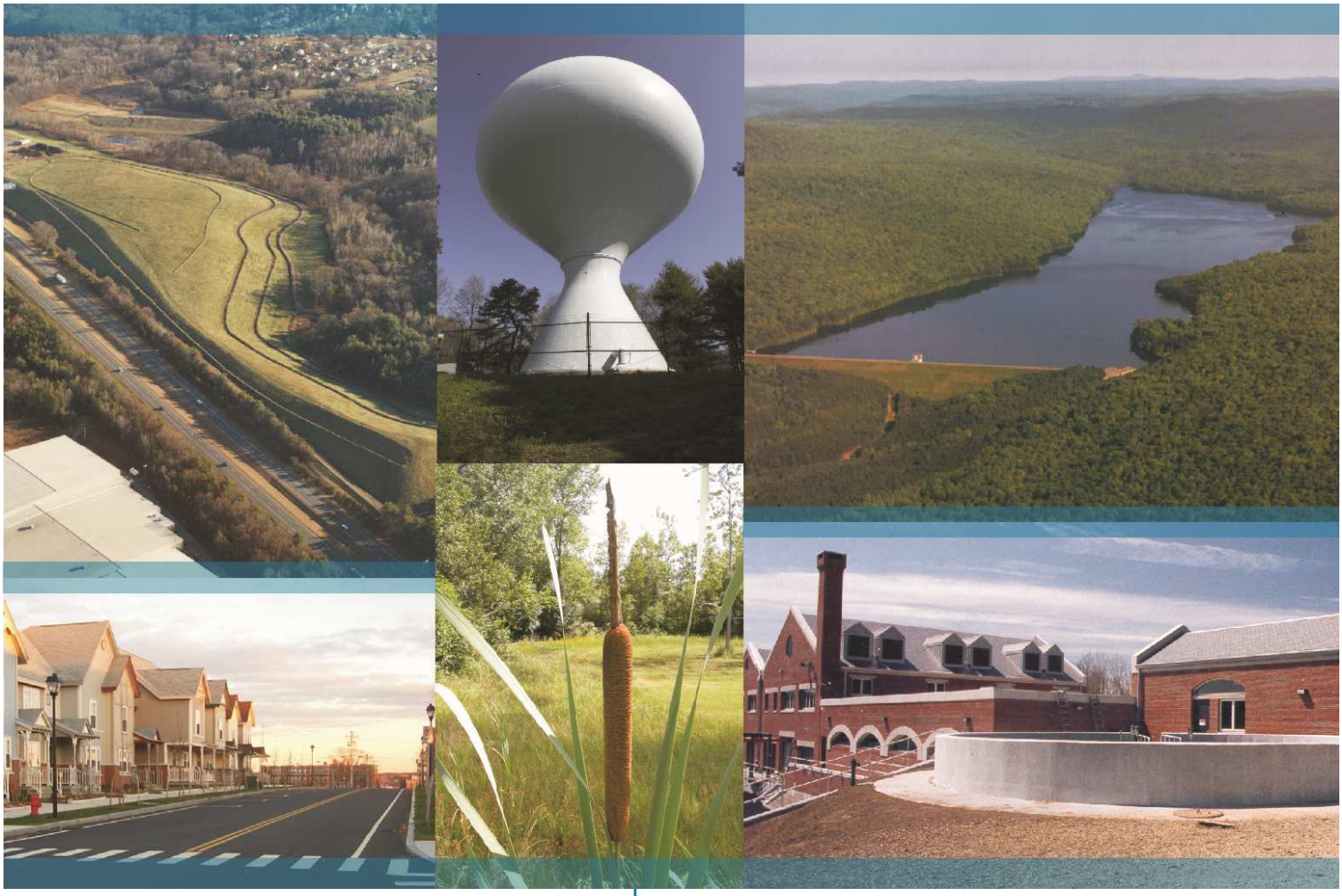


Tighe&Bond

Proposed Mixed Use Development
Raynes Avenue
Portsmouth, NH 03801

Standard Dredge and Fill Wetland Permit Application

Prepared For:

North Mill Pond Holdings, LLC
1359 Hookset Road
Hookset, New Hampshire

May 1, 2024

P-0595-007
May 1, 2024

NHDES Wetlands Bureau
29 Hazen Dr., PO Box 95
Concord, NH 03302-0095

Re: **Standard Dredge & Fill Wetlands Application (Major Impact)**
Proposed Mixed Use Development
Raynes Avenue
Portsmouth, New Hampshire

Dear Ms. Duclos:

On behalf of North Mill Pond Holdings, LLC, applicant, we are pleased to submit the following information relative to a Standard Dredge & Fill Wetlands Permit Application for the proposed redevelopment project located at Raynes Ave in Portsmouth, NH.

- One (1) check made payable to the Treasurer-State of NH in the amount of $23,868.00 for the application fee;
- One (1) copy of the Standard Dredge & Fill Wetlands Permit Application and attachments dated May 1, 2024;
- Letter of Transmittal Confirmation – Standard Dredge & Fill Wetlands Permit Application and attachments delivered to the City of Portsmouth, New Hampshire.

Project Description

The proposed project is located at 1 Raynes Avenue, 31 Raynes Avenue & 203 Maplewood Avenue on properties identified as Map 123 Lots 10, 12, 13, 14 & 15-1 on the City of Portsmouth Tax Maps. The existing parcels are bound by Raynes Avenue to south, Maplewood Avenue to the west, North Mill Pond to the north and the municipal land to the east, which is the future site of the North Mill Pond Community Park. The properties include 425+/- linear feet of tidal wetlands and buffers along the North Mill Pond.

The proposed project will include the construction of two (2) 5-story buildings. The first is a mixed-use residential building that has a first-floor residential lobby and two (2) commercial spaces, and 60 upper floor residential units. The second is a hotel building with 124 rooms at the corner of Raynes Ave and Vaughan Street. The project will include associated site improvements such as paving, utilities, lighting, landscaping, and community space. The community space will be located on the land between the mean high water (MHW) line of North Mill Pond and the 50-foot setback; and will be deeded to the City of Portsmouth as community space designated for the City's North Mill Pond Greenway Trail project.

Construction activities will be limited to grading, installation of new utilities, construction of the building, and stabilization of the site. All work will be done in areas that have been previously disturbed.

A Shoreland Permit Application is also being submitted for this project for the work within the 100-250 foot tidal buffer zone (TBZ). As such, the necessary filing fee for this Wetlands Permit Application has been calculated for impacts in the TBZ 0-100 feet from the highest observable tide line (reference line.)

Waiver Request

The attached permit application includes a request for a waiver from Env-Wt 603.08(a) and (b), which require location and documentation of three tidal events by a licensed land surveyor. We have proposed, instead, to use a surveyed mean high water (MHW) line in conjunction with a field delineated and surveyed highest observable tide line (HOTL). All tidal buffer impacts are limited to the upland portion of the tidal buffer and result in no disturbance of the tidal wetland. Further information and justification of the waiver can be found in the Wetlands Rule Waiver request in Appendix A. From this analysis, the proposed project was determined to have a medium risk tolerance and is not at risk of flooding under a predicted sea level rise (SLR) of 5.1 feet by 2124.

Summary of Agency Coordination

The following coordination has been completed relative to the proposed work:

- A DataCheck request was completed through the NH Natural Heritage Bureau (NHB) on February 6, 2024. This check confirmed that there are no recorded occurrences for sensitive species near the project site, therefore not requiring consultation with NH Fish and Game Department.
- This project has received comments from Portsmouth Conservation Commission. These comments were incorporated into plans that have received local approvals, including a Wetland Conditional Use Permit and Site Plan Review approved December 16, 2021.
- The project does not have direct impact to jurisdictional wetlands and, therefore, does not require review or approval from the US Army Corps of Engineers.

Submission Documents

The following documents are included in this submittal in accordance with NH RSA 482-A and the Wetland Rules, Env-Wt 100-900, for a Standard Dredge & Fill Wetlands Permit Application (Major Impact):

- Appendix A – Forms and Narrative
  - Standard Dredge & Fill Wetlands Permit Application
    - Owner List
    - Filing Fee (Copy)
  - Dredge & Fill Attachment A
  - Avoidance & Minimization Checklist
  - Wetlands Rule Waiver Request
  - Coastal Resource Worksheet and Attachments
    - Project Narrative with Construction Sequencing and Project Monitoring
    - Sea Level Rise Table
  - Functional Assessment
    - Wetland & Buffer Report
- Appendix B – Federal and State Coordination
  - NHB DataCheck Results (NHB24-0383)
  - IPAC Species List (2024-0074423)
  - Shoreland Permit Application Worksheet & Exhibits
- Appendix C – Maps & Other Attachments
  - Tax Map
  - Abutters Information
  - Photograph Log

  - Site Location Map
  - Recorded Deed
  - Owner's Letter of Authorization
  - Agent Letter of Authorization
- Appendix D – Figures
  - Figure 1 – Predicted Salt Marsh Migration
  - Figure 2 – Eelgrass Beds and Documented Shellfish Sites
  - Figure 3 – Projected Sea Level Rise
  - Figure 4 – Priority Resource Map
  - Figure 5 – Essential Fish Habitat Map Results
  - Figure 6 – FEMA Flood Map
- Appendix E – Engineering Plans (Bound Separately)

We trust the enclosed information addresses the requirements for a Standard Dredge & Fill Wetlands Permit Application. If you have any questions or require any additional information, please feel free to contact Neil Hansen at (603) 294-9213 or NAHansen@tighebond.com.

Sincerely,
TIGHE & BOND, INC.

Patrick M. Crimmins, PE
Vice President

Neil A. Hansen, PE
Project Manager

Enclosures

Cc: Portsmouth City Clerk
Portsmouth Conservation Commission
Portsmouth Planning Board
Portsmouth City Council
North Mill Pond Holdings, LLC

J:\P\P0595 Pro Con General Proposals\P0595-007 Raynes Ave Hotel\Report_Evaluation\Applications\NHDES\Wetlands\Word Docs\0.00_Cover Letter.docx

TRANSMITTAL

Tighe&Bond

Project No.: 25-0595-007
Date: May 2, 2024

Re: Standard Dredge & Fill Wetlands Application (Major Impact)
Proposed Mixed Use Development
Raynes Avenue, Portsmouth, NH

To: City Clerk's Office
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

Copy:

☐ **FOR SIGNATURE** ☐ **FOR FILE** ☐ **AS REQUESTED** ☐ **FOR REVIEW** ☐ **PLEASE REPLY**

NO. COPIES	DESCRIPTION
4	Hard Copies of Tighe & Bond's Standard Dredge and Fill Wetland Permit Application

Very truly yours,
Tighe & Bond, Inc.

Neil Hansen, PE
Project Manager

177 Corporate Drive • Portsmouth, NH 03801 • Tel 603.433.8818 • Fax 603.433.8988

APPENDIX A

STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION

Water Division / Land Resources Management

Check the Status of your Application

RSA/Rule: RSA 482-A/Env-Wt 100-900

APPLICANT'S NAME: North Mill Pond Holdings, LLC c/o Eben Tormey **TOWN NAME:** Portsmouth

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.:
			Check No.:
			Amount:
			Initials:

A person may request a waiver of the requirements in Rules Env-Wt 100-900 to accommodate situations where strict adherence to the requirements would not be in the best interest of the public or the environment but is still in compliance with RSA 482-A. A person may also request a waiver of the standards for existing dwellings over water pursuant to RSA 482-A:26, III(b). For more information, please consult the Waiver Request Form.

SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2))

Please use the Wetland Permit Planning Tool (WPPT), the Natural Heritage Bureau (NHB) DataCheck Tool, the Aquatic Restoration Mapper, or other sources to assist in identifying key features such as: Priority Resource Areas (PRAs), protected species or habitats, coastal areas, designated rivers, or designated prime wetlands.

Has the required planning been completed?	(●) Yes ( ) No
Does the property contain a PRA? If yes, provide the following information:	(●) Yes ( ) No
• Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHFG) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04.	( ) Yes (●) No
• Protected species or habitat? ○ If yes, species or habitat name(s): N/A ○ NHB Project ID #: NHB24-0383	( ) Yes (●) No
• Bog?	( ) Yes (●) No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	(●) Yes ( ) No
• Designated prime wetland or duly-established 100-foot buffer?	( ) Yes (●) No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	(●) Yes ( ) No
Is the property within a Designated River corridor? If yes, provide the following information: • Name of Local River Management Advisory Committee (LAC): N/A • A copy of the application was sent to the LAC on Month: N/A Day: N/A Year: N/A	( ) Yes (●) No

For dredging projects, is the subject property contaminated? • If yes, list contaminant: -N/A	○ Yes ◉ No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	○ Yes ◉ No
For stream crossing projects, provide watershed size (see WPPT or Stream Stats): N/A	

SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i))

Provide a description of the project and the purpose of the project, the need for the proposed impacts to jurisdictional areas, an outline of the scope of work to be performed, and whether impacts are temporary or permanent.

The proposed project will include the construction of two (2) 5-story buildings. The first is a mixed-use residential building that has a first-floor residential lobby and two (2) commercial spaces, and 60 upper floor residential units. The second is a hotel building with 124 rooms at the corner of Raynes Ave and Vaughan Street. The project will include associated site improvements such as paving, utilities, lighting, landscaping, and community space. The community space will be located on the land between the mean high water (MHW) line of North Mill Pond and the 50-foot setback; and will be deeded to the City of Portsmouth as community space designated for the City's North Mill Pond Greenway Trail project.

SECTION 3 - PROJECT LOCATION

Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.

ADDRESS:	Raynes Avenue
TOWN/CITY:	Portsmouth
TAX MAP/BLOCK/LOT/UNIT:	Map 123, Lot 10, 12, 13, 14 & 15-1
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: ☐ N/A	North Mill Pond
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):	43.08015 -70.76420

SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a))

If the applicant is a trust or a company, then complete with the trust or company information.

NAME: North Mill Pond Holdings, LLC, c/o Eben Tormey		
MAILING ADDRESS: 1359 Hooksett Road		
TOWN/CITY: Hooksett	STATE: NH	ZIP CODE: 03106
EMAIL ADDRESS: eben@xsshotels.com		
FAX: -	PHONE: 530-386-4511	

ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.

SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))

☐ N/A

LAST NAME, FIRST NAME, M.I.: Hansen, Neil		
COMPANY NAME: Tighe & Bond, Inc.		
MAILING ADDRESS: 177 Corporate Drive		
TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS: nahansen@tighebond.com		
FAX: -	PHONE: 603-433-8818	

ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.

SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))

If the owner is a trust or a company, then complete with the trust or company information.

☐ Same as applicant

NAME: See attached List of Owners		
MAILING ADDRESS:		
TOWN/CITY:	STATE:	ZIP CODE:
EMAIL ADDRESS:		
FAX:	PHONE:	

ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.

SECTION 7 - RESOURCE-SPECIFIC CRITERIA ESTABLISHED IN Env-Wt 400, Env-Wt 500, Env-Wt 600, Env-Wt 700, OR Env-Wt 900 HAVE BEEN MET (Env-Wt 313.01(a)(3))

Describe how the resource-specific criteria have been met for each chapter listed above (please attach information about stream crossings, coastal resources, prime wetlands, or non-tidal wetlands and surface waters):

Env-Wt 400: The jurisdictional wetland and 100-foot tidal buffer were delineated and assessed by Tighe & Bond on October 29 and December 2, 2019. The proposed project preserves the existing tidal wetland resource and reduces impervious surface in the tidal buffer zone.

Env-Wt 500: Not applicable, does not apply to coastal project, per Env-Wt 509.02(b).

Env-Wt 600: This project is classified as a Major Impact project because it will result in greater than 10,000 square feet (SF) of temporary and permanent impacts within the tidal buffer zone. The existing 100-foot tidal buffer is highly developed and consists primarily of maintained lawn, a commercial building and a parking lot. There are small patches of shrubby vegetation and small trees at the tops of the slopes between the lawn and tidal wetlands, particularly at both ends of the wetland delineation, along the shoreline of North Mill Pond. The small amount of vegetated permeable surfaces within the buffer does little to enhance and protect the down gradient tidal wetland. The proposed project will involve minor regrading of the maintained lawn area and include the addition of native plantings and grasses to enhance the buffer area from the existing condition. The project area from the existing condition. The project will include permanent stormwater treatment BMP's that will protect the down-gradient waters. A Coastal Resource worksheet is attached. Wetlands on this site are classified as estuarine inter-tidal rocky shore, rubble, and regularly flooded (E2RS2N). Wetland functions in this portion of North Mill Pond include recreation potential and aesthetic quality. Both of these functions will be enhanced with the proposed project from the current conditions.

Env-Wt 700: Not applicable, no prime wetland impacts.

Env-Wt 900: Not applicable, no stream crossings proposed.

SECTION 8 - AVOIDANCE AND MINIMIZATION

Impacts within wetland jurisdiction must be avoided to the maximum extent practicable (Env-Wt 313.03(a)).* Any project with unavoidable jurisdictional impacts must then be minimized as described in the Wetlands Best Management Practice Techniques For Avoidance and Minimization and the Wetlands Permitting: Avoidance, Minimization and Mitigation fact sheet. For minor or major projects, a functional assessment of all wetlands on the project site is required (Env-Wt 311.03(b)(10)).*

Please refer to the application checklist to ensure you have attached all documents related to avoidance and minimization, as well as functional assessment (where applicable). Use the Avoidance and Minimization Checklist, the Avoidance and Minimization Narrative, or your own avoidance and minimization narrative.

**See Env-Wt 311.03(b)(6) and Env-Wt 311.03(b)(10) for shoreline structure exemptions.*

SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)

If unavoidable jurisdictional impacts require mitigation, a mitigation pre-application meeting must occur at least 30 days but not more than 90 days prior to submitting this Standard Dredge and Fill Permit Application.

Mitigation Pre-Application Meeting Date: Month: Day: Year:

(☒ N/A - Mitigation is not required)

SECTION 10 - THE PROJECT MEETS COMPENSATORY MITIGATION REQUIREMENTS (Env-Wt 313.01(a)(1)c)

Confirm that you have submitted a compensatory mitigation proposal that meets the requirements of Env-Wt 800 for all permanent unavoidable impacts that will remain after avoidance and minimization techniques have been exercised to the maximum extent practicable: ☐ I confirm submittal.

(☒ N/A – Compensatory mitigation is not required)

SECTION 11 - IMPACT AREA (Env-Wt 311.04(g))

For each jurisdictional area that will be/has been impacted, provide square feet (SF) and, if applicable, linear feet (LF) of impact, and note whether the impact is after-the-fact (ATF; i.e., work was started or completed without a permit).

For intermittent and ephemeral streams, the linear footage of impact is measured along the thread of the channel. *Please note, installation of a stream crossing in an ephemeral stream may be undertaken without a permit per Rule Env-Wt 309.02(d), however other dredge or fill impacts should be included below.*

For perennial streams/rivers, the linear footage of impact is calculated by summing the lengths of disturbances to the channel and banks.

Permanent (PERM.) impacts are impacts that will remain after the project is complete (e.g., changes in grade or surface materials).

Temporary (TEMP.) impacts are impacts not intended to remain (and will be restored to pre-construction conditions) after the project is completed.

	JURISDICTIONAL AREA	PERM. SF	PERM. LF	PERM. ATF	TEMP. SF	TEMP. LF	TEMP. ATF
Wetlands	Forested Wetland	-	-	☐	-	-	☐
	Scrub-shrub Wetland	-	-	☐	-	-	☐
	Emergent Wetland	-	-	☐	-	-	☐
	Wet Meadow	-	-	☐	-	-	☐
	Vernal Pool	-	-	☐	-	-	☐
	Designated Prime Wetland	-	-	☐	-	-	☐
	Duly-established 100-foot Prime Wetland Buffer	-	-	☐	-	-	☐
Surface	Intermittent / Ephemeral Stream	-	-	☐	-	-	☐
	Perennial Stream or River	-	-	☐	-	-	☐
	Lake / Pond	-	-	☐	-	-	☐
	Docking - Lake / Pond	-	-	☐	-	-	☐
	Docking - River	-	-	☐	-	-	☐
Banks	Bank - Intermittent Stream	-	-	☐	-	-	☐
	Bank - Perennial Stream / River	-	-	☐	-	-	☐
	Bank / Shoreline - Lake / Pond	-	-	☐	-	-	☐
Tidal	Tidal Waters	-	-	☐	-	-	☐
	Tidal Marsh	-	-	☐	-	-	☐
	Sand Dune	-	-	☐	-	-	☐
	Undeveloped Tidal Buffer Zone (TBZ)	-	-	☐	-	-	☐
	Previously-developed TBZ	49,111	-	☐	10,104	-	☐
	Docking - Tidal Water	-	-	☐	-	-	☐
	TOTAL	49,111	0		10,104		

SECTION 12 - APPLICATION FEE (RSA 482-A:3, I)

☐ **MINIMUM IMPACT FEE**: Flat fee of $400.

☐ **NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION:** Flat fee of $400 (refer to RSA 482-A:3, 1(c) for restrictions).

☒ **MINOR OR MAJOR IMPACT FEE:** Calculate using the table below:

Permanent and temporary (non-docking): 59,215	SF	× $0.40 =	$ 23,686.00
Seasonal docking structure:	SF	× $2.00 =	$
Permanent docking structure:	SF	× $4.00 =	$
Projects proposing shoreline structures (including docks) add $400 =			$
		Total =	$ 23,686.00
The application fee for minor or major impact is the above calculated total or $400, whichever is greater =			$ 23,686.00

SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)

Indicate the project classification.

☐ Minimum Impact Project	☐ Minor Project	■ Major Project

SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)

Initial each box below to certify:

Initials: NAH	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: NAH	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.
Initials: NAH	The signer understands that: • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1.
Initials: NAH	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.

SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)

SIGNATURE (OWNER):	PRINT NAME LEGIBLY: See Authorization Letters	DATE:
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY: See Authorization Letters	DATE:
SIGNATURE (AGENT, IF APPLICABLE): Neil Hansen	PRINT NAME LEGIBLY: Neil A. Hansen	DATE: 5/2/24

SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))

As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.

TOWN/CITY CLERK SIGNATURE: Kelli L Barnaby	PRINT NAME LEGIBLY: Kelli L. Barnaby
TOWN/CITY: Portsmouth	DATE: May 2, 2024

DIRECTIONS FOR TOWN/CITY CLERK:
Per RSA 482-A:3, I(a)(1)

1. IMMEDIATELY sign the original application form and four copies in the signature space provided above.
2. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
3. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board.
4. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:
Submit the original permit application form bearing the signature of the Town/City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery at the address at the bottom of this page. Make check or money order payable to “Treasurer – State of NH”.

Owners List
Proposed Mixed Use Development
Raynes Ave
Portsmouth, New Hampshire

OWNERS	**MAP #**	**LOT #**
31 Raynes LLC C/O Portsmouth Chevrolet 549 Route 1 Bypass Portsmouth, NH 03801	123	10 & 13
203 Maplewood Avenue LLC 549 Highway 1 Bypass Portsmouth, NH 03801	123	12
One Raynes Ave LLC 1359 Hooksett Rd Hooksett, NH 03106	123	14
299 Vaughan St LLC C/O Cathartes Private Investments 6 Liberty SQ PMB 90767 Boston, MA 02109	123	15-1

DEED BOOK AND PAGE	**BOOK #**	**PAGE #**
31 Raynes LLC C/O		
Map 123 Lot 10	4676	654
Map 123 Lot 13	4676	657
203 Maplewood Avenue LLC		
Map 123 Lot 12	5621	420
One Raynes Ave LLC		
Map 123 Lot 14	6088	1268
299 Vaughan St LLC C/O		
Map 123 Lot 15-1	5434	2905

North Mill Pond Holdings LLC

95

Vendor: Treasurer, State of NH

TNH

Check Date: April 15, 2024

INVOICE DATE	INVOICE NO	DESCRIPTION	INV. AMOUNT	DEDUCTION	BALANCE
4/15/24	41524	Wetland Permit	23686.00		23686.00

Chk. Date	4/15/24	Chk. No.	95	Totals	23686.00		23686.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

WARNING - THIS CHECK IS PROTECTED BY SPECIAL SECURITY FEATURES

North Mill Pond Holdings LLC
PO BOX 4430
MANCHESTER, NH 03108

M&T Bank
Portsmouth, NH

52-143/112

95

DATE 04/15/2024

$*****23,686.00

PAY **********Twenty-Three Thousand Six Hundred Eighty-Six and 00/100 Dollars

TO THE ORDER OF Treasurer, State of NH

Signing as agent for North Mill Pond Holdings LLC

SECURITY FEATURES INCLUDE MICROPRINTING • VOID PANTOGRAPH • ENDORSEMENT BACKER • BROWNSTAIN CHEMICAL REACTANT

⑈95⑈ ⑆022000046⑆6500903799⑈

STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION ATTACHMENT A: MINOR AND MAJOR PROJECTS

Water Division/Land Resources Management
Wetlands Bureau
Check the Status of your Application

RSA/ Rule: RSA 482-A/ Env-Wt 311.10; Env-Wt 313.01(a)(1); Env-Wt 313.03

APPLICANT'S NAME: **North Mill Pond Holdings, LLC** **TOWN NAME:** Portsmouth

Attachment A is required for *all minor and major projects*, and must be completed *in addition* to the Avoidance and Minimization Narrative or Checklist that is required by Env-Wt 307.11.

For projects involving construction or modification of non-tidal shoreline structures over areas of surface waters having an absence of wetland vegetation, only Sections I.X through I.XV are required to be completed.

PART I: AVOIDANCE AND MINIMIZATION

In accordance with Env-Wt 313.03(a), the Department shall not approve any alteration of any jurisdictional area unless the applicant demonstrates that the potential impacts to jurisdictional areas have been avoided to the maximum extent practicable and that any unavoidable impacts have been minimized, as described in the Wetlands Best Management Practice Techniques For Avoidance and Minimization.

SECTION I.I - ALTERNATIVES (Env-Wt 313.03(b)(1))

Describe how there is no practicable alternative that would have a less adverse impact on the area and environments under the Department's jurisdiction.

THE PROPOSED PROJECT DOES NOT IMPACT WETLANDS. THE PROJECT PROPOSES ENHANCED STORMWATER TREATMENT, DECREASED IMPERVIOUS SURFACES AND INCREASED RECREATIONAL USE OF THE BUFFER AREA IN COORDINATION WITH THE CITY. IMPACTS FROM THE PROJECTS HAVE BEEN AVOIDED AND MINIMIZED BY PULLING PORTIONS OF THE NEW BUILDING AND PARKING LOT FURTHER BACK FROM THE COASTAL WETLAND AND UTILIZING UNDERBUILDING PARKING, THUS PROVIDING SIGNIFICANT AREAS OF IMPERVIOUS SURFACES TO BE RESTORED TO A PERVIOUS, VEGETATED, CONDITION. ALL WORK IS BEING DONE WITHIN THE PREVIOUSLY DEVELOPED UPLAND TIDAL BUFFER AND NO WETLANDS WILL BE DIRECTLY IMPACTED.

SECTION I.II - MARSHES (Env-Wt 313.03(b)(2))

Describe how the project avoids and minimizes impacts to tidal marshes and non-tidal marshes where documented to provide sources of nutrients for finfish, crustacean, shellfish, and wildlife of significant value.

All work is being done within the previously developed upland tidal buffer and no wetlands or tidal marshes will be impacted.

SECTION I.III - HYDROLOGIC CONNECTION (Env-Wt 313.03(b)(3))

Describe how the project maintains hydrologic connections between adjacent wetland or stream systems.

The proposed project does not change existing hydrologic connections.

SECTION I.IV - JURISDICTIONAL IMPACTS (Env-Wt 313.03(b)(4))

Describe how the project avoids and minimizes impacts to wetlands and other areas of jurisdiction under RSA 482-A, especially those in which there are exemplary natural communities, vernal pools, protected species and habitat, documented fisheries, and habitat and reproduction areas for species of concern, or any combination thereof.

Impacts from the project have been avoided and minimized by pulling portions of the new building and parking lot further back from the coastal wetland and utilizing underbuilding parking, thus providing significant areas of impervious surfaces to be restored to a pervious, vegetated, condition. All work is being done within the previously developed upland tidal buffer and no wetlands will be impacted, nor are any exemplary natural communities, vernal pools, protected specieis or habits, documented fisheries or habitat or reproduction areas for species of concern.

SECTION I.V - PUBLIC COMMERCE, NAVIGATION, OR RECREATION (Env-Wt 313.03(b)(5))

Describe how the project avoids and minimizes impacts that eliminate, depreciate or obstruct public commerce, navigation, or recreation.

The proposed project increases public recreation and does not affect commerce or navigation.

SECTION I.VI - FLOODPLAIN WETLANDS (Env-Wt 313.03(b)(6))

Describe how the project avoids and minimizes impacts to floodplain wetlands that provide flood storage.

The proposed project has been designed to maintain the existing flood storage capacity within the floodplain.

SECTION I.VII - RIVERINE FORESTED WETLAND SYSTEMS AND SCRUB-SHRUB – MARSH COMPLEXES (Env-Wt 313.03(b)(7))

Describe how the project avoids and minimizes impacts to natural riverine forested wetland systems and scrub-shrub – marsh complexes of high ecological integrity.

The project does not impact these systems/complexes.

SECTION I.VIII - DRINKING WATER SUPPLY AND GROUNDWATER AQUIFER LEVELS (Env-Wt 313.03(b)(8))

Describe how the project avoids and minimizes impacts to wetlands that would be detrimental to adjacent drinking water supply and groundwater aquifer levels.

The proposed project enhances stormwater runoff treatment from the existing condition which will improve the surrounding water conditions. This is an urban area adjacent to brackish waters with no potential to supply public drinking water.

SECTION I.IX - STREAM CHANNELS (Env-Wt 313.03(b)(9))

Describe how the project avoids and minimizes adverse impacts to stream channels and the ability of such channels to handle runoff of waters.

Not applicable. There are no impacts to stream channels.

SECTION I.X - SHORELINE STRUCTURES - CONSTRUCTION SURFACE AREA (Env-Wt 313.03(c)(1))

Describe how the project has been designed to use the minimum construction surface area over surface waters necessary to meet the stated purpose of the structures.

Not applicable. There are no shoreline structures proposed.

SECTION I.XI - SHORELINE STRUCTURES - LEAST INTRUSIVE UPON PUBLIC TRUST (Env-Wt 313.03(c)(2))

Describe how the type of construction proposed is the least intrusive upon the public trust that will ensure safe docking on the frontage.

Not applicable. There are no shoreline structures proposed.

SECTION I.XII - SHORELINE STRUCTURES – ABUTTING PROPERTIES (Env-Wt 313.03(c)(3))

Describe how the structures have been designed to avoid and minimize impacts on ability of abutting owners to use and enjoy their properties.

Not applicable. There are no shoreline structures proposed.

SECTION I.XIII - SHORELINE STRUCTURES – COMMERCE AND RECREATION (Env-Wt 313.03(c)(4))

Describe how the structures have been designed to avoid and minimize impacts to the public's right to navigation, passage, and use of the resource for commerce and recreation.

Not applicable. There are no shoreline structures proposed.

SECTION I.XIV - SHORELINE STRUCTURES – WATER QUALITY, AQUATIC VEGETATION, WILDLIFE AND FINFISH HABITAT (Env-Wt 313.03(c)(5))

Describe how the structures have been designed, located, and configured to avoid impacts to water quality, aquatic vegetation, and wildlife and finfish habitat.

Not applicable. There are no shoreline structures proposed.

SECTION I.XV - SHORELINE STRUCTURES – VEGETATION REMOVAL, ACCESS POINTS, AND SHORELINE STABILITY (Env-Wt 313.03(c)(6))

Describe how the structures have been designed to avoid and minimize the removal of vegetation, the number of access points through wetlands or over the bank, and activities that may have an adverse effect on shoreline stability.

Not applicable. There are no shoreline structures proposed.

PART II: FUNCTIONAL ASSESSMENT
REQUIREMENTS Ensure that project meets the requirements of Env-Wt 311.10 regarding functional assessment (Env-Wt 311.04(j); Env-Wt 311.10).
FUNCTIONAL ASSESSMENT METHOD USED: The assessment was based on the Maine Citizens Guide to Evaluating, Restoring and Managing Tidal Marshes (Maine Audubon, 1997); Method for Inventorying and Evaluating Wetlands in New Hampshire, University of New Hampshire Cooperative Extension, 2015; amd The Highway Methodology Workbook Supplement - Wetland Functions and Values: A Descriptive Approach, NAEEP-360-1-30a, US Army Corps of Engineers, New England Division, (September 1999).
NAME OF CERTIFIED WETLAND SCIENTIST (FOR NON-TIDAL PROJECTS) OR QUALIFIED COASTAL PROFESSIONAL (FOR TIDAL PROJECTS) WHO COMPLETED THE ASSESSMENT: LEONARD A LORD, PHD, NHCWS#14
DATE OF ASSESSMENT: 10/29/19 & 12/2/19
Check this box to confirm that the application includes a NARRATIVE ON FUNCTIONAL ASSESSMENT: ☒
For minor or major projects requiring a standard permit without mitigation, the applicant shall submit a wetland evaluation report that includes completed checklists and information demonstrating the RELATIVE FUNCTIONS AND VALUES OF EACH WETLAND EVALUATED. Check this box to confirm that the application includes this information, if applicable: ☐ Note: The Wetlands Functional Assessment worksheet can be used to compile the information needed to meet functional assessment requirements.

AVOIDANCE AND MINIMIZATION CHECKLIST

Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Application

RSA/Rule: RSA 482-A/ Env-Wt 311.07(c)

This checklist can be used in lieu of the written narrative required by Env-Wt 311.07(a) to demonstrate compliance with requirements for Avoidance and Minimization (A/M), pursuant to RSA 482-A:1 and Env-Wt 311.07(c).

For the construction or modification of non-tidal shoreline structures over areas of surface waters without wetland vegetation, complete only Sections 1, 2, and 4 (or the applicable sections in Attachment A: Minor and Major Projects (NHDES-W-06-013).

The following definitions and abbreviations apply to this worksheet:

- "A/M BMPs" stands for Wetlands Best Management Practice Techniques for Avoidance and Minimization dated 2019, published by the New England Interstate Water Pollution Control Commission (Env-Wt 102.18).
- "Practicable" means available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purposes (Env-Wt 103.62).

SECTION 1 - CONTACT/LOCATION INFORMATION	
APPLICANT LAST NAME, FIRST NAME, M.I.: North Mill Pond Holdings, LLC c/o Eben Tormey	
PROJECT STREET ADDRESS: Raynes Avenue	PROJECT TOWN: Portsmouth
TAX MAP/LOT NUMBER: 123/10,12,13, & 14	

SECTION 2 - PRIMARY PURPOSE OF THE PROJECT		
Env-Wt 311.07(b)(1)	Indicate whether the primary purpose of the project is to construct a water-access structure or requires access through wetlands to reach a buildable lot or the buildable portion thereof.	☐ Yes ☒ No

If you answered "no" to this question, describe the purpose of the "non-access" project type you have proposed:

The purpose of this project is to redevelop a parcel adjacent to a tidal wetland. The proposed project will include the construction of two (2) 5-story mixed-use buildings.

SECTION 3 - A/M PROJECT DESIGN TECHNIQUES Check the appropriate boxes below in order to demonstrate that these items have been considered in the planning of the project. Use N/A (not applicable) for each technique that is not applicable to your project.		
Env-Wt 311.07(b)(2)	For any project that proposes new permanent impacts of more than one acre or that proposes new permanent impacts to a Priority Resource Area (PRA), or both, whether any other properties reasonably available to the applicant, whether already owned or controlled by the applicant or not, could be used to achieve the project's purpose without altering the functions and values of any jurisdictional area, in particular wetlands, streams, and PRAs.	☒ Check ☐ N/A
Env-Wt 311.07(b)(3)	Whether alternative designs or techniques, such as different layouts, construction sequencing, or alternative technologies could be used to avoid impacts to jurisdictional areas or their functions and values.	☒ Check ☐ N/A
Env-Wt 311.07(b)(4) Env-Wt 311.10(c)(1) Env-Wt 311.10(c)(2)	The results of the functional assessment required by Env-Wt 311.03(b)(10) were used to select the location and design for the proposed project that has the least impact to wetland functions.	☒ Check ☐ N/A
Env-Wt 311.07(b)(4) Env-Wt 311.10(c)(3)	Where impacts to wetland functions are unavoidable, the proposed impacts are limited to the wetlands with the least valuable functions on the site while avoiding and minimizing impacts to the wetlands with the highest and most valuable functions.	☐ Check ☒ N/A
Env-Wt 313.01(c)(1) Env-Wt 313.01(c)(2) Env-Wt 313.03(b)(1)	No practicable alternative would reduce adverse impact on the area and environments under the department's jurisdiction and the project will not cause random or unnecessary destruction of wetlands.	☒ Check ☐ N/A
Env-Wt 313.01(c)(3)	The project would not cause or contribute to the significant degradation of waters of the state or the loss of any PRAs.	☒ Check ☐ N/A
Env-Wt 313.03(b)(3) Env-Wt 904.07(c)(8)	The project maintains hydrologic connectivity between adjacent wetlands or stream systems.	☐ Check ☒ N/A
Env-Wt 311.10 A/M BMPs	Buildings and/or access are positioned away from high function wetlands or surface waters to avoid impact.	☒ Check ☐ N/A
Env-Wt 311.10 A/M BMPs	The project clusters structures to avoid wetland impacts.	☒ Check ☐ N/A
Env-Wt 311.10 A/M BMPs	The placement of roads and utility corridors avoids wetlands and their associated streams.	☒ Check ☐ N/A
A/M BMPs	The width of access roads or driveways is reduced to avoid and minimize impacts. Pullouts are incorporated in the design as needed.	☐ Check ☒ N/A
A/M BMPs	The project proposes bridges or spans instead of roads/driveways/trails with culverts.	☐ Check ☒ N/A

A/M BMPs	The project is designed to minimize the number and size of crossings, and crossings cross wetlands and/or streams at the narrowest point.	☐ Check ☒ N/A
Env-Wt 500 Env-Wt 600 Env-Wt 900	Wetland and stream crossings include features that accommodate aquatic organism and wildlife passage.	☐ Check ☒ N/A
Env-Wt 900	Stream crossings are sized to address hydraulic capacity and geomorphic compatibility.	☐ Check ☒ N/A
A/M BMPs	Disturbed areas are used for crossings wherever practicable, including existing roadways, paths, or trails upgraded with new culverts or bridges.	☐ Check ☒ N/A
SECTION 4 - NON-TIDAL SHORELINE STRUCTURES		
Env-Wt 313.03(c)(1)	The non-tidal shoreline structure has been designed to use the minimum construction surface area over surfaces waters necessary to meet the stated purpose of the structure.	☐ Check ☒ N/A
Env-Wt 313.03(c)(2)	The type of construction proposed for the non-tidal shoreline structure is the least intrusive upon the public trust that will ensure safe navigation and docking on the frontage.	☐ Check ☒ N/A
Env-Wt 313.03(c)(3)	The non-tidal shoreline structure has been designed to avoid and minimize impacts on the ability of abutting owners to use and enjoy their properties.	☐ Check ☒ N/A
Env-Wt 313.03(c)(4)	The non-tidal shoreline structure has been designed to avoid and minimize impacts to the public's right to navigation, passage, and use of the resource for commerce and recreation.	☐ Check ☒ N/A
Env-Wt 313.03(c)(5)	The non-tidal shoreline structure has been designed, located, and configured to avoid impacts to water quality, aquatic vegetation, and wildlife and finfish habitat.	☐ Check ☒ N/A
Env-Wt 313.03(c)(6)	The non-tidal shoreline structure has been designed to avoid and minimize the removal of vegetation, the number of access points through wetlands or over the bank, and activities that may have an adverse effect on shoreline stability.	☐ Check ☒ N/A

WETLANDS RULE WAIVER OR DWELLING OVER WATER WAIVER REQUEST FORM

WATER DIVISION/LAND RESOURCES MANAGEMENT
WETLANDS BUREAU

RSA/Rule: RSA 482-A/ Env-Wt 204

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.:
			Check No.:
			Amount:
			Initials:

A person may request a waiver to requirements in Rules Env-Wt 100-900 to accommodate situations where strict adherence to the requirements would not be in the best interests of the public or the environment. A person may also request a waiver of standard for existing dwellings over water pursuant to RSA 482-A:26, III (b).

SECTION 1 - PROJECT LOCATION INFORMATION (Env-Wt 204.03(c))			
ADDRESS: Raynes Avenue	TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801
TAX MAP/LOT NUMBER: Map 123 / Lots 10, 12, 13, &14			
SECTION 2 - WAIVER REQUESTOR INFORMATION (Env-Wt 204.03(a))			
LAST NAME, FIRST NAME, M.I.: Hansen, Neil A.			
MAILING ADDRESS: 177 Corporate Drive			
TOWN/CITY: Portsmouth		STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS (if available): or if not FAX NUMBER: nahansen@tighebond.com		DAYTIME PHONE NUMBER: (603) 433.8818	
SECTION 3 - APPLICANT INFORMATION (Env-Wt 204.03(b)) If request is being made on behalf of someone else, include the following information regarding the person being represented. If requestor is the applicant, check the following box and proceed to Section 4. ☐ Requestor is the applicant.			
LAST NAME, FIRST NAME, M.I.: North Mill Pond Holdings, LLC, c/o Eben Tormey			
MAILING ADDRESS: 1359 Hooksett Road			
TOWN/CITY: Hooksett		STATE: NH	ZIP CODE: 03106
EMAIL ADDRESS (if available): or if not FAX NUMBER: eben@xsshotels.com		DAYTIME PHONE NUMBER: 530-386-4511	

SECTION 4 - WAIVER INFORMATION

SECTION 4A - WAIVER TO RULE Env-Wt 100-900

☐ N/A - If you are not requesting a rule waiver, check this box and proceed to Section 4b

Provide the number of the specific section of each rule for which a waiver is sought (Env-Wt 204.03(d)):

Env-Wt 603.08(a)&(b)

Provide a complete explanation of why a waiver is being requested, including an explanation of the operational and economic consequences of complying with the requirement and, if the requested waiver would extend the duration of a permit, the reason(s) why the permit holder was not able to complete the project within the specified time (Env-Wt 204.03(f)(1)):

The provisions referenced in the rule section referenced above state that field observations of at least three tidal events are to be conducted by a licensed land surveyor. A waiver is being requested because the mean high water (MHW) was field surveyed in conjunction with field delineation and surveying of the Highest Observable Tide Line (HOTL). There are no shoreline structures or jurisdictional impacts proposed adjacent to either the MHW or the HOTL. The operational and economic consequences of having a licensed professional survey three tidal events would not result in a less adverse impact to the environment or public safety, it will not interfere with public waters, nor will it result in an impact on abutting properties.

If applicable, provide a complete explanation of the alternative that is proposed to be substituted for the requirement in Env-Wt, including written documentation or data, or both, to support the alternative (Env-Wt 204.03(g)):

The HOTL was delineated by Leonard Lord, Tighe&Bond, on 10/29/2019 and surveyed by Doucet Survey in November 2019 & June 2020. The MHW line was referenced from the engineering plans for the culvert replacement of Maplewood Avenue Culvert replacement project located directly to the southwest of the proposed project. The HOTL and the MHW line are depicted on the attached project drawings. All work is located landward of the HOTL and MHW line.

SECTION 4B – DWELLING OVER WATERS WAIVER UNDER RSA 482-A:26, III(b).

■ N/A - If you are not requesting a standard waiver, check this box and proceed to Section 5)

Identify the specific standard to which a waiver is being requested (Env-Wt 204.03(e)):

RSA 482-A: -

Provide a complete explanation of why a waiver is being requested, including a complete explanation of how the statutory criteria of RSA 482-A:26, III(b) will be met (Env-Wt 204.03(f)(2)):

-

SECTION 5 - ADDITIONAL WAIVER INFORMATION (Env-Wt 204.03(h); Env-Wt 204.03(i))
(applicable to Waivers of Rules *and* Standards under RSA 482-A:26, III(b))

Indicate whether the waiver is needed for a limited duration and, if so, an estimate of when the waiver will no longer be needed (Env-Wt 204.03(h)):

The waiver is needed for permit approval only.

Provide a complete explanation of why the applicant believes that having the waiver granted will meet the criteria in Env-Wt 204.05 or 204.06, as applicable (Env-Wt 204.03(i)):

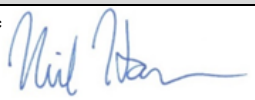
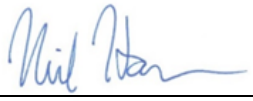
Env-Wt 204.05
(a1) The waiver will not result in an adverse impact to the environment or public safety.
(a2) It will not interfere with public waters
(a3) It will not result in an advance impact on abutting properties. NH RSA 482-A:26 (Dwellings Over Water) is not applicable.

SECTION 6 - REQUIRED CERTIFICATIONS (Env-Wt 204.04)

Initial each box and sign below to certify:

Initials: NAH	The information provided is true, complete, and not misleading to the knowledge and belief of the signer.
Initials: NAH	The signer understands that any waiver granted based on false, incomplete, or misleading information shall be subject to revocation; and

SECTION 7 - REQUESTOR SIGNATURE (Env-Wt 204.04)

SIGNATURE (APPLICANT): * 	PRINT NAME LEGIBLY: Neil Hansen, See Authorization Letters	DATE: 5/2/2024
SIGNATURE (REQUESTOR): 	PRINT NAME LEGIBLY: Neil Hansen	DATE: 5/2/2024

*In lieu of an applicant signature, you may include a separate signed and dated authorization for the requestor to act on the person's behalf in connection with the request.

COASTAL RESOURCE WORKSHEET

Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Application

RSA/Rule: RSA 482-A/ Env-Wt 600

APPLICANT LAST NAME, FIRST NAME, M.I.: North Mill Pond Holdings, LLC

This worksheet may be used to present the information required for projects in coastal areas, in addition to the information required for Lower-Scrutiny Approvals, Expedited Permits, and Standard Permits under Env-Wt 603.01.

Please refer to Env-Wt 605.03 for impacts requiring compensatory mitigation.

SECTION 1 - REQUIRED INFORMATION (Env-Wt 603.02; Env-Wt 603.06; Env-Wt 603.09)

The following information is required for projects in coastal areas.

Describe the purpose of the proposed project, including the overall goal of the project, the core project purpose consisting of a concise description of the facilities and work that could impact jurisdictional areas, and the intended project outcome. Specifically identify all natural resource assets in the area proposed to be impacted and include maps created through a data screening in accordance with Env-Wt 603.03 (refer to Section 2) and Env-Wt 603.04 (refer to Section 3) as attachments.

The proposed project will include the construction of two (2) 5-story buildings. The first is a mixed-use residential building that has a first-floor residential lobby and two (2) commercial spaces, and 60 upper floor residential units. The second is a hotel building with 124 rooms at the corner of Raynes Ave and Vaughan Street. The project will include associated site improvements such as paving, utilities, lighting, landscaping, and community space. The community space will be located on the land between the Highest Observable Tide line (HOTL) of North Mill Pond and the 50-foot setback; and will be deeded to the City of Portsmouth as community space designated for the City's North Mill Pond Greenway Trail project.

For standard permit projects, provide:

☒ A Coastal Functional Assessment (CFA) report in accordance with Env-Wt 603.04 (refer to Section 3).

☒ A vulnerability assessment in accordance with Env-Wt 603.05 (refer to Section 4).

Explain all recommended methods and other considerations to protect the natural resource assets during and as a result of project construction in accordance with Env-Wt 311.07, Env-Wt 313, and Env-Wt 603.04.

The 100-foot tidal buffer on this parcel consists primarily of maintained lawn, a commercial building, and a parking lot. There is also an old wood-framed pier that is filled with sand and crushed stone. There are small patches of shrubby vegetation and small trees at the tops of the slopes between the lawn and tidal wetlands, particularly at both ends of the wetland delineation.

The proposed project will result in a net reduction in impervious surfaces within the tidal buffer zone. Reducing impervious surfaces and restoring vegetation reduces runoff to tidal wetlands, provides improved water quality treatment of runoff and restores available wildlife habitat and corridors. Installation of the North Mill Pond Greenway Trail would result in improved functions and values of the wetland and buffer including; ecological integrity, wildlife habitat, shoreline anchoring and resiliency, recreation potential, aesthetic quality, and possibly educational potential.

The project will restore 4,303 SF and enhance 15,835 SF of previously developed tidal buffer area.

The 100-foot tidal buffer impact limits will be marked and erosion control measures will be in place prior to project construction. Monitoring will occur during and following construction to ensure impacts are minimized and proposed restoration activities are properly carried out.

Provide a narrative showing how the project meets the standard conditions in Env-Wt 307 and the approval criteria in Env-Wt 313.01.

Surface waters will not be impacted by the project. All work will be conducted within upland areas and will employ proper erosion and sediment control Best Management Practices, including but not limited to stabilization of disturbed soils. No equipment will be used within surface waters or wetlands and no invasive species will be used to stabilize the site. The NH Natural Heritage Bureau DataCheck has determined that no rare species or critical habitats will be impacted (NHB24-0383.) All work on this project is within previously developed and landscaped areas and will be consistent with the Shoreland Water Quality Protection Act. No work will be adjacent to designated prime wetlands. The project does not involve dredging or filling of wetlands and areas of temporary soil disturbance will be stabilized within three days of the final grading as described in the construction sequencing. No work will be done within 10-feet of a property line without an abutter's prior written notice.

Provide a project design narrative that includes the following:

☒ A discussion of how the proposed project:

- Uses best management practices and standard conditions in Env-Wt 307;
- Meets all avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;
- Meets approval criteria in Env-Wt 313.01;
- Meets evaluation criteria in Env-Wt 313.01(c);
- Meets CFA requirements in Env-Wt 603.04; and
- Considers sea-level rise and potential flooding evaluated pursuant to Env-Wt 603.05;

☒ A construction sequence, erosion/siltation control methods to be used, and a dewatering plan; and

☒ A discussion of how the completed project will be maintained and managed.

A project design narrative, including monitoring, is attached.

☒ Provide design plans that meet the requirements of Env-Wt 603.07 (refer to Section 5);

☒ Provide water depth supporting information required by Env-Wt 603.08 (refer to Section 6); and

☐ For any major project that proposes to construct a structure in tidal waters/wetlands or to extend an existing structure seaward, provide a statement from the Pease Development Authority Division of Ports and Harbors (DP&H) chief harbormaster, or designee, for the subject location relative to the proposed structure's impact on navigation. If the proposed structure might impede existing public passage along the subject shoreline on foot or by non-motorized watercraft, the applicant shall explain how the impediments have been minimized to the greatest extent practicable.

N/A

SECTION 2 - DATA SCREENING (Env-Wt 603.03, in addition to Env-Wt 306.05)

Please use the Wetland Permit Planning Tool, or any other database or source, to indicate the presence of:

☒ Existing salt marsh and salt marsh migration pathways;

☒ Eelgrass beds;

☒ Documented shellfish sites;

☒ Projected sea-level rise; and

☒ 100-year floodplain.

Conduct data screening as described to identify documented essential fish habitat, and tides and currents that may be impacted by the proposed project, by using the following links:

☒ National Oceanic and Atmospheric Administration (NOAA) Tides & Currents; and

☒ NOAA Essential Fish Habitat Mapper.

☒ Verify or correct the information collected from the data screenings by conducting an on-site assessment of the subject property in accordance with Env-Wt 406 and Env-Wt 603.04.

SECTION 3 - COASTAL FUNCTIONAL ASSESSMENT/ AVOIDANCE AND MINIMIZATION (Env-Wt 603.04; Env-Wt 605.01; Env-Wt 605.02; Env-Wt 605.03)

Projects in coastal areas shall:

☒ Not impair the navigation, recreation, or commerce of the general public; and

☒ Minimize alterations in prevailing currents.

An applicant for a permit for work in or adjacent to tidal waters/wetlands or the tidal buffer zone shall demonstrate that the following have been avoided or minimized as required by Env-Wt 313.04:

☒ Adverse impacts to beach or tidal flat sediment replenishment;

☒ Adverse impacts to the movement of sediments along a shore;

☒ Adverse impacts on a tidal wetland's ability to dissipate wave energy and storm surge; and

☒ Adverse impacts of project runoff on salinity levels in tidal environments.

For standard permit applications submitted for minor or major projects:

☒ Attach a CFA based on the data screening information and on-site evaluation required by Env-Wt 603.03. The CFA for tidal wetlands or tidal waters shall be:

- Performed by a qualified coastal professional; and
- Completed using one of the following methods:

  a. The US Army Corps of Engineers (USACE) Highway Methodology Workbook, dated 1993, together with the USACE New England District *Highway Methodology Workbook Supplement*, dated 1999; or

  b. An alternative scientifically-supported method with cited reference and the reasons for the alternative method substantiated.

For any project that would impact tidal wetlands, tidal waters, or associated sand dunes, the applicant shall:

☐ Use the results of the CFA to select the location of the proposed project having the least impact to tidal wetlands, tidal waters, or associated sand dunes;

☐ Design the proposed project to have the least impact to tidal wetlands, tidal waters, or associated sand dunes;

☐ Where impact to wetland and other coastal resource functions is unavoidable, limit the project impacts to the least valuable functions, avoiding and minimizing impact to the highest and most valuable functions; and

☐ Include on-site minimization measures and construction management practices to protect coastal resource areas.

Projects in coastal areas shall use results of this CFA to:

☒ Minimize adverse impacts to finfish, shellfish, crustacean, and wildlife;

☒ Minimize disturbances to groundwater and surface water flow;

☒ Avoid impacts that could adversely affect fish habitat, wildlife habitat, or both; and

☒ Avoid impacts that might cause erosion to shoreline properties.

SECTION 4 - VULNERABILITY ASSESSMENT (Env-Wt 603.05)

Refer to the New Hampshire Coastal Flood Risk Summary Part 1: Science and New Hampshire Coastal Flood Risk Summary Part II: Guidance for Using Scientific Projections or other best available science to:

Determine the time period over which the project is designed to serve.

The useful life of the project is expected to be approximately 100 years. There are expected to be significant upgrades over that time period, which will include technologies to address rising sea levels as.

Identify the project's relative risk tolerance to flooding and potential damage or loss likely to result from flooding to buildings, infrastructure, salt marshes, sand dunes and other valuable coastal resource areas.

NH Coastal Flood Risk Summary Part II, Step 2 Table: Medium Risk Tolerance

Reference the projected sea-level rise (SLR) scenario that most closely matches the end of the project design life and the project's tolerance to risk or loss.

NH Coastal Flood Risk Summary Part II, Step 3 Table A: Sea Level Rise for Medium Risk Tolerance is 5.1 feet (13.86 feet NGVD29) by 2124.

Identify areas of the proposed project site subject to flooding from SLR.

The current 100-year floodplain (Zone AE) base flood elevation (BFE) is 8.0 feet NAVD88, which converts to 8.76 feet NAGVD29. The Hotel finish floor elevation is 13.25 feet NGVD29. The 100-year floodplain is expected to be landward of the hotel within 88 years with a 4.5-foot sea level rise (elevation 13.26 feet) by 2112.

The proposed mixed use building has two finish floor elevations of 13.90 and 13.60 feet NGVD29. One of the two retail spaces has an elevations of 13.60 and the other retail space and residential lobby have finish floor elevations of 13.90. The 100-year floodplain is expected to be landward of the lower retail finish floor elevation within 95 years with a 4.85-foot sea level rise (elevation 13.61 feet) by 2119. The higher retail space and residential lobby are not expected to be within the 100-year floodplain elevations within the expected useful life of 100 years as the anticipated 100-year flood elevation is 13.86 feet NGVD88.

Identify areas currently located within the 100-year floodplain and subject to coastal flood risk.

Portions of the existing lawn on the northwest portion of the parcels are currently within the 100-year floodplain. The 100-year floodplain is depicted on the Project Drawings (attached).

Describe how the project design will consider and address the selected SLR scenario within the project design life, including in the design plans.

It is anticipated that flood proofing technologies will be deployed to relieve potential flooding of the proposed buildings by 2112, when the 100-year floodplain is expected to exceed the hotel.

Where there are conflicts between the project's purpose and the vulnerability assessment results, schedule a pre-application meeting with the department to evaluate design alternatives, engineering approaches, and use of the best available science.

☐ Pre-application meeting date held:

SECTION 5 - DESIGN PLANS (Env-Wt 603.07, in addition to Env-Wt 311)

Submit design plans for the project in both plan and elevation views that clearly depict and identify all required elements.

The plan view shall depict the following:

☒ The engineering scale used, which shall be no larger than one inch equals 50 feet;

☒ The location of tidal datum lines depicted as lines with the associated elevation noted, based on North American Vertical Datum of 1988 (NAVD 88), derived from https://tidesandcurrents.noaa.gov/datum_options.html, as described in Section 6.

☐ An imaginary extension of property boundary lines into the waterbody and a 20-foot setback from those property line extensions;

☒ The location of all special aquatic sites at or within 100 feet of the subject property;

☒ Existing bank contours;

☒ The name and license number, if applicable, of each individual responsible for the plan, including:

a. The agent for tidal docking structures who determined elevations represented on plans; and

b. The qualified coastal professional who completed the CFA report and located the identified resources on the plan;

☒ The location and dimensions of all existing and proposed structures and landscape features on the property;

☒ Tidal datum(s) with associated elevations noted, based on NAVD 88; and

☒ Location of all special aquatic sites within 100-feet of the property.

The elevation view shall depict the following:

☒ The nature and slope of the shoreline;

☒ The location and dimensions of all proposed structures, including permanent piers, pilings, float stop structures, ramps, floats, and dolphins; and

☒ Water depths depicted as a line with associated elevation at highest observable tide, mean high tide, and mean low tide, and the date and tide height when the depths were measured. Refer to Section 6 for more instructions regarding water depth supporting information.

See specific design and plan requirements for certain types of coastal projects:

- Overwater structures (Env-Wt 606).
- Dredging activities (Env-Wt 607).
- Tidal beach maintenance (Env-Wt 608).
- Tidal shoreline stabilization (Env-Wt 609).
- Protected tidal zone (Env-Wt 610).
- Sand Dunes (Env-Wt 611).

SECTION 6 - WATER DEPTH SUPPORTING INFORMATION REQUIRED (Env-Wt 603.08)

Using current predicted NOAA tidal datum for the location, and tying field measurements to NAVD 88, field observations of at least three tide events, including at least one minus tide event, shall be located to document the range of the tide in the proposed location showing the following levels:

- ☐ Mean lower low water;
- ☐ Mean low water;
- ☐ Mean high water;
- ☐ Mean tide level;
- ☐ Mean higher high water;
- ☐ Highest observable tide line; and
- ☐ Predicted sea-level rise as identified in the vulnerability assessment in Env-Wt 603.05.

The following data shall be presented in the application project narrative to support how water depths were determined:

- ☐ The date, time of day, and weather conditions when water depths were recorded; and
- ☐ The name and license number of the licensed land surveyor who conducted the field measurements.

For tidal stream crossing projects, provide:

- ☐ Water depth information to show how the tier 4 stream crossing is designed to meet Env-Wt 904.07(c) and (d).

For repair, rehabilitation or replacement of tier 4 stream crossings:

- ☐ Demonstrate how the requirements of Env-Wt 904.09 are met.

SECTION 7 - GENERAL CRITERIA FOR TIDAL BEACHES, TIDAL SHORELINE, AND SAND DUNES (Env-Wt 604.01)

Any person proposing a project in or on a tidal beach, tidal shoreline, or sand dune, or any combination thereof, shall evaluate the proposed project based on:

- ☐ The standard conditions in Env-Wt 307;
- ☐ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;
- ☐ The approval criteria in Env-Wt 313.01;
- ☐ The evaluation criteria in Env-Wt 313.05;
- ☐ The project specific criteria in Env-Wt 600;
- ☐ The CFA required by Env-Wt 603.04; and
- ☐ The vulnerability assessment required by Env-Wt 603.05.

New permanent impacts to sand dunes that provide coastal storm surge protection for protected species or habitat shall not be allowed except:

- ☐ To protect public safety; and
- ☐ Only if constructed by a state agency, coastal resiliency project, or for a federal homeland security project.

Projects in or on a tidal beach, tidal shoreline, or sand dune shall support integrated shoreline management that:

- ☐ Optimizes the natural function of the shoreline, including protection or restoration of habitat, water quality, and self-sustaining stability to flooding and storm surge; and
- ☐ Protects upland infrastructure from coastal hazards with a preference for living shorelines over hardened shoreline practices.

SECTION 8 - GENERAL CRITERIA FOR TIDAL BUFFER ZONES (Env-Wt 604.02)

The 100-foot statutory limit on the extent of the tidal buffer zone shall be measured horizontally. Any person proposing a project in or on an undeveloped tidal buffer zone shall evaluate the proposed project based on:

☒ The standard conditions in Env-Wt 307;

☒ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;

☒ The approval criteria in Env-Wt 313.01;

☒ The evaluation criteria in Env-Wt 313.05;

☒ The project specific criteria in Env-Wt 600;

☒ The CFA required by Env-Wt 603.04; and

☒ The vulnerability assessment required by Env-Wt 603.05.

Projects in or on a tidal buffer zone shall preserve the self-sustaining ability of the buffer area to:

☒ Provide habitat values;

☒ Protect tidal environments from potential sources of pollution;

☒ Provide stability of the coastal shoreline; and

☒ Maintain existing buffers intact where the lot has disturbed area defined under RSA 483-B:4, IV.

SECTION 9 - GENERAL CRITERIA FOR TIDAL WATERS/WETLANDS (Env-Wt 604.03)

Except as allowed under Env-Wt 606, permanent new impacts to tidal wetlands shall be allowed only to protect public safety or homeland security. Evaluation of impacts to tidal wetlands and tidal waters shall be based on:

☐ The standard conditions in Env-Wt 307;

☐ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;

☐ The approval criteria in Env-Wt 313.01;

☐ The evaluation criteria in Env-Wt 313.05;

☐ The project specific criteria in Env-Wt 600;

☐ The CFA required by Env-Wt 603.04; and

☐ The vulnerability assessment required by Env-Wt 603.05.

Projects in tidal surface waters or tidal wetlands shall:

☐ Optimize the natural function of the tidal wetland, including protection or restoration of habitat, water quality, and self-sustaining stability to storm surge;

☐ Be designed with a preference for living shorelines over hardened stabilization practices; and

☐ Be limited to public infrastructure or restoration projects that are in the interest of the general public, including a road, a bridge, energy infrastructure, or a project that addresses predicted sea-level rise and coastal flood risk.

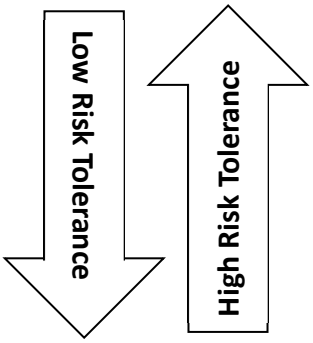
SECTION 10 – GUIDANCE

Your application must follow the New Hampshire Coastal Risk and Hazards Commission's Guiding Principles or other best available science. Below are some of these guidance principles:

- Incorporate science-based coastal flood risk projections into planning;
- Apply risk tolerance* to assessment, planning, design, and construction;
- Protect natural resources and public access;
- Create a bold vision, start immediately, and respond incrementally and opportunistically as projected coastal flood risks increase over time; and
- Consider the full suite of actions including effectiveness and consequences of actions.

*Risk tolerance is a project's willingness to accept a higher or lower probability of flooding impacts. The diagram below gives examples of project with lower and higher risk tolerance:

Critical infrastructures, historic sites, essential ecosystems, and high value assets typically have lower risk tolerance, and thus should be planned, designed, and constructed using higher coastal flood risk projections.



Sheds, pathways, and small docks typically have higher risk tolerance and thus may be planned, designed, and constructed using less protective coastal flood risk projections.

Supplemental Project Design Narrative

Construction Sequencing

1. Prior written consent will be obtained from abutters prior to any soil disturbance in jurisdictional areas less than 10 feet from property lines.
2. Cut and clear trees as required. Properly dispose of invasive species plant material.
3. Construct temporary and permanent sediment, erosion and detention control facilities. Erosion, sediment, and detention measures shall be installed prior to any earth moving operations.
4. Establish a properly constructed dewatering area as needed. Wherever possible, the discharge from the dewatering structure shall drain to a well-vegetated buffer by sheet flow while maximizing the distance to the nearest water resource and minimizing the slope of the buffer area.
5. 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.
6. Clear and dispose of debris; remove impervious surfaces within TBZ.
7. Construct proposed buildings.
8. Grade and gravel roadways and parking areas – all roads and parking areas shall be stabilized within 72 hours of achieving finishing grade.
9. 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.
10. Finish paving all roadways and parking lots.
11. Inspect and maintain all erosion and sediment control measures throughout the duration of the project.
12. Complete permanent seeding and landscaping.
13. Remove trapped sediments from collector devices as appropriate and then remove temporary erosion control measures.

Project Monitoring, Maintenance, and Management

The project will be monitored during and following construction by a NH Certified Wetland Scientist or other qualified professional to be sure the site is stabilized, and all components have been properly installed. Monitoring will continue until the site is fully stabilized and there is at least 75% survivorship of restoration plantings.

The proposed greenway trail is expected to be monitored and maintained by the conservation commission or other City entity.

The project building and grounds will be maintained by the owners as needed. The grounds will be maintained by contracted professional landscapers.

STEP 3 TABLE A. RECOMMENDED DECADAL RSLR ESTIMATES (IN FEET ABOVE 2000 LEVELS) BASED ON RCP 4.5, PROJECT TIMEFRAME, AND TOLERANCE FOR FLOOD RISK.

TIMEFRAME	HIGH TOLERANCE FOR FLOOD RISK	MEDIUM TOLERANCE FOR FLOOD RISK	LOW TOLERANCE FOR FLOOD RISK	VERY LOW TOLERANCE FOR FLOOD RISK
	Plan for the following RSLR estimate (ft)* *compared to sea level in the year 2000*			
	Lower magnitude, Higher probability	←	→	Higher magnitude, Lower probability
2030	0.7	0.9	1.0	1.1
2040	1.0	1.2	1.5	1.6
2050	1.3	1.6	2.0	2.3
2060	1.6	2.1	2.6	3.0
2070	2.0	2.5	3.3	3.7
2080	2.3	3.0	3.9	4.5
2090	2.6	3.4	4.6	5.3
2100	2.9	3.8	5.3	6.2
2110	3.3	4.4	6.1	7.3
2120	3.6	4.9	7.0	8.3
2130	3.9	5.4	7.9	9.3
2140	4.3	5.9	8.9	10.5
2150	4.6	6.4	9.9	11.7

2112 (88 yr) = 4.5 ft

2119 (95 yr) = 4.85 ft

2124 (100 yr) = 5.1 ft

*The colors (blue, red, purple, green) in Step 3 Table A correspond with the colors of the graph depicted in Figure 2 (see also Figure 4.5 in *Part I: Science*[17]). The RSLR estimates for High tolerance for flood risk projects correspond with K14, upper end of "likely" estimates for RCP4.5 (83% chance RSLR will not exceed this value). The RSLR estimates for Medium tolerance for flood risk projects correspond with K14, 1-in-20 chance estimates for RCP 4.5. The RSLR estimates for Low tolerance for flood risk projects correspond with K14, 1-in-100 chance estimates for RCP 4.5. The RSLR estimates for Very Low tolerance for flood risk projects correspond with K14, 1-in-200 chance estimates for RCP4.5. For K14, 1-in-1000 chance estimates, see Table 4.2 in *Part I: Science*.[17] Note that while the Bayesian probabilities associated with RSLR projections are useful, they have some limitations as described in Box 4.3 in *Part I: Science*.[17]

WETLANDS FUNCTIONAL ASSESSMENT WORKSHEET

Water Division/Land Resource Management
Wetlands Bureau

Check the Status of your Application

RSA/Rule: RSA 482-A / Env-Wt 311.03(b)(10); Env-Wt 311.10

APPLICANT LAST NAME, FIRST NAME, M.I.: Noth Mill Pond Holdings, LLC

As required by Env-Wt 311.03(b)(10), an application for a standard permit for minor and major projects must include a functional assessment of all wetlands on the project site as specified in Env-Wt 311.10. This worksheet will help you compile data for the functional assessment needed to meet federal (US Army Corps of Engineers (USACE); if applicable) and NHDES requirements. Additional requirements are needed for projects in tidal area; please refer to the Coastal Area Worksheet (NHDES-W-06-079) for more information.

Both a desktop review and a field examination are needed to accurately determine surrounding land use, hydrology, hydroperiod, hydric soils, vegetation, structural complexity of wetland classes, hydrologic connections between wetlands or stream systems or wetland complex, position in the landscape, and physical characteristics of wetlands and associated surface waters. The results of the evaluation are to be used to select the location of the proposed project having the least impact to wetland functions and values (Env-Wt 311.10). This worksheet can be used in conjunction with the Avoidance and Minimization Written Narrative (NHDES-W-06-089) and the Avoidance and Minimization Checklist (NHDES-W-06-050) to address Env-Wt 313.03 (Avoidance and Minimization). If more than one wetland/ stream resource is identified, multiple worksheets can be attached to the application. All wetland, vernal pools, and stream identification (ID) numbers are to be displayed and located on the wetlands delineation of the subject property.

SECTION 1 - LOCATION (USACE HIGHWAY METHODOLOGY)	
ADJACENT LAND USE: Commercial buildings with lawns and parking lots	
CONTIGUOUS UNDEVELOPED BUFFER ZONE PRESENT? ☐ Yes ☒ No	
DISTANCE TO NEAREST ROADWAY OR OTHER DEVELOPMENT (in feet): 10 feet	
SECTION 2 - DELINEATION (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)	
CERTIFIED WETLAND SCIENTIST (if in a non-tidal area) or QUALIFIED COASTAL PROFESSIONAL (if in a tidal area) who prepared this assessment: Leonard Lord, PhD, NHCWS#14	
DATE(S) OF SITE VISIT(S): 10/29/2019 & 12/2/2019	DELINEATION PER ENV-WT 406 COMPLETED? ☒ Yes ☐ No
CONFIRM THAT THE EVALUATION IS BASED ON: ☒ Office and ☒ Field examination.	
METHOD USED FOR FUNCTIONAL ASSESSMENT (check one and fill in blank if “other”): ☒ USACE Highway Methodology. ☒ Other scientifically supported method (enter name/ title):	

SECTION 3 - WETLAND RESOURCE SUMMARY (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)	
WETLAND ID: N/A	LOCATION: (LAT/ LONG) 43°04'48.2"N/70°45'50.4"W
WETLAND AREA: N/A	DOMINANT WETLAND SYSTEMS PRESENT: Rocky Shore, Mudflats
HOW MANY TRIBUTARIES CONTRIBUTE TO THE WETLAND? 0	COWARDIN CLASS: E2RS2N
IS THE WETLAND A SEPARATE HYDRAULIC SYSTEM? ☐ Yes ☒ No if not, where does the wetland lie in the drainage basin?	IS THE WETLAND PART OF: ☐ A wildlife corridor or ☐ A habitat island? IS THE WETLAND HUMAN-MADE? ☐ Yes ☒ No
IS THE WETLAND IN A 100-YEAR FLOODPLAIN? ☒ Yes ☐ No	ARE VERNAL POOLS PRESENT? ☐ Yes ☒ No (If yes, complete the Vernal Pool Table)
ARE ANY WETLANDS PART OF A STREAM OR OPEN-WATER SYSTEM? ☒ Yes ☐ No	ARE ANY PUBLIC OR PRIVATE WELLS DOWNSTREAM/ DOWNGRADIENT? ☐ Yes ☒ No
PROPOSED WETLAND IMPACT TYPE: Buffer only	PROPOSED WETLAND IMPACT AREA: N/A

SECTION 4 - WETLANDS FUNCTIONS AND VALUES (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)

The following table can be used to compile data on wetlands functions and values. The reference numbers indicated in the "Functions/ Values" column refer to the following functions and values:

1. Ecological Integrity (from RSA 482-A:2, XI)
2. Educational Potential (from USACE Highway Methodology: Educational/Scientific Value)
3. Fish & Aquatic Life Habitat (from USACE Highway Methodology: Fish & Shellfish Habitat)
4. Flood Storage (from USACE Highway Methodology: Floodflow Alteration)
5. Groundwater Recharge (from USACE Highway Methodology: Groundwater Recharge/Discharge)
6. Noteworthiness (from USACE Highway Methodology: Threatened or Endangered Species Habitat)
7. Nutrient Trapping/Retention & Transformation (from USACE Highway Methodology: Nutrient Removal)
8. Production Export (Nutrient) (from USACE Highway Methodology)
9. Scenic Quality (from USACE Highway Methodology: Visual Quality/Aesthetics)
10. Sediment Trapping (from USACE Highway Methodology: Sediment /Toxicant Retention)
11. Shoreline Anchoring (from USACE Highway Methodology: Sediment/Shoreline Stabilization)
12. Uniqueness/Heritage (from USACE Highway Methodology)
13. Wetland-based Recreation (from USACE Highway Methodology: Recreation)
14. Wetland-dependent Wildlife Habitat (from USACE Highway Methodology: Wildlife Habitat)

First, determine if a wetland is suitable for a particular function and value ("Suitability" column) and indicate the rationale behind your determination ("Rationale" column). Please use the rationale reference numbers listed in Appendix A of USACE *The Highway Methodology Workbook Supplement*. Second, indicate which functions and values are principal ("Principal Function/value?" column). As described in *The Highway Methodology Workbook Supplement*, "functions and values can be principal if they are an important physical component of a wetland ecosystem (function only) and/or are considered of special value to society, from a local, regional, and/or national perspective". "Important Notes" are to include characteristics the evaluator used to determine the principal function and value of the wetland.

FUNCTIONS/ VALUES	SUITABILITY (Y/N)	RATIONALE (Reference #)	PRINCIPAL FUNCTION/VALUE? (Y/N)	IMPORTANT NOTES
1	☒ Yes ☐ No	Ecological Integrity (Scores from NHM): 1=1, 2=5, 3=10, 4=10, 5=n/a, 6=10, 7=1, 8=1, 9=1, 10=1	☐ Yes ☒ No	Highly developed buffer, filling, impaired water quality
2	☐ Yes ☒ No	Education Potential: N/A	☐ Yes ☒ No	No access
3	☒ Yes ☐ No	Fish & Aquatic Life: 1,4	☐ Yes ☒ No	Mudflat supports fish, shellfish, waterfowl. Impaired water qualiuty and no shellfish harvesting
4	☐ Yes ☒ No	Flood Storage: N/A	☐ Yes ☒ No	-
5	☐ Yes ☐ No	Groundwater Recharge (only): N/A	☐ Yes ☒ No	-
6	☐ Yes ☒ No	Noteworthiness (RTE):	☐ Yes ☒ No	No rare species per NHB DataCheck
7	☐ Yes ☒ No	Nutrient Trapping/Retention: N/A	☐ Yes ☒ No	-
8	☒ Yes ☐ No	Production Export: 1,4,5,6,10	☐ Yes ☒ No	Export of nutrients as food and in sediments but low ecological integrity
9	☒ Yes ☐ No	Scenic Quality: 2,6,8	☐ Yes ☒ No	Scenic vistas surrounded by highly developed areas
10	☐ Yes ☒ No	Sediment Trapping: N/A	☐ Yes ☒ No	-
11	☐ Yes ☒ No	Shoreline Anchoring: N/A	☐ Yes ☒ No	Rocky fill
12	☒ Yes ☐ No	Uniqueness/Heritage: 1,314,17,19,22,27	☐ Yes ☒ No	Contributes to the character of the area. Scenic views in urban setting. Low ecological integrity
13	☒ Yes ☐ No	Wetland Based Recreation: 2,5,7,8,9,10	☐ Yes ☒ No	Provides boating and fishing opportunities. Somewhat offset by low ecological integrity
14	☒ Yes ☐ No	Water Dependent Wilflife: 8,12,18,21	☐ Yes ☒ No	Mudflats are important for wildlife habitat. Somewhat offset by low ecological integrity

31 Raynes Avenue, Portsmouth, NH: Wetland & Buffer Report

TO: Patrick Crimmins, PE

FROM: Leonard A. Lord, PhD, CSS, CWS

DATE: January 6, 2020

PROJECT: P-0595-007

On October 29, 2019, Tighe & Bond delineated and assessed tidal wetlands and their 100-foot buffers at 31 Raynes Avenue in Portsmouth, NH. This 1.35-acre parcel lies along the northwestern end of North Mill Pond.

Methods

The wetland delineation was based on criteria specified in the *Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1* (January 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region* (January 2012). The Highest Observable Tide Line (HOTL) was delineated based on the definition found in the NH Department of Environmental Services (NHDES) Wetland Rules Env-Wt 101.49/Env-Wt 602.23. Wetlands were classified based on the *Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin et al., 1979). The only wetlands located on the parcel are tidal wetlands (HOTL), which were delineated with sequentially-numbered flagging labelled 1B-1 to 1B-27.

Important wetland functions and values were also assessed and summarized in the vicinity of the parcel. The assessment was based on the *Maine Citizens Guide to Evaluating, Restoring, and Managing Tidal Marshes* (Bryan et al., 1997) and *The Highway Methodology Workbook Supplement—Wetland Functions and Values: A Descriptive Approach*, NAEEP-360-1-30a, US Army Corps of Engineers, New England Division, (September 1999).

Wetlands

Wetlands on this site were generally classified as estuarine intertidal rocky shore, rubble, regularly flooded (E2RS2N), though some areas exhibited more of a cobble-gravel substrate. The wetland edge slopes sharply along the southern portion of the site and is armored with rip rap. The northern portion of the wetland edge includes an old boat ramp, an old pier filled with sand and crushed stone, and a culvert outlet and headwall. Sparse halophytic vegetation along the upper portion of the tidal wetland edge includes sea lavender (*Limonium carolinianum*), salt meadow grass (*Spartina patens*), and seaside goldenrod (*Solidago sempervirens*). Important wetland functions in this portion of North Mill Pond include recreation potential and aesthetic quality, though both functions are impacted by the density and character of the surrounding urban development.

Tidal Buffer

The 100-foot tidal buffer on this parcel consists primarily of maintained lawn, a commercial building, and a parking lot. There is also an old wood-framed pier that is filled with sand and

crushed stone. There are small patches of shrubby vegetation and small trees at the tops of the slopes between the lawn and tidal wetlands, particularly at both ends of the wetland delineation. Species in these patches include autumn olive (*Elaeagnus umbellata*), staghorn sumac (*Rhus typhina*), Japanese knotweed (*Polygonum cuspidatum*), Norway maple (*Acer platanoides*), and Asiatic bittersweet (*Celastrus orbiculatus*). The highly developed tidal buffer provides some vegetated permeable surfaces to help reduce and filter runoff, but otherwise does little to enhance and protect the downgradient tidal wetland.

J:\P\P0595 Pro Con General Proposals\P0595-007 Raynes Ave Hotel\Environmental\Raynes+Green Wetlands+Soils\Raynes Ave Wetland-Buffer Rept 2020-1-9.docx

Photographic Log

Client: ProCon

Site: 31 Raynes Avenue, Portsmouth, NH

Job Number: P-0595-007

Photograph No.: 1	**Date:** 10/29/2019	**Direction Taken:** Northeast
Description: Steep wetland bank armored with riprap along the southern wetland edge.		

Photograph No.: 2	**Date:** 10/29/2019	**Direction Taken:** Southwest
Description: Culvert outlet, steep bank, and filled pier along northern wetland edge.		

Photographic Log

Client: ProCon

Site: 31 Raynes Avenue, Portsmouth, NH

Job Number: P-0595-007

Photograph No.: 3	**Date:** 10/29/2019	**Direction Taken:** North
Description: Grassed portion of the tidal buffer. Tidal wetland boundary marked with pink flags extends over the top of the slope into the lawn in the background.		

Photograph No.: 4	**Date:** 10/29/2019	**Direction Taken:** Southeast
Description: Commercial buildings and parking lot in the tidal buffer viewed from near the wetland edge.		

Photographic Log

Client: ProCon

Site: 31 Raynes Avenue, Portsmouth, NH

Job Number: P-0595-007

Photograph No.: 5	**Date:** 10/29/2019	**Direction Taken:** North
Description: View of an old boat launch to the left and an old pier framed with wood and filled with sand and crushed stone to the right.		

Photograph No.: 6	**Date:** 10/29/2019	**Direction Taken:** Northwest
Description: Shrubby vegetation in the tidal buffer at the northern end of the site.		

APPENDIX B

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

To: Noah Wilcox
177 Corporate Drive
Portsmouth, NH 03801

From: NH Natural Heritage Bureau

Date: 2/6/2024 (This letter is valid through 2/6/2025)

Re: Review by NH Natural Heritage Bureau of request dated 2/6/2024

Permit Types: Shoreland Standard Permit
Alteration of Terrain Permit
Wetland Standard Dredge & Fill - Major

NHB ID: NHB24-0383

Applicant: Noah Wilcox

Location: Portsmouth
Tax Map: 123, Tax Lot: 10, 12, 13, & 14
Address: 1 Raynes Avenue

Proj. Description: THE PROPOSED PROJECT INCLUDES TWO BUILDINGS, A 5 STORY MIXED USE BUILDING AND A 5
STORY 124 ROOM HOTEL. THE PROJECT WILL ALSO CONSIST OF ASSOCIATED SITE IMPROVEMENTS SUCH AS PAVING, STORMWATER MANAGEMENT, UTILITIES AND LIGHTING.

The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

Based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

MAP OF PROJECT BOUNDARIES FOR: NHB24-0383

Department of Natural and Cultural Resources
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DNCR/NHB
172 Pembroke Rd.
Concord NH 03301

United States Department of the Interior

FISH AND WILDLIFE SERVICE
New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5094
Phone: (603) 223-2541 Fax: (603) 223-0104

In Reply Refer To: 04/09/2024 13:52:28 UTC
Project Code: 2024-0074423
Project Name: Proposed Mixed Use Development

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through IPaC by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at: https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see Migratory Bird Permit | What We Do | U.S. Fish & Wildlife Service (fws.gov).

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5094
(603) 223-2541

PROJECT SUMMARY

Project Code: 2024-0074423
Project Name: Proposed Mixed Use Development
Project Type: Residential Construction
Project Description: THE PROPOSED PROJECT INCLUDES TWO BUILDINGS, A 5 STORY MIXED USE BUILDING AND A 5-STORY 124 ROOM HOTEL. THE PROJECT WILL ALSO CONSIST OF ASSOCIATED SITE IMPROVEMENTS SUCH AS PAVING, STORMWATER MANAGEMENT, UTILITIES AND LIGHTING.

Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@43.0801222,-70.76384981607012,14z

Counties: Rockingham County, New Hampshire

ENDANGERED SPECIES ACT SPECIES

There is a total of 4 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat *Perimyotis subflavus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

BIRDS

NAME	STATUS
Roseate Tern *Sterna dougallii dougallii* Population: Northeast U.S. nesting population No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2083	Endangered

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Noah Wilcox
Address: 177 Corporate Drive
City: Portsmouth
State: NH
Zip: 03801
Email nwilcox@tighebond.com
Phone: 6034338818

SHORELAND PERMIT APPLICATION

Water Division / Wetlands Bureau

Check Application Status

RSA / Rule: RSA 483-B, Env-Wq 1400

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.:
			Check No.:
			Amount:
			Initials:

This is an application for a permit to excavate, fill, construct new structures, or remove structures within the protected shoreland regulated under RSA 483-B. By providing your email address, you authorize NHDES to communicate all matters relative to this filing electronically, using your email address.

SECTION 1 - PROJECT DESCRIPTION (Env-Wq 1406.07)

Please concisely describe your proposed project:

The proposed project is Located at Raynes Avenue in Portsmouth, New Hampshire. The existing parcels include three (3) buildings: a one (1) story laundromat, a two (2) story office building and a two (2) story gym; with a combined total footprint of approximately 19,675 square foot (SF). The proposed project includes two buildings: a 5 story mixed use building and a 5 story, 128 room hotel. The mixed-use building includes residential, restaurant and tenant space on the first floor and residential units on the top 4 floors. The hotel building includes a 6,515 SF lobby on the first floor with 4 floors of hotel rooms above. The project will also include associated site improvements such as paving, stormwater management, utilities and lighting.

SECTION 2 - PROJECT LOCATION (Env-Wq 1406.07)

ADDRESS: Raynes Avenue	TOWN/CITY: Portsmouth	STATE:NH	ZIP CODE: 03801
WATERBODY NAME: North Mill Pond	TAX MAP/ BLOCK/LOT NUMBER: Map 123 Lots 10, 12, 13, &14		

SECTION 3 - PROPERTY OWNER AND DEED INFORMATION (Env-Wq 1406.07)

The legal name of each property owner must be as it appears on the deed of record. If the owner is a trust or a company, write the name of the trust or company as the owner's name.

LAST NAME, FIRST NAME, M.I: See attached list of owners			
MAILING ADDRESS:	TOWN/CITY:	STATE:	ZIP CODE:
PHONE:	EMAIL (if available):		
REGISTRY OF DEED COUNTY	BOOK NUMBER	PAGE NUMBER	

SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER), IF DIFFERENT THAN OWNER (Env-Wq 1406.07)

If the applicant is a trust or a company, write the name of the trust or company as the applicant's name. If the applicant is the owner, please leave blank and check the following box: ☐

LAST NAME, FIRST NAME, M.I: North Mill Pond Holdings, LLC (c/o Eben Tormey)			
MAILING ADDRESS: 1359 Hooksett Road	TOWN/CITY: Hooksett	STATE: NH	ZIP CODE: 03106
PHONE: 530-386-4511	EMAIL (if available): etorney@xsshotels.com		

SECTION 5 - CONTRACTOR OR AGENT (OPTIONAL)

LAST NAME, FIRST NAME, M.I: Hansen, Neil			
ADDRESS: 177 Corporate Drive	TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801
PHONE: 603-769-9471	EMAIL (if available): NAHansen@tighebond.com		

SECTION 6 - CRITERIA (Env-Wq 1406.07)

Please check at least one of the following:

☐ This shoreland permit application requires neither a proposal to make the property more nearly conforming nor a request for a waiver of a minimum standard.

☐ This shoreland permit application includes a proposal to make the structures and/or the property more nearly conforming in accordance with RSA 483-B:11.

☒ This shoreland permit application includes a request for a waiver of the following minimum standard(s): RSA 483-B:9, V.

SECTION 7 - RELATED PERMIT APPLICATIONS ASSOCIATED WITH THIS PROJECT (Env-Wq 1406.14)

Please indicate if you also require the following permits. If so, please indicate the status of your permit application.

Permit Type	Permit Required	File Number	Permit Application Status
Alteration of Terrain per RSA 485-A:17	☒ YES ☐ NO	TBD	☐ APPROVED ☒ PENDING ☐ DENIED
Individual Sewerage Disposal per RSA 485-A:29	☐ YES ☒ NO		☐ APPROVED ☐ PENDING ☐ DENIED
Subdivision Approval per RSA 485-A:29	☐ YES ☒ NO		☐ APPROVED ☐ PENDING ☐ DENIED
Wetlands Permit per RSA 482-A	☒ YES ☐ NO	TBD	☐ APPROVED ☒ PENDING ☐ DENIED

SECTION 8 - REFERENCE LINE ELEVATION (Env-Wq 1406.07)

Required for projects located on the protected shoreland of lakes or ponds. The reference line elevations for most lakes, ponds, and artificial impoundments greater than 10 acres are listed in the Consolidated List of Waterbodies Subject to the Shoreland Water Quality Protection Act. See RSA 483-B:4, XVII for the definition of reference line.

REFERENCE LINE ELEVATION (feet above sea level): field-delineated, Highest Observable Tide (HOTL); +/- el. 5-6-feet

SECTION 9 - APPLICATION FEE & SUBMITTAL (RSA 483-B:5-b, I(b); RSA 483-B:5-b, X)

A nonrefundable permit application fee of $200 plus $0.20 per total square feet of impact for restoration of water quality improvement projects, or $400 plus $0.20 per total square feet of impact for all other projects is required at the time the application is submitted. *Applications for projects solely funded by municipal, county, state, or federal entities shall incur a permitting fee no greater than $3,750.*

To mail or hand deliver this application and all required attachments to the NHDES Wetlands Bureau, please use PO Box 95, Concord, NH 03302-0095. Missing information may delay your shoreland permit application and may result in denial. *If paying by check or money order, please make payable to the Treasurer, State of New Hampshire.*

SECTION 10 - CALCULATING TOTAL IMPACT AREA / PERMIT APPLICATION FEE (RSA 483-B:5-b, I(b); RSA 483-B:5-b, X)

Calculate total impact area by determining the sum of all areas disturbed by regrading, excavating, filling, construction or structure removal. Impacts often include, but are not limited to constructing new driveways, constructing new structures, areas disturbed when installing septic systems and foundations, creating temporary access roads to drill a new well and regrading associated with landscaping activities.

TOTAL AREA IMPACTED WITHIN THE PROTECTED SHORELAND = 47,636 **(A) square feet**

- *For restoration of water quality improvement projects:*
  Multiply line (A) by $0.20 **and** add $200. **[(A) × $0.20 + $200]** = $ **Permit fee**[1]
- *For all other projects:*
  Multiply line (A) by $0.20 **and** add $400. **[(A) × $0.20 + $400]** = $9,927.20 **Permit fee**

SECTION 11 - REQUIRED CERTIFICATIONS (Env-Wq 1406.08; Env-Wq 1406.10(a))

By initialing each of the following statements, and signing below, you are certifying that:

Initials: NAH	The information provided is true, complete, and not misleading to my knowledge and belief.
Initials: NAH	I understand that: • Any permit or waiver granted based on false, incomplete, or misleading information shall be subject to revocation. • I am subject to the applicable penalties in RSA 641, Falsification in Official Matters. • Obtaining a shoreland permit shall not exempt the work proposed from other state, local, or federal approvals.
Initials: NAH	I have notified the governing body of the municipality or municipalities in which the property is located by certified mail, in accordance with Env-Wq 1406.13.
Initials: NAH	I have notified all abutters[2] of the proposed impacts via certified mail, in accordance with Env-Wq 1406.13.
Initials: NAH	☐ This project is within one-quarter mile of a designated river, and I have provided the Local River Management Advisory Committee (LAC) with a copy of my complete application, including all supporting materials, via certified mail, in accordance with Env-Wq 1406.13. ☒ This project is *not* within one-quarter mile of a designated river.
Initials: NAH	For any project proposing that the impervious area be at least 15% but not more than 20% within the protected shoreland, I certify that the impervious area is not more than 20%. ☒ N/A

SECTION 12 - REQUIRED SIGNATURES (Env-Wq 1406.08)

Both the property owner and applicant must sign.

SIGNATURE (OWNER):	PRINT NAME LEGIBLY: Neil Hansen, See Authorization Letter	DATE: 5/2/2024
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY: Neil Hansen, See Authorization Letters	DATE: 5/2/2024

[1] Projects solely funded by municipal, county, state, or federal entities shall incur a permit application fee no greater than $3,750.
[2] "Abutter" means any person who owns property immediately contiguous to the property on which the proposed work will take place, or who owns flowage rights on such property. The term does not include properties separated by a public road or located more than ¼ mile from the limits of the proposed work. If contiguous properties are owned by the person who is proposing the work, then the term includes the person owning the next contiguous property, subject to the ¼ mile limitation.

SHORELAND PERMIT APPLICATION WORKSHEET

You must include this worksheet with every shoreland permit application. Include a separate worksheet for each individual lot of record where impacts are proposed.

In this worksheet, "pre-construction" impervious surface area[3] means all human-made impervious surfaces[4] currently present within the protected shoreland of a lot, whether to be removed or to remain after the project is completed. "Post-construction" impervious area means all impervious surfaces that will exist within the protected shoreland of a lot upon completion of the project, including both new and any remaining pre-construction impervious surfaces. All answers must be in square feet.

Calculating Impervious Area

CALCULATING THE IMPERVIOUS AREA OF A LOT WITHIN 250 FEET OF THE REFERENCE LINE (Env-Wq 1406.12)			
	STRUCTURE DESCRIPTION	**PRE-CONSTRUCTION IMPERVIOUS AREAS**	**POST-CONSTRUCTION IMPERVIOUS AREAS**
PRIMARY STRUCTURE(S) House and all attached decks and porches.	Primary Structures	20,200 FT^2	32,503 FT^2
ACCESSORY STRUCTURES All other impervious surfaces excluding lawn furniture, well heads, and fences. Common accessory structures may include driveways, walkways, patios and sheds.	Secondary Stuctures	202 FT^2	0 FT^2
	Pavement Parking Area	40,477 FT^2	29,998 FT^2
	Concrete and Paver Area	2,422 FT^2	8,247 FT^2
		FT^2	FT^2
		FT^2	FT^2
		FT^2	FT^2
	TOTAL:	**(A)** FT^2 63,301	**(B)** FT^2 70,748
Area of the lot located within 250 feet of reference line:			**(C)** FT^2 106,336
Percentage of lot covered by pre-construction impervious area within 250 feet of the reference line: *[divide (A) by (C) x 100]*			**(D) %** 59.5
Percentage of lot to be covered by post-construction impervious area within 250 feet of the reference line upon completion of the project: *[divide (B) by (C) x 100]*			66.5 **(E) %**

[3] **"Impervious surface area"** as defined in Env-Wq 1402.13 means, for purposes of the impervious surface limitation specified in RSA 483-B:9, V(g), the total footprint of each impervious surface that is located within the protected shoreland.

[4] **"Impervious surface"** as defined in RSA 483-B:4, VII-b means any modified surface that cannot effectively absorb or infiltrate water. Examples may include roofs, and unless designed to effectively absorb or infiltrate water, decks, patios, and paved, gravel, or crushed stone driveways, parking areas, and walkways.

Stormwater Management Requirements

IMPERVIOUS AREA THRESHOLDS (RSA 483-B:9, V(g))
☐ A net decrease or no net increase in impervious area is proposed (If **line E** is less than or equal to **line D**).
☐ The percentage of post-construction impervious area **(line E)** is less than or equal to 20%. This project *does not require* a stormwater management plan and *does not require* a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score.
☐ A net increase in impervious area is proposed and the percentage of post-construction impervious area **(line E)** is greater than 20%, but less than 30%. This project *requires* a stormwater management but *does not require* a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score. *See details on Application Checklist*
■ A net increase in impervious area is proposed and the percentage of post-construction impervious area **(line E)** is greater than 30%. This project *requires* a stormwater management plan designed and certified by a professional engineer *and requires* plans demonstrating that each waterfront buffer grid segment meets at least the minimum required tree and sapling point score. *See details on Application Checklist*

Natural Woodland Area Requirements

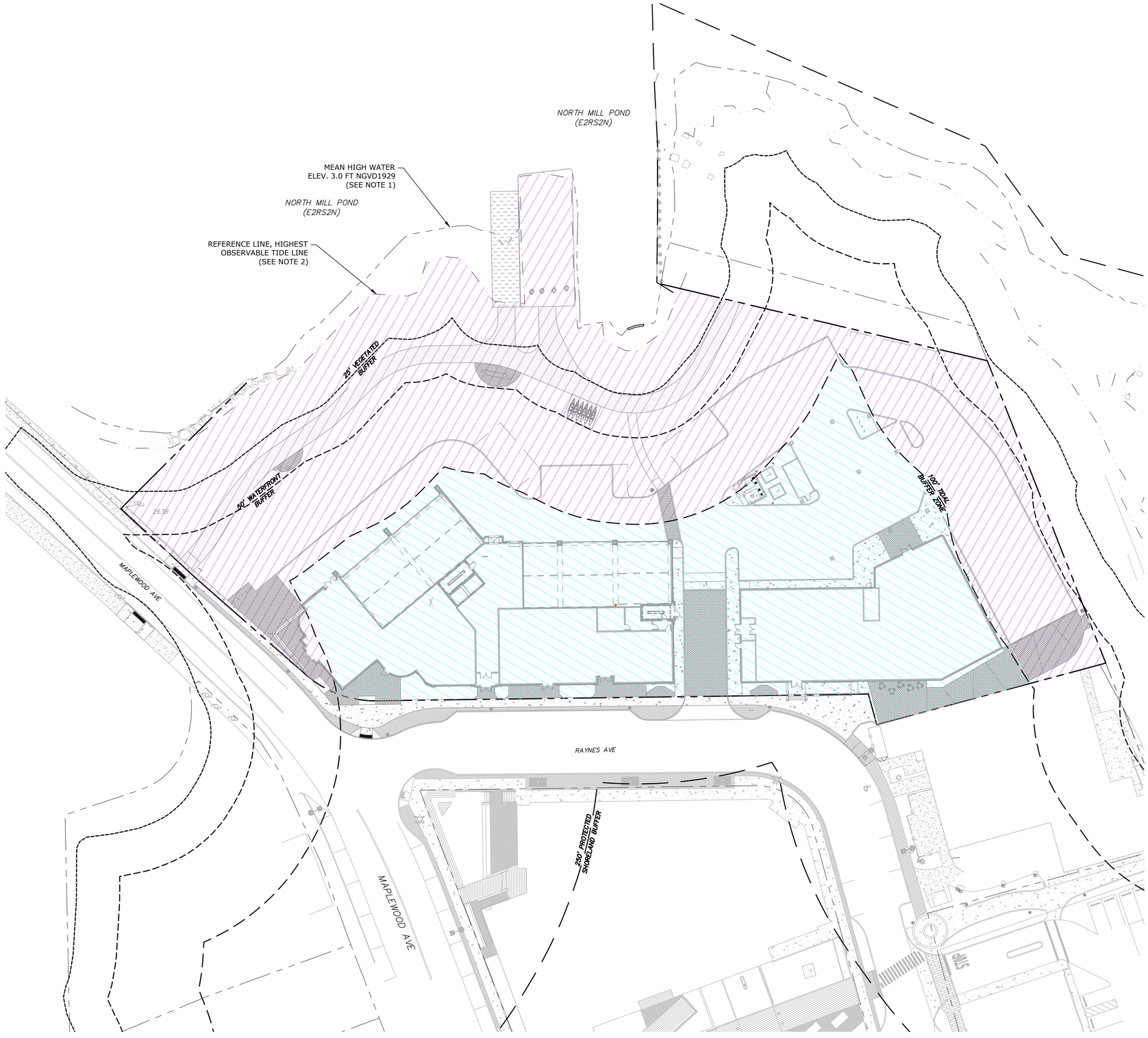
DETERMINING THE AREA TO REMAIN AS NATURAL WOODLAND	
Total area of the lot between 50 feet and 150 feet of the reference line within which the vegetation currently exists as natural woodland[5] *(see definition below).*	**(F)** FT^2 2,047
Total area of the lot between 50 feet and 150 feet from the reference line.	**(G)** FT^2 62,878
At least 25% of area **(G)** must remain in as natural woodland. *[0.25 x G]*	**(H)** FT^2 15,720
Place the lesser of area **(F)** and calculation **(H)** on this line. To comply with the *natural woodland area requirement*, this is the minimum area that must remain as natural woodland between 50 feet and 150 feet from the reference line. This area must be represented on all plans and this area, exclusive of existing lawn, must remain in an unaltered state[6].	2,047 **(I)** FT^2
Name of person who prepared this worksheet: Neil A Hansen	
Name and date of the plan associated with this worksheet: Natural Woodland Buffer Exhibit, Dated 4/19/2024	

[5] **"Natural Woodland"** means a forested area consisting of various species of trees, saplings, shrubs, and ground covers in any combination and at any stage of growth (483-B:4, XI).

[6] **"Unaltered State"** means native vegetation allowed to grow without cutting, limbing, trimming, pruning, mowing, or other similar activities except as needed for renewal or to maintain or improve plant health (483-B:4, XXIV-b).

PROPOSED MIXED USE DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

SHORELAND BUFFER ZONE IMPACT EXHIBIT



LEGEND

- 0'-100- SHORELAND BUFFER IMPACTS ADDRESSED UNDER RSA 482-A (58,650 SF)
- 100' - 250' SHORELAND BUFFER IMPACTS (47,636 SF)
- PROPERTY LINE
- ABUTTING PROPERTY LINE

NOTES:

1. MEAN HIGH WATER (EL. 3.0' NGVD1929) PER "MAPLEWOOD AVENUE CULVERT REPLACEMENT AND NORTH MILL POND RESTORATIONS, WATERFRONT/STRUCTURAL BASIS OF DESIGN, BY WATERFRONT ENGINEERS, LLC, DATED DECEMBER 30, 2009"
2. HIGHEST OBSERVABLE TIDE LINE DELINEATED BY TIGHE & BOND, DURING OCTOBER 2019 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 AND THE INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION (OCTOBER 2009).

N

0 30' 60'

GRAPHIC SCALE

Tighe&Bond

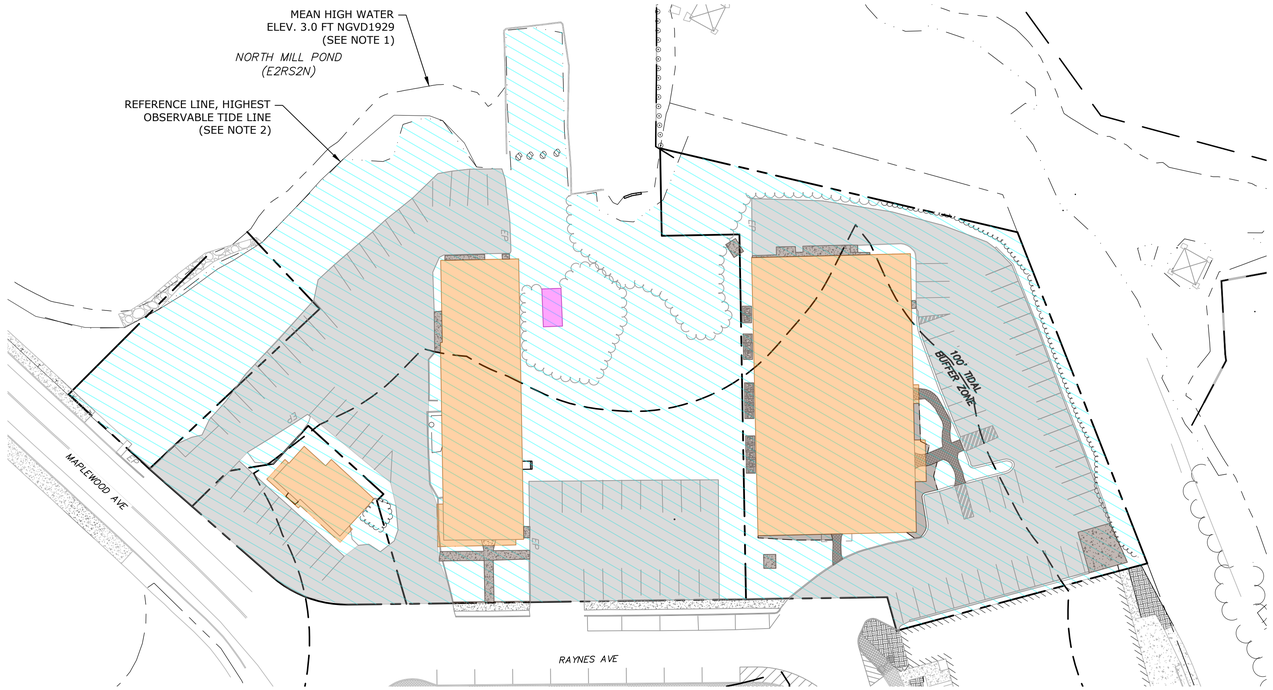
April 19, 2024
P-0595-007-EXHIBITS.dwg

PROPOSED MIXED USE DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

SHORELAND IMPERVIOUS AREA EXHIBIT

LEGEND

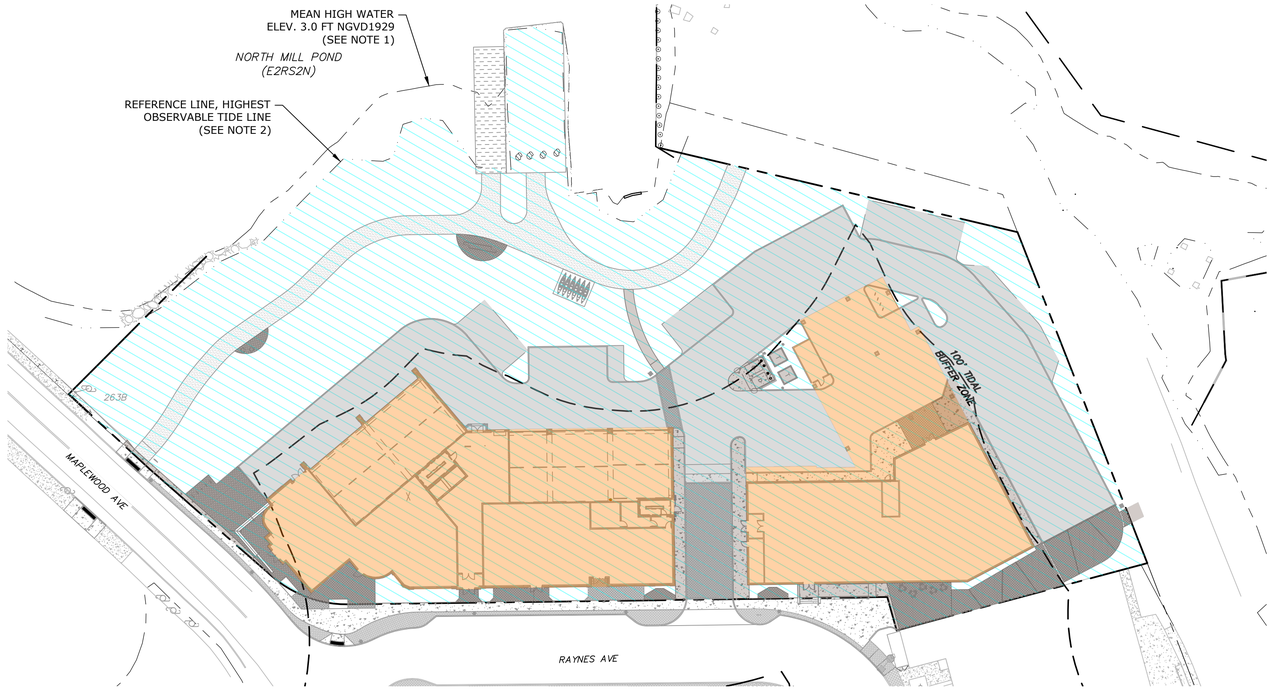
- TOTAL LOT AREA WITHIN REFERENCE LINE (106,336 SF)
- PRIMARY STRUCTURES AREA (20,200 SF)
- SECONDARY STRUCTURES AREA (202 SF)
- PAVEMENT PARKING AREA (40,477 SF)
- CONCRETE AND PAVER AREA (2,422 SF)



PRE-DEVELOPMENT
SCALE 1"=40'

LEGEND

- TOTAL LOT AREA WITHIN REFERENCE LINE (106,336 SF)
- PRIMARY STRUCTURES AREA (32,503 SF)
- PAVEMENT PARKING AREA (29,998 SF)
- CONCRETE AND PAVER AREA (8,247 SF)



POST-DEVELOPMENT
SCALE 1"=40'

NOTES:

1. MEAN HIGH WATER (EL. 3.0' NGVD1929) PER "MAPLEWOOD AVENUE CULVERT REPLACEMENT AND NORTH MILL POND RESTORATIONS, WATERFRONT/STRUCTURAL BASIS OF DESIGN, BY WATERFRONT ENGINEERS, LLC, DATED DECEMBER 30, 2009"
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N

0 40' 80'
GRAPHIC SCALE

Tighe&Bond

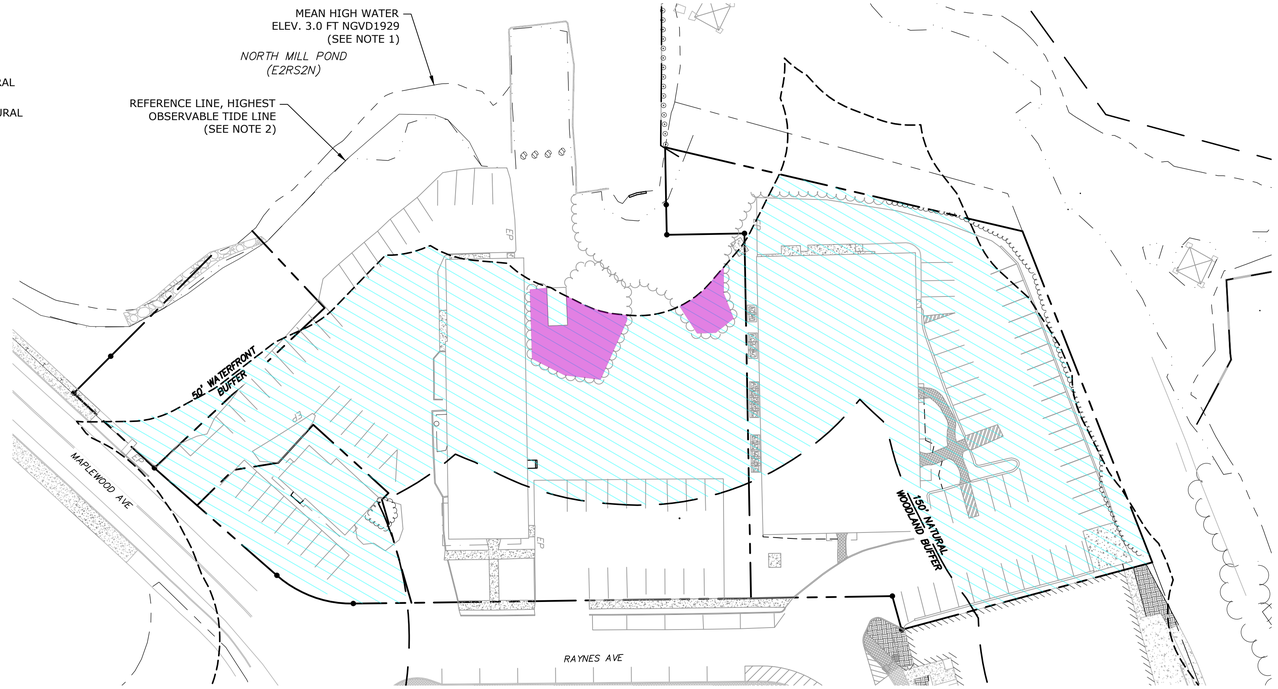
April 19, 2024
P-0595-007-EXHIBITS.dwg

PROPOSED MIXED USE DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

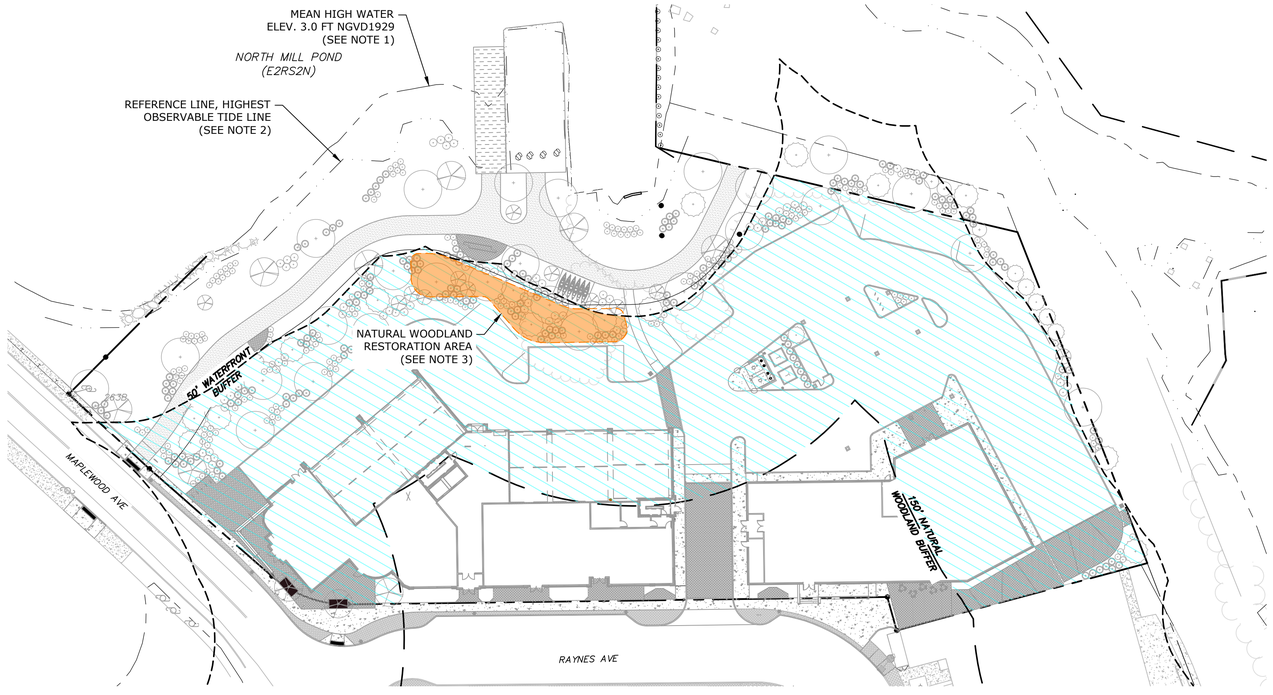
NATURAL WOODLAND BUFFER EXHIBIT

LEGEND

- 50'-150' TOTAL LOT AREA (62,878 SF)
- 50' - 150' PRE-DEVELOPMENT NATURAL WOODLAND AREA (2,047 SF)
- 50' - 150' POST-DEVELOPMENT NATURAL WOODLAND AREA (2,133 SF)



PRE-DEVELOPMENT
SCALE 1"=40'



POST-DEVELOPMENT
SCALE 1"=40'

NOTES:
1. MEAN HIGH WATER (EL. 3.0' NGVD1929) PER "MAPLEWOOD AVENUE CULVERT REPLACEMENT AND NORTH MILL POND RESTORATIONS, WATERFRONT/STRUCTURAL BASIS OF DESIGN, BY WATERFRONT ENGINEERS, LLC, DATED DECEMBER 30, 2009"
2. HIGHEST OBSERVABLE TIDE LINE DELINEATED BY TIGHE & BOND, DURING OCTOBER 2019 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 AND THE INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION (OCTOBER 2009).
3. ALL PROPOSED VEGETATION WITHIN THE NATURAL WOODLAND RESTORATION AREA SHALL BE CONFIRMED IN GOOD HEALTH AFTER THE FIRST GROWING SEASON AT WHICH TIME NO MAINTENANCE OR CLEARING OF THIS AREA SHALL BE COMPLETED. DESIGNATED NATURAL WOODLAND AREA SHALL REMAIN IN AN UNALTERED, UNMAINTAINED STATE.

N

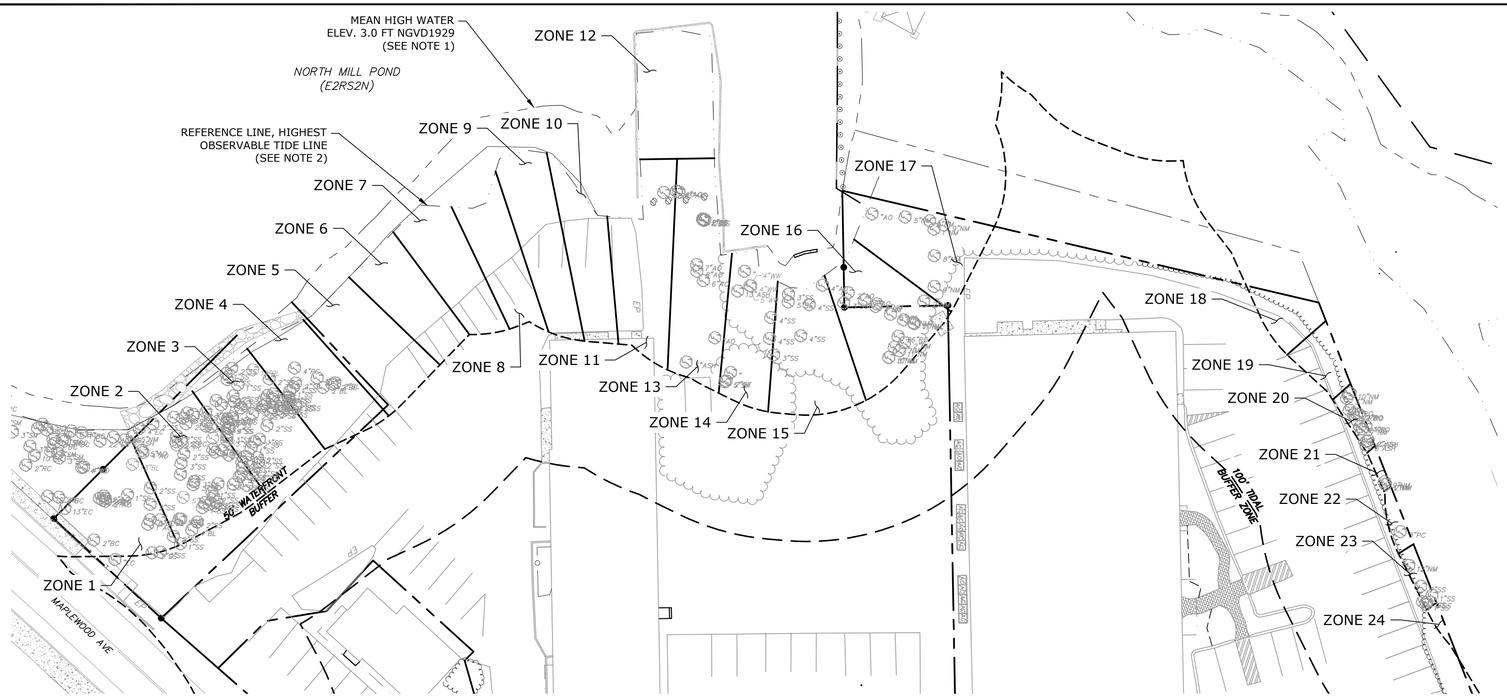
0 40' 80'
GRAPHIC SCALE

Tighe&Bond

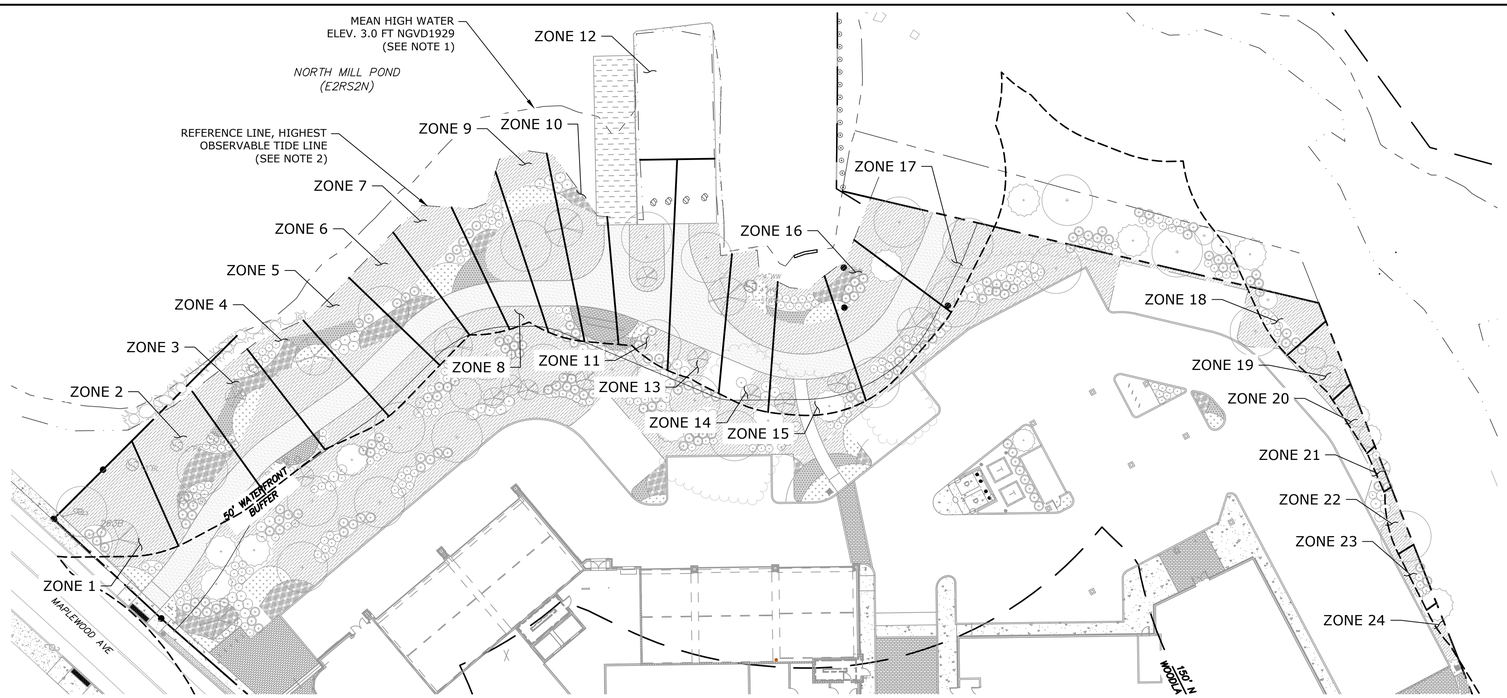
April 19, 2024
P-0595-007-EXHIBITS.dwg

PROPOSED MIXED USE DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

WATERFRONT BUFFER IMPACT EXHIBIT



PRE-DEVELOPMENT
SCALE 1"=40'



POST-DEVELOPMENT
SCALE 1"=40'

LEGEND

BUFFER GRID LIMITS

ZONE 17 — BUFFER GRID DESIGNATION

EXISTING TREE

PROPOSED TREE

PROPOSED SHRUB

PROPOSED GROUND COVER

ABBREVIATIONS	
AO	AUTUMN OLIVE
ASH	ASH SP.
BC	BLACK CHERRY
BF	BALSAM FIR
BL	BLACK LOCUST
EC	EASTERN COTTONWOOD
NM	NORWAY MAPLE
PC	PIN CHERRY
RC	EASTERN RED CEDAR
RO	NORTHERN RED OAK
SM	SUGAR MAPLE
SS	STAGHORN SUMAC
WW	WILLOW SP.

TREE POINT SCORE																				
BUFFER GRID ID	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
PRE-DEVELOPMENT	49	84	68	10	0	0	0	0	0	0	21	0	36	51	18	85	37	0[1]	0[1]	38[1]	13[1]	1[1]	5[1]	0[1]
POST-DEVELOPMENT	35	25	35	15	15	15	10	10	15	15	25	0	25	30	25	25	25	10[1]	19[1]	18[1]	14[1]	10[1]	9[1]	1[1]

(1) - ONLY THE VEGETATION WITHIN THE PROJECT PARCEL WAS SURVEYED AND COUNTED IN THE TREE POINT SCORE VALUE. THE ABUTTING PARCEL TO THE NORTHEAST OF THE PROJECT IS HEAVILY VEGETATED BETWEEN THE PROPERTY LINE AND THE HIGHEST OBSERVABLE TIDE LINE.

NOTES:
1. MEAN HIGH WATER (EL. 3.0' NGVD1929) PER "MAPLEWOOD AVENUE CULVERT REPLACEMENT AND NORTH MILL POND RESTORATIONS, WATERFRONT/STRUCTURAL BASIS OF DESIGN, BY WATERFRONT ENGINEERS, LLC, DATED DECEMBER 30, 2009"
2. HIGHEST OBSERVABLE TIDE LINE DELINEATED BY TIGHE & BOND, DURING OCTOBER 2019 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 AND THE INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION (OCTOBER 2009).
3. THE WATERFRONT BUFFER VEGETATION SURVEY WAS COMPLETED BY TIGHE & BOND IN DECEMBER 2023.
4. INVASIVE SPECIES WERE EXCLUDED FROM THE TOTAL POINT SCORE CALCULATION.

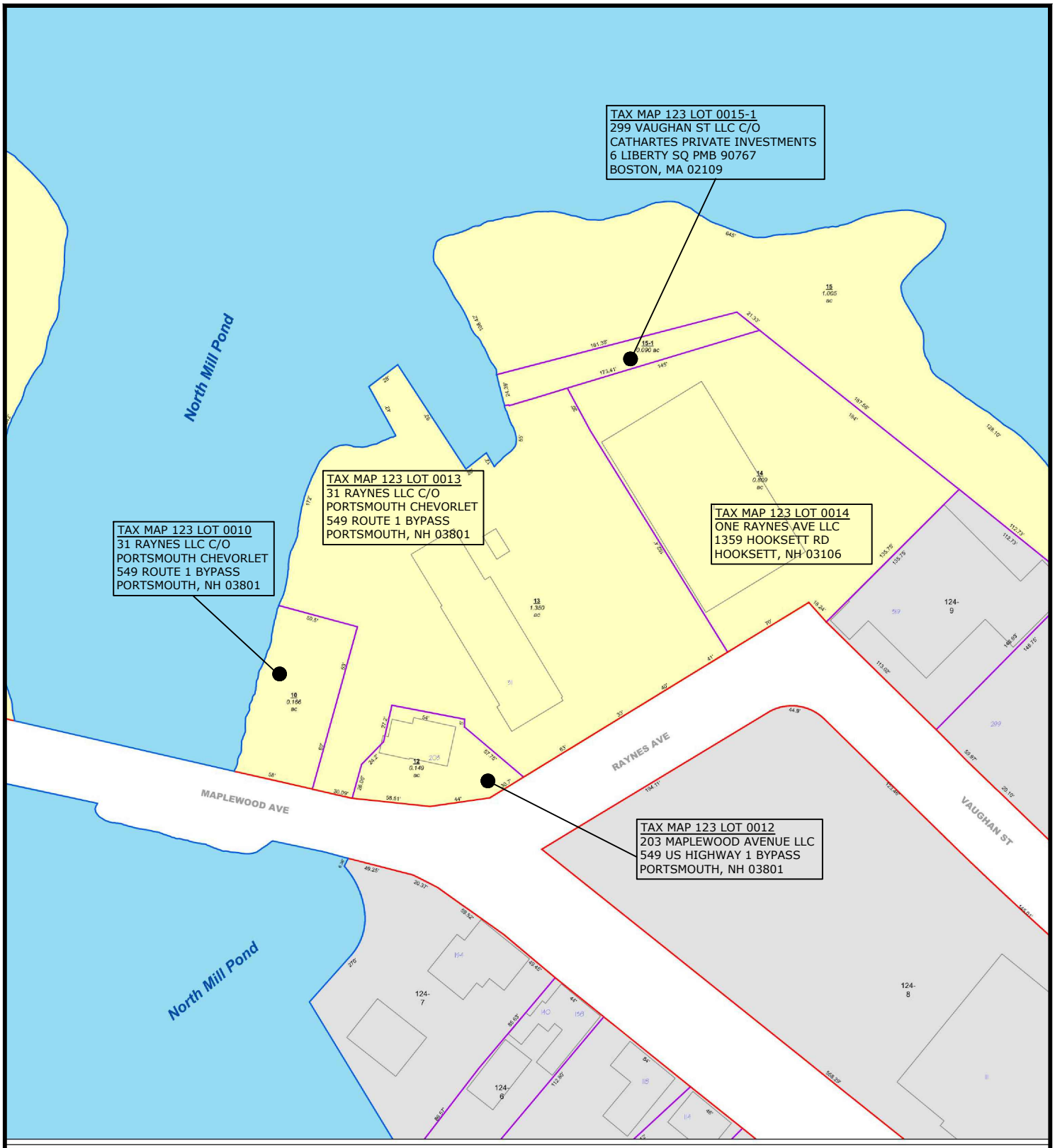
N

0 40' 80'
GRAPHIC SCALE

Tighe&Bond

April 19, 2024
P-0595-007-EXHIBITS.dwg

APPENDIX C



CITY OF PORTSMOUTH TAX MAP
PORTSMOUTH, NH, USA

REFERENCE:
TAX MAP 123
PORTSMOUTH, NEW HAMPSHIRE
(2019)

DATE: 5/1/2024

SCALE: AS SHOWN

Tighe&Bond
Engineers | Environmental Specialists

May 01, 2024-10:32am Plotted By: JBowman
Tighe & Bond, Inc. J:\P\P0595 Pro Con General Proposals\P0595-007 Raynes Ave Hotel\Drawings_Figures\AutoCAD\Sheet\P-0595-007-TAXMAP.dwg

PUBLIC NOTICE

NOTICE OF INTENT TO FILE

Please take notice that North Mill Pond Holdings, LLC, applicant, is intending to file a Standard Dredge & Fill Wetlands Permit Application with the New Hampshire Department of Environmental Services for a proposed site development at Raynes Avenue in Portsmouth, New Hampshire.

The proposed project is located on 5 previously developed lots for a combined total area of 2.48 acres and currently has three existing buildings, a one (1) story laundromat, a two (2) story office building, and finally a two (2) story gym and office building. The proposed project will consist of two (2) new buildings, a five (5) story mixed use building, and a five (5) story 128 room hotel, as well as associated site improvements such as paving, stormwater management, utilities, and lighting.

The proposed project is located within the 100 FT upland tidal buffer zone (TBZ) and the 250 Shoreland Buffer for North Mill Pond. The TBZ area currently consists of existing buildings, pavement areas (sidewalks and parking), and lawn areas.

Plans and details of this application are on file, for your review, at the City of Portsmouth Clerk's Office, 1 Junkins Avenue, Portsmouth, New Hampshire (8:00am - 4:30pm) or at the NHDES Wetlands Bureau, 29 Hazen Drive, Concord, New Hampshire (8:00am - 4:00pm).

Abutters List
Proposed Mixed Use Development
1 Raynes Avenue
Portsmouth, New Hampshire

ABUTTERS	**MAP #**	**LOT #**
319 Vaughan Street Center LLC 104 Grafton Dr Portsmouth, NH 03801	124	9
City of Portsmouth 1 Junkins Ave Portsmouth, NH 03801	123	15

7018 1130 0001 0367 0020

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$ 4.40

Extra Services & Fees *(check box, add fee as appropriate)*
- [X] Return Receipt (hardcopy) $ 3.65
- [ ] Return Receipt (electronic) $
- [ ] Certified Mail Restricted Delivery $
- [ ] Adult Signature Required $
- [ ] Adult Signature Restricted Delivery $

Postage
$ 0.64

Total Postage
$ 8.69

Postmark Here

Sent To
319 Vaughan Street Center LLC

Street and Apt.
104 Grafton Dr.

City, State, ZIP
Portsmouth, NH 03801

25-0595-007. C. Krzcuik
WETLAND

PS Form 3800

7018 1130 0001 0367 0013

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$ 4.40

Extra Services & Fees *(check box, add fee as appropriate)*
- [X] Return Receipt (hardcopy) $ 3.65
- [ ] Return Receipt (electronic) $
- [ ] Certified Mail Restricted Delivery $
- [ ] Adult Signature Required $
- [ ] Adult Signature Restricted Delivery $

Postage
$ 0.64

Total Postage ar
$ 8.69

Postmark Here

Sent To
City of Portsmouth

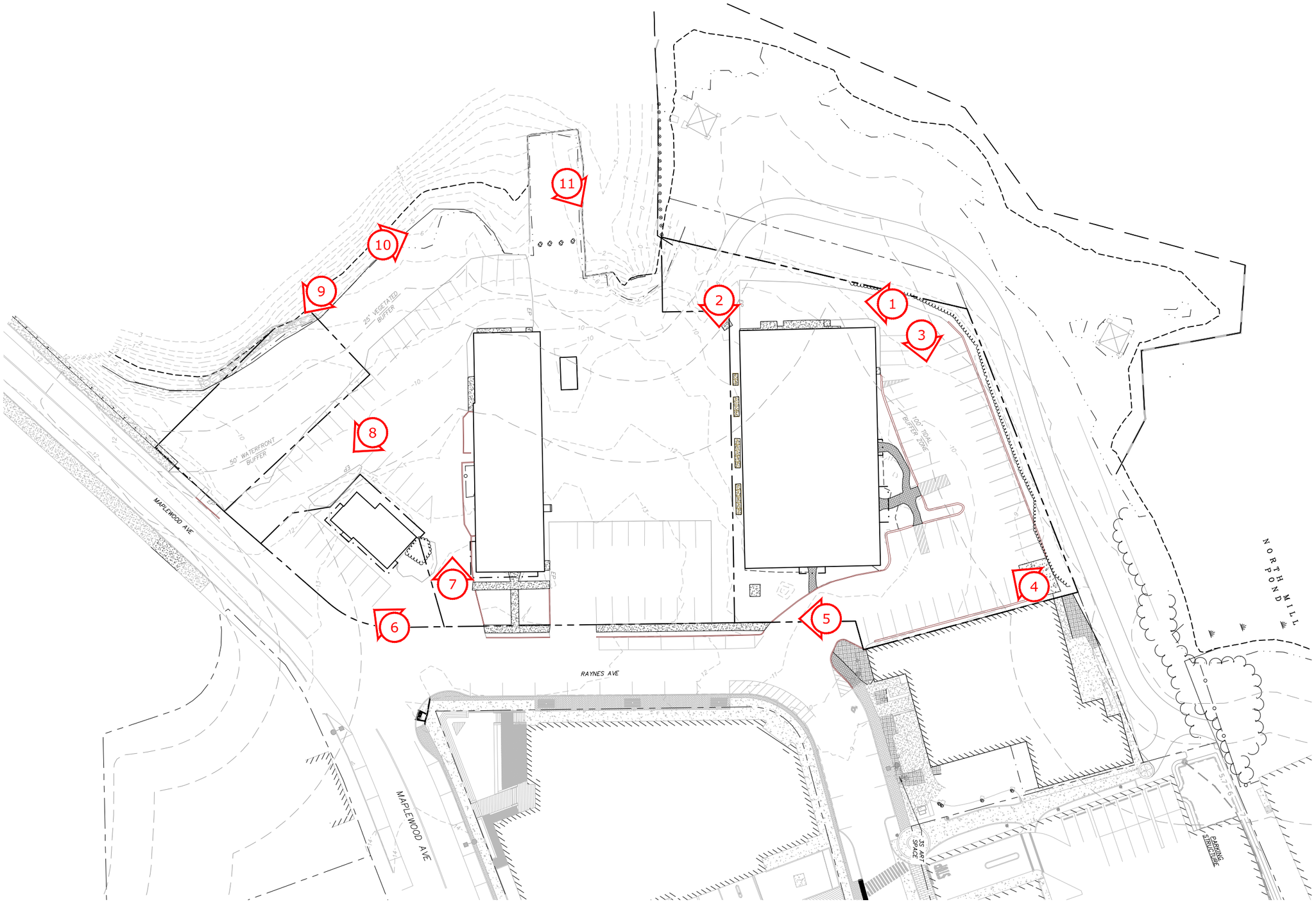
Street and Apt. N
1 Junkins Ave

City, State, ZIP+4
Portsmouth, NH 03801

25-0595-007, C. Krzcuik
WETLAND

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

RAYNES AVENUE
PORTSMOUTH, NH



P-0595-007-EXHIBITS.dwg

PHOTO LOCATION PLAN

SCALE IN FEET
0 30 60 120

Tighe&Bond
177 Corporate Drive
Portsmouth, NH 03801
(603) 433-8818

Photographic Log

Client: North Mill Pond Holdings, LLC **Job Number:** P0595-007

Site: Raynes Avenue, Portsmouth, NH

Photograph No.: 1	**Date:** 11/10/2020	**Direction Taken:** Southwest
Description: Looking southwest along the backside of the existing gym.		

Photograph No.: 2	**Date:** 11/10/2020	**Direction Taken:** South
Description: Looking south along the backside of the existing gym		

Photographic Log

Client: North Mill Pond Holdings, LLC **Job Number:** P0595-007

Site: Raynes Avenue, Portsmouth, NH

Photograph No.: 3	**Date:** 11/10/2020	**Direction Taken:** Southeast
Description: Looking at the existing parking lot near the two story gym		

Photograph No.: 4	**Date:** 11/10/2020	**Direction Taken:** West
Description: Looking at the existing paved parking lot and gym.		

Photographic Log

Client: North Mill Pond Holdings, LLC **Job Number:** P0595-007

Site: Raynes Avenue, Portsmouth, NH

Photograph No.: 5	**Date:** 11/10/2020	**Direction Taken:** Southwest
Description: Looking along Raynes Ave directly adjacent to the proposed project.		

Photograph No.: 6	**Date:** 11/10/2020	**Direction Taken:** West
Description: Looking at the existing parking lot and laundromat adjacent to Maplewood Avenue.		

Photographic Log

Client: North Mill Pond Holdings, LLC **Job Number:** P0595-007

Site: Raynes Avenue, Portsmouth, NH

Photograph No.: 7	**Date:** 11/10/2020	**Direction Taken:** Northwest
Description: Looking between the existing laundromat and existing office building.		

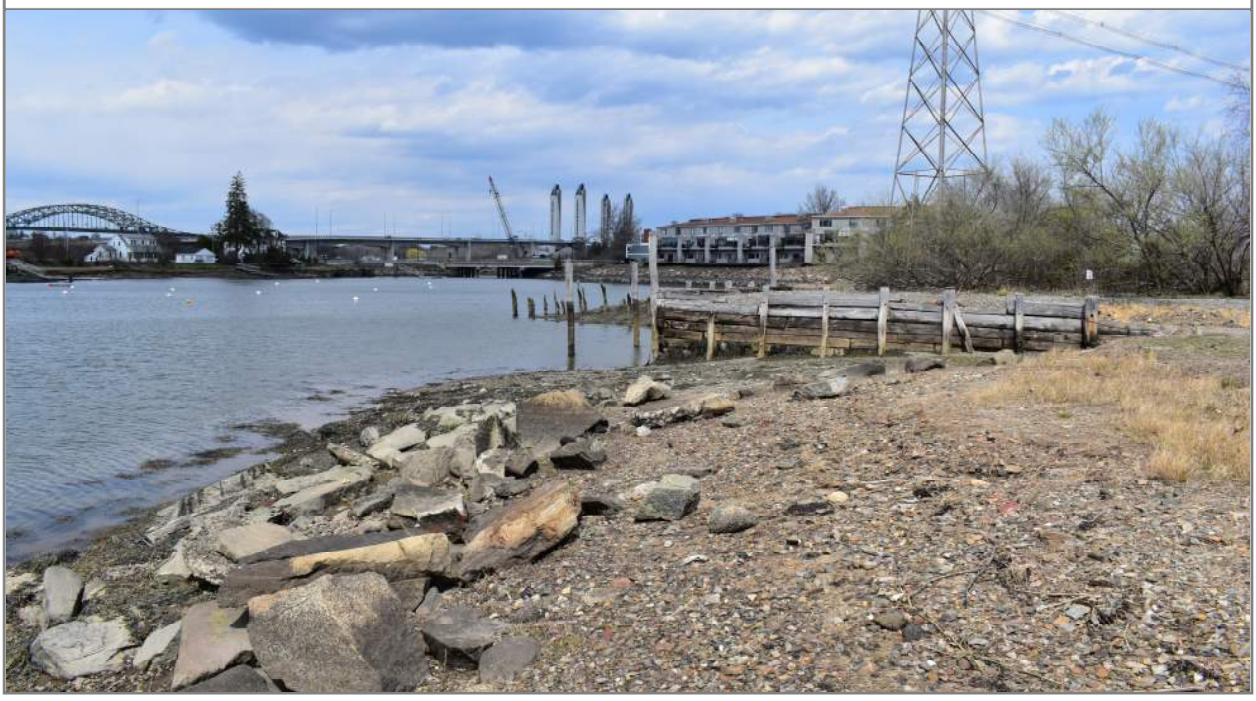
Photograph No.: 8	**Date:** 11/10/2020	**Direction Taken:** South
Description: Looking at the existing parking lot between the laundromat and tidal North Mill Pond.		

Client: North Mill Pond Holdings, LLC **Job Number:** P0595-007

Site: Raynes Avenue, Portsmouth, NH

Photograph No.: 9	**Date:** 4/20/2021	**Direction Taken:** South
Description: Looking along North Mill Pond toward Maplewood Avenue.		

Photograph No.: 10	**Date:** 4/20/2021	**Direction Taken:** North
Description: Looking along North Mill Pond at the existing timber pier.		

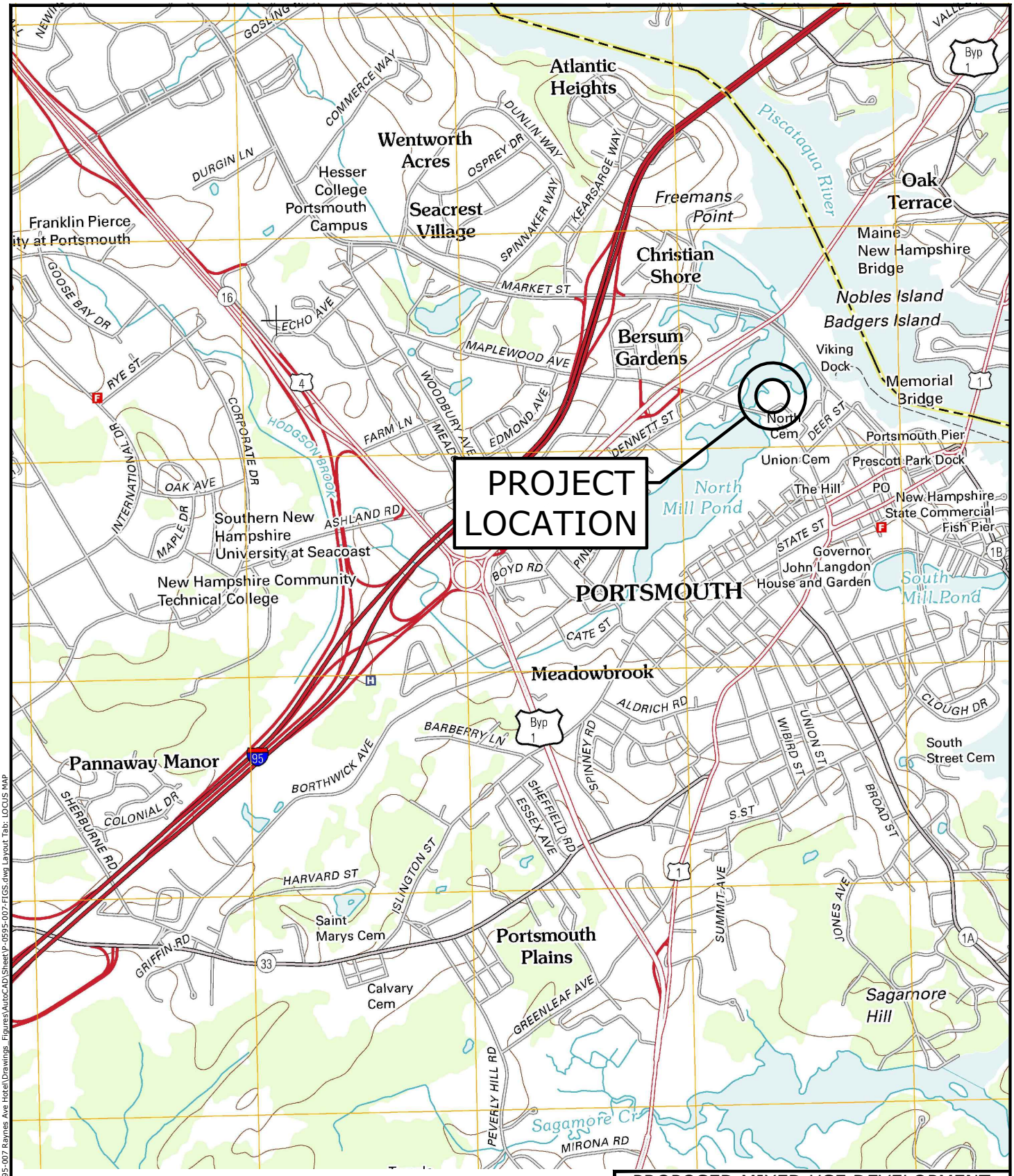


Photographic Log

Client: North Mill Pond Holdings, LLC **Job Number:** P0595-007

Site: Raynes Avenue, Portsmouth, NH

Photograph No.: 11	**Date:** 4/20/2021	**Direction Taken:** Southeast
Description: Standing on the existing timber pier looking at the stormwater outfall between the gym and office building.		



N

PROPOSED MIXED USE DEVELOPMENT
RAYNES AVE
PORTSMOUTH, NEW HAMPSHIRE

SITE LOCATION MAP
(SCALE: 1" = 2,000')

DATE:	11/5/2020
FILE:	P-0595-007-FIGS.DWG
DRAWN BY:	CJK
CHECKED:	PMC
APPROVED:	BLM

Tighe&Bond
Engineers | Environmental Specialists

Last Save Date: July 23, 2019 4:33 PM By: CKRZCUIK
Plot Date: Thursday, November 05, 2020 Plotted By: Colter Krzcuik
T&B File Location: J:\P\P0595 Pro Con General Proposals\P0595-007 Raynes Ave Hotel\Drawings_Figures\AutoCAD\Sheet\P-0595-007-FIGS.dwg Layout Tab: LOCUS MAP

& SPRINGER, PLLC
ONE NEW HAMPSHIRE AVE., STE. 215
PORTSMOUTH, NH 03801

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
3 THOUSAND 9 HUNDRED AND 54 DOLLARS
063006 777458 $3954.00
VOID IF ALTERED

0404476

2006 JUN 30 PM 1:05

ROCKINGHAM COUNTY REGISTRY OF DEEDS

WARRANTY DEED

Know All Persons By These Presents, That **Antonio Esposito, Trustee of the Antonio Esposito Revocable Trust**, u/d/t dated April 13, 1995, of Greenland in the County of Rockingham and State of New Hampshire, for consideration paid, grant to **31 Raynes, LLC**, a New Hampshire limited liability company of 2025 Woodbury Avenue, Newington in the County of Rockingham and State of New Hampshire, with ***warranty covenants***, the following described premises:

Antonio Esposito Revocable Trust

TRACT I: A certain lot or parcel of land situate in Portsmouth, Rockingham County, New Hampshire, bounded and described as follows:

Beginning at a point on the Southerly side of the Piscataqua River at land now or formerly of Eldred V. Straw and running Southerly on a course South 66° 24' East, fifty-three (53) feet to a hub; thence South 7° 58' East, Sixteen (16) feet to a point at a corner of land of said Straw; thence North 16° 11' East, Sixty-three (63) feet to a hub; thence North 73° 49' West, fifty-nine and one-half (59.5) feet to the Piscataqua River; thence along said River, Forty (40) feet to the point and place of beginning. All distances used herein being more or less as the case may be, and also granting a right-of-way in common with others from Maplewood Avenue to the demised premises.

The above premises are also shown on a plan recorded at the Rockingham County Registry of Deeds as Plan C-3277.

TRACT II: A certain lot or parcel of land, with the buildings thereon, situated on the easterly side of Maplewood Avenue in Portsmouth, Rockingham County, New Hampshire, bounded and described as follows:

Beginning at the Piscataqua River at the Northwest corner of the land herein conveyed and running South 76° 41' East, Fifty-eight (58) feet, more or less, to a stake in the ground at land now or formerly of the heirs of John August Hett; thence turning and running by land of said heirs of John August Hett, North 16° 11' East, Sixty (60) feet to a stake in the ground at the land of said heirs of John August Hett; thence turning and running by land of said Hett heirs, North 7° 58' West, Sixteen (16) feet to a stake in the ground; thence turning and running by land of said Hett heirs, North 66° 24' West, Fifty-three (53) feet, more or less, to the Piscataqua River; thence turning and running by said Piscataqua River in a westerly direction to the point of beginning.

Together with a right-of-way as shown on the plan of this property, which is hereinafter referred to, said right-of-way being Twelve (12) feet wide and extending Sixty (60) feet in length; thence is reserved and excepted the right of the heirs and assigns of George Raynes to maintain and repair existing sewer, in, upon, under and across the said premises from other property now or formerly of the heirs of George Raynes on the southerly side of Raynes Avenue as appurtenant to as a whole or severed.

The above premises are also shown as Lot 1 on a plan recorded in Rockingham County Records as Plan No. 0884.

Being the same premises conveyed to Antonio Esposito, Trustee of The Antonio Esposito Revocable Trust by deed of Antonio Esposito dated April 13, 1995 recorded in the Rockingham County Registry of Deeds at Book 3099, Page 2759.

THIS IS NOT HOMESTEAD PROPERTY.

Dated this 30th day of June, 2006.

The undersigned trustee as Trustee under the Antonio Esposito Revocable Trust created by Antonio Esposito, as grantor, under trust agreement dated April 13, 1995 and Trustee has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

Antonio Esposito Revocable Trust

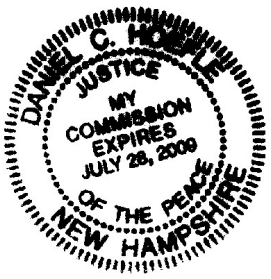
By: _____
Antonio Esposito, Trustee

The State of New Hampshire
Rockingham, SS

June 30, 2006

Personally appeared the above named Antonio Esposito in his capacity as Trustee of the Antonio Esposito Revocable Trust, known to me or satisfactorily proven to be the person whose name is subscribed to the within document and acknowledged that he executed the same for the purposes contained therein,

Before me,



_____
~~Notary Public~~/Justice of the Peace
Print Name:
My Commission Expires:

BOSEN & SPRINGER, PLLC
ONE NEW HAMPSHIRE AVE., STE 215
PORTSMOUTH, NH 03801

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
27 THOUSAND 5 HUNDRED AND 48 DOLLARS
26 3006 777459 $27548.00
VOID IF ALTERED

040477

2006 JUN 30 PM 1:05

ROCKINGHAM COUNTY REGISTRY OF DEEDS

WARRANTY DEED

Know All Persons By These Presents, That **Rose B. Esposito, Trustee of the Rose B. Esposito Revocable Trust**, u/d/t dated April 13, 1995, of Greenland in the County of Rockingham and State of New Hampshire, for consideration paid, grant to **31 Raynes, LLC**, a New Hampshire limited liability company of 2025 Woodbury Avenue, Newington in the County of Rockingham and State of New Hampshire, with ***warranty covenants***, the following described premises:

Five certain lots or parcels of land situate in Portsmouth, County of Rockingham and State of New Hampshire, bounded and described as follows:

Parcel I:

A certain lot or parcel of land in Portsmouth, New Hampshire, with the buildings thereon, situated on the northerly side of Raynes Avenue and the easterly side of Maplewood Avenue, bounded and described as follows:

Beginning on said Raynes Avenue at an iron pipe in the ground at the junction of the land herein conveyed and land now or formerly of Robert Palfrey and running by said Raynes Avenue, S 59° 42' W, 63 feet to a point on said Raynes Avenue to land now or formerly of Ralph H. MacDonald; thence turning and running N 47° 20' W, 57.75 feet to a point; thence turning and running N 12° 57' E, 5 feet to a point; thence turning and running N 75° 3' W, 54 feet to a point; thence turning and running S 12° 57' W, 27.2 feet to a point; thence turning and running S 51° 20' W, 24.2 feet to a point; thence turning and running S 16° 11' W, 26.06 feet to a point at Maplewood Avenue (all of said last mentioned boundaries being by the land of said MacDonald); thence turning and

running N 78° 17' W, 30.09 feet to land now or formerly of Peter Anania; thence turning and running by said Anania land N 16° 11' E, 60 feet to a point; thence turning and running by said Anania land N 7° 58' W, 16 feet to a point; thence turning and running by said Anania land N 66° 24' W, 53 feet, more or less, to the outlet of the North Mill Pond; thence turning and running in a northerly and thence in a southerly direction by said outlet of said North Mill Pond to an iron pipe in the ground to land now or formerly of Archille Bazzochi; thence turning and running by land of said Bazzochi, S 30° 7' E, 82.3 feet to a stake in the ground at the junction of land of said Robert Palfrey and Archille Bazzochi; thence turning and running by land of said Palfrey S 59° 42' W, 33 feet to an iron pipe in the ground; thence turning and running by land of said Palfrey, S 30° 16' E, 110 feet to the point of beginning.

There is reserved and excepted the right of Carl Anania, his heirs and assigns to uses in common with others having rights herein a right-of-way as shown on plan entitled "Land of the Heirs of John August Hett, Raynes and Maplewood Avenues, Portsmouth, N.H., April 1938, John W. Durgin, Civil Engineer" recorded in Rockingham Records.

There is reserved and excepted the rights of others to use in common with N.J. Gendron Lumber Co., its successors or assigns, a right-of-way extending easterly from Maplewood Avenue on the easterly side thereof, at a point 30.09 feet southerly from land formerly of Peter Anania, and running N 78° 17' W, 18.09 feet to the right-of-way above mentioned; thence turning and running N 16° 11' E along said other right-of-way a distance of 26.06 feet; thence turning and running parallel to Maplewood Avenue in a southerly direction 18.09 feet to a point; thence turning and running S 16° 11' W, 26.06 feet to the point of beginning.

There is reserved and excepted the right of the heirs and assigns of George Raynes to maintain and repair existing sewers, in upon, under and across the said premises from other property of the heirs of George Raynes on the southerly side of Raynes Avenue as appurtenant to, as a whole, or severed, see deed of Charles J. Griffin, Executor, 1104/466, re-recorded 1264/80.

PARCEL II:

A certain piece or parcel of land, situated on the northerly side of Raynes Avenue, so-called, in said Portsmouth, and bounded and described as follows, viz:

Beginning at the southwesterly corner of the lot herein conveyed at land formerly of the Estate of George Raynes and running northerly by said last mentioned land to the water of the outlet of the North Mill Pond; thence turning and running easterly by the water to a point 40 feet a distance from the first course, or westerly sideline of said lot, measured at right angles thereto; thence turning and running southerly by the second parcel of land herein described to said Raynes Avenue; thence turning and running westerly by said Raynes Avenue 40 feet to the point of beginning.

PARCEL III:

A certain parcel or lot of land, situate in Portsmouth, County of Rockingham and State of New Hampshire, with the buildings thereon, if any, situated upon the northerly side of Raynes Avenue, so-called, in said Portsmouth and bounded and described as follows:

Beginning at a point on said Raynes Avenue at the southeasterly corner of the parcel first herein described and running easterly by said Raynes Avenue 41 feet to a hub in the ground at land formerly of Oliver W. Ham; thence turning and running northerly 162.4 feet by said last mentioned land to a hub in the ground; thence turning and running westerly by said last mentioned land 41 feet to a hub in the ground at the first parcel herein described; thence turning and running Southerly by the first parcel herein described 162.4 feet to the point of beginning.

PARCEL IV:

A certain parcel or lot situate in Portsmouth, County of Rockingham and State of New Hampshire, situated to the north of the second parcel hereinabove described and adjoining the same, and bounded and described as follows:

Beginning at a point which is the southwesterly corner of the parcel herein conveyed and the northwesterly corner of parcel two aforesaid; thence running easterly by and along the northerly boundary of parcel two a distance of 41 feet, more or less, to land formerly of Oliver W. Ham; thence turning and running northerly by and land said Ham land a distance of 30 feet; more or less, to other land formerly of said Ham; thence turning and running westerly still by and along said Ham land, a distance of 41 feet, more or less, to the parcel first hereinabove described; thence turning and running southerly by and along said parcel first hereinabove described a distance of 30 feet, more or less, to the point of beginning.

Together with all right, title and interest of the grantor to any land lying between the premises and the above mentioned outlet to the North Mill Pond.

PARCEL V:

A certain parcel of land with the buildings thereon, situated on the northerly side of Raynes Avenue, in Portsmouth, County of Rockingham and State of New Hampshire, bounded and described as follows:

Beginning at an iron pipe in the ground on said Raynes Avenue at the junction of the land herein described and land of the heirs of John August Hett and running N 30° 16' W, 110 feet to an iron pipe in the ground at land of the heirs of John August Hett; thence turning and running by said land of the heirs of John August Hett, N 59° 42' E, 33 feet to a stake in the ground at land now or formerly of Archille Bazzochi; thence turning and running by land of said Bazzochi S 30° 16' E, 110 feet to Raynes Avenue; thence turning and running by said Raynes Avenue S 59° 42' W, 33 feet to the point of beginning.

There is reserved and excepted the right of the heirs and assigns of George Raynes to maintain and repair existing sewers, in, upon, under and across said premises from other property of the heirs of George Raynes on the southerly side of Raynes Avenue as appurtenant to, as a whole, or severed.

Meaning and intending hereby to convey Lot #3 on a plan of Lots entitled "Land of the Heirs of John August Hett, Raynes and Maplewood Aves., Portsmouth, N.H., April 1938, John W. Durgin Civil Engineer," and recorded in Rockingham Records.

Reserving and excepting from the foregoing a certain lot or parcel of land situate in Portsmouth, County of Rockingham and State of New Hampshire, bounded and described as follows:

Beginning at a point on the southerly side of the outlet of the North Mill Pond to the Piscataqua River at land now or formerly of Eldred V. Straw, et ux and running southerly on a course S 66° 24' E, 53 feet to a hub; thence S 7° 58' E, 16 feet to a hub; thence N 16° 11' E, 63 feet to a hub; thence N 73° 49' W, 59.5 feet to the southerly side of the outlet of the North Mill Pond to the Piscataqua River; thence along said southerly side of the outlet of the North Mill Pond, 40 feet to the point and place of beginning. All distances used herein being more or less as the case may be, and also granting a right-of-way in common with others from Maplewood Avenue to the demised premises. Said parcel having been conveyed by William W. Seaward, Jr., et al on August 18, 1971 to Eldred

V. Straw and Barbara J. Straw by warranty deed recorded in Rockingham County Records, Book 2089, Page 374, and by confirmatory deed dated October 25, 1972, recorded in Rockingham County Records, Book 2180, Page 426.

All parcels conveyed herein are SUBJECT to an easement in favor of Joseph J. Sawtelle, Jr., as Trustee of Junonia Trust, its heirs and assigns, including Joseph G. Sawtelle, Trustee of Portsmouth Conservation Easement Trust, it heirs, and assigns. This easement shall run along the entire waterfront portions of the parcels herein conveyed and shall be fifteen feet in width beginning at the knuckle of the bank of the North Mill Pond as it may from time to time exist and extending inland fifteen feet. The purpose of this easement is to create the right to place a walkway across the property and to landscape the area. Grantor, its heirs and assigns shall have a right to pass and repass across this fifteen foot strip and Grantee, its heirs and assigns shall do nothing to prevent Grantor, its heirs and assigns from exercising that right.

Being the same premises conveyed to Rose B. Esposito, Trustee of The Rose B. Esposito Revocable Trust by deed of Rose B. Esposito dated April 13, 1995 recorded in the Rockingham County Registry of Deeds at Book 3099, Page 2755.

THIS IS NOT HOMESTEAD PROPERTY.

Dated this 30th day of June, 2006.

The undersigned trustee as Trustee under the Rose B. Esposito Revocable Trust created by Rose B. Esposito as grantor under trust agreement dated April 13, 1995 and Trustee has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

Rose B. Esposito Revocable Trust

By: Rose B Esposito
Rose B. Esposito, Trustee

4/30/06

The State of New Hampshire
Rockingham, SS June 30, 2006

Personally appeared the above named Rose B. Esposito in her capacity as Trustee of the Rose B. Esposito Revocable Trust, known to me or satisfactorily proven to be the person whose name is subscribed to the within document and acknowledged that she executed the same for the purposes contained therein,

Before me,

Daniel C. Hoefle

~~Notary Public~~/Justice of the Peace
Print Name:
My Commission Expires:

203 Maplewood Avenue, LLC
549 US Highway 1 Bypass
Portsmouth, NH 03801

BK 5621 PG 0420

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
*****7 Thousand 8 Hundred 75 Dollars
DATE 05/27/2015 RO048951 $ *****7875.00

C/H
L-CHIP
ROA282876

021109

2015 MAY 27 PM 3:30

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT I, JOANNE M. SPAULDING, Individually and as SUCCESSOR TRUSTEE OF THE PORTSMOUTH PROPERTY TRUST, a revocable trust under document of trust dated August 30, 1994, with an address of 28 Greenwich Trail, Concord, New Hampshire, 03301,

For consideration paid, grant to **203 MAPLEWOOD AVENUE, LLC,** a New Hampshire limited liability company with a business address of 549 US Highway 1 Bypass, Portsmouth, New Hampshire, 03801

With Warranty covenants the following described premises situate in Portsmouth, Rockingham County, New Hampshire:

Beginning at a point on the northwesterly side of Raynes Avenue, said point being sixty-three (63) feet southwesterly of the southwesterly corner of property now or formerly of Robert Palfrey in said Portsmouth; thence N 47° 20' W by other land now or formerly of Ralph H. MacDonald fifty-seven and seventy-five hundredths (57.75) feet to a point; thence N 12° 57' E still by other land now or formerly of said MacDonald five (5) feet to a point; thence N 77° 03' W still by other land now or formerly of said MacDonald fifty-four (54) feet to a point; thence S 12° 57' W still by other land now or formerly of said MacDonald twenty-seven and two-tenths (27.2) feet to a point; thence S 51° 20' W still by other land now or formerly of said MacDonald twenty-four and two-tenths (24.2) feet to a point, said point also marking the northeasterly corner of a certain right-of-way thirty (30) feet in width or other land now or formerly of said MacDonald; thence S 16° 11' W by the southeasterly side of said thirty (30) foot right of way twenty-six and six hundredths (26.06) feet to the northeasterly side of Maplewood Avenue; thence turning and running in a southeasterly direction by the northeasterly side of Maplewood Avenue fifty-eight and fifty-one hundredths (58.51) feet to a point; thence continuing and running in a general easterly direction by the northwesterly side of said Raynes Avenue forty-four (44) feet to a point on the northwesterly side of said Raynes Avenue; thence N 59° 42' E, by the northwesterly side of said Raynes Avenue thirty and seven tenths (30.7) feet to the point of beginning. Said property containing about six thousand five hundred (6500) square feet.

Being the same premises described in deed of Paul Spaulding to Paul Spaulding, Trustee, dated August 30, 1994, recorded in Rockingham County Registry of Deeds, Book 3070, Page 2229.

CERTIFICATE OF TRUSTEE AUTHORITY

The undersigned is the successor Trustee under the Portsmouth Property Trust, u/d/t dated August 30, 1994, and thereto has full and absolute power in said Declaration to convey any interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any Trust asset paid to the Trustee for a conveyance thereof.

This is not homestead property.

Signed this 27th day of May, 2015.

Portsmouth Property Trust

Joanne M Spaulding Trustee

By: Joanne M. Spaulding, Succ. Tee

STATE OF NEW HAMPSHIRE
ROCKINGHAM COUNTY

Personally appeared this 27 day of May, 2015, Joanne M. Spaulding, Individually and Successor Trustee of the Portsmouth Property Trust, who acknowledged that they executed the foregoing instrument as her free act and deed for the purposes contained herein.

Before me,

Notary Public

MOLLY C. FERRARA
Commission Expires
NOTARY PUBLIC
03-07-2017
NEW HAMPSHIRE

My commission expires:

 # 20009131 02/28/2020 02:20:35 PM
Book 6088 Page 1267 Page 1 of 5
Register of Deeds, Rockingham County

Cathy Ann Stacey

LCHIP	**ROA483780**	**25.00**
TRANSFER TAX	**RO095051**	**60,000.00**
RECORDING		**26.00**
SURCHARGE		**2.00**

Return to:

(M)

Hoefle, Phoenix, Gormley & Roberts, P.A.
P.O. Box 4800
Portsmouth, NH 03802

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **A. Robert McGuire, Jr., Trustee of The Horizon Trust of New Hampshire u/t/d September 20, 2009,** whose mailing address is P. O. Box 988, Dover, Strafford County, New Hampshire 03821, grants to **One Raynes Ave LLC**, a New Hampshire limited liability company, with a business address of 1359 Hooksett Road, Hooksett, New Hampshire 03106, with *warranty covenants* the following described premises:

Portsmouth, New Hampshire (2 Tracts):

The following parcels situate in the City of Portsmouth, County of Rockingham and State of New Hampshire, more particularly identified as follows:

Tract 1:

A certain lot or parcel of land, lying Northerly off the Northerly side of Raynes Avenue in Portsmouth, County of Rockingham and State of New Hampshire, more particularly bounded and described as follows:

Beginning at a point at the Northeasterly corner of land of Achille Bazzocchi, which point is one hundred fifty-seven (157) feet, more or less, Northwesterly from the Northerly side of Raynes Avenue; thence turning and running in a Southwesterly direction by land of said Bazzocchi forty-one (41) feet, more or less to a point at said Bazzocchi land; thence turning and running by said Bazzocchi land in a Northwesterly direction seventy-nine and five tenths (79.5) feet, more or less to land of Littlefield Lumber Company; thence turning and running in a Southeasterly direction by land of Littlefield Lumber Company forty-three (43) feet, more or less, to land of William Hyder, formerly of Charles W. and Sarah M. Ham; thence turning and running in a Southerly direction by said last mentioned land sixty-six (66) feet, more or less, to the point of beginning.

Tract 2:

Beginning on said Raynes Avenue at the southwesterly corner of the premises herein described at the southeasterly corner of land of Achille Bazzocchi and thence turning in a northwesterly direction by said Bazzocchi land two hundred twenty-three (223) feet, more or less to land of Littlefield Lumber Company; thence turning and running in an easterly direction by

said land of Littlefield Lumber Company, one hundred fifty-one (151) feet, more or less to a point of other land of said Littlefield Lumber Company; thence turning and running in a southeasterly direction by other land of said Littlefield Lumber Company, one hundred ninety-nine (199) feet more or less to land of Elizabeth S. Regan; thence turning and running by said Regan's land 63 45' West 135 75' more or less to an iron pipe in ground at Vaughan Street; thence turning and running in a northwesterly direction by said Vaughan Street eighteen and 24/100 (18.24) feet, more or less to the premises herein described and Raynes Avenue; thence turning and running in a southwesterly direction by Raynes Avenue, sixty-nine (69) feet, more or less, to the point of beginning (38,000) square feet.

The property being conveyed is shown as Tax Map 120, Lot 14 on the City of Portsmouth records and is comprised of 0.81 acres of land, more or less, and any improvements thereon.

EXCEPTING AND RESERVING from the above-described premises is a parcel of land conveyed to the Estate of Achille Bazzocchi by Quitclaim Deed of The Val Halla Corporation dated May 8, 1964 and recorded in the Rockingham County Registry of Deeds at Book 1720, Page 10, and as also conveyed to N. J. Gendron Lumber Company of Portsmouth, Inc. by Quitclaim Deed of Val Halla Corporation dated June 14, 1965 and recorded in the Rockingham County Registry of Deeds at Book 1771, Page 330.

Included in the sale are all right, title and interest of the Grantor in and to any easements, rights-of-way, privileges, appurtenances and rights to the same belonging to and benefitting the property being conveyed, and all right, title and interest of the Grantor, if any, in and to any land in the bed of any highway, street, road or avenue in front of or abutting the property hereby conveyed.

Also included are the buildings and any other improvements now thereon, and the fixtures and machinery thereon belonging to the Grantor, and used in connection therewith, including, without limitation, all storm windows and doors, awning, shutters, furnaces, heaters, coolers, heating, ventilating and air conditioning equipment, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, and electric and other lighting fixtures.

This conveyance is made subject to the leasehold rights of the current tenant, Craig J. Annis, pursuant to an Assignment of Lease dated April 20, 2016 from Earl L. Kalil, Jr. recorded at the Rockingham County Registry of Deeds at Book 4678, Page 0101. See Notice of Lease between Henry K. Hyder, Jr., Trustee of the Mitchell A. Hyder and Edward A. Hyder Irrevocable Trust of 1993, as Landlord and Raynes Realty, Inc. as Tenant recorded December 31, 1996 at Book 3193, Page 2057. The lease was assigned to Earl L. Kalil, Jr. by Notice of Lease recorded January 21, 2003 at Book 3934, Page 724.

This conveyance is made subject to all rights, encumbrances, easements, covenants and restrictions of record affecting the property; but this reference shall not operate to reimpose the same.

For title reference, see the Warranty Deed from Mitchell A. Hyder, Edward A. Hyder, Henry K. Hyder, Jr., A. Robert McGuire and Henry K. Hyder, III all as trustees of The Mitchell A. Hyder and Edward A. Hyder Irrevocable Trust of 1993, to Edward A. Hyder and Mitchell A. Hyder as Trustees of Rye Trust u/d/t dated December 21, 2005, recorded in the Rockingham County Registry of Deeds at Book 4606, Page 1149. This is the same property conveyed by Quitclaim Deed (50% undivided interest) of Edward A. Hyder, Trustee of the Rye Trust u/t/d December 21, 2005 to A. Robert McGuire, Trustee of The Horizon Trust of New Hampshire u/t/d September 10, 2009, recorded at Book 5308, Page 1542, in the Rockingham County Registry of Deeds; and by

Quitclaim Deed (50% undivided interest) of Edward A. Hyder, Trustee of the Rye Trust u/t/d December 21, 2005 to A. Robert McGuire, Trustee of The Horizon Trust of New Hampshire u/t/d September 10, 2009, recorded at Book 5308, Page 1542, in the Rockingham County Registry of Deeds; and by Quitclaim Deed (50% undivided interest) of A. Robert McGuire, Trustee of the Rye Trust u/t/d December 21, 2005 to A. Robert McGuire, Trustee of The Horizon Trust of New Hampshire u/t/d September 10, 2009, recorded at Book 5448, Page 2348, in the Rockingham County Registry of Deeds.

The undersigned Trustee, as Trustee under The Horizon Trust of New Hampshire created under a trust agreement dated September 10, 2009, state pursuant to RSA 564-A:7 that said Trustee has full and absolute power in said trust agreement to convey or mortgage any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the Trustee relative to said conveyance or mortgage thereof.

EXECUTED this 21 day of February, 2020.

THE HORIZON TRUST OF NEW HAMPSHIRE u/t/d September 10, 2009

By: _____
A. Robert McGuire, Jr., Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

Subscribed and sworn to before me this 21 day of FEBRUARY, 2020, by A. Robert McGuire, Jr., Trustee of The Horizon Trust of New Hampshire u/t/d September 10, 2009.

FRANKLIN C. JONES NOTARY PUBLIC STATE OF NEW HAMPSHIRE MY COMMISSION EXPIRES FEBRUARY 5 2025

_____
Notary Public/~~Justice of the Peace~~

Print Name: _____
My Commission Expires: _____

Please Return to MAIL TO

Susan A. Manchester, Esq.
Sheehan, Phinney, Bass + Green
1000 Elm Street
Manchester, NH 03101

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
***24 Thousand 0 Hundred 00 Dollars
DATE 05/02/2013
RO028960 $ ***24000.00
AMOUNT

C/H
L-CHIP
ROA204888

023301

2013 MAY -2 PM 1:36

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT, William Creighton, Trustee of the GSM Realty Trust ("Grantor"), created under Trust Declaration dated November 18, 1994, with an address of 227 Market Street, Portsmouth, County of Rockingham and State of New Hampshire 03801 for consideration paid, grants to **299 Vaughan Street, LLC** ("Grantee"), a New Hampshire limited liability company, having an address in c/o Cathartes Private Investments, 31 Milk Street, Boston, Massachusetts 02109, with *Quitclaim Covenants*, the following premises conveyed to the within Grantor by Warranty Deed of Granite State Minerals, Inc., dated August 12, 2004 and recorded with the Rockingham County Registry of Deeds at Book 4350, Page 970, located on Vaughan Street in Portsmouth, County of Rockingham and State of New Hampshire:

Certain tracts of land, with the buildings thereon, situated in Portsmouth, Rockingham County, New Hampshire, bounded and described as follows:

I. A certain parcel of land, with the buildings thereon, situated on Vaughan Street in Portsmouth, New Hampshire and being described as Lot #1 on Lot Plan 14 of the Assessor's Maps of the City of Portsmouth, New Hampshire, originated by John W. Durgin, C.E. having an access to the aforesaid property on Green Street in Portsmouth, being generally bounded and described as follows:

Beginning at a point on the southwesterly corner of the lot herein conveyed and thence running generally northwesterly along Vaughan Street, so-called, 183.18 feet, more or less, to land formerly of Regan; thence turning and running generally northeasterly by said land formerly of Regan and other land to be conveyed herein, 195 feet, more or less; thence turning and running in a general southeasterly direction 151.98 feet, more or less, to land of Dennett; thence turning and running generally southwest along land of Dennett 6.5 feet, more or less; thence turning and running by land of Dennett and others in a general southeasterly direction 106.5 feet, more or less, to the northerly side of Green Street; thence turning and running southwesterly along Green Street 27 feet, more or less, thence turning and running northwesterly 90 feet, more or less; thence turning and running southwesterly 200 feet, more or less, to the point of beginning.

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

The reference to "183.18 feet" in line two of the description above, "151.98 feet" in line six above and "90 feet" in line ten have been changed from the legal description found in the Warranty Deed into the Grantor recorded at Book 4350, Page 970 of the Registry since it has been determined by a survey of the Premises, which survey is recorded herewith as Plan No. D-37722, that the original distances contained therein and shown on Lot Plan 14 of the Assessor's Maps of the City of Portsmouth contain scriveners errors and are incorrect.

II. Also conveying a second parcel of land, with any buildings that may be thereon situated, known as Lot #44 on Assessor's Lot Plan No. 15 of the City of Portsmouth Assessor's Map, said property being to the rear of the property now or formerly of Regan and adjacent to the aforementioned described parcel and described as follows:

Commencing at the northeasterly corner of the parcel herein conveyed; thence running in a general southeasterly direction 180 feet, more or less, to the first parcel mentioned herein; thence turning and running in a general southwesterly direction along other land as described in Parcel 1 herein 50 feet, more or less, to land now or formerly of Regan; thence turning and running in a general northwesterly direction along land of Regan and others, 135 feet, more or less; thence turning and running in a northerly direction 61 feet, more or less, to the point of beginning.

III. Also conveying a third parcel of land, with any buildings that may be thereon situated, known as Lot #45 on Assessor's Lot Plan #15 of the City of Portsmouth Assessor's Map, said property being adjacent to the last mentioned Lot #44 as follows:

Commencing at the southeasterly corner of the lot herein conveyed wherein said lot adjoins Lot #42 as shown on said Assessor's Plan and Lot #44 as shown on said Assessor's Plan; thence running in a general northwesterly direction 199.1 feet; thence turning and running southwesterly 246 feet, more or less, to the Piscataqua River; thence turning and running in a general northwesterly direction by said river 156.7 feet, more or less, thence continuing along said riverfront in a general northeasterly direction 213.7 feet thence turning and continuing along said river in a southeasterly direction 44 feet and 25 feet; thence turning and running along said riverbank in a northeasterly direction 134 feet; thence turning and running in a southeasterly direction 41 feet; thence turning and running in a southwesterly direction, still by said river, 65.2 feet; thence turning and running southeasterly 38 feet; thence turning and running in a general southerly direction 105 feet, more or less, to the point of beginning.

Meaning and intending to convey the Premises described in the Warranty Deed into Grantor dated August 12, 2004 and recorded at Book 4350, Page 970 of the Rockingham County Registry of Deeds.

The property is not subject to homestead interests.

This conveyance is made subject to all easements, restrictions, limitations and covenants of record.

CERTIFICATE OF TRUSTEE AUTHORITY

The undersigned William Creighton, as Trustee of GSM Realty Trust, created under Declaration of Trust dated November 18, 1994 and recorded in the Rockingham County Registry of Deeds at Book 3083, Page 791, as amended by Amendment to Declaration of Trust, dated March 10, 2005 and recorded in said Registry at Book 4452, Page 316 and by Second Amendment to the GSM Realty Trust dated November 15, 2005 and recorded in said Registry at Book 4744, Page 2310 (the "Trust"), hereby certify that:

(i) I am the current and only Trustee of the Trust;

(ii) The Trust has not been further amended, modified or revoked and remains in full force and effect;

(iii) I have full power and authorization to execute and deliver any and all documents necessary to effectuate the sale of said property;

(iv) No third party shall be bound to inquire whether I have said power or am properly exercising said power or to see to the application of any Trust asset paid to me as Trustee for a conveyance thereof.

Executed this 2nd day of May, 2013.

William Creighton, Trustee of the
GSM Realty Trust

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

The foregoing instrument was acknowledged before me this 2 day of ~~April~~ May, 2013, by William Creighton, as Trustee of GSM Realty Trust.

Notary Public/Justice of the Peace

My Commission Expires:

Owner's Letter of Authorization

This letter is to authorize Eben Tormey, Project Manager, XSS Hotels (Applicant) to represent the interest of One Raynes Ave LLC, 31 Raynes LLC, and 203 Maplewood Ave LLC (Owners) in all site design and permitting matters for the proposed development project located at 1 Raynes Avenue, 31 Raynes Avenue, and 203 Maplewood Avenue in Portsmouth, New Hampshire on parcels of land identified as Tax Map 123, Lot 10; Tax Map 123, Lot 12; Tax Map 123, Lot 13; Tax Map 123, Lot 14. This authorization shall include any required signatures for City, State, and Federal Permit Applications

One Raynes Ave LLC

Signature	Mark R. Stebbins Print Name	11/13/2020 Date
Witness	Jennifer S. Thomas Print Name	11/13/2020 Date

31 Raynes LLC

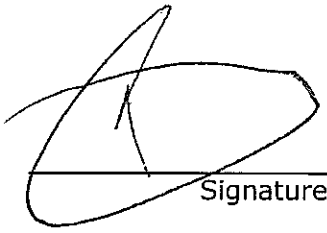
Signature	Mark R. Stebbins Print Name	11/13/2020 Date
Witness	Jennifer S. Thomas Print Name	11/13/2020 Date

203 Maplewood Ave LLC

Signature	Mark R. Stebbins Print Name	11/13/2020 Date
Witness	Jennifer S. Thomas Print Name	11/13/2020 Date

Owner's Letter of Authorization

This letter is to authorize Eben Tormey, Partner, XSS Hotels (Applicant), to represent the interest of 299 Vaughan St LLC, (Owner), in all site design and permitting matters for the proposed development project located at Raynes Avenue in Portsmouth, New Hampshire on parcels of land identified as Tax Map 123, Lot 15-1. This authorization shall include any required signatures for City, State & Federal permit applications.



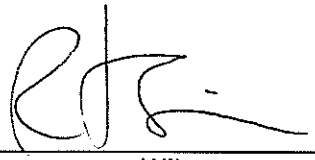
Signature

Jeff Johnston

Print Name

4/24/24

Date



Witness

Rb Simmons

Print Name

4/24/24

Date

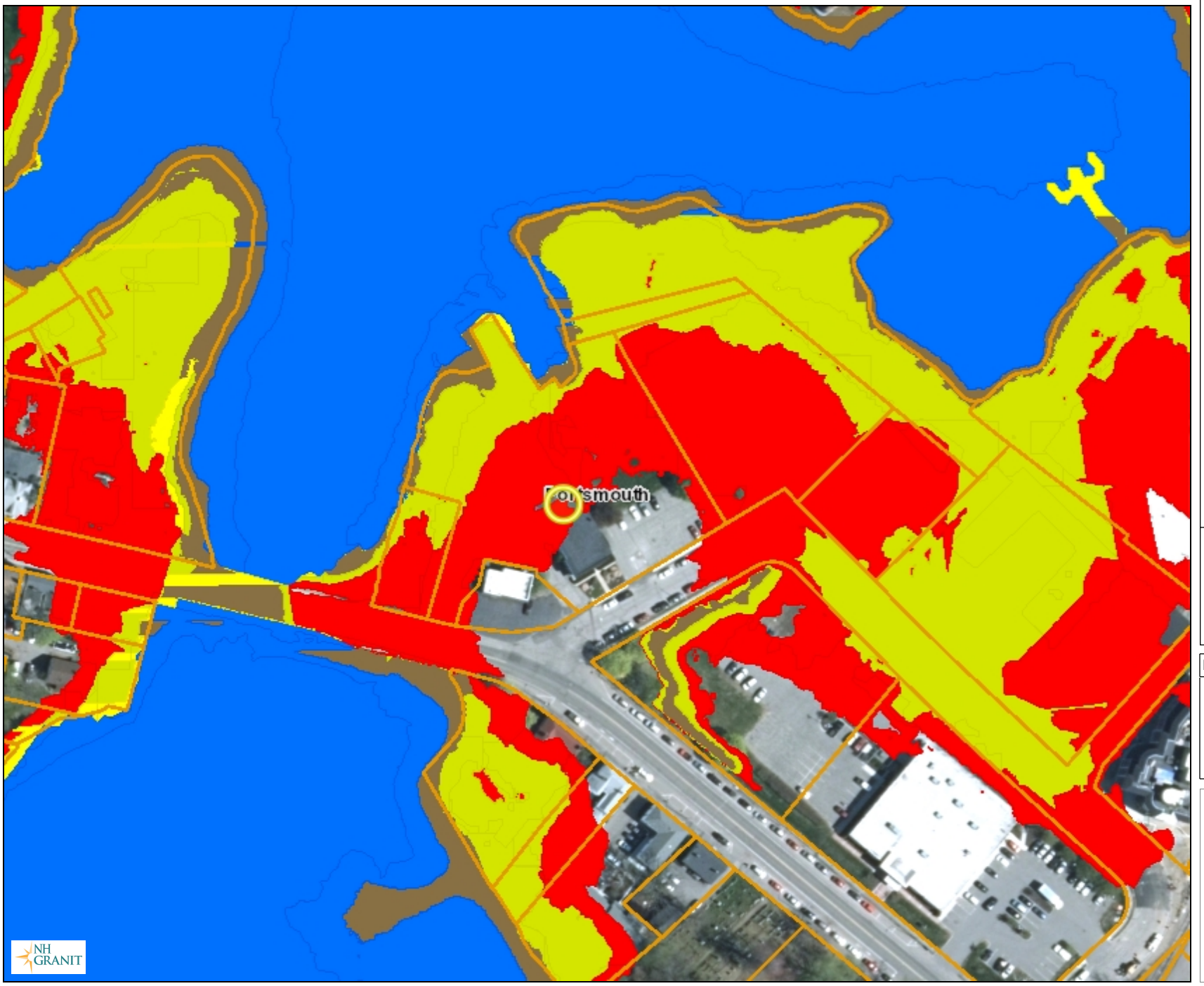
Agent Letter of Authorization

This letter is to authorize Tighe & Bond, Inc. (Civil Engineer), to represent and submit on behalf of North Mill Pond Holdings, LLC (Applicant), applications and materials in all site design and permitting matters for the proposed development project located at Raynes Avenue in Portsmouth, New Hampshire on parcels of land identified as Tax Map 123, Lots 10, 12, 13 & 14. This project includes the construction of a mixed-use residential building, hotel and associated 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	EBEN TORMEY Print Name	Nov 23 2020 Date
Witness	CYNTHIA HICKEY Print Name	Nov. 23, 2020 Date

APPENDIX D

Figure 1A: Predicted Salt Marsh Migration
Scenario: 1.5-meter (~5-feet) SLR by 2100



Legend

- NH Parcels
- Additional Lines
- City/Town

SLAMM 2022 - 1.5-m SLF

- Developed
- Developed-Impervious
- Estuarine Beach
- Estuarine Open Water
- Inland Fresh Marsh
- Inland Open Water
- Inland Shore
- Irregularly-flooded Marsh
- Ocean Beach
- Open Ocean
- Regularly-flooded Marsh
- Riverine Tidal
- Rocky Intertidal
- Swamp
- Tidal Flat
- Tidal Fresh Marsh
- Tidal Swamp

Map Scale

1: 1,624

Map Generated: 4/12/2024

Notes

Figure 1B: Predicted Salt Marsh Migration
Scenario: 0.5-meter (~1.5-feet) SLR

Legend

- NH Parcels
- Additional Lines
- City/Town

SLAMM 2022 - 0.5-m SLR

- Developed
- Developed-Impervious
- Estuarine Beach
- Estuarine Open Water
- Inland Fresh Marsh
- Inland Open Water
- Inland Shore
- Irregularly-flooded Marsh
- Ocean Beach
- Open Ocean
- Regularly-flooded Marsh
- Riverine Tidal
- Rocky Intertidal
- Swamp
- Tidal Flat
- Tidal Fresh Marsh
- Tidal Swamp

Map Scale

1: 1,624

Map Generated: 4/12/2024

Notes

Figure 2: Eelgrass Beds and Shellfish Restoration Sites
Scenario: 1.5-meter (~5-feet) SLR by 2100

Legend

- NH Parcels
- Additional Lines
- City/Town
- Eelgrass 2017
- Eelgrass 2016
- Eelgrass 2006
- Eelgrass 1996
- Eelgrass 1986
- Oyster Restoration Sites

Map Scale

1: 1,624

Map Generated: 4/12/2024

Notes

There are no historic eelgrass beds or shellfish restoration sites mapped within the vicinity of the project.

Figure 3A: Sea Level Rise Scenario: 2-feet

Legend

- NH Parcels
- Additional Lines
- City/Town
- MHHW + 2-ft SLR
  - 0 - 2
  - 2 - 4
  - 4 - 6
  - 6 - 8
  - 8 - 10
  - 10 +

Map Scale

1: 1,624

Map Generated: 4/12/2024

Notes

Figure 3B: Sea Level Rise Scenario: 6-feet

Legend

- NH Parcels
- Additional Lines
- City/Town
- MHHW + 6-ft SLR
  - 0 - 2
  - 2 - 4
  - 4 - 6
  - 6 - 8
  - 8 - 10
  - 10 +

Map Scale

1: 1,624

Map Generated: 4/12/2024

Notes

Figure 4: Priority Resource Areas

Legend

- NH Parcels
- Additional Lines
- City/Town
- Prime Wetlands
- Prime Wetlands with 100
- Peatland
- Tidal Wetland
  - Brackish Marsh
  - High Marsh Mix
  - High Marsh, J. gerardii
  - High Marsh, S.patens / D.spi
  - Low Marsh
  - Mudflat
  - Open Water
  - Panne
  - Phragmites australis
  - Pool
  - Recently Flooded Forest
  - Short form S. alterniflora
  - Terrestrial border
  - Wrack

Map Scale

1: 1,624

Map Generated: 4/12/2024

Notes

EFH Data Notice: Essential Fish Habitat (EFH) is defined by textual descriptions contained in the fishery management plans developed by the regional Fishery Management Councils. In most cases mapping data can not fully represent the complexity of the habitats that make up EFH. This report should be used for general interest queries only and should not be interpreted as a definitive evaluation of EFH at this location. A location-specific evaluation of EFH for any official purposes must be performed by a regional expert. Please refer to the following links for the appropriate regional resources.

Greater Atlantic Regional Office
Atlantic Highly Migratory Species Management Division

Query Results

Degrees, Minutes, Seconds: Latitude = 43º4'51" N, Longitude = 71º14'24" W
Decimal Degrees: Latitude = 43.08, Longitude = -70.76

The query location intersects with spatial data representing EFH and/or HAPCs for the following species/management units.

*** W A R N I N G ***

Please note under "Life Stage(s) Found at Location" the category "ALL" indicates that all life stages of that species share the same map and are designated at the queried location.

EFH

Show	Link	Data Caveats	Species/Management Unit	Lifestage(s) Found at Location	Management Council	FMP
			Atlantic Sea Scallop	ALL	New England	Amendment 14 to the Atlantic Sea Scallop FMP
			Atlantic Wolffish	ALL	New England	Amendment 14 to the Northeast Multispecies FMP
			Winter Flounder	Eggs Juvenile Larvae/Adult	New England	Amendment 14 to the Northeast Multispecies FMP
			Little Skate	Juvenile Adult	New England	Amendment 2 to the Northeast Skate Complex FMP
			Atlantic Herring	Juvenile Adult Larvae	New England	Amendment 3 to the Atlantic Herring FMP
			Atlantic Cod	Larvae Adult Eggs	New England	Amendment 14 to the Northeast Multispecies FMP
			Pollock	Juvenile Eggs Larvae	New England	Amendment 14 to the Northeast Multispecies FMP
			Red Hake	Adult Eggs/Larvae/Juvenile	New England	Amendment 14 to the Northeast Multispecies FMP
			Windowpane Flounder	Adult Larvae Eggs Juvenile	New England	Amendment 14 to the Northeast Multispecies FMP
			Winter Skate	Juvenile	New England	Amendment 2 to the Northeast Skate Complex FMP
			Smooth Skate	Juvenile	New England	Amendment 2 to the Northeast Skate Complex FMP
			White Hake	Adult Eggs Juvenile	New England	Amendment 14 to the Northeast Multispecies FMP
			Thorny Skate	Juvenile	New England	Amendment 2 to the Northeast Skate Complex FMP
			Bluefin Tuna	Adult	Secretarial	Amendment 10 to the 2006 Consolidated HMS FMP: EFH
			Atlantic Mackerel	Eggs Larvae Juvenile	Mid-Atlantic	Atlantic Mackerel, Squid,& Butterfish Amendment 11
			Bluefish	Adult Juvenile	Mid-Atlantic	Bluefish
			Atlantic Butterfish	Adult	Mid-Atlantic	Atlantic Mackerel, Squid,& Butterfish Amendment 11

HAPCs

Show	Link	Data Caveats	HAPC Name	Management Council
			Inshore 20m Juvenile Cod	undefined

EFH Areas Protected from Fishing

No EFH Areas Protected from Fishing (EFHA) were identified at the report location.

National Flood Hazard Layer FIRMette

FEMA

70°46'2"W 43°5'3"N

70°45'24"W 43°4'36"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/2/2021 at 11:47 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Tighe&Bond

APPENDIX E

Engineering Plans (Bound Separately)

PROPOSED MIXED USE DEVELOPMENT

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

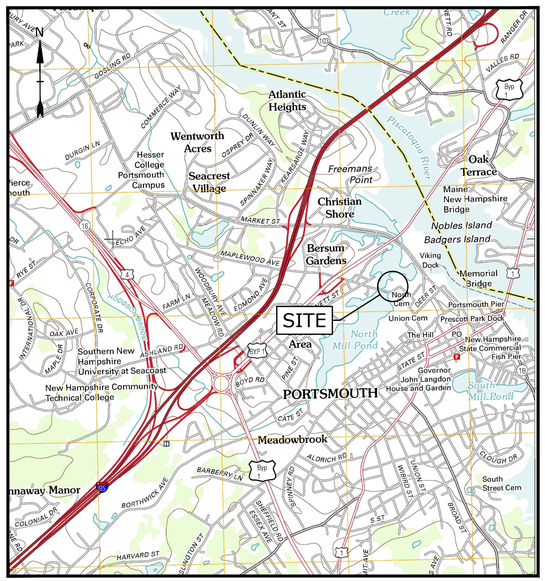
MARCH 22, 2021

LAST REVISED: MAY 1, 2024

LIST OF DRAWINGS		
SHEET NO.	SHEET TITLE	LAST REVISED
	COVER SHEET	5/1/2024
1 OF 3	EXISTING CONDITIONS PLAN	4/8/2024
2 OF 3	EXISTING CONDITIONS PLAN	4/8/2024
3 OF 3	EXISTING CONDITIONS PLAN	4/8/2024
G-100	GENERAL NOTES AND LEGEND	5/1/2024
C-101	DEMOLITION PLAN	5/1/2024
C-102	OVERALL SITE PLAN	5/1/2024
C-102.1	SITE PLAN	5/1/2024
C-102.2	NEIGHBORHOOD SIGNAGE PLAN	5/1/2024
C-103	GRADING, DRAINAGE AND EROSION CONTROL PLAN	5/1/2024
C-104	UTILITIES PLAN	5/1/2024
C-105	WETLAND BUFFER IMPACT PLAN	5/1/2024
C-301	EASEMENT PLAN	5/1/2024
L-100	LANDSCAPE MATERIAL PLAN LEGEND AND NOTES	5/1/2024
L-101	LANDSCAPE PLANTING PLAN	5/1/2024
L-102	LANDSCAPE DETAILS	5/1/2024
C-501	EROSION CONTROL NOTES AND DETAILS SHEET	5/1/2024
C-502	DETAILS SHEET	5/1/2024
C-503	DETAILS SHEET	5/1/2024
C-504	DETAILS SHEET	5/1/2024
C-505	DETAILS SHEET	5/1/2024
C-506	DETAILS SHEET	5/1/2024
C-507	DETAILS SHEET	5/1/2024
C-508	DETAILS SHEET	5/1/2024
A3.00	EXTERIOR ELEVATIONS	11/24/2021
1 of 1	LIGHTING PLAN	4/21/2021

LIST OF PERMITS		
LOCAL	STATUS	DATE
SITE PLAN REVIEW PERMIT	APPROVED	12/16/2021
CONDITIONAL USE PERMIT- WETLAND BUFFER	APPROVED	12/16/2021
CONDITIONAL USE PERMIT- PARKING	APPROVED	12/16/2021
STATE		
NHDES - ALTERATION OF TERRAIN PERMIT	PENDING	
NHDES - WETLAND PERMIT	PENDING	
NHDES - SHORELAND PERMIT	PENDING	
NHDES - SEWER CONNECTION PERMIT	PENDING	
FEDERAL		
EPA - NPDES CGP	PENDING	

T & B PROJECT NO: P-0595-007



LOCATION MAP
SCALE: 1" = 2,000'

PREPARED BY:
Tighe&Bond
177 CORPORATE DRIVE
PORTSMOUTH, NEW HAMPSHIRE 03801
603-433-8818

APPLICANT:
NORTH MILL POND HOLDINGS LLC
1359 HOOKSETT ROAD
HOOKSETT, NEW HAMPSHIRE 03106

SURVEYOR:
DOUCET SURVEY, LLC
102 KENT PLACE
NEWMARKET, NH 03857

OWNERS:

TAX MAP 123, LOT 10 & 13
31 RAYNES LLC C/O
PORTSMOUTH CHEVROLET
549 ROUTE 1 BYPASS
PORTSMOUTH, NEW HAMPSHIRE 03801

TAX MAP 123 LOT 15-1
299 VAUGHAN ST LLC C/O
CATHARTES PRIVATE INVESTMENTS
6 LIBERTY SQ PMB 90767
BOSTON, MA 02109

TAX MAP 123, LOT 12
203 MAPLEWOOD AVENUE LLC
549 HIGHWAY 1 BYPASS
PORTSMOUTH, NH 03801

TAX MAP 123, LOT 14
ONE RAYNES AVE LLC
1359 HOOKSETT RD
HOOKSETT, NEW HAMPSHIRE 03106

STATE OF NEW HAMPSHIRE
NEIL A. HANSEN
No. 15227
LICENSED PROFESSIONAL ENGINEER
5/1/2024

STATE OF NEW HAMPSHIRE
PATRICK CRIMMINS
No. 12378
LICENSED PROFESSIONAL ENGINEER
5/1/2024

NHDES WETLAND & SHORELAND SUBMISSIONS COMPLETE SET 26 SHEETS

Last Saved: 5/1/2024
Plotted: 05/01/2024 1:24pm By: CKrzcuik
Tighe & Bond: J:\P\P0595 Pro Con General Proposals\P0595-007 Raynes Ave Hotel\Drawings, Figures\AutoCAD\Sheet\P-0595-007_C-COVER.dwg

NOTES:

1. REFERENCE: TAX MAP 123, LOT 10
TAX MAP 123, LOT 12
TAX MAP 123, LOT 13
TAX MAP 123, LOT 14
RAYNES AVENUE &
MAPLEWOOD AVENUE
PORTSMOUTH, NEW HAMPSHIRE
D.S. PROJECT NO. 6082

2. TOTAL PARCEL AREA: 71,149 SQ. FT. OR 1.633 AC. (COMBINED LOTS 10, 12 & 13)
39,459 SQ. FT. OR 0.906 AC. (LOT 14)

3. OWNER OF RECORD:

TAX MAP 123, LOTS 10 & 13
31 RAYNES LLC
C/O PORTSMOUTH CHEVROLET
549 ROUTE 1 BYPASS
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 4676, PAGE 654
R.C.R.D. BOOK 4676, PAGE 657

TAX MAP 123 LOT 12
203 MAPLEWOOD AVENUE LLC
C/O PORTSMOUTH CHEVROLET
549 ROUTE 1 BYPASS
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 5621, PAGE 420

TAX MAP 123, LOT 14
ONE RAYNES AVENUE LLC
1359 HOOKSETT ROAD
HOOKSETT, NH 03106
R.C.R.D. BOOK 6088, PAGE 1268

4. ZONE: CD4 OVERLAY DISTRICTS
-DOWNTOWN OVERLAY DISTRICT
-HISTORIC DISTRICT

5. ZONING DISTRICTS BASED ON THE CITY OF PORTSMOUTH ZONING MAP DATED 11/12/15 AS AVAILABLE ON THE CITY WEBSITE ON 11/18/19. SEE CITY OF PORTSMOUTH ZONING ORDINANCE ARTICLE 5A, SECTION 10.5A40 FOR DIMENSIONAL REGULATIONS. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.

THE SITE IS SUBJECT TO THE STATE OF NH SHORELAND WATER QUALITY PROTECTION ACT. SEE NHDES WEBSITE FOR SPECIFIC DIMENSIONAL REQUIREMENT.

6. FIELD SURVEY PERFORMED BY D.C.B. & K.J.L. DURING NOVEMBER 2019 & BY G.M.E. & J.P.E. DURING JUNE 2020 USING A TRIMBLE S7 TOTAL STATION AND A TRIMBLE R8 SURVEY GRADE GPS WITH A TRIMBLE TSC3 DATA COLLECTOR AND A TRIMBLE DINI DIGITAL LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.

FIELD SURVEY PERFORMED BY M.J.C. ON OCTOBER 2019 USING A LEICA HDS SCANNER. REGISTRATION ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.

7. JURISDICTIONAL WETLANDS DELINEATED BY TIGHE & BOND, DURING OCTOBER 2019 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 AND THE INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION (OCTOBER, 2009).

8. VERTICAL DATUM IS BASED ON NGVD29 PER DISK B2 1923.

9. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.

10. PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 2' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY, INC. WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.

11. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVABLE PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON-SITE.

12. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING; THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.

13. WATER BOUNDARIES ARE DYNAMIC IN NATURE AND ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES SUCH AS EROSION OR ACCRETION.

14. MEAN HIGH WATER (EL. 3.0' NGVD1929) PER "MAPLEWOOD AVENUE CULVERT REPLACEMENT AND NORTH MILL POND RESTORATION, WATERFRONT/STRUCTURAL BASIS OF DESIGN, BY WATERFRONT ENGINEERS, LLC, DATED DECEMBER 30, 2009", PROVIDED BY TIGHE & BOND ON 11-30-15.

15. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.

16. DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF GREEN STREET AS DEPICTED HEREON IS/ARE BASED ON RESEARCH CONDUCTED AT THE CITY OF PORTSMOUTH CITY HALL, THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS & THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

EDGE OF RIGHT OF WAY BASED ON HOLDING 52 FOOT WIDE RIGHT OF WAY ALONG RAYNES AVENUE PER REFERENCE PLANS #10 & #11. THE GEOMETRY FROM REFERENCE PLAN #11 WAS THEN ALIGNED TO THE REBAR SHOWN ON THE NORTHERLY SIDE OF MAPLEWOOD AVENUE.

17. ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL. WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

18. TAX MAP 123, LOTS 10, 12, 13 & 14 IS/ARE EITHER SUBJECT TO OR IN BENEFIT OF, BUT NOT LIMITED TO, THE FOLLOWING EASEMENTS/RIGHTS OF RECORD:
A) 12' WIDE RIGHT OF WAY, SEE R.C.R.D. BOOK 4676, PAGE 657 AND REFERENCE PLAN #11.
B) RIGHT OF WAY, SEE R.C.R.D. BOOK 4676, PAGE 657 & BOOK 5621, PAGE 420.
C) SEWER RIGHTS, SEE R.C.R.D. BOOK 4676, PAGE 657 (LOCATION UNKNOWN).
D) 15' WIDE WALKWAY & LANDSCAPE EASEMENT, SEE R.C.R.D. BOOK 4676, PAGE 657.
E) ELECTRIC EASEMENT, SEE R.C.R.D. BOOK 3205, PAGE 1449.
F) TAX MAP 123, LOT 14 IS SUBJECT TO LEASEHOLD RIGHTS AS LISTED IN R.C.R.D. BOOK 6088, PAGE 1267.

REFERENCE PLANS:

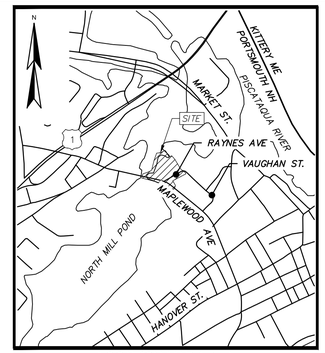
1. "STANDARD BOUNDARY SURVEY, TAX MAP 123 – LOT 15 & TAX MAP 124 LOT 10" DATED JULY 2008, REVISED 4/25/13 BY AMBIT ENGINEERING, INC. R.C.R.D. PLAN #D-37722.
2. "PROPERTY STAKEOUT SKETCH, PORTSMOUTH PROPERTY TRUST, PE SPAULDING REVOCABLE TRUST", BY AMBIT ENGINEERING, INC., DATED JANUARY 30, 2007, NOT RECORDED.
3. "VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R-10 PORTSMOUTH, NH, CONDEMNATION MAP", BY ANDERSON-NICHOLS & CO., INC., DATED FEBRUARY 1971, R.C.R.D. PLAN D-2425.
4. "STANDARD BOUNDARY SURVEY, TAX MAP 123, LOTS 10 & 13 FOR RAYNES, LLC", BY AMBIT ENGINEERING, INC., NOT RECORDED.
5. "EASEMENT PLAN, EGRESS EASEMENT TO 319 VAUGHAN STREET CENTER, LLC, TAX MAP 124, LOT 9 & TAX MAP 123, LOT 15, PROPERTY OF 299 VAUGHAN STREET, LLC C/O CATHARTES PRIVATE INVESTMENTS", BY AMBIT ENGINEERING, INC., DATED MARCH 2014, R.C.R.D. PLAN #D-38358.
6. "EASEMENT PLAN SIDEWALK EASEMENT TO CITY OF PORTSMOUTH, TAX MAP 124, LOT 9 PROPERTY OF 319 VAUGHAN STREET CENTER, LLC", BY AMBIT ENGINEERING, INC., DATED FEBRUARY 2014, R.C.R.D. PLAN #D-38315.
7. "PLAN OF LAND PORTSMOUTH, NH FOR WILLIAM A. HYDER", BY JOHN W. DURGIN, DATED JUNE 1955, ON FILE AT JAMES VERRA & ASSOCIATES.
8. "STANDARD PROPERTY SURVEY FOR PROPERTY AT 111 MAPLEWOOD AVENUE", BY EASTERLY SURVEYING, INC., DATED 1/31/06, R.C.R.D. PLAN #D-33786.
9. "VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R-10 PORTSMOUTH, NH, DISPOSITION PLAN PARCEL 3", BY ANDERSON-NICHOLS & CO., INC., DATED JUNE 1973, R.C.R.D. PLAN D-4019.
10. "VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R-10 PORTSMOUTH, NH, DISPOSITION MAP", BY ANDERSON-NICHOLS & CO., INC., DATED NOVEMBER 1969, R.C.R.D. PLAN D-2408
11. "LAND OF HEIRS OF JOHN AUGUST HETT", BY JOHN W. DURGIN, DATED APRIL 1938, ON FILE AT JAMES VERRA AND ASSOCIATES.
12. "LAND IN PORTSMOUTH, NH OWNED BY ARMOUR & CO.", BY JOHN W. DURGIN DATED OCTOBER 1938, ON FILE AT JAMES VERRA AND ASSOCIATES.
13. "LAND ON VAUGHAN STREET PORTSMOUTH, NH ESTATE OF CARRIE HAM TO LAWRENCE V. REGAN", BY JOHN W. DURGIN, DATED AUGUST 1937, ON FILE AT JAMES VERRA AND ASSOCIATES.
14. "SKETCH TO RALPH SPINNEY", DATED APRIL 23, 1936, ON FILE AT JAMES VERRA AND ASSOCAIATES.
15. "PLOT PLAN OF LAND PORTSMOUTH, NH FOR JOHN R. AND WINNFIELD R. WELCH", BY JOHN W. DURGIN., DATED APRIL 1973, ON FILE AT JAMES VERRA AND ASSOCIATES.
16. "PLAN OF PROPERTY IN PORTSMOUTH, NH OWNED BY R.I. SUGDEN", BY WM A. GROVER, DATED APRIL 15, 1919, ON FILE AT JAMES VERRA AND ASSOCIATES.
17. "PLAN OF LAND PORTSMOUTH, NH FOR WILLIAM A. HYDER", BY JOHN W. DURGIN, DATED JUNE 1955, ON FILE AT JAMES VERRA AND ASSOCIATES.
18. "PROPERTY OF ELDRED V. AND BARBARA J. STRAW", BY C.RE. LAWSON, DATED JUNE 1971, R.C.R.D. PLAN C-3277.
19. "SUBDIVISION PLAN OF TAX MAP 123, LOT 15 FOR 299 VAUGHAN STREET, LLC", BY DOUCET SURVEY, INC., DATED MAY 19, 2017, R.C.R.D. PLAN D-40759.
20. "LICENSE, EASEMENT & LAND TRANSFER PLAN FOR 299 VAUGHAN STREET, LLC & VAUGHAN STREET HOTEL, LLC", BY DOUCET SURVEY INC., DATED AUGUST 2017, R.C.R.D. PLAN D-40760.

LEGEND

- APPROXIMATE ABUTTERS LOT LINE
- CHAIN LINK FENCE
- SEWER LINE
- DRAIN LINE
- GAS LINE
- UNDERGROUND ELECTRIC LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- OVERHEAD WIRE
- TREE LINE
- SHRUB LINE
- GUARDRAIL
- EDGE OF WETLAND AREA (SEE NOTE #7)
- CONCRETE
- RIP RAP
- LANDSCAPED AREA
- UTILITY POLE & GUY WIRE
- LIGHT POLE W/ARM
- SIGN
- BOUND FOUND
- IRON PIPE/ROD FOUND
- POST
- FIRE HYDRANT
- WATER GATE VALVE
- WATER SHUTOFF VALVE
- GAS GATE VALVE
- PAD MOUNTED TRANSFORMER
- AIR CONDITIONING UNIT
- CATCH BASIN
- DRAIN MANHOLE
- MANHOLE
- ELECTRIC MANHOLE
- SEWER MANHOLE
- HAND HOLE
- CONIFEROUS TREE
- DECIDUOUS TREE
- MONITORING WELL LOCATION
- ROCK/BOULDER
- ×100.0 SPOT GRADE
- BND. FND. BOUND FOUND
- CONC. CONCRETE
- EP EDGE OF PAVEMENT
- VGC VERTICAL GRANITE CURB
- VCC VERTICAL CONCRETE CURB
- SWL SINGLE WHITE LINE
- EM ELECTRIC METER
- GM GAS METER
- PM PARKING METER
- 5/8" REBAR W/ID CAP TO BE SET

DRAINAGE STRUCTURES		
DMH 1096	CB 4243	DMH 4827
RIM ELEV.=8.2'	RIM ELEV.=12.9'	RIM ELEV.=10.4'
OUTSIDE OF SCOPE	(4241) 12" CLAY INV.=10.1'	(4046) 24" DIP INV.=2.7' (RECESSED)
		(A) 18" RCP INV.=2.4'
DMH 1099	CB 4270	(OUTLET NOT FOUND)
RIM ELEV.=8.2'	RIM ELEV.=11.7'	(B) 18" RCP INV.=2.3'
OUTSIDE OF SCOPE	(A) 10" CLAY INV.=8'	(C) 12" RCP INV.=6.2'
	SUMP ELEV.=6.9'	
MH 4046		DMH 4829
RIM ELEV.=11.8'	DMH 4275	RIM ELEV.=15.8'
(4275) 12" UNKN INV.=3.2'	RIM ELEV.=13.4'	(A) 12" CLAY INV.=12'
(4827) 24" DIP INV.=2.5'	(4099) 12" CLAY INV.=10.9'	(B) 12" CLAY INV.=11.9'
(4839) 24" DIP INV.=2.3'	(4408) 12" CLAY INV.=9.7'	(C) UNKN INV.=9.2'
	(4046) 12" CLAY INV.=5.6'	(4241) UNKN INV.=9.2'
CB 4099	(4241) 12" CLAY INV.=0.5'	
RIM ELEV.=13.3'		DMH 4839
(4275) 12" RCP INV.=11.1'	MH 4290	RIM ELEV.=9.8'
SUMP ELEV.=10.3'	RIM ELEV.=13.8'	(4046) 24" RCP INV.=1.8'
	NOT OPENED	(4840) 24" RCP INV.=1.7'
CB 4237		
RIM ELEV.=12.9'	CB 4408	DMH 4840
(4241) 12" CLAY INV.=10.1'	RIM ELEV.=12.6'	RIM ELEV.=9.4'
SUMP ELEV.=9.3'	(4275) 12" RCP INV.=10.0'	(4839) 24" RCP INV.=1.6'
	SUMP ELEV.=9.5'	(OUTFALL) 24" RCP INV.=1.6'
DMH 4241		
RIM ELEV.=13.3'	CB 4410	CB 5564
(4243) 12" CLAY INV.=9.8'	RIM ELEV.=11.6'	RIM ELEV.=10.1'
(4237) 12" CLAY INV.=9.5'	(4270) 10" CLAY INV.=6.8'	(A) 12" RCP INV.=6.3'
(4275) 12" CLAY INV.=7.0'	SUMP ELEV.=6.1'	
(4829) 12" CLAY INV.=7.0'		

SEWER STRUCTURES	
SMH 4242	SMH 4831
RIM ELEV.=13.4'	RIM ELEV.=18.2'
(4276) 12" DIP INV.=5.1'	(A) 8" CLAY INV.=12.4'
(4830) 12" DIP INV.=5.1'	(B) 10" PVC INV.=10.2'
	(4271) 24" DIP INV.=2.7'
SMH 4271	(C) 24" DIP INV.=2.6'
RIM ELEV.=13.2'	
(A) 12" CLAY TOP OF PIPE=7.2'	SMH 5419
(4411) 24" CLAY INV.=3.0'	RIM ELEV.=10.7'
(4831) 24" CLAY INV.=3.0'	(4276) 10" PVC INV.=4.2'
	(A) 12" PVC INV.=3.7'
SMH 4276	
RIM ELEV.=13.3'	
(5419) 10" PVC INV.=5.5'	
(4242) 10" CLAY INV.=4.9'	
SMH 4411	
RIM ELEV.=12.0'	
(4412) 24" CLAY INV.=3.5'	
(4271) 24" CLAY INV.=3.5'	
SMH 4412	
RIM ELEV.=12.0'	
NOT OPENED	
SMH 4830	
RIM ELEV.=18.2'	
(A) 12" DIP INV.=10.4'	
(4242) 12" DIP INV.=10.2'	



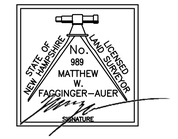
LOCATION MAP (n.t.s.)

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE (NHRSA TITLE LXIV) 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. I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

L.L.S. #989

4/8/24
DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.



20 0 20 40
SCALE: 1 INCH = 20 FT.

EXISTING CONDITIONS PLAN

FOR

TIGHE & BOND

LAND OF

31 RAYNES LLC

(TAX MAP 123, LOTS 10 & 13)

203 MAPLEWOOD AVENUE LLC

(TAX MAP 123, LOT 12)

&

ONE RAYNES AVENUE LLC

(TAX MAP 123, LOT 14)

MAPLEWOOD AVENUE & RAYNES AVENUE

PORTSMOUTH, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
1	04/08/24	REV. NOTE #14	MWF

DRAWN BY:	E.D.P.	DATE:	JUNE 17, 2020
CHECKED BY:	M.W.F.	DRAWING NO.	6082B
JOB NO.	6082	SHEET	1 OF 3

DOUCET SURVEY LLC
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 659-6560
2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060
10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005
http://www.doucetsurvey.com

LEGEND

- APPROXIMATE ABUTTERS LOT LINE
- CHAIN LINK FENCE
- SS — SEWER LINE
- SD — DRAIN LINE
- G — GAS LINE
- E — UNDERGROUND ELECTRIC LINE
- 100 — MAJOR CONTOUR LINE
- 98 — MINOR CONTOUR LINE
- OHW — OVERHEAD WIRE
- TREE LINE
- SHRUB LINE
- GUARDRAIL
- EDGE OF WETLAND AREA (SEE NOTE #7)
- CONCRETE
- RIP RAP
- LANDSCAPED AREA
- UTILITY POLE & GUY WIRE
- LIGHT POLE W/ARM
- SIGN
- BOUND FOUND
- IRON PIPE/ROD FOUND
- POST
- FIRE HYDRANT
- WATER GATE VALVE
- WATER SHUTOFF VALVE
- GAS GATE VALVE
- PAD MOUNTED TRANSFORMER
- AIR CONDITIONING UNIT
- CATCH BASIN
- DRAIN MANHOLE
- MANHOLE
- ELECTRIC MANHOLE
- SEWER MANHOLE
- HAND HOLE
- CONIFEROUS TREE
- DECIDUOUS TREE
- MONITORING WELL LOCATION
- ROCK/BOULDER
- ×100.0 — SPOT GRADE
- BND. FND. — BOUND FOUND
- CONC. — CONCRETE
- EP — EDGE OF PAVEMENT
- VGC — VERTICAL GRANITE CURB
- VCC — VERTICAL CONCRETE CURB
- SWL — SINGLE WHITE LINE
- EM — ELECTRIC METER
- GM — GAS METER
- PM — PARKING METER
- 5/8" REBAR W/ID CAP TO BE SET

NHSPC (NAD83/2011)

5/8" REBAR FOUND DOWN 6" (HELD)

TAX MAP 123, LOT 15
CITY OF PORTSMOUTH
1 JUNKINS AVE
PORTSMOUTH, NH, 03801
R.C.R.D. BOOK 5904 PAGE 2777

TAX MAP 124, LOT 9
319 VAUGHAN STREET CENTER LLC
104 GRAFTON DRIVE
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 5506, PAGE 427

5/8" REBAR FOUND UP 3" W/CAP LLS #738 (HELD)

TAX MAP 123, LOT 15-1
299 VAUGHAN STREET LLC
C/O CATHARTES PRIVATE INVESTMENTS
100 SUMMER STREET, SUITE 1600
BOSTON, MA 02110
R.C.R.D. BOOK 5434, PAGE 2905

TOTAL PARCEL AREA
TAX MAP 123 LOT 14
39,459 SQ. FT.
0.906 ACRES
(SEE NOTES #13 & #14)

TAX MAP 123, LOT 15
CITY OF PORTSMOUTH
1 JUNKINS AVE
PORTSMOUTH, NH, 03801
R.C.R.D. BOOK 5904 PAGE 2777

10' WIDE PEDESTRIAN ACCESS EASEMENT (SEE REF. PLAN #19)

5/8" REBAR SET UP 3" W/CAP LLS #989

TBM 6082A
BOX CHISELED ON SOUTHEAST CORNER OF CONC. PAD
ELEV.=11.48'

TBM 6082B
'X' CUT ON BONNET BOLT OF HYDRANT
ELEV.=13.18'

AREA CONVEYED TO SUBJECT PARCEL PER R.C.R.D. BOOK 1771, PAGE 330, DATED 6/14/65

TEMPORARY CHAIN LINK CONSTRUCTION FENCE

~CONSTRUCTION~ STAGING AREA

TOTAL PARCEL AREA
TAX MAP 123
LOTS 10, 12 & 13
71,149 SQ. FT.
1.633 ACRES
(SEE NOTES #13 & #14)

TAX MAP 124 LOT 8
111 MAPLEWOOD AVENUE LLC
210 COMMERCE WAY SUITE 300
PORTSMOUTH, NH, 03801
R.C.R.D. BOOK 6026 PAGE 2219

RAYNES AVE (SEE NOTE #16)

EDGE OF RIGHT OF WAY (PER REF. PLAN #9)

POSSIBLE WATER GATE VALVE (PAVED OVER)

3 HOUR PARK LIMIT

OTHER THAN THE GAS LINE SHOWN, ALL OTHER UTILITY PAINT MARKINGS ARE FADED IN THIS AREA

BUILDING

PAVED PARKING AREA

OVERGROWN GRASS AREA

GRASS AREA

OVERHANG (TYP.)

ELECTRIC EASEMENT (SEE NOTE #18E)

ONE RAYNES AVE PARKING ONLY

PARCEL LINE APPEARS TO EXTEND THROUGH THE EXISTING BUILDING IN THIS AREA. THE SAME APPEARS TO BE INDICATED ON REF. PLAN #6

S44°58'05"W 137.07'

MH 5031

MH 5032

FF=10.1'

WROUGHT IRON FENCE

"SMART SPACE"

GATE

WOODEN STOCKADE FENCE

PAY PARKING

COMMERCIAL LOADING ZONE

PAY BY APP

6" X 6" CONC. BND. FND. (NO D.H.) UP

PAVEMENT PATCH

CB 5564

SMH 5419

DMH 4827

FF=11.3'

1" GAS PIPE

STONE BLOCK RET. WALL

4" PVC INV.=6.8'

CONC. PAD W/AC UNITS

EMPTY PAD

DUMPSTER PAD

5/8" REBAR DOWN 3

S31°02'14"E 30.00'

S31°02'14"E 162.58'

5/8" REBAR FOUND FLUSH

52.00'

MH 4046

DMH 4839

DMH 4840

S31°02'14"E 15.85'

N31°02'14"W, 30'± TO MEAN HIGH WATER LINE (SEE NOTES #13 & #14)

0.35'± ALONG MEAN HIGH WATER LINE

S73°12'58"W, 7'± TO MEAN HIGH WATER LINE (SEE NOTES #13 & #14)

LIMITS OF HISTORIC WHARF (PER REFERENCE PLAN #1)

WOODEN POST (TYP.)

CONC. RET. WALL W/ 24" RCP INV.=-0.3'

15' WIDE WALKWAY & LANDSCAPE EASEMENT (SEE NOTE #19D)

EDGE OF JURISDICTIONAL WETLANDS (SEE NOTE #7)

425'± ALONG MEAN HIGH WATER LINE

1' RET. WALL

TIE LINE ONLY

SHED

WOOD STEPS

CONC. STEP

PARK MOBILE

PAY TO PARK

POST

S59°13'48"W 209.98'

N21°23'58"E 187.00'

S51°24'49"E 187.70'

N18°07'38"E 29.42' (TIE LINE)

N58°57'48"E 41.00'

N44°44'54"E 303.97'

MATCH LINE SHEET 1

MATCH LINE SHEET 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N45°28'14"W	18.36'
L2	S59°09'46"W	74.62'

STATE OF NEW HAMPSHIRE — No. 989 — MATTHEW W. FAGGINGER-AUER — LICENSED LAND SURVEYOR — SIGNATURE

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE (NHRSA TITLE LXIV) 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. I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

L.L.S. #989

4/8/24 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

20 0 20 40

SCALE: 1 INCH = 20 FT.

EXISTING CONDITIONS PLAN

FOR

TIGHE & BOND

LAND OF

31 RAYNES LLC

(TAX MAP 123, LOTS 10 & 13)

203 MAPLEWOOD AVENUE LLC

(TAX MAP 123, LOT 12)

&

ONE RAYNES AVENUE LLC

(TAX MAP 123, LOT 14)

MAPLEWOOD AVENUE & RAYNES AVENUE

PORTSMOUTH, NEW HAMPSHIRE

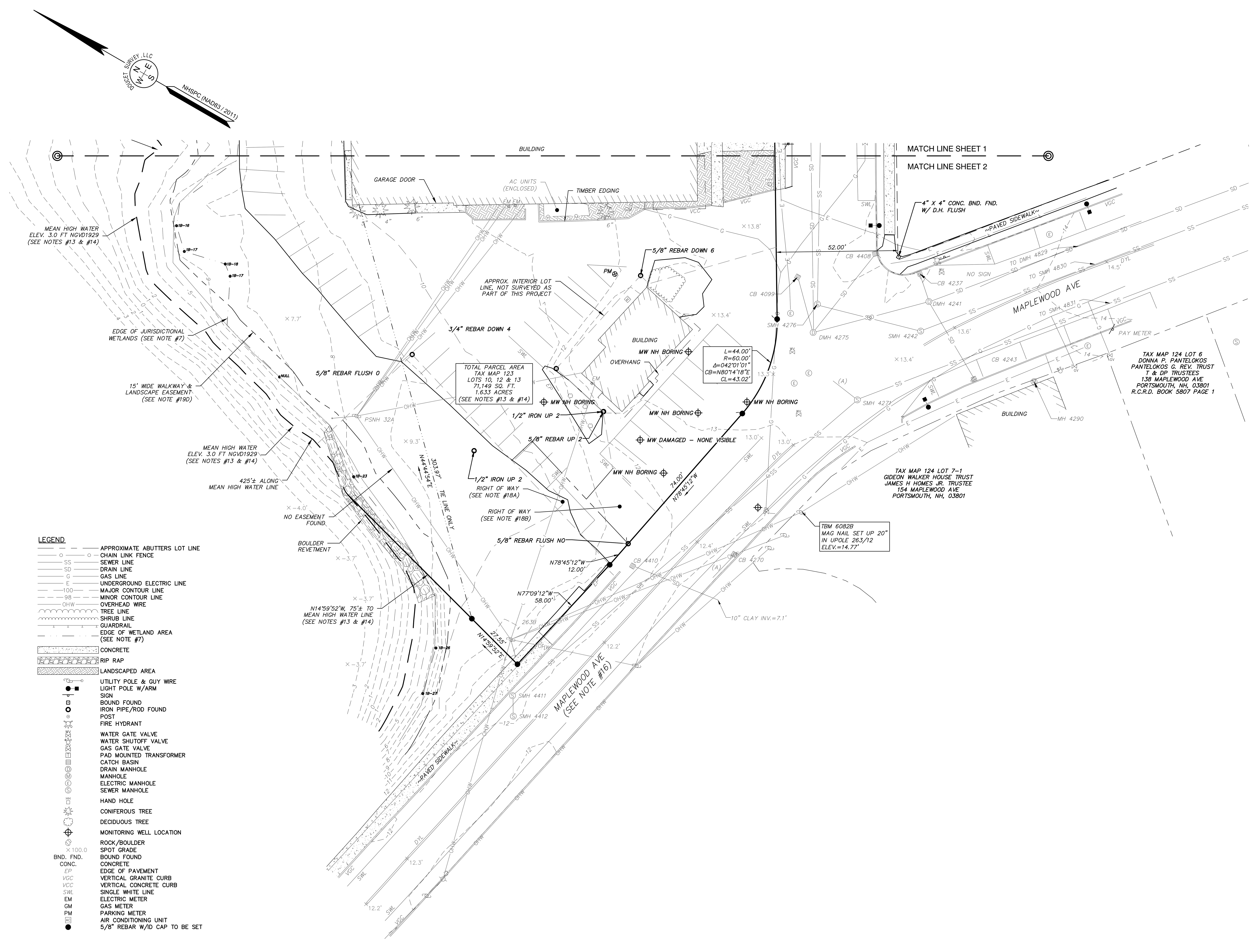
NO.	DATE	DESCRIPTION	BY
1	04/08/24	REV. NOTE #14	MWF

DRAWN BY: E.D.P.	DATE: JUNE 17, 2020
CHECKED BY: M.W.F.	DRAWING NO. 6082B
JOB NO. 6082	SHEET 2 OF 3

DOUCET SURVEY LLC

Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 659-6560
2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060
10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005
http://www.doucetsurvey.com

FILE NAME: C:\Users\MWF\AppData\Local\Temp\AcPublish_20984\6082B EC (Rev. 4-8-24).dwg LAYOUT NAME: TOPO PLAN (2) PLOTTED: Monday, April 08, 2024 - 10:34am



LEGEND

- APPROXIMATE ABUTTERS LOT LINE
- CHAIN LINK FENCE
- SS — SEWER LINE
- SD — DRAIN LINE
- G — GAS LINE
- E — UNDERGROUND ELECTRIC LINE
- 100 — MAJOR CONTOUR LINE
- 98 — MINOR CONTOUR LINE
- OHW — OVERHEAD WIRE
- TREE LINE
- SHRUB LINE
- GUARDRAIL
- EDGE OF WETLAND AREA (SEE NOTE #7)
- CONCRETE
- RIP RAP
- LANDSCAPED AREA
- UTILITY POLE & GUY WIRE
- LIGHT POLE W/ARM
- SIGN
- BOUND FOUND
- IRON PIPE/ROD FOUND
- POST
- FIRE HYDRANT
- WATER GATE VALVE
- WATER SHUTOFF VALVE
- GAS GATE VALVE
- PAD MOUNTED TRANSFORMER
- CATCH BASIN
- DRAIN MANHOLE
- MANHOLE
- ELECTRIC MANHOLE
- SEWER MANHOLE
- HAND HOLE
- CONIFEROUS TREE
- DECIDUOUS TREE
- MONITORING WELL LOCATION
- ROCK/BOULDER
- ×100.0 SPOT GRADE
- BND. FND. BOUND FOUND
- CONC. CONCRETE
- EP EDGE OF PAVEMENT
- VGC VERTICAL GRANITE CURB
- VCC VERTICAL CONCRETE CURB
- SWL SINGLE WHITE LINE
- EM ELECTRIC METER
- GM GAS METER
- PM PARKING METER
- AC AIR CONDITIONING UNIT
- ● 5/8" REBAR W/ID CAP TO BE SET

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE (NHRSA TITLE LXIV) 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. I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

______ L.L.S. #989

4/8/24 DATE

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STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 989 MATTHEW W. FAGGINGER–AUER SIGNATURE

20 0 20 40
SCALE: 1 INCH = 20 FT.

EXISTING CONDITIONS PLAN

FOR

TIGHE & BOND

LAND OF

31 RAYNES LLC

(TAX MAP 123, LOTS 10 & 13)

203 MAPLEWOOD AVENUE LLC

(TAX MAP 123, LOT 12)

&

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(TAX MAP 123, LOT 14)

MAPLEWOOD AVENUE & RAYNES AVENUE

PORTSMOUTH, NEW HAMPSHIRE

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GENERAL NOTES:

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 RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
2. COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAYS WITH THE CITY OF PORTSMOUTH.
3. THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES.
4. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES AND COMPLY WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
6. THE CONTRACTOR SHALL OBTAIN AND PAY FOR AND COMPLY WITH ADDITIONAL PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
7. THE CONTRACTOR SHALL PHASE DEMOLITION AND CONSTRUCTION AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO EXISTING BUSINESSES AND HOMES THROUGHOUT THE CONSTRUCTION PERIOD. EXISTING BUSINESS AND HOME SERVICES INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL, COMMUNICATION, FIRE PROTECTION, DOMESTIC WATER AND SEWER SERVICES. TEMPORARY SERVICES, IF REQUIRED, SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. CONTRACTOR SHALL PROVIDE DETAILED CONSTRUCTION SCHEDULE TO OWNER PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES AND SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
8. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES & SPECIFICATIONS.
9. ALL WORK SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS OF ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
10. CONTRACTOR TO SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR.
11. CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCH BASINS AND DRAIN LINES, WITHIN THE LIMIT OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
12. SEE EXISTING CONDITIONS PLAN FOR BENCH MARK INFORMATION.
13. APPLICANT SHALL SUBMIT, AS PART OF THE FINAL POST APPROVAL PROCEDURES, RELEVANT PTAP INFORMATION USING THE MOST RECENT ONLINE DATA PORTAL CURRENTLY MANAGED BY THE UNH STORMWATER CENTER. THE PLANNING DEPARTMENT SHALL BE NOTIFIED AND COPIED OF THE PTAP DATA SUBMITTAL.

DEMOLITION NOTES:

1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
2. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES.
3. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
4. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. SAW CUT AND REMOVE PAVEMENT ONE (1) FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
7. ALL UTILITIES SHALL BE TERMINATED AT THE MAIN LINE PER UTILITY COMPANY AND CITY OF PORTSMOUTH STANDARDS. THE CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES LOCATED WITHIN THE LIMITS OF WORK UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL VERIFY ORIGIN OF ALL DRAINS AND UTILITIES PRIOR TO 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 IMMEDIATELY OF ANY SUCH UTILITY FOUND AND SHALL MAINTAIN THESE UTILITIES UNTIL PERMANENT SOLUTION IS IN PLACE.
9. PAVEMENT REMOVAL LIMITS ARE SHOWN FOR CONTRACTOR'S CONVENIENCE. ADDITIONAL PAVEMENT REMOVAL MAY BE REQUIRED DEPENDING ON THE CONTRACTOR'S OPERATION. CONTRACTOR TO VERIFY FULL LIMITS OF PAVEMENT REMOVAL PRIOR TO BID.
10. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE PADS, UTILITIES AND PAVEMENT WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ITEMS TO BE REMOVED INCLUDE BUT ARE NOT LIMITED TO: CONCRETE, PAVEMENT, CURBS, LIGHTING, MANHOLES, CATCH BASINS, UNDER GROUND PIPING, POLES, STAIRS, SIGNS, FENCES, RAMPS, WALLS, BOLLARDS, BUILDING SLABS, FOUNDATION, TREES AND LANDSCAPING.
11. REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
12. CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY THE CONTRACTOR, THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED SURVEYOR TO REPLACE DISTURBED MONUMENTS.
13. PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS/CURB INLETS WITHIN CONSTRUCTION LIMITS AS WELL AS CATCH BASINS/CURB INLETS THAT RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INLET PROTECTION BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE "HIGH FLOW SILT SACK" BY ACF ENVIRONMENTAL OR EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN EVENT OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED OR SEDIMENT HAS ACCUMULATED TO 1/3 THE DESIGN DEPTH OF THE BARRIER.
14. THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
15. SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL UTILITIES TO BE REMOVED AND PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
16. THE CONTRACTOR SHALL REMOVE AND SALVAGE EXISTING GRANITE CURB FOR REUSE.
17. DEMOLITION OF DRAINAGE DOWNSTREAM OF DMH 4839 SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH AND SHALL BE DEMOLISHED BY THE CITY OF PORTSMOUTH.

SITE NOTES:

1. PAVEMENT MARKINGS SHALL BE INSTALLED AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, ADA SYMBOLS, PAINTED ISLANDS, FIRE LANES, CROSS WALKS, ARROWS, LEGENDS AND CENTERLINES. ALL MARKINGS EXCEPT CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING WHITE PAVEMENT MARKINGS. ALL THERMOPLASTIC PAVEMENT MARKINGS INCLUDING LEGENDS, ARROWS, CROSSWALKS AND STOP BARS SHALL MEET THE REQUIREMENTS OF AASHTO M249. ALL PAINTED PAVEMENT MARKINGS INCLUDING CENTERLINES, LANE LINES AND PAINTED MEDIANS SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F".
2. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
3. SEE DETAILS FOR PAVEMENT MARKINGS, ADA SYMBOLS, SIGNS AND SIGN POSTS.
4. CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES.
5. PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
6. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE, WHITE THERMOPLASTIC AND CONFORM TO CURRENT MUTCD STANDARDS.
7. THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES.
8. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAW CUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
9. CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED. COORDINATE WITH BUILDING CONTRACTOR.
10. ALL LIGHT POLE BASES NOT PROTECTED BY A RAISED CURB SHALL BE PAINTED YELLOW.
11. COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
12. SEE ARCHITECTURAL/BUILDING DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
13. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
14. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
15. THE APPLICANT SHALL HAVE A SITE SURVEY CONDUCTED BY A RADIO COMMUNICATIONS CARRIER APPROVED BY THE CITY'S COMMUNICATIONS DIVISION. THE RADIO COMMUNICATIONS CARRIER MUST BE FAMILIAR AND CONVERSANT WITH THE POLICE AND RADIO CONFIGURATION. IF THE SITE SURVEY INDICATES IT IS NECESSARY TO INSTALL A SIGNAL REPEATER EITHER ON OR NEAR THE PROPOSED PROJECT, THOSE COSTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE OWNER SHALL COORDINATE WITH THE SUPERVISOR OF RADIO COMMUNICATIONS FOR THE CITY.
16. THE PROPOSED LOADING ZONE ON RAYNES AVE SHALL BE REVIEWED BY THE PARKING & TRAFFIC SAFETY COMMITTEE. ANY ADDITIONAL LOADING ZONES WILL REQUIRE THE APPROVAL OF THE PARKING & TRAFFIC SAFETY COMMITTEE.
17. RAYNES AVE LAYOUT DESIGNED AS PART OF THE CITY OF PORTSMOUTH'S COMPLETE STREETS IMPROVEMENT PROJECT THAT IS BEING DESIGNED BY THE CITY'S CONSULTANT.
18. ALL TREES PLANTED ARE TO BE INSTALLED UNDER THE SUPERVISION OF THE CITY OF PORTSMOUTH DPW USING STANDARD INSTALLATION METHODS.
19. THE APPLICANT SHALL PREPARE A CONSTRUCTION MANAGEMENT AND MITIGATION PLAN (CMMP) FOR REVIEW AND APPROVAL BY THE CITY'S LEGAL AND PLANNING DEPARTMENTS.
20. A TEMPORARY SUPPORT OF EXCAVATION (SOE) PLAN SHALL BE PREPARED BY THE APPLICANT'S CONTRACTOR TO CONFIRM ANY TEMPORARY ENCUMBRANCES OF THE CITY'S RIGHT-OF-WAY. IF LICENSES ARE REQUIRED FOR THE SOE, THE APPLICANT WILL BE REQUIRED TO OBTAIN THESE FROM THE CITY PRIOR TO CONSTRUCTION.
21. APPLICANT SHALL COMPLETE FINAL PAVING AND PAVEMENT STRIPING PER DPW REQUIREMENTS FOR THE ENTIRE WIDTH OF RAYNES AVENUE FROM VAUGHAN STREET TO MAPLEWOOD AVENUE.
22. THE PROPERTY MANAGER WILL BE RESPONSIBLE FOR TIMELY SNOW REMOVAL FROM ALL PRIVATE SIDEWALKS, DRIVEWAYS, AND PARKING AREAS. ALL SNOW REMOVAL WILL BE HAULED OFF-SITE AND LEGALLY DISPOSED OF.
23. ALL PROPOSED VEGETATION WITHIN THE NATURAL WOODLAND AREA SHALL BE CONFIRMED IN GOOD HEALTH AFTER THE FIRST GROWING SEASON AT WHICH TIME NO MAINTENANCE OR CLEARING OF THIS AREA SHALL BE COMPLETED. DESIGNATED NATURAL WOODLAND AREA SHALL REMAIN IN AN UNALTERED, UNMAINTAINED STATE.

GRADING AND DRAINAGE NOTES:

1. COMPACTION REQUIREMENTS:

BELOW PAVED OR CONCRETE AREAS	95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL	95%
BELOW LOAM AND SEED AREAS	90%

* ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.

2. ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR HI-Q, ADS N-12 OR EQUAL) UNLESS OTHERWISE SPECIFIED.
3. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
4. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES, EXITS, RAMPS AND LOADING DOCK AREAS ADJACENT TO THE BUILDING.
5. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED FERTILIZER AND MULCH.
6. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NHDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
7. ALL PROPOSED CATCH BASINS SHALL BE EQUIPPED WITH OIL/GAS SEPARATOR HOODS AND 4' SUMPS.
10. ALL WORK SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS OF ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
11. FINAL DESIGN OF DRAINAGE DOWNSTREAM OF PDMH 9 AND DOWNSTREAM DEFENDER SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH AND SHALL BE CONSTRUCTED BY THE CITY OF PORTSMOUTH.
12. CHECK VALVES SHALL BE INSTALLED ON THE INLET PIPES FROM BOTH JELLYFISH FILTERS.

EROSION CONTROL NOTES:

1. SEE SHEET C-501 FOR GENERAL EROSION CONTROL NOTES AND DETAILS.

UTILITY NOTES:

2. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
   - NATURAL GAS - UNITIL
   - WATER/SEWER - CITY OF PORTSMOUTH
   - ELECTRIC - EVERSOURCE
   - COMMUNICATIONS - COMCAST/CONSOLIDATED COMMUNICATIONS/FIRST LIGHT
2. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, CEMENT LINED DUCTILE IRON PIPE.
3. ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE CHLORINATION AND TESTING WITH THE CITY OF PORTSMOUTH WATER DEPARTMENT.
4. ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
9. CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
10. CONNECTION TO EXISTING WATER MAIN SHALL BE CONSTRUCTED TO CITY OF PORTSMOUTH STANDARDS.
11. EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
12. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
13. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE APPLICABLE UTILITY COMPANIES.
14. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
15. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
16. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
17. A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS.
18. SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN
19. HYDRANTS, GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
20. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
21. ALL SEWER PIPE WITH LESS THAN 6' OF COVER IN PAVED AREAS OR LESS THAT 4' OF COVER IN UNPAVED AREAS SHALL BE INSULATED.
22. CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
23. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PROVIDED BY THE PROJECT ELECTRICAL ENGINEER.
24. CONTRACTOR SHALL CONSTRUCT ALL UTILITIES AND DRAINS TO WITHIN 10' OF THE FOUNDATION WALLS AND CONNECT THESE TO SERVICE STUBS FROM THE BUILDING.
25. FINAL LOCATIONS OF ALL UTILITY LINES SHALL BE APPROVED BY THE CITY OF PORTSMOUTH DPW PRIOR TO CONSTRUCTION.
26. EXISTING SEWER LINE IN RAYNES AVENUE IS AC PIPE. CONTRACTOR SHALL TAKE PROPER PRECAUTIONS WHEN CUTTING INTO EXISTING PIPE.
27. THE APPLICANT SHALL COORDINATE WITH THE CITY OF PORTSMOUTH DPW ON THE FINAL SCOPE OF WORK FOR THE REPAIR OR REPLACEMENT OF THE RAYNES AVENUE WATER MAIN.
28. CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
29. CONTRACTOR SHALL PERFORM TEST PITS TO VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER IF LOCATIONS DIFFER FROM PLAN.

LANDSCAPE NOTES:

1. SEE SHEET L-100 FOR LANDSCAPE NOTES.

EXISTING CONDITIONS PLAN NOTES:

1. EXISTING CONDITIONS ARE BASED ON A FIELD SURVEY PERFORMED BY DOUCET SURVEY INC. SEE REFERENCE PLAN #1.
2. FLOOD HAZARD ZONE BASED ON REFERENCE PLAN #1.
3. HORIZONTAL DATUM BASED ON REFERENCE PLAN #2.
4. VERTICAL DATUM BASED ON REFERENCE PLAN #1.

REFERENCE PLANS:

1. ""EXISTING CONDITIONS PLAN OF TAX MAP 123, LOT 10, 12, 13 & 14" PREPARED BY DOUCET SURVEY INC., DATED JUNE 17, 2020.
2. "SITE PLAN PLAN FOR 111 MAPLEWOOD AVENUE" PREPARED BY TIGHE & BOND INC., DATED MARCH 18, 2019, LAST REVISED NOVEMBER 21, 2019.
3. "EXISTING CONDITIONS PLAN OF TAX MAP 123, LOT 15 & TAX MAP 124, LOTS 10 & 11" PREPARED BY DOUCET SURVEY INC., DATED FEBRUARY 3, 2016.
4. "UTILITIES PLAN" AC HOTEL AND COMMUNITY SPACE, PREPARED BY TIGHE & BOND INC., DATED JULY 23, 2018
5. "DISPOSITION PLAN PARCEL 3" DATED 6/73 BY ANDERSON-NICHOLS & CO., INC., R.C.R.D. PLAN #D-4019.
6. "PLAN OF LAND, VAUGHAN AND GREEN STREETS, PORTSMOUTH NH" DATED JULY 1955 BY JOHN W. DURGIN R.C.R.D. PLAN #02541.
7. "SEVERINO TRUCKING CO., INC. ELECTRIC DUCT BANK LOCATION PLAN" DATED MARCH 25, 2014.
8. "EXISTING FEATURES PLAN, TAX MAP 118 - LOT 28, TAX MAP 119 - LOT 4, TAX MAP 124 - LOT 12 & TAX MAP 125 LOT 21" DATED NOVEMBER 27, 2013, REVISED 1/16/15 BY MSC CIVIL ENGINEERS & LAND SURVEYORS, INC.
9. "FIGURE 1 AREA OF INVESTIGATION WITH EMI", 111 MAPLEWOOD AVENUE, DATED JULY 2019, PREPARED BY RADAR SOLUTIONS INTERNATIONAL, INC.
10. "VAUGN ST. BNDER ELEVATIONS AS BUILT DRAWING" BY S.U.R. CONSTRUCTION, INC. DATED 8/12/2019.
11. COMPLETE STREETS CONCEPTUAL DESIGN BY SEBAGO TECHNICS. DATED 05/31/2019.

ABBREVIATIONS

TBR	TO BE REMOVED
BLDG	BUILDING
TYP	TYPICAL
COORD	COORDINATE
30'R	CURB RADIUS
SWL	SOLID WHITE LINE
VGC	VERTICAL GRANITE CURB
SGC	SLOPED GRANITE CURB
MVGC	MOUNTABLE VERTICAL GRANITE CURB
TC	TOP OF CURB
BC	BOTTOM OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
TS	TOP OF STEP
BS	BOTTOM OF STEP
HDPE	HIGH-DENSITY POLYETHYLENE
FF	FINISH FLOOR
VIF	VERIFY IN FIELD

LEGEND

- APPROXIMATE LIMIT OF PROPOSED SAW CUT
- LIMIT OF WORK
- PROPOSED SILT SOCK
- APPROXIMATE LIMIT OF PAVEMENT TO BE REMOVED
- PROPOSED CONSTRUCTION EXIT
- BUILDING TO BE REMOVED
- LOCATION OF PROPOSED BUILDING
- INLET PROTECTION SILT SACK
- PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED BUILDING
- PROPOSED PAVEMENT SECTION
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BRICK SIDEWALK
- PROPOSED BOLLARD
- PROPOSED MAJOR CONTOUR LINE (10)
- PROPOSED MINOR CONTOUR LINE (9)
- PROPOSED DRAIN LINE (TYP)
- PROPOSED SILT SOCK
- INLET PROTECTION SILT SACK
- PROPOSED CATCHBASIN
- PROPOSED DOUBLE GRATE CATCHBASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED YARD DRAIN
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER TO BE REMOVED
- EXISTING UNDERGROUND TELECOMMUNICATION
- EXISTING WATER
- EXISTING GAS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD UTILITY
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- PROPOSED GAS
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND TELECOMMUNICATION
- PROPOSED UNDERGROUND COMBINED ELECTRIC & TELECOMMUNICATION
- EXISTING CATCHBASIN
- EXISTING DRAIN MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING ELECTRIC MANHOLE
- EXISTING TELEPHONE MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- PROPOSED GAS VALVE
- PROPOSED ELECTRIC MANHOLE
- PROPOSED LIGHT POLE BASE

Tighe&Bond

STATE OF NEW HAMPSHIRE – NEIL A. HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER – 5/1/2024

STATE OF NEW HAMPSHIRE – PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER – 5/1/2024

Proposed Mixed Use Development

North Mill Pond Holdings, LLC

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION
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PROJECT NO:	P-0595-007
DATE:	December 22, 2020
FILE:	P-0595-007-C-DSGN.DWG
DRAWN BY:	CJK
CHECKED BY:	NAH
APPROVED BY:	PMC

CIVIL GENERAL NOTES AND LEGEND

SCALE: AS SHOWN

G-100

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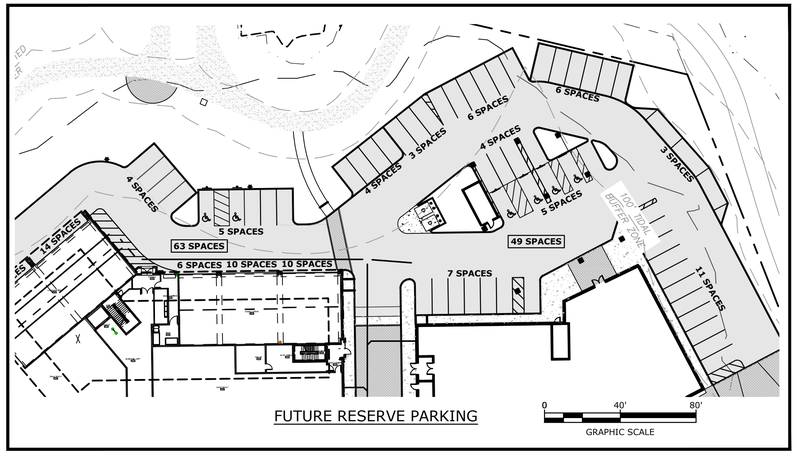
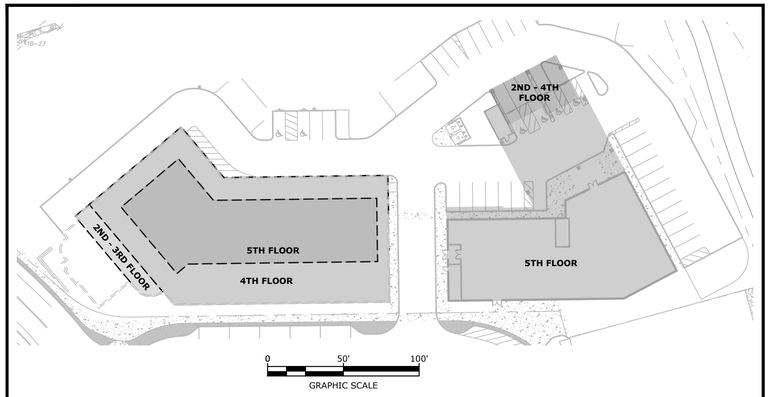
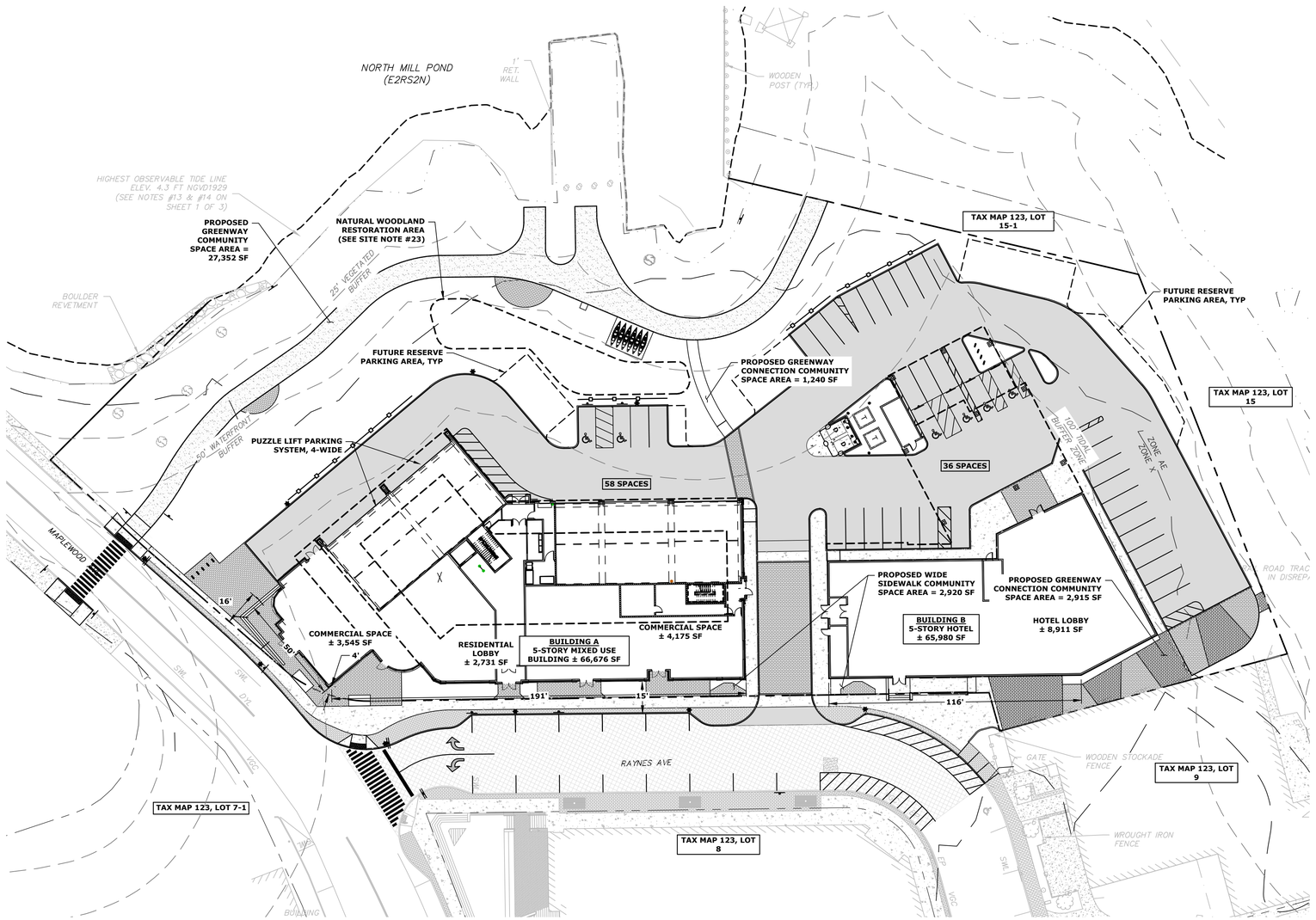
Tighe & Bond: J:\P\P0595 Pro Con General Proposals\P0595-007 Raynes Ave Hotel\Drawings_Figures\AutoCAD\SheetVP-0595-007-C-DSGN.dwg



FUTURE RESERVE PARKING



UPPER FLOOR PLANS



SEE SHEET G-100 FOR SITE NOTES AND LEGEND

SITE DATA:

LOCATION: TAX MAP 123, LOT 10
TAX MAP 123, LOT 12
TAX MAP 123, LOT 13
TAX MAP 123, LOT 14
TAX MAP 123, LOT 12
RAYNES AVENUE

ZONING DISTRICT: CHARACTER DISTRICT 4 (CD4)
DOWNTOWN OVERLAY DISTRICT
NORTH END INCENTIVE OVERLAY DISTRICT
HISTORIC DISTRICT

PROPOSED USE: MULTI FAMILY DWELLING
HOTEL
RETAIL/RESTAURANT

PROPOSED LOT SIZE: ±2.53 ACRES (±110,415 SF)

DEVELOPMENT STANDARDS

BUILDING PLACEMENT (PRINCIPAL BUILDING):

	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
MAXIMUM PRINCIPAL FRONT YARD:	15 FT	±16 FT (1)	7.4 FT
MAXIMUM SECONDARY FRONT YARD:	12 FT	±5 FT	N/A
SIDE YARD:	NR	NR	NR
MINIMUM REAR YARD:	5 FT	N/A	N/A
MINIMUM FRONT LOT LINE BUILDOUT:	50%	78.4%	78.4%

(1) - INCREASE ABOVE THE MAXIMUM ALLOWED PER 10.5A42.12

BUILDING AND LOT OCCUPATION:

	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
MAXIMUM BUILDING BLOCK LENGTH:	200 FT	191 FT	116 FT
MAXIMUM FACADE MODULATION LENGTH:	80 FT	<80 FT	<80 FT
MAXIMUM ENTRANCE SPACING:	50 FT	<50 FT	<50 FT
MAXIMUM BUILDING COVERAGE:	90%	±47.0%	±47.0%
MAXIMUM BUILDING FOOTPRINT:	30,000 SF (2)	16,629 SF	14,622 SF
MINIMUM LOT AREA:	NR		
MINIMUM LOT AREA PER DWELLING UNIT:	NR		
MINIMUM OPEN SPACE:	10%	35.4%	
MAXIMUM GROUND FLOOR GFA PER USE:	15,000 SF	7,720 SF	8,911 SF

(2) - INCREASE ABOVE 15,000 SF ALLOWED PER 10.5A46.10

BUILDING FORM (PRINCIPAL BUILDING):

	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
BUILDING HEIGHT:	5 STORY (3)	5 STORY	5 STORY
	60 FT	59.77 FT	57.90 FT
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 IN	<36"	<36"
MINIMUM GROUND STORY HEIGHT:	12 FT	15 FT	15 FT
MINIMUM SECOND STORY HEIGHT:	10 FT	10.5 FT	10.5 FT
FACADE GLAZING: SHOP FRONT FACADE TYPE	70%	70%	70%
ALLOWED ROOF TYPES FLAT, GABLE, HIP, GAMBREL, MANSARD	FLAT, GABLE, HIP, GAMBREL, MANSARD	FLAT	

(3) - ADDITIONAL 1 STORY UP TO 10FT ALLOWED FOR PROVIDING AT LEAST 20% OF THE SITE TO BE ASSIGNED AS COMMUNITY SPACE AS ALLOWED PER 10.5A46.10.

COMMUNITY SPACE:

REQUIRED	PROPOSED
21,274 SF	34,427 SF
20%	31.2%

OFF-STREET PARKING REQUIREMENTS

PARKING SPACES REQUIRED:

DWELLING UNITS:		
0 SF TO 500 SF, 0.5 SPACES PER UNIT	0 UNITS	0 SPACES
500 SF TO 750 SF, 1.0 SPACES PER UNIT	0 UNITS	0 SPACES
OVER 750 SF, 1.3 SPACES PER UNIT	32 UNITS	42 SPACES
TOTAL MINIMUM RESIDENTIAL SPACES REQUIRED =		42 SPACES
VISITORS:		
1 SPACES PER 5 DWELLING UNITS	32 UNITS	7 SPACES
HOTEL:		
0.75 SPACES PER GUEST ROOM	124 ROOMS	93 SPACES
DOWNTOWN OVERLAY DISTRICT		- 4 SPACES
TOTAL MINIMUM PARKING SPACES REQUIRED =		138 SPACES

TOTAL PARKING SPACES PROVIDED:

ON SITE SURFACE PARKING SPACES =	40 SPACES
PUZZLE LIFT SPACES =	54 SPACES
SHARED PARKING ON SEPARATE LOT (4) =	25 SPACES
FUTURE RESERVE SURFACE SPACES (5) =	18 SPACES
TOTAL PARKING SPACES PROVIDED =	**137 SPACES**

SIX (6) ADA ACCESSIBLE SPACES REQUIRED

(4) - CONDITIONAL USE PERMIT REQUIRED FOR SHARED PARKING ON SEPARATE LOT PER 10.1112.62.
(5) - ALLOWED BY APPROVAL FROM THE PLANNING BOARD PER 10.1112.40.

	REQUIRED	PROVIDED
PARKING STALL SIZE:	8.5' X 19'	8.5' X 19'
TANDEM PARKING STALL SIZE:	9' X 38'	9' X 38'
DRIVE AISLE:	24'	24'

BIKE SPACES REQUIRED:

1 BIKE SPACE / 10 PARKING SPACES	16 SPACES	16 SPACES

PROPOSED MIXED USE GROSS FLOOR AREA

FLOOR	COMMERCIAL (SF)	LOBBY (SF)	UNITS	TOTAL FLOOR AREA (SF)
FIRST	7,720	2,731	0	10,451
SECOND	0	0	11	16,629
THIRD	0	0	11	16,629
FOURTH	0	0	10	15,707
FIFTH	0	0	0	7,260
TOTAL	7,720	2,731	32	66,676

PROPOSED HOTEL GROSS FLOOR AREA

FLOOR	LOBBY (SF)	UNITS	TOTAL FLOOR AREA (SF)
FIRST	8,911	0	8,911
SECOND	0	32	14,622
THIRD	0	32	14,622
FOURTH	0	32	14,622
FIFTH	0	28	13,203
TOTAL	8,911	124	65,980

SITE RECORDING NOTES:

1. **THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.**
2. **ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.**
3. **THIS IS NOT A BOUNDARY SURVEY AND SHALL NOT BE USED AS SUCH.**

Tighe&Bond

STATE OF NEW HAMPSHIRE - NEIL A. HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER
5/1/2024

STATE OF NEW HAMPSHIRE - PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER
5/1/2024

0 30' 60'
GRAPHIC SCALE

Proposed Mixed Use Development

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Portsmouth, New Hampshire

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APPROVED BY:	PMC

SITE PLAN

SCALE: AS SHOWN

C-102

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NORTH MILL POND (E2RS2N)

HIGHEST OBSERVABLE TIDE LINE ELEV. 4.3 FT NGVD1929 (SEE NOTES #13 & #14 ON SHEET 1 OF 3)

BOULDER REVETMENT

25' VEGETATED BUFFER

50' WATERFRONT BUFFER

1' RET. WALL

WOODEN POST (TYP.)

CONC. RET. WALL W/ 4" RCP INV.=-0.3'

4" PVC INV.=6.8'

PROTECT EXISTING 4"Ø BLACK LOCUST TREE

PROTECT EXISTING 13"Ø BLACK LOCUST TREE

PROTECT EXISTING 13"Ø BLACK LOCUST TREE

PROTECT EXISTING 5"Ø BLACK LOCUST TREE

PROTECT EXISTING (3) WILLOW TREES

EXISTING UTILITY POLE TO BE REMOVED (TYP)

EXISTING OVERHEAD WIRES TO BE REMOVED (TYP)

EXISTING PROPERTY LINE TO BE REMOVED

LOCATION OF PROPOSED STRUCTURE

EXISTING CONCRETE PADS TBR (TYP)

EXISTING CONCRETE PAD TBR

EXISTING DRAIN LINE TBR

EXISTING STONE BLOCK RETAINING WALL TBR

EXISTING DUMPSTER PAD TBR

EXISTING DRAIN LINE TBR (SEE DEMO NOTE 17)

EXISTING DRAIN MAN HOLE TBR

EXISTING SHED TBR

EXISTING SHRUB TBR TYP

EXISTING BUILDING TBR

EXISTING CONSTRUCTION FENCE TBR

EXISTING MECHANICAL EQUIPMENT TBR (TYP)

EXISTING WOOD STEPS TBR

EXISTING DRAIN LINE TBR (TYP)

EXISTING PROPERTY LINE TBR

EXISTING BUILDING TBR

EXISTING PROPERTY LINE TO BE REMOVED

EXISTING CONCRETE SIDEWALK TBR

EXISTING CONCRETE STEPS TBR

EXISTING GAS LINE TBR

EXISTING SIGNS TBR (TYP)

EXISTING CONCRETE SIDEWALK TBR

EXISTING ELECTRIC LINE TBR

EXISTING CATCH BASIN TBR

EXISTING DRAIN LINE TBR

EXISTING WATER LINE TBR

EXISTING TRANSFORMER PAD TBR

EXISTING BRICK SIDEWALK TBR

EXISTING CONCRETE PAD TBR

EXISTING WATER LINE TBR

EXISTING BRICK SIDEWALK TBR

APPROXIMATE SAWCUT LINE

APPROXIMATE LIMIT OF WORK

APPROXIMATE SAWCUT LINE

BUILDING TBR

BUILDING TBR

BUILDING TBR

BUILDING TBR OVERHANG

GARAGE DOOR

TIMBER EDGING

PAVEMENT TBR

PAVED PARKING AREA

OVERGROWN GRASS AREA

GRASS AREA

OVERHANG (TYP.)

OVERGROWN GRASS AREA

LOCATION OF PROPOSED STRUCTURE

100' TIDAL BUFFER ZONE

ZONE AE ZONE X

RAIL ROAD TRA IN DISRE

WROUGHT IRON FENCE

BUILDING

MAPLEWOOD AVE

DMH 4840

DMH 4839

DMH 4827

DMH 4275

SMH 4276

SMH 4271

SMH 4242

DMH 4241

CB 4237

CB 4243

MH 4046

SMH 5419

MH 5031

MH 5032

CB 5564

CB 4095

CB 4070

CB 4410

INV.=7.1'

1" GAS PIPE

TOCKADE

SEE SHEET G-100 FOR EXISTING CONDITIONS/DEMOLITION NOTES AND LEGEND

Tighe&Bond

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0 20' 40'

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DEMOLITION PLAN

SCALE: AS SHOWN

C-101

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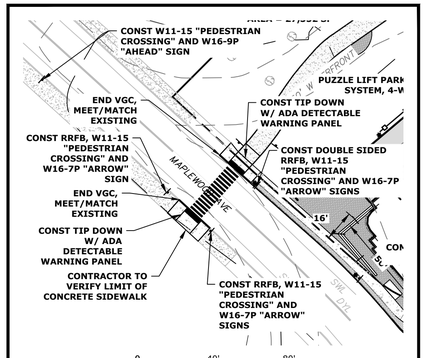

SITE PLAN INSET

NORTH MILL POND (E2RS2N)

WOODEN POST (TYP.)

1' RET. WALL

RECONSTRUCTED TIMBER PIER

RECONSTRUCTED KAYAK LAUNCH RAMP

CONST WETLAND BOUNDARY SIGN

CITY TO COORDINATE WITH LANDOWNER TO RELOCATE EXISTING EASEMENT

TAX MAP 123, LOT 15

TAX MAP 123, LOT 15-1

NORTH MILL POND GREENWAY TRAIL

25' VEGETATED BUFFER

BOULDER REVETMENT

CONST WETLAND BOUNDARY SIGN

PROPOSED GREENWAY COMMUNITY SPACE AREA = 27,352 SF

NATURAL WOODLAND RESTORATION AREA (SEE SITE NOTE #23)

SEE INSET PLAN

FUTURE RESERVE PARKING AREA, TYP

DECORATIVE FENCE (SEE BLDG DWGS

DECORATIVE FENCE (SEE BLDG DWGS

CONST R7-8 "RESERVED" AND R7-8P "VAN ACCESSIBLE" SIGNS (TYP OF 2)

PROPOSED GREENWAY CONNECTION COMMUNITY SPACE AREA = 1,240 SF

DECORATIVE FENCE (SEE BLDG DWGS

CONST FENCE (SEE LANDSCAPE PLAN)

CONST TIP DOWN

CONST TRANSFORMER (COORD W/ EVERSOURCE)

PROPOSED BOLLARDS (TYP OF 7)

CONST FLUSH PAVER CROSSWALK (SEE LANDSCAPE PLAN SHEET L-101)

LIMIT OF UPPER FLOOR AREA

58 SPACES

36 SPACES

6 SPACES

3 SPACES

4 SPACES

5 SPACES

10 SPACES

10 SPACES

7 SPACES

11 SPACES

14 SPACES

14 SPACES

CONST BOLLARD MOUNTED R7-8 "RESERVED" AND R7-8P "VAN ACCESSIBLE" SIGNS (TYP OF 2)

PROPOSED BIKE RACKS (TYP OF 4)

CONST R7-8 "RESERVED" SIGN

CONST BOLLARD MOUNTED R7-8 "RESERVED" SIGN

FUTURE RESERVE PARKING AREA, TYP

TAX MAP 123, LOT 15

STAIRS

19' TYP

8' TYP

8' TYP

8.5' TYP

19' TYP

CONST TIP DOWN

BEGIN VGC

END VGC

CONST TIP DOWN

BEGIN VGC

CONST CONCRETE SIDEWALK

CONST FLUSH PAVERS (SEE LANDSCAPED PLAN SHEET L-101)

ELEVATOR

STAIRS

PROPOSED WIDE SIDEWALK COMMUNITY SPACE AREA = 2,920 SF

BUILDING B
5-STORY HOTEL
± 65,980 SF

HOTEL LOBBY ± 8,911 SF

TRANSITION FROM MVGC TO VGC

PROPOSED GREENWAY CONNECTION COMMUNITY SPACE AREA = 2,915 SF

TRANSITION FROM MVGC TO MVGC

TRANSITION FROM MVGC TO SGC

RESIDENTIAL LOBBY ± 2,731 SF

BUILDING A
5-STORY MIXED USE BUILDING ± 66,676 SF

COMMERCIAL SPACE ± 3,545 SF

COMMERCIAL SPACE ± 4,175 SF

LIMIT OF UPPER FLOOR AREA

CONST D11-1 "BIKE ROUTE" AND M4-6 "END" SIGNS

CONST D11-1 "BIKE ROUTE" SIGN

TRANSITION FROM SGC TO MVGC

CONST DISTRICT STANDARD, 24' POLE

PROPOSED BIKE RACKS (TYP OF 5)

CONST 10' WIDE CROSS WALK

BEGIN VGC, MEET/MATCH EXISTING

TRANSITION FROM MVGC TO VGC

END MVGC

TRANSITION FROM VGC TO MVGC

CONST DISTRICT STANDARD, 16' POLE

CONST W11-15 "PEDESTRIAN CROSSING" AND W16-9P "AHEAD" SIGN

CONST DISTRICT STANDARD, 24' POLE

CONST "LOADING ZONE, NO PARKING 6AM - 9AM" SIGNS (TYP OF 2)

CONST CONC SIDEWALK W/ 2' BRICK BAND

CONST DISTRICT STANDARD, 16' POLE (TYP OF 3)

CONST TIP DOWN W/ ADA DETECTABLE WARNING PANEL

CONST R5-1 "DO NOT ENTER", R1-1 "STOP" SIGNS AND BAR

CONST 10' WIDE CROSS WALK

CONST R5-1 "DO NOT ENTER" AND R1-1 "STOP" SIGNS

CONST ARROW PAVEMENT MARKING (TYP) (SEE DETAIL)

FINAL PAVING AND STRIPING AREA (SEE SITE NOTE 21)

CONST R6-1R "ONE WAY" AND R3-2 SIGNS

TRANSITION FROM VGC TO MVGC

CONST TIP DOWN

BEGIN VGC, MEET/MATCH EXISTING

CONST FLUSH VGC

CONST PAVERS (SEE LANDSCAPE PLAN SHEET L-101)

GATE

WOODEN STOCKADE FENCE

WROUGHT IRON FENCE

TAX MAP 123, LOT 9

TAX MAP 123, LOT 7-1

TAX MAP 123, LOT 8

RAYNES AVE

MAPLEWOOD AVE

50' WATERFRONT BUFFER

100' TIDAL BUFFER ZONE

ZONE AE ZONE X

RAIL ROAD TRACK IN DISREPAIR

SWL

VGC

SGC

BUILDING

0
20'
40'
GRAPHIC SCALE

SITE RECORDING NOTES:

1. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
2. ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.
3. THIS IS NOT A BOUNDARY SURVEY AND SHALL NOT BE USED AS SUCH.

SEE SHEET G-100 FOR SITE NOTES AND LEGEND

Tighe&Bond

STATE OF NEW HAMPSHIRE
NEIL A. HANSEN
No. 15227
LICENSED PROFESSIONAL ENGINEER
5/1/2024

STATE OF NEW HAMPSHIRE
PATRICK CRIMMINS
No. 12378
LICENSED PROFESSIONAL ENGINEER
5/1/2024

Proposed Mixed Use Development

North Mill Pond Holdings, LLC

Portsmouth, New Hampshire

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D	4/21/2021	TAC Resubmission

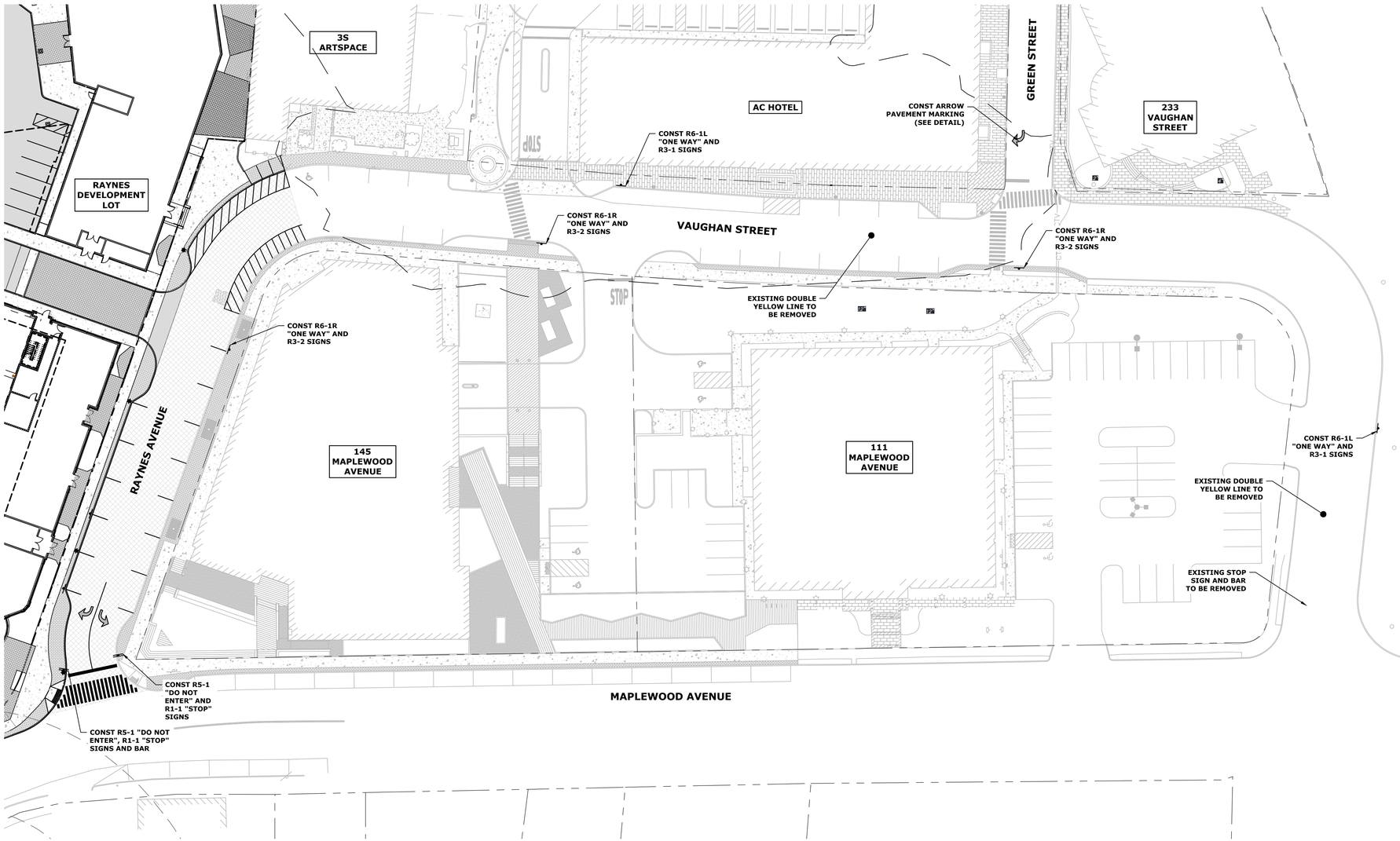
PROJECT NO:	P-0595-007
DATE:	December 22, 2020
FILE:	P-0595-007-C-DSGN.DWG
DRAWN BY:	CJK
CHECKED BY:	NAH
APPROVED BY:	PMC

SITE PLAN

SCALE: AS SHOWN

C-102.1

Last Saved: 5/1/2024
Plotted: Wednesday May 01, 2024 - 12:47pm By: CKrzculk
Tighe & Bond: J:\P\P0595 Pro Con General Proposals\P0595-007 Raynes Ave Hotel\Drawings_Figures\AutoCAD\SheetVP-0595-007-C-DSGN.dwg



SEE SHEET G-100 FOR SITE NOTES AND LEGEND

Tighe&Bond

NEIL A. HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE
5/1/2024

PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE
5/1/2024

0 30' 60'
GRAPHIC SCALE

Proposed Mixed Use Development

North Mill Pond Holdings, LLC

Portsmouth, New Hampshire

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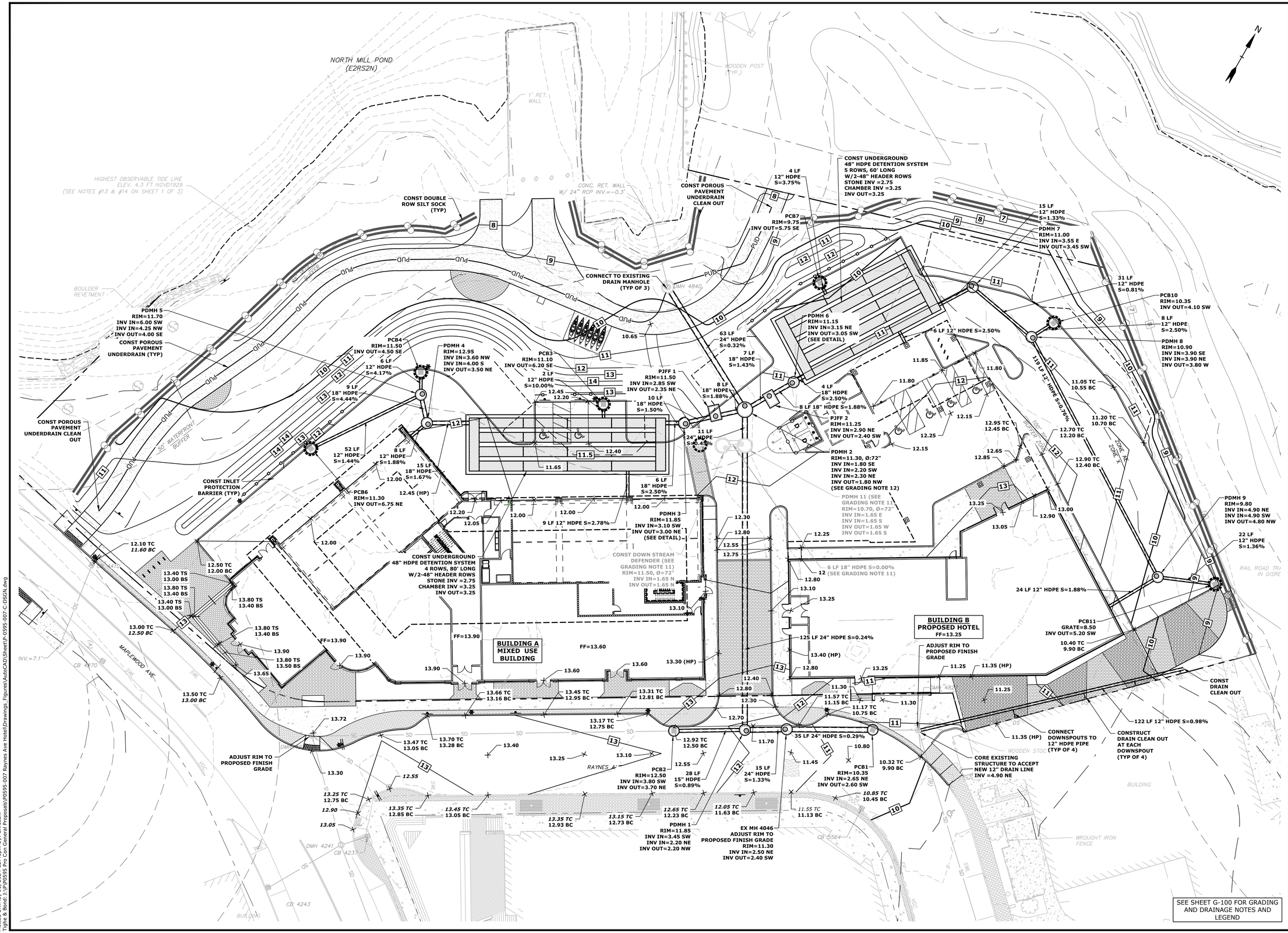
DRAWN BY:	CJK
CHECKED BY:	NAH
APPROVED BY:	PMC

NEIGHBORHOOD SIGNAGE PLAN

SCALE: AS SHOWN

C-102.2

Last Saved: 5/1/2024
Plotted: May 01, 2024-12:47pm By: CKrzculk
Tighe & Bond: J:\P0595 Pro Con General Proposals\P0595-007 Raynes Ave Hotel\Drawings_Figures\AutoCAD\SheetVP-0595-007-C-DSGN.dwg



Tighe&Bond

STATE OF NEW HAMPSHIRE – NEIL A. HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER – 5/1/2024

STATE OF NEW HAMPSHIRE – PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER – 5/1/2024

0 20' 40'
GRAPHIC SCALE

Proposed Mixed Use Development

North Mill Pond Holdings, LLC

Portsmouth, New Hampshire

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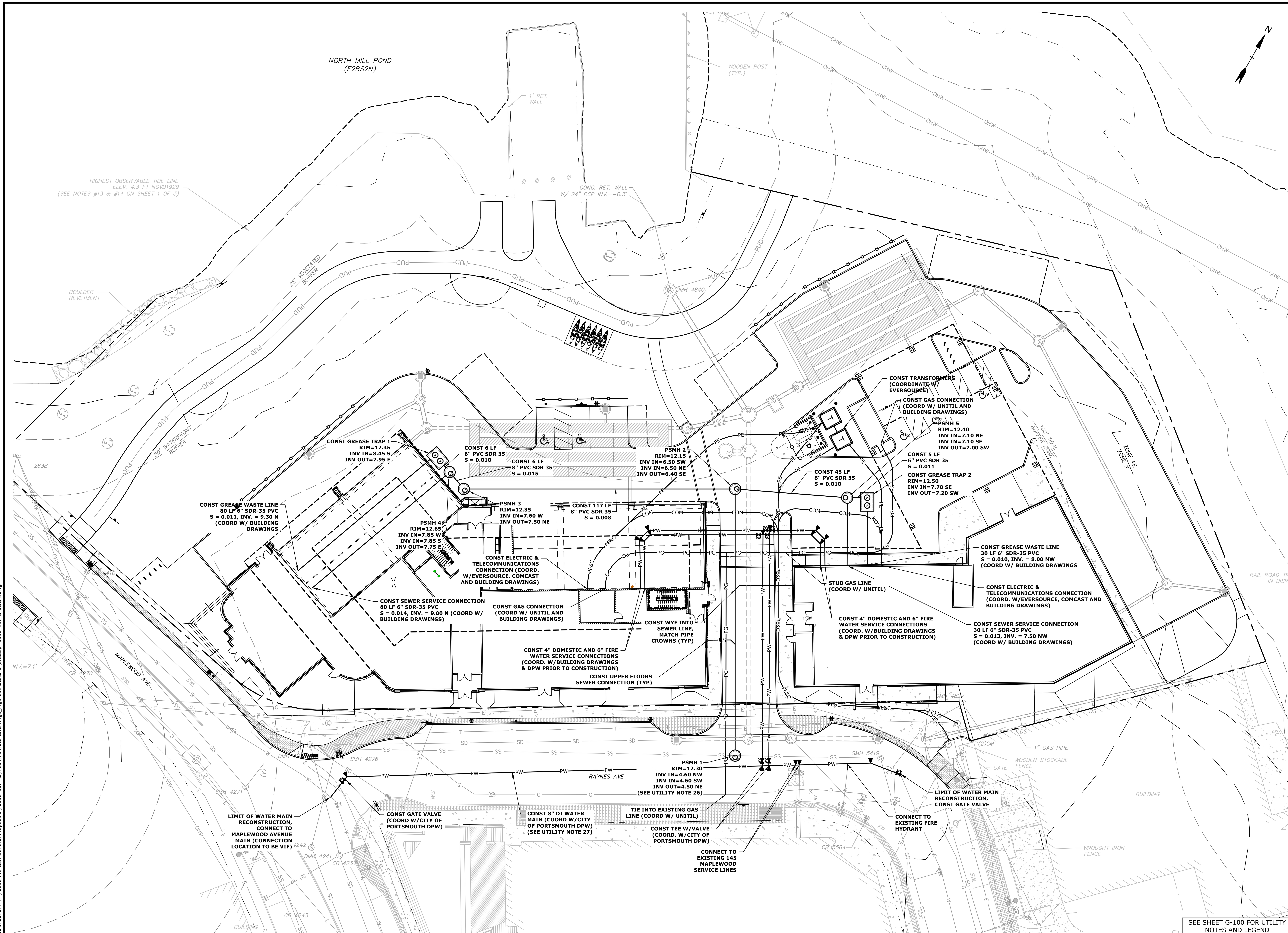
APPROVED BY:	PMC

GRADING, DRAINAGE AND EROSION CONTROL PLAN

SCALE: AS SHOWN

C-103

Last Saved: 5/1/2024
Plotted on: May / 01 / 2024-12:48pm By: CKrzcuik
Tighe & Bond: J:\P\P0595 Pro Con General Proposals\P0595-007 Raynes Ave Hotel\Drawings_Figures\AutoCAD\Sheet\P-0595-007-C-DSGN.dwg


NORTH MILL POND
(E2RS2N)
HIGHEST OBSERVABLE TIDE LINE
ELEV. 4.3 FT NGVD1929
(SEE NOTES #13 & #14 ON SHEET 1 OF 3)
BOULDER REVETMENT
25' VEGETATED BUFFER
50' WATERFRONT BUFFER
100' TIDAL BUFFER ZONE
ZONE AE
ZONE X
1' RET. WALL
CONC. RET. WALL
W/ 24" RCP INV.=-0.3'
WOODEN POST (TYP.)
DMH 4840
CONST GREASE TRAP 1
RIM=12.45
INV IN=8.45 S
INV OUT=7.95 E
CONST 6 LF
6" PVC SDR 35
S = 0.010
CONST 6 LF
8" PVC SDR 35
S = 0.015
PSMH 2
RIM=12.15
INV IN=6.50 SW
INV IN=6.50 NE
INV OUT=6.40 SE
CONST GREASE WASTE LINE
80 LF 6" SDR-35 PVC
S = 0.011, INV. = 9.30 N
(COORD W/ BUILDING DRAWINGS)
PSMH 3
RIM=12.35
INV IN=7.60 W
INV OUT=7.50 NE
CONST 117 LF
8" PVC SDR 35
S = 0.008
PSMH 4
RIM=12.65
INV IN=7.85 W
INV IN=7.85 S
INV OUT=7.75 E
CONST ELECTRIC & TELECOMMUNICATIONS CONNECTION (COORD. W/EVERSOURCE, COMCAST AND BUILDING DRAWINGS)
CONST SEWER SERVICE CONNECTION
80 LF 6" SDR-35 PVC
S = 0.014, INV. = 9.00 N (COORD W/ BUILDING DRAWINGS)
CONST GAS CONNECTION
(COORD W/ UNITIL AND BUILDING DRAWINGS)
CONST WYE INTO SEWER LINE, MATCH PIPE CROWNS (TYP)
CONST 4" DOMESTIC AND 6" FIRE WATER SERVICE CONNECTIONS (COORD. W/BUILDING DRAWINGS & DPW PRIOR TO CONSTRUCTION)
CONST UPPER FLOORS SEWER CONNECTION (TYP)
CONST TRANSFORMERS (COORDINATE W/ EVERSOURCE)
CONST GAS CONNECTION (COORD W/ UNITIL AND BUILDING DRAWINGS)
PSMH 5
RIM=12.40
INV IN=7.10 NE
INV IN=7.10 SE
INV OUT=7.00 SW
CONST 5 LF
6" PVC SDR 35
S = 0.011
CONST 45 LF
8" PVC SDR 35
S = 0.010
CONST GREASE TRAP 2
RIM=12.50
INV IN=7.70 SE
INV OUT=7.20 SW
CONST GREASE WASTE LINE
30 LF 6" SDR-35 PVC
S = 0.010, INV. = 8.00 NW
(COORD W/ BUILDING DRAWINGS
STUB GAS LINE
(COORD W/ UNITIL)
CONST ELECTRIC & TELECOMMUNICATIONS CONNECTION (COORD. W/EVERSOURCE, COMCAST AND BUILDING DRAWINGS)
CONST 4" DOMESTIC AND 6" FIRE WATER SERVICE CONNECTIONS (COORD. W/BUILDING DRAWINGS & DPW PRIOR TO CONSTRUCTION)
CONST SEWER SERVICE CONNECTION
30 LF 6" SDR-35 PVC
S = 0.013, INV. = 7.50 NW
(COORD W/ BUILDING DRAWINGS)
RAIL ROAD TRA IN DISRE
MAPLEWOOD AVE
RAYNES AVE
PSMH 1
RIM=12.30
INV IN=4.60 NW
INV IN=4.60 SW
INV OUT=4.50 NE
(SEE UTILITY NOTE 26)
LIMIT OF WATER MAIN RECONSTRUCTION, CONNECT TO MAPLEWOOD AVENUE MAIN (CONNECTION LOCATION TO BE VIF)
CONST GATE VALVE (COORD W/CITY OF PORTSMOUTH DPW)
CONST 8" DI WATER MAIN (COORD W/CITY OF PORTSMOUTH DPW) (SEE UTILITY NOTE 27)
TIE INTO EXISTING GAS LINE (COORD W/ UNITIL)
CONST TEE W/VALVE (COORD. W/CITY OF PORTSMOUTH DPW)
CONNECT TO EXISTING 145 MAPLEWOOD SERVICE LINES
CONNECT TO EXISTING FIRE HYDRANT
LIMIT OF WATER MAIN RECONSTRUCTION, CONST GATE VALVE
1" GAS PIPE
WOODEN STOCKADE FENCE
WROUGHT IRON FENCE
BUILDING
SMH 4276
SMH 4271
SMH 5419
DMH 4827
DMH 4241
CB 4270
CB 4237
CB 4243
CB 5564
INV.=7.1'
N
SEE SHEET G-100 FOR UTILITY NOTES AND LEGEND

Tighe&Bond

STATE OF NEW HAMPSHIRE
NEIL A. HANSEN
No. 15227
LICENSED PROFESSIONAL ENGINEER
5/1/2024

STATE OF NEW HAMPSHIRE
PATRICK CRIMMINS
No. 12378
LICENSED PROFESSIONAL ENGINEER
5/1/2024

0 20' 40'
GRAPHIC SCALE

Proposed Mixed Use Development

North Mill Pond Holdings, LLC

Portsmouth,
New Hampshire

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APPROVED BY:	PMC

UTILITIES PLAN

SCALE: AS SHOWN

C-104

LEGEND

TEMPORARY PREVIOUSLY DEVELOPED TIDAL BUFFER ZONE IMPACT (10,104 SF)

PERMANENT PREVIOUSLY DEVELOPED TIDAL BUFFER ZONE IMPACT (49,111 SF)

NORTH MILL POND (E2RS2N)

NORTH MILL POND (E2RS2N)

MEAN HIGH WATER ELEV. 3.0 FT NGVD1929 (SEE NOTE 1)

REFERENCE LINE, HIGHEST OBSERVABLE TIDE LINE (SEE NOTE 2)

25' VEGETATED BUFFER

50' WATERFRONT BUFFER

100' TIDAL BUFFER ZONE

MAPLEWOOD AVE

RAYNES AVE

N

Tighe&Bond

STATE OF NEW HAMPSHIRE - NEIL A. HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER -

5/1/2024

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5/1/2024

0 20' 40'

GRAPHIC SCALE

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PROJECT NO:	P-0595-007
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FILE:	P-0595-007-EXHIBITS.DWG
DRAWN BY:	CJK
CHECKED BY:	NAH
APPROVED BY:	PMC

WETLAND BUFFER IMPACT PLAN

SCALE: AS SHOWN

C-105

Last Saved: 4/16/2024
Plotted On: Apr 16, 2024 - 2:50pm By: CKrzsuik
Path & Name: J:\P\P0595 Pro Con General Proposals\P0595-007 Raynes Ave Hotel\Drawings_Figures\AutoCAD\Sheet\P-0595-007-EXHIBITS.dwg

LEGEND

- PROPOSED DRAINAGE EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED COMMUNITY SPACE EASEMENT ON DEVELOPMENT LOT TO BENEFIT THE CITY OF PORTSMOUTH
- PROPOSED TEMPORARY GRADING EASEMENT
- PROPOSED TEMPORARY ACCESS EASEMENT FOR BRIDGE REPLACEMENT ON DEVELOPMENT LOT TO BENEFIT THE CITY OF PORTSMOUTH
- PROPOSEDWIDE SIDEWALK COMMUNITY SPACE ON DEVELOPMENT LOT TO BENEFIT THE CITY OF PORTSMOUTH
- PROPOSED GREENWAY CONNECTION COMMUNITY SPACE ON DEVELOPMENT LOT TO BENEFIT CITY OF PORTSMOUTH

EASEMENTS SHOWN HEREIN ARE FOR PERMITTING PURPOSES ONLY. FINAL EASEMENT PLAN SHALL BE PREPARED BY THE PROJECT SURVEYOR AND RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEED PRIOR TO ISSUING BUILDING PERMITS.

N

TAX MAP 123, LOT 15

10' WIDE EXISTING PEDESTRIAN EASEMENT

TAX MAP 123, LOT 15-1

PROPOSED TEMPORARY GRADING EASEMENT ON TAX MAP 123, LOT 15-1

PROPOSED TEMPORARY GRADING EASEMENT ON TAX MAP 123, LOT 15

PROPOSED COMMUNITY SPACE EASEMENT ON DEVELOPMENT LOT TO BENEFIT THE CITY OF PORTSMOUTH

PROPOSED TEMPORARY ACCESS EASEMENT FOR BRIDGE REPLACEMENT ON DEVELOPMENT LOT TO BENEFIT THE CITY OF PORTSMOUTH

DEVELOPMENT LOT

PROPOSED GREENWAY CONNECTION COMMUNITY SPACE ON DEVELOPMENT LOT TO BENEFIT CITY OF PORTSMOUTH

PROPOSED WIDE SIDEWALK COMMUNITY SPACE ON DEVELOPMENT LOT TO BENEFIT THE CITY OF PORTSMOUTH

PROPOSED 25' WIDE DRAINAGE, WATER, AND MAINTENANCE & ACCESS EASEMENT ON DEVELOPMENT LOT TO BENEFIT THE CITY OF PORTSMOUTH

PROPOSED WIDE SIDEWALK COMMUNITY SPACE ON DEVELOPMENT LOT TO BENEFIT THE CITY OF PORTSMOUTH

PROPOSED GREENWAY CONNECTION COMMUNITY SPACE ON DEVELOPMENT LOT TO BENEFIT CITY OF PORTSMOUTH

PROPOSED UTILITY EASEMENT ON DEVELOPMENT LOT TO BENEFIT TAX MAP 123, LOT 9

PROPOSED DRAINAGE EASEMENT ON DEVELOPMENT LOT TO BENEFIT TAX MAP 123, LOT 9

TAX MAP 123, LOT 15

TAX MAP 123, LOT 9

TAX MAP 123, LOT 7-1

TAX MAP 123, LOT 8

CONC. RET. WALL W. 24" RCP INV.=-0.3'

MAPLEWOOD AVE

RAYNES AVE

SMH 4276

SMH 4271

SMH 5419

SMH 4242

DMH 4241

CB 4270

CB 4243

CB 4237

CB 2564

1" GAS PIPE

(2)GM

INV.=7.1'

Tighe&Bond

STATE OF NEW HAMPSHIRE – NEIL A. HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER – 5/1/2024

STATE OF NEW HAMPSHIRE – PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER – 5/1/2024

0 20' 40'

GRAPHIC SCALE

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APPROVED BY:	PMC

EASEMENT PLAN

SCALE: AS SHOWN

C-301

Last Saved: 5/1/2024
Plotted On: May 01, 2024-1:23pm By: CKrzoiuk
Tighe & Bond: J:\P\P0595 Pro Con General Proposals\P0595-007 Raynes Ave Hotel\Drawings. Figures\AutoCAD\Sheet\P-0595-007-C-DSGN.dwg

PLANT SCHEDULE

Symbol	Quantity	*Botanical Name*	Common Name	Size	Spacing	Notes
TREES						
AC RU	9	*Acer rubrum*	Red Maple	4-5" Cal.		B&B; matched
AC KA	3	*Acer rubrum 'Karpick'*	Karpick Maple	4-5" Cal.		Single-stem, matched
BE AL	6	*Betula alleghaniensis*	Yellow Birch	4-5" Cal.		Single-stem, matched
CE OC	4	*Celtis occidentalis*	Hackberry	4-5" Cal.		Single-stem, matched
CH TH	6	*Chamaecyparis thyoides*	White Cypress	8-10' Ht, B&B		B&B; matched
CH VI	7	*Chionanthus virginicus*	Fringe Tree	4-5" Cal.		Multi-stem, matched
HA VE	15	*Hamamelis vernalis*	Vernal Witch Hazel	6-8' Ht, B&B		Multi-stem, matched
JU VI	9	*Juniperus virginiana*	Eastern Red Cedar	8-10' Ht, B&B		B&B; matched
QU BI	7	*Quercus bicolor*	Swamp White Oak	4-5" Cal.		B&B; matched
TH OC	6	*Thuja occidentalis 'Hetz Wintergreen'*	Hetz Wintergreen Arborvitae	6-8' Ht, B&B		B&B; matched
SHRUBS						
Ae Pa		*Aesculus parviflora*	Bottlebrush Buckeye	#10 Container	72" O.C.	
Ce Am		*Ceanothus americanus*	New Jersey Tea	#7 Container	48" O.C	
Co Pe		*Comptonia peregrina*	Sweet Fern	#3 Container	36" O.C.	
Co Ra		*Cornus racemosa*	Gray Dogwood	#7 Container	36" O.C.	
Fo Ga		*Fothergilla gardenii 'Mount Airy'*	Mount Airy Fothergilla	#7 Container	36" O.C.	
Hy Qu		*Hydrangea quercifolia*	Oakleaf Hydrangea	#7 Container	48" O.C	
Li Be		*Lindera Benzoin*	Spice Bush	#7 Container	36" O.C.	
Ix Gl		*Ilex glabra 'Shamrock'*	Shamrock Inkberry	#7 Container	36" O.C.	
Il Ji		*Ilex verticillata 'Jim Dandy'*	Jim Dandy Winterberry	#7 Container	48" O.C	
Il Ve		*Ilex verticillata 'Red Sprite'*	Red Sprite Winterberry	#7 Container	48" O.C	
Iv Fr		*Iva frutescens*	Bigleaf Marsh Elder	#3 Container	36" O.C.	
My Pe		*Myrica pensylvanica*	Northern Bayberry	#7 Container	48" O.C.	
Rh Gl		*Rhus aromatica 'Gro-Low'*	Fro-Low Fragrant Sumac	#3 Container	30" O.C.	
Sp To		*Spiraea tomentosa*	Steeplebush	#3 Container	30" O.C.	
Vi Ca		*Viburnum carlesii 'SMVCB'*	Spice Baby Viburnum	#7 Container	36" O.C.	
PERENNIALS						
am hu		*Amsonia tabernaemontana 'Walter'*	Eastern Bluestar	#2 Container	30" O.C.	
an ma		*Anaphalis margaritacea*	Pearly Everlasting	#2 Container	15" O.C.	
as in		*Asclepias tuberosa*	Butterfly Weed	#2 Container	30" O.C.	
as ob		*Aster oblongifolius 'Raydon's Favorite'*	Raydon's Favorite Aster	#2 Container	24" O.C.	
ba bi		*Baptisia australis*	Blue False Indigo	#3 Container	24" O.C.	
de pu		*Dennstaedtia punctilobula*	Hay Scented Fern	#2 Container	30" O.C.	
ec pu		*Echinacea purpurpea*	Purple Coneflower	#2 Container	24" O.C.	
on se		*Onoclea sensibilis*	Sensitive Fern	#2 Container	30" O.C.	
sa ma		*Salvia 'May Night'*	May Night Salvia	#2 Container	30" O.C.	
so ca		*Solidago simpervirens*	Seaside Goldenrod	#2 Container	24" O.C.	
ti co		*Tiarella cordifolia*	Foamflower	#2 Container	15" O.C.	
ORNAMENTAL GRASSES						
ag pe		Agrostis pernnans	Upland Bentgrass	#3 Container	30" O.C.	
bo cu		*Bouteloua curtipendula*	Side Oats Grama	#2 Container	30" O.C.	
ca ac		*Calamagrostis acutiflora 'Karl Foerster'*	Feather Reed Grass	#3 Container	30" O.C.	
de ce		*Deschampsia cespitosa 'Pixie Fountain'*	Tufted Hair Grass	#2 Container	30" O.C.	
fe ru		*Festuca rubra L.*	Coastal Red Fescue	Plug	12" O.C.	
mi si		*Miscanthus sinensis 'Adagio'*	Dwarf Silver Grass	#2 Container	30" O.C.	
pe al		*Pennisetum alopecuroides 'Hamelin'*	Hameln Dwarf Fountain Grass	#2 Container	24" O.C.	
sc sc		*Schizachyrium scoparium*	Little Bluestem	Plug	12" O.C.	
so nu		*Sorghastrum nutans*	Indian Grass			
SEED MIXES						
Buffer Seed Mix		*Ernst Seed Fescue Mix composed of 45% Creeping Red Fescue/ 27.5% Hard Fescue 'Minimus' / 27.5% Hard Fescue 'Beacon'*				

PLANTING NOTES

1. LANDSCAPE ARCHITECT TO APPROVE PLANT MATERIAL PRIOR TO DELIVERY TO SITE.

2. PLANT MATERIAL SHALL CONFORM TO "THE AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.

3. NO SUBSTITUTIONS OF PLANT SPECIES WITHOUT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.

4. SUBSTITUTIONS OF PLANT SPECIES SHALL BE A PLANT OF EQUIVALENT OVERALL FORM, HEIGHT AND BRANCHING HABIT, FLOWER, LEAF AND FRUIT, COLOR AND TIME OF BLOOM, AS APPROVED BY LANDSCAPE ARCHITECT.

5. LOCATE AND VERIFY UTILITY LINE LOCATIONS PRIOR TO STAKING AND REPORT CONFLICTS TO LANDSCAPE ARCHITECT.

6. PLANTING DEMOLITION DEBRIS, GARBAGE, LUMPS OF CONCRETE, STEEL AND OTHER MATERIALS DELETERIOUS TO PLANT'S HEALTH AS DETERMINED BY LANDSCAPE ARCHITECT SHALL BE REMOVED FROM ALL PLANTING AREAS.

7. NO PLANTING TO BE INSTALLED BEFORE ACCEPTANCE OF ROUGH GRADING.

8. ALL PROPOSED TREE LOCATIONS SHALL BE STAKED OR LAID OUT IN THEIR APPROXIMATE LOCATION BY THE CONTRACTOR. REFER TO LAYOUT AND PLANTING SHEETS FOR LAYOUT INFORMATION. THE CONTRACTOR SHALL ADJUST THE LOCATIONS AS REQUESTED BY THE LANDSCAPE ARCHITECT TO ACCOUNT FOR SUBSURFACE UTILITIES AND OTHER FIELD CONDITIONS. FINAL LOCATIONS OF ALL PLANTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

9. INSTALL PLANTS WITH ROOT FLARES FLUSH WITH FINISHED GRADE. IMMEDIATELY REPLANT PLANTS THAT SETTLE OUT OF PLUMB OR BELOW FINISHED GRADE.

10. PLANT UNDER FULL TIME SUPERVISION OF CERTIFIED ARBORIST, NURSERYMAN, OR LICENSED LANDSCAPE ARCHITECT. PROVIDE WRITTEN VERIFICATION OF CERTIFICATION AND/OR LICENSE FOR LANDSCAPE ARCHITECT'S APPROVAL.

11. WATER PLANTS THOROUGHLY AFTER INSTALLATION, A MINIMUM OF TWICE WITHIN THE FIRST 24 HOURS.

12. REPAIR DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF LIMIT OF WORK

13. SOAK ALL PERENNIALS FOR 24 HOURS PRIOR TO INSTALLATION

14. BUFFER SEED MIX AREA TO BE WATERED AND MONITORED DURING ESTABLISHMENT TO ENSURE SEED COVERAGE AND ESTABLISHMENT IS UNIFORM AND HEALTHY AND UNTIL ACCEPTANCE.

15. MOWING OF THE BUFFER SEED MIX AREA FOLLOWING ESTABLISHED AND ACCEPTANCE SHALL OCCUR TWICE A YEAR - IN SPRING PRIOR TO NEW GROWTH AND THE AUTUMN AFTER DORMANCY. MOWING IS NOT TO OCCUR IN THE HEAT OF SUMMER. MOWING ENCOURAGES ESTABLISHMENT VIA ROOT SYSTEM GROWTH AND MITIGATES GROWTH OF WEEDS, UNDESIRABLE AND INVASIVE SPECIES.

16. MOWING HEIGHT TO BE NOT LESS THAN 3".

17. ALL PROPOSED VEGETATION WITHIN THE NATURAL WOODLAND AREA SHALL BE CONFIRMED IN GOOD HEALTH AFTER THE FIRST GROWING SEASON AT WHICH TIME NO MAINTENANCE OR CLEARING OF THIS AREA SHALL BE COMPLETED. DESIGNATED NATURAL WOODLAND AREA SHALL REMAIN IN AN UNALTERED, UNMAINTAINED STATE.

ZONING NOTES

10.5A44.40 PARKING LOT LANDSCAPE	
10.5A44.42 TREES	
PARKING LOTS SHALL CONTAIN AT LEAST (1) TREE FOR EVERY (7) PARKING SPACES	
TOTAL SURFACE PARKING	41
TOTAL FUTURE RESERVE SURFACE PARKING	25
TOTAL REQUIRED PARKING LOT TREES	10
TOTAL PARKING LOT TREES PROPOSED	19
10.5A44.43 LANDSCAPING	
ALL LANDSCAPING REQUIRED PURSUANT TO THIS SECTION SHALL BE LOCATED AND DESIGNED IN A MANNER TO PROTECT VEGETATION FROM VEHICULAR DAMAGE.	YES

10.1130 LANDSCAPING AND SCREENING	
10.1132.10 SCREENING OF DUMPSTERS	
NATURAL SCREENING SHALL CONSIST OF EVERGREEN SHRUBS/TREES PLANTED IN A LINE TO FORM A CONTINUOUS SCREEN AND GROWING TO A HEIGHT OF 6 FEET WITHIN 3 YEARS. THE REMAINING PORTION OF THE SCREENING AREA SHALL CONSIST OF LARGE AND SMALL TREES, GRASS, FLOWER BEDS, OR OTHER VEGETATIVE GROUNDCOVER TO FULLY COVER THE GROUND SURFACE OF THE AREA WITHIN 3 YEARS.	YES
10.1132.20 SCREENING OF DUMPSTERS	
A 6-FOOT HIGH FENCE OR MASONRY WALL MAY BE SUBSTITUTED FOR NATURAL SCREENING IF APPROVED.	YES

RESTORATION PLANTING NOTES

1. INVASIVE PLANT MATERIAL WILL BE REMOVED USING MECHANICAL, WHOLE PLANT REMOVAL STRATEGIES AND CHIPPED AND COMPOSTED AT AN APPROPRIATE FACILITY OR BURNED ON SITE ACCORDING TO LOCAL FIRE DEPARTMENT RULES AND REGULATIONS.

2. DISTURBED SOILS WILL BE AUGMENTED AS NEED WITH A CUSTOM BLENDED SOIL OF ONE PART LOAM, ONE PART COMPOST AND ONE PART CLEAN SAND.

3. SEEDED AREAS ARE TO BE COVERED WITH SALT MARSH HAY TO RETAIN SOIL MOISTURE AND PROTECT AGAINST SEED PREDATION BY BIRDS AND SMALL MAMMALS.

4. NATIVE PLANT MATERIAL WILL BE LAID OUT AND INSTALLED BY AN ECOLOGICAL RESTORATION SPECIALIST OR PERSONS TRAINED IN HORTICULTURAL PRACTICES. EXACT PLANT LOCATIONS WILL BE DETERMINED IN THE FIELD BASED ON SITE-SPECIFIC PLANTING CONDITIONS AND MICRO-TOPOGRAPHY.

5. THE NEW PLANTINGS WILL BE IRRIGATED FOR ONE FULL GROWING SEASON OR UNTIL THE SEED AND PLANT MATERIAL IS ESTABLISHED.

6. MONTHLY INSPECTIONS WILL BE CONDUCTED FOR THE FIRST GROWING SEASON AND TREATMENT/REMOVAL OF INVASIVE SPECIES WILL BE IMPLEMENTED AS NEEDED DURING THE ESTABLISHED PERIOD.

7. CARE IS TO BE TAKEN IN REMOVING ANY NEW COLONIZING INVASIVE PLANT MATERIAL TO MINIMIZE DISTURBANCE TO ESTABLISHING NATIVE PLANT SPECIES.

8. PRACTICES IN ASSOCIATION WITH FERTILIZERS AND PESTICIDES WILL COMPLY WITH ORDINANCES 10.1018.24 AND 10.1018.25.

Tighe&Bond

STATE OF NEW HAMPSHIRE - NEIL A. HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER
5/1/2024

STATE OF NEW HAMPSHIRE - PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER
5/1/2024

Proposed Mixed Use Development

North Mill Pond Holdings, LLC

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION
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DRAWN BY:	OS
CHECKED BY:	RU/PMC
APPROVED BY:	BLM

LANDSCAPE MATERIAL PLAN, LEGEND AND NOTES

SCALE: AS SHOWN

L-100

LEGEND

- SEEDED LAWN
- BUFFER SEED MIX
- PLANTING BED
- PLANTING BED
- PLANTING BED
- BOAT/KAYAK LAUNCH RAMP
- RECONSTRUCTED TIMBER PIER
- DECIDUOUS TREE
- ORNAMENTAL TREE
- CONIFEROUS TREE
- SHRUBS

PROPOSED TRAIL CONNECTION TO ABUTTER; CITY TO COORDINATE WITH LANDOWNER TO RELOCATE EXISTING EASEMENT

OPTIONAL RECONSTRUCTED TIMBER PIER; OVERLOOK TO INCLUDE BENCHES

1 QU BI

OVERLOOK SEATING NICHE WITH UNIT PAVERS AND FITNESS MULTIPURPOSE BENCH

1 HA VE

OPTIONAL KAYAK/CANOE LAUNCH RAMP

PLANTING BED AT SEATING NICHE

1 BE AL

1 CH VI

PROTECT EXISTING (3) WILLOW TREES

2 QU BI

1 CH TH

PLANTING/LANDSCAPE DESIGN TO BE COORDINATED WITH ABUTTERS

1 JU VI

1 QU BI

1 AC RU

1 JU VI

1 CH VI

1 QU BI

BUFFER SEED MIX

1 QU BI

PROPERTY LINE

BUFFER SEED MIX

PLANTING BED AT SEATING NICHE

1 CH VI

PROTECT EXISTING 13" Ø BLACK LOCUS TREE

1 CE OC

1 CH VI

BUFFER SEED MIX

OVERLOOK SEATING NICHE WITH UNIT PAVERS AND CHAIR BENCHES

1 CH TH

OPTIONAL KAYAK STORAGE

1 AC RU

1 CH VI

1 AC RU

BUFFER SEED MIX

PROTECT EXISTING 4" Ø BLACK LOCUS TREE

1 HA VE

3 HA VE

1 CH TH

1 JU VI

1 AC RU

HA VE

PROTECT EXISTING 5" Ø BLACK LOCUS TREE

1 BE AL

1 CH TH

5 TH OC

PROTECT EXISTING 13" Ø BLACK LOCUS TREE

1 TH OC

BIKE PARKING

PERENNIALS AND ORNAMENTAL GRASS

5 HA VE

3 BE AL

1 JU VI

1 CE OC

DESIGNATED NATURAL WOODLAND AREA (SEE NOTE #17)

1 JU VI

1 HA VE

1 BE AL

1 JU VI

1 QU BI

PERENNIALS AND ORNAMENTAL GRASS

GRANITE POST INDICATING PATH

PERENNIALS AND ORNAMENTAL GRASS

ENTRANCE WITH UNIT PAVING, BOLLARDS; FLAGGED WITH BENCHES & RAISED SEASONAL/ANNUAL PLANTERS

1 AC RU

1 CH VI

1 AC RU

1 CE OC

3 HA VE

3 AC RU

VEHICULAR UNIT PAVERS WITH FLUSH GRANITE BAND ON EITHER SIDE

DECORATIVE DUMPSTER ENCLOSURE FENCE AND GATE

EVERGREEN SCREENING

3 JU VI

1 CH VI

PDMH 11 (SEE GRADING NOTE 11)
RIM=10.70, Ø=72"
INV IN=1.65 E
INV IN=1.65 S
INV OUT=1.65 W
INV OUT=1.65 S

6 LF 18" HDPE S=0.00% (SEE GRADING NOTE 11)

1 CH TH

PROPERTY LINE

PLANTING BED AT TRAIL ENTRANCE

PERENNIALS AND ORNAMENTAL GRASS

BIKE PARKING

CONST DOWN STREAM DEFENDER (SEE GRADING NOTE 11)
RIM=11.50, Ø=72"
INV IN=1.65 E
INV OUT=1.65 W

GRANITE POST INDICATING PATH

CAST IN PLACE CONCRETE SIDEWALK

PROPOSED CONNECTION TO TRAIL NETWORK

WAYFINDING SIGNAGE; TO BE COORDINATED WITH THE CITY

PROPERTY LINE

ARRIVAL & DEPARTURE ZONE

PLANTING BED AT TRAIL ENTRANCE

SHADE TREE & METAL TREE GRATE WITH SAND BASED STRUCTURAL SOIL

PROPOSED MIXED USE BUILDING

BOLLARDS

RAISED VEHICULAR TABLE

CAST IN PLACE CONCRETE SIDEWALK

PROPOSED HOTEL

VEHICULAR UNIT PAVER ALLEY FOR FLEXIBLE PROGRAM USE; FIRE EMERGENCY ACCESS

PLANTING BED

VEHICULAR UNIT PAVER FOR FIRE EMERGENCY ACCESS

PLANTING BED

PLANTING BED

RETAIL SPILL OUT ZONE

RETAIL SPILL OUT ZONE

SEATING NICHE

SEATING NICHE

ARRIVAL & DEPARTURE ZONE

RETAIL SPILL OUT ZONE

BRICK PAVING BAND

3 AC KA

MAPLEWOOD AVE

PROPERTY LINE

PERENNIALS AND ORNAMENTAL GRASS

1 CH TH

TREE LOCATED WITHIN RIGHT-OF-WAY WILL BE REVIEWED BY THE CITY'S TREES & GREENERY COMMITTEE

PROPOSED LIGHTING

BRICK PAVING BAND

PROPOSED LIGHTING

WAYFINDING SIGNAGE; TO BE COORDINATED WITH THE CITY

BRICK STREETSCAPE FURNISHING ZONE

BRICK STREETSCAPE FURNISHING ZONE

PROPOSED LIGHTING

RETAIL SPILL OUT ZONE

RAYNES AVE

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Tighe & Bond: J:\P\P0595 Pro Con General Proposals\P0595-007 Raynes Ave Hotel\Drawings_ Figures\AutoCAD\Sheet\P-0595-007-L-DSGN.dwg

Tighe&Bond

STATE OF NEW HAMPSHIRE
NEIL A. HANSEN
No. 15227
LICENSED PROFESSIONAL ENGINEER
5/1/2024

STATE OF NEW HAMPSHIRE
PATRICK CRIMMINS
No. 12378
LICENSED PROFESSIONAL ENGINEER
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0 20' 40'
GRAPHIC SCALE

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LANDSCAPE PLANTING PLAN

SCALE: AS SHOWN

L-101

CITY OF PORTSMOUTH TREE PLANTING REQUIREMENTS

THE BASE OF THE CITY OF PORTSMOUTH TREE PLANTING REQUIREMENTS IS THE ANSI A300 PART 6 STANDARD PRACTICES FOR PLANTING AND TRANSPLANTING. ANSI A300 PART 6 LAYS OUT TERMS AND BASIC STANDARDS AS SET FORTH BY INDUSTRY BUT IT IS NOT THE 'END ALL' FOR THE CITY OF PORTSMOUTH. THE FOLLOWING ARE THE CITY OF PORTSMOUTH, NH TREE PLANTING REQUIREMENTS THAT IN ADDITION TO OR THAT GO BEYOND THE ANSI A300 PART 6.

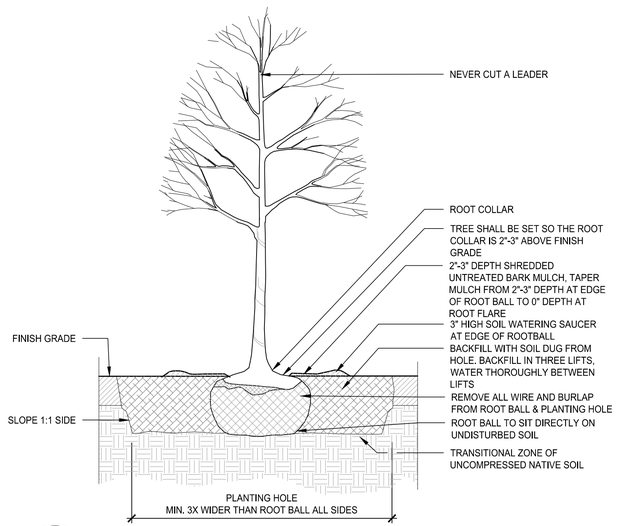
1. ALL PLANTING HOLES SHALL BE DUG BY HAND- NO MACHINES. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE NEW PLANTING PITS, PLANTING BEDS WITH GRANITE CURBING, AND PLANTING SITES WITH SILVA CELLS ARE BEING CREATED. IF A MACHINES USED TO DIG ANY OF THESE SITUATIONS AND PLANTING DEPTH NEEDS TO BE RAISED THE MATERIAL IN THE BOTTOM OF THE PLANTING HOLE MUST BE FIRMED WITH MACHINE TO PREVENT SINKING OF THE ROOT BALL.
2. ALL WIRE AND BURLAP SHALL BE REMOVED FROM THE ROOT BALL AND PLANTING HOLE.
3. THE ROOT BALL OF THE TREE SHALL BE WORKED SO THAT THE ROOT COLLAR OF THE TREE IS VISIBLE AND NO GIRDLING ROOTS ARE PRESENT.
4. THE ROOT COLLAR OF THE TREE SHALL BE 2"-3" ABOVE GRADE OF PLANTING HOLE FOR FINISHED DEPTH.
5. ALL PLANTINGS SHALL BE BACKFILLED WITH SOIL FROM THE SITE AND AMENDED NO MORE THAN 20% WITH ORGANIC COMPOST. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE ENGINEERED SOIL IS BEING USED IN CONJUNCTION WITH SILVA CELLS AND WHERE NEW PLANTING BEDS ARE BEING CREATED.
6. ALL PLANTINGS SHALL BE BACKFILLED IN THREE LIFTS AND ALL LIFTS SHALL BE WATERED SO THE PLANTING WILL BE SET AND FREE OF AIR POCKETS- NO EXCEPTIONS.
7. AN EARTH BERM SHALL BE PLACED AROUND THE PERIMETER OF THE PLANTING HOLE EXCEPT WHERE CURBED PLANTING BEDS OR PITS ARE BEING USED.
8. 2"-3" OF MULCH SHALL BE PLACED OVER THE PLANTING AREA.
9. AT THE TIME THE PLANTING IS COMPLETE THE PLANTING SHALL RECEIVE ADDITIONAL WATER TO ENSURE COMPLETE HYDRATION OF THE ROOTS, BACKFILL MATERIAL AND MULCH LAYER.

SAND BASED STRUCTURAL SOIL PLANTING MEDIUM NOTES

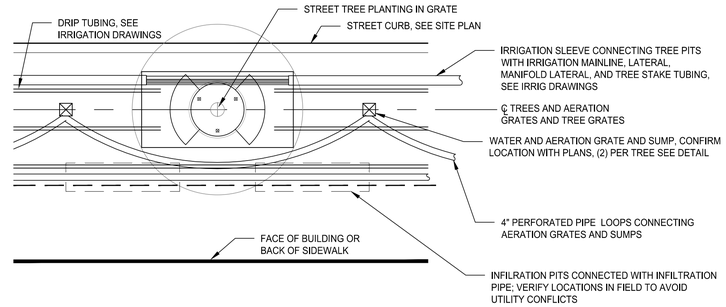
1. THE SAND-BASED STRUCTURAL SOIL PLANTING MEDIUM SHALL CONSIST OF A BLEND OF ONE PART COARSE SAND, ONE PART LOAM AND ONE PART ORGANIC AMENDMENT. BLENDING OF THE COMPONENTS SHALL BE CARRIED OUT WITH EARTH MOVING EQUIPMENT PRIOR TO PLACEMENT. THE COMPONENTS SHALL BE BLENDED TO CREATE A UNIFORM MIXTURE.
2. PROVIDE A SHOP DRAWING OF SAND BASED STRUCTURAL SOIL PLANTING MEDIUM (SIEVE, PH, ORGANIC CONTENT, SAND/LOAM/ORGANIC AMENDMENT PERCENTAGES) TO A&M FOR APPROVAL PRIOR TO PURCHASE & INSTALLATION.
3. THE FINAL BLENDED SAND-BASED STRUCTURAL SOIL PLANTING MEDIUM SHALL CONFORM TO THE FOLLOWING GRAIN SIZE DISTRIBUTION FOR MATERIAL PASSING THE #10 SIEVE:

SIEVE NO. U.S.	%PASSING BY WEIGHT	
	MIN.	MAX.
10	100	----
18	68	90
35	38	63
60	18	39
140	10	18
270	6	9
0.002MM	1	2

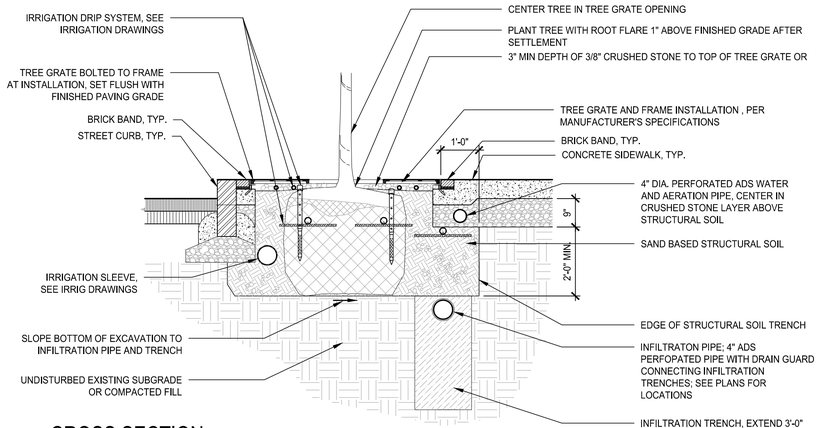
4. MAXIMUM SIZE SHALL BE ONE INCH LARGEST DIMENSION. THE MAXIMUM RETAINED ON THE #10 SIEVE SHALL BE 15% BY WEIGHT OF THE TOTAL SAMPLE.
5. THE RATIO OF THE PARTICLE SIZE FOR 70% PASSING (D70) TO THE PARTICLE SIZE FOR 20% PASSING (D20) SHALL BE 3.5 OR LESS (D70/D20 < 3.5). TESTS SHALL BE BY COMBINED HYDROMETER AND WET SIEVING IN COMPLIANCE WITH ASTM D422 AFTER DESTRUCTION OF ORGANIC MATTER BY IRRIGATION.
6. ORGANIC CONTENT SHALL BE BETWEEN 2.0 AND 3.0 PERCENT. PH SHALL BE 6.0 TO 7.0.



1 TREE PLANTING DETIAL
SCALE: 3/8"=1'-0"



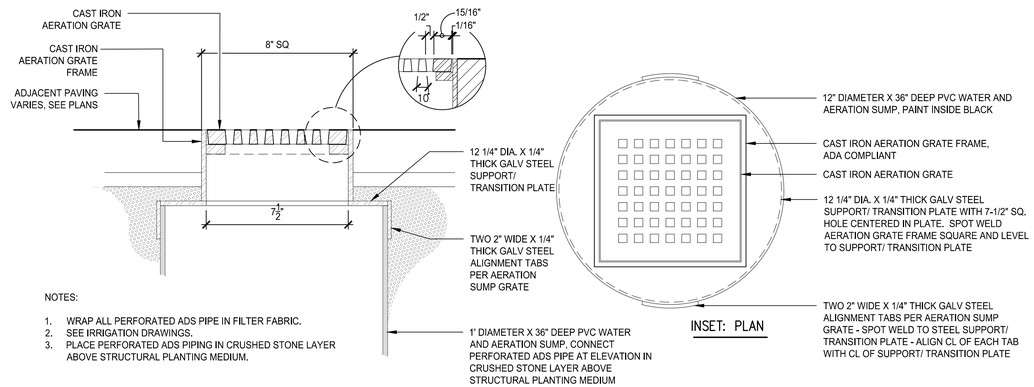
PLAN: WATER AND AERATION SYSTEM IN STREETSCAPE LAYOUT



CROSS SECTION

NOTES:
1. PLANTING DETAILS ARE INTENDED TO INDICATE CONSTRUCTION RELATED TO VARIOUS STREETSCAPE ELEMENTS. ACTUAL LOCATIONS OF STREETSCAPE ELEMENTS MAY VARY FROM THOSE SHOWN. SEE PLANS.
2. FINISHED GRADE OF TREE GRATES AND FRAMES SHALL BE FLUSH WITH SURROUNDING PAVEMENT.
3. PROVIDE AUTOMATIC IRRIGATION SYSTEM TO IRRIGATE EACH TREE EXTENDED FROM CENTRAL CONTROLS SYSTEM. IRRIGATION SLEEVING TO CONNECT ALL TREE LOCATIONS BACK TO POINT OF CONNECTION.
4. LIMB BRANCHES TO PROVIDE CLEAR PEDESTRIAN ZONE TO 7'-0" ABOVE FINISH GRADE.
5. SCARIFY ALL SOIL MARGINS TO DEPTH OF 6".
6. SEE IRRIGATION PLANS AND DETAILS.

2 TREE PLANTING IN TREE GRATE OVER SAND-BASED STRUCTURAL SOIL
SCALE: 1/2"=1'-0"



NOTES:
1. WRAP ALL PERFORATED ADS PIPE IN FILTER FABRIC.
2. SEE IRRIGATION DRAWINGS.
3. PLACE PERFORATED ADS PIPING IN CRUSHED STONE LAYER ABOVE STRUCTURAL PLANTING MEDIUM.

INSET: PLAN

3 WATER AND AERATION SUMP WITH GRATE AND FRAME
SCALE: 3"=1'-0"

Last Saved: 4/15/2024
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LANDSCAPE DETAILS

SCALE: AS SHOWN

L-102

GENERAL PROJECT INFORMATION

PROJECT APPLICANT: NORTH MILL POND HOLDINGS, LLC
1359 HOOKSETT ROAD
HOOKSETT, NH 03106
PROJECT NAME: PROPOSED MIXED USE DEVELOPMENT
PROJECT MAP / LOT: MAP 123 / LOTS 10, 12, 13 & 14
PROJECT ADDRESS: 1 RAYNES AVENUE
PORTSMOUTH, NH 03801
PROJECT LATITUDE: 42°-04'-48" N
PROJECT LONGITUDE: 70°-45'-50" W

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES TWO BUILDINGS, A 5 STORY MIXED USE BUILDING AND A 5 STORY 124 ROOM HOTEL. THE PROJECT WILL ALSO CONSIST OF ASSOCIATED SITE IMPROVEMENTS SUCH AS PAVING, STORMWATER MANAGEMENT, UTILITIES AND LIGHTING.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 2.40 ACRES.

SOIL CHARACTERISTICS

BASED ON THE USCS SITE SPECIFIC SOIL SURVEY CONDUCTED BY LEONARD LORD, PhD, CSS, CWS OF TIGHE & BOND, INC. THE SOIL SURVEY, IDENTIFIES MOSTLY HYDROLOGIC SOIL GROUP C SOILS AND SOME PORTIONS OF HYDROLOGIC SOIL GROUP A SOILS. MUCH OF THE SITE IS COMPRISED OF UDORTHENTS WITH TWO DRAINAGE CLASSIFICATIONS, MODERATELY POORLY DRAINED SOILS AND PORTIONS OF WELL DRAINED SOILS.

NAME OF RECEIVING WATERS

THE STORMWATER RUNOFF FROM THE SITE WILL BE DISCHARGED VIA A CLOSED DRAINAGE SYSTEM ULTIMATELY FLOWS TO NORTH MILL POND THEN TO THE PISCATAQUA RIVER.

CONSTRUCTION SEQUENCE OF MAJOR ACTIVITIES:

1. CUT AND CLEAR TREES.
2. 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 AS:
   - NEW CONSTRUCTION
   - CONTROL OF DUST
   - NEARNESS OF CONSTRUCTION SITE TO RECEIVING WATERS
   - CONSTRUCTION DURING LATE WINTER AND EARLY SPRING
3. 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.
4. CLEAR AND DISPOSE OF DEBRIS.
5. CONSTRUCT TEMPORARY CULVERTS AND DIVERSION CHANNELS AS REQUIRED.
6. GRADE AND GRAVEL ROADWAYS AND PARKING AREAS - ALL ROADS AND PARKING AREA SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
7. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
8. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, PERIMETER EROSION CONTROL MEASURES, SEDIMENT TRAPS, ETC., MULCH AND SEED AS REQUIRED.
9. 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:

1. THE CONSTRUCTION SEQUENCE MUST LIMIT THE DURATION AND AREA OF DISTURBANCE.
2. 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:

1. 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.
2. PRIOR TO ANY WORK OR SOIL DISTURBANCE, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR EROSION CONTROL MEASURES AS REQUIRED IN THE PROJECT MANUAL.
3. 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.
4. 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.
5. 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.
6. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
7. ALL DISTURBED AREAS NOT OTHERWISE BEING TREATED SHALL RECEIVE 6" LOAM, SEED AND FERTILIZER.
8. 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.
9. CONSTRUCT EROSION CONTROL BLANKETS ON ALL SLOPES STEEPER THAN 3:1.

STABILIZATION:

1. 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 NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.
2. 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;
   B. 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;
   C. 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;
3. 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.
4. 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 OCTOBER 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.

STOCKPILES:

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

VEGETATION:

1. TEMPORARY GRASS COVER:
   A. SEEDBED PREPARATION:
      a. SEE LANDSCAPE PLAN FOR SEEDBED PREPARATION REQUIREMENTS;
   B. SEEDING:
      a. SEE LANDSCAPE PLAN FOR SEEDING REQUIREMENTS;
   C. MAINTENANCE:
      a. TEMPORARY SEEDING 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.).
2. VEGETATIVE PRACTICE:
   A. SEE LANDSCAPE PLAN FOR PERMANENT MEASURES AND PLANTINGS:
      a. THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED;
      b. 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 REQUIREMENTS. APPLY SEED MIXTURE AT TWICE THE INDICATED RATE. APPLY MULCH AS INDICATED FOR PERMANENT MEASURES.

CONCRETE WASHOUT AREA:

1. THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:
   A. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT 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:

1. FIRE-FIGHTING ACTIVITIES;
2. 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;
9. UNCONTAMINATED GROUND WATER OR SPRING WATER;
10. FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED;
11. UNCONTAMINATED EXCAVATION DEWATERING;
12. LANDSCAPE IRRIGATION.

WASTE DISPOSAL:

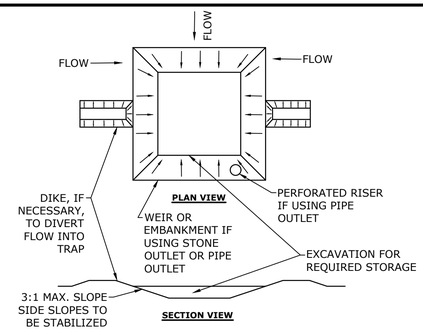
1. WASTE MATERIAL:
   A. ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER;
   B. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
   C. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. 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 SITE;
      b. ALL REGULATED 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, ON AN IMPERVIOUS SURFACE;
      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.
      g. THE TRAINING OF ON-SITE EMPLOYEES AND THE ON-SITE POSTING OF RELEASE RESPONSE INFORMATION DESCRIBING WHAT TO DO IN THE EVENT OF A SPILL OF REGULATED SUBSTANCES.
   B. HAZARDOUS PRODUCTS - THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
      a. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;
      b. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION;
      c. 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:
      i. ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE;
      ii. 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.
      iii. SECURE FUEL STORAGE AREAS AGAINST UNAUTHORIZED ENTRY;
      iv. INSPECT FUEL STORAGE AREAS WEEKLY;
      v. WHEREVER POSSIBLE, KEEP REGULATED CONTAINERS THAT ARE STORED OUTSIDE MORE THAN 50 FEET FROM SURFACE WATER AND STORM DRAINS, 75 FEET FROM PRIVATE WELLS, AND 400 FEET FROM PUBLIC WELLS;
      vi. COVER REGULATED CONTAINERS IN OUTSIDE STORAGE AREAS;
      vii. SECONDARY CONTAINMENT IS REQUIRED FOR CONTAINERS CONTAINING REGULATED SUBSTANCES STORED OUTSIDE, EXCEPT FOR ON PREMISE USE HEATING FUEL TANKS, OR ABOVEGROUND OR UNDERGROUND STORAGE TANKS OTHERWISE REGULATED.
      viii. THE FUEL HANDLING REQUIREMENTS SHALL INCLUDE:
         (1) EXCEPT WHEN IN USE, KEEP CONTAINERS CONTAINING REGULATED SUBSTANCES CLOSED AND SEALED;
         (2) PLACE DRIP PANS UNDER SPIGOTS, VALVES, AND PUMPS;
         (3) HAVE SPILL CONTROL AND CONTAINMENT EQUIPMENT READILY AVAILABLE IN ALL WORK AREAS;
         (4) USE FUNNELS AND DRIP PANS WHEN TRANSFERRING REGULATED SUBSTANCES;
         (5) PERFORM TRANSFERS OF REGULATED SUBSTANCES OVER AN IMPERVIOUS SURFACE.
      ix. FUELING AND MAINTENANCE OF EXCAVATION, EARTHMOVING AND OTHER CONSTRUCTION RELATED EQUIPMENT SHALL COMPLY WITH THE REGULATIONS OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES THESE REQUIREMENTS ARE SUMMARIZED IN WD-DWGB-22-6 BEST MANAGEMENT PRACTICES FOR FUELING AND MAINTENANCE OF EXCAVATION AND EARTHMOVING EQUIPMENT, OR ITS SUCCESSOR DOCUMENT. HTTPS://WWW.DES.NH.GOV/ORGANIZATION/COMMISSIONER/PIP/FACTSHEETS/DWGB/DOCUMENTS/DWGB-22-6.PDF
      b. FERTILIZERS:
      i. FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS;
      ii. ONCE APPLIED FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER;
      iii. 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:
      i. ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE;
      ii. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM;
      iii. 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;
      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;
      f. CONTRACTOR SHALL USE DRIP PANS, DRIP CLOTHS, OR ABSORBENT PADS WHEN REPLACING SPENT FLUID.

EROSION CONTROL OBSERVATIONS AND MAINTENANCE PRACTICES

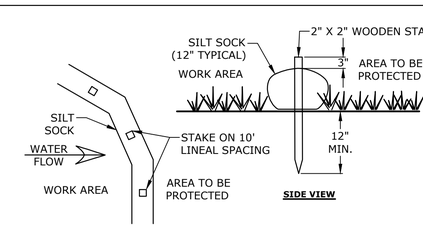
1. THIS PROJECT EXCEEDS ONE (1) ACRE OF DISTURBANCE AND THUS REQUIRES A SWPPP. THE SWPPP SHALL BE PREPARED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE FAMILIAR WITH THE SWPPP AND KEEP AN UPDATED COPY OF THE SWPPP ONSITE AT ALL TIMES.
2. THE FOLLOWING REPRESENTS THE GENERAL OBSERVATION AND REPORTING PRACTICES THAT SHALL BE FOLLOWED AS PART OF THIS PROJECT:
   A. OBSERVATIONS OF THE PROJECT FOR COMPLIANCE WITH THE SWPPP SHALL BE MADE BY THE CONTRACTOR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM 0.25 INCHES OR GREATER;
   B. AN OBSERVATION REPORT SHALL BE MADE AFTER EACH OBSERVATION AND DISTRIBUTED TO THE ENGINEER, THE OWNER, AND THE CONTRACTOR;
   C. A REPRESENTATIVE OF THE SITE CONTRACTOR, SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES;
   D. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.



NOTES:

1. THE TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA AS POSSIBLE.
2. THE MAXIMUM CONTRIBUTING AREA TO A SINGLE TRAP SHALL BE LESS THAN 5 ACRES.
3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA.
4. TRAP OUTLET SHALL BE MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP.
5. TRAP SHALL DISCHARGE TO A STABILIZED AREA.
6. TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED.
7. MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.
8. SEDIMENT TRAPS MUST BE USED AS NEEDED TO CONTAIN RUNOFF UNTIL SOILS ARE STABILIZED.

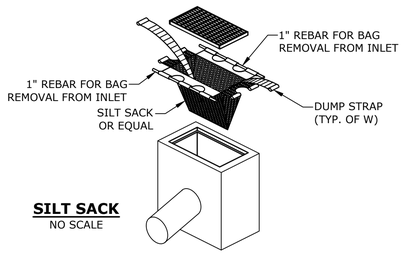
SEDIMENT TRAP
NO SCALE



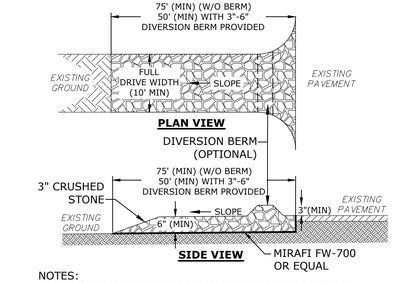
NOTES:

1. SILT SOCK SHALL BE SILT SOXX BY FILTREXX OR APPROVED EQUAL
2. INSTALL SILT SOCK IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

SILT SOCK
NO SCALE



SILT SACK
NO SCALE



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT FROM THE SITE. WHEN WASHING IS REQUIRED, IT SHALL BE DONE SO RUNOFF DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS

STABILIZED CONSTRUCTION EXIT
NO SCALE

Tighe&Bond

STATE OF NEW HAMPSHIRE - NEIL A. HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER
5/1/2024

STATE OF NEW HAMPSHIRE - PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER
5/1/2024

Proposed Mixed Use Development

North Mill Pond Holdings, LLC

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION
L	5/1/2024	NHDES Submissions
K	11/24/2021	PB Submission
J	10/20/2021	TAC Resubmission
I	8/23/2021	TAC Resubmission
H	7/21/2021	TAC Resubmission
G	5/26/2021	CC Resubmission
F	5/19/2021	TAC Resubmission
E	4/28/2021	CC Resubmission
D	4/21/2021	TAC Resubmission

PROJECT NO:	P-0595-007
DATE:	December 22, 2020
FILE:	P-0595-007-DTLS.DWG
DRAWN BY:	CJK
CHECKED BY:	NAH
APPROVED BY:	PMC

EROSION CONTROL NOTES AND DETAILS SHEET

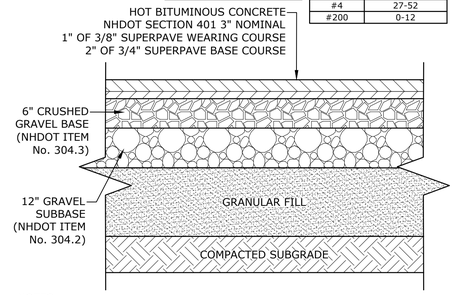
SCALE: AS SHOWN

C-501

Last Saved: 4/29/2024
Plotted On: May 01, 2024-1:27pm By: CKrzcuik
Tighe & Bond: J:\P\P0595 Pro Con General Proposals\P0595-007 Raynes Ave Hotel\Drawings_Figures\AutoCAD\SheetP-0595-007-DTLS.dwg

NHDOT ITEM No. 304.2 (GRAVEL)	
SIEVE SIZE	% PASSING
6"	100
#4	25-70
#200	0-12

NHDOT ITEM No. 304.3 (CRUSHED GRAVEL)	
SIEVE SIZE	% PASSING
3"	100
2"	95-100
1"	55-85
#4	27-52
#200	0-12

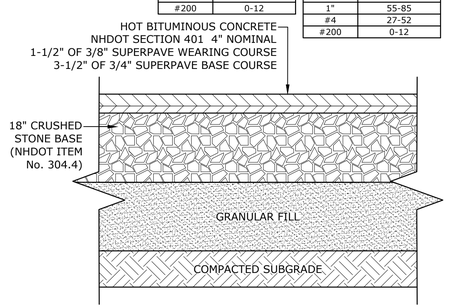


NOTES:
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
3. A TACK COAT SHALL BE PLACED ON TOP OF BINDER COURSE PAVEMENT PRIOR TO PLACING WEARING COURSE.
4. REFER TO CITY SPECIFICATIONS FOR ASPHALT MIX DESIGN.
5. FINAL PAVEMENT DESIGN TO BE DETERMINED BY GEOTECHNICAL ENGINEER.

ON-SITE PAVEMENT SECTION
NO SCALE

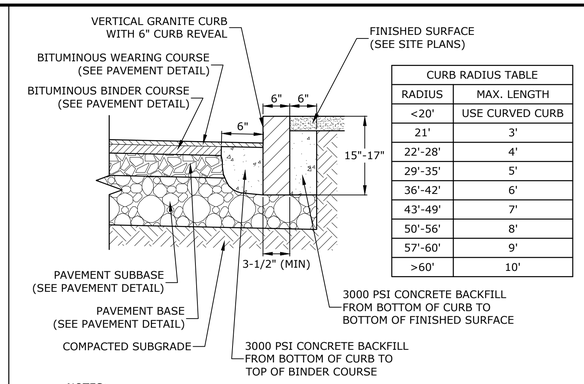
NHDOT ITEM No. 304.2 (GRAVEL)	
SIEVE SIZE	% PASSING
6"	100
#4	25-70
#200	0-12

NHDOT ITEM No. 304.3 (CRUSHED GRAVEL)	
SIEVE SIZE	% PASSING
3"	100
2"	95-100
1"	55-85
#4	27-52
#200	0-12



NOTES:
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
3. A TACK COAT SHALL BE PLACED ON TOP OF BINDER COURSE PAVEMENT PRIOR TO PLACING WEARING COURSE.
4. REFER TO CITY SPECIFICATIONS FOR ASPHALT MIX DESIGN.

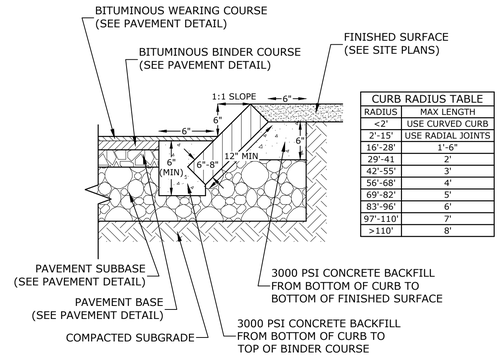
CITY RIGHT-OF-WAY PAVEMENT SECTION
NO SCALE



CURB RADIUS TABLE	
RADIUS	MAX. LENGTH
<20'	USE CURVED CURB
21'	3'
22'-28'	4'
29'-35'	5'
36'-42'	6'
43'-49'	7'
50'-56'	8'
57'-60'	9'
>60'	10'

NOTES:
1. SEE SITE PLAN(S) FOR LIMITS OF VERTICAL GRANITE CURB (VGC).
2. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
3. MINIMUM LENGTH OF STRAIGHT CURB STONES = 3'
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 10'
5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE TABLE).
6. ALL RADII 20 FEET AND SMALLER SHALL BE CONSTRUCTED USING CURVED SECTIONS.
7. JOINTS BETWEEN STONES SHALL HAVE A MAXIMUM SPACING OF 1/2" AND SHALL BE MORTARED.

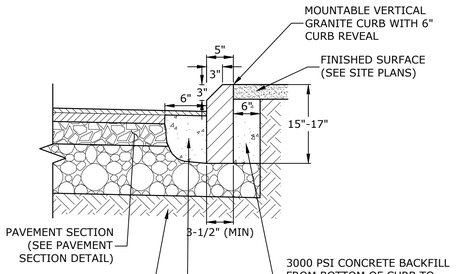
VERTICAL GRANITE CURB
NO SCALE



CURB RADIUS TABLE	
RADIUS	MAX LENGTH
<2'	USE CURVED CURB
2'-15'	USE RADIAL JOINTS
16'-28'	1'-6"
29'-41	2'
42'-55'	3'
56'-68'	4'
69'-82'	5'
83'-96'	6'
97'-110'	7'
>110'	8'

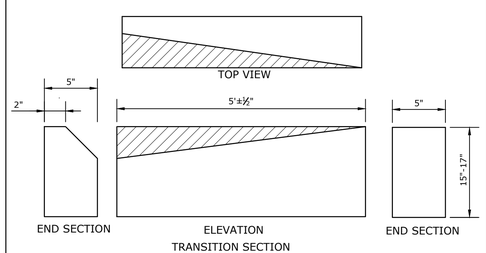
NOTES:
1. SEE SITE PLAN(S) FOR LIMITS OF SLOPED GRANITE CURB (SGC).
2. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
3. MINIMUM LENGTH OF STRAIGHT CURB STONES = 18"
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 8'
5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE TABLE).
6. JOINTS BETWEEN STONES SHALL HAVE A MAXIMUM SPACING OF 1/2" AND SHALL BE MORTARED.

SLOPED GRANITE CURB
NO SCALE



NOTES:
1. SEE SITE PLAN(S) FOR LIMITS OF MOUNTABLE VERTICAL GRANITE CURB (MVGC).
2. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
3. MINIMUM LENGTH OF STRAIGHT CURB STONES = 3'
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 10'
5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE TABLE).
6. ALL RADII 20 FEET AND SMALLER SHALL BE CONSTRUCTED USING CURVED SECTIONS.
7. JOINTS BETWEEN STONES SHALL HAVE A MAXIMUM SPACING OF 1/2" AND SHALL BE MORTARED.

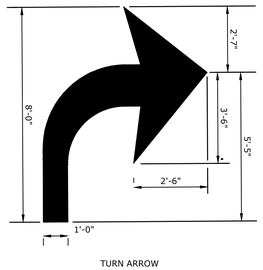
MOUNTABLE VERTICAL GRANITE CURB
NO SCALE



MOUNTABLE VERTICAL GRANITE CURB TO VERTICAL GRANITE CURB

NOTES:
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.

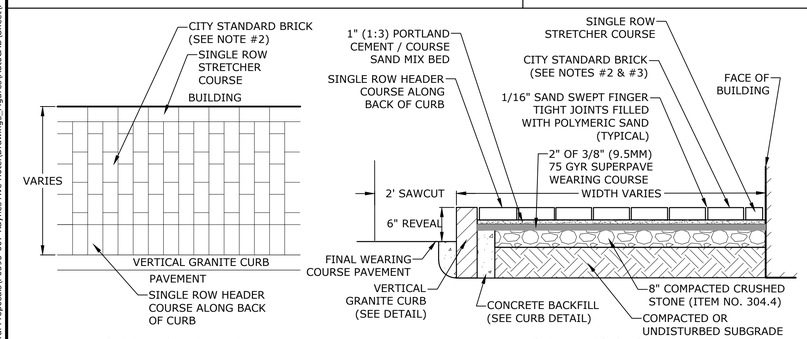
CURB TRANSITION
NO SCALE



TURN ARROW
(LEFT TURN OPPOSITE IN KIND)

NOTES:
1. SYMBOLS SHALL BE RETROREFLECTIVE WHITE AND SHALL CONFORM TO THE LATEST VERSION OF THE MUTCD.
2. PREFORMED WORDS AND SYMBOLS SHALL BE PRE-CUT BY THE MANUFACTURER.
3. ALL STOP BARS, WORDS, SYMBOLS AND ARROW SHALL BE THERMOPLASTIC.

TURN ARROW
NO SCALE

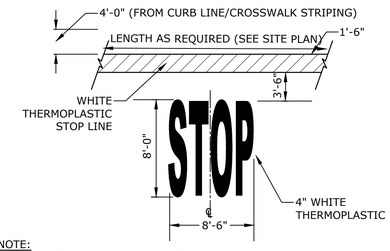


SIDEWALK PLAN VIEW

SIDEWALK SECTION

NOTES:
1. BRICK SIDEWALK SHALL BE INSTALLED AS DETAILED AND PER CITY OF PORTSMOUTH REQUIREMENTS/SPECIFICATIONS AND SHALL INCLUDE A CONTINUOUS APPROVED PAVER EDGE RESTRAINT SYSTEM AT ALL LOCATIONS NOT ADJACENT TO CURB OR BUILDINGS.
2. CITY STANDARD BRICK SHALL BE TRADITIONAL EDGE, PATHWAY, FULL RANGE 2.25"X4"X8" PAVER, BY PINE HALL BRICK, INC. BRICK MATERIAL SAMPLES SHALL BE PROVIDED TO DPW PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL.
3. 80 MILLIMETER PINEHALL BRICK SHALL BE USED FOR THE FIRE ACCESS AREA UNIT PAVERS ALONG MAPLEWOOD AVE.
4. BEDDING MATERIAL SHALL BE A PORTLAND CEMENT / COURSE SAND MIX THAT IS 1 PART PORTLAND CEMENT AND 3 PARTS COURSE SAND. SAND SHALL CONFORM WITH ASTM C-33 AND CEMENT SHALL BE PORTLAND CEMENT TYPE I/TYPE II.

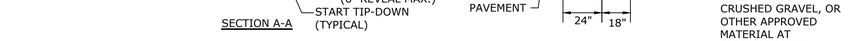
BRICK SIDEWALK
NO SCALE



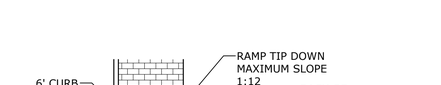
NOTE:
1. PAVEMENT MARKINGS TO BE INSTALLED IN LOCATIONS AS SHOWN ON SITE PLAN.
2. STRIPING SHALL BE CONSTRUCTED USING WHITE THERMO PLASTIC, REFLECTERIZED PAVEMENT MARKING MATERIAL MEETING THE REQUIREMENTS OF ASTM D 4505

STOP BAR AND LEGEND
NO SCALE

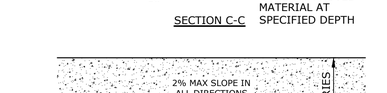
NHDOT ITEM No. 304.3 (CRUSHED GRAVEL)	
SIEVE SIZE	% PASSING
3"	100
2"	95-100
1"	55-85
#4	27-52
#200	0-12



SECTION B-B

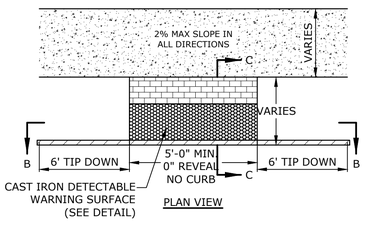


SECTION A-A



SECTION C-C

PLAN A



PLAN VIEW

NOTES:
1. RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS.
2. A 6" COMPACTED CRUSHED GRAVEL BASE (NHDOT ITEM No. 304.3) SHALL BE PROVIDED BENEATH RAMPS.
3. DETECTABLE WARNING PANEL SHALL BE CAST IRON SET IN CONCRETE (SEE DETAIL.)
4. PROVIDE DETECTABLE WARNING SURFACES ANYTIME THAT A CURB RAMP, BLENDED TRANSITION, OR LANDING CONNECTS TO A STREET.
5. LOCATE THE DETECTABLE WARNING SURFACES AT THE BACK OF THE CURB ALONG THE EDGE OF THE LANDING.
6. THE MAXIMUM RUNNING SLOPE OF ANY SIDEWALK CURB RAMP IS 12:1, THE MAXIMUM CROSS SLOPE IS 2%. THE SLOPE OF THE LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION.
7. TRANSITIONS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. ROADWAY SHOULDER SLOPES ADJOINING SIDEWALK CURB RAMPS SHALL BE A MAXIMUM OF 5% (FULL WIDTH) FOR A DISTANCE OF 2 FT. FROM THE ROADWAY CURBLINE.
8. THE BOTTOM OF THE SIDEWALK CURB RAMP OR LANDING, EXCLUSIVE OF THE FLARED SIDES, SHALL BE WHOLLY CONTAINED WITHIN THE CROSSWALK MARKINGS.
9. DETECTABLE WARNING PANELS SHALL BE A MINIMUM OF 2 FEET IN DEPTH. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP, BLENDED TRANSITION, OR LANDING AND THE STREET.
10. THE TEXTURE OF THE DETECTABLE WARNING FEATURE MUST CONTRAST VISUALLY WITH THE SURROUNDING SURFACES (EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT).

CONCRETE TIP DOWN RAMP
NO SCALE

Tighe&Bond

Proposed Mixed Use Development

North Mill Pond Holdings, LLC

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION
L	5/1/2024	NHDES Submissions
K	11/24/2021	PB Submission
J	10/20/2021	TAC Resubmission
I	8/23/2021	TAC Resubmission
H	7/21/2021	TAC Resubmission
G	5/26/2021	CC Resubmission
F	5/19/2021	TAC Resubmission
E	4/28/2021	CC Resubmission
D	4/21/2021	TAC Resubmission

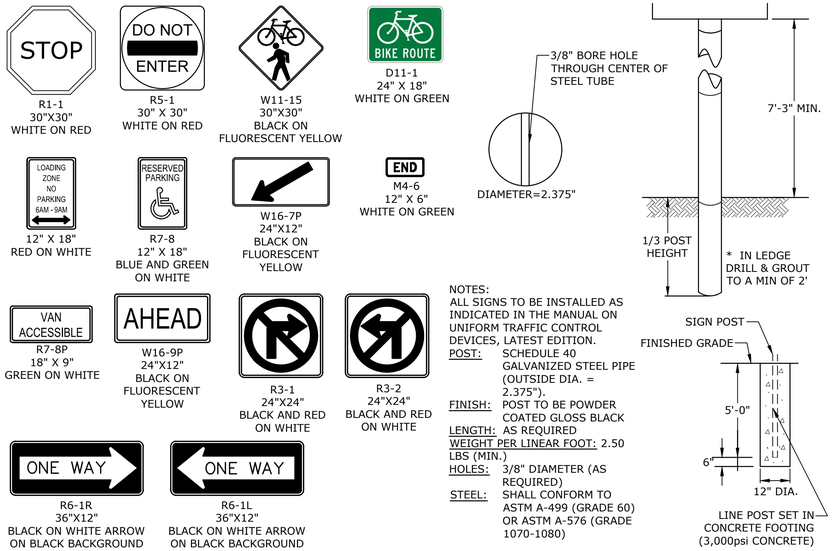
PROJECT NO:	P-0595-007
DATE:	December 22, 2020
FILE:	P-0595-007-DTLS.DWG
DRAWN BY:	CJK
CHECKED BY:	NAH
APPROVED BY:	PMC

DETAILS SHEET

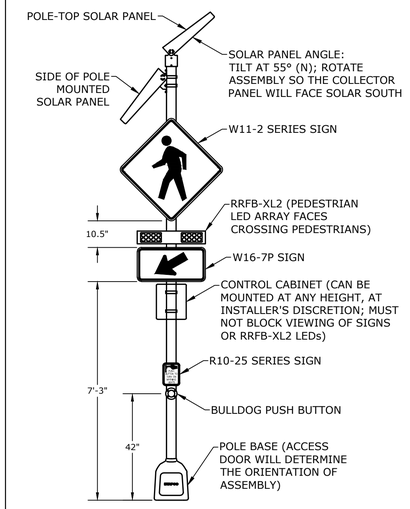
SCALE: AS SHOWN

C-502

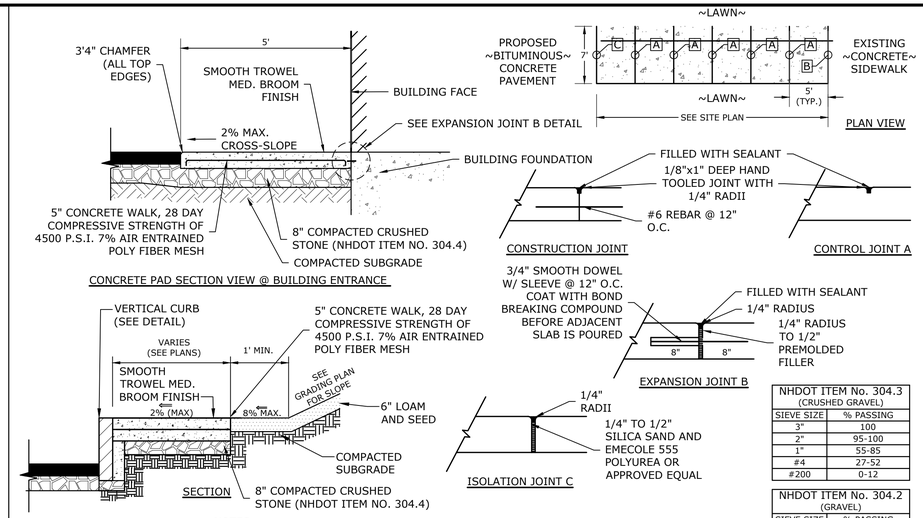
Last Saved: 4/29/2024
Plotted On: May 01, 2024-1:27pm By: CKrzoiuk
Tighe & Bond: J:\P\P0595 Pro Con General Proposals\P0595-007 Raynes Ave Hotel\Drawings, Figures\AutoCAD\Sheet\P-0595-007-DTLS.dwg



SIGN LEGEND & SIGN POST
NO SCALE



RAPID RECTANGULAR FLASHING BEACON (RRFB)
NO SCALE

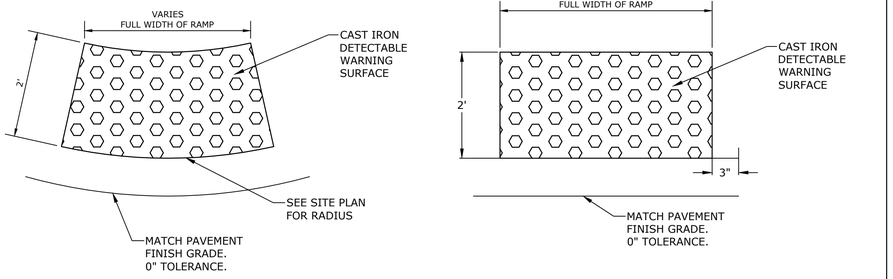


NHDOT ITEM No. 304.3 (CRUSHED GRAVEL)	
SIEVE SIZE	% PASSING
3"	100
2"	95-100
1"	55-85
#4	27-52
#200	0-12

NHDOT ITEM No. 304.2 (GRAVEL)	
SIEVE SIZE	% PASSING
6"	100
#4	25-70
#200	0-12

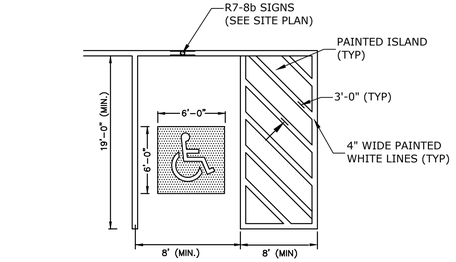
NOTES:
1. SEE SITE PLAN FOR SIDEWALK WIDTH AND LOCATIONS.
2. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR WALK AND SIDE SLOPE GRADES.

CONCRETE SIDEWALK
NO SCALE



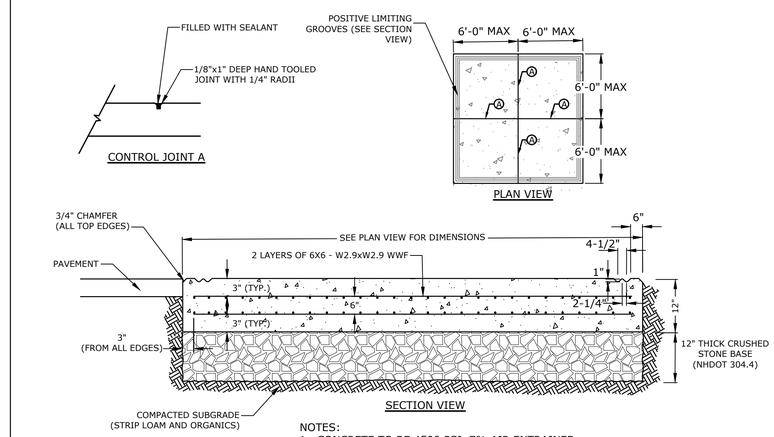
NOTES:
1. DETECTABLE WARNING SURFACE SHALL BE 2' X 3' CAST IRON PANEL SET IN CONCRETE.
2. DETECTABLE WARNING SURFACE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

CAST IRON DETECTABLE WARNING SURFACE
NO SCALE



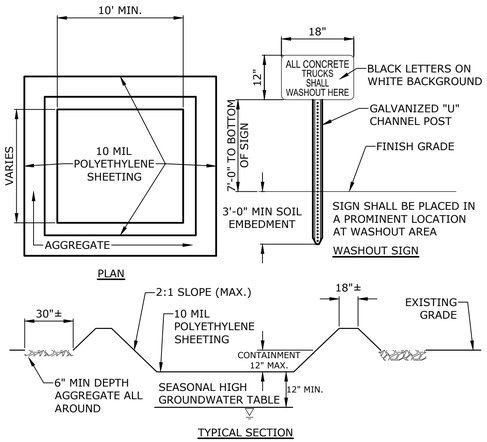
NOTES:
1. ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.
2. SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN W/DISABILITIES ACT.

ACCESSIBLE PARKING STALL
NO SCALE



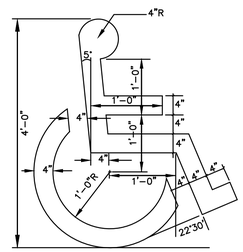
NOTES:
1. CONCRETE TO BE 4500 PSI, 7% AIR ENTRAINED
2. STANDARD BROOM FINISH.

DUMPSTER PAD
NO SCALE



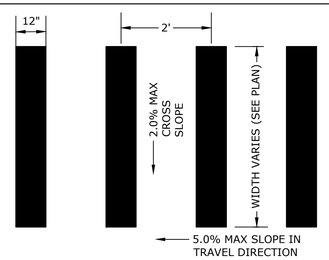
NOTES:
1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

CONCRETE WASHOUT AREA
NO SCALE



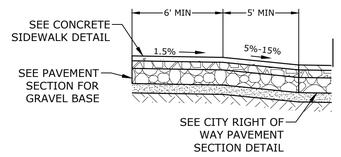
NOTES:
1. SYMBOL SHALL BE CONSTRUCTED IN ALL ACCESSIBLE SPACES USING WHITE THERMOPLASTIC, REFLECTORIZED PAVEMENT PARKING MATERAL MEETING THE REQUIREMENTS OF ASTM D 4505.
2. SYMBOL SHALL BE CONSTRUCTED TO THE LATEST ADA, STATE AND LOCAL REQUIREMENTS.

ACCESSIBLE SYMBOL
NO SCALE



NOTE:
STRIPING SHALL BE CONSTRUCTED USING WHITE THERMO PLASTIC, REFLECTERIZED PAVEMENT MARKING MATERIAL MEETING THE REQUIREMENTS OF ASTM D 4505

CROSSWALK STRIPING
NO SCALE



DRIVEWAY ENTRANCE SECTION
NO SCALE

Tighe&Bond

NEIL A. HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE
5/1/2024

PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE
5/1/2024

Proposed Mixed Use Development

North Mill Pond Holdings, LLC

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION
L	5/1/2024	NHDES Submissions
K	11/24/2021	PB Submission
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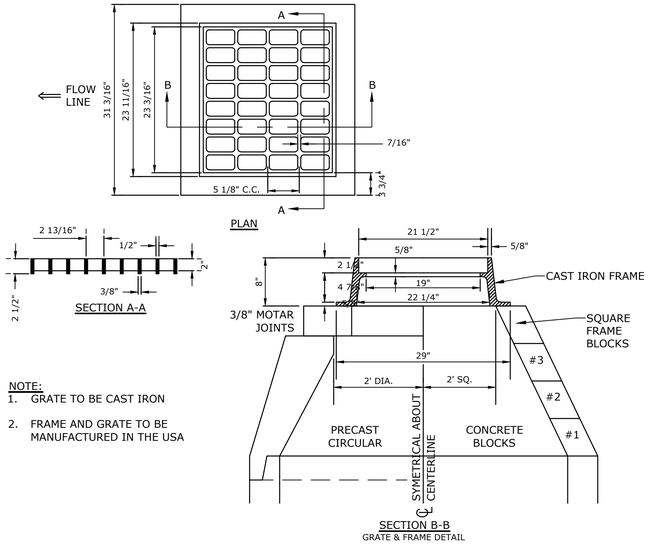
PROJECT NO:	P-0595-007
DATE:	December 22, 2020
FILE:	P-0595-007-DTLS.DWG
DRAWN BY:	CJK
CHECKED BY:	NAH
APPROVED BY:	PMC

DETAILS SHEET

SCALE: AS SHOWN

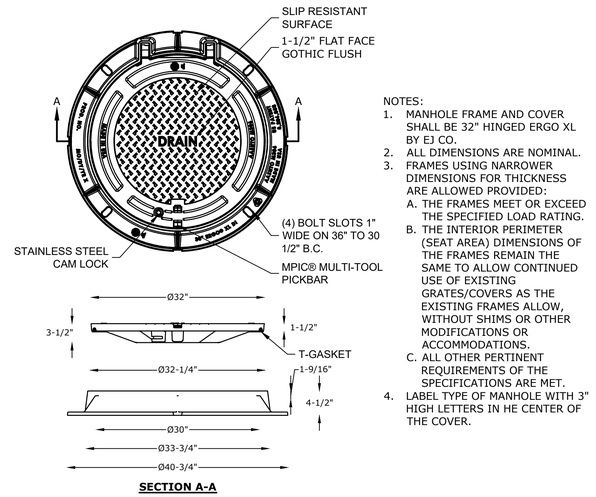
C-503

Last Saved: 4/29/2024
Plotted On: May 01, 2024-1:27pm By: CKrzcuk
Tighe & Bond: J:\P\P0595 Pro Con General Proposals\P0595-007 Raynes Ave Hotel\Drawings_Figures\AutoCAD\Sheet\P-0595-007-DTLS.dwg



NOTE:
1. GRATE TO BE CAST IRON
2. FRAME AND GRATE TO BE MANUFACTURED IN THE USA

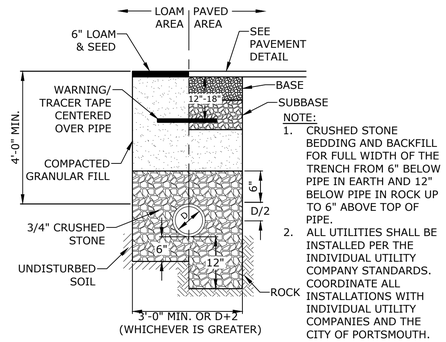
CATCH BASIN FRAME & GRATE
NO SCALE



SECTION A-A

NOTES:
1. MANHOLE FRAME AND COVER SHALL BE 32" HINGED ERGO XL BY EJ CO.
2. ALL DIMENSIONS ARE NOMINAL.
3. FRAMES USING NARROWER DIMENSIONS FOR THICKNESS ARE ALLOWED PROVIDED:
   A. THE FRAMES MEET OR EXCEED THE SPECIFIED LOAD RATING.
   B. THE INTERIOR PERIMETER (SEAT AREA) DIMENSIONS OF THE FRAMES REMAIN THE SAME TO ALLOW CONTINUED USE OF EXISTING GRATES/COVERS AS THE EXISTING FRAMES ALLOW, WITHOUT SHIMS OR OTHER MODIFICATIONS OR ACCOMMODATIONS.
   C. ALL OTHER PERTINENT REQUIREMENTS OF THE SPECIFICATIONS ARE MET.
4. LABEL TYPE OF MANHOLE WITH 3" HIGH LETTERS IN HE CENTER OF THE COVER.

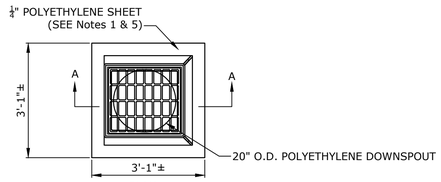
DRAIN MANHOLE FRAME & COVER
NO SCALE



NOTE:
1. CRUSHED STONE BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 6" ABOVE TOP OF PIPE.
2. ALL UTILITIES SHALL BE INSTALLED PER THE INDIVIDUAL UTILITY COMPANY STANDARDS. COORDINATE ALL INSTALLATIONS WITH INDIVIDUAL UTILITY COMPANIES AND THE CITY OF PORTSMOUTH.

STORM DRAIN TRENCH
NO SCALE

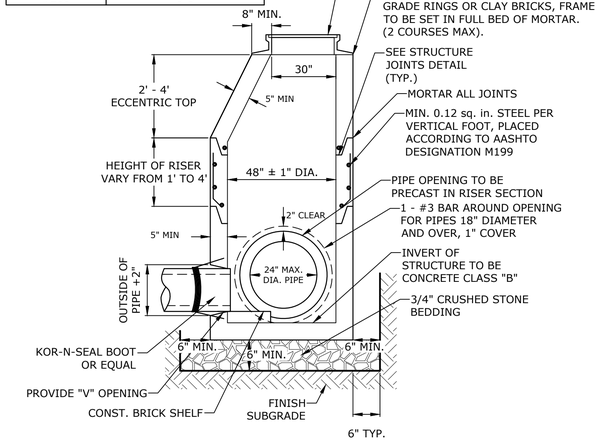
Tighe&Bond



NOTES:
1. POLYETHYLENE LINER (ITEM 604.0007) SHALL BE FABRICATED AT THE SHOP. DOWNSPOUT SHALL BE EXTRUSION FILLET WELDED TO THE POLYETHYLENE SHEET.
2. PLACE A CONTINUOUS BEAD OF AN APPROVED SILICONE SEALANT (SUBSIDIARY TO ITEM 604.0007) BETWEEN FRAME AND POLYETHYLENE SHEET.
3. PLACE CLASS AA CONCRETE TO 2" BELOW THE TOP OF THE GRATE ELEVATION (SUBSIDIARY TO DRAINAGE STRUCTURE).
4. USE ON DRAINAGE STRUCTURES 4' MIN. DIAMETER ONLY.
5. TRIM POLYETHYLENE SHEET A MAXIMUM OF 4" OUTSIDE THE FLANGE ON THE FRAME FOR THE CATCH BASIN BEFORE PLACING CONCRETE (EXCEPT AS SHOWN WHEN USED WITH 3-FLANGE FRAME AND CURB).
6. THE CENTER OF THE GRATE & FRAME MAY BE SHIFTED A MAXIMUM OF 6" FROM THE CENTER OF THE DOWNSPOUT IN ANY DIRECTION.
7. PLACED ONLY IN DRAINAGE STRUCTURES IN PAVEMENT.
8. SEE NHDOT DR-04, "DI-DB, UNDERDRAIN FLUSHING BASIN AND POLYETHYLENE LINER DETAILS", FOR ADDITIONAL INFORMATION.
9. CATCHBASINS WITHIN CITY RIGHT OF WAY SHALL HAVE A POLYETHYLENE LINER

POLYETHYLENE LINER
NO SCALE

NHDOT ITEM No. 304.4 (CRUSHED STONE - FINE)	
SIEVE SIZE	% PASSING
2"	100
1-1/2"	85-100
3/4"	45-75
#4	10-45
#200	0-5



NOTES:
1. ALL SECTIONS SHALL BE 4,000 PSI CONCRETE.
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCHES PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
3. THE TONGUE AND THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE INCHES PER LINEAR FOOT.
4. THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
5. CONSTRUCT CRUSHED STONE BEDDING AND BACKFILL UNDER (6" MINIMUM THICKNESS)
6. THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
7. PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.
8. OUTSIDE EDGES OF PIPES SHALL PROJECT NO MORE THAN 3" BEYOND INSIDE WALL OF STRUCTURE.
9. PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4" HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING AN APPROVED FLEXIBLE SEALANT IN JOINTS.
10. ALL STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12" OF INSIDE SURFACE BETWEEN HOLES, NO MORE THAN 75% OF A HORIZNTAL CROSS SECTION SHALL BE HOLES, AND THERE SHALL BE NO HOLES CLOSER THAN 3" TO JOINTS.

4' DIAMETER DRAIN MANHOLE
NO SCALE

NOTES:
1. ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 psi).
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ.IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
3. THE TONGUE AND GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
4. RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
5. THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
6. FITTING FRAME TO GRADE MAY BE DONE WITH PREFABRICATED ADJUSTMENT RINGS OR CLAY BRICKS (2 COURSES MAX.).
7. CONE SECTIONS MAY BE EITHER CONCENTRIC OR ECCENTRIC, OR FLAT SLAB TOPS MAY BE USED WHERE PIPE WOULD OTHERWISE ENTER INTO THE CONE SECTION OF THE STRUCTURE AND WHERE PERMITTED.
8. PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.
9. OUTSIDE EDGES OF PIPES SHALL PROJECT NO MORE THAN 3" BEYOND INSIDE WALL OF STRUCTURE.
10. PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4" HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING AN APPROVED FLEXIBLE SEALANT IN JOINTS.
11. THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
12. "ELIMINATOR" OIL/WATER SEPARATOR SHALL BE INSTALLED TIGHT TO INSIDE OF CATCHBASIN.

4' DIAMETER CATCHBASIN
NO SCALE

Proposed Mixed Use Development

North Mill Pond Holdings, LLC

Portsmouth, New Hampshire

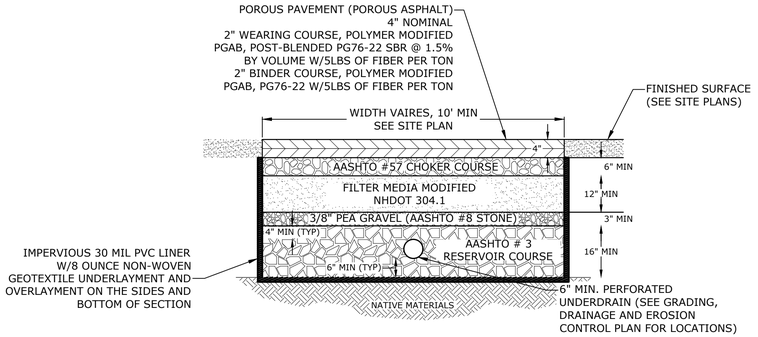
MARK	DATE	DESCRIPTION
L	5/1/2024	NHDES Submissions
K	11/24/2021	PB Submission
J	10/20/2021	TAC Resubmission
I	8/23/2021	TAC Resubmission
H	7/21/2021	TAC Resubmission
G	5/26/2021	CC Resubmission
F	5/19/2021	TAC Resubmission
E	4/28/2021	CC Resubmission
D	4/21/2021	TAC Resubmission

PROJECT NO:	P-0595-007
DATE:	December 22, 2020
FILE:	P-0595-007-DTLS.DWG
DRAWN BY:	CJK
CHECKED BY:	NAH
APPROVED BY:	PMC

DETAILS SHEET

SCALE: AS SHOWN

C-504



AASHTO #57 STONE (CHOKER COURSE)	
	% PASSING
1-½"	100
1"	95-100
½"	25-60
#4	0-10
#8	0-5

MODIFIED NHDOT 304.1	
	% PASSING
6"	100
#4	70-100
#200	0-6*

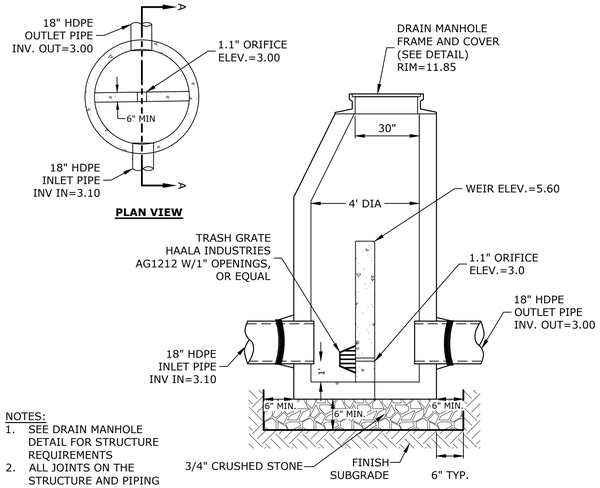
*PREFERABLY <4%

AASHTO #8 STONE (PEA GRAVEL)	
	% PASSING
½"	100
⅜"	85-100
#4	10-30
#8	0-10
#16	0-5

AASHTO #3 STONE (RESERVOIR COURSE)	
	% PASSING
2-½"	100
2"	90-100
1-½"	35-70
1"	0-15
½"	0-5

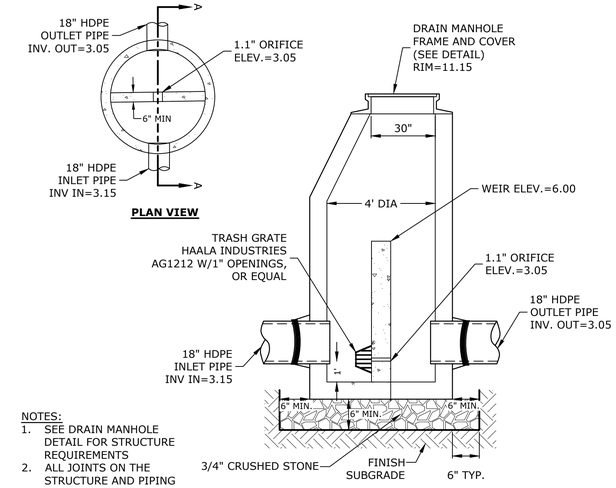
NOTES:
1. SEE GRADING, DRAINAGE, UTILITIES AND EROSION CONTROL PLAN FOR SLOPE AND CROSS-SLOPE.
2. GRAVEL SECTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST SPECIFICATIONS FROM THE UNH STORMWATER CENTER FOR POROUS ASPHALT.
3. FILTER COURSE TO BE INCREASED AS NECESSARY TO MEET PROPOSED GRADES.
4. INSTALL FILTER COURSE AGGREGATE IN 8-INCH MAXIMUM LIFTS TO A MAXIMUM OF 95% STANDARD PROCTOR COMPACTION (ASTM D698 / AASHTO T99). INSTALL AGGREGATE TO GRADES INDICATED ON THE DRAWINGS.
5. INSTALL CHOKER, GRAVEL, AND STONE BASE COURSE AGGREGATE TO A MAXIMUM OF 95% COMPACTION STANDARD PROCTOR (ASTM D698 / AASHTO T99). CHOKER SHOULD BE PLACED EVENLY OVER SURFACE OF FILTER COURSE BED, SUFFICIENT TO ALLOW PLACEMENT OF PAVEMENT, AND NOTIFY ENGINEER FOR APPROVAL. CHOKER BASE COURSE THICKNESS SHALL BE SUFFICIENT TO ALLOW FOR EVEN PLACEMENT OF THE POROUS ASPHALT BUT NO LESS THAN 6-INCHES IN DEPTH.
6. THE DENSITY OF SUBBASE COURSES SHALL BE DETERMINED BY AASHTO T 191 (SAND-CONE METHOD), AASHTO T 204 (DRIVE CYLINDER METHOD), OR AASHTO T 238 (NUCLEAR METHODS), OR OTHER APPROVED METHODS AT THE DISCRETION OF THE SUPERVISING ENGINEER.
7. CONSTRUCTION AND QA/QC REQUIREMENTS FOR THE POROUS PAVEMENT SHALL BE IN ACCORDANCE WITH THE UNHSC DESIGN SPECIFICATIONS FOR POROUS ASPHALT PAVEMENT AND INFILTRATION BEDS, FEBRUARY 2014, REVISED SEPTEMBER 2016.
8. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF THE POROUS PAVED SURFACE THROUGHOUT CONSTRUCTION. THIS INCLUDES BUT NOT LIMITED TO EROSION CONTROL PROTECTION, AND PROHIBITING MATERIAL STORAGE AND HEAVY EQUIPMENT FROM THE POROUS PAVED SURFACE.

POROUS ASPHALT SECTION
NO SCALE



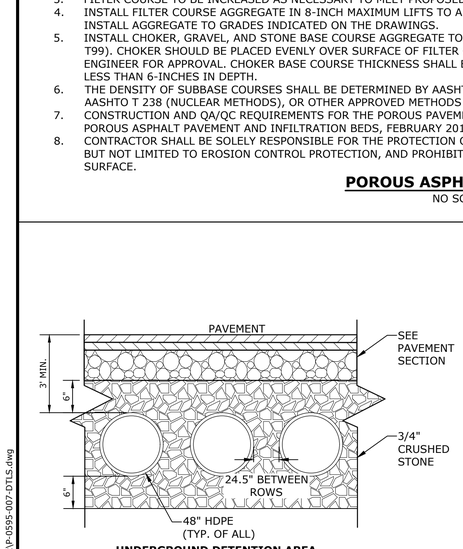
NOTES:
1. SEE DRAIN MANHOLE DETAIL FOR STRUCTURE REQUIREMENTS
2. ALL JOINTS ON THE STRUCTURE AND PIPING SHALL BE WATERTIGHT.

PDMH3
NO SCALE

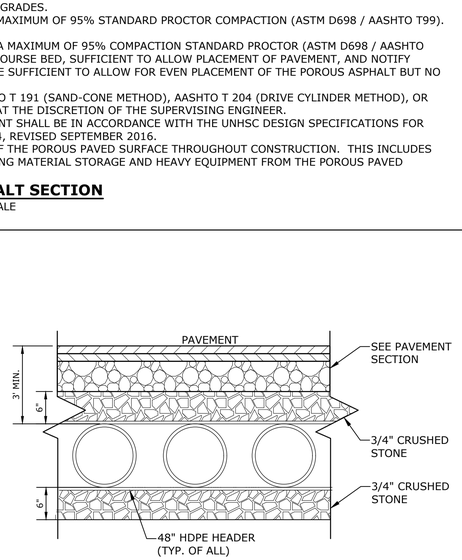


NOTES:
1. SEE DRAIN MANHOLE DETAIL FOR STRUCTURE REQUIREMENTS
2. ALL JOINTS ON THE STRUCTURE AND PIPING SHALL BE WATERTIGHT.

PDMH6
NO SCALE



UNDERGROUND DETENTION AREA

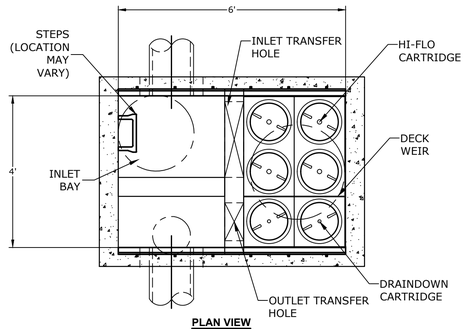


HEADER ROW

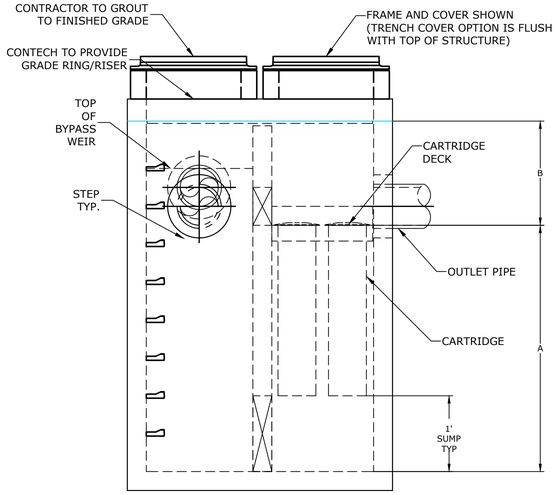
FIELD ELEVATIONS				
	TOP OF STONE ELEV	TOP OF PIPE ELEV	BOTTOM OF PIPE ELEV	BOTTOM OF STONE ELEV
UDB 1	8.25'	7.50'	3.50'	2.75'
UDB 2	8.25'	7.50'	3.50'	2.75'

NOTES:
1. UNDERGROUND DETENTION SYSTEM TO BE 48" HDPE PIPE DESIGNED FOR H-20 LOADING. CONTRACTOR TO SUBMIT PIPE SPECIFICATIONS AND FINAL MANUFACTURES DESIGN TO ENGINEER FOR APPROVAL.
2. MANUFACTURER TO SUBMIT PLANS STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE.
3. THE DESIGN ENGINEER SHALL PROVIDE SUFFICIENT INSPECTION TO CERTIFY THAT THE SYSTEM HAS BEEN INSTALLED PER THE APPROVED DESIGN PLAN.
4. REFER TO STANDARD DUTY PAVEMENT SECTION DETAIL FOR PAVEMENT SECTION.

UNDERGROUND DETENTION SYSYTEM DETAIL
NO SCALE



PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



ELEVATION VIEW
JELLYFISH JFPD0806

FIELD ELEVATIONS					
	RIM ELEVATION	INLET ELEVATION	INLET PIPE	OUTLET ELEVATION	OULET PIPE
JFF 1	11.50	2.85'	18" HDPE	2.35'	18" HDPE
JFF 2	11.25	2.90'	18" HDPE	2.40'	18" HDPE

JELLYFISH JFPD0806 - DESIGN NOTES				
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD				
CARTRIDGE SELECTION				
CARTRIDGE LENGTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	5'-4"	4'-3"	3'-3"
FLOW RATE HI-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CFS)	1.96	1.47	0.98	0.54
DECK TO INSIDE TOP (MIN) (B)	5.00	4.00	4.00	4.00

SITE SPECIFIC DATA REQUIREMENTS		
STRUCTURE ID	JF-1	JF-2
MODEL SIZE	JFPD0406	JFPD0406
WATER QUALITY FLOW RATE (cfs)	0.58	0.81
PEAK FLOW RATE (cfs)	4.59	6.06
RETURN PERIOD OF PEAK FLOW (yrs)	25	25
# OF CARTRIDGES REQUIRED (HF / DD)	3/1	4/2
CARTRIDGE SIZE	54"	40"

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 2', 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 AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING CLUTCHES PROVIDED)
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT)
D. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
E. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION AT (866) 740-3318.

Jellyfish Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,287,726, 8,221,618 & US 8,123,935. OTHER INTERNATIONAL PATENTS PENDING

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH JELLYFISH STORMWATER FILTER
NO SCALE

Tighe&Bond

STATE OF NEW HAMPSHIRE - NEIL A. HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER
5/1/2024

STATE OF NEW HAMPSHIRE - PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER
5/1/2024

Proposed Mixed Use Development

North Mill Pond Holdings, LLC

Portsmouth, New Hampshire

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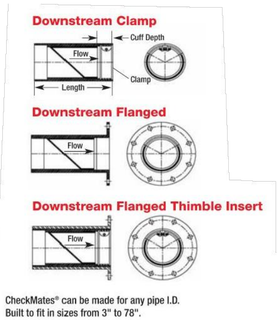
PROJECT NO:	P-0595-007
DATE:	December 22, 2020
FILE:	P-0595-007-DTLS.DWG
DRAWN BY:	CJK
CHECKED BY:	NAH
APPROVED BY:	PMC

DETAILS SHEET

SCALE: AS SHOWN

C-505

Last Saved: 4/29/2024
Plotted On: May 01, 2024 - 1:27pm By: CKrzoulk
Tighe & Bond: J:\P\P0595 Pro Con General Proposals\P0595-007 Raynes Ave Hotel\Drawings_Figures\AutoCAD\Sheet\P-0595-007-DTLS.dwg

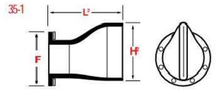


CheckMates® can be made for any pipe I.D.
Built to fit in sizes from 3" to 78".

CHECKMATE® VALVE											
	NOMINAL PIPE SIZE I.D.		OVERALL LENGTH*		NUMBER OF CLAMPS	CUFF DEPTH		BACK PRESSURE RATING**		WEIGHT	
	Inches	Millimeters	Inches	Millimeters		Inches	Millimeters	Feet	Meters	lbs	Kg
Standard Pressure	12	300	19.8	503	1	2.0	51	68	20.1	37	17
	14	350	25.8	655	1	4.0	102	64	20.0	110	50
	16	400	28.6	726	1	4.0	102	60	18.3	133	52
	18	450	31.0	787	1	4.0	102	56	17.1	143	65
	20	500	42.1	1069	2	8.0	203	53	16.2	223	102
	24	600	47.5	1207	2	8.0	203	45	13.7	304	137

NOTES:
1. PIPES WHERE NOTED TO HAVE TIDEFLEX, CHECKMATE INLINE CHECK VALVES MANUFACTURED BY REDVALVE, OR EQUAL
2. CHECK VALVES SHALL BE INSTALLED PER THE MANUFACTURERS INSTALLATION SPECIFICATIONS

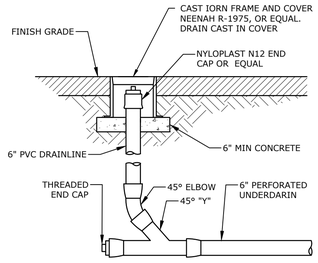
ON-SITE BACK FLOW PREVENTER
NO SCALE



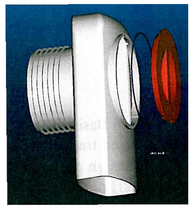
Flange Size (ANSI)	Flange O.D. (F)	SERIES 35-1 Length (L²)	SERIES 35-1 Bill Height (H²)
18	25	40	34
20	27 1/2	48	37
24	32	52	44
30	38 3/4	62	55

NOTES:
1. CONCRETE HEADWALL TO HAVE TIDEFLEX CHECK VALVE MANUFACTURED BY REDVALVE AND SHALL BE APPROVED BY THE CITY OF PORTSMOUTH DPW.
2. CHECK VALVE SHALL BE INSTALLED USING A FLANGED BOLT ON CONNECTION PER THE MANUFACTURERS INSTALLATION SPECIFICATIONS.
3. END OF PIPE SHALL BE FLUSH WITH CONCRETE HEADWALL AND BE GROUTED PRIOR TO THE INSTALLATION OF THE CHECK VALVE.

CITY OUTLET BACK FLOW PREVENTER
NO SCALE

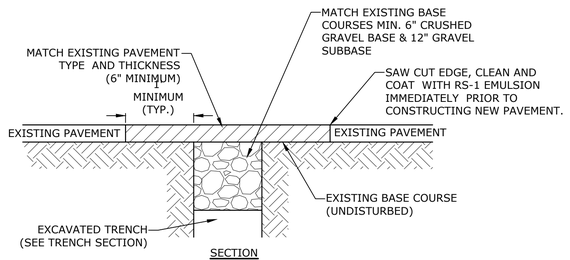


DRAIN CLEAN-OUT
NO SCALE

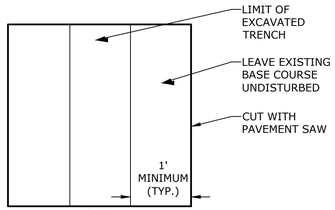


NOTES:
1. ALL CATCH BASIN OUTLETS TO HAVE "ELIMINATOR" OIL AND FLOATING DEBRIS TRAP MANUFACTURED BY KLEANSTREAM (NO EQUAL)
2. INSTALL DEBRIS TRAP TIGHT TO INSIDE OF STRUCTURE.
3. 1/4" HOLE SHALL BE DRILLED IN TOP OF DEBRIS TRAP

"ELIMINATOR" OIL FLOATING DEBRIS TRAP



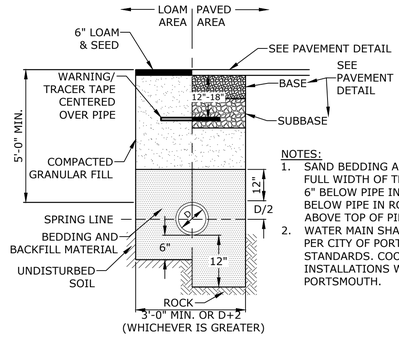
SECTION



PLAN

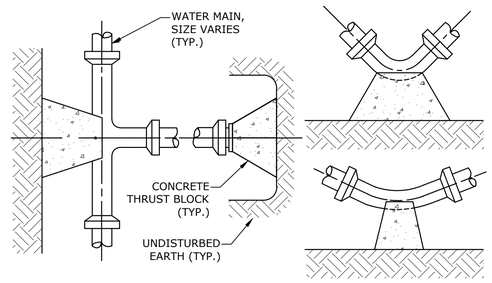
NOTE:
COORDINATE AND OBTAIN APPROVAL FOR ALL TRENCHING AND PATCHING WITHIN CITY RIGHT OF WAY WITH CITY OF PORTSMOUTH DPW PRIOR TO COMMENCING WORK.

ROADWAY TRENCH PATCH
NO SCALE



NOTES:
1. SAND BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 12" ABOVE TOP OF PIPE.
2. WATER MAIN SHALL BE INSTALLED PER CITY OF PORTSMOUTH STANDARDS. COORDINATE ALL INSTALLATIONS WITH THE CITY OF PORTSMOUTH.

WATER TRENCH
NO SCALE



TEST PRESSURE = 200psi	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. INSTALLATION AND STANDARD DIMENSIONAL REQUIREMENTS SHALL BE WITH CITY OF PORTSMOUTH WATER DEPARTMENT STANDARDS.

THRUST BLOCKING DETAIL
NO SCALE

Tighe&Bond

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CHECKED BY:	NAH
APPROVED BY:	PMC

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SCALE: AS SHOWN

C-506

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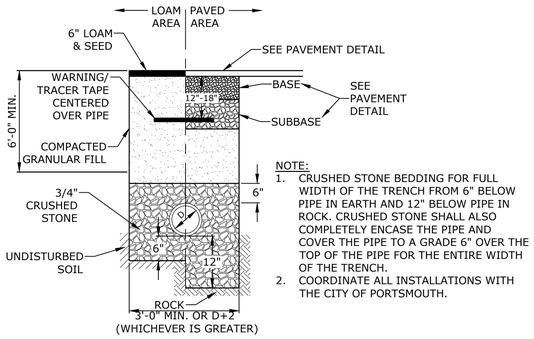
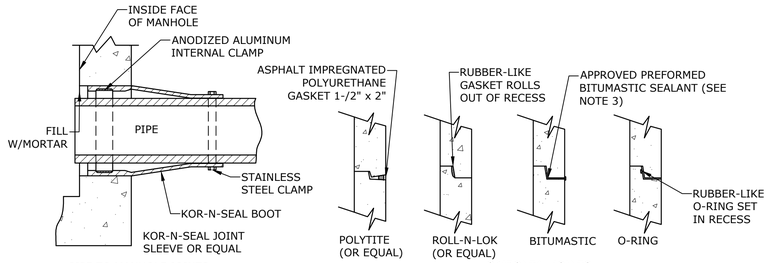


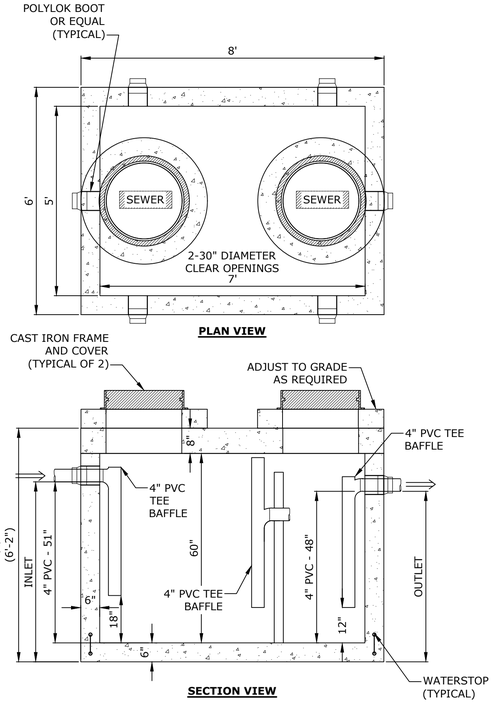
NOTE:
1. CRUSHED STONE BEDDING FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK. CRUSHED STONE SHALL ALSO COMPLETELY ENCASE THE PIPE AND COVER THE PIPE TO A GRADE 6" OVER THE TOP OF THE PIPE FOR THE ENTIRE WIDTH OF THE TRENCH.
2. COORDINATE ALL INSTALLATIONS WITH THE CITY OF PORTSMOUTH.

SEWER SERVICE TRENCH
NO SCALE



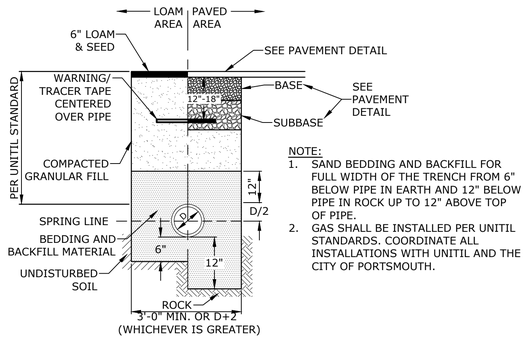
NOTES:
1. HORIZONTAL JOINTS BETWEEN THE SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE PER CITY OF PORTSMOUTH DPW STANDARD AND SHALL BE SEALED FOR WATERTIGHTNESS USING A DOUBLE ROW ELASTOMERIC OR MASTIC-LIKE GASKET.
2. PIPE TO MANHOLE JOINTS SHALL BE PER CITY OF PORTSMOUTH STANDARD.
3. FOR BITUMASTIC TYPE JOINTS THE AMOUNT OF SEALANT SHALL BE SUFFICIENT TO FILL AT LEAST 75% OF THE JOINT CAVITY.
4. ALL GASKETS, SEALANTS, MORTAR, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.

MANHOLE JOINTS
NO SCALE



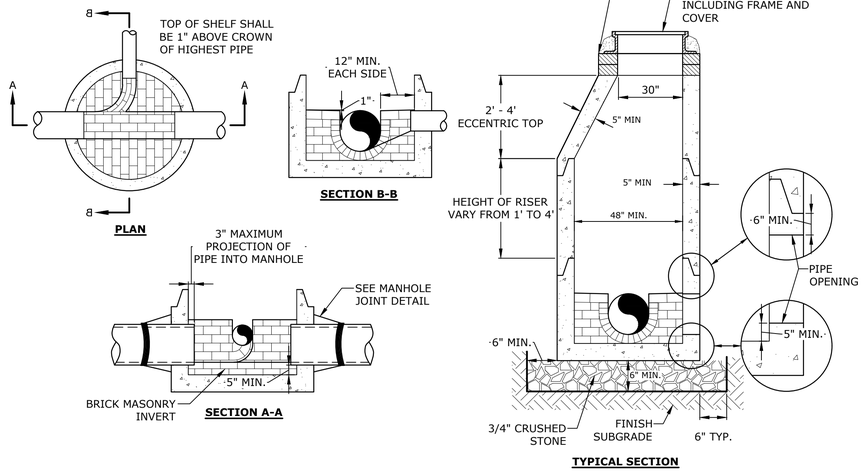
NOTES:
1. STEEL REINFORCEMENT SHALL CONFORM TO LATEST ASTM SPECIFICATIONS: ASTM-A615 GRADE 60 REBAR.
2. CONCRETE SHALL BE F_C=5,000 PSI @ 28 DAYS MINIMUM.
3. FLEXIBLE SLEEVES SHALL BE PROVIDED ON ALL PIPE CONNECTIONS.
4. JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
5. INLET SHALL PENETRATE AT LEAST 9" BELOW THE LIQUID LEVEL, BUT NOT DEEPER THAN THE OUTLET BAFFLE.
6. OUTLET SHALL EXTEND BELOW THE SURFACE OF THE LIQUID EQUAL TO 40% OF THE LIQUID DEPTH (19").
7. DESIGN LOADING SHALL BE: AASHTO-HS20-44, ASTM C-890-06.
8. DESIGN SPECIFIED AS: ASTM C-1227-08, ASTM C-913-08.
9. FRAMES AND COVERS: MANHOLE FRAMES AND COVERS WITHIN CITY RIGHT OF WAY SHALL BE CITY STANDARD HINGE COVERS MANUFACTURED BY EJ. FRAMES AND COVERS WILL BE PURCHASED FROM THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS. ALL OTHER MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. A 3-INCH (MINIMUM HEIGHT) WORD "SEWER" SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
10. GREASE TRAP SHALL BE PHOENIX PRECAST CONCRETE P/N: C-6420 OR EQUAL.
11. TANK SHALL BE PUMPED AS NEEDED.

1,000 GALLON GREASE TRAP
NO SCALE



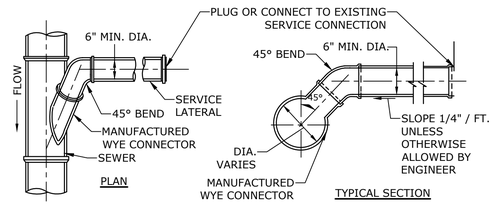
NOTE:
1. SAND BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 12" ABOVE TOP OF PIPE.
2. GAS SHALL BE INSTALLED PER UNITIL STANDARDS. COORDINATE ALL INSTALLATIONS WITH UNITIL AND THE CITY OF PORTSMOUTH.

GAS TRENCH
NO SCALE



NOTES:
1. INVERT AND SHELF TO BE PLACED AFTER EACH LEAKAGE TEST.
2. CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT.
3. INVERT BRICKS SHALL BE LAID ON EDGE.
4. TWO (2) COATS OF BITUMINOUS WATERPROOF COATING SHALL BE APPLIED TO ENTIRE EXTERIOR OF MANHOLE.
5. FRAMES AND COVERS: MANHOLE FRAMES AND COVERS WITHIN CITY RIGHT OF WAY SHALL BE CITY STANDARD HINGE COVERS MANUFACTURED BY EJ. FRAMES AND COVERS WILL BE PURCHASED FROM THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS. ALL OTHER MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. A 3-INCH (MINIMUM HEIGHT) WORD "SEWER" SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
6. HORIZONTAL JOINTS SHALL BE SEALED FOR WATER TIGHTNESS USING A DOUBLE ROW OF ELASTOMERIC OR MASTIC-LIKE SEALANT.
7. BARREL AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE DESIGNED FOR H20 LOADING, AND CONFORMING TO ASTM C478-06.

SEWER MANHOLE
NO SCALE



STANDARD SERVICE LATERAL CONNECTION
NO SCALE

Tighe&Bond

STATE OF NEW HAMPSHIRE - NEIL A. HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER - 5/1/2024

STATE OF NEW HAMPSHIRE - PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER - 5/1/2024

Proposed Mixed Use Development

North Mill Pond Holdings, LLC

Portsmouth, New Hampshire

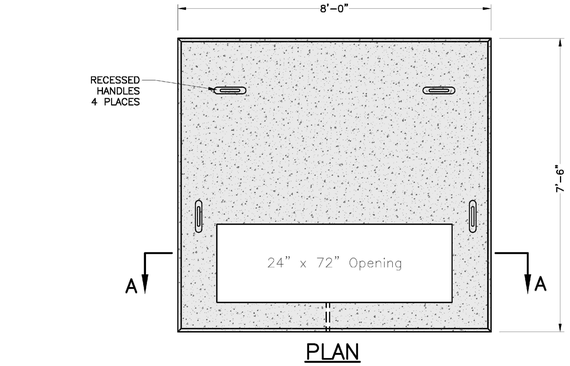
MARK	DATE	DESCRIPTION
L	5/1/2024	NHDES Submissions
K	11/24/2021	PB Submission
J	10/20/2021	TAC Resubmission
I	8/23/2021	TAC Resubmission
H	7/21/2021	TAC Resubmission
G	5/26/2021	CC Resubmission
F	5/19/2021	TAC Resubmission
E	4/28/2021	CC Resubmission
D	4/21/2021	TAC Resubmission

PROJECT NO:	P-0595-007
DATE:	December 22, 2020
FILE:	P-0595-007-DTLS.DWG
DRAWN BY:	CJK
CHECKED BY:	NAH
APPROVED BY:	PMC

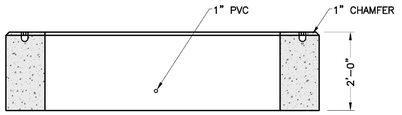
DETAILS SHEET

SCALE: AS SHOWN

C-507



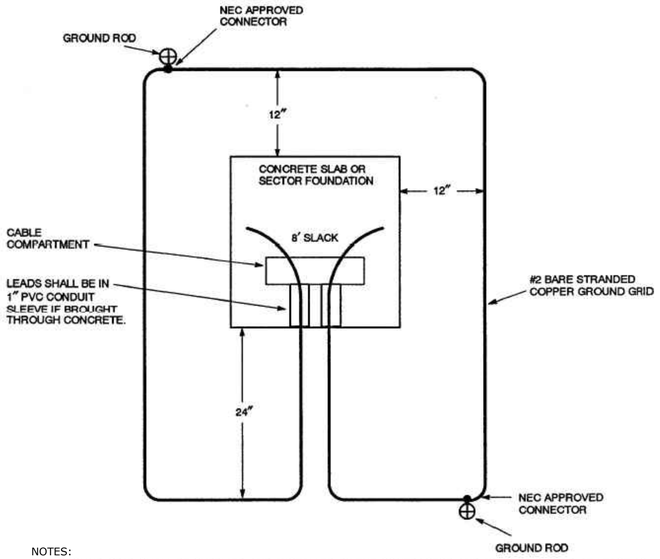
PLAN



SECTION A–A

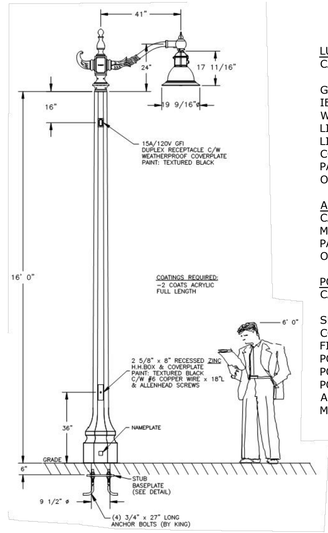
NOTES:
1. DIMENSIONS SHOWN REPRESENT TYPICAL REQUIREMENTS. MANHOLE LOCATIONS AND REQUIREMENTS SHALL BE COORDINATED WITH EVERSOURCE PRIOR TO CONSTRUCTION
2. CONCRETE MINIMUM STRENGTH - 4,000 PSI @ 28 DAYS
3. STEEL REINFORCEMENT - ASTM A615, GRADE 60
4. PAD MEETS OR EXCEEDS EVERSOURCE SPECIFICATIONS

3-PHASE TRANSFORMER PAD
NO SCALE



NOTES:
THE GROUND GRID SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR AND IS TO BE BURIED AT LEAST 12 INCHES BELOW GRADE. EIGHT FEET OF EXTRA WIRE FOR EACH GROUND GRID LEG SHALL BE LEFT EXPOSED IN THE CABLE COMPARTMENT TO ALLOW FOR THE CONNECTION TO THE TRANSFORMER. THE TWO 8-FOOT GROUND RODS MAY BE EITHER GALVANIZED STEEL OR COPPERWELD AND THEY SHALL BE CONNECTED TO THE GRID WITH NEC APPROVED CONNECTORS.

PAD-MOUNTED EQUIPMENT GROUNDING GRID DETAIL
NO SCALE



LUMINAIRE SPECIFICATIONS:

CATALOGUE NO.:	K729-P4FL-II-60(SSL) -7030-120:277-3K S/F KPL20
GLOBE MAT'L:	FLAT ARRAY, CLEAR FLAT LENS
IES CLASSIFIC.:	TYPE II
WATTAGE:	60W (7030 SERIES)
LIGHT SOURCE:	SOLID STATE LIGHTING
LINE VOLTAGE:	120:277V
CCT:	3000K
PAINT:	TEXTURED BLACK
OPTIONS:	S/F KPL-20 LEVELING DEVICE

ARM SPECIFICATIONS:

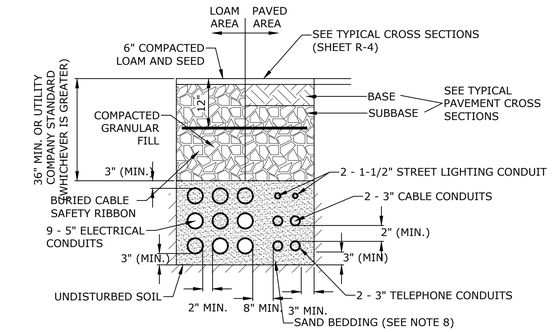
CATALOGUE NO.:	(MOD.) KA72-T-1-3
MATERIAL:	ALUMINUM
PAINT:	TEXTURED BLACK
OPTIONS:	KPL20 LEVELING DEVICE

POLE SPECIFICATIONS:

CATALOGUE NO.:	KBH16-G-S11-SBP C/W 140-30/100 & DR
SECTION:	OCTAGONAL
COLOUR:	ECLIPSE
FINISH:	POLISHED
POLE TOP:	6 3/8" FL/FL
POLE BUTT:	9 1/2" Ø
POLE LENGTH:	16' 6"
APPROX. WEIGHT:	1,190 LBS.
MIN. RACEWAY:	1 1/8" Ø

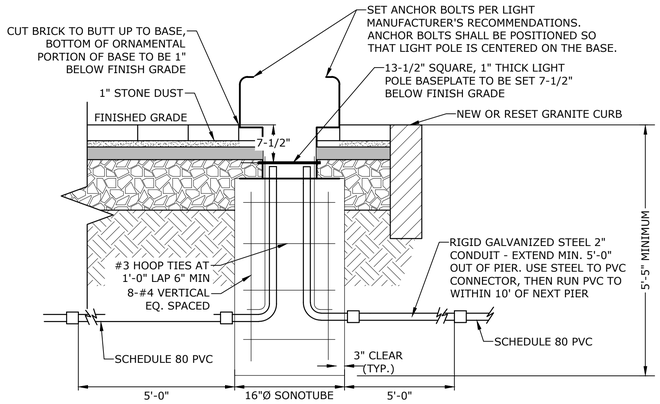
NORTH END LIGHT POLE & FIXTURE
NO SCALE

Tighe&Bond



NOTES:
1. NUMBER, MATERIAL, AND SIZE OF UTILITY CONDUITS TO BE DETERMINED BY LOCAL UTILITY OR AS SHOWN ON ELECTRICAL DRAWINGS. CONTRACTOR TO PROVIDE ONE SPARE CONDUIT FOR EACH UTILITY TO BUILDING.
2. DIMENSIONS SHOWN REPRESENT OWNERS MINIMUM REQUIREMENTS. ACTUAL DIMENSIONS MAY BE GREATER BASED ON UTILITY COMPANY STANDARDS, BUT SHALL NOT BE LESS THAN THOSE SHOWN.
3. NO CONDUIT RUN SHALL EXCEED 360 DEGREES IN TOTAL BENDS.
4. A SUITABLE PULLING STRING, CAPABLE OF 200 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE UTILITY COMPANY IS NOTIFIED TO INSTALL CABLE. THE STRING SHOULD BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT.
5. UTILITY COMPANY MUST BE GIVEN THE OPPORTUNITY TO INSPECT THE CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD THE UTILITY COMPANY BE UNABLE TO INSTALL ITS CABLE IN A SUITABLE MANNER.
6. ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND, WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE.
7. ALL 90° SWEEPS WILL BE MADE USING RIGID GALVANIZED STEEL. SWEEPS WITH A 36 TO 48 INCH RADIUS.
8. SAND BEDDING TO BE REPLACED WITH CONCRETE ENCASEMENT WHERE COVER IS LESS THAN 3 FEET, WHEN LOCATED BELOW PAVEMENT, OR WHERE SHOWN ON THE UTILITIES PLAN.

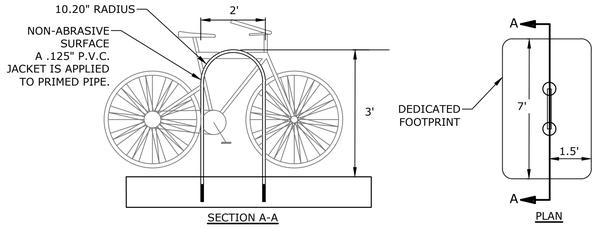
ELECTRICAL AND COMMUNICATION CONDUIT
NO SCALE



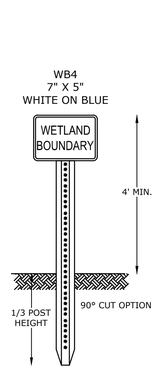
STANDARD BASE

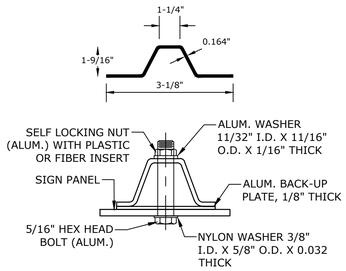
NOTES:
1. REFER TO ELECTRICAL PLANS FOR WIRING DETAILS.
2. CONCRETE: 4000 PSI, AIR ENTRAINED STEEL: 60 KSI
3. LIGHT POLE FOUNDATIONS SHALL BE PLACED PRIOR TO INSTALLATION OF BRICK PAVERS.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL, TO INCLUDE PERFORMANCE SPECIFICATIONS, CALCULATIONS AND NH LICENSED STRUCTURAL ENGINEER'S STAMP FOR LIGHT POLE FOUNDATION.
5. STANDARD BASE SHALL BE CONSTRUCTED UNLESS THERE IS CONFLICT WITH THE EXISTING DUCT BANK. SPREAD FOOTING BASE SHALL BE USED IN LIEU OF STANDARD BASE IN LOCATIONS WHERE TOP OF DUCT BANK ELEVATION WILL CONFLICT WITH STANDARD POLE BASE DEPTH. CONTRACTOR SHALL VERIFY LOCATIONS WHERE SPREAD FOOTINGS ARE REQUIRED PRIOR TO CONSTRUCTION. SEE NOTE#4 FOR SUBMITTAL REQUIREMENTS.
6. DEPTH OF FIXTURE BASE TO BE VERIFIED IN FIELD PRIOR TO INSTALLATION TO ENSURE THAT 1" OF THE ORNAMENTAL BOTTOM PORTION OF BASE TO WILL BE 1" BELOW FINISH GRADE

NORTH END LIGHT FIXTURE BASE
NO SCALE



BIKE RACK
NO SCALE





POST:

LENGTH:	AS REQUIRED
WEIGHT PER LINEAR FOOT:	2.50 LBS (MIN.)
HOLES:	3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL:	SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 - 1080)
FINISH:	SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN BAKED ON OR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

WETLAND BOUNDARY SIGN & SIGN POST
NO SCALE

Proposed Mixed Use Development

North Mill Pond Holdings, LLC

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION
L	5/1/2024	NHDES Submissions
K	11/24/2021	PB Submission
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PROJECT NO:	P-0595-007
DATE:	December 22, 2020
FILE:	P-0595-007-DTLS.DWG
DRAWN BY:	CJK
CHECKED BY:	NAH
APPROVED BY:	PMC

DETAILS SHEET

SCALE: AS SHOWN

C-508

Last Saved: 4/29/2024
Plotted On: May 01, 2024-1:28pm By: CKrzcuik
Tighe & Bond: J:\P\P0595 Pro Con General Proposals\P0595-007 Raynes Ave Hotel\Drawings_Figures\AutoCAD\SheetVP-0595-007-DTLS.dwg

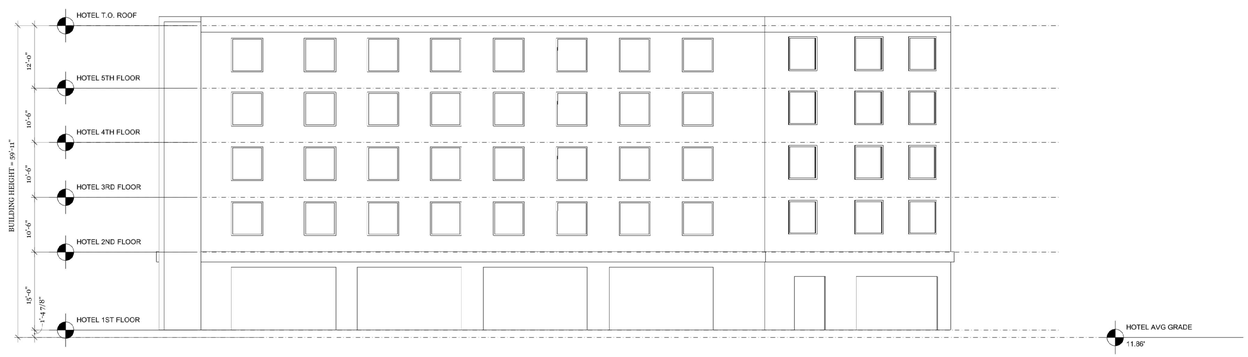
11/22/2021 11:40:52 AM

OVERALL ELEVATIONS

1/16"=1'-0"

MIXED USE ELEVATION

3/32"=1'-0"



HOTEL ELEVATION

3/32"=1'-0"

C:\Users\amorin\Documents\Revit Local Files\301942_Raynes Ave_Arch_amorinREVIZ08.rvt

PROCON
CONNECT • CREATE • CONSTRUCT

PO BOX 4430
MANCHESTER NH 03108
603.623.8811
PROCONINC.COM

PROJECT:

PROPOSED MIXED USE DEVELOPMENT

Raynes Avenue
Portsmouth, NH

Date	Issue Description

PROFESSIONAL SEAL

Architect:	JAL
Drawn By:	Author
Project No.:	XXX
Copyright:	2018 Pro Con, Inc.

Drawing Sheet

EXTERIOR ELEVATIONS

Drawing Sheet

A3.00

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL POINTS AT GRADE 10'X10'	Illuminance	Fc	0.66	12.3	0.0	N.A.	N.A.
BLDG A COVERED PARKING	Illuminance	Fc	4.89	9.1	1.5	3.26	6.07
BLDG B COVERED PARKING	Illuminance	Fc	6.61	11.0	3.2	2.07	3.44

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
	6	A	SINGLE	SLM-LED-24L-SIL-FT-40-70CRI-IL-SINGLE - 18'POLE + 2' BASE	0.940	1.000	0.940	15996	176
	1	B	SINGLE	SLM-LED-24L-SIL-SW-40-70CRI-SINGLE - 18'POLE + 2' BASE	0.940	1.000	0.940	23667	188.8
	1	C	SINGLE	SLM-LED-24L-SIL-2-40-70CRI-IL-SINGLE - 18'POLE + 2' BASE	0.940	1.000	0.940	14904	176
	8	G	SINGLE	CPG-LED-10L-CA-W-40 - 12'MH	0.900	1.000	0.900	9830	79.57
	2	W	SINGLE	XWM-3-LED-04L-40-16'MH	0.980	1.000	0.980	4124	29.5

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 2116.36

1000 ALLIANCE RD. CINCINNATI, OHIO 45246 USA
(513) 791-3300 • FAX (513) 791-4823

LIGHTING PROPOSAL LD-153488A-1

XSS HOTELS
PORTSMOUTH, NH

BY: THC	DATE: 3/24/21	REV: 1 1/23/2021	SHEET 1 OF 1

SCALE: 1"=20' 0 20