Arbor View Apartments Residential Development
Application for Site Plan Amendment

ARBOR VIEW & THE PINES, LLC
145 LANG ROAD
Portsmouth, New Hampshire
Assessor's Parcel 287-01

Owner/Applicant: ARBOR VIEW & THE PINES, LLC
145 LANG ROAD
PORTSMOUTH, NH 03801

c/o FOREST PROPERTIES MANAGEMENT, INC.
625 MOUNT AUBURN STREET, SUITE 210
CAMBRIDGE, MA 02138
CONTACT: ANDERSON LIBERT
(617) 630-9560

Civil Engineer: ALTUS ENGINEERING, INC.
Woodburn & Company
Landscape Architecture, LLC

Architect: James Verra and Associates, Inc.

Surveyor: James Verra and Associates, Inc.

Permit Summary
Zoning Variances Granted on Nov. 20, 2018:
1) A variance from Section 10.520 to allow a lot area per dwelling unit of 8,321± s.f. where 10,000 s.f. is required
2) A variance from Section 10.520 to allow the building length of 225' & 170' for a multi-family dwelling where 160' is the maximum allowed.

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<th>Rev.</th>
<th>Date</th>
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1. THE AREA FEATURES.

This demolition plan is intended for use by the Contractor. The site plan details the area to be excavated, the method of excavation, and the disposal of debris. The plan includes the locations of existing utilities and other structures, as well as the proposed construction activities. The Contractor shall be responsible for the safe and proper execution of this plan. The site plan shall be used as a guide for the Contractor. Any modifications to the site plan must be approved by the Engineer.

2. THE SITE.

a. The site plan is intended for use by the Contractor. The site plan includes the locations of existing utilities and other structures, as well as the proposed construction activities. The Contractor shall be responsible for the safe and proper execution of this plan. The site plan shall be used as a guide for the Contractor. Any modifications to the site plan must be approved by the Engineer.

b. All existing utilities, including water, gas, electric, and telephone, shall be marked on site. If any conflicts arise with the proposed construction activities, the Contractor shall coordinate with the appropriate utility companies to resolve any issues.

c. The Contractor shall comply with all local, state, and federal regulations and codes.

3. THE CONTRACTOR.

a. The Contractor shall be responsible for the safe and proper execution of this plan. The Contractor shall coordinate with all utility companies and other parties as necessary to ensure the smooth execution of the project.

b. The Contractor shall be responsible for all aspects of the project, including the coordination of all subcontractors.

4. THE SITE.

a. The site shall be prepared in accordance with all local, state, and federal regulations. The Contractor shall coordinate with all utility companies and other parties as necessary to ensure the smooth execution of the project.

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NOTES:

1. BUILDING TO BE PARTIALLY REMOVED. THE BLOWER ROOM SHALL REMAIN. THE PORTION OF THE EXISTING BUILDING TO BE REMOVED INCLUDES A LAUNDRY ROOM, OFFICE, MAINTENANCE STORAGE, AND A 3 BEDROOM APARTMENT ON THE UPPER FLOOR.


3. REMOVE AND REUSE EXISTING ROCK BOULDERS FOR LANDSCAPE FEATURES.

4. REMOVE AND PROTECT EXISTING SEWER FORCE MAIN.

5. REPLACE EXISTING 18" CMP WITH 15" HDPE TO OUTLET.

6. SEE UTILITIES PLAN.

7. SEE OVERALL PARKING PLAN SHEET P-1 FOR REVISED PARKING STALL LAYOUT.

8. INSTALL EROSION CONTROL BARRIER ALONG DOWINSTREAM PORTION OF SITE.

9. REMOVE PORTION OF EXISTING BUILDING.

10. REMOVE ALL UTILITY SERVICES TO PORTION OF BUILDING TO BE REMOVED. (SEE NOTE 1)

11. INSTALL DUMPSTER PAD.

12. INSTALL GRASS WETLAND BUFFER.

13. REMOVE BIRD PACE AND INSTALL NEW PACE. SEE SITE PLAN AND DETAILS.

14. INSTALL EROSION CONTROL BARRIER ALONG DOWINSTREAM PORTION OF SITE.

15. REMOVE SNOW PILE.

16. REMOVE BIKE RACKS AND INSTALL NEW RACKS. SEE SITE PLAN AND DETAILS.

17. INSTALL NEW GRILL.

18. REMOVE AND REUSE EXISTING ROCK BOULDERS FOR LANDSCAPE FEATURES.

19. CLEAR SITE OF VEGETATION, INCLUDING STUMPS.

20. PRESERVE AND PROTECT EXISTING PLAYGROUND EQUIPMENT. SEE NOTE 3.

21. REMOVE PORTION OF EXISTING BUILDING.

22. REMOVE ALL UTILITY SERVICES TO PORTION OF BUILDING TO BE REMOVED. (SEE NOTE 1)
CONSTRUCTION ZONING SUMMARY:

REQUESTED PERIOD OF 35.53 ACRES. NUMBER OF EXISTING MUL

FOOT PERIOD OF 186. PROPOSED IMPROVEMENTS ON

PLAN WAS AS PART OF APPROVAL.

WHERE LENGTH 10,000 IS REQUIRED. DENSITY CALCULATIONS BASED

PER ZONING REGULATION 10.1110 FOR MULTI-FAMILY BUILDINGS

MAXIMUM ALLOWABLE STALLS (CORE AREA)

MAXIMUM ALLOWS 340 STALLS.

PER SECTION 10.1116, ONE BICYCLE PARKING SPACE PER

TO REMAIN.

EXISTING DRIVE (TYP)

MATCH AND MEET EXISTING PAVEMENT

DECK

EXISTING PAVEMENT

WIDE BITUMINOUS SW CROSSWALK

CURB (8' LONG)

9 FT WIDE SHARED SIDEWALK (TYP)

NEW SIDEWALK

EXISTING SIDEWALK (TYP)

CONSTRUCT NEW WALL SEE ARCHITECTURAL PLANS

NEW CROSSWALK

MEET AND MATCH EXISTING DRIVE

ADA AND ACCESSIBLE STALLS (SEE DETAILS)

ELEV. SURB

NEW RAMP

ACCESSIBLE LIGHTS (TYP, SEE DETAILS)

RAINGARDEN #1

ROAD ACCESSIBLE

CURB AND STOPLINE

NEW RAMP

RAINGARDEN #2

MATCH AND MEET EXISTING DRIVE

ADA AND ACCESSIBLE STALLS (SEE DETAILS)

CURB AND STOPLINE

NEW RAMP

ACCESSIBLE LIGHTS (TYP, SEE DETAILS)

ARBOR VIEW & THE PINES LLC.

433-2335 ARBOR VIEW STREET

PORTSMOUTH, NH 03801

DATAEntered for:

WS COB, RS

ISSUED FOR:

OWNER OF RECORD:

ISSUED:

DRAWING FILE:

DRAWN:

SCALE:

DRAWN DATE:

ISSUE DATE:

REV.

DESCRIPTION:

PROJECT:

APARTMENTS RESIDENTIAL DEVELOPMENT

145 LANG ROAD PORTSMOUTH, NH

TAX MAP 287, LOT 01

SITE PLAN

C-3

graphic scale

5 FT

20'

40'

0'

20'

0'

0'

0'

0'
PARKING CALCULATIONS

Lot: 287-01
Zoning District: GA/WW

Lot Area
- Required: 5.0 Acres
- Existing: 35.53 Acres
- Proposed: 35.53 Acres

Lot Area per Dwelling (Density)
- Number of Units: 10,000 SF (154)
- Existing: 140 SF
- Proposed: 105 SF

Existing (145 Units)
- Visitor Parking (1 Stall per 5 Units) = 29 Stalls
- Total Existing Stalls = 329 Stalls

Per Zoning Regulation 10.1110 for Multi-Family Buildings:
- 1.3 Stalls per Unit = 242 Stalls
- Visitor Parking (1 Stall per 5 Units) = 38 Stalls
- Minimum Stalls Allowed = 280 Stalls
- Maximum Allowable Stalls (120% Min) = 354 Stalls

Proposed (186 Units)
- Visitor Parking (1 Stall per 5 Units) = 38 Stalls
- Proposed = 387 Stalls

(Ave 1.77 Stalls per Unit + 1 Visitor Stall per 5 Units)

TAC
MAY 20, 2019

145 LANG ROAD
PORTSMOUTH, NH

ARBOR VIEW & THE PINES LLC
C/O FOREST PROPERTIES MGMT
625 MT AUBURN ST, STE 210
CAMBRIDGE, MA 02138

APPLICANT:
FOREST PROPERTIES MGMT INC
625 MT AUBURN ST, STE 210
CAMBRIDGE, MA 02138

PROJECT:
ARBOR VIEW APARTMENTS
RESIDENTIAL DEVELOPMENT

TITLE:
145 LANG ROAD
PORTSMOUTH, NH

22" x 34" - 1" = 40" 11" x 17" = 1" = 80"

SCALE:

DRAWN BY: ________ APPROVED BY: ________
DRAWING FILE: __________

OWNER OF RECORD:
ARBOR VIEW & THE PINES LLC
C/O FOREST PROPERTIES MGMT
625 MT AUBURN ST, STE 210
CAMBRIDGE, MA 02138

APPLICANT:
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PROJECT:
ARBOR VIEW APARTMENTS
RESIDENTIAL DEVELOPMENT

145 LANG ROAD
PORTSMOUTH, NH

CUP-1

GRAPHIC SCALE

( IN FEET )
SUMMARY

THE PROPOSED PROJECT WILL IMPACT APPROXIMATELY 500 SF OF WETLANDS BUFFER AREA. THIS IMPACT IS WITHIN AN ALREADY DEVELOPED AREA AND IS FOR THE REPLACEMENT OF A CORRODED 18" CORRUGATED METAL PIPE (CMP) THAT WAS INSTALLED IN THE 1980'S. THE 18" CMP WILL BE REPLACED WITH A 15" HDPE PIPE, WHICH WILL HAVE APPROXIMATELY THE SAME HYDRAULIC CAPACITY DUE TO THE REDUCTION IN FRICTION FACTOR. A DRAINAGE STUDY HAS BEEN PREPARED FOR THE PROPOSED ARBOR VIEW APARTMENTS DEVELOPMENT THAT SHOWS THAT POST-DEVELOPMENT FLOWS WILL NOT BE INCREASED AT THIS LOCATION.

WETLANDS IMPACT TABLE

DIRECT IMPACT TO WETLANDS = 0 SF

IMPACT TO WETLANDS BUFFER = 500 SF
## Schedule

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<th>Catalog Number</th>
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<th>License No.</th>
<th>Light Loss Factor</th>
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<td>DSXO LED P3 40K T5M MVOLT SPA</td>
<td>Cross Lite Area Fixture, mounted at 16ft</td>
<td>16.4</td>
<td>1</td>
<td>DSXO(LED)_P3_40K_T5M_MVOLT</td>
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<td>Cross Lite Area Fixture, mounted at 16ft</td>
<td>16.4</td>
<td>1</td>
<td>DSXO(LED)_P3_40K_T5M_MVOLT</td>
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<tr>
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<td>Lithonia Lighting</td>
<td>WST LED P3 40K</td>
<td>WST LED Wallpack; mounted at 16ft</td>
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<td>71</td>
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## Statistics

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<th>Min Min</th>
<th>Max/Min</th>
<th>Avg/Min</th>
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<td>0.0 fc</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Parking Lot</td>
<td>+</td>
<td>1.3 fc 3.5 fc</td>
<td>0.4 fc</td>
<td>8.8:1</td>
<td>3.3:1</td>
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SEDIMENT AND EROSION CONTROL NOTES

PROJECT NAME AND LOCATION

ARBOR VIEW T & N PARTNS, LLC
435 LAMB STREET
CAMBRIDGE, MA 02138

LAYOUT: OCT 25, 2013

DESCRIPTION: 3.25" MIRAFI 600X OR APPROVED

MATERIALS

The project consists of the development of a previously disturbed and partially developed area within the Town of Cambridge, Massachusetts. The project includes the construction of a new mixed-use development, consisting of parking lots and buildings, grading, stormwater management improvements, underground utilities installation, and other associated infrastructure. The project area is located at the intersection of LAMB STREET and LAMB STREET.

SOIL BORING

The total area is to be disturbed in the parcel to be developed, including the addition of new parking lots and buildings, and the associated grading. The total disturbed area exceeds 450,000 sf (4,150 m²), and the project is required to be consistent with the local soil boring report.

EROSION CONTROL

The project will be com Gate for erosion control with the USEPA and other applicable agencies. The erosion control plan has been reviewed and approved by the USEPA.

SOIL SLOPE CONTROL

The soil slope control targets the protection of the soil during construction activities, including the prevention of soil erosion and sedimentation. This includes the use of temporary soil stabilization measures, such as silt fences and erosion control blankets, to minimize the amount of soil loss and sedimentation. The project will be designed and constructed in accordance with the local erosion control plan.

STABILIZED CONSTRUCTION ENTRANCE

The construction entrance will be stabilized with a combination of grass seed and straw or hay Blankets. The entrance will be designed and constructed to minimize the impact on the surrounding environment.

CONSTRUCTION PERMIT

The construction permit is required for the project, and the project will be designed and constructed in accordance with the construction permit requirements. The construction permit will be obtained from the USEPA and other applicable agencies.

INDEMNIFICATION

All parties involved in the project will be required to indemnify the developer and/or owner for any damages or losses resulting from the project, and the project will be designed and constructed to minimize the risk of damage to third parties.

INSURANCE

The project will be insured with appropriate insurance coverage, including coverage for the construction activities and the project. The insurance policies will be obtained and maintained throughout the project.

WINTER CONSTRUCTION

The project will be designed and constructed to minimize the impact of winter construction activities, including the use of temporary protective measures, such as snow fencing or snow removal.

ARROW VIEW APARTMENTS

RESIDENTIAL DEVELOPMENT

145 LAND ROAD
PORTSMOUTH, NH

TAX MAP 287, LOT 01

EROSION CONTROL NOTES & DETAILS

Page Number: D-1
1. Install Erosion Control Blanket - Slope as shown in Exhibit D. Erosion Control Blanket 12" in depth shall consist of non-woven geotextile fabric bonded to high-quality erosion control material. The blanket shall overlap at least 2" where joining two pieces of blanket or repairing damaged areas.

2. Fasten Erosion Control Blanket - Slope to Geotextile Cribbing with approximately 1/2" staples. Ensure proper seam alignment is maintained. Blanket must be stapled with overlap of 2"-5" between blankets.

3. After installation, ensure areas are free from damage. If damage occurs, repair as necessary.

4. Provide storm drain protection as shown in Exhibit D. Storm drain protection is not to scale.

5. Install a minimum of 12" diameter existing drain pipe. This pipe shall be extended out of the trench as shown.

6. Provide a minimum of 12" diameter existing drain pipe. This pipe shall be extended out of the trench as shown.
SEWER TRENCH SECTION
NOT TO SCALE

CLEANOUT DETAIL
NOT TO SCALE

SEWER MANHOLE DETAILS
NOT TO SCALE

MANHOLE NOTES:
1. 乔. USE OF THE MANHOLE FOR THE SEWER MAIN ON THE SITE OF THE MANHOLE STAGE ONLY WHERE THIS MANHOLE IS TO BE USED.
2. 乔. USE OF THE MANHOLE STAGE ONLY WHERE THIS MANHOLE IS TO BE USED.
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Design Peak Hourly Flow (NHDES)

Design flow = 2.83 gpd/person

Assume 2.5 occupants per 2-bdrm unit and 3.5 occupants per 3 bdrm unit

Apartment = 38 gpd per person

Expected flow expected to spread over 16 hours

Design flow = 3.0 x Design flow

Peak flow = 3.0 x Design flow

PEAK COUTNertiary {*} PUMP CHAMBER

Pump Chamber shall be an 8’-0” inside diameter precast concrete pump chamber. The chamber shall be of adequate size to contain a duplex unit (two pumps) and other required equipment. The chamber shall be manufacturer constructed of cast iron. The chamber shall be 8 feet inside diameter and the depth at the waterline shall be at least 6 feet. The chamber shall be located underground and have hinges constructed of 36” aluminum plates.

Pump(s):

Provide pumps meeting with acceptable performance standards at 85 gpm at 25’ TDH, having two pumps for the manufacturer’s expected net suction lift. Each pump shall be mounted on a concrete基础 pad. The pumps shall be designed for full time operation. The pumps shall be manufactured and approved by the Engineer. Pumps shall be self-priming non-clog impeller design with suction strainer, electric motor base, discharge pipe, discharge coupling, discharge valve and any required electrical service and level controls. Each pump shall have a liquid ring vacuum system and have a mechanical seal for dry running. The suction line shall be PVC Schedule 40 and have a maximum water head at 25’ TDH. Pumps shall have the following characteristics:

- Rated capacity
- Rated head
- Minimum discharge
- Maximum discharge
- Discharge size
- Impeller material
- Shell material
- Made of stainless steel
- Made of cast iron
- Made of other materials

Chamber:

Pump chamber is a 8’-0” inside diameter precast concrete pump chamber. The chamber shall be of adequate size to contain a duplex unit (two pumps) and other required equipment. The chamber shall be manufacturer constructed of cast iron. The chamber shall be 8 feet inside diameter and the depth at the waterline shall be at least 6 feet. The chamber shall be located underground and have hinges constructed of 36” aluminum plates.

Control:

Control panel to contain all necessary control components and have a sign identifying the control panel location. Two pumps with independent controls. In case of one pump going off-line, the control panel shall provide a high water alarm. All pumps shall be automatically started with a dosage rate of 500 gpm. The alarm shall be set on each floor area on the panel and for a dosage rate of 500 gpm.

Alarm:

Alarm shall be in the form of an electronic alarm. Within the building, the alarm shall be a chime and a visual alarm. The alarm shall be located on each floor area on the panel and for a dosage rate of 500 gpm.
### Exterior Finish Schedule

<table>
<thead>
<tr>
<th>Material</th>
<th>Manufacturer</th>
<th>Color</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roofing</td>
<td>IKO Cambridge</td>
<td>Harvard Slate</td>
<td></td>
</tr>
<tr>
<td>Siding</td>
<td>HardiPlank Lap Siding</td>
<td>Sterling Gray</td>
<td></td>
</tr>
<tr>
<td>Trim</td>
<td>Azek or Equal</td>
<td>White</td>
<td>Sizes Vary</td>
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<tr>
<td>Wood Trim</td>
<td>Stain</td>
<td>Grade Cedar</td>
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<tr>
<td>Stone Base</td>
<td>Stoneyard.com</td>
<td>Blend Ledge</td>
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</tr>
<tr>
<td>Windows</td>
<td>Marvin Windows</td>
<td>Dark Bronze</td>
<td></td>
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</tbody>
</table>

**EXTERIOR LIGHTING NOTES**

1. PROVIDE GOOSENECK LIGHTS AT SIGNAGE. COORDINATE LOCATIONS WITH OWNER AND SIGNAGE. BASIS OF DESIGN: BASELITE SIGN LIGHT, SHADE DSL9, 314" ARM EXTENSION E6.

2. PROVIDE RECESSED LIGHTING AT SOFFITS, TYP. BASIS OF DESIGN: INDT LIGHTING L4/LRM4 SERIES.

3. PROVIDE VERTICAL LINEAR SCONCES AT ALL EXTERIOR DOORS. PROVIDE ONE TO EACH SIDE AT MAIN ENTRY. BASIS OF DESIGN: CAMMAN LIGHTING OW916, SALTILLO II.

**EXTERIOR FINISH NOTES**

1. COLOR SELECTION FOR ALL MATERIALS TO BE PROVIDED TO ARCHITECT AND OWNER FOR FINAL SELECTION AND APPROVAL.
2. PROVIDE ALL REQUIRED SIGNAGE PER CODE.
4. PROVIDE VERTICAL LINEAR SCONCES AT ALL EXTERIOR DOORS. PROVIDE ONE TO EACH SIDE AT MAIN ENTRY. BASIS OF DESIGN: CAMMAN LIGHTING OW916, SALTILLO II.

### Loft
- Level 3: 18' - 8"
- Level 2: 9' - 4"
- Level 1: 9' - 2"

### Building 2: East Elevation
- Level 3: 9' - 4"
- Level 2: 9' - 2"
- Level 1: 9' - 2"

### Building 2: West Elevation
- Level 3: 9' - 4"
- Level 2: 9' - 2"
- Level 1: 9' - 2"
Letter of Authorization

I, Anderson Libert, of Arbor View & The Pines LLC and Forest Properties Management Inc., of Cambridge, MA, hereby authorize Altus Engineering, Inc. of Portsmouth, New Hampshire to represent Forest Properties Management Inc. in all matters concerning engineering and related permitting for the development of Arbor View Apartments, Portsmouth, NH. The property is identified on the Assessor's Maps as Tax Map 287, Lot 01 and is located at Lang Road and Joan Avenue in Portsmouth, NH. This authorization shall include any signatures required for Federal, State and Municipal permit applications.

[Signature]

Anderson Libert
Print Name

[Date]

[Print Name]

[Date]

[Print Name]

Witness

[Date]