

PHILLIPS EXETER ACADEMY

MINOR SITE PLAN REVIEW

GROUNDS STORAGE YARD

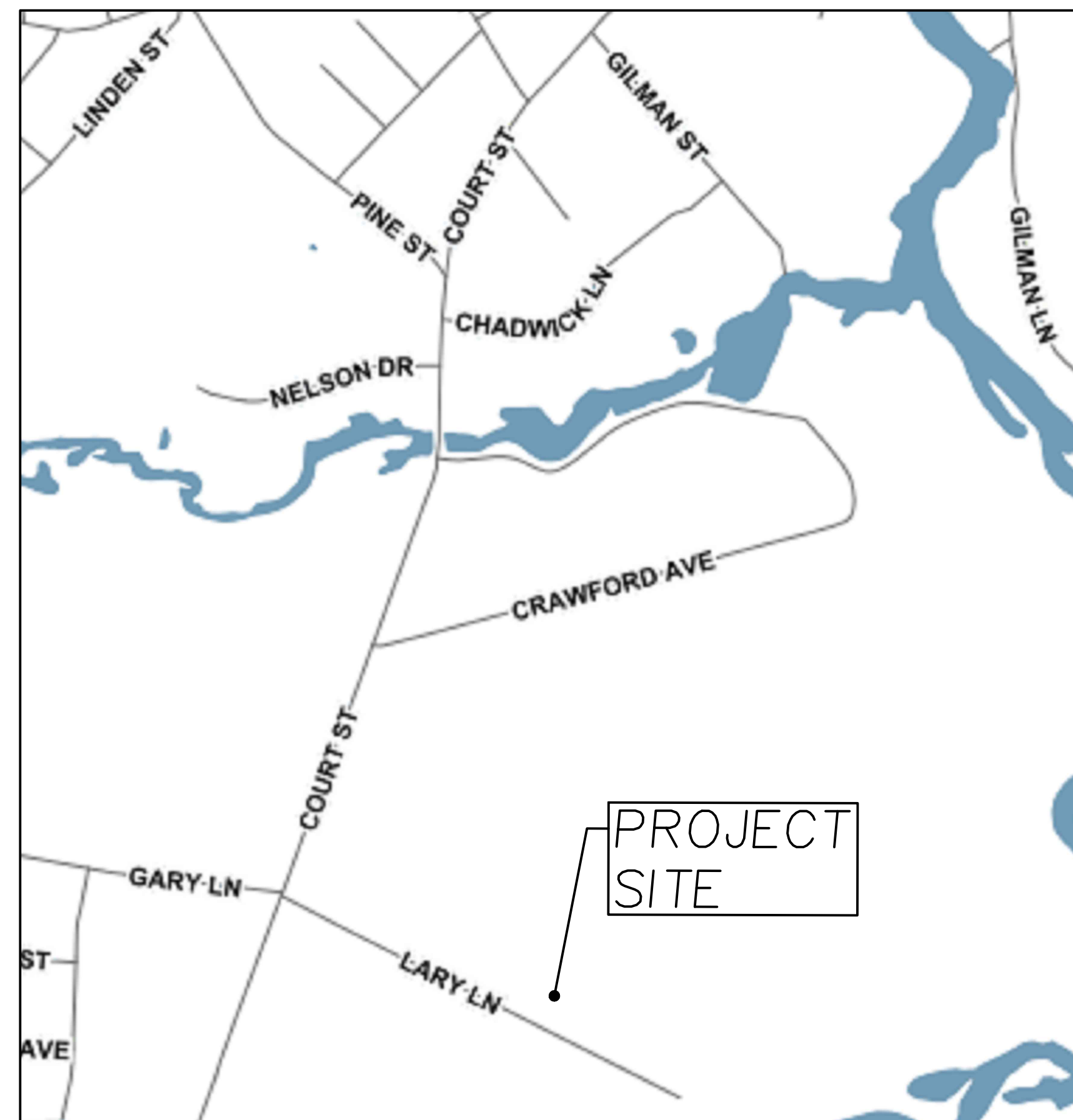
TAX MAP 94, LOT 19
LARY LANE
EXETER, NEW HAMPSHIRE

APPROVED FOR THE RECORD:

EXETER PLANNING BOARD DATE

Plan Issue Dates:

JUNE 11, 2021 PLANNING BOARD



LOCUS MAP
1" = 500'±

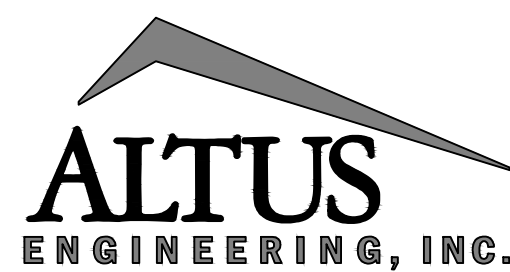
Owner / Applicant:



Phillips Exeter Academy

20 Main Street
Exeter, New Hampshire 03833

Civil Engineer:



133 COURT STREET PORTSMOUTH, NH 03801
VOICE: (603) 433-2335
FAX: (603) 433-4194

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Title

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C-1	1	06/11/21
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Sheet No.:

Rev.

Date

PERMITS

TOWN OF EXETER BUILDING PERMIT

THE TOTAL DISTURBED AREA FOR THE SITE DEVELOPMENT IS LESS THAN 43,560 SQUARE FEET (1 ACRE), THEREFORE A USEPA NPDES CONSTRUCTION GENERAL PERMIT (CGP) AND SWPPP ARE NOT REQUIRED.

CASE #21-5

ZONING SUMMARY:

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

TAX MAP 94, LOT 19

PROPERTY ADDRESS: LARY LANE

ZONED R-1, LOW DENSITY RESIDENTIAL
 AQUIFER PROTECTION OVERLAY DISTRICT

ZONING TABLE

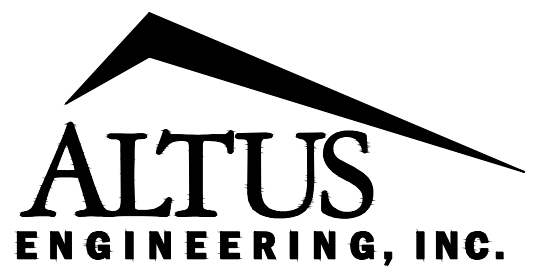
ASSESSORS MAP 94 LOT 19 ZONING DISTRICT R-1			
	REQUIRED	EXISTING	PROPOSED
LOT AREA:	40,000 S.F.	140 ACRES±	N/A
LOT FRONTAGE:	150'	2,255.90'	N/A
FRONT SETBACK:	25'	N/A	N/A
SIDE SETBACK:	15'	N/A	N/A
REAR SETBACK:	25'	N/A	N/A
LOT COVERAGE:	15%	0%	0.5%
OPEN SPACE:	70%	100%	99.5%
BLDG HEIGHT:	35'	N/A	N/A

APPROVED FOR THE RECORD:

EXETER PLANNING BOARD _____ DATE _____



PHILLIPS EXETER ACADEMY



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6/11/21

ISSUED FOR:
 PLANNING BOARD APPROVAL

ISSUE DATE:
 JUNE 11, 2021

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMITAL	CDB	05/18/21
1	TRC COMMENTS	CDB	06/11/21

DRAWN BY: _____ CDB
 APPROVED BY: _____ EDW
 DRAWING FILE: 4749SITE.DWG

SCALE:
 1" = 200'

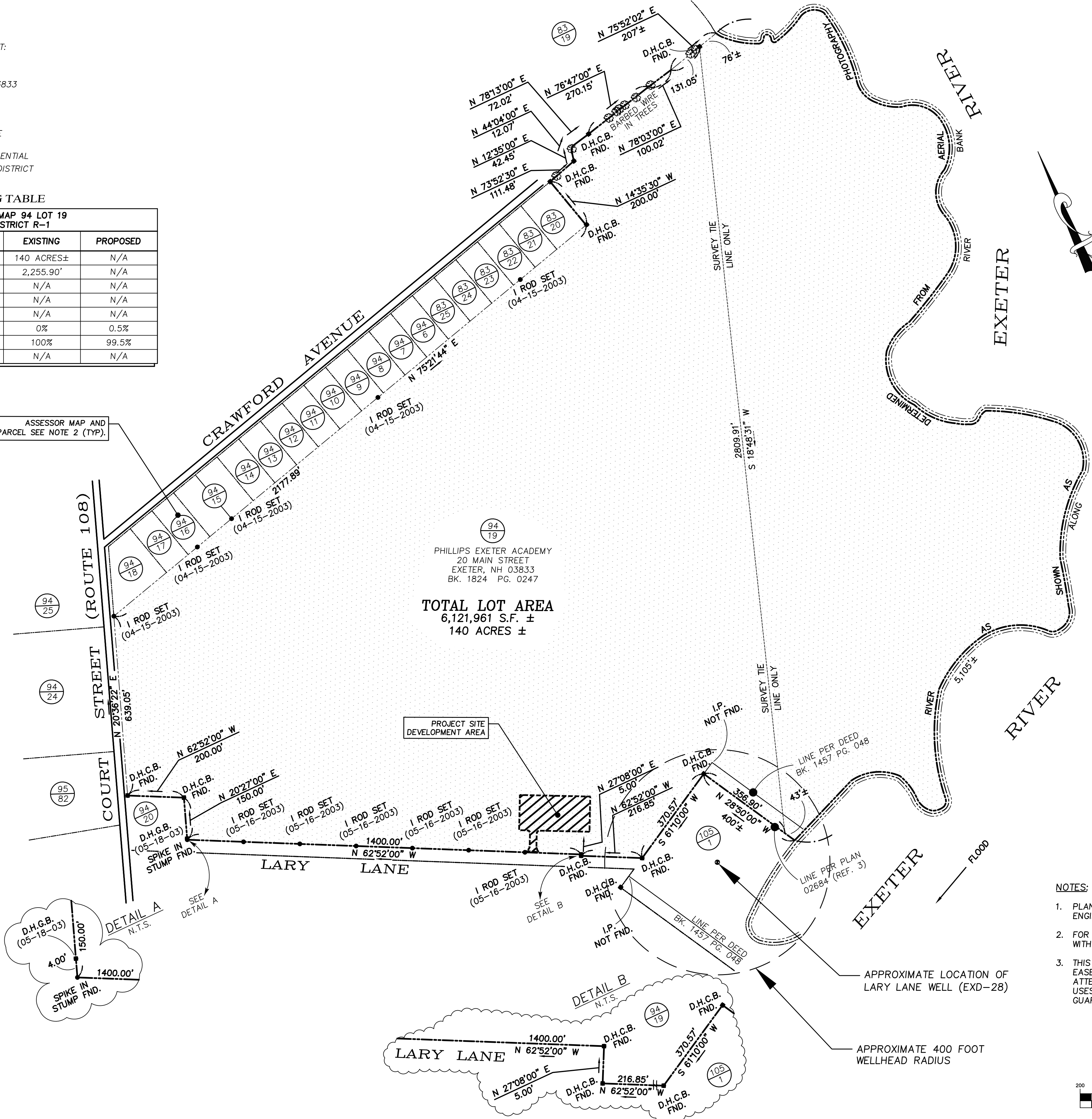
OWNER:
 PHILLIPS EXETER ACADEMY
 20 MAIN STREET
 EXETER, NH

PROJECT:
 GROUNDS STORAGE YARD
 TAX MAP 94 LOT 19
 PHILLIPS EXETER ACADEMY
 LARY LANE
 EXETER, NH 03833

TITLE:
 OVERALL
 SITE PLAN

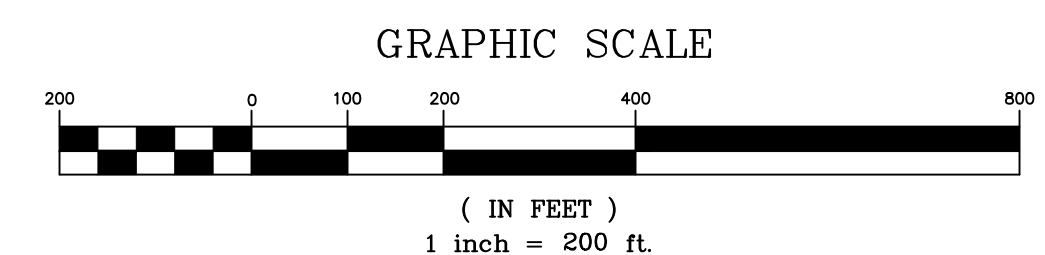
SHEET NUMBER:
 C - 1

ASSESSOR MAP AND
 PARCEL SEE NOTE 2 (TYP).



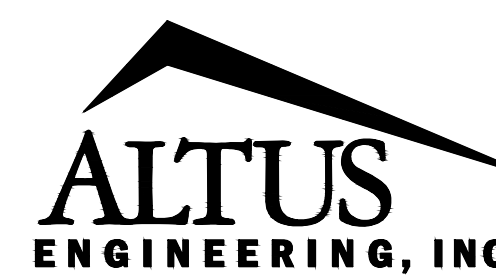
NOTES:

1. PLAN BASED ON EXISTING CONDITIONS SURVEY BY MILLENNIUM ENGINEERING, INC., DATED JANUARY 25, 2016.
2. FOR ABUTTER OWNER INFORMATION, SEE ABUTTER LIST PROVIDED WITH MINOR SITE PLAN APPLICATION.
3. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND, HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.





PHILLIPS EXETER ACADEMY



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EXETER PLANNING BOARD DATE

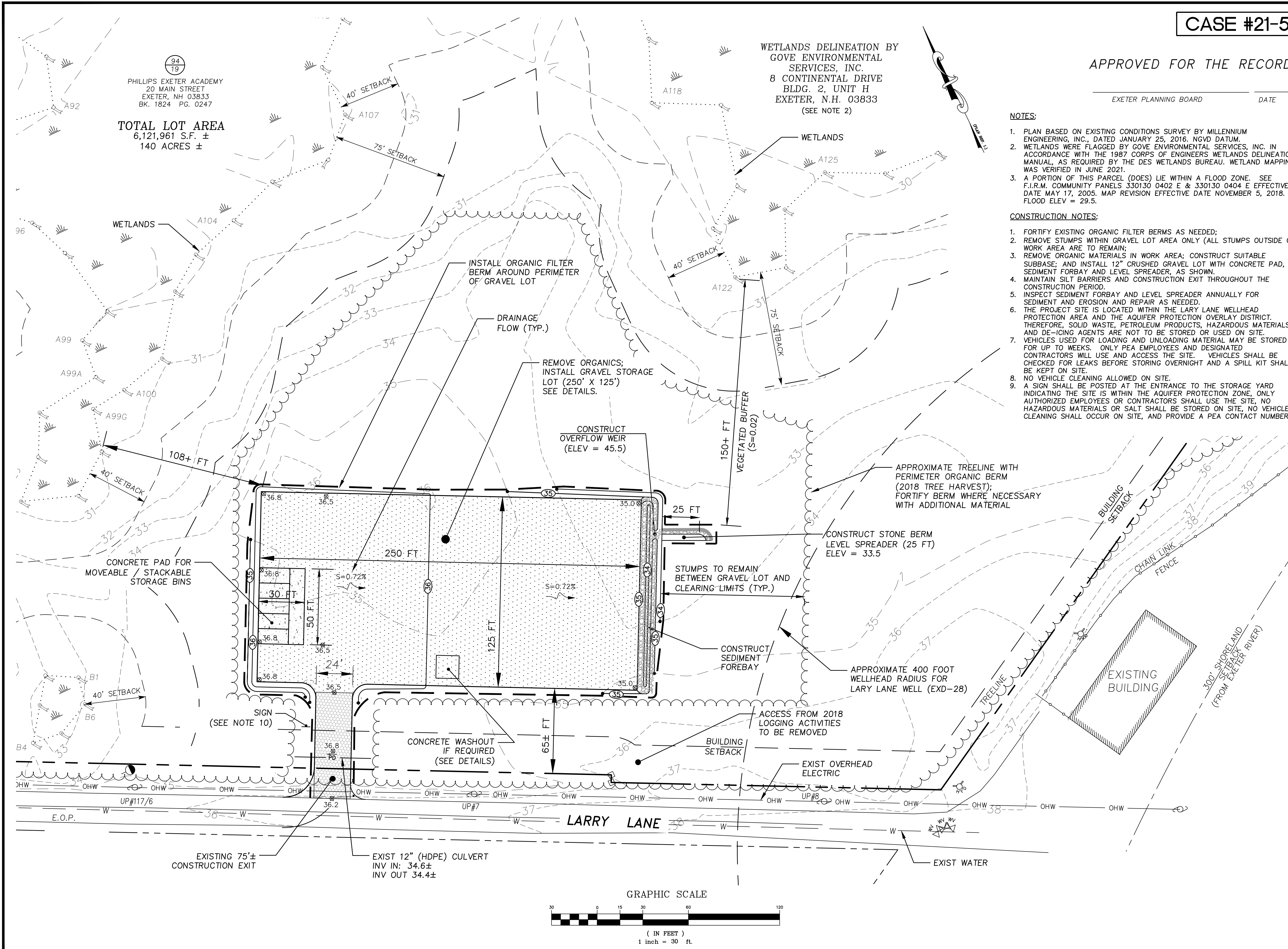
WETLANDS DELINEATION BY
GOVE ENVIRONMENTAL
SERVICES, INC.
8 CONTINENTAL DRIVE
BLDG. 2, UNIT H
EXETER, N.H. 03833
(SEE NOTE 2)

NOTES:

1. PLAN BASED ON EXISTING CONDITIONS SURVEY BY MILLENNIUM ENGINEERING, INC., DATED JANUARY 25, 2016. NGVD DATUM.
2. WETLANDS WERE FLAGGED BY GOVE ENVIRONMENTAL SERVICES, INC. IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, AS REQUIRED BY THE DES WETLANDS BUREAU. WETLAND MAPPING WAS VERIFIED IN JUNE 2021.
3. A PORTION OF THIS PARCEL (DOES) LIE WITHIN A FLOOD ZONE. SEE F.I.R.M. COMMUNITY PANELS 330130 0402 E & 330130 0404 E EFFECTIVE DATE MAY 17, 2005. MAP REVISION EFFECTIVE DATE NOVEMBER 5, 2018. FLOOD ELEV = 29.5.

CONSTRUCTION NOTES:

1. FORTIFY EXISTING ORGANIC FILTER BERMS AS NEEDED;
2. REMOVE STUMPS WITHIN GRAVEL LOT AREA ONLY (ALL STUMPS OUTSIDE OF WORK AREA ARE TO REMAIN);
3. REMOVE ORGANIC MATERIALS IN WORK AREA; CONSTRUCT SUITABLE SUBBASE; AND INSTALL 12" CRUSHED GRAVEL LOT WITH CONCRETE PAD, SEDIMENT FORBAY AND LEVEL SPREADER, AS SHOWN.
4. MAINTAIN SILT BARRIERS AND CONSTRUCTION EXIT THROUGHOUT THE CONSTRUCTION PERIOD.
5. INSPECT SEDIMENT FORBAY AND LEVEL SPREADER ANNUALLY FOR SEDIMENT AND EROSION AND REPAIR AS NEEDED.
6. THE PROJECT SITE IS LOCATED WITHIN THE LARY LANE WELLHEAD PROTECTION AREA AND THE AQUIFER PROTECTION OVERLAY DISTRICT. THEREFORE, SOLID WASTE, PETROLEUM PRODUCTS, HAZARDOUS MATERIALS, AND DE-ICING AGENTS ARE NOT TO BE STORED OR USED ON SITE.
7. VEHICLES USED FOR LOADING AND UNLOADING MATERIAL MAY BE STORED FOR UP TO WEEKS. ONLY PEA EMPLOYEES AND DESIGNATED CONTRACTORS WILL USE AND ACCESS THE SITE. VEHICLES SHALL BE CHECKED FOR LEAKS BEFORE STORING OVERNIGHT AND A SPILL KIT SHALL BE KEPT ON SITE.
8. NO VEHICLE CLEANING ALLOWED ON SITE.
9. A SIGN SHALL BE POSTED AT THE ENTRANCE TO THE STORAGE YARD INDICATING THE SITE IS WITHIN THE AQUIFER PROTECTION ZONE, ONLY AUTHORIZED EMPLOYEES OR CONTRACTORS SHALL USE THE SITE, NO HAZARDOUS MATERIALS OR SALT SHALL BE STORED ON SITE, NO VEHICLE CLEANING SHALL OCCUR ON SITE, AND PROVIDE A PEA CONTACT NUMBER.



ISSUED FOR:
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0	INITIAL SUBMITTAL	CDB	05/18/21
1	TRC COMMENTS	CDB	06/11/21

DRAWN BY: CDB
APPROVED BY: EDW
DRAWING FILE: 4749SITE.DWG

SCALE:
1" = 30'

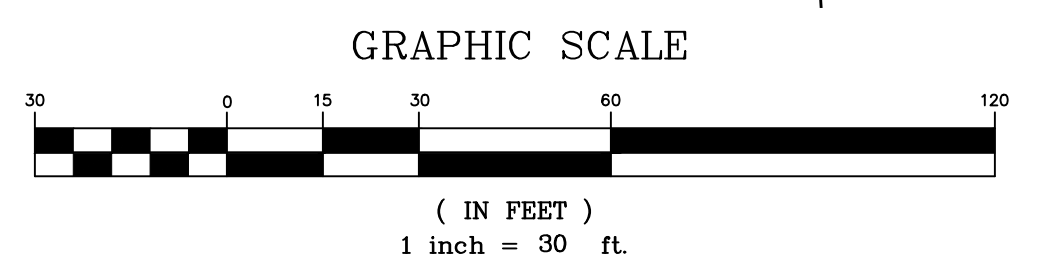
OWNER:
PHILLIPS EXETER ACADEMY
20 MAIN STREET
EXETER, NH

PROJECT:
GROUNDS STORAGE YARD
TAX MAP 94 LOT 19

PHILLIPS EXETER ACADEMY
LARY LANE
EXETER, NH 03833

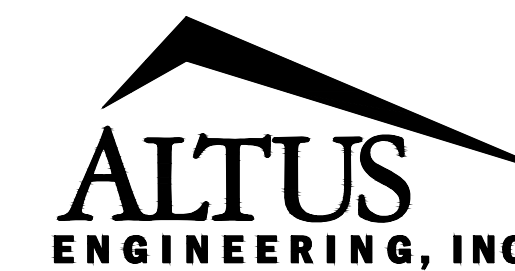
TITLE:
SITE DEVELOPMENT PLAN

SHEET NUMBER:
C - 2





PHILLIPS EXETER ACADEMY



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6/11/21

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NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMITTAL	CDB	05/18/21
1	TRC COMMENTS	CDB	06/11/21

DRAWN BY: CDB
APPROVED BY: _____
DRAWING FILE: 4747SITE.DWG

SCALE: NOT TO SCALE

OWNER: PHILLIPS EXETER ACADEMY
20 MAIN STREET
EXETER, NH

PROJECT: GROUNDS STORAGE YARD
TAX MAP 94 LOT 19

PHILLIPS EXETER ACADEMY
LARY LANE
EXETER, NH 03833

TITLE: DETAIL SHEET

SHEET NUMBER: C - 3

DESCRIPTION

The project consists of the construction of a storage lot with associated site improvements.

DISTURBED AREA

The total area to be disturbed for the redevelopment improvements is approximately ±41,500 S.F. (±0.95acres).

TEMPORARY EROSION & SEDIMENT CONTROL AND STABILIZATION PRACTICES

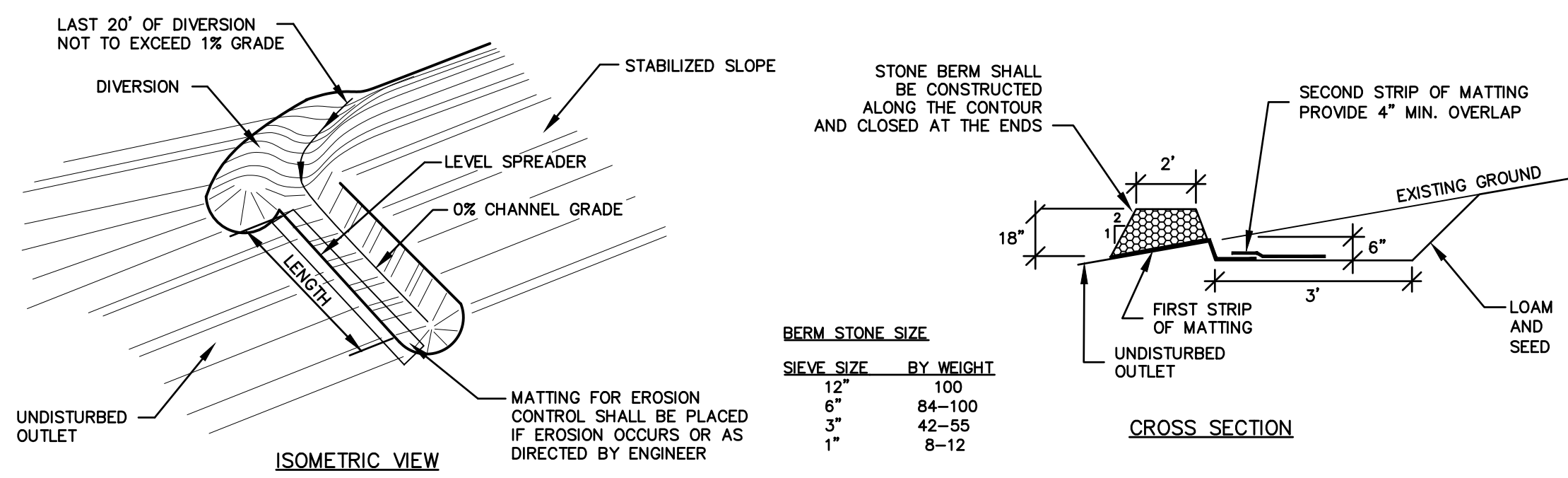
All work shall be in accordance with state and local permits. Work shall conform to the practices described in the "New Hampshire Stormwater Manual, Volumes 1 - 3, issued December 2008, as amended. During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site shall be filtered through organic filter berms. Stabilize all ditches, swales, & level spreaders prior to directing flow to them. Erosion and sediment control measures shall be maintained until permanent vegetation is established.

CONSTRUCTION NOTES:

- THE LANDOWNER (AND CONTRACTOR) ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACKS REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
- CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AND NOTIFY TOWN OF EXETER AND OWNER'S AUTHORIZED REPRESENTATIVE AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- WORK HOURS DURING CONSTRUCTION WILL BE AS APPROVED BY PHILLIPS EXETER ACADEMY.
- ALL SITE CONSTRUCTION SHALL MEET THE N.H.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- ALL WATER, SEWER, ROAD, AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE.
- CONTRACTOR SHALL CONTROL DUST BY SPRAYING WATER, SWEEPING PAVED SURFACES AND VEGETATION AND/OR MULCHING STOCKPILES.
- EXCAVATED MATERIALS SHALL BE PLACED AS FILL MATERIALS WITHIN UPLAND AREAS ONLY AND SHALL NOT BE PLACED WITHIN THE 100 YEAR FLOOD ZONE.
- PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.
- ALL SITE WORK SHALL BE IN ACCORDANCE WITH STATE AND LOCAL EROSION AND SEDIMENT CONTROL REQUIREMENTS.

GRADING NOTES:

- THE GRADING ON THIS PLAN SHOWS THE GENERAL INTENT AND DIRECTION OF THE STORMWATER FLOW. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY FIELD CONDITIONS THAT WILL IMPACT THE GRADING DESIGN SHOWN ON THIS PLAN FOR RESOLUTION.

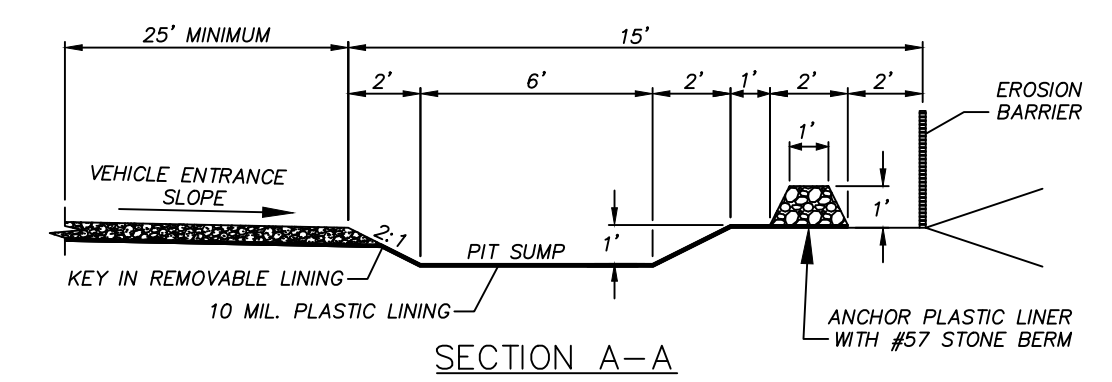


BERM STONE SIZE

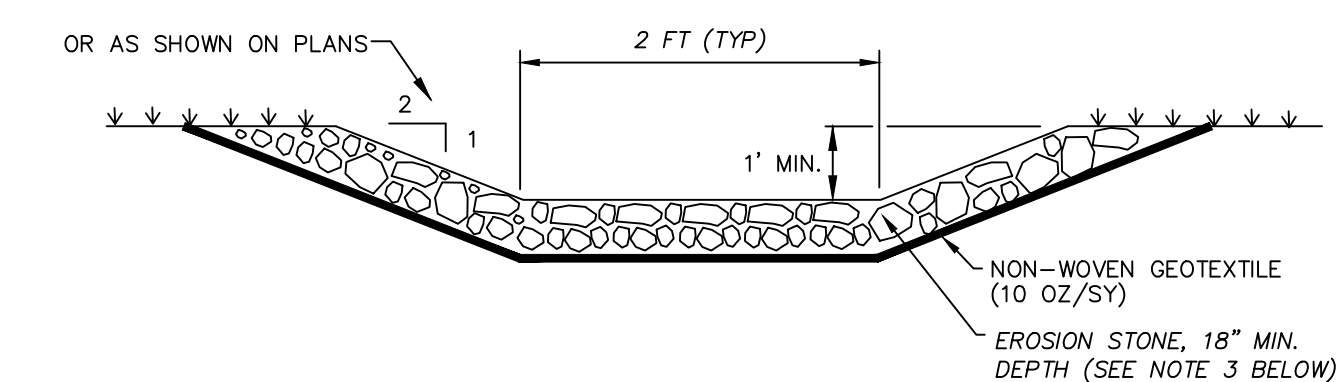
SI-EVE SIZE	BY WEIGHT
12"	100
6"	84-100
3"	42-55
1"	6-12

- NOTES
- LEVEL SPREADERS SHALL BE CONSTRUCTED PER STORMWATER MANAGEMENT FOR MAINE, "VOLUME III BMP'S TECHNICAL DESIGN MANUAL, CHAPTER 5.2.2, BUFFER WITH STONE BERMED LEVEL LIP SPREADER", JANUARY 2006 SPECIFICATIONS.
 - FOR STAPLE REQUIREMENTS SEE MANUFACTURER'S STANDARDS & SPECIFICATIONS FOR PROTECTIVE MATERIALS.
 - AREAS BELOW LEVEL SPREADERS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.

STONE BERM LEVEL SPREADER NOT TO SCALE

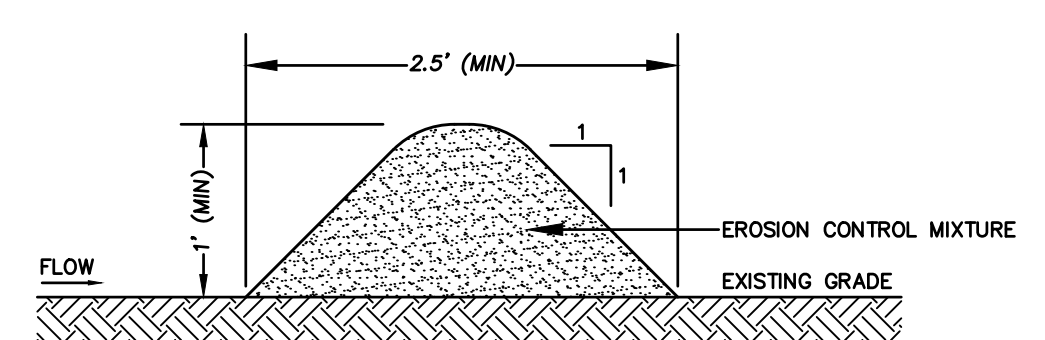


GRAVEL LOT NOT TO SCALE



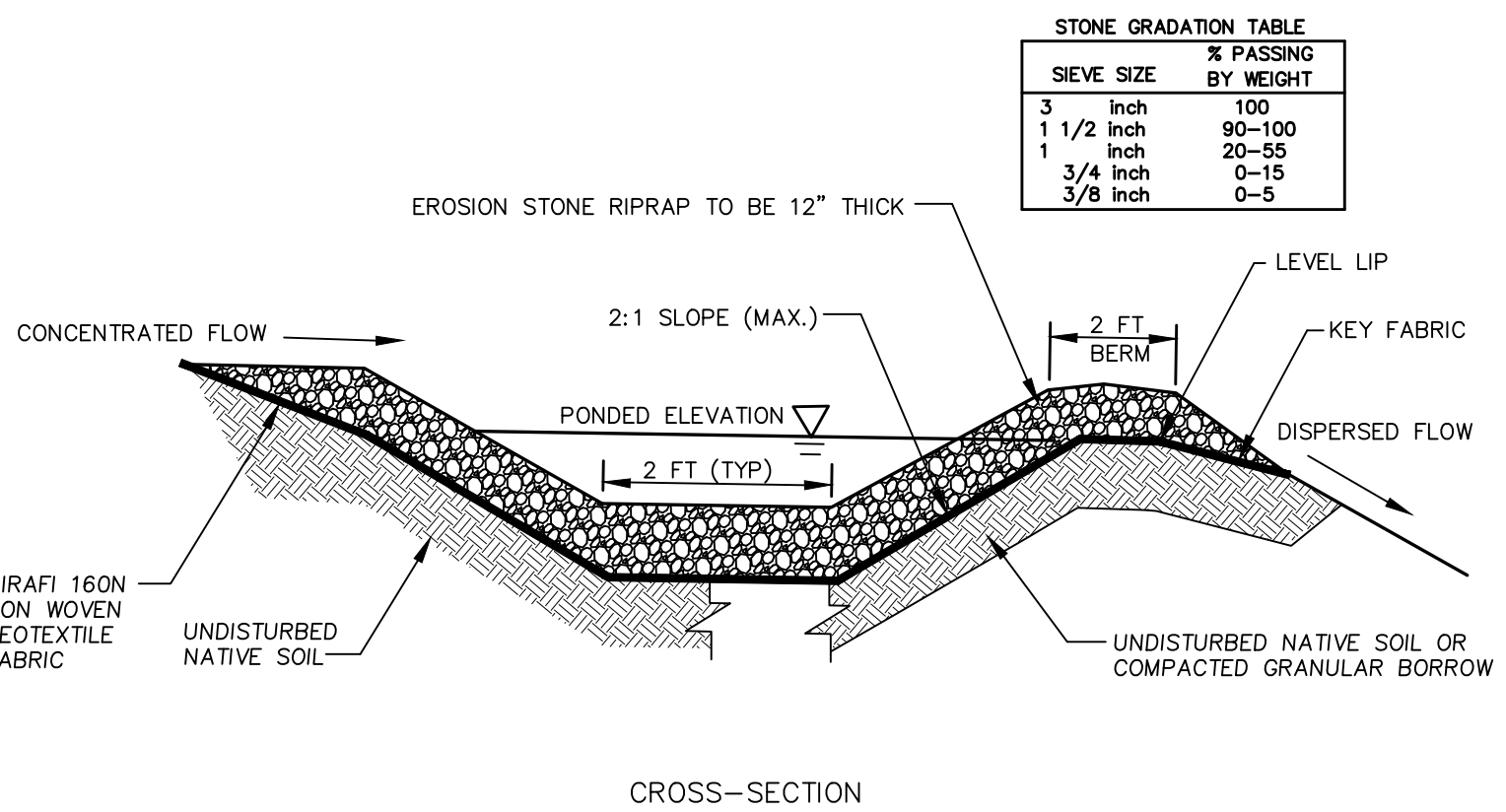
- NOTES
- CONSTRUCT RIP RAP LINED SWALE TO THE WIDTHS AND LENGTHS SHOWN ON THE PLAN.
 - THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIPRAP SHALL BE PREPARED TO LINES AND GRADES SHOWN ON THE PLANS.
 - EROSION STONE USED FOR THE RIP RAP LINED SWALE SHALL MEET THE GRADATION SHOWN ON THE PLANS.
 - GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE EROSION STONE. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 18 INCHES.
 - THE EROSION STONE MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

OVERFLOW WEIR NOT TO SCALE



- NOTES
- ORGANIC FILTER BERMS TO BE UTILIZED IN LIEU OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
 - THE EROSION CONTROL MIXTURE USED IN FILTER BERMS SHALL BE A WELL-GRADED MIX OF PARTICLE SIZES THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR COMPOSTED BARK, AND/OR ACCEPTABLE MANUFACTURED PRODUCTS AND SHALL BE FREE OF REFUSE, PHYSICAL CONTAMINANTS AND MATERIAL TOXIC TO PLANT GROWTH. EROSION CONTROL MIXTURE SHALL MEET THE FOLLOWING STANDARDS:
 - a) THE ORGANIC CONTENT SHALL BE 80-100% OF DRY WEIGHT.
 - b) PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN, AND 70-85% PASSING A 0.75" SCREEN.
 - c) THE ORGANIC PORTION SHALL BE FIBROUS AND ELONGATED.
 - d) LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS SHALL NOT BE INCLUDED IN THE MIXTURE.
 - e) SOLUBLE SALTS CONTENT SHALL BE >4.0mmhos/cm.
 - f) THE pH SHALL BE BETWEEN 5.0 AND 8.0.
 - ORGANIC FILTER BERMS SHALL BE INSTALLED ALONG A RELATIVELY LEVEL CONTOUR. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BERM.
 - ON SLOPES LESS THAN 5% OR AT THE BOTTOM OF SLOPES NO STEEPER THAN 3:1 AND UP TO 20' LONG, THE BERM SHALL BE A MINIMUM OF 12" HIGH (AS MEASURED ON THE UPHILL SIDE) AND A MINIMUM OF 36" WIDE. ON LONGER AND/OR STEEPER SLOPES, THE BERM SHALL BE TALLER AND WIDER TO ACCOMMODATE THE POTENTIAL FOR ADDITIONAL RUNOFF (MAXIMUM HEIGHT SHALL NOT EXCEED 2').
 - FROZEN GROUND, OUTCROPS OF BEDROCK, AND VERY ROOTED FORESTED AREAS PRESENT THE MOST PRACTICAL AND EFFECTIVE LOCATIONS FOR ORGANIC FILTER BERMS. OTHER BMP'S SHOULD BE USED AT LOW POINTS OF CONCENTRATED RUNOFF, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS, AND AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT HAVE A LARGE CONTRIBUTING AREA.
 - SEDIMENT SHALL BE REMOVED FROM BEHIND THE FILTER BERMS WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE BERM.
 - ORGANIC FILTER BERMS MAY BE LEFT IN PLACE ONCE THE SITE IS STABILIZED PROVIDED ANY SEDIMENT DEPOSITS TRAPPED BY THEM ARE REMOVED AND DISPOSED OF PROPERLY.

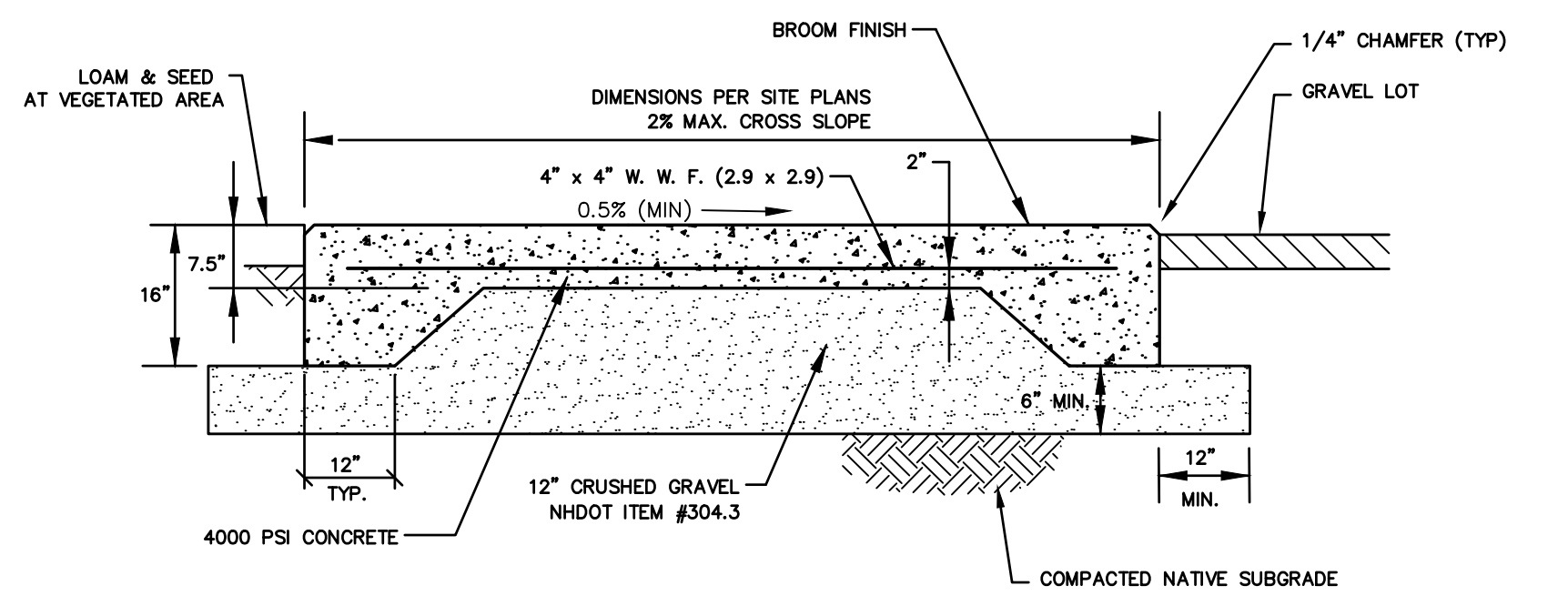
ORGANIC FILTER BERM NOT TO SCALE



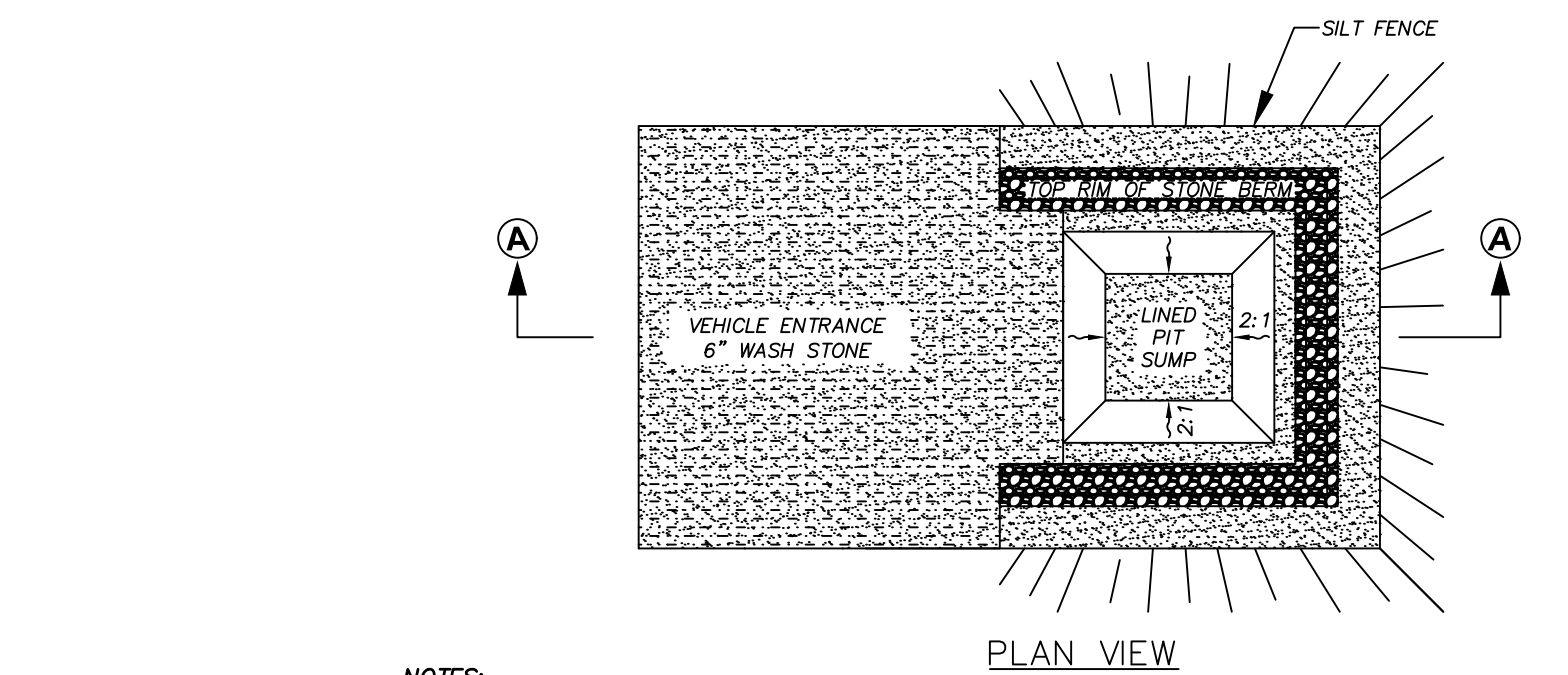
STONE GRADATION TABLE

SI-EVE SIZE	% PASSING BY WEIGHT
3 inch	100
1 1/2 inch	90-100
1 inch	20-55
3/4 inch	0-15
3/8 inch	0-5

SEDIMENT FOREBAY NOT TO SCALE



CONCRETE PAD DETAIL NOT TO SCALE



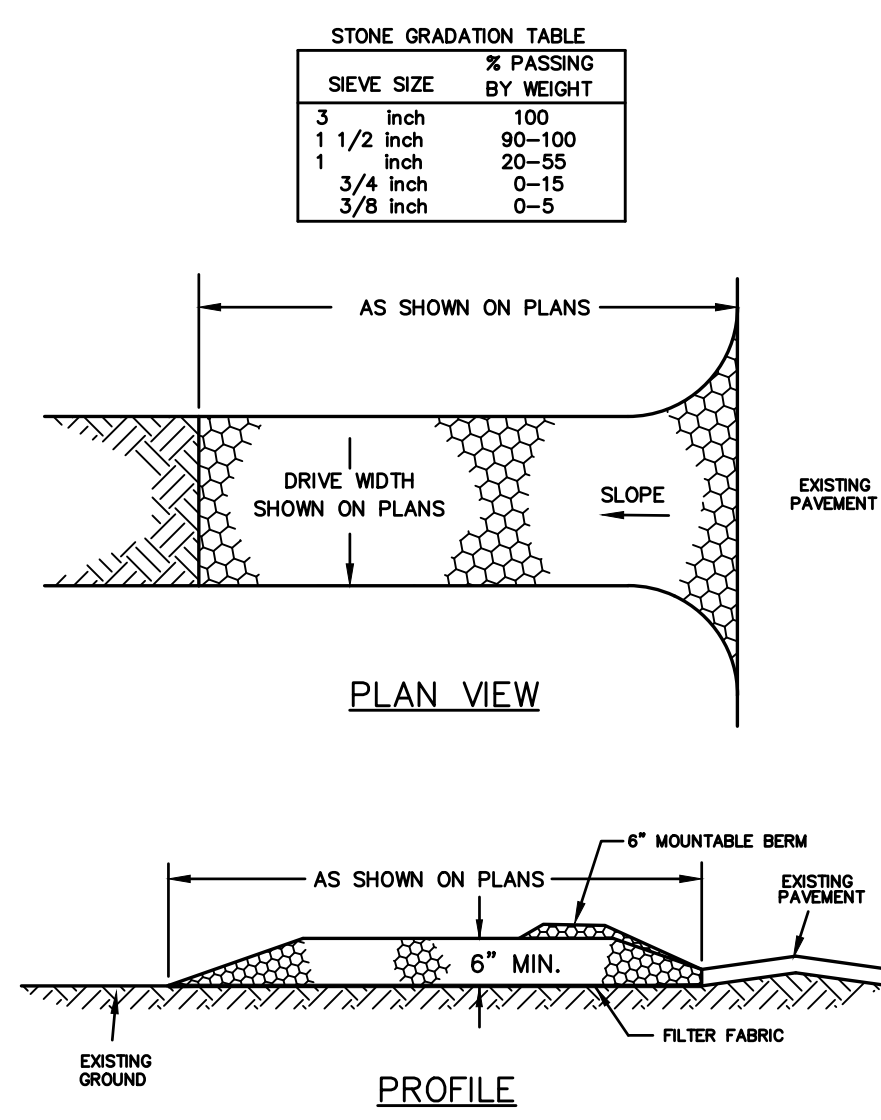
- NOTES
- ACTUAL LAYOUT TO BE DETERMINED IN FIELD.
 - PIT CAPACITY IS MINIMUM OF 6 CUBIC FEET PER 10 CUBIC YARDS OF CONCRETE.

CONCRETE WASHOUT DETAIL NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

- STONE SIZE - NHDOT STANDARD STONE SIZE #4 - SECTION 703 OF NHDOT STANDARD.
- LENGTH - DETAILED ON PLANS (50 FOOT MINIMUM).
- THICKNESS - SIX (6) INCHES (MINIMUM).
- WIDTH - FULL DRIVE WIDTH UNLESS OTHERWISE SPECIFIED.
- FILTER FABRIC - MIRAFI 600X OR EQUAL APPROVED BY ENGINEER.
- SURFACE WATER CONTROL - 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.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- STABILIZED CONSTRUCTION EXITS SHALL BE INSTALLED AT ALL ENTRANCES TO PUBLIC RIGHTS-OF-WAY, AT LOCATIONS SHOWN ON THE PLANS, AND/OR WHERE AS DIRECTED BY THE ENGINEER.

STABILIZED CONSTRUCTION EXIT NOT TO SCALE



STABILIZED CONSTRUCTION EXIT NOT TO SCALE