



## PLAN REFERENCES

- "PLAT OF LAND EXETER, NH. FOR W. SCOTT CARLISLE, III" BY DURGIN-SCHOFIELD ASSOCIATES, DATED FEBRUARY 23, 1989, RECORDED AT RCDR AS PLAN D-17892.
- "PLAT OF LAND EXETER, NH. FOR W. SCOTT CARLISLE, III" BY DURGIN-SCHOFIELD ASSOCIATES, DATED APRIL 26, 1988, RECORDED AT RCDR AS PLAN D-17892.
- A SURVEY AND LAYOUT OF A RIGHT-OF-WAY SEE NOTE #7 PREPARED FOR W. SCOTT CARLISLE, III, IN THE TOWN OF EXETER, NH., DATED MARCH 17, 2003, PREPARED BY RSL PLANNING & DESIGN, INC., RECORDED AT RCDR AS PLAN D-30523.
- "SUBDIVISION PLAN OF 100' MATION BROOK LAND, EXETER, NH" PREPARED BY CAMMETT ENGINEERING & SURVEYING, INC., DATED DECEMBER 24, 1988, RECORDED AT THE RCDR AS PLAN D-16287.
- "PLAN OF LAND ASSESSORS MAP 40 LOT 11 PREPARED FOR ALLIANCE ENERGY SERVICES INC. AND METACONULTANTS, INC. DATED MAY 14, 2012, RECORDED AT THE RCDR 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, 1989.
- "MINOR SUBDIVISION PLAN FOR RAY FARM ACTIVE ADULT COMMUNITY" PREPARED BY CAMMETT ENGINEERING, DATED MAY 8, 2017, AS LAST REVISED, TO BE RECORDED.

## LEGEND

EXISTING	PROPOSED	DESCRIPTION
—	—	PROPERTY LINES
○	○	IRON ROD/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/IRON ROD
—	—	STONE/GRANITE BOUND
X	X	FENCE POST

## ABUTTERS

TAX MAP 40 LOT 13  
TOWN OF EXETER CONSERVATION  
COMMISSION  
10 FRONT STREET  
EXETER, NH 03833  
BK: 2368 PG: 1499

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

TAX MAP 47 LOT 4  
NET LEASE REALTY 1 INC.  
450 S. ORLANDO DRIVE, SUITE 90  
ORLANDO, FL 32801  
BK: 5731 PG: 1874

TAX MAP 40 LOT 8  
STATE OF NEW HAMPSHIRE  
CONCORD, NH 03302  
BK: 2992 PG: 1499

6" DIA. IRON FND  
0.8" EXPOSED  
NHH  
(S140) 24" E  
0.27" D  
SURVEY RE-LINE

EXISTING  
HIGHWAY  
FENCE

IRON PIN FND  
1.2" EXPOSED  
IRON PIPE

WETLAND 2  
17,000 S.F.

OLD FENCE  
W/WIRE (TYP)

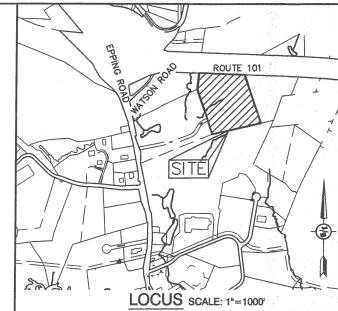
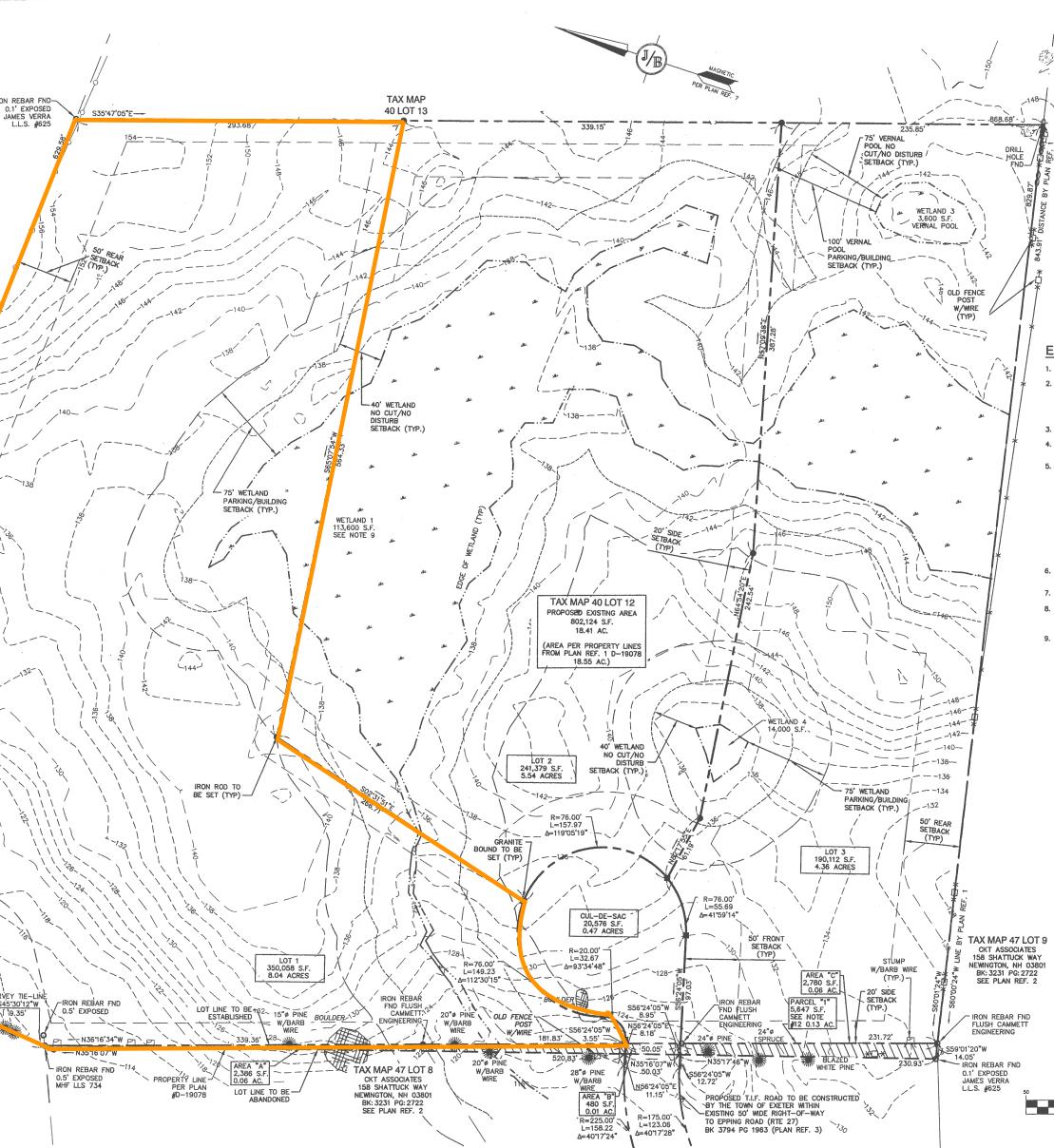
TAX MAP 40 LOT 11  
NET LEASE REALTY 1 INC.  
450 S. ORLANDO DRIVE, SUITE 90  
ORLANDO, FL 32801  
BK: 5731 PG: 1874

IRON REBAR FND  
0.5" EXPOSED  
MIF LLS 734

PROPERTY LINE  
PER PLAN REF. 3

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN  
PERMISSION FROM JONES & BEACH ENGINEERS, INC. (J&B).

ANY ALTERATIONS AUTHORIZED OR OTHERWISE SHALL BE



## EXISTING CONDITIONS NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW EXISTING CONDITIONS OF EXETER TAX MAP 40 LOT 12.
- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATIONS ARE AS INDICATED. THE OWNER OF THE LAND AND THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY BE LOCATED ON THE PROPERTY. THE OWNER IS RESPONSIBLE FOR LOCATING AND PROTECTING THESE STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-800-244-7233.
- 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: 330150238E, 330150238E, AND 330150402E, 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 CORPS OF ENGINEERS, AND THE NATIONAL HYDRICTIC SOILS FIELD INDICATORS FOR THE NORTHERN REGION OF THE FIELD INDICATORS OF HYDRICTIC 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 ARE MET.
- WETLAND BOUNDARIES AND CONSTRUCTION LIMITS ARE TO BE CLEARLY MARKED PRIOR TO THE START OF CONSTRUCTION.
- WATER SEPARATION, ROAD (INCLUDING PARKING LOTS), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 3.5 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.

PROJECT PARCEL  
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  
802.13A. SO. FT.  
18.41 ACRES



Plan Name: EXISTING CONDITIONS PLAN - SUBDIVISION

CARLISLE SUBDIVISION  
OFF EPPING ROAD, EXETER, NH

W. SCOTT CARLISLE, III

PCT ASSOCIATES

DRAWING NO.

C1

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	5/6/17	ISSUED FOR REVIEW	PLB