TOWN OF EXETER, NEW HAMPSHIRE

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

LEGAL NOTICE
EXETER PLANNING BOARD
AGENDA

The Exeter Planning Board will meet on Thursday, January 22, 2026, at 7:00 P.M. in the Nowak Room of the Town Office Building located at 10 Front Street, Exeter, New Hampshire, to consider the following:

APPROVAL OF MINUTES: January 8, 2026

NEW BUSINESS: PUBLIC HEARINGS

In accordance with RSA 674:54, a public hearing will be held to discuss the Town's intent to construct a new Police and Fire Substation at 6 Continental Drive, Tax Map Parcel #47-04-11.

The application of Phillips Exeter Academy (PEA) for a Minor Site Plan Review to construct an approximate 5,750 square foot building addition to the existing Love Gymnasium for a new indoor warm-up pool. The subject properties are located in the C-1, Central Area Commercial and R-2, Single Family Residential zoning districts and are identified as Tax Map Parcel #81-1 (54 Court St.). PB Case #25-11.

OTHER BUSINESS

- RiverWoods Company at Exeter – PB Case #24-16
  Request for Extension of Conditional Approval for Site Plan for New Healthcare Facility
  5 White Oak Drive Tax Map Parcel #97-23
- Master Plan Discussion
- Land Use Regulations Review
- Field Modifications
- Bond and/or Letter of Credit Reductions and Releases

EXETER PLANNING BOARD
Langdon J. Plumer, Chairman

Posted 01/07/26: Exeter Town Office and Town of Exeter website
Revised: 01/12/26
Revised 01/15/26

TOWN OF EXETER
PLANNING BOARD
NOWAK ROOM
10 FRONT STREET
JANUARY 8, 2026
DRAFT MINUTES
7:00 PM

I. PRELIMINARIES:

BOARD MEMBERS PRESENT BY ROLL CALL: Chair Langdon Plumer, Clerk, John Grueter, Gwen English, Jennifer Martel, Marty Kennedy, Alternate Dean Hubbard, Alternate Sam MacLeod and Select Board Representative Nancy Belanger.

STAFF PRESENT:

II. CALL TO ORDER: Chair Plumer called the meeting to order at 7 PM, introduced the members.

III. NEW BUSINESS:

1. In accordance with RSA 674:54, a public hearing will be held to discuss the Town's intent to construct a new Police and Fire Substation at 6 Continental Drive, Tax Map Parcel #47-04-11.

Ms. Belanger motioned to Table the hearing for Tax Map #47-04-11. Mr. Grueter seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

2. Public hearing on the proposed amendment(s) to the Town's Site Plan Review & Subdivision Regulations: Amend the Subdivision and Site Plan Review Regulations by adding a new paragraph to Section 8.7 – Vehicular and Pedestrian Traffic, as follows: Section 8.7.9 Bicycle Infrastructure. All proposals are encouraged to incorporate bicycle-friendly design elements, such as bike racks, secured short- and long-term bicycle parking facilities including internal bicycle storage, shared-use paths, or connections to existing bicycle paths. The Planning Board may require such infrastructure, based on factors including but not limited to: the scale of development; proximity to existing bicycle paths; developments that generate public traffic (e.g. schools, parks); or where bicycle access is necessary to mitigate traffic impacts or improve safe circulation. The purpose of this amendment is to respond to a citizen petition requesting that the planning board provide opportunities to expand bicycle infrastructure and thereby better facilitate the use of this mode of transportation.

Chair Plumer read the article, 8.7.9 proposed to be added to the site plan and subdivision regulations by the Board concerning bicycles and noted this was in response to a citizen's request.

Chair Plumer opened public comment at 7:05 PM.

Ben Hodsdon thanked the Board for a great start and encouraged everyone to vote positively.

Chair Plumer thanked Mr. Hodson for his work with Carol Ogilvie on this.

Mr. Grueter motioned to include Article 8.7.9 in the site plan review and subdivision regulations. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

3. A request by Willey Creek Company for an amendment to a previously approved site plan for the proposed relocation of Building D of the Ray Farm Condominium development and associated site improvements off of Ray Farmstead Road.
C-3, Epping Road Highway Commercial zoning district
Tax Map Parcel #47-8 and #47-8.1
Planning Board Case #22-3.

Chair Plumer read the public hearing notice and members Marty Kennedy and Nancy Belanger recused themselves. Chair Plumer activated both of the Alternates.

Attorney Tim Phoenix noted John Shaftmaster, Brendan Quigley from Gove Environmental, Kat Morrill from Millenium Engineering and Bruce Scammon of James Verra & Associates, were present. He noted Building D was originally approved in a different location. He discussed changes that they were coming in for approval for that Ms. Ogilvie thought the Board should vote on. He discussed smaller parking, less retaining wall, and that originally the wetland buffer disturbance was greater. He referenced Ms. Ogilvie's memo dated 12/30/25 and waivers that they would be requesting.

Chair Plumer asked if the case was ready to be heard and Ms. Ogilvie indicated yes.

Mr. Grueter motioned to open Planning Board Case #22-3. Ms. English seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Bruce Scammon noted the drive under at the lower end, a lower grade with 9 less feet of excavation. He noted there would be no retaining walls on the North and East sides of the building and less slope. He indicated a lot less pavement and impact. He pointed to the end of the driveway on the plan and noted they got rid of the parking lot in the upper area. He noted grading was closer to the brook and there is a bigger natural buffer for shoreland protection and they have saved trees. He discussed infiltration and treatment, bioswale and bio 'pond and underground storage. He noted the roof drip edge and that the road is shorter. There is a driveway and retaining wall closer to wetlands and will drain into the treatment and catch basins. There is less parking, but it is closer to the building. He noted one of the waiver requests is for parking closer to the building and there will be a waiver for the town road driveway drainage because of the existing catch basin and pond the town has an easement on. The private drainage will go into the public pond. He noted however that the pond was constructed by the developer and an easement given to the town to utilize it.

Mr. Grueter asked about the spaces in the garage under and the outside spaces and whether they are equal to the other buildings. Mr. Scammon noted Per state law the new standard is one space per unit

so there are 13 outside and 47-48 total. Mr. Grueter expressed concerns with residents who have two cars and with visits and having the same parking as the other buildings. Mr. Scammon noted the other buildings have commented that they have empty spaces. Mr. Grueter commented there are never enough parking spaces in condominiums.

Ms. English asked to identify shoreland protection lines and Mr. Scammon pointed out the corner where there is new impact and new bio swales. He pointed out the retaining wall and curbing to direct water and second berm after it.

Chair Plumer asked about the culvert and Mr. Scammon noted under the driveway. He noted there is a final agreement with DPW concerning plow turnaround.

Ms. English questioned DES in the new plan and Mr. Scammon noted there were a couple of small things to address:

- ROW – get pond out of
- Drainage in road
- Redesign work with Fire Department on three turnarounds, and hydrants.

Ms. English asked about Ms. Ogilvie's note that they are going before Conservation on the 13th for state wetlands.

Attorney Phoenix referenced an email from Chief Pizon concerning the parking lot and turnaround.

Chair Plumer asked about conditions from the state and Mr. Scammon noted Alteration of Terrain (AoT) is required.

Mr. Grueter asked about no parking signs. Mr. Scammon noted there will be an extra space at the front end marked emergency vehicles only.

Ms. Martel asked about the proposed 20'x20' grilling area and Mr. Scammon noted because of the decreased parking and no retaining wall that was new and there were no plans to hardwire gas for grilling. Chair Plumer asked if residents would have access to other common areas such as the social areas in the first three buildings – yes, Mr. Scammon noted, all members are part of the same association.

Ms. Martel asked about the 3' pedestrian path connecting to the sidewalk and Mr. Scammon responded that it was a walking loop.

Ms. Martel asked about lighting and Mr. Scammon directed her to the lighting plan.

Ms. Martel asked about bike racks and Mr. Scammon indicated there were secure closets for residents.

Chair Plumer asked about electric vehicle charging conduit and Mr. Scammon indicated the conduit would be there for three spaces. Mr. Hubbard asked about inside – Mr. Scammon noted that would be up to the condominium association as some have fire concerns.

Ms. English asked about using pervious pavers on the grilling patio. Attorney Phoenix indicated they were saving much will a small parking area. Ms. Martel indicated such a small area surrounded by impervious would confidently absorb but there could be permeable paves with gravel spacers.

Chair Plumer asked about plants in the filtration pond. Ms. Martel indicated winterberry, evergreen and iris but would like to see a little more and asked about mulch. Mr. Scammon indicated grass, it takes up nitrogen. Ms. Martel asked about seed mix and mowing and Mr. Scammon noted they would mow once or twice a season to keep invasives out.

Chair Plumer opened public comment at 7:51 PM.

Barry Geir indicated he represented Scott Carlisle and that he was a direct abutter and has an access easement over the driveway. He expressed concerns with the existing road dead ending to a street without a cul-de-sac and turnaround per Section 9.17.2 of the site plan review and subdivision regulations and the intent to extend a public road at the end on Mr. Carlisle's property. He questioned why the driveway width is being reduced to 24 feet and concerns if residents need to park on the street because parking is being reduced. He would like the condo docs to include a provision for future utilities to prevent damage to the roadway and has comments about the drainage waiver. He stated that TIFF money was used to complete the roadway and the intent is for the road to be public. He expressed concerns with the stormwater basin dedicated to treating the full road length as proposed. He expressed concerns with road and extension to his property and the cul-de-sac being treated and retained in the stormwater pond prior to any of the site development associated with Building D and permits required for AoT associated with the road to Mr. Carlisle's property and the cul-de-sac. He claimed the pond was constructed with TIFF funds and should be used for purposes. He expressed concerns with maintenance by the condominium association for the pond and requested that Mr. Carlisle's engineer and town engineer be included in design and drainage prior to approval of the waiver and AoT to ensure that Mr. Carlisle's interests are being protected. He stated if the Board doesn't work with Mr. Carlisle, he vehemently opposes the waiver as there are alternatives. Mr. Geir stated that 13.7.1 would be detrimental to public health, safety and welfare or injurious to other property without conditions. He stated that 13.73 concerning shape, typography and hardship cannot result in hardship as the applicant is creating the need for the waiver and could construct the public road as planned and utilize the drainage system as it was intended.

Mr. Kennedy stated that he is a resident of Ray Farm and expressed concerns when there is a party or snow plowing when cars have to be moved out. He pointed to an area on the plan and requested five spaces of overflow parking which would give the fire department and delivery trucks more room. He asked if the rock outcropping would be blasted and if so there would be monitoring for damage.

Mr. Scammon noted there would probably be blasting to dig out the foundation and part of the AoT permit excavation over 5,000 cubic yards of blasting or bedrock removal. If the boulder can't be broken with excavator and hammer it would be "popped."

Mr. Scammon addressed the request for overflow parking and noted the area is where the swale collects to run to the bioswale and is difficult to put parking on top of it.

Mr. Scammon addressed the 24' driveway width, which is the town standard for a road. There will also be a 5' concrete sidewalk. He noted they are not doing a subdivision this is part of one lot and a private driveway.

Mr. Scammon noted that Mr. Shaftmaster paid to put the road and pond structures in. Mr. Shaftmaster agreed that Wiley Creek built the pond and gave an easement to the town to use it. He noted the condominium association is in charge of maintaining snow plowing and drainage and there will be a bond already in place. The stormwater operations plan was reviewed by the town.

Mr. Scammon stated that he did not see how the Board could make one property owner pay for something developed on another property. They are working with the town engineer.

Attorney Phoenix stated that the Board has already approved the last 50' and does not expect changes to the June approval. Mr. Carlisle's property is hundreds of feet away from where this is happening and there is no negative effect on his property. No cul-de-sac was required when it was approved six months ago by the Board. The Fire Department supported it. The area at the end of the TIFF road is private property. Mr. Carlisle has an easement over it and tried in court to have it turned into public access and lost. Attorney Phoenix asked the Board not to bite on those allegations. This is not a new application, just a minor amendment with less impact than already approved.

Ms. Martel asked if this is the same as approved why the waiver request and Mr. Scammon noted the TR missed it. Attorney Phoenix noted it was approved without the waiver.

Ms. Martel asked about the proposed tree line on sheet 8 and noted a lot of clearing, more than needed for the building, parking lot and grading. Mr. Scammon noted the northwest area is for storage of rocks and material for processing to reuse for underground features. Ms. Martel noted if it is temporary they were creating a steep slope and flat lawn area and it would be nice to restore the slope and replant it. Mr. Scammon noted the landscaping plan shows plantings. Ms. Martel noted the grading on the plan show leveling. Mr. Scammon noted the contours in the middle of the wedge were disappearing and most likely there would be rock face after blasting. It will be flatter with trees and grass. Ms. Martel asked about using a natural upland meadow mix.

Ms. English agreed they should restore whatever can be done and make it visible pleasing. She noted the proposed Beech Trees would not survive because they are being lost to Beech Leaf disease and recommended replacing them with White Oak in the two proposed areas.

Mr. Grueter asked about blasting and Mr. Kennedy had concerns with damage to existing buildings. Chair Plumer noted the roles of state and local government rules for blasting.

Public Comment closed at 7:34 PM.

Mr. Scammon reviewed the waiver from Section 11.3.1.2a.

Ms. English motioned to approve the request for a waiver from Section 11.3.1.2a of the site plan review and subdivision regulations. Mr. Grueter seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Mr. Scammon reviewed the waiver from Section 9.1.3.5.

Chair Plumer asked where the drainage flowed down the drive. Mr. Scammon pointed out the catch basin, curbing and drainage into the pond. He noted it is designed to handle more than that.

Ms. English motioned to approve the request for a waiver from Section 9.1.3.5 of the site plan review and subdivision regulations. Mr. Gruter seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Chair Plumer asked about conditions, for the June approval and for the proposed approval. Ms. Ogilvie noted there were 21 conditions for the June approval which are still applicable and in effect.

Ms. English questioned if the Conservation meeting had issues come up. Mr. MacLeod was in favor of waiting. Attorney Phoenix indicated it is a minor change and did not want to come back.

Ms. English asked about addressing UEI issues.

Chair Plumer asked about blasting.

Ms. English noted the substitution of White Oaks for the two Beech trees and permeable pavers for the patio. Attorney Phoenix asked for clarification on the type of pervious system, did they want to dig out 2' and lay crushed stone. Mr. Scammon noted there could be pavers with graver or just a stone path. Attorney Phoenix noted there should be something walkable because it is 55 and over.

Ms. Martel noted installing upland meadow seed mix and connecting the 3' pedestrian walkway to the sidewalk in front of the building. Attorney Phoenix asked for clarification where the meadow mix would be required and Ms. Martel noted it could be mowed once or twice a year, or have paths mowed. Ms. Morrill noted that the other three buildings felt there was too much and recommended leaving some space so residents could plant.

Brendan Quigley noted he will be present at the Conservation meeting.

Ms. Ogilvie read the proposed additional conditions:

- AoT wetland permits
- Address UEI comments
- Insure Conservation Commission comments are addressed
- Insure blasting company will adhere to all appropriate rules and regulations

Ms. Ogilvie noted that the pervious walkway and patio bricks as well as the see mix and White Oak trees and vehicle parking signs and connecting path to the sidewalk can be put on the plan.

Ms. Martel asked about the previous conditions and Ms. Ogilvie read the standard conditions including:

- As built plan
- Preconstruction meeting
- 3rd party fees
- Operation maintenance report stormwater
- UEI comments
- Condo Docs
- State Permit applications
- Landscaping and maintenance
- Lighting
- PTAPP submittal

  and
- Age restricted
- Conservation memo
- Sidewalk access
- Trail to Building C&D
- Minimize impacts to Bldg. A
- Meet with owners about construction concerns
- Canopy trees
- Lighting Plan
- UEI comments satisfied
- Landscaping plan

Ms. English motioned to approve the application of Wiley Creek for an amended site plan subject ot the conditions read by the Town Planner. Ms. Martel seconded the motion. A vote was taken, Mr. MacLeod voted nay. The motion passed 5-1-0.

Mr. MacLeod noted he wanted to wait until after the Conservation Commission meeting.

Mr. Kennedy returned to the meeting table.

IV. OLD BUSINESS

APPROVAL OF MINUTES

December 11, 2025

Ms. English recommended an edit to Line 175.

Ms. Belanger motioned to approve the minutes of December 11, 2025, as amended. Mr. Grueter seconded the motion. A vote was taken, the motion passed unanimously.

V. OTHER BUSINESS

- Master Plan Discussion

Mr. Grueter noted the Committee is working on Complete Streets. Mr. Kennedy reported they met this morning and will meet again on the 22nd.

- Field Modifications
- Bond and/or Letter of Credit Reductions and Release
- Other

VI. TOWN PLANNER'S ITEMS

VII. CHAIRPERSON'S ITEMS

VIII. PB REPRESENTATIVE'S REPORT ON "OTHER COMMITTEE ACTIVITY"

IX. ADJOURN

Mr. Grueter motioned to adjourn the meeting at 9:15 PM. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Respectfully submitted.

Daniel Hoijer,
Recording Secretary (Via Exeter TV)

TOWN OF EXETER

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Date: **November 6, 2025**

To: **Planning Board**

From: **Melissa Roy, Interim Town Planner**

Re: **Exeter Police and Fire Substation Project**

Although the Board is already aware of this project through the Capital Improvement Program (CIP) process and the subsequent successful Town vote in March 2024, the Town of Exeter is formally notifying the Planning Board, in accordance with NH RSA 674:54, of its intent to construct a Police and Fire Substation at 6 Continental Drive, identified as Tax Map Parcel #47-04-11.

The proposed use constitutes a *governmental use* on *government property*, and as such, it is exempt from local land use regulations.

The project consists of a 19,700-square-foot, two-story, net-zero facility, including secure parking areas for staff and the community. Since March 2024, Town staff have been collaborating closely with the project's architect and construction manager on the design and engineering of the building, and we look forward to commencing site work in the near future.

If possible, we would appreciate a decision this evening regarding whether the Planning Board intends to request a formal public hearing on this matter. Enclosed for your review are copies of the plans and supporting documentation.

Thank you for your attention and consideration.

Schedule for Jan. 8 - 1st on the agenda

Enclosures

Attorney Hilson objected to public comment being reopened without everyone having the opportunity to speak.

Ms. Ogilvie read from her notes that the Board's objections to the site plan not meeting the spirit and intent of the MUND including but not limited to the reasons stated in the record and does not meet the requirements of the ordinance including but not limited to the location of parking and concerns with pedestrian safety.

Mr. Kennedy motioned that the site plan approval request Caley Associates, Planning Board Case #25-3 of be denied for the reasons stated by the Interim Town Planner. Ms. Belanger seconded the motion. A roll call vote was taken, and all were in favor of denial. The motion passed unanimously 7-0-0.

IV. OLD BUSINESS

APPROVAL OF MINUTES

October 23, 2025

Ms. English recommended edits to Line 60 to add Laura Spector; and to Line 134 to delete the balance of the line after sun.

Mr. Kennedy recommended editing line 76 to reflect that his statement asked if the Planning Board needed to determine if MUND applies. Chair Plumer recommended the recording secretary review the video.

Vice-Chair Brown recommended an edit to line 124 to change parking plan to landscaping plan.

Ms. English motioned to approve the minutes of October 23, 2025, as amended. Mr. Kennedy seconded the motion. A vote was taken, Ms. Belanger abstained, the motion passed 6-0-1.

V. OTHER BUSINESS

- Substation Conceptual Review

  Interim Town Manager Melissa Roy and Finance Director Corey Stevens appeared before the Board to ask about the substation project CIP. She noted the government use is exempt to some of the local land use regulations and a formal public hearing.

  Vice-Chair Brown noted it would be beneficial to the public to know what is going on. Ms. Martel agreed. Ms. Roy indicated the parcel is in the industrial zone and the abutters are commercial businesses, and they are working with them in the preconstruction meeting.

Mr. Stevens noted the 60 days needed to do site work and to know the unknown. Ms. Roy asked about coming before the Board in January for a conceptual review. Vice-Chair Brown felt it they could forgo the formal public hearing.
Ms. Martel noted to cut costs the precast concrete pavers in the parking lot could be porous but with cheaper materials. Ms. Roy noted she believed that has already been changed.

The Board agreed that they would be first on the agenda for January 8, 2026.

Ms. Belanger noted they are coming to the Select Board on Monday night.

Vice-Chair Brown motioned that the Planning Board votes not to have a formal hearing for #47-4-11 and will do a presentation with us at the January 8, 2026 meeting. Ms. English seconded the motion. A vote was taken, Ms. Belanger abstained. The motion passed 6-0-1.

- Master Plan Discussion
- Field Modifications
- Bond and/or Letter of Credit Reductions and Release
- Other

VI. TOWN PLANNER'S ITEMS

Ms. Ogilvie noted the draft amendments would be ready for the December 11th meeting and the public hearing would be on January 8, 2026.

VII. CHAIRPERSON'S ITEMS

VIII. PB REPRESENTATIVE'S REPORT ON "OTHER COMMITTEE ACTIVITY"

IX. ADJOURN

Vice-Chair Brown motioned to adjourn the meeting at 10:11 PM. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Respectfully submitted.

Daniel Hoijer,
Recording Secretary (Via Exeter TV)

Perspective - Front Right Corner

Perspective - Back Right Corner

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146 MT AUBURN ST CAMBRIDGE, MA 02138
6 1 7 5 7 6 2 5 0 0
WWW.GALANTEARCHITECTURE.COM

Project Number
2406

Project Title
Exeter NH Police Headquarters and Fire Substation

6 Continental Drive,
Exeter NH, 03833

Drawing Title
Perspectives

100% Construction Documents

Date/Issued For
2025.11.12

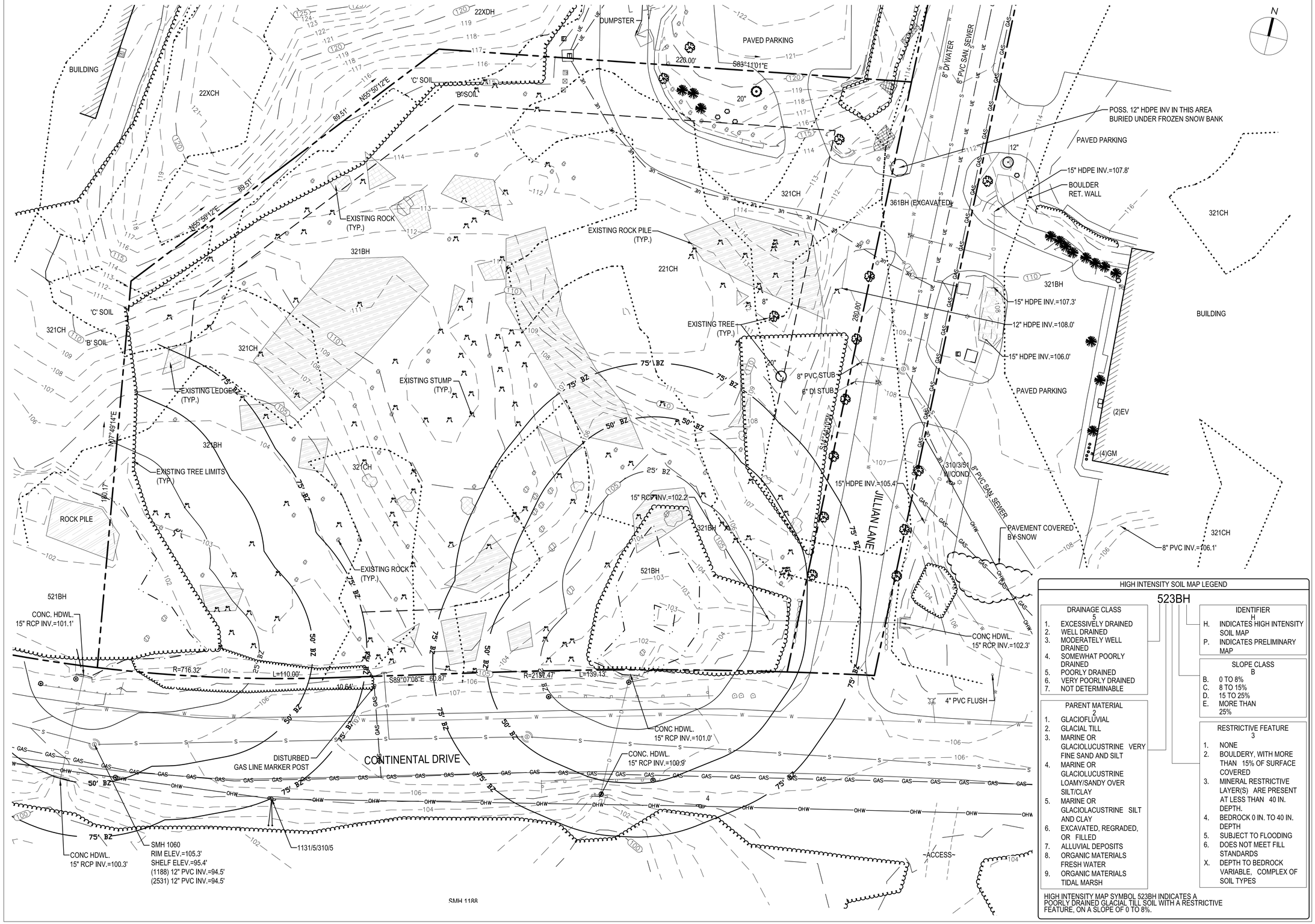
NOT FOR CONSTRUCTION

Print 24 x 36

Scale

Drawn By
TG/HO

Drawing Number
A-001



HIGH INTENSITY SOIL MAP LEGEND

523BH

DRAINAGE CLASS 5	PARENT MATERIAL 2	IDENTIFIER H	SLOPE CLASS B	RESTRICTIVE FEATURE 3
1. EXCESSIVELY DRAINED	1. GLACIOFLUVIAL	H. INDICATES HIGH INTENSITY SOIL MAP	B. 0 TO 8%	1. NONE
2. WELL DRAINED	2. GLACIAL TILL	P. INDICATES PRELIMINARY MAP	C. 8 TO 15%	2. BOULDERY, WITH MORE THAN 15% OF SURFACE COVERED
3. MODERATELY WELL DRAINED	3. MARINE OR GLACIOLUCUSTRINE VERY FINE SAND AND SILT		D. 15 TO 25%	3. MINERAL RESTRICTIVE LAYER(S) ARE PRESENT AT LESS THAN 40 IN. DEPTH.
4. SOMEWHAT POORLY DRAINED	4. MARINE OR GLACIOLUCUSTRINE LOAMY/SANDY OVER SILT/CLAY		E. MORE THAN 25%	4. BEDROCK 0 IN. TO 40 IN. DEPTH
5. POORLY DRAINED	5. MARINE OR GLACIOLACUSTRINE SILT AND CLAY			5. SUBJECT TO FLOODING
6. VERY POORLY DRAINED	6. EXCAVATED, REGRADED, OR FILLED			6. DOES NOT MEET FILL STANDARDS
7. NOT DETERMINABLE	7. ALLUVIAL DEPOSITS			X. DEPTH TO BEDROCK VARIABLE, COMPLEX OF SOIL TYPES
	8. ORGANIC MATERIALS FRESH WATER			
	9. ORGANIC MATERIALS TIDAL MARSH			

HIGH INTENSITY MAP SYMBOL 523BH INDICATES A POORLY DRAINED GLACIAL TILL SOIL WITH A RESTRICTIVE FEATURE, ON A SLOPE OF 0 TO 8%.

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146 MT AUBURN ST CAMBRIDGE, MA 02138

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GALE

6 BEDFORD FARMS DRIVE | SUITE 101
BEDFORD, NH 03110
P 603.471.1887 F 603.471.1809 www.gainc.com

Project Number

Project Title

Town of Exeter
Police Station and
Fire Substation

6 Continental Drive
Exeter, NH 03833

Drawing Title

EXISTING CONDITIONS PLAN

Date/Issued For

11.5.2025
Review

Scale

1" = 20'

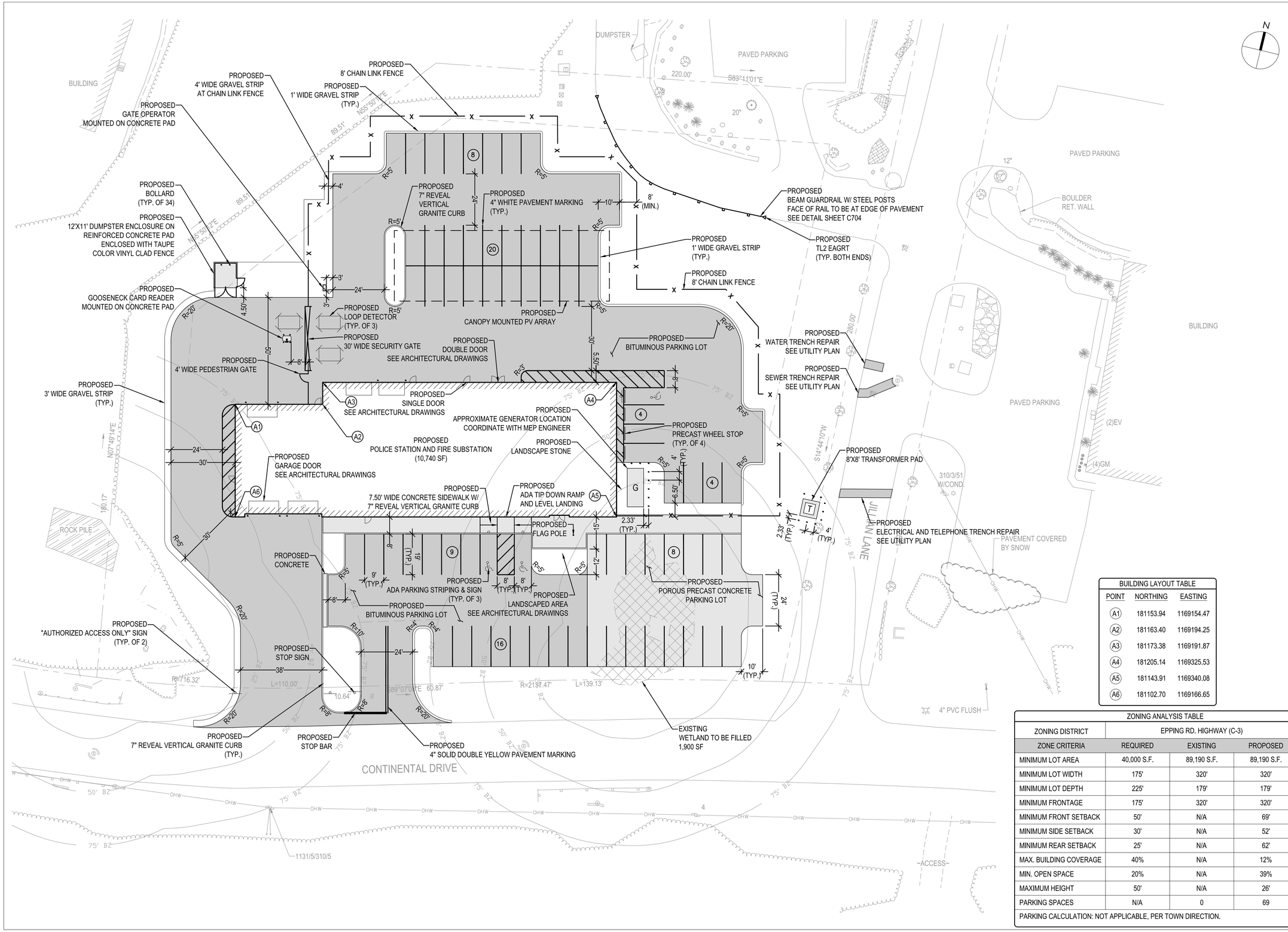
Drawn By

CRR

Drawing Number

C001.A

STATE OF NEW HAMPSHIRE
SCOTT M. BOURCIER
NH 19910
LICENSED PROFESSIONAL ENGINEER
11/11/25



BUILDING LAYOUT TABLE		
POINT	NORTHING	EASTING
A1	181153.94	1169154.47
A2	181163.40	1169194.25
A3	181173.38	1169191.87
A4	181205.14	1169325.53
A5	181143.91	1169340.08
A6	181102.70	1169166.65

ZONING ANALYSIS TABLE			
ZONING DISTRICT	EPPING RD. HIGHWAY (C-3)		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 S.F.	89,190 S.F.	89,190 S.F.
MINIMUM LOT WIDTH	175'	320'	320'
MINIMUM LOT DEPTH	225'	179'	179'
MINIMUM FRONTAGE	175'	320'	320'
MINIMUM FRONT SETBACK	50'	N/A	69'
MINIMUM SIDE SETBACK	30'	N/A	52'
MINIMUM REAR SETBACK	25'	N/A	62'
MAX. BUILDING COVERAGE	40%	N/A	12%
MIN. OPEN SPACE	20%	N/A	39%
MAXIMUM HEIGHT	50'	N/A	26'
PARKING SPACES	N/A	0	69
PARKING CALCULATION: NOT APPLICABLE, PER TOWN DIRECTION.			

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GALE
6 BEDFORD FARMS DRIVE | SUITE 101
BEDFORD, NH 03110
P 603.471.1887 F 603.471.1809 www.gainc.com

Project Number

Project Title
Town of Exeter
Police Station and
Fire Substation

6 Continental Drive
Exeter, NH 03833

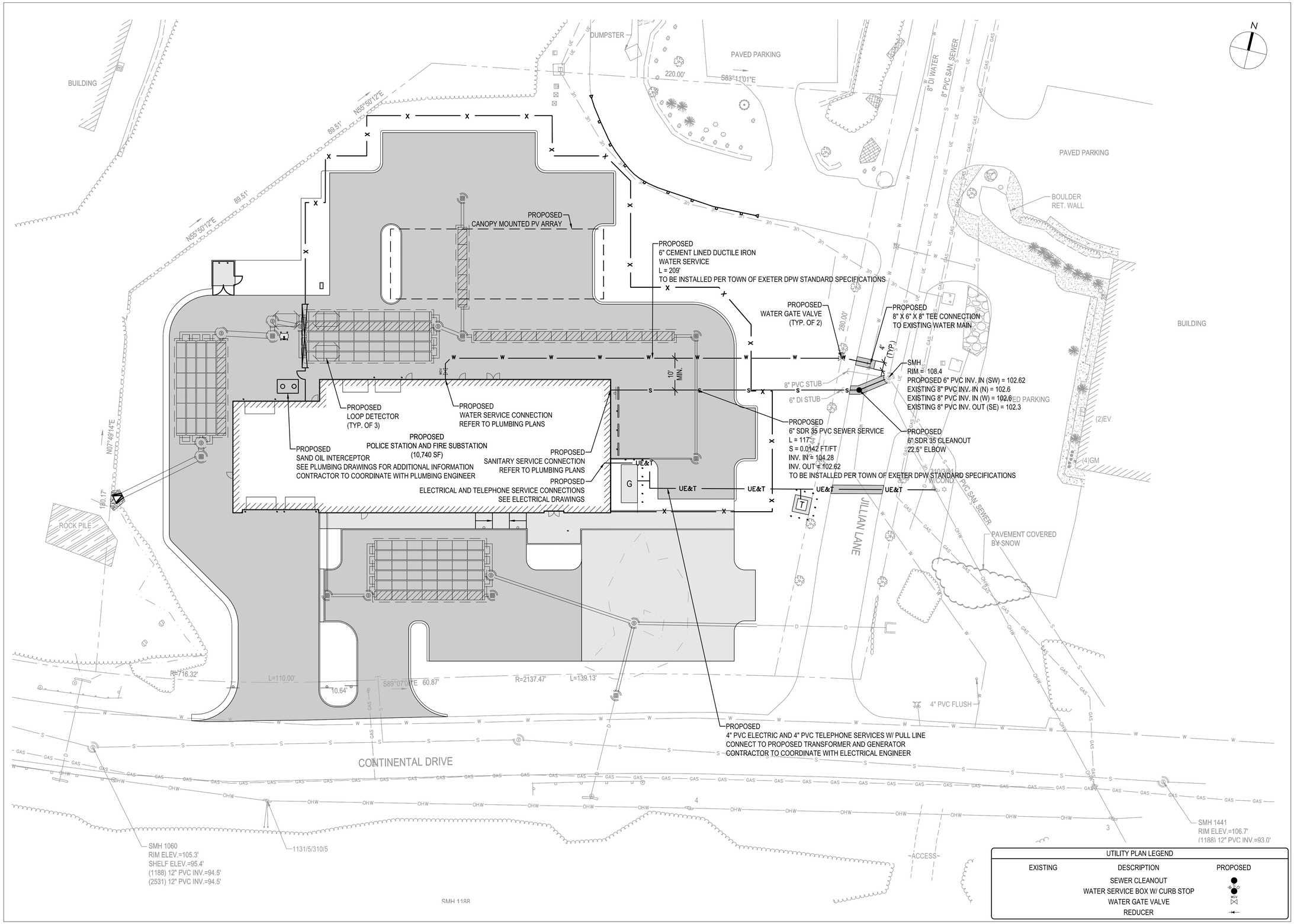
Drawing Title
SITE PLAN

Date/Issued For
11.12.2025
Review

Scale
1" = 20'

Drawn By
CRR

Drawing Number
C101.A



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GALE
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BEDFORD, NH 03110
P 603.471.1887 F 603.471.1809 www.gainc.com

Project Number

Project Title
Town of Exeter
Police Station and
Fire Substation

6 Continental Drive
Exeter, NH 03833

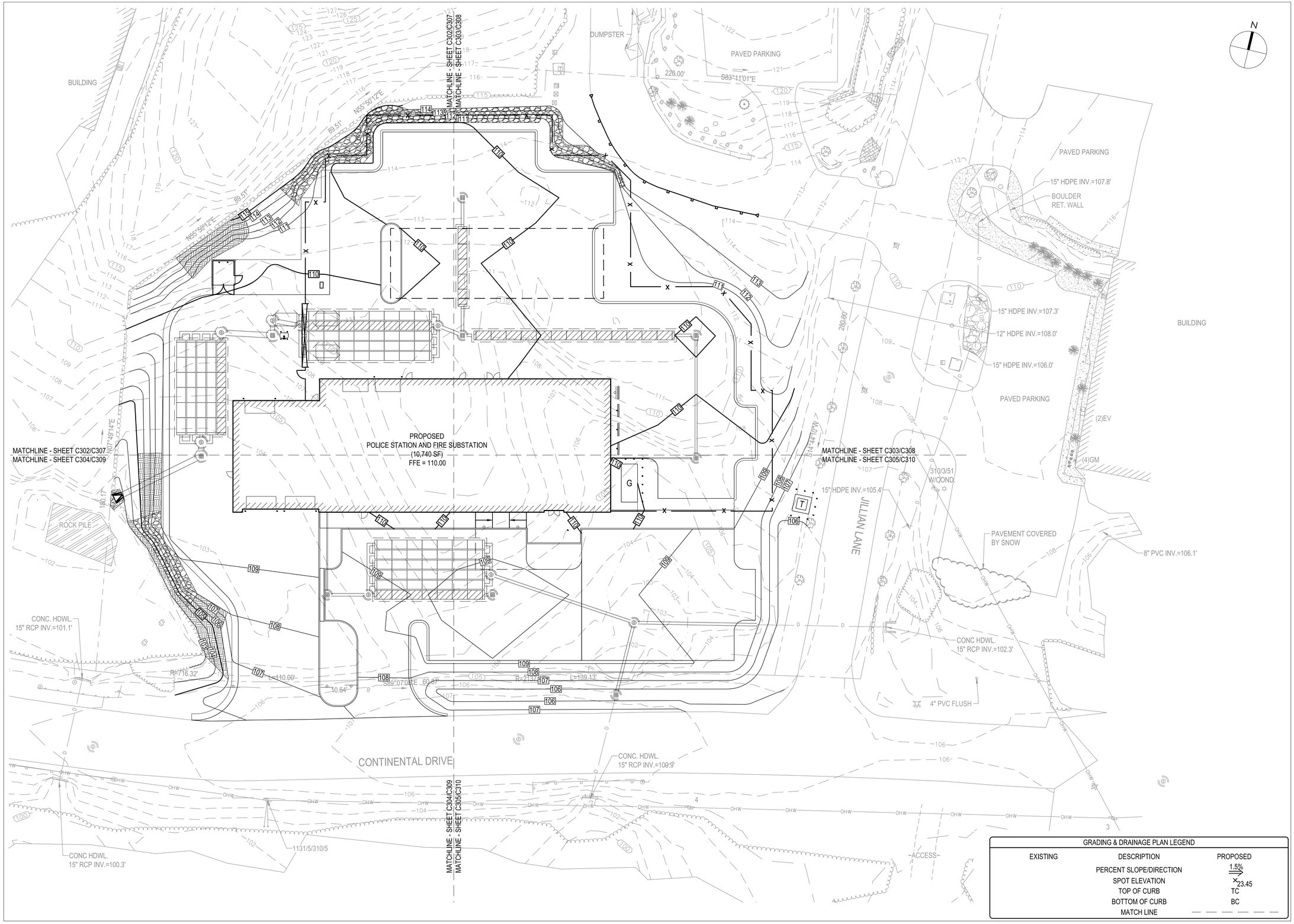
Drawing Title
UTILITY PLAN

Date/Issued For
11.12.2025
Review

Scale
1" = 20'

Drawn By
CRR

Drawing Number
C201.A



GRADING & DRAINAGE PLAN LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	PERCENT SLOPE/DIRECTION	1.5%
	SPOT ELEVATION	23.45
	TOP OF CURB	TC
	BOTTOM OF CURB	BC
	MATCH LINE	

TGAS
THE GALANTE ARCHITECTURE STUDIO INC
146 MT AUBURN ST CAMBRIDGE, MA 02138
6 1 7 5 7 6 2 5 0 0
WWW.GALANTEARCHITECTURE.COM

GALE
6 BEDFORD FARMS DRIVE | SUITE 101
BEDFORD, NH 03110
P 603.471.1887 F 603.471.1809 www.gainc.com

Project Number

Project Title
Town of Exeter
Police Station and
Fire Substation

6 Continental Drive
Exeter, NH 03833

Drawing Title
GRADING &
DRAINAGE
KEY PLAN

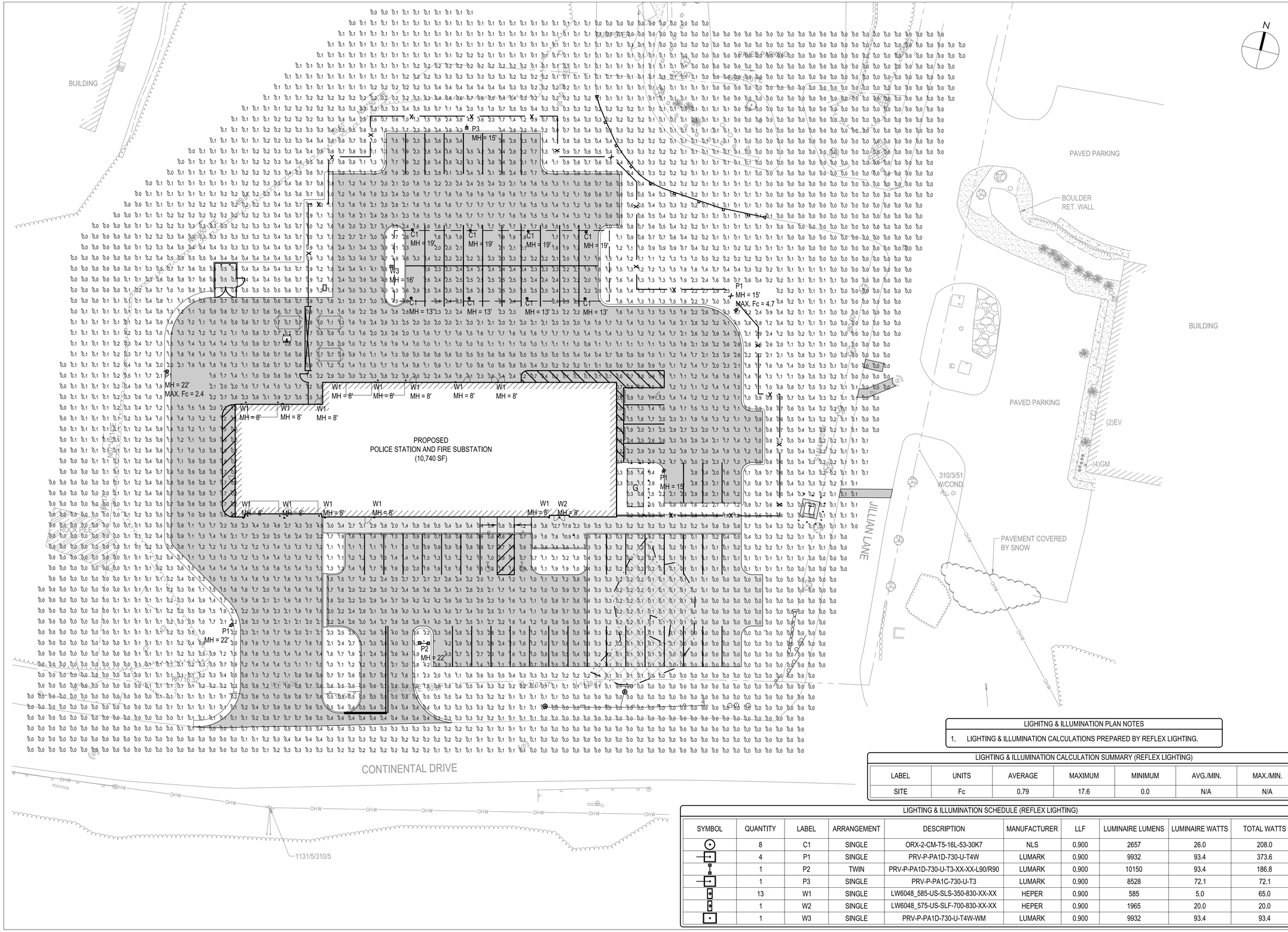
Date/Issued For
11.12.2025
Review

Scale
1" = 20'

Drawn By
CRR

Drawing Number
C301.A

STATE OF NEW HAMPSHIRE
SCOTT M. BOURGEOIS
NH 17910
LICENSED PROFESSIONAL ENGINEER
11/12/25



LIGHITNG & ILLUMINATION PLAN NOTES
1. LIGHTING & ILLUMINATION CALCULATIONS PREPARED BY REFLEX LIGHTING.

LIGHTING & ILLUMINATION CALCULATION SUMMARY (REFLEX LIGHTING)

LABEL	UNITS	AVERAGE	MAXIMUM	MINIMUM	AVG./MIN.	MAX./MIN.
SITE	Fc	0.79	17.6	0.0	N/A	N/A

LIGHTING & ILLUMINATION SCHEDULE (REFLEX LIGHTING)

SYMBOL	QUANTITY	LABEL	ARRANGEMENT	DESCRIPTION	MANUFACTURER	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	TOTAL WATTS
	8	C1	SINGLE	ORX-2-CM-T5-16L-53-30K7	NLS	0.900	2657	26.0	208.0
	4	P1	SINGLE	PRV-P-PA1D-730-U-T4W	LUMARK	0.900	9932	93.4	373.6
	1	P2	TWIN	PRV-P-PA1D-730-U-T3-XX-XX-L90/R90	LUMARK	0.900	10150	93.4	186.8
	1	P3	SINGLE	PRV-P-PA1C-730-U-T3	LUMARK	0.900	8528	72.1	72.1
	13	W1	SINGLE	LW6048_585-US-SLS-350-830-XX-XX	HEPER	0.900	585	5.0	65.0
	1	W2	SINGLE	LW6048_575-US-SLF-700-830-XX-XX	HEPER	0.900	1965	20.0	20.0
	1	W3	SINGLE	PRV-P-PA1D-730-U-T4W-WM	LUMARK	0.900	9932	93.4	93.4

TGAS
THE GALANTE ARCHITECTURE STUDIO INC
146 MT AUBURN ST CAMBRIDGE, MA 02138
6 1 7 5 7 6 2 5 0 0
WWW.GALANTEARCHITECTURE.COM

GALE
6 BEDFORD FARMS DRIVE | SUITE 101
BEDFORD, NH 03110
P 603.471.1887 F 603.471.1809 www.gainc.com

Project Number

Project Title
Town of Exeter
Police Station and
Fire Substation

6 Continental Drive
Exeter, NH 03833

Drawing Title
LIGHTING &
ILLUMINATION
PLAN

Date/Issued For
11.12.2025
Review

Scale
1" = 20'

Drawn By
CRR

Drawing Number
C401.A

TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: **January 15, 2026**

To: **Planning Board**

From: **Carol Ogilvie, Interim Town Planner**

Re: **Phillips Exeter Academy 54 Court Street PB Case #25-11**

The Applicant has submitted a minor site plan review application for the proposed construction of an approximately 5,750 square foot building addition to the Love Gym for an indoor warming pool along with associated site improvements at 54 Court Street. The subject property is in the R-2, Single Family Residential zoning district and is identified as Tax Map Parcel #83-01.

Attached please find application, plans and supporting documents, dated 12/08/25, for your review. A Technical Review Committee (TRC) meeting was conducted on January 8, 2026. A copy of the UEI comment letter, dated 01/09/26, is enclosed for your review. TRC comments from Town departments were minimal and were so noted by the developer and engineer.

The Applicant is requesting one waiver from the Board's site Plan Review & Subdivision Regulations in conjunction with the application. Please see waiver letter, dated 1/15/25, included in the application materials.

The Applicant has submitted revised plans and supporting documents, dated 01/15/26, and those materials are enclosed for your review. Staff is still in the process of reviewing the revised materials and an update will be provided at the meeting.

Should the Board decide to act on the application, a suggested motion is provided here for you, and standard conditions of approval will be considered at the meeting. Please note that I will not be able to attend this meeting, but Kristen Murphy will be in attendance in my place.

Planning Board Motions:

Minor Site Plan Motion: I move that the request of Phillips Exeter Academy (PB #25-11) for Minor Site Plan approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures

TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: **January 22, 2026 (Revision to 1/15/26 PB memo)**

To: **Planning Board**

From: **Kristen Murphy, Conservation & Sustainability Planner**

Re: **PEA Love Gym Warm Up Pool Addition 54 Court St PB Case #25-11**

The Applicant has submitted a minor site plan application to construct an approximate 5,750 square foot building addition to the existing Love Gymnasium for a new indoor warm-up pool. The subject properties are located at 54 Court Street, in the C-1, Central Area Commercial and R-2, Single Family Residential zoning districts and are identified as Tax Map Parcel #81-1.

The Applicant submitted applications, plans and supporting documents, dated 12/8/25 for review. A Technical Review Committee (TRC) meeting was conducted on January 8, 2026.

Subsequently, the Applicant has provided revised plans and supporting documents, dated 01/14/26, addressing comments provided by UEI. These materials are enclosed for your review.

The Applicant is requesting a waiver from the Board's Site Plan Review and Subdivision Regulations as outlined in the waiver letter from Altus Engineering dated January 15, 2026.

At a minimum, I would suggest that the Planning Board consider a vote on accepting the plans as complete for review purposes, and, if deemed complete, hold the public hearing to get input from the public and consider scheduling a site walk. Conditions of approval will be provided at the meeting should the Board decide to forego a site walk.

Waiver Motions:

Stormwater Management for Redevelopment waiver motion: After reviewing the criteria for granting waivers, I move that the request of Philips Exeter Academy (PB #25-11) for a waiver from Section 9.3.2. of the Site Plan Review and Subdivision Regulations regarding nitrogen removal efficiencies be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Planning Board Motions:

Table /Continuance Motion: I move that the application of Phillips Exeter Academy (PB Case #25-11) be CONTINUED to the (date/time/place) Planning Board meeting and revised plans/documents shall be submitted to the Planning Office at least eight (8) days prior to the meeting or the application may remain on the table to a future meeting.

Minor Site Plan Motion: I move that the request of Phillips Exeter Academy (PB Case #25-11) for Minor Site Plan approval of the proposed Love Gymnasium addition be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

January 15, 2026

Town of Exeter
Planning Board / Technical Review Committee
10 Front Street
Exeter, NH 03833

RE: Application for Minor Site Plan Review
Response to Technical Review Comments
Phillips Exeter Academy – Love Gym Warm-Up Pool Addition
54 Court Street - Tax Map 81, Lot 01
Altus Project P5724

Dear Board,

On behalf of Phillips Exeter Academy (PEA), Altus Engineering, LLC (Altus) is pleased to submit the attached additional information for the Minor Site Plan Review application to construct the warm-up pool addition at Phillips Exeter Academy. Altus and PEA met with the Technical Review Committee (TRC) on January 8, 2026 and received written comments from Underwood Engineers, Inc. (UEI) on January 9, 2026. This letter addresses Altus' response to all comments received.

PROPOSED SITE PLANS

1. Add the following information to the plans:
   a) Material and size of existing water mains in Martson Street and Court Street
   b) Existing SMH inverts
   c) If known, approximate depth of water main in Martson Street

Response: a) The 8" DI water main in Court st has been labeled. Altus does not have the size main in Marston Street. Note, there are no proposed connections to existing water as all water is internal to the building. b) Additional sewer inverts have been added. c) Altus does not have the depth of water main in Marston.

2. DMH #2 is proposed directly on top of an existing steam line. We understand from discussion during the TRC meeting that the steam lines are likely be further to the west than is shown and the Contractor will likely shift the DMH a foot or two as needed during construction to avoid a conflict if necessary. Perhaps a note could be added to this effect to require verification of the steam line location, provide direction to shift DMH and/or coordinate with the design engineer in the field. Does the typical detail need any modifications for that location, i.e additional structural fill, geo grid, etc.? Can the turn be accommodated with a fitting rather than a structure at this location to minimize point load?

Response: DMH #2 has been replaced with a 90 bend and cleanout. The steram line location has been revised based on record data. Notes have been added to verify location of steam tunnel prior to construction and notify the engineer of any potential conflicts.

3. It is noted electrical and telecom lines are shown rerouted with almost zero clearance around the building corner and the DMH. Coordinate with comment 2 above.

Response: The electrical and telecom lines have been revised and will go around the outside of the steam vault. The sidewalk in Court Street is shown to be replaced to concrete. See sheet C.2.

4. Proposed landscaping trees are shown over drainage lines and other utilities. Per discussion at the TRC meeting, we understand the utility locations will be taken into consideration during final determination of location and species selection.

Response: Correct. The landscape trees will be smaller/ornamental trees. The drain line is approximately 8 ft in depth in this area.

5. The new sewer service will cross over the existing water main. If 18" of clearance cannot be achieved, with two layers of insulation, pressure pipe shall be used. Provide direction to the Contractor through notes or a detail.

Response: A note has been added to the Utility plan, sheet C.2, to verify water elevation prior to construction and use pressure sewer pipe if 18" separation can not be acheived between water and sewer.

6. If applicable, show the location of new utility pads such as a transformer.

Response: New generator and pad location has been added to sheet C.2.

7. We understand there will be monthly processes performed to the pool water that will result in backwash water released through the sewer service. Typically, commercial sewer services are 6", please confirm the proposed 4" service (to be laid at 2%) is adequate for backwash flows.

Response: The backflow process is approximately 1500 gallons once a month, however, the sewer service line has been revised to a 6" service line.

8. It is unclear if the Town DPW would prefer a new sewer manhole at the connection to the main. Further discussion is deferred to the Public Works Department.

Response: It is Latus understanding that a new sewer manhole is not requested. The sewer connection will remain a wye connection as proposed.

9. Add a note directing the Contractor to install a concrete washout pit prior to any concrete pours.

Response: The note has been added to the grading plan, Sheet C.3 and the detail added to C.6.

10. Add the following details:
    a. Concrete washout pit
    b. Water/sewer crossing

Response: The concrete washout and sewer /water crossing details have bene added to sheet C.6.

DRAINAGE REPORT

1. UE acknowledges that this project is a relatively minor addition to the overall PEA masterplan effort of 2016.
    a. It appears to UE that this project, despite being relatively minor, is subject to the Town's stormwater treatment requirements as a redevelopment project with less than 60% impervious area.
    b. Based on the information provided, it does not appear that the stormwater originating from the circled drainage area receives treatment en route to the Exeter River, including the proposed addition. During the TRC meeting, the design engineer indicated a water quality structure is downstream for removal of TSS. Confirm all treatment requirements are met.

Response: Much of the downstream paved surfaces have been improved with pourous paving systems to treat the stormwater. There are also large water quality units to filter solids and oils and prior to discharge to the river. Altus has revised the plan to include a jellyfish filter device for the new building addition. We have worked with the plumbing engineer to separate the roof water from the sump pump discharge

ALTUS ENGINEERING

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Site Planning
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Engineering

133 Court Street
Portsmouth, NH
03801-4413

lines and will treat the roof water prior to discharging to the closed drain system. The jellyfish filter brochure indicates removal rates of 85% for TSS and 75% for Total Phosphorus, but does not indicate the removal rate for Total Nitrogen. Altus is requesting a waiver from the nitrogen removal equipment. Roof runoff is also not a high source of nitrogen pollutant.

2. The addition is clearly within subcatchment 13 per the post-development drainage plan, however the narrative and drainage model directs it through subcatchment 11. UE presumes that is related to plan notations regarding rerouting roof drains internal to the building. Please Confirm. If that is the case, the post-development drainage figure should label the addition as supplement to subcatchment 11 for clarity.

Response: Correct. Altus has revised the model to create a new subcatchment 13B for the Warm Up Pool only. The new building is within watershed 13, so the grass area form watershed 13 has been replaced with a new watershed 13B and 500 sf of paved area added for the walkways. As mentioned above, this watershed will pass through a jellyfish filter tank for pollutant removals, prior to connecting back into the existing closed drainage system. The results continue to indicate negligible impacts to the overall site drainage discharges flows.

3. **PTAP Database:** The Applicant is requested to enter project related stormwater tracking information contained in the site plan application documents using the Great Bay Pollution Tracking and Accounting Program (PTAP) database (www.unh.edu/unhsc/ptapp).

Response: Altus will complete the PTAP submittal for the project prior to the Planning Board Meeting 1/22/26.

Included in this submittal, please find the following:

1. Site Review Application, Checklists, and Fee (10 copies)
2. Letter of Explanation (10 copies)
3. Waiver Request
4. NHDES AoT Approved Waiver
5. Jellyfish Filter Brochure
6. Drainage Report & Stormwater Inspection and Maintenance Manual (2 Copies)
7. Project Plans
    - Full size 24” x 36” – Five (5) Copies
    - Reduces 11” x 17” – Ten (10) Copies

If you have any questions, please do not hesitate to contact us.

Sincerely,

Cory D. Belden, PE

ECopy: Mark Leighton / Heather Taylor, Phillips Exeter Academy
Peter Reiss, Architectural Resources Cambridge (arc.)

Underwood Engineers

Project No. 3254

January 9, 2026

Town Planning Office, Town of Exeter
10 Front Street
Exeter, NH 03833

Re: PEA Love Gym – Warm-Up Pool Addition
Design Review Engineering Services
Exeter, New Hampshire

Site Information:

Review No. 1

Tax Map/Lot#:	83 / 1
Address:	54 Court Street
Lot Area:	49 ac +/-
Zoning District:	R2
Proposed Use:	Expansion of existing institutional use
Water:	Municipal
Sewer:	Municipal
Applicant:	Phillips Exeter Academy
Design Engineer:	Altus Engineering

Documents Reviewed:

- Site plan set entitled "Phillips Exeter Academy, Love Gym Warm-Up Pool Addition" last revised 12/8/2025, prepared by Altus Engineering
- Drainage Report dated 12/8/2025, prepared by Altus Engineering

Based on our review of the above information, we offer the following in accordance with the Town of Exeter Regulations and standard engineering practice.

PROPOSED SITE PLANS

1. Add the following information to the plans:
    a. Material and size of existing water mains in Martson Street and Court Street
    b. Existing SMH inverts
    c. If known, approximate depth of water main in Martson Street
2. DMH #2 is proposed directly on top of an existing steam line. We understand from discussion during the TRC meeting that the steam lines are likely be further to the west than is shown and the Contractor will likely shift the DMH a foot or two as needed during construction to avoid a conflict if necessary. Perhaps a note could be added to this effect to require verification of the steam line location, provide direction to shift DMH and/or coordinate with the design engineer in the field. Does the typical detail need any modifications for that location, i.e additional structural fill, geo grid, etc.? Can the turn be accommodated with a fitting rather than a structure at this location to minimize point load?

3. It is noted electrical and telecom lines are shown rerouted with almost zero clearance around the building corner and the DMH. Coordinate with comment 2 above.
4. Proposed landscaping trees are shown over drainage lines and other utilities. Per discussion at the TRC meeting, we understand the utility locations will be taken into consideration during final determination of location and species selection.
5. The new sewer service will cross over the existing water main. If 18" of clearance cannot be achieved, with two layers of insulation, pressure pipe shall be used. Provide direction to the Contractor through notes or a detail.
6. If applicable, show the location of new utility pads such as a transformer.
7. We understand there will be monthly processes performed to the pool water that will result in backwash water released through the sewer service. Typically, commercial sewer services are 6", please confirm the proposed 4" service (to be laid at 2%) is adequate for backwash flows.
8. It is unclear if the Town DPW would prefer a new sewer manhole at the connection to the main. Further discussion is deferred to the Public Works Department.
9. Add a note directing the Contractor to install a concrete washout pit prior to any concrete pours.
10. Add the following details:
    a. Concrete washout pit
    b. Water/sewer crossing

DRAINAGE REPORT

1. UE acknowledges that this project is a relatively minor addition to the overall PEA masterplan effort of 2016.

    a. It appears to UE that this project, despite being relatively minor, is subject to the Town's stormwater treatment requirements as a redevelopment project with less than 60% impervious area.

    b. Based on the information provided, it does not appear that the stormwater originating from the circled drainage area receives treatment en route to the Exeter River, including the proposed addition. During the TRC meeting, the design engineer indicated a water quality structure is downstream for removal of TSS. Confirm all treatment requirements are met.

2. The addition is clearly within subcatchment 13 per the post-development drainage plan, however the narrative and drainage model directs it through subcatchment 11. UE presumes that is related to plan notations regarding rerouting roof drains internal to the building. Please Confirm. If that is the case, the post-development drainage figure should label the addition as supplement to subcatchment 11 for clarity.

3. **PTAP Database:** The Applicant is requested to enter project related stormwater tracking information contained in the site plan application documents using the Great Bay Pollution Tracking and Accounting Program (PTAP) database (www.unh.edu/unhsc/ptapp).

A written response is required to facilitate future reviews. Please contact us if you have any questions.

Very truly yours,
UNDERWOOD ENGINEERS, INC.

Allison Rees, P.E. (NH)
Project Manager

Robert J. Saunders, P.E. (NH, ME, VT, PA)
Technical Leader

ALTUS ENGINEERING

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133 Court Street
Portsmouth, NH
03801-4413

December 8, 2025

Town of Exeter
Planning Board / Technical Review Committee
10 Front Street
Exeter, NH 03833

RE: Application for Minor Site Plan Review
Phillips Exeter Academy – Love Gym Warm-Up Pool Addition
54 Court Street - Tax Map 81, Lot 01
Altus Project P5724

Dear Board and Committee Members,

On behalf of Phillips Exeter Academy (PEA), Altus Engineering, LLC (Altus) is pleased to submit the attached Application for a Minor Site Plan Review to construct an approximate 5,750 square foot building addition to the existing Love Gymnasium for a new indoor warm-up pool to the meet the needs of the facility for competitive competitions. The new four-lane warm-up pool will be located on the west side of the gymnasium, along the Marston Street frontage. The building will be situated within the required setbacks and no relief is required.

The building is located on an approximate 49-acre parcel (Tax Map 83, Lot 01) that was re-developed by PEA approximately 10 years ago (2016) as the South Campus Master Plan. During the implementation of the plan, three major projects (New Field House, Center for Theater and Dance, and Tennis Courts relocation) were constructed, along with NHDES Alteration of Terrain permitting and extensive stormwater management improvements. These projects provided treatment to approximately 680,000 square feet of impervious area on site without increases from the pre-development conditions. The proposed building expansion will be less than 1% increase in impervious area to the site and only a 3% increase in impervious aera to the watershed for this site. This addition is in the upper watershed portion of the site and will drain to existing treatment devices already installed.

Included in the application materials, please find the following: Five (5) copies of the full size plans and supporting material for the Technical Review Committee review on August 4, 2022.

1. Site Review Application, Checklists, and Fee
2. Abutter List and Mailing labels
3. Letter of Explanation
4. Drainage Report & Stormwater Inspection and Maintenance Manual
5. Project Plans (24” x 36”)

If you have any questions, please do not hesitate to contact us.

Sincerely,

Cory D. Belden, PE

ECopy: Mark Leighton / Heather Taylor, Phillips Exeter Academy
Peter Reiss, Architectural Resources Cambridge (arc.)

TOWN OF EXETER
MINOR SUBDIVISION, MINOR SITE PLAN, AND/OR LOT LINE ADJUSTMENT APPLICATION

THIS IS AN APPLICATION FOR:

(X) **MINOR SITE PLAN**
( ) **MINOR (3lots or less) SUBDIVISION ( ) LOTS**

( ) **LOT LINE ADJUSTMENT**

OFFICE USE ONLY

_____ **APPLICATION**
_____ **DATE RECEIVED**
_____ **APPLICATION FEE**
_____ **PLAN REVIEW FEE**
_____ **ABUTTER FEE**
_____ **LEGAL NOTICE FEE**
_____ **INSPECTION FEE**
_____ **TOTAL FEES**
_____ **AMOUNT REFUNDED**

1. **NAME OF LEGAL OWNER OF RECORD:** Phillips Exeter Academy

   ADDRESS: 20 Main Street

   Exeter, NH 03833 **TELEPHONE:** ( ) (603) 777-3292

2. **NAME OF APPLICANT:** Same as above

   ADDRESS: _____

   _____ **TELEPHONE:** ( ) _____

3. **RELATIONSHIP OF APPLICANT TO PROPERTY IF OTHER THAN OWNER:** _____

   _____
   (Written permission from Owner is required, please attach.)

4. **DESCRIPTION OF PROPERTY:** Private Institution - Educational Facility

   ADDRESS: Court Street ,Exeter, NH 03833

   TAX MAP: 83 **PARCEL #:** 01 **ZONING DISTRICT:** R-2

   AREA OF ENTIRE TRACT: 49+/- acres **PORTION BEING DEVELOPED:** 0.25 acres

$76,000 (Site Work Only)

5. **EXPLANATION OF PROPOSAL:** The project will construct an approximate 5,750 square foot building addition to the existing Love Gymnasium for a warm-up pool and associated facilities.

6. **ARE MUNICIPAL SERVICES AVAILABLE?** (YES/NO) Yes. Site is served by municipal services IF YES, WATER AND SEWER SUPERINTENDENT MUST GRANT WRITTEN APPROVAL FOR CONNECTION. IF NO, SEPTIC SYSTEM MUST COMPLY WITH W.S.P.C.C. REQUIREMENTS.

7. **LIST ALL MAPS, PLANS AND OTHER ACCOMPANYING MATERIAL SUBMITTED WITH THIS APPLICATION:**

ITEM:	NUMBER OF COPIES
A. Application, Checklists, & Fee	5 copies
B. Abutter List and Mailing Labels	5 copies
C. Letter of Explanation	5 copies
D. Drainage Report	5 Copies
E. Minor Site Review Plans	5 Full Size
F.	

8. **ANY DEED RESTRICTIONS AND COVENANTS THAT APPLY OR ARE CONTEMPLATED** (YES/NO) No IF YES, ATTACH COPY.

9. **NAME AND PROFESSION OF PERSON DESIGNING PLAN:**

NAME: Cory D. Belden, PE
ADDRESS: 133 Court Street, Portsmouth, NH 03801
PROFESSION: Civil Engineer **TELEPHONE:** (603) 433-2335

10. **LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED:**
The proposed project will construct a new 5,750+/- sq ft addition to the existing Love Gymnasium for a new warm-up pool an amenities. The site is currently served by existing municipal utilities (sewer and water). A new sewer connection is proposed for the bathrooms/ showers that will be located in the addition and will connect to the existing sewer in Marston Street. Access will remain through the existing building entrance and no new parking or access is proposed for the addition. Exterior utility relocations include drainage, electrical / telecom, and gas service for the new footprint.

11. **HAVE ANY SPECIAL EXCEPTIONS OR VARIANCES BEEN GRANTED BY THE ZONING BOARDOF ADJUSTMENT TO THIS PROPERTY PREVIOUSLY?**

(Please check with the Planning Department Office to verify) (YES/NO) YES IF YES, LIST BELOW AND NOTE ON PLAN.

A Special Exception has been provided for the use of a Public School in the R-2 Zone.

NOTICE:

I CERTIFY THAT THIS APPLICATION AND THE ACCOMPANYING PLANS AND SUPPORTING INFORMATION HAVE BEEN PREPARED IN CONFORMANCE WITH ALL APPLICABLE TOWN REGULATIONS, INCLUDING BUT NOT LIMITED TO THE "SITE PLAN REVIEW AND SUBDIVISION REGULATION" AND THE ZONING ORDINANCE. FURTHERMORE, IN ACCORDANCE WITH THE REQUIREMENTS OF THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS", I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE 12/08/25 APPLICANT'S SIGNATURE Mark Leighton

ACCORDING TO RSA 676.4.I (c), THE PLANNING BOARD MUST DETERMINE WHETHER THE APPLICATION IS COMPLETE WITHIN 30 DAYS OF SUBMISSION. THE PLANNING BOARD MUST ACT TO EITHER APPROVE, CONDITIONALLY APPROVE, OR DENY AN APPLICATION WITHIN SIXTY FIVE (65) DAYS OF ITS ACCEPTANCE BY THE BOARD AS A COMPLETE APPLICATION. A SEPARATE FORM ALLOWING AN EXTENSION OR WAIVER TO THIS REQUIREMENT MAY BE SUBMITTED BY THE APPLICANT.

ABUTTERS: PLEASE LIST ALL PERSONS WHOSE PROPERTY IS LOCATED IN NEW HAMPSHIRE AND ADJOINS OR IS DIRECTLY ACROSS THE STREET OR STREAM FROM THE LAND UNDER CONSIDERATION BY THE BOARD. THIS LIST SHALL BE COMPILED FROM THE EXETER TAX ASSESSOR'S RECORDS.

TAX MAP _____
NAME _____
ADDRESS _____
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TAX MAP _____
NAME _____
ADDRESS _____
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TAX MAP _____
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TAX MAP _____
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TAX MAP _____
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TAX MAP _____
NAME _____
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SEE ATTACHED

TAX MAP _____
NAME _____
ADDRESS _____
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TAX MAP _____
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NAME _____
ADDRESS _____
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Please attach additional sheets if needed

CHECK LIST FOR MINOR SITE PLAN REVIEW, MINOR SUBDIVISON AND LOT LINE ADJUSTMENT

APPLICANT	TRC	REQUIRED EXHIBITS, SEE REGULATION 6.6.2.4
X		a) The name and address of the property owner, authorized agent, the person or firm preparing the plan, and the person or firm preparing any other data to be included in the plan.
X		b) Title of the site plan, subdivision or lot line adjustment, including Planning Board Case Number.
X		c) Scale, north arrow, and date prepared.
X		d) Location of the land/site under consideration together with the names and address of all owners of record of abutting properties and their existing use.
X		e) Tax map reference for the land/site under consideration, together with those of abutting properties.
X		f) Zoning (including overlay) district references.
X		g) A vicinity sketch showing the location of the land/site in relation to the surrounding public street system and other pertinent location features within a distance of 1,000-feet.
X		h) For minor site plan review only, a description of the existing site and proposed changes thereto, including, but not limited to, buildings and accessory structures, parking and loading areas, signage, lighting, landscaping, and the amount of land to be disturbed.
X		i) If deemed necessary by the Town Planner, natural features including watercourses and water bodies, tree lines, and other significant vegetative cover, topographic features and any other environmental features which are significant to the site plan review or subdivision design process.
X		j) If deemed necessary by the Town Planner, existing contours at intervals not to exceed 2-feet with spot elevations provided when the grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
	X	k) If deemed necessary by the Town Planner for proposed lots not served by municipal water and sewer utilities, a High Intensity Soil Survey (HISS) of the entire site, or portion thereof. Such soil surveys shall be prepared and stamped by a certified soil scientist in accordance with the standards established by the Rockingham County Conservation District. Any cover letters or explanatory data provided by the certified soil scientist shall also be submitted.
X		l) State and federal jurisdictional wetlands, including delineation of required setbacks.
X Note 3		m) A note as follows: "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."
X		n) Surveyed exterior property lines including angles and bearings, distances, monument locations, and size of the entire parcel. A professional land surveyor licensed in New Hampshire must attest to said plan.

X	☐	o) For minor site plans only, plans are not required to be prepared by a professional engineer or licensed surveyor unless deemed essential by the Town Planner or the TRC.
X	☐	p) For minor subdivisions and lot line adjustments only, the locations, dimensions, and areas of all existing and proposed lots.
X	☐	q) The lines of existing abutting streets and driveways locations within 100-feet of the site.
X	☐	r) The location, elevation, and layout of existing catch basins and other surface drainage features.
X	☐	s) The footprint location of all existing structures on the site and approximate location of structures within 100-feet of the site.
X	☐	t) The size and location of all existing public and private utilities.
X	☐	u) The location of all existing and proposed easements and other encumbrances.
X	☐	v) All floodplain information, including contours of the 100-year flood elevation, based upon the Flood Insurance Rate Map for Exeter, as prepared by the Federal Emergency Management Agency, dated May 17, 1982.
X	☐	w) The location of all test pits and the 4,000-square-foot septic reserve areas for each newly created lot, if applicable.
X	☐	x) The location and dimensions of all property proposed to be set aside for green space, parks, playgrounds, or other public or private reservations. The plan shall describe the purpose of the dedications or reservations, and the accompanying conditions thereof (if any).
X	☐	y) A notation shall be included which explains the intended purpose of the subdivision. Include the identification and location of all parcels of land proposed to be dedicated to public use and the conditions of such dedications, and a copy of such private deed restriction as are intended to cover part of all of the tract.
X	☐	z) Newly created lots shall be consecutively numbered or lettered in alphabetical order. Street address numbers shall be assigned in accordance with Section 9.17 Streets of these regulations.
X X	☐ ☐	aa) The following notations shall also be shown: • Explanation of proposed drainage easements, if any • Explanation of proposed utility easement, if any • Explanation of proposed site easement, if any • Explanation of proposed reservations, if any • Signature block for Board approval as follows: Town of Exeter Planning Board _____ _____ Chairman Date

TOWN OF EXETER, NH
APPLICATION FOR MINOR SITE PLAN REVIEW, MINOR SUBDIVISION and/or LOT LINE ADJUSTMENT

A completed application shall contain the following items, although please note that some items may not apply such as waivers or conditional use permit:

1.	Application for Hearing	(X)
2.	Abutter's List Keyed to the Tax Map (including name and business address of all professionals responsible for the submission (engineer, landscape architect, wetland scientist, etc.)	(X)
3.	Checklist for plan requirements	(X)
4.	Letter of Explanation	(X)
5.	Written request and justification for waiver(s) from Site Plan/Sub Regulations	
6.	Application to Connect and/or Discharge to Town of Exeter Sewer, Water, or Storm Water Drainage System(s) - if applicable	(N/A)
7.	Application Fees	(X)
8.	Seven (7) copies of 24'x36' plan set	(X)
9.	Fifteen (15) 11"x 17" copies of the plan set	(X)
10.	Three (3) pre-printed 1"x 2 5/8" labels for each abutter, the applicant and all consultants.	(X)

NOTES: All required submittals must be presented to the Planning Department Office for distribution to other Town departments. Any material submitted directly to other departments will not be considered.

Application Fee Worksheet

PHILLIPS EXETER ACADEMY

Love Gymnasium Warm-Up Pool Addition

54 Court Street

ASSESSORS' MAP 83, LOT 01

Minor Site Plan Review	=	$100
Total New Building Floor Area = 5,750 s.f.		
5,750 sf/ 1000 X $60.00	=	$345
Abutter Notices - $10 / ea (44, Including Professionals)	=	$440
Public Notice	=	$50
TOTAL DUE	**=**	**$965**

December 8, 2025

Town of Exeter Planning Department
10 Front Street
Exeter, NH 03833

Re: Planning Board Application
Phillips Exeter Academy – Love gym Warm-Up Pool Addition
Tax Map 83, Lot 1
54 Court Street
Exeter, NH P5724

ABUTTER'S LIST

Tax Map / Parcel	Abutter name & address
72 / 99, 104, 139, 169-E, 169, 83 / 1-E, 4, 7, 8, 11, 12, 13, 87 71 / 119, 119-000E	Phillips Exeter Academy 20 Main St Exeter, NH 03833 Attn: Mark Leighton
72 / 96	Forbes-Fisher 2020 Rev Trust Joseph L Fisher Jr Etal, Trustees 36 River St Exeter, NH 03833
72 / 98	Stephan A. & Carolyn F. Locke Joint Rev. Trust Stephan A. & Carolyn F. Locke, Trustees 44 River St Exeter, NH 03833
72 / 103	Jackson Properties, LLC 761 Washington St Rye, NH 03870
72 / 134, 135	Three Bulldogs, LLC 10 North Road East Kingston, NH 03827

72 / 140	Norman J. & Roberta McGaughey 89 Prospect Hill Rd Windsor, CT 06095
72 / 141	LaRoche Family Rev. Trust Anthony K. & Jana K. LaRoche, Trustees 39 Court St Exeter, NH 03833
72 / 142	Parks Dugas Rev. Trust Allison T. Parks & Mark E. Dugas, Trustees 37 Court St, Apt. B Exeter, NH 03833
83 / 3	Pamela A. Bourgeois Trust Pamela A. Bourgeois, Trustee 4 Marston St Exeter, NH 03833
83 / 5	Jeremy B. James Rev. Trust & Sarah Colby Z James Rev. Trust Sarah Colby & Jeremy James, Trustees 70 Court St Exeter, NH 03833
83 / 9	Jendiss Frizzell 84 Court St Exeter, NH 03833
83 / 10	Christopher & Sheryl K. Dion Rev. Trust Christopher & Sheryl Dion, Trustees 86 Court St Exeter, NH 03833
83 / 14	White Shutters, LLC 5 Marylin Ave Exeter, NH 03833
83 / 15	Gregory Schneider & Yu Zhang 94 Court St Exeter, NH 03833

83 / 16	David & Angela Lennox Rev. Trust David & Angela Lennox, Trustees 96 Court St Exeter, NH 03833
83 / 17	Rossana Hurley 98 Court St Exeter, NH 03833
83 / 18	Bonnie Linscott 19 Bow St Exeter, NH 03833
83 / 38	Laurie Hunt Goupil Rev. Living Trust Laurie Hunt Goupil, Trustee 37 Bell Ave Exeter, NH 03833
83 / 39	Daniel Aylward 33 Bell Ave Exeter, NH 03833
83 / 40	William R. Pied 29 Bell Ave Exeter, NH 03833
83 / 41	Janice M. & Joseph A. Reiter 25 Bell Ave Exeter, NH 03833
83 / 42	Barbara A. Smith 23 Bell Ave Exeter, NH 03833
83 / 43	Lois D. Rudy & Robert H. Chilton 205 Bridgeboro Rd Moorestown, NJ 08057
83 / 44	Kristie & Scott W. Carrigan 17 Bell Ave Exeter, NH 03833
83 / 45-00MC	Bell Ave ABCD, LLC 27 Badger Island West #3 Kittery, ME 03904

83 / 46	Cornelia C. Lewis & Judy A. Swanton 7 Bell Ave, Apt. B Exeter, NH 03833
83 / 47	Potter Family Trust John Paul & Nancy Marie Potter, Trustees 5 Bell Ave Exeter, NH 03833
83 / 48	Alice A. & Gerald K. Hill 1 Bell Ave Exeter, NH 03833
83 / 19, 54	Town of Exeter 10 Front St Exeter, NH 03833
83 / 55-1	William J. Morin Rev. Trust William J. Morin, Trustee 95 Court St, #1 Exeter, NH 03833
83 / 55-2	Elizabeth M. Flavin 95 Court St, #2 Exeter, NH 03833
83 / 55-3	Jing Xiao & Iaoning Ye 95 Court St, #3 Exeter, NH 03833
83 / 55-4	Talia A. Hardy 95 Court St, #4 Exeter, NH 03833
83 / 55-5	JL Rev. Trust & Janet Louise 95 Court St, #5 Exeter, NH 03833
83 / 55-6	Chloe J. Kahn 95 Court St, #6 Exeter, NH 03833
83 / 55-7	John Sylvain 95 Court St, #7 Exeter, NH 03833

83 / 55-8	Tatiana Romanova & Maksym Khankin 14 Anna Lisa Way Nottingham, NH 03290
83 / 59	Blue Hawk, LLC PO Box 875 Hampton, NH 03842
83 / 59-1	Mountain Hawk, LLC PO Box 875 Hampton, NH 03842
83 / 86	Christina Anna Knapp Rev. Trust Christina A. Knapp & Etal, Trustees 69R Court St Exeter, NH 03833
71 / 119-001E, 119-001	Exeter Day School 11 Marlboro St Exeter, NH 03833
Architect	ARC 501 Boyleston Street, Suite 4101 Boston, MA 02116 Attn: Peter Reiss
Engineer	Altus Engineering, LLC 133 Court Street Portsmouth, NH 03801 Attn: Cory D. Belden, PE
Surveyor	Millenium Engineering 13 Hampton Rd Exeter, NH 03833 Attn: Preston Brown

LETTER OF EXPLANATION

Phillips Exeter Academy
Love Gymnasium Warm-Up Pool Addition

54 Court Street
Exeter, NH
Tax Map 81 Lot 01

December 2025

Phillips Exeter Academy is proposing to construct an approximate 5,750 square foot addition to the existing Love Gymnasium for a new indoor warm-up pool to the meet the needs of the facility for competitive competitions. The new four-lane warm-up pool will be located on the west side of the gymnasium, along the Marston Street frontage. The building will be a single story building, approximately 17 feet in height, and situated within the required setbacks. All access to the pool will be through existing main entrance. There is no additional parking proposed for the addition. Egress doors required by building code will be provided with walkways away from the building. The new building will have bathrooms and showers that will connect to the sewer line in Marston Street.

The building is located on an approximate 49-acre parcel (Tax Map 83, Lot 01) that was re-developed by PEA approximately 10 years ago (2016) as the South Campus Master Plan. There are numerous institutional buildings located on the lot, which include; Love Gymnasium, Thompson Gym and Field House, Goel Center for Theater and Dance, and Facilities Management & Campus Police. During the implementation of the master plan, three major projects (New Field House, Center for Theater and Dance, and Tennis Courts relocation) were constructed, along with NHDES Alteration of Terrain permitting and extensive stormwater management improvements. The south campus master plan did not increase the overall impervious area on the site, while also providing treatment to over 680,000 square feet of impervious area as a result of the project. This addition is in the upper watershed portion of the site and will drain to existing treatment devices already installed. The Stormwater Management system for the 2016 permitting provided significant reductions in peak runoff rates from the site. Although the current addition will have a slight increase to the watershed of approximately 0.6 cfs, the peak reductions will remain approximately 20 cfs for a 35-year storm event. With the existing permitted stormwater management on site and significant improvements that have been made, it is Altus understanding that the site complies with the Town of Exeter stormwater regulations.

Minor Site Plan Review - Waiver Request

Phillips Exeter Academy
Love Gym Warm-Up Pool Addition
Court Street / Marston Street

January 15, 2026

Waiver Request #1: 9.3.2 Stormwater Management for Redevelopment

A waiver is requested from the requirement to provide 60% total nitrogen removal. The existing site was permitted in 2016 through NHDES Alteration of Terrain (AOT) and provided stormwater treatment to over 680,000 square feet of impervious area on the site. A new stormwater treatment device (Jellyfish Filter) will be provided for the new building addition, which indicates removal rates of 85% for TSS and 75% for total phosphorus. The material do not indicate the removal rates for nitrogen. Although it is anticipated that nitrogen will be removed, it is not documented in the manufacturer materials if the 60% required removal rate will be met. It is also noted that building roof runoff is not understood to be a high generator of nitrogen pollutants. Therefore, we feel that this is request in not contrary to the intent of the regulation.

- Granting of the waiver will not be detrimental to the public,
- Because the site is already developed, it would be a hardship to the owner if the strict letter of the regulations were carried out, as the existing site is has deep closed drainage systems and numerous utilities in the area. The overall site is permitted through NHDES AoT. Furthermore, it is understood that roof runoff is not a high generator of nitrogen,
- It is not contrary to the spirit of the ordinance, and
- It will not very the provisions of the Zoning Ordinance or Master Plan.

The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

WAIVER REQUEST

January 5, 2026

Phillips Exeter Academy
Attn: Mark Leighton, Director of Facilities Management
20 Main Street
Exeter, NH 03833

RE: Waiver Request
Phillips Exeter Academy – Love Gym Warm-Up Pool Addition
54 Court Street - Tax Map 81, Lot 01, Exeter

Dear Mr. Leighton:

The New Hampshire Department of Environmental Services (NHDES) has received your waiver request, submitted on your behalf by Altus Engineering and dated December 22, 2025.

It is our understanding that you are requesting a waiver from the requirements of Env-Wq 1503.12(d)(2), which requires that any terrain disturbance occurring on the same property as the proposed project (AoT-1081), or as part of a large plan of development, be permitted if it occurs within 10 years after the completion of the proposed project's terrain alteration.

Based upon the information provided in your waiver request, NHDES grants this waiver provided that the activity complies with the requirements of General Permit by Rule (Env-Wq 1503.03), including the implementation of proper stormwater management and erosion and sediment control measures in accordance with Env-Wq 1505.05.

NHDES has determined that granting this wavier will not result in an adverse impact on the environment, public health, public safety, or abutting properties that is more significant than that which would result from strict compliance with the rule.

If you have any questions, please call me at (603) 271-2303 or email at: Amy.C.Clark@des.nh.gov.

Sincerely,

Amy C. Clark

Amy C. Clark, PE,
Alteration of Terrain Bureau

CONTECH®
ENGINEERED SOLUTIONS
A QUIKRETE® COMPANY

Jellyfish® Filter
Stormwater Treatment

The experts you need to solve your stormwater challenges

Contech is the leader in stormwater solutions, helping engineers, contractors and owners with infrastructure and land development projects throughout North America.

With our responsive team of stormwater experts, local regulatory expertise and flexible solutions, Contech is the trusted partner you can count on for stormwater management solutions.

Your Contech Team

STORMWATER CONSULTANT

It's my job to recommend the best solution to meet permitting requirements.

STORMWATER DESIGN ENGINEER

I work with consultants to design the best approved solution to meet your project's needs.

REGULATORY MANAGER

I understand the local stormwater regulations and what solutions will be approved.

SALES ENGINEER

I make sure our solutions meet the needs of the contractor during construction.

Contech is your partner in stormwater management solutions

Setting new standards in Stormwater Treatment – Jellyfish® Filter

The Jellyfish Filter has been tested in the field and laboratory, and has received approval from numerous stormwater regulatory agencies.

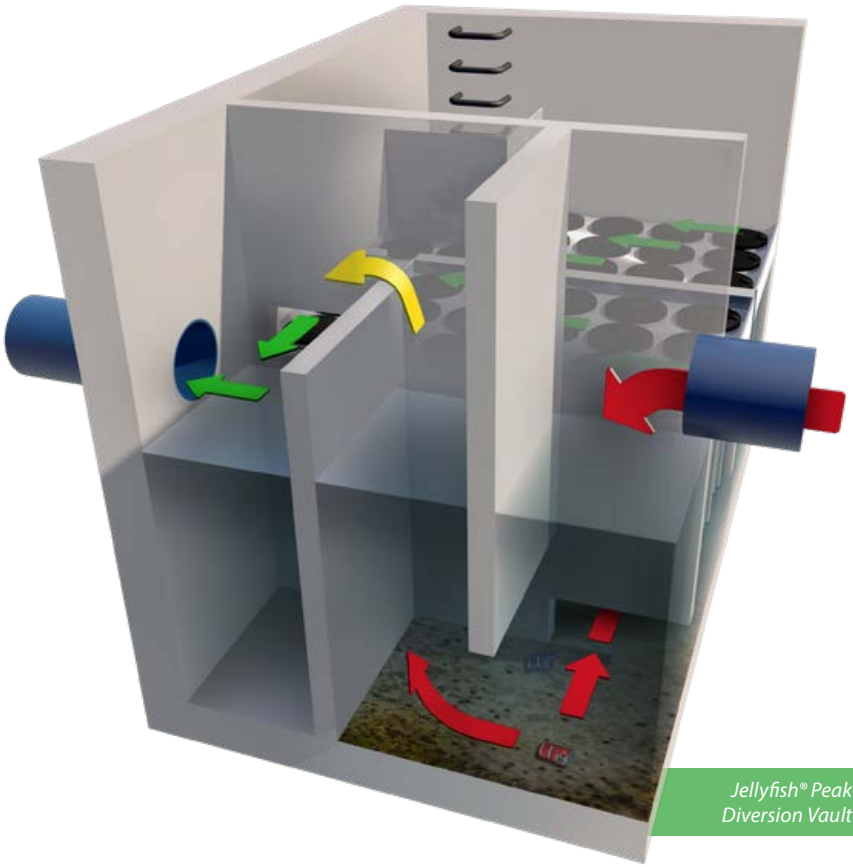
The Jellyfish Filter is a stormwater quality treatment technology featuring high flow pretreatment and membrane filtration in a compact stand-alone system. Jellyfish removes floatables, trash, oil, debris, TSS, fine silt-sized particles, and a high percentage of particulate-bound pollutants; including phosphorus, nitrogen, metals, and hydrocarbons. The high surface area membrane cartridges, combined with up-flow hydraulics, frequent, passive backwashing, and rinseable/ reusable cartridges ensure long-lasting performance.

Jellyfish® Filter

How the Jellyfish® Filter Treats Stormwater

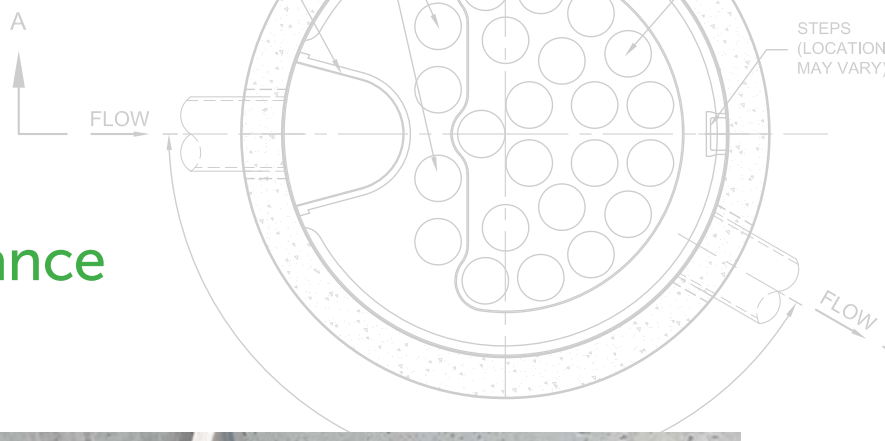
Tested in the field and laboratory ...

- Water enters the vault via an inlet bay where floating pollutants, oil, and grease are trapped behind a baffle wall.
- Water flows through the inlet bay transfer opening into the treatment chamber.
- Water is forced up from the treatment chamber, through the membrane filtration, and into the backwash pool.
- The water then fills and overflows the backwash pool and exits via the outlet bay transfer opening.
- As each storm subsides, the remaining water caught in the backwash pool flows back into the treatment chamber through the cartridges.
- This passive backwash extends cartridge life and prepares them for the next storm event. The draindown cartridges located outside the backwash pool enables water levels to balance.
- During peak flows, the internal weir allows high flows to bypass treatment, eliminating the need for an external bypass structure.



Jellyfish® Peak Diversion Vault

Learn More:
www.ContechES.com/jellyfish



Jellyfish® Filter Performance Testing Results

APPLICATION TIPS

- The Peak Diversion Jellyfish provides treatment and high-flow bypass in one structure, eliminating the need for a separate bypass structure.
- LID and GI are complemented by filtration solutions, as they help keep sites free from fine sediments that can impede performance, remove unsightly trash, and provide a single point of maintenance.
- Selecting a filter with a long maintenance cycle and low maintenance cost will result in healthy waterways and happy property owners.

The pleated tentacles of the Jellyfish® Filter provide a large surface area for pollutant removal.

POLLUTANT OF CONCERN	% REMOVAL
Total Suspended Solids (TSS)	85%
Total Phosphorus (TP)	75%
Total Copper (TCu)	67%
Total Zinc (TZn)	60%

Sources:
WA DOE TAPE Testing: https://fortress.wa.gov/ecy/ezshare/wq/tape/use_designations/JELLYFISHfilterIMBRIUMguld.pdf

Jellyfish® Filter Features and Benefits

FEATURE	BENEFITS
High surface area membrane filtration	Low flux rate promotes cake filtration and slows membrane occlusion
High design treatment flow rate per cartridge (up to 80 gpm (5 L/s))	Compact system with a small footprint, lower construction cost
Low driving head (typically 18-21 inches or less (457-533 mm))	Design flexibility, lower construction cost
Lightweight cartridges with passive backwash	Easy maintenance and low life-cycle cost

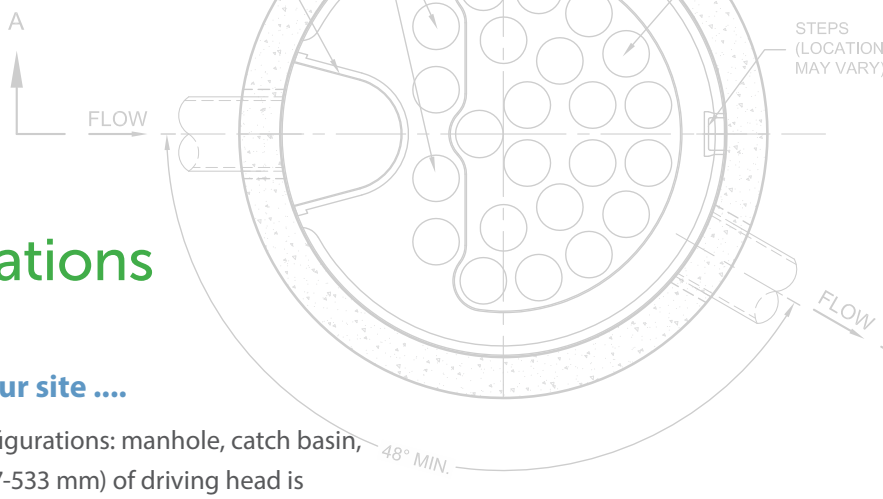
The Jellyfish Filter can be configured in a manhole, catch basin, or vault.

Select Jellyfish® Filter Certifications and Verifications

The Jellyfish Filter has been reviewed by numerous state and federal programs, including:

- New Jersey Corporation for Advanced Technology (NJCAT) – Field Performance per TARP Tier II Protocol
- Washington State Department of Ecology (TAPE – GULD)
- Maryland Department of the Environment (MD DOE)
- Canada ISO 14034 Environmental Management - Environmental Technology Verification (ETV)
- Texas Commission on Environmental Quality (TCEQ)
- Virginia Department of Environmental Quality (VA DEQ)

Field tested and performance verified

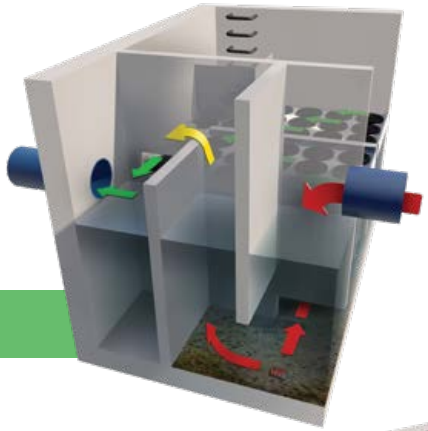


Jellyfish® Filter Configurations

Multiple system configurations to optimize your site ....

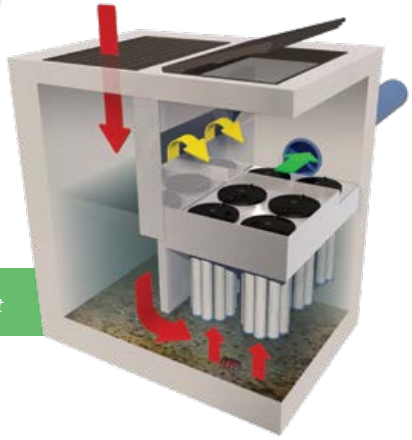
The Jellyfish Filter can be manufactured in a variety of configurations: manhole, catch basin, vault, or custom configurations. Typically, 18-21 inches (457-533 mm) of driving head is designed into the system.

Manhole



Vault

Curb Inlet



Grated Inlet

Jellyfish® Filter Maintenance

- Jellyfish Filter cartridges are light weight and reusable
- Maintenance of the filter cartridges is performed by removing, rinsing and reusing the cartridge tentacles.
- Vacuum extraction of captured pollutants in the sump is recommended at the same time.
- Full cartridge replacement intervals differ by site due to varying pollutant loading and type, and maintenance frequency. Replacement is anticipated every 2-5 years.
- Contech® has created a network of Certified Maintenance Providers to provide maintenance on stormwater BMPs.

The Jellyfish® Filter tentacle is light and easy to clean.

A partner you can rely on

STORMWATER SOLUTIONS

PIPE SOLUTIONS

STRUCTURES SOLUTIONS

Few companies offer the wide range of high-quality stormwater resources you can find with us — state-of-the-art products, decades of expertise, and all the maintenance support you need to operate your system cost-effectively.

THE CONTECH WAY

Contech® Engineered Solutions provides innovative, cost-effective site solutions to engineers, contractors, and developers on projects across North America. Our portfolio includes bridges, drainage, erosion control, retaining wall, sanitary sewer and stormwater management products.

TAKE THE NEXT STEP

For more information: www.ContechES.com

CONTECH® ENGINEERED SOLUTIONS
A QUIKRETE® COMPANY

Get social with us:

800-338-1122 | www.ContechES.com

CASE #25-11
TOWN OF EXETER PROJECT REFERENCE

Town of Exeter Planning Board

Chairman _____ Date _____

APPLICATION FOR MINOR SITE PLAN REVIEW

PHILLIPS EXETER ACADEMY

LOVE GYM WARM-UP POOL ADDITION

54 COURT STREET
EXETER, NEW HAMPSHIRE
(TAX MAP 83, LOT 1)

PLANNING BOARD

Plan Issue Dates:

JANUARY 14, 2026

Owner:

Phillips Exeter Academy

20 Main Street, Exeter, NH 03833

Civil Engineer:

ALTUS ENGINEERING

133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

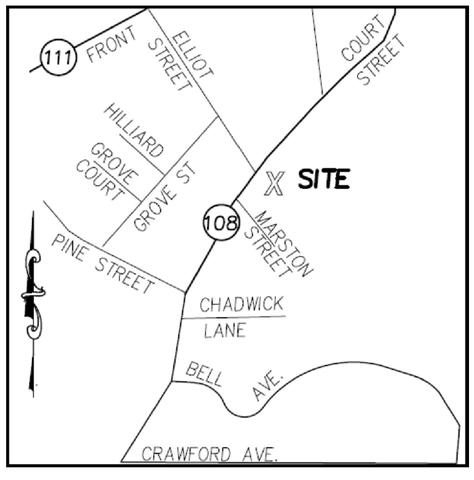
Architects:

arc.

Architectural Resources Cambridge, Inc.
501 Boylston Street
Suite 4101
Boston, MA 02116
arcusa.com | 617.547.2200
info@arcusa.com

Surveyor:

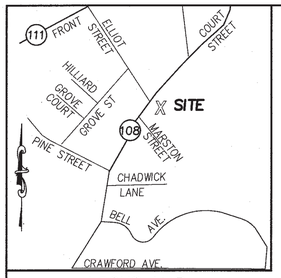
MEI MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528



LOCUS MAP
NOT TO SCALE

Sheet Index Title	*Sheet No.:*	*Rev.*	*Date*
Plat of Land, Existing Conditions	1 of 1	0	11/25/25
Overall Lot Plan (2015 Merger)	1 of 3	0	09/04/15
South Campus Master plan	SC–1	0	02/26/16
Site Plan	C.1	1	01/14/26
Utilities Plan	C.2	1	01/14/26
Grading, Drainage, and Stormwater Management Plan	C.3	1	01/14/26
Stormwater Notes and Details	C.4	1	01/14/26
Construction Details	C.5	1	01/14/26
Construction Details	C.6	1	01/14/26
Building Floor Plan	A–1.01	0	12/08/25
Building Elevation	A–1.02	0	12/08/25
Building Rendering	A–1.03	0	12/08/25

P5724



LOCUS MAP
NOT TO SCALE

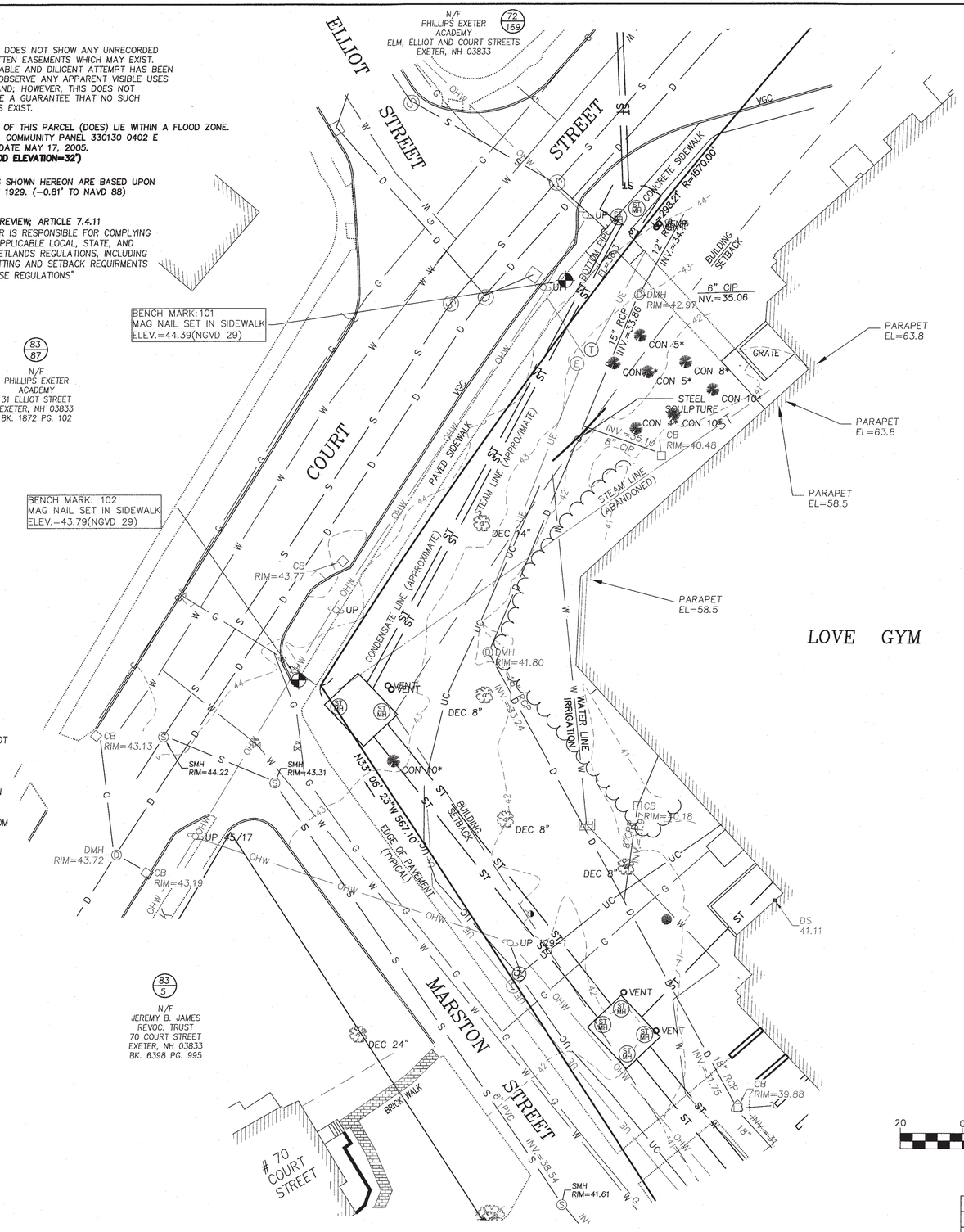
NOTES:

1) 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.

2) **A PORTION OF THIS PARCEL (DOES) LIE WITHIN A FLOOD ZONE. SEE F.I.R.M. COMMUNITY PANEL 330130 0402 E EFFECTIVE DATE MAY 17, 2005. (BASE FLOOD ELEVATION=32')**

3) **ELEVATIONS SHOWN HEREON ARE BASED UPON N.G.V.D. OF 1929. (–0.81' TO NAVD 88)**

4) **SITE PLAN REVIEW; ARTICLE 7.4.11** "LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIRMENTS UNDER THESE REGULATIONS"



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20'

ZONING DISTRICT

ZONE R2 SINGLE FAMILY

AREA	15,000 S.F.
LOT WIDTH	100'
LOT DEPTH	100'
BUILDING SETBACKS	
FRONT	25'
SIDE	15'
SIDE (STREET)	12.5'
REAR	25'
WETLAND	75'
BUILDING COVERAGE	
MAXIMUM	25%
OPEN SPACE	
MINIMUM	40%

83/1
RECORD OWNER
PHILLIPS EXETER ACADEMY
20 MAIN STREET
EXETER, NH 03833
49 ACRES ±

PLAN REFERENCE

"EXISTING CONDITIONS, LOCATION SHEET AT GILMAN STREET, CHADWICK LANE, MARSTON STREET & COURT STREET RECORD OWNER PHILLIPS EXETER ACADEMY"
SCALE 1"=100' DATE: DEC. 29, 2015
MILLENNIUM ENGINEERING, INC.
(NOT RECORDED)

UNDERGROUND UTILITY NOTE

THE ACTUAL HORIZONTAL AND VERTICAL LOCATION OF UNDERGROUND UTILITY LINES BETWEEN STRUCTURES CANNOT BE CERTIFIED TO.
THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE BASED ON SURFACE FEATURES, OBSERVATION OF EXISTING LINES INSIDE OF MANHOLES AND CLIENT RECORDS.
AVAILABLE RECORD INFORMATION FOR UTILITIES HAS BEEN USED TO VERIFY THE FIELD LOCATIONS AND CONNECTIONS SHOWN.
THE ACTUAL LOCATION AND CONNECTIONS MAY VARY FROM THAT SHOWN HEREON.

LEGEND

UPOLE	UTILITY POLE
ST	STEAM LINE
D	DRAINAGE
W	WATER
S	SEWER
G	GAS
OHW	OVERHEAD WIRE
UE	UNDERGROUND ELECTRIC
CB	CATCH BASIN
DMH	DRAIN MANHOLE
SMH	SEWER MANHOLE
TMH	TELEPHONE MANHOLE
EMH	ELECTRIC MANHOLE
	HYDRANT
GV	GAS VALVE
GSO	GAS SHUT OFF
WSO	WATER SHUT OFF
WV	WATER VALVE
VGC	VERTICAL GRANITE CURB
DS	DOORSILL
0/00	ASSESSORS MAP# PARCEL#

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN OCTOBER 2025 AND NOVEMBER 2025.

THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — NO. 904 HENRY H. BOYD, JR. — SIGNATURE

11-25-2025
LICENSED LAND SURVEYOR DATE

PLANNING BOARD CASE NUMBER 25–XX

PLAN OF LAND
IN
EXETER, NH

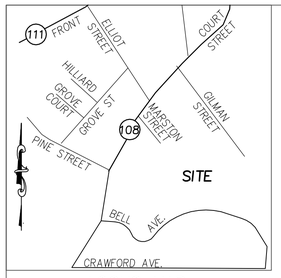
SHOWING
EXISTING CONDITIONS
54 COURT STREET
(ASSESSORS MAP 83 LOT 1)

RECORD OWNERS
PHILLIPS EXETER ACADEMY
20 MAIN STREET EXETER, NH 03833

MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE:(603)778–0528 FAX:(603)772–0689 WWW.MEI–NH.COM

NO.	DATE	DESCRIPTION	BY

SCALE: 1"=20' | CALC. BY: P.D.B. | PROJECT: E253381
DATE: NOV. 25, 2025 | CHKD. BY: H.H.B. | SHEET: 1 OF 1



LOCUS MAP
NOT TO SCALE

ABUTTERS
BELL AVE.

83/48 N/F
GERALD K. HILL
ALICE A. HILL
1 BELL AVENUE
EXETER, NH 03833
BK. 3464 PG 2048

83/47 N/F
HERBERT M. PEPPER, JR.
SUSAN M. PEPPER
5 BELL AVE.
EXETER, NH 03833
BK. 3464 PG 2048

83/46 N/F
CORNELIA C. LEWIS
JUDY A. SWANSON
7 BELL AVE. APT. B
EXETER, NH 03833
BK. 5523 PG 0859

83/45 N/F
MAUREEN E. BAROWS
11-13-15 BELLO AVE.
EXETER, NH 03833
BK. 5523 PG 0859

83/44 N/F
SCOTT W. CARRIGAN
KRISTIE CARRIGAN
17 BELL AVE.
EXETER, NH 03833
BK. 5589 PG 0709

83/43 N/F
LOIS D. RUDY
ROBERT H. CHILTON
21 BELL AVE.
EXETER, NH 03833
BK. 5588 PG 2147

83/42 N/F
RANDY A. SMITH
BARBARA A. SMITH
23 BELL AVENUE
EXETER, NH 03833
BK. 2727 PG 2787

83/41 N/F
JOSEPH A. REITER
JANICE M. REITER
25 BELL AVE.
EXETER, NH 03833
BK. 2804 PG 401

83/40 N/F
RICHARD F. HUGHES
REV. TRUST
29 BELL AVE. APT. B
EXETER, NH 03833
BK. 5210 PG 2436

83/39 N/F
CHRISTINE J. PARSONS
33 BELLO AVE.
EXETER, NH 03833
BK. 5170 PG 1217

83/38 N/F
LAURIE HUNT GROUPIL
REV. TRUST
37 BELL AVE.
EXETER, NH 03833
BK. 5214 PG 1429

LEGEND

0/00 ASSESSORS MAP AND PARCEL

● R.R. SPK RAILROAD SPIKE
● I ROD IRON ROD
FND. FOUND

ELM STREET
ELLIOT STREET
COURT STREET
O'NEIL COURT
GILMAN STREET
MARSTON STREET
PINE ST.
CHADWICK LANE
BROWNS COURT
RIVER STREET
EXETER RIVER
LITTLE RIVER

72/139 72/140 72/134 72/135 72/103 72/99 72/96 72/98 72/169

N/F PHILLIPS EXETER ACADEMY
ELM, ELLIOT AND COURT STREETS
EXETER, NH 03833

N/F PHILLIPS EXETER ACADEMY
31 ELLIOT STREET
EXETER, NH 03833

83/87 83/86 N/F
CHRISTINE A. KNAPP
69 COURT STREET
EXETER, NH 03833
BK. 5266 PG. 0002

N 42°57'35" E 59.37'
N 41°21'21" E 57.00'
312.12'
S 52°52'04" E
I ROD FND
N 09°04'35" E 41.07'
N 08°45'22" E 68.54'
N15°46'04"E 73.83'
S 70°44'49" E 142.57'
S 71°32'17" E 208.55'
127.21' S 17°41'07" W
227.20' S 70°54'55" E 71.76'
I ROD FND N 63°51'19" E
I ROD FND N 68°39'11" E 116.81'
N 42°40'51" E 335.00'
R.R. SPK FND
574.87'
R=570.00' L=238.21'
I ROD SET (04/05/2005)
N 33°06'25" W 567.10'
I ROD SET (04/05/2005)
704±
441±
40'±
150±
358±
123±
318±
129±
293±
124'±

TENNIS COURTS
JUNIOR VARSITY BASEBALL FIELD
VARSITY BASEBALL FIELD
TRACK
N/F PHILLIPS EXETER ACADEMY EXETER, NH 03833
(SEE CONTINUED LOK 5624 PAGE 0687)
NEW HAMPSHIRE GEODETIC GRID
4090'± ALONG RIVERS

PROJECT LOCATION

83/5 83/4 83/3 N/F
PAMELA A. BOURGEOIS TRUST
4 MARSTON STREET
EXETER, NH 03833
BK. 5267 PG 848

83/9 N/F
JENDISS FRIZZELL
84 COURT STREET
EXETER, NH 03833
BK. 5468 PG 2190

83/10 N/F
CHRISTOPHER DION
SHERYL DION
86 COURT STREET
EXETER, NH 03833
BK. 5635 PG 2498

83/13 83/12 83/11

83/14 N/F PAUL J. WILLETT
FAY M. WILLETT
92 COURT STREET
EXETER, NH 03833
BK. 2679 PG 949

83/15 N/F MARK J. DIFABIO
KATHY A. BUCSHER DIFABIO
94 COURT STREET
EXETER, NH 03833
BK. 4829 PG 881

83/16 N/F DAVID P. LENNOX
ANGELA J. LENNOX
96 COURT STREET
EXETER, NH 03833
BK. 4211 PG 593

83/17 83/18

83/1 PHILLIPS EXETER ACADEMY
EXETER, NH 03833

N/F PHILLIPS EXETER ACADEMY
EXETER, NH 03833

83/19 N/F
TOWN OF EXETER
EXETER, NH 03833
BK. 5360 PG 146

N/F JOSEPH L. FISHER, JR.
KATHRYN FORBES-FISHER
36 RIVER STREET
EXETER, NH 03833
BK. 2418 PG 1092

N/F ROGER F. WAKEMAN
ROBIN M. WAKEMAN
44 RIVER STREET
EXETER, NH 03833
BK. 4195 PG 2095

ABUTTERS

72/99 N/F
PHILLIPS EXETER ACADEMY
35-37 RIVER STREET
EXETER, NH 03833
BK. 5243 PG 2998

72/103 N/F
ANTHONY N. JACKSON
13 BROWNS COURT
EXETER, NH 03833
BK. 2591 PG 2641

72/134 N/F
WINGED FOOT REALTY
36 COURT STREET
EXETER, NH 03833
BK. 2551 PG 519

72/135 N/F
PAUL G. LETOURNEAU
40 COURT STREET
EXETER, NH 03833
BK. 3363 PG 2876

72/139 N/F
VICKI S. BAGGIA REV. TRUST
18 ELM STREET
EXETER, NH 03833
BK. 5358 PG 460

72/140 N/F
NORMAN J. McGAUGHEY
ROBERTA McGAUGHEY
43 COURT STREET
EXETER, NH 03833
BK. 2646 PG 2981

83/11 N/F
PHILLIPS EXETER ACADEMY
6 CHADWICK LN
EXETER, NH 03833

83/4 N/F
PHILLIPS EXETER ACADEMY
2 MARSTON STREET
EXETER, NH 03833

83/5 N/F
JEREMY B. JAMES
SARAH C. ZACHOS
70 COURT STREET
EXETER, NH 03833
BK. 3223 PG. 2471

83/17 N/F
BRIAN A. FRASER
PAULA A. FRASER
98 COURT STREET
EXETER, NH 03833
BK. 3387 PG. 1011

83/18 N/F
MARCI LINSCOTTS
BONNIE LINSCOTT
COURT STREET
EXETER, NH 03833
BK. 2008 PG. 1861

83/13 N/F
PHILLIPS EXETER ACADEMY
10 CHADWICK LN
EXETER, NH 03833

83/12 N/F
PHILLIPS EXETER ACADEMY
8 CHADWICK LN
EXETER, NH 03833

71/119 N/F
PHILLIPS EXETER ACADEMY
EXETER, NH 03833

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN FEBRUARY 2015 AND SEPTEMBER 2015.

THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.

LICENSED LAND SURVEYOR DATE

TOWN OF EXETER PLANNING BOARD

83/1
RECORD OWNER
PHILLIPS EXETER ACADEMY
20 MAIN STREET
EXETER, NH 03833
48 ACRES ±

PLAN REFERENCES

D-33654 "A PERIMETER SURVEY AT 42 COURT STREET"
SCALE 1"=20' DATE: MAR. 15, 2006
MILLENNIUM ENGINEERING, INC

D-32586 "PLAT OF LAND IN EXETER, NH SHOWING A PROPERTY SURVEY AT COURT, MARSTON AND GILMAN STREET (LOVE GYM) RECORD OWNER PHILLIPS EXETER ACADEMY"
SCALE 1"=50' DATE: APRIL 8 2005
PARKER SURVEY & ENGINEERING

"A LOT LINE ELIMINATION AND RIGHT OF WAY AT GILMAN STREET RECORD OWNER PHILLIPS EXETER ACADEMY"
SCALE 1"=50' DATE: MARCH 11, 2008
MILLENNIUM ENGINEERING, INC.
(NOT RECORDED)

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 INCH = 100'

NO.	DATE	DESCRIPTION	BY

EXETER PLANNING BOARD CASE #2015-

LOCATION SHEET

EXISTING CONDITIONS PLAN
IN
EXETER, NH

SHOWING
EXISTING CONDITIONS
PHILLIPS EXETER ACADAMY
AT COURT STREET AND GILMAN STREET

PREPARED FOR
PHILLIPS EXETER ACADEMY
20 MAIN STREET EXETER, NH 03833

MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE:(603)778-0528 FAX:(603)772-0689 WWW.MEI-NH.COM

SCALE: 1"=100'	DRWN BY: P.D.B.	PROJECT: E151666
DATE: SEPT. 04, 2015	CHKD. BY: H.H.B.	SHEET: 1 OF 3

CASE #25-11

TOWN OF EXETER PROJECT REFERENCE

SC-1

ARC Architectural Resources Cambridge

LANDSCAPE ARCHITECT KZLA kzla

CIVIL ENGINEER ALTUS ENGINEERING

SOUTH CAMPUS MASTER PLAN
PHILLIPS EXETER ACADEMY

MASTER PLAN AREA
PROPOSED PROJECT LOCATION

0 20' 50' 100' 200'

P5674

ENGINEER:

ALTUS ENGINEERING

133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

ARCHITECT:

arc.

Architectural Resources Cambridge, Inc.
501 Boylston Street
Suite 4101
Boston, MA 02116
arcusa.com | 617.547.2200
info@arcusa.com

ISSUED FOR: PLANNING BOARD

ISSUE DATE: DECEMBER 8, 2025

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	CLIENT REVIEW	CDB	12/08/25

DRAWN BY: CDB
APPROVED BY: CDB
DRAWING FILE: 5724_SITE.DWG

SCALE: NO SCALE

OWNER:

PHILLIPS EXONIENSIS ACADEMIA

Phillips Exeter Academy
20 Main Street
Exeter, NH 03833

PROJECT:

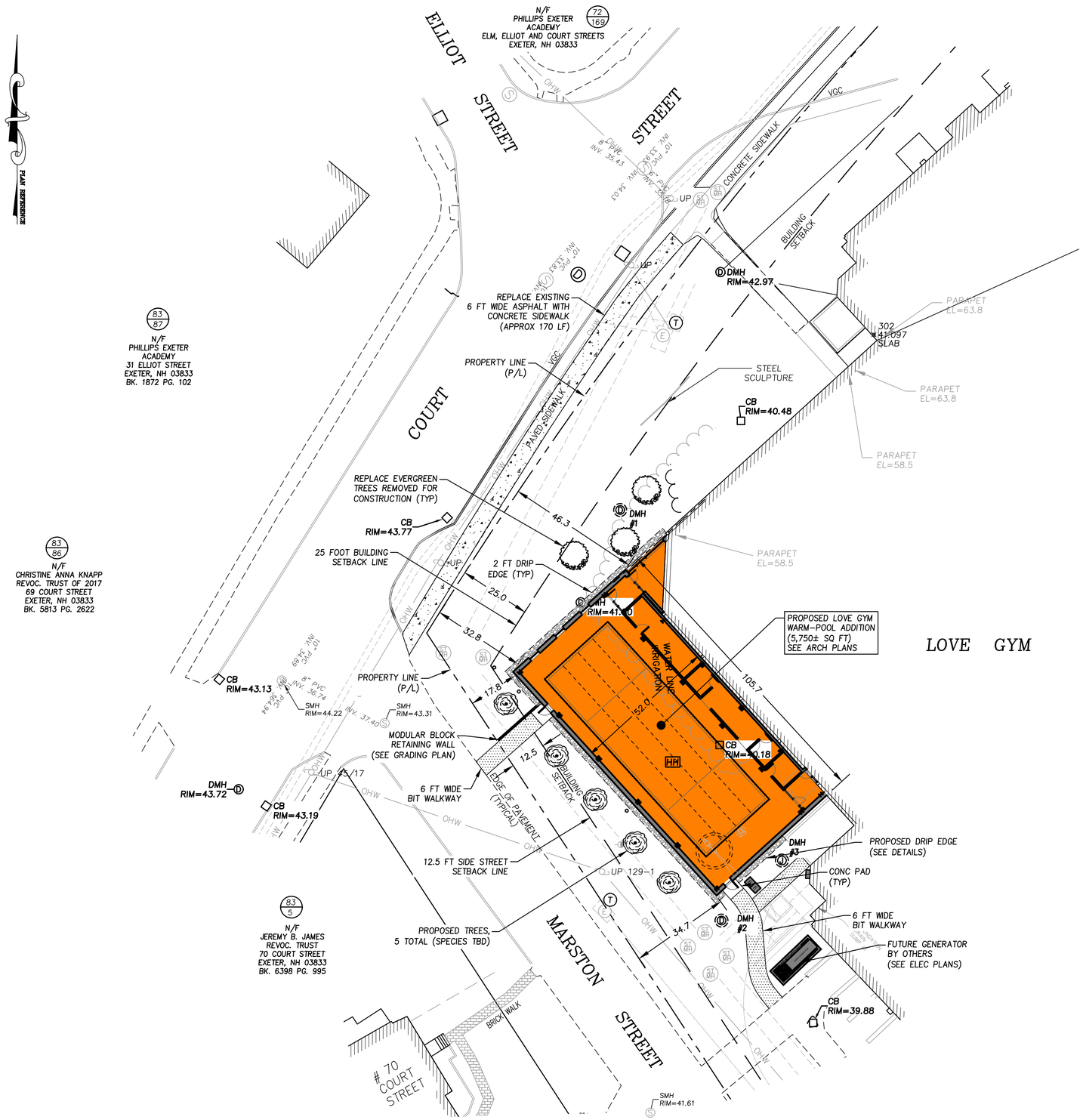
PHILLIPS EXETER ACADEMY

LOVE GYM WARM-UP POOL ADDITION

54 COURT STREET
EXETER, NH 03833
TAX MAP 83, LOTS 01

TITLE: *SOUTH CAMPUS MASTER PLAN*

SHEET NUMBER: SC-1



CASE #25-11

TOWN OF EXETER PROJECT REFERENCE

Town of Exeter Planning Board

Chairman _____ Date _____

SITE DATA

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

PROPERTY ADDRESS: 54 COURT STREET
TAX MAP 83, LOT 1

ZONING SUMMARY

ZONED R-2, RURAL SINGLE FAMILY RESIDENCE;
PRIVATE SCHOOL HAS BEEN APPROVED SPECIAL EXCEPTION IN R-2 ZONE.

	MINIMUM	PROVIDED
LOT AREA:	15,000 S.F.	49± AC.
LOT WIDTH:	100'	>100'
DEPTH:	100'	>100'
FRONT SETBACK	25'	32.8' (COURT STREET)
SIDE SETBACK	15'/12.5'*	17.8' (MARSTON STREET)
REAR SETBACK	25'	>25'
BUILDING HEIGHT:	35'	17'±
BUILDING COVERAGE:	25% MAX.	14.5%±
OPEN SPACE	40% MIN.	>45%±

* SIDE SETBACK IS 12.5' FOR SIDE STREET SETBACKS ON CORNER LOTS.

NOTES:

1. EXISTING CONDITIONS SURVEY PERFORMED AND PROVIDED BY MILLENNIUM ENGINEERING, INC.
2. VERTICAL DATUM: NGVD29
3. THERE WILL BE NO WETLANDS IMPACT OR DISTURBANCE OF WETLAND BUFFERS AS PART OF THIS PROJECT.

SITE NOTES

1. THE PROPOSED SITE PLAN REQUIRES APPROVAL FROM THE EXETER PLANNING BOARD. CONTRACTOR SHALL OBTAIN THE NOTICE OF DECISION PRIOR TO CONSTRUCTION AND ADHERE TO ALL CONDITIONS OF APPROVAL.
2. 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.
3. 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.
4. ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
5. ALL CONDITIONS OF THIS APPROVAL SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
6. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE TOWN OF EXETER & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
7. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
8. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
10. PROJECT DISTURBANCE IS UNDER ONE ACRE, THERFORE COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT IS NOT REQUIRED.
11. CONTRACTOR TO COMPLY WITH LOCAL REQUIREMENTS FOR STORMWATER MANAGMENT DURING CONSTRUCTION.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20'

P5674

ENGINEER:
ALTUS ENGINEERING
133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

CORY D. BELDEN No. 14239 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE
1/14/2026

THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

ARCHITECT:
arc.
Architectural Resources Cambridge, Inc.
501 Boylston Street
Suite 4101
Boston, MA 02116
arcusa.com | 617.547.2200
info@arcusa.com

ISSUED FOR: PLANNING BOARD

ISSUE DATE: JANUARY 14, 2026

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMITTAL	CDB	12/08/25
1	TRC COMMENTS	CDB	01/14/26

DRAWN BY: CDB
APPROVED BY: CDB
DRAWING FILE: 5724_SITE.DWG

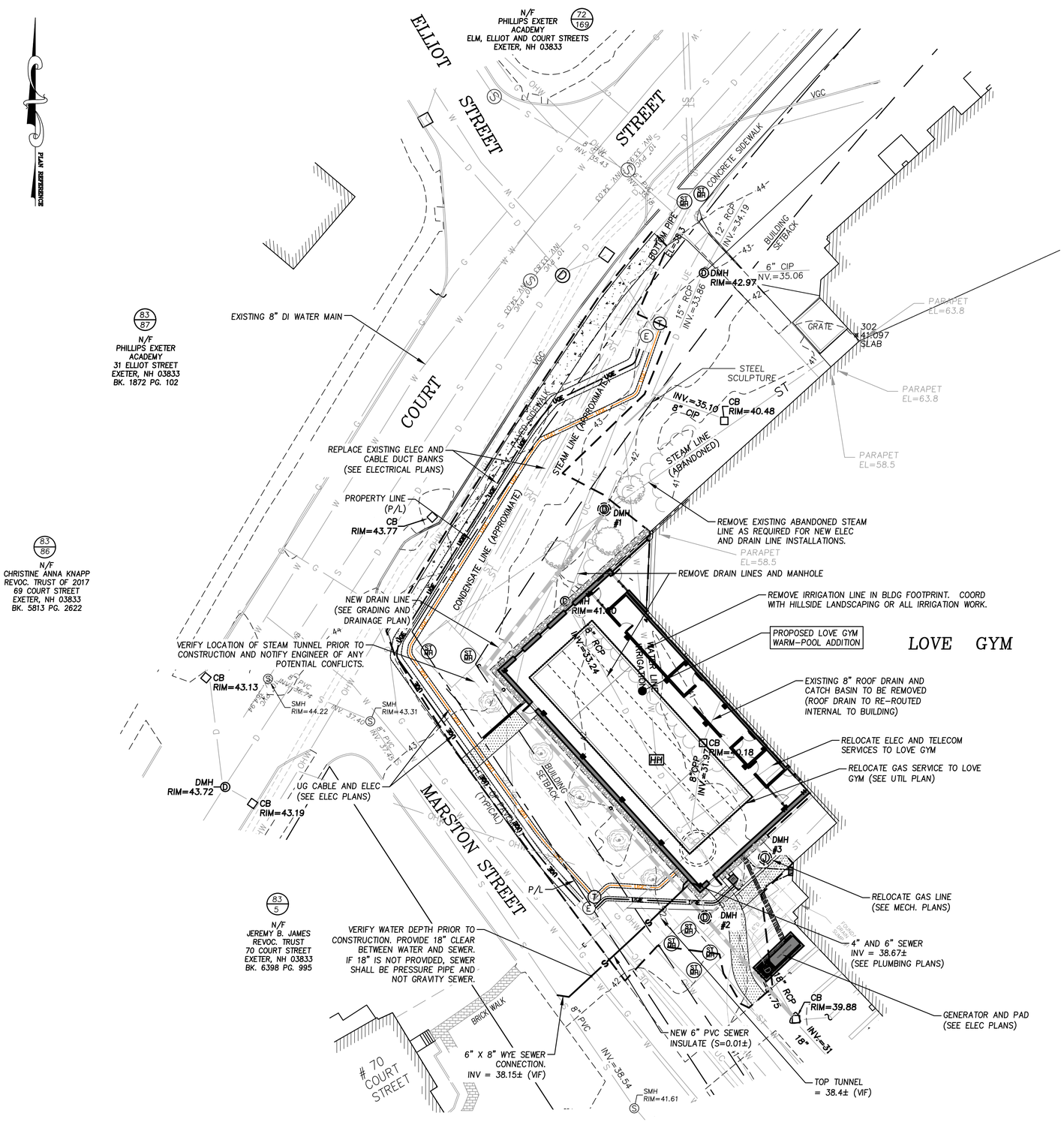
SCALE:
(22" X 34") 1" = 20'
(11" X 17") 1" = 40'

OWNER:
PHILLIPS EXETER ACADEMY
20 Main Street
Exeter, NH 03833

PROJECT:
PHILLIPS EXETER ACADEMY
LOVE GYM
POOL ADDITION
54 COURT STREET
EXETER, NH 03833
TAX MAP 83, LOTS 01

TITLE: SITE PLAN

SHEET NUMBER: C.1



CASE #25-11

TOWN OF EXETER PROJECT REFERENCE

UTILITY NOTES:

1. DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE, LOCAL, AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL PERMIT CONDITIONS AND REQUIREMENTS.
2. 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.
3. ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY THE EXACT LOCATION & ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES BETWEEN FIELD AND PLAN SHALL BE IMMEDIATELY REPORTED TO ENGINEER.
5. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL CONFORM TO FEDERAL OSHA AND CITY REGULATIONS.
6. SEE ARCHITECTURAL/MECHANICAL/ELECTRICAL DRAWINGS FOR LOCATIONS & ELEVATIONS OF UTILITY CONNECTIONS AT BUILDINGS. ALL CONFLICTS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY AND PRIOR TO COMMENCING RELATED WORK.
7. DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES, COLORS PER THE RESPECTIVE UTILITY PROVIDERS.
8. CONTRACTOR SHALL COORDINATE UTILITY WORK WITH UTILITY COMPANIES AS REQUIRED.
9. ALL ELECTRIC, CABLE, AND TELECOMMUNICATION SERVICES AND CONDUITS SHALL BE LOCATED UNDERGROUND AS SHOWN. UNDERGROUND UTILITIES INSTALLATIONS SHALL MEET THE MINIMUM REQUIREMENTS OF TOWN OF EXETER AND UTILITY COMPANIES. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING IN CABLES.
10. ALL UTILITY STRUCTURES SHALL BE SET FLUSH WITH PROPOSED GRADES.
11. SEE SITE ELECTRICAL PLAN FOR PROPOSED ELECTRICAL IMPROVEMENTS NOT SHOWN.
12. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL READ AND FAMILIARIZE THEMSELVES WITH THE PROJECT GEOTECHNICAL REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
13. DEWATERING ACTIVITIES SHALL BE DONE IN ACCORDANCE WITH EPA AND NHDES REGULATIONS AND GUIDELINES.
14. PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES AREA SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATIONS DEGREE OF INSULATION AGAINST FREEZING.
15. ALL STORM DRAIN PIPE SHALL BE ADS N-12 OR EQUAL AND APPROVED BY THE ENGINEER.
16. ALL CATCH BASIN, GATE VALVE COVERS, AND MANHOLE RIMS SHALL BE SET FLUSH WITH OR NO LESS THAN 0.1' BELOW FINISHED GRADE. ANY RIM OR VALVE COVER ABOVE SURROUNDING FINISHED GRADE WILL NOT BE ACCEPTED.
17. ALL CATCH BASINS AND MANHOLES SHALL BE PRECAST, H-20 LOADING.
18. UNLESS OTHERWISE SPECIFIED, PERIMETER DRAINS SHALL BE DIRECTED TO THE NEAREST DRAINAGE STRUCTURE. IF DEEMED APPROPRIATE, CONTRACTOR SHALL PROVIDE ADDITIONAL UNDERDRAINS AT THE DIRECTION OF THE ENGINEER.
19. CONTRACTOR SHALL PROTECT ALL STORMWATER FACILITIES FROM CONSTRUCTION RUNOFF UNTIL THE WATERSHED AREA HAS BEEN STABILIZED.

ENGINEER:

ALTUS ENGINEERING

133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

CORY D. BELDEN No. 14239 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE

1/14/2026

THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

ARCHITECT:

arc.

Architectural Resources Cambridge, Inc.
501 Boylston Street
Suite 4101
Boston, MA 02116
arcusa.com | 617.547.2200
info@arcusa.com

ISSUED FOR: PLANNING BOARD

ISSUE DATE: JANUARY 14, 2026

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMITTAL	CDB	12/08/25
1	TRC COMMENTS	CDB	01/14/26

DRAWN BY: CDB
APPROVED BY: CDB
DRAWING FILE: 5724_SITE.DWG

SCALE:
(22" X 34") 1" = 20'
(11" X 17") 1" = 40'

OWNER:

Phillips Exeter Academy
20 Main Street
Exeter, NH 03833

PROJECT:

PHILLIPS EXETER ACADEMY

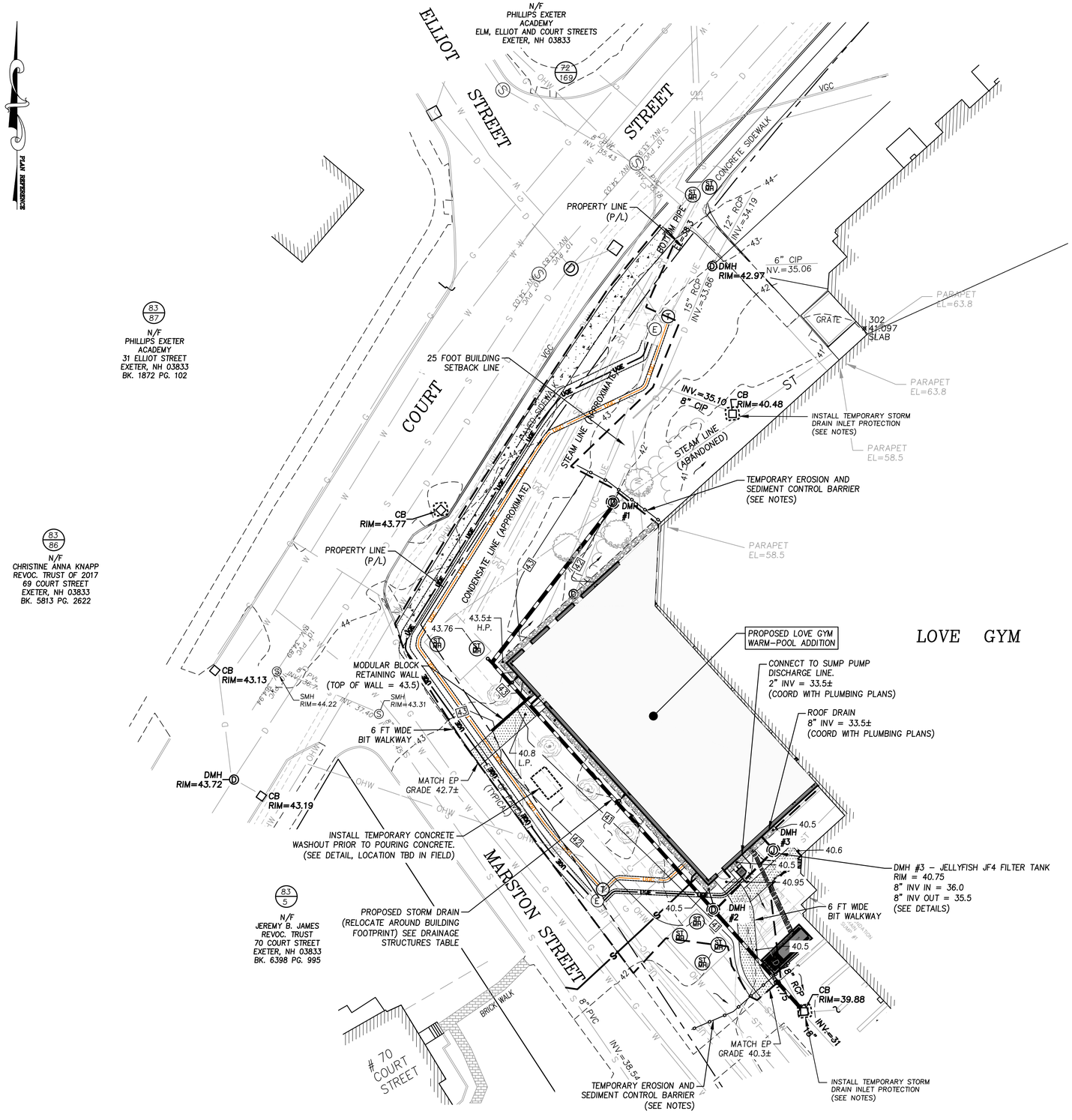
LOVE GYM POOL ADDITION

54 COURT STREET
EXETER, NH 03833
TAX MAP 83, LOTS 01

TITLE: *UTILITIES PLAN*

SHEET NUMBER: C.2

P5674



CASE #25-11

TOWN OF EXETER PROJECT REFERENCE

DRAINAGE STRUCTURES

ALL STORM DRAIN PIPING SHALL BE HDPE, UNLESS OTHERWISE NOTED

DMH #1
RIM = 42.0
15" INV IN =33.45 (EXIST)
15" INV OUT =33.35 (DMH2)

DMH #2
RIM = 43.50
15" INV IN =33.00 (DMH1)
18" INV OUT =32.90 (DMH3)

DMH #3
RIM = 41.75
6" INV IN = 32.8±
(FOUNDATION DRAIN –SEE STRUCT PLANS)
8" INV IN = 35.40± (FROM BLDG)
18" INV IN =32.40 (DMH2)
18" INV OUT =32.30 (EXIST CB)

YD #4
RIM = 42.75
8" INV OUT =33.35 (18" SD)
CONNECT TO 18"X 8" TEE

YD #4
RIM = 40.25
8" INV OUT =33.35 (18" SD)
CONNECT TO 18"X 8" TEE

GRADING AND DRAINAGE NOTES:

1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SCHEDULED TO REMAIN.
2. 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.
3. ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION.
4. DEWATERING ACTIVITIES SHALL BE DONE IN ACCORDANCE WITH EPA AND NHDES REGULATIONS AND GUIDELINES.
5. PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES AREA SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATIONS DEGREE OF INSULATION AGAINST FREEZING.
6. ALL STORM DRAIN PIPE SHALL BE ADS N-12 OR EQUAL AND APPROVED BY THE ENGINEER.
7. ALL CATCH BASIN, GATE VALVE COVERS, AND MANHOLE RIMS SHALL BE SET FLUSH WITH OR NO LESS THAN 0.1' BELOW FINISHED GRADE. ANY RIM OR VALVE COVER ABOVE SURROUNDING FINISHED GRADE WILL NOT BE ACCEPTED.
8. UNLESS OTHERWISE SPECIFIED, BUILDING PERIMETER DRAINS SHALL BE DIRECTED TO THE NEAREST DRAINAGE STRUCTURE.
9. CONTRACTOR SHALL PROTECT ALL STORMWATER FACILITIES FROM CONSTRUCTION RUNOFF UNTIL THE WATERSHED AREA HAS BEEN STABILIZED.

EROSION & SEDIMENT CONTROL NOTES:

1. THE PROJECT DOES NOT REQUIRE A SWPPP AS IT IS LESS THAN ONE ACRE OF DISTURBANCE.
2. PERIMETER SEDIMENT CONTROLS AND CULVERT AND CATCH BASIN INLET PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO EARTH DISTURBANCE ACTIVITIES. TEMPORARY STORM DRAIN INLET PROTECTION SHALL BE PLACED ON ALL CATCH BASIN INLETS WITHIN 100 FEET OF CONSTRUCTION ACTIVITIES.
3. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED IN GOOD WORKING ORDER FOR THE DURATION OF CONSTRUCTION AND THE SITE IS STABILIZED. LOCATION OF CONTROL DEVICES MAY VARY DEPENDING ON CURRENT CONSTRUCTION ACTIVITIES.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN STANDARDS AND SPECIFICATIONS SET FORTH IN THE NHDES NH STORMWATER MANUALS, VOL. 1-3, DATED DECEMBER 2008 AS AMENDED.
5. THE CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO PREVENT EROSION, PREVENT SEDIMENT FROM LEAVING THE SITE AND ENSURE PERMANENT SOIL STABILIZATION.
6. UPON COMPLETION OF CONSTRUCTION, ALL DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT.
7. UPON COMPLETION OF CONSTRUCTION, ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED AND .ALL DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20'

P5674

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CORY D. BELDEN No. 14239 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE
1/14/2026

THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

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ISSUED FOR: PLANNING BOARD

ISSUE DATE: JANUARY 14, 2026

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMITTAL	CDB	12/08/25
1	TRC COMMENTS	CDB	01/14/26

DRAWN BY: CDB
APPROVED BY: CDB
DRAWING FILE: 5724_SITE.DWG

SCALE:
(22" X 34") 1" = 20'
(11" X 17") 1" = 40'

OWNER:
SCHOLA PHILLIPI EXONIENSIS ACADEMIA NOVI HAVN 1781 SUB APTI GEOV IN ORIGINE PENDET
Phillips Exeter Academy
20 Main Street
Exeter, NH 03833

PROJECT:
PHILLIPS EXETER ACADEMY
LOVE GYM POOL ADDITION
54 COURT STREET
EXETER, NH 03833
TAX MAP 83, LOTS 01

TITLE: GRADING, DRAINAGE AND STORMWATER MANAGEMENT PLAN

SHEET NUMBER: C.3

CASE #25-11

TOWN OF EXETER PROJECT REFERENCE

PROJECT NAME AND LOCATION

Applicant:
Phillips Exeter Academy
20 Main Street
Exeter, NH 03820

DESCRIPTION

The project consists of a building expansion, interior renovations, minor site grading, bituminous asphalt walkways, utility installations, and drainage improvements.

DISTURBED AREA

The total area to be disturbed is approximately 0.25 acres.

NPDES CONSTRUCTION GENERAL PERMIT

The total site disturbance is under 1 acre, therefore coverage under teh NPDES Construction Genreal Permit is not required. The owner and operator do not need to file a Notice of Intent (NOI) with the U.S.E.P.A. under the NPDES Construction General Permit.

NAME OF RECEIVING WATER

Closed drainage system draining to the Little River.

TEMPORARY EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

All work shall be in accordance with state and local permits.

As indicated in the sequence of Major Activities, the hay bales and silt fences shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Once construction activity ceases permanently in an area, silt fences and hay bale barriers and any earth/dikes will be removed once permanent measures are established.

During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site shall be filtered through hay bale barriers, stone check dams, and silt fences. All storm drain inlets shall be provided with hay bale filters or stone check dams. Stone rip rap shall be provided at the outlets of drain pipes and culverts where shown on the drawings.

Temporary and permanent vegetation and mulching is an integral component of the erosion and sedimentation control plan. All areas shall be inspected and maintained until vegetative cover is established. These control measures are essential to erosion prevention and also reduce costly rework of graded and shaped areas.

Temporary vegetation shall be maintained in these areas until permanent seeding is applied. Additionally, erosion sedimentation measures shall be maintained until permanent vegetation is established.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

A. GENERAL

These are the general inspection and maintenance practices that shall be used to implement the plan.

1. The smallest practical portion of the site shall be denuded at one time. The amount of open area shall be determined by an approved "Construction Sequence Plan" which will be prepared by the contractor and submitted to the engineer at least 30 days prior to construction.
2. All control measures shall be inspected at least once each week and following any storm event of 0.5 inches or greater.
3. All measures shall be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours.
4. Built up sediment shall be removed from silt fence or haybale barriers when it has reached one third the height of the fence or bale, or when "bulges" occur.
5. All diversion dikes shall be inspected and any breaches promptly repaired.
6. Temporary seeding and planting shall be inspected for bare spots, washouts, and unhealthy growth.
7. A maintenance inspection report shall be made after each inspection.
8. The Contractor's site superintendent shall be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance report.
9. The owner's authorized engineer shall inspect the site on a periodic basis to review compliance with the Plans.
10. An area shall be considered stable if one of the following has occurred:
    a. Base coarse gravels have been installed in areas to be paved;
    b. A minimum of 85% vegetated growth as been established;
    c. A minimum of 3 inches of non-erosive material such as stone of riprap has been installed or
    d. Erosion control blankets have been properly installed.

B. MULCHING

1. Timing

Mulching – mulch shall be used on highly erodible soils, on critically eroding areas, on areas where conservation of moisture will facilitate plant establishment, and where shown on the plans.

In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards that shall be used to assure this.

a. Apply mulch prior to any storm event.

This is applicable when working within 100 feet of wetlands. It shall be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.

b. Required Mulching within a specified time period.

The time period can range from 21 to 28 days of inactivity on a area, the length of time varying 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. Mulch Application.

Type	Standard rate per 1,000 s.f.	Winter rate per 1,000 s.f.	Use and Comments
Hay or Straw	75–92 lbs.	150–185 lbs.	Must be dry and free from mold. May be used with plantings.
Jute and Fibrous Matting	As per manufacturer Specifications	As per manufacturer Specifications	Used in scope areas, water coursed and other areas.
Crushed Stone 1/4" to 1–1/2" dia.	Spread more than 1/2" thick	Spread more than 1/2" thick	Effective in controlling wind and water erosion.
Wood chips or bark mulch	460 to 920 lbs.	–	Used mostly with trees and shrub plantings.
Erosion Control Mix	2" thick min.	Per winter season specification	* The organic matter content is between 80 and 100%, dry weight basis. * Particle size by weight is 100% passing a 6" screen and a minimum of 70 %, maximum of 85%, passing a 0.75" screen. * The organic portion needs to be fibrous and elongated. * Large portions of silts, clays or fine sands are not acceptable in the mix. * Soluble salts content is less than 4.0 mmhos/cm. * The pH should fall between 5.0 and 8.0.

3. Maintenance

All mulches shall be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by the specified thickness of mulch, additional mulch shall be immediately applied.

C. TEMPORARY GRASS COVER

1. Seedbed Preparation

Apply fertilizer at the rate of 600 pounds per acre of 10–10–10. Apply limestone (equivalent to 50 percent calcium plus magnesium oxide) at a rate of three (3) tons per acre.

2. Seeding

a. Utilize annual rye grass at a rate of 40 lbs/acre.

b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.

c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

3. Maintenance

Temporary seedings shall be periodically inspected. At a minimum, 95% of the soil surface should be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

D. FILTERS

1. Straw/Hay Bales

a. Sheet Flow Applications

1. Bales shall be placed in a single row, lengthwise on the contour, with ends of adjacent bales tightly abutting one another.
2. All bales shall be string–tied. Bales shall be installed so that bindings are oriented around the sides rather than along the tops and bottoms of the bales to prevent deterioration of the bindings.
3. The barrier shall be entrenched and backfilled. A trench shall be excavated the width of a bale and the length of the proposed barrier to a minimum depth of four (4) inches. After the bales are staked and chinked, the excavated soil shall be backfilled against the barrier. Backfill soil shall conform to the ground level on the downhill side and shall be built up to four (4) inches against the uphill side of the barrier. Ideally, bales should be placed ten (10) feet away from the toe of slope.
4. Each bale shall be securely anchored by at least two (2) stakes driven through the bale. The first stake in each bale shall be driven toward the previously laid bale to force the bales together. Stakes shall be driven deep enough into the ground to securely anchor the bales.
5. The gaps between bales shall be chinked (filled by wedging) with hay to prevent water from escaping between the bales.

2. Silt Fence

a. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester or ethylene yarn and shall be certified by the manufacturer or supplier as conforming to the following requirements:

Physical Property	Test	Requirements
Filtering Efficiency	VTM–51	75% minimum
Tensile Strength at 20% Maximum Elongation*	VTM–52	Extra Strength 50 lb/lin in (min) Standard Strength 30 lb/lin in (min)
Flow Rate	VTM–51	0.3 gal/sf/min (min)

* Requirements reduced by 50 percent after six (6) months of installation.

Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of six (6) months of expected usable construction life at a temperature range of 0 degrees F to 120° F.

b. Posts shall be spaced a maximum of ten (10) feet apart at the barrier location or as recommended by the manufacturer and driven securely into the ground (minimum of 16 inches).

c. A trench shall be excavated approximately six (6) inches wide and eight (8) inches deep along the line of posts and upslope from the barrier.

d. When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least one (1) inch long, tie wires or hog rings. The wire shall extend no more than 36 inches above the original ground surfaces.

e. The "standard strength" filter fabric shall be stapled or wired to the fence, and eight (8) inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.

f. When extra strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts with all other provisions of item (g) applying.

g. The trench shall be backfilled and the soil compacted over the filter fabric.

h. Silt fences shall be removed when they have served their useful purpose but not before the upslope areas has been permanently stabilized.

3. Silt Sock or approved equal

Install and maintain per manufacturer's specifications

4. Sequence of Installation

Sediment barriers shall be installed prior to any soil disturbance of the contributing upslope drainage area.

5. Maintenance

a. Straw/hay bale barrier and silt fence barriers shall be inspected 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, the sediment barriers shall be replaced with a temporary check dam.

b. Should the fabric on a silt fence or filter barrier 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 shall be removed when deposits reach approximately one third (1/3) the height of the barrier.

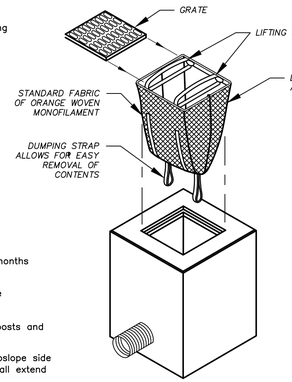
d. Any sediment deposits remaining in place after the silt fence or haybale barrier is no longer required shall be removed. The area shall be prepared and seeded.

e. Additional stone, if needed, shall be added to the construction entrance, stone lined swales, etc., periodically to maintain proper function of the erosion control structure.

1.

E. PERMANENT SEEDING

See Landscape Architect's drawings for details.



INSTALLATION AND MAINTENANCE:

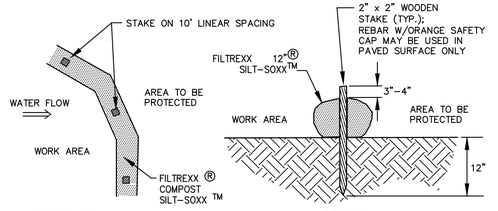
INSTALLATION: REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO CATCH BASIN INSERT SO THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF THE UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE CATCH BASIN INSERT. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY THE UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

UNACCEPTABLE INLET PROTECTION METHOD:

A SIMPLE SHEET OF GEOTEXTILE UNDER THE GRATE IS NOT ACCEPTABLE.

STORM DRAIN INLET PROTECTION NOT TO SCALE



NOTES:
1. SILTSOXX MAY BY USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
2. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
3. SILTSOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
4. ALL SEDIMENT TRAPPED BY SILTSOXX SHALL BE DISPOSED OF PROPERLY.

EROSION CONTROL BARRIER NOT TO SCALE

P5674

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STATE OF NEW HAMPSHIRE – CORY D. BELDEN No. 14239 – LICENSED PROFESSIONAL ENGINEER
1/14/2026

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ISSUED FOR: PLANNING BOARD

ISSUE DATE: JANUARY 14, 2026

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMITTAL	CDB	12/08/25
1	TRC COMMENTS	CDB	01/14/26

DRAWN BY: CDB
APPROVED BY: CDB
DRAWING FILE: 5724_SITE.DWG

SCALE:

OWNER:
PHILLIPS EXONIENSIS ACADEMIE – NOVI HANI GEDIT – IN ORIGINE PENDET – A.D. 1781
Phillips Exeter Academy
20 Main Street
Exeter, NH 03833

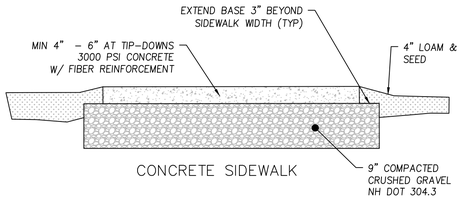
PROJECT:
PHILLIPS EXETER ACADEMY
LOVE GYM POOL ADDITION
54 COURT STREET
EXETER, NH 03833
TAX MAP 83, LOTS 01

TITLE:
STORMWATER NOTES AND DETAILS

SHEET NUMBER:
C.4

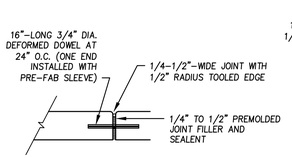
CASE #25-11

TOWN OF EXETER PROJECT REFERENCE

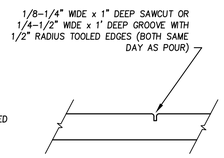


NOTES:

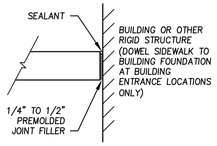
1. SIDEWALK WIDTHS SHALL BE EQUAL TO EXISTING WIDTHS OR AS APPROVED AND SHALL SLOPE TO MATCH EXISTING ELEVATIONS.
2. BASE FOR THE SIDEWALKS SHALL BE 9-INCHES OF CRUSHED GRAVEL.



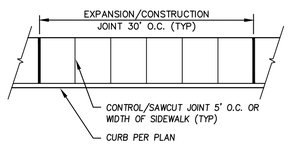
EXPANSION/CONSTRUCTION JOINT



CONTROL/SAWCUT JOINT



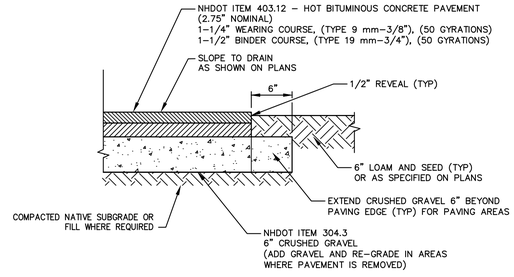
ISOLATION JOINT



PLAN

CONCRETE SIDEWALK

NOT TO SCALE

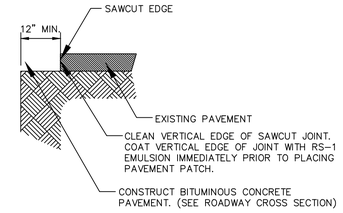


NOTES:

1. INSTALL TACK COAT TO BINDER COURSE PAVEMENT PRIOR TO INSTALLING WEARING COURSE.
2. ALL LOAM, CLAY, MUCK, ORGANIC AND/OR YIELDING MATERIAL SHALL BE REMOVED TO A DEPTH OF NO LESS THAN 18.5" BELOW FINISH GRADE. INSTALL COMPACTED SAND OR GRAVEL BORROW TO SUBGRADE, AS NECESSARY.
3. SUBGRADE SHALL BE FREE OF VOIDS THAT ALLOW MOVEMENT/SETTLEMENT OF MATERIALS.
4. SUBGRADE SHALL BE PROOF ROLLED WITH A FULLY LOADED DUMP TRUCK PRIOR TO PLACEMENT OF GRAVEL. PROOF ROLLING TO BE VIEWED AND APPROVED BY ENGINEER.

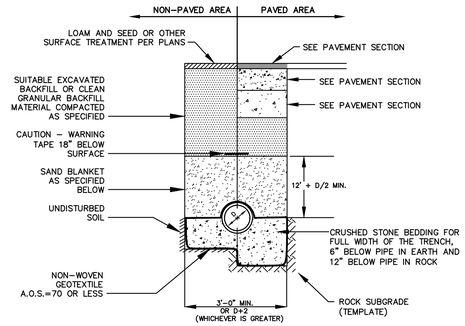
BITUMINOUS SIDEWALK CROSS SECTION

NOT TO SCALE



PAVEMENT SAWCUT DETAIL

NOT TO SCALE



BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

SAND BLANKET/BARRIER

SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 – 100
200	0 – 15

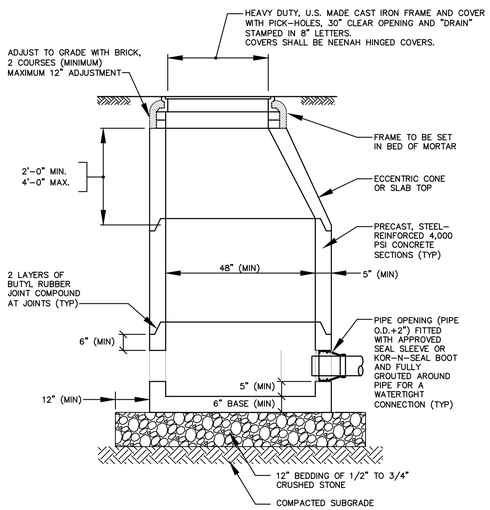
SCREENED GRAVEL OR CRUSHED STONE BEDDING*

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 – 100
3/8"	20 – 55
# 4	0 – 10
# 8	0 – 5

* EQUIVALENT TO STANDARD STONE SIZE #67 – SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

SEWER/DRAIN TRENCH DETAIL

NOT TO SCALE

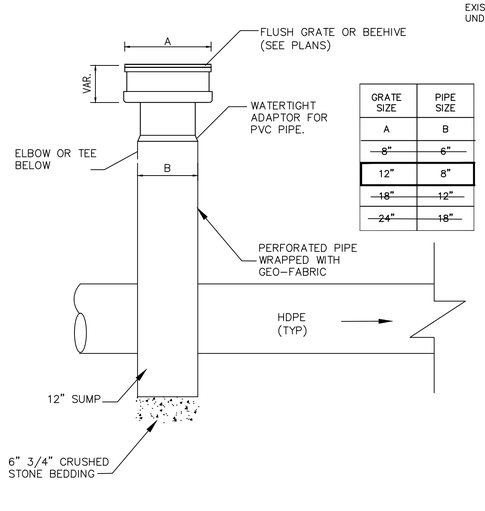


NOTES

1. ALL SECTIONS SHALL BE CONCRETE CLASS AA (4000 psi).
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ.IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
3. THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
4. RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
5. ALL MANHOLE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
6. USE H–20 LOADING SLAB TOP SECTION IN LIEU OF ECCENTRIC TOP WHERE PIPE INVERT IS WITHIN 4 FT OF GRADE.

DRAIN MANHOLE DETAIL

NOT TO SCALE



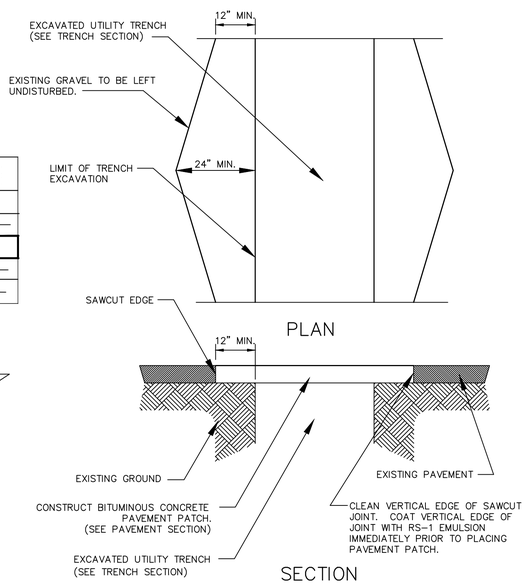
GRATE SIZE	PIPE SIZE
A	B
~~8"~~	~~6"~~
12"	8"
~~18"~~	~~12"~~
~~24"~~	~~18"~~

YARD DRAIN NOTES:

1. INLINE DRAIN TO BE PVC DIAMETER AS SPECIFIED AND AS MANUFACTURED BY ADS 1–800–821–6710 OR APPROVED EQUAL.
2. THE CONTRACTOR SHALL INSTALL THE INLINE DRAIN AS PER THE MANUFACTURER'S RECOMMENDATIONS AND AS SHOWN ON THE DRAWINGS.

YARD DRAIN AND GRATE DETAIL

NOT TO SCALE



NOTES

1. MACHINE CUT EXISTING PAVEMENT.
2. ALL TEMPORARY, DAMAGED OR DEFECTIVE PAVEMENT SHALL BE REMOVED PRIOR TO PLACEMENT OF PERMANENT TRENCH REPAIRS.
3. DIAMOND PATCHES, SHALL BE REQUIRED FOR ALL TRENCHES CROSSING ROADWAY. DIAMOND PATCHES SHALL MEET NHDOT REQUIREMENTS.

TRENCH PATCH DETAIL

NOT TO SCALE

P5674

ENGINEER:

ALTUS ENGINEERING

133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

CORY D. BELDEN No. 14239 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE
1/14/2026

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ARCHITECT:

arc.

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ISSUED FOR: PLANNING BOARD

ISSUE DATE: JANUARY 14, 2026

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMITTAL	CDB	12/08/25
1	TRC COMMENTS	CDB	01/14/26

DRAWN BY: CDB
APPROVED BY: CDB
DRAWING FILE: 5724_SITE.DWG

SCALE:

OWNER:

Phillips Exeter Academy
20 Main Street
Exeter, NH 03833

PROJECT:

PHILLIPS EXETER ACADEMY

LOVE GYM POOL ADDITION

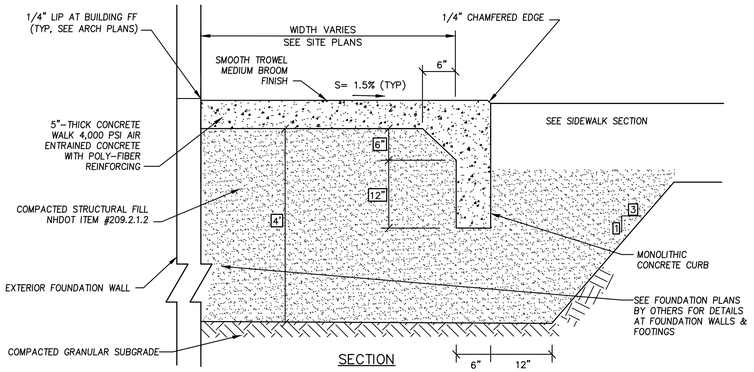
54 COURT STREET
EXETER, NH 03833
TAX MAP 83, LOTS 01

TITLE: CONSTRUCTION DETAILS

SHEET NUMBER: C.5

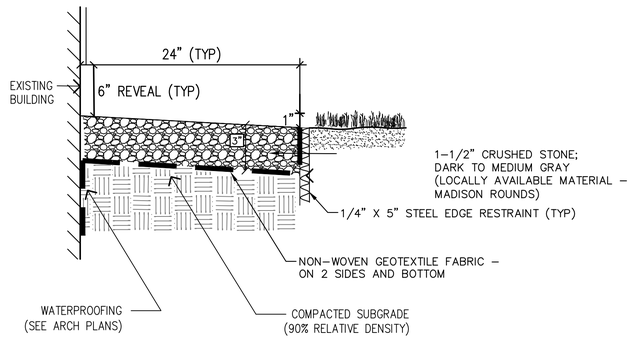
CASE #25-11

TOWN OF EXETER PROJECT REFERENCE



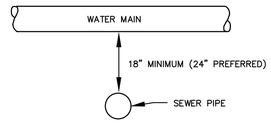
CONCRETE SLAB (SIDEWALK) DETAILS @ BLDG. ENTRANCES

NOT TO SCALE



DRIP EDGE DETAIL

NOT TO SCALE

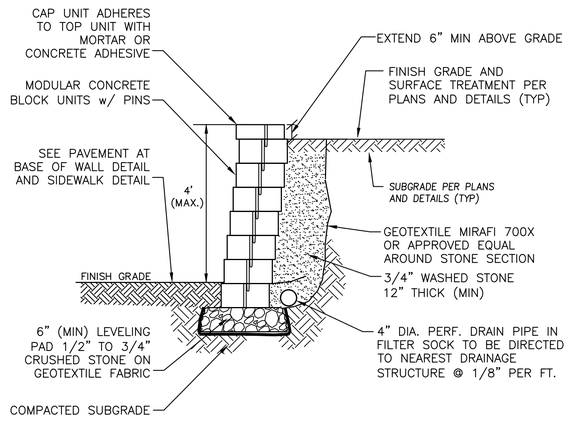


NOTES

1. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER AND SEWER MAINS. A MINIMUM VERTICAL DISTANCE WITH WATER ABOVE SEWER SHALL BE MAINTAINED.
2. SEWER PIPE JOINTS SHALL BE LOCATED A MINIMUM OF 6 FEET HORIZONTALLY FROM WATER MAIN.
3. IF THE REQUIRED CONFIGURATION CANNOT BE MET, THE SEWER MAIN SHALL BE CONSTRUCTED TO MEET THE NHDES REQUIREMENTS FOR FORCE MAIN CONSTRUCTION.
4. WATER MAIN MAY REQUIRE INSULATION IF MINIMUM DEPTH IS REDUCED TO CROSS OVER SEWER.

WATER MAIN / SEWER CROSSING

NOT TO SCALE

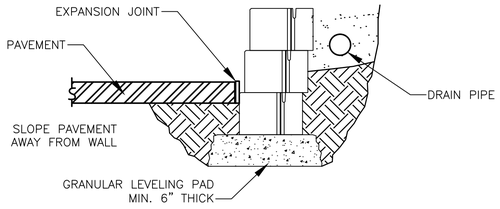


NOTES:

1. MODULAR BLOCK RETAINING WALL SHALL BE VERSA-LOK "SQUARE FOOT" RETAINING WALL SYSTEMS, SMOOTH FINISH AND GRAY IN COLOR (OR APPROVED EQUAL). BLOCK FINISH SHALL BE AT THE DISCRETION OF THE OWNER.
2. TYPICAL MODULAR BLOCK SHALL BE PRECAST CONCRETE MEASURING APPROXIMATELY 16"x12"x6". OTHER BLOCK SIZES MAY BE APPROVED BY THE ENGINEER UPON REQUEST. CAP UNITS SHALL BE PER THE STANDARDS OF THE SELECTED MANUFACTURER
3. WALL SHALL BE INSTALLED PER THE REQUIREMENTS OF THE MANUFACTURER.
4. WALL HEIGHT SHALL NOT EXCEED 4' WITHOUT DESIGN DRAWINGS STAMPED BY A PROFESSIONAL STRUCTURAL ENGINEER.
5. LOCKING PINS MAY OR MAY NOT BE REQUIRED BASED ON THE WALL MANUFACTURER APPROVED BY THE ENGINEER.
6. WALL SHALL BE EMBEDDED BELOW EXISTING GRADE THE DEPTH OF AT LEAST ONE BLOCK UNLESS OTHERWISE SPECIFIED BY THE WALL MANUFACTURER.
7. BLOCK FINISH SHALL BE AT THE DISCRETION OF THE OWNER.

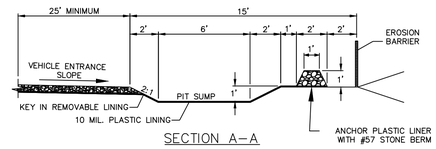
MODULAR BLOCK RETAINING WALL

NOT TO SCALE

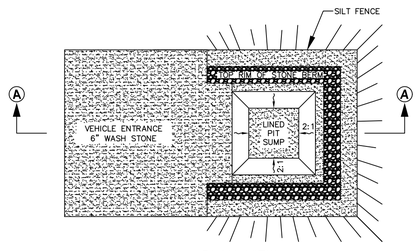


PAVEMENT AT BASE OF WALL

SQUARE FOOT UNIT



SECTION A-A



PLAN VIEW

NOTES:

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

CONCRETE WASHOUT DETAIL

NOT TO SCALE

ENGINEER:

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ARCHITECT:

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ISSUED FOR: PLANNING BOARD

ISSUE DATE: JANUARY 14, 2026

REVISIONS

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0	INITIAL SUBMITTAL	CDB	12/08/25
1	TRC COMMENTS	CDB	01/14/26

DRAWN BY: CDB

APPROVED BY: CDB

DRAWING FILE: 5724_SITE.DWG

SCALE:

OWNER:

Phillips Exeter Academy
20 Main Street
Exeter, NH 03833

PROJECT:

PHILLIPS EXETER ACADEMY

LOVE GYM POOL ADDITION

54 COURT STREET
EXETER, NH 03833
TAX MAP 83, LOTS 01

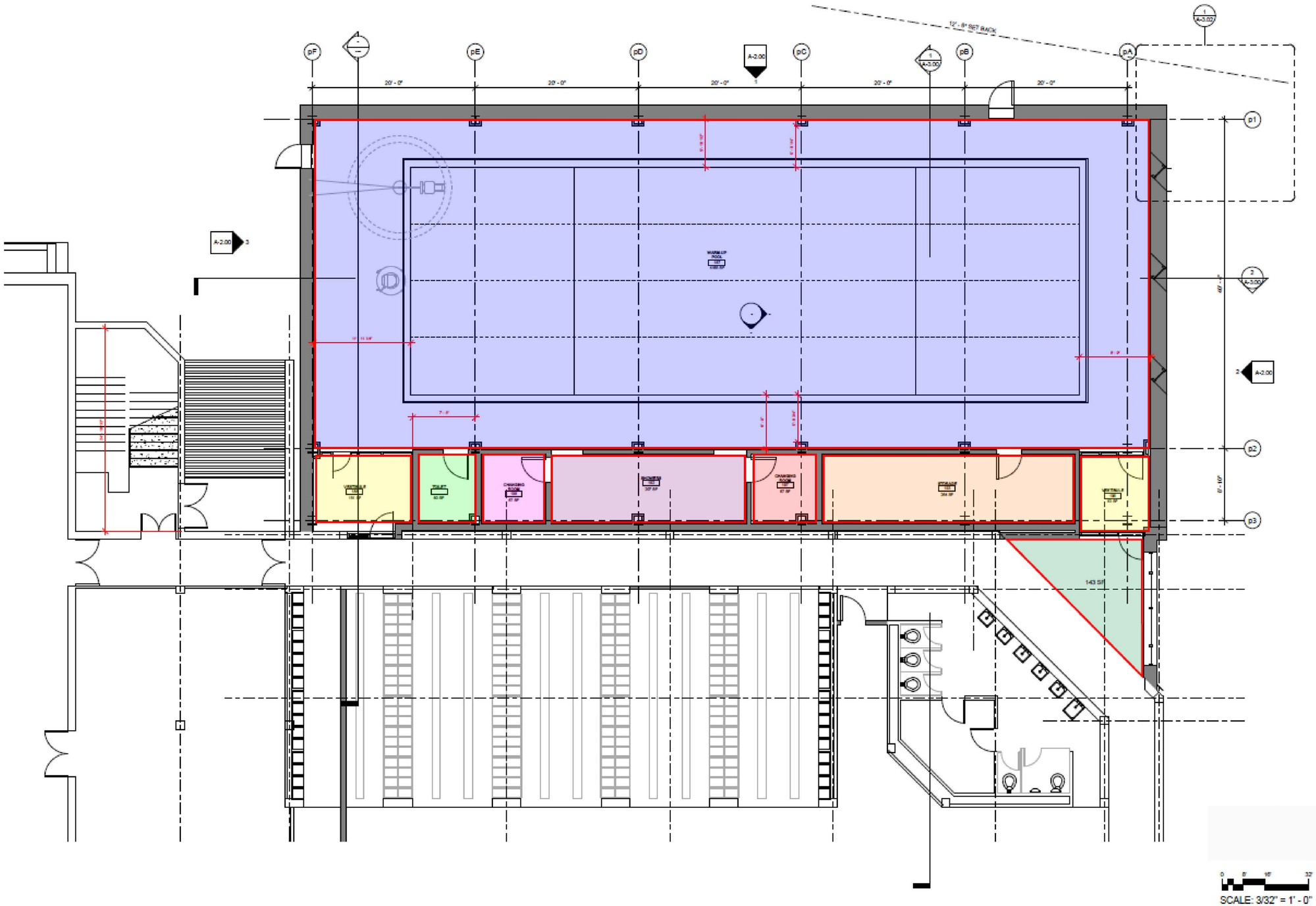
TITLE: CONSTRUCTION DETAILS

SHEET NUMBER: C.6

P5674

CASE #25-11

TOWN OF EXETER PROJECT REFERENCE



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ENGINEER:

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ISSUED FOR:
PLANNING BOARD

ISSUE DATE:
DECEMBER 8, 2025

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	CLIENT REVIEW	CDB	12/08/25

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APPROVED BY: CDB
DRAWING FILE: 5724_SITE.DWG

SCALE:
NO SCALE

OWNER:

Phillips Exeter Academy
20 Main Street
Exeter, NH 03833

PROJECT:

PHILLIPS EXETER ACADEMY

LOVE GYM WARM-UP POOL ADDITION

54 COURT STREET
EXETER, NH 03833
TAX MAP 83, LOTS 01

TITLE:
BUILDING FLOOR PLAN

SHEET NUMBER:
A-1.01

CASE #25-11

TOWN OF EXETER PROJECT REFERENCE

ELEVATION VIEW - 12/02/2025

arc.

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ISSUED FOR:
PLANNING BOARD

ISSUE DATE:
DECEMBER 8, 2025

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0	CLIENT REVIEW	CDB	12/08/25

DRAWN BY: CDB
APPROVED BY: CDB
DRAWING FILE: 5724_SITE.DWG

SCALE:
NO SCALE

OWNER:

Phillips Exeter Academy
20 Main Street
Exeter, NH 03833

PROJECT:
PHILLIPS EXETER ACADEMY
LOVE GYM WARM-UP POOL ADDITION
54 COURT STREET
EXETER, NH 03833
TAX MAP 83, LOTS 01

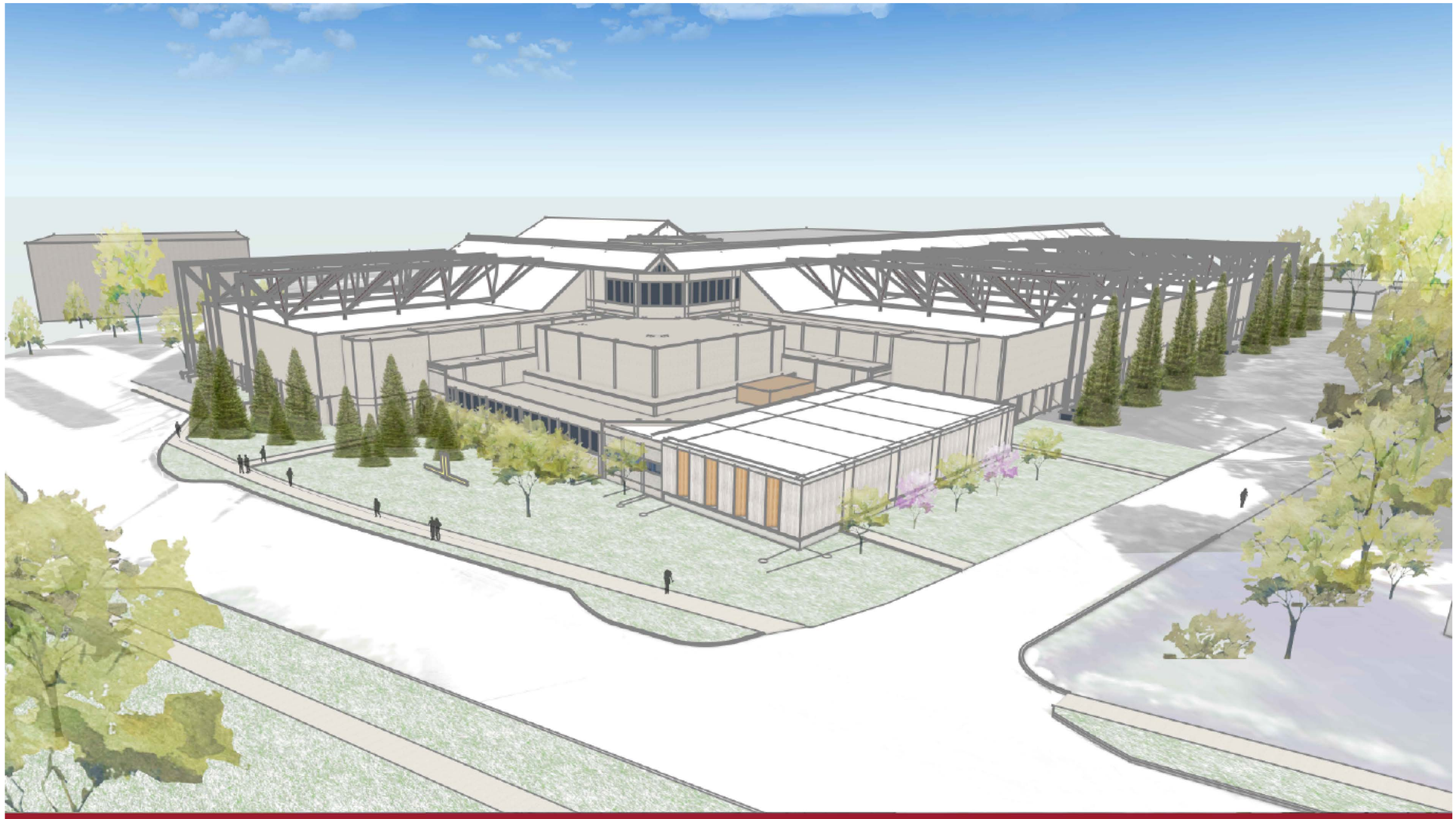
TITLE:
BUILDING ELEVATION

SHEET NUMBER:
A-1.02

P5674

CASE #25-11

TOWN OF EXETER PROJECT REFERENCE



AERIAL VIEW - 12/02/2025

arc.

ENGINEER:

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PLANNING BOARD

ISSUE DATE:
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APPROVED BY: CDB
DRAWING FILE: 5724_SITE.DWG

SCALE:
NO SCALE

OWNER:

Phillips Exeter Academy
20 Main Street
Exeter, NH 03833

PROJECT:
PHILLIPS EXETER ACADEMY

LOVE GYM WARM-UP POOL ADDITION

54 COURT STREET
EXETER, NH 03833
TAX MAP 83, LOTS 01

TITLE:
BUILDING RENDERING

SHEET NUMBER:
A-1.03

P5674

DRAINAGE REPORT

Phillips Exeter Academy
Love Gym Warm-Up Pool Addition

54 Court Street
Tax Map 81, Lot 01

January 15, 2026

Prepared for:

PHILLIPS EXETER ACADEMY
20 Main Street
Exeter, NH 03833

Prepared by:

ALTUS ENGINEERING

133 Court Street
Portsmouth, NH
(603) 433-2335

TABLE OF CONTENTS

PROJECT DESCRIPTION

Site Overview

Phillips Exeter Academy (PEA) is proposing to construct an approximate 5,750 square foot addition to the existing Love Gymnasium for a new indoor warm-up pool. The new warm-up pool will be located on the west side of the Love Gymnasium, along Marston Street. The building is located on an approximate 49-acre parcel (Tax Map 83, Lot 01) that was re-developed by PEA approximately 10 years ago (2016) as the South Campus Master Plan (SCMP). During the implementation of the plan, three major projects (New Field House, Center for Theater and Dance, and Tennis Courts relocation) were constructed. These projects were permitted through the Town of Exeter and with NHDES Alteration of Terrain Bureau and required extensive stormwater management improvements. The SCMP provided treatment to approximately 680,000 sq ft of impervious area that was previously untreated and draining to the Exeter River.

The proposed warm-up pool addition is located on the west side of Love Gym. The existing Love Gym, Thomson Gym, and Field House complex it will attach to are approximately 232,000 square feet in surface area. The new addition represents an approximate 2.5% increase in footprint area.

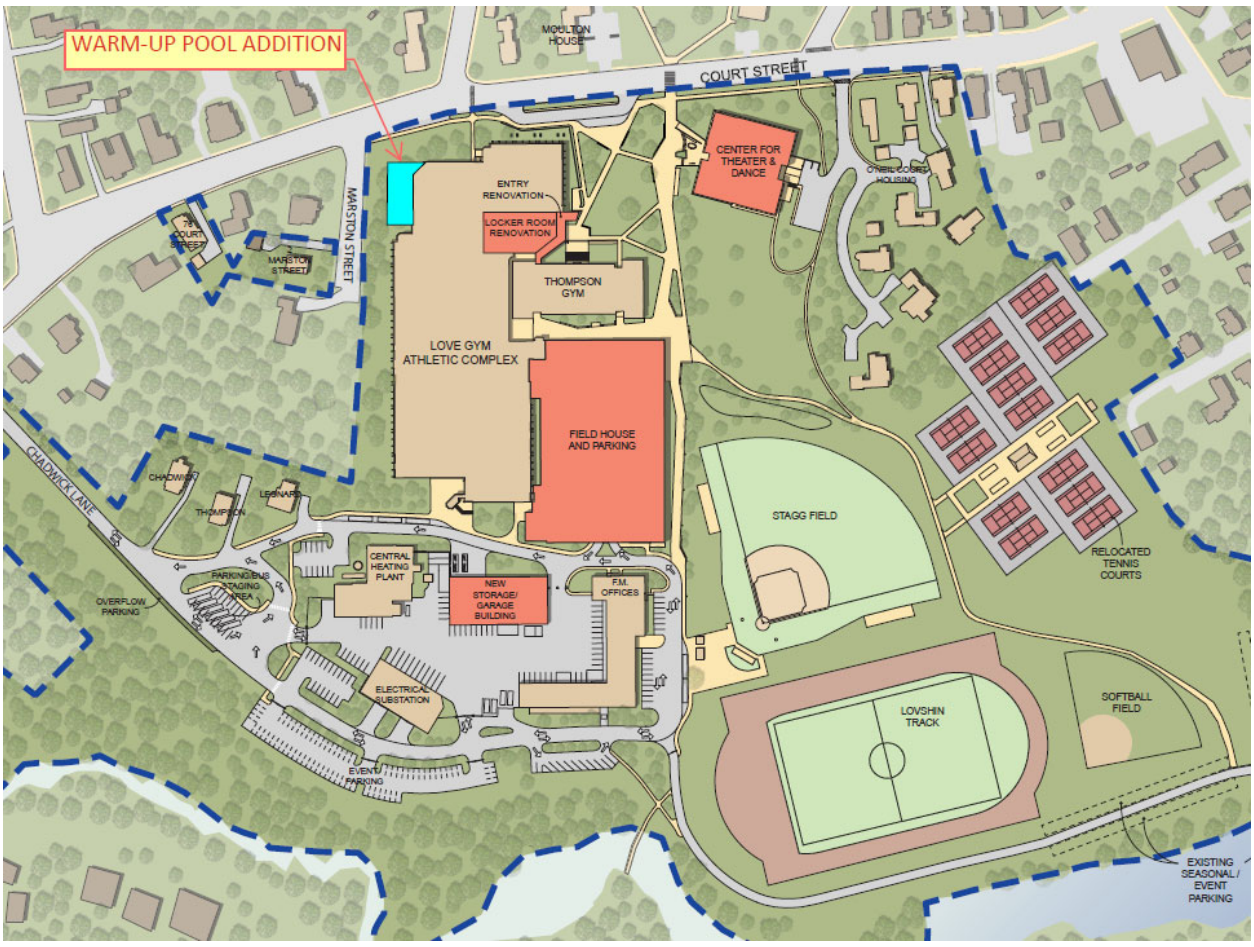


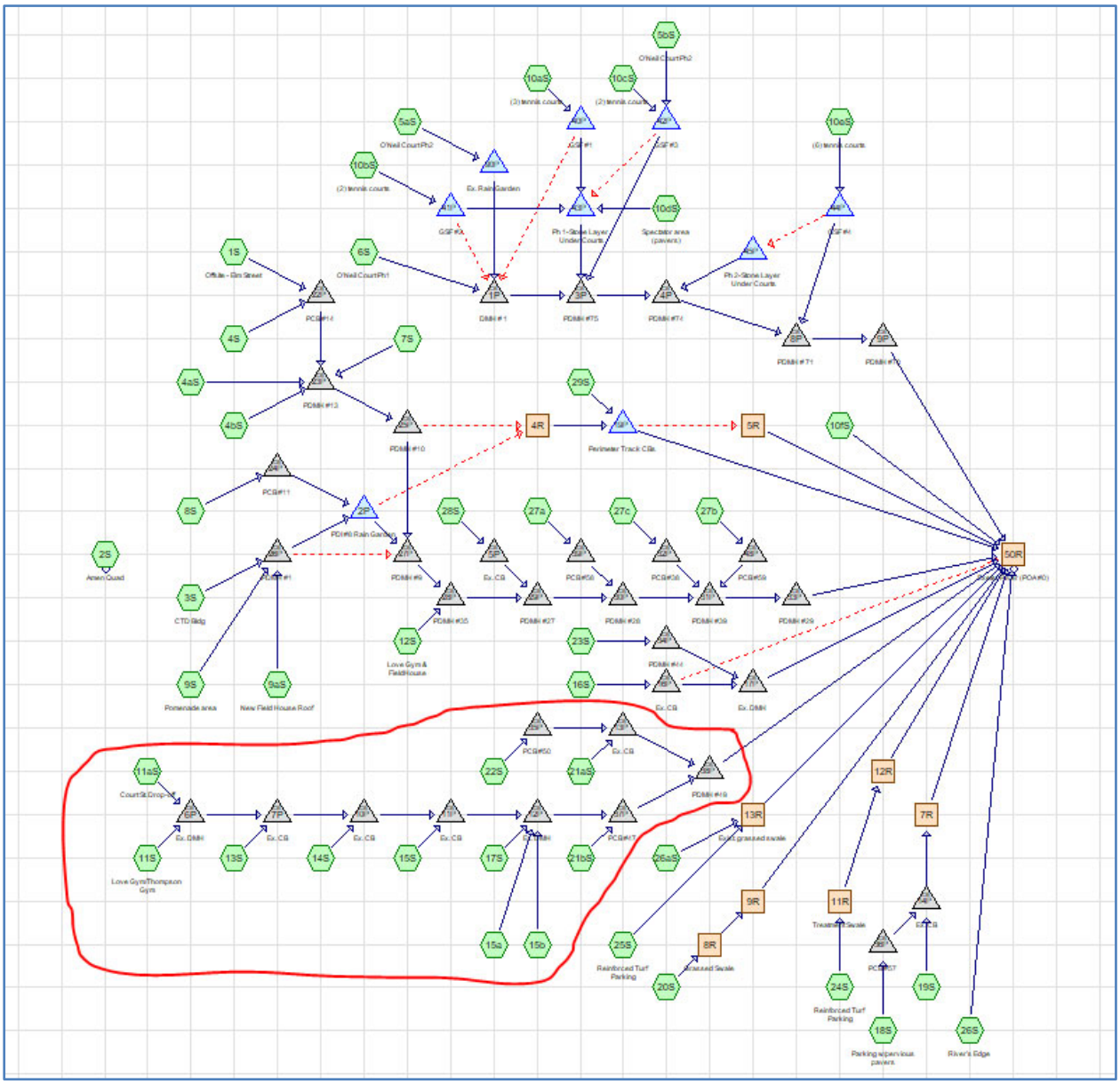
Exhibit A) Couth Campus Master Plan Area

As depicted in Exhibit A, the proposed building addition is located in the north portion of the site. The site flows to the south towards Little River and Exeter River, so the proposed project is in the upper area of the watershed. Numerous stormwater treatment practices have been installed to provide treatment on this site through the various phases of site development and the proposed addition will flow to an existing treatment facility located downstream form the site. Table A below illustrates the Stormwater practices that have been installed on site and the over 680,000 sf of impervious area that is treated.

TABLE A - SUMMARY OF STORMWATER TREATMENT PRACTICES
SOUTH CAMPUS MASTER PLAN

Watershed Number	Total Area (sf)	Total Imp. Area (sf)	% Imperv.	Imp. Area Treated (sf)	Stormwwater Practices
1	186,350	94,482	51%		Off-site contribution; same as pre-development
2	17,894	2,225	12%		Improvements include re-configured sidewalks. Drains to Court Street stormwater system
3	19,910	19,910	100%	19,910	Proposed 10,600 cubic-foot rain garden
4	9,434	233	2%	233	Imprevious sidewalks only, in-line hooded CB with 4' sump
4a	9,368	2,621	28%	2,621	Off-line hooded CB with 4' sump
4b	7,014	7,014	100%	7,014	Pervious pavers to off-line hooded CB with 4' sump
5a	47,776	20,834	44%	20,834	Existing rain garden to recently constructed grassed soil filter #2
5b	9,393	2,390	25%	2,390	Recently constructed grassed soil filter #2
6	47,444	21,068	44%	21,068	Minimal increase of impervious area; Exist. Hooded CB's
7	31,373	1,840	6%	1,840	Imprevious sidewalks only, minimum sediment loading, hooded CB with 4' sump
8	34,712	15,917	46%	15,917	Includes 15,000 s.f. for future impervious area; Proposed 10,600 cubic-foot rain garden
9	120,541	89,222	74%	89,222	Hooded CB's; Proposed 10,600 cubic-foot rain garden
10a	31,929	18,800	59%	18,800	Recently constructed grassed soil filter #1
10b	23,823	11,416	48%	11,416	Recently constructed grassed soil filter #2
10c	23,379	14,944	64%	14,944	Proposed grassed soil filter #3
10d	15,020	12,890	86%	12,890	Proposed pervious pavers to 3' vertical feet of open-graded stone layer under courts
10e	53,304	44,122	83%	44,122	Proposed grassed soil filter #4
10f	243,700	4,681	2%	4,681	Lawn and existing vegetated buffer at river edge
11	93,211	58,265	63%	58,265	Hooded CB's to existing closed drainage system
11a	10,331	7,657	74%	7,657	Pervious pavers to off-line hooded CB with 4' sump
12	67,450	60,789	90%	60,789	Mainly existing roof with miminal new roof area and hardscape; hooded CB' to garage drainage system
13	51,967	26,988	52%		No new impervious area; Existing CB's to closed drainage system
14	47,012	31,664	67%		No new impervious area; Existing CB's to closed drainage system
15	22,117	15,675	71%		No new impervious area; Existing CB's to existing closed drainage system
15a	10,124	0	0%		No new impervious area; Existing CB's
15b	5,500	5,500	100%		Existing roof to existing CB
16	114,147	103,589	91%	103,589	Proposed hooded CB's with 4' sump to existing WQI (water quality inlet structure) #3
17	9,797	6,759	69%	6,759	Pervious pavers to off-line hooded CB with 4' sump
18	24,100	21,608	90%	21,608	Pervious pavers to off-line hooded CB with 4' sump to WQI #1
19	95,753	15,806	17%	15,806	Mainly same as existing conditions to existing CB's & new CB for lawn area to existing WQI #1
20	12,264	8,364	68%	8,364	Roadway sheet flows into roadside vegetated swale; level spreader to existing 200' wooded buffer
21a	7,463	5,914	79%	5,914	Pervious pavers to off-line hooded CB with 4' sump to existing WQI #2
21b	6,652	5,103	77%	5,103	Off-line hooded CB with 4' sump
22	46,674	39,170	84%	39,170	Off-line hooded CB with 4' sump to existing WQI #2
23	16,861	13,024	77%	13,024	Proposed off-line hooded CB with 4' sump
24	25,676	249	1%	249	Proposed 2-foot wide grassed swale, level spreader and 125' wooded buffer
25	17,412	1,846	11%	1,846	Existing 125' grassed swale
26a	10,691	7,842	73%	7,842	Existing 125' grassed swale
26	231,432	14,766	6%	14,766	Average 75' vegetated/wooded buffer
27a	10,766	5,356	50%	5,356	Off-line hooded CB with 4' sump
27b	8,900	1,862	21%	1,862	Off-line hooded CB with 4' sump
27c	14,461	12,415	86%	12,415	Pervious pavers to off-line hooded CB with 4' sump
28	48,406	5,614	12%	5,614	Existing CB
29	159,902	13,990	9%		Existing CB
	Total	874,424		683,900	

The HydroCAD diagram below depicts the model for the final SCMP used for permitting in 2016. The proposed warm-up pool addition will increase the impervious area of the full 48-acre site by approximately 0.7%. The area circled in red is the watershed area for the proposed project, with the new addition located in Sub-catchment 13 at the upper end of the water. A new watershed 13B has been added for the building addition with that are being removed from the grass surface of watershed 13.



As noted, the existing watershed drains to exiting treatment devices that were previously installed downstream from the proposed addition. Therefore, the runoff from the proposed site will continue to flow throw theses devices. For this drainage analysis, Altus has revised Sub-Catchment 11S to reflect the proposed building addition to determine the flow impacts downstream.

Stormwater Modeling

Pre-Development

For the Pre-Development stormwater model, the post-development stormwater model from the South Campus Master Plan development was used. This model reflects the improvements that were constructed and stormwater practices that were installed from 2016 through 2019 and reflect the existing site conditions.

In 2016, PEA permitted the South Campus Master Plan with NHDES AoT. The proposed stormwater management system provided treatment to over 680,000 square feet of impervious area. In addition, the Post-Development peak runoff rates were significantly reduced to Exeter/ Little Rivers. The following table is from the 2016 stormwater analysis and shows the peak flow reductions that were provided.

Stormwater Modeling Summary (2016)

	2-yr Storm (3.19")	10-yr Storm (4.86")	25-yr Storm (6.19")	50-yr Storm (7.43")
2S	**Court Street Drainage System**			
Pre	0.17 cfs	0.54cfs	0.91 cfs	1.27 cfs
Post	0.19 cfs	0.58 cfs	0.94 cfs	1.31 cfs
Net Change	0.02 cfs	0.04 cfs	0.03 cfs	0.04 cfs
50R	**P.O.A. – Exeter/Little Rivers**			
Pre	50.09 cfs	98.21 cfs	139.27 cfs	178.43 cfs
Post	41.75 cfs	83.04 cfs	119.10 cfs	158.99 cfs
Net Change	- 8.34 cfs	-15.17 cfs	-20.17 cfs	-19.44 cfs

Post-Developement

For the Post-Development stormwater model, the existing watershed model was revised to reflect the proposed building addition and site improvements. The new 6,250 square feet of impervious area for the building (5,750 sq ft) and walkways (500 sq ft) were added to the model to replace existing lawn and is reflected in Sub-Catchments 13 and 13B (New Pool Addition).

Stormwater Modeling Summary

Peak Q (cfs) for Type III 24-Hour Storm Events

	2-Yr Storm (3.19 inch)	10-Yr Storm (4.86 inch)	25-Yr Storm (6.19 inch)	50-Yr Storm (7.43 inch)
POA #1 – Watershed Area for Site (7.14 ac)				
Pre	10.86	19.86	27.20	34.08
Post	11.23	20.30	27.65	34.52
Net Change POA #1	**0.37**	**0.44**	**0.45**	**0.44**

As illustrated in the Stormwater Modeling Summary, all of the storm events show approximately 0.4 cfs increases in the peak flow rates for the sub watershed. These increases range from approximately 3.4% for the smallest storm to a 1.3% increase for the 50 year storm for the sub watershed. The total flows from the entire site are increased by less that 1% for all storms. The master plan development of 2016 reduced the peak flows by 16.65% (2-yr) to 10.90% (50-yr) so the overall site continues to have significant reductions compered toteh pre-2016 development conditions. Also during this time, the Exeter Great Dam was removed in 2016, which lowered the Exeter River at the confluence of Little River by approximately 4 feet. Therefore, the site will continue to provide reduced peak flow discharge rates and will not impact downstream infrastructure.

CONCLUSION

This proposed 5,750 square foot building addition and site improvements will not have an adverse effect on abutting properties and infrastructure as a result of stormwater runoff. The proposed improvements will increase the overall site impervious area by 0.7% and will increase the impervious area of the sub-watershed by 3.1%. The minor impacts are negligible on the downstream infrastructure and peak flows for the site. The existing site was permitted in 2016 through NHDES and provided stormwater treatment to 680,000 square feet of impervious area on the site. A new stormwater treatment device (Jellyfish Filter) will be provided for the new building addition. There is no concern for any minor increases to the Exeter River as the peak runoff from the site will increase by 0.2% for the 50 year storm event. In 2016, the Exeter Great Dam was removed, which lowered the water lever of the Exter River by approximately 4 ft. The Post-construction stormwater is managed with existing facilities installed on site. Appropriate steps will be taken to properly mitigate erosion and sedimentation through the use of temporary Best Management Practices for sediment and erosion control during construction.

Disclaimer

Altus Engineering, LLC notes that stormwater modeling is limited in its capacity to precisely predict peak rates of runoff and flood elevations. Results should not be considered to represent actual storm events due to the number of variables and assumptions involved in the modeling effort. Surface roughness coefficients (n), entrance loss coefficients (ke), velocity factors (kv) and times of concentration (Tc) are based on subjective field observations and engineering judgment using available data. For design purposes, curve numbers (Cn) describe the average conditions. However, curve numbers will vary from storm to storm depending on the antecedent runoff conditions (ARC) including saturation and frozen ground. Also, higher water elevations than predicted by modeling could occur if drainage channels, closed drain systems or culverts are not maintained and/or become blocked by debris before and/or during a storm event as this will impact flow capacity of the structures. Structures should be re-evaluated if future changes occur within relevant drainage areas in order to assess any required design modifications.

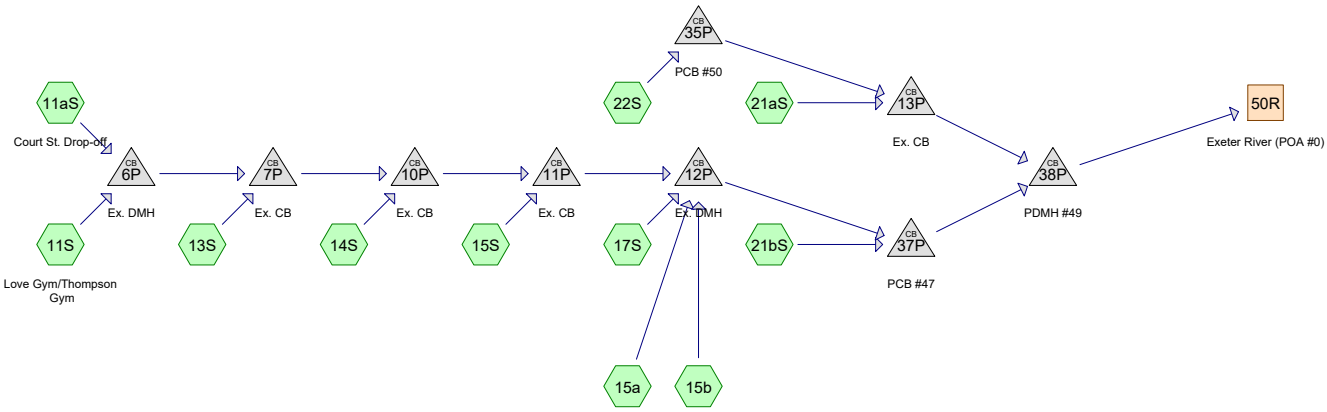
PEA - South Campus

Legend

Grove St
Pine St
108
Court St
Maple St
Court St
Bow St
South St
River St
Court St
Chadwick Ln
Chadwick Ln
Bell Ave
Bell Ave
Gilman Ln

Google Earth
Image © 2025 Airbus

600 ft



Subcat Reach Pond Link

Routing Diagram for 4725 Pre
Prepared by Altus Engineering, Printed 1/15/2026

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
2.483	61	>75% Grass cover, Good, HSG B (11aS, 11S, 13S, 14S, 15a, 15S, 17S, 21aS, 21bS, 22S)
1.930	98	Paved parking, HSG B (11aS, 11S, 13S, 14S, 17S, 21aS, 21bS, 22S)
2.723	98	Roofs, HSG B (11S, 13S, 14S, 15b, 15S, 22S)
7.136	**85**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
7.136	HSG B	11aS, 11S, 13S, 14S, 15a, 15b, 15S, 17S, 21aS, 21bS, 22S
0.000	HSG C	
0.000	HSG D	
0.000	Other	
7.136		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	2.483	0.000	0.000	0.000	2.483	>75% Grass cover, Good	11aS, 11S, 13S, 14S, 15a, 15S, 17S, 21aS, 21bS, 22S
0.000	1.930	0.000	0.000	0.000	1.930	Paved parking	11aS, 11S, 13S, 14S, 17S, 21aS, 21bS, 22S
0.000	2.723	0.000	0.000	0.000	2.723	Roofs	11S, 13S, 14S, 15b, 15S, 22S
0.000	**7.136**	**0.000**	**0.000**	**0.000**	**7.136**	**TOTAL AREA**	

Time span=0.00-36.00 hrs, dt=0.02 hrs, 1801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 11aS: Court St. Drop-off Runoff Area=10,331 sf 74.12% Impervious Runoff Depth>1.98"
Tc=395.0 min CN=88 Runoff=0.06 cfs 0.039 af

Subcatchment 11S: Love Gym/Thompson Runoff Area=93,211 sf 62.51% Impervious Runoff Depth=1.67"
Tc=6.0 min CN=84 Runoff=4.19 cfs 0.298 af

Subcatchment 13S: Runoff Area=51,967 sf 51.93% Impervious Runoff Depth=1.39"
Flow Length=100' Slope=0.0350 '/' Tc=11.4 min CN=80 Runoff=1.61 cfs 0.139 af

Subcatchment 14S: Runoff Area=47,012 sf 67.35% Impervious Runoff Depth=1.83"
Flow Length=165' Slope=0.0150 '/' Tc=16.6 min CN=86 Runoff=1.68 cfs 0.164 af

Subcatchment 15a: Runoff Area=10,124 sf 0.00% Impervious Runoff Depth=0.44"
Flow Length=135' Tc=9.7 min CN=61 Runoff=0.06 cfs 0.009 af

Subcatchment 15b: Runoff Area=5,500 sf 100.00% Impervious Runoff Depth=2.96"
Tc=0.0 min CN=98 Runoff=0.47 cfs 0.031 af

Subcatchment 15S: Runoff Area=22,117 sf 70.87% Impervious Runoff Depth=1.91"
Flow Length=75' Slope=0.0150 '/' Tc=12.7 min CN=87 Runoff=0.91 cfs 0.081 af

Subcatchment 17S: Runoff Area=9,797 sf 68.99% Impervious Runoff Depth>1.90"
Tc=395.0 min CN=87 Runoff=0.05 cfs 0.036 af

Subcatchment 21aS: Runoff Area=7,463 sf 79.24% Impervious Runoff Depth>2.16"
Tc=395.0 min CN=90 Runoff=0.05 cfs 0.031 af

Subcatchment 21bS: Runoff Area=6,652 sf 76.71% Impervious Runoff Depth=2.07"
Tc=6.0 min CN=89 Runoff=0.37 cfs 0.026 af

Subcatchment 22S: Runoff Area=46,674 sf 83.92% Impervious Runoff Depth=2.34"
Tc=6.0 min CN=92 Runoff=2.87 cfs 0.209 af

Reach 50R: Exeter River (POA #0) Avg. Flow Depth=0.27' Max Vel=0.41 fps Inflow=10.85 cfs 1.063 af
n=0.150 L=1.0' S=0.0100 '/' Capacity=98.87 cfs Outflow=10.86 cfs 1.063 af

Pond 6P: Ex. DMH Peak Elev=34.33' Inflow=4.20 cfs 0.338 af
18.0" Round Culvert n=0.013 L=164.0' S=0.0091 '/' Outflow=4.20 cfs 0.338 af

Pond 7P: Ex. CB Peak Elev=33.22' Inflow=5.52 cfs 0.476 af
18.0" Round Culvert n=0.013 L=215.0' S=0.0055 '/' Outflow=5.52 cfs 0.476 af

Pond 10P: Ex. CB Peak Elev=32.23' Inflow=6.71 cfs 0.641 af
18.0" Round Culvert n=0.013 L=90.0' S=0.0036 '/' Outflow=6.71 cfs 0.641 af

Pond 11P: Ex. CB Peak Elev=31.43' Inflow=7.52 cfs 0.721 af
18.0" Round Culvert n=0.013 L=260.0' S=0.0112 '/' Outflow=7.52 cfs 0.721 af

Pond 12P: Ex. DMH Peak Elev=28.08' Inflow=7.75 cfs 0.797 af
18.0" Round Culvert n=0.013 L=218.0' S=0.0094 '/' Outflow=7.75 cfs 0.797 af

Pond 13P: Ex. CB Peak Elev=24.85' Inflow=2.87 cfs 0.240 af
18.0" Round Culvert n=0.013 L=146.0' S=0.0046 '/' Outflow=2.87 cfs 0.240 af

Pond 35P: PCB #50 Peak Elev=27.58' Inflow=2.87 cfs 0.209 af
12.0" Round Culvert n=0.013 L=67.0' S=0.0463 '/' Outflow=2.87 cfs 0.209 af

Pond 37P: PCB #47 Peak Elev=25.64' Inflow=8.10 cfs 0.823 af
24.0" Round Culvert n=0.013 L=85.0' S=0.0147 '/' Outflow=8.10 cfs 0.823 af

Pond 38P: PDMH #49 Peak Elev=24.48' Inflow=10.85 cfs 1.063 af
30.0" Round Culvert n=0.013 L=115.0' S=0.0065 '/' Outflow=10.85 cfs 1.063 af

Total Runoff Area = 7.136 ac Runoff Volume = 1.063 af Average Runoff Depth = 1.79"
34.79% Pervious = 2.483 ac 65.21% Impervious = 4.653 ac

Time span=0.00-36.00 hrs, dt=0.02 hrs, 1801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 11aS: Court St. Drop-off Runoff Area=10,331 sf 74.12% Impervious Runoff Depth>3.53"
Tc=395.0 min CN=88 Runoff=0.10 cfs 0.070 af

Subcatchment 11S: Love Gym/Thompson Runoff Area=93,211 sf 62.51% Impervious Runoff Depth=3.14"
Tc=6.0 min CN=84 Runoff=7.83 cfs 0.560 af

Subcatchment 13S: Runoff Area=51,967 sf 51.93% Impervious Runoff Depth=2.77"
Flow Length=100' Slope=0.0350 '/' Tc=11.4 min CN=80 Runoff=3.24 cfs 0.275 af

Subcatchment 14S: Runoff Area=47,012 sf 67.35% Impervious Runoff Depth=3.34"
Flow Length=165' Slope=0.0150 '/' Tc=16.6 min CN=86 Runoff=3.04 cfs 0.300 af

Subcatchment 15a: Runoff Area=10,124 sf 0.00% Impervious Runoff Depth=1.29"
Flow Length=135' Tc=9.7 min CN=61 Runoff=0.28 cfs 0.025 af

Subcatchment 15b: Runoff Area=5,500 sf 100.00% Impervious Runoff Depth=4.62"
Tc=0.0 min CN=98 Runoff=0.72 cfs 0.049 af

Subcatchment 15S: Runoff Area=22,117 sf 70.87% Impervious Runoff Depth=3.44"
Flow Length=75' Slope=0.0150 '/' Tc=12.7 min CN=87 Runoff=1.62 cfs 0.145 af

Subcatchment 17S: Runoff Area=9,797 sf 68.99% Impervious Runoff Depth>3.43"
Tc=395.0 min CN=87 Runoff=0.10 cfs 0.064 af

Subcatchment 21aS: Runoff Area=7,463 sf 79.24% Impervious Runoff Depth>3.74"
Tc=395.0 min CN=90 Runoff=0.08 cfs 0.053 af

Subcatchment 21bS: Runoff Area=6,652 sf 76.71% Impervious Runoff Depth=3.64"
Tc=6.0 min CN=89 Runoff=0.63 cfs 0.046 af

Subcatchment 22S: Runoff Area=46,674 sf 83.92% Impervious Runoff Depth=3.95"
Tc=6.0 min CN=92 Runoff=4.72 cfs 0.353 af

Reach 50R: Exeter River (POA #0) Avg. Flow Depth=0.38' Max Vel=0.52 fps Inflow=19.86 cfs 1.942 af
n=0.150 L=1.0' S=0.0100 '/' Capacity=98.87 cfs Outflow=19.86 cfs 1.942 af

Pond 6P: Ex. DMH Peak Elev=43.63' Inflow=7.83 cfs 0.630 af
18.0" Round Culvert n=0.013 L=164.0' S=0.0091 '/' Outflow=7.83 cfs 0.630 af

Pond 7P: Ex. CB Peak Elev=42.96' Inflow=10.54 cfs 0.906 af
18.0" Round Culvert n=0.013 L=215.0' S=0.0055 '/' Outflow=10.54 cfs 0.906 af

Pond 10P: Ex. CB Peak Elev=40.74' Inflow=12.74 cfs 1.206 af
18.0" Round Culvert n=0.013 L=90.0' S=0.0036 '/' Outflow=12.74 cfs 1.206 af

Pond 11P: Ex. CB Peak Elev=38.42' Inflow=14.17 cfs 1.351 af
18.0" Round Culvert n=0.013 L=260.0' S=0.0112 '/' Outflow=14.17 cfs 1.351 af

Pond 12P: Ex. DMH Peak Elev=32.29' Inflow=14.72 cfs 1.489 af
18.0" Round Culvert n=0.013 L=218.0' S=0.0094 '/' Outflow=14.72 cfs 1.489 af

Pond 13P: Ex. CB Peak Elev=25.54' Inflow=4.72 cfs 0.406 af
18.0" Round Culvert n=0.013 L=146.0' S=0.0046 '/' Outflow=4.72 cfs 0.406 af

Pond 35P: PCB #50 Peak Elev=28.55' Inflow=4.72 cfs 0.353 af
12.0" Round Culvert n=0.013 L=67.0' S=0.0463 '/' Outflow=4.72 cfs 0.353 af

Pond 37P: PCB #47 Peak Elev=26.41' Inflow=15.31 cfs 1.535 af
24.0" Round Culvert n=0.013 L=85.0' S=0.0147 '/' Outflow=15.31 cfs 1.535 af

Pond 38P: PDMH #49 Peak Elev=25.16' Inflow=19.86 cfs 1.942 af
30.0" Round Culvert n=0.013 L=115.0' S=0.0065 '/' Outflow=19.86 cfs 1.942 af

Total Runoff Area = 7.136 ac Runoff Volume = 1.942 af Average Runoff Depth = 3.26"
34.79% Pervious = 2.483 ac 65.21% Impervious = 4.653 ac

Time span=0.00-36.00 hrs, dt=0.02 hrs, 1801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 11aS: Court St. Drop-off Runoff Area=10,331 sf 74.12% Impervious Runoff Depth>4.80"
Tc=395.0 min CN=88 Runoff=0.14 cfs 0.095 af

Subcatchment 11S: Love Gym/Thompson Runoff Area=93,211 sf 62.51% Impervious Runoff Depth=4.37"
Tc=6.0 min CN=84 Runoff=10.78 cfs 0.780 af

Subcatchment 13S: Runoff Area=51,967 sf 51.93% Impervious Runoff Depth=3.95"
Flow Length=100' Slope=0.0350 '/' Tc=11.4 min CN=80 Runoff=4.60 cfs 0.393 af

Subcatchment 14S: Runoff Area=47,012 sf 67.35% Impervious Runoff Depth=4.59"
Flow Length=165' Slope=0.0150 '/' Tc=16.6 min CN=86 Runoff=4.14 cfs 0.413 af

Subcatchment 15a: Runoff Area=10,124 sf 0.00% Impervious Runoff Depth=2.13"
Flow Length=135' Tc=9.7 min CN=61 Runoff=0.49 cfs 0.041 af

Subcatchment 15b: Runoff Area=5,500 sf 100.00% Impervious Runoff Depth=5.95"
Tc=0.0 min CN=98 Runoff=0.92 cfs 0.063 af

Subcatchment 15S: Runoff Area=22,117 sf 70.87% Impervious Runoff Depth=4.70"
Flow Length=75' Slope=0.0150 '/' Tc=12.7 min CN=87 Runoff=2.19 cfs 0.199 af

Subcatchment 17S: Runoff Area=9,797 sf 68.99% Impervious Runoff Depth>4.69"
Tc=395.0 min CN=87 Runoff=0.13 cfs 0.088 af

Subcatchment 21aS: Runoff Area=7,463 sf 79.24% Impervious Runoff Depth>5.02"
Tc=395.0 min CN=90 Runoff=0.11 cfs 0.072 af

Subcatchment 21bS: Runoff Area=6,652 sf 76.71% Impervious Runoff Depth=4.92"
Tc=6.0 min CN=89 Runoff=0.84 cfs 0.063 af

Subcatchment 22S: Runoff Area=46,674 sf 83.92% Impervious Runoff Depth=5.26"
Tc=6.0 min CN=92 Runoff=6.17 cfs 0.469 af

Reach 50R: Exeter River (POA #0) Avg. Flow Depth=0.46' Max Vel=0.59 fps Inflow=27.20 cfs 2.675 af
n=0.150 L=1.0' S=0.0100 '/' Capacity=98.87 cfs Outflow=27.20 cfs 2.675 af

Pond 6P: Ex. DMH Peak Elev=60.53' Inflow=10.79 cfs 0.875 af
18.0" Round Culvert n=0.013 L=164.0' S=0.0091 '/' Outflow=10.79 cfs 0.875 af

Pond 7P: Ex. CB Peak Elev=59.35' Inflow=14.66 cfs 1.268 af
18.0" Round Culvert n=0.013 L=215.0' S=0.0055 '/' Outflow=14.66 cfs 1.268 af

Pond 10P: Ex. CB Peak Elev=55.12' Inflow=17.68 cfs 1.681 af
18.0" Round Culvert n=0.013 L=90.0' S=0.0036 '/' Outflow=17.68 cfs 1.681 af

Pond 11P: Ex. CB Peak Elev=50.68' Inflow=19.60 cfs 1.880 af
18.0" Round Culvert n=0.013 L=260.0' S=0.0112 '/' Outflow=19.60 cfs 1.880 af

Pond 12P: Ex. DMH Peak Elev=39.02' Inflow=20.44 cfs 2.072 af
18.0" Round Culvert n=0.013 L=218.0' S=0.0094 '/' Outflow=20.44 cfs 2.072 af

Pond 13P: Ex. CB Peak Elev=26.45' Inflow=6.18 cfs 0.541 af
18.0" Round Culvert n=0.013 L=146.0' S=0.0046 '/' Outflow=6.18 cfs 0.541 af

Pond 35P: PCB #50 Peak Elev=29.70' Inflow=6.17 cfs 0.469 af
12.0" Round Culvert n=0.013 L=67.0' S=0.0463 '/' Outflow=6.17 cfs 0.469 af

Pond 37P: PCB #47 Peak Elev=27.70' Inflow=21.24 cfs 2.134 af
24.0" Round Culvert n=0.013 L=85.0' S=0.0147 '/' Outflow=21.24 cfs 2.134 af

Pond 38P: PDMH #49 Peak Elev=25.74' Inflow=27.20 cfs 2.675 af
30.0" Round Culvert n=0.013 L=115.0' S=0.0065 '/' Outflow=27.20 cfs 2.675 af

Total Runoff Area = 7.136 ac Runoff Volume = 2.675 af Average Runoff Depth = 4.50"
34.79% Pervious = 2.483 ac 65.21% Impervious = 4.653 ac

Time span=0.00-36.00 hrs, dt=0.02 hrs, 1801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 11aS: Court St. Drop-off Runoff Area=10,331 sf 74.12% Impervious Runoff Depth>6.00"
Tc=395.0 min CN=88 Runoff=0.18 cfs 0.119 af

Subcatchment 11S: Love Gym/Thompson Runoff Area=93,211 sf 62.51% Impervious Runoff Depth=5.55"
Tc=6.0 min CN=84 Runoff=13.53 cfs 0.990 af

Subcatchment 13S: Runoff Area=51,967 sf 51.93% Impervious Runoff Depth=5.09"
Flow Length=100' Slope=0.0350 '/' Tc=11.4 min CN=80 Runoff=5.89 cfs 0.506 af

Subcatchment 14S: Runoff Area=47,012 sf 67.35% Impervious Runoff Depth=5.78"
Flow Length=165' Slope=0.0150 '/' Tc=16.6 min CN=86 Runoff=5.16 cfs 0.520 af

Subcatchment 15a: Runoff Area=10,124 sf 0.00% Impervious Runoff Depth=3.02"
Flow Length=135' Tc=9.7 min CN=61 Runoff=0.71 cfs 0.058 af

Subcatchment 15b: Runoff Area=5,500 sf 100.00% Impervious Runoff Depth=7.19"
Tc=0.0 min CN=98 Runoff=1.11 cfs 0.076 af

Subcatchment 15S: Runoff Area=22,117 sf 70.87% Impervious Runoff Depth=5.90"
Flow Length=75' Slope=0.0150 '/' Tc=12.7 min CN=87 Runoff=2.72 cfs 0.249 af

Subcatchment 17S: Runoff Area=9,797 sf 68.99% Impervious Runoff Depth>5.89"
Tc=395.0 min CN=87 Runoff=0.16 cfs 0.110 af

Subcatchment 21aS: Runoff Area=7,463 sf 79.24% Impervious Runoff Depth>6.24"
Tc=395.0 min CN=90 Runoff=0.13 cfs 0.089 af

Subcatchment 21bS: Runoff Area=6,652 sf 76.71% Impervious Runoff Depth=6.13"
Tc=6.0 min CN=89 Runoff=1.04 cfs 0.078 af

Subcatchment 22S: Runoff Area=46,674 sf 83.92% Impervious Runoff Depth=6.48"
Tc=6.0 min CN=92 Runoff=7.51 cfs 0.579 af

Reach 50R: Exeter River (POA #0) Avg. Flow Depth=0.53' Max Vel=0.64 fps Inflow=34.07 cfs 3.374 af
n=0.150 L=1.0' S=0.0100 '/' Capacity=98.87 cfs Outflow=34.08 cfs 3.374 af

Pond 6P: Ex. DMH Peak Elev=81.82' Inflow=13.55 cfs 1.108 af
18.0" Round Culvert n=0.013 L=164.0' S=0.0091 '/' Outflow=13.55 cfs 1.108 af

Pond 7P: Ex. CB Peak Elev=79.98' Inflow=18.53 cfs 1.615 af
18.0" Round Culvert n=0.013 L=215.0' S=0.0055 '/' Outflow=18.53 cfs 1.615 af

Pond 10P: Ex. CB Peak Elev=73.27' Inflow=22.30 cfs 2.134 af
18.0" Round Culvert n=0.013 L=90.0' S=0.0036 '/' Outflow=22.30 cfs 2.134 af

Pond 11P: Ex. CB Peak Elev=66.25' Inflow=24.69 cfs 2.384 af
18.0" Round Culvert n=0.013 L=260.0' S=0.0112 '/' Outflow=24.69 cfs 2.384 af

Pond 12P: Ex. DMH Peak Elev=47.85' Inflow=25.82 cfs 2.628 af
18.0" Round Culvert n=0.013 L=218.0' S=0.0094 '/' Outflow=25.82 cfs 2.628 af

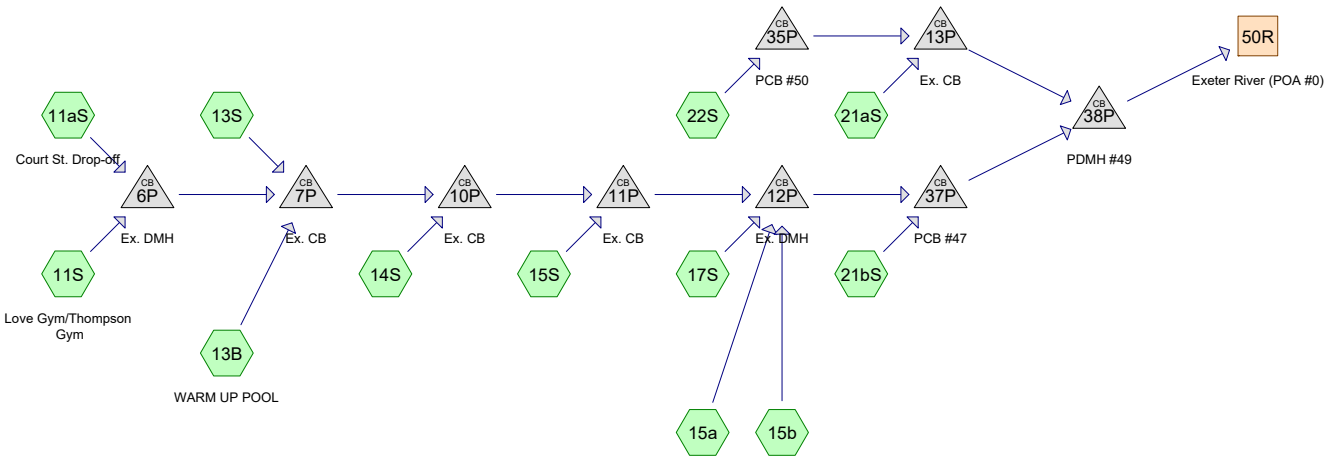
Pond 13P: Ex. CB Peak Elev=27.74' Inflow=7.53 cfs 0.668 af
18.0" Round Culvert n=0.013 L=146.0' S=0.0046 '/' Outflow=7.53 cfs 0.668 af

Pond 35P: PCB #50 Peak Elev=32.31' Inflow=7.51 cfs 0.579 af
12.0" Round Culvert n=0.013 L=67.0' S=0.0463 '/' Outflow=7.51 cfs 0.579 af

Pond 37P: PCB #47 Peak Elev=29.80' Inflow=26.80 cfs 2.706 af
24.0" Round Culvert n=0.013 L=85.0' S=0.0147 '/' Outflow=26.80 cfs 2.706 af

Pond 38P: PDMH #49 Peak Elev=26.67' Inflow=34.07 cfs 3.374 af
30.0" Round Culvert n=0.013 L=115.0' S=0.0065 '/' Outflow=34.07 cfs 3.374 af

Total Runoff Area = 7.136 ac Runoff Volume = 3.374 af Average Runoff Depth = 5.67"
34.79% Pervious = 2.483 ac 65.21% Impervious = 4.653 ac



Subcat Reach Pond Link

Routing Diagram for 4637 Post.AOT-ADD POOL
Prepared by Altus Engineering, Printed 1/15/2026

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
2.339	61	>75% Grass cover, Good, HSG B (11aS, 11S, 13S, 14S, 15a, 15S, 17S, 21aS, 21bS, 22S)
1.941	98	Paved parking, HSG B (11aS, 11S, 13S, 14S, 17S, 21aS, 21bS, 22S)
2.855	98	Roofs, HSG B (11S, 13B, 13S, 14S, 15b, 15S, 22S)
7.136	**86**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
7.136	HSG B	11aS, 11S, 13B, 13S, 14S, 15a, 15b, 15S, 17S, 21aS, 21bS, 22S
0.000	HSG C	
0.000	HSG D	
0.000	Other	
7.136		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	2.339	0.000	0.000	0.000	2.339	>75% Grass cover, Good	11aS, 11S, 13S, 14S, 15a, 15S, 17S, 21aS, 21bS, 22S
0.000	1.941	0.000	0.000	0.000	1.941	Paved parking	11aS, 11S, 13S, 14S, 17S, 21aS, 21bS, 22S
0.000	2.855	0.000	0.000	0.000	2.855	Roofs	11S, 13B, 13S, 14S, 15b, 15S, 22S
0.000	**7.136**	**0.000**	**0.000**	**0.000**	**7.136**	**TOTAL AREA**	

Time span=0.00-36.00 hrs, dt=0.02 hrs, 1801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 11aS: Court St. Drop-off Runoff Area=10,331 sf 74.12% Impervious Runoff Depth>1.98"
Tc=395.0 min CN=88 Runoff=0.06 cfs 0.039 af

Subcatchment 11S: Love Gym/Thompson Runoff Area=93,211 sf 62.51% Impervious Runoff Depth=1.67"
Tc=6.0 min CN=84 Runoff=4.19 cfs 0.298 af

Subcatchment 13B: WARM UP POOL Runoff Area=5,750 sf 100.00% Impervious Runoff Depth=2.96"
Flow Length=100' Slope=0.0350 '/' Tc=11.4 min CN=98 Runoff=0.34 cfs 0.033 af

Subcatchment 13S: Runoff Area=46,217 sf 59.48% Impervious Runoff Depth=1.60"
Flow Length=100' Slope=0.0350 '/' Tc=11.4 min CN=83 Runoff=1.66 cfs 0.142 af

Subcatchment 14S: Runoff Area=47,012 sf 67.35% Impervious Runoff Depth=1.83"
Flow Length=165' Slope=0.0150 '/' Tc=16.6 min CN=86 Runoff=1.68 cfs 0.164 af

Subcatchment 15a: Runoff Area=10,124 sf 0.00% Impervious Runoff Depth=0.44"
Flow Length=135' Tc=9.7 min CN=61 Runoff=0.06 cfs 0.009 af

Subcatchment 15b: Runoff Area=5,500 sf 100.00% Impervious Runoff Depth=2.96"
Tc=0.0 min CN=98 Runoff=0.47 cfs 0.031 af

Subcatchment 15S: Runoff Area=22,117 sf 70.87% Impervious Runoff Depth=1.91"
Flow Length=75' Slope=0.0150 '/' Tc=12.7 min CN=87 Runoff=0.91 cfs 0.081 af

Subcatchment 17S: Runoff Area=9,797 sf 68.99% Impervious Runoff Depth>1.90"
Tc=395.0 min CN=87 Runoff=0.05 cfs 0.036 af

Subcatchment 21aS: Runoff Area=7,463 sf 79.24% Impervious Runoff Depth>2.16"
Tc=395.0 min CN=90 Runoff=0.05 cfs 0.031 af

Subcatchment 21bS: Runoff Area=6,652 sf 76.71% Impervious Runoff Depth=2.07"
Tc=6.0 min CN=89 Runoff=0.37 cfs 0.026 af

Subcatchment 22S: Runoff Area=46,674 sf 83.92% Impervious Runoff Depth=2.34"
Tc=6.0 min CN=92 Runoff=2.87 cfs 0.209 af

Reach 50R: Exeter River (POA #0) Avg. Flow Depth=0.27' Max Vel=0.41 fps Inflow=11.23 cfs 1.098 af
n=0.150 L=1.0' S=0.0100 '/' Capacity=98.87 cfs Outflow=11.23 cfs 1.098 af

Pond 6P: Ex. DMH Peak Elev=34.35' Inflow=4.20 cfs 0.338 af
18.0" Round Culvert n=0.013 L=164.0' S=0.0091 '/' Outflow=4.20 cfs 0.338 af

Pond 7P: Ex. CB Peak Elev=33.32' Inflow=5.90 cfs 0.512 af
18.0" Round Culvert n=0.013 L=215.0' S=0.0055 '/' Outflow=5.90 cfs 0.512 af

Pond 10P: Ex. CB Peak Elev=32.33' Inflow=7.10 cfs 0.676 af
18.0" Round Culvert n=0.013 L=90.0' S=0.0036 '/' Outflow=7.10 cfs 0.676 af

Pond 11P: Ex. CB Peak Elev=31.51' Inflow=7.91 cfs 0.757 af
18.0" Round Culvert n=0.013 L=260.0' S=0.0112 '/' Outflow=7.91 cfs 0.757 af

Pond 12P: Ex. DMH Peak Elev=28.17' Inflow=8.15 cfs 0.832 af
18.0" Round Culvert n=0.013 L=218.0' S=0.0094 '/' Outflow=8.15 cfs 0.832 af

Pond 13P: Ex. CB Peak Elev=24.87' Inflow=2.87 cfs 0.240 af
18.0" Round Culvert n=0.013 L=146.0' S=0.0046 '/' Outflow=2.87 cfs 0.240 af

Pond 35P: PCB #50 Peak Elev=27.58' Inflow=2.87 cfs 0.209 af
12.0" Round Culvert n=0.013 L=67.0' S=0.0463 '/' Outflow=2.87 cfs 0.209 af

Pond 37P: PCB #47 Peak Elev=25.68' Inflow=8.49 cfs 0.858 af
24.0" Round Culvert n=0.013 L=85.0' S=0.0147 '/' Outflow=8.49 cfs 0.858 af

Pond 38P: PDMH #49 Peak Elev=24.51' Inflow=11.23 cfs 1.098 af
30.0" Round Culvert n=0.013 L=115.0' S=0.0065 '/' Outflow=11.23 cfs 1.098 af

Total Runoff Area = 7.136 ac Runoff Volume = 1.098 af Average Runoff Depth = 1.85"
32.78% Pervious = 2.339 ac 67.22% Impervious = 4.797 ac

Time span=0.00-36.00 hrs, dt=0.02 hrs, 1801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 11aS: Court St. Drop-off Runoff Area=10,331 sf 74.12% Impervious Runoff Depth>3.53"
Tc=395.0 min CN=88 Runoff=0.10 cfs 0.070 af

Subcatchment 11S: Love Gym/Thompson Runoff Area=93,211 sf 62.51% Impervious Runoff Depth=3.14"
Tc=6.0 min CN=84 Runoff=7.83 cfs 0.560 af

Subcatchment 13B: WARM UP POOL Runoff Area=5,750 sf 100.00% Impervious Runoff Depth=4.62"
Flow Length=100' Slope=0.0350 '/' Tc=11.4 min CN=98 Runoff=0.53 cfs 0.051 af

Subcatchment 13S: Runoff Area=46,217 sf 59.48% Impervious Runoff Depth=3.05"
Flow Length=100' Slope=0.0350 '/' Tc=11.4 min CN=83 Runoff=3.16 cfs 0.269 af

Subcatchment 14S: Runoff Area=47,012 sf 67.35% Impervious Runoff Depth=3.34"
Flow Length=165' Slope=0.0150 '/' Tc=16.6 min CN=86 Runoff=3.04 cfs 0.300 af

Subcatchment 15a: Runoff Area=10,124 sf 0.00% Impervious Runoff Depth=1.29"
Flow Length=135' Tc=9.7 min CN=61 Runoff=0.28 cfs 0.025 af

Subcatchment 15b: Runoff Area=5,500 sf 100.00% Impervious Runoff Depth=4.62"
Tc=0.0 min CN=98 Runoff=0.72 cfs 0.049 af

Subcatchment 15S: Runoff Area=22,117 sf 70.87% Impervious Runoff Depth=3.44"
Flow Length=75' Slope=0.0150 '/' Tc=12.7 min CN=87 Runoff=1.62 cfs 0.145 af

Subcatchment 17S: Runoff Area=9,797 sf 68.99% Impervious Runoff Depth>3.43"
Tc=395.0 min CN=87 Runoff=0.10 cfs 0.064 af

Subcatchment 21aS: Runoff Area=7,463 sf 79.24% Impervious Runoff Depth>3.74"
Tc=395.0 min CN=90 Runoff=0.08 cfs 0.053 af

Subcatchment 21bS: Runoff Area=6,652 sf 76.71% Impervious Runoff Depth=3.64"
Tc=6.0 min CN=89 Runoff=0.63 cfs 0.046 af

Subcatchment 22S: Runoff Area=46,674 sf 83.92% Impervious Runoff Depth=3.95"
Tc=6.0 min CN=92 Runoff=4.72 cfs 0.353 af

Reach 50R: Exeter River (POA #0) Avg. Flow Depth=0.39' Max Vel=0.52 fps Inflow=20.29 cfs 1.986 af
n=0.150 L=1.0' S=0.0100 '/' Capacity=98.87 cfs Outflow=20.30 cfs 1.986 af

Pond 6P: Ex. DMH Peak Elev=44.78' Inflow=7.83 cfs 0.630 af
18.0" Round Culvert n=0.013 L=164.0' S=0.0091 '/' Outflow=7.83 cfs 0.630 af

Pond 7P: Ex. CB Peak Elev=44.14' Inflow=10.97 cfs 0.950 af
18.0" Round Culvert n=0.013 L=215.0' S=0.0055 '/' Outflow=10.97 cfs 0.950 af

Pond 10P: Ex. CB Peak Elev=41.72' Inflow=13.17 cfs 1.251 af
18.0" Round Culvert n=0.013 L=90.0' S=0.0036 '/' Outflow=13.17 cfs 1.251 af

Pond 11P: Ex. CB Peak Elev=39.22' Inflow=14.62 cfs 1.396 af
18.0" Round Culvert n=0.013 L=260.0' S=0.0112 '/' Outflow=14.62 cfs 1.396 af

Pond 12P: Ex. DMH Peak Elev=32.70' Inflow=15.17 cfs 1.534 af
18.0" Round Culvert n=0.013 L=218.0' S=0.0094 '/' Outflow=15.17 cfs 1.534 af

Pond 13P: Ex. CB Peak Elev=25.57' Inflow=4.72 cfs 0.406 af
18.0" Round Culvert n=0.013 L=146.0' S=0.0046 '/' Outflow=4.72 cfs 0.406 af

Pond 35P: PCB #50 Peak Elev=28.55' Inflow=4.72 cfs 0.353 af
12.0" Round Culvert n=0.013 L=67.0' S=0.0463 '/' Outflow=4.72 cfs 0.353 af

Pond 37P: PCB #47 Peak Elev=26.45' Inflow=15.76 cfs 1.580 af
24.0" Round Culvert n=0.013 L=85.0' S=0.0147 '/' Outflow=15.76 cfs 1.580 af

Pond 38P: PDMH #49 Peak Elev=25.19' Inflow=20.29 cfs 1.986 af
30.0" Round Culvert n=0.013 L=115.0' S=0.0065 '/' Outflow=20.29 cfs 1.986 af

Total Runoff Area = 7.136 ac Runoff Volume = 1.986 af Average Runoff Depth = 3.34"
32.78% Pervious = 2.339 ac 67.22% Impervious = 4.797 ac

Time span=0.00-36.00 hrs, dt=0.02 hrs, 1801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 11aS: Court St. Drop-off Runoff Area=10,331 sf 74.12% Impervious Runoff Depth>4.80"
Tc=395.0 min CN=88 Runoff=0.14 cfs 0.095 af

Subcatchment 11S: Love Gym/Thompson Runoff Area=93,211 sf 62.51% Impervious Runoff Depth=4.37"
Tc=6.0 min CN=84 Runoff=10.78 cfs 0.780 af

Subcatchment 13B: WARM UP POOL Runoff Area=5,750 sf 100.00% Impervious Runoff Depth=5.95"
Flow Length=100' Slope=0.0350 '/' Tc=11.4 min CN=98 Runoff=0.67 cfs 0.065 af

Subcatchment 13S: Runoff Area=46,217 sf 59.48% Impervious Runoff Depth=4.27"
Flow Length=100' Slope=0.0350 '/' Tc=11.4 min CN=83 Runoff=4.39 cfs 0.377 af

Subcatchment 14S: Runoff Area=47,012 sf 67.35% Impervious Runoff Depth=4.59"
Flow Length=165' Slope=0.0150 '/' Tc=16.6 min CN=86 Runoff=4.14 cfs 0.413 af

Subcatchment 15a: Runoff Area=10,124 sf 0.00% Impervious Runoff Depth=2.13"
Flow Length=135' Tc=9.7 min CN=61 Runoff=0.49 cfs 0.041 af

Subcatchment 15b: Runoff Area=5,500 sf 100.00% Impervious Runoff Depth=5.95"
Tc=0.0 min CN=98 Runoff=0.92 cfs 0.063 af

Subcatchment 15S: Runoff Area=22,117 sf 70.87% Impervious Runoff Depth=4.70"
Flow Length=75' Slope=0.0150 '/' Tc=12.7 min CN=87 Runoff=2.19 cfs 0.199 af

Subcatchment 17S: Runoff Area=9,797 sf 68.99% Impervious Runoff Depth>4.69"
Tc=395.0 min CN=87 Runoff=0.13 cfs 0.088 af

Subcatchment 21aS: Runoff Area=7,463 sf 79.24% Impervious Runoff Depth>5.02"
Tc=395.0 min CN=90 Runoff=0.11 cfs 0.072 af

Subcatchment 21bS: Runoff Area=6,652 sf 76.71% Impervious Runoff Depth=4.92"
Tc=6.0 min CN=89 Runoff=0.84 cfs 0.063 af

Subcatchment 22S: Runoff Area=46,674 sf 83.92% Impervious Runoff Depth=5.26"
Tc=6.0 min CN=92 Runoff=6.17 cfs 0.469 af

Reach 50R: Exeter River (POA #0) Avg. Flow Depth=0.47' Max Vel=0.59 fps Inflow=27.65 cfs 2.725 af
n=0.150 L=1.0' S=0.0100 '/' Capacity=98.87 cfs Outflow=27.65 cfs 2.725 af

Pond 6P: Ex. DMH Peak Elev=62.25' Inflow=10.79 cfs 0.875 af
18.0" Round Culvert n=0.013 L=164.0' S=0.0091 '/' Outflow=10.79 cfs 0.875 af

Pond 7P: Ex. CB Peak Elev=61.08' Inflow=15.11 cfs 1.318 af
18.0" Round Culvert n=0.013 L=215.0' S=0.0055 '/' Outflow=15.11 cfs 1.318 af

Pond 10P: Ex. CB Peak Elev=56.55' Inflow=18.13 cfs 1.731 af
18.0" Round Culvert n=0.013 L=90.0' S=0.0036 '/' Outflow=18.13 cfs 1.731 af

Pond 11P: Ex. CB Peak Elev=51.87' Inflow=20.06 cfs 1.929 af
18.0" Round Culvert n=0.013 L=260.0' S=0.0112 '/' Outflow=20.06 cfs 1.929 af

Pond 12P: Ex. DMH Peak Elev=39.66' Inflow=20.90 cfs 2.121 af
18.0" Round Culvert n=0.013 L=218.0' S=0.0094 '/' Outflow=20.90 cfs 2.121 af

Pond 13P: Ex. CB Peak Elev=26.49' Inflow=6.18 cfs 0.541 af
18.0" Round Culvert n=0.013 L=146.0' S=0.0046 '/' Outflow=6.18 cfs 0.541 af

Pond 35P: PCB #50 Peak Elev=29.72' Inflow=6.17 cfs 0.469 af
12.0" Round Culvert n=0.013 L=67.0' S=0.0463 '/' Outflow=6.17 cfs 0.469 af

Pond 37P: PCB #47 Peak Elev=27.83' Inflow=21.69 cfs 2.184 af
24.0" Round Culvert n=0.013 L=85.0' S=0.0147 '/' Outflow=21.69 cfs 2.184 af

Pond 38P: PDMH #49 Peak Elev=25.78' Inflow=27.65 cfs 2.725 af
30.0" Round Culvert n=0.013 L=115.0' S=0.0065 '/' Outflow=27.65 cfs 2.725 af

Total Runoff Area = 7.136 ac Runoff Volume = 2.725 af Average Runoff Depth = 4.58"
32.78% Pervious = 2.339 ac 67.22% Impervious = 4.797 ac

Time span=0.00-36.00 hrs, dt=0.02 hrs, 1801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 11aS: Court St. Drop-off Runoff Area=10,331 sf 74.12% Impervious Runoff Depth>6.00"
Tc=395.0 min CN=88 Runoff=0.18 cfs 0.119 af

Subcatchment 11S: Love Gym/Thompson Runoff Area=93,211 sf 62.51% Impervious Runoff Depth=5.55"
Tc=6.0 min CN=84 Runoff=13.53 cfs 0.990 af

Subcatchment 13B: WARM UP POOL Runoff Area=5,750 sf 100.00% Impervious Runoff Depth=7.19"
Flow Length=100' Slope=0.0350 '/' Tc=11.4 min CN=98 Runoff=0.81 cfs 0.079 af

Subcatchment 13S: Runoff Area=46,217 sf 59.48% Impervious Runoff Depth=5.43"
Flow Length=100' Slope=0.0350 '/' Tc=11.4 min CN=83 Runoff=5.54 cfs 0.481 af

Subcatchment 14S: Runoff Area=47,012 sf 67.35% Impervious Runoff Depth=5.78"
Flow Length=165' Slope=0.0150 '/' Tc=16.6 min CN=86 Runoff=5.16 cfs 0.520 af

Subcatchment 15a: Runoff Area=10,124 sf 0.00% Impervious Runoff Depth=3.02"
Flow Length=135' Tc=9.7 min CN=61 Runoff=0.71 cfs 0.058 af

Subcatchment 15b: Runoff Area=5,500 sf 100.00% Impervious Runoff Depth=7.19"
Tc=0.0 min CN=98 Runoff=1.11 cfs 0.076 af

Subcatchment 15S: Runoff Area=22,117 sf 70.87% Impervious Runoff Depth=5.90"
Flow Length=75' Slope=0.0150 '/' Tc=12.7 min CN=87 Runoff=2.72 cfs 0.249 af

Subcatchment 17S: Runoff Area=9,797 sf 68.99% Impervious Runoff Depth>5.89"
Tc=395.0 min CN=87 Runoff=0.16 cfs 0.110 af

Subcatchment 21aS: Runoff Area=7,463 sf 79.24% Impervious Runoff Depth>6.24"
Tc=395.0 min CN=90 Runoff=0.13 cfs 0.089 af

Subcatchment 21bS: Runoff Area=6,652 sf 76.71% Impervious Runoff Depth=6.13"
Tc=6.0 min CN=89 Runoff=1.04 cfs 0.078 af

Subcatchment 22S: Runoff Area=46,674 sf 83.92% Impervious Runoff Depth=6.48"
Tc=6.0 min CN=92 Runoff=7.51 cfs 0.579 af

Reach 50R: Exeter River (POA #0) Avg. Flow Depth=0.53' Max Vel=0.65 fps Inflow=34.52 cfs 3.427 af
n=0.150 L=1.0' S=0.0100 '/' Capacity=98.87 cfs Outflow=34.52 cfs 3.427 af

Pond 6P: Ex. DMH Peak Elev=84.10' Inflow=13.55 cfs 1.108 af
18.0" Round Culvert n=0.013 L=164.0' S=0.0091 '/' Outflow=13.55 cfs 1.108 af

Pond 7P: Ex. CB Peak Elev=82.29' Inflow=18.97 cfs 1.668 af
18.0" Round Culvert n=0.013 L=215.0' S=0.0055 '/' Outflow=18.97 cfs 1.668 af

Pond 10P: Ex. CB Peak Elev=75.21' Inflow=22.76 cfs 2.188 af
18.0" Round Culvert n=0.013 L=90.0' S=0.0036 '/' Outflow=22.76 cfs 2.188 af

Pond 11P: Ex. CB Peak Elev=67.87' Inflow=25.15 cfs 2.437 af
18.0" Round Culvert n=0.013 L=260.0' S=0.0112 '/' Outflow=25.15 cfs 2.437 af

Pond 12P: Ex. DMH Peak Elev=48.65' Inflow=26.28 cfs 2.682 af
18.0" Round Culvert n=0.013 L=218.0' S=0.0094 '/' Outflow=26.28 cfs 2.682 af

Pond 13P: Ex. CB Peak Elev=27.77' Inflow=7.53 cfs 0.668 af
18.0" Round Culvert n=0.013 L=146.0' S=0.0046 '/' Outflow=7.53 cfs 0.668 af

Pond 35P: PCB #50 Peak Elev=32.50' Inflow=7.51 cfs 0.579 af
12.0" Round Culvert n=0.013 L=67.0' S=0.0463 '/' Outflow=7.51 cfs 0.579 af

Pond 37P: PCB #47 Peak Elev=29.96' Inflow=27.26 cfs 2.760 af
24.0" Round Culvert n=0.013 L=85.0' S=0.0147 '/' Outflow=27.26 cfs 2.760 af

Pond 38P: PDMH #49 Peak Elev=26.72' Inflow=34.52 cfs 3.427 af
30.0" Round Culvert n=0.013 L=115.0' S=0.0065 '/' Outflow=34.52 cfs 3.427 af

Total Runoff Area = 7.136 ac Runoff Volume = 3.427 af Average Runoff Depth = 5.76"
32.78% Pervious = 2.339 ac 67.22% Impervious = 4.797 ac

South Campus Master Plan

Court Street
Exeter, NH

Stormwater Management / BMP Facilities Maintenance Plan

Proper construction, inspection, maintenance, and repair are key elements in maintaining a successful stormwater management program on a developed property. Routine inspections ensure permit compliance and reduces the potential for deterioration of infrastructure or reduced water quality.

For the purpose of this Stormwater Management Program, a significant rainfall event is considered an event of three (3) inches in a 24-hour period or 0.5 inches in a one-hour period. It is anticipated that a short, intense event is likely to have a higher potential of erosion for this relatively small urbanize site than a longer, high volume event.

The following provides a list of recommendations and guidelines for managing the stormwater facilities.

TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES

Function – Temporary erosion and sediment control devices are utilized during the construction period to divert, store and filter stormwater from non-stabilized surfaces. These devices include, but are not limited to: silt fences, hale bales, filters, sediment traps, stone check dams, mulch, and erosion control blankets.

Maintenance

- In general, temporary erosion and sediment control devices shall be inspected and maintained on a weekly basis and following a 0.5-inch storm event.
- Refer to the Site Plan drawings for the maintenance of temporary erosion and sediment control devices.

MANICURED LANDSCAPED AREAS - LITTER CONTROL

Function – Landscaped areas tend to filter debris and contaminates that may block drainage systems and pollute the surface and ground waters.

Maintenance

- Litter Control and lawn maintenance involves removing litter such as trash, leaves, lawn clippings, pet wastes, oil and chemicals from streets, parking lots, and lawns before materials are transported into surface waters.
- Litter control shall be implemented as part of the grounds maintenance program.

MANICURED LANDSCAPED AREAS - FERTILIZER MANAGEMENT

Function – Fertilizer management involves controlling the rate, timing and method of fertilizer application so that the nutrients are taken up by the plants thereby reducing the chance of polluting the surface and ground waters. Fertilizer management can be effective in reducing the amounts of phosphorus and nitrogen in runoff from landscaped areas, particularly lawns. Soil tests shall be conducted to determine fertilizer application rates.

Maintenance

- Have the soil tested by your landscaper or local Soil Conservation Service for nutrient requirements and follow the recommendations.
- Do not apply fertilizer to frozen ground.
- Clean up any fertilizer spills.
- Do not allow fertilizer to be broadcast into water bodies.
- When fertilizing a lawn, water thoroughly, but do not create a situation where water runs off the surface of the lawn.

MEADOW MIX AREAS - MANAGEMENT

Function – Meadow mix areas will be maintained in a less intensive manner than manicured lawns in accordance with recommendations based on the final seed mix.

Key to a successful meadow is to minimize the weed germination until the meadow gets established, by starting with a clean soil free of weed seeds - utilize a composted manufactured soil as topsoil. Do not turn or till soil, and broadcast seeds as per supplier's directions.

Maintenance

- Fertilizer is typically not required unless the soils are particularly infertile.
- The 1st year mow 2 to 3 times using a high mow of 10"-12"; time the cut so that the annual weeds don't go to seed.
- Subsequent years mow only in early spring (early April) to 6" before bud break.

CATCH BASIN AND AREA DRAIN CLEANING

Function – Catch basins and area drains collect stormwater, catch basins primarily from parking lots and area drains from lawn areas. Stormwater often contains sediment and contaminants. Catch basin sumps serve to trap sediment, trace metals, nutrients and debris. Hooded catch basins trap hydrocarbons and floating debris.

Maintenance

- Remove leaves and debris from catch basin and area drain grates on an as-needed basis, especially in the fall when leaves all falling.

- Remove any free petroleum product from the water surface by pumping or adsorbent pads. Dispose of product and pads at an approved facility in accordance with applicable state and federal requirements
- Catch basin sumps shall be cleaned on an annual basis to protect water quality. Catch basin debris shall be disposed of at a solid waste disposal facility.
- Remove cover of area drains and inspect pipes for debris.

STREET/PARKING LOT SWEEPING (DENSE PAVEMENT)

Function – Parking lots accumulate sand and debris. Street sweeping removes the sand and debris, which lowers transport of sediment and pollutants the stormwater systems and into the environment.

Maintenance

- A regular periodic cleaning schedule is recommended. The more frequent, the greater the sediment and pollutant removal. Regular cleaning of paved areas reduces the frequency of cleaning catch basins and drainage systems. It is recommended that the parking lots and access ways shall be swept at least once a month during winter months.

DE-ICING CHEMICAL USE AND STORAGE

Function – Salt and sand is used for de-icing of walkways, parking lots and drives. Care shall be taken to prevent the over-application of salt for melting ice.

Maintenance

- Proper storage of salt is critical. Salt is highly water-soluble. Contamination of wetlands and other sensitive areas can occur when salt is stored in open areas. Salt shall stored in a building at all times
- When parking lots and walkways are free of snow and ice, they shall be swept clean.
- Disposal of sweepings shall be at a solid waste disposal facility.

VEGETATIVE SWALES

Function – Vegetative swales filter sediment from stormwater, promote infiltration, and the uptake of contaminates. They are designed to treat runoff and dispose of it safely into the natural drainage system

Maintenance

- Timely maintenance is important to keep a swale in good working condition. Mowing of grassed swales shall be monthly to keep the vegetation in vigorous condition. The cut vegetation shall be removed to prevent the decaying organic litter from adding pollutants to the discharge from the swale.

- Fertilizing shall be bi-annual as recommended from soil testing.
- Inspect swales following significant rainfall event.
- Woody vegetation shall not be allowed to become established in the swale or rock riprap outlet protection and if present shall be removed.
- Accumulated debris disrupts flow and leads to clogging and erosion. Remove debris and litter as necessary.
- Inspect for eroded areas. Determine cause of erosion and correct deficiency as required. Monitor repaired areas.

GRASSED UNDERDRAIN SOIL FILTER

Underdrain soil filters control stormwater quality by capturing and retaining runoff and passing it through a filter bed comprised of a specific media. They shall be periodically inspected for evidence of erosion, clogging or of bypass conditions.

Maintenance

- Mulch shall be replenished or the area re-graded to direct runoff as designed, if necessary.
- Debris and sediment buildup shall be removed from basin, as needed.
- Grass shall be mowed semi-annually to a height no less than 6 inches.
- Bare areas or erosion rills shall be repaired with new media or sandy loam then seeded and mulched.
- If ponding exceeds 48 hours, bed shall be rototilled to reestablish the soil's filtration capacity.

CULVERTS AND DRAINAGE PIPES

Function – Culverts and drainage pipes convey stormwater away from buildings, walkways, and parking areas.

Maintenance

Culverts and drainage pipes shall be inspected semi-annually, or more often as needed, for accumulation of debris and structural integrity. Leaves and other debris shall be removed from the inlet and outlet to insure the functionality of drainage structures. Debris shall be disposed of on site where it will not concentrate back at the drainage structures or at a solid waste disposal facility.

PLUNGE POOL OUTLET PROTECTION

Function – Rip rap provides protection of soil from erosive velocities at pipe outlets

Maintenance

- Check for erosion at and adjacent to the rip rap
- Replace any displaced stones and add new stones as necessary

RAIN GARDENS AND BIO-RETENTION AREAS

Function – Rain gardens is a type of underdrained filter designed to collect, filter, and treat moderate amounts of stormwater runoff using conditioned planting beds, soil/organic filter media and vegetation within a shallow depression.

Maintenance
Annual Maintenance: In the spring of each year, any dead vegetation shall be removed to allow for new growth, and any accumulated sediment (normally at the entrance to the garden) shall also be removed. During the growing season the rain garden shall be weeded two (2) times and additional hardwood mulch shall be added as needed to assist in weed suppression. Turf at filter shall be mowed no more than 3 times per growing season. If water ponds on the surface for more than 24 hours during the first year or 72 hours thereafter, the filter surface shall be aerated with deep tines or the surface replaced.

UNDERDRAINS

Function – Underdrains keep the ground surface and swales from becoming saturated.

Maintenance
- Check cleanouts for function of underdrains
- Replace underdrains when clogged

GENERAL CLEAN UP

Upon completion of the project, the contractor shall be remove all temporary stormwater structures (i.e., temporary stone check dams, silt fence, temporary diversion swales, catch basin inlet basket, etc.). Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded. Remove any sediment in catch basins and clean drain pipes that may have accumulated during construction.

WINTER STABILIZATION

The winter construction period is from November l through April 15. If the construction site is not stabilized with pavement, a road gravel base, 75% mature vegetation cover or riprap by November 15, then the site needs to be protected with over-winter stabilization. An area considered open is any area not stabilized with pavement; vegetation, mulching, erosion control mats, riprap or gravel base on a road. Winter excavation and earthwork shall be completed such that no more than 1 acre of the site is without stabilization at any one time. Limit the exposed area to those areas in which work is expected to be under taken during the proceeding 15 days and that can be mulched in one day prior to any snow event.

All area shall be considered to be denuded until the sub base gravel is installed in roadway areas or the areas of future loam and seed have been loamed, seeded and mulched. Hay and straw mulch shall be applied at a minimum rate of 150-lbs./1,000 s.f. (3 tons/acre) and shall be properly anchored. The contractor must install any added measures that may be necessary to control erosion/sedimentation from the site dependent upon the actual site and weather conditions.

Continuation of earthwork operations on additional areas shall not begin until the exposed soil surface on the area being worked has been stabilized, in order to minimize areas without erosion control protection.

Soil Stockpiles. Stockpiles of soil or subsoil will be mulched for over winter protection with hay or straw at twice the normal rate or at 150-lbs/1,000 s.f. (3 tons per acre) or with a four-inch layer of wood waste erosion control mix. This will be done within 24 hours of stocking and re-established prior to any rainfall or snowfall. Any soil stockpile will not be placed (even covered with hay or straw) within I00 feet from any natural resources.

Natural Resources Protection. Any areas within 100 feet from any natural resources, if not stabilized with a minimum of 75% mature vegetation catch, shall be mulched by December 1 and anchored with plastic netting or protected with erosion control mats. During winter construction, a double line of sediment barriers (i.e. silt fence backed with hay bales or erosion control mix) will be placed between any natural resource and the disturbed area.

Projects crossing the natural resource shall be protected a minimum distance of 100 feet on either side from the resource. Existing projects not stabilized by December 1 shall be protected with the second line of sediment barrier to ensure functionality during the spring thaw and rains.
Sediment Barriers. During frozen conditions, sediment barriers shall consist of wood waste filter berms, as frozen soil prevents the proper installation of hay bales and sediment silt fences.

Mulching. All area shall be considered to be denuded until areas of future loam and seed have been loamed, seeded and mulched. Hay and straw mulch shall be applied at a rate of 150 lb. per 1,000 square feet or 3-tons/acre (twice the normal accepted rate of 75 lbs./1,000 s.f. or 1.5 tons/acre) and shall be properly anchored. Mulch shall not be spread on top of snow. The snow will be removed down to a one-inch depth or less prior to application. After each day of final grading, the area will be properly stabilized with anchored hay or straw 'or erosion control matting. An area shall be considered to have been stabilized when exposed surfaces have been either mulched with straw or hay at a rate of 150 lb. per 1,000 square feet (3 tons/acre) and adequately anchored that ground surface is not visible though the mulch.

Between the dates of November 1 and April 15, all mulch shall be anchored by peg line, mulch netting, asphalt emulsion chemical, track or wood cellulose fiber. When ground surface is not visible though the mulch then cover is sufficient.

After November 1, mulch and anchoring of all bare soil shall occur at the end of each final grading workday.

Mulching on Slopes and Ditches. Slopes shall not be left exposed for any extended time of work suspension unless fully mulched and anchored with peg and netting or with erosion control blankets. Mulching shall be applied at a rate of 230-lbs/1,000 s.f. on all slopes greater than 8%. Mulch netting shall be used to anchor mulch in all drainage ways with a slope greater that 3% for slopes exposed to direct winds and for all other slopes greater that 8%. Erosion control blankets shall be used in lieu of mulch in all drainage ways with slopes 8%. Erosion control mix can be used to substitute erosion control blankets on all slopes except ditches.

Seeding. Between the dates of October 15 and April 1, loam or seed will not be required. During periods of above freezing temperatures finished areas shall be fine graded and either protected with mulch or temporarily seeded and mulched until such time as the final treatment can be applied. If the date is after November 1 and if the exposed area has been loomed, final graded with a uniform surface, then the area may be dormant seeded at a rate of three (3) times higher than specified for permanent seed and then mulched.

Dormant seeding may be selected and placed prior to the placement of mulch and fabric netting anchored with staples. If dormant seeding is used for the site, all disturbed areas shall receive 4' of loam and seed at an application rate of 5-lbs/1,000 s.f.. All areas seeded during the winter will be inspected in the spring for adequate catch. All areas sufficiently vegetated (less than 75 % catch) shall be re-vegetated by replacing loam, seed and mulch. If dormant seeding is not used for the site, all disturbed areas shall be re-vegetated in the spring.

Trench Dewatering and Temporary Stream Diversion. Water from construction trench dewatering or temporary stream diversion will pass first through a filter bag or secondary containment structure (e.g. hay bale lined pool) prior to discharge. The discharge site shall be selected to avoid flooding, icing, and sediment discharges to a protected resource. In no case shall the filter bag or containment structure be located within 100 feet of a protected natural resource.

Inspection and Monitoring. Maintenance measures shall be applied as needed during the entire construction season. After each rainfall over ½ inch in 24 hours, snow storm or period of thawing and runoff, the site contractor shall perform a visual inspection of all installed erosion control measures and perform repairs as needed to insure their continuous function. The contractor shall provide written documentation of the visual inspections. Following the temporary and/or final seeding and mulching, the contractor shall in the spring inspect and repair any damages and/or bare spots. Established vegetative cover means a minimum of 85 to 90 % of areas vegetated with vigorous growth.

Standards for Timely Stabilization of Construction Sites during Winter

1. Standard for the timely stabilization of ditches and channels -- The applicant will construct and stabilize all stone-lined ditches and channels on the site by November 15. The applicant will construct and stabilize all grass-lined ditches and channels on the site by September 15. If the applicant fails to stabilize a ditch or channel to be grass-lined by September 15, then the applicant will take one of the following actions to stabilize the ditch for late fall and winter.

Install a sod lining in the ditch -- The applicant will line the ditch with properly installed sod by October 1. Proper installation includes the applicant pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, watering the sod to promote root growth into the disturbed soil, and anchoring the sod with jute or plastic mesh to prevent the sod strips from sloughing during flow conditions.

Install a stone lining in the ditch -- The applicant will line the ditch with stone riprap by November 15. The applicant will hire a registered professional engineer to determine the stone size and lining thickness needed to withstand the anticipated flow velocities and flow depths within the ditch. If necessary, the applicant will re-grade the ditch prior to placing the stone lining so to prevent the stone lining from reducing the ditch's cross-sectional area.

2. Standard for the timely stabilization of disturbed slopes -- The applicant will construct and stabilize stone-covered slopes by November 15. The applicant will seed and mulch all slopes to be vegetated by September 15. Any area having a grade greater than 15% (10H: 1V) to be a slope. If the applicant fails to stabilize any slope to be vegetated by September 15, then the applicant will take one of the following actions to stabilize the slope for late fall and winter.

   Stabilize the soil with temporary vegetation and erosion control mats -- By October 1 the applicant will seed the disturbed slope with winter rye at a seeding rate of 3 pounds per 1,000 s.f. and apply erosion control mats over the mulched slope. The applicant will monitor growth of the rye over the next 30 days. If the rye fails to grow at least three inches or cover at least 75% of the disturbed slope by November 1, then the applicant will cover the slope with a layer of wood waste compost or with stone riprap.

   Stabilize the slope with sod -- The applicant will stabilize the disturbed slope with properly installed sod by October 1. Proper installation includes the applicant pinning the sod onto the slope with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil. The applicant will not use late-season sod installation to stabilize slopes having a grade greater than 33% (3H:IV).

   Stabilize the slope with wood waste compost – Approved materials recycled for erosion control. They can be used in lie of loam, blankets, vegetative buffers and silt fences. Do not use to line ditch channels or for mowed areas unless mixed with topsoil.

   The applicant will place a six-inch layer of wood waste compost on the slope by November 15. Prior to placing the wood waste compost, the applicant will remove any snow accumulation on the disturbed slope. The applicant will not use wood waste compost to stabilize slopes having grades greater than 50% (2H: 1V) or having groundwater seeps on the slope face.

   Stabilize the slope with stone riprap: The applicant will place a layer of stone riprap on the slope by November 15. The applicant will hire a registered professional engineer to

determine the stone size needed for stability and to design a filter layer for underneath the riprap.

3. Standard for the timely stabilization of disturbed soils: By September 15 the applicant will seed and mulch all disturbed soils on areas having a slope less than 15%. If the applicant fails to stabilize these soils by this date, then the applicant will take one of the following actions to stabilize the soil for late fall and winter.

   Stabilize the soil with temporary vegetation: By October 1 the applicant will seed the disturbed soil with winter rye at a seeding rate of 3 lbs. per 1,000 s.f., lightly mulch the seeded soil with hay or straw at 75 lbs. per 1,000 s.f., and anchor the mulch with plastic netting. The applicant will monitor growth of the rye over the next 30 days. If the rye fails grow at least three inches or cover at least 75% of the disturbed soil before November 15, then the applicant will mulch the area for over-winter protection.

   Stabilize the soil with sod: The applicant will stabilize the disturbed soil with properly installed sod by October 1. Proper installation includes the applicant pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil.

   Stabilize the soil with mulch: By November 15, the applicant will mulch the disturbed soil by spreading hay or straw at a rate of at least 180 lbs. per 1,000 s.f. on the area so that no soil is visible through the mulch. Prior to applying the mulch, the applicant will remove any snow accumulation on the disturbed area. Immediately after applying the mulch, the applicant will anchor the mulch with plastic netting to prevent wind from moving the mulch off the disturbed soil.

Long Term Inspection & Maintenance Schedule

	Spring	Fall or Yearly	After Major Storm	Every 2-5 Years
Vegetated Areas				
Inspect all slopes and embankments	x		x	
Replant bare areas or areas with sparse growth	x		x	
Armor areas with rill erosion with an appropriate lining or divert the erosive flows to on-site areas able to withstand concentrated flows.	x		x	
Stormwater Channels				
Inspect ditches, swales and other open stormwater channels	x	x	x	
Remove any obstructions and accumulated sediments or debris	x	x		
Control vegetated growth and woody vegetation		x		
Repair any erosion of the ditch lining		x		
Mow vegetated ditches		x		
Remove woody vegetation growing through riprap		x		
Repair any slumping side slopes		x		
Replace riprap where underlying filter fabric or underdrain gravel is exposed or where stones have been dislodged		x		
Culverts				
Remove accumulated sediments and debris at inlet, outlet and within the conduit	x	x	x	
Repair any erosion damage at the culvert's inlet and outlet	x	x	x	
Remove woody vegetation growing through riprap		x		
Roadways and Parking Surfaces				
Remove accumulated winter sand along roadways	x			
Sweep pavement to remove sediment	x			
Grade road shoulders and remove excess sand either manually or by a front-end loader	x			
Grade gravel roads and gravel shoulders	x			
Clean out sediment contained in water bars or open-top culverts	x			
Ensure that stormwater is not impeded by accumulations of material or false ditches in the roadway shoulder	x			
Runoff filtration Facilities				
Remove dead vegetation and any accumulated sediment (normally at the entrance to the garden) to allow for new growth	x			
Weed; add additional hardwood mulch to suppress weeds	x	x		
Mow turf three (3) times a growing season				
Aerate area with deep tines, if water ponds on the surface for more than 24 hours during the first year or for a length of 72 hours		x		

Vegetative Swale				
Mow grass swales monthly				
Inspect swale following significant rainfall event	x	x	x	
Control vegetated growth and woody vegetation	x	x		
Repair any erosion of the ditch	x	x		
Remove debris and liter as necessary				

100 International Drive, Suite 152
Portsmouth, NH 03801
tel: 603-431-3937 fax: 603-433-4358
www.westonandsampson.com

MEMORANDUM

TO: Jeff Clifford (Altus Engineering)

FROM: Andrew Walker (Weston & Sampson)

DATE: DATE OF PUBLISH UNKOWN

SUBJECT: Exeter River water levels during average annual flow conditions

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Per our phone conversations (8/13 and 8/18) and email correspondence (8/20), Weston & Sampson, Inc. (W&S) understands that Altus Engineering requires an estimate of Exeter River water levels during average annual flow conditions for existing and post-Great Dam removal scenarios. These water levels and the differences between pre- and post-removal conditions will be used by Altus Engineering on stormwater management related projects for Phillips Exeter Academy (PEA).

The water levels summarized in the table below were derived from a HEC-RAS hydraulic model of the Exeter River from its tidal waters upstream to Pickpocket Dam and of the Little River from its mouth at the Exeter River upstream to the Colcord Pond Dam. That HEC-RAS model has been described at length in the October 2013 report developed for the Town of Exeter titled "Exeter River Great Dam Removal Feasibility and Impact Analysis," prepared by the Vanasse Hangen Brustlin, Inc. team, including W&S. The model was also described at length in a series of four technical memoranda that W&S prepared for PEA to document the potential hydraulic impacts of the construction of a synthetic ballfield, most recently in the October 2014 report "Hydraulics and Hydrology Study – Site D."

The table below contains Exeter River water levels under two different average annual flow conditions, one which was developed for the 2013 Great Dam Removal Feasibility project and a second revised value, which was developed since October 2013. Under the revised condition, the average annual flow increased from the previously reported value of 71 cfs at Great Dam to 120 cfs. This increase in flow results in a corresponding increase in both pre- and post-removal river levels. The water level values presented in the table below represent river conditions at the confluence of the Exeter and Little Rivers due to its proximity to much of PEA's stormwater infrastructure. Note that river levels change only negligibly for many hundred feet upstream and downstream of this location. All water levels are reported in feet above mean sea level as referenced to the NAVD88 vertical datum.

Flow Condition	Pre-Removal WL	Post-Removal WL	Change
Original, 71 cfs	22.97	18.51	-4.46
Revised, 120 cfs	23.22	18.94	-4.28

Note that the water levels reported above are approximate and are a function of the analytical methods used and the assumptions made in the development of the hydraulic model. As noted in previous reports, the hydraulic model's "existing conditions" geometry was developed from the best available data, including highly detailed surveys of the Great Dam impoundment and floodplain in the area of PEA. Although the hydraulic model and the design flows used to represent various flood events have been reviewed and approved by both the NHDES Alteration of Terrain Bureau and the NHDES Dam Bureau for a variety of applications, it is important to consider the limitations of the model with regard to the current project's goals. In this case, model output is being used to prepare final design documents for stormwater infrastructure projects to be built in response to the removal of Great Dam.

While the hydraulic model does contain geometry files intended to represent "dam out" conditions, they were approximated from the best information available in October 2013. In general, when Great Dam is removed, water levels in the PEA area will be controlled by the natural bedrock outcropping beneath Great Dam (and by the High Street Bridge during large flood events). The geometry of that bedrock outcropping was approximated based on a surveyed cross-section of the Exeter River located roughly 100 feet upstream of the existing dam and supplemented with hand measurements taken during a reservoir drawdown in the fall of 2009. Together, that surveyed cross-section and those hand measurements represent the highest quality information available to Weston & Sampson regarding the bedrock outcropping that will control water levels in the impoundment post-dam removal. It is possible that if and when Great Dam is removed, the post-removal river geometry is different from what has been incorporated into the hydraulic model. These limitations of the model should be considered when incorporating the model results presented above into any engineering design affected by the removal of Great Dam. Use of the data for any other purpose than what it was created for is at the user's sole risk. W&S shall not be liable for improper or incorrect use of the data described or information contained on these pages.

Proposed Building Addition

WATERSHED IDENTIFIER (TYP.)

LONGEST FLOW PATH (TYP.)

WATERSHED BOUNDARY (TYP.)

POND IDENTIFIER (TYP.)

REACH (TYP.)

REACH IDENTIFIER (TYP.)

COURT STREET

ELLIOT STREET

ELM STREET

MARSTON STREET

BROWNS COURT

RIVER STREET

CHADWICK LANE

LITTLE RIVER

TRACK

VARSITY BASEBALL FIELD

SOFTBALL FIELD

HILL BRIDGE

EXETER RIVER

NEW HAMPSHIRE GEODETIC DATUM

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)

P4637

PHILLIPS EXETER ACADEMY

ALTUS ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

JEFFREY K. CLIFFORD No. 6524 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

NOT FOR CONSTRUCTION

ISSUED FOR: PERMITTING

ISSUE DATE: FEBRUARY 26, 2016

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	PB SUBMISSION	JKC	2/09/16
1	DES AoT SUBMISSION	JKC	2/26/16

DRAWN BY: RMB

APPROVED BY: JKC

DRAWING FILE: 4637.AoT.DS.DWG

SCALE: 1" = 80'

OWNER/APPLICANT:

PHILLIPS EXETER ACADEMY
20 MAIN STREET
EXETER, NH

PROJECT:

PHILLIPS EXETER ACADEMY

SOUTH CAMPUS MASTER PLAN

EXETER, NH 03833

TITLE:

OVERALL POST DEVELOPMENT WATERSHED PLAN

SHEET NUMBER:

DS - 3

ELLIOT STREET

MARSTON STREET

COURT STREET

CHADWICK LANE

NEW WARM UP POOL ADDITION

NEW HAMPSHIRE GEODETIC DATUM

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

PARKING LEVEL F.F.E. 30.33

WAREHOUSE 2

SOFT TRUCKS

SOFT TRUCKS

ROCK

P4637

PHILLIPS EXETER ACADEMY

ALTUS ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

NOT FOR CONSTRUCTION

ISSUED FOR:
PERMITTING

ISSUE DATE:
FEBRUARY 26, 2016

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	DES AoT SUBMISSION	JKC	2/26/16

DRAWN BY: RMB
APPROVED BY: JKC
DRAWING FILE: 4637.AoT.DS.DWG

SCALE: 1" = 50'

OWNER/APPLICANT:

PHILLIPS EXETER ACADEMY
20 MAIN STREET
EXETER, NH

PROJECT:

PHILLIPS EXETER ACADEMY
SOUTH CAMPUS MASTER PLAN
EXETER, NH 03833

TITLE:

POST DEVELOPMENT WATERSHED PLAN - B

SHEET NUMBER:

DS - 3B

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

December 31, 2025

Dave Sharples, Town Planner
Town of Exeter
10 Front Street
Exeter, NH 03833

Re: Extension of Approval
Exeter PB Case #24-16
RiverWoods Supportive Living Health Center
Tax Map 97, Lot 23
5 White Oak Drive
Exeter, New Hampshire
Altus Project No. 5015

Transmitted via email to: dsharples@exeternh.gov

Dear Mr. Sharples,

At the direction of the Applicant, we respectfully request an extension of the Site Plan approval granted on February 13, 2025 and ask to be placed on the next available Planning Board agenda.

Please call me if you have any questions or need any additional information. Thank you for your time and consideration.

Sincerely,

ALTUS ENGINEERING

Erik Saari
Vice President

ebs/5015-LTR-Town-123125

TOWN OF EXETER, NEW HAMPSHIRE

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

February 20, 2025

Sharon Cuddy Somers, Esquire
Donahue, Tucker & Ciandella, PLLC
16 Acadia Lane, POB 630
Exeter, New Hampshire 03833

Re: PB Case #24-16 RiverWoods Company at Exeter
Site Plan Review & Wetland Conditional Use Permit (CUP)
New Supportive Living Health Center - 5 White Oak Drive, Exeter, N.H.
Tax Map Parcel #97-23

Dear Attorney Somers:

Please be advised that at the meeting of February 13th, 2025, the Exeter Planning Board voted to **APPROVE** the above-captioned application(s) for site plan review and Wetland Conditional Use Permit for the demolition of the existing administrative building and the proposed construction of the new supportive living health center along with associated site improvements on the property located at 5 White Oak Drive, as presented, subject to the following conditions:

Wetlands Conditional Use Permit

1. A deed restriction or conservation easement for the 3.53-acres of the "Groonell parcel" will be executed prior to the issuance of certificate of occupancy with conditions similar to Southeast Land Trust or Town held easements.

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. The Storm Water System Operation & Maintenance Report and the StormTech Maintenance Log in the Stormwater Inspection and Maintenance Manual 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 issuance of a certificate occupancy;

6. 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;

7. 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;

8. Electric Vehicle (EV) charging readiness shall be provided as set forth in Section 9.13.8. of the Site Plan Review & Subdivision Regulations and the details shall be shown on the final plans;

9. The use of signage is recommended on NH Route 111 (Kingston Road) regarding construction vehicles entering/exiting;

10. Landscape plantings, that will not be disturbed by construction activities, will be planted as soon as possible after the preconstruction meeting has taken place; and

11. RiverWoods shall remind their vendors and other delivery vehicles to continue to use White Oak Drive.

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: Justine Vogel, President and CEO, The RiverWoods Company at Exeter
Erik Saari. P.E., Vice President, Altus Engineering, Inc.
Robbi Woodburn, ASLA, Woodburn & Company Landscape Architecture
Douglas Eastman, Building Inspector/Code Enforcement Officer
Janet Whitten, Town Assessor

DS:bsm

f:\town planner\planning\decision letters\pb #24-16 riverwoods - healthcare facility - white oak drive spr & w-cup coa letter.docx