

**ZONING SUMMARY:**

OWNER OF RECORD / APPLICANT:  
 PHILLIPS EXETER ACADEMY  
 20 MAIN STREET  
 EXETER, NEW HAMPSHIRE 03833  
 603-777-4442

APPROVED FOR THE RECORD:  
 EXETER PLANNING BOARD DATE

TAX MAP 72, LOT 209  
 PROPERTY ADDRESS: FRONT STREET  
 (NEW ADDRESS TO BE CONFIRMED WITH EXETER POLICE/FIRE DEPARTMENTS)  
 ZONED R-2, RURAL SINGLE FAMILY RESIDENCE  
 WITH HISTORICAL DISTRICT OVERLAY

	REQUIRED	PROVIDED
LOT AREA:	15,000 S.F.	8.0 ACRES (PER TOWN GIS)
LOT WIDTH:	100' MIN.	> 100 FT.
DEPTH:	100' MIN.	> 100 FT.
FRONT SETBACK	25' MIN.	> 58.0± FT.
SIDE SETBACK	15' MIN.	> 16.3± FT.
REAR SETBACK	25' MIN.	> 80.7± FT.
OPEN SPACE	40% MIN.	> 60%

**PARKING SUMMARY**

- NEW DORMITORY: 60 STUDENT BEDS AND 5 FACULTY APARTMENTS  
 ONE FACULTY APARTMENT LOCATED IN DOW HOUSE TO ALSO USE PARKING
- OFF-STREET PARKING:  
 EXISTING: 3 SPACES (DOW HOUSE)  
 PROPOSED: 12 SPACES
- A WAIVER HAS BEEN REQUESTED TO PROVIDE TWELVE OFF-STREET PARKING SPACES
- PEA TO MANAGE VEHICLE PARKING FOR FACULTY WITH ADDITIONAL AVAILABLE CAMPUS PARKING

**REFERENCE PLAN:**

- EXISTING CONDITIONS SURVEY PERFORMED AND PROVIDED BY NITSCH ENGINEERING, DATED JANUARY 6, 2020 AND REVISED JULY 29, 2020.
- WETLANDS MAPPING WAS PERFORMED BY GOVE ENVIRONMENTAL SERVICES, INC. IN 2015 AND VERIFIED IN DECEMBER OF 2019.

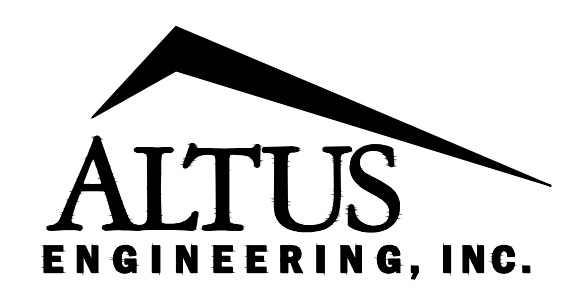
**SITE NOTES:**

- THE EXETER ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE ON AUGUST 18, 2020 TO ALLOW A FORTY FIVE FOOT BUILDING HEIGHT WHERE THIRTY FIVE IS ALLOWED.
- THE EXETER ZONING BOARD OF ADJUSTMENT GRANTED A SPECIAL EXEMPTION ON AUGUST 18, 2020 FOR EXPANSION OF NON-CONFORMING USE IN RESIDENTIAL (R-2) ZONING DISTRICT.
- A CONDITIONAL USE PERMIT HAS BEEN REQUESTED FOR WORK WITHIN THE WETLANDS BUFFER LIMITS.
- TWO WAIVERS HAVE BEEN REQUESTED FOR:
  - GRADING WITHIN 5 FT. OF PROPERTY LINE.
  - OFF-SITE PARKING REQUIREMENT.
- 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.

**KEY NOTES:**

- 01 LIMIT OF PAVEMENT REPAIR; COORDINATE ALL WORK IN FRONT STREET WITH DPW AND POLICE DEPT.
- 02 CONSTRUCT BITUMINOUS ASPHALT PAVEMENT
- 03 CONSTRUCT NEW STEPS (SEE L.A. DWG.S)
- 04 CONSTRUCT PATIO /COURTYARD AREA; (SEE L.A. DWG.S FOR DETAILS)
- 05 PROP. BIKE RACK (SEE L.A. DWG.S FOR DETAILS)
- 06 CONSTRUCT 7'-WIDE BIT. CONCRETE SIDEWALK; AREAS WITHIN 25 FT WETLAND BUFFER TO BE CONSTRUCTED OF POROUS MATERIALS; SEE L.A. DWGS FOR DETAILS
- 07 CONSTRUCT NEW ENTRYWAY (SEE L.A. DWG.S FOR DETAILS)
- 08 RECONSTRUCT 4 FT CHAINLINK FENCE; REPLACE EXISTING FENCE AND RELOCATE TO PROPERTY LINE
- 09 CONSTRUCT CONCRETE RETAINING WITH HANDRAIL AND BOLLARDS; SEE DETAILS
- 10 INSTALL SMALL BLOCK GRAVITY RETAINING WALL; SEE DTLS
- 11 INSTALL "FACULTY RESIDENT PARKING ONLY" SIGN (ARROW POINT TO LEFT)
- 12 PROPOSED DRAINAGE SYSTEM; SEE GRADING AND DRAINAGE PLAN
- 13 CONSTRUCT POROUS PAVERS; (SEE DETAILS)
- 14 NOT USED
- 15 INSTALL VERTICAL GRANITE CURBING (SEE DETAILS)
- 16 INSTALL SLOPED GRANITE CURBING (AND DRIP STRIP ADJACENT OT BUILDING); (SEE DETAILS)
- 17 INSTALL ADA VAN ACCESSIBLE PARKING; SEE DETAILS; INSTALL ADA SIGNS; SEE GRADING AND DRAINAGE PLAN
- 18 RECONSTRUCT SIDEWALK AND CURBING AT LOCATION OF TEMPORARY CONSTRUCTION EXIT
- 19 SEE LANDSCAPING PLANS FOR TREES AND PROPOSED PLANTINGS (TYPICAL)
- 20 STORMWATER MANAGEMENT SYSTEM; SEE GRADING AND DRAINAGE PLAN, C4.01 (TYPICAL)
- 21 AVOID IMPACT TO TREE ROOT; CONTACT ENGINEER IF ROOTS ARE IN PAVEMENT SECTION; DO NOT CUT ROOTS GREATER THAN ONE INCH IN DIAMETER; DRAINAGE OUTFALL. SEE GRADING AND DRAINAGE PLANS
- 22 TRASH / RECYCLING STORAGE; CONSTRUCT CONCRETE PAD FOR TRASH TOTE STORAGE WITH FENCE ENCLOSURE;
- 23 RAINGARDENS; SEE DRAINAGE AND GRADING PLAN SEE L.S. DWGS
- 24 NEW TRANSFORMER WITH ENCLOSURE; SEE ELECTRICAL AND L.S. DWGS FOR DETAILS
- 25 NEW GENERATOR; SEE ELEC DWGS
- 26 CONSTRUCT NEW WOODEN STEPS TO PORCH
- 27 IRRIGATION SLEEVE (TYP. SEE L.S. DWGS)
- 28 SNOW MELT SYSTEM (SEE MECH AND L.S. DWGS)
- 29 LIGHT POLE: TYP. SEE UTILITY AND PHOTOMETRICS PLANS
- 30

**CASE #20-12**



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ISSUED FOR:  
**PLANNING BOARD APPROVAL**

ISSUE DATE:  
**OCTOBER 15, 2020**

NO.	DESCRIPTION	BY	DATE
0	PB SUBMITTAL	CDB	07/31/20
1	SITE REVIEW SUBMITTAL	CDB	08/04/20
2	TRC COMMENTS	CDB	09/25/20
3	PB COMMENTS	CDB	10/15/20

DRAWN BY: \_\_\_\_\_ CDB  
 APPROVED BY: \_\_\_\_\_ JKC  
 DRAWING FILE: 5030\_071620.DWG

SCALE: **1"=20'**

OWNER/APPLICANT:  
**PHILLIPS EXETER ACADEMY**  
**20 MAIN STREET**  
**EXETER, NH 03833**

PROJECT:  
**PHILLIPS EXETER ACADEMY**  
**NEW DORMITORY**

ASSESSOR PARCEL 72, LOT 209

TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**C3.01**

P5030