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 October 8th, 2024 at 5:00 pm meeting at 146 Portsmouth Ave, Exeter
to review site conditions prior to the meeting.

PUBLIC NOTICE
EXETER CONSERVATION COMMISSION
Monthly Meeting

The Exeter Conservation Commission will meet in the Nowak Room, Exeter Town Offices
at 10 Front Street, Exeter on **Tuesday, October 8th, 2024 at 7:00 P.M.**

Call to Order:

1. Introduction of Members Present
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, GES)
2. Major Impact Standard Dredge and Fill Wetland Permit Application for 28,418 sq. ft. of permanent wetland impact and 7,636 sq. ft. of temporary wetland impact for Dade Auto Holdings at 146 Portsmouth Ave. for a commercial auto dealership located at Tax Map 51-1.3-3, 3-4 (*Cindy Balcius, SRE Inc.*)
3. Committee Reports
    a. Property Management
        i. 10/25 McDonnell Gate Operation Proposed Seasonal End Date
        ii. Raynes Repairs Update
        iii. Potential Raynes Fall Event
    b. Outreach Events
        i. Hike Exeter Challenge - Kyle
    c. Other Committee Reports (River Study, Sustainability, Energy, Tree, CC Roundtable)
4. Approval of Minutes: 9/10/24 Meeting
5. Correspondence

Other Business

7. Next Meeting: 11/12/24, Submission Deadline 11/1/24

Dave Short
Exeter Conservation Commission
Posted October 4th, 2024 Exeter Town Website www.exeternh.gov and Town Office kiosk.

ZOOM Public Access Information:

Virtual Meetings can be watched on Ch 22 or Ch 98 and YouTube.
To access the meeting, click this link: https://us02web.zoom.us/j/87838988356
To access the meeting via telephone, call: +1 646 558 8656 and enter the Webinar ID: 878 3898 8356
Please join the meeting with your full name if you want to speak.
Use the "Raise Hand" button to alert the chair you wish to speak. On the phone, press *9.
More instructions for how to access the meeting can be found here:
https://www.exeternh.gov/townmanager/virtual-town-meetings

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

TOWN OF EXETER
PLANNING DEPARTMENT MEMORANDUM

Date: October 4th, 2024
To: Conservation Commission Board Members
From: Kristen Murphy, Conservation & Sustainability Planner
Subject: October 8th, Meeting
NOTE: A site walk is scheduled at 5 pm prior to the meeting (146 Portsmouth Ave)-see agenda.

1. **Foss State Permits**
The applicant was last before the Commission on August 13th, 2024. At that meeting the Commission voted that you were NOT in support of the Shoreland Conditional Use Permit (CUP) Application and you vote in favor of the Wetland CUP (see attached memo to the Planning Board). Connor Madison attended the August 22nd Planning Board meeting to represent the commission. Based on feedback from the Commission, the applicant removed the building portion of the application from consideration and the Planning Board approved the CUPs with some conditions (see attached memo).

The applicant is now before you for the state wetland and shoreland applications for the vehicle storage area.

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:*

State Shoreland: ***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:*

2. **Dade Auto Holdings**
The applicant was before the board on December 13, 2022 for conceptual review. We received a wetland application to the state. As per the CC bylaws, Dave Short issued the state indicating an intent to investigate the application. The applicant scheduled a site walk and was on the Aug 13 agenda but requested to be placed on a future meeting. Based on concerns about the NHDES review timeline expiring, the Conservation Commission voted at that meeting to send a letter to NHDES indicating their initial concerns prior to discussing the project with the applicant (see attached letter)

The applicant is aware the project will require a wetland conditional use permit and will likely also require a shoreland conditional use permit. Staff met with the applicant on July 31st and noted the current Exeter local shoreland overlay district shown on the plans appears to be erroneously drawn.
Suggested Motion:

Move to send a memo to the State indicating:

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

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

GOVE ENVIRONMENTAL SERVICES, INC.

NH DES WETLANDS BUREAU
MINOR IMPACT
DREDGE & FILL APPLICATION
For
FOSS MOTORS VEHICLE STORAGE AREA

127 Portsmouth Avenue

Tax Map 52 Lot 112.2

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

Table of Contents

NH DES Dredge & Fill Application Forms

NEW HAMPSHIRE DEPARTMENT OF Environmental Services

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: Meniscus Financial Holdings, LLC **TOWN NAME:** Exeter

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?	(●) Yes ( ) No
Does the property contain a PRA? If yes, provide the following information:	( ) Yes (●) No
• 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.	( ) Yes (●) No
• Protected species or habitat? o If yes, species or habitat name(s): o NHB Project ID #:	( ) Yes (●) No
• Bog?	( ) Yes (●) No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	( ) Yes (●) No
• Designated prime wetland or duly-established 100-foot buffer?	( ) Yes (●) No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	( ) Yes (●) No
Is the property within a Designated River corridor? If yes, provide the following information: • Name of Local River Management Advisory Committee (LAC): • A copy of the application was sent to the LAC on Month: Day: Year:	( ) Yes (●) No

For dredging projects, is the subject property contaminated? • If yes, list contaminant:	○ Yes ◉ No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	○ Yes ◉ No
For stream crossing projects, provide watershed size (see WPPT or Stream Stats): no crossings	

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.

The project involves construction of a paved vehicle storage and display lot at 127 Portsmouth Ave (Map 52 Lot 112.2) for use by Foss Motors which operates an auto dealership adjacent to the property. The storage lot will be constructed on a maintained field and will include a connecting driveway to the existing Foss Motors facility. A total of 3,327 SF of wetland impact is proposed to wetland in and adjacent to the field.

SECTION 3 - PROJECT LOCATION

Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.

ADDRESS: 127 Portsmouth Ave

TOWN/CITY: Exeter

TAX MAP/BLOCK/LOT/UNIT: Map 52 Lot 112.2

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

(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): 42.98791 N 70.93215 W

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: Meniscus Financial Holdings, LLC c/o Tim Foss		
MAILING ADDRESS: 133 Portsmouth Avenue		
TOWN/CITY: Exeter	STATE: NH	ZIP CODE: 03833
EMAIL ADDRESS: TimFoss@FossCars.com		
FAX:	PHONE: (603) 475-4339	
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)) ☐ N/A		
LAST NAME, FIRST NAME, M.I.: Quigley, Brendan		
COMPANY NAME: Gove Environmental Services, Inc		
MAILING ADDRESS: 8 Continental Drive Bldg 2 Unit H		
TOWN/CITY: Exeter	STATE: NH	ZIP CODE: 03833
EMAIL ADDRESS: bquigley@gesinc.biz		
FAX:	PHONE: 603-686-0086	
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. ■ Same as applicant		
NAME:		
MAILING ADDRESS:		
TOWN/CITY:	STATE:	ZIP CODE:
EMAIL ADDRESS:		
FAX:	PHONE:	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.		

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

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

Env-Wt 400: The boundary of the wetland was delineated by Gove Environmental Services utilizing the criteria specified in Env-Wt 406.01
Env-Wt 500: The project meets project specific design requirements for commercial/industrial/residential development in Env-Wt 524.04 (a) through (f) as follows:
a. The project does not involve stream crossings and no other resource specific requirements apply.
b. All proposed stormwater management facilities are located in upland areas. The project does not use wetlands or surface waters to serve as stormwater treatment.
c. The project will advance protection of water resources by updating stormwater management in full compliance with current State of NH and Town of Exeter regulations.
d. The project proposes a crossing of a constructed roadside drainage swale and largely isolated wetland at the edge of the field. These impacts will not alter hydrologic connections such that wetland or riparian functions will be impaired.
e. There is no fish habitat associated with the site. Drainage patterns will not be altered in a way that would impact downstream areas.
f. The proposed impacts occur to a drainage swale and isolated wetland at the edge of a maintained field in a developed commercial area. There is little if any wetland-dependent wildlife habitat in these areas. Wetlabd dependant wildlife habitat and associated migratory pathways will therefore not be disrupted.
Env-Wt 600: There are no coastal resources associated with the Site
Env-Wt 700: There is no Prime Wetland associated with the Site
Env-Wt 900: No stream crossings are proposed

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/rivers, 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	3,327		☐			☐
	Scrub-shrub Wetland			☐			☐
	Emergent Wetland			☐			☐
	Wet Meadow			☐			☐
	Vernal Pool			☐			☐
	Designated Prime Wetland			☐			☐
	Duly-established 100-foot Prime Wetland Buffer			☐			☐
Surface	Intermittent / Ephemeral Stream			☐			☐
	Perennial Stream or River			☐			☐
	Lake / Pond			☐			☐
	Docking - Lake / Pond			☐			☐
	Docking - River			☐			☐
Banks	Bank - Intermittent Stream			☐			☐
	Bank - Perennial Stream / River			☐			☐
	Bank / Shoreline - Lake / Pond			☐			☐
Tidal	Tidal Waters			☐			☐
	Tidal Marsh			☐			☐
	Sand Dune			☐			☐
	Undeveloped Tidal Buffer Zone (TBZ)			☐			☐
	Previously-developed TBZ			☐			☐
	Docking - Tidal Water			☐			☐
TOTAL		3,327					

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): 3,327	SF	× $0.40 =	$ 1,330.80
Seasonal docking structure:	SF	× $2.00 =	$
Permanent docking structure:	SF	× $4.00 =	$
Projects proposing shoreline structures (including docks) add $400 =			$
		Total =	$ 1,330.80
The application fee for minor or major impact is the above calculated total or $400, whichever is greater =			$ 1,330.80

SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05) Indicate the project classification.		
☐ Minimum Impact Project	■ Minor Project	☐ Major Project

SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)	
Initial each box below to certify:	
Initials: BQ	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: BQ	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.
BQ Initials:	The signer understands that: • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: 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: BQ	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: Timothy A Foss	DATE: 10-3-24
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE):	PRINT NAME LEGIBLY: Brendan Quigley, Gove Env. Srvs. Inc	DATE:

SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))	
As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.	
TOWN/CITY CLERK SIGNATURE:	PRINT NAME LEGIBLY:
TOWN/CITY:	DATE:

DIRECTIONS FOR TOWN/CITY CLERK:
Per RSA 482-A:3, I(a)(1)

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

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

NEW HAMPSHIRE DEPARTMENT OF Environmental Services

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: Meniscus Financial Holdings, LLC TOWN NAME: Exeter

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

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

PART I: AVOIDANCE AND MINIMIZATION

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

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

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

THE EXISTING FOSS MOTORS SITE IS FULLY UTILIZED AND EXTREMELY CONSTRAINED. THE PROPOSED ADDITIONAL VEHICLE STORAGE SPACE CANNOT BE ACCOMMODATED ANYWHERE WITHIN THE LIMITS OF THE EXISTING DEALERSHIP. THE PROPOSED PROJECT IS THE ONLY PRACTICABLE ALTERATIVE WHICH PROVIDES THE NEEDED STORAGE AREA WITH DIRECT ACCESS TO THE EXISTING DEALERSHIP. THE DIRECT CONNECTION BETWEEN THE PROPOSED VEHICLE STORAGE AREA AND THE EXISTING DEALERSHIP (AND THE ASSOCIATED WETLAND IMPACT) IS REQUIRED SO NEW INVENTORY CAN BE MOVED AROUND ON-SITE WITHOUT HAVING TO DRIVE ON PORTSMOUTH AVENUE. THE PROPOSED DESIGN LIMITS IMPACTS TO LOW VALUE WETLANDS ASSOCIATED WITH STORMWATER DRAINAGE AND DISTURBED WETLANDS AT THE EDGE OF A MAINTAINED FIELD. THIS IS THE LEAST IMPACTING ALTERNATIVE THAT IS PRACTICABLE.

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.

The proposed impacts are located within a stormwater swale extending from Portsmouth Ave and isolated wetlands in and at the edge of the maintained field. An appropriately sized culvert will be used to cross the drainage swale. These impacts will not segment or disrupt flow or alter hydrologic connections will not be affected.

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.

The project limits impacts to resource areas first by utilizing an existing maintained field rather than the adjacent area of mature forest on the property which is located in the Protected Shoreland associated with the reservoir. This area also contains more natural and valuable wetlands. Avoiding this forested area therefore avoids a greater impact to wetland function and value, wildlife habitat, and potentially water quality. The project also incorporates porous pavement technology and comprehensive treatment of stormwater for protection of downstream resources. All treated stormwater will be discharged downstream of the Exeter reservoir for protection of the drinking water resources.

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 proposed wetland impacts will not segment wetlands or disrupt flow paths such that groundwater may be affected. All stormwater will be treated in accordance with AOT and Exeter regulations. All stormwater will be discharged downstream of the Exeter Reservoir.

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: 9/30/24
Check this box to confirm that the application includes a NARRATIVE ON FUNCTIONAL ASSESSMENT: ☒
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: ☒ Note: The Wetlands Functional Assessment worksheet can be used to compile the information needed to meet functional assessment requirements.

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: Meniscus Financial Holdings, LLC **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 project has been designed to address specific needs of the Foss Motors dealership while avoiding wetland impacts to the maximum extent practicable. This has been accomplished by

1) Utilizing an existing maintained field area with minor wetland impacts to low value wetlands.

2) Avoiding impacts to natural forested area in the protected shoreland and minimizing impacts within the 150-foot woodland buffer

3) Utilizing porous pavement treatment technology for the entire surface of the proposed vehicle storage area

4) Meeting stormwater treatment standards of both AOT and the Town of Exeter

5) Discharging treated stormwater downstream of the Exeter Reservoir.

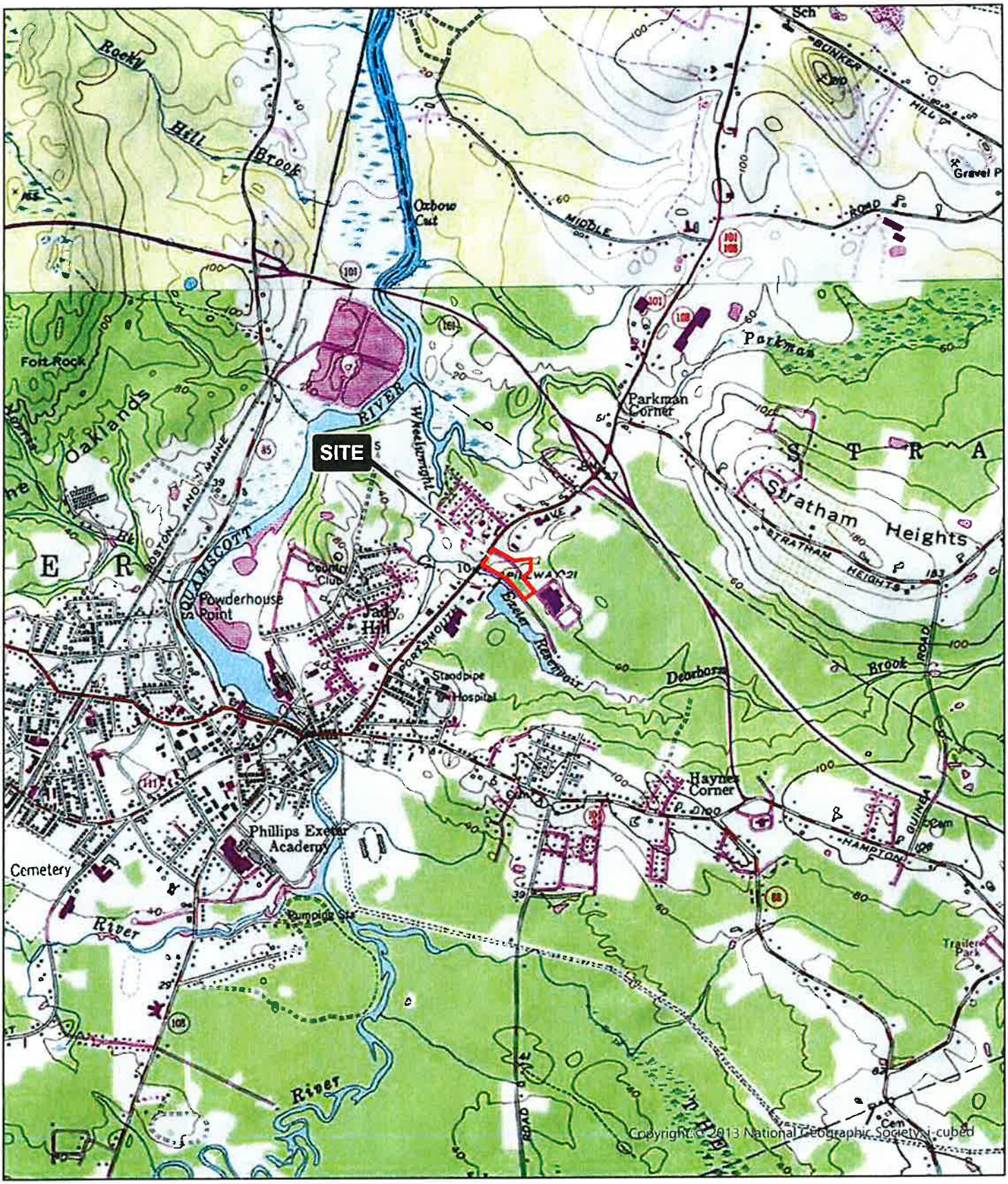
SECTION 5 - CONFORMANCE WITH Env-Wt 311.10(c) (Env-Wt 311.07(b)(4))**

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 proposed project impacts a low value stormwater swale and low value wetland in and at the edge of a maintained field. More valuable natural wetland resources in the forested area adjacent to the proposed lot and on the on the other side of the "GTE" road have been avoided.

Figures



1:24,000

Gove Environmental Services, Inc.

Locus Map

127 Portsmouth Ave
Exeter, NH

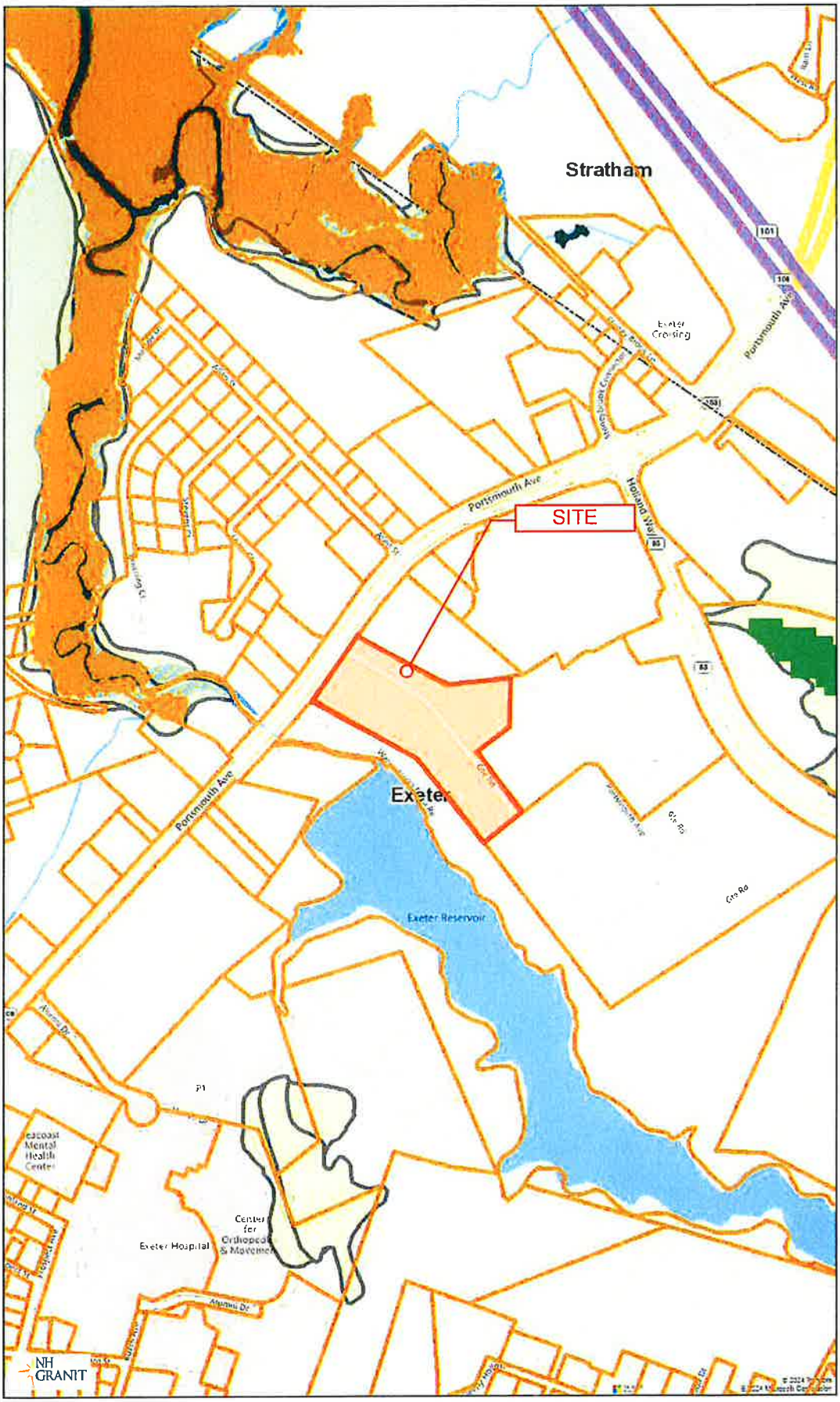
1:2,400

Gove Environmental Services, Inc.

2022 Aerial Photo

127 Portsmouth Ave
Exeter, NH

WPPT



Legend

- NH Parcels
- Additional Lines
- City/Town
- Prime Wetlands
- Prime Wetlands with 100
- Peatland
- Tidal Wetland
  - Brackish Marsh
  - High Marsh Mix
  - High Marsh, J. gerardii
  - High Marsh, S.patens / D.spi
  - Low Marsh
  - Mudflat
  - Open Water
  - Panne
  - Phragmites australis
  - Pool
  - Recently Flooded Forest
  - Short form S. alterniflora
  - Terrestrial border
  - Wrack
- Flood Plain Wetlands Adj
- Marsh-Scrub / Shrub Wet
- Dunes
  - backdune
  - foredune
  - interdune
  - other

Map Scale
1: 6,494

Map Generated: 9/30/2024

Notes

Attachment A

Impact Area Photos

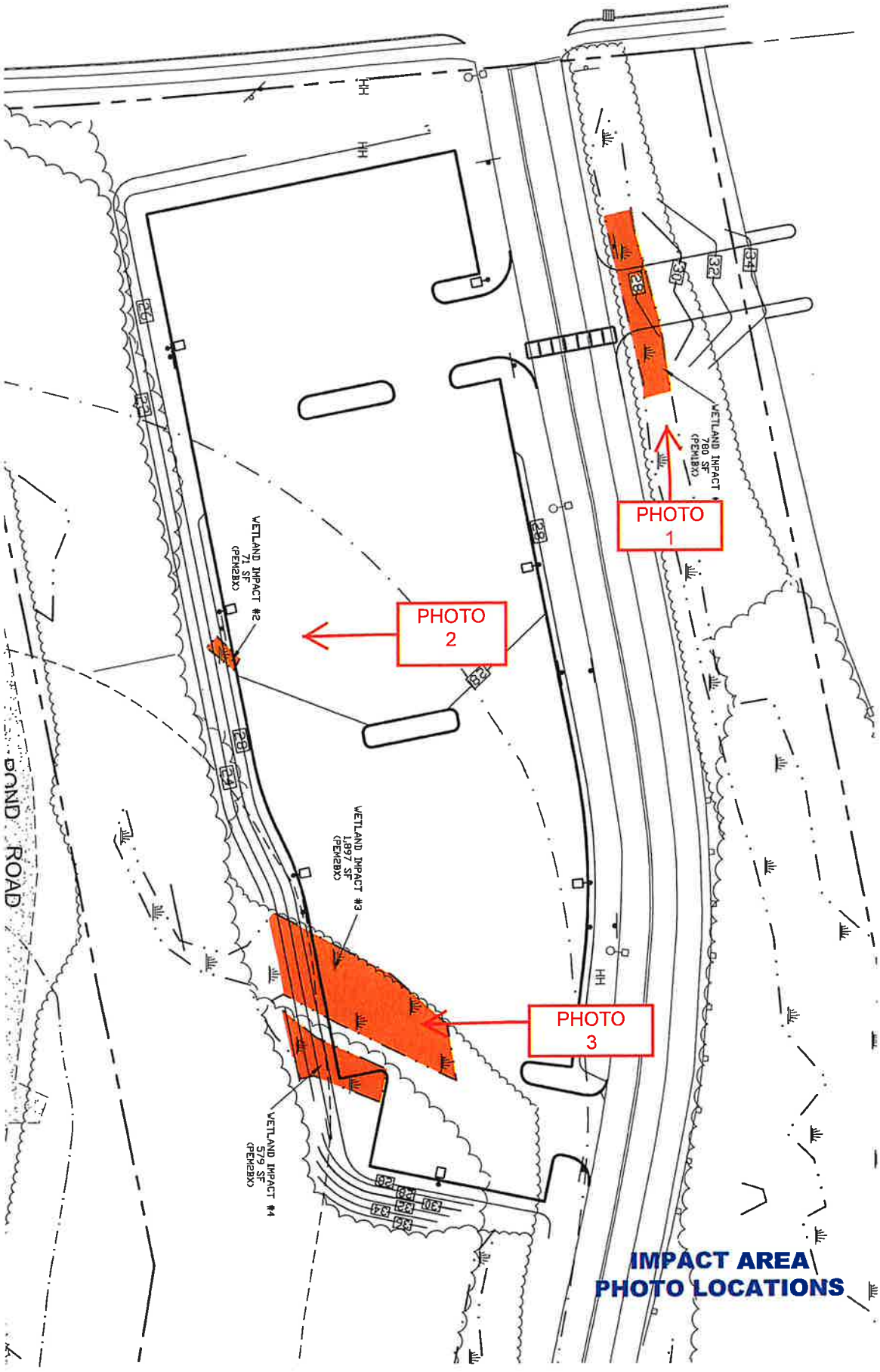

WETLAND IMPACT
780 SF
(PEM1BX)
PHOTO
1
PHOTO
2
WETLAND IMPACT #2
71 SF
(PEM2BX)
WETLAND IMPACT #3
1,897 SF
(PEM2BX)
PHOTO
3
WETLAND IMPACT #4
579 SF
(PEM2BX)
BOND ROAD
IMPACT AREA
PHOTO LOCATIONS

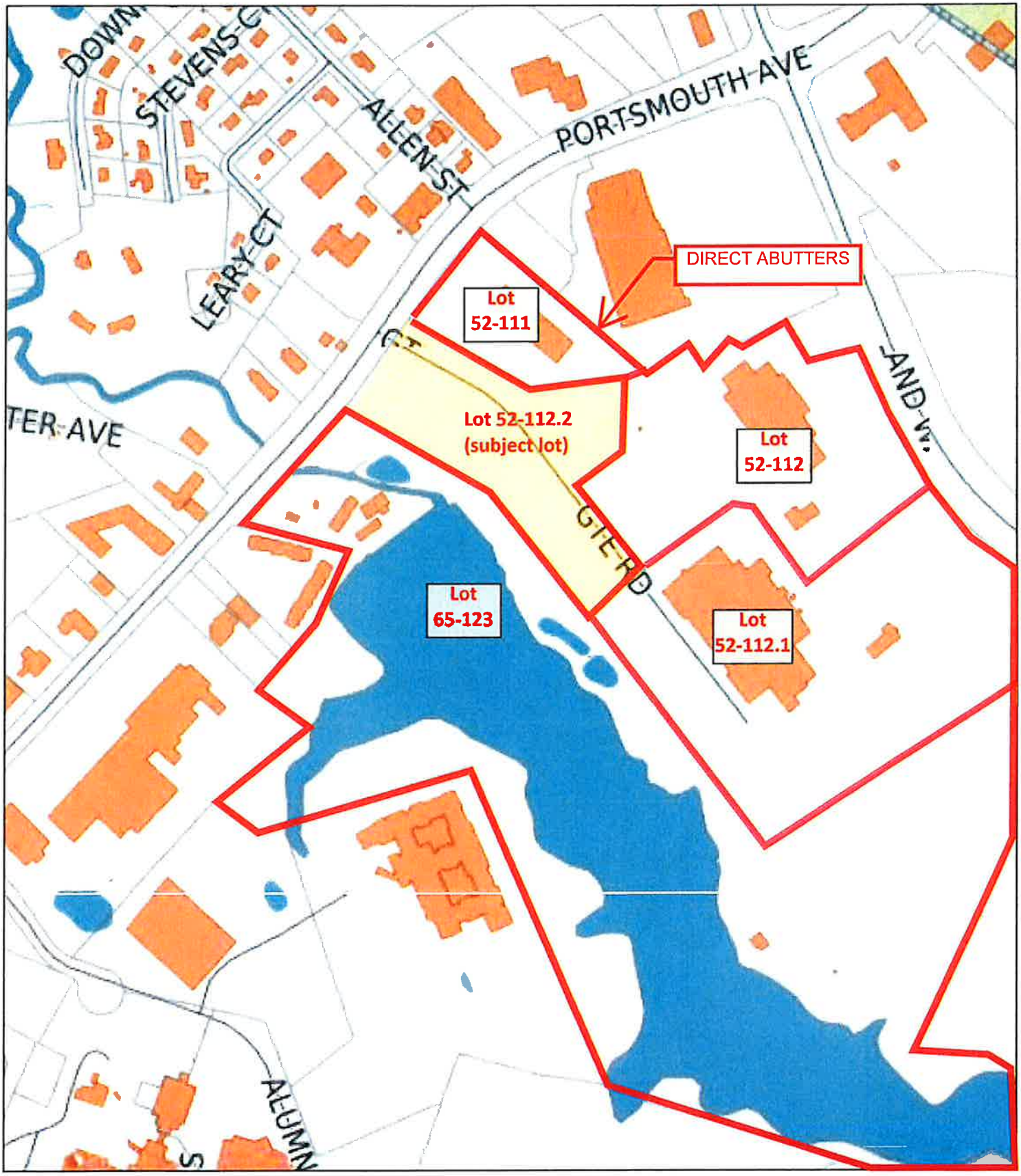
Photo 1: Impact Area 1

Photo 2: Impact Area 2

Photo 3: Impact Areas 3 & 4

Attachment B

Abutter Information



1:24,000

Gove Environmental Services, Inc.

Tax Map

127 Portsmouth Ave
Exeter, NH

<<DATE>>

«Name»
«Street»
«TownStateZip»

Re: Tax Map 52 Lot 112.2
127 Portsmouth Ave
Exeter, NH

Dear Abutter:

The purpose of this letter is to inform you that Meniscus Financial Holdings, LLC, owner of the above referenced property, has submitted a Dredge and Fill Application and Shoreland Permit Application to the NH Department of Environmental Services (NHDES) for wetland impacts and work in the protected shoreland of the Exeter Reservoir and Wheelright Creek. The proposed project involves the construction of a paved vehicle storage area to be utilized by the Foss Motors auto dealership adjacent to the property. A total of 3,327 square feet of wetland impact and 31,384 square feet of shoreland disturbance is proposed, all occurring in and around the existing maintained field and roadway on the property. After filing, copies of the final applications, 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,

Brendan Quigley, CWS
Gove Environmental Services, Inc.

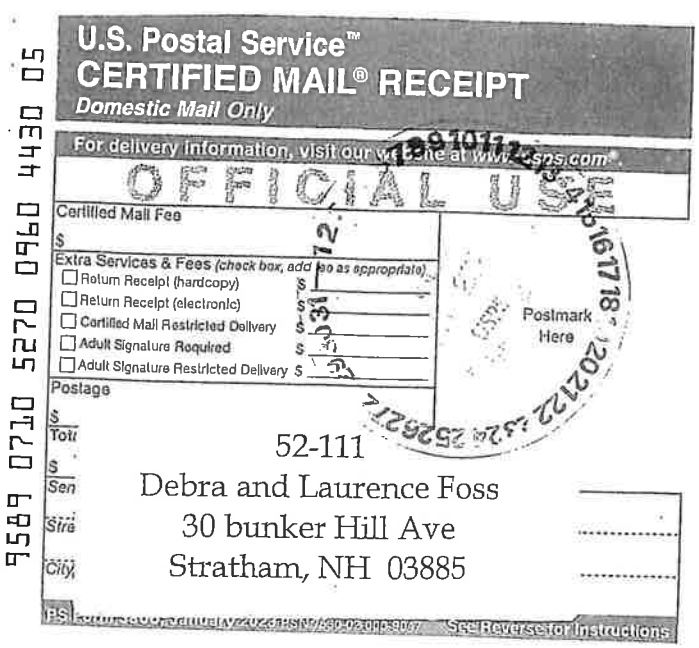
Abutters List

Subject Parcel

TAX MAP/LOT	OWNER OF RECORD
52-112-2	MENISCUS FINANCIAL HOLDINGS LLC 133 PORTSMOUTH AVE. EXETER, NH 03833

Direct Abutters

TAX MAP/LOT	OWNER OF RECORD
52-112-1	OSRAM SYLVANIA 275 W. MAIN ST. HILLSBORO, NH 03244
52-112	NH EXETER PROPERTIES LLC 120 NORTHWEST BLVD. NASHUA, NH 03063
52-111	LAURENCE & DEBRA FOSS 30 BUNKER HILL AVE. STRATHAM, NH 03885
65-123	TOWN OF EXETER 10 FRONT ST. EXETER, NH 03833 & EXETER SPORTSMANS CLUB PO BOX 1936 EXETER, NH 03833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52-111
Debra and Laurence Foss
30 bunker Hill Ave
Stratham, NH 03885
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions


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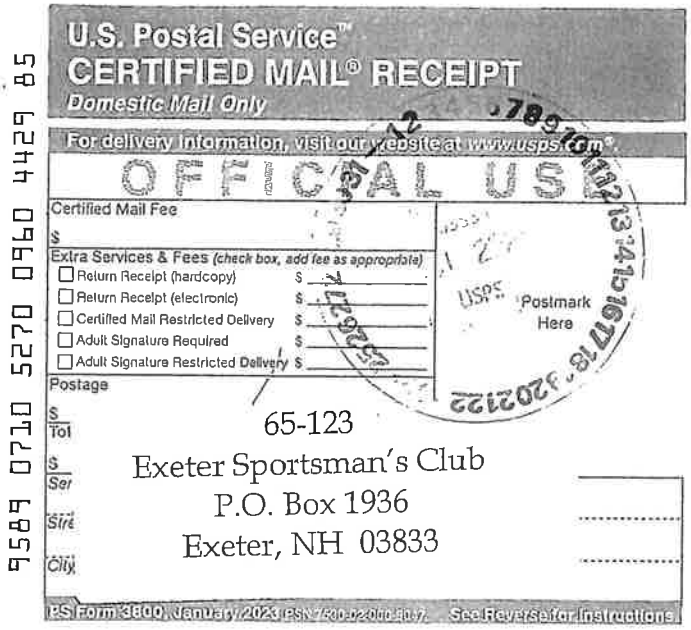
Postmark Here
52-112-1
Osram Sylvania
275 W. Main St
Hillsboro, NH 03244
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions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Certified Mail Restricted Delivery
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Adult Signature Restricted Delivery
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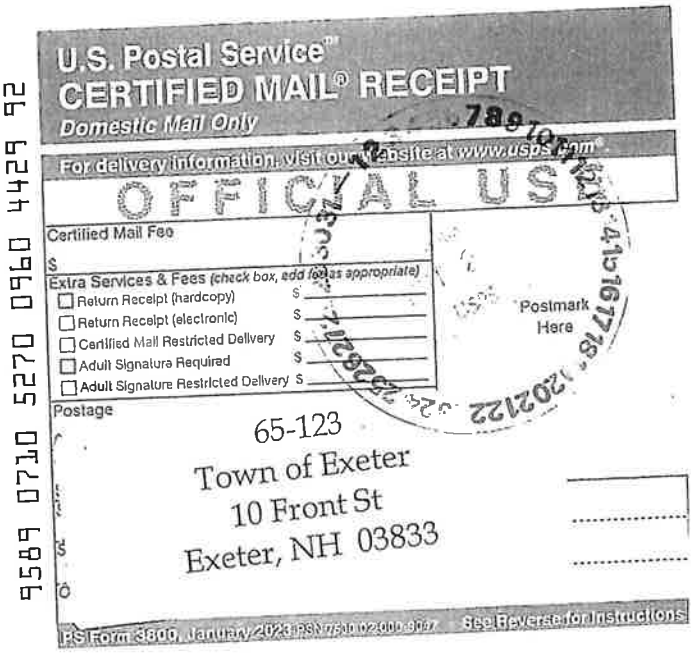
Postmark Here
65-123
Exeter Sportsman's Club
P.O. Box 1936
Exeter, NH 03833
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions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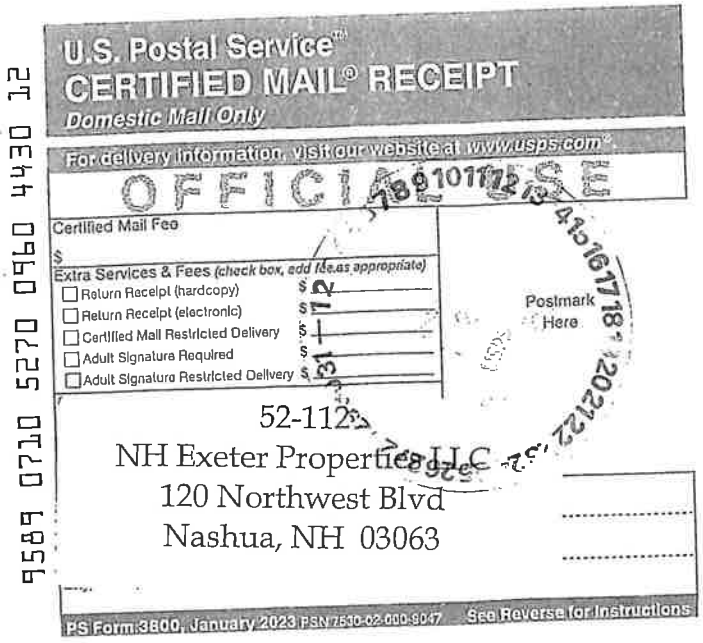
Postmark Here
65-123
Town of Exeter
10 Front St
Exeter, NH 03833
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions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Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
52-112
NH Exeter Properties LLC
120 Northwest Blvd
Nashua, NH 03063
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Attachment C

Wetland Delineation &Assessment Report

GOVE ENVIRONMENTAL SERVICES, INC

WETLAND DELINEATION REPORT & FUNCTIONAL ASSESSMENT

Tax Map 52 Lot 112.2
127 Portsmouth Ave
Exeter, NH
September 30, 2024

1.0 INTRODUCTION

This report is being submitted in connection with a proposal by Foss Motors to construct a vehicle storage and display area on the above-referenced property. 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. The functional assessment data forms, photos of the wetlands, and a figure showing the different areas discussed in this report have been attached following the text.

2.0 WETLAND DELINEATION

Resource areas on the property were delineated in October of 2023 by Gove Environmental Services 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 Doucet Survey and are depicted on the plans submitted separately for the Shoreland Wetlands CUP applications. The identified wetland areas are depicted on the attached figure and have been given unique designations for the purpose of discussion.

A Wetlands
The two "A" wetlands are the only two wetlands on the site which appear to be natural and relatively undisturbed. Both are forested wetlands dominated by Red Maple. Wetland A1 contains an intermittent stream which originates west of Holland Way and flows through a long culvert under the front of the site. Wetland A2 is the uppermost portion of a small, forested wetland adjacent to Waterworks Pond Road. The lower portion of this wetland appears to be impounded by Waterworks Pond Road.

B Wetlands
The "B" wetlands all have characteristics of drainage features or wetlands that may have been induced by drainage or grading from adjacent development. Wetlands B1 through B3 are clearly constructed stormwater management features consisting of swales adjacent to the GTE road and a detention pond. The remainder of the B wetlands (B4 through B6) lie in graded areas adjacent to the existing development

and field. It is not clear that these areas were intentionally constructed as drainage features, but they were likely affected by or created by the adjacent developed conditions or creation of the field which was clearly excavated and leveled at some point during the history of this area. Whether intentional or unintentional, these wetlands receive runoff from the surrounding developed areas and therefore essentially function as drainage features. All these areas are dominated by emergent, herbaceous vegetation such as cattail, purple loosestrife, soft rush, and other graminoid species.

C Wetlands
Wetland Areas C1 and C2 are somewhat different. C1 appears to be a small sink hole or low spot in the field which satisfies the technical requirements of a wetland but otherwise lacks any real wetland function and is completely isolated. C2 is essentially a small section of open channel between the outfall of the pipe from Wetland A1 and another culvert under Waterworks Pond Road, a distance of about 30 feet. This area constitutes a brief continuation of the intermittent stream from Wetland A1 but otherwise lacks wetland characteristics.

3.0 VERNAL POOLS

The wetlands were inspected for vernal pool activity on 4/3/24 and 4/9/24 following confirmed emergence of obligate vernal pool species in the area. No vernal pool indicators were observed in the wetlands on the site.

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 human 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.

Due to their location immediately upslope of the Exeter Reservoir and the developed nature of the area, protection of water quality is the principal function supported by the wetlands at this site is. Wetland C1 is the only exception as it consists of a small isolated low spot in the field with no connectivity. The densely developed character of area limits or precludes many other functions. Table 1 provides a summary of the functions and values identified in the different wetland areas.

Table 1—Wetland Function & Value Summary

Wetland ID	Principle Function(s)	Justification/Discussion
A1 A2	Water Quality Wildlife Habitat	Wildlife Habitat function is based on the more natural character of these two wetlands and association with undeveloped forested area. For A1, wildlife function is also enhanced by its association with an intermittent stream. Overall habitat function is limited by the developed setting, making these wetlands small habitat islands. Related secondary function is also supported for production export of wildlife food sources and general aesthetic value as open space. Limited secondary function is also supported in A1 for groundwater discharge, flood flow alteration, and shoreline stabilization along the intermittent stream.
B1-B6	Water Quality	All the "B" wetlands lack a diverse plant communities, lie directly adjacent to existing development, and function as stormwater management features, some having been specifically created for that purpose. These areas also support limited production export function by way of pollinator support and. Wetland B3 which is a constated stormwater basin, also supports limited secondary function for floodflow alteration by providing limited storage capacity.
C1	Production Export	This very small isolated pocket of wetland in the maintained field essentially lacks wetland function and value. It may provide some limited support for pollinator

		species if wildflowers are allowed to grow in between mowing. Production Export has therefore been considered its principal and only function
C2		

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 A1 and A2 stand out as the most valuable wetlands on the site. Wetland A1 is the most valuable because it is also associated with a stream. A more diverse and natural plant community associated with a stream enables both water quality function and wildlife habitat support. Despite also being a natural wetland, the wildlife habitat and water quality function of wetland A2 is more limited because of its small size and lack of connectivity.

Wetlands B1 through B6 are the next most valuable wetlands as a group. Although the water quality function identified in these wetlands is of extra importance due to the proximity of the reservoir, this can very easily be compensated and improved even improved upon as part of proposed development. This is particularly true of B1-B3 which are clearly created stormwater management features.

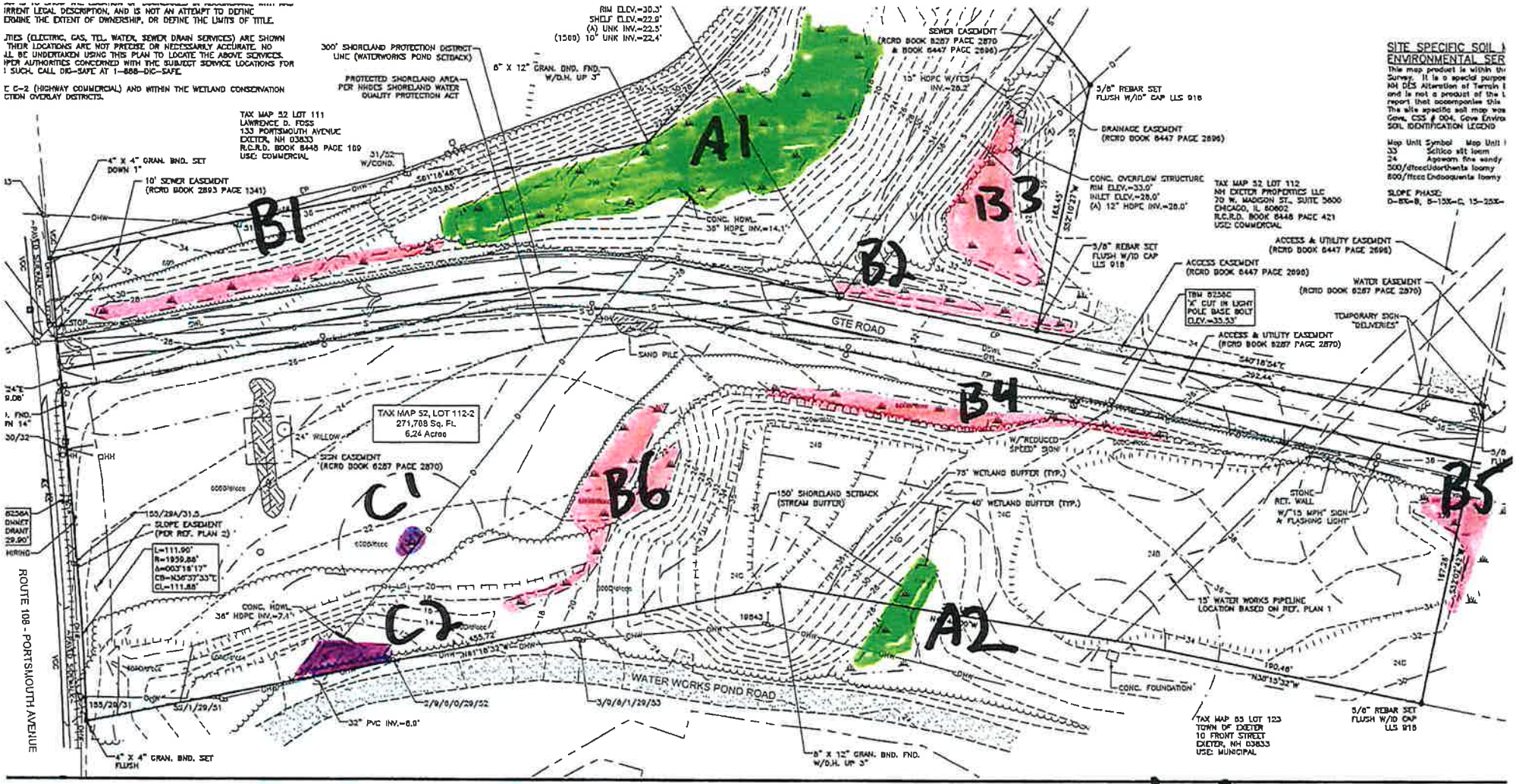
Wetlands C1 and C2 are the least valuable wetlands areas on the site. Wetland C2 does support an important shoreline stabilization function but in a more "mechanical" capacity given that it's a short section of stream channel between two pipes. Wetland C1 is the least valuable wetland, essentially an isolated hole in the field, and is nearly devoid of 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
Photographs



Wetland Areas Key Plan

Wetland Function-Value Evaluation Form

Total area of wetland ~20,000 SF Human made? no Is wetland part of a wildlife corridor? NO or a "habitat island"? YES

Adjacent land use Commercial Dev, Mowed Field 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? low

How many tributaries contribute to the wetland? 1 Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. A Wetlands

Latitude _____ Longitude _____

Prepared by: BJQ Date 9/30/24

Wetland Impact:
Type none Area _____

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

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	Y	7		minimal possible discourage along intermittent stream
Floodflow Alteration	Y	5,8,9,1315,18		storage capacity by way of restricted outlets
Fish and Shellfish Habitat	N			no permanent surface water
Sediment/Toxicant Retention	Y	1,2,3,4,5,6,7,10,12,16	X	receives drainage from adj development, dense vegetation, constricted outlet
Nutrient Removal	Y	3,4,5,7,8,9,11,14	X	receives drainage from adj development, dense vegetation, constricted outlet
Production Export	Y	1,7,10,12		wildlife food sources, pollinator potential, export via stream
Sediment/Shoreline Stabilization	Y	2, 3, 5,7,8,12,13,15		stability for intermittent stream in A1
Wildlife Habitat	Y	6,7,8,11,13,19,	X	habitat island in developed area, limited by size
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 ~13,000 SF Human made? YES Is wetland part of a wildlife corridor? NO or a "habitat island"? YES

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

Dominant wetland systems present PEM1Bx 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? low

How many tributaries contribute to the wetland? 0 Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. B Wetlands

Latitude _____ Longitude _____

Prepared by: BJQ Date 9/30/24

Wetland Impact:
Type Impacts #1, 3,& 4 Area 4,6 15 SF

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

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	N			drainage type features in low permeability soils
Floodflow Alteration	Y	4,5,7,9,15		minor storage capacity, mostly in B3 (detention pond)
Fish and Shellfish Habitat	N			no surface water
Sediment/Toxicant Retention	Y	1,2,3,4,5,6	X	receives drainage from adj development, function as vegetated swales and basin
Nutrient Removal	Y	3,5,7,8,9,11	X	receives drainage from adj development, function as vegetated swales and basin
Production Export	Y	1,12		minor wildlife food sources and pollinator potential
Sediment/Shoreline Stabilization	N			no surface water
Wildlife Habitat	N			small, surrounded by development, lacks surface water
Recreation	N			low aesthetic value, no recreational opportunity
Educational/Scientific Value	N			drainage type features
Uniqueness/Heritage	N			drainage type features
Visual Quality/Aesthetics	N			drainage type features
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 71SF Human made? YES Is wetland part of a wildlife corridor? NO or a "habitat island"? YES

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

Dominant wetland systems present PEM1Bx Contiguous undeveloped buffer zone present NO

Is the wetland a separate hydraulic system? Yes If not, where does the wetland lie in the drainage basin?

How many tributaries contribute to the wetland? 0 Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. C1 Wetland

Latitude Longitude

Prepared by: BJQ Date 9/30/24

Wetland Impact:
Type Impact #2 Area 71 SF

Evaluation based on:
Office X Field X

Corps manual wetland delineation completed? Y X N

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	N			small sink hole or excavation in low permeability soils
Floodflow Alteration	N			isolated
Fish and Shellfish Habitat	N			no surface water
Sediment/Toxicant Retention	N			isolated
Nutrient Removal	N			isolated
Production Export	y	1,12	X	minor pollinator potential
Sediment/Shoreline Stabilization	N			no surface water
Wildlife Habitat	N			small, surrounded by development, lacks surface water
Recreation	N			low aesthetic value, no recreational opportunity
Educational/Scientific Value	N			small sink hole or excavation in maintained field
Uniqueness/Heritage	N			small sink hole or excavation in maintained field
Visual Quality/Aesthetics	N			small sink hole or excavation in maintained field
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 668 SF Human made? YES Is wetland part of a wildlife corridor? NO or a "habitat island"? YES

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

Dominant wetland systems present PSS1BX 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? low

How many tributaries contribute to the wetland? 1 Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. C2 Wetland

Latitude _____ Longitude _____

Prepared by: BJQ Date 9/30/24

Wetland Impact:
Type Inone Area _____

Evaluation based on:
Office X Field X

Corps manual wetland delineation completed? Y X N _____

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	N			short section of open channel between 2 pipes
Floodflow Alteration	N			short section of open channel between 2 pipes
Fish and Shellfish Habitat	N			no permanent surface water
Sediment/Toxicant Retention	N			flow through, limited or no retention
Nutrient Removal	N			flow through, no retention time for utilization
Production Export	y	1,12	X	minor wildlife food sources and pollinator potential
Sediment/Shoreline Stabilization	Y	1,2,5,7,13	X	dense vegetation stabilizes short section of open channel
Wildlife Habitat	N			small, surrounded by development, pipe at either end
Recreation	N			low aesthetic value, no recreational opportunity
Educational/Scientific Value	N			drainage type feature
Uniqueness/Heritage	N			drainage type feature
Visual Quality/Aesthetics	N			drainage type feature
ES Endangered Species Habitat	N			none identified in area by NHB, developed area
Other				

Notes:

* Refer to backup list of numbered considerations.

Photo 1-- Swale at beginning of GTE Road that will need to be crossed to provide access from adj. Foss Motors Site (Wetland B1)

Photo 2—Upper part of Wetland A1 just below swale

Photo 3--Looking down into the main body of Wetland A1 from GTE Road

Photo 4--Wetland B4. Wetland B2 (swale) and B3 Basin lie to the left of the Road just outside the frame

Photo 5—Upper part of Wetland B6

Photo 6—middle part of Wetland B6

Photo 7—Wetland C1

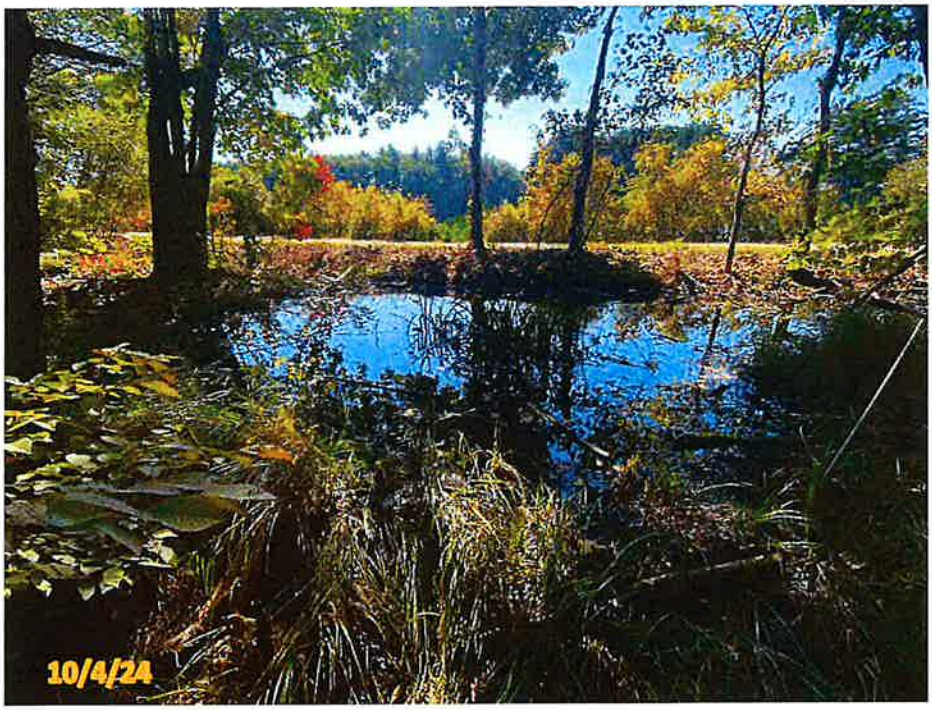


Photo 4--Wetland A2

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 404Checklist

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?	X	
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?	*3327SF*	
2.8 What % of the overall project sire will be previously and proposed filled wetlands?	*1.2%*	
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: • PDF: https://wildlife.state.nh.us/wildlife/wap-high-rank.html. • Data Mapper: www.granit.unh.edu. • GIS: www.granit.unh.edu/data/downloadfreedata/category/databycategory.html.		X
3.3 Would the project impact more than 20 acres of an undeveloped land block (upland, wetland/waterway) on the entire project site and/or on an adjoining property(s)?		X
3.4 Does the project propose more than a 10-lot residential subdivision, or a commercial or industrial development?		X
3.5 Are stream crossings designed in accordance with the GC 31?	*n/a, no stream crossings*	
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: • 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 # PENDING
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 Salem Police Station Redevelopment

Project Location 9 Veterans Memorial Parkway

City/Town Salem Tax Map 108 Lot # 7960

NH State Plane - Feet Geographic Coordinates: Easting 1105096 Northing 98940
(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 Town of Salem c/o Joseph Devine, InterimTown Manager

Mailing Address 33 Geremonty Drive Phone Number 603-890-2107

City Salem State NH Zip 03079 Email

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@dncr.nh.gov.

PROJECTS CANNOT BE PROCESSED WITHOUT THIS INFORMATION

Project Boundaries and Description

- ☒ Attach the Project Mapping ***using EMMIT or relevant portion of a 7.5' USGS Map.*** *(See RPR Instructions and R&C FAQs for guidance.)*
- ☒ Attach a detailed narrative description of the proposed project.
- ☒ Attach a site plan. The site plan should include the project boundaries and areas of proposed excavation.
- ☒ Attach photos of the project area (overview of project location and area adjacent to project location, and specific areas of proposed impacts and disturbances.) *(Informative photo captions are requested.)*
- ☒ A DHR records search must be conducted to identify properties within or adjacent to the project area. Provide records search results via EMMIT or in **Table 1**. *(Blank table forms are available on the DHR website.)* Please note, using EMMIT Guest View for an RPR records search does not provide the necessary information needed for DHR review.
  EMMIT or in-house records search conducted on 9/26/2024.

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): 1969

- ☒ 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: _____

United States Department of the Interior

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

In Reply Refer To:
Project Code: 2025-0001059
Project Name: Foss Motors Vehical Display Lot

10/02/2024 18:34:45 UTC

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

To Whom It May Concern:

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

About Official Species Lists

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

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

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

Endangered Species Act Project Review

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

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

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

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

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

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

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

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

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

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

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

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

Migratory Birds

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

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

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

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

Attachment(s): Official Species List

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

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

This species list is provided by:

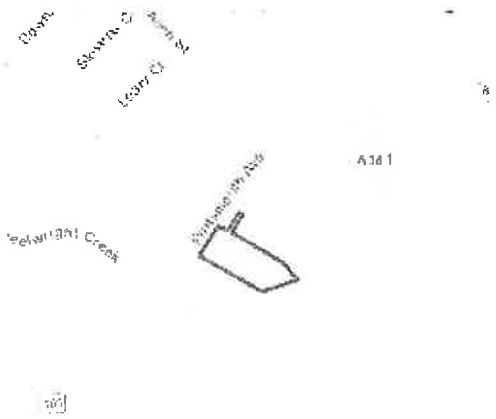
New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5094
(603) 223-2541

PROJECT SUMMARY

Project Code: 2025-0001059
Project Name: Foss Motors Vehical Display Lot
Project Type: Commercial Development
Project Description: The project involves construction of a paved vehicle storage and display lot at 127 Portsmouth Ave (Map 52 Lot 112.2) for use by Foss Motors which operates an auto dealership adjacent to the property. The storage lot will be constructed on a maintained field and will include a connecting driveway to the existing Foss Motors facility. A total of 3,327 SF of wetland impact is proposed to wetland in and adjacent to the field.

Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@42.98828705,-70.93300184676787,14z



Counties: Rockingham County, New Hampshire

ENDANGERED SPECIES ACT SPECIES

There is a total of 2 threatened, endangered, or candidate species on this species list.

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

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

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

---

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

MAMMALS

NAME	STATUS
Tricolored Bat *Perimyotis subflavus*	Proposed Endangered

No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/10515

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus*	Candidate

No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/9743

CRITICAL HABITATS

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

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

IPAC USER CONTACT INFORMATION

Agency:	Gove Environmental Services Inc
Name:	Brendan Quigley
Address:	8 Contintental Drive
Address Line 2:	Bldg 2 Unit H
City:	Exeter
State:	NH
Zip:	03833
Email	bquigley@gesinc.biz
Phone:	6037780644

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: 3/18/2024 (This letter is valid through 3/18/2025)

Re: Review by NH Natural Heritage Bureau of request dated 3/18/2024

Permit Types: Shoreland Standard Permit
Wetland Standard Dredge & Fill - Major
General Permit

NHB ID: NHB24-0896

Applicant: Brenden Walden

Location: Exeter
Tax Map: 52, Tax Lot: 1
Address: 127 portsmouth avenue

Proj. Description: The applicant is proposing a commercial vehicle storage area at the front of the lot to increase inventory at 127 Portsmouth Avenue, along with a connecting driveway to the existing Foss Motors vehicle display lot. Additionally, an accessory storage use building is proposed towards the rear of the lot.

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

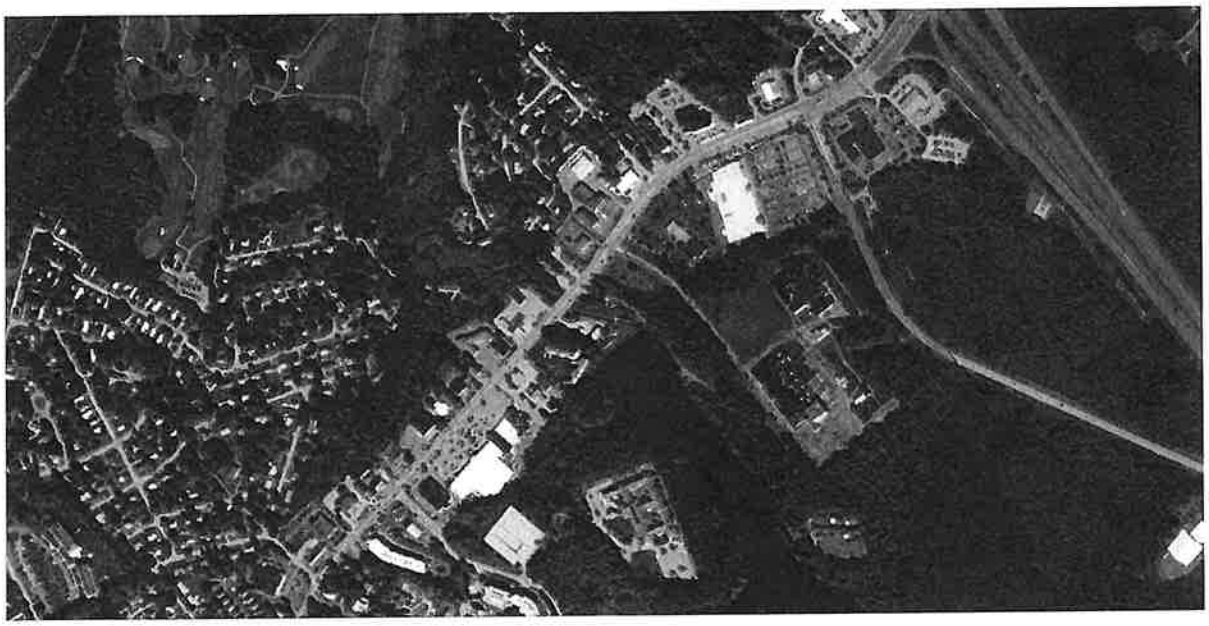
A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed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

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

Department of Natural and Cultural Resources
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DNCR/NHB
172 Pembroke Rd.
Concord NH 03301

MAP OF PROJECT BOUNDARIES FOR: NHB24-0896



Department of Natural and Cultural Resources
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DNCR/NHB
172 Pembroke Rd.
Concord NH 03301

Attachment F

Plans (under separate cover)

GOVE ENVIRONMENTAL SERVICES, INC.

NH DES WETLANDS BUREAU
SHORELAND APPLICATION
For
FOSS MOTORS VEHICLE STORAGE AREA

127 Portsmouth Avenue

Tax Map 52 Lot 112.2

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

Table of Contents

NH DES Shoreland Application Form

Attachments

NH DES Shoreland Application Form

NEW HAMPSHIRE DEPARTMENT OF Environmental Services

SHORELAND PERMIT APPLICATION

Water Division / Wetlands Bureau

Check Application Status

RSA / Rule: RSA 483-B, Env-Wq 1400

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

This is an application for a permit to excavate, fill, construct new structures, or remove structures within the protected shoreland regulated under RSA 483-B. By providing your email address, you authorize NHDES to communicate all matters relative to this filing electronically, using your email address.

SECTION 1 - PROJECT DESCRIPTION (Env-Wq 1406.07)

Please concisely describe your proposed project:

The project involves construction of a paved vehicle storage and display lot at 127 Portsmouth Ave (Map 52 Lot 112.2) for use by Foss Motors which operates an auto dealership adjacent to the property. The storage lot will be constructed on a maintained field utilizing porous pavement and will include a connecting driveway to the existing Foss Motors facility. The project involves a total proposed disturbance to the protected shoreland of 31,384 SF the majority of which occurs outside the Woodland Buffer. Total proposed cover by impervious surfaces is 1.56% Requirements for maintenance of Naturally Vegetated Woodland Buffer are met and exceeded. No work is proposed in the Waterfront Buffer which lies off the property.

SECTION 2 - PROJECT LOCATION (Env-Wq 1406.07)

ADDRESS: 127 Portsmouth Ave	TOWN/CITY: Exeter	STATE:NH	ZIP CODE: 03833
WATERBODY NAME: Exeter Reservoir	TAX MAP/ BLOCK/LOT NUMBER: 52/112.2		

SECTION 3 - PROPERTY OWNER AND DEED INFORMATION (Env-Wq 1406.07)

The legal name of each property owner must be as it appears on the deed of record. If the owner is a trust or a company, write the name of the trust or company as the owner's name.

LAST NAME, FIRST NAME, M.I: Meniscus Financial Holdings, LLC			
MAILING ADDRESS: 133 Portsmouth Avenue	TOWN/CITY: Exeter	STATE: NH	ZIP CODE: 03833
PHONE: (603) 475-4339	EMAIL (if available): TimFoss@FossCars.com		
REGISTRY OF DEED COUNTY Rockingham	BOOK NUMBER 6449	PAGE NUMBER 841	

SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER), IF DIFFERENT THAN OWNER (Env-Wq 1406.07)

If the applicant is a trust or a company, write the name of the trust or company as the applicant's name. If the applicant is the owner, please leave blank and check the following box: ■

LAST NAME, FIRST NAME, M.I:			
MAILING ADDRESS:	TOWN/CITY:	STATE:	ZIP CODE:
PHONE:	EMAIL (if available):		

SECTION 5 - CONTRACTOR OR AGENT (OPTIONAL)

LAST NAME, FIRST NAME, M.I: Quigley, Brendan J. Gove Environmental Services Inc.			
ADDRESS: 8 Continental Drive Bldg 2 Unit H	TOWN/CITY: Exeter	STATE: NH	ZIP CODE: 03833
PHONE: 603-686-0086	EMAIL (if available): bquigley@gesinc.biz		

SECTION 6 - CRITERIA (Env-Wq 1406.07)

Please check at least one of the following:

- [■] This shoreland permit application requires neither a proposal to make the property more nearly conforming nor a request for a waiver of a minimum standard.
- [ ] This shoreland permit application includes a proposal to make the structures and/or the property more nearly conforming in accordance with RSA 483-B:11.
- [ ] This shoreland permit application includes a request for a waiver of the following minimum standard(s): RSA 483-B:9, V.

SECTION 7 - RELATED PERMIT APPLICATIONS ASSOCIATED WITH THIS PROJECT (Env-Wq 1406.14)

Please indicate if you also require the following permits. If so, please indicate the status of your permit application.

Permit Type	Permit Required	File Number	Permit Application Status
Alteration of Terrain per RSA 485-A:17	[■] YES [ ] NO	pending	[ ] APPROVED [■] PENDING [ ] DENIED
Individual Sewerage Disposal per RSA 485-A:29	[ ] YES [■] NO		[ ] APPROVED [ ] PENDING [ ] DENIED
Subdivision Approval per RSA 485-A:29	[ ] YES [■] NO		[ ] APPROVED [ ] PENDING [ ] DENIED
Wetlands Permit per RSA 482-A	[■] YES [ ] NO	pending	[ ] APPROVED [■] PENDING [ ] DENIED

SECTION 8 - REFERENCE LINE ELEVATION (Env-Wq 1406.07)

Required for projects located on the protected shoreland of lakes or ponds. The reference line elevations for most lakes, ponds, and artificial impoundments greater than 10 acres are listed in the Consolidated List of Waterbodies Subject to the Shoreland Water Quality Protection Act. See RSA 483-B:4, XVII for the definition of reference line.

REFERENCE LINE ELEVATION (feet above sea level): 18-feet

SECTION 9 - APPLICATION FEE & SUBMITTAL (RSA 483-B:5-b, I(b); RSA 483-B:5-b, X)

A nonrefundable permit application fee of $200 plus $0.20 per total square feet of impact for restoration of water quality improvement projects, or $400 plus $0.20 per total square feet of impact for all other projects is required at the time the application is submitted. *Applications for projects solely funded by municipal, county, state, or federal entities shall incur a permitting fee no greater than $3,750.*

To mail or hand deliver this application and all required attachments to the NHDES Wetlands Bureau, please use PO Box 95, Concord, NH 03302-0095. Missing information may delay your shoreland permit application and may result in denial. *If paying by check or money order, please make payable to the Treasurer, State of New Hampshire.*

SECTION 10 - CALCULATING TOTAL IMPACT AREA / PERMIT APPLICATION FEE (RSA 483-B:5-b, I(b); RSA 483-B:5-b, X)	
Calculate total impact area by determining the sum of all areas disturbed by regrading, excavating, filling, construction or structure removal. Impacts often include, but are not limited to constructing new driveways, constructing new structures, areas disturbed when installing septic systems and foundations, creating temporary access roads to drill a new well and regrading associated with landscaping activities.	
TOTAL AREA IMPACTED WITHIN THE PROTECTED SHORELAND = 31,384	**(A) square feet**
• *For restoration of water quality improvement projects:* Multiply line (A) by $0.20 **and** add $200. **[(A) × $0.20 + $200]** = $	**Permit fee[1]**
• *For all other projects:* Multiply line (A) by $0.20 **and** add $400. **[(A) × $0.20 + $400]** = $6,676.80	**Permit fee**

SECTION 11 - REQUIRED CERTIFICATIONS (Env-Wq 1406.08; Env-Wq 1406.10(a))	
By initialing each of the following statements, and signing below, you are certifying that:	
Initials: BQ	The information provided is true, complete, and not misleading to my knowledge and belief.
Initials: BQ	I understand that: • Any permit or waiver granted based on false, incomplete, or misleading information shall be subject to revocation. • I am subject to the applicable penalties in RSA 641, Falsification in Official Matters. • Obtaining a shoreland permit shall not exempt the work proposed from other state, local, or federal approvals.
Initials: BQ	I have notified the governing body of the municipality or municipalities in which the property is located by certified mail, in accordance with Env-Wq 1406.13.
Initials: BQ	I have notified all abutters[2] of the proposed impacts via certified mail, in accordance with Env-Wq 1406.13.
Initials: BQ	☐ This project is within one-quarter mile of a designated river, and I have provided the Local River Management Advisory Committee (LAC) with a copy of my complete application, including all supporting materials, via certified mail, in accordance with Env-Wq 1406.13. ■ This project is *not* within one-quarter mile of a designated river.
Initials: BQ	For any project proposing that the impervious area be at least 15% but not more than 20% within the protected shoreland, I certify that the impervious area is not more than 20%. ■ N/A

SECTION 12 - REQUIRED SIGNATURES (Env-Wq 1406.08) Both the property owner and applicant must sign.		
SIGNATURE (OWNER):	PRINT NAME LEGIBLY: Timothy Ross	DATE: 10-3-24
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:

[1] Projects solely funded by municipal, county, state, or federal entities shall incur a permit application fee no greater than $3,750.
[2] "Abutter" means any person who owns property immediately contiguous to the property on which the proposed work will take place, or who owns flowage rights on such property. The term does not include properties separated by a public road or located more than ¼ mile from the limits of the proposed work. If contiguous properties are owned by the person who is proposing the work, then the term includes the person owning the next contiguous property, subject to the ¼ mile limitation.

SHORELAND PERMIT APPLICATION WORKSHEET

You must include this worksheet with every shoreland permit application. Include a separate worksheet for each individual lot of record where impacts are proposed.

In this worksheet, "pre-construction" impervious surface area[3] means all human-made impervious surfaces[4] currently present within the protected shoreland of a lot, whether to be removed or to remain after the project is completed. "Post-construction" impervious area means all impervious surfaces that will exist within the protected shoreland of a lot upon completion of the project, including both new and any remaining pre-construction impervious surfaces. All answers must be in square feet.

Calculating Impervious Area

CALCULATING THE IMPERVIOUS AREA OF A LOT WITHIN 250 FEET OF THE REFERENCE LINE (Env-Wq 1406.12)			
	STRUCTURE DESCRIPTION	**PRE-CONSTRUCTION IMPERVIOUS AREAS**	**POST-CONSTRUCTION IMPERVIOUS AREAS**
PRIMARY STRUCTURE(S) House and all attached decks and porches.	NONE	0 FT^2	0 FT^2
ACCESSORY STRUCTURES All other impervious surfaces excluding lawn furniture, well heads, and fences. Common accessory structures may include driveways, walkways, patios and sheds.	GTE Road	944 FT^2	944 FT^2
	Standard Pavement	0 FT^2	573 FT^2
	Curbing	0 FT^2	287 FT^2
		FT^2	FT^2
		FT^2	FT^2
		FT^2	FT^2
	TOTAL:	(A) FT^2 944	(B) FT^2 1804
Area of the lot located within 250 feet of reference line:			(C) FT^2 115,813
Percentage of lot covered by pre-construction impervious area within 250 feet of the reference line: *[divide (A) by (C) x 100]*			(D) % 0.82%
Percentage of lot to be covered by post-construction impervious area within 250 feet of the reference line upon completion of the project: *[divide (B) by (C) x 100]*			(E) % 1.56%

[3] **"Impervious surface area"** as defined in Env-Wq 1402.13 means, for purposes of the impervious surface limitation specified in RSA 483-B:9, V(g), the total footprint of each impervious surface that is located within the protected shoreland.

[4] **"Impervious surface"** as defined in RSA 483-B:4, VII-b means any modified surface that cannot effectively absorb or infiltrate water. Examples may include roofs, and unless designed to effectively absorb or infiltrate water, decks, patios, and paved, gravel, or crushed stone driveways, parking areas, and walkways.

Stormwater Management Requirements

IMPERVIOUS AREA THRESHOLDS (RSA 483-B:9, V(g))
☐ A net decrease or no net increase in impervious area is proposed (If **line** E is less than or equal to **line D**).
■ The percentage of post-construction impervious area **(line E)** is less than or equal to 20%. This project *does not require* a stormwater management plan and *does not require* a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score.
☐ A net increase in impervious area is proposed and the percentage of post-construction impervious area **(line E)** is greater than 20%, but less than 30%. This project *requires* a stormwater management but *does not require* a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score. *See details on Application Checklist*
☐ A net increase in impervious area is proposed and the percentage of post-construction impervious area **(line E)** is greater than 30%. This project *requires* a stormwater management plan designed and certified by a professional engineer *and requires* plans demonstrating that each waterfront buffer grid segment meets at least the minimum required tree and sapling point score. *See details on Application Checklist*

Natural Woodland Area Requirements

DETERMINING THE AREA TO REMAIN AS NATURAL WOODLAND	
Total area of the lot between 50 feet and 150 feet of the reference line within which the vegetation currently exists as natural woodland[5] *(see definition below).*	**(F)** FT^2 30,678
Total area of the lot between 50 feet and 150 feet from the reference line.	**(G)** FT^2 32,544
At least 25% of area **(G)** must remain in as natural woodland. *[0.25 x G]*	**(H)** FT^2 8,136
Place the lesser of area **(F)** and calculation **(H)** on this line. To comply with the *natural woodland area requirement,* this is the minimum area that must remain as natural woodland between 50 feet and 150 feet from the reference line. This area must be represented on all plans and this area, exclusive of existing lawn, must remain in an unaltered state[6].	**(I)** FT^2 8,136 (29,699 provided)
Name of person who prepared this worksheet: Brendan Quigley	
Name and date of the plan associated with this worksheet: State Shoreland Impact Plan, September 12, 2024	

[5] **"Natural Woodland"** means a forested area consisting of various species of trees, saplings, shrubs, and ground covers in any combination and at any stage of growth (483-B:4, XI).

[6] **"Unaltered State"** means native vegetation allowed to grow without cutting, limbing, trimming, pruning, mowing, or other similar activities except as needed for renewal or to maintain or improve plant health (483-B:4, XXIV-b).

Attachment 1

Copy of recorded deed for the property

E # 22046012 10/28/2022 01:25:19 PM
Book 6449 Page 841 Page 1 of 4
Register of Deeds, Rockingham County

Return to:

Stebbins, Lazos & Van Der Beken PLLC
889 Elm Street, 6th Floor
Manchester, NH 03101

LCHIP	ROA635344	25.00
TRANSFER TAX	RO119448	9,000.00
RECORDING		22.00
SURCHARGE		2.00

QUITCLAIM DEED

October 28, 2022

The Grantor, **131 Portsmouth Ave LLC**, a New Hampshire limited liability company, having a mailing address of 1359 Hooksett Road, Hooksett, NH 03106, for consideration paid, grants to **Meniscus Financial Holdings LLC**, a New Hampshire limited liability company, with an address of 131 Portsmouth Ave, Exeter, NH 03833, **WITH QUITCLAIM COVENANTS,** the land consisting of approximately 6.24 acres of land located at 131 Portsmouth Avenue, Town of Exeter, Rockingham County, New Hampshire, as more particularly described in Exhibit A attached hereto.

Being a portion of the property described in Release Deed from Osram Sylvania Inc. f/k/a Sylvania Electric Products Inc. to the within Grantor dated June 30, 2021 and recorded on June 30, 2021 in the Rockingham County Registry of Deeds at Book 6297, Page 2866.

The foregoing conveyance is subject to any and all restrictions, conditions, encumbrances and other matters of record. This is not homestead property of the grantor.

[remainder of page left intentionally blank; signature page follows]

EXECUTED as of the date first set forth above.

131 Portsmouth Ave LLC,
a New Hampshire limited liability company

By: _____
Name: Jennifer Stebbins Thomas
Title: Manager

STATE OF NEW HAMPSHIRE
Merrimack, ss.

On this the 24 day of October, 2022, personally appeared the above-named Jennifer Stebbins Thomas, as the Manager of 131 Portsmouth Ave LLC, on behalf of 131 Portsmouth Ave LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained, before me.

ELIZABETH M. PETTIGREW NOTARY PUBLIC EXP: 02/06/2024 NEW HAMPSHIRE

_____
Print Name: Elizabeth Pettigrew
Notary Public/~~Justice of the Peace~~
My Commission Expires: 2/6/24

EXHIBIT A
(Legal Description)

MAP 52 LOT 112B

Located in the Town of Exeter, County of Rockingham, State of New Hampshire. Beginning at a granite bound on the southeasterly side of Route 108 (Portsmouth Avenue) in the town of Exeter, County of Rockingham, State of New Hampshire, said bound being the westerly-most corner of the area herein described and the northerly-most corner of land now or formerly of the Town of Exeter;

Thence along Route 108 (Portsmouth Avenue) the following two courses;
Along a curve to the left having a radius of 1959.86', a distance of 111.90' to a point;

Thence N 34° 59' 24" E, a distance of 189.08' to a 4"x4" granite bound at land now or formerly of Laurence D. Foss;

Thence along said land of Laurence D. Foss the following two courses;
S 61° 16' 46" E, a distance of 393.85' to a 4"x4" concrete bound;

Thence N 81° 12' 51" E, a distance of 250.74' to a 5/8" rebar at the northwesterly corner of the Lot 112A as shown on the hereinafter referenced plan;

Thence along said Lot 112A the following three courses;
S 01° 26' 53" W, a distance of 191.78' to a 5/8" rebar;

Thence S 52° 10' 27" W, a distance of 163.45' to a 5/8" rebar;

Thence S 40° 18' 54" E, a distance of 292.44' to a 5/8" rebar at land now or formerly of Osram Sylvania, Inc., said rebar also being the southeasterly corner of said Lot 112A;

Thence S 52° 02' 42" W, along said land of Osram Sylvania Inc., a distance of 197.28' to a 5/8" rebar at land now or formerly of the Town of Exeter;

Thence along said land of the Town of Exeter the following three courses;
N 38° 15' 32" W, a distance of 190.46' to a point;

Thence N 40° 48' 00" W, a distance of 230.12' to a 8"x12" granite bound;

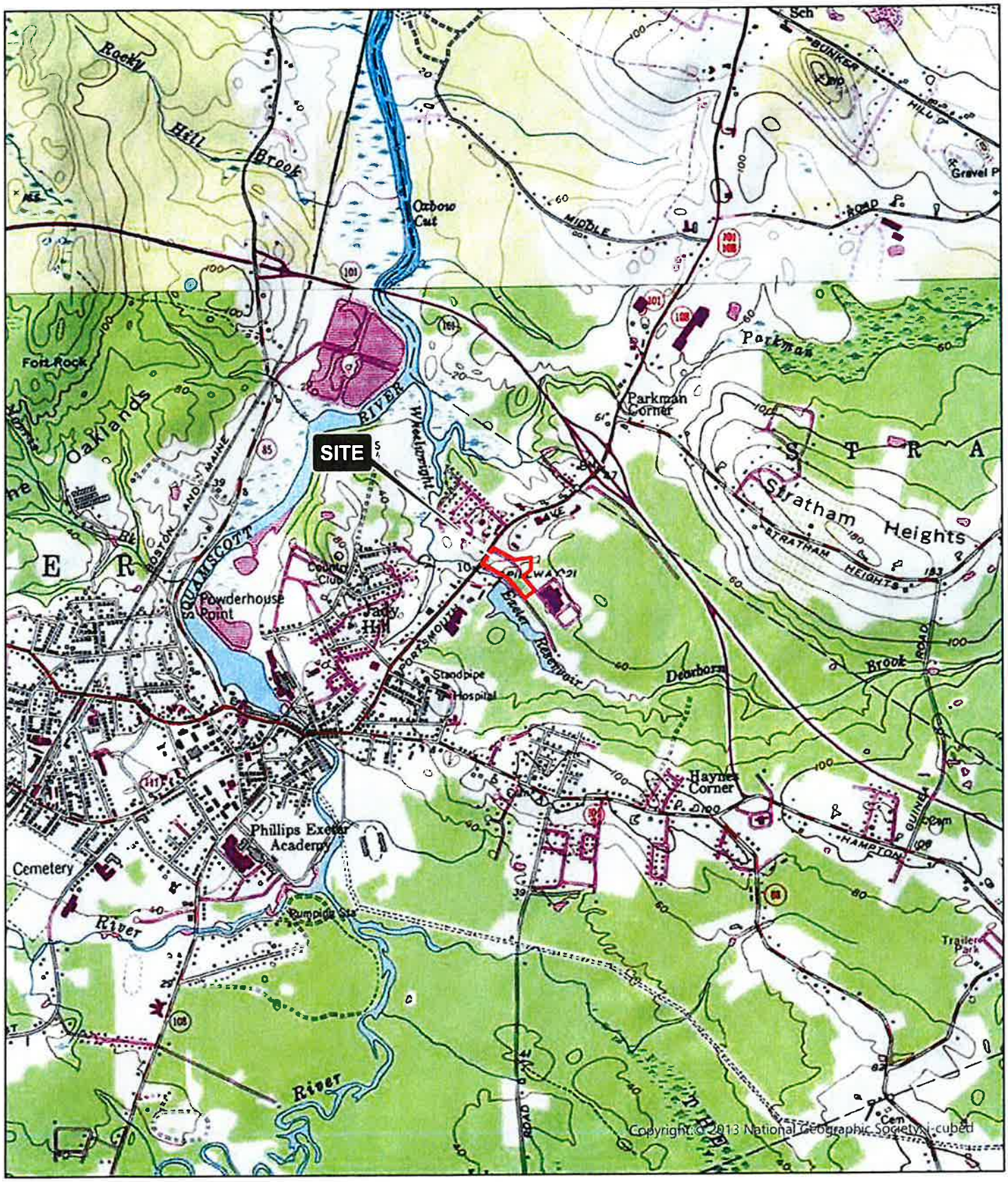
Thence N 61° 18' 32" W, a distance of 455.72' to the point of beginning.

Said area contains 271,768 square feet or 6.24 acres and is shown as "Tax Map 52 Lot 112B" on a plan entitled "Subdivision Plan for 131 Portsmouth Ave, LLC of Tax Map.52 Lot 112 131 Portsmouth Avenue Route 108 (Portsmouth Avenue) & Route 88 Connector (Holland Way) Exeter, New Hampshire" Dated October 4, 2022 by Doucet Survey, LLC, recorded in the Rockingham County Registry of Deeds as Plan #43579.

Subject to the terms and provisions set forth in the Declaration and Grant of Easements and Covenants dated October 21, 2022 recorded with the Rockingham County Registry of Deeds on October 21, 2022 at Book 6447, Page 2696.

Attachment 2

USGS Locus Map



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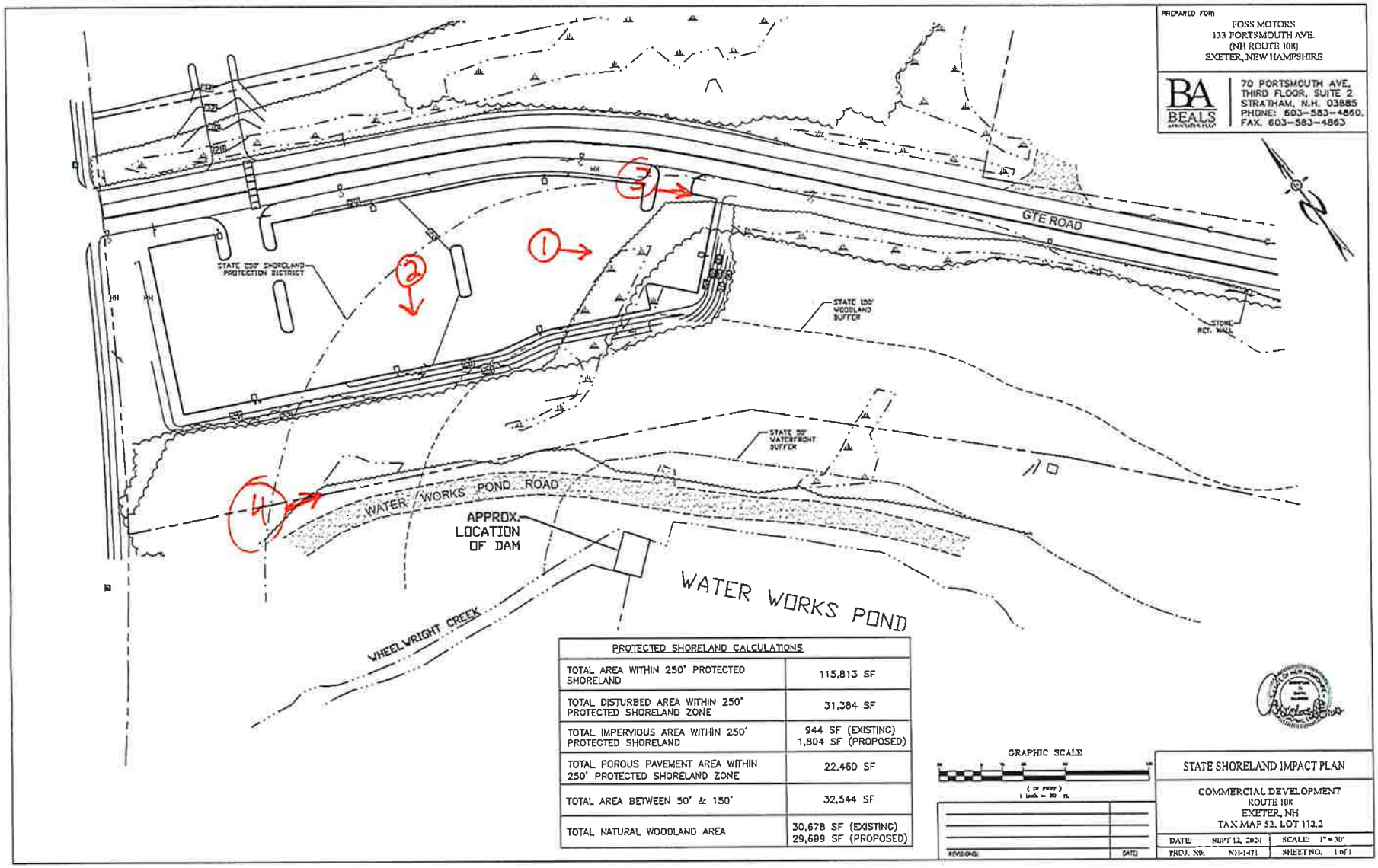
Locus Map

127 Portsmouth Ave
Exeter, NH

Gove Environmental Services, Inc.

Attachment 3

Photographs of the project area



Shoreland Photos

Photos of Project Area/Protected Shoreland
Proposed Vehicle Storage Lot
127 Portsmouth Ave
Exeter, NH

Photo 1

Photo 2

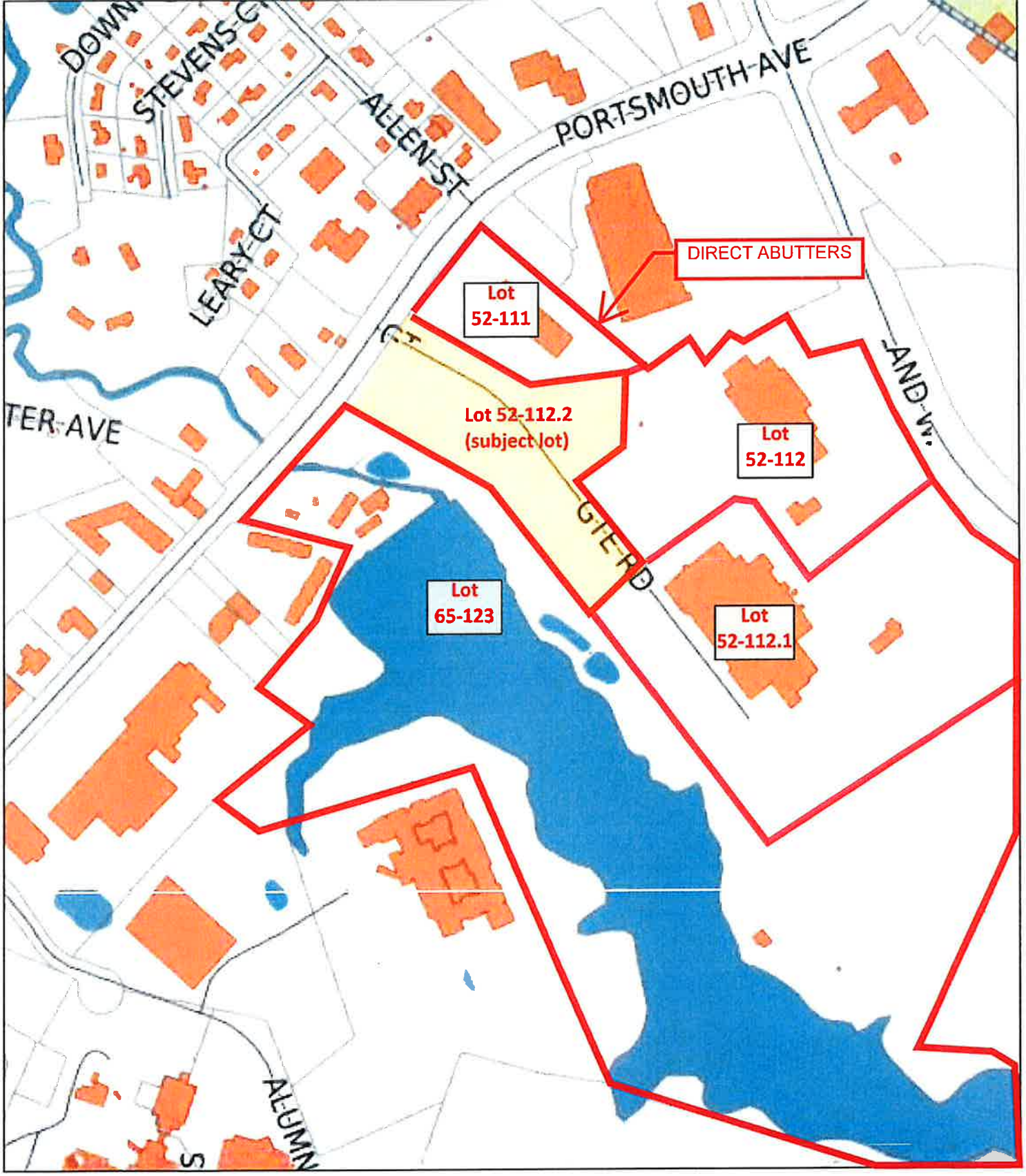
Photo 3

Photo 4

Attachment 4

Abutter Notification Information

(tax map, abutter list, letter, certified mailing receipts)



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Gove Environmental Services, Inc.

Tax Map

127 Portsmouth Ave
Exeter, NH

<<DATE>>

«Name»
«Street»
«TownStateZip»

Re: Tax Map 52 Lot 112.2
127 Portsmouth Ave
Exeter, NH

Dear Abutter:

The purpose of this letter is to inform you that Meniscus Financial Holdings, LLC, owner of the above referenced property, has submitted a Dredge and Fill Application and Shoreland Permit Application to the NH Department of Environmental Services (NHDES) for wetland impacts and work in the protected shoreland of the Exeter Reservoir and Wheelright Creek. The proposed project involves the construction of a paved vehicle storage area to be utilized by the Foss Motors auto dealership adjacent to the property. A total of 3,327 square feet of wetland impact and 31,384 square feet of shoreland disturbance is proposed, all occurring in and around the existing maintained field and roadway on the property. After filing, copies of the final applications, 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,

Brendan Quigley, CWS
Gove Environmental Services, Inc.

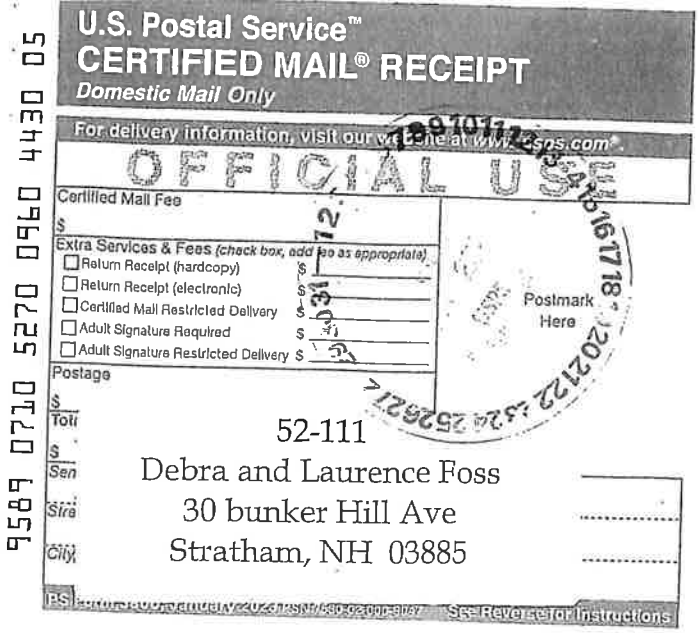
Abutters List

Subject Parcel

TAX MAP/LOT	OWNER OF RECORD
52-112-2	MENISCUS FINANCIAL HOLDINGS LLC 133 PORTSMOUTH AVE. EXETER, NH 03833

Direct Abutters

TAX MAP/LOT	OWNER OF RECORD
52-112-1	OSRAM SYLVANIA 275 W. MAIN ST. HILLSBORO, NH 03244
52-112	NH EXETER PROPERTIES LLC 120 NORTHWEST BLVD. NASHUA, NH 03063
52-111	LAURENCE & DEBRA FOSS 30 BUNKER HILL AVE. STRATHAM, NH 03885
65-123	TOWN OF EXETER 10 FRONT ST. EXETER, NH 03833 & EXETER SPORTSMANS CLUB PO BOX 1936 EXETER, NH 03833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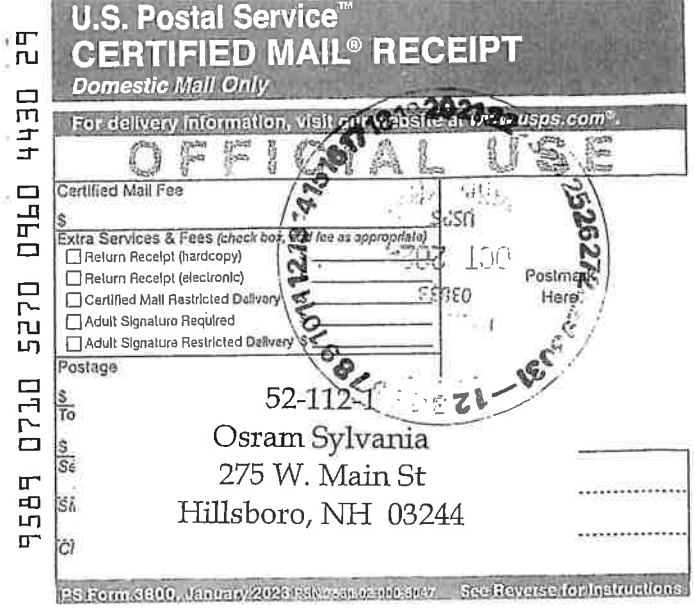
Debra and Laurence Foss
30 bunker Hill Ave
Stratham, NH 03885
PS Form 3800, January 2023
See Reverse for Instructions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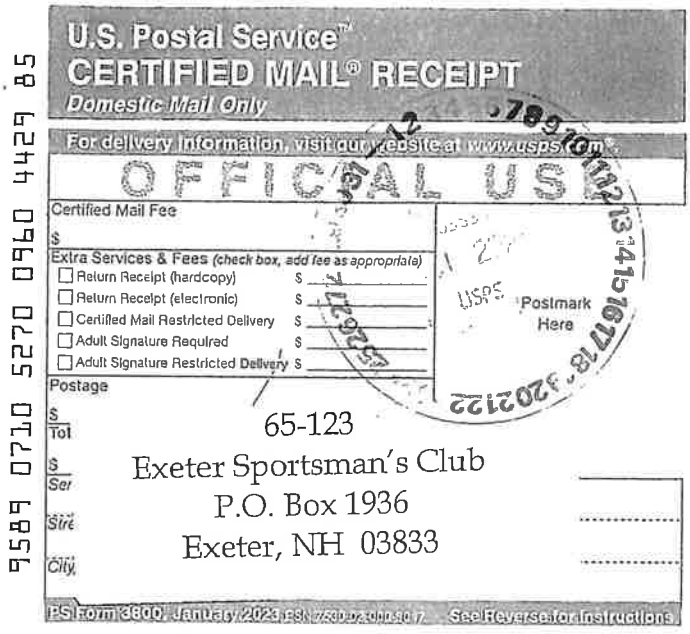
52-112-1
Osram Sylvania
275 W. Main St
Hillsboro, NH 03244
PS Form 3800, January 2023
See Reverse for Instructions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65-123
Exeter Sportsman's Club
P.O. Box 1936
Exeter, NH 03833
PS Form 3800, January 2023
See Reverse for Instructions


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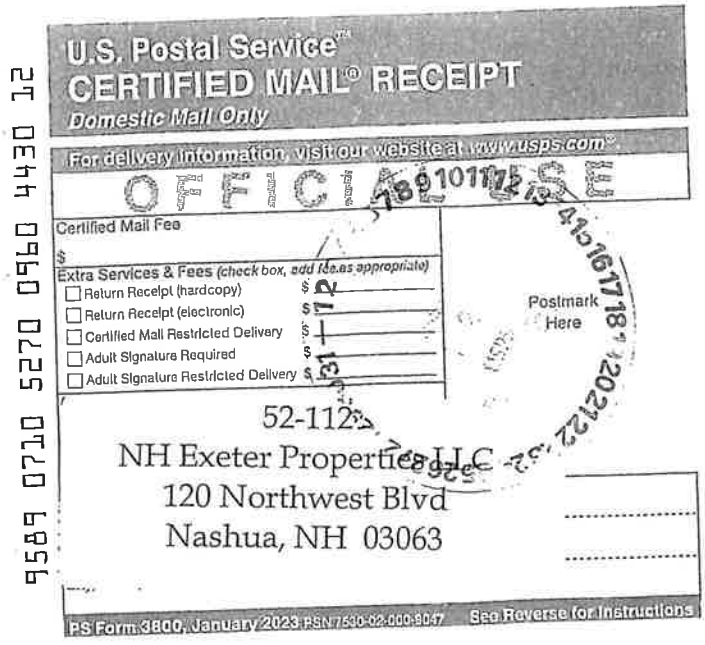
Town of Exeter
10 Front St
Exeter, NH 03833
PS Form 3800, January 2023
See Reverse for Instructions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Adult Signature Restricted Delivery
Postage
Postmark Here
52-112
NH Exeter Properties LLC
120 Northwest Blvd
Nashua, NH 03063
PS Form 3800, January 2023
See Reverse for Instructions

Attachment 5

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: 3/18/2024 (This letter is valid through 3/18/2025)

Re: Review by NH Natural Heritage Bureau of request dated 3/18/2024

Permit Types: Shoreland Standard Permit
Wetland Standard Dredge & Fill - Major
General Permit

NHB ID: NHB24-0896

Applicant: Brenden Walden

Location: Exeter
Tax Map: 52, Tax Lot: 1
Address: 127 portsmouth avenue

Proj. Description: The applicant is proposing a commercial vehicle storage area at the front of the lot to increase inventory at 127 Portsmouth Avenue, along with a connecting driveway to the existing Foss Motors vehicle display lot. Additionally, an accessory storage use building is proposed towards the rear of the lot.

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

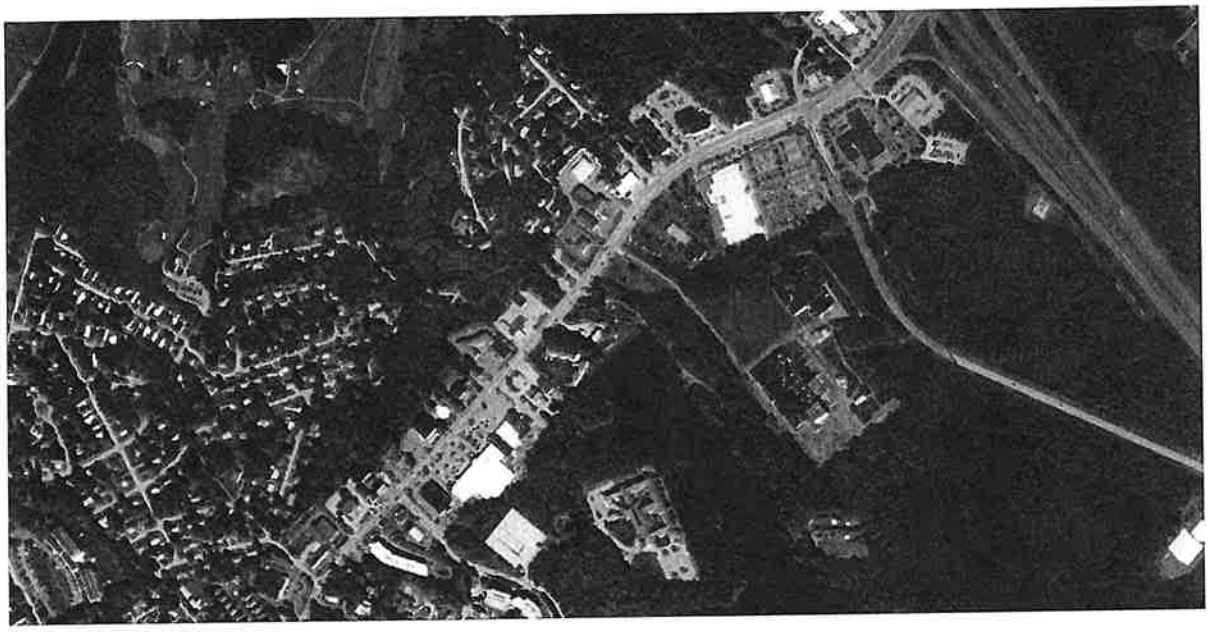
A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed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

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

Department of Natural and Cultural Resources
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DNCR/NHB
172 Pembroke Rd.
Concord NH 03301

MAP OF PROJECT BOUNDARIES FOR: NHB24-0896



Department of Natural and Cultural Resources
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DNCR/NHB
172 Pembroke Rd.
Concord NH 03301

Attachment 6

Project Plans

(under separate cover)

COMMERCIAL SITE PLAN
127 PORTSMOUTH AVENUE
(NH ROUTE 108)
TAX MAP 52, LOT 112.2

FEBRUARY 13, 2004

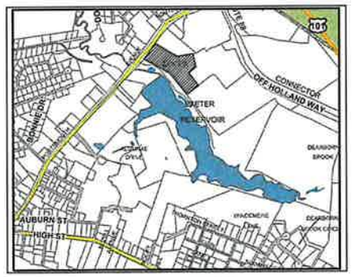
NOT FOR CONSTRUCTION

CIVIL ENGINEERS:

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

STATE OF NEW HAMPSHIRE
CHRISTIAN G. SMITH
No. 9900
PROFESSIONAL ENGINEER

LOCATION MAP



SCALE: 1"=600'

DRAWING INDEX

LAND SURVEYORS:

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

WETLAND/SOIL CONSULTANT:

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

PLAN SET LEGEND

5/8" REBAR	●	VGC	VERTICAL GRANITE CURB
DRILL HOLE	◉	OVERHEAD ELEC. LINE	
CONC. BOUND	▫	FENCING	-x-
UTILITY POLE		DRAINAGE LINE	-D-
DRAIN MANHOLE		SEWER LINE	-S-
SEWER MANHOLE		GAS LINE	
EXISTING LIGHT POLE	☆	WATER LINE	-W-
EXISTING CATCH BASIN	□	STONE WALL	
PROPOSED CATCH BASIN	▦	TREE LINE	
WATER GATE	⋈	ABUT. PROPERTY LINES	
WATER SHUT OFF		EXIST. PROPERTY LINES	
HYDRANT		BUILDING SETBACK LINES	
PINES, ETC.		EXIST. CONTOUR	100
MAPLES, ETC.		PROP. CONTOUR	100
EXIST. SPOT GRADE	98.99	SOIL LINES	
PROP. SPOT GRADE	98.99		
DOUBLE POST SIGN			
SINGLE POST SIGN			

RECORD OWNER/APPLICANT

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

REQUIRED STATE AND FEDERAL PERMITS

CONSTRUCTION GENERAL PERMIT
NHDES SHORELAND PERMIT
NHDES WETLANDS BUREAU DREDGE AND FILL

PB CASE # 23-7	
CHAIRMAN SIGNATURE:	

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

NH-1471 PROPOSED SITE PLAN

NOTES:

1. REFERENCE: TAX MAP 52, LOT 112-2
127 PORTSMOUTH AVE.
EXETER, NH

2. TOTAL PARCEL AREA: 271,768 SQ. FT. OR 6.24 AC.

3. OWNER OF RECORD & APPLICANT: MENISCUS FINANCIAL HOLDINGS LLC
131 PORTSMLUTH AVENUE
EXETER, NH 03833
603-772-7777
R.C.R.D. BOOK 6449 PAGE 841

4. FIELD SURVEY PERFORMED BY M.A.W. & C.J.V. (DOUCET SURVEY) DURING OCTOBER 2023 USING A TOTAL STATION AND A SURVEY GRADE GPS WITH A DATA COLLECTOR AND AN AUTO LEVEL LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.

5. HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.

6. VERTICAL DATUM IS BASED ON APPROXIMATE NAVD88(GEOID18) (±.2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.

7. JURISDICTIONAL WETLANDS DELINEATED BY GOVE ENVIRONMENTAL SERVICES DURING OCTOBER 2023 USING THE FOLLOWING STANDARDS:
   - REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
   - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2. UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
   - NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2020 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
   - U.S. ARMY CORPS OF ENGINEERS NATIONAL WETLAND PLANT LIST, VERSION 3.5. (2020)

   ALSO SEE SEPARATE "SITE SPECIFIC SOIL" NOTE ON THIS SHEET.

8. FLOOD HAZARD ZONE:"X", PER FIRM MAP #33015C0406E, DATED 5/17/05.

9. PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 2' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.

10. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVED PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON-SITE.

11. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING; THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.

12. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.

13. ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL. WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

14. THE PARCLE IN IN ZONE C-2 (HIGHWAY COMMERCIAL) AND WITHIN THE WETLAND CONSERVATION AND SHORELAND PROTECTION OVERLAY DISTRICTS.

LEGEND

EXISTING LOT LINE
APPROXIMATE ABUTTERS LINE
EXISTING EASEMENT LINE
100 MAJOR CONTOUR LINE
98 MINOR CONTOUR LINE
RETAINING WALL
POST & RAIL FENCE
GUARDRAIL
OHW OVERHEAD WIRE
D DRAIN LINE
S SEWER LINE
G GAS LINE
C CABLE/INTERNET LINE
TREE LINE
SHRUB LINE
WETLAND BUFFER 40'
WETLAND BUFFER 75'
300' SHORELAND PROTECTION DISTRICT LINE (WATERWORKS POND SETBACK)
150' SHORELAND SETBACK (STREAM BUFFER)
PROTECTED SHORELAND AREA
EDGE OF DELINEATED WETLAND
WETLAND AREA
SOIL LINE-SEE NOTE
LANDSCAPED AREA
CRUSHED STONE
PILE
BOUND FOUND (BND. FND.)
DRILL HOLE FOUND (D.H.F.)
PIPE/ROD FOUND
4"X4" GRANITE BOUND SET
5/8" REBAR W/ID CAP SET
UTILITY POLE
UTILITY POLE & GUY WIRE

LIGHT POLE W/ARM
LIGHT POLE (MULTI-ARMS)
CATCH BASIN
FES FLARED END SECTION
SEWER MANHOLE
FIRE HYDRANT
WATER GATE VALVE
HH HAND HOLE
UNIDENTIFIED UTILITY BOX
SIGN
SIGN (TWO POSTS)
BOLLARD
DECIDUOUS TREE
DECIDUOUS BUSH
A-1 WETLAND FLAG
CONC. CONCRETE
D.H. DRILL HOLE
DSWL DASHED SINGLE WHITE LINE
DYL DOUBLE YELLOW LINE
EP EDGE OF PAVEMENT
GRAN. GRANITE
HDPE HIGH DENSITY POLYETHYLENE PIPE
HDWL HEADWALL
I.P.F. IRON PIPE FOUND
NHHB NEW HAMPSHIRE HIGHWAY BOUND
PVC POLYVINYL CHLORIDE PIPE
RET. WALL RETAINING WALL
SGC SLOPED GRANITE CURB
SWL SINGLE WHITE LINE
TOP TOP OF PIPE
TYP. TYPICAL
UNK UNKNOWN
(X) INVERT I.D. CONNECTION UNKNOWN
(TBR) TREE TO BE REMOVED
600B/ffccc SOIL TYPE-SEE NOTE

ADDITIONAL ABUTTERS ACROSS ROUTE 108:

TAX MAP 52 LOT 53
EXETER LUMBER
120 PORTSMOUTH AVE.
EXETER, NH 03833

TAX MAP 52 LOT 52
108 HEIGHTS LLC.
c/o TWO GUYS SELF STORAGE
65 POST RD.
HOOKSETT, NH 03106

TAX MAP 52 LOT 51
SAF REALTY LLC.
c/o STEVES DINNER INC.
100 PORTSMOUTH AVE.
EXETER, NH 03833

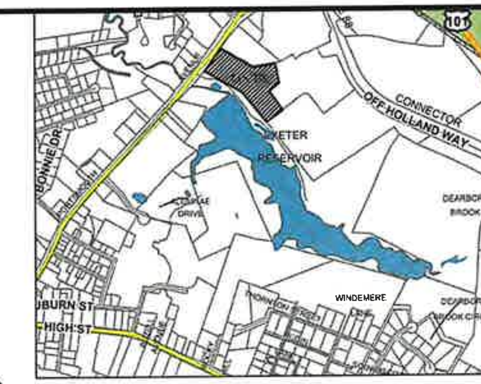
TAX MAP 52 LOT 50
AA FIELD REALTY LLC.
98 PORTSMOUTH AVE.
EXETER, NH 03833

TAX MAP 65 LOT 123
TOWN OF EXETER
10 FRONT ST.
EXETER, NH 03833

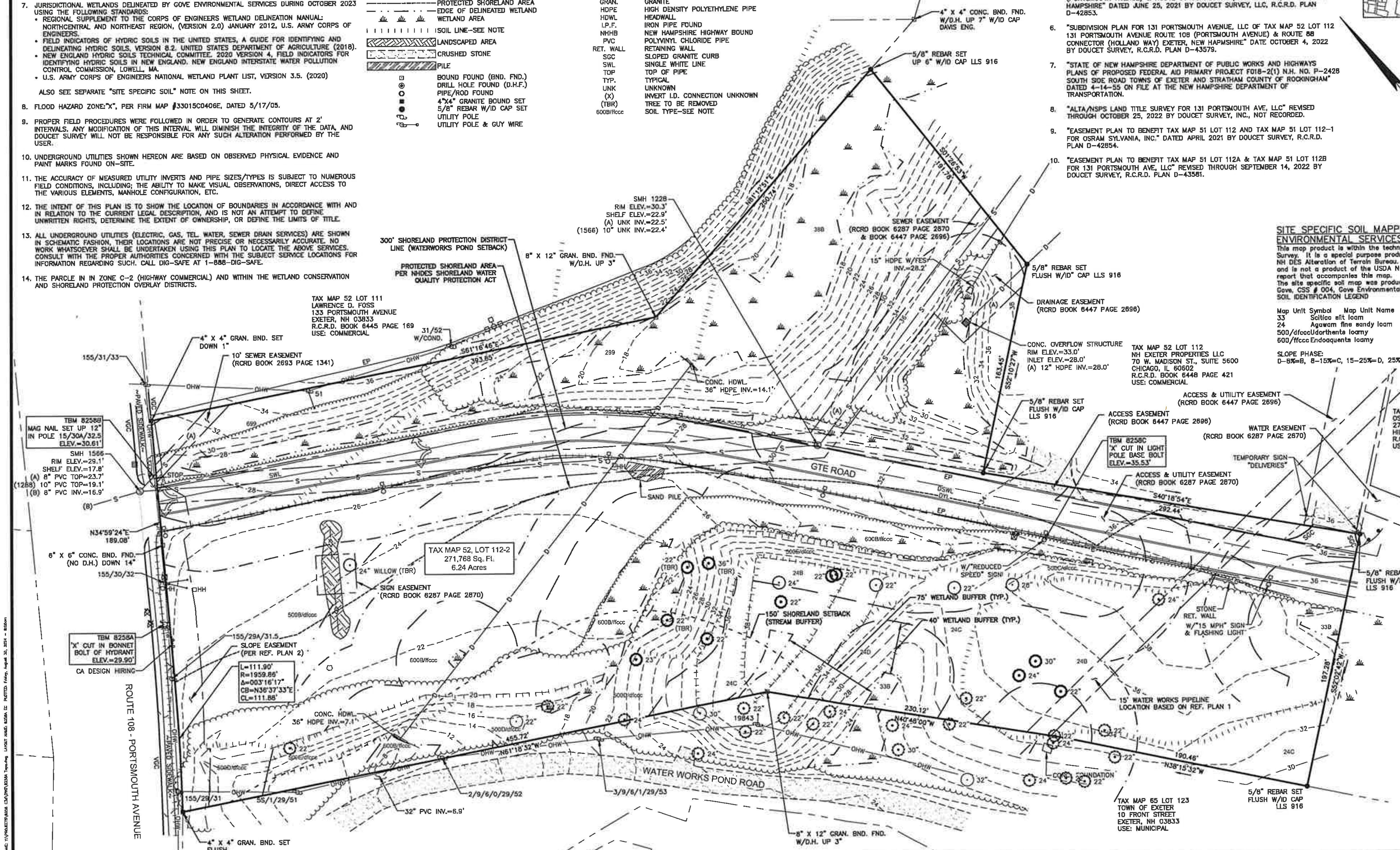
TAX MAP 65 LOT 123-1
EXETER SPORTSMANS CLUB
PO BOX 1936
EXETER, NH 03833

REFERENCE PLANS:

1. "PLAN OF LAND FOR SYLVANIA ELECTRIC PRODUCTS INC EXETER NEW HAMPSHIRE" DATED DECEMBER 1962 BY G. L. DAVIS & ASSOCIATES R.C.R.D. PLAN DRAWER III, SEC. H., PLAN #1.
2. "THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS PROPOSED FEDERAL AID PROJECT STP-X-5153(005) N.H. PROJECT NO. 10025B NH ROUTE 108 TOWN OF EXETER COUNTY OF ROCKINGHAM" DATED 9/25/02 ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
3. "ALTA/NSPS LAND TITLE SURVEY FOR TIGHE & BOND OF OSRAM SYLVANIA INC. ROUTE 108 (PORTSMOUTH AVENUE), HOLLAND WAY & ROUTE 101 EXETER, NEW HAMPSHIRE" DATED OCTOBER 31, 2019 BY DOUCET SURVEY, LLC, NOT RECORDED.
4. "SUBDIVISION PLAN OF OSRAM SYLVANIA INC. ROUTE 108 (PORTSMOUTH AVENUE), ROUTE 88 CONNECTOR (HOLLAND WAY) & ROUTE 101 TAX MAP 51 LOT 17 & TAX MAP 51 LOT 112 EXETER, NEW HAMPSHIRE" DATED OCTOBER 20, 2020 BY DOUCET SURVEY, LLC, R.C.R.D. PLAN D-42514.
5. "CORRECTIVE LOT LINE ADJUSTMENT PLAN (SEE NOTE 11) OF TAX MAP 51 LOT 112 AND TAX MAP 51 LOT 112-1 FOR OSRAM SYLVANIA, INC. ROUTE 108 (PORTSMOUTH AVENUE) & ROUTE 88 CONNECTOR (HOLLAND WAY) EXETER, NEW HAMPSHIRE" DATED JUNE 25, 2021 BY DOUCET SURVEY, LLC, R.C.R.D. PLAN D-42853.
6. "SUBDIVISION PLAN FOR 131 PORTSMOUTH AVENUE, LLC OF TAX MAP 52 LOT 112 131 PORTSMOUTH AVENUE ROUTE 108 (PORTSMOUTH AVENUE) & ROUTE 88 CONNECTOR (HOLLAND WAY) EXETER, NEW HAPMSHIRE" DATE OCTOBER 4, 2022 BY DOUCET SURVEY, R.C.R.D. PLAN D-43579.
7. "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT F018-2(1) N.H. NO. P-2428 SOUTH SIDE ROAD TOWNS OF EXETER AND STRATHAM COUNTY OF ROCKINGHAM" DATED 4-14-55 ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
8. "ALTA/NSPS LAND TITLE SURVEY FOR 131 PORTSMOUTH AVE, LLC" REVISED THROUGH OCTOBER 25, 2022 BY DOUCET SURVEY, INC., NOT RECORDED.
9. "EASEMENT PLAN TO BENEFIT TAX MAP 51 LOT 112 AND TAX MAP 51 LOT 112-1 FOR OSRAM SYLVANIA, INC." DATED APRIL 2021 BY DOUCET SURVEY, R.C.R.D. PLAN D-42854.
10. "EASEMENT PLAN TO BENEFIT TAX MAP 51 LOT 112A & TAX MAP 51 LOT 112B FOR 131 PORTSMOUTH AVE, LLC" REVISED THROUGH SEPTEMBER 14, 2022 BY DOUCET SURVEY, R.C.R.D. PLAN D-43581.



LOCATION MAP (1"=600'+/-)



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

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

SOIL IDENTIFICATION LEGEND

Map Unit Symbol	Map Unit Name	HISS Symbol	Hydrologic Soil Group
33	Scitico silt loam	553	C
24	Agawam fine sandy loam	211	B
500/dfccc	Udorthents loamy	363	C
600/ffccc	Endoaquents loamy	563	C

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

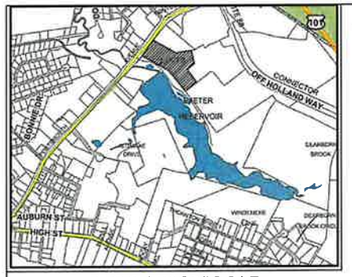
SCALE: 1 INCH = 40 FT.

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

NO.	DATE	DESCRIPTION	BY
3	8/30/24	REVISIONS PER CLIENT	SVM
2	8/1/24	REVISIONS PER CLIENT	SVM
1	2/7/24	PER SITE PLAN CHECKLIST	SVM

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

DOUCET SURVEY LLC
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 659-6560
Offices in Bedford & Keene, NH and Kennebunk, ME
http://www.doucetsurvey.com



LOCATION MAP
1"=1500'

SITE DATA:

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

DIMENSIONAL REQUIREMENTS

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

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

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

LEGEND

POROUS PAVEMENT

STANDARD PAVEMENT

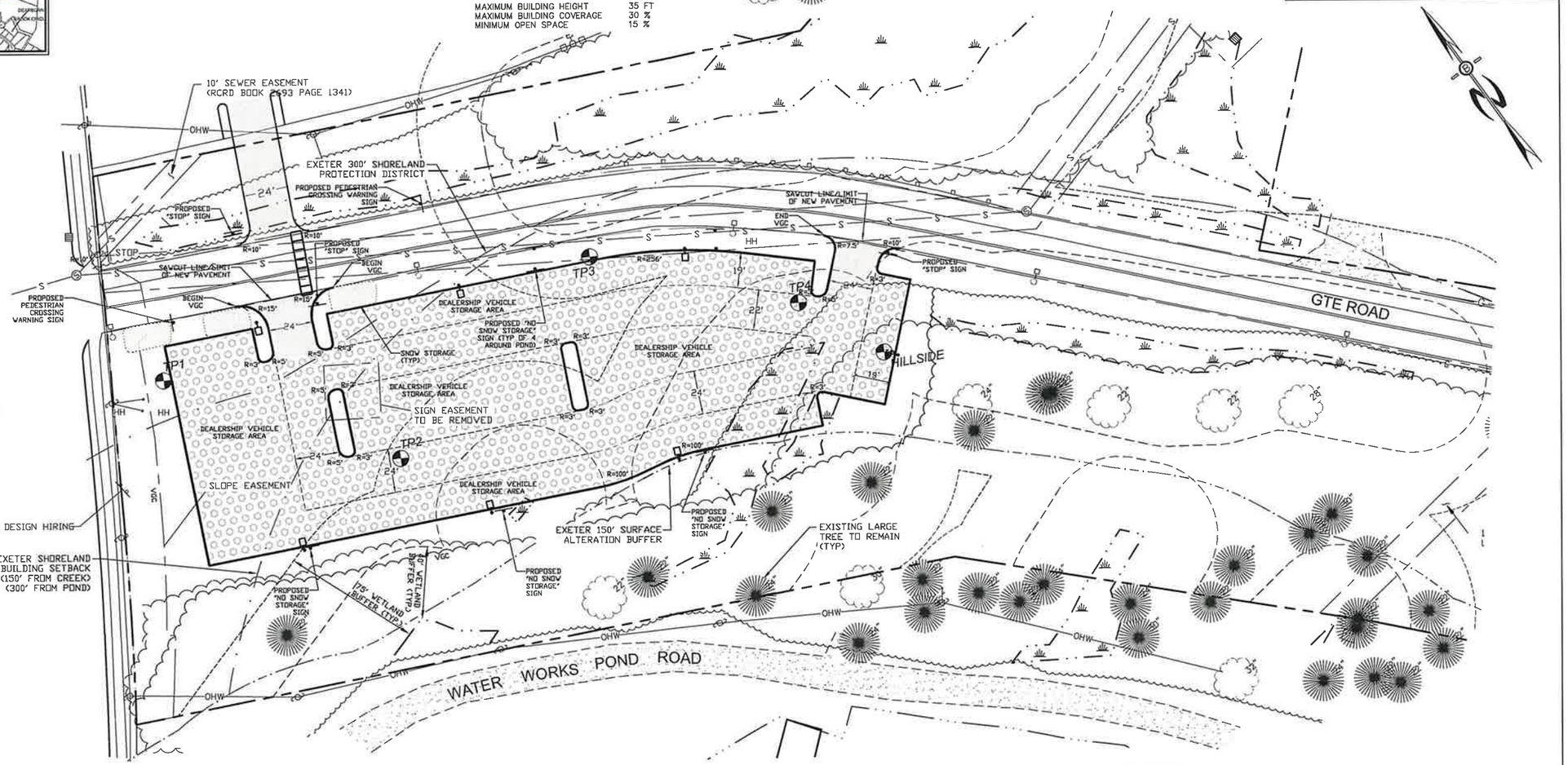
LARGE TREES TO REMAIN

TOWN NOTES

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

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

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



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW A VEHICLE STORAGE/DISPLAY AREA.
2. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF EXETER STANDARDS AND REGULATIONS.
3. ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.3 STORMWATER MANAGEMENT STANDARDS, STORMWATER MANAGEMENT PLAN, STORMWATER POLLUTION PREVENTION PLAN, AND EROSION AND SEDIMENT CONTROL STANDARDS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE". SEE SECTION 9.14 ROADWAYS, ACCESS POINTS, AND FIRE LANES AND SECTION 9.13 PARKING AREAS FOR EXCEPTIONS.
4. IN ACCORDANCE WITH SITE PLAN REVIEW & SUBDIVISION REGULATIONS SECTIONS 7.15.10 AND 9.3.4 THE APPLICANT SHALL PROVIDE THE TOWN WITH THREE COPIES OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND ALSO ENSURE THAT ONE COPY REMAINS ON SITE.
5. ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS UNLESS A VARIANCE IS OTHERWISE REQUESTED.
6. TOTAL PROPOSED DISTURBANCE FOR CONSTRUCTION = 1.6± ACRES.
7. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO RELEASE OF BOND, THE APPLICANT SHALL SUBMIT A LETTER TO THE TOWN, SIGNED AND STAMPED BY THE DESIGN ENGINEER, WHO MUST BE A LICENSED PROFESSIONAL ENGINEER IN NH, STATING CONSTRUCTION HAS BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLANS.
8. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE.
9. THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
10. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
11. THIS SITE IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE.
12. ALL PROPOSED CURBING SHALL BE VERTICAL GRANITE.
13. NOT USED.
14. A SPILL RESPONSE KIT SHALL BE MAINTAINED ON DEALERSHIP SITE.
15. NOT USED.
16. JURISDICTIONAL WETLANDS DELINEATED BY GOVE ENVIRONMENTAL SERVICES DURING OCTOBER 2023 USING THE FOLLOWING STANDARDS:
    - REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0), JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
    - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2, UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
    - NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2020 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
    - U.S. ARMY CORPS OF ENGINEERS NATIONAL WETLAND PLANT LIST, VERSION 3.5 (2020).

STATE OF NEW HAMPSHIRE BRENDAN J. QUIGLEY No. 249 CERTIFIED WETLAND SCIENTIST 5-03-24

STATE OF NEW HAMPSHIRE CHRISTIAN O. SMITH No. 9900 PROFESSIONAL ENGINEER

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

REVISIONS:	DATE:
REVISED PER CONDITIONS OF APPROVAL	9/2/24
REVISED PER REVIEW COMMENTS	8/6/24
REVISED PER REVIEW COMMENTS	6/27/24
REVISED PER REVIEW COMMENTS	5/15/24
REVISED PER REVIEW COMMENTS	5/3/24
REVISED PER REVIEW COMMENTS	4/9/24
REVISED PER REVIEW COMMENTS	3/26/24

SITE PLAN

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

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

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

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

SITE SPECIFIC SOIL MAPPING STANDARDS:

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

SOIL IDENTIFICATION LEGEND:

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

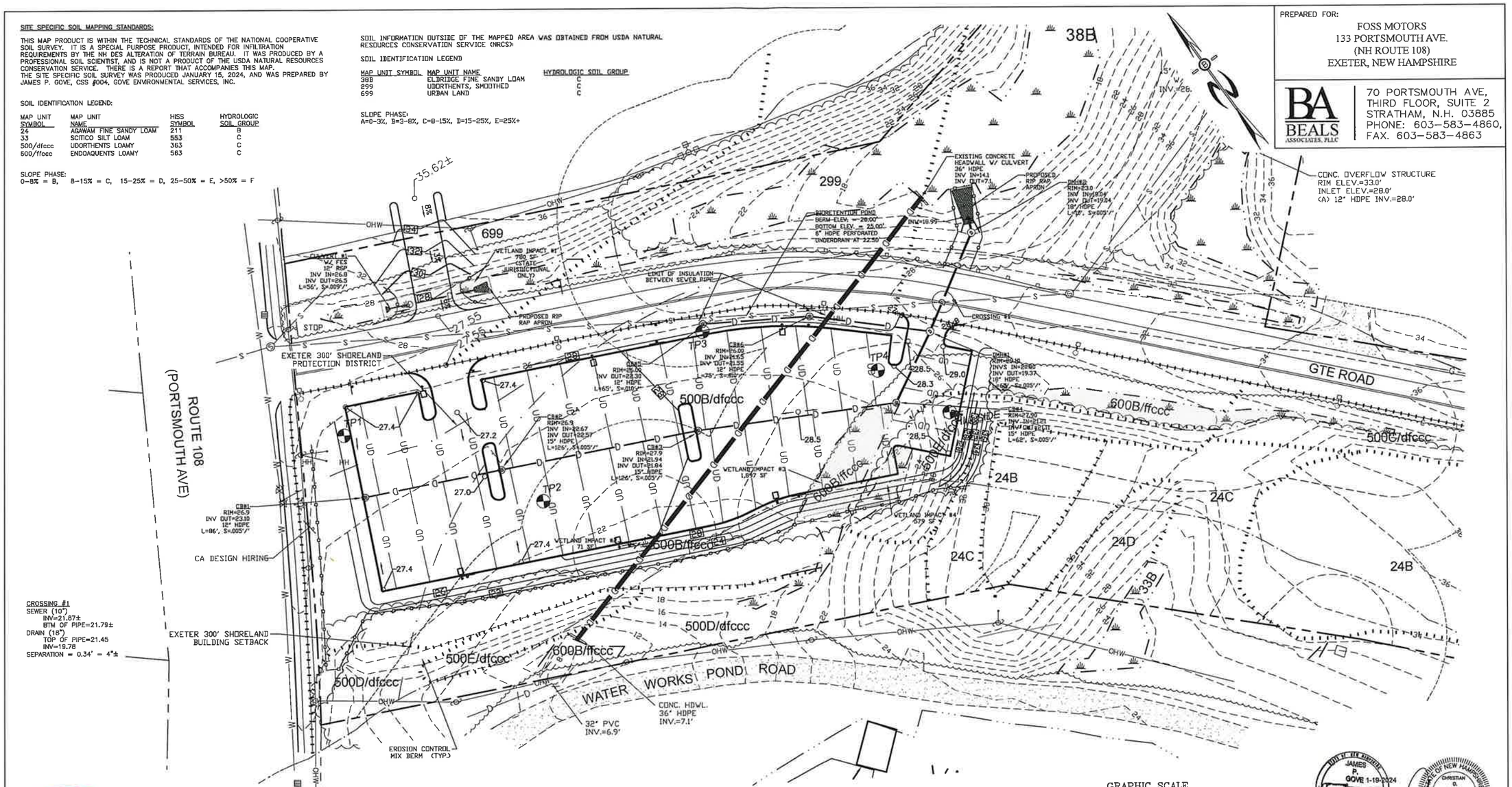
SLOPE PHASE:
0-8% = B, 8-15% = C, 15-25% = D, 25-50% = E, >50% = F

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

SOIL IDENTIFICATION LEGEND

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
38B	ELDRIDGE FINE SANDY LOAM	C
299	UDORTHENTS, SMOOTHED	C
699	URBAN LAND	C

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



UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER BEALS ASSOCIATES, NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233) AND EXETER DPW (603) 773-6157.

NOTES:

1. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED.
2. STRAW BALES SHALL BE ANCHORED INTO THE SOIL USING 2" X 2" STAKES DRIVEN THROUGH THE BALES AND AT LEAST 18 INCHES IN TO THE SOIL.
3. SEEDING, FERTILIZING, AND MULCHING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROPRIATED VEGETATIVE BMP.
4. THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL TAKE PRECAUTIONS AND INSTRUCTIONS FROM THE PLANNING DEPARTMENT IN ORDER TO PREVENT, ABATE AND CONTROL THE EMISSION OF FUGITIVE DUST INCLUDING BUT NOT LIMITED TO WETTING, COVERING, SHIELDING, OR VACUUMING.
5. THE NH COMMISSIONER OF AGRICULTURE PROHIBITS THE COLLECTION, POSSESSION, IMPORTATION, TRANSPORTATION, SALE, PROPAGATION, TRANSPLANTATION, OR CULTIVATION OF PLANTS BANNED BY NH LAW RSA 430:53 AND NH CODE ADMINISTRATIVE RULES AGR 3600. THE PROJECT SHALL MEET ALL REQUIREMENTS AND THE INTENT OF RSA 430:53 AND AGR 3600 RELATIVE TO INVASIVE SPECIES.
6. THE CONSTRUCTION SITE OPERATOR AND OWNER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO USEPA, WASHINGTON, DC, STORMWATER NOTICE PROCESSING CENTER AT LEAST FORTEEN DAYS PRIOR TO COMMENCEMENT OF WORK ON SITE. EPA WILL POST THE NOI AT http://cfpub1.epa.gov/npdes/stormwater/noi/noisearch.cfm. AUTHORIZATION IS GRANTED UNDER THE PERMIT ONCE THE NOI IS SHOWN IN "ACTIVE STATUS".
7. ALL DRAINAGE STRUCTURES AND SWALES SHALL BE BUILT AND STABILIZED PRIOR TO HAVING RUNOFF DIRECTED TO THEM.
8. PRIOR TO THE START OF CONSTRUCTION, THE EXISTING 36-INCH HDPE DRAIN LINE THROUGH THE SITE SHALL BE INSPECTED TO VERIFY CONDITION. RESULTS SHALL BE PROVIDED TO THE DESIGN ENGINEER TO DETERMINE IF ISSUES NEED TO BE RESOLVED.

PERMANENT WETLAND IMPACT =	2,547 SF (TOWN)
PERMANENT WETLAND IMPACT =	3,327 SF (STATE)
TEMPORARY BUFFER IMPACT =	304 SF
PERMANENT BUFFER IMPACT =	17,109 SF
TEMPORARY SHORELAND PROTECTION IMPACT =	6,917 SF
PERMANENT SHORELAND PROTECTION IMPACT =	49,409 SF
SHORELAND PROTECTION IMPERVIOUS AREA =	19,760 SF (11.0%)

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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

STATE OF NEW HAMPSHIRE JAMES P. GOVE 1-19-2024 NO. 004 LICENSED LAND SURVEYOR

STATE OF NEW HAMPSHIRE CHRISTIAN O. SMITH No.9900 PROFESSIONAL ENGINEER

GRADING, DRAINAGE, & EROSION CONTROL PLAN

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

DATE: FEBRUARY 2024	SCALE: 1" = 30'
PROJ. NO: NH-1471	SHEET NO. 3

LANDSCAPING NOTES:

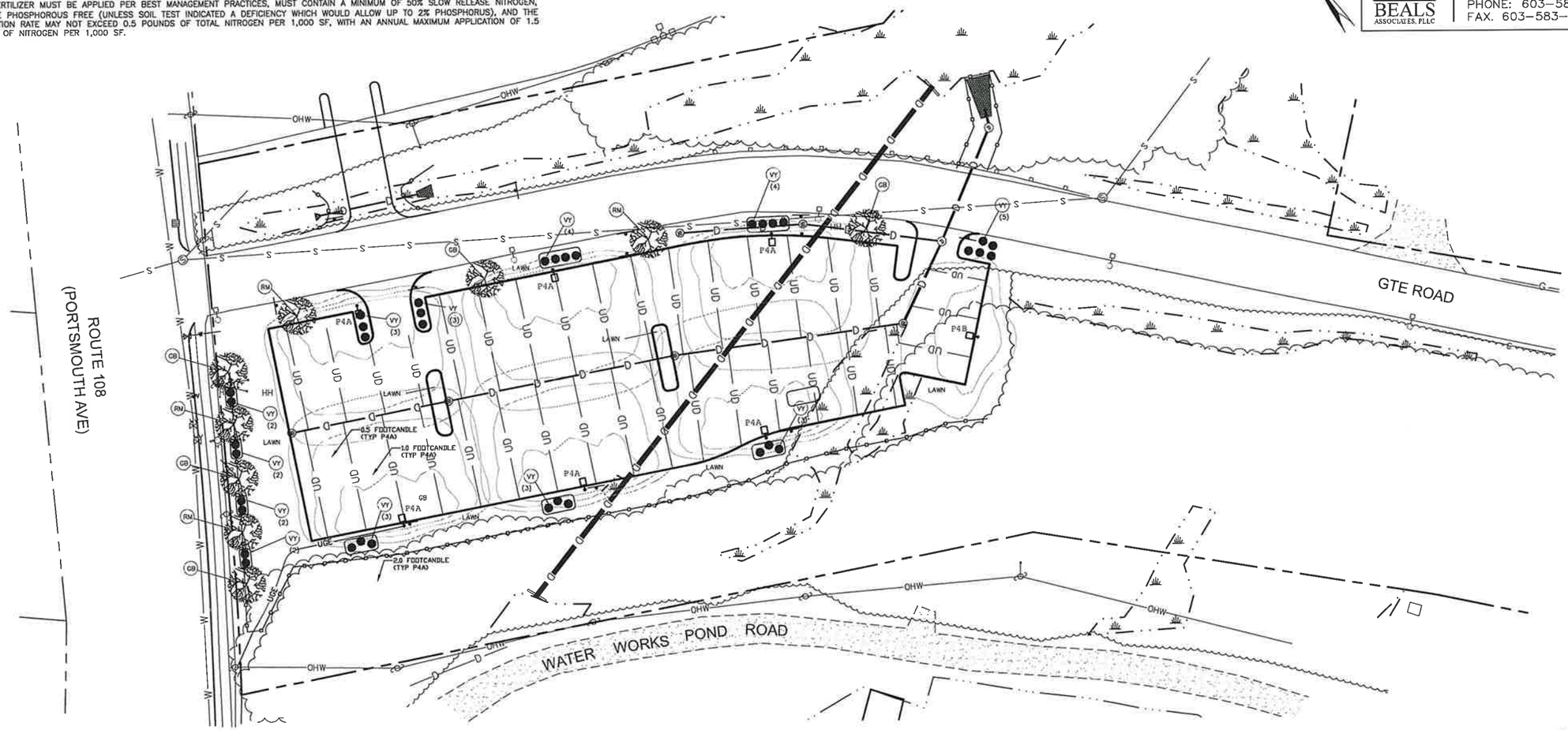
1. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. A 4-INCH DEEP SHREDDED PINE BARK SHALL BE INSTALLED UNDER ALL SHRUBS, AND IN ALL PLANTING BEDS, AS DIRECTED BY OWNER.
3. ALL TREES SHALL BE BAILED AND BURLAPPED, UNLESS OTHERWISE NOTED, OR APPROVED BY THE OWNER.
4. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
5. LOAM AND SEED ALL AREAS NOT OTHERWISE NOTED.
6. DO NOT INSTALL LOAM IN AREAS OF EXISTING TREES TO REMAIN.
7. THE LANDSCAPING OF THE SITE DEPICTED ON THIS PLAN IS INTEGRAL TO THE APPROVAL BY THE EXETER PLANNING BOARD AND SHALL BE REASONABLY MAINTAINED AND WHEN DEAD OR REMOVED, MUST BE REASONABLY REPLACED.
8. AFTER 1 YEAR, FERTILIZER MAY NOT BE APPLIED WITHIN 100 FEET OF WATERWORKS POND OR WHEELWRIGHT CREEK. BEYOND 100 FEET, FERTILIZER MUST BE APPLIED PER BEST MANAGEMENT PRACTICES, MUST CONTAIN A MINIMUM OF 50% SLOW RELEASE NITROGEN, MUST BE PHOSPHOROUS FREE (UNLESS SOIL TEST INDICATED A DEFICIENCY WHICH WOULD ALLOW UP TO 2% PHOSPHORUS), AND THE APPLICATION RATE MAY NOT EXCEED 0.5 POUNDS OF TOTAL NITROGEN PER 1,000 SF, WITH AN ANNUAL MAXIMUM APPLICATION OF 1.5 POUNDS OF NITROGEN PER 1,000 SF.

PLANT SCHEDULE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE
5	GB	*Betula populifolia*	*Gray Birch*	2"– 2 1/2" Cal.
4	RM	*Acer rubrum*	*Red Maple*	2"– 2 1/2" Cal.
36	VY	*Taxus Vermaulen*	*Vermaulen Yew*	3'–4'

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

BA BEALS ASSOCIATES, PLLC
70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603–583–4860,
FAX. 603–583–4863



Luminaire Schedule

Symbol	Qty	Label	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	6	P4A	COOPER: GALN-SA3B-730-U-SL4-CXX-H35	MOUNTED ON 25' VALMONT POLE: DS330-4000250-D1-FP-COOPER CXX-FBC-AB	0.900	12725	121	726
	1	P4B	COOPER: GALN-SA2A-730-U-T4FT-CXX	MOUNTED ON 25' VALMONT POLE: DS330-4000250-D1-FP-COOPER CXX-FBC-AB	0.900	8357	63	63

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ENTIRE AREA	Illuminance	Fc	0.23	3.2	0.0	N.A.	N.A.
PARKING LOT	Illuminance	Fc	1.45	3.2	0.4	3.63	8.00

LIGHTING NOTES:

1. ALL OUTDOOR LIGHTING SHALL BE SO DIRECTED & SHIELDED THAT NO GLARE WILL SPILL OUT ABUTTING PROPERTIES. PROPERTIES.
2. AFTER 10:00 PM ONLY THAT AMOUNT OF LIGHT NECESSARY FOR THE SECURITY OF THE PREMISES SHALL BE PERMITTED.
3. ALL LIGHTING SHALL BE DOWNCAST SHIELDING TYPE AND DARK SKY COMPLIANT.
4. LIGHTING DESIGN PROVIDED BY CHARRON/REFLEX LIGHTING.

MCGRAW–EDISON GWC GALLEON
WALL MOUNTED
14–FOOT MOUNTING HEIGHT

MCGRAW–EDISON GALN GALLEON II
POLE MOUNTED
25–FOOT MOUNTING HEIGHT

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

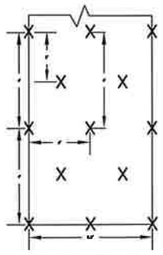
REVISIONS:	DATE:
REVISED PER CONDITIONS OF APPROVAL	9/2/24
REVISED PER REVIEW COMMENTS	8/6/24
REVISED PER REVIEW COMMENTS	6/27/24
REVISED PER REVIEW COMMENTS	5/15/24
REVISED PER REVIEW COMMENTS	3/28/24

CHRISTIAN O. SMITH No.9900 STATE OF NEW HAMPSHIRE PROFESSIONAL ENGINEER

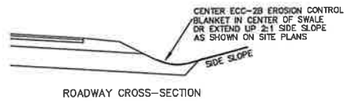
LIGHTING & LANDSCAPE PLAN

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

DATE: FEBRUARY 2024	SCALE: 1" = 30'
PROJ. NO: NH-1471	SHEET NO. 5



PHYSICAL SPECIFICATIONS
(ROLL)
WIDTH = 7.5'
LENGTH = 120.0'
WEIGHT = 37 LBS.
AREA = 100 SQUARE YARDS



ROADWAY CROSS-SECTION

STAPLE PATTERN "2"

East Coast Erosion Blanket ECC-2B
(Double Net Coconut)
INSTALLATION DETAIL

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

TEMPORARY EROSION CONTROL MEASURES

1. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT NO MORE THAN 5 ACRES OF LAND SHALL BE EXPOSED BEFORE DISTURBED AREAS ARE STABILIZED*.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED OR DIRECTED BY THE ENGINEER ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS.
3. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH NOT LESS THAN 1.10 POUNDS OF SEED PER 1000 SQUARE FEET OF AREA. (48 POUNDS PER ACRE) SEE SEED SPECIFICATIONS THIS SHEET.
4. SILT FENCES AND OTHER EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAIN EVENT GREATER THAN 0.25" DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
5. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
6. AREAS MUST BE SEEDED AND MULCHED WITHIN 3 DAYS OF FINAL GRADING, PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF SOIL.

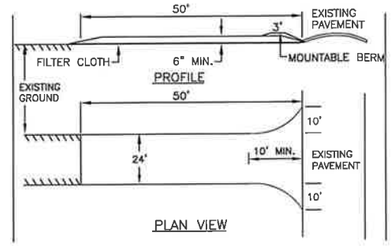
* AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.
- A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS RIPRAP HAS BEEN INSTALLED.
- EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

CONSTRUCTION SPECIFICATIONS

1. STRUCTURES SHALL BE INSTALLED ACCORDING TO THE DIMENSIONS SHOWN ON THE PLANS AT THE APPROPRIATE SPACING.
2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED.
3. WHEN TIMBER STRUCTURES ARE USED, THE TIMBER SHALL EXTEND AT LEAST 18" INTO THE SOIL.
4. STRAW BALES SHALL BE ANCHORED INTO THE SOIL USING 2" X 2" STAKES DRIVEN THROUGH THE BALES AND AT LEAST 18 INCHES IN TO THE SOIL.
5. SEEDING, FERTILIZING, AND MULCHING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROPRIATED VEGETATIVE BMP.
6. STRUCTURES SHALL BE REMOVED FROM THE CHANNEL WHEN THEIR USEFUL LIFE HAS BEEN COMPLETED.
7. THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL TAKE PRECAUTIONS AND INSTRUCTIONS FROM THE PLANNING DEPARTMENT IN ORDER TO PREVENT, ABATE AND CONTROL THE EMISSION OF FUGITIVE DUST INCLUDING BUT NOT LIMITED TO WETTING, COVERING, SHIELDING, OR VACUUMING.
8. THE NH COMMISSIONER OF AGRICULTURE PROHIBITS THE COLLECTION, POSSESSION, IMPORTATION, TRANSPORTATION, SALE, PROPAGATION, TRANSPLANTATION, OR CULTIVATION OF PLANTS BANNED BY NH LAW RSA 430:53 AND NH CODE ADMINISTRATIVE RULES AGR 3800. THE PROJECT SHALL MEET ALL REQUIREMENTS AND THE INTENT OF . RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES
9. THE CONSTRUCTION SITE OPERATOR AND OWNER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO USEPA, WASHINGTON, DC, STORMWATER NOTICE PROCESSING CENTER AT LEAST FORTEEN DAYS PRIOR TO COMMENCEMENT OF WORK ON SITE. EPA WILL POST THE NOI AT http://cfpubl.epa.gov/npdes/stormwater/noi/noisearch.cfm. AUTHORIZATION IS GRANTED UNDER THE PERMIT ONCE THE NOI IS SHOWN IN "ACTIVE STATUS".

CONSTRUCTION SEQUENCE

1. CUT AND REMOVE TREES IN CONSTRUCTION AREAS AS REQUIRED OR DIRECTED.
2. CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS REQUIRED. EROSION, SEDIMENT AND DETENTION CONTROL FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO ANY EARTH MOVING OPERATION AND PRIOR TO DIRECTING RUNOFF TO THEM.
3. CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. STUMPS AND DEBRIS ARE TO BE REMOVED FROM SITE AND DISPOSED OF PER STATE AND LOCAL REGULATIONS.
4. EXCAVATE AND STOCKPILE TOPSOIL /LOAM. ALL AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
5. CONSTRUCT TEMPORARY CULVERTS AS REQUIRED OR DIRECTED.
6. CONSTRUCT THE ROADWAY/DRIVEWAYS AND ITS ASSOCIATED DRAINAGE STRUCTURES. ALL ROADWAYS, PARKING AREAS, AND CUT/FILL SLOPES SHALL BE STABILIZED AND/OR LOAMED AND SEEDED WITHIN 72-HOURS OF ACHIEVING FINISH GRADE AS APPLICABLE.
7. INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. ALL DISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.
8. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEEDED OR MULCHED AS REQUIRED, OR DIRECTED.
9. DAILY OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE CHECK DAMS, DITCHES, SEDIMENT TRAPS, ETC. TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ABUTTING WATERS OR PROPERTY.
10. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION
11. COMPLETE PERMANENT SEEDING AND LANDSCAPING
12. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND REVEGETATE ALL DISTURBED AREAS.
13. ALL SWALES AND DRAINAGE STRUCTURES WILL BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUNOFF DIRECTED TO THEM.
14. FINISH PAVING ALL ROADWAYS/DRIVEWAYS.
15. LOT DISTURBANCE OTHER THAN THAT SHOWN ON THE APPROVED PLANS SHALL NOT COMMENCE UNTIL THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.



1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER. 5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

STABILIZED CONSTRUCTION ENTRANCE

WINTER MAINTENANCE

1. ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH, SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3-4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "JUTE MATTING" (EXCELSIOR'S CURLEX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3-4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR JUTE MATTING SHALL NOT OCCUR OVER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER OCTOBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.

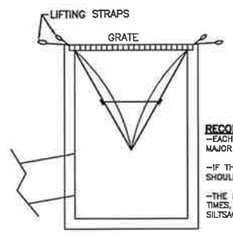
2. ALL SWALES THAT DO NOT HAVE FULLY ESTABLISHED VEGETATION SHALL BE EITHER LINED WITH TEMPORARY JUTE MATTING OR TEMPORARY STONE CHECK DAMS (APPROPRIATELY SPACED). STONE CHECK DAMS WILL BE MAINTAINED THROUGHOUT THE WINTER MONTHS. IF THE SWALES ARE TO BE MATTED WITH PERMANENT LINERS OR RIPRAP WITH ENGINEERING FABRIC, THIS SHALL BE COMPLETED PRIOR TO WINTER SHUTDOWN OR AS SOON AS THEY ARE PROPERLY GRADED AND SHAPED.

3. PRIOR TO OCT. 15TH ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRAVEL APPLICATION. IF THESE AREAS' ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE ROUGHLY CROWNED AND A 3" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NH DOT 304.3, BUT SHALL HAVE BETWEEN 15-25% PASSING THE #200 SIEVE AND THE LARGEST STONE SIZE SHALL BE 2". IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.

4. AFTER OCTOBER 15TH, THE END OF NEW HAMPSHIRE'S AVERAGE GROWING SEASON, NO ADDITIONAL LOAM SHALL BE SPREAD ON SIDE SLOPES AND SWALES. THE STOCKPILES THAT WILL BE LEFT UNDISTURBED UNTIL SPRING SHALL BE SEEDED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILES SHALL BE MULCHED AT A RATE OF 3-4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.

SEEDING SPECIFICATIONS

1. GRADING AND SHAPING
   A. SLOPES SHALL NOT BE STEEPER THAN 2:1;3:1 SLOPES OR FLATTER ARE PREFERRED. WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
2. SEEDBED PREPARATION
   A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
   B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
3. ESTABLISHING A STAND
   A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. REFER TO LIGHTING & LANDSCAPE PLAN FOR FERTILIZER REQUIREMENTS.
   B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
   C. A NEW ENGLAND NATIVE SEED MIXTURE SHALL BE USED. REFER TO MANUFACTURER'S SPECIFICATIONS FOR RATES OF SEEDING.
   D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.
4. MULCH
   A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
   B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 SQ. FT.
5. MAINTENANCE TO ESTABLISH A STAND
   A. PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
   B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL STAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
   C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

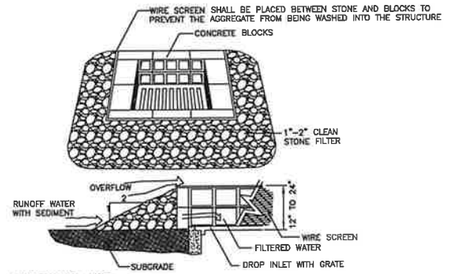


RECOMMENDED MAINTENANCE SCHEDULE
-EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT

-IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACK SHOULD BE INSPECTED EVERY 2-3 WEEKS

-THE RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF CORD IS COVERED WITH SEDIMENT, THE SILTSACK SHOULD BE EMPTIED.

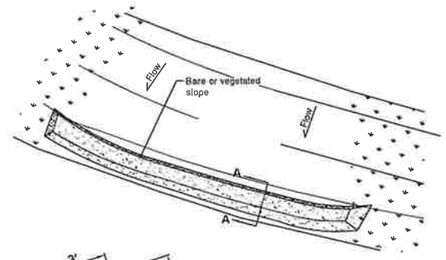
SILTSACK DETAIL
NOT TO SCALE

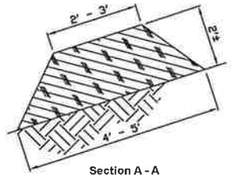


MAINTENANCE NOTE:

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

TEMPORARY CATCH BASIN INLET PROTECTION
(Block and Gravel Drop Inlet Sediment Filter)
NOT TO SCALE





Section A - A

Mix material should consist of 30-50% large (1-3") particles. The organic matter content should be 25%-65%, dry weight basis. The organic matter may originate from a variety of vegetative sources, but needs to be fibrous and elongated. The mix shall be free of silt, clay, fine sand, refuse and contaminants or any material toxic to plant growth. Erosion Control Mix berms are effective filters for overland flow conditions and should not be used to filter concentrated flow such as that found in drainage ditches, streams, etc.

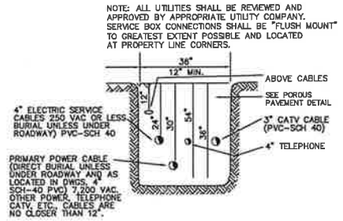
Erosion Control Mix Berm

REVISED PER REVIEW COMMENTS	5/15/24
REVISED PER REVIEW COMMENTS	3/28/24
REVISIONS:	DATE:

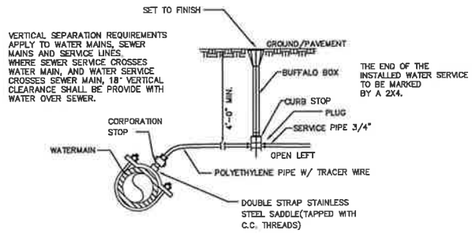
EROSION & SEDIMENT CONTROL DETAILS

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

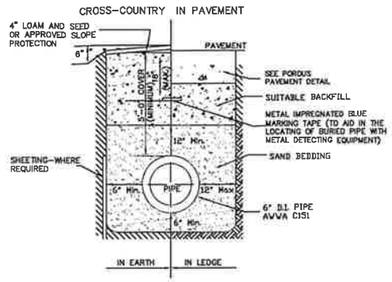
DATE:	FEB, 2024	SCALE:	NTS
PROJ. NO:	NH-1471	SHEET NO.	6



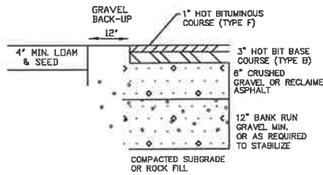
UTILITY TRENCH DETAIL



TYPICAL WATER SERVICE CONNECTION

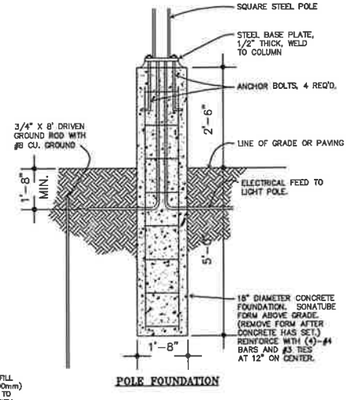


TYPICAL TRENCH DETAIL FOR WATER SYSTEM



NOTES: * IN AREAS OF BEDROCK, MINIMUM 24" SEPARATION FROM BANK RUN GRAVEL.
* PAVEMENT TRENCH PATCH SHALL MATCH EXISTING PAVEMENT DEPTHS.

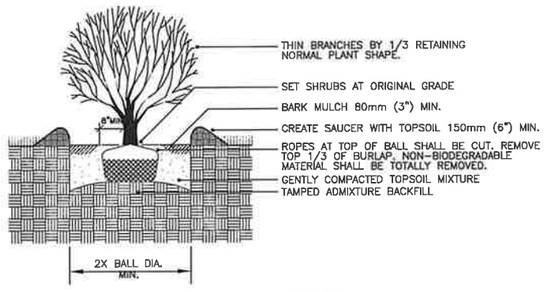
TYPICAL PAVEMENT SECTION
NEW ASPHALT



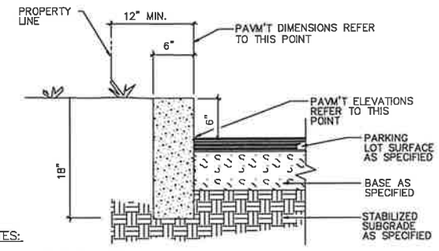
POLE FOUNDATION

LIGHT BASE DETAIL

SCALE: NONE



SHRUB PLANTING - BALL & BURLAP

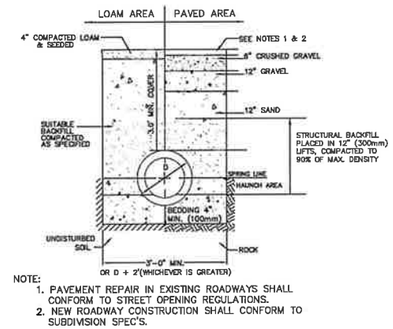


NOTES:

1. EDGING TO BE PLACED PRIOR TO PLACING TOP SURFACE COURSE.
2. JOINTS BETWEEN STONES SHALL BE MORTARED.

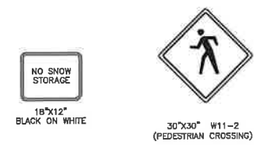
6" VERTICAL GRANITE CURB

NOT TO SCALE

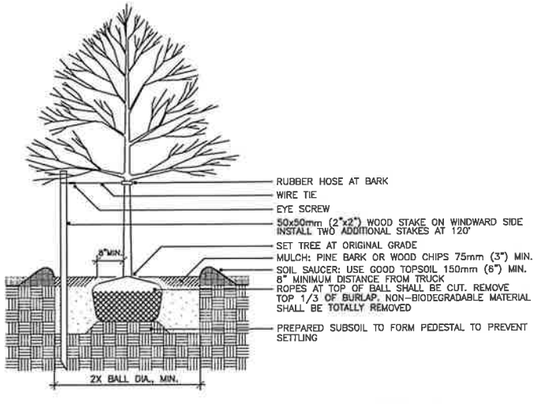


NOTE:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPEC'S.

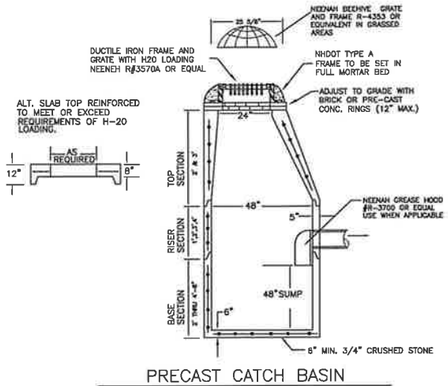
TYPICAL DRAINAGE TRENCH DETAIL



SIGN LEGEND

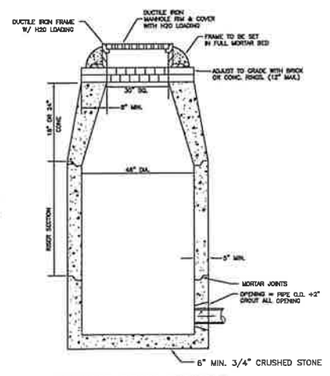


DECIDUOUS TREE PLANTING WITH STAKE AND WIRE TIE - HEAVY DUTY



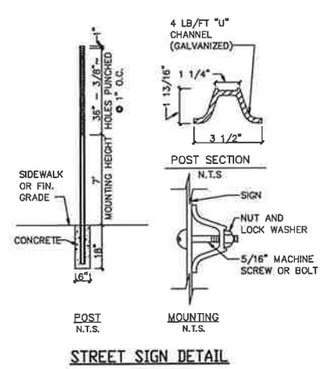
PRECAST CATCH BASIN

NOT TO SCALE



PRECAST DRAIN MANHOLE

NOT TO SCALE



STREET SIGN DETAIL

REVISIONS:	DATE:
REVISED PER CONDITIONS OF APPROVAL	9/2/24
REVISED PER REVIEW COMMENTS	6/27/24
REVISED PER REVIEW COMMENTS	5/15/24
REVISED PER REVIEW COMMENTS	3/28/24

CONSTRUCTION DETAILS

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

DATE:	FEB, 2024	SCALE:	NTS
PROJ. NO:	NH-1471	SHEET NO.	7

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

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

CONSTRUCTION SPECIFICATIONS FOR POROUS ASPHALT
THE UNH STORM WATER CENTER

INSTALLATION RECOMMENDATIONS

INSTALLATION

A. PERCOLATION BEDS (REFERS TO NO 57 STONE)
1. OWNER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO ALL PERCOLATION BED AND POROUS PAVING WORK.
2. SUB GRADE PREPARATION
   A. EXISTING SUB GRADE UNDER BED AREAS SHALL NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC PRIOR TO STONE BED PLACEMENT.
   B. WHERE EROSION OF SUB GRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS AND/OR SURFACE PONDING, THIS MATERIAL SHALL BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE OR EQUIVALENT AND LIGHT TRACTOR.
   C. BRING SUB GRADE OF STONE PERCOLATION BED TO LINE, GRADE, AND ELEVATIONS INDICATED. FILL AND LIGHTLY REGRADE ANY AREAS DAMAGED BY EROSION, PONDING, OR TRAFFIC COMPACTION BEFORE THE PLACING OF STONE. ALL BED BOTTOMS ARE LEVEL GRADE.
3. RECHARGE BED INSTALLATION (REFERS TO NO 3 STONE)
   A. UPON COMPLETION OF SUB GRADE WORK, THE ENGINEER SHALL BE NOTIFIED AND SHALL INSPECT AT HIS DISCRETION BEFORE PROCEEDING WITH PERCOLATION BED INSTALLATION.
   B. PERCOLATION BED AGGREGATE SHALL BE PLACED IMMEDIATELY AFTER APPROVAL OF SUB GRADE PREPARATION. ANY ACCUMULATION OF DEBRIS OR SEDIMENT WHICH HAS TAKEN PLACE AFTER APPROVAL OF SUB GRADE SHALL BE REMOVED PRIOR TO INSTALLATION OF AGGREGATE AT NO EXTRA COST TO THE OWNER.
   C. INSTALL COARSE AGGREGATE NO. 3 (1 1/2" STONE) IN 8-INCH MAXIMUM LIFTS. LIGHTLY COMPACT EACH LAYER WITH EQUIPMENT, KEEPING EQUIPMENT MOVEMENT OVER STORAGE BED SUBGRADES TO A MINIMUM. INSTALL AGGREGATE TO GRADES INDICATED ON THE DRAWINGS.
D. INSTALL 3" LIFT PEA GRAVEL LAYER TO PREVENT MIGRATION OF FINES FROM THE FILTER COARSE (NHDOT 304.1)
   E. INSTALL FILTER COARSE (NHDOT 304.1 SAND LESS THAN 2% FINES) IN 2, 4" LIFTS. LIGHTLY COMPACT EACH LAYER WITH EQUIPMENT, KEEPING EQUIPMENT MOVEMENT OVER STORAGE BED SUBGRADES TO A MINIMUM. INSTALL AGGREGATE TO GRADES INDICATED ON THE DRAWINGS.
   F. INSTALL CHOKER BASE COURSE (AASHTO # 57 STONE) AGGREGATE EVENLY OVER SURFACE OF STONE BED, SUFFICIENT TO ALLOW PLACEMENT OF PAVEMENT, AND NOTIFY ENGINEER FOR APPROVAL. CHOKER BASE COURSE SHALL BE SUFFICIENT TO ALLOW FOR EVEN PLACEMENT OF ASPHALT BUT NO THICKER THAN 4-INCH IN DEPTH.
4. SURROUNDING AREAS
   A. BEFORE THE POROUS PAVEMENT IS INSTALLED, ADJACENT SOIL AREAS SHOULD BE SLOPED AWAY FROM ALL PAVEMENT EDGES, TO PREVENT POTENTIAL SEDIMENT FROM WASHING ONTO THE PAVEMENT SURFACE.
   B. TO ACCOMPLISH THIS, A SEQUENCE OF SWALES SHOULD BE EXCAVATED INTO ALL EARTHEN (UNPAVED) AREAS AT LEAST ON THE UPHILL SIDES OF THE PAVEMENT, AND WHERE NECESSARY, TO BELOW THE CURB OR PAVEMENT ELEVATION. ITS SHAPE AND PAINTINGS CAN BE INTEGRATED WITH THE PROJECT'S ARCHITECTURE AND LANDSCAPE, AND DESIGNED TO MAXIMIZE INFILTRATION. SWALE OVERFLOW, WHEN IT OCCURS, CAN BE DISCHARGED FROM ONE SWALE TO ANOTHER BY CONNECTING PIPES UNDER DRIVEWAYS.
   C. BUILDING BASEMENTS AND FOUNDATIONS SHOULD BE WATERPROOFED AS NECESSARY, WHERE THE POROUS PAVEMENT ABUTS BUILDINGS.

B. POROUS ASPHALT
1. TRANSPORTING MATERIAL
   A. TRANSPORTING OF MIX TO THE SITE SHALL BE IN VEHICLES WITH SMOOTH, CLEAN DUMP BEDS THAT HAVE BEEN SPRAYED WITH A NON-PETROLEUM RELEASE AGENT.
   B. THE MIX SHALL BE COVERED DURING TRANSPORT TO CONTROL COOLING.
2. POROUS BITUMINOUS ASPHALT SHALL NOT BE STORED IN EXCESS OF 90 MINUTES BEFORE PLACEMENT.
3. ASPHALT PLACEMENT
   A. THE POROUS BITUMINOUS SURFACE COURSE SHALL BE LAID IN ONE LIFT DIRECTLY OVER THE CHOKER COARSE, FILTER COARSE, AND CRUSHED STONE BASE COURSE TO A 4-INCH FINISHED THICKNESS. THE SURFACE CAN BE LAID IN TWO LIFTS IF SECOND LIFT IS DONE WITHIN 10 BUSINESS DAYS AND THE INITIAL COURSE IS CLEAN AND FREE OF SEDIMENT.
   B. THE LAYING TEMPERATURE OF THE BITUMINOUS MIX SHALL BE BETWEEN 300 DEGREES FAHRENHEIT AND 350 DEGREES FAHRENHEIT (BASED ON THE RECOMMENDATIONS OF THE ASPHALT SUPPLIER).
   C. INSTALLATION SHALL TAKE PLACE WHEN AMBIENT TEMPERATURES ARE 55 DEGREES FAHRENHEIT OR ABOVE, WHEN MEASURED IN THE SHADE AWAY FROM ARTIFICIAL HEAT.
   D. THE USE OF A REMIXING MATERIAL TRANSFER DEVICE BETWEEN THE TRUCKS AND THE PAVER IS HIGHLY RECOMMENDED TO ELIMINATE COLD LUMPS IN THE MIX.
   E. THE POLYMER-MODIFIED ASPHALT IS VERY DIFFICULT TO RAKE, A WELL-HEATED SCREED SHOULD BE USED TO MINIMIZE THE NEED FOR RAKING.
   F. COMPACTION OF THE SURFACE COURSE SHALL TAKE PLACE WHEN THE SURFACE IS COOL ENOUGH TO RESIST A 10-TON ROLLER. (140°F. SURFACE TEMPERATURE) ONE OR TWO PASSES IS ALL THAT IS REQUIRED FOR PROPER COMPACTION. MORE ROLLING COULD CAUSE A REDUCTION IN THE SURFACE POROSITY WHICH IS UNACCEPTABLE.
4. IN THE EVENT CONSTRUCTION SEDIMENT IS INADVERTENTLY DEPOSITED ON THE FINISHED POROUS SURFACE, IT MUST BE IMMEDIATELY REMOVED BY VACUUMING.
5. AFTER FINAL ROLLING, NO VEHICULAR TRAFFIC OF ANY KIND SHALL BE PERMITTED ON THE SURFACE UNTIL COOLING AND HARDENING HAS TAKEN PLACE, AND IN NO CASE WITHIN THE FIRST 48 HOURS. PROVIDE BARRIERS AS NECESSARY AT NO EXTRA COST TO THE OWNER TO PREVENT VEHICULAR USE; REMOVE AT THE DISCRETION OF THE ENGINEER.
6. STRIPING PAINT FOR TRAFFIC LANES AND PARKING BAYS SHALL BE CHLORINATED RUBBER BASE, FACTORY MIXED, NON-BLEEDING, FAST DRYING, BEST QUALITY, WHITE TRAFFIC PAINT WITH A LIFE EXPECTANCY OF TWO YEARS UNDER NORMAL TRAFFIC USE.
   A. PAVEMENT-MARKING PAINT; LATEX, WATER-BASE EMULSION, READY-MIXED, COMPLYING WITH FS TT-P-1952.
   B. SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL AND DUST.
   C. PAINT 4 INCH WIDE TRAFFIC LANE STRIPING IN ACCORDANCE WITH LAYOUTS OF PLAN. APPLY PAINT WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. APPLY IN TWO COATS AT MANUFACTURER'S RECOMMENDED RATES. PROVIDE CLEAR, SHARP LINES USING WHITE TRAFFIC PAINT, INSTALLED IN ACCORDANCE WITH NHDOT SPECIFICATIONS.
6. WORK SHALL BE DONE EXPERTLY THROUGHOUT, WITHOUT STAINING OR INJURY TO OTHER WORK. TRANSITION TO ADJACENT IMPERVIOUS BITUMINOUS PAVING SHALL BE MERGED NEATLY WITH FLUSH, CLEAN LINE. FINISHED PAVING SHALL BE EVEN, WITHOUT POCKETS, AND GRADED TO ELEVATIONS SHOWN ON DRAWING.
7. POROUS PAVEMENT BEDS SHALL NOT BE USED FOR EQUIPMENT OR MATERIALS STORAGE DURING CONSTRUCTION, AND UNDER NO CIRCUMSTANCES SHALL VEHICLES BE ALLOWED TO DEPOSIT SOIL ON PAVED POROUS SURFACES.
8. REPAIR OF DAMAGED PAVING
   A. ANY EXISTING PAVING ON OR ADJACENT TO THE SITE THAT HAS BEEN DAMAGED AS A RESULT OF CONSTRUCTION WORK SHALL HE REPAIRED TO THE SATISFACTION OF THE OWNER WITHOUT ADDITIONAL COST TO THE OWNER.
9. FIELD QUALITY CONTROL
   A. THE FULL PERMEABILITY OF THE PAVEMENT SURFACE SHALL BE TESTED BY APPLICATION OF CLEAN WATER AT THE RATE OF AT LEAST 5 GPM OVER THE SURFACE, USING A HOSE OR OTHER DISTRIBUTION DEVISE. WATER USED FOR THE TEST SHALL BE CLEAN, FREE OF SUSPENDED SOLIDS AND DELETERIOUS LIQUIDS AND WILL BE PROVIDED AT NO EXTRA COST TO THE OWNER. ALL APPLIED WATER SHALL INFILTRATE DIRECTLY WITHOUT PUDDLE FORMATION OR SURFACE RUNOFF, AND SHALL BE OBSERVED BY THE ENGINEER AND OWNER.
   B. TEST IN-PLACE BASE AND SURFACE COURSE FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS. REPAIR OR REMOVE AND REPLACE UNACCEPTABLE WORK AS DIRECTED BY THE OWNER.
   C. SURFACE SMOOTHNESS: TEST FINISHED SURFACE FOR SMOOTHNESS AND EVEN DRAINAGE, USING A TEN-FOOT TO CENTERLINE OF PAVED AREA. SURFACE WILL NOT BE ACCEPTED IF GAPS OR RIDGES EXCEED 1/16 OF AN INCH.

MIX SUMMARY
POROUS ASPHALT PAVEMENT MIX
THE UNH STORM WATER CENTER

POROUS ASPHALT SHALL BE FOUR INCHES THICK WITH A BITUMINOUS MIX OF 6% TO 6.5% BY WEIGHT DRY AGGREGATE AND AIR VOIDS OF 18-22%. IN ACCORDANCE WITH ASTM D6390, DRAIN DOWN OF THE BINDER SHALL BE NO GREATER THAN 0.3% IF MORE ABSORPTIVE AGGREGATES, SUCH AS LIMESTONE, ARE USED IN THE MIX, THEN THE AMOUNT OF BITUMEN IS TO BE BASED ON THE TESTING PROCEDURES OUTLINED IN THE NATIONAL ASPHALT PAVEMENT ASSOCIATION'S INFORMATION SERIES 131 – "PERVIOUS ASPHALT PAVEMENTS" (2003) OR NHDOT EQUIVALENT. MIX SUPPLIERS MAY HAVE A SUITABLE IN-HOUSE SPECIFICATION FOR OPEN GRADED FRICTION COURSE (OGFC) THAT CAN BE USED.

USE NEAT ASPHALT BINDER MODIFIED WITH AN ELASTOMERIC POLYMER TO PRODUCE A BINDER MEETING THE REQUIREMENTS OF PG 76-22 AS SPECIFIED IN AASHTO MP- 1. THE ELASTOMER POLYMER SHALL BE STYRENE-BUTADIENE-STYRENE (SBS), OR APPROVED EQUAL, APPLIED AT A RATE OF 3% BY WEIGHT OF THE TOTAL BINDER. THE COMPOSITE MATERIALS SHALL BE THOROUGHLY BLENDED AT THE ASPHALT REFINERY OR TERMINAL PRIOR TO BEING LOADED INTO THE TRANSPORT VEHICLE. THE POLYMER MODIFIED ASPHALT BINDER SHALL BE HEAT AND STORAGE STABLE.

AGGREGATE SHALL BE MINIMUM 90% CRUSHED MATERIAL AND HAVE A GRADATION OF:

COMPOSITION OF MIXTURE
SIEVE SIZE (INCH/MM)PERCENT PASSING0.75/19100,0.50/12.585-100,0.375/9.555-75,NO.4/4.7510-25,NO.8/2.365-10,NO.200/0.0752-4,TOTAL AGGREGATE93-94% ASPHALT OF TOTAL MIX6-6.5

ADD HYDRATED LIME AT A DOSAGE RATE OF 1.0% BY WEIGHT OF THE TOTAL DRY AGGREGATE TO MIXES CONTAINING GRANITE. HYDRATED LIME SHALL MEET THE REQUIREMENTS OF ASTM C 977. THE ADDITIVE MUST BE ABLE TO PREVENT THE SEPARATION OF THE ASPHALT BINDER FROM THE AGGREGATE AND ACHIEVE A REQUIRED TENSILE STRENGTH RATIO (TSR) OF AT LEAST 80% ON THE ASPHALT MIX WHEN TESTED IN ACCORDANCE WITH AASHTO T 283. THE ASPHALTIC MIX SHALL BE TESTED FOR ITS RESISTANCE TO STRIPPING BY WATER IN ACCORDANCE WITH ASTM D-1664. IF THE ESTIMATED COATING AREA IS NOT ABOVE 95 PERCENT, ANTI-STRIPPING AGENTS SHALL BE ADDED TO THE ASPHALT.

NO WORK SHALL BE STARTED UNTIL THE CONTRACTOR HAS SUBMITTED AND THE ENGINEER HAS APPROVED A MIX DESIGN INCLUDING THE PERCENTAGE OF EACH INGREDIENT INCLUDING BINDER, POLYMER, AND THE JOB-MIX FORMULA FROM SUCH A COMBINATION. THE JOB-MIX FORMULA SHALL ESTABLISH A SINGLE PERCENTAGE OF AGGREGATE PASSING SIEVE AND A SINGLE PERCENTAGE OF BITUMINOUS MATERIAL TO BE ADDED TO THE AGGREGATE. NO CHANGE IN THE JOB-MIX FORMULA MAY BE MADE WITHOUT WRITTEN APPROVAL OF THE ENGINEER. THE JOB-MIX FORMULA MUST FALL WIT H THE MASTER RANGE SPECIFIED IN COMPOSITION OF MIXTURE TABLE.

TRANSPORTING MATERIAL: SEE CONSTRUCTION AND INSTALL SPECIFICATIONS

FOR QUESTIONS ON MIX SPECIFICATIONS CONTACT ROBERT ROSEEN, PHD, AT THE UNH STORM WATER CENTER. 603-862-4024.

MAINTENANCE SPECIFICATIONS FOR POROUS ASPHALT PARKING LOT AREAS AND LOW VOLUME ROADS
THE UNH STORM WATER CENTER

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

WINTER MAINTENANCE:

1. SANDING FOR WINTER TRACTION IS PROHIBITED. DEICING IS PERMITTED (NACl, MGCl2, OR EQUIVALENT). REDUCED SALT APPLICATION IS POSSIBLE AND CAN BE A COST SAVINGS FOR WINTER MAINTENANCE. NONTOXIC, ORGANIC DEICERS, APPLIED EITHER AS BLENDED, CHLORIDE-BASED LIQUID PRODUCTS OR AS PRETREATED SALT, ARE PREFERABLE.
2. PLOWING IS ALLOWED, BLADE SHOULD BE SET APPROXIMATELY 1" ABOVE ROAD SURFACE. ICE AND LIGHT SNOW ACCUMULATION ARE GENERALLY NOT AS PROBLEMATIC AS FOR STANDARD ASPHALT. SNOW WILL ACCUMULATE DURING HEAVIER STORMS AND SHOULD BE PLOWED.

ROUTINE MAINTENANCE:

1. ASPHALT SEAL COATING MUST BE ABSOLUTELY FORBIDDEN. SURFACE SEAL COATING IS NOT REVERSIBLE.
2. THE PAVEMENT SURFACE SHOULD BE VACUUMED 1 OR 2 TIMES PER YEAR, AND AT ANY ADDITIONAL TIMES SEDIMENT IS SPILLED, ERODED, OR TRACKED ONTO THE SURFACE.
3. PLANTED AREAS ADJACENT TO PERVIOUS PAVEMENT SHOULD BE WELL MAINTAINED TO PREVENT SOIL WASHOUT ONTO THE PAVEMENT. IF ANY BARE SPOTS OR ERODED AREAS ARE OBSERVED WITHIN THE PLANTED AREAS, THEY SHOULD BE REPLANTED AND/OR STABILIZED AT ONCE.
4. IMMEDIATELY CLEAN ANY SOIL DEPOSITED ON PAVEMENT. SUPERFICIAL DIRT DOES NOT NECESSARILY CLOG THE PAVEMENT VOIDS. HOWEVER, DIRT THAT IS GROUND IN REPEATEDLY BY TIRES CAN LEAD TO CLOGGING. THEREFORE, TRUCKS OR OTHER HEAVY VEHICLES SHOULD BE PREVENTED FROM TRACKING OR SPILLING DIRT ONTO THE PAVEMENT.
5. DO NOT ALLOW CONSTRUCTION STAGING, SOIL/MULCH STORAGE, ETC. ON UNPROTECTED PAVEMENT SURFACE.
6. REPAIRS: POTHOLES OF LESS THAN 50 SQUARE FEET CAN BE PATCHED BY ANY MEANS SUITABLE WITH STANDARD PAVEMENT OR A PERVIOUS MIX IS PREFERRED. FOR AREAS GREATER THAN 50 SQ. FT. IN NEED OF REPAIR, APPROVAL OF PATCH TYPE SHOULD BE SOUGHT FROM A QUALIFIED ENGINEER. ANY REQUIRED REPAIR OF DRAINAGE STRUCTURES SHOULD BE DONE PROMPTLY TO ENSURE CONTINUED PROPER FUNCTIONING OF THE SYSTEM.
7. WRITTEN AND VERBAL COMMUNICATION TO THE POROUS PAVEMENT'S FUTURE OWNER SHOULD MAKE CLEAR THE PAVEMENT'S SPECIAL PURPOSE AND SPECIAL MAINTENANCE REQUIREMENTS SUCH AS THOSE LISTED HERE.
8. A PERMANENT SIGN SHOULD BE ADDED AT THE ENTRANCE AND END OF THE POROUS ASPHALT AREA TO INFORM RESIDENTS AND MAINTENANCE STAFF OF THE SPECIAL NATURE AND PURPOSE OF THE PAVEMENT, AND ITS SPECIAL MAINTENANCE REQUIREMENTS.

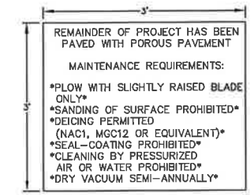
MINIMUM COMPACTION REQUIREMENTS

COMPACTION SHALL BE PERFORMED TO NOT LESS THAN NINETY-FIVE PERCENT (95%) MAXIMUM DENSITY AS DETERMINED IN A LABORATORY COMPACTION TEST, PERFORMED UNDER THE SPECIFICATIONS OF ASTM D1557-64T, METHOD "A", (BACK FILL MATERIAL OF A STONY NATURE SHALL BE TESTED UNDER METHOD "C" OR "D" OF THE SAME ASTM DESIGNATION) OR OTHER APPROVED ASTM OR AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) SPECIFICATIONS. SUCH TEXT SHALL ALSO BE USED FOR ESTABLISHING THE OPTIMUM MOISTURE CONTENT OF THE MATERIALS. THE IN-PLACE DRY UNIT WEIGHT OF THE COMPACTED MATERIALS SHALL BE DETERMINED BY METHODS SPECIFIED UNDER ASTM "D" 1556-58T OR OTHER APPROVED ASTM OR AASHTO SPECIFICATIONS. THE IN-PLACE COMPACTION TEST TO BE CONSISTENT WITH THE APPROVED LABORATORY COMPACTION TEST.

TABLE 5. POROUS ASPHALT MIX DESIGN CRITERIA.

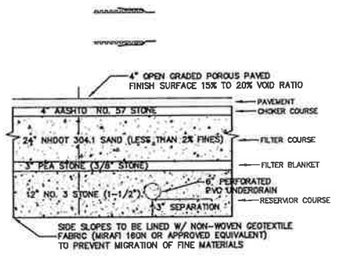
SIEVE SIZE (INCH/MM)	PERCENT PASSING (%)
0.75/19	100
0.50/12.5	85-100
0.375/9.5	55-75
NO.4/4.75	10-25
NO.8/2.36	5-10
NO.200/0.075 (#200)	2-4
BINDER CONTENT (AASHTO T164)	6.0-6.5%
AIR VOID CONTENT BY CORELOK (ASTM D6752)*	16.0-20.0%
AIR VOID CONTENT BY PARAFFIN WAX (AASHTO T275)*	18.0-22.0%
DRAINDOWN (ASTM D6390)**	<= 0.3 %
RETAINED TENSILE STRENGTH (AASHTO 283)***	>= 80 %

* EITHER METHOD IS ACCEPTABLE
**CELLULOSE OR MINERAL FIBERS MAY BE USED TO REDUCE DRAINDOWN.
***IF THE TSR (RETAINED TENSILE STRENGTH) VALUES FALL BELOW 80% WHEN TESTED PER NAPA IS 131 (WITH A SINGLE FREEZE THAW CYCLE RATHER THAN 5), STEP 4, THE CONTRACTOR SHALL EMPLOY AN ANTISTRIP ADDITIVE, SUCH AS HYDRATED LIME (ASTM C977) OR A FATTY AMINE, TO RAISE THE TSR VALUE ABOVE 80%.



POROUS PAVEMENT SIGN DETAIL

NOT TO SCALE



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

POROUS PAVEMENT

NOT TO SCALE

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

BEALS ASSOCIATES, PLLC
70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
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PHONE: 603-583-4860,
FAX. 603-583-4863

REVISIONS:	DATE:
REVISED PER CONDITIONS OF APPROVAL	9/2/24
REVISED PER REVIEW COMMENTS	8/6/24
REVISED PER REVIEW COMMENTS	6/27/24
REVISED PER REVIEW COMMENTS	5/15/24

CONSTRUCTION DETAILS

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

DATE:	MAY 3, 2024	SCALE:	NTS
PROJ. NO:	NH-1471	SHEET NO.	8

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

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PHONE: 603-583-4860,
FAX. 603-583-4863

WETLAND IMPACT #1
780 SF
(PEM1BX)

WETLAND IMPACT #3
1,897 SF
(PEM2BX)

WETLAND IMPACT #2
71 SF
(PEM2BX)

WETLAND IMPACT #4
579 SF
(PEM2BX)

GTE ROAD

STONE RET. WALL

WATER WORKS POND ROAD

APPROX. LOCATION OF DAM

WATER WORKS POND

WHEELWRIGHT CREEK

LEGEND

PERMANENT WETLAND IMPACT
3,327 SF

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

STATE OF NEW HAMPSHIRE
CHRISTIAN O. SMITH
No. 9903
PROFESSIONAL ENGINEER

STATE WETLAND IMPACT PLAN

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

DATE: MAY 3, 2024	SCALE: 1" = 30'
PROJ. NO: NH-1471	SHEET NO. 1 OF 1

REVISIONS: DATE:

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

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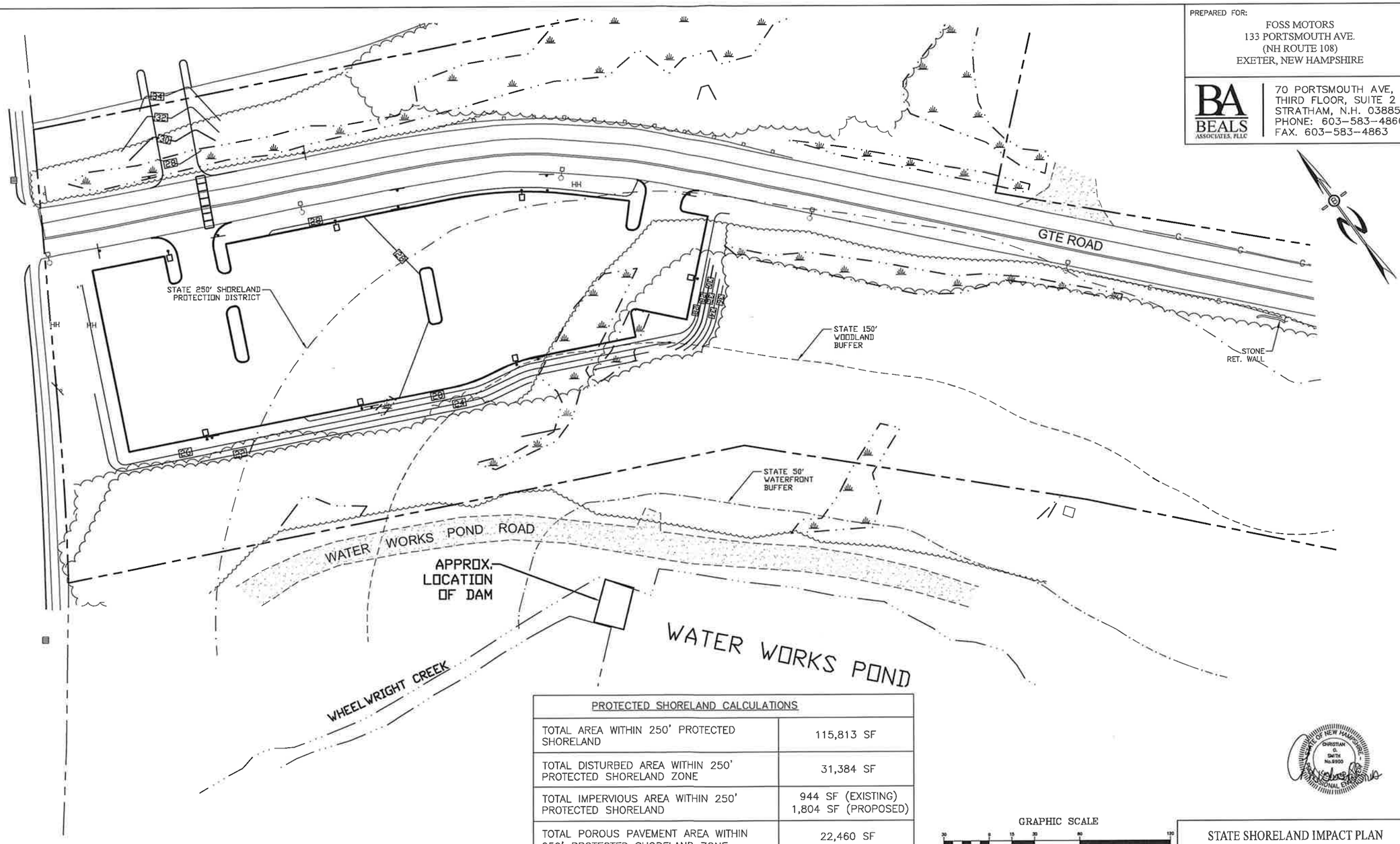
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX. 603-583-4863



PROTECTED SHORELAND CALCULATIONS	
TOTAL AREA WITHIN 250' PROTECTED SHORELAND	115,813 SF
TOTAL DISTURBED AREA WITHIN 250' PROTECTED SHORELAND ZONE	31,384 SF
TOTAL IMPERVIOUS AREA WITHIN 250' PROTECTED SHORELAND	944 SF (EXISTING) 1,804 SF (PROPOSED)
TOTAL POROUS PAVEMENT AREA WITHIN 250' PROTECTED SHORELAND ZONE	22,460 SF
TOTAL AREA BETWEEN 50' & 150'	32,544 SF
TOTAL NATURAL WOODLAND AREA	30,678 SF (EXISTING) 29,699 SF (PROPOSED)

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

REVISIONS: DATE:

STATE SHORELAND IMPACT PLAN

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

DATE: SEPT 12, 2024	SCALE: 1" = 30'
PROJ. NO: NH-1471	SHEET NO. 1 of 1

TOWN OF EXETER
CONSERVATION COMMISSION MEMORANDUM

Date: August 14, 2024
To: Exeter Planning Board
From: Dave Short, Chair, Exeter Conservation Commission
Subject: Shoreland and Wetland CUP Application

Project Information:
Project Location: 127 Portsmouth Ave, Exeter, NH
Map/Lot: Tax Map Parcels #52-112-2
CC Review Date: 7/9/24
PB CASE: #24-4

Following review and discussion of the project as redesigned, the Commission voted unanimously that they are not in support of the Shoreland Conditional Use Permit (CUP) Application because the project is not a minor encroachment in the district, with most of the building and parking lot located within the 300' shoreland district established for the protection of Water Works Pond and due to concerns over stormwater impact.

When discussing the project, reference was made to the buildable area identified during the original subdivision approval process for this lot. Additionally, several members expressed concerns in particular with the building and though they recognized the effort of the team to reduce impacts, with so much of project within the sensitive areas the ordinance was put in place to protect, we felt we could not support the application.

With regard to the Wetland Conditional Use Permit, the board voted unanimously we have reviewed the Wetland CUP application and are not in support of the application because they are asking for an alternate design to the site [referencing the shoreland impacts] and this design impacts 5,000 square feet of wetlands and 35,000 square feet of wetland buffer.

The vice-chair of the Commission Conor Madison will be present at the planning board meeting to represent the Commission and answer any questions the board may have.

Dave Short

TOWN OF EXETER, NEW HAMPSHIRE

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

August 28, 2024

Christian O. Smith, P.E., Principal
Beals Associates, PLLC
70 Portsmouth Avenue, 3rd Floor, Suite 2
Stratham, New Hampshire 03885

Re: PB Case #24-4 Meniscus Financial Holdings (Foss Motors)
Site Plan Review and Wetlands & Shoreland Conditional Use Permits
127 Portsmouth Avenue, Exeter, N.H.
Tax Map Parcel #52-112.2

Dear Mr. Smith:

Please be advised that at the meeting of August 22nd, 2024, the Exeter Planning Board voted to **APPROVE** the above-captioned application(s) for site plan review and Wetland and Shoreland Conditional Use Permits for the proposed construction of a commercial vehicle storage area, accessory storage building and associated site improvements on the property located at 127 Portsmouth Avenue, subject to the following conditions:

Wetlands and Shoreland Conditional Use Permits

1. The proposed building and sidewalk along westerly side shall be completely removed from the plans and tree removal shall be limited to only what is necessary to grade the easterly side of the parking area to the existing grade.

Site Plan Review

1. An electronic As-Built Plan with details acceptable to the Town shall be provided prior to the use of the parking lot. This plan must be in a dwg or dxf file format and in NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates;

2. A preconstruction meeting shall be arranged by the applicant and his contractor with the Town engineer prior to any site work commencing. The following must be submitted for review and approval prior to the preconstruction meeting:

    i. The SWPPP (storm water pollution prevention plan), if applicable, and,
    ii. A project schedule and construction cost estimate.

3. Third party construction inspections fees shall be paid prior to scheduling the preconstruction meeting;

4. A Storm Water System Operation & Maintenance Report shall be provided as part of the Stormwater Management Inspection and Maintenance Manual. This report shall be completed and

submitted to the Town Engineer annually on or before January 31st. This requirement shall be an ongoing condition of approval;

5. All applicable State permit approval numbers shall be noted on the final plans; All appropriate fees to be paid including but not limited to: sewer/water connection fees, impact fees, and inspection fees (including third party inspections), prior to the use of the parking lot whichever is applicable as determined by the Town;

6. The three (3) deciduous trees along the southern edge of the parking area shall be relocated to the north side of the parking area along GTE Road (so called);

7. All landscaping shown on plans shall be maintained and any dead or dying vegetation shall be replaced, no later than the following growing season, as long as the site plan remains valid. This condition is not intended to circumvent the revocation procedures set forth in State statutes; and,

8. The applicant shall submit the land use and stormwater management information about the project using the PTAPP Online Municipal Tracking Tool (https://ptapp.unh.edu/). The PTAPP submittal must be accepted by DPW prior to the pre-construction meeting.

Please feel free to contact the Planning Department at 773-6114 with any questions.

Sincerely,

Dave Sharples
Town Planner
(on behalf of the Planning Board Chairman)

cc: Tim Foss, Meniscus Financial Holdings, Applicant
Douglas Eastman, Building Inspector/Code Enforcement Officer
Paul Vlasich, P. E., Town Engineer
Janet Whitten, Town Assessor
Kristen Murphy, Conservation & Sustainability Planner

DS:bsm

f:\town planner\planning\decision letters\pb #24-4 meniscus financial holdings (foss) 127 portsmouth ave. spr & cups coa letter.docx

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

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

Prepared for:

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

Prepared By:

Stoney Ridge Environmental LLC

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

July 2024

SRE # 22-057

NHDES Wetlands Bureau
Major Impact Wetlands Permit Application

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

Table of Contents

d. Proposed Conditions Plan
e. Temporary Impact Plan
f. Grading & Drainage Plans
g. Stormwater Management Plans
h. Erosion Control Notes
i. Details-4
j. Details-5

July 12, 2024

Stoney Ridge ENVIRONMENTAL LLC

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

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

Dear Mr. Lewis,

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

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

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

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

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

Overall Existing and Proposed Site Conditions

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

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

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

View of the NHDOT Detention Basin Outlet Structure.

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

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

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

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

General Application Criteria

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Function and Value Assessment

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

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

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

Mitigation

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

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

Sincerely,
Stoney Ridge Environmental, LLC

Cynthia M Balcius CWS, CSS & CPESC
Senior Project Manager

Stoney Ridge
ENVIRONMENTAL LLC

WETLAND FUNCTION AND VALUE ASSESSMENT REPORT

Exeter Volvo, Portsmouth Avenue, Exeter

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

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

1) United States Department of Agriculture, Natural Resources Conservation Service. 2016. *Field Indicators of Hydric Soils in the United States*, Version 8.0. L.M. Vasilas, G.W. Hurt, and J.F. Berkowitz (eds.). USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils.
2) *Field Indicators for Identifying Hydric Soils In New England*. Version 4. June 2018. New England Hydric Soils Technical Committee.
3) *North American Digital Flora: National Wetland Plant List, version 2.1.0 (http://wetland_plants.usace.army.mil).* U.S. Army Corps of Engineers, Engineer Research and Development Center, Cold Regions Research and Engineering Laboratory, Hanover, NH, and BONAP, Chapen Hill.
4) *The National Wetland Plant List: 2016 wetland ratings.* Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2016. Phytoneuron 2016-30: 1-17. Published 28 April 2016. ISSN 2153 733X.
5) *Corps of Engineers Wetlands Delineation Manual*. January 1987. Wetlands Research Program Technical Report Y-87-1.
6) *Regional Supplement to the Corps of Engineers Wetland Delineation Manual*: Northcentral and Northeast Region. January 2012, Version 2. U.S. Army Corps of Engineers. Environmental Laboratory ERDC/EL TR-12-1.
7) *Classification of Wetlands and Deepwater Habitats of the United States*. December 1979. L. Cowardin, V. Carter, F. Golet, and E. LaRoe. US Department of the Interior. Fish and Wildlife Service. FWS/OBS-79/31.
8) *NHDES Wetlands Rules Chapters100 through 900*. Issued on December 15, 2019 and as amended through April 15, 2020.
9) *RSA 482*: A. The State of New Hampshire Wetland Statute.

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

1) Army Corps of Engineers' *Highway Methodology Workbook Supplement* (Appendix A, USACE, September 1999).
2) *Classification of Wetlands and Deepwater Habitats of the United States*. December 1979. L. Cowardin, V. Carter, F. Golet, and E. LaRoe. US Department of the Interior. Fish and Wildlife Service. FWS/OBS-79/31.
3) *Identifying and Documenting Vernal Pools in New Hampshire* 3rd Ed, 2016, New Hampshire Fish & Game.
4) Army Corps of Engineers "*Vernal Pool Assessment*" draft guidance, September 10, 2013. Appendix L Army Corps of Engineers New England District Compensatory Mitigation Guidance.

Wetland Delineation and Wetland Function & Value Assessment

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

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

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

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

Wetland 1A:

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

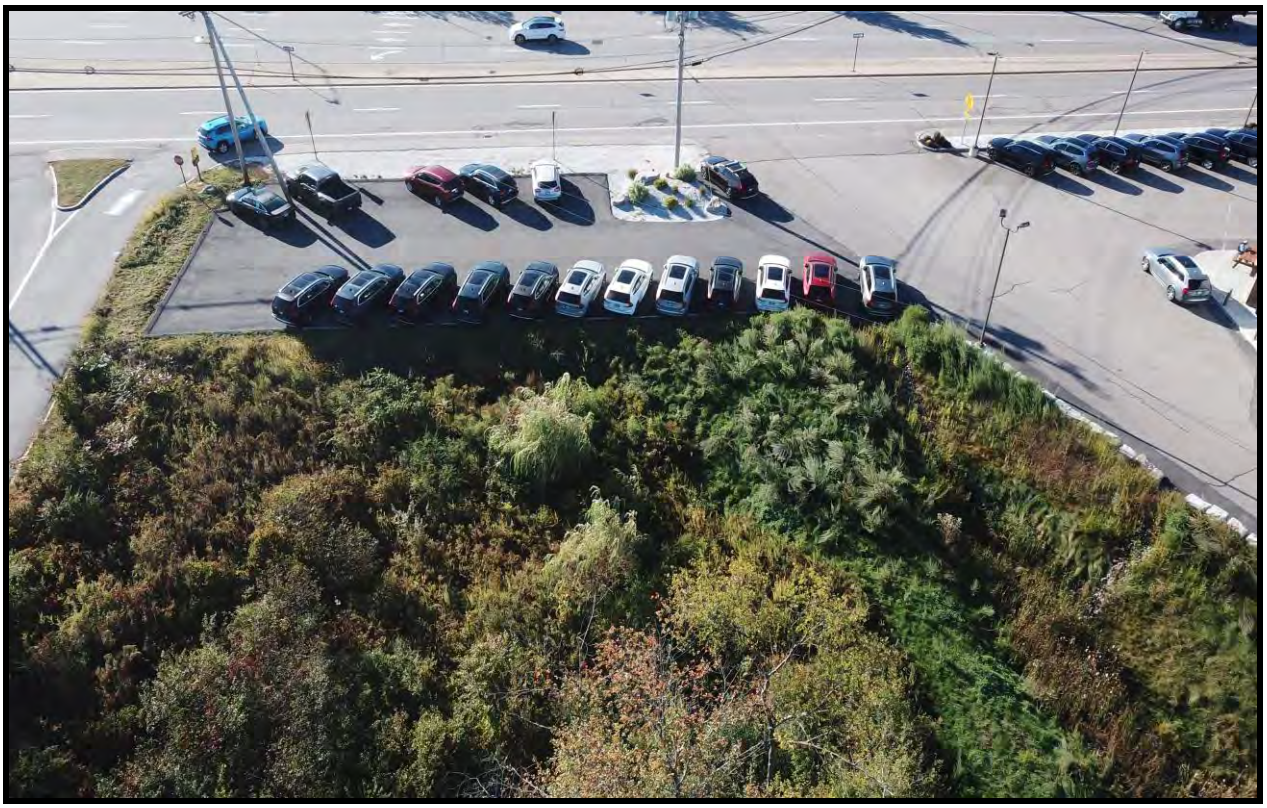
Table 1 - *Wetland Classifications*

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

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

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

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



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

Wetland 1B:

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

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

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

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

View of Wetland 1B looking towards Parkman Brook.

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

Wetland 1C:

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

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

A view of Parkman Brook a tidal riverine system.

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

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

A view of the transitional tidal marsh edge.

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

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

Wetland 2

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

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

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

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

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

Stoney Ridge Environmental LLC

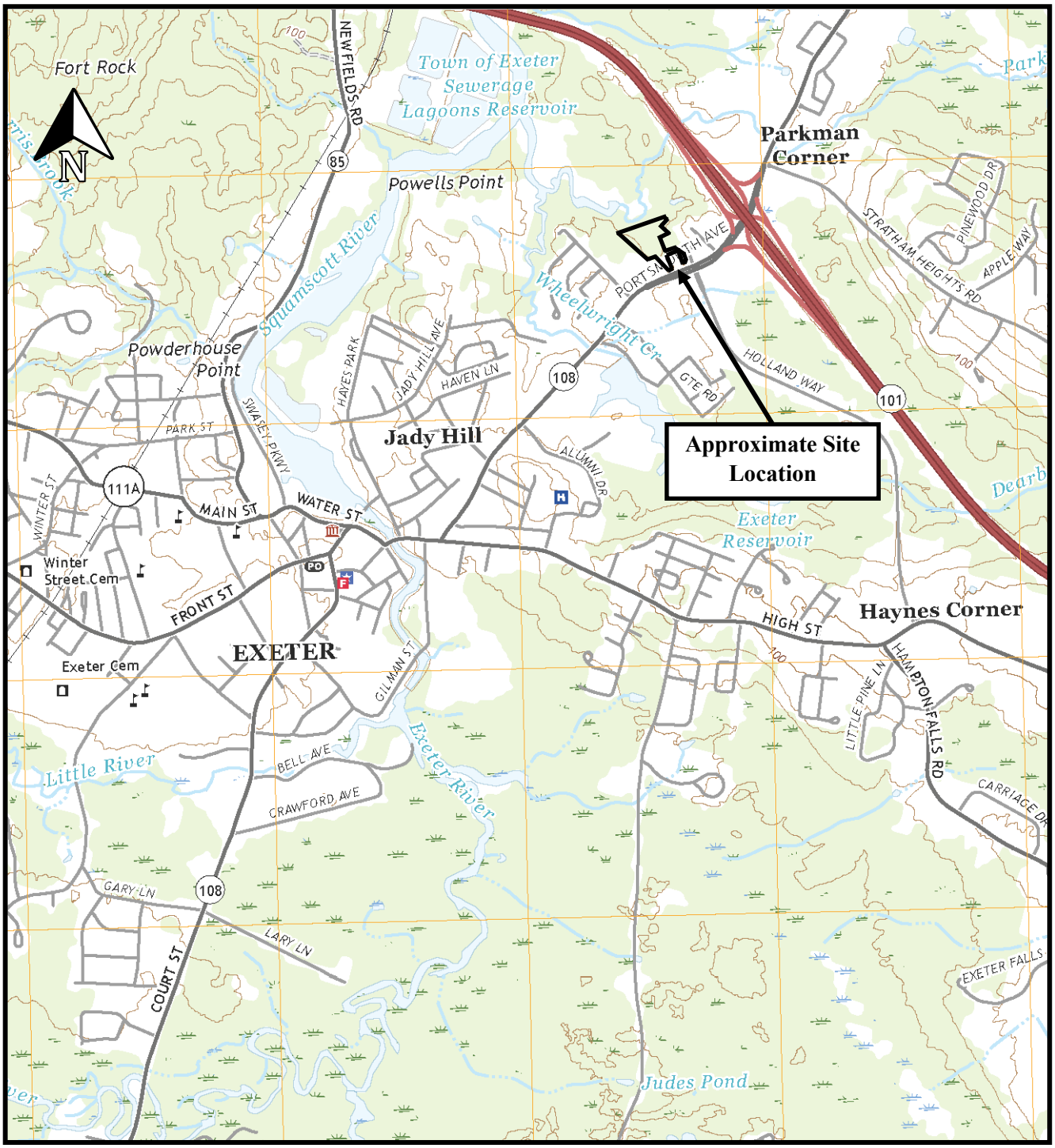
_____

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

SRE # 22-057

Site Locus

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



Scale 1:24,000

Wetland 1A

* - indicates dominant species

Vegetation Observed:

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

Animals/Animal Sign Observed:

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

Wetland 1B

Vegetation Observed:

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

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

Animals/Animal Sign Observed:

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

Wetland 1C

Vegetation Observed:

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

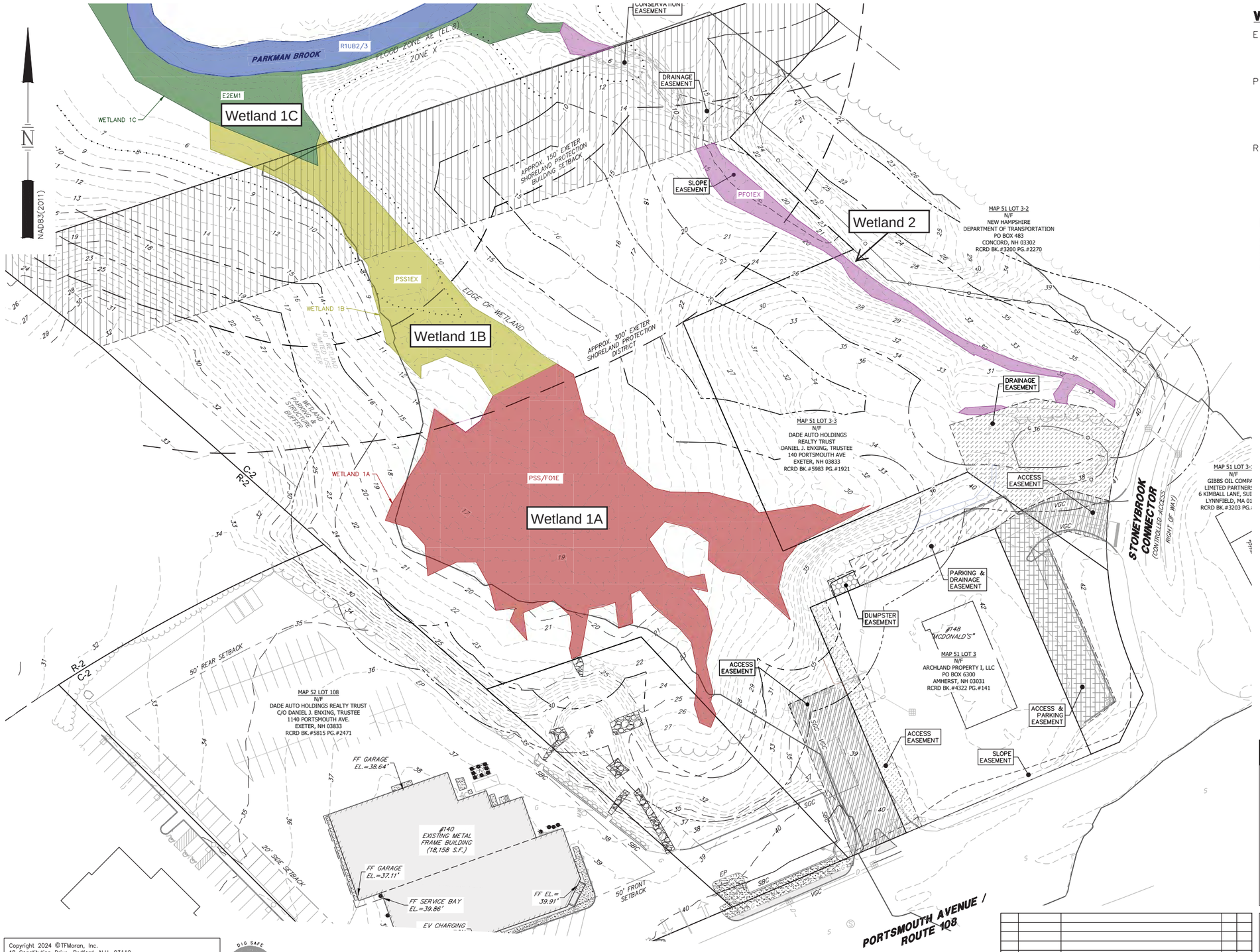
Animals/Animal Sign Observed:

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

Wetland 2

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

No wildlife observed in the ditch.



WETLAND CLASSIFICATION CODES

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

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

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

NOTES:

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

1) UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE. 2016. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.0. L.M. VASILAS, G.W. HURT, AND J.F. BERKOWITZ (EDS.). USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. VERSION 4. JUNE 2018. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE.
3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND-PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
4) THE NATIONAL WETLAND PLANT LIST: 2016 WETLAND RATINGS. LICHVAR, R.W., D.L. BANKS, W.N. KIRCHNER, AND N.C. MELVIN. 2016. PHYTONEURON 2016-30: 1-17. PUBLISHED 28 APRIL 2016. ISSN 2153 733X.
5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.
8) NHDES WETLANDS RULES CHAPTERS100 THROUGH 900. ISSUED ON DECEMBER 15, 2019 AND AS AMENDED THROUGH APRIL 15, 2020.
9) RSA 482: A. THE STATE OF NEW HAMPSHIRE WETLAND STATUTE.

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

1) UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE. 2016. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.0. L.M. VASILAS, G.W. HURT, AND J.F. BERKOWITZ (EDS.). USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
2) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.
3) IDENTIFYING AND DOCUMENTING VERNAL POOLS IN NEW HAMPSHIRE 3RD ED, 2016, NEW HAMPSHIRE FISH & GAME.
4) ARMY CORPS OF ENGINEERS "VERNAL POOL ASSESSMENT" DRAFT GUIDANCE, SEPTEMBER 10, 2013. APPENDIX L ARMY CORPS OF ENGINEERS NEW ENGLAND DISTRICT COMPENSATORY MITIGATION GUIDANCE.

SITE DEVELOPMENT PLANS

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

EXISTING CONDITIONS PLAN

EXETER KIA

146 PORTSMOUTH AVENUE, EXETER, NH

OWNED BY/PREPARED FOR

DADE AUTO HOLDINGS REALTY TRUST

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

REV	DATE	DESCRIPTION	DR	CK

DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

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

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

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

Aerial

Legend

- State
- County
- City/Town

Map Scale

1: 2,930

Map Generated: 7/18/2024

Notes

Dade Auto Holdings Realty Trust - Portsmouth Ave

Legend

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

Map Scale

1: 3,247

Map Generated: 7/18/2024

Notes

Prime Wetlands Only

0 330 660 ft

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

Prime Wetlands Volvo Exeter

Dade Auto Holdings Realty Trust - Portsmouth Ave

Legend

- NH Parcels
- Additional Lines
- City/Town
- Wetland Types (NWIPlus)
  - Estuarine and Marine Deepv
  - Estuarine and Marine Wetlar
  - Freshwater Emergent Wetla
  - Freshwater Forested/Shrub
  - Freshwater Pond
  - Lake
  - Other
  - Riverine

Map Scale

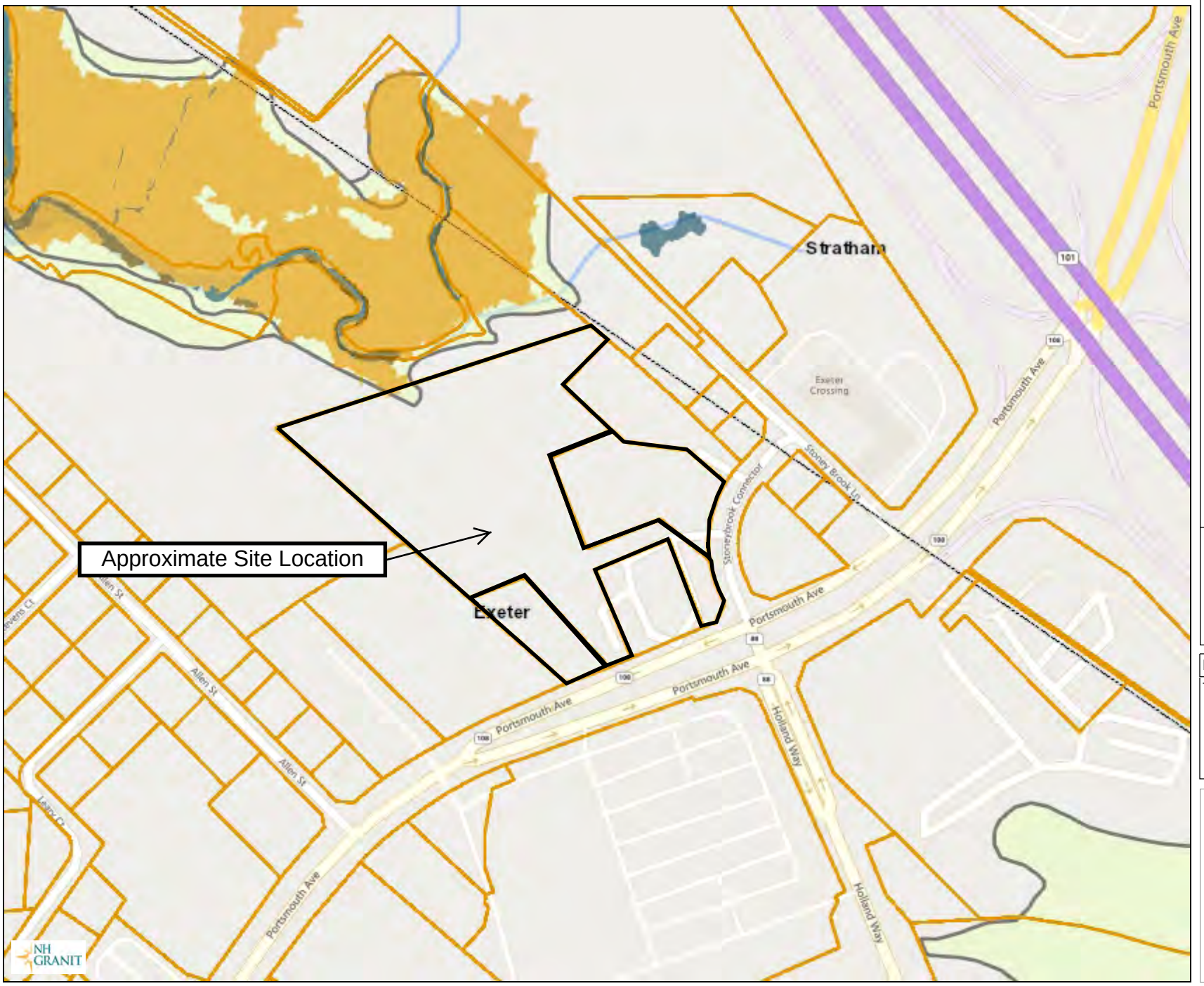
1: 3,247

Map Generated: 7/18/2024

Notes

NWI-Plus Overview

Dade Auto Holdings Realty Trust - Portsmouth Ave



Legend

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

Map Scale

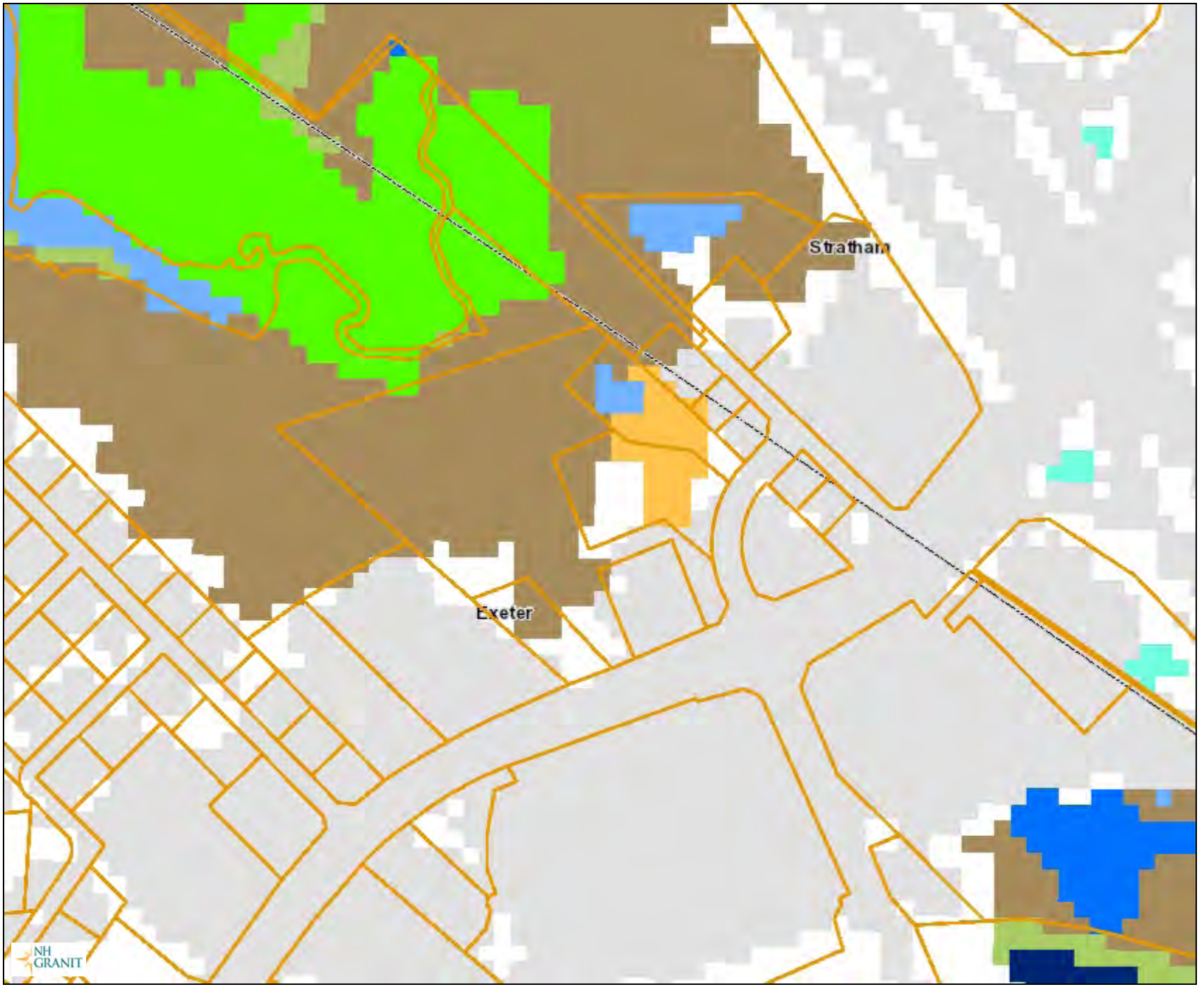
1: 3,247

Map Generated: 7/18/2024

Notes

Tidal Wetlands/Prime Wetlands

Dade Auto Holdings Realty Trust - Portsmouth Ave



Legend

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

Map Scale

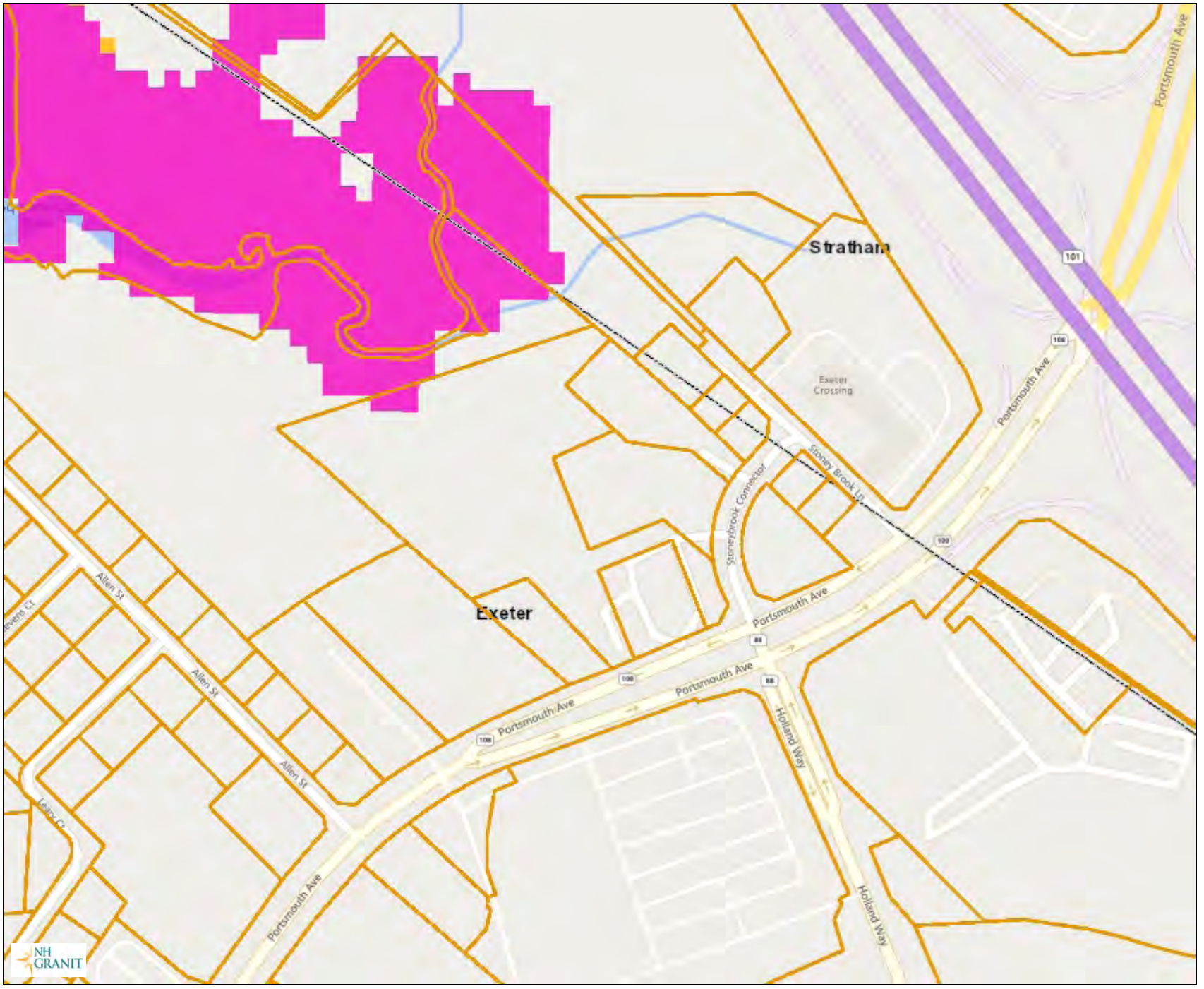
1: 3,247

Map Generated: 7/18/2024

Notes

Wildlife Habitat Cover

Dade Auto Holdings Realty Trust - Portsmouth Ave



Legend

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

Map Scale

1: 3,247

Map Generated: 7/18/2024

Notes

Highest Ranked Wildlife Habitat

Wetland Function-Value Evaluation Form

Total area of wetland 37,227 Human made? Partially Is wetland part of a wildlife corridor? No or a "habitat island"? No

Adjacent land use Commercial and Industrial Distance to nearest roadway or other development ~150ft. to road

Dominant wetland systems present PSS/FO1E Contiguous undeveloped buffer zone present No

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

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

Wetland I.D. Wetland 1A

Latitude _____ Longitude _____

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

Wetland Impact:
Type Fill Area 34,520

Evaluation based on:
Office ✓ Field ✓

Corps manual wetland delineation completed? Y ✓ N _____

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

Notes:

* Refer to backup list of numbered considerations.

Wetland Function-Value Evaluation Form

Total area of wetland ~13,173 Human made? Partially Is wetland part of a wildlife corridor? No or a "habitat island"? No

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

Dominant wetland systems present PSS1Ex Contiguous undeveloped buffer zone present Partially

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

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

Wetland I.D. Wetland 1B

Latitude _____ Longitude _____

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

Wetland Impact:
Type _____ Area _____

Evaluation based on:
Office ✓ Field ✓

Corps manual wetland delineation completed? Y ✓ N _____

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

Notes:

* Refer to backup list of numbered considerations.

Wetland Function-Value Evaluation Form

Total area of wetland Unknown Human made? No Is wetland part of a wildlife corridor? Yes or a "habitat island"? No

Adjacent land use Estuary and Forest Distance to nearest roadway or other development ~700ft. to road

Dominant wetland systems present E2EM1/R1UB2/3 Contiguous undeveloped buffer zone present Yes

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

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

Wetland I.D. Wetland 1C

Latitude _____ Longitude _____

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

Wetland Impact:
Type _____ Area _____

Evaluation based on:
Office ✓ Field ✓

Corps manual wetland delineation completed? Y ✓ N _____

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

Notes:

* Refer to backup list of numbered considerations.

Wetland Function-Value Evaluation Form

Total area of wetland 5,000 sq ft Human made? yes Is wetland part of a wildlife corridor? No or a "habitat island"? No

Adjacent land use Commercial Distance to nearest roadway or other development 10 feet

Dominant wetland systems present PFO1Ex Contiguous undeveloped buffer zone present No

Is the wetland a separate hydraulic system? No If not, where does the wetland lie in the drainage basin? Drainage syetem/lower

How many tributaries contribute to the wetland? unknown drainage system Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. Wetland 2

Latitude _____ Longitude _____

Prepared by: CMB/JS Date 5/14/24

Wetland Impact:
Type None Area _____

Evaluation based on:
Office yes Field yes

Corps manual wetland delineation completed? Y yes N _____

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

Notes:

* Refer to backup list of numbered considerations.

STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION

Water Division / Land Resources Management

Check the Status of your Application

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

APPLICANT'S NAME: Dade Auto Holdings RT **TOWN NAME:** Exeter

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?	☐ Yes ☐ No
Does the property contain a PRA? If yes, provide the following information:	☐ Yes ☐ No
• 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.	☐ Yes ☐ No
• Protected species or habitat? o If yes, species or habitat name(s): o NHB Project ID #: 24-1952	☐ Yes ☐ No
• Bog?	☐ Yes ☐ No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	☐ Yes ☐ No
• Designated prime wetland or duly-established 100-foot buffer?	☐ Yes ☐ No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	☐ Yes ☐ No
Is the property within a Designated River corridor? If yes, provide the following information: • Name of Local River Management Advisory Committee (LAC): • A copy of the application was sent to the LAC on Month: Day: Year:	☐ Yes ☐ No

For dredging projects, is the subject property contaminated? • If yes, list contaminant:	☐ Yes ☐ No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	☐ Yes ☐ No
For stream crossing projects, provide watershed size (see WPPT or Stream Stats): N/A	

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.

The applicant is proposing to construct a commercial auto dealership on their property. The proposed project will result in permanent and temporary impacts to a forested/scrub-shrub wetland that exists on the property. Permanent impacts to the forested/scrub-shrub wetlands will total 28,418 sq.ft. for the construction of the building, parking, access and associated infrastructure. Temporary impacts for the project will total 7,636 sq.ft necessary for the site surcharging for structural stability. Once the surcharging is complete the fill will be removed and the wetland and wetland vegetation will be restored. The proposed project location exists in Exeter's commercial zoning area C-2 (Highway Commercial) on Portsmouth Avenue.

SECTION 3 - PROJECT LOCATION

Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.

ADDRESS: 146 Portsmouth Avenue

TOWN/CITY: Exeter

TAX MAP/BLOCK/LOT/UNIT: 51/1,3-4,3-3

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: Dade Auto Holdings Realty Trust - Daniel Enxing		
MAILING ADDRESS: 140 Portsmouth Avenue		
TOWN/CITY: Exeter	STATE: NH	ZIP CODE: 03833
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))

☐ N/A

LAST NAME, FIRST NAME, M.I.: Cynthia M. Balcius		
COMPANY NAME: Stoney Ridge Environmental LLC		
MAILING ADDRESS: 8 Kiana Road		
TOWN/CITY: Alton	STATE: NH	ZIP CODE: 03809
EMAIL ADDRESS: cbalcius@stoneyridgeenv.com		
FAX:	PHONE: 603-776-5825	

ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically. CMB

SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))

If the owner is a trust or a company, then complete with the trust or company information.

☑ Same as applicant

NAME:		
MAILING ADDRESS:		
TOWN/CITY:	STATE:	ZIP CODE:
EMAIL ADDRESS:		
FAX:	PHONE:	

ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.

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

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

This project does not propose impacts to coastal resources or prime wetlands and does not include any stream crossings. Env-Wt 600, Env-Wt-700 and Env-Wt 900 are not applicable.

This project is designed to meet all applicable requirements specified in Env-Wt 524.04. Consistent with Env-Wt 524.05, a construction notice will be filed prior to the start of work and all work will be conducted according to the approved plan. This project does not propose the subdivision of lands.

Consistent with Env-Wt 406.02, wetlands boundaries within the property were delineated by a CWS and wetlands were classified as specified in Env-Wt 406.06. A plan stamped by Cynthia M. Balcius, CWS #61 is included in the application package.

SECTION 8 - AVOIDANCE AND MINIMIZATION

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

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

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

SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)

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

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

(☐ N/A - Mitigation is not required)

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

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

(☐ N/A – Compensatory mitigation is not required)

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

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

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

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

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

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

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

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):	36,054 SF	× $0.40 =	$14,421.6
Seasonal docking structure:	SF	× $2.00 =	$
Permanent docking structure:	SF	× $4.00 =	$
Projects proposing shoreline structures (including docks) add $400 =			$
		Total =	$
The application fee for minor or major impact is the above calculated total or $400, whichever is greater =			$14,421.6

SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05) Indicate the project classification.		
☐ Minimum Impact Project	☐ Minor Project	■ Major Project

SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)	
Initial each box below to certify:	
Initials: DE	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: DE	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: DE	The signer understands that: • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: 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: DE	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: Daniel Enxing	DATE: 6/21/2024
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE):	PRINT NAME LEGIBLY: Cynthia M. Balcius	DATE:

SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))	
As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.	
TOWN/CITY CLERK SIGNATURE:	PRINT NAME LEGIBLY:
TOWN/CITY: Exeter	DATE:

DIRECTIONS FOR TOWN/CITY CLERK:
Per RSA 482-A:3, I(a)(1)

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

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

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

Water Division/Land Resources Management

Wetlands Bureau

Check the Status of your Application

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

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

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

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

PART I: AVOIDANCE AND MINIMIZATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

There are no Floodplain wetlands within the proposed project area.

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

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

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

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

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

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

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

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

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

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

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

N/A

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

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

N/A

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

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

N/A

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

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

N/A

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

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

N/A

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

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

N/A

PART II: FUNCTIONAL ASSESSMENT
REQUIREMENTS Ensure that project meets the requirements of Env-Wt 311.10 regarding functional assessment (Env-Wt 311.04(j); Env-Wt 311.10).
FUNCTIONAL ASSESSMENT METHOD USED: Army Corps of Engineers Highway Methodology
NAME OF CERTIFIED WETLAND SCIENTIST (FOR NON-TIDAL PROJECTS) OR QUALIFIED COASTAL PROFESSIONAL (FOR TIDAL PROJECTS) WHO COMPLETED THE ASSESSMENT: CYNTHIA M BALCIUS CWS
DATE OF ASSESSMENT: 9/22 & 5/24
Check this box to confirm that the application includes a NARRATIVE ON FUNCTIONAL ASSESSMENT: ☒
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: ☐ Note: The Wetlands Functional Assessment worksheet can be used to compile the information needed to meet functional assessment requirements.

US Army Corps of Engineers ®
New England District

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

USACE Section 404 Checklist

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

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

3.2 Would work occur in any area identified as either "Highest Ranked Habitat in N.H." or "Highest Ranked Habitat in Ecological Region"? (These areas are colored magenta and green, respectively, on NH Fish and Game's map, "2010 Highest Ranked Wildlife Habitat by Ecological Condition.") Map information can be found at: • PDF: https://wildlife.state.nh.us/wildlife/wap-high-rank.html. • Data Mapper: www.granit.unh.edu. • GIS: www.granit.unh.edu/data/downloadfreedata/category/databycategory.html.		X
3.3 Would the project impact more than 20 acres of an undeveloped land block (upland, wetland/waterway) on the entire project site and/or on an adjoining property(s)?		X
3.4 Does the project propose more than a 10-lot residential subdivision, or a commercial or industrial development?	X	
3.5 Are stream crossings designed in accordance with the GC 31? No proposed stream crossings.	N/A	
4. Flooding/Floodplain Values	Yes	No
4.1 Is the proposed project within the 100-year floodplain of an adjacent river or stream?		X
4.2 If 4.1 is yes, will compensatory flood storage be provided if the project results in a loss of flood storage? Project is not proposed within a 100-year floodplain	N/A	
5. Historic/Archaeological Resources		
For a minimum, minor or major impact project - a copy of the RPR Form (www.nh.gov/nhdhr/review**)** with your DES file number shall be sent to the NH Division of Historical Resources as required on Page 37 GC 14(d) of the GP document**	X	
6. Minimal Impact Determination (for projects that exceed 1 acre of permanent impact)	Yes	No
Projects with greater than 1 acre of permanent impact must include the following: • Functional assessment for aquatic resources in the project area. • On and off-site alternative analysis. • Provide additional information and description for how the below criteria are met.		X
6.1 Will there be complete loss of aquatic resources on site?		X
6.2 Have the impacts to the aquatic resources been avoided and minimized to the greatest extent practicable?		X
6.3 Will all aquatic resource function be lost?		X
6.4 Does the aquatic resource (s) have regional significance (watershed or ecoregion)?		X
6.5 Is there an on-site alternative with less impact?		X
6.6 Is there an off-site alternative with less impact?		X
6.7 Will there be a loss to a resource dependent species?		X
6.8 Are indirect impacts greater than 1 acre within and adjacent to the project area?		X
6.9 Does the proposed mitigation replace aquatic resource function for direct, indirect, and cumulative impacts?	X	

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

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

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

Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Application

RSA/Rule: RSA 482/ Env-Wt 524

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

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

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

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

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

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

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

☒ The project must meet the applicable criteria established in Env-Wt 300;

NA An off-site alternatives analysis is conducted for any project that will result in more than one acre of permanent wetland impacts;

☒ The project avoids and minimizes impacts to wetlands, watercourses, and sensitive and valuable wetlands in accordance with Env-Wt 313.03;

☒ The project complies with the design criteria specified in Env-Wt 524.04 and the construction criteria specified in Env-Wt 524.05; and

NA Compensatory mitigation is provided for any new residential, commercial, or industrial development in a Priority Resource Area.

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

☐ For all projects requiring subdivision approval, a plan prepared and stamped by a land surveyor licensed in the State of New Hampshire pursuant to RSA 310-A showing existing and proposed topography and the location of all proposed lot lines;

☐ For all projects requiring subdivision approval, the following clearly delineated on the plan required above: the boundaries of all wetlands and surface waters and the footprint of all proposed impacts;

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

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

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

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

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

N/A.

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

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

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

☒ The project complies with all applicable requirements of Env-Wt 400, Env-Wt 700, Env-Wt 800, Env-Wt 900, and other applicable project-specific criteria in Chapter Env-Wt 500;

☒ The project does not use wetlands or surface waters to serve as stormwater or water quality treatment to mitigate impacts;

☒ The project provides setbacks and water quality protection measures sufficient to protect private and public drinking water supplies, source water protection areas, and fisheries;

☒ The project maintains or restores hydrologic connections to maintain flows necessary to preserve adjacent wetland and riparian functions;

☒ The project maintains existing fishery spawning, feeding, or cover habitat and fish passage necessary to maintain fishery or habitat or populations; and

☒ The project maintains existing wetland-dependent wildlife habitat and its associated migratory pathways, reproductive sites, and associated wetland complex or wetland community system.

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

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

☒ A construction notice shall be filed with the department at least 48 hours prior to commencing work; and

☒ All work shall be conducted in accordance with the approved plan.

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

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

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

(1) All stream-crossing components of the project meet the requirements for minimum impact classification specified in Env-Wt 903;

(2) All other components of the project meet the requirements for minimum impact classification specified in Env-Wt 407 and this chapter;

(3) The project is not part of a new subdivision of 4 or more lots; and

(4) The project does not meet the criteria listed in (d) below.

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

(1) It is a minimum impact project to construct a new subdivision of 3 lots or less;

(2) The applicant has attended a pre-design submission meeting with the department at least 7 days prior to application submission and included department feedback in the design plan; and

(3) The project does not meet the criteria listed in (d) below.

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

(1) Any single stream-crossing component of the project meets the requirements for minor impact classification specified in Env-Wt 903;

(2) The project is part of a new subdivision of 4 or more lots;

(3) Any single component of the project meets the requirements for minor impact classification specified in Env-Wt 407, Env-Wt 903, or Chapter Env-Wt 500; or

(4) No component of the project meets the requirements for major impact classification specified in Env-Wt 407, Env-Wt 903, or Chapter Env-Wt 500.

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

(1) The project exceeds the minor impact criteria;

(2) The project requires mitigation or meets the requirements for major impact classification specified in Env-Wt 407, Env-Wt 903, or any other associated project classification that is part of the overall project; or

(3) The project is elevated based on an aggregation undertaken by a developer or is part of a series of developments under Env-Wt 400.

AVOIDANCE AND MINIMIZATION CHECKLIST

Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Application

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

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

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

The following definitions and abbreviations apply to this worksheet:

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

SECTION 1 - CONTACT/LOCATION INFORMATION	
APPLICANT LAST NAME, FIRST NAME, M.I.: Dade Auto Holdings Realty Trust - Daniel Enxing	
PROJECT STREET ADDRESS: 146 Portsmouth Ave	PROJECT TOWN: Exeter
TAX MAP/LOT NUMBER: Tax Map 51/ Lots 1, 3-3, 3-4	

SECTION 2 - PRIMARY PURPOSE OF THE PROJECT		
Env-Wt 311.07(b)(1)	Indicate whether the primary purpose of the project is to construct a water-access structure or requires access through wetlands to reach a buildable lot or the buildable portion thereof.	☐ Yes ☒ No

If you answered "no" to this question, describe the purpose of the "non-access" project type you have proposed:

The proposed permanent wetland impacts of 28,418 sq.ft. are for the development of the new Kia car dealership, service areas, access ways for delivery, sales, emergencies, parking and associated infrastructure. The building design and site layout have been developed using the Town of Exeter site plan development requirements, the Kia Corporate site design requirements, on site conditions and input from the NHDES Wetlands Bureau and Army Corps of Engineers. The project has avoided impacts to higher functioning and high value wetlands and the adjacent abutting land. The project incorporates an extensive underground stormwater treatment system to treat stormwater not just from the existing site but also additional adjacent areas that were developed prior to the more modern stormwater considerations and structures. The project is located in the existing Commercial Zone of the Town of Exeter and is not proposing impacts or development in more rural non-commercial zones. The project is not proposing to fragment or disturb pristine natural wetlands and the project has incorporated minimization strategies such as the proposed sheet piling wall. The proposed temporary impact will follow the requirements of Env-Wt 307.11 and is necessary for the surcharging of the silty clay materials of the site for structural stability. The proposed temporary impact of 7,636 sq.ft. will be removed one the surcharging is complete and the native wetland soils and wetland plants will be restored.

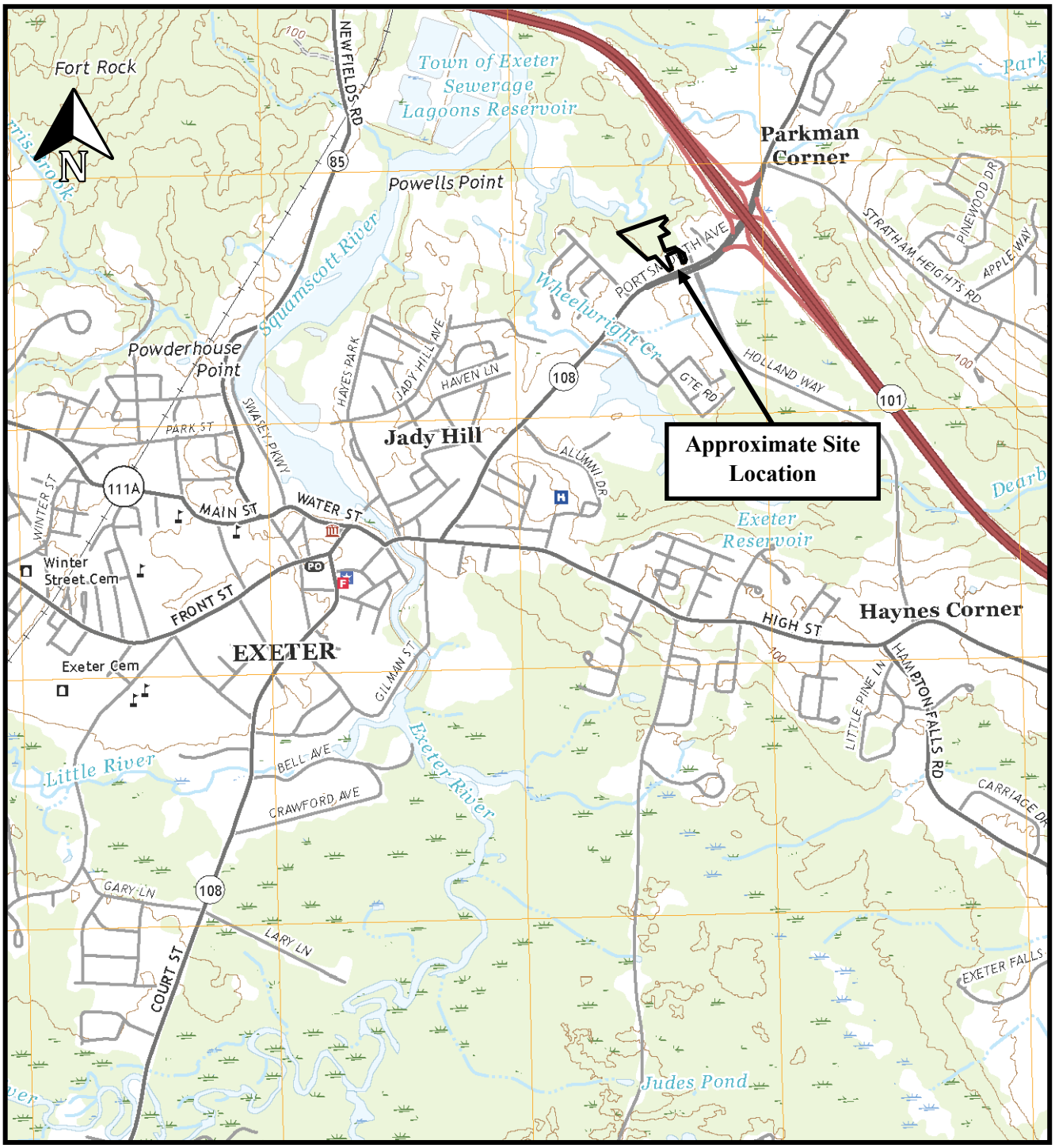
SECTION 3 - A/M PROJECT DESIGN TECHNIQUES Check the appropriate boxes below in order to demonstrate that these items have been considered in the planning of the project. Use N/A (not applicable) for each technique that is not applicable to your project.		
Env-Wt 311.07(b)(2)	For any project that proposes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

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

SRE # 22-057

Site Locus

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



Scale 1:24,000

Dade Auto Holdings Realty Trust - Portsmouth Ave

Legend

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

Map Scale

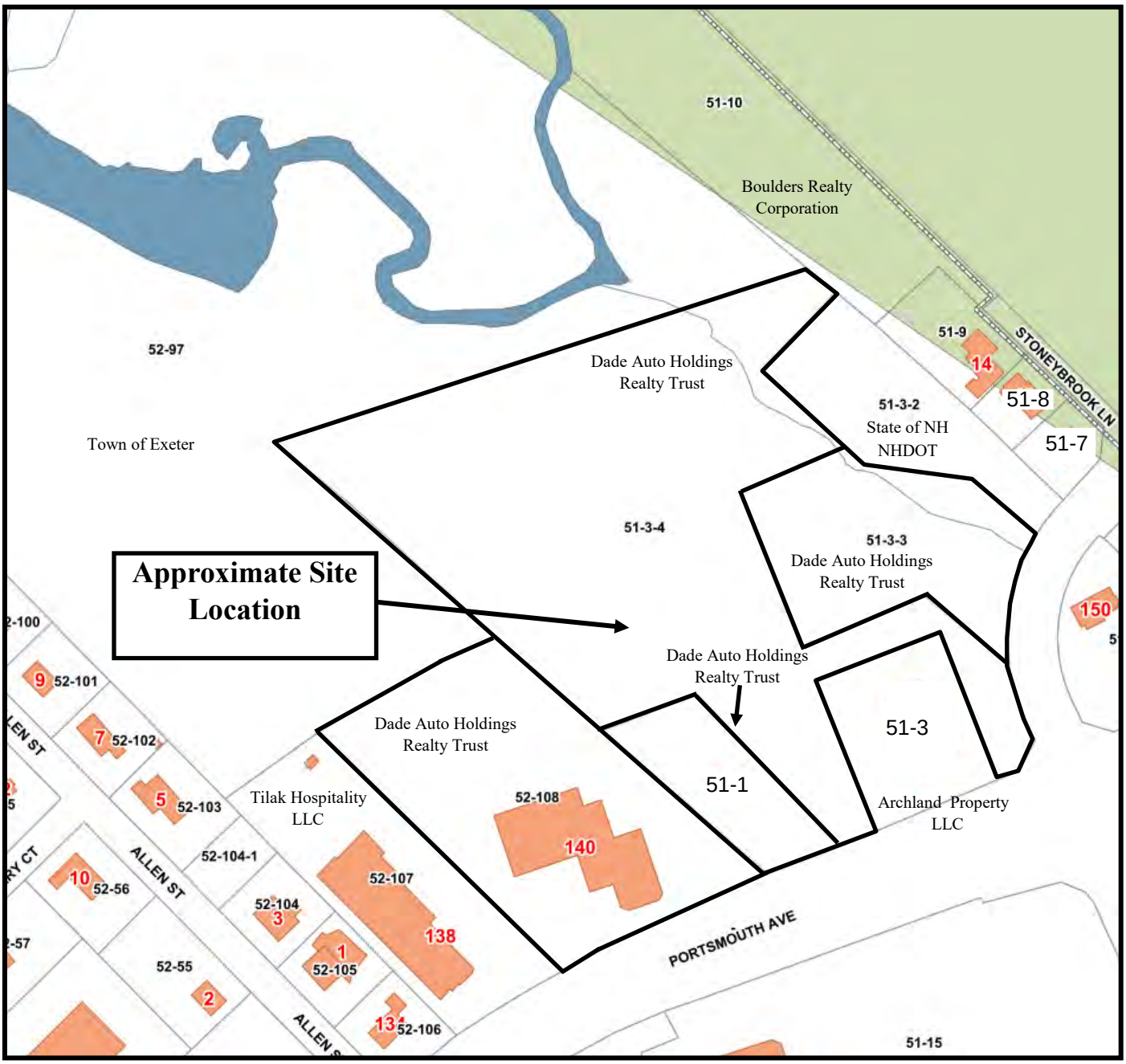
1: 3,247

Map Generated: 7/18/2024

Notes

Tax Map

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



List of Abutters

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

Tax Map 52, Lot 107

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

Tax Map 52, Lot 97

Town of Exeter
10 Front Street
Exeter, NH 03833

Tax Map 51, Lot 10

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

Tax Map 51, Lot 3-2

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

Tax Map 51, Lot 3

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

List of Abutters

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

Applicant

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

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

Engineer

TFMoran, Inc.
48 Constitution Drive
Bedford, NH 03110

Environmental Consultant

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

July 18, 2024

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

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

Dear Abutter:

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

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

Sincerely,

Gabriel Winant, CESSWI
Project Manager
Stoney Ridge Environmental LLC

9589 0710 5270 0741 7014 47

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Exeter, NH 03833

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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0855 8

NEW DURHAM NH
Postmark Here
JUL 18 2024
07/18/2024
03855

Sent To: Town of Exeter
Street and Apt. No., or PO Box No.: 10 Front Street
City, State, ZIP+4®: Exeter, NH 03833

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

9589 0710 5270 0741 7014 54

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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0855 8

NEW DURHAM NH
Postmark Here
JUL 18 2024
07/18/2024
03855

Sent To: Boulders Realty Corporation
Street and Apt. No., or PO Box No.: P.O. Box 190
City, State, ZIP+4®: Exeter, NH 03833

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

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Lexington, MA 02421

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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0855 8

NEW DURHAM NH
Postmark Here
JUL 18 2024
07/18/2024
03855

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

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

9589 0710 5270 0741 7014 92

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Amherst, NH 03031

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0855 8

NEW DURHAM NH
Postmark Here
JUL 18 2024
07/18/2024
03855

Sent To: Archland Property I LLC
Street and Apt. No., or PO Box No.: P.O. Box 6300
City, State, ZIP+4®: Amherst, NH 03031

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

9589 0710 5270 0741 7014 61

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Concord, NH 03302

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0855 8

NEW DURHAM NH
Postmark Here
JUL 18 2024
07/18/2024
03855

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

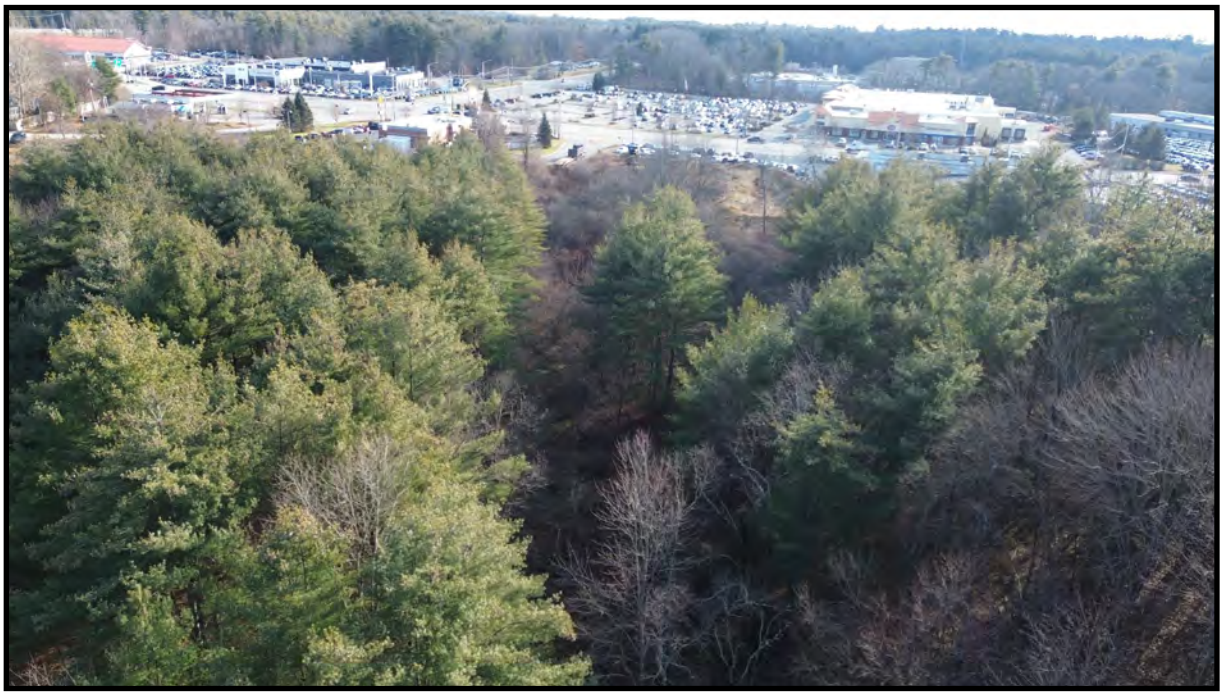
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Wetland Impact Photolog

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

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

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

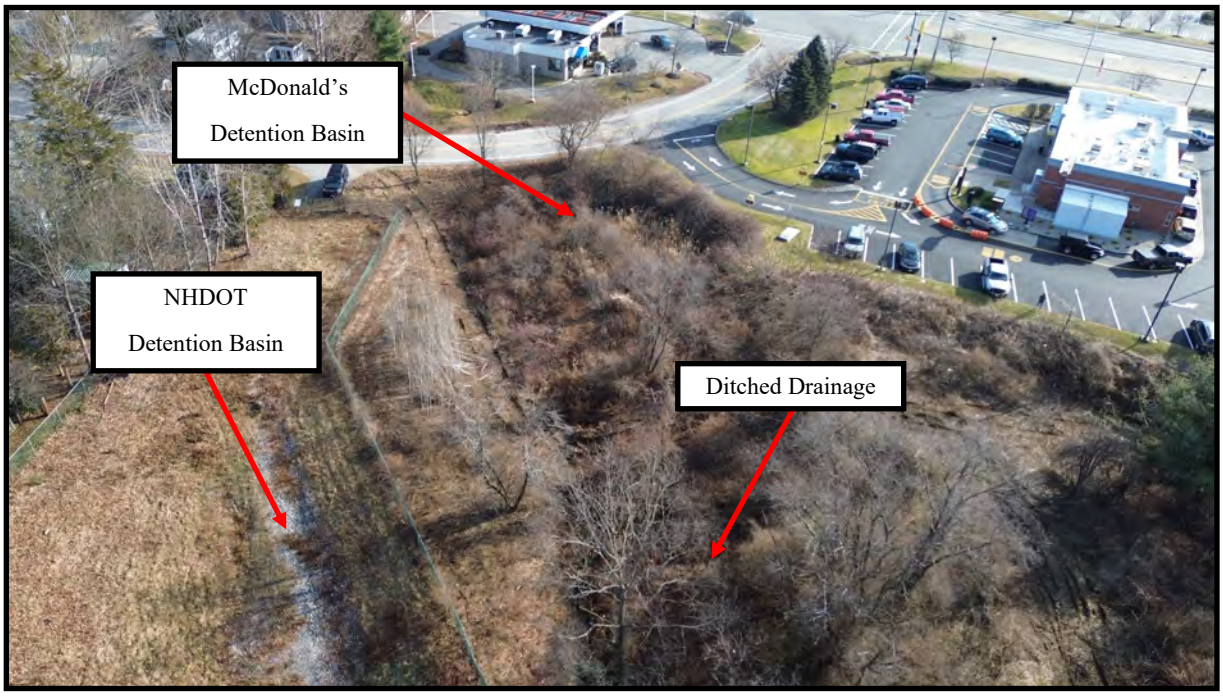


Wetland Impact Photolog

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

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

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



Wetland Impact Photolog

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

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

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

Wetland Impact Photolog

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

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

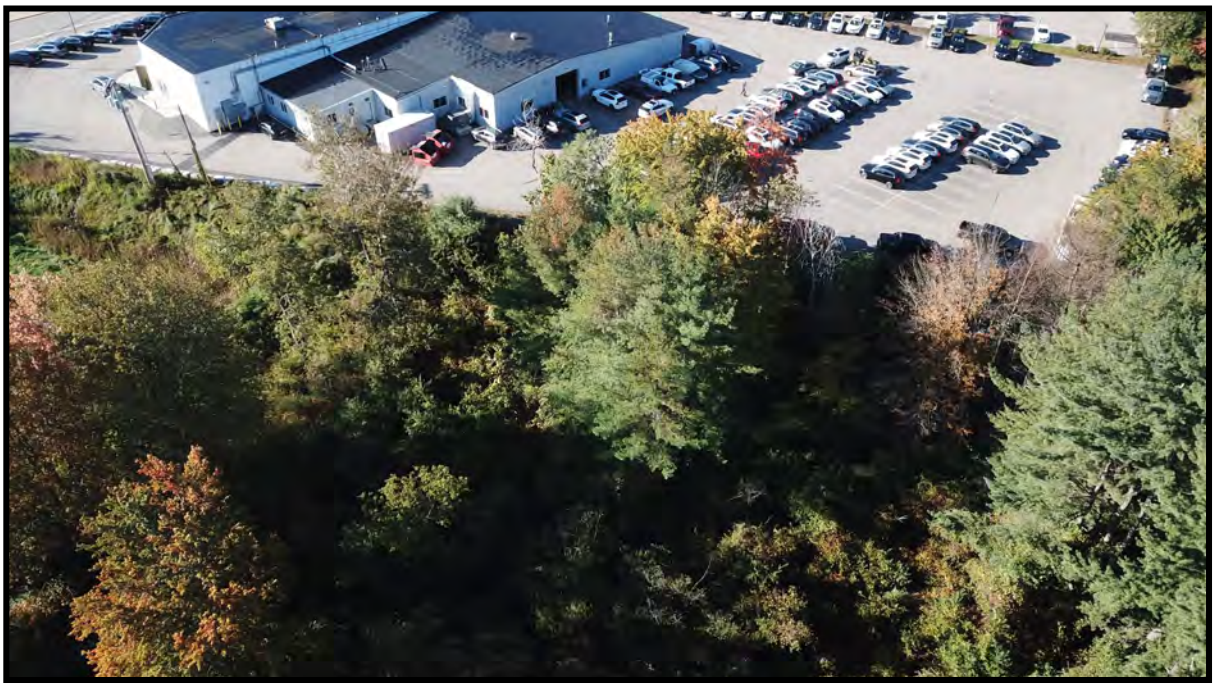


Photo 8: Looking west, on the ground, through the wetland impact area and the back of the existing Volvo Dealership.

Wetland Impact Photolog

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

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

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

Wetland Impact Photolog

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

Photo 11: Another view of the impact area.

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

Wetland Impact Photolog

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

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

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

Wetland Impact Photolog

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

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

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

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

To: Cynthia Balcius
8 Kiana Road
Alton, NH 03809

From: NH Natural Heritage Bureau

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

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

Permit Type: Standard Dredge & Fill - Major

NHB ID: NHB24-1952

Applicant: Cynthia Balcius

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

Proj. Description: Expanding infrastructure on a commercial lot.

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

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

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

Department of Natural and Cultural Resources
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DNCR/NHB
172 Pembroke Rd.
Concord NH 03301

MAP OF PROJECT BOUNDARIES FOR: NHB24-1952

Department of Natural and Cultural Resources
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DNCR/NHB
172 Pembroke Rd.
Concord NH 03301

United States Department of the Interior

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

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

07/18/2024 20:16:24 UTC

Federal Action Agency (if applicable):

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

Dear Joshua Reynolds:

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

Ensuring Accurate Determinations When Using IPaC

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

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

Determination for the Northern Long-Eared Bat

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

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

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

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

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

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

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

Next Steps

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

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

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

1. Name

Exeter Kia

2. Description

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

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

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

DETERMINATION KEY RESULT

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

QUALIFICATION INTERVIEW

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

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

   No

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

   Do you want to make a no effect determination?

   Yes

PROJECT QUESTIONNAIRE

IPAC USER CONTACT INFORMATION

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

United States Department of the Interior

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

In Reply Refer To: 07/18/2024 20:14:48 UTC
Project Code: 2024-0118420
Project Name: Exeter Kia

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

To Whom It May Concern:

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

About Official Species Lists

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

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

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

Endangered Species Act Project Review

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

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

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

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

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

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

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

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

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

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

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

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

Migratory Birds

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

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

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

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

Attachment(s): Official Species List

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

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

This species list is provided by:

New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5094
(603) 223-2541

PROJECT SUMMARY

Project Code: 2024-0118420
Project Name: Exeter Kia
Project Type: Commercial Development
Project Description: Located off Portsmouth Avenue in Exeter, NH. The applicant is proposing 28,418 sq. ft. of permanent fill and 7,636 sq. ft. of temporary fill for the construction of a new Kia car dealership building, parking, and associated infrastructure.

Project Location:

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

Counties: Rockingham County, New Hampshire

ENDANGERED SPECIES ACT SPECIES

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

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

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

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

---

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

MAMMALS

NAME	STATUS
Northern Long-eared Bat *Myotis septentrionalis*	Endangered
No critical habitat has been designated for this species.	
This species only needs to be considered under the following conditions:	
▪ This species only needs to be considered if the project includes wind turbine operations.	
Species profile: https://ecos.fws.gov/ecp/species/9045	
Tricolored Bat *Perimyotis subflavus*	Proposed Endangered
No critical habitat has been designated for this species.	
Species profile: https://ecos.fws.gov/ecp/species/10515	

INSECTS

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

CRITICAL HABITATS

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

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

IPAC USER CONTACT INFORMATION

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

Please mail the completed form and required material to:

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

RECEIVED AUG 17 2023

DHR Use Only	
R&C #	15263
Log In Date	8/17/23
Response Date	9/1/23
Sent Date	9/6/23

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

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

GENERAL PROJECT INFORMATION

Project Title Exeter Volvo

Project Location 146 Portsmouth Avenue

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

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

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

State Agency and Contact *(if applicable)* NH DES Wetlands Bureau

Permit Type and Permit or Job Reference # Major Wetland Permit

APPLICANT INFORMATION

Applicant Name Dade Auto Holdings Realty Trust

Mailing Address 140 Portsmouth Avenue Phone Number 6037765825

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

CONTACT PERSON TO RECEIVE RESPONSE

Name/Company Cynthia M. Balcius / Stoney Ridge Environmental

Mailing Address 8 Kiana Road Phone Number 6037765825

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

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

PROJECTS CANNOT BE PROCESSED WITHOUT THIS INFORMATION

Project Boundaries and Description

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

Architecture

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

Approximate age(s):

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

Archaeology

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

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

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

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

☐ Insufficient information to initiate review. ☐ Additional information is needed in order to complete review.

☐ No Potential to cause Effects ☑ No Historic Properties Affected ☐ No Adverse Effect ☐ Adverse Effect

Comments: _____

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

Authorized Signature: Nadine Miller, DSHPO Date: 9/1/23

EXETER KIA DEALERSHIP

PORTSMOUTH AVENUE
EXETER, NEW HAMPSHIRE

JULY 18, 2024

GENERAL INFORMATION

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

RESOURCE LIST

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

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

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

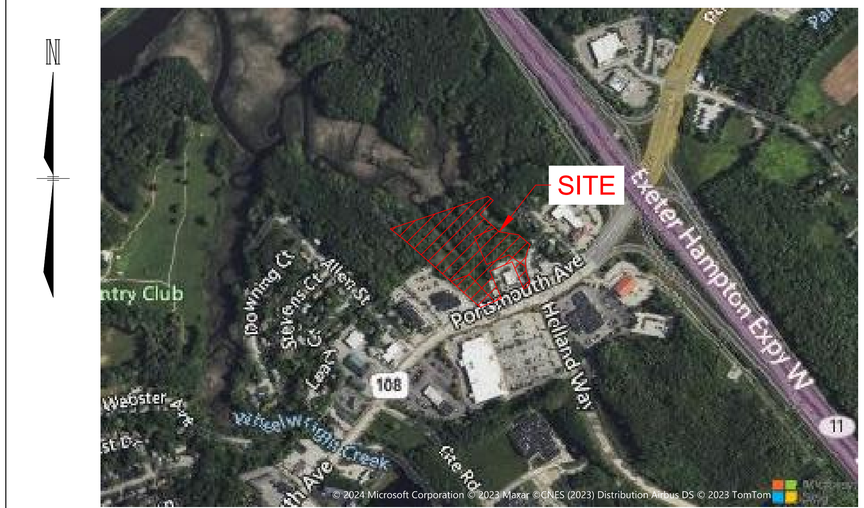
PUBLIC WORKS
13 NEWFIELDS ROAD
EXETER, NH 03833
603-773-6157
STEPHEN CRONIN, PUBLIC WORKS DIRECTOR

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

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

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

VICINITY PLAN



HORIZONTAL SCALE 1"=500'
500 250 0 500

INDEX OF SHEETS

SITE DEVELOPMENT PLANS

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

COVER

EXETER KIA

146 PORTSMOUTH AVENUE, EXETER, NH

OWNED BY/PREPARED FOR

DADE AUTO HOLDINGS REALTY TRUST

SCALE: NTS **JULY 18, 2024**

DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

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

REV	DATE	DESCRIPTION	DR	CK

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

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

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

LEGEND

PROPOSED

- PROPERTY LINE
- ZONING LINE
- EASEMENT
- BASELINE
- FLOODPLAIN
- EDGE OF WATERBODY
- EDGE OF WETLAND
- SETBACK (WETLAND)
- SETBACK (STRUCTURE)
- SETBACK (PARKING)
- SETBACK (LANDSCAPE)
- GRAVEL ROAD
- EOP — EDGE OF PAVEMENT
- VGC — VERTICAL GRANITE CURB
- SGC — SLOPED GRANITE CURB
- CC — CONCRETE CURB
- ICC — INTEGRATED CONCRETE CURB
- BIT — BITUMINOUS ASPHALT CURB
- CCB — CAPE COD BERM
- SAWCUT
- BUILDING
- BUILDING ROOF OVERHANG
- BUILDING FOUNDATION
- BUILDING ENTRANCE
- OVERHEAD DOOR
- TREE LINE
- FENCE (CHAIN LINK)
- FENCE (WIRE)
- FENCE (STOCKADE)
- GUARDRAIL
- STONE WALL
- RETAINING WALL
- SILT FENCE
- SILT SOCK
- SOIL BOUNDARY
- LIMIT OF GRADING
- 100 — CONTOUR
- TC100.50 / BC100.00 OR 100.00 — SPOT GRADE
- ## — PARKING COUNT
- DSLY — YELLOW DOUBLE SOLID LINE
- SSLY — YELLOW SINGLE SOLID LINE
- SSLW — WHITE SINGLE SOLID LINE
- SBLW — WHITE SINGLE BROKEN LINE
- STOP — STOP BAR
- CROSSWALK
- ACCESSIBLE PARKING SYMBOL
- PAVEMENT ARROW
- TRAFFIC FLOW ARROW (NOT PAINTED)
- SIGN (SINGLE POST)
- SIGN (DOUBLE POST)
- SIGN (PYLON)
- SIGN (MONUMENT)
- BOLLARD
- D — DUMPSTER PAD

PROPOSED

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

ABBREVIATIONS

GENERAL

ABAN	ABANDON
AC	ACRES
ADJ	ADJUST
APPROX	APPROXIMATE
BC	BOTTOM OF CURB
BIT	BITUMINOUS
BK/PG	BOOK & PAGE
BLDG	BUILDING
BMP	BEST MANAGEMENT PRACTICE
BS	BOTTOM OF SLOPE
BW	BOTTOM OF WALL
CONC	CONCRETE
COORD	COORDINATE
DIA	DIAMETER
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EXIST	EXISTING
FFE	FINISHED FLOOR ELEVATION
FND	FOUNDATION
HP	HIGH POINT
INV	INVERT ELEVATION
IT	INFILTRATION TEST
L	LENGTH
LF	LINEAR FEET
LSA	LANDSCAPE AREA
MAX	MAXIMUM
MIN	MINIMUM
N/F	NOW OR FORMERLY
NHFG	NEW HAMPSHIRE FISH & GAME
NTS	NOT TO SCALE
OC	ON CENTER
PAVE	PAVEMENT
PERF	PERFORATED
PROP	PROPOSED
R	RADIUS
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
REM	REMOVE
RET	RETAIN
RIM	RIM ELEVATION
ROW	RIGHT OF WAY
S	SLOPE
SF	SQUARE FEET
SW	SIDEWALK
TBM	TEMPORARY BENCHMARK
TC	TOP OF CURB
TP	TEST PIT
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
WCR	ACCESSIBLE WHEELCHAIR RAMP
W/	WITH

UTILITIES

CB	CATCH BASIN
CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COND	CONDUIT
DCB	DOUBLE CATCH BASIN
DIP	DUCTILE IRON PIPE
DMH	DRAIN MANHOLE
F&C	FRAME AND COVER
F&G	FRAME AND GRATE
FES	FLARED END SECTION
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
LP	LIGHT POLE
OCS	OUTLET CONTROL STRUCTURE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
SMH	SEWER MANHOLE
SOS	SEDIMENT OIL SEPARATOR
TSV	TAPPING SLEEVE, VALVE, AND BOX
UP	UTILITY POLE

DIG SAFE — CALL BEFORE YOU DIG — 811 — CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

GENERAL NOTES

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

GRADING & DRAINAGE NOTES

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

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

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

UTILITY NOTES

1. LENGTH OF PIPE IS FOR CONVENIENCE ONLY. ACTUAL PIPE LENGTH SHALL BE DETERMINED IN THE FIELD.
2. ALL PROPOSED UTILITY WORK, INCLUDING MATERIAL, INSTALLATION, TERMINATION, EXCAVATION, BEDDING, BACKFILL, COMPACTION, TESTING, CONNECTIONS, AND CONSTRUCTION SHALL BE COORDINATED WITH AND COMPLETED IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS, CODES, AND STANDARDS OF ALL CORRESPONDING UTILITY ENTITIES AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
4. COORDINATE ALL WORK ADJACENT TO PROPOSED BUILDINGS WITH ARCHITECTURAL BUILDING DRAWINGS. CONFIRM UTILITY PENETRATIONS AND INVERT ELEVATIONS ARE COORDINATED PRIOR TO INSTALLATION.
5. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE EXACT LOCATION OF NEW UTILITY CONNECTIONS SHALL BE DETERMINED BY THE CONTRACTOR IN COORDINATION WITH UTILITY COMPANY, COUNTY AGENCY, AND/OR PRIVATE UTILITY COMPANY.
7. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER THE UTILITY INSTALLATION COMPLETE AND OPERATIONAL.
8. ALL UTILITY COMPANIES REQUIRE INDIVIDUAL CONDUITS. CONTRACTOR TO COORDINATE WITH TELEPHONE, CABLE, AND ELECTRIC COMPANIES REGARDING NUMBER, SIZE, AND TYPE OF CONDUITS REQUIRED PRIOR TO INSTALLATION OF ANY CONDUIT.
9. SANITARY SEWER SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATIONS AS SHOWN ON THESE PLANS. ALL SEWER MAINS AND FITTINGS SHALL BE PVC AND SHALL CONFORM TO ASTM F 679 (SDR 35 MINIMUM). FORCE MAINS AND FITTINGS SHALL CONFORM TO NH CODE OF ADMINISTRATIVE RULES ENV-WQ 700. ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH NH CODE OF ADMINISTRATIVE RULES ENV-WQ 700. SANITARY MANHOLES SHALL CONFORM TO NHDES WATER DIVISION WASTEWATER ENGINEERING BUREAU STANDARDS AND SPECIFICATIONS SHOWN HEREON.
10. ON-SITE WATER DISTRIBUTION SHALL BE TO TOWN OF EXETER STANDARDS AND SPECIFICATIONS. WATER MAINS SHALL HAVE A MINIMUM OF 5.5' COVER. WHERE WATER PIPES CROSS SEWER LINES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE TWO OUTSIDE PIPE WALLS SHALL BE OBSERVED. HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SHALL BE 10' MINIMUM. WHERE A SANITARY LINE CROSSES A WATER LINE, SEWER LINE MUST BE CONSTRUCTED OF FORCE MAIN MATERIALS (PER ENV-WQ 704.08) FROM BUILDING OR MANHOLE TO MANHOLE, OR SUBSTITUTE RUBBER-GASKETED PRESSURE PIPE FOR THE SAME DISTANCE. WHEN SANITARY LINES PASS BELOW WATER LINES, LAY PIPE SO THAT NO JOINT IN THE SANITARY LINE WILL BE CLOSER THAN 6' HORIZONTALLY TO THE WATER LINE.
11. THRUST BLOCKS SHALL BE PROVIDED AT ALL LOCATIONS WHERE WATER LINE CHANGES DIRECTIONS OR CONNECTS TO ANOTHER WATER LINE.
12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT AND WIRING TO ALL SIGNS AND LIGHTS. CONDUIT TO BE A MINIMUM OF 24" BELOW FINISH GRADE.
13. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES.
14. THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL INSPECTIONS, TESTING, AND RELATED SERVICES AND SUBMIT COPIES OF ACCEPTANCE TO THE OWNER, UNLESS OTHERWISE INDICATED.
15. PROVIDE PERMANENT PAVEMENT REPAIR FOR ALL UTILITY TRENCHES IN EXISTING ROAD OR PAVEMENT TO REMAIN. SAW CUT TRENCH, PAVEMENT, AND GRANULAR BASE THICKNESS TO MATCH EXISTING PAVEMENT. OBTAIN ALL PERMITS REQUIRED FOR TRENCHING.
16. UNLESS OTHERWISE SPECIFIED, ALL UNDERGROUND STRUCTURES, PIPES, CHAMBERS, ETC. SHALL BE COVERED WITH A MINIMUM OF 18" OF COMPACTED SOIL BEFORE EXPOSURE TO VEHICLE LOADS.
17. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:

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

SITE DEVELOPMENT PLANS

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

NOTES & LEGEND

EXETER KIA

146 PORTSMOUTH AVENUE, EXETER, NH

OWNED BY/PREPARED FOR

DADE AUTO HOLDINGS REALTY TRUST

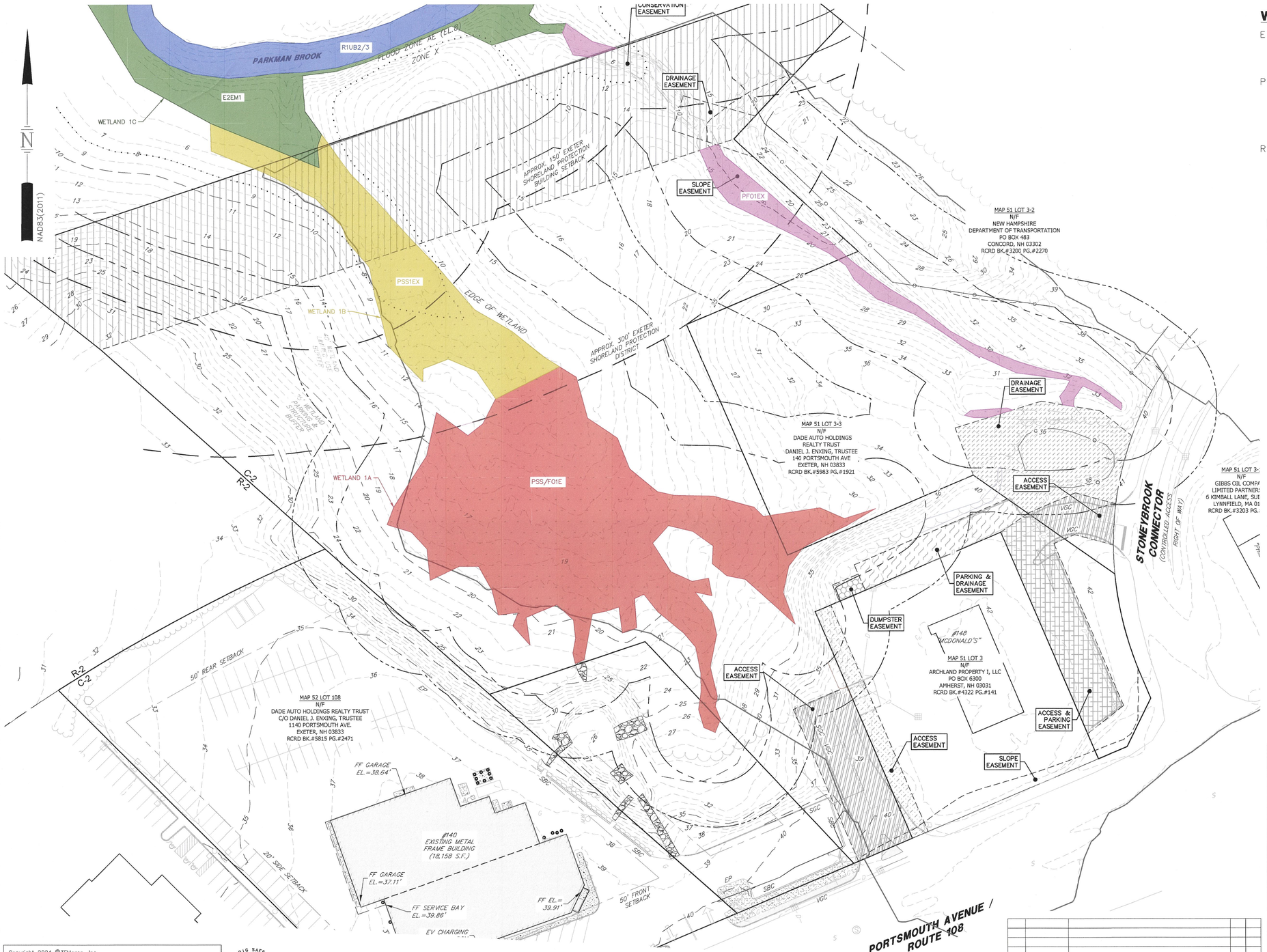
SCALE: NTS **JULY 18, 2024**

REV	DATE	DESCRIPTION	DR	CK

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

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

FILE	45894-31	DR	BCH	FB	–	C-01
		CK	ADR	CADFILE	45894-31 NOTES & LEGEND	



WETLAND CLASSIFICATION CODES

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

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

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

NOTES:

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

1) UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE. 2016. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.0 L.M. VASILAS, G.W. HURT, AND J.F. BERKOWITZ (EDS.). USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. VERSION 4. JUNE 2018. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE.
3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
4) THE NATIONAL WETLAND PLANT LIST: 2016 WETLAND RATINGS. LICHVAR, R.W., D.L. BANKS, W.N. KIRCHNER, AND N.C. MELVIN. 2016. PHYTONEURON 2016-30: 1-17. PUBLISHED 28 APRIL 2016. ISSN 2153 733X.
5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.
8) NHDES WETLANDS RULES CHAPTERS100 THROUGH 900. ISSUED ON DECEMBER 15, 2019 AND AS AMENDED THROUGH APRIL 15, 2020.
9) RSA 482: A. THE STATE OF NEW HAMPSHIRE WETLAND STATUTE.

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

1) UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE. 2016. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.0 L.M. VASILAS, G.W. HURT, AND J.F. BERKOWITZ (EDS.). USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
2) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.
3) IDENTIFYING AND DOCUMENTING VERNAL POOLS IN NEW HAMPSHIRE 3RD ED, 2016, NEW HAMPSHIRE FISH & GAME.
4) ARMY CORPS OF ENGINEERS "VERNAL POOL ASSESSMENT" DRAFT GUIDANCE, SEPTEMBER 10, 2013. APPENDIX L ARMY CORPS OF ENGINEERS NEW ENGLAND DISTRICT COMPENSATORY MITIGATION GUIDANCE.

STATE OF NEW HAMPSHIRE
CYNTHIA M. BALCIUS
NH 061
CERTIFIED WETLAND SCIENTIST

SITE DEVELOPMENT PLANS

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

EXISTING CONDITIONS PLAN

EXETER KIA

146 PORTSMOUTH AVENUE, EXETER, NH

OWNED BY/PREPARED FOR

DADE AUTO HOLDINGS REALTY TRUST

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

REV	DATE	DESCRIPTION	DR	CK

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

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

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

DIG SAFE
811 OR 1-888-DIG-SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

Jul 18, 2024 - 3:40pm
\\TFM-BEDFORD\Projects\Civil-Survey\MSC Projects\45894 - Portsmouth Avenue, Exeter\45894-31 - Warren\Street\-Exeter Dealership\45894-31 C3D\PRODUCTION\45894-31 Wetland Classification Plan.dwg

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

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

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

PARKMAN BROOK
FLOOD ZONE AE (EL.8)
ZONE X
INVERSED LINE N71°37'21"E 679.64' (D-26595 680.00')
CONSERVATION EASEMENT
DRAINAGE EASEMENT
SLOPE EASEMENT
NAD 83
BOUNDARY OF LIDAR
EDGE OF WETLAND
PROPOSED RETAINING WALL
PROPOSED TEMPORARY RETAINING WALL
PROPOSED 1.5:1 SLOPE TEMPORARY BACKFILL
PROPOSED DOUBLE LAYER OF EROSION CONTROL SILT SOCK PROTECTION
C-2
R-2
50' REAR SETBACK
20' SIDE SETBACK
50' FRONT SETBACK
STORMTECH SYSTEM #1
STORMTECH SYSTEM #2
SERVICE 7,600 SF
VEHICLE DELIVERY 853 SF
SERVICE RECEPTION 740 SF
PROPOSED AUTO DEALERSHIP TOTAL AREA = 30,942 GFA SF 50 - 39.0 184 SPACES
SALES 10,336 SF
ACCESS EASEMENT
PARKING & DRAINAGE EASEMENT
DUMPSTER EASEMENT
ACCESS & PARKING EASEMENT
SLOPE EASEMENT
STONEYBROOK CONNECTOR (CONTROLLED ACCESS RIGHT OF WAY)
#140 EXISTING METAL FRAME BUILDING (18,158 S.F.)
FF GARAGE EL.=38.64'
FF GARAGE EL.=37.11'
FF SERVICE BAY
FF EL.= 39.91'
#148 "MCDONALD'S"

MAP 51 LOT 3-2
N/F
NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION
PO BOX 483
CONCORD, NH 03302
RCRD BK.#3200 PG.#2270

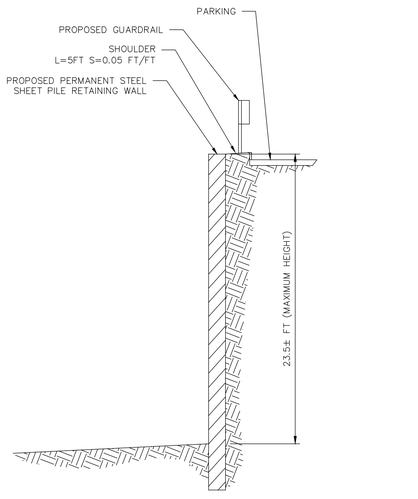
MAP 51 LOT 3-3
N/F
DADE AUTO HOLDINGS REALTY TRUST
DANIEL J. ENXING, TRUSTEE
140 PORTSMOUTH AVE
EXETER, NH 03833
RCRD BK.#5983 PG.#1921

MAP 51 LOT 3-1
N/F
GIBBS OIL COMPANY LIMITED PARTNERSHIP
6 KIMBALL LANE, SUITE 400
LYNNFIELD, MA 01940
RCRD BK.#3203 PG.#2650

MAP 51 LOT 3
N/F
ARCHLAND PROPERTY I, LLC
PO BOX 6300
AMHERST, NH 03031
RCRD BK.#4322 PG.#141

MAP 52 LOT 108
N/F
DADE AUTO HOLDINGS REALTY TRUST
C/O DANIEL J. ENXING, TRUSTEE
1140 PORTSMOUTH AVE.
EXETER, NH 03833
RCRD BK.#5815 PG.#2471

HORIZONTAL SCALE 1"=40'
40 20 0 40



RETAINING WALL X-SECTION

NOT TO SCALE

LEGEND:

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

SITE DEVELOPMENT PLANS

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

PROPOSED WETLAND IMPACT PLAN

EXETER KIA

146 PORTSMOUTH AVENUE, EXETER, NH

OWNED BY/PREPARED FOR

DADE AUTO HOLDINGS REALTY TRUST

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

JULY 18, 2024

REV	DATE	DESCRIPTION	DR	CK

DIG SAFE
811 OR 1-888-DIG-SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0190
www.tfmoran.com

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

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

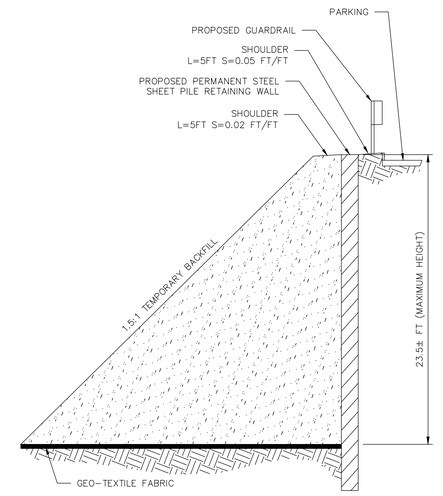
POST-CONSTRUCTION IMPERVIOUS AREA	
BUILDING	20,537 S.F.
RETAINING WALL	958 S.F.
PAVEMENT	85,063 S.F.
CONCRETE	2,858 S.F.
TOTAL	109,416 S.F.
IMPERVIOUS COVERAGE = 33.96% (109,416 S.F. / 322,225 S.F. * 100%)	

IMPACT AREA

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

TEMPORARY IMPACT NOTES

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



TEMPORARY BACKFILL X-SECTION

NOT TO SCALE

LEGEND:

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

SITE DEVELOPMENT PLANS

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

TEMPORARY WETLAND IMPACT PLAN

EXETER KIA

146 PORTSMOUTH AVENUE, EXETER, NH

OWNED BY/PREPARED FOR

DADE AUTO HOLDINGS REALTY TRUST

1"=80' (11"X17")

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

HORIZONTAL SCALE 1"=40'

40 20 0 40

REV	DATE	DESCRIPTION	DR	CK

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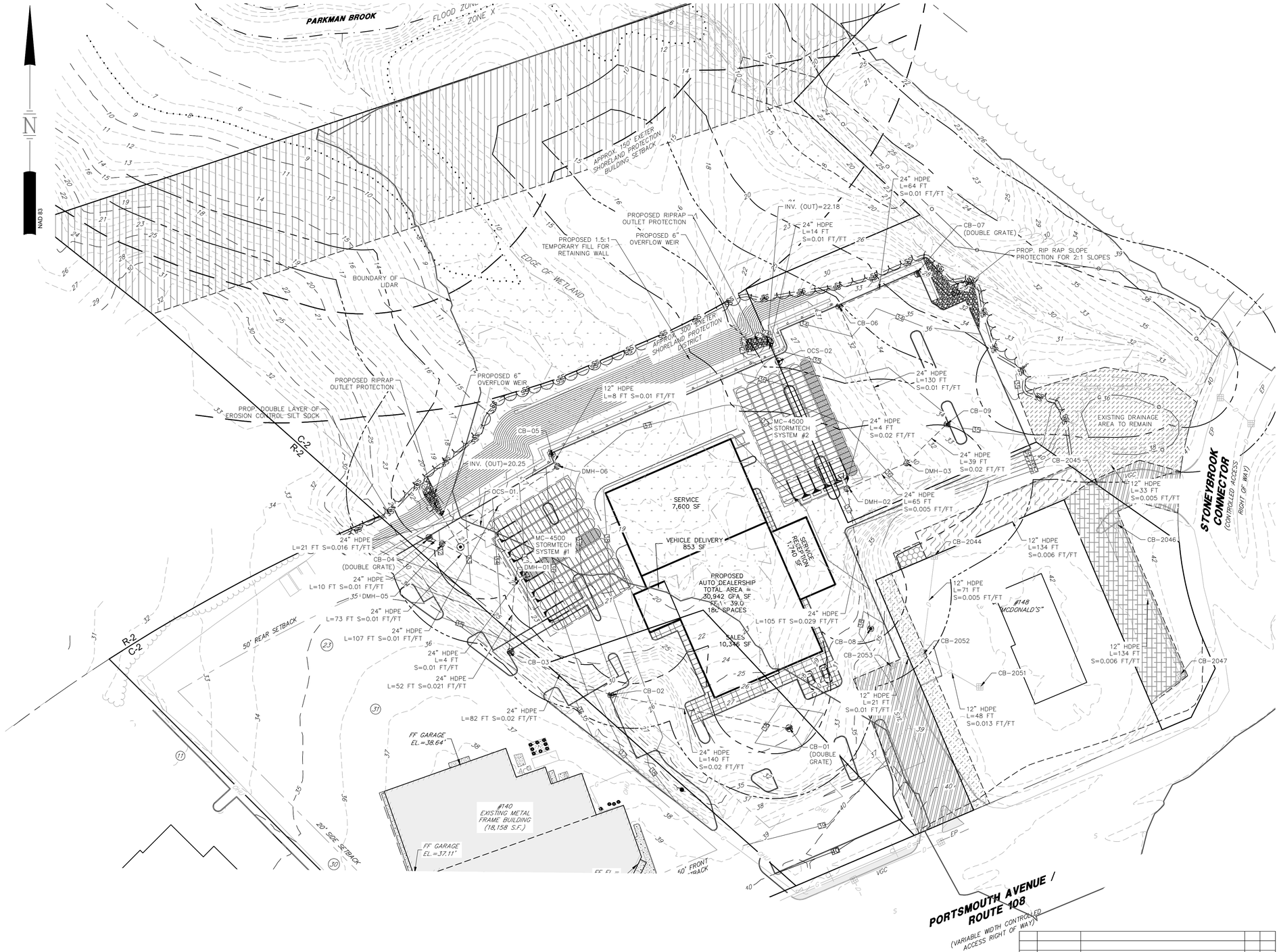
FILE	DR	BCH	FB	–	
45894-31	CK	ADR	CADFILE	45894-31 WETLAND IMPACT PLAN	W-2



DRAINAGE STRUCTURE TABLE

CB-01
RIM=37.60±
INV.(OUT)=30.27 (CB-02)
SUMP=26.27

DMH-01
RIM=34.10±
INV.(IN)=25.56 (CB-03)
INV.(IN)=25.56 (DMH-04)
INV.(OUT)=24.46 (PP-01)

OCS-01
RIM=35.20±
INV=20.67 (IN)
INV=24.00 (6" ORIFICE)
INV=25.00 (6" ORIFICE)
INV=26.50 (6" ORIFICE)
INV=27.90 (24" GRATE)
INV=20.67 (OUT)

CB-02
RIM=36.94±
INV.(IN)=27.47 (CB-01)
INV.(OUT)=27.37 (CB-03)
SUMP=23.37

DMH-02
RIM=36.80±
INV.(IN)=25.53 (DMH-03)
INV.(IN)=25.53 (CB-08)
INV.(OUT)=25.43 (PP-03)

CB-03
RIM=34.60±
INV.(IN)=25.73 (CB-02)
INV.(OUT)=25.63 (DMH-01)
SUMP=21.63

DMH-03
RIM=35.75±
INV.(IN)=25.96 (CB-06)
INV.(IN)=25.96 (CB-09)
INV.(OUT)=25.86 (DMH-02)

OCS-02
RIM=35.40±
INV.(IN)=22.25
INV.=27.00 (10" ORIFICE)
INV.=28.00 (GRATE)
INV.(OUT)=22.25

CB-04
RIM=31.00±
INV.(OUT)=25.49 (DMH-04)
SUMP=21.49

DMH-04
RIM=32.10±
INV.(IN)=25.39 (CB-04)
INV.(IN)=25.39 (DMH-05)
INV.(OUT)=25.29 (DMH-01)

CB-05
RIM=34.70±
INV.(OUT)=26.64 (DMH-05)
SUMP=22.64

DMH-05
RIM=32.10±
INV.(IN)=26.35 (CB-05)
INV.(OUT)=26.25 (DMH-04)

CB-06
RIM=34.54±
INV.(IN)=27.36 (CB-07)
INV.(OUT)=27.26 (DMH-03)
SUMP=23.26

CB-07
RIM=33.32±
INV.(OUT)=28.00 (CB-06)
SUMP=24.00

CB-08
RIM=37.70±
INV.(OUT)=28.55 (DMH-02)
SUMP=24.55

CB-09
RIM=35.10±
INV.(OUT)=26.74 (DMH-03)
SUMP=22.74

CB-2044
RIM=40.06±
INV.(IN)=33.55 (IN)
INV.(OUT)=33.47 (OUT)

CB-2045
RIM=38.11±
INV.(IN)=32.80 (CB-2046)
INV.(IN)=32.80 (CB-2044)
INV.(OUT)=32.40 (PP-02)

CB-2046
RIM=38.92±
INV.(IN)=33.50 (CB-2047)
INV.(OUT)=33.20 (CB-2045)

CB-2047
RIM=39.14±
INV.(OUT)=34.40 (CB-2046)

CB-2051
RIM=40.28±
INV.(OUT)=34.80 (CB-2052)

CB-2052
RIM=39.07±
INV.(IN)=34.20 (CB-2051)
INV.(IN)=34.10 (CB-2053)
INV.(OUT)=33.90 (CB-2044)

CB-2053
RIM=37.91±
INV.(OUT)=34.30 (CB-2052)

NOTES

1. SEE NOTES ON SHEET C-01.
2. ALL DOORS AND GARAGE ENTRANCES SHALL BE AT FINISHED FLOOR ELEVATION UNLESS OTHERWISE NOTED.
3. PROPOSED SPOT GRADES ARE PROVIDED TO THE NEAREST 0.05. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE FINISHED GRADES MEET ADA STANDARDS FOR WHEEL CHAIR RAMPS, HANDICAP SPACES AND ACCESS AISLES, CROSSWALKS, SIDEWALKS, ETC.
4. ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL UNLESS OTHERWISE NOTED.
5. LENGTH OF PIPE IS FOR CONVENIENCE ONLY. ACTUAL PIPE LENGTH SHALL BE DETERMINED IN THE FIELD.
6. ALL PROPOSED DRAINAGE PIPES SHALL BE 12" AND HDPE, UNLESS OTHERWISE NOTED ON THE PLAN.
7. DRAINAGE PIPES WITH LESS THAN 3' COVER SHALL BE INSULATED (SEE UTILITY TRENCH DETAIL) AND DRAINAGE CATCH BASINS WITH LESS THAN 3.5' OF COVER OVER INVERTS SHALL USE SLAB TOP CATCH BASIN (SEE DETAILS).
8. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND ARCHITECTURAL PLANS FOR SUBDRAINAGE SYSTEMS FOR THE BUILDING FOUNDATION. SUBDRAINAGE MUST DAYLIGHT OR TIE INTO THE STORMWATER MANAGEMENT SYSTEM. COORDINATE SUBDRAINAGE SYSMTEM DESIGN WITH THE ENGINEER OF RECORD.

SOIL LEGEND
(PER SITE SPECIFIC SOIL SURVEY)

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

SITE DEVELOPMENT PLANS

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

GRADING & DRAINAGE PLAN

EXETER KIA

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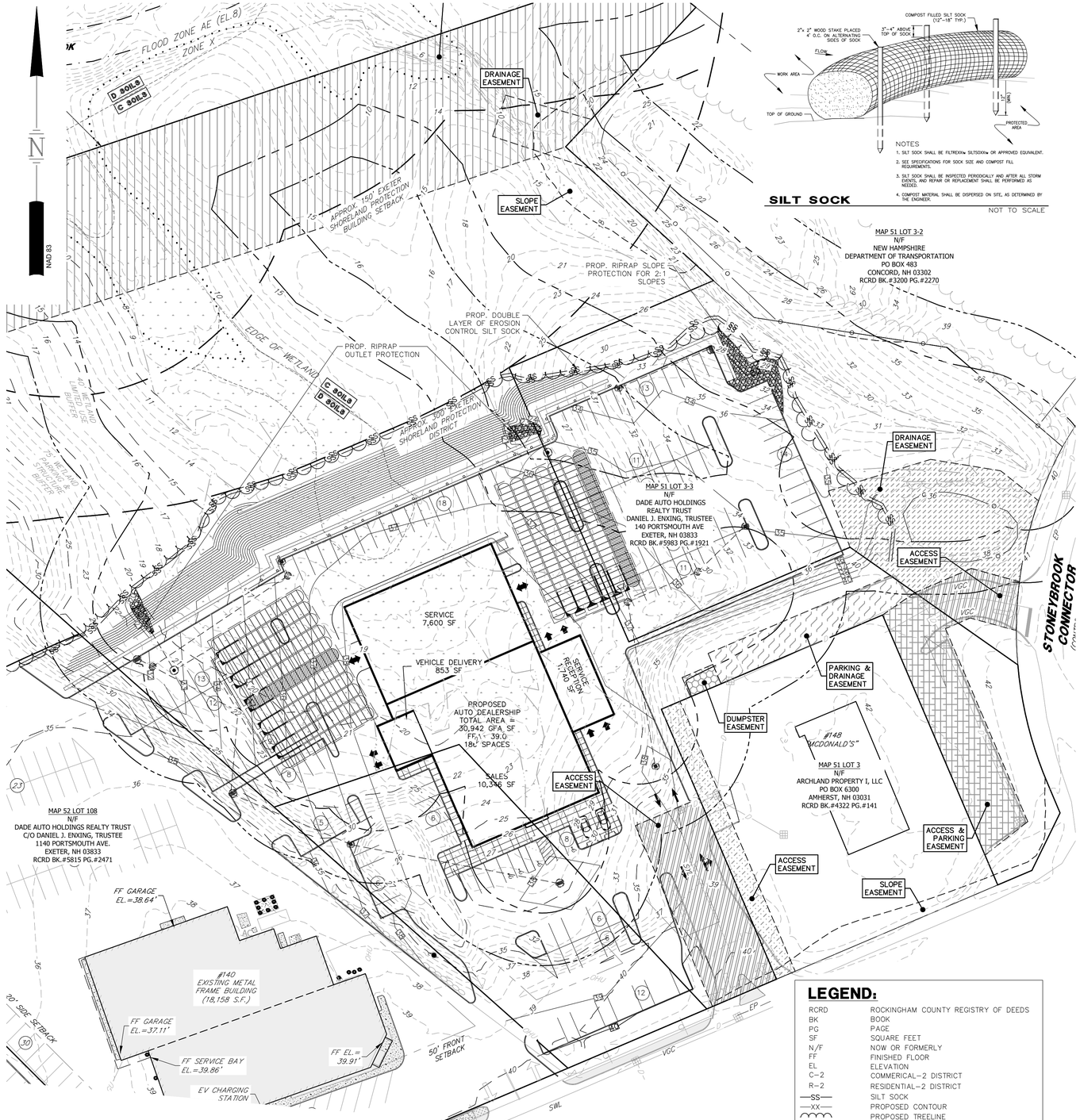
FILE	45894-31	DR	BCH	FB	–	C-02
		CK	ADR	CADFILE	45894-31 GRADING & DRAINAGE	



SILT SOCK

NOT TO SCALE

NOTES

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

LEGEND:

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

HORIZONTAL SCALE 1"=40'

40 20 0 40

CONSTRUCTION GENERAL PERMIT

1. THE OWNER, IN CONJUNCTION WITH THE CONTRACTOR (OPERATORS), MUST OBTAIN A CONSTRUCTION GENERAL PERMIT (CGP) FOR LARGE CONSTRUCTION ACTIVITIES (FIVE OR MORE ACRES) OR SMALL CONSTRUCTION ACTIVITIES (GREATER THAN ONE ACRE BUT LESS THAN FIVE ACRES) FROM THE ENVIRONMENTAL PROTECTION AGENCY (EPA). AS PART OF THE CGP, A STORMWATER NOTICE OF INTENT (NOI) MUST BE SUBMITTED TO THE EPA AT LEAST 7 DAYS PRIOR TO COMMENCING CONSTRUCTION. THE NOI MUST BE SUBMITTED TO STORM WATER NOTICE OF INTENT (4203M), USEPA, 1200 PENNSYLVANIA AVE. NW, WASHINGTON, DC 20460.

2. THE CGP OUTLINES A SET OF PROVISIONS MANDATING THE OWNER AND CONTRACTOR TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER REGULATIONS, INCLUDING, BUT NOT LIMITED TO, STORM WATER POLLUTION PREVENTION PLANS (SWPPP'S), IMPLEMENTATION OF EROSION AND SEDIMENTATION CONTROLS, EQUIPMENT MAINTENANCE GUIDELINES, ETC. PLEASE CONTACT USEPA OFFICE OF WASTEWATER MANAGEMENT AT 202-564-9545 OR AT WWW.EPA.GOV/NPDES/STORMWATER FOR ADDITIONAL INFORMATION. FOR FURTHER ASSISTANCE, CONTACT ABBY SWAINE OF NEW ENGLAND'S EPA REGION 1 AT 617-918-1841.

NOTES

3. IT IS BEING PROPOSED TO CONSTRUCT A TWO STORY, 20,537 SF FOOTPRINT, KIA AUTO DEALERSHIP. ASSOCIATED IMPROVEMENTS INCLUDE AND ARE NOT LIMITED TO ACCESS, PARKING, GRADING, STORMWATER MANAGEMENT SYSTEMS, UTILITIES, LIGHTING, AND LANDSCAPING.

4. TOTAL SITE AREA: 7.54 AC
TOTAL AREA OF DISTURBANCE: 3.18 AC

5. HSG SOIL RATING OUTLINES SHOWN ARE TAKEN FROM REFERENCE PLAN BY STONEY RIDGE ENVIRONMENTAL (LOCATED WITHIN DRAINAGE ANALYSIS REPORT BY TFMORAN, INC). REFERENCE PLAN SHOWS BOUNDARY OF EVERY SITE SPECIFIC SOIL CATEGORY ON SITE.

6. STORM WATER DRAINAGE SYSTEM IS SHOWN ON THE PLAN. SEE GRADING & DRAINAGE PLAN FOR RIM, INVERT, PIPE LENGTH, AND SLOPE INFORMATION.
IMPERVIOUS SURFACE AREA: 2.51± AC

7. STABILIZATION PRACTICES FOR EROSION AND SEDIMENTATION CONTROLS:

TEMPORARY STABILIZATION – TOPSOIL STOCKPILES AND DISTURBED AREAS OF THE CONSTRUCTION SITE THAT WILL NOT BE REDISTURBED FOR 14 DAYS OR MORE MUST BE STABILIZED BY THE 14TH DAY AFTER THE LAST DISTURBANCE. THE TEMPORARY SEED SHALL BE ANNUAL RYE APPLIED AT THE RATE OF 1.1 LBS PER 1,000 SF. PRIOR TO SEEDING, A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS PER ACRE OF 10-20-20 FERTILIZER SHALL BE APPLIED. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 1.5 TONS PER ACRE OF HAY MULCH. MULCH TO BE ANCHORED IN PLACE WHERE NECESSARY. AREAS OF THE SITE THAT WILL BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILES AND A STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED. CALCIUM CHLORIDE SHALL BE USED FOR DUST CONTROL IF NEEDED.

PERMANENT STABILIZATION – DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 3 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE PERMANENT SEED MIX SHALL BE AS SPECIFIED BY THE LANDSCAPE PLAN NOTES OR MAY OTHERWISE CONSIST OF 0.45 LBS/1,000 SF TALL FESCUE, 0.20 LBS/1,000 SF CREEPING RED FESCUE, AND 0.20 LBS/1,000 SF BIRDSFOOT TREFOIL. PRIOR TO SEEDING, A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS PER ACRE IF 10-20-20 FERTILIZER SHALL BE APPLIED. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 1.5 TONS PER ACRE OF HAY MULCH. MULCH TO BE ANCHORED IN PLACE WHERE NECESSARY.

8. STRUCTURAL PRACTICES FOR EROSION AND SEDIMENTATION CONTROL

SILT SOCK – WILL BE CONSTRUCTED AROUND THE PERIMETER OF THE DISTURBED AREAS AND WILL DELINEATE THE LIMITS OF WORK FOR THE PROPOSED CONSTRUCTION. THE SILT SOCK WILL BE INSTALLED BY OTHERS. POSTS SHALL BE USED WITH AT LEAST 6" OF THE POST BURIED BELOW THE GROUND SURFACE TO PREVENT THE SILT SOCK FROM FORMING GAPS NEAR THE GROUND SURFACE. RUNOFF WILL FLOW THROUGH THE OPENINGS IN THE SILT SOCK WHILE RETAINING THE SEDIMENT WITHIN THE CONSTRUCTION AREA.

SILT FENCE – WILL BE CONSTRUCTED AROUND THE PERIMETER OF THE DISTURBED AREAS AND WILL DELINEATE THE LIMITS OF WORK FOR THE PROPOSED CONSTRUCTION. THE SILT FENCE WILL BE INSTALLED BY STRETCHING REINFORCED FILTER FABRIC BETWEEN POSTS WITH AT LEAST 8" OF THE FABRIC BURIED BELOW THE GROUND SURFACE TO PREVENT GAPS FROM FORMING NEAR THE GROUND SURFACE. RUNOFF WILL FLOW THROUGH THE OPENINGS IN THE FILTER FABRIC WHILE RETAINING THE SEDIMENT WITHIN THE CONSTRUCTION AREA.

STABILIZED CONSTRUCTION ENTRANCE – WILL BE INSTALLED IN ACCORDANCE WITH THE DETAIL AT THE ENTRANCE TO THE CONSTRUCTION SITE TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS OFF THE SITE. THE STABILIZED ENTRANCE WILL BE 20'-WIDE AND FLARE AT THE ENTRANCE TO THE PAVED ROAD AND HAVE A DEPTH OF 12" OF STONE. THE STABILIZED ENTRANCE SHALL BE MAINTAINED UNTIL THE REMAINDER OF THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED. THE PAVED STREET ADJACENT TO THE SITE SHALL BE SWEPT ON A WEEKLY BASIS TO REMOVE EXCESS MUD AND DIRT FROM BEING TRACKED FROM THE SITE. TRUCKS HAULING MATERIAL TO AND/OR FROM THE SITE SHALL BE COVERED WITH A TARPAULIN.

CATCH BASINS – WILL BE CLEANED ON AN ANNUAL BASIS TO REMOVE ALL SEDIMENTS FROM THE CATCH BASIN SUMPS.

CATCH BASIN PROTECTION – WILL BE INSTALLED AT ALL CATCH BASINS WITHIN THE CONSTRUCTION AREA. FILTER FABRIC WILL BE INSTALLED AROUND THE GRATES OF CATCH BASINS THAT ARE LOCATED IN THE TRAVEL WAY AND STONE/FILTER FABRIC PROTECTION WILL BE INSTALLED AT THE CATCH BASINS FOUND WITHIN THE PARKING AREA AND GRASS.

BLANKET SLOPE PROTECTION – SHALL BE INSTALLED ON ALL 2:1 SLOPES OR STEEPER ON SITE. ANCHOR THE TOP OF THE BLANKET BY ANCHORING THE BLANKET IN A 6" DEEP TRENCH. BACKFILL AND COMPACT TRENCH AFTER STAPLING. ROLL THE BLANKET IN THE DIRECTION OF STORM WATER FLOW. WHERE 2 OR MORE STRIPS OF BLANKET ARE REQUIRED, A MINIMUM OF 4" OF OVERLAP SHALL BE PROVIDED.

STONE CHECK DAMS – WILL BE INSTALLED IN EXISTING AND PROPOSED GRASS SWALES TO REDUCE THE VELOCITY OF CONCENTRATED STORM WATER FLOWS AND PREVENT EROSION OF THE SWALE.

9. STORM WATER MANAGEMENT

STORM WATER DRAINAGE FOR DEVELOPED AREAS WILL BE COLLECTED BY A PIPE AND CATCH BASIN CLOSED DRAINAGE SYSTEM. APPROXIMATELY 4.36 ACRES OF THE 7.54 ACRE SITE WILL REMAIN UNTOUCHED AND IN ITS NATURAL STATE.

10. ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURE DUMPSTERS OR APPROVED ENCLOSURE AND REMOVED FROM THE SITE ON A WEEKLY BASIS. NO CONSTRUCTION WASTE SHALL BE BURIED ON SITE. PORTABLE TOILET SANITARY WASTE FACILITIES WILL BE PROVIDED DURING CONSTRUCTION AND MAINTAINED/DISPOSED OF ON A REGULAR BASIS IN ACCORDANCE WITH TOWN AND STATE REGULATIONS.

11. THRUST BLOCK SHALL BE PROVIDED WHERE WATER LINE CHANGES DIRECTION OR TAPS INTO EXISTING WATER LINE.

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

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

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

PRODUCT SPECIFIC PRACTICES:
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:

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

FERTILIZERS:
FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

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

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

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

11. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN RECORDS OF CONSTRUCTION ACTIVITIES, INCLUDING DATES OF MAJOR GRADING ACTIVITIES, DATES WHEN CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED ON A PORTION OF THE SITE, DATES WHEN WORK IS COMPLETED ON A PORTION OF THE SITE, AND DATES WHEN STABILIZATION MEASURES ARE INITIATED ONSITE.

12. THE CONTRACTOR SHALL PERFORM INSPECTIONS OR HAVE A CONSULTING ENGINEER PERFORM INSPECTIONS EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS AFTER A STORM OF 0.5" OR GREATER. INSPECTIONS REPORTS ARE TO BE KEPT ON FILE AT THE SITE WITH THIS PLAN. MAINTENANCE OR MODIFICATION SHALL BE IMPLEMENTED AND ADDED TO THE PLAN AS RECOMMENDED BY THE QUALIFIED INSPECTOR.

SITE DEVELOPMENT PLANS

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

STORMWATER MANAGEMENT PLAN

EXETER KIA

146 PORTSMOUTH AVENUE, EXETER, NH

OWNED BY/PREPARED FOR

DADE AUTO HOLDINGS REALTY TRUST

SCALE: **JULY 18, 2024**

REV	DATE	DESCRIPTION	DR	CK

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0190
www.tfmoran.com

FILE		DR	BCH	FB	–	
	45894-31	CK	ADR	CADFILE	45894-31 STORMWATER MANAGEMENT	C-03

DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

Jul 19, 2024 - 10:03am
F:\MSC Projects\45894 - Portsmouth Avenue, Exeter\45894-31 - Warren\Street-Exeter Dealership\45894-31 C3D\PRODUCTION\45894-31 Stormwater Management.dwg

SOIL CHARACTERISTICS

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

DISTURBED AREA

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

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

SEQUENCE OF MAJOR ACTIVITIES

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

EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

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

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

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

OFF SITE VEHICLE TRACKING

STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED.

INSTALLATION, MAINTENANCE, AND INSPECTION OF EROSION AND SEDIMENT CONTROLS

A. GENERAL

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

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

B. FILTERS / BARRIERS

1. SILT SOCKS

   A. KNOTTED MESH NETTING MATERIAL SHALL BE DELIVERED TO SITE IN A 5 MIL CONTINUOUS, TUBULAR, HDPE 3/8" MATERIAL, FILLED WITH COMPOST CONFORMING TO THE FOLLOWING REQUIREMENTS:

PHYSICAL PROPERTY	TEST	REQUIREMENTS
PH	TMECC 04.11-A	5.0 TO 8.0
PARTICLE SIZE	TMECC 02.02-B	2" SIEVE AND MIN. 60% GREATER THAN THE ⅜" SIEVE
MOISTURE CONTENT		STND TESTING < 60%

   MATERIAL SHALL BE RELATIVELY FREE OF INERT OR FOREIGN MAN-MADE MATERIALS

   MATERIAL SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER, FREE FROM ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH.

   B. SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK SHALL BE REMOVED ONCE IT HAS REACHED 1/3 OF THE EXPOSED HEIGHT OF THE SILT SOCK.

   C. SILT BARRIER SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREAS HAS BEEN PERMANENTLY STABILIZED.

2. SEQUENCE OF INSTALLATION

   SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.

3. MAINTENANCE

   A. SILT BARRIERS SHALL BE INSPECTED WEEKLY AND IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.

   B. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

   C. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD (1/3) THE HEIGHT OF THE BARRIER.

   D. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFIRM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

C. MULCHING

1. TIMING

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

   A. APPLY MULCH PRIOR TO ANY STORM EVENT.

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

   B. REQUIRED MULCHING WITHIN A SPECIFIED TIME PERIOD.

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

2. GUIDELINES FOR WINTER MULCH APPLICATION.

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

3. MAINTENANCE

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

D. VEGETATIVE PRACTICE

1. AFTER ROUGH GRADING OF THE SUBGRADE HAS BEEN COMPLETED AND APPROVED, THE SUB GRADE SURFACE SHALL BE SCARIFIED TO A DEPTH OF 4". THEN, FURNISH AND INSTALL A LAYER OF LOAM PROVIDING A ROLLED THICKNESS AS SPECIFIED IN THESE PLANS. ANY DEPRESSIONS WHICH MAY OCCUR DURING ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM, REGRADED AND REROLLED UNTIL THE SURFACE IS TRUE TO THE FINISHED LINES AND GRADES. ALL LOAM NECESSARY TO COMPLETE THE WORK UNDER THIS SECTION SHALL BE SUPPLIED BY THE SITE SUBCONTRACTOR.
2. ALL LARGE STIFF CLODS, LUMPS, BRUSH, ROOTS, DEBRIS, GLASS, STUMPS, LITTER, AND OTHER FOREIGN MATERIAL, AS WELL AS STONES OVER 1" IN DIAMETER, SHALL BE REMOVED FROM THE LOAM AND DISPOSED OF OFF SITE. THE LOAM SHALL BE RAKED SMOOTH AND EVEN.
3. THE LOAM SHALL BE PREPARED TO RECEIVE SEED BY REMOVING STONES, FOREIGN OBJECTS AND GRADING TO ELIMINATE WATER POCKETS AND IRREGULARITIES PRIOR TO PLACING SEED. FINISH GRADING SHALL RESULT IN STRAIGHT UNIFORM GRADES AND SMOOTH, EVEN SURFACES WITHOUT IRREGULARITIES TO LOW POINTS.
4. SHAPE THE AREAS TO THE LINES AND GRADES REQUIRED. THE SITE SUBCONTRACTOR'S ATTENTION IS DIRECTED TO THE SCHEDULING OF LOAMING AND SEEDING OF GRADED AREAS TO PERMIT SUFFICIENT TIME FOR THE STABILIZATION OF THESE AREAS. IT SHALL BE THE SITE SUBCONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE AREAS DURING THE CONSTRUCTION PERIOD AND REGRADE, LOAM AND RESEED ANY DAMAGED AREAS.
5. ALL AREAS DISTURBED BY CONSTRUCTION WITHIN THE PROPERTY LINES AND NOT COVERED BY STRUCTURES, PAVEMENT, OR MULCH SHALL BE LOAMED AND SEEDED.
6. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5.
7. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10-20-20 FERTILIZER.
8. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4 1/2 POUNDS AND 5 1/2 POUNDS PER INCH OF WIDTH.
9. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4" AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH.
10. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH THAT BLOWS OR WASHES AWAY SHALL BE REPLACED IMMEDIATELY AND ANCHORED USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.
11. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED.
12. THE SITE SUBCONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED, INCLUDING CUTTING, AS SPECIFIED HEREIN AFTER UNDER MAINTENANCE AND PROTECTION.
13. UNLESS OTHERWISE APPROVED, SEEDING SHALL BE DONE DURING THE APPROXIMATE PERIODS OF EARLY SPRING TO SEPTEMBER 30, WHEN SOIL CONDITIONS AND WEATHER ARE SUITABLE FOR SUCH WORK. IN NO CASE SHALL THE WEED CONTENT EXCEED 1 PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. FOR TEMPORARY PLANTINGS AFTER SEPTEMBER 30, TO EARLY SPRING AND FOR TEMPORARY PROTECTION OF DISTURBED AREAS:

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

MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:	
WINTER RYE (FALL SEEDING)	2.5 LBS/1,000 SF
OATS (SPRING SEEDING)	2.0 LBS/1,000 SF
MULCH	1.5 TONS/ACRE

E. CATCH BASIN INLET PROTECTION

1. INLET BASKET STRUCTURE

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

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

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

      GRAB STRENGTH: 45 LB. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D1682)
      MULLEN BURST STRENGTH: MIN. 60PSI (ASTM D774)

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

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

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

F. WINTER CONSTRUCTION SEQUENCE

1. ALL PROPOSED POST-DEVELOPMENT LANDSCAPED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1 AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENT.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER OCTOBER 15TH, INCOMPLETE PARKING AREAS WHERE ACTIVE CONSTRUCTION HAS STOPPED FOR THE WINTER ALL TRAVEL SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOWFALL AFTER EACH STORM EVENT.

TIMING OF CONTROLS/MEASURES

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

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

WASTE DISPOSAL

1. WASTE MATERIALS
   ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. HAZARDOUS WASTE
   ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
3. SANITARY WASTE
   ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

SPILL PREVENTION

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

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

   A. AN EFFORT WILL BE MADE TO STORE ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB.

   B. ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.

   C. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.

   D. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.

   E. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.

   F. WHENEVER POSSIBLE ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.

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

   A. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.

   B. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.

   C. SURPLUS PRODUCT THAT MUST BE DISPOSED OF WILL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.

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

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

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

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

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

SPILL CONTROL PRACTICES

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

A. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

B. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

C. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

D. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

E. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.

F. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM RECURRING AND HOW TO CLEANUP THE SPILL IF IT RECURS. A DESCRIPTION OF THE SPILL, ITS CAUSE, AND THE CLEANUP MEASURES WILL BE INCLUDED.

G. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.

DUST CONTROL

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

DIG SAFE
811 OR 1-888-DIG-SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

REV	DATE	DESCRIPTION	DR	CK

SITE DEVELOPMENT PLANS

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

EROSION CONTROL NOTES

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Civil Engineers
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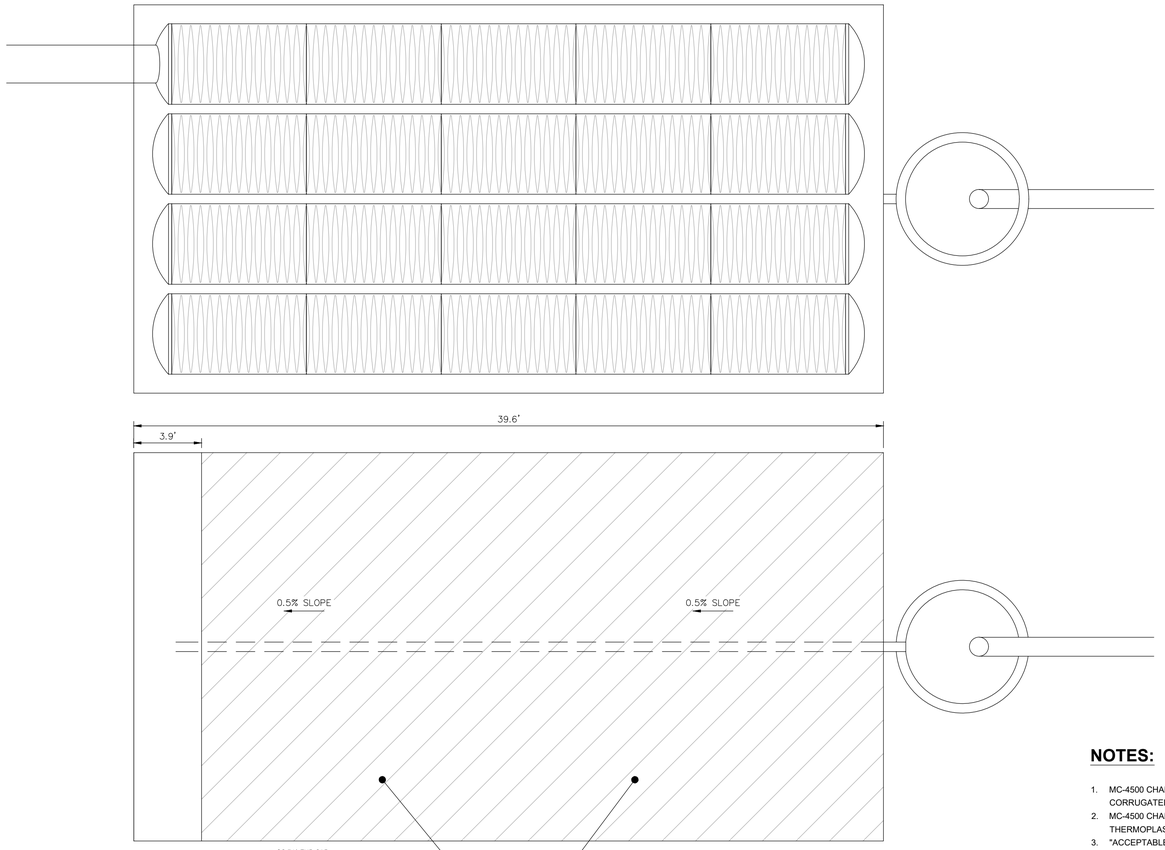


STORMTECH MC-4500 CHAMBER SYSTEM CROSS SECTION DETAIL
STORMTECH SYSTEMS 1 AND 2 (LINED)

NOT TO SCALE

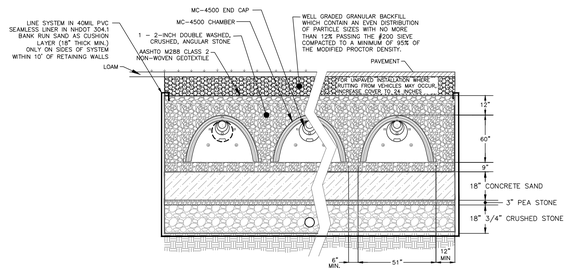
ADVANCED DRAINAGE SYSTEMS, INC.

STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-4500.
2. CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
5. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
7. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
   a. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
   b. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET. THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
   c. STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
8. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

NOTES:

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



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

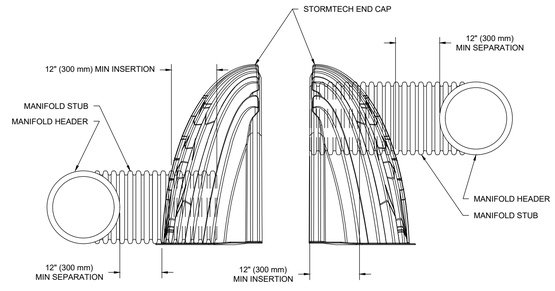
1. STORMTECH MC-4500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-4500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE 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.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. 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.
10. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
11. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
12. 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

1. STORMTECH MC-4500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. 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".
3. 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.



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

MC-SERIES END CAP INSERTION DETAIL

NOT TO SCALE

SITE DEVELOPMENT PLANS

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

DETAILS-4

EXETER KIA

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REV	DATE	DESCRIPTION	DR	CK

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Traffic Engineers
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Landscape Architects
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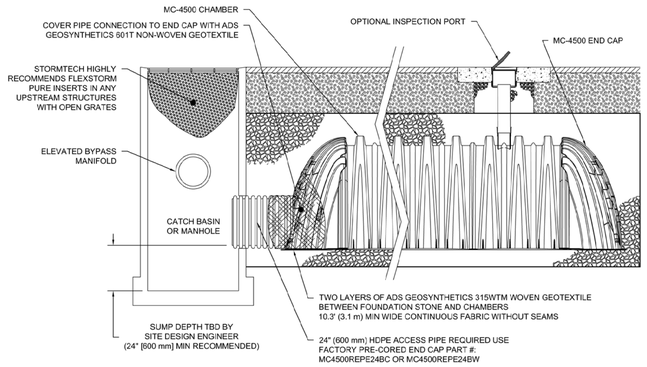


ISOLATOR ROW PLUS DETAIL

NOT TO SCALE

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

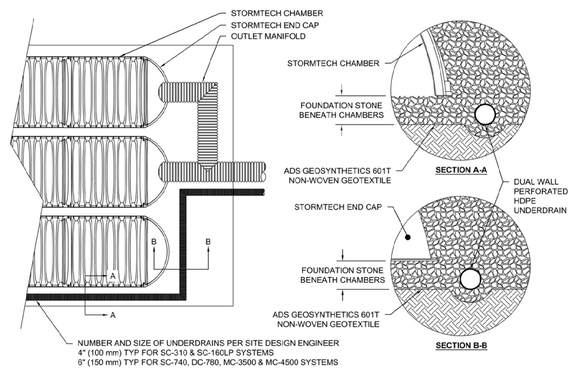
NOTES

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

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

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



UNDERDRAIN DETAIL

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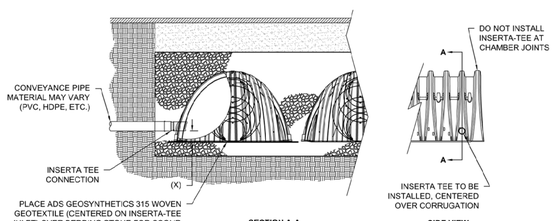
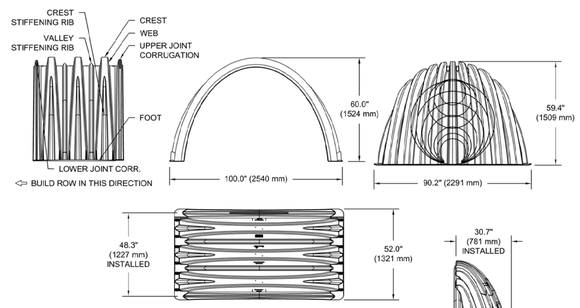


CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	8" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)

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

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



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0" X 90.0" X 48.3"	(2540 mm X 1524 mm X 1227 mm)
CHAMBER STORAGE	106.5 CUBIC FEET	(3.01 m³)
MINIMUM INSTALLED STORAGE*	162.6 CUBIC FEET	(4.60 m³)
WEIGHT	130.0 lbs.	(59.0 kg)

NOMINAL END CAP SPECIFICATIONS

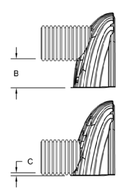
SIZE (W X H X INSTALLED LENGTH)	90.2" X 59.4" X 30.7"	(2291 mm X 1509 mm X 781 mm)
END CAP STORAGE	35.7 CUBIC FEET	(1.01 m³)
MINIMUM INSTALLED STORAGE*	108.7 CUBIC FEET	(3.08 m³)
WEIGHT	135.0 lbs.	(61.2 kg)

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

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

PART #	STUB	B	C
MC4500REPE06T	6" (150 mm)	42.54" (1.081 m)	---
MC4500REPE06B		---	0.86" (22 mm)
MC4500REPE08T	8" (200 mm)	40.50" (1.029 m)	---
MC4500REPE08B		---	1.01" (26 mm)
MC4500REPE10T	10" (250 mm)	38.37" (975 mm)	---
MC4500REPE10B		---	1.33" (34 mm)
MC4500REPE12T	12" (300 mm)	35.69" (907 mm)	---
MC4500REPE12B		---	1.55" (39 mm)
MC4500REPE15T	15" (375 mm)	32.72" (831 mm)	---
MC4500REPE15B		---	1.70" (43 mm)
MC4500REPE18TC	18" (450 mm)	29.36" (746 mm)	---
MC4500REPE18TW			
MC4500REPE18BC		---	1.97" (50 mm)
MC4500REPE18BW			
MC4500REPE24TC	24" (600 mm)	23.05" (585 mm)	---
MC4500REPE24TW			
MC4500REPE24BC		---	2.26" (57 mm)
MC4500REPE24BW			
MC4500REPE30BC	30" (750 mm)	---	2.95" (75 mm)
MC4500REPE36BC	36" (900 mm)	---	3.25" (83 mm)
MC4500REPE42BC	42" (1050 mm)	---	3.55" (90 mm)

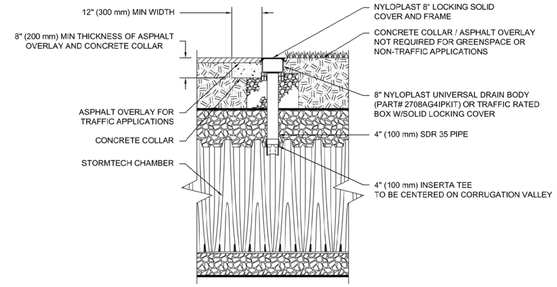
NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-4500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

MC-4500 TECHNICAL SPECIFICATIONS

NOT TO SCALE



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.

4" PVC INSPECTION PORT DETAIL

NOT TO SCALE

SITE DEVELOPMENT PLANS

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

DETAILS-5

EXETER KIA

146 PORTSMOUTH AVENUE, EXETER, NH

OWNED BY/PREPARED FOR

DADE AUTO HOLDINGS REALTY TRUST

SCALE: NTS **JULY 18, 2024**

REV	DATE	DESCRIPTION	DR	CK

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0190
www.tfmoran.com

FILE		DR	BCH	FB	–	
	45894-31	CK	ADR	CADFILE	45894-31 DETAILS	C-06

The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

September 12, 2024

DADE AUTO HOLDINGS REALTY TRUST
DANIEL ENXING
140 PORTSMOUTH AVENUE
EXETER NH 03833

Re: Request for More Information – Standard Dredge and Fill Wetlands Permit Application (RSA 482-A)
NHDES File Number: 2024-02144
Subject Property: 146 Portsmouth Avenue, Exeter, Tax Map #51, Lot #1,3-4,3-3

Dear Applicant:

On September 12, 2024, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau reviewed the above-referenced Standard Dredge and Fill Wetlands Permit Application (Application). Pursuant to RSA 482-A:3, XIV(a)(2) and Rules Env-Wt 100 through 900, NHDES Wetlands Bureau determined the following additional information is required to complete its evaluation of the Application:

1. NHDES has received correspondence from the Exeter Conservation Commission indicating that they intend to submit comments of concern on the application. In accordance with Env-Wt 311.06(h), please address all comments of concern received from the Exeter Conservation Commission and include a copy of this correspondence as a part of the response to this letter.
2. The application and screening layers indicate that a portion of this property is located within the limits of Exeter Prime Wetland #64. Please revise all plan sheets to clearly show the limits of the prime wetland in accordance with Env-Wt 311.05(a)(13).

   Please note that in accordance with RSA 482-A:15, I-a, "The boundary of a prime wetland shall coincide, where present, with the upland edge of any wetland, as defined in RSA 482-A:2, X, that is part of the prime wetland." Please ensure that the revised the plans clearly show the limits of the prime wetlands to the upland edge of the wetland to be consistent with RSA 482-A:15, I-a.
3. Please revise all plan sheets to show the locations of the reference line/highest observable tide line, the landward limit of the 100-foot tidal buffer zone, and the landward limit of the 250-foot protected shoreland in accordance with Env-Wt 311.05(a)(15), Env-Wt 311.05(a)(22), and Env-Wt 311.09(d).
4. Please revise the "Temporary Impact Notes" on plan sheet W-2, titled "Temporary Wetland Impact Plan," to confirm that the temporary fill associated with the installation of the steel sheet pile retaining wall will be in place no longer than one growing season in accordance with Env-Wt 307.11(h).
5. In accordance with Env-Wt 311.03(b)(10) and Env-Wt 311.10(a), please provide a complete functional assessment for the resource identified as wetland 1A, as the principal functions were not identified on the Wetland Function-Value evaluation form received by NHDES on July 24, 2024.
6. The plan drawings on plan sheet W-1, titled "Proposed Wetland Impact Plan," and plan sheet W-3, titled "Existing Conditions Plan," appear to be drawn at the same scale but the graphical scales provided on each of these plan sheets do not match. Please address this discrepancy and make any necessary corrections to the plans in accordance with Env-Wt 311.05(c)(1)b.

Please submit the required information as soon as practicable. Pursuant to RSA 482-A:3, XIV(a)(2), **the required information must be received by NHDES Wetlands Bureau within 60 days of the date of this request (no later than November 11, 2024), or the Application will be denied**. Should additional time be necessary to submit the required information, an extension of the 60-day time period may be requested. Requests for additional time must be received prior to the deadline in order to be approved. In accordance with applicable statutes and regulations, the applicant is also expected to provide copies of the required information to the municipal clerk and all other interested parties.

Based on NHDES review your project has 5,000 square feet or greater of non-tidal wetlands impacts. To ensure that you obtain permitting under the Clean Water Act, please contact the U.S. Army Corps of Engineers (USACE) at 1-978-318-8832, 1-978-318-8295, or by email at cenae-r-nh@usace.army.mil to see if additional mitigation may be required from the USACE.

Pursuant to RSA 482-A:3, XIV(a)(3), NHDES Wetlands Bureau will approve or deny the Application within 30 days of receipt of all required information, or schedule a public hearing, if required by RSA 482-A or associated rules.

If you have any questions, please contact me at Kristin.Duclos@des.nh.gov or (603) 559-1516.

Sincerely,

Kristin L. Duclos
Wetlands Specialist, Wetlands Bureau
Land Resources Management, Water Division

Copied: Exeter Municipal Clerk/Conservation Commission
Stoney Ridge Environmental, LLC, c/o Cynthia M Balcius

TOWN OF EXETER, NEW HAMPSHIRE

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 •FAX 772-4709
www.town.exeter.nh.us

DATE: August 15, 2024

TO: Eben Lewis
NH DES Wetlands Bureau
222 International Dr., Suite 175
Portsmouth, NH 03801

RE: Request for Additional 40 Day Extension: Major Impact Wetland Dredge and Fill Wetland Application for 23,418 sq. ft of permanent and 7,636 sq. ft. temporary wetland impacts for a commercial auto dealership

Project Location: 146 Portsmouth Ave. Exeter, NH
Map/Lot: 51-1, 3-3, & 3-4
NHDES File No: 2024-02144

The Exeter Conservation Commission submitted a letter indicating our intent to intervene on NHDES Wetland Application 2024-02144 on July 23, 2024. The Applicant was scheduled to present to the Conservation Commission on August 13th. On the afternoon of August 13th, the Applicant submitted a request to postpone the site walk and presentation of their application (see attached email).

Cursory review of the application questioned the applicant's response to the presence of a Priority Resource Area (PRA). Our review indicted the property contains a wetland adjacent to a Tier 3 stream connected to Great Bay, a prime wetland, and a brackish marsh. The application also stated the impacts are outside of Town of Exeter's Shoreland Protection District but impacts are unclear as there are inaccuracies with how that district was delineated. The Commission also expressed concerns the project would impact a transitional marsh migration pathway [baseline conditions with a 1% storm surge] and that it does not address stormwater impacts during the settling/surcharging period, which the applicant informed Town staff may take several years.

We would like an opportunity to meet with the applicant to better understand their application response regarding PRAs, and to address our additional concerns. We request the Department defer their decision for an additional 40 days, or until the Applicant is available to present their proposal to the Commission.

David Short
Chair, Exeter Conservation Commission

cc: Melissa Rusinski, NHDES Concord
Encl: Email from Cindy Balcius

Exeter Conservation Commission
September 10, 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, Vice-Chair Conor Madison, Trevor Mattera, Kyle Welch, Nick Campion, Keith Whitehouse, Alternate Valorie Fanger, Alternate Michele Crepeau (remotely), and Alternate Bill Campbell (remotely).

Staff Present: Kristen Murphy, Conservation and Sustainability Planner

Vice-Chair Campion called the meeting to order at 7:01 PM, activated alternate Bill Campbell, and introduced the members.

2. Public Comment

Action Items

3. Consideration of alternate/voting member change

Ms. Murphy indicated that Kyle Welch expressed an interest in stepping aside to an alternate member position and Valorie Fanger was interested in serving as a voting member. She noted if the Commission recommended, she would send a memo to the Select Board to take action at their next meeting.

MOTION: Vice-Chair Madison motioned to endorse the alternate/voting member change moving Valorie Fanger from alternate to voting member and Kyle Welch from voting member to alternate member. Mr. Mattera seconded the motion. A roll call vote was taken: Mr. Welch voted aye, Ms. Fanger voted aye, Mr. Whitehouse voted aye, Mr. Mattera voted aye, Mr. Madison voted aye, Mr. Campion voted aye and Mr. Campbell voted aye. The motion passed 7-0-0.

4. Committee Reports

a. Property Management

i. Raynes Farm Updates (LCHIP Grant, LGT Restoration)

Ms. Murphy reported that LGT Restoration is moving ahead quickly on the west and north side of the barn so there are now two contractors working. Steve Bedard anticipates requesting an extension and is close to finishing up the south side.

Ms. Murphy reported the silo will have a protective coating applied and additional flooring work in the barn will be completed.

b. Outreach Events

i. Proposed Hike Challenge – Kyle Welch

Mr. Welch proposed starting a "Hike Exeter" challenge envisioning six hikes on mostly Conservation properties. If all six properties are hiked the hiker could become a member of the Hike Exeter club. The challenge would be open to everyone, not just Exeter residents. A form would be submitted to Ms. Murphy documenting the time hiked, and descriptions of wildlife observed. Dogs are eligible. Mr. Welch will start a Hike Exeter Facebook page to share pictures and ask questions. The properties are between 2-4 miles and can be walked, biked, skied or snowshoed: 1. Henderson Swasey (starts at 3CI by the Rinks), 2. Watson Road, 3. Joly Rand, 4. Cubie Road by the High School, 5. Gilman Park along the river, and PEA woods.

Mr. Welch requested up to $300 to print new stickers.

MOTION: Mr. Welch motioned to spend up to $300 to have stickers printed. Mr. Madison seconded the motion. A roll call vote was taken: Mr. Welch voted aye, Ms. Fanger voted aye, Mr. Whitehouse voted aye, Mr. Mattera voted aye, Mr. Madison voted aye, Mr. Campion voted aye and Mr. Campbell voted aye. The motion passed 7-0-0.

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

i. Demonstration of Tree Inventory Program and Soliciting Volunteers

Ms. Murphy demonstrated the Town's Tree Inventory Program and asked for volunteers to conduct web/app based inventories of street trees in the public rights of way. Public Works has a dashboard they can schedule maintenance from. The last inventory was done in 2017. The Committee worked with Rockingham Planning Commission's ARC/GIS online. Volunteers would identify trees and their condition and submit photos. The webpage has a training guide. Ms. Murphy will do group training. Interested volunteers can contact Ms. Murphy at kmurphy@exeternh.gov

Mr. Welch asked if trees should be all on public rights of way and Ms. Murphy recommended if it is close, to collect it. Ultimately Public Works will determine who is responsible for maintenance based on where the tree is rooted.

Mr. Mattera asked how the information would get updated. Ms. Murphy noted that she and Public Works have the only access to the edited version but it would updated. She envisioned groups adopting an area in the future and noted it would be great to have a tree steward.

Ms. Murphy noted that Dakota Bailey of RPC had prepared the inventory GIS and has left but fortunately the Town has a new GIS person, Heather Shea, at Public Works.

Ms. Murphy reported that the Energy Committee is having an electric vehicle demonstration day in September at Town Hall. The event is on their webpage and the town calendar. She welcomed visitors to bring their electric vehicles to show them off and answer questions. The Tesla Truck will be there.

Ms. Murphy reported there will be a button-up workshop in November at the public library to show how to improve energy efficiency in your home.

Ms. Murphy reported the Window Dressers will be having a sign up to build on MLK weekend at Town Hall.

Ms. Murphy reported the Sustainability Advisory Committee will be having an electric recycling event and there will be a Styrofoam collection event. The Town is hoping to purchase a unit which creates a collection container in Town and a marketable commodity while saving on hauling fees. The initial cost is $80,000 with a $50,000 grant available the cost would be $30,000 and this would appear on the ballot. There would not be additional staff required. The other item on the ballot would be the Electric Vehicle Charging Station.

Ms. Murphy reported a planting event on Water Street in a couple of weeks and that some of the Liberty Elms will be moved to in front of Access Sports.

ii. Seacoast Green Challenge

Ms. Murphy announced a friendly competition with neighboring towns to see which community has the most residents using the higher renewable content in their Community Power subscription. She encouraged residents to opt up to a higher percentage. The challenge runs until January.

5. Approval of Minutes August 13, 2024 Meeting

MOTION: Vice-Chair Campion motioned to approve the August 13, 2024 meeting minutes. Mr. Mattera seconded the motion. A roll vote was taken, Mr. Welch voted aye, Ms. Fanger voted aye, Mr. Whitehouse voted aye, Mr. Mattera voted aye, Mr. Madison voted aye, Mr. Campion voted aye, and Mr. Campbell voted aye. The motion passed 7-0-0.

6. Correspondence

a. Ms. Murphy reported that the Volvo Kia application scheduled for the last meeting had been withdrawn. An extension request was granted. Ms. Murphy will connect with the wetland scientist. Ms. Crepeau asked if there would be a site walk. Ms. Murphy indicated there would be.

Other Business

Mr. Madison reported that he attended the Planning Board meeting regarding the application of Foss Motors. The application was approved by the Planning Board, with the building removed, for the parking lot only.

Next Meeting; Date Scheduled 10/8/24, Submission Deadline 9/27/24

7. Adjournment

Vice-Chair Campion adjourned the meeting at 7:52 PM.

Respectfully submitted,

Daniel Hoijer, Recording Secretary
With edits by Kristen Murphy
Via Exeter TV
Webinar ID 873 2048 0944