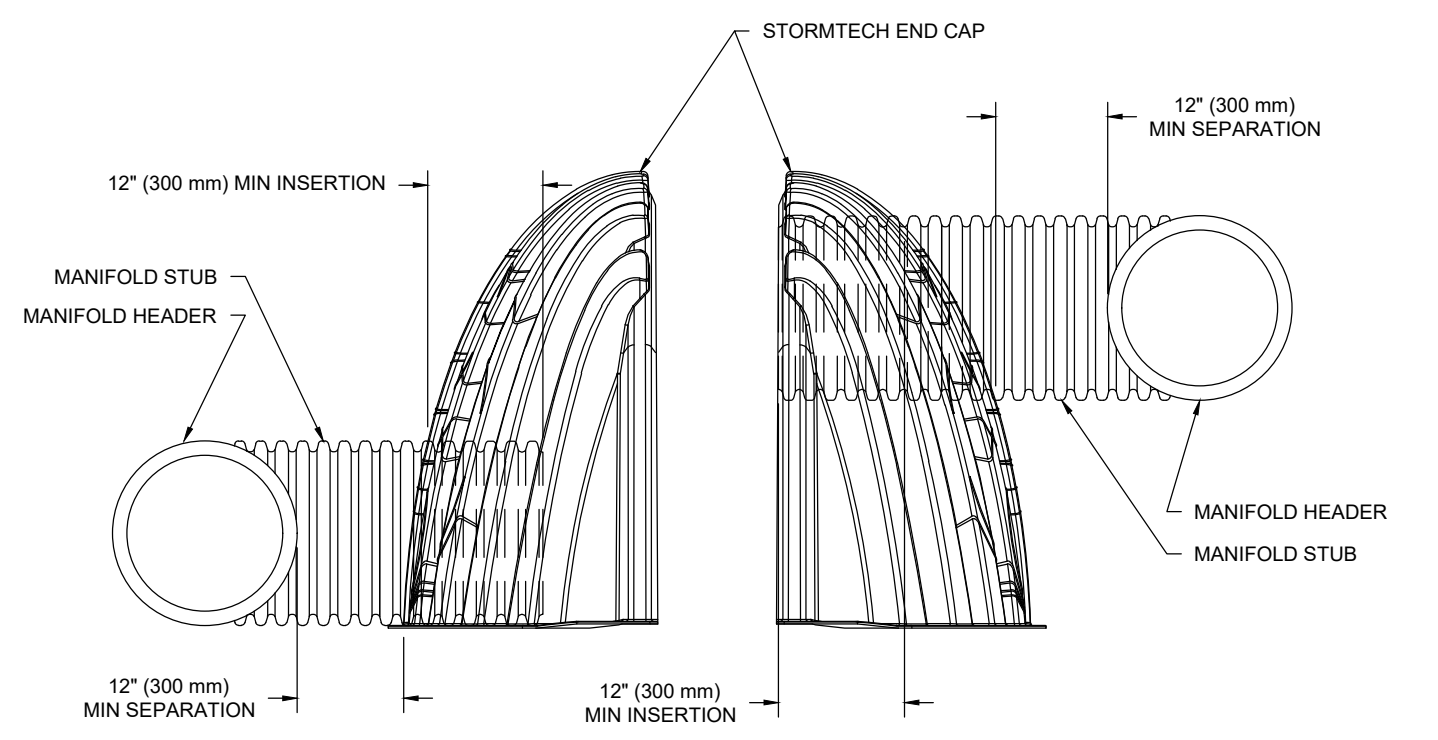


IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-4500 CHAMBER SYSTEM

- STORMTECH MC-4500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH MC-4500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOTTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELLED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
- INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
- STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
- STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH MC-4500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
 - THE USE OF EQUIPMENT OVER MC-4500 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER Tired LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
 - FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.
- USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.
- CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



MC-SERIES END CAP INSERTION DETAIL
 NOT TO SCALE

SITE DEVELOPMENT PLANS

TAX MAP 51 LOT 1, 3-3, 3-4
DETAILS-4
EXETER KIA
146 PORTSMOUTH AVENUE, EXETER, NH
 OWNED BY/PREPARED FOR
DADE AUTO HOLDINGS REALTY TRUST

SCALE: NTS JULY 18, 2024



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

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FILE	45894-31	DR	BCH	FB	-	C-05
REV	DATE	DESCRIPTION	DR	CK	45894-31 DETAILS	

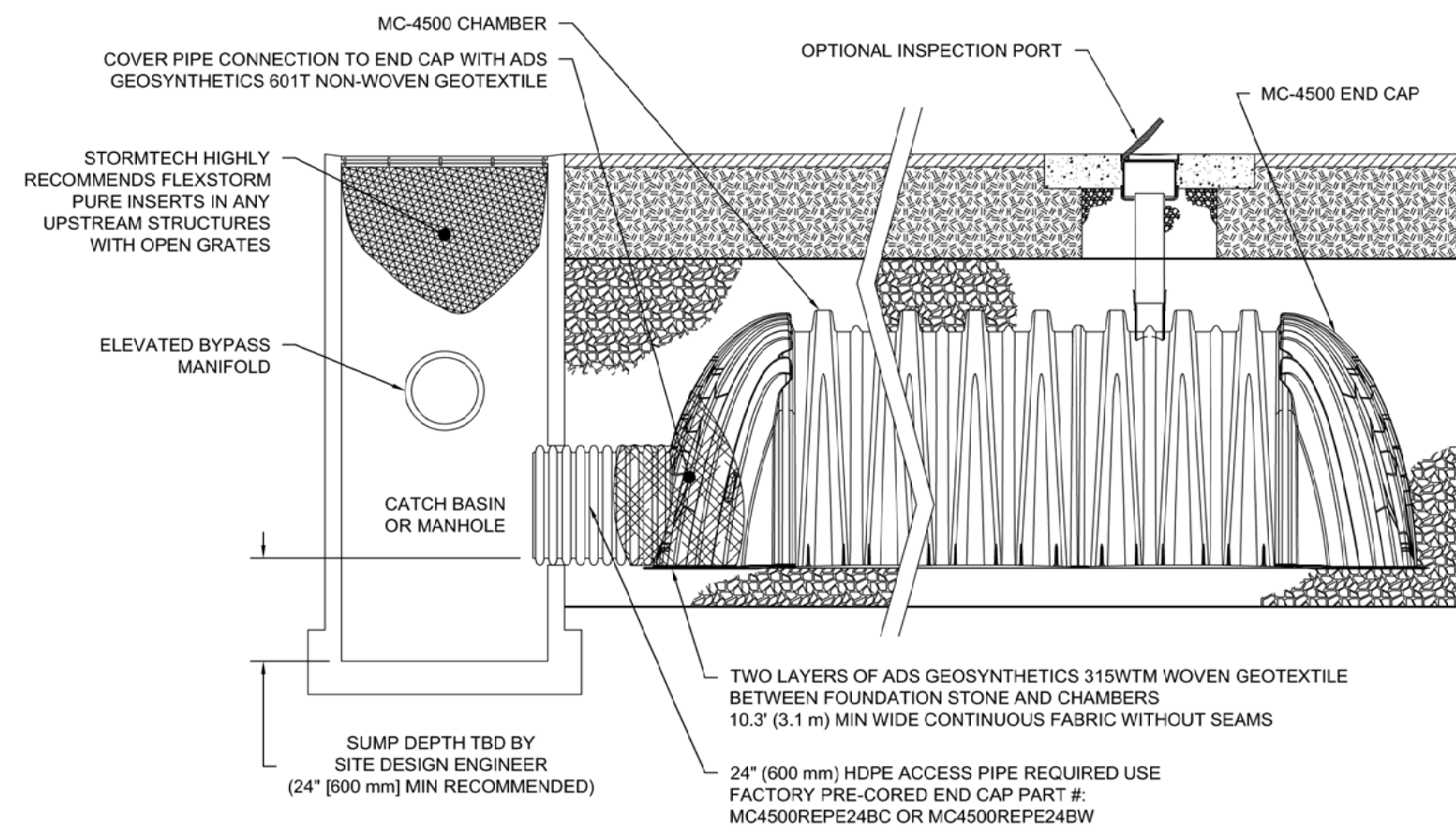
Jul 19, 2024 - 10:12am F:\MISC Projects\45894-31 - Warren\Street-Exeter\45894-31 - C3D\PRODUCTION\45894-31 Details.dwg

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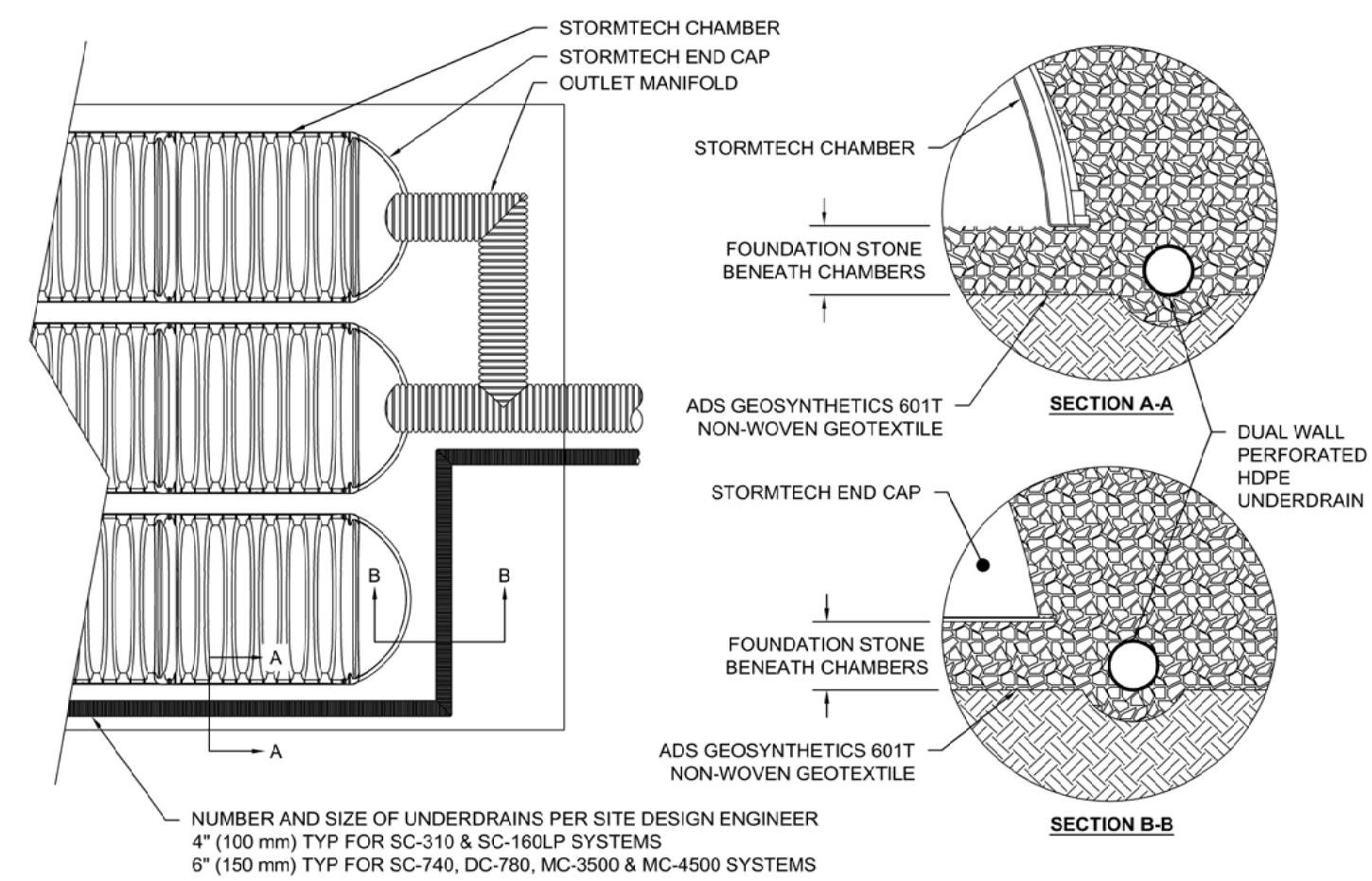
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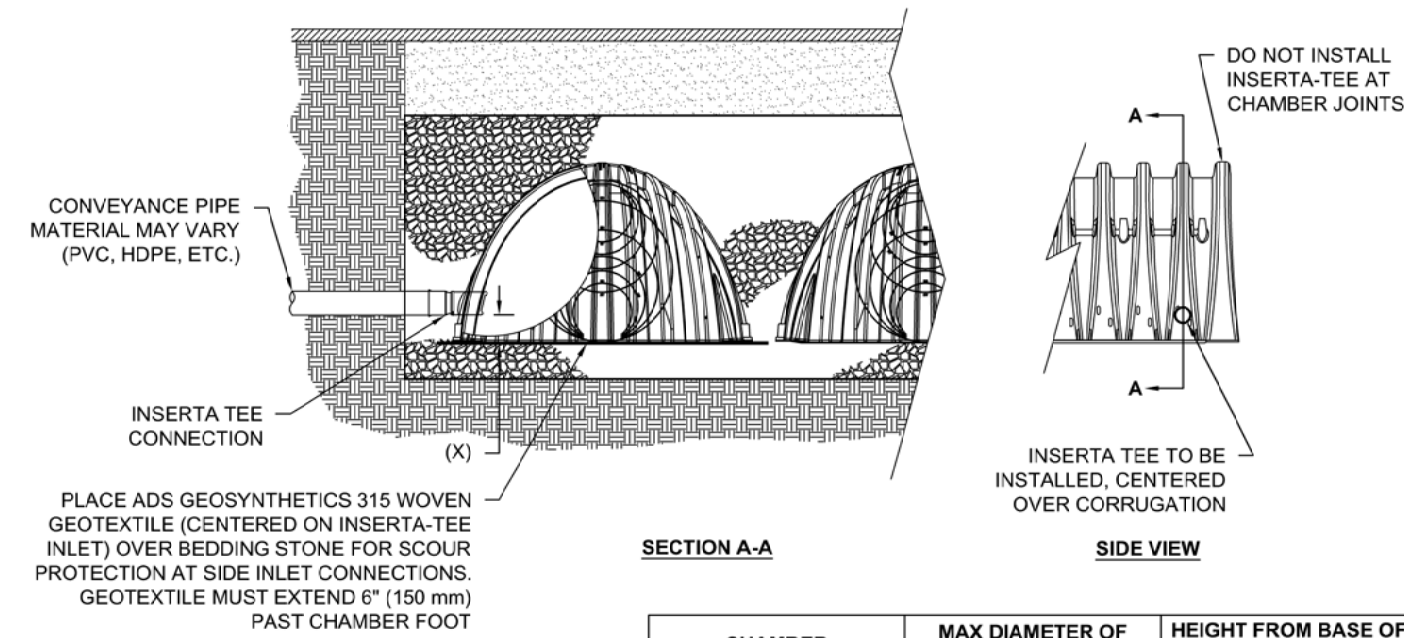
ISOLATOR ROW PLUS DETAIL

NOT TO SCALE



UNDERDRAIN DETAIL

NOT TO SCALE



CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6\" (150 mm)	4\" (100 mm)
SC-740	10\" (250 mm)	4\" (100 mm)
DC-780	10\" (250 mm)	4\" (100 mm)
MC-3500	12\" (300 mm)	5\" (150 mm)
MC-4500	12\" (300 mm)	8\" (200 mm)

INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON

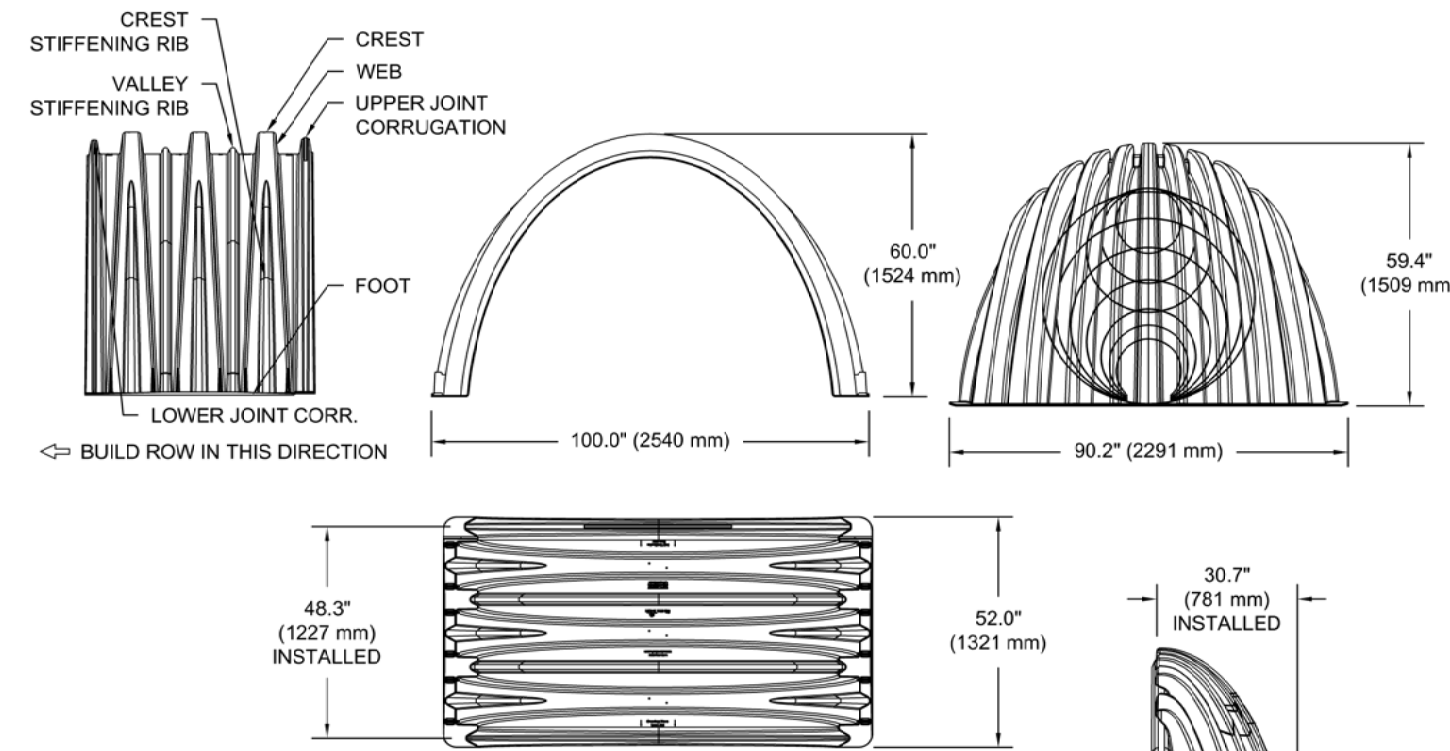
NOTE:
PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
 - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - A.5. IF SEDIMENT IS AT, OR ABOVE, 3\" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - B. ALL ISOLATOR ROWS
 - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
 - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
 - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - B.3. IF SEDIMENT IS AT, OR ABOVE, 3\" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45\" (1.1 m) OR MORE IS PREFERRED
 - B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION, ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOMINAL CHAMBER SPECIFICATIONS	100.0\" X 80.0\" X 48.3\" (2540 mm X 1524 mm X 1227 mm)	90.2\" X 59.4\" X 30.7\" (2291 mm X 1509 mm X 781 mm)
SIZE (W X H X INSTALLED LENGTH)	106.5 CUBIC FEET (3.01 m ³)	35.7 CUBIC FEET (1.01 m ³)
CHAMBER STORAGE	162.6 CUBIC FEET (4.60 m ³)	108.7 CUBIC FEET (3.08 m ³)
MINIMUM INSTALLED STORAGE*	130.0 lbs. (59.0 kg)	135.0 lbs. (61.2 kg)
WEIGHT		

*ASSUMES 12\" (305 mm) STONE ABOVE, 9\" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12\" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC4500REPE06T	6\" (150 mm)	42.54\" (1,081 mm)	---
MC4500REPE06B	---	---	0.86\" (22 mm)
MC4500REPE08T	8\" (200 mm)	40.50\" (1,029 mm)	---
MC4500REPE08B	---	---	1.01\" (26 mm)
MC4500REPE10T	10\" (250 mm)	38.37\" (975 mm)	---
MC4500REPE10B	---	---	1.33\" (34 mm)
MC4500REPE12T	12\" (300 mm)	35.69\" (907 mm)	---
MC4500REPE12B	---	---	1.55\" (39 mm)
MC4500REPE15T	15\" (375 mm)	32.72\" (831 mm)	---
MC4500REPE15B	---	---	1.70\" (43 mm)
MC4500REPE18TC	---	29.36\" (748 mm)	---
MC4500REPE18TW	18\" (450 mm)	---	1.97\" (50 mm)
MC4500REPE18BC	---	---	---
MC4500REPE18BW	---	---	---
MC4500REPE24TC	---	23.05\" (585 mm)	---
MC4500REPE24TW	24\" (600 mm)	---	---
MC4500REPE24BC	---	---	2.26\" (57 mm)
MC4500REPE24BW	---	---	---
MC4500REPE30BC	30\" (750 mm)	---	2.95\" (75 mm)
MC4500REPE36BC	36\" (900 mm)	---	3.29\" (83 mm)
MC4500REPE42BC	42\" (1050 mm)	---	3.55\" (90 mm)

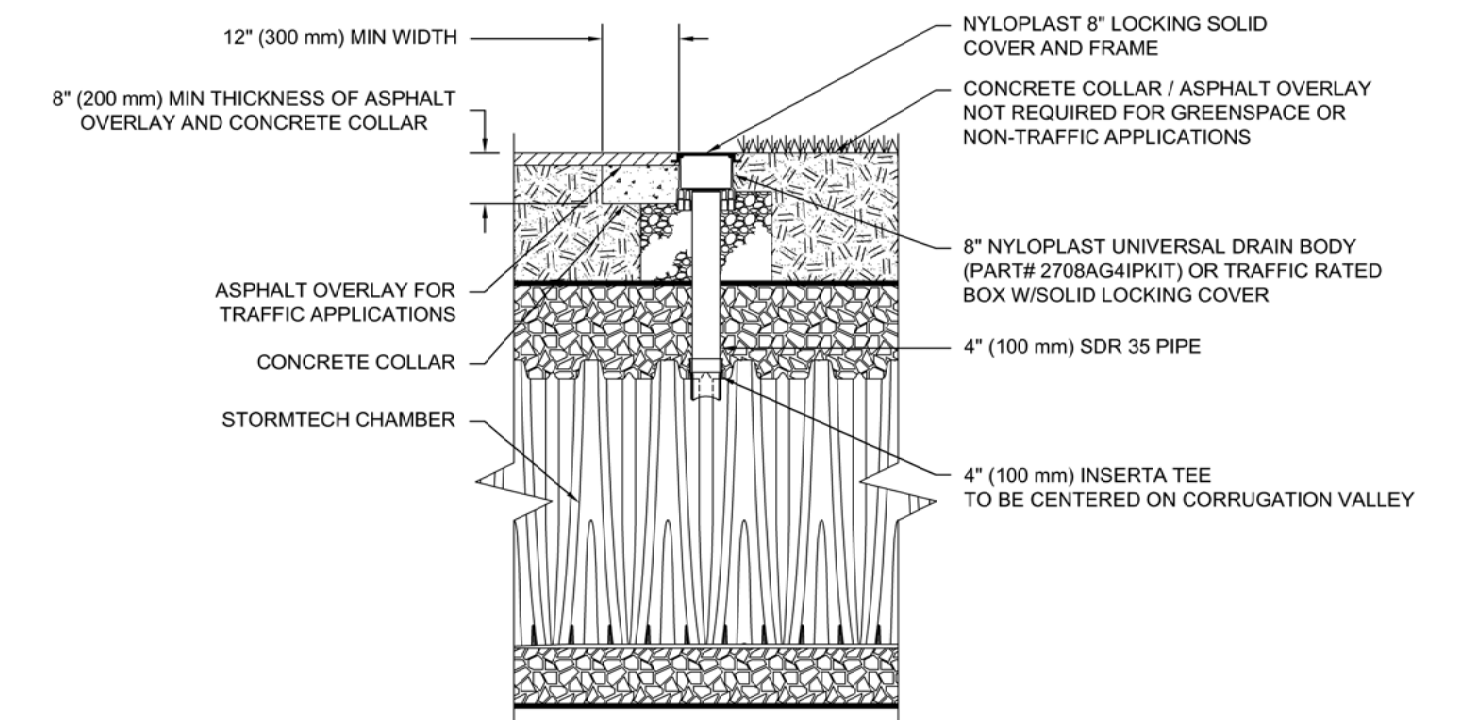
NOTE: ALL DIMENSIONS ARE NOMINAL

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24\" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24\" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12\" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE ^{2,3}

PLEASE NOTE:

1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9\" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



4\"/>

NOT TO SCALE

SITE DEVELOPMENT PLANS

TAX MAP 51 LOT 1, 3-3, 3-4

DETAILS-5

EXETER KIA

146 PORTSMOUTH AVENUE, EXETER, NH

OWNED BY/PREPARED FOR

DADE AUTO HOLDINGS REALTY TRUST

SCALE: NTS

JULY 18, 2024



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0190
www.tfmoran.com

REV	DATE	DESCRIPTION	DR	CK

45894-31	DR	BCH	FB	
	CK	ADR	CADFILE	45894-31 DETAILS

C-06



CONTACT DIP SAFE 24 HOURS PRIOR TO CONSTRUCTION

MC-4500 TECHNICAL SPECIFICATIONS

NOT TO SCALE



Kristen Murphy <kmurphy@exeternh.gov>

Re: Fisher Research Permission Request

1 message

William Chrisman <William.Chrisman@unh.edu>

Tue, Jul 16, 2024 at 12:22 PM

To: Kristen Murphy <kmurphy@exeternh.gov>

Cc: Rem Moll <Remington.Moll@unh.edu>, Frankie Shinost <Frankie.Shinost@unh.edu>, Dave Short <dshort11@myfairpoint.net>

Hello Kristen and Dave

Thank you all for being willing to work with us on this research project. We agree to and will comply with your conditions.

- We agree to access sites by foot only. Vehicles will not be used to access sites and will be parked in approved parking locations. We will adhere to leave-no-trace ethics, all equipment and materials will be fully removed concluding field efforts
- Traps and cameras will be labeled to indicate that they are there for research purposes. Traps will have 2 ID tags on them, a laminated ID card on the front of the trap with our contact information and explaining that it's placed for research purposes only. They will also have our info engraved or stamped on a metal tag which is a requirement for trapping in the state. Any cameras used will also be labeled either with a laminated card or paint pen.
- We understand that The Town of Exeter assumes no liability for this work.
- We would be happy to provide a copy of the report. Since it is a multi-year survival study it'll be some time before we have data in hand but we will make sure to share the report as soon as we are able.

Sorry for forgetting to attach the permit and copy of the project information in the previous email. They have been attached to this reply. Thank you again, we look forward to working with you.

Sincerely,
Will Chrisman

Research Scientist I
Wildlife Management & Modeling Lab
University of New Hampshire
william.chrisman@unh.edu
618-509-1034

From: Kristen Murphy <kmurphy@exeternh.gov>**Sent:** Tuesday, July 16, 2024 09:12**To:** William Chrisman <William.Chrisman@unh.edu>**Cc:** Rem Moll <Remington.Moll@unh.edu>; Frankie Shinost <Frankie.Shinost@unh.edu>; Dave Short <dshort11@myfairpoint.net>**Subject:** Re: Fisher Research Permission Request

CAUTION: This email originated from outside of the University System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Will and team,

What an exciting project! The chair of the Exeter Conservation Commission, Dave Short (cc'd here) granted approval for this activity to occur on lands under the jurisdiction of the Town of Exeter Conservation Commission. He has waived the requirement to present this request to the full board given your indicated timeline, the limited nature of the activity, and the clear compliance with the terms of the deeds for both of those properties.

There are a few conditions by which this permission is granted:

- This permission is limited to foot traffic only and with an understanding the activities would be implemented with a leave-no-trace ethic following conclusion of the research activities.
- Given the public access nature of these lands, we recommend any traps (including cameras) be labeled indicating they are a part of a research study.
- The Town assumes no liability for this work.
- We kindly request a copy of any report or recommendations that may help inform future land management.

Note, I did not see a pdf attachment to sign on Dave's behalf.

Kristen

On Mon, Jul 15, 2024 at 3:50 PM William Chrisman <William.Chrisman@unh.edu> wrote:

Dear Kristen Murphy,

We are conducting a research project on fishers (a.k.a., "fisher cats") via a collaborative project between the New Hampshire Fish and Game Department and the University of New Hampshire. We are writing to request land access permission in Oaklands Town Forest and Little River Conservation Area to conduct research this summer (July-August), which entails live-trapping fishers and equipping them with GPS collars.

Project details are included in the attached information document. For convenience, this information is also included below.

A PDF permit for authorizing live trapping on your property is also attached. If you authorize land access and trapping permission, please sign this PDF and return via email. A physical mailing address is also included below if that is preferred (we can send a stamped return envelope for the permit; please just let us know).

Thank you for considering this request. Please do not hesitate to reach out with any questions.

Sincerely,

Will Chrisman

Research Scientist I

Wildlife Management & Modeling Lab

University of New Hampshire

william.chrisman@unh.edu

618-509-1034

Mailing address:

Remington Moll

114 James Hall

[56 College Road](#)

Durham, NH 03824

From: Dr. Remington Moll

To: William Collins

Subj: Live Trapping Permission

Summary

We seek permission to live trap fishers (*Pekania pennanti*) on your land as part of a research project investigating fisher survival rates, causes of mortality, and habitat use in New Hampshire. Conducted by UNH in partnership with NHFG and the US Fish and Wildlife Service, this study will inform wildlife management and conservation efforts. The project runs from 2024 through 2027 and entails capturing fishers, fitting them with GPS collars, releasing them on-site, and monitoring their health and movements. Fieldwork will be coordinated with landowners.

Project Title

Cause Specific Mortality Monitoring of Fisher (*Pekania pennanti*) in New Hampshire

Project Background

Wildlife populations vary according to individual survival rates and health. Thus, estimates of these rates can inform wildlife management. Fishers are a medium-sized carnivore in the weasel family and an important species in forested ecosystems. Current population trends have led to additional fisher monitoring efforts to inform management. Recent studies from UNH suggest that toxicants and disease may be impacting New Hampshire fishers. However, data on these factors are lacking and there are no current estimates of fisher survival rates in New Hampshire.

Research Objectives

Objective 1. To estimate fisher survival across multiple regions of New Hampshire.

Objective 2. To identify cause-specific mortality and factors impacting fisher health.

Objective 3. To quantify fisher space use, habitat associations, and dispersal.

Field Procedures

Field work entails preliminary field site visits to determine trapping locations. In 2024, trapping will occur in late summer. In subsequent years, trapping will occur primarily in winter (January to March). Additional trapping may occur outside that timeframe

to ensure adequate sample size (target = 100 individuals across all of NH). We anticipate roughly two to three weeks of trapping at a given locale (~150-250 ha), but request flexibility to adjust according to trap success rate.



Fishers will be captured in non-lethal cage traps designed to secure the animal without injury. Any non-target species captured in traps will be immediately released without handling. Traps will generally be placed in a dispersed grid around current camera

locations (see below). Traps will be baited and include a scent lure. Traps will be set in the evening and checked in the morning. Upon capture, the field crew will gather to sedate fisher and fit it with a GPS collar, ear tags, and PIT tags (processing time

< 1 hr). Fisher health will be closely monitored while sedated. Upon release, fishers will be remotely monitored via GPS collars. If mortality is suspected, a member of our field staff will retrieve the carcass as soon as possible (< 1 week). We will coordinate field activities with land managers.

Our research group has a background in live trapping wildlife. We will follow protocols to maximize safety for field teams and wildlife. All procedures have been approved by UNH's Institutional Animal Care and Use Committee (approval number 230902). All trapping will proceed with proper state permitting.

Town of Exeter New Hampshire
 Conservation Commission
 Budget, Receipts and Expenditures for the Fiscal Year Ending 12/31/2024
 Treasurer Report

For The Months Ended 7/31/2023

Account 01461105-

Category Number	Category Name	Budget 2022	Expended 2022 YTD	Planned Expenses 2022	Remaining 2022Budget	Comment
51200	Sal/Wages - PT	\$504	\$41.63	\$0.00	\$462.37	Recording Secretary @\$14 per hr avg about 6hr/mtg
51210	Sal/Wages - Temp	\$2,520	\$2,520.00	\$0.00	\$0.00	NOTE: Transferred to Contract Services for Raynes Roof Repairs
52200	FICA	\$187	\$187.00	\$0.00	\$0.00	
52210	Medicare	\$44	\$44.00	\$0.00	\$0.00	
55044	Community Services	ACCOUNT CONSOLIDATED				
55051	Conservation Land Administration	\$2,050	\$715.29	\$0.00	\$1,334.71	Combination of Conservation Land Admin & Trail Mgmt and Maintenance. Covers signs, property monitoring needs, trail supplies/materials
55058	Contract Services	\$3,520	\$2,133.34	\$975.00	\$411.66	\$1,000 original + \$2,520 transferred from Sal/Wages - Temp
55088	Dues	\$1,200	\$875.00	\$0.00	\$325.00	For board to join related organizations: ERLAC (\$150), NHACC (\$700), SELT (\$150)
55091	Education/Training	\$250	\$20.00	\$0.00	\$230.00	Training for board members and/or natl resource planner (NHACC \$260, \$190 other workshops)
55171	Legal/Public Notices	\$50	\$0.00	\$0.00	\$50.00	Covers approx 1 legal notice typ in newspaper
55224	Postage	\$20	\$0.00	\$0.00	\$20.00	
55247	Registry of Deeds	\$30	\$1.00	\$0.00	\$29.00	Fee for registry of deeds (typically printing plans)
55254	Roadside Mowing	\$1,700	\$0.00	\$1,825.00	-\$125.00	Mowing White, Perry, Irvine and Morrisette \$1,850
	Total	\$12,075.00	\$6,537.26	\$2,800.00	\$2,737.74	

 Andrew Koff, Treasurer

 Date

Town of Exeter									
2025 General Fund Budget: Preliminary									
Prepared: July 26, 2024									
									Version #1
Org	Object	Description	2023 Actual	2024 Budget	2024 Actual: June	2025 Preliminary Budget	2025 Preim Budget vs. 2024 Budget \$ Increase/- (Decrease)	2025 Preim Budget vs. 2024 Budget %- Difference	Explanation (PLEASE UPDATE)
GENERAL FUND									
Conservation Commission									
01461105	51200	CC- Sal/Wages PT	578	504	282	600	96	19.0%	Recording secretaries @ \$19.44/hr
01461105	51210	CC- Sal/Wages Temp	-	2,520	-	2,250	(270)	-10.7%	Interns 2@15/hr, 15 hrs/wk for 5 wks
		Salaries Total	578	3,024	282	2,850	(174)	-5.8%	
01461105	52200	CC- FICA	36	187	17	177	(11)	-5.8%	Based on wages: 6.2%
01461105	52210	CC- Medicare	8	44	4	41	(3)	-5.8%	Based on wages: 1.45%
		Benefits Total	44	231	22	218	(13)	-5.8%	
01461105	55044	CC- Community Services					-		Moved to Conservation Land Administration
01461105	55051	CC- Conservation Land Administration	1,502	2,050	412		(2,050)	-100.0%	Covers costs for outreach activities (Spring Tree program, pollinator projects, star gazing event, etc), trail maintenance (bridge, signs, paint, etc) and conservation land administration work such as property monitoring and maintenance needs like invasive brush removal, and supplies such as tools, gloves and equipment.
01461105	55058	CC- Contract Services	975	1,000	-	13,515	12,515	1251.5%	Fire detection system for Raynes
01461105	55088	CC- Dues	1,200	1,200	875	1,200	-	0.0%	For board to join related organizations: ESRLAC (\$150), NHACC (\$900), SELT (\$150)
01461105	55091	CC- Education/Training	178	250	-		(250)	-100.0%	Training for board members and/or Cons & Sust planner (NHACC-3 members and other workshops)
01461105	55171	CC- Legal/Public Notices	-	50	-		(50)	-100.0%	Covers approx 1 legal notice typ in newspaper
01461105	55224	CC- Postage	-	20	-		(20)	-100.0%	Mailings to ConCom members (mostly elect distr)
01461105	55247	CC- Registry of Deeds	-	30	1		(30)	-100.0%	Fee for registry of deeds (typically printing plans, deeds)
01461105	55254	CC- Roadside Mowing	1,825	1,700	-	1,825	125	7.4%	Mowing White, Perry, Irvine and 1/2 of Morrissette. This is paid out Oct-Dec
		General Expenses Total	5,680	6,300	1,288	16,540	10,240	162.5%	
		Conservation Commission Total	6,301	9,555	1,592	19,608	10,053	105.2%	

Exeter Conservation Commission
July 9, 2024
Novak Room
10 Front Street
7:00 PM
Draft Minutes

Call to Order

1. Introduction of Members Present (by Roll Call)

Present at tonight’s meeting were by roll call, Chair Dave Short, Vice-Chair Connor Madison, Trevor Mattera, Andrew Koff, Valorie Fanger, Keith Whitehouse, Alternate Michelle Crepeau, Alternate Donald Clement, Alternate Bill Campbell, and Select Board Representative Dave Chartrand.

Staff Present: Kristen Murphy, Conservation and Sustainability Planner

Chair Short called the meeting to order at 7:00 PM and introduced the members.

2. Public Comment

A resident of 6 Brentwood Road expressed concerns that there may be unauthorized mowing taking place on Parcel #93-1 and that two signs have been removed. She requested restoration and noted she will attend the August 13, 2024 meeting to follow-up. Ms. Murphy responded that the property has the ability for a one-time per year mow and will follow up with that.

Action Items

1. Continued discussion of a Wetland and Shoreland Conditional Use Permit application for a proposed Vehicle Storage Area and Accessory Storage at Tax Map 52, Lot 112.2 for Foss Motors.

Chair Short read out loud the Public Hearing Notice. He indicated that the application for Foss Motors was discussed at the last meeting and continued in order to review the comments made by Underwood Engineering. Chair Short activated alternate, Michelle Crepeau.

Christian Smith of Beals Associates addressed the UEI comments which had been received at the last meeting but noted there was another memo received yesterday. Mr. Smith reported there were test pits done in areas where the bioretention pond, building and pavement would be located.

Mr. Koff asked if the pervious pavement plan was new. Mr. Smith responded that per recommendation of the Town Planner and Engineer at the second TRC meeting and Foss was okay with it. Mr. Smith noted the parcel was formerly a sand and gravel pit.

44 Mr. Smith indicated that the wetland and soil scientist, Gove, dug into the hillside rather than knock
45 down a large area of trees and vegetation to get to the top of the slope.

46
47 Mr. Smith reviewed and addressed the UEI comments for 3' native soil for stormwater and noted the
48 plan for porous pavement which has a liner and underdrains and is treated with the medium
49 underneath and a non-issue, treatment takes place under the surface. He noted he would not design
50 here without underdrains. Mr. Koff clarified that what he was saying is that UEIs comments were
51 directed toward a system with no underdrain. Mr. Smith indicated a 3' separation is not needed for
52 separation and discharge to a closed drainage system.

53
54 Mr. Koff asked if AoT was needed for this project and Mr. Smith indicated yes. Mr. Koff noted that the
55 Town regulations can be more strict.

56
57 Mr. Smith discussed the very large infiltration trench and soil type behind the building. Mr. Koff clarified
58 that the system and porous pavement drains to overflow; the underdrain flows under the road to the
59 other side of the street where there is a pond.

60
61 Chair Short asked if the building level were decreasing, and Mr. Smith indicated it was coming down 6.'

62
63 Mr. Smith discussed the comment about the infiltration trench rate and soil type.

64
65 Mr. Whitehouse asked if he is confident the roof runoff draining would not end up in the drinking water.
66 Mr. Smith responded that there is an overflow mechanism.

67
68 Ms. Fanger expressed concerns with the shoreland, and woodland protection and impact to drinking
69 water. Mr. Smith indicated drainage would end up downstream. Ms. Fanger noted cars have oil and
70 other fluids and dirt. Mr. Smith indicated it was a proposed show lot and the cars would not be run
71 much. Ms. Fanger expressed concerns with the size of the building and parking lot in that space.

72
73 Ms. Murphy noted the UNH design criteria did say 3' separation and that she would send it to him. Mr.
74 Koff questioned the depth of the underdrains below pavement. Mr. Smith indicated two to two and a
75 half feet. Mr. Koff questioned whether the filtration capacity would be reduced with less distance and
76 time than with 5.' Mr. Smith noted the native soil above seasonal highwater. Chair Short clarified that
77 they are capturing it and it will exit below the reservoir.

78
79 Chair Short asked if there were any comments from the public.

80
81 Unidentified, asked how often the system would be changed. Mr. Smith noted porous pavement
82 systems are required to be vacuumed a couple of times per year and it would be changed when it fails
83 which would be evidenced by ponding water. He noted the area can be salted during winter storms.

84
85 Steve asked about lead from the Gun Club that abuts the property. Mr. Koff indicated it was not near
86 the Gun Club. Ms. Murphy discussed the town's remediation plan. Mr. Clement discussed the significant
87 clean up 15 years ago on the northern side, 400-600 yards to the east.

88
89 Mr. Koff indicated concerns with a large impact on a small parcel. The original plan was for just a
90 parking lot. He felt the large building is too big for such a site in terms of impacts to the wetland buffer
91 and felt the drainage would still be impactful. He noted the wetland buffer drain to the south side of
92 the building and the watershed supply right by the intake. He indicated he would like to see a redesign
93 excluding that impact. Mr. Koff questioned whether the building could be tightened up to two stories to
94 reduce impact.

95
96 Ms. Crepeau agreed that the building design was concerning. She asked the exact dimensions of the
97 building. Mr. Smith indicated 22,000 SF. She asked the estimated number of parking spaces (although
98 they are not going to be striped) and Mr. Smith indicated 80-100 vehicles.

99
100 Mr. Clement asked how cars are delivered, and Mr. Smith indicated the large carrier drops them at Foss
101 Motors and they are driven down. Mr. Clement stated that while not voting on this application he has
102 concerns because the town must protect the reservoir and a large buffer is important and becoming
103 thinner. He indicated removing trees increases the problem. He indicated that he felt this system will
104 go into the town's drinking water and he is very uncomfortable with the plan. He stated that if the town
105 allows encroachment into those buffers, he doesn't know why they were put through. Mr. Smith stated
106 that the stormwater will not be going into the reservoir. Mr. Koff disagreed. He noted there are limits
107 to what is being captured and did not feel the margin for construction was taken into account and the
108 impact can creep out beyond the plan. He indicated a buffer or transition point is necessary or it will
109 affect the marginal area that does drain into the pond.

110
111 Mr. Madison asked Mr. Smith if he planned to respond to UEI's last memo and he indicated yes. Mr.
112 Koff asked when he would be taking the application to the Planning Board and Mr. Smith indicated
113 Thursday. Mr. Koff indicated there was still a lot in motion.

114
115 Mr. Mattera stated that he found the project hard to swallow and has to look at the value of the
116 waterbody and what the buffers mean and why they are put in place. He found the proposal for the
117 parking lot and size of the building egregious and unnecessary.

118
119 ***Ms. Fanger motioned that after reviewing the wetland conditional use permit application the***
120 ***Commission is not in support because of the impact to shoreland buffers and water quality. Mr. Koff***
121 ***seconded the motion.***

122
123 Mr. Koff clarified that the motion was shoreland focused.

124
125 ***A vote was taken, all were in favor, the motion passed 7-0-0.***

126
127 Mr. Koff noted the wetland buffer is also within the shoreland and while there are other non-town
128 jurisdictional man-made wetlands shown in orange and the swale and up top. He recommended
129 representation at the Planning Board meeting on Thursday from members of the Commission.

130

131 **Mr. Madison motioned that after reviewing the wetland conditional use permit application the**
132 **Commission is not in support of the application due to wetland buffer impact in the shoreland district.**
133 **Ms. Crepeau seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.**
134

135 2. Wetland Conditional Use Permit application from IS Realty Trust for a minor subdivision at 100
136 Linden Street adding two additional lots with partial shared driveway with access via Patricia Ave.
137 Tax Map 104 Lot 71 (Ian Winter, owner)

138
139 Chair Short read out loud the public hearing notice.

140
141 Mr. Clement recused himself.

142
143 Ian Winter presented the plan for a minor subdivision. He indicated there was public water and sewer
144 available to connect to. He noted that the owner would restore previous temporary impacts that had
145 been left unrestored.

146
147 Chair Short asked for comments from the public at 7:55 PM and being none, the Commission entered
148 deliberations.

149
150 Mr. Koff indicated there was no storm water management required; the plan is a modification of what
151 was previously approved. Mr. Koff noted if there was water coming onto the property from a new
152 development it may be a Planning Board issue.

153
154 **Mr. Mattera motioned after reviewing the application for a wetland conditional use permit that the**
155 **Commission is in support of the application as presented. Mr. Madison seconded the motion. A vote**
156 **was taken, all were in favor, the motion passed 7-0-0.**

157
158 Mr. Clement returned to the meeting table.

159
160 3. Conceptual discussion for 3 4-story apartments with 121 2-bedroom units, a 4,680 SF commercial
161 space, and a separate triplex from Haven Lane at Tax Map 65, Lot 118 (Portsmouth Ave/Haven Ln).
162 (Paige Libbey, Jones and Beach

163
164 Chair Short read out loud the Public Hearing Notice. He reminded everyone present that this was a
165 conceptual discussion only. Mr. Koff agreed, noting that they are not deciding anything tonight. Chair
166 Short requested that everyone keep their focus on the jurisdiction of the Commission which is strictly
167 advisory.

168
169 Joe Coronati of Jones & Beach indicated Paige Libbey, John O'Neill, Jim Gove and the Greens were
170 present. Mr. Coronati indicated the parcel is 6.7 acres and the Fisher Auto Parts property, next to the
171 Thirsty Moose is currently in the buffer already with regard to behind the building. He showed the
172 location on Portsmouth Ave and the wooded area behind. He noted areas of wetland and manmade
173 ditches, culverts and deep swale which he noted accepts stormwater to Wheelwright Creek. He noted
174 the areas of 75' building and parking setbacks and 40' vegetative buffer shown in beige and manmade

175 swales. He indicated the building will not be in the same footprint. Three buildings are proposed. The
176 Town rezoned the property into the MUND or Mixed Used Neighborhood Development zone. The front
177 of the building will be mixed, and the back of the building will be residential only. He discussed some
178 buffer impacts which would require a CUP and stormwater detention.

179

180 Mr. Coronati indicated there would be parking on the ground floor with the building over it and runoff
181 would be captured and treated from the roof. He noted wetland flagging was done.

182

183 Ms. Murphy indicated the plans include already disturbed areas.

184

185 Mr. Koff noted the southern wetland drains into the northern one and Wheelwright Creek.

186

187 Mr. Coronati pointed out the manmade pond, the Tire & Auto Center and big outlet structure with pipe,
188 ditch and swale. He indicated one swale was 12-14' deep to collect stormwater from Portsmouth
189 Avenue. He noted a drainage easement across the property would be crossed. Mr. Coronati indicated
190 impacts to manmade portions and the rest to the buffer. Mr. Koff clarified there would be no direct
191 natural wetland impact.

192

193 Ms. Fanger asked if there was any appeal to make the building smaller and restore impacts. Mr.
194 Coronati indicated the areas already impacted and narrow stormwater channel for stormwater
195 conveyance which is not heavily vegetated. He noted currently there is no stormwater treatment at all
196 as built years ago.

197

198 Select Board Representative Chartrand recommended looking at the new development at Exeter Mill
199 which he felt was an outstanding example of stormwater management.

200

201 Mr. Koff asked about the proposed triplex and buffer impact to the south. He noted the 75' buffer
202 wraps around the building and questioned temporary or permanent impacts not currently shown and
203 people's backyards. The buffers are very tight.

204

205 James Gove of Gove Environment indicated he reviewed the delineation and agreed there were man
206 made structures identified as obvious by their cut into the land. Mr. Gove discussed identifying poorly
207 drained soil, upland, past farm use and water quality and storage. He commented that the northern
208 portion was forested wetland.

209

210 Mr. Coronati indicated an affordable housing component to the plan.

211

212 Mr. Clement indicated Exeter is known as a designated Tree City and this parcel is a very forested area
213 and nothing drains water better than a forest. He noted the trees are also a good sound buffer from
214 Portsmouth Avenue. Mr. Clement expressed concerns with covering good fertile soil with pavement
215 and the loss of canopy and natural resource which the Commission should discuss.

216

217 Chair Short opened the hearing to comments from the public at 8:33 PM. He asked that comments be
218 limited to the purview of the Commission and not be repetitive.

219
220 Concerns were expressed with drainage to adjacent property and potential to create a groundwater
221 dam with the underground parking structure. Concerns were raised about the animal habitat, the buffer
222 between the neighborhood and commercial zone.
223
224 Chair Short asked if there would be data concerning the parking lot wall holding water. Mr. Coronati
225 indicated there would be geotechnical for the foundation design.
226
227 Concerns were expressed about the quantity of sump pumps already in use regularly by adjacent
228 property owners.
229
230 Steve Taylor asked how an auto parts building could be designed in the MUND. Chair Short noted that
231 was a question for the Planning Board.
232
233 Andy of 25 Haven Hazen asked how soil was classified, and Mr. Gove explained soil profiles to him and
234 the difference between frost and its depth in fields and forests and difference between seasonal high-
235 water table. Concerns were expressed with already poor drainage being eliminated and negative effects
236 to abutting properties.
237
238 Todd Taylor expressed concerns with drainage not pointed out on the survey. GIS does not show an
239 outfall there. Chair Short indicated they would take a look.
240
241 Concerns were expressed over habitat and where it would go. A town map was held up with soils
242 shown and concerns raised with work in the buffer, the high-water table and water already in
243 basements, flooding in heavy rainfall, cracked foundations that need to be sealed constantly and
244 decreased home values and more water damage.
245
246 Chair Short indicated the plan will come back when it is detailed with a drainage plan and they will know
247 a lot more when the plan is refined.
248
249 Jan of 28 Hazen expressed concerns about wildlife impacts and not being affordable housing, drainage
250 and urged the Commission to attend the Planning Board meeting.
251
252 A resident of 31 Haven expressed concerns about wildlife impacts, water and separation with the
253 commercial zone.
254
255 4. Committee Reports
256
257 a. Property Management
258
259 i. Raynes Farm Updates
260
261 Ms. Murphy reported the L-Chip grant application was submitted for the higher cost to the west
262 and north side, staircase and fire suppression system.

263 Ms. Murphy reported the ridge cap blew off and there is a hole which the repairs could be
264 covered by the intern line of the budget.

265
266 Ms. Murphy reported that she received the Moose Plate grant to cover siding and will get
267 estimates.

268
269 ii. Stone property mowing – July and Sept/Oct
270

271 Ms. Murphy reported that David O’Hearn recommended mowing once more in July and in the
272 Fall. The cost would be \$975, and funding could come from the property management account
273 or Conservation funds. Next year only one mowing is anticipated.

274
275 Ms. Murphy reported that the east side of the property is impounded due to beaver activity.

276
277 ***Chair Short motioned to expend up to \$1,000 for mowing from the Conservation property***
278 ***management budget. Mr. Mattera seconded the motion. A vote was taken, all were in favor,***
279 ***the motion passed 7-0-0.***

280
281 b. Trails
282

283 Chair Short thanked Mr. Whitehouse for his work off Garrison and Industrial Drive and Jolly Rand.
284 Mr. Whitehouse noted he did some work, but not all. Mr. Koff asked if he worked on the river trail
285 and he said yes.

286
287 c. Outreach Events
288

289 d. Other Committee Reports (River Study, Sustainability, Energy/CPAC, Tree, CC Roundtable)

290
291 i. Energy Committee – Seeking Measuring Volunteers for Insulated Window Insert Program
292

293 Ms. Murphy reported the Committee is looking for volunteer measurers for the window insert
294 program and training would be starting shortly if anyone was interested. They will be at the
295 Independence Festival.

296
297 ii. Pickpocket Dam Project Update

298
299 Select Board Representative Chartrand reported that Mr. Mattera went to the River Advisory
300 meeting and the final report was provided concerning the Pickpocket Dam which includes public
301 comments and emails. The Committee voted to recommend dam removal to the Select Board.
302 The Select Board also voted for removal. The project will be on the CIP and go to Town Warrant.

303
304 Ms. Murphy reported that a representative would be needed for the Flood Ready Neighborhood
305 tour/site visit.

306 Mr. Koff publicly acknowledged Ms. Murphy for receiving the James Hayden Conservation Award
307 from Rockingham Planning Commission. He thanked Gwen English for helping out with the
308 nomination and Renee and Barb.

309
310 Ms. Murphy indicated she has been identified as a recipient of the Climate Community Champion
311 Award which will be presented next week at the Climate Summit.

312
313 Mr. Koff noted the Ryder project is closing in 2025 and they are doing boundary work.

314
315 5. Approval of Minutes May 14, 2024 Meeting

316
317 MOTION: motioned to approve the May 14, 2024 meeting minutes. seconded the motion. A vote was
318 taken, all were in favor, the motion passed 7-0-0.

319
320 6. Correspondence

321
322 There were no updates outside of agenda items.

323
324 **Other Business**

325
326 Next Meeting; Date Scheduled 8/13/24, Submission Deadline 8/2/24

327
328 7. Adjournment

329
330 MOTION: Mr. Clement motioned to adjourn the meeting at 9:16 PM. Mr. Koff seconded the
331 motion. A vote was taken, all were in favor, the motion passed 7-0-0.

332
333 Respectfully submitted,

334 Daniel Hoijer, Recording Secretary
335 Via Exeter TV



Kristen Murphy <kmurphy@exeternh.gov>

Rider Project - Excluded Area

1 message

Kaitlin Deyo <Kaitlin@seltnh.org>

Tue, Jul 23, 2024 at 5:00 PM

To: "kmurphy@exeternh.gov" <kmurphy@exeternh.gov>, "drewkoff@gmail.com" <drewkoff@gmail.com>

Hi Kristen and Drew,

The surveyor for the Rider property has finished up his boundary work and is now shifting his focus to getting the excluded area laid out. I am attaching the draft version here of the boundary survey to help discuss the topic of the excluded area. Please note this is an early draft with typos and corrections needed, but I think having this in front of you will be helpful.

In addition to the survey, I am attaching a boundary comparison map. In the yellow, you will see the original estimated project boundary, in the red the surveyed boundary. Please note at the southern end of the boundary there was a little "jog" discovered, adding approximately 7.5-acres to the originally anticipated project acreage and adding to the easement some great wetlands, hydric soils, and frontage to Great Brook.

To best facilitate the future stewardship of this property and a good working relationship with the landowner, we are recommending a change to the excluded area, seen in the 7/22 evaluation map, also attached.

After reviewing the property with our stewardship team, we determined that the retention ponds located just north of the Exeter/Kensington line would be best served within the excluded area for the ease of future stewardship and management of the property. In addition, we shifted the area to better capture the structures on the property with additional breathing room to avoid possible future encroachment. Subdivision of or within the excluded area would be prohibited by the easement and we laid this out to better avoid the wellhead protection area and high transmissivity aquifer. Our Easement Stewardship Manager, Amanda Ellms, and I will be reviewing this on the ground this week to confirm it works in practice but expect the proposed excluded area should remain largely the same.

While the landowner is seeking to increase the size of the excluded area to better align with the appraised acreage (156ac), we see this adjusted excluded area as being beneficial to the future stewardship of the property for the reasons outlined above. Because of the variation in the expected boundary and resulting recommendation to increase the excluded area, we are checking in with all our partners before moving forward with having the surveyor set the excluded area.

Since we're dealing with multiple maps, a survey, and varying acreage, I thought starting the conversation via email would be easiest. If you'd like to hop on a call to discuss further, I am more than happy to do that.

Please let me know your thoughts and I'm happy to answer any questions you may have.

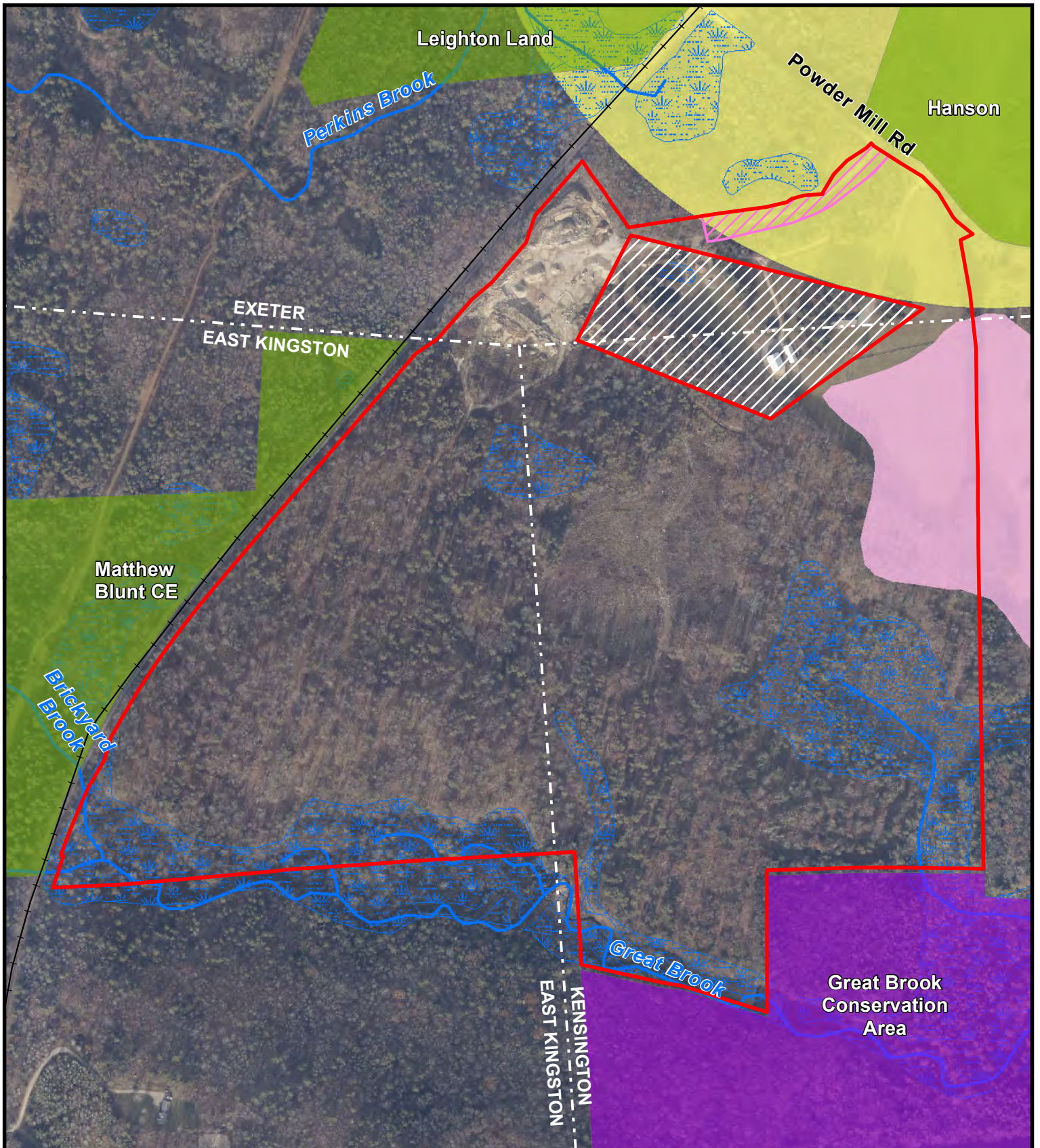
Thanks,
Kaitlin

Kaitlin Deyo (she/her)
Conservation Project Manager
kaitlin@seltnh.org
Direct: (603) 734-4932
seltnh.org



Southeast Land Trust of New Hampshire
The Nan & George Mathey Center for People & Nature at Burley Farms
247 North River Road
Epping, NH 03042



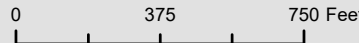


- Project Boundary (~156 ac)
- Rider_ExclArea (~11.5 ac)
- Reserved Rights Area (~1.5 ac)
- SELT Conservation Land
- Conservation & Public Land
- < 2000 Sq. ft./Day Aquifer
- WHPA
- NWI wetland

- Stream/River
- - - Intermittent Stream
- +— Railroad
- - - Town boundary



1:6,000

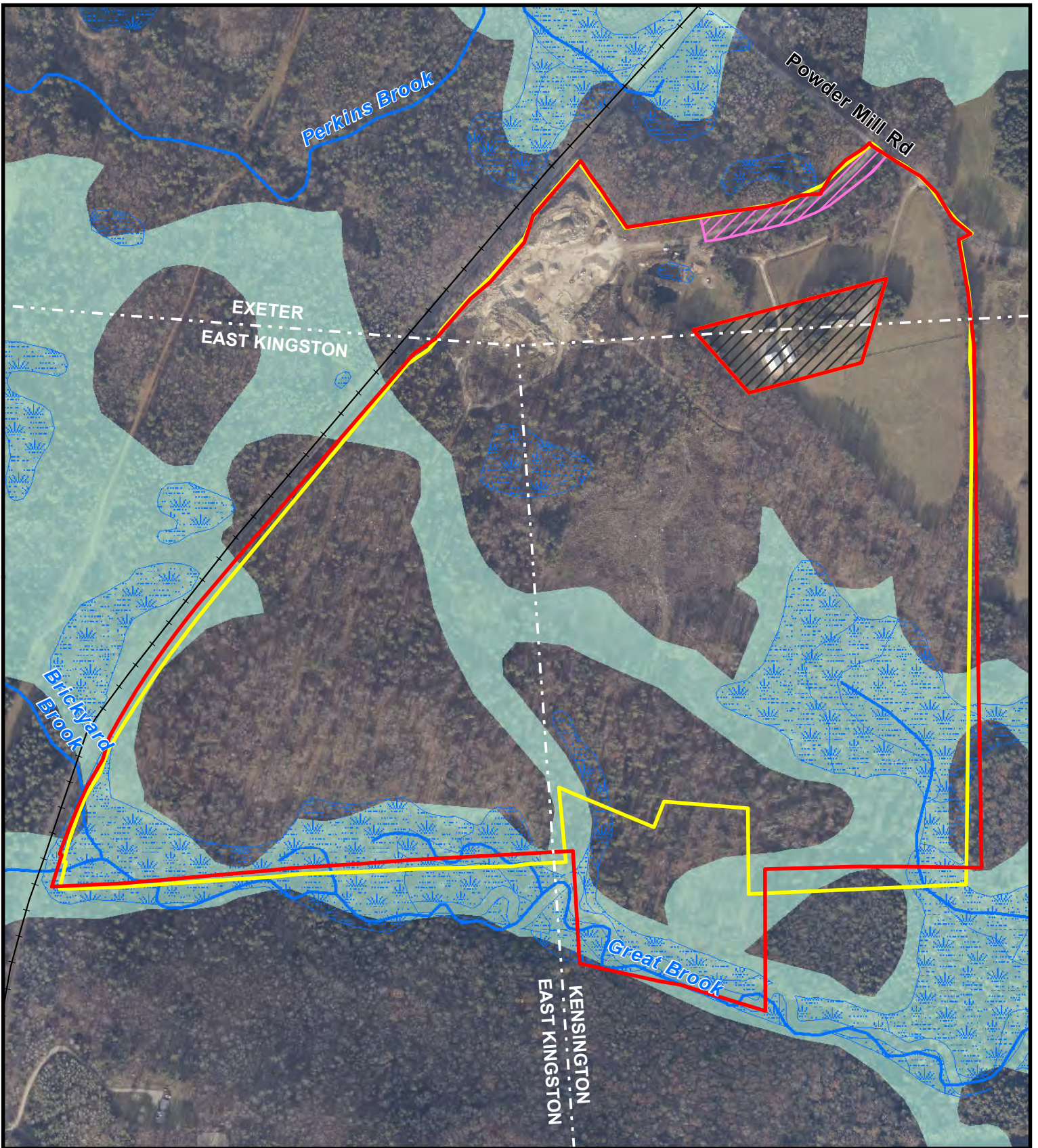


Rider Project Kensington, East Kingston & Exeter, NH

Boundary and feature locations are approximate. Easement boundary based on tax maps.

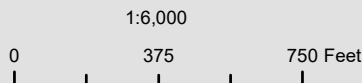
Map prepared by
Southeast Land Trust of NH
July 2024





- Project Boundary (~164 ac)
- Old Project Boundary (~156 ac)
- Excluded Area (~4 ac)
- Reserved Rights Area (~1.5 ac)
- Hydric Soils
- NWI wetland
- Stream/River
- Intermittent Stream
- Railroad
- Town boundary

Rider Project Kensington, East Kingston & Exeter, NH



Boundary and feature locations are approximate. Easement boundary based on tax maps.

Map prepared by
Southeast Land Trust of NH
July 2024





TOWN OF EXETER, NEW HAMPSHIRE

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

www.exeternh.gov

July 10, 2024

James and Nancy Kelleher
8 Thistle way
Exeter, NH 03833

Re: Wetland Meadow and Buffer Signs

Mr. and Ms. Kelleher,

It has been brought to my attention the wet meadow located on the north end of property Brentwood Road has been repeatedly cut throughout the season. I stopped by the area this morning and noted evidence of recent mowing.

The Town of Exeter typically enforces a 40' no-cut buffer around poorly drained wetlands. During Planning Board approval for this property, an exception was made for the preservation of the wetland meadow that extends across the width of your property and a portion of the property on 8 Sparrow Ln., to allow for a single late fall mowing. The purpose was to allow for annual plant growth necessary to protect the wetland quality, while preventing an overgrowth of woody plants.

I would like to meet with you onsite to answer any questions you may have about these requirements, inspect the mowing extent, and work together toward bringing this issue back into compliance.

Please curtail any mowing of that area and contact me at (603) 418-6452 or by email at kmurphy@exeternh.gov at your earliest convenience.

I thank you for your swift attention to this matter,

Kristen Murphy
Conservation and Sustainability Planner

JAMES J. KELLEHER
8 THISTLE WAY
EXETER, NEW HAMPSHIRE 03833

Kristen Murphy
Conservation & Sustainability Planner
Town of Exeter, New Hampshire
10 Front St.
Exeter, New Hampshire 03833

July 22, 2024

Dear Ms. Murphy,

I must admit that I was quite surprised when I received your letter concerning the wetland area in the back of our property. We purchased this property more than three years ago knew little or nothing about wetlands. Initially we were told by a number of employees of Chinburg Builders Inc. that the rear property included a partial wetland and nothing could be built in that area. They did however inform us that we had the right to mow it at any time if we so desired to so. This was further confirmed by the corporate managers of Chinburg Builders. Inc. We agreed to purchase the property , they continued construction and we closed title in January of 2021.

Not too long after that we and the other homeowners got together to discuss various issues that were not completely finalized with a Chinberg representative. One of these issues had something to do with the Town of Exeter and my wife and I went to Town Hall to discuss it. Frankly, I have forgotten what these issues were but the person we met with was very helpful. During this conversation he asked if we were the owners of the property with the wetland. We said we were and he immediately volunteered that we could mow that area at any time we want too. Unfortunately, I do not remember his name, nor his title, but he certainly confirmed that we could mow.

Your letter also mentions "poorly drained wetlands". The area in question does have a very narrow "gully" that runs through a portion of the area to the end of the wet land that can be wet after a rain . I do not mow that area and it stays dry almost all of the time. There is also a very small area at the left end of the wetland when facing Brentwood Road that can be "muddy" for a few days after a rain. The vast majority of the so-called wet land is basically no wetter or dryer than the rest of the property .

I also learned more about this property by talking to near-by neighbors who were aware of the property for many years before the houses were built. This whole property was used for vegetable planting for many years. That, of course, meant that the field was mowed as often as required in order to plant, maintain and harvest the crops for many years with no objection from the Town of Exeter. I'm told that the field was mostly grass as it is now. After Chinberg acquired the

property they had to bring in top soil in order to raise the height of the property. One neighbor estimated that they raised the elevation six or seven feet.

The grassy section of our property immediately adjacent to Brentwood Road was where the owner parked his trucks (there is an apron in the sidewalk) and they could drive the trucks and machinery onto the grassy side of the field in order to harvest the vegetables.

The other thing that I think you should know is that I do not mow this area very often. I have mowed this area once this summer and I would not need to mow it again until the growth gets certainly higher than it is now.

We enjoy this area of the property. We get lots of animals that now use this area including birds, rabbits and occasionally deer that would have difficulty trying to move through the over growth if could not be mowed occasionally.

Finally, we heard that Chinberg actually wanted to build many more homes than Exeter would allow. I suspect that deeming this a wetland played a part to prevent that. I and others however like the field mowed rather than left as is. Having heard that I could mow my portion I purchased a lawn mower that would be able to handle the area. Your letter states that I could only mow one time in late fall. That would actually be impossible as the mower could not handle the growth. After reading my letter I hope that Exeter would somehow allow me to mow four times per year rather than only once in "late fall". It would still be a "wetland" but would be esthetically attractive.

Thank you for your consideration on this matter.

Yours truly,

A handwritten signature in cursive script, appearing to read "James J. Kelleher".

JAMES J. KELLEHER



TOWN OF EXETER, NEW HAMPSHIRE

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

www.exeternh.gov

July 26, 2024

James Kelleher
8 Thistle way
Exeter, NH 03833

Re: Wetland Meadow and Buffer Signs

Mr. Kelleher,

Thank you for your reply. I apologize for any misinformation you may have received from a Town employee regarding the allowed uses within a wetland buffer. The buffer regulations are an overlay district and have been in place since 2009. These regulations establish a 40' no-cut buffer around wetlands with soils classified as poorly drained. The regulations do allow for agricultural uses within the upland buffer around wetlands which is why the former agricultural use was permitted.

As part of the review process for this subdivision, wetland buffer placards were required to be placed around the wetland buffer and at one point I know they were present. This was to aid in owner awareness about these restrictions. As mentioned previously, during Planning Board approval for this property, an exception was made from our no-cut buffer regulations to allow for a single late fall mowing. Any modification from those regulations require Conservation Commission review and Planning Board approval.

Again, I apologize for any confusion, and request you curtail regular mowing of the area. I offer again to meet with you onsite to work together toward bringing this issue back into compliance. You can reach me at your convenience at (603) 418-6452 or by email at kmurphy@exeternh.gov.

Thank you for your time,

Kristen Murphy
Conservation and Sustainability Planner



Kristen Murphy <kmurphy@exeternh.gov>

FW: FW: Special Permit Application - Exeter-Squamscott River

1 message

theresawalker@comcast.net <theresawalker@comcast.net>

Wed, Jul 31, 2024 at 12:47 PM

To: Alexa Brown <abrown@pentucketbank.com>, Bill Meserve <meservew@gmail.com>, Don Clement <dclement43@comcast.net>, Don Picard <picarddj@comcast.net>, Elizabeth Mello <elizabeth.mello08@gmail.com>, Ellen Douglas <h2orat01@gmail.com>, Eric Bahr <ejbahr@comcast.net>, Eric Turer <eric.turer@gmail.com>, Jessica Balukas <jessica.balukas@gmail.com>, John Roderick <rodericklaker@aol.com>, Nate Merrill <njmerrill@comcast.net>, Theresa Walker <theresawalker@comcast.net>, Brentwood Conservation Commission <conservation@brentwoodnh.gov>, Chester Conservation Commission <conservationcommission@chesternh.org>, East Kingston Conservation Commission <ekconservation@gmail.com>, Exeter Conservation Commission <kmurphy@exeternh.gov>, Fremont Conservation Commission <landuse@fremont.nh.gov>, Kensington Conservation Commission <kensington.conservation@gmail.com>, Kingston Conservation Commission <evynathan@comcast.net>, Newfields Conservation Commission <couture.jeff@gmail.com>, Raymond Conservation Commission <conscomchair@raymondnh.gov>, Sandown Conservation Commission <tperkins@sandown.us>, Stratham Conservation Commission <planning@strathamnh.gov>

More info on the proposed pesticide application, below. - Theresa

From: Bosiak, Ma hew <matthew.w.bosiak@agr.nh.gov>

Sent: Wednesday, July 31, 2024 12:29 PM

To: 'theresawalker@comcast.net' <theresawalker@comcast.net>

Cc: Rousseau, David <David.J.Rousseau@agr.nh.gov>; 'Eric Turer' <eric.turer@gmail.com>; conservation@brentwoodnh.gov; Bill Meserve <meservew@gmail.com>

Subject: RE: FW: Special Permit Application - Exeter-Squamscott River

Hello,

- A. Thank you for including me on the Subject message. The activity described is regulated through this office, the New Hampshire Division of Pesticide Control (Division).
- B. In direct response to the questions posed, the Division offers the following:
- C. The proposed treatment is required to be conducted in accordance with a pesticide special permit. Through the permit process, the state reviews the proposal, including the products proposed for use. The project is conducted under a licensed pesticide applicator. New Hampshire Department of Transportation pesticide applicators, properly certified with the Division, have used these products under special permits in past years.
- D. The pesticide product proposed for use under the 2024 permit application 24-280 are registered with the US Environmental Protection Agency in accordance with Section 3 of the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA), as well as being registered with the State of New Hampshire. Section 3 products undergo a number of human health and ecological/environmental risk assessments. Risk assessments include analysis of potential impact to avian species, fish, invertebrates, pollinators, and mammals under various conditions. Additional data reviewed include results from hydrolysis, batch equilibrium, aerobic soil metabolism, field dissipation, and prospective groundwater studies. Additionally, FIFRA Section 3 pesticide active ingredients undergo "re-registration," which is a periodic, scheduled review to ensure the active ingredient risk assessments are evaluated using new and/or additional data. Various routes of exposure are evaluated in order to determine risk for human health and ecological/environmental assessments.
- E. Pursuant to Pes 505.06(b)(2-3) of the New Hampshire Pesticide Control Board's Code of Administrative Rules ([pesticide-rules.pdf \(nh.gov\)](#)), herbicide applications to control poison ivy and listed prohibited invasive species are exempt from the Pes 505.06 Notification of Spraying in Rights-of-Way requirements.

If you have further questions, please let me know.

Sincerely,

Ma

Matthew Bosiak

Water Quality Protection

Division of Pesticide Control

New Hampshire Department of Agriculture, Markets & Food

603-271-3695

PO Box 2042

Concord, NH 03302

From: theresawalker@comcast.net <theresawalker@comcast.net>

Sent: Tuesday, July 30, 2024 12:34 PM

To: 'Eric Turer' <eric.turer@gmail.com>; conservation@brentwoodnh.gov; Bill Meserve <meserve@gmail.com>; Bosiak, Matthew <matthew.w.bosiak@agr.nh.gov>

Subject: RE: FW: Special Permit Application - Exeter-Squamscott River

EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

Hi – I’ve added ESRLAC Chair Bill Meserve to this email to keep him in the loop. I’ve also added Matthew Bosiak of NH Dept. of Agriculture, Markets, and Food as he may be able to answer the questions about product use and abutters.

The State has asked for ESRLAC’s comments by August 16th and ESRLAC’s next meeting is August 27th so the Committee will not be meeting in person to discuss the pesticide use. I have received comments from two ESRLAC members to date. Per NH RSA 91-a ESRLAC can’t have an online conversation. - Theresa

From: Eric Turer <eric.turer@gmail.com>

Sent: Tuesday, July 30, 2024 11:57 AM

To: theresawalker@comcast.net; conservation@brentwoodnh.gov

Subject: Re: FW: Special Permit Application - Exeter-Squamscott River

Hi Theresa - Becky Dunham, who chairs our town's ConCom - cc'ed on the initial message, reached out with some questions regarding this and wondered if ESRLAC would be discussing this as a group. I don't know if this is something that she would contact Sydney Gendreau directly about or if it's best to communicate through you. We don't have a meeting this month so we can't bring it up there. Her brief summary of questions are:

- Have they sprayed before with these products? (exposure risks assessed?)
- Have the abusers been notified?

Becky is cc'ed here. Let me know if I can facilitate in any way.

ET

On Sun, Jul 28, 2024 at 11:17 AM <theresawalker@comcast.net> wrote:

ESRLAC and Exeter-Squamscott River Watershed Conservation Commissions – Please review the email below and information attached and let me know if you have any concerns/comments you would like to me to forward to DES, DAMF, and DOT.

Thank you, Theresa Walker, Rockingham Planning Commission

From: Gendreau, Sydney <Sydney.E.Gendreau@des.nh.gov>
Sent: Monday, July 22, 2024 2:41 PM
To: TheresaWalker@comcast.net; meservew@gmail.com
Cc: Sales, Tracie <tracie.j.sales@des.nh.gov>
Subject: Special Permit Application - Exeter-Squamscott River

Good afternoon Theresa and Bill,

I hope this email finds you both well! I am reaching out to you with information on a special permit application from the NH Department of Agriculture Division of Pesticide Control. This permit will allow for herbicide application to control invasive species and poison ivy at NH Department of Transportation bridges. Attached to this email you will find the permit application, herbicide labels, cover letter and maps showing the proposed project sites within the Exeter-Squamscott River Corridor. Comments should be sent to Matthew Bosiak at Matthew.W.Bosiak@agr.nh.gov by **August 16, 2024**. Please contact me or Tracie Sales at Tracie.Sales@des.nh.gov if you have any questions.

Best,

Sydney

Sydney Gendreau

Watershed Planning Assistant

Rivers and Lakes Management and Protection Programs

Watershed Management Bureau, Water Division

NH Department of Environmental Services

[29 Hazen Drive](#), P.O. Box 95

Concord, NH 03302-0095

(603) 271-1522

STATE OF NEW HAMPSHIRE
INTER-DEPARTMENT COMMUNICATION

July 19, 2024

FROM: Matthew Bosiak, Division of Pesticide Control
SUBJECT: **Special Permit Application # 24-280**
TO: DISTRIBUTION

<u>Name</u>	<u>On Behalf Of/For</u>	<u>Type of Special Permit</u>
NHDOT	Bridge Maintenance/Reynolds Poison Ivy/Invasives	Watershed/Setback

The Division of Pesticide Control has received a Special Permit application from the NH Dept. of Transportation, Bureau of Bridge Maintenance, which requests easement in order to control vegetation for bridge maintenance purposes. A number of the bridges proposed under this application fall within designated river corridors. Attached is a copy of the application, along with supplemental information. I would appreciate if this application was forwarded to the appropriate local advisory committees.

Specifically, NHDOT Bureau of Bridge Maintenance has requested easement for pesticide applications within rights-of-way, where portions of these rights-of-way also fall within the regulatory setback of surface waters and public water supplies. Easement is being requested in order to apply pesticides to control various invasive plant species and poison ivy. The application has proposed spot treatment using foliar applications of *Rodeo*, *Roundup Pro Concentrate*, and/or *Roundup Custom for Aquatic and Terrestrial Use* (all three products contain the active ingredient glyphosate), and *Milestone* (contains the active ingredient aminopyralid).

Review of the sites proposed for treatment identified numerous bridges intersect designated rivers, including but not limited to:

- Connecticut River in Lancaster, Northumberland, Littleton, Claremont, Cornish, Lyme
- Ammonoosuc River in Lisbon, Bath
- Warner River in Bradford
- Piscataquog River in Weare
- Exeter River in Exeter
- Oyster River in Lee
- Isinglass River in Strafford
- Contoocook River in Hillsborough, Peterborough
- West Branch Souhegan River in New Ipswich
- Cochecho River in Farmington.

I would appreciate receiving your comments **or by August 16, 2024**. Electronic responses are acceptable. Please refer to the Application # in all return correspondence.

Thank you very much for your assistance. If you have any questions you can reach me at 271-3695 or via e-mail at matthew.w.bosiak@agr.nh.gov.

MB/mwb

DISTRIBUTION

Tracie Sales - DES
File

Enc: **Application # 24-280** – NHDOT/Bridge Maintenance – Vegetation Control

Application No: _____
Date Received: _____

Special Permit Application-WATERSHED
NH Division of Pesticide Control
PO BOX 2042 Concord NH 03302-2042

02/2022

OFFICE USE ONLY

Referred to:

	Approve	Disapprove	Signature	Date
Dept. Environ. Services	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Dept. Nat. & Cult. Res.	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Fish & Game Department	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
State Entomologist	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Division Public Health	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Div. of Pesticide Control	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____

Check here if there are attached comments or conditions, or use space below:

Comments: _____

APPLICANT INFORMATION

1. Name of applicant (Individual, Municipality, Organization, Firm, or Agency):

Devon Reynolds, NHDOT Bureau of Bridge Maintenance

Address: 7 Hazen Drive

City: Concord State: NH Zip: 03302

Tel: 603-271-7417 Fax: 603-271-1588 Cell* 603-419-9691 Lic.# : S-2529939N

Contact Name: _____

SAME AS ABOVE Tel: _____

Cell* _____ E-mail* _____

2. Licensed pesticide applicator(s) (if other than party named on Line 1):

Russell Burt; Donald Hamilton

Address: 7 Hazen Drive

City: Concord State: NH Zip: 03302 E-Mail Bureau26@dot.nh.gov

Tel: 603-271-3667 Fax: 603-271-1588 Cell* _____ Lic #: S-2529979N

S-2530172N

3. Client on whose behalf the application is being made (if other than shown on Lines 1 or 2):

Name (Person or Organization): NHDOT Bureau of Bridge Maintenance

Address: 7 Hazen Drive

City: Concord State: NH Zip: 03302

Tel: 603-271-3667 Fax: 603-271-1588 E-Mail* Bureau26@dot.nh.gov

Contact/Spokesperson (Name/Title (if any)): Devon Reynolds/S&E Coordinator

Tel: 603-271-7417 Cell* 603-419-9691 E-Mail* Devon.S.Reynolds@dot.nh.gov

* Cell # and E-mail address Optional

TREATMENT AREA INFORMATION

4. Have there been any previous special permits issued to conduct pesticide applications at this site (whether or not pesticide were actually applied)? Yes No .
If Yes, indicate permit number and year of most recent permit:
Permit #: SP# - 332 Year: 2023

5. Description of Treatment Area

a. List Treatment Areas (Reference any such blocks on an attached map): See
attached documents. Treatment areas not previously permitted are in Red.

b. Number of Blocks/Sites, Acreage of each: 251 bridge sites, area under the bridge and 200
feet from all 4 corners measured from the ends of the bridge, right-of-way to right-of-way.

c. If this proposal concerns a setback easement request from surface water, specify:

(1) Name(s) of the water body or bodies: See attached document

(2) Type of Water Body (and associated setbacks):

Public Water Supply Surface Water (250')*

* (Applicable within watershed and within 5 miles of public water supply intake)

Name of Supplier or System: Included on Maps with Public Drinking Water see attached maps.

Public Water that does not serve as a public water supply (50')

Non-Public Water (25')

(3) Nearest distance, in feet, to reference line (high watermark) of surface water(s) that you anticipate applying pesticides, if easement is granted:
0 feet or as permit allows.

d. If this proposal concerns a setback easement request from a Public Well, specify:

(1) Name of the water supplier or system: See attached maps

(2) Type(s) of Well(s) (and associated setbacks):

Gravel Packed (400')

Other (250')

(3) Nearest distance, in feet, to the well(s) that you anticipate applying pesticides, if easement is granted: 50 feet

e. Are there any activities in the treatment area that might be affected by the pesticide application? Yes , No . If Yes, please list and describe:

6. Specify the reason or need for the pesticide application. *Include measures that will be taken to minimize risk of contamination of surface- or ground-water by pesticides:*

Pesticide is to be applied to limit the spread of invasive species and limit the contact of crews with noxious weeds such as poison ivy. Four (4) gallon back pack sprayers will be used to spot apply pesticide to targeted species. A board with absorbant pads will be used near surface waters to limit overspray, as well as only spraying as near to optimal conditions as specified in the product label.

Check here if state-listed invasive species are among the target pests, and list under 9a

7. Do you have approval from all property owners on whose property pesticide applications will be made under this proposal? Yes , No .

8. **Attach a detailed map showing the following:**

- a. Treatment areas (cross reference with blocks listed under 5a, above);
- b. Adjacent areas;
- c. Surface waters;
- d. Pertinent topographic features; and
- e. Land type(s)

9. **Description of Pesticide Application:**

a. Target organism(s) – (**be specific**): Japanese Knotweed, Multiflora Rose, Oriental Bittersweet
any other listed invasive species, Poison Ivy.

b. Method(s) of treatment: Spot spray using Four (4) Gallon back pack sprayers.

c. Pesticide(s) to be used **[ATTACH COPIES OF COMPLETE LABELS]**

(1) Name(s) & EPA #(s) of product(s) Rodeo EPA# 62719-324 or Roundup Pro Concentrate
EPA# 524-529; Milestone EPA# 62719-519; Roundup Custom for Aquatic & Terrestrial Use EPA# 524-343

(2) Rate(s) of application(s) Rodeo 1.5 qt/acre; Roundup 3.2 qt/acre; Milestone 14 fl.ounces/acre
Roundup Custom for Aquatic & Terrestrial use 4 qt/acre

d. Application schedule (approximate dates): Begin spraying October 1st as weather permits.


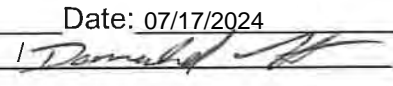
SIGNATURES

10. By the signature(s) below, the signatories attest that the information provided in this application is accurate and true, and they acknowledge that falsification of information will result in denial of a special permit.

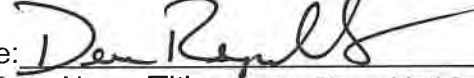
Applicant (Person named under Line 1 of this form):

Signature:  Date: 07/17/2024
* Print or Type Name/Title: Devon Reynolds / Safety & Environmental Coordinator

Pesticide Applicator (From Line 2, if you have not already signed as the Applicant)

Signature: Russell Burt; Donald Hamilton Date: 07/17/2024
* Print or Type Name/Title:  / 

Client (Person named on Line 3 of this form):

Signature:  Date: 07/17/2024
* Print or Type Name/Title: Devon Reynolds / Safety & Environmental Coordinator

* **FORMS WITH ILLEGIBLY PRINTED NAMES WILL BE RETURNED**

NOTE: An Original, Signed Application must be submitted, to include all maps, labels, and support information. Two (2) complete copies must also be submitted. In some cases applications, or portions thereof, may be submitted electronically. Contact the Division of Pesticide Control to determine the form in which documents may be submitted. Submit the application to the address shown at the head of this form. Where electronic copies will be allowed, the appropriate e-mail address will be provided. Applications shall be processed in accordance with RSA 541-A:29.

ALLOW 60 DAYS FOR PROCESSING

This package contains (please check all that apply):

- Signed, dated, and completed application form with legible name(s)
- Maps of appropriate scale containing all required information
- Copies of complete labels of pesticides being proposed
- All required lists of names and addresses