



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 November 12th, 2024 at 8:00 AM** meeting at the Administrative Building, 5 White Oak Dr., Exeter to review site conditions prior to the meeting.

Monthly Meeting

The Exeter Conservation Commission will meet in the **TOWN HALL at 9 Front Street***, Exeter on **Tuesday, November 12th, 2024 at 7:00 P.M.**

Call to Order:

1. Introduction of Members Present
2. Public Comment

Action Items:

1. Wetland Conditional Use Permit and Wetland Dredge and Fill Applications for a new ±51,874 sf supportive living health care center building at 5 White Oak Drive, Tax Map 97, Lot 23 (*Erik Saari, Altus*).
2. Expenditure Requests:
 - a. ESRLAC Volunteer Annual Dues - \$200
3. Committee Reports
 - a. Property Management
 - b. Outreach Events
 - i. Kyle Hike Challenge
 - ii. Sunrise Event at Raynes 11/23 Set Start Time - 6:46am sunrise. Keith/Nick
 - c. Other Committee Reports
 - i. NHACC Annual Meeting
 - ii. Pumpkin Composting at Laney and Lu with SAC, Nov 10th 9-11am
 - iii. NHSaves ButtonUp Workshop at Exeter Library w/ EC, Nov 19th 6-7:30pm
 - iv. Window Dressers Window Insert Ordering Deadline – 11/30
4. Approval of Minutes: 10/8/24 Meeting
5. Correspondence

Other Business

6. Next Meeting: 12/10/24, Submission Deadline 12/2/24

Dave Short

Exeter Conservation Commission

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

*** NOTE MEETING HAS BEEN MOVED TO THE TOWN HALL AT 9 FRONT STREET 11/12/24**

**TOWN OF EXETER
PLANNING DEPARTMENT MEMORANDUM**

Date: November 8th, 2024
To: Conservation Commission Board Members
From: Kristen Murphy, Conservation & Sustainability Planner
Subject: November 12th, Meeting

NOTE: A site walk is scheduled at 8 AM prior to the meeting (5 White Oak Drive) see agenda.

1. Riverwoods Wetland CUP and State Wetland Application

The packet includes both a wetland conditional use permit and a state wetland dredge and fill application. The applicant attended TRC on 10/31. The application had addressed earlier comments from the town's consultant engineer and no substantial additional comments remained. I have included my TRC comments in your package for reference. The applicant is scheduled to go before the Planning Board on 11/21.

With regard to mitigation, the applicant proposes an ARM in lieu fee and 3.73 acres of conservation deed restricted land abutting the SELT-held conservation easement around the Woods campus. Following the TRC, Erik Saari (Altus) contacted me and discussed the potential culvert replacement project I mentioned during the TRC meeting. I committed to look into the Tamarind Way culverts as potential alternatives. After checking with Jay Perkins, Highway Superintendent, these are no longer suitable for mitigation because they were recently replaced by the Town.

I do not have details on the conservation deed restriction language but would encourage you to inquire and include agreed upon terms as a condition of your approval.

Suggested Motion:

*State Wetland Dredge and Fill: **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:*

*Town Wetland Conditional Use Permit: **Send a memo to the Planning Board 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)(tabled to a date certain) as noted below:*

2. Expenditure Requests

Suggested Motion:

_____ *Authorize the expenditure of \$200 from Dues for the voluntary ESRLAC annual dues.*

_____ *Authorize the expenditure of \$XXx from the Conservation Land Administration for the Raynes Event.*

**TOWN OF EXETER
PLANNING DEPARTMENT MEMORANDUM**

Date: October 31, 2024
To: Technical Review Committee
From: Kristen Murphy, Conservation & Sustainability Planner
Subject: Riverwoods Supportive Living Health Center, PB 24-16

- I commend the effort and attention given to incorporating native plantings in the landscape plan for this project.
- Given the amount of direct wetland and wetland buffer impact a natural resource plan seems warranted for this project (Site and Sub 7.12). Recommend consulting and aligning with documents previously prepared for Riverwoods Ridge/Boulders developments.
- Though a mitigation proposal is planned for this project, details were not provided in advance of the TRC.
- I do not see impacts calculated for the relocation of the raised beds. Strongly recommend these not be located in a wetland/wetland buffer area to allow for restoration or enhanced plantings in order to meet minimization of impact criteria.
- Use of fertilizer within the wetland buffers is prohibited. A waiver may be required if fertilizer is necessary for new plantings.
- Please confirm lighting is dark sky compliant (Site/Sub 9.20.4.3).
- Revise sediment control note to require the use of natural jute for erosion protection.
- Please specify listed species referenced in the wildlife notes on the cover. A dedicated sheet with photos of species with potential to enter the work area is common.
- The wetland note indicates a January survey date. Was there snow cover during the survey or marker location and what follow up efforts have been conducted to determine whether vernal pool habitat may be present?

Wetland CUP

- Condition 2 and 4: There is limited detail provided in terms of alternative designs that were considered and eliminated to demonstrate this proposal meets this condition. Has the applicant considered: eliminating the 18 parking spaces above town parking requirements, locating more stormwater treatment beneath the parking (gallery or porous pavement) to reduce disturbance footprint, replacing the outdoor patio with parking to locate needed parking outside of the wetland/buffer. See comment above re: relocation of raised beds.
- Condition 3: The function/values report identifies wildlife habitat impacts for wetland E. Review of the ARM Mapper stream crossings does show the culvert Dave Sharples suggested as undersized (SADES 6458). Enhancing the size of this culvert for greater hydraulic capacity and aquatic organism passage while adding wildlife crossing opportunities could be an important mitigation option to offset this loss.
- Condition 6: Though a buffer restoration area is identified on sheet C-11, it is not clear what restoration may entail. Please provide details. In addition, there appears to be an opportunity to further enhance the habitat value through additional shrub plantings and elimination of seasonal mowing.

SITE PLAN AND CONDITIONAL USE PERMIT APPLICATION

FOR

RiverWoods Supportive Living Health Center

**5 White Oak Drive
Exeter, New Hampshire**

Tax Map 97, Lot 23

September 10, 2024

Prepared For:

RiverWoods Company at Exeter
7 Riverwood Drive
Exeter, NH 03833

Prepared By:

ALTUS ENGINEERING
133 Court Street
Portsmouth, NH 03801
Phone: (603) 433-2335





Town of Exeter Planning Board Application

Conditional Use Permit: Wetland Conservation Overlay District in accordance with Zoning Ordinance Article: 9.1

SUBMITTAL REQUIREMENTS:

1. Refer to the Land Use Board Meeting Schedule and Deadlines for Submission Requirements.
2. Plans Must Include:
 - Existing Conditions
 - a. Property Boundaries
 - b. Edge of Wetland and associated Buffer (Wetlands Conservation Overlay District – WCOD)
 - Prime wetland: 100’
 - Vernal Pool (>200 SF): 75’
 - Exemplary Wetland: 50’
 - Very Poorly Drained: 50’
 - Poorly Drained: 40’
 - Inland Stream: 25’
 - c. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements
 - Proposed Conditions
 - a. Edge of Wetlands and Wetland Buffers and distances to the following:
 - i. Edge of Disturbance
 - ii. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements
 - b. Name and phone number of all individuals whose professional seal appears on the plan
3. If applicant and/or agent is not the owner, a letter of authorization must accompany this application
4. Supporting documents i.e. Letters from the Department of Environmental Services, Standard Dredge and Fill Application and Photos of the property
5. A Town of Exeter Assessors list of names and mailing addresses of all abutters

Required Fees:

Planning Board Fee: **\$50.00** Abutter Fee: **\$10.00** Recording Fee (if applicable): **\$25.00**

The Planning Office must receive the completed application, plans and fees on the day indicated on the Planning Board Schedule of Deadlines and Public Hearings.

APPLICANT	Name: The Riverwoods Company, at Exeter, New Hampshire
	Address: 7 Riverwoods Drive, Exeter, NH 03833
	Email Address:
	Phone: 603-772-4700
PROPOSAL	Address: 7 Riverwoods Drive
	Tax Map #97 Lot# 23 Zoning District: R-1
	Owner of Record: same
Person/Business performing work outlined in proposal	Name: Altus Engineering
	Address: 133 Court Street, Portsmouth, NH 03801
	Phone: 603-433-2335
Professional that delineated wetlands	Name: Gove Environmental Services
	Address: 8 Continental Drive, Unit H, Exeter, NH 03833
	Phone: 603-778-0644

Town of Exeter
Planning Board Application
Conditional Use Permit: Wetland Conservation Overlay District

Detailed Proposal including intent, project description, and use of property: (Use additional sheet as needed)

See letter of explanation for project details

Wetland Conservation Overlay District Impact (in square footage):

Temporary Impact	Wetland: (SQ FT.)	Buffer: (SQ FT.)
	<input type="checkbox"/> Prime Wetlands _____	<input type="checkbox"/> Prime Wetlands _____
	<input type="checkbox"/> Exemplary Wetlands _____	<input type="checkbox"/> Exemplary Wetlands _____
	<input type="checkbox"/> Vernal Pools (>200SF) _____	<input type="checkbox"/> Vernal Pools (>200SF) _____
	<input type="checkbox"/> VPD _____	<input type="checkbox"/> VPD _____
	<input type="checkbox"/> PD _____	<input type="checkbox"/> PD _____
	<input type="checkbox"/> Inland Stream _____	<input type="checkbox"/> Inland Stream _____
Permanent Impact	Wetland: (SQ FT.)	Buffer: (SQ FT.)
	<input type="checkbox"/> Prime Wetlands _____	<input type="checkbox"/> Prime Wetlands _____
	<input type="checkbox"/> Exemplary Wetlands _____	<input type="checkbox"/> Exemplary Wetlands _____
	<input type="checkbox"/> Vernal Pools (>200SF) _____	<input type="checkbox"/> Vernal Pools (>200SF) _____
	<input type="checkbox"/> VPD _____	<input type="checkbox"/> VPD _____
	<input checked="" type="checkbox"/> PD <u>19,453 sf</u>	<input checked="" type="checkbox"/> PD <u>113,694 sf</u>
	<input type="checkbox"/> Inland Stream _____	<input type="checkbox"/> Inland Stream _____

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

see attached list

Describe how the proposal meets conditions in **Article 9.1.6.B** of the Zoning Ordinance (attached for reference).
Written justification for each criterion must be provided to be deemed administratively complete.

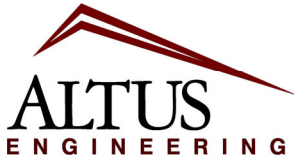
see attached

9.1.6.B. Prior to issuance of a conditional use permit, the Planning Board shall conclude and make a part of the record, compliance with the following criteria:

1. That the proposed use is permitted in the underlying zoning district;
2. No alternative design which does not impact a wetland or wetland buffer or which has less detrimental impact on the wetland or wetland buffer is feasible;
3. A wetland scientist has provided an impact evaluation that includes the “functions and values” of the wetland(s), an assessment of the potential project-related impacts and concluded to the extent feasible, the proposed impact is not detrimental to the value and function of the wetland(s) or the greater hydrologic system.
4. That the design, construction and maintenance of the proposed use will, to the extent feasible, minimize detrimental impact on the wetland or wetland buffer;
5. That the proposed use will not create a hazard to individual or public health, safety and welfare due to the loss of wetland, the contamination of groundwater, or other reasons;
6. The applicant may propose an increase in wetland buffers elsewhere on the site that surround a wetland of equal or greater size, and of equal or greater functional value than the impacted wetland
7. In cases where the proposed use is temporary or where construction activity disturbs areas adjacent to the immediate use, the applicant has included a restoration proposal revegetating any disturbed area within the buffer with the goal to restore the site as nearly as possible to its original grade and condition following construction.
8. That all required permits shall be obtained from the New Hampshire Department of Environmental Services Water Supply and Pollution Control Division under NH RSA §485-A: 17, the New Hampshire Wetlands Board under NH RSA §483-A, and the United States Army Corps of Engineers under Section 404 of the Clean Water Act.;

RIVERWOODS
SPECIAL EXCEPTIONS OR VARIANCES BY THE ZBA

DATED	RELIEF GRANTED
July 17, 1990	Special Exception for "Continuing Care Retirement Facility" (the "Woods")
September 20, 1990	Amendment to condition of previous SE to increase nursing home beds from 50 to 60
February 20, 1991	Special Exception to allow: chimney exceeding allowable height; ornamental towers exceeding allowable height; construction of bridge over poorly drained soils; construct a portion of the structure on poorly drained soils.
June 19, 1991	Amendment to condition of previous SE to permit a change in the location of the access road
August 6, 2007	Special Exception to permit "Elderly Congregate Care Facility (the "Ridge")
April 17, 2008	Special Exception to permit "Elderly Congregate Care Facility (the "Boulders")
February 18, 2011	Special Exception to permit "Elderly Congregate Care Facility (Admin Building)
July 25, 2011	Amendment to Feb. 2011 Special Exception for slight increase in total square footage of Admin Building
August 22, 2011	Special Exception to permit the construction of an outdoor park and recreation area as an accessory use



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

September 10, 2024

Dave Sharples, Town Planner
Planning Department, Town of Exeter
10 Front Street
Exeter, NH 03833

**Re: Conditional Use Permit Application
RiverWoods Supportive Living Health Center
Tax Map 97, Lot 23
5 White Oak Drive
Exeter, New Hampshire
Altus Project No. 5015**

Dear Mr. Sharples,

Pursuant to our Conditional Use Permit Application for the above referenced project, we respectfully submit the following to address the criteria listed under Section 9.1.6.B of the Zoning Ordinance:

1. The proposed use is an elderly congregate care facility which was originally permitted in the R-1 zone by special exception.
2. After exploring numerous concepts, any layout for a similar development program was found to impact the 100' perimeter buffer. A previous variance request for relief from this regulation was denied by the Zoning Board. However, we have tailored the design to minimize impacts to the wetland and wetland buffer to the greatest degree possible.
3. Gove Environmental Services has conducted a full functions and values assessment which will be included in the forthcoming wetlands which is attached to this application.
4. The design incorporates retaining walls and steep slopes where possible in order to minimize wetland and buffer impacts.
5. As designed, the project will not present any hazard to public health, safety or welfare. The proposed stormwater system will provide for appropriate treatment of runoff prior to discharging it to the surrounding wetland system as well as allow for groundwater recharge.
6. Expanded wetland buffers are not included in the proposal due to the fact that there is no space to expand them in this vicinity. In addition, the remainder of the site is either already


developed, subject to the 100' perimeter buffer, or already in conservation or some other form of easement. However, approximately 11% of the buffer impact is for restoration purposes where an existing house, driveway and septic system are being removed. Additional mitigation for the project's wetland impacts will be included in the forthcoming wetlands permit application.

7. No temporary impacts are included in the proposal. However, the planned erosion control measures will provide for erosion and sediment control for the duration of the project.
8. Applications for the required NHDES permits are currently being prepared. We would expect that receipt of them would be a condition of Planning Board approval.

Please feel free to contact me directly if you have any questions or require any additional documentation. Thank you for your time and consideration.

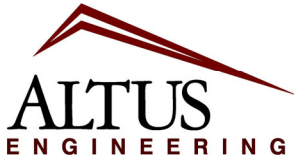
Sincerely,

ALTUS ENGINEERING



Erik B. Saari
Vice President

ebs/5015-LTR-CUP-091024



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

November 1, 2024

Dave Sharples, Town Planner
Planning Department, Town of Exeter
10 Front Street
Exeter, NH 03833

**Re: Conditional Use Permit Application
RiverWoods Supportive Living Health Center
Tax Map 97, Lot 23
5 White Oak Drive
Exeter, New Hampshire
Altus Project No. 5015**

Dear Mr. Sharples:

As you know, we submitted a Conditional Use Permit application on September 10, 2024 which is scheduled to be reviewed by the Conservation Commission on November 12. Since our original submittal, the design has altered somewhat, therefore please accept these revised comments regarding our compliance with the criteria listed under Article 9, Section 9.1.6.B of the Exeter Zoning Ordinance. These revised materials supersede those in the original submission.

Compliance with Criteria of Zoning Ordinance

1. The proposed use of a centralized health center and associated parking for an elderly congregate care facility is permitted in the underlying zoning district since it will occur on a property which was granted a special exception for the same.
2. We have found no feasible alternative design which does not impact the wetland or wetland buffer or which would minimize such impact on the wetland or wetland buffer.

The design of the centralized health center has been constrained from the start by the fact that while RiverWoods owns more than 200 acres of property, very little of that is available for the proposed improvements due to the fact that there are conservation restrictions on large portions of it. Similarly, the existence of a gas line easement also constrains the site. Finally, any land which is not already subject to conservation restrictions or other easements is encumbered by a buffer at the perimeter of the entire property as required by the Exeter Zoning Ordinance.

In addition to the external factors constraining the site, the design also has to account for the underlying purpose of the use and the size of the building required to effectuate this

purpose. Specifically, the objective of the centralized health care facility is not only to consolidate services currently spread out over three campuses, but also to provide additional services which meet today's industry standards including memory care which is not currently offered at RiverWoods. These factors combined mean that the facility needs to be sized properly to be able to achieve these goals.

As a result of these external constraints and the need for a building sized as shown to implement the goals of a central facility, the only location available for the proposed health center is the that shown proposed on the plan.

3. The wetland report from Gove Environmental Services provides evidence showing the functions and values of the wetlands in the area to be developed and shows the impacts to such wetlands. The report also concludes that to the extent feasible, the proposed development is not detrimental to the function and value of the wetlands or the greater hydrologic system. Of particular note is that the wetlands in the area of development are generally of lower value than that of other wetlands on the property (See Section I. IV of Major Impact Dredge and Fill Application, hereinafter "Wetlands Application"; Section 5, Written Narrative; Section 5, Relative Function and Value of Wetlands Delineation Report, Page 2 of 2, copies of which are enclosed).
4. The design and construction of the proposed improvements will to the extent feasible be accomplished in a manner so as to minimize detrimental impact to the wetland and wetland buffer. Where possible, the plans utilize retaining walls and steep slopes to emphasize vertical development and reduce the wetland or wetland buffer area that would otherwise be needed. Reducing the amount of land area needed means that the detrimental impact to the wetland of wetland buffer will be minimized. Further, we intend to use bioretention pond (aka raingardens) as part of the design to appropriately treat stormwater to improve the quality of the runoff.
5. The proposed development of a centralized health care center as designed will not create a hazard to individuals or to the public health, safety or welfare by loss of wetlands because, as noted in the wetland report , the function and value of the subject wetlands is generally of lower value than other wetlands on the property and, to the extent that any of the wetlands do have higher value, then the loss of such wetlands will not result in a hazard to individuals or to the public health safety or welfare because we are minimizing stormwater peak rates and thus minimizing the risk of flooding. Additionally, for the stormwater that does leave the property, no hazard will be created as it will be properly treated in accordance with State and local regulations.
6. The applicant is not proposing an increase in wetland buffers elsewhere on the site as the remainder of it is already developed or protected by existing conservation restrictions. Notwithstanding the applicant's inability to provide expanded buffers, the applicant does propose that a portion of the buffer impact be used for restoration purposes where an existing house, driveway and septic system are being removed. Moreover, the applicant is making a contribution to the States Aquatic Resources Mitigation (ARM) fund and placing 3.73 acres of land into conservation restriction status and which will offset the 2.61 acres of wetland buffer to be disturbed. The proposed area to be conserved is adjacent to an


existing conservation easement held by SELT and the acreage will consist of both upland and wetland.

7. Only a small 84 sf section of temporary wetland impact is proposed in association with the removal of a driveway culvert in the buffer restoration area. There are no other temporary impacts included in the proposal. However, the planned erosion control measures will provide for erosion and sediment control for the duration of the project.
8. The Wetlands Application has been submitted and we expect that the NHDES Alteration of Terrain and Sewer Discharge permits will be filed in the coming weeks.

Please feel free to contact me directly if you have any questions or require any additional documentation. Thank you for your time and consideration.

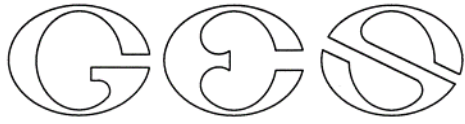
Sincerely,

ALTUS ENGINEERING



Erik B. Saari
Vice President

ebs/5015.01e-LTR-CUP-110124



GOVE ENVIRONMENTAL SERVICES, INC

September 9, 2024

Erik Saari
Altus Engineering, Inc.
133 Court Street
Portsmouth, NH 03801

Subject: Wetland Delineation & Function-Value Report
Riverwoods Supportive Living Health Center
5 White Oak Drive
Exeter, NH

Dear Mr. Saari:

This wetland report is being submitted in connection with the proposed development of a Supportive Living Health Center at 5 White Oak Drive on the Riverwoods campus in Exeter, NH. This report documents the delineation and functional assessment of wetland resources in the vicinity of the proposed work as well as an evaluation of the proposed work within the context Section 9.1 of the Exeter Zoning Ordinance (Wetland Conservation District).

WETLAND DELINEATION

Resource areas on this property were delineated in January of 2023 by Brendan Quigley, NHCWS #249 utilizing the following standards:

1. *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.
2. *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).
3. *New England Hydric Soils Technical Committee. 2019 Version 4, Field Indicators for Identifying Hydric Soils in New England*. New England Interstate Water Pollution Control Commission, Lowell, MA.
4. *National Wetland Plant List*, Version 3.2 (2016).

Wetland boundaries were surveyed by James Vera & Associates, Inc. and are depicted on the plans submitted separately for approvals. The identified wetland areas are depicted on the attached figure and have been given unique designations for the purpose of discussion. Several photos of the wetlands have also been included. Five (5) areas of wetland were identified in the project area:

Wetlands A, B, C, and D

These four areas consist of three small pockets of wetland and a narrow extension of a larger wetland system associated with Scamen Brook, east of the Site. These areas lie in close proximity to the existing administration building, White Oak Drive, and related developed areas. They are largely isolated from one another but are connected via small culverts and drain east toward Scamen Brook. All four areas are predominantly forested wetland dominated by red maple, and sensitive fern but are densely vegetated with invasive woody species such as common and glossy buckthorn, oriental bittersweet, bush honeysuckle, and autumn olive. Generally, this type of growth is characteristic of long fallow fields and areas around old farms

Wetland E

Wetland E is a more natural forested wetland, also dominated by red maple, that constitutes the headwaters of Scamen Brook. The main body of the wetland follows the west to east drainage path of Scamen Brook which is carried under White Oak Drive by a pair of 18” culverts. A portion of this wetland is supported by hillside seep hydrology and extends up the hill south of the wetland and toward the proposed project.

Function & Value Assessment

A wetland function and value assessment was conducted using the US Army Corps Highway Methodology guidelines. Functions are self-sustaining properties of wetlands, which exist in the absence of human involvement. Values refers to the benefits gained by society from a given wetland or ecosystem and their inherent functions. Functions and values identified as “primary” have been determined to be significant features of the wetland being evaluated. An important distinction is that the primary functions and values of a particular wetland does not necessarily indicate the wetland supports them at a significant *level* in comparison to other wetlands in the region or even near the site.

The Highway Methodology considers 13 functions and values:

- 1. Groundwater recharge/discharge:** This function considers the potential for a wetland to serve as a groundwater recharge and/or discharge area. Recharge should relate to the potential for the wetland to contribute water to an aquifer. Discharge should relate to the potential for the wetland to serve as an area where ground water can be discharged to the surface.
- 2. Floodflow Alteration:** This function considers the effectiveness of the wetland in reducing flood damage by attenuation of floodwaters for prolonged periods following precipitation events.
- 3. Fish and Shellfish Habitat:** This function considers the effectiveness of seasonal or permanent water bodies associated with the wetland in question for fish and shellfish habitat.
- 4. Sediment/Toxicant/Pathogen Retention:** This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants or pathogens.
- 5. Nutrient Removal/Retention/Transformation:** This function relates to the effectiveness of the wetland to prevent adverse effects of excess nutrients entering aquifers or surface waters such as ponds, lakes, streams, rivers or estuaries.
- 6. Production Export:** This function relates to the effectiveness of the wetland to produce food or usable products for human, or other living organisms.
- 7. Sediment/Shoreline Stabilization:** This function relates to the effectiveness of a wetland to stabilize stream banks and shorelines against erosion.
- 8. Wildlife Habitat:** This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with wetlands and the wetland edge. Both resident and or migrating species must be considered.
- 9. Recreation:** This value considers the effectiveness of the wetland and associated watercourses to provide recreational opportunities such as canoeing, boating, fishing, hunting and other active or passive recreational activities. Consumptive opportunities consume or diminish the plants, animals or other resources that are intrinsic to the wetland, whereas non-consumptive opportunities do not.
- 10. Educational/Scientific Value:** This value considers the effectiveness of the wetland as a site for an “outdoor classroom” or as a location for scientific study or research.



- 11. Uniqueness/Heritage:** This value relates to the effectiveness of the wetland or its associated water bodies to produce certain special values. Special values may include such things as archeological sites, unusual aesthetic quality, historical events, or unique plants, animals, or geological features.
- 12. Visual Quality/Aesthetics:** This value relates to the visual and aesthetic qualities of the wetland.
- 13. Threatened or Endangered Species Habitat:** This value relates to the effectiveness of the wetland or associated water bodies to support threatened or endangered species.

The functions and values identified in the wetlands are described in the following sections.

Wetlands A, B, C, & D

The principal functions of these four wetlands were determined to be Sediment/Toxicant/Pathogen Retention, Flood flow Alteration, and Wildlife Habitat. The water quality and flood flow alteration functions are supported due to their location upstream of Scamen Brook and their restricted flow path. This restricted flow is mainly the result of segmentation but does enable treatment and flood attenuation by storing runoff and slowly releasing it downstream. These functions are supported at a modest level due to the overall small size of the wetlands and limited development within their watershed. The wetlands also support general Wildlife Habitat, mostly by way of dense cover favored by small mammals. Since these wetlands lack surface hydrology, they do not support wetland specific wildlife habitat and the proximity of development greatly limits their habitat value overall.

Wetland E

Sediment/Toxicant/Pathogen Retention and Wildlife Habitat were determined to be the principal functions of Wetland E. These are derived from its more significant surface hydrology, closer association with Scamen Brook, and connectivity to larger forested wetland habitat to the west. These attributes enhance the wildlife and Water quality function of the wetland in comparison to wetlands A, B, C, & D. Flood flow alteration was not considered a function of Wetland E since very little storage capacity was noted. Groundwater discharge has also been considered as a secondary function as evidenced by the hillside seep along its southern slope.

RELATION TO THE PROPOSED DEVELOPMENT

A Conditional Use Permit (CUP) is being sought for proposed wetland and wetland buffer impacts within the Wetlands Conservation Overlay District associated with construction of the project. This section provides an assessment of the impacts in accordance with Article 9.1.6.B.3 of the Wetland Conservation District CUP Criteria:

A wetland scientist has provided an impact evaluation that includes the “functions and values” of the wetland(s), an assessment of the potential project-related impacts and concluded to the extent feasible, the proposed impact is not detrimental to the value and function of the wetland(s) or the greater hydrologic system.

A functional evaluation of the wetlands is provided in the previous sections of this letter. Direct impacts are proposed to Wetlands A, B, C, and D with wetland B, and C being impacted in their entirety. The principal functions of the water quality and flood flow alteration supported in these areas should be adequately compensated for by the inclusion of comprehensive stormwater management and maintenance

of the overall flow path. These impacts should have no significant effect on Scamen Brook or the larger wetland system. The modest wildlife habitat in these areas will be lost. Considering the existing development and already segmented nature of this habitat, its loss should not have a significant effect on overall habitat. Similar and better quality habitat is readily available in the areas west and east of the Site. The habitat value in the immediate vicinity will also be enhanced by restoration of buffer area to either side of Wetland D which currently consists of a driveway and maintenance/storage area adjacent to a residential structure.

Wetland E will not be directly impacted, impacts in this location are to the buffer only. A significant portion of this impact takes place within White Oak Drive and the immediately adjacent slopes. If proper erosion control is employed during the work this will have no effect on the functions of the wetland. Buffer impacts are also proposed to construct a stormwater basin and a small portion of a parking lot. This impact will occur in naturally wooded buffer which provides vegetated area for water quality and additional screening for wildlife habitat. The loss of forested buffer may result in a small loss of capacity for water quality function, but this will be mitigated by the addition of stormwater management with no significant overall effect on the larger wetland system. The loss of wildlife habitat function resulting from these impacts will be very minimal. The proposed stormwater basin and grading constitute a softer edge than paved surface of which there is only a small amount in the 75-foot buffer. Habitat function loss is also mitigated by the fact that the buffer in this area originates from the hillside seep extension of the wetland. The core wetland habitat to which the buffer provided screening lies well downslope.

This concludes the wetland delineation and wetland functional assessment report. If I can be of further assistance, please feel free to contact me at (603) 778-0644.

Sincerely,



Brendan Quigley, NHCWS
Gove Environmental Services, Inc.

Wetland Sketch
Photos



75' PARKING AND STRUCTURE BUFFER - 7,407 S.E.
 TOTAL BUFFER RESTORATION - 7,032 S.F.
 DETERMINED BY GOVE ENVIRONMENTAL SERV
 WITH AID WETLANDS WIRE IDENTITIES. WETLANDS WERE
 FOLLOWING STANDARDS:

- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS AND HYDRIC SOILS IN THE UNITED STATES (VERSION 2.0) IN NORTH-CENTRAL AND NORTHEAST REGION.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES AND DELINEATING HYDRIC SOILS, VERSION 8.2, UNITED STATES GEOLOGICAL SURVEY.
- NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2019 INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND.
- U.S. ARMY CORPS OF ENGINEERS NATIONAL WETLAND PLAN.
- U.S. ARMY CORPS OF ENGINEERS NATIONAL WETLAND PLAN CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS (USFV MANUAL FWS/805-79/31 (1979)).

LEGEND

- 40' WETLAND SETBACK
- 75' VORINAL POOL BUFFER
- LIMIT OF PROJECT DISTURBANCE
- WETLAND BOUNDARY
- PROPOSED 40' WETLAND BUFFER IMPACT
- PROPOSED 75' WETLAND SETBACK IMPACT
- PROPOSED BUFFER RESTORATION AREA



A

B

C

D

E

E

HOLLY BRAND TRAIL

RIVERWOOD DRIVE

WETLAND IMPACT #1
 7,410 S.F.
 75' SETBACK IMPACT (TYP)
 40' LIMITED USE BUFFER IMPACT (TYP)
 7,407 S.F.

WETLAND IMPACT #2
 7,410 S.F.
 75' SETBACK IMPACT (TYP)
 40' LIMITED USE BUFFER IMPACT (TYP)
 7,407 S.F.

75' WETLAND SETBACK IMPACT (TYP)
 40' LIMITED USE BUFFER IMPACT (TYP)
 7,407 S.F.

WETLAND IMPACT #3
 7,410 S.F.
 75' SETBACK IMPACT (TYP)
 40' LIMITED USE BUFFER IMPACT (TYP)
 7,407 S.F.

Wetland Photos
Riverwoods Supportive Living Health Center
5 White Oak Drive
Exeter, NH



Photo 1—Wetland A



Photo 2—Trail between Wetlands A and B (A to right, B to the left)



Photo 3—Wetland B



Photo 4—Driveway between Wetlands C and D (C to right, D to the left)



Photo 5—Wetland C



Photo 6—Wetland D

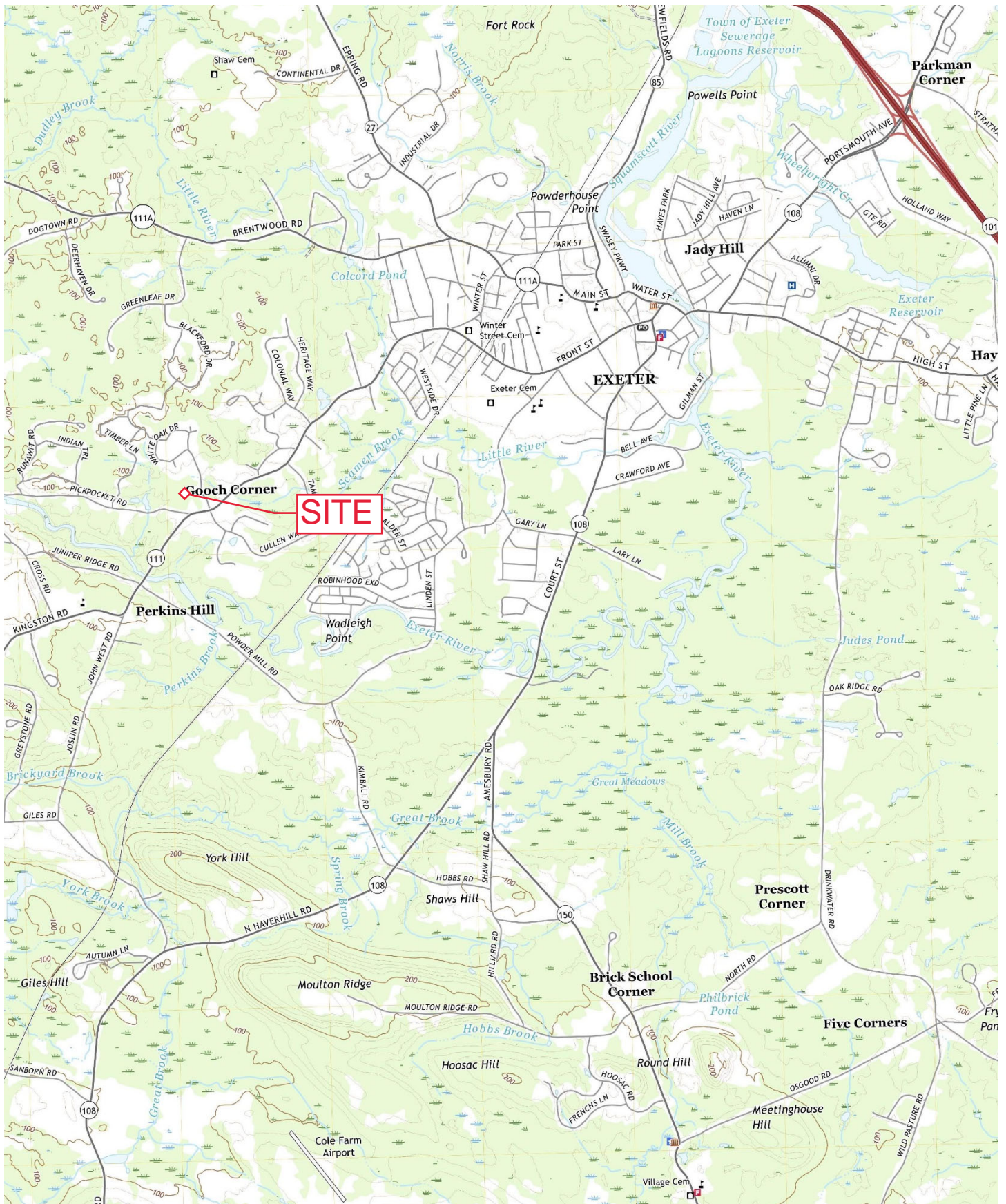
Section 4

USGS Map

Aerial Photo

Tax Map

FIRM

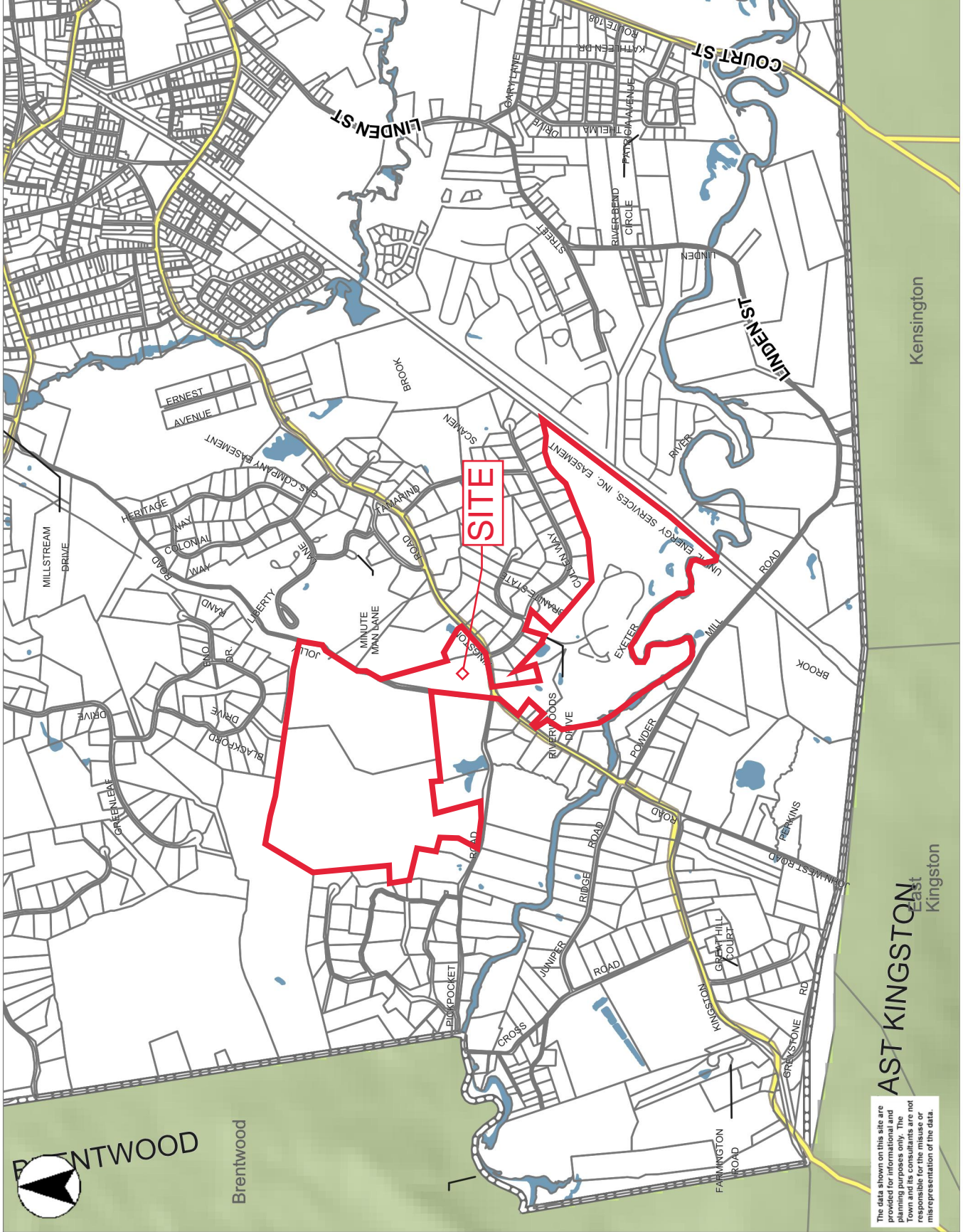




SITE



- Parcels
- NH Highways
- Interstate
- US Highway
- State Highway
- Town Boundary
- Abutting Towns
- Streets
- 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.

AST KINGSTON
East
Kingston

Kensington



Printed on 09/09/2024 at 01:27 PM

National Flood Hazard Layer FIRMette

70°59'18"W 42°58'23"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

OTHER AREAS OF FLOOD HAZARD

- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

OTHER FEATURES

- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **9/9/2024 at 1:17 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



70°58'40"W 42°57'57"N

0 250 500 1,000 1,500 2,000 Feet
1:6,000

Basemap Imagery Source: USGS National Map 2023

Section 7

Project Plans

(under separate cover in hard copy)



RiverWoods Exeter

SUPPORTIVE LIVING HEALTH CENTER

5 WHITE OAK DRIVE
EXETER, NEW HAMPSHIRE

Assessor's Parcel 97, Lot 23

ISSUED FOR REVIEW

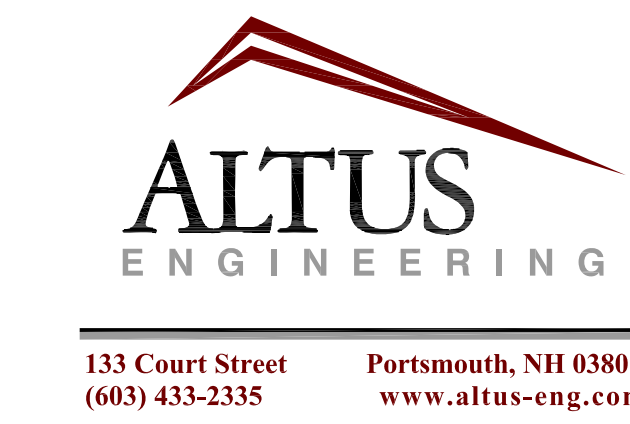
Plan Issue Date:
October 23, 2024

WILDLIFE PROTECTION NOTES

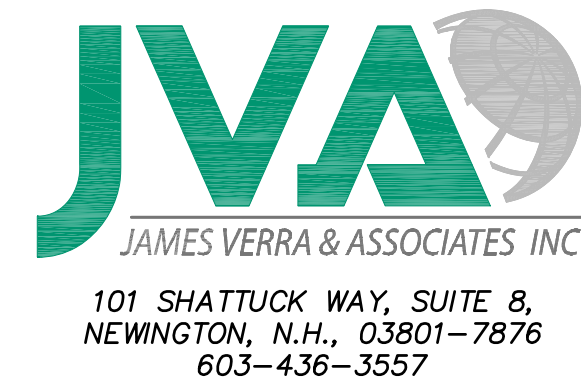
1. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES ON THE PROJECT SITE SHALL BE REPORTED IMMEDIATELY TO THE NHFG NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHGREVIEW@WILDLIFE.NH.GOV, WITH THE EMAIL SUBJECT LINE CONTAINING THE NHB DATACHECK TOOL RESULTS LETTER ASSIGNED NUMBER (NHB 24-0142), THE PROJECT NAME (BILL DUBE KIA), AND THE TERM "WILDLIFE SPECIES OBSERVATION".
2. PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHFG IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION, AS FEASIBLE.
3. IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHFG AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHFG.
4. THE NHFG, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

Owner/Applicant:
RIVERWOODS COMPANY
AT EXETER
7 RIVERWOODS DRIVE
EXETER, NH 03833

Civil Engineer:



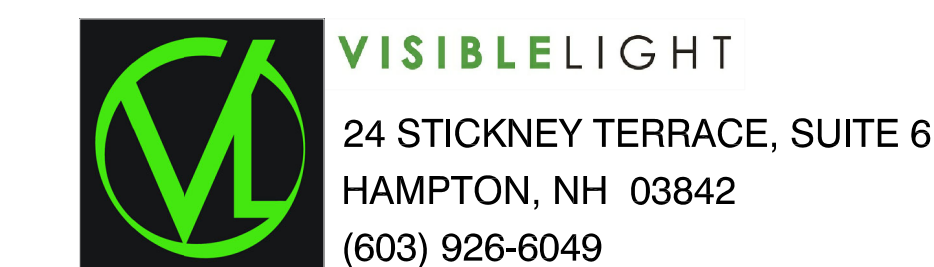
Surveyor:



Wetland Scientist:



Lighting Consultant:



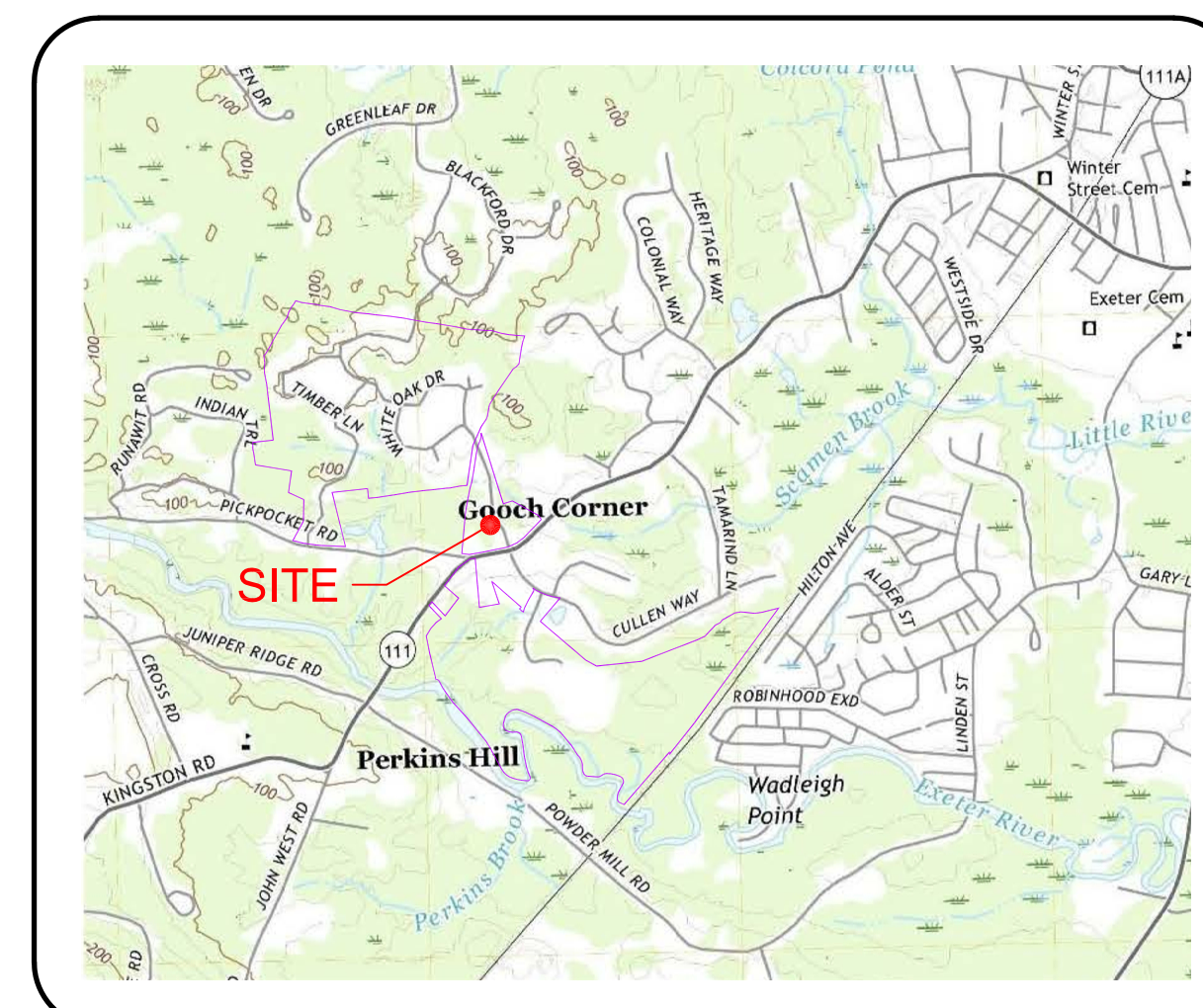
Architect:



Landscape Architect:



Traffic Engineer:



LOCUS

SCALE: 1" = 2,000'

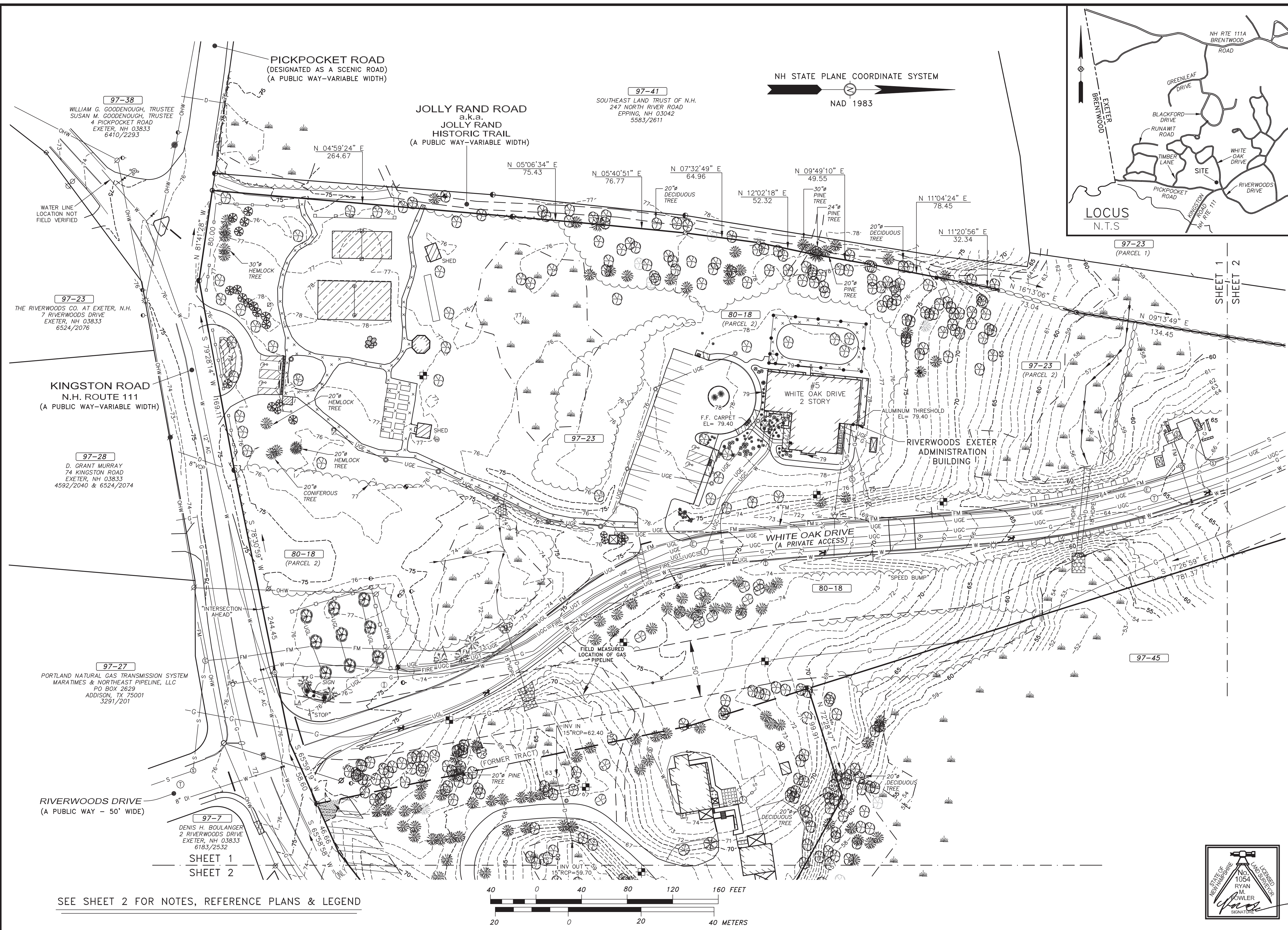
Sheet Index

Title	Sheet No.:	Rev.	Date
Limited Existing Conditions Plan	1 of 2	1	09/11/23
Limited Existing Conditions Plan	2 of 2	1	09/11/23
Demolition and Site Preparation Plan	C-1	1	10/23/24
Site Plan	C-2	1	10/23/24
Vehicular Access Plan	C-3	1	10/23/24
Roadway Plan and Profile	C-4	1	10/23/24
Roadway Plan and Profile	C-5	1	10/23/24
Stormwater Management Plan	C-6	1	10/23/24
Erosion and Sediment Control Plan	C-7	1	10/23/24
Utility Plan	C-8	1	10/23/24
Sewer Plan and Profile	C-9	0	10/23/24
Lighting Plan	C-10	1	10/23/24
Wetland and Conditional Use Permit Plan	C-11	1	10/23/24
Detail Sheet	C-12	1	10/23/24
Detail Sheet	C-13	1	10/23/24
Detail Sheet	C-14	1	10/23/24
Detail Sheet	C-15	1	10/23/24
Detail Sheet	C-16	1	10/23/24
Detail Sheet	C-17	1	10/23/24
Detail Sheet	C-18	1	10/23/24
Detail Sheet	C-19	1	10/23/24
Detail Sheet	C-20	1	10/23/24
Detail Sheet	C-21	1	10/23/24
Detail Sheet	C-22	0	10/23/24
Landscaping Plan	L-1	0	09/10/24
Lower Level Floor Plan	-	0	07/24
First Floor Plan	-	0	07/24
Second Floor Plan	-	0	07/24
Third Floor Plan	-	0	07/24
Exterior Elevations	-	0	07/24
Exterior Elevations	-	0	07/24
Front Entry	-	0	07/24

Permit Summary

	Submitted	Received
Exeter Site Plan & CUP	09/10/24	-
NHDES Alteration of Terrain	-	-
NHDES Wetlands Dredge and Fill	-	-
NHDES Sewer Connection Permit	-	-
Army Corps of Engineers	-	-
NHDOT Driveway Entrance	09/25/24	-
EPA Notice of Intent	By Contractor 14 days prior to construction	-

J:\2023 PROJECTS\23-2014 ALTUS-RIVERWOODS - 7 RIVERWOODS DR - EXETER\23-2014.DWG\23-2014_BASE.DWG 2024-10-22



SURVEYOR:
JVA
JAMES VERRA & ASSOCIATES, INC.
101 SHATTUCK WAY, SUITE 8,
NEWINGTON, N.H., 03801-7876
603-436-3557
JOB NO: 23-2014
PLAN NO: 23-2014

ENGINEER:
ALTUS
ENGINEERING
133 Court Street
Portsmouth, NH 03801
(603) 433-2335
www.altus-eng.com

ISSUED FOR:
SUBMISSION

ISSUE DATE:
SEPTEMBER 11, 2023

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	ENGINEERING DESIGN	JCS	9/11/23
2	LIMITED SITE UPDATE	JCS	9/5/24
3	PER UEI COMMENTS	RMF	10/22/24

DRAWN BY: JCS
APPROVED BY: RMF
DRAWING FILE: 23-2014.DWG

SCALE:
22" x 34" - 1" = 40'
11" x 17" - 1" = 80'

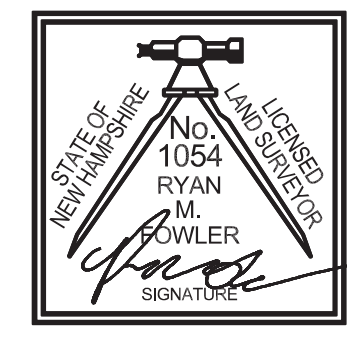
OWNER/APPLICANT:
THE RIVERWOODS COMPANY
AT EXETER, NEW HAMPSHIRE
5 WHITE OAK DRIVE
EXETER, N.H. 03833
ASSESSOR'S PARCELS
97-23

PROJECT:
PROPOSED SITE
REDEVELOPMENT
PLANS
5 WHITE OAK DRIVE
EXETER, NH 03833
ASSESSOR'S PARCEL
97-23

KINGSTON ROAD
RIVERWOODS DRIVE
PICKPOCKET ROAD
JOLLY RAND ROAD

TITLE:
LIMITED
EXISTING
CONDITIONS
PLAN

SHEET NUMBER:
1 OF 2



P5015

SURVEYOR:
JVA
JAMES VERRA & ASSOCIATES, INC.
 101 SHATTUCK WAY, SUITE 8,
 NEWINGTON, N.H., 03801-7876
 603-436-3557
 JOB NO: 23-2014
 PLAN NO: 23-2014

ENGINEER:
ALTUS
ENGINEERING
 133 Court Street Portsmouth, NH 03801
 (603) 433-2335 www.altus-eng.com

ISSUED FOR:
SUBMISSION

ISSUE DATE:
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OWNER/APPLICANT:
**THE RIVERWOODS COMPANY
 AT EXETER, NEW HAMPSHIRE
 5 WHITE OAK DRIVE
 EXETER, N.H. 03833
 ASSESSOR'S PARCELS
 97-23**

PROJECT:
**PROPOSED SITE
 REDEVELOPMENT
 PLANS
 5 WHITE OAK DRIVE
 EXETER, NH 03833
 ASSESSOR'S PARCEL
 97-23
 KINGSTON ROAD
 RIVERWOODS DRIVE
 PICKPOCKET ROAD
 JOLLY RAND ROAD**

TITLE:
**LIMITED
 EXISTING
 CONDITIONS
 PLAN**

SHEET NUMBER:
2 OF 2

NOTES:

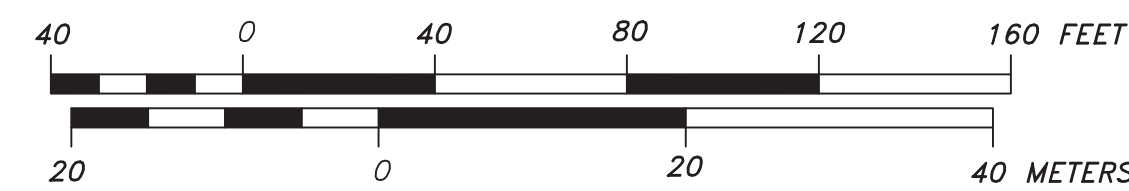
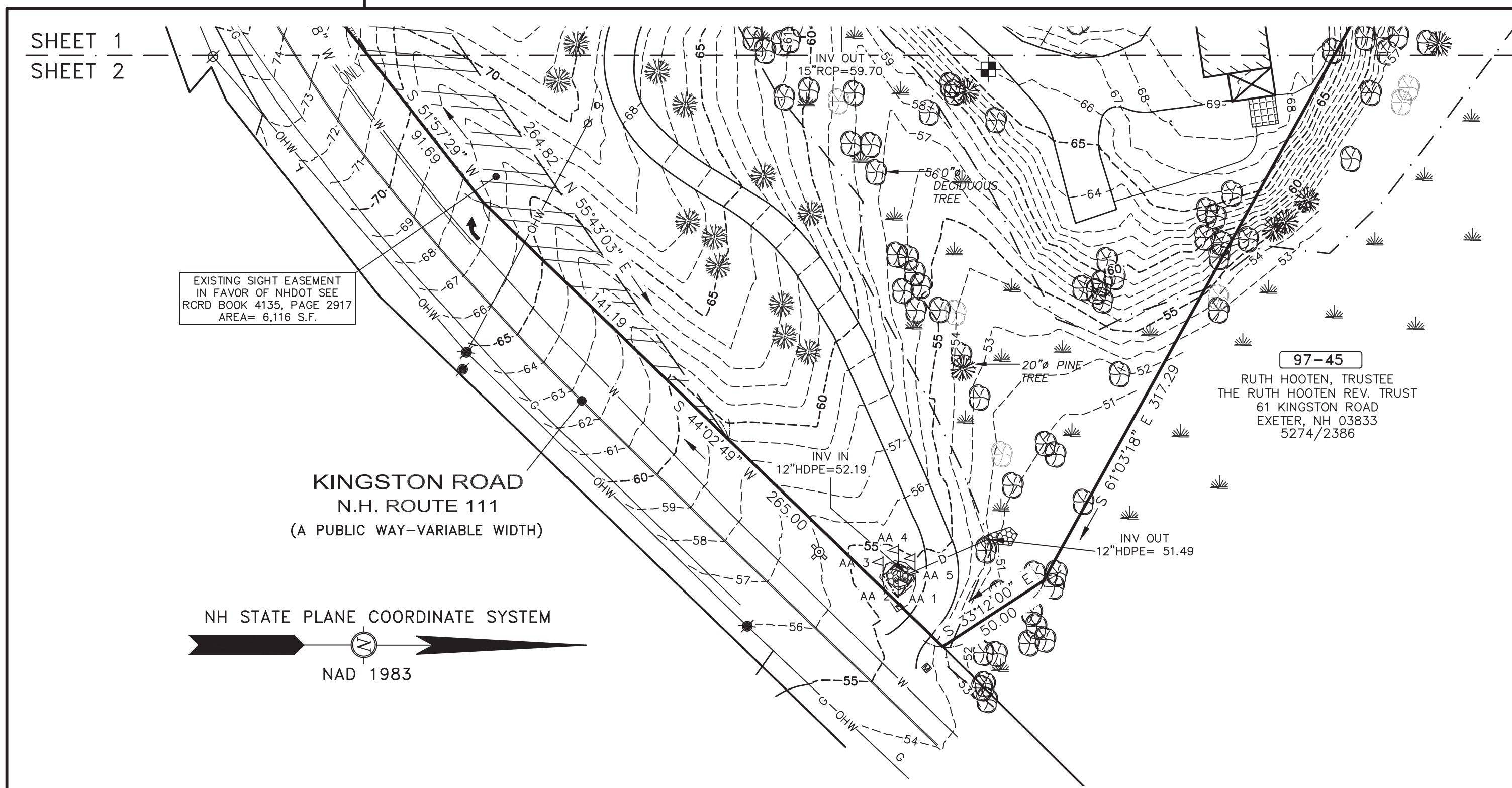
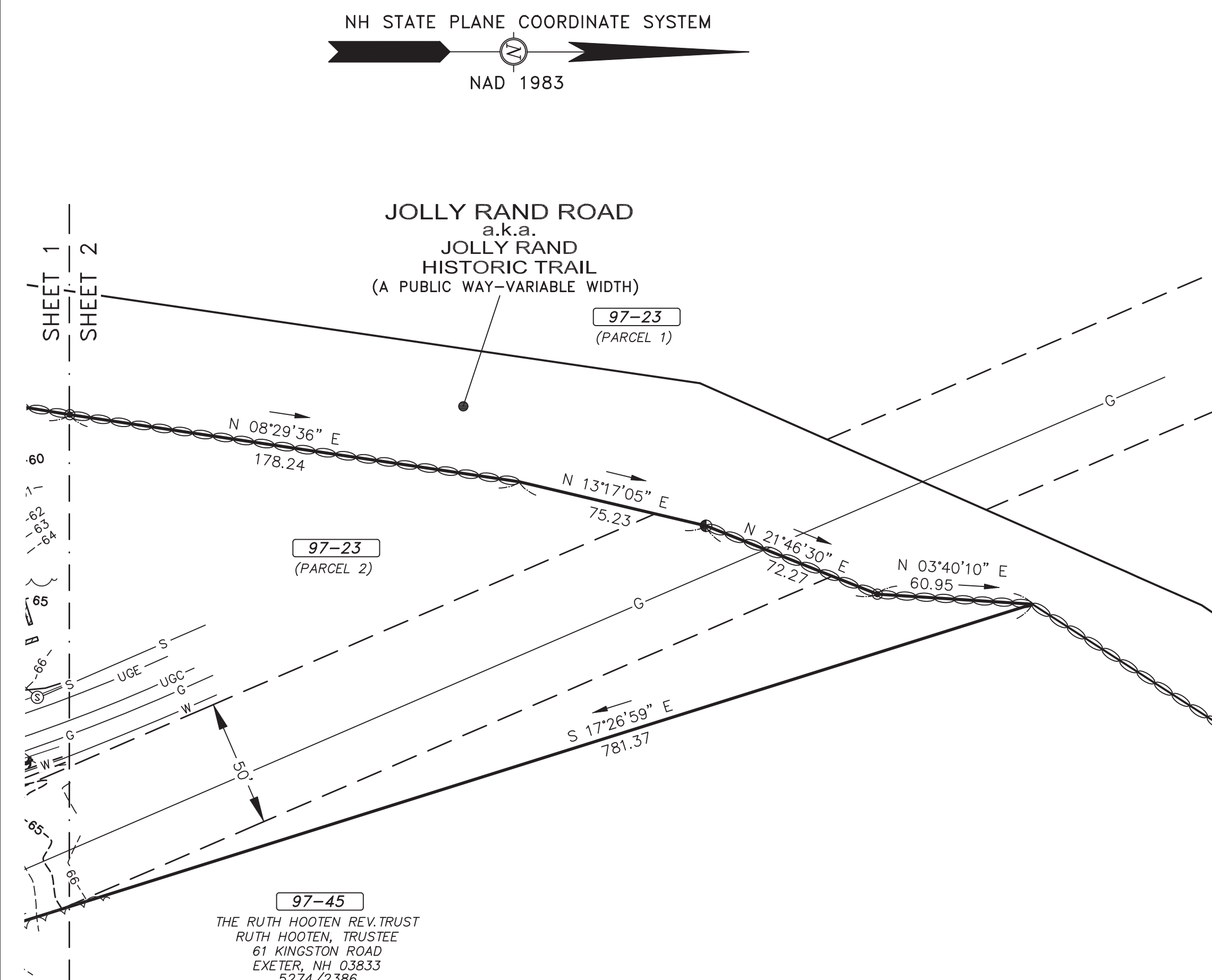
- OWNER OF RECORD..... THE RIVERWOODS COMPANY AT EXETER, NEW HAMPSHIRE
 ADDRESS..... 5 WHITE OAK DRIVE, EXETER, NH 03833
 DEED REFERENCE..... 3856/1913, 3851/129, 5909/2862, 2973/1176 & 6524/2076
 TAX SHEET / LOT..... 97-23
 PARCEL 2 AREA..... 205.33 ACRES (FROM TAX CARD)
 SEE VOLUNTARY LOT MERGER DATED 2/29/2024 MERGING TAX PARCELS 97-23, 97-29, 97-44, 98-37, & 80-18.
 INTO PARCEL 97-43. SEE RCRD BOOK 6534, PAGE 2917.
- ZONED:..... R-1 FRONT YARD SETBACK..... 25'
 MINIMUM LOT AREA 40,000 S.F.* SIDE YARD SETBACK..... 15'
 FRONTAGE..... 150' REAR YARD SETBACK..... 25'
 * REDUCED FROM 2 ACRES WHEN SERVED BY MUNICIPAL WATER & SEWER
- ON SITE CONTROL ESTABLISHED USING SURVEY GRADE GPS UNITS.
 HORIZONTAL DATUM: RIVERWOODS "SITE"
 VERTICAL DATUM: RIVERWOODS "SITE"
 UNITS: U.S. SURVEY FOOT
- THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- MONUMENTS SHOWN HEREON WERE FOUND UNLESS NOTED OTHERWISE.
- THIS PLAN IS BASED UPON SURVEY WORK CONDUCTED BY THIS OFFICE 9/2006 TO 8/2024.
- WETLANDS DELINEATION PERFORMED 1/2023 BY BRENDAN J. QUIGLEY, NHCWS# 249, OF GOVE ENVIRONMENTAL SERVICES, INC., 8 CONTINENTAL DR, BLDG 2, UNIT H, EXETER, NH 03833-7507. WETLANDS FLAGS WERE SURVEY LOCATED BY JAMES VERRA AND ASSOCIATES, INC.
 WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES INC. ON 1/2023 UTILIZING 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)
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE SETTING OR ESTABLISHMENT OF ANY GRADES/ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOC., INC.
- PARCELS 80-18 (PARCEL 2) & 97-44 LIE IN FLOOD HAZARD AREA ZONE X (UNSHADED), AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FLOOD INSURANCE RATE MAP 33015C0401E, EFFECTIVE DATE 5/17/2005 AND AS SHOWN ON LOMR 18-01-0144P, EFFECTIVE DATE 11/5/2018.
- PARCEL 97-44 IS SUBJECT TO A HIGHWAY EASEMENT IN FAVOR OF THE STATE OF N.H., SEE RCRD BOOK 6449, PAGE 1193 & RCRD PLAN D-43603 (REF. PLAN 14).

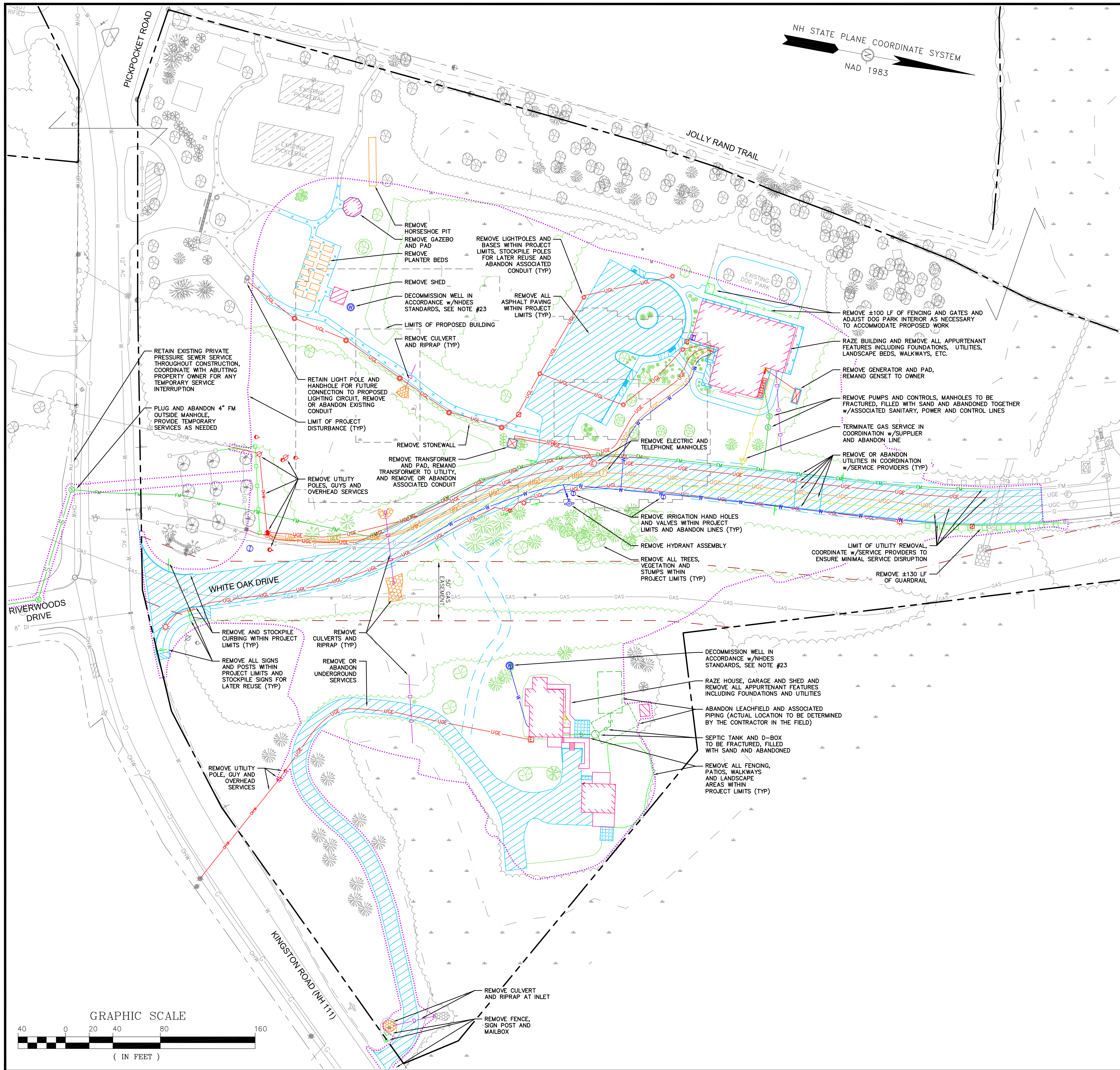
REFERENCE PLANS:

- LOT LINE ADJUSTMENT PLAN OF LAND AND EASEMENT PLAN, PICKPOCKET, KINGSTON AND JOLLY RAND ROADS, EXETER, N.H., REVISED TO 8-1-03, RCRD PLAN D-30933, SHEETS 1 & 2.
- BLACKFORD PLACE SUBDIVISION FOR TUCK REALTY CORP., GREENLEAF DRIVE, EXETER, NH, SHEETS 1-6, RCRD PLAN D-29099.
- SUBDIVISION OF LAND, PAUL HOLLOWAY, JR., PICKPOCKET ROAD, EXETER, N.H., DATED 10-1978, RCRD PLAN D-8534.
- PLAT OF LAND FOR MARTHA M. PENNELL, EXETER, N.H., DATED 5-1980, RCRD PLAN D-9607.
- PROPERTY OF NORMAN HOLDER, SUBDIVISION OF 2-LOTS, EXETER, ROCKINGHAM COUNTY, NEW HAMPSHIRE, DATED 6-6-1972, RCRD PLAN C-3008.
- SUBDIVISION OF LAND FOR DOROTHY G. HAM IN EXETER, N.H., REVISED TO 9-1979, RCRD PLAN D-9033.
- LIMITED SUBDIVISION FOR GARY RAYMOND & LUARIE TOBIN-RAYMOND IN EXETER, N.H., REVISED TO 3-1986, RCRD PLAN D-14911.
- CONSERVATION EASEMENT PLAN, THE BOULDERS AT RIVERWOODS & THE RIDGE AT RIVERWOODS, JOLLY RAND ROAD, PICKPOCKET ROAD & WHITE OAK DRIVE, EXETER, N.H., FOR THE RIVERWOODS COMPANY AT EXETER, NEW HAMPSHIRE, REVISED TO 8/6/2021, RCRD PLAN D-42956.
- SITE PLAN, THE RIDGE AT RIVERWOODS, KINGSTON, NH, FOR RIVERWOODS AT EXETER, REVISED TO 8-1-03, RCRD PLAN D-30932.
- PLAT OF LAND, 77 KINGSTON ROAD, EXETER, N.H., FOR THE RIVERWOODS COMPANY AT EXETER, N.H., DATED 11/18/2008, RCRD PLAN D-35705.
- EXISTING CONDITIONS PLAN, 67 KINGSTON ROAD, EXETER, N.H., FOR THE RIVERWOODS GROUP, PLAN NO. 23006-11, DATED 7/16/2018, NOT RECORDED.
- CORRECTIVE GAS PIPELINE EASEMENT PLAN, THE RIDGE AT RIVERWOODS, KINGSTON ROAD & WHITE OAK DRIVE, EXETER, N.H., FOR THE RIVERWOODS COMPANY AT EXETER, N.H., DATED 3/22/2022, RCRD PLAN D-43254.
- EXISTING CONDITIONS PLAN, 77 KINGSTON ROAD, EXETER, N.H., FOR THE RIVERWOODS COMPANY AT EXETER, N.H., PLAN NO. 23006-9, DATED 6/30/2010, NOT RECORDED.
- EASEMENT PLAN, TAX MAP 97 - LOT 44, THE RIVERWOODS COMPANY AT EXETER, N.H., TO THE N.H. DEPARTMENT OF TRANSPORTATION, 67 KINGSTON ROAD, EXETER, N.H., REVISED TO 12/10/2020, RCRD PLAN D-43603.

LEGEND:

	STONE WALL
	IRON ROD
	IRON PIPE
	DRILL HOLE
	CHAIN LINK FENCE
	PRIVACY FENCE
	TAX SHEET - LOT NUMBER
	RCRD..... ROCKINGHAM COUNTY REGISTRY OF DEEDS
	EOP..... EDGE OF PAVEMENT
	SGC..... SLOPED FACED GRANITE CURB
	BOLLARD LIGHT
	ELECTRIC METER
	HVAC UNIT
	WELL
	WATER GATE VALVE
	HYDRANT
	SIGN
	ELECTRICAL PANEL
	ELECTRICAL BOX
	TREE LINE
	BRUSH LINE
	CONIFEROUS TREE
	DECIDUOUS TREE
	CONIFEROUS SHRUB
	DECIDUOUS SHRUB
	WATER LINE
	SEWER LINE
	FORCE MAIN
	DRAIN LINE
	GAS LINE
	UNDERGROUND ELECTRIC
	UNDERGROUND COMMUNICATIONS
	UNDERGROUND LIGHTING CIRCUIT
	LANDSCAPED AREA
	MULCH LANDSCAPED AREA
	SPOT GRADE
	WETLANDS AREA
	RIP RAP
	CRUSHED STONE
	CEMENT CONCRETE
	HANDICAP SPACE
	BORING

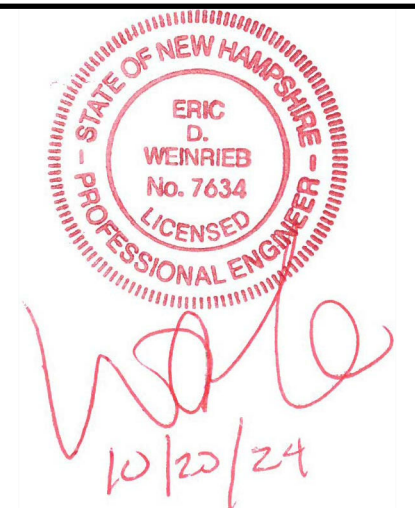




DEMOLITION NOTES

1. LOCAL DEMOLITION PERMIT REQUIRED PRIOR TO ANY BUILDING DEMOLITION ACTIVITIES. CONTRACTOR IS NOTIFIED THAT THIS PERMIT PROCESS MAY REQUIRE A 30-DAY LEAD TIME.
2. CONTRACTOR SHALL SAFELY SECURE THE SITE AND WORK LIMITS WITH SECURITY FENCING WHICH SHALL BE LOCKED DURING NON-WORK HOURS. KNOX BOX TO BE PROVIDED ON FENCING. CONTRACTOR SHALL COORDINATE WITH LOCAL FIRE DEPARTMENT FOR KEYING.
3. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES SCHEDULED TO REMAIN.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY NOTIFICATION OF ALL PARTIES, CORPORATIONS, COMPANIES, INDIVIDUALS AND STATE AND LOCAL AUTHORITIES OWNING AND/OR HAVING JURISDICTION OVER ANY UTILITIES RUNNING TO, THROUGH OR ACROSS AREAS TO BE DISTURBED BY DEMOLITION AND/OR CONSTRUCTION ACTIVITIES WHETHER OR NOT SAID UTILITIES ARE SUBJECT TO DEMOLITION, RELOCATION, MODIFICATION AND/OR CONSTRUCTION.
5. ALL UTILITY DISCONNECTIONS/DEMOLITIONS/RELOCATIONS SHALL BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES, LOCAL DPW AND ABUTTING PROPERTY OWNERS. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED EXCAVATION, TRENCHING AND BACKFILLING.
6. WHERE SPECIFIED TO REMAIN, MANHOLE RIMS, CATCH BASIN GRATES, VALVE COVERS, HANDHOLES, ETC. SHALL BE ADJUSTED TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
7. SEE EROSION CONTROL PLANS FOR EROSION AND SEDIMENT CONTROL MEASURES THAT SHALL BE IN PLACE PRIOR TO DEMOLITION ACTIVITIES.
8. ALL MATERIALS SCHEDULED FOR DEMOLITION OR REMOVAL ON PRIVATE PROPERTY SHALL REMAIN THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ITEMS INDICATED TO BE STOCKPILED SHALL BE REUSED ON-SITE IF DEEMED SUITABLE BY THE ENGINEER.
9. ALL MATERIAL SCHEDULED TO BE REMOVED SHALL BE LEGALLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS/CODES.
10. CONTRACTOR TO CONTACT LOCAL DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY DEMOLITION TO COORDINATE ALL WORK CONCERNING DISCONNECTION/DEMOLITION OF ANY PROPOSED WATER AND SEWER LINE IMPROVEMENTS. EXETER DPW: (603) 773-6157.
11. ALL WATER MAIN AND SERVICE DISCONNECTIONS SHALL CONFORM TO LOCAL DPW STANDARDS.
12. NO BURNING SHALL BE PERMITTED PER LOCAL REGULATIONS.
13. HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE ABATED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
14. EXISTING UTILITIES TO BE DISCONTINUED SHALL BE ABANDONED IN PLACE UNLESS OTHERWISE NOTED TO BE REMOVED OR ENCOUNTERED DURING THE INSTALLATION OF NEW WORK. ALL CONDUIT, CULVERT OR PIPE TO BE ABANDONED THAT IS 6" OR GREATER IN SIZE SHALL BE FILLED WITH FLOWABLE FILL.
15. IN AREAS WHERE CONSTRUCTION IS TO BE ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG THE PROPERTY LINE IN ALL AREAS WHERE PERIMETER SEDIMENT CONTROLS OR SITE SECURITY FENCING IS NOT OTHERWISE REQUIRED.
16. LOCATIONS OF PAVEMENT REMOVAL & SAWCUT LIMITS ARE SHOWN TO DEPICT THE GENERAL LIMITS OF WORK. CONTRACTOR'S MEANS & METHODS & PAVEMENT CONDITION WILL DICTATE THE EXACT LIMITS OF PAVEMENT REMOVAL.
17. SHOULD GROUNDWATER BE ENCOUNTERED DURING EXCAVATION, APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO ENSURE SEDIMENT LADEN WATER IS NOT DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM OR ADJACENT WETLANDS.
18. THE LOCATION(S) OF EXISTING WATER, SEWER, GAS, ELECTRIC, COMMUNICATIONS AND OTHER SERVICES TO THE EXISTING BUILDINGS ARE APPROXIMATE AND OTHER UNKNOWN UTILITY SERVICES MAY EXIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING WHATEVER EXPLORATORY INVESTIGATIONS ARE REQUIRED TO ASCERTAIN THE SIZE, LOCATION AND DEPTH OF THESE SERVICES. CONTRACTOR SHALL TERMINATE THE EXISTING SERVICES AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH LOCAL STANDARDS.
19. ALL ELECTRIC, TELEPHONE, WATER, SEWER AND OTHER UTILITY STRUCTURES TO REMAIN SHALL BE RELOCATED OR ADJUSTED TO PROPOSED FINISH GRADE AS APPROPRIATE. EXISTING PEDESTRIAN-RATED STRUCTURES IN PROPOSED PAVEMENT AREAS SHALL BE REPLACED WITH H-20 RATED STRUCTURES.
20. SOME DEMOLITION WORK AND UTILITY DISCONNECTIONS CALLED FOR ON THIS PLAN MAY HAVE PREVIOUSLY OCCURRED. THE CONTRACTOR SHALL EVALUATE THE EXISTING CONDITION OF THE SITE PRIOR TO COMMENCING WORK.
21. THIS PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR THE DEMOLITION OF EXISTING SITE FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL BUILDINGS, PAVEMENT, CONCRETE, CURBING, SIGNS, POLES, UTILITIES, BOLLARDS, FENCES, TREES, VEGETATION, STUMPS AND ANY OTHER EXISTING FEATURES AS NECESSARY TO FULLY CONSTRUCT THE PROJECT.
22. REMOVE FRAMES, GRATES AND COVERS FROM ALL SUBSURFACE STRUCTURES TO BE ABANDONED AND REMOVE STRUCTURE TO 3" MIN. BELOW FINISH GRADE. ALL CLOSED-BOTTOM STRUCTURES SHALL BE FRACTURED PRIOR TO BACKFILLING WITH SAND. THE CONTRACTOR HAS THE OPTION TO COMPLETELY REMOVE THESE STRUCTURES AND ASSOCIATED PIPES.
23. REMOVE WELL CASING TO 3' BELOW FINISH GRADE AS PART OF DECOMMISSIONING. REFER TO NHDES FACT SHEET DWG8-22-16 FOR ABANDONMENT CRITERIA. RELATED WATER AND ELECTRIC SERVICE LINES MAY BE ABANDONED IN PLACE.
24. ALL SEPTIC AND OTHER SANITARY SEWER STRUCTURES SHALL BE PUMPED DRY PRIOR TO DEMOLITION.
25. ALL ROAD/LANE CLOSURES OR OTHER TRAFFIC INTERRUPTIONS ON NH 111 OR RIVERWOODS DRIVE SHALL BE COORDINATED WITH NHDOT DISTRICT 6, THE EXETER POLICE DEPARTMENT, DPW AND THE OWNER AT LEAST TWO WEEKS PRIOR TO COMMENCING RELATED CONSTRUCTION.
26. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO ENSURE THAT UTILITY SERVICES AND VEHICULAR ACCESS VIA WHITE OAK DRIVE TO THE RIDGE AND BOULDERS CAMPUSES REMAIN AS UNINTERRUPTED AS POSSIBLE FOR THE DURATION OF THE PROJECT. ANY SHUT DOWN OR CLOSURE SHALL BE COORDINATED WITH THE OWNER AT LEAST ONE WEEK IN ADVANCE.
27. SEE DETAIL SHEETS FOR LEGEND.

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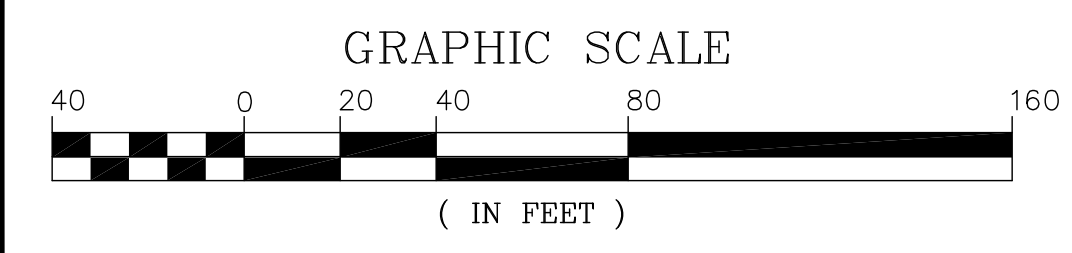
OWNER:
 RIVERWOODS COMPANY
 AT EXETER
 7 RIVERWOODS DRIVE
 EXETER, NH 03833

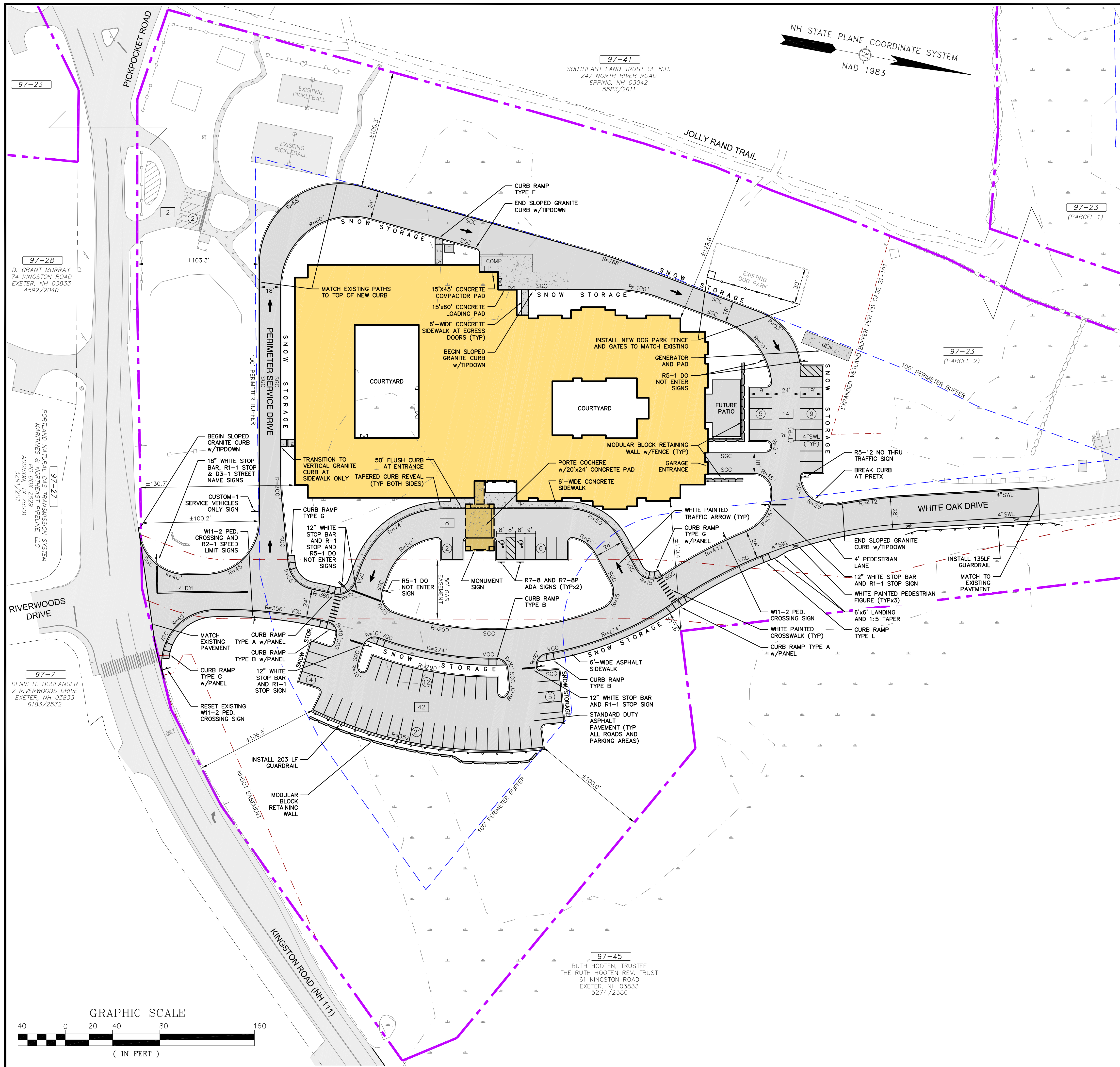
APPLICANT:
 RIVERWOODS COMPANY
 AT EXETER
 7 RIVERWOODS DRIVE
 EXETER, NH 03833

PROJECT:
 RIVERWOODS
 SUPPORTIVE LIVING
 HEATH CENTER
 TAX MAP 97 LOT 23
 5 WHITE OAK DRIVE
 EXETER, NH 03833

TITLE:
 DEMOLITION
 AND SITE
 PREPARATION PLAN

SHEET NUMBER:
C-1



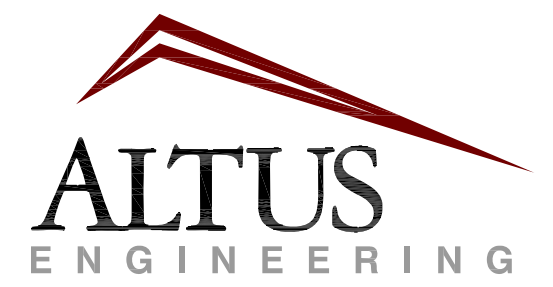


SITE NOTES

- DESIGN INTENT - THIS PLAN SET IS INTENDED TO DEPICT THE REDEVELOPMENT OF THE SITE FOR A SUPPORTIVE LIVING HEALTH CARE CENTER.
- APPROXIMATE LOT AREA: ±204.48 AC.
- REFERENCE DEED: ROCKINGHAM COUNTY REGISTRY OF DEED BOOK 6534 PAGE 2917
- ZONE: RESIDENTIAL LOW DENSITY (R-1)
- DIMENSIONAL REQUIREMENTS:
 - MIN. LOT AREA: 2 ACRES OR 40,000 S.F. w/WATER AND SEWER
 - DENSITY: 3 UNITS/ACRE (FOR ELDERLY CONGREGATE CARE)
 - MIN. STREET FRONTAGE: 150'
 - FRONT SETBACK: 25' (±130.7' PROVIDED)
 - SIDE SETBACK: 15' (±100.4' PROVIDED)
 - REAR SETBACK: 25' (N/A, NO REAR ON THIS SECTION OF THE PARCEL)
 - MAX. BUILDING HEIGHT: 35'/3 STORIES (35' PROPOSED)
 - MIN. OPEN SPACE: 70% (>70% PROVIDED)
 - PERIMETER BUFFER: 100' (FOR ELDERLY CONGREGATE CARE)
 - WETLAND SETBACKS: 40' (POORLY DRAINED)
50' (VERY POORLY DRAINED)
75' (PARKING & STRUCTURES)
100' (VERNAL POOL)
- PARKING REQUIREMENTS:

DUE TO THE PROPOSED USE NOT BEING ADEQUATELY REPRESENTED IN THE OFF-STREET PARKING SCHEDULE, AN ALTERNATE PARKING CALCULATION PER ZONING SECTION 5.8.3.B.1 IS UTILIZED HERE TO CALCULATE PARKING DEMAND. THIS CALCULATION IS BASED ON PROJECTED STAFFING LEVELS AND ANTICIPATED VISITOR DEMAND DERIVED FROM EXPERIENCE WITH THE THREE EXISTING RIVERWOODS EXETER CAMPUSES:

STAFF AT MAX. SHIFT:	70
RESIDENT VISITORS:	25
OTHER VISITORS:	15
GOUCH PARK:	2
TOTAL PARKING REQUIRED	= 112 SPACES
TOTAL PARKING PROVIDED	= 130 SPACES (64 GARAGE, 66 SURFACE)
SURPLUS/DEFICIT	= +18 SPACES
- OVERALL AREA OF DISTURBANCE OVER 100,000 S.F., NHDES ALTERATION OF TERRAIN PERMIT REQUIRED.
- AREA OF DISTURBANCE OVER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT REQUIRED (NOIS TO BE PREPARED AND SUBMITTED BY CONTRACTOR, SWPPP AND INSPECTIONS TO BE PREPARED AND PERFORMED BY CONTRACTOR).
- NHDOT DRIVEWAY PERMIT REQUIRED.
- TOWN OF EXETER SIGN PERMIT REQUIRED.
- CONDITIONAL USE PERMIT UNDER ZONING SECTION 9.1.6 REQUIRED FOR SITE DEVELOPMENT IN THE WETLANDS CONSERVATION DISTRICT.
- SITE IS NOT IN A SPECIAL FLOOD HAZARD ZONE PER FIRM PANEL #33015C0401E PANEL 401 OF 681 AS REVISED PER LOMR DATED NOV. 5, 2018.
- WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. IN JANUARY, 2023 IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS (ACOE) WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION (VERSION 2). HYDRIC SOIL DETERMINATIONS WERE CONDUCTED IN ACCORDANCE WITH THE U.S. DEPT. OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE'S FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES (VERSION 7.0, 2010) ALONG WITH THE MANUAL FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND (VERSION 3, APRIL 2004). PLANT SPECIES INDICATOR STATUS WAS BASED ON THE ACOE'S THE NATIONAL WETLAND PLANT LIST (2013).
- ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
- ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE REGULATIONS AND STANDARD SPECIFICATIONS OF THE TOWN OF EXETER, LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
- ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.3 STORMWATER 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LOCATION, INSTALLATION AND ORIENTATION OF ALL SIGNS.
- PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
- PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE, YELLOW OR BLUE TRAFFIC PAINT (WHERE SPECIFIED), MEETING THE REQUIREMENTS OF AASHTO M248, TYPE F OR EQUAL. PAINTED LANDS AND LOADING ZONES SHALL BE 4"-WIDE DIAGONAL WHITE LINES 3'-0" O.C. BORDERED BY 4"-WIDE WHITE LINES. PARKING STALLS SHALL BE SEPARATED BY 4"-WIDE WHITE LINES. SEE DETAILS FOR HANDICAP SYMBOLS, SIGNS AND SIGN DETAILS.
- PAVEMENT MARKING ABBREVIATIONS:
 - SWL: SINGLE WHITE LINE (4" SOLID LINE)
 - DYL: DOUBLE YELLOW LINE (2 x 4" SOLID LINES SEPARATED BY 4")
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINES WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- UNLESS OTHERWISE NOTED, ALL NEW CURBING SHALL BE SLOPED GRANITE ("SGC") OR VERTICAL GRANITE ("VGC") WITH A MINIMUM RADIUS OF 4'.
- CURB RAMP INDICATED AS "w/PANEL" SHALL BE EQUIPPED WITH AN ADA-COMPLIANT DETECTABLE WARNING PANEL.
- SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT AND IN AREAS SHOWN HEREON AS APPROPRIATE. NO SNOW SHALL BE STORED IN ANY STORMWATER POND.
- BUILDING AREA AND DIMENSIONS SHOWN ARE BASED ON MEASUREMENTS TO THE EXTERIOR FACE. ACTUAL DIMENSIONS TO FOUNDATION AND INTERIOR SPACE WILL DIFFER. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ALL NECESSARY COORDINATION BETWEEN CIVIL AND ARCHITECTURAL PLANS TO ENSURE THE DESIGN INTENT IS MET. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
- THIS SITE PLAN IS DESIGNED IN COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED BUILDING IS DESIGNED IN COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY REGULATIONS INCLUDING NH RSA 155-A:5-a&b, THE IBC AND ANSI 117.1.
- AT THE CONCLUSION OF THE PROJECT, THE CONTRACTOR SHALL PREPARE AN AS-BUILT SITE AND UTILITY PLAN STAMPED BY A NH LICENSED LAND SURVEYOR (LLS) & PROVIDE DIGITAL COPIES IN PDF AND CAD FORMAT TO THE ENGINEER.
- SEE DETAIL SHEETS FOR LEGEND.



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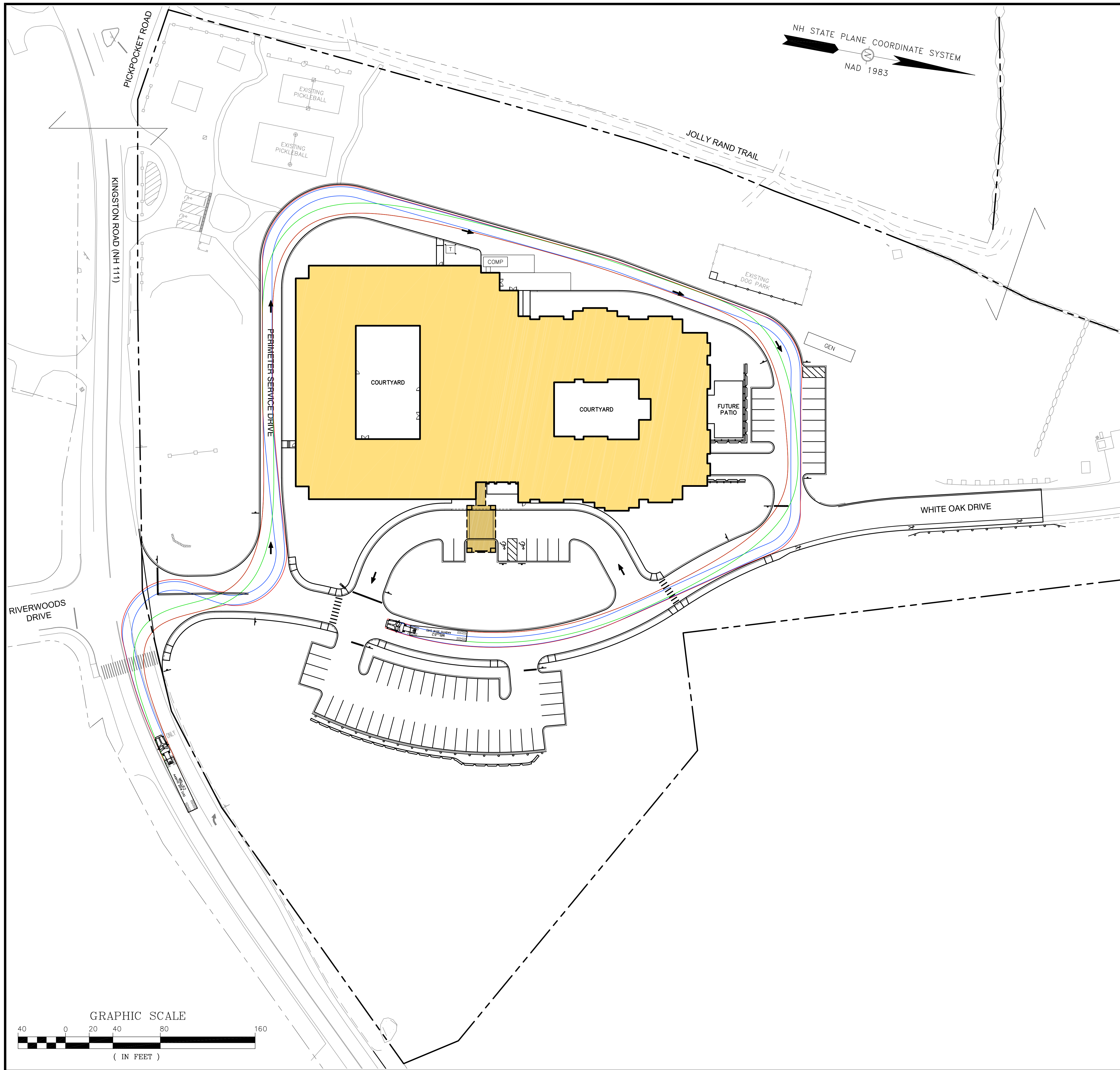
OWNER: RIVERWOODS COMPANY AT EXETER
7 RIVERWOODS DRIVE EXETER, NH 03833

APPLICANT: RIVERWOODS COMPANY AT EXETER
7 RIVERWOODS DRIVE EXETER, NH 03833

PROJECT: RIVERWOODS SUPPORTIVE LIVING HEALTH CENTER
TAX MAP 97 LOT 23
5 WHITE OAK DRIVE EXETER, NH 03833

TITLE: SITE PLAN

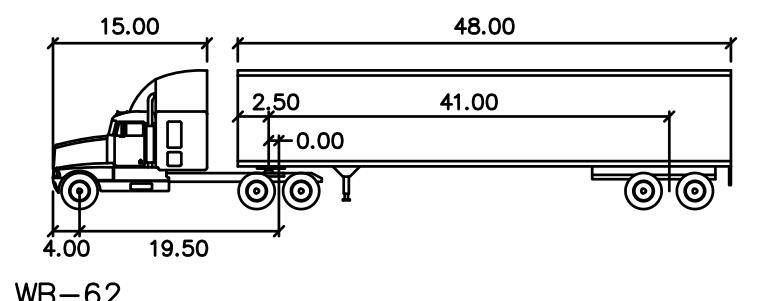
SHEET NUMBER: C-2



NH STATE PLANE COORDINATE SYSTEM
NAD 1983

TURNING MOVEMENT NOTES

1. THE GRAPHIC VEHICLE PROFILE SHOULD NOT BE CONSIDERED A COMPLETELY ACCURATE VISUAL DEPICTION OF THE DESIGN VEHICLE AND IS ONLY INTENDED TO CONVEY A GENERIC REPRESENTATION OF ITS GENERAL APPEARANCE.
2. THIS PLAN IS INTENDED TO DEMONSTRATE THAT THE PROJECT AS DESIGNED SHOULD BE ABLE TO ADEQUATELY ACCOMMODATE ANY VEHICLE UP TO AND INCLUDING THIS DESIGN VEHICLE.
3. DESIGN VEHICLE PROFILE:

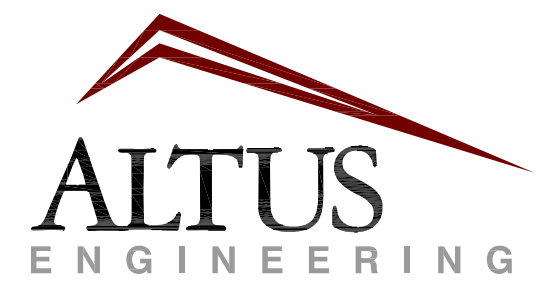
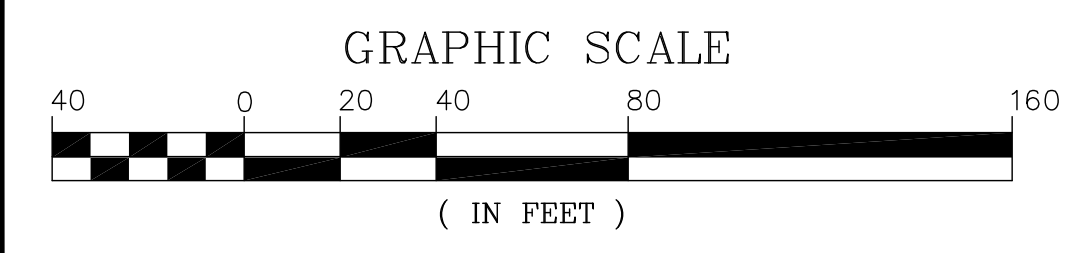


WB-62

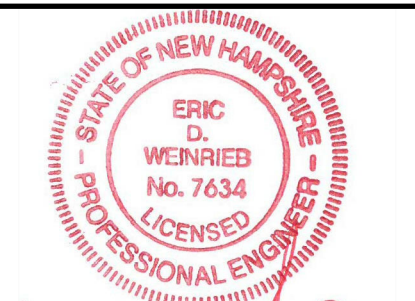
feet	
Tractor Width	: 8.00
Tractor Track	: 8.50
Trailer Width	: 8.00
Trailer Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 28.4
Articulating Angle	: 70.0

LEGEND

- FRONT TRACK
- REAR TRACK
- VEHICLE BODY/OVERHANG



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AT EXETER

7 RIVERWOODS DRIVE
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APPLICANT:
RIVERWOODS COMPANY
AT EXETER

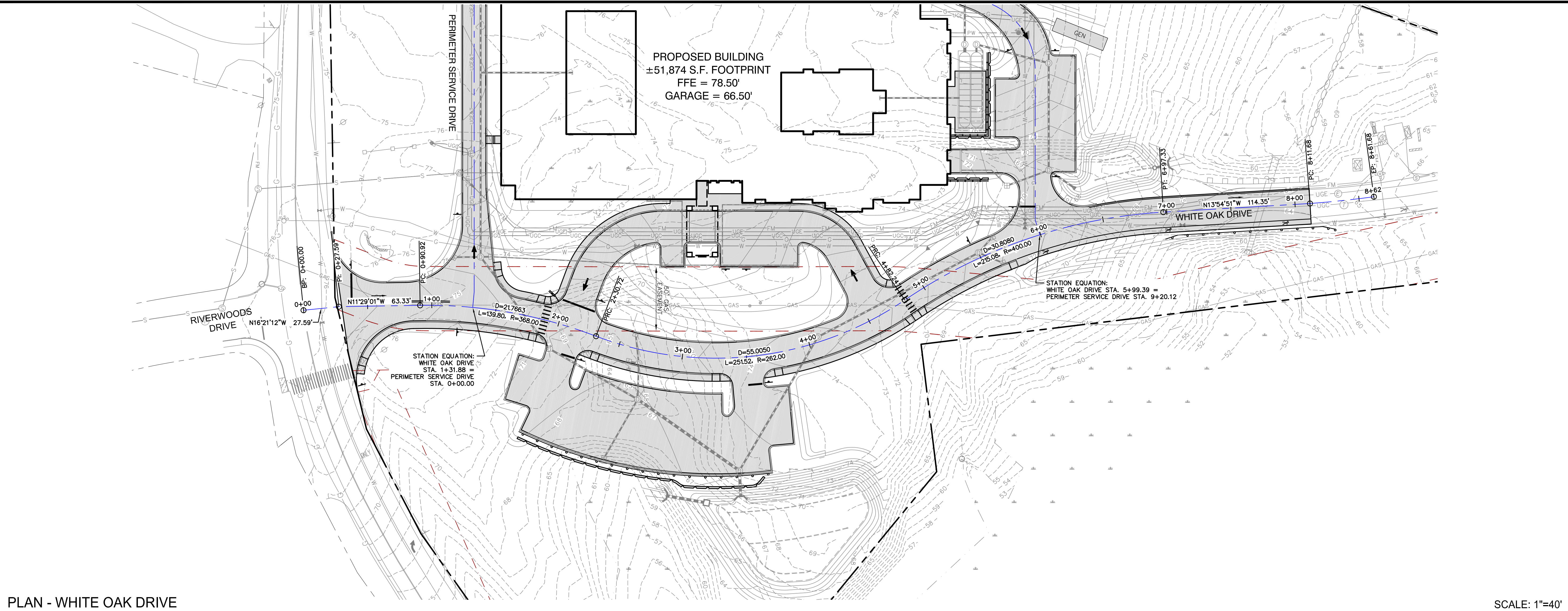
7 RIVERWOODS DRIVE
EXETER, NH 03833

PROJECT:
**RIVERWOODS
SUPPORTIVE LIVING
HEATH CENTER**

TAX MAP 97 LOT 23
5 WHITE OAK DRIVE
EXETER, NH 03833

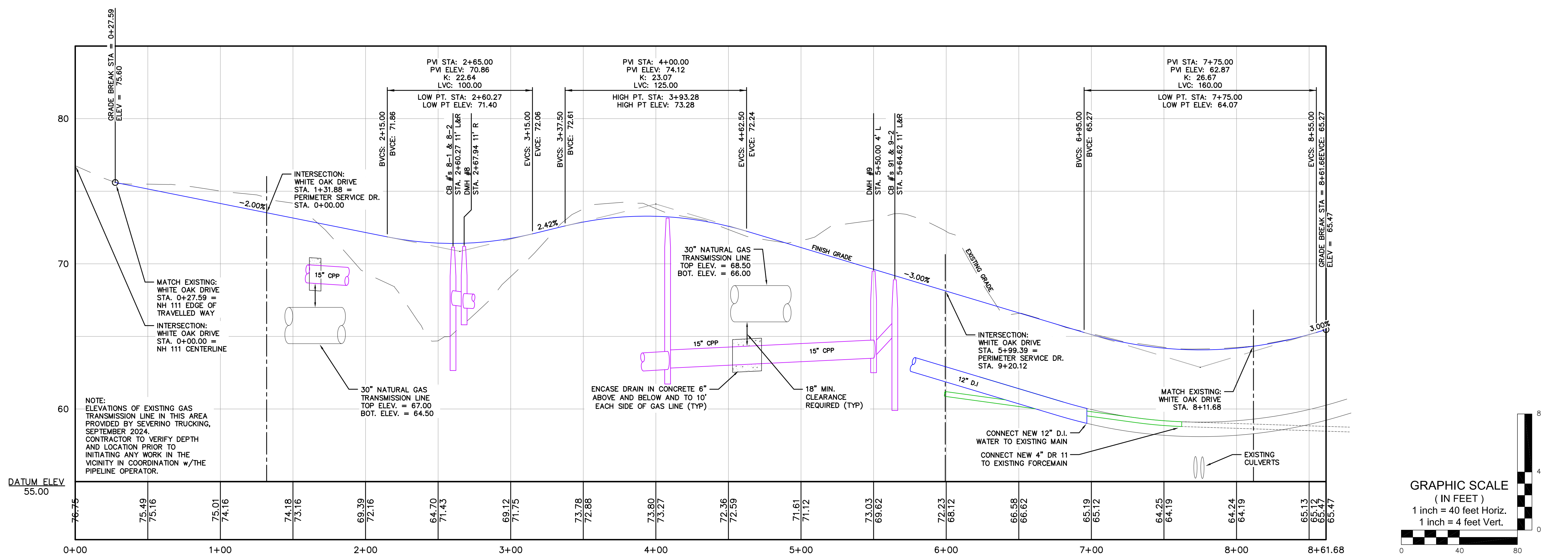
TITLE:
**VEHICULAR
ACCESS PLAN**

SHEET NUMBER:
C-3



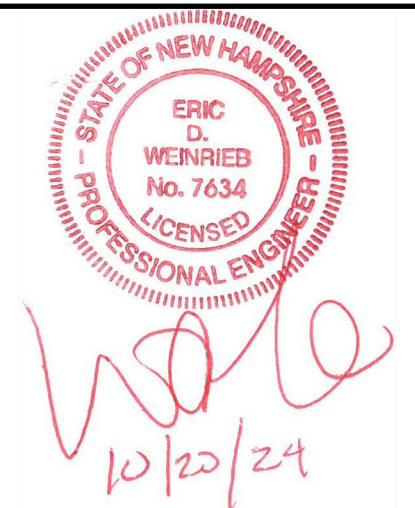
PLAN - WHITE OAK DRIVE

SCALE: 1"=40'



PROFILE - WHITE OAK DRIVE

SCALE: 1"=40' H, 1"=4' V



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EXETER, NH 03833

PROJECT:
RIVERWOODS
SUPPORTIVE LIVING
HEATH CENTER
TAX MAP 97 LOT 23
5 WHITE OAK DRIVE
EXETER, NH 03833

TITLE:
ROADWAY PLAN
AND PROFILE

SHEET NUMBER:
C-4



Wale
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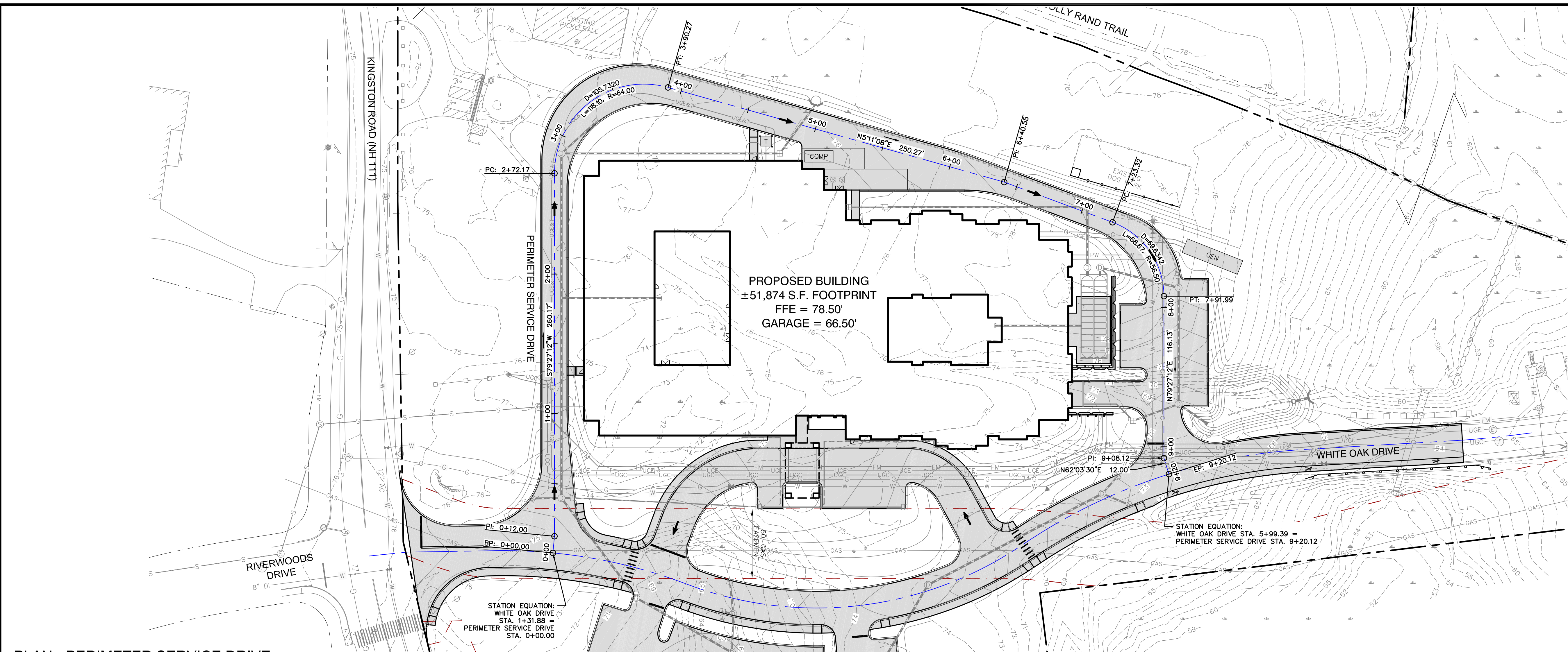
APPLICANT:
RIVERWOODS COMPANY
AT EXETER
7 RIVERWOODS DRIVE
EXETER, NH 03833

PROJECT:
**RIVERWOODS
SUPPORTIVE LIVING
HEATH CENTER**
TAX MAP 97 LOT 23
5 WHITE OAK DRIVE
EXETER, NH 03833

TITLE:
**ROADWAY PLAN
AND PROFILE**

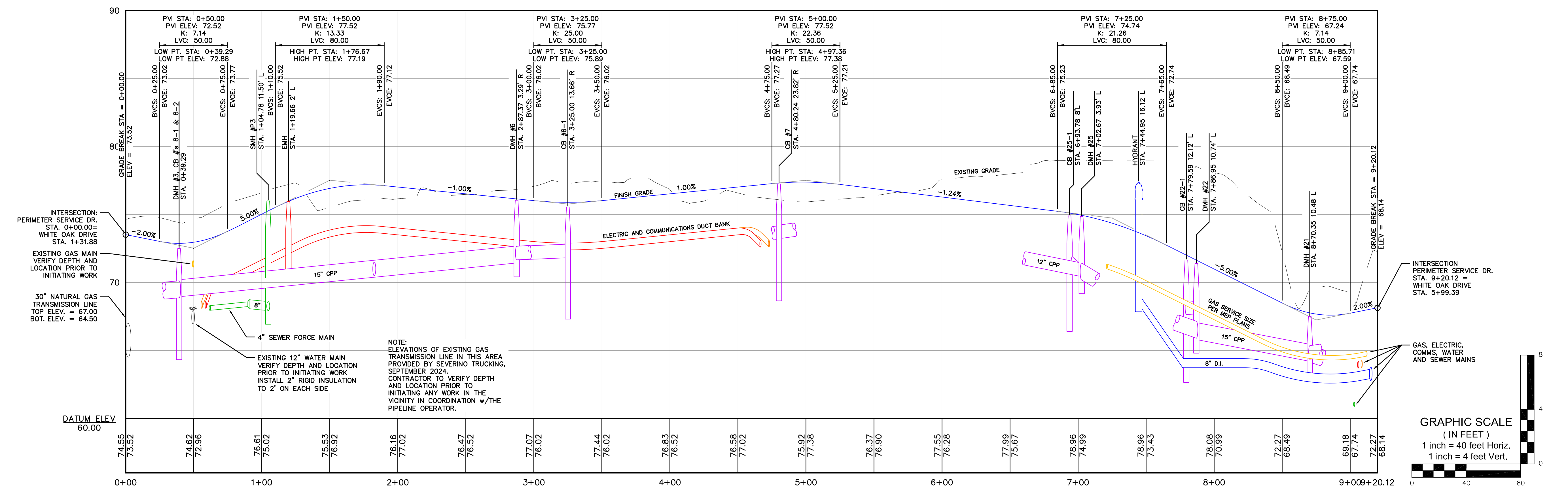
SHEET NUMBER:

C-5



PLAN - PERIMETER SERVICE DRIVE

SCALE: 1"=40'



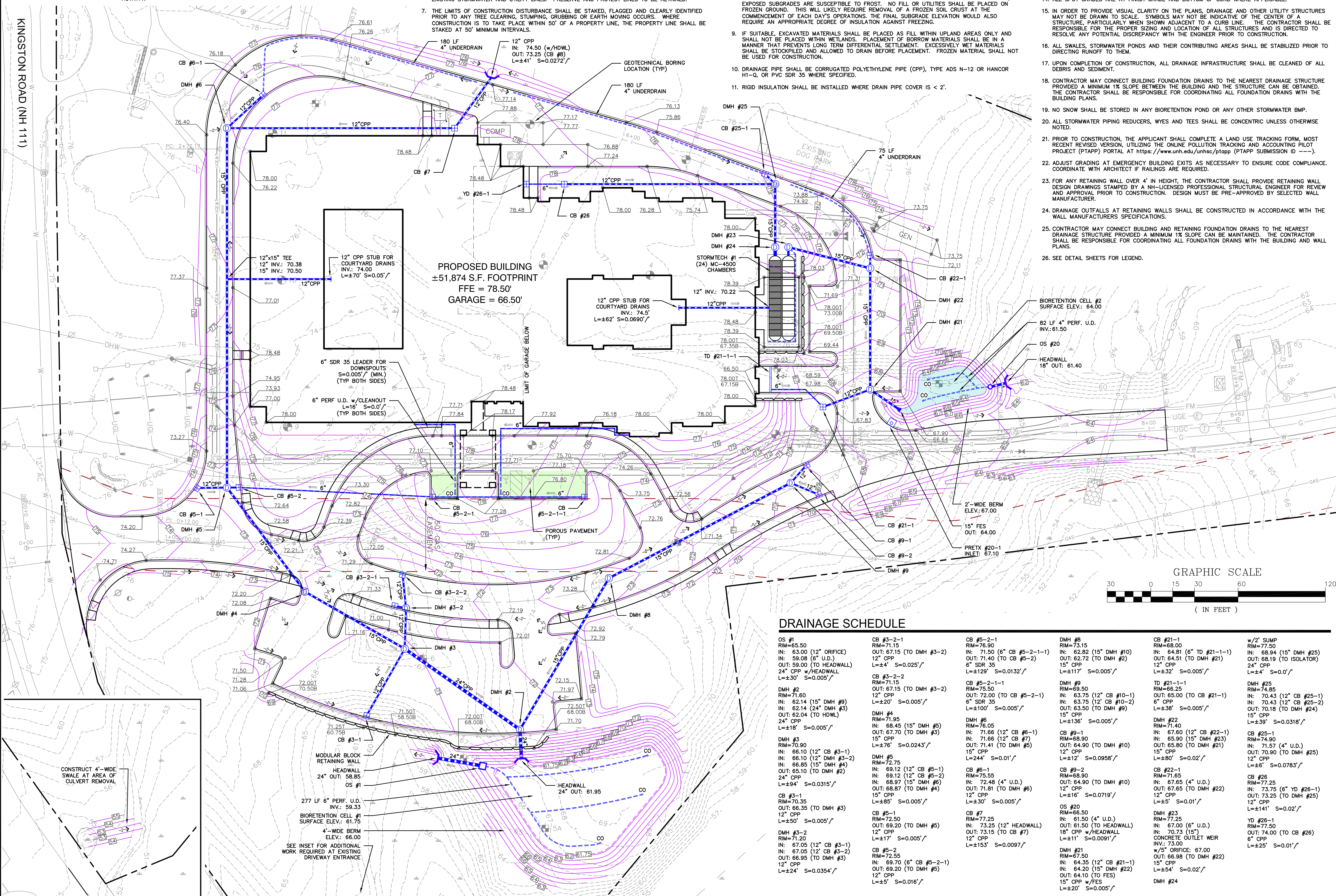
PROFILE - PERIMETER SERVICE DRIVE

SCALE: 1"=40' H, 1"=4' V

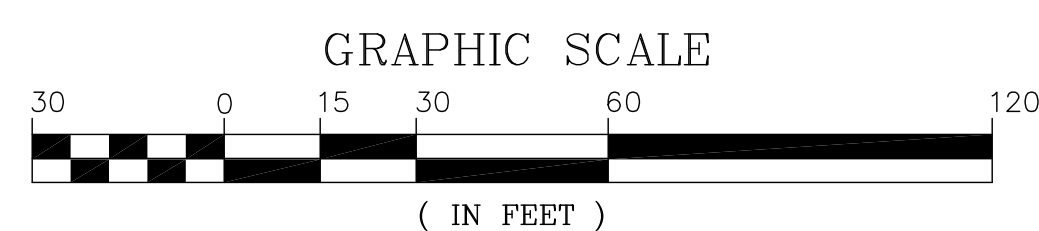
GRADING AND DRAINAGE NOTES

- DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
- CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE MUNICIPAL ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION.
- UNLESS OTHERWISE AGREED IN WRITING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING TEMPORARY BENCHMARKS (TBMS) AND PERFORMING ALL CONSTRUCTION SURVEY LAYOUT.
- PRIOR TO CONSTRUCTION, FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING STORMWATER AND UTILITY LINES. PRESERVE AND PROTECT LINES TO BE RETAINED.
- THE LIMITS OF CONSTRUCTION DISTURBANCE SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY TREE CLEARING, STUMPING, GRUBBING OR EARTH MOVING OCCURS. WHERE CONSTRUCTION IS TO TAKE PLACE WITHIN 50' OF A PROPERTY LINE, THE PROPERTY LINE SHALL BE STAKED AT 50' MINIMUM INTERVALS.
- PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL. IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATIONS. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
- IF SUITABLE EXCAVATED MATERIALS SHALL BE PLACED AS FILL WITHIN UPLAND AREAS ONLY AND SHALL NOT BE PLACED WITHIN WETLANDS. PLACEMENT OF BORROW MATERIALS SHALL BE IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION.
- DRAINAGE PIPE SHALL BE CORRUGATED POLYETHYLENE PIPE (CPP), TYPE ADS N-12 OR HANCOR H1-Q, OR PVC SDR 35 WHERE SPECIFIED.
- RIGID INSULATION SHALL BE INSTALLED WHERE DRAIN PIPE COVER IS < 2'.
- ALL CATCH BASIN, MANHOLE AND OTHER DRAINAGE RIMS SHALL BE SET FLUSH WITH OR NO LESS THAN 0.1' BELOW FINISH GRADE. ANY RIM ABOVE SURROUNDING FINISH GRADE SHALL NOT BE ACCEPTED UNLESS OTHERWISE SPECIFIED.
- ALL ROOF DRAIN RISERS SHALL BE LOCATED IN COORDINATION WITH THE ARCHITECTURAL PLANS TO MATCH DOWNSPOUT LOCATIONS. RISERS SHALL BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS AND SET TO FINISH GRADE PLUS 6" (MIN.).
- ALL SPOT GRADES ARE AT FINISH GRADE AND BOTTOM OF CURB WHERE APPLICABLE.
- IN ORDER TO PROVIDE VISUAL CLARITY ON THE PLANS, DRAINAGE AND OTHER UTILITY STRUCTURES MAY NOT BE DRAWN TO SCALE. SYMBOLS MAY NOT BE INDICATIVE OF THE CENTER OF A STRUCTURE. PARTICULARLY WHEN SHOWN ADJACENT TO A CURB LINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SIZING AND LOCATION OF ALL STRUCTURES AND IS DIRECTED TO RESOLVE ANY POTENTIAL DISCREPANCY WITH THE ENGINEER PRIOR TO CONSTRUCTION.
- ALL SWALES, STORMWATER PONDS AND THEIR CONTRIBUTING AREAS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- UPON COMPLETION OF CONSTRUCTION, ALL DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT.
- CONTRACTOR MAY CONNECT BUILDING FOUNDATION DRAINS TO THE NEAREST DRAINAGE STRUCTURE PROVIDED A MINIMUM 1% SLOPE BETWEEN THE BUILDING AND THE STRUCTURE CAN BE OBTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FOUNDATION DRAINS WITH THE BUILDING PLANS.
- NO SNOW SHALL BE STORED IN ANY BIORETENTION POND OR ANY OTHER STORMWATER BMP.
- ALL STORMWATER PIPING REDUCERS, WYES AND TEES SHALL BE CONCENTRIC UNLESS OTHERWISE NOTED.
- PRIOR TO CONSTRUCTION, THE APPLICANT SHALL COMPLETE A LAND USE TRACKING FORM, MOST RECENT REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL AT <https://www.unh.edu/unhsc/ptapp> (PTAPP SUBMISSION ID ---).
- ADJUST GRADING AT EMERGENCY BUILDING EXITS AS NECESSARY TO ENSURE CODE COMPLIANCE. COORDINATE WITH ARCHITECT IF RAILINGS ARE REQUIRED.
- FOR ANY RETAINING WALL OVER 4' IN HEIGHT, THE CONTRACTOR SHALL PROVIDE RETAINING WALL DESIGN DRAWINGS STAMPED BY A NH-LICENSED PROFESSIONAL STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DESIGN MUST BE PRE-APPROVED BY SELECTED WALL MANUFACTURER.
- DRAINAGE OUTFALLS AT RETAINING WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE WALL MANUFACTURERS SPECIFICATIONS.
- CONTRACTOR MAY CONNECT BUILDING AND RETAINING FOUNDATION DRAINS TO THE NEAREST DRAINAGE STRUCTURE PROVIDED A MINIMUM 1% SLOPE CAN BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FOUNDATION DRAINS WITH THE BUILDING AND WALL PLANS.
- SEE DETAIL SHEETS FOR LEGEND.

KINGSTON ROAD (NH 111)



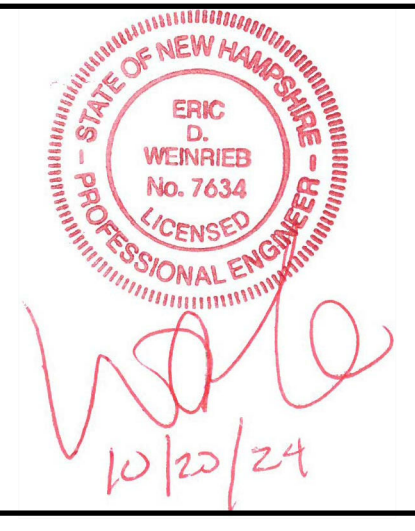
PROPOSED BUILDING
±51,874 S.F. FOOTPRINT
FFE = 78.50'
GARAGE = 66.50'



DRAINAGE SCHEDULE

OS #1 RIM=65.50 IN: 63.00 (12" ORIFICE) IN: 59.08 (6" U.D.) OUT: 59.00 (TO HEADWALL) 24" CPP w/HEADWALL L=±30' S=0.005'/	DMH #2 RIM=71.60 IN: 62.14 (15" DMH #9) IN: 62.14 (24" DMH #3) OUT: 62.04 (TO HDWL) 24" CPP L=±18' S=0.005'/	DMH #3 RIM=70.90 IN: 66.10 (12" CB #3-1) IN: 66.10 (12" DMH #3-2) IN: 66.85 (15" DMH #4) OUT: 65.10 (TO DMH #2) 24" CPP L=±94' S=0.0315'/	DMH #4 RIM=71.95 IN: 68.45 (15" DMH #5) OUT: 67.70 (TO DMH #3) 15" CPP L=±76' S=0.0243'/	DMH #5 RIM=72.75 IN: 69.12 (12" CB #5-1) IN: 69.12 (12" CB #5-2) IN: 68.97 (15" DMH #6) OUT: 68.87 (TO DMH #4) 15" CPP L=±85' S=0.005'/	DMH #6 RIM=70.90 IN: 66.10 (12" CB #3-1) IN: 66.10 (12" DMH #3-2) IN: 66.85 (15" DMH #4) OUT: 65.10 (TO DMH #2) 24" CPP L=±94' S=0.0315'/	DMH #7 RIM=72.50 IN: 67.05 (12" CB #3-1) IN: 67.05 (12" CB #3-2) OUT: 66.95 (TO DMH #3) 12" CPP L=±24' S=0.0354'/	DMH #8 RIM=73.15 IN: 62.82 (15" DMH #10) OUT: 62.72 (TO DMH #2) 15" CPP L=±117' S=0.005'/	DMH #9 RIM=69.50 IN: 63.75 (12" CB #10-1) IN: 63.75 (12" CB #10-2) OUT: 63.50 (TO DMH #9) 15" CPP L=±136' S=0.005'/	DMH #10 RIM=68.90 IN: 62.48 (4" U.D.) OUT: 71.81 (TO DMH #6) 12" CPP L=±153' S=0.0097'/	DMH #11 RIM=67.50 IN: 64.35 (12" CB #21-1) IN: 64.35 (12" CB #21-2) OUT: 64.10 (TO FES) 15" CPP w/FES L=±20' S=0.005'/	DMH #12 RIM=68.00 IN: 64.81 (6" TD #21-1-1) OUT: 64.51 (TO DMH #21) 12" CPP L=±32' S=0.005'/	DMH #13 RIM=66.25 IN: 65.90 (TO CB #21-1) IN: 63.38 (6" CPP) OUT: 70.18 (TO DMH #24) 15" CPP L=±39' S=0.0318'/	DMH #14 RIM=71.40 IN: 67.60 (12" CB #22-1) IN: 65.90 (15" DMH #23) OUT: 65.90 (TO DMH #10) 12" CPP L=±80' S=0.02'/	DMH #15 RIM=71.65 IN: 67.65 (4" U.D.) OUT: 67.65 (TO DMH #22) 12" CPP L=±5' S=0.01'/	DMH #16 RIM=72.25 IN: 67.00 (6" U.D.) IN: 70.73 (15") CONCRETE OUTLET WEIR INV.: 73.00 w/6" ORIFICE: 67.00 OUT: 66.98 (TO DMH #22) 15" CPP L=±54' S=0.02'/	DMH #17 RIM=72.50 IN: 67.00 (6" U.D.) IN: 70.73 (15") CONCRETE OUTLET WEIR INV.: 73.00 w/6" ORIFICE: 67.00 OUT: 66.98 (TO DMH #22) 15" CPP L=±54' S=0.02'/	DMH #18 RIM=72.50 IN: 67.00 (6" U.D.) IN: 70.73 (15") CONCRETE OUTLET WEIR INV.: 73.00 w/6" ORIFICE: 67.00 OUT: 66.98 (TO DMH #22) 15" CPP L=±54' S=0.02'/	DMH #19 RIM=72.50 IN: 67.00 (6" U.D.) IN: 70.73 (15") CONCRETE OUTLET WEIR INV.: 73.00 w/6" ORIFICE: 67.00 OUT: 66.98 (TO DMH #22) 15" CPP L=±54' S=0.02'/	DMH #20 RIM=72.50 IN: 67.00 (6" U.D.) IN: 70.73 (15") CONCRETE OUTLET WEIR INV.: 73.00 w/6" ORIFICE: 67.00 OUT: 66.98 (TO DMH #22) 15" CPP L=±54' S=0.02'/	DMH #21 RIM=67.50 IN: 64.35 (12" CB #21-1) IN: 64.35 (12" CB #21-2) OUT: 64.10 (TO FES) 15" CPP w/FES L=±20' S=0.005'/	DMH #22 RIM=68.00 IN: 64.81 (6" TD #21-1-1) OUT: 64.51 (TO DMH #21) 12" CPP L=±32' S=0.005'/	DMH #23 RIM=72.50 IN: 67.00 (6" U.D.) IN: 70.73 (15") CONCRETE OUTLET WEIR INV.: 73.00 w/6" ORIFICE: 67.00 OUT: 66.98 (TO DMH #22) 15" CPP L=±54' S=0.02'/	DMH #24 RIM=72.50 IN: 67.00 (6" U.D.) IN: 70.73 (15") CONCRETE OUTLET WEIR INV.: 73.00 w/6" ORIFICE: 67.00 OUT: 66.98 (TO DMH #22) 15" CPP L=±54' S=0.02'/	w/2' SUMP RIM=77.50 IN: 68.94 (15" DMH #25) OUT: 68.19 (TO ISOLATOR) 24" CPP L=±4' S=0.0'/	DMH #25 RIM=74.85 IN: 70.43 (12" CB #25-1) IN: 70.43 (12" CB #25-2) OUT: 70.18 (TO DMH #24) 15" CPP L=±39' S=0.0318'/	DMH #26 RIM=74.90 IN: 71.57 (4" U.D.) OUT: 70.90 (TO DMH #25) 12" CPP L=±141' S=0.02'/	DMH #27 RIM=77.50 IN: 67.00 (6" U.D.) IN: 70.73 (15") CONCRETE OUTLET WEIR INV.: 73.00 w/6" ORIFICE: 67.00 OUT: 66.98 (TO DMH #22) 15" CPP L=±54' S=0.02'/	DMH #28 RIM=77.50 IN: 67.00 (6" U.D.) IN: 70.73 (15") CONCRETE OUTLET WEIR INV.: 73.00 w/6" ORIFICE: 67.00 OUT: 66.98 (TO DMH #22) 15" CPP L=±54' S=0.02'/	DMH #29 RIM=77.50 IN: 67.00 (6" U.D.) IN: 70.73 (15") CONCRETE OUTLET WEIR INV.: 73.00 w/6" ORIFICE: 67.00 OUT: 66.98 (TO DMH #22) 15" CPP L=±54' S=0.02'/	DMH #30 RIM=77.50 IN: 67.00 (6" U.D.) IN: 70.73 (15") CONCRETE OUTLET WEIR INV.: 73.00 w/6" ORIFICE: 67.00 OUT: 66.98 (TO DMH #22) 15" CPP L=±54' S=0.02'/
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10/20/24

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ISSUE DATE: OCTOBER 23, 2024

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EBS	09/10/24
1	REVISED PER COMMENTS	EBS	10/23/24

DRAWN BY: _____ EBS
APPROVED BY: _____ EBS
DRAWING FILE: 5015-SITE.dwg

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11" x 17" - 1" = NOT TO SCALE

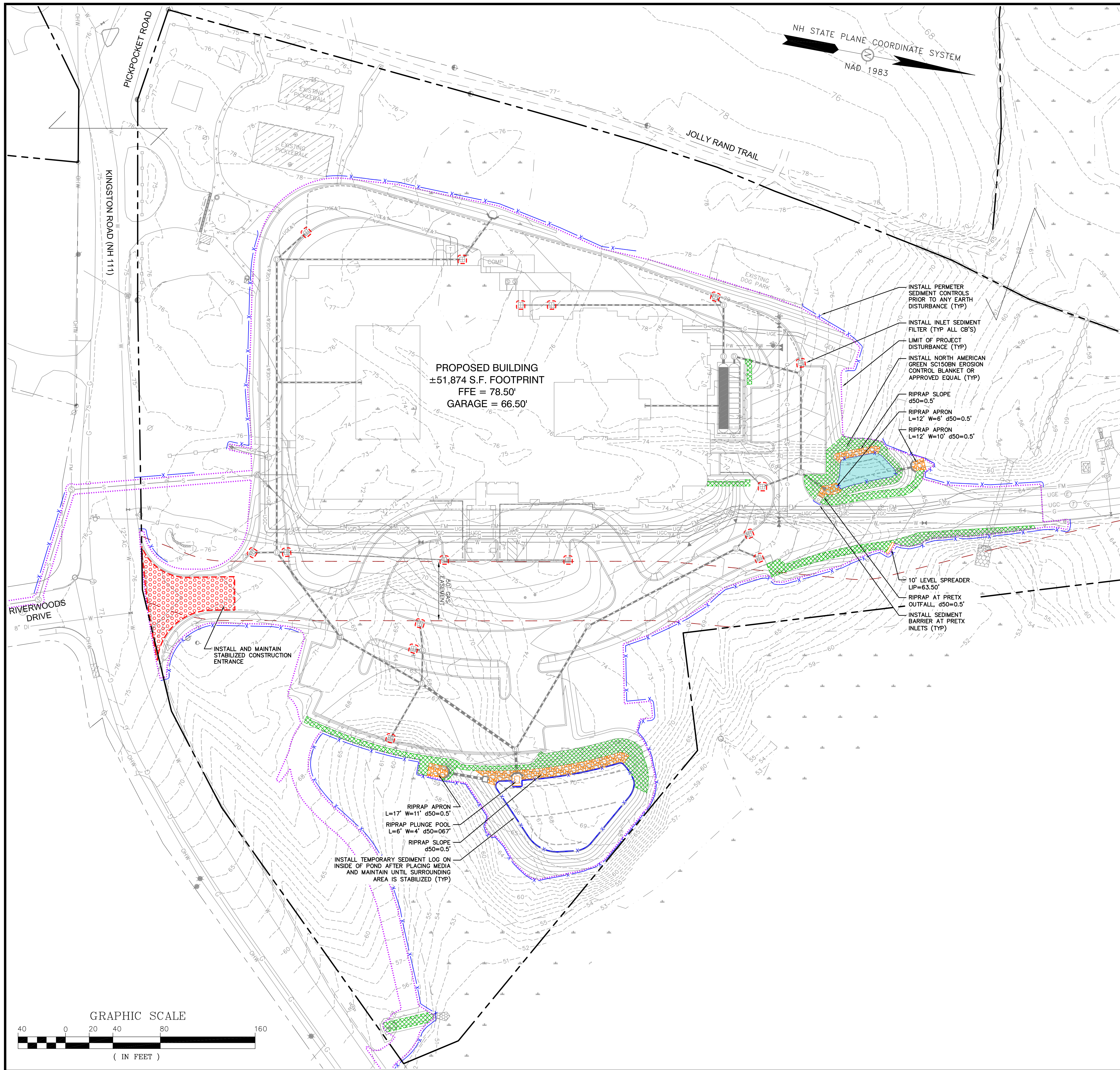
OWNER:
RIVERWOODS COMPANY
AT EXETER
7 RIVERWOODS DRIVE
EXETER, NH 03833

APPLICANT:
RIVERWOODS COMPANY
AT EXETER
7 RIVERWOODS DRIVE
EXETER, NH 03833

PROJECT:
RIVERWOODS SUPPORTIVE LIVING HEATH CENTER
TAX MAP 97 LOT 23
5 WHITE OAK DRIVE
EXETER, NH 03833

TITLE:
STORMWATER MANAGEMENT PLAN

SHEET NUMBER:
C-6

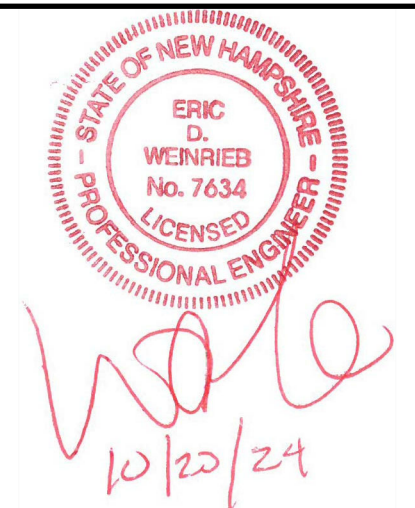


EROSION AND SEDIMENT CONTROL NOTES

1. AREA OF DISTURBANCE = ±227,500 S.F. NHDES ALTERATION OF TERRAIN PERMIT REQUIRED.
2. PROPOSED IMPERVIOUS AREA WITHIN PROJECT LIMITS: 135,562 S.F. (80,891 S.F. INCREASE OVER EXISTING CONDITIONS).
3. PERIMETER SEDIMENT CONTROLS AND CULVERT AND CATCH BASIN INLET PROTECTION MEASURES SHALL BE INSTALLED AFTER TREE CLEARING OPERATIONS HAVE CEASED AND BEFORE ANY STUMPING, GRUBBING OR OTHER EARTH DISTURBANCE.
4. GRIND STUMPS AND REUSE GRINDINGS FOR EROSION CONTROL WHERE POSSIBLE OR TRUCK OFFSITE FOR PROPER DISPOSAL IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. NO STUMPS SHALL BE BURIED ON SITE OR LEFT AT ANY DEPTH BELOW ROADWAY OR PARKING LOT SURFACES.
5. NO EARTHWORK SHALL COMMENCE UNTIL ALL APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED IN GOOD WORKING ORDER FOR THE DURATION OF CONSTRUCTION AND THE SITE IS STABILIZED.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN STANDARDS AND SPECIFICATIONS SET FORTH BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES.
7. THE CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO PREVENT EROSION, PREVENT SEDIMENT FROM LEAVING THE SITE AND/OR ENTERING WETLANDS AND ENSURE PERMANENT SOIL STABILIZATION.
8. TEMPORARY INLET PROTECTION MEASURES SHALL BE INSTALLED AT ALL CULVERT ENTRANCES AND IN ALL CATCH BASINS WITHIN 100' OF THE PROJECT SITE WHEN SITE WORK WITHIN CONTRIBUTING AREAS IS ACTIVE OR SAID AREAS HAVE NOT BEEN STABILIZED.
9. ALL EROSION CONTROL BLANKETS AND FASTENERS SHALL BE BIDEGRADEABLE.
10. ALL EROSION CONTROL BLANKETS SHALL BE BY NORTH AMERICAN GREEN OR EQUAL AS APPROVED IN WRITING BY THE ENGINEER.
11. ALL SWALES, STORMWATER PONDS AND THEIR CONTRIBUTING AREAS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS.
13. FUGITIVE DUST SHALL BE CONTROLLED DURING CONSTRUCTION IN ACCORDANCE WITH ENV-A 1000. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DUST FROM LEAVING THE SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO THE PROACTIVE MANAGEMENT OF STOCKPILES, MATERIALS PROCESSING ACTIVITIES, VEHICULAR TRAFFIC, THE EXCAVATION AND PLACEMENT OF EARTH MATERIALS, SPRAYING WATER, SWEEPING PAVED SURFACES, PROVIDING TEMPORARY VEGETATION, AND/OR MULCHING EXPOSED AREAS AND STOCKPILES.
14. ALL ACTIVITIES SHALL BE MANAGED IN STRICT ACCORDANCE WITH NH RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES. NO INVASIVE SPECIES SHALL BE INSTALLED ON THE PROJECT SITE FOR ANY REASON.
15. TEMPORARY SEDIMENT LOG (SILT/COX OR EQUAL APPROVED BY THE ENGINEER) SHALL BE INSTALLED AROUND THE INLETS OFF ALL CULVERTS AND THE BOTTOM PERIMETERS OF ALL STORMWATER PONDS. THESE MEASURES ARE TO REMAIN IN PLACE UNTIL ALL CONTRIBUTING AREAS HAVE BEEN STABILIZED.
16. MATERIAL STOCKPILE LOCATIONS SHOWN ARE CONCEPTUAL. THE CONTRACTOR MAY LOCATE STOCKPILES WHERE NECESSARY PROVIDED THAT TEMPORARY SEDIMENT LOGS OR OTHER ACCEPTABLE PERIMETER SEDIMENT CONTROLS ARE INSTALLED AT THEIR DOWNSLOPE PERIMETERS.
17. NO MATERIAL STOCKPILE SHALL BE LOCATED WITHIN 50' OF THE PROPERTY LINE.
18. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE SIX (6") INCHES OF LOAM, LIMESTONE, FERTILIZER, SEED, AND HAY MULCH OR EROSION CONTROL BLANKET USING APPROPRIATE SOIL STABILIZATION TECHNIQUES. SEE DETAILS FOR ADDITIONAL INFORMATION.
19. UPON COMPLETION OF CONSTRUCTION, ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED AND ANY AREAS DISTURBED BY THE REMOVAL SMOOTHED AND REVEGETATED.
20. SEE DETAIL SHEETS FOR ADDITIONAL SEDIMENT AND EROSION CONTROL NOTES AND DETAILS.
21. SEE DETAIL SHEETS FOR LEGEND.

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REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EBS	09/10/24
1	REVISED PER COMMENTS	EBS	10/23/24

DRAWN BY: EBS
APPROVED BY: EBS
DRAWING FILE: 5015-SITE.dwg

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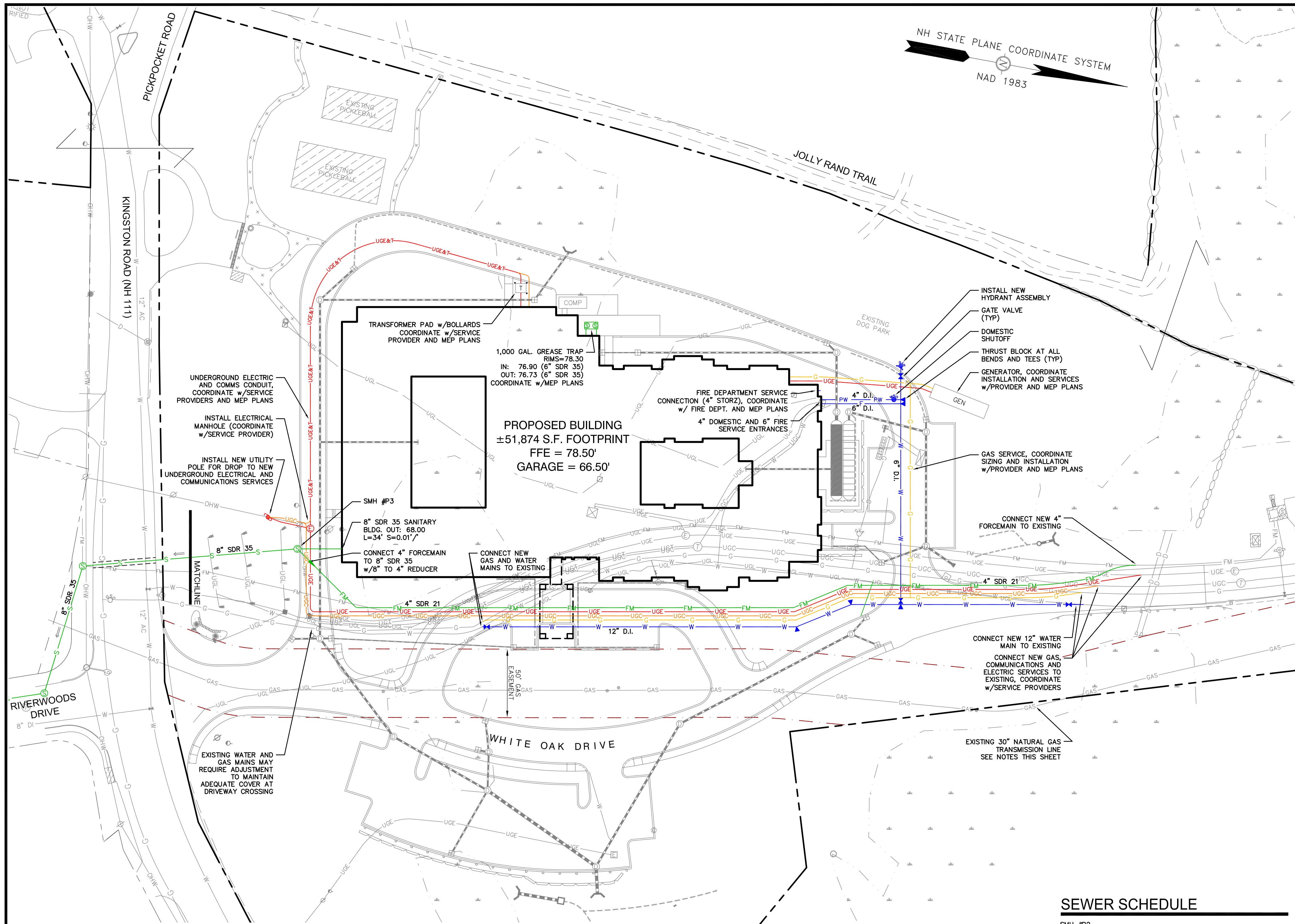
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7 RIVERWOODS DRIVE EXETER, NH 03833

APPLICANT: RIVERWOODS COMPANY AT EXETER
7 RIVERWOODS DRIVE EXETER, NH 03833

PROJECT: RIVERWOODS SUPPORTIVE LIVING HEATH CENTER
TAX MAP 97 LOT 23
5 WHITE OAK DRIVE EXETER, NH 03833

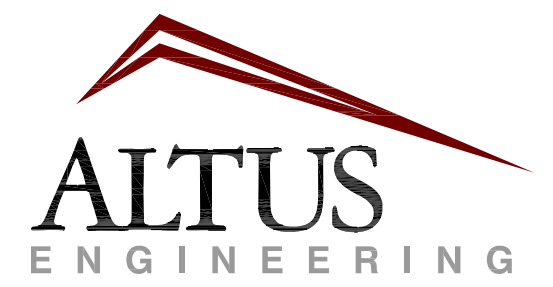
TITLE: EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER: C-7

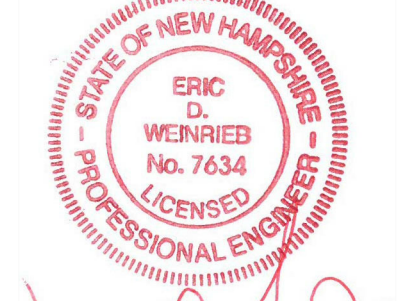


UTILITY NOTES

- THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE. CATCH BASINS, MANHOLES, WATER GATES, ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY PROVIDERS AND GOVERNMENTAL AGENCIES. AS SUCH, THEY ARE NOT INCLUSIVE AS OTHER UTILITIES AND UNDERGROUND STRUCTURES THAT ARE NOT SHOWN ON THE PLANS MAY EXIST. THE ENGINEER, SURVEYOR AND OWNER ACCEPT NO RESPONSIBILITY FOR POTENTIAL INACCURACIES IN THE PLAN AND/OR UNFORESEEN CONDITIONS. THE CONTRACTOR SHALL NOTIFY, IN WRITING, SAID AGENCIES, UTILITY PROVIDERS, LOCAL DPW AND OWNER'S AUTHORIZED REPRESENTATIVE AND CALL DIG SAFE AT 1 (800) DIG-SAFE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION WORK.
- PRIOR TO CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING AND PROPOSED STORMWATER AND UTILITY LINES. CONFLICTS SHALL BE ANTICIPATED AND ALL EXISTING LINES TO BE RETAINED SHALL BE PROTECTED. ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED AND, IF NECESSARY, EXISTING UTILITIES SHALL BE RELOCATED AT NO EXTRA COST TO THE OWNER. ALL CONFLICTS SHALL BE RESOLVED WITH THE INVOLVEMENT OF THE ENGINEER, LOCAL DPW AND APPROPRIATE UTILITIES.
- THE SITE IS SERVED BY MUNICIPAL WATER AND SEWER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF ALL BONDS AND PAYMENT OF ALL TAP, TIE-IN AND CONNECTION FEES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL UTILITY CONNECTION/DISCONNECTION AND TRENCHING PERMITS. THIS INCLUDES BUT IS NOT LIMITED TO A DOT EXCAVATION PERMIT FOR ALL WORK IN THE NH ROUTE 111 RIGHT OF WAY.
- ALL UTILITY RELOCATIONS SHALL BE DONE IN A MANNER SO AS TO MINIMIZE DISRUPTION OF SERVICE. ALL INTERRUPTIONS SHALL BE COORDINATED WITH THE SERVICE PROVIDERS AND OWNER AT LEAST 72 HOURS PRIOR TO PERFORMING THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRENCHING, BEDDING, BACKFILL & COMPACTION FOR ALL UTILITY TRENCHING IN ADDITION TO ALL CONDUIT INSTALLATION AND COORDINATION OF ALL REQUIRED INSPECTIONS.
- ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL CONFORM TO FEDERAL OSHA AND LOCAL REGULATIONS.
- SEE ARCHITECTURAL/MECHANICAL DRAWINGS FOR EXACT LOCATIONS & ELEVATIONS OF UTILITY CONNECTIONS AT BUILDING. COORDINATE ALL WORK WITHIN FIVE (5) FEET OF BUILDINGS WITH BUILDING CONTRACTOR AND ARCHITECTURAL/MECHANICAL DRAWINGS. ALL CONFLICTS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY AND PRIOR TO COMMENCING RELATED WORK.
- THE INSTALLATION OF ELECTRIC POWER AND COMMUNICATIONS LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE.
- THE CONTRACTOR SHALL INSTALL APPROVED BACKFLOW PREVENTORS FOR BOTH FIRE AND DOMESTIC WATER LINES.
- FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE ARCHITECT, CONTRACTOR, APPROPRIATE UTILITY COMPANIES AND THE LOCAL DPW.
- DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES, COLORS PER THE RESPECTIVE UTILITY PROVIDERS.
- UTILITY PROVIDERS AND CONTACTS:
 - MARITIMES AND NORTHEAST PIPELINE: RICHMOND, MAINE AREA SUPER., (207) 737-8249.
 - WATER & SEWER: EXETER PUBLIC WORKS, PAUL VLASICH, TOWN ENGINEER, (603) 773-6157.
 - GAS: UNTIL, DAVID MACLEAN, (603) 294-5144.
 - TELECOMMUNICATIONS: CONSOLIDATED, JOE COSINDINE, (603) 427-5525.
 - CABLE: COMCAST, MIKE COLLINS, (603) 679-9695, EXT. 1037.
 - ELECTRICAL: EVERSOURCE, MARK BOUGHER, (603) 634-3029. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL, 48-HOUR MINIMUM NOTICE REQUIRED.
- CONTRACTOR TO PROVIDE BOLLARDS OR OTHER PROTECTIVE MEASURES AT UTILITY SERVICE ENTRANCES PER THE SPECIFICATIONS OF THE RESPECTIVE UTILITY PROVIDERS.
- ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL BE CONSTRUCTED AND TESTED PER EXETER DPW STANDARDS AND SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE TO THE STANDARDS AND SPECIFICATIONS OF THE RESPECTIVE UTILITY PROVIDERS.
- WHERE WATER LINES CROSS, RUN ADJACENT TO OR ARE WITHIN 5' OF STORM DRAINAGE PIPES OR STRUCTURES, 2"-THICK CLOSED CELL RIGID BOARD INSULATION SHALL BE INSTALLED FOR FROST PROTECTION.
- WATER AND SANITARY SEWER LINES SHALL BE LOCATED AT LEAST 10' HORIZONTALLY FROM EACH OTHER. WHERE CROSSING, 18" MINIMUM VERTICAL CLEARANCE SHALL BE PROVIDED WITH WATER INSTALLED OVER SEWER.
- THE CONTRACTOR SHALL CONFIRM ALL UTILITY LINE AND CONDUIT SIZES WITH THE MEP PLANS AND SERVICE PROVIDERS PRIOR TO INSTALLATION. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
- FIRE ALARM PANELS SHALL BE MONITORED THROUGH A THIRD-PARTY SECURITY COMPANY. CONTRACTOR SHALL COORDINATE PANEL LOCATIONS AND INTERCONNECTIONS WITH LOCAL FIRE DEPARTMENT AND ARCHITECT.
- THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER LOCAL AND STATE BUILDING CODES.
- SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED.
- UNLESS OTHERWISE DETERMINED BY THE UTILITY PROVIDER, ALL ELECTRICAL TRANSFORMERS AND SWITCHES SHALL REMAIN THE PROPERTY OF THE UTILITY.
- THE TOWN OF EXETER SHALL HAVE A BLANKET EASEMENT TO ACCESS ALL EXTERIOR VALVES AND SHUTOFFS CONNECTED TO THE MUNICIPAL WATER SYSTEM.
- ALL WATER VALVES AND HYDRANTS SHALL BE OPEN LEFT.
- ALL UTILITY FOUNDATION PENETRATIONS SHALL BE SLEEVED. COORDINATE w/MEP AND ARCHITECTURAL PLANS.
- IRRIGATION PIPING AND WATER SUPPLY WELL TO BE DESIGN-BUILD BY CONTRACTOR. INSTALL PIPE SLEEVES UNDER ROADWAY AS REQUIRED FOR IRRIGATION PIPE AND CONTROL WRING.
- COORDINATE WITH MEP PLANS FOR SITE IRRIGATION CONNECTION(S) AT BUILDING.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL HANDHOLES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS IN ORDER TO RENDER THE FULL INSTALLATION OF COMPLETE AND OPERATIONAL UTILITY AND DRAINAGE SYSTEMS.
- THE CONTRACTOR MUST HAVE AN EMPLOYEE WITH A VALID EXETER UTILITY INSTALLER LICENSE ON SITE DURING ALL UTILITY WORK WITHIN THE NH 111 RIGHT OF WAY.
- SEE DETAIL SHEETS FOR LEGEND.



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Wole
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DRAWN BY: EBS
APPROVED BY: EBS
DRAWING FILE: 5015-SITE.dwg

SCALE: 24" x 36" - 1" = 40'
11" x 17" - 1" = NOT TO SCALE

OWNER: RIVERWOODS COMPANY AT EXETER
7 RIVERWOODS DRIVE EXETER, NH 03833

APPLICANT: RIVERWOODS COMPANY AT EXETER
7 RIVERWOODS DRIVE EXETER, NH 03833

PROJECT: RIVERWOODS SUPPORTIVE LIVING HEATH CENTER

TAX MAP 97 LOT 23
5 WHITE OAK DRIVE EXETER, NH 03833

TITLE:

UTILITY PLAN

SHEET NUMBER:

C-8

SEWER SCHEDULE

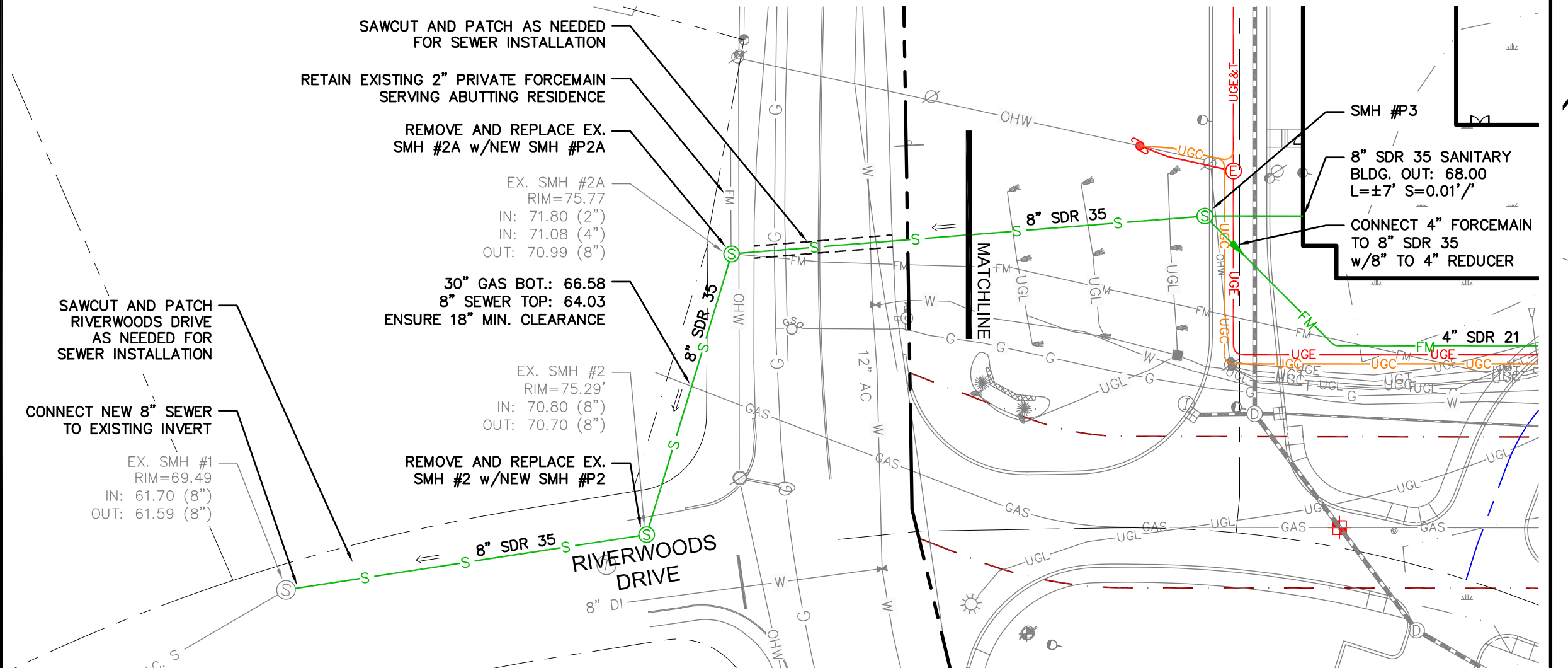
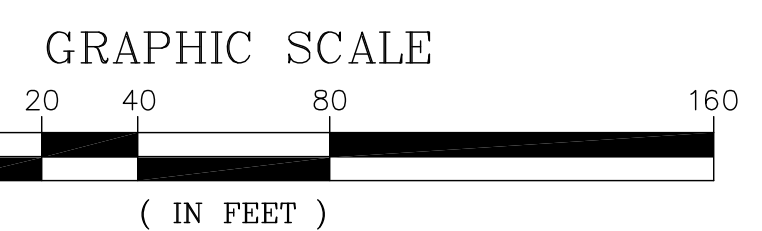
- SMH #2
RIM=75.25
IN: 63.54 (8" SMH #2A)
OUT: 63.44 (TO EX. SMH #1)
8" SDR 35
L=±116' S=0.015'/
- SMH #2A
RIM=75.75
IN: 71.80 (EXISTING 2" FM)
OUT: 64.47 (TO SMH #2)
8" SDR 35
L=±93' S=0.01'/
- SMH #3
(SEE DETAIL ON SHEET C-20)
RIM=75.75
IN: 67.70 (8" FROM BLDG.)
OUT: 67.60 (TO SMH #2A)
L=±153' S=0.0198'/

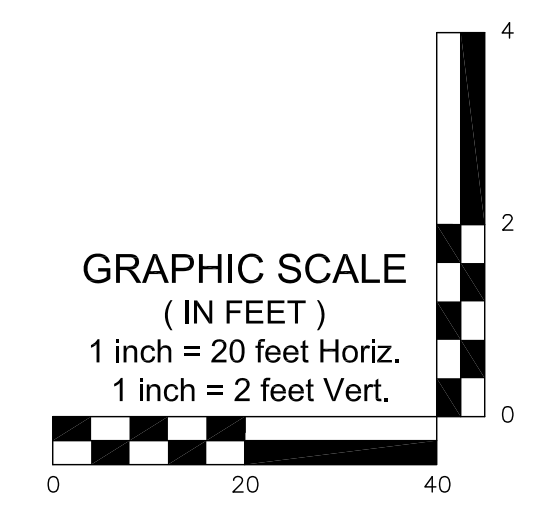
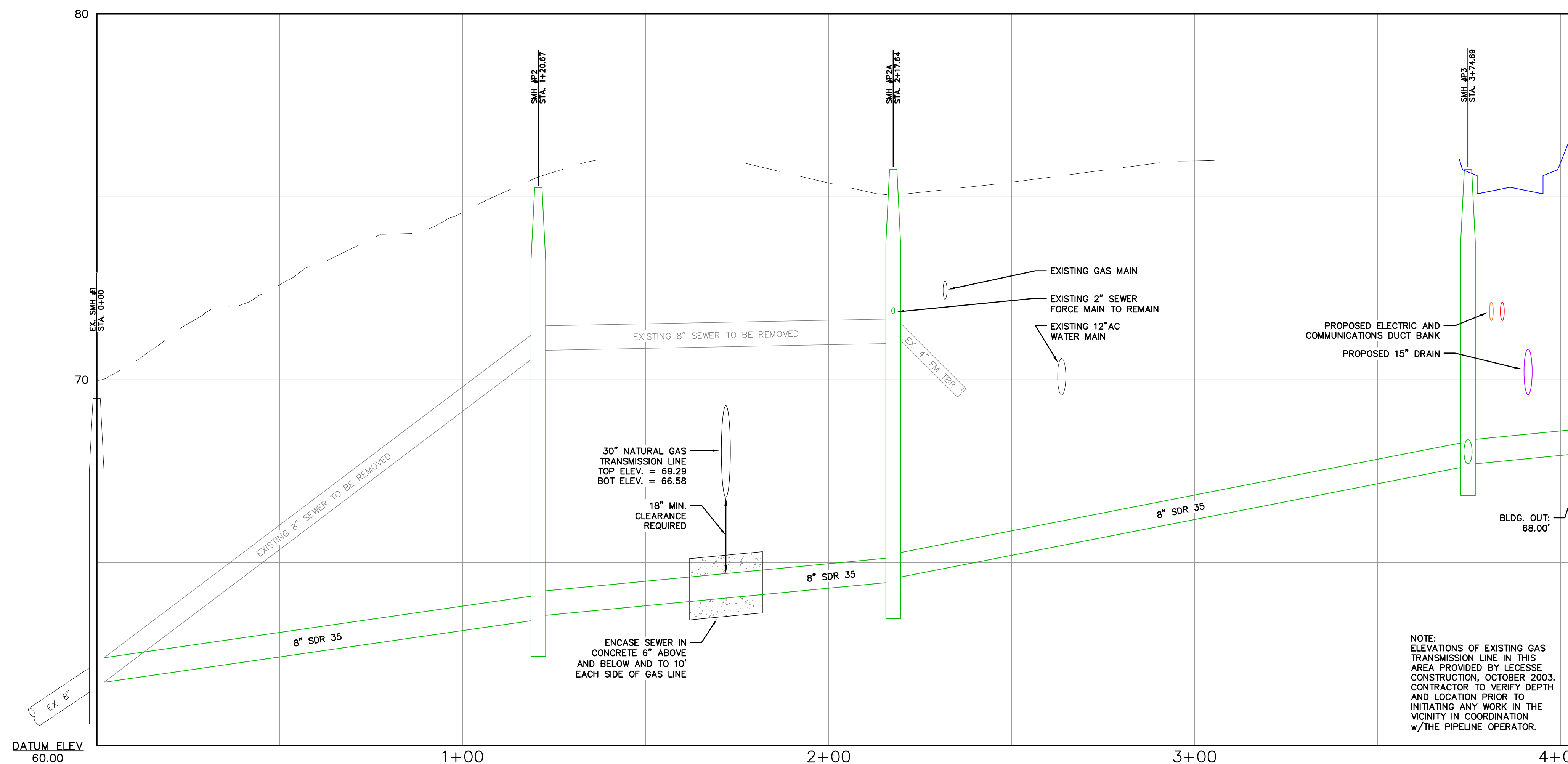
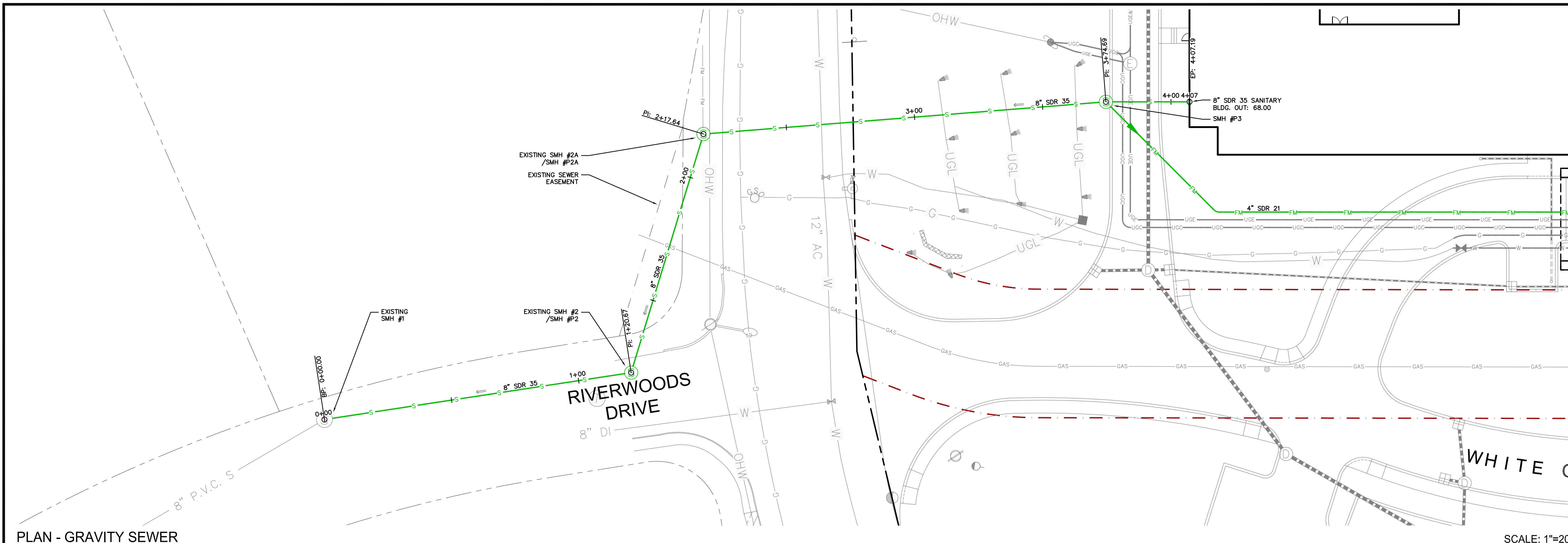
SEWER FLOW CALCULATIONS

SUPPORTED LIVING RESIDENTS: 135 x 52 GPD/BED = 7,020
FULL TIME EMPLOYEES: 70 x 15 GPD/DAY = 1,050 GPD
TOTAL DAILY FLOW = 8,070 GPD

SUPPORTED LIVING FLOW BASED ON PER CAPITA AVERAGE DAILY FLOW (ADF) FROM RIVERWOODS WOODS AND RIDGE CAMPUSES: 25,888 GPD ADF / 495 RESIDENTS = 52 GPD/BED.

AVERAGE DAILY PER CAPITA FLOW FOR EMPLOYEES CALCULATED FROM METCALF & EDDY/AECOM "WASTEWATER ENGINEERING TREATMENT AND RESOURCE RECOVERY", 5TH EDITION





STATE OF NEW HAMPSHIRE
ERIC D. WENRIED
No. 7634
LICENSED PROFESSIONAL ENGINEER
10/22/24

NOT FOR CONSTRUCTION

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OWNER:
RIVERWOODS COMPANY
AT EXETER
7 RIVERWOODS DRIVE
EXETER, NH 03833

APPLICANT:
RIVERWOODS COMPANY
AT EXETER
7 RIVERWOODS DRIVE
EXETER, NH 03833

PROJECT:
RIVERWOODS
SUPPORTIVE LIVING
HEATH CENTER
TAX MAP 97 LOT 23
5 WHITE OAK DRIVE
EXETER, NH 03833

TITLE:
SEWER PLAN
AND PROFILE

SHEET NUMBER:
C-9



LIGHTING NOTES

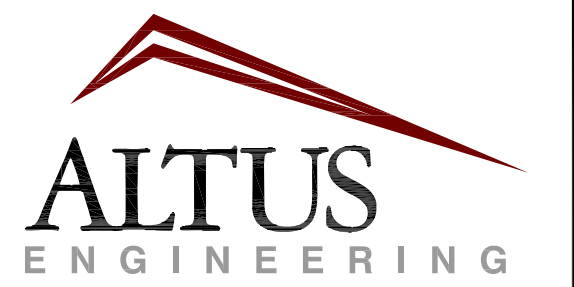
- SITE CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL UNDERGROUND UTILITIES, DRAINAGE AND OTHER INFRASTRUCTURE BEFORE INSTALLING POLE BASES.
- ALL LIGHTING MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE AND LOCAL REGULATIONS.
- ALL ELECTRICAL SERVICES TO LIGHT POLES SHALL BE UNDERGROUND.
- LIGHTING CONDUIT SHALL BE PVC SCH 40, SIZING AND QUANTITIES PER ELECTRICAL CONTRACTOR. CONDUIT INSTALLATION, INCLUDING BUT NOT LIMITED TO ANY SAWCUTTING, TRENCHING, BACKFILLING AND PAVEMENT PATCHING, SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR. FINAL ROUTING SHALL BE PER THE ELECTRICAL CONTRACTOR.
- DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES TO INCLUDE LIGHTING CONDUIT, COLORS PER THE RESPECTIVE UTILITY PROVIDERS.
- SITE CONTRACTOR SHALL COORDINATE WITH ARCHITECT AND ELECTRICAL CONTRACTOR FOR ALL SITE ELECTRICAL WORK INCLUDING BUT NOT LIMITED TO ALL SERVICE ENTRANCES/EXITS, RISERS, CIRCUITRY, METERS, SUB-METERS, ETC. ALL WIRING AND CIRCUITRY SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- COORDINATE WITH ARCHITECTURAL PLANS FOR ALL BUILDING-MOUNTED AND LANDSCAPE FIXTURES, TYPES, LOCATIONS AND WIRING.
- LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP BALLAST AND LUMINAIRE MAY AFFECT FIELD RESULTS.
- ALL EXTERIOR LIGHTING SHALL BE DOWN-LIT AND FULLY SHIELDED SO NO CONCENTRATED LIGHT IS DIRECTED TOWARDS ADJACENT PROPERTIES AND ROADWAYS.
- ALL PARKING LOT AND DRIVEWAY LIGHTING SHALL BE EQUIPPED WITH A TIMER OR OTHER CONTROLLER TO EITHER SHUT OFF OR REDUCE TO 25% INTENSITY EVERY EVENING AT 10PM.
- ALL PARKING LOT AND DRIVEWAY LIGHTING FIXTURES SHALL BE FULL CUT-OFF AND 3000K COLOR TEMPERATURE SO AS TO BE DARK-SKY COMPLIANT AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- THIS LIGHTING DESIGN WAS PROVIDED IS BASED ON LIMITED INFORMATION PROVIDED BY VISIBLE LIGHT, INC., 24 STICKNEY TERRACE, SUITE 6, HAMPTON, NH 03842. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, CIRCUITRY, ETC.) SHALL BE COORDINATED BETWEEN THE CONTRACTOR, ARCHITECT AND SPECIFIER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE LIGHTING INSTALLATION MEETS THE ILLUMINATION LEVELS SHOWN HERE.
- SEE DETAIL SHEETS FOR POLE BASE AND CONDUIT TRENCH DETAILS.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Courtyard	+	0.6 fc	4.6 fc	0.0 fc	N/A	N/A
Courtyard	+	0.4 fc	6.8 fc	0.0 fc	N/A	N/A
Front Parking Lot/Drive	+	1.0 fc	9.5 fc	0.4 fc	23.8:1	2.5:1
Landscape Area	+	1.0 fc	19.9 fc	0.1 fc	199.0:1	10.0:1
Landscape Area	+	0.9 fc	5.9 fc	0.4 fc	14.8:1	2.3:1
Landscape Area	+	0.8 fc	4.1 fc	0.0 fc	N/A	N/A
Landscape Area	+	1.2 fc	13.3 fc	0.1 fc	133.0:1	12.0:1
Outside of Parking Lot	+	0.1 fc	1.9 fc	0.0 fc	N/A	N/A
Perimeter Service Drive	+	1.2 fc	5.4 fc	0.4 fc	13.5:1	3.0:1
Side Parking Lot	+	1.3 fc	3.2 fc	0.5 fc	6.4:1	2.6:1
Under Canopy	+	15 fc	19 fc	0 fc	N/A	N/A
White Oak Drive	+	0.9 fc	1.7 fc	0.4 fc	4.3:1	2.3:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	LLF	Wattage	Distribution	Wattage
○	B	10	Lithonia Lighting	RADB LED P5 30K SYM MVOLT BTT BCC H36 DBXD	Rodean Ballard; mounted at 3ft	LED	RADB_LED_P5_30K_SYM_DO_BXD.ies	2116	0.9	32.31	TYPE VS, BUG RATING: B1 - U1 - G0	32.31
○	D	14	Indy	L6 23LM 30K 120 G4 80CRI ZT WPR CD	Indy 6in Downlight; mounted at 12ft	LED	L6_23LM_30K_120_G4_80CRI_ZT_WPR_CD.ies	1736	0.9	23.52	DIRECT, SC-0=1.12, SC-90=1.12	23.52
⌘	S3	3	Lithonia Lighting	DSXO LED P4 30K 80CRI T3M MVOLT SPA DBXD with SSS 20 4C DM19AS DBXD	D-Series Size 0 Area Fixture Type 3; mounted at 22ft (20ft pole on 2ft base)	LED	DSXO_LED_P4_30K_80CRI_T3M.ies	9695	0.9	93.04	TYPE IV, MEDIUM, BUG RATING: B2 - U0 - G3	93.04
⌘	S3-HS	7	Lithonia Lighting	DSXO LED P4 30K 80CRI T3M HS MVOLT SPA DBXD with SSS 20 4C DM19AS DBXD	D-Series Size 0 Area Fixture Type 3 with house-side shield; mounted at 22ft (20ft pole on 2ft base)	LED	DSXO_LED_P4_30K_80CRI_T3M_HS.ies	8404	0.9	93.04	TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G3	93.04
⌘	S4	1	Lithonia Lighting	DSXO LED P4 30K 80CRI TFM MVOLT SPA DBXD with SSS 20 4C DM19AS DBXD	D-Series Size 0 Area Fixture Type 4; mounted at 22.5ft (20ft pole on 2.5ft base)	LED	DSXO_LED_P4_30K_80CRI_TFM.ies	9908	0.9	93.04	TYPE IV, SHORT, BUG RATING: B2 - U0 - G3	93.04
⌘	S4-HS	4	Lithonia Lighting	DSXO LED P4 30K 80CRI TFM HS MVOLT SPA DBXD with SSS 20 4C DM19AS DBXD	D-Series Size 0 Area Fixture Type 4 with house-side shield; mounted at 22ft (20ft pole on 2ft base)	LED	DSXO_LED_P4_30K_80CRI_TFM_HS.ies	8309	0.9	93.04	TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G2	93.04
⌘	S5	4	Lithonia Lighting	DSXO LED P4 30K 80CRI TSM MVOLT SPA DBXD with SSS 20 4C DM19AS DBXD	D-Series Size 0 Area Fixture Type 5; mounted at 22ft (20ft pole on 2ft base)	LED	DSXO_LED_P4_30K_80CRI_TSM.ies	10124	0.9	93.04	TYPE VS, BUG RATING: B4 - U0 - G2	93.04
⌘	W1	14	Lithonia Lighting	WDGE1 LED P1 30K 80CR VF MVOLT SRM DBXD	WDGE1 LED Wallpack; mounted at 10ft(above doors)	LED	WDGE1_LED_P1_30K_80CRI_VF.ies	1161	0.9	10.0002	TYPE II, VERY SHORT, BUG RATING: B0 - U0 - G0	10.0002



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VISIBLELIGHT

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7 RIVERWOODS DRIVE EXETER, NH 03833

APPLICANT: RIVERWOODS COMPANY AT EXETER
7 RIVERWOODS DRIVE EXETER, NH 03833

PROJECT: RIVERWOODS SUPPORTIVE LIVING HEATH CENTER
TAX MAP 97 LOT 23
5 WHITE OAK DRIVE EXETER, NH 03833

TITLE: LIGHTING PLAN

SHEET NUMBER: C-10



WETLAND NOTES

- NHDES WETLAND IMPACT ANALYSIS:

PERMANENT IMPACT:	AREA
TEMPORARY IMPACT:	19,380 S.F.
	84 S.F.
- TOWN OF EXETER WETLAND BUFFER IMPACT ANALYSIS:

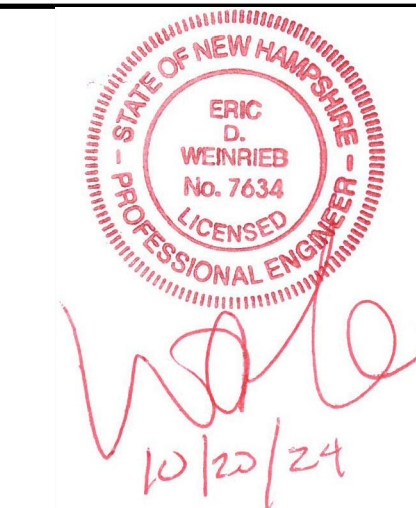
40' LIMITED USE BUFFER:	63,296 S.F.
75' PARKING AND STRUCTURE BUFFER:	52,532 S.F.
TOTAL BUFFER IMPACT:	115,828 S.F.
- WETLAND BUFFER RESTORATION AREA:

40' LIMITED USE BUFFER:	AREA
75' PARKING AND STRUCTURE BUFFER:	3,901 S.F.
TOTAL BUFFER RESTORATION:	1,736 S.F.
	5,837 S.F.
- WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES INC. ON 01/11/23. NO POTENTIAL VERNAL POOLS WERE IDENTIFIED. WETLANDS WERE DELINEATED UTILIZING 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, 2019 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)
 - CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1979).

LEGEND

- 40' LIMITED USE BUFFER
- 75' PARKING AND STRUCTURE BUFFER
- LIMIT OF PROJECT DISTURBANCE
- WETLAND BOUNDARY
- PROPOSED 40' WETLAND BUFFER IMPACT
- PROPOSED 75' WETLAND SETBACK IMPACT
- PROPOSED WETLAND IMPACT (PERMANENT)
- PROPOSED WETLAND IMPACT (TEMPORARY)
- PROPOSED BUFFER RESTORATION AREA

ALTUS ENGINEERING
 133 Court Street Portsmouth, NH 03801
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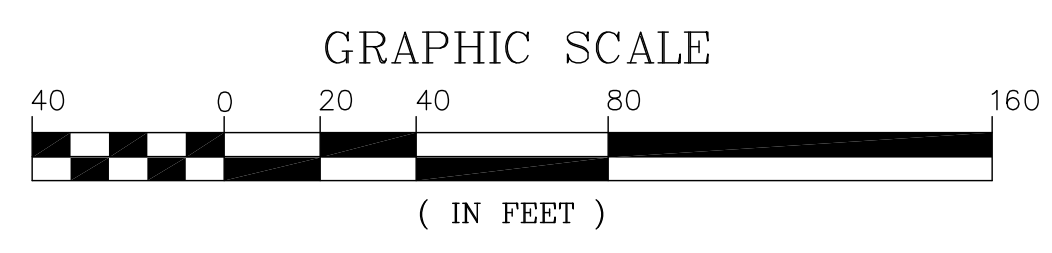
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 7 RIVERWOODS DRIVE EXETER, NH 03833

APPLICANT: RIVERWOODS COMPANY AT EXETER
 7 RIVERWOODS DRIVE EXETER, NH 03833

PROJECT: RIVERWOODS SUPPORTIVE LIVING HEATH CENTER
 TAX MAP 97 LOT 23
 5 WHITE OAK DRIVE EXETER, NH 03833

TITLE: WETLAND AND CONDITIONAL USE PERMIT PLAN

SHEET NUMBER: C-11





Wale
10/20/24

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AT EXETER
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EXETER, NH 03833

APPLICANT:
RIVERWOODS COMPANY
AT EXETER
7 RIVERWOODS DRIVE
EXETER, NH 03833

PROJECT:
RIVERWOODS
SUPPORTIVE LIVING
HEATH CENTER

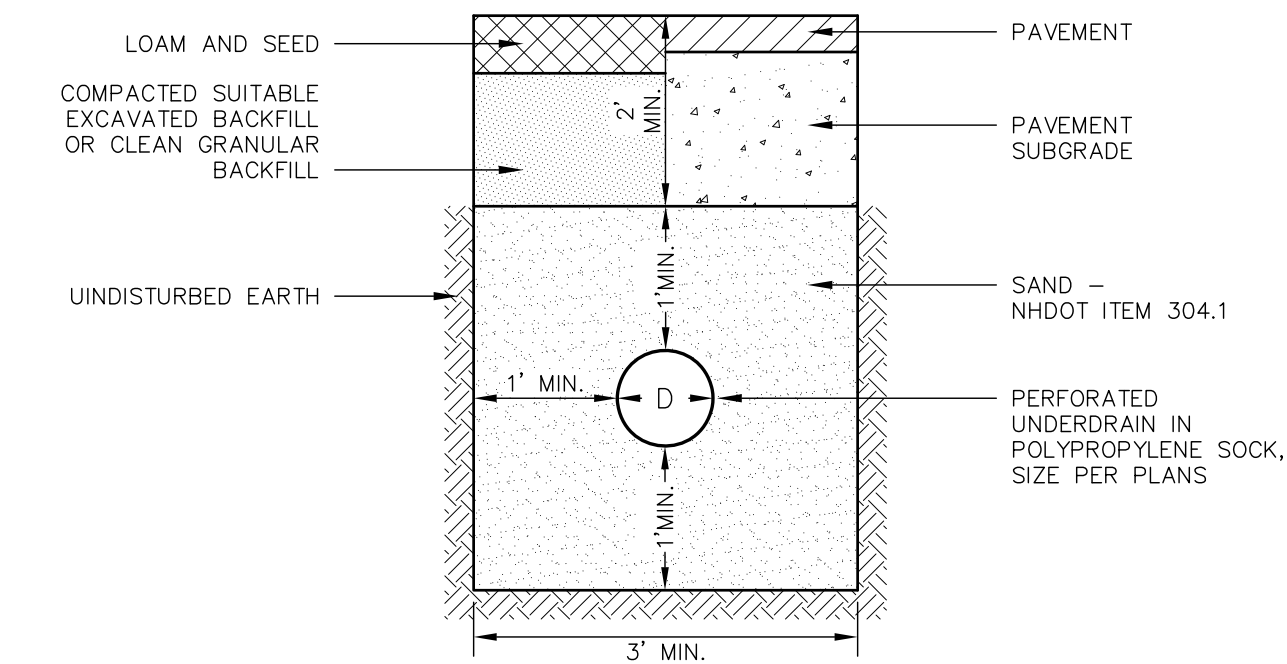
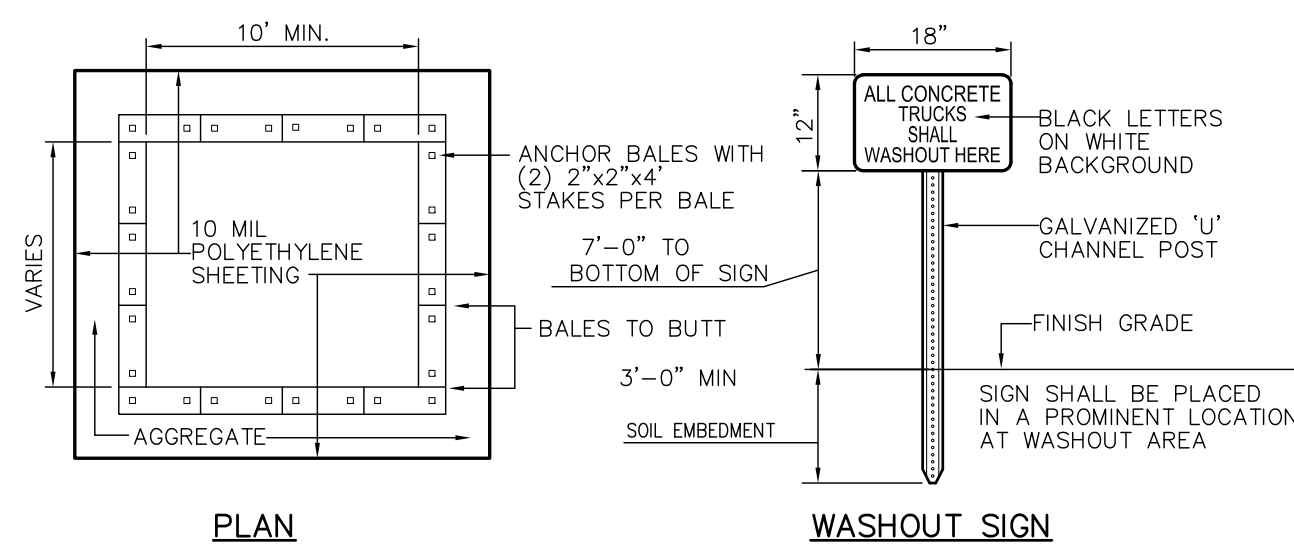
TAX MAP 97 LOT 23
5 WHITE OAK DRIVE
EXETER, NH 03833

TITLE:

DETAIL SHEET

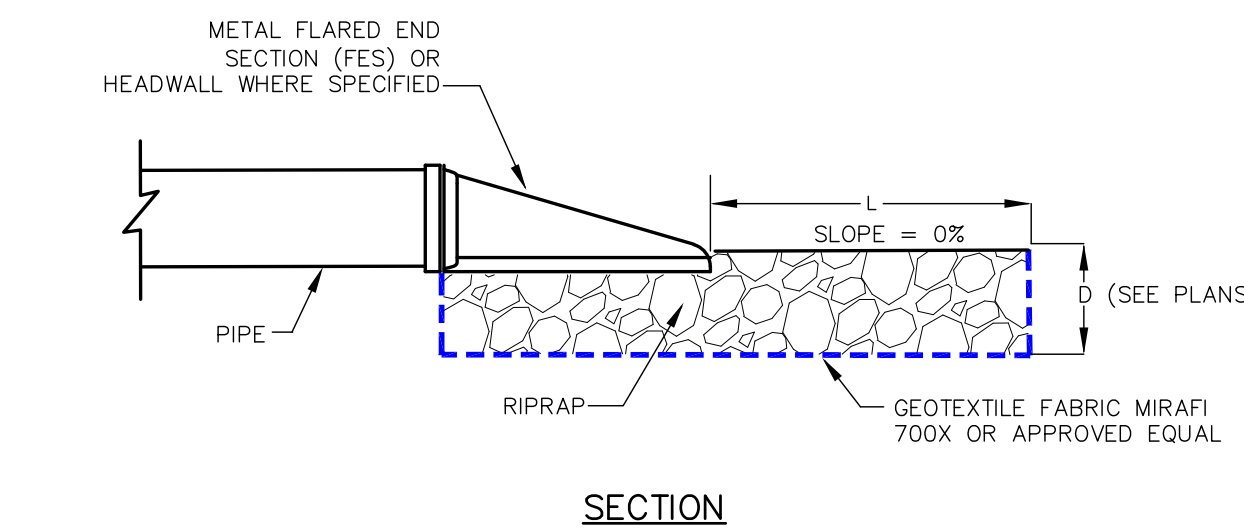
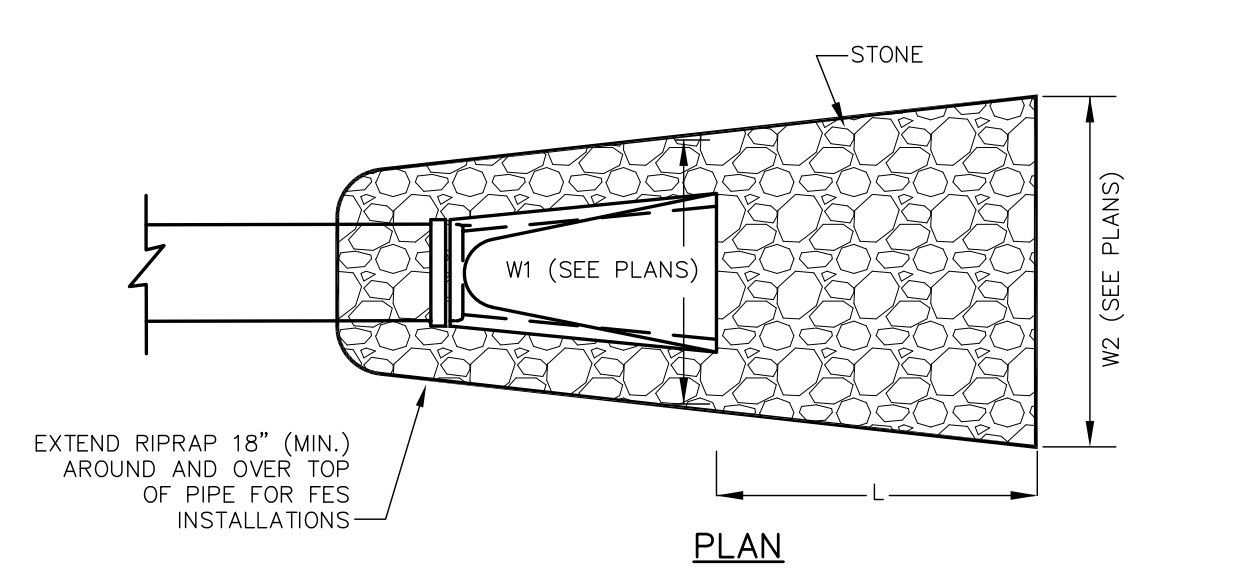
SHEET NUMBER:

C-13



NOTES:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM WITH PROJECT AND TOWN SPECIFICATIONS.
3. ALL MATERIALS ARE TO BE COMPACTED TO 95% OF ASTM D-1557.

UNDERDRAIN TRENCH NOT TO SCALE

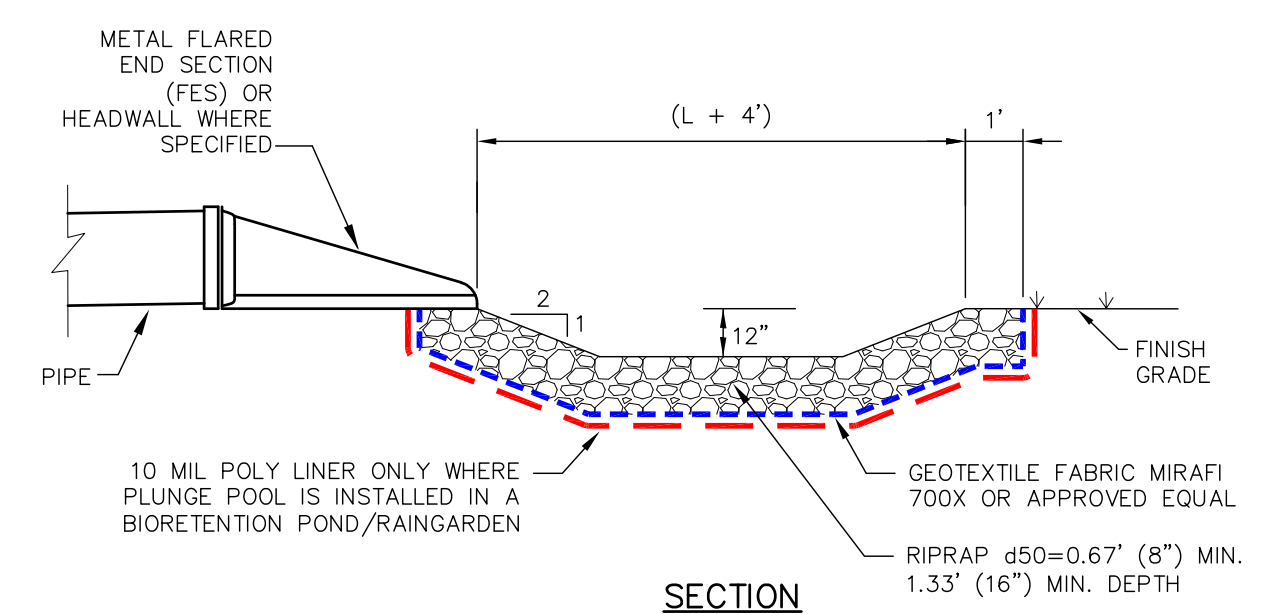
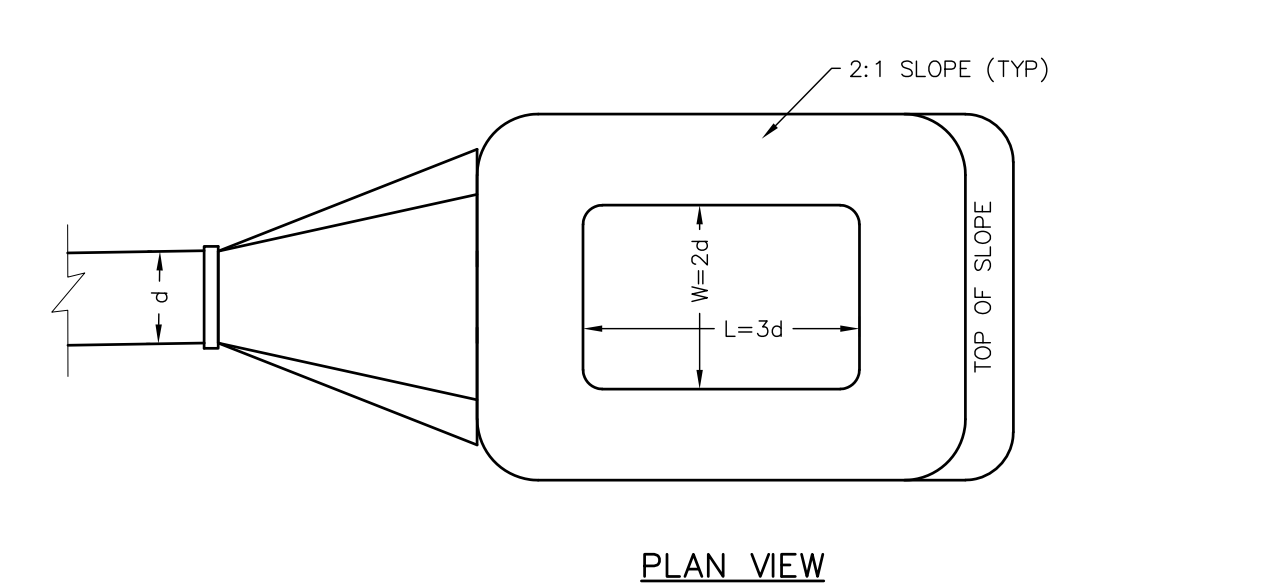


MAINTENANCE
THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

CONSTRUCTION SPECIFICATIONS

1. THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIPRAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OR GRAVEL USED FOR FILTER OR RIPRAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIPRAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

RIPRAP OUTLET PROTECTION NOT TO SCALE



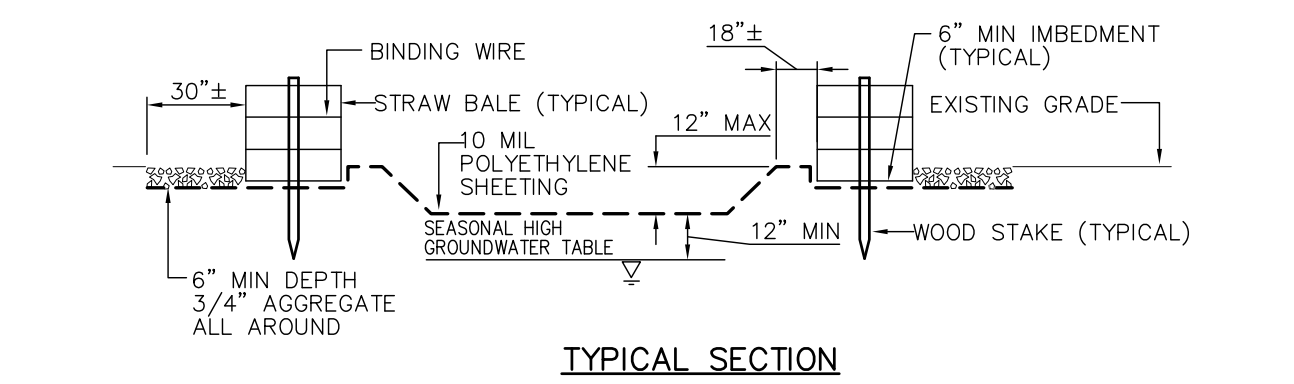
NOTES

1. CONSTRUCT PLUNGE POOL TO THE WIDTHS AND LENGTHS SHOWN ON THE PLAN.
2. THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIPRAP SHALL BE PREPARED TO ACCOUNT FOR THE DEPTH OF RIPRAP.
3. EROSION STONE USED FOR THE PLUNGE POOL SHALL MEET THE FOLLOWING GRADATION:

SIZE	PERCENT PASSING BY WEIGHT
18"	100
12"	90-100
4"	0-15

4. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE EROSION STONE. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 18".
5. THE EROSION STONE MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

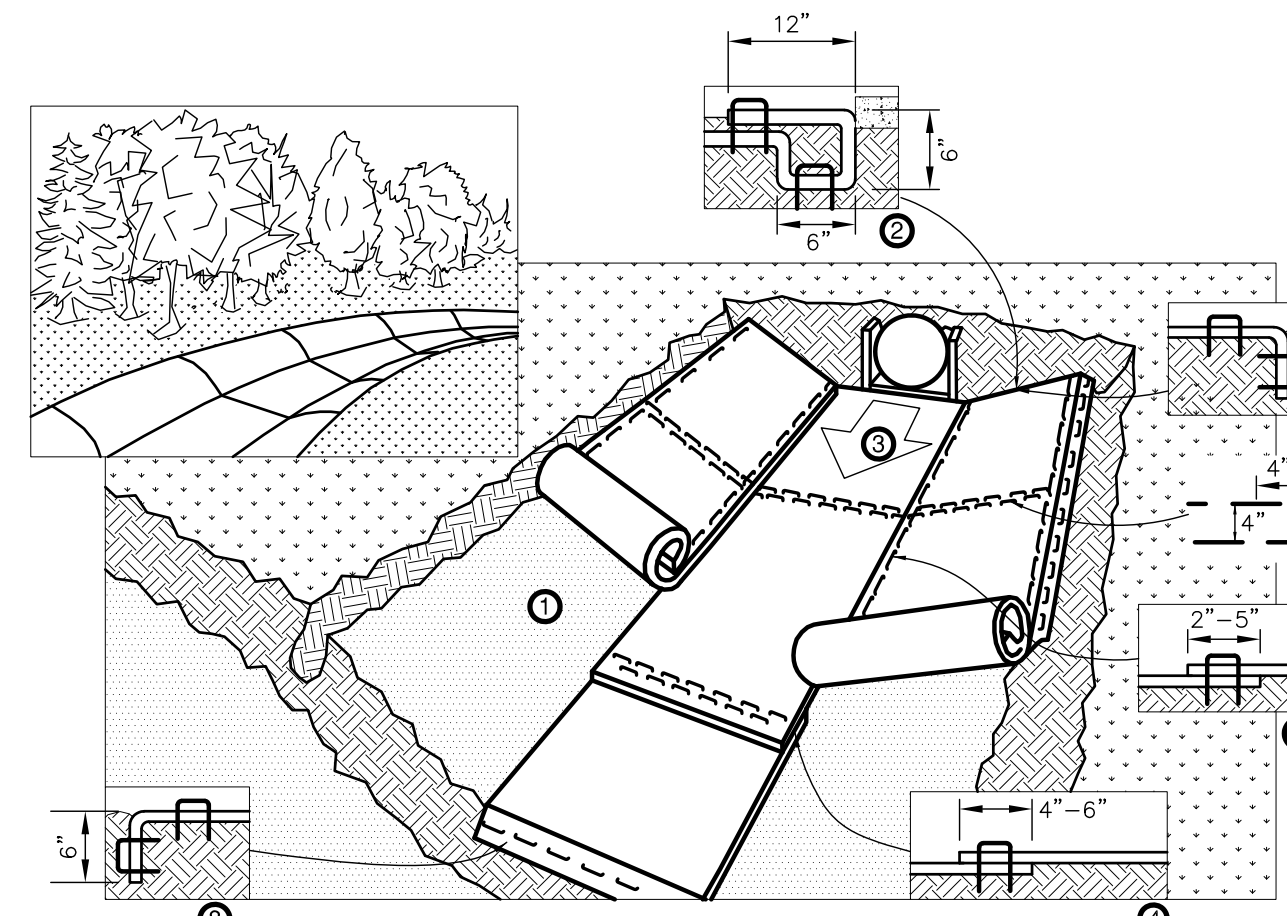
PLUNGE POOL NOT TO SCALE



NOTES

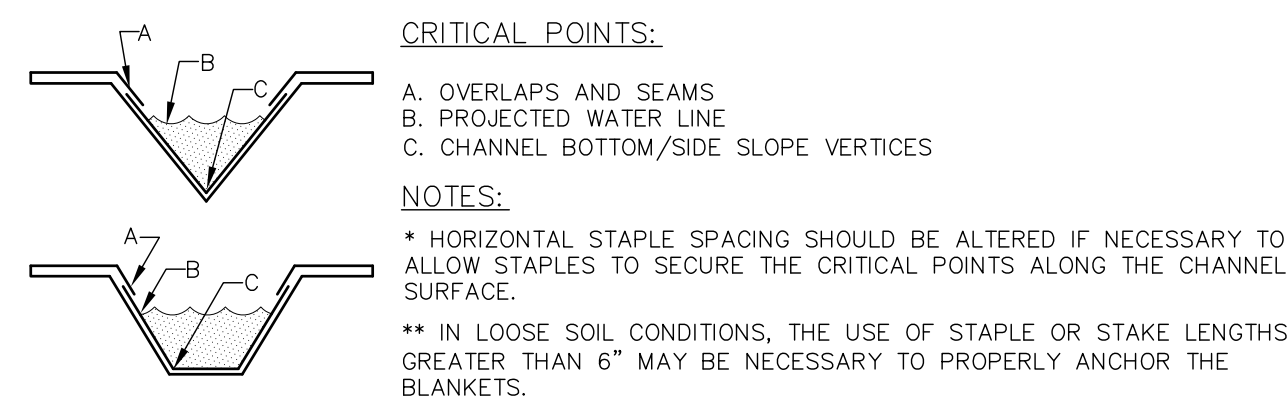
1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

CONCRETE WASHOUT NOT TO SCALE

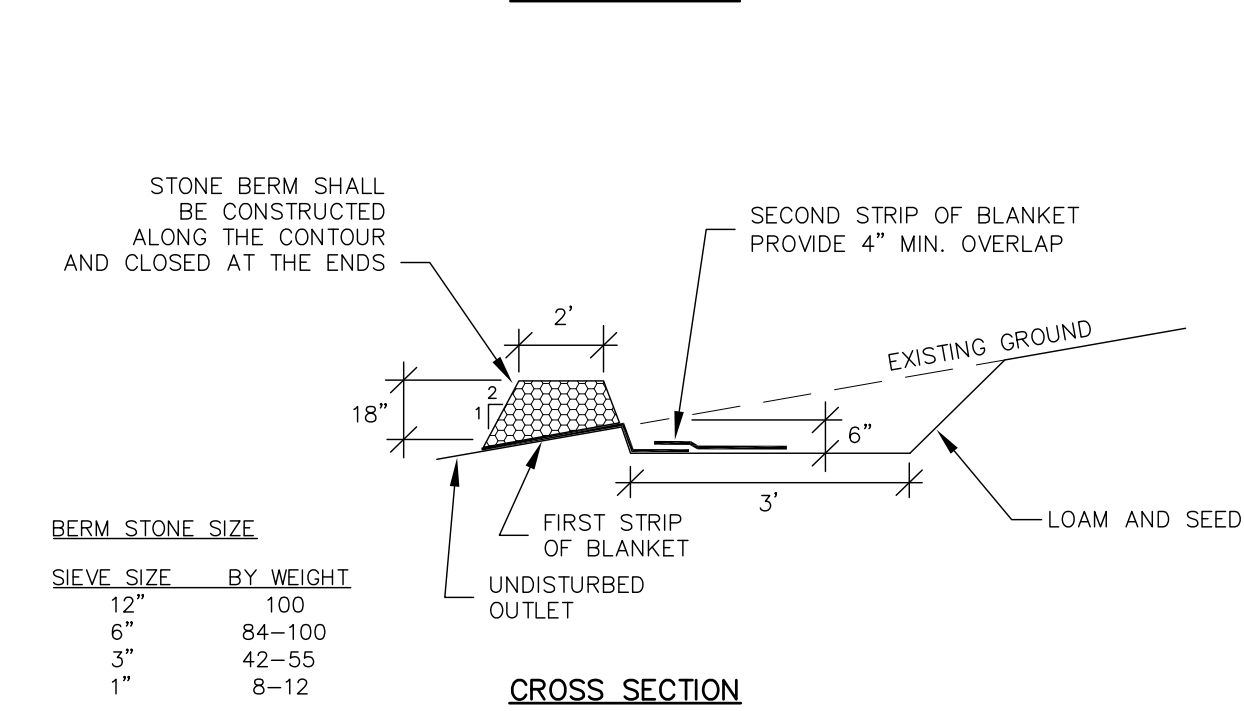
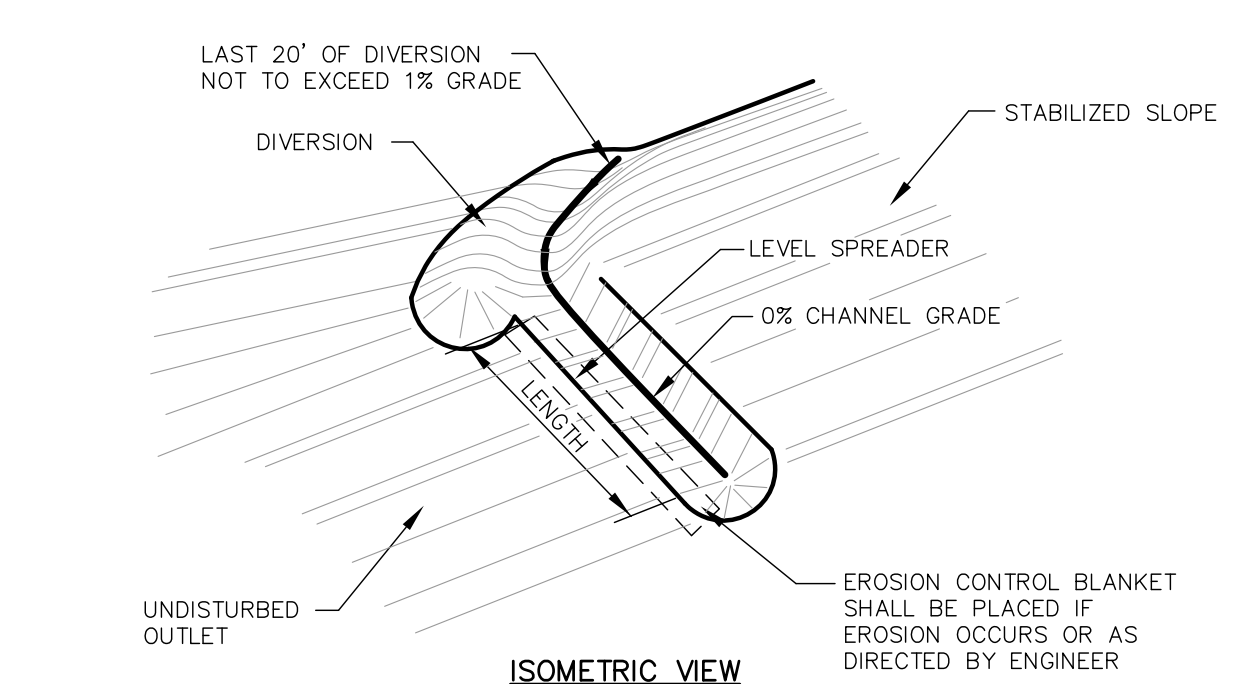


NOTES

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2"-5" (DEPENDING ON BLANKET TYPE) AND STAPLED. TO INSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE BLANKET BEING OVERLAPPED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.



EROSION CONTROL BLANKET - SWALE NOT TO SCALE



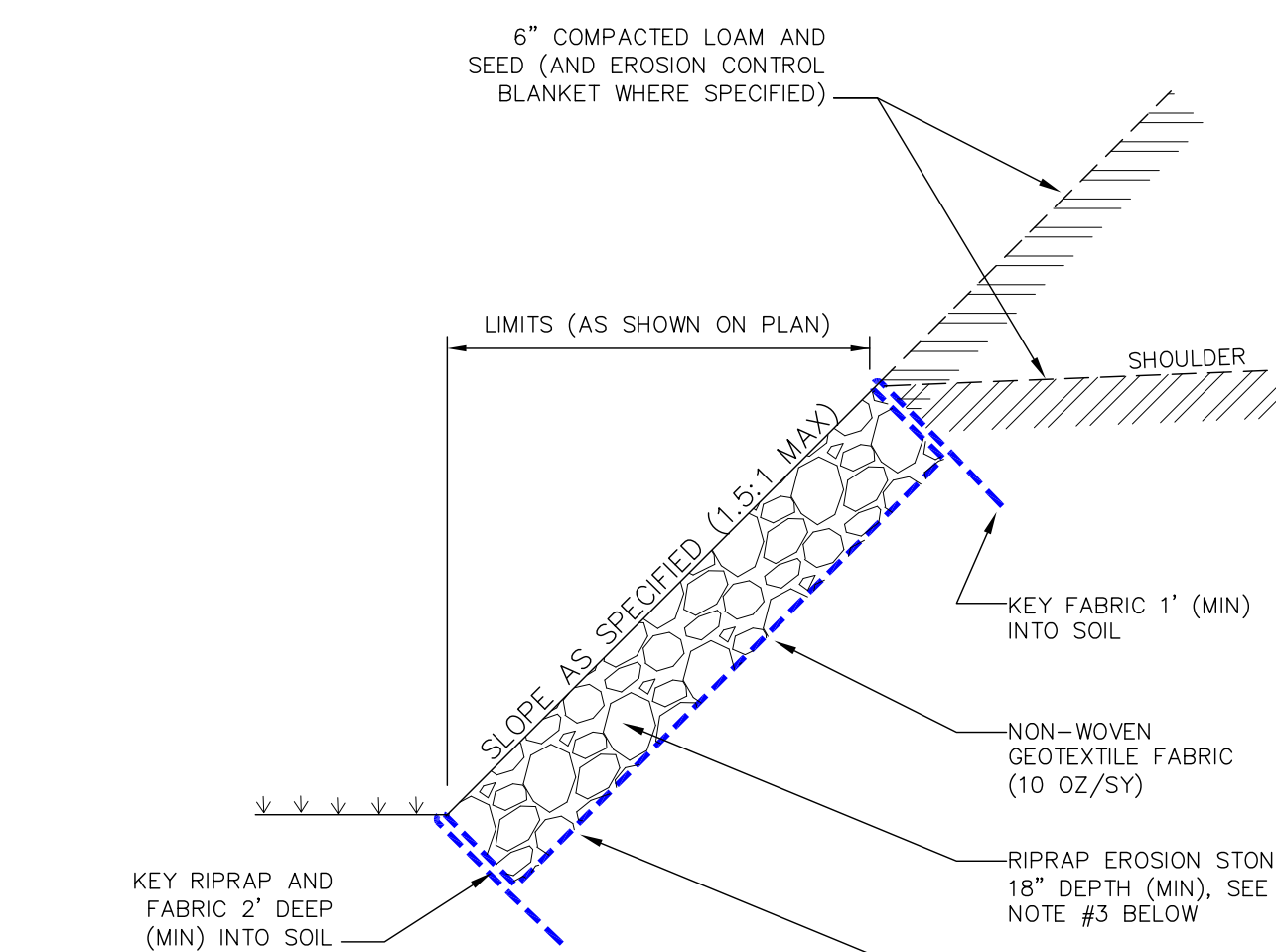
BERM STONE SIZE

SIEVE SIZE	BY WEIGHT
12"	100
6"	84-100
3"	42-55
1"	8-12

NOTES

1. LEVEL SPREADERS SHALL BE CONSTRUCTED PER STORMWATER MANAGEMENT FOR MAINE, "VOLUME III BMP'S TECHNICAL DESIGN MANUAL, CHAPTER 5.2.2, BUFFER WITH STONE BERMED LEVEL LIP SPREADER", LATEST EDITION.
2. FOR EROSION CONTROL BLANKET STAPLE REQUIREMENTS SEE MANUFACTURER'S STANDARDS & SPECIFICATIONS FOR PROTECTIVE MATERIALS.
3. AREAS BELOW LEVEL SPREADERS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.

LEVEL SPREADER NOT TO SCALE



NOTES

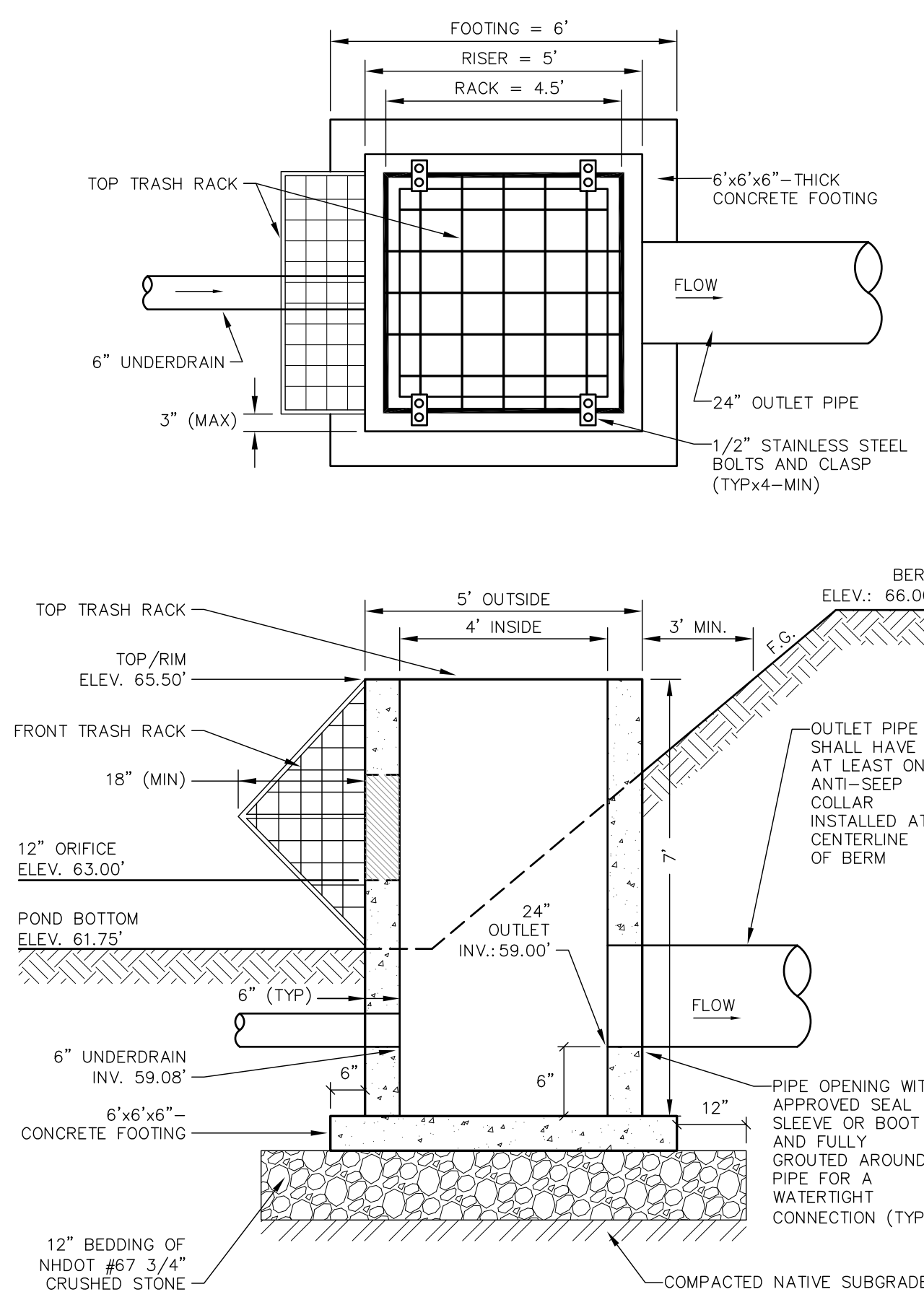
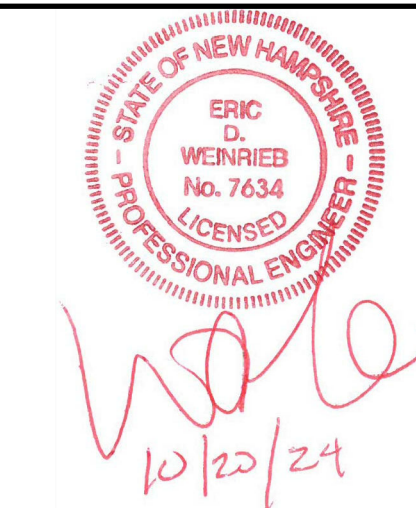
1. CONSTRUCT RIP RAP LINED SLOPE TO THE WIDTHS AND LENGTHS SHOWN ON THE PLAN.
2. THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIPRAP SHALL BE PREPARED TO LINES AND GRADES SHOWN ON THE PLANS.
3. EROSION STONE USED FOR THE RIP RAP LINED SLOPE SHALL MEET THE FOLLOWING GRADATION:

SIZE	PERCENT PASSING BY WEIGHT
12"	100
6"	25-50

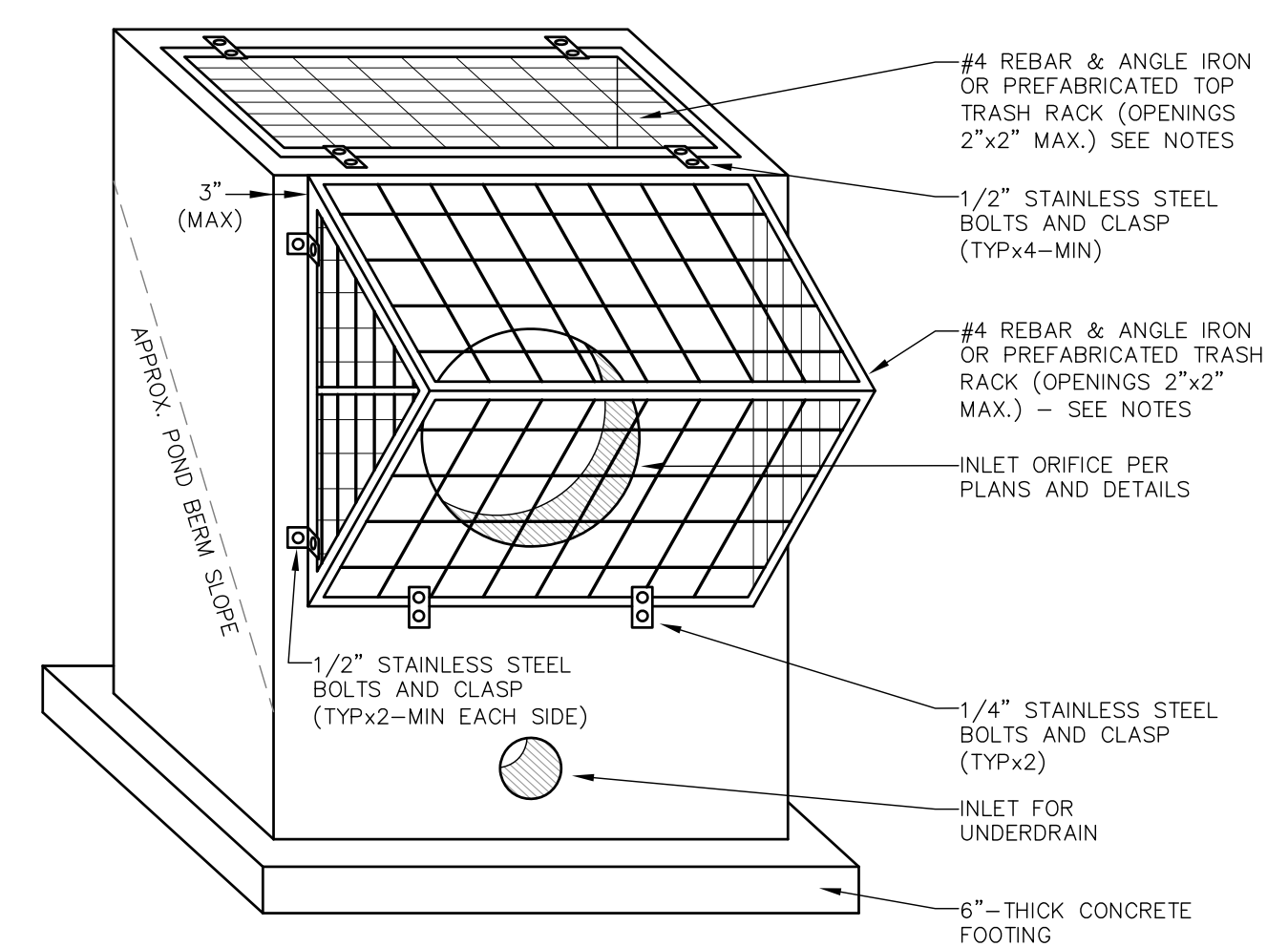
4. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE EROSION STONE. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 18 INCHES.
5. THE EROSION STONE MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

RIPRAP STABILIZED SLOPE NOT TO SCALE

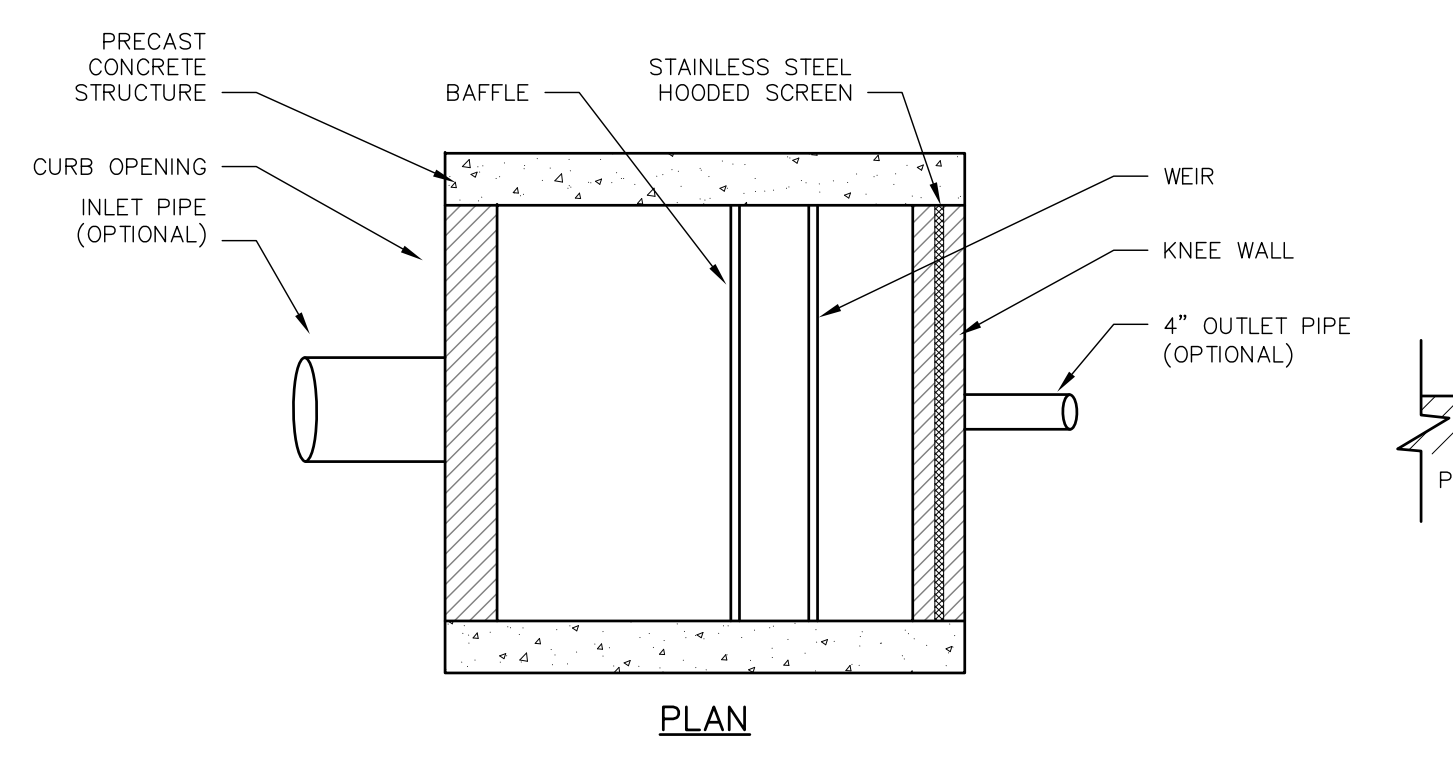
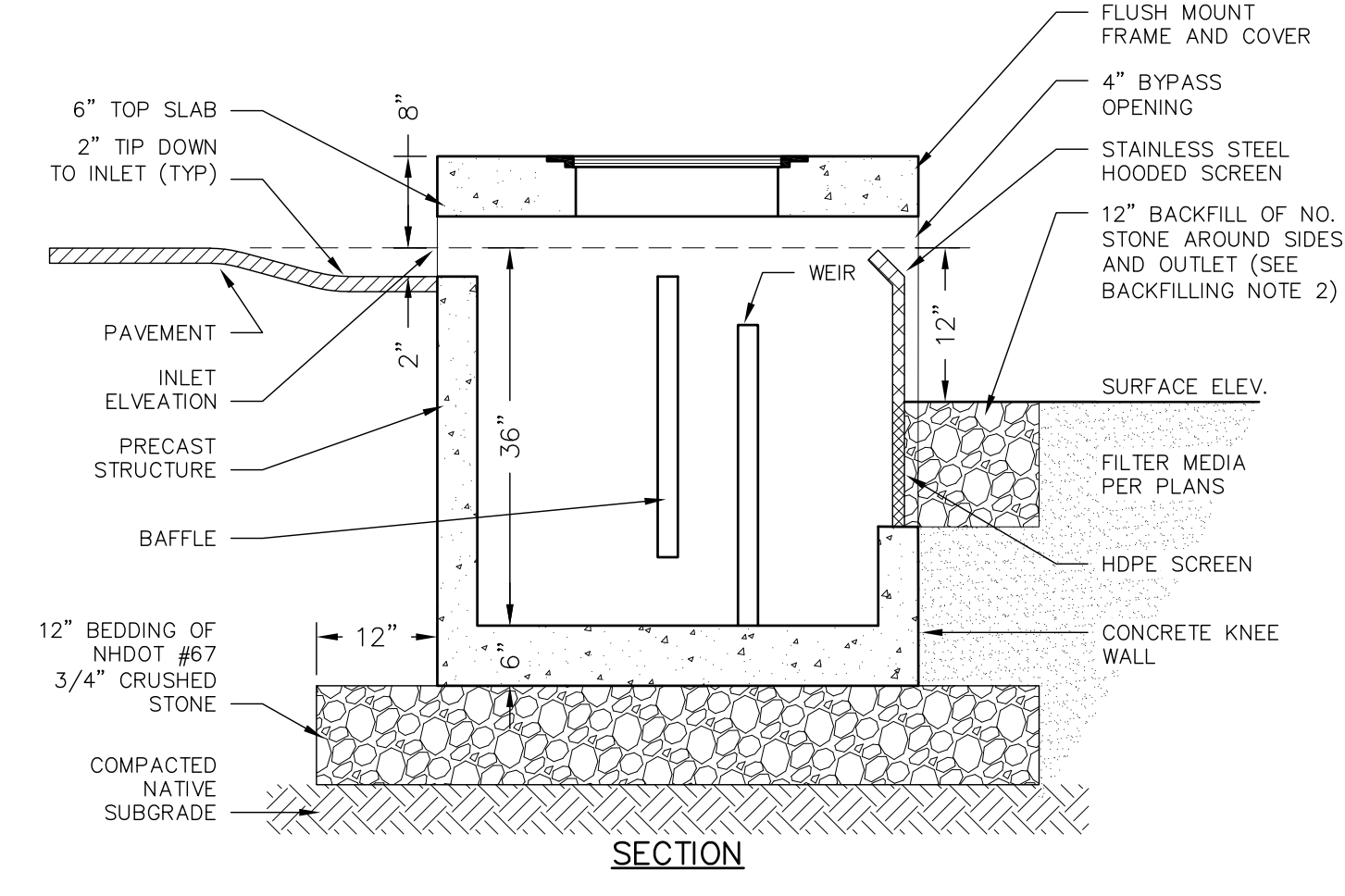
EROSION CONTROL BLANKET - SLOPE NOT TO SCALE



OUTLET STRUCTURE ("OS") #1 NOT TO SCALE

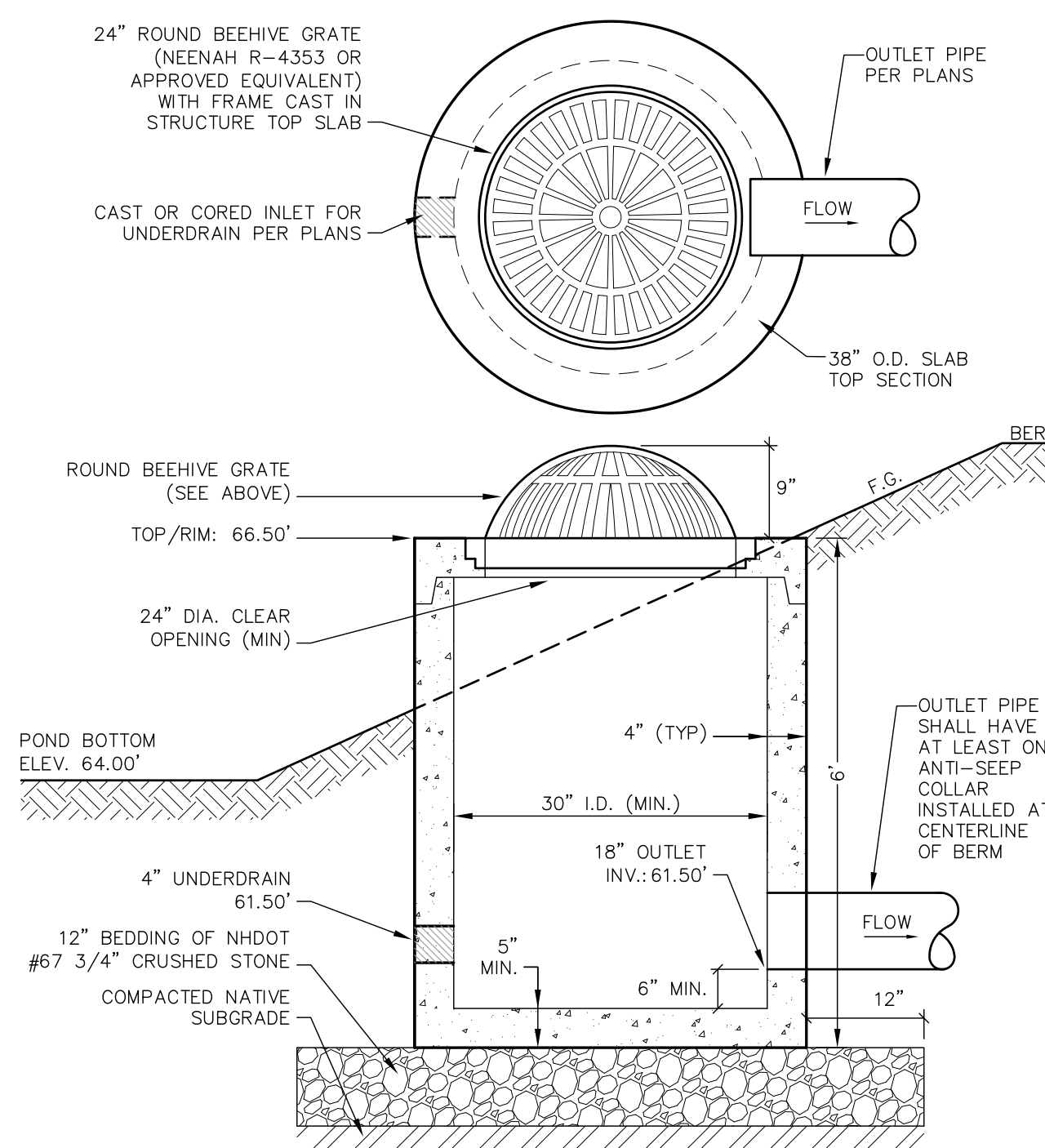
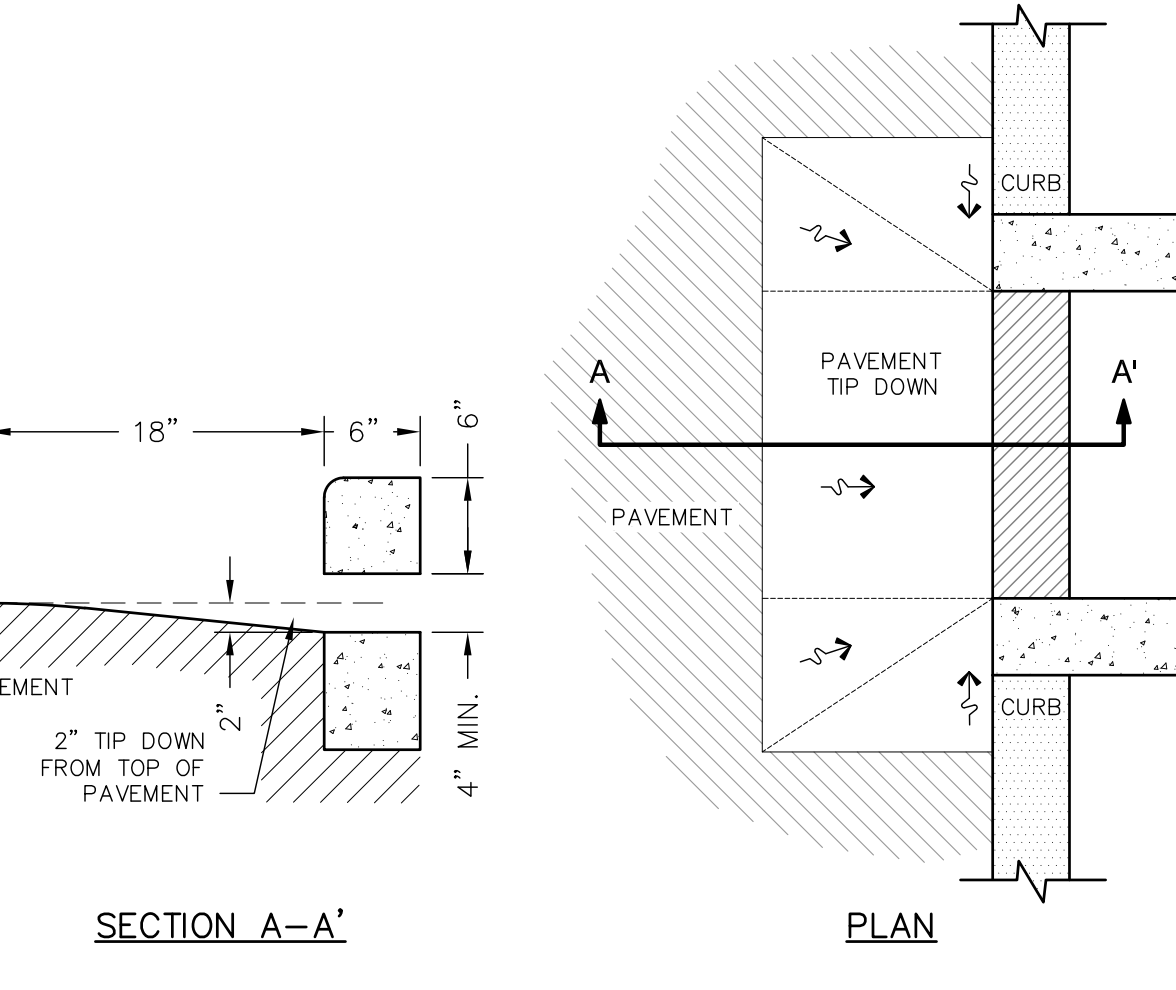


- CONSTRUCTION SPECIFICATIONS**
1. OUTLET STRUCTURE SHALL BE CONSTRUCTED OF STEEL REINFORCED CONCRETE FABRICATED ONSITE OR PRECAST TO EQUAL DIMENSIONS AND REINFORCING.
 2. CONCRETE FOOTING TO BE CONSTRUCTED INTEGRAL WITH BASE. IF CONSTRUCTED SEPARATELY, FOOTING SHALL HAVE A CONTINUOUS KEYWAY INSTALLED AND REBAR CAST INTO IT THAT SHALL EXTEND ABOVE THE SLAB A MINIMUM OF 6" FOR CONNECTION TO THE BOX AND ANY REINFORCING.
 3. ALL JOINTS AND PIPE OPENINGS SHALL BE SEALED WATERTIGHT WITH MORTAR.
 4. ALL EXPOSED REBAR TO BE PAINTED WITH RUST-RESISTANT PAINT OR HOT-DIPPED GALVANIZED.
 5. PRE-FABRICATED TRASH RACKS INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS ARE ACCEPTABLE UPON WRITTEN ACCEPTANCE BY THE ENGINEER.
 6. STRUCTURE IS TO BE BUILT TO WITHSTAND H2O LOADING.
 7. NATIVE IN SITU SOILS UNDERLYING THE STRUCTURE'S STONE BASE PAD AND THE PAD ITSELF ARE TO BE COMPACTED PRIOR TO INSTALLING STRUCTURE.
 8. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM.
 9. STAINLESS STEEL BOLTS FOR TRASH RACK TO BE INSTALLED WITH HILTI AND EPOXY OR CAST IN.
 10. EXTERIOR TRASH RACK DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRASH RACKS THAT ALLOW FULL SCREENING PROTECTION TO EVERY INLET ORIFICE AND THE TOP OF THE STRUCTURE. THIS MAY REQUIRE CUSTOM FABRICATION AND/OR ALTERNATE METHODS TO CONNECT THE RACKS TO THE OUTLET STRUCTURE.



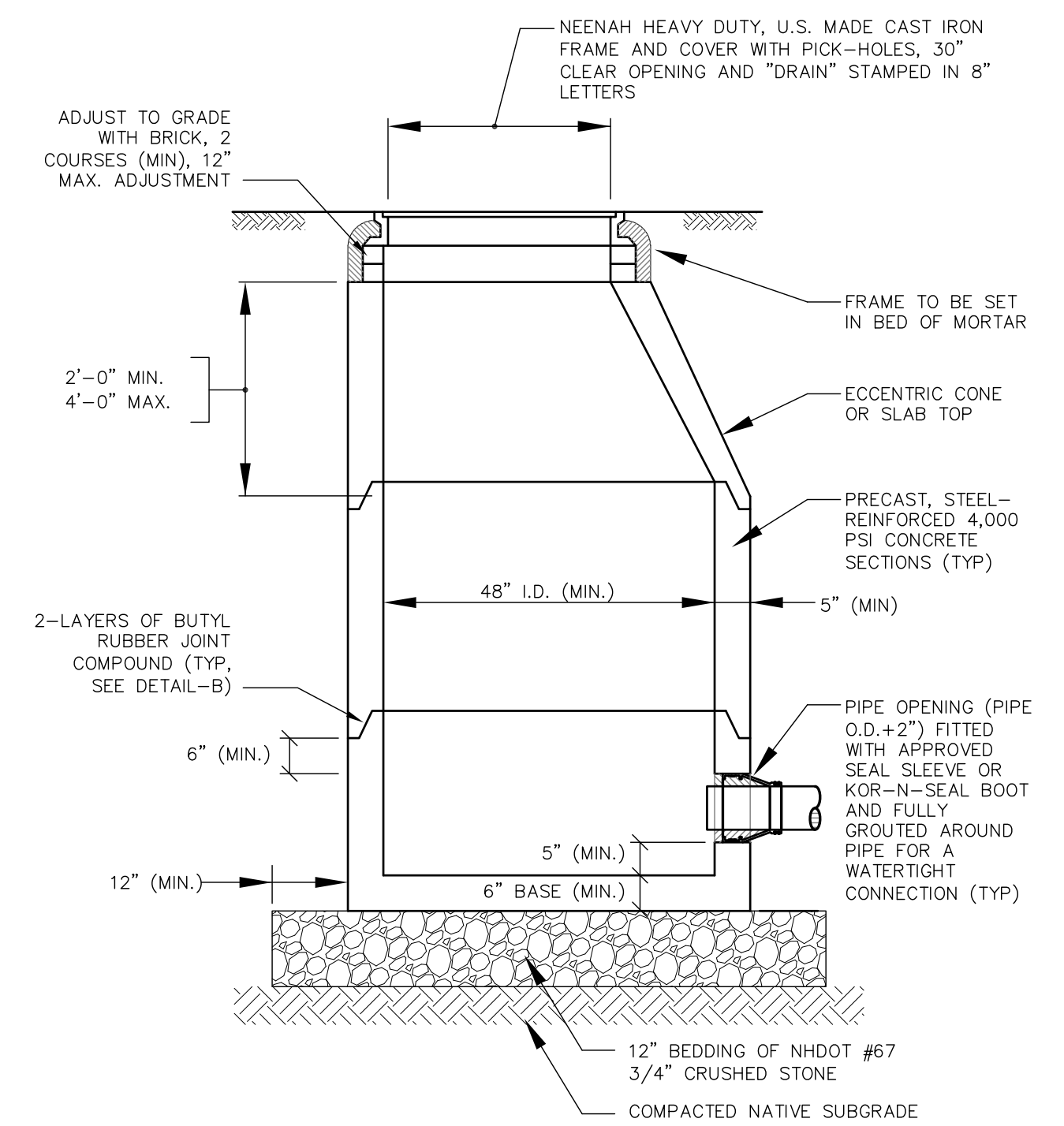
PRETEX CURB INLET PRETREATMENT DEVICE ("PRETX") NOT TO SCALE

- NOTES**
- INSTALLATION -**
1. PLACE THE PRECAST SYSTEM TO NECESSARY ELEVATION.
 2. VERIFY ELEVATIONS FOR ADJACENT CURBS; EDGE OF PAVEMENT, PAVEMENT GRADING FOR INLET GRATE FOR PRETX-DROP, SIDEWALK, PIPE INVERTS FOR INLETS AND OUTLETS, OUTLET INVERT FOR KNEE WALL.
 3. VERIFY ELEVATIONS FOR ADJACENT CURBS.
 4. VERIFY EDGE OF PAVEMENT TIP DOWN PAVEMENT GRADING FOR INLET GRATE.
 5. VERIFY CURB ELEVATION IN RELATION TO PAVEMENT AND TIP DOWN.
 6. VERIFY OUTLET INVERT FOR KNEE WALL IN RELATION TO FILTER MEDIA.
 7. INSTALL BAFFLES, WEIR, AND SCREENS AS INDICATED ON DRAWINGS.
 8. VERIFY MAINTENANCE ACCESS THROUGH GRATE OR COVER AND CLEARANCE FOR VEHICLE.
 9. INSTALL TOP OF STRUCTURE LEVEL WITH ADJACENT CURB OR SIDEWALK AS PER MANUFACTURERS SPECIFICATIONS.
 10. ENGINEER FIELD VISIT REQUIRED PRIOR TO BACKFILLING.
- BACKFILLING -**
1. BACKFILL WITH APPROVED SOIL AND STONE TO THE DESIGN GRADE AS SPECIFIED IN THE DRAWINGS.
 2. BACKFILL WITH 12" OF NO. 57 STONE AROUND REAR, LEFT, AND RIGHT SIDES TO LEVEL WITH TOP OF HDPE SCREEN. DO NOT MATCH NO. 57 STONE TO GUSSET OR RAINGARDEN UNDERGRAIN STONE.
 3. BACKFILL WITH BIOTRENTATION SOIL MIX BEYOND STONE BACKFILL TO EQUAL ELEVATION OF THE TOP OF HDPE SCREEN.
 4. DO NOT BACKFILL SOIL OR STONE AGAINST STAINLESS SCREEN.
 5. DO NOT COMPACT ADJACENT FILTRATION SYSTEM SOIL WITH MECHANICAL EQUIPMENT.
 6. STABILIZE ALL REMAINING DISTURBED AREAS AND SIDE SLOPES WITH SEEDING, HYDROSEEDING, AND/OR EROSION CONTROL BLANKETS AS INDICATED ON DRAWINGS.



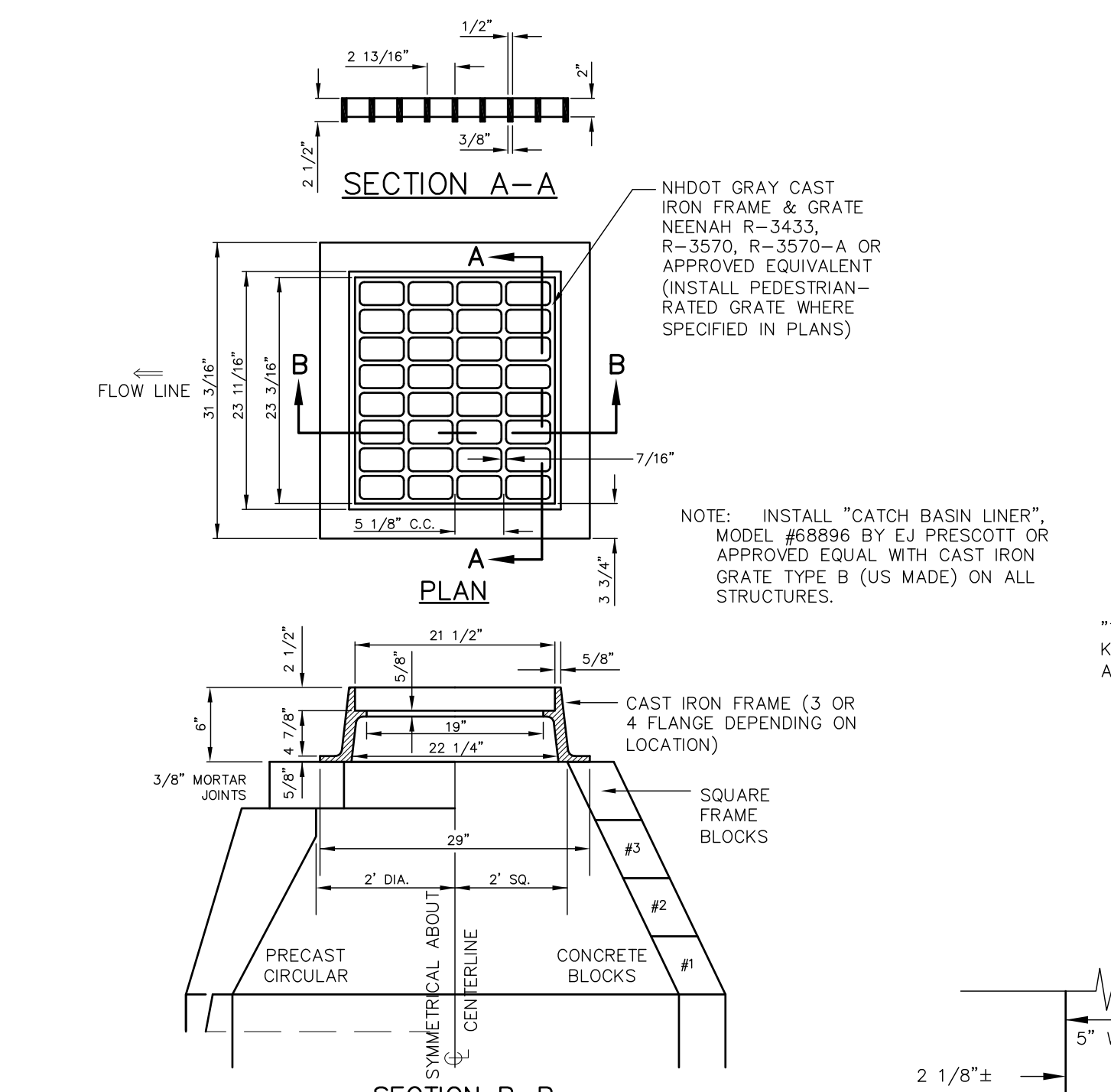
- CONSTRUCTION SPECIFICATIONS**
1. OUTLET STRUCTURE SHALL BE CONSTRUCTED ONSITE OR PRECAST TO EQUAL DIMENSIONS. A SUITABLE PLASTIC STRUCTURE MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER.
 2. ALL JOINTS AND PIPE OPENINGS SHALL BE SEALED WATERTIGHT WITH MORTAR. PIPE OPENINGS TO HAVE SEAL SLEEVE OR BOOT.
 3. CONCRETE STRUCTURE IS TO BE BUILT TO WITHSTAND H2O LOADING.
 4. NATIVE SOIL UNDERLYING THE STRUCTURE'S GRAVEL BASE PAD AND THE PAD ITSELF ARE TO BE COMPACTED TO 95% MODIFIED PROCTOR.
 5. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM.

OUTLET STRUCTURE ("OS") #20 NOT TO SCALE



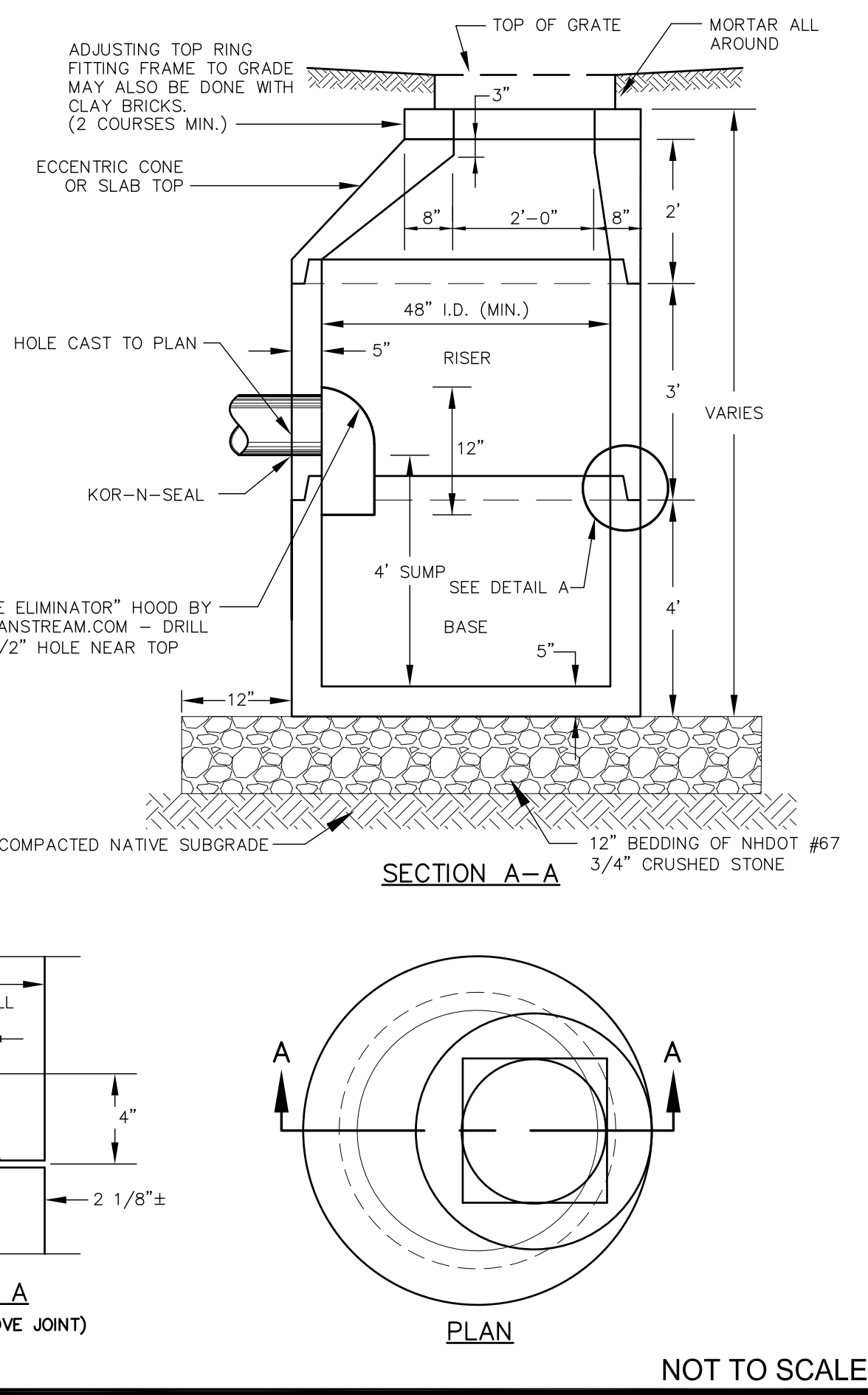
- NOTES**
1. ALL SECTIONS SHALL BE CONCRETE CLASS AA (4000 PSI).
 2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
 3. THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
 4. RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
 5. ALL MANHOLE STRUCTURES SHALL BE DESIGNED FOR H2O LOADING.
 6. USE H-20 LOADING SLAB TOP SECTION IN LIEU OF ECCENTRIC TOP WHERE PIPE INVERT IS WITHIN 4' OF GRADE.
 7. MANHOLE STEPS ARE REQUIRED PER THE CITY OF DOVER.

DRAIN MANHOLE ("DMH") NOT TO SCALE



- NOTES**
1. ALL SECTIONS SHALL BE CONCRETE CLASS AA (4000 PSI).
 2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
 3. THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
 4. RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
 5. THE STRUCTURES SHALL BE DESIGNED FOR H2O LOADING.
 6. USE H2O LOADING SLAB TOP SECTION IN LIEU OF ECCENTRIC TOP WHERE PIPE INVERT IS WITHIN 4' OF FINISH GRADE.
 7. FRAME AND GRATE DIMENSIONS ARE TYPICAL BUT MAY VARY BASED ON PRODUCT SELECTED OR EQUIVALENT APPROVED BY THE ENGINEER.

DEEP SUMP CATCH BASIN ("CB") NOT TO SCALE



DETAIL A (TONGUE & GROOVE JOINT) NOT TO SCALE

NOT FOR CONSTRUCTION

ISSUED FOR: REVIEW

ISSUE DATE: OCTOBER 23, 2024

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EBS	09/10/24
1	REVISED PER COMMENTS	EBS	10/23/24

DRAWN BY: EBS
APPROVED BY: EBS
DRAWING FILE: 5015-SITE.dwg

SCALE:
24" x 36" - 1" = NOT TO SCALE
11" x 17" - 1" = NOT TO SCALE

OWNER:
RIVERWOODS COMPANY
AT EXETER
7 RIVERWOODS DRIVE
EXETER, NH 03833

APPLICANT:
RIVERWOODS COMPANY
AT EXETER
7 RIVERWOODS DRIVE
EXETER, NH 03833

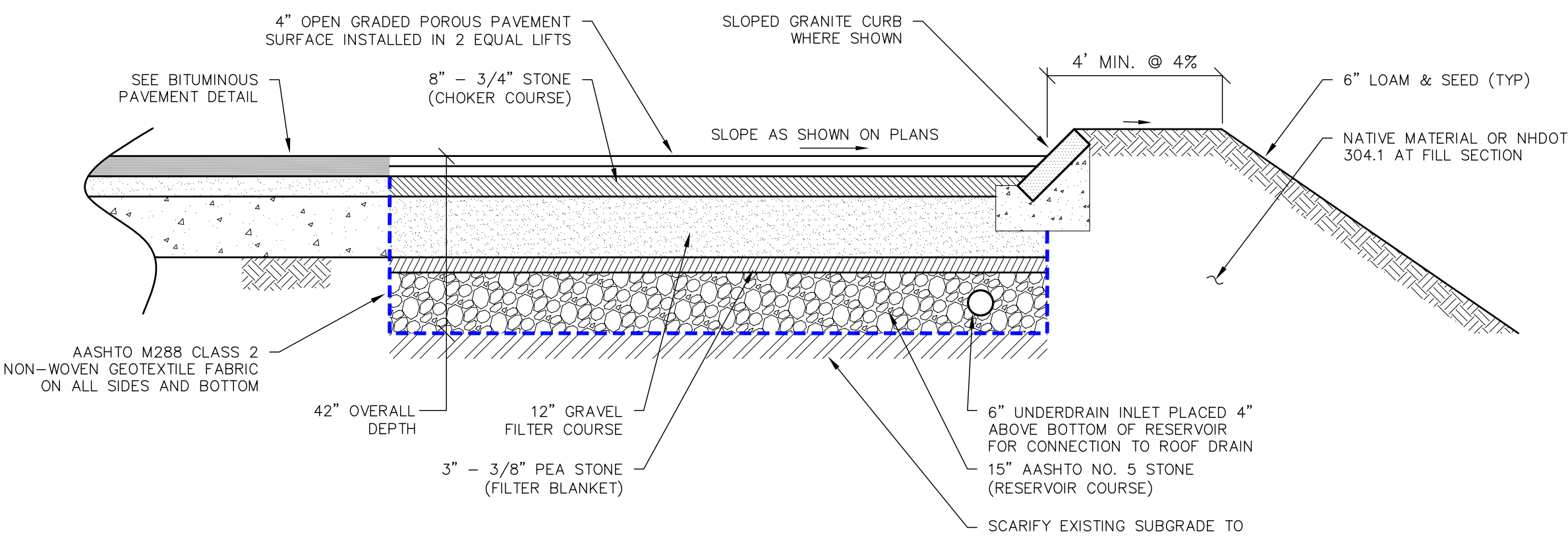
PROJECT:
RIVERWOODS
SUPPORTIVE LIVING
HEATH CENTER
TAX MAP 97 LOT 23
5 WHITE OAK DRIVE
EXETER, NH 03833

TITLE:

DETAIL SHEET

SHEET NUMBER:

Wole
10/20/24



MATERIAL GRADATIONS							
3/4\"/>							
1"	100%	6"	100%	1/2"	100%	1-1/2"	100%
3/4"	90 - 100%	#4	70 - 85%	3/8"	85 - 100%	1"	90 - 100%
3/8"	20 - 55%	#8	0 - 6%	#4	10 - 30%	3/4"	20 - 55%
#4	0 - 10%			#8	0 - 10%	1/2"	0 - 10%
#8	0 - 5%			#86	0 - 5%	3/8"	0 - 5%

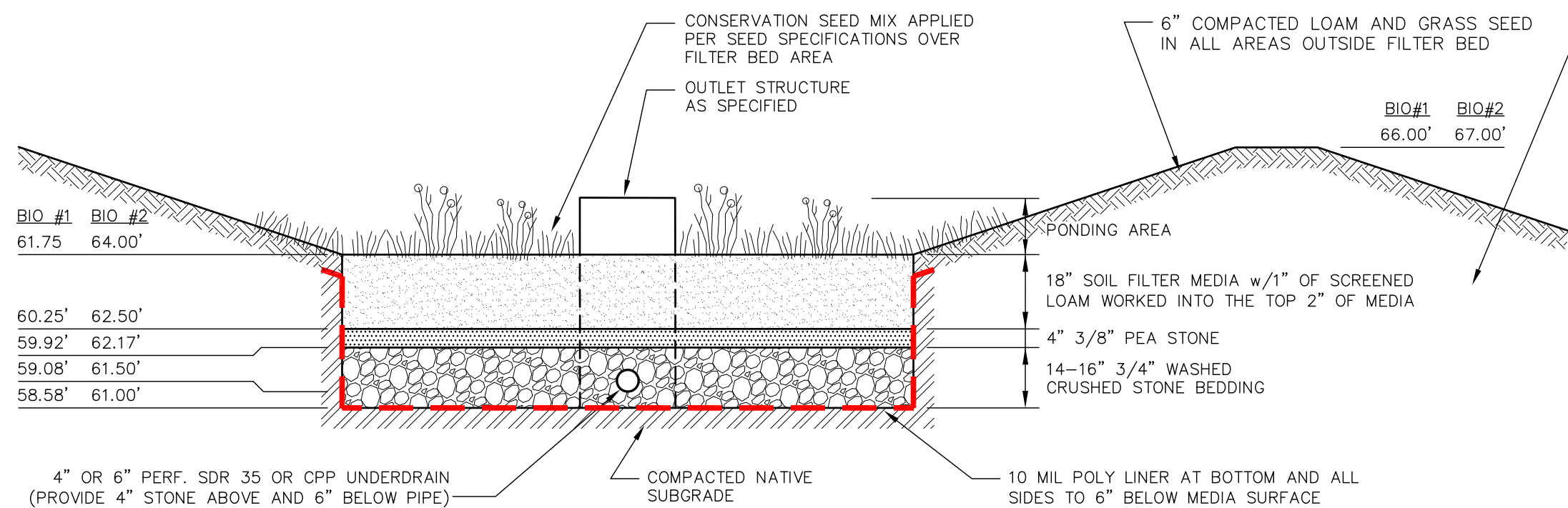
* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 NHDOT STANDARD SPECIFICATIONS

NOTES:

- DESIGN OF POROUS PAVEMENT SHALL BE IN ACCORDANCE WITH UNHSC DESIGN SPECIFICATIONS FOR POROUS ASPHALT PAVEMENT AND INFILTRATION BEDS.
- THE CONSTRUCTION OF THE POROUS PAVEMENT SHALL BE IN ACCORDANCE WITH THE UNHSC DESIGN SPECIFICATIONS FOR POROUS ASPHALT PAVEMENT AND INFILTRATION BEDS.
- CONTRACTOR SHALL PROVIDE SUBMITTALS FOR POROUS PAVEMENT AS NOTED IN THE SPECIFICATIONS A MINIMUM OF 14-DAYS PRIOR TO COMMENCING CONSTRUCTION.
- THE ENGINEER SHALL INSPECT SITE PREPARATION AND INSTALLATION OF POROUS PAVEMENT.
- CONTRACTOR SHALL NOTIFY ENGINEER A MINIMUM OF 7 DAYS IN ADVANCE OF WORK SO THAT THE ENGINEER CAN OBSERVE INSTALLATION OF POROUS PAVEMENT CROSS SECTION.
- CONTRACTOR TO REMOVE ANY EXISTING BURIED LAYERS OF LOAM OR UNSUITABLE MATERIAL DURING THE EXCAVATION OF THE PARKING AREA.
- PROOF ROLL THE EXISTING SUBGRADE PRIOR TO SCARIFYING ONLY AT AREAS REQUESTED BY THE ENGINEER.
- POROUS PAVEMENT BASE MATERIAL AND ASPHALT SHALL NOT BE INSTALLED UNTIL ALL OTHER SITE WORK AND BUILDING CONSTRUCTION IS SUBSTANTIALLY COMPLETE AND THE SURROUNDING AREA HAS BEEN STABILIZED.
- THE TOP LAYER (WEARING COURSE) SHALL BE PRE-BLENDED PG 76-28 MODIFIED WITH SBS. THE BASE COURSE SHOULD BE, AT A MINIMUM, PG 64-28 WITH 5 POUNDS OF FIBER PER TON ASPHALT MIX. IF SUFFICIENT STAGING OR USE OF THE BASE COURSE SECTION WILL BE REQUIRED PRIOR TO THE APPLICATION OF THE WEARING COURSE, THE ENGINEER MAY DECIDE TO USE PRE-BLENDED PG 64V-28 MODIFIED WITH SBS ON BOTH COURSES.
- AFTER INSTALLATION, THE MIXING OR RINSING OF CONCRETE, GYPSUM, PAINT OR ANY OTHER SIMILAR ACTIVITY SHALL BE STRICTLY PROHIBITED ON ANY SECTION OF POROUS PAVEMENT OR IN ANY UPHILL CONTRIBUTING AREA.

POROUS PAVEMENT CROSS SECTION

NOT TO SCALE



NOTES:

- WHEN CONTRACTOR EXCAVATES BIORETENTION POND AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
- SOIL FILTER MEDIA SHALL EITHER OPTION A OR OPTION B AT CONTRACTOR'S DISCRETION.
- DO NOT PLACE BIORETENTION POND INTO SERVICE UNTIL ITS SIDE SLOPES AND CONTRIBUTING AREAS HAVE BEEN STABILIZED.
- DO NOT DISCHARGE SEDIMENT- Laden Waters from construction activities to the bioretention pond during any stage of construction.
- DO NOT TRAFFIC EXPOSED SURFACES OF BIORETENTION POND WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATION ACTIVITIES WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE BASIN.
- POND BERMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER POND BERM DETAIL.

MAINTENANCE REQUIREMENTS

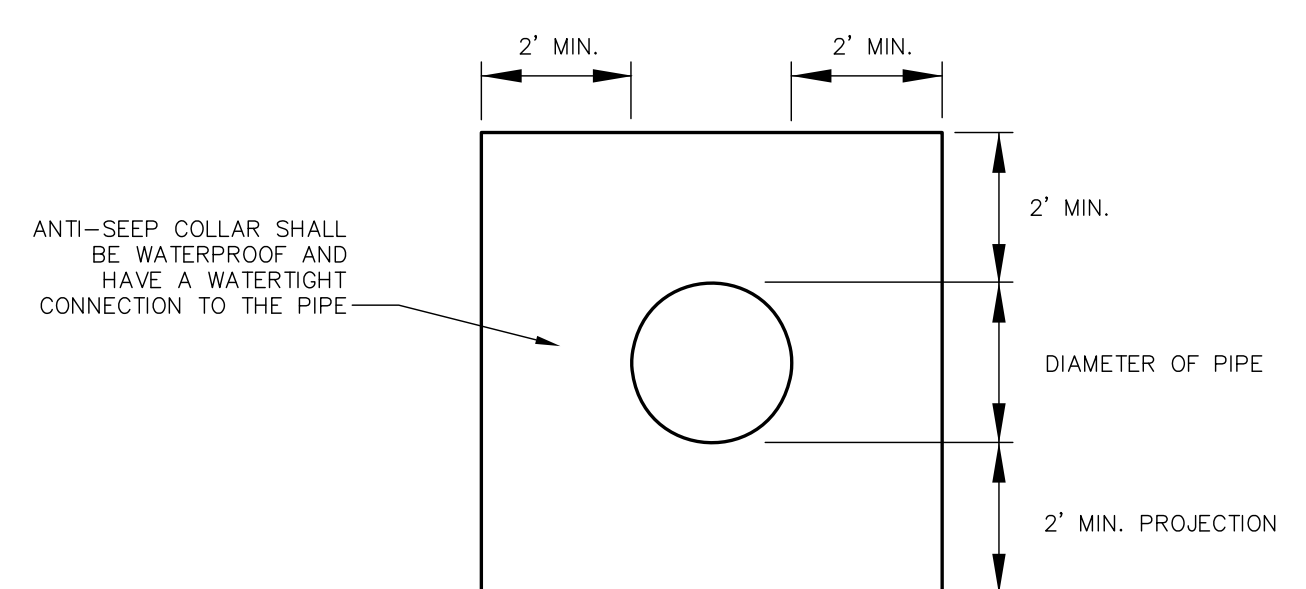
- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION.
- PRE-TREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
- AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DROWNDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
- VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING WEED WHACKING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES. BERM AREAS ARE TO BE MOWED TWICE ANNUALLY.

DESIGN REFERENCES

- UNH STORMWATER CENTER
- EPA (1999A)
- NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

BIORETENTION POND (BIO #S 1 AND 2)

NOT TO SCALE

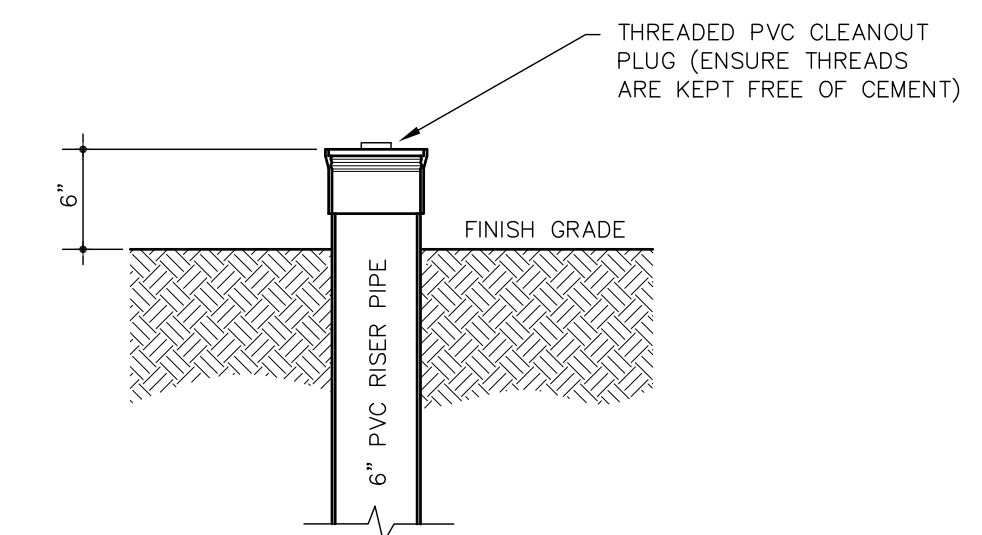


NOTES:

ANTI-SEEP COLLARS SHALL BE CLAY, CONCRETE, PLASTIC (AGRI-DRAIN), OR EQUAL APPROVED BY THE ENGINEER.

ANTI-SEEP COLLAR

NOT TO SCALE

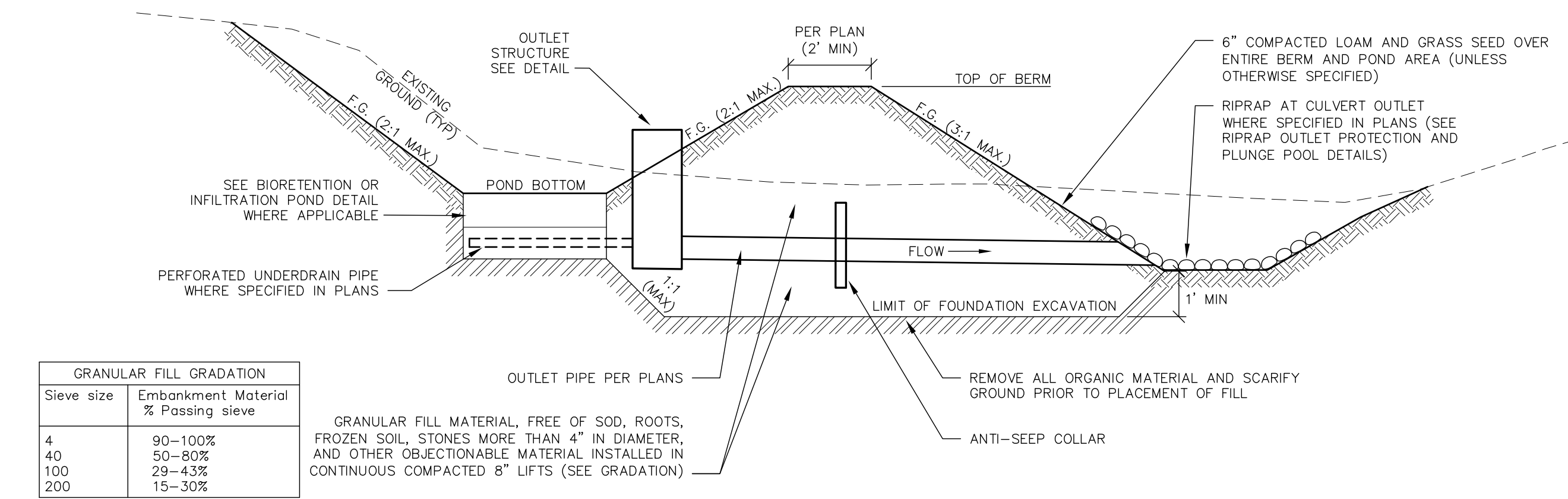


NOTES:

- THIS DETAIL IS INTENDED FOR USE WITH BIORETENTION POND UNDERDRAINS ONLY. SEE OTHER DETAILS FOR CLEANOUTS IN OTHER AREAS.
- CLEANOUT LOCATIONS ARE MARKED "C.O." ON STORMWATER MANAGEMENT PLANS.
- CLEANOUTS MAY NOT BE SET TO FINISH GRADE WITHOUT APPROVAL FROM THE ENGINEER.

BIORETENTION U.D. CLEANOUT ("CO")

NOT TO SCALE



Construction Criteria

- Foundation Preparation** -- The foundation shall be cleared of trees, logs, stumps, roots, brush, boulders, sod, and rubbish. If suitable for reuse, the topsoil and sod shall be stockpiled and spread on the completed embankment and spillways. Foundation surfaces shall be sloped no steeper than 1:1. The foundation area shall be thoroughly scarified before placement of fill material. The surface shall have moisture added and/or it shall be compacted if necessary so that the first layer of fill can be bonded to the foundation. The cutoff trench and any other required excavations shall be dug to the lines and grades shown on the plans or as staked in the field. If they are suitable, excavated materials shall be used in the permanent fill. Existing stream channels in the foundation area shall be sloped no steeper than 1:1 and deepened and widened as necessary to remove all stones, gravel, sand, stumps, roots, and other objectionable material and to accommodate compaction equipment. Foundation areas shall be kept free of standing water when fill is being placed on them.
- Granular Fill Placement** -- The material placed in the fill shall be free of sod, roots, frozen soil, stones more than 4 inches in diameter and other objectionable material. Selected backfill material shall be placed around structures, pipe conduits, and drainage diaphragm at about the same rate on all sides to prevent damage from unequal loading. The placing and spreading of fill material shall be started at the lowest point of the foundation and the fill brought up in horizontal layers of such thickness that the required compaction can be obtained. The fill shall be constructed in 8" continuous horizontal layers except where openings or sectionalized fills are required. In those cases, the slope of the bonding surfaces between the embankment in place and the embankment to be placed shall not be steeper than 3 horizontal to 1 vertical. The bonding surface shall be treated the same as that specified for the foundation so as to insure a good bond with the new fill. The distribution and gradation of materials shall be such that no lenses, pockets, streaks, or layers of material differ substantially in texture or gradation from the surrounding material. If it is necessary to use materials of varying texture and gradation, the more impervious material shall be placed in the center and upstream parts of the fill. If zoned fills of substantially differing materials are specified, the zones shall be placed according to the lines and grades shown on the drawings or as staked in the field.
- Moisture Control** -- The moisture content of the fill material shall be adequate for obtaining the required compaction. Material that is too wet shall be dried to meet this requirement, and material that is too dry shall have water added and mixed until the requirement is met.
- Compaction** -- Construction equipment shall be operated over the areas of each layer of fill to insure that the required compaction is obtained. Special equipment shall be used if needed to obtain the required compaction. Fill material shall be compacted to not less than 95% of AASHTO T99 Method C compaction method. Fill adjacent to structures, pipe conduits, and drainage diaphragm shall be compacted to a density equivalent to that of the surrounding fill by means of hand tamping or manually directed power tamper or plate vibrators. Fill adjacent to concrete structures shall not be compacted until the concrete is strong enough to support the load.
- Protection** -- A protective cover of vegetation shall be established on all exposed surfaces of the embankment, spillway, and borrow area in accordance with the plans. If soil or climatic conditions preclude the use of vegetation and protection is needed, non-vegetative means, such as mulches or gravel, may be used. In some places, temporary vegetation may be used until conditions permit establishment of permanent vegetation.

Maintenance

Maintenance is necessary if detention/retention basins are to continue to function as originally designed. A local government, a designated group such as a homeowners' association, or an individual must be assigned responsibility for maintaining the structures and the basin area. A maintenance plan should be developed that outlines the maintenance operations and a schedule for carrying out the procedures.

The following should be considered in formulating a maintenance plan:

- Embarkment -- The embarkment should be inspected annually to determine if rodent burrows, wet areas, or erosion of the fill is taking place.
- Vegetation -- The vegetated areas of the structure should be protected from damage by fire, grazing, traffic, and dense weed growth. Lime and fertilizer should be applied as necessary as determined by soil tests. Trees and shrubs should be kept off the embankment and emergency spillway areas.
- Inlets -- Pipe inlets and spillway structures should be inspected annually and after every major storm. Accumulated debris and sediment should be removed.
- Outlets -- Pipe outlets should be inspected annually and after every major storm. The condition of the pipes should be noted and repairs made as necessary. If erosion is taking place, then measures should be taken to stabilize and protect the affected area.
- Sediment -- Sediment should be continually checked in the basin. When sediment accumulations reach the predetermined design elevation, then the sediment should be removed and properly disposed of.
- Safety Inspections -- All permanent impoundments should be inspected by a qualified professional engineer on a periodic basis. If there is potential for significant damage or loss of life downstream, then the inspection should be carried out annually.

STORMWATER POND BERM DETAIL

NOT TO SCALE

NOT FOR CONSTRUCTION

ISSUED FOR: REVIEW

ISSUE DATE: OCTOBER 23, 2024

REVISIONS		
NO.	DESCRIPTION	BY DATE
0	INITIAL SUBMISSION	EBS 09/10/24
1	REVISED PER COMMENTS	EBS 10/23/24

DRAWN BY: EBS

APPROVED BY: EBS

DRAWING FILE: 5015-SITE.dwg

SCALE: 24" x 36" - 1" = NOT TO SCALE
11" x 17" - 1" = NOT TO SCALE

OWNER: RIVERWOODS COMPANY AT EXETER
7 RIVERWOODS DRIVE EXETER, NH 03833

APPLICANT: RIVERWOODS COMPANY AT EXETER
7 RIVERWOODS DRIVE EXETER, NH 03833

PROJECT: RIVERWOODS SUPPORTIVE LIVING HEATH CENTER

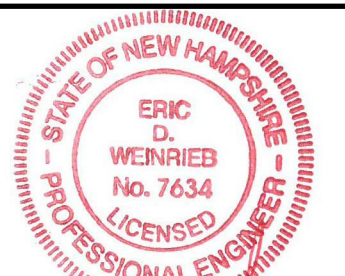
TAX MAP 97 LOT 23
5 WHITE OAK DRIVE EXETER, NH 03833

TITLE:

DETAIL SHEET

SHEET NUMBER:

C-15



Wale
10/20/24

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:
 - STONESHOOTER 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.

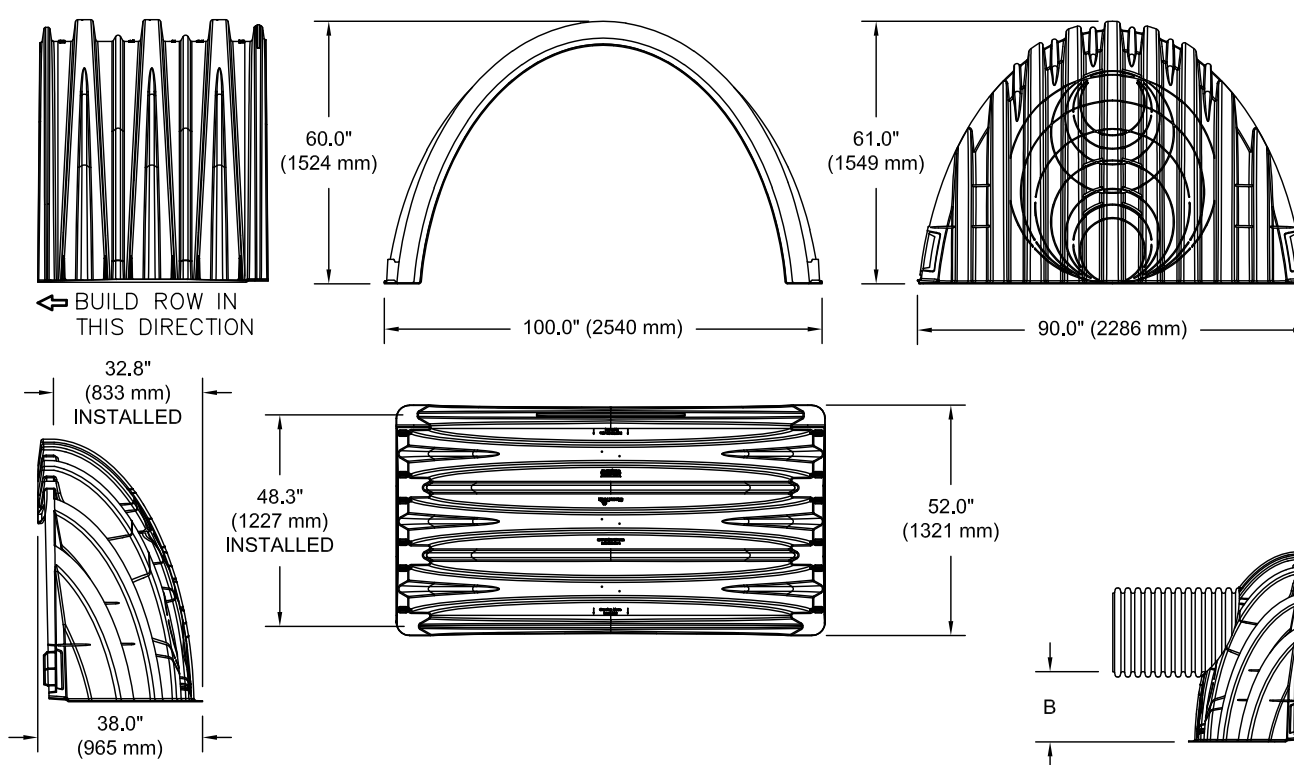
NOTES FOR CONSTRUCTION EQUIPMENT

- 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.

STORMTECH GENERAL NOTES NOT TO SCALE

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT:**
- A. INSPECTION PORTS
- REMOVE/OPEN LID ON INSPECTION PORT.
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG.
 - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL).
 - IF SEDIMENT IS AT, OR ABOVE, 3" PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS:
- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS.
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE.
 - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY.
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE.
 - IF SEDIMENT IS AT, OR ABOVE, 3" PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.



NOMINAL CHAMBER SPECIFICATIONS:

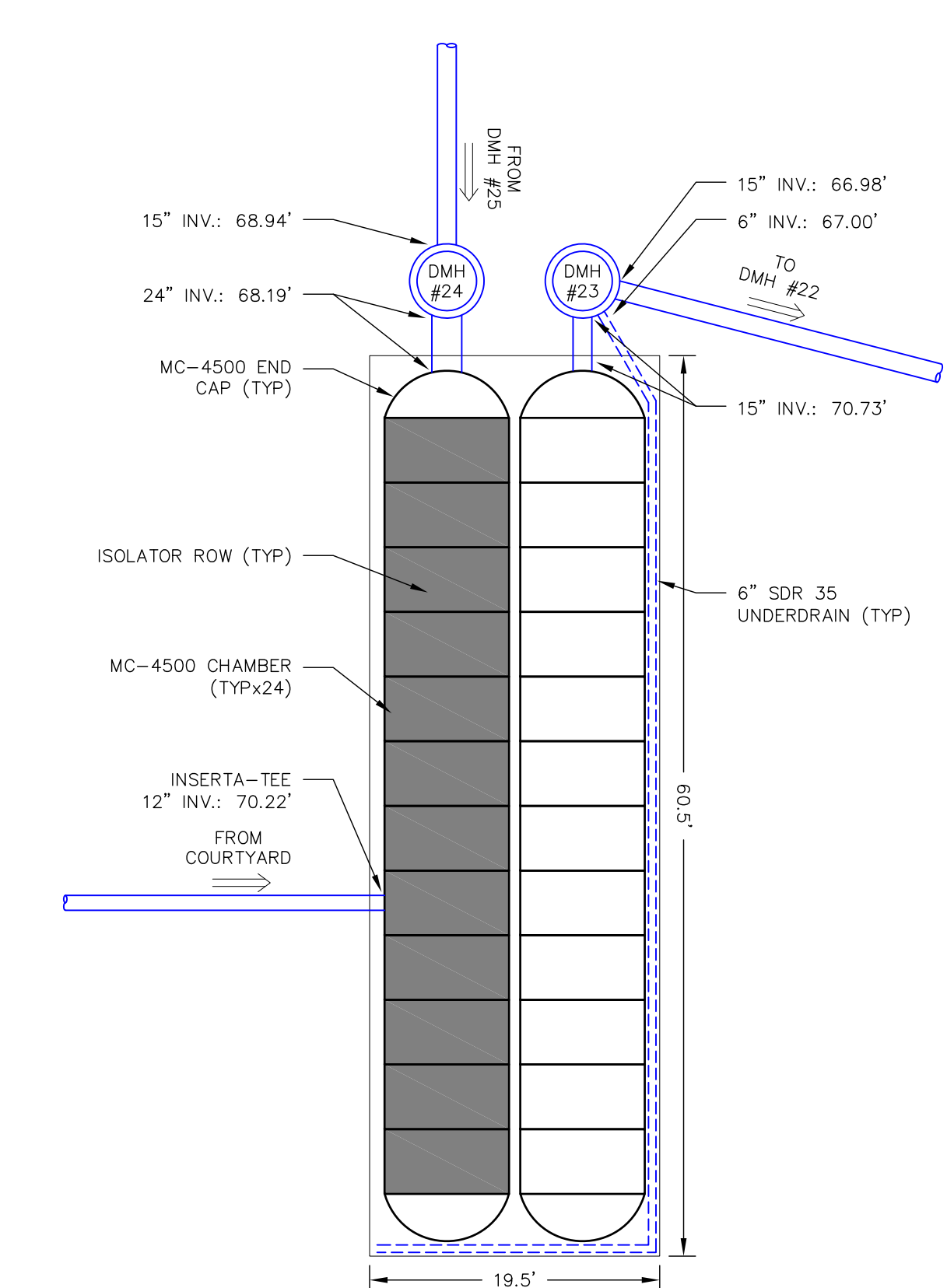
SIZE (W X H X INSTALLED LENGTH): 100.0" X 60.0" X 48.3"
CHAMBER STORAGE: 106.5 CUBIC FEET
MINIMUM INSTALLED STORAGE*: 125.0 CUBIC FEET
WEIGHT: 125.0 lbs

*ASSUMES 12" STONE ABOVE, 9" BELOW AND BETWEEN CHAMBERS, AND 12" STONE PERIMETER IN FRONT OF END CAPS w/40% STONE VOIDS
PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

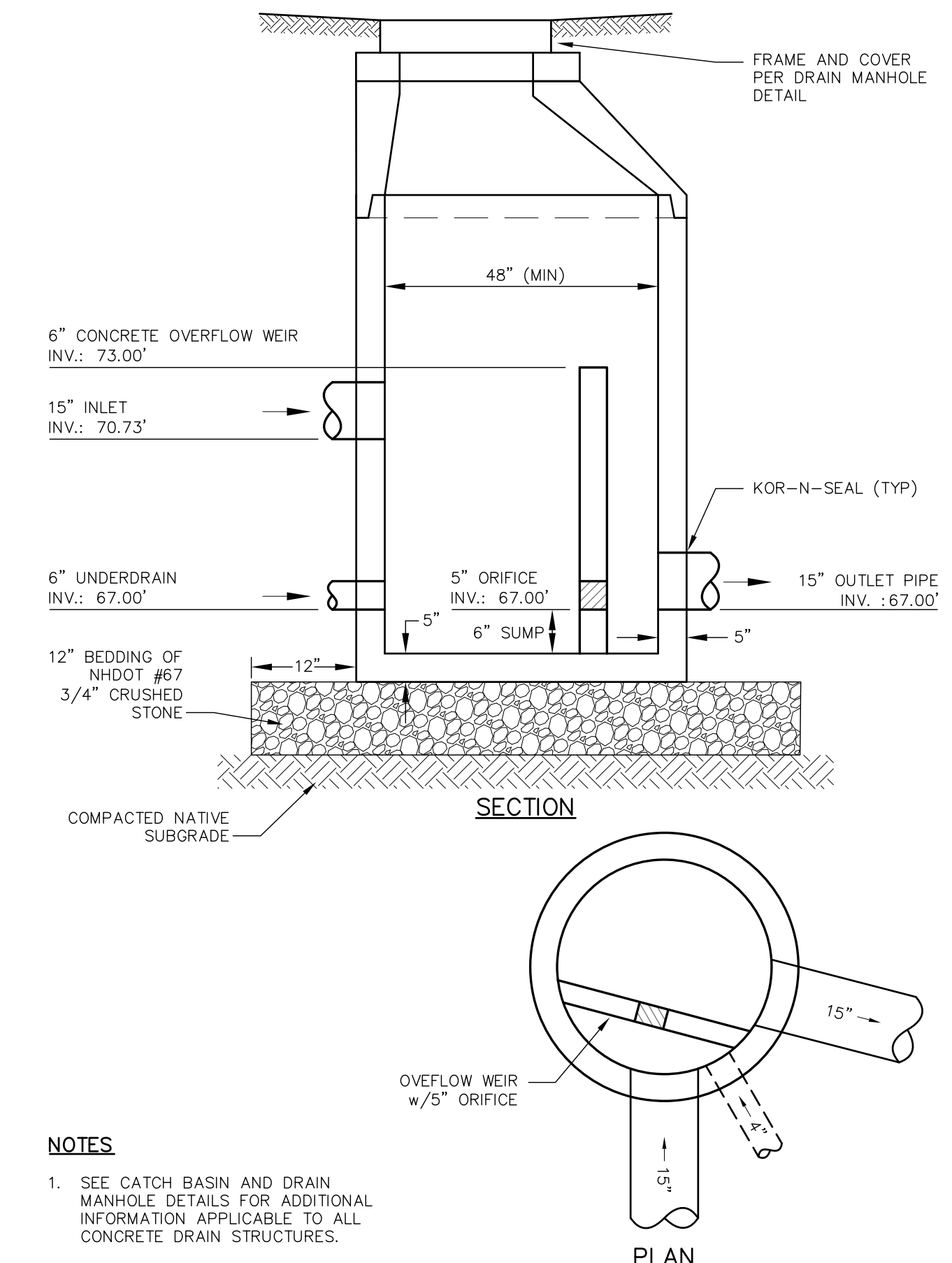
PART #	STUB	B	C
MC4500EPP06T	6" (150 mm)	42.54" (1081 mm)	0.88" (22 mm)
MC4500EPP06B	8" (200 mm)	40.50" (1029 mm)	1.01" (26 mm)
MC4500EPP08T	8" (200 mm)	38.37" (975 mm)	1.33" (34 mm)
MC4500EPP10T	10" (250 mm)	35.69" (907 mm)	1.55" (39 mm)
MC4500EPP12T	12" (300 mm)	32.72" (831 mm)	1.70" (43 mm)
MC4500EPP15T	15" (375 mm)	29.36" (746 mm)	1.97" (50 mm)
MC4500EPP18T	18" (450 mm)	23.05" (585 mm)	2.26" (57 mm)
MC4500EPP24T	24" (600 mm)	19.97" (503 mm)	2.95" (75 mm)
MC4500EPP30B	30" (750 mm)	16.25" (413 mm)	3.25" (83 mm)
MC4500EPP36B	36" (900 mm)	12.50" (318 mm)	3.55" (90 mm)
MC4500EPP42B	42" (1050 mm)	8.67" (219 mm)	---

NOTE: ALL DIMENSIONS ARE NOMINAL

STORMTECH MC-4500 NOT TO SCALE



STORMTECH SYSTEM #1 - PLAN NOT TO SCALE



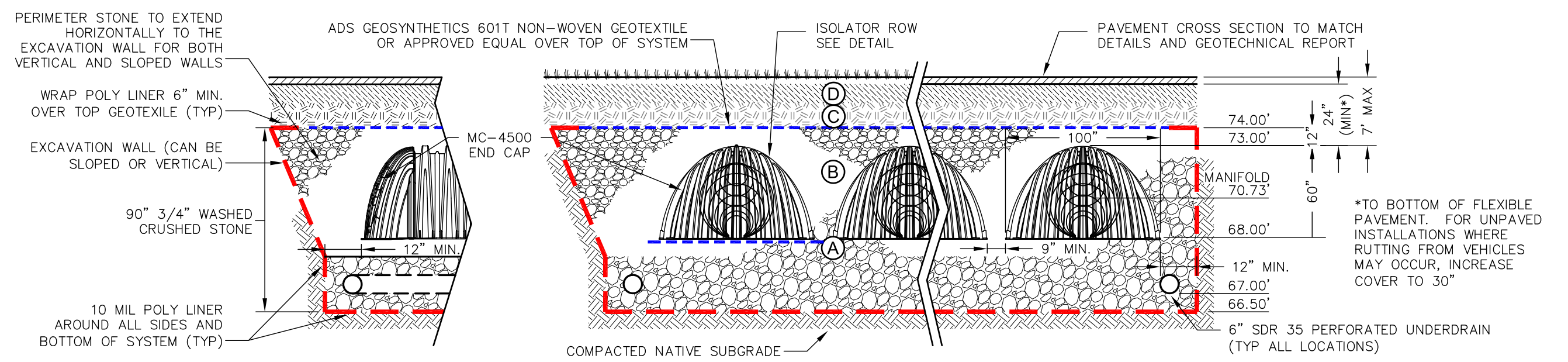
DRAIN MANHOLE DMH #23 NOT TO SCALE

- NOTES**
- SEE CATCH BASIN AND DRAIN MANHOLE DETAILS FOR ADDITIONAL INFORMATION APPLICABLE TO ALL CONCRETE DRAIN STRUCTURES.

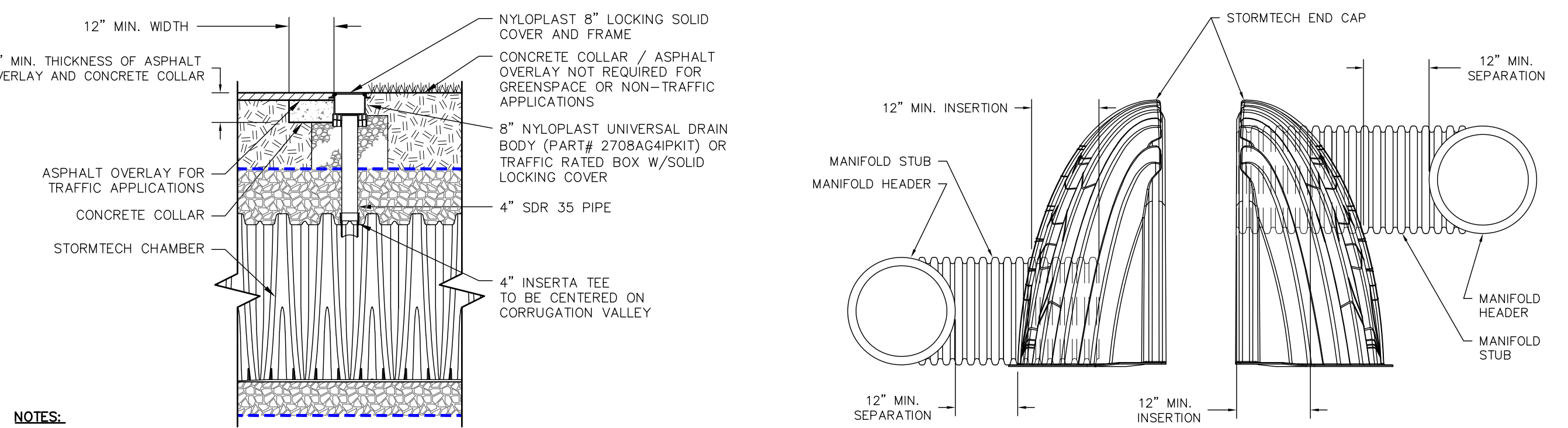
**THIS CROSS SECTION DETAIL REPRESENTS MINIMUM REQUIREMENTS FOR INSTALLATION. PLEASE SEE THE LAYOUT SHEET(S) FOR PROJECT SPECIFIC REQUIREMENTS.

NOTES

- SEE STORMTECH SYSTEM #1 CROSS SECTION FOR ADDITIONAL PERTINENT INFORMATION.
- THIS CROSS SECTION IS INTENDED TO BE GENERALLY REPRESENTATIVE OF THE REQUIRED INSTALLATION BUT MAY NOT DEPICT THE FINAL DESIGN CONFIGURATION. SEE PLANS FOR SYSTEM LAYOUT, INCLUDING DIMENSIONS, NUMBER OF CHAMBER ROWS, PIPE CONFIGURATION, ETC.



STORMTECH SYSTEM #2 - CROSS SECTION NOT TO SCALE

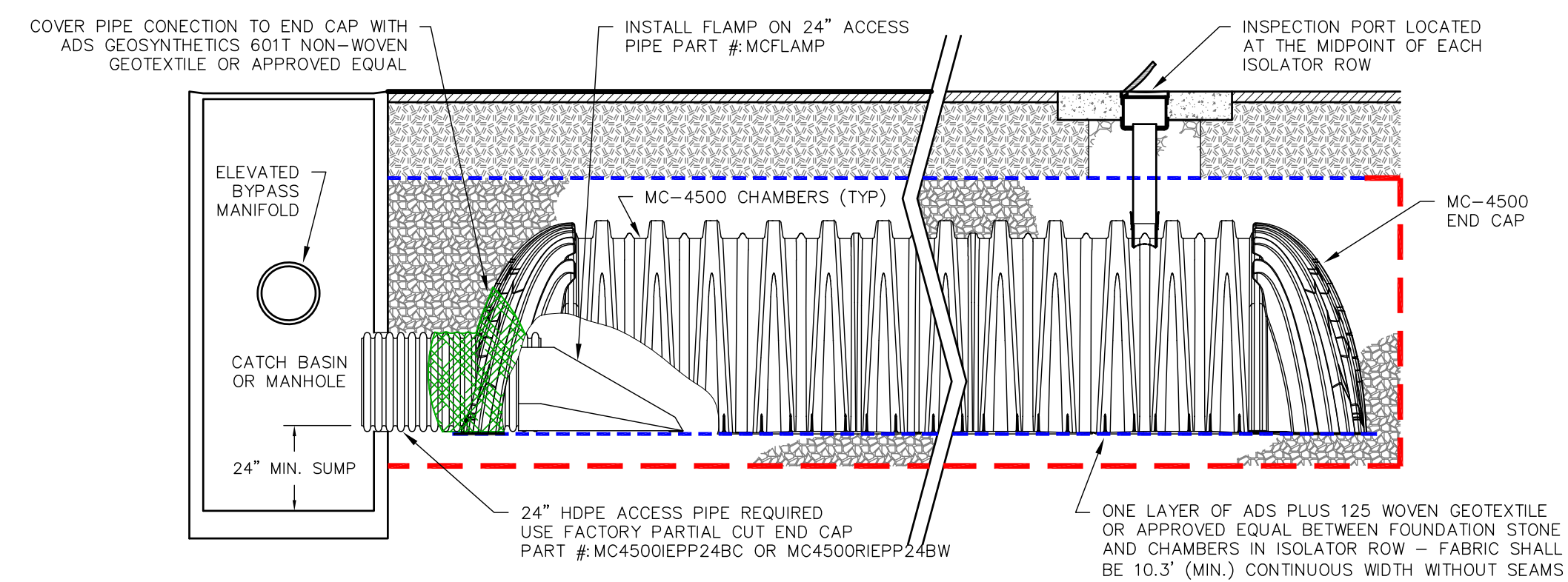


- NOTES**
- INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.
 - SEE ISOLATOR ROW DETAIL FOR LOCATION(S).

NOTE: MANHOLE STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

4" INSPECTION PORT NOT TO SCALE

MC-4500 END CAP INSERTION DETAIL NOT TO SCALE



MC-4500 ISOLATOR ROW PLUS NOT TO SCALE

NOT FOR CONSTRUCTION
ISSUED FOR: REVIEW
ISSUE DATE: OCTOBER 23, 2024

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EBS	09/10/24
1	REVISED PER COMMENTS	EBS	10/23/24

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APPROVED BY: EBS
DRAWING FILE: 5015-SITE.dwg

SCALE:
24" x 36" - 1" = NOT TO SCALE
11" x 17" - 1" = NOT TO SCALE

OWNER:
RIVERWOODS COMPANY
AT EXETER
7 RIVERWOODS DRIVE
EXETER, NH 03833

APPLICANT:
RIVERWOODS COMPANY
AT EXETER
7 RIVERWOODS DRIVE
EXETER, NH 03833

PROJECT:
RIVERWOODS
SUPPORTIVE LIVING
HEATH CENTER
TAX MAP 97 LOT 23
5 WHITE OAK DRIVE
EXETER, NH 03833

TITLE:

DETAIL SHEET

SHEET NUMBER:

C-16



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10/22/24

NOT FOR CONSTRUCTION

ISSUED FOR: REVIEW

ISSUE DATE: OCTOBER 23, 2024

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1	REVISED PER COMMENTS	EBS	10/23/24

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TAX MAP 97 LOT 23
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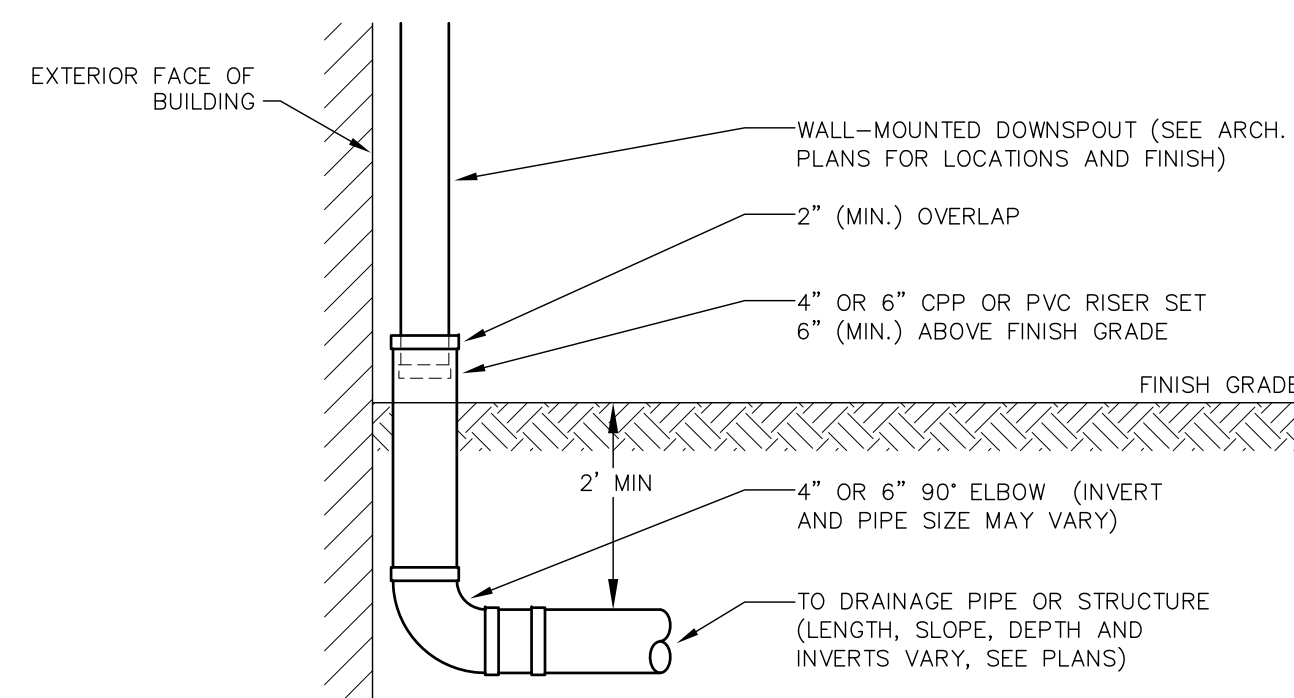
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DETAIL SHEET

SHEET NUMBER:

C-17

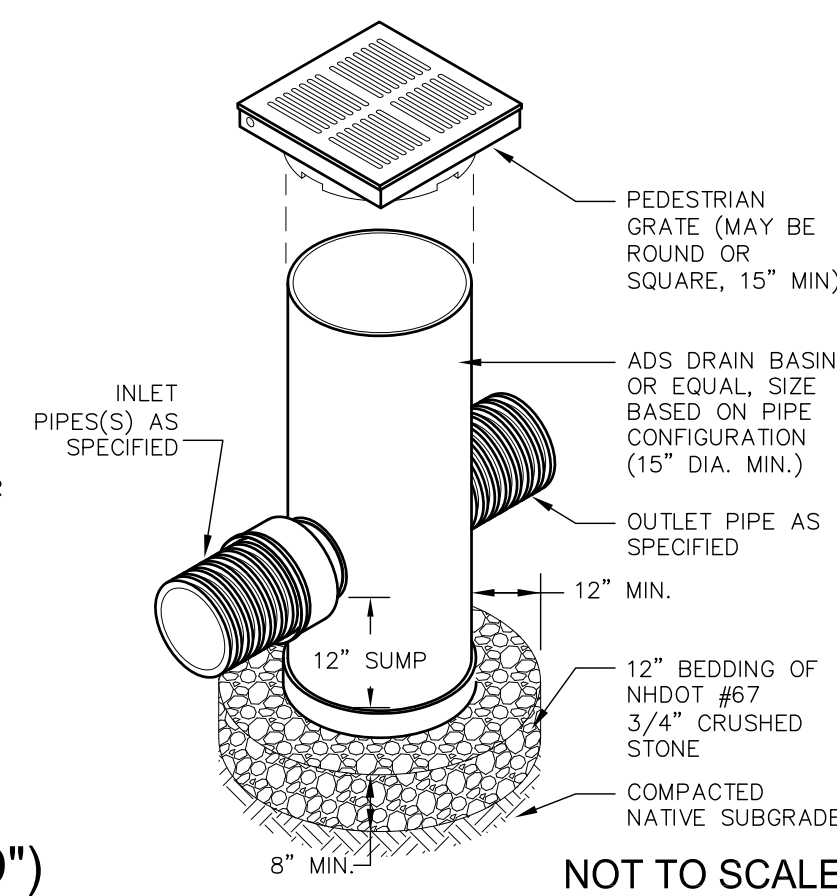
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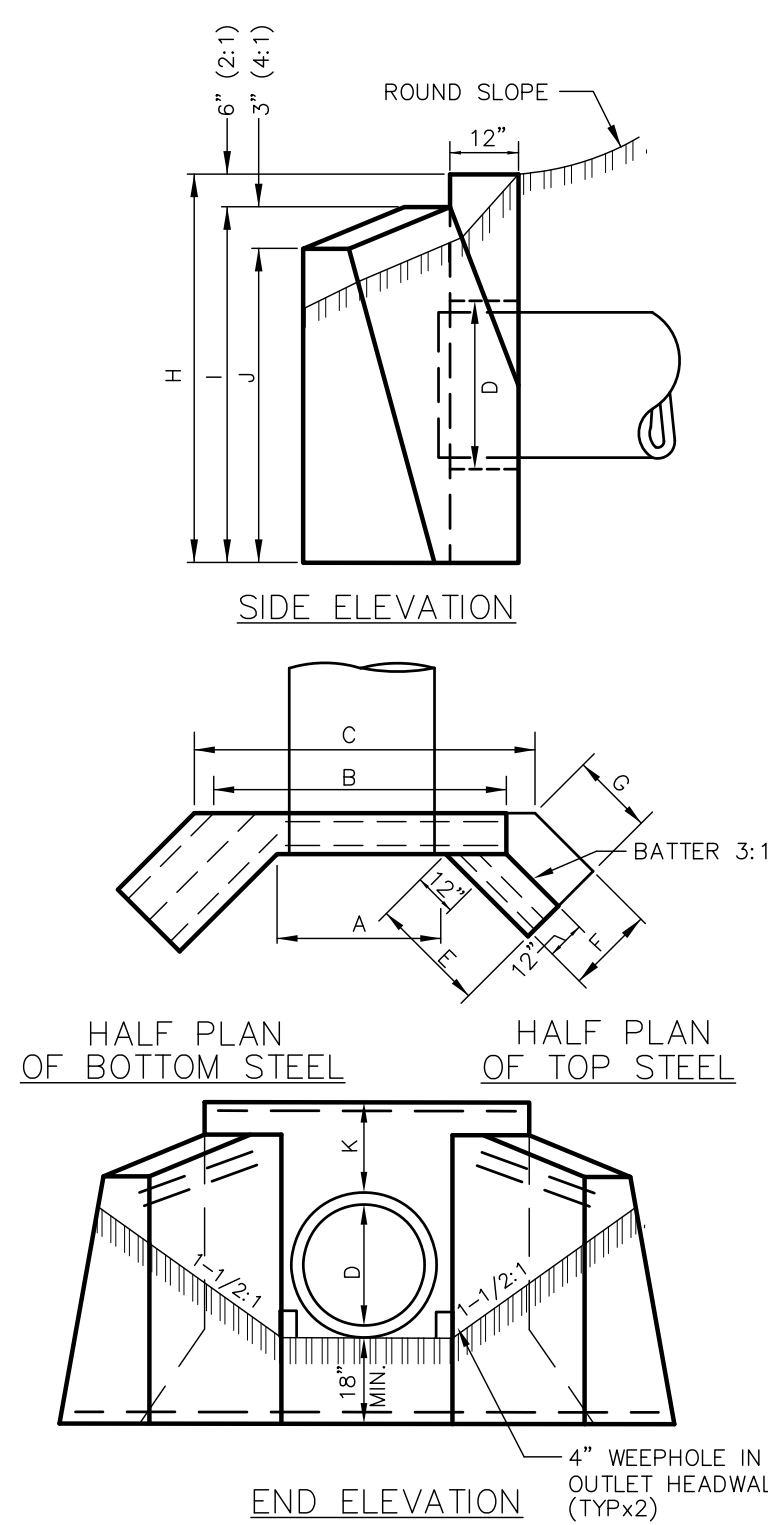
EXTERIOR ROOF DRAIN CONNECTION NOT TO SCALE

NOTES:

- FRAMES AND GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN AND DETAILS.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE, N-12HP AND PVC SEWER.
- INLINE DRAIN TO BE PVC, DIAMETER AS SPECIFIED AND AS MANUFACTURED BY ADS OR APPROVED EQUAL.
- THE CONTRACTOR SHALL INSTALL THE DRAIN BASIN PER THE MANUFACTURER'S RECOMMENDATIONS AND AS SHOWN ON THE DRAWINGS.
- FOR INSTALLATION IN PEDESTRIAN AND LANDSCAPE AREAS ONLY.

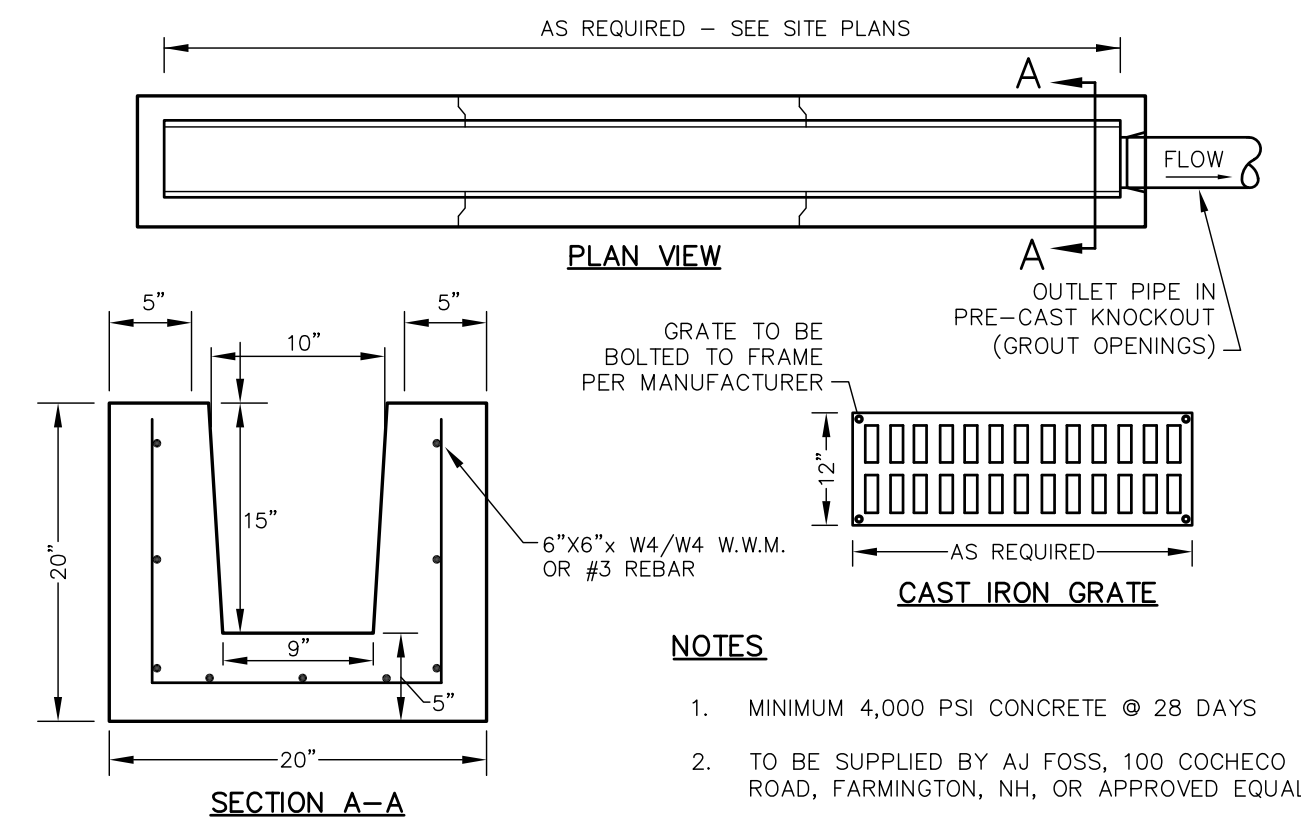


YARD DRAIN ("YD") NOT TO SCALE



D (PIPE DIA.)	D I M E N S I O N S (2:1 SLOPE)										
	A	B	E	F	G	H	I	J	K		
18"	2'-6"	5'-4"	6'-7"	3'-0"	1'-11"	2'-3"	5'-0"	4'-6"	3'-10"	1'-6"	
24"	2'-6"	5'-4"	6'-7"	3'-0"	1'-11"	2'-3"	5'-0"	4'-6"	3'-10"	1'-6"	

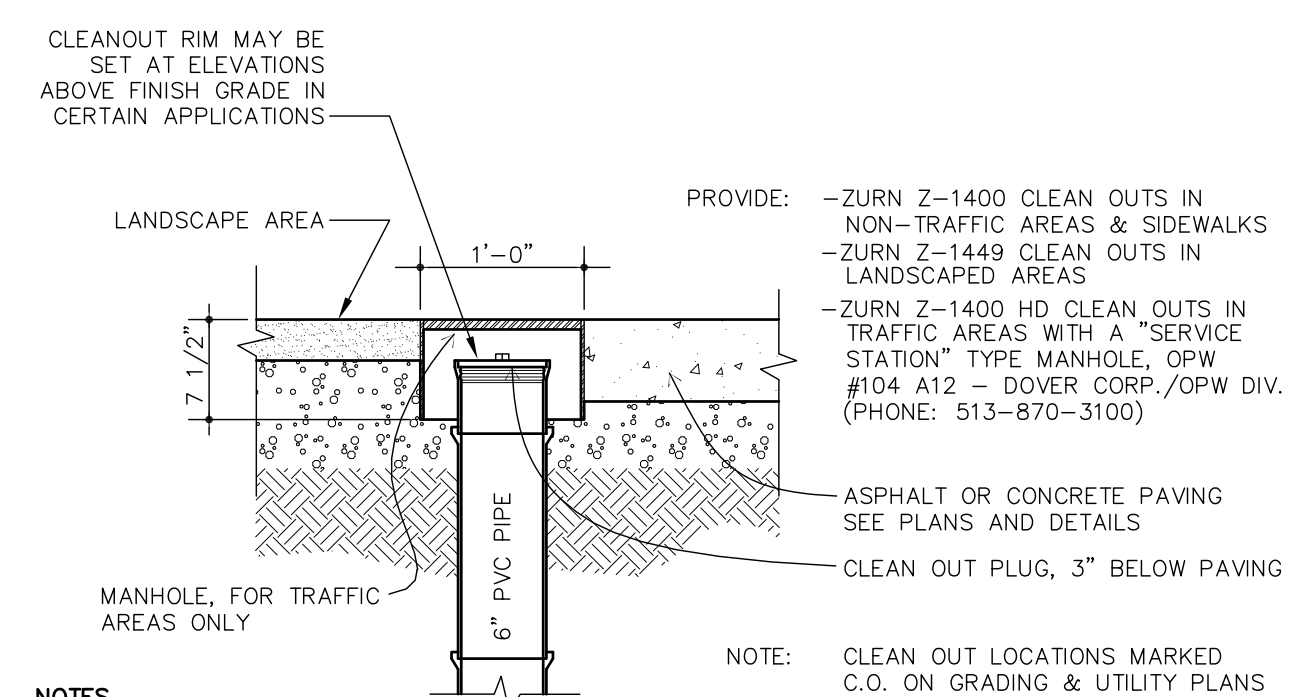
CONCRETE HEADWALL W/WINGWALLS NOT TO SCALE



NOTES

- MINIMUM 4,000 PSI CONCRETE @ 28 DAYS
- TO BE SUPPLIED BY AJ FOSS, 100 COCHECO ROAD, FARMINGTON, NH, OR APPROVED EQUAL

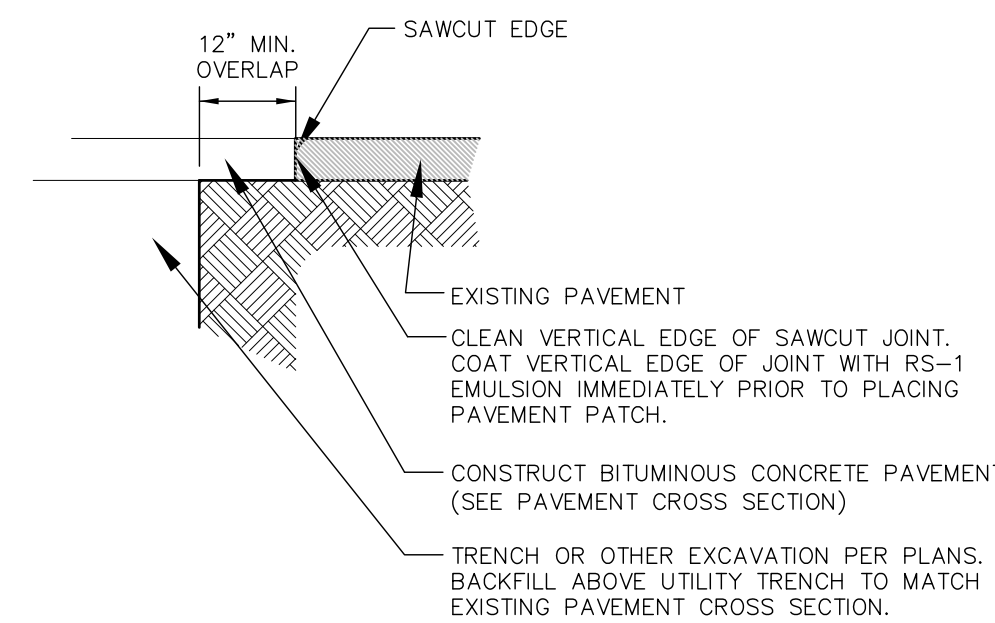
TRENCH DRAIN ("TD") NOT TO SCALE



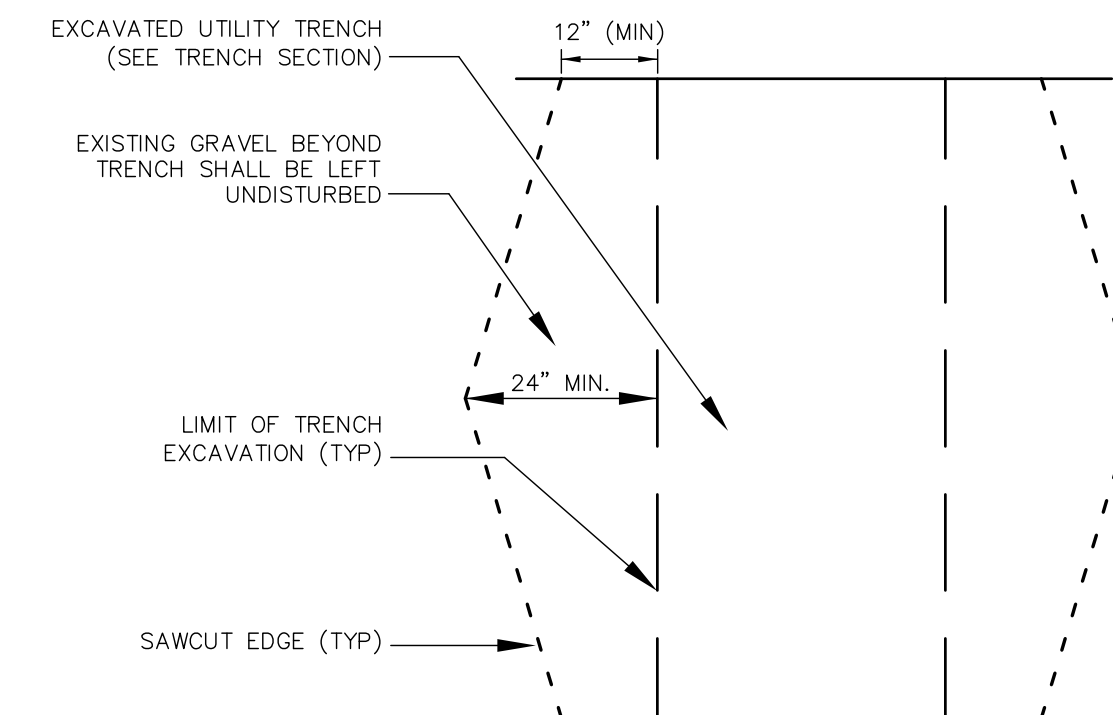
NOTES

- THIS DETAIL IS NOT INTENDED FOR USE WITH BIORETENTION POND UNDERDRAINS.
- CLEANOUT LOCATIONS ARE MARKED "C.O." ON STORMWATER MANAGEMENT PLANS.

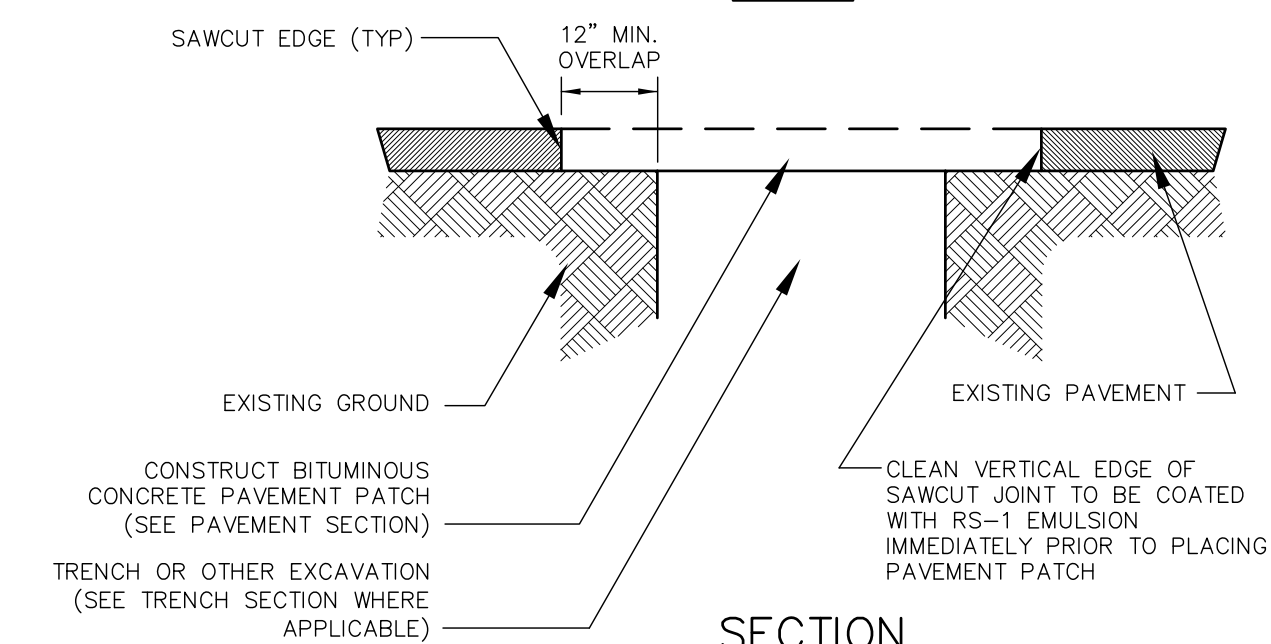
STORMWATER CLEANOUT ("CO") NOT TO SCALE



TYPICAL PAVEMENT SAWCUT NOT TO SCALE



PLAN



SECTION

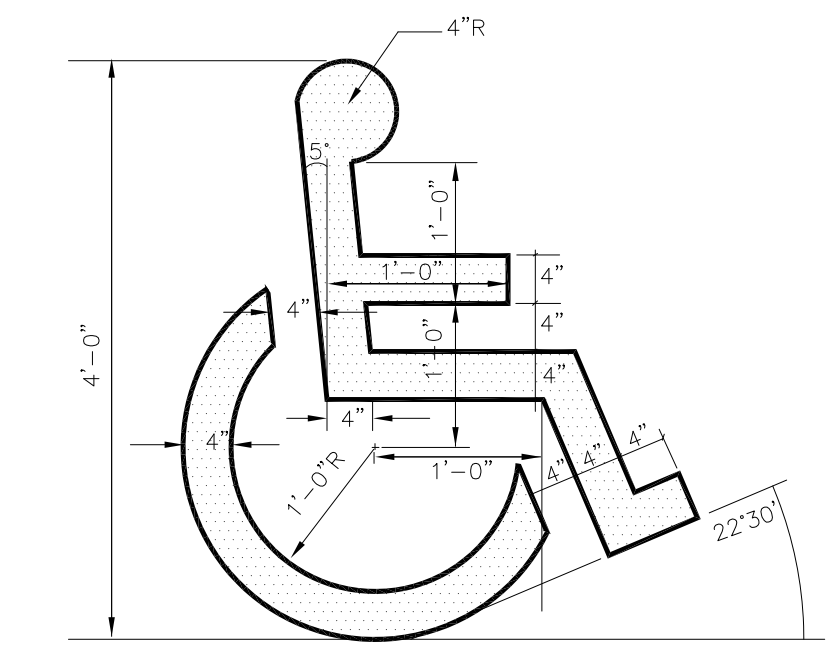
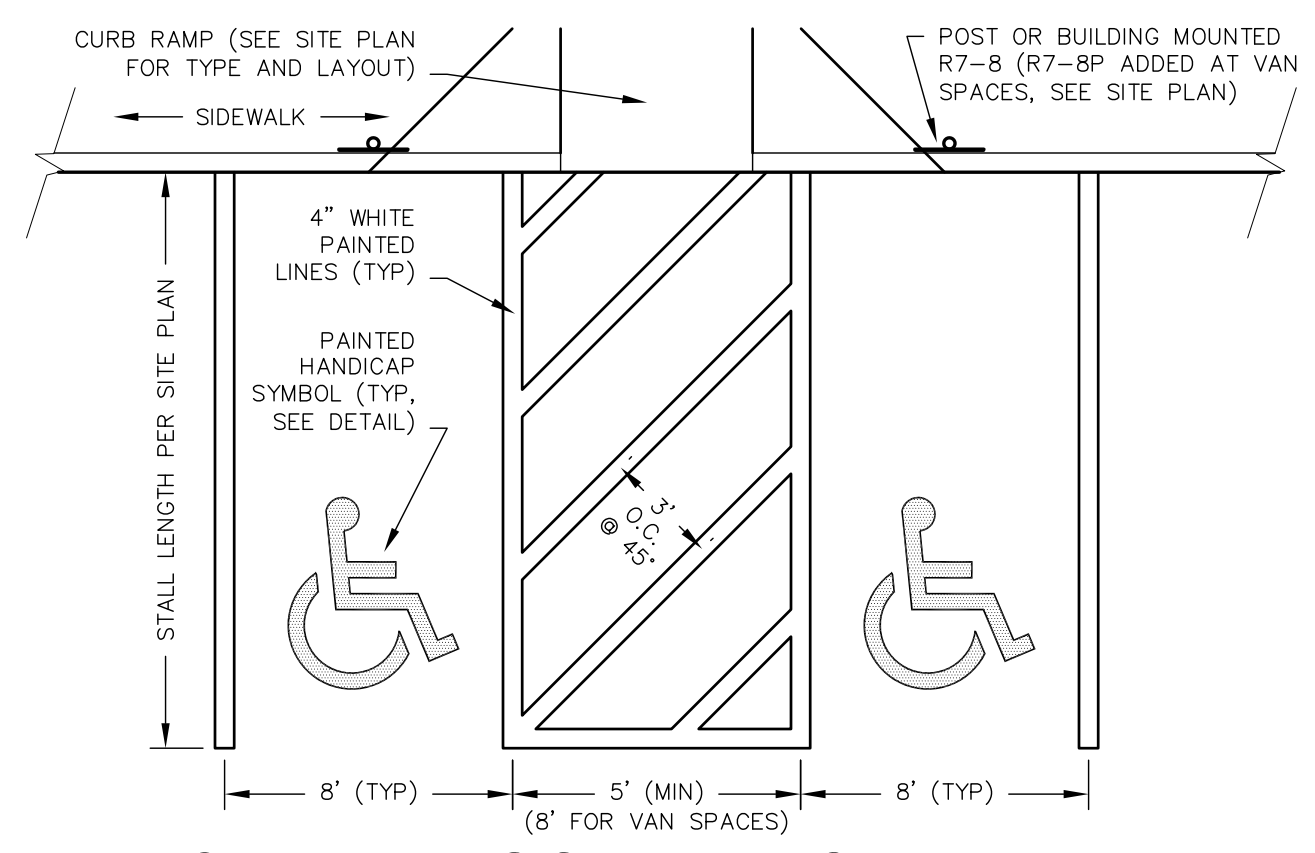
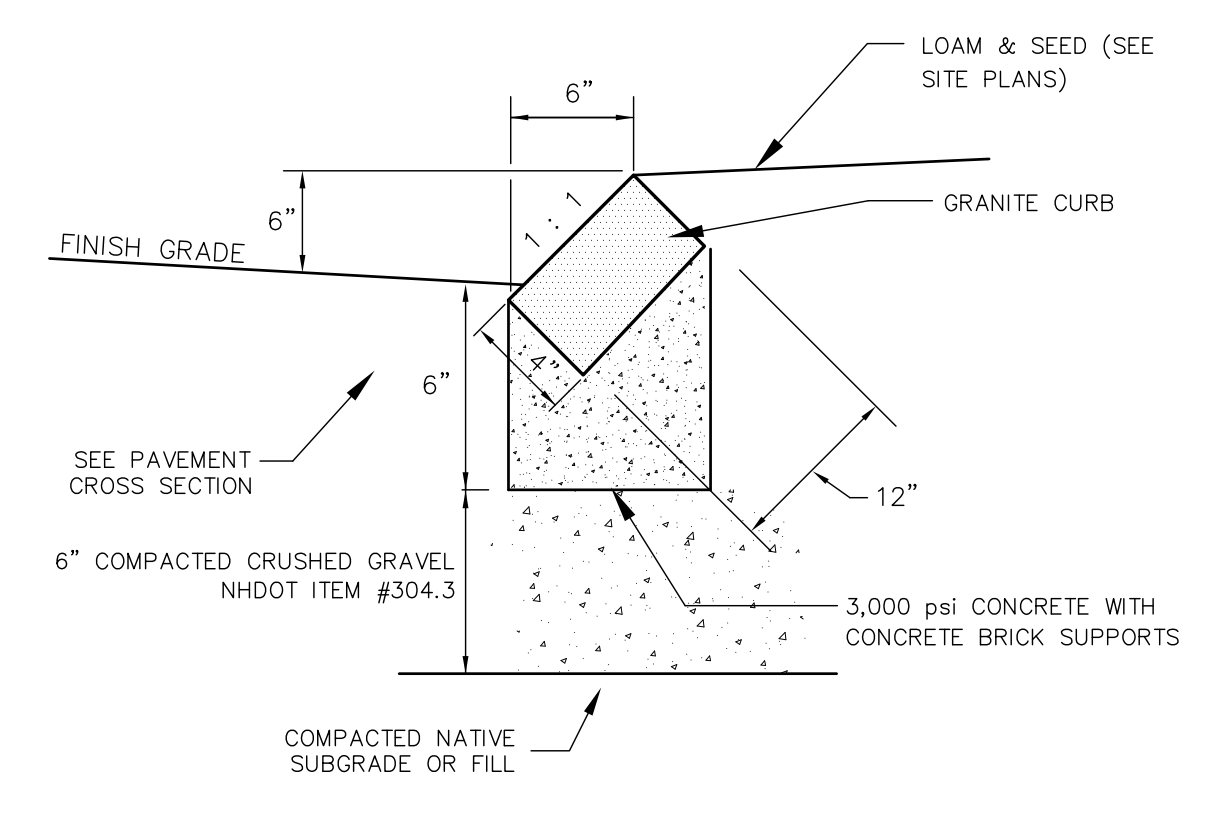
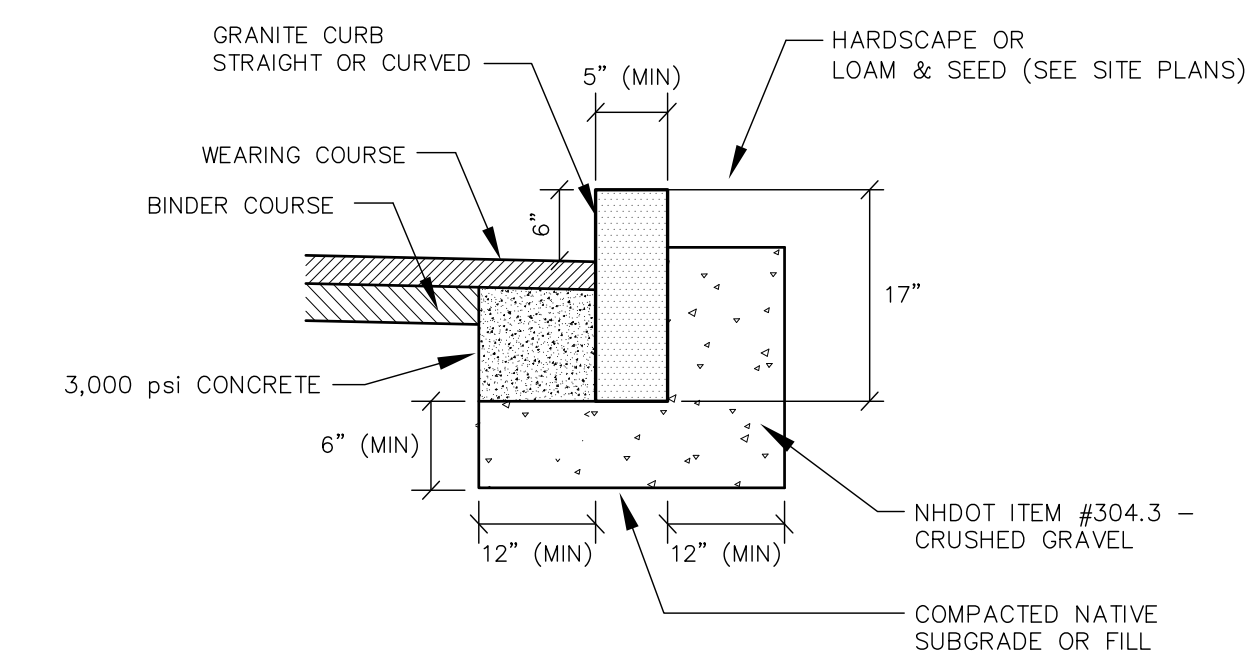
NOTES

- MACHINE CUT EXISTING PAVEMENT.
- ALL TEMPORARY, DAMAGED OR DEFECTIVE PAVEMENT SHALL BE REMOVED PRIOR TO PLACEMENT OF PERMANENT TRENCH REPAIRS.
- DIAMOND PATCHES, SHALL BE REQUIRED FOR ALL TRENCHES CROSSING ROADWAY AND SHALL MEET NHDOT REQUIREMENTS.

TYPICAL TRENCH PATCH NOT TO SCALE



Wale
10/22/24



NOTES
1. SYMBOL TO BE PAINTED IN ALL HANDICAPPED ACCESSIBLE SPACES IN WHITE PAINT (BLUE-PAINTED SQUARE BACKGROUND AND WHITE BORDER OPTIONAL).

HANDICAP PARKING STALL LAYOUT NOT TO SCALE

PAINTED HANDICAP SYMBOL NOT TO SCALE

NOTES:

- SEE PLANS FOR CURB LOCATION.
- ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
- MINIMUM LENGTH OF CURB STONES = 3'
- MAXIMUM LENGTH OF CURB STONES = 10'
- MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES - SEE CHART.
- CURB ENDS TO ROUNDED AND BATTERED FACES TO BE CUT WHEN CALLED FOR ON THE PLANS.

RADIUS	MAX. LENGTH
21'	3'
22'-28'	4'
29'-35'	5'
36'-42'	6'
43'-49'	7'
50'-56'	8'
57'-60'	9'
OVER 60'	10'

NOTES

- SEE SITE PLAN FOR LIMITS OF CURBING
- ADJOINING STONES OF STRAIGHT CURB LAID ON CURVES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH
- MINIMUM LENGTH OF STRAIGHT CURB STONES = 18"
- MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES - SEE CHART

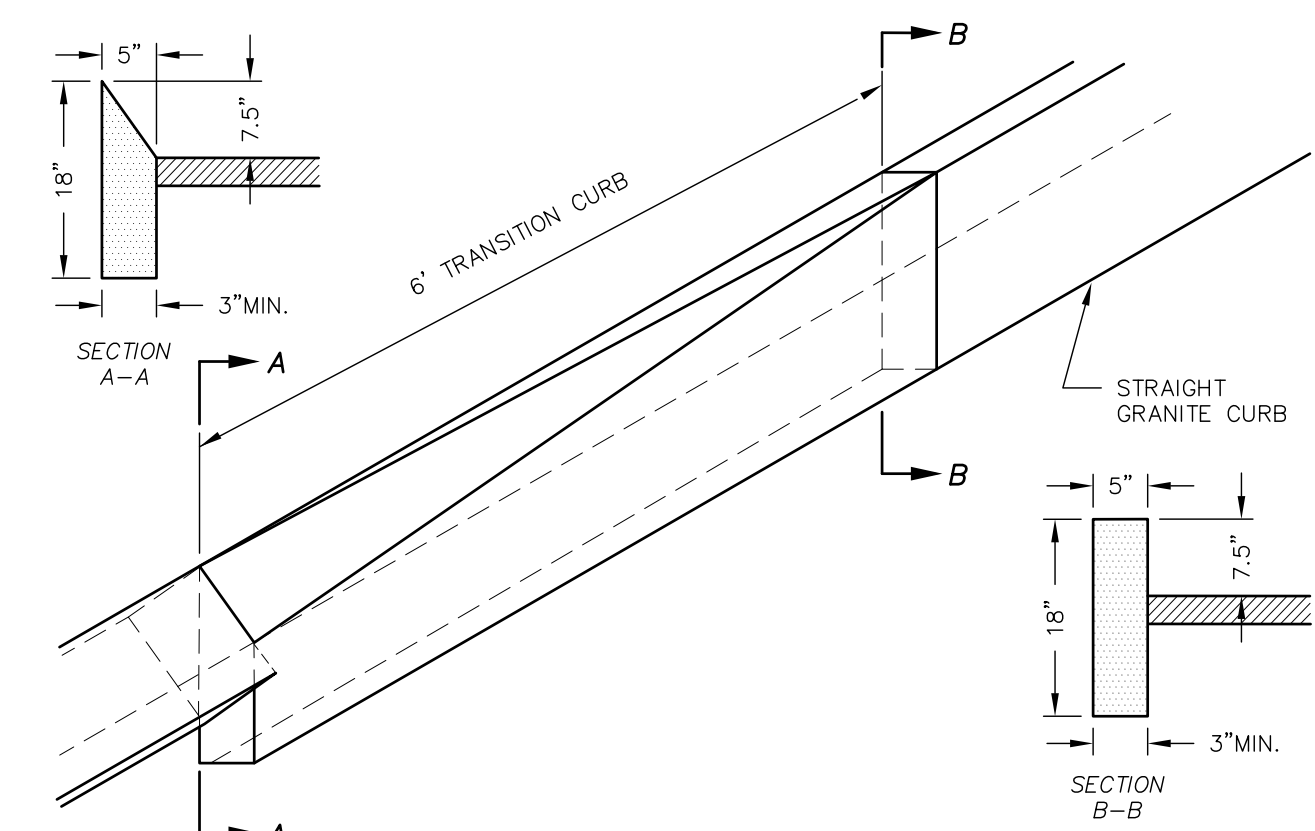
RADIUS FOR STONES WITH SQUARE JOINTS	MAXIMUM LENGTH
16'-28'	1'-6"
29'-41'	2'
42'-55'	3'
56'-68'	4'
69'-82'	5'
83'-96'	6'
97'-110'	7'
OVER 110'	8'

VERTICAL GRANITE CURB NOT TO SCALE

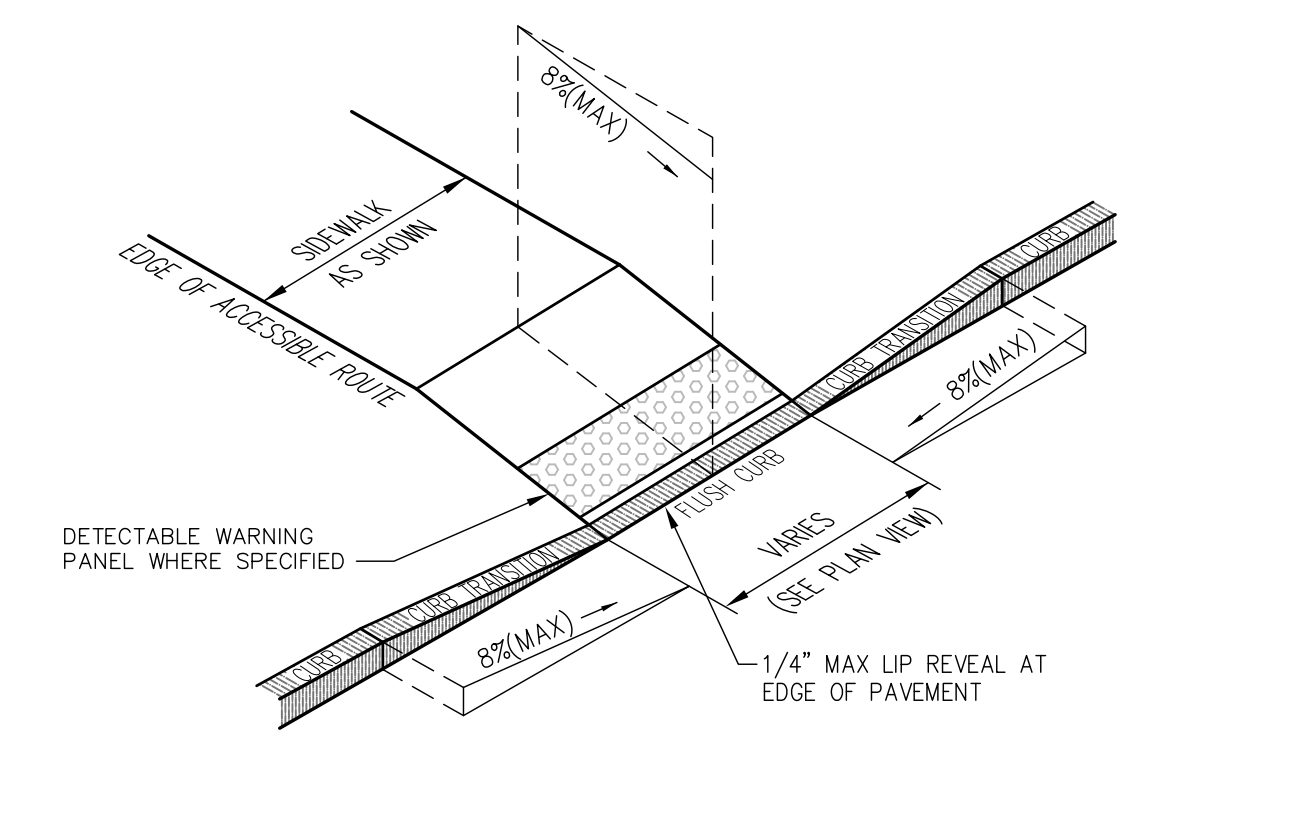
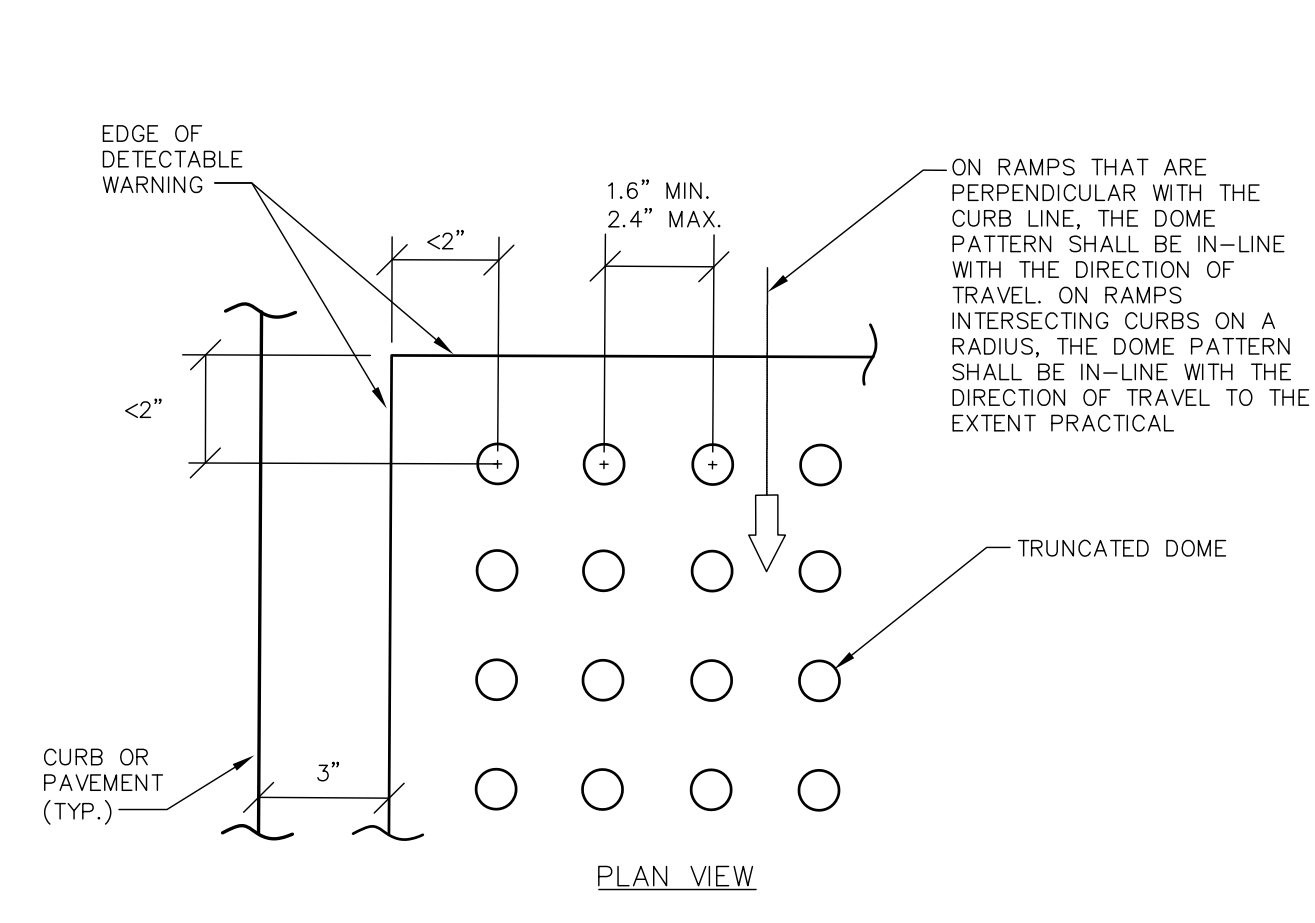
SLOPED GRANITE CURB NOT TO SCALE

CURB RAMP (TYPE 'A') NOT TO SCALE

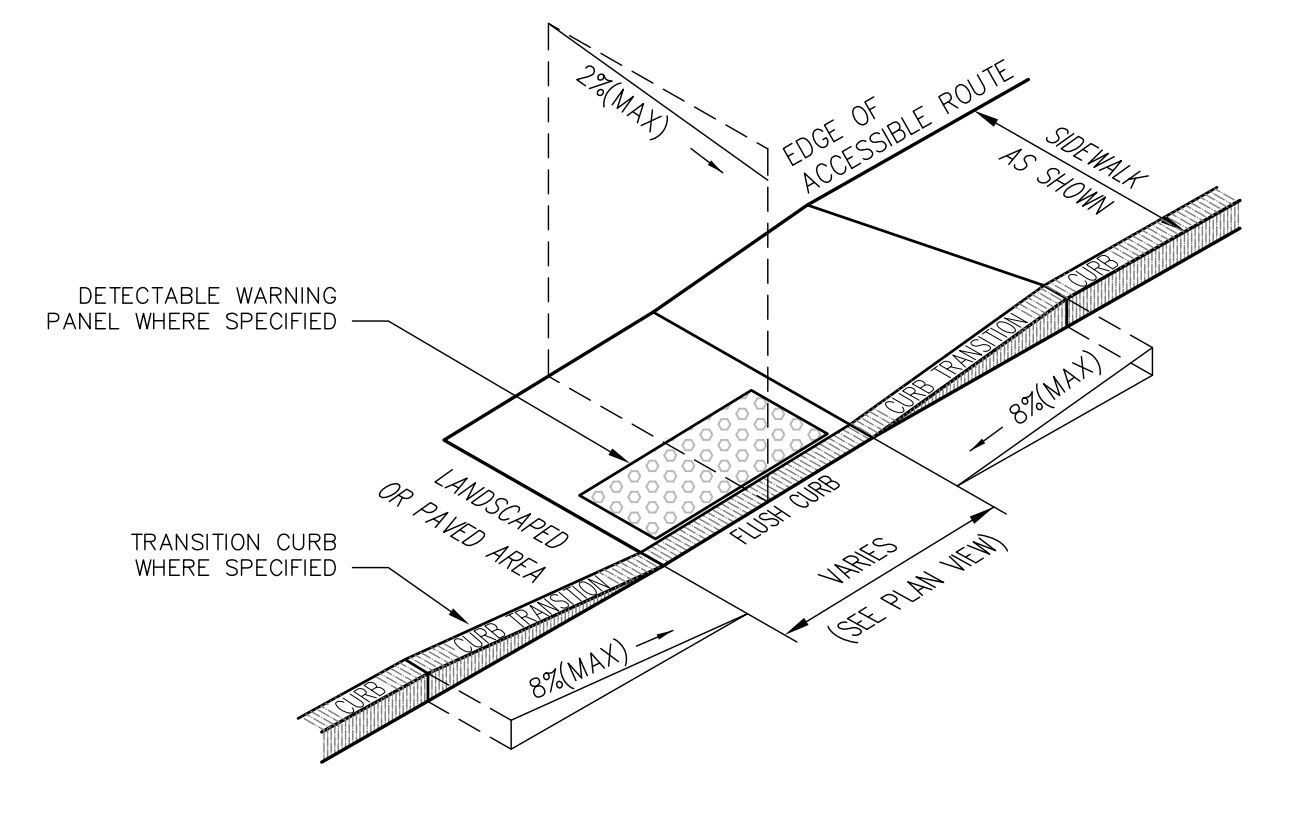
CURB RAMP (TYPE 'B') NOT TO SCALE



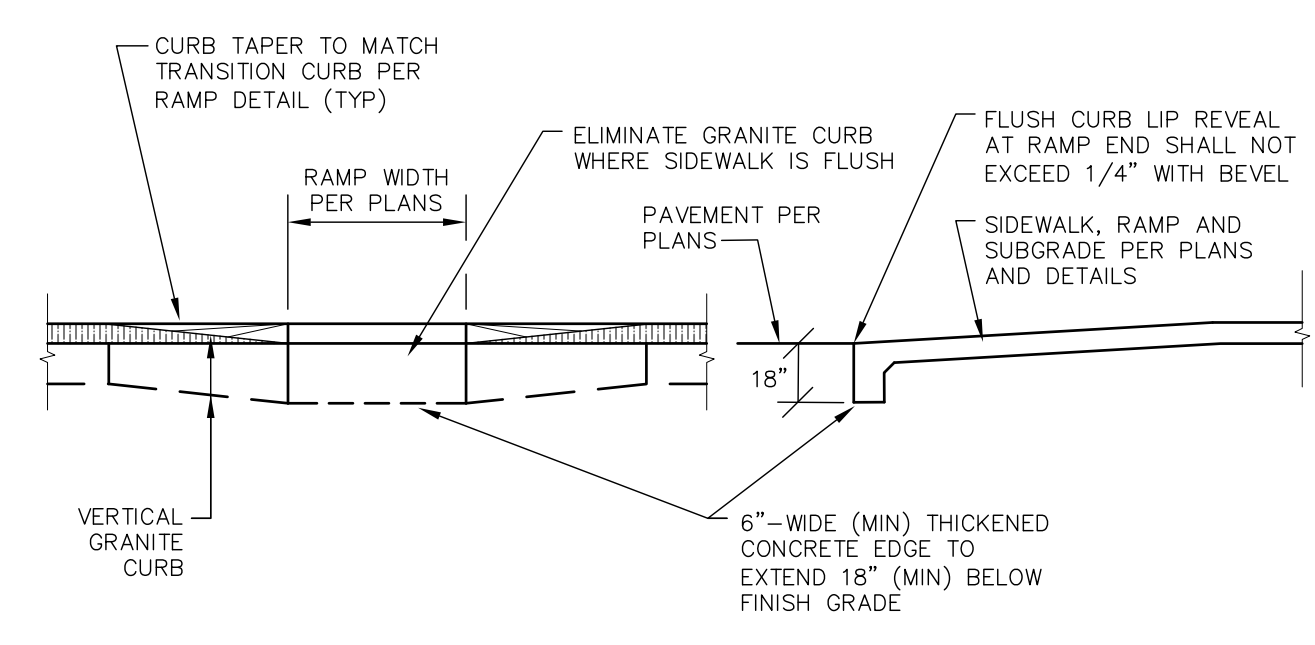
STRAIGHT TO SLOPE CURB TRANSITION NOT TO SCALE



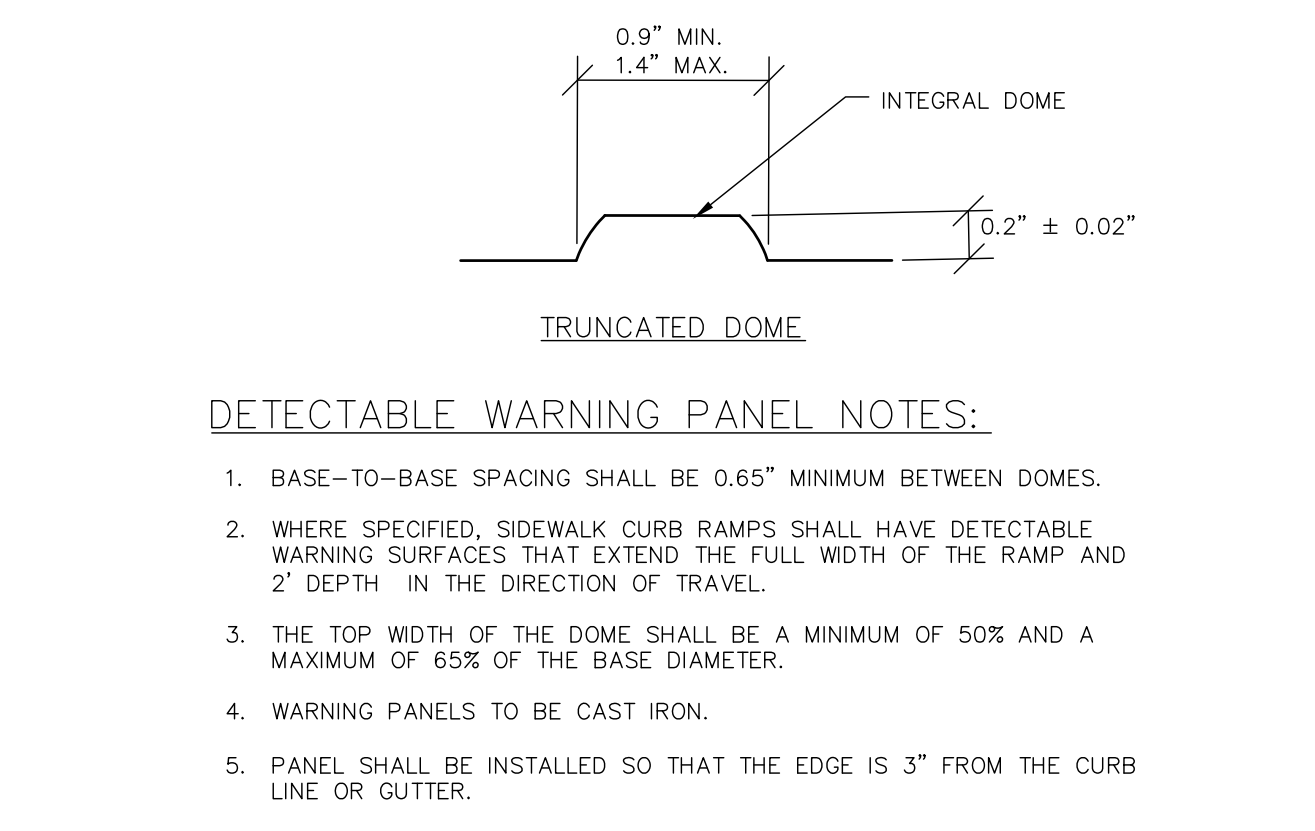
CURB RAMP (TYPE 'F') NOT TO SCALE



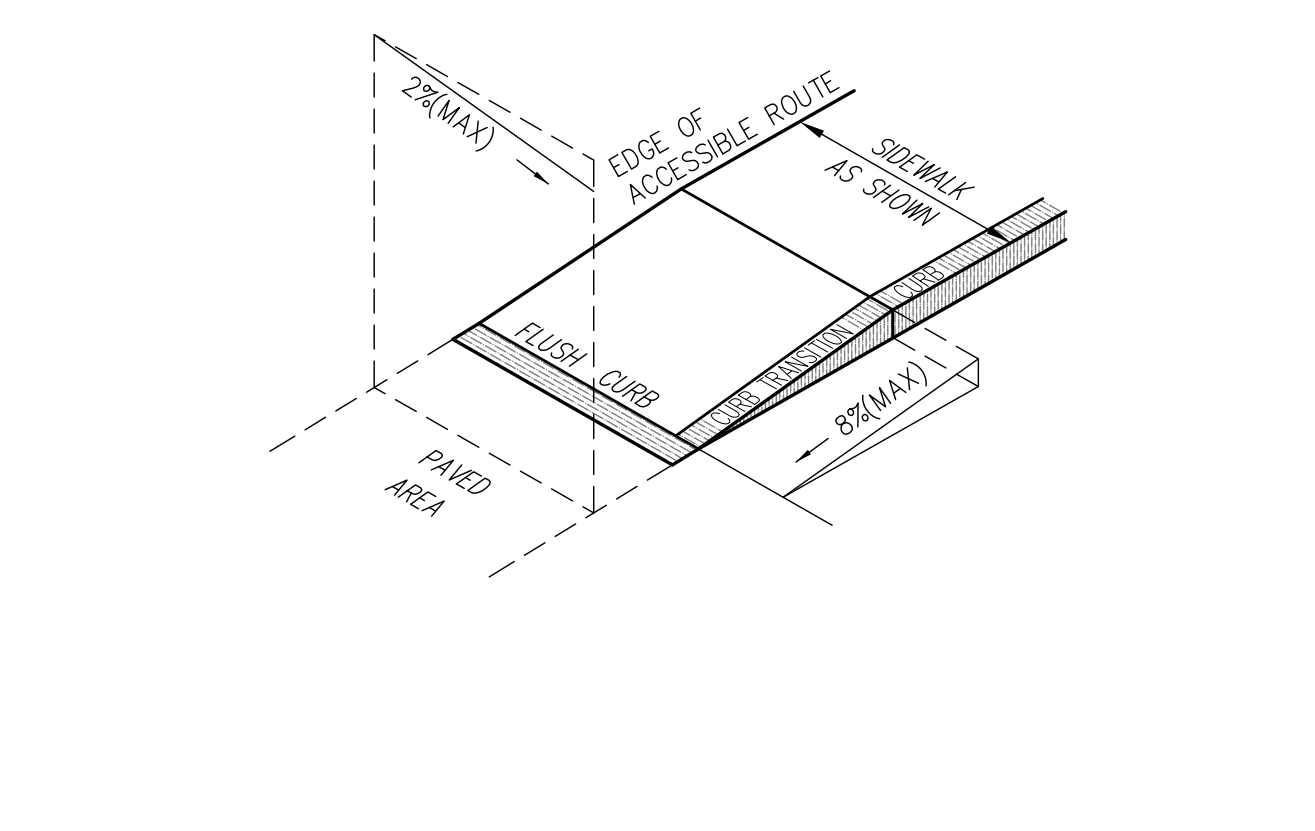
CURB RAMP (TYPE 'G') NOT TO SCALE



FLUSH CURB AT RAMP DETAIL NOT TO SCALE



DETECTABLE WARNING PANEL NOT TO SCALE



CURB RAMP (TYPE 'L') NOT TO SCALE

NOTES APPLICABLE TO ALL CURB RAMPS:

- THE MAXIMUM ALLOWABLE CROSS SLOPE OF AN ACCESSIBLE ROUTE (SIDEWALK) AND CURB SHALL BE 2%.
- THE MAXIMUM ALLOWABLE RUNNING SLOPE OF AN ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
- THE MAXIMUM ALLOWABLE RUNNING SLOPE OF AN ACCESSIBLE ROUTE (SIDEWALK) CURB RAMP SHALL BE 8.3% FOR A MAXIMUM ELEVATION CHANGE OF 6".
- CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
- BASE OF RAMP SHALL BE GRADED TO PREVENT THE PONDING OF WATER (2% MAX. SLOPE).
- SEE CONCRETE SIDEWALK SECTION FOR RAMP CONSTRUCTION.
- ALL CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) AND ALL APPLICABLE CODES.
- FLUSH CURB SECTIONS SHALL HAVE A MAXIMUM LIP REVEAL OF 1/4" WITH A BEVEL AT THE EDGE OF PAVEMENT.
- EDGES OF CONCRETE SIDEWALK FOOTINGS ALONG FLUSH CURBS SHALL BE HAUNCHED SO AS TO EXTEND TO A MINIMUM DEPTH OF 1" BELOW FINISH GRADE.
- NO RAMP SHALL BE LESS THAN 4' IN WIDTH.
- CURB RAMPS SHALL HAVE A FLAT 2% MAX LANDING AT THE TOP AND BOTTOM OF THE RAMPS WHEN THERE IS A CHANGE IN DIRECTION.

CURB RAMP NOTES NOT TO SCALE

NOT FOR CONSTRUCTION

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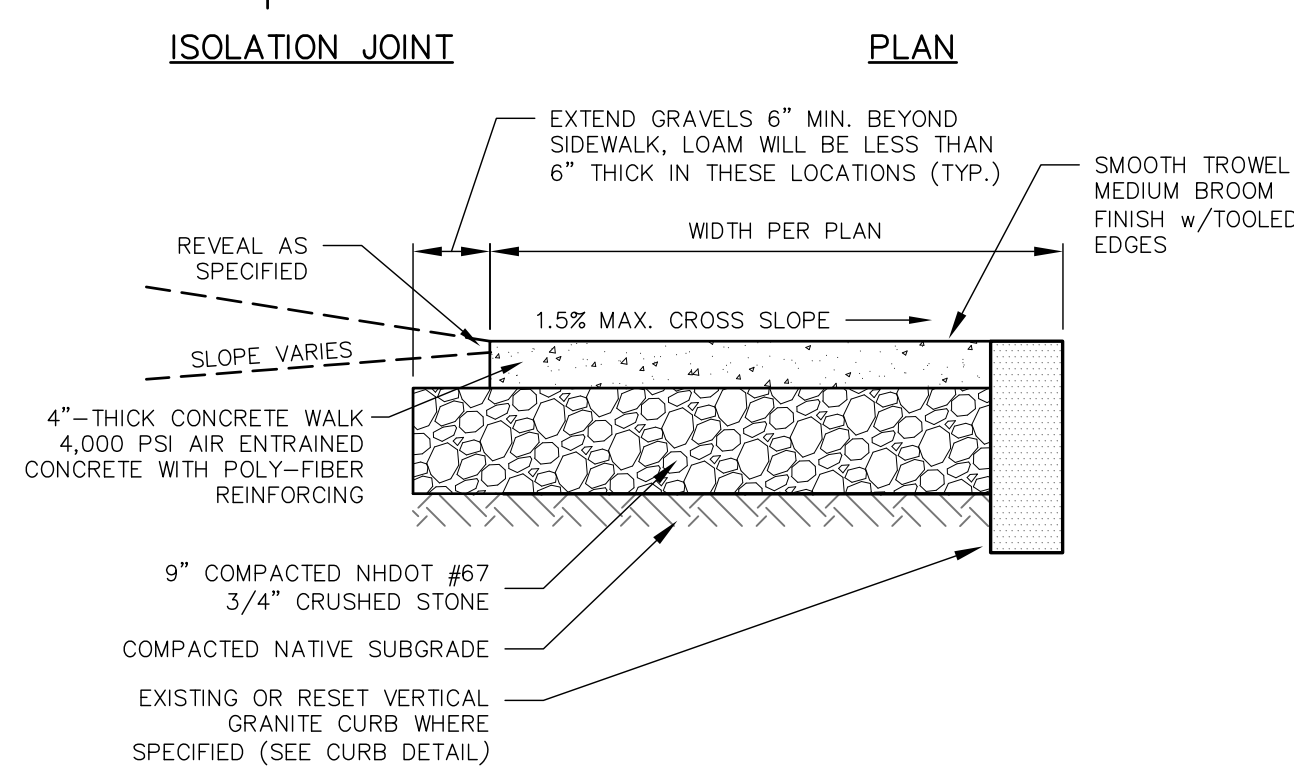
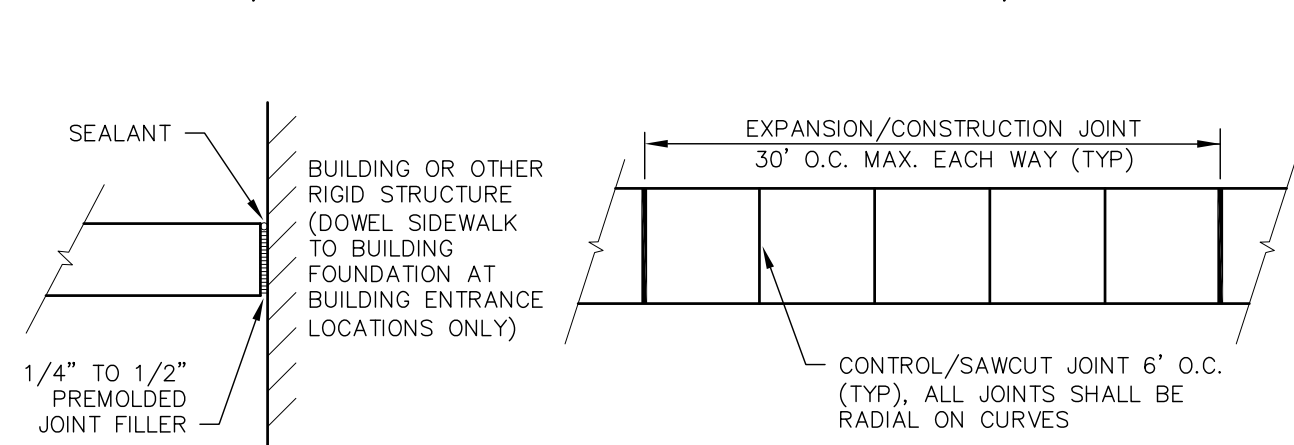
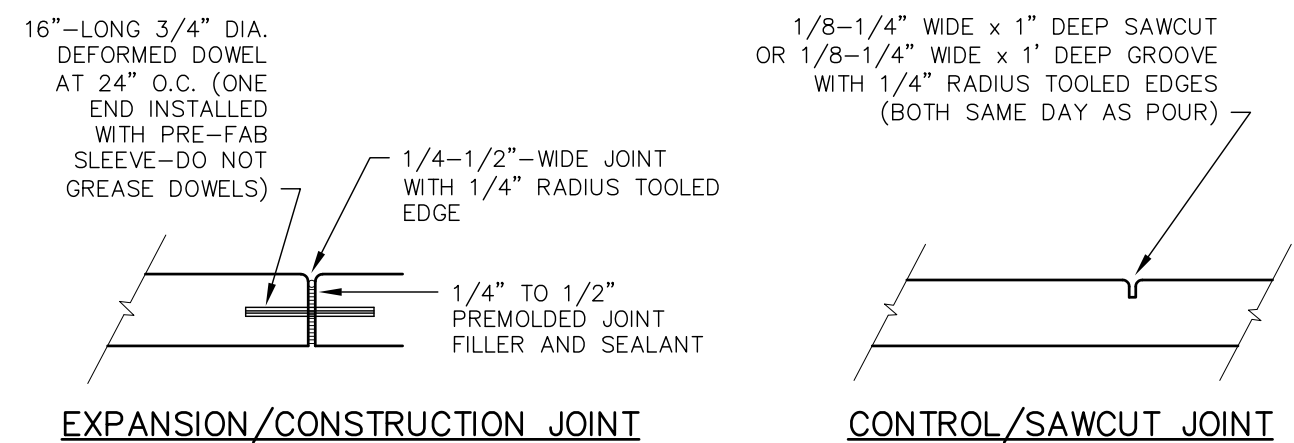
SCALE:
24" x 36" - 1" = NOT TO SCALE
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OWNER:
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EXETER, NH 03833

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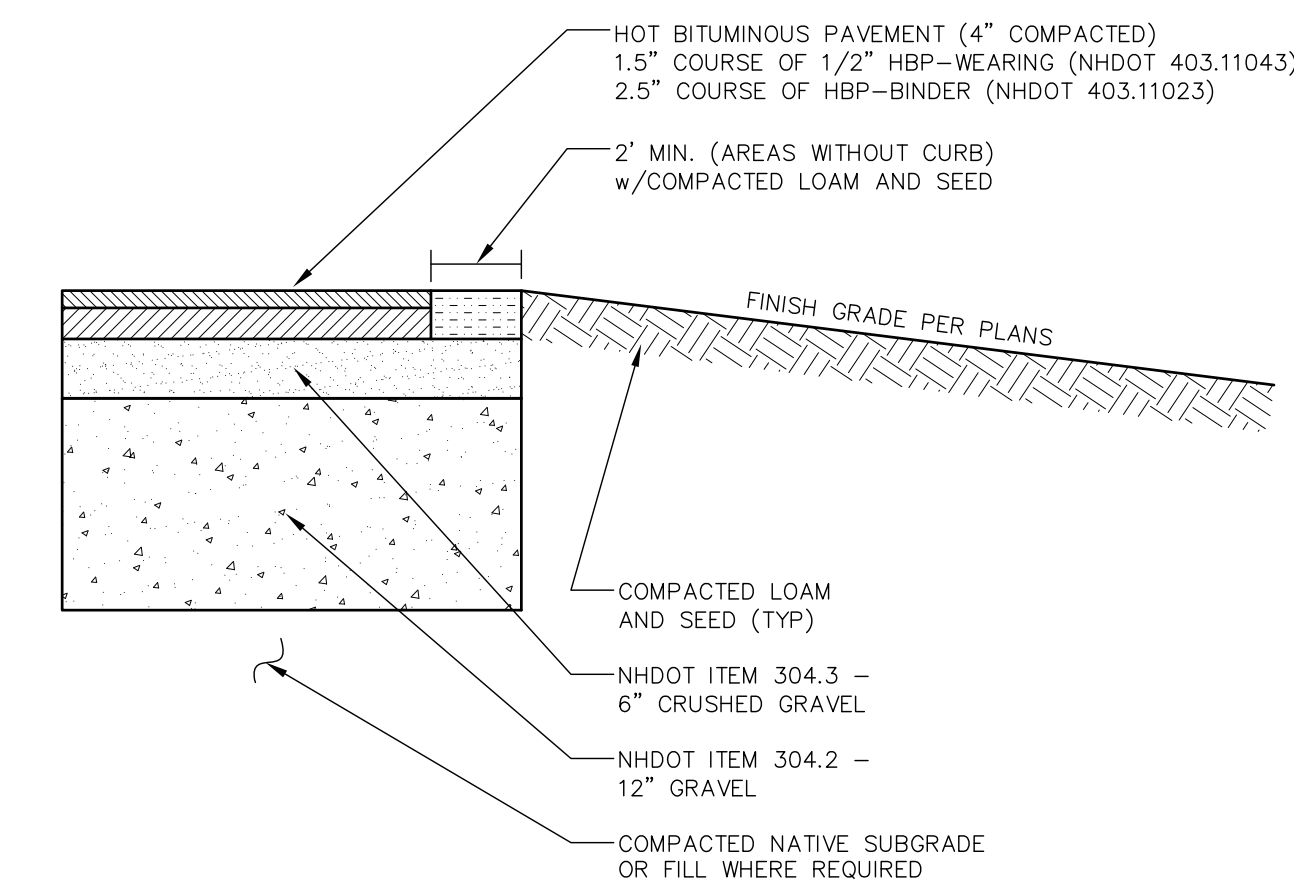
PROJECT:
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SUPPORTIVE LIVING
HEATH CENTER
TAX MAP 97 LOT 23
5 WHITE OAK DRIVE
EXETER, NH 03833

TITLE:
DETAIL SHEET
SHEET NUMBER:



NOTE
1. JOINTS IN CONCRETE SIDEWALKS SHALL CONFORM TO THE TYPES AND LOCATIONS SHOWN IN THE HEAVY-DUTY CONCRETE PAVEMENT DETAIL.

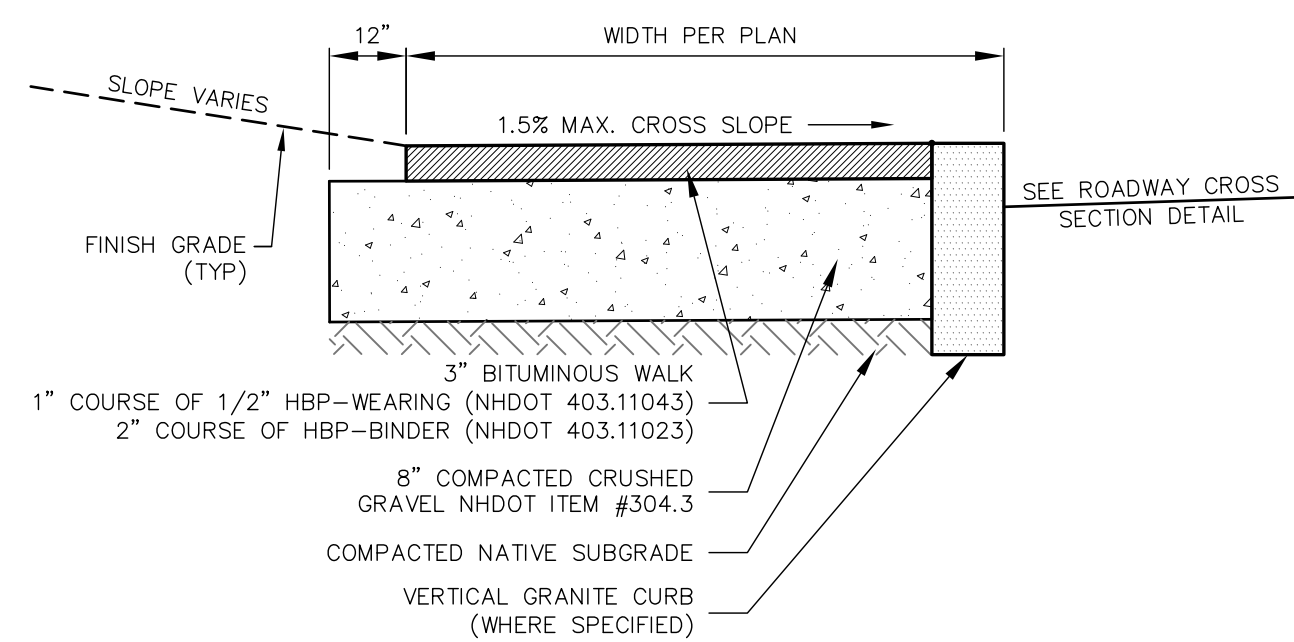
CONCRETE SIDEWALK NOT TO SCALE



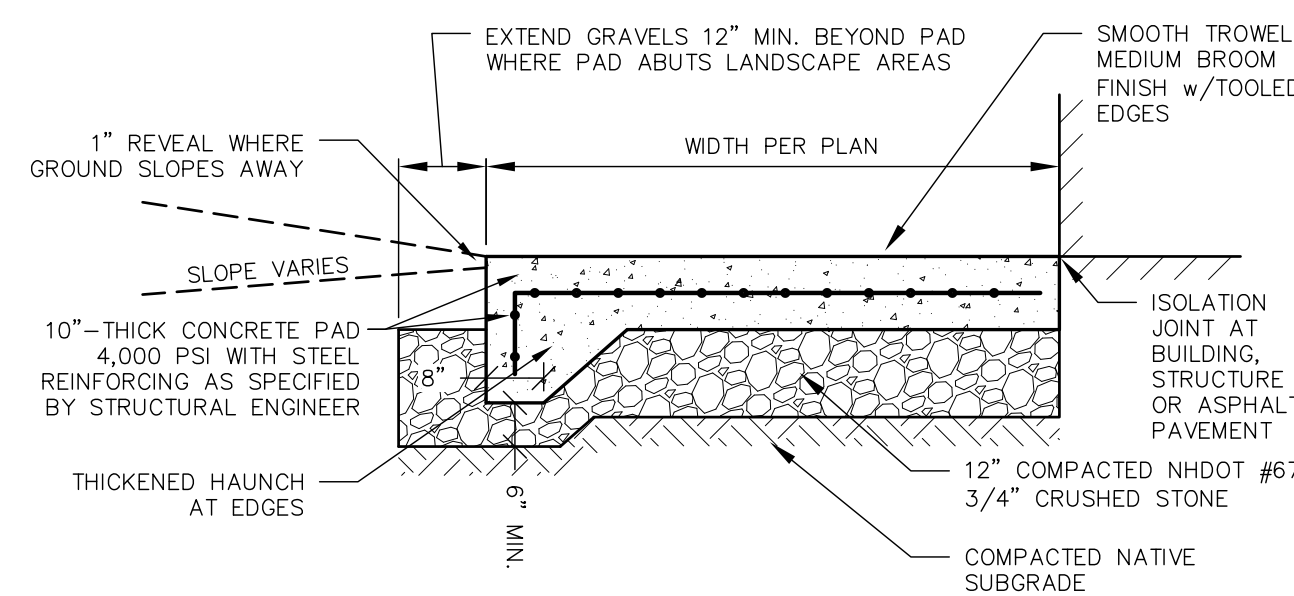
NOTES FOR STANDARD AND HEAVY DUTY ASPHALT PAVEMENT

- PROJECT GEOTECHNICAL REPORT MAY REQUIRE A DIFFERENT PAVEMENT CROSS SECTION(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND FOLLOWING ALL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THAT THE REPORT AND CIVIL PLANS DIFFER, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
- REMOVE ALL LOAM, CLAY, MUCK, ORGANIC, YIELDING OR OTHERWISE UNSTABLE MATERIAL TO A MINIMUM OF 24" BELOW FINISH GRADE. ADDITIONAL DEPTH MAY BE REQUIRED BY THE GEOTECHNICAL REPORT (IF AVAILABLE) OR THE ENGINEER. SUCH ADDITIONAL REMOVAL SHALL REQUIRE THE PLACEMENT OF COMPACTED SAND OR GRAVEL BORROW APPROVED BY THE ENGINEER TO THE BOTTOM OF SUBGRADE.
- SUBGRADE SHALL BE PROOF-ROLLED A MINIMUM OF 6 PASSES WITH A 10-TON VIBRATORY COMPACTOR OPERATING AT PEAK RATED FREQUENCY OR BY OTHER MEANS APPROVED BY THE ENGINEER.
- FILL BELOW PAVEMENT SUBGRADE SHALL BE SAND OR GRANULAR BORROW COMPACTED PER DOT REQUIREMENTS.
- SITWORK CONTRACTOR SHALL COORDINATE GEOTECHNICAL ENGINEERING INSPECTIONS WITH THE CONSTRUCTION MANAGER PRIOR TO PLACING GRAVELS.
- BITUMINOUS PAVEMENT SHALL BE COMPACTED TO 90 TO 97 PERCENT OF ITS THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D-2041. THE BASE AND SUBBASE MATERIALS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THEIR MAXIMUM DRY DENSITIES AS DETERMINED BY ASTM D-1557. COMPACTION TESTING SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER FOR ALL MATERIAL COURSES AND THE RESULTS APPROVED BY THE ENGINEER PRIOR TO PLACING THE SUBSEQUENT COURSE.
- TACK COAT SHALL BE APPLIED BETWEEN SUCCESSIVE LIFTS OF ASPHALT.

STANDARD DUTY ASPHALT PAVEMENT NOT TO SCALE

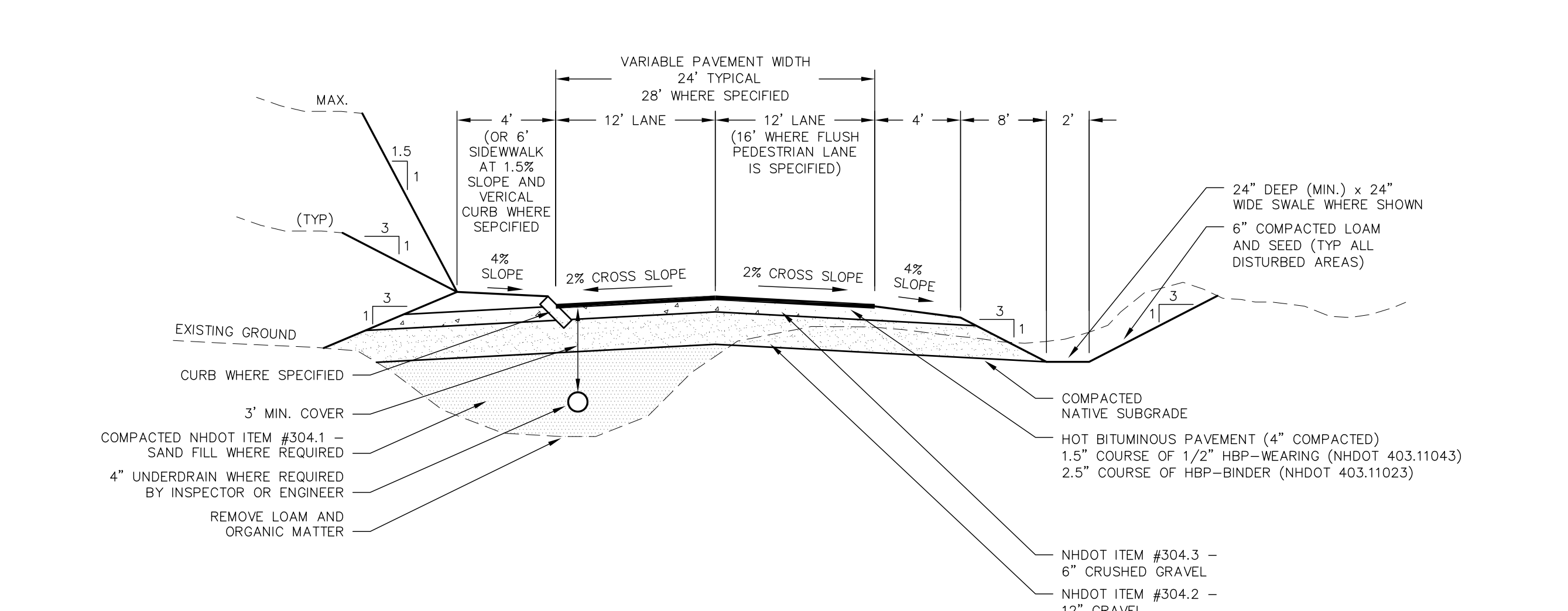


BITUMINOUS SIDEWALK NOT TO SCALE



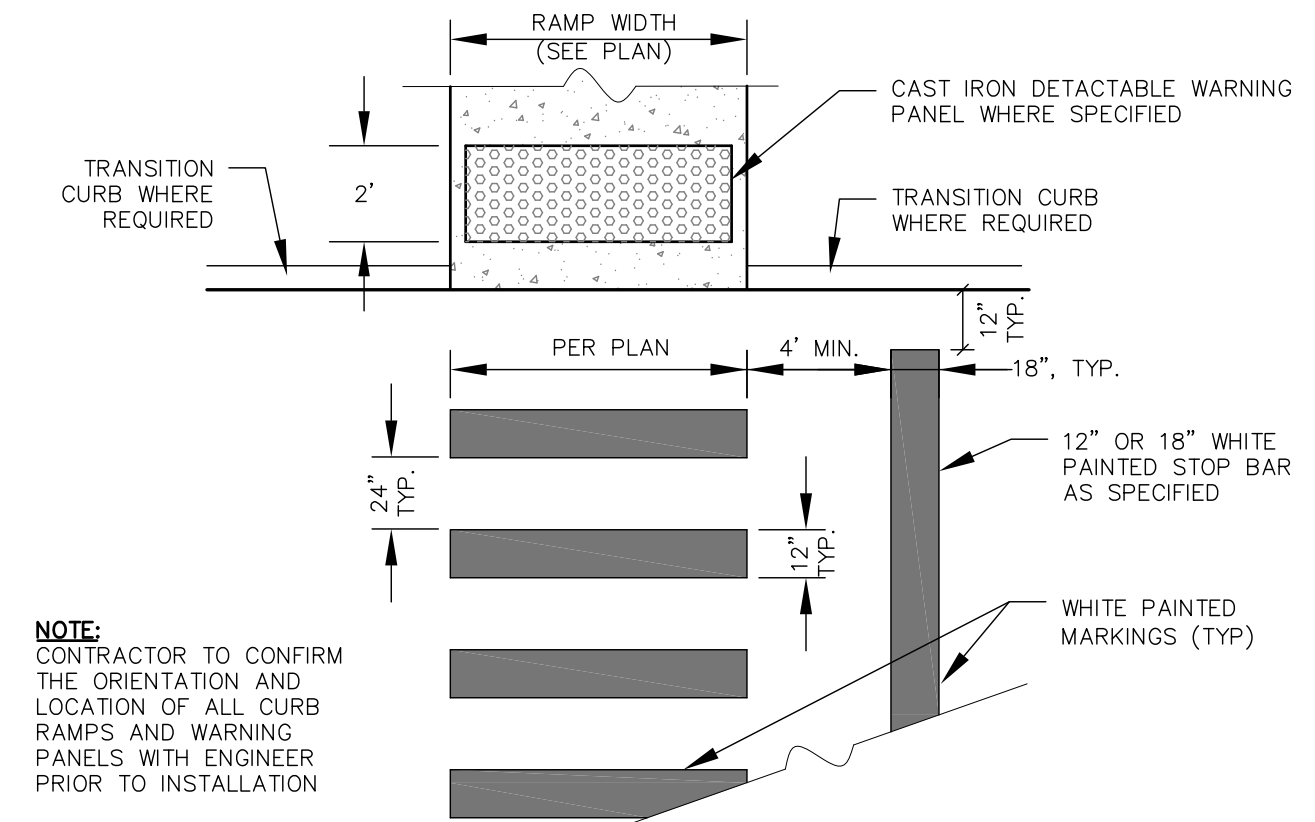
- NOTES**
- PROJECT GEOTECHNICAL REPORT MAY REQUIRE A DIFFERENT PAVEMENT CROSS SECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND FOLLOWING ALL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THAT THE REPORT AND CIVIL PLANS DIFFER, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
 - ISOLATION JOINT TO BE INSTALLED IN ALL LOCATIONS WHERE PAD ABUTS ANY OTHER STRUCTURE OR PAVEMENT. ALL OTHER EXPANSION, ISOLATION AND CONTROL JOINTS TO BE INSTALLED PER THE RECOMMENDATIONS OF THE STRUCTURAL ENGINEER.

HEAVY-DUTY CONCRETE PAVEMENT NOT TO SCALE

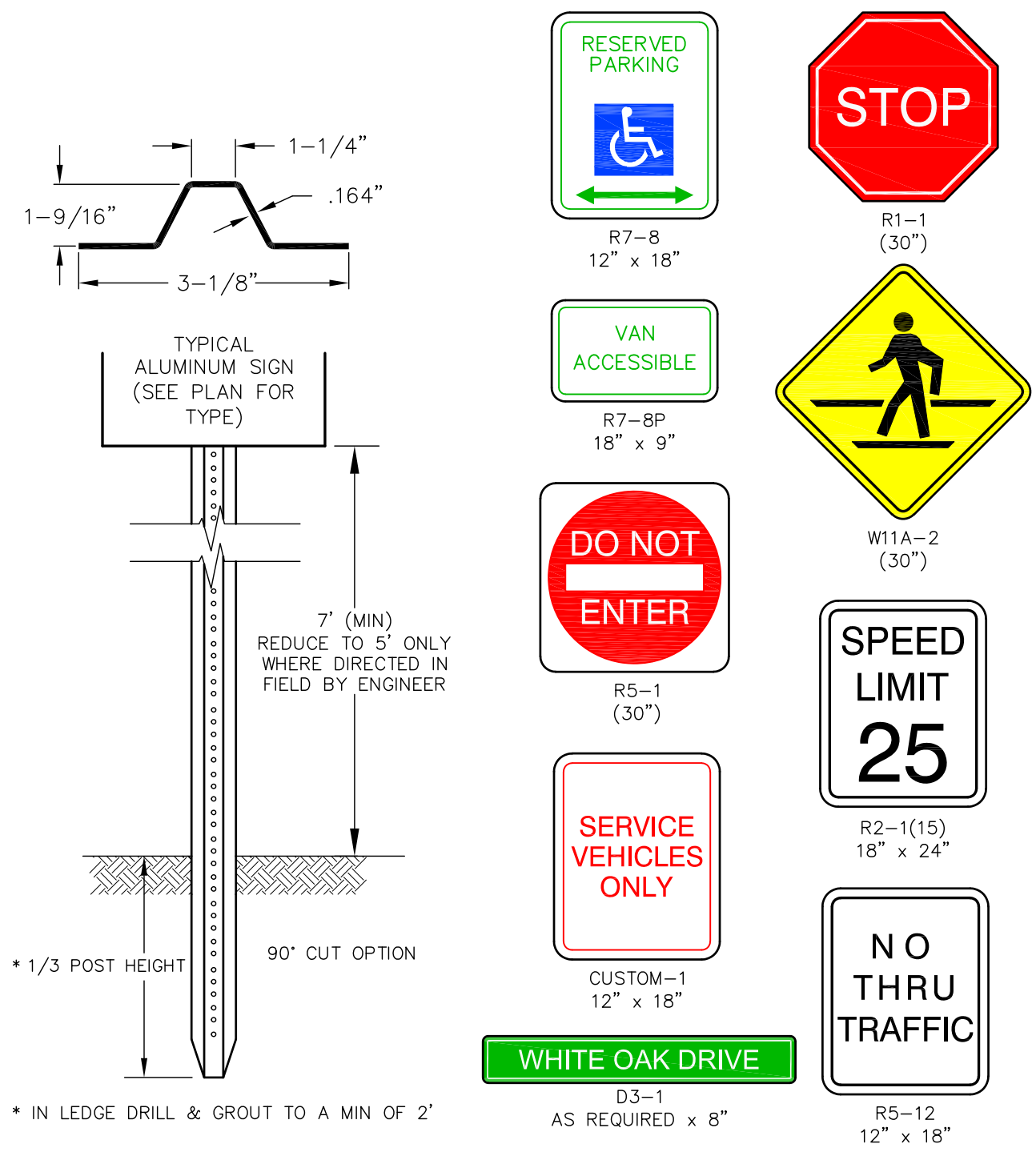


- NOTES**
- EACH GRAVEL BASE COURSE TO BE CONSTRUCTED AT THE PAVEMENT CROSS SLOPE.
 - REMOVE LEDGE 18" BELOW LOWEST WORK BEING INSTALLED.
 - REMOVE ALL LOAM, CLAY, MUCK, ORGANIC, YIELDING OR OTHERWISE UNSTABLE MATERIAL TO A MINIMUM OF 24" BELOW FINISH GRADE. ADDITIONAL DEPTH MAY BE REQUIRED BY THE GEOTECHNICAL REPORT (IF AVAILABLE) OR THE ENGINEER. SUCH ADDITIONAL REMOVAL SHALL REQUIRE THE PLACEMENT OF COMPACTED SAND OR GRAVEL BORROW APPROVED BY THE ENGINEER TO THE BOTTOM OF SUBGRADE.
 - THE OVER-EXCAVATION OF UNSUITABLE MATERIAL BEYOND THAT SPECIFIED ABOVE, THE INSTALLATION OF UNDERDRAINAGE, AND/OR THE INSTALLATION OF GEOTEXTILE FABRIC SHALL BE PROVIDED UPON DETERMINATION OF THE ENGINEER.
 - FILL BELOW PAVEMENT SUBGRADE SHALL BE SAND OR GRANULAR BORROW COMPACTED PER DOT REQUIREMENTS.
 - SITWORK CONTRACTOR SHALL COORDINATE GEOTECHNICAL ENGINEERING INSPECTIONS PRIOR TO PLACING GRAVELS.
 - SUBGRADE SHALL BE FREE OF VOIDS THAT ALLOW MOVEMENT AND/OR SETTLEMENT OF MATERIALS.
 - SUBGRADE SHALL BE ROLLED WITH A MINIMUM OF SIX PASSES OF A 10-TON VIBRATORY COMPACTOR OPERATING AT PEAK RATED FREQUENCY OR BY OTHER MEANS APPROVED BY THE ENGINEER.
 - SUBGRADE SHALL BE PROOF-ROLLED WITH A FULLY LOADED DUMP TRUCK PRIOR TO PLACEMENT OF SELECT GRAVELS. PROOF-ROLLING SHALL BE WITNESSED AND APPROVED BY THE ENGINEER.
 - BITUMINOUS PAVEMENT SHALL BE COMPACTED TO 90 TO 97 PERCENT OF ITS THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D-2041. THE BASE AND SUBBASE MATERIALS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THEIR MAXIMUM DRY DENSITIES AS DETERMINED BY ASTM D-1557. COMPACTION TESTING SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER FOR ALL MATERIAL COURSES AND THE RESULTS APPROVED BY THE ENGINEER PRIOR TO PLACING THE SUBSEQUENT COURSE.
 - TACK COAT SHALL BE APPLIED BETWEEN SUCCESSIVE LIFTS OF ASPHALT PAVEMENT.

TYPICAL ROADWAY CROSS SECTION NOT TO SCALE

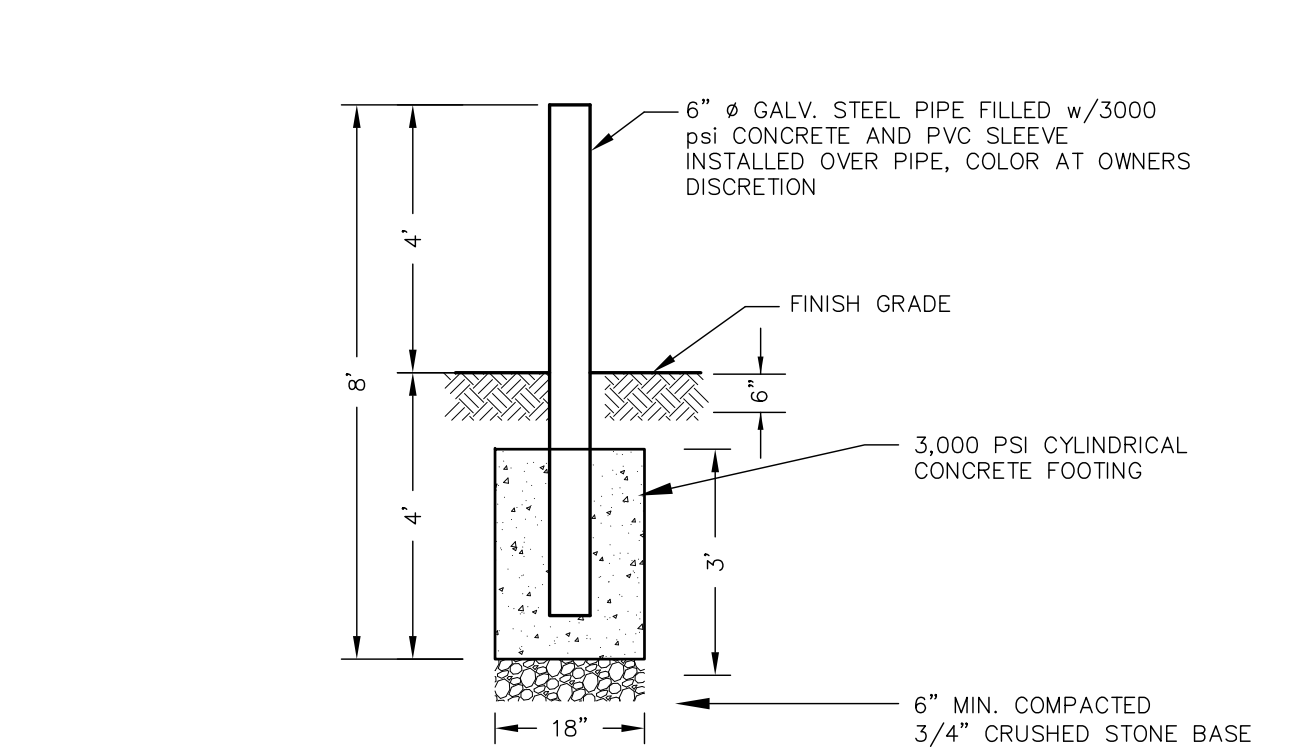


CROSSWALK NOT TO SCALE

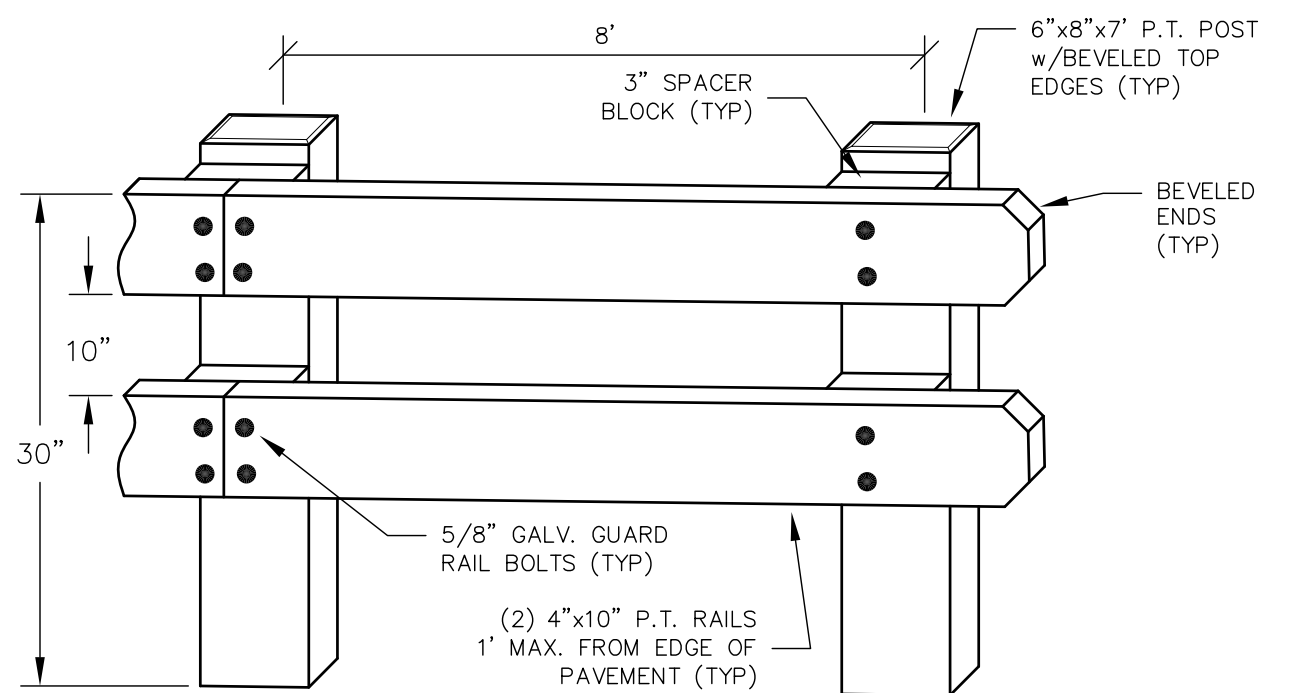


- NOTES**
- ALL SIGNS SHALL MEET THE REQUIREMENTS OF AND BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - WHEN PLACED PERPENDICULAR TO A TRAVELLED WAY OR SIDEWALK, SIGN EDGE SHALL BE NO CLOSER THAN 2' TO THE EDGE OF PAVEMENT. GREATER MINIMUM DISTANCE MAY BE REQUIRED IN CERTAIN LOCATIONS.

SIGN DETAILS NOT TO SCALE

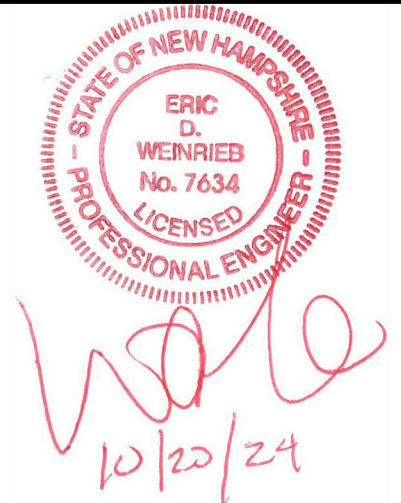


BOLLARD NOT TO SCALE



- NOTES**
- ALL POST AND RAIL MATERIAL SHALL BE PRESSURE TREATED (PT). PT POSTS SHALL BE RATED FOR GROUND CONTACT.

WOOD BEAM GUARDRAIL NOT TO SCALE



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ISSUED FOR:	REVIEW
ISSUE DATE:	OCTOBER 23, 2024

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EBS	09/10/24
1	REVISED PER COMMENTS	EBS	10/23/24

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SCALE:
24" x 36" - 1" = NOT TO SCALE
11" x 17" - 1" = NOT TO SCALE

OWNER:
RIVERWOODS COMPANY AT EXETER
7 RIVERWOODS DRIVE
EXETER, NH 03833

APPLICANT:
RIVERWOODS COMPANY AT EXETER
7 RIVERWOODS DRIVE
EXETER, NH 03833

PROJECT:
RIVERWOODS SUPPORTIVE LIVING HEATH CENTER
TAX MAP 97 LOT 23
5 WHITE OAK DRIVE
EXETER, NH 03833

TITLE:

DETAIL SHEET
SHEET NUMBER:
C-19



note
10/20/24

NOT FOR CONSTRUCTION

ISSUED FOR: REVIEW

ISSUE DATE: OCTOBER 23, 2024

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7 RIVERWOODS DRIVE
EXETER, NH 03833

PROJECT:
RIVERWOODS
SUPPORTIVE LIVING
HEATH CENTER

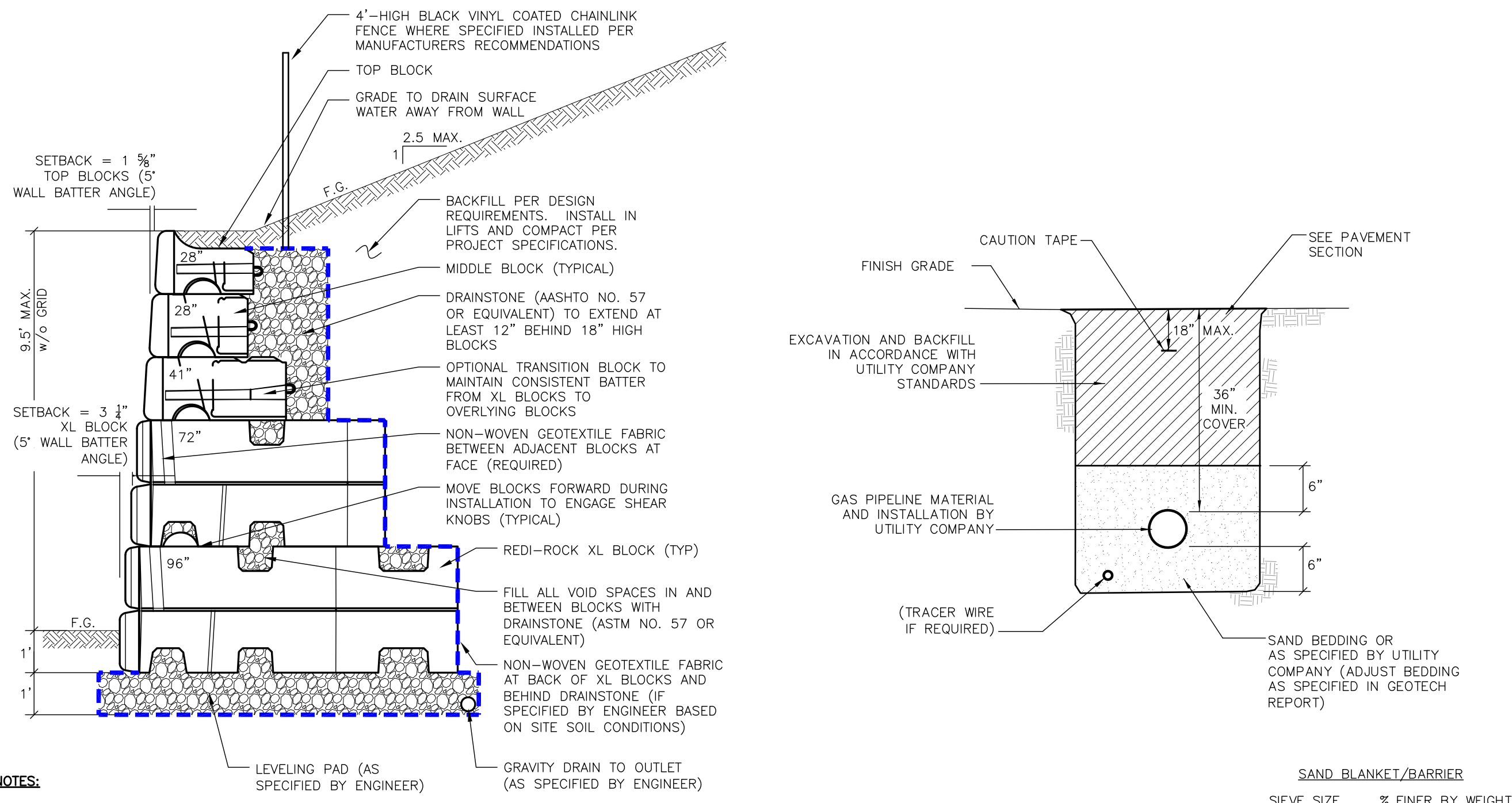
TAX MAP 97 LOT 23
5 WHITE OAK DRIVE
EXETER, NH 03833

TITLE:

DETAIL SHEET

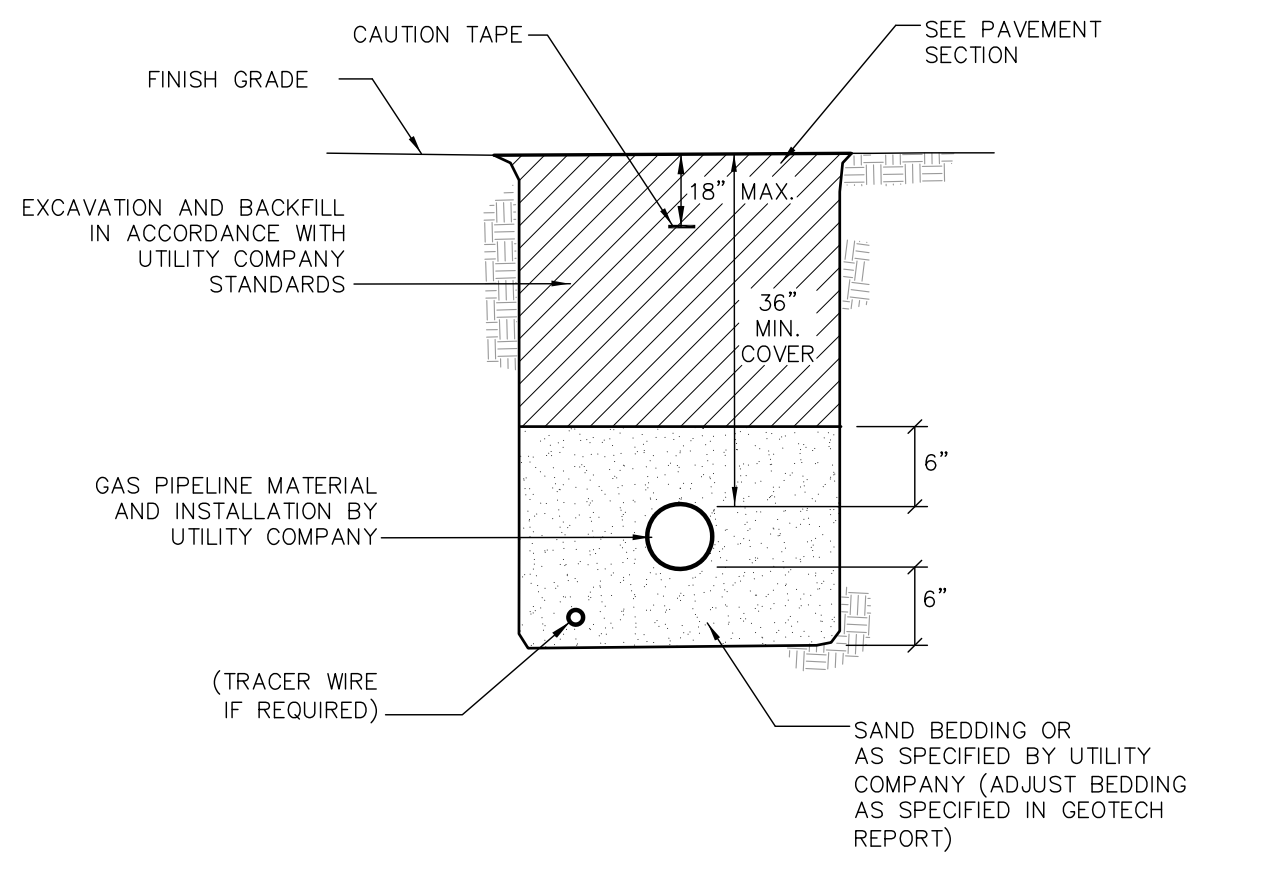
SHEET NUMBER:

C-20



- NOTES:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TEMPORARY SHORING, SHEETING AND/OR BRACING OF EXCAVATION WALLS AGAINST PROPERTY LINES OR OTHER AREAS THAT ARE NOT TO BE UNDERSERVED.
 - WALL SHALL BE REDI-ROCK OR APPROVED EQUAL. ALTERNATE WALL TYPES AND MANUFACTURERS MAY BE APPROVED FOR USE AT THE DISCRETION OF THE ENGINEER.
 - NO RETAINING WALL WORK SHALL EXTEND BEYOND THE LIMITS OF THE PROJECT SITE.
 - THIS DRAWING IS FOR REFERENCE ONLY. FINAL PROJECT DESIGNS, INCLUDING ALL CONSTRUCTION DETAILS, SHALL BE PREPARED BY A NH LICENSED PROFESSIONAL STRUCTURAL ENGINEER USING THE ACTUAL CONDITIONS OF THE PROPOSED SITE. FINAL WALL DESIGN MUST ADDRESS BOTH INTERNAL AND EXTERNAL DRAINAGE AND ALL MODES OF WALL STABILITY.
 - FINAL WALL DESIGN PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

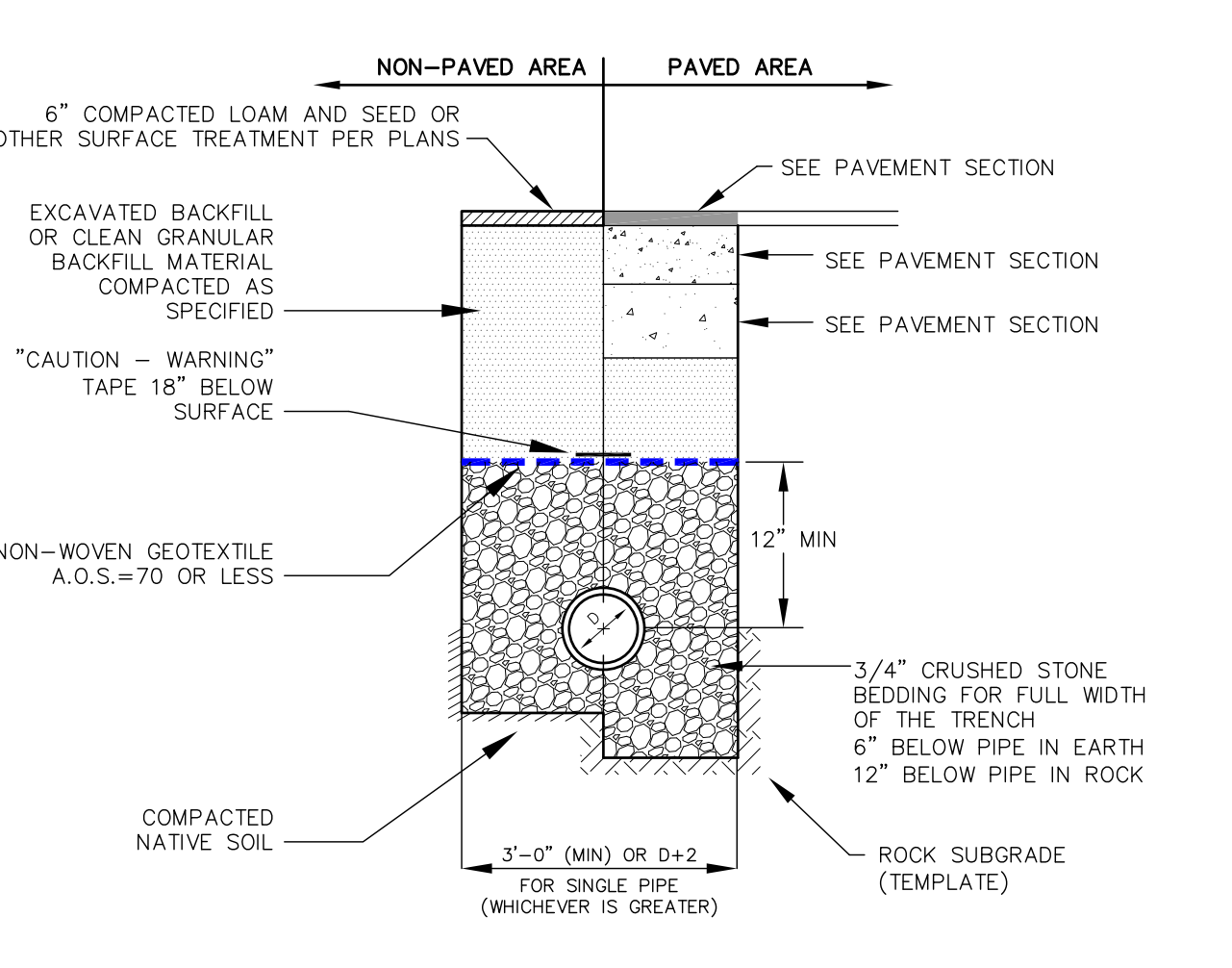
MODULAR BLOCK RETAINING WALL NOT TO SCALE



SAND BLANKET/BARRIER	
SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 - 100
200	0 - 15

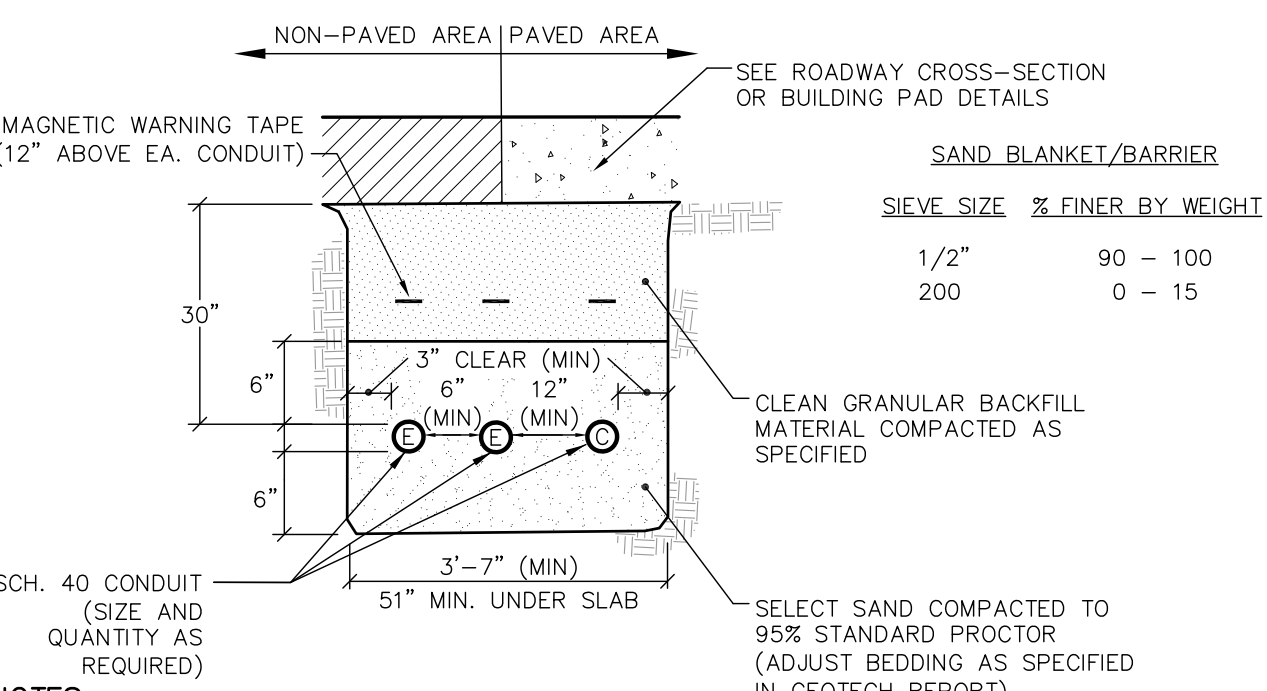
- NOTES:**
- CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AND PROVIDE ALL EXCAVATION, COMPACTION AND BACKFILL REQUIRED FOR PIPE INSTALLATION.
 - BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

GAS TRENCH NOT TO SCALE



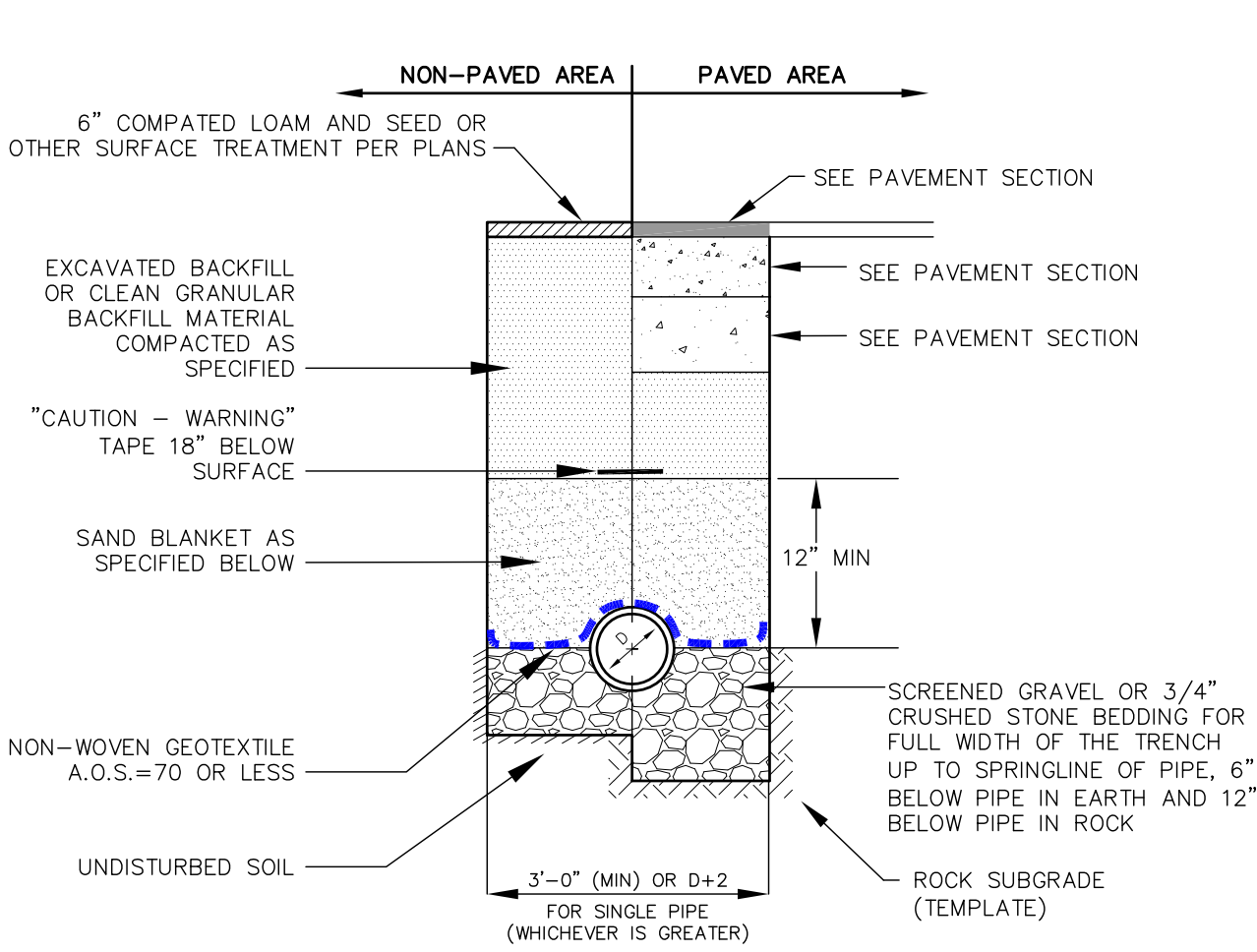
- NOTES:**
- BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
 - INSULATE GRAVITY SEWER AND FORCEMAINS WHERE THERE IS LESS THAN 5'-0" OF COVER WITH 2" THICK CLOSED CELL RIGID BOARD INSULATION, 18" ON EACH SIDE OF PIPE.
 - MAINTAIN 12" MINIMUM HORIZONTAL SEPARATION AND WIDEN TRENCH ACCORDINGLY IF MULTIPLE PIPES ARE IN TRENCH.

SEWER TRENCH NOT TO SCALE



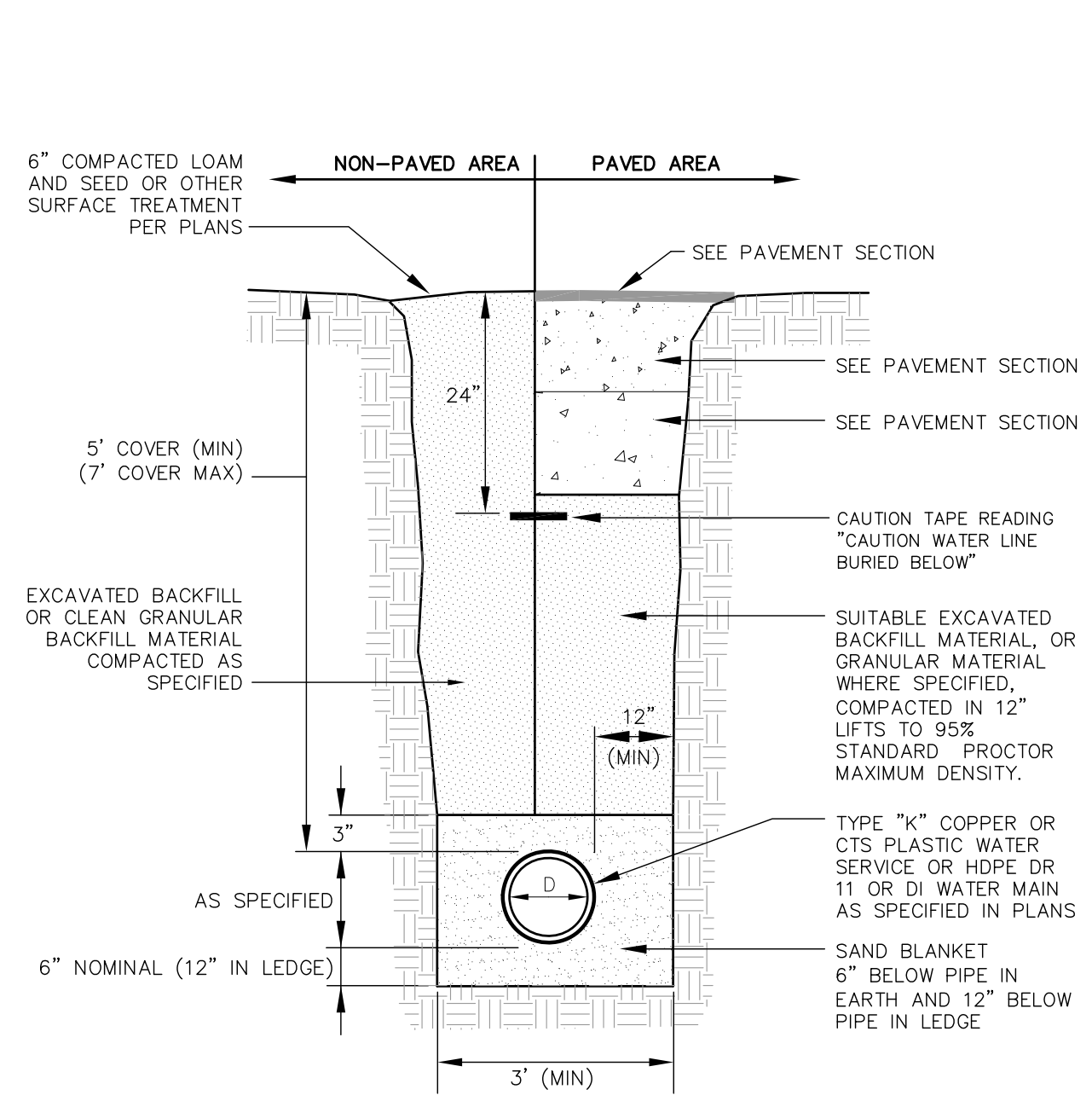
- NOTES:**
- ALL CONDUIT IS TO BE SCHEDULE 40 PVC, ELECTRICAL GRADE, GRAY IN COLOR AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. A 10-FOOT HORIZONTAL SECTION OF RIGID GALVANIZED STEEL CONDUIT WILL BE REQUIRED AT EACH SWEEP, UNLESS IN THE OPINION OF THE SERVICE PROVIDER DESIGNER, THE SWEEP-PVC JOINT IS NOT SUBJECT TO FAILURE DURING PULLING OF THE CABLE. ALL JOINTS ARE TO BE WATERTIGHT.
 - ALL 90 DEGREE SWEEPS WILL BE MADE WITH RIGID GALVANIZED STEEL WITH A MINIMUM RADIUS OF 36 INCHES FOR PRIMARY CABLES AND 24 INCHES FOR SECONDARY CABLES.
 - BACKFILL MAY BE MADE WITH EXCAVATED MATERIAL OR COMPARABLE, UNLESS MATERIAL IS DEEMED UNSUITABLE BY SERVICE PROVIDER. BACKFILL SHALL BE FREE OF FROZEN LUMPS, ROCKS, DEBRIS, AND RUBBISH. ORGANIC MATERIAL SHALL NOT BE USED AS BACKFILL. BACKFILL SHALL BE IN 6-INCH LAYERS AND THOROUGHLY COMPACTED.
 - A SUITABLE PULLING STRING, CAPABLE OF 300 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE SERVICE PROVIDER IS NOTIFIED TO INSTALL CABLE. THE STRING SHOULD BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT. A MINIMUM OF TWENTY-FOUR (24") INCHES OF ROPE SLACK SHALL REMAIN AT THE END OF EACH DUCT. PULL ROPE SHALL BE INSTALLED IN ALL CONDUIT FOR FUTURE PULLS. PULL ROPE SHALL BE NYLON ROPE HAVING A MINIMUM TENSILE STRENGTH OF THREE HUNDRED (300#) LBS.
 - SERVICE PROVIDER SHALL BE GIVEN THE OPPORTUNITY TO INSPECT ALL CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD SERVICE PROVIDER BE UNABLE TO INSTALL ITS CABLE IN A SUITABLE MANNER.
 - TYPICAL CONDUIT SIZES ARE 3-INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4-INCH FOR THREE PHASE SECONDARY, AND 5-INCH FOR THREE PHASE PRIMARY. HOWEVER, SERVICE PROVIDERS MAY REQUIRE DIFFERENT NUMBERS, TYPES AND SIZES OF CONDUIT THAN THOSE SHOWN HERE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDUIT SIZES, TYPES AND NUMBERS WITH EACH SERVICE PROVIDER PRIOR TO ORDERING THEM.
 - ROUTING OF CONDUIT, LOCATION OF MANHOLES, TRANSFORMERS, CABINETS, HANDHOLES, ETC., SHALL BE DETERMINED BY SERVICE PROVIDER DESIGN PERSONNEL. THE CONTRACTOR SHALL COORDINATE WITH ALL SERVICE PROVIDERS PRIOR TO THE INSTALLATION OF ANY CONDUIT.
 - ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE, WHERE REQUIRED BY UTILITY PROVIDER. CONDUIT SHALL BE SUPPORTED IN PLACE USING PIPE STANCHIONS PLACED EVERY FIVE (5') FEET ALONG THE CONDUIT RUN.
 - UNDER A BUILDING SLAB THE CONDUIT SHALL BE ENCASED IN 8" OF CONCRETE ON ALL SIDES.
 - ALL CONDUIT TERMINATIONS SHALL BE CAPPED TO PREVENT DEBRIS FROM ENTERING CONDUIT.

ELECTRIC / COMMUNICATION TRENCH NOT TO SCALE



- NOTES:**
- BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
 - INSULATE GRAVITY SEWER AND FORCEMAINS WHERE THERE IS LESS THAN 5'-0" OF COVER WITH 2" THICK CLOSED CELL RIGID BOARD INSULATION, 18" ON EACH SIDE OF PIPE.
 - MAINTAIN 12" MINIMUM HORIZONTAL SEPARATION AND WIDEN TRENCH ACCORDINGLY IF MULTIPLE PIPES ARE IN TRENCH.

DRAINAGE TRENCH NOT TO SCALE



SAND BLANKET/BARRIER	
SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 - 100
200	0 - 15

- NOTES:**
- BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
 - ALL TRENCHING AND BACKFILL SHALL CONFORM WITH THE STANDARDS OF EXETER DPW.

WATER MAIN TRENCH NOT TO SCALE

STANDARD TRENCH NOTES

- ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE: BACKFILL AS STATED IN THE TECHNICAL SPECIFICATIONS OR AS SHOWN ON THE DRAWING.
- BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING THE GRADATION SHOWN IN THE TRENCH DETAIL. WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1-1/2" INCH TO 1/2" INCH SHALL BE USED.
- SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER MEETING THE GRADATION SHOWN IN THE TRENCH DETAIL. BLANKET MAY BE REPLACED WITH BEDDING MATERIAL FOR CAST-IRON, DUCTILE IRON, AND REINFORCED CONCRETE PIPE PROVIDED THAT NO STONE LARGER THAN 2" IS IN CONTACT WITH THE PIPE AND THE GEOTEXTILE IS RELOCATED ACCORDINGLY.
- SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT, OR CLAY, ALL EXCAVATED LEDGE MATERIAL, ALL ROCKS OVER 6 INCHES IN LARGEST DIMENSION, AND ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION. IN CROSS COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK, OR PEAT ONLY IF SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLE RECONSTRUCTION WILL BE PRESERVED.
- BASE COURSE AND PAVEMENT SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES - DIVISIONS 300 AND 400 RESPECTIVELY.
- SHEETING, IF REQUIRED: WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION 1 FOOT ABOVE THE TOP OF PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.
- W = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES IN NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE OUTSIDE DIAMETER (O.D.) ALSO, W SHALL BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
- FOR CROSS COUNTRY CONSTRUCTION, BACKFILL, FILL AND/OR LOAM SHALL BE MOUND TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- CONCRETE FOR ENCASEMENT SHALL CONFORM TO THE NEW HAMPSHIRE DOT STANDARD SPECIFICATION REQUIREMENTS FOR CLASS A (3000#) CONCRETE AS FOLLOWS:
CEMENT: 6.0 BAGS PER CUBIC YARD
WATER: 5.75 GALLONS PER BAG
CEMENT MAXIMUM SIZE OF AGGREGATE: 1 INCH
CONCRETE ENCASEMENT IS NOT ALLOWED FOR PVC PIPE.
- CONCRETE FULL ENCASEMENT: IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MINIMUM). BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.
- NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES DESIGN STANDARDS REQUIRE TEN FEET (10') SEPARATION BETWEEN WATER AND SEWER. REFER TO CITY STANDARD SPECIFICATIONS FOR METHODS OF PROTECTION IN AREAS THAT CANNOT MEET THESE REQUIREMENTS.
- THE CONTRACTOR SHALL INSTALL TRENCH DAMS IN ACCORDANCE WITH NHDES REGULATIONS.
- SEWER TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDES STANDARDS OF DESIGN AND CONSTRUCTION FOR SEWAGE AND WASTEWATER FACILITIES, LATEST EDITION.

LIGHTING TRENCH SECTION NOT TO SCALE



Wole
10/20/24

NOT FOR CONSTRUCTION

ISSUED FOR: REVIEW

ISSUE DATE: OCTOBER 23, 2024

REVISIONS		
NO.	DESCRIPTION	BY DATE
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1	REVISED PER COMMENTS	EBS 10/23/24

DRAWN BY: EBS

APPROVED BY: EBS

DRAWING FILE: 5015-SITE.dwg

SCALE:
24" x 36" - 1" = NOT TO SCALE
11" x 17" - 1" = NOT TO SCALE

OWNER:
RIVERWOODS COMPANY
AT EXETER
7 RIVERWOODS DRIVE
EXETER, NH 03833

APPLICANT:
RIVERWOODS COMPANY
AT EXETER
7 RIVERWOODS DRIVE
EXETER, NH 03833

PROJECT:
RIVERWOODS
SUPPORTIVE LIVING
HEATH CENTER

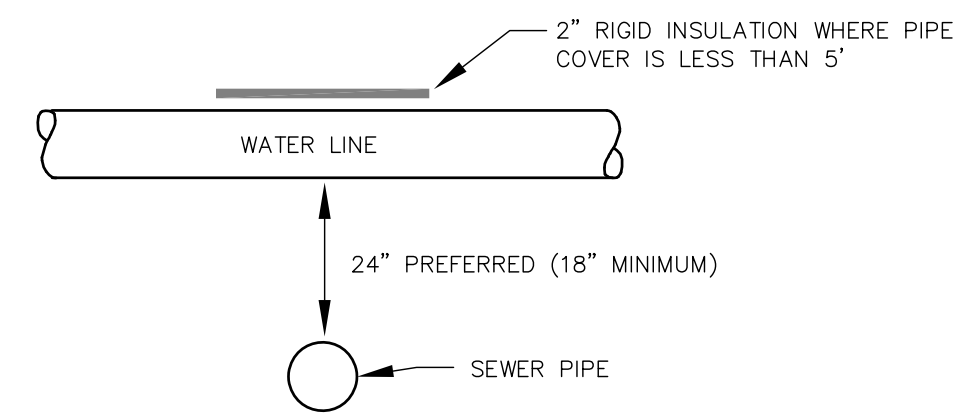
TAX MAP 97 LOT 23
5 WHITE OAK DRIVE
EXETER, NH 03833

TITLE:

DETAIL SHEET

SHEET NUMBER:

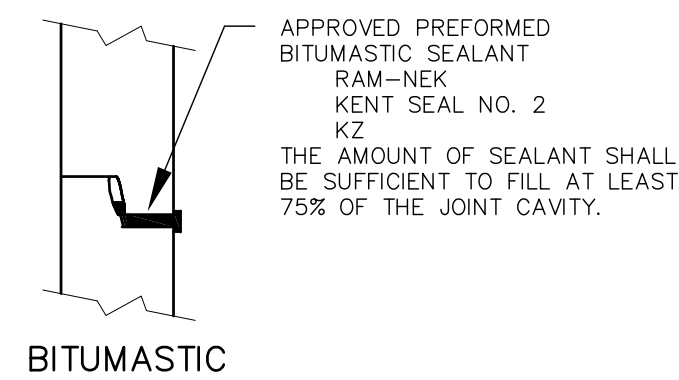
C-21



NOTES

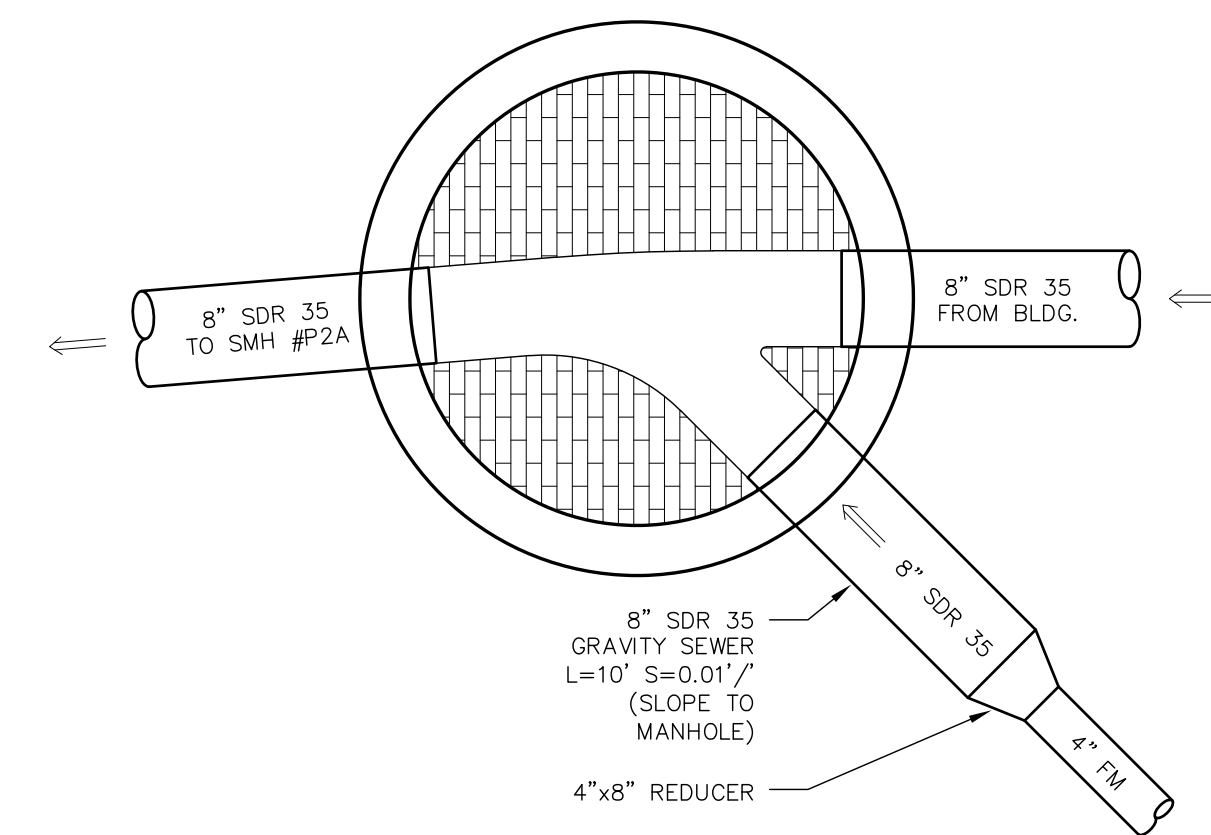
1. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER AND SEWER MAINS. A MINIMUM VERTICAL DISTANCE WITH WATER ABOVE SEWER SHALL BE MAINTAINED.
2. SEWER PIPE JOINTS SHALL BE LOCATED A MINIMUM OF 6 FEET HORIZONTALLY FROM WATER MAIN.
3. IF THE REQUIRED CONFIGURATION CANNOT BE MET, THE SEWER MAIN SHALL BE CONSTRUCTED TO MEET THE NHDES REQUIREMENTS FOR FORCE MAIN CONSTRUCTION.

WATER MAIN / SEWER CROSSING NOT TO SCALE

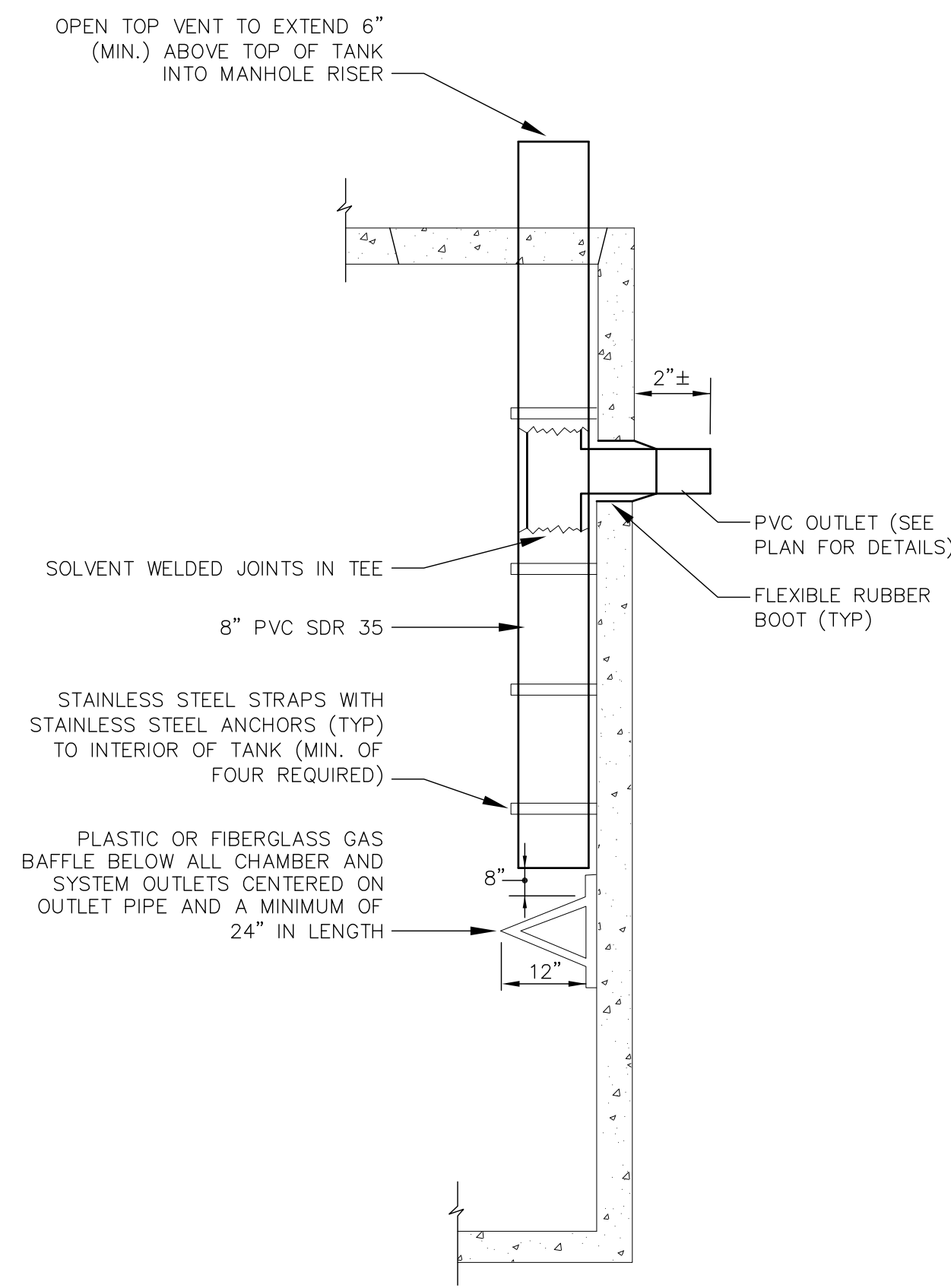


BITUMASTIC

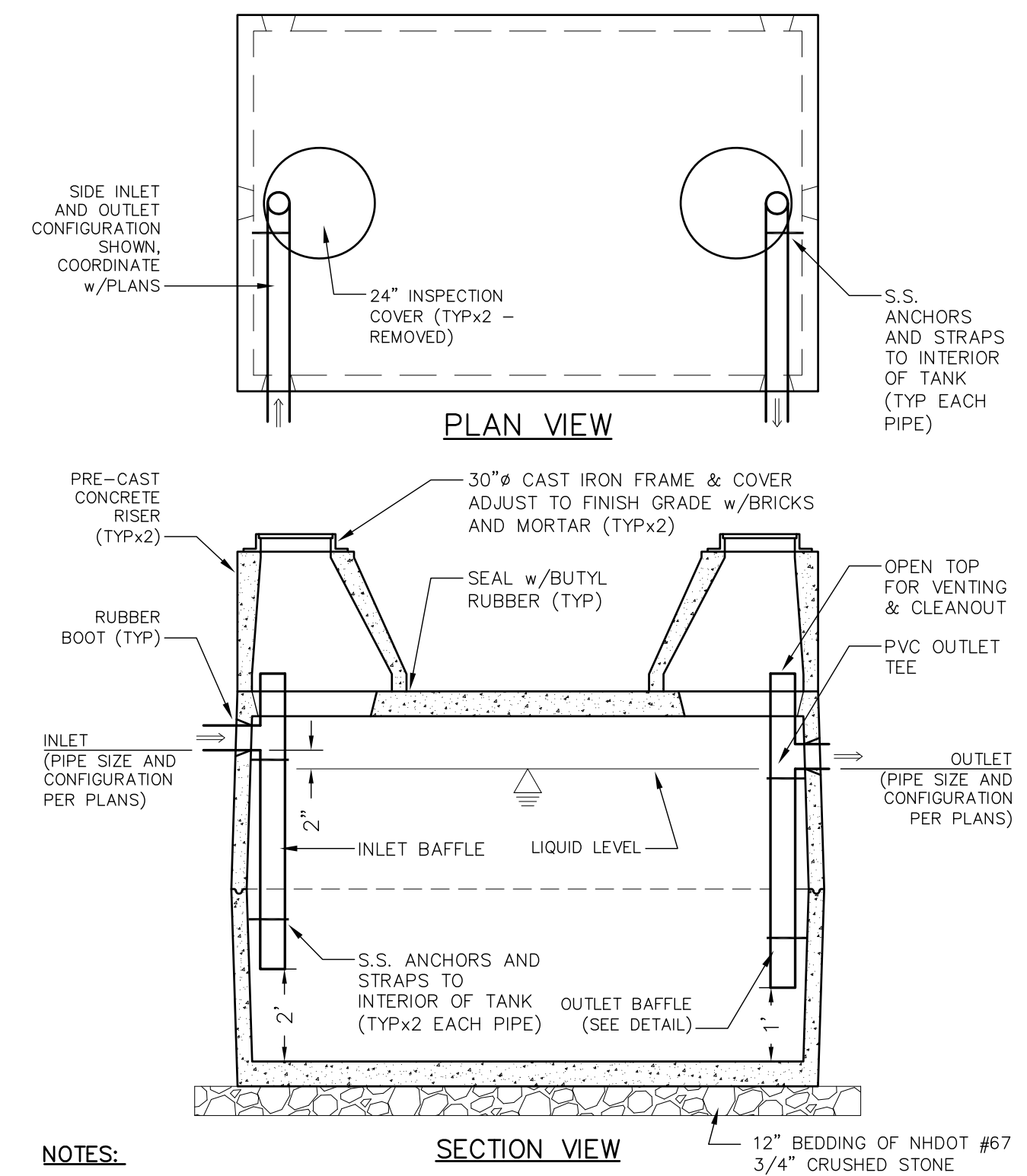
NOTE: ALL GASKETS, SEALANTS, MORTAR, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.



SEWER MANHOLE #3 NOT TO SCALE



GREASE TRAP OUTLET Baffle DETAIL NOT TO SCALE



NOTES:

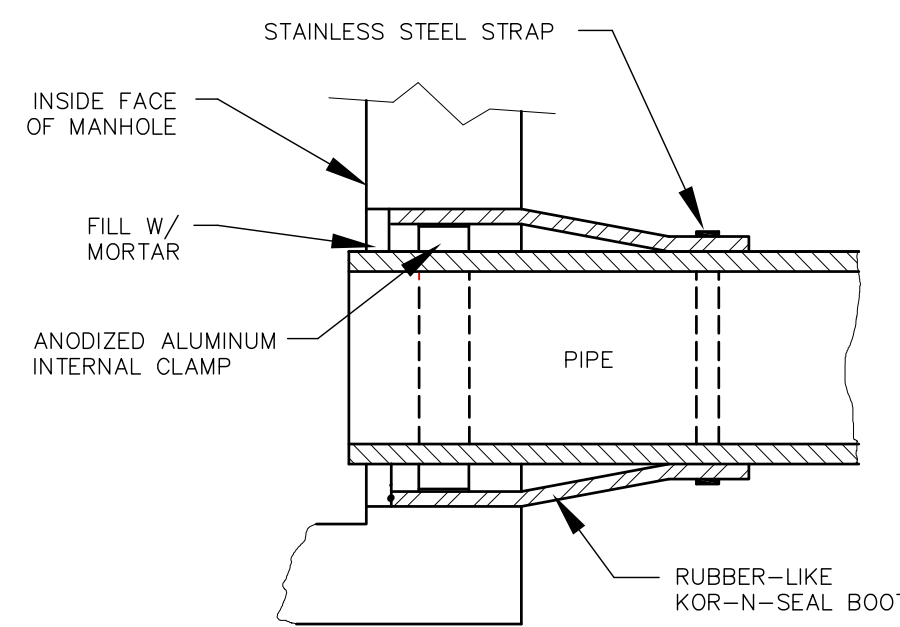
1. TANK SHALL BE 4,000 PSI (MIN.) STEEL REINFORCED CONCRETE CAPABLE OF H-20 LOADING.
2. KEYPED TANK JOINTS SHALL BE SEALED WITH BUTYL RUBBER.
3. TANK SHALL BE MANUFACTURED BY EF SHEA OR APPROVED EQUAL TO THE CAPACITY SHOWN. TANK DIMENSIONS MAY VARY DEPENDING ON THE MANUFACTURER.
4. INLET AND OUTLET PIPE SIZES AND CONFIGURATION SHALL BE CONSTRUCTED PER THE PLANS.

1,000 GALLON GREASE TRAP NOT TO SCALE

MANHOLE NOTES:

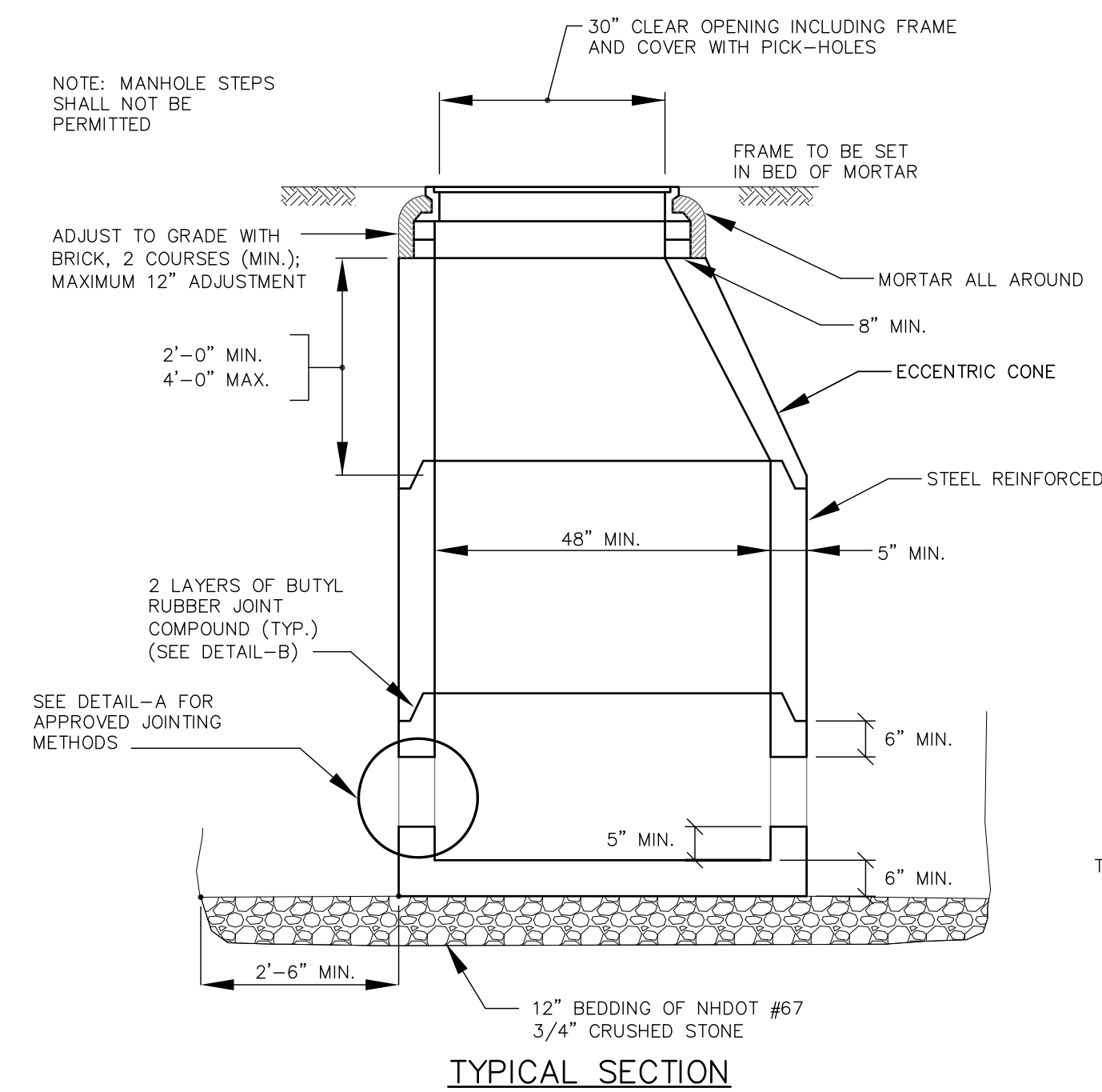
1. IT IS THE INTENTION OF THE NHDES THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY BY THE COMMISSION FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES MAY BE AN ASSEMBLY OF PRECAST SECTIONS, WITH OR WITHOUT STEEL REINFORCEMENT, WITH ADEQUATE JOINTING OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH OR WITHOUT REINFORCEMENT IN ANY APPROVED MANHOLE. THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MAN-HOLE CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE, A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.
2. BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED.
3. PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478.
4. LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN'S STANDARD SPECIFICATIONS AND WITH NHDES Env-Wq 704.17.
5. INVERTS AND SHELVES MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW AT CHANGES IN DIRECTION. THE INVERTS SHALL BE LAID OUT IN CURVES, OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY. BRICK MASONRY SHALL CONFORM WITH ASTM C32.
6. MORTAR USED FOR MANHOLE CONSTRUCTION SHALL CONFORM WITH NHDES Env-Wq 704.13.
7. FRAMES AND COVERS MANHOLE FRAMES AND COVERS SHALL CONFORM WITH ASTM A48/48M, BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. A 3-INCH (MINIMUM HEIGHT) LETTER "S" FOR SEWERS OR "D" FOR DRAINS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
8. BEDDING SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33.
100% PASSING 1 INCH SCREEN 0-10% PASSING #4 SIEVE
90-100% PASSING 3/4 INCH SCREEN 0-5% PASSING #8 SIEVE
20- 55% PASSING 3/8 INCH SCREEN
WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1-1/2" TO 1/2" SHALL BE USED.
9. CONCRETE FOR DROP SUPPORT SHALL CONFORM TO THE REQUIREMENT FOR CLASS A (3000 LBS.) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS:
CEMENT 6.0 BAGS PER CUBIC YARD
WATER 5.75 GALLONS PER BAG CEMENT
MAXIMUM SIZE OF AGGREGATE 1 INCH 9.
10. FLEXIBLE JOINT A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES:
PVC PIPE - 60"
RCP & CI PIPE - ALL SIZES - 48"
AC & VC PIPE - UP THROUGH 12" DIAMETER - 18"
AC & VC PIPE - LARGER THAN 12" DIAMETER - 36"
11. SHALLOW MANHOLE IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H-20 LOADS.

SEWER MANHOLE DETAIL B NOT TO SCALE

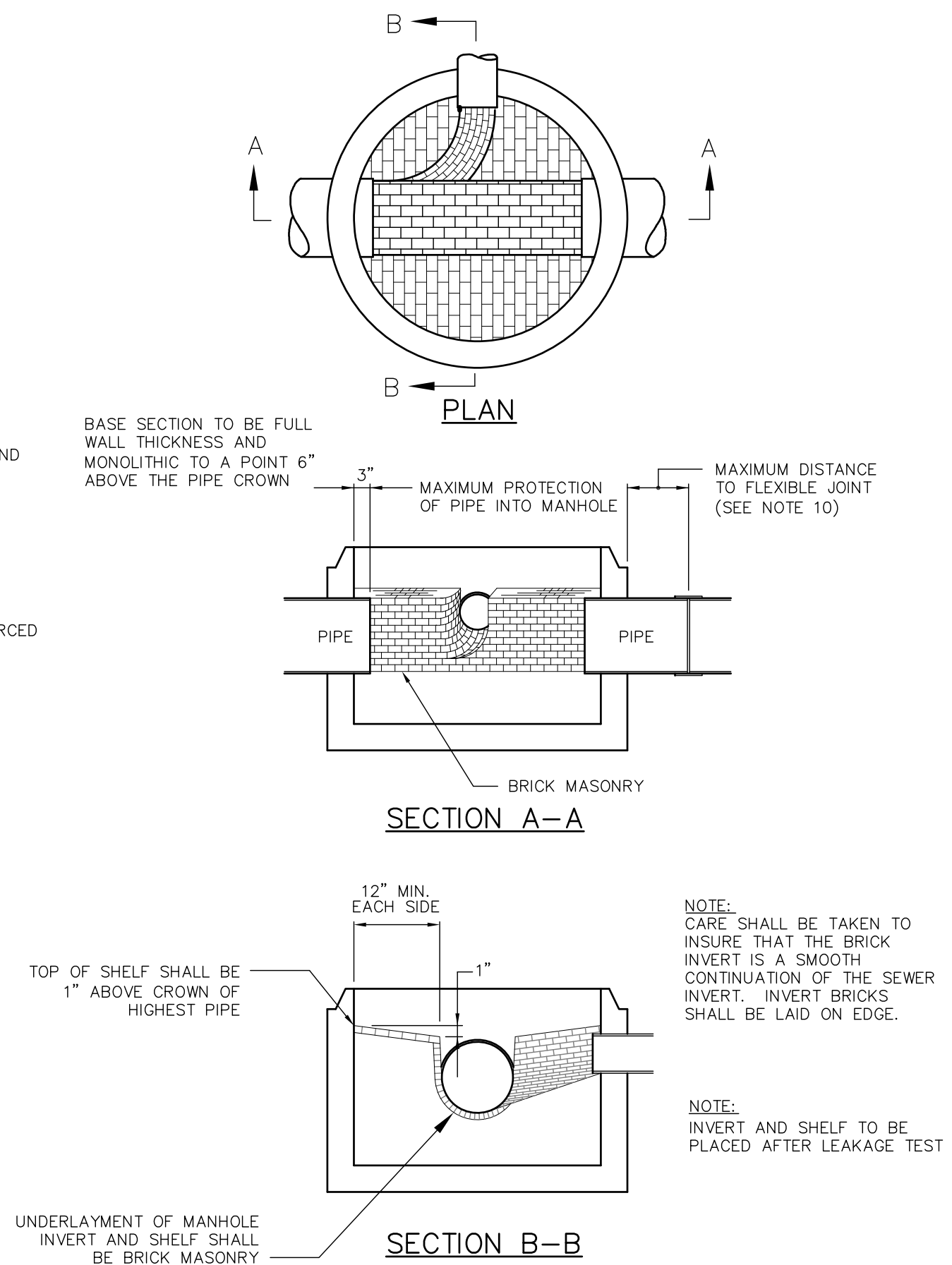


KOR-N-SEAL JOINT SLEEVE (OR EQUAL)

NOTE: ALL GASKETS, SEALANTS, MORTAR, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.



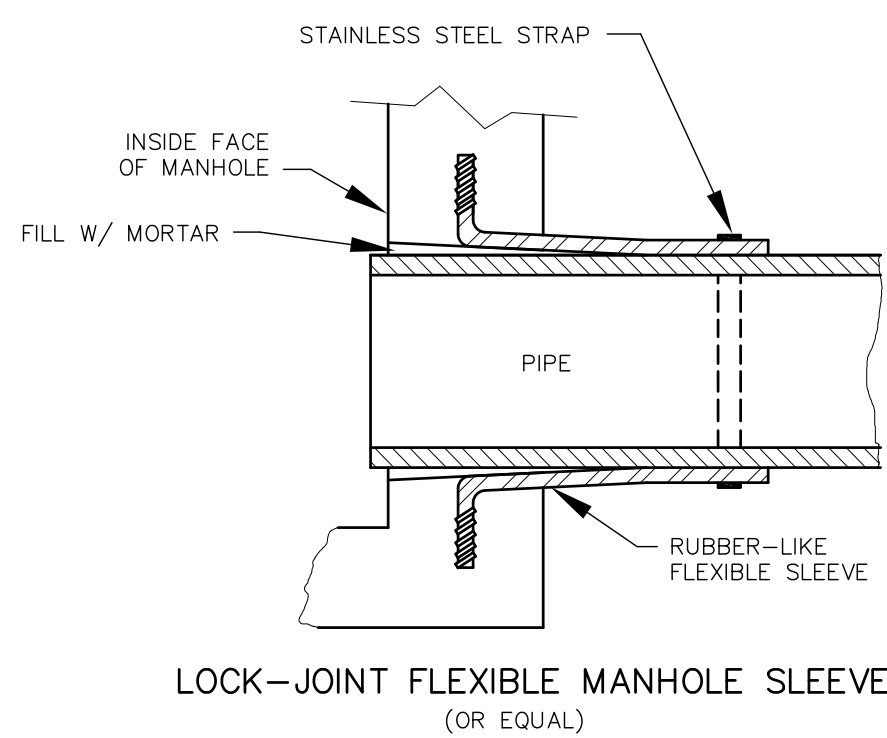
TYPICAL SECTION



SECTION A-A

SECTION B-B

SEWER MANHOLE DETAIL A NOT TO SCALE



LOCK-JOINT FLEXIBLE MANHOLE SLEEVE (OR EQUAL)

SEWER MANHOLE NOT TO SCALE

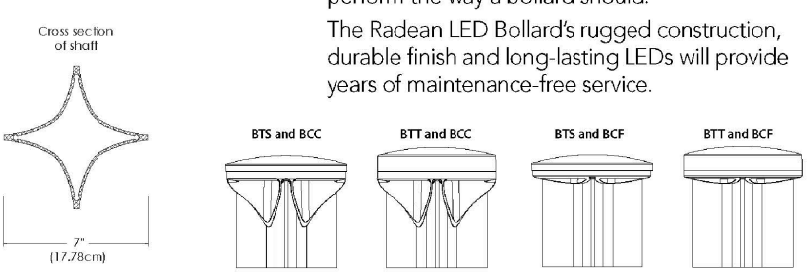
NOT TO SCALE



RADEAN Bollard LED Site Luminaire

Specifications
Diameter: 4.25" (10.8cm)
Height: 41.5" Standard (105.4cm)
Weight (max): 20 lbs (9.07kg)

Introduction
The Radean LED Bollard is an award-winning, energy-saving, long-life solution designed to perform the way a bollard should. The Radean LED Bollards rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.



Ordering Information table with columns: Series, Performance Package, Color Temperature, Distribution, Voltage, Control options, and Bolt/Top (inner/outer).

Control options table with columns: Control options, Flood mounted, and Flood mounted.

Accessories table listing various options like bollard caps, bollard bases, and bollard bases.



D-Series Size 0 LED Area Luminaire

Specifications
EPA: 0.95 ft² (0.09m²)
Length: 26" (66cm)
Width: 11" (28cm)
Height: 11" (28cm)
Weight: 16 lbs (7.26kg)

Introduction
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information table with columns: Series, LEDs, Color Temperature, Distribution, Voltage, and Mounting.

Control options table with columns: Control options, Flood mounted, and Flood mounted.

Accessories table listing various options like bollard caps, bollard bases, and bollard bases.



ARC LED Architectural Wall Luminaire

Specifications
Depth (D1): 6.5"
Depth (D2): 4.75"
Height: 5"
Width: 11"
Weight: 7 lbs (without options)

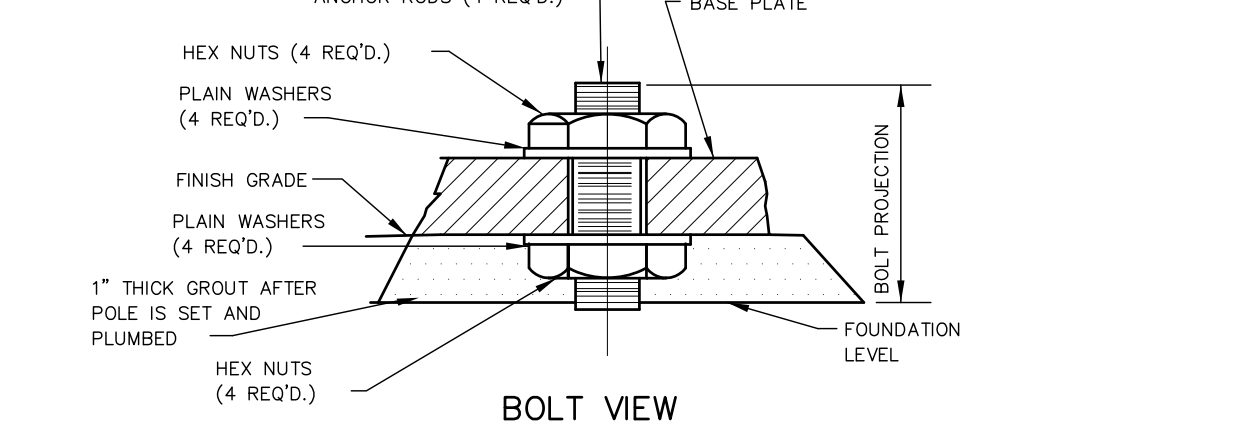
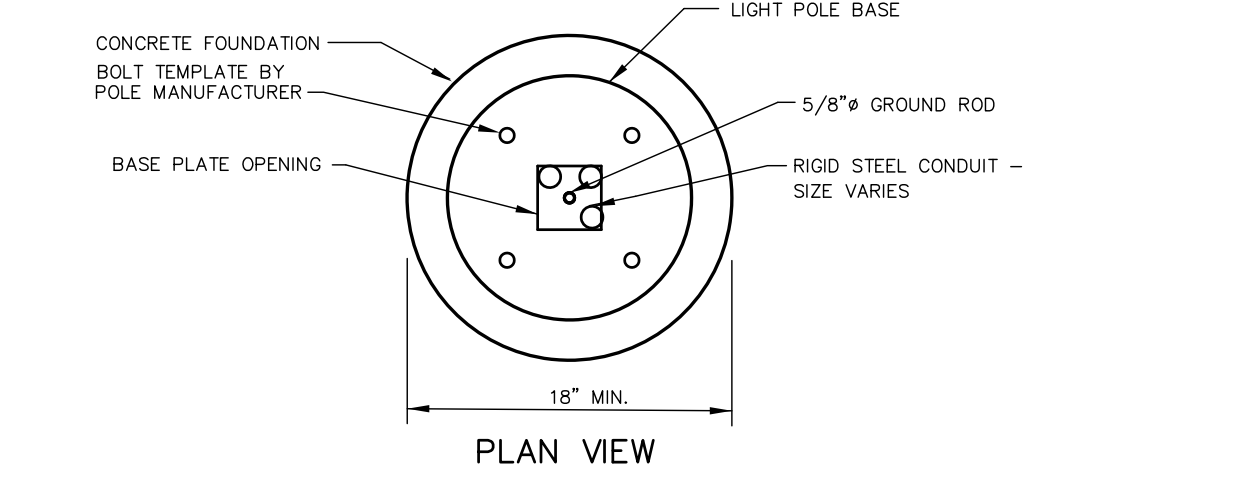
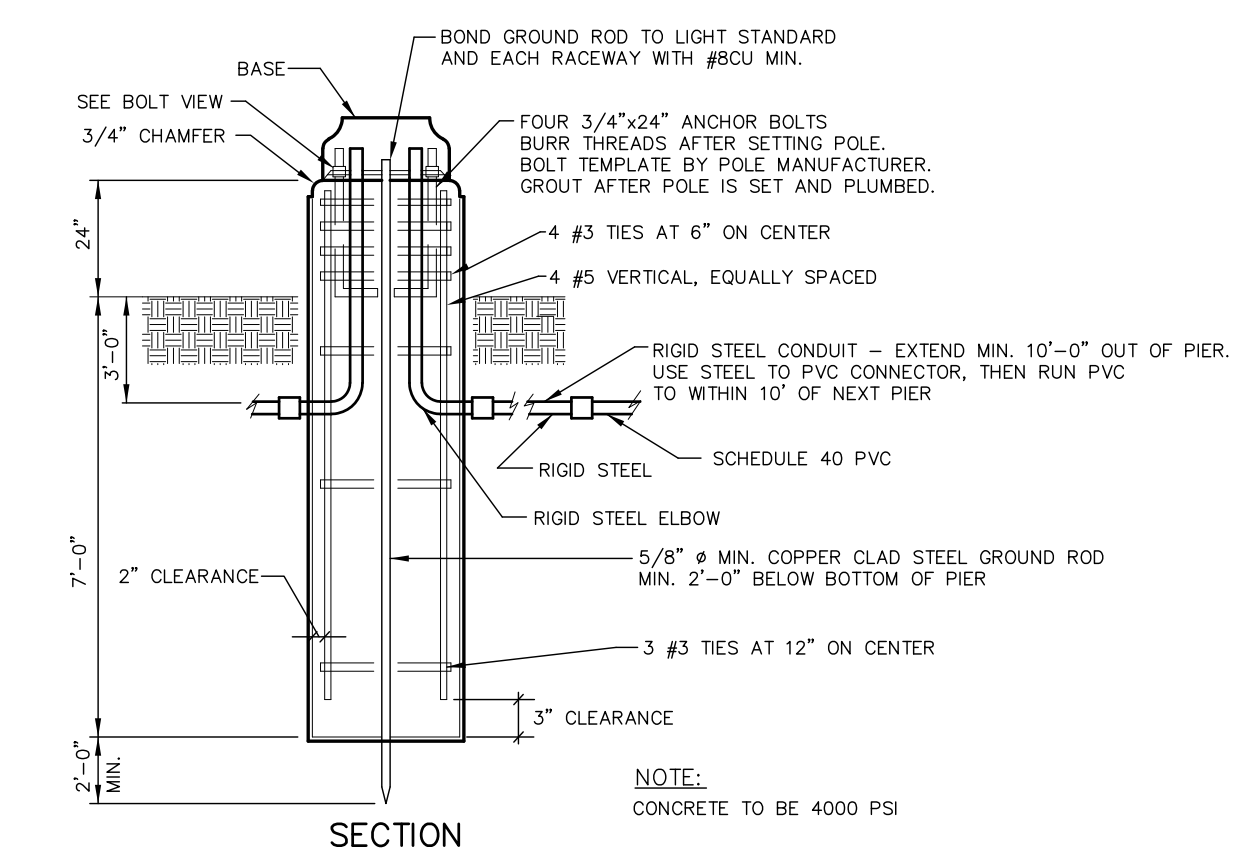
Introduction
The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback. ARC1 delivers up to 3,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

ARC LED Family Overview table with columns: Luminaire, Standard EM, EFC, Cold EM, 20°C, and Approximate Lumens (AWK).

Ordering Information table with columns: Series, Package, Color Temperature, Voltage, Options, and Finish.

Accessories table listing various options like bollard caps, bollard bases, and bollard bases.

Accessories table listing various options like bollard caps, bollard bases, and bollard bases.

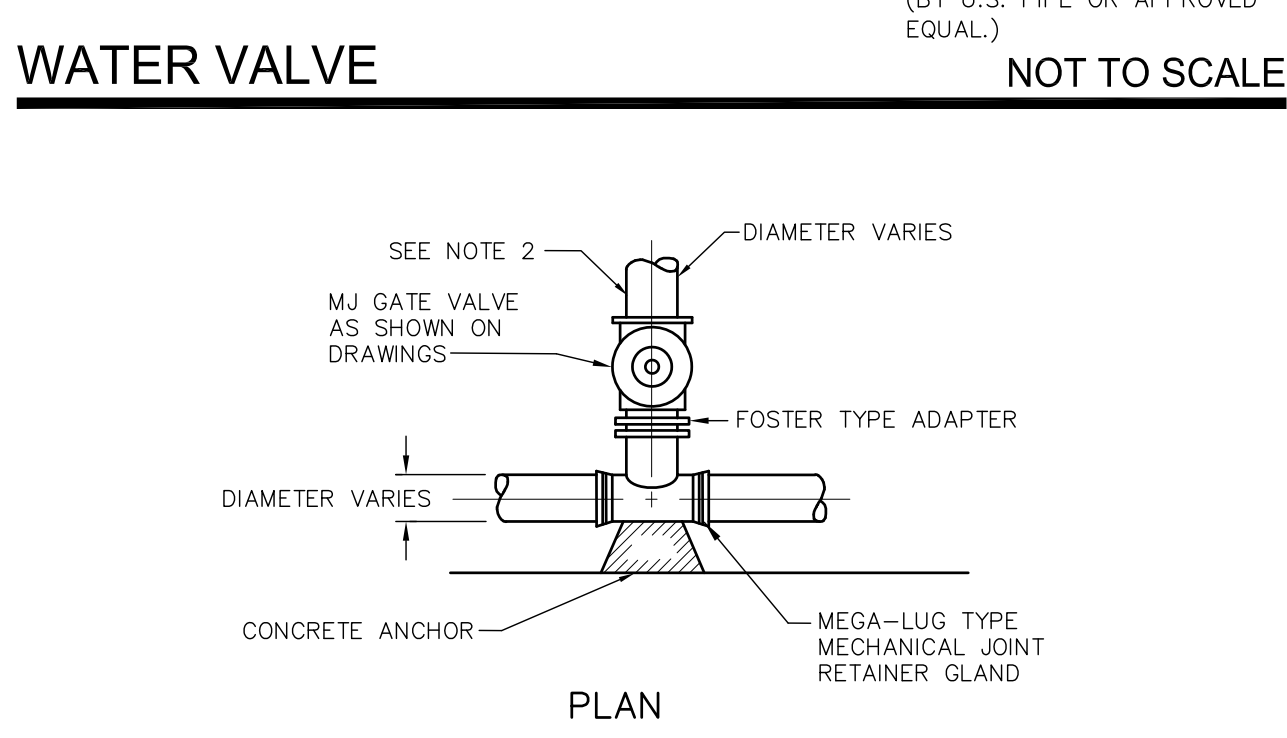
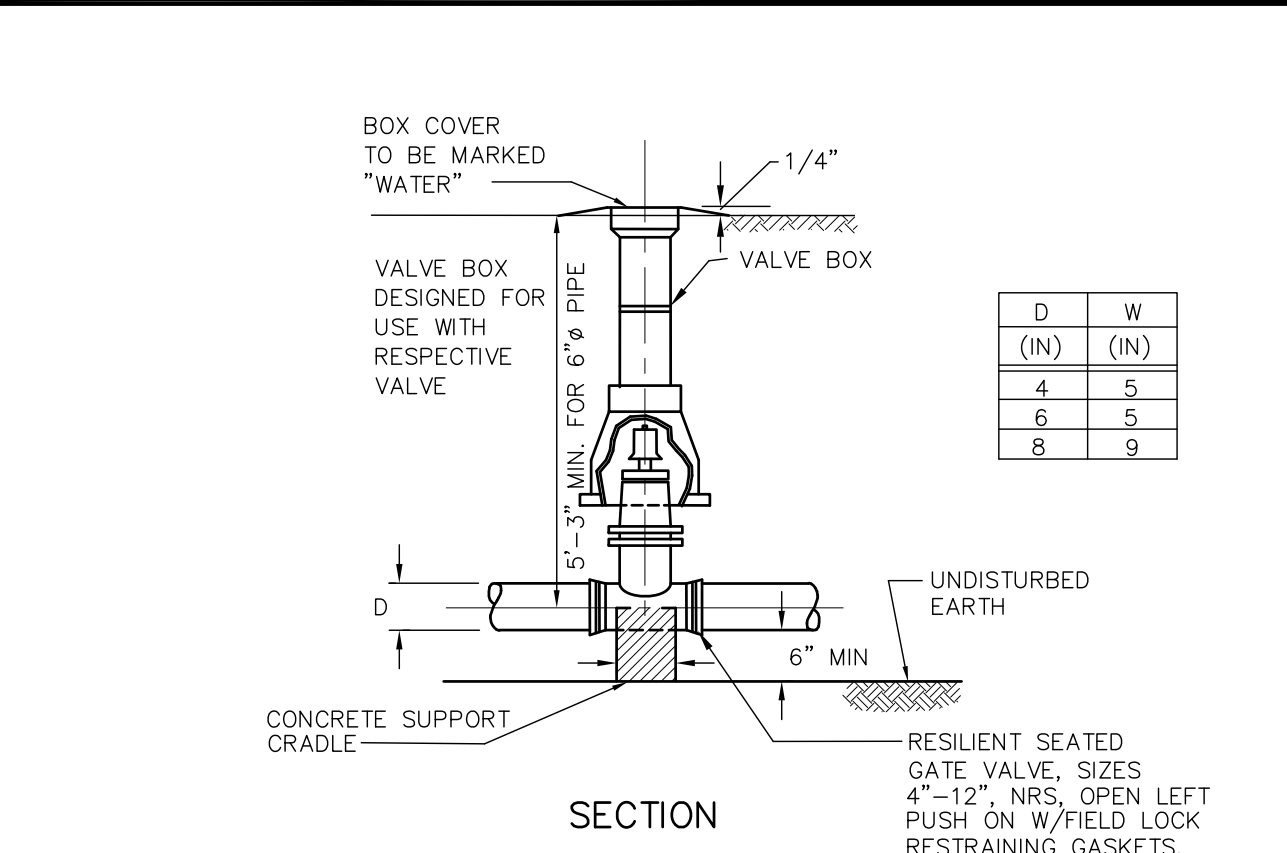


LIGHT POLE BASE NOT TO SCALE

LIGHT FIXTURE CUT SHEETS

LEGEND section containing various symbols and line styles for property lines, setbacks, easements, wetland boundaries, and various utilities.

WATER VALVE



NOTES:
1. GATE VALVES SHALL OPEN RIGHT, PER CITY STANDARDS.
2. BRANCH PIPING SHALL BE MECHANICALLY RESTRAINED AS NOTED UNDER THRUST BLOCK DETAIL REQUIREMENTS.

TEE & GATE VALVE ASSEMBLY NOT TO SCALE

THRUST BLOCKING

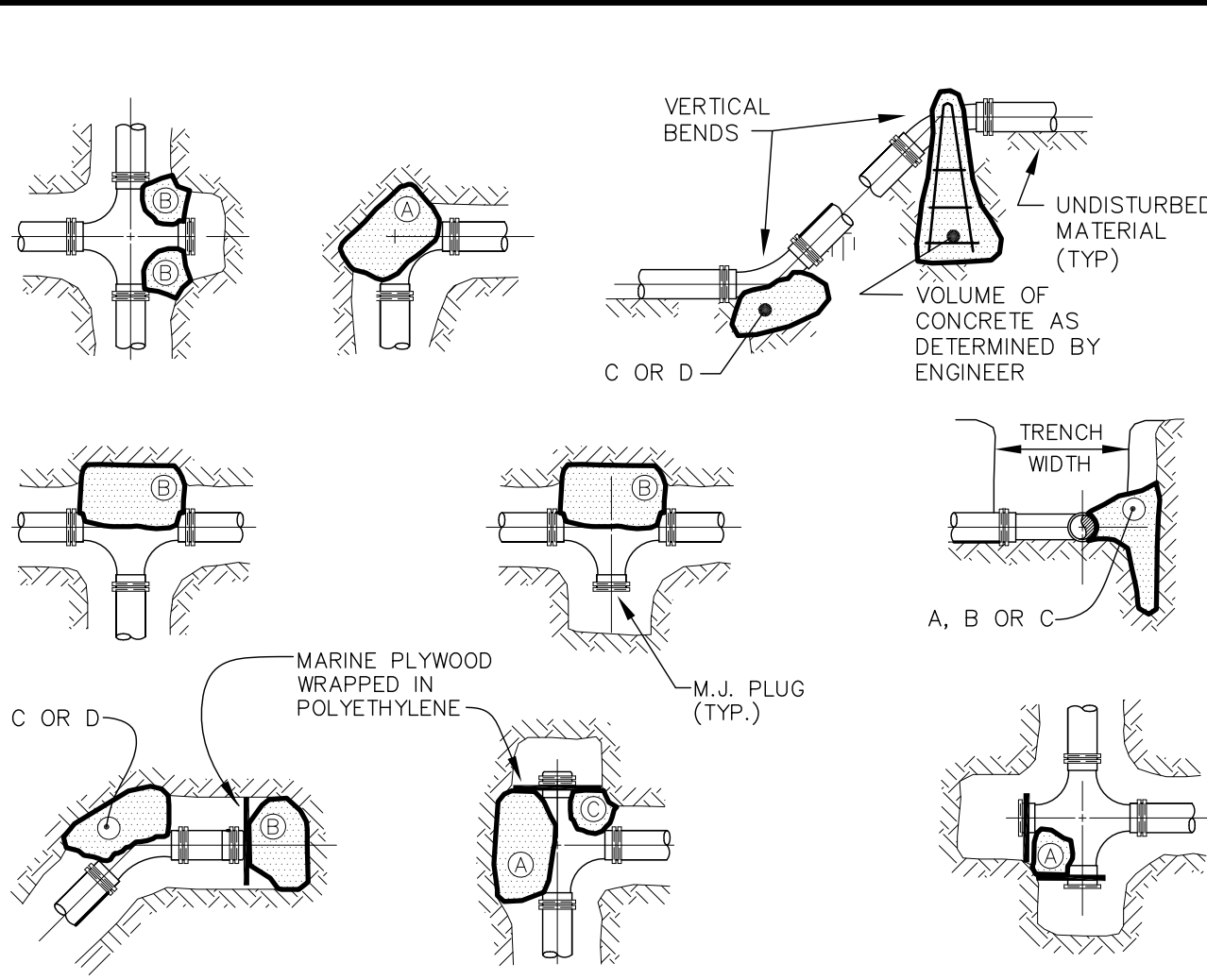
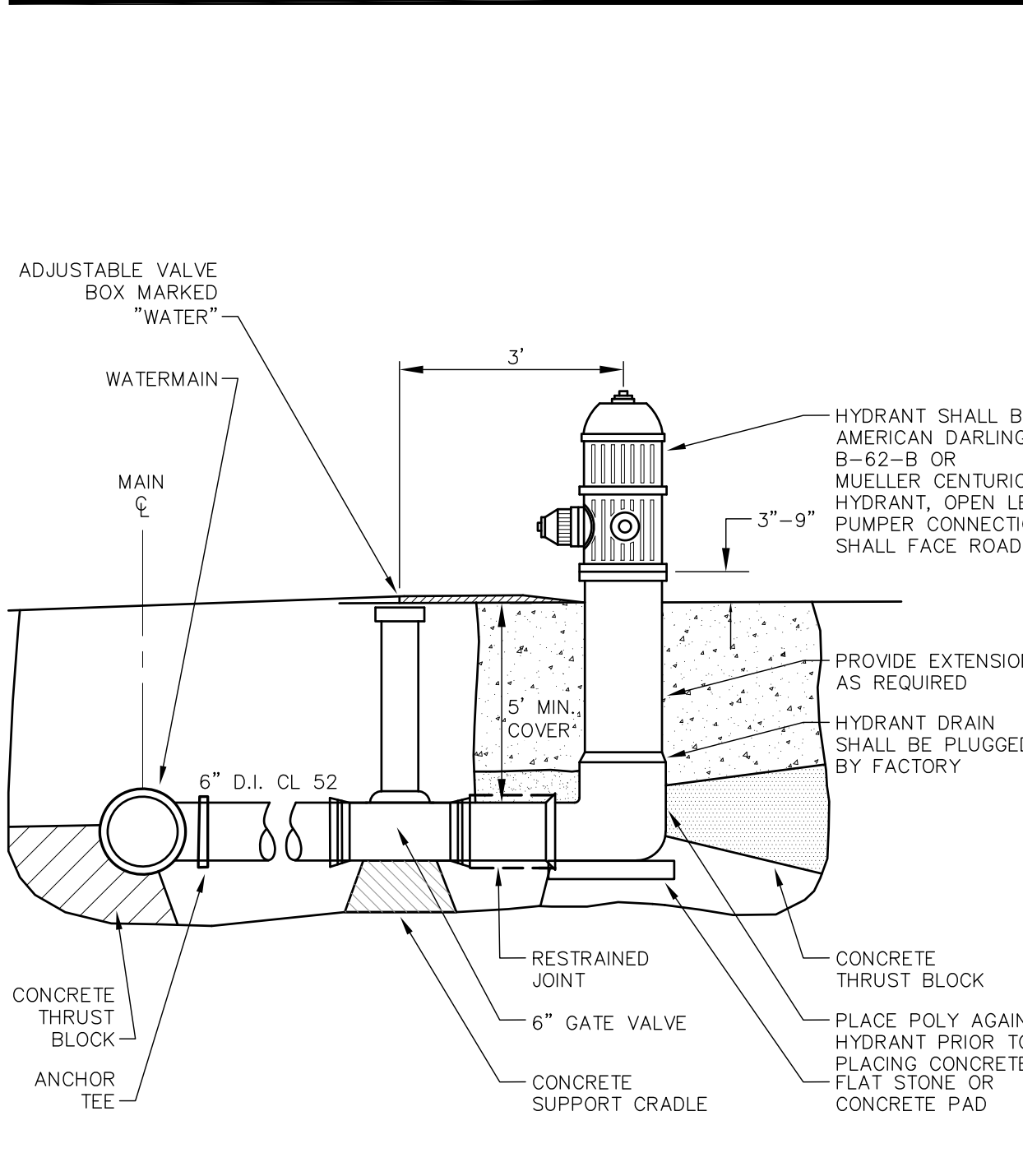


Table with columns: REACTION TYPE, PIPE SIZE (4", 6", 8", 10", 12"), and TEST PRESSURE (psi).

- NOTES:
1. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL.
2. NO JOINTS SHALL BE COVERED WITH CONCRETE. POLYETHYLENE (6 MIL) SHALL BE PLACED AROUND FITTINGS PRIOR TO CONCRETE PLACEMENT.
3. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
4. PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.

THRUST BLOCKING NOT TO SCALE

FIRE HYDRANT



- NOTES:
1. HYDRANT INSTALLATION AND OPERATION TO CONFORM TO REGULATIONS OF THE EXETER WATER & FIRE DEPARTMENT.
2. HYDRANT TO BE PAINTED YELLOW.
3. FIRE HYDRANT CONNECTION SHALL USE MEGALUG (RODS NOT ALLOWED).
4. DRAIN PLUG SHALL BE PLUGGED.
5. GATE VALVES SHALL BE 6" M.J. RESILIENT SEAT GATE VALVE, OPEN LEFT, CONFORMING TO EXETER WATER DEPARTMENT REQUIREMENTS.

FIRE HYDRANT NOT TO SCALE

ALTUS ENGINEERING logo and contact information: 133 Court Street, Portsmouth, NH 03801, (603) 433-2335, www.altus-eng.com

Professional Engineer Seal for Eric D. Wenrib, No. 7634, State of New Hampshire, dated 10/20/24.

NOT FOR CONSTRUCTION

ISSUED FOR: REVIEW

ISSUE DATE: OCTOBER 23, 2024

REVISIONS table with columns: NO., DESCRIPTION, BY, DATE.

DRAWN BY: EBS
APPROVED BY: EBS
DRAWING FILE: 5015-SITE.dwg

SCALE:
24" x 36" - 1" = NOT TO SCALE
11" x 17" - 1" = NOT TO SCALE

OWNER:
RIVERWOODS COMPANY AT EXETER
7 RIVERWOODS DRIVE
EXETER, NH 03833

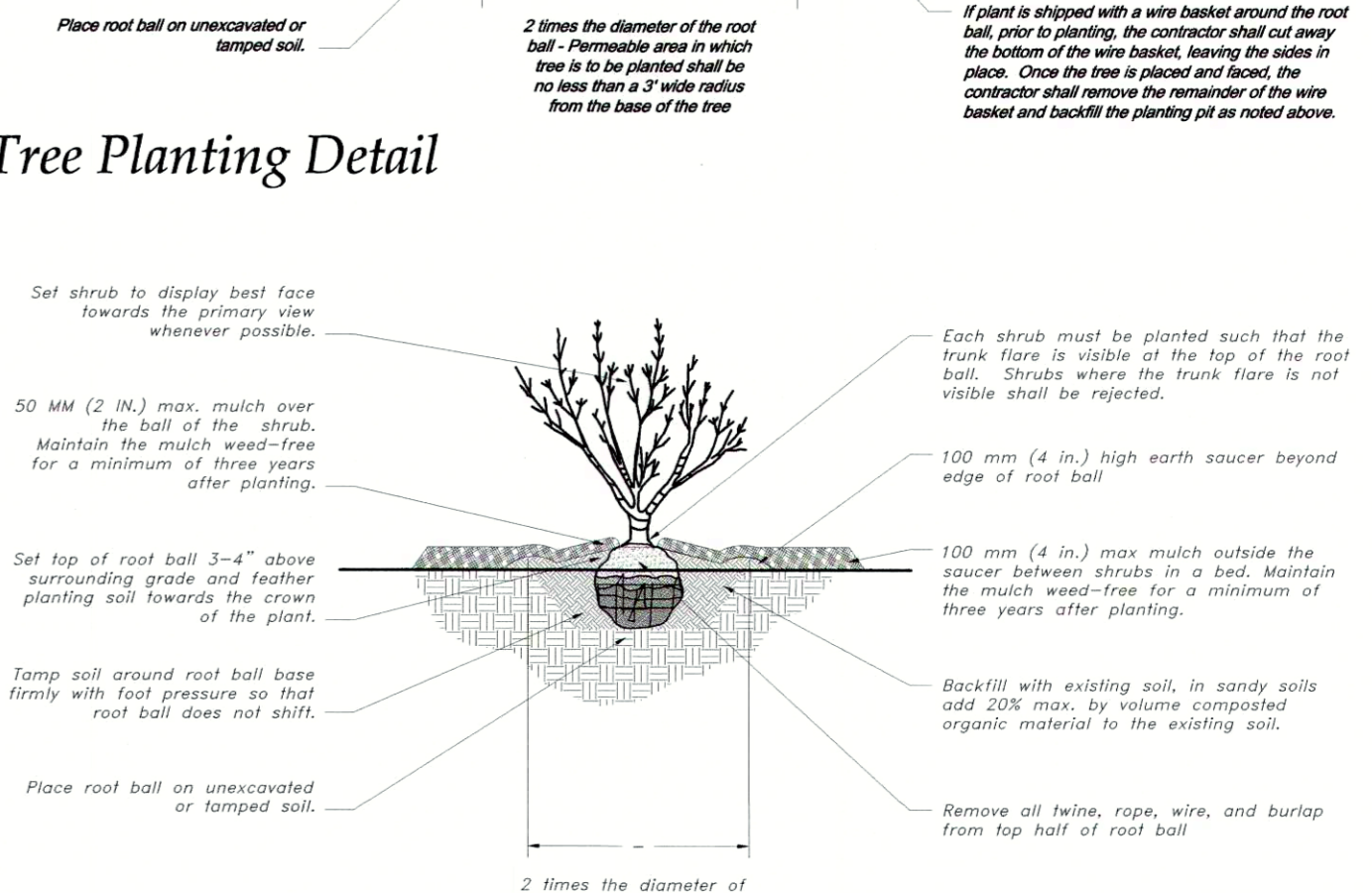
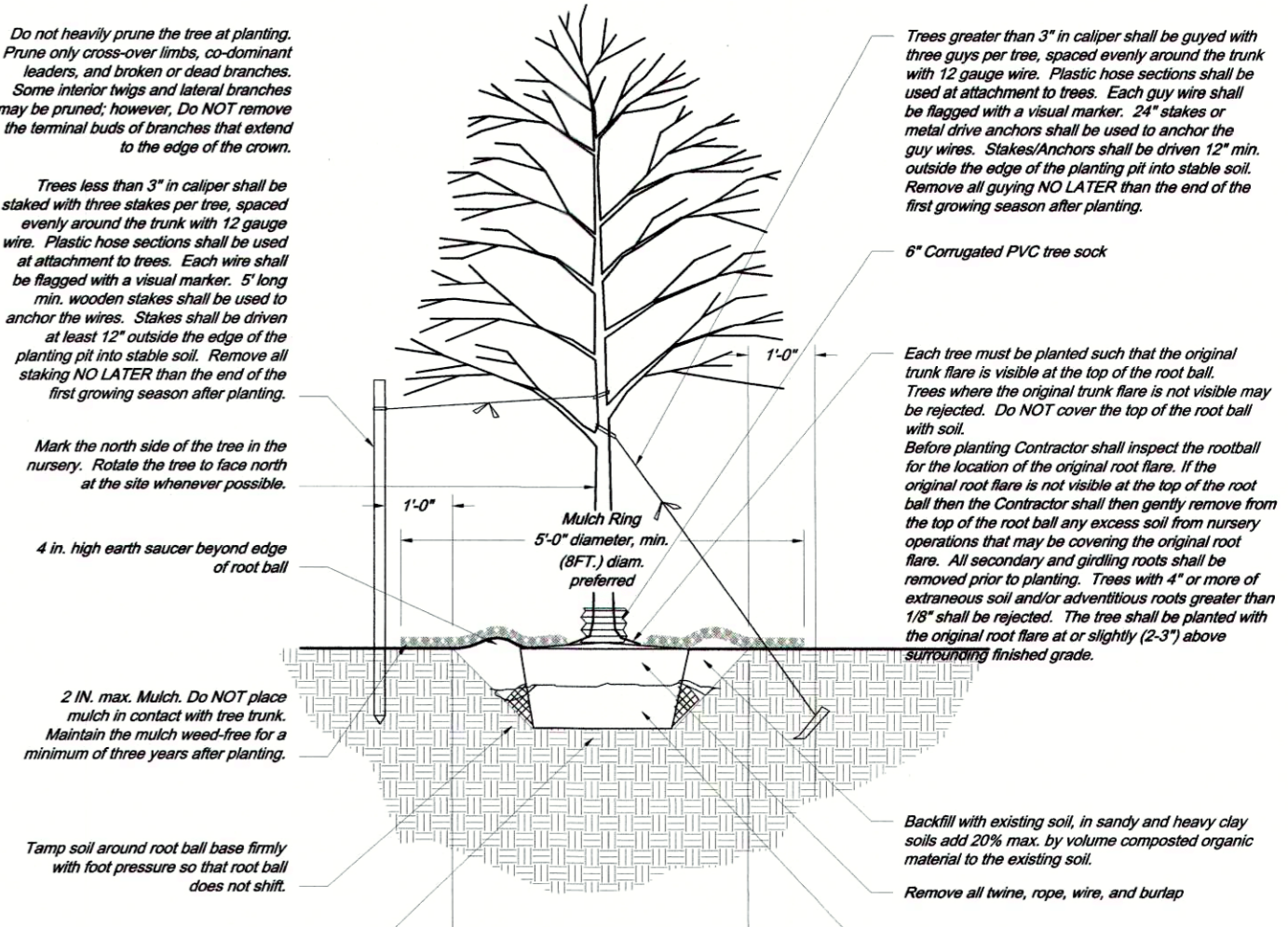
APPLICANT:
RIVERWOODS COMPANY AT EXETER
7 RIVERWOODS DRIVE
EXETER, NH 03833

PROJECT:
RIVERWOODS SUPPORTIVE LIVING HEATH CENTER

TAX MAP 97 LOT 23
5 WHITE OAK DRIVE
EXETER, NH 03833

TITLE:
DETAIL SHEET

SHEET NUMBER:
C-22



Plant List

TREES

Symbol	Botanical Name	Common Name	Native	Quantity	Size	Comments
Am	<i>Amelanchier grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	Y	6	8-10' ht	BB
Ar	<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Red Maple	Y	4	3-3.5'	BB
Bn	<i>Betula nigra</i> 'Dura Heat'	Dura-Heat River Birch	Y	7	12-14' ht	multi-stemmed BB
Car	<i>Carpinus caroliniana</i>	American Hornbeam	Y	1	3-3.5' cal	BB
Cc	<i>Cercis canadensis</i>	Eastern Redbud	Y	1	10-12' ht	BB
Cff	<i>Carpinus betulus</i> 'Frans Fontaine'	Frans Fontaine European Hornbeam	Y	6	3.3.5' cal	BB
Hm	<i>Hieracium intermedia</i> 'Arnold Promise'	Arnold Promise Witch Hazel	Y	3	7-8' ht	multi-stemmed BB
Ls	<i>Liquidambar styraciflua</i>	American Sweet Gum	Y	4	3.3.5' cal	BB
Lt	<i>Liriodendron tulipifera</i>	Tulip Tree	Y	4	3.3.5' cal	BB
Ns	<i>Nyssa sylvatica</i>	Tupelo	Y	6	3.3.5' cal	BB
Pg	<i>Picea glauca</i>	White Spruce	Y	10	10'12' ht	BB
Th1	<i>Thuja plicata</i> 'Green Giant'	Green Giant Western Red Cedar	to US	4	10' ht	BB
Th2	<i>Thuja plicata</i> 'Green Giant'	Green Giant Western Red Cedar	to US	12	12-14' ht	BB
UaP	<i>Ulmus americana</i> 'Pinnaclet'	Pinnaclet American Elm	Y	10	3.3.5' cal	BB

SHRUBS

Symbol	Botanical Name	Common Name	Native	Quantity	Size	Comments
Cl	<i>Calycanthus floridus</i> 'Aproditis'	Aproditis Sweetshrub	Y	5	7 gal	
Hyl	<i>Hydrangea arborescens</i> 'Incrediball'	Incrediball Hydrangea	Y	25	5 gal	
Rhus	<i>Rhus aromatica</i> 'Grow Low'	Grow Low Sumac	Y	28	3 gal	
RHW	<i>Rhododendron</i> 'Wilson'	Wilson Rhododendron	Y	29	2-2.5' ht	BB
Rose	<i>Rosa 'Knockout'</i> 'Blush Pink'	Blush Pink Knockout Rose	Y	25	3 gal	
Cle	<i>Clethra alnifolia</i> 'Hummingbird'	Summingbird Summersweet	Y	18	5 gal	
Tax	<i>Taxus media</i> 'Everlow'	Everlow Yew	Y	62	16-24"	BB
Vt	<i>Viburnum plicatum</i> tomentosum 'Mariesii'	Mariesii Doublefile Viburnum	Y	24	3-4' ht	BB

PERENNIALS AND GRASS COVERS

Symbol	Botanical Name	Common Name	Native	Quantity	Size	Comments
Cl	<i>Baptisia</i>	False Indigo	Y	4	1 gal	
Cal	<i>Calamagrostis</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	Y	23	2 gal	
Cor	<i>Coreopsis</i> 'Moonbeam'	Moonbeam Coreopsis	Y	32	1 gal	
Daf	<i>Narcissus</i> 'King Alfred'	King Alfred Daffodil	Y	50	topsize	
Cor	<i>Narcissus</i> 'Soleil d'Or'	Shannon Sun Daffodil	Y	50	topsize	
Narcissus	<i>Narcissus</i> 'Ice Follies'	Ice Follies Daffodil	Y	50	topsize	
H1	<i>Hosta</i> 'Frances Williams'	Frances Williams Hosta	Y	9	1 gal	
H2	<i>Hosta</i> 'Curly Fries'	Curly Fries Hosta	Y	28	1 gal	
Hem	<i>Hemerocallis</i> 'Big Time Happy'	Big Time Happy Daylily	Y	24	1 gal	
Hem	<i>Hemerocallis</i> 'Sivam Double Classic'	Sivam Double Classic Daylily	Y	24	1 gal	
Hem	<i>Hemerocallis</i> 'Joan Sevier'	Joan Sevier Daylily	Y	24	1 gal	
Hep	<i>Heuchera americana</i> 'Green Spice'	Green Spice Coral Bell	Y	25	2 cts	
Neu	<i>Nepeta</i> 'Walker's Low'	Walker's Low Catmint	Y	26	1 gal	
Rud	<i>Rudbeckia</i> 'American Gold Rush'	American Gold Rush Black Eyed Susan	Y	50	1 gal	
Sed	<i>Sedum</i> 'Autumn Joy'	Autumn Joy Sedum	Y	25	1 gal	
Tia	<i>Tiarria</i> 'Running Tapestry'	Running Tapestry Foamflower	Y	90	1 gal	

SEED MIXES - Prep and install per manufacturer's installation guides.

MEADOW SEEDING
55% American Meadows - Native Northeast Wildflower Mix (1lb per 2000sq)
50% New England Wetland Plants Show Wildflower Mix (1lb per 2000sq)

LAWN AREAS
Penningtons Smart Seed Sun/Shadow mix or approved equal

BIORETENTION SLOPES
Prairie Nursery No Mow Fescue or approved equal

BIORETENTION BASIN
50% New England Wetland Plants Erosion Control/Restoration Mix for Detention Basins and Moist
50% New England Wetland Plants New England Show Wildflower Mix

Scale: 1" = 30' = 0"

Date: June 6, 2024

Revisions:
September 10, 2024
October 23, 2024

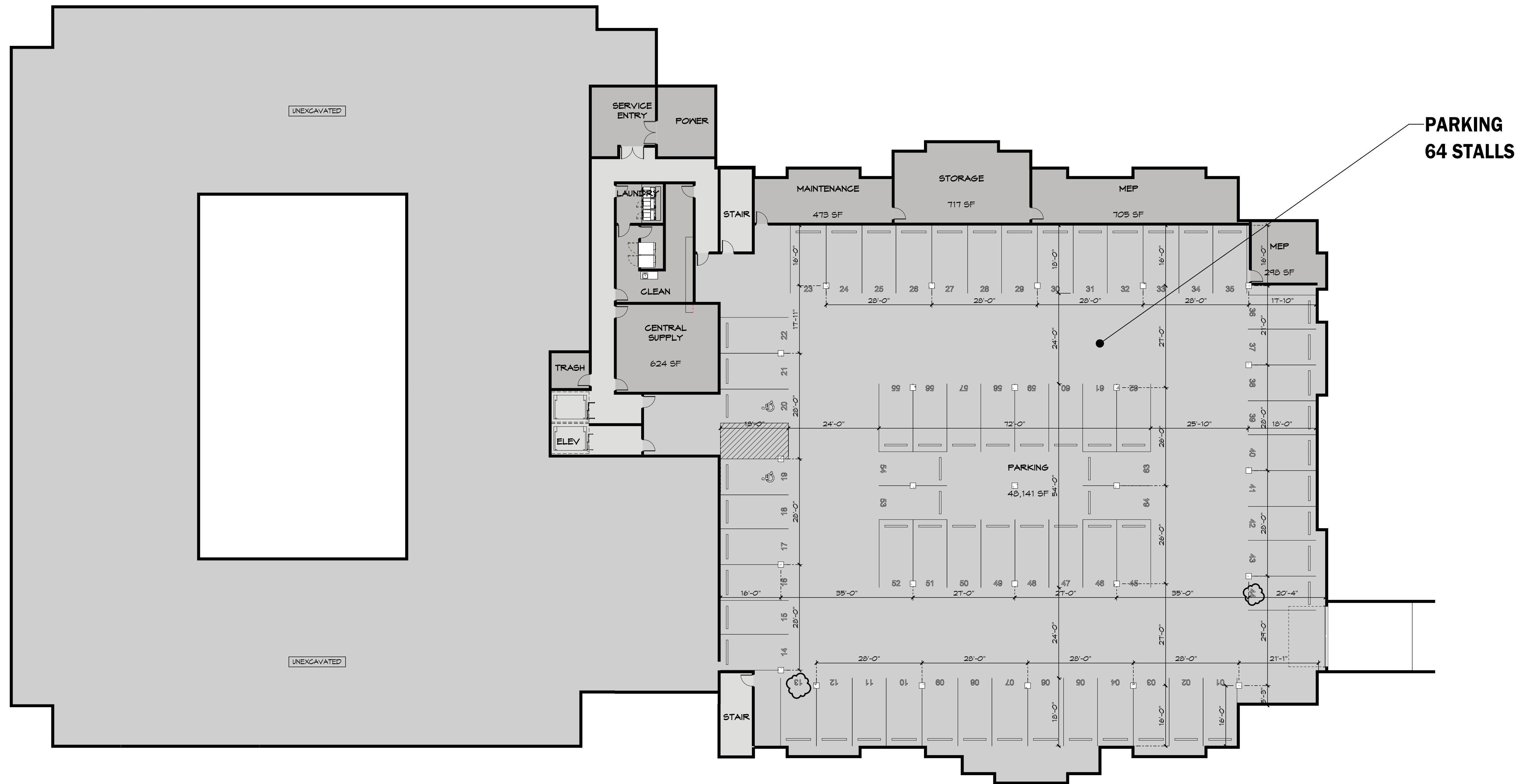
0 10 15 30 60

woodburn & company
LANDSCAPE ARCHITECTURE
103 Kent Place
New Hampshire Phone: 603.659.5949

RiverWoods Supportive Living Center
LANDSCAPE PLAN
White Oak Drive Exeter, New Hampshire

Drawn By: RW
Checked By: RW
Scale: 1" = 30' = 0"
Date: June 6, 2024
Revisions: September 10, 2024
October 23, 2024

L-1
Sheet 1 of 1



Legend

- MEP / SUPPORT
- SUPPORT CIRCULATION
- PARKING

HEALTHCARE BUILDING INFO

TOTAL BUILDING AREA = 173,893 SQFT
 COMMONS = 42,499 SQ FT (337 SF/UNIT)
 AL = 30,351 SQ FT (1084 SF/UNIT)
 AL-2 = 34,845 SQ FT (645 SF/UNIT)
 MS = 21,106 SQ FT (879 SF/UNIT)
 SNF = 21,106 SQ FT (1055 SF/UNIT)
 PARKING = 23,986 SQ FT
 BUILDING FOOTPRINT = 51,558 SQ FT
 LEASABLE AREA = 59,186 SQ FT
 AL = 19,020; (5) 1.1 S, (14) 1.1 SD, (9) 2.2 D
 AL-2 = 21,033
 MS = 10,370
 SNF = 8,763



RiverWoods Exeter Health Center

Exeter, New Hampshire

LOWER LEVEL FLOOR PLAN

JULY 2024
1/16" = 1'-0"





**ASSISTED LIVING
14 UNITS**

**MEMORY SUPPORT
HOUSEHOLD 2
12 UNITS**

**MEMORY SUPPORT
HOUSEHOLD 1
12 UNITS**

Legend

- AL 1 BED DELUXE
- AL 2 BED DELUXE
- ASSISTED LIVING
- COMMONS CIRCULATION
- MC CIRCULATION
- MEP / SUPPORT
- SUPPORT CIRCULATION
- AL 1 BED STANDARD
- AL CIRCULATION
- COMMONS
- MEMORY CARE

HEALTHCARE BUILDING INFO
 TOTAL BUILDING AREA = 173,893 SQFT
 COMMONS = 42,499 SQ FT (337 SF/UNIT)
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 BUILDING FOOTPRINT = 51,558 SQ FT
 LEASABLE AREA = 59,186 SQ FT
 AL = 19,020; (5) 1.1 S, (14) 1.1 SD, (9) 2.2 D
 AL-2 = 21,033
 MS = 10,370
 SNF = 8,763

RiverWoods Exeter Health Center

Exeter, New Hampshire

FIRST FLOOR PLAN

JULY 2024
 1/16" = 1'-0"





Legend

- AL 1 BED DELUXE
- AL 2 BED DELUXE
- ASSISTED LIVING
- COMMONS
- COMMONS CIRCULATION
- MEP / SUPPORT
- SKILLED NURSING
- AL 1 BED STANDARD
- AL CIRCULATION
- BALCONY
- SKILLED CIRCULATION

HEALTHCARE BUILDING INFO
TOTAL BUILDING AREA = 173,893 SQFT
COMMONS = 42,499 SQ FT (337 SF/UNIT)
AL = 30,351 SQ FT (1084 SF/UNIT)
AL-2 = 34,845 SQ FT (645 SF/UNIT)
MS = 21,106 SQ FT (879 SF/UNIT)
SNF = 21,106 SQ FT (1055 SF/UNIT)
PARKING = 23,986 SQ FT
BUILDING FOOTPRINT = 51,558 SQ FT
LEASABLE AREA = 59,186 SQ FT
AL = 19,020; (5) 1.1 S, (14) 1.1 SD, (9) 2.2 D
AL-2 = 21,033
MS = 10,370
SNF = 8,763



RiverWoods Exeter Health Center

Exeter, New Hampshire

SECOND FLOOR PLAN

JULY 2024
 1/16" = 1'-0"





Legend

- AL2 - Neighborhood 1
- AL2 - Neighborhood 2
- AL2 - Neighborhood 3
- AL CIRCULATION
- ASSISTED LIVING
- BALCONY
- COMMONS
- COMMONS CIRCULATION
- MEP / SUPPORT
- SUPPORT CIRCULATION

HEALTHCARE BUILDING INFO

TOTAL BUILDING AREA = 173,893 SQFT
 COMMONS = 42,499 SQ FT (337 SF/UNIT)
 AL = 30,351 SQ FT (1084 SF/UNIT)
 AL-2 = 34,845 SQ FT (645 SF/UNIT)
 MS = 21,106 SQ FT (879 SF/UNIT)
 SNF = 21,106 SQ FT (1055 SF/UNIT)
 PARKING = 23,986 SQ FT
 BUILDING FOOTPRINT = 51,558 SQ FT
 LEASABLE AREA = 59,186 SQ FT
 AL = 19,020; (5) 1.1 S, (14) 1.1 SD, (9) 2.2 D
 AL-2 = 21,033
 MS = 10,370
 SNF = 8,763



RiverWoods Exeter Health Center

Exeter, New Hampshire

THIRD FLOOR PLAN

JULY 2024

1/16" = 1'-0"



AG ARCHITECTURE
Bright Vision. Bold Communities.



RiverWoods Exeter Health Center

Exeter, New Hampshire

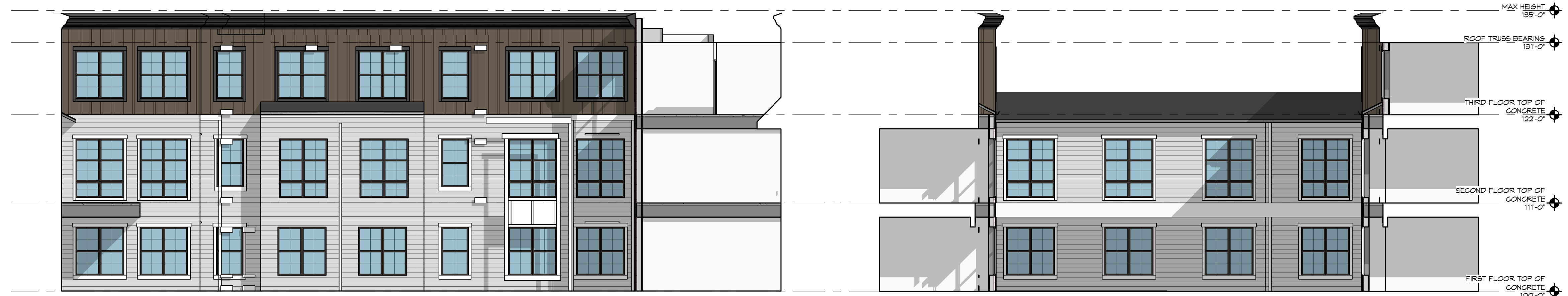
EXTERIOR ELEVATIONS

JULY 2024

1/8" = 1'-0"



AG ARCHITECTURE
Bright Vision. Bold Communities.



RiverWoods Exeter Health Center

Exeter, New Hampshire

EXTERIOR ELEVATIONS

JULY 2024

1/8" = 1'-0"



AG ARCHITECTURE
Bright Vision. Bold Communities.



RiverWoods Exeter Health Center

Exeter, New Hampshire

FRONT ENTRY

JULY 2024



AG ARCHITECTURE
Bright Vision. Bold Communities.



GOVE ENVIRONMENTAL SERVICES, INC.

NH DES WETLANDS BUREAU
MAJOR IMPACT
DREDGE & FILL APPLICATION
For
RIVERWOODS EXETER
SUPPORTIVE LIVING HEALTH CENTER

5 White Oak Drive
Exeter, NH

October 2024

Prepared By

Gove Environmental Services, Inc.
8 Continental Dr Bldg 2 Unit H, Exeter, NH 03833-7526
Ph (603) 778 0644 / *Fax* (603) 778 0654
info@gesinc.biz / www.gesinc.biz

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Attachment B Abutter Information

Attachment C Wetland Report & Functional Assessment

Attachment D ACOE Supplemental Information

Secondary Impacts Checklist, SHPO Inquiry, IPaC Report

Attachment E New Hampshire Natural Heritage Inquiry

Attachment F Site Plans (under separate cover)

NH DES Dredge & Fill Application Forms





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.		
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.		

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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:

(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			<input type="checkbox"/>			<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							

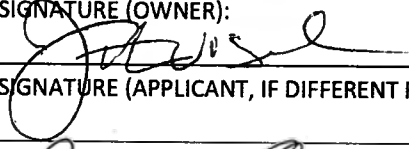
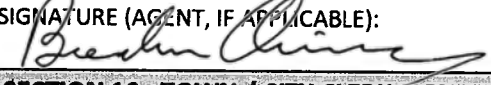
SECTION 12 - APPLICATION FEE (RSA 482-A:3, I)

- MINIMUM IMPACT FEE:** Flat fee of \$400.
- 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).
- MINOR OR MAJOR IMPACT FEE:** Calculate using the table below:

Permanent and temporary (non-docking):	SF	× \$0.40 =	\$
Seasonal docking structure:	SF	× \$2.00 =	\$
Permanent docking structure:	SF	× \$4.00 =	\$
Projects proposing shoreline structures (including docks) add \$400 =			\$
Total =			\$

The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$

NHDES-W-06-012

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>BQ</i>	To the best of the signer's knowledge and belief, all required notifications have been provided.	
Initials: <i>BQ</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>BQ</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>BQ</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): 	PRINT NAME LEGIBLY: <i>JUSTINE VOGEL</i>	DATE: <i>10/31/24</i>
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): 	PRINT NAME LEGIBLY: Brendan Quigley, Gove Env. Srvs. Inc	DATE: 10/31/24
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:	DATE:	



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: RiverWoods Co. at Exeter **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.

ALTHOUGH LARGE, THE RIVERWOODS PROPERTY IS ALMOST ENTIRELY CONSTRAINED BY EXISTING CONSERVATION EASEMENTS WHICH EXTEND UP TO THE LIMITS OF THE THREE CAMPUS AREAS. THE CAMPUSES ARE ALSO COMPACT AND DENSELY DEVELOPED, RESULTING IN VERY LITTLE OPPORTUNITY FOR EXPANSION. THE PROPOSED LOCATION FOR THE PROJECT IS CURRENTLY OCCUPIED BY A SMALL ADMINISTRATION BUILDING AND A MAINTENANCE AREA, BOTH OF WHICH CAN BE RELOCATED. THIS IS THE ONLY LOCATION ON THE PROPERTY WHERE THE PROJECT CAN BE CONSTRUCTED. SEVERAL ADDITIONAL CONSTRAINTS AT THE PROPOSED LOCATION SIGNIFICANTLY LIMIT THE AREA WHICH CAN BE USED FOR THE PROJECT. TOWN OF EXETER ZONING REQUIRES A 100-FOOT SETBACK FROM THE PROPERTY LINES PREVENTING FURTHER UTILIZATION OF UPLAND IN THE VICINITY. THE APPLICANT WAS UNSUCCESSFUL IN OBTAINING A VARIANCE FROM THIS ZONING REQUIREMENT. THE SECOND SIGNIFICANT CONSTRAINT IS THE PRESENCE OF A GAS TRANSMISSION MAIN. ONLY LIMITED AREAS OF PAVEMENT AND NO PART OF THE BUILDING CAN BE PLACED OVER THE GAS MAIN.

THE GOAL OF THE PROJECT IS TO CONSOLIDATE THE HEALTHCARE SERVICES CURRENTLY SPREAD ACROSS THE THREE RIVERWOODS CAMPUSES INTO A STATE-OF-THE-ART FACILITY. THE PROPOSED DESIGN MUST THEREFORE BE SIZED TO ACCOMMODATE THE EXISTING SERVICES AND BE DESIGNED TO MEET MODERN TECHNICAL STANDARDS FOR THIS TYPE OF FACILITY. AS DESCRIBED ELSEWHERE IN THIS APPLICATION THE DESIGN INCORPORATES A NUMBER OF AVOIDANCE AND MINIMIZATION PRACTICES TO ACCOMPLISH THE PROJECT GOALS WITH AS LITTLE WETLAND IMPACT AS POSSIBLE. THEREFORE, DUE TO THE LACK OF ALTERNATIVE LOCATIONS ON THE PROPERTY, THE CONSTRAINTS PRESENT AT THE PROPOSED LOCATION, AND PROJECT DESIGN REQUIREMENTS, THERE IS NO PRACTICABLE ALTERNATIVE TO THE PROPOSED PROJECT WITH LESS WETLAND IMPACT.

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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.

There is no tidal or freshwater marsh in the project area.

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

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

There are no stream channels in the proposed impact areas. The wetlands are connected by small culverts and drain west to east across the site. This drainage pattern will be maintained in the drainage design by providing connection to the remaining wetland west of Impact Area #1 and directing flow, along with treated stormwater, east and downstream beyond Impact Area #4. This will maintain hydrologic connections, current drainage pattern, and downstream flow.

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.

As described in Section 1.1 of this form, there are no practicable alternatives to the proposed location for the project and alternative layouts are further limited by the site constraints and project design requirements. The project area is largely developed or otherwise altered, and the wetlands in this area are generally of lower value in contrast to the extensive wetland systems elsewhere on the property. There are no fisheries, exemplary natural communities, or vernal pools in the project area. The location of the project therefore avoids potentially greater impacts to functions and values were the project to be constructed elsewhere. The project includes a number of design elements to minimize impacts to wetlands and wetland function:

The building has been designed with multiple stories and includes an underground parking garage within the building footprint.

The stormwater management system makes use of under-pavement treatment and storage to limit the footprint of the development and the latest treatment technologies

Structures and pavement associated with the former single family residence on the eastern side of the site will be removed and restored to meadow conditions thus revegetating wetland buffer areas

A retaining wall has been used at Impact Area #4 to limit the impact that would be necessary for grading.

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.

The project will not impact navigable waters, nor will it directly involve elements of public commerce or recreation as they relate to wetland resource areas.

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.

The project will not impact the floodplain or floodplain wetlands

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.

There are no riverine forested wetland systems or scrub shrub marsh complexes associated with the site.

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 project is not within an aquifer area and the proposed impacts will not segment wetlands or disrupt flow paths such that groundwater may be affected. Stormwater will be treated and infiltrated in accordance with AOT regulations.

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 impact streams directly nor does it propose wetland crossings which could negatively affect stream channels outside the impact area. The stormwater management system will ensure that runoff from the development does not adversely affect downstream flows.

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, the project does not involve surface water or shoreline structures

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, the project does not involve surface water or shoreline structures

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, the project does not involve surface water or shoreline structures

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, the project does not involve surface water or shoreline structures

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, the project does not involve surface water or shoreline structures

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, the project does not involve surface water or shoreline structures

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:	ACOE Highway Methodology, (see attached Wetland Deleineation Report & Functional Assesment)
NAME OF CERTIFIED WETLAND SCIENTIST (FOR NON-TIDAL PROJECTS) OR QUALIFIED COASTAL PROFESSIONAL (FOR TIDAL PROJECTS) WHO COMPLETED THE ASSESSMENT:	BRENDAN QUIGLEY
DATE OF ASSESSMENT:	10/17/24
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 checked="" type="checkbox"/>
<p>Note: The Wetlands Functional Assessment worksheet can be used to compile the information needed to meet functional assessment requirements.</p>	



AVOIDANCE AND MINIMIZATION
WRITTEN NARRATIVE
Water Division/Land Resources Management
Wetlands Bureau
[Check the Status of your Application](#)



RSA/ Rule: RSA 482-A/ Env-Wt 311.04(j); Env-Wt 311.07; Env-Wt 313.01(a)(1)b; Env-Wt 313.01(c)

APPLICANT'S NAME: RiverWoods Co. at Exeter

TOWN NAME: Exeter

An applicant for a standard permit shall submit with the permit application a written narrative that explains how all impacts to functions and values of all jurisdictional areas have been avoided and minimized to the maximum extent practicable. This attachment can be used to guide the narrative (attach additional pages if needed). Alternatively, the applicant may attach a completed [Avoidance and Minimization Checklist \(NHDES-W-06-050\)](#) to the permit application.

SECTION 1 - WATER ACCESS STRUCTURES (Env-Wt 311.07(b)(1))

Is the primary purpose of the proposed project to construct a water access structure?

NO

SECTION 2 - BUILDABLE LOT (Env-Wt 311.07(b)(1))

Does the proposed project require access through wetlands to reach a buildable lot or portion thereof?

NO

SECTION 3 - AVAILABLE PROPERTY (Env-Wt 311.07(b)(2))*

For any project that proposes permanent impacts of more than one acre, or that proposes permanent impacts to a PRA, or both, are any other properties reasonably available to the applicant, whether already owned or controlled by the applicant or not, that 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?

**Except as provided in any project-specific criteria and except for NH Department of Transportation projects that qualify for a categorical exclusion under the National Environmental Policy Act.*

N/A, Impacts are under 1 acre

SECTION 4 - ALTERNATIVES (Env-Wt 311.07(b)(3))

Could alternative designs or techniques, such as different layouts, different construction sequencing, or alternative technologies be used to avoid impacts to jurisdictional areas or their functions and values as described in the [Wetlands Best Management Practice Techniques For Avoidance and Minimization?](#)

The lack of alternative locations and layout adjustment is documented in Section 1.1 of form "Attachment A". The project follows and incorporates the following principles of Avoidance and Minimization to minimize unavoidable impacts:

An already developed and altered area is being utilized for the project

The building includes multiple stories and underground parking within the building footprint

The stormwater management system utilizes under-pavement treatment and storage

The stormwater management system utilizes the latest technology including bio-retention basins and porous pavement

A retaining wall is used at Impact Area #4 to minimize grading impact

Currently developed upland areas in close proximity to wetlands which cannot be utilized for the project due to property line setbacks will be restored.

SECTION 5 - CONFORMANCE WITH Env-Wt 311.10(c) (Env-Wt 311.07(b)(4))**

How does the project conform to Env-Wt 311.10(c)?

***Except for projects solely limited to construction or modification of non-tidal shoreline structures only need to complete relevant sections of Attachment A.*

The functional assessment indicates that the most valuable wetland in the project area is the wetland which carries the flow of Scaman Brook under White Oak Drive and is connected to extensive wetland areas on each side of the road (Wetland E in functional assessment report). This wetland will not be impacted by the project. Impact areas #1, #2, and #3, which constitute the majority of the proposed impact, are relatively low functioning wetlands largely isolated by and close to existing development. The wetland where Impact Area #4 is located is comparatively more valuable than the other three wetland because of its connectivity to larger contiguous wetland. The impact at this location is very small at only 776 square feet. The proposed design therefore conforms to Env-Wt 311.10(c).

A waiver has been requested from Env-Wt 306.05(a)(1) & 311.03(b)(10) relative to delineation and assessment of the rest of the wetlands on the 204 acre property. This request is based on the fact that most of these wetlands are located in existing conservation easements which cannot be utilized for the project. The extent of wetland in the existing conservation easement areas is well known however, as is their value which is elevated by their protected status. The wetlands evaluated in the project area are all lower value in comparison these large permanently protected wetland systems. Therefore, even though the easement areas cannot be utilized, the project conforms to Env-Wt 311.10(c).



WETLANDS RULE WAIVER OR DWELLING OVER WATER WAIVER REQUEST FORM

WATER DIVISION/LAND RESOURCES MANAGEMENT
WETLANDS BUREAU



RSA/Rule: RSA 482-A/ Env-Wt 204

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

A person may request a waiver to requirements in Rules Env-Wt 100-900 to accommodate situations where strict adherence to the requirements would not be in the best interests of the public or the environment. A person may also request a waiver of standard for existing dwellings over water pursuant to RSA 482-A:26, III (b).

SECTION 1 - PROJECT LOCATION INFORMATION (Env-Wt 204.03(c))			
ADDRESS: 5 White Oak Drive	TOWN/CITY: Exeter	STATE: NH	ZIP CODE: 03833
TAX MAP/LOT NUMBER: Map 97 Lot 23			
SECTION 2 - WAIVER REQUESTOR INFORMATION (Env-Wt 204.03(a))			
LAST NAME, FIRST NAME, M.I.: Quigley, Brebndan--Gove Environmental Services Inc			
MAILING ADDRESS: 8 Continental Drive, Bldg 2, Unit H			
TOWN/CITY: Exeter		STATE: NH	ZIP CODE: 03833
EMAIL ADDRESS (if available): bquigley@gesinc.biz or if not FAX NUMBER: [REDACTED]		DAYTIME TELEPHONE NUMBER: 603-778-0644	
SECTION 3 - APPLICANT INFORMATION (Env-Wt 204.03(b))			
If request is being made on behalf of someone else, include the following information regarding the person being represented. If requestor is the applicant, check the following box and proceed to Section 4.			
<input type="checkbox"/> Requestor is the applicant.			
LAST NAME, FIRST NAME, M.I.: RiverWoods Company at Exeter c/oJustine Vogel			
MAILING ADDRESS: 7 White Oak Drive			
TOWN/CITY: Exeter		STATE: NH	ZIP CODE: 03833
EMAIL ADDRESS (if available): jvogel@trwg.org or if not FAX NUMBER: [REDACTED]		DAYTIME PHONE NUMBER: 603.658.3005	

irm@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 4 - WAIVER INFORMATION**SECTION 4A - WAIVER TO RULE Env-Wt 100-900**

N/A - If you are not requesting a rule waiver, check this box and proceed to Section 4b

Provide the number of the specific section of each rule for which a waiver is sought (Env-Wt 204.03(d)):
Env-Wt 306.05(a)(1) & 311.03(b)(10)

Provide a complete explanation of why a waiver is being requested, including an explanation of the operational and economic consequences of complying with the requirement and, if the requested waiver would extend the duration of a permit, the reason(s) why the permit holder was not able to complete the project within the specified time (Env-Wt 204.03(f)(1)):

The applicant is seeking relief from 306.05(a)(1) regarding the complete delineation of jurisdictional areas on the subject property. The proposed project is located on less than 5 acres of single approximately 205 acre lot containing the three RiverWoods supportive living campuses. The campus living areas are compact and densely developed with the remainder of the property, totaling over 127 acres, being subject to formal conservation easements (see attached figure). The proposed location on White Oak Drive is therefore the only feasible location for the project. The requirement to delineate and survey wetlands in the campus areas and within the conservation easements, neither of which can be utilized, would cause significant financial burden and project delay. The applicant is also seeking relief from 311.10 regarding the functional assessment of all the wetlands on the property for the same reasons. Granting the waivers will not result in a permit extension.

If applicable, provide a complete explanation of the alternative that is proposed to be substituted for the requirement in Env-Wt, including written documentation or data, or both, to support the alternative (Env-Wt 204.03(g)):

The wetlands in the project area have been delineated, surveyed, and assessed in accordance with the relevant rules. As an alternative to delineating and assessing all the wetlands on the property the applicant proposes the use of record delineation information and documentation of the restricted easement areas.

SECTION 4B – DWELLING OVER WATERS WAIVER UNDER RSA 482-A:26, III(b).

N/A - If you are not requesting a standard waiver, check this box and proceed to Section 5)

Identify the specific standard to which a waiver is being requested (Env-Wt 204.03(e)):
RSA 482-A: [REDACTED]

Provide a complete explanation of why a waiver is being requested, including a complete explanation of how the statutory criteria of RSA 482-A:26, III(b) will be met (Env-Wt 204.03(f)(2)):



SECTION 5 - ADDITIONAL WAIVER INFORMATION (Env-Wt 204.03(h); Env-Wt 204.03(i))
(applicable to Waivers of Rules *and* Standards under RSA 482-A:26, III(b))

Indicate whether the waiver is needed for a limited duration and, if so, an estimate of when the waiver will no longer be needed (Env-Wt 204.03(h)):

The waiver will be needed for the duration of this permit application process. Any additional work requiring a wetland permit application will need to either pursue an additional waiver or meet the requirements related to the scope of the proposed project.

Provide a complete explanation of why the applicant believes that having the waiver granted will meet the criteria in Env-Wt 204.05 or 204.06, as applicable (Env-Wt 204.03(i)):

The intent of rules from which a waiver is being requested relate to the evaluation of alternatives available to the applicant that may have less direct wetland impact or less impact to wetland functions and values. The RiverWoods property is approximately 205 acres but more than 60% of this area is subject to permanent conservation easements which prohibit any development. Nearly all the remaining area on the property is occupied by existing densely developed resident facilities. The conservation easement areas also contain extensive high value wetland systems and other natural resources which the easements are intended to protect, and which are elevated in value by that protection. Complying with the rule would not further inform alternatives because the value of the wetlands in the easement areas is well known and they cannot be used for the project anyway. The request to waive the requirements of Env-Wt 306.05(a)(1) & 311.03(b)(10) will not therefore result in any adverse avoidable impacts to natural resources of the state, or abutting properties that would be more significant than that which would result from complying with the rule.

SECTION 6 - REQUIRED CERTIFICATIONS (Env-Wt 204.04)

Initial each box and sign below to certify:


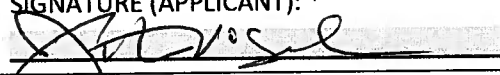

Initials:

The information provided is true, complete, and not misleading to the knowledge and belief of the signer.

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

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

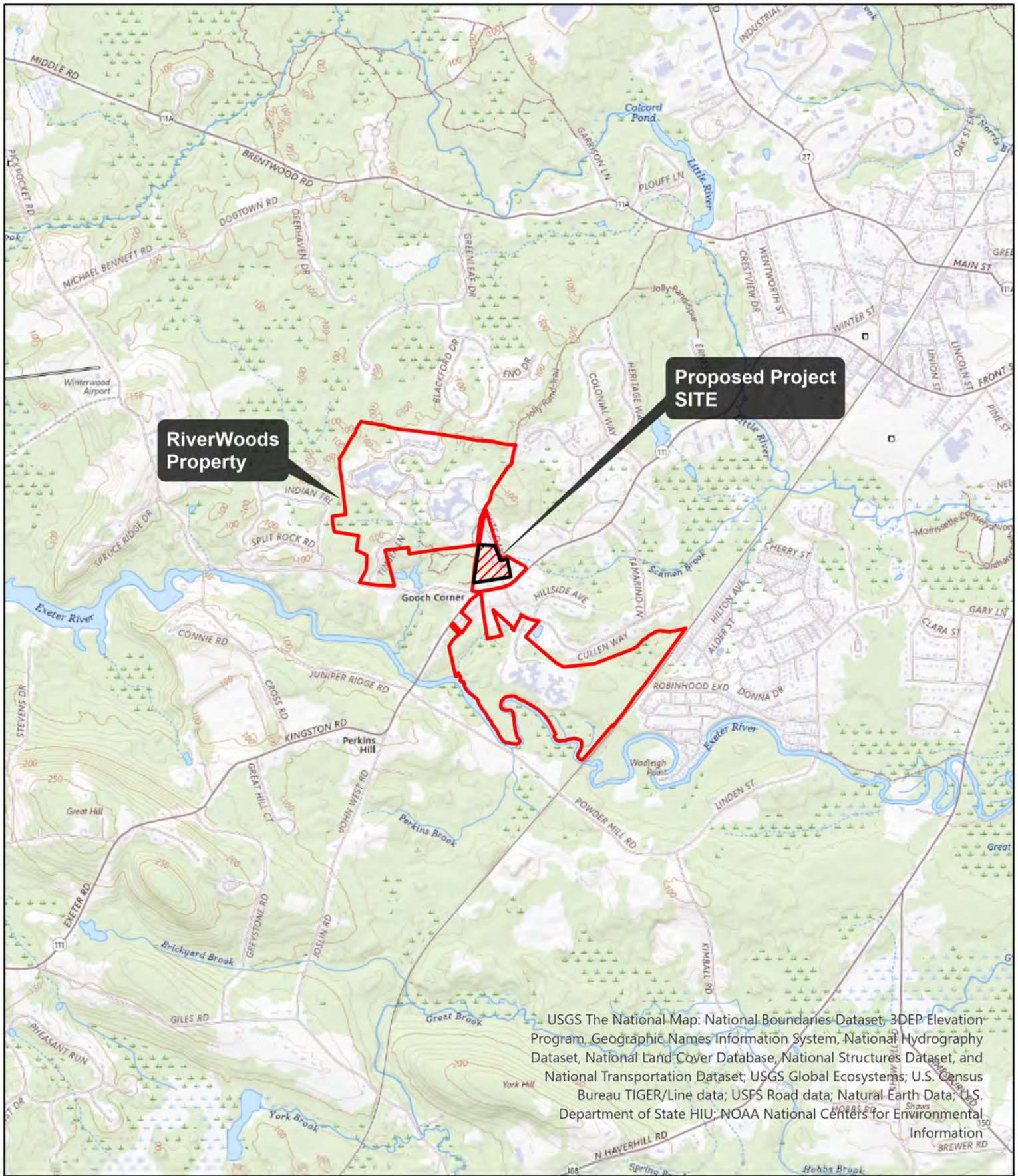
www.des.nh.gov

Initials: 	The signer understands that: <ul style="list-style-type: none"> • Any waiver granted based on false, incomplete, or misleading information shall be subject to revocation; and • He or she is subject to the penalties for falsification in official matters, currently established in RSA 641. 	
SECTION 7 - REQUESTOR SIGNATURE (Env-Wt 204.04)		
SIGNATURE (APPLICANT): * 	PRINT NAME LEGIBLY: JUSTINE VOGEL, CEO	DATE: 10/31/24
SIGNATURE (REQUESTOR): 	PRINT NAME LEGIBLY: Brendan Quigley, Gove Env. Svcs	DATE: 10/31/24

*In lieu of an applicant signature, you may include a separate signed and dated authorization for the requestor to act on the person's behalf in connection with the request.

Figures





1:24,000



Gove Environmental Services, Inc.
8 Continental Drive, Bldg 2 Unit 11 Exeter NH 03833 603.778.0644

Locus Map
RiverWoods
5 White Oak Drive
Exeter, NH



1:3,600

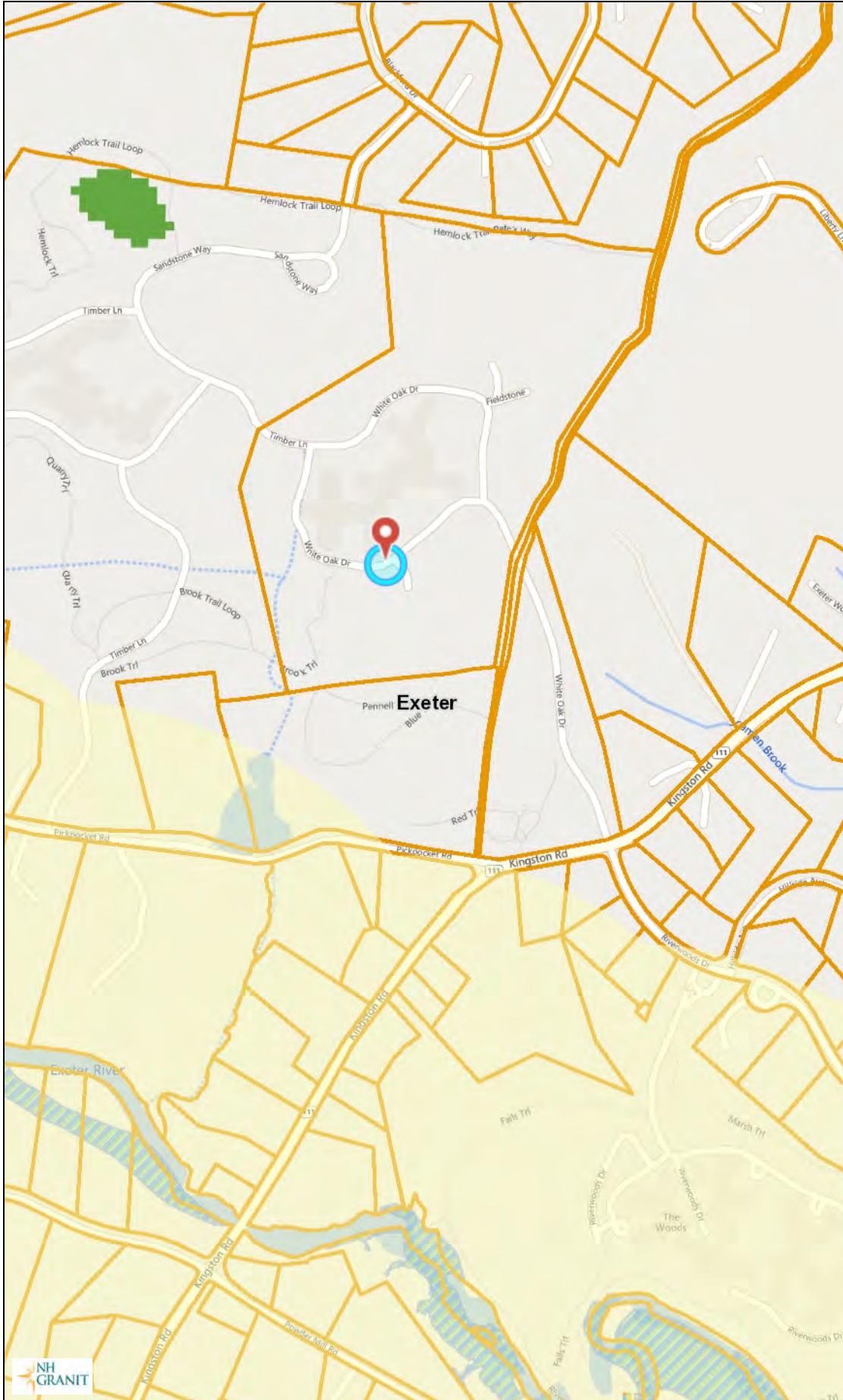


Gove Environmental Services, Inc.
8 Continental Drive, Bldg 2 Unit H Exeter NH 03833 603.778.0644

2022 Aerial Photo

RiverWoods
5 White Oak Drive
Exeter, NH

WPPT



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
 - North Branch Piscataquog
 - Oyster
 - Pawtuckaway
 - Pemigewasset
 - Piscassic
 - Piscataquog
 - Saco
 - Souhegan
 - South Branch Piscataquog
 - Souamscott

Map Scale

1: 6,494

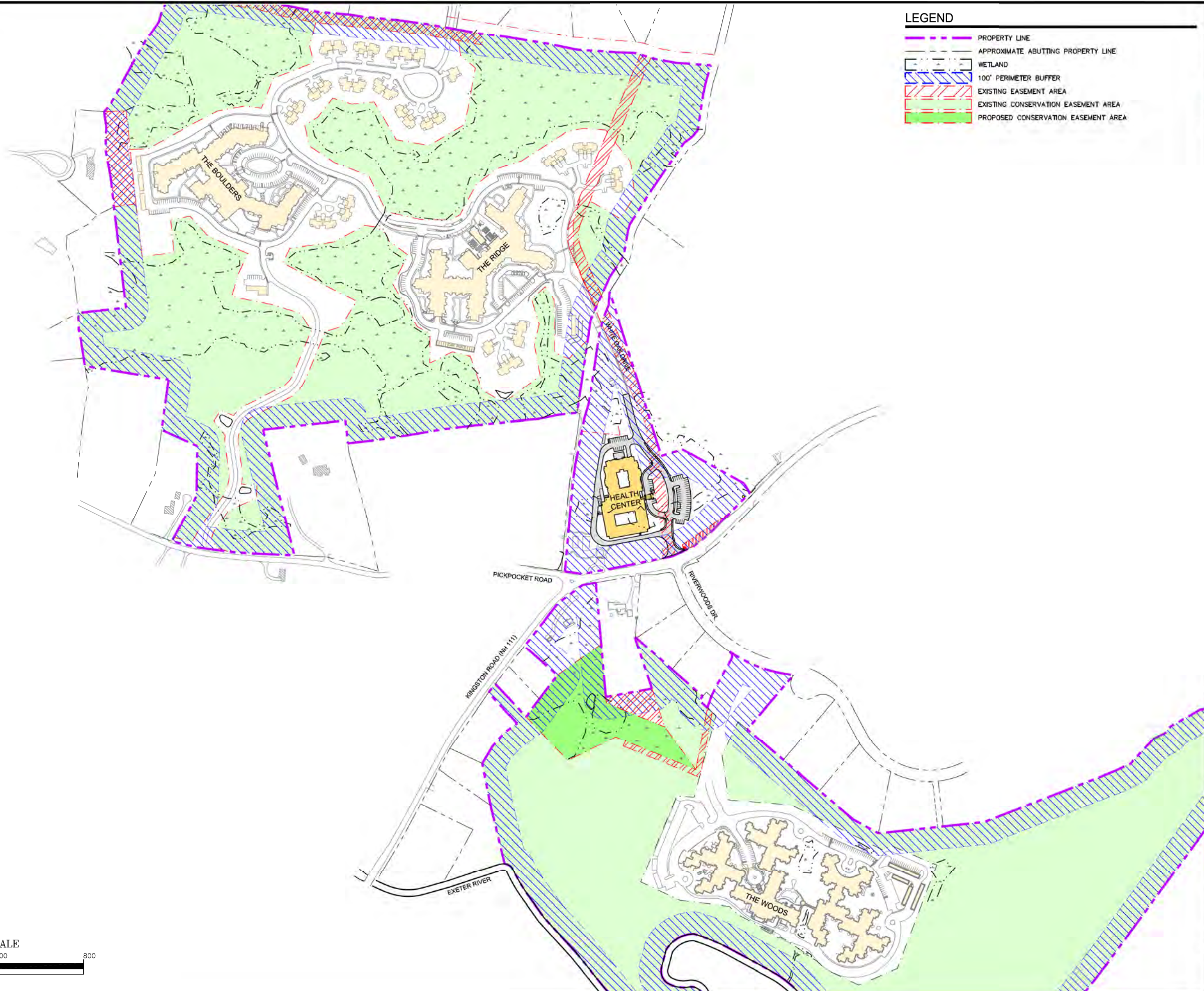
© NH GRANIT, www.granit.unh.edu

Map Generated: 10/15/2024



Notes

NH STATE PLANE COORDINATE SYSTEM
NAD 1983



LEGEND

- PROPERTY LINE
- APPROXIMATE ABUTTING PROPERTY LINE
- WETLAND
- 100' PERIMETER BUFFER
- EXISTING EASEMENT AREA
- EXISTING CONSERVATION EASEMENT AREA
- PROPOSED CONSERVATION EASEMENT AREA

ALTUS
ENGINEERING

133 Court Street Portsmouth, NH 03801
(603) 431-2335 www.altus-eng.com

NOT FOR CONSTRUCTION
ISSUED FOR: SUBMISSION
ISSUE DATE: OCTOBER 9, 2024

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	CONCEPTUAL	EBS	10/09/24

DRAWN BY: _____ EBS
APPROVED BY: _____ EBS
DRAWING FILE: 5015-SITE.dwg

SCALE:
24" x 36" - 1" = 200'
11" x 17" - 1" = NTS

OWNER:
RIVERWOODS COMPANY
AT EXETER

7 RIVERWOODS DRIVE
EXETER, NH 03833

APPLICANT:
RIVERWOODS COMPANY
AT EXETER

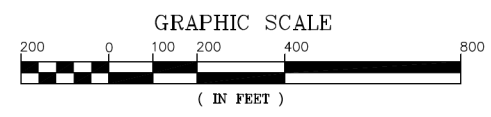
7 RIVERWOODS DRIVE
EXETER, NH 03833

PROJECT:
RIVERWOODS
SUPPORTIVE LIVING
HEATH CENTER

TAX MAP 97 LOT 23
5 WHITE OAK DRIVE
EXETER, NH 03833

TITLE:
OVERALL
CAMPUS EXHIBIT

SHEET NUMBER:
EXH-1



Attachment A
Impact Area Photos



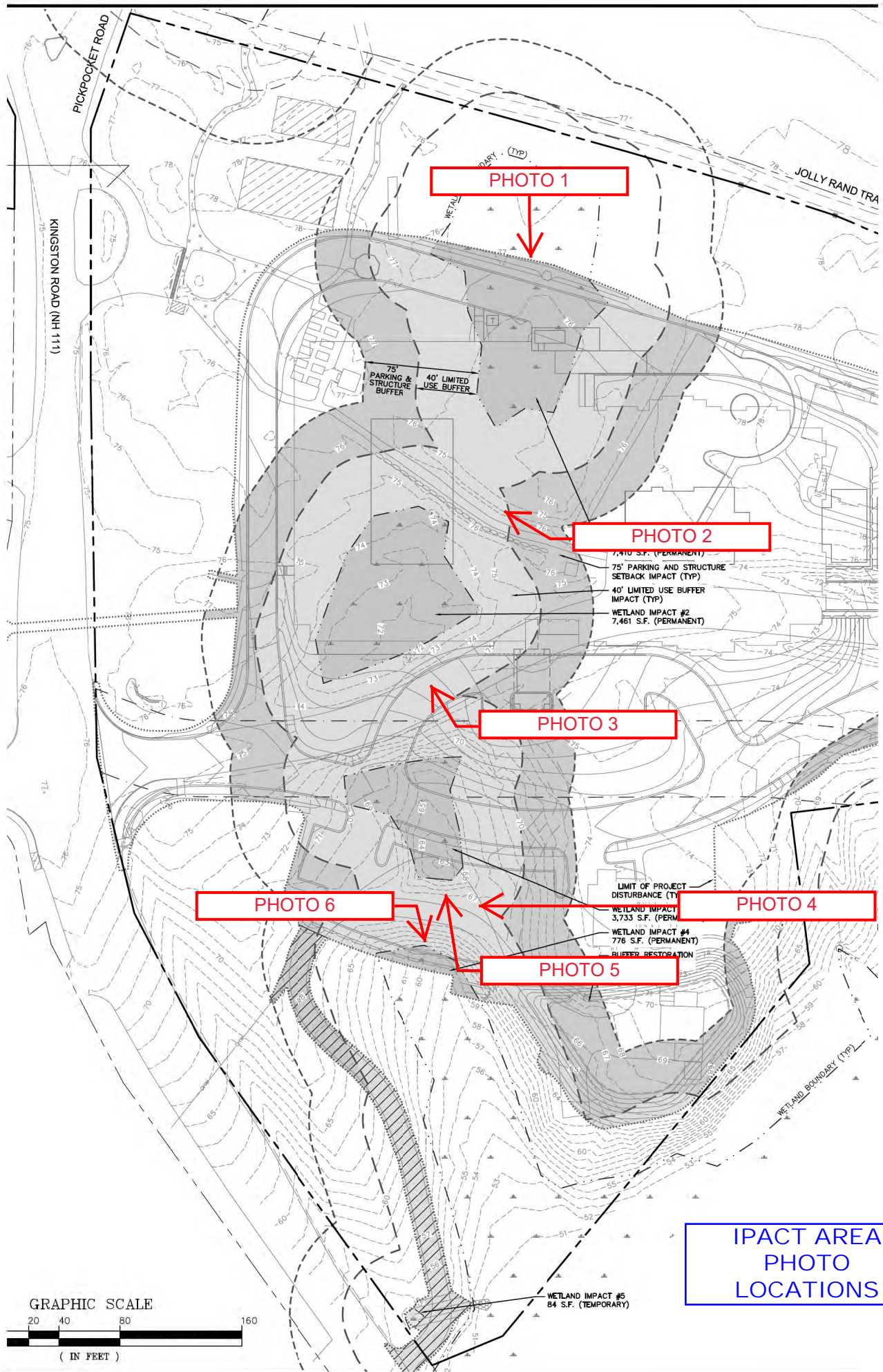


PHOTO 1

PHOTO 2

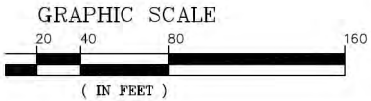
PHOTO 3

PHOTO 6

PHOTO 4

PHOTO 5

IPACT AREA
PHOTO
LOCATIONS



75' PARKING & STRUCTURE BUFFER

40' LIMITED USE BUFFER

7,410 S.F. (PERMANENT)
75' PARKING AND STRUCTURE SETBACK IMPACT (TYP)
40' LIMITED USE BUFFER IMPACT (TYP)
WETLAND IMPACT #2
7,461 S.F. (PERMANENT)

LIMIT OF PROJECT DISTURBANCE (L.P.D.)
WETLAND IMPACT #1
3,733 S.F. (PERM)
WETLAND IMPACT #4
776 S.F. (PERMANENT)
BUFFER RESTORATION

WETLAND IMPACT #5
84 S.F. (TEMPORARY)

**Wetland Impact Photos
Riverwoods Supportive Living Health Center
5 White Oak Drive
Exeter, NH**



Photo 1—Wetland A



Photo 2—Trail between Wetlands A and B (A to right, B to the left)

**Wetland Impact Photos
Riverwoods Supportive Living Health Center
5 White Oak Drive
Exeter, NH**



Photo 3—Wetland B



Photo 4—Driveway between Wetlands C and D (C to right, D to the left)

**Wetland Impact Photos
Riverwoods Supportive Living Health Center
5 White Oak Drive
Exeter, NH**



Photo 5—Wetland C



Photo 6—Wetland D

Attachment B
Abutter Information



DIRECT ABUTTER LIST WITHIN ¼ MILE OF PROPOSED PROJECT

SITE:

<u>Map-Lot</u>	<u>Owner</u>
97-23	Riverwoods Company at Exeter 7 Riverwoods Drive Exeter, NH 03833

ABUTTERS:

<u>Map-Lot</u>	<u>Owner</u>
98-39	Dennis & Cheryl Hayward, Trustees 9 Pickpocket Road Exeter, NH 03833
97-41	Southeast Land Trust 247 North River Road Epping, NH 03042
97-45	Ruth Hooten, Trustee Ruth Hooten Revocable Trust 61 Kingston Road Exeter, NH 03833
80-6	Marshall Farms Crossing Condominium 163 Main Street, Suite 201 Salem, NH 03079
97-20	James & Virginia Harnett 13 Cullen Way Exeter, NH 03833
97-21	Shivan Sarna David Desrosiers 11 Cullen Way Exeter, NH 03833
97-22	Christopher & Courtney Benevides 9 Cullen Way Exeter, NH 03833

97-24	Town of Exeter 10 Front Street Exeter, NH 03833
97-25	Glenn Theodore 5 Riverwoods Drive Exeter, NH 03833
97-26	Susan & Daniel Sarmiento Sarmiento Family Trust 3 Riverwoods Drive Exeter, NH 03833
97-27	Portland Natural Gas c/o Duff & Phelps PO Box 2629 Addison, TX 75001
97-28	Grant & Carol Murray 74 Kingston Road Exeter, NH 03833
97-30	Joseph & Marlene Fitzpatrick 82 Kingston Road Exeter, NH 03833
97-31	Altie Bird, Trustee Altie Bird Rev. Trust 84 Kingston Road Exeter, NH 03833
97-32	Lauren Drinker 88 Kingston Road Exeter, NH 03833
97-33	Christian Burns 90 Kingston Road Exeter, NH 03833
97-34	Keely Rose McElwain 92 Kingston Road Exeter, NH 03833

<<DATE>>

«Name»

«Street»

«TownStateZip»

Re: RiverWoods Exeter
5 White Oak Drive
Exeter, NH

Dear Abutter:

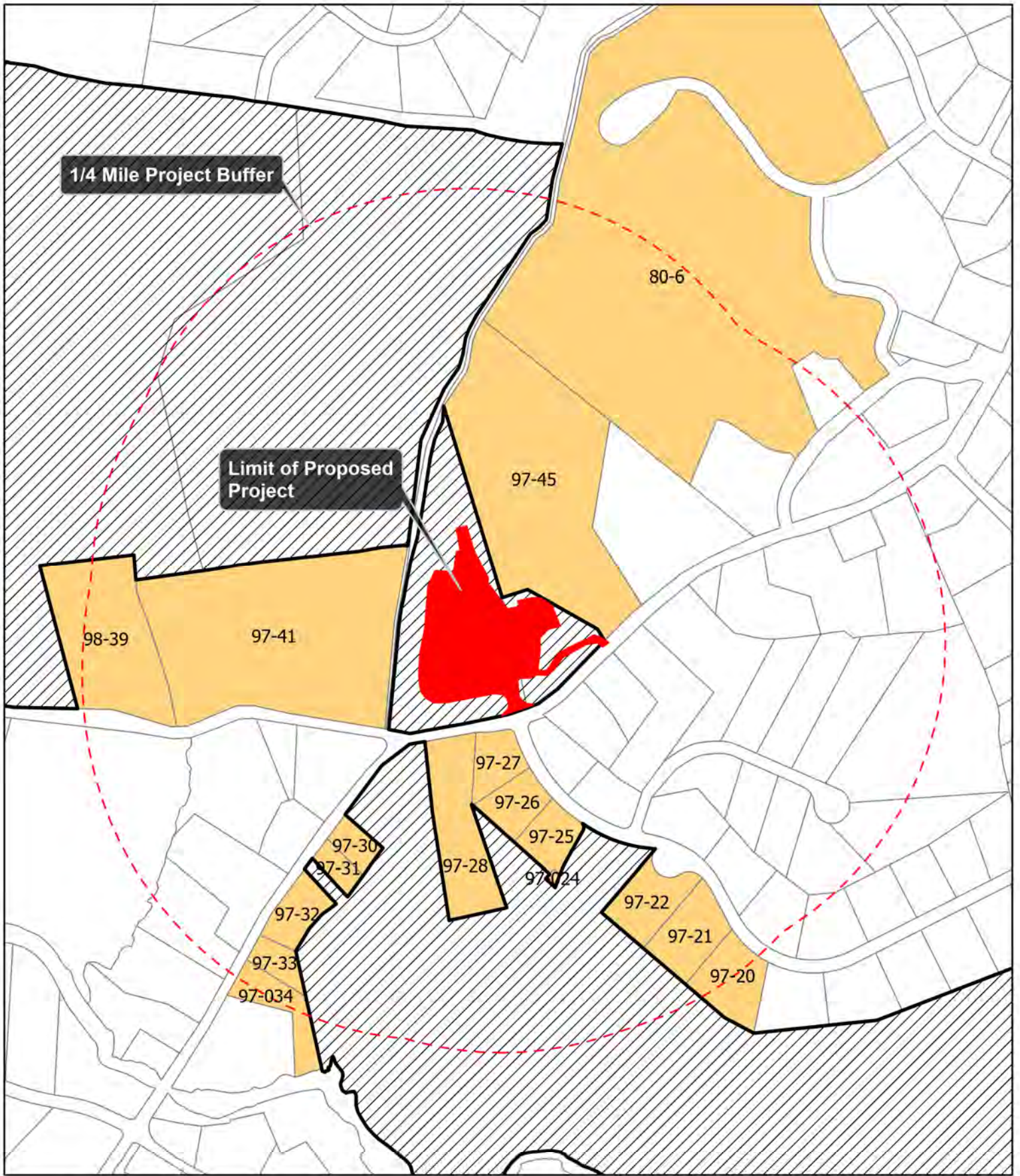
The purpose of this letter is to inform you that the RiverWoods Company at Exeter has submitted a Dredge and Fill Application to the NH Department of Environmental Services (NHDES) for 19,464 square feet of wetland impact associated with the construction of a Supportive Living Health Center at 5 White Oak Drive in Exeter, NH. After filing, a copy of the final application, including plans, will be made available for your review at the Exeter Town Hall and at the NH Department of Environmental Services Wetlands Bureau, 29 Hazen Drive, in Concord.

If you have any questions that we might be able to answer, please feel free to contact our office.

Sincerely,

A handwritten signature in black ink that reads "Brendan Quigley". The signature is written in a cursive style with a long, sweeping underline.

Brendan Quigley, CWS
Gove Environmental Services, Inc.



1/4 Mile Project Buffer

Limit of Proposed Project

80-6

97-45

98-39

97-41

97-27

97-26

97-25

97-28

97-24

97-22

97-21

97-20

97-30

97-31

97-32

97-33

97-034



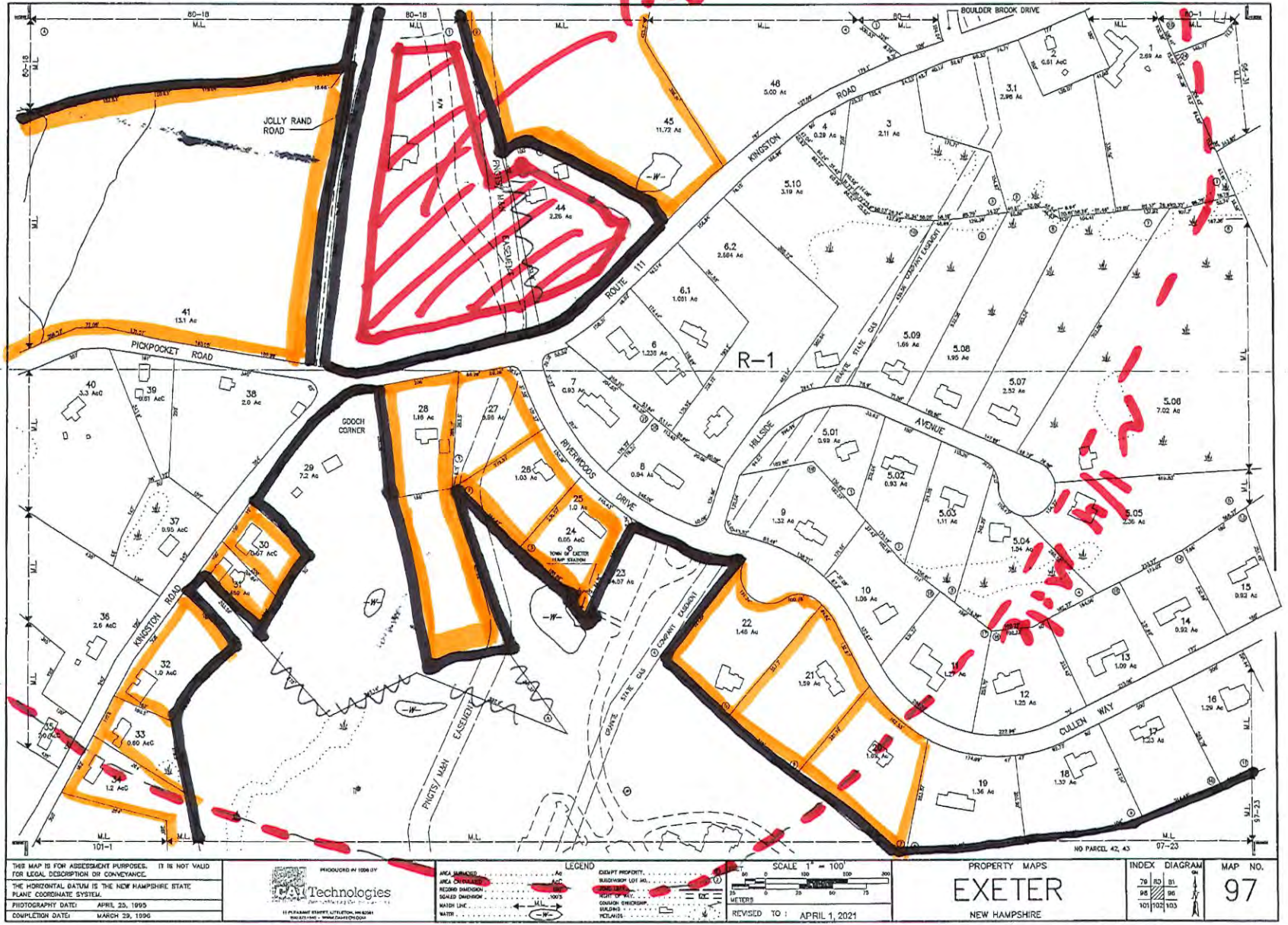
1:6,000

- 1/4 Mile Direct Abutters
- Subject Property

1/4 Mile Direct Abutters

RiverWoods
5 White Oak Drive
Exeter, NH

Project Loc.



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
 THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.
 PHOTOGRAPHY DATE: APRIL 23, 1993
 COMPLETION DATE: MARCH 23, 1996



PRODUCED BY 1996 BY
AVI Technologies
 11 PLAZA STREET, LITTLETON, COLORADO
 80120-1100, WWW.AVI.COM

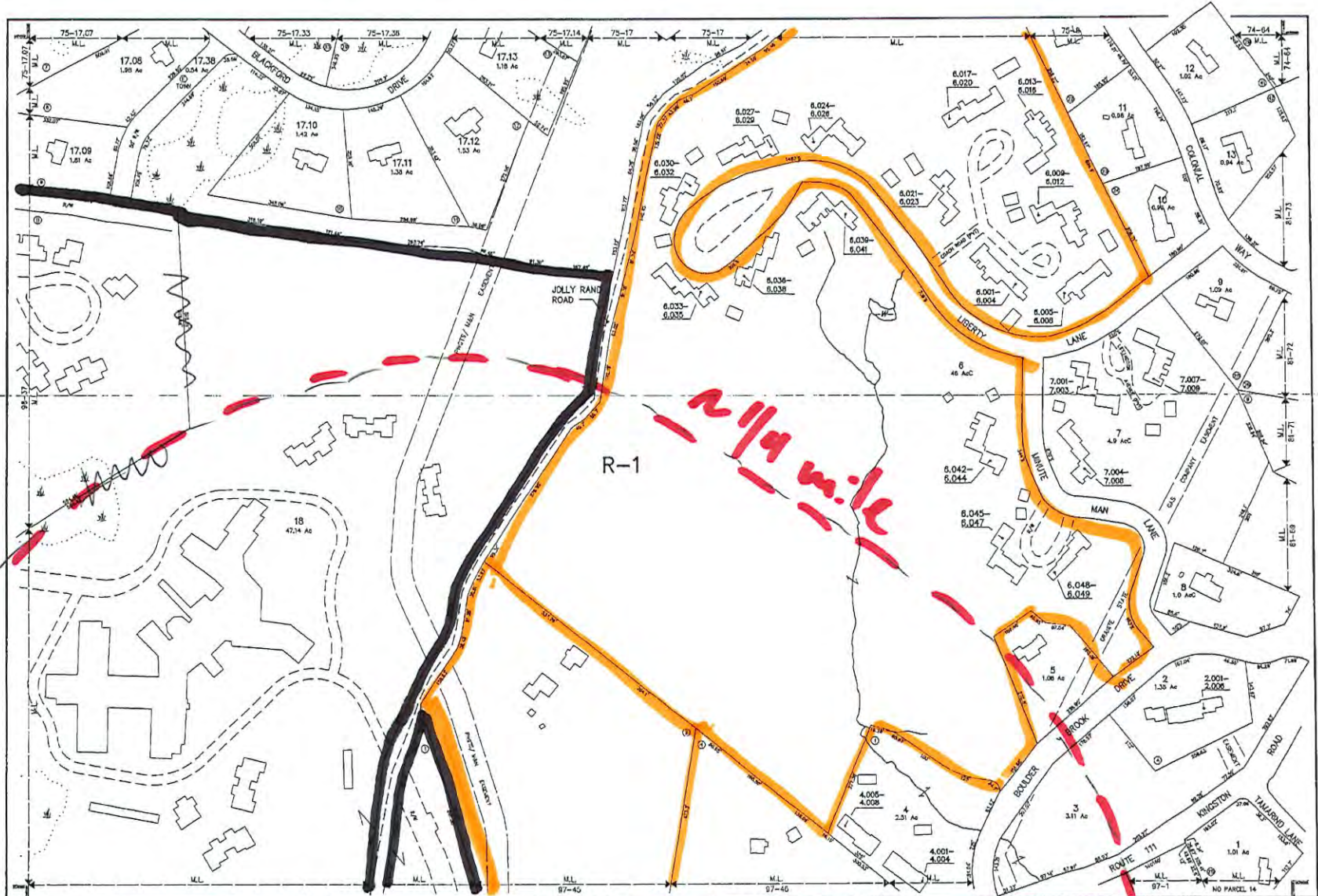
LEGEND
 AREA SURVEYED
 AREA COVERED
 RECORD DIVISION
 SCALED DIVISION
 WATCH LINE
 WATER


CHEFT PROPERTY
 BOUNDARY LOT NO.
 CITY OF EXETER
 CONGRUENT DIVISION
 ISLANDS
 ISLANDS

SCALE 1" = 100'
 METERS
 REVISD TO: APRIL 1, 2021

PROPERTY MAPS
EXETER
 NEW HAMPSHIRE
 INDEX DIAGRAM
 MAP NO. **97**

 Direct Abutters within 1/4 mi
 Subject Property



<p>THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.</p> <p>THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.</p> <p>PHOTOGRAPHY DATE: APRIL 25, 1995</p> <p>COMPLETION DATE: MARCH 25, 1996</p>	<p>PRODUCED IN 1995 BY</p>  <p>11 PLEASANT STREET, LITTLETON, MASSACHUSETTS 01469</p>	<p>LEGEND</p> <p>AREA BOUNDARY: --- A.C.</p> <p>AREA Delineated: - - - - - A.C.</p> <p>VEHICLE IMPROVEMENT: - - - - - 100%</p> <p>RIGHT OF WAY: - - - - - 100%</p> <p>SCALE: 1" = 100'</p> <p>REVISIONS TO: APRIL 1, 2021</p>	<p>EMPTY PROPERTY: ○</p> <p>SUBDIVISION LOT NO.: ○</p> <p>ZONE DIST.: ○</p> <p>CHANGE IMPROVEMENT: ○</p> <p>BUILDING: ○</p> <p>WETLANDS: ○</p>	<p>SCALE 1" = 100'</p> <p>FEET: 0 50 100 200 300</p> <p>METERS: 0 25 50 75</p>	<p>PROPERTY MAPS</p> <h1>EXETER</h1> <p>NEW HAMPSHIRE</p>	<p>INDEX DIAGRAM</p> <table border="1"> <tr> <td>75</td> <td>76</td> <td>77</td> <td>78</td> </tr> <tr> <td>79</td> <td>80</td> <td>81</td> <td>82</td> </tr> <tr> <td>83</td> <td>84</td> <td>85</td> <td>86</td> </tr> <tr> <td>87</td> <td>88</td> <td>89</td> <td>90</td> </tr> </table> <p>MAP NO. 80</p>	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90
75	76	77	78																			
79	80	81	82																			
83	84	85	86																			
87	88	89	90																			



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.

PHOTOGRAPHY DATE: APRIL 25, 1993

COMPLETION DATE: MARCH 29, 1998

PRODUCED BY 1998 BY

AVI Technologies

41 FLAGMANT STREET, LITTLETON, NEWHAMPSHIRE 03043

AREA BARRETS	.....	AC
AREA COLOURED	.....	AC
REGD. DIVISION	.....	100'
WATER LINE	.....	100'
WATER	.....

LEGEND

DEED PROPERTY	.....
SHADOWED LOT NO.	.....
ZONE LIMIT	.....
RIGHT OF WAY	.....
CONCRETE DIVISION	.....
BUILDING	.....
WETLANDS	.....

SCALE 1" = 100'

REVISD TO: APRIL 1, 2021

PROPERTY MAPS

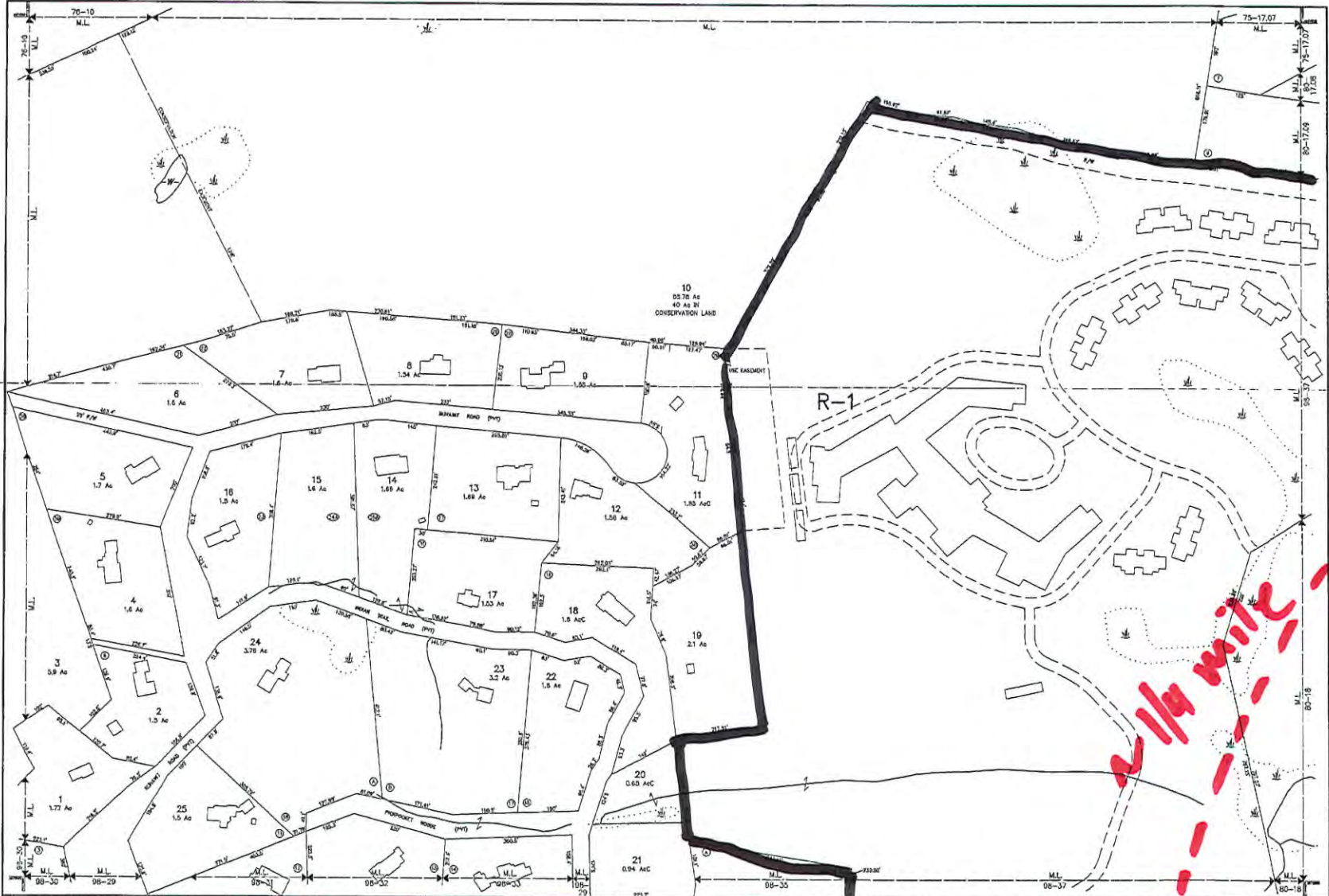
EXETER

NEW HAMPSHIRE

INDEX DIAGRAM

28 79 80
69 97
100 101 102

MAP NO. **98**



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
 THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.
 PHOTOGRAPHY DATE: APRIL 23, 1995
 COMPLETION DATE: MARCH 29, 1999

PRODUCED BY
EXETER Technologies
 11 PLAINSMITH STREET, LITTLETON, NH 03041
 603-438-7800 • WWW.EXETERTECH.COM

LEGEND
 AREA BENCHMARK AG
 AREA UNDEVELOPED AGC
 RECORD DRAINAGE 100
 SLOPED DRAINAGE 100R
 WATER DRAINAGE 100W
 WATER W

DEVELOP PROPERTY D
 SUBDIVISION LOT NO. L
 ZONE LINE Z
 RIGHT OF WAY R
 OPENING DIMENSION O
 BUILDING DIMENSION B
 WELLS W

SCALE 1" = 100'
 FEET 0 50 100 150 200 250 300
 METERS 0 25 50 75
 REVISED TO: APRIL 1, 2021

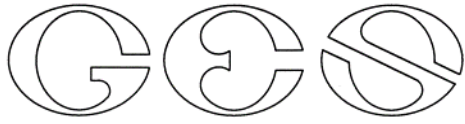
PROPERTY MAPS
EXETER
 NEW HAMPSHIRE

INDEX DIAGRAM
 77 78 79
 76 80
 98 99 97

MAP NO.
79

Attachment C
Wetland Delineation & Assessment Report





GOVE ENVIRONMENTAL SERVICES, INC

WETLAND DELINEATION REPORT & FUNCTIONAL ASSESSMENT

**Riverwoods Supportive Living Health Center
5 White Oak Drive
Exeter, NH
October 17, 2024**

1.0 INTRODUCTION

This wetland report is being submitted in connection with the proposed development of a Supportive Living Health Center at 5 White Oak Drive on the Riverwoods campus in Exeter, NH. The following sections provide an overview of the delineation process and description of the identified wetland resources associated with the property. The report also includes a function assessment of the wetlands and discussion of their value relative to one another. A figure showing the different areas discussed in this report and the functional assessment data forms have been attached following the text.

2.0 WETLAND DELINEATION

Resource areas on this property were delineated in January of 2023 by Brendan Quigley, NHCWS #249 utilizing the following standards:

1. *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.
2. *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).
3. *New England Hydric Soils Technical Committee. 2019 Version 4, Field Indicators for Identifying Hydric Soils in New England*. New England Interstate Water Pollution Control Commission, Lowell, MA.
4. *National Wetland Plant List*, Version 3.2 (2016).

Wetland boundaries were surveyed by James Vera & Associates, Inc. and are depicted on the plans submitted separately with the Dredge & Fill Application. For the purpose of discussion, the identified wetland areas and have been given unique designations as depicted on the attached figure. Six (6) areas of wetland were identified in the project area:

Wetlands A, B, & C

These three areas consist of three small pockets of wetland in close proximity to the existing administration building, White Oak Drive, and related developed areas. They are largely isolated from one another but are connected via small culverts and drain east to Wetland D and ultimately Scamen Brook. All three areas are predominantly forested wetland dominated by red maple, and sensitive fern but are densely vegetated with invasive woody species such as common and glossy buckthorn, oriental bittersweet, bush honeysuckle, and autumn olive. Generally, this type of growth is characteristic of long fallow fields and areas around old farms

Wetland D

Wetland D is very similar to Wetlands A through C but differs in that it forested is also densely vegetated with invasive woody species, and is located in close proximity to development. It differs however, because it is a

narrow extension of the larger wetland system associated with Scamen Brook, located mostly off-site to the east (Wetland E2) and is therefore more broadly connected to other wetlands.

Wetland E1 & E2

Wetland E constitutes the headwaters of Scamen Brook. The main body of the wetland on the site (E1) is a more natural forested wetland dominated by red maple. A portion of this wetland is supported by hillside seep hydrology and extends up the hill south of the wetland and toward the proposed project. The wetland drains east and under White Oak Drive through pair of 18” culverts where it emerges as Wetland E2. This small area of the wetland is somewhat disturbed, most likely from the construction of the gas line which runs below the wetland and by the crossing of White Oak Drive. It continues off-site to a larger forest and scrub shrub wetland through which Scaman Brook flows in a southeast direction.

4.0 FUNCTION & VALUE ASSESSMENT

A wetland function and value assessment was conducted using the US Army Corps Highway Methodology guidelines. Functions are self-sustaining properties of wetlands, which exist in the absence of human involvement. Values refers to the benefits gained by society from a given wetland or ecosystem and their inherent functions. Functions and values identified as “primary” have been determined to be significant features of the wetland being evaluated. An important distinction is that the primary functions and values of a particular wetland does not necessarily indicate the wetland supports them at a significant *level* in comparison to other wetlands in the region or even near the site.

The Highway Methodology considers 13 functions and values:

- 1. Groundwater recharge/discharge:** This function considers the potential for a wetland to serve as a groundwater recharge and/or discharge area. Recharge should relate to the potential for the wetland to contribute water to an aquifer. Discharge should relate to the potential for the wetland to serve as an area where ground water can be discharged to the surface.
- 2. Floodflow Alteration:** This function considers the effectiveness of the wetland in reducing flood damage by attenuation of floodwaters for prolonged periods following precipitation events.
- 3. Fish and Shellfish Habitat:** This function considers the effectiveness of seasonal or permanent water bodies associated with the wetland in question for fish and shellfish habitat.
- 4. Sediment/Toxicant/Pathogen Retention:** This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants or pathogens.
- 5. Nutrient Removal/Retention/Transformation:** This function relates to the effectiveness of the wetland to prevent adverse effects of excess nutrients entering aquifers or surface waters such as ponds, lakes, streams, rivers or estuaries.
- 6. Production Export:** This function relates to the effectiveness of the wetland to produce food or usable products for human, or other living organisms.
- 7. Sediment/Shoreline Stabilization:** This function relates to the effectiveness of a wetland to stabilize stream banks and shorelines against erosion.
- 8. Wildlife Habitat:** This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with wetlands and the wetland edge. Both resident and or migrating species must be considered.
- 9. Recreation:** This value considers the effectiveness of the wetland and associated watercourses to provide recreational opportunities such as canoeing, boating, fishing, hunting and other active or



passive recreational activities. Consumptive opportunities consume or diminish the plants, animals or other resources that are intrinsic to the wetland, whereas non-consumptive opportunities do not.

- 10. Educational/Scientific Value:** This value considers the effectiveness of the wetland as a site for an “outdoor classroom” or as a location for scientific study or research.
- 11. Uniqueness/Heritage:** This value relates to the effectiveness of the wetland or its associated water bodies to produce certain special values. Special values may include such things as archeological sites, unusual aesthetic quality, historical events, or unique plants, animals, or geological features.
- 12. Visual Quality/Aesthetics:** This value relates to the visual and aesthetic qualities of the wetland.
- 13. Threatened or Endangered Species Habitat:** This value relates to the effectiveness of the wetland or associated water bodies to support threatened or endangered species.

The functions and values identified in the wetlands are described in the following sections.

Wetlands A, B, C

The principal functions of these three wetlands were determined to be Sediment/Toxicant/Pathogen Retention and Flood flow Alteration. The water quality and flood flow alteration functions are supported due to their location upstream of Scamen Brook and their restricted flow path. This restricted flow is mainly the result of segmentation but does enable treatment and flood attenuation by storing runoff and slowly releasing it downstream. These functions are supported at a modest level due to the overall small size of the wetlands and limited development within their watershed. These wetlands also support general Wildlife Habitat, mostly by way of dense cover favored by small mammals. Since these wetlands lack surface hydrology they do not support wetland specific wildlife habitat and this has only been considered a secondary function. The proximity of development also greatly limits their habitat value overall.

Wetland D

The principal functions of Wetland D determined were to be Sediment/Toxicant/Pathogen Retention and Wildlife Habitat. The wildlife habitat value of the wetland is higher than Areas A-C owing to its direct connection to the larger wetland system associated with Scaman Brook and wetland specific wildlife habitat. The water quality functions are supported by dense vegetation and convoluted flow path but not by flow restriction as in is the case in Wetlands A-C. The unimpeded flow also reduces the storage capacity and therefore the flood attenuation function in this area.

Wetland E

Sediment/Toxicant/Pathogen Retention, Nutrient Transformation, and Wildlife Habitat were determined to be the principal functions of Wetland E. These are derived from its more significant surface hydrology, closer association with Scamen Brook, and connectivity to larger forested wetland habitat to the west. These attributes enhance the wildlife and Water quality function of the wetland in comparison to wetlands A, B, C, & D. Flood flow alteration was not considered a function of Wetland E since very little storage capacity was noted. Groundwater discharge has also been considered as a secondary function as evidenced by the hillside seep along its southern slope.

5.0 RELATIVE FUNCTION & VALUE OF THE WETLANDS

As a conclusion to this report this section provides a discussion of the functional significance of the wetlands relative to one another. The primary purpose of this comparison is to support project design decisions and to satisfy permit requirements relative to avoidance and minimization of wetland impacts proposed by the project.

Wetlands E1 and E2 stand out as the most valuable wetlands on the site because of their direct association with Scaman Brook and more natural character overall. Since these and other wetlands immediately upstream constitute the headwaters of Scaman Brook they have the greatest potential to influence conditions in the waterway such as water quality and flooding. Despite the crossing of White Oak Drive, the quality of wetland habitat support in the wetland is significantly better than Wetlands A through D.

Wetlands D is the next most valuable wetland. This area supports important water quality functions upstream of Scaman Brook and comparatively greater wildlife habitat than Wetlands A through C because of its unrestricted connection to a larger wetland system.

Wetlands A through C are the least valuable wetlands areas on the site. Although these areas also drain toward Scaman Brook and support both water quality and flood attenuation function Their habitat value is limited by the fact that is largely not wetland specific and also surrounded by developed or maintained land. Flood attenuation function is also enabled by segmentation and restricted flow which is otherwise a limiting factor for wetland function.

This concludes the wetland delineation report for this site. If I can be of further assistance, please feel free to contact me at (603) 778-0644.

Sincerely,

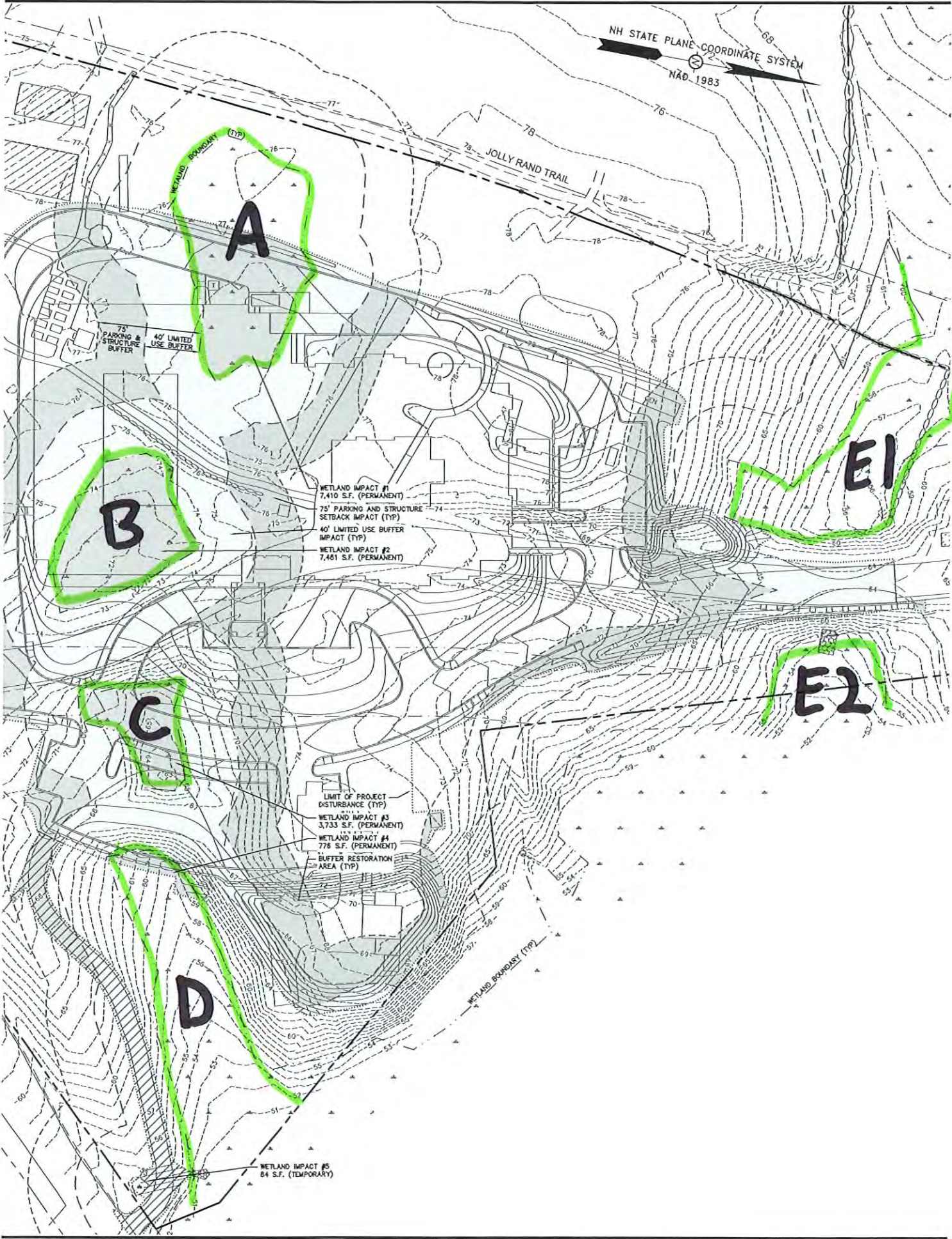


Brendan Quigley, NHCWS
Gove Environmental Services, Inc.

Enc: Wetland Areas Sketch
Functional Assessment Forms



NH STATE PLANE COORDINATE SYSTEM
NAD 1983



A

B

C

D

E1

E2

WETLAND IMPACT #1
7,410 S.F. (PERMANENT)
75' PARKING AND STRUCTURE
SETBACK IMPACT (TYP)
40' LIMITED USE BUFFER
IMPACT (TYP)

WETLAND IMPACT #2
7,481 S.F. (PERMANENT)

LIMIT OF PROJECT
DISTURBANCE (TYP)
WETLAND IMPACT #3
3,733 S.F. (PERMANENT)
WETLAND IMPACT #4
778 S.F. (PERMANENT)
BUFFER RESTORATION
AREA (TYP)

WETLAND IMPACT #5
84 S.F. (TEMPORARY)

75' PARKING &
STRUCTURE
BUFFER

40' LIMITED
USE BUFFER

WETLAND BOUNDARY (TYP)

WETLAND BOUNDARY (TYP)

JOLLY RAND TRAIL

Wetland Function-Value Evaluation Form

Total area of wetland ~25000 SF Human made? no Is wetland part of a wildlife corridor? NO or a "habitat island"? YES

Adjacent land use Residential Rural Distance to nearest roadway or other development 0-feet

Dominant wetland systems present PFO1C 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? mid

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













Wetland I.D. Wetland A, B, & C

Latitude _____ Longitude _____

Prepared by: BJQ Date 10/17/24

Wetland Impact:
Type 18,594 SF Area 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	Y	10		poorly drained soils indicative of perched GW
 Floodflow Alteration	Y	5,7,8,9,15,18	X	storage capacity by way of restricted outlets
 Fish and Shellfish Habitat	N			no permanent surface water
 Sediment/Toxicant Retention	Y	1,2,3,4,5,6,7	X	receives drainage from adj development, dense vegetation, constricted outlet
 Nutrient Removal	Y	3,4,5,7,8		minimal transformation due to lack of surface water and emergent veg
 Production Export	N			low diversity, small, largely isolated
 Sediment/Shoreline Stabilization	N			no surface water or shoreline
 Wildlife Habitat	Y	13,20		limited by size and fragmentation, suitable for songbirds and sm mammal, not wetland specific
 Recreation	N			aesthetic value as open space, no recreational opportunity
 Educational/Scientific Value	N			common wetland type in developed area
 Uniqueness/Heritage	N			common wetland type in developed area
 Visual Quality/Aesthetics	Y			aesthetic value as open space,
ES Endangered Species Habitat	N			none identified in area by NHB, developed area
Other				

Notes:

* Refer to backup list of numbered considerations.

Wetland Function-Value Evaluation Form

Total area of wetland ~16,000 SF Human made? no Is wetland part of a wildlife corridor? YES or a "habitat island"? _____













Adjacent land use Residential Rural Distance to nearest roadway or other development 0-feet

Dominant wetland systems present PFO1C 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? mid

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

Wetland I.D. Wetland D
 Latitude _____ Longitude _____
 Prepared by: BJQ Date 10/17/24
 Wetland Impact:
 Type Fill Impact #4 Area 776 SF
 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	10		poorly drained soils indicative of perched GW
 Floodflow Alteration	N			limited storage, no constricted outlet, no watercourse
 Fish and Shellfish Habitat	N			no permanent surface water
 Sediment/Toxicant Retention	Y	1,2,3,4,6,7	X	receives drainage from adj development, dense vegetation,
 Nutrient Removal	Y	3,4,5,7,8		minimal transformation due to lack of surface water and emergent veg
 Production Export	Y	1		wildlife food sources, low diversity
 Sediment/Shoreline Stabilization	N			no surface water or shoreline
 Wildlife Habitat	Y	5,6,7,8,13,20	X	connected to larger wetland system, adjacency brush/farmland
 Recreation	N			aesthetic value as open space, no recreational opportunity
 Educational/Scientific Value	N			common wetland type in developed area
 Uniqueness/Heritage	N			common wetland type in developed area
 Visual Quality/Aesthetics	Y			aesthetic value as open space,
ES Endangered Species Habitat	N			none identified in area by NHB, developed area
Other				

Notes:

* Refer to backup list of numbered considerations.

Wetland Function-Value Evaluation Form

Total area of wetland ~25000 SF Human made? no Is wetland part of a wildlife corridor? NO or a "habitat island"? YES

Adjacent land use Commercial Dev, Distance to nearest roadway or other development 0-feet

Dominant wetland systems present PFO1E 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? mid

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













Wetland I.D. Wetland E

Latitude _____ Longitude _____

Prepared by: BJQ Date 10/17/24

Wetland Impact:
Type NONE 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	13		evidence of hillside seep, primarily hydrology is surface from west
 Floodflow Alteration	Y	5,8,9,10,13		associated with stream, limited storage, outlet moderately restricted
 Fish and Shellfish Habitat				no permanent surface water
 Sediment/Toxicant Retention	Y	1,2,3,4,6,7,10,14,16	X	receives drainage from adj development, dense vegetation,
 Nutrient Removal	Y	3,4,5,7,8,14,13,14,15	X	
 Production Export	Y	1		wildlife food sources, low diversity
 Sediment/Shoreline Stabilization	Y	14		wooded shoreline of intermittent stream only
 Wildlife Habitat	Y	5,6,7,8,13,20	X	connected to larger wetland system, mature red maple swamp
 Recreation	N			aesthetic value as open space, no recreational opportunity
 Educational/Scientific Value	N			common wetland type in developed area
 Uniqueness/Heritage	N			common wetland type in developed area
 Visual Quality/Aesthetics	Y			aesthetic value as open space,
ES Endangered Species Habitat	N			none identified in area by NHB, developed area
Other				

Notes:

* Refer to backup list of numbered considerations.

Attachment D

ACOE Supplemental Information

(Secondary Impacts Checklist, SHPO Inquiry, IPaC Report)





**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
1.1 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	Crossings
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?	UNK	
2.7 What is the area of the proposed fill in wetlands?	19380SF	
2.8 What % of the overall project sire will be previously and proposed filled wetlands?	0.2%	
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/		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 <i>Heath care facility</i>
3.5 Are stream crossings designed in accordance with the GC 31?		<i>n/a, no stream crossings</i>
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?		
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. 		
6.1 Will there be complete loss of aquatic resources on site?		
6.2 Have the impacts to the aquatic resources been avoided and minimized to the greatest extent practicable?		
6.3 Will all aquatic resource function be lost?		
6.4 Does the aquatic resource (s) have regional significance (watershed or ecoregion)?		
6.5 Is there an on-site alternative with less impact?		
6.6 Is there an off-site alternative with less impact?		
6.7 Will there be a loss to a resource dependent species?		
6.8 Are indirect impacts greater than 1 acre within and adjacent to the project area?		
6.9 Does the proposed mitigation replace aquatic resource function for direct, indirect, and cumulative impacts?		

*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.

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

DHR Use Only	
R&C #	_____
Log In Date	___ / ___ / ___
Response Date	___ / ___ / ___
Sent Date	___ / ___ / ___

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 Riverwoods Supportive Living Health Center

Project Location 5 White Oak Dive

City/Town Exeter Tax Map 97 Lot # 23

NH State Plane - Feet Geographic Coordinates: Easting 1166948 Northing 17985
(See RPR Instructions and R&C FAQs for guidance.)

Lead Federal Agency and Contact (if applicable) ACOE
(Agency providing funds, licenses, or permits)
Permit Type and Permit or Job Reference # NH GP

State Agency and Contact (if applicable) NHDES
Permit Type and Permit or Job Reference # Dredge & Fill

APPLICANT INFORMATION

Applicant Name RiverWoods Company at Exeter c/o Justine Vogel

Mailing Address 7 White Oak Drive Phone Number 603-585-3005

City Exeter State NH Zip 03833 Email jvogel@trwg.org

CONTACT PERSON TO RECEIVE RESPONSE

Name/Company Brendan Quigley / Gove Environmental Services

Mailing Address 8 Continental Dr., Bldg 2, Unit H Phone Number 6035804112

City Exeter State NH Zip 03833 Email bquigley@gesinc.biz

*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@dnr.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 10/22/2024.

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): built 2011 & 1987 (see demo plan)

- 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: _____ Date: _____

Attachment E

New Hampshire Natural Heritage Inquiry



New Hampshire Natural Heritage Bureau NHB DataCheck Results Letter

To: Brenden Walden
8 Continental Drive Bldg 2 Unit H
Exeter, NH 03833

From: NH Natural Heritage Bureau

Date: 9/24/2024 (This letter is valid through 9/24/2025)

Re: Review by NH Natural Heritage Bureau of request dated 9/24/2024

Permit Types: General Permit
Alteration of Terrain Permit
Standard Dredge & Fill - Minimum; or Expedited

NHB ID: NHB24-2924

Applicant: Brenden Walden

Location: Exeter
Tax Map: 97, Tax Lot: 23
Address: 5 White Oak Drive

Proj. Description: The proposed project involves the consolidating of three existing senior care units into one new building with over 100,000 SF of disturbance. proposed development also includes the addition of 141 parking spaces and the redevelopment of White Oak Road.

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: NHB24-2924



Attachment F
Plans (under separate cover)



Exeter Conservation Commission
October 8, 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, Andrew Koff, Trevor Mattera, Keith Whitehouse, Valorie Fanger, Alternate Kyle Welch, Alternate Michele Crepeau, Alternate Bill Campbell, Alternate Don Clement (remotely) and Select Board Representative Dan Chartrand.

Staff Present: Kristen Murphy, Conservation and Sustainability Planner

Chair Short called the meeting to order at 7:00 PM and introduced the members. Alternates Michele Crepeau and Kyle Welch were activated.

2. Public Comment

Action Items

1. Review of State Wetland Dredge and Fill and State Shoreland Permit applications from Foss Motors for a proposed Vehicle Storage Area at Tax Map 52, Lot 112.2 (Brendan Quigley)

Chair Short read out loud the Public Hearing Notice. He noted the applicant appeared previously but the Commission did not approve the Conditional Use Permits and indicated that to the Planning Board. Mr. Madison attended the Planning Board meeting on behalf of the Commission. The building which was previously proposed was taken away and the Planning Board felt the new plan satisfied the criteria.

Brendan Quigley of Gove Environmental presented the application which he noted was summarized by Chair Short. Mr. Koff noted he was not present in August and asked if the parking lot design had changed to pervious, and Mr. Quigley indicated yes, with minor changes he pointed to on the plan, with underdrains for treatment. He noted there were small areas with regular pavement. He noted 3,327 SF of total impact and pointed to those areas on the plan. He noted Wheelwright Creek was not on the State’s list of Shoreland protected water bodies but the Reservoir is. He noted the 150’ buffer is barely impacted with 91% of vegetation and 1.5% of the lot in the shoreland and engineered stormwater treatment. He noted the total area of the lot is 115,813 SF and the proposed disturbance is 31,000 SF including the areas being graded and not paved and includes road disturbance. He calculated 1,804 SF of impervious surface.

44 Mr. Mattera noted that the plan has gone back and forth a few times and he appreciates the work that
45 has gone into the design changes and removal of some of the sticking points. He stated that he
46 commended the design we ended up with.

47

48 MOTION: Chair Short motioned that the Commission has no objection to the state dredge and fill
49 application as proposed. Mr. Mattera seconded the motion. A vote was taken, all were in favor, the
50 motion passed 7-0-0.

51

52 MOTION: Chair Short motioned that the Commission has no objection to the Shoreland application as
53 proposed and will send a memo to the state. Mr. Mattera seconded the motion. A vote was taken, all
54 were in favor, the motion passed 7-0-0.

55

56 2. Major Impact Standard Dredge and Fill Wetland Permit Application for 28,418 SF of permanent
57 wetland impact and 7,636 SF of temporary wetland impact for Dade Auto Holdings at 146 Portsmouth
58 Ave. for a commercial auto dealership located at Tax Map 51-3-4 (Cindy Balcius, SRE, Inc.)

59

60 Chair Short read out loud the Public Hearing Notice.

61

62 Cindy Balcius of SRE, Inc. presented the application on behalf of Dade Auto Holdings. She noted that
63 they appeared on 12/13/22 with rough draft plans for the new building next to Exeter Volvo with 34,520
64 SF of permanent impact at the time and did a pre-application with the state wetland's bureau and
65 looked for mitigation. She showed the existing conditions plan and referenced the site walk tonight,
66 highest observable tideline and prime wetlands, 100' buffer, 100' tidal buffer (state setbacks) and 250'
67 DES shoreland. She noted the plan stayed away from the higher functioning wetlands and Parkman
68 Brook. She noted 28,418 SF of permanent impact and 7,636 SF of temporary. Ms. Balcius explained the
69 process of surcharging for the structural support of the new building. She noted the revised project
70 avoids future high tides. She noted the stormwater treatment system for full development was
71 designed to meet town regulations and were reviewed by Ms. Murphy and the project engineer who are
72 working on that now. An AoT application will be done. She noted the owner likes the \$220,000 in lieu
73 fee. She noted more information was requested from the state concerning flagging prime wetlands.

74

75 Ms. Fanger asked about the shoreland boundary being worked out not. Ms. Balcius indicated the state
76 was aware they are still working out the local shoreland impacts but the local shoreland is not on the
77 state plan. Ms. Murphy indicated there were concerns about the deadline expiring before the memo
78 from the Commission was sent. Chair Short noted that the state responded that the Commission's
79 questions be answered.

80

81 Ms. Fangor asked about underground petroleum tanks and Ms. Balcius indicated there was not any
82 planned to her knowledge.

83

84 Mr. Koff asked who was on the site walk and Chair Short indicated himself, Mr. Whitehouse, Ms.
85 Crepeau and Ms. Murphy.

86

87 Mr. Fangor indicated the big fill was concerning and asked about the temporary fill for surcharging. Ms.
88 Balcius explained fill would be there one growing season then the black cloth would be removed. Ms.
89 Murphy asked for confirmation the engineering firm concurred 1-3 years. Ms. Balcius stated that they
90 are mandated to that. As an example if put in in December it doesn't have to be removed until October
91 of the following year. She indicated that she did not know where the fill was coming from but there are
92 specifications.

93

94 Ms. Fangor asked about the back land possibly becoming conservation and Ms. Balcius indicated the
95 owner was considering that. Mr. Mattera noted avoiding the area modeled for marsh migration lends a
96 chunk of value to the area behind it.

97

98 Ms. Murphy read some of the questions submitted by Conor Madison. He questioned the estimated
99 time for dewatering, and asked about stormwater controls and exposed soil during the dewatering. **Ms.**
100 **Balcius indicated she will have a plan showing stormwater at that process and can have an engineer**
101 **answer his questions.** She indicated an example of use of Geotech fabric for temporary impact is at the
102 Rochester industrial park. Ms. Balcius showed the delineations on the first page and noted flood plain
103 wetlands are not out there.

104

105 Ms. Murphy noted that Mr. Madison asked about a tidal application with sea level rise and the retaining
106 wall or removing the wall. Ms. Balcius noted the site elevation and current drainage level of Exeter
107 Volvo and the commercial district around it. She noted that retaining walls, from an avoidance and
108 minimization standpoint, minimize impacts. She noted that they don't get permits for future changes.
109 The project is being kept to the front of the parcel and away from higher functioning areas. Ms. Balcius
110 noted the dealership has requirements for parking and access. There is an anticipated timeline for local
111 applications, and she will know more when they get together next week. Ms. Murphy noted he had
112 concerns with the retaining wall being directly linked to the tidal area.

113

114 Chair Short asked about the underground treatment area and Ms. Balcius noted there would be a
115 chamber.

116

117 Ms. Fangor agreed that the size of the project was pretty big, and it would be nice to nail down the
118 possibility of conservation land. **Ms. Balcius will ask the owner tomorrow.**

119

120 Ms. Murphy stated that the timeline for the state review expires the day before next meeting and the
121 Commission could address it tonight or schedule another meeting. The request for information is due
122 November 11th. Ms. Balcius indicated she would ask the state for an extension of a couple days.

123

124 Mr. Whitehouse asked about the deepest fill. Select Board Representative Chartrand said the height of
125 the retaining wall is 23.5 feet and shared concerns with the large amount of fill and recommended the
126 Commission weigh in with the state on that concern. He noted there is a lot of development on
127 Portsmouth Ave and a lot of wetlands, three applications have been seen now and another is coming.
128 Ms. Balcius clarified there is quite a lot of upland on this property, but development is being pushed up
129 front. He noted impacts are being seen.

130

131 With both this and the Volvo dealership owned by the same party, Ms. Murphy asked about shifting
132 impact to the existing Volvo dealership and about whether parking can be placed under structures. Ms.
133 Balcius noted the required amount of parking and size of the building are drivers of that, but **she can ask**
134 **the engineer if it could be shifted more.**

135
136 Ms. Murphy noted the rules changed a couple of years ago and now applicants can go straight to in lieu
137 fees. Ms. Murphy said with \$200,000 in lieu fees, has the owner considered local mitigation and she
138 asked about the Pickpocket Dam removal project being considered. Ms. Balcius indicated mitigation has
139 to be shovel ready. Ms. Murphy noted the feasibility study is available on the town's website. Mr.
140 Chartrand noted that the removal of the dam is on the town ballot for March. **Ms. Balcius indicated she**
141 **would check with the owner and Seta (from mitigation).**

142
143 Ms. Crepeau pointed out this building is double the size of the Volvo dealership and asked if the building
144 could be two stories to reduce the footprint. She noted concerns with the size of the project, the
145 application of three dealerships. Ms. Balcius noted the building is too small right now.

146
147 Mr. Koff agreed there was a large impact to a sensitive area with parking along the whole back. He
148 asked about eliminating 8-10' to reduce the height of the wall. He indicated that a 23' wall would have
149 impacts like shading and a lot of reasons, and he feels like this is too much. The upland is not being
150 utilized. Ms. Balcius responded by asking the Commission to imagine the retaining wall gone, then there
151 would be a 2:1 slope. Walls are frequently used to minimize impact. Chair Short asked at what point
152 the wall would go in. Ms. Balcius indicated there would be sheet piling with surcharging so it would be
153 when the temporary fill is pulled out. Chair Short asked why sheet piling wall couldn't be the permanent
154 wall. Ms. Balcius indicated the Geotech advisor should answer that. Ms. Murphy noted the clay soil had
155 to be compressed. Chair Short noted the sheet piling goes deeper. Ms. Crepeau asked about tiers and
156 Ms. Balcius noted there would be more wetland impact.

157
158 Mr. Mattera expressed concerns with the amount of wetland being filled for this development plan and
159 noted he was having a hard time with that. He noted benefits to not splitting the wetland system and
160 the avoiding of the area for future of marsh migration. He asked if there was any chance of failure with
161 the walls. The amount of fill if it would become fluid it would have impacts. Ms. Balcius noted it is
162 designed to avoid that, and human disturbance has multiplied the impact, and this project will intercept
163 and treat stormwater.

164
165 Ms. Murphy encouraged having the stormwater details, before local permits are filed, for the duration
166 of the surcharging phase. Ms. Balcius will submit that.

167
168 Ms. Murphy questioned 20' plus fill for a year is really a temporary impact. Ms. Balcius indicated she has
169 examples of this from Rochester.

170
171 Ms. Murphy asked Ms. Balcius to bring details of the Rochester example.

172

173 Ms. Murphy noted that the sea level rise model shows water coming in from Parkman Brook under
174 current scenarios of mean high, high water and yet the application only addresses water movement in
175 from Portsmouth Avenue. Mr. Whitehouse indicated there was evidence onsite of this flooding.

176
177 Chair Short indicated the applicant will get answers and come back next month. Ms. Balcius will ask for
178 an extension and copy Ms. Murphy. Ms. Murphy will send the state a note about the extension.

179
180 MOTION: Ms. Fangor motioned to send communication to the state telling them the applicant has
181 requested a two-day extension and will review the application at the next Conservation Commission
182 meeting in November. Mr. Koff seconded the motion. A vote was taken, all were in favor, the motion
183 passed 7-0-0.

184

185

186 3. Committee Reports

187

188 a. Property Management

189

190 i. 10/25 McDonnell Gate Operation Proposed Seasonal End Date

191

192 Ms. Murphy noted volunteers will stop opening and closing the McDonnell gate on October 25th
193 to end the season.

194

195 MOTION: Chair Short motioned to close the McDonnell gate on October 25th. Ms. Crepeau
196 seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.

197

198 ii. Raynes Farm Updates

199

200 Ms. Murphy reported that LGT Restoration have finalized work on the west and north
201 side. She provided pictures earlier. Steve Bedard is making progress but will need an
202 extension to do the east side clapboard next year and the extension will be approved by
203 the Commission, Board of Directors, L-CHIP and Town Manager Russ Dean. She noted
204 outstanding items were the fire detection system, and staircase which would be
205 deferred. Mr. Chartrand explained that Mr. Dean will submit the warrant article to the
206 Budget Recommendations Committee and the Select Board to move forward to the
207 voters. Ms. Murphy will have Jeff Beck look at the request and consider if there are
208 other electric issues needed to bundle with the fire suppression system work.

209

210 Chair Short noted it is worthwhile to give Mr. Bedard an extension because his portion
211 of the work is highly specialized.

212

213 MOTION: Chair Short motioned to grant an extension to Mr. Bedard until next year.
214 Mr. Whitehouse seconded the motion. A vote was taken, all were in favor, the motion
215 passed 7-0-0.

216

217 iii. Potential Raynes Fall Event

218

219 Mr. Whitehouse indicated he would like to see an event at Raynes and noted additional
220 parking is needed. He recommended cleaning up along the wall, tree trimming and
221 cutting stumps and to keep up around the immediate area of the barn.

222

223 Mr. Whitehouse noted he spoke to Amanda Kelly and is organizing volunteer projects
224 around town, working on a list with Ms. Murphy and Parks & Recreation. Chair Short
225 noted there could be some value in keeping track of what's been accomplished and by
226 who.

227

228

229 b. Outreach Events
230
231 i. Hike Exeter Challenge – Kyle Welch
232
233 Mr. Welch reported that Ms. Murphy had the stickers printed and there will be a description
234 and parking information next week.
235
236 c. Other Committee Reports (River Study, Sustainability, Energy/CPAC, Tree, CC Roundtable)
237 i. Seacoast Green Challenge
238 Ms. Murphy noted the competition with neighboring towns to see which community has the
239 most residents using the higher renewable content in their Community Power subscription
240 would run through January. She encouraged residents to opt up to a higher percentage.
241 ii. Ms. Murphy noted the River Study is talking about fees and analysis. Chair Short asked about
242 the Commission providing a recommendation and Mr. Chartrand indicated that the
243 recommendation would be timely once it goes on the warrant article.
244 iii. Ms. Murphy noted the Energy Committee is working on Window Dressers.
245 iv. Ms. Murphy noted the Sustainability Committee is working on Styrofoam recycling. She
246 noted there is a large increase in the waste management contract.
247
248 4. Approval of Minutes September 10, 2024 Meeting - ***Tabled***
249
250 5. Correspondence
251
252 **Other Business**
253
254 Next Meeting: 11/12/24, Submission Deadline 11/1/24
255
256 6. **Adjournment**
257
258 Chair Short adjourned the meeting at 8:41 PM.
259
260 Respectfully submitted,
261 Daniel Hoijer, Recording Secretary
262 Via Exeter TV
263 Webinar ID 878 3898 8356



Exeter Sustainability Advisory Committee presents



PUMPKIN COMPOSTING



LANEY & LU
INSPIRED EATERY



NOVEMBER 10TH, 2024 @ 9-11AM

26 WATER ST EXETER, NH 03833



OVER 1 BILLION POUNDS OF PUMPKINS ARE ADDED TO LANDFILLS EACH YEAR WHERE THEY PRODUCE METHANE, A HARMFUL GREENHOUSE GAS. DO YOUR PART BY COMPOSTING YOUR PUMPKINS!



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Improve the energy efficiency of your home.

FREE Home Energy Workshop



NHSaves Button Up Workshop is a 1½ hour presentation plus Q & A about improving the energy efficiency of your home. It covers energy saving tips and **NHSaves** energy efficiency programs. Learn about saving electricity, insulation and air sealing, energy audit and weatherization programs, rebates on electric and gas appliances, and other incentives from NH's energy utilities. New Hampshire residents that want to use energy wisely and save money will find the information very useful.

WHEN NEW HAMPSHIRE SAVES,



NHSaves.com

PRESENTATION:

Join us for a **NHSaves** Button Up Workshop in person or on [zoom](#).

WHEN:

Tuesday, November 19, 2024

6:00 P.M.–7:30 P.M.

Light refreshments will be served.

WHERE:

Exeter Public Library

Main Meeting Room—Mezzanine

4 Chestnut Street

Exeter, New Hampshire or on [zoom](#)

PRESENTER:

Ted Stiles, BPI Building Analyst

FOR ZOOM LINK AND QUESTIONS:

Contact Kristen Murphy

kmurphy@exeternh.gov or 603-418-6452

SPONSORED BY:

NHSaves: www.nhsaves.com

LOCAL PARTNERS:

Exeter Energy Committee

Exeter Public Library

Visit <https://nhsaves.com/events>

for dates and locations of all Button Ups.

Workshops are organized by **Plymouth**

Area Renewable Energy Initiative, (PAREI)

www.PlymouthEnergy.org • 603-536-5030

The workshops are FREE thanks to funding provided by



EVERSOURCE



THE EXETER CONSERVATION COMMISSION PRESENTS:

RAYNES FARM

FIRESIDE SUNRISE

**61 NEWFIELDS ROAD, EXETER, NH
SATURDAY NOV 23 AT 6:30 AM**

DRAFT



PHOTO COURTESY OF BEVERLY WHITEHOUSE

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