



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 REVISED AGENDA

The Exeter Planning Board will meet on Thursday, August 27, 2026, at **6:30 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: August 13, 2026

NEW BUSINESS: PUBLIC HEARINGS

Second public hearing on the 2027-2032 Capital Improvements Program (CIP) projects as presented by the Town Departments. Copies of the proposed document(s) will be available at the Planning Department Office prior to the meeting.

The continuation of the public hearing for the application of J. Caley Associates for site plan review for the proposed demolition of the existing dry-cleaning building and proposed development of a 4-story building for 22-room hotel. The property is in the C-2 Highway Commercial Zoning District and is identified as tax Map #65-125. **PB Case #26-3**

The continuation of the public hearing for application of Phillips Exeter Academy for Minor Site Plan Review to construct three new duplexes for faculty housing on Tax Maps 83-01 and 72-99. The applicant is also submitting a voluntary lot merger application to merge Tax Map Lot 72-99 into Tax Map 83-01 for a single tract of land. **PB Case # 26-7**

The continuation of the public hearing for application of Stonearch Development LLC for a Lot Line adjustment, a Minor Subdivision, and Site Plan Review for the redevelopment of property located at 5 Brentwood Drive. The redevelopment will consist of 8 residential condominium units of single-family homes. The project includes a new roadway, underground utilities and drainage structures. Tax Map 62 Parcel 111. **PB Case # 26-11**

OTHER BUSINESS

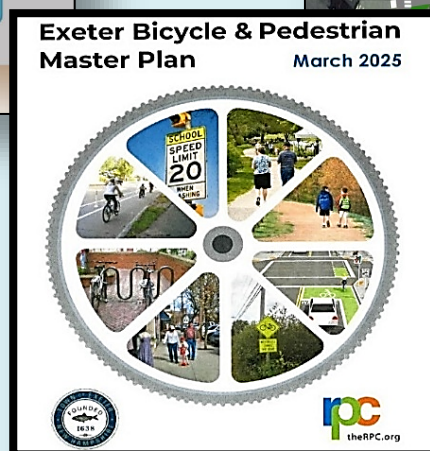
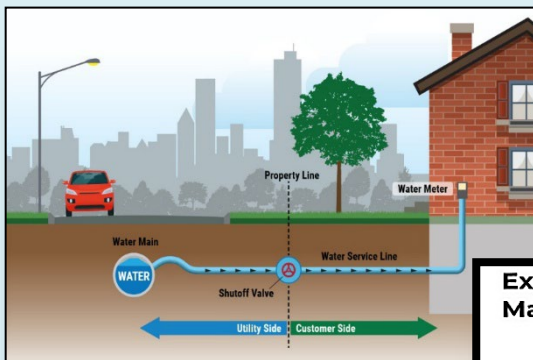
- Master Plan Discussion
- Land Use Regulations Review
- Field Modifications
- Bond and/or Letter of Credit Reductions and Releases

EXETER PLANNING BOARD

Langdon J. Plumer, Chairman

Town of Exeter New Hampshire

2027 – 2032 Capital Improvement Program



Exeter Planning Board

August 27, 2026

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Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 5/12/2026

Year Funding is Requested: 2028

Project Title: Exeter Downeaster Train Station

Project Type: Station construction, site repairs and improvements

Project Cost: \$50,000

Department: Economic Development

Contact Name: Darren Winham

Project Ranking: _____ of _____

Useful Life (Years): TBD

Master Plan (Y/N): Yes

Growth Related (Y/N): Yes

Service Related (Y/N): No

Externally Mandated (Y/N): No



Project Description

This project seeks to construct a new train station facility, complete with handicapped accessible bathrooms, informational kiosks, warming/waiting area, station host office, potential space for the Exeter Area Chamber of Commerce, bike racks, Quic-Trac machine, custodial closet and other amenities. Exeter's existing station consists only of a parking area, covered platform and a minimal informational display. With the exception of Haverhill (which is also a commuter rail station), Exeter is the only stop on the Downeaster without a train station. It is far and away the barest station and doesn't even offer bathrooms or access to a warm environment. This project would promote other-modal transportation, increase the safety and quality for rail passengers and contribute to the vibrancy of the community. Work will also include minor repairs to the existing platform and snow melt system. The \$50,000 will be used for architectural design and engineering (\$35,000) and miscellaneous items that include permitting, survey, site assessment, etc. (\$15,000).

Check all that apply

2027 - 2032 Source of Funding

- ☒ GO Bond/Borrowing
- ☒ Grants
- ☐ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☐ Revolving Funds
- ☐ Other _____

Project Benefits

- ☐ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☒ Other: _____

The \$50,000

FY27	FY28	FY29	FY30	FY31	FY32
------	------	------	------	------	------

\$50,000

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year

\$0	\$0	\$0	\$0	\$0	\$0
-----	-----	-----	-----	-----	-----

" Annual Operating Impact "

Salaries & Wages:

Employees Benefits:

Expenses:

Other:

Total: \$0

Estimated Project Cost: \$0

Estimated Fiscal Capital Cost

\$50,000



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 5/12/2026

First Year Funding is Requested: 2028

Project Title: Public Works Facility

Project Type: Highway - Facilities

Project Cost: TBD

Department: Public Works - Maintenance

Contact Name: Jeff Beck

Project Ranking: _____ of _____

Useful Life (Years): 50

Master Plan (Y/N): Yes

Growth Related (Y/N): No

Service Related (Y/N): Yes

Externally Mandated (Y/N): No



Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☒ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☐ Revolving Funds
- ☐ Other _____

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

" Annual Operating Impact "

Salaries & Wages:

Employees Benefits:

Expenses:

Other: _____

Total: _____

Estimated Project Cost: TBD

Estimated Fiscal Capital Cost

TBD

Project Description

The current Department of Public Works Facility is significantly outdated and functionally inadequate to meet the community's current and future needs. Constructed in a piecemeal fashion over several decades, the facility comprises buildings dating back to the 1960s and 1980s, many of which have surpassed their useful life and present substantial safety, structural, and operational challenges.

Key buildings, including the Highway/Maintenance Garage and the Building Maintenance Workshop, suffer from critical deficiencies such as substandard structural integrity, insufficient ventilation, lack of fire suppression systems, and inadequate space for vehicle maintenance and storage. These limitations directly affect the DPW's ability to efficiently manage the town's growing infrastructure, respond to emergencies, and maintain essential town services such as water, sewer, road, and fleet operations.

Moreover, employee facilities are undersized and non-compliant with current code requirements, especially regarding locker rooms, restrooms, and workspaces for a diversifying workforce. Administrative offices lack sufficient space to accommodate current staff or plan for future positions, such as a Stormwater Manager, and do not provide appropriate public interface or meeting facilities.

Previous feasibility studies confirmed that significant capital investment would be required just to bring existing structures up to minimum operational standards—without solving fundamental issues like poor layout, inefficient workflow, and the inability to house a consolidated DPW team. These findings support the replacement and/or rehabilitation of several existing structures and the consolidation of some DPW operations into new, modern facilities on adjacent town-owned land. This will increase operational efficiency, reduce long-term maintenance costs, improve working conditions, and provide capacity for future growth.

A multi-phased project approach offers a financially feasible and strategic path forward, allowing Exeter to invest in its infrastructure in alignment with long-term community needs and fiscal responsibility.

Design will begin in 2028 with Phase I of construction anticipated to start in 2029.

Total Capital Cost by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
\$0	TBD	TBD	\$0	\$0	\$0

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$0	\$0	\$0	\$0	\$0



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 6/18/2026

First Year Funding is Requested: 2027

Project Title: Town Offices HVAC Replacement

Project Type: Town Offices - Facilities

Project Cost: \$307,500

Department: Public Works - Maintenance

Contact Name: Jeff Beck

Project Ranking: _____ of _____

Useful Life (Years): 50

Master Plan (Y/N): Yes

Growth Related (Y/N): No

Service Related (Y/N): Yes

Externally Mandated (Y/N): No



Project Description

The Town Offices HVAC system is a collection of hydronic heating equipment, ductless mini-split cooling systems, controls, piping, and terminal units serving a historic building that has undergone numerous renovations over time. While the system is currently functional, many of its components are approaching the end of their expected service lives. The system annually has intermittent issues and requires increasingly more service calls.

Replacement will improve system reliability, energy efficiency, occupant comfort, and long-term maintainability while reducing the risk of unplanned failures in this critical municipal facility. The project is consistent with the 2023 Bureau Veritas Facility Condition Assessment's long-range capital planning recommendations and will position the building for continued service over the coming decades. The Town will look for energy grants and incentives to offset the cost of this project.

Check all that apply

2027 - 2032 Source of Funding

☐ GO Bond/Borrowing

☐ Grants

☒ Taxes

☐ Water Fees

☐ Sewer Fees

☐ Impact Fees

☐ Revolving Funds

☐ Other _____

Project Benefits

☒ Reduces Liability

☒ Health or Safety

☐ Reduces Long Term Debt

☐ Other: _____

" Annual Operating Impact "

Salaries & Wages:

Employees Benefits:

Expenses:

Other: _____

Total: \$307,500

Estimated Project Cost: \$307,500

Estimated Fiscal Capital Cost

\$307,500

Total Capital Cost by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
\$307,500	\$0	\$0	\$0	\$0	\$0

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year					
\$0	\$0	\$0	\$0	\$0	\$0



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 6/21/2026

First Year Funding is Requested: 2030

Project Title: Court Street Fire Station
Renovation and/or Construction
Design, Engineering & Construction

Project Type: Municipal Facilities
Project Cost: TBD

Department: Fire
Contact Name: Chief Justin Pizon

Useful Life (Years): 50-100
Master Plan (Y/N): Yes
Growth Related (Y/N): Yes
Service Related (Y/N): Yes
Externally Mandated (Y/N): No



Check all that apply

2027 - 2032 Source of Funding

- ☒ GO Bond/Borrowing
- ☒ Grants
- ☒ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☐ Revolving Funds
- ☐ Other

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

Project Description

1. General Project Description: Upon completion of the new Police Station/Fire Substation on Continental Drive, an updated space needs assessment will be conducted to determine the best use of the 20 Court Street facility. In the best interest of tax payers, the fire department will embrace a rolling assessment of needs over time. Once the Police Department vacates 20 Court Street, a live in period will follow. The number of personnel assigned to the 20 Court Street station will return to the same number it was when the building opened in 1979. Our vision includes the possibility of having "Inspectional Services" located on the first floor of the complex, where the Police Administrator currently sits. Our office manager may relocate to the first floor to greet the public when they enter the building. Due to the amount of foot traffic Fire Prevention and Health have daily, a first floor space makes sense where the building does not have an elevator. This may also open the opportunity for other inspectional services, such as the Building Inspector, to be relocated to 20 Court Street. There is a tremendous amount of cross over between departments that are currently located in different areas of town. This would allow for a streamlined process when customers look for guidance and permits while freeing up space in other buildings. Other, small scale renovations, would include proper separation between the cold, warm, and hot zones for contaminated personal protection equipment and an access point from the fire department second floor to the second floor of the (current) police department. Currently the only access point between the buildings is going to the first floor lobby. We do not anticipate any needs until the police department has fully vacated 20 Court Street. We envision revisiting this project in the 2030 timeframe.

Total Capital Cost by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$0	\$0	TBD	\$0	\$0

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year

TBD TBD TBD

" Annual Operating Impact "

Salaries & Wages:
Employees Benefits:
Expenses:
Other:

Total: _____

Estimated Project Cost: _____

Estimated Fiscal Capital Cost

TBD



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 6/22/2026

Year Funding is Requested: 2027

Project Title: Park Improvement Fund

Project Type: Multiple

Project Cost: \$100,000.00

Department: Parks and Recreation

Contact Name: Greg Bisson

Useful Life (Years): Varied

Master Plan (Y/N): Y

Growth Related (Y/N): Y

Service Related (Y/N): Y

Externally Mandated (Y/N): N



Project Description

Project 1: Brickyard Park Drainage and Irrigation Renovation. Originally designed for softball and baseball activities, Brickyard Park was subsequently transformed into a versatile green space by the Department; however, the irrigation system was not upgraded to reflect this modification. The current irrigation infrastructure is insufficient, frequently leaving areas unwatered. Moreover, the pipes are positioned too close to the surface, complicating aeration processes. Additionally, the distribution of water across zones is inefficient due to the size of the irrigation heads. Brickyard exhibits notable topographical challenges. The zones that regularly experience flooding should be prioritized through soil aeration to a depth of eight inches, overseeding of the turf, followed by top-dressing with sand and compost. Upon resolution of the field issues, a new irrigation system must be installed to ensure precise water distribution suitable for a multipurpose green space. The field will be closed from late June to late August 2027. Estimated Cost: \$38,500.

Project 2: Guard Rail Replacement for the Skate Park/Accessible Access: During our recent Land and Water Conservation Fund (LWCF) inspection, it was observed that the skate park lacks accessibility due to a chain obstructing the entrance. This chain is intended to deter vehicle access to the skate park. Furthermore, the guardrail is deteriorated, which poses a risk of collapse. During the replacement of the guard rail, we will establish an Americans with Disabilities Act (ADA) access point while maintaining the prohibition of vehicle access. Estimate: \$11,000.

Project 3: Dan Healy Bathhouse Restoration Phase 3 entails a comprehensive approach following a recent facility assessment, which classified the Dan Healy Bathhouse as an asset in poor condition. Over the past two years, efforts have been gradually undertaken to restore the bathhouse, implementing improvements aimed at extending the lifespan of the asset by an additional 25 to 30 years. Phase 3 will encompass the installation of a new roof, as the existing roof is deteriorating and is over 30 years old. Cost: \$15,000

Project 4: Electrical Expansion Park St and Gilman Park. This will support future irrigation systems, electrical supply at the parks, and future expansion of our robot fleet. For work: \$13,200. Additionally, \$12,000 for robotic mowers to cover both property further reducing the reliance of contractor for mowing. Technology has expanded the capabilities of these robots allowing less robots to do more acres. Ideally, we keep the same brand but will be open to utilizing other models.

Project 5: Tennis Court Savings: The Tennis courts require total reconstruction. We would like to begin accumulating portions of the Park Improvement Fund to go towards this renovation. \$7,000

We will endeavor to complete these projects if circumstances allow. The items listed above comprise only a small fraction of the necessary renovations and improvements.

Total Capital Cost by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year					
\$0	\$0	\$0	\$0	\$0	\$0

Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☒ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☐ Revolving Funds
- ☒ Other

" Annual Operating Impact "

Salaries & Wages:

Employees Benefits:

Expenses:

Other:

Total: \$ -

Estimated Project Cost: _____

Estimated Fiscal Capital Cost

100,000



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 6/21/2026

Year Funding is Requested: 2027

Project Title: Capital Reserve Fund for ADA Improvements

Project Type: Capital Reserve Fund for ADA Improvements

Project Cost: \$25,000

Department: Planning

Contact Name: Dave Sharples

Project Ranking: _____ of _____

Useful Life (Years): TBD

Master Plan (Y/N): Yes

Growth Related (Y/N): Yes

Service Related (Y/N): No

Externally Mandated (Y/N): No



Project Description

The Town approved a warrant article in 2019 for the purpose of conducting and creating an American Disability Act (ADA) improvements plan for town facilities and infrastructure including roads, sidewalks, and other pedestrian safety improvements. This plan has been completed and includes a list of projects that will improve accessibility for all users. This Capital Reserve Fund was established to fund these improvements over time.

Check all that apply

2027 - 2032 Source of Funding

☐ GO Bond/Borrowing

☐ Grants

☒ Taxes

☐ Water Fees

☐ Sewer Fees

☐ Impact Fees

☐ Revolving Funds

☐ Other _____

Project Benefits

☒ Reduces Liability

☒ Health or Safety

☐ Reduces Long Term Debt

☐ Other: _____

Total Capital Cost by Fiscal Year

FY	2027	2028	2029	2030	2031	2032
	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year

\$0	\$0	\$0	\$0	\$0	\$0
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" Annual Operating Impact "

Salaries & Wages:

Employees Benefits:

Expenses:

Other:

Total: \$0

Estimated Project Cost: \$0

Estimated Fiscal Capital Cost

\$25,000



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

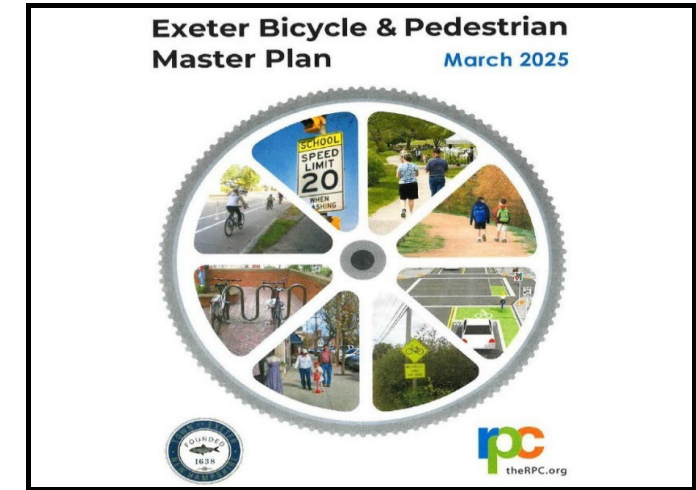
Exeter Bicycle & Pedestrian Master
Project Title: Plan Improvements and Hampton Rd
Crosswalk

Project Type: Construction
Project Cost: \$100,000

Department: Planning
Contact Name: Dave Sharples

Date Submitted: 6/25/2026
Year Funding is Requested: FY27

Project Ranking: _____ of _____
Useful Life (Years): 20+
Master Plan (Y/N): Y
Growth Related (Y/N): Y
Service Related (Y/N): N
Externally Mandated (Y/N): N



Project Description

The Exeter Bicycle & Pedestrian Master Plan was adopted in March of 2025. There are 50 infrastructure recommendations within the plan. Town staff identified several projects within the recommendations that have a short timeframe and a high or medium priority. Specifically, they are infrastructure recommendations # 1, 4, 5, 6, and 13 (Center and Spring only) can be implemented quickly with a goal of improving pedestrian safety. These recommendations include Adding a crosswalk from Swasey Parkway to Park Street, Improve signage at crosswalks at Buzzell Ave and Pleasant Street, improve signage and marking at crosswalks at Senior Center and Nelson Dr, add crosswalk warning signage on Portsmouth Ave at mid-block crossing near Auburn St, and improve crossing safety at Center St and Sprong St. In addition to the recommendations above, this project will also include the implementation of the recommended improvements in the VHB memorandum dated November 6, 2019 regarding the crosswalk on Hampton Rd at the entrance to the Recreational Facility at 4 Hampton Rd. The proposal is to install advance signage, a pedestrian actuated Rectangular Rapid Flashing Beacon, ADA compliants ramps on both sides of Hampton Rd, a slight relocation of the crosswalk and lighting.

Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☒ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☐ Revolving Funds
- ☐ Other _____

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

Total Capital Cost by Fiscal Year					
FY27	FY28	FY29	FY30	FY31	FY32
\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Operating Budget Impact by Fiscal Year					
Total Operating Expense (estimated) by Fiscal Year					
\$0	\$0	\$0	\$0	\$0	\$0

" Annual Operating Impact "	
Salaries & Wages:	
Employees Benefits:	
Expenses:	0
Other:	
Total:	\$0
Estimated Project Cost:	\$0
Estimated Fiscal Capital Cost	
\$100,000	



Town of Exeter, New Hampshire

2027- 2032 CIP Project Request Form

Date Submitted: 4/29/2026

First Year Funding is Requested: 2027

Project Title: Conservation Fund Appropriations

Project Type:

Project Cost: \$150,000

Department: Conservation Commission

Contact Name: Kristen Murphy

Project Ranking: _____ of _____

Useful Life (Years): Perpetuity

Master Plan (Y/N): Yes

Growth Related (Y/N): Yes

Service Related (Y/N): Yes

Externally Mandated (Y/N): No



Check all that apply

2027-2032

☐ GO Bond/Borrowing

☒ Grants

☒ Taxes

☐ Water Fees

☐ Sewer Fees

☐ Impact Fees

☐ Revolving Funds

☒ Other _____ Public donations _____

Project Benefits

☐ Reduces Liability

☐ Health or Safety

☐ Reduces Long Term Debt

☐ Other: _____

" Annual Operating Impact "

Salaries & Wages:

Employees Benefits:

Expenses:

Other: _____

Total: _____

Estimated Project Cost: \$150,000

Estimated Fiscal Capital Cost

\$150,000

Project Description

1. General Project Description: The Conservation Commission is requesting an allocation to recharge the Conservation Fund in FY 27, followed by a \$50,000 allocation annually for the acquisition of priority conservation lands or easements. The Conservation Fund, established in accordance with RSA 36-A, is a non-lapsing municipal finance account, which can be expended only by majority vote of the Conservation Commission for the purposes defined in said article. This request would further support the Master Plan Goal of Steward.

2. Rational: Land conservation is a very opportunistic process. Matching funds are often required to qualify for many conservation grant programs. Even land donations require some contribution of funds from the town for property surveys, deed recording, title research and title insurance. The existing conservation fund has been near depleted by recent acquisitions of the Horse Pilot Farm on Powdermill Road and for repairs to Raynes Barn, and has not been contributed to since. By having a small amount of funds, we have the ability to provide matching dollars for grants to take advantage of opportunistic acquisition.

Though Exeter has been proactive with land protection, our rivers and streams bear indications of the degree of impervious cover in our community. Exeter has the 9th highest amount of effective impervious cover (impervious cover that does not get treated through stormwater structures before discharging to a river or stream) in the Great Bay watershed and is above the recommended threshold for when water quality impacts occur. As a result, the majority of our rivers and streams are listed as impaired, meaning they do not meet state standards for water quality.

Land conservation provides numerous economic benefits. It increases the property value of abutting properties, provides recreation opportunities that can draw visitors to local businesses from other towns, and most importantly, provides free ecosystem services such as absorbing atmospheric carbon dioxide, protecting and encouraging groundwater recharge, providing flood protection and storage and naturally cleaning pollutants from developed areas. A regular contribution to the conservation fund will set our community up to be able to leverage these dollars for additional grant funds and secure the few remaining key properties.

Total Capital Cost by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
\$150,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year

\$0	\$0	\$0	\$0	\$0	\$0
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Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 6/24/2026

Year Funding is Requested: 2027

Project Title: Master Plan Update

Project Type: Planning/Study

Project Cost: \$90,000

Department: Planning

Contact Name: Dave Sharples

Useful Life (Years):

Master Plan (Y/N):

Growth Related (Y/N):

Service Related (Y/N):

Externally Mandated (Y/N):

Y

Y

Y

Y



Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☒ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☐ Revolving Funds
- ☐ Other

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other:

Project Description

The Town approved a warrant article in 2017 for the purpose of updating our Master Plan. The Master Plan update was formally adopted by the Planning Board in 2018. The Town has been active in pursuing the Action Agenda in the 2018 Master Plan and has either completed or is currently working on a majority of the action items. State statutes recommend updating the Master Plan every 5-10 years. Exeter is ready to update the current Master Plan.

Total Capital Cost by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
------	------	------	------	------	------

90,000

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year

\$0	\$0	\$0	\$0	\$0	\$0
-----	-----	-----	-----	-----	-----

" Annual Operating Impact "

Salaries & Wages:

Employees Benefits:

Expenses:

Other:

Total: \$0

Estimated Project Cost: \$0

Estimated Fiscal Capital Cost

\$90,000



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 6/25/2026

Year Funding is Requested: FY32

Project Title: Pairpoint Park Construction

Project Type: Construction

Project Cost: TBD

Department: Pairpoint Park Stakeholders Committee

Contact Name: Steve Jones

Project Ranking: _____ of _____

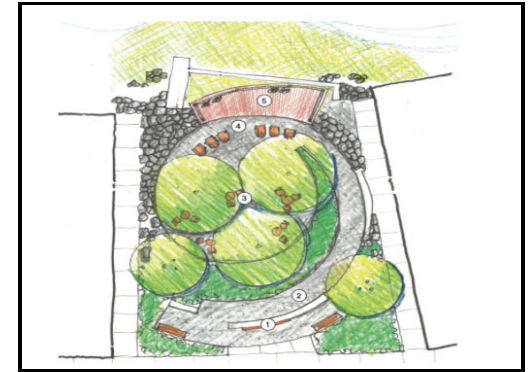
Useful Life (Years): 20+

Master Plan (Y/N): Y

Growth Related (Y/N): Y

Service Related (Y/N): N

Externally Mandated (Y/N): N



Project Description

Pairpoint Park is being conceptualized by the Pairpoint Park Stakeholders Committee, a group of 9 Town residents including one Landscape Architect, two Architects, one Landscape Designer and a Landscaper among many other talents. This group completed two Town surveys garnering more than 1,320 responses to get Resident input on how they would like to see the Park developed. The concept overwhelmingly chosen by the Town is the Shady Bosque, a scheme that celebrates the Great Bay Estuary with terraced native planting, a sloping ADA pathway throughout, flexible seating, a small ADA-accessible amphitheater, and ADA-accessible viewing platform at the river. The group intends to create an ecologically responsive park that also serves to educate the public on the flora and fauna, history and the river itself. The group is committed to fundraising to make the project as low a tax burden as possible, through grants, donations, events, etc. The fundraising plan is extensive.

This project achieves several goals within the Town Master Plan: Public Facility ADA Compliance; Town Water Quality Public Awareness; Celebrate the Local Community; Improve Public Infrastructure; Prioritize Parcels of Interest for Conservation Purposes; Waterfront Commercial Historic District; and Art Installations in Public Spaces.

In order to secure grant funding, a narrative of the exact work needing to be done and a cost estimate need to be provided. To obtain this, the group has issued an Request for Qualifications for Design and Construction Documents. The group will continue to seek donations for the park and may be able to raise enough to cover construction. However, this CIP sheet is a placeholder in the event the group and the Town wishes to seek gap funding to complete the project.

Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☒ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☐ Revolving Funds
- ☐ Other _____

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☒ Reduces Long Term Debt
- ☐ Other: _____

Total Capital Cost by Fiscal Year					
FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$0	\$0	\$0	\$0	TBD
Total Operating Expense (estimated) by Fiscal Year					
\$0	\$0	\$0	\$0	\$0	TBD

" Annual Operating Impact "	
Salaries & Wages:	
Employees Benefits:	
Expenses:	0
Other:	
Total:	\$0
Estimated Project Cost:	\$0
Estimated Fiscal Capital Cost	
\$0	



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 6/25/2026

Year Funding is Requested: FY27

Project Title: Reconfigure Bandstand Intersection

Project Type: Construction

Project Cost: \$1,000,000

Department: Planning

Contact Name: Dave Sharples

Project Ranking: _____ of _____

Useful Life (Years): 20+

Master Plan (Y/N): Y

Growth Related (Y/N): Y

Service Related (Y/N): N

Externally Mandated (Y/N): N



Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☒ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☐ Revolving Funds
- ☐ Other _____

Project Benefits

- ☐ Reduces Liability
- ☐ Health or Safety
- ☒ Reduces Long Term Debt
- ☐ Other: _____

Project Description

The town completed the Downtown Parking, Traffic, and Pedestrian Flow Analysis that was developed by Stantec in May of 2024. The report recommends fourteen (14) strategies, one of which (Strategy #12) proposes reconfiguring the bandstand intersection. The reconfigured intersection has several benefits that can provide traffic calming, a stronger sense of place, wider pedestrian paths, narrow vehicular travel lanes, and enhance crosswalks. It will also provide a pedestrian mall area to gather out of the roadway for events at the bandstand and Town Hall. This project is part of the larger SS4A grant that is described in another CIP Sheet. However, this is included in the event we are unsuccessful in securing the SS4A funding. If we are successful with the grant request then this project will be completed with grant funding.

Total Capital Cost by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
\$1,000,000	\$0	\$0	\$0	\$0	\$0

Total Operating Expense (estimated) by Fiscal Year

\$0	\$0	\$0	\$0	\$0	\$0
-----	-----	-----	-----	-----	-----

" Annual Operating Impact "

Salaries & Wages:
Employees Benefits:
Expenses: 0
Other: _____

Total: \$0

Estimated Project Cost: \$0

Estimated Fiscal Capital Cost

\$1,000,000



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 6/20/2026

First Year Funding is Requested: 2027

Project Title: Exeter SS4A Funding Request

Project Type: New construction/renovation

Project Cost: \$16,097,176

Department: Planning

Contact Name: Dave Sharples

Useful Life (Years): 30

Master Plan (Y/N): Yes

Growth Related (Y/N): Yes

Service Related (Y/N): No

Externally Mandated (Y/N): No

Project Description

This is a transformative safety project for the NH State Route 27 corridor. The project limits span over 4 miles along New Hampshire State Route 27. It starts in a commercial area on a portion of Epping Road and ends at the Exeter town line next to the Cooperative Middle School on the other side of town. The project will connect goods and people to commercial and industrial centers, private and public schools, commuter rail, elderly housing, and provide safer routes for drivers, pedestrians, cyclists and transit riders. If awarded, this project will transform one of our Town's main transportation corridors into a safer and more usable roadway.

Not every foot of the project area will receive improvements but many intersections, crosswalks, travel lanes, and center turn lanes will receive treatments to improve the overall safety of the corridor for all users of the network. Access management strategies will be employed throughout the corridor by reducing and aligning curb cuts as appropriate. Most of the proposed improvements have been identified in a local plan or study and concept plans have been developed. The request also includes public safety infrastructure to improve our post-crash care. Funding is contingent upon a funding reward from the Safe Streets and Roads for All program. If awarded, Exeter is responsible for 20% of the cost (\$3,219,545) of the improvements and the federal award would cover the remaining 80% (\$12,878,180).

FY27	FY28	FY29	FY30	FY31	FY32
\$16,097,726	\$0	\$0	\$0	\$0	\$0

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year					
\$0	\$0	\$0	\$0	\$0	\$0

Exeter Ribbon Project

Reconnecting Infrastructure, Business, Bicycle, and Opportunity Networks

A SAFE, CONNECTED, AND ACCESSIBLE EXETER

The Exeter RIBBON Project implements a coordinated set of multimodal safety improvements along the NH Route 27 corridor and key downtown and neighborhood connections. The project enhances safety for all users - especially pedestrians, bicyclists, students, older adults and transit riders - while improving access to schools, downtown, businesses, parks, transit and community destinations.

Check all that apply

2027 - 2032 Source of Funding

☐ GO Bond/Borrowing

☒ Grants

☒ Taxes

☐ Water Fees

☐ Sewer Fees

☐ Impact Fees

☐ Revolving Funds

☐ Other

Project Benefits

☐ Reduces Liability

☒ Health or Safety

☐ Reduces Long Term Debt

☐ Other:

" Annual Operating Impact "

Salaries & Wages:

Employees Benefits:

Expenses:

Other:

Total: _____

Estimated Project Cost: _____ \$0

Estimated Fiscal Capital Cost

\$3,219,545



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 5/22/2026

First Year Funding is Requested: 2027



Project Title: Police and Fire Records Management System

Project Type: Public Safety

Project Cost: \$383,000

Department: Police and Fire

Contact Name: Chief Timothy McCain and Chief Justin Pizon

Useful Life (Years): 20 years

Master Plan (Y/N): No

Growth Related (Y/N): Yes

Service Related (Y/N): Yes

Externally Mandated (Y/N): No

Project Description

The current records management system is called IMC and is through Central Square. It was implemented at the Exeter Police and Fire Department over 26 years ago in the year 2000. The system is now archaic, inferior, and has been pushed aside by its own company to introduce newer systems that are cloud based and technologically adanced. Research of a new RMS and CAD (computer aided dispatch) system from CSI Technology Group found that they offer systems that are entirely cloud based, offer the latest technology and rapid integration, easy and painless migration of old records, GIS, vast statistical abilites for charting, smooth agency interoperability (other local NH agencies and State Police have switched to CSI) and attentative customer and tech support.

Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☒ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☐ Revolving Funds
- ☒ Other

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

Total Capital Cost by Fiscal Year					
FY27	FY28	FY29	FY30	FY31	FY32
\$383,000	\$0	0	\$0	\$0	\$0
Operating Budget Impact by Fiscal Year					
Total Operating Expense (estimated) by Fiscal Year					
			\$0	\$0	\$0

Annual Operating Impact

Salaries & Wages:

Employees Benefits:

Expenses:

Other:

Total:

Estimated Project Cost:

Estimated Fiscal Capital Cost

\$383,000



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 6/20/2026

First Year Funding is Requested: **2031**

Project Title: **Communication Repeater Site**

Project Type: Infrastructure & Technology

Project Cost: **\$103,314**

Department: Police & Fire

Contact Name: Chiefs McCain & Pizon

Useful Life (Years): 10 years

Master Plan (Y/N): No

Growth Related (Y/N): Yes

Service Related (Y/N): Yes

Externally Mandated (Y/N): No



Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☒ Grants
- ☒ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☐ Revolving Funds
- ☐ Other

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

" Annual Operating Impact "	
Salaries & Wages:	
Employees Benefits:	
Expenses:	
Other:	
Total: _____	
Estimated Project Cost: _____	
Estimated Fiscal Capital Cost	
\$103,314	

Project Description

1. General Project Description: Complete the final leg of the public safety communications system by installing a microwave repeater site on the Cross Road Water Tower. This system will support all 1st Responder communications (Fire, Police, & Public Works) personnel to talk on a 5 watt portable radio or vehicle and have confidence that the signal will be received by the dispatcher. This project began approximately eight years ago with the first phase being the completion of a microwave link between the public safety complex and the Epping Road water tower. In 2021, we completed the link on the Fuller Lane Water Tower, leaving only the Cross Road site to complete the project. The radio equipment, including a GTR 8000 base station or similar model can be installed on the Cross Road water tower, with antennas, mounting system, and necessary factory programming. An outdoor shelter suitable for electronic equipment and a power source may be necessary on site. Grants will also be investigated to potentially offset costs.

Total Capital Cost by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY31
\$0	\$0	\$0	\$0	\$103,314	\$0

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year

\$0



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 4/16/2026

Year Funding is Requested: 2027

Project Title: Exeter Public Library Building Maintenance Fund

Project Type: Building

Project Cost: \$25,000

Department: Exeter Public Library

Contact Name: Julia Lanter

Project Ranking: of

Useful Life (Years): Rolling

Master Plan (Y/N): No

Growth Related (Y/N): Yes

Service Related (Y/N): Yes

Externally Mandated (Y/N): No



Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☒ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☐ Revolving Funds
- ☐ Other _____

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

" Annual Operating Impact "

Salaries & Wages:

Employees Benefits:

Expenses: \$25,000

Other: _____

Total: \$25,000

Estimated Project Cost: \$25,000

Estimated Fiscal Capital Cost

\$25,000

Shall the Town vote to raise and appropriate the sum of twenty-five thousand dollars (\$25,000) to be added to the Exeter Public Library Infrastructure Expendable Trust Fund, established pursuant to RSA 31:19-a, for the purpose of maintenance, repairs, and other infrastructure projects related to the Exeter Public Library building and grounds, and to authorize the Library Trustees, as previously designated, to expend from said fund. This appropriation is to come from general taxation.

(Majority vote required.)

FY27	FY28	FY29	FY30	FY31	FY32
\$25,000	\$25,000	\$25,000			
Total Operating Expense (estimated) by Fiscal Year					
\$0	\$0	\$0		\$0	\$0



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

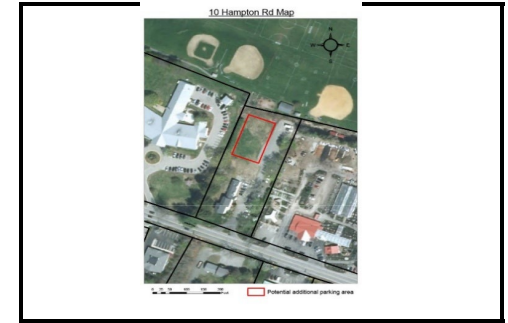
Project Title: 10 Hampton Rd Parking Lot expansion
Project Type: Paving and Drainage Improvements
Project Cost: TBD

Department: Parks and Recreation
Contact Name: Greg Bisson

Date Submitted: 6/22/2026

Year Funding is Requested: 2030

Useful Life (Years): 30
Master Plan (Y/N): Y
Growth Related (Y/N): Y
Service Related (Y/N): Y
Externally Mandated (Y/N): N



Project Description

10 Hampton Road, the site of the new multi-generational community center, currently has 49 marked parking spaces. Depending on design and layout, the property can accommodate an additional 20-30 spaces. This project will increase parking capacity and improve drainage while not impacting the current building, abutters, or potential future facility needs. Parking will be a priority once the building is fully developed.

Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☒ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☐ Revolving Funds
- ☐ Other

FY27	FY28	FY29	FY30	FY231	FY32
\$0	\$0	\$0	TBD	\$0	\$0
Operating Budget Impact by Fiscal Year					
Total Operating Expense (estimated) by Fiscal Year					
\$0	\$0	\$0	TBD	\$0	\$0

" Annual Operating Impact "

Salaries & Wages:
 Employees Benefits:
 Expenses:
 Other:

Total: \$ -

Estimated Project Cost: _____

Estimated Fiscal Capital Cost

TBD



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Project Title: Tennis Court Construction

Project Type: Multiple

Project Cost: \$1,000,000.00

Department: Parks and Recreation

Contact Name: Greg Bisson

Date Submitted: 6/22/2026

Year Funding is Requested: 2029

Useful Life (Years): 30

Master Plan (Y/N): Y

Growth Related (Y/N): Y

Service Related (Y/N): Y

Externally Mandated (Y/N): N



Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☒ Grants
- ☒ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☒ Impact Fees
- ☐ Revolving Funds
- ☒ Other

Project Description

The proposed upgrade of the courts at 4 Hampton Road is deemed necessary following a 23-year period and a recent facility assessment. Several issues must be addressed to ensure the courts remain functional for future use. Most notably, the site was constructed without any drainage provisions. The property slopes towards the courts, particularly affecting the lower courts, which receive runoff from the upper courts and the athletic fields. Water infiltration beneath the pavement and fencing causes heaving and cracking in cold weather. A complete removal of the courts is imperative to enable proper renovation. Two tennis court companies have already conducted preliminary assessments of the project, with one providing a quote. The renovation will require installing a French drain system around the perimeter of both courts to channel water away from the substrate. A new gravel base will then be laid to create a level surface. This will be followed by the installation of new pavement, fencing, and accessible walkways to all courts. Final improvements will include new basketball systems, sleeves for tennis posts, and surface painting. The principal challenge will be to execute the project with minimal disruption to the community, with an anticipated commencement in the fall and completion in the spring, allowing sufficient time for the pavement to fully cure.

The preliminary estimate for the court renovation is estimated at \$1 million. It is anticipated that this project will qualify for a 50% subsidy from the Land and Water Conservation Fund, thereby offsetting part of the renovation expenses, with the maximum contribution not exceeding \$500,000. Additionally, the Recreation Impact Fees, amounting to approximately \$200,000, are considered as a source to further mitigate the financial burden on taxpayers. There is a potential for this project to be incorporated as a warrant article in the year 2028; however, a Request for Proposal (RFP) will not be issued until the official award of the LWCF grant in the spring of 2029. Construction is anticipated to begin in the fall of 2029 and is expected to be finalized by the spring of 2030.

FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$0	\$1,000,000	\$0	\$0	\$0
Operating Budget Impact by Fiscal Year					
Total Operating Expense (estimated) by Fiscal Year					
\$0	\$0	\$0	\$0	\$0	\$0

" Annual Operating Impact "

Salaries & Wages:

Employees Benefits:

Expenses:

Other:

Total: \$ -

Estimated Project Cost: _____

Estimated Fiscal Capital Cost



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 5/12/2026

Year Funding is Requested: 2028

Project Title: Garage Expansion

Project Type: Multiple

Project Cost: \$60,000.00

Useful Life (Years): 30

Master Plan (Y/N): Y

Growth Related (Y/N): Y

Service Related (Y/N): Y

Externally Mandated (Y/N): N

Department: Parks and Recreation

Contact Name: Greg Bisson



Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☒ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☒ Revolving Funds
- ☒ Other (in kind)

Project Description

The Parks Department operates across multiple facilities. Currently, it utilizes the garage located at 32 Court Street for equipment storage and maintenance. An office and a small workshop storage area are situated at 10 Hampton Road. The Parks and Recreation Department aspires to consolidate its facilities into a single site. Ideally, an extension comprising a two-bay garage with a second-floor storage area would suffice to meet the department's requirements. To minimize expenditure, the department intends to engage SST, the builder responsible for the original carriage house, for assistance. It is imperative for the Parks Department to relocate all operations from Court Street to Hampton Road to facilitate the town's consideration of the future use of the Court Street property. We propose constructing a carriage house measuring 26' x 28', featuring two large commercial bays and a loft area designated for storing tools and supplies. This corresponds to the size of the current garage on Court Street, which can be accommodated within the designated space adjacent to the carriage house. The cost estimate for this basic design is based on a similar garage at a rate of \$140 per square foot. If we could not get SST to assist with the construction, this project would be postponed to 2028. SST is willing to work with the town on this project but needs to have architectural plans to follow.

Total Capital Cost by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$60,000	\$0	\$0	\$0	\$0

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year					
\$0	\$0	\$0	\$0	\$0	\$0

" Annual Operating Impact "

Salaries & Wages:

Employees Benefits:

Expenses:

Other:

Total: \$ -

Estimated Project Cost:

Estimated Fiscal Capital Cost

\$60,000



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 6/23/2025

First Year Funding is Requested: 2032

Project Title: Bow Street Area Reconstruction

Project Type: Utility Reconstruction

Project Cost: \$802,500

Department: Public Works - Engineering

Contact Name:

Project Ranking: _____ of _____

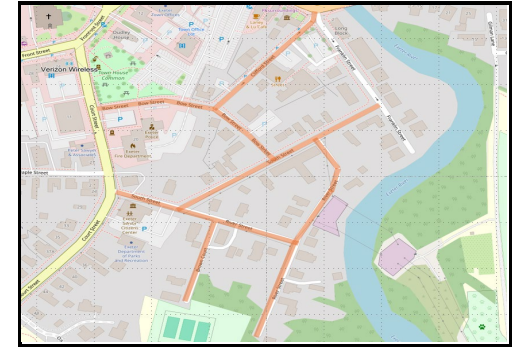
Useful Life (Years): 50

Master Plan (Y/N): No

Growth Related (Y/N): No

Service Related (Y/N): Yes

Externally Mandated (Y/N): No



Project Description

This project includes Bow St., Clifford St., South St., River St., River St. Extension, and Browns Court where water, sewer, drainage, roads, and sidewalks have all been identified as aging or deficient. The 4-inch and 6-inch cast iron (CI) water mains are beyond their useful life and unable to meet modern day fire flow requirements. They were identified for replacement in the 2015 water system asset management plan. The existing drain lines are undersized and in poor condition, and require replacement. Sewer lines will be rehabilitated where practical and replaced in areas where they are undersized or past their intended design life.

The Department of Public Works plans to pursue DWSRF and CWSRF funding to offset the cost of design and construction. Design is anticipated in FY31 and construction in FY32.

Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☒ Grants
- ☒ Taxes
- ☒ Water Fees
- ☒ Sewer Fees
- ☐ Impact Fees
- ☒ Revolving Funds
- ☐ Other

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

FY32	Engineering Design and Permitting	
	Road, Sidewalk, Stormwater Design	\$ 267,500.00
	Sewer Replacement Design	\$ 267,500.00
	Water Replacement Design	\$ 267,500.00
	Subtotal	\$ 802,500.00
FY33	Roadway, Sidewalk, Stormwater Construction	
	Sewer Construction	
	Water Construction	
	Subtotal	\$ -
	Construction Inspection/Administration	
	Road, Sidewalk, Stormwater	
	Sewer Replacement	
	Water Replacement	
	Subtotal	\$ -
	FY33 Total	\$ -

FY 32 & 33 Project Total

Total Capital Cost by Fiscal Year					
FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$0	\$0	\$0	\$0	\$802,500
Operating Budget Impact by Fiscal Year					
Total Operating Expense (estimated) by Fiscal Year					
\$0	\$0	\$0	\$0	\$0	\$0

" Annual Operating Impact "

Salaries & Wages:	
Employees Benefits:	
Expenses:	\$802,500
Other:	
Total:	\$802,500
Estimated Project Cost:	\$802,500

Estimated Fiscal Capital Cost

\$802,500



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 5/12/2026

First Year Funding is Requested: 2028

Project Title: Great Bay Total Nitrogen General Permit

Project Type: Environmental

Project Cost: \$0

Department: Public Works - Highway & Sewer

Contact Name: Paul Vlasich

Project Ranking: _____ of _____

Useful Life (Years): 35

Master Plan (Y/N): No

Growth Related (Y/N): Yes

Service Related (Y/N): Yes

Externally Mandated (Y/N): Yes



Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☒ Grants
- ☒ Taxes
- ☐ Water Fees
- ☒ Sewer Fees
- ☐ Impact Fees
- ☒ Revolving Funds
- ☐ Other

Project Benefits

- ☐ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

Project Description

The Great Bay Total Nitrogen General Permit (GBTNP) has been issued to NH communities with wastewater treatment facilities whose discharges reach Great Bay. The permit is for five years and includes an adaptive management process for possible nutrient reductions in non-point source (NPS) stormwater runoff. This voluntary NPS nitrogen reduction was included as a way to stem more stringent WWTF effluent restrictions at the end of the permit. The current request is for Year 5 of the permit. The NPS adaptive management framework consists of five categories: Water Quality Monitoring, Nitrogen Tracking, Nitrogen Source Reduction Plan, Threshold Study, TMDL - Total Maximum Daily Load timeline development.

The Town entered into an Intermunicipal Agreement with other Great Bay communities to partner in this adaptive management framework including cost sharing responsibilities. The Town submitted an adaptive management plan to EPA for the permit term in July 2021. These programs are anticipated to be funded partially through the capital improvement program, the highway stormwater budget, and the sewer budget. Although the permit is necessitated by wastewater discharges, the NPS stormwater discharge improvements are generally paid from the general fund.

Elements of the Adaptive Management Plan supported by the FY27 operating budget include:

Water Quality Monitoring, Nitrogen Tracking, Threshold Study: \$75,000/yr to Municipal Alliance from Sewer Fund Budget.

Catch Basin Replacements: \$28,000/yr from General Fund Budget.

Land Use Regulation Review: Exeter Planning Department.

Future GBTNP CIP requests could include incentivizing programs for advanced septic systems and stormwater BMP retrofit studies.

Total Capital Cost by Fiscal Year						
FY27	FY28	FY29	FY30	FY31	FY32	
\$0	\$100,000	\$75,000	\$50,000	\$25,000	TBD	
Operating Budget Impact by Fiscal Year						
Total Operating Expense (estimated) by Fiscal Year						
\$0	\$0	\$0	\$0	\$0	\$0	

" Annual Operating Impact "

Salaries & Wages:	
Employees Benefits:	
Expenses:	\$0
Other:	
Total:	\$0

Estimated Project Cost: \$0

Estimated Fiscal Capital Cost

\$0



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 8/4/2025

First Year Funding is Requested: 2030

Project Title: Green Street Neighborhood Utility Reconstruction

Project Type: Utility Replacement

Project Cost: \$13,080,500

Department: Public Works - Engineering

Contact Name: Paul Vlasich

Project Ranking: _____ of _____

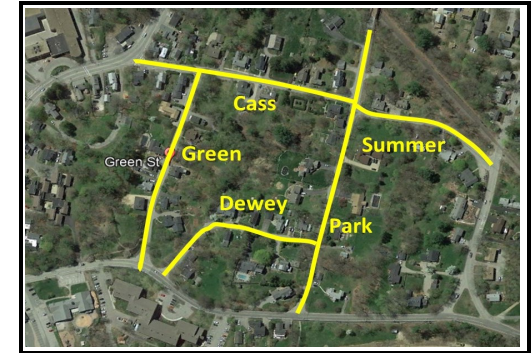
Useful Life (Years): 50

Master Plan (Y/N): No

Growth Related (Y/N): No

Service Related (Y/N): Yes

Externally Mandated (Y/N): No



Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☒ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☐ Revolving Funds
- ☐ Other

Project Benefits

- ☐ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

Project Description

Where possible, the Public Works department prefers to replace several utilities at the same time in a street. For the purposes of this project, the Green Street neighborhood consists of: Green Street, Cass Street, Dewey Street and portions of both Park Street and Summer Street. The proposed improvements include 4,500 linear feet of new water main, an updated stormwater management system, 4,600 linear feet of sewer line replacement, and full-depth reconstruction of the roadway. Options for pedestrian improvements will be evaluated during design.

A distribution flow analysis and the Water System Asset Management Plan and have determined that existing water mains are undersized and have reached the end of their expected useful life. Additionally, an evaluation of the sewer and drain lines during the development of the Sewer System Asset Management Plan has determined that they are in poor condition and in need of replacement. These utilities will be upgraded to meet current standards and regulations. Design is anticipated in FY30 with construction beginning in FY31.

Costs:

FY30 Design - \$802,500 (GF \$401,250 W \$200,625 S \$200,625)
 FY31 Construction - \$12,278,000 (GF \$6,152,500 W \$3,076,250 S \$3,076,250)
 Total - \$13,080,500

Total Capital Cost by Fiscal Year					
FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$0	\$0	\$802,500	\$12,278,000	\$0
Operating Budget Impact by Fiscal Year					
Total Operating Expense (estimated) by Fiscal Year					
\$0	\$0	\$0	\$0	\$0	\$0

" Annual Operating Impact "

Salaries & Wages:
 Employees Benefits:
 Expenses:
 Other:

Total: _____

Estimated Project Cost: \$13,080,500

Estimated Fiscal Capital Cost

\$13,080,500



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 8/4/2026

First Year Funding is Requested: 2027

Project Title: Pavement Management Program

Project Type: Roads/Sidewalks

Project Cost: \$1,100,000

Department: Public Works - Engineering

Contact Name: Steve Cronin

Project Ranking: _____ of _____

Useful Life (Years): 50

Master Plan (Y/N): No

Growth Related (Y/N): No

Service Related (Y/N): Yes

Externally Mandated (Y/N): No



Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☒ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☐ Revolving Funds
- ☐ Other

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

Project Description

The Town of Exeter maintains approximately 66.9 miles of municipal roadways. In 2024, the Public Works Department completed an update to its comprehensive Pavement Management Plan using the industry-standard PAVER pavement management system to inventory roadways, evaluate pavement conditions, assign Pavement Condition Index (PCI) ratings, and develop a long-term maintenance and rehabilitation strategy. The purpose of the program is to maximize the service life of the Town's roadway network by applying the appropriate pavement treatment at the right time, thereby minimizing lifecycle costs and reducing the need for costly reconstruction.

The 2024 evaluation found the Town's roadway network has an area-weighted average PCI of 58, representing a satisfactory but declining network condition. Historical data demonstrates that roadway conditions have declined over time despite periodic capital investments, emphasizing the need for consistent annual funding and a proactive maintenance program rather than a "worst-first" approach. The pavement management program prioritizes preventive maintenance, overlays, reclamation, and reconstruction based on pavement condition and roadway functional classification to preserve existing assets while maintaining safe and reliable transportation infrastructure.

This project establishes an ongoing annual capital program to implement the recommendations of the Pavement Management Plan. Roadway segments will be selected each year based on pavement condition, traffic function, utility coordination, and available funding. Maintaining a predictable annual investment allows the Town to preserve roadway assets, improve ride quality and public safety, reduce long-term maintenance costs, and avoid the substantially higher costs associated with deferred maintenance and full roadway reconstruction. The program will also include periodic updates to pavement condition assessments to ensure future investments continue to reflect changing roadway conditions and priorities.

Total Capital Cost by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year					
\$0	\$0	\$0	\$0	\$0	\$0

" Annual Operating Impact "

Salaries & Wages:

Employees Benefits:

Expenses:

Other:

Total: _____

Estimated Project Cost: \$1,100,000

Estimated Fiscal Capital Cost

\$1,100,000



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 5/12/2026

First Year Funding is Requested: 2030

Project Title: Portsmouth Ave. Reconstruction

Project Type: Roads/Sidewalks

Project Cost: \$5,645,250

Department: Public Works - Engineering

Contact Name: Paul Vlasich

Project Ranking: _____ of _____

Useful Life (Years): 25

Master Plan (Y/N): Yes

Growth Related (Y/N): Yes

Service Related (Y/N): Yes

Externally Mandated (Y/N): No



Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☒ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☐ Revolving Funds
- ☐ Other

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

Project Description

The purpose of this project is to correct drainage, traffic flow, signal, roadway, stormwater, sidewalk, and streetscape deficiencies along Portsmouth Avenue. The project timing allows for the planning studies of bike lanes, complete streets, and downtown circulation to occur prior to developing improvement concepts.

The project extends from High Street to the vicinity of the previous Provident Bank. Phase I included sewer and watermain improvements and was approved for construction in 2013. Water and sewer improvements were finished in 2014 and the pavement overlaid in 2015. The drain lines are in a state of deterioration and will be corrected in Phase II. Traffic flow will be improved by adjusting lane configurations and coordinating traffic signals throughout the corridor.

Phase II costs were established by a consultant in 2012. The phases were originally proposed to be concurrent. However, through the 2013 CIP process it was decided to delay Phase II for later years. The 2012 estimates are as shown and the costs were adjusted 3% annually. \$80,250 is recommended in FY30 to allow project development discussions to restart with stakeholders and to fine tune the draft plans and budgets that were prepared to date.

Phase II	2012 Estimate	2032 Projected
Drainage Improvements	\$ 525,000.00	\$ 915,000
Traffic Signals	\$ 100,000.00	\$ 290,000
Road and Sidewalk	\$ 1,945,000.00	\$ 3,450,000
Legal and Bonds	\$ -	\$ 25,000
Construction Admin & Inspection	\$ 265,000.00	\$ 565,000 (12% of construction cost)
Total	\$ 2,835,000.00	\$ 5,245,000
FY 30 - Project Development	\$ 80,250.00	
FY 31 - Design	\$ 320,000.00	

Total Capital Cost by Fiscal Year					
FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$0	\$0	\$80,250	\$320,000	\$5,245,000
Operating Budget Impact by Fiscal Year					
Total Operating Expense (estimated) by Fiscal Year					
\$0	\$0	\$0	\$0	\$0	\$0

" Annual Operating Impact "

Salaries & Wages:

Employees Benefits:

Expenses:

Other:

Total: _____

Estimated Project Cost: \$5,645,250

Estimated Fiscal Capital Cost

\$5,645,250



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 5/12/2026

First Year Funding is Requested: 2029

Project Title: Washington Street Improvements

Project Type: Highway / Sewer

Project Cost: \$2,828,600

Department: Public Works - Engineering

Contact Name: Paul Vlasich

Project Ranking: _____ of _____

Useful Life (Years): 50

Master Plan (Y/N): No

Growth Related (Y/N): Yes

Service Related (Y/N): Yes

Externally Mandated (Y/N): No



Project Description

The purpose of this project is to replace the poor condition sewer mains and upgrade the roadway and sidewalks. The sewer asset management program has the age listed as at least 60 years old. Cracking and root intrusion are present in the old clay sewer. The clay piping will be replaced with new PVC and new precast manholes will be constructed to help reduce Inflow/Infiltration. Additionally, the drain lines will be checked for adequate capacities. The street acts as a collector type street because it links Front St (Rt 111) and Brentwood Rd (Rt 111A). Since the Columbus Ave / Brentwood Rd / Epping Rd intersection was reconfigured, some residents of the street have complained about additional traffic and safety concerns. The street portion of this project will look at these issues including potential sidewalk improvements for the final road layout. The project will begin with design and neighborhood meetings in FY29 with construction to follow in FY30.

Estimate from consultant helping with a previous SRF pre-application:

FY29	Engineering Design and Permitting		
	Road, Sidewalk, Stormwater Design	\$ 165,850	
	Sewer Replacement Design	\$ 101,650	
	Subtotal	\$	267,500
FY30	Roadway, Sidewalk, Stormwater construction	\$ 1,789,575	
	Sewer Construction	\$ 596,525	
	Subtotal	\$	2,386,100
	Construction Inspection/Administration		
	Road, Sidewalk, Stormwater	\$ 108,500	
	Sewer Replacement	\$ 66,500	
	Subtotal	\$	175,000
	FY30 Total	\$	2,561,100
	FY 29 & 30 Project Total	\$	2,828,600

Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☒ Grants
- ☒ Taxes
- ☐ Water Fees
- ☒ Sewer Fees
- ☐ Impact Fees
- ☒ Revolving Funds
- ☐ Other

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

Total Capital Cost by Fiscal Year					
FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$0	\$267,500	\$2,561,100	\$0	\$0
Operating Budget Impact by Fiscal Year					
Total Operating Expense (estimated) by Fiscal Year					
\$0	\$0	\$0	\$0	\$0	\$0

" Annual Operating Impact "

Salaries & Wages:

Employees Benefits:

Expenses:

Other:

Total: _____

Estimated Project Cost: \$2,828,600

Estimated Fiscal Capital Cost

\$2,828,600



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 5/12/2026

First Year Funding is Requested: 2028

Project Title: Water Street Reconstruction

Project Type: Utility Reconstruction

Project Cost: \$9,737,500

Department: Public Works - Engineering

Contact Name: Paul Vlasich

Project Ranking: _____ of _____

Useful Life (Years): 50

Master Plan (Y/N): No

Growth Related (Y/N): No

Service Related (Y/N): Yes

Externally Mandated (Y/N): No



Project Description

The project limits are the northern end of Water Street from Main Street to Norris Brook. A watermain needs to be increased from a 6-inch main to 12-inch for approximately 2,400 LF. When hydrants are flowed on Newfields Road, pressure and water flow is lost in the neighborhood. The drain lines are undersized and in poor condition for approximately 2,300 LF. The sewer lines are in poor condition, except for those in the immediate location of the Housing Authority complex. It is anticipated that the 12-inch sewer mains will be replaced (600 LF) and that the larger mains can be re-lined (900 LF). The sidewalks will be replaced along with the roadway. There are several areas where groundwater and runoff enters the roadway, which will need to be mitigated.

A consultant provided the planning estimates in FY22. In FY24, the Town received an \$100,000 CWSRF Loan with 100% principal forgiveness for stormwater-related planning. Design is anticipated in FY28 and construction in FY29.

FY28	Engineering Design and Permitting		
	Road, Sidewalk, Stormwater Design	\$	374,000
	Sewer Replacement Design	\$	214,000
	Water Replacement Design	\$	214,000
	Subtotal		\$ 802,000
FY28	Roadway, Sidewalk, Stormwater construction	\$	2,996,000
	Sewer Construction	\$	2,407,500
	Water Construction	\$	2,782,000
	Subtotal		\$ 8,185,500
	Construction Inspection/Administration		
	Road, Sidewalk, Stormwater	\$	350,000
	Sewer Replacement	\$	200,000
	Water Replacement	\$	200,000
	Subtotal		\$ 750,000
	FY28 Total		\$ 8,935,500
	FY 28 & 29 Project Total		\$ 9,737,500

Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☒ Grants
- ☒ Taxes
- ☒ Water Fees
- ☒ Sewer Fees
- ☐ Impact Fees
- ☒ Revolving Funds
- ☐ Other

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- Other: _____

Total Capital Cost by Fiscal Year					
FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$802,000	\$8,935,500	\$0	\$0	\$0
Operating Budget Impact by Fiscal Year					
Total Operating Expense (estimated) by Fiscal Year					
\$0	\$0	\$0	\$0	\$0	\$0

" Annual Operating Impact "

Salaries & Wages:	
Employees Benefits:	
Expenses:	\$9,737,500
Other:	
Total:	\$9,737,500
Estimated Project Cost:	\$9,737,500

Estimated Fiscal Capital Cost

\$9,737,500



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 5/12/2026

First Year Funding is Requested: 2028

Project Title: Intersection Improvements Program

Project Type: Roads/Sidewalks

Project Cost: \$75,000

Department: Public Works - Highway

Contact Name: Jay Perkins

Project Ranking: _____ of _____

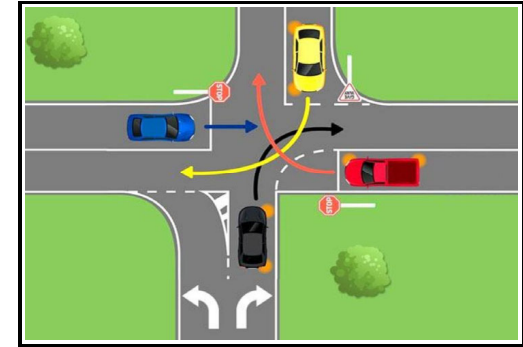
Useful Life (Years): 35

Master Plan (Y/N): Yes

Growth Related (Y/N): Yes

Service Related (Y/N): Yes

Externally Mandated (Y/N): No



Project Description

Phase I of the intersection study has been completed. The report can be found on the Town website. That study looked at four intersections evaluating traffic operations and safety concerns:

Water Street at Front Street (Applied for SS4A Grant in 2026)

Front Street at Pine and Linden Streets (Roundabout in design. Construction anticipated in 2026).

Water Street at High, Clifford, and Franklin Streets

Winter Street at Railroad and Columbus Avenues (Improvements Constructed in May 2024).

A Phase II Intersection Study was funded in FY22 at \$50,000 to evaluate four more intersections. Phase II includes:

Hampton Road and Guniea Road,

Hampton Road and Holland Way,

Hampton Road and Hampton Fall Road (Rt 88),

Brentwood Road and Dogtown Road

Phase III is being proposed in FY28 and list to be determined.

Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☒ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☐ Revolving Funds
- ☐ Other

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

Total Capital Cost by Fiscal Year					
FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$75,000	\$0	\$0	\$0	\$0
Operating Budget Impact by Fiscal Year					
Total Operating Expense (estimated) by Fiscal Year					
\$0	\$0	\$0	\$0	\$0	\$0

" Annual Operating Impact "	
Salaries & Wages:	
Employees Benefits:	
Expenses:	
Other:	
Total:	
Estimated Project Cost:	\$75,000
Estimated Fiscal Capital Cost	
\$75,000	



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 5/12/2026

First Year Funding is Requested: 2030

Project Title: Tan Lane Drainage Improvements

Project Type: Highway

Project Cost: TBD

Department: Public Works - Highway

Contact Name: Jay Perkins

Project Ranking: of

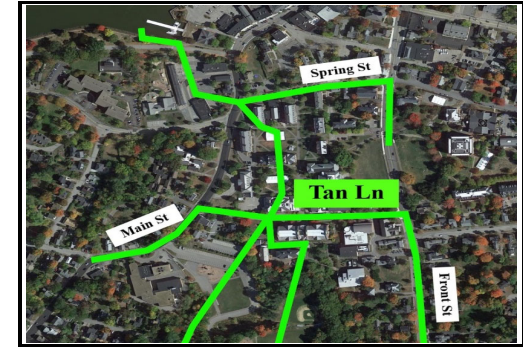
Useful Life (Years): 50

Master Plan (Y/N): No

Growth Related (Y/N): Yes

Service Related (Y/N): Yes

Externally Mandated (Y/N): No



Project Description

A previous 2006 Tan Lane Stormwater System Evaluation & Analysis Report identified several improvements which the Town has already implemented. This study will build upon that work to identifying opportunities to further reduce upstream stormwater flow contributions and evaluate the drainage system's ability to accomodate projected rainfall events.

Tan Lane has been subject to intermittent flooding for many years. The covers of drainage manholes have been bolted down to keep them from being pushed off the manholes during storm events. The drainage system downstream of Tan Lane discharges into the Squamscott River, a tidal estuary. Tidal influence can create backwater conditions in the drainage system during heavy rainfall events. The flooding at the low point in Tan Lane has reached a depth of 2-feet on occassion, impacting Phillips Exeter Academy buildings.

A 2022 Critical Flood Risk Infrastructure Grant (CFRING) aplication was submitted but the project was not not selected. The Public Works Department intends to submit a Stormwater Clean Water SRF pre-application for this project.

The cost, adjusted for inflation, from the CFRING application for a basis of design study have been carried forward at \$144,450. Design and construction costs for a future date are TBD.

Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☒ Grants
- ☒ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☒ Revolving Funds
- ☐ Other

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

Total Capital Cost by Fiscal Year					
FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$0	\$0	\$144,500	TBD	\$0
Operating Budget Impact by Fiscal Year					
Total Operating Expense (estimated) by Fiscal Year					
\$0	\$0	\$0	\$0	\$0	\$0

" Annual Operating Impact "

Salaries & Wages:
Employees Benefits:
Expenses: TBD
Other:

Total: TBD

Estimated Project Cost: TBD

Estimated Fiscal Capital Cost

TBD



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 8/3/2026

First Year Funding is Requested: 2027

Project Title: Clemson Pond Tide Gates

Project Type: Utilities: Sewer

Project Cost: \$500,000

Department: Public Works - Sewer

Contact Name: Steve Dalton

Project Ranking: _____ of _____

Useful Life (Years): 10

Master Plan (Y/N): No

Growth Related (Y/N): No

Service Related (Y/N): Yes

Externally Mandated (Y/N): No



Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☐ Taxes
- ☐ Water Fees
- ☒ Sewer Fees
- ☐ Impact Fees
- ☐ Revolving Funds
- ☐ Other

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

Project Description

The two tide gates that discharge water from Clemson Pond to the Squamscott River were inspected as part of the recent Combined Sewer Overflow (CSO) cleaning project. The inspection found that tide gate operation has been impaired by a dislodged spillway timber and deteriorated gasket material that has reached the end of its service life. This project will repair the tide gates to restore their proper operation and ensure their continued reliability.

Total Capital Cost by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
\$500,000	\$0	TBD	\$0	\$0	\$0

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year

\$0	\$0	\$0	\$0	\$0	\$0
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" Annual Operating Impact "

Salaries & Wages:
Employees Benefits:
Expenses:
Other:

Total: _____

Estimated Project Cost: \$500,000

Estimated Fiscal Capital Cost

\$500,000



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 5/12/2026

First Year Funding is Requested: 2028

Project Title: Court Street Pump Station

Project Type: Utilities: Sewer

Project Cost: \$535,000

Department: Public Works - Sewer

Contact Name: Steve Dalton

Project Ranking: _____ of _____

Useful Life (Years): 50

Master Plan (Y/N): No

Growth Related (Y/N): Yes

Service Related (Y/N): Yes

Externally Mandated (Y/N): No



Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☐ Taxes
- ☐ Water Fees
- ☒ Sewer Fees
- ☐ Impact Fees
- ☒ Revolving Funds
- ☐ Other

Project Benefits

- ☐ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

Project Description

The Court Street pump station pumps sewage from the Linden and Court Street areas to the higher elevation gravity sewers located on High Street and the Pine Street and Court Street intersection. The station discharges through an older 6-inch, 870 linear foot force main (FM) to Pine Street and a newer 10-inch, 5,000 linear foot FM to the High Street and Gilman Lane manhole. This project proposes to replace this existing 6-inch force main with a larger diameter pipe. Both in-place pipe bursting and horizontal directional drilling are being considered for installation.

During the April 2017 High Street sewer collapse, the 6-inch FM was used as the primary main, instead of the regularly used 10-inch FM. This helped to reduce the potential for a sanitary sewer overflow (SSO) at Gilman Lane and divert the sewage volume pumped to the damaged High Street gravity sewer. However, the 6-inch pipe proved to be restrictive, nearly resulting in an SSO event. This project would increase the FM size to Pine Street to provide adequate capacity and redundancy to prevent this condition from occurring in the future. New pumps were installed at the pump station in 2024. The Exeter River Co-op also recently received a \$2,000,000 grant to make necessary improvements to their private sewer infrastructure that will likely affect the incoming flows to Court Street Pump Station.

Costs:

2028 - \$535,000 for design of forcemains, building upgrades, electrical upgrades, and other necessary appurtenances.

2029 - Construction cost TBD.

Total Capital Cost by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$535,000	TBD	\$0	\$0	\$0

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year

\$0	\$0	\$0	\$0	\$0	\$0
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" Annual Operating Impact "

Salaries & Wages:

Employees Benefits:

Expenses:

Other:

Total: _____

Estimated Project Cost: \$535,000

Estimated Fiscal Capital Cost

\$535,000



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 7/21/2026

Year Funding is Requested: 2031

Project Title: Groundwater Treatment Plant Filter Rehabilitation

Project Type: Utilities: Water

Project Cost: \$1,000,000

Department: Public Works - Water

Contact Name: Steve Dalton

Project Ranking: _____ of _____

Useful Life (Years): 15

Master Plan (Y/N): No

Growth Related (Y/N): Yes

Service Related (Y/N): Yes

Externally Mandated (Y/N): No

#VALUE!

Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☐ Taxes
- ☐ Water Fees
- ☒ Sewer Fees
- ☐ Impact Fees
- ☒ Revolving Funds
- ☐ Other

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

Project Description

This project includes the removal and replacement of the existing filter media (anthracite coal, GreensandPlus, and gravel support media) in the three existing filters, as well as the installation and commissioning of a fourth filter to increase the treatment capacity of the groundwater treatment plant.

The existing filter media has an expected service life of approximately 15 years and is due for replacement. As the media ages, it softens and breaks down, resulting in shorter filter run times, reduced iron and manganese removal efficiency, and premature turbidity breakthrough. Replacing the media will restore treatment performance, improve operational reliability, and help maintain regulatory compliance while the addition of a fourth filter provides additional treatment capacity to support future water demand.

Deferring this project increases the risk of reduced treatment capacity, more frequent backwashing, degraded water quality performance, and the potential for regulatory compliance issues as the filter media continues to deteriorate.

Total Capital Cost by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$0	\$0	\$0	\$1,000,000	\$0

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$0	\$0	\$0	\$0	\$0

" Annual Operating Impact "

Salaries & Wages:	TBD
Employees Benefits:	TBD
Expenses:	TBD
Other:	

Total: \$0

Estimated Project Cost: \$1,000,000

Estimated Fiscal Capital Cost

\$1,000,000



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 5/12/2026

Project Title: High Street/Cross-Country Sewer Rehabilitation

Project Type: Utilities: Sewer

Project Cost: \$4,530,000

Department: Public Works - Sewer

Contact Name: Steve Dalton

Year Funding is Requested: 2027

Project Ranking: _____ of _____

Useful Life (Years): 50

Master Plan (Y/N): No

Growth Related (Y/N): Yes

Service Related (Y/N): Yes

Externally Mandated (Y/N): Yes



Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☒ Grants
- ☐ Taxes
- ☐ Water Fees
- ☒ Sewer Fees
- ☐ Impact Fees
- ☒ Revolving Funds
- ☐ Other

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

Project Description

In 2020, verification of the capacities within sewer mains was completed as part of a study to determine hydraulic deficiencies in the Town's sewer interceptors and evaluate the potential impacts of future growth to the sewer system. The study identified capacity issues on High Street and with the Cross Country sewer main that runs from Gilman Lane to Drinkwater Road. This project includes the replacement of approximately 550 linear feet of sewer main on High Street, replacement of approximately 2,100 linear feet of sewer main on Gilman Lane and select Cross-Country areas, and relining approximately 2,500 linear feet of the cross country sewer pipe between Folsom Lane and Drinkwater Road.

The Town needs to make sure there is proper capacity and structural integrity to prevent sewer main collapse and surcharging. Expansion requests from commercial properties on the East Side of Exeter have been received. The capacity and condition of infrastructure in this area requires improvement before expansion requests can be considered.

Costs:

Design Engineering - \$337,000 (Approved and Underway)

Construction Engineering - \$465,000

Construction - \$3,500,000

Contingency - \$565,000

Construction Total - \$4,530,000

Project Total - \$4,867,000

A 2026 CWSRF pre-application and a State Water Pollution Control Grant pre-application have been submitted for this project.

Total Capital Cost by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
\$4,530,000	\$0	\$0	\$0	\$0	\$0

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year					
\$0	\$0	\$0	\$0	\$0	\$0

" Annual Operating Impact "

Salaries & Wages:

Employees Benefits:

Expenses:

Other: _____

Total: _____

Estimated Project Cost: \$4,530,000

Estimated Fiscal Capital Cost

\$4,530,000



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 5/12/2026

Year Funding is Requested: 2028

Project Title: WWTF Upgrades Phase I

Project Type: Utilities: Sewer

Project Cost: \$2,965,000

Department: Public Works - Wastewater

Contact Name: Steve Dalton

Project Ranking: _____ of _____

Useful Life (Years): 50

Master Plan (Y/N): No

Growth Related (Y/N): Yes

Service Related (Y/N): Yes

Externally Mandated (Y/N): No



Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☐ Taxes
- ☐ Water Fees
- ☒ Sewer Fees
- ☐ Impact Fees
- ☒ Revolving Funds
- ☐ Other

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

Project Description

This project would include the installation of a new biosolids drying unit at the wastewater treatment facility to reduce the amount of water within the biosolids by-product that is generated by the treatment process. The Town disposes of its biosolids by trucking them to an approved landfill or biosolids re-use processing facility. Currently, these biosolids are comprised of approximately 20-25% solids and 75%-80% water.

Drying the biosolids could increase solids content up to 80% (20% water) and significantly reducing disposal costs. Based on 2022 disposal tonnages and fees, it is estimated that the Town could reduce disposal costs by \$150,000 to \$180,000 per year. Pending PFAS regulations and limited landfill space are anticipated to impact the re-use and disposal of biosolids in future years.

Costs:

Design -	\$215,000
Engineering Services -	\$100,000
Construction -	\$2,200,000
Contingency -	\$450,000
Total -	\$2,965,000

Total Capital Cost by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$215,000	\$2,750,000	\$0	\$0	\$0

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year

\$0	\$0	\$0	\$0	\$0	\$0
-----	-----	-----	-----	-----	-----

" Annual Operating Impact "

Salaries & Wages:	TBD
Employees Benefits:	TBD
Expenses:	TBD
Other:	

Total: \$0

Estimated Project Cost: \$2,965,000

Estimated Fiscal Capital Cost

\$2,965,000



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 5/12/2026

First Year Funding is Requested: 2028

Project Title: Reservoir Dam

Project Type: Dam Modifications

Project Cost: \$6,500,000

Department: Public Works - Engineering

Contact Name: Paul Vlasich

Project Ranking: _____ of _____

Useful Life (Years): 50

Master Plan (Y/N): No

Growth Related (Y/N): No

Service Related (Y/N): Yes

Externally Mandated (Y/N): Yes



Project Description

The Exeter Reservoir Dam (Dam #082.02), also known as the Water Works Dam, is critical Town infrastructure located upstream from the Town of Exeter's Surface Water Treatment Plant (SWTP). Serving as a drinking water source for the town, the reservoir receives its primary supply from the Exeter River and additional inflow from the Dearborn Brook watershed. The dam is an earth-fill structure with a spillway, low-level outlet, and water supply intake, measuring approximately 15 feet in height and 250 feet in length. Originally built in 1886 and modified multiple times, the dam underwent significant alterations in 1973 and 1993-1994.

Classified as a high-hazard structure, the dam was found non-compliant with New Hampshire Department of Environmental Services (NHDES) safety regulations following an updated breach analysis in 2016. As per regulatory requirements, high-hazard dams must safely pass the 1,000-year design storm with a minimum of one foot of freeboard and without reliance on manual operations. Inspection findings indicate structural concerns such as deteriorating spillway stoplogs, vegetation encroachment, and seepage issues, necessitating modifications for improved safety and compliance.

A Feasibility Study was completed in March 2022, and evaluated multiple alternatives to bring the dam into compliance while maintaining the reservoir as a critical drinking water supply source for the Town. Alternatives analyzed included raising the dam, constructing a labyrinth spillway, adding overtopping protection, and a combination approach. The study also evaluated impacts to downstream infrastructure, flooding, natural resources, and the adjacent Surface Water Treatment Plant.

Estimated Design Costs: \$480,000 - \$985,000

Estimated Construction Costs: \$2.6M - \$5.5M

Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☒ Grants
- ☒ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☒ Revolving Funds
- ☐ Other

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

" Annual Operating Impact "

Salaries & Wages:
Employees Benefits:
Expenses:
Other: _____

Total: _____

Estimated Project Cost: \$6,500,000

Estimated Fiscal Capital Cost

\$6,500,000

Total Capital Cost by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$1,000,000	\$5,500,000	\$0	\$0	\$0

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$0	\$0	\$0	\$0	\$0



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 7/30/2026

Project Title: Groundwater Source Development

Project Type: Utilities: Water

Project Cost: \$6,500,000

Department: Public Works - Water

Contact Name: Steve Dalton

Year Funding is Requested: 2028

Project Ranking: _____ of _____

Useful Life (Years): 50

Master Plan (Y/N): No

Growth Related (Y/N): Yes

Service Related (Y/N): Yes

Externally Mandated (Y/N): Yes



Project Description

The existing water system relies on three groundwater wells (Stadium, Gilman Park, and Lary Lane) and two primary surface water sources (the Exeter River and Exeter Reservoir). The 2020 Surface Water and Groundwater Assessment concluded that Exeter's long-term water supply strategy should prioritize the development of additional groundwater sources while continuing to plan for future surface water treatment improvements as part of its Integrated Water Supply Management Plan to improve system reliability, meet current and future water supply needs, and maintain compliance with New Hampshire drinking water supply requirements.

Consistent with the recommendations of the Water Supply Assessment, the Town completed hydrogeologic investigations that identified and prioritized groundwater development areas, ultimately selecting the Drinkwater Road site as the preferred production well location. The project now underway includes construction of the Drinkwater Road production well, a new well control building, transmission main to the Lary Lane GWTP, improvements to the existing treatment plant and the Lary Lane well, and associated infrastructure necessary to place the new source into service.

At the same time, the Town continues to advance design of a replacement Surface Water Treatment Plant. Engineering evaluations are refining treatment technologies, source water permitting, facility siting, and funding strategies. The size and configuration of the future SWTP are directly influenced by the amount of groundwater capacity that can be successfully developed, and the State of New Hampshire's Instream Flow Rules, reinforcing the importance of developing new groundwater sources. Together, these projects provide a coordinated, phased approach that balances reliability, resiliency, regulatory compliance, and long-term capital investment while ensuring the Town maintains a diversified water supply for decades to come.

Overall, development of a new groundwater source will: Increase sustainable water supply capacity and system reliability; Utilize existing unused capacity at the Lary Lane GWTP, maximizing prior capital investments; Reduce reliance on aging groundwater wells and the aging surface water treatment facility; Improve operational flexibility through well rotation and source diversification; Support regulatory compliance and the Town's long-term Integrated Water Supply Management Plan; Position the Town to meet future water demands while improving resiliency during droughts, maintenance outages, and emergency conditions.

2027 - Evaluation of additional groundwater sources from 2020 Water Supply Assessment.

2028-2029 – Test well work and preliminary pump testing, preliminary hydrogeological report and production well drilling, safe yield, water quality testing, extended pump testing, environmental assessments, and submission of final hydrogeological report, land acquisition, and design of all required infrastructure.

2030 – Construction of access road, electrical, pump station and water main connections.

Total Capital Cost by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$1,000,000	\$0	\$5,500,000	\$0	\$0

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$0	\$0	\$0	\$0	\$0

Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☐ Taxes
- ☒ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☐ Revolving Funds
- ☐ Other

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

" Annual Operating Impact "

Salaries & Wages:

Employees Benefits:

Expenses:

Other: _____

Total: _____

Estimated Project Cost: \$6,500,000

Estimated Fiscal Capital Cost

\$6,500,000



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 5/12/2026

Project Title: Lead Service Line Inventory

Project Type: Utilities: Water

Project Cost: \$173,000

Department: Public Works - Water

Contact Name: Steve Dalton

Year Funding is Requested: 2027

Project Ranking: _____ of _____

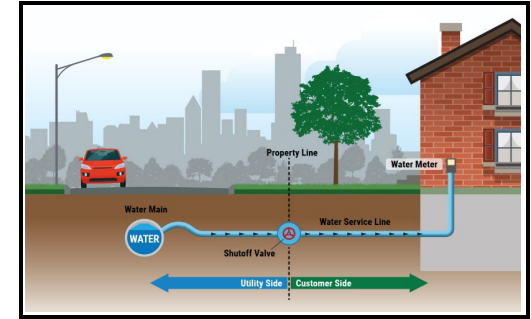
Useful Life (Years): N/A

Master Plan (Y/N): No

Growth Related (Y/N): No

Service Related (Y/N): Yes

Externally Mandated (Y/N): Yes



Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☐ Taxes
- ☒ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☐ Revolving Funds
- ☐ Other

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

Project Description

The Lead and Copper Rule (LCRR) that EPA implemented required water systems to develop an initial lead service line inventory by October 16, 2024. All service lines had to be categorized as lead, non-lead, GRR, or unknown. The Town has 3,280 services that were reviewed under this effort. Based on the review that was conducted zero service lines were identified as lead, 5 service lines were identified as GRR, and 2,173 were designated as lead status unknown. To meet the requirements of the LCRR, the 2,173 services designated as unknown must be identified within 10 years of the submission of the initial inventory, or by 2034. To meet the 10 year deadline 218 services (on average) should be identified annually.

There are 2 sides to each water service; the system side which is the portion from the watermain to the curb stop and the customer side which is the portion from the curb stop into the residence or business. Of the 2,173 designated as unknown 685 services are on the system side and 1,488 services are on the customer side. The customer side can be identified by visual inspection where the service line enters the building. To meet the 2034 deadline 149 inspections of the customer side (on average) will need to be performed annually. There is a self-report option available on the Town website that would be a cost saving way for these services to be identified. The 685 services designated as unknown on the system side will require a method called "potholing" in order to identify the service line material. Potholing involves excavating the curb stop to be able to see and identify what the service line material is on the system side. To meet the 2034 deadline 69 potholes (on average) would need to be performed each year.

Project Cost:

Consultant assistance - \$30,000
Field inspections of customer side - \$5,000
Potholing 69 services at \$2000 per service - \$138,000
\$173,000



Total Capital Cost by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
\$173,000	\$173,000	\$173,000	\$173,000	\$173,000	\$173,000

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year					
\$0	\$0	\$0	\$0	\$0	\$0

" Annual Operating Impact "

Salaries & Wages:

Employees Benefits:

Expenses:

Other: _____

Total: _____

Estimated Project Cost: \$173,000

Estimated Fiscal Capital Cost

\$173,000



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 5/12/2026

Year Funding is Requested: 2028

Project Title: Surface Water Treatment Plant

Project Type: Utility: Water

Project Cost: \$40,000,000

Department: Public Works - Water

Contact Name: Steve Dalton

Project Ranking: _____ of _____

Useful Life (Years): 50

Master Plan (Y/N): No

Growth Related (Y/N): Yes

Service Related (Y/N): Yes

Externally Mandated (Y/N): No



Project Description

Both surface water (SW) and groundwater (GW) supplies are required to meet the Town's total water supply needs in accordance with our Integrated Management approach to water supply. The need for reliable surface water supply has become more apparent since testing in 2020 has shown that three of the existing groundwater supplies have less sustainable capacity than originally estimated, about 1.0 million gallons per day (MGD) while current peak demand is about 1.6 MGD. The Town is moving forward with development of additional groundwater supply capacity, but must also address upgrading or replacing the surface water treatment plant (SWTP) which currently provides 50-60% of the Town's water. The SWTP was initially constructed in 1905, and upgraded in 1924, 1972, and 1992. Based on the age of the facilities, limitations of the process, the constrained site, and the location in a flood zone that has resulted in two major flood events at the existing SWTP, rebuilding on this site is not recommended. It is noted that the potential for flooding is only expected to increase with climate change and predicted sea level rise. Therefore, construction of a new SWTP at a new site is recommended. The goal is for the new SWTP to supplement the GW supplies and provide closer to 30%-40% of the Town's water. An early estimate of the required capacity is 1.3 to 1.5 MGD, about half of the capacity of the SWTP proposed and designed in the early 2000's. Options for a new site are limited. The Town-owned "Sportsmans Club" parcel has been previously identified due to its higher elevation and proximity to the Exeter Reservoir and should be evaluated, including the need for lead shot remediation, and compared to other potential sites. A planning/preliminary design effort is in progress to evaluate potential sites, establish the required capacity, the most appropriate treatment process, and refine projected costs.

2024 Town Meeting authorized \$500,000 for Planning and Preliminary Design efforts, which includes the following:

- Confirm design flow for SWTP, depending on GW supplies.
- Site alternatives investigations.
- Refine water main connections to new plant .
- Collect seasonal water quality data for final design.
- Piloting of treatment alternatives & refine treatment processes and plant configuration.
- Develop opinions of probable costs.
- Evaluate repurposing of existing site.

2026 Town Meeting authorized an additional \$2,000,000 for final design, which will begin following the completion of the pilot study in early 2027. A \$2,500,000 DWSRF loan has been secured for both preliminary & final design.

Schedule and Phases: Permitting and Design (2026); Start Construction (2028); Substantial Completion (2029); Decommission Existing Plant (2030)

Total Capital Cost by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$40,000,000	TBD	\$0	\$0	\$0

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year					
\$0	\$0	\$0	\$0	\$0	\$0

Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☒ Grants
- ☐ Taxes
- ☒ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☒ Revolving Funds
- ☐ Other

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

" Annual Operating Impact "

Salaries & Wages:

Employees Benefits:

Expenses:

Other: _____

Total: _____

Estimated Project Cost: \$30,000,000

Estimated Fiscal Capital Cost

\$30,000,000



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 6/20/2026

First Year Funding is Requested: 2027

Project Title: Ambulance 2 Replacement

Project Type: Vehicles & Heavy Equipment

Project Cost: \$425,000

Department: Fire

Contact Name: Chief Justin Pizon

Useful Life (Years): 7

Master Plan (Y/N): No

Growth Related (Y/N): No

Service Related (Y/N): Yes

Externally Mandated (Y/N): No



Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☐ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☒ Ambulance Revolving Fund
- ☐ Other

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

Project Description

1. General Project Description: Replace 2019 Ambulance with a new unit. The ambulance ordered several years ago was delivered in 2026. Currently ambulances are taking 24 months to build.

2. Rationale: This vehicle is in service today. With the ever increasing EMS call volume, over 2,700 calls per year, it is very important to keep on a regular vehicle replacement schedule. This is necessary to have reliable ambulance service for the residents and visitors of Exeter. This vehicle is a primary response vehicle. This vehicle currently receives a Mercury Fleet Study score of 33, which indicates "needs immediate consideration" with 5,414 engine hours and equivalent road mileage of 178,662.

3. Operating Budget Impact: This vehicle will be funded from the Ambulance Revolving Fund. The BOS needs to approve the use of funds from this account, and if approved the purchase of this vehicle would have no impact on the tax rate. It would be paid for by the users of the ambulance. Improvements in vehicle engines and emissions have reduced fuel consumption and lessened the carbon output as compared with existing older vehicles. The current lead time for new ambulances is approximately 2 years.

Total Capital Cost by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
	\$425,000	\$0	\$0	\$0	\$0

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year
\$0

" Annual Operating Impact "

Salaries & Wages:
Employees Benefits:
Expenses:
Other: _____

Total: _____

Estimated Project Cost: _____

Estimated Fiscal Capital Cost

\$425,000

Town of Exeter Vehicle Replacement Guidelines

Department: Vehicle Name or Number: Vehicle Registration: VIN #	Fire						Date: Fuel Type:	6/21/2026
	Ambulance 2							Unleaded
	FD 822 40							
	1FDXE4FSXKDC41426							
<i>Vehicle Category</i>	<i>Recommended Replacement Years/Miles</i>	<i>Age</i>	<i>Miles/Hours Nearest 10,000</i>	<i>Type of Service</i>	<i>Reliability</i>	<i>Maintenance & Repairs Costs</i>	<i>Condition Interior/Exterior</i>	<i>Total Points</i>
Medium Trucks 1-Tons & Ambulances	7 or 100,000	7	18	3	2	1	4	35
Age: 1 point for each year of chronological age, based on in-service date		2019						
Miles/Hours: 1 point for each 10,000 miles or 750 hours								
EVT conversion from engine hours to miles is 33 mph		5,414	178,662					
Type of Service: 1, 3, or 5 points are assigned based on type of service								
1 point for Department Heads & Commuter use								
3 points for medium duty, ambulances, parks & rec, service vehicles								
5 points for rough duty, plows, fire engines, etc...								
Reliability: Points are assigned depending on the frequency that a vehicle is in the shop for repair								
1 point for a vehicle in the shop once every 3 months for Preventive Maint								
2 points for a vehicle in the shop once every 2 or 3 months								
3 points for a vehicle in the shop each month for repairs								
4 points for a vehicle in the shop twice a month for repairs								
5 points for a vehicle in the shop 3 or more times a month								
Maintenance & Repair Costs: Points are assigned based on total life Maintenance & Repair costs								
1 point for maintenance & repair costs less than 20% of original purchase cost								
2 points for maintenance & repair costs totalling 20-40% of original purchase cost								
3 points for maintenance & repair costs totalling 40-60% of original purchase cost								
4 points for maintenance & repair costs totalling 60-80% of original purchase cost								
5 points for maintenance & repair costs totalling 80-100% of original purchase cost								
Condition: This category takes into consideration body condition, rust, interior condition, accident history, anticipated repairs, etc...								
1 point for like new condition								
2 points for excellent condition								
3 points for good condition								
4 points for fair/average condition								
5 points for poor condition (Not Inspectable)								





Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 6/20/2026

First Year Funding is Requested: 2028

Project Title: Car 3 Replacement

Project Type: Vehicles & Heavy Equipment

Project Cost: \$75,500

Department: Fire

Contact Name: Chief Justin Pizon

Useful Life (Years): 10

Master Plan (Y/N): No

Growth Related (Y/N): No

Service Related (Y/N): Yes

Externally Mandated (Y/N): No



Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☒ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☐ Revolving Funds
- ☐ Other

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

Project Description

1. General Project Description: Replace a 2018 Ford F250 Pickup, with a new F250 pick-up. The current vehicle currently serves as the command post at emergency incidents and is used to move personnel to emergencies, practical training exercises and classes. The new vehicle will be large enough to fit 4 personnel with all associated protective equipment & turnout gear, and serve as a command post at emergency scenes.

2. Rationale: With increased awareness of cancer and the known carcinogens associated with fire and our turnout gear, the enclosed bed of a pickup truck helps reduce the likely contamination of the interior of an SUV style vehicle. A pickup truck style vehicle is far more versatile and could be used for many different assignments while still being available for use as a command vehicle at emergency incidents.

3. Operating Budget Impact: The 10 year old vehicle will become more difficult to predict service & maintenance needs. The vehicle currently receives a Mercury Fleet Study score of 21, which indicates "Good" with 1,762 engine hours and equivalent road mileage of 58,146. With any older vehicle unexpected costs in addition to routine maintenance always has the potential to be higher than budgeted in the operating portion of the budget. A new vehicle has the potential of reducing the operating budget while the new vehicle warranty is in effect and reduced maintenance costs with a new vehicle should be realized.

Total Capital Cost by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$75,500	\$0	\$0	\$0	\$0

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year

\$0

" Annual Operating Impact "

Salaries & Wages:

Employees Benefits:

Expenses:

Other: _____

Total: _____

Estimated Project Cost: _____

Estimated Fiscal Capital Cost

\$75,500

Town of Exeter Vehicle Replacement Guidelines

Department: Vehicle Name or Number: Vehicle Registration: VIN #	Fire						Date: Fuel Type:	6/20/2026
	Car 3							Unleaded
	FD 822 32							
	1FT7X2B64KEC69650							
Vehicle Category	Recommended Replacement Years/Miles	Age	Miles/Hours Nearest 10,000	Type of Service	Reliability	Maintenace & Repairs Costs	Condition Interior/Exterior	Total Points
Passenger Vehicles & Light Trucks, 4x2 & 4x4 Police Sedans, SUV's	10 or 100,000	8	9	3	1	1	3	25
Age: 1 point for each year of chronological age, based on in-service date		2018						
Miles/Hours: 1 point for each 10,000 miles or 750 hours								
EVT conversion from engine hours to miles is 33 mph		2,720						
		89,760						
Type of Service: 1, 3, or 5 points are assigned based on type of service								
1 point for Department Heads & Commuter use								
3 points for meduim duty, ambulances, parks & rec, service vehicles								
5 points for rough duty, plows, fire engines, etc...								
Reliability: Points are assigned depending on the frequency that a vehicle is in the shop for repair								
1 point for a vehicle in the shop once every 3 months for Preventive Maint								
2 points for a vehicle in the shop once every 2 or 3 months								
3 points for a vehicle in the shop each month for repairs								
4 points for a vehicle in the shop twice a month for repairs								
5 points for a vehicle in the shop 3 or more times a month								
Maintenance & Repair Costs: Points are assigned based on total life Maintenance & Repair costs								
1 point for maintenance & repair costs less than 20% of original purchase cost								
2 points for maintenance & repair costs totalling 20-40% of original purchase cost								
3 points for maintenance & repair costs totalling 40-60% of original purchase cost								
4 points for maintenance & repair costs totalling 60-80% of original purchase cost								
5 points for maintenance & repair costs totalling 80-100% of original purchase cost								
Condition: This category takes into consideration body condition, rust, interior condition, accident history, anticipated repairs, etc...								
1 point for like new condition								
2 points for excellent condition								
3 points for good condition								
4 points for fair/average condition								
5 points for poor condition (Not Inspectable)								





Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 6/20/2026

First Year Funding is Requested: 2030

Project Title: Engine 2 Replacement

Project Type: Vehicles & Heavy Equipment

Project Cost: \$1,127,500

Department: Fire

Contact Name: Chief Justin Pizon

Useful Life (Years): 15/20

Master Plan (Y/N): No

Growth Related (Y/N): No

Service Related (Y/N): Yes

Externally Mandated (Y/N): No



Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☒ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☐ Revolving Funds
- ☐ Other

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

Project Description

1. General Project Description: Replace the 2010 E-One (Engine 2) with a new 1500 GPM engine.

2. Rationale: This vehicle was placed in service in 2010. This vehicle currently receives a Mercury Fleet Study score of 48, which indicates **"needs immediate consideration"** with 5,340 engine hours and equivalent road mileage of 176,220. This vehicle had a complete engine replacement done in 2025 with a price tag of approximately \$24,000. The recent CPSM study recommends the EFD consider, budget permitting, a change to a 15-year replacement schedule for engine apparatus, with an additional 5 years of service in "reserve". Apparatus over 15 years of age often include only a few of the safety upgrades required by the most recent editions of NFPA 1901 (NFPA 1901 is generally updated every 3-5 years).

3. Operating Budget Impact: A new vehicle would likely reduce the operating budget as new vehicle warranties and reduced maintenance costs would be realized. Improvements in vehicle engines and emissions have reduced fuel consumption as compared with existing older vehicles. We would recommend a 10 year lease/purchase as with previous engines to keep a level debt service, and follow the CPSM recommended 15 years replacement schedule with an additional 5 years of service in "Reserve Status" for engine/pumpers.

FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$0	\$0	\$1,127,500	\$0	\$0

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year

\$0

" Annual Operating Impact "

Salaries & Wages:

Employees Benefits:

Expenses:

Other: _____

Total: _____

Estimated Project Cost: _____

Estimated Fiscal Capital Cost

\$1,127,500

Department: Vehicle Name or Number: Vehicle Registration: VIN #	Fire						Date:	6/21/2026
	Engine 2						Fuel Type:	Diesel
	FD 822 34							
	4EN6AAA88A1006240							
Vehicle Category	Recommended Replacement Years/Miles	Age	Miles/Hours Nearest 10,000	Type of Service	Reliability	Maintenace & Repairs Costs	Condition Interior/Exterior	Total Points
Heavy Trucks Plow Trucks, Fire Engines other large vehicles	20 or 250,000	16	18	5	3	3	4	49

Age: 1 point for each year of chronological age, based on in-service date **2010**

Miles/Hours: 1 point for each 10,000 miles or 750 hours
EVT conversion from engine hours to miles is 33 mph

5,340
176,220

Type of Service: 1, 3, or 5 points are assigned based on type of service
1 point for Department Heads & Commuter use
3 points for medium duty, ambulances, parks & rec, service vehicles
5 points for rough duty, plows, fire engines, etc...

Reliability: Points are assigned depending on the frequency that a vehicle is in the shop for repair
1 point for a vehicle in the shop once every 3 months for Preventive Maint
2 points for a vehicle in the shop once every 2 or 3 months
3 points for a vehicle in the shop each month for repairs
4 points for a vehicle in the shop twice a month for repairs
5 points for a vehicle in the shop 3 or more times a month

Maintenance & Repair Costs: Points are assigned based on total life Maintenance & Repair costs
1 point for maintenance & repair costs less than 20% of original purchase cost
2 points for maintenance & repair costs totalling 20-40% of original purchase cost
3 points for maintenance & repair costs totalling 40-60% of original purchase cost
4 points for maintenance & repair costs totalling 60-80% of original purchase cost
5 points for maintenance & repair costs totalling 80-100% or greater of original purchase cost

Condition: This category takes into consideration body condition, rust, interior condition, accident history, anticipated repairs, etc...
1 point for like new condition
2 points for excellent condition
3 points for good condition
4 points for fair/average condition
5 points for poor condition (Not Inspectable)





Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 6/20/2026

First Year Funding is Requested: 2028

Project Title: Engine 3 Replacement

Project Type: Vehicles & Heavy Equipment

Project Cost: \$1,050,000

Department: Fire

Contact Name: Chief Justin Pizon

Useful Life (Years): 15/20

Master Plan (Y/N): No

Growth Related (Y/N): No

Service Related (Y/N): Yes

Externally Mandated (Y/N): No



Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☒ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☐ Revolving Funds
- ☐ Other

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

Project Description

1. General Project Description: Replace the 2007 Crimson Pumper (Engine 3) with a new 1500 GPM engine. (deferred to 2028)

2. Rationale: This vehicle was placed in service in April, 2007. Nearly \$100,000 has been spent on the engine since 2007. This vehicle currently receives a Mercury Fleet Study score of 44, which indicates **"needs immediate consideration"** with 3,727 engine hours and equivalent road mileage of 122,991. This vehicle is in service today. The vehicle has already had corrosion repairs and re-paint in 2015, and is starting to show more signs of electrical system and HVAC system failures. The 2020 CPSM study recommends the EFD consider, budget permitting, a change to a 15-year replacement schedule for engine apparatus, with an additional 5 years of service in "reserve". Apparatus over 15 years of age are often missing the safety upgrades required by the most recent editions of NFPA 1901 (NFPA 1901 is generally updated every five years).

3. Operating Budget Impact: A new vehicle would likely reduce the operating budget as new vehicle warranties and reduced maintenance costs would be realized. Improvements in vehicle engines and emissions have reduced fuel consumption as compared with existing older vehicles. We would recommend a 10 year lease/purchase as with previous engines to keep a level debt service, and follow the CPSM recommended 15 years replacement schedule with an additional 5 years of service in "Reserve Status" for engine/pumpers.

Total Capital Cost by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
	\$1,050,00	\$0	\$0	\$0	\$0

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year

\$0

" Annual Operating Impact "

Salaries & Wages:

Employees Benefits:

Expenses:

Other: _____

Total: _____

Estimated Project Cost: _____

Estimated Fiscal Capital Cost

\$0

Town of Exeter Vehicle Replacement Guidelines

Department:	Fire						Date:	6/21/2026
Vehicle Name or Number:	Engine 3						Fuel Type:	Diesel
Vehicle Registration:	FD 822 35							
VIN #	4S7BU2D907C056982							
Vehicle Category	Recommended Replacement Years/Miles	Age	Miles/Hours Nearest 10,000	Type of Service	Reliability	Maintenace & Repairs Costs	Condition Interior/Exterior	Total Points
Heavy Trucks Plow Trucks, Fire Engines other large vehicles	20 or 250,000	19	12.3	5	3	2	4	45.3
Age: 1 point for each year of chronological age, based on in-service date		2007						
Miles/Hours: 1 point for each 10,000 miles or 750 hours			3,727					
EVT conversion from engine hours to miles is 33 mph			122,991					
Type of Service: 1, 3, or 5 points are assigned based on type of service								
1 point for Department Heads & Commuter use								
3 points for meduim duty, ambulances, parks & rec, service vehicles								
5 points for rough duty, plows, fire engines,etc...								
Reliability: Points are assigned depending on the frequency that a vehicle is in the shop for repair								
1 point for a vehicle in the shop once every 3 months for Preventive Maint								
2 points for a vehicle in the shop once every 2 or 3 months								
3 points for a vehicle in the shop each month for repairs								
4 points for a vehicle in the shop twice a month for repairs								
5 points for a vehicle in the shop 3 or more times a month								
Maintenance & Repair Costs: Points are assigned based on total life Maintenance & Repair costs								
1 point for maintenance & repair costs less than 20% of original purchase cost								
2 points for maintenance & repair costs totalling 20-40% of original purchase cost								
3 points for maintenance & repair costs totalling 40-60% of original purchase cost								
4 points for maintenance & repair costs totalling 60-80% of original purchase cost								
5 points for maintenance & repair costs totalling 80-100% or greater of original purchase cost								
Condition: This category takes into consideration body condition, rust, interior condition, accident history, anticipated repairs, etc...								
1 point for like new condition								
2 points for excellent condition								
3 points for good condition								
4 points for fair/average condition								
5 points for poor condition (Not Inspectable)								



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 5/19/2026

First Year Funding is Requested: **2032**

Project Title: Crime Scene Utility Pick-Up Truck with Cab

Project Type: Public Safety

Project Cost: \$60,000

Department: Police

Contact Name: Chief Timothy McCain

Useful Life (Years): 10 years

Master Plan (Y/N): No

Growth Related (Y/N): Yes

Service Related (Y/N): Yes

Externally Mandated (Y/N): No



Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☒ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☐ Revolving Funds
- ☐ Other

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

Project Description

The prior Crime Scene Unit was beyond its life expectancy as it also was previously an Exeter Ambulance. It suffered from rust/rot and mechanical issues and was traded to McFarland Ford several years ago. Currently, we are utilizing cramped storage areas in the sally port and in remote locations for our crime scene materials as well as a 2017 Ford Explorer with nearly 175,000 miles. This is not adequate for detectives to be fully prepared in responding to crime scenes and to have all of their processing needs quickly deployed. Crime scene processing materials include large items such as canopies, exterior lighting and other physical barriers in addition to the evidence collection materials. The Exeter Police needs a replacement option that will be more practical for housing and storing our crime scene materials and equipment as well as serving the department in a multifunctional capacity. The estimated \$60,000 for a Ford F150 pick up will include outfitting and specialized cargo cab.

Total Capital Cost by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$0	\$0	\$0	\$0	\$60,000

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year

\$0 \$0 \$0

" Annual Operating Impact "

Salaries & Wages:

Employees Benefits:

Expenses:

Other: _____

Total: _____

Estimated Project Cost: _____

Estimated Fiscal Capital Cost

\$60,000



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 6/22/2026

First Year Funding is Requested: 2030

Project Title: Replace Dump Truck #83

Project Type: Parks Vehicles

Project Cost: \$69,000

Department: Parks and Recreation

Contact Name: Greg Bisson

Project Ranking: 0 of 0

Useful Life (Years): 8

Master Plan (Y/N): no

Growth Related (Y/N): No

Service Related (Y/N): Yes

Externally Mandated (Y/N): No



Project Description

General Project Description- Truck #83 was replaced in 2018. This truck will not be used for any plowing operations as it is not equipped for it. It is in good shape.

Rationale- This vehicle is the one of the primary trucks for the Department.

Operating Budget Impact- The price was developed from the NH State bid + 4.5% (1yr) + costs of strobe lights, miscellaneous parts, stainless steel body (Donovon Equip), and radio; Current vehicle has **15109 miles**; This price does not reflect a trade at this time.

Check all that apply

2027- 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☒ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☐ Revolving Funds
- ☐ Other _____

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

Total Capital Cost by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
	\$0	\$0	\$69,000	\$0	\$0

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year

\$0	\$0	\$0	\$69,000	\$0	\$0
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" Annual Operating Impact "

FY 30

Salaries & Wages:	
Employees Benefits:	
Expenses:	\$69,000
Other:	
Total:	\$69,000

Estimated Project Cost: \$69,000

Estimated Fiscal Capital Cost

\$69,000

Town of Exeter Vehicle Replacement Guidelines

Department: Vehicle Name or Number: Vehicle Registration: VIN #	Parks & Recreation						Date: Fuel Type:	June 22, 2026
	Truck #83							Gas
		2018 Ford 1-Ton with Dump Body						
Vehicle Category	Recommended Replacement Years/Miles	Age	Miles/Hours Nearest 10,000	Type of Service	Reliability	Maintenace & Repairs Costs	Condition Interior/Exterior	Total Points
Medium Trucks 1-Tons & Ambulances	7 or 100,000	8	2	1	1	1	1	14
Age: 1 point for each year of chronological age, based on in-service date								
Miles/Hours: 1 point for each 10,000 miles or 750 hours								
Type of Service: 1, 3, or 5 points are assigned based on type of service								
1 point for Department Heads & Commuter use								
3 points for meduim duty, ambulances, parks & rec, service vehicles								
5 points for rough duty, plows, fire engines,etc...								
Reliability: Points are assigned depending on the frequency that a vehicle is in the shop for repair								
1 point for a vehicle in the shop once every 3 months for Preventive Maint								
2 points for a vehicle in the shop once every 2 or 3 months								
3 points for a vehicle in the shop each month for repairs								
4 points for a vehicle in the shop twice a month for repairs								
5 points for a vehicle in the shop 3 or more times a month								
Maintenance & Repair Costs: Points are assigned based on total life Maintenance & Repair costs								
1 point for maintenance & repair costs totalling 20% of original purchase cost								
2 points for maintenance & repair costs totalling 40% of original purchase cost								
3 points for maintenance & repair costs totalling 60% of original purchase cost								
4 points for maintenance & repair costs totalling 80% of original purchase cost								
5 points for maintenance & repair costs totalling 100% or greater of original purchase cost								
Condition: This category takes into consideration body condition, rust, interior condition, accident history, anticipated repairs, etc...								
1 point for like new condition								
2 points for excellent condition								
3 points for good condition								
4 points for fair/average condition								
5 points for poor condition (Not Inspectable)								





Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 6/22/2026

First Year Funding is Requested: 2028

Project Title: Replace Truck #84

Project Type: Parks Vehicles

Project Cost: \$60,000

Department: Parks and Recreation

Contact Name: Greg Bisson

Project Ranking: 0 of 0

Useful Life (Years): 12

Master Plan (Y/N): no

Growth Related (Y/N): No

Service Related (Y/N): Yes

Externally Mandated (Y/N): No



Project Description

1. General Project Description- Replace the existing Parks & Recreation vehicle Truck #84 with 1 ton truck 4x4 pick up. The truck was purchased in 2012. The recommended useful life is 8 years according to the Town of Exeter Vehicle Replacement Schedule (VRS). The truck repairs have been routine maintenance. The truck is in good shape. .

2. Rationale- This vehicle is one of the primary trucks for the Departments. The department uses this vehicle to tow our mowing trailer.

3. Operating Budget Impact- The price was developed from the NH State bid + 4.5% inflation rate (8 yrs) + costs for strobe lights, miscellaneous parts. ; Current vehicle has **54770 miles**; This price does not reflect a trade.

Check all that apply

2027 - 2031 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☒ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☐ Revolving Funds
- ☐ Other _____

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

Total Capital Cost by Fiscal Year					
FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$60,000	\$0	\$0	\$0	\$0
Operating Budget Impact by Fiscal Year					
Total Operating Expense (estimated) by Fiscal Year					
\$0	\$60,000	\$0	\$0	\$0	\$0

" Annual Operating Impact "	
FY 28	
Salaries & Wages:	
Employees Benefits:	
Expenses:	\$60,000
Other:	
Total:	\$60,000
Estimated Project Cost:	\$60,000
Estimated Fiscal Capital Cost	
\$60,000	

Town of Exeter Vehicle Replacement Guidelines

Department: Vehicle Name or Number: Vehicle Registration: VIN #	Parks & Recreation						Date: Fuel Type:	June 22, 2026
	Truck #84							GAS
		2012 Ford F-350 4 X 4 with Plow Package						
Vehicle Category	Recommended Replacement Years/Miles	Age	Miles/Hours Nearest 10,000	Type of Service	Reliability	Maintenance & Repairs Costs	Condition Interior/Exterior	Total Points
Passenger Vehicles & Light Trucks, 4x2 & 4x4 Police Sedans, SUV's	6 and 75,000 or any year and 100,000 miles	14	5	1	1	2	3	26
Age: 1 point for each year of chronological age, based on in-service date								
Miles/Hours: 1 point for each 10,000 miles or 750 hours								
Type of Service: 1, 3, or 5 points are assigned based on type of service 1 point for Department Heads & Commuter use 3 points for meduim duty, ambulances, parks & rec, service vehicles 5 points for rough duty, plows, fire engines,etc...								
Reliability: Points are assigned depending on the frequency that a vehicle is in the shop for repair 1 point for a vehicle in the shop once every 3 months for Preventive Maint 2 points for a vehicle in the shop once every 2 or 3 months 3 points for a vehicle in the shop each month for repairs 4 points for a vehicle in the shop twice a month for repairs 5 points for a vehicle in the shop 3 or more times a month								
Maintenance & Repair Costs: Points are assigned based on total life Maintenance & Repair costs 1 point for maintenance & repair costs totalling 20% of original purchase cost 2 points for maintenance & repair costs totalling 40% of original purchase cost 3 points for maintenance & repair costs totalling 60% of original purchase cost 4 points for maintenance & repair costs totalling 80% of original purchase cost 5 points for maintenance & repair costs totalling 100% or greater of original purchase cost								
Condition: This category takes into consideration body condition, rust, interior condition, accident history, anticipated repairs, etc... 1 point for like new condition 2 points for excellent condition 3 points for good condition 4 points for fair/average condition 5 points for poor condition (Not Inspectable)								





Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 6/22/2026

First Year Funding is Requested: 2031

Project Title: Van 81
Project Type: Parks Vehicles
Project Cost: \$50,000

Department: Parks and Recreation
Contact Name: Greg Bisson

Project Ranking: 0 of 0
Useful Life (Years): 8
Master Plan (Y/N): no
Growth Related (Y/N): No
Service Related (Y/N): Yes
Externally Mandated (Y/N): No



Project Description

1. General Project Description- Van 81 is used as a van for either events or maintenance. This van is essential for moving large amount of items around or as well as an additional maintenance vehicle.

2. Rationale- This vehicle is used during everyday activities, travelling to events, and used to transport residents. Adding an ADA van . We would recommend entering into a vehicle purchase lease with a yearly payment to reduce the upfront costs.

3. Operating Budget Impact- The price was an estimated price; This price does not reflect a trade which the current van has no value except for internal use. Current vehicle has 45,872 miles.

Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☒ Grants (If available)
- ☒ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☐ Revolving Funds
- ☐ Other Transportation Fund

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other:

Total Capital Cost by Fiscal Year					
FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$0	\$0	\$0	\$50,000	\$0
Operating Budget Impact by Fiscal Year					
Total Operating Expense (estimated) by Fiscal Year					
\$0	\$0	\$0	\$0	\$50,000	\$0

" Annual Operating Impact "	
FY 30	
Salaries & Wages:	
Employees Benefits:	
Expenses:	\$50,000
Other:	
Total:	\$50,000
Estimated Project Cost:	\$50,000
Estimated Fiscal Capital Cost	
\$50,000	

Town of Exeter Vehicle Replacement Guidelines

Department: Vehicle Name or Number: Vehicle Registration: VIN #	Parks & Recreation						Date: Fuel Type:	June 22, 2026
	Van #81							GAS
		2010 Ford Van						
	1FTBF2A6XCEC27063							
Vehicle Category	Recommended Replacement Years/Miles	Age	Miles/Hours Nearest 10,000	Type of Service	Reliability	Maintenance & Repairs Costs	Condition Interior/Exterior	Total Points
Passenger Vehicles & Light Trucks, 4x2 & 4x4 Police Sedans, SUV's	6 and 75,000 or any year and 100,000 miles	16	5	1	2	3	3	30
Age: 1 point for each year of chronological age, based on in-service date								
Miles/Hours: 1 point for each 10,000 miles or 750 hours								
Type of Service: 1, 3, or 5 points are assigned based on type of service 1 point for Department Heads & Commuter use 3 points for meduim duty, ambulances, parks & rec, service vehicles 5 points for rough duty, plows, fire engines,etc...								
Reliability: Points are assigned depending on the frequency that a vehicle is in the shop for repair 1 point for a vehicle in the shop once every 3 months for Preventive Maint 2 points for a vehicle in the shop once every 2 or 3 months 3 points for a vehicle in the shop each month for repairs 4 points for a vehicle in the shop twice a month for repairs 5 points for a vehicle in the shop 3 or more times a month								
Maintenance & Repair Costs: Points are assigned based on total life Maintenance & Repair costs 1 point for maintenance & repair costs totalling 20% of original purchase cost 2 points for maintenance & repair costs totalling 40% of original purchase cost 3 points for maintenance & repair costs totalling 60% of original purchase cost 4 points for maintenance & repair costs totalling 80% of original purchase cost 5 points for maintenance & repair costs totalling 100% or greater of original purchase cost								
Condition: This category takes into consideration body condition, rust, interior condition, accident history, anticipated repairs, etc...								
1 point for like new condition								
2 points for excellent condition								
3 points for good condition								
4 points for fair/average condition								
5 points for poor condition (Not Inspectable)								





Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 6/22/2026

First Year Funding is Requested: 2030

Project Title: Van #85

Project Type: Parks Vehicles

Project Cost: \$85,000

Department: Parks and Recreation

Contact Name: Greg Bisson

Project Ranking: 0 of 0

Useful Life (Years): 8

Master Plan (Y/N): no

Growth Related (Y/N): No

Service Related (Y/N): Yes

Externally Mandated (Y/N): No



Project Description

1. General Project Description- Replace the existing Parks & Recreation vehicle Van #85. The van was purchased in 2019 for \$37,737. The recommended useful life is 8 years according to the Town of Exeter Vehicle Replacement Schedule (VRS). The van repairs have been routine maintenance. The Van is in very good shape. New van should have an easier entrance to the van.

2. Rationale- This vehicle is used during everyday activities, travelling to events, and used to transport residents.

3. Operating Budget Impact- The price was an estimated price; Current vehicle has **46920 miles**; This price does not reflect a trade.

Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☒ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☐ Revolving Funds
- ☐ Other _____

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

Total Capital Cost by Fiscal Year					
FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$0	\$0	\$90,000	\$0	\$0
Operating Budget Impact by Fiscal Year					
Total Operating Expense (estimated) by Fiscal Year					
\$0	\$0	\$0	\$90,000	\$0	\$0

" Annual Operating Impact "	
FY 30	
Salaries & Wages:	
Employees Benefits:	
Expenses:	\$90,000
Other:	
Total:	<u>\$90,000</u>
Estimated Project Cost:	<u>\$90,000</u>
Estimated Fiscal Capital Cost	
\$90,000	

Town of Exeter Vehicle Replacement Guidelines

Department: Vehicle Name or Number: Vehicle Registration: VIN #	Parks & Recreation								
	Van #85								
			2018 Ford Tranist Van						
	1FBVU4MXJKA44494								
Vehicle Category	Recommended Replacement Years/Miles	Age	Miles/Hours Nearest 10,000	Type of Service	Reliability	Maintenance & Repairs Costs	Condition Interior/Exterior	Total Points	
Passenger Vehicles & Light Trucks, 4x2 & 4x4 Police Sedans, SUV's	6 and 75,000 or any year and 100,000 miles	8	4	1	1	1	1	16	
Age: 1 point for each year of chronological age, based on in-service date									
Miles/Hours: 1 point for each 10,000 miles or 750 hours									
Type of Service: 1, 3, or 5 points are assigned based on type of service 1 point for Department Heads & Commuter use 3 points for meduim duty, ambulances, parks & rec, service vehicles 5 points for rough duty, plows, fire engines,etc...									
Reliability: Points are assigned depending on the frequency that a vehicle is in the shop for repair 1 point for a vehicle in the shop once every 3 months for Preventive Maint 2 points for a vehicle in the shop once every 2 or 3 months 3 points for a vehicle in the shop each month for repairs 4 points for a vehicle in the shop twice a month for repairs 5 points for a vehicle in the shop 3 or more times a month									
Maintenance & Repair Costs: Points are assigned based on total life Maintenance & Repair costs 1 point for maintenance & repair costs totalling 20% of original purchase cost 2 points for maintenance & repair costs totalling 40% of original purchase cost 3 points for maintenance & repair costs totalling 60% of original purchase cost 4 points for maintenance & repair costs totalling 80% of original purchase cost 5 points for maintenance & repair costs totalling 100% or greater of original purchase cost									
Condition: This category takes into consideration body condition, rust, interior condition, accident history, anticipated repairs, etc... 1 point for like new condition 2 points for excellent condition 3 points for good condition 4 points for fair/average condition 5 points for poor condition (Not Inspectable)									





Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 6/22/2026

First Year Funding is Requested: TBD

Project Title: Van #93

Project Type: Recreation Van

Project Cost: \$120,000

Department: Parks and Recreation

Contact Name: Greg Bisson

Project Ranking: 0 of 0

Useful Life (Years): 10

Master Plan (Y/N): no

Growth Related (Y/N): No

Service Related (Y/N): Yes

Externally Mandated (Y/N): No



Project Description

1. General Project Description- Replace the existing Parks & Recreation vehicle Van #86 with another ADA accessible van. The van was purchased in 2025 for \$107,676. The recommended useful life is 10 years according to the Town of Exeter Vehicle Replacement Schedule (VRS). The van repairs have been routine maintenance. The Van is in very good shape. New van should have an easier entrance to the van.

2. Rationale- This vehicle is used during everyday activities, travelling to events, and used to transport residents.

3. Operating Budget Impact- The price was an estimated price; Current vehicle has **3531 miles**; This price does not reflect a trade.

Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☒ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☐ Revolving Funds
- ☐ Other _____

Project Benefits

- ☒ Reduces Liability
- ☒ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

Total Capital Cost by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$0	\$0	\$0	\$0	\$0

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year

\$0	\$0	\$0	\$0	\$0	\$0
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" Annual Operating Impact "

FY 28

Salaries & Wages:

Employees Benefits:

Expenses:

Other:

Total: \$0

Estimated Project Cost: _____

Estimated Fiscal Capital Cost

Town of Exeter Vehicle Replacement Guidelines

Department: Vehicle Name or Number: Vehicle Registration: VIN #	Parks & Recreation						Date: Fuel Type:	June 22, 2026
	Van #93							GAS
			2018 Ford Tranist Van					
	VIN #	1FBVU4MXJKA44494						
Vehicle Category	Recommended Replacement Years/Miles	Age	Miles/Hours Nearest 10,000	Type of Service	Reliability	Maintenace & Repairs Costs	Condition Interior/Exterior	Total Points
Passenger Vehicles & Light Trucks, 4x2 & 4x4 Police Sedans, SUV's	6 and 75,000 or any year and 100,000 miles	1	1	1	1	1	1	6
Age: 1 point for each year of chronological age, based on in-service date								
Miles/Hours: 1 point for each 10,000 miles or 750 hours								
Type of Service: 1, 3, or 5 points are assigned based on type of service 1 point for Department Heads & Commuter use 3 points for meduim duty, ambulances, parks & rec, service vehicles 5 points for rough duty, plows, fire engines,etc...								
Reliability: Points are assigned depending on the frequency that a vehicle is in the shop for repair 1 point for a vehicle in the shop once every 3 months for Preventive Maint 2 points for a vehicle in the shop once every 2 or 3 months 3 points for a vehicle in the shop each month for repairs 4 points for a vehicle in the shop twice a month for repairs 5 points for a vehicle in the shop 3 or more times a month								
Maintenance & Repair Costs: Points are assigned based on total life Maintenance & Repair costs 1 point for maintenance & repair costs totalling 20% of original purchase cost 2 points for maintenance & repair costs totalling 40% of original purchase cost 3 points for maintenance & repair costs totalling 60% of original purchase cost 4 points for maintenance & repair costs totalling 80% of original purchase cost 5 points for maintenance & repair costs totalling 100% or greater of original purchase cost								
Condition: This category takes into consideration body condition, rust, interior condition, accident history, anticipated repairs, etc...								
1 point for like new condition								
2 points for excellent condition								
3 points for good condition								
4 points for fair/average condition								
5 points for poor condition (Not Inspectable)								





Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 8/3/2026

Year Funding is Requested: 2027

Project Title: #59 Sidewalk Tractor - Replacement

Project Type: Vehicles & Heavy Equipment

Project Cost: \$225,000

Department: Public Works - Highway

Contact Name: Jeff Beck

Project Ranking: _____ of _____

Useful Life (Years): 20

Master Plan (Y/N): No

Growth Related (Y/N): No

Service Related (Y/N): Yes

Externally Mandated (Y/N): No



Check all that apply

2027 - 2032 Source of Funding

☐ GO Bond/Borrowing

☐ Grants

☒ Taxes

☐ Water Fees

☐ Sewer Fees

☐ Impact Fees

☐ Revolving Funds

☐ Other _____

Project Benefits

☐ Reduces Liability

☐ Health or Safety

☐ Reduces Long Term Debt

☐ Other: _____

Project Description

Replace/Update existing Highway Sidewalk Tractor #59: This tractor is primarily used for sidewalk snow removal to maintain safe pedestrian access during the winter months. With the addition of optional attachments in recent years, the unit is now utilized year-round for a variety of maintenance activities, including mowing, street sweeping, and asphalt grinding, making it an important multi-purpose asset for the Highway Department.

The proposed replacement is a multi-tool articulating loader that will significantly expand the Town's operational capabilities. In addition to performing all of the existing sidewalk maintenance functions, the new equipment will be capable of plowing small municipal parking lots and clearing downtown parking stalls that are inaccessible to larger plow trucks. Its articulating design provides superior maneuverability in confined urban areas while supporting a wide range of attachments for year-round maintenance activities

The existing unit is a 2005 model and has reached the end of its useful service life. Replacement parts are becoming increasingly difficult to obtain, resulting in higher maintenance costs and increased downtime. Replacing the unit with a modern articulating loader will improve equipment reliability, enhance operator safety through updated safety features and ergonomics, reduce operator fatigue during extended snow removal operations, and increase the Highway Department's efficiency by allowing a single piece of equipment to perform a broader range of maintenance and snow removal tasks throughout the year.

Is this vehicle assigned to or used by more than one department? This piece of equipment is primarily used by the Highway Department but could be used occasionally by others.

Approximate Weekly Use in Days (5 days per week, less than 5, seven days per week, etc.) 5-7 days per week, weather depending.

Assigned to Single Operator? (Y/N): No This equipment could be operated by anyone of several staff members throughout Town departments to facilitate snow removal operations as well as other seasonal functions.

Mileage/date taken: 4,030 hours/15,650 miles - August 2026

Total Capital Cost by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
\$225,000	\$0	\$0	\$0	\$0	\$0

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year

\$0	\$0	\$0	\$0	\$0	\$0
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" Annual Operating Impact "

Salaries & Wages:

Employees Benefits:

Expenses:

Other: _____

Total: _____

Estimated Project Cost: \$225,000

Estimated Fiscal Capital Cost

\$225,000



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 5/12/2026

Year Funding is Requested: 2028

Project Title: #31 Dump Truck - Replacement

Project Type: Vehicles & Heavy Equipment

Project Cost: \$275,000

Department: Public Works - Highway

Contact Name: Jeff Beck

Project Ranking: _____ of _____

Useful Life (Years): 10

Master Plan (Y/N): No

Growth Related (Y/N): No

Service Related (Y/N): Yes

Externally Mandated (Y/N): No



Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
- ☐ Grants
- ☒ Taxes
- ☐ Water Fees
- ☐ Sewer Fees
- ☐ Impact Fees
- ☐ Revolving Funds
- ☐ Other _____

Project Benefits

- ☐ Reduces Liability
- ☐ Health or Safety
- ☐ Reduces Long Term Debt
- ☐ Other: _____

" Annual Operating Impact "

Salaries & Wages:

Employees Benefits:

Expenses:

Other: _____

Total: _____

Estimated Project Cost: \$275,000

Estimated Fiscal Capital Cost

\$275,000

Project Description

Truck #31 is a 2015 International 7400 6-wheel dump truck with a front and wing plow.

This vehicle is a frontline snow fighting truck in the winter and driven daily as a heavy dump truck for Highway Department operations year round.

This price includes the cab & chassis and upfit costs for sander, front plow, strobe lights, and radio.

Is this vehicle assigned to or used by more than one department? No

Approximate Weekly Use in Days (5 days per week, less than 5, seven days per week, etc.) 5 days/week in spring, summer, fall. Up to 7 days/week in winter.

Assigned to Single Operator? (Y/N): No

Mileage/date taken: 4,455 hours, 46,462 miles/May 2026

Total Capital Cost by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$275,000	\$0	\$0	\$0	\$0

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year

\$0	\$0	\$0	\$0	\$0	\$0
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Town of Exeter Vehicle Replacement Guidelines

Department: Vehicle Name or Number: Vehicle Registration: VIN #	Highway						Date: Fuel Type:	5/12/2026
	Truck #31							Diesel
		2013 International 7400 Dump Truck						
	1HTWDAZR1EH788546							
Vehicle Category	Recommended Replacement Years/Miles	Age	Miles/Hours Nearest 10,000	Type of Service	Reliability	Maintenance & Repairs Costs	Condition Interior/Exterior	Total Points
Heavy Trucks Plow Trucks, Fire Engines other large vehicles	12 or 100,000 20 or 250,000	13	5	3	2	2	3	28
Age: 1 point for each year of chronological age, based on in-service date			13	Insert Picture Here				
Miles/Hours: 1 point for each 10,000 miles or 750 hours			46,452					
Type of Service: 1, 3, or 5 points are assigned based on type of service								
1 point for Department Heads & Commuter use								
3 points for medium duty, ambulances, parks & rec, service vehicles								
5 points for rough duty, plows, fire engines, etc...								
Reliability: Points are assigned depending on the frequency that a vehicle is in the shop for repair								
1 point for a vehicle in the shop once every 3 months for Preventive Maint								
2 points for a vehicle in the shop once every 2 or 3 months								
3 points for a vehicle in the shop each month for repairs								
4 points for a vehicle in the shop twice a month for repairs								
5 points for a vehicle in the shop 3 or more times a month								
Maintenance & Repair Costs: Points are assigned based on total life Maintenance & Repair costs								
1 point for maintenance & repair costs totalling 20% of original purchase cost								
2 points for maintenance & repair costs totalling 40% of original purchase cost								
3 points for maintenance & repair costs totalling 60% of original purchase cost								
4 points for maintenance & repair costs totalling 80% of original purchase cost								
5 points for maintenance & repair costs totalling 100% or greater of original purchase cost								
Condition: This category takes into consideration body condition, rust, interior condition, accident history, anticipated repairs, etc...								
1 point for like new condition								
2 points for excellent condition								
3 points for good condition								
4 points for fair/average condition								
5 points for poor condition (Not Inspectable)								



Town of Exeter, New Hampshire

2027 - 2032 CIP Project Request Form

Date Submitted: 5/12/2026

Year Funding is Requested: 2028

Project Title: #48 Street Sweeper - Replacement

Project Type: Vehicles & Heavy Equipment

Project Cost: \$420,000

Department: Public Works - Highway

Contact Name: Jeff Beck

Project Ranking: _____ of _____

Useful Life (Years): 15

Master Plan (Y/N): No

Growth Related (Y/N): No

Service Related (Y/N): Yes

Externally Mandated (Y/N): No



Check all that apply

2027 - 2032 Source of Funding

☐ GO Bond/Borrowing

☒ Grants

☒ Taxes

☐ Water Fees

☐ Sewer Fees

☐ Impact Fees

☐ Revolving Funds

☐ Other _____

Project Benefits

☐ Reduces Liability

☐ Health or Safety

☐ Reduces Long Term Debt

☐ Other: _____

Project Description

Replace 2015 Tymco Street Sweeper. This vehicle is an important tool used by the Town to meet MS4 (Municipal Separate Storm Sewer System) permit requirements under the Clean Water Act. Street sweepers remove pollutants such as sediment, heavy metals, oils, trash, and organic matter before they can be washed into storm drains during rain events. In addition to improving water quality, removal of accumulated sediment and debris helps to extend the life of stormwater infrastructure and reduce drainage system maintenance needs. It also helps to improve the aesthetics of streets and neighborhoods. The recommended useful life for a street sweeper 6-8 years according to the Town of Exeter Vehicle Replacement Schedule (VRS). This vehicle has required increased maintenance in the last few years, including complete replacement of the vacuum hood. The vehicle was hit while in operation in 2024, leading to significant repair that included the replacement of the gutter brooms, front fender, and driver's side door panel.

The quoted price was obtained directly from the manufacturer.

Is this vehicle assigned to or used by more than one department? This piece of equipment is primarily used by the Highway Department but could be used occasionally by others.

Approximate Weekly Use in Days (5 days per week, less than 5, seven days per week, etc.) 5-7 days per week, weather depending.

Assigned to Single Operator? (Y/N): No This equipment is operated by properly licensed Public Works employees across multiple divisions.

Mileage/date taken: 7,117 hours (54,544 miles)/May 2026

Total Capital Cost by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$420,000	\$0	\$0	\$0	\$0

Operating Budget Impact by Fiscal Year

Total Operating Expense (estimated) by Fiscal Year

FY27	FY28	FY29	FY30	FY31	FY32
\$0	\$0	\$0	\$0	\$0	\$0

" Annual Operating Impact "

Salaries & Wages:

Employees Benefits:

Expenses:

Other: _____

Total: _____

Estimated Project Cost: \$420,000

Estimated Fiscal Capital Cost

\$420,000

Town of Exeter Vehicle Replacement Guidelines

Department: Vehicle Name or Number: Vehicle Registration: VIN #	Highway						Date: Fuel Type:	5/12/2026
	Sweeper #48							Diesel
		2015 Tymco 600						
	1HTJTSKN2FH624184							
Vehicle Category	Recommended Replacement Years/Miles	Age	Miles/Hours Nearest 10,000	Type of Service	Reliability	Maintenance & Repairs Costs	Condition Interior/Exterior	Total Points
Heavy Equipment Loaders, Sweepers, Snow Blowers	12 or 100,000	11	5	5	4	3	4	32
Age: 1 point for each year of chronological age, based on in-service date			11					
Miles/Hours: 1 point for each 10,000 miles or 750 hours			54,544					
Type of Service: 1, 3, or 5 points are assigned based on type of service								
1 point for Department Heads & Commuter use								
3 points for meduim duty, ambulances, parks & rec, service vehicles								
5 points for rough duty, plows, fire engines,etc...								
Reliability: Points are assigned depending on the frequency that a vehicle is in the shop for repair								
1 point for a vehicle in the shop once every 3 months for Preventive Maint								
2 points for a vehicle in the shop once every 2 or 3 months								
3 points for a vehicle in the shop each month for repairs								
4 points for a vehicle in the shop twice a month for repairs								
5 points for a vehicle in the shop 3 or more times a month								
Maintenance & Repair Costs: Points are assigned based on total life Maintenance & Repair costs								
1 point for maintenance & repair costs totalling 20% of original purchase cost								
2 points for maintenance & repair costs totalling 40% of original purchase cost								
3 points for maintenance & repair costs totalling 60% of original purchase cost								
4 points for maintenance & repair costs totalling 80% of original purchase cost								
5 points for maintenance & repair costs totalling 100% or greater of original purchase cost								
Condition: This category takes into consideration body condition, rust, interior condition, accident history, anticipated repairs, etc...								
1 point for like new condition								
2 points for excellent condition								
3 points for good condition								
4 points for fair/average condition								
5 points for poor condition (Not Inspectable)								



Town of Exeter, New Hampshire
2027 - 2032 CIP Project Request Form

Date Submitted: 8/3/2026

Year Funding is Requested: 2027

Project Title: #6 Van - Replacement

Project Type: Vehicles & Heavy Equipment

Project Cost: \$80,000

Department: Public Works - Maintenance

Contact Name: Jeff Beck

Project Ranking: _____ of _____
Useful Life (Years): 10
Master Plan (Y/N): No
Growth Related (Y/N): No
Service Related (Y/N): Yes
Externally Mandated (Y/N): No



Check all that apply

2027 - 2032 Source of Funding

- ☐ GO Bond/Borrowing
☐ Grants
☒ Taxes
☐ Water Fees
☐ Sewer Fees
☐ Impact Fees
☐ Revolving Funds
☐ Other _____

Project Benefits

- ☐ Reduces Liability
☐ Health or Safety
☐ Reduces Long Term Debt
☐ Other: _____

" Annual Operating Impact "

Salaries & Wages:
Employees Benefits:
Expenses:
Other:

Total: **\$80,000**

Estimated Project Cost: **\$80,000**

Estimated Fiscal Capital Cost

\$80,000

Project Description

Truck #6 is a 2013 Ford E-150 Utility Van.

This vehicle is utilized daily by Maintenance Technicians in the Maintenance Department.

This van will be replaced with a 3/4-ton pickup truck with a contractor's cap & ladder racks. It will be outfitted with an 8-foot front plow and stobe lights.

Is this vehicle assigned to or used by more than one department? No

Approximate Weekly Use in Days (5 days per week, less than 5, seven days per week, etc.) 5 days/week in spring, summer, fall. Up to 7 days/week in winter.

Assigned to Single Operator? (Y/N): No

Mileage/date taken: 46,268 miles/July 2026

Total Capital Cost by Fiscal Year					
FY27	FY28	FY29	FY30	FY31	FY32
\$80,000	\$0	\$0	\$0	\$0	\$0
Operating Budget Impact by Fiscal Year					
Total Operating Expense (estimated) by Fiscal Year					
\$0	\$0	\$0	\$0	\$0	\$0

Town of Exeter Vehicle Replacement Guidelines

Department: Vehicle Name or Number: Vehicle Registration: VIN #	Maintenance						Date: Fuel Type:	8/3/2026
	Van #6							Gas
			2013 Ford E-150 Utility Van					
	1FTNE1EW2DDA93726							
Vehicle Category	Recommended Replacement Years/Miles	Age	Miles/Hours Nearest 10,000	Type of Service	Reliability	Maintenance & Repairs Costs	Condition Interior/Exterior	Total Points
Heavy Trucks Plow Trucks, Fire Engines other large vehicles	12 or 100,000 20 or 250,000	13	5	3	2	2	3	28
Age: 1 point for each year of chronological age, based on in-service date			13					
Miles/Hours: 1 point for each 10,000 miles or 750 hours			46,268					
Type of Service: 1, 3, or 5 points are assigned based on type of service								
1 point for Department Heads & Commuter use								
3 points for medium duty, ambulances, parks & rec, service vehicles								
5 points for rough duty, plows, fire engines, etc...								
Reliability: Points are assigned depending on the frequency that a vehicle is in the shop for repair								
1 point for a vehicle in the shop once every 3 months for Preventive Maint								
2 points for a vehicle in the shop once every 2 or 3 months								
3 points for a vehicle in the shop each month for repairs								
4 points for a vehicle in the shop twice a month for repairs								
5 points for a vehicle in the shop 3 or more times a month								
Maintenance & Repair Costs: Points are assigned based on total life Maintenance & Repair costs								
1 point for maintenance & repair costs totalling 20% of original purchase cost								
2 points for maintenance & repair costs totalling 40% of original purchase cost								
3 points for maintenance & repair costs totalling 60% of original purchase cost								
4 points for maintenance & repair costs totalling 80% of original purchase cost								
5 points for maintenance & repair costs totalling 100% or greater of original purchase cost								
Condition: This category takes into consideration body condition, rust, interior condition, accident history, anticipated repairs, etc...								
1 point for like new condition								
2 points for excellent condition								
3 points for good condition								
4 points for fair/average condition								
5 points for poor condition (Not Inspectable)								



TRUCK ID	VIN	YEAR	MAKE	MODEL	TYPE	VEHICLE TYPE	DESCRIPTION	DIVISION	CURRENT AGE	USEFUL LIFE YEARS	REPLACEMENT YEAR	YEARS TO SCHEDULED	REPLACEMENT COST	COST/YEAR	2026	2027	2028	2029	2030	2031
52	IF3HT9CEC2	2012	Ford	F-350	Pickup	Pickup	1 Ton Pickup w/ Dump & Plow 4x4	HIGHWAY	14	12	2026	OVERDUE	\$ 85,000.00	\$ 7,083.33	\$ 85,000.00					
48	TSKN2FH62	2015	Tymco	600	Sweeper	Sweeper	Sweeper	HIGHWAY	11	8	2027	OVERDUE	\$ 420,000.00	\$ 52,500.00		\$ 420,000.00				
31	/DAZR1EH7I	2013	International	7400	Truck	Truck	Dump, HD, 5-7 Yard 4x3	HIGHWAY	13	15	2027	2	\$ 275,000.00	\$ 18,333.33		\$ 275,000.00				
14	IF2A6XCEC2	2012	Ford	F-250	Pickup	Pickup	3/4 Ton Pickup with Lift Gate 4x2	WATER	14	12	2028	OVERDUE	\$ 85,000.00	\$ 7,083.33			\$ 85,000.00			
30	VDA2RXFL6	2015	International	7400	Truck	Truck	dump truck	HIGHWAY	11	15	2028	4	\$ 300,000.00	\$ 20,000.00			\$ 300,000.00			
6	E1EW2DDA	2013	Ford	E-150	Van	Van	1/2 Ton Van	MAINTENANCE	13	12	2028	OVERDUE	\$ 50,000.00	\$ 4,166.67			\$ 50,000.00			
44	V624JZ6045	2006	John Deere	624J	Loader	Loader		HIGHWAY	20	20	2028	0	\$ 300,000.00	\$ 15,000.00			\$ 300,000.00			
20	21F146105	2006	Roadmaster LLC	Utility	Trailer	Trailer	Enclosed Trailer/Camera	SEWER	20	20	2028	0	\$ 20,000.00	\$ 1,000.00			\$ 20,000.00			
80	58754UGP2	2005	Ingersoll Rand	Comp	Trailer	Trailer	Air Compressor, HD	HIGHWAY	21	20	2028	OVERDUE	\$ 50,000.00	\$ 2,500.00			\$ 40,000.00			
51	JRBB6ED56	2014	Jeep	Patriot	SUV	SUV	SUV 4x4	WATER	12	12	2028	0	\$ 30,000.00	\$ 2,500.00			\$ 30,000.00			
1705	IF5GY8GEA2	2016	Ford	F550	Truck	Truck	Bucket Truck	HIGHWAY	10	12	2028	2	\$ 135,000.00	\$ 11,250.00			\$ 135,000.00			
7	CJKSB7GL24	2016	Chevrolet	Trax	SUV	SUV	Crossover 2WD	MAINTENANCE	10	12	2028	2	\$ 30,000.00	\$ 2,500.00			\$ 30,000.00			
107	JS21137513	2007	Ver-Mac	PCMS-548	Trailer	Trailer	Sign Board	SEWER	19	20	2029	1	\$ 25,000.00	\$ 1,250.00				\$ 25,000.00		
29	IF3G61FEA8	2015	Ford	F-350	Pickup	Pickup	1 Ton Pickup w/ Dump 4x2	HIGHWAY	11	12	2029	1	\$ 70,000.00	\$ 5,833.33				\$ 70,000.00		
109	S1610H100	2017	WANC	Board	Trailer	Trailer	Sign Board	SEWER	9	12	2029	3	\$ 25,000.00	\$ 2,083.33				\$ 25,000.00		
59	MT5T-3191	2005	Trackless	MT5	Sidewalk Tractor	Sidewalk Tractor	Sidewalk Tractor, HD 4x4	HIGHWAY	21	20	2029	OVERDUE	\$ 300,000.00	\$ 15,000.00				\$ 300,000.00		
55	IF2B63CEC2	2012	Ford	F-250	Pickup	Pickup	3/4 Ton Pickup with Lift Gate & Plow 4x4	SEWER	14	12	2029	OVERDUE	\$ 65,000.00	\$ 5,416.67				\$ 65,000.00		
10	X2B65HEE3	2017	Ford	F-250	Truck	Truck	3/4 Ton	HIGHWAY	9	12	2029	3	\$ 65,000.00	\$ 5,416.67				\$ 65,000.00		
4	ICNECXGZ3K	2016	Chevrolet	Silverado 1500	Pickup	Pickup	1/2 Ton Pickup 4x2	MAINTENANCE	10	12	2029	2	\$ 50,000.00	\$ 4,166.67				\$ 50,000.00		
8	CJKSB8GL24	2016	Chevrolet	Trax	SUV	SUV	Crossover 2WD	SEWER	10	12	2029	2	\$ 45,000.00	\$ 3,750.00				\$ 45,000.00		
67	/GAZT3EH0	2014	Vactor	2100	Truck	Truck	Vacuum/Jetting Truck	SEWER	12	15	2029	3	\$ 550,000.00	\$ 36,666.67				\$ 550,000.00		
15	JRBB1ED83	2014	Jeep	Patriot	SUV	SUV	SUV 4x2	BUILDING	12	15	2029	3	\$ 45,000.00	\$ 3,000.00				\$ 45,000.00		
23	CYCG5GZ3K	2016	Chevrolet	3500	Pickup	Pickup	1 Ton Pickup with Lift Gate 4x2	MAINTENANCE	10	12	2029	2	\$ 70,000.00	\$ 5,833.33				\$ 70,000.00		
12	/GAFF1H11	2017	Chevrolet	2500	Van	Van	3/4 Ton Van	MAINTENANCE	9	12	2030	3	\$ 50,000.00	\$ 4,166.67					\$ 50,000.00	
19	IF4GY9DEB6	2013	Ford	F-450	Pickup	Pickup	1 1/2 Ton Pickup with Full Utility Body 4x2	SEWER	13	15	2030	2	\$ 80,000.00	\$ 5,333.33					\$ 80,000.00	
2	IF3G62HEE3	2017	Ford	F-350	Truck	Truck	SD F-350	SEWER WATER	9	12	2030	3	\$ 65,000.00	\$ 5,416.67					\$ 65,000.00	
1085	JS1819AR0K	2010	BAND	Chipper	Trailer	Trailer	Chipper	HIGHWAY	16	20	2030	4	\$ 260,000.00	\$ 13,000.00					\$ 260,000.00	
201	3I-1481-685	2001	Clark	CMP15I	Forklift	Forklift	Forklift	HIGHWAY MAINTENANCE SEW	25	25	2030	0	\$ 50,000.00	\$ 2,000.00					\$ 50,000.00	
48pony	4045L2616	2015	(tymco)JOHN DEERE	4045T-99 T3	Attachment	Attachment	sweeper engine	HIGHWAY	11	15	2030	4	\$ 30,000.00	\$ 2,000.00					\$ 30,000.00	
64	64	2015	Brush Bandit	1590XP	Attachment	Attachment	Chipper	HIGHWAY	11	15	2030	4	\$ 40,000.00	\$ 2,666.67					\$ 40,000.00	
35	xt123732	2018	Altroz	1055087 TRX660i	Mower	Mower	zero tracked mower	SEWER WATER	8	12	2030	4	\$ 45,000.00	\$ 3,750.00					\$ 45,000.00	
1	JMCX0KD27	2019	JEEP	CHEROKEE	SUV	SUV	SUV 4x4	ADMINISTRATION	7	12	2030	5	\$ 50,000.00	\$ 4,166.67					\$ 50,000.00	
32	IF4HY8KDAC	2019	Ford	F450	Truck	Truck	F450 Super Duty Dump Truck	WATER	7	12	2031	5	\$ 70,000.00	\$ 5,833.33						\$ 70,000.00
17	JMCX2KD27	2019	Jeep	Cherokee	SUV	SUV	Jeep Cherokee Latitude	ENGINEERING	7	12	2031	5	\$ 50,000.00	\$ 4,166.67					\$ 50,000.00	
108	S1019B100	2011	Wenco	Signboard	Trailer	Trailer	Sign Board	WATER	15	20	2031	5	\$ 25,000.00	\$ 1,250.00					\$ 25,000.00	
68	3455	2016	RPM Tech Inc	LM220	Attachment	Snow Blower	HD Snowblower	HIGHWAY	10	15	2031	5	\$ 80,000.00	\$ 5,333.33						\$ 80,000.00
56	900200435	2012	Prinoth	ROPS	Sidewalk Tractor	Sidewalk Tractor	Sidewalk Tractor	HIGHWAY	14	20	2032	6	\$ 300,000.00	\$ 15,000.00						
28	VDSTR7HL5K	2017	International	7400	Truck	Truck	6-wheel dump truck	HIGHWAY	9	15	2032	6	\$ 300,000.00	\$ 20,000.00						
41	I10LXH7F31I	2017	JD	BKHOE	Backhoe	Backhoe	Loader Backhoe	HIGHWAY	9	15	2032	6	\$ 300,000.00	\$ 20,000.00						
27	VDSTR6JL05	2018	International	7400	Truck	Truck	Dump, HD, 5-7 Yard 4x2	HIGHWAY	8	15	2033	7	\$ 300,000.00	\$ 20,000.00						
16	N2B60MEC	2021	Ford	F-250	Pickup	Pickup		ADMINISTRATION	5	15	2033	10	\$ 60,000.00	\$ 4,000.00						
60	TM4048	2023	Ray-Tech	RC4-T	Attachment	Attachment	Hot Box	HIGHWAY	3	15	2033	12	\$ 45,000.00	\$ 3,000.00						
53	I10SKTEE26	2014	John Deere	John Deere	Backhoe	Backhoe	Loader/Backhoe	WATER	12	20	2034	8	\$ 300,000.00	\$ 15,000.00						
1084	986506	2024	wastecorp pumps	WT-1300-S	Attachment	Attachment	1325 gal water tank skid	HIGHWAY	2	10	2034	8	\$ 65,000.00	\$ 6,500.00						
9	F5HN3NDA	2022	ford	F600	Truck	Truck	Med. Duty Hook Truck	HIGHWAY	4	12	2034	8	\$ 75,000.00	\$ 6,250.00						
38	C60EP0031	2019	Volvo	EC60E	Excavator	Excavator	Excavator	SEWER WATER	7	20	2034	13	\$ 260,000.00	\$ 13,000.00						
1088	T1517FC29	2015	ITW	Vac	Trailer	Trailer	Vac Trailer	WATER	11	20	2035	9	\$ 65,000.00	\$ 3,250.00						
25	DTAR2LL64	2020	International	HV507	Truck	Truck	hook truck	WATER	6	15	2035	9	\$ 300,000.00	\$ 20,000.00						
3	W1E53PKDC	2023	ford	F150	Truck	Truck	pick up truck super crew cab	SEWER	3	15	2035	12	\$ 50,000.00	\$ 3,333.33						
18	W2BA1PED	2023	ford	F250	Pickup	Pickup	4X4 crew cab	WATER	3	12	2035	9	\$ 60,000.00	\$ 5,000.00						
65	K8AB7PGA	2023	Ford	Explorer PI	SUV	SUV			3	12	2035	9	\$ 60,000.00	\$ 5,000.00						
13	U9GN7RUB	2024	Ford	Escape	SUV	SUV		SEWER WATER	2	12	2036	10	\$ 50,000.00	\$ 4,166.67						
43	644KZKJF69	2018	John Deere	644K	Loader	Loader	Loader	HIGHWAY	8	20	2037	12	\$ 300,000.00	\$ 15,000.00						
77	AVDV2PPUI	2023	Western Star	4700sf	Vactor	Vactor	hydro excavator	SEWER WATER	3	15	2038	12	\$ 500,000.00	\$ 33,333.33						
99	I190005012	2008	Salsco	5013			sidewalk paver	HIGHWAY	18	30	2038	12	\$ 50,000.00	\$ 1,666.67						
37	25HSC0142	2019	VOLVO	L25H	Loader	Loader	mini loader	SEWER WATER	7	15	2039	8	\$ 180,000.00	\$ 12,000.00						
24	W8B91RRA7	2024	ford	Maverick	Pickup	Pickup	Small pickup truck	MAINTENANCE	2	15	2039	13	\$ 50,000.00	\$ 3,333.33						
102	H1110RM0K	2024	Sullivan Palatek	D185PIZ4	Trailer	Trailer		SEWER	2	15	2039	13	\$ 30,000.00	\$ 2,000.00						
5	W1L5XRKE1	2024	Ford	F150 XL	Pickup	Pickup	Crew cab	HIGHWAY	2	15	2040	13	\$ 50,000.00	\$ 3,333.33						
57	X23K1NDO	2023	Multihog	CX75	Sidewalk Tractor	Sidewalk Tractor	side walk tractor	HIGHWAY	3	20	2043	17	\$ 300,000.00	\$ 15,000.00						
105	62027L304I	2020	PJ trailer	Trailer	Trailer	Trailer	equipment hauler	SEWER	6	25	2045	19	\$ 15,000.00	\$ 600.00						
ESTIMATED TOTAL COST: \$ 8,350,000.00 #DIV/0!															\$ 85,000.00	\$ 695,000.00	\$ 990,000.00	\$ 1,310,000.00	\$ 670,000.00	\$ 225,000.00
ESTIMATED TOTAL COST ADJUSTED FOR 5% INFLATION: \$ - \$ -															\$ 93,712.50	\$ 804,549.38	\$ 1,203,351.19	\$ 1,671,928.85	\$ 897,864.08	\$ 316,597.60

Capital Improvement Plan 2018-2023
Fire Department Vehicle Replacement Schedule with Projected Costs

Fire Department									2027 Priority Rank	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Total for 6-yr Period
Vehicle #	Make	Model	Year Purch.	Useful Life	Replace. Year	Original Cost	Replace. Cost										
SUV's, PICKUP TRUCKS																	
Car 1	Ford	Hybrid Explorer	2023	10	2032	65,000	\$ 73,000	-	-	-	-	-	-	-	-	-	\$ -
Car 2	Ford	Explorer	2026	10	2036	67,194	\$ 75,000	-	-	-	-	-	-	-	-	-	\$ -
Car 3	Ford	F-250 Pickup	2023	10	2033	37,320	\$ 58,461	-	-	75,500	-	-	-	-	-	-	\$ 75,500
Car 4	Ford	F-250 Pickup	2018	10	2028	37,320	\$ 69,500	-	-	-	-	-	-	-	-	-	\$ -
Forestry	Dodge	Ram 5500	2016	15	2031	33,475	\$ 57,248	-	-	-	-	-	-	72,000	-	-	\$ 72,000
Utility	Ford	F-350	2025	15	2040	73,500	\$ 80,000	-	-	-	-	-	-	-	-	-	\$ -
AMBULANCES																	
A1	Ford	E-450	2024	6	2030	\$ 283,946	\$ 245,000	-	-	-	-	-	-	-	450,000	\$ 450,000	
A2	Ford	E-450	2019	6	2025	\$ 244,822	\$ 312,341	-	-	425,000	-	-	-	-	-	-	\$ 425,000
FIRE APPARATUS & SPECIALTY EQUIPMENT																	
E2	E-One	1500 GPM Pumper	2010	20	2030	\$ 455,000	\$ 1,025,000	-	-	-	-	1,127,500	-	-	-	-	\$ 1,127,500
E3	Crimson	1500 GPM Pumper	2007	20	2027	\$ 422,439	\$ 1,025,000	1,050,000	-	-	-	-	-	-	-	-	\$ 1,050,000
E4	E-One	1500 GPM Pumper	2019	20	2039	\$ 515,875	\$ 1,025,000	-	-	-	-	-	-	-	-	-	\$ -
E5	E-One	1500 GPM Pumper	2024	20	2044	\$ 650,000	\$ 1,025,000	-	-	-	-	-	-	-	-	-	\$ -
L1	KME	109' Ladder	2014	20	2034	\$ 854,097	\$ 2,000,000	-	-	-	-	-	-	-	-	-	\$ -
TRAILERS																	
Emer. Mgmt.	Landscape	Emer. Mgmt Equipment	2010	20	2030			-	-	-	-	-	-	-	-	-	\$ -
POD	Cargo	#3 Health - POD Equip.	2010	20	2030			-	-	-	-	-	-	-	-	-	\$ -
Shelter	Cargo	#1 Health - Shelter Equip.	2009	20	2029			-	-	-	-	-	-	-	-	-	\$ -
ACS	Cargo	#2 Health - Acute Care	2009	20	2029			-	-	-	-	-	-	-	-	-	\$ -
Rescue	Cargo	Tech. Rescue Equip.	2004	20	2024			-	-	-	-	-	-	-	-	-	\$ -
Fire Alarm		Wire Reel Trailer	1988	20	2008			-	-	-	-	-	-	-	-	-	\$ -
Lighting	Alma	Generator/Lighting	1997	20	2017			-	-	-	-	-	-	-	-	-	\$ -
Utility	Cargo	Utility Trailer	2016	20	2036			-	-	-	-	-	-	-	-	-	\$ -
Car Hauler	KME	Steamer Trailer	2001	20	2021			-	-	-	-	-	-	-	-	-	\$ -
6 year General Fund Total																	\$ 1,622,500



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: August 14, 2026
To: Planning Board
From: David Sharples, Town Planner
Re: J. Caley Associates 97 Portsmouth Avenue PB Case #26-3

J. Caley Associates is seeking site plan review for the proposed demolish the existing dry-cleaning building and removal of the foundation/slab. They are proposing an amendment to the application for the project for a mixed use (not MUND) project in the C2 zone, which is allowed in the commercial zone and based on recent NH State law (RSA 674:80) implementation.

The proposed amendment for redevelopment consists of a 12-unit residential building with commercial uses on the first floor. The project will continue to utilize the existing shared driveway, existing parking area at the front of the site, proposed parking at the rear of the site, and former disturbance to the unmaintained landscape island on the Needham Bank parcel has been eliminated. Proposed drainage remains unchanged and still includes a pervious paver sidewalk around the building and an area of porous pavement behind the rear of the building. The proposed building will be serviced with underground water, sewer, gas, and electric/communication services.

As with the Brentwood application, I do not have the time to review the plan set prior to writing the memorandum as I will be out of the office starting August 14th and return on the 24th. I will review the submission upon my return and update the board at the meeting.

Planning Board Motions:

Site Plan Motion: I move that the request of J. Caley Associates (PB #26-3) for Site Plan approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

**70 Portsmouth Avenue
Stratham, New Hampshire
0388
603 – 583 - 4860
Fax: 583 - 4863**

August 10, 2026

Chairman
Town of Exeter Planning Board
10 Front Street
Exeter, NH 03833

RE: Letter of Explanation
97 Portsmouth Avenue
Amendment to Proposed Hotel Development
Tax Map 65 Lot # 125

Dear Members of the Board:

The applicant is proposing to demolish the existing dry-cleaning building and remove the foundation/slab. We are proposing an amendment to the application for the project for a mixed use (not MUND) project in the C2 zone, which is allowed in the commercial zone and based on recent NH State law (RSA 674:80) implementation. The proposed amendment for redevelopment consists of a 12-unit residential building with commercial uses on the first floor. The project will continue to utilize the existing shared driveway, existing parking area at the front of the site, proposed parking at the rear of the site, and former disturbance to the unmaintained landscape island on the Needham Bank parcel has been eliminated. Proposed drainage remains unchanged and still includes a pervious paver sidewalk around the building and an area of porous pavement behind the rear of the building. The proposed building will be serviced with underground water, sewer, gas, and electric/communication services.

We feel that the proposed amendment addresses concerns detailed at previous hearing by abutters and members of the Planning Board (e.g. no disturbance to the LS island, elimination of transient guests of a hotel, parking that exceeds the number required by zoning, etc.)

As a portion of the site is within the Town of Exeter's Shoreland Protection District, disturbance within that district requires a Conditional Use Permit. The waiver requests submitted with the original application continue to be requested and voted on.

Thank you for your consideration.

Very truly yours,
BEALS ASSOCIATES, PLLC

Christian O. Smith

Christian O. Smith P.E.
Principal

**ABUTTERS LIST
FOR
NH- 1547 JEFF CALEY- EXETER, NH
DATE August 10, 2026**

SUBJECT PARCEL

TAX MAP/LOT

65/125

OWNER OF RECORD

BLUE FIELDS PROPERTY
MANAGEMENT LLC.
97 PORTSMOUTH AVE.
EXETER, NH 03833

ABUTTERS

TAX MAP/LOT

65/126

OWNER OF RECORD

NEEDHAM BANK
1063 GREAT PLAIN AVE.
NEEDHAM, MA 02492

65/122

EXETER PLAZA REALTY TRUST
PETER & SOTIRIA KAZANTZIDIS TSTEEES
7 HERITAGE WAY
EXETER, NH 03833

65/123

TOWN OF EXETER
10 FRONT ST.
EXETER, NH 03833

65/124

JANET A SPINALE
C/O MM HOMEOWNERS' ASSOCIATION
35 CRAWFORD AVE
EXETER, NH 03833

MCCLAIN MANOR HOMEOWNERS
ASSOCIATION
105 PORTSMOUTH AVE.
EXETER, NH 03833

65/123/1

EXETER SPORTSMANS CLUB INC.
PO BOX 1936
EXETER, NH 03833

52/49

94 PORTSMOUTH AVE. LLC
720 LAFAYETTE RD
SEABROOK, NH 03874

52/49/1

DKERN LLC
66 S BEECH ST.
MANCHESTER, NH 03103

MICHAEL SEIGAL
PO BOX 1454
HAMPTON, NH 03843

REL COMMONS LLC
8 GREENLEAD WOODS DR SUITE 200
PORTSMOUTH, NH 03801

**ABUTTERS LIST
FOR
NH- 1547 JEFF CALEY– EXETER, NH
DATE August 10, 2026**

PROFESSIONALS

ENGINEERING FIRM

BEALS ASSOCIATES, PLLC.
70 PORTSMOUTH AVE. 3RD FLOOR
STRATHAM, NH 03885

WETLAND SCIENTIST

JACK HAYES
7 LIMESTONE WAY
NORTH HAMPTON, NH 03862

SURVEYOR

BERRY SURVEY
335 SECOND CROWN PT RD.
BARRINGTON, NH 03825

APPLICANT

JEFF CALEY ASSOCIATES
PO BOX 1054
EXETER, NH 03833

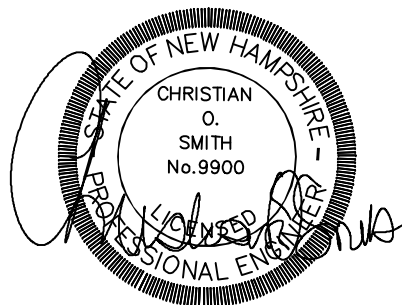
MIXED-USE DEVELOPMENT
97 PORTSMOUTH AVE.
(NH ROUTE 108)
TAX MAP 65, LOT 125
JANUARY 27, 2026

NOT FOR CONSTRUCTION

CIVIL ENGINEERS:



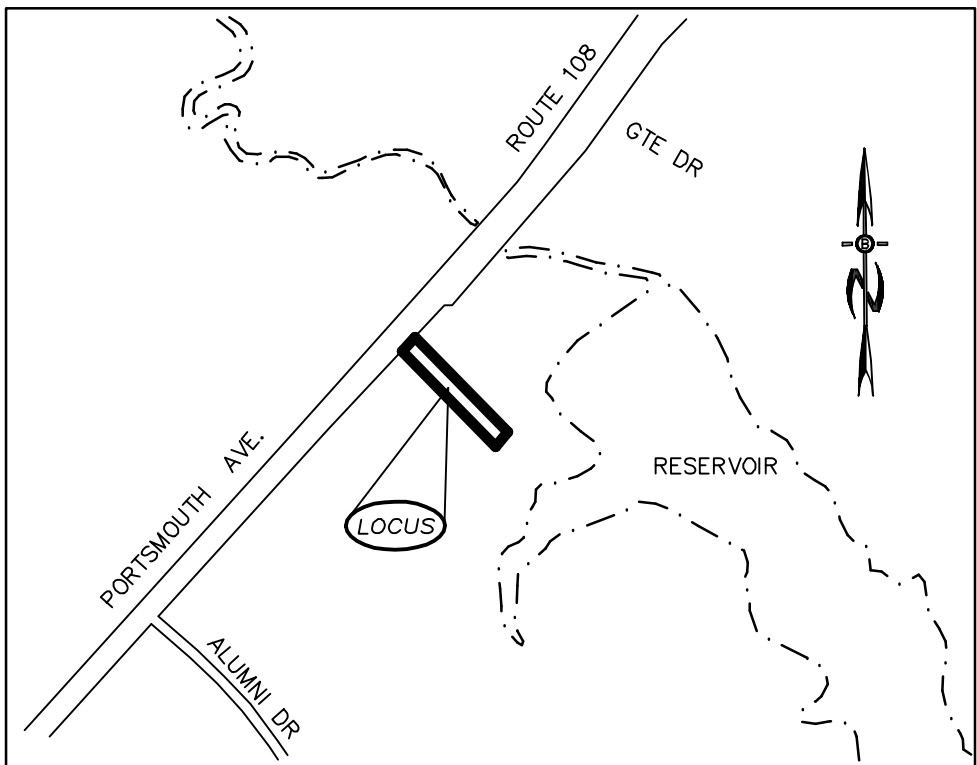
70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX: 603-583-4863



LAND SURVEYORS:

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
603-332-2863

LOCATION MAP



SCALE: 1"=500'

SHEET #	TITLE
	COVER SHEET
1-2	EXISTING CONDITION PLANS (BERRY SURVEY)
3	DEMOLITION PLAN
4	PARKING \ PAVEMENT PLAN
4A	SHORELAND PROTECTION PLAN
5	GRADING, DRAINAGE, & EROSION CONTROL PLAN
6	UTILITY PLAN
7	LIGHTING PLAN
8	PLANTING PLAN (NOT INCLUDED)
9	EROSION & SEDIMENT CONTROL DETAILS
10-11	CONSTRUCTION DETAILS

RECORD OWNER	RECORD APPLICANT
BLUE FIELDS PROPERTY 97 PORTSMOUTH AVE. EXETER, NEW HAMPSHIRE	JEFF CALEY ASSOCIATES 11 TAYLOR COURT STRATHAM, NEW HAMPSHIRE

PLAN SET LEGEND

5/8" REBAR	●	VCC	VERTICAL GRANITE CURB
DRILL HOLE	○	OVERHEAD ELEC. LINE	—X—
CONC. BOUND	□	FENCING	—X—
UTILITY POLE	⊙	DRAINAGE LINE	—D—
DRAIN MANHOLE	⊗	SEWER LINE	—S—
EXISTING LIGHT POLE	☆	GAS LINE	—G—
EXISTING CATCH BASIN	⊞	WATER LINE	—W—
PROPOSED CATCH BASIN	⊞	STONE WALL	—W—
WATER GATE	⊞	TREE LINE	—T—
WATER SHUT OFF	⊞	ABUT. PROPERTY LINES	—A—
HYDRANT	⊞	EXIST. PROPERTY LINES	—E—
PINES, ETC.	⊞	BUILDING SETBACK LINES	—B—
MAPLES, ETC.	⊞	EXIST. CONTOUR	—C—
EXIST. SPOT GRADE	⊞	PROP. CONTOUR	—P—
PROP. SPOT GRADE	⊞	SOIL LINES	—S—
DOUBLE POST SIGN	⊞		
SINGLE POST SIGN	⊞		

THE APPLICANT RECEIVED A VARIANCE FROM ARTICLE 5, SECTION 5.1.2. AND ARTICLE 4, SECTION 4.4 TO DEMOLISH AN EXISTING STRUCTURE AND REBUILD IN THE SAME FOOTPRINT (SEEKING RELIEF FROM THE REQUIRED MINIMUM SIDE YARD SETBACKS); AND A SPECIAL EXCEPTION PER ARTICLE 4, SECTION 4.4 SCHEDULE III: DENSITY AND DIMENSIONAL REGULATIONS-NON-RESIDENTIAL TO PERMIT THE PROPOSED CONSTRUCTION OF A STRUCTURE FIFTY-FOOT (50') IN HEIGHT.

REQUIRED PERMITS

NHDES SEWER CONNECTION
NHDES WATER CONNECTION

PB CASE # 26-3

CHAIRMAN SIGNATURE:

	REVISIONS:	DATE:
1	REVISED PER REVIEW COMMENTS	3-16-26
2	REVISED PER REVIEW COMMENTS	5-20-26
3	REVISED TO AVOID DIST. TO LS ISLAND	6-10-26
4	AMEND USE TO MIXED C2 W/RESIDENTIAL	8-6-26
5		
6		

WETLAND/SOIL CONSULTANT:

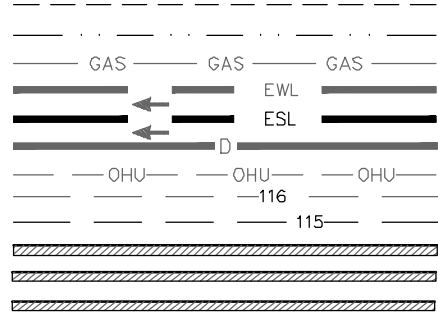
JOHN P. HAYES, CSS CWS
7 LIMESTONE WAY
N. HAMPTON, NH 03862
603-205-4396
JOHNPHAYES@COMCAST.NET



NH-1547 PROPOSED MIXED-USE SITE PLAN

PLAN REFERENCES:

- "PLAN OF LAND FOR SYLVANIA ELECTRIC PRODUCTS INC. EXETER NEW HAMPSHIRE"
BY: G.L. DAVIS
DATED: DECEMBER 1962
R.C.R.D. FOLDER #1, PLAN #1
- "LAND EXETER, N.H. WAYNE M. COLBY TO EXETER REALTY CORP."
BY: JOHN W. DURGIN CIVIL ENGINEERS
DATED: APRIL, 1955
R.C.R.D. BOOK #1279, PAGE #161
- "POLE LINE OVER LAND OF EXETER REALTY CORPORATION"
BY: EXETER & HAMPTON ELEC. CO.
DATED: MARCH 28, 1962
R.C.R.D. BOOK #1623, PAGE #156
- "SUBDIVISION OF LAND LAND OF BENJAMIN J. & JOAN E. DAGOSTINO OPTIONED BY HARRY F. MCCLAIN EXETER, N.H."
BY: MCKENNA ASSOCIATES
DATED: JULY 1, 1971
R.C.R.D. PLAN #D-2540
- "SUBDIVISION PLAN OF LAND IN EXETER, NEW HAMPSHIRE FOR FIRST DEVELOPMENT CORP. OF GORHAM, N.H."
BY: SOMERVILLE ENGINEERING INC.
DATED: NOVEMBER 14, 1972
R.C.R.D. PLAN #D-3445
- "SUBDIVISION OF LAND OF TOWN OF EXETER FOR JOHN FLYNN IN EXETER, N.H."
BY: PARKER SURVEY ASSOC., INC.
DATED: APRIL, 1981
R.C.R.D. PLAN #D-10196
- "SITE PLAN PROPOSED ADDITIONS GLOBE STORE EXETER N.H. FOR FIRST DEVELOPMENT CORP 451 ANDOVER STREET NO. ANDOVER MA"
BY: GREAT BAY ENGINEERING
DATED: AUGUST, 1987
R.C.R.D. PLAN #D-20867
- "LOT LINE ADJUSTMENT PLAN EXETER HOSPITAL NEW HEALTH CARE CENTER EXETER, NEW HAMPSHIRE"
BY: KIMBALL CHASE
DATED: AUGUST 21, 1991
R.C.R.D. PLAN #D-21261
- "A SURVEY AND PLAT OF A CONDOMINIUM SITE PLAN OF MCCLAIN MANOR SITUATED IN THE TOWN OF EXETER, N.H. PREPARED FOR MCCLAIN MANOR CONDOMINIUM ASSOC."
BY: R.S.L. LAYOUT & DESIGN, INC.
DATED: OCTOBER 13, 1997
R.C.R.D. PLAN #D-25840
- "SEWER EASEMENT PLAN THE PROVIDENT BANK 95 PORTSMOUTH AVENUE, EXETER, NH 03833"
BY: JONES & BEACH ENGINEERS, INC.
DATED: MAY 25, 2010
R.C.R.D. PLAN #D-36632
- "BENJAMIN J. & JOHN E. DAGOSTINO, ALTAT/ACSM LAND TITLE SURVEY FOR EXISTING SITE CONDITIONS PLAN"
BY: JONES AND BEACH ENGINEERS, INC.
DATED: APRIL 25, 1997
NOT RECORDED. ON FILE AT THIS OFFICE

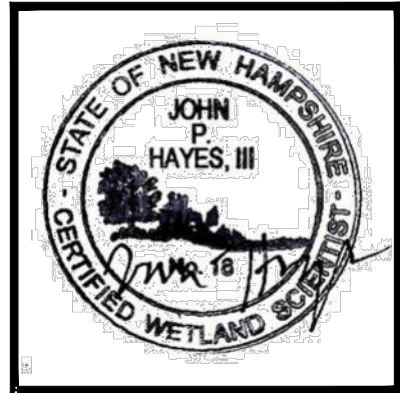


699

FND FOUND
TYP TYPICAL
E.O.P. EDGE OF PAVEMENT
S.S.W.L. SINGLE SOLID WHITE LINE
D.S.Y.L. DOUBLE SOLID YELLOW LINE
D.D.Y.L. DOUBLE DASHED YELLOW LINE
R.C.R.D. ROCKINGHAM COUNTY REGISTRY OF DEEDS

JURISDICTIONAL WETLANDS WERE DELINEATED BY JOHN P. HAYES III, CWS IN DECEMBER 10 OF 2024 UTILIZING THE FOLLOWING STANDARDS UNDER NO SNOW CONDITIONS:

- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3. APRIL 2004. NEIWPCC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
- 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0. (HTTP://WETLAND.PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
- 4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER, 2014. THE NATIONAL WETLAND PLANT LIST, 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
- 5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- 6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION. JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS, ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- 7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES: DECEMBER 1979. L. COWARDIN, V. COWARDIN, F. GOLET, AND E. LAROE. U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE, FWS/OBS-79/47.



JOHN P. HAYES III, CWS #18

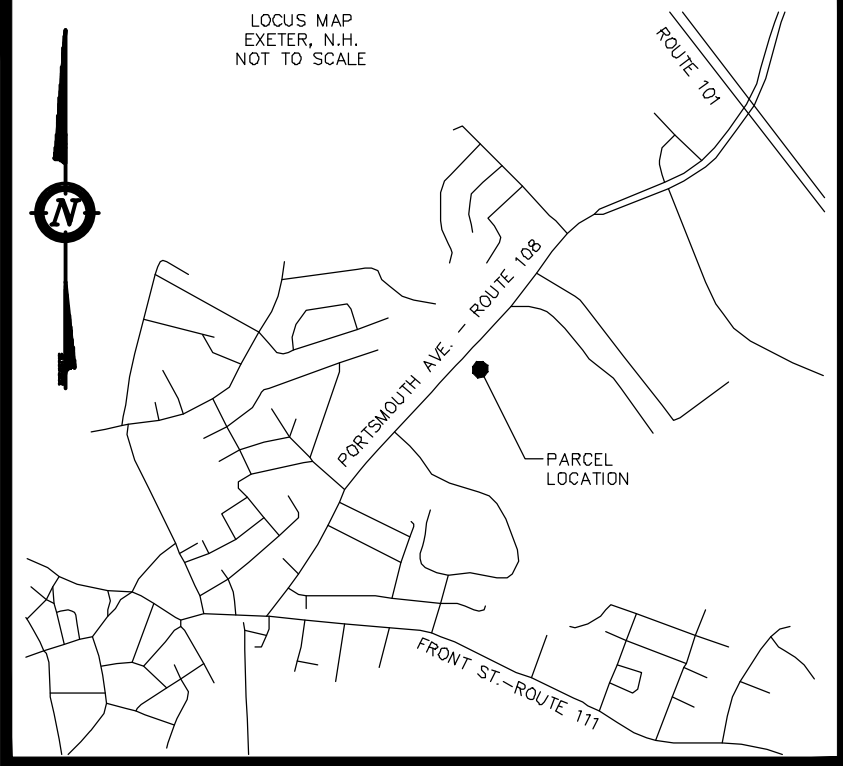
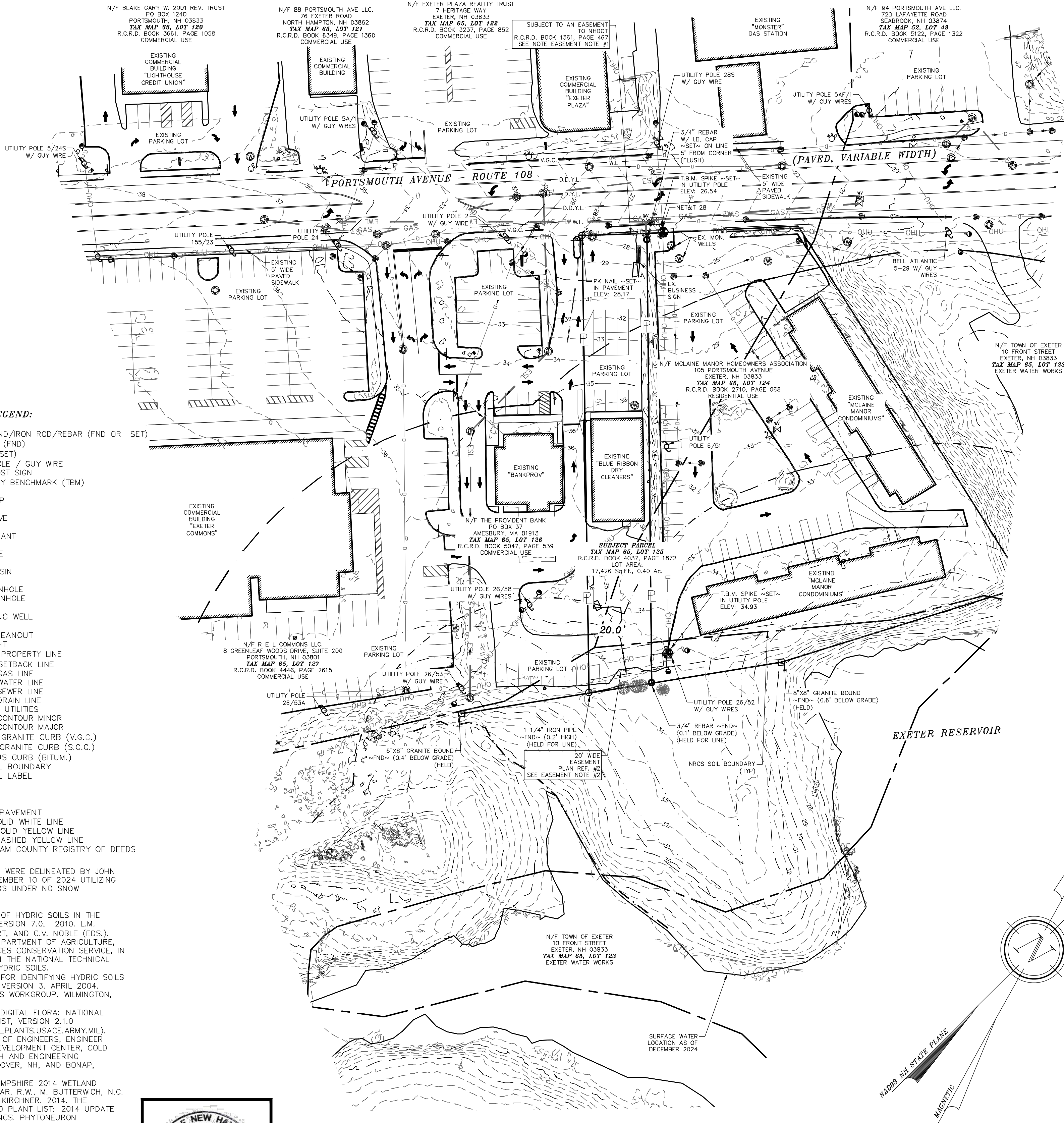
SOILS:

699 - URBAN LAND
299 - UDOTHERENTS, SMOOTHED
38B - ELDRIDGE FINE SANDY LOAM, 3 TO 8% SLOPES

SEE: USDA/NRCS WEBSOL

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR NOR THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.



NOTES:

- OWNER: BLUE FIELDS PROPERTY MANAGEMENT, LLC
97 PORTSMOUTH AVENUE
EXETER, NH 03833
- APPLICANT: J.CALEY ASSOCIATES
11 TAYLOR COURT
STRATHAM, NH 03885
- TAX MAP 65, LOT 125
PROJECT ADDRESS: 97 PORTSMOUTH AVE.
SEE R.C.R.D. BOOK 4037, PAGE 1872
SEE R.C.R.D. BOOK 2540, PAGE 2971
- LOT AREA: 17,426 Sq.Ft., 0.40 Ac.
- ZONING: C-2, HIGHWAY COMMERCIAL DISTRICT
MIN. LOT SIZE: 20,000 Sq.Ft.
MIN. LOT WIDTH: 150'
MIN LOT DEPTH: 100'
MAX. BUILDING HEIGHT: 35'
50' PERMITTED BY SPECIAL EXCEPTION
FRONT BUILDING SETBACK: 50'
SIDE BUILDING SETBACK: 20'
REAR BUILDING SETBACK: 50'
20' PERMITTED BY SPECIAL EXCEPTION
MAX. BUILDING COVERAGE: 30%
MIN. OPEN SPACE: 15%
WETLANDS CONSERVATION DISTRICT
LIMITED USE BUFFER: 40'
PARKING AND STRUCTURE BUFFER: 75'
EXETER SHORE LAND PROTECTION OVERLAY
SHORE LAND PROTECTION ZONE: 300'
BUILDING SETBACK: 150'
VEGETATIVE BUFFER: 75'
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN, FLOOD HAZARD REFERENCE: FEMA, COMMUNITY # - 330130, MAP # - 33015C0406E, DATED: MAY 17, 2005.
- VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRK7 SURVEY GRADE GPS RECEIVERS. TOPOGRAPHY PROVIDED BY BS&E AT A 1' CONTOUR INTERVAL UTILIZING, CONVENTIONAL SURVEY METHODS, RTK SURVEY GRADE GPS, AND PENTA-RETURN LIDAR OBTAINED FROM AN RTK ENABLED SURVEY GRADE DRONE, WITH FIELD VERIFICATION.
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF EXETER TAX MAP 65, LOT 125 AS OF THE DATE OF THE SURVEY: DECEMBER 2024.
- THE LOT IS SERVICED BY MUNICIPAL WATER AND SEWER.
- A DILIGENT RESEARCH EFFORT FOUND SEVERAL EASEMENTS ENCUMBERING THE PROJECT SITE, AND FOUND THAT THE SITE IS BENEFITED BY EASEMENTS. THERE MAY BE RECORDED AND UNRECORDED RIGHTS THAT WERE NOT FOUND DURING THE RESEARCH EFFORT. SEE EASEMENT NOTES SECTION OF THIS PLAN.
- THERE WERE NO CEMETERIES FOUND ONSITE DURING THE GROUND SURVEY PERFORMED UNDER NO SNOW CONDITIONS IN DECEMBER OF 2024. NO CEMETERIES ARE MENTIONED IN THE SUBJECT PARCELS CHAIN OF TITLE.

THIS PLAN IS NOT SUITABLE FOR RECORDING UNDER THE RECORDING LAWS OF THE STATE OF NEW HAMPSHIRE.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.
8-27-25

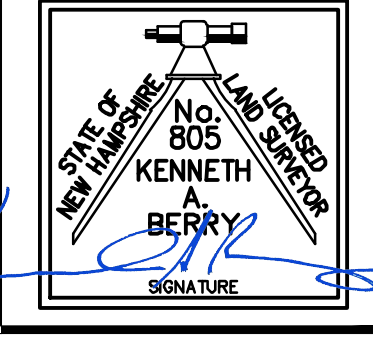
KENNETH A. BERRY L.L.S. 805 DATE

REVISED PER TRC REQUEST
REVISED PER TRC REQUEST

8-27-25
6-20-25
#2
#1

OVERVIEW EXISTING CONDITIONS PLAN
LAND OF
BLUE FIELDS PROPERTY MANAGEMENT LLC
97 PORTSMOUTH AVENUE
EXETER, N.H.
TAX MAP 65, LOT 125

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 50 FT.
DATE : DECEMBER 12, 2024
FILE NO. : DB 2024 - 140





JOHN P. HAYES III, CWS #18

JURISDICTIONAL WETLANDS WERE DELINEATED BY JOHN P. HAYES III, CWS IN DECEMBER 10 OF 2024 UTILIZING THE FOLLOWING STANDARDS UNDER NO SNOW CONDITIONS:

- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3. APRIL 2004. NEWPPCC WETLANDS WORKGROUP. WILMINGTON, MA 01897.
- NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
- STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTOEURON 2014-41:1-42.
- CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS, ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

EXISTING LEGEND:

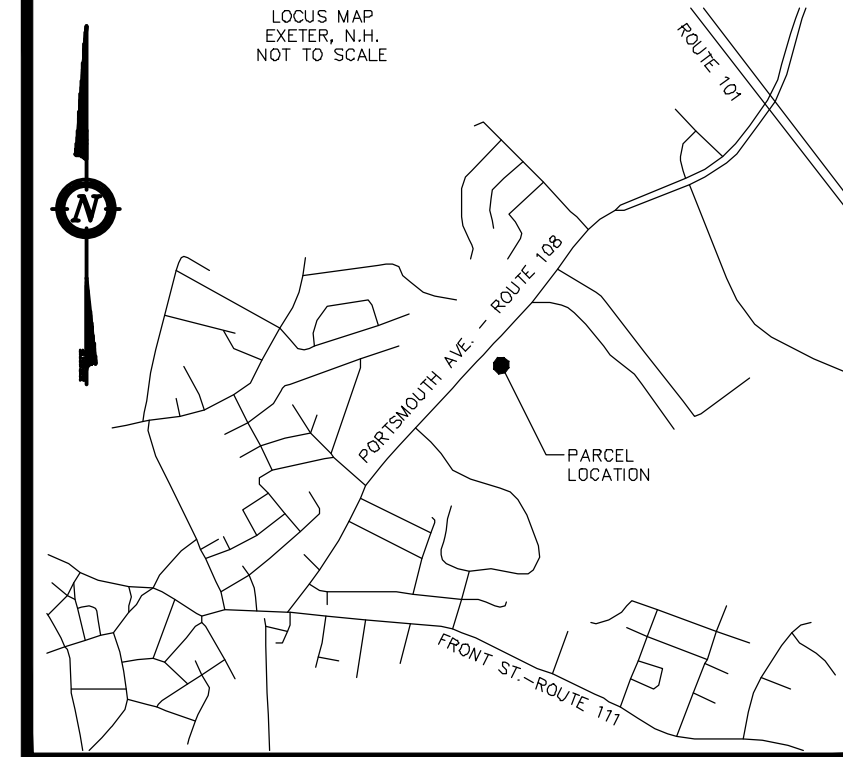
- IRON BOUND/IRON ROD/REBAR (FND OR SET)
- IRON PIPE (FND)
- PK NAIL (SET)
- UTILITY POLE / GUY WIRE
- SINGLE POST SIGN
- TEMPORARY BENCHMARK (TBM)
- CURB STOP
- GATE VALVE
- FIRE HYDRANT
- GAS VALVE
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- MONITORING WELL
- POLE LIGHT
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING DRAIN LINE
- OVERHEAD UTILITIES
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- VERTICAL GRANITE CURB (V.G.C.)
- SLANTED GRANITE CURB (S.G.C.)
- BITUMINOUS CURB (BITUM.)
- 300' EXETER SHORE LAND PROTECTION LINE
- 150' EXETER SHORE LAND BUILDING SETBACK
- NRCS SOIL BOUNDARY
- NRCS SOIL LABEL
- 699 SPOT ELEVATION
- 34.21
- FND TYP
- E.O.P.
- S.S.W.L.
- D.S.Y.L.
- D.D.Y.L.
- R.C.R.D.
- FOUND TYPICAL
- EDGE OF PAVEMENT
- SINGLE SOLID WHITE LINE
- DOUBLE SOLID YELLOW LINE
- DOUBLE DASHED YELLOW LINE
- ROCKINGHAM COUNTY REGISTRY OF DEEDS

EASEMENT NOTES:

- "CONVEYING HEREBY THE RIGHT TO CONSTRUCT AND MAINTAIN SLOPES BEYOND THE LIMITS OF THE ABOVE DESCRIBED PARCEL, AS INDICATED ON SAID PLAN, THE RIGHT TO CONSTRUCTION AND MAINTAIN DRAINAGE ALSO INDICATED ON SAID PLAN." R.C.R.D. BOOK 1361, PAGE 467
- THE PARCEL IS SUBJECT TO AN EASEMENT TO EXETER & HAMPTON ELECTRIC COMPANY, AND ITS SUCCESSORS AND ASSIGNS TO A PERPETUAL AND EXCLUSIVE EASEMENT AS NOTED IN R.C.R.D. BOOK 1623, PAGE 152
- TOGETHER WITH THE BLANKET EASEMENT FOR LOTS 124, 125 & 126 TO ACCESS AND PARK CARS ON ABUTTING LOT 127. R.C.R.D. BOOK 1712, PAGE 201.
- SUBJECT TO THE BLANKET EASEMENT OVER LOTS 124, 125, 126 ALLOWING ACCESS AND THE PARKING OF CARS FOR LOT 127. R.C.R.D. BOOK 1712, PAGE 201
- RELEASE OF ACCESS AND PARKING RIGHTS FOUND IN R.C.R.D. BOOK 2091, PAGE 41 & BOOK 2091, PAGE 42 (AFFECTS LOT 127)
- RESTORATION OF RIGHTS OF EASEMENT TO FIRST DEVELOPMENT CORPORATION. R.C.R.D. BOOK 2970, PAGE 1211
- SEE LEASE AGREEMENT R.C.R.D. BOOK 1879, PAGE 110 (NOT A MATTER OF SURVEY)

NOTES (Cont.):

- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN, FLOOD HAZARD REFERENCE: FEMA, COMMUNITY # - 330130, MAP # - 33015C0406E, DATED: MAY 17, 2005.
- VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS. TOPOGRAPHY PROVIDED BY BS&E AT A 1" CONTOUR INTERVAL UTILIZING CONVENTIONAL SURVEY METHODS, RTK SURVEY GRADE GPS, AND PENTA-RETURN LIDAR OBTAINED FROM AN RTK ENABLED SURVEY GRADE DRONE, WITH FIELD VERIFICATION.
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF EXETER TAX MAP 65, LOT 125 AS OF THE DATE OF THE SURVEY: DECEMBER 2024.
- THE LOT IS SERVICED BY MUNICIPAL WATER AND SEWER.
- SEE OVERVIEW EXISTING CONDITIONS PAGE FOR COMPLETE NOTES AND ABUTTERS.



NOTES:

- OWNER: BLUE FIELDS PROPERTY MANAGEMENT, LLC 97 PORTSMOUTH AVENUE EXETER, NH 03833
- TAX MAP 65, LOT 125 PROJECT ADDRESS: 97 PORTSMOUTH AVE.
- R.C.R.D. BOOK 4037, PAGE 1872 SEE R.C.R.D. BOOK 2540, PAGE 2971
- LOT AREA: 17,426 Sq.Ft., 0.40 Ac.
- ZONING: C-2, HIGHWAY COMMERCIAL DISTRICT

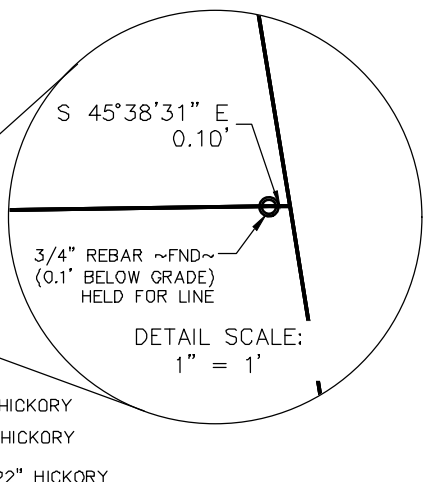
MIN. LOT SIZE: 20,000 Sq.Ft.
MIN. LOT WIDTH: 150'
MIN LOT DEPTH: 100'
MAX. BUILDING HEIGHT: 35'
50' PERMITTED BY SPECIAL EXCEPTION
FRONT BUILDING SETBACK: 50'
SIDE BUILDING SETBACK: 20'
REAR BUILDING SETBACK: 50'
20' PERMITTED BY SPECIAL EXCEPTION
MAX. BUILDING COVERAGE: 30%
MIN. OPEN SPACE: 15%

WETLANDS CONSERVATION DISTRICT

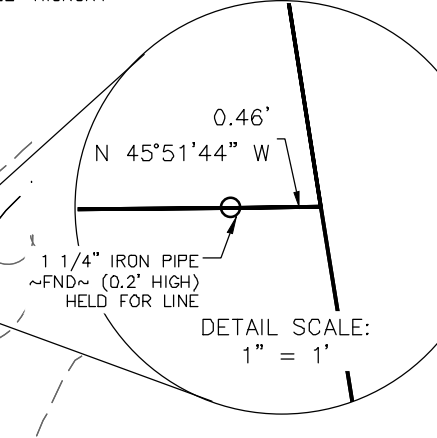
LIMITED USE BUFFER: 40'
PARKING AND STRUCTURE BUFFER: 75'

EXETER SHORE LAND PROTECTION OVERLAY

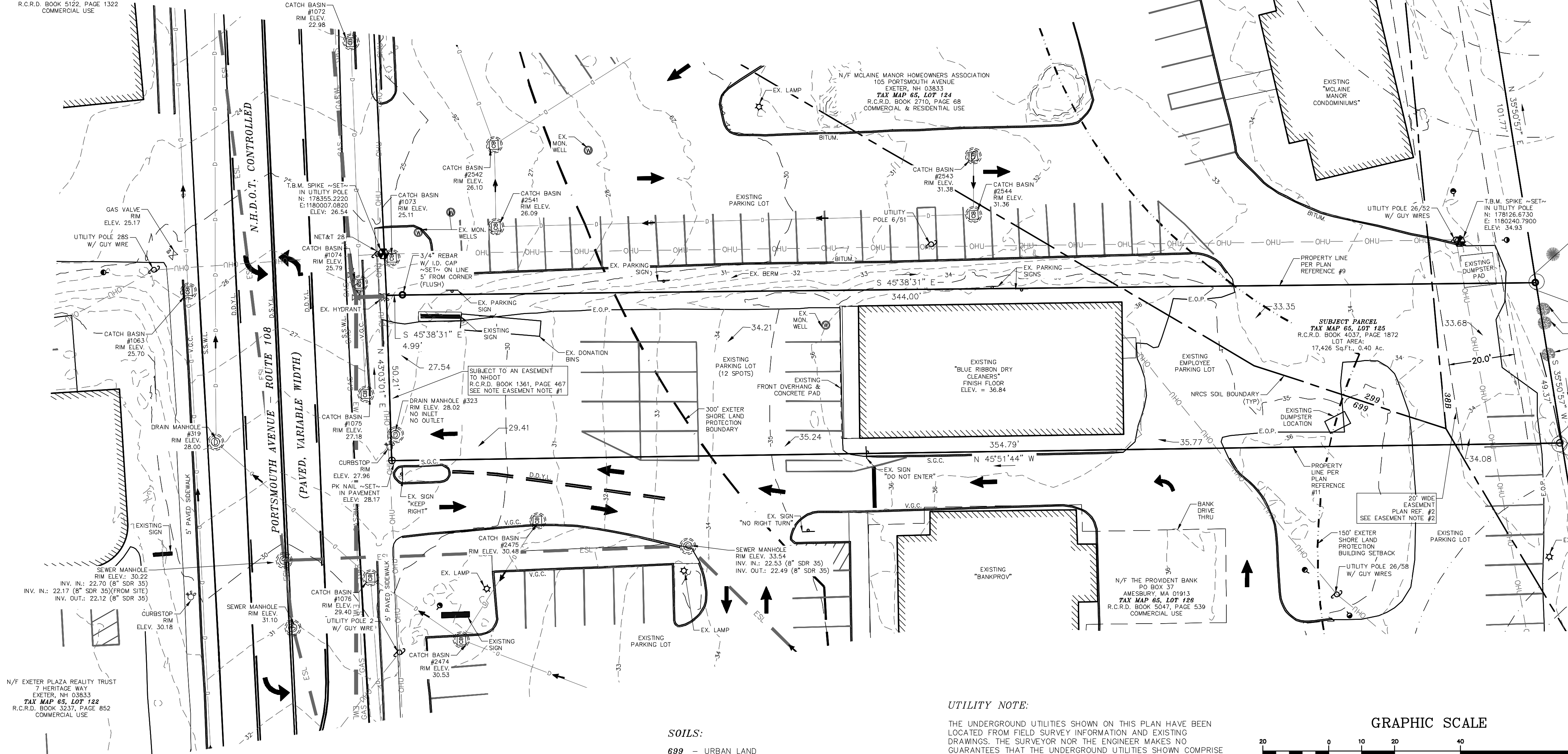
SHORE LAND PROTECTION ZONE: 300'
BUILDING SETBACK: 150'
VEGETATIVE BUFFER: 75'



N/T TOWN OF EXETER
10 FRONT STREET
EXETER, NH 03833
TAX MAP 65, LOT 123
EXETER WATER WORKS



N/F 94 PORTSMOUTH AVE LLC
720 LAFALETTE ROAD
SEABROOK, NH 03874
TAX MAP 65, LOT 49
R.C.R.D. BOOK 5122, PAGE 1322
COMMERCIAL USE



N/F EXETER PLAZA REALTY TRUST
7 HERITAGE WAY
EXETER, NH 03833
TAX MAP 65, LOT 122
R.C.R.D. BOOK 3237, PAGE 882
COMMERCIAL USE

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR NOR THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

SOILS:

699 - URBAN LAND
299 - URBENTHENS, SMOOTHED
38B - ELDRIDGE FINE SANDY LOAM, 3 TO 8% SLOPES

SEE: USDA/NRCS WEBSOIL

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

THIS PLAN IS NOT SUITABLE FOR RECORDING UNDER THE RECORDING LAWS OF THE STATE OF NEW HAMPSHIRE.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

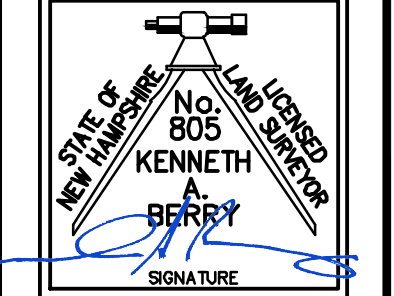
8-27-25
KENNETH A. BERRY L.L.S. 805 DATE

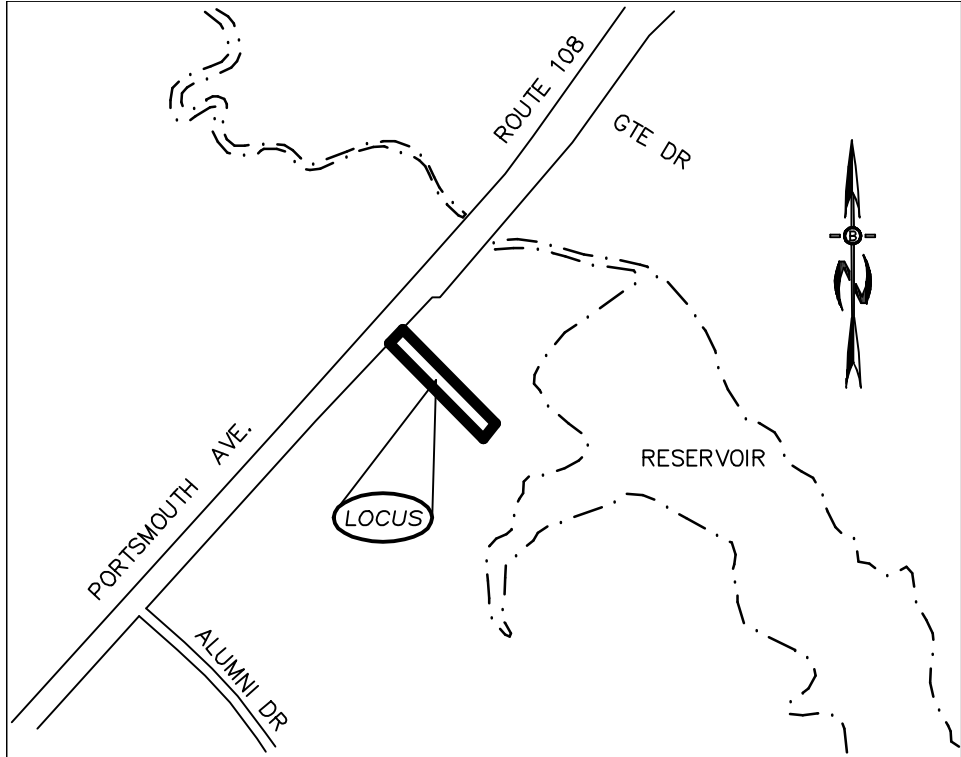
REVISED PER TRC REQUEST
REVISED PER TRC REQUEST

8-27-25
6-20-25
#2
#1
REVISION DATE

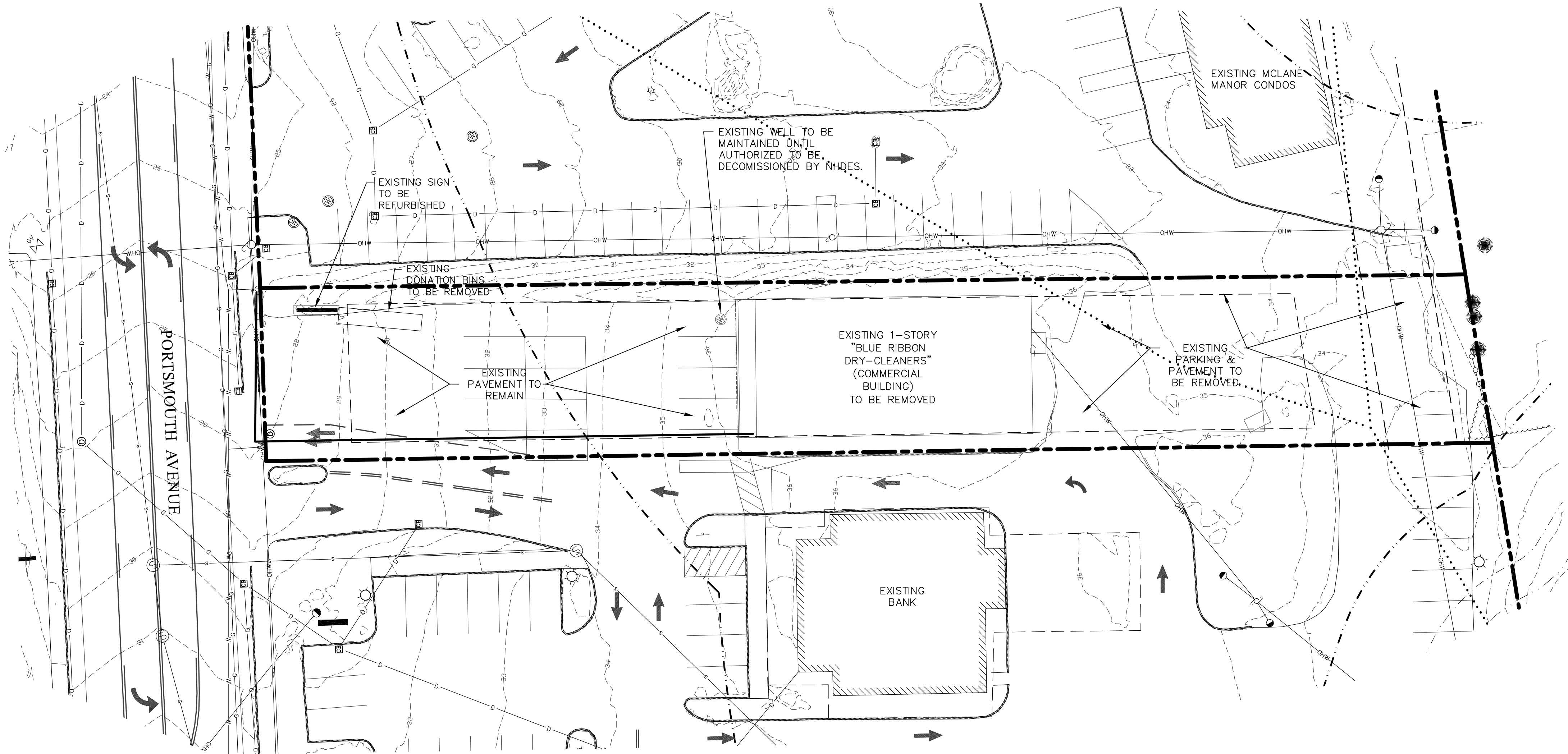
EXISTING CONDITIONS PLAN
LAND OF
BLUE FIELDS PROPERTY MANAGEMENT LLC
97 PORTSMOUTH AVENUE
EXETER, N.H.
TAX MAP 65, LOT 125

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : DECEMBER 12, 2024
FILE NO. : DB 2024 - 140



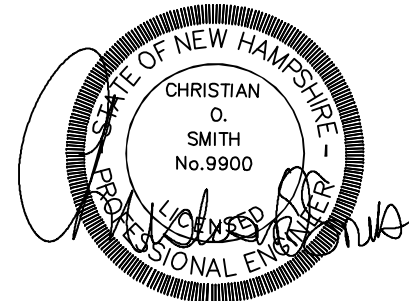


LOCATION MAP
1"=500'

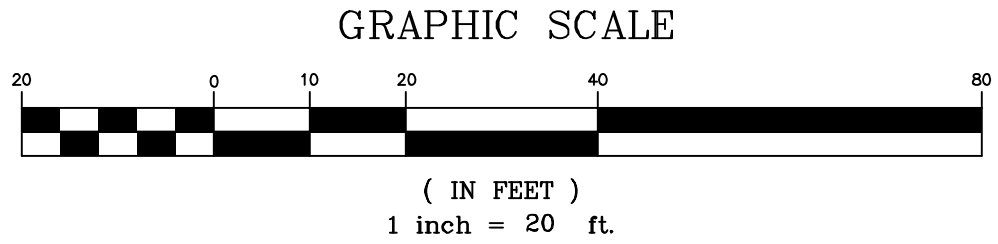


NOTES

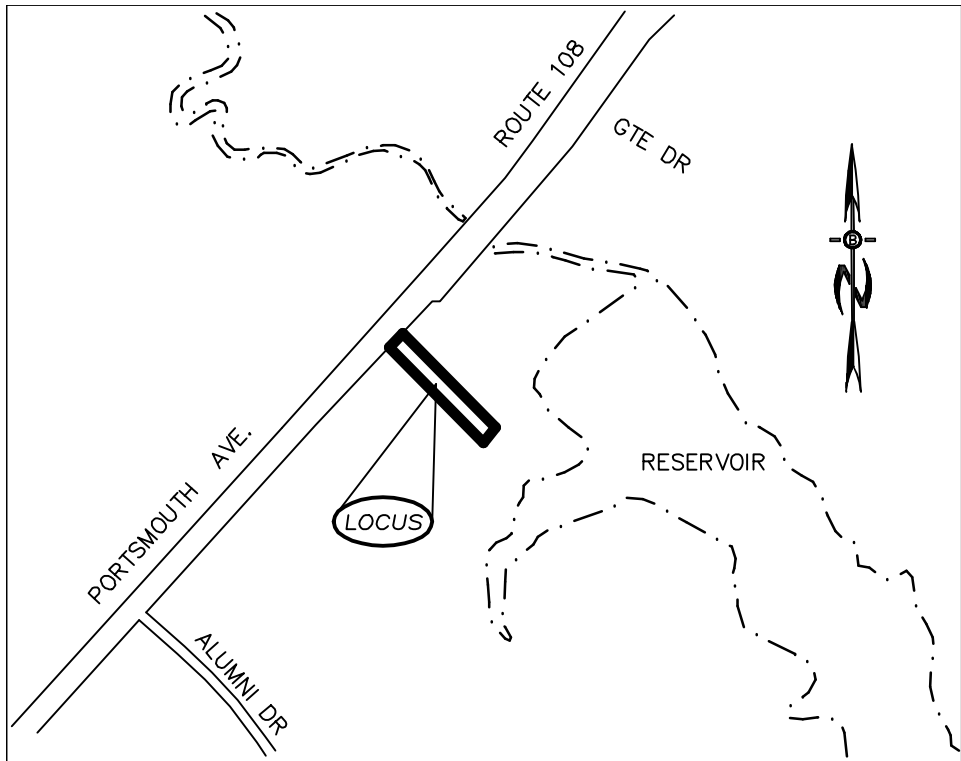
- ALL EXISTING STRUCTURES IN THE CONSTRUCTION AREA DESIGNATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS, UNLESS NOTED TO REMAIN ON THE SITE PLANS. ANY BURNING ON-SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
- ALL EXISTING UTILITIES SHALL BE TERMINATED AT THE PROPERTY LINE, OR AS SHOWN ON THE DESIGN PLANS, IN CONFORMANCE WITH LOCAL, STATE, AND UTILITY COMPANY STANDARDS, SPECIFICATIONS, AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES PRIOR TO THE START OF WORK.
- EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED PRIOR TO ANY EARTH MOVING ACTIVITIES.
- THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES.
- EXISTING SEWER SERVICE AND APPURTENANCES TO BE REMOVED AND DISPOSED OF PER TOWN AND STATE REQUIREMENTS. NEW SERVICES FOR EACH UNIT TO BE INSTALLED & CONNECTED PER TOWN SPECIFICATIONS. SEQUENCING AND SCHEDULING: (SEE DETAIL SHEETS FOR COMPLETE CONSTRUCTION SEQUENCE AND EROSION CONTROL SPECIFICATION.)
- DEMOLITION REQUIREMENTS: CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH THE ADJACENT AND OCCUPIED BUILDING AREAS, IN COMPLIANCE WITH THE GOVERNING LAWS. PRIME CONSIDERATION SHALL BE GIVEN TO THE SAFETY, PROTECTION AND CONVENIENCE OF THE PUBLIC AND OWNER'S PERSONNEL.
- LEAVE SITE IN CLEAN CONDITION.
- TEMPORARY EARTH MATERIAL STOCKPILES TO BE IN UPLAND AREAS AND COMPLETELY IMPOUNDED BY SILT FENCE/HAYBALE EROSION CONTROLS.
- THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
- ALL WATER, SEWER, ROAD (INCLUDING DRIVEWAY), 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, SEE SECTION 9.14 ROADWAYS, ACCESS POINTS, AND FIRE LANES AND SECTION 9.13 PARKING AREAS FOR EXCEPTIONS.
- THE CONTRACTOR MUST OBTAIN A VALID UTILITY PIPE INSTALLER'S LICENSE AND THE JOB SUPERVISOR OR FOREMAN MUST BE CERTIFIED BY THE TOWN PRIOR TO WORKING ON ANY WATER, SEWER, OR DRAINAGE PIPES THAT ARE IN A TOWN STREET OR RIGHT OF WAY, OR THAT WILL CONNECT OR MAY BE CONNECTED TO A TOWN WATER, SEWER, OR DRAINAGE SYSTEM. A LICENSED SUPERVISOR OR FOREMAN MUST BE PRESENT AT THE JOB SITE AT ALL TIMES DURING CONSTRUCTION OF THESE UTILITIES.



REVISED PER REVIEW COMMENTS	2-27-26
REVISIONS:	DATE:



DEMOLITION PLAN		
HOTEL DEVELOPMENT 97 PORTSMOUTH AVENUE EXETER, NH TAX MAP 65, LOT 125		
DATE:	JAN 27, 2026	SCALE: 1" = 20'
PROJ. NO:	NH-1547	SHEET NO. 3



LOCATION MAP
1"=500'

TOWN NOTES

1. 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.
2. THE APPLICANT HAS DESIGNED THIS SITE TO SAFELY ACCOMMODATE MAXIMUM SIZE VEHICLES AND TRUCKS. (DESIGN VEHICLE IS THE EXETER LADDER TRUCK OR 30' BOX TRUCK) EITHER DELIVERING TO, OR USING THE PROPERTY.
3. ALL SNOW SHALL BE STORED IN THE AREA(S) DEPICTED ON THIS PLAN AS SNOW STORAGE AREAS. IN THE EVENT THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN PARKING SPACES OR TRAVEL AISLES.
4. ALL WASTE MATERIALS AND RECYCLABLE SHALL BE CONTAINED WITHIN THE BUILDING(S) OR APPROVED STORAGE FACILITIES AND SHALL NOT BE OTHERWISE STORED ON THE PROPERTY. REFUSE COLLECTION WILL BE BY DUMPSTER AS NEEDED.
5. ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 GRADING, DRAINAGE, AND EROSION & SEDIMENT CONTROL AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE.

EXISTING USE: DRY CLEANER
PROPOSED USE: COMMERCIAL & RESIDENTIAL

ZONING REQUIREMENTS:
ZONING DISTRICT: HIGHWAY COMMERCIAL (C2)
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM LOT WIDTH: 150 FT.
MINIMUM LOT DEPTH: 100 FT.

BUILDING SETBACKS:
FRONT: 50 FT.
SIDE: 20 FT.
REAR: 50 FT.
BUILDING HEIGHT: 35 FT.
(50' BY SPECIAL EXCEPTION)

MAXIMUM BUILDING COVERAGE = 30%
EXISTING-18.4%, PROPOSED-18.4%

MINIMUM OPEN SPACE = 15%
EXISTING-12.4%, PROPOSED-15.2%

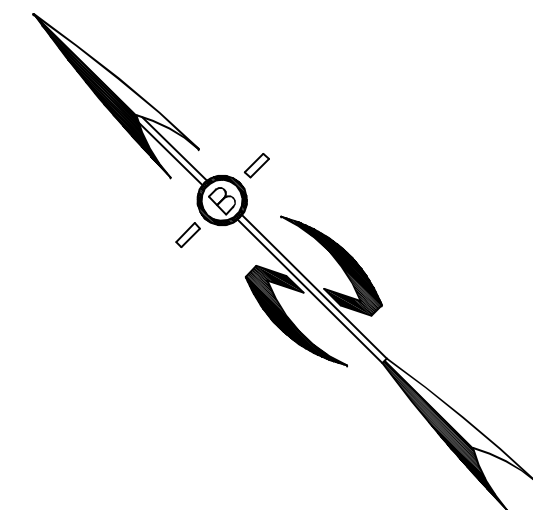
PARKING CALCULATIONS:

REQUIRED:

DWELLING UNITS: 1 SPACE PER DWELLING UNIT +
1 SPACE PER 4 DWELLING UNIT (GUEST)
= 1 SPACE/UNIT x 12 UNITS +
1 SPACE/4 UNITS x 12 UNITS = 15 SPACES

PROF. OFFICES: 1 SPACE PER 300 SF GFA
RETAIL STORES: 1 SPACE PER 300 SF GFA
= 1 SPACE/300 SF x 2,400 = 8 SPACES
TOTAL REQUIRED = 23 SPACES

PROVIDED: 26 (INCLUDING 2 ACCESSIBLE SPACES)



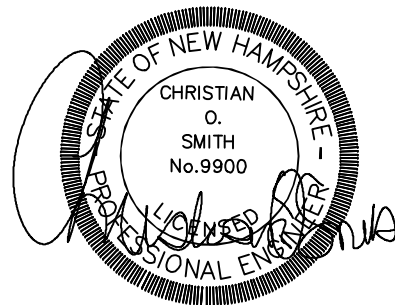
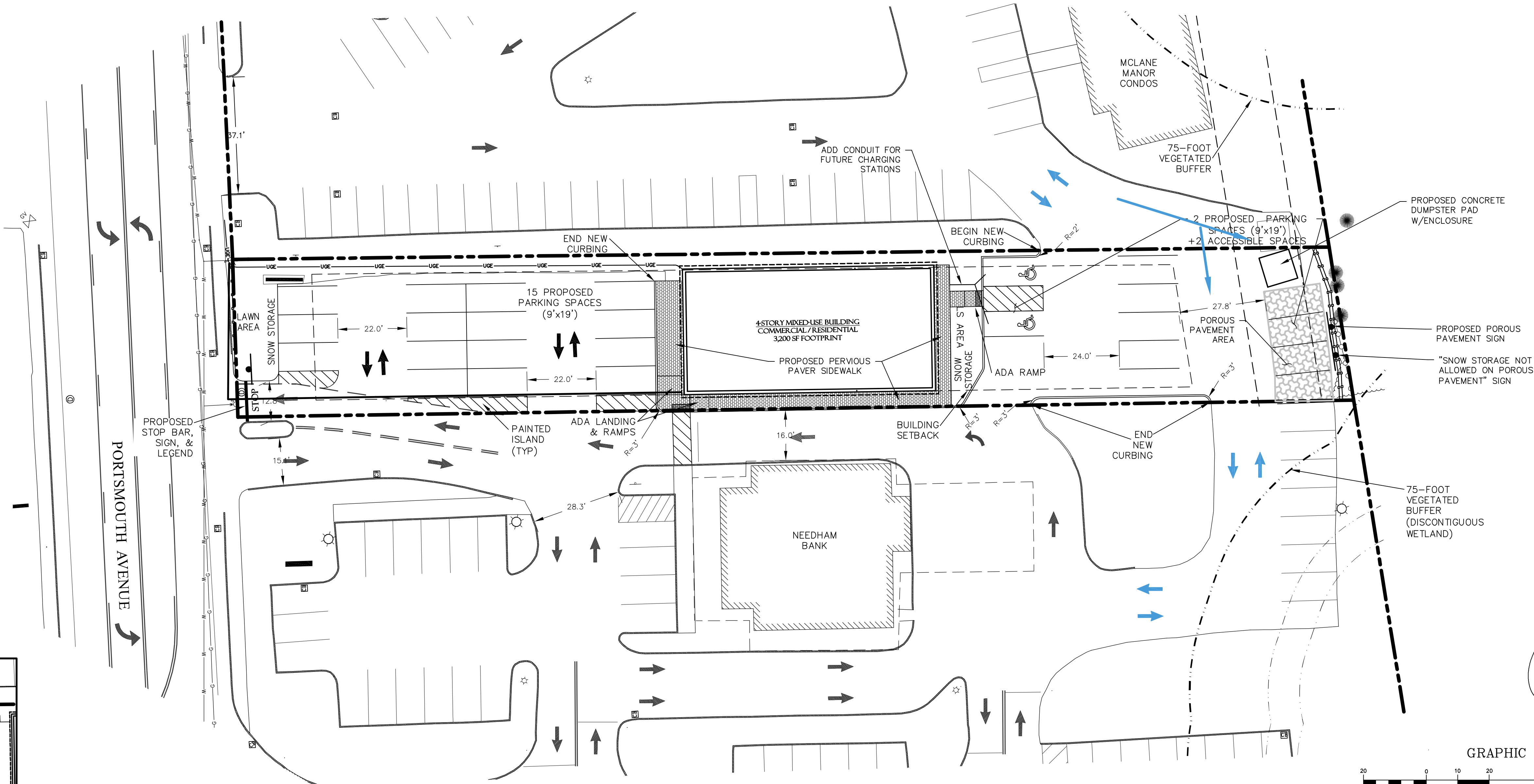
PREPARED FOR:

J CALEY ASSOCIATES
11 TAYLOR COURT
STRATHAM NH 03885

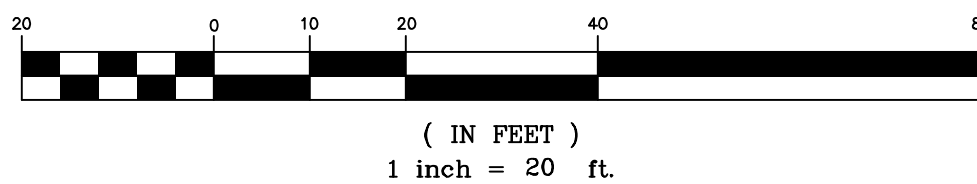
BA
BEALS
ASSOCIATES, PLLC

70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX: 603-583-4863

→ = CURRENT DIRECTION OF TRAVEL
(NOT PAINTED ARROWS)

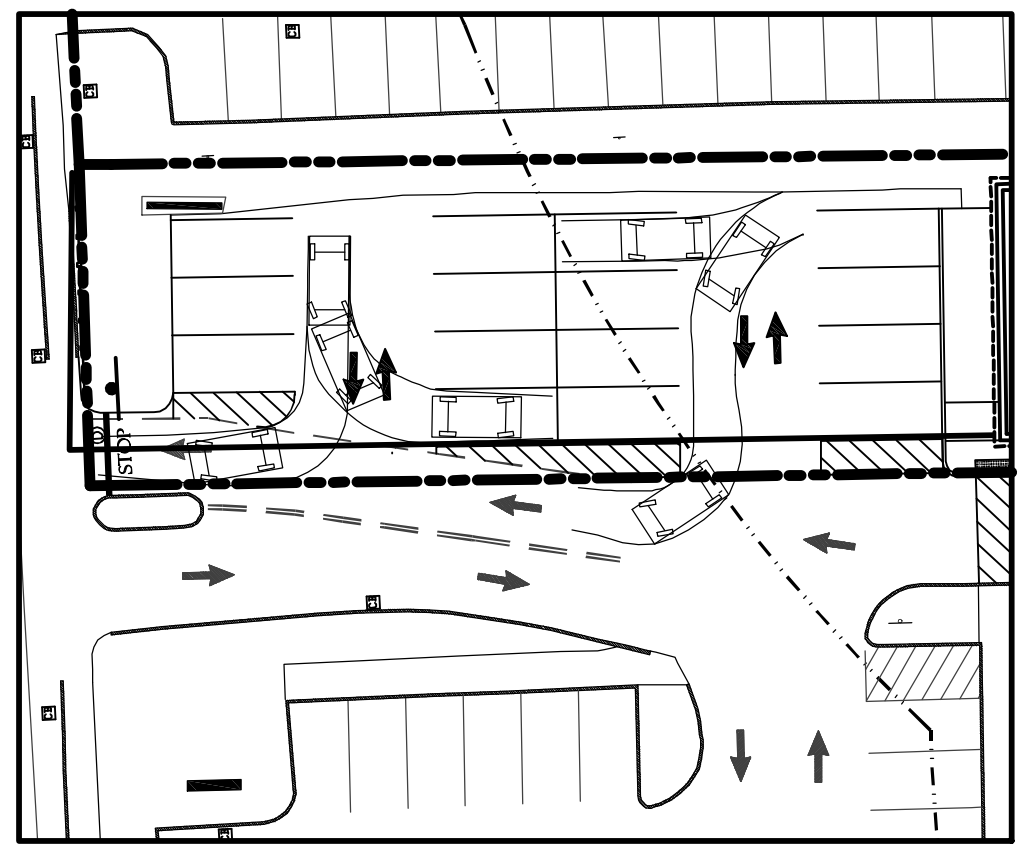


GRAPHIC SCALE



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW A 4-STORY MIXED-USE BUILDING WITH ASSOCIATED PARKING SPACES AND UTILITIES.
2. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF EXETER STANDARDS AND REGULATIONS.
3. 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. SEE SECTION 9.14 ROADWAYS, ACCESS POINTS, AND FIRE LANES AND SECTION 9.13 PARKING AREAS FOR EXCEPTIONS.
4. ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS UNLESS A VARIANCE IS OTHERWISE REQUESTED.
5. TOTAL PROPOSED DISTURBANCE FOR CONSTRUCTION = 0.4± ACRES.
6. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO RELEASE OF BOND, THE APPLICANT SHALL SUBMIT A LETTER TO THE TOWN, SIGNED AND STAMPED BY THE DESIGN ENGINEER, WHO MUST BE A LICENSED PROFESSIONAL ENGINEER IN NH, STATING CONSTRUCTION HAS BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLANS.
7. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK. BY CALLING 1-888-DIG-SAFE.
8. THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
9. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.



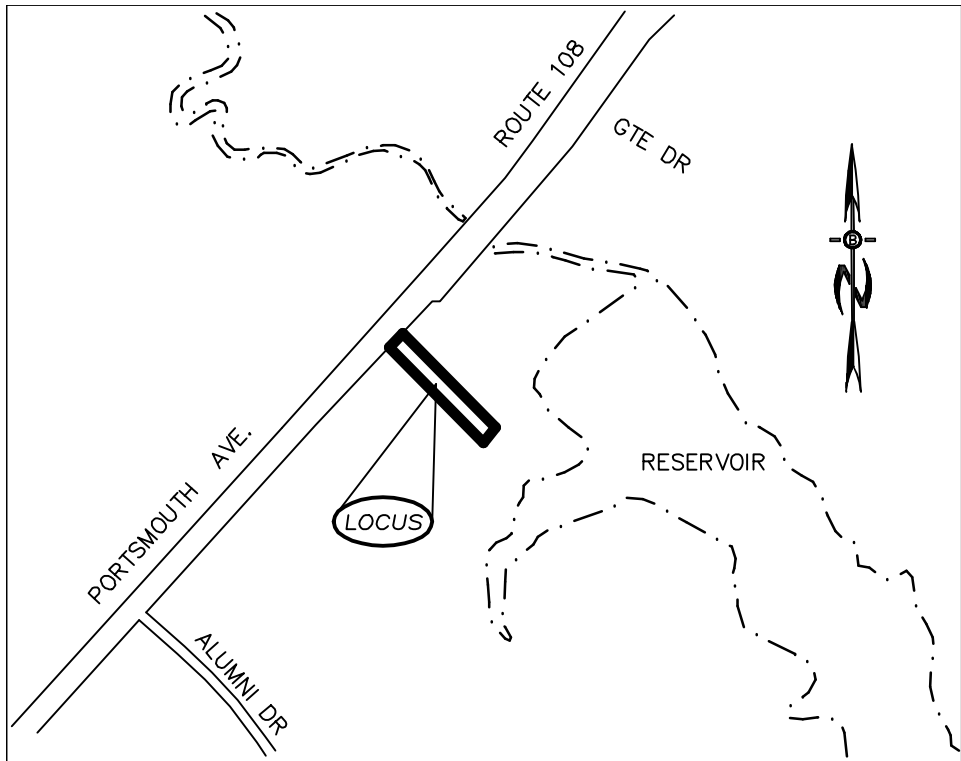
PASSENGER VEHICLE PATH INSET
SCALE: 1"=30'

PARKING/PAVEMENT PLAN

MIXED-USE DEVELOPMENT
97 PORTSMOUTH AVENUE
EXETER, NH
TAX MAP 65, LOT 125

AMEND USE TO MIXED C2 W/RESIDENTIAL	8-6-26
REVISED TO AVOID DIST. TO LS ISLAND	6-10-26
REVISED PER REVIEW COMMENTS	5-20-26
REVISED PER REVIEW COMMENTS	2-27-26
REVISIONS:	DATE:

DATE:	JAN 27, 2026	SCALE:	1" = 20'
PROJ. NO:	NH-1547	SHEET NO.	4



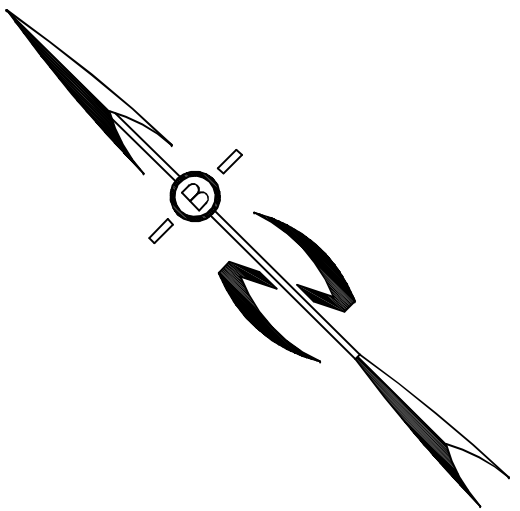
LOCATION MAP
1"=500'

EXISTING USE: DRY CLEANER
PROPOSED USE: MIXED USE
(RESIDENTIAL/COMMERCIAL ON 1ST FLOOR)

ZONING REQUIREMENTS:
ZONING DISTRICT: HIGHWAY COMMERCIAL (C2)
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM LOT WIDTH: 150 FT.
MINIMUM LOT DEPTH: 100 FT.

BUILDING SETBACKS:
FRONT: 50 FT.
SIDE: 20 FT.
REAR: 50 FT.
BUILDING HEIGHT: 35 FT.
(50' BY SPECIAL EXCEPTION)

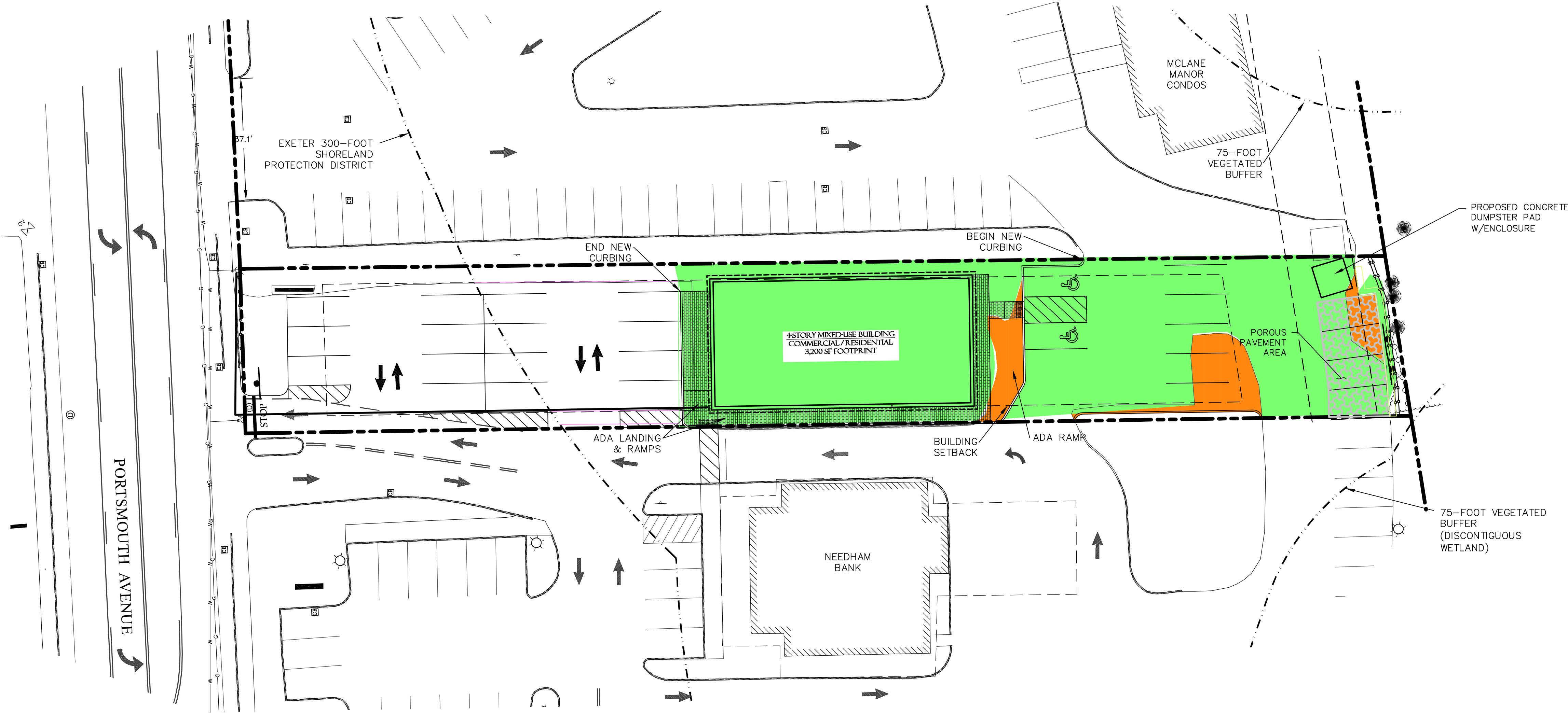
MAXIMUM BUILDING COVERAGE = 30%
EXISTING-18.4%, PROPOSED-18.4%



PREPARED FOR:
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11 TAYLOR COURT
STRATHAM NH 03885

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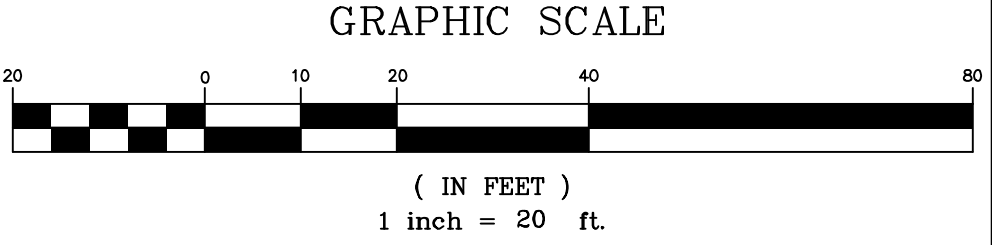
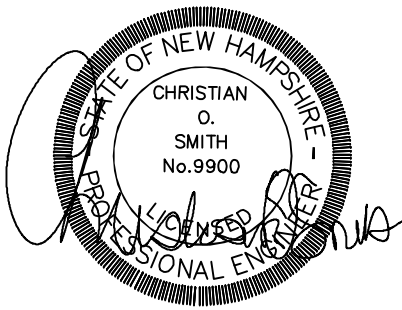


<u>SHORELAND IMPACT SUMMARY</u>		
	<u>0-300 FOOT</u>	
TEMPORARY IMPACTS	9,243 SF	
PERMANENT IMPACTS	1,151 SF	
TOTAL PARCEL AREA IN EXETER SHORELAND SETBACK = 13,334 SF		
	<u>EXISTING</u>	<u>PROPOSED</u>
SF IMPERVIOUS	10,595 SF	10,078 SF
% IMPERVIOUS	79.5%	75.6%

LEGEND

PERMANENT SHORELAND IMPACT (0'-300')

TEMPORARY SHORELAND IMPACT (0'-300')



SHORELAND PROTECTION PLAN			
MIXED-USE DEVELOPMENT 97 PORTSMOUTH AVENUE EXETER, NH TAX MAP 65, LOT 125			
DATE:	JAN 27, 2026	SCALE:	1" = 20'
PROJ. NO:	NH-1547	SHEET NO.	4A

AMEND USE TO MIXED C2 W/RESIDENTIAL	8-6-26
REVISED TO AVOID DIST. TO LS ISLAND	6-10-26
REVISED PER REVIEW COMMENTS	2-27-26
REVISIONS:	DATE:

SOIL INFORMATION WAS OBTAINED FROM USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS):

SOIL IDENTIFICATION LEGEND:

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
38B	ELDRIDGE FINE SANDY LOAM	C/D
299	UDORTHERTS, SMOOTHED	
699	URBAN LAND	

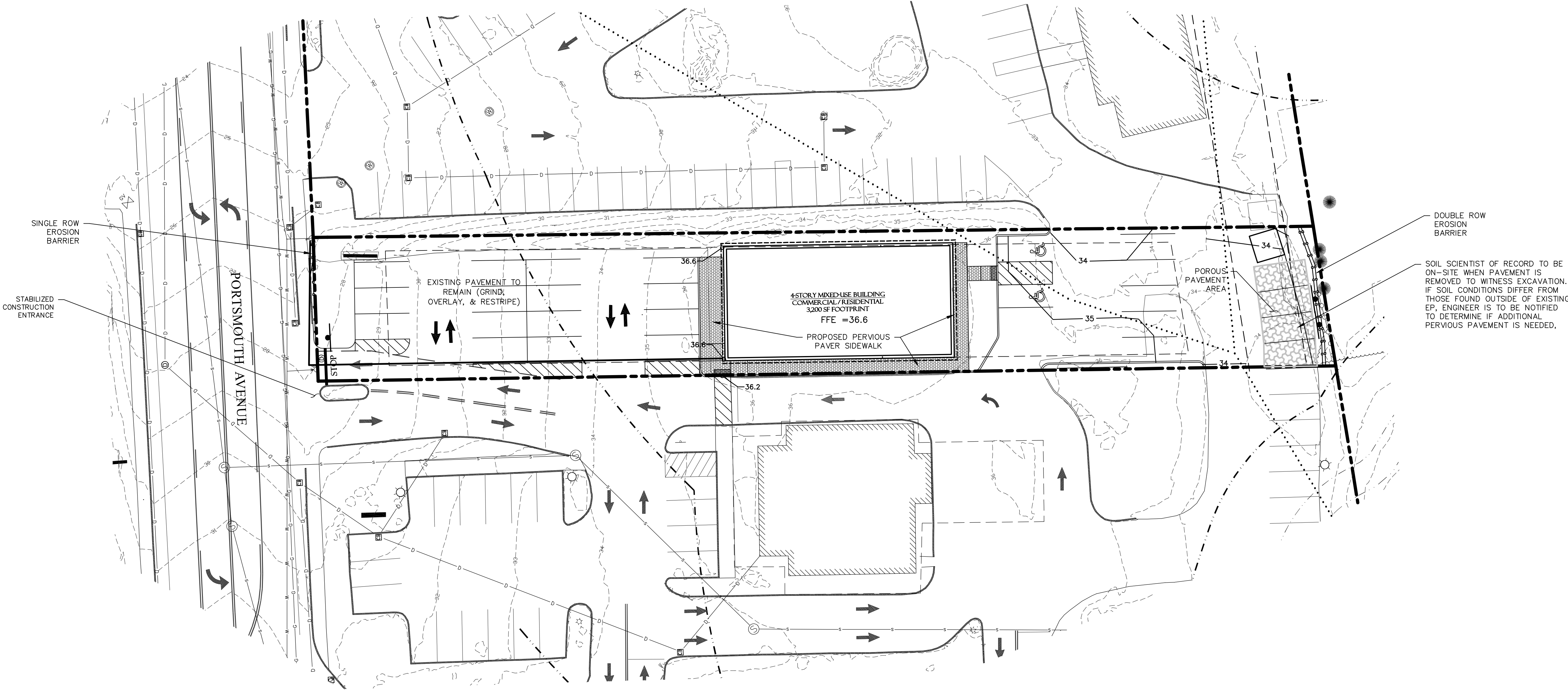
SLOPE PHASES:
A=0-3%, B=3-8%, C=8-15%, D=15-25%, E=25%+

PREPARED FOR:

J CALEY ASSOCIATES
11 TAYLOR COURT
STRATHAM NH 03885



70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX: 603-583-4863



SINGLE ROW
EROSION
BARRIER

STABILIZED
CONSTRUCTION
ENTRANCE

PORTSMOUTH AVENUE

EXISTING PAVEMENT TO
REMAIN (GRIND,
OVERLAY, & RESTRIPE)

4-STORY MIXED-USE BUILDING
COMMERCIAL/RESIDENTIAL
5,200 SF FOOTPRINT
FFE = 36.6
PROPOSED PERVIOUS
PAVER SIDEWALK

POROUS
PAVEMENT
AREA

DOUBLE ROW
EROSION
BARRIER

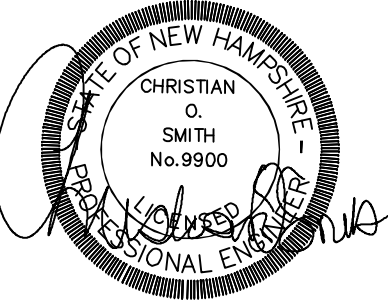
SOIL SCIENTIST OF RECORD TO BE
ON-SITE WHEN PAVEMENT IS
REMOVED TO WITNESS EXCAVATION.
IF SOIL CONDITIONS DIFFER FROM
THOSE FOUND OUTSIDE OF EXISTING
EP, ENGINEER IS TO BE NOTIFIED
TO DETERMINE IF ADDITIONAL
PERVIOUS PAVEMENT IS NEEDED.



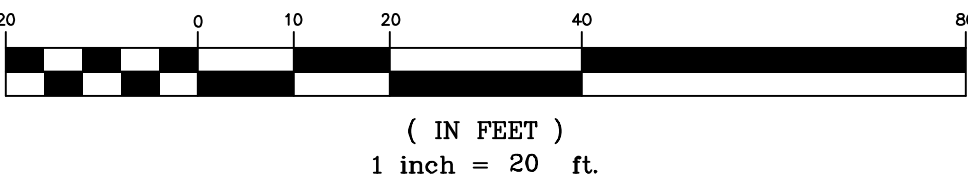
UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER BEALS ASSOCIATES, NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233) AND EXETER DPW (603) 773-6157.

NOTES:

1. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED.
2. STRAW BALES SHALL BE ANCHORED INTO THE SOIL USING 2" X 2" STAKES DRIVEN THROUGH THE BALES AND AT LEAST 18 INCHES IN TO THE SOIL.
3. SEEDING, FERTILIZING, AND MULCHING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROPRIATED VEGETATIVE BMP.
4. THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL TAKE PRECAUTIONS AND INSTRUCTIONS FROM THE PLANNING DEPARTMENT IN ORDER TO PREVENT, ABATE AND CONTROL THE EMISSION OF FUGITIVE DUST INCLUDING BUT NOT LIMITED TO WETTING, COVERING, SHIELDING, OR VACUUMING.
5. THE NH COMMISSIONER OF AGRICULTURE PROHIBITS THE COLLECTION, POSSESSION, IMPORTATION, TRANSPORTATION, SALE, PROPAGATION, TRANSPLANTATION, OR CULTIVATION OF PLANTS BANNED BY NH LAW RSA 430:53 AND NH CODE ADMINISTRATIVE RULES AGR 3800. THE PROJECT SHALL MEET ALL REQUIREMENTS AND THE INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.



GRAPHIC SCALE



GRADING AND DRAINAGE PLAN

MIXED-USE DEVELOPMENT
97 PORTSMOUTH AVENUE
EXETER, NH
TAX MAP 65, LOT 125

AMEND USE TO MIXED C2 W/RESIDENTIAL	8-6-26
REVISED TO AVOID DIST. TO LS ISLAND	6-10-26
REVISIONS:	DATE:

DATE:	May 20, 2026	SCALE:	1" = 20'
PROJ. NO:	NH-1547	SHEET NO.	5

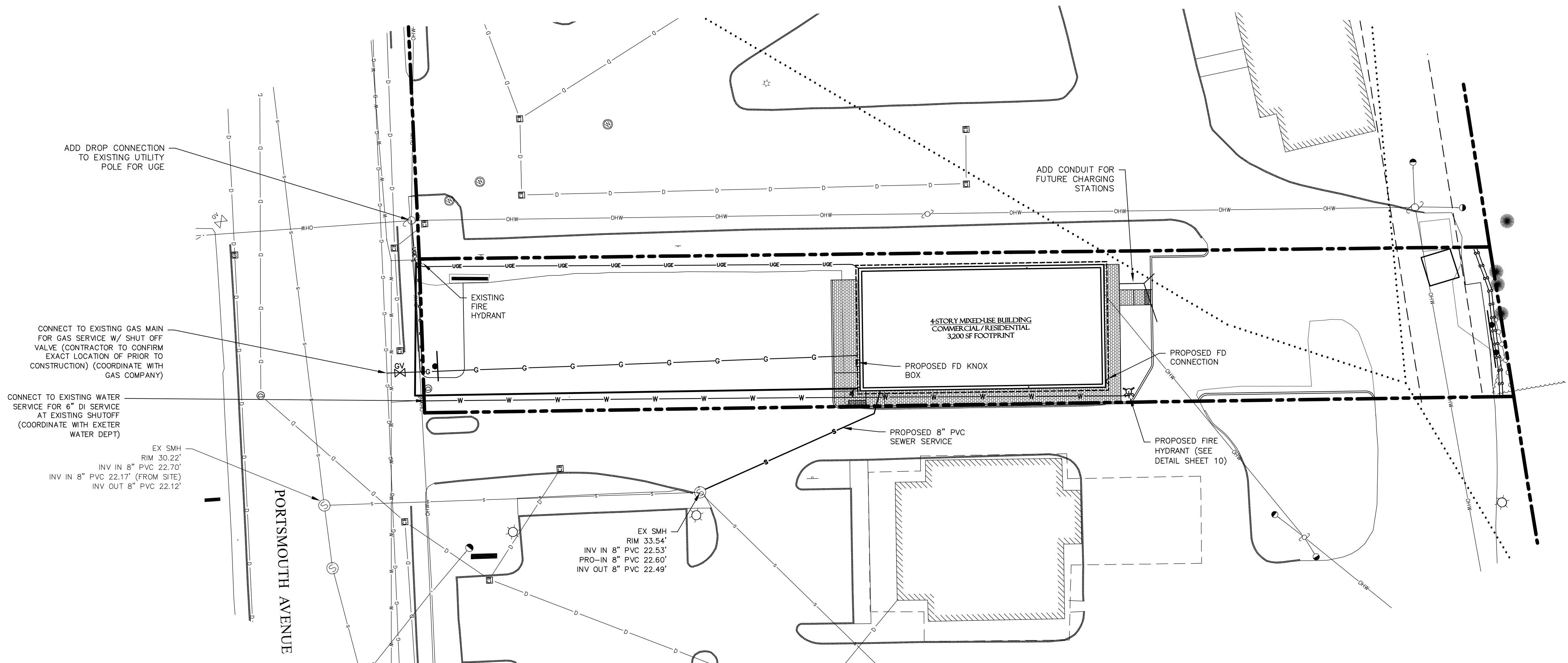
UTILITY NOTES:

1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES, AND BONDS.
2. THE CONTRACTOR SHALL PROVIDE NOTICE TO ALL COMPANIES AND LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH, OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
3. THE SPECIFICATIONS FOR PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR PROPER UTILITY CROSSING REQUIREMENTS PRIOR TO CONSTRUCTION.
4. PRIOR TO THE PRE-CONSTRUCTION MEETING USEAT PLANS FROM THE UTILITY COMPANIES NEED TO BE REDRAWN ON THIS SHEET. ADDITIONALLY THE CONTRACTOR NEEDS TO HAVE A COMPLETED SWPPP. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, LOCAL OFFICIALS, AND ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
5. ALL CONSTRUCTION SHALL CONFORM TO EXETER STANDARDS AND REGULATIONS, UNLESS OTHERWISE SPECIFIED. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR (OSHA) RULES AND REGULATIONS. BUILDINGS ARE TO BE SERVED BY UNDERGROUND UTILITIES.
6. THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS (IF REQUIRED) IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS.
7. WATER LINE SHALL BE INSTALLED UNDER ALL UTILITY LINES WITH A MINIMUM OF 18" OF VERTICAL CLEARANCE BETWEEN UTILITIES AT CROSSINGS.
8. AN AS-BUILT PLAN IS TO BE PREPARED AND SUBMITTED TO DEPARTMENT OF PUBLIC WORKS IN DIGITAL (.DWG AND .PDF) AND MYLAR FORMATS.
9. THE CONTRACTOR IS RESPONSIBLE FOR PAYMENT OF ALL CONNECTION FEES.
10. SANITARY SEWER FLOW CALCULATIONS, SEE TABLE THIS SHEET.

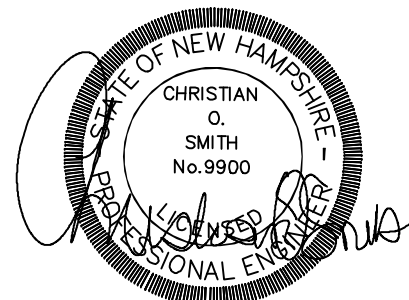
11. ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY CAP AND WITNESS AT END.
12. THRUST BLOCKS SHALL BE PROVIDED AT ALL WATER LINE BENDS, TEES, AND MECHANICAL JOINTS.
13. CONTRACTOR SHALL MINIMIZE DISRUPTIONS TO EXISTING WATER SERVICES AND ALL REQUIREMENTS OF EXETER WATER DEPARTMENT SHALL BE FOLLOWED REGARDING NOTIFICATION OF INTERRUPTION OF SERVICE (MIN 48 HOURS). TEE INSTALLATION MAY NEED TO BE CONDUCTED AT NIGHT AS DIRECTED BY EXETER WATER DEPT.
14. WATER VALVES ARE TO BE OPERATED ONLY BY MUNICIPAL STAFF.
15. THE INSTALLATION OF SMOKE, HEAT, FIRE, OR CARBON MONOXIDE ALARMS OR SYSTEMS SHALL COMPLY WITH NFPA 72 REQUIREMENTS.
16. ALL SEWER SERVICE BENDS SHALL HAVE CLEANOUTS INSTALLED.
17. 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. SEE SECTION 9.14 ROADWAYS, ACCESS POINTS, AND FIRE LANES AND SECTION 9.13 PARKING AREAS FOR EXCEPTIONS.
18. THE CONTRACTOR MUST OBTAIN A VALID UTILITY PIPE INSTALLER'S LICENSE AND THE JOB SUPERVISOR OR FOREMAN MUST BE CERTIFIED BY THE TOWN PRIOR TO WORKING ON ANY WATER, SEWER, OR DRAINAGE PIPES THAT ARE IN A TOWN STREET OR RIGHT OF WAY, OR THAT WILL CONNECT OR MAY BE CONNECTED TO A TOWN WATER, SEWER, OR DRAINAGE SYSTEM. A LICENSED SUPERVISOR OR FOREMAN MUST BE PRESENT AT THE JOB SITE AT ALL TIMES DURING CONSTRUCTION OF THESE UTILITIES.

WATER & SEWER DESIGN FLOWS:

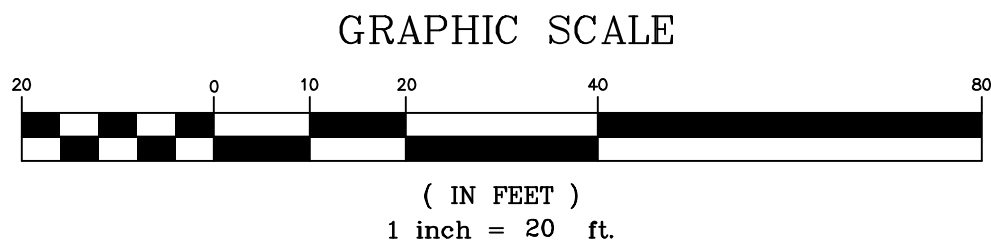
USE: MIXED USE
DESIGN FLOW: 150 GPD PER BR
= 150 GPD/BR * 24 BEDROOMS
= 3,600 GPD
COMMERCIAL (OFFICE OR RETAIL): 5GPD/100S.F.
= 2,400S.F. * (5GPD/100S.F.)
= 1200GPD
TOTAL = 3,720 GPD



UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER BEALS ASSOCIATES, NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233) AND EXETER DPW (603) 773-6157.



AMEND USE TO MIXED C2 W/RESIDENTIAL	8-6-26
REVISED TO AVOID DIST. TO LS ISLAND	6-10-26
REVISED PER REVIEW COMMENTS	2-27-26
REVISIONS:	DATE:



UTILITY PLAN

MIXED-USE DEVELOPMENT
97 PORTSMOUTH AVENUE
EXETER, NH
TAX MAP 65, LOT 125

DATE:	JAN 27, 2026	SCALE:	1" = 20'
PROJ. NO:	NH-1547	SHEET NO.	6



POLE MOUNT
(P4)



WALL MOUNT
(W1)

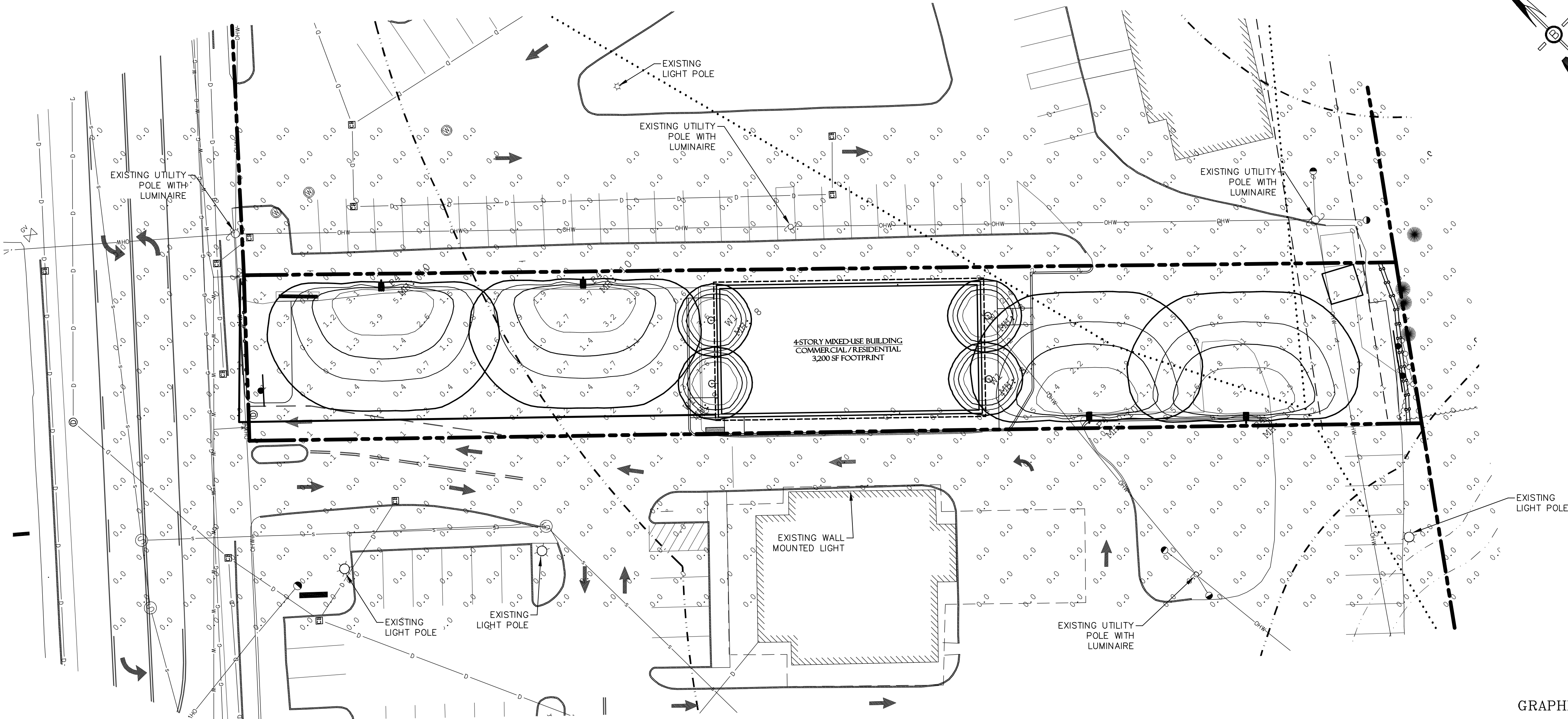
Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	
	4	P4	Single	COOPER: GALN-SALA-830-U-T4BC-CXX	MTD 10' AFG ON 10' COOPER POLE: SSS-10-4-11-AB-N1-CXX	0.900	3324	
	4	W1	Single	TMS: 10W-O-15LED-30K-VXX-WM-CXX-DIML-W12	WALL MTD 8' AFG	0.900	1090	

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
ENTIRE AREA	Fc	0.20	5.9	0.0	N.A.	N.A.
NORTH PARKING LOT	Fc	1.12	5.7	0.2	5.60	28.50
SOUTH PARKING LOT	Fc	0.94	5.9	0.0	N.A.	N.A.
SOUTH WALKWAY	Fc	0.00	0.1	0.0	N.A.	N.A.

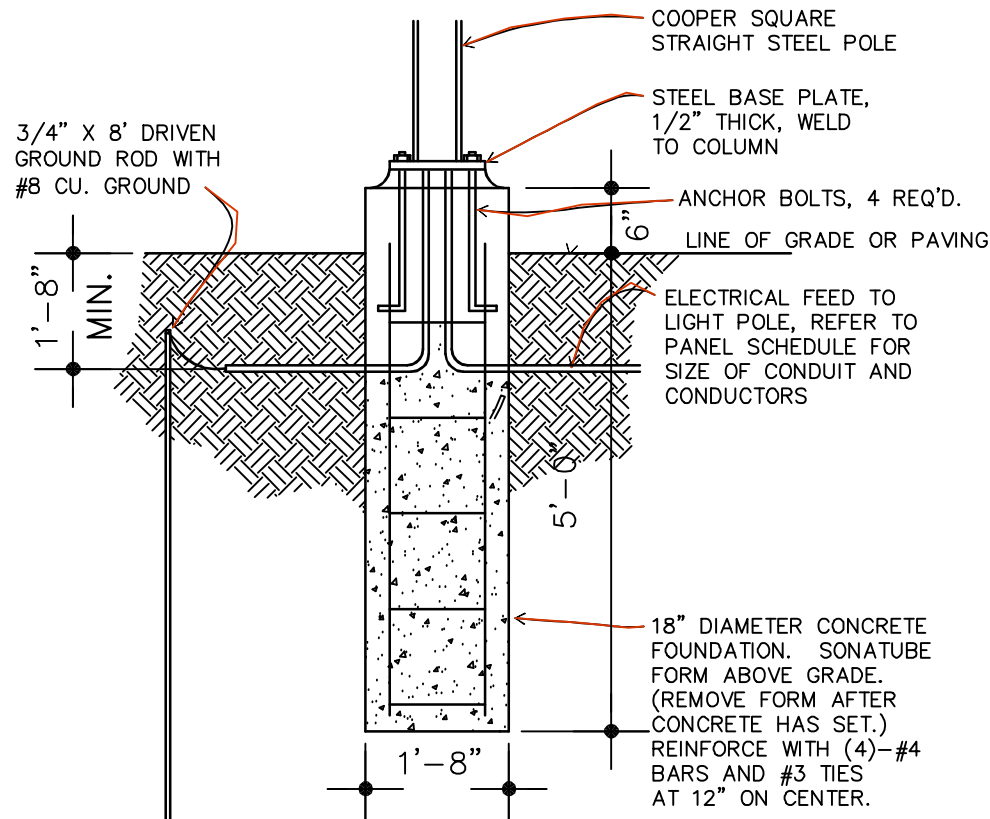
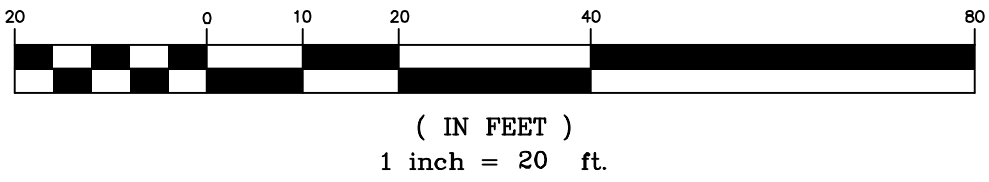
PREPARED FOR:
J CALEY ASSOCIATES
11 TAYLOR COURT
STRATHAM NH 03885



70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX: 603-583-4863



GRAPHIC SCALE



POLE FOUNDATION

LIGHT BASE DETAIL
SCALE: NONE

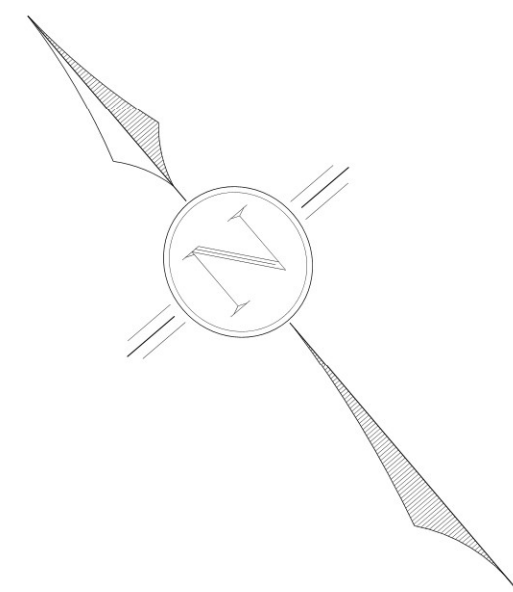
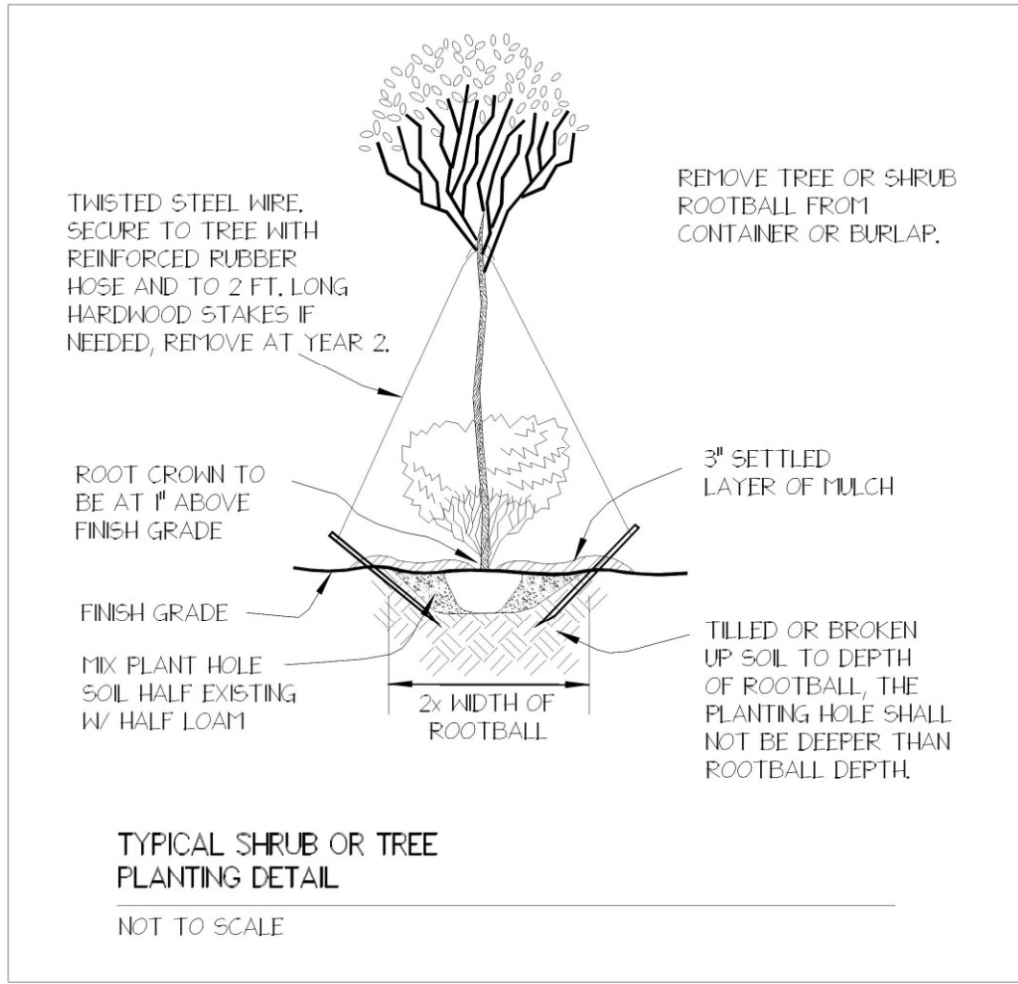
LIGHTING NOTES:

- ALL OUTDOOR LIGHTING SHALL BE DARK SKY COMPLINAT AND DIRECTED & SHIELDED SUCH THAT NO GLARE WILL SPILL OUT ONTO RESIDENTIALLY ZONED ABUTTERS
- AFTER 10:00 PM ONLY THAT AMOUNT OF LIGHT NECESSARY FOR THE SECURITY OF THE PREMISES SHALL BE PERMITTED.

LIGHTING PLAN

MIXED-USE DEVELOPMENT
97 PORTSMOUTH AVENUE
EXETER, NH
TAX MAP 65, LOT 125

DATE:	JAN 27, 2026	SCALE:	1" = 20'
PROJ. NO:	NH-1547	SHEET NO.	7



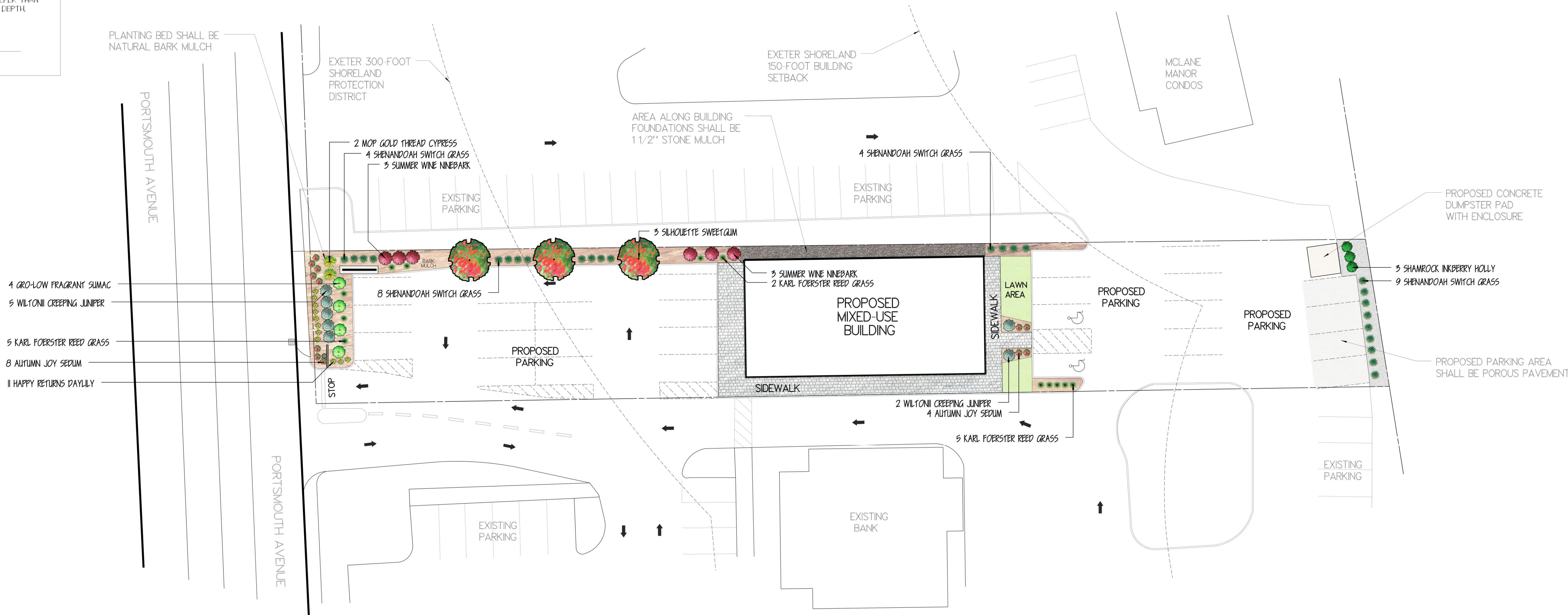
PREPARED FOR:
J CALEY ASSOCIATES
11 TAYLOR COURT
STRATHAM, NH 03885



11 South Road
Brentwood, NH 03833
LMLandDesign.com



AMERICAN SOCIETY OF
LANDSCAPE ARCHITECTS



PLANTING NOTES:

THE LANDSCAPE INSTALLATION CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO STARTING WORK.

THE CONTRACTOR SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

THE DEVELOPER SHALL PLANT A MINIMUM OF THE AMOUNT OF SHRUBS AND TREES SHOWN ON THE PLANT LIST, BUT EXACT SPECIES MAY VARY BASED ON AVAILABILITY. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE FULL YEAR FROM THE TIME OF OWNER ACCEPTANCE.

ALL PLANT MATERIAL SHALL BE WATERED THOROUGHLY DURING THE FIRST 24 HOUR PERIOD AFTER PLANTED. PLANTS SHALL BE WATERED WEEKLY OR MORE AS NECESSARY DURING THE FIRST GROWING YEAR.

ALL TREES, SHRUBS AND PERENNIALS SHALL BE PLANTED IN MULCH BEDS EXCEPT WHERE SPECIFIED ON THE PLAN. ALL MULCH AREAS SHALL RECEIVE A 3 INCH LAYER OF NATURAL BARK MULCH OVER A CONSTRUCTION GRADE WEED MAT BARRIER.

THE CONTRACTOR SHALL REMOVE WEEDS, ROCKS, CONSTRUCTION DEBRIE, ETC. FROM ANY LANDSCAPE AREA UNLESS DESIGNATED TO REMAIN.

ALL DISTURBED AREAS TO BE LANDSCAPED SHALL BE REPLACED WITH SUITABLE TOPSOIL.

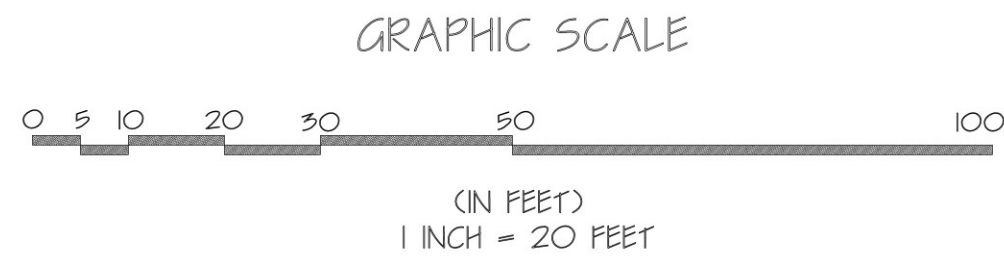
THE BUILDING FOUNDATIONS WILL HAVE STONE MULCH BORDER EXTENDING OUT 18 INCHES FROM FOUNDATION AS DRIP EDGE. THE STONE MULCH SHALL BE 3 INCH DEPTH OVER A CONSTRUCTION GRADE WEED MAT BARRIER.

THIS PLAN SHEET IS INTENDED FOR LANDSCAPING PURPOSES ONLY. REFER TO CIVIL AND SITE SHEETS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

ALL PLANTING SHALL CONFORM TO THE TOWN OF EXETER, NEW HAMPSHIRE'S SITE PLAN REVIEW REGULATIONS PLANTING REQUIREMENTS.

Qty	Botanical Name	Common Name	Size/Condition
Trees			
3	Liquidambar styraciflua 'Slender Silhouette'	SILHOUETTE SWEETGUM	3" Caliper B&B
Shrubs			
2	Chamaecyparis pisifera 'Mop'	MOP GOLD THREAD CYPRESS	5 Gallon
3	Ilex glabra 'Shamrock'	SHAMROCK INKBERRY HOLLY	5 Gallon
7	Juniperus horizontalis 'Wiltoni'	WILTONI CREEPING JUNIPER	3 Gallon
6	Physocarpus opulifolius 'Seward'	SUMMER WINE NINEBARK	5 Gallon
4	Rhus aromatica 'Gro-low'	GRO-LOW FRAGRANT SUMAC	3 Gallon
Ornamental Grasses			
12	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER REED GRASS	2 Gallon
25	Panicum virgatum 'Shenandoah'	SHENANDOAH SWITCH GRASS	2 Gallon
Perennials			
11	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY	1 Gallon
12	Sedum 'Autumn Joy'	AUTUMN JOY SEDUM	1 Gallon

NOTE: PLANT CONTAINER SIZES MAY VARY BASED ON AVAILABILITY.



PLANTING PLAN

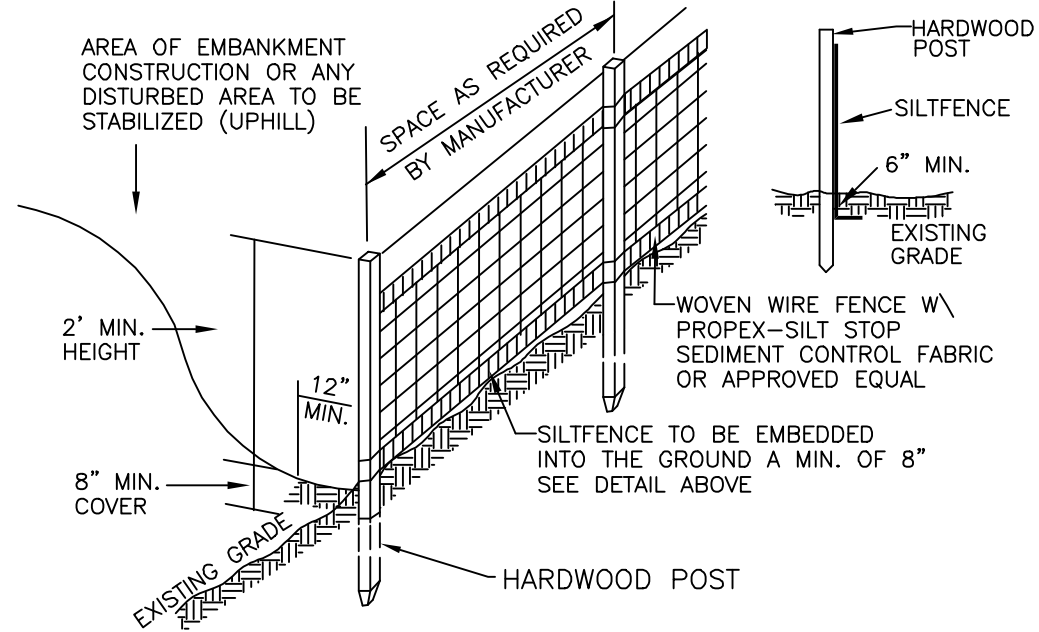
MIXED-USE DEVELOPMENT
97 PORTSMOUTH AVENUE
EXETER, NH
TAX MAP 65, LOT 125

REVISED PER COMMENTS	12/03/2025
REVISED PER COMMENTS	11/05/2025
REVISED PER COMMENTS	08/18/2025
REVISED OVERALL LAYOUT	06/06/2025
REVISIONS:	DATE:

DATE:	APRIL 29, 2025	SCALE:	1" = 20'
PROJ. NO:	NH-1547	SHEET NO.	8

CONSTRUCTION SEQUENCE

1. CUT AND REMOVE TREES IN CONSTRUCTION AREAS AS REQUIRED OR DIRECTED.
2. CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS REQUIRED. EROSION, SEDIMENT AND DETENTION CONTROL FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO ANY EARTH MOVING OPERATION AND PRIOR TO DIRECTING RUNOFF TO THEM.
3. CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. STUMPS AND DEBRIS ARE TO BE REMOVED FROM SITE AND DISPOSED OF PER STATE AND LOCAL REGULATIONS.
4. EXCAVATE AND STOCKPILE TOPSOIL /LOAM. ALL AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
5. CONSTRUCT TEMPORARY CULVERTS AS REQUIRED OR DIRECTED.
6. CONSTRUCT THE ROADWAY AND ITS ASSOCIATED DRAINAGE STRUCTURES.
7. INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. ALL DISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.
8. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEEDED OR MULCHED AS REQUIRED, OR DIRECTED.
9. DAILY OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE CHECK DAMS, DITCHES, SEDIMENT TRAPS, ETC. TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ABUTTING WATERS OR PROPERTY.
10. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION
11. COMPLETE PERMANENT SEEDING AND LANDSCAPING
12. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND RE-VEGETATE ALL DISTURBED AREAS.
13. ALL SWALES AND DRAINAGE STRUCTURES WILL BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUNOFF DIRECTED TO THEM.
14. FINISH PAVING ALL DRIVEWAYS.
15. CONTRACTOR TO BE AWARE CLEANING OF EXISTING CATCH BASINS MAY BE REQUIRED PRIOR TO BOND RELEASE AS DETERMINED BY THE EXETER DPW.



SILT FENCE CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A
2. MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER.
3. THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BYPASSING MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT
4. REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE
5. FOR SEDIMENT STORAGE SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND
6. THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED

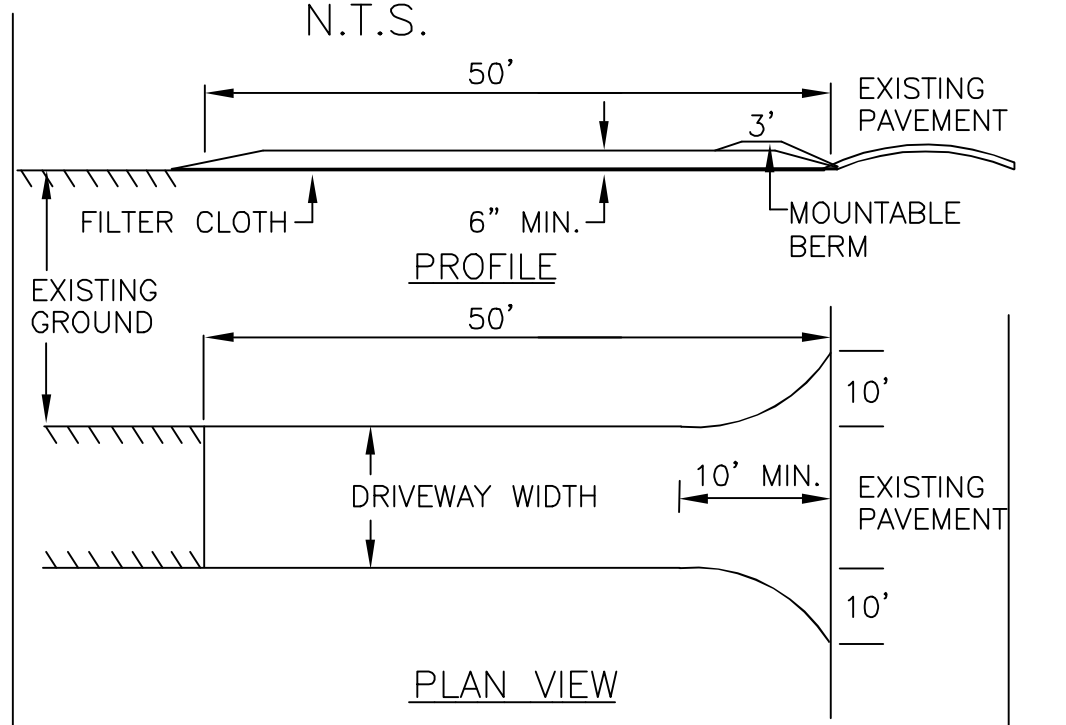
SILT FENCE MAINTENANCE

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME
2. INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT.
3. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE
4. FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

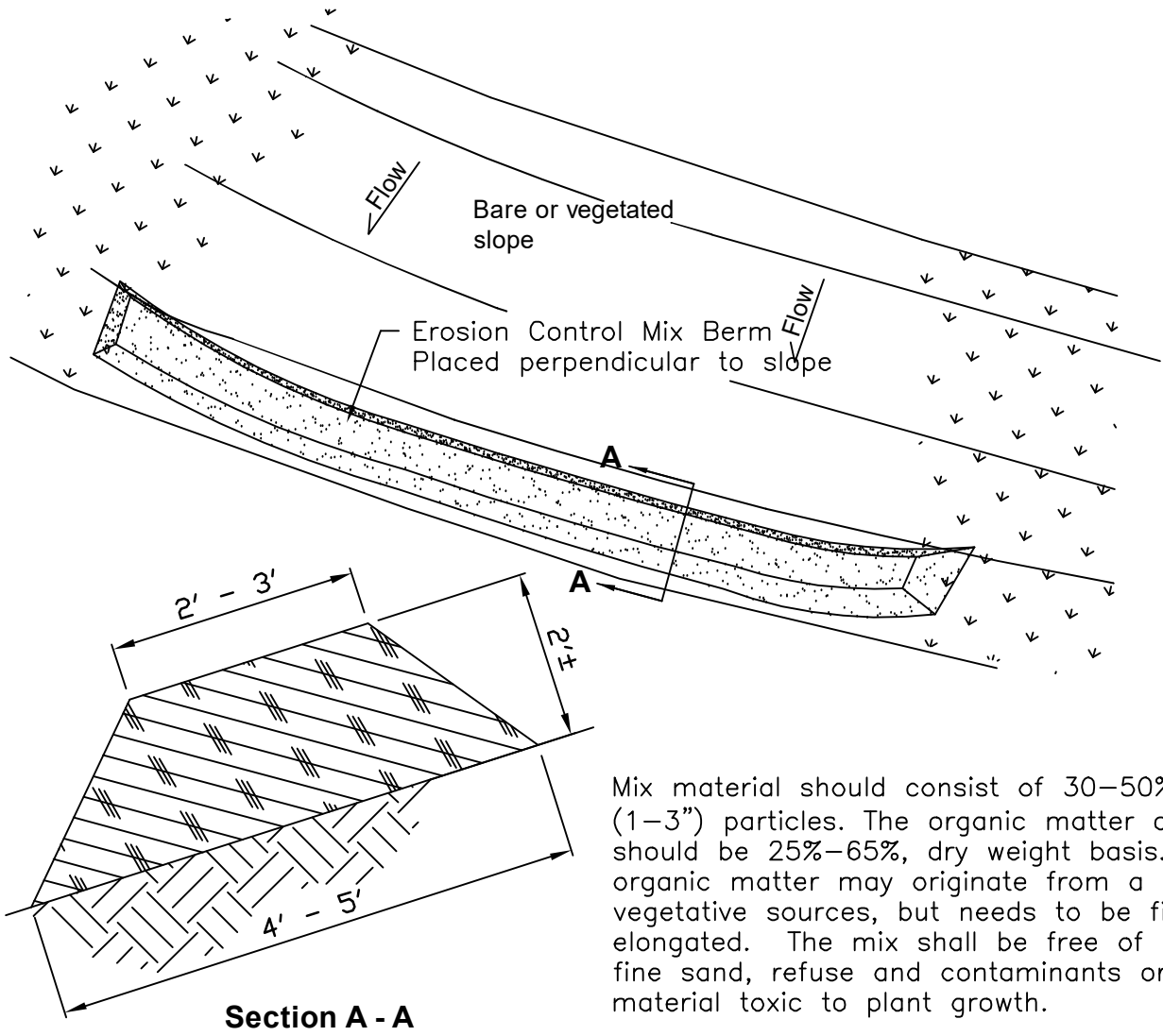
SEEDING SPECIFICATIONS

1. GRADING AND SHAPING
 - A. SLOPES SHALL NOT BE STEEPER THAN 2:1;3:1 SLOPES OR FLATTER ARE PREFERRED. WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
2. SEEDBED PREPARATION
 - A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
3. ESTABLISHING A STAND
 - A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS PER 1,000 SQ. FT..
NITROGEN(N), 50 LBS PER ACRE OR 1. 1 LBS PER 1,000 SQ.FT.
PHOSPHATE(P2O5), 100 LBS PER ACRE OR 2. 2 LBS PER 1,000 SQ.FT.
POTASH(K2O), 100 LBS PER ACRE OR 2. 2 LBS PER 1,000 SQ.FT.
(NOTE: THIS IS THE EQUIVALENT OF 500 LBS PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS PER ACRE OF 5-10-10.)

STABILIZED CONSTRUCTION ENTRANCE



1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET,
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.



Erosion Control Mix berms are effective filters for overland flow conditions and should not be used to filter concentrated flow such as that found in drainage ditches, streams, etc.

Erosion Control Mix Berm

- B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
- C. REFER TO TABLE(G-E1 THIS SHEET) FOR APPROPRIATE SEED MIXTURES AND TABLE(H-E1 THIS SHEET) FOR RATES OF SEEDING. ALL LEGUMES (CROWN VETCH, BIRDS FOOT TREFOIL, AND FLAT PEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT.
- D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.
4. MULCH
 - A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
 - B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 SQ. FT.
5. MAINTENANCE TO ESTABLISH A STAND
 - A. PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
 - B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL STAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
 - C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

SEEDING RATES

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREeping RED FESCUE	10	0.25
CROWN VETCH	15	0.35
OR		
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
BIRDS FOOT TREFOIL	8	0.20
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREeping RED FESCUE 1/2	50	1.15
KENTUCKY BLUEGRASS 1/2	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

TEMPORARY EROSION CONTROL MEASURES

1. NO MORE THAN 1.58 ACRES OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED OR DIRECTED BY THE ENGINEER ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS.
3. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH NOT LESS THAN 1.10 POUNDS OF SEED PER 1000 SQUARE FEET OF AREA. (48 POUNDS PER ACRE) SEE SEED SPECIFICATIONS THIS SHEET.
4. SILT FENCES AND OTHER EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAIN EVENT GREATER THAN 0.5" DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
5. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
6. AREAS MUST BE SEEDED AND MULCHED WITHIN 3 DAYS OF FINAL GRADING, PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF SOIL.

WINTER MAINTENANCE

1. ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH, SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3-4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "JUTE MATTING" (EXCELSIOR'S CURLEX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3-4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR JUTE MATTING SHALL NOT OCCUR OVER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER OCTOBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.
2. ALL SWALES THAT DO NOT HAVE FULLY ESTABLISHED VEGETATION SHALL BE EITHER LINED WITH TEMPORARY JUTE MATTING OR TEMPORARY STONE CHECK DAMS (APPROPRIATELY SPACED). STONE CHECK DAMS WILL BE MAINTAINED THROUGHOUT THE WINTER MONTHS. IF THE SWALES ARE TO BE MATTED WITH PERMANENT LINERS OR RIPRAP WITH ENGINEERING FABRIC, THIS SHALL BE COMPLETED PRIOR TO WINTER SHUTDOWN OR AS SOON AS THEY ARE PROPERLY GRADED AND SHAPED.
3. PRIOR TO OCT. 15TH ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRAVEL APPLICATION. IF THESE AREAS' ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE ROUGHLY CROWNED AND A 3" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NH DOT 304.3, BUT SHALL HAVE BETWEEN 15-25% PASSING THE #200 SIEVE AND THE LARGEST STONE SIZE SHALL BE 2". IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.
4. AFTER OCTOBER 15TH, THE END OF NEW HAMPSHIRE'S AVERAGE GROWING SEASON, NO ADDITIONAL LOAM SHALL BE SPREAD ON SIDE SLOPES AND SWALES. THE STOCKPILES THAT WILL BE LEFT UNDISTURBED UNTIL SPRING SHALL BE SEEDED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILES SHALL BE MULCHED AT A RATE OF 3-4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.

SEEDING GUIDE

USE	SEEDING MIXTURE*	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	FAIR	GOOD	EXCELLENT
	E	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	F	FAIR	EXCELLENT	EXCELLENT	**
	G	FAIR	EXCELLENT	EXCELLENT	
GRAVEL PIT. SEE NH-PW-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.					
* REFER TO SEEDING MIXTURES AND RATES IN TABLE 7-36.					
** POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAY AREAS OR ATHLETIC FIELDS.					

NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR OATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCT. 15, IF PERMANENT SEEDING NOT YET COMPLETE.

PREPARED FOR:

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EROSION & SEDIMENT CONTROL DETAILS

HOTEL DEVELOPMENT
97 PORTSMOUTH AVENUE
EXETER, NH
TAX MAP 65, LOT 125

DATE:	JAN 27, 2026	SCALE:	NTS
PROJ. NO:	NH-1547	SHEET NO.	9

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CONSTRUCTION SPECIFICATIONS FOR POROUS ASPHALT
THE UNH STORM WATER CENTER
INSTALLATION RECOMMENDATIONS

- INSTALLATION
- A. PERCOLATION BEDS (REFERS TO NO 57 STONE)
1. OWNER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO ALL PERCOLATION BED AND POROUS PAVING WORK.
2. SUB GRADE PREPARATION
- A. EXISTING SUB GRADE UNDER BED AREAS SHALL NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC PRIOR TO STONE BED PLACEMENT.
- B. WHERE EROSION OF SUB GRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS AND/OR SURFACE PONDING, THIS MATERIAL SHALL BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE OR EQUIVALENT AND LIGHT TRACTOR.
- C. BRING SUB GRADE OF STONE PERCOLATION BED TO LINE, GRADE, AND ELEVATIONS INDICATED. FILL AND LIGHTLY REGRADE ANY AREAS DAMAGED BY EROSION, PONDING, OR TRAFFIC COMPACTIO BEFORE THE PLAING OF STONE. ALL BED BOTTOMS ARE LEVEL GRADE.
3. RECHARGE BED INSTALLATION (REFERS TO NO 3 STONE)
- A. UPON COMPLETION OF SUB GRADE WORK, THE ENGINEER SHALL BE NOTIFIED AND SHALL INSPECT AT HIS DISCRETION BEFORE PROCEEDING WITH PERCOLATION BED INSTALLATION.
- B. PERCOLATION BED AGGREGATE SHALL BE PLACED IMMEDIATELY AFTER APPROVAL OF SUB GRADE PREPARATION. ANY ACCUMULATION OF DEBRIS OR SEDIMENT WHICH HAS TAKEN PLACE AFTER APPROVAL OF SUB GRADE SHALL BE REMOVED PRIOR TO INSTALLATION OF AGGREGATE AT NO EXTRA COST TO THE OWNER.
- C. INSTALL COARSE AGGREGATE NO. 3 (1 1/2" STONE) IN 8-INCH MAXIMUM LIFTS. LIGHTLY COMPACT EACH LAYER WITH EQUIPMENT, KEEPING EQUIPMENT MOVEMENT OVER STORAGE BED SUBGRADES TO A MINIMUM. INSTALL AGGREGATE TO GRADES INDICATED ON THE DRAWINGS.
- D. INSTALL 3" LIFT PEA GRAVEL LAYER TO PREVENT MIGRATION OF FINES FROM THE FILTER COARSE (NHDOT 304.1)
- E. INSTALL FILTER COARSE (NHDOT 304.1 SAND LESS THAN 2% FINES) IN 2, 4" LIFTS. LIGHTLY COMPACT EACH LAYER WITH EQUIPMENT, KEEPING EQUIPMENT MOVEMENT OVER STORAGE BED SUBGRADES TO A MINIMUM. INSTALL AGGREGATE TO GRADES INDICATED ON THE DRAWINGS.
- F. INSTALL CHOKER BASE COURSE (AASHTO # 57 STONE) AGGREGATE EVENLY OVER SURFACE OF STONE BED, SUFFICIENT TO ALLOW PLACEMENT OF PAVEMENT, AND NOTIFY ENGINEER FOR APPROVAL. CHOKER BASE COURSE SHALL BE SUFFICIENT TO ALLOW FOR EVEN PLACEMENT OF ASPHALT BUT NO THICKER THAN 4-INCH IN DEPTH.
4. SURROUNDING AREAS
- A. BEFORE THE POROUS PAVEMENT IS INSTALLED, ADJACENT SOIL AREAS SHOULD BE SLOPED AWAY FROM ALL PAVEMENT EDGES, TO PREVENT POTENTIAL SEDIMENT FROM WASHING ONTO THE PAVEMENT SURFACE.
- B. TO ACCOMPLISH THIS, A SEQUENCE OF SWALES SHOULD BE EXCAVATED INTO ALL EARTHEN (UNPAVED) AREAS AT LEAST ON THE UPWILL SIDES OF THE PAVEMENT, AND WHERE NECESSARY, TO BELOW THE CURB OR PAVEMENT ELEVATION. ITS SHAPE AND PAINTINGS CAN BE INTEGRATED WITH THE PROJECT'S ARCHITECTURE AND LANDSCAPE, AND DESIGNED TO MAXIMIZE INFILTRATION. SWALE OVERFLOW, WHEN IT OCCURS, CAN BE DISCHARGED FROM ONE SWALE TO ANOTHER BY CONNECTING PIPES UNDER DRIVEWAYS.
- C. BUILDING BASEMENTS AND FOUNDATIONS SHOULD BE WATERPROOFED AS NECESSARY, WHERE THE POROUS PAVEMENT ABUTS BUILDINGS.
5. POROUS ASPHALT
1. TRANSPORTING MATERIAL
- A. TRANSPORTING OF MIX TO THE SITE SHALL BE IN VEHICLES WITH SMOOTH, CLEAN DUMP BEDS THAT HAVE BEEN SPRAYED WITH A NON-PETROLEUM RELEASE AGENT.
- B. THE MIX SHALL BE COVERED DURING TRANSPORT TO CONTROL COOLING.
2. POROUS BITUMINOUS ASPHALT SHALL NOT BE STORED IN EXCESS OF 90 MINUTES BEFORE PLACEMENT.
3. ASPHALT PLACEMENT
- A. THE POROUS BITUMINOUS SURFACE COURSE SHALL BE LAID IN ONE LIFT DIRECTLY OVER THE CHOKER COARSE, FILTER COARSE, AND CRUSHED STONE BASE COURSE TO A 4-INCH FINISHED THICKNESS. THE SURFACE CAN BE LAID IN TWO LIFTS IF SECOND LIFT IS DONE WITHIN 10 BUSINESS DAYS AND THE INITIAL COURSE IS CLEAN AND FREE OF SEDIMENT.
- B. THE LAYING TEMPERATURE OF THE BITUMINOUS MIX SHALL BE BETWEEN 300 DEGREES FAHRENHEIT AND 350 DEGREES FAHRENHEIT (BASED ON THE RECOMMENDATIONS OF THE ASPHALT SUPPLIER).
- C. INSTALLATION SHALL TAKE PLACE WHEN AMBIENT TEMPERATURES ARE 55 DEGREES FAHRENHEIT OR ABOVE, WHEN MEASURED IN THE SHADE AWAY FROM ARTIFICIAL HEAT.
- D. THE USE OF A REMIXING MATERIAL TRANSFER DEVICE BETWEEN THE TRUCKS AND THE PAVER IS HIGHLY RECOMMENDED TO ELIMINATE COLD LUMPS IN THE MIX.
- E. THE POLYMER-MODIFIED ASPHALT IS VERY DIFFICULT TO RAKE, A WELL-HEATED SPORED SHOULD BE USED TO MINIMIZE THE NEED FOR RAKING.
- F. COMPACTION OF THE SURFACE COURSE SHALL TAKE PLACE WHEN THE SURFACE IS COOL ENOUGH TO RESIST A 10-TON ROLLER, (140°F, SURFACE TEMPERATURE) ONE OR TWO PASSES IS ALL THAT IS REQUIRED FOR PROPER COMPACTION. MORE ROLLING COULD CAUSE A REDUCTION IN THE SURFACE POROSITY WHICH IS UNACCEPTABLE.
4. IN THE EVENT CONSTRUCTION SEDIMENT IS INADVERTENTLY DEPOSITED ON THE FINISHED POROUS SURFACE, IT MUST BE IMMEDIATELY REMOVED BY VACUUMING.
5. AFTER FINAL ROLLING, NO VEHICULAR TRAFFIC OF ANY KIND SHALL BE PERMITTED ON THE SURFACE UNTIL COOLING AND HARDENING HAS TAKEN PLACE, AND IN NO CASE WITHIN THE FIRST 48 HOURS. PROVIDE BARRIERS AS NECESSARY AT NO EXTRA COST TO THE OWNER TO PREVENT VEHICULAR USE; REMOVE AT THE DISCRETION OF THE ENGINEER.
6. STRIPING PAINT FOR TRAFFIC LANES AND PARKING BAYS SHALL BE CHLORINATED RUBBER BASE, FACTORY MIXED, NON-BLEEDING, FAST DRYING, BEST QUALITY, WHITE TRAFFIC PAINT WITH A LIFE EXPECTANCY OF TWO YEARS UNDER NORMAL TRAFFIC USE.
- A. PAVEMENT-PARKING PAINT: LATEX, WATER-BASE EMULSION, READY-MIXED, COMPLYING WITH PS TT-P-1952.
- B. SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL AND DUST.
- C. PAINT 4 INCH WIDE TRAFFIC LANE STRIPING IN ACCORDANCE WITH LAYOUTS OF PLAN. APPLY PAINT WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. APPLY IN TWO COATS AT MANUFACTURER'S RECOMMENDED RATES. PROVIDE CLEAR, SHARP LINES USING WHITE TRAFFIC PAINT, INSTALLED IN ACCORDANCE WITH NHDOT SPECIFICATIONS.
6. WORK SHALL BE DONE EXPERTLY THROUGHOUT, WITHOUT STAINING OR INJURY TO OTHER WORK.
- TRANSITION TO ADJACENT IMPERVIOUS BITUMINOUS PAVING SHALL BE MERGED NEATLY WITH FLUSH, CLEAN LINE. FINISHED PAVING SHALL BE EVEN, WITHOUT POCKETS, AND GRADED TO ELEVATIONS SHOWN ON DRAWING.
7. POROUS PAVEMENT BEDS SHALL NOT BE USED FOR EQUIPMENT OR MATERIALS STORAGE DURING CONSTRUCTION, AND UNDER NO CIRCUMSTANCES SHALL VEHICLES BE ALLOWED TO DEPOSIT SOIL ON PAVED POROUS SURFACES.
8. REPAIR OF DAMAGED PAVING
- A. ANY EXISTING PAVING ON OR ADJACENT TO THE SITE THAT HAS BEEN DAMAGED AS A RESULT OF CONSTRUCTION WORK SHALL HE REPAIRED TO THE SATISFACTION OF THE OWNER WITHOUT ADDITIONAL COST TO THE OWNER.
9. FIELD QUALITY CONTROL
- A. THE FULL PERMEABILITY OF THE PAVEMENT SURFACE SHALL BE TESTED BY APPLICATION OF CLEAN WATER AT THE RATE OF AT LEAST 5 GPM OVER THE SURFACE, USING A HOSE OR OTHER DISTRIBUTION DEVISE. WATER USED FOR THE TEST SHALL BE CLEAN, FREE OF SUSPENDED SOLIDS AND DELETERIOUS LIQUIDS AND WILL BE PROVIDED AT NO EXTRA COST TO THE OWNER. ALL APPLIED WATER SHALL INFILTRATE DIRECTLY WITHOUT PUDDLE FORMATION OR SURFACE RUNOFF, AND SHALL BE OBSERVED BY THE ENGINEER AND OWNER.
- B. TEST IN-PLACE BASE AND SURFACE COURSE FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS. REPAIR OR REMOVE AND REPLACE UNACCEPTABLE WORK AS DIRECTED BY THE OWNER.
- C. SURFACE SMOOTHNESS: TEST FINISHED SURFACE FOR SMOOTHNESS AND EVEN DRAINAGE, USING A TEN-FOOT TO CENTERLINE OF PAVED AREA. SURFACE WILL NOT BE ACCEPTED IF GAPS OR RIDGES EXCEED 3/16 OF AN INCH.

MINIMUM COMPACTION REQUIREMENTS

COMPACTION SHALL BE PERFORMED TO NOT LESS THAN NINETY-FIVE PERCENT (95%) MAXIMUM DENSITY AS DETERMINED IN A LABORATORY COMPACTION TEST, PERFORMED UNDER THE SPECIFICATIONS OF ASTM D1557-64T, METHOD "A", (BACK FILL MATERIAL OF A STONY NATURE SHALL BE TESTED UNDER METHOD "C" OR "D" OF THE SAME ASTM DESIGNATION) OR OTHER APPROVED ASTM OR AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) SPECIFICATIONS. SUCH TEXT SHALL ALSO BE USED FOR ESTABLISHING THE OPTIMUM MOISTURE CONTENT OF THE MATERIALS. THE IN-PLACE DRY UNIT WEIGHT OF THE COMPACTED MATERIALS SHALL BE DETERMINED BY METHODS SPECIFIED UNDER ASTM "D" 1556-58T OR OTHER APPROVED ASTM OR AASHTO SPECIFICATIONS. THE IN-PLACE COMPACTION TEST TO BE CONSISTENT WITH THE APPROVED LABORATORY COMPACTION TEST.

TABLE 5. POROUS ASPHALT MIX DESIGN CRITERIA.

SIEVE SIZE (INCH/MM)	PERCENT PASSING (%)
0.75/19	100
0.50/12.5	85-100
0.375/9.5	55-75
NO.4/4.75	10-25
NO.8/2.36	5-10
NO.200/0.075 (#200)	2-4

BINDER CONTENT (AASHTO T164)	6.0-6.5%
AIR VOID CONTENT BY CORELOK (ASTM D6752)*	16.0-20.0%
AIR VOID CONTENT BY PARAFFIN WAX (AASHTO T275)	*18.0-22.0%
DRAINDOWN (ASTM D6390)**	<= 0.3 %
RETAINED TENSILE STRENGTH (AASHTO 283)***	>= 80 %

* EITHER METHOD IS ACCEPTABLE

**CELLULOSE OR MINERAL FIBERS MAY BE USED TO REDUCE DRAINDOWN.

***IF THE TSR (RETAINED TENSILE STRENGTH) VALUES FALL BELOW 80% WHEN TESTED PER NAPA 15.131

(WITH A SINGLE FREEZE THAW CYCLE RATHER THAN 5). STEP 4, THE CONTRACTOR SHALL EMPLOY AN ANTISTRIIP ADDITIVE, SUCH AS HYDRATED LIME (ASTM C977) OR A FATTY AMINE, TO RAISE THE TSR VALUE ABOVE 80%.

MIX SUMMARY
POROUS ASPHALT PAVEMENT MIX
THE UNH STORM WATER CENTER

POROUS ASPHALT SHALL BE FOUR INCHES THICK WITH A BITUMINOUS MIX OF 6% TO 6.5% BY WEIGHT DRY AGGREGATE AND AIR VOIDS OF 18-22%. IN ACCORDANCE WITH ASTM D6390, DRAIN DOWN OF THE BINDER SHALL BE NO GREATER THAN 0.3% IF MORE ABSORPTIVE AGGREGATES, SUCH AS LIMESTONE, ARE USED IN THE MIX, THEN THE AMOUNT OF BITUMEN IS TO BE BASED ON THE TESTING PROCEDURES OUTLINED IN THE NATIONAL ASPHALT PAVEMENT ASSOCIATION'S INFORMATION SERIES 131 - "PERVIOUS ASPHALT PAVEMENTS" (2003) OR NHDOT EQUIVALENT. MIX SUPPLIERS MAY HAVE A SUITABLE IN-HOUSE SPECIFICATION FOR OPEN GRADED FRICTION COURSE (OGFC) THAT CAN BE USED.

USE NEAT ASPHALT BINDER MODIFIED WITH AN ELASTOMERIC POLYMER TO PRODUCE A BINDER MEETING THE REQUIREMENTS OF PG 76-22 AS SPECIFIED IN AASHTO MP-1. THE ELASTOMER POLYMER SHALL BE STYRENE-BUTADIENE-STYRENE (SBS), OR APPROVED EQUAL, APPLIED AT A RATE OF 3% BY WEIGHT OF THE TOTAL BINDER. THE COMPOSITE MATERIALS SHALL BE THOROUGHLY BLENDED AT THE ASPHALT REFINERY OR TERMINAL PRIOR TO BEING LOADED INTO THE TRANSPORT VEHICLE. THE POLYMER MODIFIED ASPHALT BINDER SHALL BE HEAT AND STORAGE STABLE.

AGGREGATE SHALL BE MINIMUM 90% CRUSHED MATERIAL AND HAVE A GRADATION OF:

COMPOSITION OF MIXTURE
SIEVE SIZE (INCH/MM)PERCENT PASSING0.75/19100.50/12.585-1000.375/9.555-75NO.4/4.7510-25NO.8/2.365-10NO.200/0.0752-4TOTAL AGGREGATES3-5-94% ASPHALT OF TOTAL MIX6-6.5
ADD HYDRATED LIME AT A DOSAGE RATE OF 1.0% BY WEIGHT OF THE TOTAL DRY AGGREGATE TO MIXES CONTAINING GRANITE. HYDRATED LIME SHALL MEET THE REQUIREMENTS OF ASTM C 977. THE ADDITIVE MUST BE ABLE TO PREVENT THE SEPARATION OF THE ASPHALT BINDER FROM THE AGGREGATE AND ACHIEVE A REQUIRED TENSILE STRENGTH RATIO (TSR) OF AT LEAST 80% ON THE ASPHALT MIX WHEN TESTED IN ACCORDANCE WITH AASHTO T 283. THE ASPHALTIC MIX SHALL BE TESTED FOR ITS RESISTANCE TO STRIPPING BY WATER IN ACCORDANCE WITH ASTM D-1664. IF THE ESTIMATED COATING AREA IS NOT ABOVE 95 PERCENT, ANTI-STRIPPING AGENTS SHALL BE ADDED TO THE ASPHALT.

NO WORK SHALL BE STARTED UNTIL THE CONTRACTOR HAS SUBMITTED AND THE ENGINEER HAS APPROVED A MIX DESIGN INCLUDING THE PERCENTAGE OF EACH INGREDIENT INCLUDING BINDER, POLYMER, AND THE JOB-MIX FORMULA FROM SUCH A COMBINATION. THE JOB-MIX FORMULA SHALL ESTABLISH A SINGLE PERCENTAGE OF AGGREGATE PASSING SIEVE AND A SINGLE PERCENTAGE OF BITUMINOUS MATERIAL TO BE ADDED TO THE AGGREGATE. NO CHANGE IN THE JOB-MIX FORMULA MAY BE MADE WITHOUT WRITTEN APPROVAL OF THE ENGINEER. THE JOB-MIX FORMULA MUST FALL WITH THE MASTER RANGE SPECIFIED IN COMPOSITION OF MIXTURE TABLE.

TRANSPORTING MATERIAL: SEE CONSTRUCTION AND INSTALL SPECIFICATIONS

FOR QUESTIONS ON MIX SPECIFICATIONS CONTACT ROBERT ROSEEN, PHD, AT THE UNH STORM WATER CENTER. 603-862-4024.

MAINTENANCE SPECIFICATIONS FOR POROUS ASPHALT PARKING LOT AREAS AND LOW VOLUME ROADS
THE UNH STORM WATER CENTER

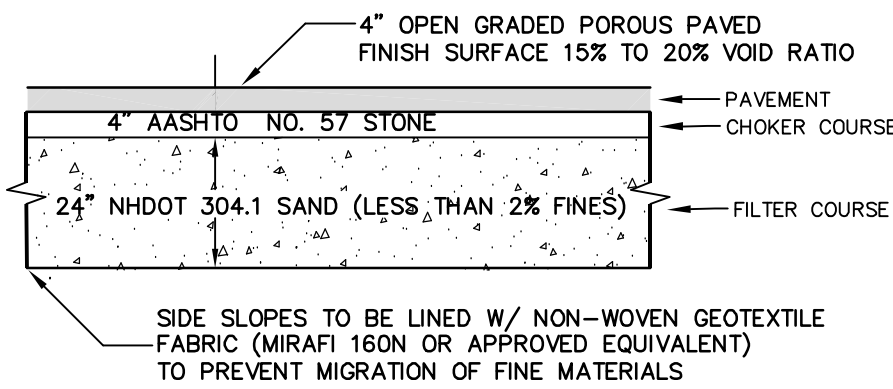
THE FOLLOWING RECOMMENDATIONS WILL HELP ASSURE THAT THE PAVEMENT IS MAINTAINED TO PRESERVE ITS HYDROLOGIC EFFECTIVENESS.

WINTER MAINTENANCE:

1. SANDING FOR WINTER TRACTION IS PROHIBITED. DEICING IS PERMITTED (NACL, MGC12, OR EQUIVALENT). REDUCED SALT APPLICATION IS POSSIBLE AND CAN BE A COST SAVINGS FOR WINTER MAINTENANCE. NONTTOXIC, ORGANIC DEICERS, APPLIED EITHER AS BLENDED, MAGNESIUM CHLORIDE-BASED LIQUID PRODUCTS OR AS PRETREATED SALT, ARE PREFERABLE.
2. PLOWING IS ALLOWED, BLADE SHOULD BE SET APPROXIMATELY 1" ABOVE ROAD SURFACE. ICE AND LIGHT SNOW ACCUMULATION ARE GENERALLY NOT AS PROBLEMATIC AS FOR STANDARD ASPHALT. SNOW WILL ACCUMULATE DURING HEAVIER STORMS AND SHOULD BE PLOWED.

ROUTINE MAINTENANCE:

1. ASPHALT SEAL COATING MUST BE ABSOLUTELY FORBIDDEN. SURFACE SEAL COATING IS NOT REVERSIBLE.
2. THE PAVEMENT SURFACE SHOULD BE VACUUMED 1 OR 2 TIMES PER YEAR, AND AT ANY ADDITIONAL TIMES SEDIMENT IS SPILLED, ERODED, OR TRACKED ONTO THE SURFACE.
3. PLANTED AREAS ADJACENT TO PERVIOUS PAVEMENT SHOULD BE WELL MAINTAINED TO PREVENT SOIL WASHOUT ONTO THE PAVEMENT. IF ANY BARE SPOTS OR ERODED AREAS ARE OBSERVED WITHIN THE PLANTED AREAS, THEY SHOULD BE REPLANTED AND/OR STABILIZED AT ONCE.
4. IMMEDIATELY CLEAN ANY SOIL DEPOSITED ON PAVEMENT. SUPERFICIAL DIRT DOES NOT NECESSARILY CLOG THE PAVEMENT VOIDS. HOWEVER, DIRT THAT IS GROUND IN REPEATEDLY BY TIRES CAN LEAD TO CLOGGING. THEREFORE, TRUCKS OR OTHER HEAVY VEHICLES SHOULD BE PREVENTED FROM TRACKING OR SPILLING DIRT ONTO THE PAVEMENT.
5. DO NOT ALLOW CONSTRUCTION STAGING, SOIL/MULCH STORAGE, ETC. ON UNPROTECTED PAVEMENT SURFACE.
6. REPAIRS: POTHOLES OF LESS THAN 50 SQUARE FEET CAN BE PATCHED BY ANY MEANS SUITABLE WITH STANDARD PAVEMENT OR A PERVIOUS MIX IS PREFERRED. FOR AREAS GREATER THAN 50 SQ. FT. IN NEED OF REPAIR, APPROVAL OF PATCH TYPE SHOULD BE SOUGHT FROM A QUALIFIED ENGINEER. ANY REQUIRED REPAIR OF DRAINAGE STRUCTURES SHOULD BE DONE PROMPTLY TO ENSURE CONTINUED PROPER FUNCTIONING OF THE SYSTEM.
7. WRITTEN AND VERBAL COMMUNICATION TO THE POROUS PAVEMENT'S FUTURE OWNER SHOULD MAKE CLEAR THE PAVEMENT'S SPECIAL PURPOSE AND SPECIAL MAINTENANCE REQUIREMENTS SUCH AS THOSE LISTED HERE.
8. A PERMANENT SIGN SHOULD BE ADDED AT THE ENTRANCE AND END OF THE POROUS ASPHALT AREA TO INFORM RESIDENTS AND MAINTENANCE STAFF OF THE SPECIAL NATURE AND PURPOSE OF THE PAVEMENT, AND ITS SPECIAL MAINTENANCE REQUIREMENTS.



NOTES:

1. 4" FRICTION COARSE CONSISTS OF COARSER AGGREGATE AND STIFFER BINDER. SEE TABLE
2. A WORKING COURSE 4" THICK CONSISTS OF AASHTO NO. 57 STONE.
3. TOP COAT SHOULD BE VACUUMED A MINIMUM OF TWICE A YEAR.
4. ROOF RUNOFF CAN FLOW ONTO PAVEMENT OR INTO SUBBASE MATERIAL.

POROUS PAVEMENT

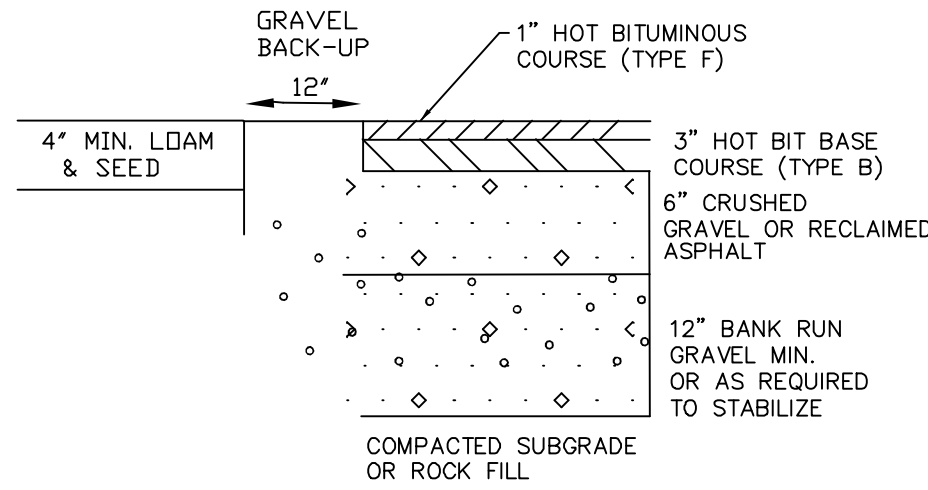
NOT TO SCALE

PREPARED FOR:

J CALEY ASSOCIATES
11 TAYLOR COURT
STRATHAM NH 03885



70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX. 603-583-4863

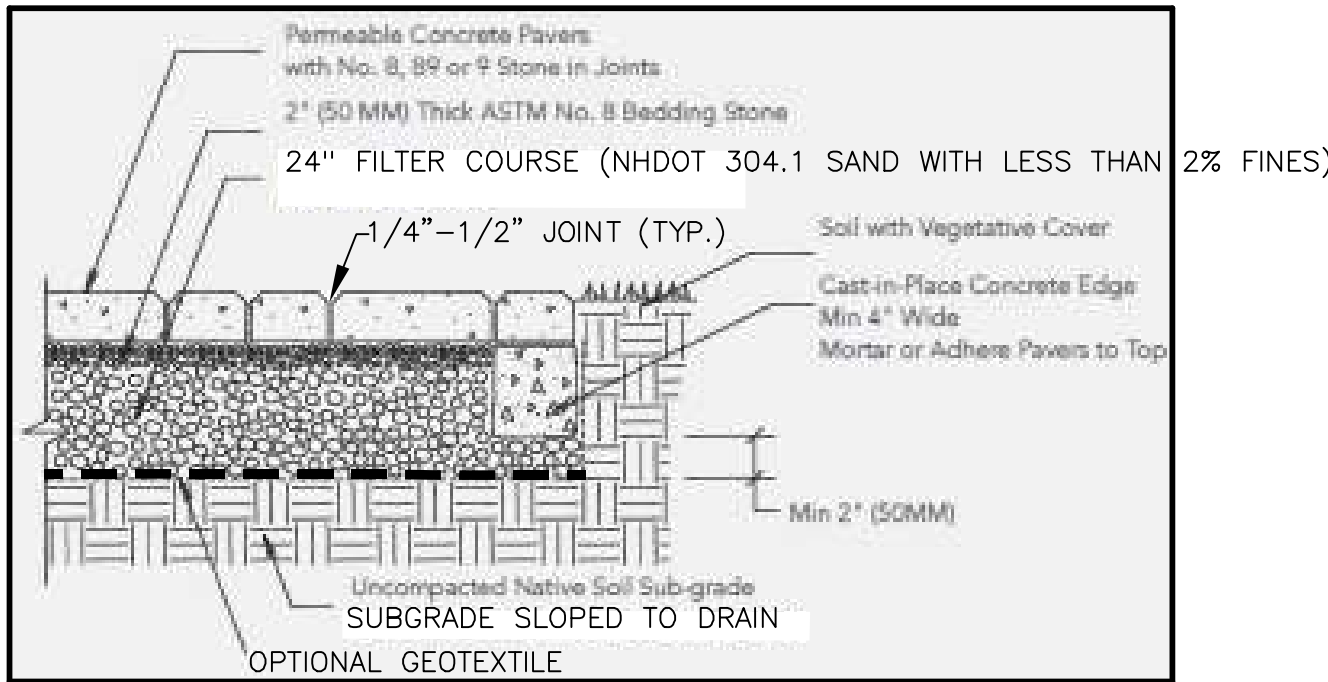


- NOTES: * IN AREAS OF BEDROCK, MINIMUM 24" SEPARATION FROM BANK RUN GRAVEL
* PAVEMENT TRENCH PATCH SHALL MATCH EXISTING PAVEMENT DEPTHS.

TYPICAL PAVEMENT SECTION

NEW ASPHALT

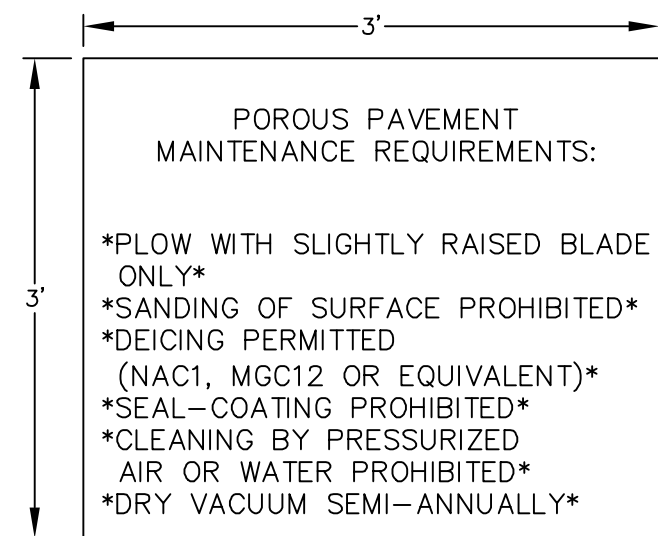
1. THE DEVELOPER SHALL INSPECT THE CROSS-SECTION OF THE CURRENT DRIVEWAY FOR CONFORMANCE TO THE MUNICIPAL REQUIREMENTS. IF ADDITIONAL SELECT GRAVELS, ETC. ARE NEEDED, THE DRIVE SHALL BE BUILT TO TOWN SPECIFICATIONS.
2. IF ADDITIONAL CRUSHED OR BANK RUN GRAVEL IS NEEDED, THE DEVELOPER RESERVES THE RIGHT TO UTILIZED RECLAIMED GRAVEL PROCESSED FROM ON SITE MATERIALS.



ROUTINE MAINTENANCE: VISUAL INSPECTION OF THE PERVIOUS PAVERS TO ENSURE THAT THEY ARE CLEAN OF DEBRIS AND SEDIMENTS. ROUTINE CLEANING PROCEDURES WOULD INCLUDE BLOWING (WITH LEAF BLOWER OR SIMILAR) IN FALL, TRUCK-SWEEPING AND/OR DRY VACUUMING. ADD STONE TO REFILL JOINT SPACE AFTER SWEEPING/VACUUMING IF NEEDED.

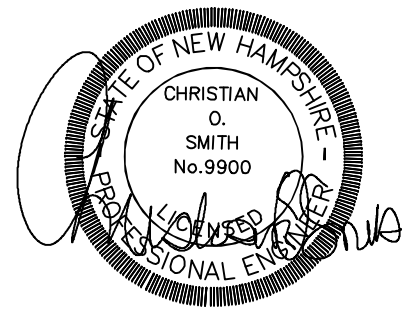
PERVIOUS PAVER DETAIL
TO BE \"TREMIRON\" OR APPROVED EQUAL

NOT TO SCALE



POROUS PAVEMENT SIGN DETAIL

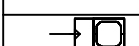
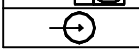
NOT TO SCALE



CONSTRUCTION DETAILS

HOTEL DEVELOPMENT
97 PORTSMOUTH AVENUE
EXETER, NH
TAX MAP 65, LOT 125

DATE:	JAN 27, 2026	SCALE:	NTS
PROJ. NO:	NH-1547	SHEET NO.	11

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens
	4	P4	Single	COOPER: GALN-SALA-830-U-T4BC-CXX	MTD 10' AFG ON 10' COOPER POLE: SSS-10-4-11-AB-N1-CXX	0.900	3324
	4	W1	Single	TMS: 10W-O-15LED-30K-VXX-WM-CXX-DIML-W12	WALL MTD 8' AFG	0.900	1090

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
ENTIRE AREA	Fc	0.20	5.9	0.0	N.A.	N.A.
NORTH PARKING LOT	Fc	1.12	5.7	0.2	5.60	28.50
SOUTH PARKING LOT	Fc	0.94	5.9	0.0	N.A.	N.A.
SOUTH WALKWAY	Fc	0.00	0.1	0.0	N.A.	N.A.



POLE MOUNT
(P4)



WALL MOUNT
(W1)

SOIL INFORMATION WAS OBTAINED FROM USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS).

SOIL IDENTIFICATION LEGEND:

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
38B	ELDRIDGE FINE SANDY LOAM	C/D
299	UDDORTHERNS, SMOOTHED	
699	URBAN LAND	

SLOPE PHASES:
A=0-3%, B=3-8%, C=8-15%, D=15-25%, E=25%+



UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER BEALS ASSOCIATES, NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233) AND EXETER DPW (603) 773-6157.

NOTES

- ALL EXISTING STRUCTURES IN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS, UNLESS NOTED TO REMAIN ON THE SITE PLANS. ANY BURNING ON-SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
- ALL EXISTING UTILITIES SHALL BE TERMINATED AT THE PROPERTY LINE, OR AS SHOWN ON THE DESIGN PLANS, IN CONFORMANCE WITH LOCAL, STATE, AND UTILITY COMPANY STANDARDS, SPECIFICATIONS, AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES PRIOR TO THE START OF WORK.
- EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED PRIOR TO ANY EARTH MOVING ACTIVITIES.
- THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES.
- EXISTING SEWER SERVICE AND APPURTENANCES TO BE REMOVED AND DISPOSED OF PER TOWN AND STATE REQUIREMENTS. NEW SERVICES FOR EACH UNIT TO BE INSTALLED & CONNECTED PER TOWN SPECIFICATIONS. SEQUENCING AND SCHEDULING: (SEE DETAIL SHEETS FOR COMPLETE CONSTRUCTION SEQUENCE AND EROSION CONTROL SPECIFICATION.)
- DEMOLITION REQUIREMENTS: CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH THE ADJACENT AND OCCUPIED BUILDING AREAS, IN COMPLIANCE WITH THE GOVERNING LAWS. PRIME CONSIDERATION SHALL BE GIVEN TO THE SAFETY, PROTECTION AND CONVENIENCE OF THE PUBLIC AND OWNER'S PERSONNEL.
- LEAVE SITE IN CLEAN CONDITION.
- TEMPORARY EARTH MATERIAL STOCKPILES TO BE IN UPLAND AREAS AND COMPLETELY IMPOUNDED BY SILT FENCE/HAYBALE EROSION CONTROLS.
- THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
- ALL WATER, SEWER, ROAD (INCLUDING DRIVEWAY), 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. SEE SECTION 9.14 ROADWAYS, ACCESS POINTS, AND FIRE LANES AND SECTION 9.13 PARKING AREAS FOR EXCEPTIONS.
- THE CONTRACTOR MUST OBTAIN A VALID UTILITY PIPE INSTALLER'S LICENSE AND THE JOB SUPERVISOR OR FOREMAN MUST BE CERTIFIED BY THE TOWN PRIOR TO WORKING ON ANY WATER, SEWER, OR DRAINAGE PIPES THAT ARE IN A TOWN STREET OR RIGHT OF WAY, OR THAT WILL CONNECT OR MAY BE CONNECTED TO A TOWN WATER, SEWER, OR DRAINAGE SYSTEM. A LICENSED SUPERVISOR OR FOREMAN MUST BE PRESENT AT THE JOB SITE AT ALL TIMES DURING CONSTRUCTION OF THESE UTILITIES.

CONSTRUCTION NOTES:

- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED.
- STRAW BALES SHALL BE ANCHORED INTO THE SOIL USING 2" X 2" STAKES DRIVEN THROUGH THE BALES AND AT LEAST 18 INCHES IN TO THE SOIL.
- SEEDING, FERTILIZING, AND MULCHING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROPRIATED VEGETATIVE BMP.
- THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL TAKE PRECAUTIONS AND INSTRUCTIONS FROM THE PLANNING DEPARTMENT IN ORDER TO PREVENT, ABATE AND CONTROL THE EMISSION OF FUGITIVE DUST INCLUDING BUT NOT LIMITED TO WETTING, COVERING, SHIELDING, OR VACUUMING.
- THE NH COMMISSIONER OF AGRICULTURE PROHIBITS THE COLLECTION, POSSESSION, IMPORTATION, TRANSPORTATION, SALE, PROPAGATION, TRANSPLANTATION, OR CULTIVATION OF PLANTS BANNED BY NH LAW RSA 430:53 AND NH CODE ADMINISTRATIVE RULES AGR 3800. THE PROJECT SHALL MEET ALL REQUIREMENTS AND THE INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.

PREPARED FOR:

J CALEY ASSOCIATES
11 TAYLOR COURT
STRATHAM NH 03885



70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX: 603-583-4863

ZONING REQUIREMENTS:
ZONING DISTRICT - HIGHWAY COMMERCIAL (C2)
MINIMUM LOT SIZE - 20,000 S.F.
MINIMUM LOT WIDTH - 150 FT.
MINIMUM LOT DEPTH - 100 FT.

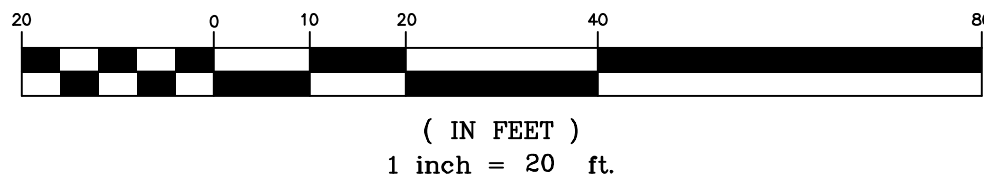
BUILDING SETBACKS:
FRONT 50 FT.
SIDE 20 FT.
REAR 50 FT.
BUILDING HEIGHT 35 FT.
(50' BY SPECIAL EXCEPTION)
MAXIMUM BUILDING COVERAGE = 30%
EXISTING-18.4%, PROPOSED-18.4%
MINIMUM OPEN SPACE = 15%
EXISTING-12.4%, PROPOSED-22.2%

PARKING SPACES:
EXISTING: 12
PROPOSED: 26, INCLUDING 2 ACCESSIBLE SPACES
PARKING CALCULATIONS:
REQUIRED:
DWELLING UNITS: 1 SPACE PER DWELLING UNIT +
1 SPACE PER 4 DWELLING UNIT (GUEST)
1 SPACE/UNIT X 12 UNITS =
1 SPACE/4 UNITS X 12 UNITS = 15 SPACES
PROF. OFFICES: 1 SPACE PER 300 SF GFA
RETAIL STORES: 1 SPACE PER 300 SF GFA
= 1 SPACE/300 SF X 2,400 = 8 SPACES
TOTAL REQUIRED = 23 SPACES

TOWN NOTES

- 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.
- THE APPLICANT HAS DESIGNED THIS SITE TO SAFELY ACCOMMODATE MAXIMUM SIZE VEHICLES AND TRUCKS, (DESIGN VEHICLE IS THE EXETER LADDER TRUCK OR 35' BOX TRUCK) EITHER DELIVERING TO, OR USING THE PROPERTY.
- ALL SNOW SHALL BE STORED IN THE AREA(S) DEPICTED ON THIS PLAN AS SNOW STORAGE AREAS. IN THE EVENT THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN TRAVEL AISLES.
- ALL WASTE MATERIALS AND RECYCLABLE SHALL BE CONTAINED WITHIN THE BUILDING(S) OR APPROVED STORAGE FACILITIES AND SHALL NOT BE OTHERWISE STORED ON THE PROPERTY. REFUSE COLLECTION WILL BE BY DUMPSTER AS NEEDED.
- ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 GRADING, DRAINAGE, AND EROSION & SEDIMENT CONTROL AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE.

GRAPHIC SCALE



PRESENTATION PLAN

MIXED-USE DEVELOPMENT
97 PORTSMOUTH AVENUE
EXETER, NH
TAX MAP 65, LOT 125

DATE:	JAN 26, 2026	SCALE:	1" = 20'
PROJ. NO:	NH-1547	SHEET NO.	1 OF 1



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: August 14, 2026
To: Planning Board
From: David Sharples, Town Planner
Re: PB Case #26-7 PEA Brown's Court Faculty Housing

The applicant is requesting approval for Minor Site Plan Review to build three new duplexes to be used for faculty housing on two lots located on Tax Maps 83-01 and 72-99. The applicant will voluntarily merge Tax Map 72-99 into Tax map 83.01 for a single tract of land. Tax Map 83.01 is an approximate 49-acre parcel that was re-developed by PEA approximately 10 years ago as the South Campus Master Plan.

The applicant appeared before the TRC and was scheduled for the Planning board at their June meeting. Prior to the meeting, the ZBA granted a rehearing request so the board continued the application until this meeting. The outcome was the same and the ZBA once again approved the request but with the condition that the applicant return to the TRC for review (notice of decision enclosed). The TRC meeting will be held on August 27th so I recommend that the board continue the application until the September 10th meeting.

Planning Board Motions:

Site Plan Motion: I move that the request of Altus Engineering, on behalf of Phillips Exeter Academy, (PB Case #26-7) to for Minor Site Plan approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures (1)



TOWN OF EXETER, NEW HAMPSHIRE

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

www.exeternh.gov

July 23, 2026

Mark Leighton
Phillip Exeter Academy
20 Main Street
Exeter, New Hampshire 03833

Re: Zoning Board of Adjustment Case #26-2 Special Exception Rehearing
35-37 River Road, Exeter, N.H.
Tax Map Parcel #72-099

Dear Mr. Leighton:

This letter will serve as official notice that the Zoning Board of Adjustment, at its July 21st, 2026 meeting, voted to approve your application (presented by Eli Leino of Bernstein, Shur, Sawyer & Nelson, P.A.) for a special exception to permit duplex dwellings at 35– 37 River Street (Tax Map 72, Lot 99) in the R-2 Single-Family Residential District with the following conditions.

1. Retain as many trees as possible.
2. Return to the Planning Board for additional technical review to address the impact of the accumulation of snow on the street to abutters' and residents' properties.
3. Place signage on both streets that it is a dead-end street with no access to the campus from those two roads.
4. Assess the impact of on-street parking

Please be advised that in accordance with Article 12, Section 12.4 of the Town of Exeter Zoning Ordinance entitled "Limits of Approval" that all approvals granted by the Board of Adjustment shall only be valid for a period of three (3) years from the date such approval was granted; therefore, should substantial completion of the improvements, modifications, alterations or changes in the property not occur in this period of time, this approval will expire.

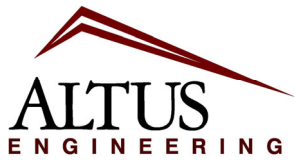
If you should have any questions, please do not hesitate to contact the Building Department at (603) 773-6112.

Sincerely,

Robert V. Prior
Chairman
Exeter Zoning Board of Adjustment

cc: Eli Leino, Bernstein, Shur, Sawyer & Melson, P.A.
Douglas Eastman, Building Inspector/Code Enforcement Officer
Exeter Town Assessor

RVP:dmf



*Civil
Site Planning
Environmental
Engineering*

133 Court Street
Portsmouth, NH
03801-4413

May 12, 2026

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

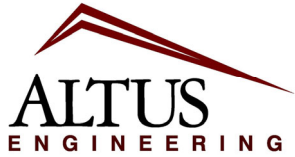
**RE: Application for Lot Merger and Minor Site Plan Review
 Brown's Court Faculty Housing
 Tax Maps 83-01 / 72-99
 Altus Project P5725**

Dear Board and Committee Members,

On behalf of Phillips Exeter Academy (PEA), Altus Engineering, LLC (Altus) is pleased to submit the attached Application for Minor Site Plan Review to construct three new duplexes on Tax Maps 83-01 and 72-99. The applicant is also submitting a voluntary lot merger application to merge Tax Map Lot 72-99 into Tax Map 83-01 for a single tract of land.

The proposed six units will be used to provide much-needed faculty housing at PEA. The existing Tax Map Lot 83-01 is an approximate 49-acre parcel 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. A comprehensive drainage analysis and stormwater management system was implemented along with NHDES Alteration of Terrain permitting. These projects provided treatment to approximately 680,000 square feet of impervious area on site without increases to impervious areas compared to the pre-development conditions. In addition, the stormwater modeling accounted for 15,000 square feet of future impervious area that has not been provided. New stormwater management facilities (bioretention ponds) are provided to treat the new impervious areas. A Drainage Report with stormwater modeling is provided that shows that the proposed site improvements will provide additional decreases to the site peak discharge rates. The proposed duplex buildings will be less than 2% increase in impervious area to the site, so the minor site plan review application applies.

At the April 21, 2026 Zoning Board of Adjustment (ZBA) meeting, a Special Exception was approved to allow the two-family duplexes in the R-2 residential zoning district. It is noted, that the ZBA requested that safety along River Street be considered in the review of the Site Plan Review application. The applicant is open to recommendations to address potential safety concerns on River Street or Browns Court that would result from the additional residential driveways.



*Civil
Site Planning
Environmental
Engineering*

133 Court Street
Portsmouth, NH
03801-4413

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 June 4, 2026.

1. Cover Letter
2. Site Review Application and Checklists and
3. Application Fee worksheet
4. Abutter List and Mailing labels
5. Letter of Explanation
6. Drainage Report & Stormwater Inspection and Maintenance Manual
7. Project Plans (22" x 34")

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Cory D. Belden".

Cory D. Belden, PE

ECopy: Mark Leighton / Heather Taylor, Phillips Exeter Academy



TOWN OF EXETER, NH APPLICATION FOR SITE PLAN REVIEW

OFFICE USE ONLY

THIS IS AN APPLICATION FOR:

- ☐ COMMERCIAL SITE PLAN REVIEW
☐ INDUSTRIAL SITE PLAN REVIEW
☐ MULTI-FAMILY SITE PLAN REVIEW
☒ MINOR SITE PLAN REVIEW
☐ INSTITUTIONAL/NON-PROFIT SPR

APPLICATION #

DATE RECEIVED

APPLICATION FEE

PLAN REVIEW FEE

ABUTTERS FEE

LEGAL NOTICE FEE

TOTAL FEES

INSPECTION FEE

INSPECTION COST

REFUND (IF ANY)

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

TELEPHONE: () 603 777-3292

ADDRESS: 20 Main Street, Exeter, NH 03833

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: 0.87 acres



5. **ESTIMATED TOTAL SITE DEVELOPMENT COST \$** \$130,000 (Site Work Only)

6. **EXPLANATION OF PROPOSAL:** The project will construct three new duplexes for faculty housing and associated site improvements.

7. **ARE MUNICIPAL SERVICES AVAILABLE? (YES/NO)** Yes. Browns Court and River Street

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.

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

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

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

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

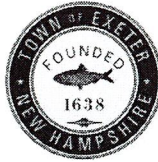
NAME: Cory D. Belden, PE

ADDRESS: 133 Court Street, Portsmouth, NH 03801

PROFESSION: Civil Engineer **TELEPHONE:** (603) 433-2335

11. **LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED:**

The proposed project will construct three new duplex buildings for faulty housing at Phillips Exeter Academy with associated site improvements. The site improvements consist of driveways, walkways, grading, utility services, and stormwater management. The proposed stormwater management system includes a large 500 sf bio-retention pond and three small bioretention ponds to provide treatment and retention the proposed impervious surfaces. Existing municipal utilities (sewer and water) are available on Browns Court and River Street.



12. HAVE ANY SPECIAL EXCEPTIONS OR VARIANCES BEEN GRANTED BY THE ZONING BOARD OF ADJUSTMENT TO THIS PROPERTY PREVIOUSLY?

IF YES, DESCRIBE BELOW. (Please check with the Planning Department Office to verify)

A Special Exception was granted at the April 21, 2026 Zoning Board of Adjustment meeting to allow the two-family buildings in the R-2 zone .

13. WILL THE PROPOSED PROJECT INVOLVE DEMOLITION OF ANY EXISTING BUILDINGS OR APPURTENANCES? IF YES, DESCRIBE BELOW.

(Please note that any proposed demolition may require review by the Exeter Heritage Commission in accordance with Article 5, Section 5.3.5 of the Exeter Zoning Ordinance).

No.

14. WILL THE PROPOSED PROJECT REQUIRE A "NOTICE OF INTENT TO EXCAVATE" (State of NH Form PA-38)? IF YES, DESCRIBE BELOW.

No.

NOTICE: I CERTIFY THAT THIS APPLICATION AND THE ACCOMPANYING PLANS AND SUPPORTING INFORMATION HAVE BEEN PREPARED IN CONFORMANCE WITH ALL APPLICABLE REGULATIONS; INCLUDING BUT NOT LIMITED TO THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS" AND THE ZONING ORDINANCE. FURTHERMORE, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 15.2 OF THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS", I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE 5/11/2026

OWNER'S SIGNATURE 

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 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 _____

TAXMAP _____
NAME _____
ADDRESS _____

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TAX MAP _____
NAME _____
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TAX MAP _____
NAME _____
ADDRESS _____

TAX MAP _____
NAME _____
ADDRESS _____

SEE ATTACHED

Please attach additional sheets, if needed



CHECKLIST FOR SITE PLAN REVIEW

The checklist on the following page has been prepared to assist you in the preparation of your site plan. The checklist items listed correspond to the site plan requirements set forth in Section 7 of the “Site Plan Review and Subdivision Regulations”. Unless otherwise indicated, all section references within this checklist refer to these regulations. Each of the items listed on this checklist must be addressed by the applicant prior to technical review of the site plan by the Technical Review Committee (TRC) See section 6.5. of the “Site Plan Review and Subdivision Regulations”. This checklist **DOES NOT** include all of the detailed information required for site plan preparation and therefore should not be the sole basis for the preparation of these plans. For a complete listing of site plan requirements, please refer to Section 7 of the “Site Plan Review and Subdivision Regulations”. In addition to these required plan items, the Planning Board will review site plans based upon the standards set forth in Sections 8 and 9 of the “Site Plan Review and Subdivision Regulations”. As the applicant, it is **YOUR RESPONSIBILITY** to familiarize yourself with these standards and to prepare your plans in conformance with them.

Please complete this checklist by marking each item in the column labeled “Applicant” with one of the following: “X: (information provided); “NA” (not applicable); “W: (waiver requested). For all checklist items marked “NA”, a final determination regarding applicability will be made by the TRC. For all items marked “W”, please refer to Section 13 of the “Site Plan Review and Subdivision Regulations” for the proper request procedure to be followed. If waivers are requested, a justification letter for requested waivers is strongly suggested. All waiver requests will be acted upon by the Planning Board at a public hearing. Please contact the Planning Department office if you have any questions concerning the proper completion of this checklist.

All of the required information for the plans listed in the checklist must be provided on separate sheets, unless otherwise approved by the TRC.

NOTE: AN INCOMPLETE CHECKLIST WILL BE GROUNDS FOR REJECTION OF YOUR APPLICATION.

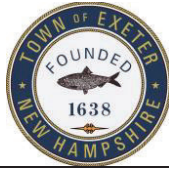


SITE PLAN REQUIREMENTS

7.4 Existing Site Conditions Plan

Submission of this plan will not be applicable in all cases. The applicability of such a plan will be considered by the TRC during its review process as outlined in Section 6.5 Technical Review Committee (TRC) of these regulations. The purpose of this plan is to provide general information on the site, its existing conditions, and to provide the base data from which the site plan or subdivision will be designed. The plan shall show the following:

APPLICANT	TRC	REQUIRED EXHIBITS
☒	☐	7.4.1 Names, addresses, and telephone numbers of the owner, applicant, and person(s) or firm(s) preparing the plan.
☒	☐	7.4.2 Location of the site under consideration, together with the current names and addresses of owners of record, of abutting properties and their existing land use.
☒	☐	7.4.3 Title, date, north arrow, scale, and Planning Board Case Number.
☒	☐	7.4.4 Tax map reference for the site under consideration, together with those of abutting properties.
☒	☐	7.4.5 Zoning (including overlay) district references.
☒	☐	7.4.6 A vicinity sketch or aerial photo showing the location of the land/site in relation to the surrounding public street system and other pertinent location features within a distance of 2,000-feet, or larger area if deemed necessary by the Town Planner.
☒	☐	7.4.7 Natural features including watercourses and water bodies, tree lines, significant trees (20-inches or greater in diameter at breast height) and other significant vegetative cover, topographic features, and any other environmental features that are important to the site design process.
☒	☐	7.4.8 Man-made features such as, but not limited to, existing roads, structures, and stone walls. The plan shall also indicate which features are to be retained and which are to be removed or altered.
☒	☐	7.4.9 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.
☐	☐	7.4.10 A High Intensity Soil Survey (HISS) of the entire site, or appropriate portion thereof. Such soil surveys shall be prepared 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.



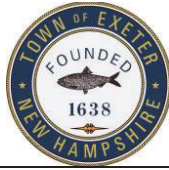
☒	☐	7.4.11 State and Federally designated wetlands, setback information, total wetlands proposed to be filled, other pertinent information and the following wetlands note: "The landowner is responsible for complying with all applicable local, state, and federal wetlands regulations, including any permitting and setback requirements required under these regulations."
☒	☐	7.4.12 Surveyed 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.
☒	☐	7.4.13 The lines of existing abutting streets and driveway locations within 200-feet of the site.
☒	☐	7.4.14 The location, elevation, and layout of existing catch basins and other surface drainage features.
☒	☐	7.4.15 The shape, size, height, location, and use of all existing structures on the site and approximate location of structures within 200-feet of the site.
☒	☐	7.4.16 The size and location of all existing public and private utilities, including off-site utilities to which connection is planned.
☒	☐	7.4.17 The location of all existing easements, rights-of-way, and other encumbrances.
☒	☐	7.4.18 All floodplain information, including the 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.
☒	☐	7.4.19 All other features which would fully explain the existing conditions of the site.
☒	☐	7.4.20 Name of the site plan or subdivision.



7.5 Proposed Site Conditions Plan (Pertains to Site Plans Only)

The purpose of this plan is to illustrate and fully explain the proposed changes taking place within the site. The proposed site conditions plan shall depict the following:

APPLICANT	TRC	REQUIRED EXHIBITS
☒	☐	7.5.1 Proposed grades and topographic contours at intervals not to exceed 2-feet with spot elevations where 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.
☒	☐	7.5.2 The location and layout of proposed drainage systems and structures including elevations for catch basins.
☒	☐	7.5.3 The shape, size, height, and location of all proposed structures, including expansion of existing structures on the site and first floor elevation(s). Building elevation(s) and a rendering of the proposed structure(s).
	☐	7.5.4 High Intensity Soil Survey (HISS) information for the site, including the total area of wetlands proposed to be filled.
☒	☐	7.5.5 State and Federally designated wetlands, setback information, total wetlands proposed to be filled, other pertinent information and the following wetlands note: "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."
	☐	7.5.6 Location and timing patterns of proposed traffic control devices.
☒	☐	7.5.7 The location, width, curbing and paving of all existing and proposed streets, street rights-of-way, easements, alleys, driveways, sidewalks and other public ways. The plan shall indicate the direction of travel for one-way streets. See Section 9.14 – Roadways, Access Points, and Fire Lanes for further guidance.
☒	☐	7.5.8 The location, size and layout of off-street parking, including loading zones. The plan shall indicate the calculations used to determine the number of parking spaces required and provided. See Section 9.13 – Parking Areas for further guidance.
☒	☐	7.5.9 The size and location of all proposed public and private utilities, including but not limited to: water lines, sewage disposal facilities, gas lines, power lines, telephone lines, cable lines, fire alarm connection, and other utilities.
☒	☐	7.5.10 The location, type, and size of all proposed landscaping, screening, green space, and open space areas.
	☐	7.5.11 The location and type of all site lighting, including the cone(s) of illumination to a measurement of 0.5-foot-candle.
☒	☐	7.5.12 The location, size, and exterior design of all proposed signs to be located on the site.
☒	☐	7.5.13 The type and location of all solid waste disposal facilities and accompanying screening.



☒	☐	7.5.14 Location of proposed on-site snow storage.
☒	☐	7.5.15 Location and description of all existing and proposed easement(s) and/or right-of-way.
☒	☐	7.5.16 A note indicating that: "All water, sewer, road (including parking lot), and drainage work shall be constructed in accordance with Section 9.5 Grading, Drainage, and Erosion & Sediment Control and the Standard Specifications for Construction of Public Utilities in Exeter, New Hampshire". See Section 9.14 Roadways, Access Points, and Fire Lanes and Section 9.13 Parking Areas for exceptions.
☒	☐	7.5.17 Signature block for Board approval

OTHER PLAN REQUIREMENTS (See Section indicated)

- ☒ 7.7 Construction plan
- ☒ 7.8 Utilities plan
- ☒ 7.9 Grading, drainage and erosion & sediment control plan
- ☐ 7.10 Landscape plan
- ☒ 7.11 Drainage Improvements and Storm Water Management Plan
- ☐ 7.12 Natural Resources Plan
- ☐ 7.13 Yield Plan

DRAFT



TOWN OF EXETER, N.H.

VOLUNTARY LOT MERGER FORM

*(Applicant must file two originals; please type or print legibly in black ink)
Applicant is responsible for Registry of Deeds Fee(s)*

As provided for in RSA 674:39-a, the undersigned applicant requests that the Town of Exeter, New Hampshire, hereby merge the following contiguous parcels of land for the purposes of land assessment and recognized for regulatory purposes as a single tract or parcel of land:

Name of record owner(s) (must be identical for all lots consolidated):

Phillips Exeter Academy

Mailing address of owner(s):

20 Main Street, Exeter, NH 03833

The following existing parcels are to be consolidated into a single parcel:

				Deed Reference	
<u>Map #</u>	<u>Lot #</u>	<u>Sub #</u>	<u>Street Address</u>	<u>Book</u>	<u>Page</u>
<u>72</u>	<u>99</u>	<u> </u>	<u>35-37 River Street</u>	<u>5243</u>	<u>2998</u>
<u>83</u>	<u>01</u>	<u> </u>	<u>54 Court Street</u>	<u>0612</u>	<u>0240</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

(Attach additional sheet if necessary)

It is a condition of this application that each of the above parcels shall (i) not be subject to separate liens or mortgages, or (ii) any such liens apply equally to all parcels merged. In addition, all real estate taxes on all parcels shall be current. By signing below, legal counsel for the owner(s) certifies as to the facts of either (i) or (ii) above.

Date: _____

Signature of Legal Counsel to Applicant

Printed Name of Legal Counsel to Applicant

By signing below, the applicant agrees that (i) this request is subject to approval of the Planning Board* to assure such merger does not create a violation of the current zoning ordinance or subdivision regulations, (ii) that upon approval, this agreement shall be recorded in the Rockingham County Registry of Deeds, and (iii) subsequent to the approval of this agreement, the owner(s) shall not separately convey or encumber any of the previously existing parcels. Any attempt to separately convey any parcel or part of a parcel submitted hereunder shall require subdivision approval from the Exeter Planning Board.

Dated this _____ day of _____, 20_____.

Owner's signature (s) _____

Print Name(s): _____

=====

(For municipal use only)

By signing below, the application has been reviewed by the Exeter Planning Board* and the lot merger shall not result in a violation of the current zoning ordinance or subdivision regulations.

Date: _____

Planning Board Chairperson

This request has been reviewed by the Exeter Tax Assessor, who has assigned the following tax map and lot number to the resulting parcel: Map #: _____ Lot #: _____

Date: _____

Tax Assessor/designee

One original to be retained in the Tax Assessor's and Planning Department files. One original shall be forwarded to the Rockingham County Registry of Deeds for recording upon approval. The Recorded Copy will be returned to the Owner(s).

*Or the Building Inspector, to whom the Planning Board could delegate this responsibility.

Application Fee Worksheet

PHILLIPS EXETER ACADEMY

Browns Court Faculty Housing

54 Court Street

ASSESSORS' MAP 83, LOT 01/ Map 72, Lot 99

Minor Site Plan Review = \$100

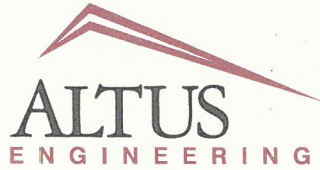
Total New Building Floor Area =

17,040 sf/ 1000 X \$60.00 = \$1,022.40

Abutter Notices - \$10 / ea
(54, Including Professionals) = \$540

Public Notice = \$50

TOTAL DUE = \$1,712.40



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

May 11, 2026

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 P5725

ABUTTER'S LIST

<u>Tax Map / Parcel</u>	<u>Abutter name & address</u>
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 / 92	Kelly Anne Moynihan & William Blaise Maxx Morrison 28 River St Exeter, NH 03833
72 / 95	Lars Holzman 34 River St Exeter, NH 03833
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 / 100	Brandon S. Tetler & Eric Tetler 133 Seaport Blvd, Unit 2203 Boston, MA 02210
72 / 101	Sunshine Realty Trust Judith M. Hovanesian, Trustee 3 Riverwoods Dr Exeter, NH 03833
72 / 102	Seventy-One High Street Realty Trust Peter Kazantzidis, Trustee 7 Heritage Way Exeter, NH 03833
72 / 103	Jackson Properties, LLC 761 Washington St Rye, NH 03870
72 / 105-MC	38-40 South Street Condominiums 38-40 South St Exeter, NH 03833
72 / 105-1	Waweru Wangui 38 South St Exeter, NH 03833
72 / 105-2	Carol Jeanette Thompson Rev Trust Carol Jeanette Thompson, Trustee 40 South St Exeter, NH 03833
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 / 45-2	Jessica Ricard & Benjamin R. Ackley 13 Bell Avenue #A Exeter, NH 03833
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	Alternative Designs, Inc. 94 Old Granite Street Manchester, NH 03101
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

Phillips Exeter Academy
20 Main Street
Exeter, NH 03833
Attn: Mark Leighton

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Manchester, NH 03101

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Manchester, NH 03101

Altus Engineering, LLC
133 Court Street
Portsmouth, NH 03801
Attn: Cory D. Belden

Altus Engineering, LLC
133 Court Street
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Millenium Engineering
13 Hampton Road
Exeter, NH 03833
Attn: Preston Brown

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13 Hampton Road
Exeter, NH 03833
Attn: Preston Brown

Kelly Anne Moynihan &
William Blaise Maxx Morrison
28 River Street
Exeter, NH 03833

Kelly Anne Moynihan &
William Blaise Maxx Morrison
28 River Street
Exeter, NH 03833

Kelly Anne Moynihan &
William Blaise Maxx Morrison
28 River Street
Exeter, NH 03833

Forbes-Fisher 2020 Rev. Trust
Joseph L. Fisher Jr. et al, Trustees
36 River Street
Exeter, NH 03833

Forbes-Fisher 2020 Rev. Trust
Joseph L. Fisher Jr. et al, Trustees
36 River Street
Exeter, NH 03833

Forbes-Fisher 2020 Rev. Trust
Joseph L. Fisher Jr. et al, Trustees
36 River Street
Exeter, NH 03833

Stephan A. & Carolyn F. Locke Joint
Rev. Trust
Stephen A. & Carolyn F. Locke, Tr.
44 River Street
Exeter, NH 03833

Stephan A. & Carolyn F. Locke Joint
Rev. Trust
Stephen A. & Carolyn F. Locke, Tr.
44 River Street
Exeter, NH 03833

Stephan A. & Carolyn F. Locke Joint
Rev. Trust
Stephen A. & Carolyn F. Locke, Tr.
44 River Street
Exeter, NH 03833

Jackson Properties LLC
761 Washington Street
Rye, NH 03870

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761 Washington Street
Rye, NH 03870

Jackson Properties LLC
761 Washington Street
Rye, NH 03870

Three Bulldogs, LLC
10 North Road
East Kingston, NH 03827

Three Bulldogs, LLC
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Norman J. & Roberta McGaughey
89 Prospect Hill Road
Windsor, CT 06095

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LaRoche Family Rev. Trust
Anthony K. & Jana K. LaRoche, Tr.
39 Court Street
Exeter, NH 03833

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39 Court Street
Exeter, NH 03833

Parks Dugas Rev. Trust
Allison Parks & Mark Dugas, Tr.
37 Court Street, Apt. B
Exeter, NH 03833

Parks Dugas Rev. Trust
Allison Parks & Mark Dugas, Tr.
37 Court Street, Apt. B
Exeter, NH 03833

Parks Dugas Rev. Trust
Allison Parks & Mark Dugas, Tr.
37 Court Street, Apt. B
Exeter, NH 03833

Pamela A Bourgeois Trust
Pamela A. Bourgeois, Trustee
4 Marston Street
Exeter, NH 03833

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Pamela A. Bourgeois, Trustee
4 Marston Street
Exeter, NH 03833

Pamela A Bourgeois Trust
Pamela A. Bourgeois, Trustee
4 Marston Street
Exeter, NH 03833

Jeremy B. James Rev. Trust &
Sarah Colby Z Rev. Trust
Sarah Colby & Jeremy James, Tr.
70 Court Street
Exeter, NH 03833

Jeremy B. James Rev. Trust &
Sarah Colby Z Rev. Trust
Sarah Colby & Jeremy James, Tr.
70 Court Street
Exeter, NH 03833

Jeremy B. James Rev. Trust &
Sarah Colby Z Rev. Trust
Sarah Colby & Jeremy James, Tr.
70 Court Street
Exeter, NH 03833

Jendiss Frizzell
84 Court Street
Exeter, NH 03833

Jendiss Frizzell
84 Court Street
Exeter, NH 03833

Jendiss Frizzell
84 Court Street
Exeter, NH 03833

Christopher & Sheryl K. Dion Rev. Tr.
Christopher & Sheryl Dion, Trustees
86 Court Street
Exeter, NH 03833

Christopher & Sheryl K. Dion Rev. Tr.
Christopher & Sheryl Dion, Trustees
86 Court Street
Exeter, NH 03833

Christopher & Sheryl K. Dion Rev. Tr.
Christopher & Sheryl Dion, Trustees
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Exeter, NH 03833

White Shutters, LLC
5 Marylyn Avenue
Exeter, NH 03833

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Exeter, NH 03833

White Shutters, LLC
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Gregory Schneider & Yu Zhang
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Exeter, NH 03833

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96 Court Street
Exeter, NH 03833

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Exeter, NH 03833

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Exeter, NH 03833

Rossana Hurley
98 Court Street
Exeter, NH 03833

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Laurie Hunt Goupil, Trustee
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27 Badger Island West #3
Kittery, ME 03904

Cornelia C. Lewis & Judy A. Swanton
7 Bell Avenue, Apt. B
Exeter, NH 03833

Bonnie Linscott
19 Bow Street
Exeter, NH 03833

Laurie Hunt Goupil Rev. Living Trust
Laurie Hunt Goupil, Trustee
37 Bell Avenue
Exeter, NH 03833

Daniel Aylward
33 Bell Avenue
Exeter, NH 03833

William R. Pied
29 Bell Avenue
Exeter, NH 03833

Janice M. & Joseph A. Reiter
25 Bell Avenue
Exeter, NH 03833

Barbara A. Smith
23 Bell Avenue
Exeter, NH 03833

Lois D. Rudy & Robert H. Chilton
205 Bridgeboro Road
Moorestown, NJ 08057

Kristie & Scott W. Carrigan
17 Bell Avenue
Exeter, NH 03833

Bell Ave ABCD, LLC
27 Badger Island West #3
Kittery, ME 03904

Cornelia C. Lewis & Judy A. Swanton
7 Bell Avenue, Apt. B
Exeter, NH 03833

Potter Family Trust
John Paul & Nancy Marie Potter, Tr.
5 Bell Avenue
Exeter, NH 03833

Potter Family Trust
John Paul & Nancy Marie Potter, Tr.
5 Bell Avenue
Exeter, NH 03833

Potter Family Trust
John Paul & Nancy Marie Potter, Tr.
5 Bell Avenue
Exeter, NH 03833

Alice A. & Gerald K. Hill
1 Bell Avenue
Exeter, NH 03833

Alice A. & Gerald K. Hill
1 Bell Avenue
Exeter, NH 03833

Alice A. & Gerald K. Hill
1 Bell Avenue
Exeter, NH 03833

Town of Exeter
10 Front Street
Exeter, NH 03833

Town of Exeter
10 Front Street
Exeter, NH 03833

Town of Exeter
10 Front Street
Exeter, NH 03833

William J. Morin Rev. Trust
William J. Morin, Trustee
95 Court Street #1
Exeter, NH 03833

William J. Morin Rev. Trust
William J. Morin, Trustee
95 Court Street #1
Exeter, NH 03833

William J. Morin Rev. Trust
William J. Morin, Trustee
95 Court Street #1
Exeter, NH 03833

Elizabeth M. Flavin
95 Court Street #2
Exeter, NH 03833

Elizabeth M. Flavin
95 Court Street #2
Exeter, NH 03833

Elizabeth M. Flavin
95 Court Street #2
Exeter, NH 03833

Jing Xiao & laoning Ye
95 Court Street #3
Exeter, NH 03833

Jing Xiao & laoning Ye
95 Court Street #3
Exeter, NH 03833

Jing Xiao & laoning Ye
95 Court Street #3
Exeter, NH 03833

Talia A Hardy
95 Court Street #4
Exeter, NH 03833

Talia A Hardy
95 Court Street #4
Exeter, NH 03833

Talia A Hardy
95 Court Street #4
Exeter, NH 03833

JL Rev. Trust & Janet Louise
95 Court Street #5
Exeter, NH 03833

JL Rev. Trust & Janet Louise
95 Court Street #5
Exeter, NH 03833

JL Rev. Trust & Janet Louise
95 Court Street #5
Exeter, NH 03833

Chloe J. Kahn
95 Court Street #6
Exeter, NH 03833

Chloe J. Kahn
95 Court Street #6
Exeter, NH 03833

Chloe J. Kahn
95 Court Street #6
Exeter, NH 03833

John Sylvain
95 Court Street #7
Exeter, NH 03833

John Sylvain
95 Court Street #7
Exeter, NH 03833

John Sylvain
95 Court Street #7
Exeter, NH 03833

Tatiana Romanova & Maksyn Khankin
14 Anna Lisa Way
Nottingham, NH 03290

Tatiana Romanova & Maksyn Khankin
14 Anna Lisa Way
Nottingham, NH 03290

Tatiana Romanova & Maksyn Khankin
14 Anna Lisa Way
Nottingham, NH 03290

Blue Hawk, LLC
PO Box 875
Hampton, NH 03842

Blue Hawk, LLC
PO Box 875
Hampton, NH 03842

Blue Hawk, LLC
PO Box 875
Hampton, NH 03842

Mountain Hawk, LLC
PO Box 875
Hampton, NH 03842

Mountain Hawk, LLC
PO Box 875
Hampton, NH 03842

Mountain Hawk, LLC
PO Box 875
Hampton, NH 03842

Christina Anna Knapp Rev. Trust
Christina A. Knapp & et al, Tr.
69R Court Street
Exeter, NH 03833

Christina Anna Knapp Rev. Trust
Christina A. Knapp & et al, Tr.
69R Court Street
Exeter, NH 03833

Christina Anna Knapp Rev. Trust
Christina A. Knapp & et al, Tr.
69R Court Street
Exeter, NH 03833

Exeter Day School
11 Marlboro Street
Exeter, NH 03833

Exeter Day School
11 Marlboro Street
Exeter, NH 03833

Exeter Day School
11 Marlboro Street
Exeter, NH 03833

Lars Holzman
34 River Street
Exeter, NH 03833

Lars Holzman
34 River Street
Exeter, NH 03833

Lars Holzman
34 River Street
Exeter, NH 03833

Brandon S. Tetler & Eric Tetler
133 Seaport Blvd., Unit 2203
Boston, MA 02210

Brandon S. Tetler & Eric Tetler
133 Seaport Blvd., Unit 2203
Boston, MA 02210

Brandon S. Tetler & Eric Tetler
133 Seaport Blvd., Unit 2203
Boston, MA 02210

Sunshine Realty Trust
Judith M. Hovanesian, Trustee
3 Riverwoods Drive
Exeter, NH 03833

Sunshine Realty Trust
Judith M. Hovanesian, Trustee
3 Riverwoods Drive
Exeter, NH 03833

Sunshine Realty Trust
Judith M. Hovanesian, Trustee
3 Riverwoods Drive
Exeter, NH 03833

Seventy-One High Street Realty Trust
Peter Kazantzidis, Trustee
7 Heritage Way
Exeter, NH 03833

Seventy-One High Street Realty Trust
Peter Kazantzidis, Trustee
7 Heritage Way
Exeter, NH 03833

Seventy-One High Street Realty Trust
Peter Kazantzidis, Trustee
7 Heritage Way
Exeter, NH 03833

38-40 South Street Condominiums
38 – 40 South Street
Exeter, NH 03833

38-40 South Street Condominiums
38 – 40 South Street
Exeter, NH 03833

38-40 South Street Condominiums
38 – 40 South Street
Exeter, NH 03833

Waweru Wangui
38 South Street
Exeter, NH 03833

Waweru Wangui
38 South Street
Exeter, NH 03833

Waweru Wangui
38 South Street
Exeter, NH 03833

Jessica Ricard & Benjamin R. Ackley
13 Bell Avenue #A
Exeter, NH 03833

Jessica Ricard & Benjamin R. Ackley
13 Bell Avenue #A
Exeter, NH 03833

Jessica Ricard & Benjamin R. Ackley
13 Bell Avenue #A
Exeter, NH 03833

Carol Jeanette Thompson Rev. Trust
Carol Jeanette Thompson, Trustee
40 South Street
Exeter, NH 03833

Carol Jeanette Thompson Rev. Trust
Carol Jeanette Thompson, Trustee
40 South Street
Exeter, NH 03833

Carol Jeanette Thompson Rev. Trust
Carol Jeanette Thompson, Trustee
40 South Street
Exeter, NH 03833

LETTER OF EXPLANATION

Phillips Exeter Academy Browns Court Faculty Housing Project

54 Court Street
Exeter, NH
Tax Map 81 Lot 01, Map 72 Lot 99

May 12, 2026

Phillips Exeter Academy (PEA) is proposing to construct three new duplexes on existing Tax Maps 83-01 and 72-99. PEA is proposing to do a voluntary lot merger application to merge Tax Map Lot 72-99 into Tax Map 83-01 for a single tract of land, which will be approximately 49.35 acres in size. The proposed six units will be used to provide much-needed faculty housing at PEA. The existing Tax Map Lot 83-01 is an approximate 49-acre parcel 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. A comprehensive drainage analysis and stormwater management system was implemented along with NHDES Alteration of Terrain permitting. These projects provided treatment to approximately 680,000 square feet of impervious area on site without increases to impervious areas compared to the pre-development conditions. In addition, the stormwater modeling accounted for 15,000 square feet of future impervious area that has not been provided. New stormwater management facilities (bioretention ponds) are provided to treat the new impervious areas. A Drainage Report with stormwater modeling is provided that shows that the proposed site improvements will provide additional decreases to the site peak discharge rates. The proposed duplex buildings will be less than 2% increase in impervious area to the site, so the minor site plan review application applies.

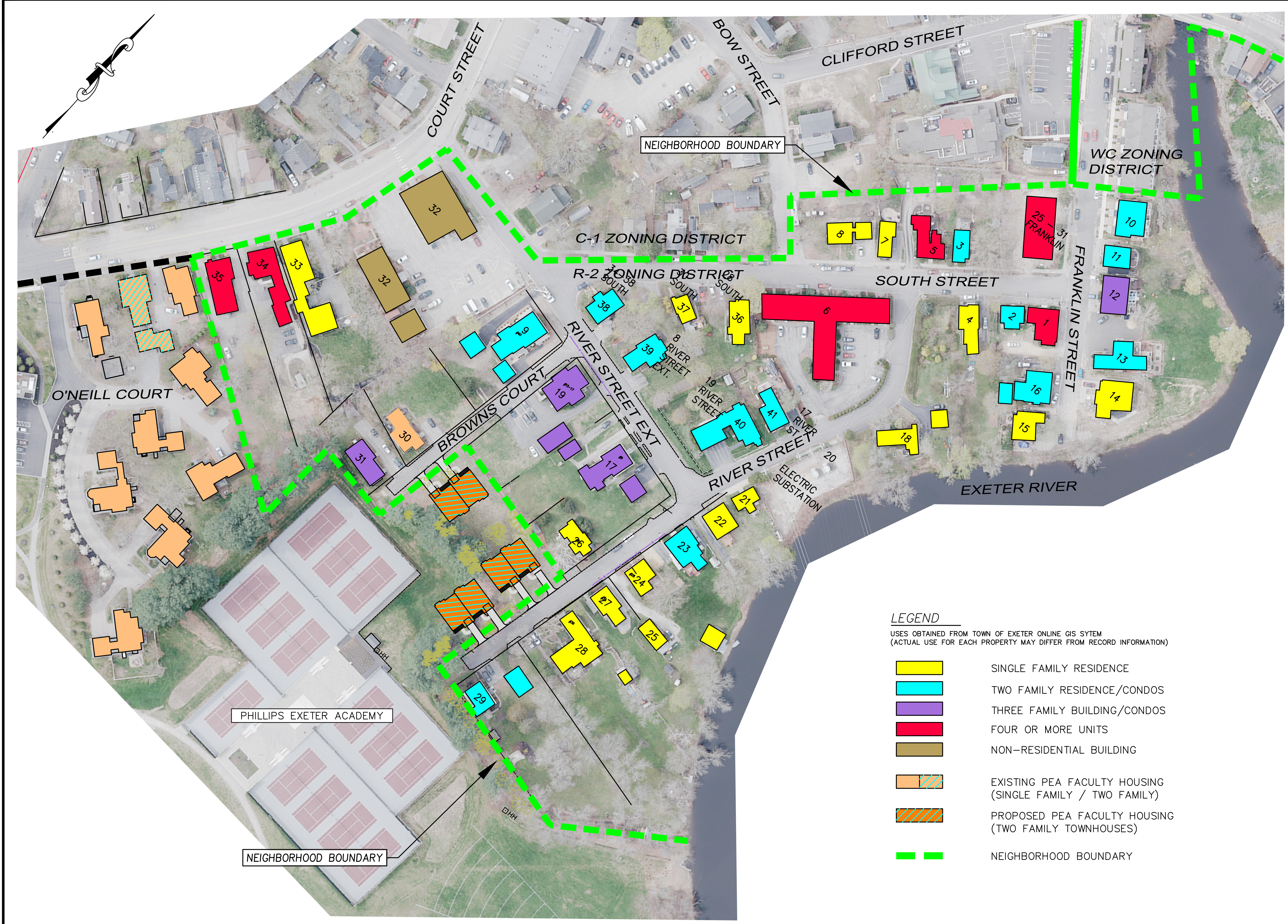
At the April 21, 2026 Zoning Board of Adjustment (ZBA) meeting, a Special Exception was approved to allow the two-family duplexes in the R-2 residential zoning district. It is noted, that the ZBA requested that safety along River Street be considered in the review of the Site Plan Review application. The applicant is open to recommendations to address potential safety concerns on River Street or Browns Court that would result from the additional residential driveways.

For the Post-Development stormwater model, the existing watershed model was revised to reflect the proposed buildings and site improvements. The new impervious areas for the building and driveways were added to the model and reflected in the new Sub-Catchments. The post-development stormwater model includes a 500 sf raingarden (bioretention pond) and three smaller raingardens to provide treatment to the site. The rainfall intensity data used for the modeling has been updated since the 2016 modeling to include the new rainfall intensity data and a 15% increase for NH Seacoast communities, per NHDES AoT requirements. The following Stormwater Modeling Summary table illustrates the results of the stormwater modeling.

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

	2-Yr Storm (3.70 inch)	10-Yr Storm (5.65 inch)	25-Yr Storm (7.19 inch)	50-Yr Storm (8.62 inch)
POA #1 – Watershed Area for Site				
Pre	7.99	16.44	23.63	30.62
Post	7.43	15.91	23.39	30.32
Net Change POA #1	-0.56	-0.53	-0.24	-0.30

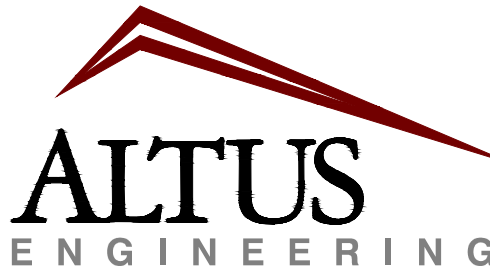
As illustrated in the Stormwater Modeling Summary, all of the storm events show decreases in the peak flow rates for the proposed improvements. The master plan development of 2016 reduced the peak flows, so the proposed decreases are in addition to the 2016 reductions that were provided. Therefore, the site will continue to provide reduced peak flow discharge rates and will not impact downstream infrastructure. Based on the New Hampshire Stormwater Manual (Volume 2), the pollutant removal rates would meet the town of Exeter requirements.



LEGEND
USES OBTAINED FROM TOWN OF EXETER ONLINE GIS SYTEM
(ACTUAL USE FOR EACH PROPERTY MAY DIFFER FROM RECORD INFORMATION)

[Yellow Box]	SINGLE FAMILY RESIDENCE
[Cyan Box]	TWO FAMILY RESIDENCE/CONDOS
[Purple Box]	THREE FAMILY BUILDING/CONDOS
[Red Box]	FOUR OR MORE UNITS
[Brown Box]	NON-RESIDENTIAL BUILDING
[Orange Box with Diagonal Lines]	EXISTING PEA FACULTY HOUSING (SINGLE FAMILY / TWO FAMILY)
[Orange Box with Cross-hatching]	PROPOSED PEA FACULTY HOUSING (TWO FAMILY TOWNHOUSES)
[Green Dashed Line]	NEIGHBORHOOD BOUNDARY

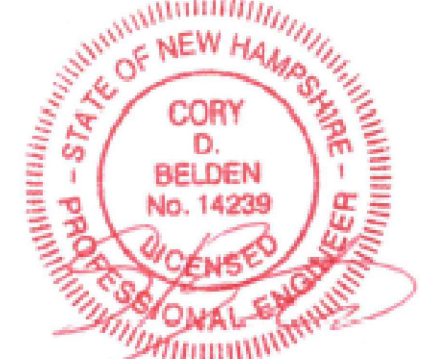
ENGINEER:



ALTUS
ENGINEERING

133 Court Street
(603) 433-2335

Portsmouth, NH 03801
www.altus-eng.com



CORY D. BELDEN
No. 14299
LICENSED PROFESSIONAL ENGINEER
March 27, 2026

THIS DRAWING HAS NOT BEEN
RELEASED FOR CONSTRUCTION

ISSUED FOR:
ZONING BOARD

ISSUE DATE:
MARCH 27, 2026

REVISIONS		
NO.	DESCRIPTION	BY DATE
0	ZBA	CDB 03/27/26

DRAWN BY: _____ CDB
APPROVED BY: _____ CDB
DRAWING FILE: 5725_SITE.DWG

SCALE:
(22"x34") 1"=60
(11"x17") 1"=120'

OWNER:



Phillips Exeter Academy
20 Main Street
Exeter, NH 03833

PROJECT:
**BROWN COURT
FACULTY HOUSING
PROJECT**

TAX MAP 83, LOTS 01
EXETER, NH 03833

TITLE:
**NEIGHBORHOOD
PLAN**

SHEET NUMBER:
1 of 1

P5674

PHILLIPS EXETER ACADEMY FACULTY HOUSING

CASE #26-_____

TOWN OF EXETER PROJECT REFERENCE

Town of Exeter Planning Board

Chairman _____ Date _____

THIS DRAWING SET HAS NOT
BEEN RELEASED FOR
CONSTRUCTION

Browns Court & River Street
Exeter, New Hampshire

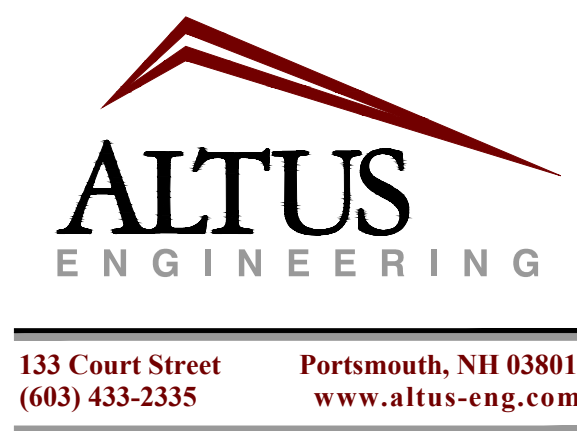
Assessor's Parcels 72, Lot 99 & 83, Lot 01
ISSUED FOR TECHNICAL REVIEW COMMITTEE

Plan Issue Date:

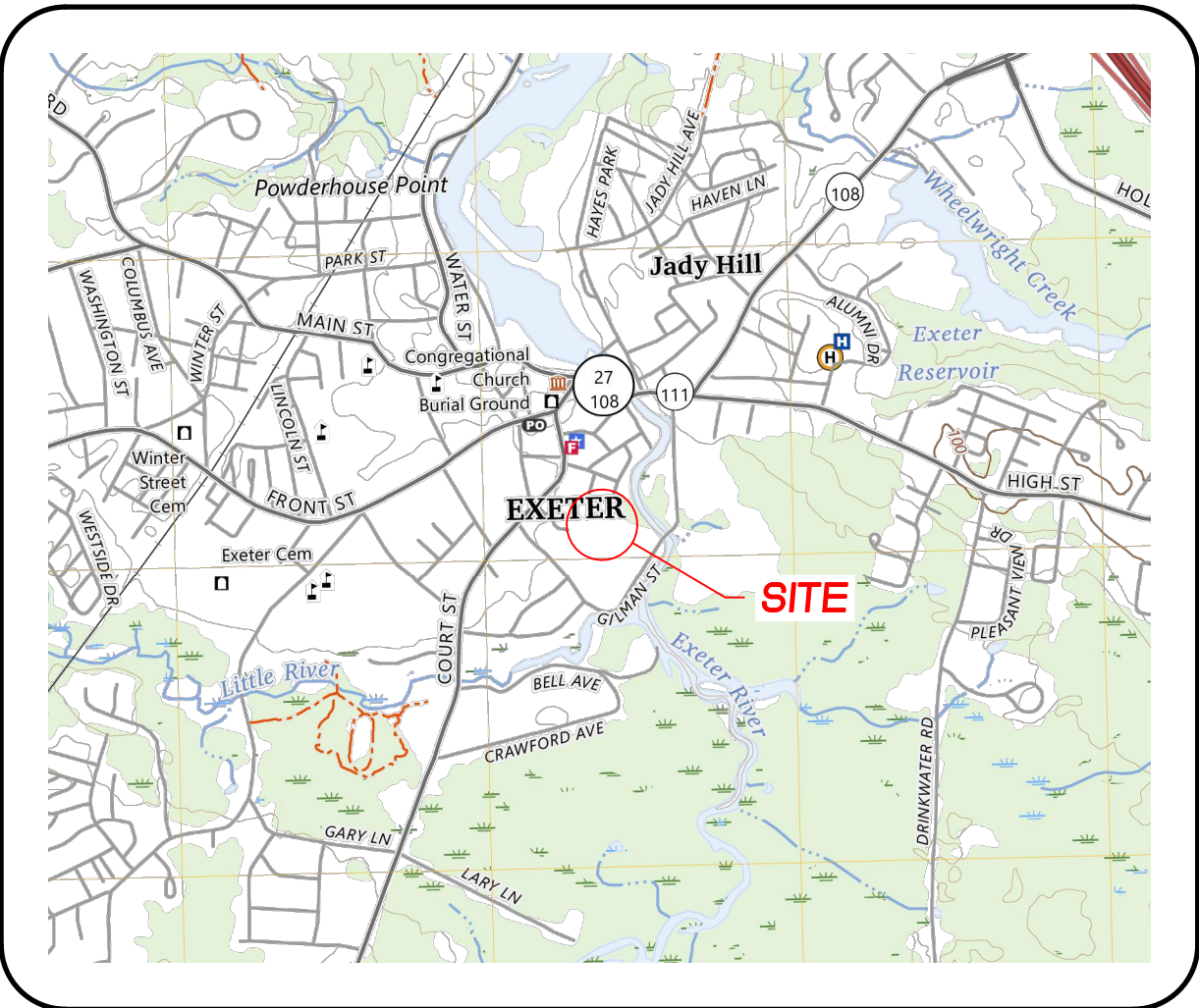
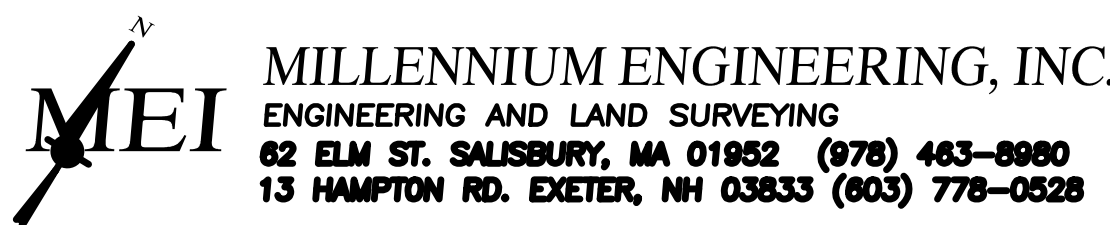
May 12, 2026

Owner/Applicant:
PHILLIPS EXETER ACADEMY
20 MAIN STREET
EXETER, NH 03833

Civil Engineer:



Surveyor:



LOCUS

NOT TO SCALE

Sheet Index

Title	Sheet No.:	Rev.	Date
Existing Conditions Plans (MEI)	1 OF 2	—	02/04/26
Existing Conditions Plans (MEI)	2 OF 2	—	02/04/26
Site Plan	C-1	0	05/12/26
Grading & Stormwater Management Plan	C-2	0	05/12/26
Utilities Plan	C-3	0	05/12/26
Stormwater Management Notes & Details	C-4	0	05/12/26
Construction Details	C-5	0	05/12/26
Construction Details	C-6	0	05/12/26
Construction Details	C-7	0	05/12/26

Permit Summary Submitted Received

LOCUS MAP
NOT TO SCALE

ABUTTERS


 N/F
 PHILLIPS EXETER ACADEMY
 20 MAIN STREET
 EXETER, NH 03833
 BK.4702 PG.1375

72
103

N/F

JACKSON PROPERTIES LLC
761 WASHINGTON STREET
RYE, NH 03870
BK.5751 PG.243

PLAN REFERENCES

"EXISTING CONDITIONS IN EXETER, N.H.,
AT GILMAN STREET, CHADWICK LANE,
MARSTON STREET, & COURT STREET
AND RIGHT OF WAY AT GILMAN STREET
PREPARED FOR PHILLIPS EXETER
ACADEMY"
SCALE 1"=100' DATE: DEC. 29, 2015
MILLENNIUM ENGINEERING, INC.
(NOT RECORDED)

D-17349 "PLAN OF LAND IN EXETER, NH FOR
RITA L. LINSKOTT"
SCALE 1"=20' DATE: DEC. 13, 1985
JOHN W. DURGIN ASSOCIATES, INC.

D-14085 "PLAT OF LAND IN EXETER, NH FOR
VICTORIA E. LINSOTT"
SCALE 1"=20' DATE: JULY 1985
PARKER SURVEY ASSOC., INC

D-31211 "PLAT OF LAND IN EXETER, NH
SHOWING A PERIMETER SURVEY AT 40
& 44 RIVER STREET, PREPARED FOR
PHILLIPS EXETER ACADEMY"
SCALE 1"=20' DATE: DEC. 5, 2003
PARKER SURVEY & ENGINEERING

D-41593 "CONDOMINIUM PLAN (SITE PLAN) IN
EXETER, NH SHOWING 38-40 SOUTH
STREET CONDOMINIUM, RECORD OWNER
ENTHEOS L.L.C."
SCALE 1"=10' DATE: DEC. 5, 2018
MILLENNIUM ENGINEERING, INC.

LEGEND

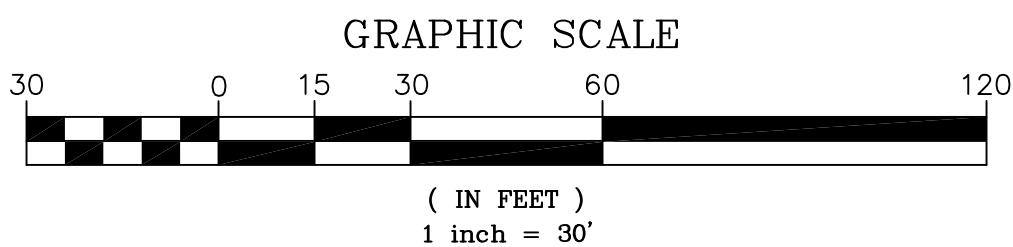
● D.H.	DRILL HOLE
● I ROD	IRON ROD
FND.	FOUND
N/F	NOW OR FORMERLY
UPOLE	UTILITY POLE
—D—	DRAINAGE
—W—	WATER
—S—	SEWER
—G—	GAS
—OHW—	OVERHEAD WIRE
□ H.H.	ELECTRIC HANDHOLE

CATCH BASIN
DRAIN MANHOLE
SEWER MANHOLE
ELECTRIC MANHOLE
HYDRANT

GAS VALVE
WATER SHUT OFF
WATER VALVE

ASSESSORS MAP#
PARCEL#

TENNIS COURTS



TENNIS COURTS

CASE#26...

SITE PLAN REVIEW NOTE:

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 REQUIREMENTS
UNDER THESE REGULATIONS"

THE PURPOSE OF THIS PLAT TO MERGE
MAP 72 LOT 99 WITH MAP 81 LOT 1

RECORD OWNER


 PHILLIPS EXETER ACADEMY
 20 MAIN STREET
 EXETER, NH 03833
 BK.5243 PG.2998
 15,108 S.F.
 0.35 ACRES


 PHILLIPS EXETER ACADEMY
 20 MAIN STREET
 EXETER, NH 03833
 BK.612 PG.240
 49 ACRES±

UTILITY INFORMATION STATEMENT

1. THE SUB-SURFACE UTILITY INFORMATION SHOWN HEREON IS COMPILED BASED ON FIELD SURVEY INFORMATION, RECORD INFORMATION AS SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES, AND PLAN INFORMATION SUPPLIED BY THE CLIENT, IF ANY; THEREFORE WE CANNOT GUARANTEE THE ACCURACY OF SAID COMPILED SUB-SURFACE INFORMATION TO ANY CERTAIN DEGREE OF STATED TOLERANCE. ONLY PHYSICALLY LOCATED SUB-SURFACE UTILITY FEATURES FALL WITHIN NORMAL STANDARD OF CARE ACCURACIES.
2. THE LOCATIONS OF UNDERGROUND PIPES, CONDUITS, AND STRUCTURES HAVE BEEN DETERMINED FROM SAID INFORMATION, AND ARE APPROXIMATE ONLY. COMPILED LOCATIONS OF ANY UNDERGROUND STRUCTURES, NOT VISIBLY OBSERVED AND LOCATED, CAN VARY FROM THEIR ACTUAL LOCATIONS.
3. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.
4. THE STATUS OF UTILITIES, WHETHER ACTIVE, ABANDONED, OR REMOVED, IS AN UNKNOWN CONDITION AS FAR AS OUR COMPILATION OF THIS INFORMATION.
5. IT IS INCUMBENT UPON INDIVIDUALS USING THIS INFORMATION TO UNDERSTAND THAT COMPILING UTILITY INFORMATION IS NOT EXACT, AND IS SUBJECT TO CHANGE BASED UPON VARYING PLAN INFORMATION RECEIVED AND ACTUAL LOCATIONS.
6. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES IS SUBJECT TO FIELD CONDITIONS, THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS AND OTHER MATTERS.
7. THE PROPER UTILITY ENGINEERING/COMPANY SHOULD BE CONSULTED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHOULD BE VERIFIED IN THE FIELD (V.I.F.) BEFORE PLANNING FUTURE CONNECTIONS. CONTACT THE DIG SAFE CALL CENTER AT 1-888-344-7233, SEVENTY-TWO HOURS PRIOR TO EXCAVATION, BLASTING, GRADING, AND/OR PAVING.

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE
ON THE GROUND IN NOVEMBER 2025.

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

DRAFT

LICENSED LAND SURVEYOR	DATE
------------------------	------

TOWN OF EXETER PLANNING BOARD

EXISTING CONDITIONS SHEET

PLAT OF LAND

IN

EXETER, NH

SHOWING
EXISTING CONDITIONS
AT 35 & 37 RIVER STREET AND GILMAN STREET
(ASSESSORS MAP 72 LOT 99 AND MAP 83 LOT 1)

RECORD OWNER / PREPARED FOR

PHILLIPS EXETER ACADEMY
20 MAIN STREET, EXETER, NH 03830

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"=30'

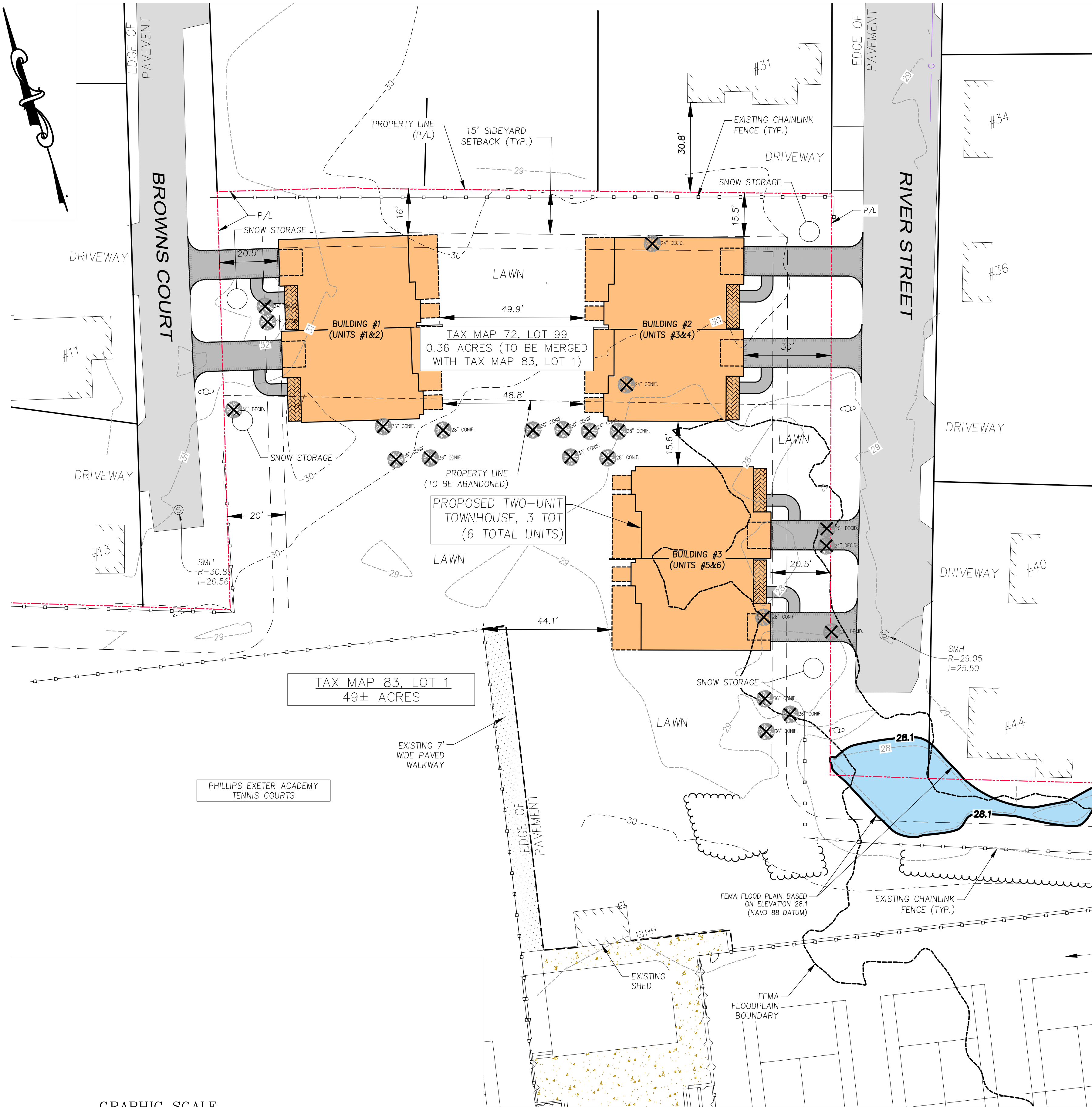
CALC. BY: P.D.B.

PROJECT: E253382

DATE: FEB. 04, 2026

HKD. BY: H.H.E

SHEET: 1 OF 2



SITE NOTES

THE PROPOSED PROJECT INTENT IS TO MERGE LOT 72-99 (0.36 ACRES) WITH LOT 83-01 (49± ACRES) BOTH OWNED BY PHILLIPS EXETER ACADEMY. THE PROPOSED DEVELOPMENT WILL OCCUR ON THE MERGED LOT. BOTH LOTS ARE LOCATED IN THE R-2 ZONING DISTRICT. LOT 72-99 HAS AN EXISTING USE OF PRIVATE SCHOOL AS ALLOWED BY SPECIAL EXCEPTION.

1. OWNER OF RECORD:
PHILLIPS EXETER ACADEMY
20 MAIN STREET EXETER, NEW HAMPSHIRE 03833
603-777-4442
PROPERTY ADDRESS: 35-37 RIVER STREET
TAX MAP 72, LOT 99
SIZE = 0.36 ACRES
54 COURT STREET
TAX MAP 83, LOT 01
SIZE = 49± ACRES

2. APPROXIMATE LOT AREA: 49.35 AC.± (MERGED)
3. ZONING DISTRICT : R-2, RURAL SINGLE FAMILY RESIDENCE
4. DIMENSIONAL REQUIREMENTS: ZONE R-2

	REQUIRED	EXISTING	PROVIDED
MIN. LOT AREA:	15,000 S.F.	49± ACRES	49.35± ACRES
FRONT SETBACK(COURT ST):	25'	25'+	N/A
SIDE SETBACK:	15'	8.7±'	15.2'
REAR SETBACK(EXETER RIVER):	25'	>25'	N/A
MAX. BUILDING HEIGHT:	35'	35'+ (LOVE GYM)	<35'
MAX. BLDG. COVERAGE:	25% MAX	14.5±%	14.9±%
OPEN SPACE:	40% MIN	45±%	45.2±%
DENSITY SF/UNIT:	15,000	215,000± (10 UNITS)	134,350± (16 UNITS)

5. THE FOLLOWING SPECIAL EXCEPTION WAS GRANTED BY THE ZONING BOARD OF ADJUSTMENT ON APRIL 21, 2026 FOR RELIEF FROM THE FOLLOWING ZONING ORDINANCE PROVISION:
- ARTICLE 4, SECTION 4.2 PERMITTED USES: R-2 SINGLE FAMILY RESIDENTIAL: ALLOWS THE USE OF TWO-FAMILY HOMES BY SPECIAL EXCEPTION.
6. ALL CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE TOWN OF EXETER & NHDOT'S STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
7. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
8. 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.
9. THE PROPOSED SITE PLAN REQUIRES APPROVAL FROM THE EXETER PLANNING BOARD.
10. ALL WATER, SEWER, ROAD, 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.
11. ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
12. ALL CONDITIONS OF THIS APPROVAL SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
13. IF ADEQUATE ON-SITE SNOW STORAGE IS NOT AVAILABLE, THE SNOW SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED.
14. SITEWORK CONTRACTOR SHALL PREPARE AN AS-BUILT SITE PLAN (REDLINE) FOR ALL UTILITY INSTALLATIONS. A CAD FILE WILL BE PROVIDED FOR THE TOWN'S G.I.S. DATA BASE.

✕ = SIGNIFICANT TREE TO BE REMOVED. SIGNIFICANT TREES ARE TREES 20" DIAMETER OR GREATER, AS DEFINED IN SECTION 7.4.7.

LEGEND

- PROPOSED THRUST BLOCK/CURB STOP/VALVE/HYDRANT
- PROPOSED DOMESTIC/FIRE WATER SERVICE LINE
- PROPOSED SEWER/MANHOLE/CLEANOUT
- PROPOSED UNDERGROUND ELECTRIC/PHONE/TV
- PROPOSED DRAINAGE (HARD PIPE)/CB/DCB/DMH/FES
- PROPOSED CATCH BASIN INLET PROTECTION
- CORRUGATED PLASTIC PIPE/FLARED END SECTION/HEADWALL
- PROPOSED GROUND SLOPE/APPROX. GRADE/STONE CHECK DAM
- SILTFENCE/SEDIMENT BARRIER/CONST. FENCE
- STABILIZED CONSTRUCTION EXIT
- PROPOSED RAINGARDEN
- PROPOSED STONE DRIPEDGE
- PROPOSED BRICK SIDEWALK/PATIO
- TESTPIT OR BORING/PERC. TEST/BENCHMARK

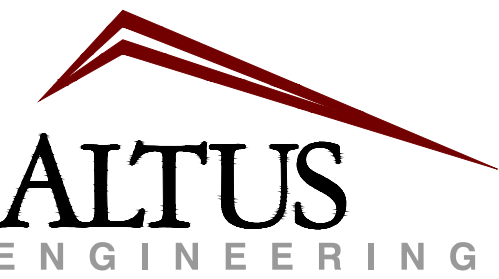
CASE #26-

TOWN OF EXETER PROJECT REFERENCE

Town of Exeter Planning Board

Chairman Date

ENGINEER:



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



THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

ISSUED FOR:

PLANNING BOARD

ISSUE DATE:

MAY 12, 2026

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMITTAL	CDB	05/12/26

DRAWN BY: CDB

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DRAWING FILE: 5725_SITE.DWG

SCALE:

(22"x34") 1"=20'
(11"x17") 1"=40'

OWNER:



Phillips Exeter Academy
20 Main Street
Exeter, NH 03833

PROJECT:

BROWNS COURT
FACULTY HOUSING
PROJECT

TAX MAP 83, LOT 01
TAX MAP 72, LOT 99

EXETER, NH 03833

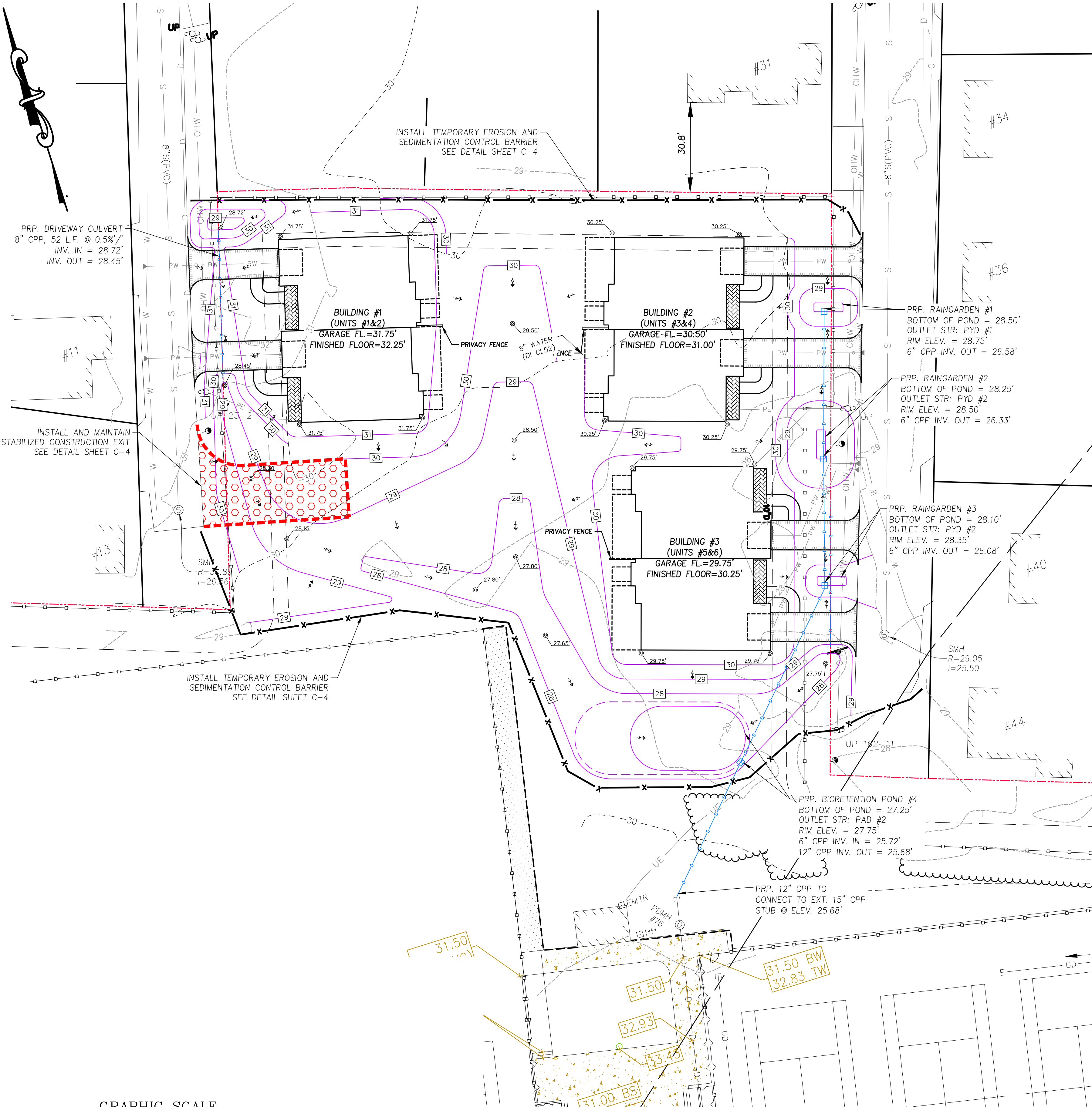
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SITE PLAN

SHEET NUMBER:

C-1

P5725



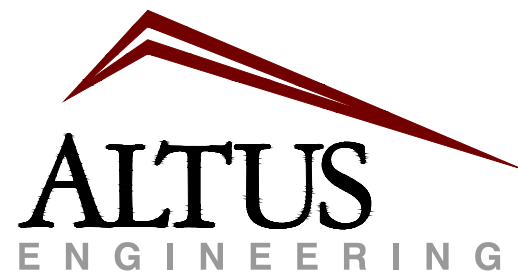
GRADING & STORMWATER MANAGEMENT NOTES

1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SCHEDULED TO REMAIN.
2. ALL WATER, SEWER, ROAD, 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. 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.
5. DEWATERING ACTIVITIES SHALL BE DONE IN ACCORDANCE WITH EPA AND NHDES REGULATIONS AND GUIDELINES.
6. 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.
7. ALL STORM DRAIN PIPE SHALL BE ADS N-12 OR EQUAL AND APPROVED BY THE ENGINEER.
8. 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.
9. CONTRACTOR SHALL PROTECT ALL STORMWATER FACILITIES FROM CONSTRUCTION RUNOFF UNTIL THE WATERSHED AREA HAS BEEN STABILIZED.

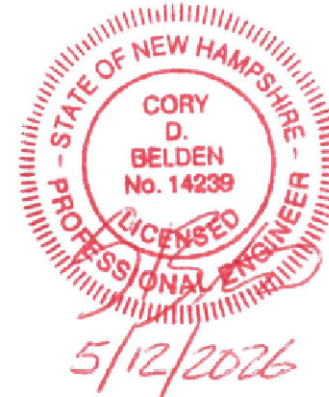
EROSION & SEDIMENTATION CONTROL NOTES

1. CONSTRUCTION STORMWATER SHALL NOT BE DIRECTED TO PROPOSED STORMWATER FACILITIES. BEFORE SITE IS STABILIZED.
2. CONTRACTOR SHALL CONSTRUCT SEDIMENT TRAPS/BASINS FOR STORMWATER DURING CONSTRUCTION. SIZE AND LOCATION WILL DEPEND ON THE AREA DRAINING TO EACH DEVICE.
3. 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.
4. 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.
5. SEE DETAIL SHEETS FOR PERTINENT SEDIMENT AND EROSION CONTROL DETAILS AND ADDITIONAL NOTES.
6. 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.
7. CONTRACTOR SHALL CONTROL DUST BY SPRAYING WATER, SWEEPING PAVED SURFACES, PROVIDING TEMPORARY VEGETATION, AND/OR MULCHING EXPOSED AREAS AND STOCKPILES.
8. THE CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO PREVENT EROSION, PREVENT SEDIMENT FROM LEAVING THE SITE AND ENSURE PERMANENT SOIL STABILIZATION.
9. ALL CATCH BASINS AND CULVERTS SHALL BE PROVIDED APPROPRIATE TEMPORARY INLET PROTECTION.
10. UPON COMPLETION OF CONSTRUCTION, ALL DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT.
11. UPON COMPLETION OF CONSTRUCTION, ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED AND ANY AREAS DISTURBED BY THE REMOVAL SMOOTHED AND REVEGETATED.

ENGINEER:



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



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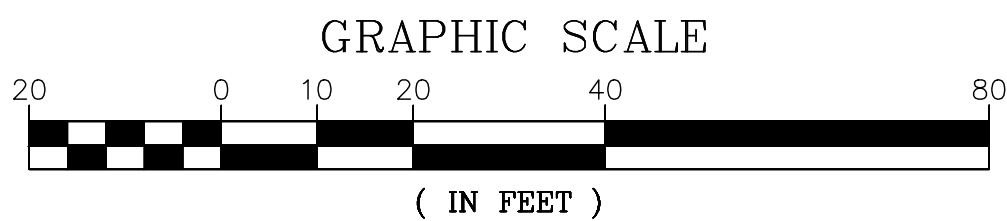
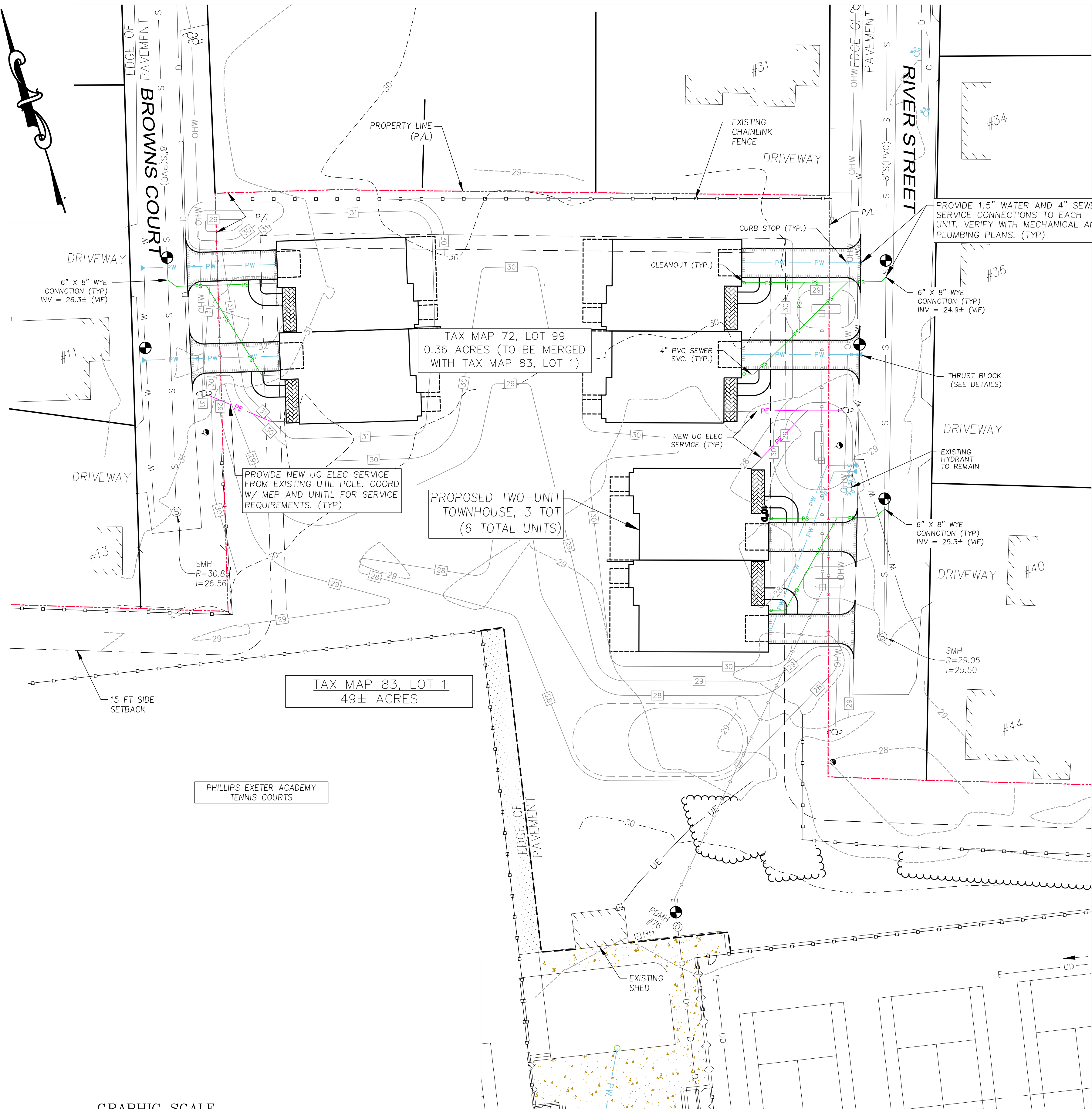
TITLE:

GRADING &
STORMWATER
MANAGEMENT PLAN

SHEET NUMBER:

C-2

P5725



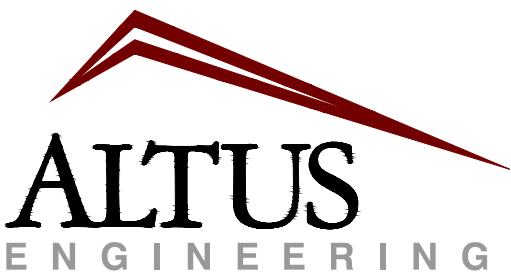
GRADING & STORMWATER MANAGEMENT NOTES

UTILITY NOTES:

- 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.
- 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.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND VERIFY ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR ANY DAMAGE DONE TO EXISTING UTILITIES AT NO EXTRA COST TO THE OWNER.
- 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.
- ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL CONFORM TO FEDERAL OSHA AND CITY REGULATIONS.
- 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.
- DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES, COLORS PER THE RESPECTIVE UTILITY PROVIDERS.
- CONTRACTOR SHALL CONTACT EXETER DEPARTMENT OF PUBLIC WORKS TO COORDINATE INSPECTION OF ALL MUNICIPAL UTILITY WORK. THE TESTING OF THE MUNICIPAL SEWER INFRASTRUCTURE IMPROVEMENTS SHALL BE UNDER THE SUPERVISION OF THE EXETER DEPARTMENT OF PUBLIC WORKS (DPW).
- CONTRACTOR SHALL COORDINATE UTILITY WORK WITH UTILITY COMPANIES AS REQUIRED.
- 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.
- SEE ELECTRICAL SITE PLAN FOR TYPICAL ELECTRIC/COMMUNICATION CONDUIT TRENCH SECTION.
- VERIFY LOCATION OF UTILITY BOXES WITH OWNER AND UTILITY COMPANIES.
- THE CONTRACTOR MUST OBTAIN A VALID UTILITY PIPE INSTALLER'S LICENSE AND THE JOB SUPERVISOR OR FOREMAN MUST BE CERTIFIED BY THE TOWN, PRIOR TO WORKING ON ANY WATER, SEWER OR DRAINAGE PIPES THAT ARE IN A TOWN STREET OR RIGHT-OF-WAY, OR THAT WILL CONNECT OR MAY BE CONNECTED, TO A TOWN WATER, SEWER OR DRAINAGE SYSTEM. A CERTIFIED SUPERVISOR OR FOREMAN MUST BE PRESENT AT THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR SHALL PERFORM A TEST PIT TO DETERMINE EXISTING WATER LINE SIZE AND DEPTH PRIOR TO START OF CONSTRUCTION.
- SEWER LINE SHALL BE INSULATED WITHIN 5 FEET OF DRAINAGE STRUCTURES.
- CONTRACTOR TO VERIFY WATER SERVICE REQUIREMENTS WITH MECHANICAL ENGINEER.
- PROPOSED ELECTRICAL IMPROVEMENTS NOT SHOWN ON THIS PLAN. SEE SITE ELECTRICAL PLAN.

EXPLORATORY TEST PIT TO VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION. ADDITIONAL MAY BE REQUIRED (TYP)

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TAX MAP 72, LOT 99

EXETER, NH 03833

TITLE:

UTILITIES PLAN

SHEET NUMBER:

C-3

P5725

SEDIMENT AND EROSION CONTROL NOTES

PROJECT NAME AND LOCATION

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

DESCRIPTION

The project consists of residential building construction (three duplexes, six units in total), minor site grading, bituminous asphalt walkways, utility installations, and drainage improvements.

DISTURBED AREA

The total area to be disturbed is approximately 0.878 acres.

NPDES CONSTRUCTION GENERAL PERMIT

The total site disturbance is under 1 acre, therefore coverage under the 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 Exeter 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 erosion and sedimentation control practices 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, erosion and sedimentation control practices 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 shoped 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.

- 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.
- All control measures shall be inspected at least once each week and following any storm event of 0.5 inches or greater.
- All measures shall be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours.
- 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.
- All diversion dikes shall be inspected and any breaches promptly repaired.
- Temporary seeding and planting shall be inspected for bare spots, washouts, and unhealthy growth.
- A maintenance inspection report shall be made after each inspection.
- The Contractor's site superintendent shall be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance report.
- The owner's authorized engineer shall inspect the site on a periodic basis to review compliance with the Plans.
- An area shall be considered stable if one of the following has occurred:
 - Base coarse gravels have been installed in areas to be paved;
 - A minimum of 85% vegetated growth as been established;
 - A minimum of 3 inches of non-erosive material such as stone of riprap has been installed or
 - 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.

- 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.

- 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 fill 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

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

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

- 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

- Bales shall be placed in a single row, lengthwise on the contour, with ends of adjacent bales tightly abutting one another.
- 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.
- 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.
- 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.
- The gaps between bales shall be chinked (filled by wedging) with hay to prevent water from escaping between the bales.

2. Silt Fence

- 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.

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

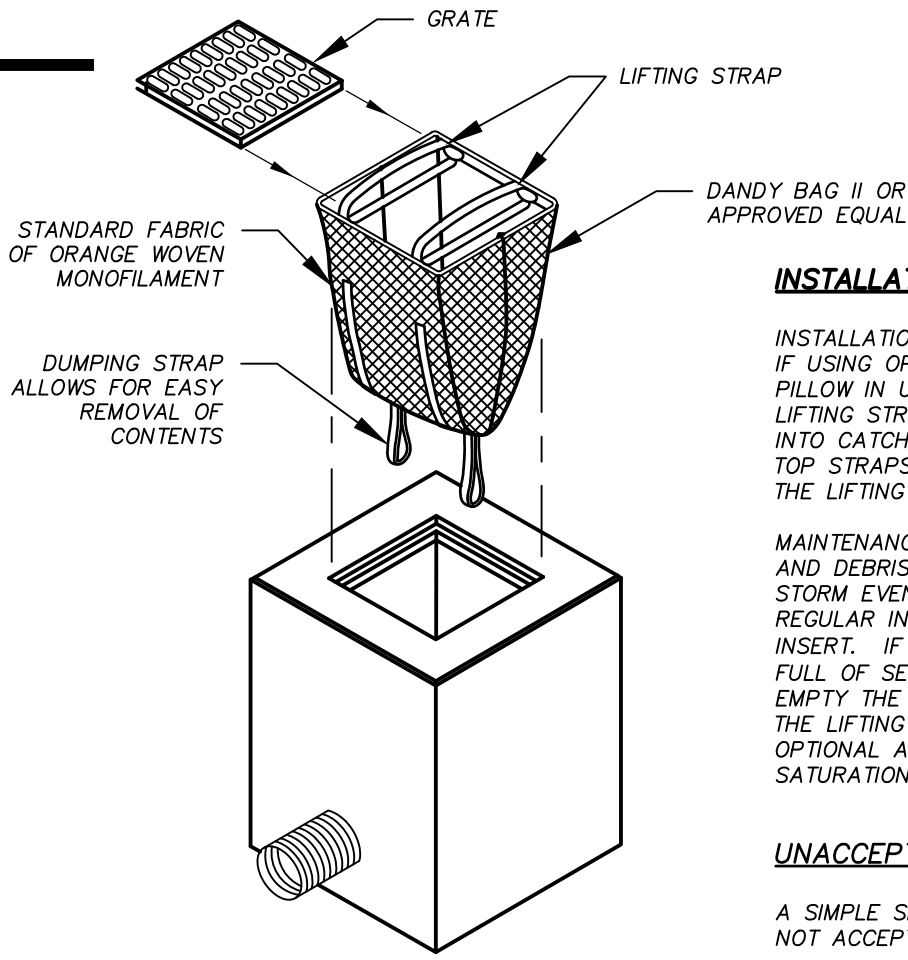
Install and maintain per manufacturer's specifications

4. Sequence of Installation

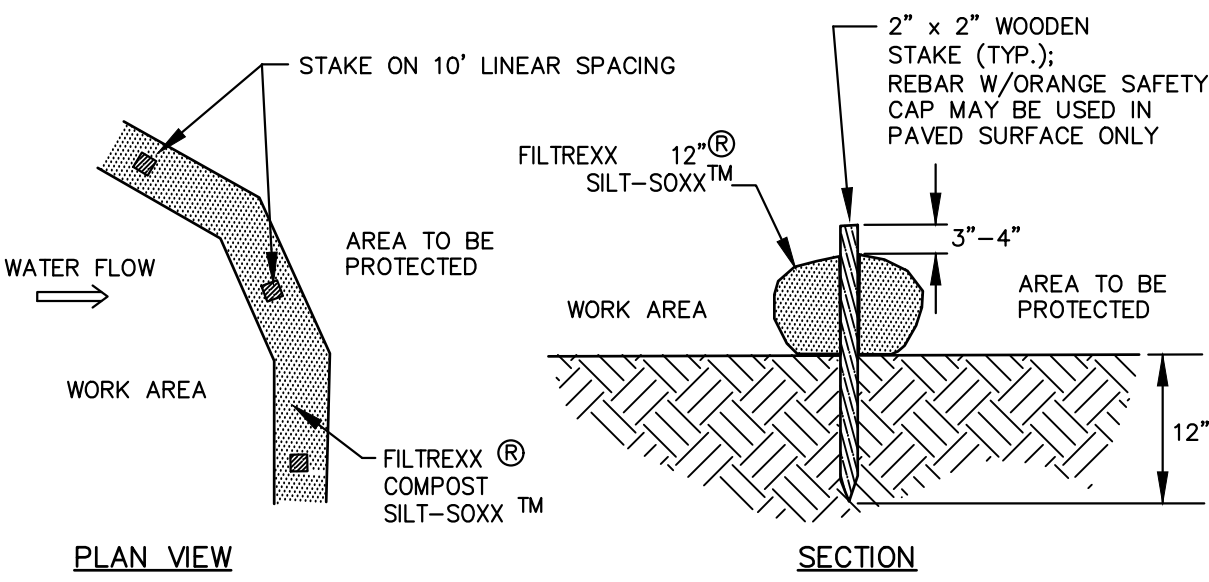
Sediment barriers shall be installed prior to any soil disturbance of the contributing upslope drainage area.

5. Maintenance

- 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.
- 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.
- Sediment deposits shall be removed when deposits reach approximately one third (1/3) the height of the barrier.
- 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.
- 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.

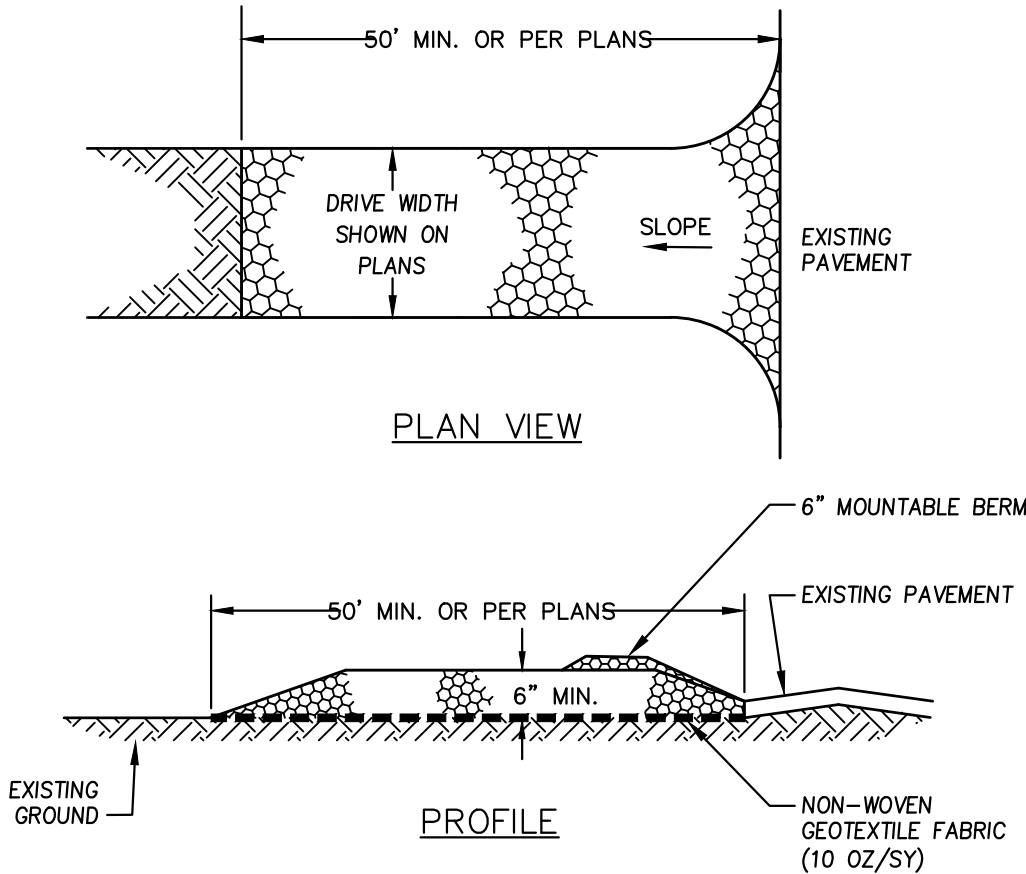


STORM DRAIN INLET PROTECTION NOT TO SCALE



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

EROSION CONTROL BARRIER NOT TO SCALE

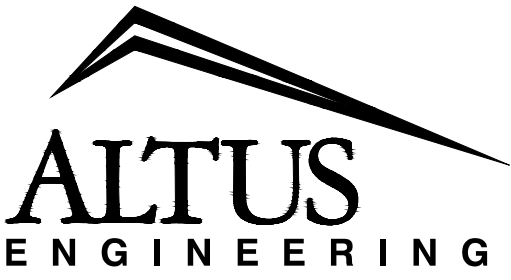


CONSTRUCTION SPECIFICATIONS

- STONE SIZE – 3" MINIMUM.
- LENGTH – DETAILED ON PLANS (50 FOOT MINIMUM).
- THICKNESS – SIX (6) INCHES (MINIMUM).
- WIDTH – FULL DRIVE WIDTH UNLESS OTHERWISE SPECIFIED.
- FILTER FABRIC – MIRAFI 600X OR EQUAL APPROVED BY ENGINEER.
- SURFACE WATER CONTROL – ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- STABILIZED CONSTRUCTION EXITS SHALL BE INSTALLED AT ALL ENTRANCES TO PUBLIC RIGHTS-OF-WAY, AT LOCATIONS SHOWN ON THE PLANS, AND/OR WHERE AS DIRECTED BY THE ENGINEER.

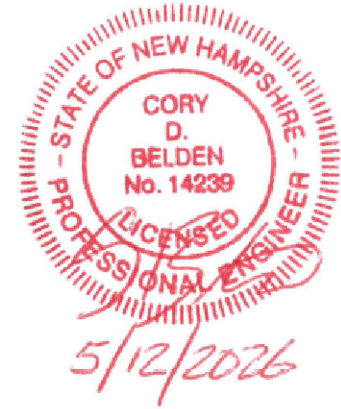
STABILIZED CONSTRUCTION EXIT NOT TO SCALE

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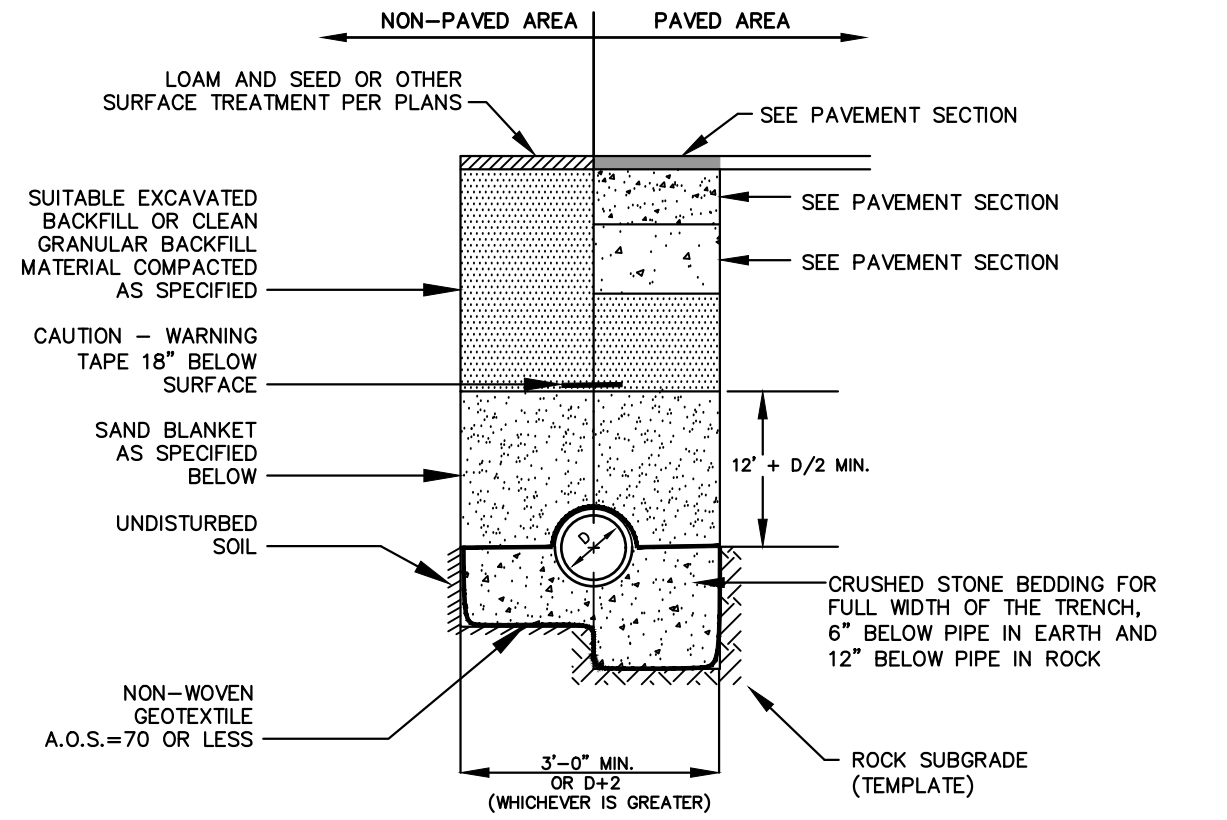
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STORMWATER
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NOTES AND DETAILS

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P5725

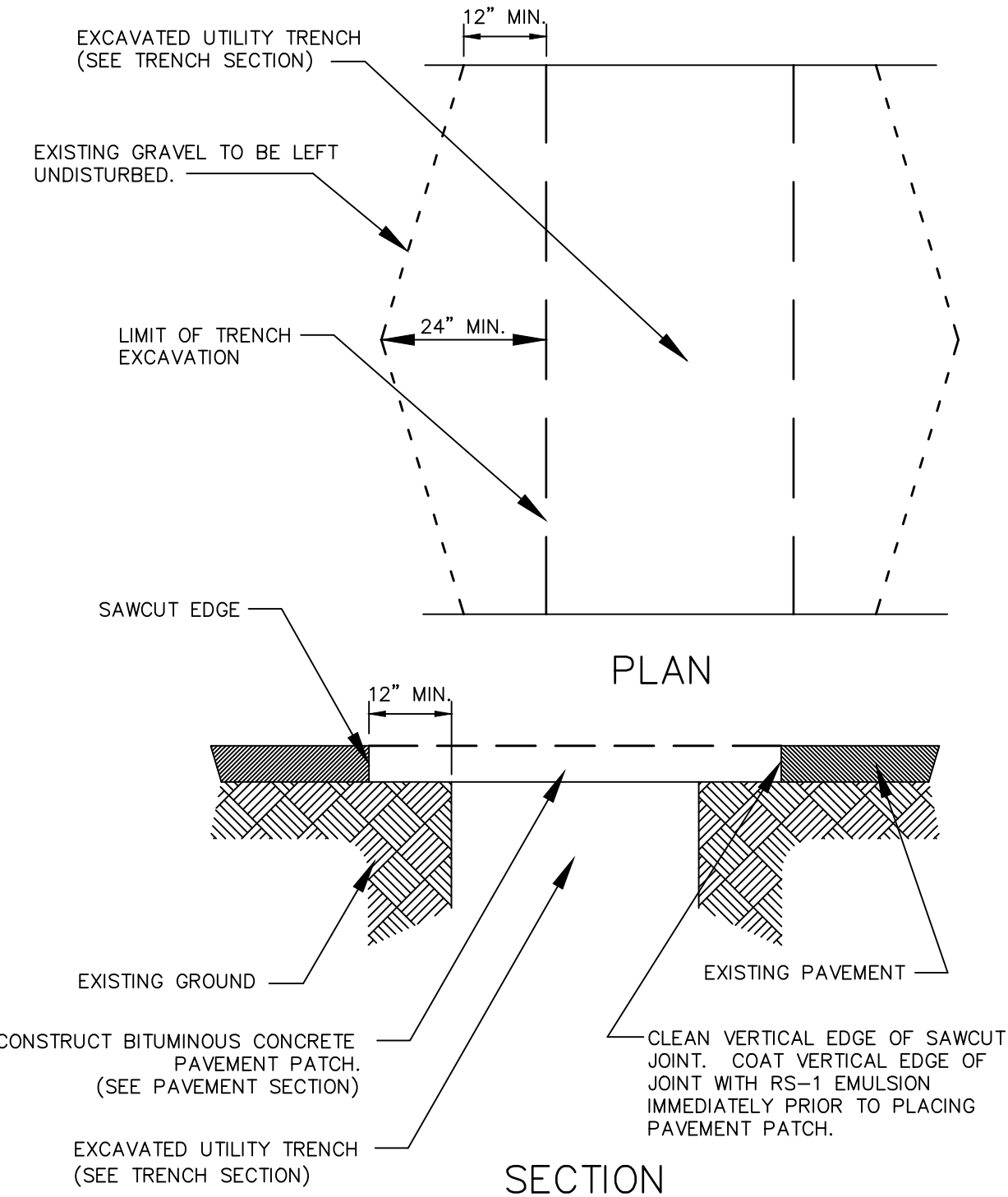


BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

SAND BLANKET/BARRIER		SCREENED GRAVEL OR CRUSHED STONE BEDDING*	
SIEVE SIZE	% FINER BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT
1/2"	90 - 100	1"	100
200	0 - 15	3/4"	90 - 100
		3/8"	20 - 55
		# 4	0 - 10
		# 8	0 - 5

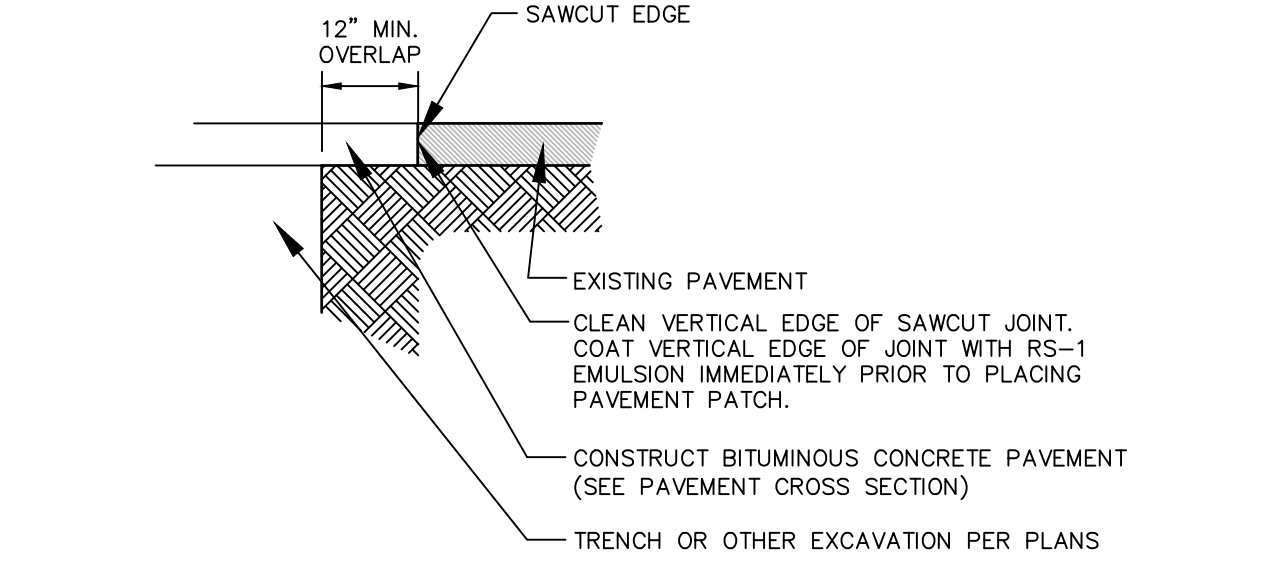
* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

SEWER TRENCH DETAIL NOT TO SCALE

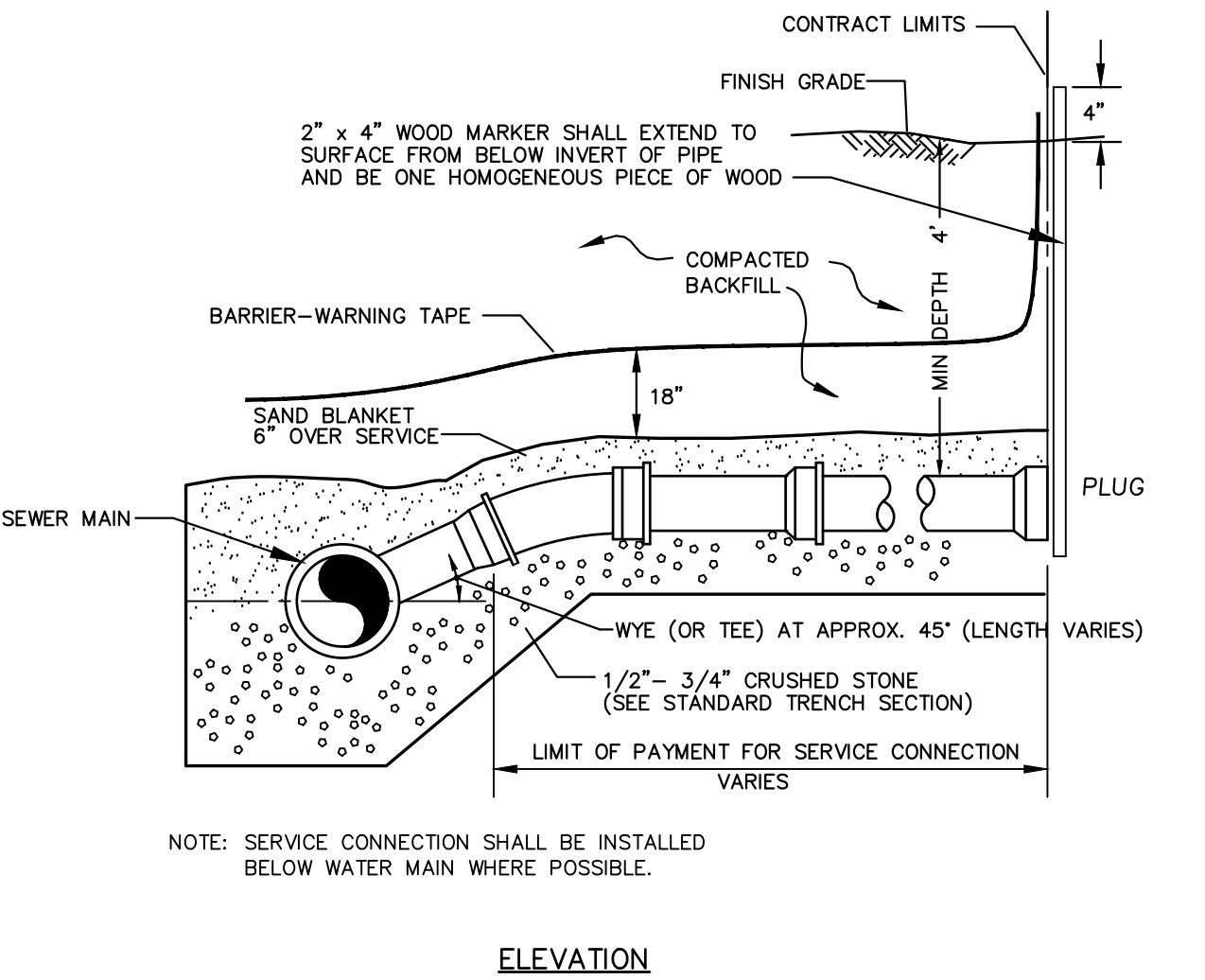
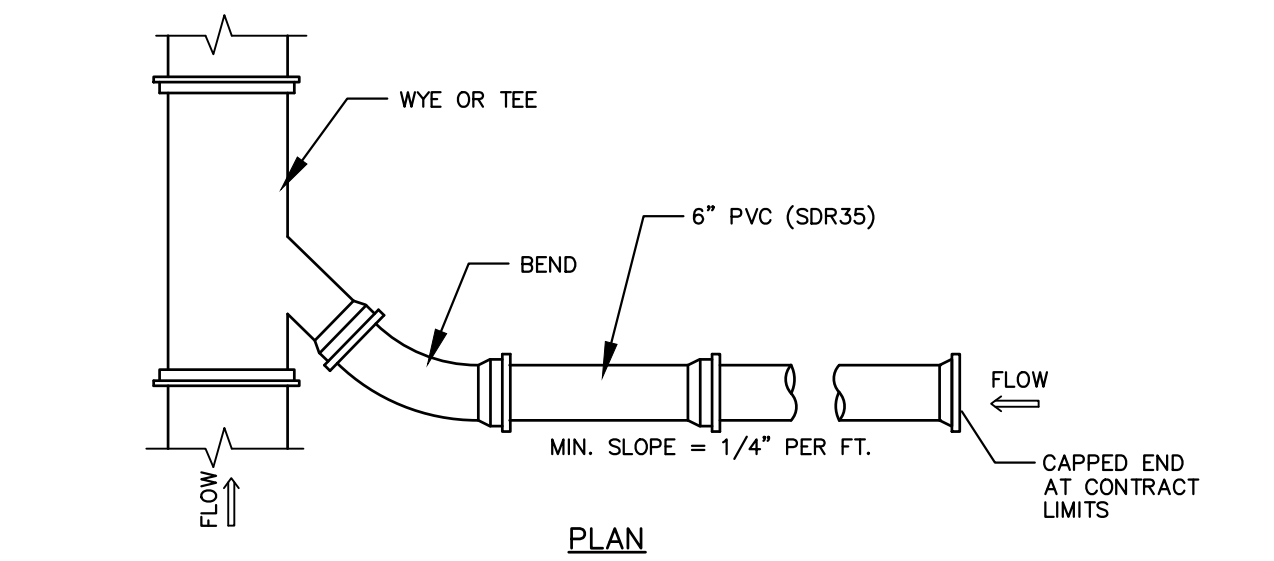


- NOTES
1. MACHINE CUT EXISTING PAVEMENT.
 2. ALL TEMPORARY, DAMAGED OR DEFECTIVE PAVEMENT SHALL BE REMOVED PRIOR TO PLACEMENT OF PERMANENT TRENCH REPAIRS.
 3. DIAMOND PATCHES, SHALL BE REQUIRED FOR ALL TRENCHES CROSSING ROADWAY. DIAMOND PATCHES SHALL MEET NHDOT REQUIREMENTS.

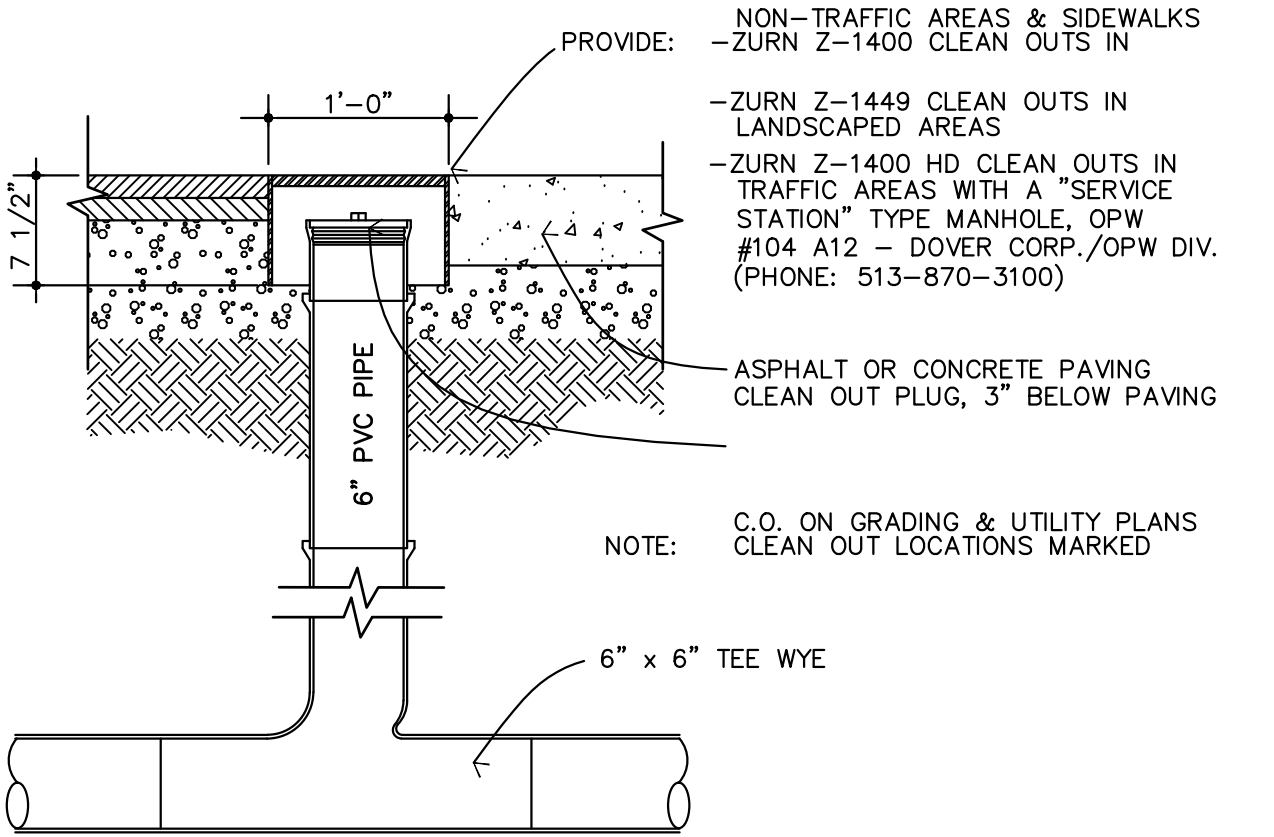
TRENCH PATCH DETAIL NOT TO SCALE



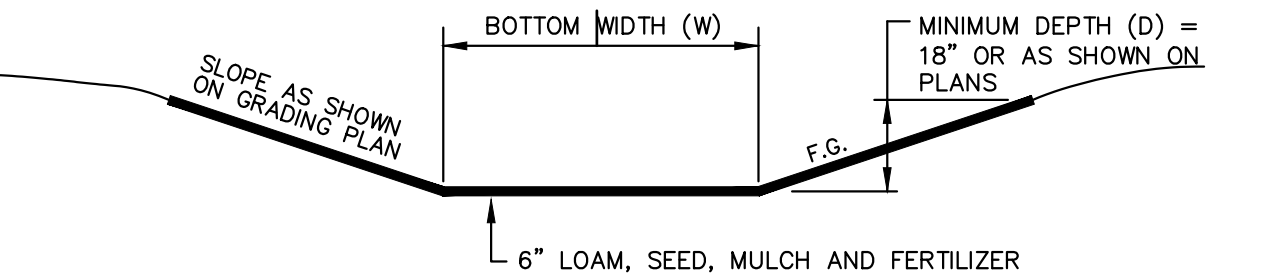
TYPICAL PAVEMENT SAWCUT NOT TO SCALE



TYPICAL SERVICE CONNECTION NOT TO SCALE

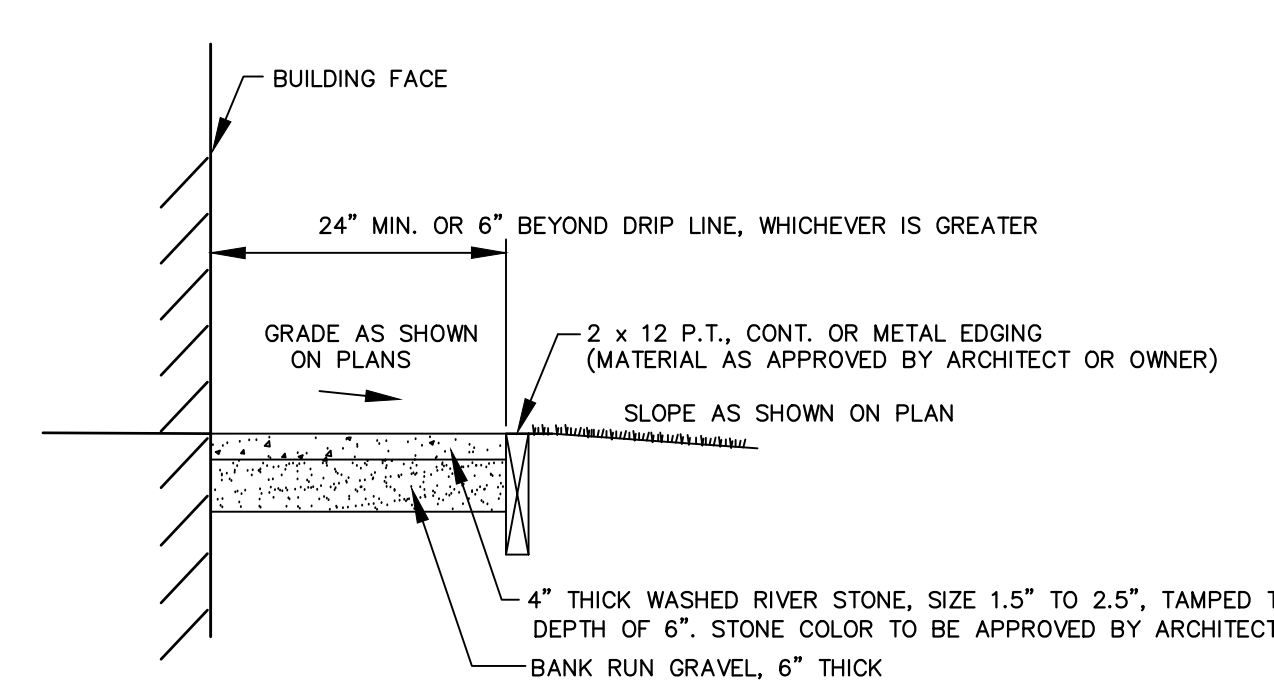


SEWER CLEANOUT NOT TO SCALE



- NOTES
1. THE FOUNDATION AREA OF THE SWALE SHALL BE CLEARED AND GRUBBED OF ALL TREES, BRUSH, STUMPS, AND OTHER OBJECTIONABLE MATERIAL.
 2. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE DESIGN CRITERIA AND BE FREE OF IRREGULARITIES.
 3. EARTH FILLS REQUIRED TO MEET SUBGRADE REQUIREMENTS BECAUSE OF OVER EXCAVATION OR TOPOGRAPHY SHALL BE COMPACTED TO THE SAME DENSITY AS THE SURROUNDING SOIL TO PREVENT UNEQUAL SETTLEMENT THAT COULD CAUSE DAMAGE TO THE COMPLETED SWALE.
 4. VEGETATION SHALL BE ESTABLISHED IN THE SWALE OR AN EROSION CONTROL MATTING INSTALLED PRIOR TO DIRECTING STORMWATER TO IT.
 5. MAINTENANCE OF THE VEGETATION IS EXTREMELY IMPORTANT IN ORDER TO PREVENT RILLING, EROSION, AND FAILURE OF THE SWALE. MOWING SHALL BE DONE FREQUENTLY ENOUGH TO CONTROL ENCROACHMENT OF WEEDS AND WOODY VEGETATION AND TO KEEP GRASSES IN A VIGOROUS CONDITION. THE VEGETATION SHALL NOT BE MOWED TOO CLOSELY SO AS TO REDUCE THE EROSION RESISTANCE IN THE SWALE.
 6. THE SWALE SHOULD BE INSPECTED PERIODICALLY AND AFTER ANY STORM GREATER THAN 0.5" OF RAINFALL IN 24 HOURS TO DETERMINE ITS CONDITION. RILLS AND DAMAGED AREAS SHOULD BE PROMPTLY REPAIRED AND REVEGETATED AS NECESSARY TO PREVENT FURTHER DETERIORATION.

VEGETATED SWALE NOT TO SCALE

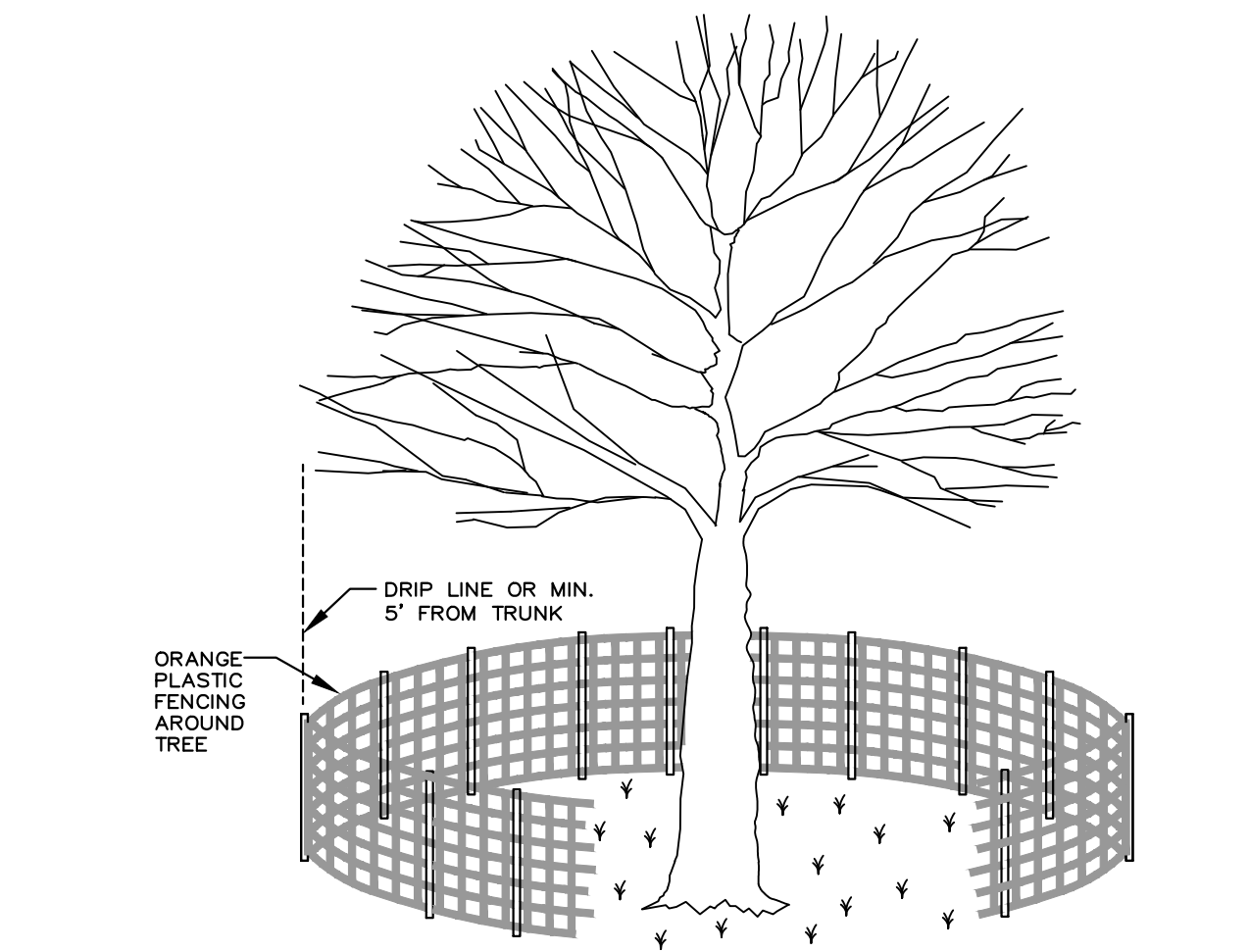


DRIP EDGE DETAIL NOT TO SCALE

NOTE:
IF SOIL BECOMES COMPACTED OVER THE ROOT ZONE OF ANY TREE, THE GROUND SHOULD BE AERATED BY PUNCHING SMALL HOLES IN IT WITH SUITABLE AERATING EQUIPMENT.

ANY DAMAGE TO THE CROWN, TRUNK OR ROOT SYSTEM OF ANY TREE RETAINED ON SITE SHOULD BE REPAIRED IMMEDIATELY. CONSULT A FORESTER OR TREE SPECIALIST FOR MORE SERIOUS DAMAGE OF TREES.

CONTRACTOR TO USE TREE PROTECTION WHERE SUITABLE AND/OR AS DIRECTED BY THE ENGINEER.



TREE PROTECTION DETAILS NOT TO SCALE

ENGINEER:

ALTUS
ENGINEERING

133 Court Street
(603) 433-2335

Portsmouth, NH 03801
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DRAWING FILE: 5725_SITE.DWG

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20 Main Street
Exeter, NH 03833

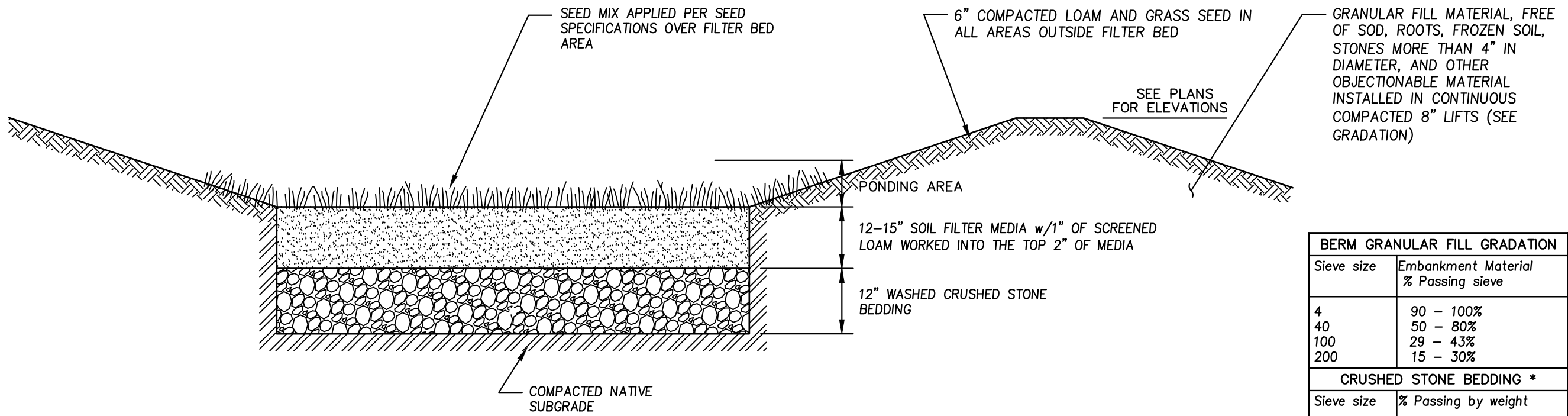
PROJECT:
**BROWNS COURT
FACULTY HOUSING
PROJECT**

TAX MAP 83, LOT 01
TAX MAX 72, LOT 99

EXETER, NH 03833

TITLE:
**CONSTRUCTION
DETAILS**

SHEET NUMBER:
C-5



NOTES

1. WHEN CONTRACTOR EXCAVATES BIORETENTION POND AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
2. SOIL FILTER MEDIA SHALL EITHER OPTION A OR OPTION B AT CONTRACTOR'S DISCRETION.
3. DO NOT PLACE BIORETENTION POND INTO SERVICE UNTIL ITS SIDE SLOPES AND CONTRIBUTING AREAS HAVE BEEN STABILIZED.
4. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES TO THE BIORETENTION POND DURING ANY STAGE OF CONSTRUCTION.
5. DO NOT TRAFFIC EXPOSED SURFACES OF BIORETENTION POND WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATION ACTIVITIES WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE BASIN.
6. POND BERMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER POND BERM DETAIL.

MAINTENANCE REQUIREMENTS

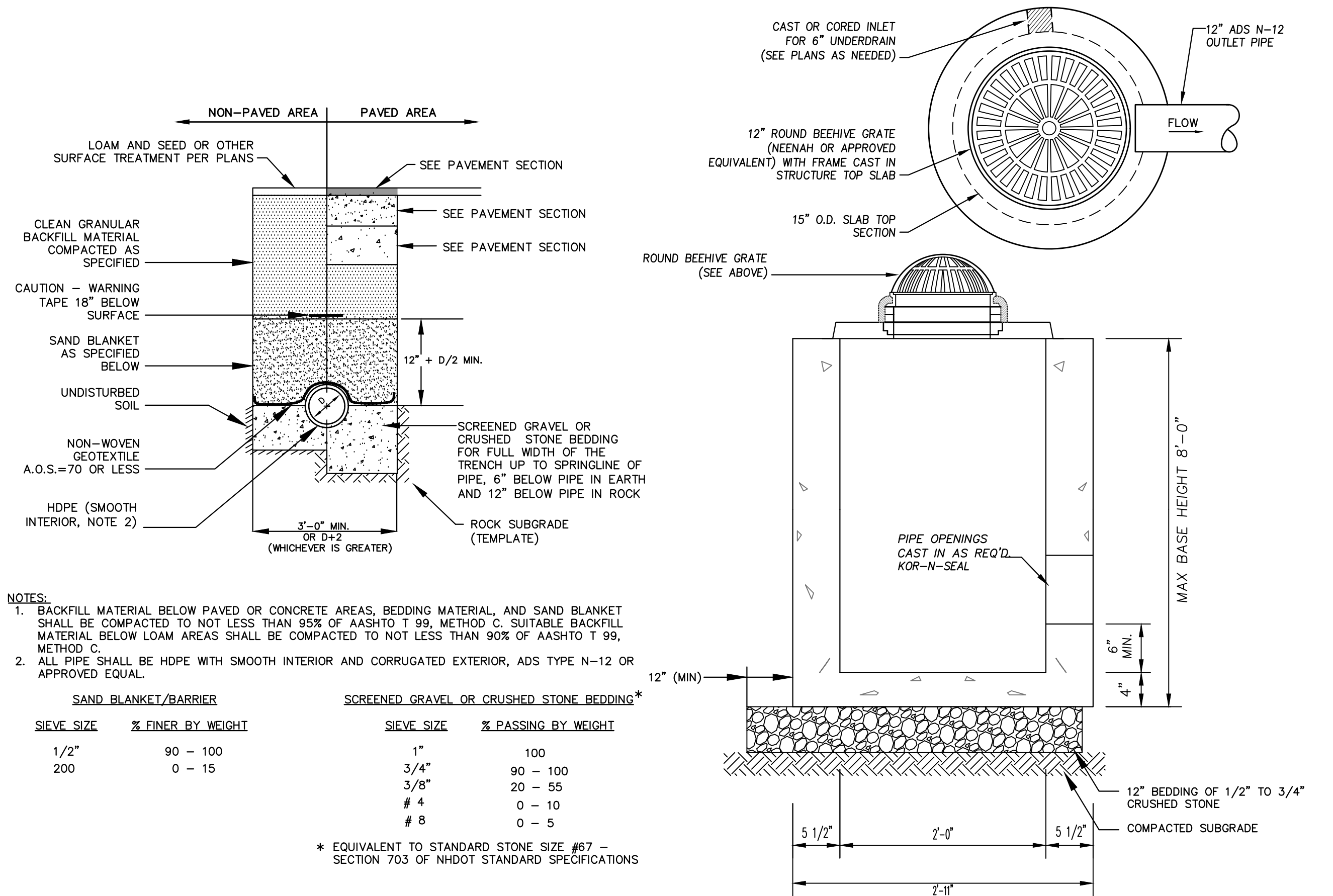
- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS A WARRANTED BY SUCH INSPECTION.
- PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
- AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
- VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, WEED WHACKING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES. BERM AREAS ARE TO BE MOWED TWICE ANNUALLY.

DESIGN REFERENCES

- UNH STORMWATER CENTER
- EPA (1999A)
- NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

BIORETENTION POND

NOT TO SCALE

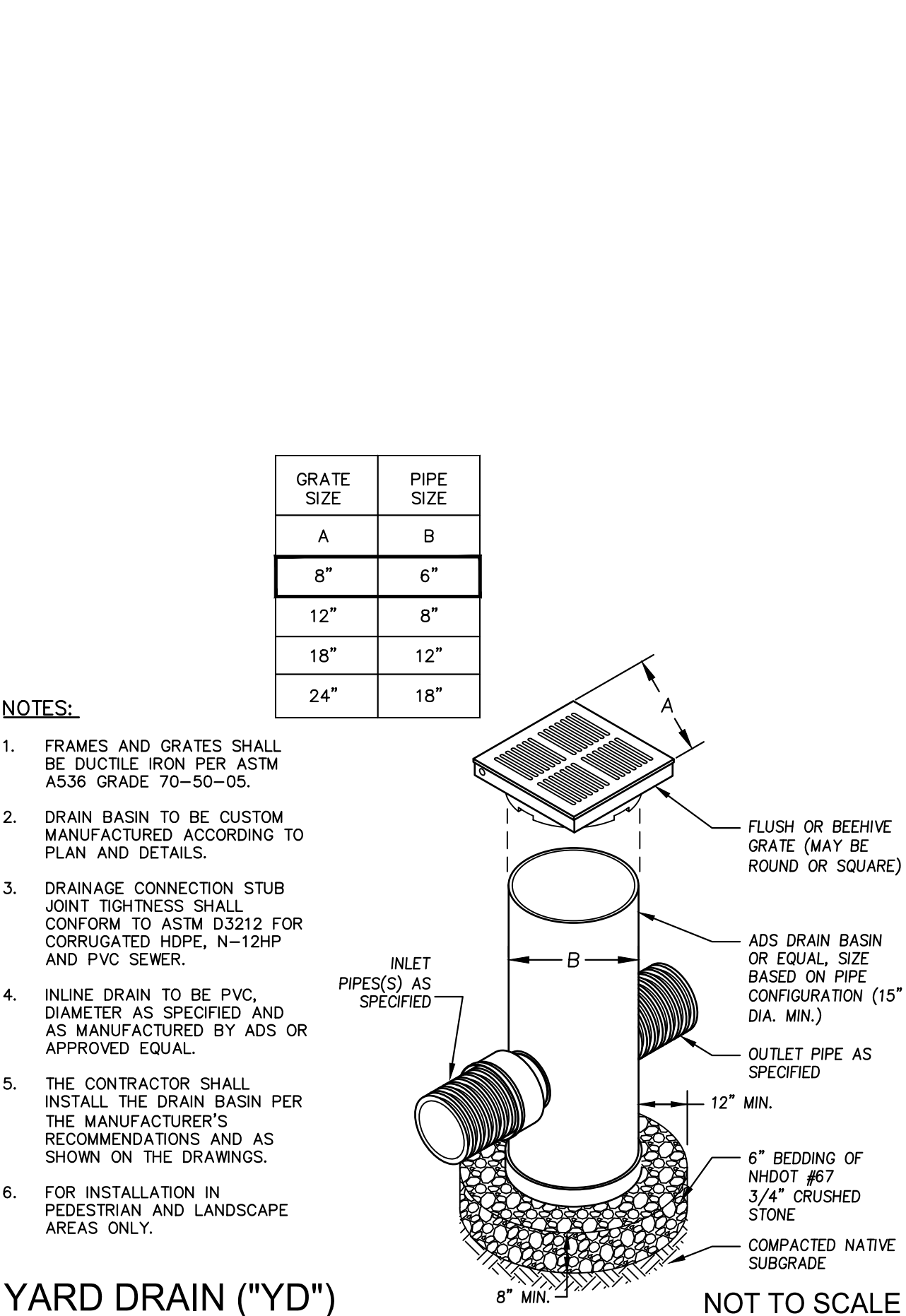


STORM DRAIN TRENCH

NOT TO SCALE

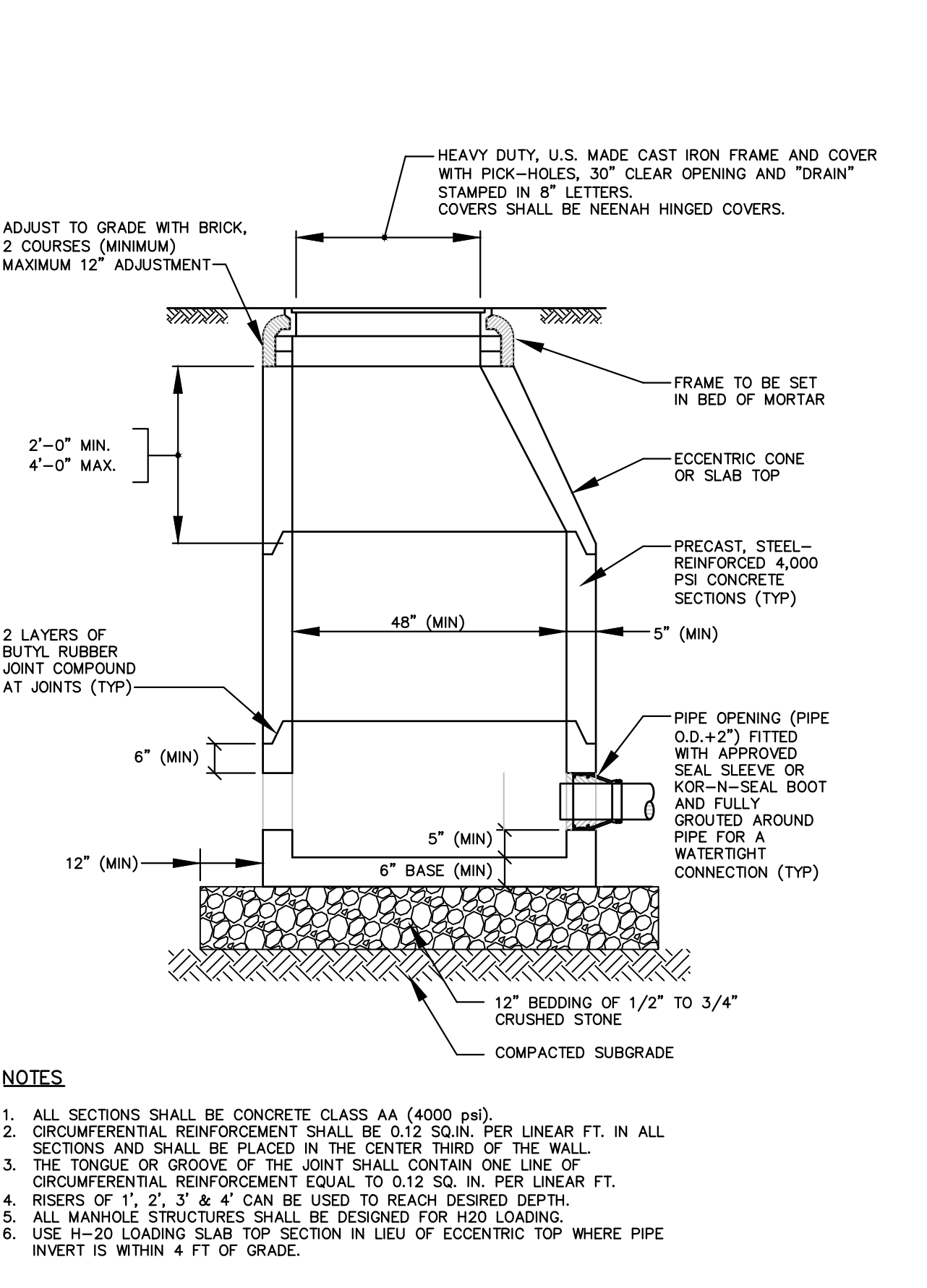
AREA DRAIN ("AD")

NOT TO SCALE



YARD DRAIN ("YD")

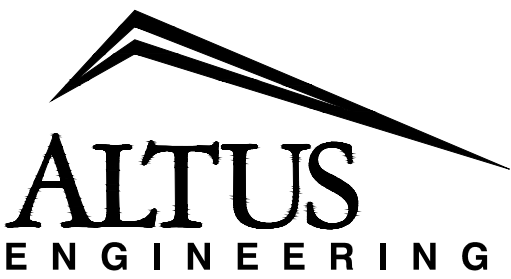
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DRAIN MANHOLE DETAIL

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Phillips Exeter Academy
20 Main Street
Exeter, NH 03833

PROJECT:

BROWNS COURT
FACULTY HOUSING
PROJECT

TAX MAP 83, LOT 01
TAX MAX 72, LOT 99

EXETER, NH 03833

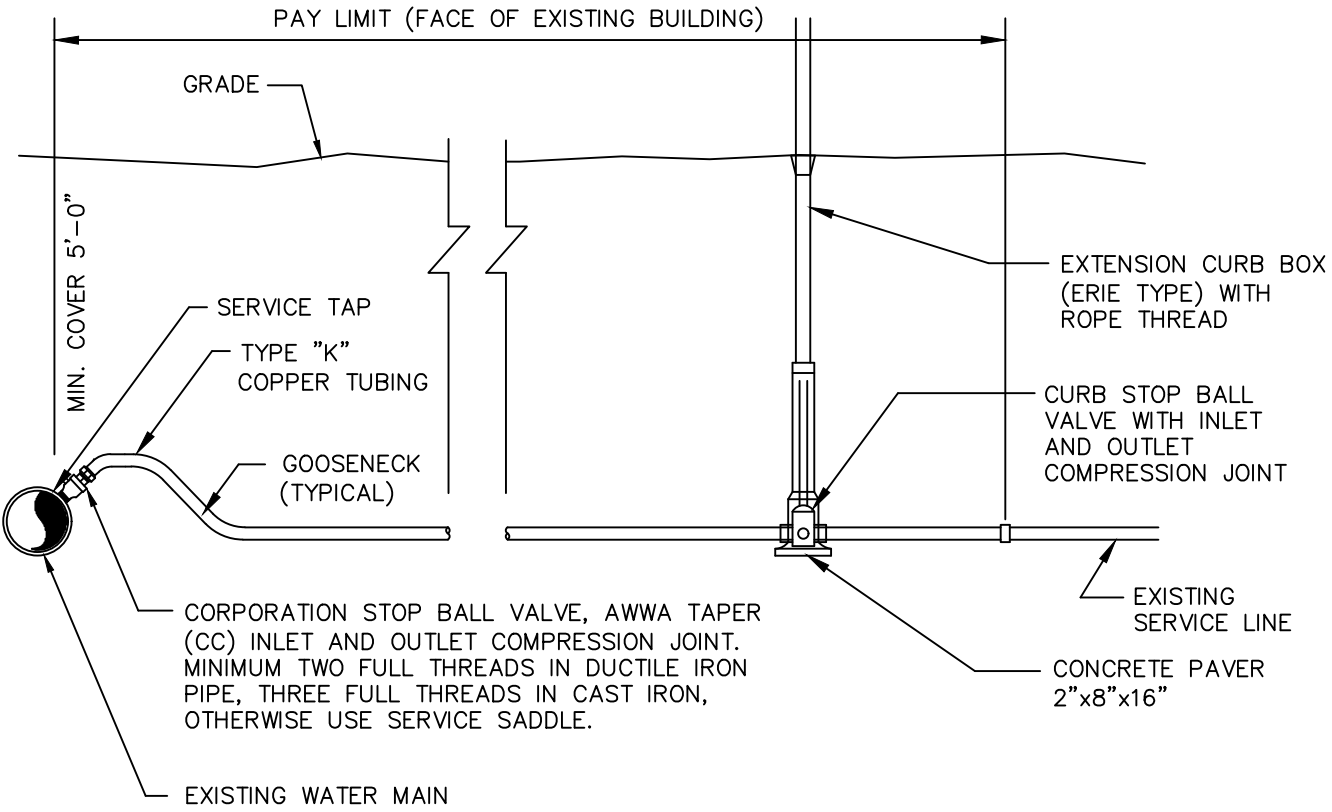
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SHEET NUMBER:

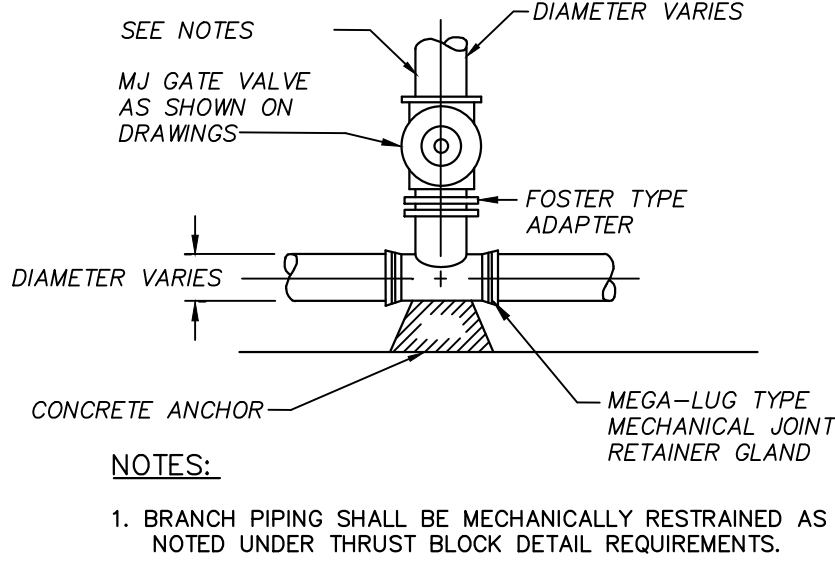
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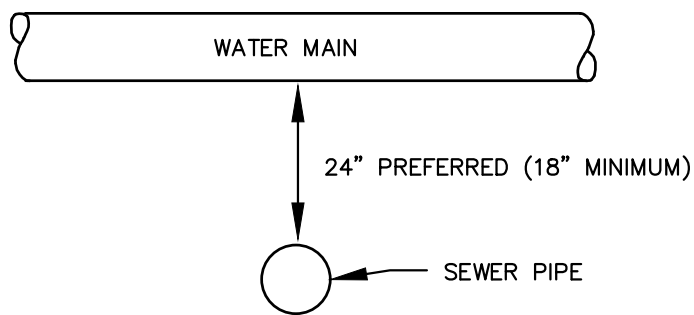


- NOTES
1. PROVIDE NEW LINE USING CONTINUOUS LENGTHS OF COPPER. NO COUPLING ALLOWED IN ROADWAY WITHOUT APPROVAL OF ENGINEER.
 2. TAPS TO BE MADE AT APPROXIMATELY 2:00 & 10:00
 3. PROVIDE FOR SERVICE LINE CONTRACTION AND EXPANSION BY INSTALLING "S" IN SERVICE LINE NEAR MAIN.
 4. IF SERVICE IS INSTALLED WITH LESS THAN 5' COVER, INSULATE OVER LINE.
 5. REMOVE EXISTING CURB STOP.
 6. CONNECT CURB STOP TO EXISTING SERVICE LINE AT PROPERTY LINE OR AT LOCATION APPROVED BY THE ENGINEER (NO COUPLING WITHOUT APPROVAL OF ENGINEER) AFTER PRESSURE TESTING AND DISINFECTION.
 7. SHUT OFF EXISTING CORPORATION AND REMOVE OR ABANDON EXISTING SERVICE LINE.
 8. CURB BOX SHALL BE SET IN THE GRASS/LANDSCAPE AREA BETWEEN CURB AND SIDEWALK UNLESS DIRECTED OTHERWISE.
 9. 2" OR LARGER SERVICE CONNECTIONS SHALL USE A STAINLESS STEEL SERVICE SADDLE.

SERVICE CONNECTION DETAIL NOT TO SCALE

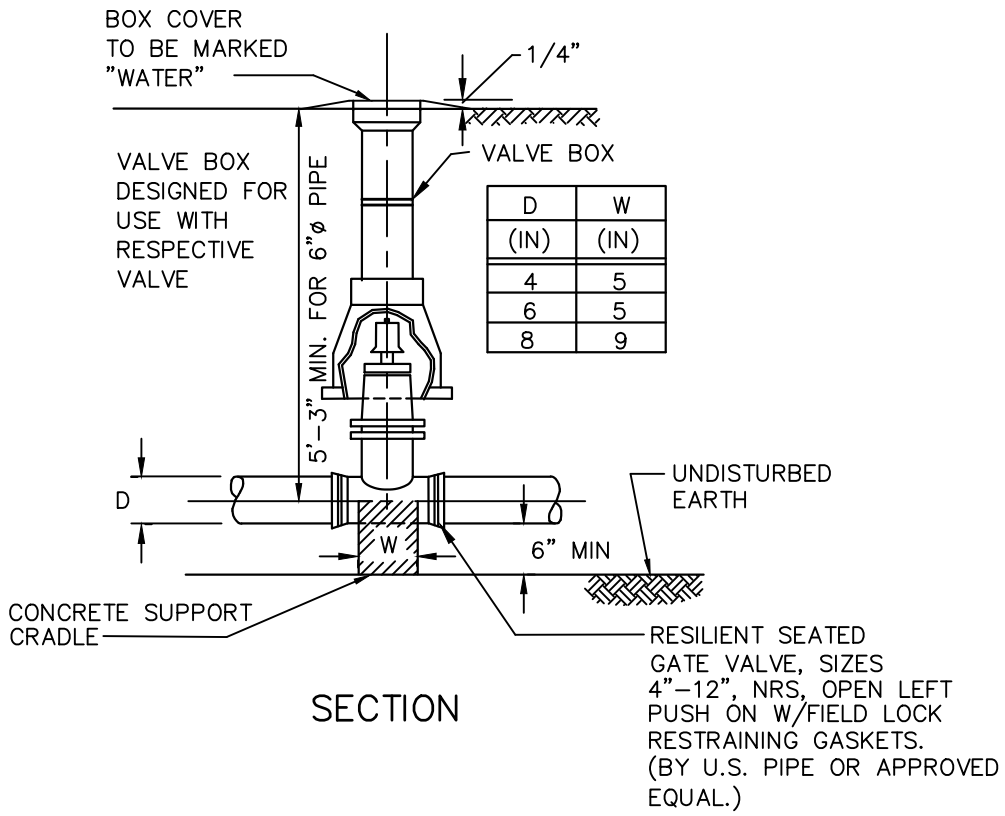


TEE & GATE VALVE ASSEMBLY DETAIL NOT TO SCALE

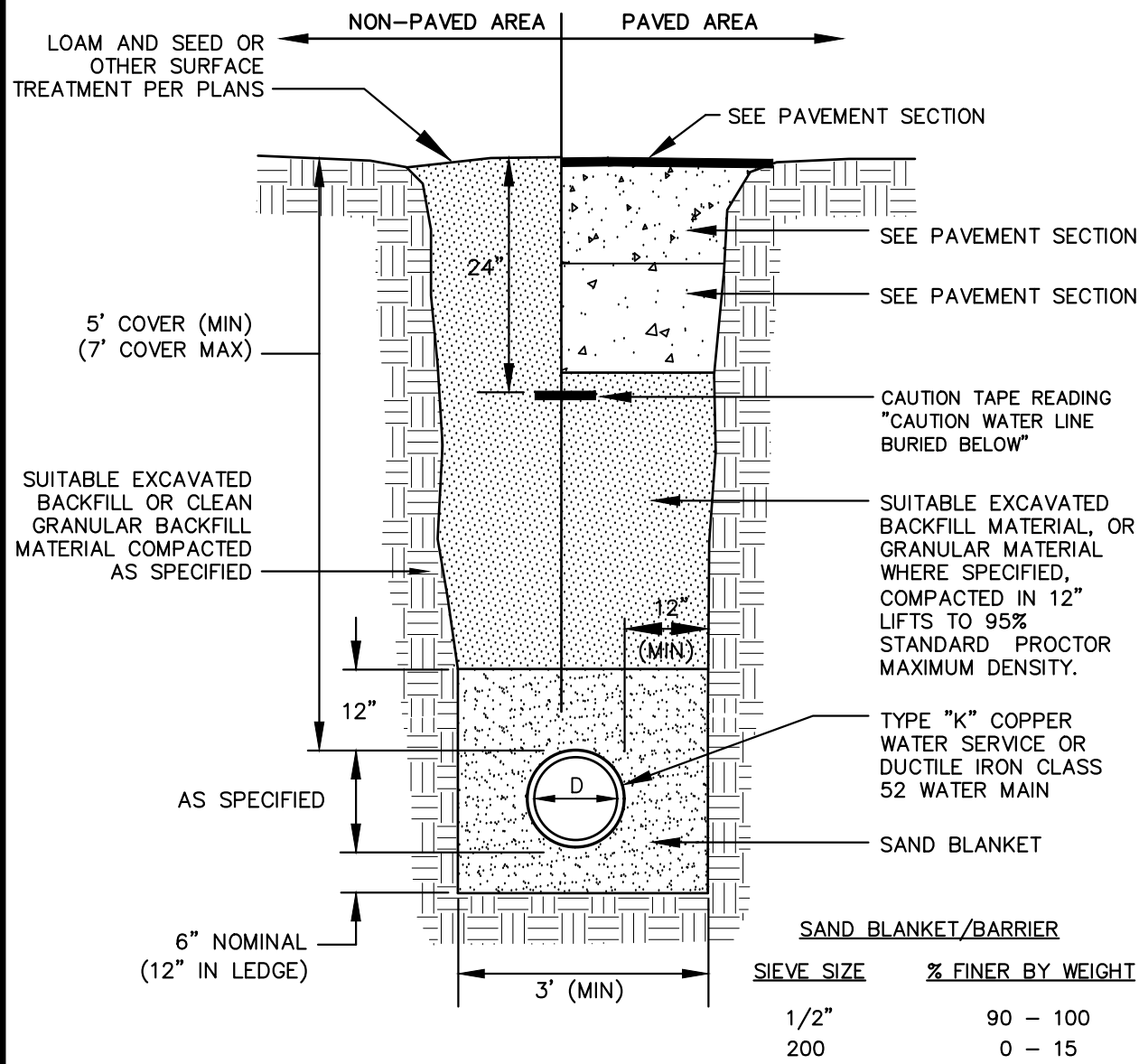


- NOTES
1. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER AND SEWER MAINS. A MINIMUM VERTICAL DISTANCE WITH WATER ABOVE SEWER SHALL BE MAINTAINED.
 2. SEWER PIPE JOINTS SHALL BE LOCATED A MINIMUM OF 6 FEET HORIZONTALLY FROM WATER MAIN.
 3. IF THE REQUIRED CONFIGURATION CANNOT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

WATER / SEWER CROSSING NOT TO SCALE

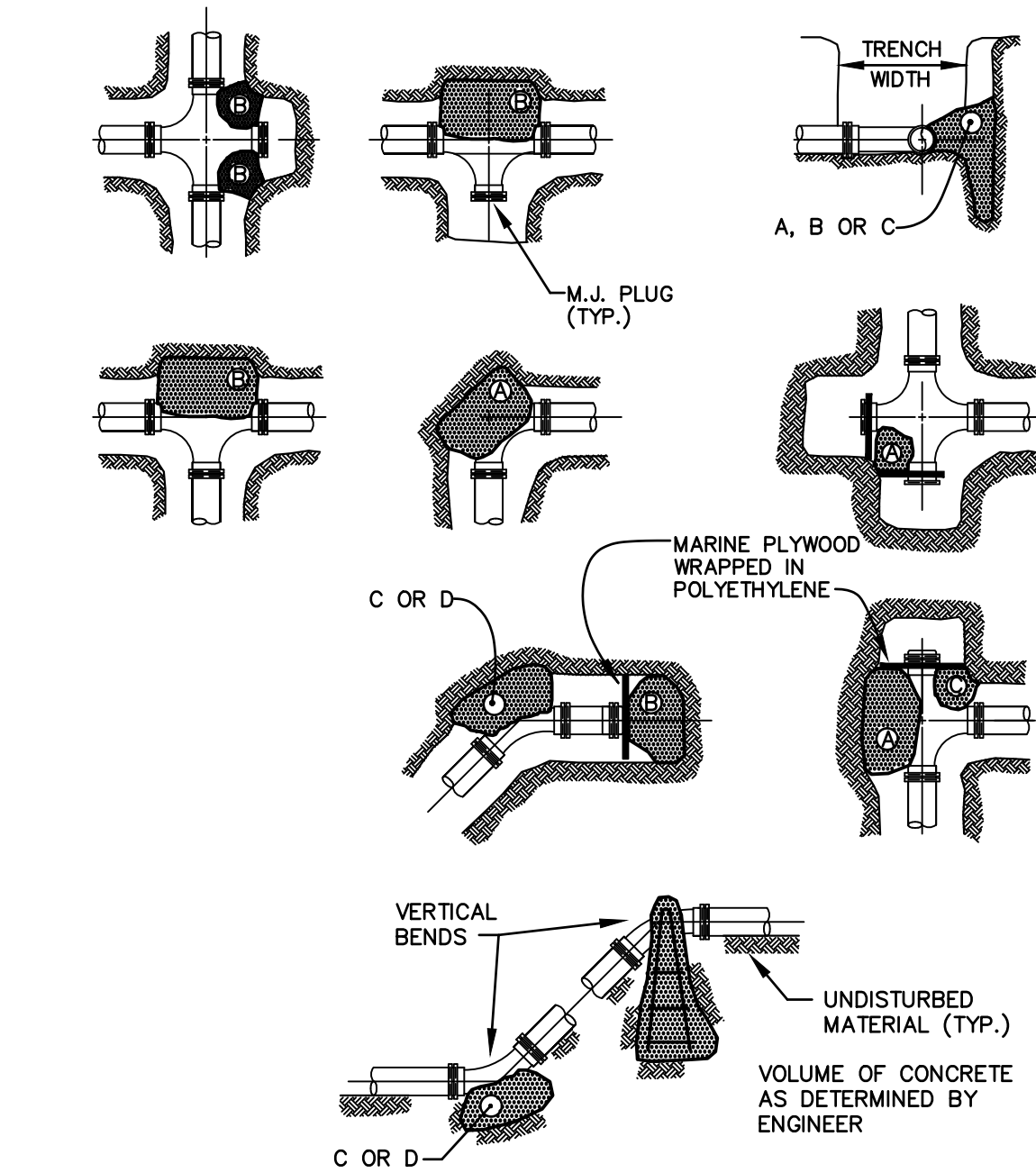


WATER VALVE DETAIL NOT TO SCALE



- NOTES
1. 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.
 2. WATER MAINS SHALL BE POLY WRAPPED.
 3. WATER MAINS SHALL HAVE 3 WEDGES PER JOINT.

WATER TRENCH NOT TO SCALE

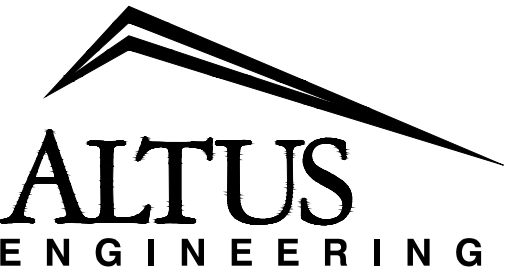


TEST PRESSURE = 150 PSI	SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL					
	REACTION TYPE	PIPE SIZE				
		4"	6"	8"	10"	12"
A 90°	0.89	2.19	3.82	11.14	17.24	
B 180°	0.65	1.55	2.78	8.38	12.00	
C 45°	0.48	1.19	2.12	6.02	9.32	
D 22-1/2°	0.25	0.60	1.06	3.08	4.74	
E 11-1/4°	0.13	0.30	0.54	1.54	2.38	

- NOTES:
1. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE.
 2. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
 3. PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS.
 4. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.
 5. POLYETHYLENE (6 MIL) SHALL BE PLACED AROUND FITTINGS PRIOR TO CONCRETE PLACEMENT.

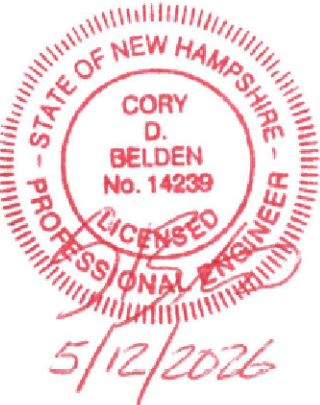
THRUST BLOCKING DETAIL NOT TO SCALE

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20 Main Street
Exeter, NH 03833

PROJECT:

BROWNS COURT
FACULTY HOUSING
PROJECT

TAX MAP 83, LOT 01
TAX MAX 72, LOT 99

EXETER, NH 03833

TITLE:

CONSTRUCTION
DETAILS

SHEET NUMBER:

C-7

P5725

DRAINAGE REPORT

Phillips Exeter Academy Brown's Court Faculty Housing

**54 Court Street
Tax Maps 83-01/ 72-99**

May 12, 2026

Prepared for:

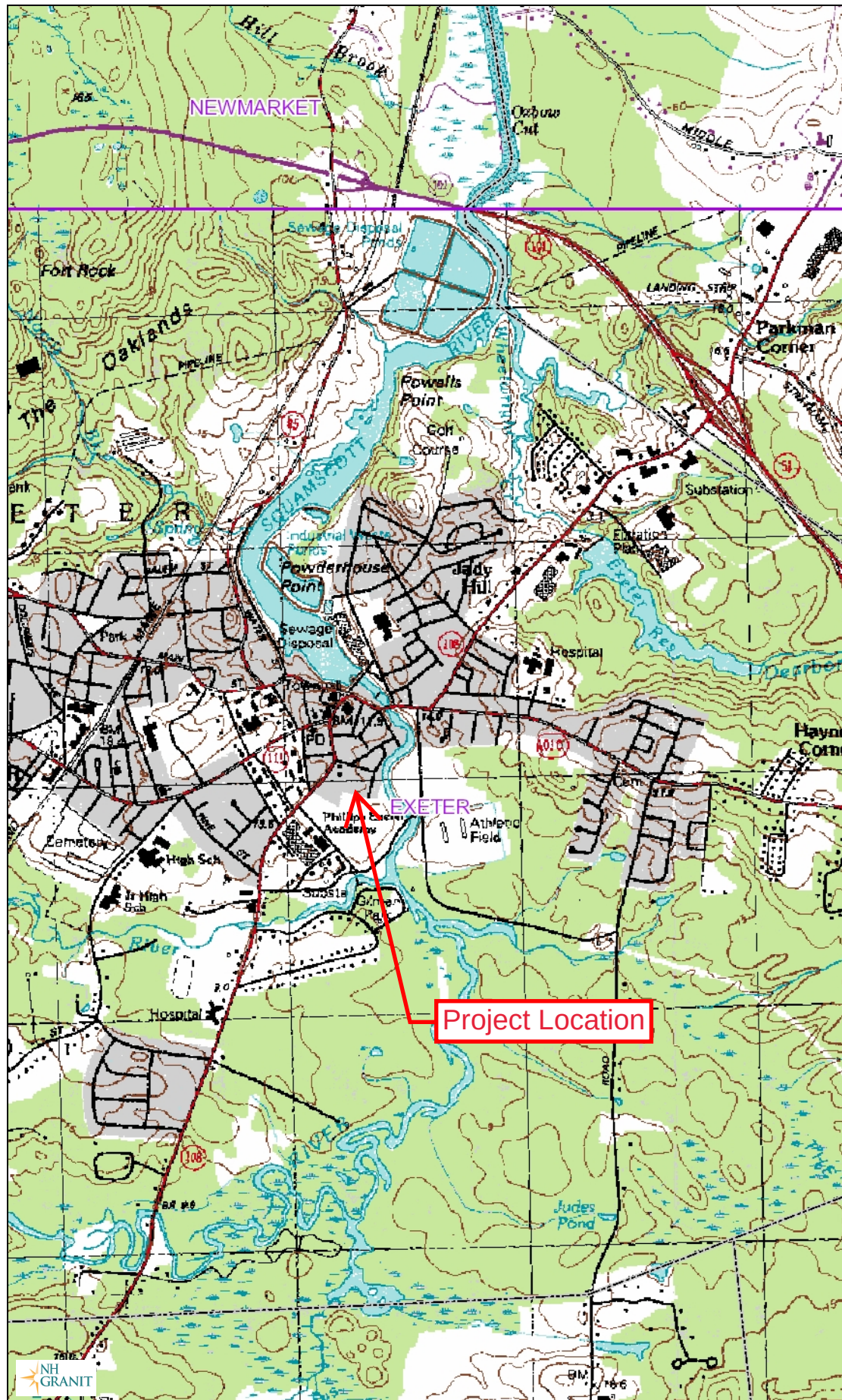
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20 Main Street
Exeter, NH 03833

Prepared by:



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(603) 433-2335

Phillips Exeter Academy - Faculty Neighborhood Project



Legend

- ☐ 7.5-Minute
☐ State
☐ County
☐ City/Town

Map Scale

1: 24,000



© NH GRANIT, www.granit.unh.edu

Map Generated: 11/5/2021

Notes

USGS Quadrangle
Exeter, NH
ID: 185

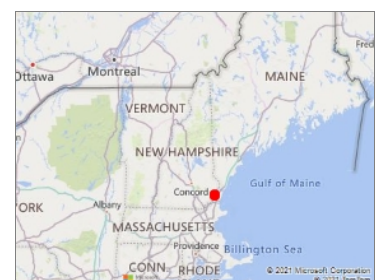


TABLE OF CONTENTS

USGS Site Location Map

- 1) Project Description
 - Site Overview
 - Stormwater Modeling
 - Pre-Development
 - Post-Development
 - Pollutant Removal
 - FEMA Flood Mapping
 - Conclusion
- 2) Aerial Map
- 3) Drainage Modeling Analysis (HydroCAD)
 - Pre-Development
 - Post Development
 - Precipitation Table
 - BMP Worksheets
- 4) Inspection and Maintenance Manual
 - Manual from 2016 NHDES AoT Permit

ATTACHMENTS

Plans: DS-3: Pre-Development Watershed Plan (2016 Post-Development)
DS-3B: Post-Development Watershed Plan (2026)
Project Plans (22" x 34")
(project plans under separate attachment)

PROJECT DESCRIPTION

Site Overview

Phillips Exeter Academy (PEA) is proposing to construct three new duplexes on Tax Maps 83-01 and 72-99. The existing Tax Map Lot 83-01 is an approximate 49-acre parcel that was re-developed by PEA approximately 10 years ago (2016) as the South Campus Master Plan (below). Tax Map 72-99, which is approximately 0.35 acres in size will be merged with Lot 83-10. In 2016, a comprehensive drainage analysis and stormwater management system was implemented for the development of the South Campus Master on this lot. The project included three major projects (New Field House, Center for Theater and Dance, and Tennis Courts relocation) and was permitted with NHDES Alteration of Terrain. That project provided treatment to approximately 680,000 square feet of impervious area on site without increasing the total impervious areas. In addition, the stormwater modeling accounted for 15,000 square feet of future impervious area that has not been provided. The table below shows that those stormwater improvements also provided significant reductions to the peak discharge rates to Exeter River, with over 15 cfs reductions for the 10, 25, and 50 year storm event.

	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	<u>0.19 cfs</u>	<u>0.58 cfs</u>	<u>0.94 cfs</u>	<u>1.31 cfs</u>
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	<u>41.75 cfs</u>	<u>83.04 cfs</u>	<u>119.10 cfs</u>	<u>158.99 cfs</u>
Net Change	- 8.34 cfs	-15.17 cfs	-20.17 cfs	-19.44 cfs

The proposed faculty housing buildings are located on the east side of the Tennis Courts and adjacent to Brown's Court and River Street. A new 500 sf raingarden (Bioretention Pond) will be installed to provide treatment and retention of stormwater for the proposed site and maintain peak flows below the pre-development conditions. Three small "pocket" raingardens will also be installed to provide treatment to small watershed areas unable to drain to the larger raingarden.

As depicted in Exhibit A, the proposed buildings are located in the eastern portion of the site. The site flows to the south and discharges at the Exeter River. Of note, in 2016, the Exeter Great Dam was removed, which lowered the water level of the Exeter River by approximately 4 ft. Numerous stormwater treatment practices have been installed to provide treatment on this site through the various phases of site development. The Stormwater practices that have been installed on site provide treatment to over 680,000 sf of impervious area.

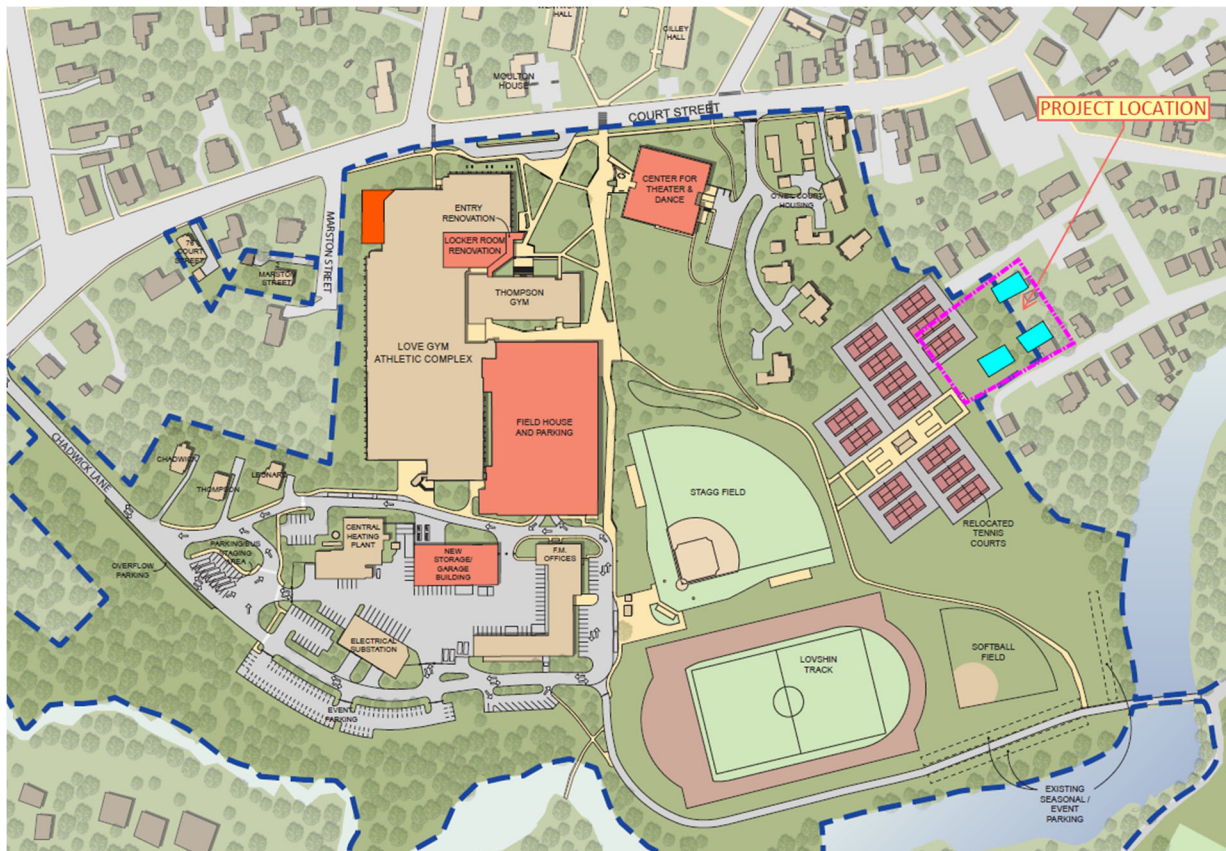


Exhibit A) Couth Campus Master Plan Area

Stormwater Modeling

Pre-Development

The existing conditions were developed from the existing conditions survey by Millenium Engineering and the post-development stormwater modeling that was developed for the 2016 applications, as this now represents the existing conditions. The HydroCAD diagram depicts the watershed for the site area modeled for the South Campus Master Plan and used for NHDES AoT permitting in 2016. The proposed site is located in sub-catchment "10f". The limits of the model were expanded to include the Lot 72-99 area of development. As noted above, the 2016 Post-Development peak runoff rates to the Exeter River were significantly reduced with the stormwater management system that was implemented.

Post-Development

For the Post-Development stormwater model, the existing watershed model was revised to reflect the proposed buildings and site improvements. The new impervious areas for the building and driveways were added to the model and reflected in the new Sub-Catchments. The post-development stormwater model includes a 500 sf raingarden (bioretention pond) and three smaller raingardens to provide treatment to the site.

The rainfall intensity data used for the modeling has been updated since the 2016 modeling to include the new rainfall intensity data and a 15% increase for NH Seacoast communities, per NHDES AoT requirements. The following Stormwater Modeling Summary table illustrates the results of the stormwater modeling.

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

	2-Yr Storm (3.70 inch)	10-Yr Storm (5.65 inch)	25-Yr Storm (7.19 inch)	50-Yr Storm (8.62 inch)
POA #1 – Watershed Area for Site				
Pre	7.99	16.44	23.63	30.62
Post	7.43	15.91	23.39	30.32
Net Change POA #1	-0.56	-0.53	-0.24	-0.30

As illustrated in the Stormwater Modeling Summary, all of the storm events show decreases in the peak flow rates for the proposed improvements. The master plan development of 2016 reduced the peak flows, so the proposed decreases are in addition to the 2016 reductions that were provided. Therefore, the site will continue to provide reduced peak flow discharge rates and will not impact downstream infrastructure.

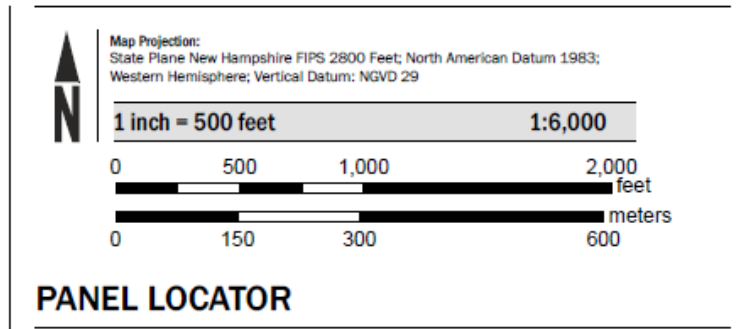
Pollutant Removal

Based on the New Hampshire Stormwater Manual (Volume 2), the following pollutant removal rates would be expected from the implementation of the bioretention practices:

Pollutant	Removal %
Total Suspended Solids (TSS)	90%
Total Nitrogen (TN)	65%
Total Phosphorus (TP)	65%

FEMA Mapping

The following National Flood Hazard Map, 33015C0402E, was revised June 22, 2018 by Letter of Map Revision (LOMR) Case No. 18-010144P to reflect the Removal of the Exeter Dam, located downstream from the project site. The flood elevation shown on the flood FEMA mapping indicated a base flood elevation of 28.8 ft in the project area. As shown below, the datum used for the mapping is NGVD 29, which is approximately 0.7 ft higher than the NGVD88 datum which the project survey represents. Therefore the flood elevation shown in the plans is 28.1 ft to reflect the shift in datum.



CONCLUSION

The proposed buildings and site improvements will not have an adverse effect on abutting properties and infrastructure as a result of stormwater runoff. With the proposed stormwater management system, peak runoff rates from the site will be reduced for all storms analyzed. The existing site was permitted in 2016 through NHDES and provided stormwater treatment to 680,000 square feet of impervious area on the 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

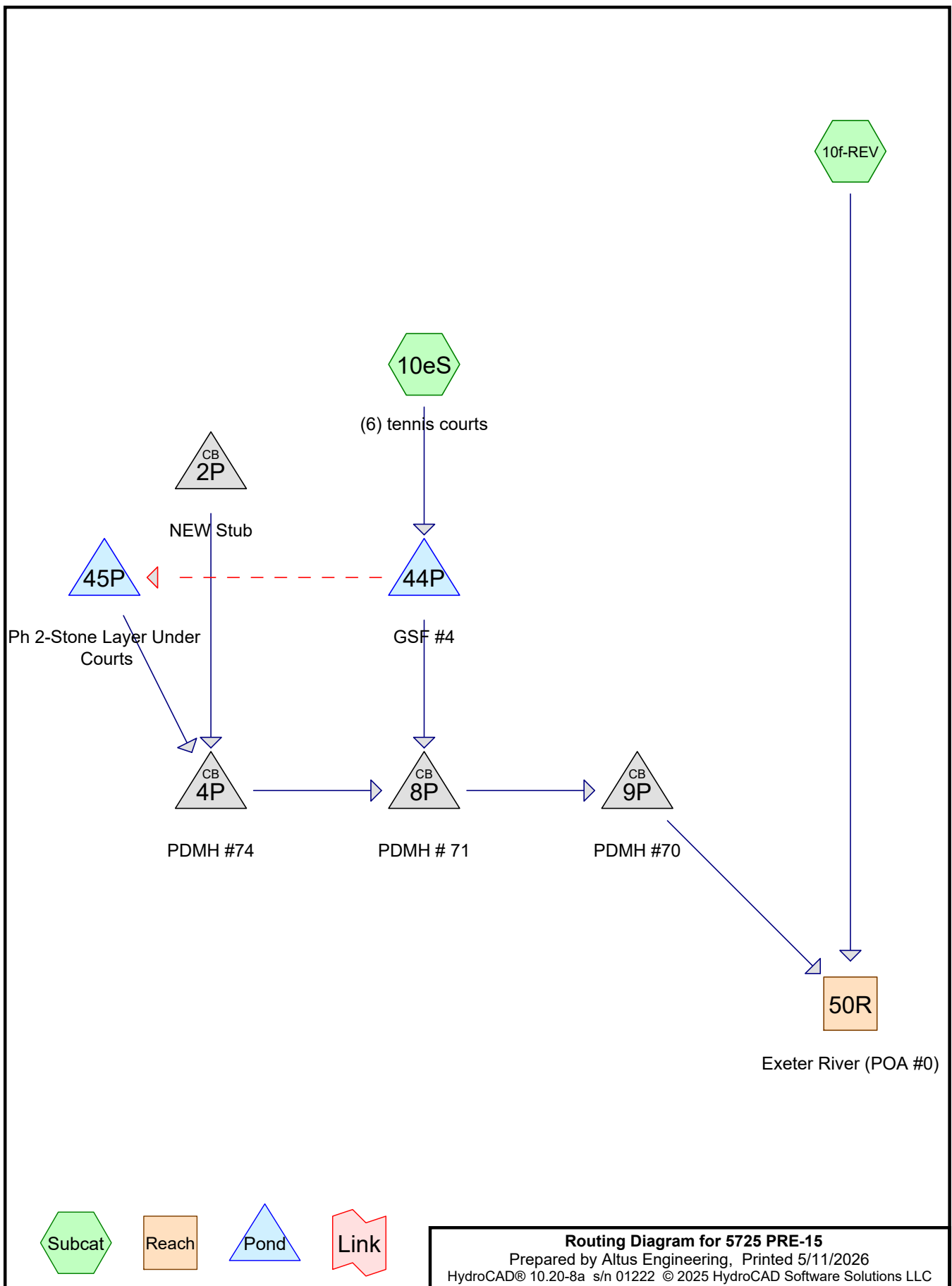
Altus Engineering, LLC notes that stormwater modeling is limited in its capacity to precisely predict peak rates of runoff and flood elevations. Results should not be considered to represent actual storm events due to the number of variables and assumptions involved in the modeling effort. Surface roughness coefficients (n), entrance loss coefficients (k_e), velocity factors (k_v) and times of concentration (T_c) are based on subjective field observations and engineering judgment using available data. For design purposes, curve numbers (C_n) 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

SITE
LOCATION





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Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
6.203	74	>75% Grass cover, Good, HSG C (10eS, 10f-REV)
0.103	96	Gravel surface, HSG C (10f-REV)
1.013	98	Paved parking, HSG C (10eS)
0.005	98	Roofs, HSG C (10f-REV)
0.005	98	Unconnected pavement, HSG C (10f-REV)
7.327	78	TOTAL AREA

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Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
7.327	HSG C	10eS, 10f-REV
0.000	HSG D	
0.000	Other	
7.327		TOTAL AREA

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Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	6.203	0.000	0.000	6.203	>75% Grass cover, Good	10eS, 10f-REV
0.000	0.000	0.103	0.000	0.000	0.103	Gravel surface	10f-REV
0.000	0.000	1.013	0.000	0.000	1.013	Paved parking	10eS
0.000	0.000	0.005	0.000	0.000	0.005	Roofs	10f-REV
0.000	0.000	0.005	0.000	0.000	0.005	Unconnected pavement	10f-REV
0.000	0.000	7.327	0.000	0.000	7.327	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 10eS: (6) tennis courts Runoff Area=53,304 sf 82.77% Impervious Runoff Depth=3.03"
 Tc=6.0 min CN=94 Runoff=4.12 cfs 0.309 af

Subcatchment 10f-REV: Runoff Area=265,880 sf 0.16% Impervious Runoff Depth=1.38"
 Flow Length=460' Tc=16.0 min CN=74 Runoff=7.03 cfs 0.702 af

Reach 50R: Exeter River (POA #0) Avg. Flow Depth=0.22' Max Vel=0.36 fps Inflow=7.99 cfs 1.011 af
 n=0.150 L=1.0' S=0.0100 '/' Capacity=98.87 cfs Outflow=7.99 cfs 1.011 af

Pond 2P: NEW Stub Peak Elev=0.00'
 15.0" Round Culvert n=0.013 L=140.0' S=0.0066 '/' Primary=0.00 cfs 0.000 af

Pond 4P: PDMH #74 Peak Elev=24.50' Inflow=0.00 cfs 0.000 af
 24.0" Round Culvert n=0.013 L=245.0' S=0.0051 '/' Outflow=0.00 cfs 0.000 af

Pond 8P: PDMH # 71 Peak Elev=23.62' Inflow=1.02 cfs 0.309 af
 24.0" Round Culvert n=0.013 L=290.0' S=0.0048 '/' Outflow=1.02 cfs 0.309 af

Pond 9P: PDMH #70 Peak Elev=22.06' Inflow=1.02 cfs 0.309 af
 24.0" Round Culvert n=0.013 L=32.0' S=0.0672 '/' Outflow=1.02 cfs 0.309 af

Pond 44P: GSF #4 Peak Elev=28.96' Storage=3,326 cf Inflow=4.12 cfs 0.309 af
 Primary=1.02 cfs 0.309 af Secondary=0.00 cfs 0.000 af Outflow=1.02 cfs 0.309 af

Pond 45P: Ph 2-Stone Layer Under Courts Peak Elev=26.70' Storage=3,528 cf Inflow=0.00 cfs 0.000 af
 Outflow=0.00 cfs 0.000 af

Total Runoff Area = 7.327 ac Runoff Volume = 1.011 af Average Runoff Depth = 1.66"
86.05% Pervious = 6.305 ac 13.95% Impervious = 1.022 ac

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Type III 24-hr 10-yr Rainfall=5.65"

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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 10eS: (6) tennis courts Runoff Area=53,304 sf 82.77% Impervious Runoff Depth=4.95"
Tc=6.0 min CN=94 Runoff=6.54 cfs 0.505 af

Subcatchment 10f-REV: Runoff Area=265,880 sf 0.16% Impervious Runoff Depth=2.89"
Flow Length=460' Tc=16.0 min CN=74 Runoff=15.24 cfs 1.471 af

Reach 50R: Exeter River (POA #0) Avg. Flow Depth=0.34' Max Vel=0.48 fps Inflow=16.44 cfs 1.968 af
n=0.150 L=1.0' S=0.0100 '/' Capacity=98.87 cfs Outflow=16.44 cfs 1.968 af

Pond 2P: NEW Stub Peak Elev=0.00'
15.0" Round Culvert n=0.013 L=140.0' S=0.0066 '/' Primary=0.00 cfs 0.000 af

Pond 4P: PDMH #74 Peak Elev=24.71' Inflow=0.17 cfs 0.054 af
24.0" Round Culvert n=0.013 L=245.0' S=0.0051 '/' Outflow=0.17 cfs 0.054 af

Pond 8P: PDMH # 71 Peak Elev=23.67' Inflow=1.27 cfs 0.497 af
24.0" Round Culvert n=0.013 L=290.0' S=0.0048 '/' Outflow=1.27 cfs 0.497 af

Pond 9P: PDMH #70 Peak Elev=22.11' Inflow=1.27 cfs 0.497 af
24.0" Round Culvert n=0.013 L=32.0' S=0.0672 '/' Outflow=1.27 cfs 0.497 af

Pond 44P: GSF #4 Peak Elev=29.18' Storage=4,599 cf Inflow=6.54 cfs 0.505 af
Primary=1.19 cfs 0.442 af Secondary=2.38 cfs 0.062 af Outflow=3.57 cfs 0.505 af

Pond 45P: Ph 2-Stone Layer Under Courts Peak Elev=26.84' Storage=6,027 cf Inflow=2.38 cfs 0.062 af
Outflow=0.17 cfs 0.054 af

Total Runoff Area = 7.327 ac Runoff Volume = 1.976 af Average Runoff Depth = 3.24"
86.05% Pervious = 6.305 ac 13.95% Impervious = 1.022 ac

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Type III 24-hr 25-yr Rainfall=7.19"

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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 10eS: (6) tennis courts Runoff Area=53,304 sf 82.77% Impervious Runoff Depth=6.48"
Tc=6.0 min CN=94 Runoff=8.43 cfs 0.660 af

Subcatchment 10f-REV: Runoff Area=265,880 sf 0.16% Impervious Runoff Depth=4.21"
Flow Length=460' Tc=16.0 min CN=74 Runoff=22.23 cfs 2.140 af

Reach 50R: Exeter River (POA #0) Avg. Flow Depth=0.42' Max Vel=0.56 fps Inflow=23.64 cfs 2.792 af
n=0.150 L=1.0' S=0.0100 '/' Capacity=98.87 cfs Outflow=23.63 cfs 2.792 af

Pond 2P: NEW Stub Peak Elev=0.00'
15.0" Round Culvert n=0.013 L=140.0' S=0.0066 '/' Primary=0.00 cfs 0.000 af

Pond 4P: PDMH #74 Peak Elev=24.87' Inflow=0.59 cfs 0.120 af
24.0" Round Culvert n=0.013 L=245.0' S=0.0051 '/' Outflow=0.59 cfs 0.120 af

Pond 8P: PDMH # 71 Peak Elev=23.75' Inflow=1.71 cfs 0.652 af
24.0" Round Culvert n=0.013 L=290.0' S=0.0048 '/' Outflow=1.71 cfs 0.652 af

Pond 9P: PDMH #70 Peak Elev=22.19' Inflow=1.71 cfs 0.652 af
24.0" Round Culvert n=0.013 L=32.0' S=0.0672 '/' Outflow=1.71 cfs 0.652 af

Pond 44P: GSF #4 Peak Elev=29.29' Storage=5,279 cf Inflow=8.43 cfs 0.660 af
Primary=1.27 cfs 0.532 af Secondary=4.88 cfs 0.128 af Outflow=6.15 cfs 0.661 af

Pond 45P: Ph 2-Stone Layer Under Courts Peak Elev=26.97' Storage=8,236 cf Inflow=4.88 cfs 0.128 af
Outflow=0.59 cfs 0.120 af

Total Runoff Area = 7.327 ac Runoff Volume = 2.801 af Average Runoff Depth = 4.59"
86.05% Pervious = 6.305 ac 13.95% Impervious = 1.022 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 10eS: (6) tennis courts Runoff Area=53,304 sf 82.77% Impervious Runoff Depth=7.90"
 Tc=6.0 min CN=94 Runoff=10.18 cfs 0.805 af

Subcatchment 10f-REV: Runoff Area=265,880 sf 0.16% Impervious Runoff Depth=5.48"
 Flow Length=460' Tc=16.0 min CN=74 Runoff=28.88 cfs 2.789 af

Reach 50R: Exeter River (POA #0) Avg. Flow Depth=0.49' Max Vel=0.62 fps Inflow=30.63 cfs 3.586 af
 n=0.150 L=1.0' S=0.0100 '/' Capacity=98.87 cfs Outflow=30.62 cfs 3.586 af

Pond 2P: NEW Stub Peak Elev=0.00'
 15.0" Round Culvert n=0.013 L=140.0' S=0.0066 '/' Primary=0.00 cfs 0.000 af

Pond 4P: PDMH #74 Peak Elev=25.01' Inflow=1.13 cfs 0.186 af
 24.0" Round Culvert n=0.013 L=245.0' S=0.0051 '/' Outflow=1.13 cfs 0.186 af

Pond 8P: PDMH # 71 Peak Elev=23.85' Inflow=2.27 cfs 0.797 af
 24.0" Round Culvert n=0.013 L=290.0' S=0.0048 '/' Outflow=2.27 cfs 0.797 af

Pond 9P: PDMH #70 Peak Elev=22.28' Inflow=2.27 cfs 0.797 af
 24.0" Round Culvert n=0.013 L=32.0' S=0.0672 '/' Outflow=2.27 cfs 0.797 af

Pond 44P: GSF #4 Peak Elev=29.37' Storage=5,785 cf Inflow=10.18 cfs 0.805 af
 Primary=1.34 cfs 0.610 af Secondary=6.87 cfs 0.195 af Outflow=8.21 cfs 0.806 af

Pond 45P: Ph 2-Stone Layer Under Courts Peak Elev=27.08' Storage=10,176 cf Inflow=6.87 cfs 0.195 af
 Outflow=1.13 cfs 0.186 af

Total Runoff Area = 7.327 ac Runoff Volume = 3.595 af Average Runoff Depth = 5.89"
86.05% Pervious = 6.305 ac 13.95% Impervious = 1.022 ac

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Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
6.017	74	>75% Grass cover, Good, HSG C (10eS, 10f-REV, S1, S2, S3, S4, S5, S6)
0.103	96	Gravel surface, HSG C (10f-REV)
0.011	98	Patios and Bulkheads (S4)
0.023	98	Patios and bulkheads (S5)
1.054	98	Paved parking, HSG C (10eS, S1, S2, S3, S6)
0.160	98	Roofs, HSG C (10f-REV, S1, S2, S3, S4, S5, S6)
0.005	98	Unconnected roofs, HSG C (10f-REV)
7.373	78	TOTAL AREA

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Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
7.338	HSG C	10eS, 10f-REV, S1, S2, S3, S4, S5, S6
0.000	HSG D	
0.034	Other	S4, S5
7.373		TOTAL AREA

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Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	6.017	0.000	0.000	6.017	>75% Grass cover, Good	10eS, 10f-REV, S1, S2, S3, S4, S5, S6
0.000	0.000	0.103	0.000	0.000	0.103	Gravel surface	10f-REV
0.000	0.000	0.000	0.000	0.011	0.011	Patios and Bulkheads	S4
0.000	0.000	0.000	0.000	0.023	0.023	Patios and bulkheads	S5
0.000	0.000	1.054	0.000	0.000	1.054	Paved parking	10eS, S1, S2, S3, S6
0.000	0.000	0.160	0.000	0.000	0.160	Roofs	10f-REV, S1, S2, S3, S4, S5, S6
0.000	0.000	0.005	0.000	0.000	0.005	Unconnected roofs	10f-REV
0.000	0.000	7.338	0.000	0.034	7.373	TOTAL AREA	

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Type III 24-hr 2-yr Rainfall=3.70"

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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 10eS: (6) tennis courts	Runoff Area=53,304 sf 82.77% Impervious Runoff Depth=3.03" Tc=6.0 min CN=94 Runoff=4.12 cfs 0.309 af
Subcatchment 10f-REV:	Runoff Area=232,770 sf 0.18% Impervious Runoff Depth=1.38" Flow Length=460' Tc=16.0 min CN=74 Runoff=6.15 cfs 0.614 af
Subcatchment S1: S1	Runoff Area=1,710 sf 61.99% Impervious Runoff Depth=2.54" Tc=6.0 min CN=89 Runoff=0.12 cfs 0.008 af
Subcatchment S2: S2	Runoff Area=3,075 sf 47.64% Impervious Runoff Depth=2.19" Tc=6.0 min CN=85 Runoff=0.18 cfs 0.013 af
Subcatchment S3: S3	Runoff Area=1,710 sf 61.99% Impervious Runoff Depth=2.54" Tc=6.0 min CN=89 Runoff=0.12 cfs 0.008 af
Subcatchment S4: S4	Runoff Area=18,720 sf 10.26% Impervious Runoff Depth=1.51" Flow Length=200' Slope=0.0050 '/' Tc=14.9 min CN=76 Runoff=0.56 cfs 0.054 af
Subcatchment S5: SBC	Runoff Area=7,020 sf 34.47% Impervious Runoff Depth=1.95" Tc=8.0 min CN=82 Runoff=0.34 cfs 0.026 af
Subcatchment S6: SBC	Runoff Area=2,850 sf 74.39% Impervious Runoff Depth=2.83" Tc=6.0 min CN=92 Runoff=0.21 cfs 0.015 af
Reach 50R: Exeter River (POA #0)	Avg. Flow Depth=0.21' Max Vel=0.35 fps Inflow=7.43 cfs 0.989 af n=0.150 L=1.0' S=0.0100 '/' Capacity=98.87 cfs Outflow=7.43 cfs 0.989 af
Reach R1: (new Reach)	Avg. Flow Depth=0.13' Max Vel=1.13 fps Inflow=0.54 cfs 0.042 af n=0.030 L=130.0' S=0.0100 '/' Capacity=28.38 cfs Outflow=0.53 cfs 0.042 af
Pond 2P: NEW Stub	Peak Elev=25.78' Inflow=0.47 cfs 0.065 af 15.0" Round Culvert n=0.013 L=140.0' S=0.0066 '/' Outflow=0.47 cfs 0.065 af
Pond 4P: PDMH #74	Peak Elev=24.83' Inflow=0.47 cfs 0.065 af 24.0" Round Culvert n=0.013 L=245.0' S=0.0051 '/' Outflow=0.47 cfs 0.065 af
Pond 5P: NEW Stub	Peak Elev=0.00' 15.0" Round Culvert n=0.013 L=140.0' S=0.0066 '/' Primary=0.00 cfs 0.000 af
Pond 6P: RG4	Peak Elev=26.07' Inflow=0.47 cfs 0.065 af 12.0" Round Culvert n=0.011 L=40.0' S=0.0063 '/' Outflow=0.47 cfs 0.065 af
Pond 8P: PDMH # 71	Peak Elev=23.68' Inflow=1.33 cfs 0.375 af 24.0" Round Culvert n=0.013 L=290.0' S=0.0048 '/' Outflow=1.33 cfs 0.375 af
Pond 9P: PDMH #70	Peak Elev=22.12' Inflow=1.33 cfs 0.375 af 24.0" Round Culvert n=0.013 L=32.0' S=0.0672 '/' Outflow=1.33 cfs 0.375 af

5725 Post-15*Type III 24-hr 2-yr Rainfall=3.70"*

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Pond 44P: GSF #4

Peak Elev=28.96' Storage=3,326 cf Inflow=4.12 cfs 0.309 af
Primary=1.02 cfs 0.309 af Secondary=0.00 cfs 0.000 af Outflow=1.02 cfs 0.309 af

Pond 45P: Ph 2-Stone Layer Under Courts

Peak Elev=26.70' Storage=3,528 cf Inflow=0.00 cfs 0.000 af
Outflow=0.00 cfs 0.000 af

Pond G1: RG1

Peak Elev=28.81' Storage=32 cf Inflow=0.12 cfs 0.008 af
Discarded=0.01 cfs 0.005 af Primary=0.10 cfs 0.003 af Outflow=0.11 cfs 0.008 af

Pond G2: RG2

Peak Elev=28.62' Storage=35 cf Inflow=0.28 cfs 0.016 af
Discarded=0.01 cfs 0.006 af Primary=0.28 cfs 0.010 af Outflow=0.28 cfs 0.016 af

Pond G3: RG3

Peak Elev=28.50' Storage=38 cf Inflow=0.39 cfs 0.018 af
Discarded=0.01 cfs 0.004 af Primary=0.38 cfs 0.014 af Outflow=0.39 cfs 0.018 af

Pond G4: RG4

Peak Elev=27.79' Storage=1,397 cf Inflow=1.02 cfs 0.096 af
Discarded=0.09 cfs 0.044 af Primary=0.23 cfs 0.052 af Outflow=0.32 cfs 0.096 af

Total Runoff Area = 7.373 ac Runoff Volume = 1.049 af Average Runoff Depth = 1.71"
83.00% Pervious = 6.120 ac 17.00% Impervious = 1.253 ac

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Type III 24-hr 10-yr Rainfall=5.65"

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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 10eS: (6) tennis courts	Runoff Area=53,304 sf 82.77% Impervious Runoff Depth=4.95" Tc=6.0 min CN=94 Runoff=6.54 cfs 0.505 af
Subcatchment 10f-REV:	Runoff Area=232,770 sf 0.18% Impervious Runoff Depth=2.89" Flow Length=460' Tc=16.0 min CN=74 Runoff=13.34 cfs 1.288 af
Subcatchment S1: S1	Runoff Area=1,710 sf 61.99% Impervious Runoff Depth=4.40" Tc=6.0 min CN=89 Runoff=0.19 cfs 0.014 af
Subcatchment S2: S2	Runoff Area=3,075 sf 47.64% Impervious Runoff Depth=3.97" Tc=6.0 min CN=85 Runoff=0.32 cfs 0.023 af
Subcatchment S3: S3	Runoff Area=1,710 sf 61.99% Impervious Runoff Depth=4.40" Tc=6.0 min CN=89 Runoff=0.19 cfs 0.014 af
Subcatchment S4: S4	Runoff Area=18,720 sf 10.26% Impervious Runoff Depth=3.08" Flow Length=200' Slope=0.0050 '/' Tc=14.9 min CN=76 Runoff=1.18 cfs 0.110 af
Subcatchment S5: SBC	Runoff Area=7,020 sf 34.47% Impervious Runoff Depth=3.67" Tc=8.0 min CN=82 Runoff=0.64 cfs 0.049 af
Subcatchment S6: SBC	Runoff Area=2,850 sf 74.39% Impervious Runoff Depth=4.73" Tc=6.0 min CN=92 Runoff=0.34 cfs 0.026 af
Reach 50R: Exeter River (POA #0)	Avg. Flow Depth=0.33' Max Vel=0.47 fps Inflow=15.91 cfs 1.940 af n=0.150 L=1.0' S=0.0100 '/' Capacity=98.87 cfs Outflow=15.91 cfs 1.940 af
Reach R1: (new Reach)	Avg. Flow Depth=0.18' Max Vel=1.36 fps Inflow=0.97 cfs 0.075 af n=0.030 L=130.0' S=0.0100 '/' Capacity=28.38 cfs Outflow=0.95 cfs 0.075 af
Pond 2P: NEW Stub	Peak Elev=26.08' Inflow=1.48 cfs 0.155 af 15.0" Round Culvert n=0.013 L=140.0' S=0.0066 '/' Outflow=1.48 cfs 0.155 af
Pond 4P: PDMH #74	Peak Elev=25.09' Inflow=1.55 cfs 0.209 af 24.0" Round Culvert n=0.013 L=245.0' S=0.0051 '/' Outflow=1.55 cfs 0.209 af
Pond 5P: NEW Stub	Peak Elev=0.00' 15.0" Round Culvert n=0.013 L=140.0' S=0.0066 '/' Primary=0.00 cfs 0.000 af
Pond 6P: RG4	Peak Elev=26.44' Inflow=1.48 cfs 0.155 af 12.0" Round Culvert n=0.011 L=40.0' S=0.0063 '/' Outflow=1.48 cfs 0.155 af
Pond 8P: PDMH # 71	Peak Elev=23.92' Inflow=2.71 cfs 0.651 af 24.0" Round Culvert n=0.013 L=290.0' S=0.0048 '/' Outflow=2.71 cfs 0.651 af
Pond 9P: PDMH #70	Peak Elev=22.34' Inflow=2.71 cfs 0.651 af 24.0" Round Culvert n=0.013 L=32.0' S=0.0672 '/' Outflow=2.71 cfs 0.651 af

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Type III 24-hr 10-yr Rainfall=5.65"

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Pond 44P: GSF #4

Peak Elev=29.18' Storage=4,599 cf Inflow=6.54 cfs 0.505 af
Primary=1.19 cfs 0.442 af Secondary=2.38 cfs 0.062 af Outflow=3.57 cfs 0.505 af

Pond 45P: Ph 2-Stone Layer Under Courts

Peak Elev=26.84' Storage=6,027 cf Inflow=2.38 cfs 0.062 af
Outflow=0.17 cfs 0.054 af

Pond G1: RG1

Peak Elev=28.87' Storage=37 cf Inflow=0.19 cfs 0.014 af
Discarded=0.01 cfs 0.008 af Primary=0.18 cfs 0.006 af Outflow=0.19 cfs 0.014 af

Pond G2: RG2

Peak Elev=28.84' Storage=58 cf Inflow=0.50 cfs 0.030 af
Discarded=0.01 cfs 0.008 af Primary=0.44 cfs 0.022 af Outflow=0.44 cfs 0.030 af

Pond G3: RG3

Peak Elev=28.55' Storage=43 cf Inflow=0.62 cfs 0.037 af
Discarded=0.01 cfs 0.006 af Primary=0.62 cfs 0.031 af Outflow=0.62 cfs 0.037 af

Pond G4: RG4

Peak Elev=27.97' Storage=1,959 cf Inflow=1.99 cfs 0.185 af
Discarded=0.11 cfs 0.061 af Primary=1.22 cfs 0.124 af Outflow=1.33 cfs 0.185 af

Total Runoff Area = 7.373 ac Runoff Volume = 2.030 af Average Runoff Depth = 3.30"
83.00% Pervious = 6.120 ac 17.00% Impervious = 1.253 ac

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Type III 24-hr 25-yr Rainfall=7.19"

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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 10eS: (6) tennis courts	Runoff Area=53,304 sf 82.77% Impervious Runoff Depth=6.48" Tc=6.0 min CN=94 Runoff=8.43 cfs 0.660 af
Subcatchment 10f-REV:	Runoff Area=232,770 sf 0.18% Impervious Runoff Depth=4.21" Flow Length=460' Tc=16.0 min CN=74 Runoff=19.46 cfs 1.874 af
Subcatchment S1: S1	Runoff Area=1,710 sf 61.99% Impervious Runoff Depth=5.89" Tc=6.0 min CN=89 Runoff=0.26 cfs 0.019 af
Subcatchment S2: S2	Runoff Area=3,075 sf 47.64% Impervious Runoff Depth=5.43" Tc=6.0 min CN=85 Runoff=0.44 cfs 0.032 af
Subcatchment S3: S3	Runoff Area=1,710 sf 61.99% Impervious Runoff Depth=5.89" Tc=6.0 min CN=89 Runoff=0.26 cfs 0.019 af
Subcatchment S4: S4	Runoff Area=18,720 sf 10.26% Impervious Runoff Depth=4.43" Flow Length=200' Slope=0.0050 '/' Tc=14.9 min CN=76 Runoff=1.69 cfs 0.159 af
Subcatchment S5: SBC	Runoff Area=7,020 sf 34.47% Impervious Runoff Depth=5.09" Tc=8.0 min CN=82 Runoff=0.88 cfs 0.068 af
Subcatchment S6: SBC	Runoff Area=2,850 sf 74.39% Impervious Runoff Depth=6.24" Tc=6.0 min CN=92 Runoff=0.44 cfs 0.034 af
Reach 50R: Exeter River (POA #0)	Avg. Flow Depth=0.42' Max Vel=0.55 fps Inflow=23.40 cfs 2.757 af n=0.150 L=1.0' S=0.0100 '/' Capacity=98.87 cfs Outflow=23.39 cfs 2.757 af
Reach R1: (new Reach)	Avg. Flow Depth=0.21' Max Vel=1.50 fps Inflow=1.31 cfs 0.102 af n=0.030 L=130.0' S=0.0100 '/' Capacity=28.38 cfs Outflow=1.29 cfs 0.102 af
Pond 2P: NEW Stub	Peak Elev=26.33' Inflow=2.57 cfs 0.232 af 15.0" Round Culvert n=0.013 L=140.0' S=0.0066 '/' Outflow=2.57 cfs 0.232 af
Pond 4P: PDMH #74	Peak Elev=25.32' Inflow=2.83 cfs 0.351 af 24.0" Round Culvert n=0.013 L=245.0' S=0.0051 '/' Outflow=2.83 cfs 0.351 af
Pond 5P: NEW Stub	Peak Elev=0.00' 15.0" Round Culvert n=0.013 L=140.0' S=0.0066 '/' Primary=0.00 cfs 0.000 af
Pond 6P: RG4	Peak Elev=26.79' Inflow=2.57 cfs 0.232 af 12.0" Round Culvert n=0.011 L=40.0' S=0.0063 '/' Outflow=2.57 cfs 0.232 af
Pond 8P: PDMH # 71	Peak Elev=24.11' Inflow=4.05 cfs 0.884 af 24.0" Round Culvert n=0.013 L=290.0' S=0.0048 '/' Outflow=4.05 cfs 0.884 af
Pond 9P: PDMH #70	Peak Elev=22.51' Inflow=4.05 cfs 0.884 af 24.0" Round Culvert n=0.013 L=32.0' S=0.0672 '/' Outflow=4.05 cfs 0.884 af

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Type III 24-hr 25-yr Rainfall=7.19"

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Pond 44P: GSF #4

Peak Elev=29.29' Storage=5,279 cf Inflow=8.43 cfs 0.660 af
Primary=1.27 cfs 0.532 af Secondary=4.88 cfs 0.128 af Outflow=6.15 cfs 0.661 af

Pond 45P: Ph 2-Stone Layer Under Courts

Peak Elev=26.97' Storage=8,236 cf Inflow=4.88 cfs 0.128 af
Outflow=0.59 cfs 0.120 af

Pond G1: RG1

Peak Elev=29.04' Storage=58 cf Inflow=0.26 cfs 0.019 af
Discarded=0.01 cfs 0.010 af Primary=0.20 cfs 0.010 af Outflow=0.21 cfs 0.019 af

Pond G2: RG2

Peak Elev=28.99' Storage=81 cf Inflow=0.61 cfs 0.042 af
Discarded=0.01 cfs 0.009 af Primary=0.52 cfs 0.033 af Outflow=0.53 cfs 0.042 af

Pond G3: RG3

Peak Elev=28.58' Storage=47 cf Inflow=0.76 cfs 0.052 af
Discarded=0.01 cfs 0.007 af Primary=0.75 cfs 0.045 af Outflow=0.76 cfs 0.052 af

Pond G4: RG4

Peak Elev=28.07' Storage=2,331 cf Inflow=2.79 cfs 0.261 af
Discarded=0.12 cfs 0.075 af Primary=2.04 cfs 0.186 af Outflow=2.17 cfs 0.261 af

Total Runoff Area = 7.373 ac Runoff Volume = 2.866 af Average Runoff Depth = 4.66"
83.00% Pervious = 6.120 ac 17.00% Impervious = 1.253 ac

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Type III 24-hr 50-yr Rainfall=8.62"

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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 10eS: (6) tennis courts	Runoff Area=53,304 sf 82.77% Impervious Runoff Depth=7.90" Tc=6.0 min CN=94 Runoff=10.18 cfs 0.805 af
Subcatchment 10f-REV:	Runoff Area=232,770 sf 0.18% Impervious Runoff Depth=5.48" Flow Length=460' Tc=16.0 min CN=74 Runoff=25.28 cfs 2.442 af
Subcatchment S1: S1	Runoff Area=1,710 sf 61.99% Impervious Runoff Depth=7.30" Tc=6.0 min CN=89 Runoff=0.31 cfs 0.024 af
Subcatchment S2: S2	Runoff Area=3,075 sf 47.64% Impervious Runoff Depth=6.81" Tc=6.0 min CN=85 Runoff=0.54 cfs 0.040 af
Subcatchment S3: S3	Runoff Area=1,710 sf 61.99% Impervious Runoff Depth=7.30" Tc=6.0 min CN=89 Runoff=0.31 cfs 0.024 af
Subcatchment S4: S4	Runoff Area=18,720 sf 10.26% Impervious Runoff Depth=5.73" Flow Length=200' Slope=0.0050 '/' Tc=14.9 min CN=76 Runoff=2.18 cfs 0.205 af
Subcatchment S5: SBC	Runoff Area=7,020 sf 34.47% Impervious Runoff Depth=6.45" Tc=8.0 min CN=82 Runoff=1.11 cfs 0.087 af
Subcatchment S6: SBC	Runoff Area=2,850 sf 74.39% Impervious Runoff Depth=7.66" Tc=6.0 min CN=92 Runoff=0.54 cfs 0.042 af
Reach 50R: Exeter River (POA #0)	Avg. Flow Depth=0.49' Max Vel=0.61 fps Inflow=30.32 cfs 3.547 af n=0.150 L=1.0' S=0.0100 '/' Capacity=98.87 cfs Outflow=30.32 cfs 3.547 af
Reach R1: (new Reach)	Avg. Flow Depth=0.24' Max Vel=1.60 fps Inflow=1.62 cfs 0.128 af n=0.030 L=130.0' S=0.0100 '/' Capacity=28.38 cfs Outflow=1.60 cfs 0.128 af
Pond 2P: NEW Stub	Peak Elev=26.49' Inflow=3.29 cfs 0.308 af 15.0" Round Culvert n=0.013 L=140.0' S=0.0066 '/' Outflow=3.29 cfs 0.308 af
Pond 4P: PDMH #74	Peak Elev=25.49' Inflow=3.98 cfs 0.494 af 24.0" Round Culvert n=0.013 L=245.0' S=0.0051 '/' Outflow=3.98 cfs 0.494 af
Pond 5P: NEW Stub	Peak Elev=0.00' 15.0" Round Culvert n=0.013 L=140.0' S=0.0066 '/' Primary=0.00 cfs 0.000 af
Pond 6P: RG4	Peak Elev=27.24' Inflow=3.29 cfs 0.308 af 12.0" Round Culvert n=0.011 L=40.0' S=0.0063 '/' Outflow=3.29 cfs 0.308 af
Pond 8P: PDMH # 71	Peak Elev=24.25' Inflow=5.21 cfs 1.105 af 24.0" Round Culvert n=0.013 L=290.0' S=0.0048 '/' Outflow=5.21 cfs 1.105 af
Pond 9P: PDMH #70	Peak Elev=22.64' Inflow=5.21 cfs 1.105 af 24.0" Round Culvert n=0.013 L=32.0' S=0.0672 '/' Outflow=5.21 cfs 1.105 af

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Type III 24-hr 50-yr Rainfall=8.62"

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Pond 44P: GSF #4

Peak Elev=29.37' Storage=5,785 cf Inflow=10.18 cfs 0.805 af
Primary=1.34 cfs 0.610 af Secondary=6.87 cfs 0.195 af Outflow=8.21 cfs 0.806 af

Pond 45P: Ph 2-Stone Layer Under Courts

Peak Elev=27.08' Storage=10,176 cf Inflow=6.87 cfs 0.195 af
Outflow=1.13 cfs 0.186 af

Pond G1: RG1

Peak Elev=29.19' Storage=84 cf Inflow=0.31 cfs 0.024 af
Discarded=0.02 cfs 0.011 af Primary=0.21 cfs 0.013 af Outflow=0.23 cfs 0.024 af

Pond G2: RG2

Peak Elev=29.14' Storage=109 cf Inflow=0.71 cfs 0.053 af
Discarded=0.01 cfs 0.009 af Primary=0.59 cfs 0.044 af Outflow=0.60 cfs 0.053 af

Pond G3: RG3

Peak Elev=28.61' Storage=51 cf Inflow=0.88 cfs 0.068 af
Discarded=0.01 cfs 0.008 af Primary=0.86 cfs 0.060 af Outflow=0.87 cfs 0.068 af

Pond G4: RG4

Peak Elev=28.15' Storage=2,680 cf Inflow=3.54 cfs 0.333 af
Discarded=0.14 cfs 0.085 af Primary=2.61 cfs 0.248 af Outflow=2.74 cfs 0.333 af

Total Runoff Area = 7.373 ac Runoff Volume = 3.669 af Average Runoff Depth = 5.97"
83.00% Pervious = 6.120 ac 17.00% Impervious = 1.253 ac

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Type III 24-hr 10-yr Rainfall=5.65"

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Summary for Subcatchment S1: S1

Runoff = 0.19 cfs @ 12.09 hrs, Volume= 0.014 af, Depth= 4.40"
 Routed to Pond G1 : RG1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.02 hrs
 Type III 24-hr 10-yr Rainfall=5.65"

Area (sf)	CN	Description
710	98	Roofs, HSG C
650	74	>75% Grass cover, Good, HSG C
350	98	Paved parking, HSG C
1,710	89	Weighted Average
650		38.01% Pervious Area
1,060		61.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment S2: S2

Runoff = 0.32 cfs @ 12.09 hrs, Volume= 0.023 af, Depth= 3.97"
 Routed to Pond G2 : RG2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.02 hrs
 Type III 24-hr 10-yr Rainfall=5.65"

Area (sf)	CN	Description
1,065	98	Roofs, HSG C
1,610	74	>75% Grass cover, Good, HSG C
400	98	Paved parking, HSG C
3,075	85	Weighted Average
1,610		52.36% Pervious Area
1,465		47.64% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment S3: S3

Runoff = 0.19 cfs @ 12.09 hrs, Volume= 0.014 af, Depth= 4.40"
 Routed to Pond G3 : RG3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.02 hrs
 Type III 24-hr 10-yr Rainfall=5.65"

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Type III 24-hr 10-yr Rainfall=5.65"

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Area (sf)	CN	Description
710	98	Roofs, HSG C
650	74	>75% Grass cover, Good, HSG C
350	98	Paved parking, HSG C
1,710	89	Weighted Average
650		38.01% Pervious Area
1,060		61.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment S4: S4

Runoff = 1.18 cfs @ 12.21 hrs, Volume= 0.110 af, Depth= 3.08"
 Routed to Pond G4 : RG4

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.02 hrs
 Type III 24-hr 10-yr Rainfall=5.65"

Area (sf)	CN	Description
1,420	98	Roofs, HSG C
16,800	74	>75% Grass cover, Good, HSG C
500	98	Patios and Bulkheads
18,720	76	Weighted Average
16,800		89.74% Pervious Area
1,920		10.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.8	50	0.0050	0.08		Sheet Flow,
					Grass: Short n= 0.150 P2= 3.19"
5.1	150	0.0050	0.49		Shallow Concentrated Flow,
					Short Grass Pasture Kv= 7.0 fps
14.9	200	Total			

Summary for Subcatchment S5: SBC

Runoff = 0.64 cfs @ 12.11 hrs, Volume= 0.049 af, Depth= 3.67"
 Routed to Reach R1 : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.02 hrs
 Type III 24-hr 10-yr Rainfall=5.65"

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Type III 24-hr 10-yr Rainfall=5.65"

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Area (sf)	CN	Description
1,420	98	Roofs, HSG C
4,600	74	>75% Grass cover, Good, HSG C
* 1,000	98	Patios and bulkheads
7,020	82	Weighted Average
4,600		65.53% Pervious Area
2,420		34.47% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.0					Direct Entry,

Summary for Subcatchment S6: SBC

Runoff = 0.34 cfs @ 12.08 hrs, Volume= 0.026 af, Depth= 4.73"
 Routed to Reach R1 : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.02 hrs
 Type III 24-hr 10-yr Rainfall=5.65"

Area (sf)	CN	Description
1,420	98	Roofs, HSG C
730	74	>75% Grass cover, Good, HSG C
700	98	Paved parking, HSG C
2,850	92	Weighted Average
730		25.61% Pervious Area
2,120		74.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Reach R1: (new Reach)

Inflow Area = 0.227 ac, 46.00% Impervious, Inflow Depth = 3.97" for 10-yr event
 Inflow = 0.97 cfs @ 12.10 hrs, Volume= 0.075 af
 Outflow = 0.95 cfs @ 12.12 hrs, Volume= 0.075 af, Atten= 2%, Lag= 1.1 min
 Routed to Pond G4 : RG4

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.02 hrs
 Max. Velocity= 1.36 fps, Min. Travel Time= 1.6 min
 Avg. Velocity = 0.38 fps, Avg. Travel Time= 5.8 min

Peak Storage= 91 cf @ 12.12 hrs
 Average Depth at Peak Storage= 0.18' , Surface Width= 4.79'
 Bank-Full Depth= 1.00' Flow Area= 8.0 sf, Capacity= 28.38 cfs

3.00' x 1.00' deep channel, n= 0.030 Earth, grassed & winding
 Side Slope Z-value= 5.0 ' ' Top Width= 13.00'
 Length= 130.0' Slope= 0.0100 ' '
 Inlet Invert= 28.60', Outlet Invert= 27.30'

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Type III 24-hr 10-yr Rainfall=5.65"

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**Summary for Pond 6P: RG4**

[57] Hint: Peaked at 26.44' (Flood elevation advised)

Inflow Area = 0.805 ac, 28.63% Impervious, Inflow Depth = 2.31" for 10-yr event
 Inflow = 1.48 cfs @ 12.32 hrs, Volume= 0.155 af
 Outflow = 1.48 cfs @ 12.32 hrs, Volume= 0.155 af, Atten= 0%, Lag= 0.0 min
 Primary = 1.48 cfs @ 12.32 hrs, Volume= 0.155 af
 Routed to Pond 2P : NEW Stub

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.02 hrs
 Peak Elev= 26.44' @ 12.33 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	25.68'	12.0" Round Culvert L= 40.0' Ke= 0.500 Inlet / Outlet Invert= 25.68' / 25.43' S= 0.0063 ' / ' Cc= 0.900 n= 0.011, Flow Area= 0.79 sf

Primary OutFlow Max=1.47 cfs @ 12.32 hrs HW=26.44' TW=26.08' (Dynamic Tailwater)
1=Culvert (Outlet Controls 1.47 cfs @ 3.18 fps)

Summary for Pond G1: RG1

Inflow Area = 0.039 ac, 61.99% Impervious, Inflow Depth = 4.40" for 10-yr event
 Inflow = 0.19 cfs @ 12.09 hrs, Volume= 0.014 af
 Outflow = 0.19 cfs @ 12.08 hrs, Volume= 0.014 af, Atten= 2%, Lag= 0.0 min
 Discarded = 0.01 cfs @ 12.14 hrs, Volume= 0.008 af
 Primary = 0.18 cfs @ 12.08 hrs, Volume= 0.006 af
 Routed to Pond G2 : RG2

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.02 hrs
 Peak Elev= 28.87' @ 12.14 hrs Surf.Area= 101 sf Storage= 37 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 21.6 min (811.7 - 790.2)

Volume	Invert	Avail.Storage	Storage Description
#1	26.25'	188 cf	Custom Stage Data (Pyramidal) Listed below (Recalc)

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Type III 24-hr 10-yr Rainfall=5.65"

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Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
26.25	30	0.0	0	0	30
27.25	30	35.0	11	11	52
28.50	30	10.0	4	14	79
29.20	200	100.0	72	86	251
29.50	500	100.0	102	188	552

Device	Routing	Invert	Outlet Devices
#1	Primary	26.58'	6.0" Round Culvert L= 40.0' Ke= 0.500 Inlet / Outlet Invert= 26.58' / 26.33' S= 0.0063 '/' Cc= 0.900 n= 0.011, Flow Area= 0.20 sf
#2	Device 1	28.75'	8.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Discarded	26.25'	2.000 in/hr Exfiltration over Wetted area Conductivity to Groundwater Elevation = 25.00'

Discarded OutFlow Max=0.01 cfs @ 12.14 hrs HW=28.87' (Free Discharge)↑**3=Exfiltration** (Controls 0.01 cfs)**Primary OutFlow** Max=0.15 cfs @ 12.08 hrs HW=28.84' TW=28.79' (Dynamic Tailwater)↑**1=Culvert** (Passes 0.15 cfs of 0.17 cfs potential flow)↑**2=Orifice/Grate** (Weir Controls 0.15 cfs @ 0.83 fps)**Summary for Pond G2: RG2**

Inflow Area = 0.110 ac, 52.77% Impervious, Inflow Depth = 3.26" for 10-yr event
 Inflow = 0.50 cfs @ 12.08 hrs, Volume= 0.030 af
 Outflow = 0.44 cfs @ 12.12 hrs, Volume= 0.030 af, Atten= 12%, Lag= 2.0 min
 Discarded = 0.01 cfs @ 12.12 hrs, Volume= 0.008 af
 Primary = 0.44 cfs @ 12.12 hrs, Volume= 0.022 af
 Routed to Pond G3 : RG3

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.02 hrs

Peak Elev= 28.84' @ 12.12 hrs Surf.Area= 132 sf Storage= 58 cf

Plug-Flow detention time= 17.0 min calculated for 0.030 af (100% of inflow)

Center-of-Mass det. time= 17.1 min (804.6 - 787.6)

Volume	Invert	Avail.Storage	Storage Description		
#1	26.00'	237 cf	Custom Stage Data (Pyramidal) Listed below (Recalc)		
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
26.00	30	0.0	0	0	30
27.00	30	35.0	11	11	52
28.25	30	10.0	4	14	79
29.10	200	100.0	87	101	253
29.50	500	100.0	135	237	554

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Type III 24-hr 10-yr Rainfall=5.65"

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Device	Routing	Invert	Outlet Devices
#1	Primary	26.33'	6.0" Round Culvert L= 40.0' Ke= 0.500 Inlet / Outlet Invert= 26.33' / 26.08' S= 0.0063 '/' Cc= 0.900 n= 0.011, Flow Area= 0.20 sf
#2	Device 1	28.50'	8.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Discarded	26.00'	1.000 in/hr Exfiltration over Wetted area Conductivity to Groundwater Elevation = 25.25'

Discarded OutFlow Max=0.01 cfs @ 12.12 hrs HW=28.84' (Free Discharge)↑**3=Exfiltration** (Controls 0.01 cfs)**Primary OutFlow** Max=0.44 cfs @ 12.12 hrs HW=28.84' TW=28.55' (Dynamic Tailwater)↑**1=Culvert** (Outlet Controls 0.44 cfs @ 2.22 fps)↑**2=Orifice/Grate** (Passes 0.44 cfs of 0.90 cfs potential flow)**Summary for Pond G3: RG3**

Inflow Area = 0.149 ac, 55.20% Impervious, Inflow Depth = 2.94" for 10-yr event
 Inflow = 0.62 cfs @ 12.10 hrs, Volume= 0.037 af
 Outflow = 0.62 cfs @ 12.11 hrs, Volume= 0.037 af, Atten= 0%, Lag= 0.4 min
 Discarded = 0.01 cfs @ 12.11 hrs, Volume= 0.006 af
 Primary = 0.62 cfs @ 12.11 hrs, Volume= 0.031 af
 Routed to Pond 6P : RG4

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.02 hrs

Peak Elev= 28.55' @ 12.11 hrs Surf.Area= 107 sf Storage= 43 cf

Plug-Flow detention time= 13.0 min calculated for 0.037 af (100% of inflow)

Center-of-Mass det. time= 13.1 min (776.6 - 763.5)

Volume	Invert	Avail.Storage	Storage Description		
#1	25.85'	299 cf	Custom Stage Data (Pyramidal) Listed below (Recalc)		
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
25.85	30	0.0	0	0	30
26.85	30	35.0	11	11	52
28.10	30	10.0	4	14	79
28.90	200	100.0	82	96	252
29.50	500	100.0	203	299	555

Device	Routing	Invert	Outlet Devices
#1	Primary	26.08'	8.0" Round Culvert L= 70.0' Ke= 0.500 Inlet / Outlet Invert= 26.08' / 25.73' S= 0.0050 '/' Cc= 0.900 n= 0.011, Flow Area= 0.35 sf
#2	Device 1	28.35'	8.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Discarded	25.85'	1.000 in/hr Exfiltration over Wetted area Conductivity to Groundwater Elevation = 24.65'

5725 Post-15

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Type III 24-hr 10-yr Rainfall=5.65"

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Discarded OutFlow Max=0.01 cfs @ 12.11 hrs HW=28.55' (Free Discharge)↑ **3=Exfiltration** (Controls 0.01 cfs)**Primary OutFlow** Max=0.61 cfs @ 12.11 hrs HW=28.55' TW=26.19' (Dynamic Tailwater)↑ **1=Culvert** (Passes 0.61 cfs of 2.01 cfs potential flow)↑ **2=Orifice/Grate** (Weir Controls 0.61 cfs @ 1.46 fps)**Summary for Pond G4: RG4**

[62] Hint: Exceeded Reach R1 OUTLET depth by 0.56' @ 12.40 hrs

Inflow Area = 0.656 ac, 22.60% Impervious, Inflow Depth = 3.39" for 10-yr event
 Inflow = 1.99 cfs @ 12.16 hrs, Volume= 0.185 af
 Outflow = 1.33 cfs @ 12.34 hrs, Volume= 0.185 af, Atten= 33%, Lag= 11.3 min
 Discarded = 0.11 cfs @ 12.34 hrs, Volume= 0.061 af
 Primary = 1.22 cfs @ 12.34 hrs, Volume= 0.124 af
 Routed to Pond 6P : RG4

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.02 hrs

Peak Elev= 27.97' @ 12.34 hrs Surf.Area= 3,497 sf Storage= 1,959 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)

Center-of-Mass det. time= 57.5 min (880.3 - 822.9)

Volume	Invert	Avail.Storage	Storage Description		
#1	25.25'	4,669 cf	Custom Stage Data (Pyramidal) Listed below (Recalc)		
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
25.25	500	0.0	0	0	500
26.25	500	35.0	175	175	589
27.25	500	10.0	50	225	679
27.26	1,500	100.0	10	235	1,679
28.00	3,600	100.0	1,831	2,066	3,784
28.50	7,000	100.0	2,603	4,669	7,187

Device	Routing	Invert	Outlet Devices
#1	Primary	25.68'	12.0" Round Culvert L= 1.0' Ke= 0.500 Inlet / Outlet Invert= 25.68' / 25.68' S= 0.0000 '/' Cc= 0.900 n= 0.011, Flow Area= 0.79 sf
#2	Device 1	27.75'	12.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	25.75'	4.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 3	25.25'	2.000 in/hr Exfiltration over Surface area
#5	Discarded	25.25'	1.000 in/hr Exfiltration over Wetted area Conductivity to Groundwater Elevation = 23.00'

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Discarded OutFlow Max=0.11 cfs @ 12.34 hrs HW=27.97' (Free Discharge)

↑**5=Exfiltration** (Controls 0.11 cfs)

Primary OutFlow Max=1.22 cfs @ 12.34 hrs HW=27.97' TW=26.44' (Dynamic Tailwater)

↑**1=Culvert** (Passes 1.22 cfs of 4.68 cfs potential flow)

↑**2=Orifice/Grate** (Weir Controls 1.06 cfs @ 1.53 fps)

↑**3=Orifice/Grate** (Passes 0.16 cfs of 0.52 cfs potential flow)

↑**4=Exfiltration** (Exfiltration Controls 0.16 cfs)

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point	
Smoothing	Yes
State	
Location	
Latitude	42.979 degrees North
Longitude	70.947 degrees West
Elevation	10 feet
Date/Time	Mon May 11 2026 09:41:09 GMT-0400 (Eastern Daylight Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.26	0.40	0.50	0.66	0.82	1.05	1yr	0.71	0.99	1.22	1.57	2.05	2.68	2.90	1yr	2.37	2.79	3.21	3.91	4.54	1yr
2yr	0.32	0.50	0.62	0.82	1.03	1.30	2yr	0.89	1.18	1.52	1.94	2.49	3.22	3.57	2yr	2.85	3.43	3.94	4.68	5.33	2yr
5yr	0.38	0.58	0.73	0.98	1.26	1.62	5yr	1.08	1.47	1.90	2.45	3.16	4.09	4.59	5yr	3.62	4.41	5.05	5.97	6.75	5yr
10yr	0.42	0.66	0.83	1.13	1.46	1.91	10yr	1.26	1.73	2.25	2.92	3.78	4.91	5.56	10yr	4.34	5.34	6.09	7.19	8.07	10yr
25yr	0.49	0.77	0.98	1.35	1.80	2.37	25yr	1.55	2.16	2.81	3.68	4.80	6.25	7.15	25yr	5.53	6.88	7.80	9.19	10.22	25yr
50yr	0.55	0.87	1.12	1.57	2.11	2.80	50yr	1.82	2.55	3.34	4.39	5.75	7.50	8.67	50yr	6.64	8.33	9.42	11.08	12.24	50yr
100yr	0.61	0.99	1.27	1.81	2.47	3.32	100yr	2.13	3.01	3.98	5.25	6.89	9.00	10.50	100yr	7.97	10.10	11.37	13.36	14.66	100yr
200yr	0.69	1.13	1.46	2.09	2.89	3.92	200yr	2.49	3.56	4.72	6.26	8.25	10.82	12.72	200yr	9.57	12.23	13.72	16.11	17.57	200yr
500yr	0.82	1.35	1.76	2.56	3.57	4.89	500yr	3.08	4.44	5.92	7.90	10.47	13.79	16.41	500yr	12.21	15.78	17.61	20.66	22.33	500yr

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.24	0.37	0.45	0.61	0.75	0.89	1yr	0.64	0.87	0.95	1.25	1.54	2.29	2.54	1yr	2.03	2.44	2.89	3.43	4.02	1yr
2yr	0.32	0.49	0.60	0.82	1.01	1.19	2yr	0.87	1.17	1.37	1.82	2.33	3.11	3.49	2yr	2.75	3.36	3.85	4.56	5.14	2yr
5yr	0.36	0.55	0.68	0.94	1.19	1.42	5yr	1.03	1.39	1.62	2.12	2.73	3.81	4.26	5yr	3.38	4.10	4.70	5.62	6.31	5yr
10yr	0.40	0.61	0.75	1.05	1.36	1.63	10yr	1.17	1.59	1.82	2.40	3.07	4.39	4.95	10yr	3.89	4.76	5.46	6.53	7.26	10yr
25yr	0.46	0.69	0.86	1.23	1.62	1.95	25yr	1.40	1.91	2.12	2.78	3.58	4.94	6.02	25yr	4.37	5.78	6.64	7.96	8.89	25yr
50yr	0.51	0.77	0.96	1.38	1.85	2.25	50yr	1.60	2.20	2.37	3.12	4.01	5.59	6.96	50yr	4.95	6.69	7.69	9.26	10.28	50yr
100yr	0.57	0.86	1.08	1.55	2.13	2.58	100yr	1.84	2.52	2.65	3.48	4.48	6.30	8.04	100yr	5.58	7.73	8.90	10.75	11.84	100yr
200yr	0.64	0.96	1.21	1.76	2.45	2.96	200yr	2.11	2.89	2.95	3.88	5.00	7.08	9.69	200yr	6.27	9.32	10.31	12.47	13.68	200yr
500yr	0.75	1.11	1.43	2.08	2.96	3.58	500yr	2.55	3.50	3.42	4.48	5.81	8.22	11.85	500yr	7.27	11.39	12.52	15.14	16.51	500yr

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.44	0.54	0.72	0.89	1.08	1yr	0.76	1.06	1.26	1.71	2.17	2.96	3.12	1yr	2.62	3.00	3.56	4.28	4.98	1yr
2yr	0.33	0.51	0.63	0.86	1.06	1.26	2yr	0.91	1.23	1.48	1.94	2.48	3.39	3.67	2yr	3.00	3.53	4.06	4.85	5.62	2yr
5yr	0.40	0.62	0.77	1.06	1.34	1.62	5yr	1.16	1.58	1.87	2.48	3.17	4.38	4.93	5yr	3.88	4.74	5.42	6.35	7.20	5yr
10yr	0.48	0.73	0.91	1.27	1.64	1.97	10yr	1.41	1.93	2.26	3.02	3.81	5.45	6.19	10yr	4.83	5.95	6.79	7.88	8.89	10yr
25yr	0.59	0.90	1.11	1.59	2.09	2.56	25yr	1.81	2.50	2.93	3.92	4.88	7.62	8.38	25yr	6.75	8.06	9.12	10.50	11.53	25yr
50yr	0.69	1.05	1.31	1.88	2.53	3.11	50yr	2.18	3.04	3.56	4.78	5.91	9.56	10.56	50yr	8.46	10.15	11.45	13.06	14.18	50yr
100yr	0.81	1.23	1.54	2.22	3.05	3.78	100yr	2.63	3.70	4.34	5.84	7.17	11.99	13.30	100yr	10.61	12.79	14.34	16.29	17.46	100yr
200yr	0.95	1.44	1.82	2.64	3.68	4.62	200yr	3.17	4.51	5.29	7.13	8.68	15.09	16.13	200yr	13.35	15.51	18.00	20.31	21.51	200yr
500yr	1.19	1.77	2.27	3.30	4.70	5.98	500yr	4.05	5.84	6.87	9.32	11.20	20.47	21.74	500yr	18.12	20.90	24.26	27.21	28.40	500yr



FILTRATION PRACTICE DESIGN CRITERIA (Env-Wq 1508.07)

Type/Node Name:

Node RG1: Raingarden 1

Enter the type of filtration practice (e.g., bioretention system) and the node name in the drainage analysis, if applicable

Yes		Have you reviewed the restrictions on unlined systems outlined in Env-Wq 1508.07(a)?	
0.66	ac	A = Area draining to the practice	
0.15	ac	A _I = Impervious area draining to the practice	
0.23	decimal	I = percent impervious area draining to the practice, in decimal form	
0.25	unitless	R _v = Runoff coefficient = 0.05 + (0.9 x I)	
0.17	ac-in	WQV = 1" x R _v x A	
610	cf	WQV conversion (ac-in x 43,560 sf/ac x 1ft/12")	
152	cf	25% x WQV (check calc for sediment forebay volume)	
457	cf	75% x WQV (check calc for surface sand filter volume)	
		Method of Pretreatment? (not required for clean or roof runoff)	
N/A	cf	V _{SED} = sediment forebay volume, if used for pretreatment	← ≥ 25%WQV
500	sf	A _{SA} = surface area of the practice	
1.00	iph	K _{sat} _{DESIGN} = design infiltration rate ¹	
Yes	Yes/No	If K _{sat} (prior to factor of safety) is < 0.50 iph, has an underdrain been provided?	
14.6	hours	T _{DRAIN} = drain time = V / (A _{SA} * I _{DESIGN})	← ≤ 72-hrs
26.25	feet	E _{FC} = elevation of the bottom of the filter course material ²	
25.75	feet	E _{UD} = invert elevation of the underdrain (UD), if applicable	
	feet	E _{SHWT} = elevation of SHWT (if none found, enter the lowest elevation of the test pit)	
	feet	E _{ROCK} = elevation of bedrock (if none found, enter the lowest elevation of the test pit)	
0.50	feet	D _{FC to UD} = depth to UD from the bottom of the filter course	← ≥ 1'
26.25	feet	D _{FC to ROCK} = depth to bedrock from the bottom of the filter course	← ≥ 1'
26.25	feet	D _{FC to SHWT} = depth to SHWT from the bottom of the filter course	← ≥ 1'
28.08	ft	Peak elevation of the 50-year storm event (infiltration can be used in analysis)	
29.00	ft	Elevation of the top of the practice	
YES		50 peak elevation ≤ Elevation of the top of the practice	← yes

If a surface sand filter or underground sand filter is proposed:

YES	ac	Drainage Area check.	← < 10 ac
	cf	V = volume of storage ³ (attach a stage-storage table)	← ≥ 75%WQV
	inches	D _{FC} = filter course thickness	← 18", or 24" if within GPA
Sheet		Note what sheet in the plan set contains the filter course specification	
Yes/No		Access grate provided?	← yes

If a bioretention area is proposed:

YES	ac	Drainage Area no larger than 5 ac?	← yes
1,269	cf	V = volume of storage ³ (attach a stage-storage table)	← ≥ WQV
12.0	inches	D _{FC} = filter course thickness	← 18", or 24" if within GPA
Sheet	C-6	Note what sheet in the plan set contains the filter course specification	
4.0	:1	Pond side slopes	← ≥ 3:1
Sheet		Note what sheet in the plan set contains the planting plans and surface cover	

If porous pavement is proposed:

	Type of pavement proposed (concrete? Asphalt? Pavers? Etc)	
acres	A_{SA} = surface area of the pervious pavement	
#DIV/0! :1	ratio of the contributing area to the pervious surface area	← 5:1
inches	D_{FC} = filter course thickness	← 12", or 18" if within GPA
Sheet	Note what sheet in the plan set contains the filter course spec.	← 304.1 sand

1. Rate of the limiting layer (either the filter course or the underlying soil). K_{sat_design} includes factor of safety. See Env-Wq 1504.14 for guidance on determining the infiltration rate.
2. See lines 34, 40 and 48 for required depths of filter media.
3. Volume without depending on infiltration. The volume includes the storage above the filter (but below the invert of the outlet structure, if any), the filter media voids, and the pretreatment area. The storage above the filter media shall not include the volume above the outlet structure, if any.

Designer's Notes:

[illegible]

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Type III 24-hr 10-yr Rainfall=5.65"

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Stage-Area-Storage for Pond G4: RG4

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
25.25	500	500	0
25.35	500	509	18
25.45	500	518	35
25.55	500	527	53
25.65	500	536	70
25.75	500	545	88
25.85	500	554	105
25.95	500	563	122
26.05	500	572	140
26.15	500	580	157
26.25	500	589	175
26.35	500	598	180
26.45	500	607	185
26.55	500	616	190
26.65	500	625	195
26.75	500	634	200
26.85	500	643	205
26.95	500	652	210
27.05	500	661	215
27.15	500	670	220
27.25	500	679	225
27.35	1,707	1,886	379
27.45	1,953	2,133	562
27.55	2,215	2,396	770
27.65	2,494	2,675	1,005
27.75	2,789	2,971	1,269
27.85	3,101	3,284	1,564
27.95	3,430	3,613	1,890
28.05	3,890	4,074	2,253
28.15	4,502	4,687	2,672
28.25	5,160	5,345	3,155
28.35	5,862	6,048	3,706
28.45	6,610	6,796	4,329

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 are 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 contaminants. 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 1 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 100 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 than 3% for slopes exposed to direct winds and for all other slopes greater than 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 lieu 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.

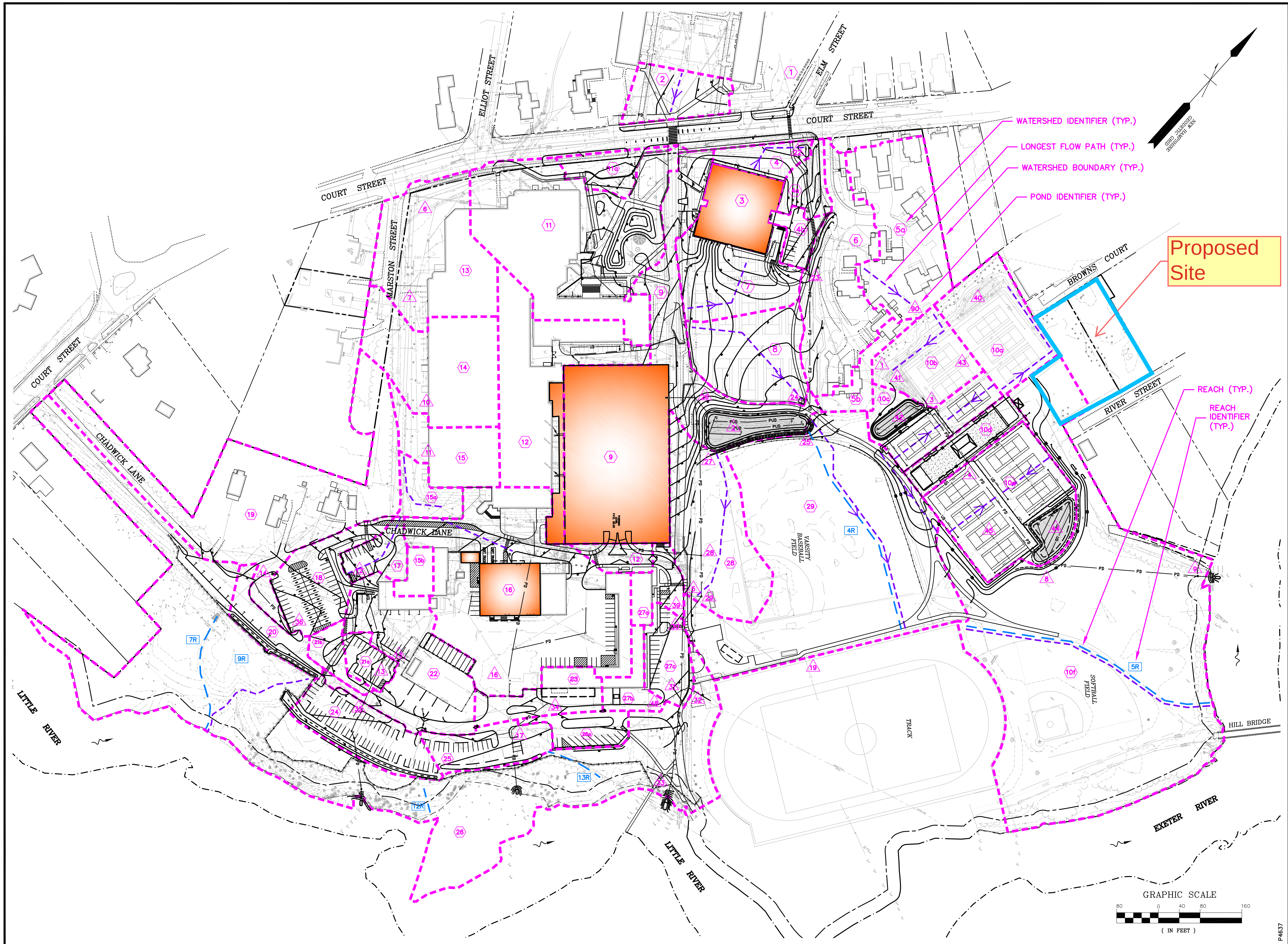
Stabilize the soil with temporary vegetation: By October 1 the applicant will seed the disturbed soil with winter rye at a seeding rate of 3 lbs. per 1,000 s.f., lightly mulch the seeded soil with hay or straw at 75 lbs. per 1,000 s.f., and anchor the mulch with plastic netting. The applicant will monitor 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.

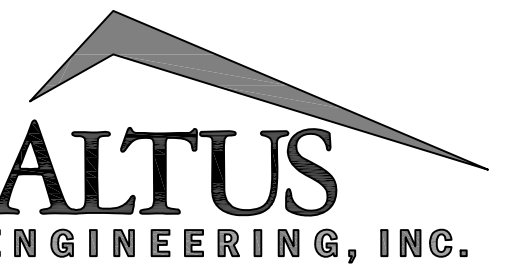
Stabilize the soil with mulch: By November 15, the applicant will mulch the disturbed soil by spreading hay or straw at a rate of at least 180 lbs. per 1,000 s.f. on the area so that no soil is visible through the mulch. Prior to applying the mulch, the applicant will remove any snow accumulation on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



PHILLIPS EXETER
ACADEMY



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



NOT FOR CONSTRUCTION

ISSUED FOR: PERMITTING

ISSUE DATE: FEBRUARY 26, 2016

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

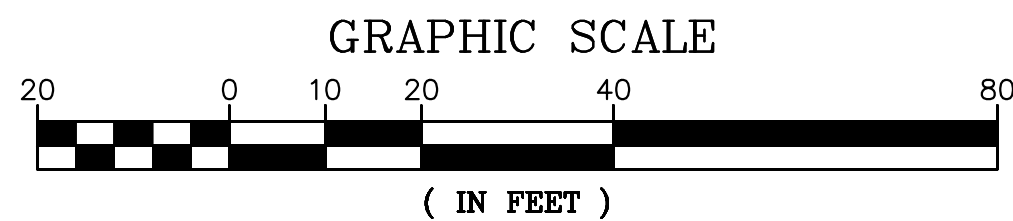
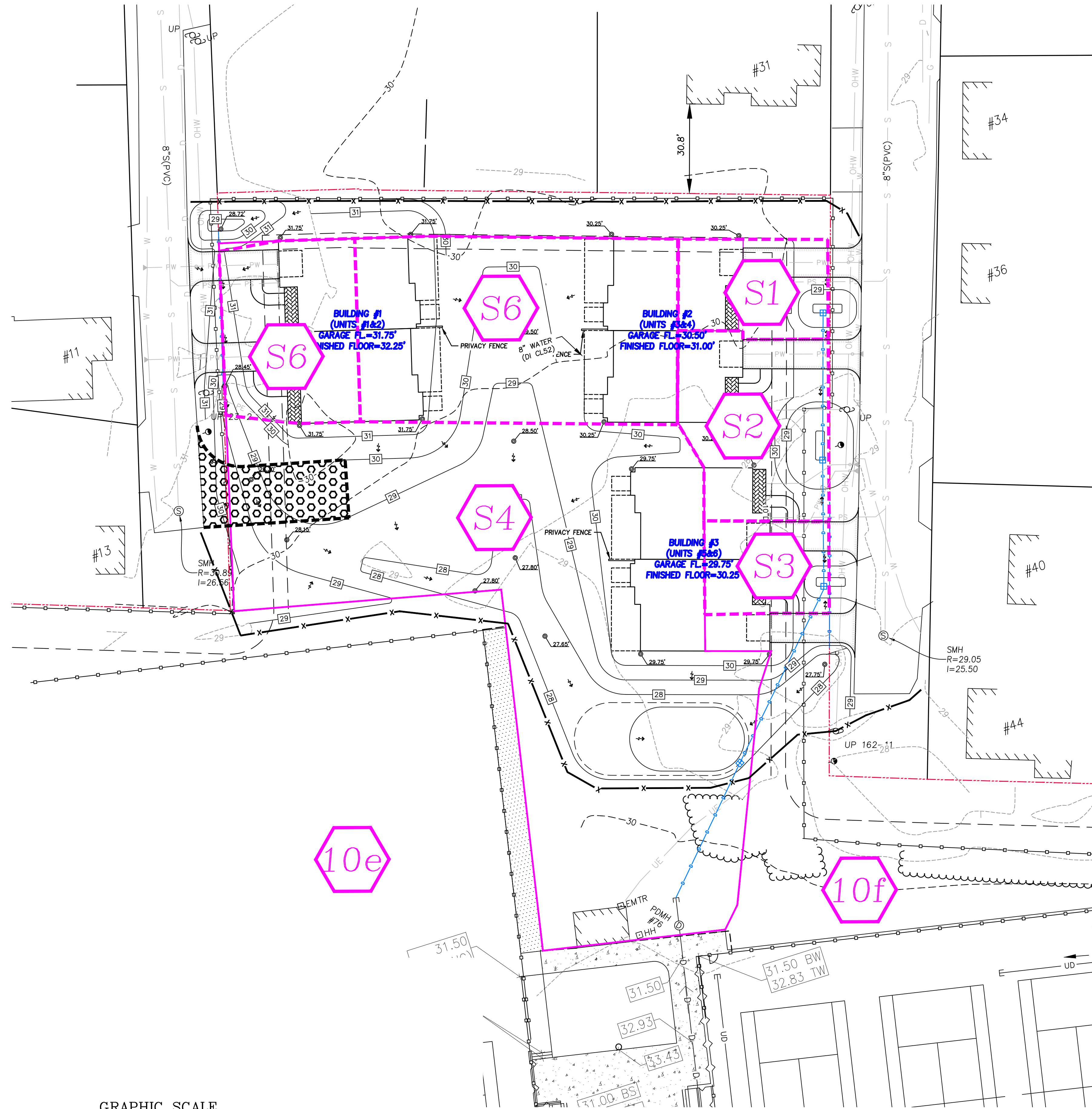
SCALE: 1" = 80'

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

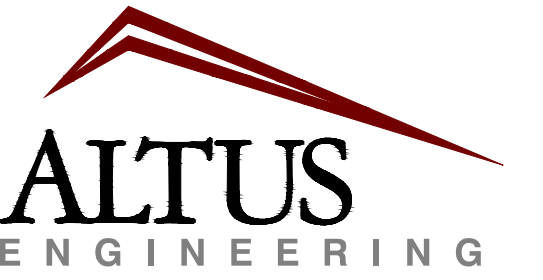
PROJECT:
PHILLIPS EXETER ACADEMY
SOUTH CAMPUS
MASTER PLAN
EXETER, NH 03833

TITLE:
OVERALL POST
DEVELOPMENT
WATERSHED
PLAN

SHEET NUMBER:
DS - 3



ENGINEER:



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

THIS DRAWING HAS NOT BEEN
RELEASED FOR CONSTRUCTION

ISSUED FOR:

PLANNING BOARD

ISSUE DATE:

MAY 12, 2026

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMITTAL	CDB	05/12/26

DRAWN BY: _____ CDB

APPROVED BY: _____ CDB

DRAWING FILE: 5725_SITE.DWG

SCALE:

(22"x34")	1"=20'
(11"x17")	1"=40'

OWNER:



Phillips Exeter Academy
20 Main Street
Exeter, NH 03833

PROJECT:

*BROWNS COURT
FACULTY HOUSING
PROJECT*

TAX MAP 83, LOT 01
TAX MAX 72, LOT 99

EXETER, NH 03833

TITLE:

*POST-DEVELOPMENT
WATERSHED PLAN*

SHEET NUMBER:

DS-3B

P5725



Project No. 3317

June 8, 2026

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

Re: PEA Browns Court Faculty Housing
Design Review Engineering Services
Exeter, New Hampshire

Site Information:

Tax Map/Lot#: 72 / 99 and 81 / 1
Address: Browns Court and River Street
Lot Area: 49.35 ac +/-
Zoning District: R2
Proposed Use: Multi-family Residential
Water: Municipal
Sewer: Municipal
Applicant: Phillips Exeter Academy
Design Engineer: Altus Engineering

Review No. 1

Documents Reviewed:

- Site plan set entitled "Phillips Exeter Academy, Faculty Housing, Browns Court & River Street" dated 5/12/2026, prepared by Altus Engineering
- Drainage Report dated 5/12/2026, 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.

GENERAL

1. The application letter states the ZBA requested the Applicant to address safety along River Street in regards to the site plan review. Please clarify. What are the current safety issues and how does this site plan address them?
2. Please provide architectural plans with renderings and elevations.

SITE PLANS

1. The Existing Conditions Sheet and Location Sheet do not show all the underground utilities on or near the site. Please update these plans to include all underground utilizes or provide an additional Existing Conditions Plan that show all the existing utilities including the downstream drainage system that the proposed stormwater system is tying into.
2. Please show the 250' shoreland setback line on the Existing Conditions Plan.

3. Please show and label the existing drainage system in the tennis court area on the existing conditions plan. It should be shown and labeled as an existing system. It is noted the tie-in drain manhole shown on sheet C-2 is labeled as a proposed structure.
4. Browns Court and River Street are narrow dead-end roads with no turnarounds at the end of the roads. Considering the ZBA's concern about the safety resulting from the additional residential driveways and increased traffic from the development, it is recommended that the applicant make space accommodations and provide hammerhead type turnarounds at the ends of Brown Court and River Street. It is further recommended that the application consider consolidate driveways and/or create more turning areas on the parcel in order to minimize the need for vehicles to back out of the driveways into the street?
5. Please show the discharge locations of all foundation drains and roof gutter downspouts.
6. The proposed grading plan shows areas of excavation associated with the detention ponds in the Town right-of-way including in the travel way on River Street. This encroachment onto Town property poses a risk to the traveling public. It is recommended to relocate the drainage ponds outside the Town right-of-way.
7. A temporary sediment pond may be needed for dewatering during excavation work if there is high groundwater. Is the groundwater elevation in the area known?
8. A note should be added to sheet C-2 to direct the contractor to construct a concrete washout pit onsite prior to any concrete pours.
9. Provide sizing calculations for all drainage pipes. It is recommended all onsite drainage pipes be a minimum 8" diameter. The drainage pipes proposed for under the driveways are considered driveway culverts and therefore should be designed in accordance with Section D of the Town's Standard Specifications for Construction.
10. Please add a spot grades symbol to the Legend.
11. Please provide a table summarizing the proposed drainage structures, including area drains and yard drains. In addition, please make a clearer distinction between area drains and yard drains on the plan, either visually or with clearer labeling. The plan also shows
12. The proposed drainage pipe between Bioretention Pond #4 and the existing drainage pipe stub is shown with a 0% slope. Please revise.
13. The pipe from Bioretention Pond #4 should tie directly into PDMH #76 or a new structure should be installed at the end of the stub, rather than installing a horizontal bend in the run.
14. We recommend separate sewer services to the main without bends.
15. Thrust blocks at each water service are not necessary.
16. A Drip Edge detail is included on sheet C-5. Will the units have drip edges? We note this may be clarified when architectural plans are submitted.
17. Please add a detail for a concrete washout pit.
18. Details are included for an area drain and a yard drain. It is unclear where each structure type is proposed.



DRAINAGE REPORT

1. Insert a labeled divider pages and/or headings at the beginning of the sections for the Pre-development and Post-development HydroCad model output in the Report indicating where these results begin and end.
2. The second to last page of the report includes a plan from a previous project dated February 26, 2016 entitled "OVERALL POST DEVELOPMENT DRAINAGE PLAN", that has apparently been provided as a substitute for a Pre-development Drainage Plan for the subject project. However, none of the pre-development drainage area node IDs on this substituted Pre-development Drainage Area plan correspond with those used in the HydroCad output making it impossible to make a comparison between the pre- and post-development conditions. Please provide a Pre-development Drainage Plan that is consistent with the drainage analysis to allow for a proper review of the overall drainage report.
3. The narrative provided in the Drainage Report is too generalized to be useful in understanding the approach of the analyses. Please provide a more detailed narrative explaining the approach used to model the pre- and post-development drainage analyses.
4. Neither the pre- or post-development drainage analyses account for any street drainage from either Brown Court or River Street entering the site, however the proposed grading and UE's visual observations of existing conditions suggest otherwise. Please provide a justification for neglecting any run-on from the street and/or revise accordingly.
5. The sub-drainage area delineations in the post-development drainage Plan are shown bisecting the proposed buildings, meanwhile no schematics or renderings of the proposed building were provided to describe the proposed rooflines. Please provide a narrative or justification explaining how the individual subdrainage areas were delineated.
6. Please confirm the size of the existing outlet drainage pipe from PDMH #76 has sufficient capacity and describe where the pipe discharges in the narrative.
7. Further comments regarding the drainage analysis will be provided after the applicant resubmits their application with the above comments addressed.
8. **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



David Cedarholm, P.E. (NH, ME, MA, NY)
Senior Technical Leader





TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: August 14, 2026, 2026
To: Planning Board
From: David Sharples, Town Planner
Re: PB Case #26-11 BA Beals Associates for Stonearch Development

The applicant is requesting approval for a Lot Line adjustment and open space subdivision, for the redevelopment of property located at 5 Brentwood Drive. The redevelopment will consist of 8 residential condominium units of single-family homes. The project includes a new roadway, underground utilities and drainage structures and is located on Tax Map 62 Parcel 111.

The Technical Review Committee (TRC) reviewed plans and materials submitted to the Planning Office on 5/26/26 after an overview of the project was presented. Items of discussion included, but were not limited to the following: 20 ft vs 24 ft road (per regulations) or the possibility of a waiver, addition of a sidewalk, parking, turn around options, trash pickup, addition of a streetlight, mail delivery kiosk, submission of the landscaping plan, water drainage, and road name and street addresses

Following review and discussion the Commission voted unanimously to recommend approval of this application at their July meeting. Please see the memo within this packet.

The applicant just submitted a new plan set but I am headed out on vacation shortly so will review the plans upon my return during the week of August 24th and will update the board at the meeting.

Planning Board Motions:

Open Space Subdivision Motion: I move that the request of BA Beals Associates, on behalf of Stonearch Development (PB Case #26-1 for Lot Line Adjustment, Minor Subdivision, and Site Plan approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Conditional Use Permit (Wetlands) Motion: After reviewing the criteria for a Wetlands Conditional Use permit, I move that the request of BA Beals Associates, on behalf of Stonearch Development (PB Case #26-1) for a Conditional Use Permit be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: June 25, 2026

To: Christian O. Smith, Beals Associates

From: Dave Sharples, Town Planner

Re: Site Plan Review TRC Comments Stonearch Development, 5 Brentwood Rd
PB Case #26-11
5 Brentwood Road Tax Map Parcel #62-110 and 111

Application of Stonearch Development LLC to demolish a portion of a gravel parking area. A proposed 250' long road terminating in a cul-de-sac is proposed. The redevelopment will consist of 8 residential condominium units of single-family homes. The project includes a new roadway, underground utilities and drainage structures.

The following comments are provided as a follow-up for technical review of the site plans and supporting documents submitted on May 26, 2026 for the above-captioned project. The TRC meeting was held on June 18, 2026 and materials were reviewed by Town departments.

TOWN PLANNER COMMENTS

PUBLIC WORKS COMMENTS

Per email from Paul Valsich dated 6/22/26, reconfigure the drainage pipes to connect to a new structure in the cul-de-sac, HO Association will be responsible for beyond the drainage pipe outlet, a streetlight is required at the entrance, and add road detail.

POLICE DEPARTMENT COMMENTS

Per e-mail from Chief of Police Josh McCain, dated 6/25/26, he has no concerns.

FIRE DEPARTMENT COMMENTS

No comments received.

NATURAL RESOURCE PLANNER COMMENTS

Yield Plan

- Add wetland scientist stamp & survey notes
- Different lots have different buffers shown. Please show 50' no cut buffer and 75' structural setback to all lots and label.
- OS Development
- Calculations required for Open Space development are missing (ie. net tract, % common open space, etc.).
- Add wetland scientist stamp.
- Add 50' no-cut buffer and 75' structural setback to plan and label all buffer lines.
- Plan lists standard dimensional requirements but should provide Open Space Development requirements.
- Where will unit 8 connect to McKay Dr? Will it require buffer impacts?
- I did not see snow storage indicated on the plans.
- Wetlands were surveyed December 22 nd . Have there been follow-up inspections by the wetland scientist to confirm results? Was the site inspected during times appropriate to identify presence/absence of vernal pools?
- If you are seeking ConCom's support for holding land interest, more details are necessary. Are you offering it as fee owned or as a conservation easement? Please be prepared to discuss any potential deeds terms (public access, trails, use allowances) and a plan indicating the size and boundaries of the proposed conservation land as well as its relationship to other conserved lands.

Wetland CUP

- No impact analysis report from the wetland scientist was provided. This is required per condition #3 and will be necessary before going before the Conservation Commission.
- Submission deadline is 7/3 for the July 14 th ConCom meeting.
- The response to condition #6 is unclear. Perhaps some text is missing from the sentence.
- I recommend site walk prior to the Conservation Commission meeting.

Should design changes occur in a way that alters impacts to the buffers, we would request an opportunity for additional review.

In order to be heard at the July 9th, 2026 Planning Board meeting, please submit any revised plans along with a letter responding to these comments (and other review comments, if applicable) **no later than July 1st, 2026** but sooner if possible, to allow staff adequate time to review the revisions and responses prior to the planning board hearing.

**TOWN OF EXETER
CONSERVATION COMMISSION MEMORANDUM**

Date: August 12, 2026
To: Exeter Planning Board
From: Kristen Murphy, Conservation and Sustainability Planner for
Dave Short, Chair, Exeter Conservation Commission
Subject: Wetland CUP Application

Project Information:

Project Location: 5 Brentwood Road, Exeter, NH
Map/Lot: Tax Map Parcels # 62-111
CC Review Date: 7/14/26
PB CASE: #26-11

The Conservation Commission conducted a site walk prior to their meeting to evaluate the site conditions.

At the meeting, following the applicant's presentation, it was noted the plans only show the 75' structure/parking setback. The applicant's wetland scientist indicated both very poorly and poorly drained wetland soils are present onsite, so it became clear the plans needed to show both a 40' and 50' buffer. The conditional use permit application impacts were based on areas within the 75' buffer. The engineer calculated impact, assuming a 40' buffer, would be 5,000 SF. Rather than require a revised plan and a return to the next meeting, the Commission felt they had enough information to understand the range of impacts would be between 5,000 and 11,500 SF when both buffers were appropriately added to the plan and made their decision based on that information. They did state an accurate impact plan would need to be provided for the Planning Board's decision.

Conditional Use Permit:

Following review and discussion the Commission voted unanimously to recommend approval of this application with the following conditions:

1. The applicant provide a plan with appropriate no-cut wetland buffers shown and accurate impact calculations for Planning Board consideration
2. The extent of lawns/clearing be delineated on the plans and marked onsite with boundary disks.
3. The Commission also noted strong preference to adopt the plan as presented, avoiding development of the 2nd lot off McKay Drive, in order to preserve a larger contiguous wetland and wetland buffers complex without encroachments, to support sediment retention and encourage groundwater recharge.

Conservation Land:

With regard to the conservation land-dependent density bonus, the Conservation Commission also voted unanimously they are supportive in concept, of the town holding conservation interest in this land with details on the type of deed, easement terms, and conservation boundary to be developed prior to acceptance.

**John P. Hayes III CSS, CWS,
7 Limestone Way
North Hampton, NH 03862
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**Wetland Impact Evaluation
Map R2 Lot 111
5 Brentwood Road Exeter, NH**

The subject wetland of this evaluation on the above mentioned lot is located on the northern side of the proposed subdivision. According to the Classification of Wetlands and Deep water Habitats of the United States (USFWS December 1979), the subject wetland would be classified as a combination of a Palustrine, Scrub Shrub, Broad Leaved Deciduous and Emergent Persistent systems, that are seasonally flooded and/or saturated, with some organic soils present. The soil texture of the wetland soils is silt loam. The functions and values were determined using information referenced in the United States Army Corps of Engineers -New England Region Highway Methodology Workbook Supplement (Sept. 1999)

Wetland Functions and Values Assessment

Groundwater Recharge/Discharge: (No)

This function considers the potential to move surface water into the groundwater aquifer or discharge groundwater to the surface.

The wetland is not located in an aquifer protection area. The wetland soil type is mostly Scitico and Mabid which are silt loam in texture with restive layers present. Vertical infiltration is slow. Permeability in the subsoil is slow or very slow. Accordingly, groundwater interchange would not be considered a function.

Flood Storage / Floodflow Alteration: (No)

This Function The effectiveness of an aquatic resource to slow and store floodwaters following precipitation events, thereby reducing downstream flooding.

The subject property is not in a FEMA floodzone. The landscape positioning and the fact that the wetland area is mostly flat, with no significant depressions, contributes to the subject wetland having little effectiveness with water storage capacity.

Fish or Shellfish Habitat: (No)

The ability to contain or influence suitable habitats for fish and shellfish.

The subject wetland area lacks seasonal or permanent surface water to provide a suitable environment for fish or shellfish habitat.

Sediment/Toxicant Retention: (Yes)

The ability to reduce or prevent the degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants, or pathogens.

Several roads and businesses surround the area of the subject wetland which could be potential sources for sediments or toxicants. The soil types in the subject wetland are poorly drained Scitico, and very poorly drained Mabid. The soil textures are silt loam underlain by silty clay loam and silty clay. Fine textured soils such as these soil series have a small particle size, but a large surface area. Therefore these soils are very effective in binding and trapping sediment. Threatened or Endangered Species Habitat - The effectiveness of the wetland to specifically support threatened or endangered species runoff, as well as various toxicants.

Nutrient Removal, Retention, or Transformation: (No)

The ability to prevent excess nutrients from entering aquifers or surface waters by trapping nutrients.

The subject wetland area has some capacity for excessive nutrient removal and retention, it has no areas of permanent standing water, and it lacks the dense herbaceous vegetation, and soils with high amounts of organic matter necessary to attenuate excessive nutrients.

Production Export: (No)

The ability to produce food or usable products for all organisms, including humans. The majority of the subject wetland is an emergent persistent system. Except for a few high bush blueberry shrubs, the wetland area lacks vegetation diversity, or other fruit bearing shrubs.

Sediment or Shoreline Stabilization: (No)

The ability to effectively stabilize streambanks and shorelines against erosion.

The subject wetland area is not associated with any streams or water courses.

Wildlife Habitat: (No)

The effectiveness of the wetland to provide habitat for various types and populations of animals

Although some birds and other wildlife may be present in areas around the the subject wetland, the majority of it is open field area that is not suitable for most wildlife habitat. There are very few sources of food, and the area is surrounded by businesses and residential housing.

Recreation: (No)

The effectiveness of the wetland to provide, or assist in the establishment of, recreational opportunities such as boating, fishing, hunting, and other leisurely pursuits.

The Subject wetland is on private property with no public access for recreational activities.

Education or Scientific Value: (No)

The effectiveness of the wetland as a site for public education or as a location for scientific research.

The subject wetland is on private property, and provides no educational or scientific research opportunities.

Uniqueness or Heritage: (No)

The ability to contain or demonstrate a singular or rare quality. Such qualities may include the presence of archaeological sites; an unusual aesthetic quality; historical events that took place at the wetland; or unique plants, animals, or geologic features

None of these qualities are present on the subject wetland.

Visual Quality and Aesthetics (No)

The ability to provide pleasing or unique visual and aesthetic qualities.

The majority of the wetland area is an open field. There are no unique or aesthetic qualities present.

Threatened or Endangered Species Habitat: (No)

The effectiveness of the wetland to specifically support threatened or endangered species.

Some endangered species may be present in areas along the Exeter and Little rivers. None have been reported in the area of the subject wetland.

Assessment of potential project related impacts:

The major potential impacts of the proposed subdivision include soil erosion, siltation, and sediment runoff from construction activity.

Proposed solutions and Best Management Practices for potential project related impacts:

Soil erosion:

During the construction of their proposed subdivision, either mulch berms or silt socks will encompass the area of disturbance to prevent soil erosion, and protect the wetland buffer area that abuts the area of the proposed construction.

Siltation:

During construction, closed drainage culverts and catch basins will be used. These will lead to a sediment forebay that is lined with 3 inches of rip rap to trap silt sediments. This will in turn lead to a constructed bioretention pond.

Sediment Runoff:

A shallow sediment basin will be dug during the construction phase to collect excess sediment runoff. Also, two foot extended roof eaves will be put on the structures with stone drip edges, to collect and filter excess runoff after the construction process is completed.

Conclusion:

The functions and values assessment of the subject wetland areas conclusion is that the said wetland area has only one principal function which is sediment and toxicant retention. Groundwater recharge and discharge is not a major function. So it is my opinion, that with the implement of the proposed Best Management Practices, the functions and values of the wetland system, and the surrounding hydrologic systems will not be adversely affected by the construction of the proposed subdivision.

The mulch berm or silt socks will be adequate protection for soil erosion control and wetland buffer protection. The closed drainage, proposed sediment forebay leading into the bioretention pond will control any siltation issues. And the temporary proposed sediment basin that will be in place during construction, will be sufficient to control excess sediment runoff during the construction process.

If you have any questions feel free to contact me about them.

Sincerely,

John P, Hayes III
Certified Wetland Scientist #18
Certified Soil Scientist #87