

PLAN REFERENCES

- "PLAT OF LAND EXETER, N.H. FOR W. SCOTT CARLISLE, II," BY DUBROW-SCHREFF ASSOCIATES, DATED FEBRUARY 23, 1986, RECORDED AT RORD AS PLAN D-18078.
- "PLAT OF LAND EXETER, N.H. FOR W. SCOTT CARLISLE, II," BY DUBROW-SCHREFF ASSOCIATES, DATED APRIL 26, 1986, RECORDED AT RORD AS PLAN D-17882.
- "A SURVEY AND LAYOUT OF A RIGHT-OF-WAY SEE NOTE #7 PREPARED FOR W. SCOTT CARLISLE, II AND SITUATED IN THE TOWN OF EXETER, N.H.," DATED MARCH 17, 2003, PREPARED BY R.S. LAYOUT & DESIGN, INC., RECORDED AT RORD AS PLAN D-30523.
- "SUBDIVISION PLAN OF LAND WATSON BROOK WOOD CO. EXETER, NH," PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC., DATED DECEMBER 24, 1986, RECORDED AT THE RORD AS PLAN D-16287.
- "PLAN OF LAND ASSESSORS MAP 40 LOT 11 PREPARED FOR ALLIANCE ENERGY," PREPARED BY WAF DESIGN CONSULTANTS, INC., DATED MAY 14, 2012, RECORDED AT THE RORD AS PLAN D-37224.
- "PLANS OF PROPOSED F.A.P. PROJECT NO. F018-2(8) NH PROJECT NO P-3380 SOUTH SIDE ROAD," DATED JUNE 1, 1959.
- "MINOR SUBDIVISION PLAN FOR RAY FARM ACTIVE ADULT COMMUNITY," PREPARED BY CAMMETT ENGINEERING, DATED MAY 8, 2017, AS LAST REVISED, AND TO BE RECORDED.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINES
		IRON PIPE/IRON ROD
		DRILL HOLE FOUND
		BOUND FOUND
		ROW FENCE POST
		TREE W/ WIRE
		STUMP W/ WIRE
		MAJOR CONTOUR
		MINOR CONTOUR
		FRESHWATER WETLANDS LINE
		IRON ROD/DRILL HOLE
		STONE/GRANITE BOUND FENCE POST

ABUTTERS

TAX MAP 40 LOT 13
TOWN OF EXETER COMMISSION
15 FRONT STREET
EXETER, NH 03833
BK. 3647 PG. 2468

TAX MAP 40 LOT 14
STATE OF NEW HAMPSHIRE
PO BOX 483
CONCORD, NH 03302
BK. 3386 PG. 1332

TAX MAP 47 LOT 4
164 SPRING ROAD, LLC
3 BROOKHAVEN ROAD
KINGSTON, NH 03848
BK. 3775 PG. 0764

TAX MAP 40 LOT 8
STATE OF NEW HAMPSHIRE
PO BOX 483
CONCORD, NH 03302
BK. 2992 PG. 896

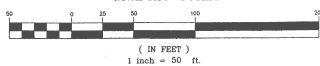
6" x 6" BOUND FND
0.1" EXPOSED
N115°14'E
(5115'4" x 14")
SURVEY TR-LINE
0.27'

EXISTING
HIGHWAY
FENCE

IRON ROD FND
1.2" EXPOSED
RS. #490

OLD FENCE
POST
W/ WIRE
(TYP.)

GRAPHIC SCALE



Design: JSR Draft: PLB Date: 8/1/16
Checked: JSR Scale: 1"=50' Project: No. 15098
Drawing Name: 15098-CONCEPT.dwg

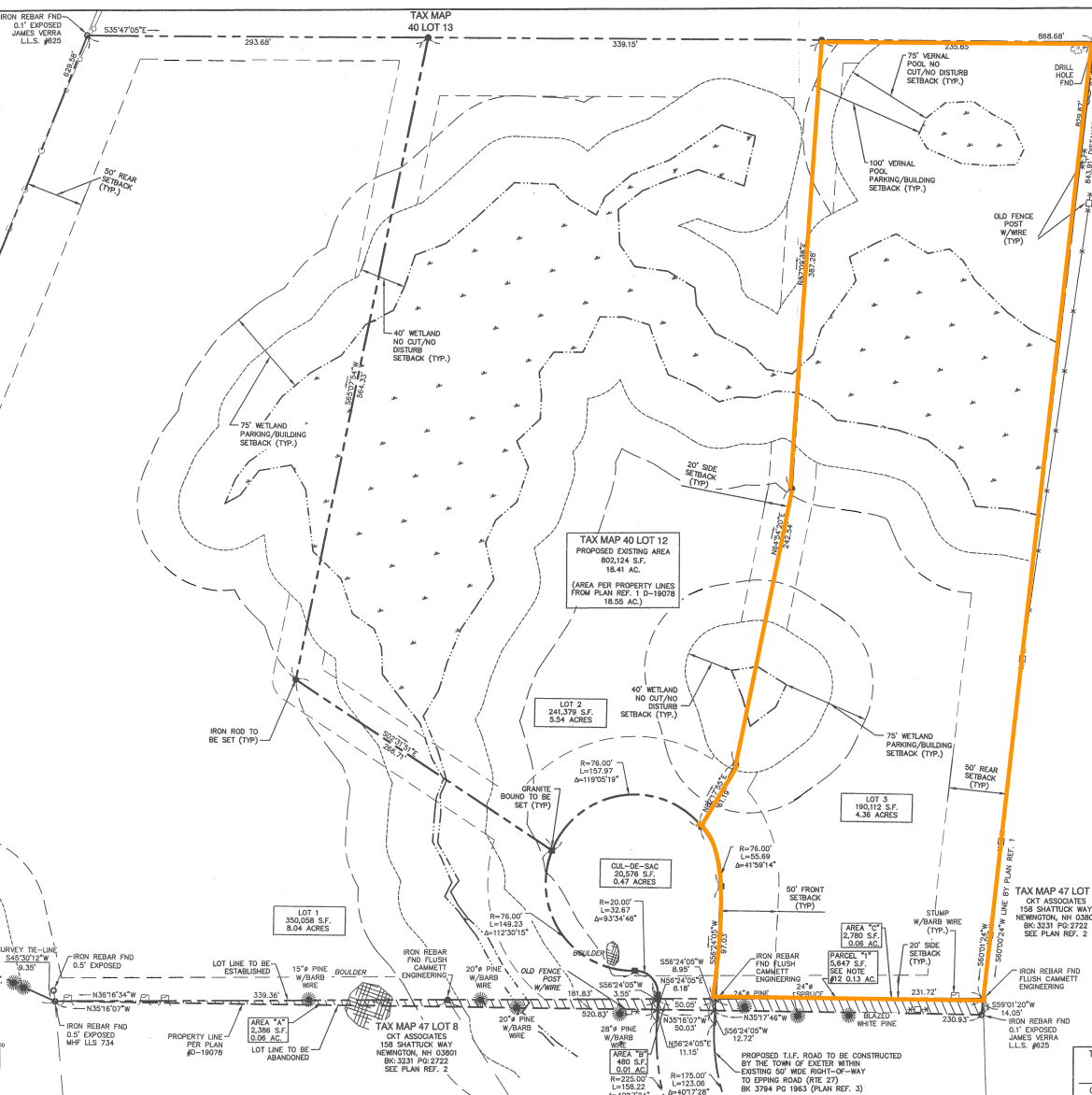
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE).
ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
3	12/20/17	MINOR REVISIONS	PLB
2	9/20/17	REVISED PER PLANNING BOARD CONDITIONS	PLB
1	7/11/17	ISSUED FOR PLANNING BOARD	PLB
0	5/9/17	ISSUED FOR REVIEW	PLB

Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: LOT LINE ADJUSTMENT & SUBDIVISION PLAN
TAX MAP 40 LOT 12 & TAX MAP 47 LOT 8
Project: CARLISLE SUBDIVISION
OFF EPPING ROAD, EXETER, NH
Owner of Record: W. SCOTT CARLISLE, III & OXT ASSOCIATES
14 CASS STREET, EXETER, NH 03833 158 SHATTUCK WAY, NEWINGTON, NH 03801

DRAWING No.
A1
SHEET 1 OF 2
JBE PROJECT NO. 15098



SUBDIVISION NOTES:

- THE INTENT OF THIS PLAN IS TO PROVIDE A LOT LINE ADJUSTMENT WITH MAP 40 LOT 12 AND MAP 47 LOT 8, AND THEN TO SUBDIVIDE MAP 40 LOT 12 INTO THREE (3) LOTS FOR COMMERCIAL DEVELOPMENT PURPOSES, TO BE SERVED BY MUNICIPAL WATER AND SEWER WITH ACCESS VIA THE PROPOSED TOWN OF EXETER T.I.F. ROAD.
- ZONING DISTRICT: INDUSTRIAL
LOT AREA MINIMUM = 40,000 S.F.
LOT FRONTAGE MINIMUM = 150'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 50'
SIDE SETBACK = 20'
REAR SETBACK = 50'
WETLAND NO CUT/NO DISTURB SETBACK = 40'
WETLAND PARKING/BUILDING SETBACK = 75'
MAX BUILDING HEIGHT = 50'
MAX BUILDING COVERAGE = 40%
OPEN SPACE MINIMUM = 25%
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE, REFERENCE FEMA COMMUNITY PANEL NUMBERS: 33015C0238E, 33015C0401E, 33015C0238E, AND 33015C0402E, DATED MAY 17, 2003.
- GRANITE BOUNDS TO BE SET AT ALL ROADWAY POINTS OF CURVATURE AND TANGENCY, IRON RODS WITH SURVEY CAPS TO BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE INDICATED. ALL MONUMENTS SET ARE 5/8" IRON RODS WITH ALUMINUM CAPS MARKED "JONES & BEACH ENGINEERS BOUNDARY, DO NOT DISTURB STRATHAM, N.H." AS SHOWN.
- WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. DURING SUMMER, 2015, AND LOCATED BY JONES & BEACH ENGINEERS, INC.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- UPON APPROVAL BY THE TOWN, THE PROPOSED ROAD WILL BE CONVEYED TO THE TOWN.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS AND ABUTTING OWNERS ARE BASED ON THE TOWN OF EXETER TAX RECORDS AND ARE SUBJECT TO CHANGE.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREIN. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIBED.
- ANY USE OF THIS PLAN AND/OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- PARCEL "X" TO BE DECEDED FROM MAP 40, LOT 12 TO MAP 47, LOT 8, AND IS THE TOTAL OF AREA "X", PLUS AREA "B", AND AREA "C".

CERTIFICATION:

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDED BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 803.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



DAVID M. COLLIER, LLS 892 DATE: 8/1/16
OR DEPUTY OF JONES & BEACH ENGINEERS, INC.

TOWN OF EXETER PLANNING BOARD CASE NO. 17-26
CHAIRPERSON DATE:

PROJECT LOCATION
TOWN OF EXETER
TAX MAP 40, LOT 12

APPLICANT/OWNER
W. SCOTT CARLISLE, III
14 CASS STREET
EXETER, NH 03833
BK 4244, PG 1663

TOTAL PROPOSED
LOT AREA
802,124 SQ. FT.
18.41 ACRES

PLAN REFERENCES

- "PLAN OF LAND EXETER, N.H. FOR W. SCOTT CARLISLE, JR." BY DORRIN-SCHOFFEL ASSOCIATES, DATED FEBRUARY 23, 1989, RECORDED AT RORD AS PLAN D-19078.
- "PLAN OF LAND EXETER, N.H. FOR W. SCOTT CARLISLE, JR." BY DORRIN-SCHOFFEL ASSOCIATES, DATED APRIL 26, 1989, RECORDED AT RORD AS PLAN D-17892.
- "A SURVEY AND LAYOUT OF A RIGHT-OF-WAY SEE NOTE #7 PREPARED FOR W. SCOTT CARLISLE JR. AND SITUATED IN THE TOWN OF EXETER, N.H.," DATED MARCH 17, 2003, PREPARED BY RSL LAYOUT & DESIGN, INC., RECORDED AT RORD AS PLAN D-30623.
- "SUBDIVISION PLAN OF LAND WATSON BROOK WOOD CO. EXETER, NH," PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC., DATED DECEMBER 24, 1988, RECORDED AT THE RORD AS PLAN D-37254.
- "PLAN OF LAND ASSESSORS MAP 40 LOT 11 PREPARED FOR ALLIANCE ENERGY," PREPARED BY MIF DESIGN CONSULTANTS, INC., DATED MAY 14, 2012, RECORDED AT THE RORD AS PLAN D-37254.
- "PLANS OF PROPOSED F.A.P. PROJECT NO. F018-2(6) NH PROJECT NO P-3380 SOUTH SIDE ROAD," DATED JUNE 1, 1959.
- "MINOR SUBDIVISION PLAN FOR RAY FARM ACTIVE ADULT COMMUNITY," PREPARED BY CAMMETT ENGINEERING, DATED MAY 8, 2017, AS LAST REVISED, AND TO BE RECORDED.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
—	—	PROPERTY LINES
—	—	IRON PIPE/IRON ROD
—	—	DRILL HOLE FOUND
—	—	BOUND FOUND
—	—	ROW FENCE POST
—	—	TREE W/ WIRE
—	—	STUMPS W/ WIRE
—	—	MAJOR CONTOUR
—	—	MINOR CONTOUR
—	—	FRESHWATER WETLANDS LINE
—	—	IRON ROD/DRILL HOLE
—	—	STONE/GRANITE BOUND
—	—	FENCE POST

ABUTTERS

TAX MAP 40 LOT 13
TOWN OF EXETER CONSERVATION COMMISSION
10 FRONT STREET
EXETER, NH 03833
BK: 3867 PG: 2469

TAX MAP 40 LOT 14
STATE OF NEW HAMPSHIRE
PO BOX 483
CONCORD, NH 03302
BK: 2368 PG: 1332

TAX MAP 47 LOT 4
184 SPRING ROAD, LLC
3 BROOKHAVEN ROAD
WINDSOR, NH 03084
BK: 3775 PG: 0784

TAX MAP 40 LOT 8

STATE OF NEW HAMPSHIRE
PO BOX 483
CONCORD, NH 03302
BK: 2892 PG: 88

6"X6" BOUND FND
0.8' EXPOSED
NHD
(S14°24'24"E
0.77')

TAX MAP 40 LOT 11

NET LEASE REALTY I INC.
ATTN: INGRID IRVIN
450 S GRANGE AVE., SUITE 90
ORLANDO, FL 32801
BK: 5731 PG: 1874

TAX MAP 40 LOT 12

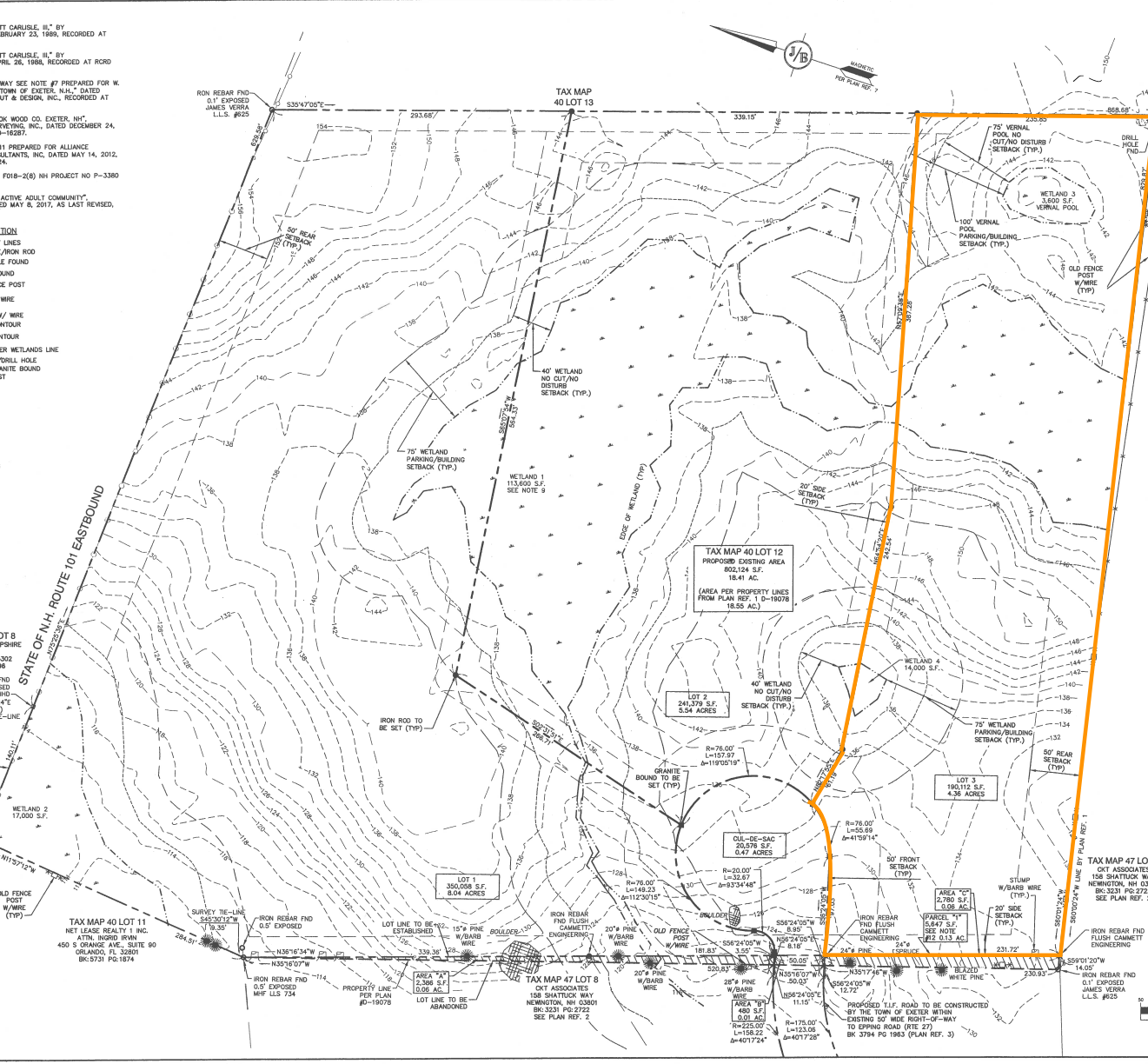
PROPOSED EXISTING AREA
802.124 S.F.
18.41 AC.

TAX MAP 47 LOT 9

OXT ASSOCIATES
158 SHATTUCK WAY
NEWINGTON, NH 03801
BK: 3231 PG: 2722
SEE PLAN REF. 2

TAX MAP 47 LOT 8

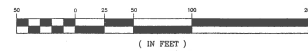
OXT ASSOCIATES
158 SHATTUCK WAY
NEWINGTON, NH 03801
BK: 3231 PG: 2722
SEE PLAN REF. 2



EXISTING CONDITIONS NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF EXETER TAX MAP 40 LOT 12.
- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NETHER JONES & BEACH ENGINEERS, INC., 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).
- VERTICAL DATUM: ASSUMED. HORIZONTAL DATUM: MAGNETIC PER REFERENCE PLAN 7.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NUMBERS: 3301020036, 3301020037, 3301020038, AND 3301020039, DATED MAY 17, 2005.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY JAMES GOVE, OF GOVE ENVIRONMENTAL SERVICES, INC. DURING SUMMER, 2015 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 - THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
 - THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
- THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
- THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- WETLAND IMPACTS SHALL NOT OCCUR UNTIL ALL PERMITS HAVE BEEN ACQUIRED AND IMPACT MITIGATION REQUIREMENTS HAVE BEEN SATISFIED.
- WETLAND BOUNDARIES AND CONSTRUCTION LIMITS ARE TO BE CLEARLY MARKED PRIOR TO THE START OF CONSTRUCTION.
- ALL WATER, SEWER, ROAD (INCLUDING PARKING LOTS), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 8.5 GRADING, DRAINAGE, AND EROSION & SEDIMENT CONTROL, AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NH.
- VERY POORLY DRAINED SOILS ARE EVIDENT 10 FEET OR MORE INSIDE CENTRAL EDGE OF WETLAND LINE.

GRAPHIC SCALE



Design: JSR	Draft: PLB	Date: 8/1/18
Checked: JSR	Scale: 1"=50'	Project No.: 15098
Drawing Name: 15098-CONCEPT.DWG		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE).		
ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE		

3	12/20/17	MINOR REVISIONS	PLB
2	9/20/17	REVISED PER PLANNING BOARD CONDITIONS	PLB
1	7/11/17	ISSUED FOR PLANNING BOARD	PLB
0	5/9/17	ISSUED FOR REVIEW	PLB

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave.
Exeter, NH 03833

Civil Engineering Services

603-772-4746
FAX: 603-772-0227

Plan Name:	EXISTING CONDITIONS PLAN - SUBDIVISION
Project:	CARLISLE SUBDIVISION OFF EPPING ROAD, EXETER, NH
	W. SCOTT CARLISLE JR. OXT ASSOCIATES

DRAWING No.	C1
	EXETER, NH

