

E5071-001
March 27, 2024

Mr. Peter Britz, Director of Planning & Sustainability
City of Portsmouth Planning & Sustainability Department
1 Junkins Avenue
Portsmouth, New Hampshire 03801

Re: **Request for Conservation Commission Work Session
100 Durgin Lane – Proposed Redevelopment**

Dear Peter:

On behalf of 100 Durgin Lane Owner, LLC (applicant) we are pleased to submit one (1) set of hard copies and one electronic file (.pdf) of the following information to support a request to meet with the Conservation Commission ("ConCom") at their next scheduled Work Session for the above referenced project:

- Site Plan Set, dated March 5, 2024;
- Wetland Delineation Report, dated February 28, 2024;
- Community Space Exhibit, dated March 5, 2024;
- Impervious Surface Exhibit, dated March 5, 2024;
- Wetland Buffer Exhibit, dated March 5, 2024;
- Fire Truck Turning Exhibit, dated March 5, 2024;
- Landscape Zones and Character Exhibit, dated March 19, 2024;
- Preliminary Water & Sewer Demand Analysis, dated March 5, 2024;
- Preliminary Trip Generation Summary;
- Signed Authorization, dated January 29, 2024;

The proposed project is located at 100 Durgin Lane and includes lots identified as Map 239 Lots 16, 16 & 18 on the City of Portsmouth Tax Maps. The site was previously home to Christmas Tree Shops and Bed, Bath and Beyond locations which are no longer in operation. The properties are a combined 26.1 acres of land and are located in the Gateway District (G1) and also lies within the Highway Noise Overlay District. The property is bound to the west by Route 16, to the north by the Motel 6 property and Gosling Road, to the south by the Hampton Inn and Home Depot properties, and to the east by an Eversource easement, Pep Boys and Durgin Plaza.

The proposed project consists of the demolition of the existing Christmas Tree Shops and Bed, Bath and Beyond building and the construction of approximately 360 rental housing units in a mix of 3-story and 4-story buildings. The proposed project will include a community building and associated site improvements such as parking, pedestrian access, community spaces, utilities, stormwater management, lighting, and landscaping. The proposed project also includes a reduction in overall impervious surface on the development lot.

The proposed project will also be providing 10% community space as required under the Development Site Conditional Use Permit for have more than one principal building on a single lot. Based on the lot area the required community spaces will likely exceed 2 acres and may



include a public dog park, recreation areas, community walking trails, pocket parks, bicycle paths, and open/green space. The proposed project plan submitted as part of the work session package exceeds the minimum required community space area. The proposed project may also include multimodal connections that link the project site and neighboring commercial properties and exploring the potential of expanding the existing bus network.

At this time, we anticipate that the proposed project will require the following site related approvals from the Planning Board:

- Site Plan Review Permit
- Lot Line Revision
- Wetland Conditional Use Permit
- Development Site Conditional Use Permit
- Highway Noise Overlay District Conditional Use Permit

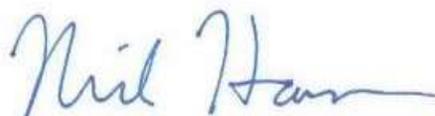
The applicant respectfully requests to meet with the Conservation Commission at their next scheduled Work Session on April 10th, 2024. If you have any questions or need any additional information, please contact me by phone at (603) 769-9471 or by email at NAHansen@tighebond.com.

Sincerely,

TIGHE & BOND, INC.



Patrick M. Crimmins, PE
Vice President



Neil A. Hansen, PE
Project Manager

Enclosures

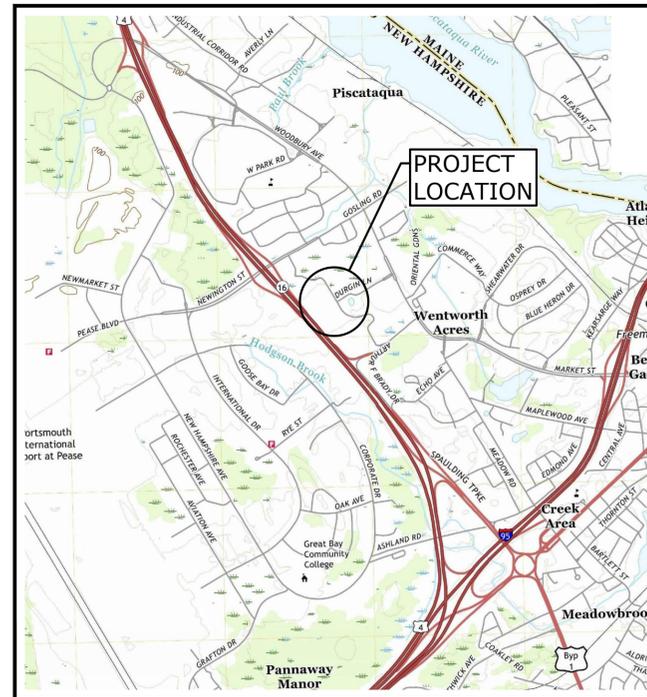
Copy: 100 Durgin Lane Owner, LLC
John K. Bosen, Bosen & Associates
Utile, Inc Architects
Aceto Landscape Architecture



PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE PORTSMOUTH, NEW HAMPSHIRE MARCH 5, 2024

LIST OF DRAWINGS		
SHEET NO.	SHEET TITLE	LAST REVISED
	COVER SHEET	3/5/2024
C-101	GENERAL NOTES AND LEGEND	3/5/2024
C-201	DEMOLITION PLAN	3/5/2024
C-301	SITE PLAN	3/5/2024
C-401	GRADING, DRAINAGE, AND EROSION CONTROL PLAN	3/5/2024
C-501	UTILITIES PLAN	3/5/2024
C-601	EROSION CONTROL NOTES AND DETAILS SHEET	3/5/2024
C-602	DETAILS SHEET	3/5/2024
C-603	DETAILS SHEET	3/5/2024
C-604	DETAILS SHEET	3/5/2024
C-605	DETAILS SHEET	3/5/2024
C-606	DETAILS SHEET	3/5/2024
C-607	DETAILS SHEET	3/5/2024



LOCATION MAP
SCALE: 1" = 2000'

PREPARED BY:

Tighe & Bond

177 CORPORATE DRIVE
PORTSMOUTH, NEW HAMPSHIRE 03801
603-433-8818

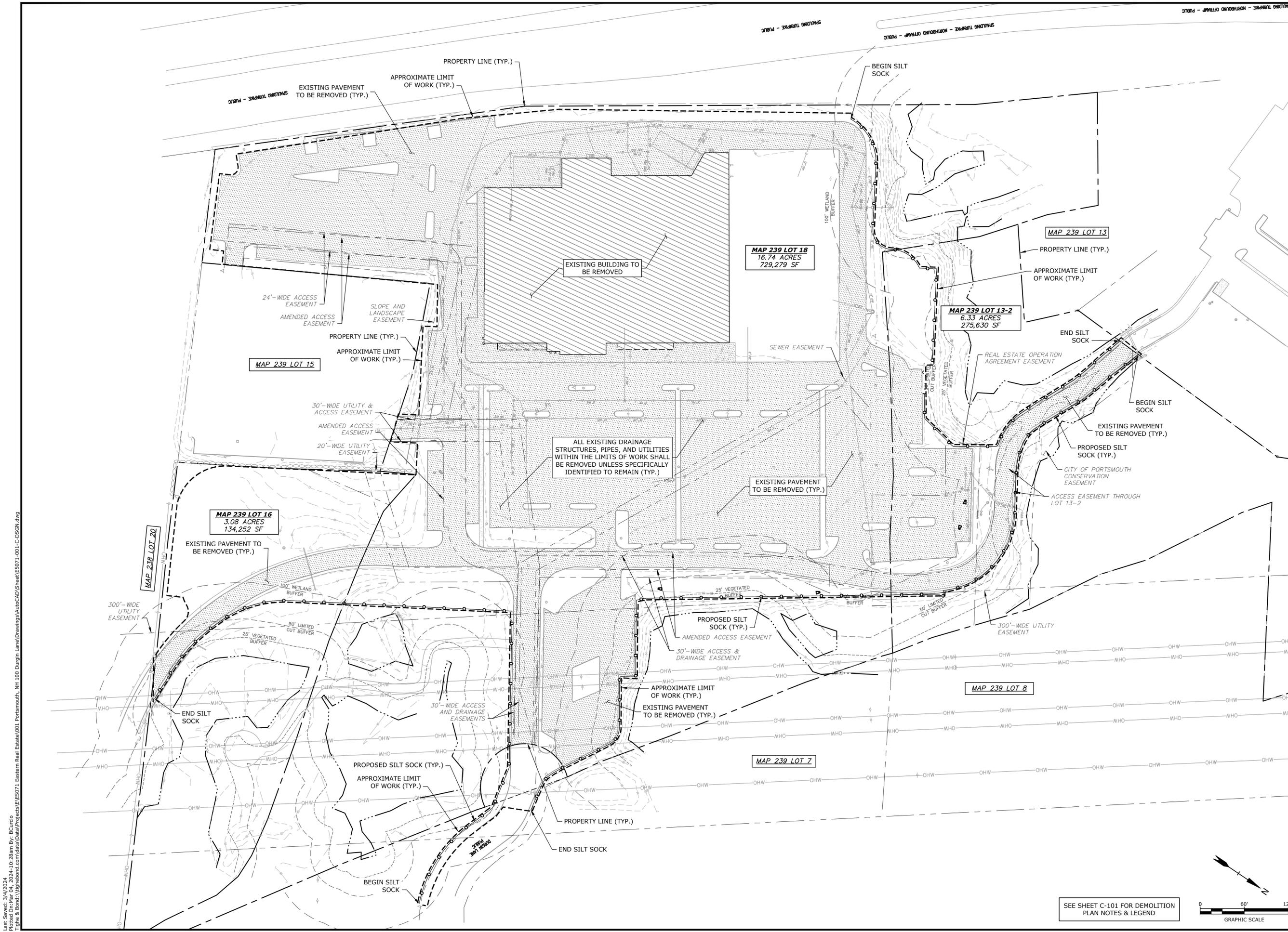
OWNER:

100 Durgin Lane Owner LLC
ONE MARINA PARK DRIVE, SUITE 1500
BOSTON, MA 02210

SURVEYOR:

HOLDEN ENGINEERING & SURVEYING, INC.
56 OLD SUNCOOK ROAD, PO BOX 480
CONCORD, NH 03302

**CONCOM WORK SESSION SET
COMPLETE SET (13) SHEETS**



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PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE PORTSMOUTH, NEW HAMPSHIRE

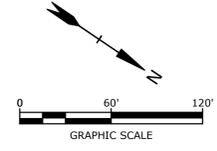
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DATE:	3/5/2024	
FILE:	E5071-001-C-DSGN.dwg	
DRAWN BY:	BKC	
DESIGNED/CHECKED BY:	NAH	
APPROVED BY:	PMC	

DEMOLITION PLAN

SCALE: AS SHOWN

C-201

SEE SHEET C-101 FOR DEMOLITION PLAN NOTES & LEGEND



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SITE DATA:

LOCATION: TAX MAP 239, LOT 13-2, MAP 239 LOT 16, MAP 239 LOT 18
 OWNER: 100 DURGIN LANE OWNER LLC
 ONE MARINA PARK DRIVE, SUITE 1500
 BOSTON, MA 02210

ZONING DISTRICT: GATEWAY NEIGHBORHOOD MIXED USE CORRIDOR (G1)
 HIGHWAY NOISE OVERLAY DISTRICT

PROPOSED USE: MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 EXISTING LOT SIZE: ±1,139,161 SF / 26.15 ACRES (MAP 239 LOT 13-2, LOT 16, LOT 18)

DEVELOPMENT STANDARDS

GENERAL RESIDENTIAL DEVELOPMENT (10.5B42.30)	REQUIRED	PROPOSED
MINIMUM SITE DEVELOPMENT AREA:	10,000 SF	±1,139,161 SF
MINIMUM SITE WIDTH:	75 FT	>75 FT
MINIMUM SITE LENGTH:	100 FT	>100 FT
MINIMUM PERIMETER BUFFER:	N/A	-
MAXIMUM DEVELOPMENT BLOCK DIMS:		
BLOCK LENGTH:	500 FT	<500 FT
BLOCK PERIMETER:	1,500 FT	<1,500 FT
MAXIMUM BUILDING COVERAGE:	50%	8.6%
MINIMUM OPEN SPACE COVERAGE:	20%	63%

APARTMENT BUILDING (10.5B34.40)	REQUIRED	PROPOSED
MINIMUM LOT DEPTH:	NR	-
MINIMUM STREET FRONTAGE:	50 FT	200.5 FT
FRONT YARD SETBACK:	10-30 FT	±130.4 FT ⁽¹⁾
MIN. SIDE YARD SETBACK:	15 FT	>15 FT
MIN. REAR YARD SETBACK:	20 FT	>20 FT
DWELLING UNITS PER BUILDING:	4-24	XXX
MAXIMUM DWELLING UNIT SIZE:	NR	-
MAXIMUM BUILDING HEIGHT:	4 STORIES OR 50 FT	<50 FT
MINIMUM STREET-FACING FACADE HEIGHT:	24 FT	>24 FT
MAX. FINISH FLOOR ABOVE SIDEWALK:	36"	<36"
MAXIMUM BUILDING COVERAGE:	50%	8.1%
MAXIMUM BUILDING FOOTPRINT:	NR	-

COMMUNITY BUILDING (10.5B34.100)	REQUIRED	PROPOSED
MINIMUM LOT DEPTH:	NR	-
MINIMUM STREET FRONTAGE:	50 FT	200.5 FT
FRONT YARD SETBACK:	10-40 FT	233.4 FT ⁽¹⁾
MIN. SIDE YARD SETBACK:	15 FT	>15 FT
MIN. REAR YARD SETBACK:	20 FT	>20 FT
DWELLING UNITS PER BUILDING:	NR	-
MAXIMUM DWELLING UNIT SIZE:	NR	-
MAXIMUM BUILDING HEIGHT:	3 STORIES OR 45 FT	<45 FT
MINIMUM STREET-FACING FACADE HEIGHT:	18 FT	>18 FT
FINISH FLOOR GRADE ABOVE SIDEWALK:	2 FT - 6 FT	2 FT
MAXIMUM BUILDING COVERAGE:	NR	-
MAXIMUM BUILDING FOOTPRINT:	NR	-
MAXIMUM FACADE MODULATION LENGTH:	100 FT	<100 FT
MINIMUM STREET FACING FACADE GLAZING:	30% GROUND FLOOR	>30%
MAXIMUM STREET FACING ENTRANCE SPACING:	NR	-
ALLOWED ROOF TYPES:	ALL	XXXX
ALLOWED FACADE TYPES:		
DOORYARD, FORECOURT, STOOP, RECESSED, ENTRY, STEP, PORCH, TERRACE, GALLERY, ARCADE:		XXXX

(1) - RELIEF FROM "FRONT BUILDING SETBACK FROM LOT LINE" UNDER SECTIONS 10.5B34.40 AND 10.5B34.100 REQUESTED UNDER THE CONDITIONAL USE PERMIT APPLICATION FOR THE DEVELOPMENT SITE.

COMMUNITY SPACE:	REQUIRED	PROPOSED
	10%	11.6%
	113,916 SF	132,792 SF

PARKING REQUIREMENTS

RESIDENTIAL UNITS (>750 SF)	360 UNITS x 1.3 SPACES	468 SPACES
VISITOR SPACES	1 SPACE / 5 UNITS	72 SPACES
TOTAL MINIMUM PARKING SPACES REQUIRED =		540 SPACES

PARKING SPACES	REQUIRED	PROPOSED
	540 SPACES	574 SPACES

ADA PARKING SPACES	REQUIRED ⁽²⁾	PROPOSED
	25 SPACES	30 SPACES

(2) - PER THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS, LATEST EDITION.

PARKING SPACE DIMENSIONAL REQUIREMENTS:		
STANDARD 90° STALL :		
WIDTH	8.5 FT MIN	8.5 FT
LENGTH	19 FT MIN	19 FT
STANDARD 0° STALL :		
WIDTH	8.5 FT MIN	8.5 FT
LENGTH	20 FT MIN	20 FT
DRIVE AISLE WIDTH:		
90° (2-WAY TRAFFIC)	24 FT	24 FT
0° (2-WAY TRAFFIC)	24 FT	24 FT

BICYCLE SPACES	REQUIRED	PROPOSED
1 BICYCLE SPACE / 10 PARKING SPACES:	30 SPACES (MAX.)	>58 SPACES

(INDOOR BIKE STORAGE WILL BE PROVIDED THAT MEETS OR EXCEEDS REQUIRED.)

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PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE OWNER, LLC

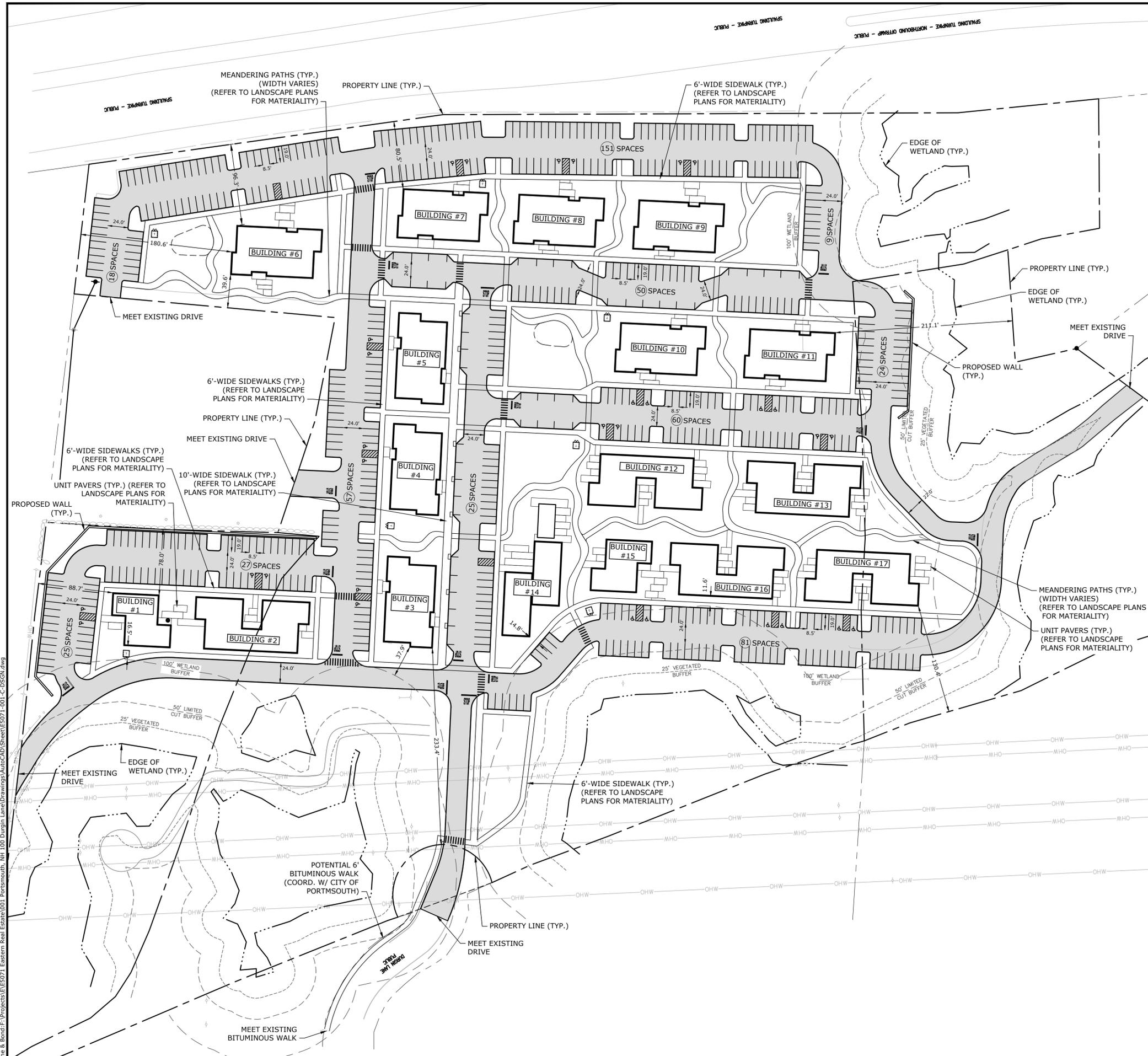
100 DURGIN LANE PORTSMOUTH, NEW HAMPSHIRE

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APPROVED BY:	PMC	

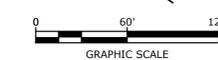
SITE PLAN

SCALE: AS SHOWN

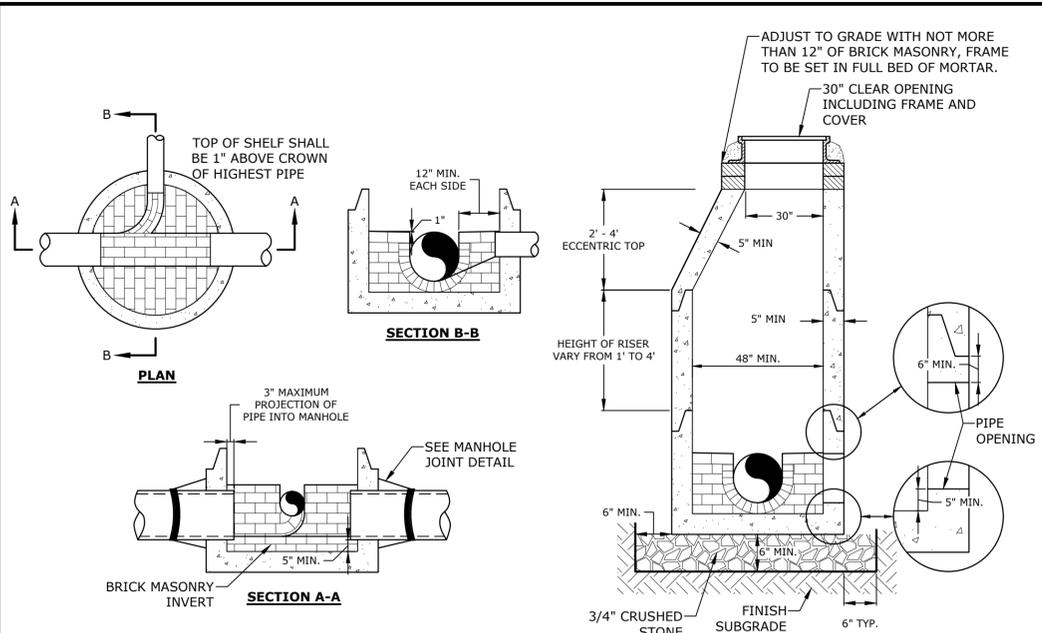
C-301



SEE SHEET C-101 FOR SITE PLAN NOTES & LEGEND

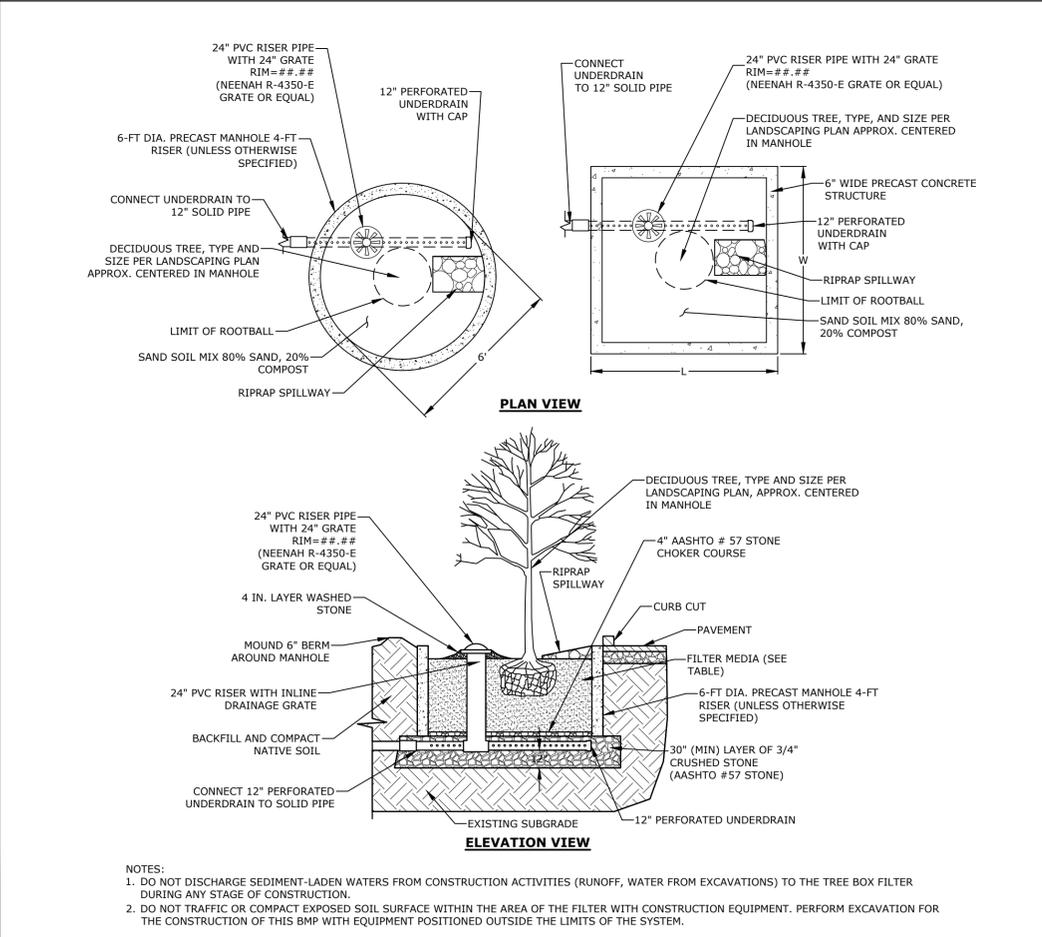
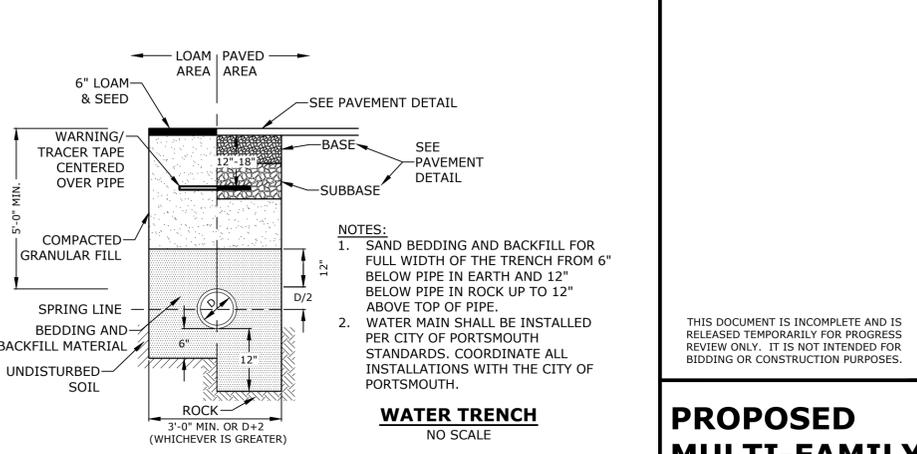
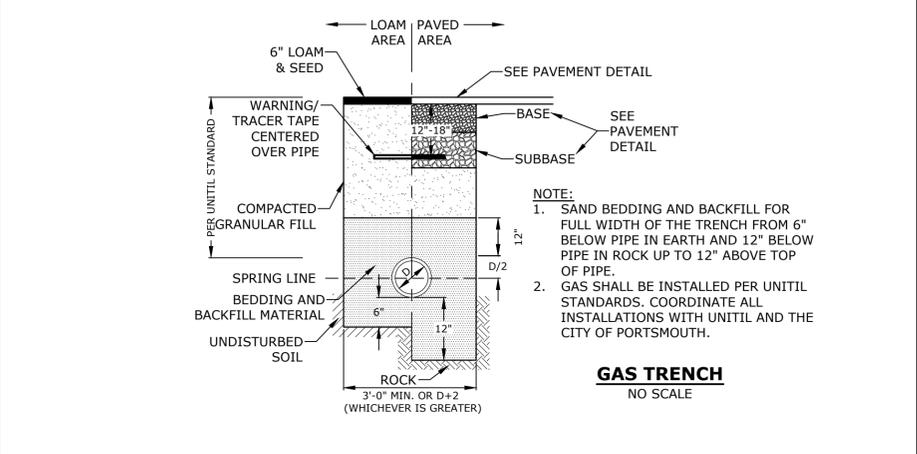
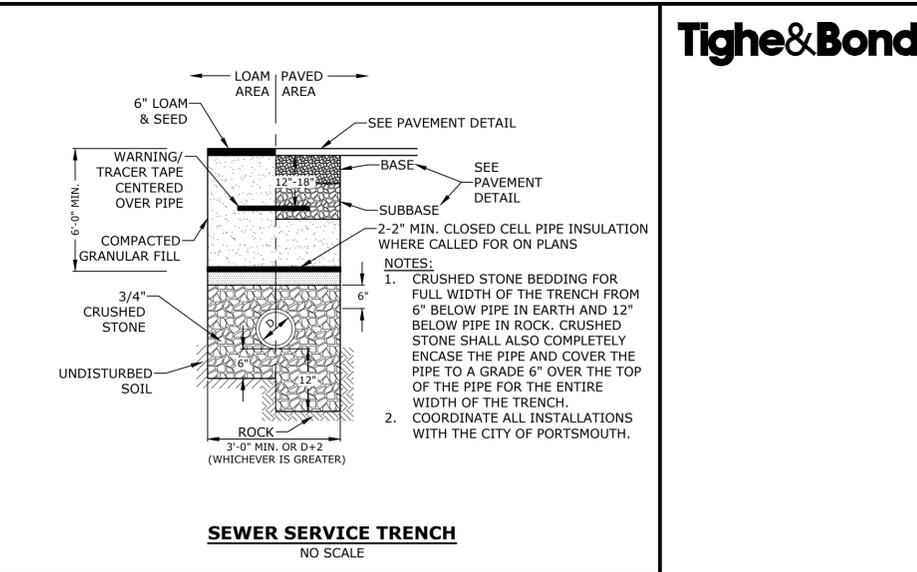
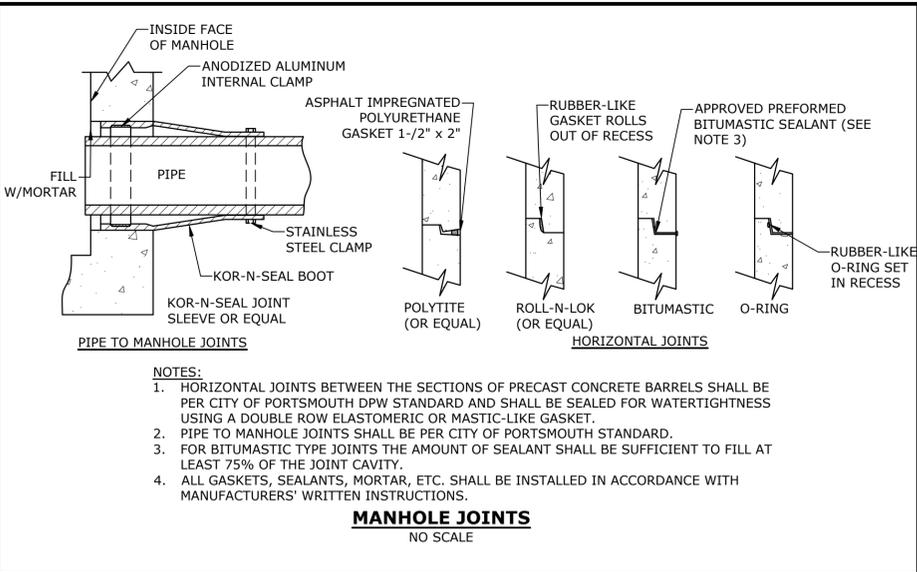


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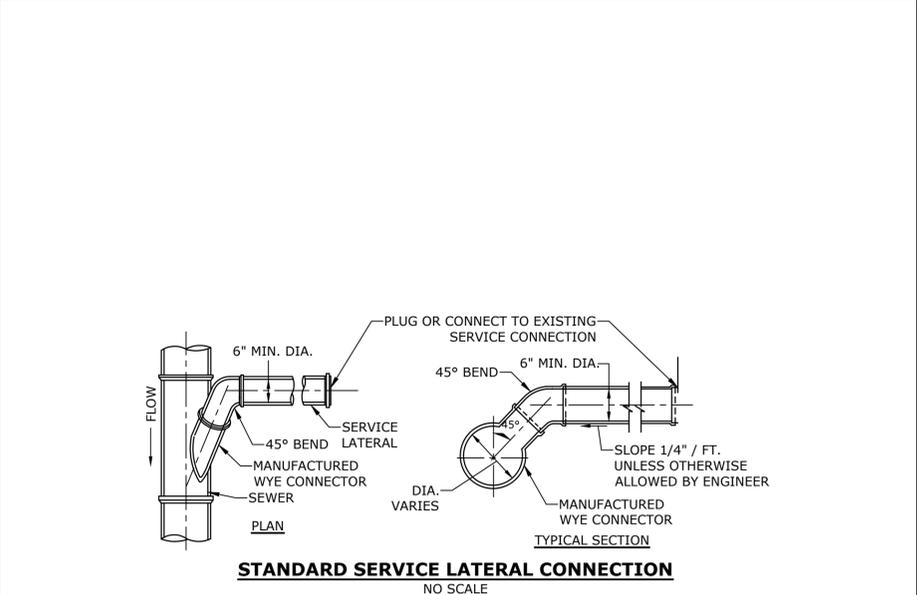


NOTES:

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 E.J. 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.



TREE BOX FILTER
NO SCALE



THRUST BLOCKING DETAIL
NO SCALE

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.

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PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE PORTSMOUTH, NEW HAMPSHIRE

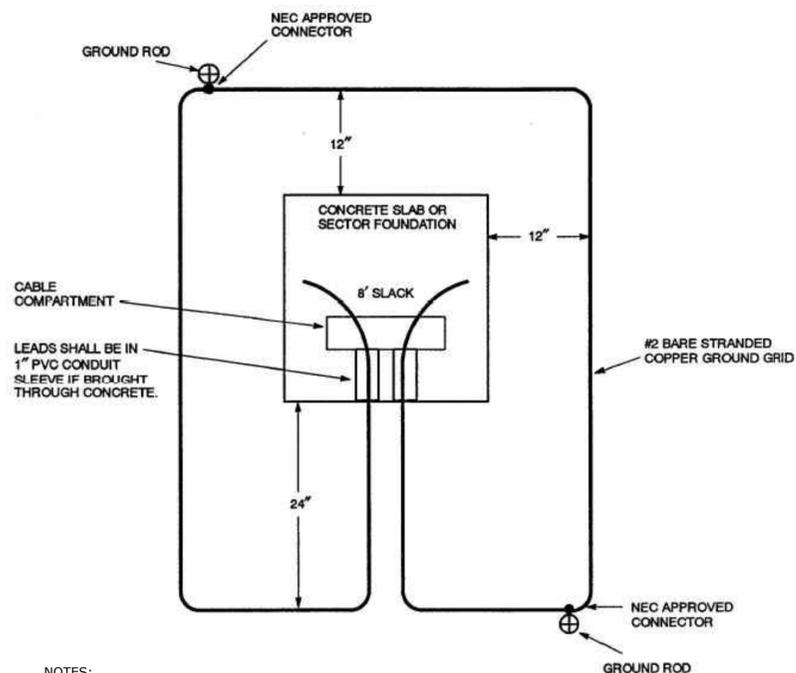
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APPROVED BY:	PMC	

DETAILS SHEET

SCALE: AS SHOWN

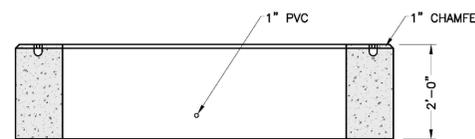
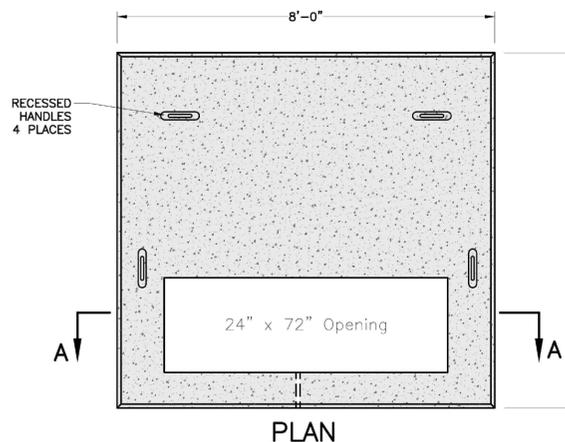
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NOTES:
 THE GROUND GRID SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR AND IS TO BE BURIED AT LEAST 12 INCHES BELOW GRADE. EIGHT FEET OF EXTRA WIRE FOR EACH GROUND GRID LEG SHALL BE LEFT EXPOSED IN THE CABLE COMPARTMENT TO ALLOW FOR THE CONNECTION 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

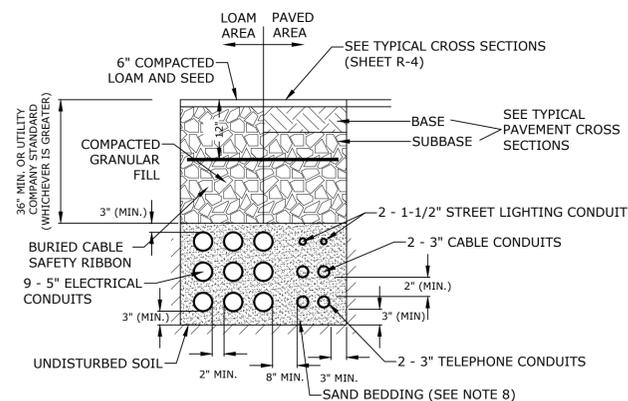


NOTES:
 1. DIMENSIONS SHOWN REPRESENT TYPICAL REQUIREMENTS. MANHOLE LOCATIONS AND REQUIREMENTS SHALL BE COORDINATED WITH EVERSOURCE PRIOR TO CONSTRUCTION
 2. CONCRETE MINIMUM STRENGTH - 4,000 PSI @ 28 DAYS
 3. STEEL REINFORCEMENT - ASTM A615, GRADE 60
 4. PAD MEETS OR EXCEEDS EVERSOURCE SPECIFICATIONS

SECTION A-A

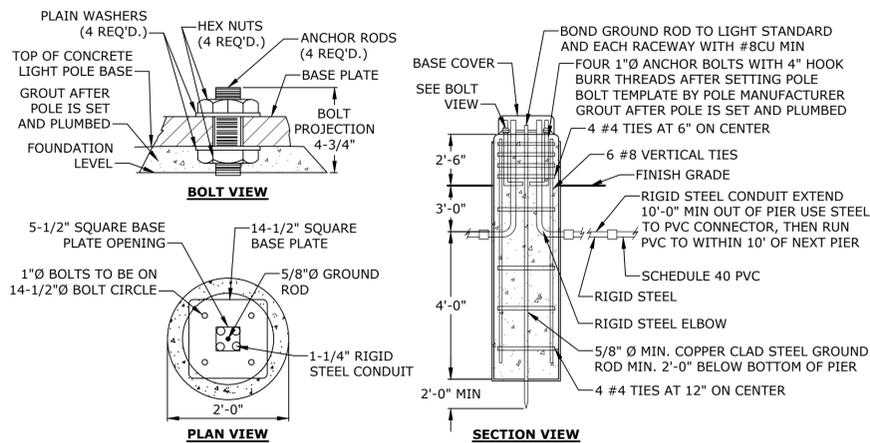
3-PHASE TRANSFORMER PAD
 NO SCALE

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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. NO CONDUIT RUN SHALL EXCEED 360 DEGREES IN TOTAL BENDS.
 3. 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.
 4. 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.
 5. 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.
 6. ALL 90° SWEEPS WILL BE MADE USING RIGID GALVANIZED STEEL. SWEEPS WITH A 36 TO 48 INCH RADIUS.
 7. 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



NOTES:
 1. PAINT BASE SAFETY YELLOW (UNLESS PROTECTED BY CURBED ISLAND).
 2. CONCRETE TO BE CLASS A, 4000 PSI, AIR ENTRAINED STEEL TO BE 60 KSI
 3. REFER TO ELECTRICAL PLANS FOR WIRING DETAILS.
 4. LIGHT POLE BASE DETAIL FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL, TO INCLUDE PERFORMANCE SPECIFICATIONS, CALCULATIONS AND NH LICENSED STRUCTURAL ENGINEER'S STAMP FOR LIGHT POLE FOUNDATION.

TYPICAL LIGHT POLE BASE
 NO SCALE

PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE PORTSMOUTH, NEW HAMPSHIRE

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DETAILS SHEET

SCALE: AS SHOWN

C-607

WETLAND DELINEATION REPORT

100 Durgin Lane
Portsmouth, NH
February 28, 2024



As requested, I am pleased to provide the following report documenting the wetland delineation performed by Gove Environmental Services, Inc. in connection with the above referenced property. The work was conducted on three lots, referenced on the City of Portsmouth assessors' maps as lots 239-13-2, 239-16, and 239-18 which together total approximately 26.15 acres (the Site). The resource areas discussed in this report are depicted on the enclosed sketch.

WETLAND DELINEATION

The delineation work was performed on November 11, 2023 by Brendan Quigley utilizing the following standards:

1. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region*, (Version 2.0) January 2012, U.S. Army Corps of Engineers.
2. *Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils*, Version 8.2. United States Department of Agriculture (2018).
3. *New England Hydric Soils Technical Committee. 2019 Version 4, Field Indicators for Identifying Hydric Soils in New England*. New England Interstate Water Pollution Control Commission, Lowell, MA.
4. *U.S. Army Corps of Engineers National Wetland Plant List, version 3.5*. (2020)

The central part of the Site is a developed commercial property consisting of a large retail building, associated parking areas, and a connector road running between Gosling Road and Arthur Brady Drive. The developed portions of the Site are generally well defined from the surrounding vegetated areas which are a mix of forest, dense early successional shrub growth, and emergent wetland. Wetlands were identified in three main areas east and north of the developed portion of the Site. These were demarcated with seven (7) series of consecutively numbered pink "WETLAND DELINEATION" flagging as shown on the attached sketch. The following table provides a description of each wetland area.

Table 1—Wetland Descriptions

Wetland ID	Cowardin Class ¹	Description/Notes
A and C	PSS1B	These two wetlands occupy the area under the power lines in the southeast corner of the Site. They are scrub shrub wetlands with a saturated hydrology, dominated by silky dogwood, willow, and glossy buckthorn. The wetlands are isolated from one another and surrounded by development or roadway. At the time of the delineation timber mats and stabilized access had been installed in and adjacent to the wetlands for power line maintenance activities.
B	PSS1Kh	This small wetland occupies a portion of a constructed stormwater basin. It is otherwise similar to Wetlands A and C.
#1-62	PSS1E/PFO1E PEM1/5E	This wetland lies on the west side of the connector road north of the existing development. Much of the wetland lies off-site and is predominantly a cattail/phragmites marsh. The edges of this emergent wetland that lie on the Site are a mix of scrub shrub and forested wetland dominated by speckled alder, common and glossy buckthorn, and red maple. Hydrology of the wetland is seasonally flooded /saturated. The wetland also contains a shallow pond and an old weir structure that appear to be components of legacy drainage system, now nearly indistinguishable from the larger wetland. The wetland drains into Wetland E via a culvert under the connector road.
D & E	PSS1E/PFO1E PEM1/5E	These two series of flags define two on-site portions of a larger wetland situated under the power lines and extending off-site to the north and east. Like the wetland defined by flags #1-62, to which this area is connected, this is predominantly a cattail and Phragmites marsh with a limited forested and scrub shrub edge.
F	PEM1/5B	This small wetland is essentially the same as D&E but appears to have been purposely separated from the main wetland by construction of a dyke and weir like the one contained in the #1-62 wetland. Though its intended function is not clear this is also likely part of a legacy drainage system.

¹ *Classification of Wetlands and Deepwater Habitats of the United States*. USFW Manual FWS/OBS-79/31 (1979)

OTHER REGULATED WETLAND RESOURCES

The NHDES' web-based Wetlands Permit and Planning Tool (WPPT) was used to identify the presence of other regulated wetland resources such as protected shoreland, prime wetland, and other Priority Resource Areas as defined by NH Administrative Rule Env-Wt 103.66. The planning tool indicates that no such areas are present on the property. A copy of the WPPT map is attached.

The field work for the delineation was conducted in late fall so no formal vernal pool survey was conducted. The large cattail and phragmites marsh wetland (D, E, F, 1-62) that constitutes most of the wetlands on the site is not typically suitable vernal pool habitat. The smaller scrub-shrub wetland (A, B, & C) do not appear to have the topography to maintain a pool. Furthermore, all the wetland on the site exist in a highly developed area with very minimal supporting upland habitat necessary to support vernal pool species. It is therefore very unlikely that any of the wetlands identified on the Site contain vernal pools. This should be verified during the vernal pool breeding season.

PORTSMOUTH WETLAND PROTECTION ORDINANCE

Section 10.1010 of the Portsmouth Zoning Ordinance regulates wetland resource areas including vegetated wetlands, vernal pools, tidal areas, streams, other surface water, and specific buffers to these resources. The Site only contains inland freshwater wetlands which are regulated under the Ordinance if they are 10,000 square feet in size or greater². Wetlands B and F are 4,594 square feet and 2,442 square feet respectively, so these two small wetlands are not regulated under the Ordinance. Note, however, that these areas are still jurisdictional wetlands subject to state and federal regulation. All other wetlands identified on the Site, and a 100-foot buffer from these areas, are regulated under the Ordinance.

² Section 10.1013.10



- LEGEND:**
- ADJOINING PROPERTY LINE
 - BOUNDARY
 - UNDERGROUND ELECTRIC (Point)
 - SEWER LINE (Point)
 - 10 FOOT CONTOUR
 - 2 FOOT CONTOUR
 - CURBING
 - EDGE OF PAVEMENT
 - FENCE
 - QUARRYL
 - PROPERTY LINE
 - FORMER LOT LINE
 - BUILDING SETBACK LINE
 - OVERHEAD UTILITY LINES
 - EASEMENT
 - STONEWALL
 - FLAGGED WETLAND
 - SHALE
 - GAS LINE (Point)
 - CONCRETE
 - CATCH BASIN
 - DRAIN MANHOLE
 - ELECTRIC BOX
 - LIGHT POLE
 - HEDER OR RAILROAD SPICE
 - DRILL HOLE
 - POST
 - SIGN
 - SEWER MANHOLE
 - UTILITY POLE OR BRACE POLE
 - WATER SHUT-OFF
 - HYDRANT
 - ELECTRIC METER
 - GAS METER
 - FLAG POLE
 - GAS SHUT-OFF
 - BORING
 - WETLAND FLAG LOCATION
 - BOLLARD
 - TREE

HOLDEN ENGINEERING & SURVEYING, inc.

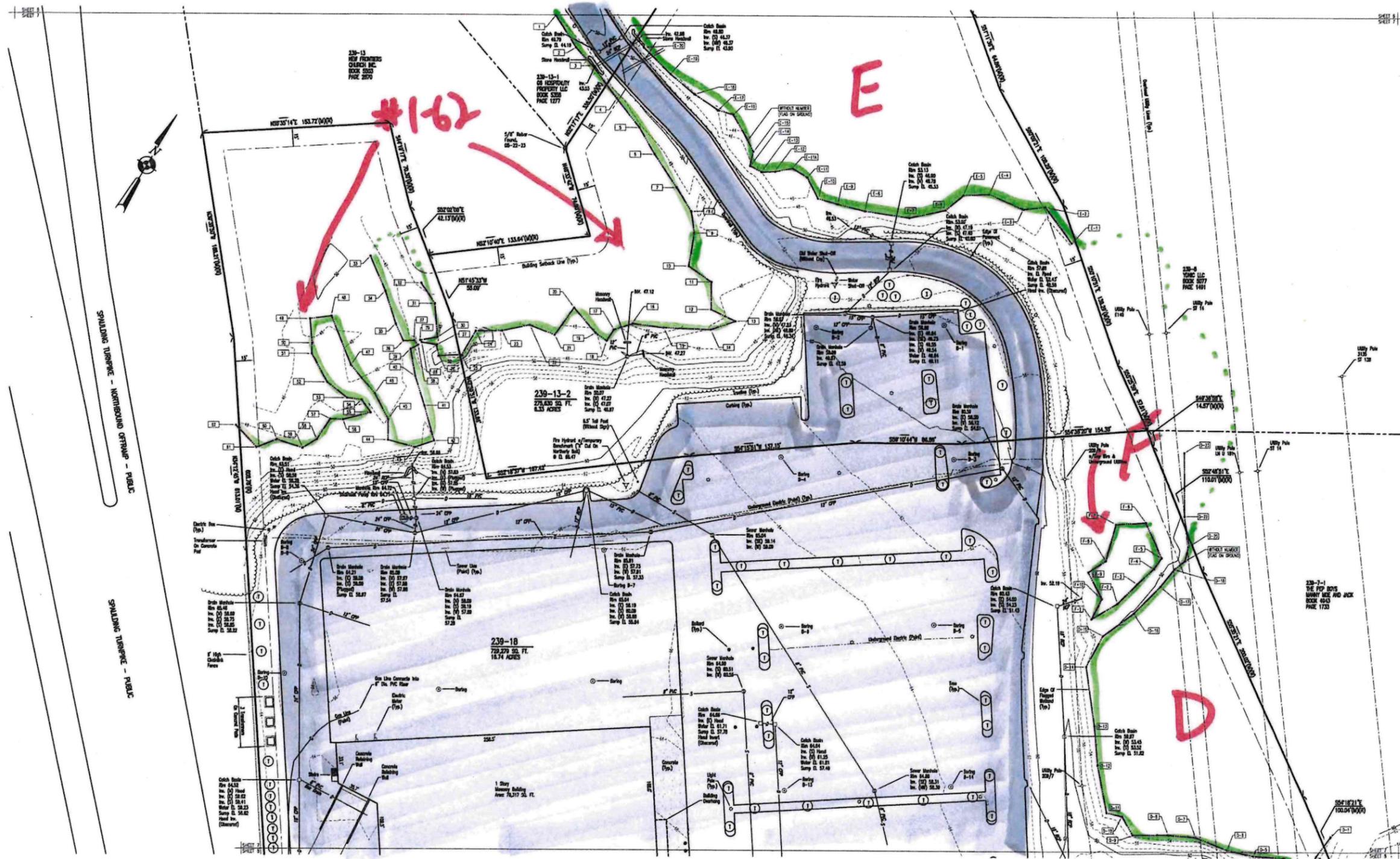
56 Old Sacoak Road
PO Box 480 Concord, NH 03302
(603) 225-6449

9 Constitution Drive
Bedford, NH 03110
(603) 472-2078

TOPOGRAPHIC SURVEY PREPARED FOR
100 DURGIN LANE OWNER LLC
100 DURGIN LANE, PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE

Date	Revisions Description	Dr. By	Chk. By	Book	Page
11-10-23	REVISED PER CLIENT COMMENTS	DS	LR		
02-13-24	MINOR UTILITY EXITS	DS	PH		

Date: 08-10-23
Scale: 1"=40'
Dr. By: DS Chk. By: LR
Job No. 2320547
Sheet no 8 of 8



LEGEND:

- ADJUTING PROPERTY LINE
- TIE LINE
- UNDERGROUND ELECTRIC (Point)
- SEWER LINE (Point)
- 10 FOOT CONTOUR
- 2 FOOT CONTOUR
- CURBING
- EDGE OF PAVEMENT
- FENCE
- GROUNDWATER
- PROPERTY LINE
- FORMER LOT LINE
- BUILDING SETBACK LINE
- OVERHEAD UTILITY LINES
- EASEMENT
- STONEWALL
- FLAGGED WETLAND
- STABLE
- GAS LINE (Point)
- CONCRETE
- CATCH BASIN
- DOWN MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- REBAR OR REBARO SPIRE
- DRILL HOLE
- POST
- SIGN
- SEWER MANHOLE
- UTILITY POLE OR BRICE POLE
- WATER SHUT-OFF
- HYDRANT
- ELECTRIC METER
- GAS METER
- FLAG POLE
- GAS SHUT-OFF
- BORING
- WETLAND FLAG LOCATION
- BOLLARD
- TREE

SCALE 1" = 40'



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55 Old Suncook Road
PO Box 480 Concord, NH 03302
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9 Constitution Drive
Bedford, NH 03110
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TOPOGRAPHIC SURVEY PREPARED FOR
100 DURGIN LANE OWNER LLC
100 DURGIN LANE, PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE

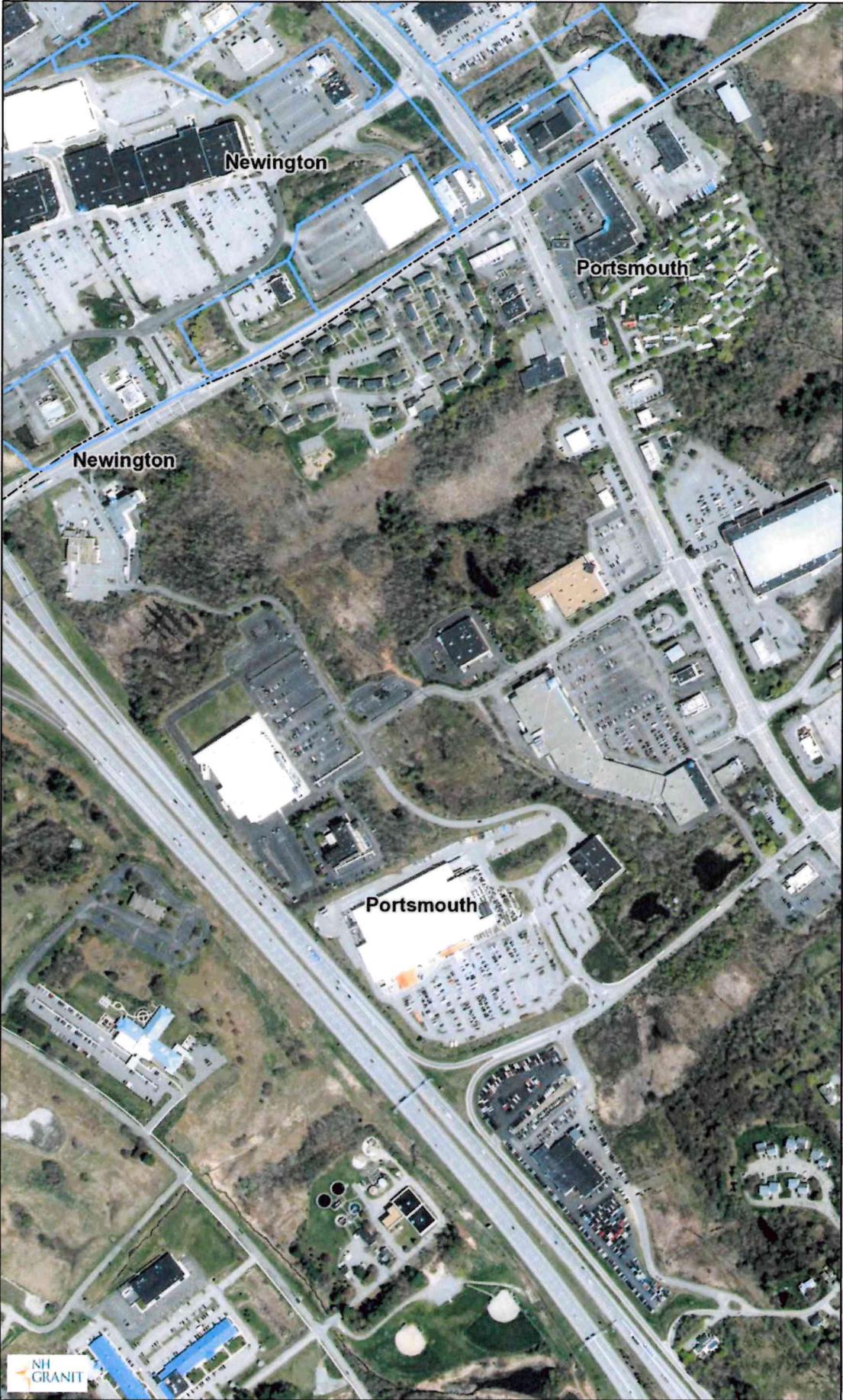
Date	Revisions Description	Dr. By	Chk. By	Book	Page
11-10-23	REVISED PER CLIENT COMMENTS	DS	LR		
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Dr. By: DS Ck. By: LR
Job No. 2320547
Sheet no 7 of 8

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Durbin Lane WPPT



Legend

-  Additional Lines
-  City/Town
-  Prime Wetlands
-  Prime Wetlands with 100
-  Peatland
-  Flood Plain Wetlands Adj
-  Marsh-Scrub / Shrub Wet
- Dunes**
 -  backdune
 -  foredune
 -  interdune
 -  other

Map Scale

1: 6,494



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Map Generated: 2/29/2024

Notes

PROPOSED MULTI-FAMILY DEVELOPMENT
DURGIN LANE
PORTSMOUTH, NEW HAMPSHIRE

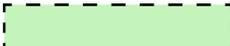
COMMUNITY SPACE EXHIBIT

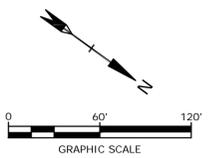


POTENTIAL COMMUNITY SPACE



PROPOSED COMMUNITY SPACE:

	POTENTIAL RESIDENTIAL SOCIAL SPACES	REQUIRED	PROVIDED
	POTENTIAL COMMUNITY SPACE	113,915 SF (10%) (2.62 ACRES)	132,792 SF (11.6%) (3.05 ACRES)
	TOTAL DEVELOPMENT LOT	1,139,156 SF (26.15 ACRES)	
TOTAL COMMUNITY SPACE AREA		113,915 SF (2.62 ACRES)	132,792 SF (11.6%) (3.05 ACRES)

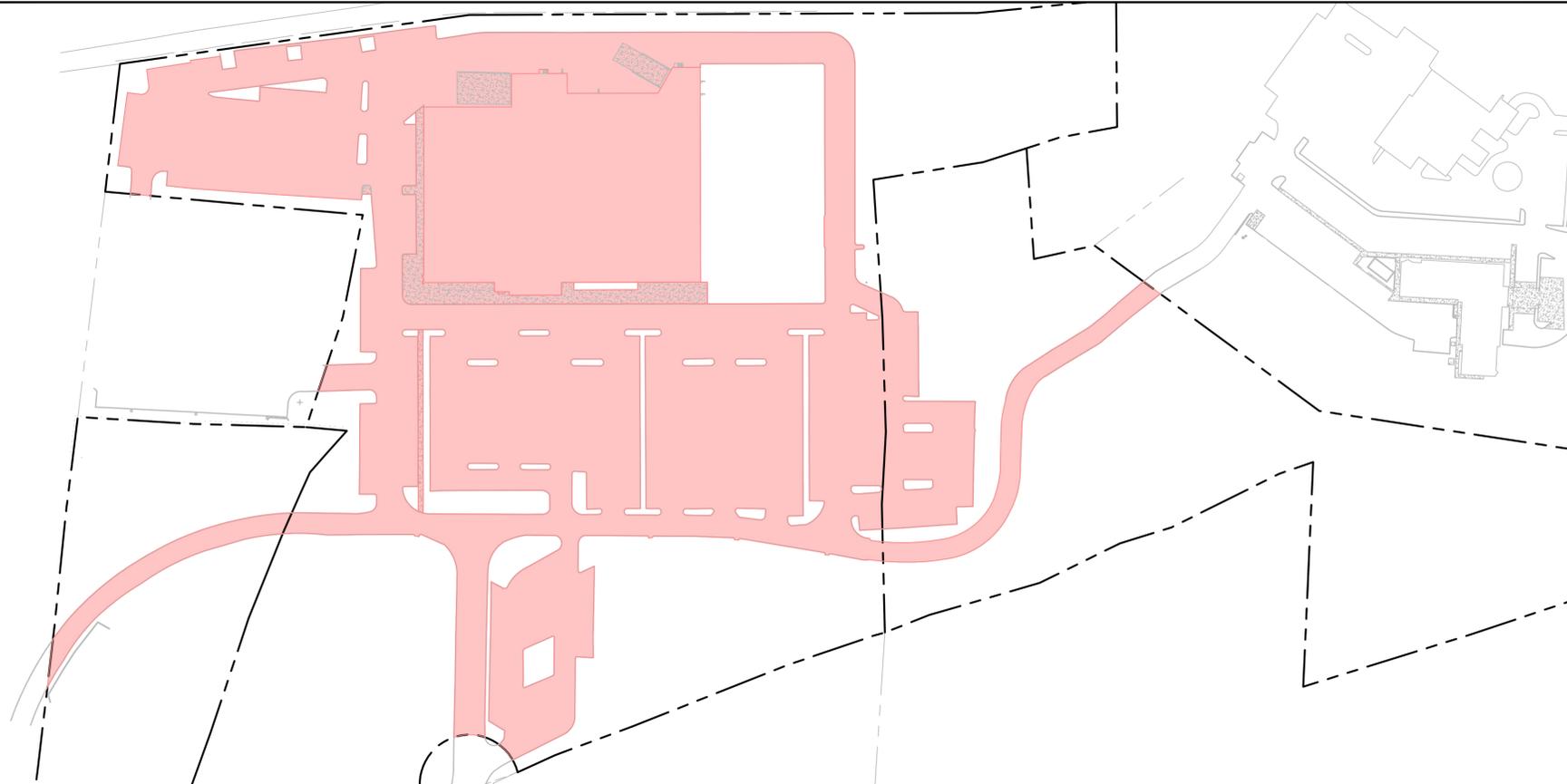


MARCH 5, 2024
E5071-001-FIGS.dwg

Last Save Date: March 4, 2024 10:04 AM By: BCURCIO
 Plot Date: Monday, March 04, 2024 Plotted By: Benjamin Curcio
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PROPOSED MULTI-FAMILY DEVELOPMENT
 DURGIN LANE
 PORTSMOUTH, NEW HAMPSHIRE

IMPERVIOUS SURFACE
 REDUCTION EXHIBIT

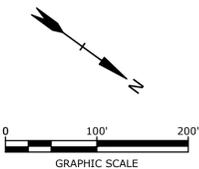


EXISTING IMPERVIOUS SURFACES
 SCALE 1" = 100'



PROPOSED IMPERVIOUS SURFACES
 SCALE 1" = 100'

Impervious Surface Within Site	
Existing Conditions	434,787 sf
Proposed Development	422,487 sf
Net Impervious Cover	-12,300 sf



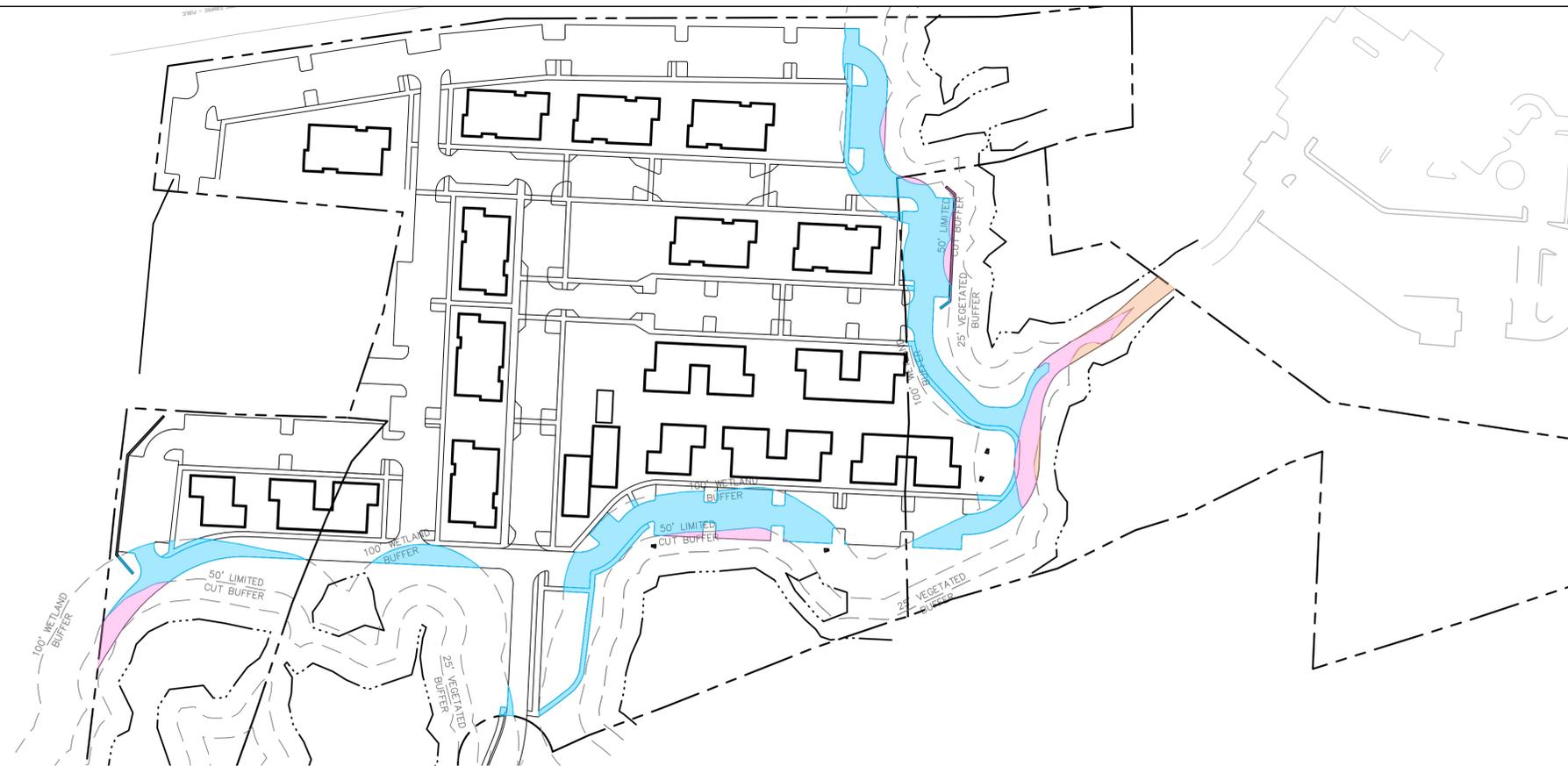
Tighe & Bond

PROPOSED MULTI-FAMILY DEVELOPMENT
DURGIN LANE
PORTSMOUTH, NEW HAMPSHIRE

WETLAND BUFFER IMPERVIOUS
SURFACE EXHIBIT

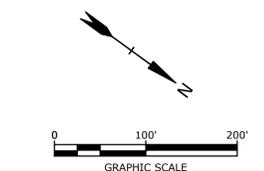


EXISTING WETLAND BUFFER IMPERVIOUS SURFACE
SCALE 1" = 100'



PROPOSED WETLAND BUFFER IMPERVIOUS SURFACE
SCALE 1" = 100'

Local Wetland Buffer Setback	Impervious Surface Within Buffer Area	
	Existing Condition	Proposed Development
0 - 25 FT	3,114 SF	2,467 SF
25 - 50 FT	12,156 SF	9,769 SF
50 - 100 FT	45,974 SF	51,476 SF
Total Impervious Surface	61,244 SF	63,712 SF
Net Impervious Surface	2,468 SF	

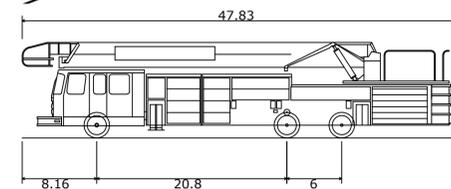
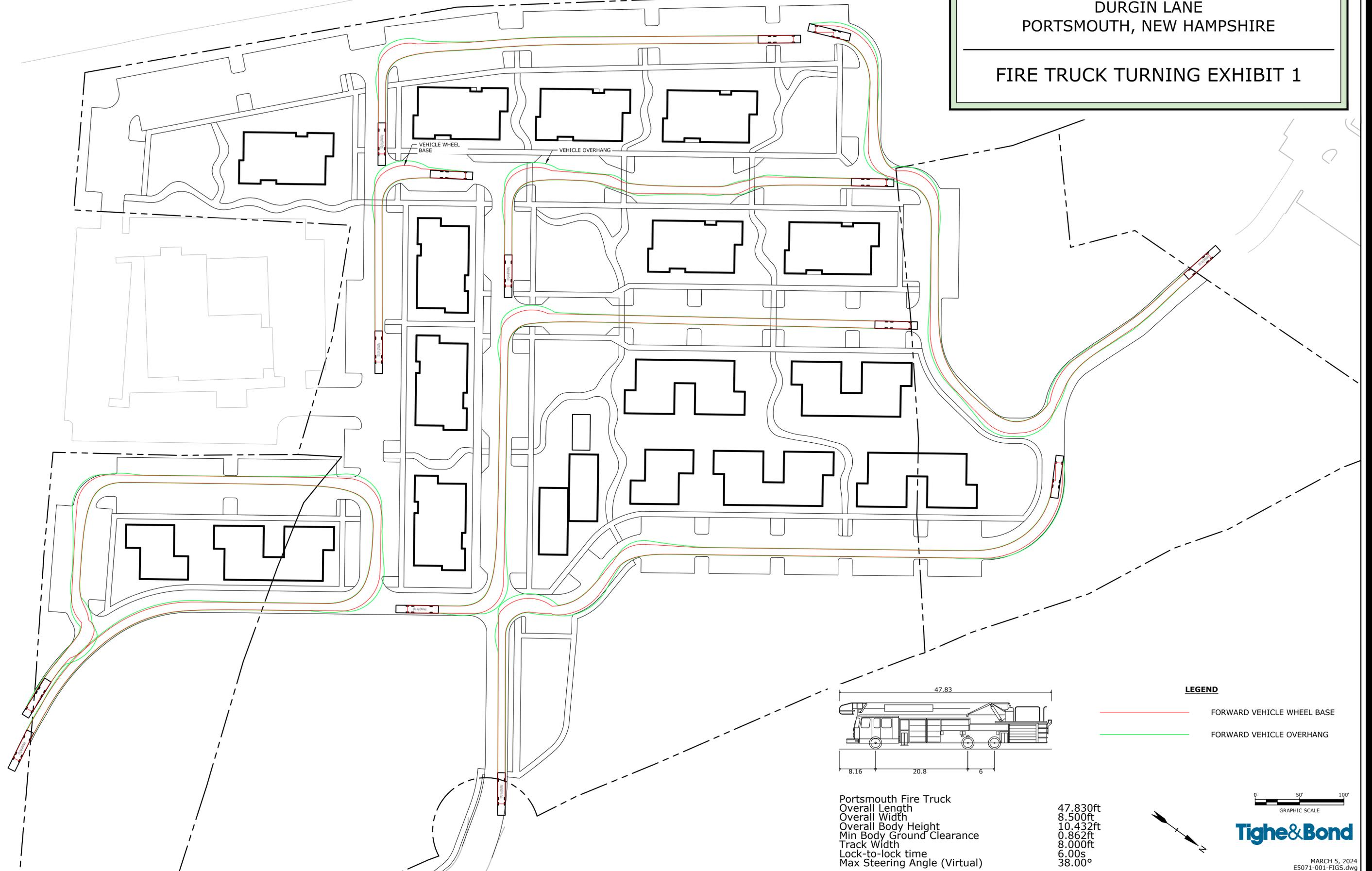


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PROPOSED MULTI-FAMILY DEVELOPMENT
DURGIN LANE
PORTSMOUTH, NEW HAMPSHIRE

FIRE TRUCK TURNING EXHIBIT 1



Portsmouth Fire Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

47.830ft
8.500ft
10.432ft
0.862ft
8.000ft
6.00s
38.00°

LEGEND

- FORWARD VEHICLE WHEEL BASE
- FORWARD VEHICLE OVERHANG



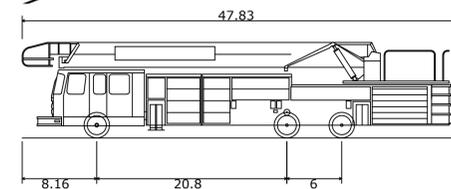
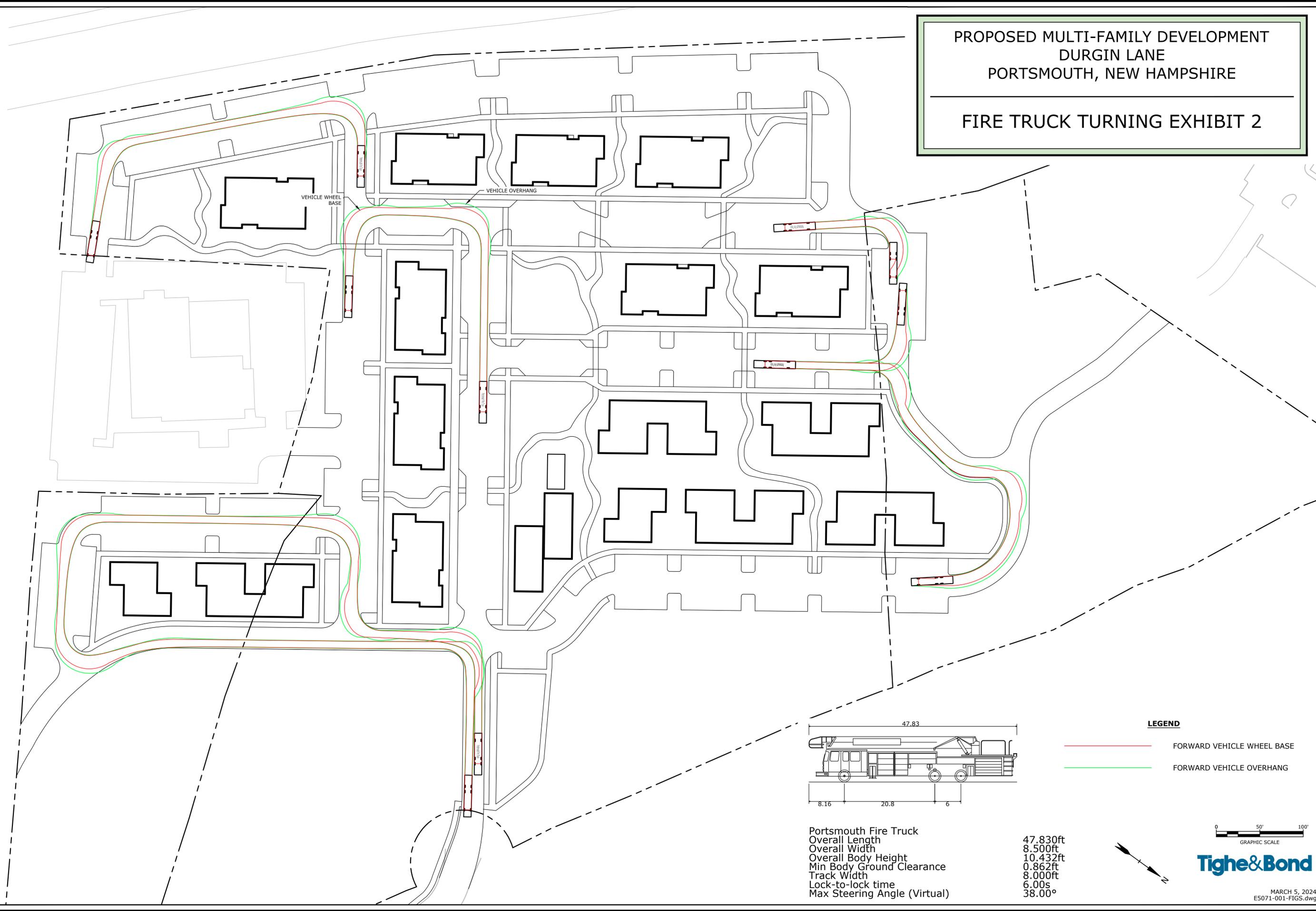
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MARCH 5, 2024
E5071-001-FIGS.dwg

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PROPOSED MULTI-FAMILY DEVELOPMENT
 DURGIN LANE
 PORTSMOUTH, NEW HAMPSHIRE

FIRE TRUCK TURNING EXHIBIT 2



Portsmouth Fire Truck
 Overall Length
 Overall Width
 Overall Body Height
 Min Body Ground Clearance
 Track Width
 Lock-to-lock time
 Max Steering Angle (Virtual)

47.830ft
 8.500ft
 10.432ft
 0.862ft
 8.000ft
 6.00s
 38.00°

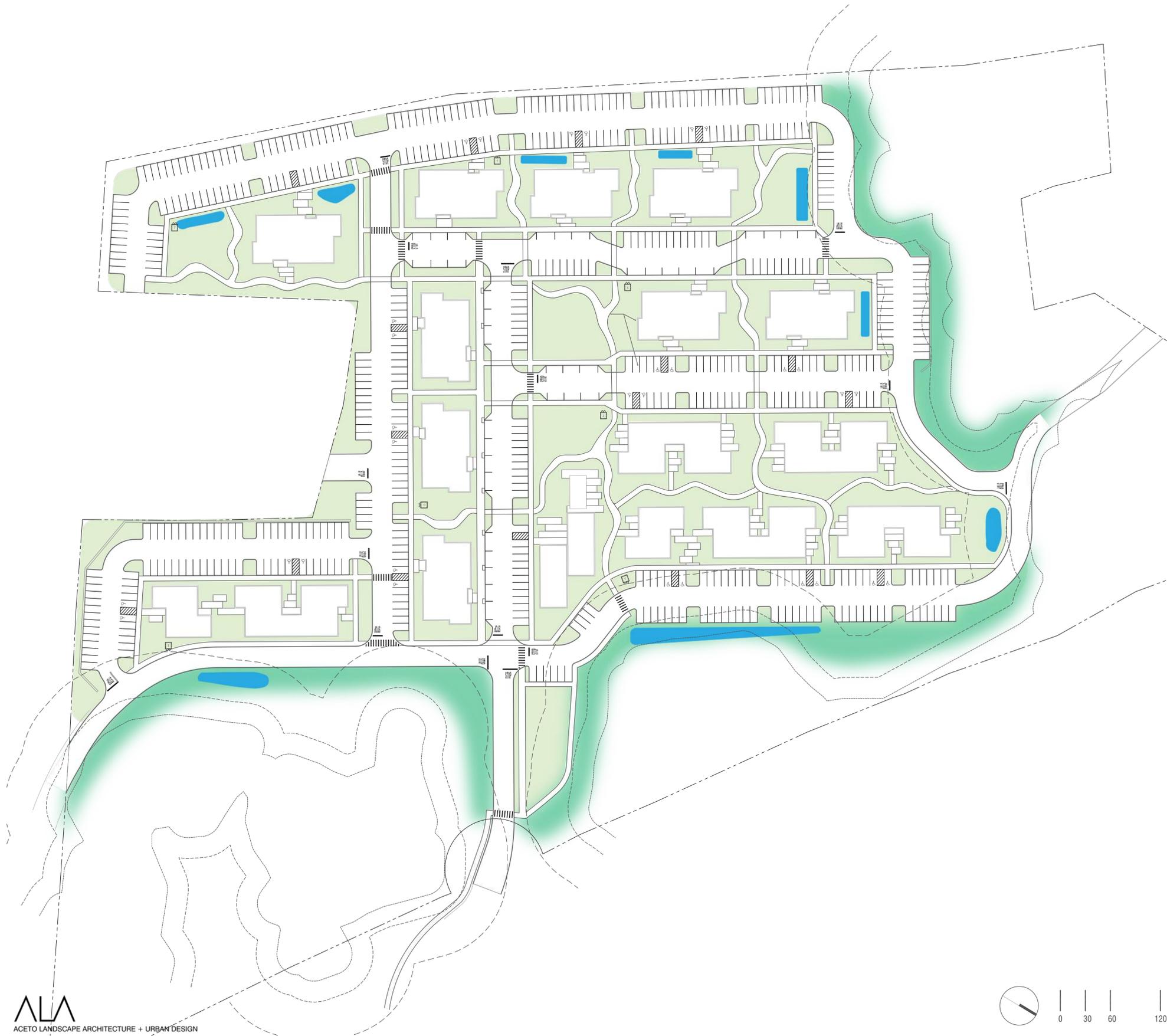
LEGEND

- FORWARD VEHICLE WHEEL BASE
- FORWARD VEHICLE OVERHANG



Tighe & Bond

MARCH 5, 2024
 E5071-001-FIGS.dwg



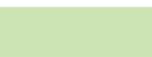
LANDSCAPE ZONE CHARACTER

 NATIVE WETLAND MEADOW BUFFER



 RAIN GARDENS



 INTERIOR SITE PLANTING



100 Durgin Lane Multi-family Redevelopment Preliminary Water and Wastewater Demand Analysis

TO: City of Portsmouth, Technical Advisory Committee
FROM: Neil A. Hansen, PE
 Patrick M. Crimmins, PE
COPY: 100 Durgin Lane Owner, LLC
DATE: March 5, 2024

The following memo is to provide an estimate of the average daily water and wastewater flows anticipated for the above-mentioned project for the purpose of allowing city staff to review capacity of the existing system. The flows have been calculated as a total development area.

The proposed project is located at 100 Durgin Lane and includes lots identified as Map 239 Lots 16, 16 & 18 on the City of Portsmouth Tax Maps. The site was previously home to Christmas Tree Shops and Bed, Bath and Beyond locations which are no longer in operation. The proposed project consists of the demolition of the existing Christmas Tree Shops and Bed, Bath and Beyond building and the construction of approximately 360 rental housing units in a mix of 3-story and 4-story buildings. The proposed sewer connection will be connected to the existing sewer manhole in Durgin Lane which has a 10" PVC outlet pipe.

As depicted in the table below, the average daily flow in gallons per day (GPD) has been calculated for the proposed project in accordance with Table 3-3: of Metcalf and Eddy, "Wastewater Engineering Treatment and Resource Reuse" as required under NHDES Env-Wq 700.

Overall Net Proposed Peak Gal/Day Design			
<u>Use</u>	<u>Design Unit</u>	<u>Unit Design Flow (GPD)</u>	<u>Design Flow</u>
Proposed:			
Studio Apartment	63 Units	120 GPD/Bdrm	7,560 GPD
1 Bdrm Apartment	163 Units	120 GPD/Bdrm	19,560 GPD
2 Bdrm Apartment	134 Units	120 GPD/Bdrm	32,160 GPD
Community Building	5,000 SF	5 GPD/100 SF	250 GPD
	5 Employees	10 GPD/Employee	50 GPD
Total Proposed:			59,580 GPD
Existing, To Be Removed:			
Shopping Center	632 Parking Spaces	2 GPD/Parking Space	1,264 GPD
	70 Employees	10 GPD/Employee	700 GPD
Total, To Be Removed			1,964 GPD
Total Net Flow			57,616 GPD

Site Vehicle Trip Generation Summary

- Reductions in vehicular trips across weekdays and Saturdays
- Slight increase in weekday mornings only
- Overall net reduction in vehicular trips

Existing - 78,317 SF Retail Space			LUC 821
Peak Hour Period	Enter	Exit	Total
Weekday Morning	84	51	135
Weekday Afternoon	199	207	406
Saturday Midday	253	234	487
Weekday	2,644	2,644	5,288
Saturday	3,175	3,174	6,349

Proposed - 360 Units Residential			LUC 221
Peak Hour Period	Enter	Exit	Total
Weekday Morning	34	113	147
Weekday Afternoon	86	55	141
Saturday Midday	74	71	145
Weekday	817	817	1,634
Saturday	823	822	1,645

Net Vehicular Trips (Proposed minus Existing Occupied Demand)			
Peak Hour Period	Enter	Exit	Total
Weekday Morning	-50	62	12
Weekday Afternoon	-113	-152	-265
Saturday Midday	-179	-163	-342
Weekday	-1,827	-1,827	-3,654
Saturday	-2,352	-2,352	-4,704

Source: Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021
 Land Use - 221 [Residential - Multifamily Housing (Mid-Rise)]
 Land Use - 821 [Shopping Plaza (40-150k)]