Tighe&Bond

M-5131-001 September 5, 2023

Ms. Samantha Collins, Chair City of Portsmouth Conservation Commission 1 Junkins Avenue Portsmouth, New Hampshire 03801

Re: Request for Conservation Commission Work Session 815 Lafayette Road - Proposed Development

Dear Chair Collins:

On behalf of Prospect North LLC (owner/applicant) we are pleased to submit the following information to support a request for a Work Session with the Conservation Commission for the above referenced project:

- Site Plan Set, dated September 5, 2023;
- Wetland Buffer Impervious Surface Exhibit, dated September 5, 2023
- Community Space Exhibit, dated September 5, 2023;
- Owners Authorization, dated June 1, 2023;

The proposed project is located at 815 Lafayette Road (US Route 1) which is identified as Map 245 Lot 3 on the City of Portsmouth Tax Maps. The site was previously home to the WHEB radio station which no longer operates at this location. The property is a 19.6-acre parcel of land that is located in the Gateway District (G1). The property is bound to the west by Route 1 and the abutting Lafayette Plaza shopping center property, to the north and east by the Winchester Place property and to the south by Sagamore Creek.

The proposed project consists of the demolition of the existing building along Sagamore Creek and the construction of three 4-story, 24-unit multi-family buildings (72 total units) with first floor parking. The project will include associated site improvements such as parking, pedestrian access, utilities, stormwater management, lighting, and landscaping.

As currently designed, this project would require a Conditional Use Permit (CUP) for improvements within the 100-foot wetland buffer. In addition, the project will require relief from the Zoning Board of Adjustment (ZBA) for efforts to develop the front lot line within the limits of the usable front yard. As such, we are seeking to meet with the Conservation Commission for a Work Session to obtain initial feedback on the proposed development in advance of formally submitting the various land-use applications that will be required for this project.

The proposed parking and buildings have been situated in a manner such that all impervious surfaces will be removed within 25-feet of Sagamore Creek and all buildings will be removed within 100-feet of Sagamore Creek. Overall, the current design will reduce impervious surface within the 100-foot buffer by approximately 9,600 SF and will enhance water quality with the addition of stormwater treatment practices that do not currently exist on the site. In addition to removing pavement that goes right up to the edge of the brook, the proposed development identifies opportunities for buffer enhancement along the wetland.

On behalf of the applicant, we respectfully request to be placed on the September 13, 2023, Conservation Commission meeting agenda for a Work Session.



If you have any questions or need any additional information, please contact me by phone at (603) 433-8818 or by email at <u>NAHansen@tighebond.com</u>.

Sincerely, **TIGHE & BOND, INC.**

Patrick M. Crimmins, PE Vice President

Copy: Prospect North 815, LLC

Neil A. Hansen, PE Project Manager

815 LAFAYETTE ROAD PROPOSED DEVELOPMENT PORTSMOUTH, NEW HAMPSHIRE DATE SEPTEMBER 5, 2023

LIST OF DRAWINGS			
SHEET NO.	SHEET TITLE	LAST REVISED	
	COVER SHEET	9/5/2023	
C1	EXISTING CONDITIONS PLAN	2/2/2023	
C2	EXISTING CONDITIONS PLAN	2/2/2023	
C3	EXISTING CONDITIONS PLAN	2/2/2023	
C4	EXISTING CONDITIONS PLAN	2/2/2023	
C5	EXISTING CONDITIONS PLAN	2/2/2023	
G-100	GENERAL NOTES AND LEGEND	9/5/2023	
C-101	DEMOLITION PLAN	9/5/2023	
C-102	SITE PLAN	9/5/2023	
C-103	GRADING, DRAINAGE, AND EROSION CONTROL PLAN	9/5/2023	
C-104	UTILITY PLAN	9/5/2023	
C-501	EROSION CONTROL NOTES AND DETAILS SHEET	9/5/2023	
C-502	DETAILS SHEET	9/5/2023	
C-503	DETAILS SHEET	9/5/2023	
C-504	DETAILS SHEET	9/5/2023	
C-505	DETAILS SHEET	9/5/2023	
1 OF 2	BUILDING ELEVATIONS	8/29/2023	
2 OF 2	TYPICAL FLOOR PLANS	8/29/2023	

LIST OF PERMITS			
LOCAL	STATUS	DATE	
SITE PLAN REVIEW PERMIT	PENDING		
CONDITIONAL USE PERMIT - WETLAND BUFFER	PENDING		
ZONING BOARD OF ADJUSTMENTS	PENDING		
STATE			
NHDES - SEWER CONNECTION PERMIT	NOT SUBMITTED		
NHDES - ALTERATION OF TERRAIN PERMIT	NOT SUBMITTED		

PROGRESS PRINT



LOCATION MAP SCALE: 1" = 2000'

- CONSTRUCTION NOTES: THE CONTRACTOR SHALL NOT RELY ON SCALED DIMENSIONS AND SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A REQUIRED DIMENSION IS NOT PROVIDED ON THE PLANS
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS. AND OF THE CONTRACTOR, THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANC OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND IMPLEMENTING SAFETY PROCEDURES AND SYSTEMS AS REQUIRED BY THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), AND ANY STATE OR LOCAL SAFETY REGULATIONS.
- TIGHE & BOND ASSUMES NO RESPONSIBILITY FOR ANY ISSUES LEGAL OR OTHERWISE RESULTING FROM CHANGES MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION OF TIGHE & BOND.

PREPARED BY:



503-433-8818

APPLICANT:

PROSPECT NORTH 815, LLC PO Box 372 Greenland, NH 04840

ARCHITECT:

MICHAEL J. KEANE ARCHITECTS, PLLC 101 Kent Place Newmarket, NH 03857

SURVEYOR:

AMBIT ENGINEERING, INC. 200 Griffin Road - Unit 3 Portsmouth, NH 03801

TAC WORK SESSION SUBMISSION COMPLETE SET 18 SHEETS







3\JN 3400's\3450's\3458\2022 Survey\Plans & Specs\Site\3458 Exis Cond 2023.dwg, C1 E



WWW.HALEYWARD.COM

AMBIT ENGINEERING, INC.

A DIVISION OF HALEY WARD, INC.

200 Griffin Road, Unit 3 Portsmouth, NH 03801 603.430.9282

NATEO

NOTES: 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 245 AS LOTS 3 AND 4.

2) OWNER OF RECORD: PROSPECT NORTH 815 LLC PO BOX 372 GREENLAND, NH 03840 6443/665

3) PARCEL IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA (ZONE AE) AS SHOWN ON FIRM PANEL 33015C0270F. EFFECTIVE DATE JANUARY 29, 2021.

 4) EXISTING LOT AREA:

 MAP 245 LOT 3
 MAP 245 LOT 4

 855,562 S.F ± (TO MHW)
 19,948 S.F.

 19.6410 AC ± (TO MHW)
 0.4579 ACRES

5) PARCELS ARE LOCATED IN THE GATEWAY CORRIDOR (G1) ZONING DISTRICT.

6) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF EXISTING CONDITIONS SURVEY OF ASSESSOR'S MAP 245 LOTS 3 & 4 IN THE CITY OF PORTSMOUTH.

8) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

9) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

10) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

SITE DEVELOPMENT 815 LAFAYETTE ROAD PORTSMOUTH, N.H.

0	ISSUED FOR COMMENT	2/2/23
NO.	DESCRIPTION	DATE
	REVISIONS	

SCALE: 1'' = 30'

JANUARY 2023

EXISTING CONDITIONS PLAN



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	WWW.HALEYWARD.COM Portsmouth, NH 03801 603.430.9282
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	SITE DEVELOPMENT 815 LAFAYETTE ROAD PORTSMOUTH, N.H.
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2.17.23 DATE	EXISTING CONDITIONS PLAN C2
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	2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
	3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
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SALT MARSH (E2EM1N)	No. 7.38 JOHN R. CHAGNON
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13430/2022 Survey/Mans & specs/site/3458 Exis Cond 2023.dwg, C4

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A DIVISI	ON OF HALEY W	VARD, INĆ. 🖍
WWW.HALEYWARD.COM	М	200 Griftin Road, Unit 3 Portsmouth, NH 03801 603.430.9282
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WWW.HALEYWARD.COM	200 Griffin Road, Unit 3 Portsmouth, NH 03801 603.430.9282
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	GENERAL NOTES:	6.	STOP BARS SHALL BE EIGHTEEN (18) INCHES
1.	THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S	7.	CLEAN AND COAT VERTICAL FACE OF EXISTIN
	RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING	_	EMULSION IMMEDIATELY PRIOR TO PLACING
2.	COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAYS WITH THE CITY OF PORTSMOUTH.	8.	SEE ARCHITECTURAL/BUILDING DRAWINGS F ADJACENT TO BUILDING.
3.	THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED LAND SURVEYOR TO	9.	COORDINATE ALL OFF-SITE SITE WORK WITH
1	DETERMINE ALL LINES AND GRADES.	10.	CONTRACTOR TO PROVIDE BACKFILL AND CO
4.	LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION		CONTRACTOR.
-	ACTIVITIES.	11.	ALL LIGHT POLE BASES NOT PROTECTED BY A
5.	THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.	12. 13.	COURDINATE ALL WORK ADJACENT TO BUILD
6.	THE CONTRACTOR SHALL OBTAIN AND PAY FOR AND COMPLY WITH ADDITIONAL PERMITS,	10.	STRUCTURAL ENGINEER AND/OR WALL MANU
	NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.		LABOR, MATERIALS AND EQUIPMENT REQUIR DESIGN APPROVED BY THE ENGINEER. RETAI
7.	THE CONTRACTOR SHALL PHASE DEMOLITION AND CONSTRUCTION AS REQUIRED TO		SYSTEM AS OUTLINED IN THE DETAILS.
	CONSTRUCTION PERIOD. EXISTING BUSINESS AND HOME SERVICES INCLUDE, BUT ARE NOT	14.	ALL DIMENSIONS ARE TO THE FACE OF CURB
	LIMITED TO ELECTRICAL, COMMUNICATION, FIRE PROTECTION, DOMESTIC WATER AND		GRADING AND D
	STATE, LOCAL AND UTILITY COMPANY STANDARDS. CONTRACTOR SHALL PROVIDE DETAILED	1.	COMPACTION REQUIREMENTS:
	CONSTRUCTION SCHEDULE TO OWNER PRIOR TO ANY DEMOLITION/CONSTRUCTION		BELOW PAVED OR CONCRETE AREAS
	COMPANY AND AFFECTED ABUTTER.		SAND BLANKET BACKFILL
8.	ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE,		BELOW LOAM AND SEED AREAS
9.	ALL WORK SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS,	:	* ALL PERCENTAGES OF COMPACTION SHALL B OPTIMUM MOISTURE CONTENT AS DETERMIN
	STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF		ASTM D-1557, METHOD C FIELD DENSITY TES
	CURRENT EDITION.	2	D-1556 OR ASTM-2922.
10.	CONTRACTOR TO SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) ON	2.	N-12 OR EQUAL) OR RCP CLASS IV, UNLESS C
	BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR.	3.	ADJUST ALL MANHOLES, CATCH BASINS, CUR
11.	CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCH BASINS AND DRAIN LINES, WITHIN THE	4.	CONTRACTOR SHALL PROVIDE A FINISH PAVE
12.	SEE EXISTING CONDITIONS PLAN FOR BENCH MARK INFORMATION.		SPOTS AND PONDING AREAS. CRITICAL AREA
		5.	ALL DISTURBED AREAS NOT TO BE PAVED OR
	DEMOLITION NOTES:	_	SEED FERTILIZER AND MULCH.
1.	EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.	6.	ALL STORM DRAIN CONSTRUCTION SHALL BE SPECIFICATIONS FOR HIGHWAYS AND BRIDG
2.	ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE	7.	ALL PROPOSED CATCH BASINS SHALL BE EQU
	CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL		SUMPS.
	ORDINANCES AND CODES.		EROSION CON
3.	COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE	1.	SEE SHEET C-501 FOR GENERAL EROSION CO
4.	ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/		
	DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING	1.	COORDINATE ALL UTILITY WORK WITH APPR
5.	SAW CUT AND REMOVE PAVEMENT ONE (1) FOOT OFF PROPOSED EDGE OF PAVEMENT OR		• NATURAL GAS - UNITIL
	EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING		WATER - CITY OF PORTSMOUTH
6.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF		SEWER - CITY OF PORTSMOUTH ELECTRIC - EVERSOURCE
	MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE		• COMMUNICATIONS - CONSOLIDATED COMM
7.	UTILITIES SHALL BE TERMINATED AT THE MAIN LINE PER UTILITY COMPANY AND TOWN OF	2.	ALL WATER MAIN INSTALLATIONS SHALL BE
	PORTSMOUTH STANDARDS. THE CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES	51	CONSTRUCTION PRIOR TO ACTIVATING THE S
8.	CONTRACTOR SHALL VERIFY ORIGIN OF ALL DRAINS AND UTILITIES PRIOR TO	4	CHLORINATION AND TESTING WITH THE
	REMOVAL/TERMINATION TO DETERMINE IF DRAINS OR UTILITY IS ACTIVE, AND SERVICES		
	ANY ON OR OFF-SITE STRUCTURE TO REMAIN. THE CONTRACTOR SHALL NOTIFY ENGINEER	5.	CONNECTION TO EXISTING WATER MAIN SHA
	IMMEDIATELY OF ANY SUCH UTILITY FOUND AND SHALL MAINTAIN THESE UTILITIES UNTIL	5.	CONNECTION TO EXISTING WATER MAIN SHA STANDARDS.
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TH ROADWAY IMPROVEMENT PLANS. COMPACTION AT CURB LINE AFTER CONCRETE BEEN STRIPPED. COORDINATE WITH BUILDING

Y A RAISED CURB SHALL BE PAINTED YELLOW.

LDING WITH BUILDING CONTRACTOR. COBTAINING RETAINING WALL DESIGN FROM NUFACTURER. CONTRACTOR SHALL FURNISH ALL IRED TO CONSTRUCT WALL IN ACCORDANCE WITH AINING WALL SHALL BE SEGMENTAL BLOCK WALL

RB UNLESS OTHERWISE NOTED.

DRAINAGE NOTES:

95%

95%

90% L BE OF THE MAXIMUM DRY DENSITY AT THE INED AND CONTROLLED IN ACCORDANCE WITH FESTS SHALL BE MADE IN ACCORDANCE WITH ASTM

GH DENSITY POLYETHYLENE (HANCOR HI-Q, ADS S OTHERWISE SPECIFIED. URB BOXES, ETC. WITHIN LIMITS OF WORK TO

VEMENT SURFACE AND LAWN AREAS FREE OF LOW EAS INCLUDE BUILDING ENTRANCES, EXITS, ENT TO THE BUILDING.

OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM,

BE IN ACCORDANCE WITH THE NHDOT STANDARD DGES, LATEST EDITION.

QUIPPED WITH OIL/GAS SEPARATOR HOODS AND 4'

ONTROL NOTES:

CONTROL NOTES AND DETAILS.

TY NOTES: PROPRIATE UTILITY COMPANY.

MM/FAIRPOINT/COMCAST BE CLASS 52, CEMENT LINED DUCTILE IRON PIPE. BE PRESSURE TESTED AND CHLORINATED AFTER BE SYSTEM. CONTRACTOR SHALL COORDINATE

_____ WATER DEPARTMENT. LESS OTHERWISE STATED. HALL BE CONSTRUCTED TO ______

L BE CAPPED AT THE MAIN AND MEET THE DS FOR CAPPING OF WATER AND SEWER SERVICES.

SHALL CONFORM TO THE NATIONAL ELECTRIC BLE STATE AND LOCAL CODES. RVICES AND CONNECTIONS SHALL BE

INGS AND THE APPLICABLE UTILITY COMPANIES. E NYLON PULL ROPES TO FACILITATE PULLING

STALL ALL MANHOLES, BOXES, FITTINGS, MISCELLANEOUS ITEMS NOT NECESSARILY R INSTALLATION OF UTILITIES COMPLETE AND

N, BEDDING, BACKFILL AND COMPACTION FOR

ZONTAL SEPARATION SHALL BE PROVIDED ER LINES. AN 18-INCH MINIMUM OUTSIDE TO PROVIDED AT ALL WATER/SANITARY SEWER

NSTRUCT PAVEMENT TRENCH PATCH FOR ALL G PAVEMENT AREAS TO REMAIN SHALL MEET THE REQUIREMENTS OF THE CITY OF

UCTION WITH THE CITY OF PORTSMOUTH.

OVER IN PAVED AREAS OR LESS THAT 4' OF COVER CTRIC WORK INCLUDING BUT NOT LIMITED TO: STRUCTION, UTILITY POLE CONSTRUCTION, SFORMER CONSTRUCTION WITH POWER COMPANY.

LAYOUT AND CIRCUITRY FOR PROPOSED SITE BE PROVIDED BY THE PROJECT ELECTRICAL

ITIES AND DRAINS TO WITHIN 10' OF THE TO SERVICE STUBS FROM THE BUILDING.

APE NOTES:

ANT ALL PLANTS IN QUANTITIES AS SHOWN ON ERMITTED UNLESS APPROVED BY OWNER. ALL

ND PLANTS AND WORKMANSHIP SHALL CONFORM ERYMEN STANDARDS, INCLUDING BUT NOT ND SHALL BE SUBJECT TO THE APPROVAL OF THE . ON-SITE AND AFTER PLANTING.

HE HARDINESS ZONES 4 THRU 7 ESTABLISHED BY LANEOUS PUBLICATIONS NO. 814, AGRICULTURAL RTMENT AGRICULTURE, LATEST REVISION. ELATIONSHIP TO FINISHED GRADE AS TO THE GING.

TYPE AND SIZE PROVIDED IN THE PLANT LIST OR CONVENIENCE ONLY. IF A DISCREPANCY EXISTS LABEL AND THE NUMBER OF SYMBOLS SHOWN ON IALL APPLY. 6. NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.

- APPROVAL OF THE OWNER'S REPRESENTATIVE.
 THE CONTRACTOR SHALL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH MIGHT OCCUR BETWEEN PLANTING AND UTILITIES SHALL IMMEDIATELY BE REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
- 8. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED, SHALL RECEIVE 6" OF LOAM AND SEED. NO FILL SHALL BE PLACED IN ANY WETLAND AREA.
- 9. THREE INCHES (3") OF BARK MULCH IS TO BE USED AROUND THE TREE AND SHRUB PLANTING AS SPECIFIED IN THE DETAILS. WHERE BARK MULCH IS TO BE USED IN A CURBED ISLAND THE BARK MULCH SHALL MEET THE TOP INSIDE EDGE OF THE CURB. ALL OTHER AREAS SHALL RECEIVE 6" INCHES OF LOAM AND SEED.
- 10. LANDSCAPING SHALL BE LOCATED WITHIN 150 FT OF EXTERIOR HOSE ATTACHMENT OR SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM.
- SEE PLANTING DETAILS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
 TREE STAKES SHALL REMAIN IN PLACE FOR NO LESS THAN 6 MONTHS AND NO MORE THAN 1 YEAR.
- 13. PLANTING SHALL BE COMPLETED FROM APRIL 15TH THROUGH OCTOBER 1ST. NO PLANTING DURING JULY AND AUGUST UNLESS SPECIAL PROVISIONS ARE MADE FOR DROUGHT.
- 14. PARKING AREA PLANTED ISLANDS TO HAVE MINIMUM OF 1'-0" TOPSOIL PLACED TO WITHIN 3 INCHES OF THE TOP OF CURB ELEVATION. REMOVE ALL CONSTRUCTION DEBRIS BEFORE PLACING TOPSOIL.
- TREES SHALL BE PRUNED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI A300 'TREES, SHRUBS AND OTHER WOOD PLANT MAINTENANCE STANDARD PRACTICES.
 ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE EIRST 24 HOUR PERIOD.
- 16. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN, IF NECESSARY DURING THE FIRST GROWING SEASON. LANDSCAPE CONTRACTOR SHALL COORDINATE WATERING SCHEDULE WITH OWNER DURING THE ONE (1) YEAR GUARANTEE PERIOD.
- 17. EXISTING TREES AND SHRUBS SHOWN ON THE PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES AND SHRUBS SHOWN TO REMAIN ARE TO BE PROTECTED WITH A 4-FOOT SNOW FENCE PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREE OR SHRUB SHOWN TO REMAIN, WHICH IS REMOVED DURING CONSTRUCTION, SHALL BE REPLACED BY A TREE OF COMPARABLE SIZE AND SPECIES TREE OR SHRUB.
- 18. THE CONTRACTOR SHALL GUARANTEE ALL PLANTINGS TO BE IN GOOD HEALTHY, FLOURISHING AND ACCEPTABLE CONDITION FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF ACCEPTANCE OF SUBSTANTIAL COMPLETION. ALL GRASSES, TREES AND SHRUBS THAT, IN THE OPINION OF THE LANDSCAPE ARCHITECT, SHOW LESS THAN 80% HEALTHY GROWTH AT THE END OF ONE YEAR PERIOD SHALL BE REPLACED BY THE CONTRACTOR.
- 19. UPON EXPIRATION OF THE CONTRACTOR'S ONE YEAR GUARANTEE PERIOD, THE OWNER SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE INCLUDING WATERING DURING PERIODS OF DROUGHT
- 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTING AND LAWNS AGAINST DAMAGE FROM ONGOING CONSTRUCTION. THIS PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED AND CONTINUE UNTIL THE FORMAL ACCEPTANCE OF ALL THE PLANTINGS.
- 21. PRE-PURCHASE PLANT MATERIAL AND ARRANGE FOR DELIVERY TO MEET PROJECT SCHEDULE AS REQUIRED IT MAY BE NECESSARY TO PRE-DIG CERTAIN SPECIES WELL IN ADVANCE OF ACTUAL PLANTING DATES.

EXISTING CONDITIONS PLAN NOTES:

1. EXISTING CONDITIONS ARE BASED ON A FIELD SURVEY BY AMBIT ENGINEERING, INC. DATED 01/26/2023.

ADDI	
TBR	TO BE REMOVED
BLDG	BUILDING
ТҮР	TYPICAL
COORD	COORDINATE
30'R	CURB RADIUS
VGC	VERTICAL GRANITE CURB
SGC	SLOPED GRANITE CURB
FGC	FLUSH GRANITE CURB
TC	TOP OF CURB
BC	BOTTOM OF CURB
HDPE	HIGH-DENSITY POLYETHYLENE
FF	FINISH FLOOR
VIF	VERIFY IN FIELD
× 29.50	PROPOSED SPOT GRADE
+ 30.50	EXISTING SPOT GRADE

ABBDEVIATIONS

LEGEND

—PD-----

—OHW—

—XS——XS——XS——

PROPOSED SAWCUT LIMIT OF WORK PROPOSED SILT SOCK

APPROXIMATE LIMIT OF PAVEMENT TO BE REMOVED

APPROXIMATE LIMIT OF EXISTING GRAVEL TO BE REMOVED

EXISTING PROPERTY LINE PROPOSED EDGE OF PAVEMENT PROPOSED CURB

PROPOSED BUILDING

PROPOSED PAVEMENT SECTION

PROPOSED CONCRETE SIDEWALK

PROPOSED SIGN PROPOSED MAJOR CONTOUR LINE PROPOSED MINOR CONTOUR LINE PROPOSED DRAIN LINE (TYP) PROPOSED CATCHBASIN PROPOSED DRAIN MANHOLE PROPOSED YARD DRAIN EXISTING STORM DRAIN EXISTING SANITARY SEWER EXISTING WATER EXISTING GAS EXISTING UNDERGROUND ELECTRIC EXISTING OVERHEAD UTILITY PROPOSED GAS PROPOSED UNDERGROUND ELECTRIC APPROXIMATE EXISTING ELECTRIC APPROXIMATE EXISTING IRRIGATION APPROXIMATE EXISTING SEWER APPROXIMATE EXISTING WATER EXISTING CATCHBASIN EXISTING DRAIN MANHOLE EXISTING SEWER MANHOLE ERPPARE EASTKAL WANHOLE EXISTING TELEPHONE MANHOLE PROPOSED WATER VALVE

Tighe&Bond

ROGRESS PRTM

PROPOSED DEVELOPMENT

PROSPECT NORTH 815, LLC

815 LAFAYETTE ROAD PORTSMOUTH, NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
PROJE	CT NO:	M5131-001
PROJEC	CT NO:	M5131-001 9/5/2023
PROJEC DATE: FILE:	CT NO:	M5131-001 9/5/2023 15131-001-DSGN.dwg
PROJEC DATE: FILE: DRAW	CT NO: M N BY:	M5131-001 9/5/2023 I5131-001-DSGN.dwg NHW/CJK
PROJEC DATE: FILE: DRAWI DESIG	CT NO: M N BY: NED/CHECKED	M5131-001 9/5/2023 15131-001-DSGN.dwg NHW/CJK BY: NAH
PROJEC DATE: FILE: DRAWI DESIG	CT NO: M N BY: NED/CHECKED VED BY:	M5131-001 9/5/2023 I5131-001-DSGN.dwg NHW/CJK BY: NAH PMC
PROJEC DATE: FILE: DRAWI DESIG APPRO	N BY: NED/CHECKED VED BY: GENE	M5131-001 9/5/2023 15131-001-DSGN.dwg NHW/CJK BY: NAH PMC RAL NOTES

G-100





E DATA: CATION: TAX MAP 245, LOT 3 BIS LAFAYETTE ROAD PORTSMOUTH, NEW HAMPSHI	RE (G1)		Tighe&Bond
DPOSED USE: MULTIFAMILY			
IENSIONAL REQUIREMENTS: IIMUM LOT AREA:	<u>REQUIRED</u> 10,000 SF	<u>PROPOSED</u> ±855,567 SF	
NIMUM SITE WIDTH:	75 FT	±271 FT	
IIMUM SITE LENGTH:	100 FT	±971 FT	
IIMUM COMMUNITY SPACE:	10%		
VIMUM STREET FRONTAGE: APARTMENT BUILDING:	100 FT	±288 FT	
LAFAYETTE ROAD SETBACK	70-90 FT	90 FT	PROPOSED
APARTMENT BUILDING:	15 FT	±56 FT	
N. REAR YARD SETBACK APARTMENT BUILDING:	20 FT	±349 FT	DEVELOPMENT
APARTMENT BUILDING:	50 FT	<50 FT	
XIMUM BUILDING COVERAGE:	50%	±3.6%	
ONT LOT LINE BUILD OUT:	50%	±0% ⁽¹⁾	PROSPECT
IIMUM OPEN SPACE:	20%	±91%	NORTH 815,
<u>RKING REQUIREMENTS:</u> RKING STALL LAYOUT: STANDARD 90° WIDTH: LENGTH	<u>REQUIRED</u> 8.5' MIN 19' MIN	<u>PROPOSED</u> 8.5' MIN 19' MIN	LLC
VE AISLE WIDTH: 90° (2-WAY TRAFFIC)	24 FT	24 FT (MIN)	815 LAFAYETTE ROAD
KING SPACE REQUIREMENTS:			PORTSMOUTH,
IIMUM APARTMENT PARKING 1.3 SPACES PER UNIT x 72 UNITS = 9 +1 VISITOR PER 5 UNITS = 15 SPACE	94 SPACES ES		NEW HAMPSHIRE
TOTAL APARTMENT PARKING REQUIR	ED = 109 SPACE	ES	
A PARKING REQUIREMENTS: 1 / 25 STANDARD PARKING STALLS			
ADA SPACES REQUIRED = 5 SPACES ADA SPACES PROVIDED = 6 SPACES			
RKING REQUIRED RKING PROVIDED		109 SPACES 118 SPACES	
TES:			MARK DATE DESCRIPTION
- ZONING VARIANCE REQUESTED FROM	SECTION 10.5	333.20, 50% FRONT	PROJECT NO: M5131-001 DATE: 9/5/2023
ALLEL TO A FRONT LOT LINE.	υοιου, ρκιμακι	I ACADE BUILI	FILE: M5131-001-DSGN.dwg DRAWN BY: NHW/C1K
			DESIGNED/CHECKED BY: NAH
			STTF PI AN
			SCALE: AS SHOWN





: 9/5/2023 Sep 05, 2023-11:15am By: CKrzcuik nd:J:\M\M5131 MB2 Development, LLC\001 815 Lafavette Road\Drawings\AutoCAD\I

Last Saved: 9/5/202. Plotted On:Sep 05, 20

GENERAL PROJECT INFORMATION PROJECT APPLICANT: PROSPECT NORTH 815, LLC

PROJECT NAME: PROPOSED DEVELOPMENT PROJECT ADDRESS: 815 LAFAYETTE ROAD, PORTSMOUTH NH PROJECT MAP / LOT: TAX MAP 314, LOT 2 PROJECT LATITUDE: 43°-03'-06.32"N PROJECT LONGITUDE: 70°-46'-07.81"W

PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSISTS OF REDEVELOPING THE EXISTING WHEB SITE TO A MULTI-FAMILY HOUSING SITE. THE SITE WILL CONSIST OF THREE PRIMARY BUILDING, ALL HAVING A SQUARE FOOTAGE 9,750 SF WITH 24 DWELLING UNITS IN EACH.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 2.90 ACRES.

SOIL CHARACTERISTICS

BASED ON THE NRCS WEB SOIL SURVEY FOR STRAFFORD COUNTY - NEW HAMPSHIRE, THE SOILS ON SITE CONSIST OF URBAN LAND-CANTON GRAVELLY FINE SANDY LOAM SOILS WHICH HAVE A FAST INFILTRATION RATE WHEN THOROUGHLY WET. THESE SOILS HAVE A HYDROLOGIC SOIL GROUP RATING OF D.

NAME OF RECEIVING WATERS

THE STORM WATER RUNOFF WILL ULTIMATELY DISCHARGE INTO THE SAGAMORE CREEK TO THE SOUTH OF THE SITE.

CONSTRUCTION SEQUENCE OF MAJOR ACTIVITIES:

- CUT AND CLEAR TREES. CONSTRUCT TEMPORARY AND PERMANENT SEDIMENT, EROSION AND DETENTION CONTROL FACILITIES. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATIONS THAT WILL INFLUENCE STORMWATER RUNOFF SUCH
 - NEW CONSTRUCTION
 - CONTROL OF DUST
 - NEARNESS OF CONSTRUCTION SITE TO RECEIVING WATERS
- CONSTRUCTION DURING LATE WINTER AND EARLY SPRING ALL PERMANENT DITCHES, SWALES, DETENTION, RETENTION AND SEDIMENTATION BASINS TO BE STABILIZED USING THE VEGETATIVE AND NON-STRUCTURAL BMPS PRIOR TO
- DIRECTING RUNOFF TO THEM. CLEAR AND DISPOSE OF DEBRIS
- CONSTRUCT TEMPORARY CULVERTS AND DIVERSION CHANNELS AS REQUIRED
- GRADE AND GRAVEL ROADWAYS AND PARKING AREAS ALL ROADS AND PARKING AREA SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES
- SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, PERIMETER EROSION CONTROL MEASURES, SEDIMENT TRAPS, ETC., MULCH AND SEED AS REQUIRED.
- SEDIMENT TRAPS AND/OR BASINS SHALL BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL SOILS ARE STABILIZED. 10. FINISH PAVING ALL ROADWAYS AND PARKING LOTS.
- 11. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
- 12. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- 13. REMOVE TRAPPED SEDIMENTS FROM COLLECTOR DEVICES AS APPROPRIATE AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES.

SPECIAL CONSTRUCTION NOTES:

 THE CONSTRUCTION SEQUENCE MUST LIMIT THE DURATION AND AREA OF DISTURBANCE. . THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

EROSION CONTROL NOTES:

- ALL EROSION CONTROL MEASURES AND PRACTICES SHALL CONFORM TO THE "NEW HAMPSHIRE STORMWATER MANUAL VOLUME 3: EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION" PREPARED BY THE NHDES
- PRIOR TO ANY WORK OR SOIL DISTURBANCE, CONTRACTOR SHALL SUBMIT SHOP
- DRAWINGS FOR EROSION CONTROL MEASURES AS REQUIRED IN THE PROJECT MANUAL. CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL BARRIERS, INCLUDING HAY BALES, SILT FENCES, MULCH BERMS, SILT SACKS AND SILT SOCKS AS SHOWN IN THESE DRAWINGS AS THE FIRST ORDER OF WORK.
- . SILT SACK INLET PROTECTION SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED CATCH BASIN INLETS WITHIN THE WORK LIMITS AND BE MAINTAINED FOR THE DURATION OF THE PROJECT.
- PERIMETER CONTROLS INCLUDING SILT FENCES, MULCH BERM, SILT SOCK, AND/OR HAY BALE BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL NON-PAVED AREAS HAVE BEEN STABILIZED.
- THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION. ALL DISTURBED AREAS NOT OTHERWISE BEING TREATED SHALL RECEIVE 6" LOAM, SEED
- AND FERTILIZER.
- INSPECT ALL INLET PROTECTION AND PERIMETER CONTROLS WEEKLY AND AFTER EACH RAIN STORM OF 0.25 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE FILTER HEIGHT.
- CONSTRUCT EROSION CONTROL BLANKETS ON ALL SLOPES STEEPER THAN 3:1.

STABILIZATION:

- AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED: A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED; B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
- C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;
- D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.;
- E. IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHOOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED. WINTER STABILIZATION PRACTICES:
- A. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE
- OF THAW OR SPRING MELT EVENTS; ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15,
- SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS; AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS
- STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;
- STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. STABILIZATION MEASURES TO BE USED INCLUDE:
- A. TEMPORARY SEEDING;
- B. MULCHING.
- ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.

- 5. WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN THESE AREAS, SILT FENCES, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
- 6. DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT FENCES, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY NOVEMBER 15.

DUST CONTROL

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD.

- 2. DUST CONTROL METHODS SHALL INCLUDE, BUT BE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY
- MULCHING. 3. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.

- LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
- 2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION
- 3. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE
- 4. PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

OFF SITE VEHICLE TRACKING:

1. THE CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) PRIOR TO ANY EXCAVATION ACTIVITIES.

- 1. TEMPORARY GRASS COVER:
- A. SEEDBED PREPARATION:
- RATE OF THREE (3) TONS PER ACRE; B. SEEDING:
- a. UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE;
- c. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, OR HYDROSEEDER (SLURRY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING;
- C. MAINTENANCE:
- a. TEMPORARY SEEDING SHALL BE PERIODICALLY INSPECTED. AT A MINIMUM, 95% OF DAMS, ETC.).
- 2. VEGETATIVE PRACTICE:
- A. FOR PERMANENT MEASURES AND PLANTINGS:
- b. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 800 POUNDS PER ACRE OF 10-20-20 FERTILIZER;
- c. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND POUNDS PER INCH OF WIDTH;
- d. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH;
- AND ALL NOXIOUS WEEDS REMOVED;
- g. THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED;
- h. A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE APPLIED AT THE INDICATED RATE: SEED MIX

CREEPING RED FESCUE	20 LB
TALL FESCUE	20 LB
REDTOP	2 LBS

IN NO CASE SHALL THE WEED CONTENT EXCEED ONE (1) PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. SEEDING SHALL BE DONE NO LATER THAN SEPTEMBER 15. IN NO CASE SHALL SEEDING TAKE PLACE OVER SNOW.

3. DORMANT SEEDING (SEPTEMBER 15 TO FIRST SNOWFALL): A. FOLLOW PERMANENT MEASURES SLOPE, LIME, FERTILIZER AND GRADING INDICATED FOR PERMANENT MEASURES.

CONCRETE WASHOUT AREA:

- NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:
- FACILITIES AT THEIR OWN PLANT OR DISPATCH FACILITY
- B. IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;
- C. CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS;
- D. INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

ALLOWABLE NON-STORMWATER DISCHARGES: FIRE-FIGHTING ACTIVITIES;

- FIRE HYDRANT FLUSHING;
- 3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
- 4. WATER USED TO CONTROL DUST;
- 5. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
- 6. ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED;
- 7. PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED;
- 8. UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION;
- UNCONTAMINATED GROUND WATER OR SPRING WATER;
- 10. FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED; 11. LANDSCAPE IRRIGATION.

INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.

a. 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

b. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED; INCLUDING SEED AND FERTILIZER). HYDROSEEDINGS, WHICH INCLUDE MULCH, MAY

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

a. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF THREE (3) TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 7.6;

RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4-1/2 POUNDS AND 5-1/2

CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO

e. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AS INDICATED ABOVE; f. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED,

APPLICATION RATE

S/ACRE **BS/ACRE**

S/ACRE

REQUIREMENTS. APPLY SEED MIXTURE AT TWICE THE INDICATED RATE. APPLY MULCH AS

THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED. ALL OTHER

A. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT

WASTE DISPOSAL: WASTE MATERIAL

- A. ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE
- DEPOSITED IN A DUMPSTER; B. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE; C. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR
- WASTE DISPOSAL BY THE SUPERINTENDENT.
- HAZARDOUS WASTE:
- A. ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER; B. SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT
- 3. SANITARY WASTE: A. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

SPILL PREVENTION:

- 1. CONTRACTOR SHALL BE FAMILIAR WITH SPILL PREVENTION MEASURES REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE BEST MANAGEMENT SPILL PREVENTION PRACTICES OUTLINED BELOW.
- 2. THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF: A. GOOD HOUSEKEEPING - THE FOLLOWING GOOD HOUSEKEEPING PRACTICE SHALL BE
 - FOLLOWED ON SITE DURING CONSTRUCTION: a. ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB SHALL BE STORED ON
 - b. ALL MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE;
 - c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED;
 - d. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS;
 - e. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;
 - f. WHENEVER POSSIBLE ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER. HAZARDOUS PRODUCTS - THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE
- **RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:** g. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT
- RESEALABLE; h. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED FOR IMPORTANT **PRODUCT INFORMATION;**
- SURPLUS PRODUCT THAT MUST BE DISPOSED OF SHALL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL
- C. PRODUCT SPECIFIC PRACTICES THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL BE FOLLOWED ON SITE: a. PETROLEUM PRODUCTS
- ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE;
- PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- b. FERTILIZERS FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS;
- ONCE APPLIED FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER • STORAGE SHALL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS
- OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
- c. PAINTS: ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE;
- EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM; EXCESS PAINT SHALL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
- D. SPILL CONTROL PRACTICES IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
- a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES;
- b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHALL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE;
- c. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY AND REPORTED TO PEASE DEVELOPMENT AUTHORITY;
- d. THE SPILL AREA SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE;
- e. SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE
- APPROPRIATE LOCAL, STATE OR FEDERAL AGENCIES AS REQUIRED; f. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS SHALL
- BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. E. VEHICLE FUELING AND MAINTENANCE PRACTICE:
- a. CONTRACTOR SHALL MAKE AN EFFORT TO PERFORM EQUIPMENT/VEHICLE FUELING AND MAINTENANCE AT AN OFF-SITE FACILITY:
- b. CONTRACTOR SHALL PROVIDE AN ON-SITE FUELING AND MAINTENANCE AREA THAT IS CLEAN AND DRY;
- c. IF POSSIBLE THE CONTRACTOR SHALL KEEP AREA COVERED; d. CONTRACTOR SHALL KEEP A SPILL KIT AT THE FUELING AND MAINTENANCE AREA;
- e. CONTRACTOR SHALL REGULARLY INSPECT VEHICLES FOR LEAKS AND DAMAGE;
- CONTRACTOR SHALL USE DRIP PANS, DRIP CLOTHS, OR ABSORBENT PADS WHEN REPLACING SPENT FLUID.

EROSION CONTROL OBSERVATIONS AND MAINTENANCE PRACTICES THIS PROJECT EXCEEDS ONE (1) ACRE OF DISTURBANCE AND THUS REQUIRES A SWPPP.

THE FOLLOWING REPRESENTS THE GENERAL OBSERVATION AND REPORTING PRACTICES THAT SHALL BE FOLLOWED AS PART OF THIS PROJECT: 1. AN OBSERVATION REPORT SHALL BE MADE AFTER EACH OBSERVATION AND DISTRIBUTED

- TO THE ENGINEER, THE OWNER, AND THE CONTRACTOR; 2. A REPRESENTATIVE OF THE SITE CONTRACTOR, SHALL BE RESPONSIBLE FOR MAINTENANCE
- AND REPAIR ACTIVITIES; IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT;
- 4. AN NPDES NOTICE OF INTENT SHALL BE SUBMITTED.











Tighe&Bond (RESERVED PARKING) & R7-8A (VAN ACCESSIBLE) MOUNTED ON BOLLARD (SEE SIGN LEGEND AND SIGN POST DETAIL) - PAINTED ISLAND PAINTED WHITE \\3'-RI -VARIES-9 ROGRESS SIDEWALK SLOPE 1:20 (MAX.) - GUTTER LINE (6" REVEAL MAX.) —START TIP-DOWN (TYPICAL) -BACK OF SIDEWALK SIDEWALK SLOPE 1:20 (MAX.) PROPOSED DEVELOPMENT -CURB TYPE AS SPECIFIED ON DRAWINGS 🛏 6" (MAX.) REVEAL PROSPECT NORTH 815, LLC 815 LAFAYETTE ROAD PORTSMOUTH, NEW HAMPSHIRE TOP VIEW 5'±½"

> ELEVATION TRANSITION SECTION

MOUNTABLE VERTICAL GRANITE CURB TO VERTICAL GRANITE CURB

1. THE INTENT OF THIS ITEM IS TO PROVIDE A SMOOTH TRANSITION BETWEEN VERTICAL GRANITE CURB AND MOUNTABLE VERTICAL GRANITE CURB WITHOUT REQUIRING FIELD CHIPPING DURING INSTALLATION. THE MOUNTABLE VERTICAL GRANITE CURB MAY REQUIRE ADJUSTMENTS TO MEET THE TRANSITION PIECE HEIGHT. TRANSITION SLOPE CURB TO STANDARD REVEAL AS QUICKLY AS POSSIBLE TO PROVIDE FOR THIS SMOOTH TRANSITION.

END SECTION











CARTRIDGE LENGTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	5'-4"	4'-3"	3'-3"
FLOW RATE HIGH-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CFS)	0.89	0.67	0.45	0.25
OUTLET INVERT TO RIM (MIN) (B)	3'-4"	3'-4"	3'-4"	3'-4"

STRUCTURE ID	01
WATER QUALITY FLOW RATE (cfs)	0.44
PEAK FLOW RATE (cfs)	3.57
RETURN PERIOD OF PEAK FLOW (yrs)	25
# OF CARTRIDGES REQUIRED (HF / DD)	2-1
CARTRIDGE LENGTH	54"

- 4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING
- 5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN
- 7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE

- B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
- D. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS

C-505

SCALE: AS SHOWN

NORTH ELEVATION SCALE: 1" = 10'-0"

WEST ELEVATION SCALE: 1" = 10'-0"

EAST ELEVATION SCALE: 1" = 10'-0"

B

PROPOSED APARTMENT BUILDING - 815 LAFAYETTE ROAD PORTSMOUTH, NEW HAMPSHIRE

BOA SUBMISSION

101 KENT PLACE NEWMARKET, NH 03857 603.292.1400

8/29/2023

PROPOSED APARTMENT BUILDING - 815 LAFAYETTE ROAD PORTSMOUTH, NEW HAMPSHIRE

BOA SUBMISSION

101 KENT PLACE NEWMARKET, NH 03857 603.292.1400

8/29/2023

PROPOSED MULTI-FAMILY DEVELOPMENT 815 LAFAYETTE RD PORTSMOUTH, NEW HAMPSHIRE

WETLAND BUFFER IMPERVIOUS SURFACE EXHIBIT

Impervious Surface Within Buffer Area					
Least Wetland Duffer	Impervious Surface				
Setback	Existing Condition	Proposed Development			
0 - 25 FT	218 SF	0 SF			
25 - 50 FT	1,937 SF	1,536 SF			
50 - 100 FT	9,583 SF	542 SF			
Total Impervious Surface	11,738 SF	2,078 SF			
Net Impervious Sruface	-9,660 SF				

Owner/Agent Letter of Authorization

This letter is to authorize <u>Tighe & Bond, Inc.</u> (Civil Engineer), to represent and submit on behalf of <u>Prospect North 815, LLC</u> (Owner/Applicant), applications and materials in all site design and permitting matters for the proposed development project located at 815 Lafayette Road in Portsmouth, New Hampshire on parcel of land identified as Map 245 Lot 3. This project includes the construction of multifamily buildings, an office building, and associated on-site improvements. This authorization shall relate to those activities that are required for local, state and federal permitting for the above project and include any required signatures for those applications.

Signature

Witness

Michael Brown Print Name

<u>6 - 1 - 23</u> Date

buck

(M5131-001 (eng auth form).docx)

PROPOSED MULTI-FAMILY DEVELOPMENT 815 LAFAYETTE RD PORTSMOUTH, NEW HAMPSHIRE

COMMUNITY SPACE EXHIBIT

REQUIRED

PROVIDED

86,720 SF

85,556 SF

86,720 SF (10.1%)

0	80'	160'
	GRAPHIC SCALE	
Tigh		ond

Ν

October 3, 2023 M5131-001-DSGN.dwg

177 Corporate Drive Portsmouth, NH 03801 M5131-001-DSGN.dwg (603) 433-8818